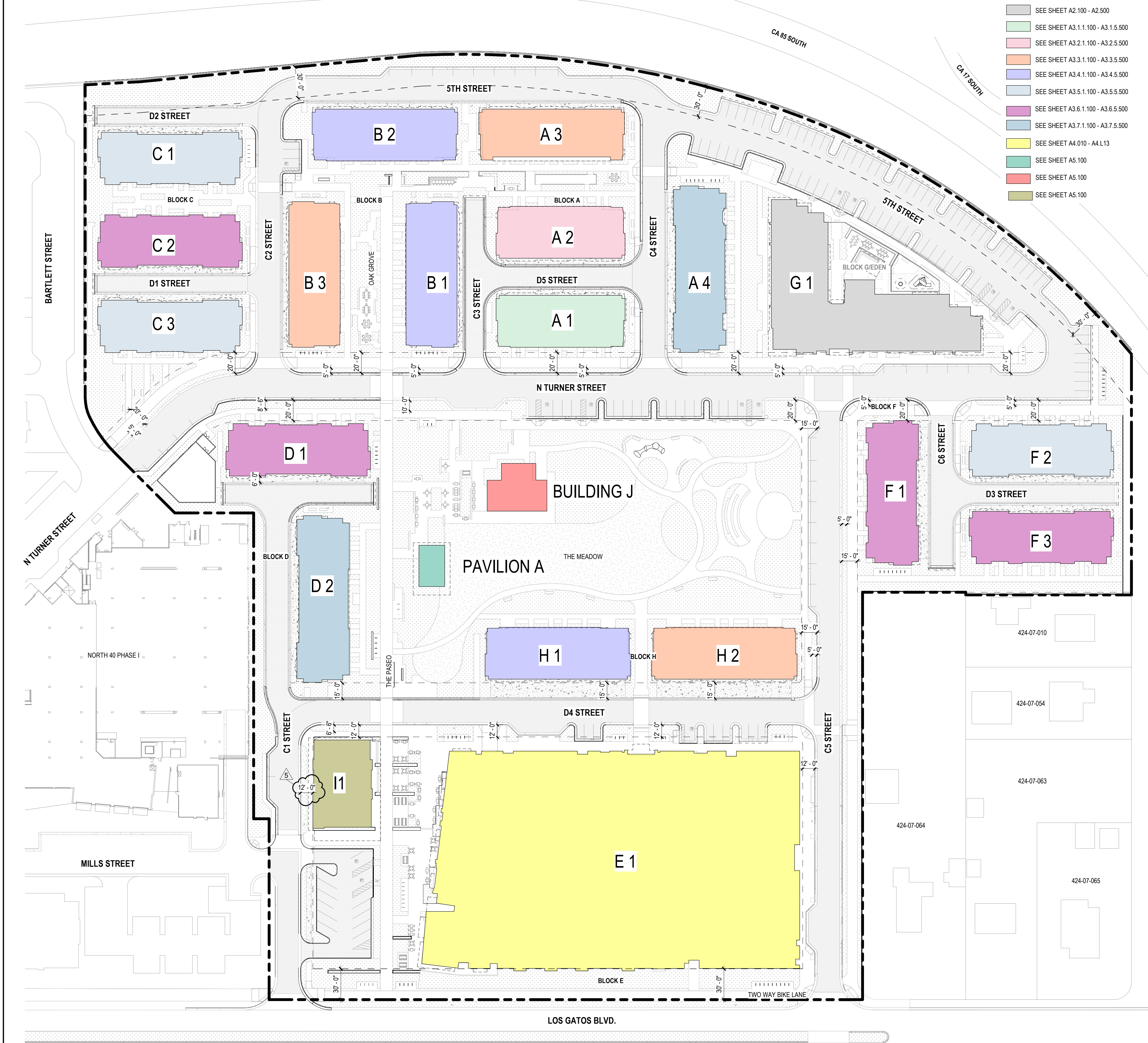


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ARCHITECTURE LEGEND

- PROPERTY LINE
- SETBACK FROM PROPERTY LINE
- SETBACK FROM STREET

GENERAL NOTE:
- ALL SETBACKS ARE FROM THE NORTH 40 SPECIFIC PLAN
- MORE THAN 50% OF THE FRONT SETBACK AREA ON LOS GATOS BLVD. IS LANDSCAPED

Street and Building Setbacks			
As Outlined in the N40 Specific Plan			
Setback	Setback Required	Setback Provided	Setback Design
Table 2-5 Primary Frontage Setbacks			
Los Gatos Boulevard	MIN 30 FT	30 FT	Orchard Street Trees Planting Strip No Parking Provided on Los Gatos Blvd.
Neighborhood Street (C5 Street, D4 Street, West Side)	MIN 15 FT	15 FT	15' From Street to Building 5' Landscape Planters Containing Street Trees
North Turner Street, C1 Street	MIN 12 FT	12 FT	12' From Street to Building 5' Landscape Planters Containing Street Trees
Table 2-6 Non-Residential/Mixed Use Building Setbacks			
Front Setback (D4 Street, East Side)	MIN 12 FT	12 FT	Oriented to Street with parking in rear Landscaping
Side Setback	NONE REQUIRED	N/A	
Rear Setback	NONE REQUIRED	N/A	

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NORTH 40 PHASE II

North 40
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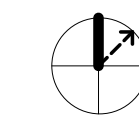
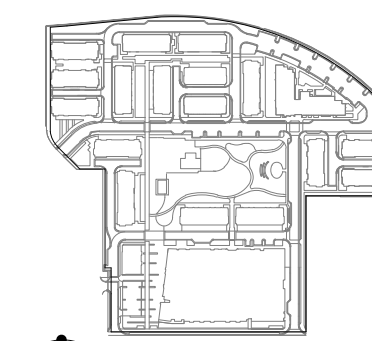
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San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
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1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.100

EXHIBIT 14

© 2023 Perkins and Will

1 ARCHITECTURAL SITE PLAN

1" = 50'-0"



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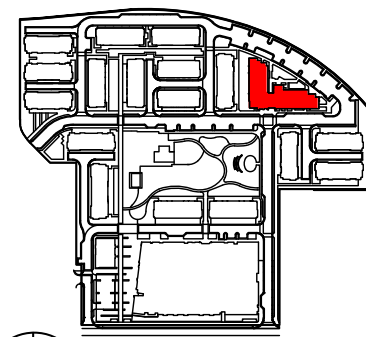
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KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
**AFFORDABLE HOUSING:
ARCHITECTURAL SITE
PLAN**

SHEET NUMBER

A1.101

LEGEND

←
ACCESSIBLE PATH OF
TRAVEL

ACCESSIBLE EGRESS
PATH

4
TRASH STAGING PATH

1 BED UNIT

2 BED UNIT

3 BED UNIT

CORRIDOR

STAIRS + ELEVATORS

COMMON AREAS

COMMUNITY
RECREATION SPACE

GROUND FLOOR
OPEN AREA ABUTTING
STREET-FACING
FACADE (60 SF MIN.
REQUIRED)

RECESSED
BUILDING ENTRY
(24 SF MIN. REQUIRED)

OPEN SPACE SUMMARY

Affordable Building - PRIVATE SPACE REQUIREMENTS					
Unit Type	# of Units	Private recreation space REQUIRED (60 sf/unit)	Private recreation space PROVIDED	Ground floor Private recreation space REQUIRED (120 sf/unit)	Ground floor Private recreation space PROVIDED
Affordable Building		Objective Design Standards A11			
1-A	31	1860	0	360	0
2-A	18	1080	0	360	0
3-A	18	1080	0	240	0
PM(2-B)	1	60	178	0	0
TOTAL	68	4080	178	960	0

UNIT DATA TABLE

Units - Affordable Building						
Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Affordable Building						
1-A	3	7	8	8	5	31
2-A	3	4	4	4	3	18
3-A	2	4	4	4	4	18
PM(2-B)	0				1	1
TOTAL	8	15	16	16	12	68

PARKING SPACE SUMMARY

Affordable Building - PARKING REQUIREMENTS (Specific Plan)					
Unit Type	# of Units	Parking Required (.5 per unit)	Guest Parking Required (.5 per unit)	Total Parking Required	Parking Provided
Affordable Building					
1-A (1bed)	31	15.5	15.5	31	See sheet G3
2-A (2 bed)	18	9	9	18	
3-A (3 bed)	18	9	9	18	
PM(2-B) (2 bed)	1	0.5	0.5	1	
TOTAL	68	34	34	68	

C4 STREET

TOWNHOME BUILDING,
SEE TOWNHOME
SHEET FOR MORE
INFORMATION

DOG RELIEF
SLD

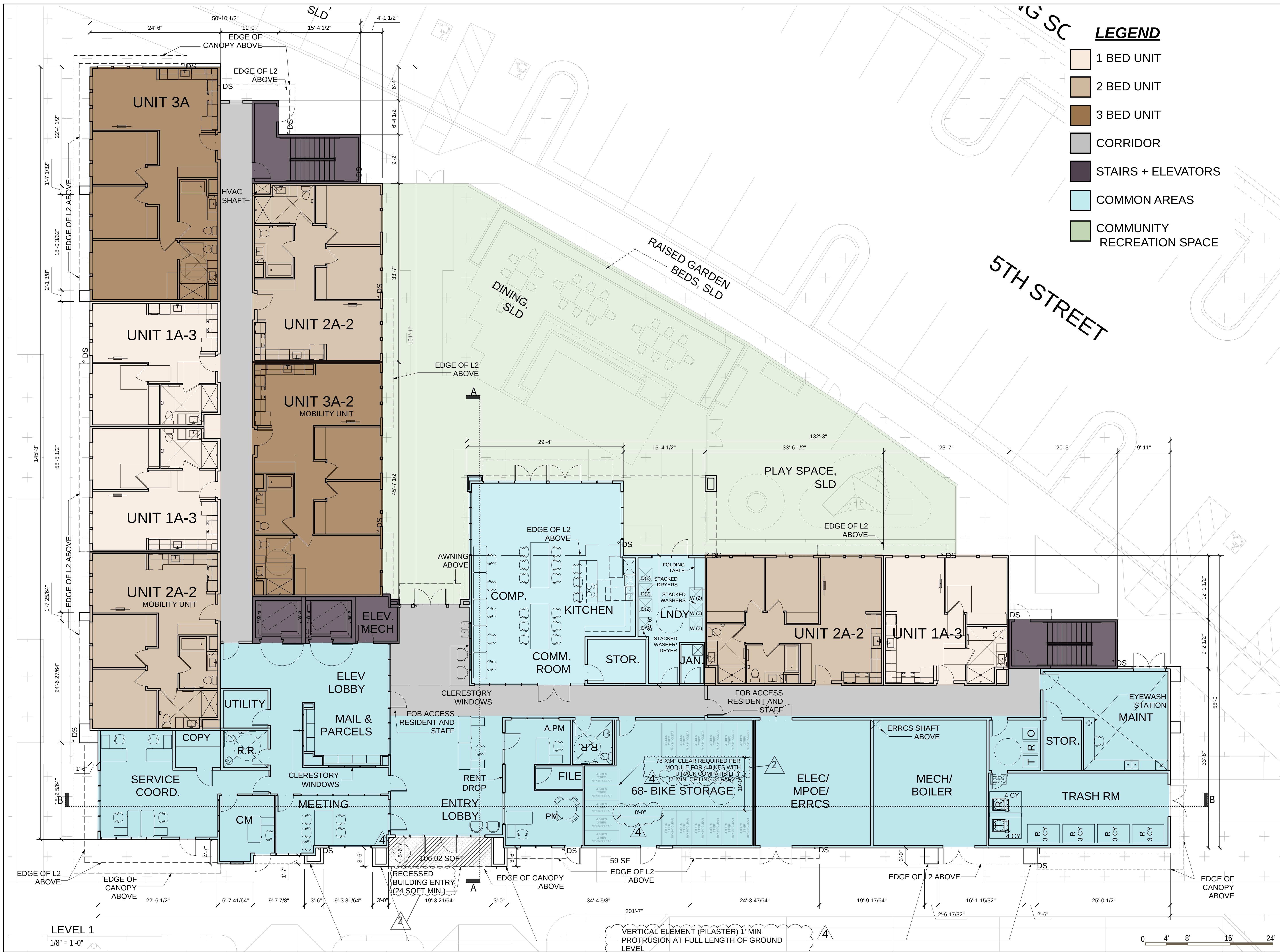
EXISTING SOUND WALL

5TH STREET

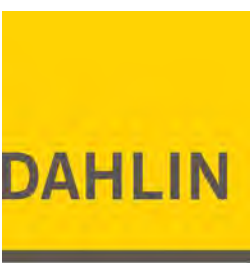
NORTH A STREET

ARCHITECTURAL SITE PLAN - LEVEL 1

1/16" = 1'-0"



- LEGEND**
- 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - CORRIDOR
 - STAIRS + ELEVATORS
 - COMMON AREAS
 - COMMUNITY RECREATION SPACE



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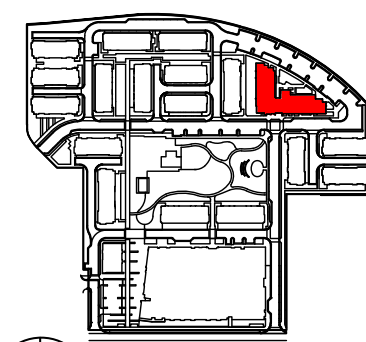
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Job Number

TITLE
**AFFORDABLE HOUSING:
LEVEL 1 PLAN**

SHEET NUMBER

A2.100



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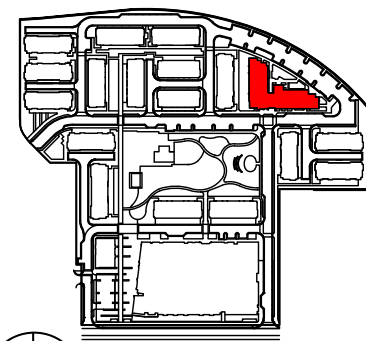
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Job Number

TITLE
**AFFORDABLE HOUSING:
LEVEL 3 & 4 PLAN**

SHEET NUMBER

A2.102



LEVEL 3-4

1/8" = 1'-0"

0 4' 8' 16' 24'



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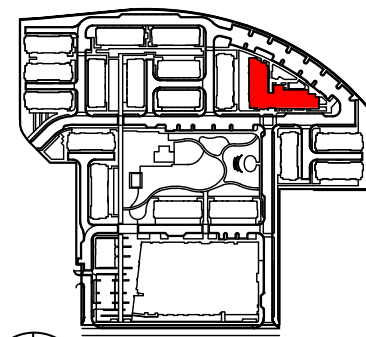
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Job Number

TITLE
**AFFORDABLE HOUSING:
LEVEL 5 PLAN**

SHEET NUMBER

A2.103

LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE



LEVEL 5

1/8" = 1'-0"





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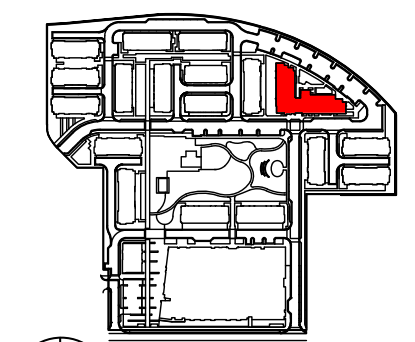
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Job Number

TITLE
**AFFORDABLE HOUSING:
LEVEL 2 PLAN**

SHEET NUMBER

A2.101



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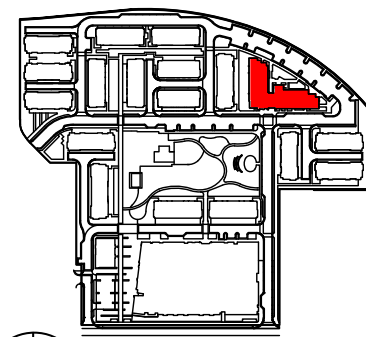
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KEYPLAN



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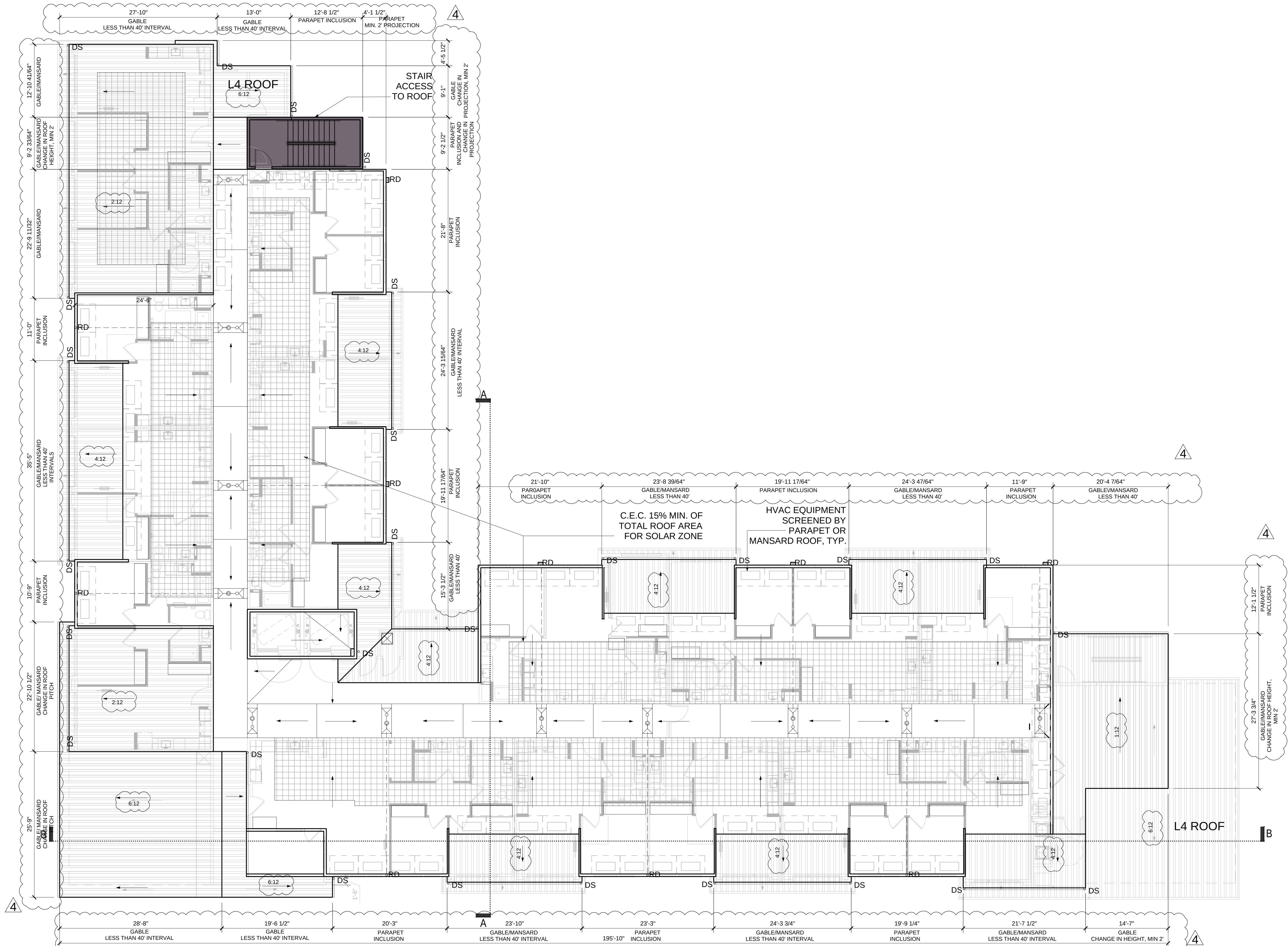
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Job Number

TITLE
**AFFORDABLE HOUSING:
ROOF PLAN**

SHEET NUMBER

A2.104



ROOF PLAN

1/8" = 1'-0"





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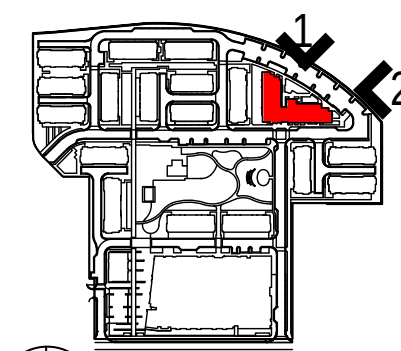
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Job Number

TITLE
**AFFORDABLE HOUSING:
NORTH AND EAST
ELEVATIONS**
SHEET NUMBER

A2.201



1 NORTH ELEVATION
1/8" = 1'-0"

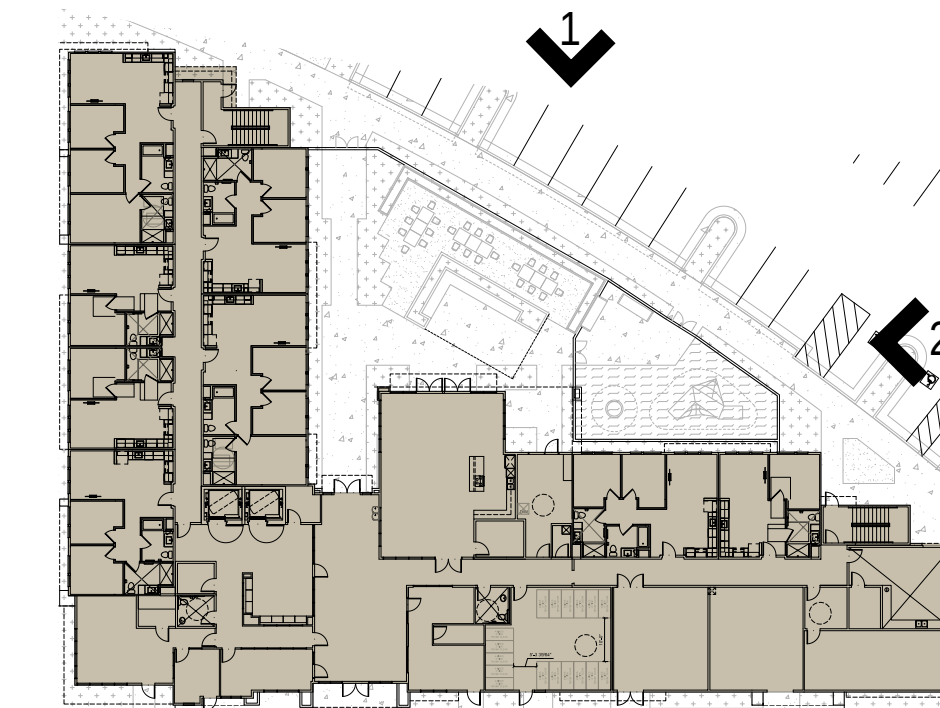


2 EAST ELEVATION
1/8" = 1'-0"

MATERIALS KEY

- 1 ALUMINUM STOREFRONT
- 2 VINYL WINDOWS AND DOORS
- 3 3 COAT STUCCO WITH METAL REVEALS
- 4 HORIZONTAL SIDING WITH WOOD GRAIN FINISH
- 5 CEMENTIOUS PANEL WITH METAL REVEALS & SMOOTH FINISH
- 6 VERTICAL SIDING
- 7 STANDING SEAM ROOF
- 8 METAL AWNING/ CANOPY
- 9 LIGHT FIXTURE
- 10 PERFORATED METAL SUN SHADE

KEY PLAN



0 4' 8' 16' 24'



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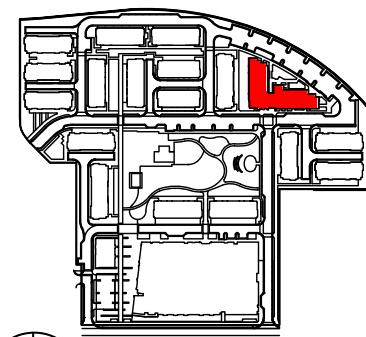
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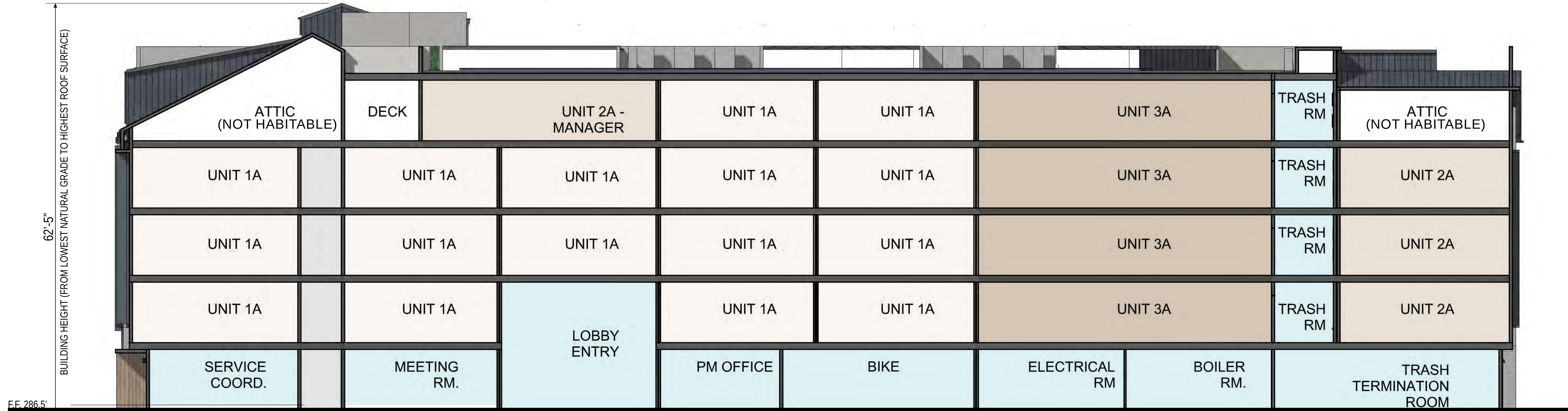
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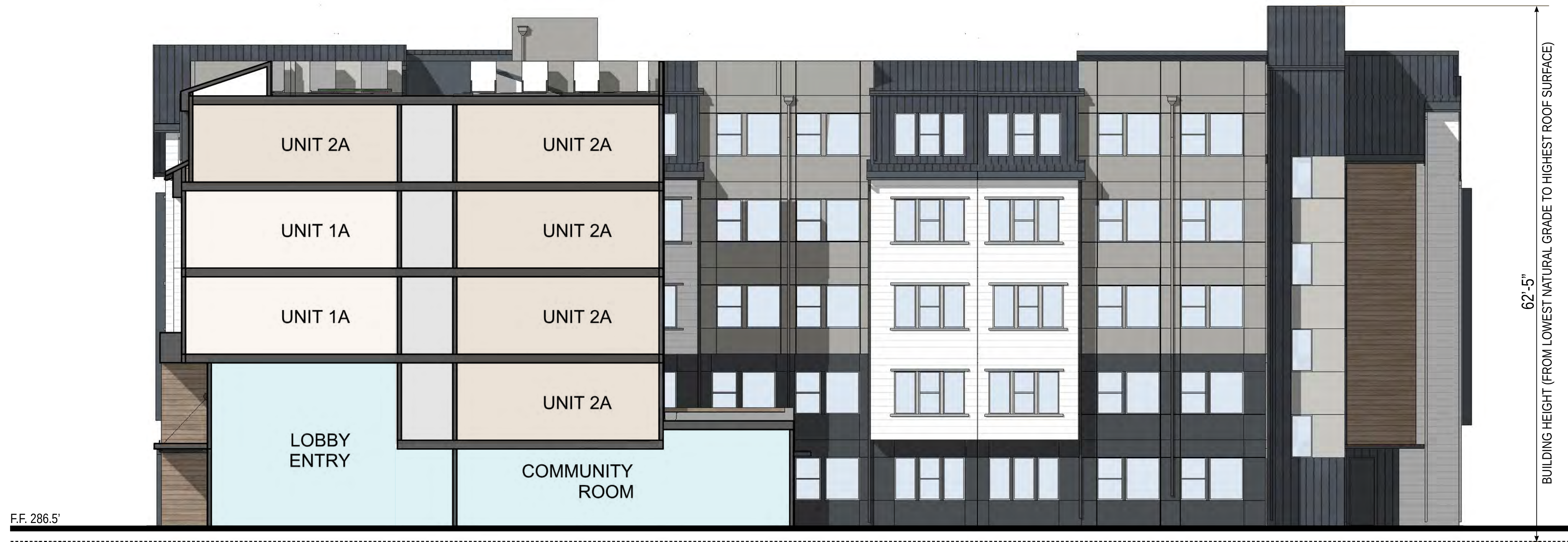
TITLE
**AFFORDABLE HOUSING:
SECTIONS**

