BASSETT @ NORTH SAN PEDRO
199 BASSETT ST  SAN JOSE, CA
RESIDENTIAL MIXED-USE DEVELOPMENT

PROJECT TEAM

OWNER / DEVELOPER
199 BASSETT, LLC
199 BASSETT ST
SAN JOSE, CA 95110

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Magnusson Klemencic Associates

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C2K ARCHITECTURE INC.
IAN S. MCFARLANE
CONTACT:
P: 206.292.1200
San Francisco, CA 94111

DATE FOR INSTALLATION AT OF THE DEFERRED ITEMS.

Deferred Submittals

Deferred Submittal Schedule

SPECIAL INSPECTIONS

Permits / Reviews

Vicinity Map
# SIZING FOR VOLUME BASED TREATMENT

<table>
<thead>
<tr>
<th>Stage</th>
<th>Impervious Area</th>
<th>% Impervious Area</th>
<th>MWPD (m³/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Step 1</td>
<td>1,100 m²</td>
<td>85.6%</td>
<td>1,000 m³/day</td>
</tr>
<tr>
<td>Step 2</td>
<td>1,100 m²</td>
<td>85.6%</td>
<td>1,000 m³/day</td>
</tr>
</tbody>
</table>

**Note:** The soil outside the building footprint is not impervious.

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**COMBINED VOL/ VOLUME BIORETENTION CALCULATION**

- **Total Impervious Area:** 1,100 m²
- **Impervious Area:** 1,100 m²
- **Equivalent Impervious Area:** 1,100 m²
- **Riparian Reserve:** 0 m²
- **Aviation:** 0 m²

**Volumes:**

- **Total Volume:** 5,500 m³
- **Volume in Planting Area:** 4,400 m³
- **Depth of Planting:** 0.5 m

**Depth of Planting:**

- **Planting:** 0.5 m
- **Soil:** 0.5 m

---

# MEDIA FILTER SIZING

<table>
<thead>
<tr>
<th>Stage</th>
<th>Area (m³)</th>
<th>A₃ (m³)</th>
<th>A₅ (m³)</th>
<th>A₇ (m³)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Step 1</td>
<td>1,100 m³</td>
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### Building Area Summary

<table>
<thead>
<tr>
<th>Floor</th>
<th>Type</th>
<th>Area</th>
<th>Rooms</th>
<th>Stalls</th>
<th>Bedrms</th>
<th>Total 5,690 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Suites</td>
<td>22,878</td>
<td>49</td>
<td>-</td>
<td>1,299</td>
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<tr>
<td>2nd</td>
<td>Suites</td>
<td>25,303</td>
<td>50</td>
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<td>2,046</td>
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<tr>
<td>5th</td>
<td>Suites</td>
<td>22,709</td>
<td>36</td>
<td>1,470</td>
<td>562</td>
<td>1,350</td>
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<tr>
<td>6th</td>
<td>Suites</td>
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<td>50</td>
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<td>2,046</td>
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<tr>
<td>9th</td>
<td>Suites/OTB</td>
<td>22,709</td>
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<td>1,470</td>
<td>562</td>
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</tr>
<tr>
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<td>Suites</td>
<td>22,878</td>
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<tr>
<td>13th</td>
<td>Suites</td>
<td>22,878</td>
<td>49</td>
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<td>1,299</td>
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<td>14th</td>
<td>Suites</td>
<td>22,878</td>
<td>49</td>
<td>-</td>
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<tr>
<td>16th</td>
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<td>49</td>
<td>-</td>
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<td>Basement Parking</td>
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<td>31,048</td>
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</tbody>
</table>

### Building Code Data

- **Density Proposed:** 800 Residential Bedrooms in 18 story tower, includes three levels.
- **FAR = 12.4:1 PROPOSED**
- **419,472 SF / 33,751 = 12.4**

### Zoning Ordinance, City of San Jose, California

- **Title 20 of Part 12 - 2016 California Reference Standards Code with San Jose City Amendments**
- **San Jose Municipal Code**
- **Construction Type:**
- **I-A**

### Building Construction

- **Allowed Density:** Up to 800 DU/AC
- **Total Bedrooms:** 800
- **Total 5,690 SF**

### Site Boundaries

- **Terraine St, Bassett St, N San Pedro St.**
- **BASSETT @ NORTH SAN PEDRO**
- **199 BASSETT, LLC**
- **199 Bassett St**
- **San Jose, CA 95113**
- **SP17-023, SPA18-**
NOTE: SEE OPEN SPACE TOTALS ON SHEET G100
STREET TREE LEGEND

LANDSCAPING ELEMENTS

1. ACCENT SHRUBS
   - PLANTING SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D
   - 18" - 24" DEPTH LIGHTWEIGHT MANUFACTURED SOIL
   - FULLY AUTOMATED DRIP IRRIGATION

