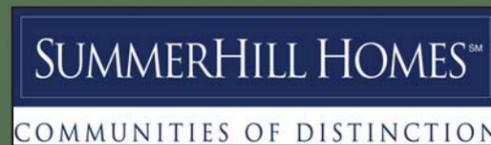
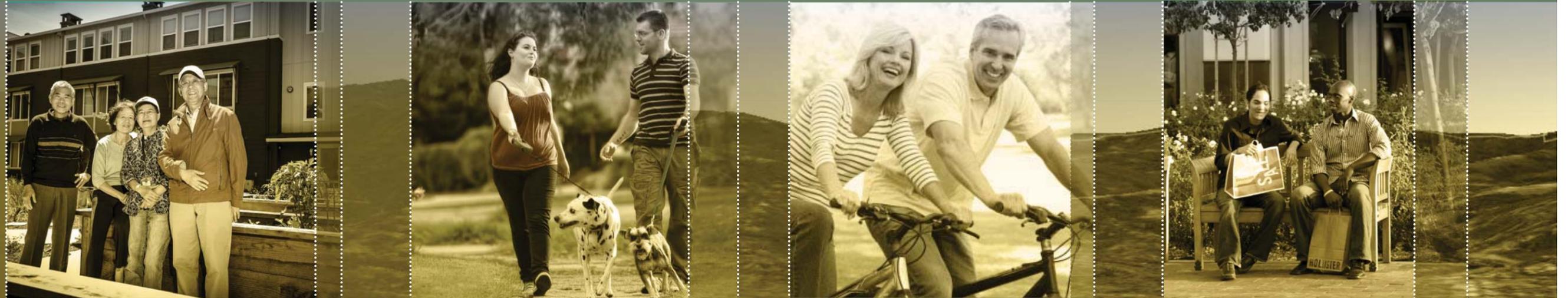


TOWN OF LOS GATOS, CALIFORNIA

North 40



PHASE I
RESIDENTIAL & MIXED-USE NEIGHBORHOOD DEVELOPMENT
ARCHITECTURE AND SITE PLANNING, WITH TENTATIVE MAP, APPLICATION

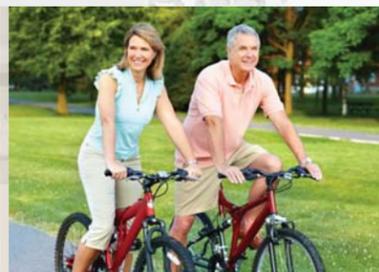
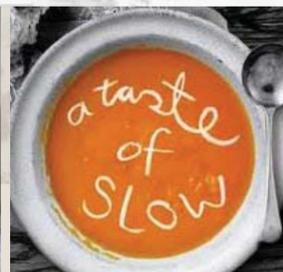
- NOVEMBER 14, 2013
- APRIL 29, 2014
- MARCH 12, 2015
- OCTOBER 14, 2015
- FEBRUARY 8, 2016
- MARCH 18, 2016



THE NORTH 40 CELEBRATING THE LOS GATOS LIFESTYLE

TOWN COUNCIL VISION STATEMENT

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all our residents.



NORTH FORTY

LOS GATOS, CA



09039

03.18.16



WALKING TOUR THE NORTH 40 PHASE I



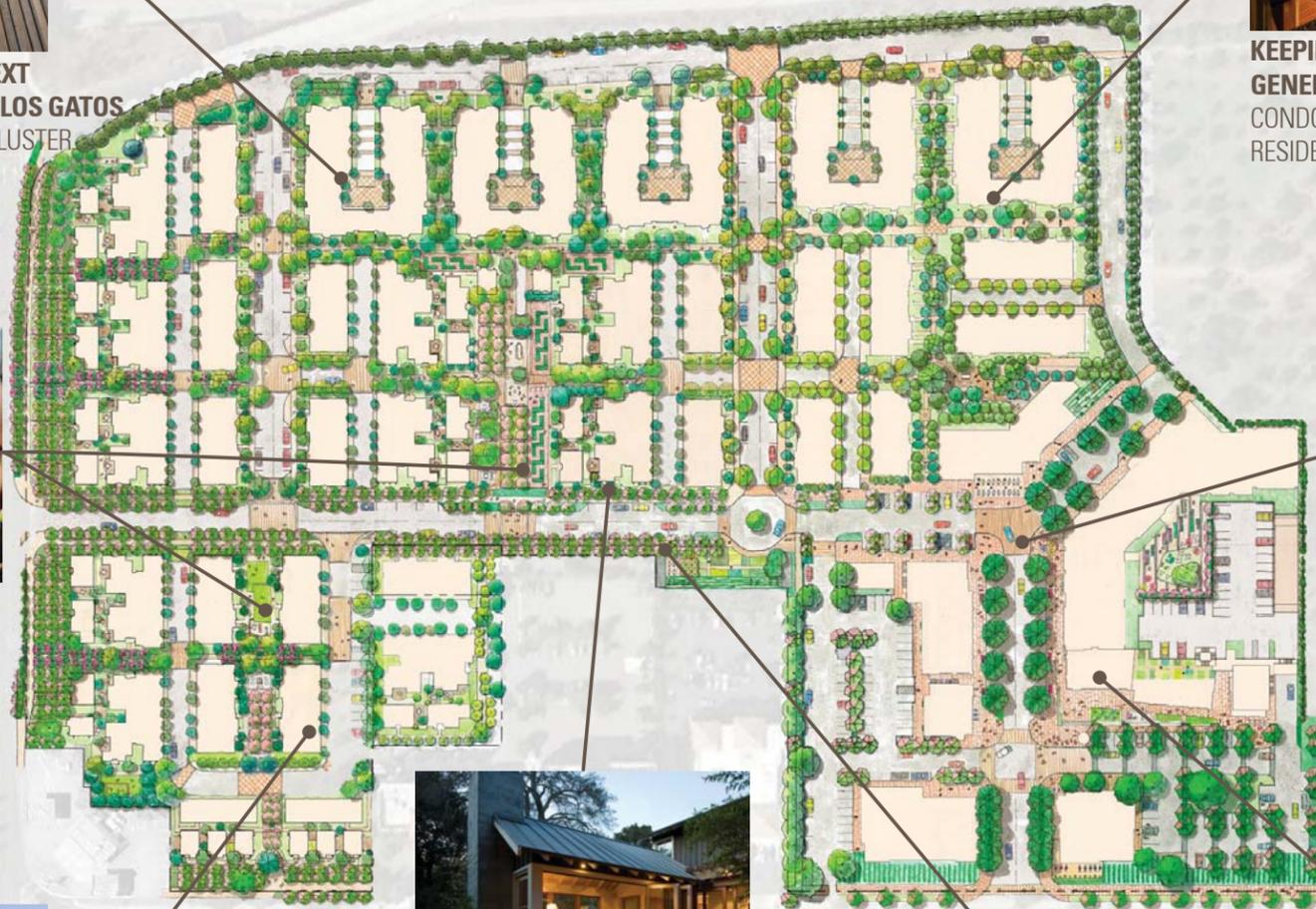
**KEEPING THE NEXT
GENERATION IN LOS GATOS**
CONDOMINIUM CLUSTER
RESIDENTIAL



**KEEPING THE NEXT
GENERATION IN LOS GATOS**
CONDOMINIUM CLUSTER
RESIDENTIAL



**EMBRACING THE OUTDOOR
LIFESTYLE**
CONNECT, GATHER, GROW



LIVE, MEET, RELAX
A DIVERSE AND VIBRANT
NEIGHBORHOOD



**KEEPING THE NEXT
GENERATION IN LOS GATOS**
ROWHOME RESIDENTIAL



**KEEPING THE NEXT
GENERATION IN LOS GATOS**
GARDEN CLUSTER RESIDENTIAL



WALKABLE TRANSITIONS
THE LARK AND TRANSITION
DISTRICTS CONNECT AS ONE



HEART OF THE DISTRICT
SPECIALTY MARKET/ MARKET HALL

REALIZING THE VISION

After years of working with the Town of Los Gatos, Grosvenor, SummerHill Homes and Eden Housing believe we have captured the essence of the Town Council's Vision Statement and Guiding Principles in an authentic Los Gatos village. Our plan features a mix of housing opportunities tailored to meet the Town's unmet needs for places for young professionals and seniors to live. The residences are tied together with an open space plan that embraces the site's agricultural history through functioning community gardens and orchard treatments. Finally, the heart of the project comes alive with a specialty market and neighborhood retail where neighbors, friends and families can gather and celebrate the Los Gatos quality of life.

HEART OF THE DISTRICT

AN INVITING SUGGESTION OF HISTORIC STRUCTURE



TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- The two buildings that face Los Gatos Boulevard make notable reference to the site's and to Los Gatos' agricultural root
- The building designs will create a place that feels genuine and that speaks "neighborhood" rather than "project".



NORTH FORTY

LOS GATOS, CA



BAR architects

09039

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HEART OF THE DISTRICT GROW LOCAL, EAT LOCAL

TOWN COUNCIL VISION GUILDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- A specialty market will provide quality artisan products consistent with the Los Gatos lifestyle
- A shopping experience unlike anything offered in the Town will complement Downtown's boutiques and Los Gatos Boulevard's commercial strip centers, and provide an anchor for North Los Gatos
- Informal gathering spots will offer the opportunity to slow down, meet neighbors and spend time with family

NORTH FORTY

LOS GATOS, CA





See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity.

HEART OF THE DISTRICT SPECIALTY MARKET/ MARKET HALL

TOWN COUNCIL VISION GUILDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- A walkable neighborhood with cafes, restaurants and personal services will connect the lifestyles of today's empty nesters and young professionals
- Produce, flowers and artisan goods will flow out onto the sidewalks, exhibiting a strong connection to the area's agrarian roots

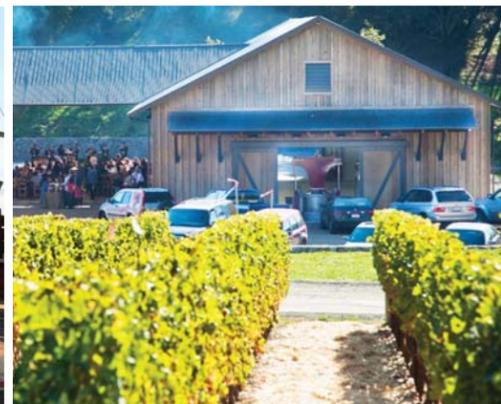
NORTH FORTY

LOS GATOS, CA





See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity



LIVE, MEET RELAX NEIGHBORHOOD SERVING RETAIL

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

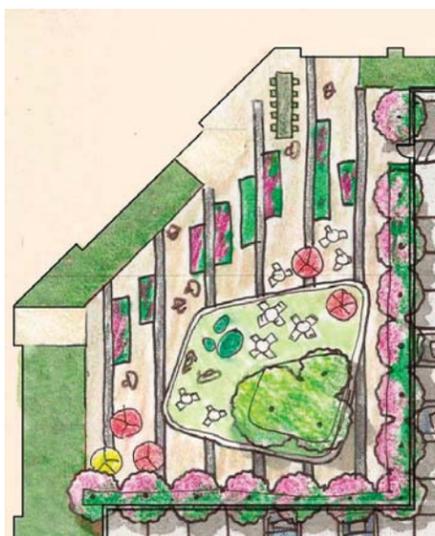
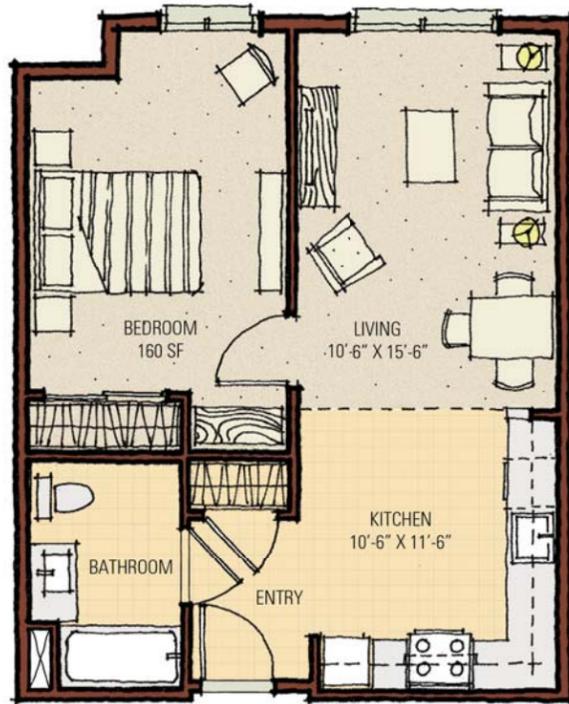
REALIZING THE VISION

