



Memorandum

TO: Historic Landmarks Commission

FROM: Laurel Prevetti
Historic Preservation Officer

SUBJECT: SEE BELOW

DATE: January 26, 2013

SUBJECT: FILE NO. H12-022, A SITE DEVELOPMENT PERMIT TO ALLOW A 23-STORY MIXED-USE BUILDING CONSISTING OF 312 RESIDENTIAL UNITS, 6,000 SQUARE FEET OF GROUND-FLOOR RETAIL, AND AN ASSOCIATED SIX LEVEL PARKING GARAGE ON A 0.97 GROSS ACRE SITE LOCATED ON THE SOUTH SIDE OF W. SANTA CLARA STREET BETWEEN SAN PEDRO AND MARKET STREETS (1 SOUTH MARKET STREET).

BACKGROUND

This is a referral of a pending Site Development Permit to the Historic Landmarks Commission in accordance with the San Jose Municipal Code (Section 20.70.110, Downtown) requirements that new structures exceeding one hundred fifty feet within one hundred feet of a city landmark be reviewed by the Historic Landmarks Commission prior to consideration or approval of the development permit.

The subject project is located adjacent to the Alcantra Building/Hotel Metropole located at the northwest corner of South Market Street and Post Street (33-41 S. Market Street), which was designated a City Landmark (File No. HL88-046) in 1988. The project is also adjacent to the Sunol Building, a City Landmark (File No. HL01-129) located at the northeast corner of San Pedro Street and Post Street (127-145 Post Street). The project site is the location of the former San Jose Electric Light tower, which straddled the intersection of W. Santa Clara Street and S. Market Street between December 13, 1881 until its collapse on December 3, 1915.

Planning staff is seeking the Historic Landmarks Commission's input regarding the compatibility of the proposed project with the design, scale, and character of the existing City Landmarks adjacent to the site. In addition, staff is seeking guidance regarding the project's consistency with the Secretary of Interior Standards for Rehabilitation, which specifies that new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Adjacent City Landmarks

The Alcantra Building/Hotel Metropole is a two-story building constructed in 1903 and designed by William Binder, a prominent local architect that also designed the Montgomery Hotel. The building was rehabilitated and connected with the Sunol Building (see below) in 1998 in accordance with Historic Preservation Permit File No. HP98-001. It is a two-story structure with a brick façade with Romanesque elements. The building’s name was changed to the Hotel Metropole in 1950, after its first and longest upstairs tenant. The ground floor is currently intended for retail uses with office uses on the second floor.

The Sunol Building was constructed in 1895 and designed by San Jose architect William D. Van Sicien. The two-story brick building also features Romanesque architectural elements. The building was originally used commercial and retail spaces with upstairs lodging. In 1910, the upstairs was incorporated into the management of the adjacent Hotel Metropole.



Hotel Metropole



Sunol Building

Proposed Project

As indicated on the attached plans, the proposed project occupies the entire 0.97 acre site to the north of the Hotel Metropole site. The 23-story residential tower is located with frontage on Santa Clara Street and spans the entire block between Market Street and San Pedro Street. The ground level of the building includes approximately 6,200 square feet of space for retail commercial uses oriented towards the Santa Clara Street frontage. The main lobby of the building is proposed on the Market Street frontage near the intersection with Santa Clara Street.

A six story parking garage, with three stories constructed above grade is proposed to a height of 40-feet, directly adjacent to the Hotel Metropole building. The South Market Street elevation includes space for leasing offices on the ground floor, parking on the second floor and a pool deck with common open space area proposed on top of the parking structure. No vehicular access to the garage is proposed from South Market.

Primary vehicle access is proposed on the San Pedro Street side of the garage. The garage will be separated from the Sunol Building by the existing surface parking lot that is approximately 32 feet wide.



Previous Historic Landmarks Commission Referral

On February 21, 2007, the Commission’s Design Review Subcommittee reviewed a Preliminary Review (File No. PRE06-225) proposing a 22-story mixed-use building consisting of 285 multi-family residential units, 6,000 square feet of ground-floor retail, and a parking structure on the subject site. The subcommittee reviewed the attached worksheet outlining the previous proposal’s conformance to the Secretary of the Interior’s Standards for Rehabilitation.

Community Outreach

Planning staff held three public outreach meetings, which included the attendance of the Commission’s Design Review Subcommittee.

- November 13, 2012 – Architectural Review Committee (Preliminary Review application, File No. PRE12-116)
- November 19, 2012 – Preliminary Design Review (Preliminary Review application)

- December 20, 2012 – Architectural Review Committee (Site Development Permit)

The following comments were made regarding proposed building's interface with the adjacent City Landmarks:

- Given the historic significance of the site and its location at the key intersection of Santa Clara Street and Market Street, the proposed structure should be designed to create a strong statement.
- The height of the proposed parking garage is compatible with the height of the Hotel Metropole.
- Tying the architecture of the parking garage and Hotel Metropole is encouraged.
- Provide additional architectural treatment between the parking garage and Hotel Metropole.
- Modify the proposed reveal between the parking garage and Hotel Metropole to address potential security issues.
- Provide a continuance of storefront between the Hotel Metropole and the parking garage's ground floor.
- The Hotel Metropole has a transparent base. The proposed parking garage screen could be raised to increase transparency at the street level.

A community meeting will be held for the proposed project on Monday, February 4, 2013.

California Environmental Quality Act

Planning staff prepared an Initial Study and Mitigated Negative Declaration for the subject Site Development Permit. (Available at <http://www.sanjoseca.gov/DocumentCenter/View/10738>.)

Mitigation measures will be included in the project to reduce potential construction and design-related impacts to the two designated City Landmarks. To address the compatibility of the proposed garage with the Metropole Hotel, mitigation measures are included in the project that require a minimum of 75 percent of the Market Street frontage will be ground-floor commercial space with transparent facades. Building articulation and other forms of visual interest will be provided for the remaining Market Street frontage to minimize the appearance of blank walls.

Measures to address construction-related impacts include the following:

- Restriction and monitoring of vibration inducing activities
- Protection of the exposed walls of the adjacent City landmarks.
- Underpinning and/or shoring to protect existing foundations from project-related excavation

No mitigation is included to address the relationship to the Sunol Building that is separated from the site by an approximately 35-foot wide surface parking lot.

The MND was circulated from December 21, 2012 through January 21, 2012. Staff did not receive any comments related to the project's potential impacts to historic structures.

CONCLUSION

Planning staff and the applicant will be in attendance at the HLC meeting to answer any questions from the Commission. The Commission's input will be provided to the Director of Planning as part of the decision on this Permit.

/s/
LAUREL PREVETTI
Historic Preservation Officer

Attachments:

- Site Development Permit (File No. H12-022) site plan, floor plan, and elevations
- Worksheet from the February 7, 2007 HLC Design Review Subcommittee meeting regarding Preliminary Review File No. PRE06-225

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
Design Review HLC Subcommittee Worksheet

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Project Name: **1 S. Market Street, File No. PRE06-225**

List the Historic Features	How is the New Construction Compatible?	How is the New Construction Differentiated?
1. Shape Size, scale and proportion, massing	The proposed building steps down to a height that is at or below the parapet of the adjacent historic structures (Hotel Metropole and Sunol Building).	The height and massing of the new high-rise building are a larger scale than the existing 2 1/2 story historic structures.
2. Roof Shape, slope, materials	Flat, square shape, similar to that of adjacent structures.	Different materials, the new building will be glass and metal at the top and the historic structures are stone.
3. Recesses and Openings, Projections Size, scale and proportion, materials, details	The size and scale of the ground floor openings in the new building are similar to that of the existing adjacent historic structures in that the openings are not overly large or small.	The new building itself is a high-rise and therefore much larger than the adjacent historic structures.
4. Materials Siding, Site	The adjacent historic structures are mainly stone. The new building will incorporate some stone material in a similar color, but it will not be used in a majority of the building.	The materials used in the new building are mostly glass with some stone and the adjacent historic structures are mainly stone.
5. Spatial Relationships Setbacks, alignments	The new building will abut the historic Hotel Metropole building and be stepped back at the 3 rd story by approximately 18 feet. The new building will also be approximately 30 feet from the Sunol Building with the 3 rd story at approximately the same height as the historic building.	The height and massing of the new building are a larger scale than the existing historic structures.
6. Details	Awnings are provided on the Market Street portion of the historic Metropole building. The new building will also include awnings.	While awnings will be provided on the new building, they will not be continuous across the length of the structure as on the historic Metropole building.



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 107 SE WASHINGTON ST
 SUITE 740
 PORTLAND OREGON 97214
 503 245 0002

APN 259-40-023
 STATEMENTS AND TABLES:

- Total acres of subject property: 0.97± ac
 public street dedication: 0.00± ac
 net area: 0.97± ac
- Total number of dwelling units: Up To 312 each
- Total square footage for: buildings: 0.97± ac
- Site coverage (footprint) of net area: buildings: 100%
- Total number of off-street parking: Provided: 400 stalls
- Net density (312 units/0.97ac): 321.6 du/ac

Charles W. Davidson Co.

A CALIFORNIA CORPORATION
 CONSULTING CIVIL ENGINEERS
 201 N. MAIN ST. 8TH FLOOR, SAN JOSE, CA 95110-1008
 TEL: (408) 261-5182 FAX: (408) 261-0311

ONE SOUTH MARKET

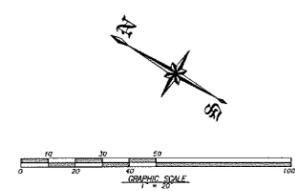
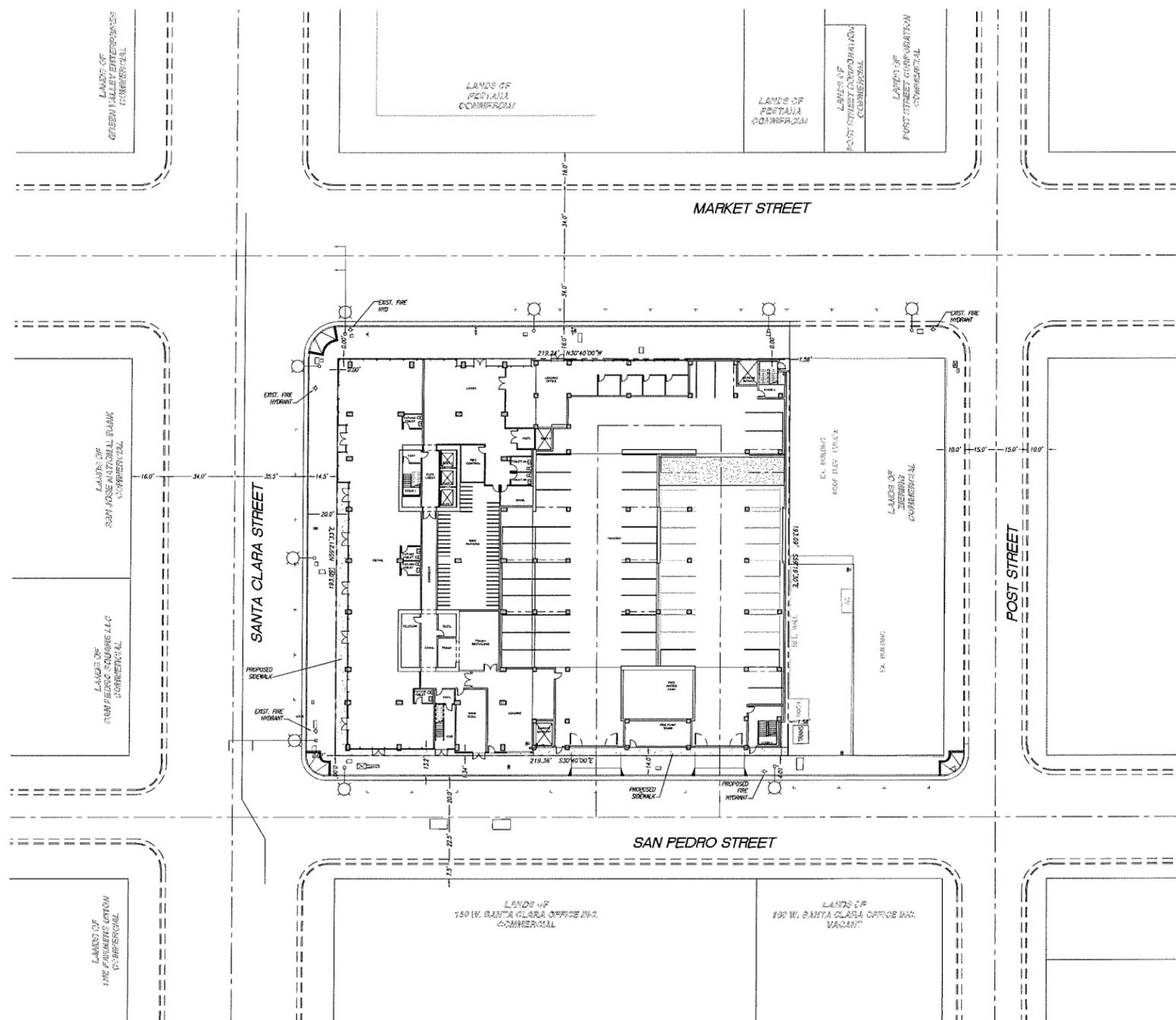
**MARKET STREET TOWER
 VENTURE, LLC
 1 South Market
 Street
 San Jose, CA**