SHEET NUMBER

A2.300



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

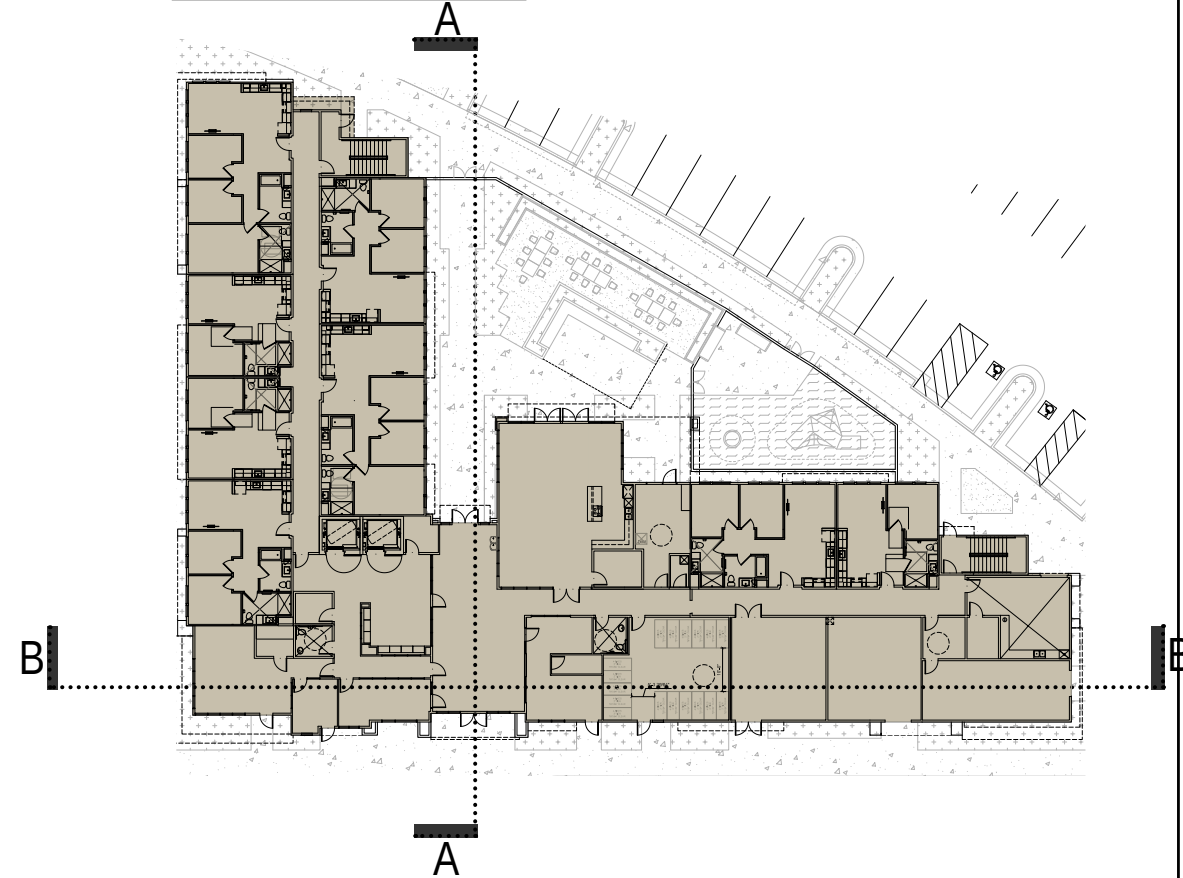


1 SECTION A
1/8" = 1'-0"

LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE

KEY PLAN



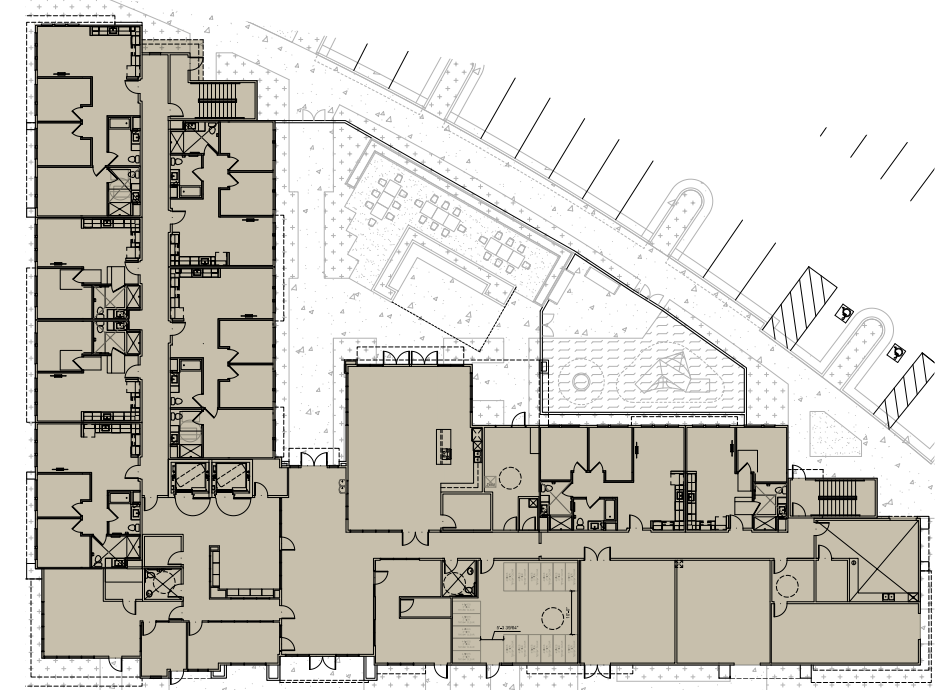


1 SOUTH WEST VIEW



2 SOUTH WEST ENTRY VIEW

KEY PLAN



17

2



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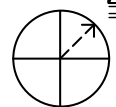
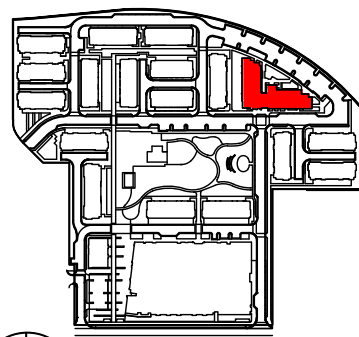
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TITLE
**AFFORDABLE HOUSING:
RENDERINGS**

SHEET NUMBER

A2.400

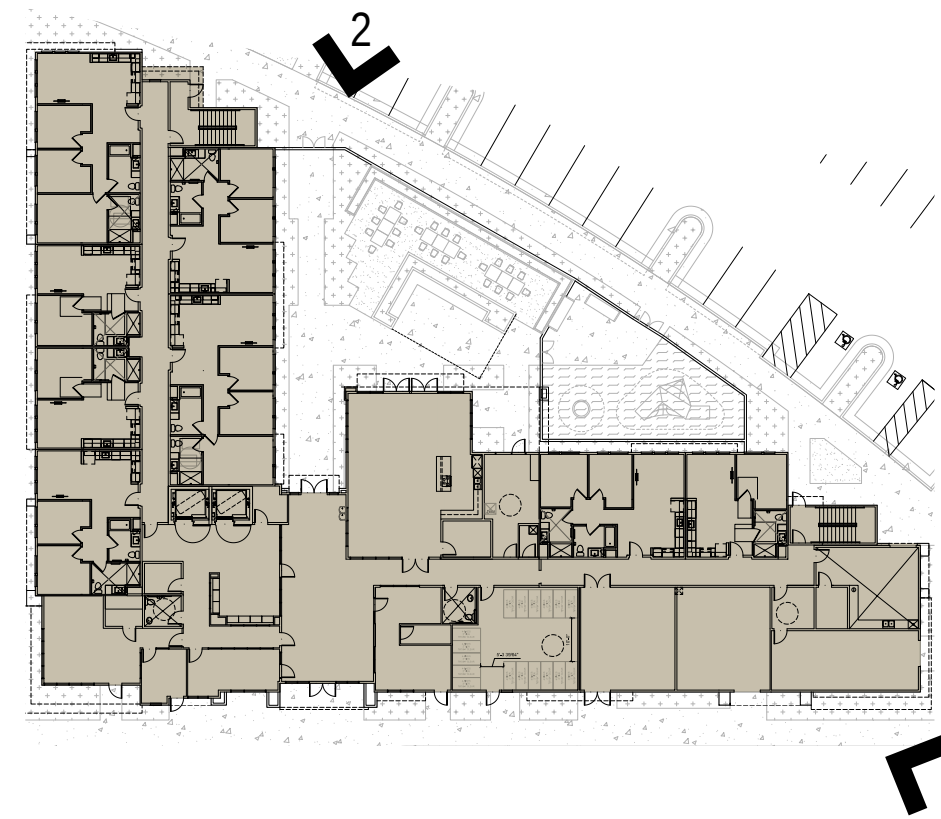


1 SOUTH EAST VIEW



2 NORTH VIEW OF COURTYARD

KEY PLAN



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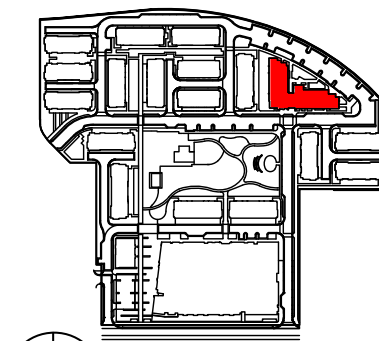
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Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

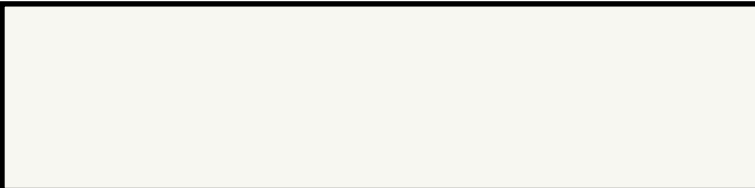
TITLE
**AFFORDABLE HOUSING:
RENDERINGS**

SHEET NUMBER

A2.401



PAINT LIST



A SW 7757 HIGH REFLECTIVE WHITE



B SW 7522 MEADOWLARK



C SW 7030 A NEW GRAY

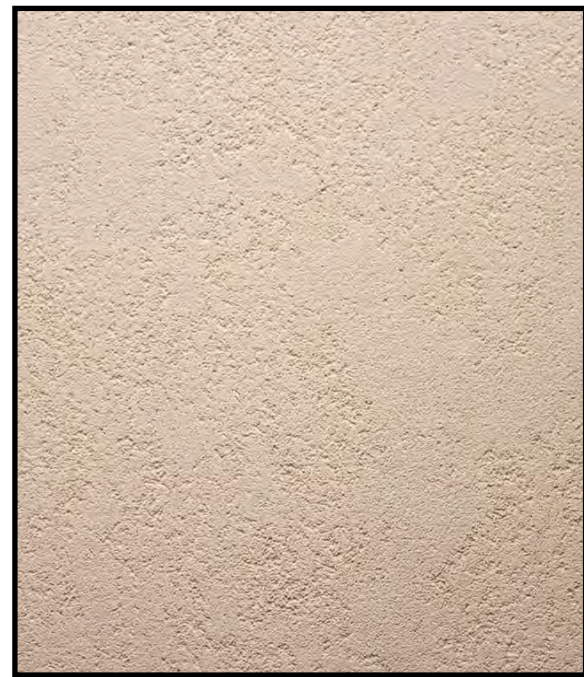


D SW 6991 BLACK MAGIC

MATERIALS KEY

- 1 ALUMINUM STOREFRONT
- 2 VINYL WINDOWS AND DOORS
- 3 3 COAT STUCCO W/ METAL REVEAL
- 4 HORIZONTAL SIDING W/ WOOD GRAIN FINISH
- 5 CEMENTIOUS PANEL W/ METAL REVEALS & SMOOTH FINISH
- 6 VERTICAL SIDING
- 7 STANDING SEAM ROOF
- 8 METAL AWNING/ CANOPY
- 9 LIGHT FIXTURE
- 10 PERFORATED METAL SUN SHADE

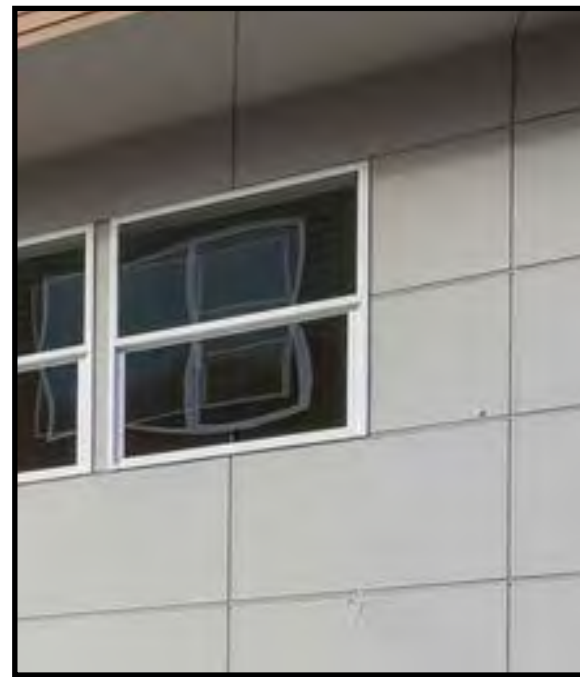
MATERIAL IMAGERY



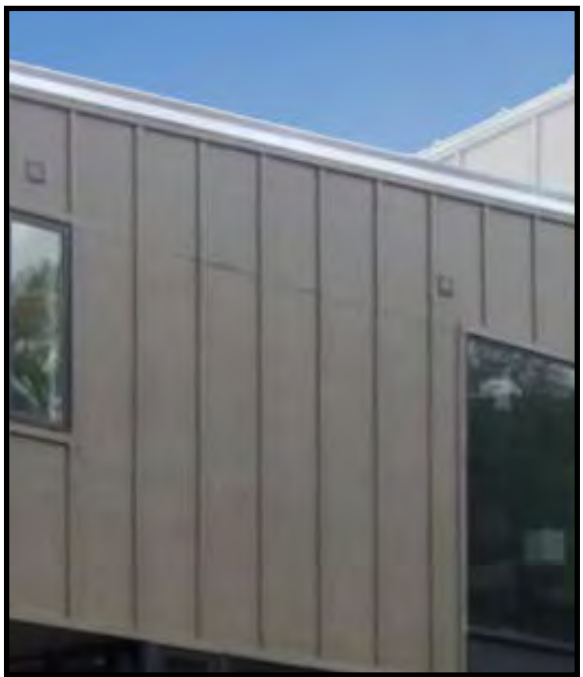
3 3 COAT STUCCO



4 HORIZONTAL SIDING WITH WOOD GRAIN FINISH



5 CEMENTIOUS PANEL WITH METAL REVEALS & SMOOTH FINISH



6 VERTICAL SIDING



7 STANDING SEAM METAL ROOF



8 METAL AWNING/ CANOPY



9 LIGHT FIXTURE



10 PERFORATED METAL SUN SHADE



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Chicago, IL 60603

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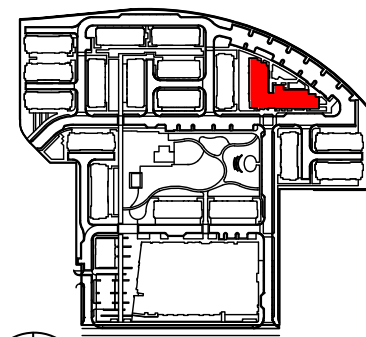
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TITLE
**AFFORDABLE HOUSING:
COLOR AND MATERIALS**

SHEET NUMBER

A2.500



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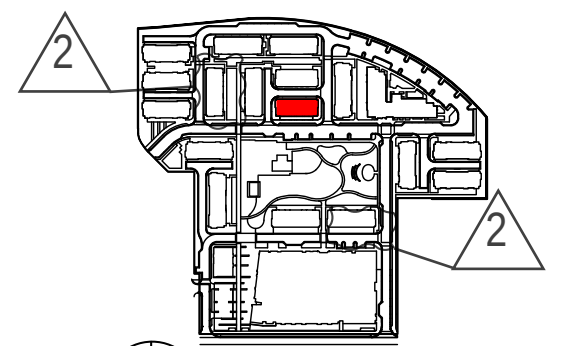
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GROSVENOR

KEYPLAN



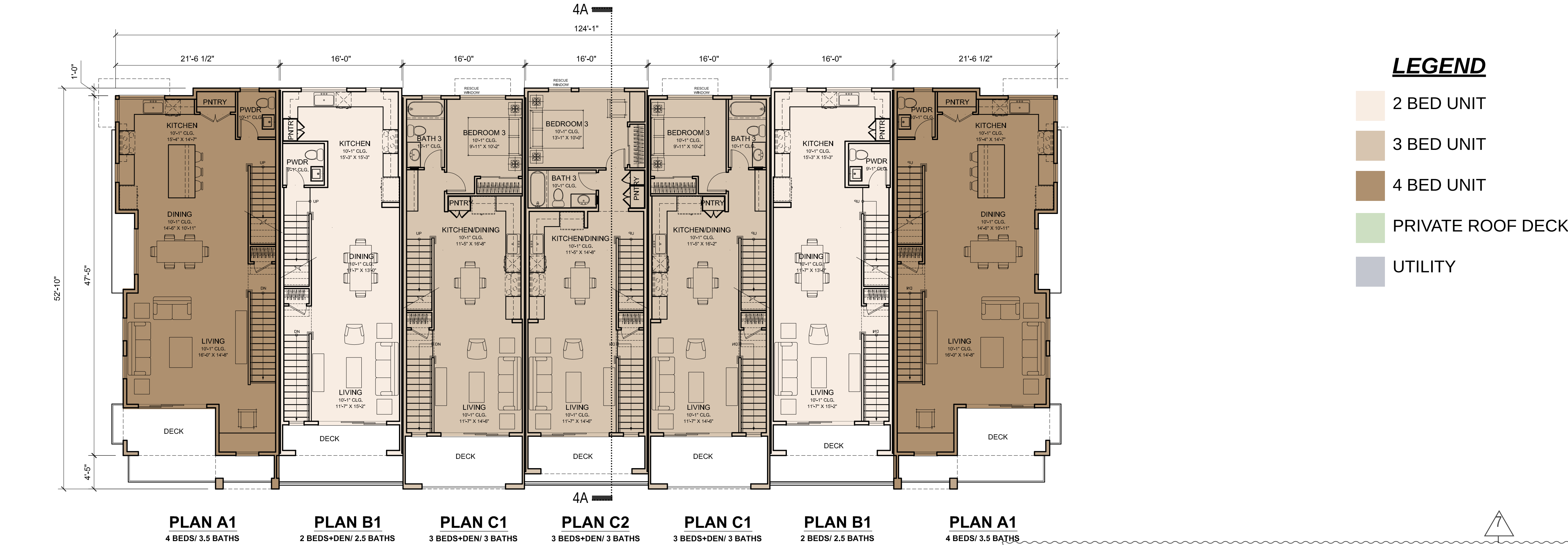
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Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 1)
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.1.1.100



LEVEL 2

1/8" = 1'-0"

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 7 PLEX - STYLE 1										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A1	4	4	2,052	2,230	2,905	150	2	4,104	4,460	5,810
Plan B1	2	3	1,404	1,529	2,227	90	2	2,808	3,058	4,454
Plan C1	3	3	1,474	1,611	2,330	99	2	2,948	3,222	4,660
Plan C2	3	3	1,494	1,627	2,346	72	1	1,494	1,627	2,346
Total							7	11,354	12,367	17,270

OBJECTIVE DESIGN STANDARDS

COMPLIANCE NOTES:

1. ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A1, B1 AND C2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 7 PLEX - STYLE 1										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A1	4	4	2,131	2,326	3,052	331	2	4,262	4,652	6,104
Plan B1	2	3	1,487	1,632	2,340	481	2	2,974	3,264	4,680
Plan C1	3	3	1,552	1,705	2,462	370	2	3,104	3,410	4,924
Plan C2	3	3	1,569	1,721	2,478	487	1	1,569	1,721	2,478
Total							7	11,909	13,047	18,186

LEVEL 1

1/8" = 1'-0"

0 4' 8' 16' 24'



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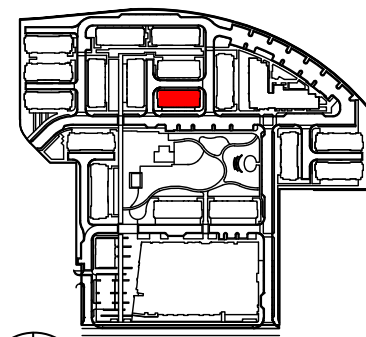
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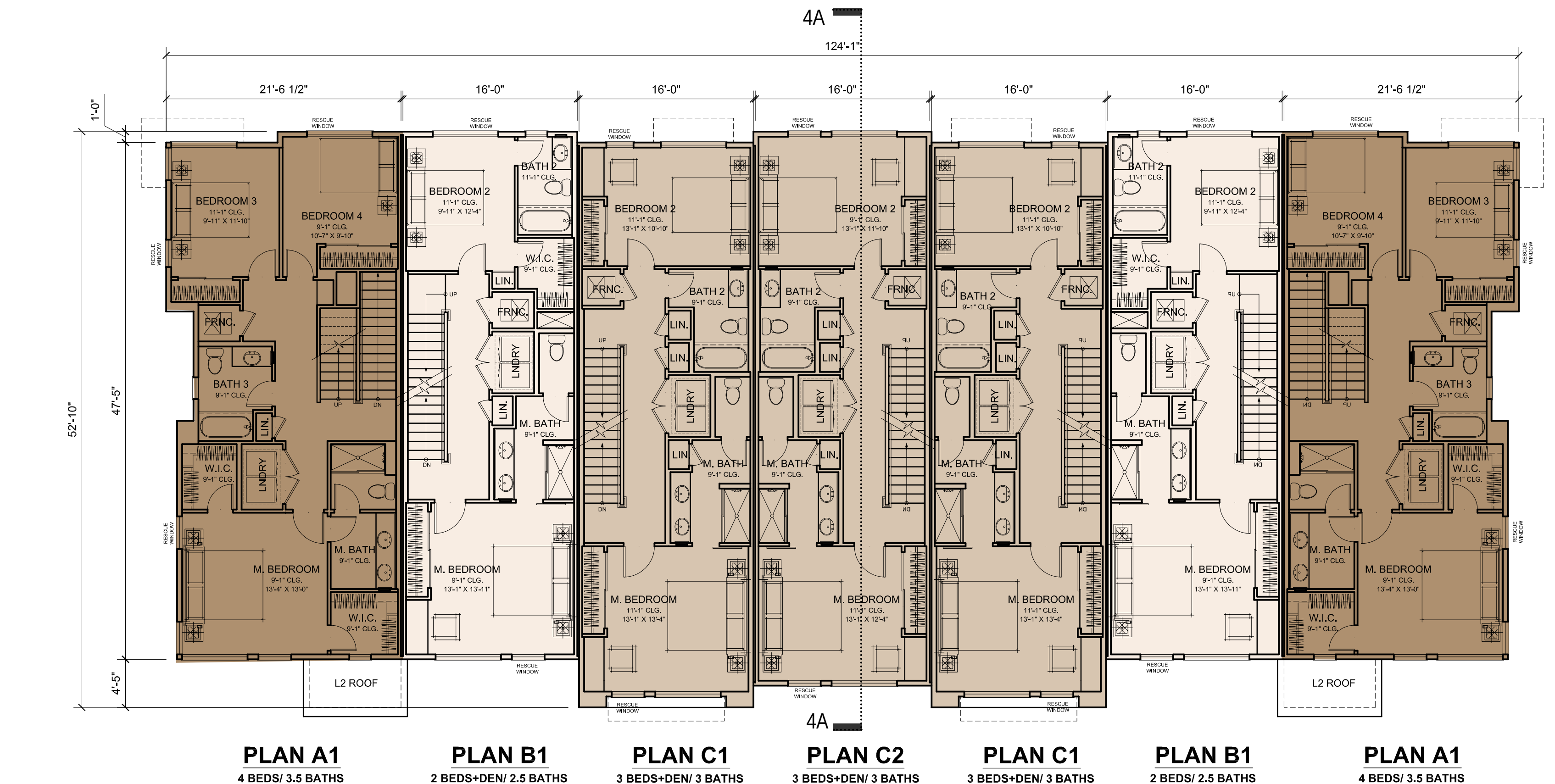
TITLE

TOWNHOME A:
7-PLEX (STYLE 1)
LEVEL 3 & 4 PLANS
SHEET NUMBER

A3.1.1.101

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY





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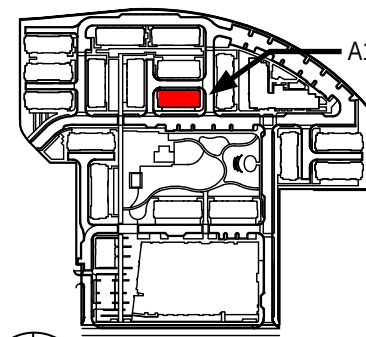
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Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 1)
ELEVATIONS + SECTION
SHEET NUMBER

A3.1.2.200



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"



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

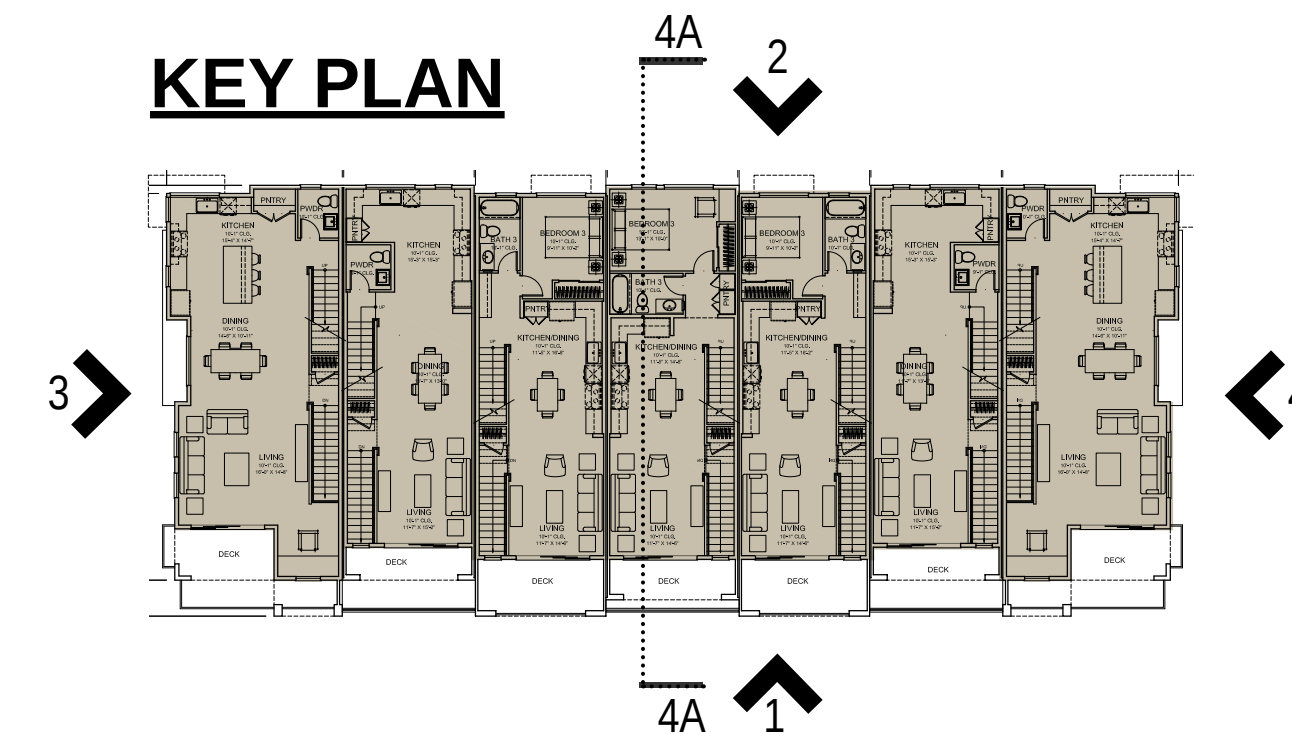
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