- Walkable neighborhood-scale retailers, restaurants and cafes will provide opportunities for residents to meet, socialize and satisfy their needs for everyday goods and services
- Transition District retail will be designed to complement future retail development in the Northern District

NORTH FORTY

LOS GATOS, CA





LIVE, MEET, RELAX A DIVERSE AND VIBRANT NEIGHBORHOOD

TOWN COUNCIL VISION GUIDING PRINCIPLES

- The North 40 will
- Look and feel like Los Gatos
 - Embrace hillside views, trees and open space
 - Address the Town's residential and/or commercial unmet needs
 - Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Smaller senior affordable apartments will be located alongside retail and homes for young professionals, creating a diverse and sustainable neighborhood
- Pedestrian-oriented open spaces, community gardens and plazas will provide additional opportunities for relaxation and activity
- Proximity to goods and services will enhance the attractiveness and financial feasibility of the senior affordable residences

NORTH FORTY

LOS GATOS, CA



09039

03.18.16



CONNECT
GATHER
GROW

EMBRACING THE OUTDOOR LIFESTYLE COMMUNITY PARKS & GARDENS

TOWN COUNCIL VISION GUIDING PRINCIPLES

- The North 40 will
- Look and feel like Los Gatos
 - Embrace hillside views, trees and open space
 - Address the Town's residential and/ or commercial unmet needs
 - Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

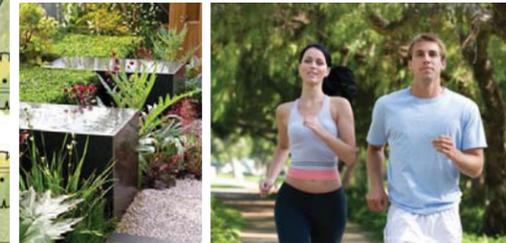
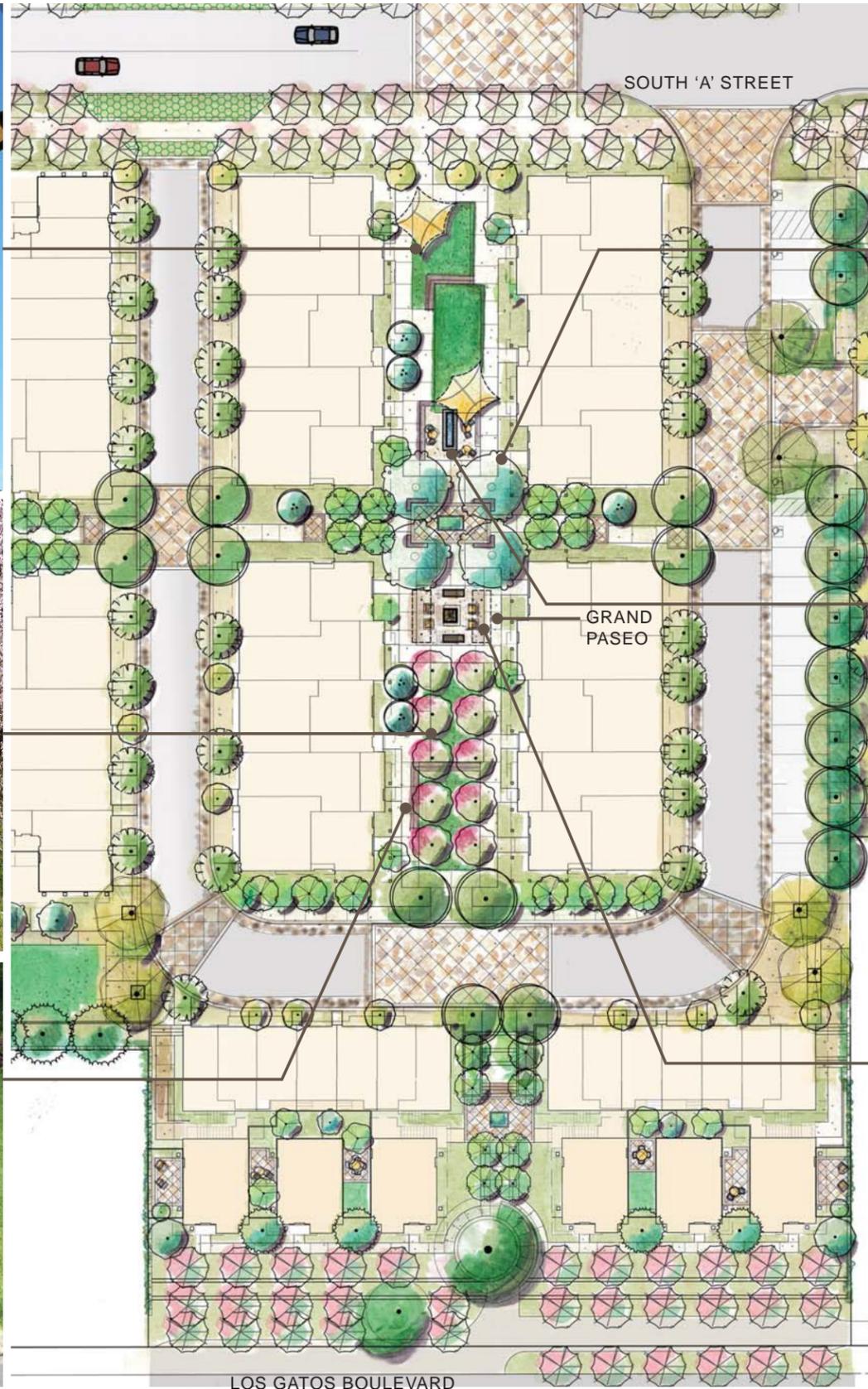
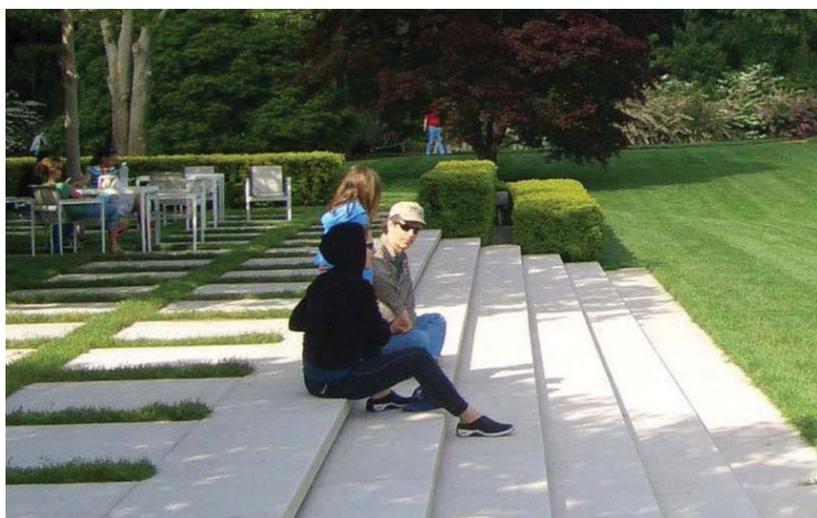
REALIZING THE VISION

- Centralized community gardens to come together, learn, and grow
- Multiple gathering spaces for residents to dine, unwind, and unplug
- Bocce court for interactive fun between neighbors
- Continued orchard treatment and connectivity to paseos

NORTH FORTY

LOS GATOS, CA





EMBRACING THE OUTDOOR LIFESTYLE

GRAND PASEO LINKING SOUTH A STREET TO LOS GATOS BOULEVARD

TOWN COUNCIL VISION GUIDING PRINCIPLES

- The North 40 will
- Look and feel like Los Gatos
 - Embrace hillside views, trees and open space
 - Address the Town's residential and/ or commercial unmet needs
 - Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Grand Paseo complete with fire pits, area to lounge, shade sails, and continued orchard treatment
- Interwoven paseos throughout the neighborhoods with orchard trees, intimate gathering spaces, and view corridors
- Dog park and walking trail for our best friend to play in and enjoy

NORTH FORTY

LOS GATOS, CA



EMBRACING THE OUTDOOR LIFESTYLE COMMUNITY PARK & GARDENS



See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/ or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Mid-block central Community Park with a diverse offering of innovative amenities to attract the "unmet needs" buyer
- Garden plots to be adopted and grown by Lark and Transition District residents
- Continued orchard trees
- Pedestrian and inter-district connectivity through a network of paseos



NORTH FORTY

LOS GATOS, CA



SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION



192-072

03.18.16

EMBRACING THE OUTDOOR LIFESTYLE BIKE PATHS & BICYCLE AMENITIES



TOWN COUNCIL VISION GUIDING PRINCIPLES

- The North 40 will
- Look and feel like Los Gatos
 - Embrace hillside views, trees and open space
 - Address the Town's residential and/or commercial unmet needs
 - Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Primary Bike Routes along Lark, Los Gatos Boulevard and A Street
- 8' wide detached South-North Multi-Modal Path that connects the distinctive and complimentary open spaces throughout the community
- Unique bicycle amenities including repair vending machines, repair stations, tune up stations and abundant bicycle parking

NORTH FORTY

LOS GATOS, CA





WALKABLE TRANSITIONS THE LARK & TRANSITION DISTRICTS CONNECT AS ONE



See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/ or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- An inviting and warm pedestrian and vehicular corridor that joins the existing and new
- A walkable neighborhood street that seamlessly connects the districts
- A tapestry of residential offerings to meet the unmet needs of the town woven together with paseos, and common landscape treatments
- Moving from the lower intensity residential Lark District to a range of uses including residential, neighborhood-serving stores, and a specialty market

NORTH FORTY

LOS GATOS, CA



SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION





See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

KEEPING THE NEXT GENERATION IN LOS GATOS GARDEN CLUSTER RESIDENTIAL

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/ or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Homes with media spaces and rooms, open floor plans, loft living, large screen walls for gaming or viewing
- Access to terraces and creative outdoor space (on select plans) that provide room for Fido and Spot
- Large windows to maximize interior light and elevations, and variety of roof pitches for exterior diversity