PROJECT NO. 1715
 DRAWN: MSE
 DATE: 14 Dec 2012
 SCALE: 1" = 20'
 SITE DEVELOPMENT PERMIT H12-022
 REVISION: DESCRIP/REV

SITE DEVELOPMENT PERMIT H12-022

SHEET TITLE
SITE PLAN

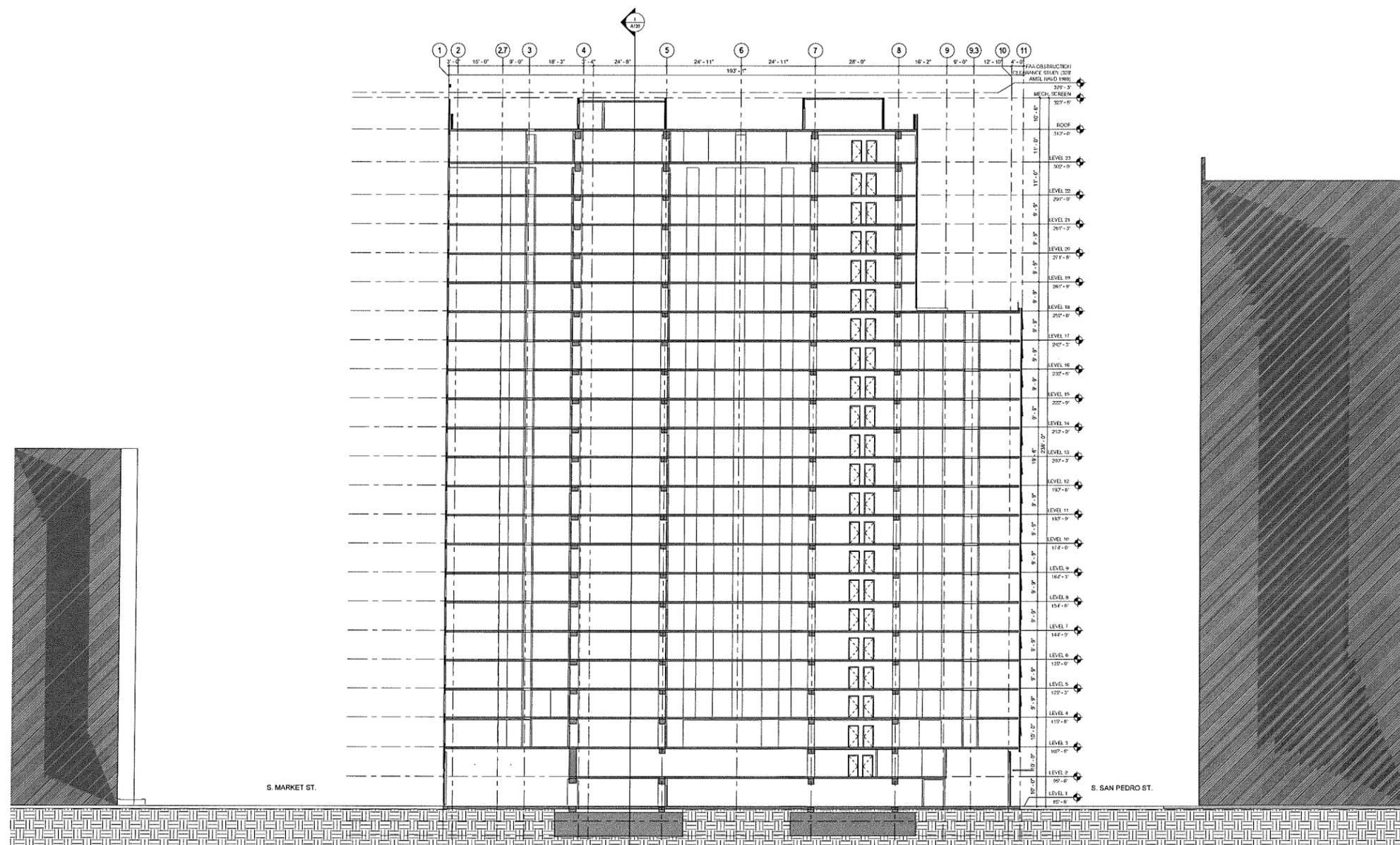
SHEET NO.
C201
10/20/12 11:52:58 AM



NOTED: SEE MAP H12-022 4/10/14
 AUTOCAD PLANNING TABLET



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 503 245 0002



1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO: 11121
 DRAWN: Author
 DATE: 14 December 2012
 SHEET TITLE: SITE DEVELOPMENT PERMIT SET
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE:
 SITE SECTION B

SHEET NO:
A131

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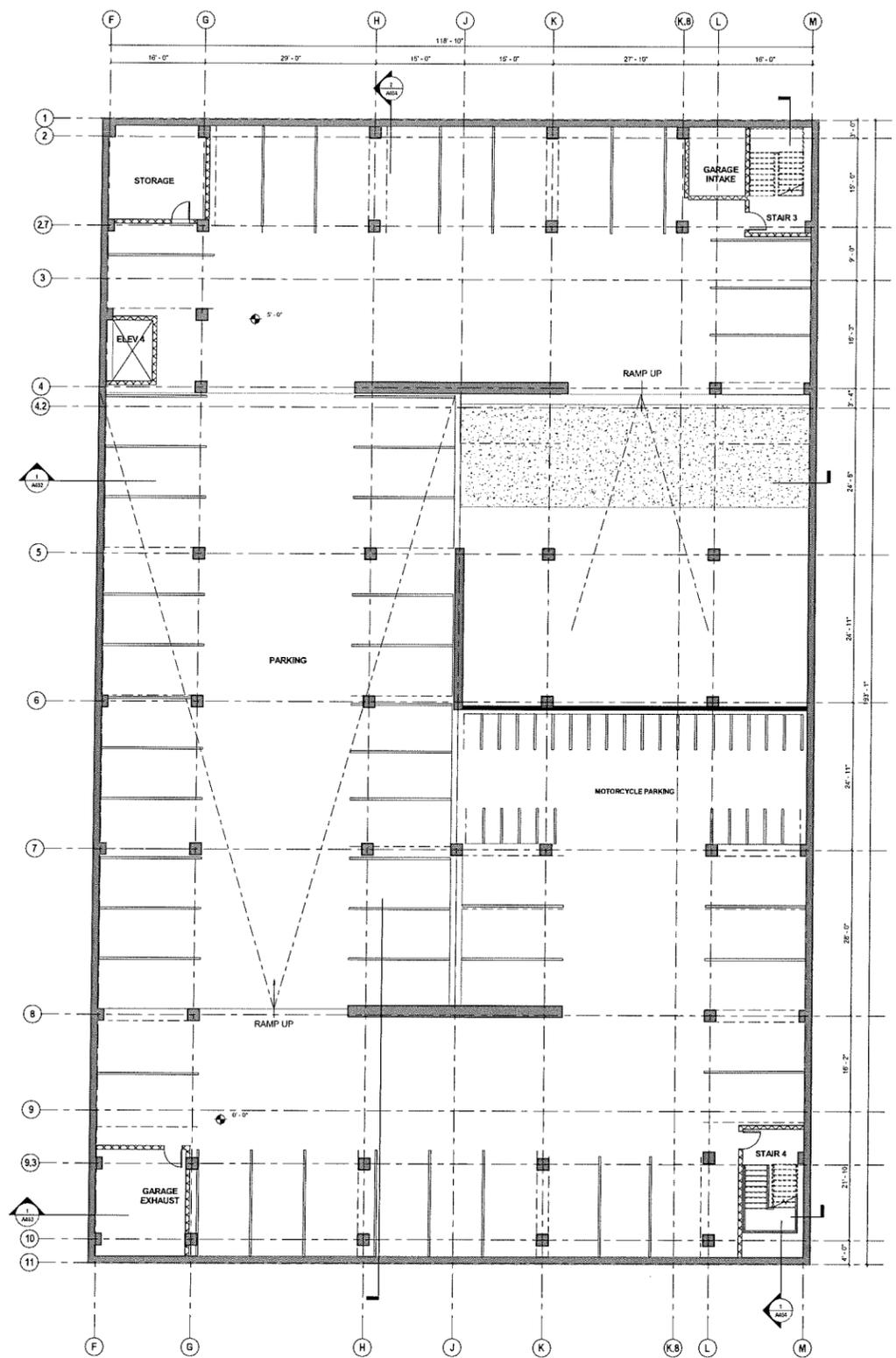
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 A131 NTS

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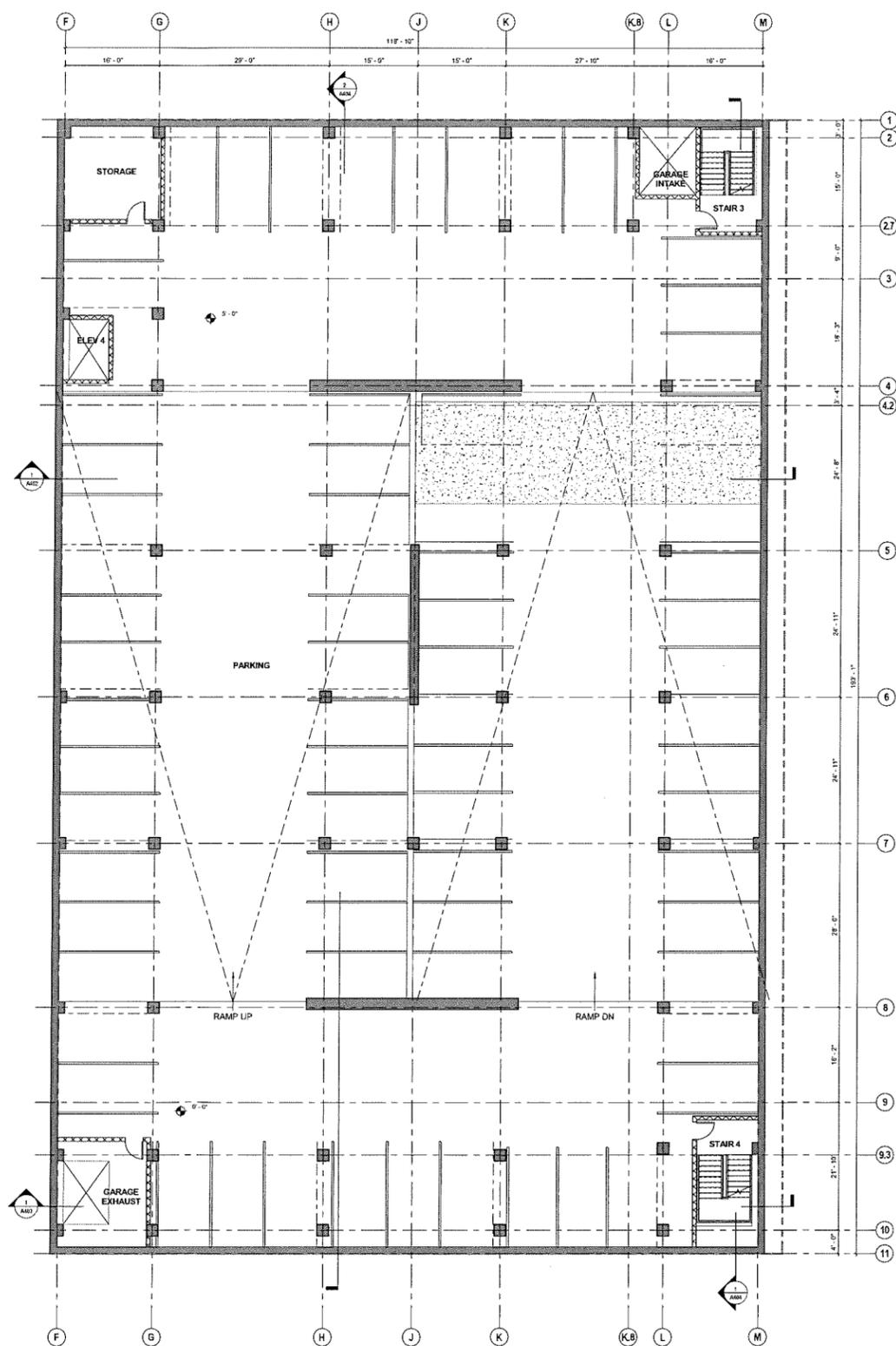
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SUITE 740
PORTLAND OREGON 97214
503 245 0002



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



2 LEVEL B2 FLOOR PLAN
A2B3 1/8" = 1'-0"

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
DRAWN: AJR/DF
DATE: 14 October 2012
SITE DEVELOPMENT PERMIT SET
NO: 02
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE:
FLOOR PLAN - LEVELS B2-B3

SHEET NO:
A2B3

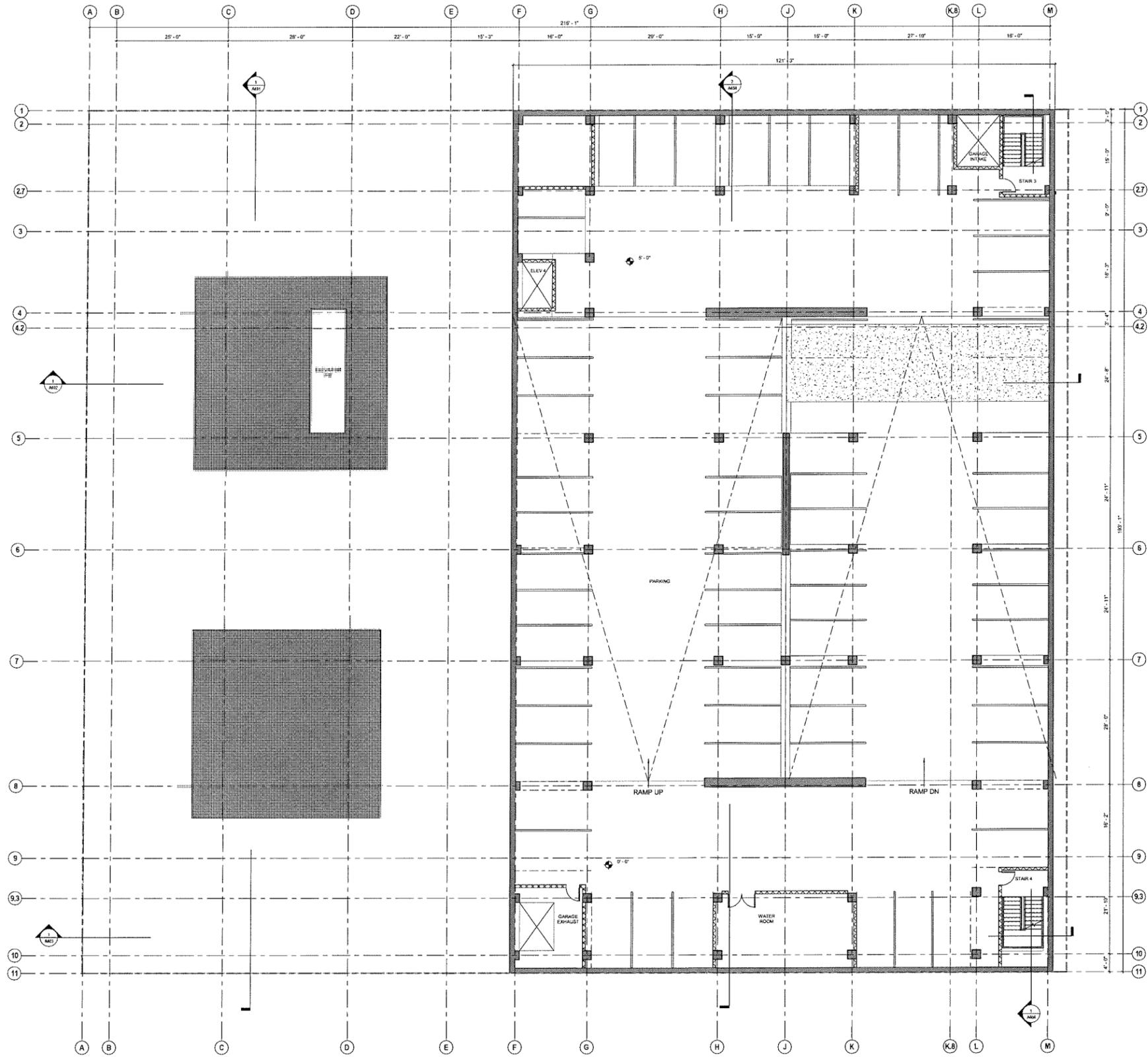
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1 LEVEL B1 FLOOR PLAN
1/8" = 1'-0"

