### Proposed Density 1036 DU/Acre

#### Proposed FAR Area (above Grade)
<table>
<thead>
<tr>
<th>Area</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>423,210</td>
<td></td>
</tr>
</tbody>
</table>

#### Proposed Gross Area
<table>
<thead>
<tr>
<th>Average / Bedroom</th>
<th>7 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>516,354</td>
<td></td>
</tr>
</tbody>
</table>

#### Basement Parking
| 31,048                    |          |

#### 2nd Floor Suites
| 23,411                    | 49       |

#### 10th Floor Suites
| 22,697                    | 49       |

#### 16th Floor Suites/Amenity
| 19,218                    | 35       |

### Total Number of Kitchens
| 68                        |

### Total Washer & Dryer (combo)
| 119                       |

### Total Bedroom Square Footage
| 141,431                   |

### Total Interior Common Space
| 73,323                    |

### FAR
| TOTAL                     | 7,880 SF |

### PARKING ANALYSIS
- **BICYCLE PARKING**

### ALLOWABLE HEIGHT AND AREA
- **UNLIMITED**
- **18 STORIES**

### FRONTAGE (506.3)
- **0'-0"**
- **30'-0"**
- **22'-6"**
- **30'-0"**

### BUILDING CODE DATA
- **BUILDING AREA SUMMARY**
- **B3**
- **Basement Parking**
- **2nd Floor Suites**
- **10th Floor Suites**
- **16th Floor Suites/Amenity**
- **Total Number of Kitchens**
- **Total Washer & Dryer (combo)**
- **Total Bedroom Square Footage**
- **Total Interior Common Space**
- **FAR**
- **PARKING ANALYSIS**
- **BICYCLE PARKING**
- **ALLOWABLE HEIGHT AND AREA**
- **UNLIMITED**
- **18 STORIES**
- **FRONTAGE (506.3)**
- **UNLIMITED**
- **195'-0"**

### INFRASTRUCTURE TO SUPPORT FUTURE EV CHARGING STATIONS
- **420.9 INSTALLATION OF EV CHARGING INFRASTRUCTURE IN NEW CONSTRUCTION**
- **6 EV INFRASTRUCTURE PARKING SPACES REQUIRED**
- **189 PARKING SPACES x 0.03 = 5.67**
- **3.78**

### STARCITY VENTURES / 1PP BASeET OWNER, LLC
- **SAN JOSE, CA 95110**
- **ADDRESS:**
- **SHEET NO.: SPA17-023-01**
- **SHEET TITLE:**

### SPECIAL USE PERMIT AMENDMENT SPA17-023-01
- **DESCRIPTION:**
- **AUTHOR:**
- **DEPARTMENT POLICY:**
- **SPECIAL USE PERMIT AMENDMENT SPA17-023-01**
- **COMPANY:**
- **DATE:**
- **SIGNATURE:**
- **CODE ANALYSIS**
- **G100**
NOTE: SEE OPEN SPACE TOTALS ON SHEET G100
NOTE: SEE INTERIOR COMMON SPACE TOTALS ON SHEET G100
NOTE: SEE INTERIOR COMMON SPACE TOTALS ON SHEET G100
NEW STREET TREES IN 5' X 5' TREE WELL

NEW STREET TREES IN 4' X 6' TREE WELL

1/2" SCOOTER POOL

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.

STREET TREE LEGEND

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

FLOW THROUGH PLANTERS
- PLANT SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D -1 AS ACCEPTABLE FOR FLOW THROUGH PLANTERS.
- PLACE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.

SPECIES FOR NORTH FACING PLANTERS:
1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'

SPECIES FOR SOUTH / EAST FACING PLANTERS:
1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
2. SANTA BARABARA SEDGE: CAREX BARBARAE

PLANT AREA - TYPE 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

PEDESTAL WOOD PAVERS

FLOW THROUGH PLANTERS
- PLANT SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D -1 AS ACCEPTABLE FOR FLOW THROUGH PLANTERS.
- PLACE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.