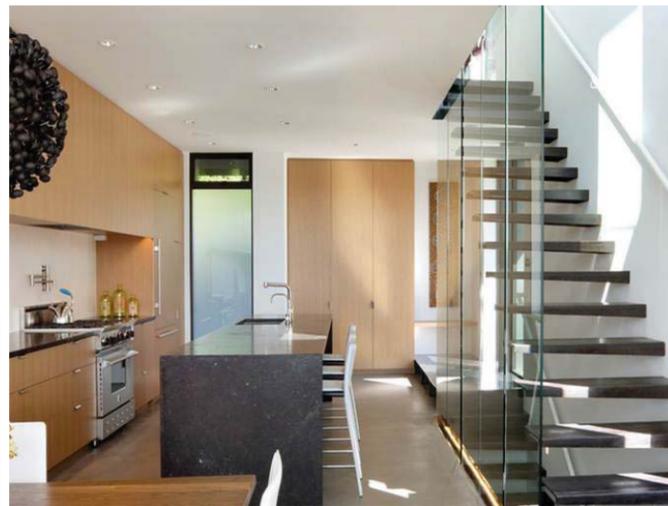
NORTH FORTY

LOS GATOS, CA



SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION





See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

KEEPING THE NEXT GENERATION IN LOS GATOS ROWHOME RESIDENTIAL

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/ or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Satisfying the unmet needs buyer: Work from Home, Play from Home with home offices and gaming/ media rooms.
- Floor plans that bring the fantastic Los Gatos weather inside with gracious level terraces

NORTH FORTY

LOS GATOS, CA



SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION



192-072

03.18.16



KEEPING THE NEXT GENERATION IN LOS GATOS CONDOMINIUM CLUSTER RESIDENTIAL



See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

TOWN COUNCIL VISION GUIDING PRINCIPLES

The North 40 will

- Look and feel like Los Gatos
- Embrace hillside views, trees and open space
- Address the Town's residential and/ or commercial unmet needs
- Minimize or mitigate impacts on the Town's infrastructure, schools and other community services

REALIZING THE VISION

- Exterior design and finishes that complement the project's agrarian open spaces
- Inspired interior floor plans including open plan flats and bright and fun spaces
- First floor porches and second level terraces to relax and grill with friends



NORTH FORTY

LOS GATOS, CA



BUILDING AREA AND PARKING TABULATIONS - PHASE I											3/16/2016										
		RESIDENTIAL UNIT SIZE MIX (Relates to Table in S.P. Glossary)						ADD'L RESID'L TABULATIONS (Add'l info not required by S.P.)			COMMERCIAL TABULATIONS (Relates to Table 2-2 in S.P.)					GARAGE AND PARKING TABULATIONS					
Notes: see below		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Net Unit Area Range (SF)	Gross Unit Area Range (SF)	Unit Count	Unit Percent of Total Count	Total Net Unit Area (SF)	Total Gross Unit Area (SF)	Residential Circulation and Support Area (SF)	Residential Amenity Area (SF)	Total Gross Residential Area (SF)	Specialty Market Area (SF)	Retail and Personal Service Area (SF)	Restaurant Area (SF)	Community Room (SF)	Total Net Commercial Area (SF)	Residential Garage Area (SF)	Commercial Garage Area	Residential Stalls Provided	Residential Guest Stalls Provided	Commercial Stalls Provided	Total Parking Stalls Provided
TRANSITION DISTRICT																					
AREA 'A'																					
Building A1	Mixed-Use	720-1100	n/c	10	3.1%	8,950	n/c	1,763	0	12,195	0	8,231	2,534	0	10,765	0	0	See sheet 3.22 Transition District Area A,B,C tabulations for detailed info on parking			
Building A2	Retail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	10,412	0	0	10,412	0	0				
AREA 'B'																					
Building B1	Affordable Residential	580 - 875	n/c	50	15.6%	29,395	n/c	12,735	2,773	47,811	16,380	2,110	2,040	2,170	22,700	18,029	120,402	See sheet 5.ST.14 Area 'D' tabulations for detailed info on parking			
Building B2	Restaurant	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	5,483	0	5,483	0	0				
AREA 'C'																					
Building C1	Restaurant/Retail	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	2,000	6,162	0	8,162	0	0	See sheet 5.ST.14 Area 'D' tabulations for detailed info on parking			
Condominium Cluster	Residential	940 - 1,870	n/c	32	10.0%	44,968	n/c	n/a	n/a	48,792	n/a	n/a	n/a	n/a	n/a	n/a	n/a				
Rowhome	Residential	n/c	1,527 - 1,944	35	10.9%	n/c	58,827	n/a	n/a	58,827	n/a	n/a	n/a	n/a	n/a	n/a	n/a	See sheet 5.ST.14 Lark District tabulations for detailed info on parking			
TRANSITION DISTRICT SUBTOTAL																					
LARK DISTRICT																					
AREA 'E'																					
Condominium Cluster	Residential	940 - 1,870	n/c	48	15.0%	67,452	n/c	n/a	n/a	73,188	n/a	n/a	n/a	n/a	n/a	n/a	n/a	See sheet 5.ST.14 Lark District tabulations for detailed info on parking			
Garden Cluster	Residential	n/c	918 - 1,998	83	25.9%	n/c	124,952	n/a	n/a	124,952	n/a	n/a	n/a	n/a	n/a	n/a	n/a				
Rowhome	Residential	n/c	1,527 - 1,944	62	19.4%	n/c	102,936	n/a	n/a	102,936	n/a	n/a	n/a	n/a	n/a	n/a	n/a				
LARK DISTRICT SUBTOTAL																					
PHASE I TOTAL																					
				320	100.0%	150,765	286,715	14,498	2,773	468,701	16,380	22,753	16,219	2,170	57,522	18,029	120,402	488	162	389	1,039
				complies with the 364 max. per State Density Bonus		complies with Specific Plan Section 2.7.3 d- 300,000 SF max.	complies with Specific Plan Section 2.7.3 d- 400,000 SF max.								complies with 400,000 SF max.						

Notes:

For detailed Lark District & Transition District Area 'D' tabulations, see sheet 5.ST.14

For detailed Transition District tabulations, see sheet 3.24 and 3.25

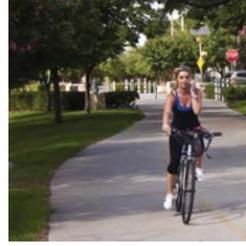
n/a = not applicable

n/c = not calculated per Specific Plan requirements

- 1, 5 "Net unit area" per definition in Specific Plan Glossary = floor area of conditioned space measured to inside face of the exterior walls or party walls, including interior partitions, excluding shafts
- 2, 6 "Gross unit area" per definition in Specific Plan Glossary; garages are excluded
- 3 Number of dwelling units
- 4 Item 3 divided by total number of dwelling units
- 7 Residential corridors, stairs, elevators and lobbies
- 8 Residential common amenities including pool restrooms/showers, club room, possible concierge, management and maintenance staff space
- 9 Total Gross Residential Area from detailed Transition District tabulations; for info only, not required by Specific Plan
- 10, 11, 12, 13 Leasable, circulation and support areas from detailed Transition District tabulations; SF breakdown among the various commercial uses is approximate and may be refined in future submittals
- 14 Sum of items 10 through 13
- 15, 16 Gross area of garage including lobbies, vertical circulation, ramps and service/mechanical, for info only, not required by Specific Plan
- 17, 18, 19 See Lark and Transition District tabulations for detailed information on parking
- 20 Sum of items 17 through 19

Maximum Development Capacity Calculation per Specific Plan Section 2.5.1:	
Existing Non-Residential SF	501,000
Maximum Allowed Non-Residential SF	62,115
Balance of Allowed Development Capacity	438,885
	381,363

FOR FURTHER DETAILS:
TRANSITION DISTRICT AREA A, B AND C - SEE SHEETS 3.22 AND 3.23
TRANSITION DISTRICT AREA D AND LARK DISTRICT - SEE SHEET 5.ST.14



