

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIREMENT

State Density Bonus Parking Requirement:

Upon the developer's request, the city or county may not require more than the following parking ratios for a density bonus project. The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.

USE	UNIT TYPE	UNIT QUANTITY	STALL PER UNIT	STALLS REQUIRED	STALLS PROVIDED
Residential	Studio	13	1	13.0	
	1 Bedroom	130	1	130.0	
	2 Bedroom	107	1.5	160.5	
	3 Bedroom	5	1.5	7.5	
Total	Total	255		311.0	312

GUEST PARKING REQUIREMENT

State Density Bonus Parking Requirement:

The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
Guest Spaces	State Density Bonus	The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.	0	25

RESIDENTIAL ACCESSIBLE PARKING REQUIREMENT

2022 UBC Sec. 1109A.4, 1109A.5 and 1109A.8.6:

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
296 Assigned Spaces	Sec. 1109A.4	At least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility.	6	6
25 Guest Spaces (Unassigned)	Sec. 1109A.5	At least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities.	1.3	2
Van Accessible	Sec. 1109A.8.6	One in every eight accessible spaces, but not less than one, shall be van accessible.	1	1

RESIDENTIAL ELECTRIC VEHICLE PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 4.106.4.2 and 4.106.4.2.1

Requirements apply to parking spaces that are assigned or leased to individual dwelling units, as well as unassigned residential parking.

Visitor or common area parking is not included.

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
EVCS with Level 2 EV Ready	Sec. 4.106.4.2.1	Forty percent (40%) of dwelling units with parking spaces shall be EVCS with Level 2 EV Ready.	125	125
Level 1 EV Ready	Sec. 4.106.4.2.1	Sixty percent (60%) of dwelling units with parking spaces shall be provided with at minimum a Level 1 EV Ready space.	187	187
TOTAL	Sec. 4.106.4.2.1	The total number of EV spaces should be one-hundred percent (100%) of dwelling units or one-hundred percent (100%) of parking spaces, whichever is less.	312	312

RESIDENTIAL ACCESSIBLE EVCS PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 4.106.4.2.1

EVCS shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.

2022 CBC Table 11B-228.3.2.1 and 11B-812.9

EVCS SPACES PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
125	Table 11B-228.3.2.1	Van Accessible EVCS: 1, plus 1 for each 300, or fraction thereof, over 100	2	2
125	Table 11B-228.3.2.1	Standard Accessible EVCS: 3, plus 1 for each 60, or fraction thereof, over 100	4	4
125	Table 11B-228.3.2.1	Ambulatory: 3, plus 1 for each 50, or fraction thereof, over 100	4	4

COMMERCIAL PARKING REQUIREMENT

North 40 Specific Plan 2.5.8(a):

Non-Residential Use: The number of off-street parking spaces shall be consistent with parking required in Downtown as required within Division 4 of the Zoning Ordinance.

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.150(b)(1):

Retail and commercial stores shops, restaurants, bars, taverns and nightclubs: One (1) parking space for each three hundred (300) square feet of gross floor area.

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.150(d):

Handicapped spaces provided in compliance with State or local regulation shall be counted in determining the number of spaces provided in meeting the requirements of this chapter.

COMMERCIAL AREA	REQUIREMENT	REQUIRED	PROVIDED
7,874 gsf	1 stall per 300 gsf of use	26.2	26

COMMERCIAL ACCESSIBLE PARKING REQUIREMENT

2022 CBC Table 11B-208.2 and 11B-208.2.4

SPACED PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
26	Table 11B-208.2	For between 26-50 parking spaces provided, 2 accessible parking spaces are required.	2	2
Van Parking Space	11B-208.2.4	For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space.	1	1

COMMERCIAL ELECTRIC VEHICLE PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 5.106.5.3.3.1

Automatic Load-Management Systems (ALMS) shall be permitted to reduce load when multiple vehicles are charging.

TYPE	REQUIREMENT		REQUIRED	PROVIDED
EVCS with Level 2 EV Ready	Sec. 5.106.5.3.3.1	Ten percent (10%) of parking spaces provided shall be EVCS with Level 2 EV Ready.	2.6	3
Level 2 EV Capable	Sec. 5.106.5.3.3.1	Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.	2.6	3

COMMERCIAL ACCESSIBLE EVCS PARKING REQUIREMENT

2022 CBC Table 11B-228.3.2.1 and 11B-812.9

EVCS SPACES PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
3	Table 11B-228.3.2.1	For between 1-4 EVCS spaces provided, 1 van accessible EVCS is required.	1	1

LOADING SPACE REQUIREMENT

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.160(a)

USE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
Retail and Commercial	Sec. 29.10.160(a)	One space per 10,000 sf of use, plus one additional space for each 20,000 sf of floor area.	1	1
Residential Moving	NA	Not Required: Optional	0	1
Minimum Size	Sec. 29.10.160(a)	10 feet wide, 30 feet long and 15 feet high		

BICYCLE PARKING REQUIREMENT

Los Gatos Objective Design Standards A.2 and A.3

USE	REQUIREMENT	REQUIRED	PROVIDED
Residential	ODS A.3(3.2) One long-term bicycle parking space per dwelling unit (Class I)	255	255
Residential	ODS A.2(2.2) One short-term bicycle parking space per dwelling unit (Class II)	255	58
Commercial	ODS A.2(2.2) One short-term bicycle parking space per 2,000 square feet of non-residential floor area (Class II)	4	8

PARKING SUMMARY

USE	PARKING TYPE	STALL TYPE	EV TYPE	STALL COUNT			
				LEVEL 1	LEVEL B	D4 STREET	TOTAL
RESIDENTIAL	SELF-PARK	STANDARD	EVCS WITH LEVEL 2 EV READY	3	8		11
	SELF-PARK	ACCESSIBLE	EVCS WITH LEVEL 2 EV READY	1	4		5
	SELF-PARK	VAN ACCESSIBLE	EVCS WITH LEVEL 2 EV READY	1			1
	SELF-PARK	EV ACCESSIBLE	EVCS WITH LEVEL 2 EV READY		4		4
	SELF-PARK	EV VAN ACCESSIBLE	EVCS WITH LEVEL 2 EV READY		2		2
	SELF-PARK	EV AMBULATORY	EVCS WITH LEVEL 2 EV READY		4		4
	PUZZLE LIFT	2 STACKER	EVCS WITH LEVEL 2 EV READY	28	70		98
	PUZZLE LIFT	2 STACKER	LEVEL 1 EV READY		158		158
	PUZZLE LIFT	3 STACKER	LEVEL 1 EV READY		29		29
SUBTOTAL				33	279		312
GUEST	SELF-PARK	STANDARD		13	4	6	23
	SELF-PARK	VAN ACCESSIBLE		1		1	2
SUBTOTAL				14	4	7	25
COMMERCIAL	SELF-PARK	STANDARD		17			17
	SELF-PARK	STANDARD	EVCS LEVEL 2 EV READY	3			3
	SELF-PARK	STANDARD	LEVEL 2 EV CAPABLE	3			3
	SELF-PARK	ACCESSIBLE		1			1
	SELF-PARK	VAN ACCESSIBLE		1			1
	SELF-PARK	EV VAN ACCESSIBLE		1			1
SUBTOTAL				26			26
TOTAL				73	283	7	363

PROGRAM SUMMARY

AREA SUMMARY								UNIT SUMMARY						RESIDENTIAL EFFICIENCY				
Level	Residential Unit GSF	Residential Amenity GSF	Back of House GSF	Commercial GSF	Parking GSF	Mech. GSF	Total Floor Area GSF	ST / JR 1	1 BR	2 BR	3 BR	Total Units	Level	Level	Residential GSF	Residential RSF	Efficiency %	Average Unit Size
MP						4,115	4,115						MP	MP				
7	37,538	960					38,498	1	15	14	1	31	7	7	37,538	31,158	83.0%	1,005
6	49,528						49,528	2	24	18		44	6	6	49,528	42,591	86.0%	968
5	50,356						50,356	2	23	18	1	44	5	5	50,356	43,366	86.1%	986
4	50,356						50,356	2	23	18	1	44	4	4	50,356	43,366	86.1%	986
3	51,500						51,500	2	23	19	1	45	3	3	51,500	44,570	86.5%	990
2	48,126	3,062					51,188	4	21	16	1	42	2	2	48,126	40,778	84.7%	971
1	6,802	8,780	9,833	7,874	37,087	1,564	71,940		1	4		5	1	1	6,802	5,746	84.5%	1,149
B		3,531			68,900	1,627	74,058						B	B				
TOTAL	294,206	16,333	9,833	7,874	105,987	7,306	441,539	13	130	107	5	255	TOTAL	TOTAL	294,206	251,575	85.5%	987
						TOTAL BEDROOMS		13	130	214	15	372						
						UNIT TYPES		ST / JR 1	1 BR	2 BR	3 BR	Total						
						ACTUAL UNIT MIX		5.1%	51.0%	42.0%	2.0%	100.0%						
						TARGET UNIT MIX		2.0%	48.0%	47.0%	3.0%	100.0%						
						TARGET UNIT SIZE		585	759	1,220	1,540							

Unit Area Calculation Methodology (RSF):

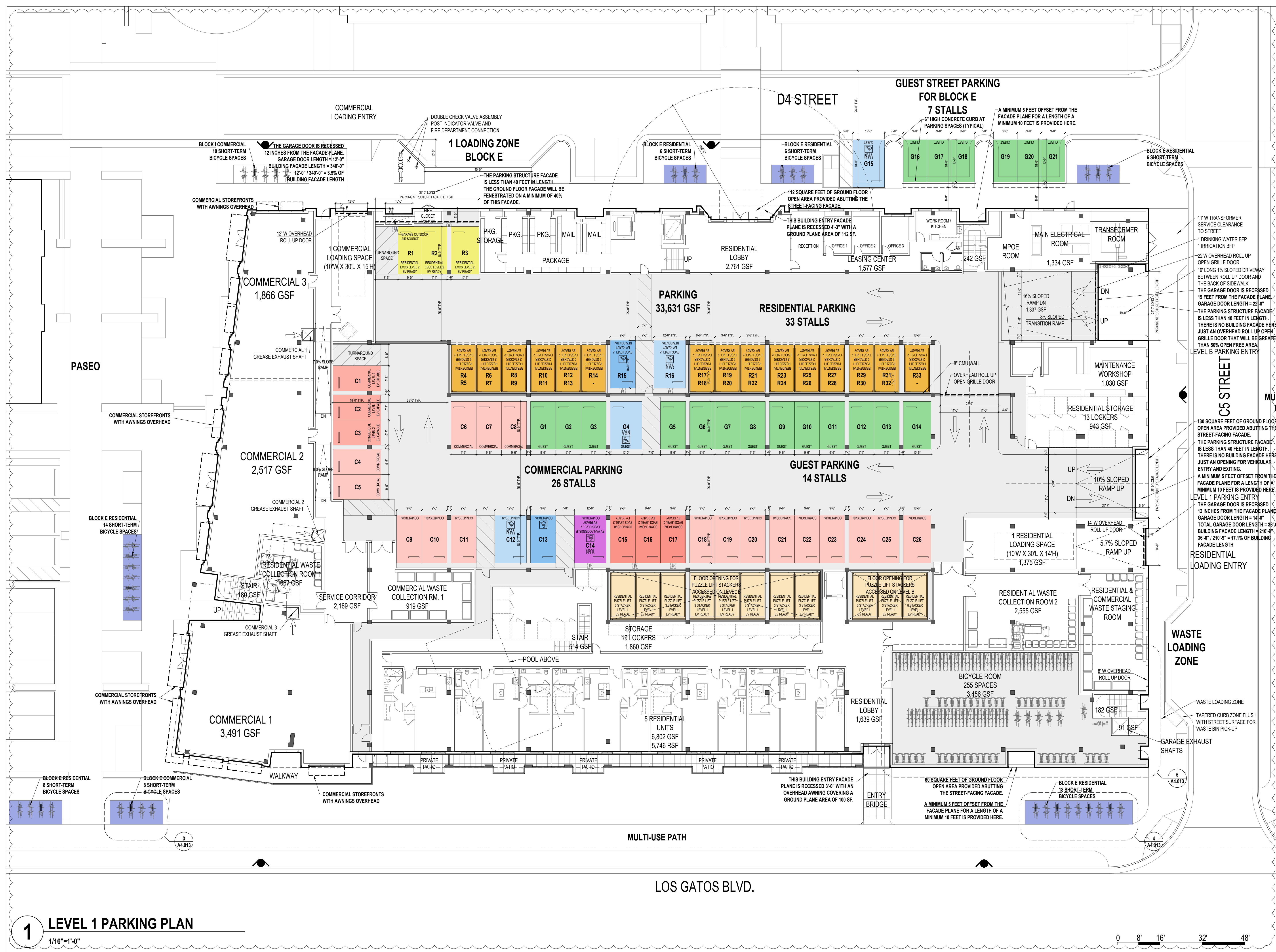
Unit areas are based on the following measurement boundaries:

-Center line of demising walls between units.

-Exterior side of exterior wall.

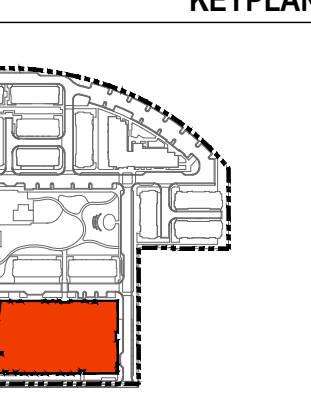
-Corridor side of corridor wall.

-Unit side of walls abutting common area

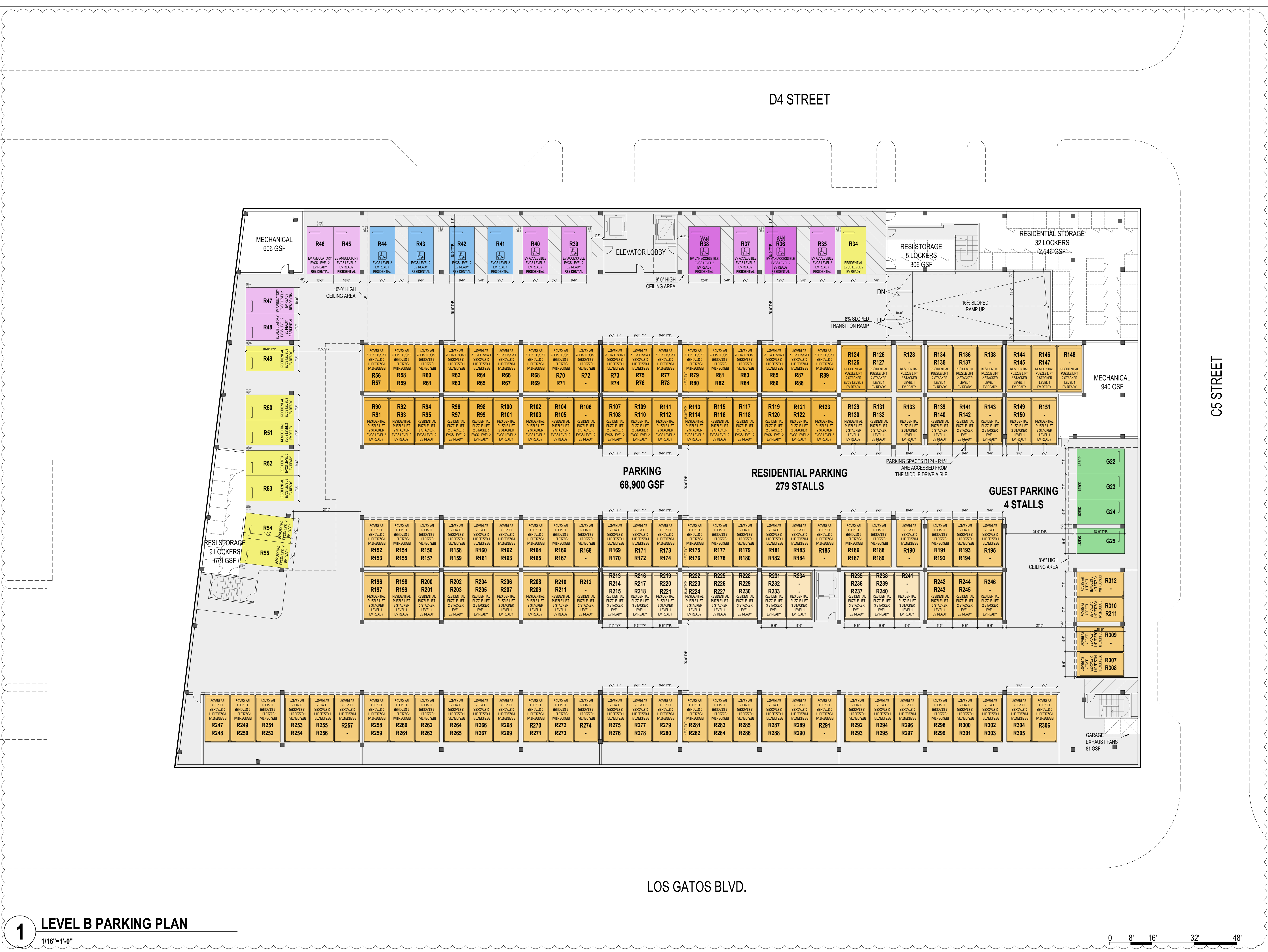


1 LEVEL 1 PARKING PLAN
1/16"=1'-0"

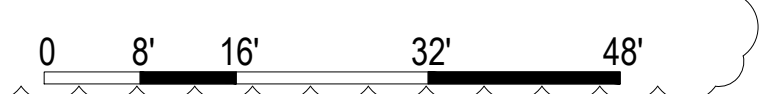




MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/16/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025



1 LEVEL B PARKING PLAN
1/16"=1'-0"





CIRCULAR BICYCLE RACKS



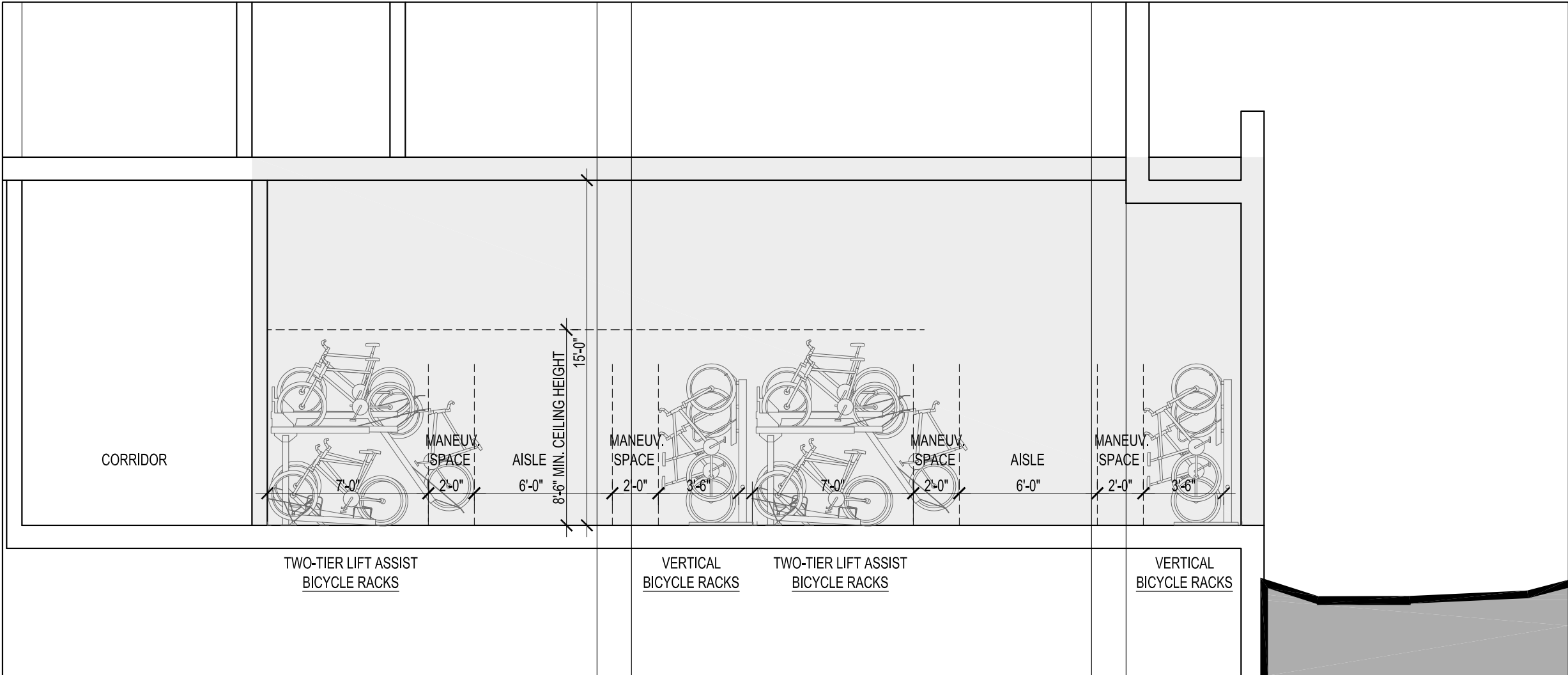
VERTICAL BICYCLE RACKS



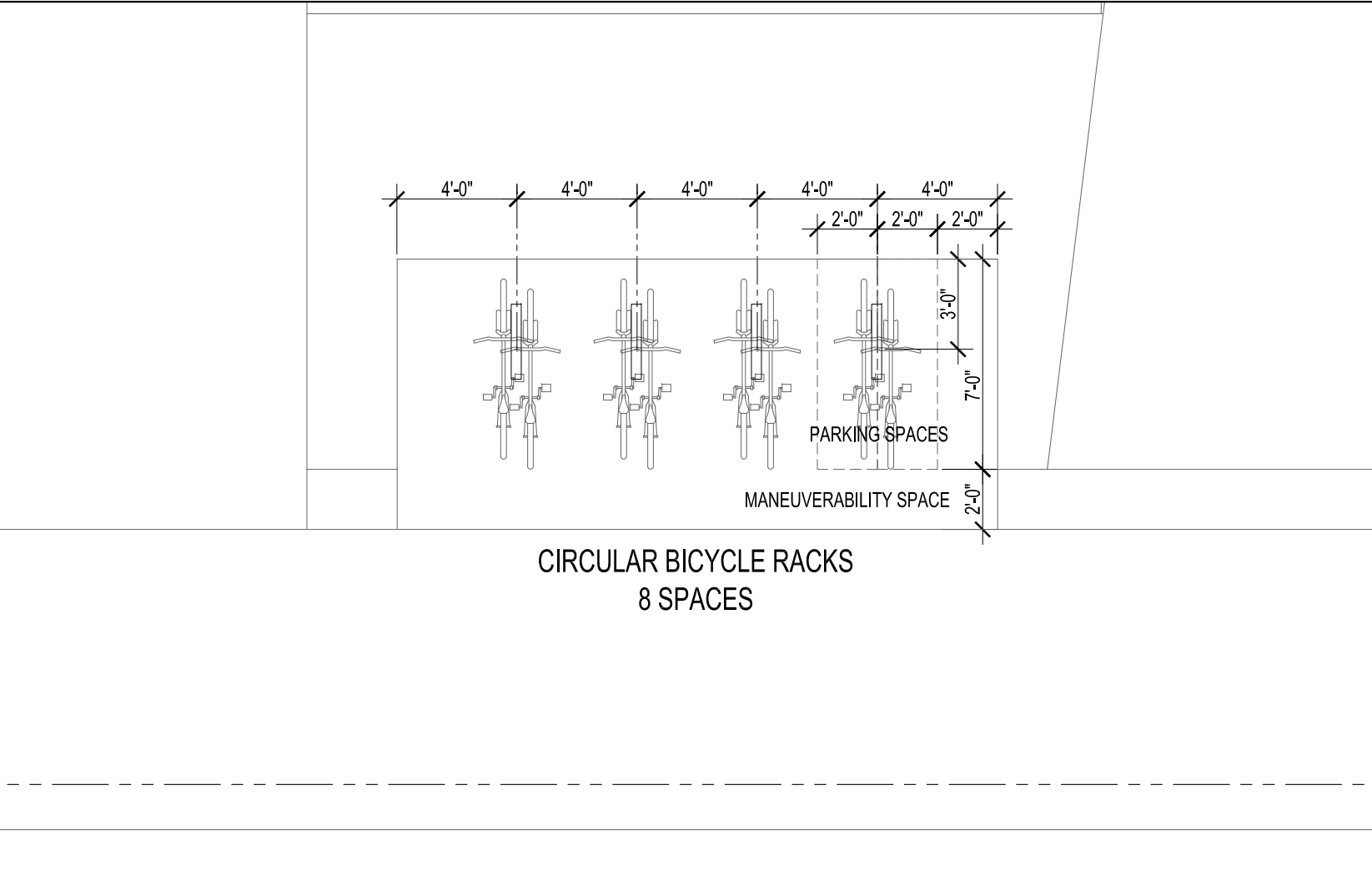
WORKSTAND AND PUMP



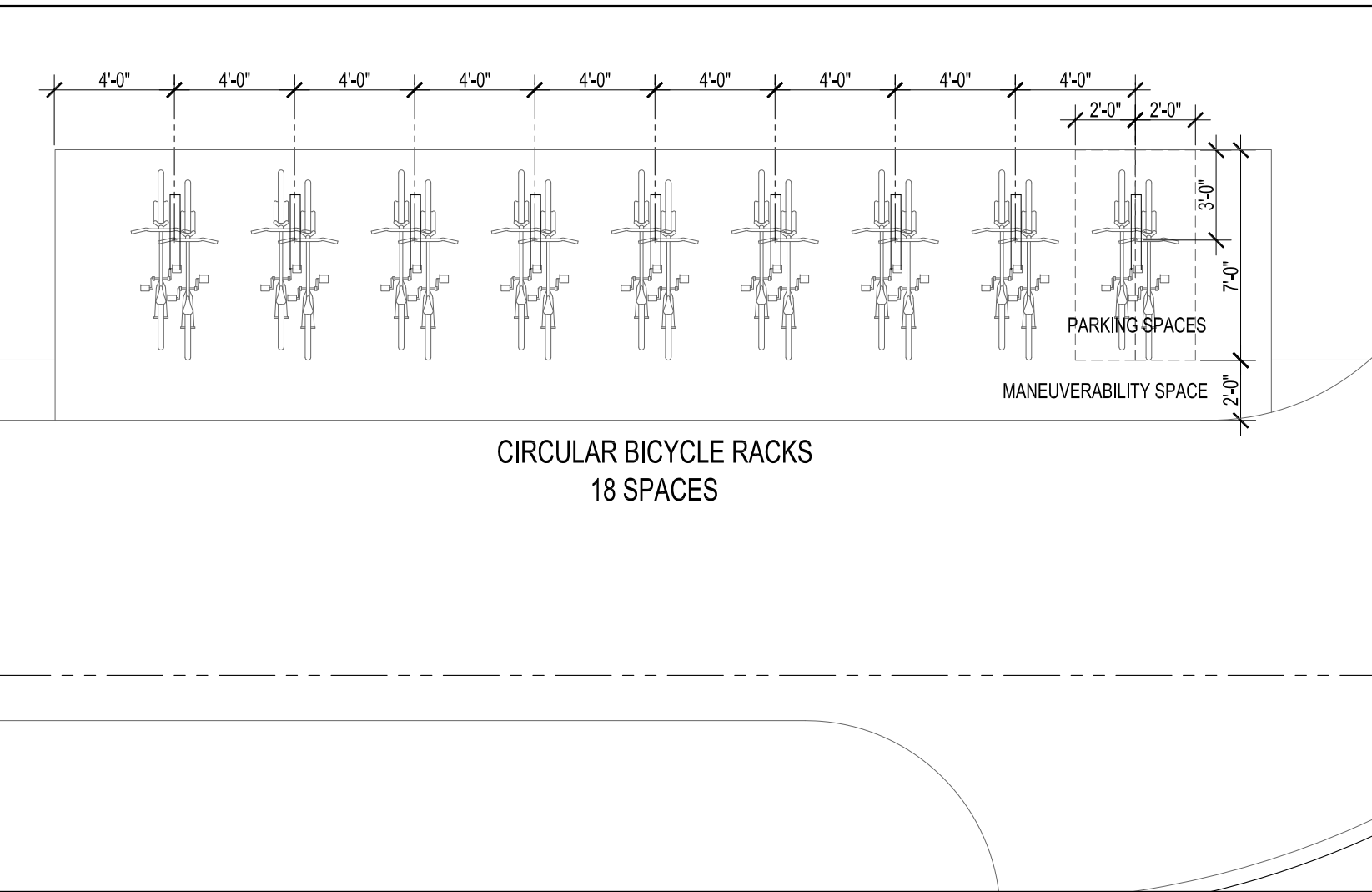
TWO-TIER LIFT ASSIST BICYCLE RACKS



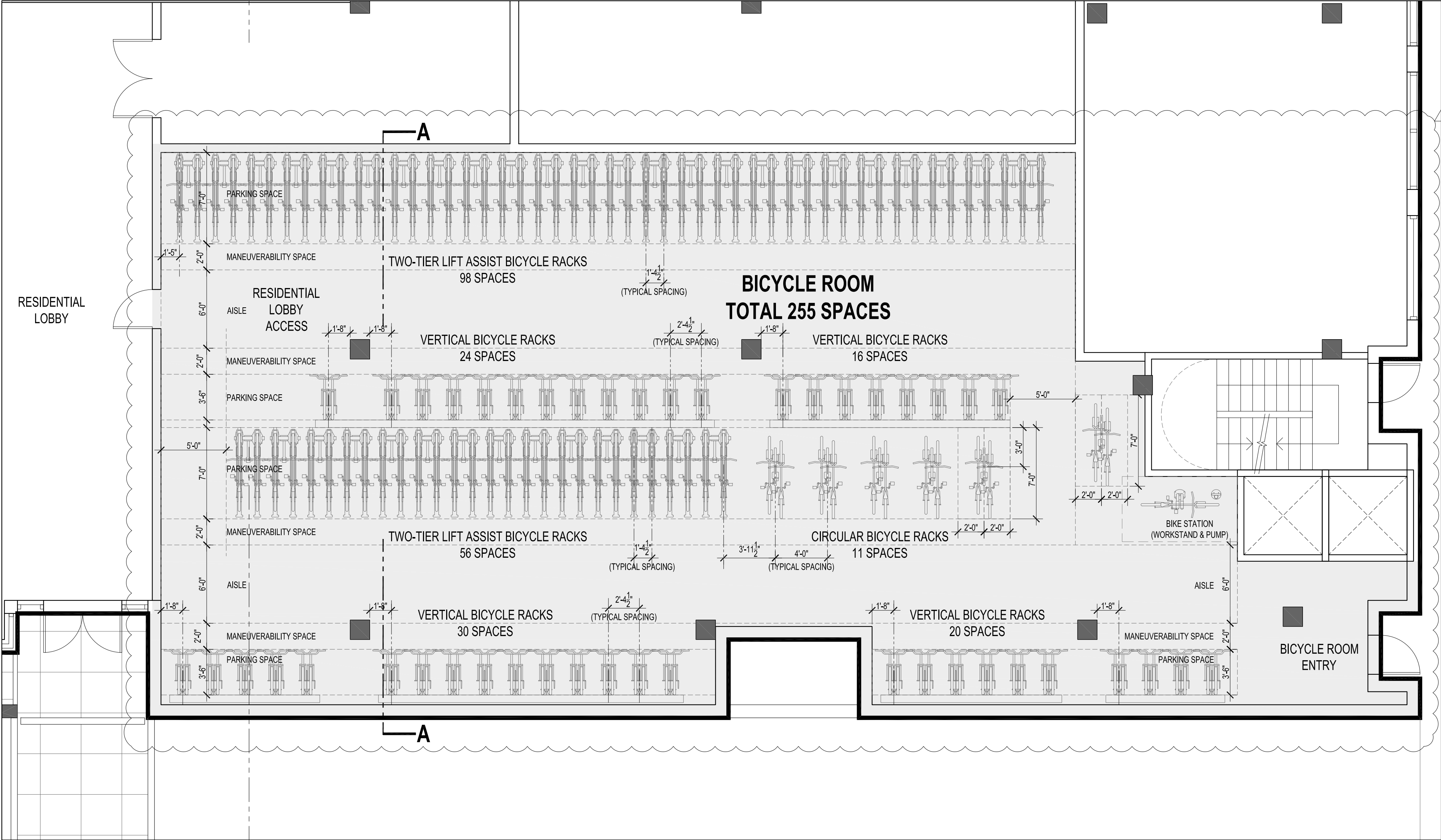
1 BICYCLE RACK TYPE IMAGES
MANUF.: GROUND CONTROL SYSTEMS



3 SHORT-TERM BICYCLE RACKS (COMMERCIAL)
3/16"=1'-0"



4 SHORT-TERM BICYCLE RACKS (TYP. RESIDENTIAL)
3/16"=1'-0"



5 LONG-TERM BICYCLE PARKING ROOM PLAN
3/16"=1'-0"

0 2.66' 5.33' 10.66' 16'

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

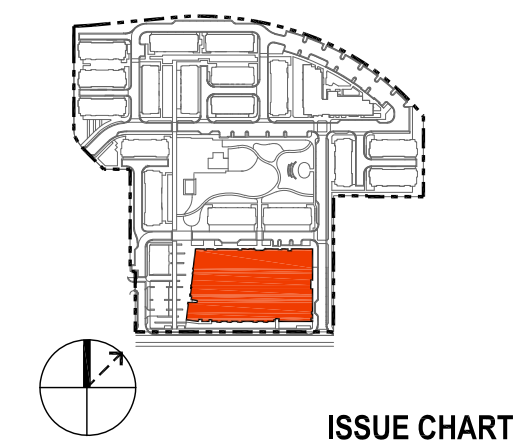
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

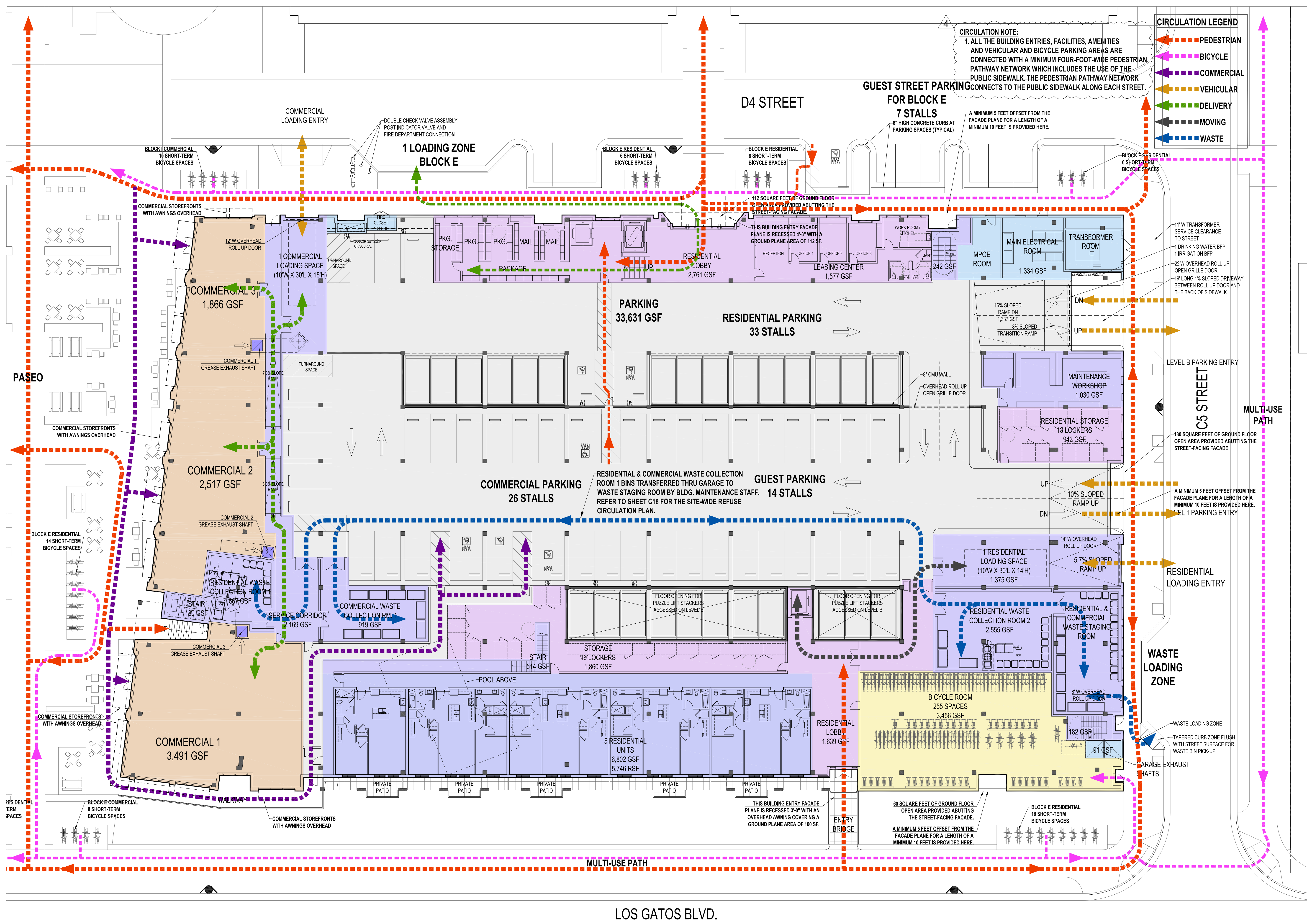
Job Number 492028.000

TITLE

**MULTI-FAMILY
BICYCLE PARKING PLANS**

SHEET NUMBER

A4.013



CIRCULATION NOTE:
1. ALL THE BUILDING ENTRIES, FACILITIES, AMENITIES AND VEHICULAR AND BICYCLE PARKING AREAS ARE CONNECTED WITH A MINIMUM FOUR-FOOT-WIDE PEDESTRIAN PATHWAY NETWORK WHICH INCLUDES THE USE OF THE PUBLIC SIDEWALK. THE PEDESTRIAN PATHWAY NETWORK CONNECTS TO THE PUBLIC SIDEWALK ALONG EACH STREET.