- (B.4.1.b) FRONT ELEVATION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
- (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
- (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
- (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
- (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

- VINYL WINDOWS AND DOORS
- 3 COAT STUCCO WITH METAL REVEALS
- COMPOSITE SHINGLE ROOF
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- VERTICAL BOARD AND BATTEN SIDING
- SMOOTH CEMENTIOUS PANEL
- METAL BEAM
- METAL TRELLIS
- METAL AWNING
- WOOD POST
- METAL GUARDRAIL
- GARAGE DOOR WITH GLASS
- ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
- GARAGE LIGHT FIXTURE

KEY PLAN



0 4' 8' 16' 24'



1 AERIAL VIEW

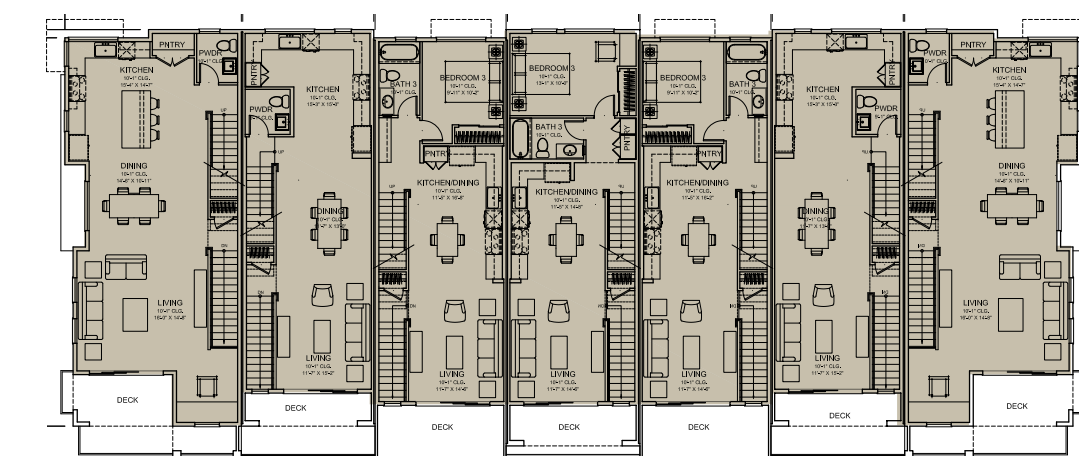


2 GARAGE VIEW



3 FRONT VIEW

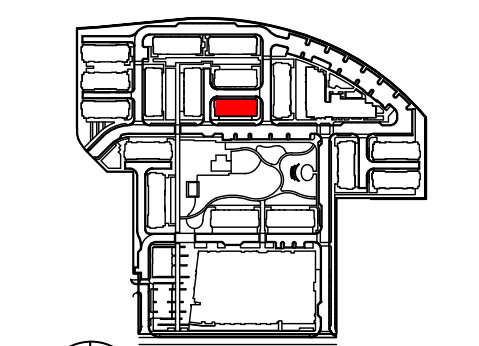
KEY PLAN



1 2 3



KEYPLAN



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Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 1)
RENDERINGS

SHEET NUMBER

A3.1.4.400

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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PAINT LIST

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

A SW 7004 SNOWBOUND

SW 7607
Santorini Blue
Interior / Exterior
Location Number: 279-C6

B SW 7607 SANTORINI BLUE

SW 9169
Chatura Gray
Interior / Exterior
Location Number: 242-C4

C SW 9169 CHATURA GRAY

SW 6223
Still Water
Interior / Exterior
Location Number: 219-C7

D SW 6223 STILL WATER

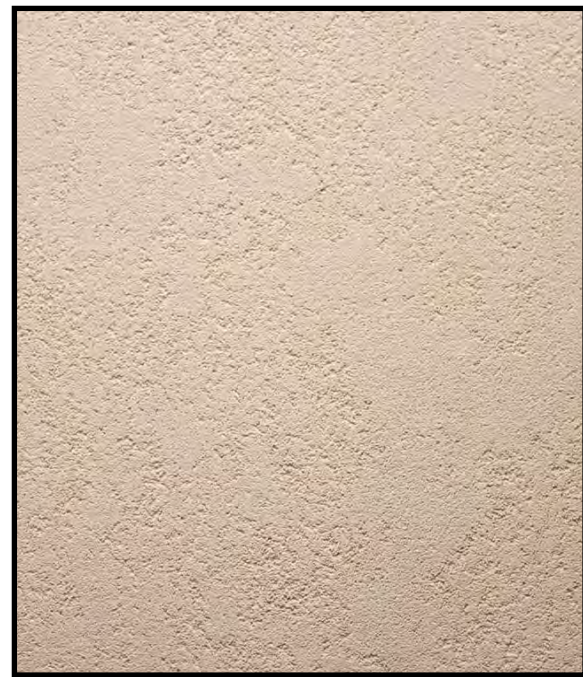
SW 6233
Samovar Silver
Interior / Exterior
Location Number: 222-C2

E SW 6233 SAMOVAR SILVER

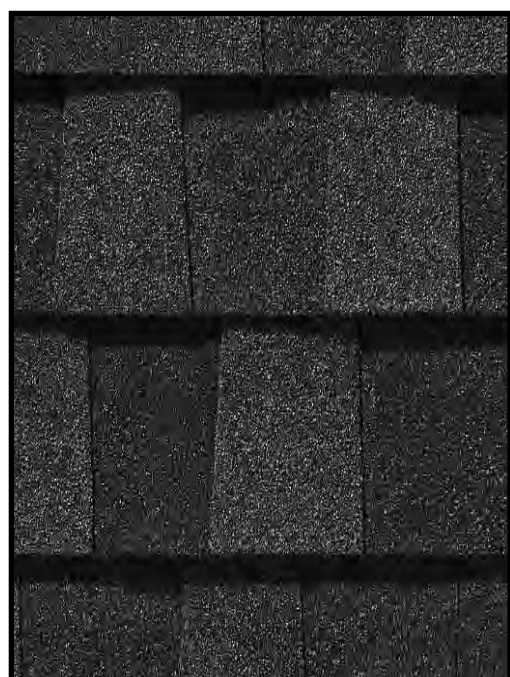
MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 HORIZONTAL LAP SIDING
- 6 VERTICAL BOARD AND BATTEN SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



3 COMPOSITE SHINGLE ROOF



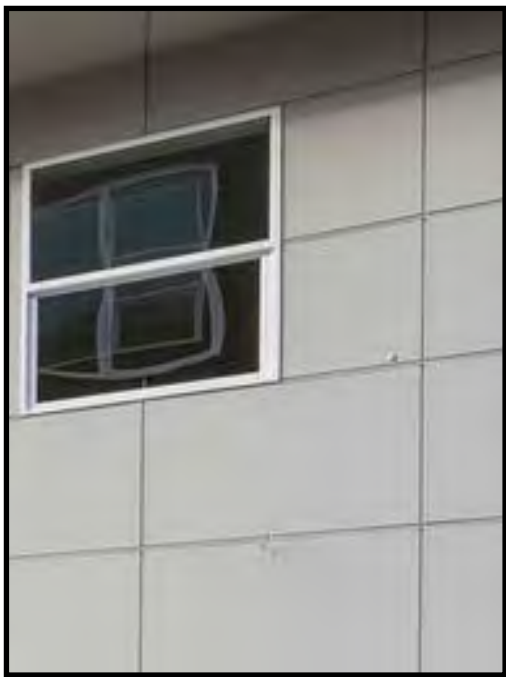
4 STANDING SEAM METAL ROOF



5 HORIZONTAL LAP SIDING



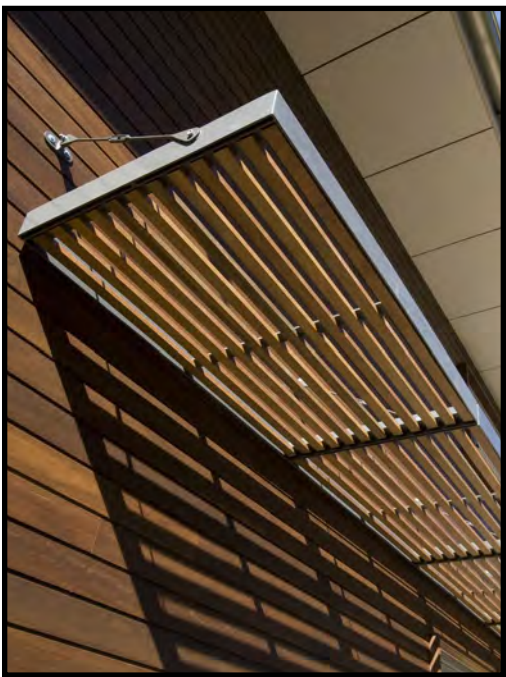
6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE



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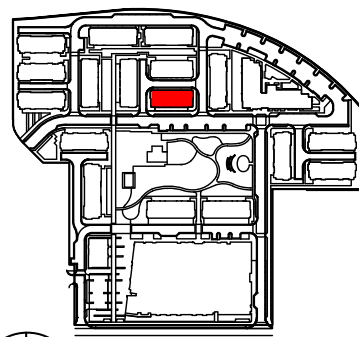
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Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 1)
COLOR & MATERIALS

SHEET NUMBER

A3.1.5.500



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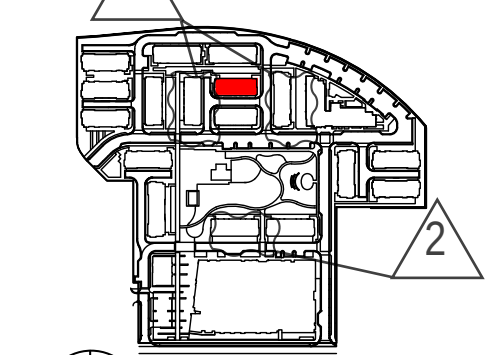
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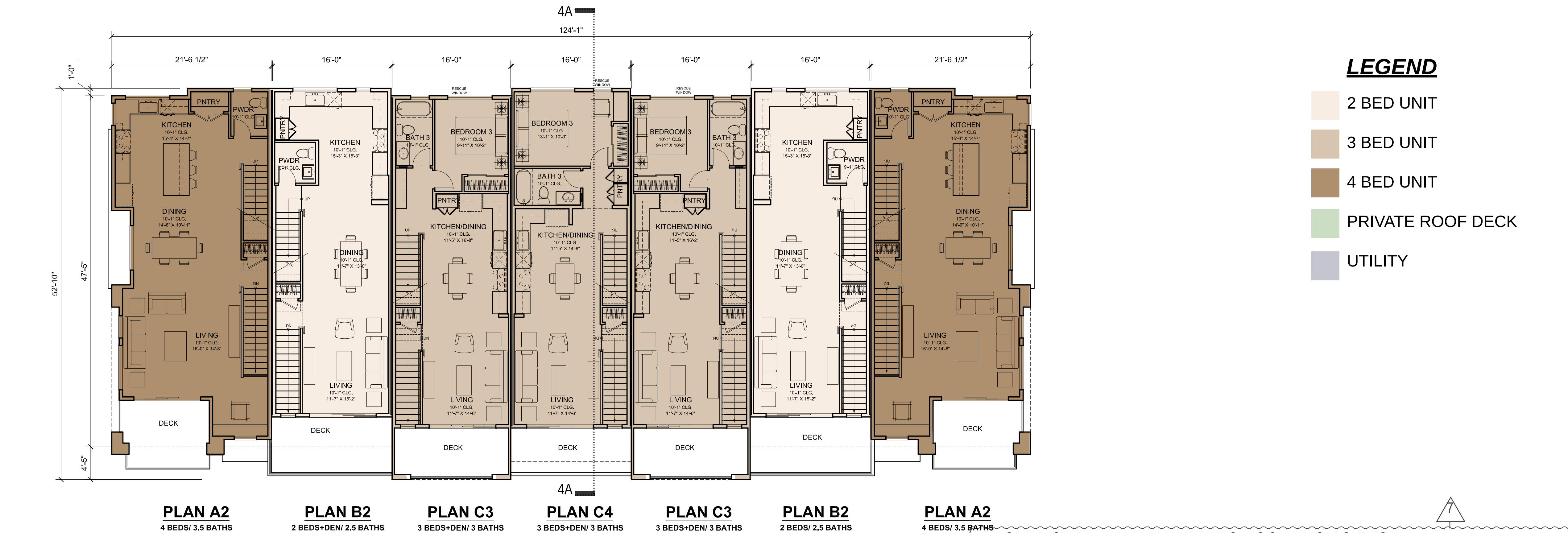
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Job Number

TITLE
**TOWNHOME A:
7-PLEX (STYLE 2)**
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.2.1.100

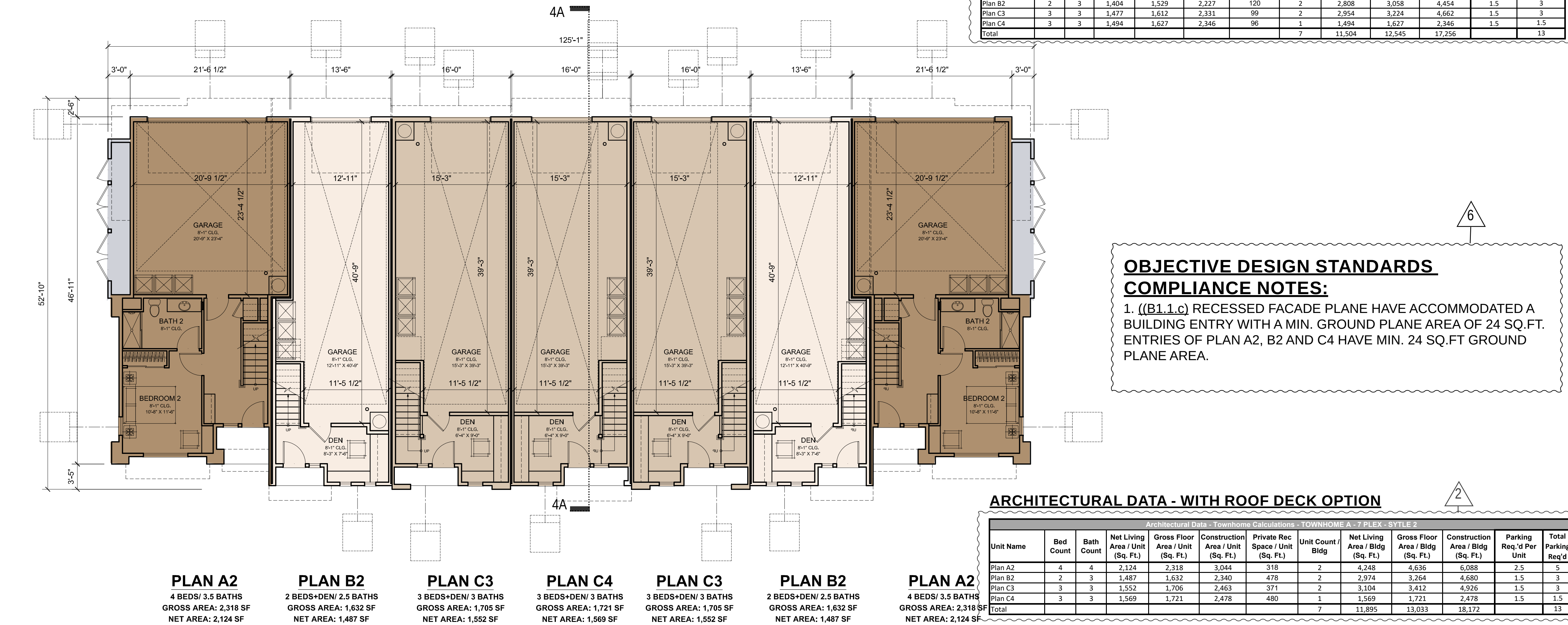


LEVEL 2

1/8" = 1'-0"

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 7 PLEX - STYLE 2										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A2	4	4	2,124	2,318	2,897	137	2	4,248	4,636	5,794
Plan B2	2	3	1,404	1,529	2,227	120	2	2,808	3,058	4,454
Plan C3	3	3	1,477	1,612	2,331	99	2	2,954	3,224	4,662
Plan C4	3	3	1,494	1,627	2,346	96	1	1,494	1,627	2,346
Total							7	11,504	12,545	17,256



LEVEL 1

1/8" = 1'-0"

0 4' 8' 16' 24'



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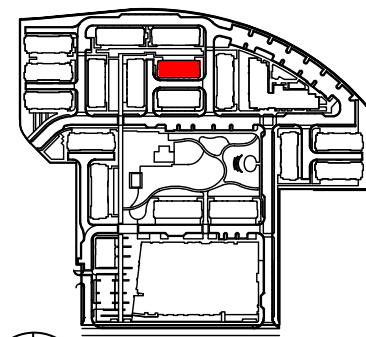
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

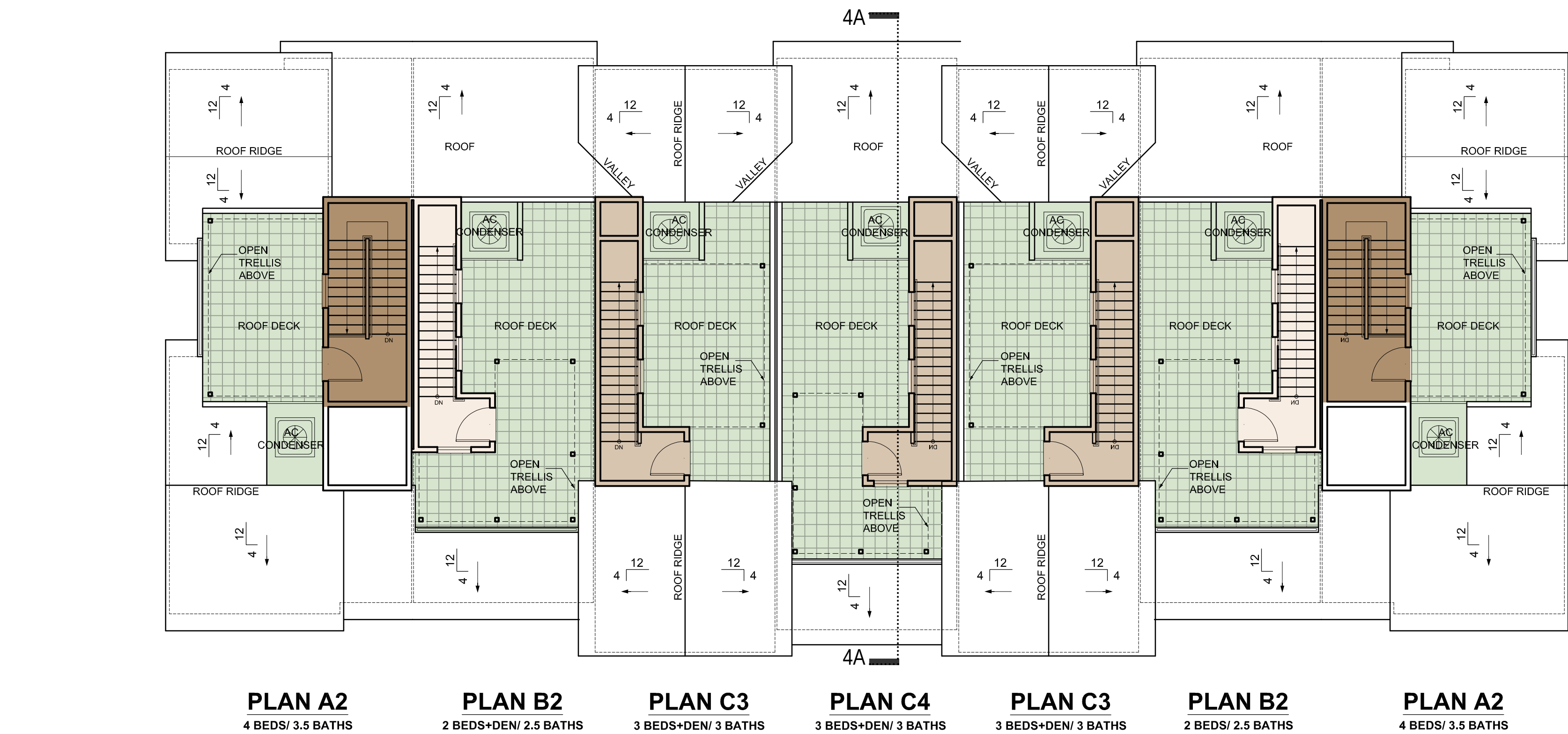
TITLE

TOWNHOME A:
7-PLEX (STYLE 2)
LEVEL 3 & 4 PLANS
SHEET NUMBER

A3.2.1.101

LEGEND

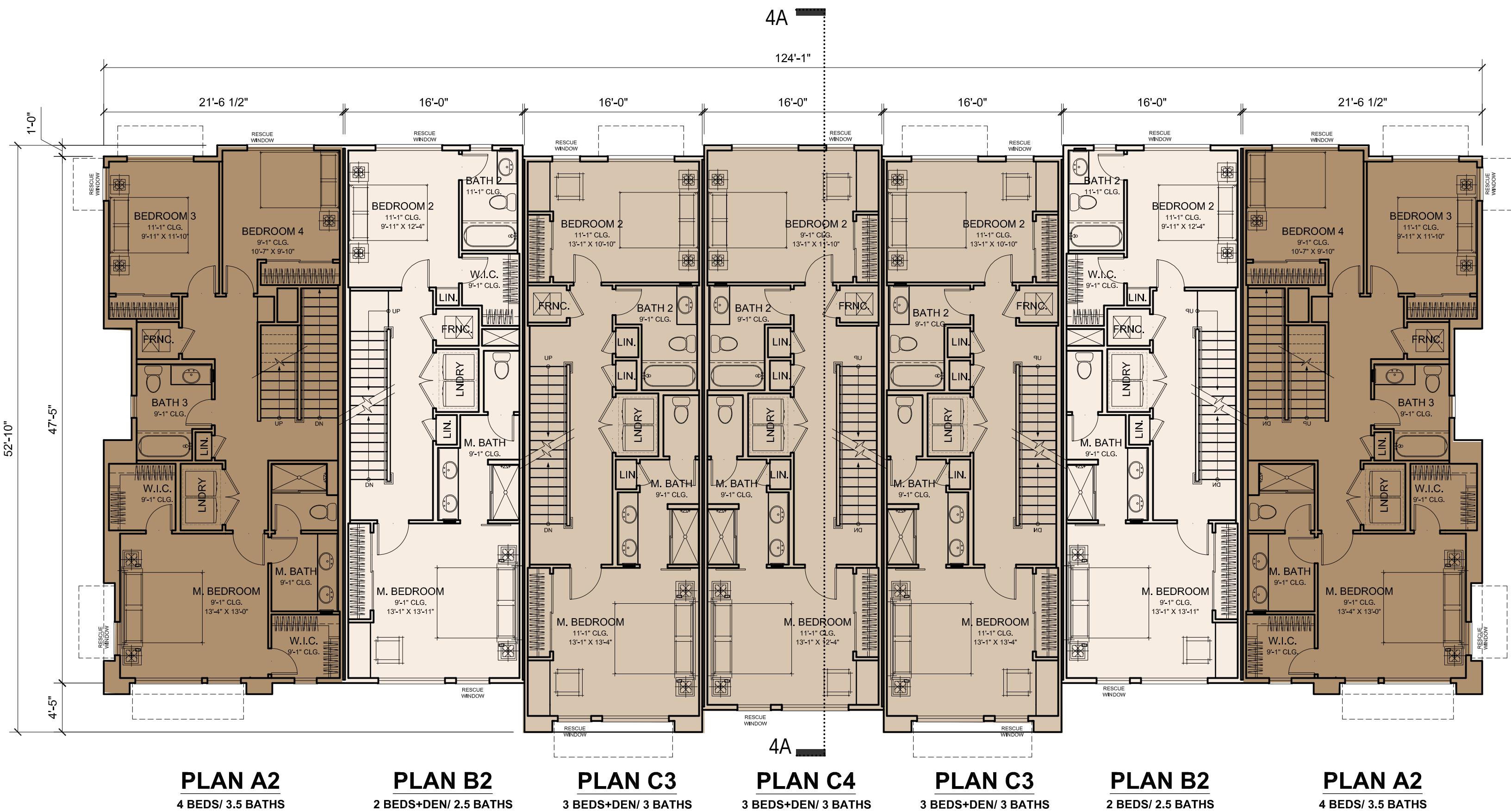
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY



LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'



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PERKINS & WILL
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San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

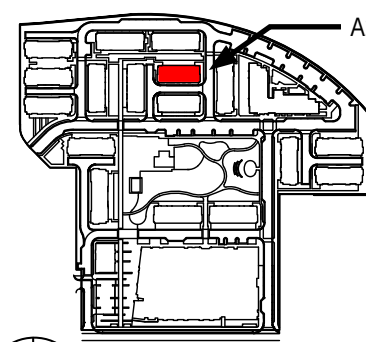
APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTIREMENT SET	08/14/2023
02	ENTIREMENT SET - REVISION 1	01/16/2024
04	ENTIREMENT SET - REVISION 3	04/24/2024
05	ENTIREMENT SET - REVISION 5	11/22/2024
07	ENTIREMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 2)
ELEVATIONS + SECTION
SHEET NUMBER

A3.2.2.200



1 FRONT ELEVATION
1/8" = 1'-0"

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

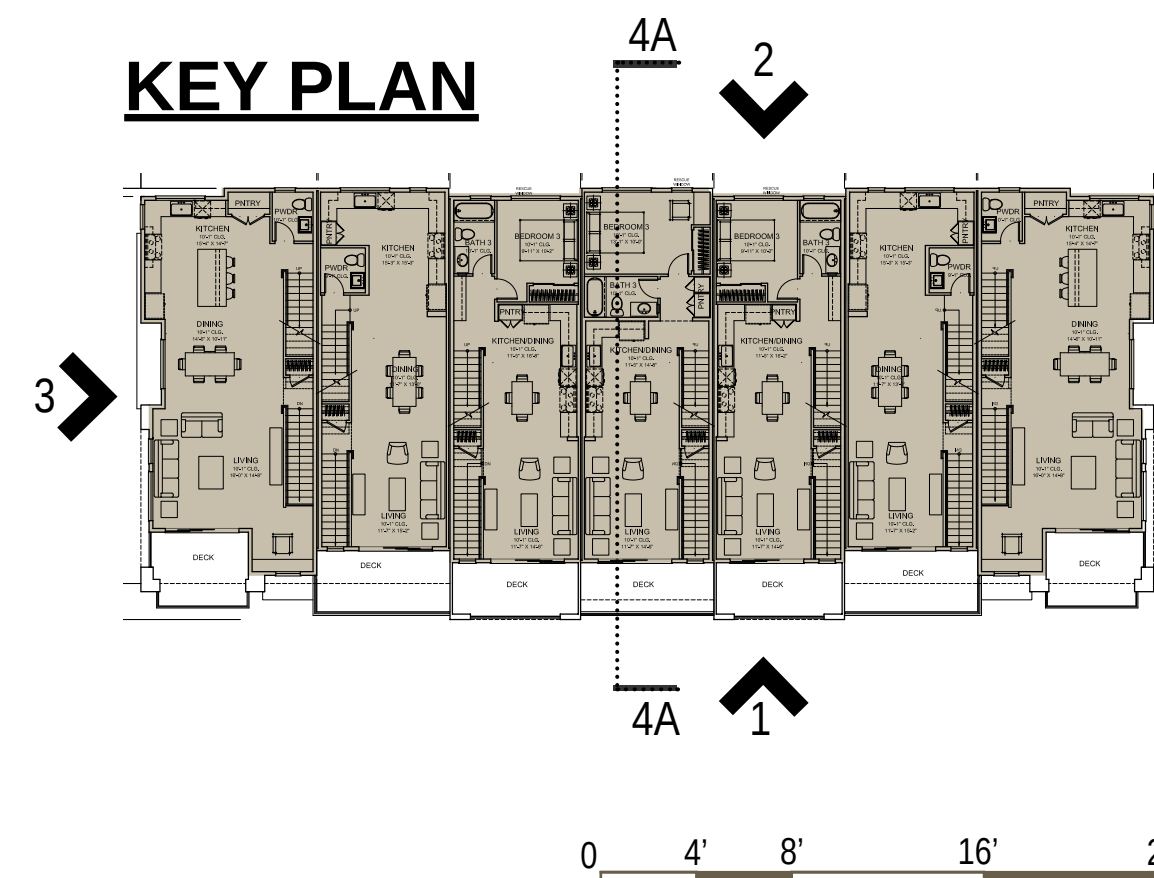
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