NORTH FORTY

LOS GATOS, CA

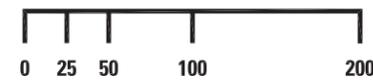
Phase I
Illustrative Site Plan



SWA San Francisco

GVES301

03.18.16



1.1

Neighborhood Serving Retail



Outdoor Food Culture



Agricultural Heritage



Winter Color in Vineyards



Pedestrian Environment



NORTH FORTY

LOS GATOS, CA

Transition District
Illustrative Site Plan

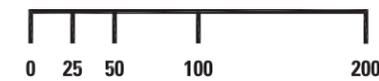


SWA San Francisco



GVES301

03.18.16



2.1

Chef's Garden



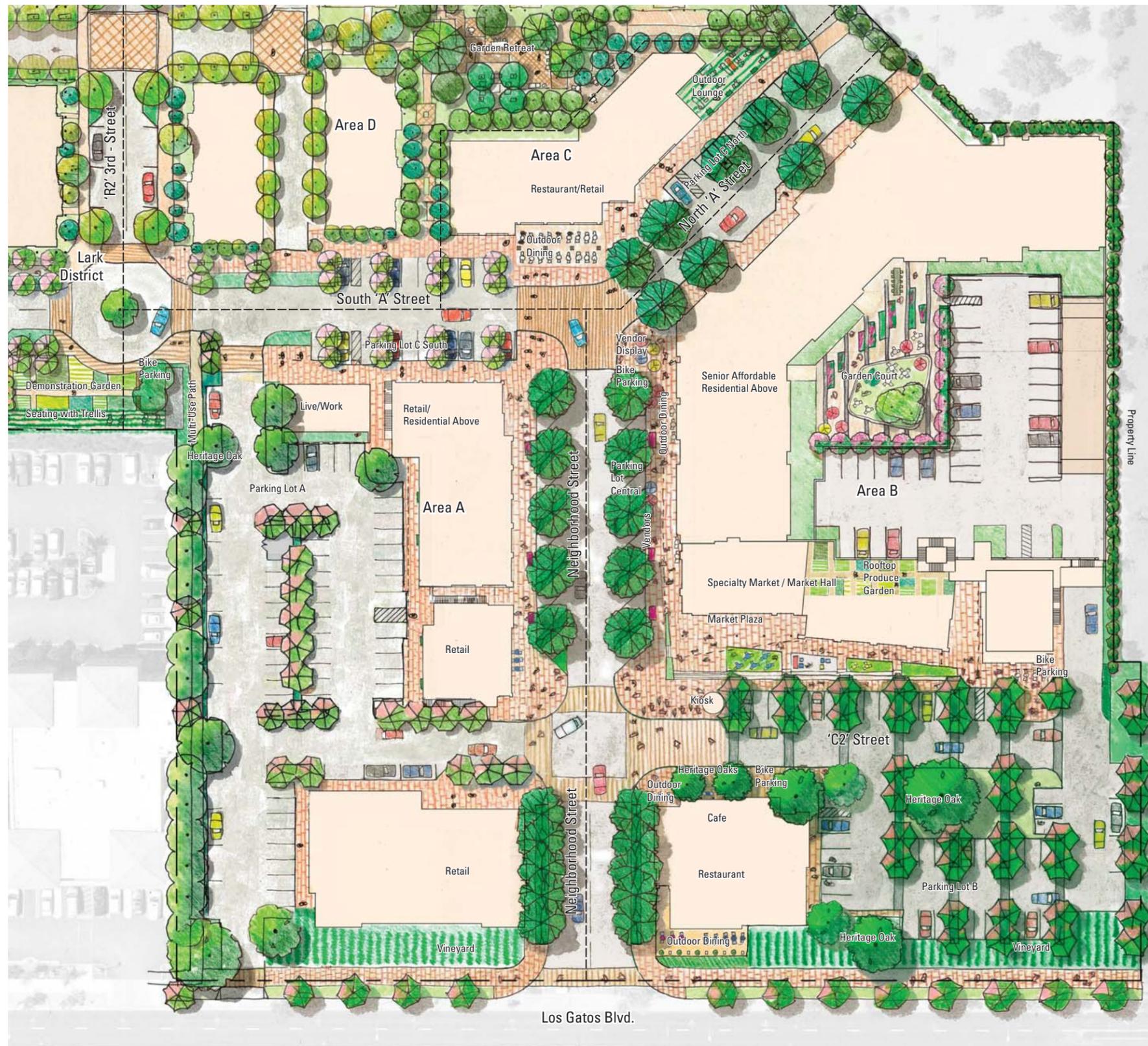
Modern Agriculture



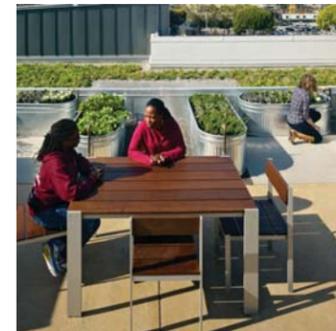
Heritage Trees



Demonstration Vineyard



Garden Court



Outdoor Dining



Outdoor Vendors



Kiosk



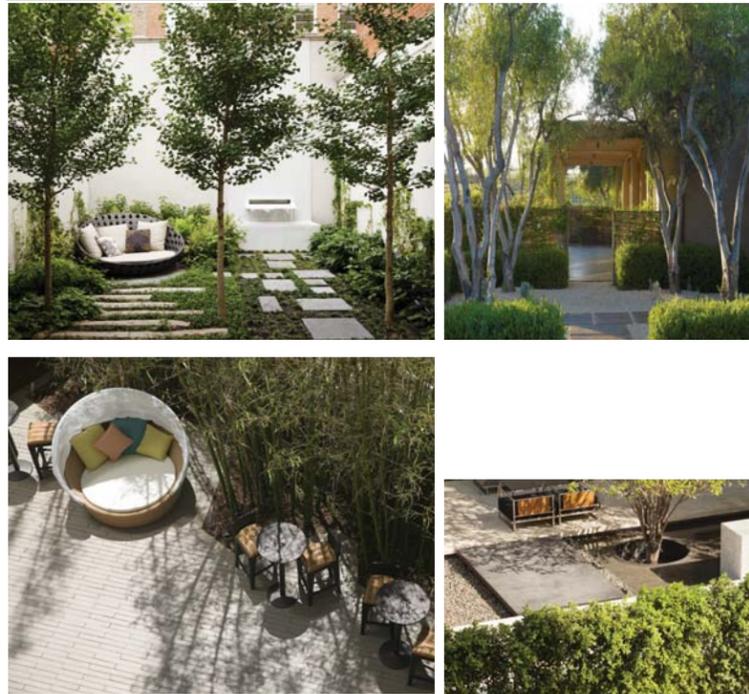
Orchard Parking



Outdoor Lounge



Garden Retreat



Note: Refer to sheets 5.RH.1 – 5.ST.14 for Transition District Area D building architectural information



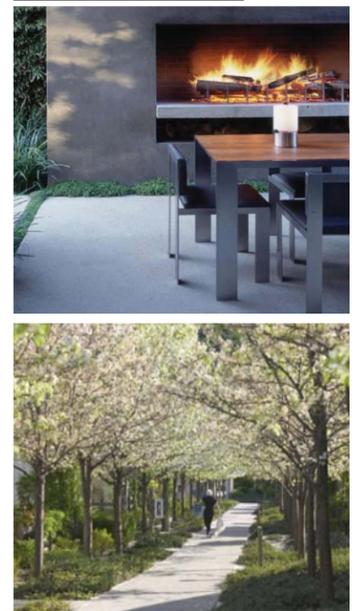
Outdoor Dining



Harvest Garden



Garden Amenities



NORTH FORTY

LOS GATOS, CA

Transition District
Area C+D Landscape Plan

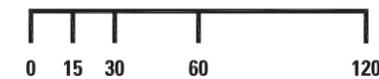


swa San Francisco



GVES301

03.18.16



2.3

OUTDOOR LOUNGES EXTENSION OF PRIVATE LIVING SPACE



RESERVE OUTDOOR ROOMS



LOUNGE SEATING



GARDEN PARTY SPACES



RESERVE "PRIVATE" DINING AREAS



OUTDOOR
MOVIE NIGHT



MOVIE WALL



LOW SCREEN FENCES &
LOUNGE WALLS



COURTYARD PLAZAS MULTI-PURPOSE OPEN AIR SPACES



POP-UP VENDORS



OPEN AIR CAFE SEATING



FLEXIBLE PUBLIC GATHERING SPACES



SCREEN TREES & ON-GRADE DECKING



SEATWALLS & DOWN LIGHTS

PERIMETER TREES



Pinus radiata
Monterey pine

Initial size: 48" box

Mature size:
80'-100' high x 25'-35' wide

Evergreen



Populus nigra
Lombardy Poplar

Initial size: 48" box

Mature size:
40'-100' high x 15'-30' wide

Deciduous



Sequoia sempervirens
Coast Redwood

Initial size: 60" box

Mature size:
70'-90' high x 15'-30' wide

Evergreen



Citrus x limon 'Meyer'
Meyer lemon

Initial size: 36" box

Mature size:
6'-10' high x 5'-8' wide

Evergreen



Juglans Californica Hindsii
California Black Walnut

Initial size: 36" box

Mature size:
30'-60' high x 30'-40' wide

Deciduous



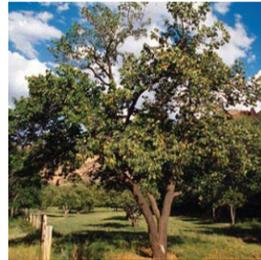
Malus floribunda "Paris"
Pink Crabapple

Initial size: 36" box

Mature size:
12'-20' high x 12'-20' wide

Deciduous

ORCHARD TREES



Prunus armeniaca 'Moorpark'
Moorpark Apricot

Initial size: 36" box

Mature size:
15'-30' high x 10'-20' wide

Deciduous



Prunus avium 'Bing'
Bing cherry

Initial size: 36" box

Mature size:
20'-30' high x 16'-18' wide

Deciduous



Prunus avium 'Rainier'
Rainier cherry

Initial size: 36" box

Mature size:
20'-30' high x 16'-18' wide

Deciduous



Prunus blireana
Purple leaf plum

Initial size: 36" box

Mature size:
40' high x 25' wide

Deciduous



Prunus cerasifera
Cherry plum

Initial size: 36" box

Mature size:
10'-18' high x 10'-18' wide

Deciduous



Prunus domestica 'French Prune'
European plum

Initial size: 36" box

Mature size:
20'-30' high x 20' wide

Deciduous



Prunus kwansan or akebono
Japanese cherry

Initial size: 36" box

Mature size:
40' high x 25' wide

Deciduous



Prunus persica
Peach

Initial size: 36" box

Mature size:
10'-18' high x 10'-18' wide

Deciduous



Prunus persica nucipersica
Nectarine

Initial size: 36" box

Mature size:
40' high x 25' wide

Deciduous



Prunus salicina
Japanese plum

Initial size: 36" box

Mature size:
10'-18' high x 10'-18' wide

Deciduous



Pyrus calleryana
Callery pear

Initial size: 36" box

Mature size:
40' high x 25' wide

Deciduous

COMMON OPEN SPACE TREES



Acer palmatum
Japanese maple

Initial size: 24" box

Mature size:
20' high x 20' wide

Deciduous



Aesculus Californica
California buckeye

Initial size: 48" box

Mature size:
10'-20+ high x 30+ wide

Deciduous



Arbutus menziesii
Pacific madrone

Initial size: 48" box

Mature size:
20'-100' high x 20'-100' wide

Evergreen



Cedrus deodara
Deodar cedar

Initial size: 48" box

Mature size:
80' high x 40' wide

Evergreen



koelreuteria paniculata
Goldenrain tree

Initial size: 48" box

Mature size:
20-35' high x 25'-40' wide

Deciduous



Lagerstroemia species
Crape myrtles

Initial size: 48" box

Mature size:
15'-25' high x 20'-25' wide

Deciduous



Liquidambar styraciflua
Sweet gum

Initial size: 48" box

Mature size:
60' high x 20'-25' wide

Deciduous



Liriodendron tulipifera
Tulip tree

Initial size: 48" box

Mature size:
60'-80' high x 40' wide

Deciduous



Magnolia grandiflora
Southern magnolia

Initial size: 48" box

Mature size:
80' high x 60' wide

Evergreen



Magnolia grandiflora "Little gem"
Dwarf southern magnolia

Initial size: 48" box

Mature size:
8' high x 12-15' wide

Evergreen



Magnolia soulangiana "Stellata"
Saucer Magnolia

Initial size: 48" box

Mature size:
12'-18' high x 6'-12' wide

Deciduous



Malus floribunda "Parrisi"
Pink crabapple

Initial size: 36" box

Mature size:
12'-20' high x 12-20' wide

Deciduous

COMMON OPEN SPACE TREES



Pinus canariensis
Canary island pine

Initial size: 48" box

Mature size:
50'-80' high x 20'-35' wide

Evergreen



Pinus pinea
Italian stone pine

Initial size: 48" box

Mature size:
40'-80' high x 40'-60' wide

Evergreen



Platanus racemosa
Sycamore

Initial size: 48" box

Mature size:
30'-80' high x 20'-50' wide

Deciduous



Pyrus kwansan or
akebono
Japanese cherry

Initial size: 48" box

Mature size:
20'-25' high x 20'-25' wide

Deciduous



Quercus agrifolia
Coast live oak

Initial size: 60" box

Mature size:
20'-70' high x 20'-70' wide

Evergreen



Quercus douglasii
Blue oak

Initial size: 48" box

Mature size:
30'-50' high x 40'-70' wide

Deciduous



Quercus ilex
Holly oak

Initial size: 48" box

Mature size:
30'-60' high x 30'-60' wide

Evergreen



Quercus lobata
Valley oak

Initial size: 48" box

Mature size:
50'-70'+ high x 50'-70'+ wide

Deciduous



Quercus suber
Cork oak

Initial size: 48" box

Mature size:
30'-60' high x 30'-60' wide

Evergreen



Zelkova serrata
Sawleaf zelkova

Initial size: 48" box

Mature size:
60' high x 60' wide

Deciduous

SPECIMEN TREES



Acer palmatum
Japanese maple

Initial size: 24" box

Mature size:
20' high x 20' wide

Deciduous



Betula utilis
Whitebarked
Himalayan Birch

Initial size: 36" box

Mature size:
40' high x 20' wide

Deciduous



Cercidphyllum japonicum
Katsura tree

Initial size: 48" box

Mature size:
40' high x 25' wide

Deciduous



Cercis occidentalis
Western redbud

Initial size: 24" box

Mature size:
10'-18' high x 10'-18' wide

Deciduous

STREET TREES



Cinnamomum camphora
Camphor tree

Initial size: 60" box

Mature size:
50'+ high x 60' wide

Evergreen



Ginkgo biloba
Maiden hair tree

Initial size: 48" box

Mature size:
30'-50' high x 15'-25' wide

Deciduous

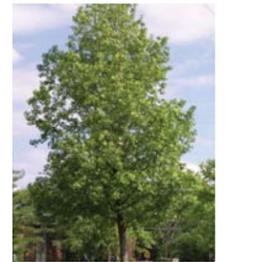


Laurus nobilis
Sweet bay

Initial size: 48" box

Mature size:
12'-40' high x 12'-40' wide

Evergreen



Liquidambar styraciflua
Sweet gum

Initial size: 48" box

Mature size:
60' high x 20'-25' wide

Deciduous



Magnolia grandiflora
Southern magnolia

Initial size: 48" box

Mature size:
80' high x 60' wide

Evergreen



Melaleuca linariifolia
Melaleuca

Initial size: 48" box

Mature size:
20'-30' high x 20'-30' wide

Evergreen



Olea europaea
Olive tree

Initial size: 24" box

Mature size:
20'-30' high x 20'-30' wide

Evergreen



Tilia cordata
Little leaf linden

Initial size: 48" box

Mature size:
30'-50' high x 15'-30' wide

Deciduous

FOUNDATION SHRUBS



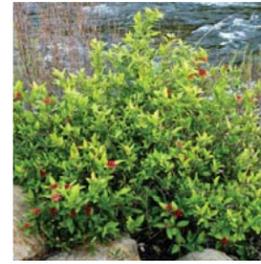
Arctostaphylos densiflora 'McMinn' Manzanita 'McMinn'
Initial size: 5 gallon
Mature size: 7'-10' high x 7'-10' wide
Drought tolerant
California Native
Evergreen