SPECIES FOR NORTH FACING PLANTERS:
1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'

SPECIES FOR SOUTH / EAST FACING PLANTERS:
1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
2. SANTA BARABARA SEDGE: CAREX BARBARAE

LANDSCAPE PLAN LEVEL 01

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

STARCITY SAN JOSE

STARCITY VENTURES / 199 BASSETT OWNER, LLC
199 BASSETT ST
SAN JOSE, CA 95110

OWNER:
PROJECT NO.:
DRAWN:
DATE:
REVISION:
DESCRIPTION:

FOR PLAN REVIEW ONLY

CITY OF SAN JOSE PBCE STAMP

ADDRESS:
OWNER:
PROJECT NO.:
DRAWN:
DATE:
REVISION:
DESCRIPTION:

CITY OF SAN JOSE PBCE STAMP
SITE PLAN TABLE

A. SITE COVERAGE (FOOTPRINT) OF NET AREA: 100%

B. TOTAL NUMBER OF EXISTING OFF STREET PARKING: 0 STALLS

C. TOTAL SQUARE FOOTAGE FOR BUILDINGS: 0.77 AC

D. TOTAL ACRES OF SUBJECT PROPERTY: 0.77 AC

E. TOTAL NUMBER OF BEDROOMS: 803

F. PROPOSED: 1 STALLS

G. UNITS OF RESIDENTIAL UNITS: 201

H. UNITS OF OFFICE SPACE: 15,000 SF

I. UNITS OF COMMERCIAL SPACE: 14,500 SF

J. UNITS OF STORAGE SPACE: 10,000 SF

K. TOTAL NUMBER OF PARKING STALLS: 163

L. TOTAL NUMBER OF GUEST ROOMS: 100

M. TOTAL NUMBER OF HOTEL ROOMS: 500

N. TOTAL NUMBER OF BUSES: 10

O. TOTAL NUMBER OF SURVEYED TREES: 50

P. TOTAL NUMBER OF VIADUCTS: 2

Q. TOTAL NUMBER OF BRIDGES: 1

R. TOTAL NUMBER OF CYCLING LANE: 5

S. TOTAL NUMBER OF PEDESTRIAN-WAY: 10

T. TOTAL NUMBER OF ELECTRICAL BOXES: 20

U. TOTAL NUMBER OF TELEPHONE BOXES: 10

V. TOTAL NUMBER OF WATER METER: 50

W. TOTAL NUMBER OF SEWER CONNECTIONS: 10

X. TOTAL NUMBER OF GAS METER: 20

Y. TOTAL NUMBER OF HEATING SYSTEMS: 10

Z. TOTAL NUMBER OF AIR CONDITIONING SYSTEMS: 50
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.

5. Refer to G101 & G102 for accessibility requirements.

GENERAL NOTES - FLOOR PLAN

- 1/8" = 1'-0"

FLOOR PLAN - KEY NOTES

1. Vehicle wheel stop, typical at parking space
2. Glass privacy screen
A.7
A.1
7'-5" 2 1'-6 3/4" 3'-7 1/4" 18'-11 3/4" 24'-1" 23'-4" 23'-4" 23'-4" 23'-4" 23'-4" 22'-0" 22'-0" 22'-0" 15'-2 1/4" 13'-0" 13'-2"

STOR RAMP UP
EV PARKING

TYPICAL PARKING SPACE IS 8.5' X 17' PER ZONING CODE

STOR STOR STOR STOR STOR

STOR GAR. VENT EXHAUST

STAIR 02 M.5

8'-6" 8'-6" 8'-6" 17'-0"

STAIR 03

8'-6" 8'-6" 8'-6"

17'-0"

STOR STOR STOR STOR STOR ELEC

STOR

TYPICAL MOTORCYCLE PARKING SPACE IS 3' X 6' PER ZONING CODE

24'-3 5/8"

22'-0 3/8"

21'-1"

23'-6"

24'-3 5/8"

STOR

GAR. VENT INTAKE

STOR

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 UN.

5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.
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.

5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.
A1. 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.