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO.	11121
OWNER	N/A
DATE	14 December 2012
REVISION	H12-022 SITE DEVELOPMENT PERMIT SET
	H12-022 DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

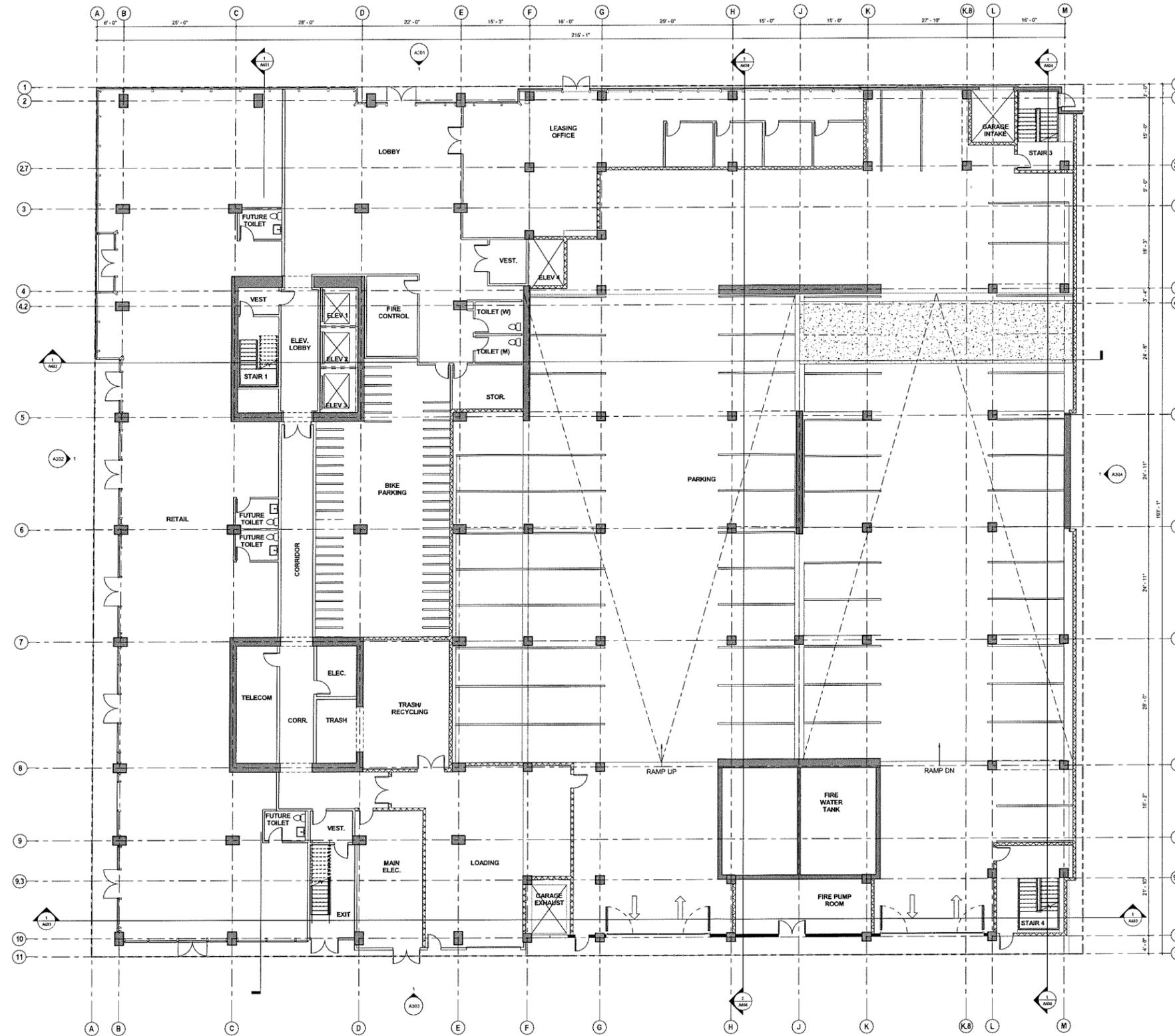
SHEET TITLE
FLOOR PLAN - LEVEL B1

SHEET NO.
A2B1

12/14/2012 12:25:34 PM

S. MARKET STREET

W. SANTA CLARA STREET



S. SAN PEDRO STREET

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO: 11121
 DRAWN: Author
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 H12-022
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
 FLOOR PLAN - LEVEL 1

SHEET NO.
A201

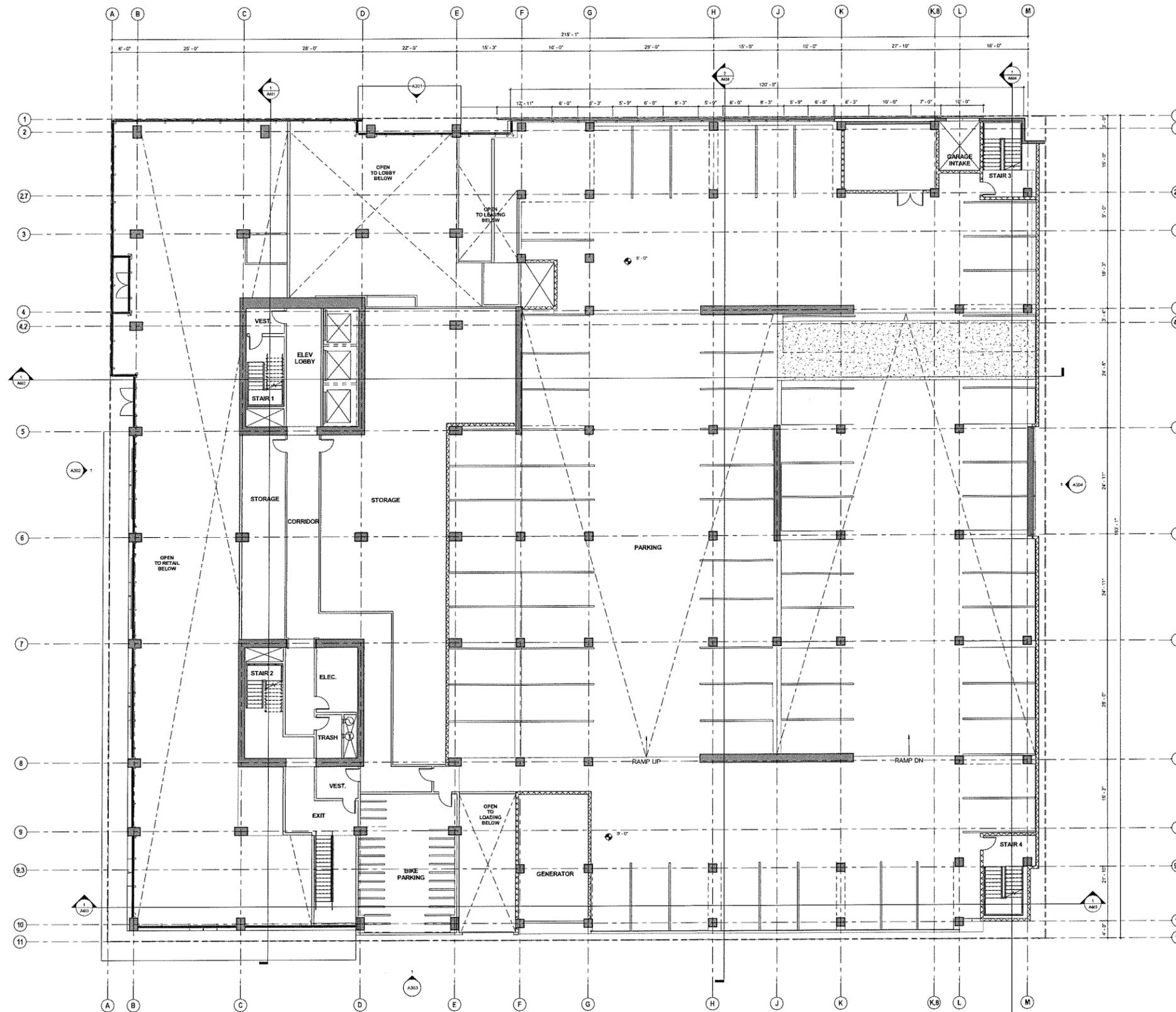
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1 LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"

GROSS AREA = 40,130 SF
 85% GROSS = 34,110 SF



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1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO. 11121
DRAWN: Author
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
H12-022
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE:
FLOOR PLAN - LEVEL 2

SHEET NO.
A202

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LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

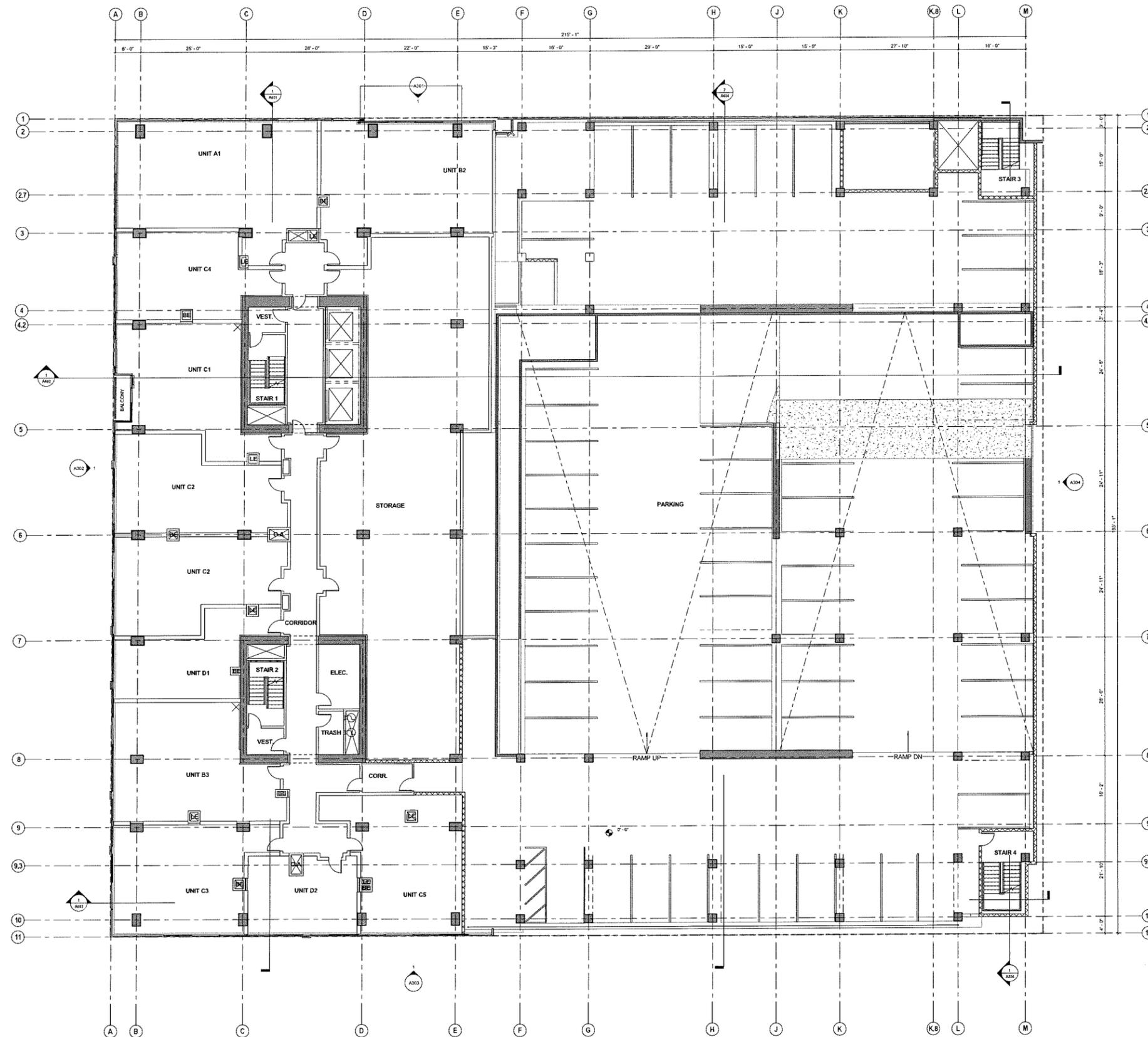
GROSS AREA = 32,759 SF
85% GROSS = 27,844 SF