CIRCULATION LEGEND

- PEDESTRIAN
- BICYCLE
- COMMERCIAL
- VEHICULAR
- DELIVERY
- MOVING
- WASTE

HM
HELLERMANUS
ARCHITECTS
505 Sansome Street, Suite 400
San Francisco, CA 94111
www.hellermanus.com

cmg
Landscape
Architecture
CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 4	03/05/2025

Job Number 492028.000

TITLE

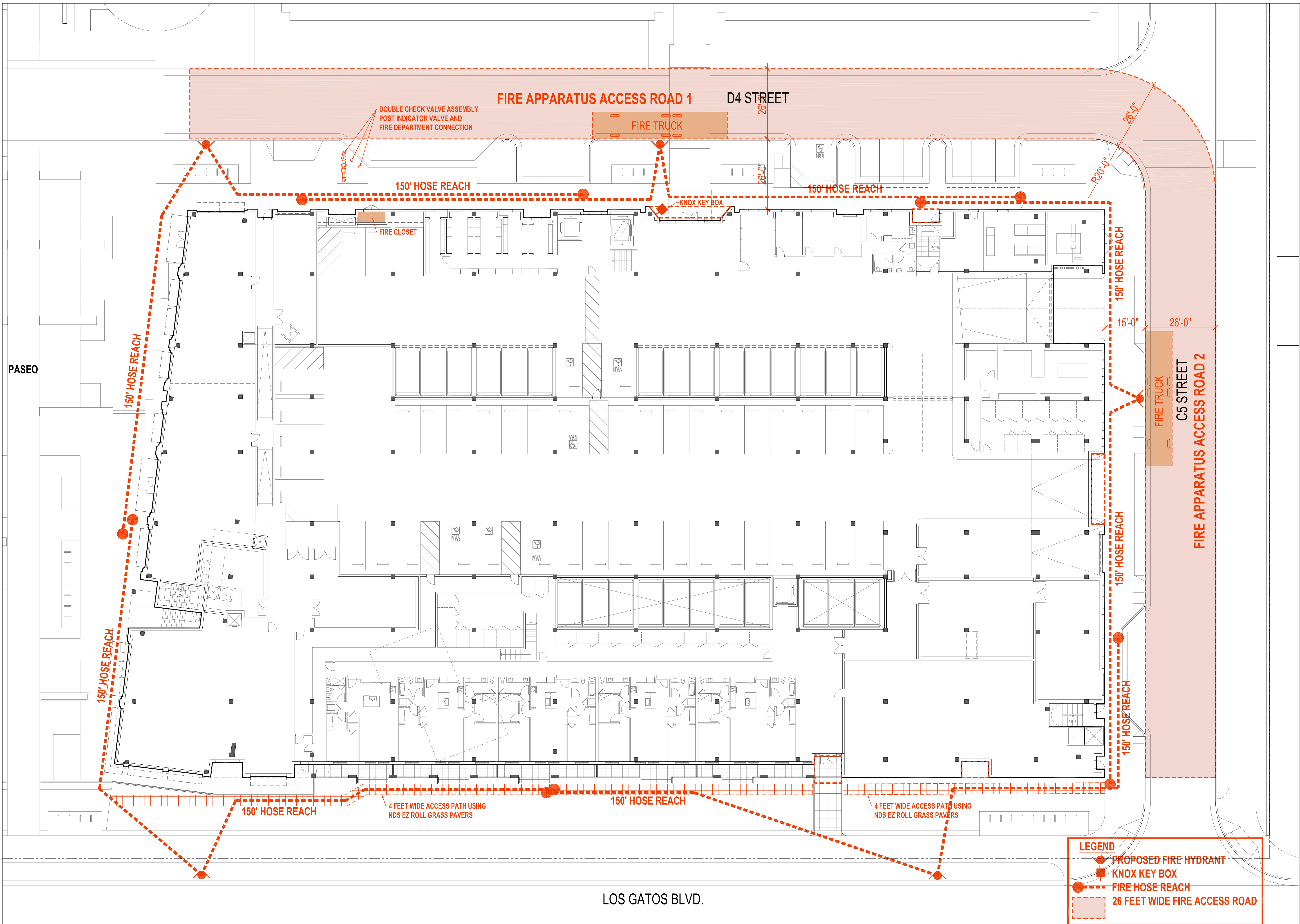
**MULTI-FAMILY
LEVEL 1 CIRCULATION PLAN**

SHEET NUMBER

A4.020

1 **LEVEL 1 CIRCULATION PLAN**
1/16"=1'-0"





1 FIRE ACCESS PLAN
1/16"=1'-0"

LEGEND

- PROPOSED FIRE HYDRANT
- KNOX KEY BOX
- FIRE HOSE REACH
- 26 FEET WIDE FIRE ACCESS ROAD



PROJECT

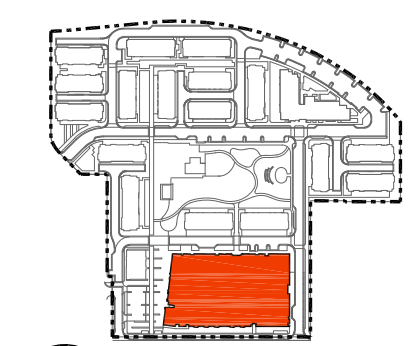
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

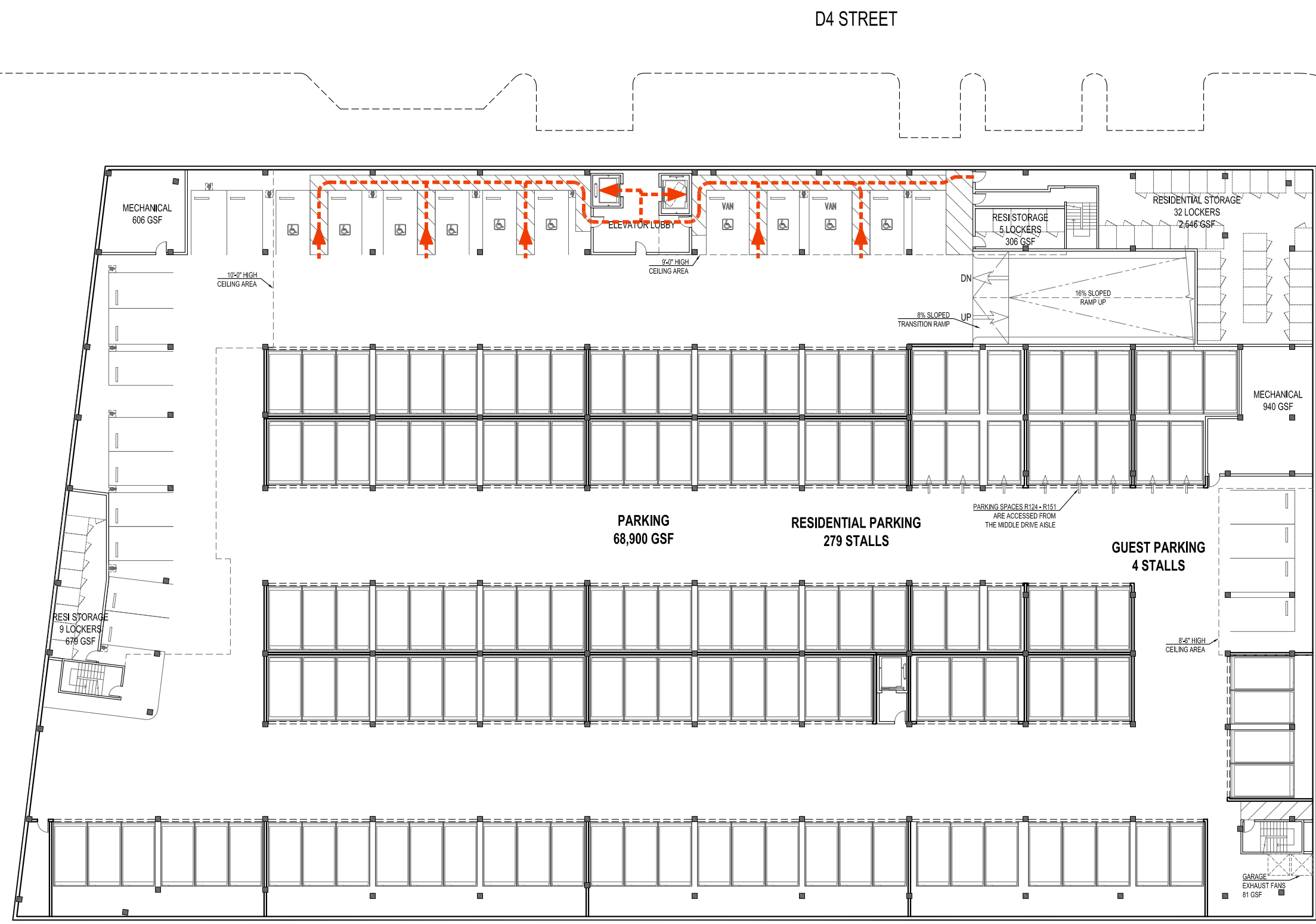
Job Number 492028.000

TITLE

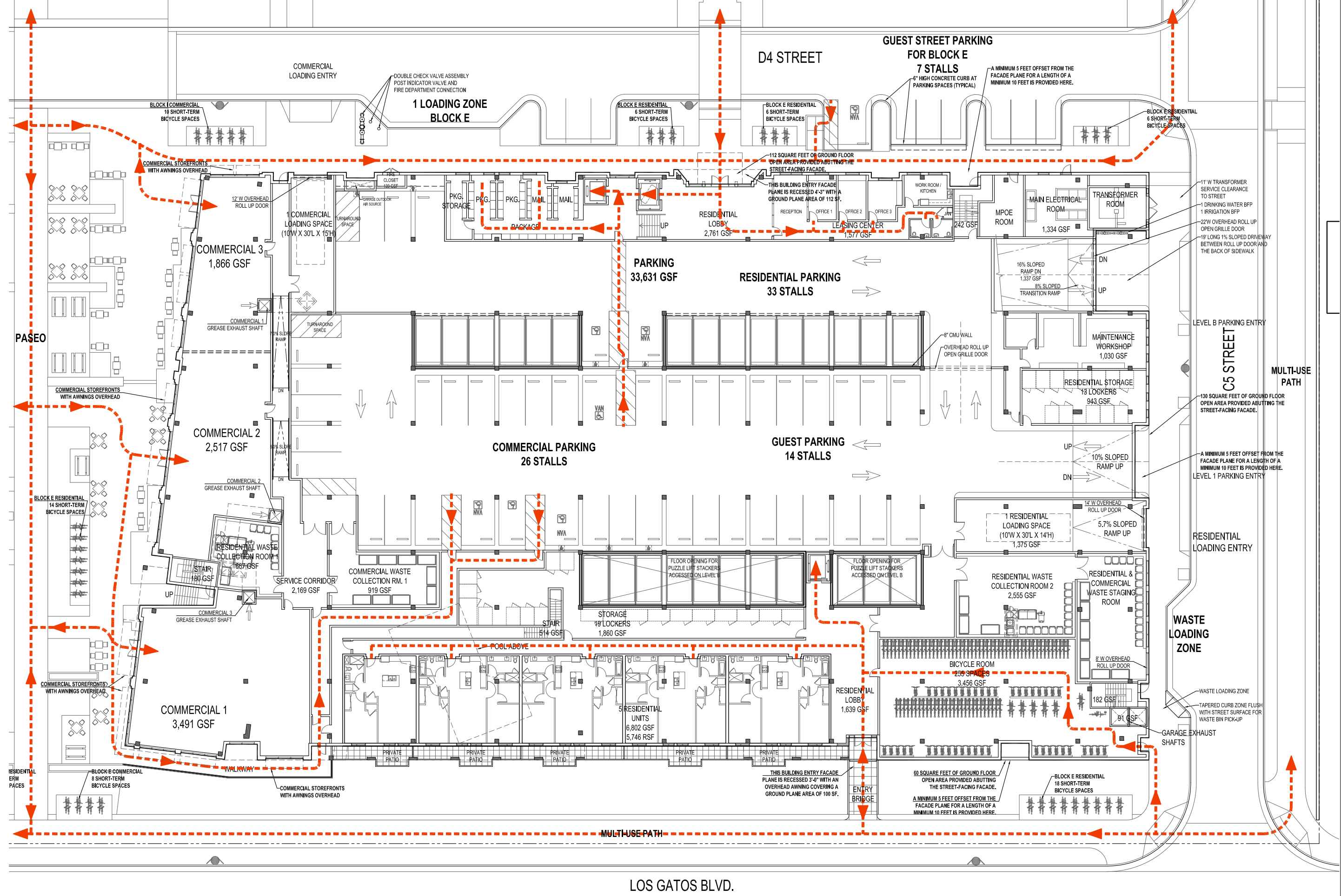
**MULTI-FAMILY
FIRE ACCESS PLAN**

SHEET NUMBER

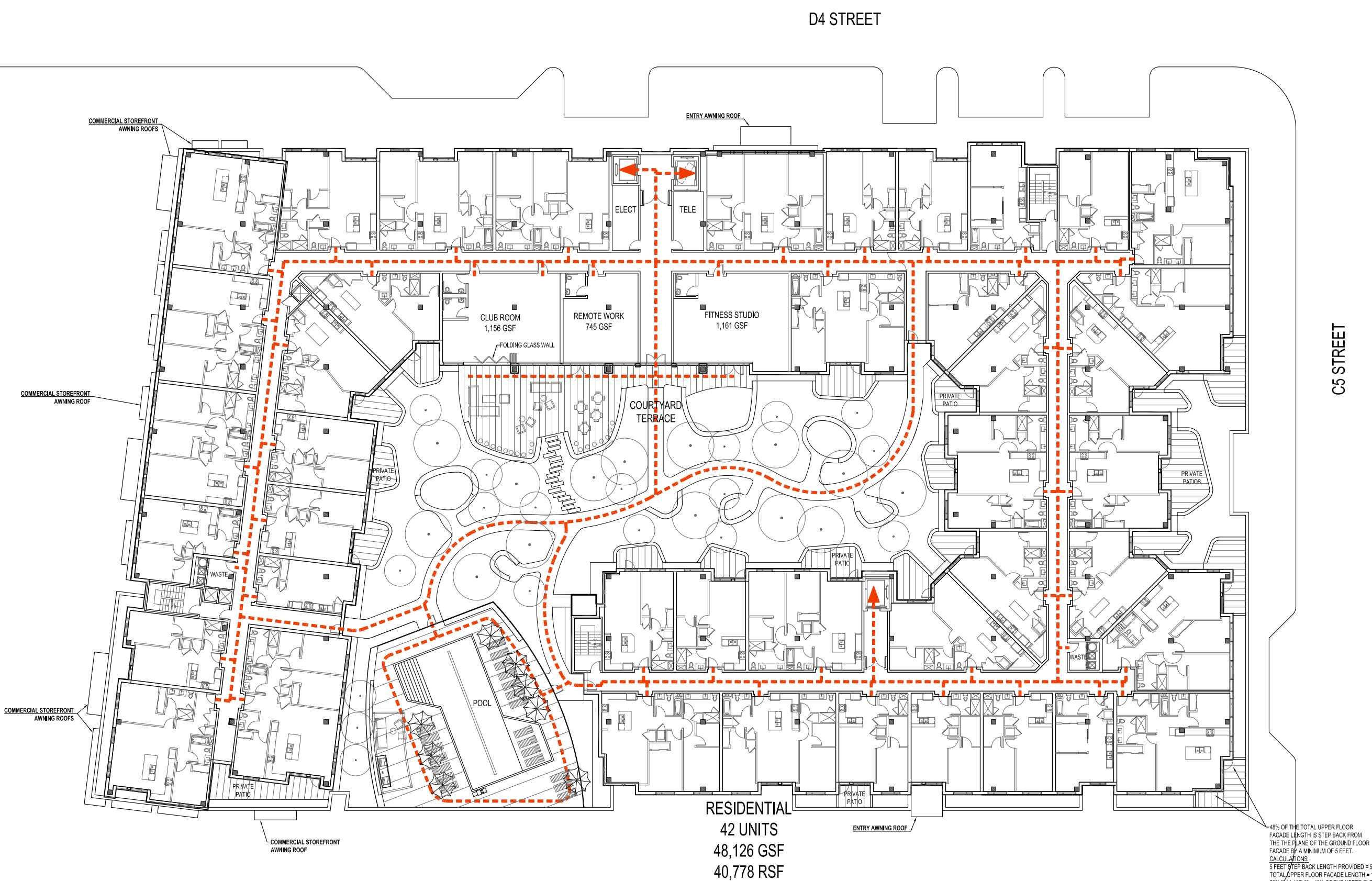
A4.021



1 LEVEL B ACCESSIBILITY PLAN
1/32"=1'-0"



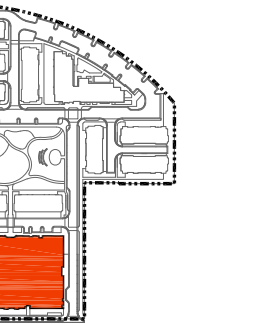
2 LEVEL 1 ACCESSIBILITY PLAN
1/32"=1'-0"



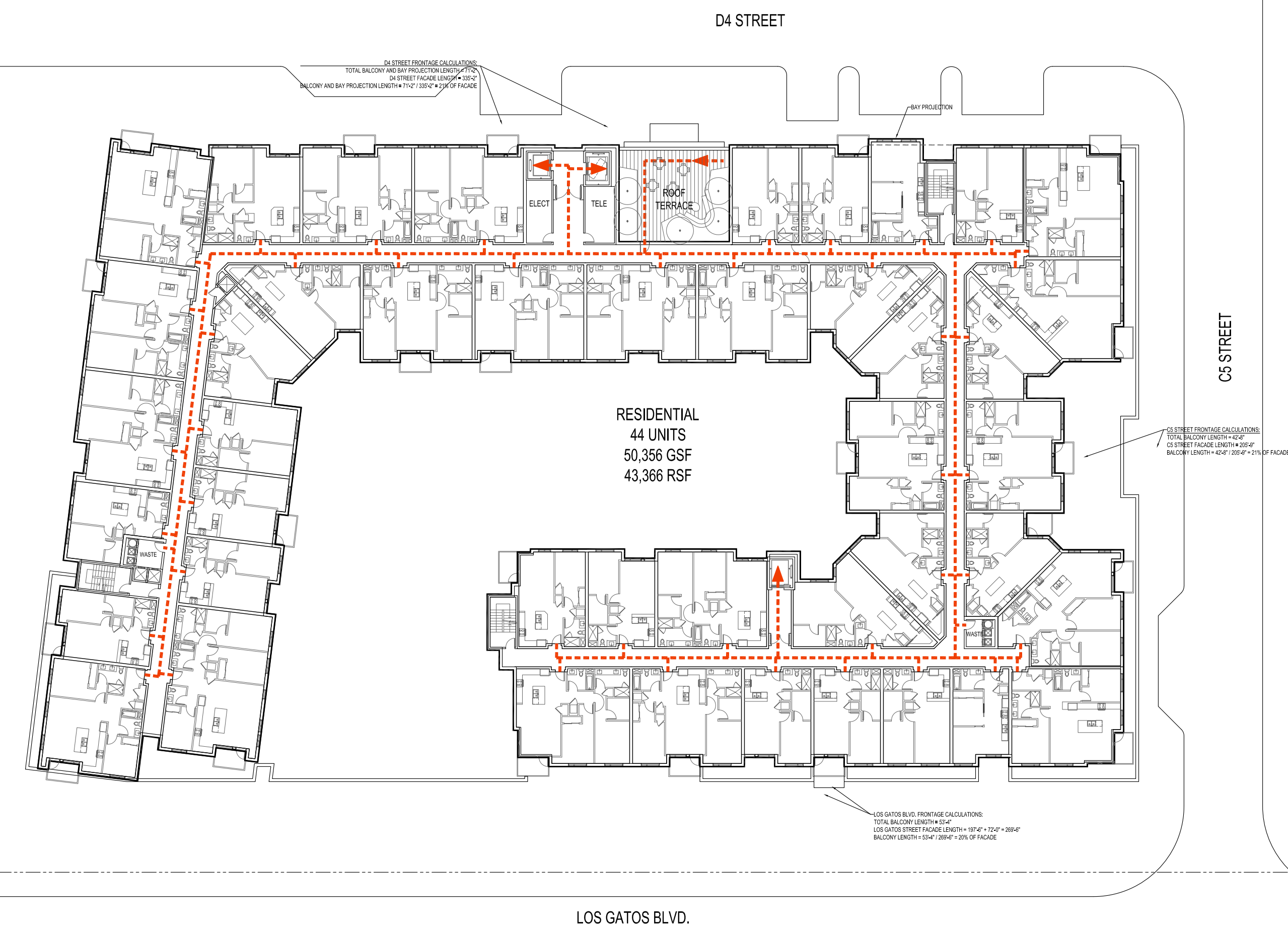
3 LEVEL 2 ACCESSIBILITY PLAN
1/32"=1'-0"



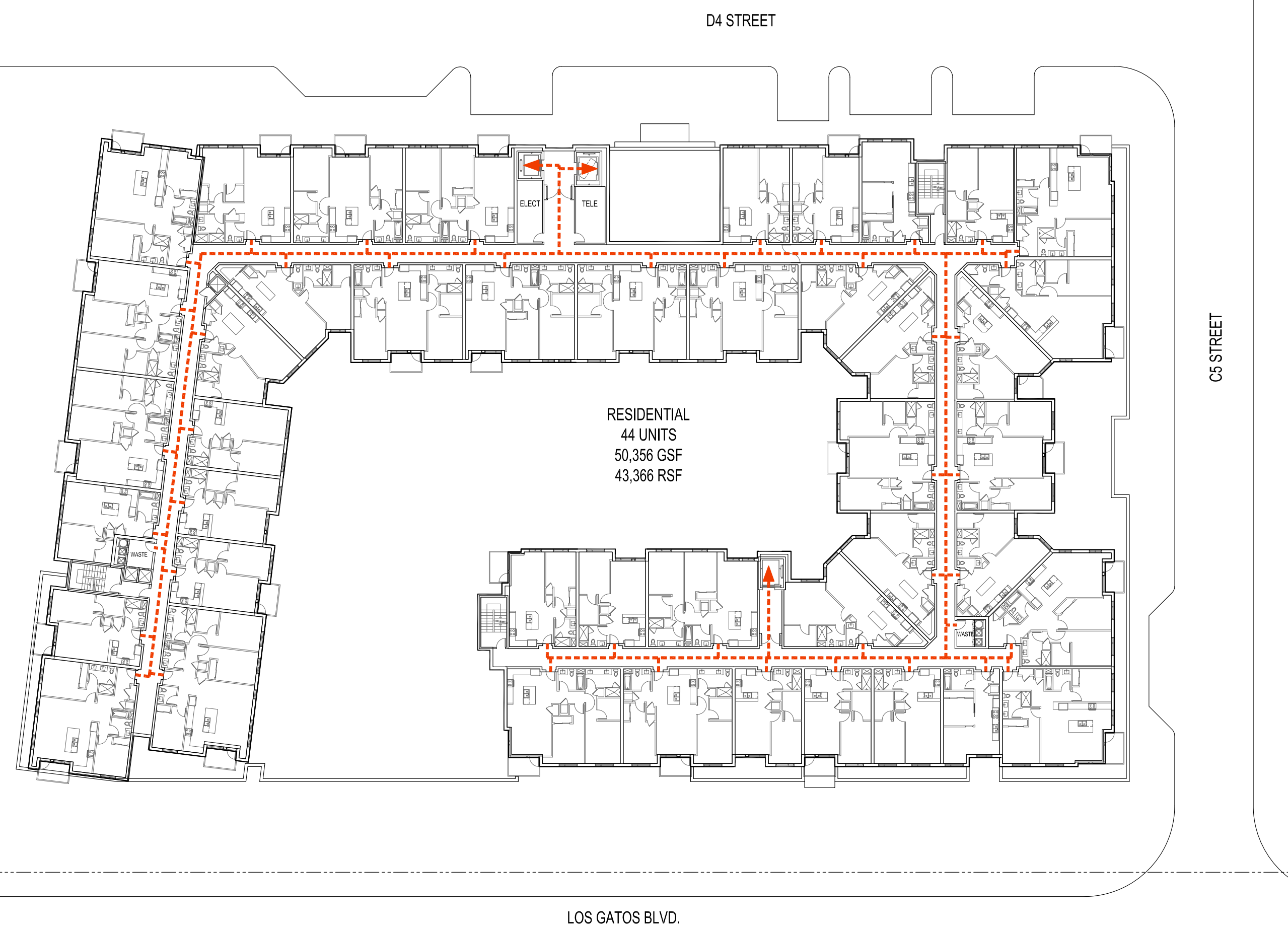
4 LEVEL 3 ACCESSIBILITY PLAN
1/32"=1'-0"



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
07	ENTITLEMENT SET - REVISION 4	03/05/2025



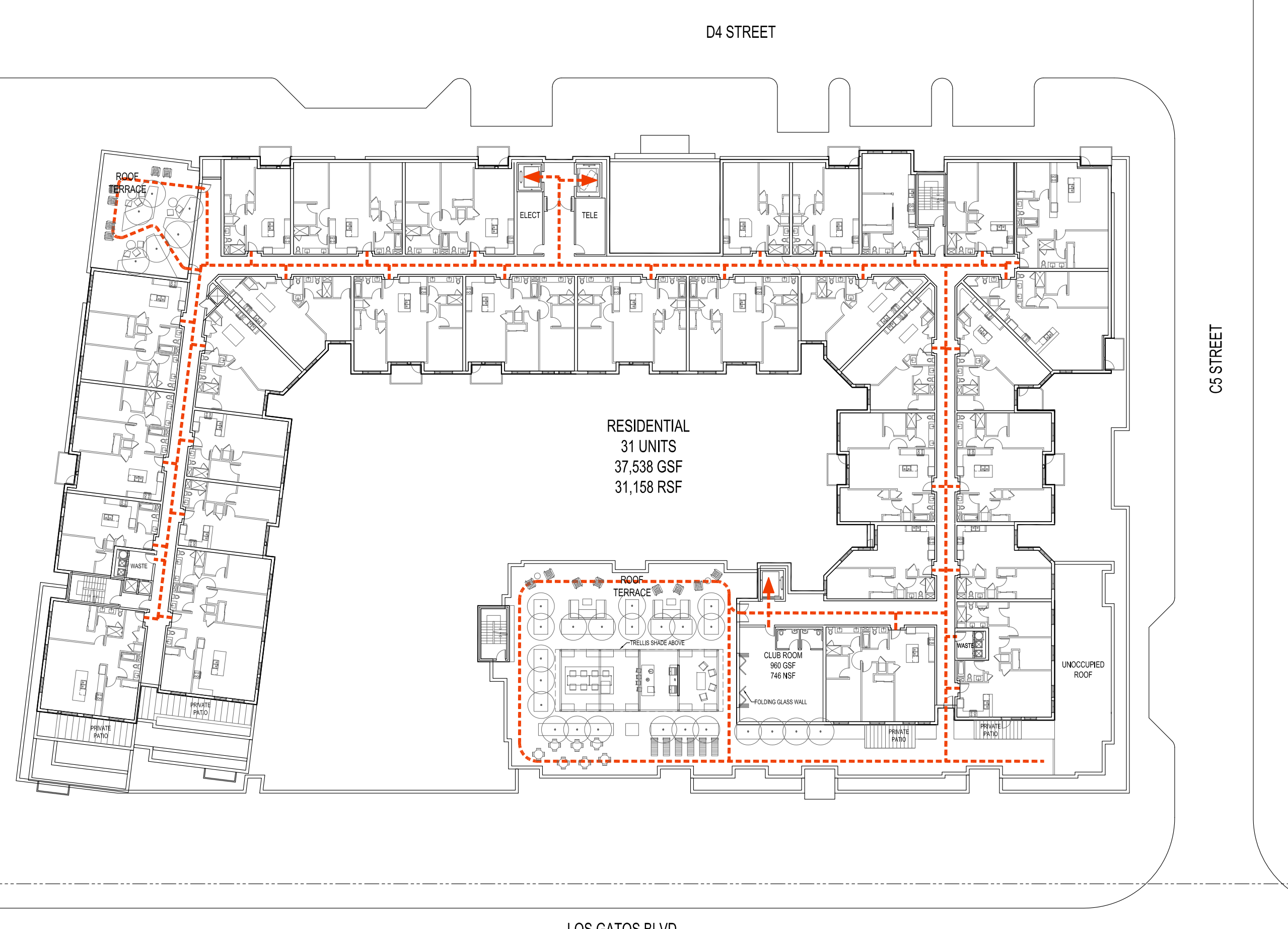
1 LEVEL 4 ACCESSIBILITY PLAN
1/32"=1'-0"



2 LEVEL 5 ACCESSIBILITY PLAN
1/32"=1'-0"



3 LEVEL 6 ACCESSIBILITY PLAN
1/32"=1'-0"



4 LEVEL 7 ACCESSIBILITY PLAN
1/32"=1'-0"



OPEN SPACE REQUIRED			
NORTH 40 SPECIFIC PLAN - 2.7.2			
OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	SF REQUIRED
Common Open Space	200 square feet/ unit of Common Open Space is required for multi-family residential other than condominiums.	255	51,000
OBJECTIVE DESIGN STANDARDS - A11			
OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	SF REQUIRED
Community Recreation Space (Residential)	Minimum of 100 square feet per residential unit. The minimum dimensions are 10 feet by six feet.	255	25,500
OPEN SPACE TYPE	REQUIREMENT	COMMERCIAL SF	SF REQUIRED
Community Recreation Space (Commercial)	Minimum of 2% (two percent) of the non-residential square footage. The minimum dimensions are 10 feet by six feet.	7,874	157
OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	UNITS REQUIRED
Private Recreation Space	Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance require	255	255

OPEN SPACE PROVIDED					
Level	Provided Site-Wide		Provided on Building E1		
	Common Open Space SF	Community Recreation Space SF (Residential)	Community Recreation Space SF (Commercial)	Private Recreation Space (No. of Units)	OPTIONAL Community Recreation Space SF
7				15	7,656
6				23	
5				24	
4				22	1,085
3				21	
2				21	16,759
1	51,000	25,500	157		
TOTAL	51,000	25,500	157	126	25,500
NOTE: REFER TO SHEET G11 FOR OPEN SPACE PROVIDED SITE-WIDE.					
AN OPTIONAL 25,500 SF OF COMMUNITY RECREATION SPACE IS PROVIDED ON BUILDING E1 TO COMPENSATE FOR THE SHORTFALL IN REQUIRED PRIVATE RECREATION SPACE.					

1 OPEN SPACE CALCULATION SUMMARY



3 LEVEL 2 OPEN SPACE PLAN

1/32"=1'-0"

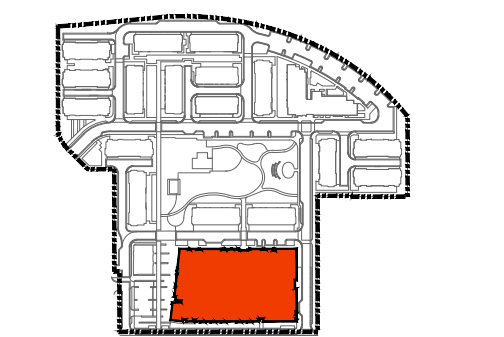
2 LEVEL 1 OPEN SPACE PLAN

1/32"=1'-0"



4 LEVEL 3 OPEN SPACE PLAN

1/32"=1'-0"



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE

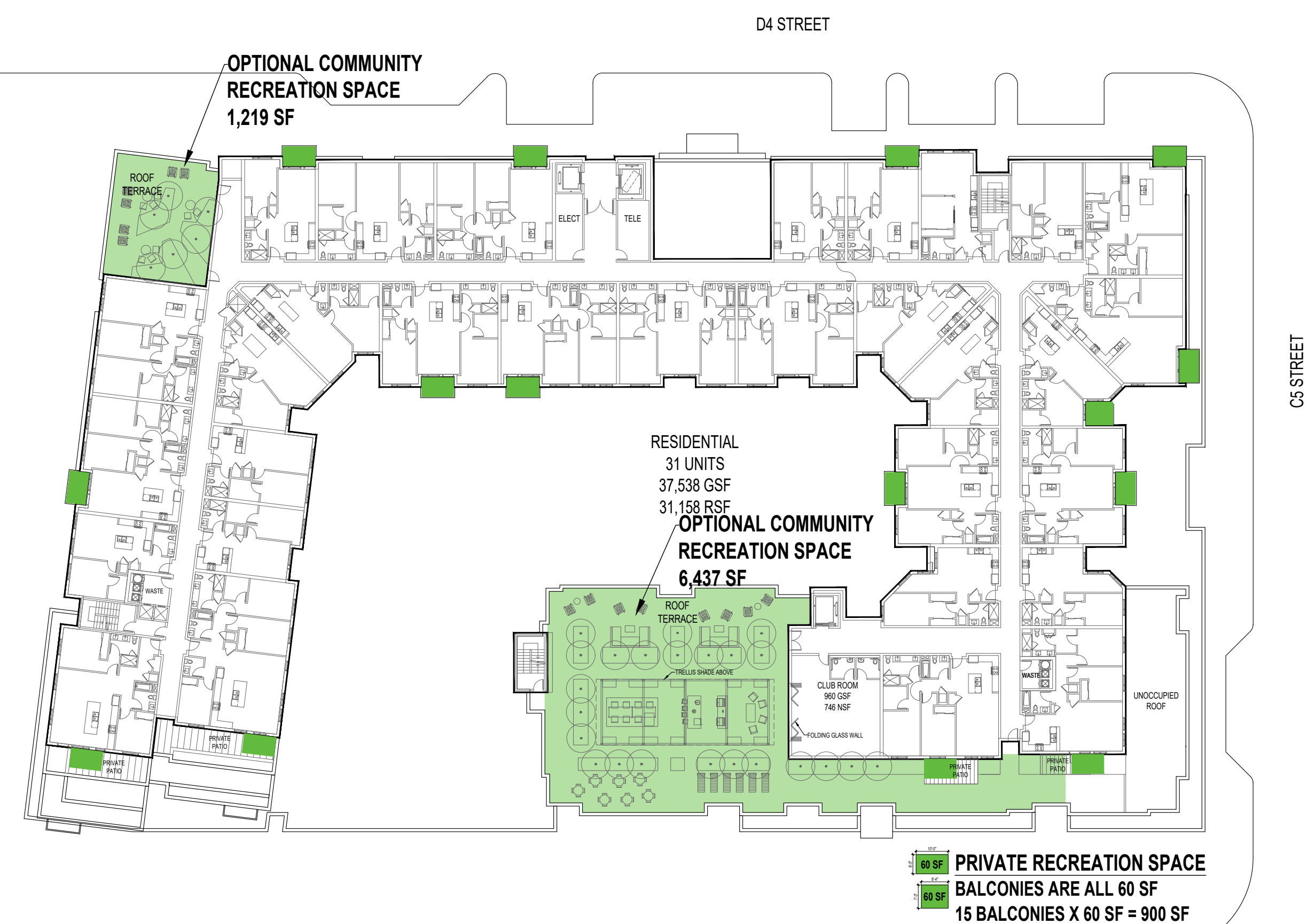
MULTI-FAMILY
OPEN SPACE PLANS

SHEET NUMBER

A4.030

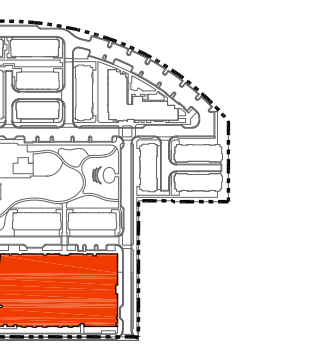


2 LEVEL 5 OPEN SPACE PLAN



4 **LEVEL 7 OPEN SPACE PLAN**
1/32"=1'-0"





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
07	ENTITLEMENT SET - REVISION 4	03/05/2025

Job Number 492028.000

TITLE

**MULTI-FAMILY
LEVEL B PLAN**

SHEET NUMBER

A4.100



PROJECT

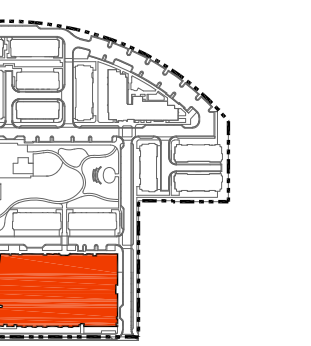
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 4	03/05/2025