Azalea indica 'Formosa' Formosa azalea
Initial size: 5 gallon
Mature size: 6'-10' high x 6'-10' wide
Drought tolerant
Evergreen



Buddleia spp. Butterfly bush
Initial size: 5 gallon
Mature size: 6'-12' high x 6'-12' wide
Drought tolerant
Evergreen



Calycanthus occidentalis Spicebush
Initial size: 5 gallon
Mature size: 3'-10' high x 3'-20' wide
Drought tolerant
California Native
Deciduous



Camellia japonica Camellia
Initial size: 5 gallon
Mature size: 6'-12' high x 6'-12' wide
Evergreen



Cotoneaster microphyllus Rockspray cotoneaster
Initial size: 5 gallon
Mature size: 2-3' high x 5' wide
Drought tolerant
Evergreen



Escallonia x exoniensis 'Fradesii' Pink princess escallonia
Initial size: 5 gallon
Mature size: 4-6' high x 4-6' wide
Drought tolerant
Evergreen



Heteromeles arbutifolia Toyon bush
Initial size: 5 gallon
Mature size: 12' high x 8' wide
Drought tolerant
California Native
Evergreen



Myrica californica Pacific wax myrtle
Initial size: 5 gallon
Mature size: 15' high x 8' wide
Drought tolerant
California Native
Evergreen



Pittosporum tenuifolium Kohuhu
Initial size: 5 gallon
Mature size: 20-30' high x 10' wide
Drought tolerant
Evergreen



Pittosporum tobira Mock orange
Initial size: 5 gallon
Mature size: 3' high x 5' wide
Drought tolerant
Evergreen



Rosmarinus officinalis 'Tuscan blue' Tuscan blue rosemary
Initial size: 5 gallons
Mature size: 6-7' high x 2' wide
Drought tolerant
Evergreen



Viburnum tinus Laurestinus
Initial size: 5 gallons
Mature size: 7-20' high x 10' wide
Will grow under Walnut
Evergreen

FOREGROUND SHRUBS



Cistus x hybridus White rockrose
Initial size: 1 gallon
Mature size: 2-3' high
Drought tolerant
Evergreen



Dryopteris Wood fern
Initial size: 1 gallon
Mature size: 18"-36" high
Evergreen



Erigeron glaucus Beach aster
Initial size: 1 gallon
Mature size: 1' high
Drought tolerant
Evergreen



Lavandula spp. Lavender
Initial size: 1 gallon
Mature size: 1'-5' high
Drought tolerant
Evergreen



Rhamnus californica Coffeeberry
Initial size: 5 gallon
Mature size: 10"-30" high
Drought tolerant
California Native
Evergreen



Salvia clevelandii Cleveland sage
Initial size: 1 gallon
Mature size: 3'-5' high
Drought tolerant
California Native
Evergreen

PROSTRATE SHRUBS and GROUNDCOVERS



Arctostaphylos uva-ursi 'Emerald Carpet' Manzanita 'Emerald Carpet'
Initial size: 1 gallon
Mature size: 1' high
Drought tolerant
California Native
Evergreen



Ceanothus 'hearthorium' Ceanothus
Initial size: 1 gallon
Mature size: 6" high
Drought tolerant
California Native
Evergreen



Fragaria chiloensis Strawberry
Initial size: 1 gallon
Mature size: 6" high
Drought tolerant
Deciduous



Rosmarinus officinalis 'Prostratus' Prostrate Rosemary
Initial size: 1 gallon
Mature size: 1-3' high
Drought tolerant
Evergreen



Sinapis alba White mustard
Initial size: 1 gallon
Mature size: 1'-1.5' high
Deciduous

NORTH FORTY

LOS GATOS, CA

Transition District
Planting Palette

BIOSWALE



Carex pansa
California meadow sedge

Initial size: 1 gallon

Mature size: 8" high

Drought tolerant

Evergreen



Festuca rubra
Creeping red fescue

Initial size: 1 gallon

Mature size: 8" high

Drought tolerant

Summer dormant



Iris douglasiana
Pacific coast iris

Initial size: 1 gallon

Mature size: 10"-30" high

Drought tolerant

California Native

Evergreen



Juncus effusus
Rush

Initial size: 1 gallon

Mature size: 2-4' high

Evergreen

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GRASSES



Festuca ovina glauca
Blue fescue

Initial size: 1 gallon

Mature size: 10" high

Evergreen



Miscanthus sinensis
Silver grass

Initial size: 1 gallon

Mature size: 3-7' high

Evergreen



Muhlenbergia rigens
Deergrass

Initial size: 1 gallon

Mature size up to 5' high

Drought tolerant

California Native

Evergreen



Nassella tenuissima
Mexican feather grass

Initial size: 1 gallon

Mature size: 1'-3' high

Drought tolerant

Evergreen



Sod

Mature size: 4" high

Evergreen

VINEYARD



Vitis vinifera
Common grape vine

Initial size: 5 gallon

Mature size: up to 8'

Deciduous

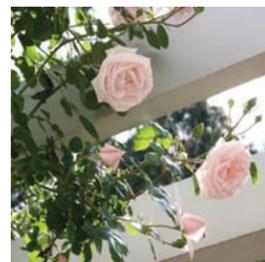
VINES



Parthenocissus tricuspidata
Boston ivy

Initial size: 1 gallon

Deciduous



Rosa genus
Climbing roses

Initial size: 1 gallon

Evergreen



Wisteria species
Wisteria

Initial size: 1 gallon

Deciduous



Selection of tree species to be finalized as a part of public review process, see Sheets 2.5 - 2.8 for master plant lists; some proposed landscaping may not be shown in this rendering for clarity

Community-serving commercial uses line the new pedestrian-friendly street. Residential elements are set back a block or two from Los Gatos Boulevard.

NORTH FORTY

LOS GATOS, CA

Transition District A Low Profile at Los Gatos Boulevard



09039

03.18.16



Selection of tree species to be finalized as a part of public review process, see Sheets 2.5 - 2.8 for master plant lists; some proposed landscaping may not be shown in this rendering for clarity

A welcoming feeling is fostered by a combination of existing oak trees and new landscape, framed by buildings of varied architecture and heights. The neighborhood features buildings of one, two, three and four stories that contrast with each other to evoke the sense that it's been built over time.