C:\Users\jlopez\1175115\15\MarketStreetTower\Level 2

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1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO. 11121
DRAWN: Author
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
H12-022
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
FLOOR PLAN - LEVEL 3

SHEET NO.
A203

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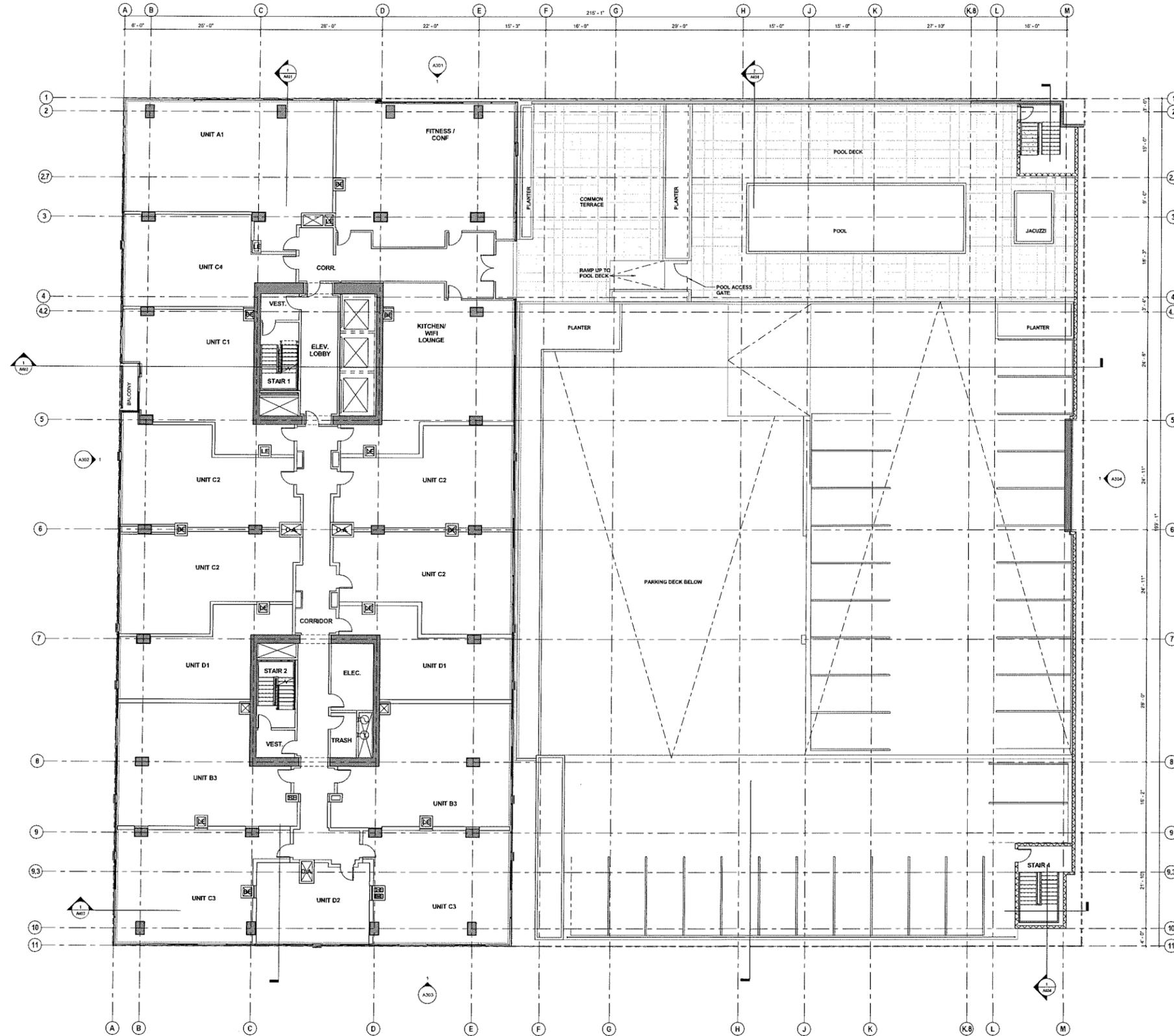
LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

GROSS AREA = 41,111 SF
81% GROSS = 34,944 SF

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 SUITE 740
 PORTLAND OREGON 97214
 503 245 0002



1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO. 11121
 DRAWN: Author
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
 FLOOR PLAN - LEVEL 4

SHEET NO.
A204
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1 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

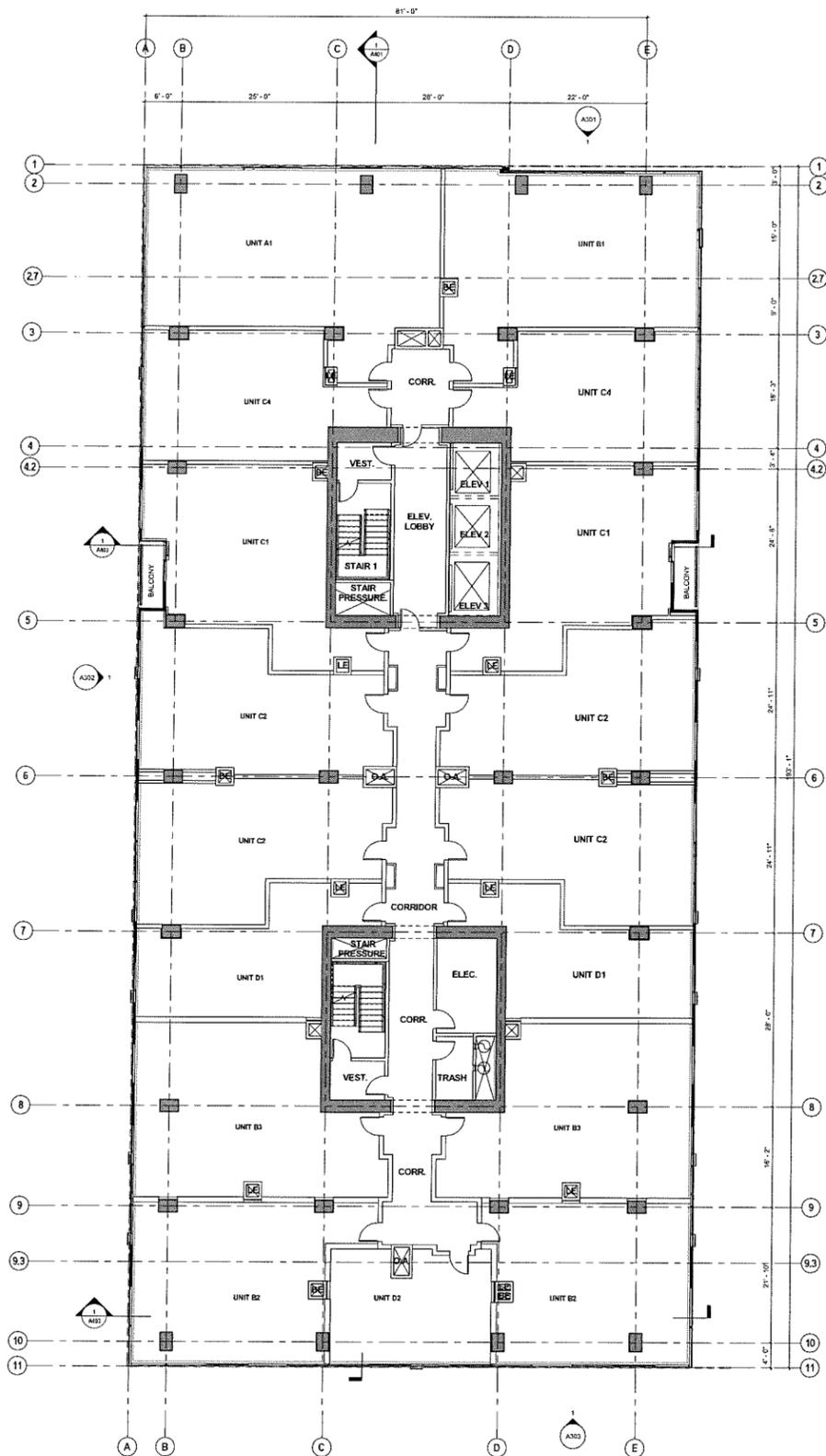
GROSS AREA = 16,899 SF
 85% GROSS = 14,364 SF

C:\Rev\Level1121\1 South Market Apartments.rvt

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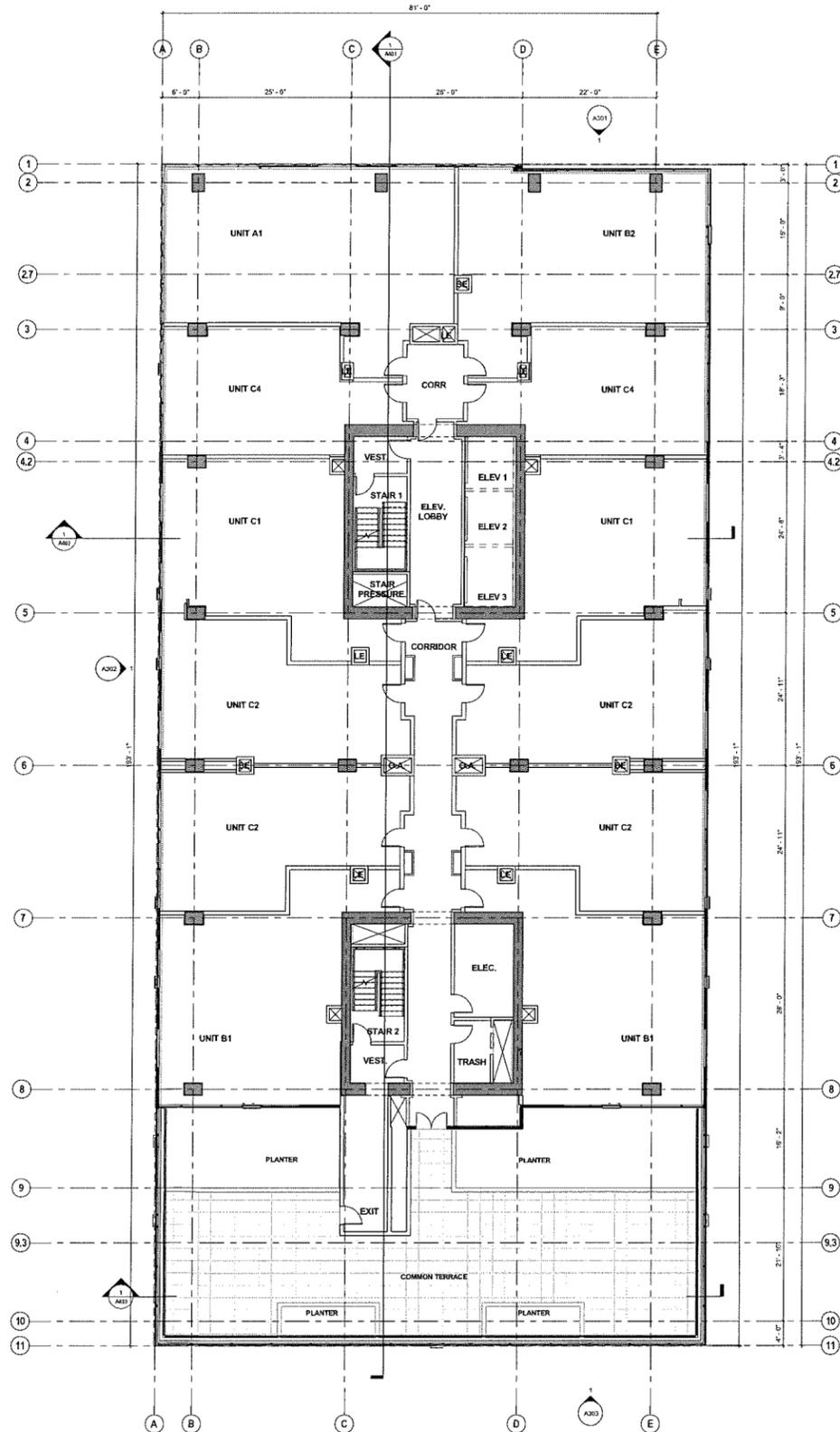


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1 LEVELS 5-17 FLOOR PLAN
1/8" = 1'-0"

GROSS AREA = 16,899 SF
85% GROSS = 14,364 SF



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

GROSS AREA = 13,774 SF
85% GROSS = 11,725 SF

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
DRAWN: AJR/BJ
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
H12-022
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
FLOOR PLAN - LEVELS 5-18