Job Number 492028.000

TITLE

**MULTI-FAMILY
LEVEL 2 PLAN**

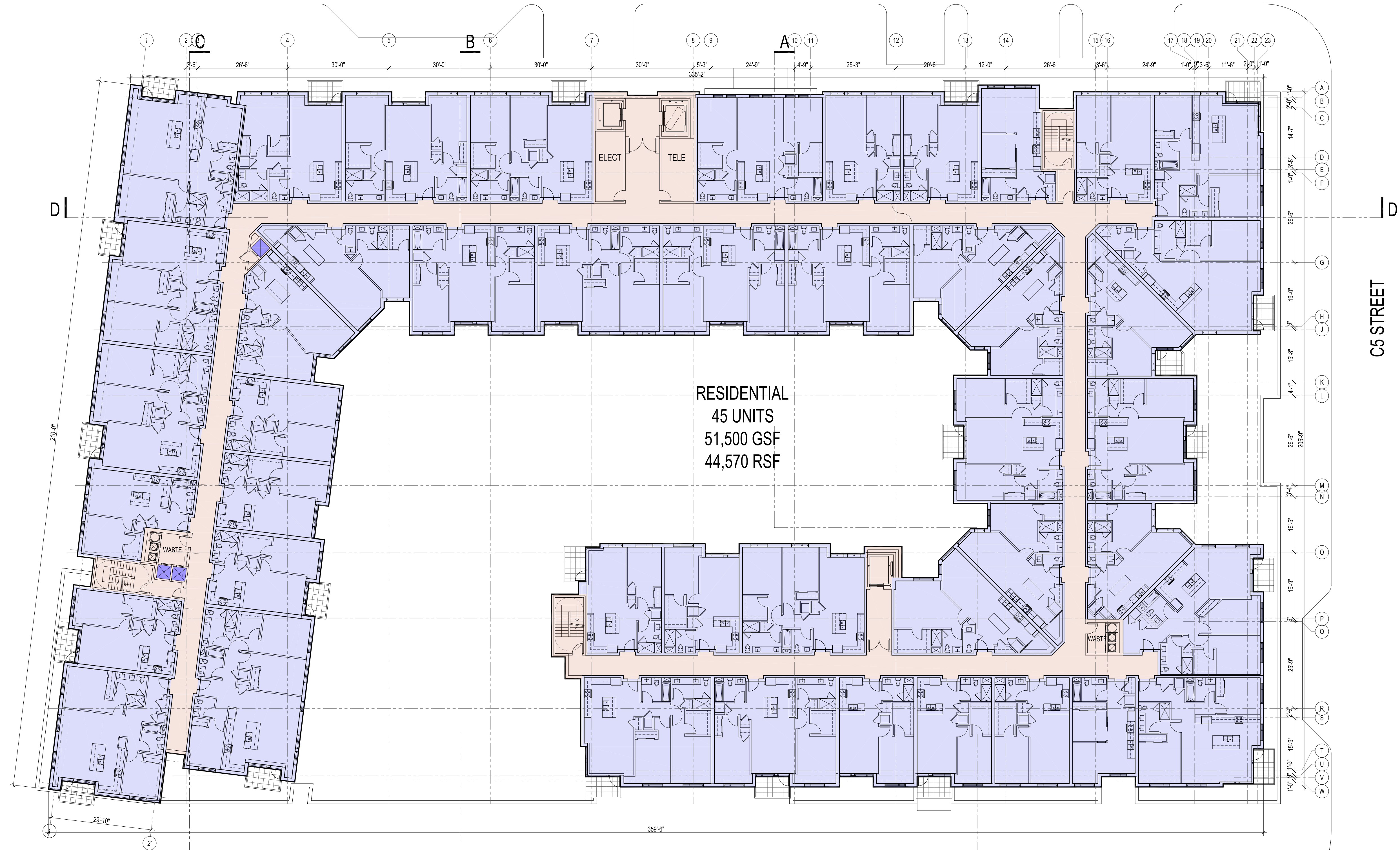
SHEET NUMBER

A4.102



1 LEVEL 2 PLAN
1/16"=1'-0"





1 LEVEL 3 PLAN
1/16"=1'-0"



PROJECT

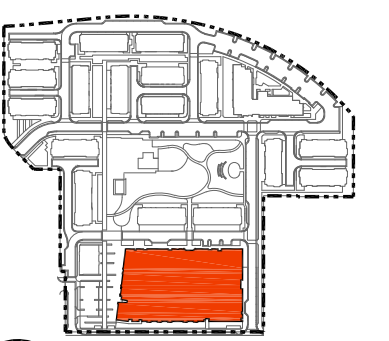
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



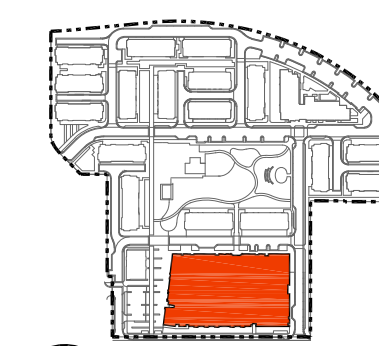
ISSUE CHART

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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

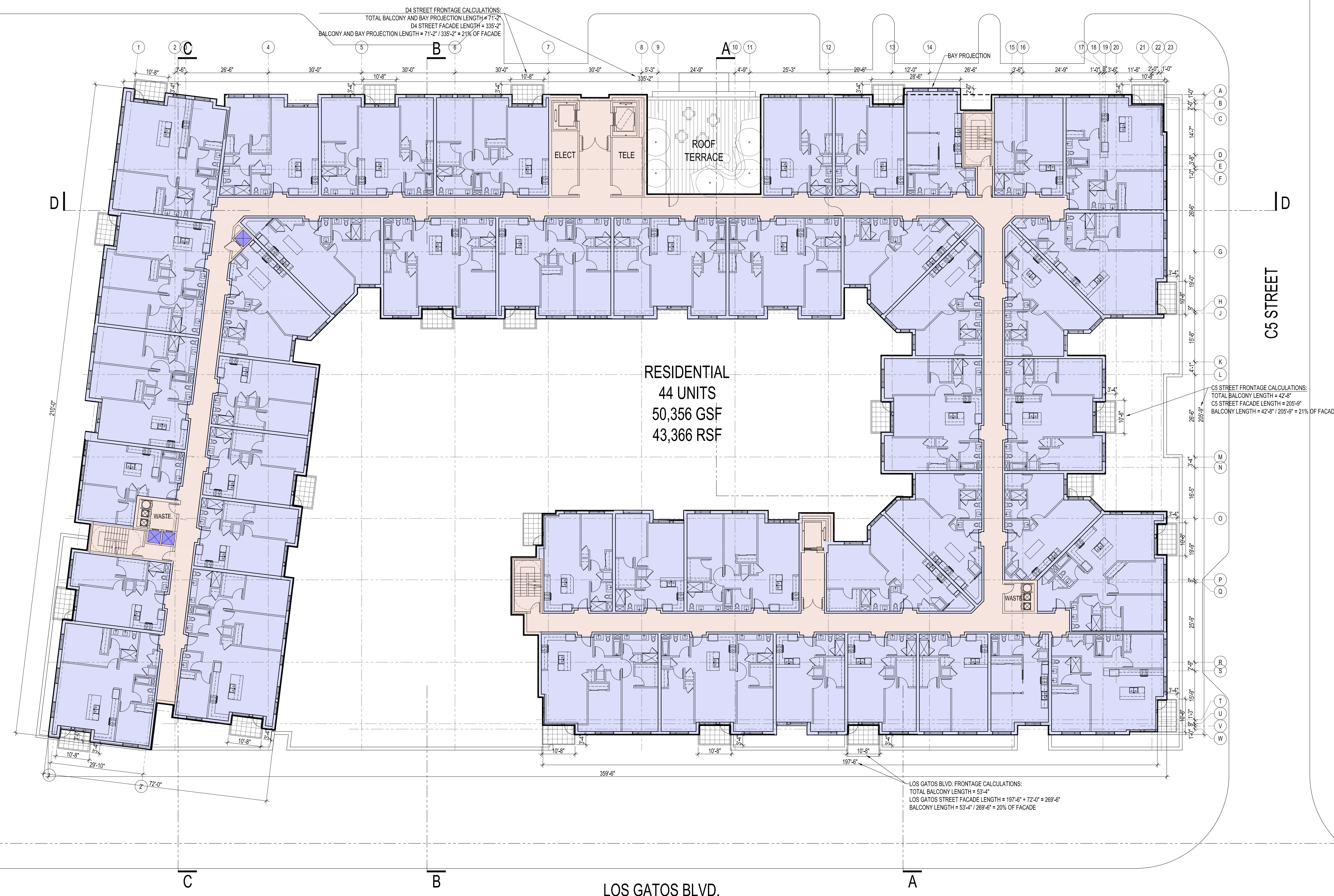
TITLE
**MULTI-FAMILY
LEVEL 3 PLAN**
SHEET NUMBER

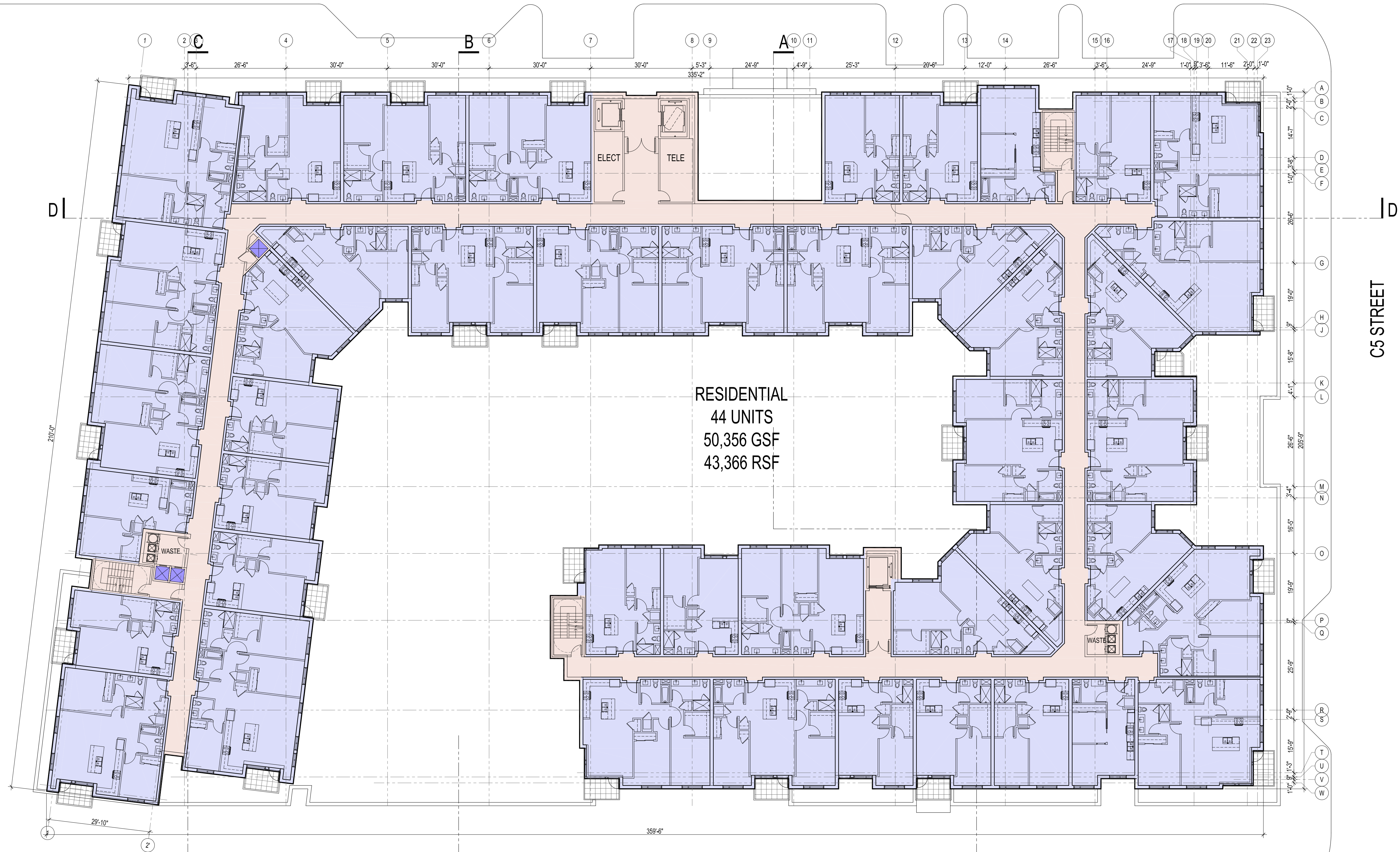
A4.103



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000





RESIDENTIAL
44 UNITS
50,356 GSF
43,366 RSF

D4 STREET

C5 STREET

LOS GATOS BLVD.

1 LEVEL 5 PLAN
1/16"=1'-0"

0 8' 16' 32' 48'

HM
HELLERMANUS
ARCHITECTS
505 Sansome Street, Suite 400
San Francisco, CA 94111
www.hellermanus.com
cmg
Landscape
Architecture
CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

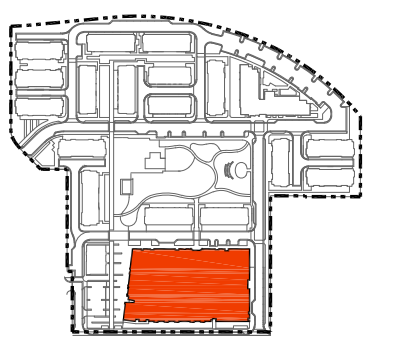
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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


GROSVENOR

KEYPLAN



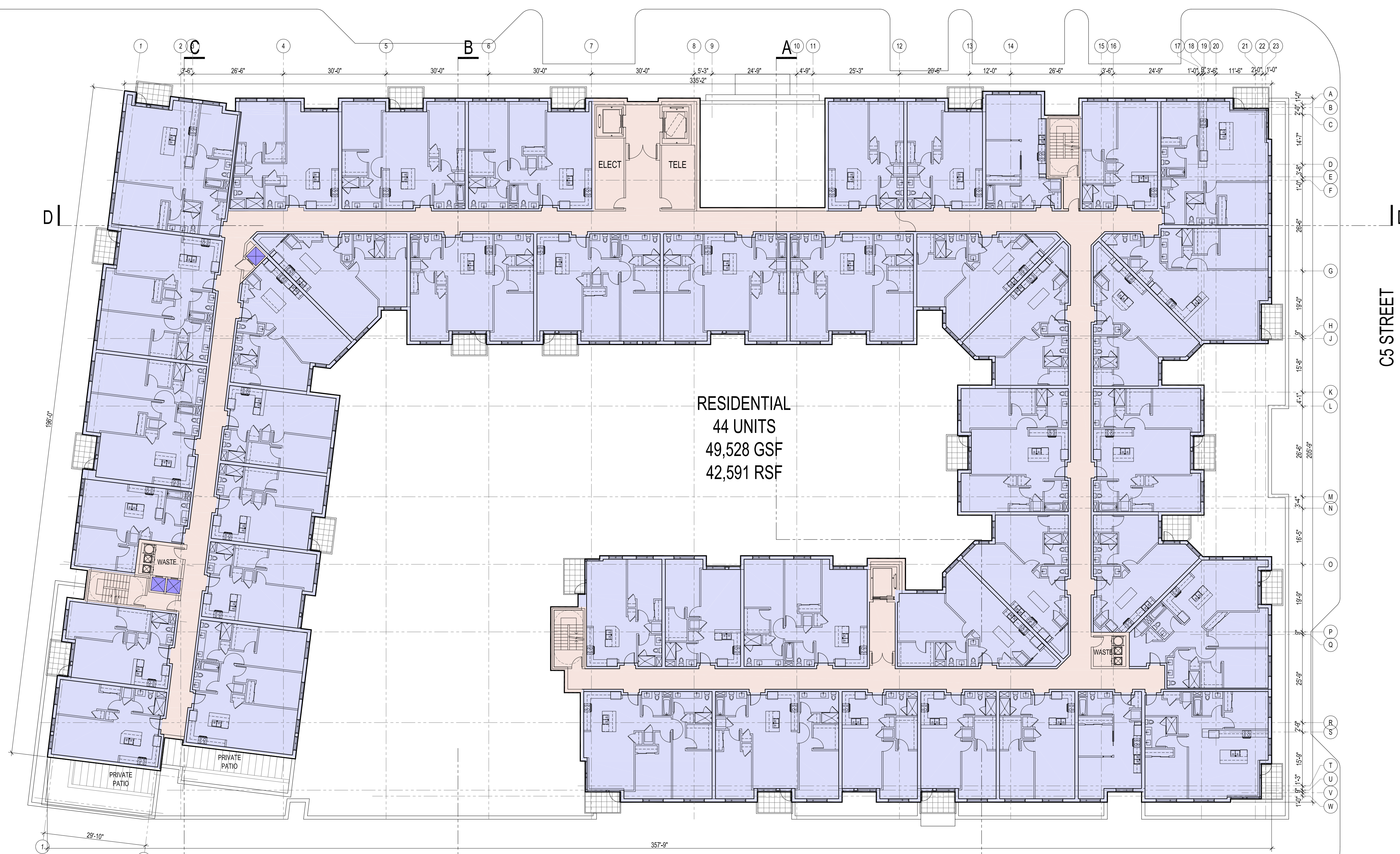
ISSUE CHART

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

Job Number 492028.000

TITLE
**MULTI-FAMILY
LEVEL 5 PLAN**
SHEET NUMBER

A4.105



RESIDENTIAL
44 UNITS
49,528 GSF
42,591 RSF

D4 STREET

C5 STREET

LOS GATOS BLVD.

D1

D

1 LEVEL 6 PLAN
1/16"=1'-0"



HM
HELLERMANUS
ARCHITECTS
505 Sansome Street, Suite 400
San Francisco, CA 94111
www.hellermanus.com

cmg
Landscape
Architecture
CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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

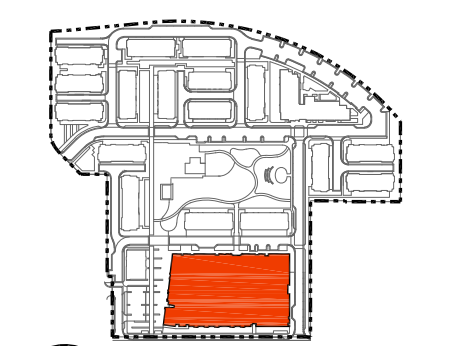
APPLICANT

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



GROSVENOR

KEYPLAN



ISSUE CHART

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

Job Number 492028.000

TITLE

**MULTI-FAMILY
LEVEL 6 PLAN**

SHEET NUMBER

A4.106



1 LEVEL 7 PLAN
1/16"=1'-0"



HM
HELLERMANUS
ARCHITECTS
505 Sansome Street, Suite 400
San Francisco, CA 94111
www.hellermanus.com

cimg
Landscape
Architecture
CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

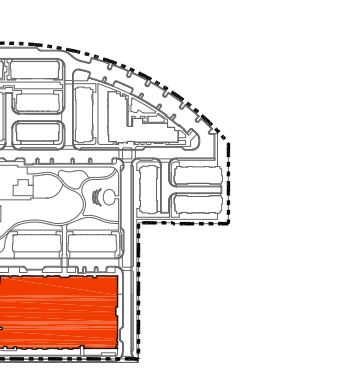
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



ISSUE CHART

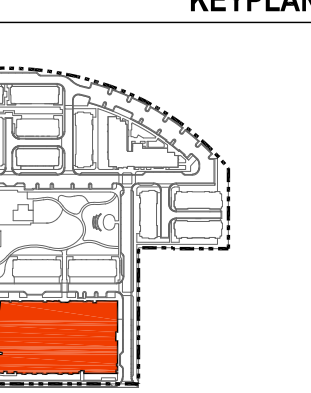
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
MULTI-FAMILY
LEVEL 7 PLAN

SHEET NUMBER

A4.107



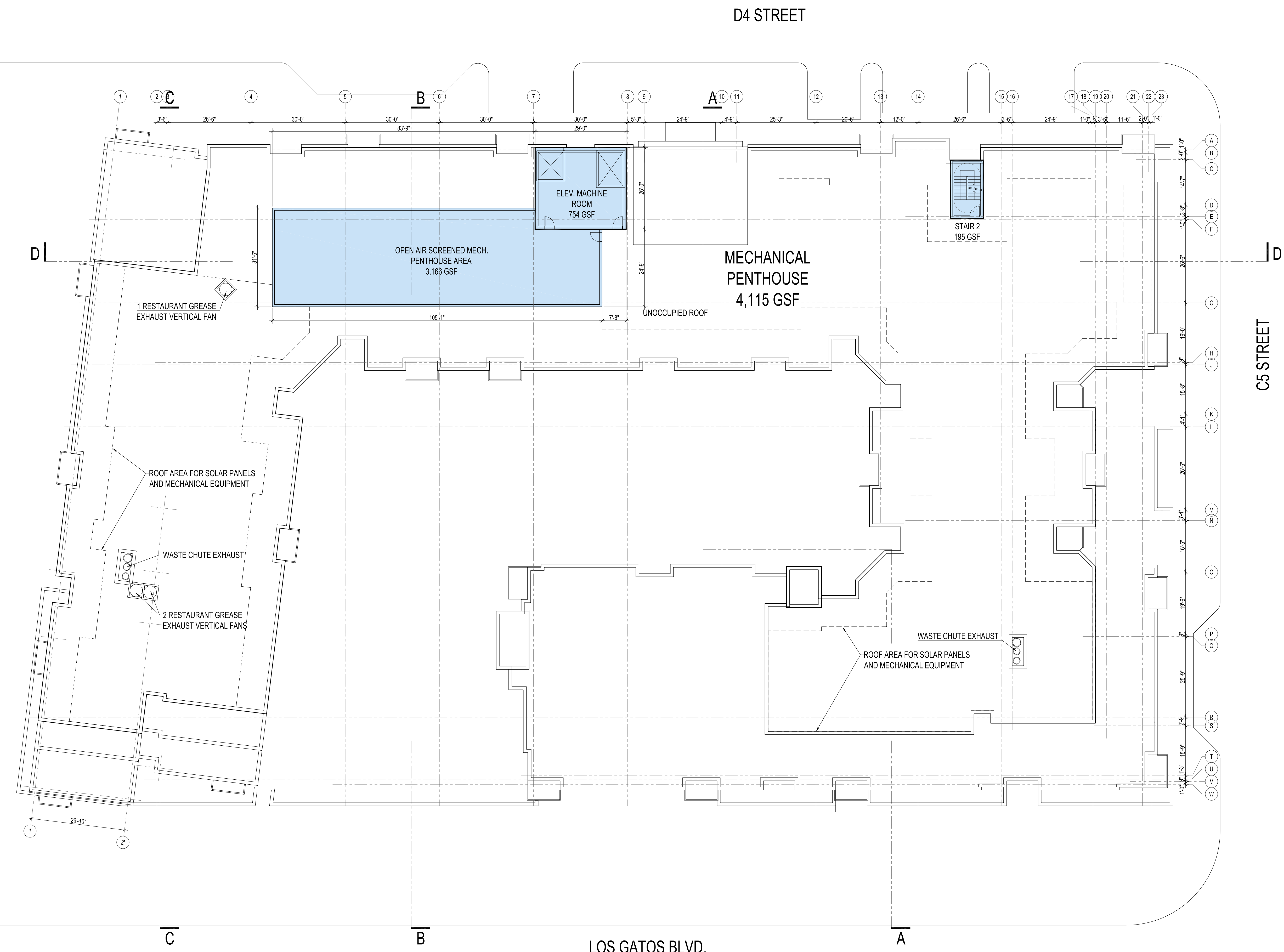
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
MULTI-FAMILY MECH. PENTHOUSE PLAN

SHEET NUMBER

A4.108



1 MECHANICAL PENTHOUSE PLAN
1/16"=1'-0"





1 ROOF PLAN
1/16"=1'-0"



CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

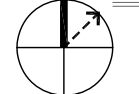
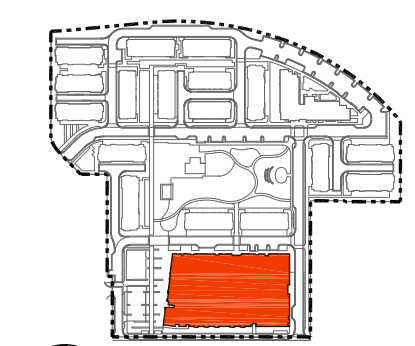
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



ISSUE CHART

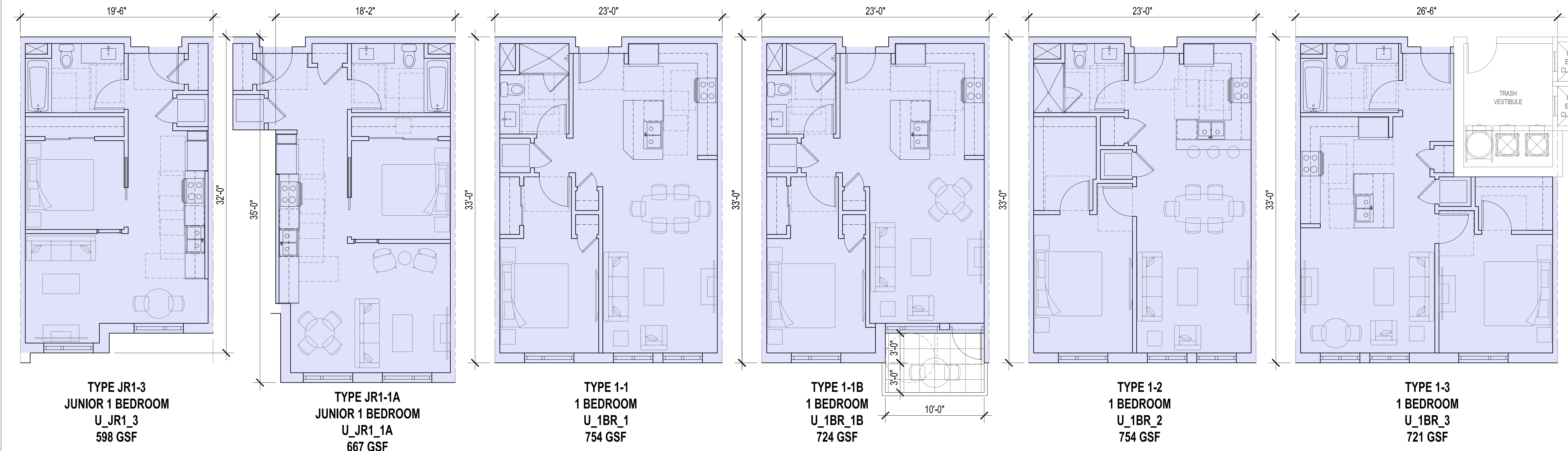
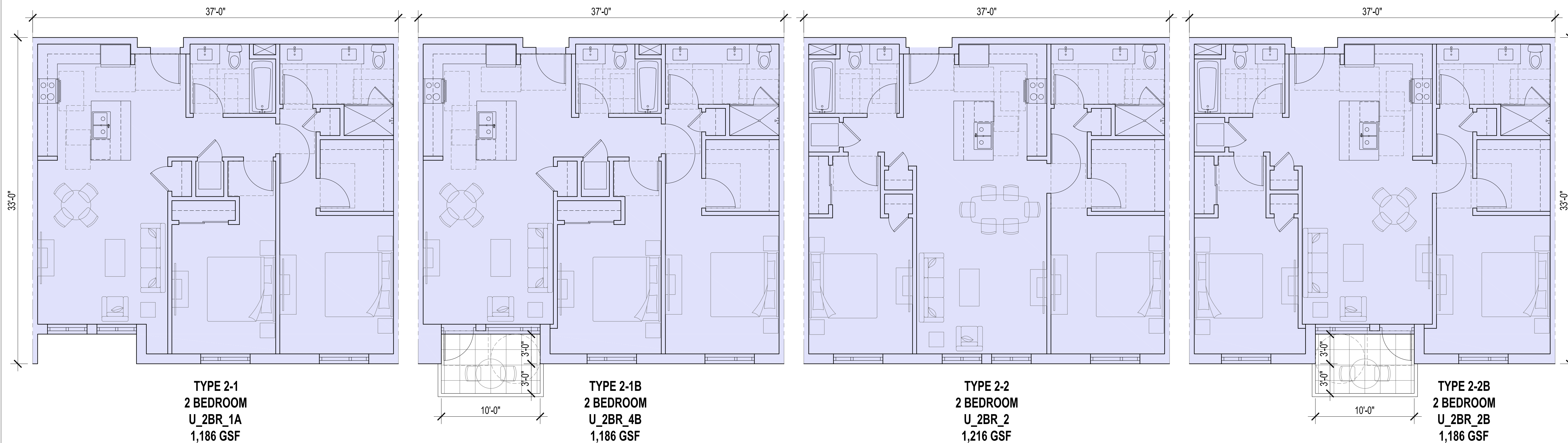
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**MULTI-FAMILY
ROOF PLAN**

SHEET NUMBER

A4.109



1 TYPICAL UNIT PLANS

3/16"=1'-0"



CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5805 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

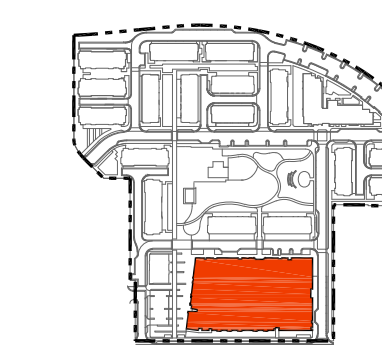
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

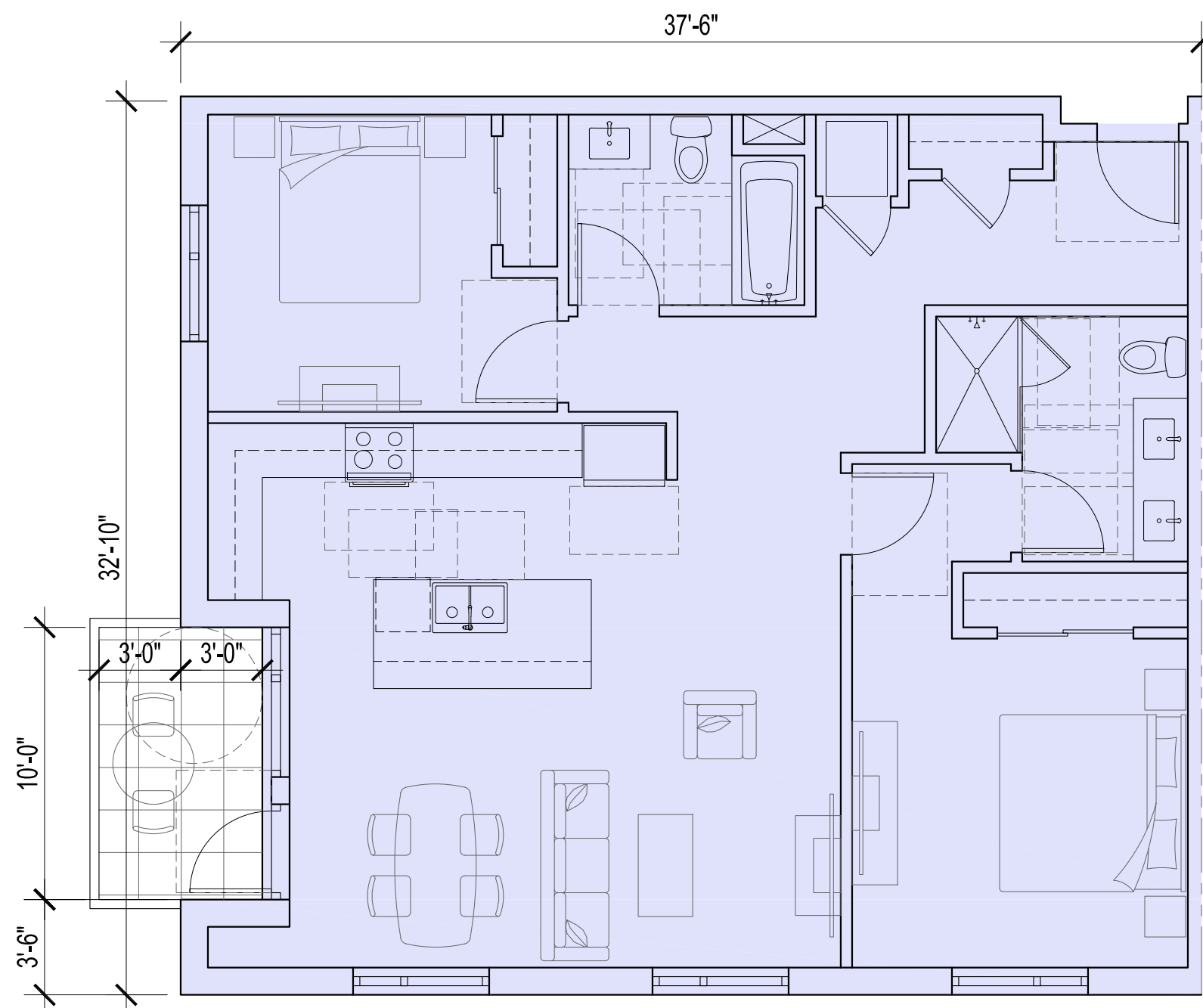
Job Number 492028.000

TITLE

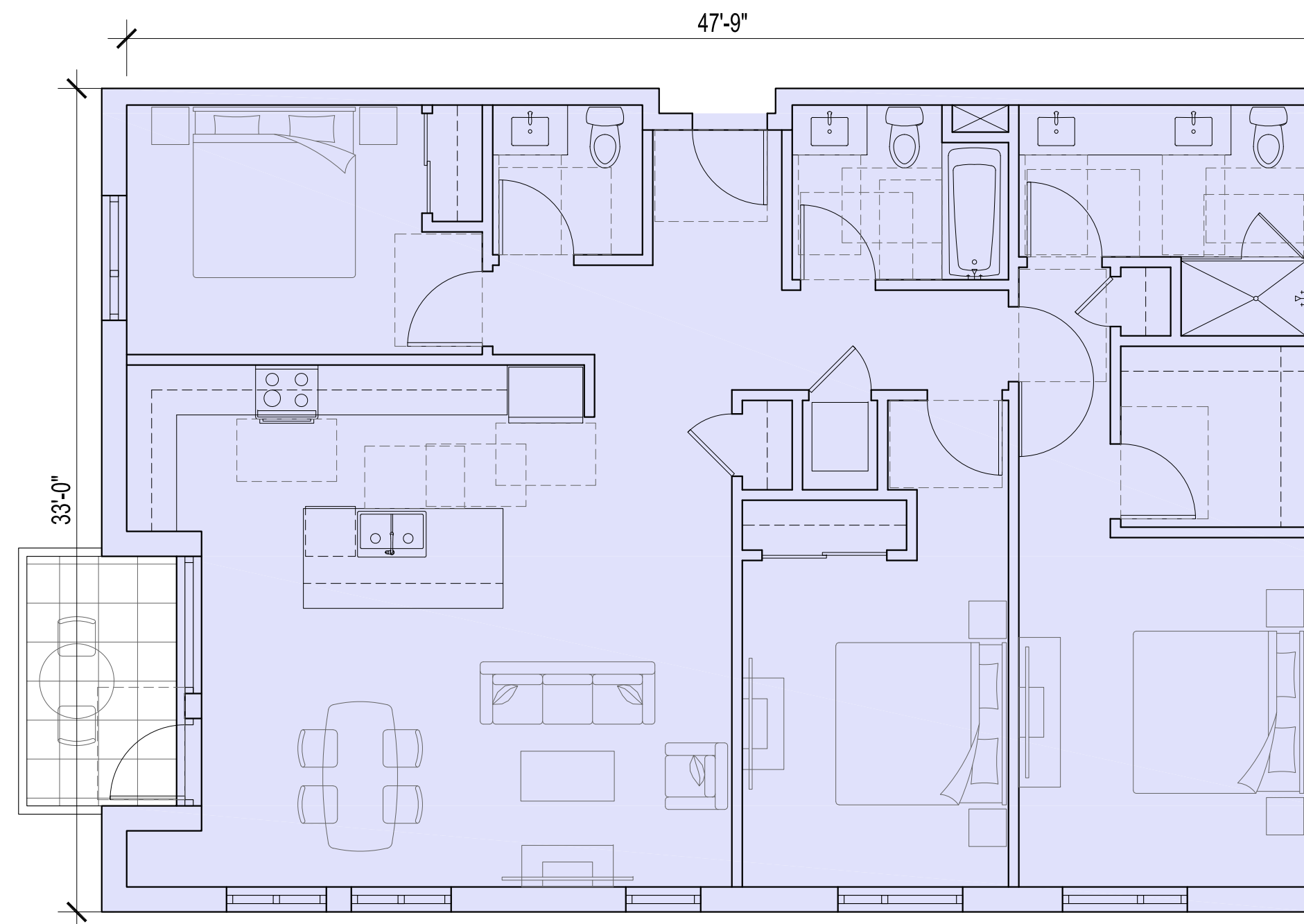
**MULTI-FAMILY
TYPICAL UNIT PLANS**

SHEET NUMBER

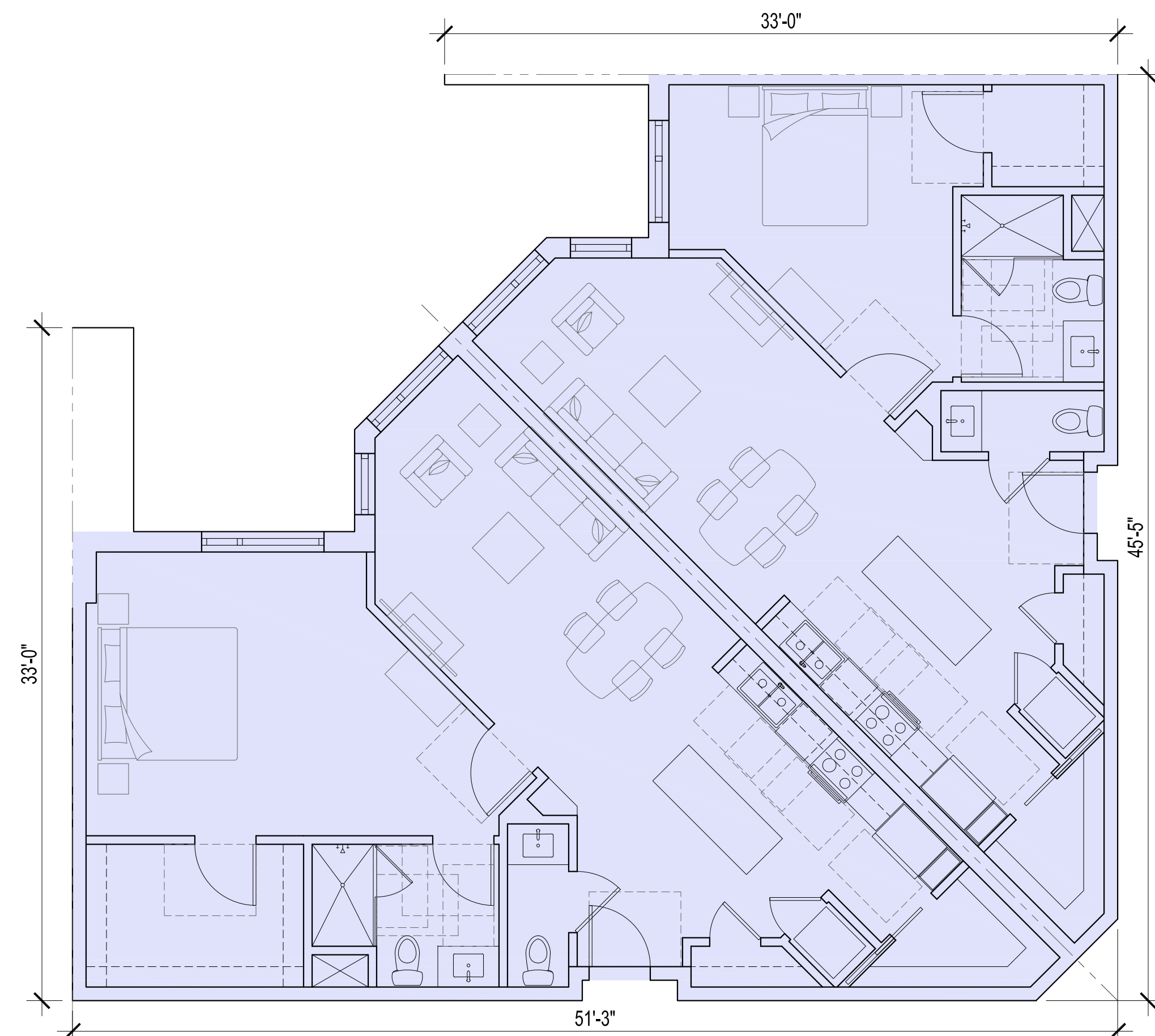
A4.110



TYPE 2-3
2 BEDROOM
U_2BR_1D
1,202 GSF

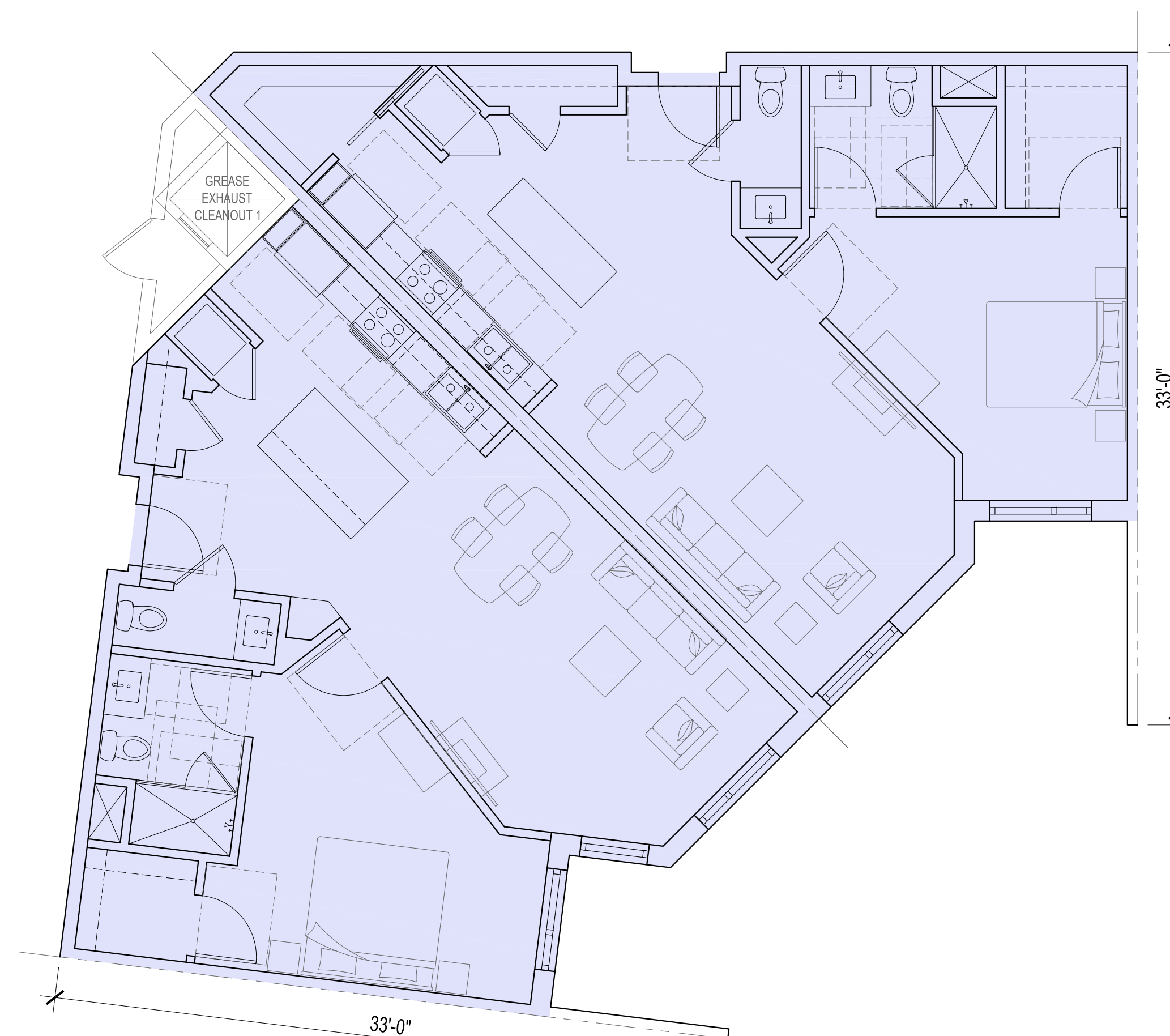


TYPE 3-1
3 BEDROOM
U_3BR_1
1,574 GSF



TYPE 1C-1
1 BEDROOM
U_1BR_C6
987 GSF

TYPE 1C-2
1 BEDROOM
U_1BR_C2
853 GSF



TYPE 1C-3
1 BEDROOM
U_1BR_C3
864 GSF

TYPE 1C-4
1 BEDROOM
U_1BR_C5
930 GSF

33'-0"