A2. Balcony locations vary by plan, see elevations for locations.

A3. Provide backing for all wall mounted accessories, furnishings and equipment. Verify weights and locations.

A4. Core wall tags, dimensions, and annotations found on level 6 apply to level 6-18 up.

A5. Refer to G101 & G102 for accessibility requirements.

GENERAL NOTES - FLOOR PLAN

1. Scale and U.S. customary units as indicated. Not all dimensions shown are necessary for construction. Refer to elevations for details.

2. Interior and exterior door openings are 36" wide, 6'-8" high.

3. Exterior finish is stucco with hardie plank paneling.

4. Interior finish is drywall with melamine, granite, and laminate surfaces.

5. Exterior faucet is 8" x 11" for accessibility requirements.
LEVEL 02 - FLOOR PLAN

GENERAL NOTES - FLOOR PLAN
1. DRAWING IS NOT TO BE CONSIDERED AS PART OF THE CONTRACT AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER. THE CONTRACT AGREEMENT IS THE ONLY DOCUMENT WHICH IS BINDING UPON THE CONTRACTOR.
2. THE CONTRACTOR MUST INVESTIGATE THE SITE BEFORE COMMENCING WORK.
3. THE CONTRACTOR MUST OBTAIN ANY REQUIRED PERMITS AND CONSTRUCTION PLANS AND SPECIFICATIONS BEFORE COMMENCING WORK.
4. THE CONTRACTOR MUST COMPLY WITH ALL LAWS, REGULATIONS, AND CODES RELATING TO THE CONSTRUCTION OF THE PROJECT.

LEVEL 02 - WASHES & DRYER

LEVEL 02 - SLICE TYPES

LEVEL 02 - KITCHENS

FLOOR PLAN - KEY NOTES

LEVEL 02 - FLOOR PLAN

LEVEL 02 - FLOOR PLAN - LEVEL 02 TO LEVEL 6

CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 02.

EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.

PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND DOOR BUCK AT PARTITIONS THAT HAVE CMU.

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.
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.

5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.
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 UN.

5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.
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 on.

5. Refer to G101 & G102 for accessibility requirements.

GENERAL NOTES - FLOOR PLAN

1. Scale 1/8" = 1'-0"

LEVEL 05 - WASHING & DRYER

LEVEL 05 - SUITE TYPES

LEVEL 05 - KITCHENS
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 levels 6-16.

5. Refer to G101 & G102 for accessibility requirements.
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.

5. Refer to G101 & G102 for accessibility requirements.
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.

5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

LEVEL 17 - WASHER & DRYER

LEVEL 17 - SUITE TYPES

LEVEL 17 - KITCHENS

FLOOR PLAN - KEY NOTES

1. VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE

LEVEL 17 - KITCHENS

TOTAL NUMBER OF KITCHENS : 4
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 UO.

5. Refer to G101 & G102 for accessibility requirements.

GENERAL NOTES - FLOOR PLAN

1. Vehicle wheel stop, typical at parking space

2. Glass privacy screen

LEVEL 18 - WASHER & DRYER

LEVEL 18 - SUITE TYPES

LEVEL 18 - KITCHENS
ENLARGED FLOOR PLAN

GENERAL NOTES - ENLARGED FLOOR PLAN
1. The square footage of the bedrooms shown is based on an average of the rooms shown. The actual square footage may vary.
2. Dimensions for balconies and patios vary by level, see floor plans for details.
3. The dimensions for the suites shown are approximate and may vary.

SUITE A
- 161 SF
- Dimensions: 10'-5" x 20'-4" x 9'-8 1/2" x 10'-4 3/4"

SUITE B
- 149 SF
- Dimensions: 19'-5" x 10'-6" x 10'-9" x 12'-1 3/8"

SUITE C
- 250 SF
- Dimensions: 11'-0 3/4" x 17'-6" x 9'-8 1/2" x 10'-4 3/4"

SUITE D
- 213 SF
- Dimensions: 10'-5" x 222 SF

1/2" = 1'-0"