- (B.4.1.b) FRONT ELEVATION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
- (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
- (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
- (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
- (B.3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

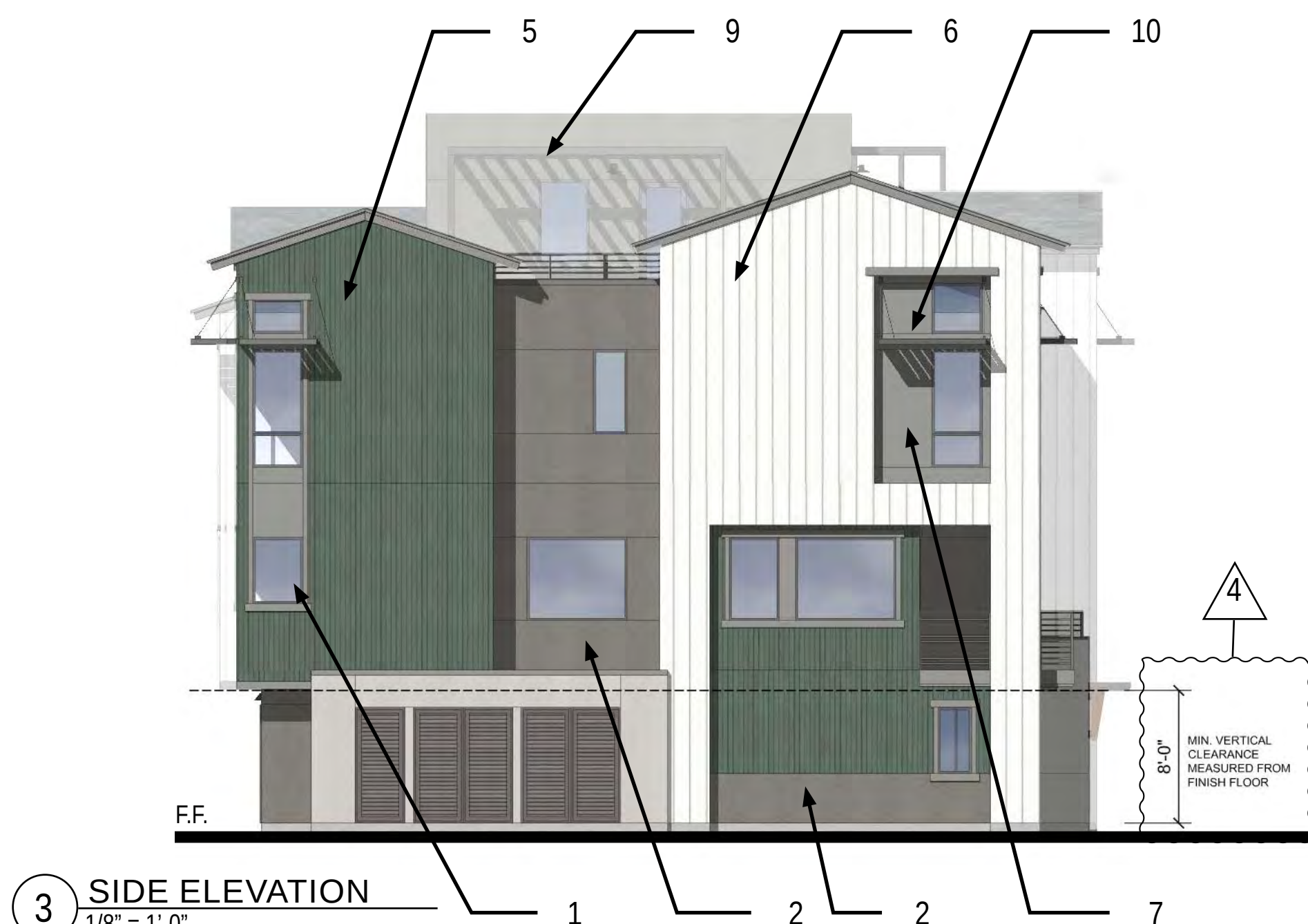
MATERIALS KEY

- VINYL WINDOWS AND DOORS
- 3 COAT STUCCO WITH METAL REVEALS
- COMPOSITE SHINGLE ROOF
- STANDING SEAM METAL ROOF
- VERTICAL SIDING
- VERTICAL BOARD AND BATTEN SIDING
- SMOOTH CEMENTIOUS PANEL
- METAL BEAM
- METAL TRELLIS
- METAL AWNING
- WOOD POST
- METAL GUARDRAIL
- GARAGE DOOR WITH GLASS
- ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
- GARAGE LIGHT FIXTURE

KEY PLAN



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"



1 AERIAL VIEW

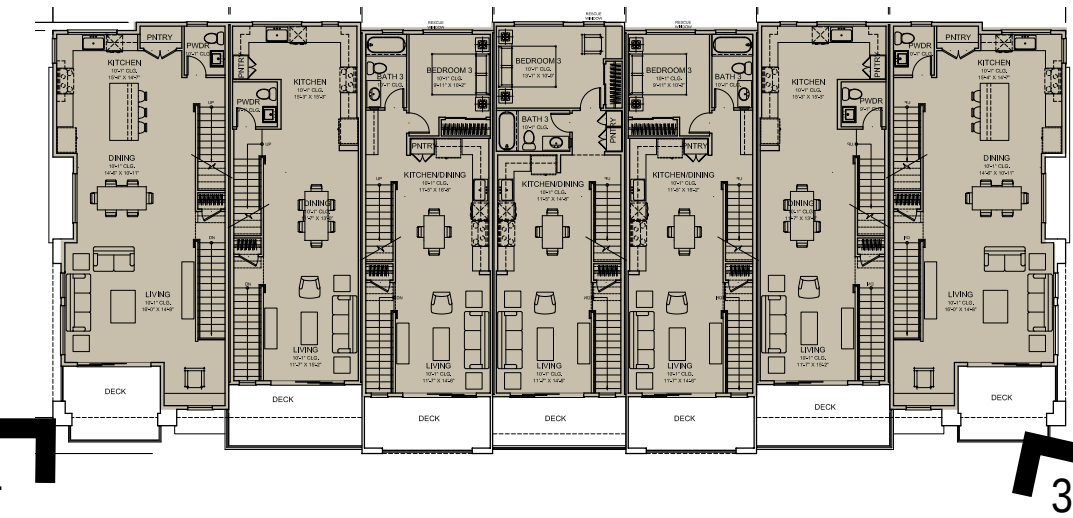


2 GARAGE VIEW

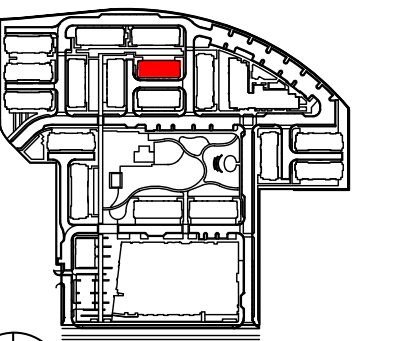


3 FRONT VIEW

KEY PLAN



KEYPLAN



ISSUE CHART

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07	ENTIREMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 2)
RENDERINGS
SHEET NUMBER

A3.2.4.400

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
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CONSULTANTS

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PAINT LIST

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

A SW 7006 EXTRA WHITE

SW 6460
Kale Green
Interior / Exterior
Location Number: 159-C6

B SW 6460 KALE GREEN

SW 7744
Zeus
Interior / Exterior
Location Number: 289-C9

C SW 7744 ZEUS

SW 9143
Cadet
Interior / Exterior
Location Number: 222-C4

D SW 9143 CADET

SW 7632
Modern Gray
Interior / Exterior
Location Number: 263-C1

E SW 7632 MODERN GRAY

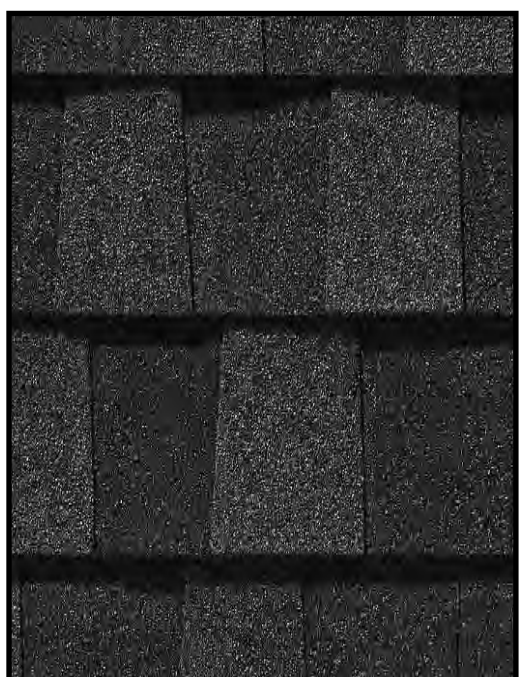
MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 VERTICAL SIDING
- 6 VERTICAL BOARD AND BATTEN SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



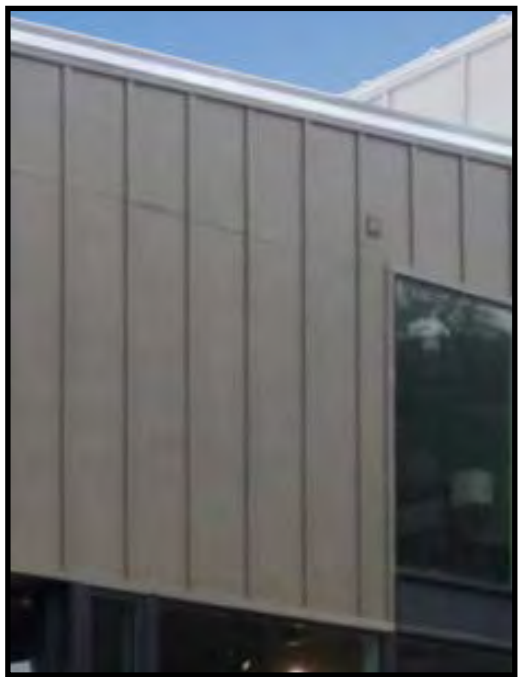
3 COMPOSITE SHINGLE ROOF



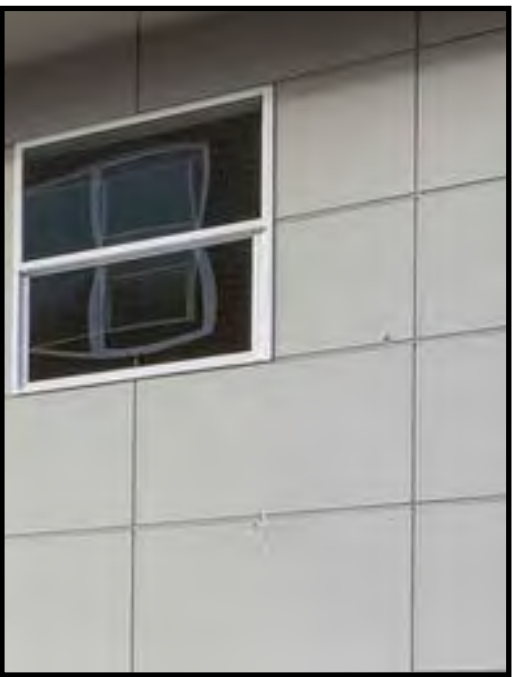
4 STANDING SEAM METAL ROOF



5 VERTICAL SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE

15 GARAGE LIGHT FIXTURE



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LIGHTING DESIGN
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Chicago, IL 60603

PROJECT

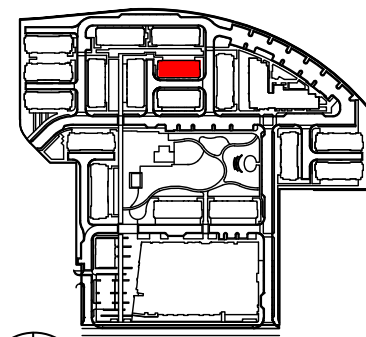
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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One California Street, Suite 3000
San Francisco, CA 94111



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
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Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 2)
RENDERINGS

SHEET NUMBER

A3.2.5.500



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Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

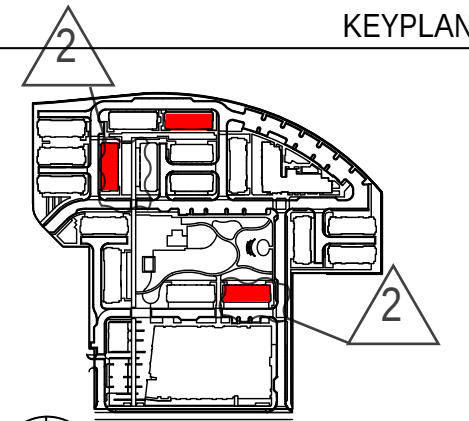
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KEYPLAN



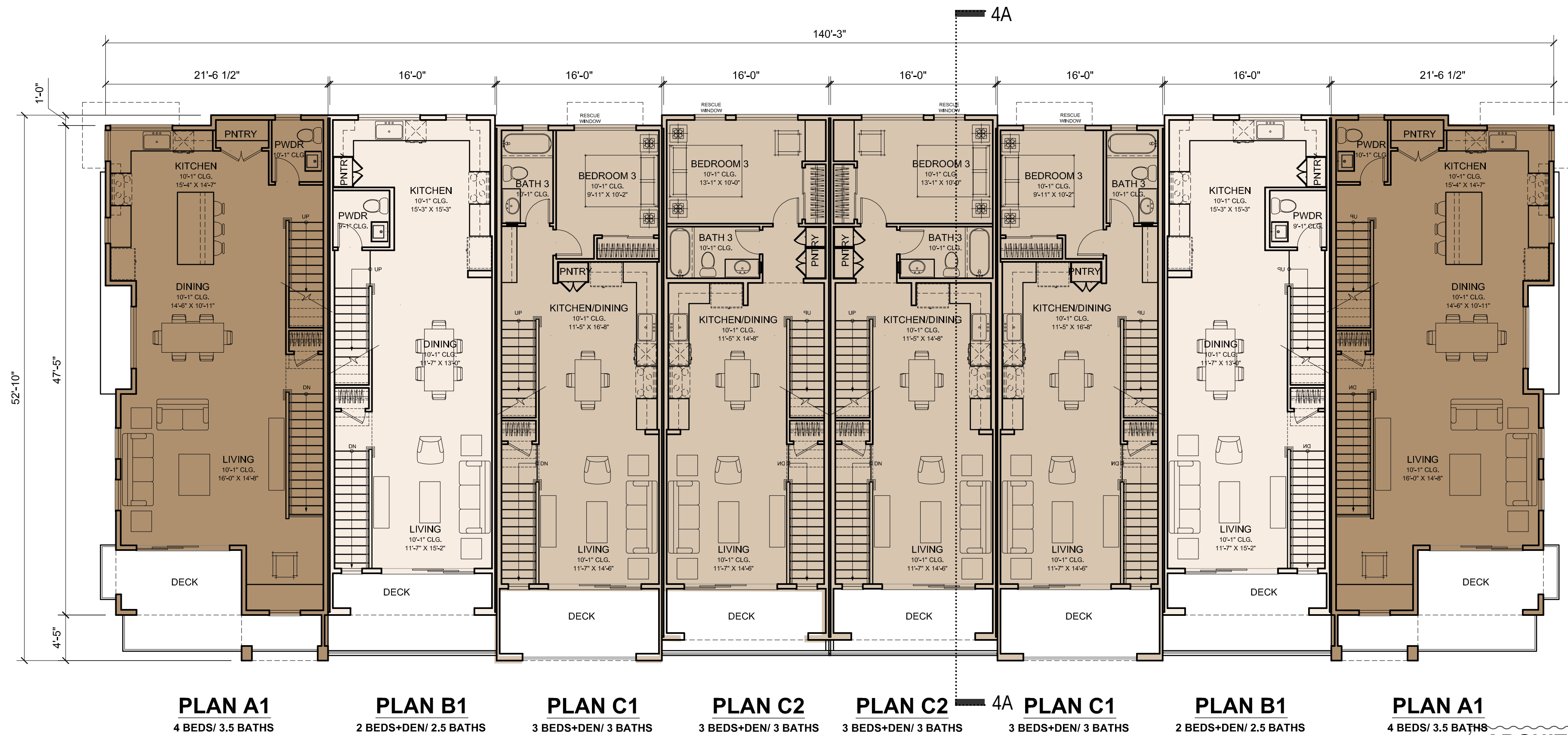
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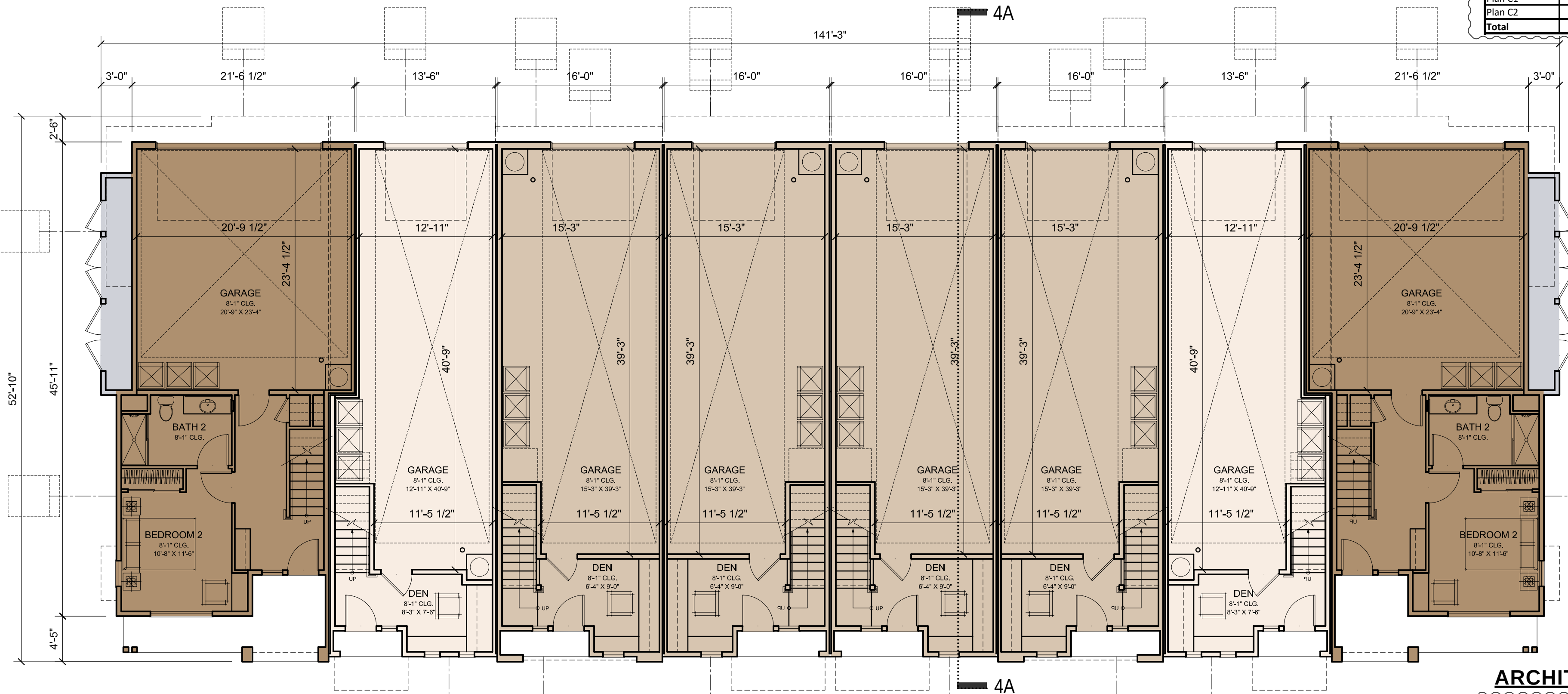
TITLE
TOWNHOME A:
8-PLEX (STYLE 1)
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.3.1.100



LEVEL 2

1/8" = 1'-0"



LEVEL 1

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 1										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A1	4	4	2,052	2,230	2,905	150	2	4,104	4,460	5,810
Plan B1	2	3	1,404	1,529	2,227	90	2	2,808	3,058	4,454
Plan C1	3	3	1,474	1,611	2,330	99	2	2,948	3,222	4,660
Plan C2	3	3	1,494	1,627	2,346	72	2	2,988	3,254	4,692
Total							8	12,848	13,994	19,616

OBJECTIVE DESIGN STANDARDS

COMPLIANCE NOTES:

- ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A1, B1 AND C2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 1										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A1	4	4	2,131	2,326	3,052	331	2	4,262	4,652	6,104
Plan B1	2	3	1,487	1,632	2,340	481	2	2,974	3,264	4,680
Plan C1	3	3	1,552	1,705	2,462	370	2	3,104	3,410	4,924
Plan C2	3	3	1,569	1,721	2,478	487	2	3,138	3,442	4,956
Total							8	13,478	14,768	20,664

0 4' 8' 16' 24'



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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

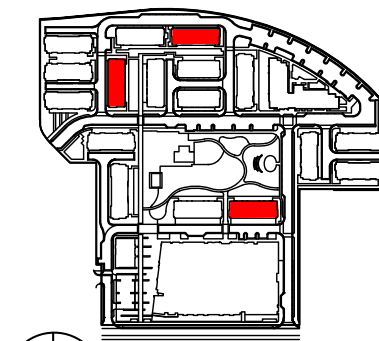
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
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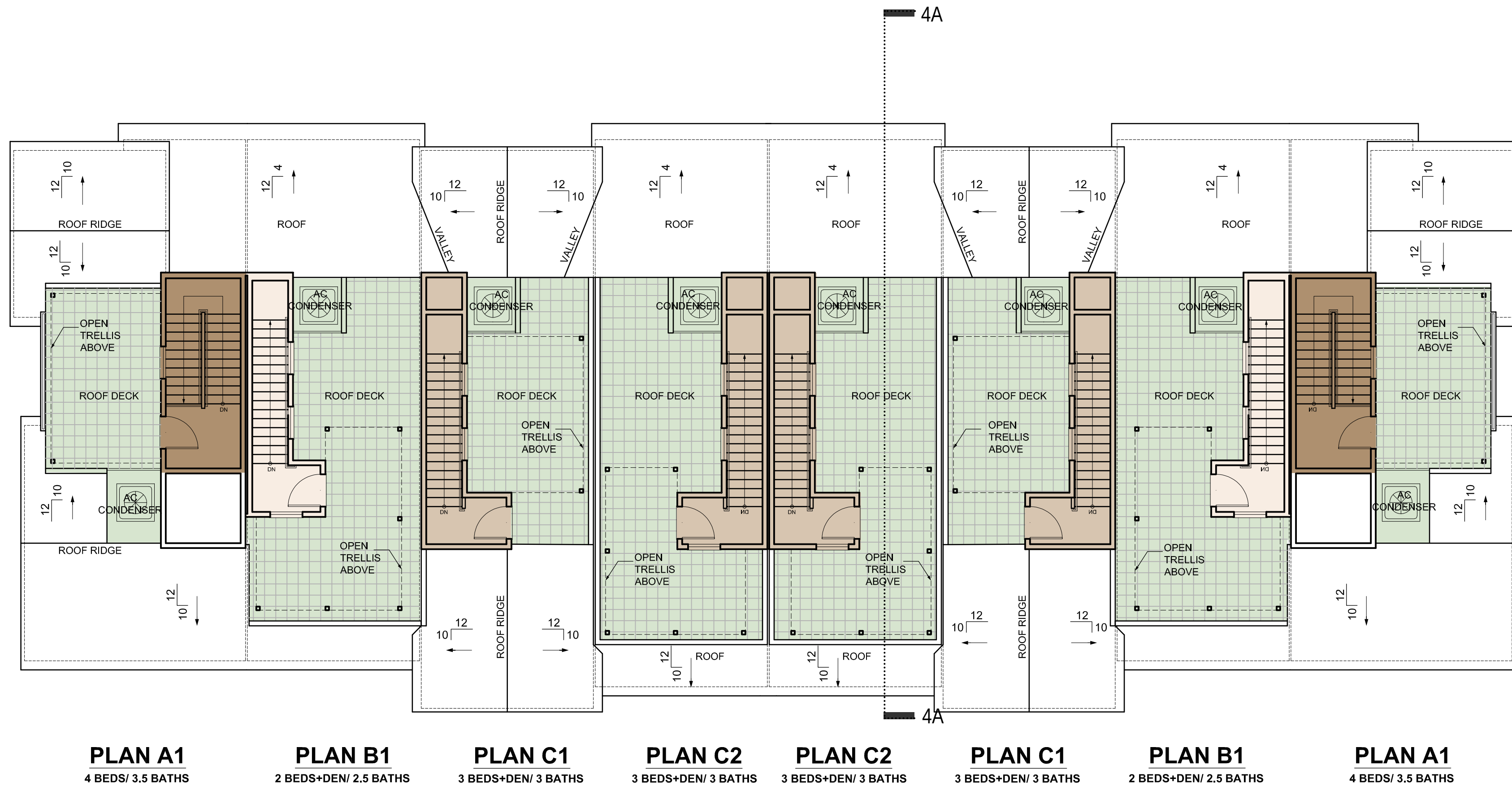
TITLE

TOWNHOME A:
8-PLEX (STYLE 1)
LEVEL 3 & 4 PLANS
SHEET NUMBER

A3.3.1.101

LEGEND

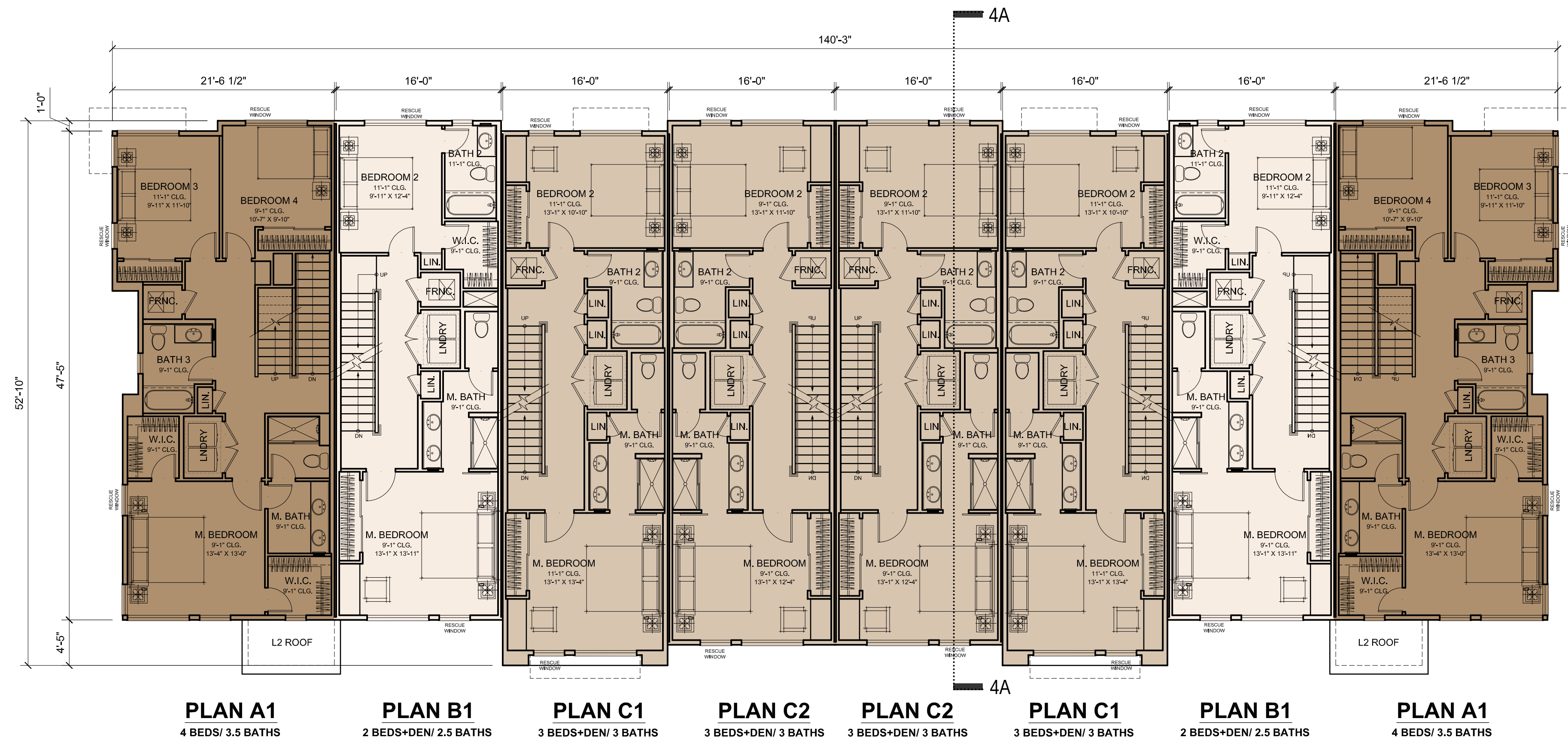
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY



LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'



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Los Gatos, CA 95032

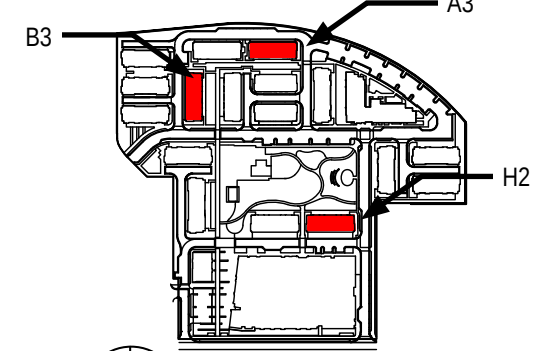
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San Francisco, CA 94111



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KEYPLAN



ISSUE CHART

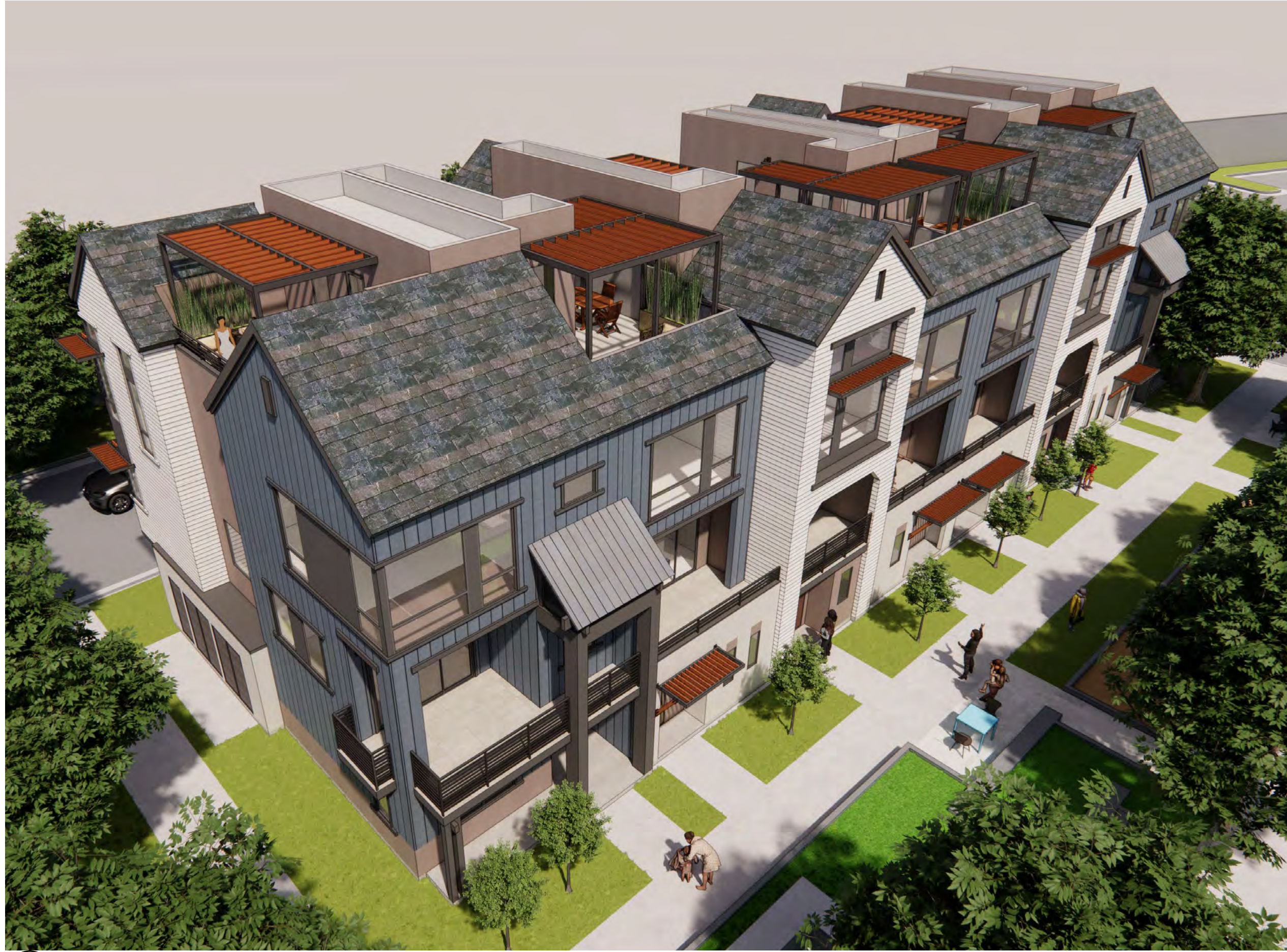
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
ELEVATIONS + SECTION
SHEET NUMBER

A3.3.2.200





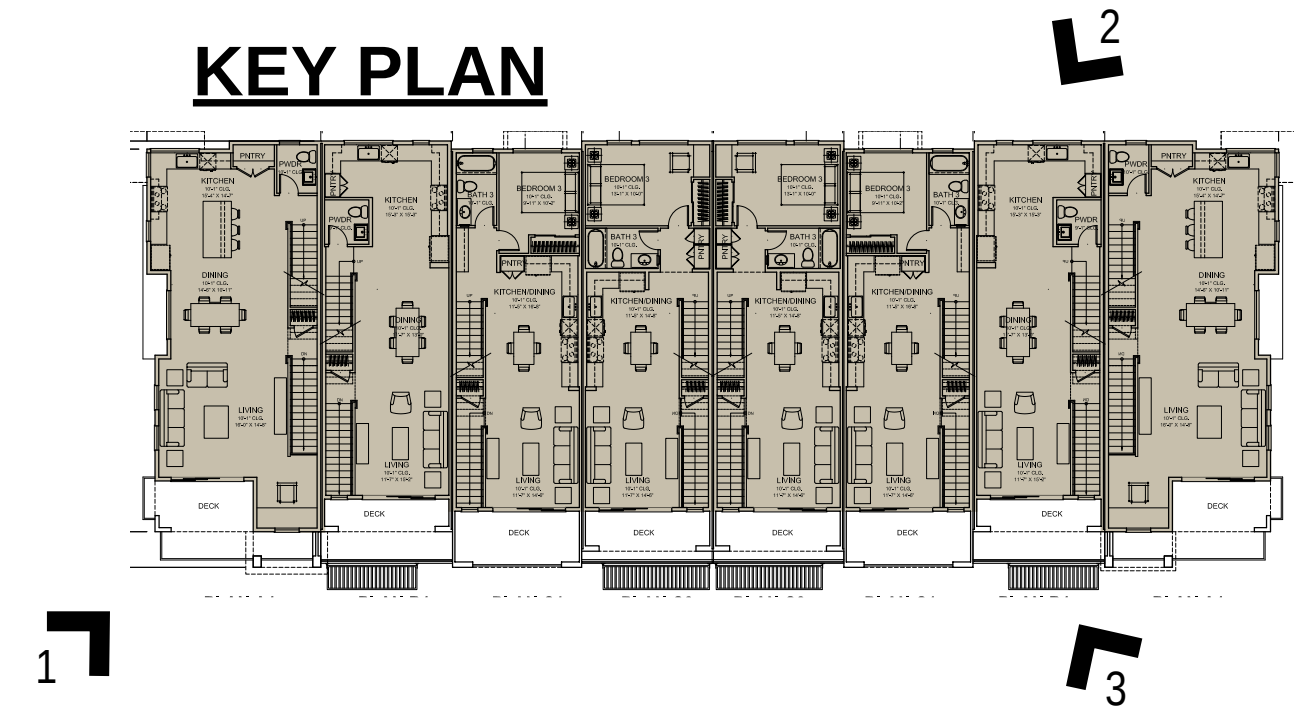
1 AERIAL VIEW



2 GARAGE VIEW



3 FRONT VIEW



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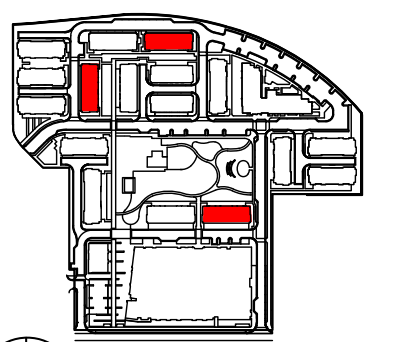
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APPLICANT

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KEYPLAN



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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
PERSPECTIVES

SHEET NUMBER

A3.3.4.400



PAINT LIST

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

A SW 7004 SNOWBOUND

SW 7607
Santorini Blue
Interior / Exterior
Location Number: 279-C6

B SW 7607 SANTORINI BLUE

SW 9169
Chatura Gray
Interior / Exterior
Location Number: 242-C4

C SW 9169 CHATURA GRAY

SW 6223
Still Water
Interior / Exterior
Location Number: 219-C7

D SW 6223 STILL WATER

SW 6233
Samovar Silver
Interior / Exterior
Location Number: 222-C2

E SW 6233 SAMOVAR SILVER

MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 HORIZONTAL SIDING
- 6 VERTICAL BOARD AND BATTEN SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



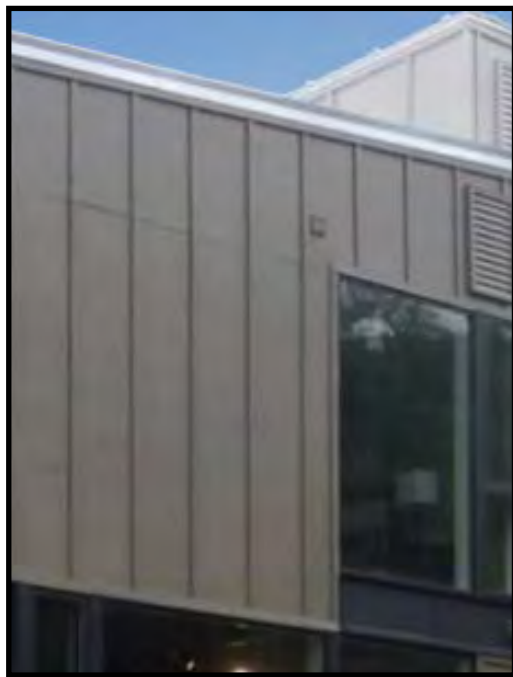
3 COMPOSITE SHINGLE ROOF



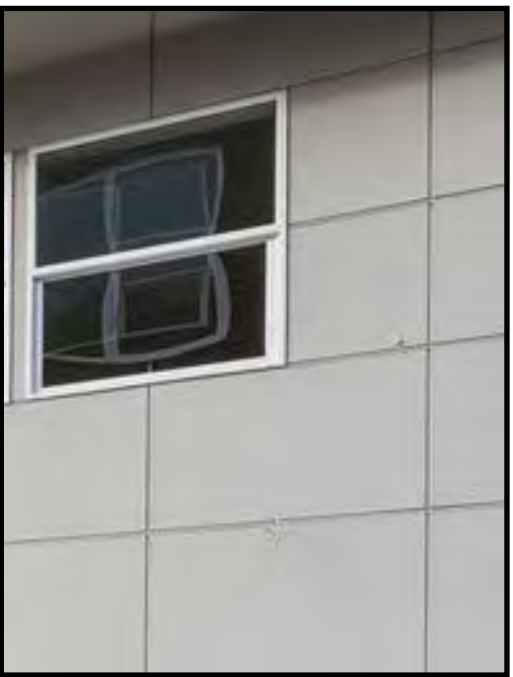
4 STANDING SEAM METAL ROOF



5 HORIZONTAL LAP SIDING



6 VERTICAL BOARD AND BATTEN SIDING



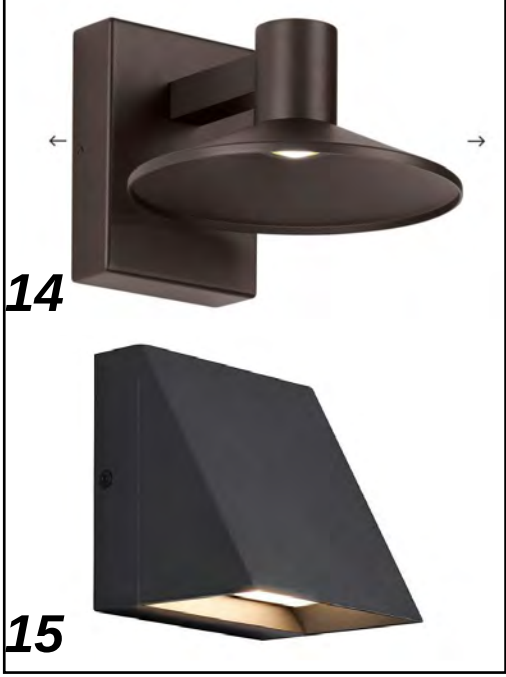
7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE

15 GARAGE LIGHT FIXTURE



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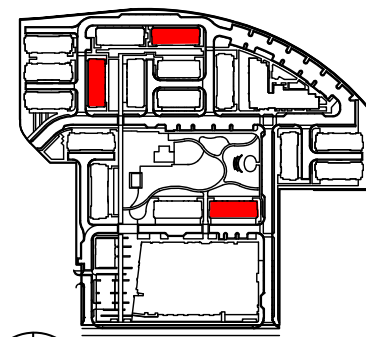
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Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	07/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
09	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
COLOR & MATERIALS

SHEET NUMBER

A3.3.5.500



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LIGHTING DESIGN
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10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

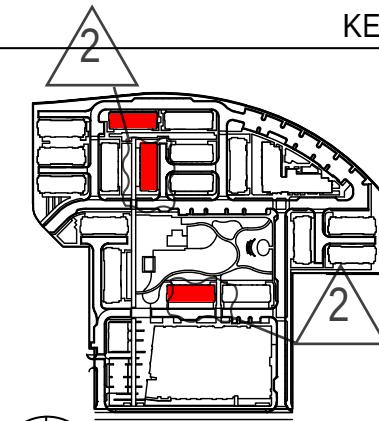
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GROSVENOR

KEYPLAN



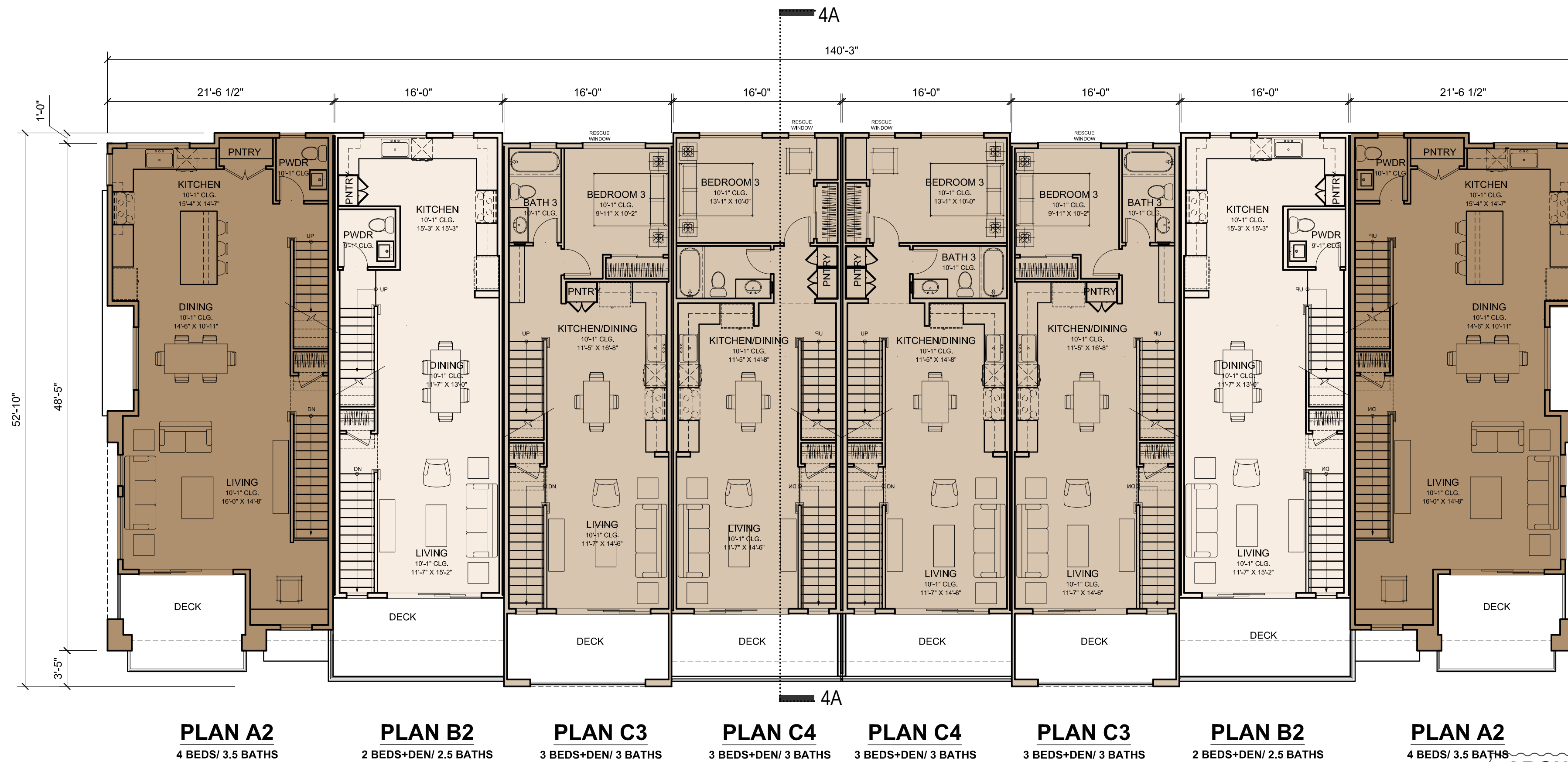
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A:
8-PLEX (STYLE 2)
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.4.1.100



LEVEL 2

1/8" = 1'-0"

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 2										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A2	4	4	2,124	2,318	2,897	137	2	4,248	4,636	5,794
Plan B2	2	3	1,404	1,529	2,227	120	2	2,808	3,058	4,454
Plan C3	3	3	1,477	1,612	2,331	99	2	2,954	3,224	4,662
Plan C4	3	3	1,494	1,627	2,346	96	2	2,988	3,254	4,692
Total							8	12,998	14,172	19,602

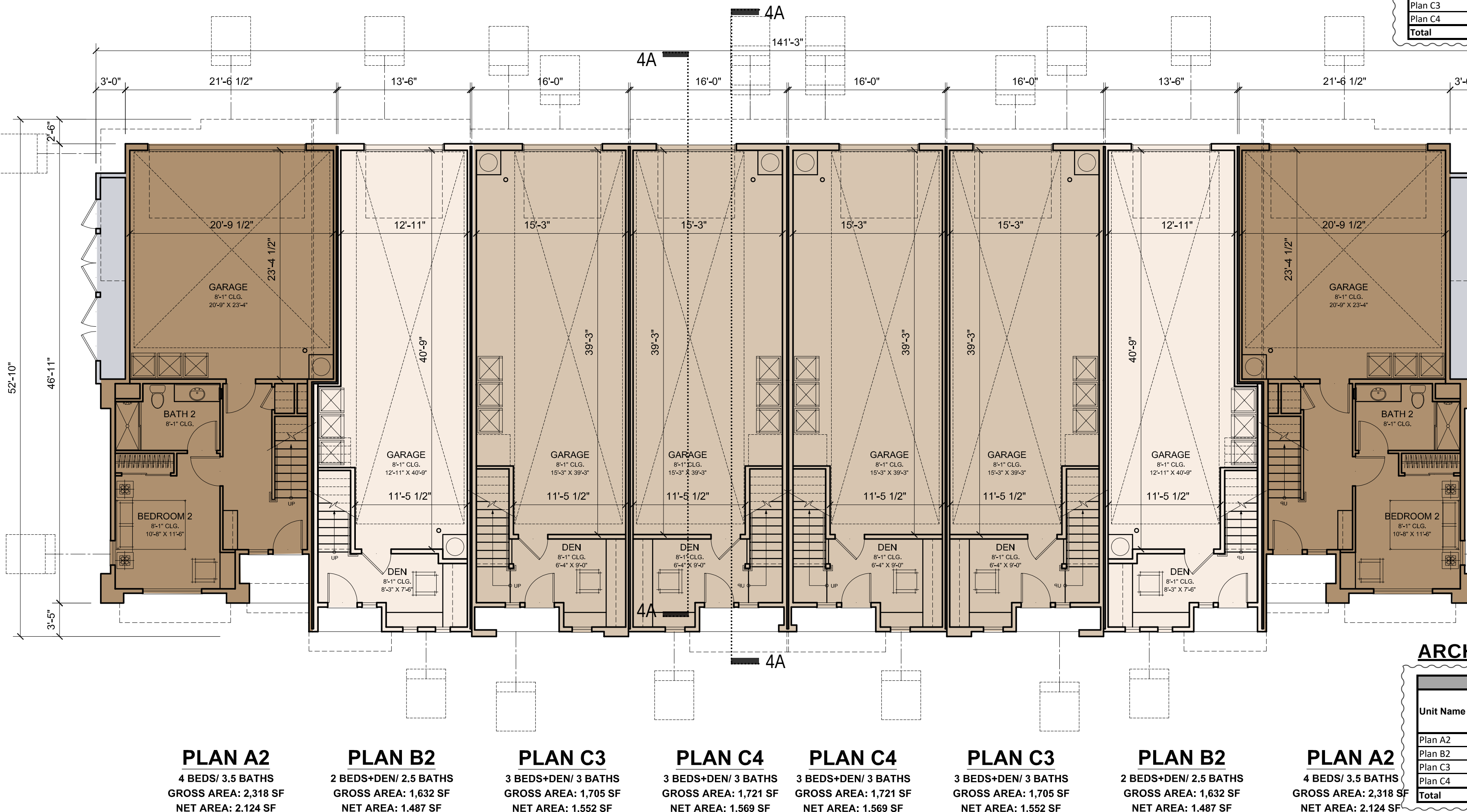
OBJECTIVE DESIGN STANDARDS

COMPLIANCE NOTES:

1. ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A2, B2 AND C4 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 2										
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)
Plan A2	4	4	2,124	2,318	3,044	318	2	4,248	4,636	6,088
Plan B2	2	3	1,487	1,632	2,340	478	2	2,974	3,264	4,680
Plan C3	3	3	1,552	1,706	2,463	371	2	3,104	3,412	4,926
Plan C4	3	3	1,569	1,721	2,478	480	2	3,138	3,442	4,956
Total							8	13,464	14,754	20,650



LEVEL 1

1/8" = 1'-0"

0 4' 8' 16' 24'



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PROJECT

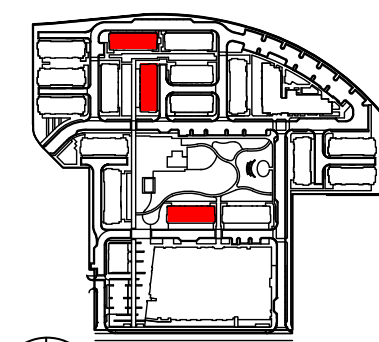
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
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Job Number

TITLE

TOWNHOME A:
8-PLEX (STYLE 2)
LEVEL 3 & 4 PLANS
SHEET NUMBER

A3.4.1.101

LEGEND

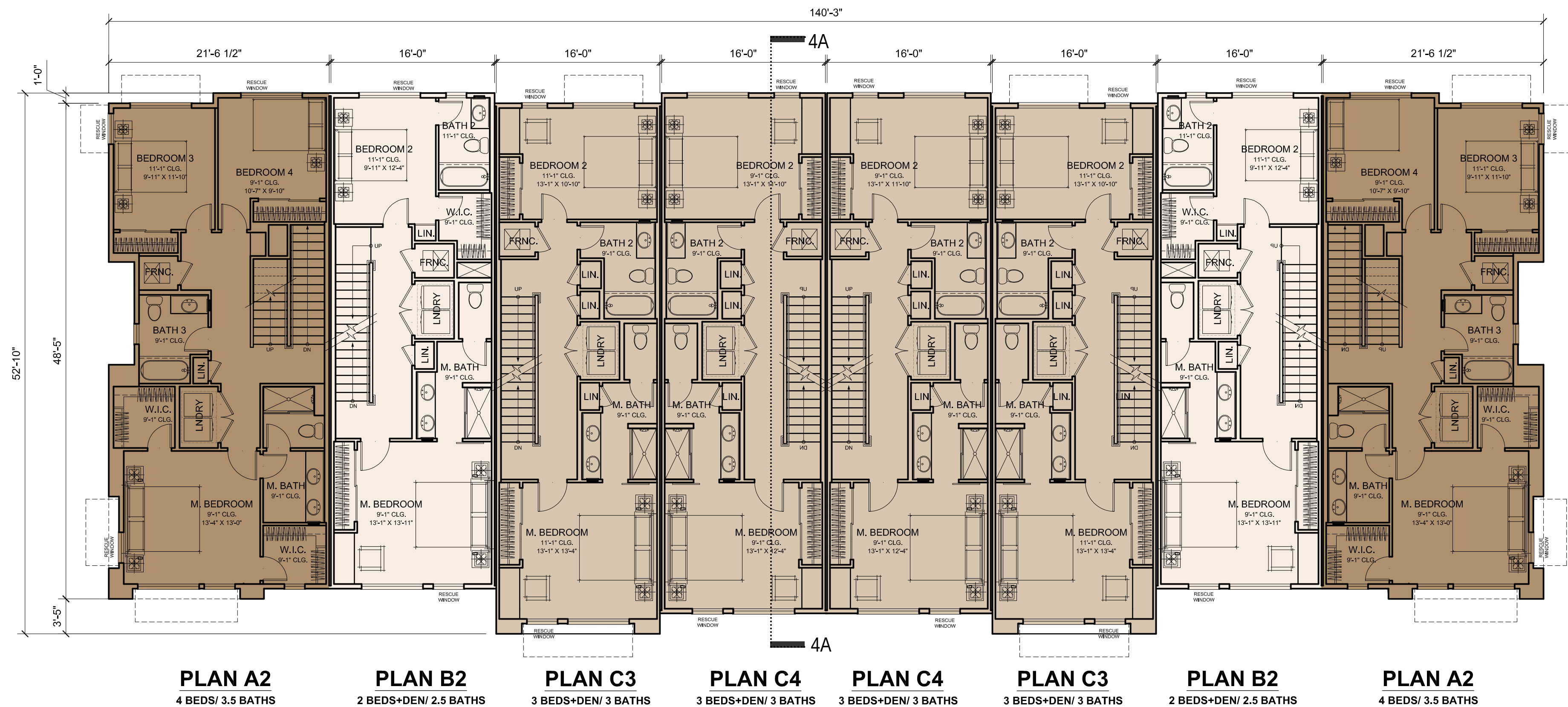
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY



LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'



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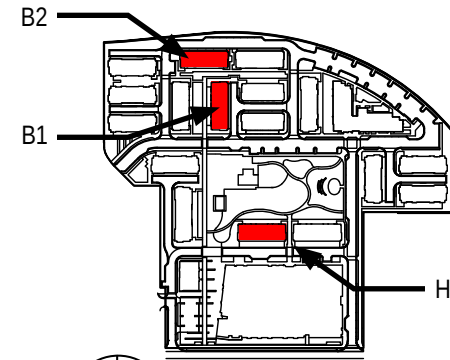
NORTH 40 PHASE II
North 40 Phase II
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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2)
ELEVATIONS + SECTION

SHEET NUMBER

A3.4.2.200





1 AERIAL VIEW

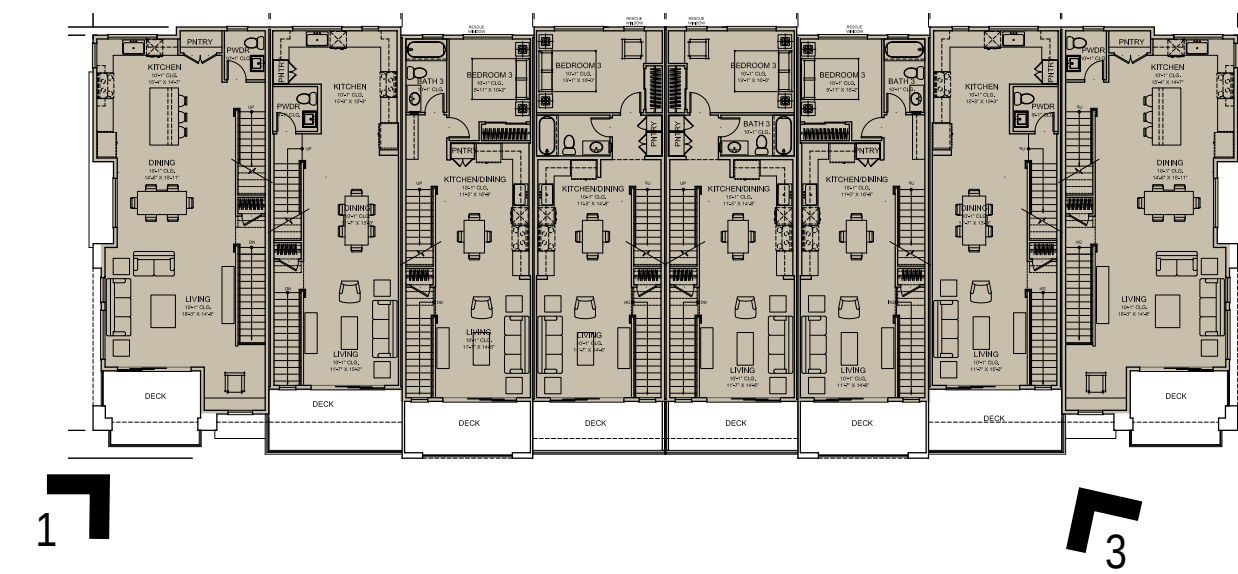


2 GARAGE VIEW

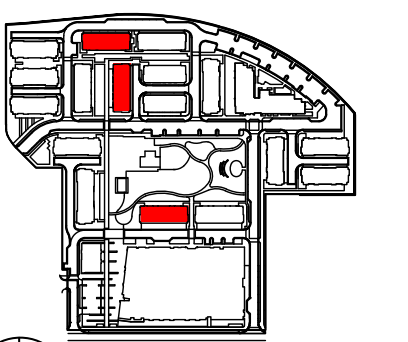


3 FRONT VIEW

KEY PLAN



KEYPLAN



ISSUE CHART

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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2)
RENDERINGS

SHEET NUMBER

A3.4.5.500

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

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DAH LIN

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PAINT LIST

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

A SW 7006 EXTRA WHITE

SW 6460
Kale Green
Interior / Exterior
Location Number: 159-C6

B SW 6460 KALE GREEN

SW 7744
Zeus
Interior / Exterior
Location Number: 288-C9

C SW 7744 ZEUS

SW 9143
Cadet
Interior / Exterior
Location Number: 222-C4

D SW 9143 CADET

SW 7632
Modern Gray
Interior / Exterior
Location Number: 263-C1

E SW 7632 MODERN GRAY

MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 VERTICAL SIDING
- 6 VERTICAL BOARD AND BATTEN SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE



10 METAL AWNING

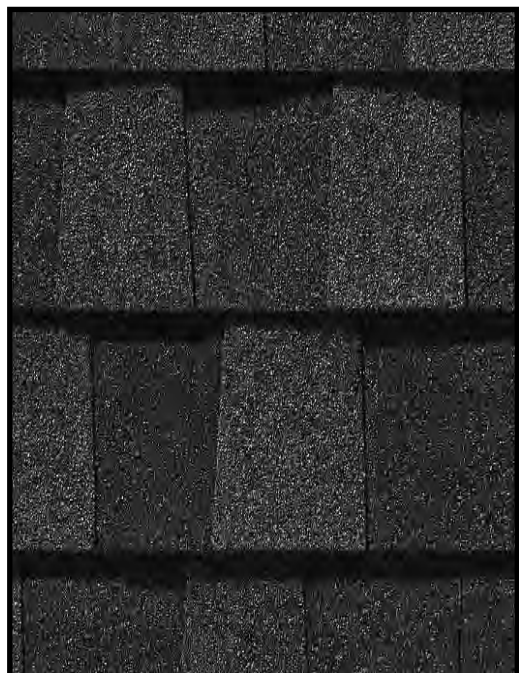


14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



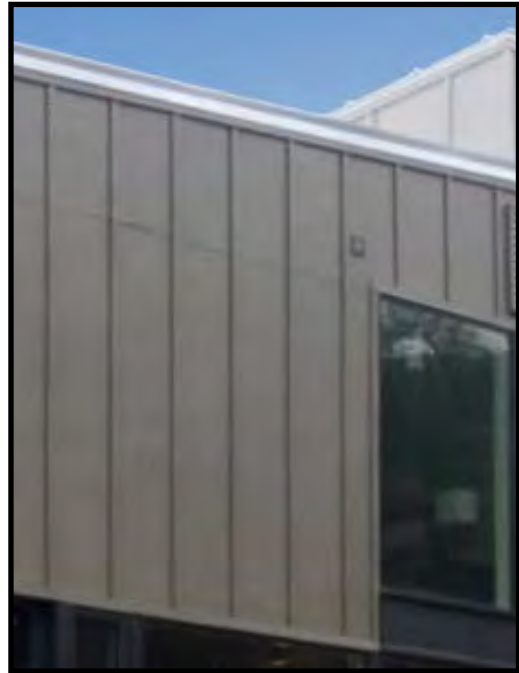
3 COMPOSITE SHINGLE ROOF



4 STANDING SEAM METAL ROOF



5 VERTICAL SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



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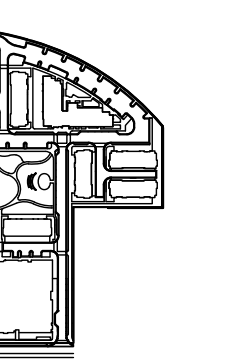
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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2)
RENDERINGS

SHEET NUMBER

A3.4.4.400



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NORTH 40 PHASE II
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Los Gatos, CA 95032

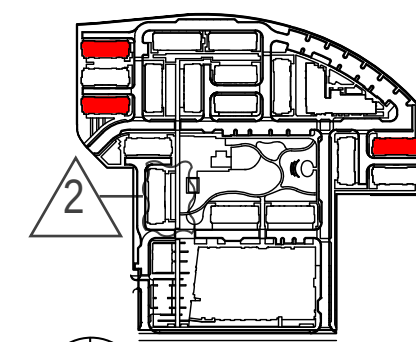
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GROSVENOR

KEYPLAN



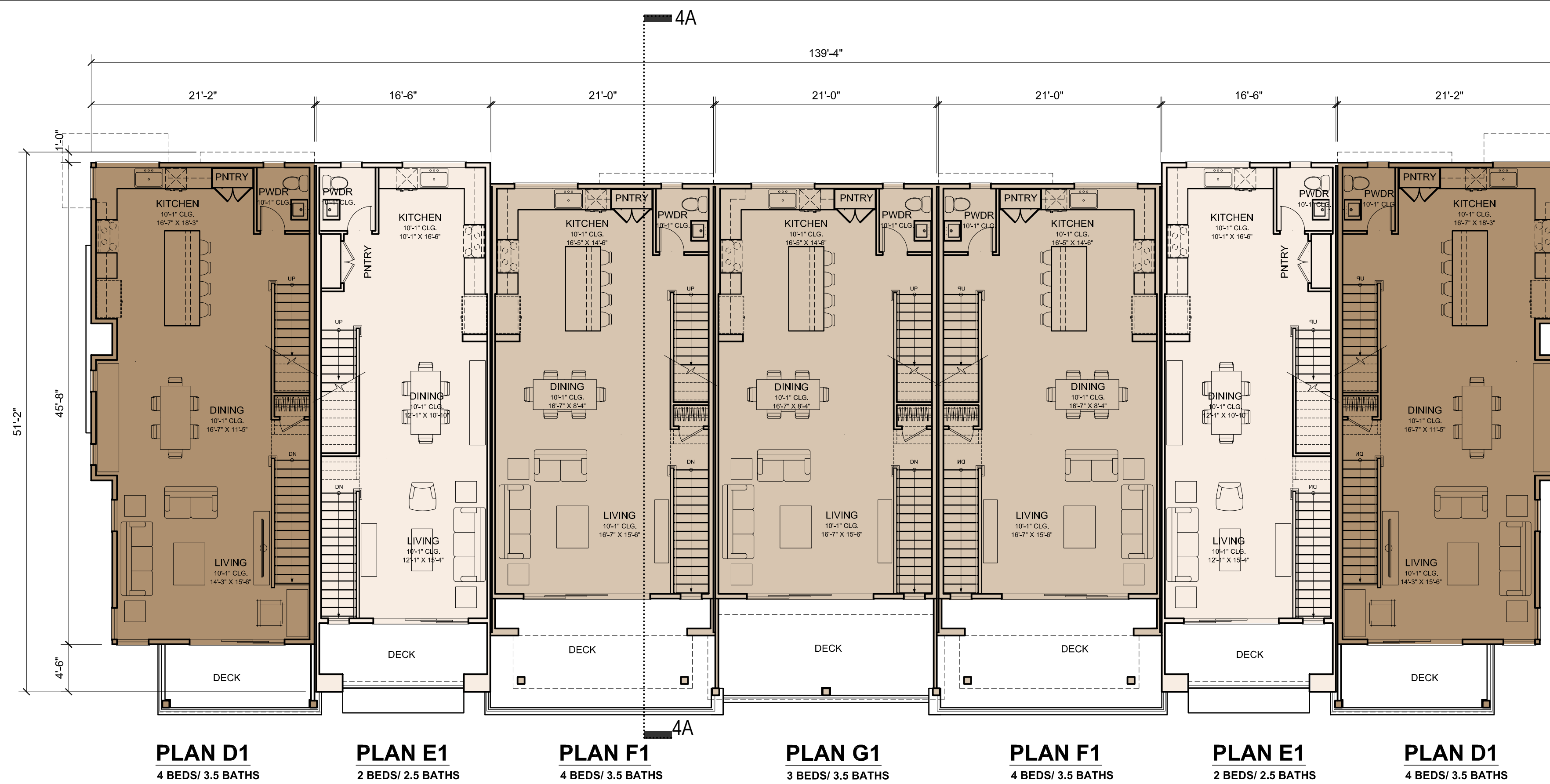
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Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 3)
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.5.1.100



LEVEL 2

1/8" = 1'-0"

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 3											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D1	4	4	2,014	2,183	2,883	77	2	4,028	4,366	5,766	2.5
Plan E1	2	3	1,437	1,532	2,205	68	2	2,874	3,064	4,410	1.5
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5
Plan G1	3	4	1,821	1,961	2,595	186	1	1,821	1,961	2,595	1.5
Total							7	12,405	13,355	18,005	15

OBJECTIVE DESIGN STANDARDS
COMPLIANCE NOTES:

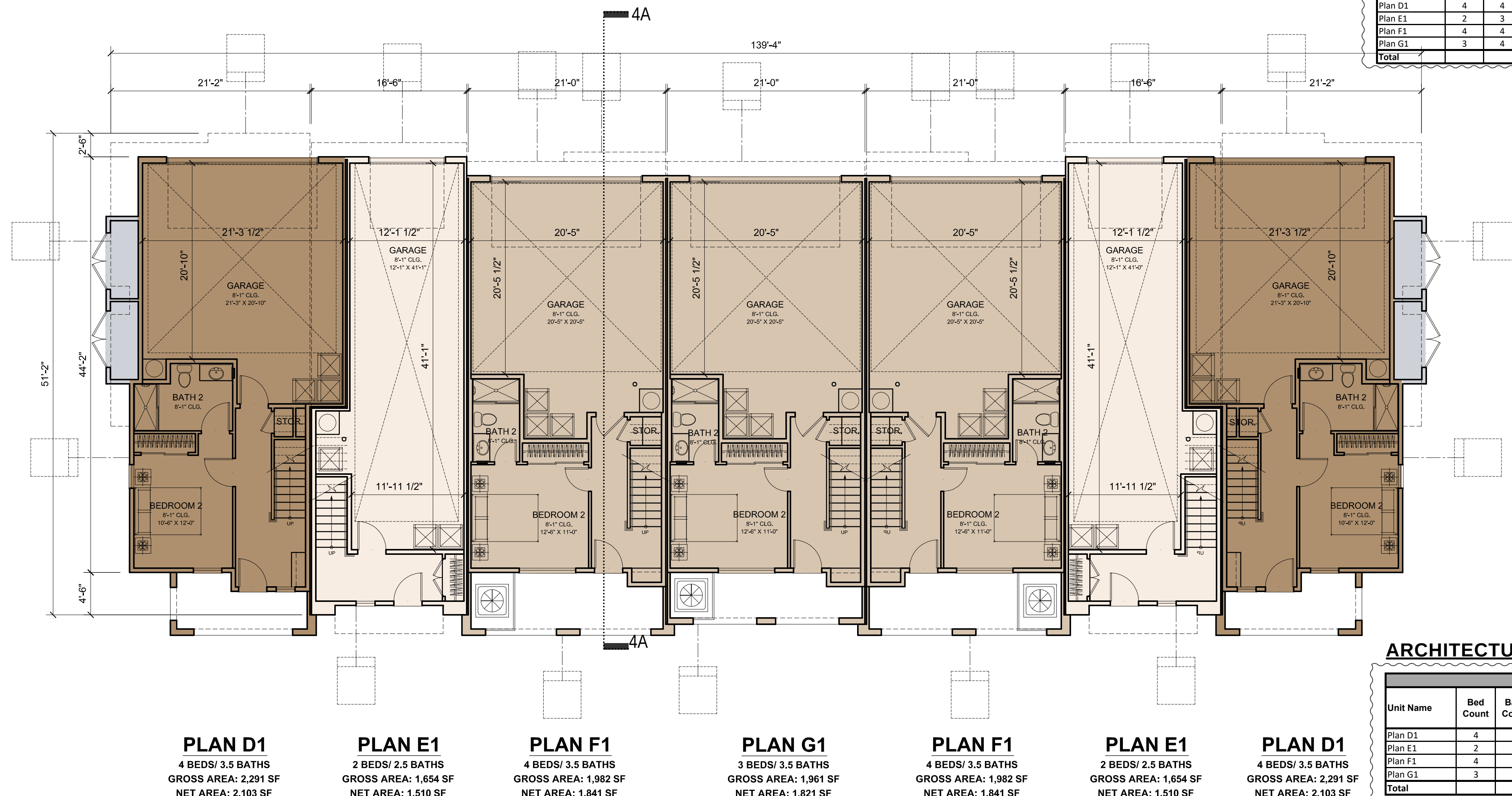
1. ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D1, E1, F1 AND G1 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 3											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D1	4	4	2,103	2,291	3,028	323	2	4,206	4,582	6,056	2.5
Plan E1	2	3	1,510	1,654	2,350	346	2	3,020	3,308	4,700	1.5
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5
Plan G1	3	4	1,821	1,961	2,595	186	1	1,821	1,961	2,595	1.5
Total							7	12,729	13,815	18,585	15

LEVEL 1

1/8" = 1'-0"



0 4' 8' 16' 24'



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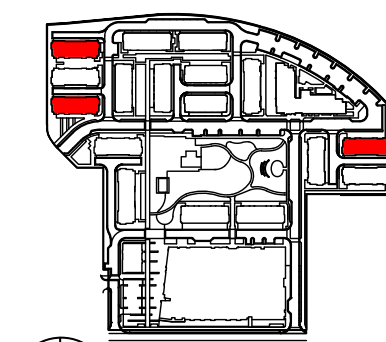
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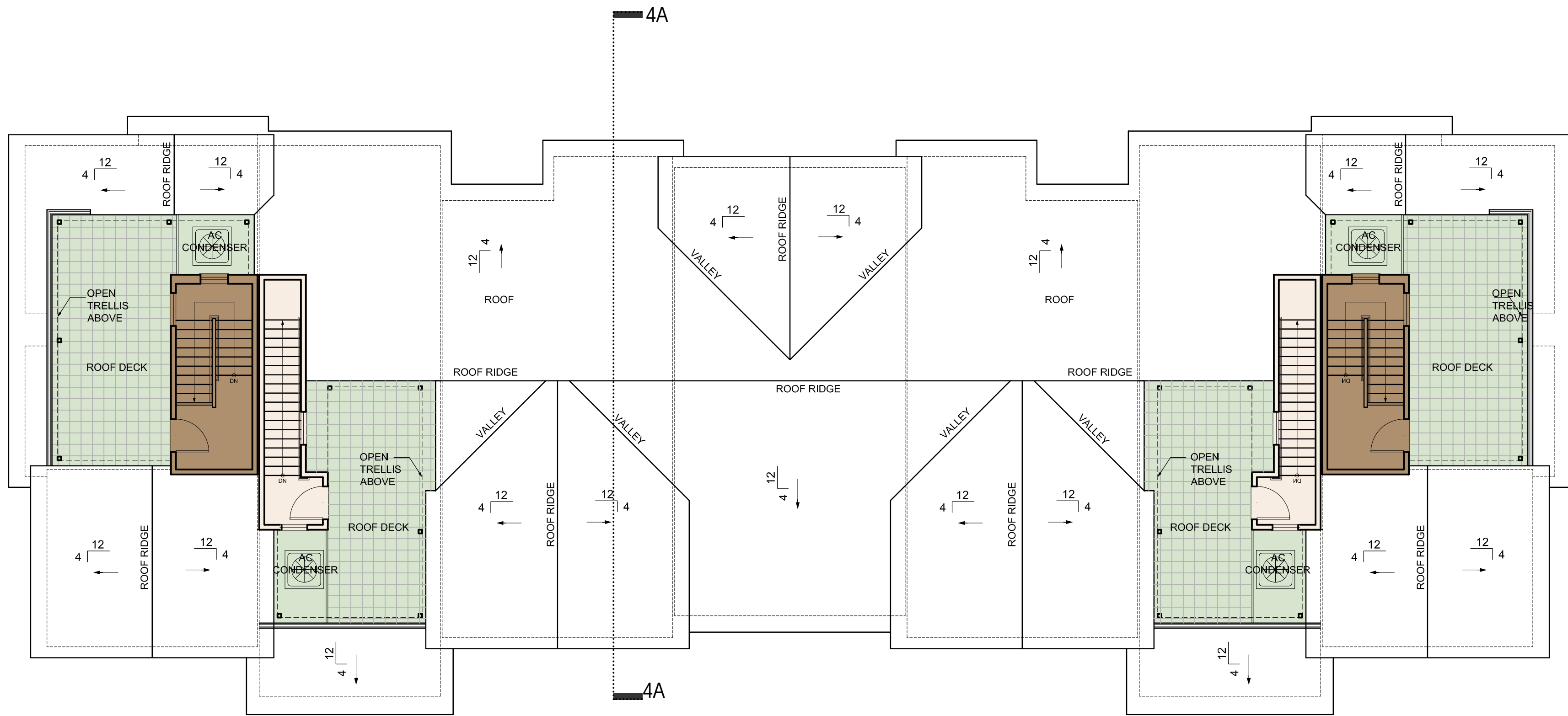
TITLE

**TOWNHOME B:
7-PLEX (STYLE 3)
LEVEL 3 & 4 PLANS**
SHEET NUMBER

A3.5.1.101

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- MECHANICAL



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

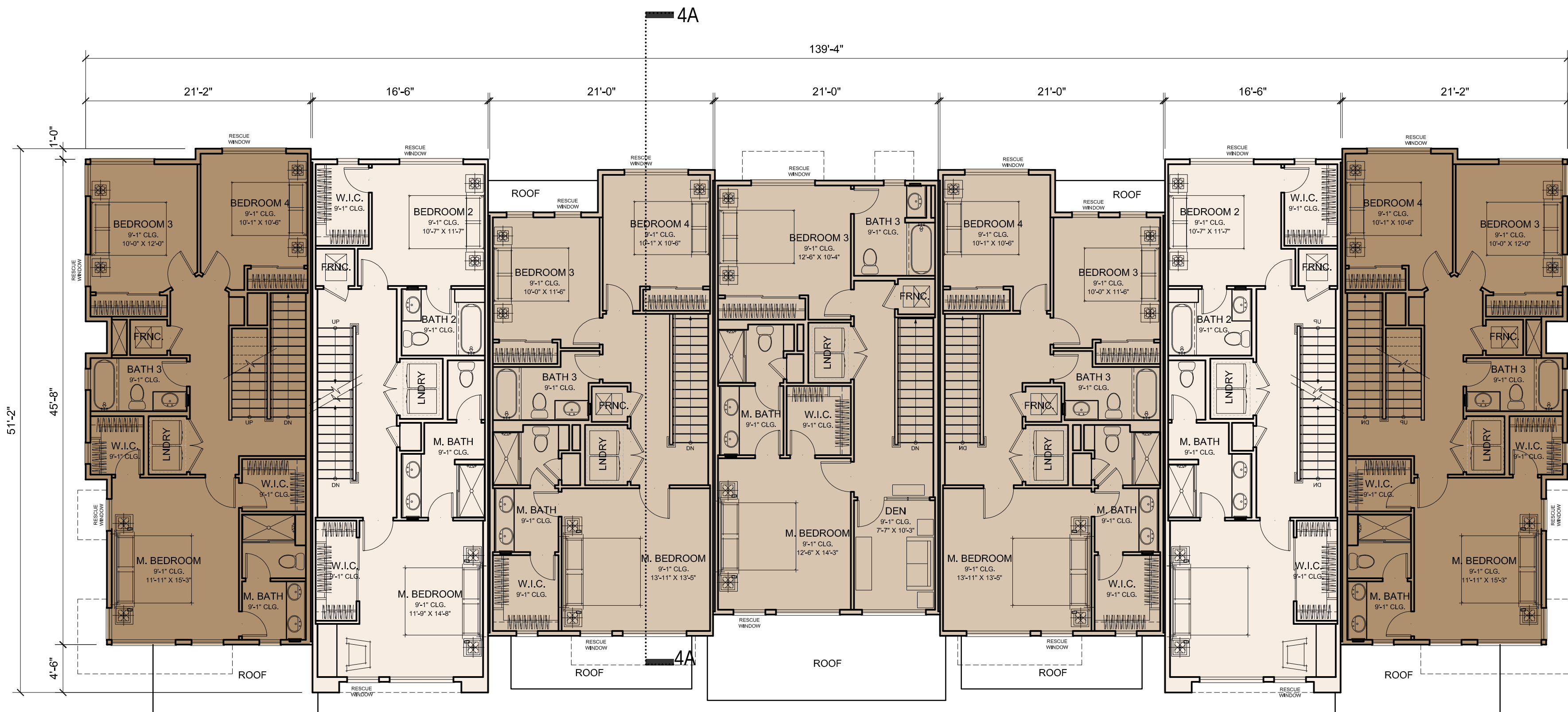
PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

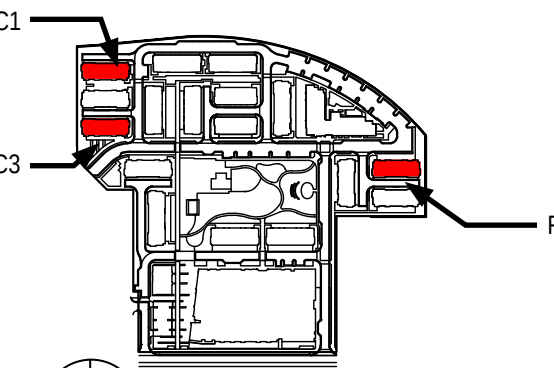
PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

LEVEL 3

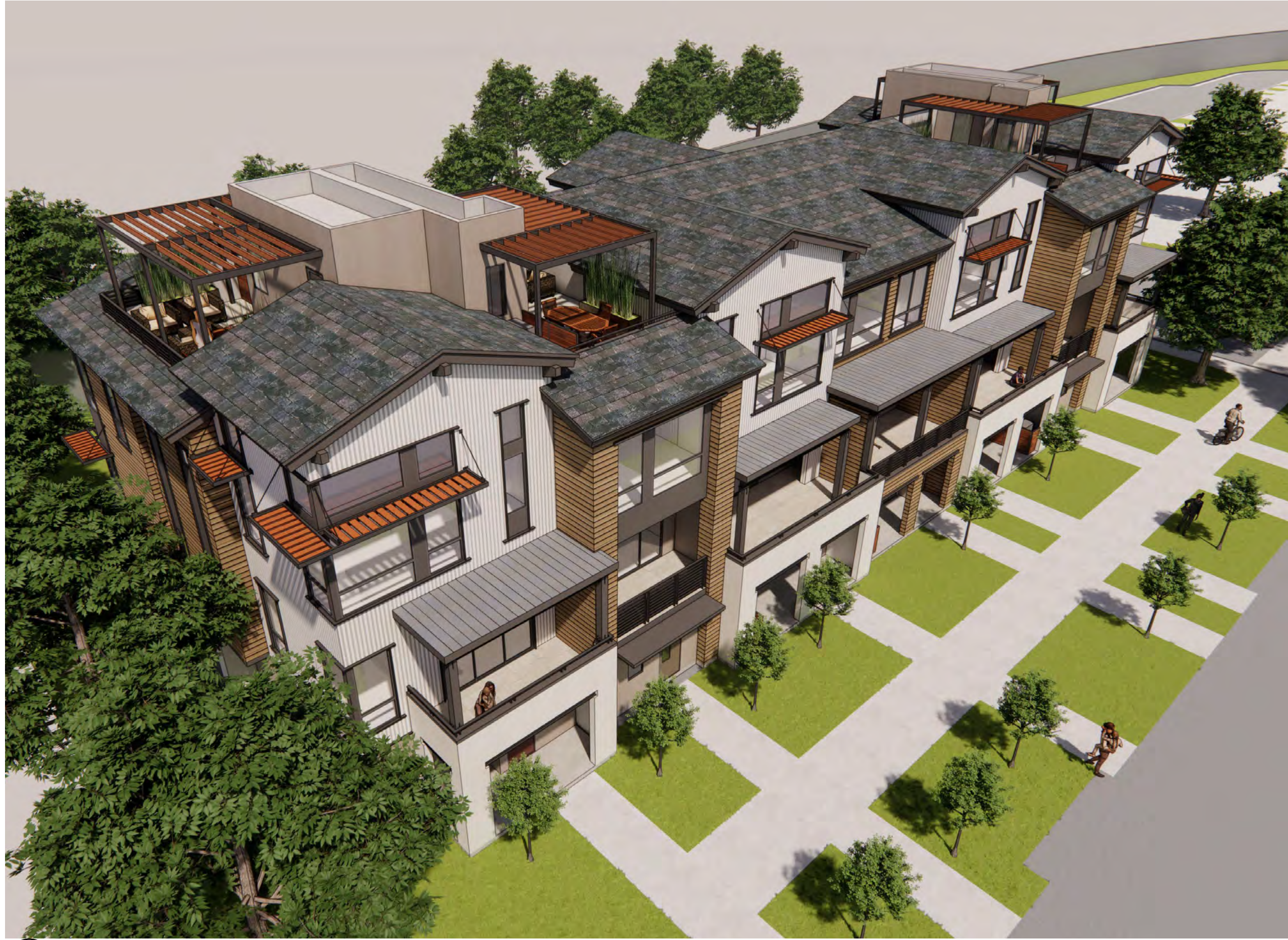
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0 4' 8' 16' 24'