NORTH FORTY

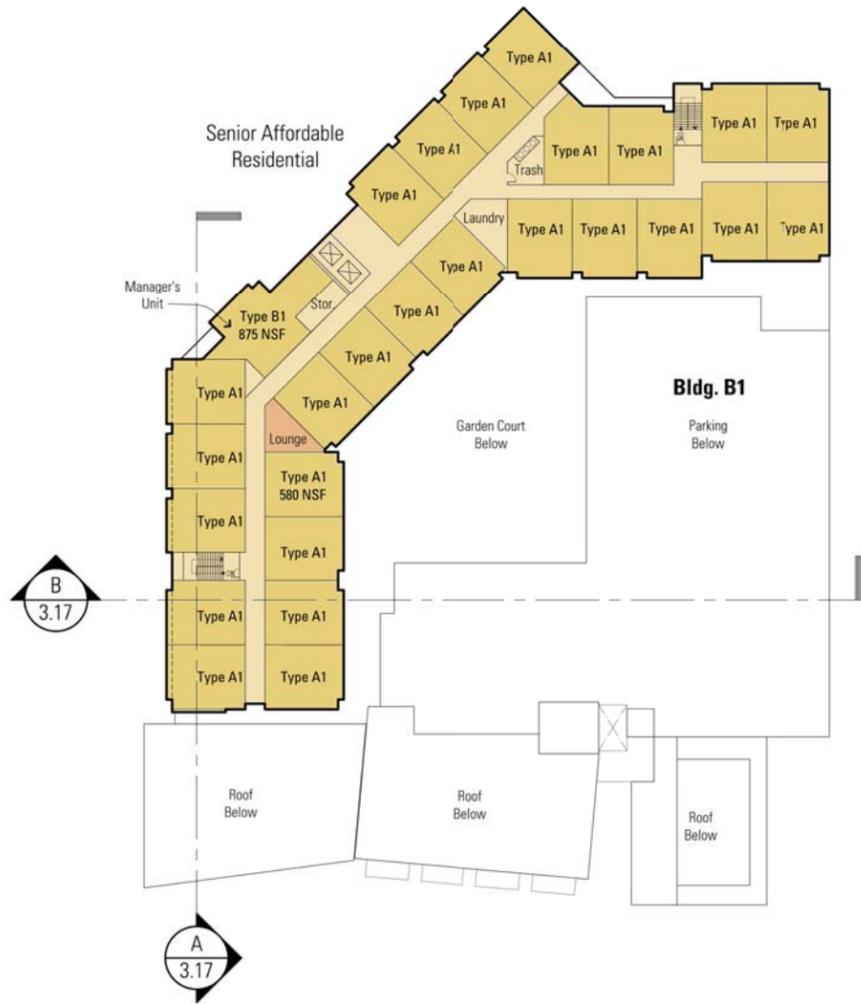
LOS GATOS, CA

Transition District The Heart of the District



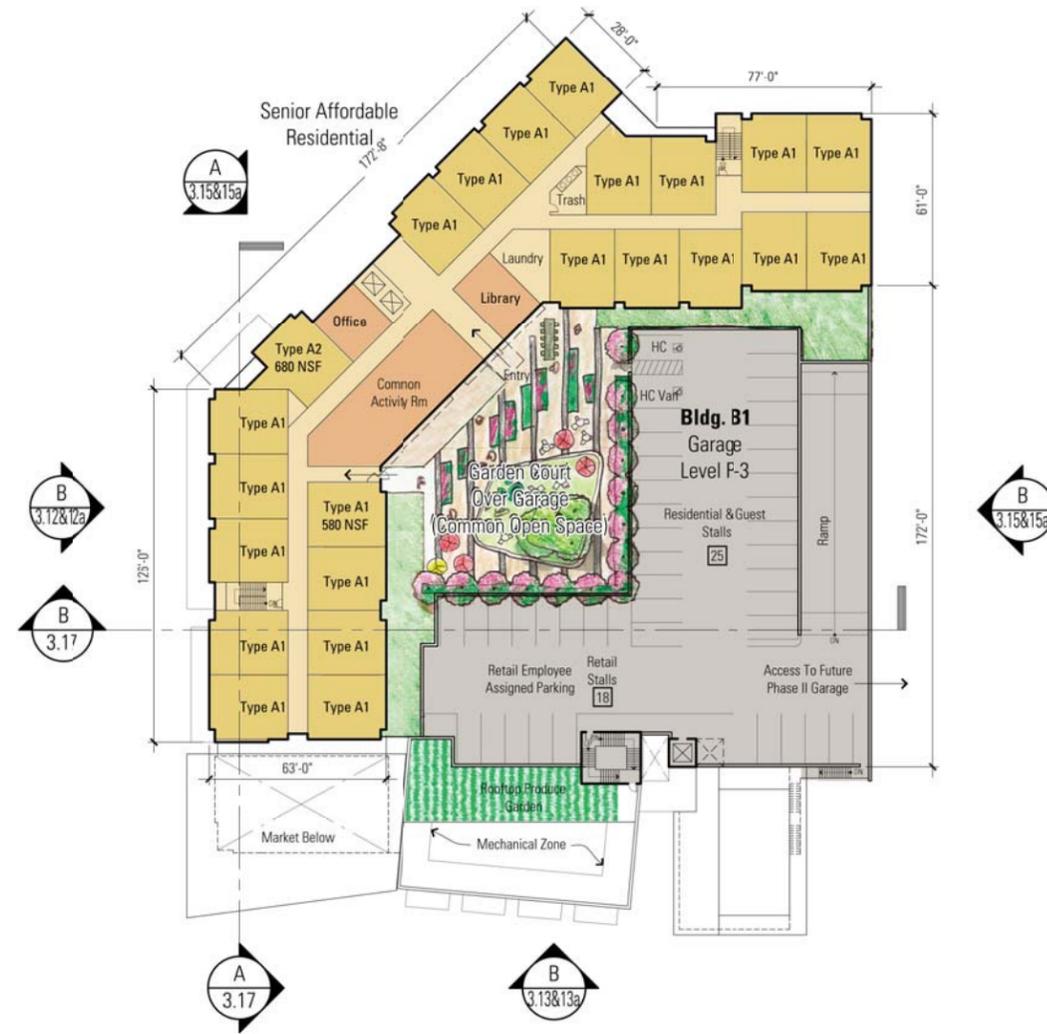
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**Building B1
Fourth Floor Plan**

FF = + 327.9'



**Building B1
Third Floor Plan**

FF = + 317.6'

Note:
For Unit Plans
see 3.21

- Legend**
- Residential
Circulation & Support
 - Commercial
Leasable
 - Commercial
Circulation & Support
 - Residential
Units
 - Residential
Amenity
 - Garage

NORTH FORTY

LOS GATOS, CA

**Transition District
Floor Plans Area B**

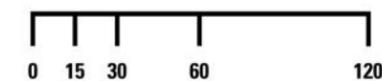


BARarchitects



09039

03.18.16



3.7



Elevation 'A' - 'C2' Street looking East

For building heights, see A
3,13a



Elevation 'B' - 'C2' Street looking West

For building heights, see B
3,13a

Transition District

Illustrative Exterior Elevations - 'C2' Street

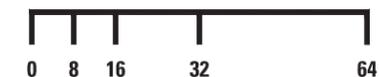
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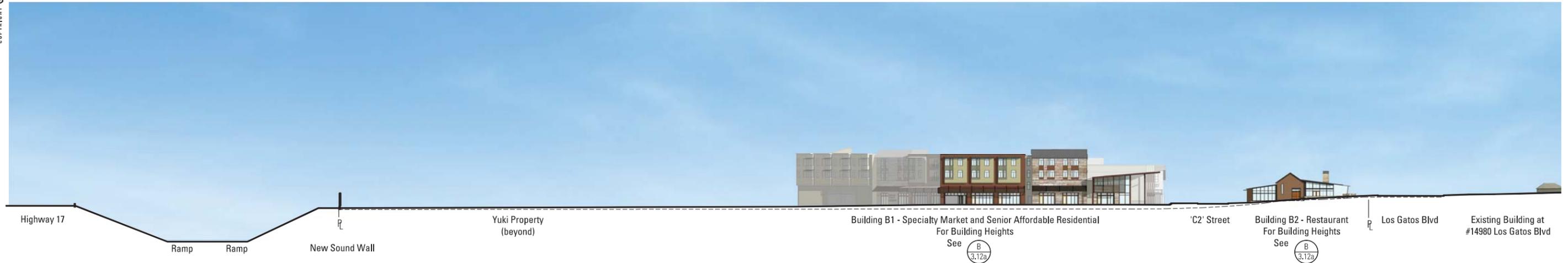
LOS GATOS, CA



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03.18.16





Elevation 'A' - Neighborhood Street looking North



Elevation 'B' - 'R2' Street looking North

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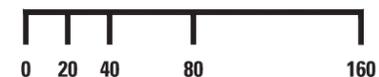
LOS GATOS, CA

Transition District
Technical Streetscape and Context Site Elevations

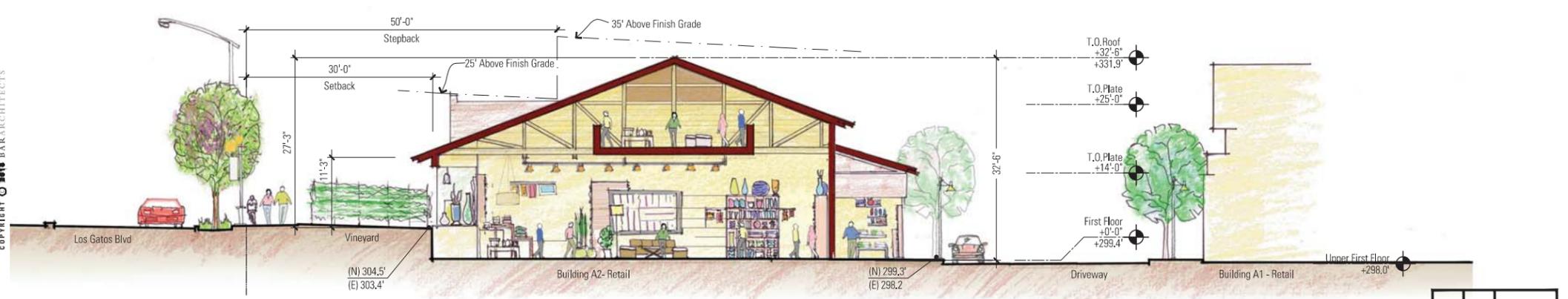


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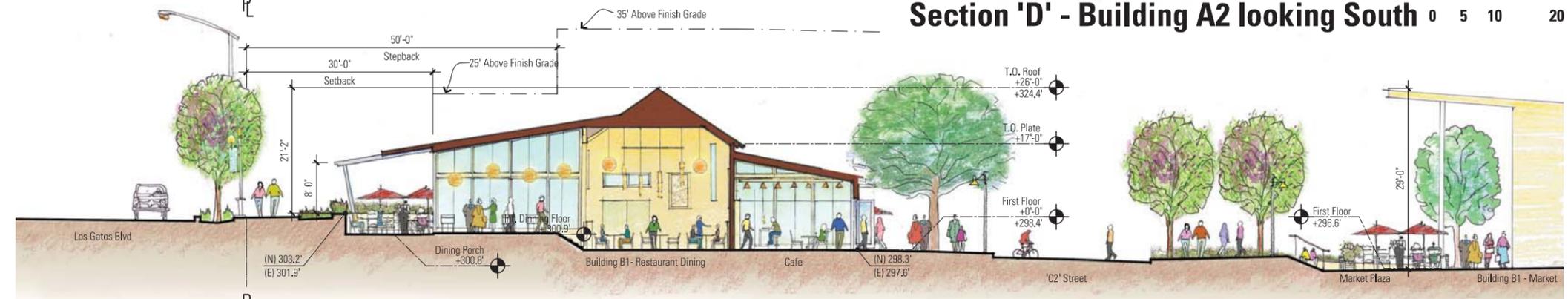
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3.10a



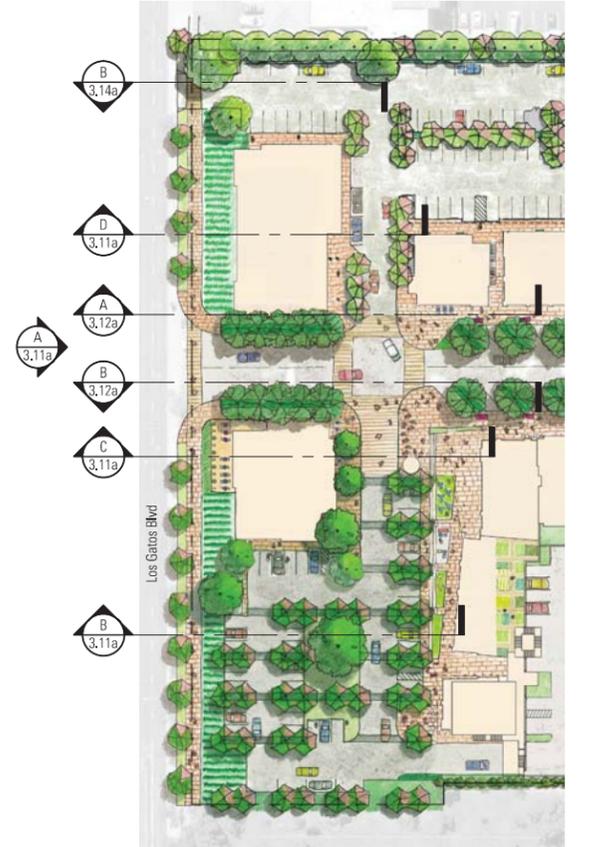
Section 'D' - Building A2 looking South



Section 'C' - Building B2 looking South



Section 'B' - Area B Parking Lot looking South



Plan at Los Gatos Boulevard

Not to Scale



Building A2 - Retail East Elevation

Building B2 - Restaurant East Elevation

Elevation 'A' - Los Gatos Boulevard looking West

Transition District

Technical Exterior Elevations - Los Gatos Boulevard

Rooftop mechanical equipment and enclosures, which are permitted above the maximum height indicated, are not depicted