1 TYPICAL UNIT PLANS

3/16"=1'-0"



PROJECT

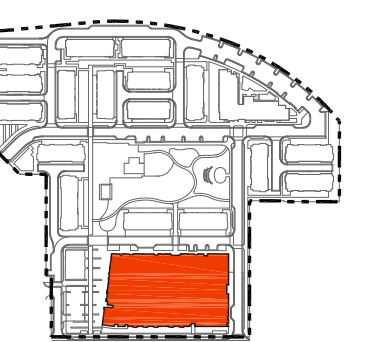
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
MULTI-FAMILY
TYPICAL UNIT PLANS
SHEET NUMBER

A4.111

PROJECT

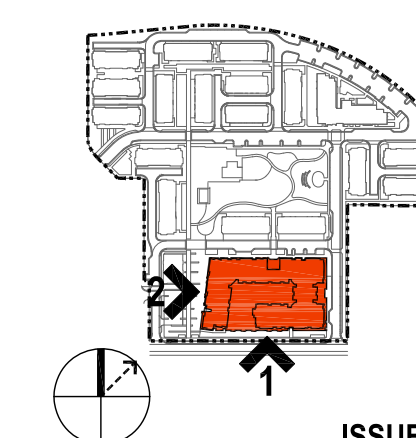
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**MULTI-FAMILY
SOUTH & WEST ELEVATIONS**
SHEET NUMBER

A4.200

ELEVATION NOTE:

- AT LEAST TWO DIFFERENT FACADE MATERIALS,
EACH COVERING A MINIMUM OF 20% OF THE
STREET-FACING FACADES WILL BE USED.

MATERIALS KEY

- FC1 FIBER CEMENT PANEL-COLOR 1
FC2 FIBER CEMENT PANEL-COLOR 2
FC3 FIBER CEMENT PANEL-COLOR 3
FC4 FIBER CEMENT PANEL-COLOR 4
ST1 STUCCO-COLOR 1
ST2 STUCCO-COLOR 2
ST3 STUCCO-COLOR 3
ST4 STUCCO-COLOR 4
ST5 STUCCO-COLOR 5
PT1 PORCELAIN TILE-COLOR 1
PT2 PORCELAIN TILE-COLOR 2
PT3 PORCELAIN TILE-COLOR 3
PT4 PORCELAIN TILE-COLOR 4
AW1 AWNING
MU1 MULLION
GR1 GLASS RAILING
ML1 METAL-LIKE CLADDING
ES1 EQUIPMENT SCREEN
LF1 LIGHT FIXTURE-WALL SCONCE 1
LF2 LIGHT FIXTURE-WALL SCONCE 2



1 SOUTH ELEVATION

1/16"=1'-0"

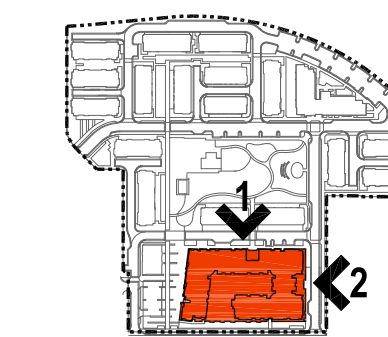
UPPERMOST POINT OF ROOF PARAPET
UPPERMOST POINT OF ROOFTOP EQUIPMENT
385.77'



2 WEST ELEVATION

1/16"=1'-0"

0 8' 16' 32' 48'



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE

**MULTI-FAMILY
NORTH & EAST ELEVATIONS**

SHEET NUMBER

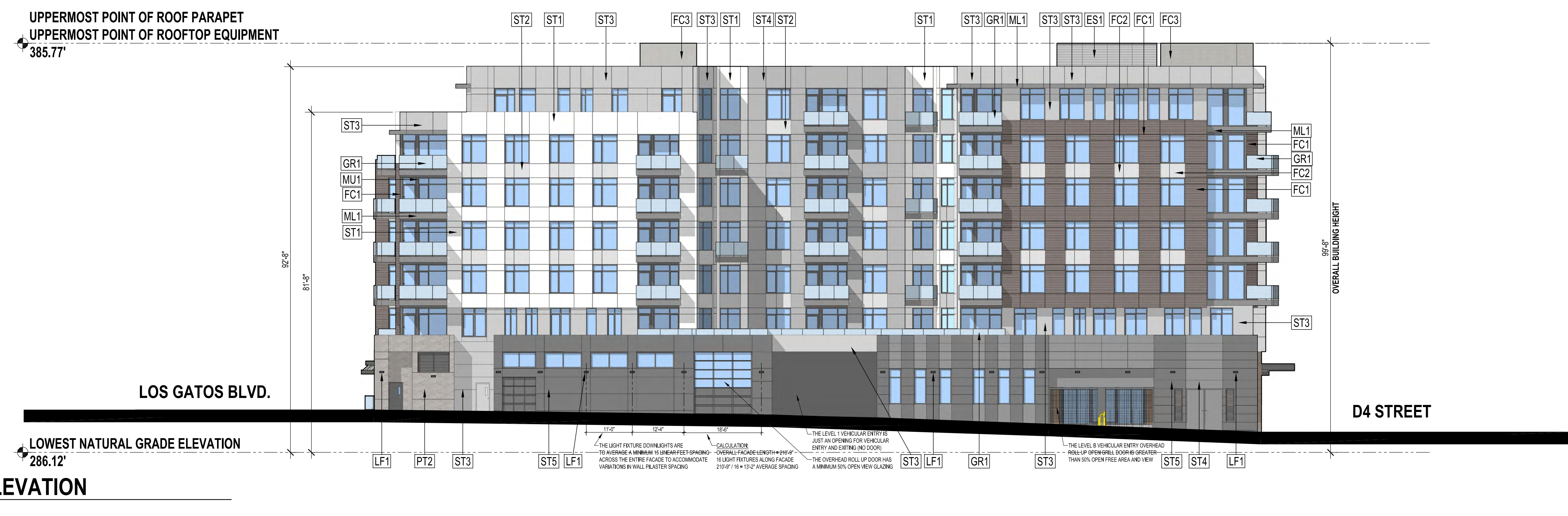
A4.201

ELEVATION NOTE:

1. AT LEAST TWO DIFFERENT FACADE MATERIALS,
EACH COVERING A MINIMUM OF 20% OF THE
STREET-FACING FACADES WILL BE USED.

MATERIALS KEY

- FC1 FIBER CEMENT PANEL-COLOR 1
- FC2 FIBER CEMENT PANEL-COLOR 2
- FC3 FIBER CEMENT PANEL-COLOR 3
- FC4 FIBER CEMENT PANEL-COLOR 4
- ST1 STUCCO-COLOR 1
- ST2 STUCCO-COLOR 2
- ST3 STUCCO-COLOR 3
- ST4 STUCCO-COLOR 4
- ST5 STUCCO-COLOR 5
- PT1 PORCELAIN TILE-COLOR 1
- PT2 PORCELAIN TILE-COLOR 2
- PT3 PORCELAIN TILE-COLOR 3
- PT4 PORCELAIN TILE-COLOR 4
- AW1 AWNING
- MU1 MULLION
- GR1 GLASS RAILING
- ML1 METAL-LIKE CLADDING
- ES1 EQUIPMENT SCREEN
- LF1 LIGHT FIXTURE-WALL SCONCE 1
- LF2 LIGHT FIXTURE-WALL SCONCE 2



PROJECT

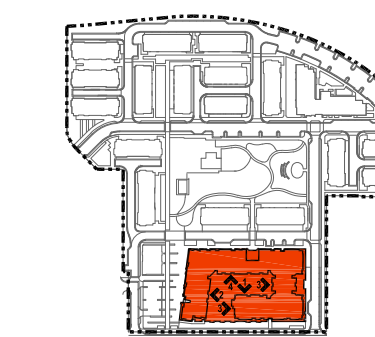
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE

**MULTI-FAMILY
COURTYARD ELEVATIONS**

SHEET NUMBER

A4.202



1 COURTYARD SOUTH ELEVATION
1/16"=1'-0"



2 COURTYARD WEST ELEVATION
1/16"=1'-0"

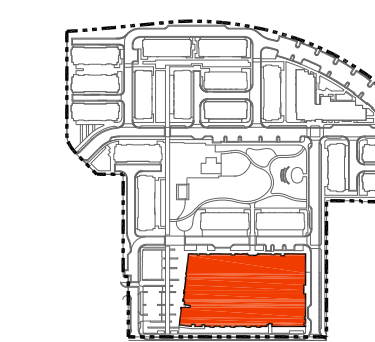


3 COURTYARD EAST ELEVATION
1/16"=1'-0"



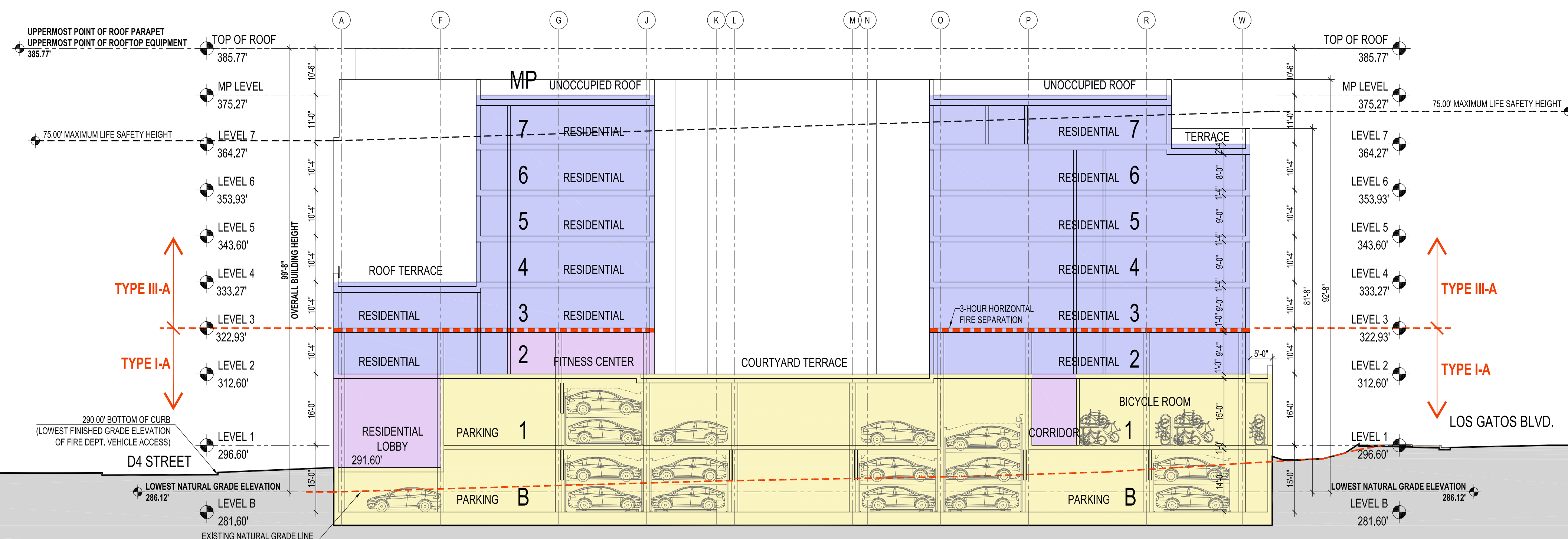
4 COURTYARD NORTH ELEVATION
1/16"=1'-0"

0 8' 16' 32' 48'



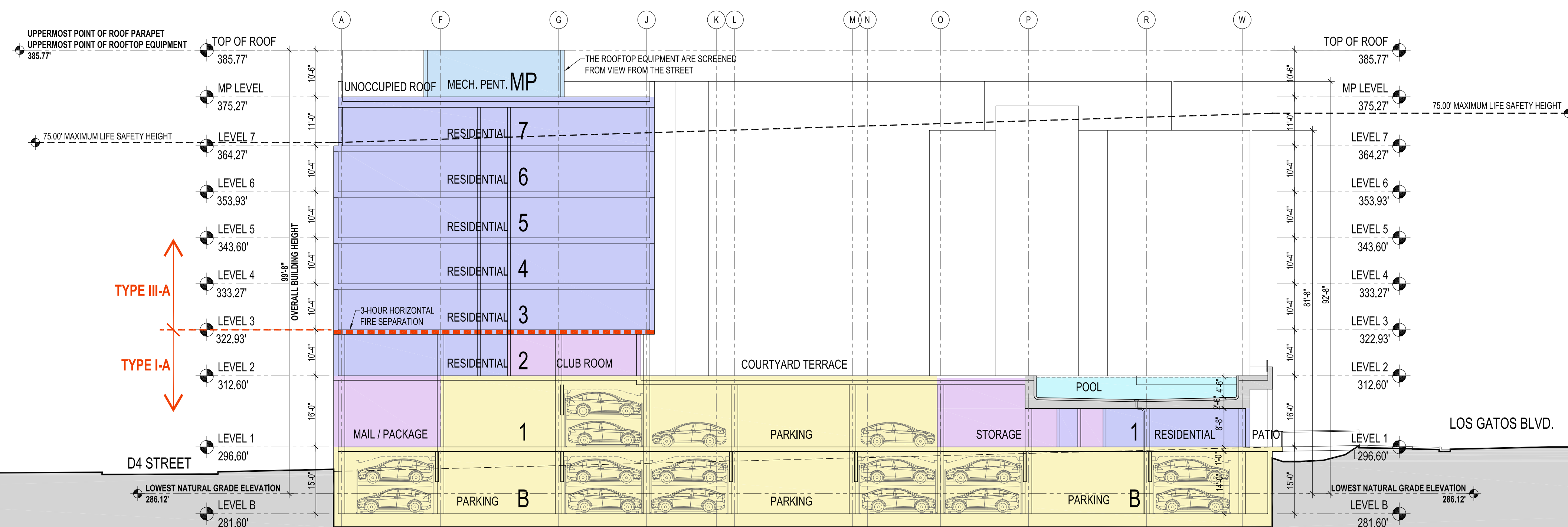
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 4	03/05/2025

Job Number 492028.000



1 BUILDING SECTION A-A

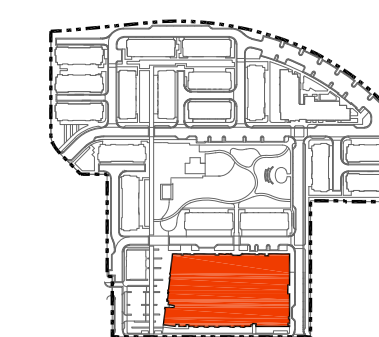
1/16"=1'-0"



2 BUILDING SECTION B-B

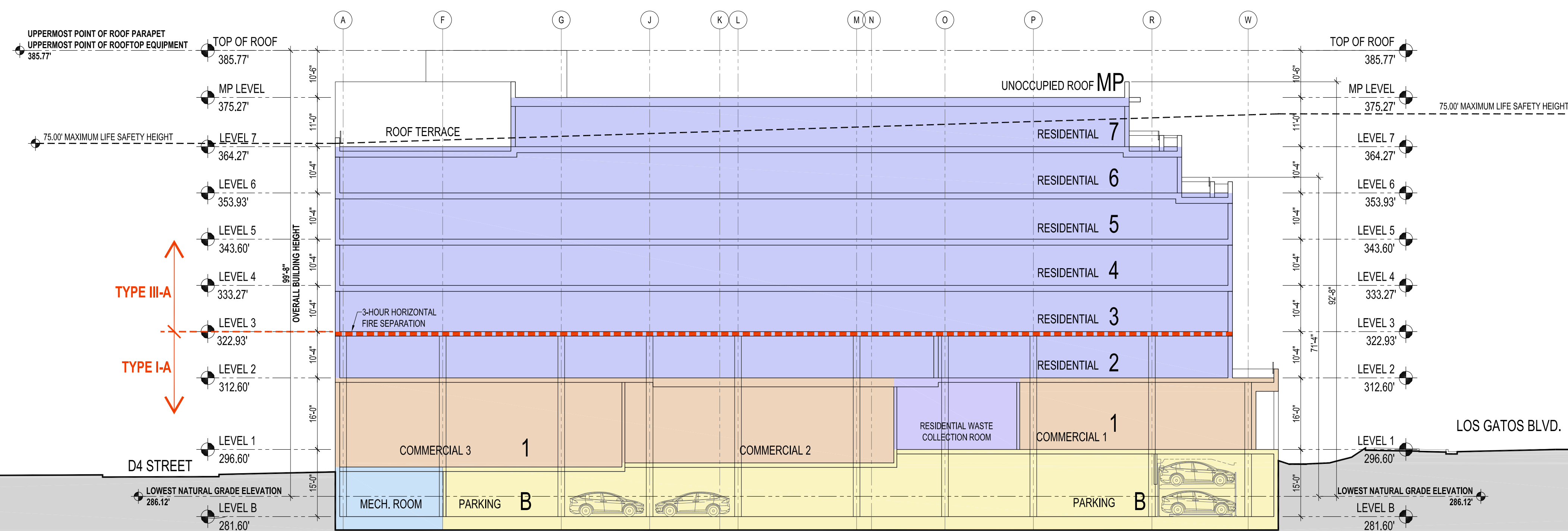
1/16"=1'-0"

0 8' 16' 32' 48'



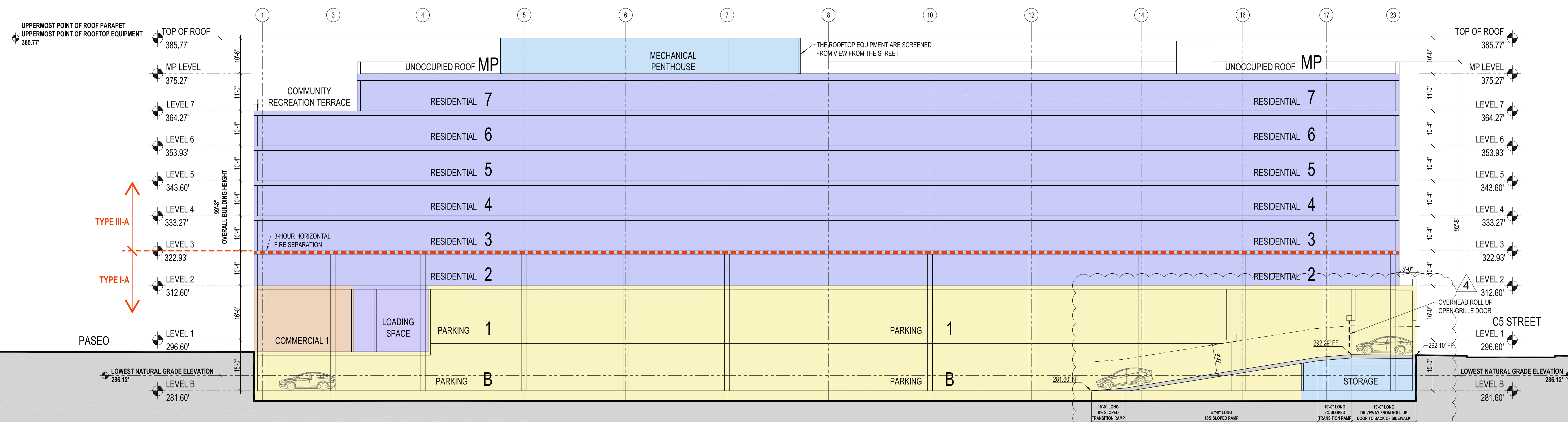
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 4	03/05/2025

Job Number 492028.000



1 BUILDING SECTION C-C

1/16"=1'-0"



2 BUILDING SECTION D-D

1/16"=1'-0"

0 8' 16' 32' 48'



1 LOS GATOS BLVD. AND THE PASEO VIEW



2 THE PASEO VIEW



3 THE PASEO FACADE LOOKING UP VIEW



4 D4 STREET AND THE PASEO VIEW

PROJECT

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

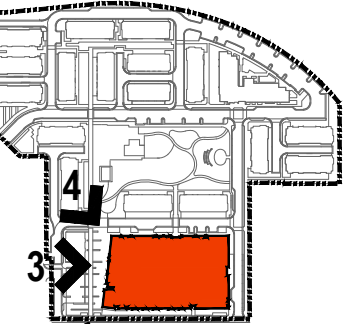
APPLICANT

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



GROSVENOR

KEYPLAN



ISSUE CHART

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

Job Number 492028.000

TITLE
MULTI-FAMILY
FACADE RENDERINGS

SHEET NUMBER

A4.400



1 D4 STREET RESIDENTIAL ENTRY VIEW



2 C5 STREET AND D4 STREET VIEW



3 LOS GATOS BLVD. AND C5 STREET VIEW



4 LOS GATOS BLVD. VIEW

PROJECT

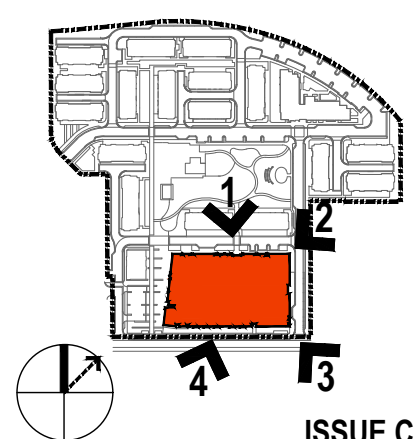
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 2	04/24/2024
07	ENTITLEMENT SET - REVISION 3	03/05/2025

Job Number 492028.000

TITLE

**MULTI-FAMILY
FACADE RENDERINGS**

SHEET NUMBER

A4.401



FC1
FIBER CEMENT PANEL



FC2
FIBER CEMENT PANEL



FC3
FIBER CEMENT PANEL



FC4
FIBER CEMENT PANEL



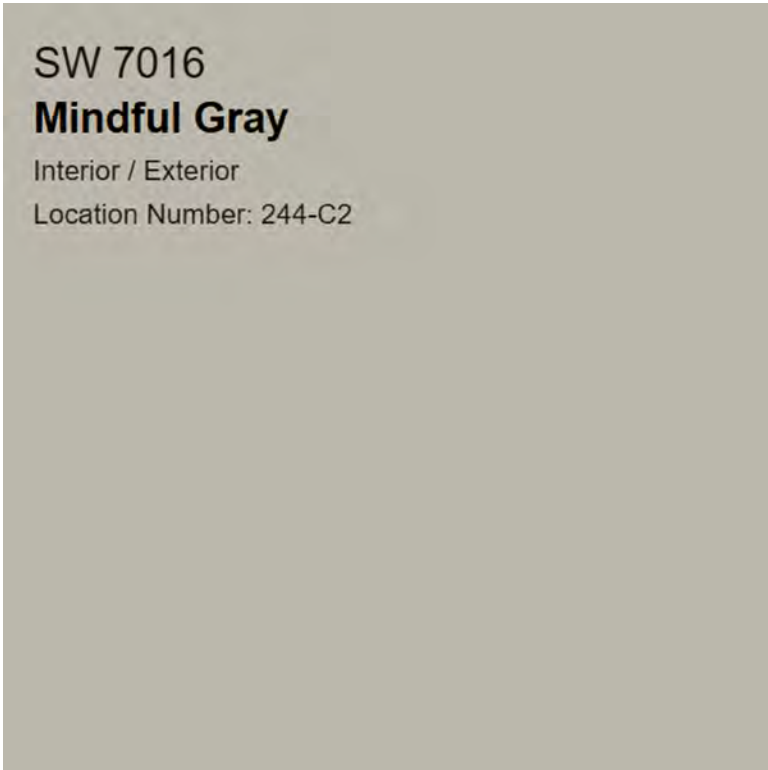
AW1
AWNING



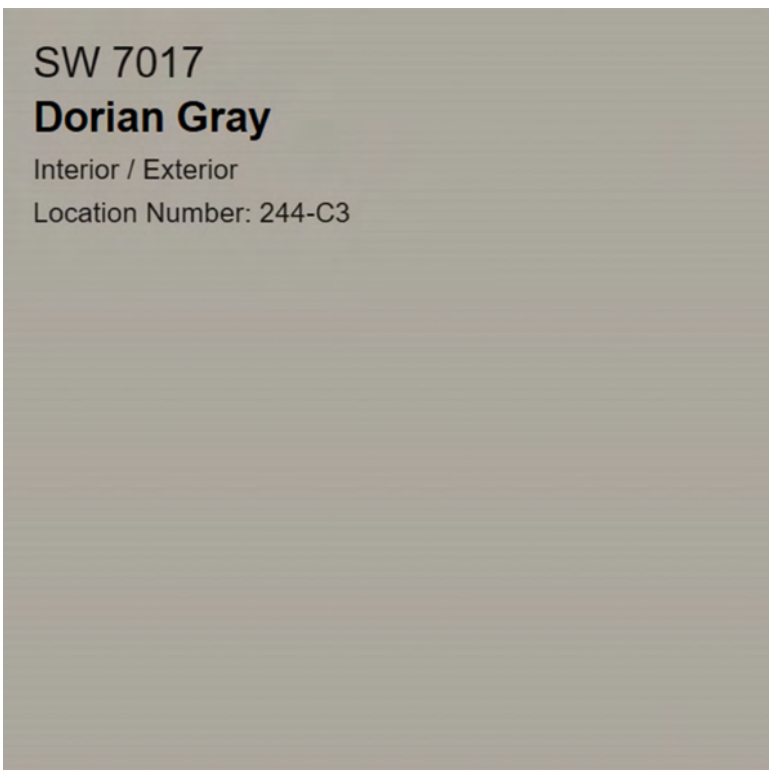
MU1
MULLION



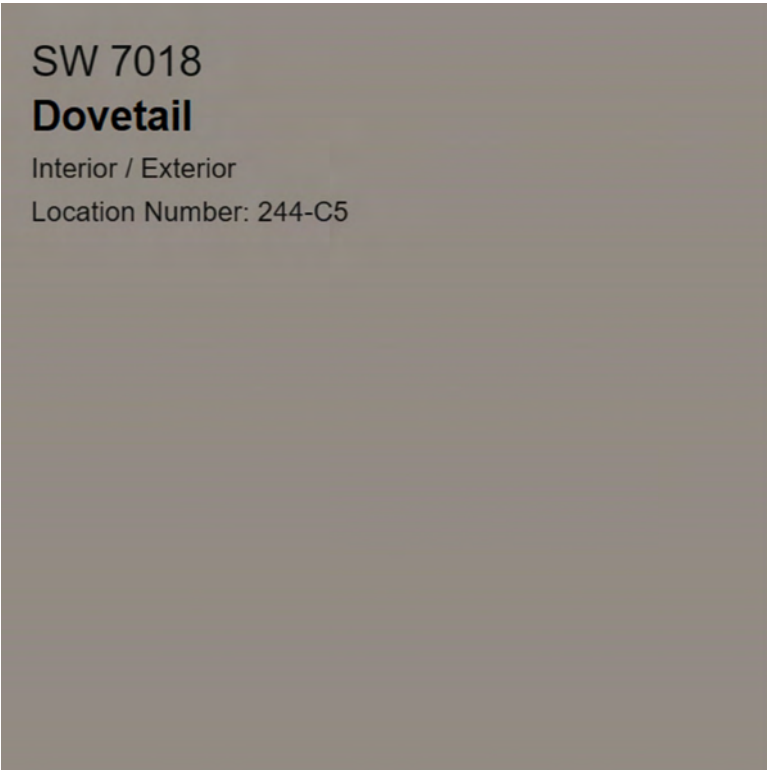
ST1
STUCCO



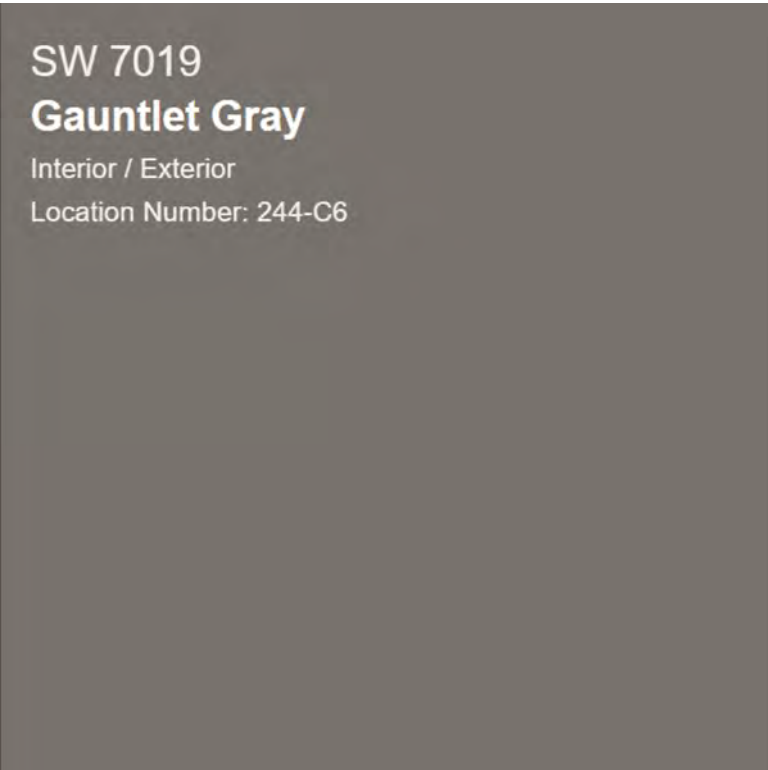
ST2
STUCCO



ST3
STUCCO



ST4
STUCCO



ST5
STUCCO



GR1
GLASS RAILING



PT1
PORCELAIN TILE



PT2
PORCELAIN TILE



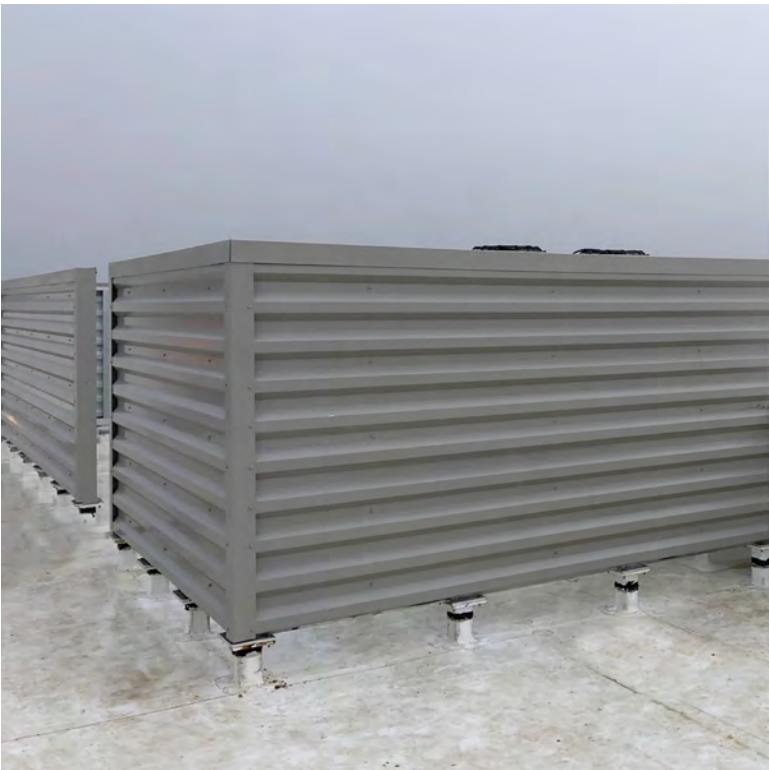
PT3
PORCELAIN TILE



PT4
PORCELAIN TILE



ML1
METAL-LIKE CLADDING



ES1
EQUIPMENT SCREEN

PROJECT

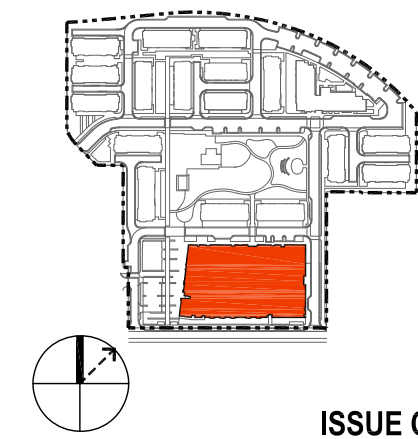
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	04/05/2025