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1 AERIAL VIEW

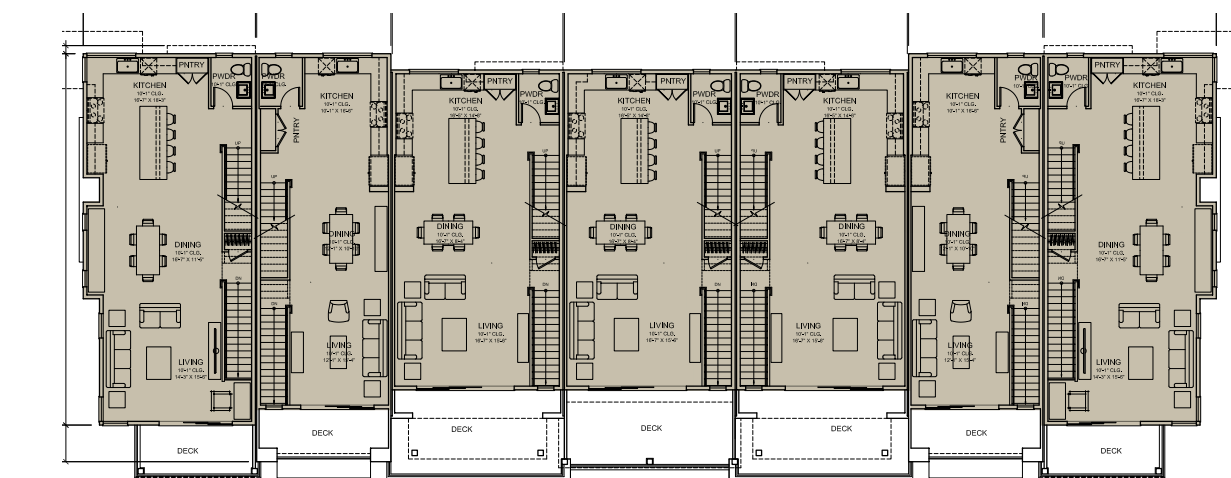


2 GARAGE VIEW

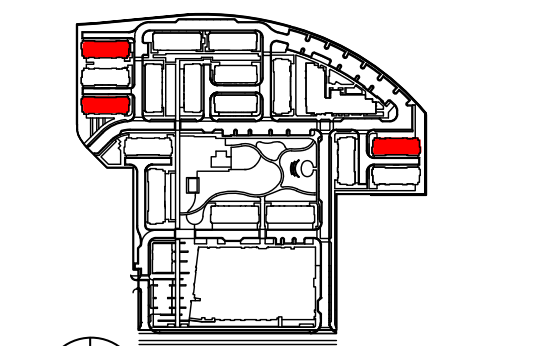


3 FRONT VIEW

KEY PLAN



KEYPLAN



ISSUE CHART

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07	ENTIREMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
**TOWNHOME B:
7-PLEX (STYLE 3)
RENDERINGS**

SHEET NUMBER

A3.5.4.400



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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



PAINT LIST

SW 7667
Zircon
Interior / Exterior
Location Number: 282-C1

A SW 7667 ZIRCON

SW 6117
Smokey Topaz
Interior / Exterior
Location Number: 281-C8

B SW 6117 SMOKEY TOPAZ

SW 9131
Cornwall Slate
Interior / Exterior
Location Number: 219-C4

C SW 9131 CORNALL SLATE

SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

D SW 7068 GRIZZLE GRAY

SW 6252
Ice Cube
Interior / Exterior
Location Number: 257-C3

E SW 6252 ICE CUBE

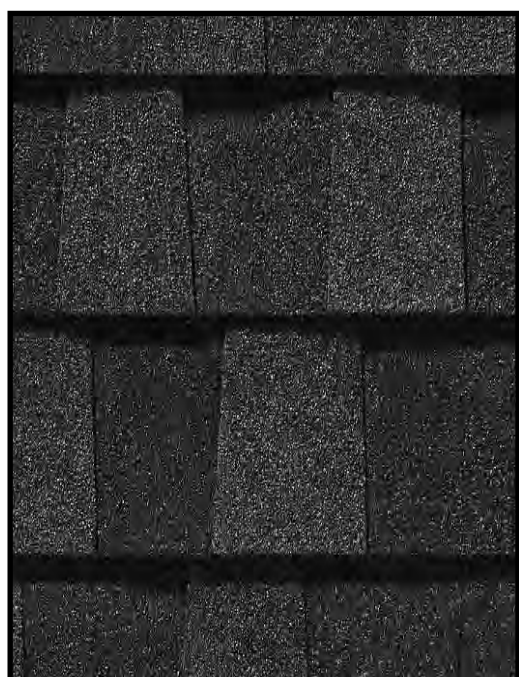
MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 HORIZONTAL SIDING
- 6 VERTICAL CORRUGATED METAL SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



3 COMPOSITE SHINGLE ROOF



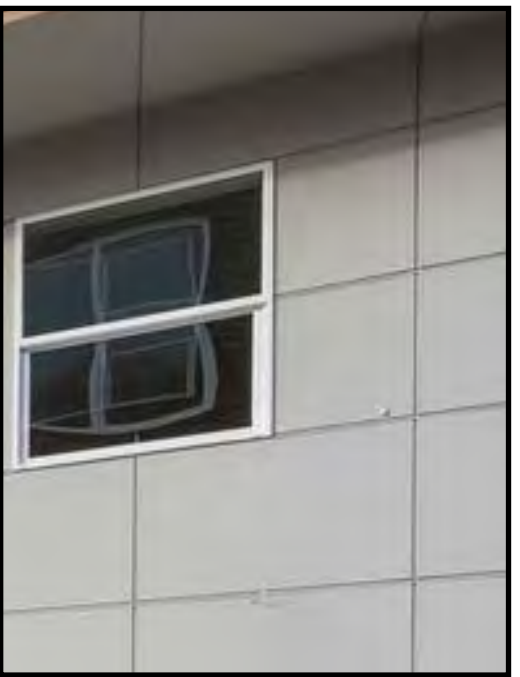
4 STANDING SEAM METAL ROOF



5 HORIZONTAL LAP SIDING



6 VERTICAL CORRUGATED METAL SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE

15 GARAGE LIGHT FIXTURE



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Chicago, IL 60603

PROJECT

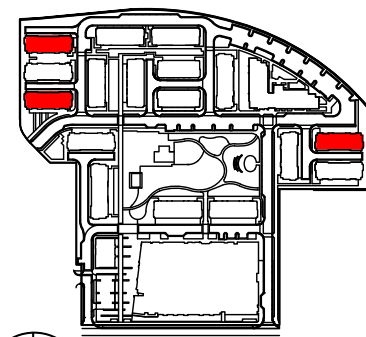
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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San Francisco, CA 94111



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
09	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
**TOWNHOME B
7-PLEX (STYLE 3)
RENDERINGS**

SHEET NUMBER

A3.5.5.500



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Chicago, IL 60603

PROJECT

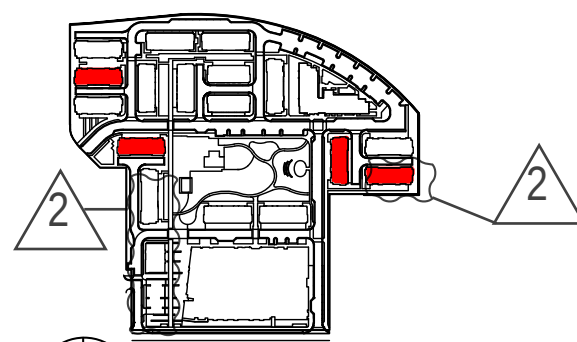
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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KEYPLAN



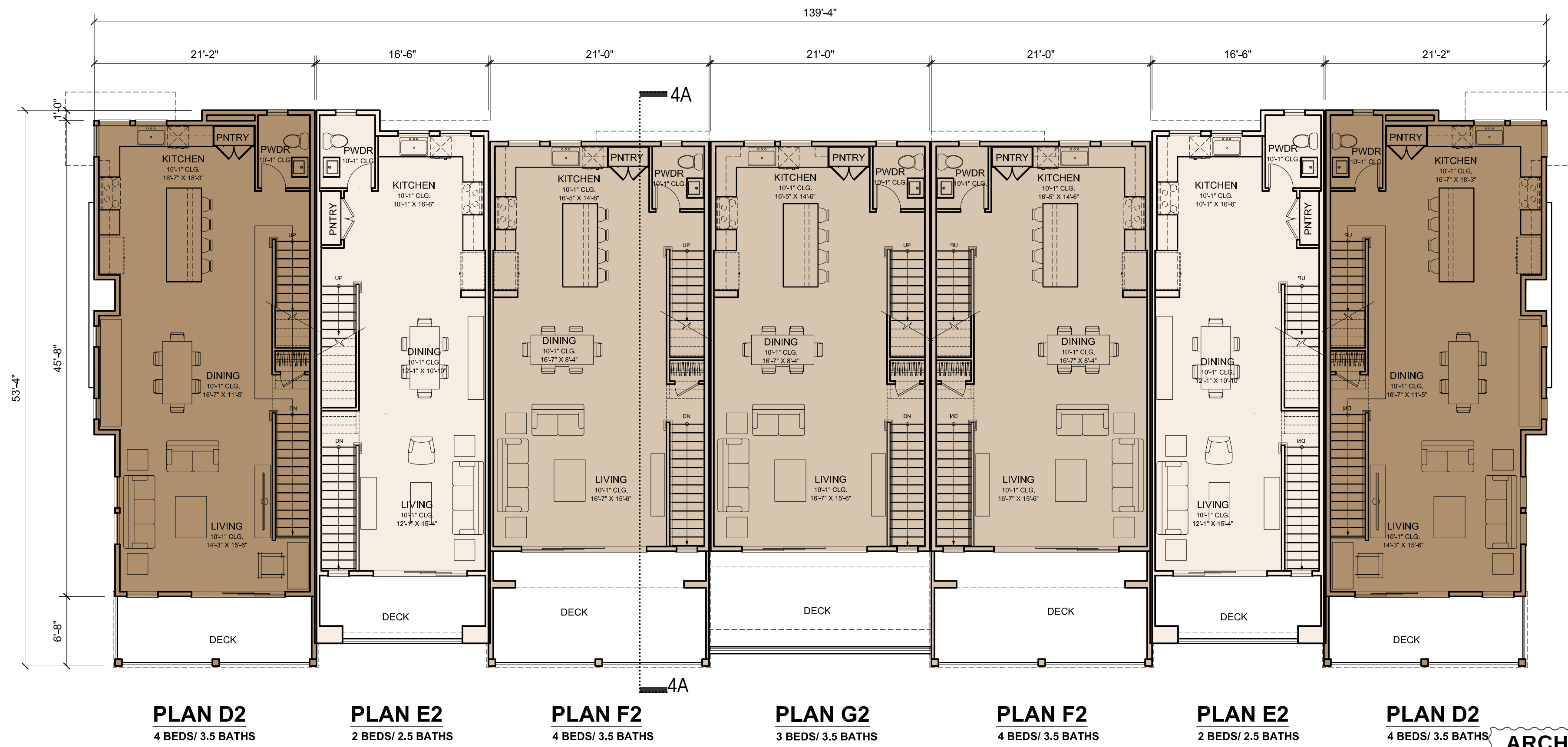
ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME B:
7-PLEX (STYLE 4)
LEVEL 1 & 2 PLANS
SHEET NUMBER

A3.6.1.100



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

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

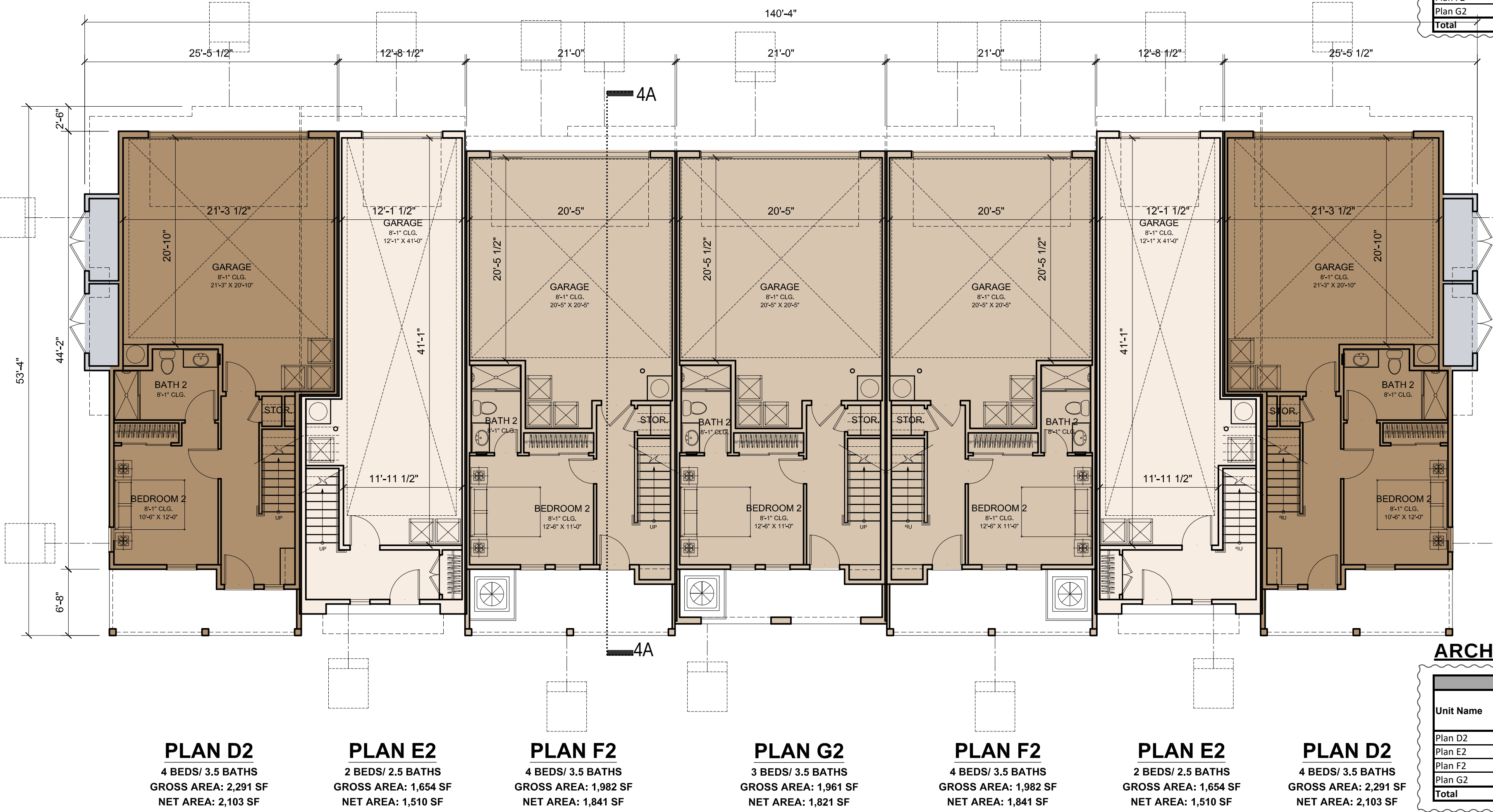
Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 4											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D2	4	4	2,018	2,188	2,888	181	2	4,036	4,376	5,776	2.5
Plan E2	2	3	1,442	1,535	2,208	69	2	2,884	3,070	4,416	1.5
Plan F2	4	4	1,841	1,982	2,617	281	2	3,682	3,964	5,234	2.5
Plan G2	3	4	1,821	1,961	2,595	192	1	1,821	1,961	2,595	1.5
Total							7	12,423	13,371	18,021	15

OBJECTIVE DESIGN STANDARDS
COMPLIANCE NOTES:

1. ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D2, E2, F2 AND G2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 4											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D2	4	4	2,107	2,296	3,033	421	2	4,214	4,592	6,066	2.5
Plan E2	2	3	1,510	1,654	2,350	353	2	3,020	3,308	4,700	1.5
Plan F2	4	4	1,841	1,982	2,617	281	2	3,682	3,964	5,234	2.5
Plan G2	3	4	1,821	1,961	2,595	192	1	1,821	1,961	2,595	1.5
Total							7	12,737	13,825	18,595	15



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





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Chicago, IL 60603

PROJECT

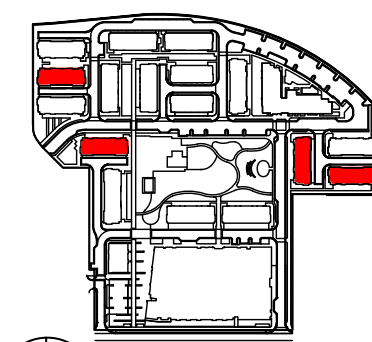
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
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Job Number

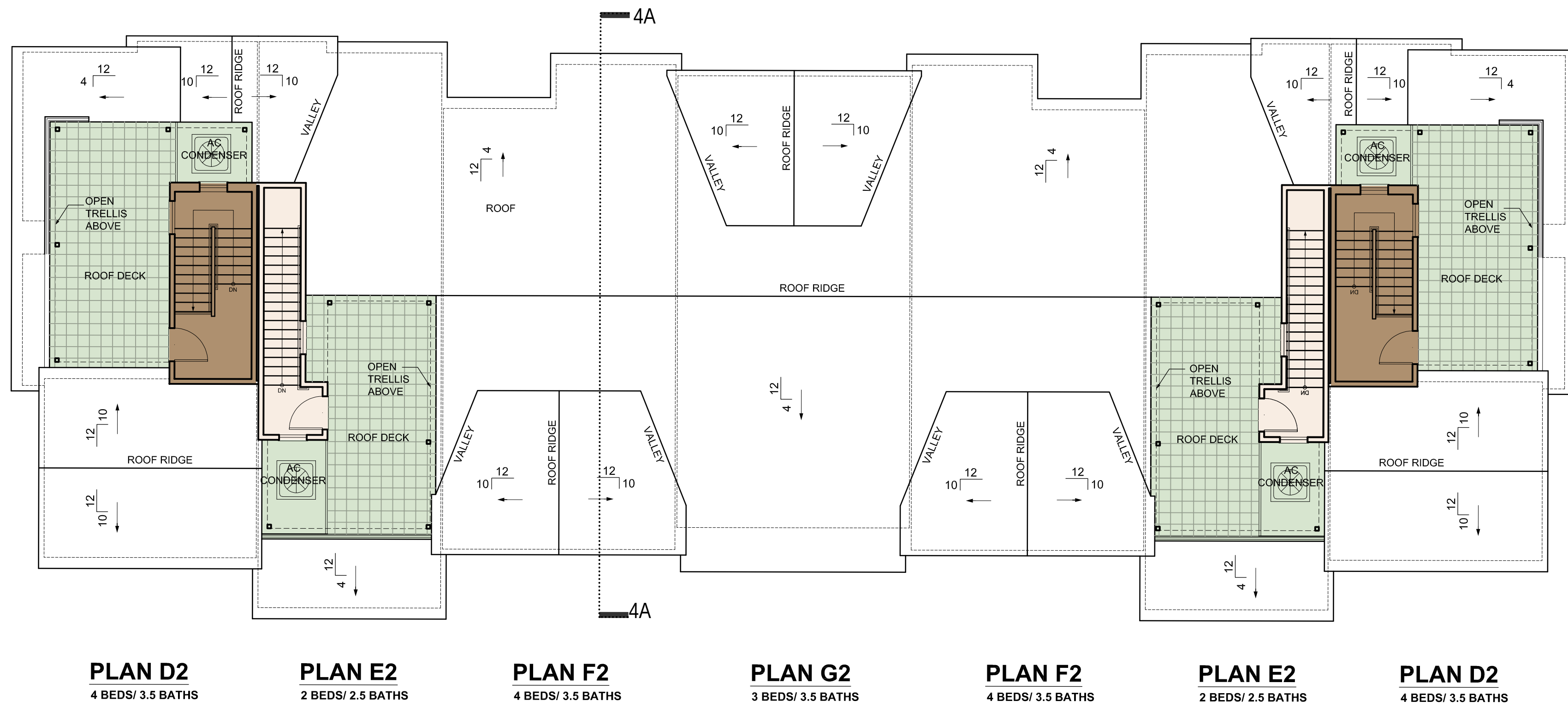
TITLE

**TOWNHOME B:
7-PLEX (STYLE 4)
LEVEL 3 & 4 PLANS**
SHEET NUMBER

A3.6.1.101

LEGEND

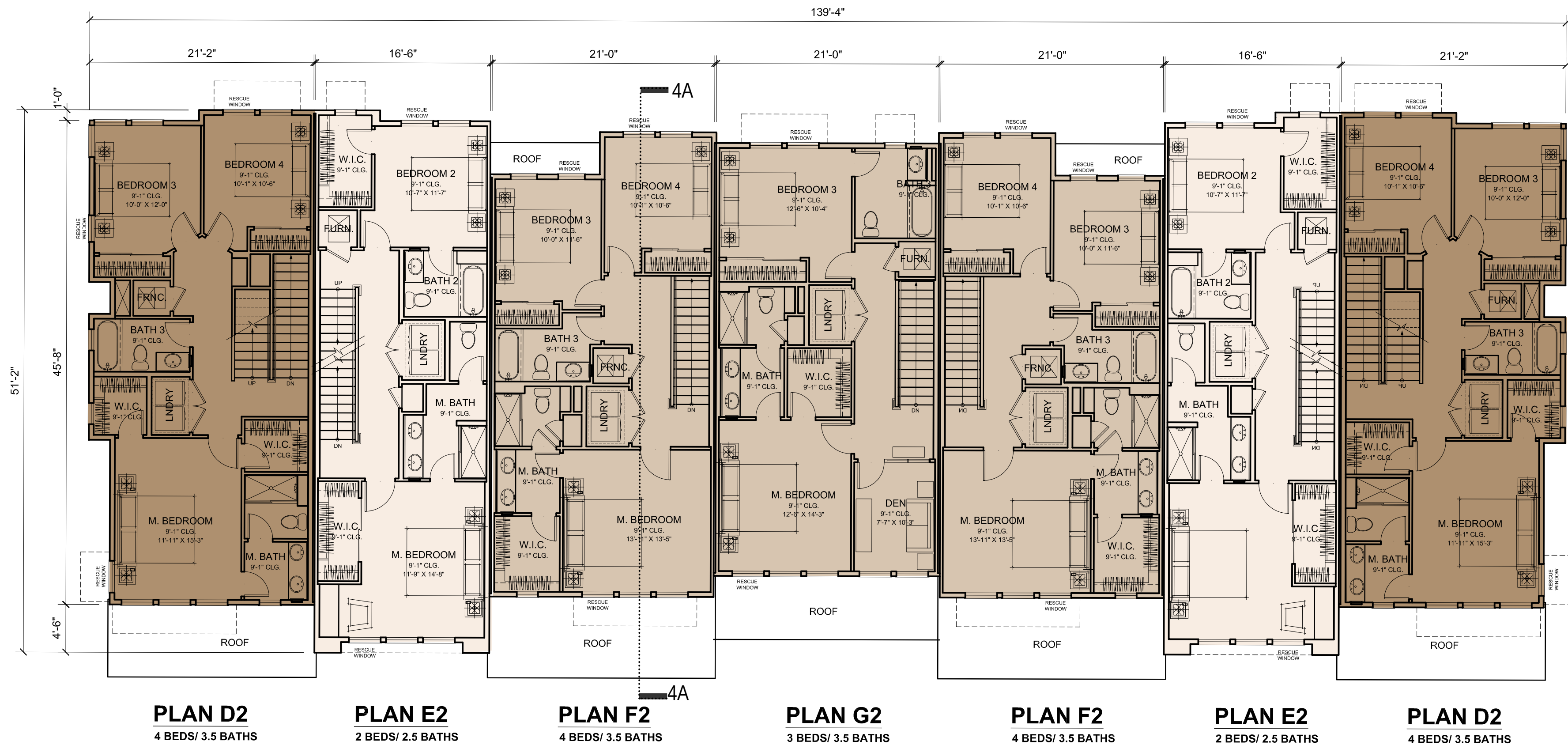
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY



LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'



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PROJECT

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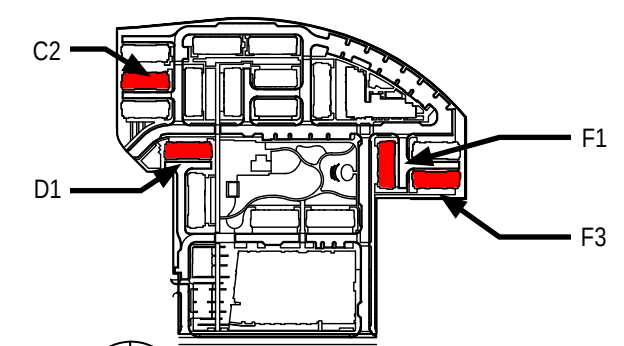
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GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME B:
7-PLEX (STYLE 4)
ELEVATIONS
SHEET NUMBER

A3.6.2.200





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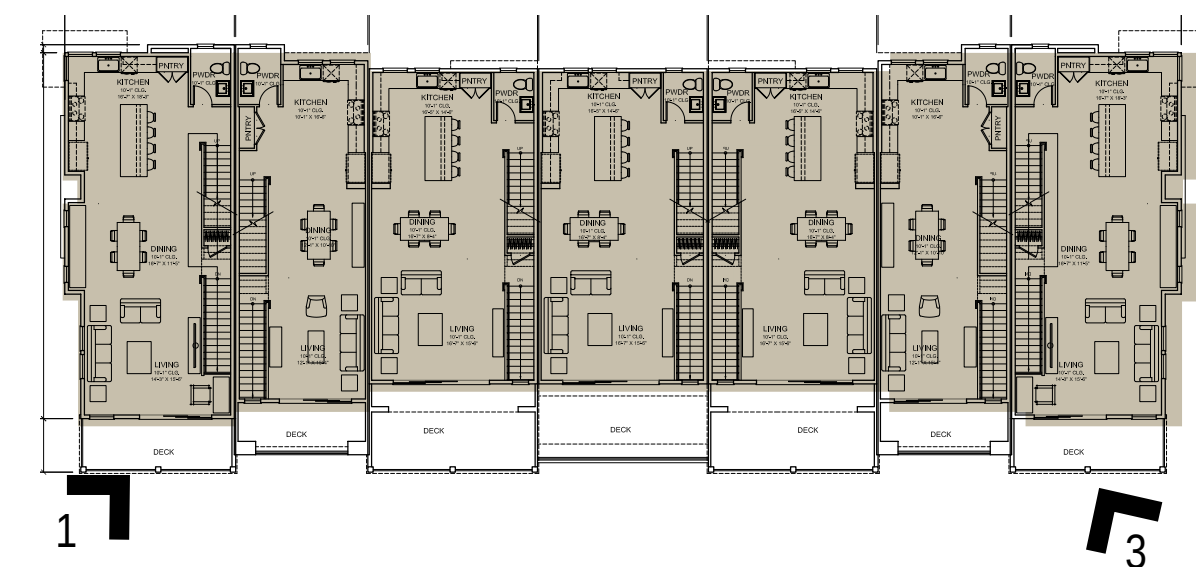


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



DAHLIN

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Chicago, IL 60603

PROJECT

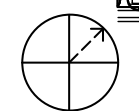
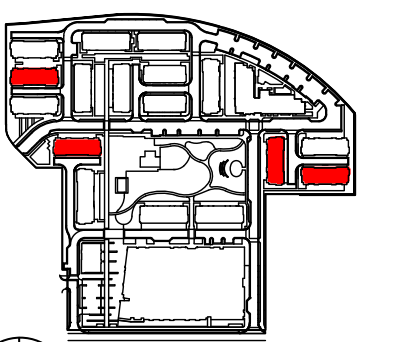
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