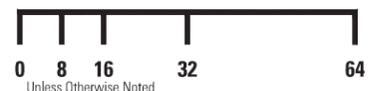
NORTH FORTY

LOS GATOS, CA

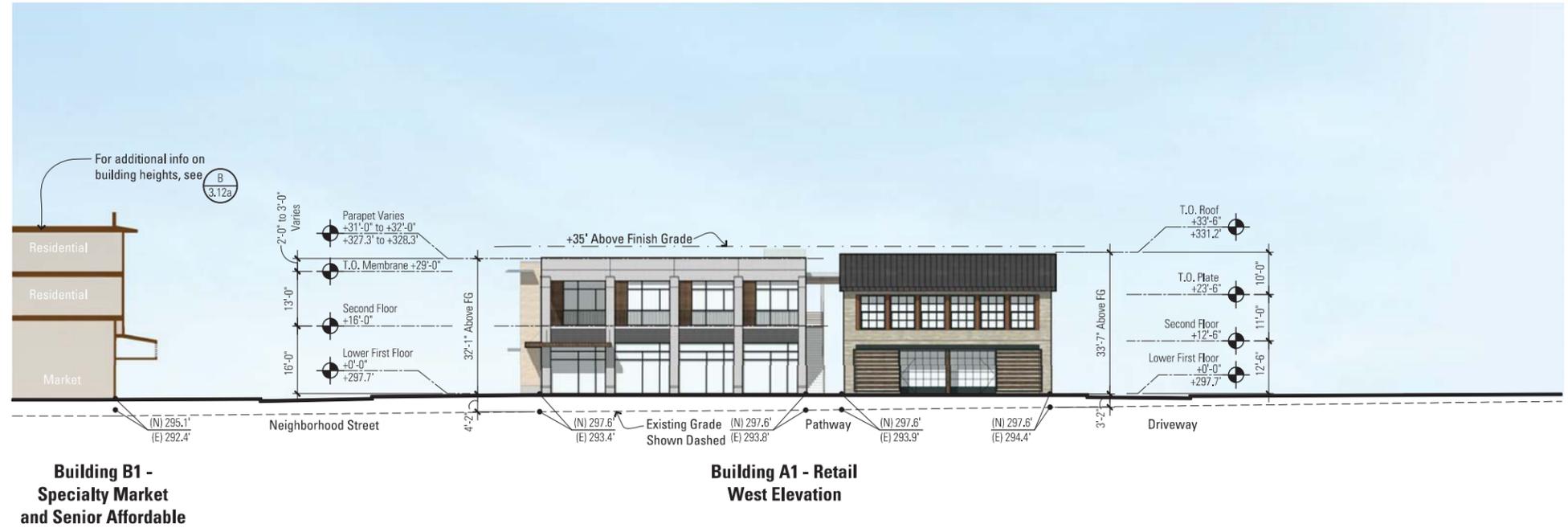


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03.18.16



3.11a



Elevation 'A' - South 'A' Street looking East



Elevation 'B' - Retail Parking Lot looking North

Rooftop mechanical equipment and enclosures, which are permitted above the maximum height indicated, are not depicted

NORTH FORTY

LOS GATOS, CA

Transition District
 Technical Exterior Elevations - Additional Retail Facades



09039

03.18.16



3.14a



Elevation 'A' - North 'A' Street Looking Northeast



Elevation 'B' - Phase I Property Line looking South

Rooftop mechanical equipment and enclosures, which are permitted above the maximum height indicated, are not depicted

NORTH FORTY

LOS GATOS, CA

Technical Exterior Elevations - Additional Market and Senior Affordable Residential Facades

Transition District



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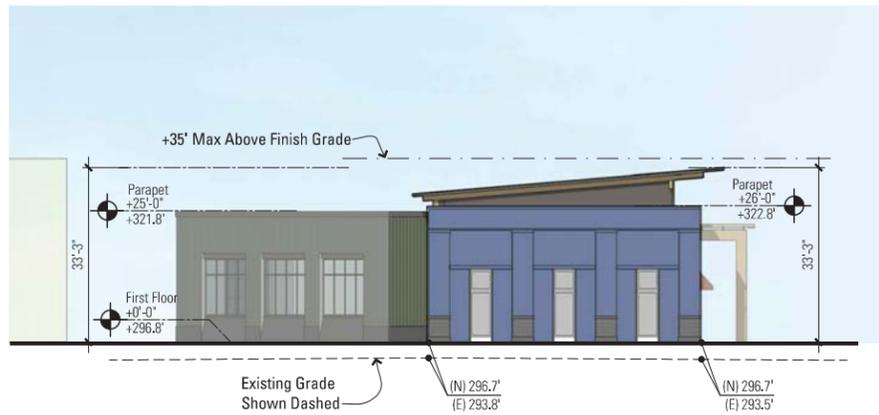
03.18.16



3.15a



Elevation 'A' - South 'A' Street looking West



Elevation 'C' - Building C1 looking East



Elevation 'B' - North 'A' Street looking West

NORTH FORTY

LOS GATOS, CA

Transition District
 Technical Exterior Elevations - Building C1 Restaurant

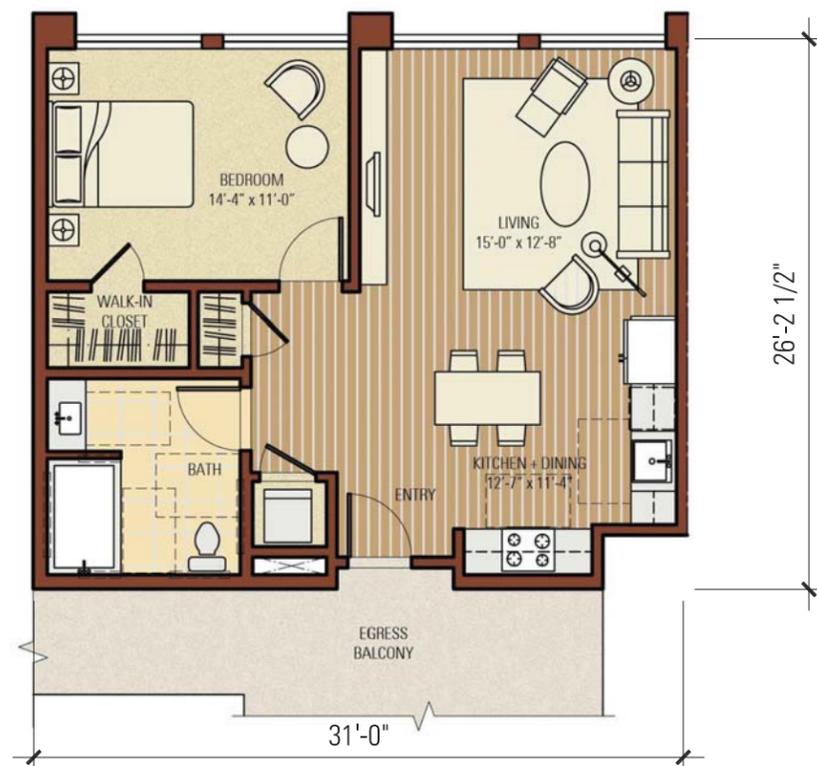


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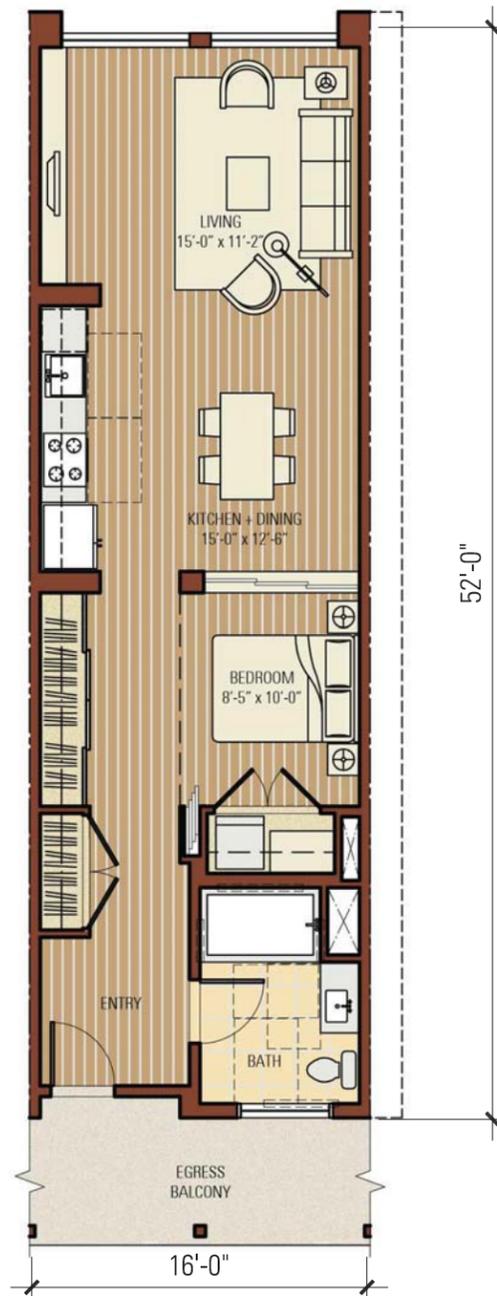
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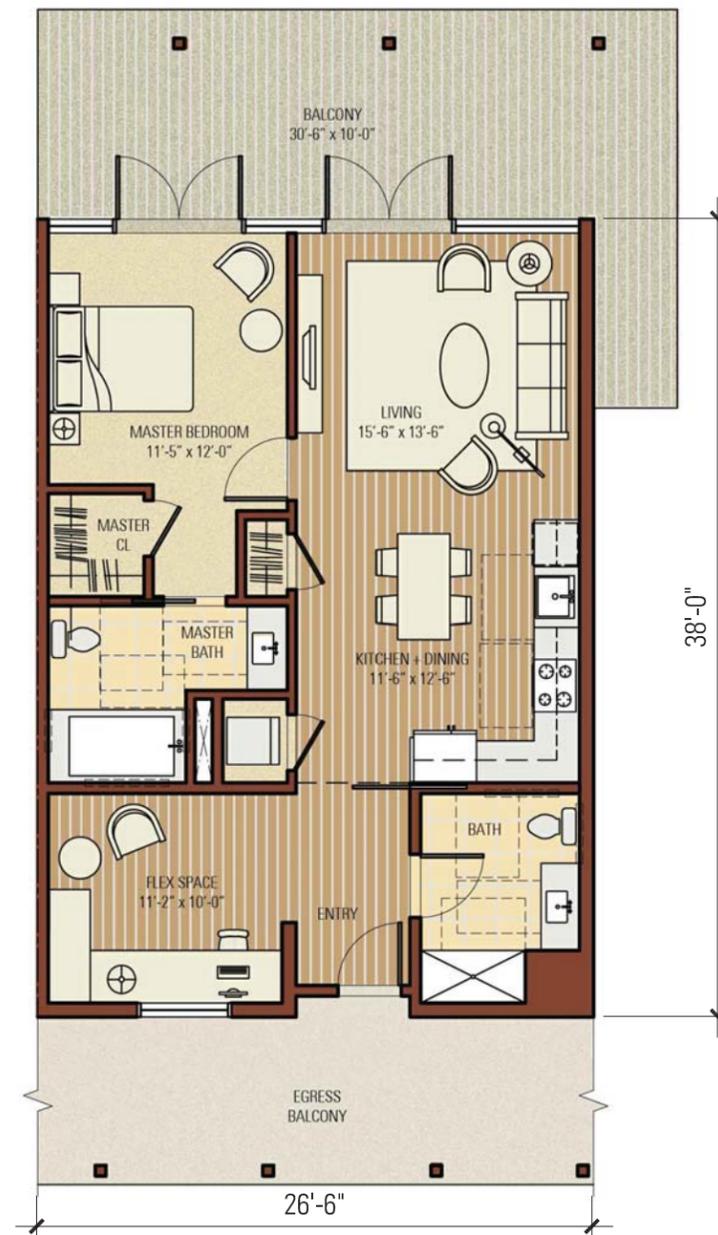
3.16a



Unit Plan E - 1 Bedroom
727 NSF



Unit Plan D - 1 Bedroom
730 NSF



Unit Plan C - 1 Bedroom + Flex Space
910 NSF

NORTH FORTY

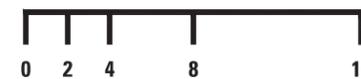
LOS GATOS, CA

Transition District
Unit Plan Area A - 1-Bedroom



09039

03.18.16





Unit Plan G - 2 Bedroom
970 NSF



Unit Plan F - 2 Bedroom
1,100 NSF

NORTH FORTY

LOS GATOS, CA

Transition District
Unit Plan Area A - 2-Bedroom



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3.19



Unit Plan H - Upper Level
1,075 NSF (551 NSF This Level)



Unit Plan H - Lower Level
1,075 NSF (524 NSF This Level)