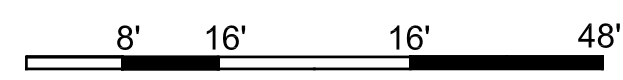
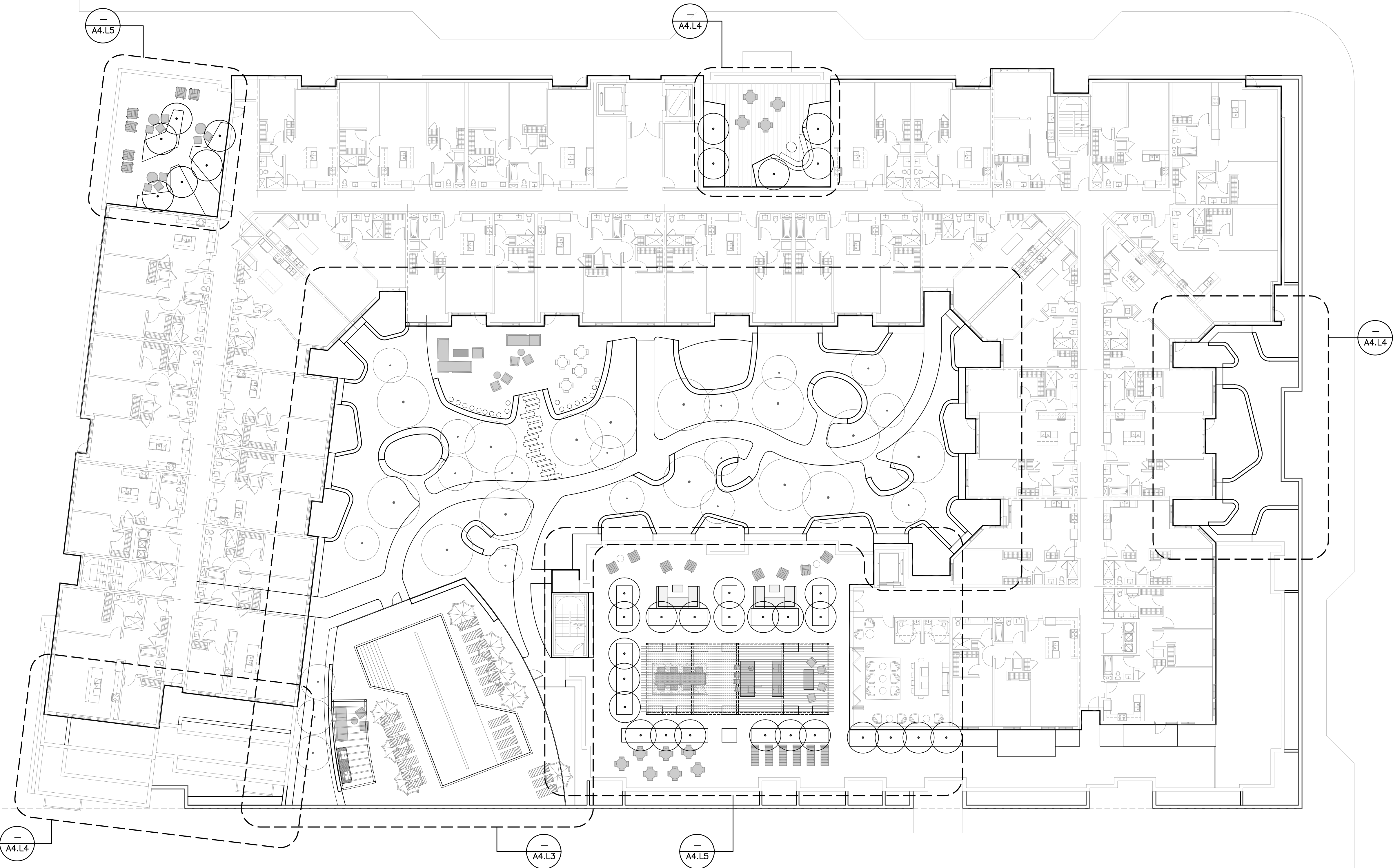
Job Number 492028.000

TITLE

**MULTI-FAMILY
MATERIAL PALETTE**

SHEET NUMBER

A4.500



CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5885 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

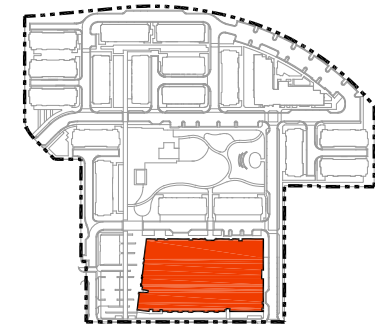
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**LANDSCAPE KEY
PLAN**

SHEET NUMBER

A4.L1

MATERIALS SCHEDULE

PAVING			
LEVEL 2 COURTYARD			
TAG	SYMBOL	TYPE	DESCRIPTION
P1		CIP CONCRETE -PEDESTRIAN	CAST-IN PLACE CONCRETE, TOP-CAST/EXPOSED AGGREGATE FINISH
P2		POOL DECK PAVING	CAST-IN PLACE CONCRETE POOL DECK OR PEDESTAL PAVERS PENDING FINAL POOL DESIGN
P3		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
P4		PRECAST 'STEPPING STONE' PAVERS	PRECAST CONCRETE PAVERS
P5		GRAVEL BAND	DECORATIVE GRAVEL BAND FOR WINDOW WASHING ACCESS AND DRAINAGE
P6		ARTIFICIAL TURF	ARTIFICIAL TURF AT FLEXIBLE-USE LEVEL 2 COURTYARD SPACES
LEVEL 4 TERRACE			
P1		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
LEVEL 7 ROOF			
P1		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
P2		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
SITE ELEMENTS			
LEVEL 2 COURTYARD			
TAG		TYPE	DESCRIPTION
E1		BUILT IN SEAT WALL	CIP CONCRETE WALL WITH WOOD SEAT. AT PRIVATE PATIOS.
E2		BUILT IN SEAT WALL	CIP CONCRETE WALL WITH WOOD SEAT. AT LEVEL 2 COURTYARD.
E3		BUILT IN BAR COUNTER	BAR COUNTER AT LEVEL 2 GATHERING SPACE
E4		FF&E FURNISHINGS	FINAL FURNISHINGS TBD
E5		SWIMMING POOL	
E6		TRELLIS	STEEL AND ALUMINUM TRELLIS AND SHADE STRUCTURE AT POOL DECK
E7		COUNTER WITH ELECTRIC GRILLS	BUILT-IN COUNTER WITH ELECTRIC GRILL TOPS AT POOL DECK
E6		POOL FENCE WITH GATES	MIN. 5' HIGH FENCE AND GATES
E9		PRIVATE PATIO	
E10		LEVEL 2 GATHERING SPACE	
E11		FLEXIBLE-USE AREA / OUTDOOR FITNESS AREA	
E12		POOL EQUIPMENT ENCLOSURE	
LEVEL 4 TERRACE			
TAG		TYPE	DESCRIPTION
E1		BANQUETTE WITH BENCH SEATING	BUILT-IN SEATING AREA WITH BACKED SEATING ELEMENT
E2		FF&E FURNISHINGS	FINAL FURNISHINGS TBD

LEVEL 7 ROOF		
TAG	TYPE	DESCRIPTION
E1	STEEL PLANTER	RAISED PLANTERS WITH STEEL WALLS
E2	TRELLIS	STEEL AND ALUMINUM TRELLIS AND SHADE STRUCTURE
E3	KITCHEN COUNTER	BUILT IN COUNTER TOP
E4	ELECTRIC GRILLS COUNTER	BUILT-IN COUNTER WITH ELECTRIC GRILL TOPS
E5	TV PARTITION WALL	PARTITION WITH OUTDOOR TV WALL
E6	FF&E FURNISHINGS	FINAL FURNISHINGS TBD

HM

HELLER MANUS
ARCHITECTS

505 Sansome Street, Suite 400
San Francisco, CA 94111
www.hellermanus.com

cimg

Landscape
Architecture

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5685 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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



KEYPLAN



ISSUE CHART

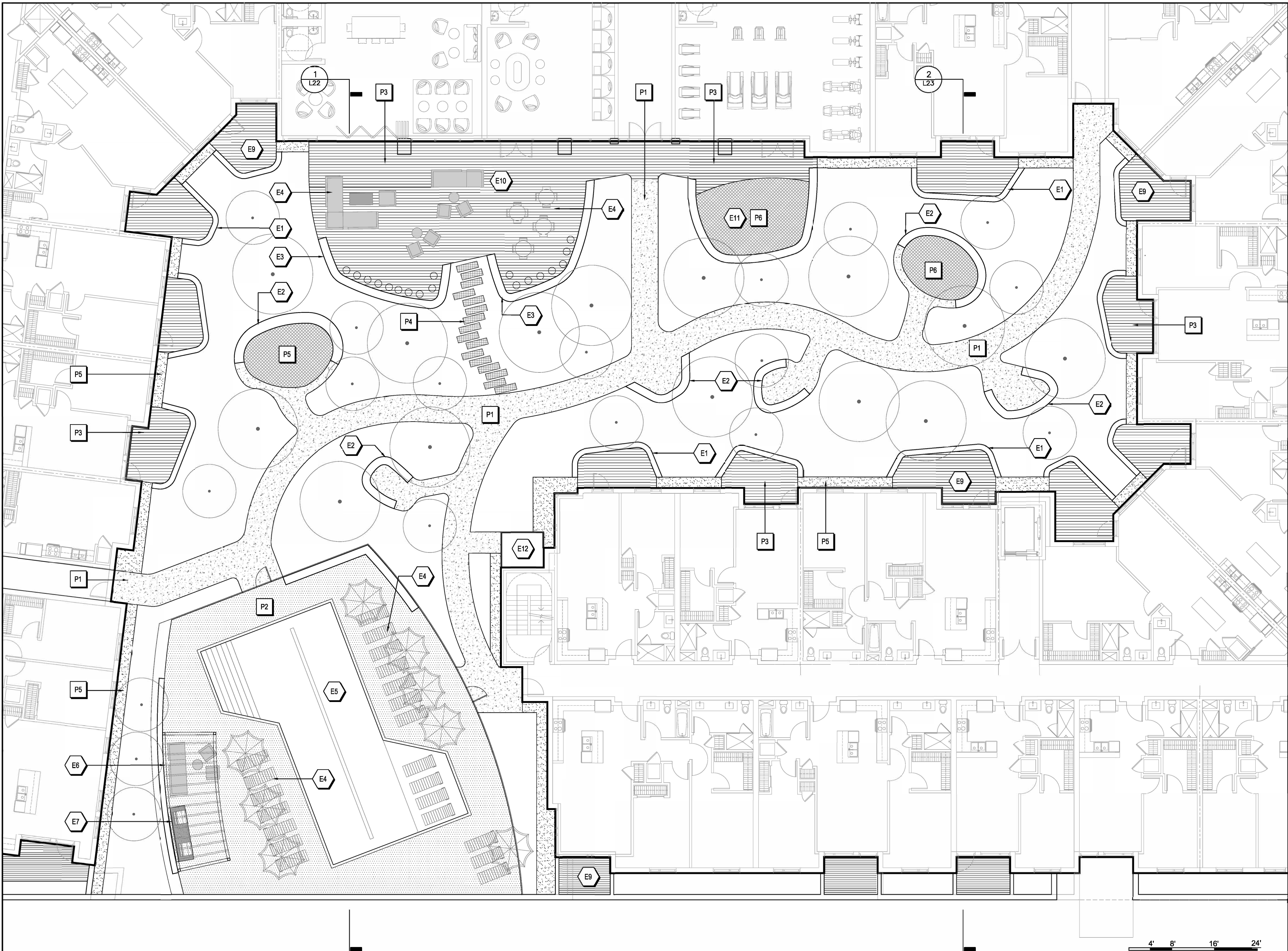
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
MATERIALS SCHEDULE

SHEET NUMBER

A4.L2



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



KEYPLAN



ISSUE CHART

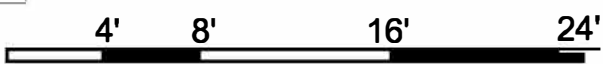
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

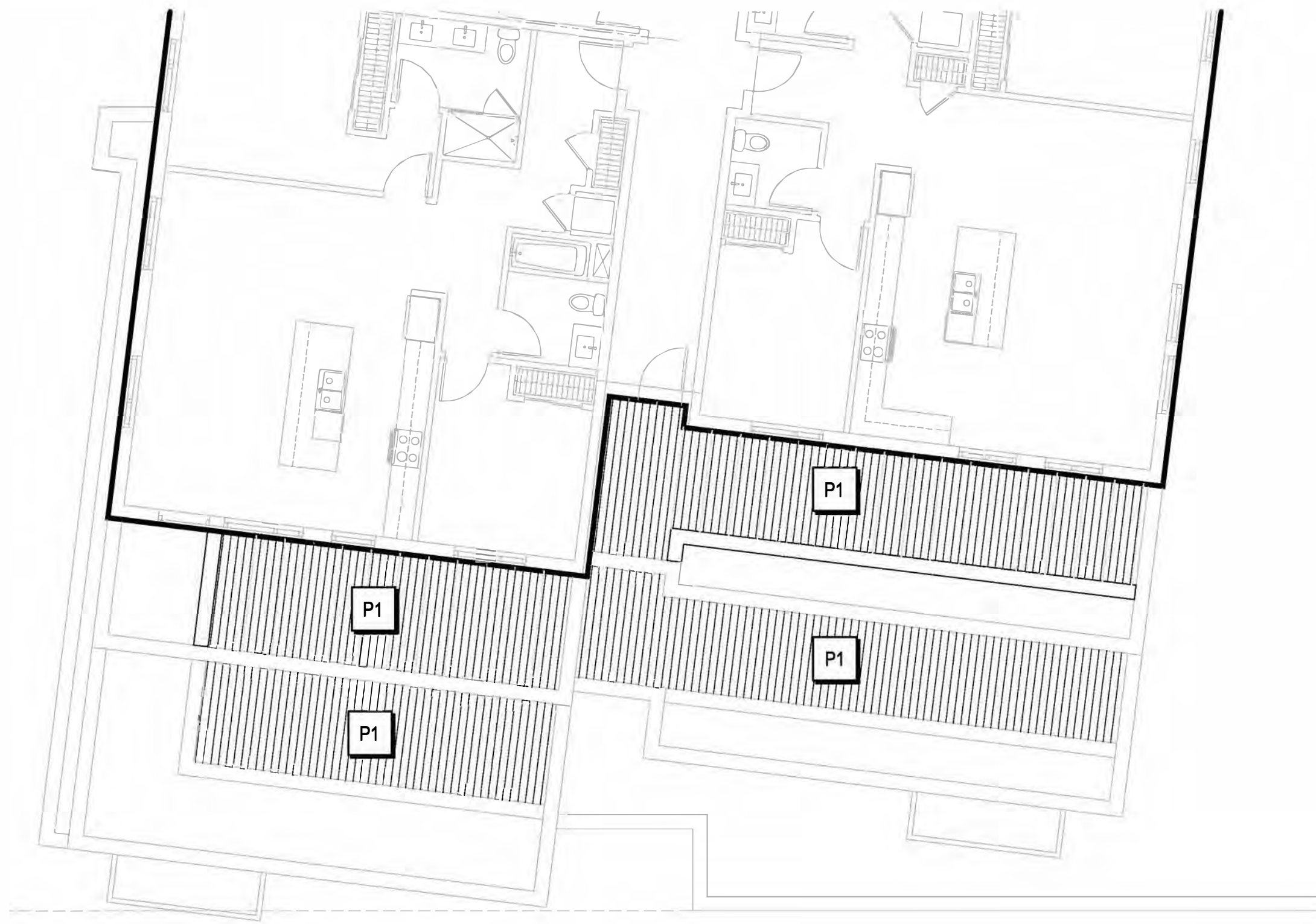
Job Number 492028.000

TITLE
MATERIALS PLAN
LEVEL 02

SHEET NUMBER

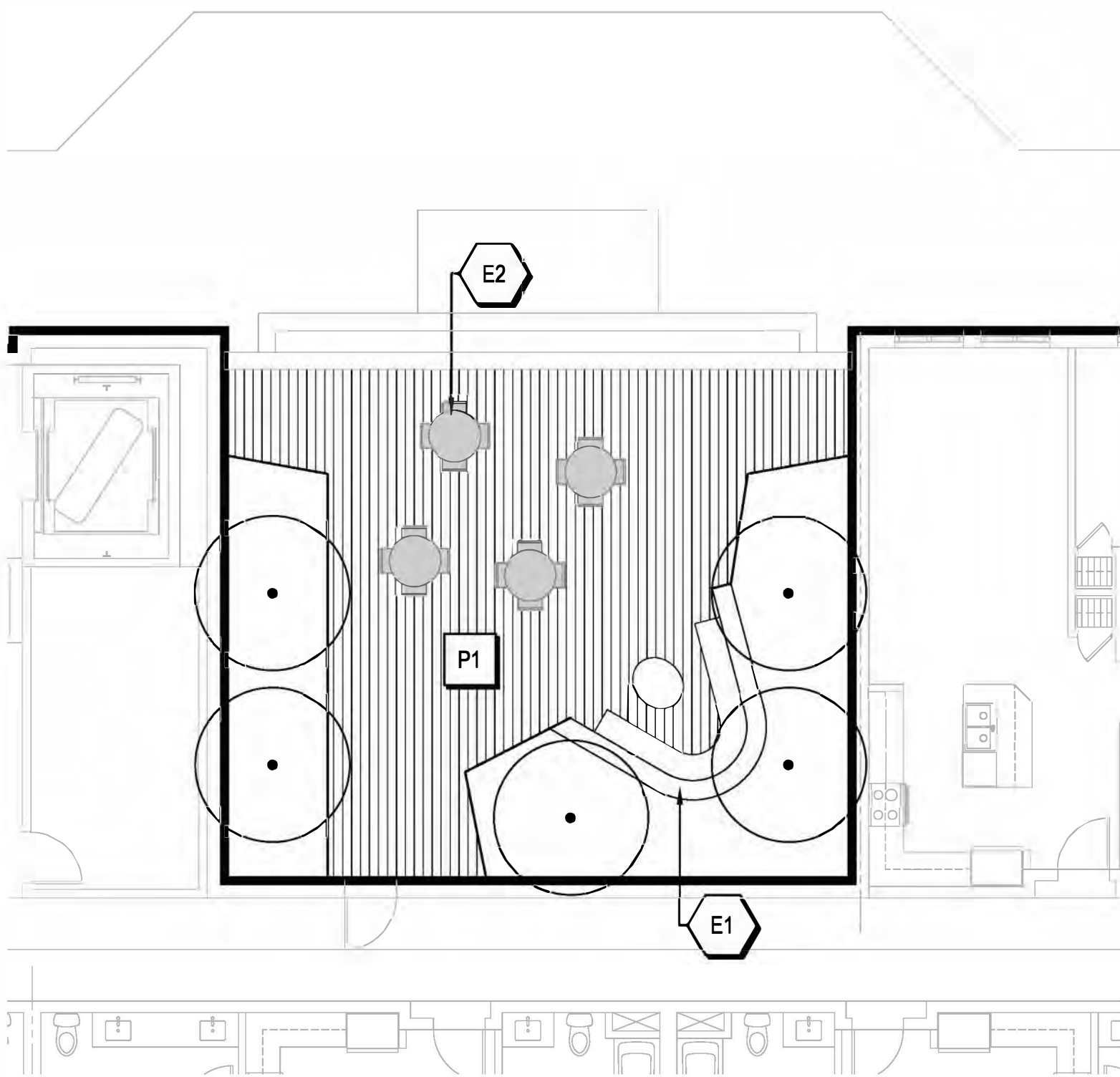
A4.L3





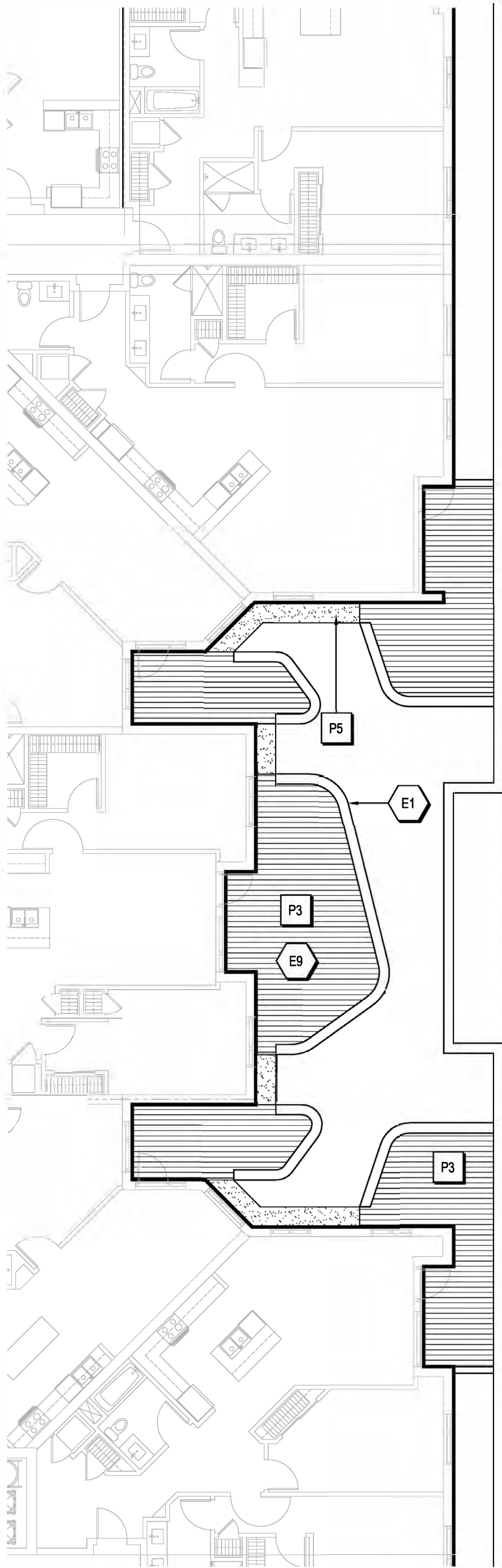
3 LEVEL 6&7 PRIVATE TERRACES

SCALE: 1/8"=1'-0"



2 LEVEL 4 TERRACE

SCALE: 1/8"=1'-0"



1 LEVEL 2 PRIVATE TERRACES

SCALE: 1/8"=1'-0"

4' 8' 16' 24'

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5685 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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

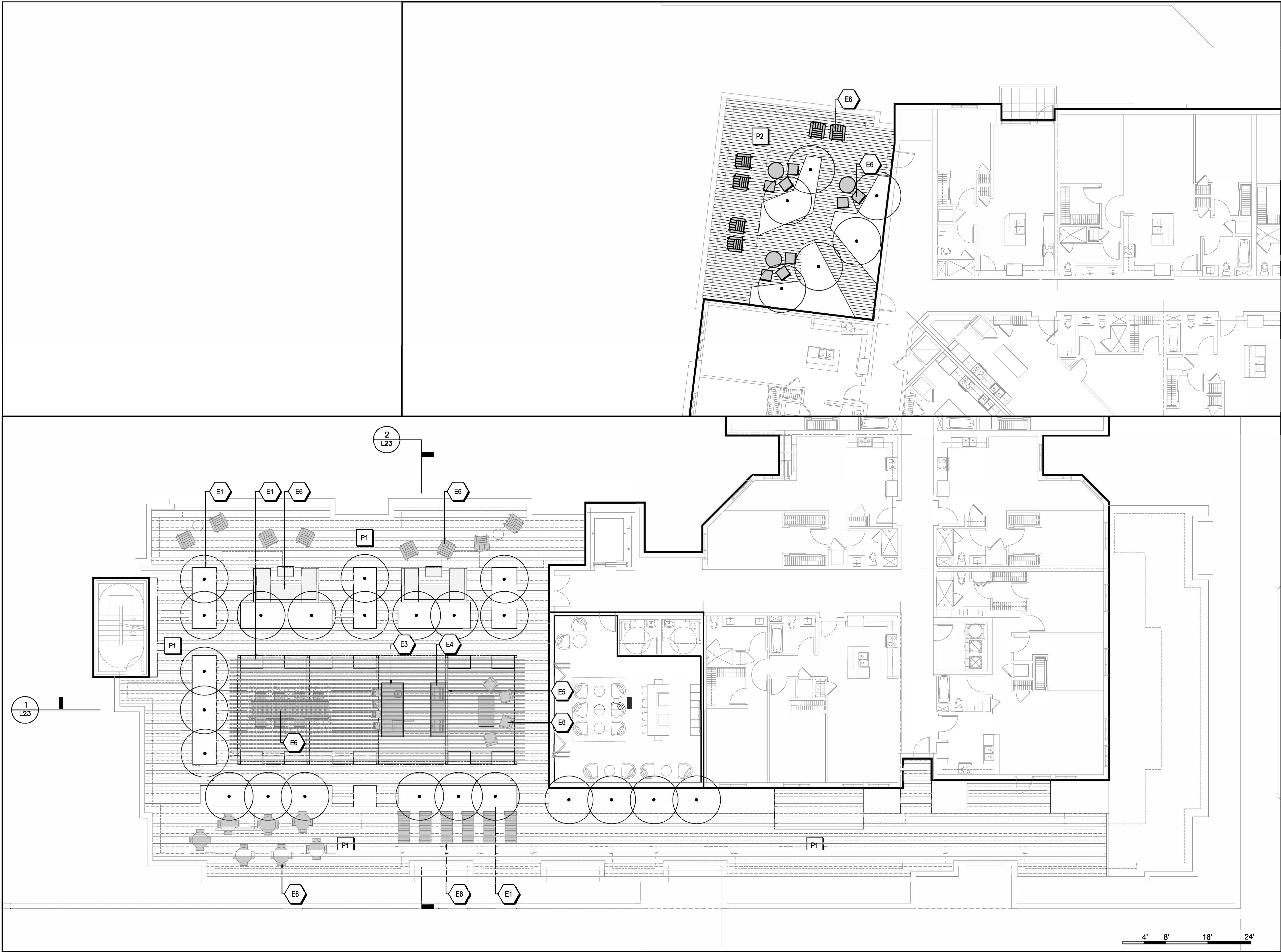
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**MATERIALS PLAN
TERRACES**

SHEET NUMBER

A4.L4



CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5685 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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



KEYPLAN



ISSUE CHART

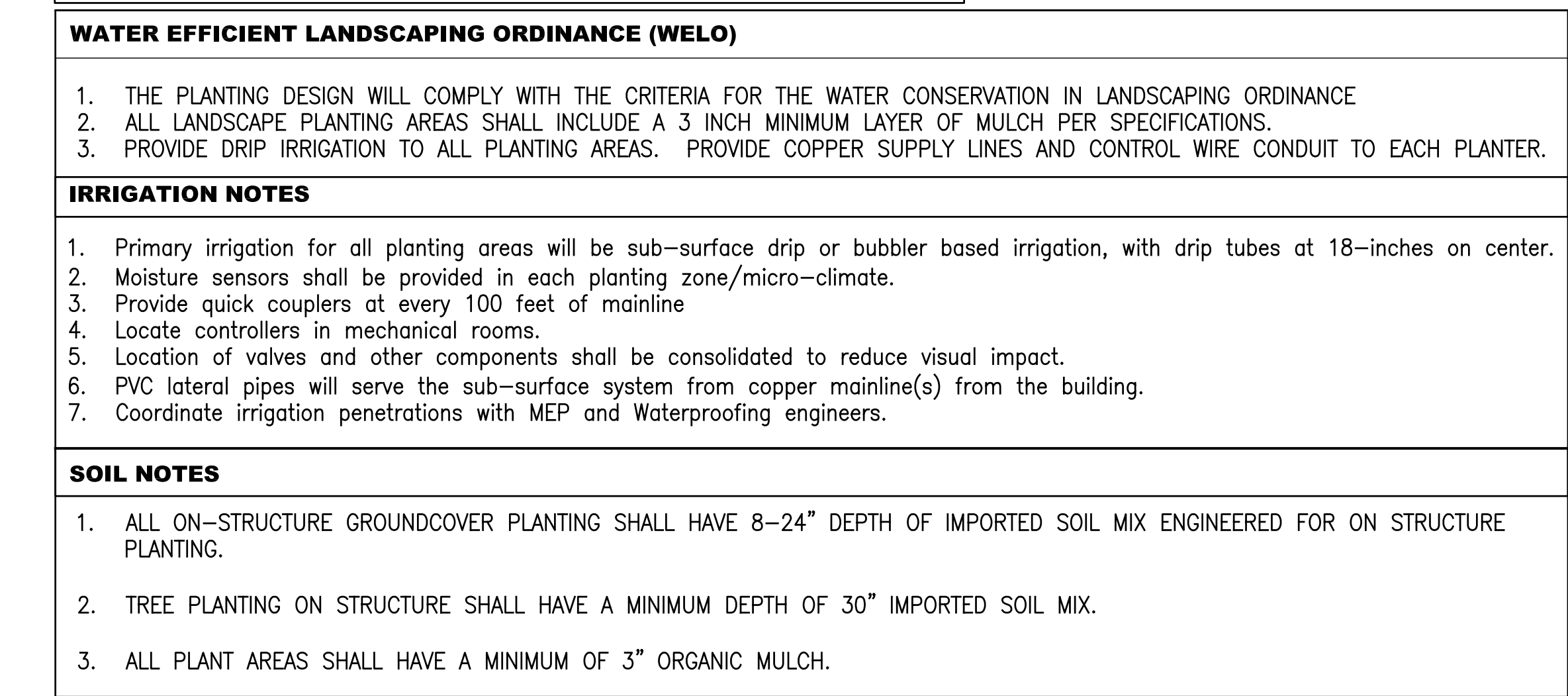
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

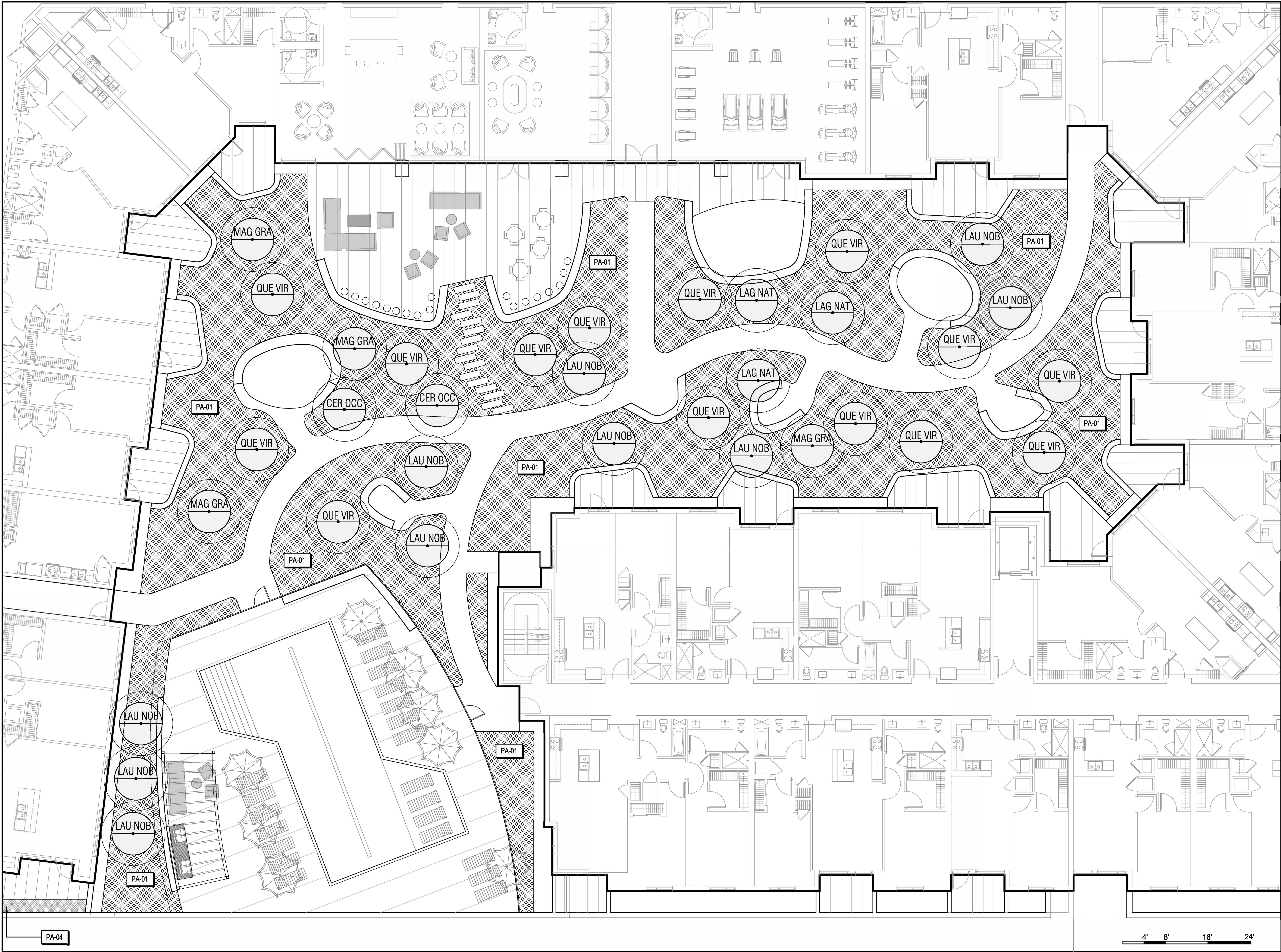
Job Number 492028.000

TITLE
**MATERIALS PLAN
LEVEL 7**

SHEET NUMBER

A4.L5





CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5885 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**PLANTING PLAN
LEVEL 02**

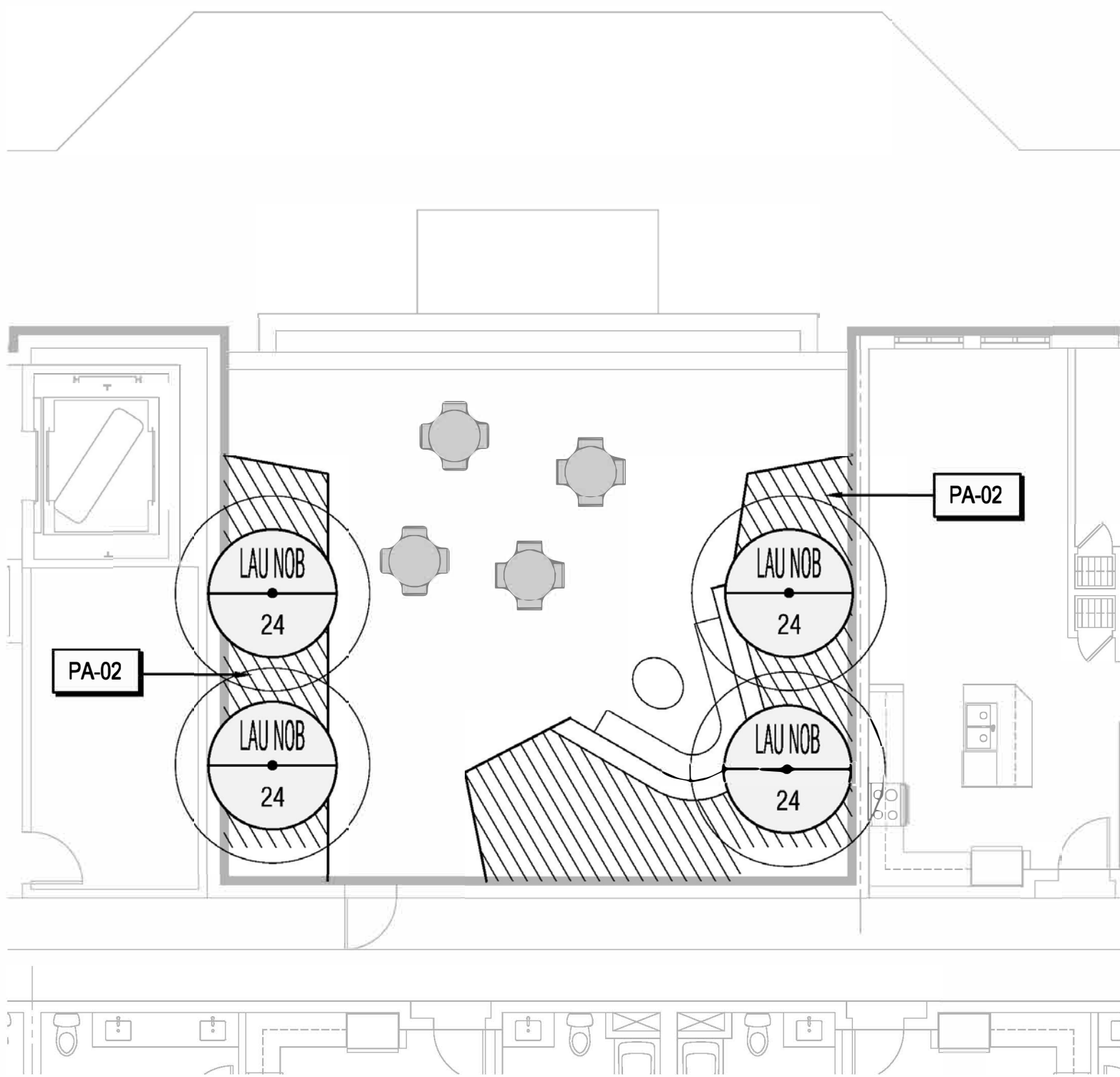
SHEET NUMBER

A4.L7



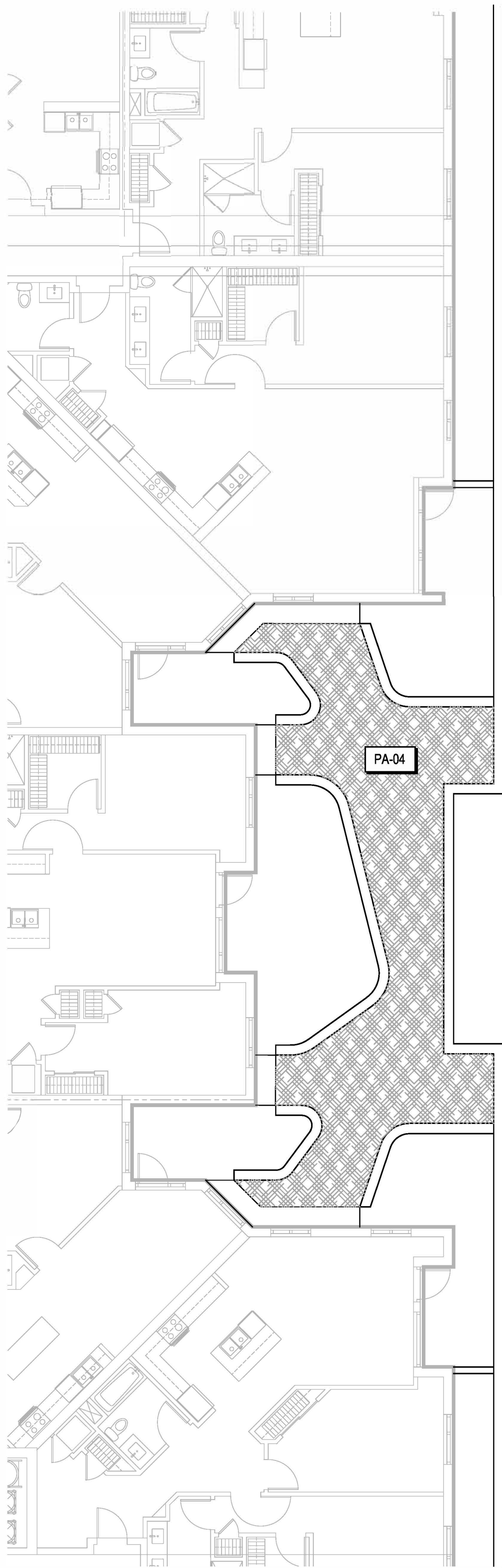
3 LEVEL 6 & 7 PRIVATE PATIOS

SCALE: 1/8"=1'-0"