SHEET NO.
A205

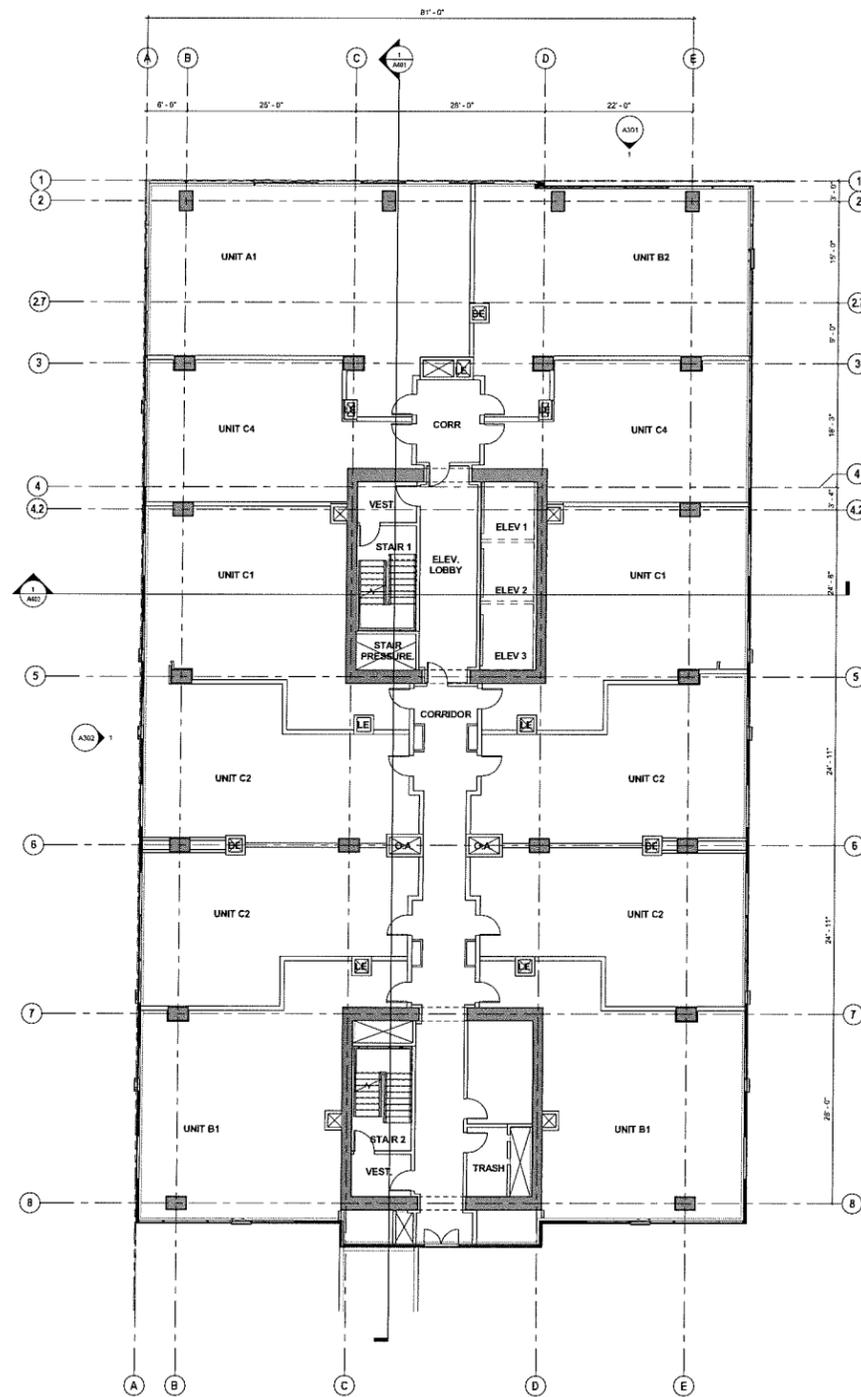
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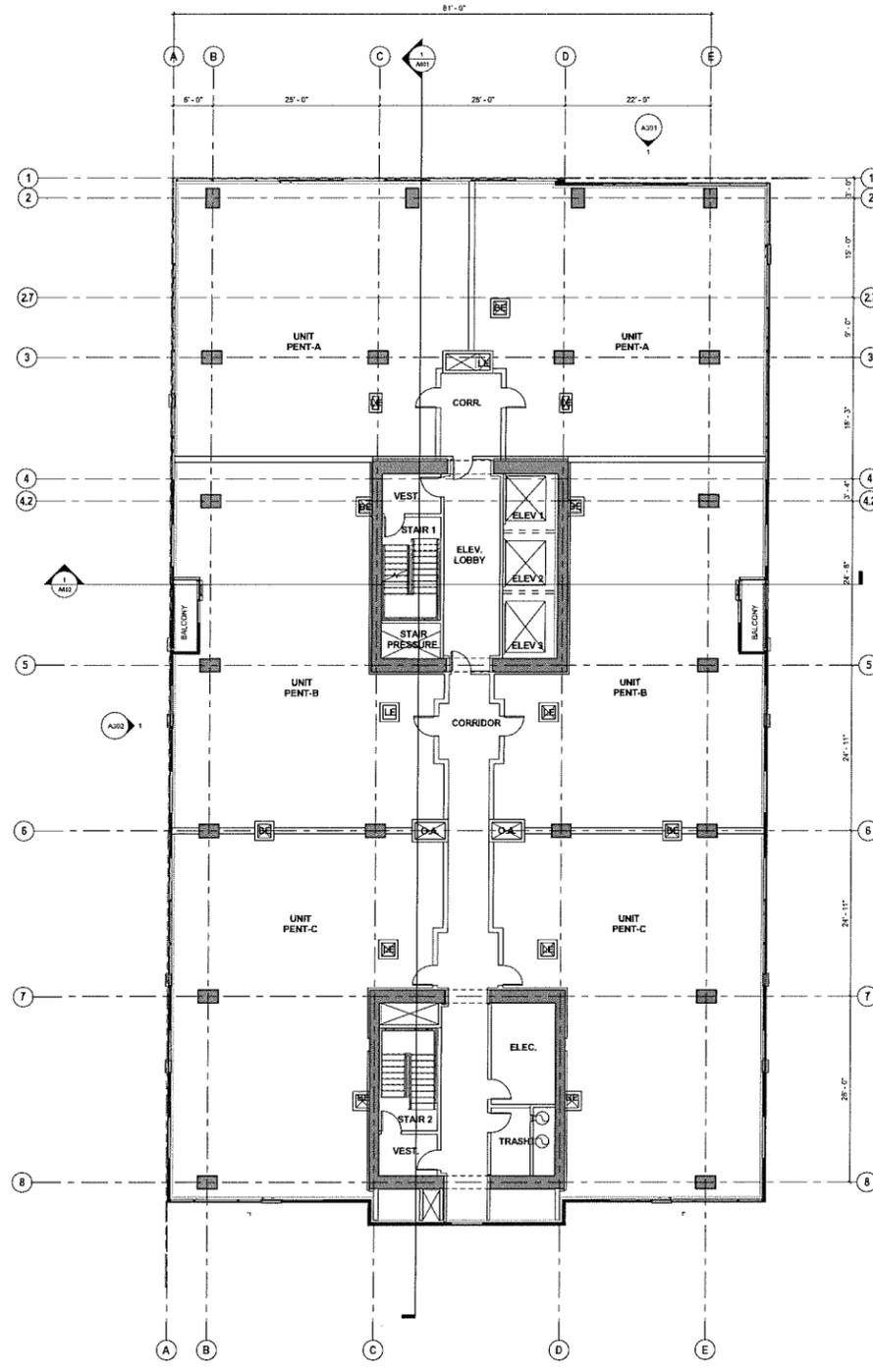


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2 LEVELS 19-22 FLOOR PLAN
1/8" = 1'-0"

GROSS AREA = 13,392 SF
85% GROSS = 11,253 SF



1 LEVEL 23 FLOOR PLAN
1/8" = 1'-0"

GROSS AREA = 13,478 SF
85% GROSS = 11,458 SF

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
OWNER: AURUP
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
#12-022
REVISION: DISCUSSION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
FLOOR PLAN - LEVELS 19-23

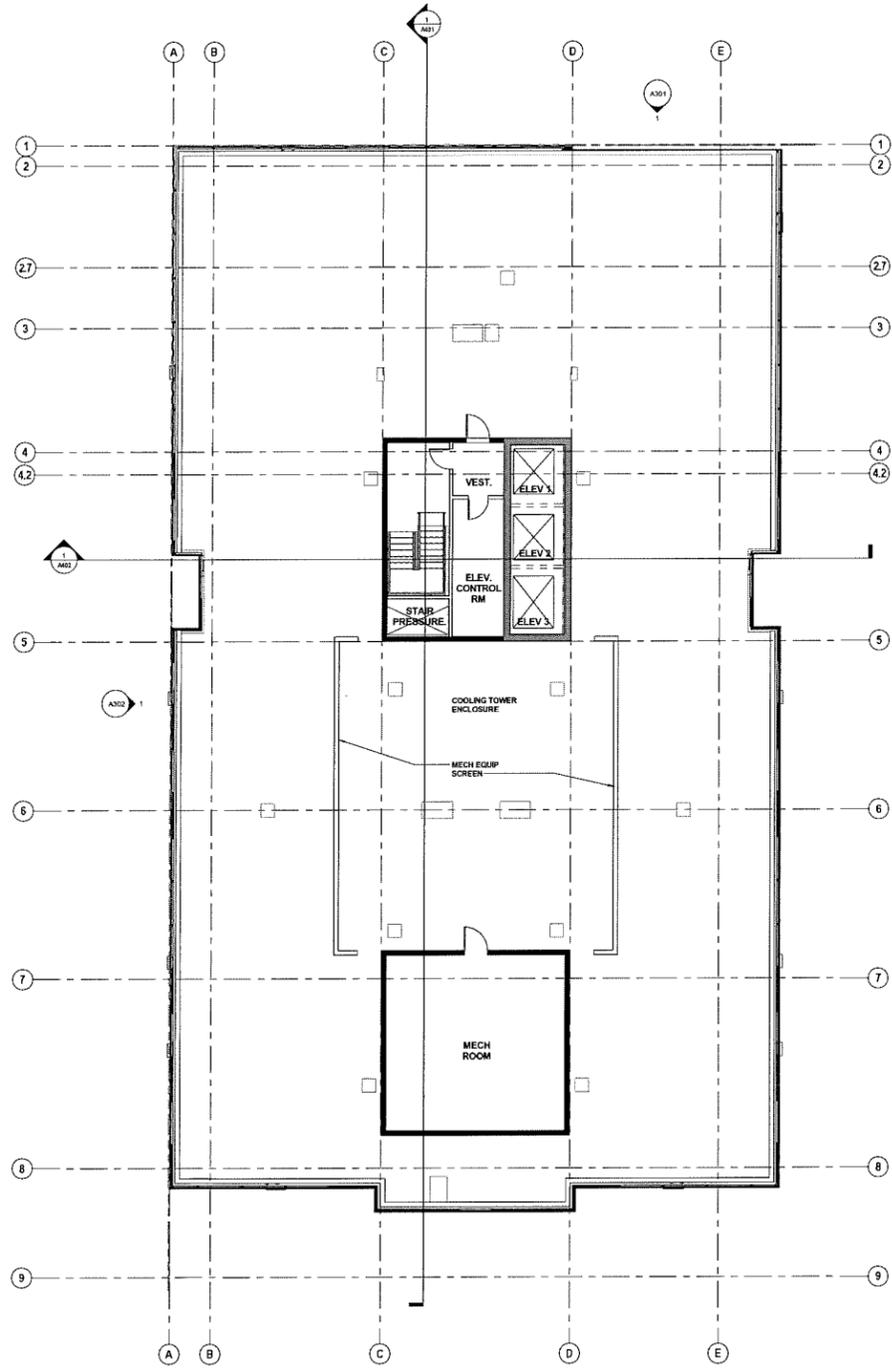
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 503 245 0002



**1 SOUTH
 MARKET
 APARTMENTS**

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO. 11121
 DRAWN: Author
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
 ROOF PLAN

SHEET NO.
A224

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



1 SOUTH MARKET APARTMENTS

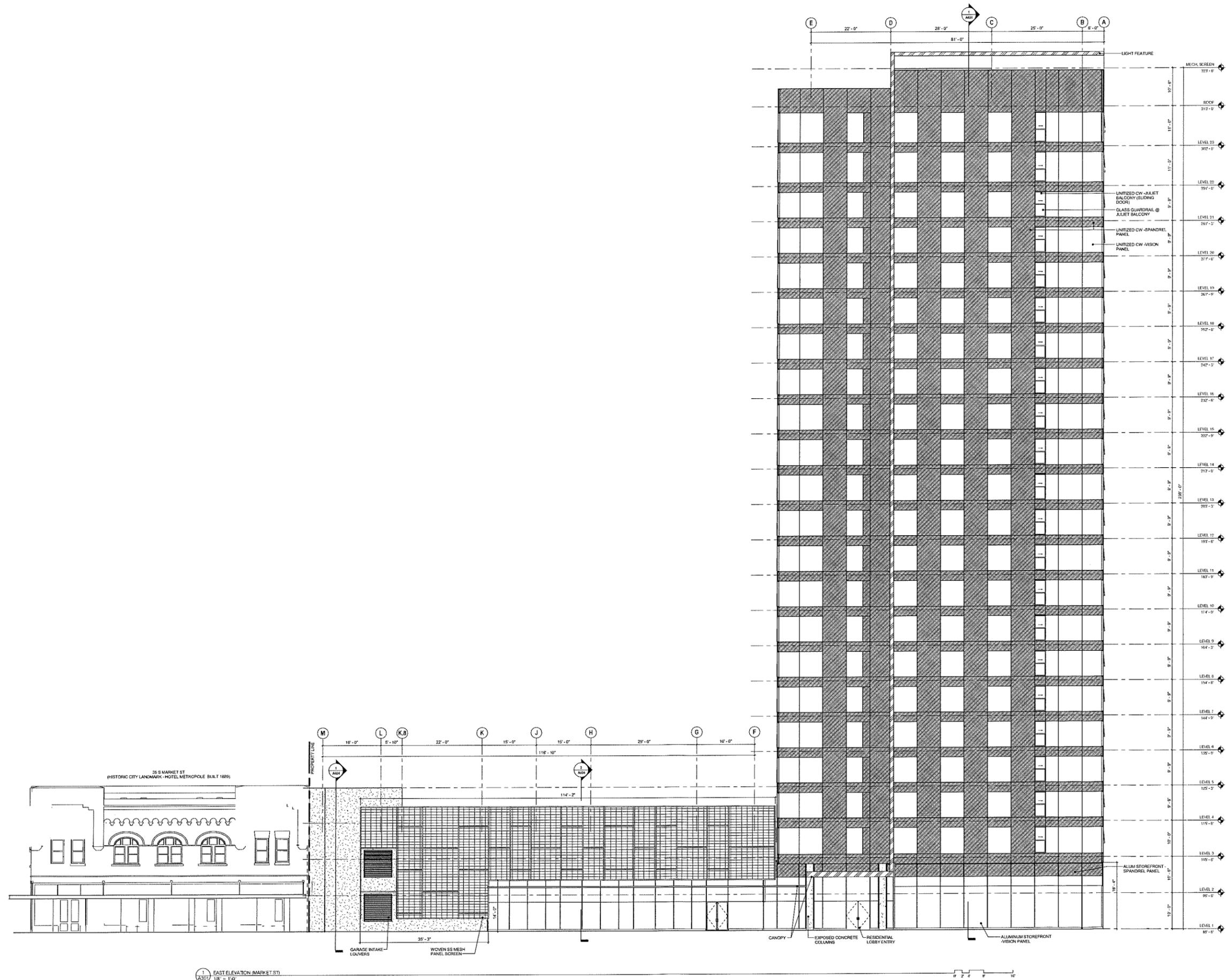
MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO. 11121
 DRAWN: Author
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 H12-022
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