2. SPECIES FOR NORTH FACING PLANTERS:
   - 1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
   - 2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
   - 3. BEACH STRAWBERRY: FRAGARIA CHILOENSIS
   - 4. DOUGLAS IRIS: IRIS DOUGLASIANA
   - 5. ISLAND ALUM ROOT: HEUCERA MAXIMA

3. 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
   - 4. BLUE-EYED GRASS: SISYRINCHIUM BELLUM
   - 5. YELLOW FORTNIGHT LILLY: DIETES IRIDOIDES BICOLOR

• MIX OF 1-3 GAL. MIX OF EVERGREEN AND DECIDUOUS SHRUBS
• PLANT SPECIES TO BE NATIVE TO BAY AREA.
• PLACE 3" OF COMPOSTED, NON FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
LANDSCAPING ELEMENTS

- Pavers
- Grasses
- Shrubs
- Trees

PLANT SPECIES TO BE NATIVE TO BAY AREA.

**PATTERN 1**

- FULLY AUTOMATED DRIP IRRIGATION
- 32" PLANT SPECIES TO BE NATIVE TO BAY AREA.
- MIX OF 1 TYPE 1 OR EQUAL.
- TYPE 2
Our team is committed to creating a vibrant, sustainable landscape that enhances the overall experience of the residents. Here are the key elements of our proposed landscape:

### Exterior Lighting Legend

- **S1:** Bega 22384 recessed wall luminaire or equal
- **S2:** Bega 77050 recessed floor fixture or equal
- **S3:** Bega 99727 bollard or equal
- **S4:** Linear LED integrated in brise soleil

### Landscaping Elements

- **Sheets 1-3:** Plant species and quantities
- **Sheets 4-6:** Irrigation systems

#### Species for North-facing Planters:
1. Coffeeberry: *Rhamnus californica* 'Little Sur'
2. California Gray Rush: *Juncus patens* 'Elk Blue'
3. Beach Strawberry: *Fragaria chiloensis*
4. Douglas Iris: *Iris douglasiana*
5. Island Alum Root: *Heuchera maxima*

#### Species for South/East-facing Planters:
1. Coffeeberry: *Rhamnus californica* 'Little Sur'
2. California Gray Rush: *Juncus patens* 'Elk Blue'
3. Santa Barbara Sedge: *Carex barbarae*
4. Blue-eared Grass: *Sisyrinchium bellum*
5. Yellow Fortnight Lilly: *Dietes iridoides bicolor*

#### Additional Details:
- **Planting Species:** Selected per the 2016 C3 Stormwater Handbook as noted in Table D-1 as acceptable for flow-through planters.
- **Mulch:** Place 3" of composted, non-floatable mulch in areas between stormwater plantings.

#### Environmental Considerations:
- **Soil Depth:** 18" - 24" depth lightweight manufactured soil
- **Irrigation:** Fully automated drip irrigation

Our design aims to provide a visually appealing and environmentally responsible landscape that supports the local ecosystem and enhances the aesthetic appeal of the building.

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**Landscaping Plan Details:**
- **Scale:** 1/8" = 1'-0"
- **Legend:** Exterior lighting and landscaping elements
- **Drawn:** [Date]
- **Address:** 1645 NW Hoyt, Portland, OR 97209
- **Owner:** 199 Bassett LLC
- **Project No.:** 16213
- **Date:** 11/30/2018

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**C2K Architecture Notes:**
- Special Use Permit Amendment
- City of San Jose PBCE Stamp
- Permit #:
- Special Use Permit Amendment: SP17-023, SPA18-___
FULLY AUTOMATED DRIP IRRIGATION

PLANT SPECIES TO BE NATIVE TO BAY AREA.

MIX OF 1

16" OR EQUAL

TYPE 1

8" OR EQUAL.

TYPE 2

32"

32"
EXISTING SITE PLAN

SPECIAL USE PERMIT AMENDMENT

BASSETT @ NORTH SAN PEDRO

OWNER:
199 BASSETT LLC
SAN JOSE, CA 95110

PROJECT NO.:
SP17-023, SPA18-___

DRAWN:
A100

DATE:
11-30-2018

DESCRIPTION:
FOR PLAN REVIEW ONLY

ADDRESS:
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

PERMIT #:

CITY OF SAN JOSE PBCE STAMP

REVIT_LOCAL\16213_199 Bassett-COLIVING-Central.mariah1m

11/30/2018 10:50:47 AM

SHEET TITLE:
SHEET NO.:
A100

EXISTING 20' WIDE ACCESS EASEMENT
(E) 4-STORY HOUSING
(E) SURFACE PARKING LOT
(E) 1-STORY STRUCTURE
(E) 4-STORY HOUSING

PROJECT SITE

UNION PACIFIC RAILROAD

ELEVATED ROADWAY
COLEMAN AVE.

N. SAN PEDRO ST.

BASSETT ST.

TERRAINE ST.

(U) 1-STORY STRUCTURE
(U) SURFACE PARKING LOT
(U) SURFACE PARKING LOT
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: 186 STALLS