2 LEVEL 4 COMMUNITY TERRACE - PLANTING

SCALE: 1/8"=1'-0"



1 LEVEL 2 PRIVATE PATIOS - EAST

SCALE: 1/8"=1'-0"



CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5885 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**PLANTING PLAN
TERRACES**

SHEET NUMBER

A4.L8

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5685 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

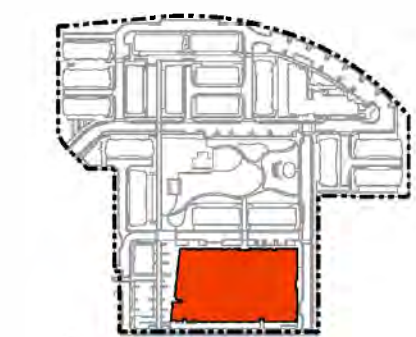
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



ISSUE CHART

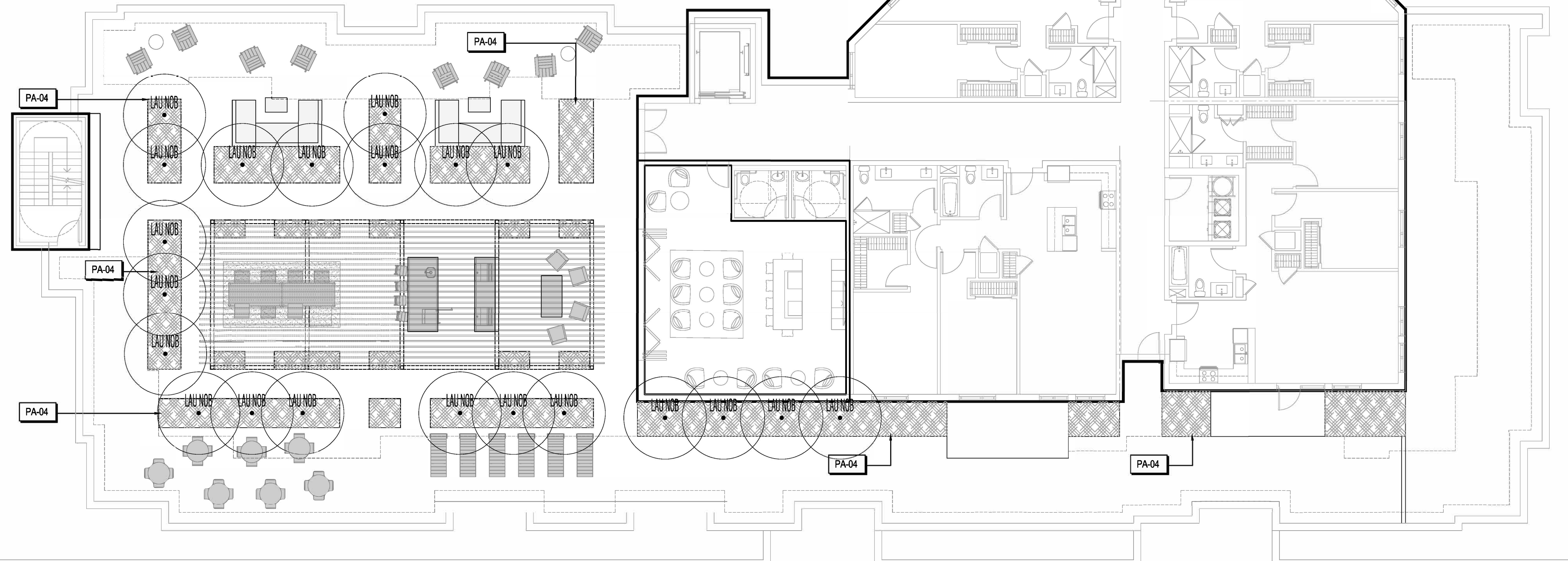
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

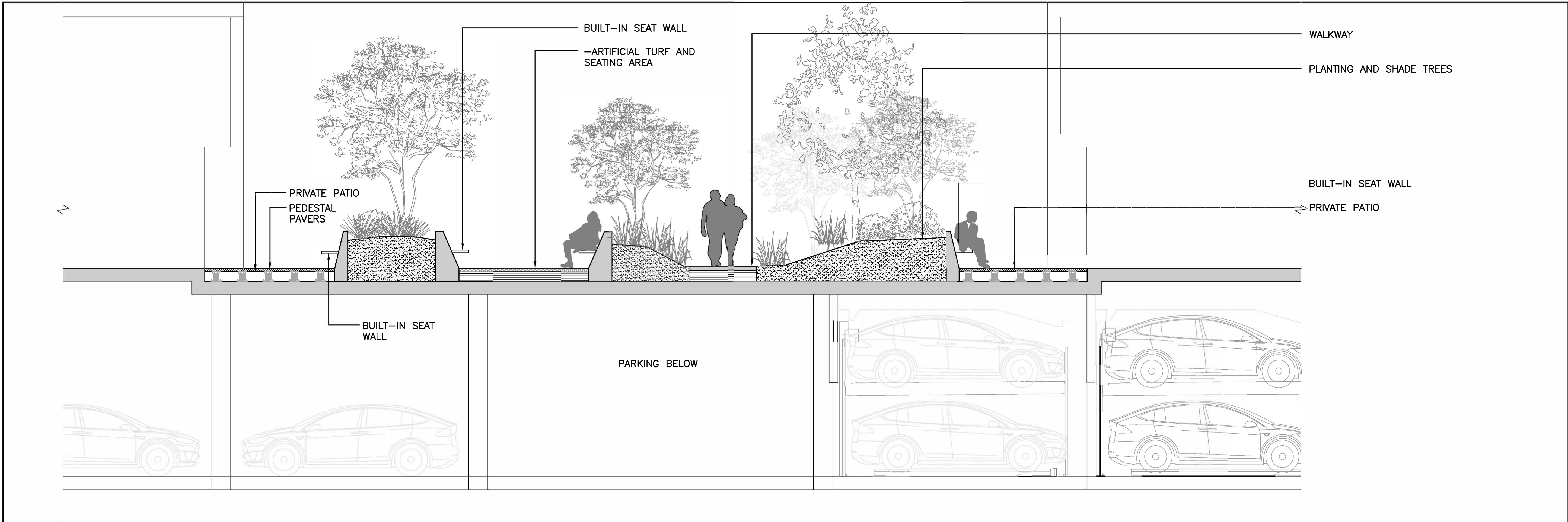
TITLE
PLANTING PLAN
LEVEL 7

SHEET NUMBER

A4.L9

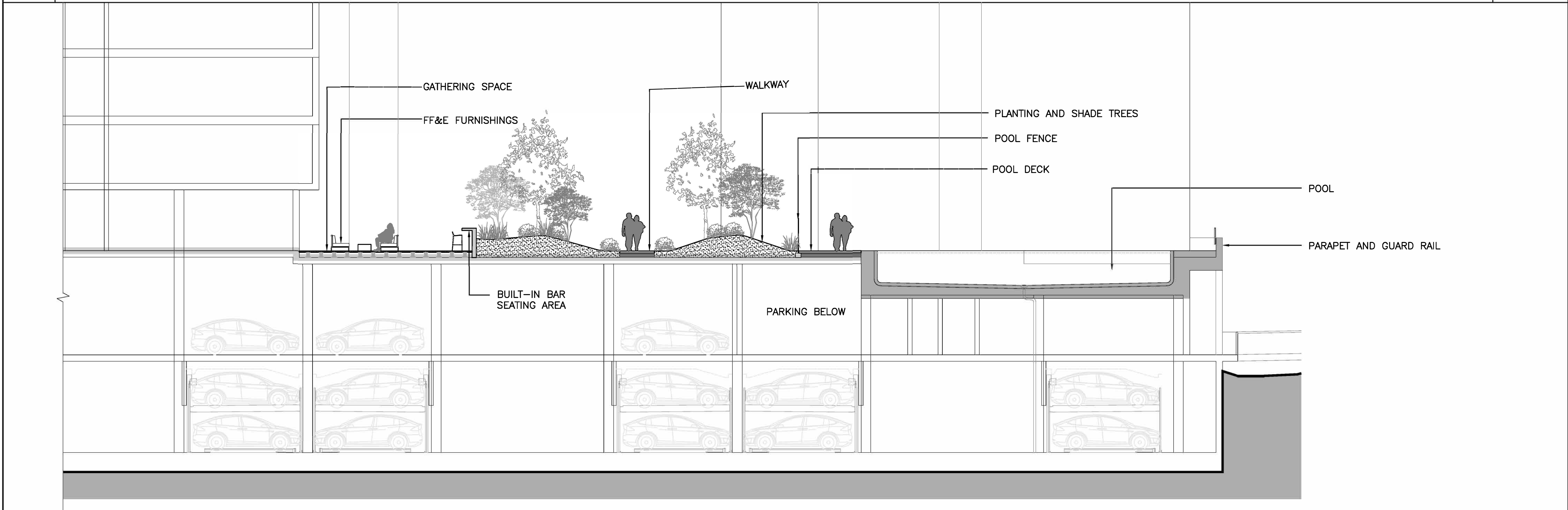


4' 8' 16' 24'



2 LEVEL 2 COUTYARD SECTION B

SCALE: 1/4"=1'-0"



1 LEVEL 2 COURTYARD SECTION A

SCALE: 1/8"=1'-0"

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5885 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
LEVEL 2 SECTIONS

SHEET NUMBER

A4.L10

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5885 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

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

PROJECT

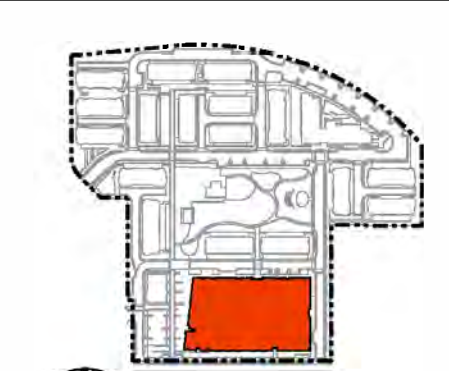
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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



KEYPLAN



ISSUE CHART

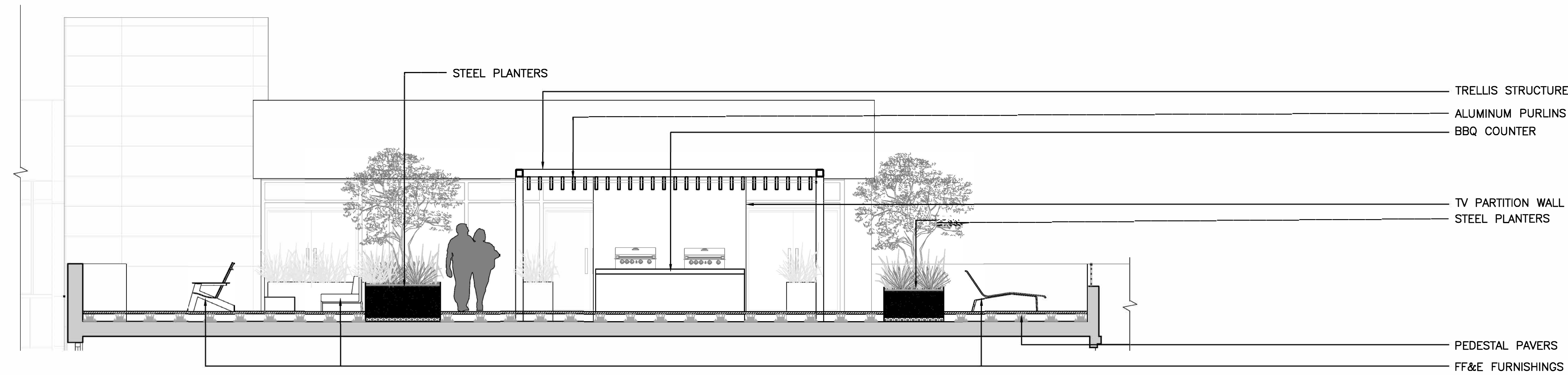
MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
LEVEL 7 SECTIONS

SHEET NUMBER

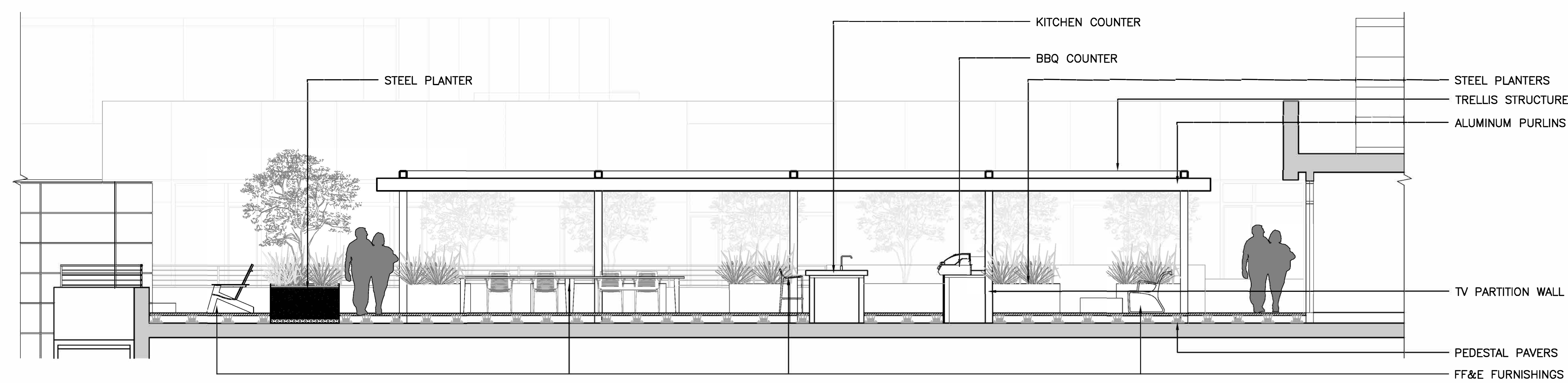
A4.L11



2' 4' 8' 16'

SCALE: 1/4"=1'-0"

2 LEVEL 7 - ROOF TERRACE - EAST/WEST



2' 4' 8' 16'

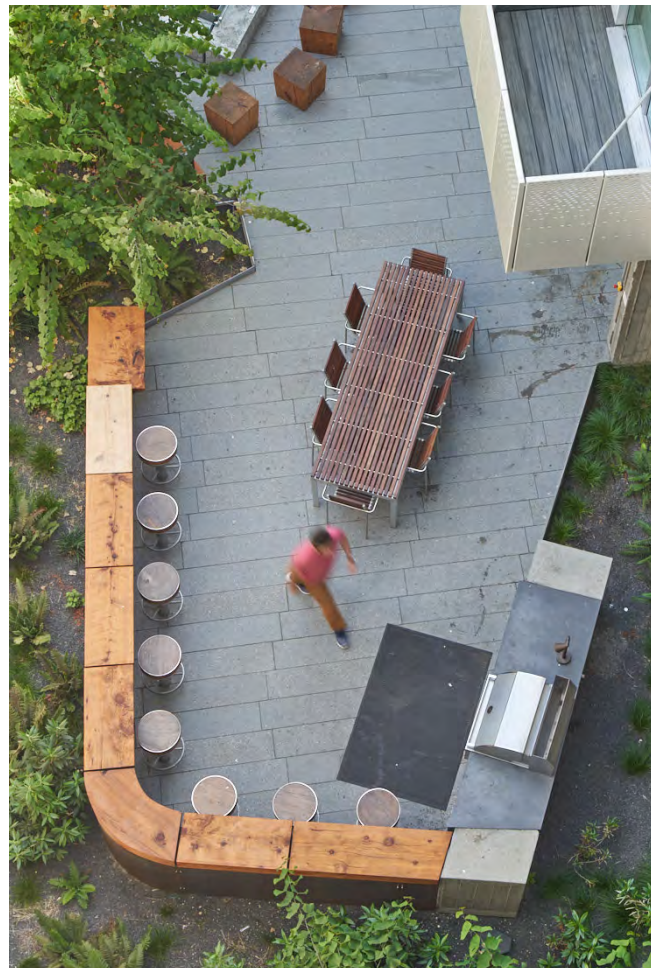
SCALE: 1/4"=1'-0"

1 LEVEL 7 - ROOF TERRACE - NORTH/SOUTH

LEVEL 2 COURTYARD: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES



COMMUNITY GATHERING SPACE AND REMOTE WORKING SPACE



OUTDOOR BAR SEATING



FLEXIBLE-USE TURF AREA - COMMUNITY SPACE



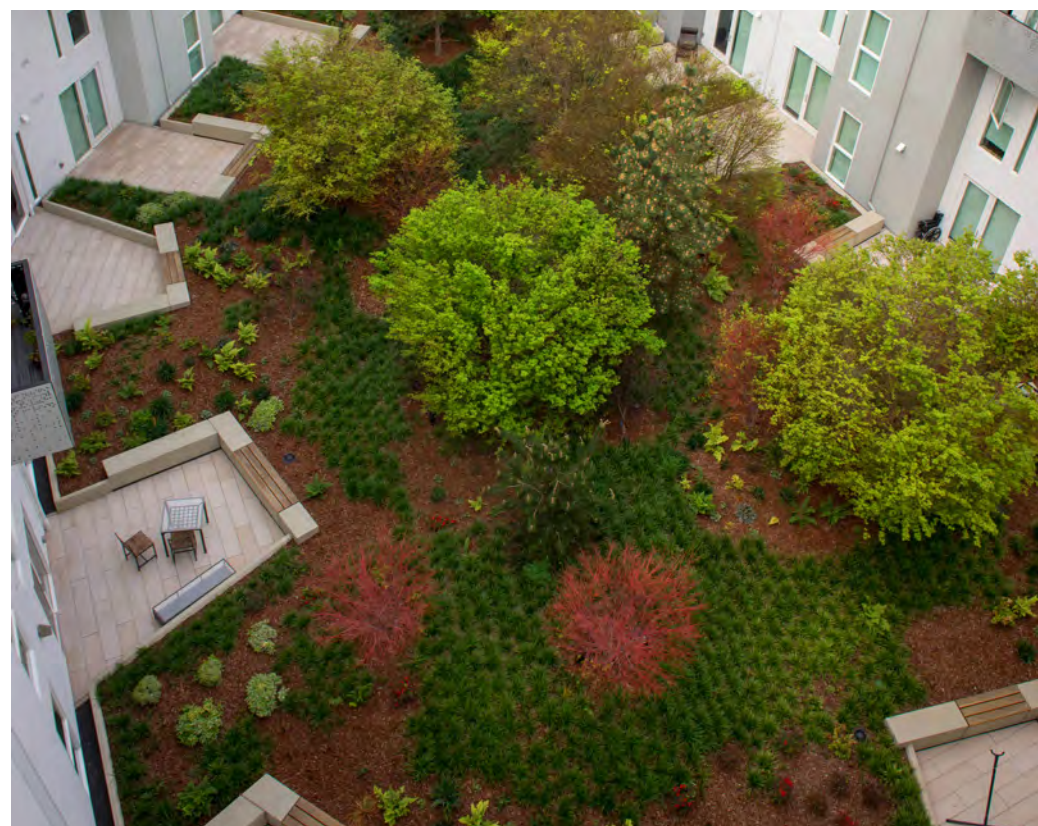
GARDEN WITH SEATING AND SHADE TREES



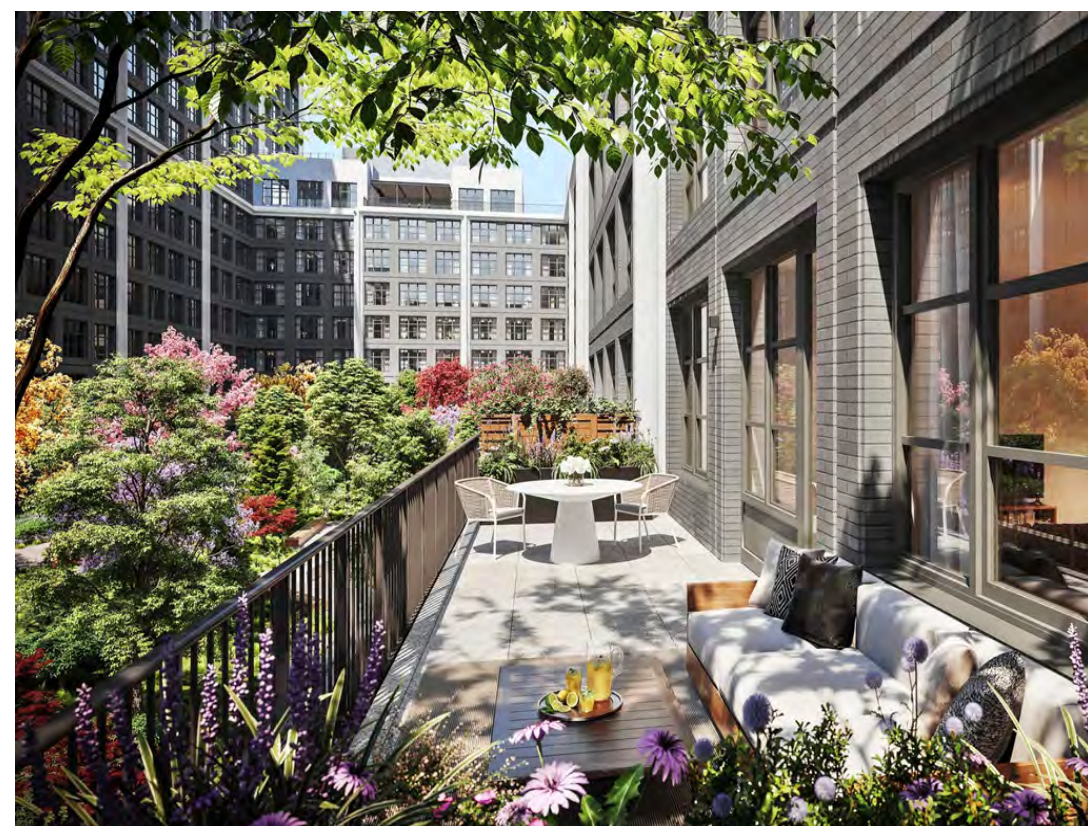
SWIMMING POOL



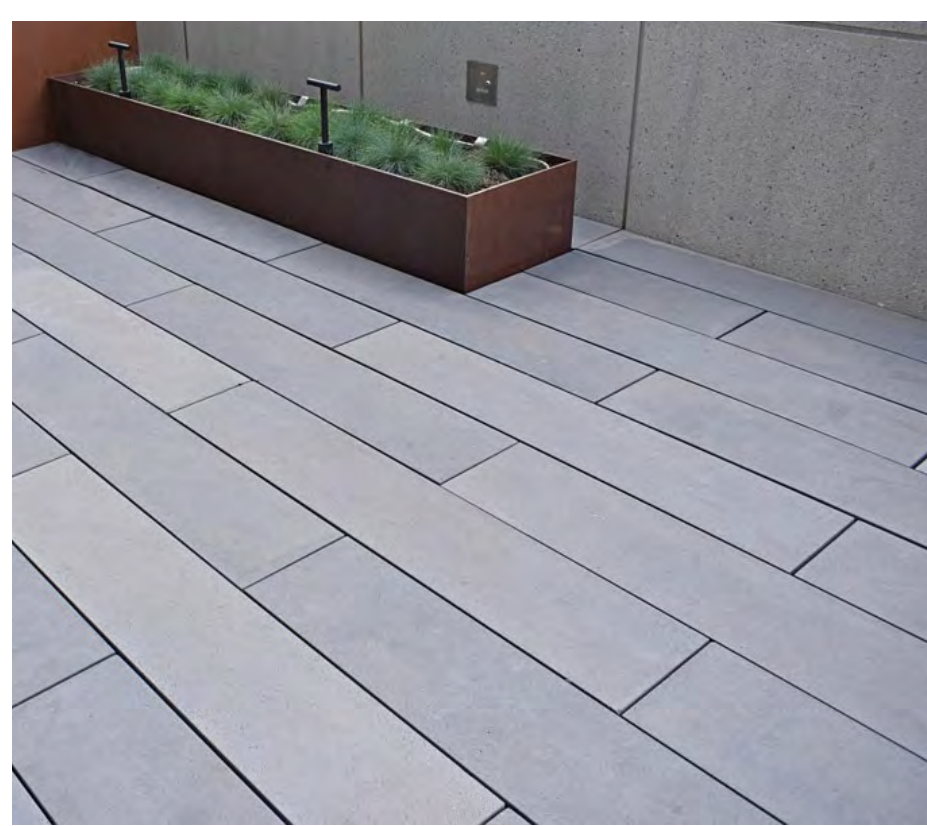
COMMUNITY SEATING AREAS



PRIVATE PATIOS



PRIVATE PATIOS

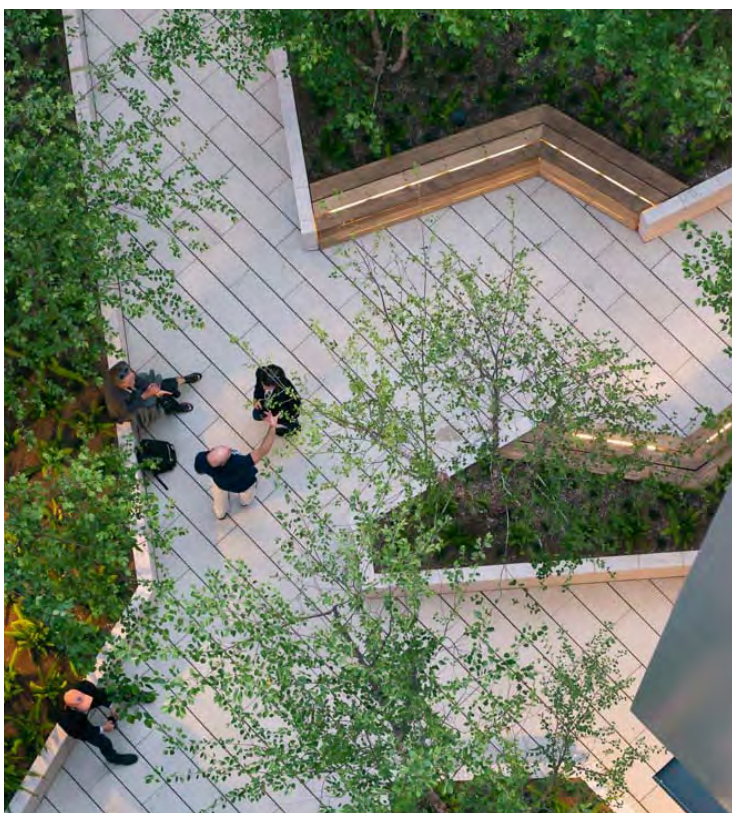


PEDESTAL PAVERS



CAST IN PLACE CONCRETE

LEVELS 4 & 7 COMMUNITY TERRACES: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES



SEATING AREAS AND PLANTING



SEATING NOOK / BANQUETTE



SEATING NOOK / BANQUETTE



COMMUNITY GATHERING SPACE



PEDESTAL PAVERS

LEVEL 7 ROOF DECK: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES



DINING AREA AND ELECTRIC OUTDOOR GRILLS



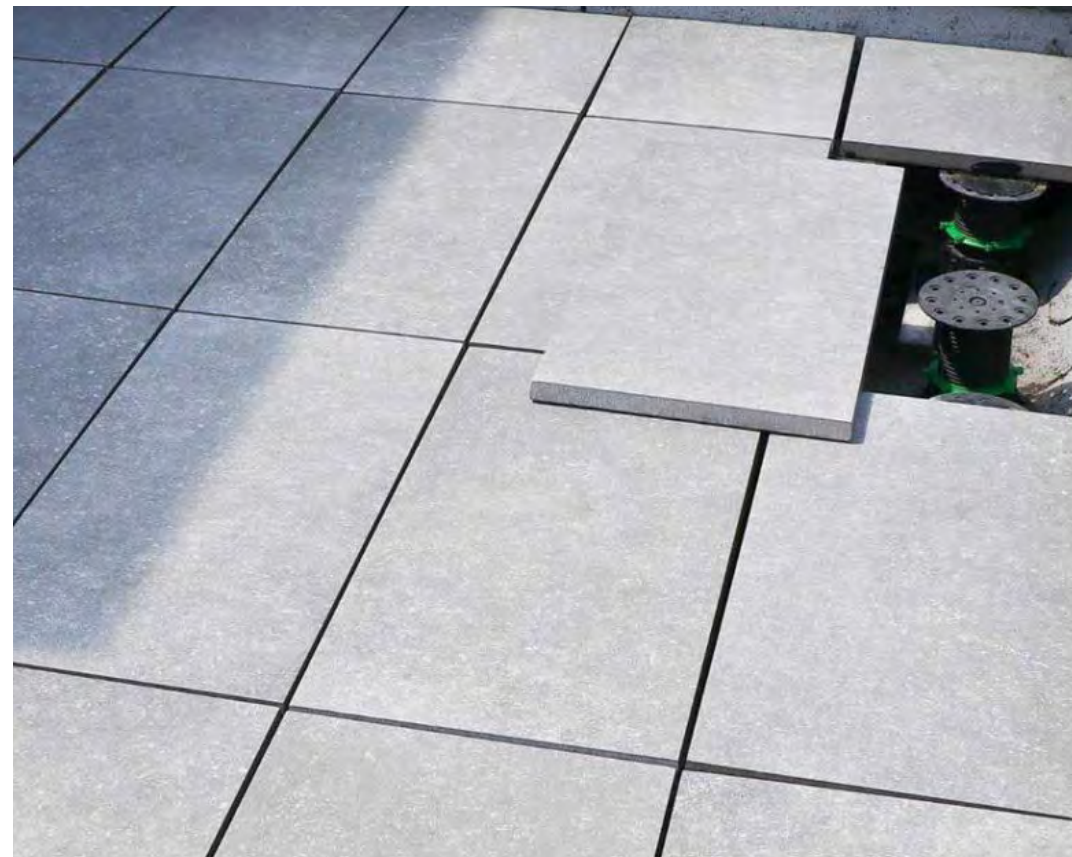
SHADE TRELLIS WITH COMMUNITY LOUNGE SPACE



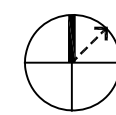
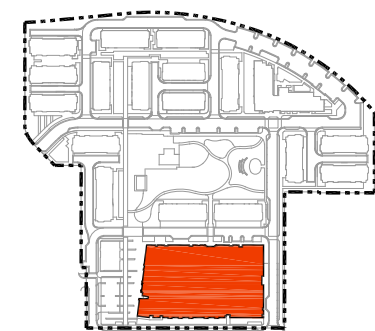
ROOFTOP LOUNGE SPACE



PLANTERS WITH DROUGHT-TOLERANT PLANTING



PEDESTAL PAVERS



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
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE
**MATERIALS AND SITE ELEMENTS
PRECEDENT IMAGES**

LEVEL 2 COURTYARD: PLANTING



Manzanita arctostaphylos 'Howard Mcminn'



Frangula californica 'Eve Case'



Westringia fruticosa Mundi



Arctostaphylos 'Point Reyes'



Salvia clevelandii



Salvia chamaedryoides



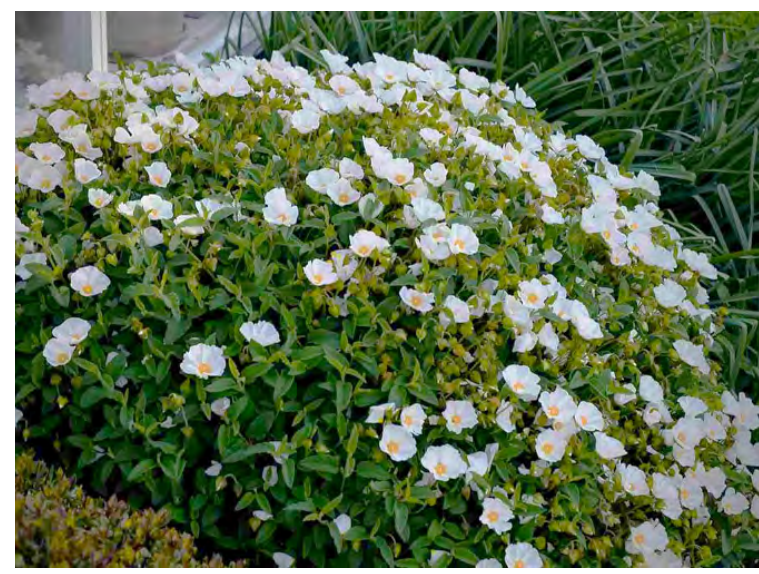
Salvia sonomensis



Penstemon heterophyllus



Cistus purpureus



Cistus x hybridus 'White Rock Rose'



Achillea millefolium



Iris 'Canyon Snow'



Eriogonum grande var. rubescens



Epilobium canum



Mimulus aurantiacus



Calamagrostis foliosa



Festuca californica

LEVEL 4 TERRACE: PLANTING



Frangula californica



Heuchera maxima



Carex divulsa



Iris 'Canyon Snow'

LEVEL 7 TERRACE: PLANTING



Westringia fruticosa Mundi



Dianella Cassa Blue



Yarrow 'Moonshine'



Salvia chamaedryoides

LEVEL 7 ROOF DECK: PLANTING



Aeonium species



Aloe 'Bush Baby'



Euphorbia myrsinites



Dianella Cassa Blue



Aloe Striata



Euphorbia x martinii



Sedum reflexum 'Blue Spruce'



Rosmarinus officinalis 'prostratus'



Echevaria

TREES



Quercus virginiana



Lagerstroemia 'Natchez'



Magnolia grandiflora 'Little Gem'



Cercis occidentalis



Laurus nobilis

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
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