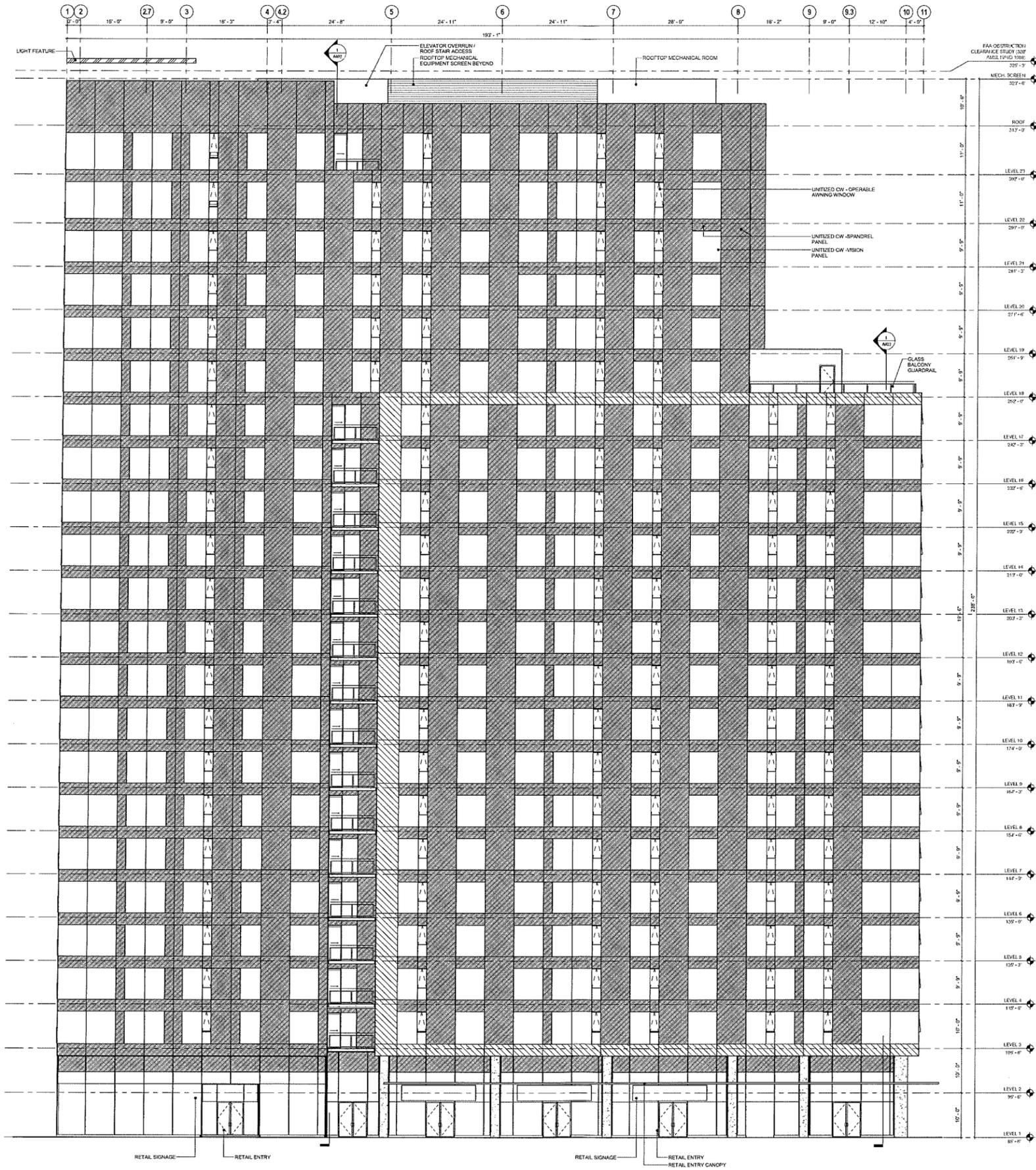
SHEET TITLE
 EXTERIOR ELEVATIONS - EAST

SHEET NO.
A301
12/14/2012 12:26:10 PM



1 EAST ELEVATION (MARKET ST)
 1/8" = 1'-0"

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1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO: 11121
 DRAWN: ALPHE
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 #12-022
 REVISION: DESCRIPROD

SITE DEVELOPMENT PERMIT SET H12-022

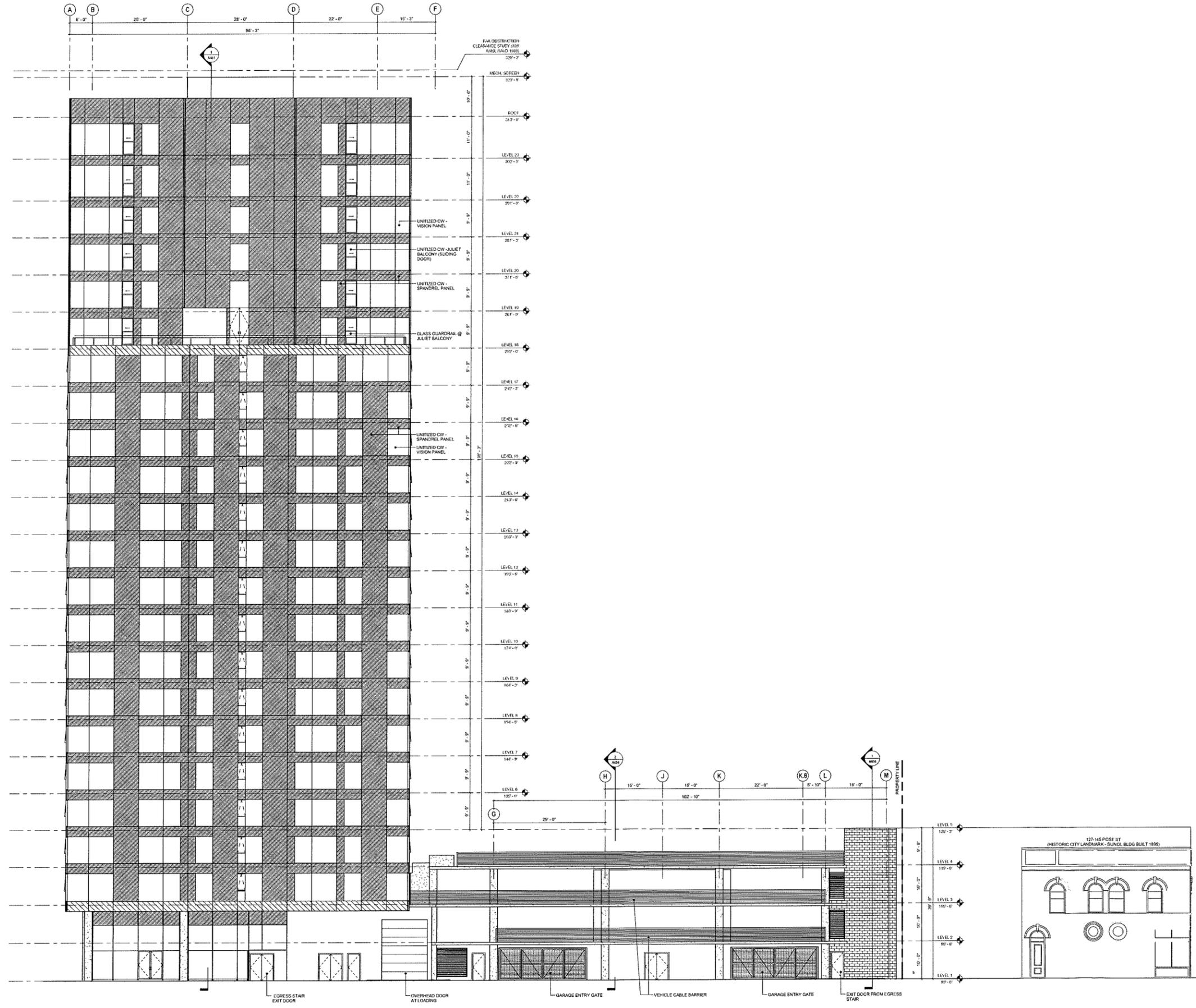
SHEET TITLE
 EXTERIOR ELEVATIONS - NORTH

SHEET NO:
A302
 12/14/2012 12:26:16 PM

1 NORTH ELEVATION (SANTA CLARA ST)
 1/8" = 1'-0"



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503 245 0002



1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
DRAWN: Author
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
1/12/2012
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
EXTERIOR ELEVATIONS - WEST

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A303

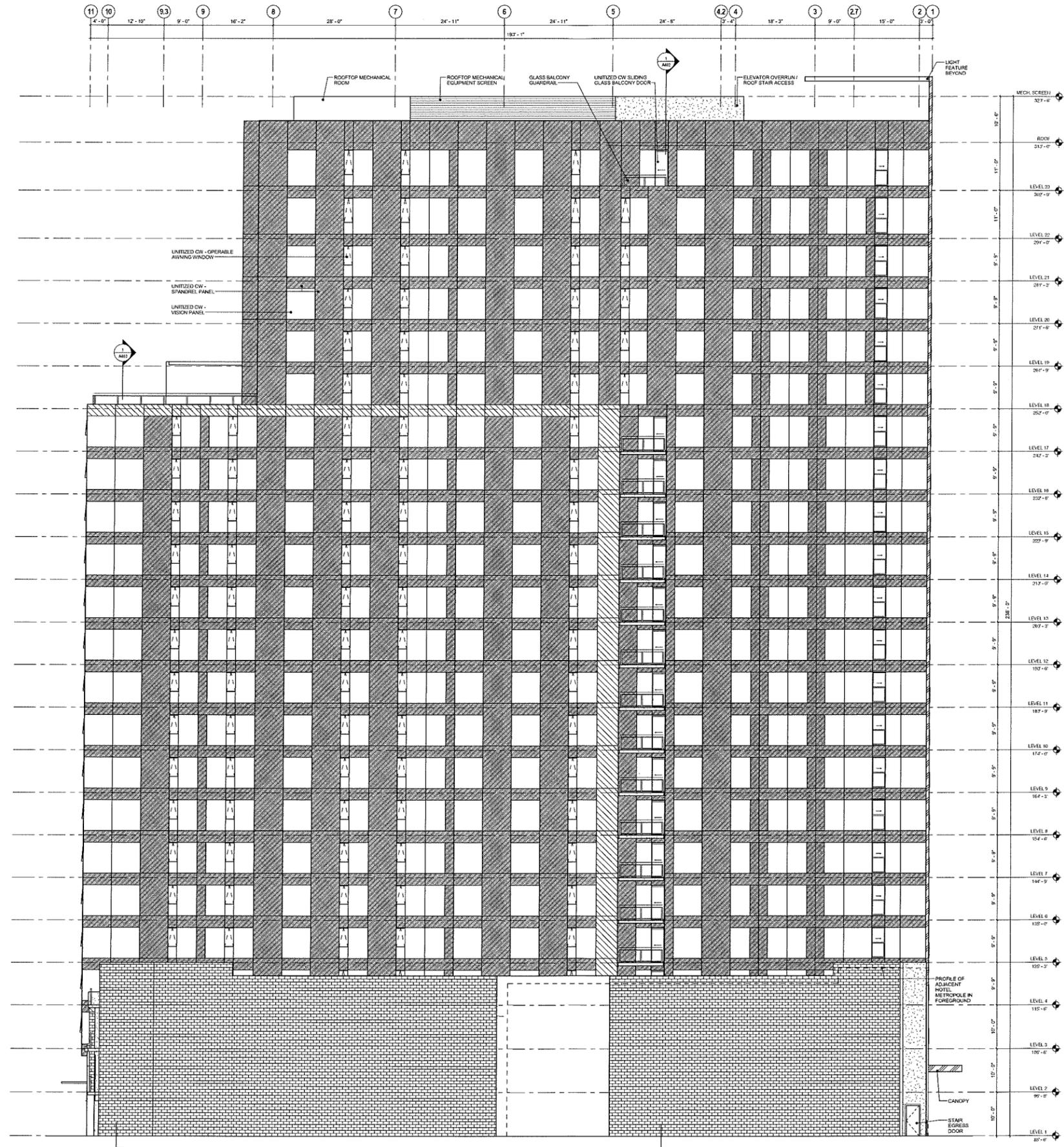
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1 WEST ELEVATION (SAN PEDRO ST)
A303
1/8" = 1'-0"





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PORTLAND OREGON 97214
503 245 0002



1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
DRAWN: AJM/ML
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
REVISION: 06/20/2012

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
EXTERIOR ELEVATIONS - SOUTH