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San Francisco, CA 94111



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTIREMENT SET	08/14/2023
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07	ENTIREMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
**TOWNHOME B
7-PLEX (STYLE 4)
RENDERINGS**

SHEET NUMBER

A3.6.4.400



PAINT LIST

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

A SW 7005 PURE WHITE

SW 7670
Gray Shingle
Interior / Exterior
Location Number: 262-C9

B SW 7670 GRAY SHINGLE

SW 7061
Night Owl
Interior / Exterior
Location Number: 237-C6

C SW 7061 NIGHT OWL

SW 7641
Colonnade Gray
Interior / Exterior
Location Number: 283-C2

D SW 7641 COLONNADE GRAY

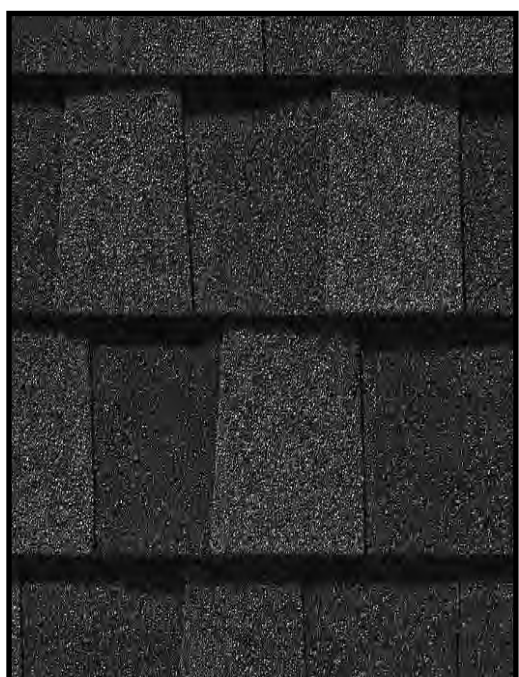
MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 HORIZONTAL SIDING
- 6 VERTICAL BOARD AND BATTEN SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



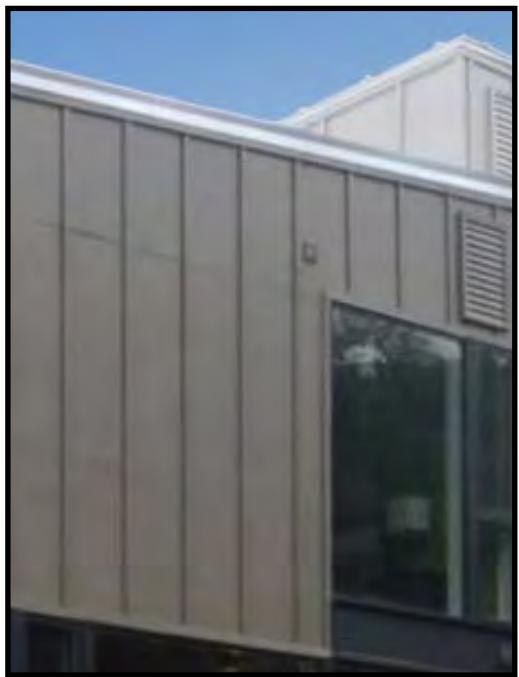
3 COMPOSITE SHINGLE ROOF



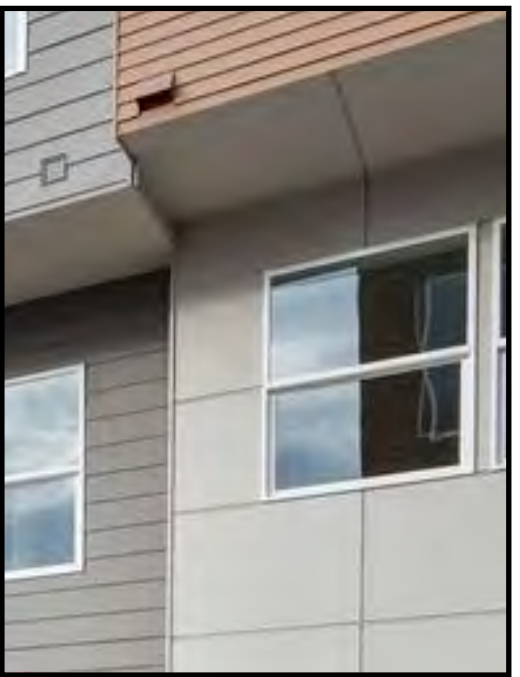
4 STANDING SEAM METAL ROOF



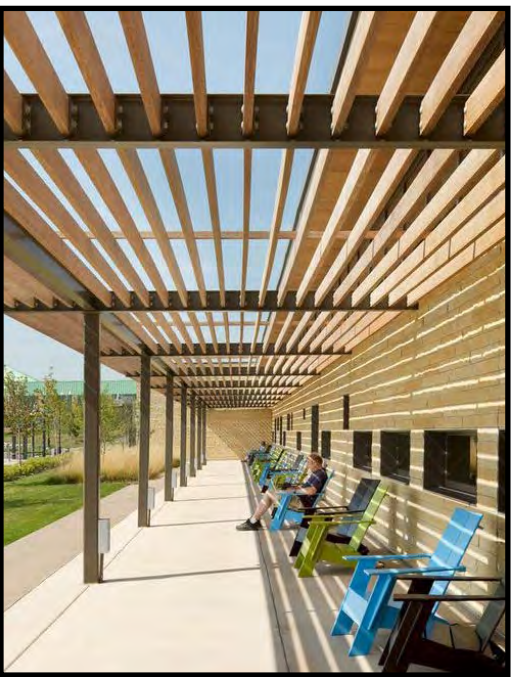
5 HORIZONTAL LAP SIDING



6 VERTICAL BOARD AND BATTEN SIDING



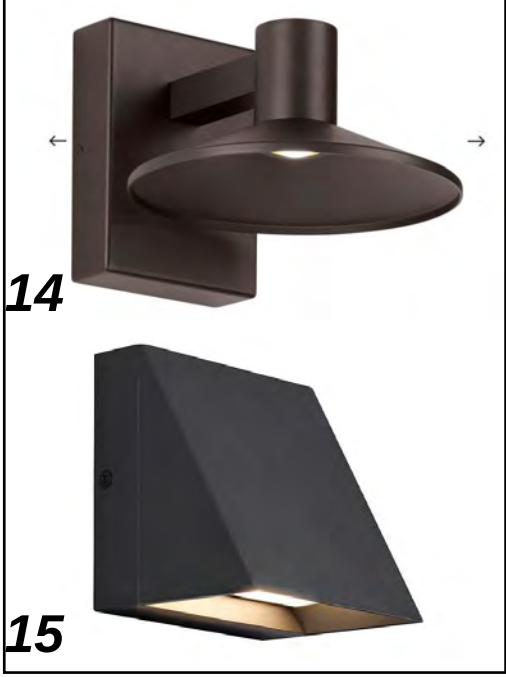
7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE

15 GARAGE LIGHT FIXTURE



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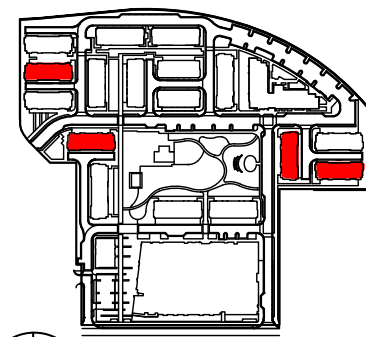
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KEYPLAN



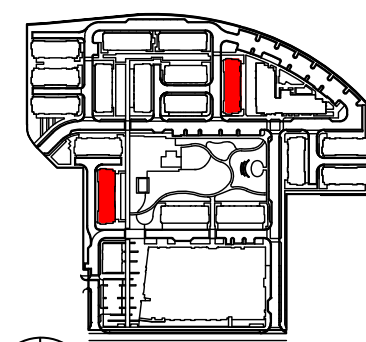
ISSUE CHART

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Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 4)
COLOR & MATERIALS
SHEET NUMBER

A3.6.5.500



MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	09/19/2024
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LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 8 PLEX - STYLE 3											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D1	4	4	2,014	2,183	2,883	77	2	4,028	4,366	5,766	2.5
Plan E1	2	3	1,437	1,532	2,205	68	2	2,874	3,064	4,410	1.5
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5
Plan G1	3	4	1,821	1,961	2,595	186	2	3,642	3,922	5,190	1.5
Total							8	14,226	15,316	20,600	16

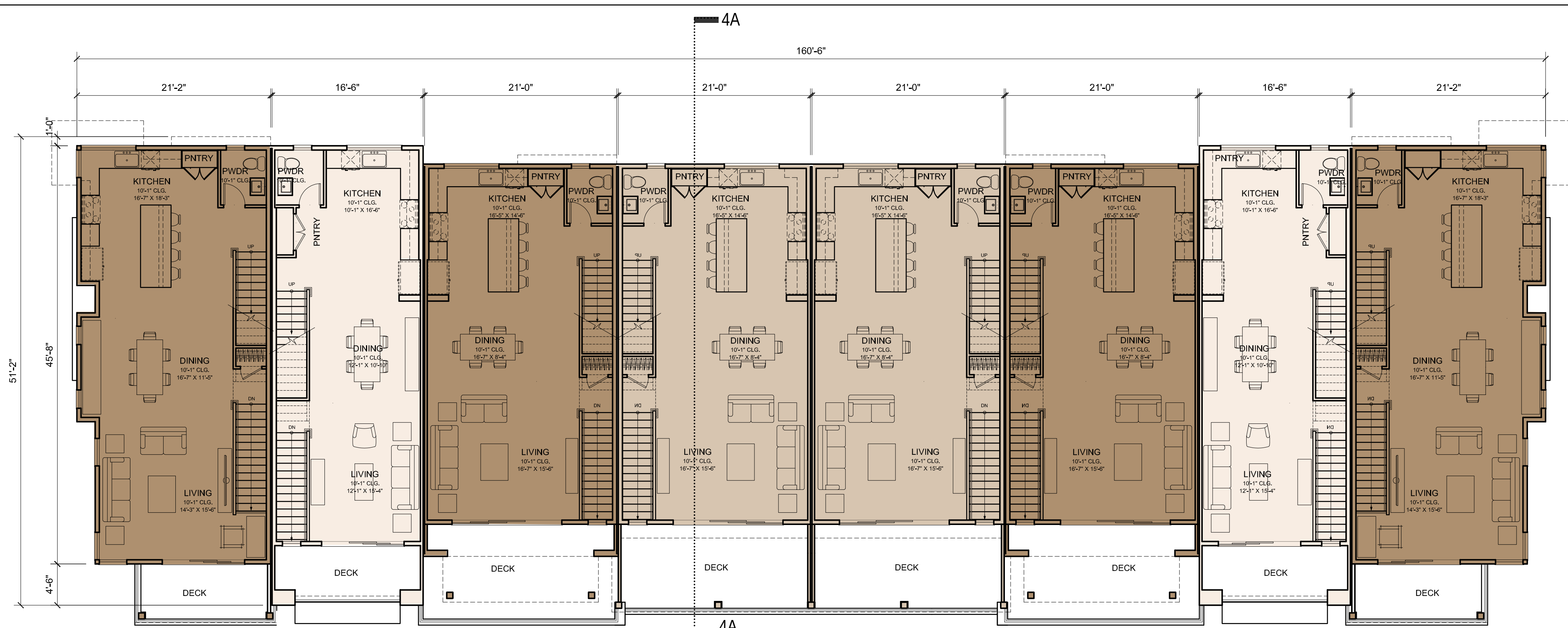
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

- ((B1.1.c)) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D1, E1, F1 AND G1 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 8 PLEX - STYLE 3											
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req'd Per Unit
Plan D1	4	4	2,103	2,291	3,028	323	2	4,206	4,582	6,056	2.5
Plan E1	2	3	1,510	1,654	2,350	346	2	3,020	3,308	4,700	1.5
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5
Plan G1	3	4	1,821	1,961	2,595	186	2	3,642	3,922	5,190	1.5
Total							8	14,550	15,776	21,180	16

0 4' 8' 16' 24'



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

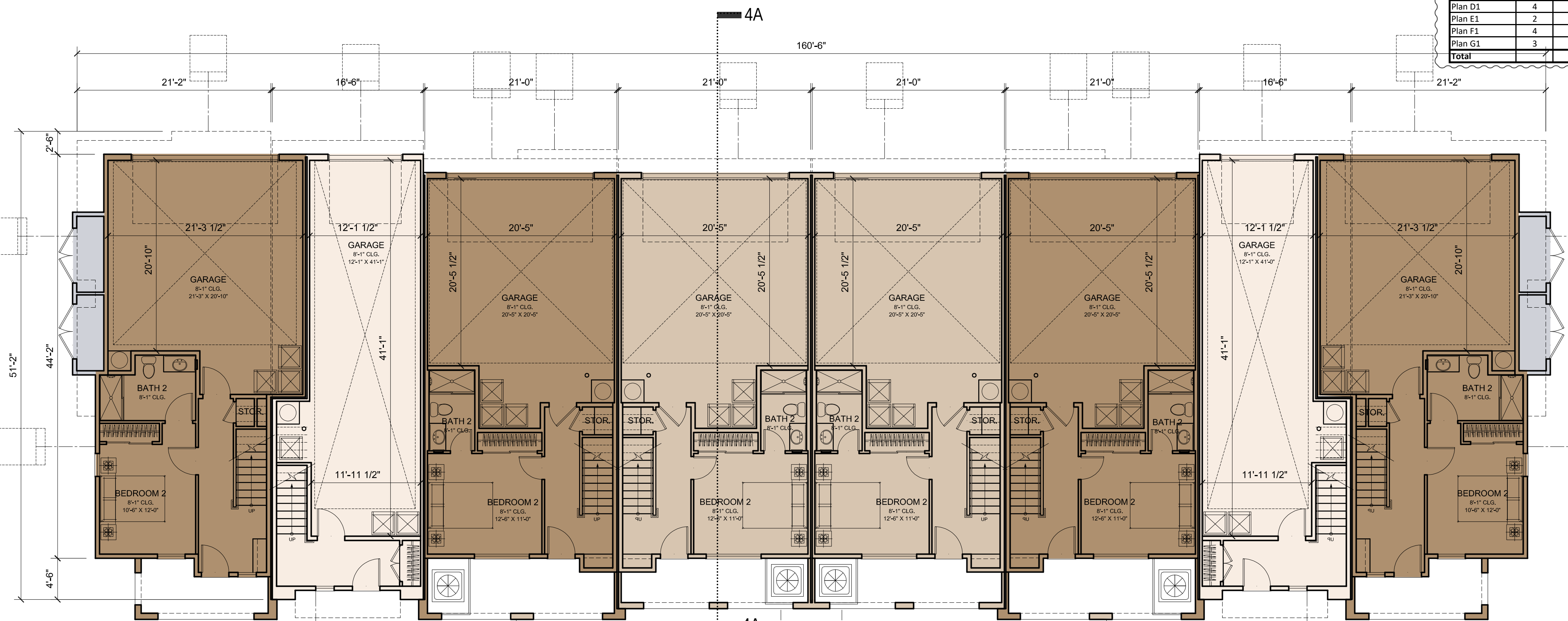
PLAN F1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

LEVEL 2

1/8" = 1'-0"



PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN G1
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN G1
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

LEVEL 1

1/8" = 1'-0"



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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

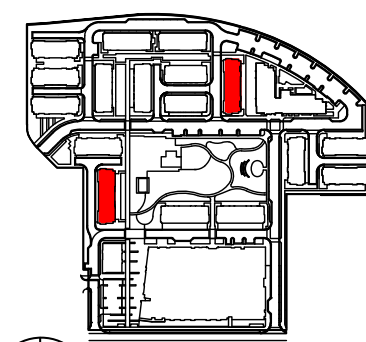
APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

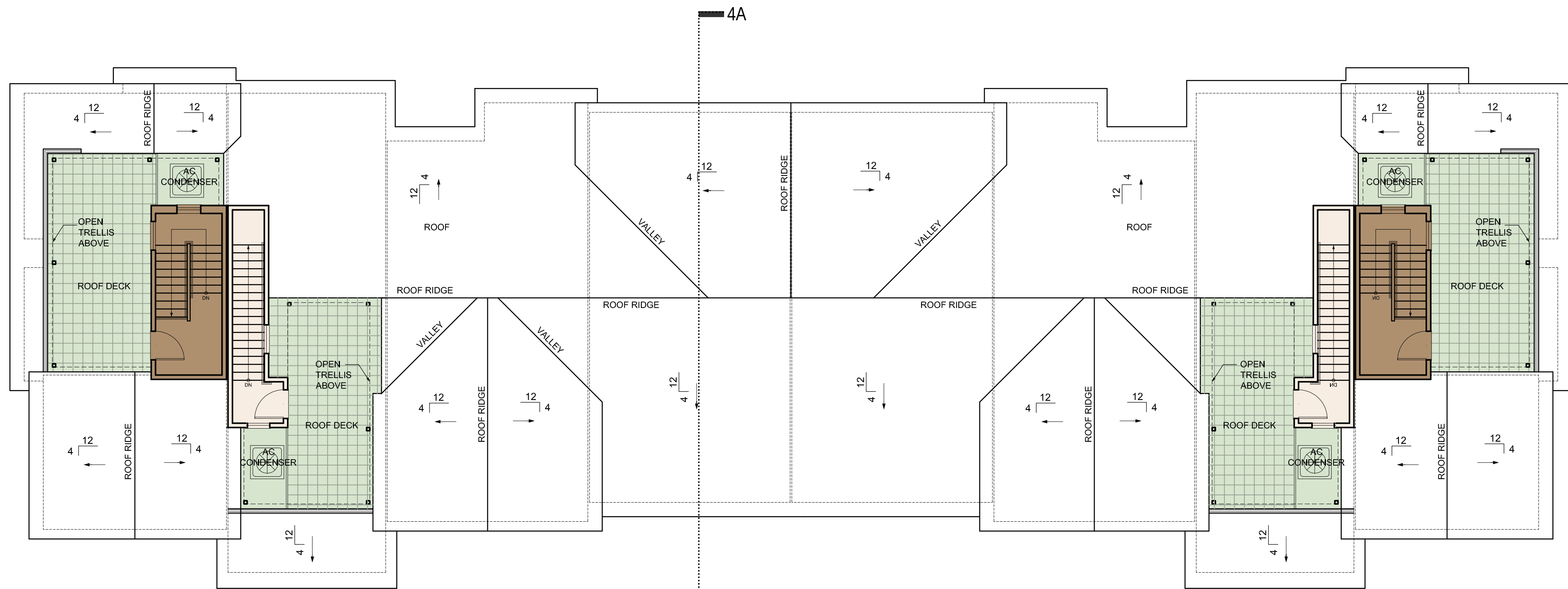
TITLE

TOWNHOME B:
8-PLEX (STYLE 3)
LEVEL 3 & 4 PLANS
SHEET NUMBER

A3.7.1.101

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

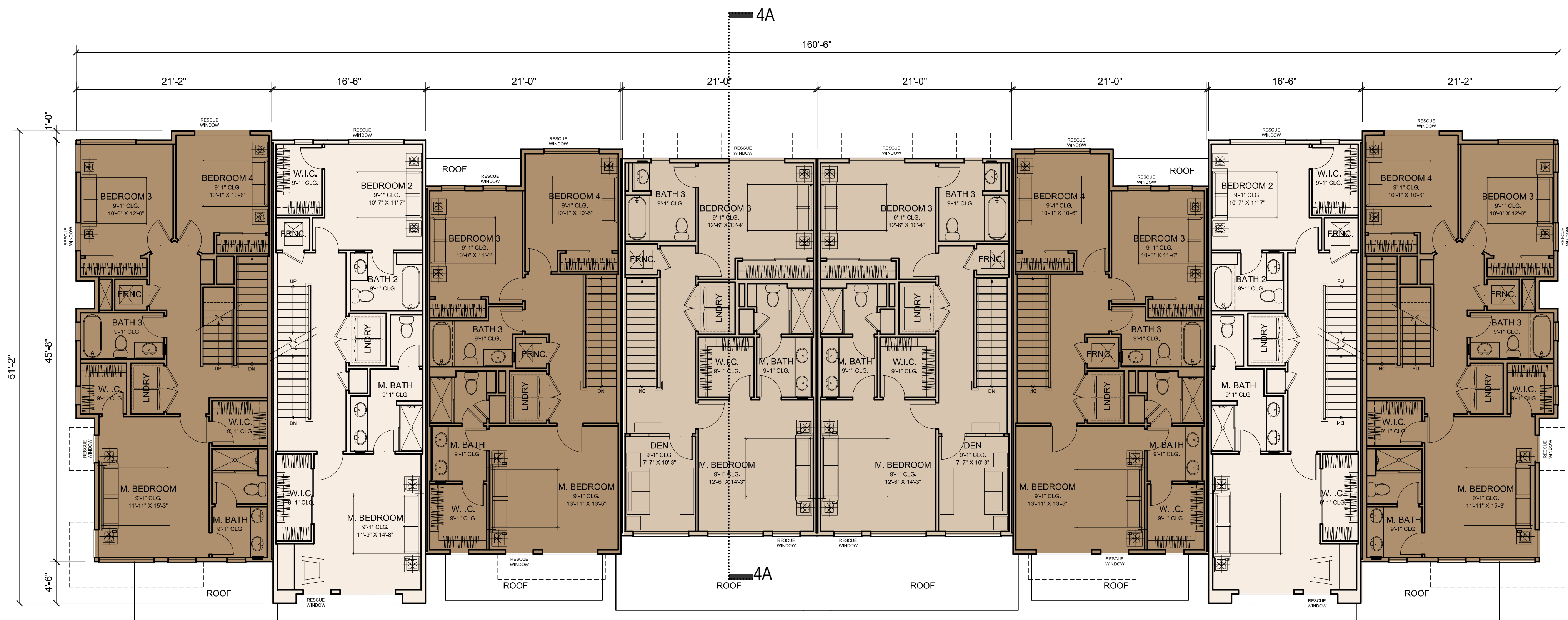
PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'



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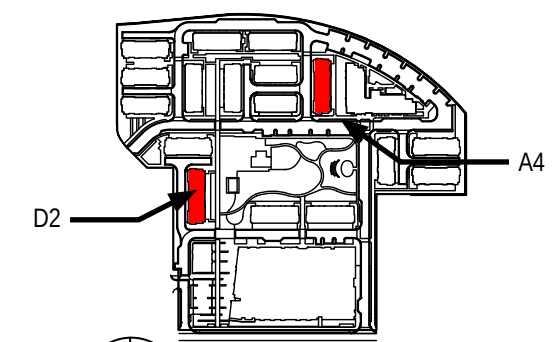
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Job Number

TITLE
TOWNHOME B:
8-PLEX (STYLE 3)
ELEVATIONS + SECTION
SHEET NUMBER

A3.7.2.200





1 AERIAL VIEW

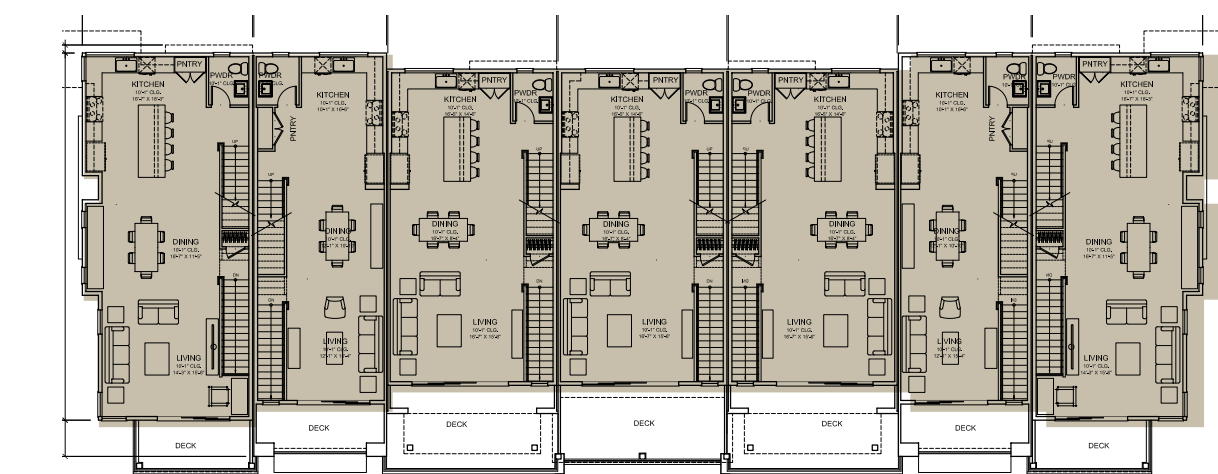


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



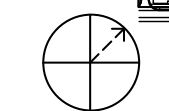
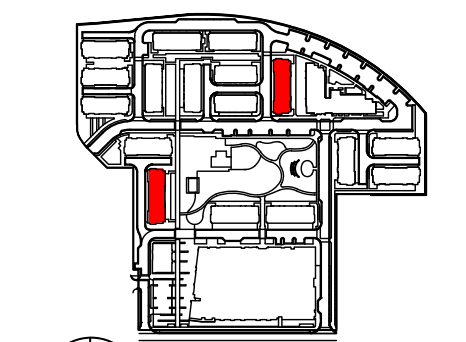
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3



KEYPLAN



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07	ENTIREMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME B:
8-PLEX (STYLE 3)
RENDERINGS

SHEET NUMBER

2

A3.7.4.400



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Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111



PAINT LIST

SW 7667
Zircon
Interior / Exterior
Location Number: 282-C1

A SW 7667 ZIRCON

SW 6117
Smokey Topaz
Interior / Exterior
Location Number: 281-C8

B SW 6117 SMOKEY TOPAZ

SW 9131
Cornwall Slate
Interior / Exterior
Location Number: 219-C4

C SW 9131 CORNALL SLATE

SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

D SW 7068 GRIZZLE GRAY

SW 6252
Ice Cube
Interior / Exterior
Location Number: 257-C3

E SW 6252 ICE CUBE

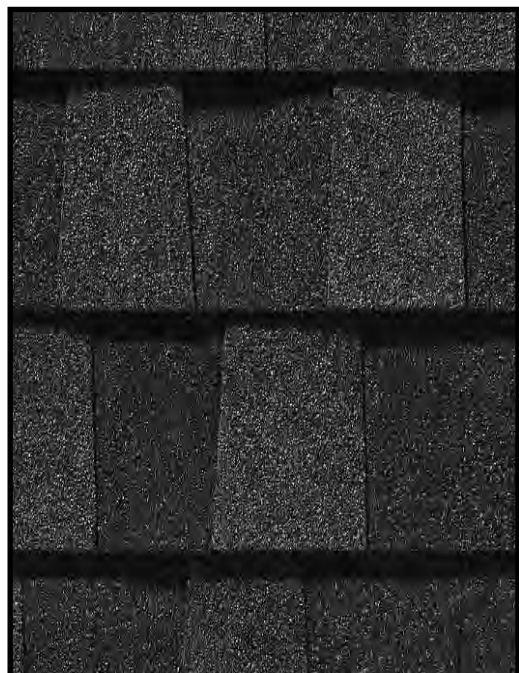
MATERIALS KEY

- 1 VINYL WINDOWS AND DOORS
- 2 3 COAT STUCCO WITH METAL REVEALS
- 3 COMPOSITE SHINGLE ROOF
- 4 STANDING SEAM METAL ROOF
- 5 HORIZONTAL SIDING
- 6 VERTICAL CORRUGATED METAL SIDING
- 7 SMOOTH CEMENTIOUS PANEL
- 8 METAL BEAM
- 9 METAL TRELLIS
- 10 METAL AWNING
- 11 WOOD POST
- 12 METAL GUARDRAIL
- 13 GARAGE DOOR WITH GLASS
- 14 ENTRY, DECK AND ROOF DECK FIXTURE
- 15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



3 COMPOSITE SHINGLE ROOF



4 STANDING SEAM METAL ROOF



5 HORIZONTAL LAP SIDING



6 VERTICAL CORRUGATED METAL SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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Job Number

TITLE
**TOWNHOME B
8-PLEX (STYLE 3)
RENDERINGS**

SHEET NUMBER
A3.7.5.500