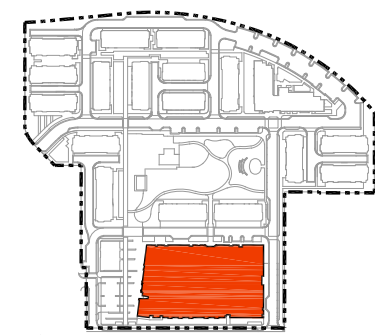
APPLICANT

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



GROSVENOR

KEYPLAN



ISSUE CHART

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

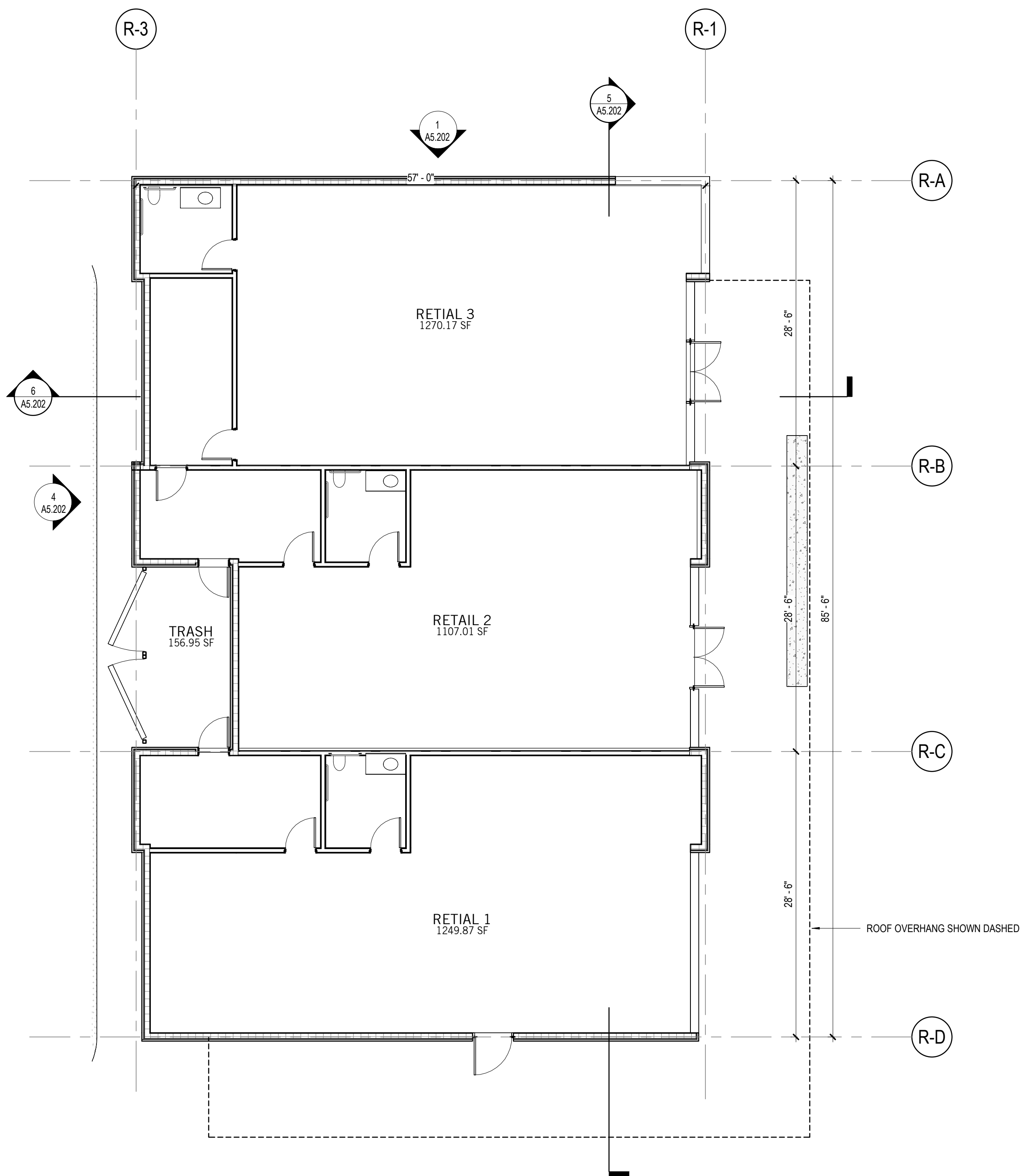
Job Number 492028.000

TITLE
PLANT PALETTES

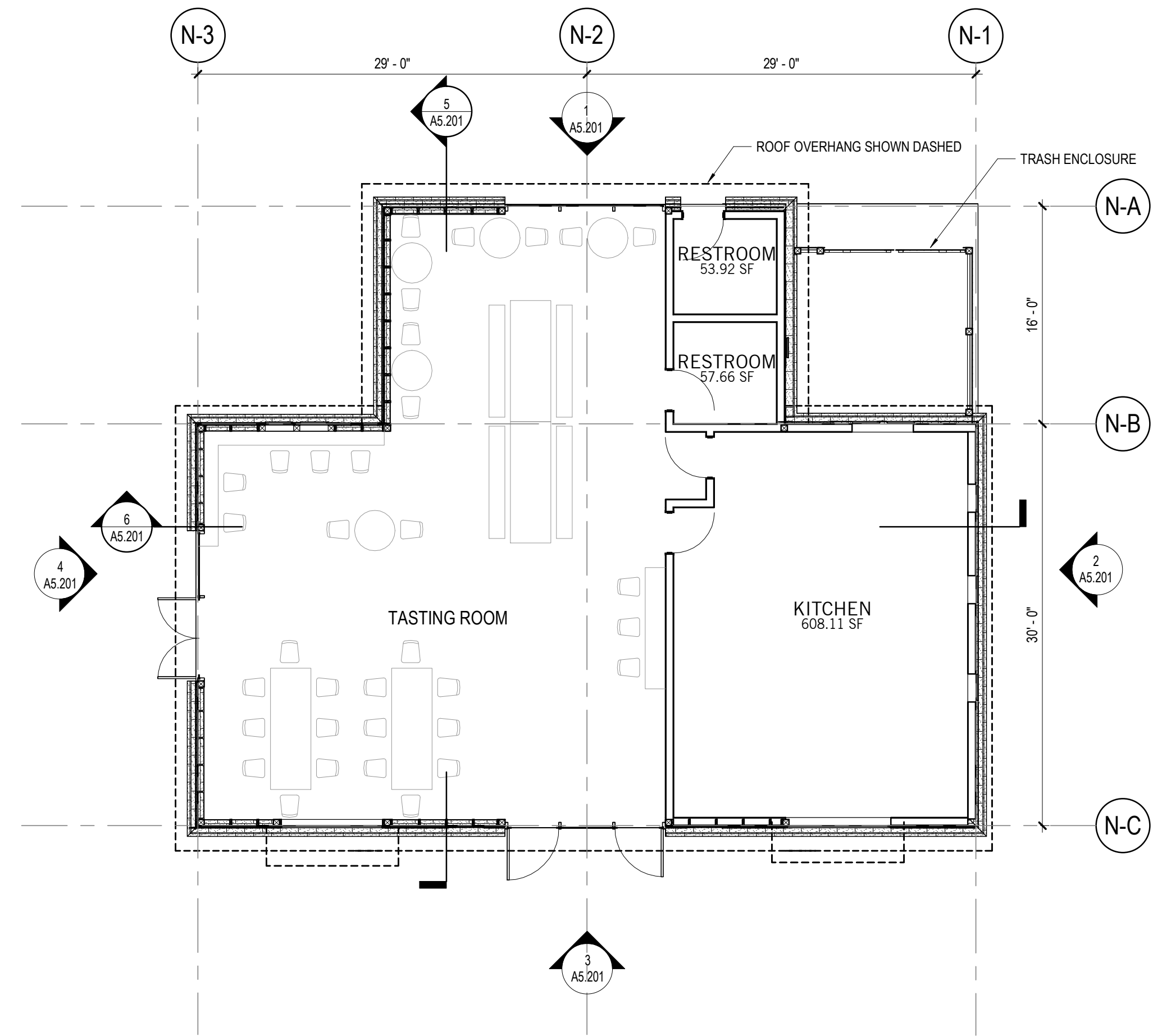
SHEET NUMBER

A4.L13

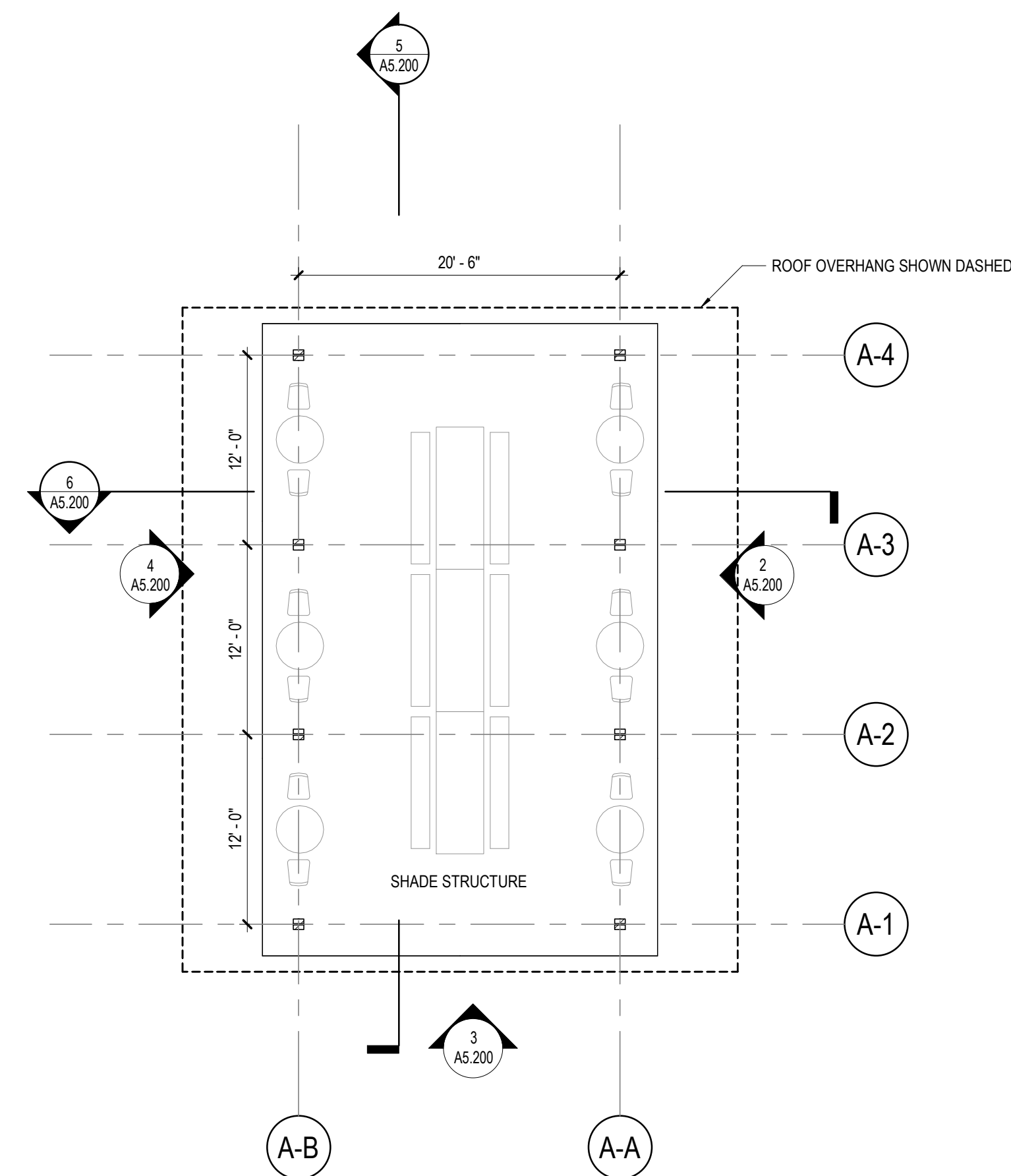
3/5/2025 3:23:56 PM Autodesk Docs\\Los Gatos North 40\\ARCH - Los Gatos North 40 - Site - P22.rvt



3 BLOCK I RETAIL - LEVEL 01
1/8" = 1'-0"



2 BUILDING J - LEVEL 01
1/8" = 1'-0"



1 PAVILION A - LEVEL 01
1/8" = 1'-0"



Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032



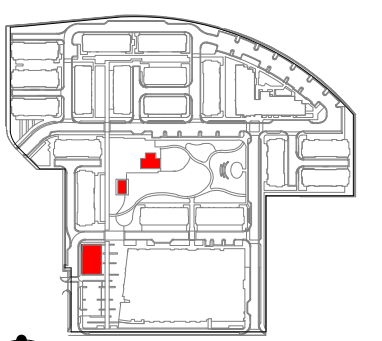
GROSVENOR

APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

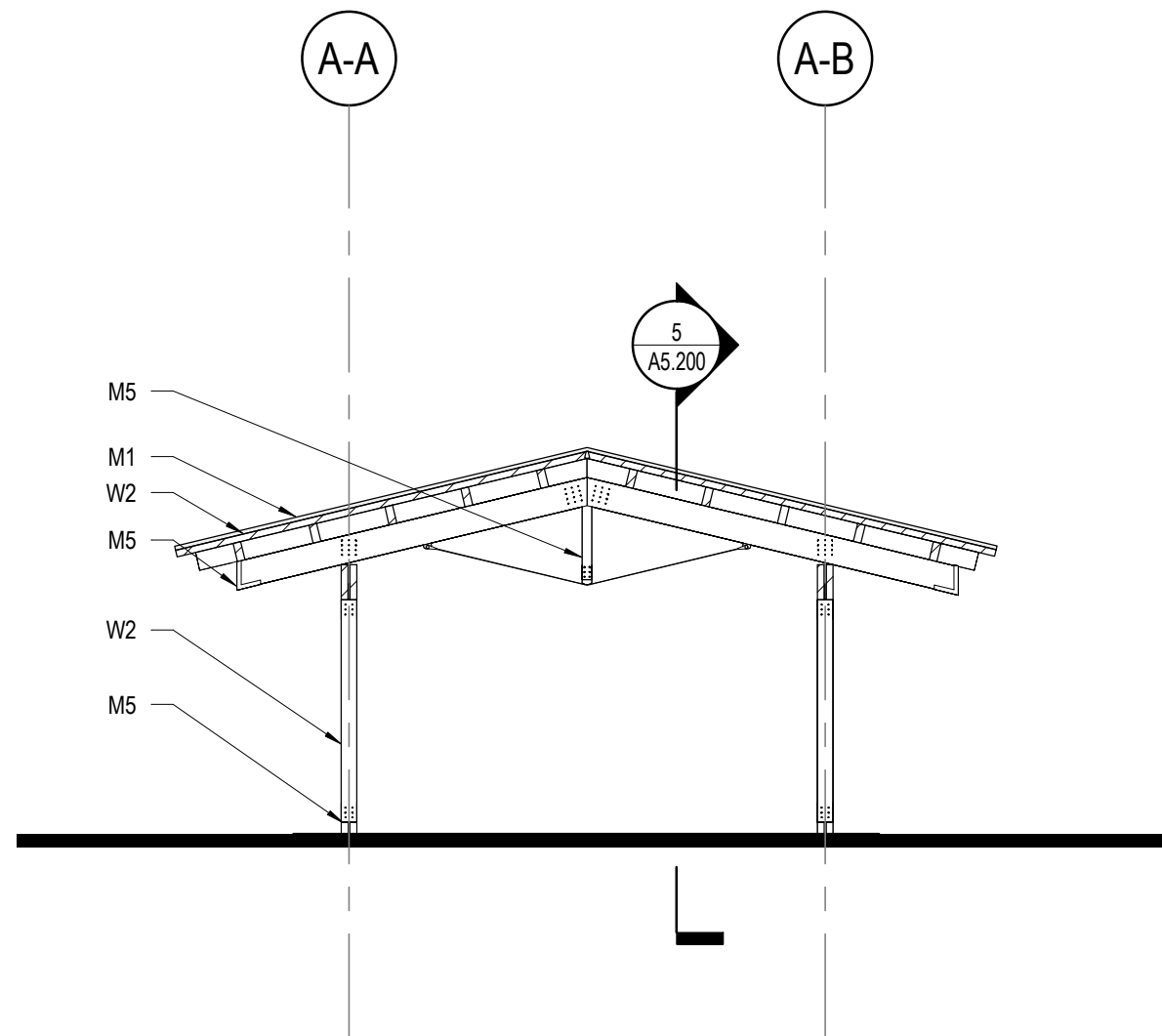
BUILDING J, RETAIL AND PAVILION PLANS

SHEET NUMBER

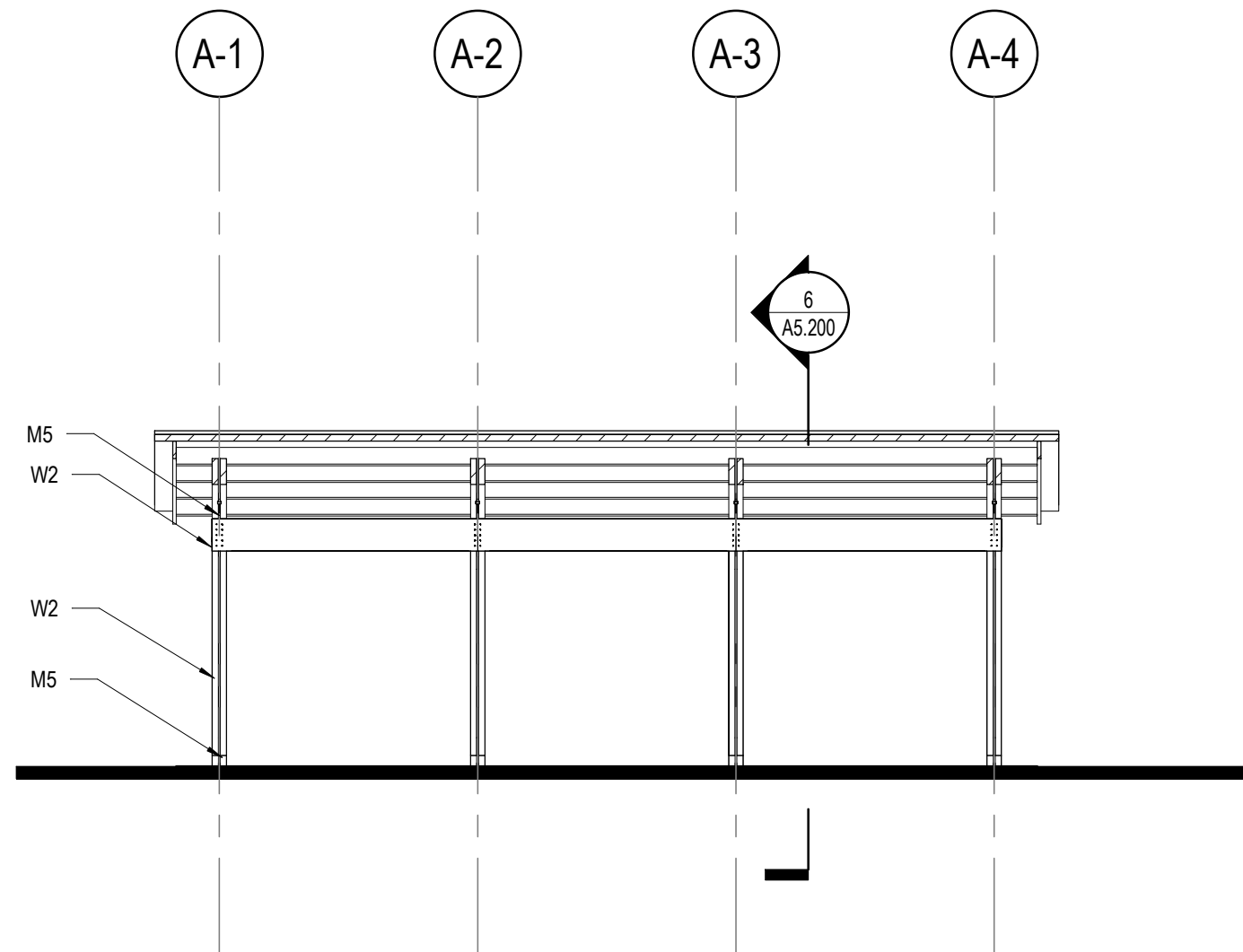
A5.100

© 2023 Perkins and Will

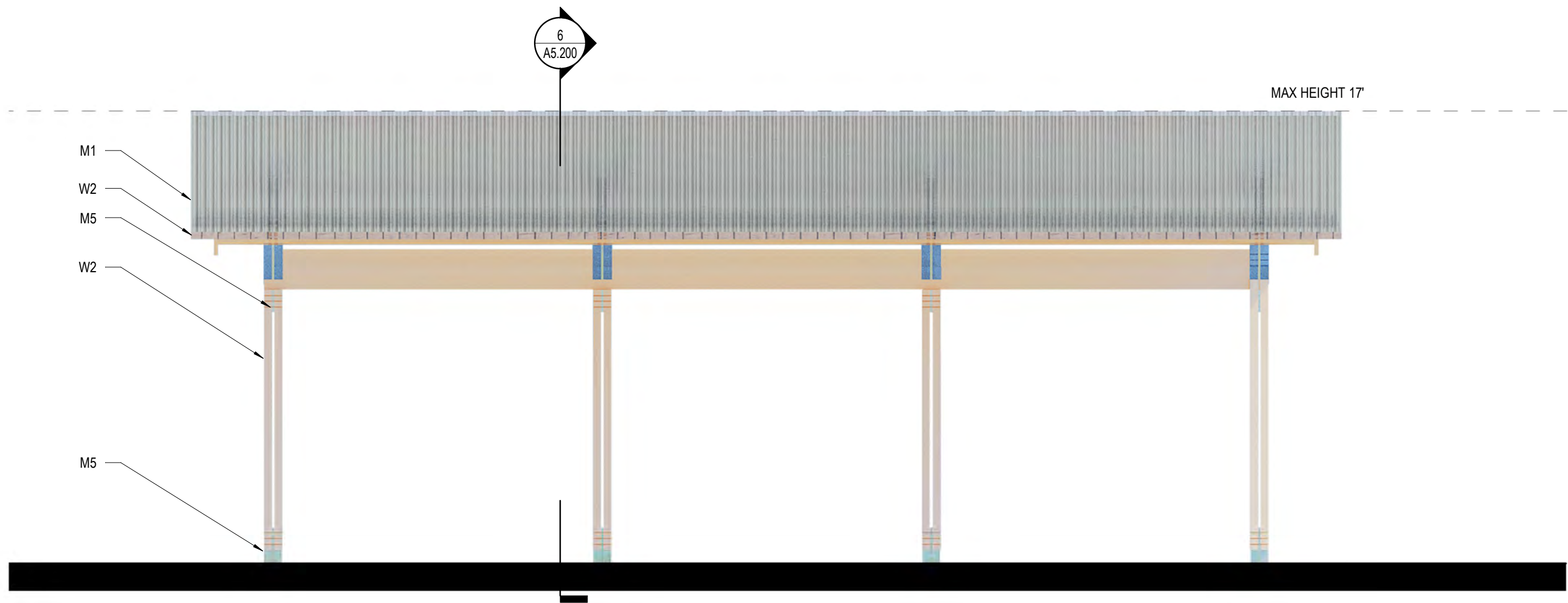
3/5/2025 3:24:04 PM Autodesk Docs://Los Gatos North 40/ARCH - Los Gatos North 40 - Site - P22.rvt



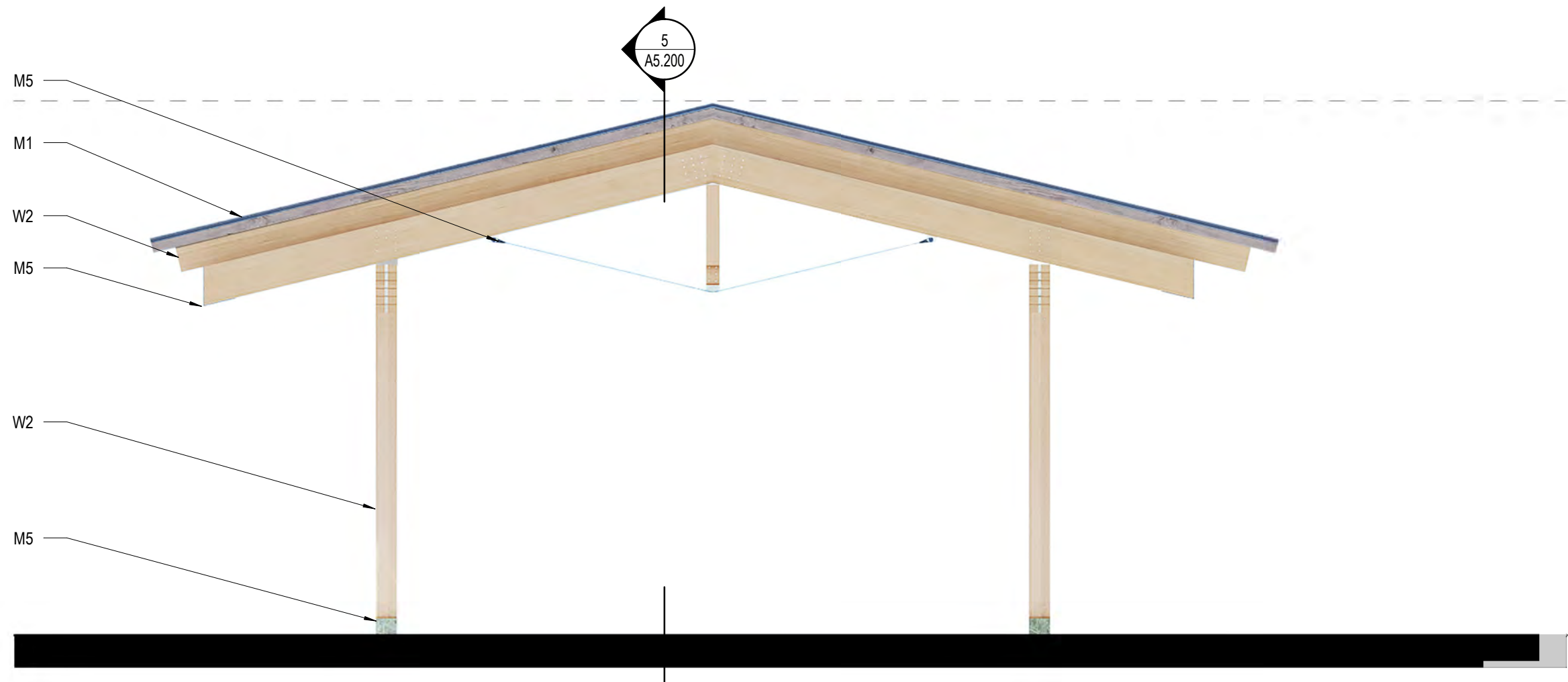
6 PAVILION A - EW SECTION
1/8" = 1'-0"



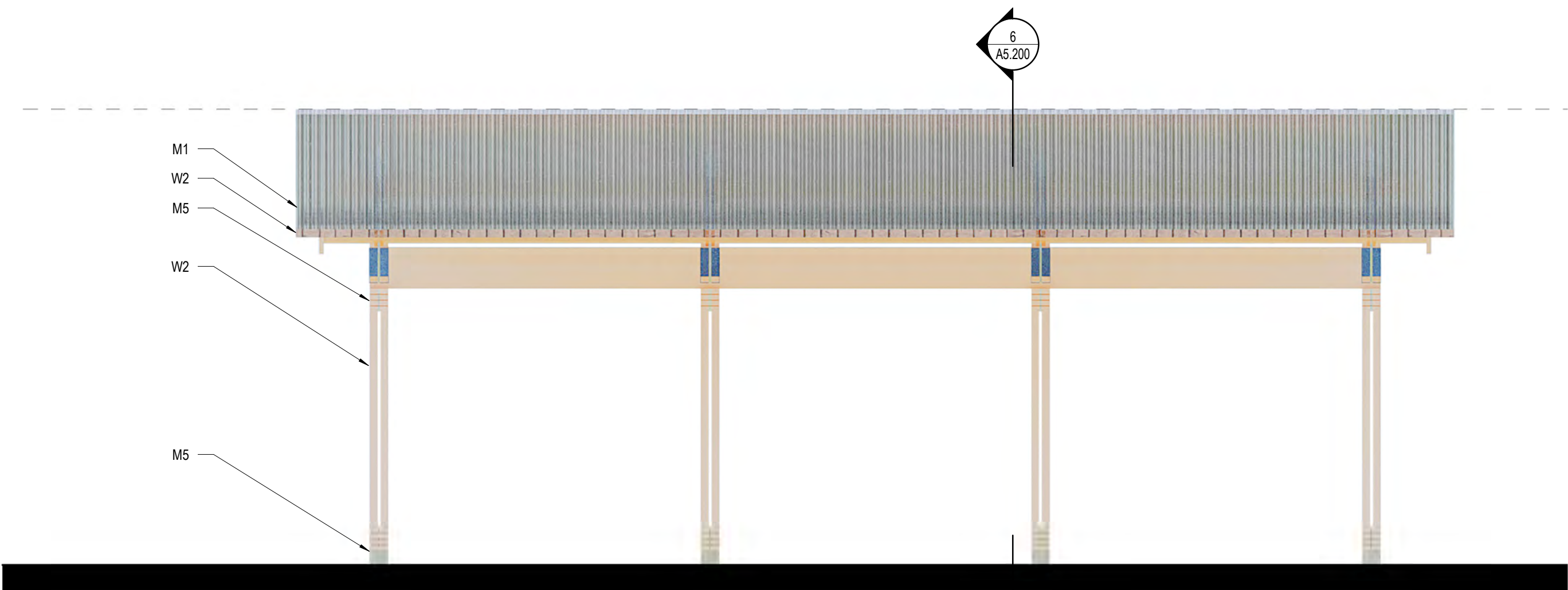
5 PAVILION A - NS SECTION
1/8" = 1'-0"



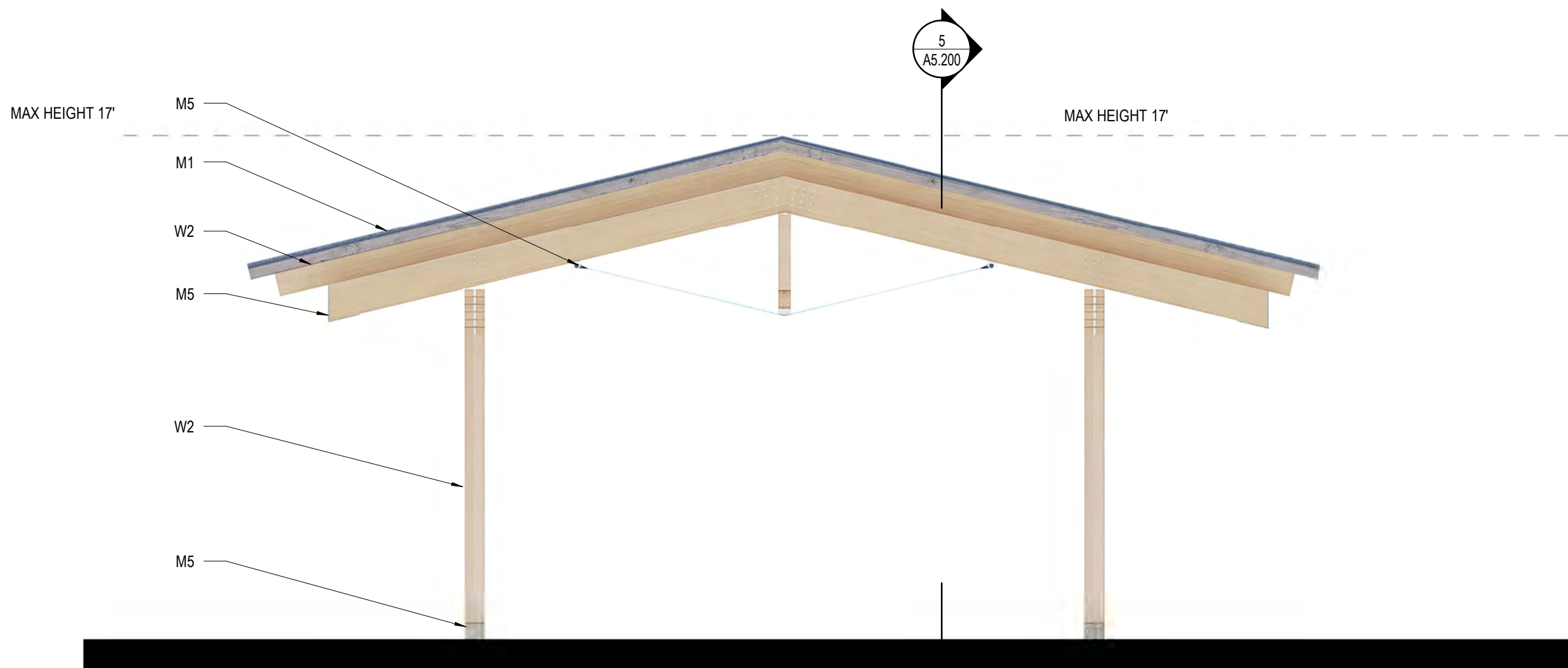
4 PAVILION A ELEVATION - WEST
1/4" = 1'-0"



3 PAVILION A ELEVATION - SOUTH
1/4" = 1'-0"



2 PAVILION A ELEVATION - EAST
1/4" = 1'-0"



1 PAVILION A ELEVATION - NORTH
1/4" = 1'-0"

MATERIAL KEY

D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORRUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNOXIDIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032

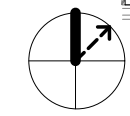
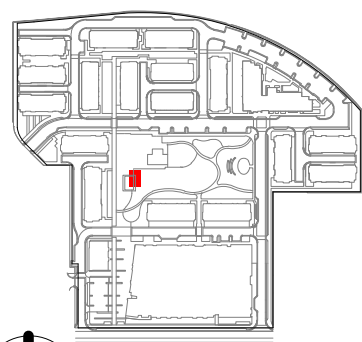


APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/19/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

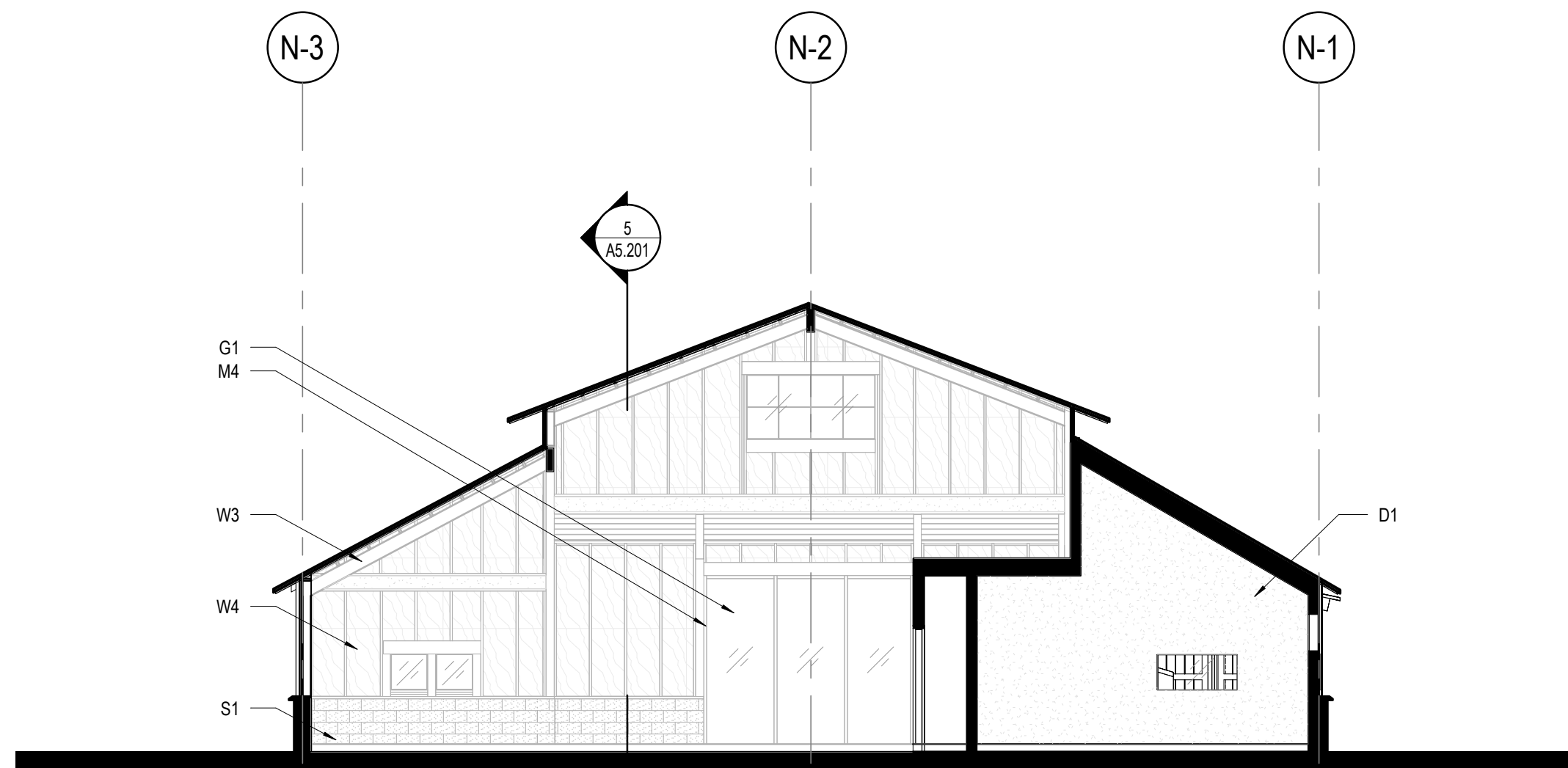
PAVILION A ELEVATIONS & SECTIONS

SHEET NUMBER

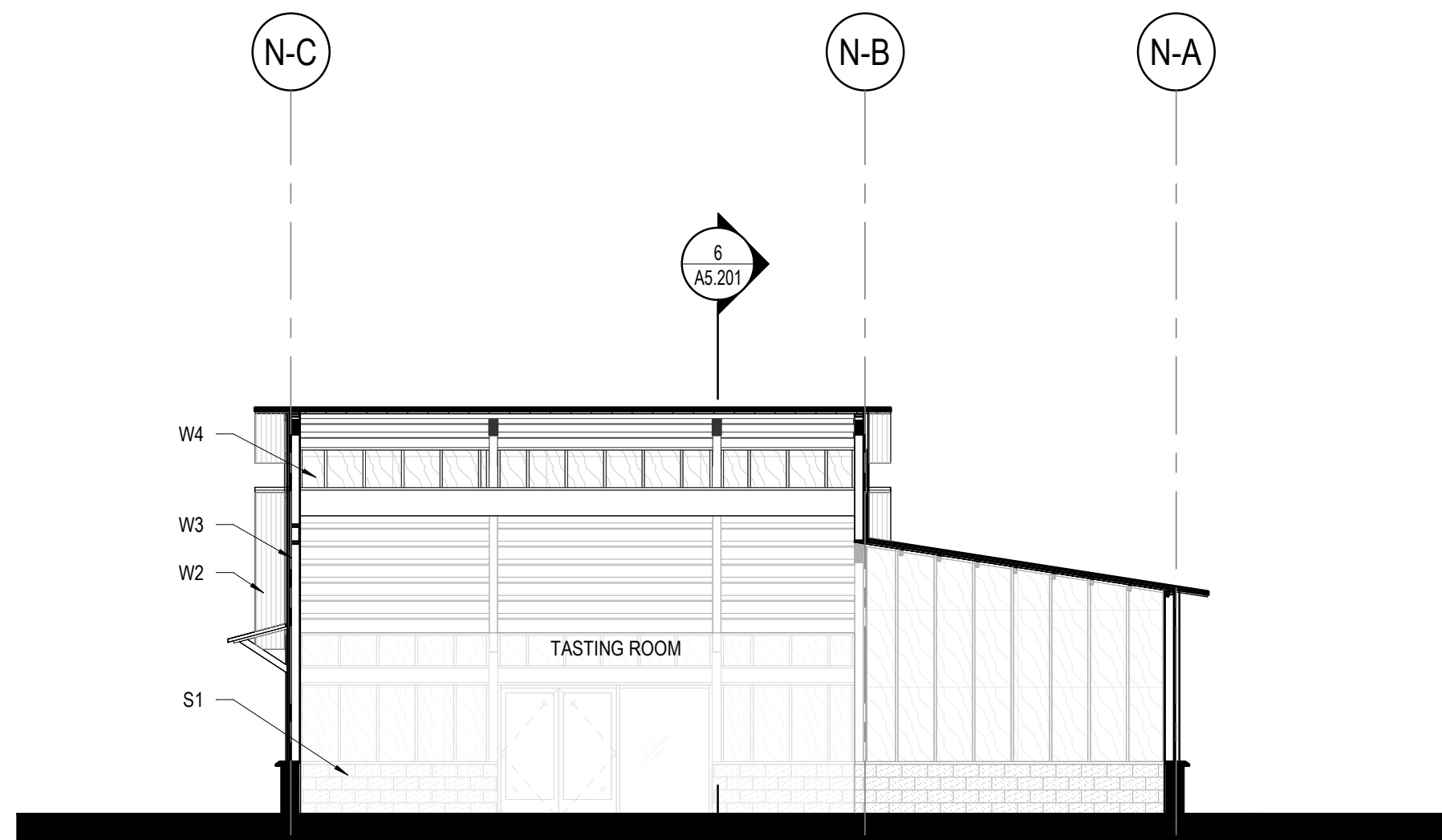
A5.200

© 2023 Perkins and Will

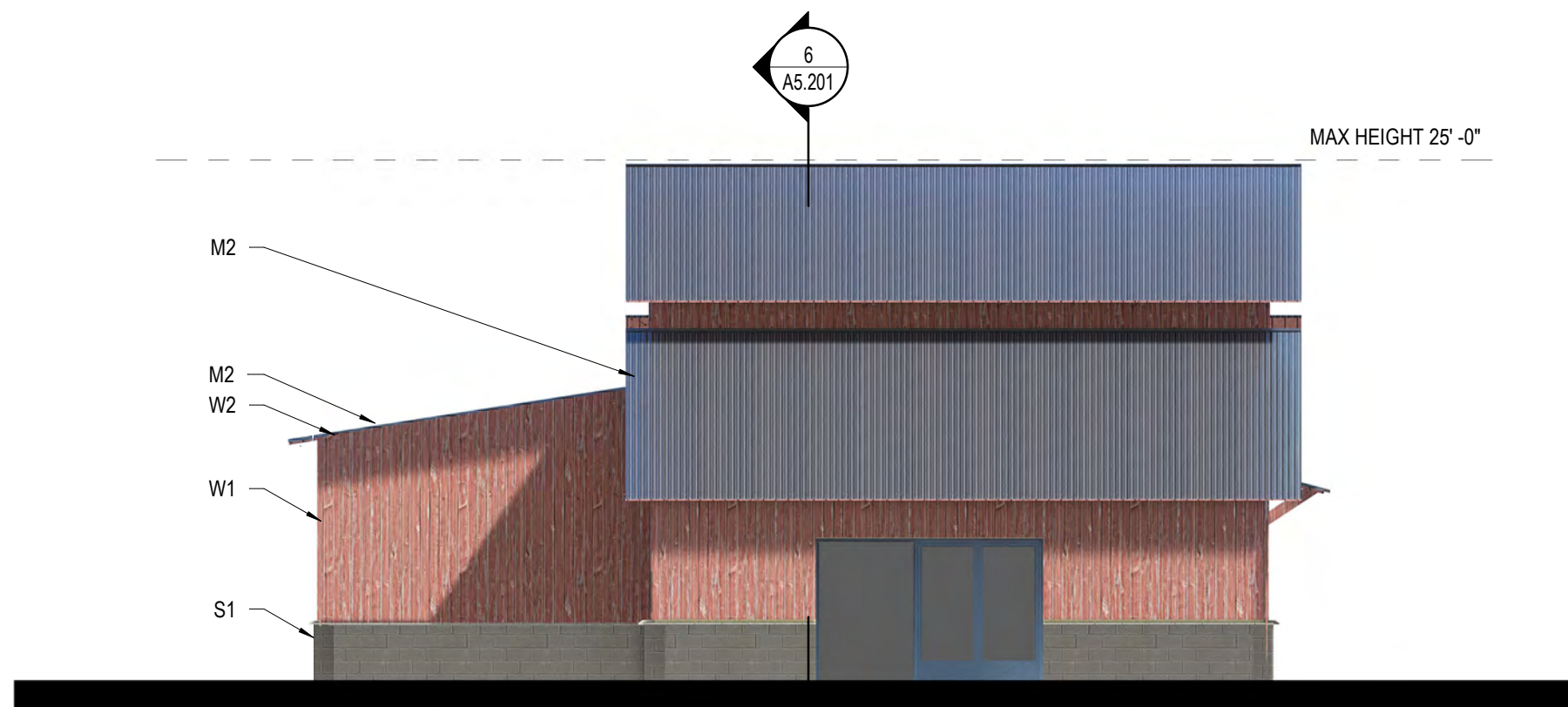
3/5/2025 3:24:11 PM Autodesk Docs://Los Gatos North 40/ARCH - Los Gatos North 40 - Site - P22.rvt