SHEET NO:
A304

1 SOUTH ELEVATION (POST ST)
1/8" = 1'-0"



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1 SOUTH MARKET APARTMENTS

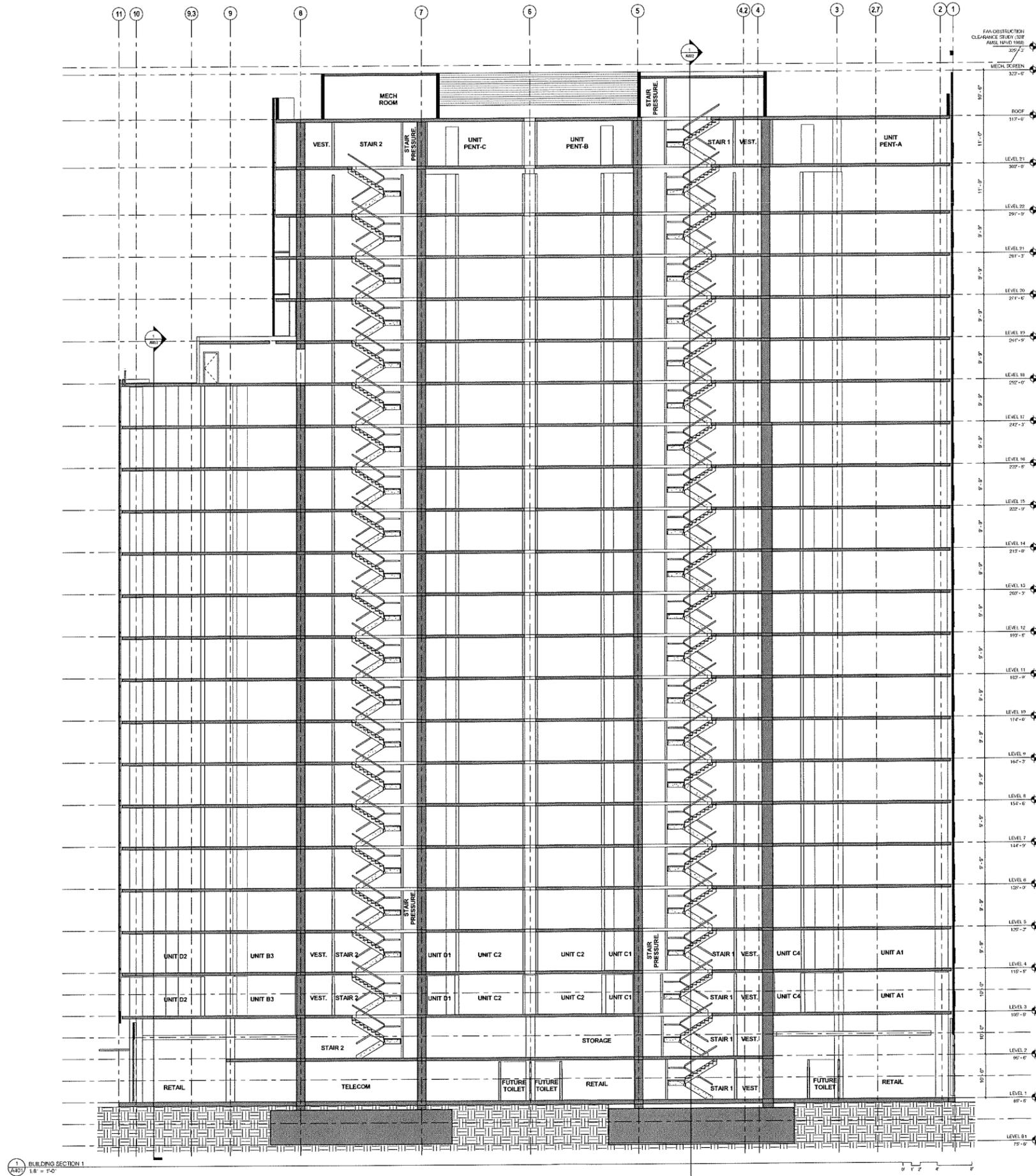
MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO. 11121
DRAWN: Author
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
M12-022
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
BUILDING SECTION

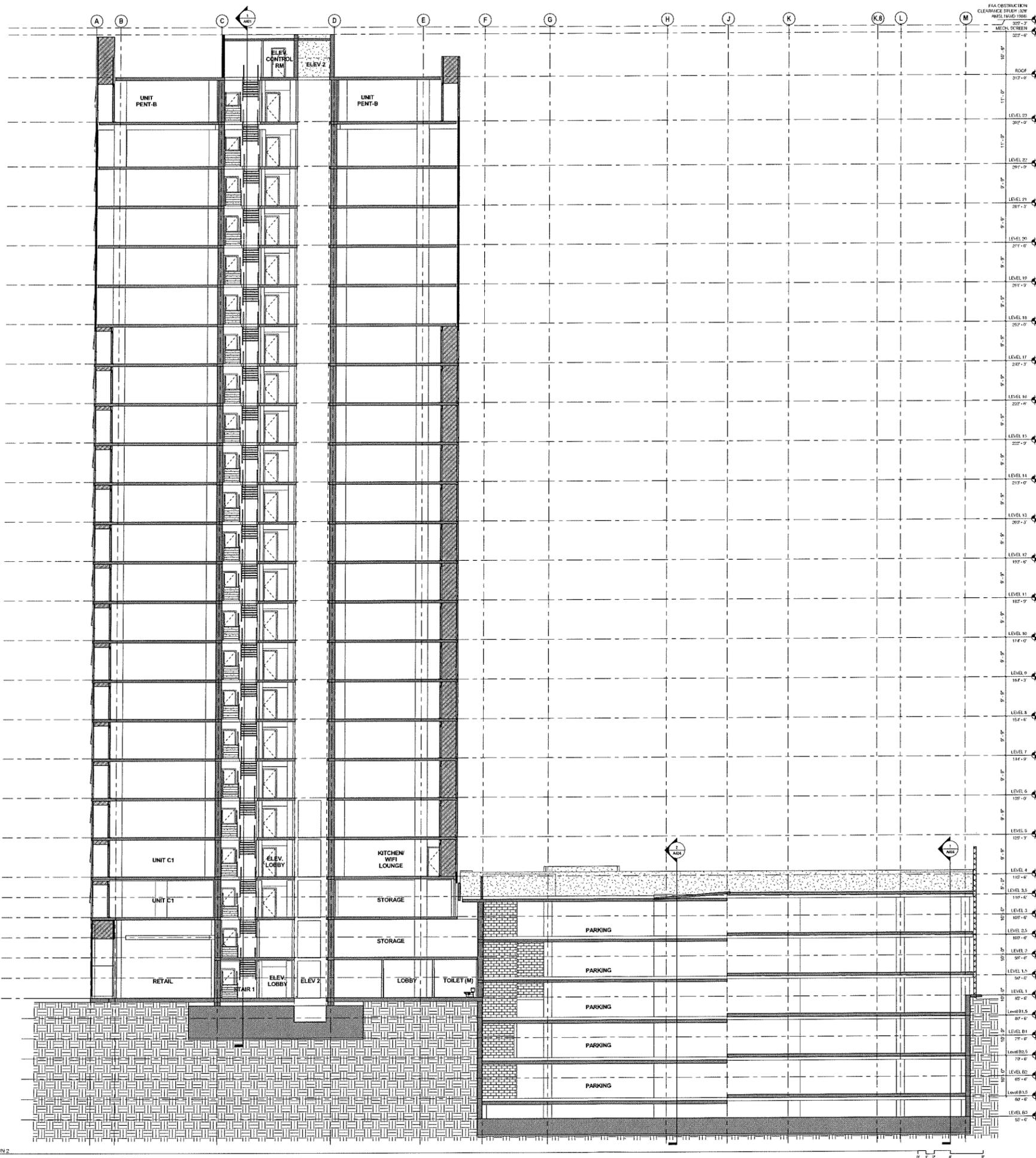
SHEET NO.
A401
12/14/2012 12:26:32 PM



1 BUILDING SECTION 1
1/8" = 1'-0"

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12/14/2012 12:26:53 PM



FAA OBSTRUCTION CLEARANCE STUDY (SEE MECH DRAWING 112111-02) MECH. BETWEEN

LEVEL	ELEVATION
ROOF	317'-0"
LEVEL 23	307'-0"
LEVEL 22	297'-0"
LEVEL 21	287'-3"
LEVEL 20	277'-0"
LEVEL 19	267'-0"
LEVEL 18	257'-0"
LEVEL 17	247'-3"
LEVEL 16	237'-0"
LEVEL 15	227'-0"
LEVEL 14	217'-0"
LEVEL 13	207'-3"
LEVEL 12	197'-0"
LEVEL 11	187'-0"
LEVEL 10	177'-0"
LEVEL 9	167'-3"
LEVEL 8	157'-0"
LEVEL 7	147'-0"
LEVEL 6	137'-0"
LEVEL 5	127'-0"
LEVEL 4	117'-0"
LEVEL 3.5	107'-0"
LEVEL 3	97'-0"
LEVEL 2.5	87'-0"
LEVEL 2	77'-0"
LEVEL 1.5	67'-0"
LEVEL 1	57'-0"
LEVEL 0.5	47'-0"
LEVEL 0	37'-0"
LEVEL B5	27'-0"

1 BUILDING SECTION 2
1/8" = 1'-0"



1 SOUTH MARKET APARTMENTS

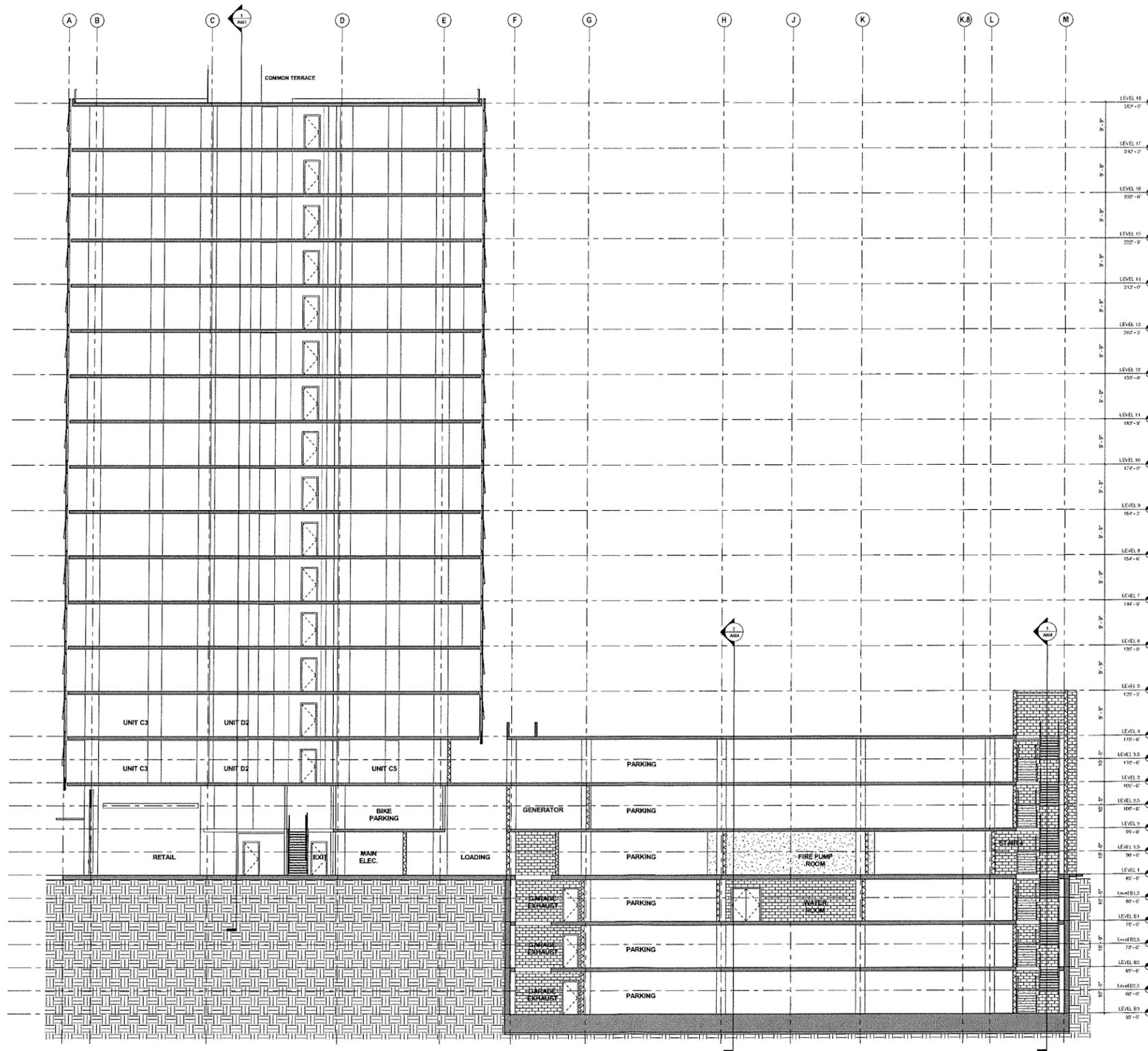
MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

PROJECT NO: 11121
DRAWN: Author
DATE: 14 December 2012
SITE DEVELOPMENT PERMIT SET
112111-022
REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE
BUILDING SECTION

SHEET NO.
A402
12/14/2012 12:26:53 PM



1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO. 11121
 DRAWN: Author
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 IN24022
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

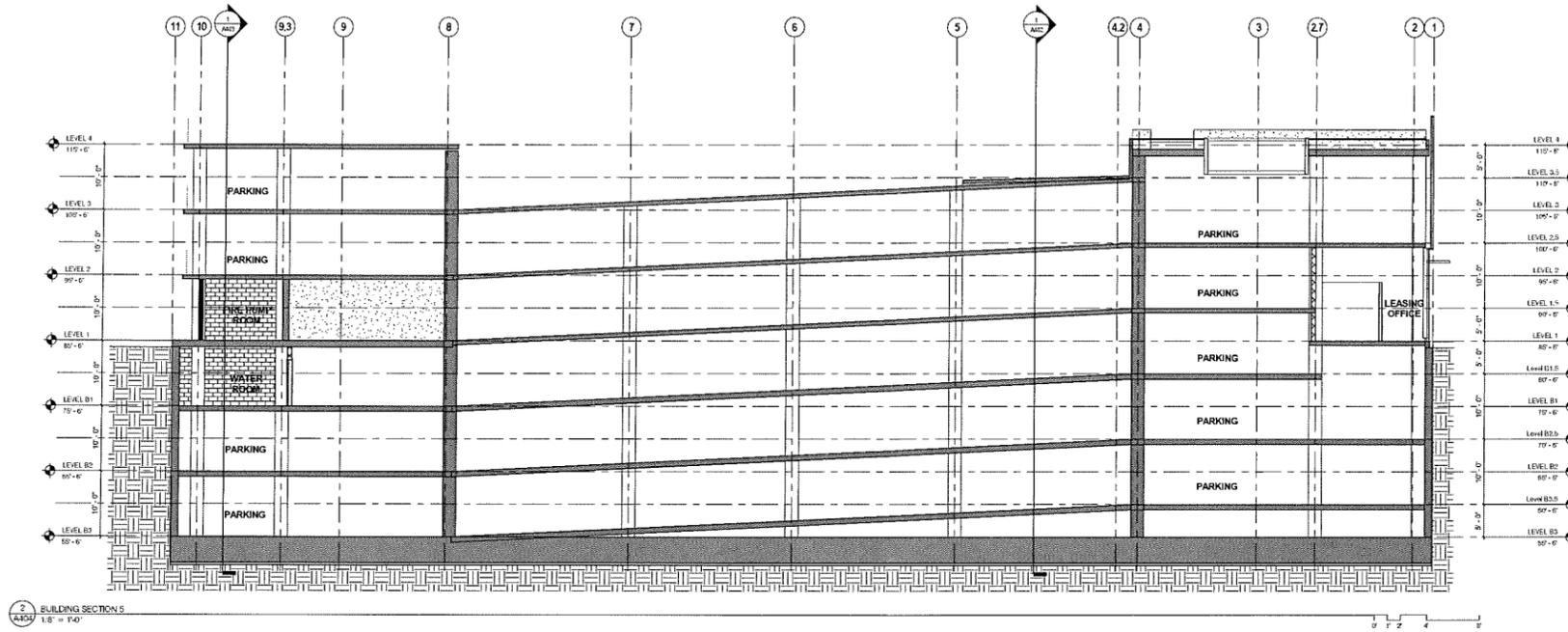
SHEET TITLE
 BUILDING SECTION

SHEET NO.
A403

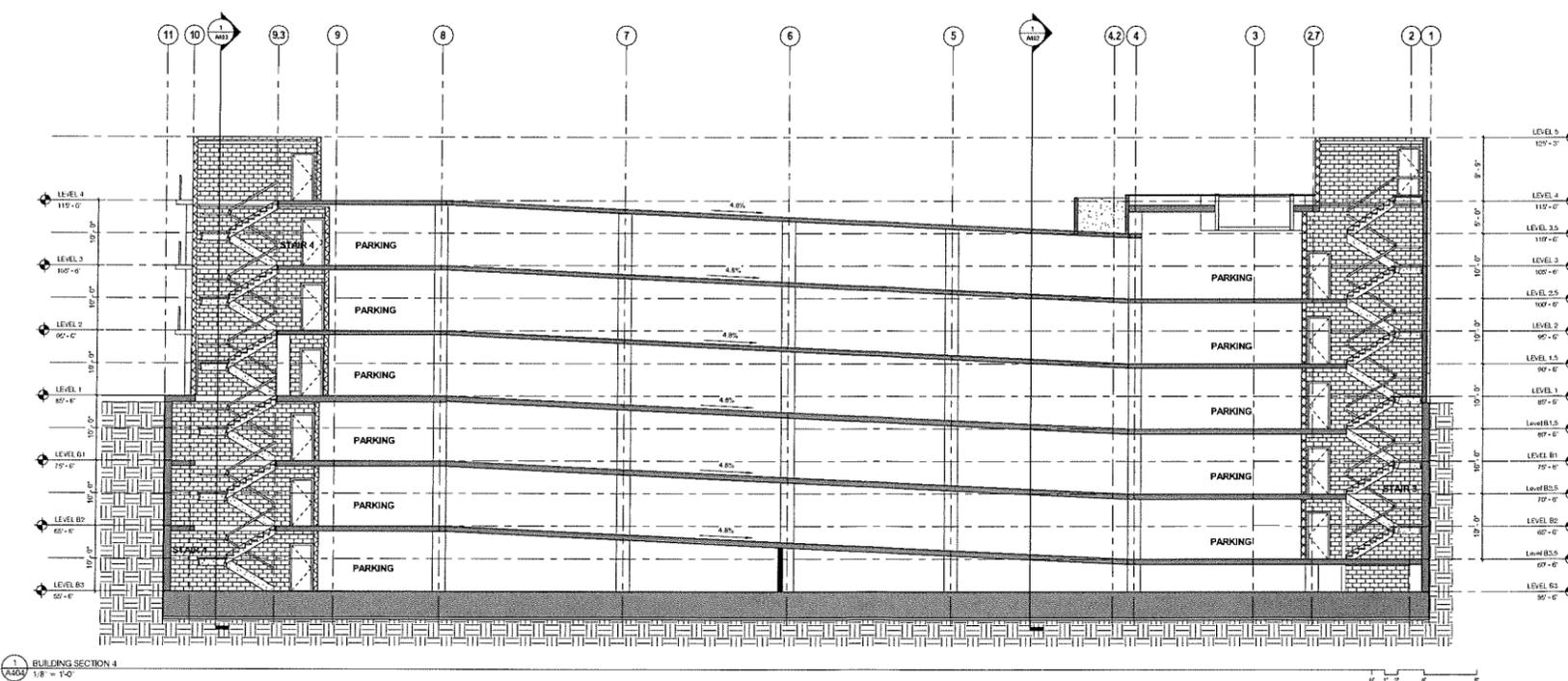
12/14/2012 12:26:37 PM



ARCHITECTURE INC
107 SE WASHINGTON ST
SUITE 740
PORTLAND OREGON 97214
503 245 0002



2 BUILDING SECTION 2
1/8" = 1'-0"



4 BUILDING SECTION 4
1/8" = 1'-0"

1 SOUTH MARKET APARTMENTS

MARKET STREET TOWER
VENTURE, LLC
1 South Market Street
San Jose, CA

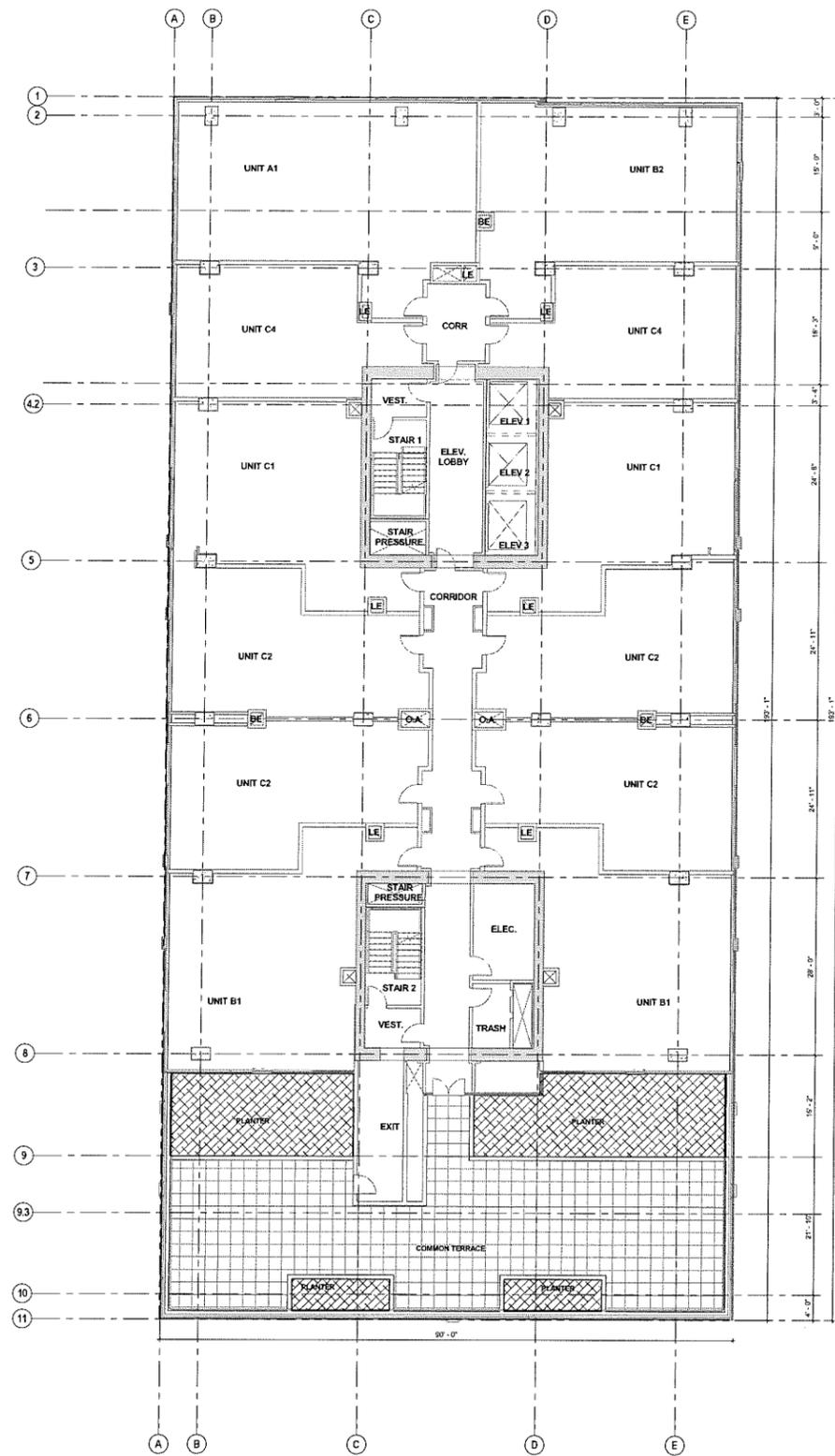
PROJECT NO. 11121
DRAWN: [Name]
DATE: 14 December 2012
REVISION: SITE DEVELOPMENT PERMIT SET
DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

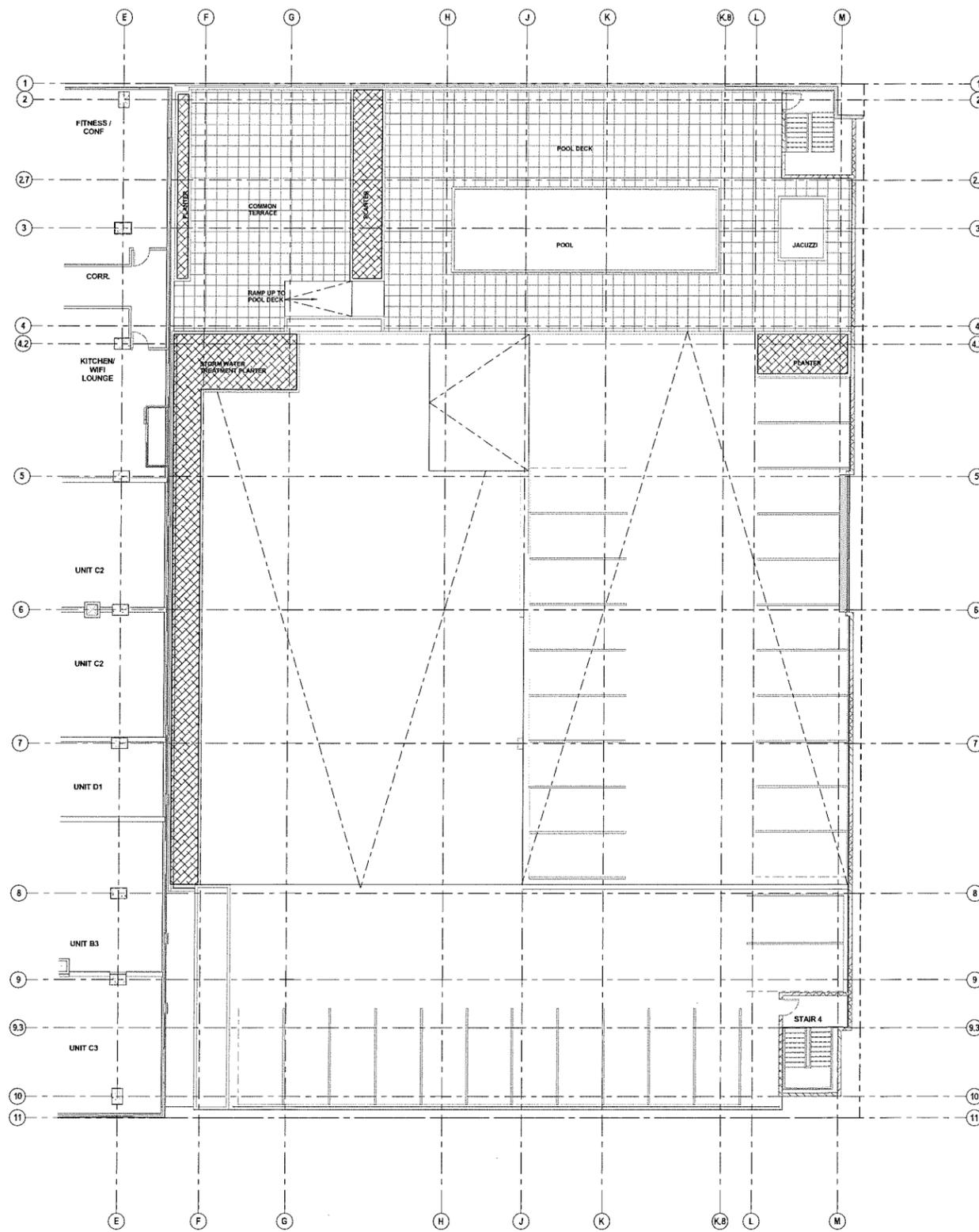
SHEET TITLE:
BUILDING SECTION

SHEET NO.
A404

12/14/2012 12:28:39 PM



3 LEVEL 18 FLOOR PLAN
 L107
 1/8" = 1'-0"



1 LEVEL 4 LANDSCAPE PLAN
 L108
 1/8" = 1'-0"

**1 SOUTH
 MARKET
 APARTMENTS**

MARKET STREET TOWER
 VENTURE, LLC
 1 South Market Street
 San Jose, CA

PROJECT NO: 11121
 DRAWN: AUCOF
 DATE: 14 December 2012
 SITE DEVELOPMENT PERMIT SET
 W/2402
 REVISION: DESCRIPTION

SITE DEVELOPMENT PERMIT SET H12-022

SHEET TITLE:
 LEVEL 04, 18 LANDSCAPE PLAN

SHEET NO:
L104

12/14/2012 12:28:44 PM