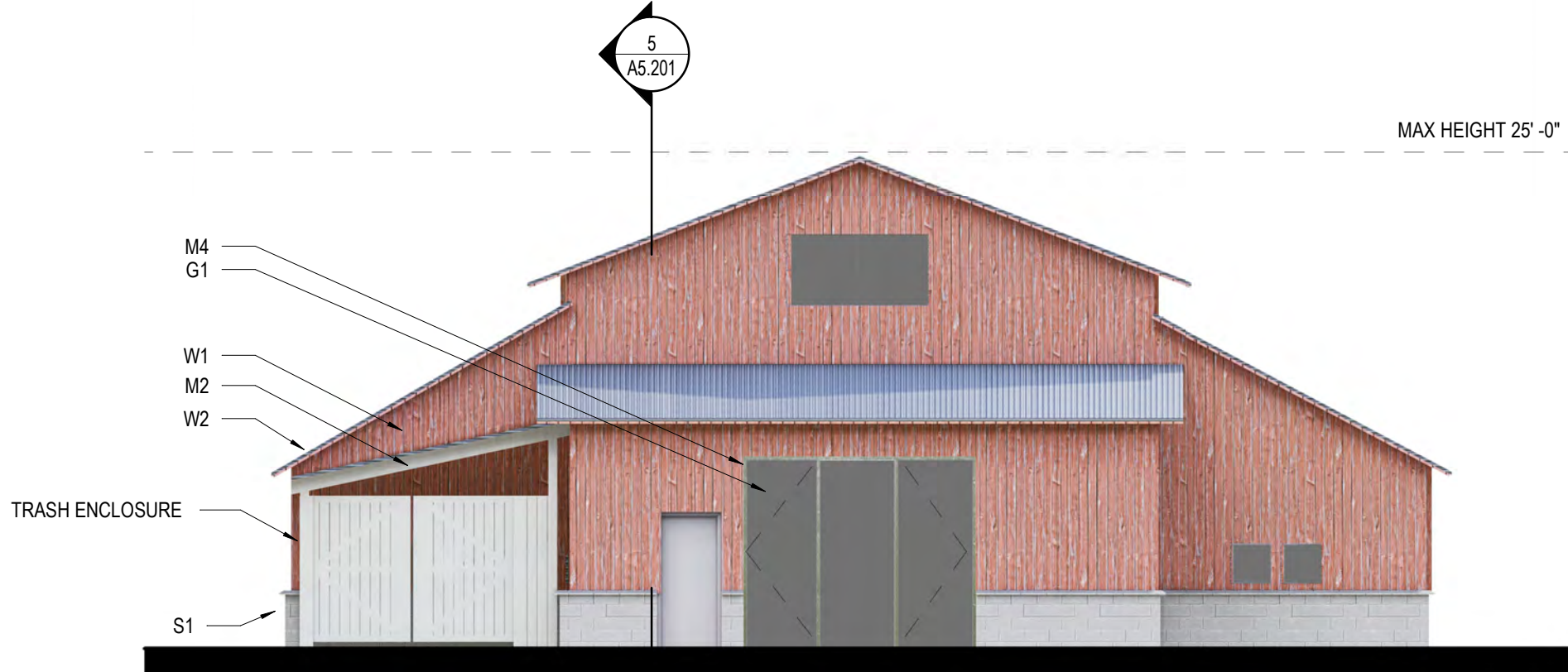
6 BUILDING J - EW SECTION
1/8" = 1'-0"



5 BUILDING J - NS SECTION
1/8" = 1'-0"



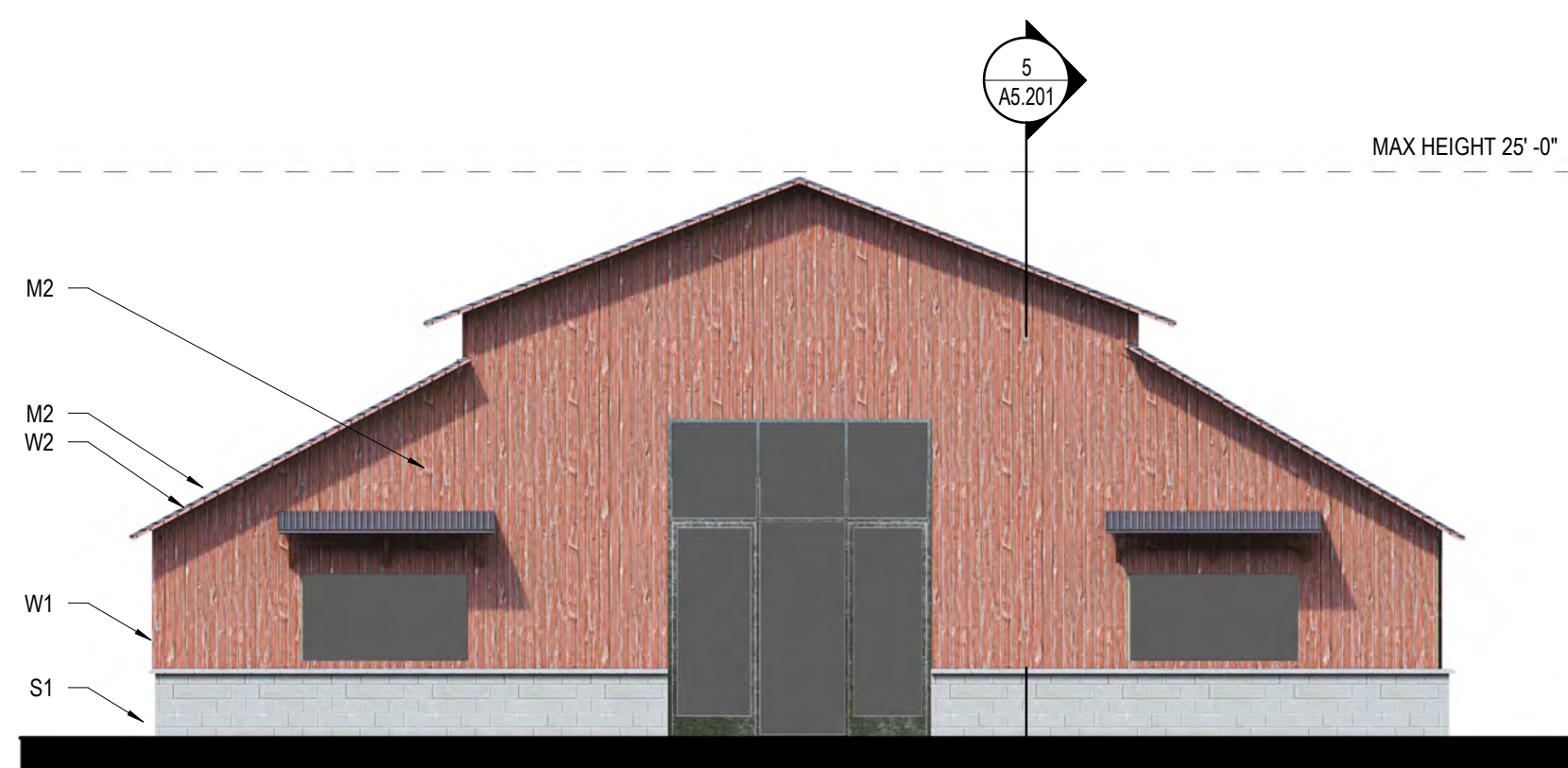
4 BUILDING J ELEVATION - WEST
1/8" = 1'-0"



3 BUILDING J ELEVATION - SOUTH
1/8" = 1'-0"



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



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

MATERIAL KEY	
D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORRUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNOXIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY



Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS
CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

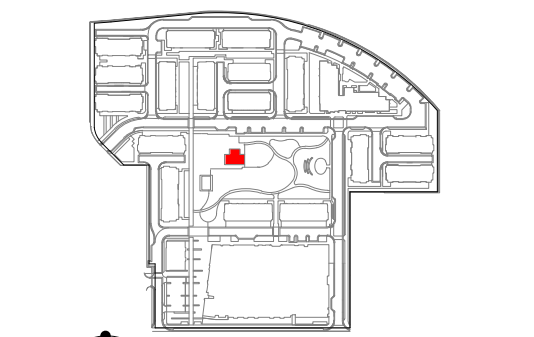
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032



APPLICANT

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

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

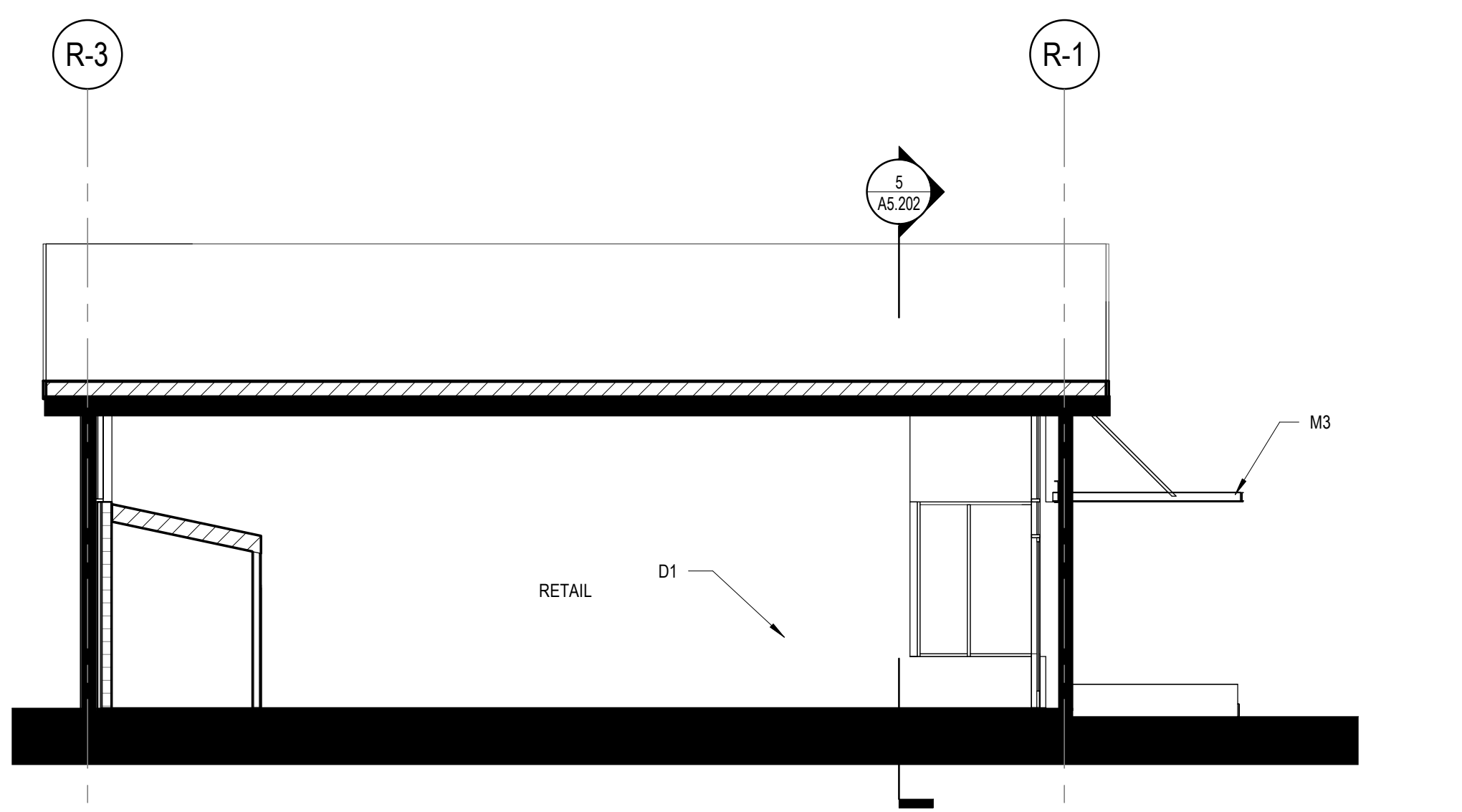
BUILDING J ELEVATIONS
& SECTIONS

SHEET NUMBER

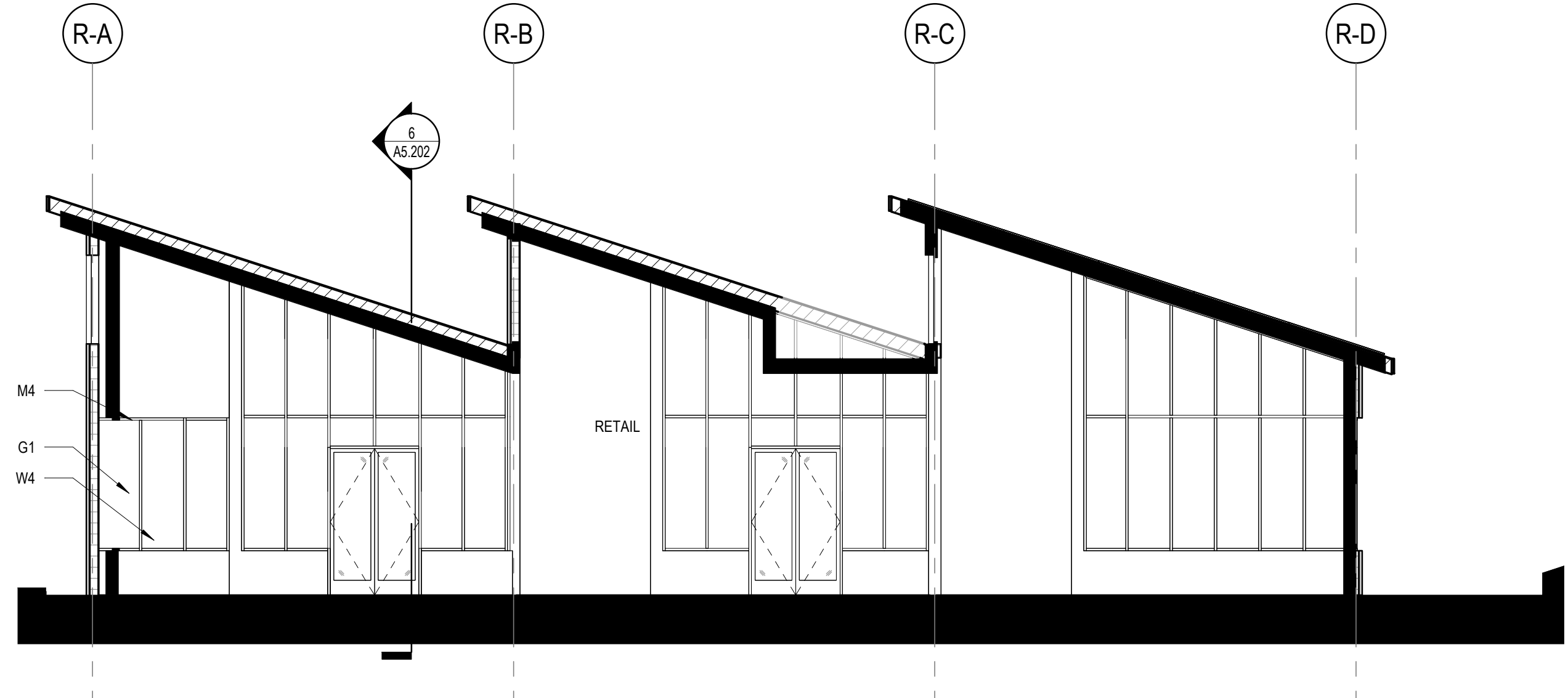
A5.201

© 2023 Perkins and Will

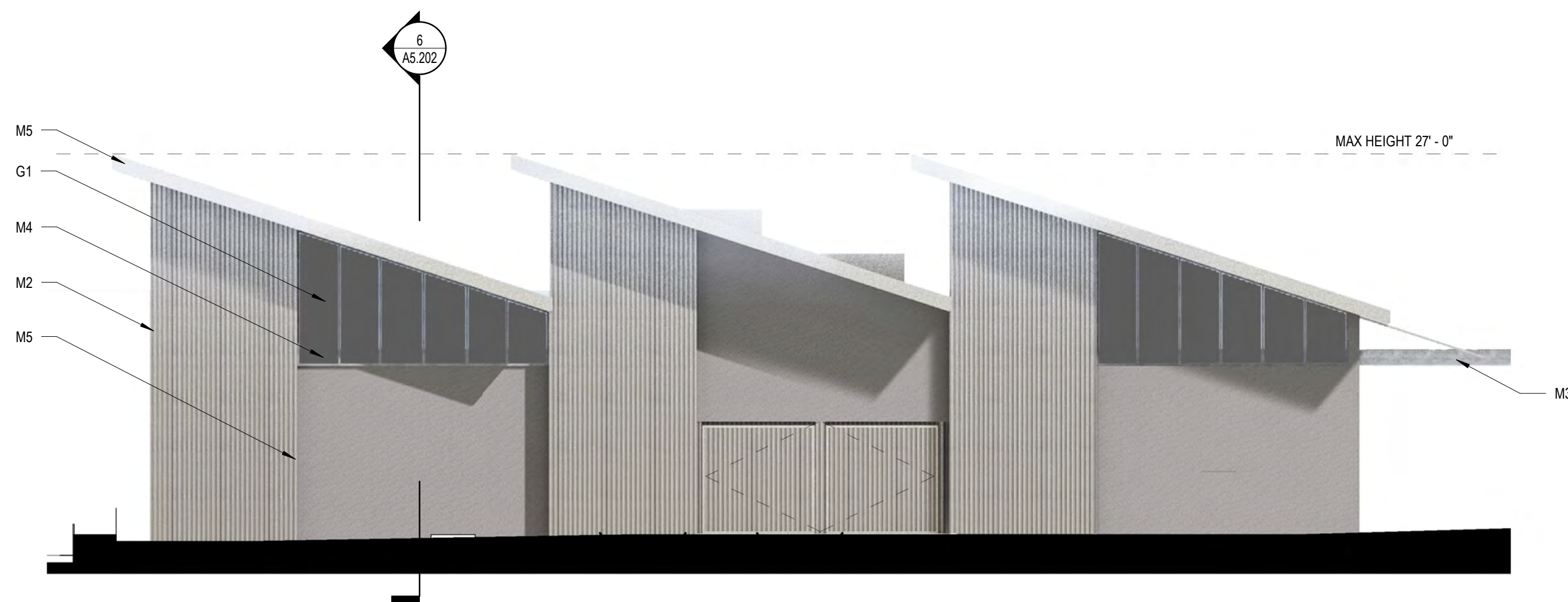
3/5/2025 3:25:30 PM Autodesk Docs://Los Gatos North 40/ARCH - Los Gatos North 40 - Site - P22.rvt



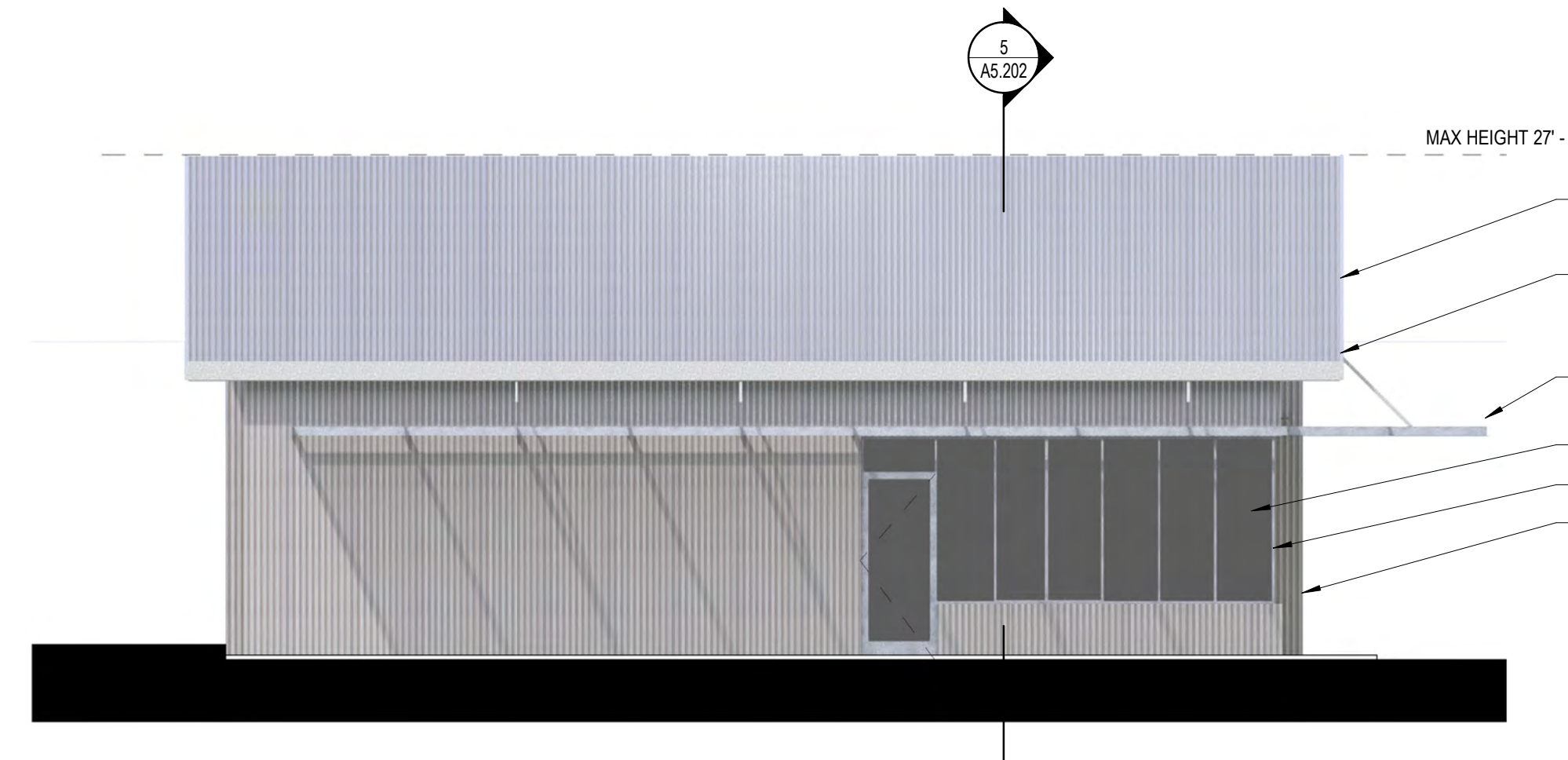
6 RETAIL - NS SECTION
1/8" = 1'-0"



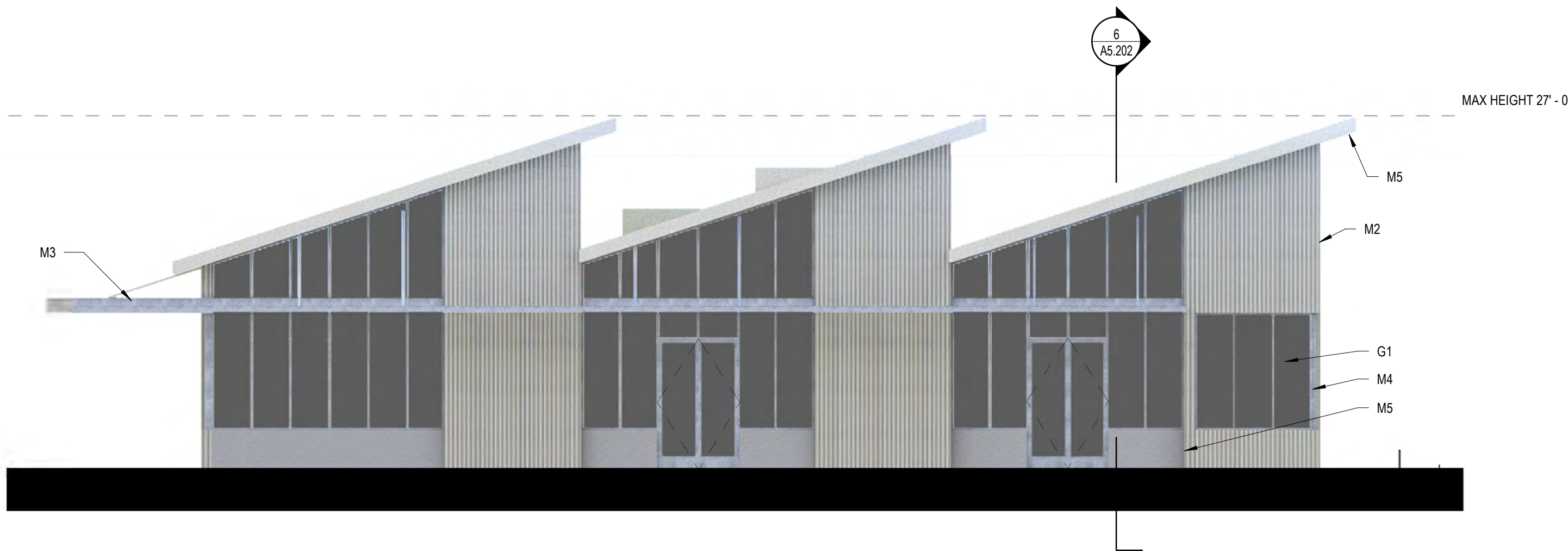
5 RETAIL - EW SECTION
1/8" = 1'-0"



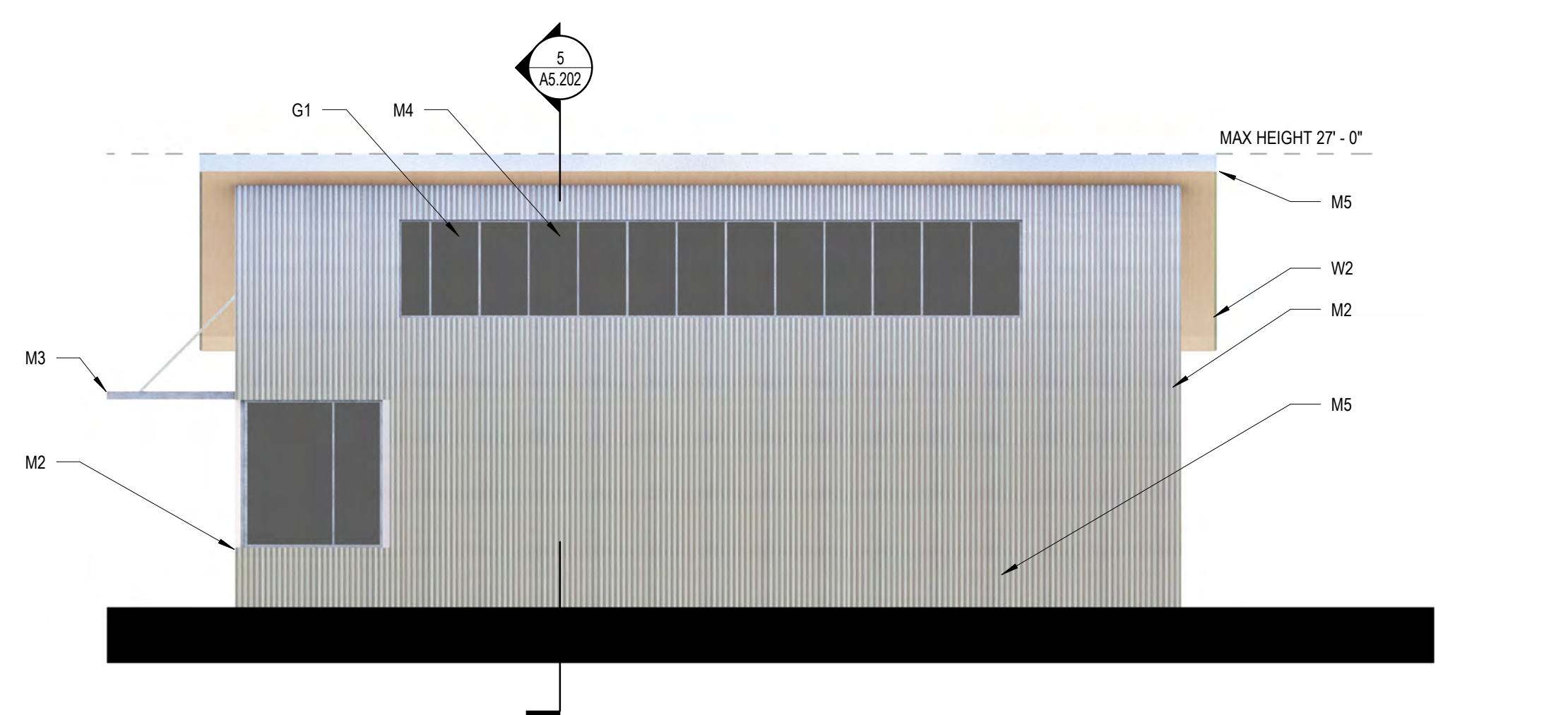
4 RETAIL ELEVATION - WEST
1/8" = 1'-0"



3 RETAIL ELEVATION - SOUTH
1/8" = 1'-0"



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



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

0 4' 8' 16' 24'

MATERIAL KEY

D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORRUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNOXIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032



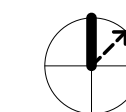
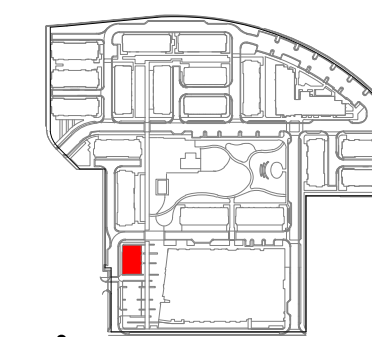
GROSVENOR

APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE
BLOCK I RETAIL
ELEVATIONS &
SECTIONS
SHEET NUMBER

A5.202

© 2023 Perkins and Will



BUILDING J



PAVILION A



RETAIL - BLOCK I

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd., Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032

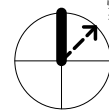
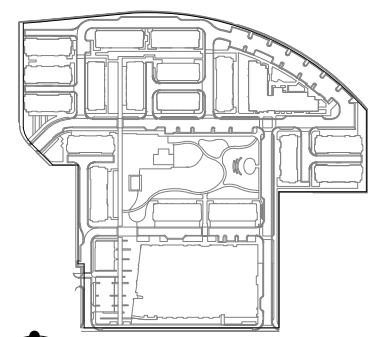


APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE
PAVILION A, BUILDING J,
AND BLOCK I
RENDERINGS
SHEET NUMBER

A5.300

© 2023 Perkins and Will

CONSULTANTS

CIVIL ENGINEER
MACKAY & SOMPS
5142 Franklin Drive Suite B
Pleasanton, CA 94588

DRY UTILITY DESIGN
GIACALONE DESIGN
5820 Stoneridge Mall Rd. Suite 345
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE
HOUSING ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

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

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032

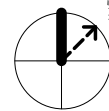
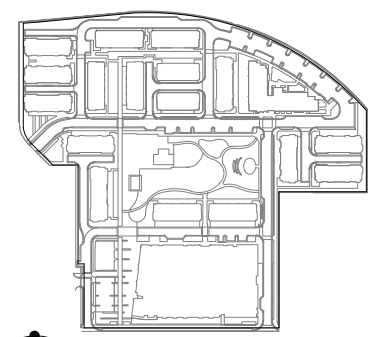


APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

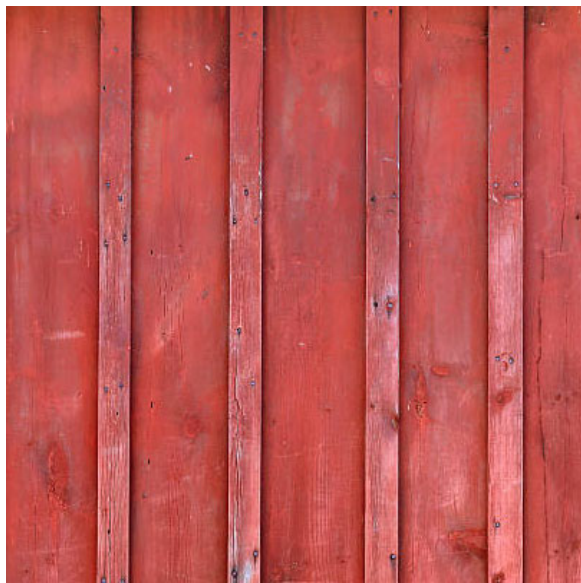
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE
BUILDING J, AND
PAVILION A COLOR
SCHEME
SHEET NUMBER

A5.400

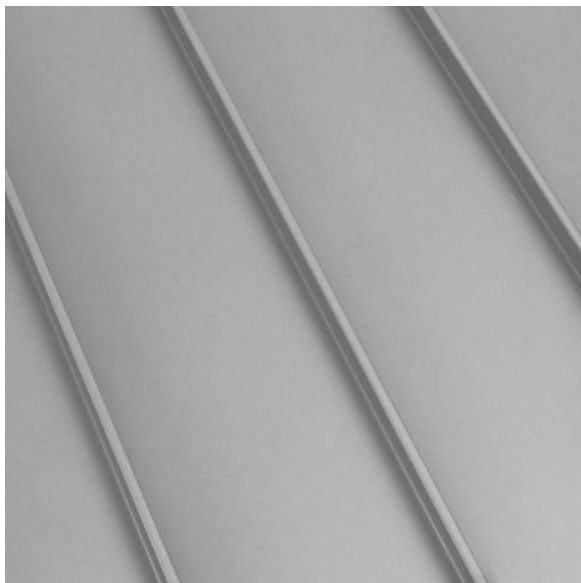
MATERIALS



RED BARN WOOD SIDING



WESTERN RED CEDAR



STANDING SEAM METAL



GALVANIZED CORUGATE STEEL



GALVANIZED STEEL

MATERIAL KEY

D1 DRYWALL (PTD)
W1 WOOD SIDING (PTD)
W2 WESTERN RED CEDAR
W3 STRUCTURAL FRAMING
W4 PLYWOOD
M1 STANDING SEAM METAL
M2 GALVANIZED CORUGATED STEEL
M3 CASCADE COIL METAL SHADE
M4 ANNOIDIZED ALUMINUM STOREFRONT
M5 STEEL
G1 STOREFRONT GLAZING
C1 COLOR INTEGRATED CONCRETE
S1 MASONRY



CASCADE COIL METAL
SHADE



ANNODIZED ALUMINUM STOREFRONT



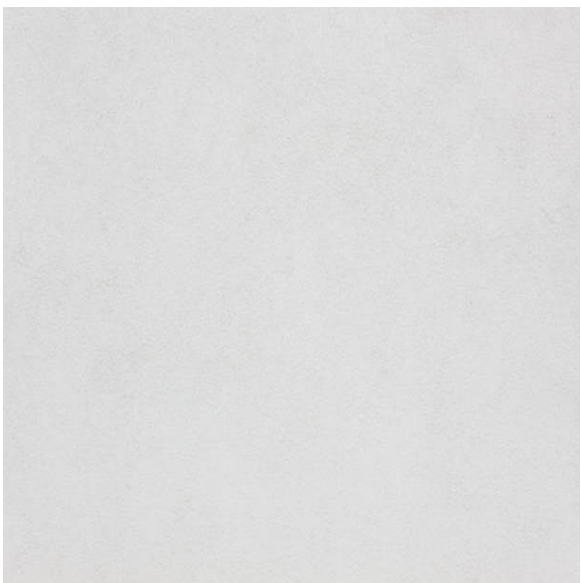
INTEGRATED COLOR
CONCRETE



MASONRY STONE



PLYWOOD



DRYWALL (PTD)

***This Page
Intentionally
Left Blank***