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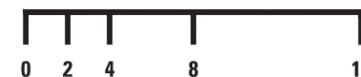
LOS GATOS, CA

Transition District
Unit Area A - Loft

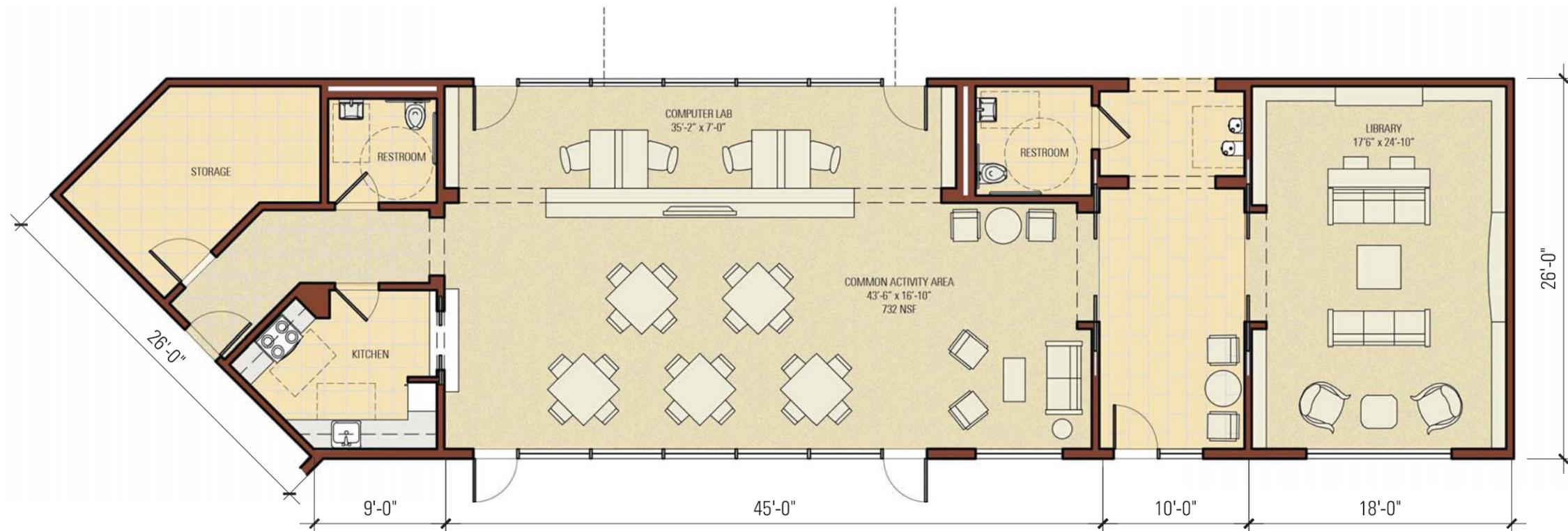


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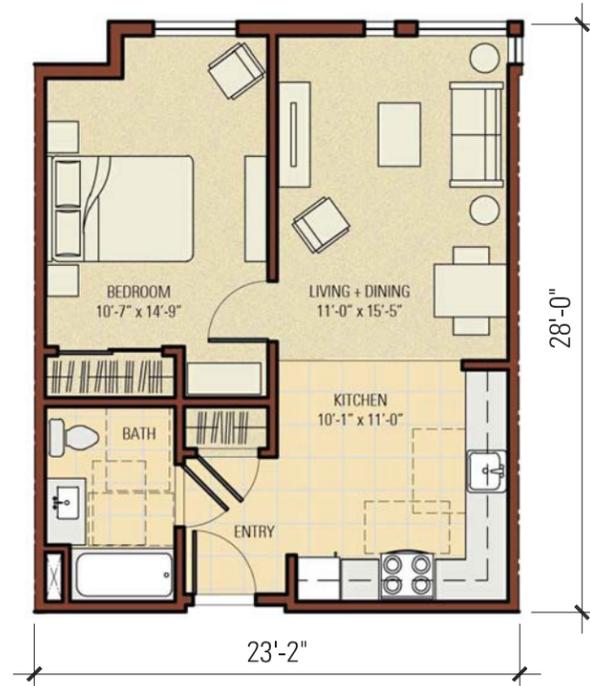
3.20



Common Activity Area - 2,015 NSF



Manager's Unit - 875 NSF



**Unit Plan A1 - 580 NSF
(Unit Plan A2 Sim.)**

NORTH FORTY

LOS GATOS, CA

**Transition District
Unit Plan Area B - Senior Affordable Residential**



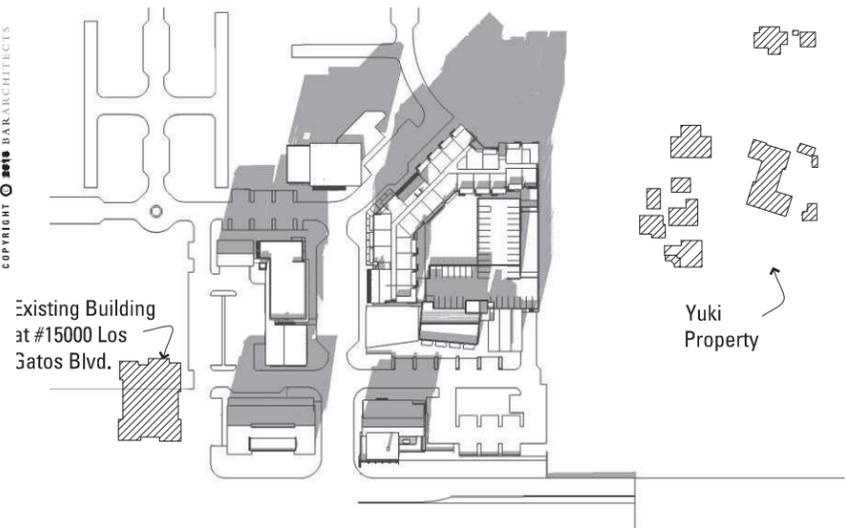
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3.21

BUILDING AREA AND PARKING TABULATIONS - TRANSITION DISTRICT (AREA A, B, C)																							
		RESIDENTIAL AREA TABULATIONS							COMMERCIAL AREA TABULATIONS											GARAGE AREA TABULATIONS			
Notes: see below or to side		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
	Floor Level	Unit Count	Residential Net Unit Area (SF)	Approximate Residential Gross to Net Factor	Residential Gross Unit Area (SF)	Residential Circulation and Support Area (SF)	Residential Amenity Area (SF)	Total Gross Residential Area (SF)	Specialty Market Leasable Area (SF)	Specialty Market Circulation and Support Area (SF)	Retail and Personal Service Leasable Area (SF)	Retail and Personal Service Circulation and Support Area (SF)	Restaurant/ Cafe Leasable Area (SF)	Restaurant/ Cafe Circulation and Support Area (SF)	Bar/Tavern Leasable Area (SF)	Bar/Tavern Circulation and Support Area (SF)	Community Room Leasable Area (SF)	Community Room Circulation and Support Area (SF)	Total Gross Commercial Area (SF)	Residential Garage Area (SF)	Commercial Garage Area (SF)		
AREA A: Mixed-Use																							
Building A1	basement	n/a	n/a	n/a	n/a				0	0	0	0	0	0	2534	382	0	0	2916				
Building A1	ground	n/a	n/a	n/a	n/a	538	0	538	0	0	8,231	291	0	0	0	0	0	0	8,522	0	0		
Building A1	2nd	10	8,950	1.15	10,432	1,225	0	11,657	0	0	0	0	0	0	0	0	0	0	0	0	0		
Building A1 Total		10	8,950		10,432	1,763	0	12,195	0	0	8,231	291	0	0	2,534	382	0	0	11,438	0	0		
Building A2	ground	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	7,912	300	0	0			0	0	8,212				
Building A2 -mezzanine *	mezz.*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	2,500	486	0	0			0	0	2,986				
Building A2 Total		n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	10,412	786	0	0	0	0	0	0	11,198				
AREA B: Mixed-Use & Senior Affordable																							
Building B1	below grade	0	0	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,989		
Building B1	ground	0	0	n/a	0	2,574	0	2,574	15,850	4,540	0	0	2,040	0	0	0	0	0	22,430	0	32,743		
Building B1	2nd	0	0	n/a	0	1,066	0	1,066	530	0	2,110	781	0	0	0	0	2,170	945	6,536	0	31,670		
Building B1	3rd	23	13,440	1.09	14,756	4,728	2,537	22,021	0	0	0	0	0	0	0	0	0	0	0	18,029	0		
Building B1	4th	27	15,955	1.09	17,547	4,367	236	22,150	0	0	0	0	0	0	0	0	0	0	0	0	0		
Building B1 Total		50	29,395		32,303	12,735	2,773	47,811	16,380	4,540	2,110	781	2,040	0	0	2,170	945	28,966	18,029	120,402			
Building B2 Total		ground	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	0	5,483	262	0	0	0	0	5,745				
AREA C: Restaurant/Retail																							
Building C1	ground	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	2,000	0	4,862	296	0	0	0	0	7,158				
Building C2 -mezzanine	mezz.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	0	1,300	388	0	0	0	0	3,486				
Building C1 Total		n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	2,000	0	6,162	684	0	0	0	0	10,644				
TRANSITION DISTRICT (AREA A, B, C) TOTAL		60	38,345		42,735	14,498	2,773	60,006	16,380	4,540	22,753	1,858	13,685	946	2,534	382	2,170	945	67,991	18,029	120,402		
Notes: see below or to side		RESIDENTIAL REQUIRED PARKING TABULATIONS							COMMERCIAL REQUIRED PARKING TABULATIONS** (excl. mezzanine)											TOTAL PROVIDED PARKING TABULATIONS			
		21	22	23	24	25		26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
		Resident		Guest		Total		Specialty Market		Retail		Restaurant/Café		Bar/Tavern		Community Room		Total	PROVIDED Residential Stalls	PROVIDED Residential Guest Stalls	PROVIDED Commercial Stalls	PROVIDED Total Parking Stalls	
	Unit#	Stalls per Unit	Number of Stalls	Stalls per Unit	Number of Stalls	REQUIRED Number of Residential Stalls		1 stall per leasable SF noted	Number of Stalls	1 stall per leasable SF noted	Number of Stalls	1 stall per leasable SF noted	Number of Stalls	1 stall per leasable SF noted	Number of Stalls	1 stall per leasable SF noted	Number of Stalls	REQUIRED Number of Commercial Stalls					
Senior Affordable																							
Residential Parking Required (stalls per unit)		0.50	25																	25			
Guest Parking Required (stalls per unit)				0.50	25																25		
Resident and Guest Parking Proposed (stalls per unit)*						50																	
Senior Affordable Parking Subtotal						50														25	25	50	
Residential Parking																							
Residential 1-Bedroom Parking Required (stalls per unit)	6	1.00	6																				
Residential 2-Bedroom Parking Required (stalls per unit)	4	2.00	8																				
Guest Parking Required (stalls per unit)				0.50	5																		
Residential Parking Subtotal			14		5	19														14	5	19	
Retail																							
Retail Parking Required (1 stall per leasable SF noted)								300		300		100		75		590							
Retail Parking Subtotal									55	68		124		34		4		285			389	389	
TRANSITION DISTRICT (AREA A, B, C) TOTAL						69												285	39	30	389	458	
TRANSITION DISTRICT AREA D - SEE SHEET 6.5																				104	104	104	
																				complies with min. required		extra stalls	

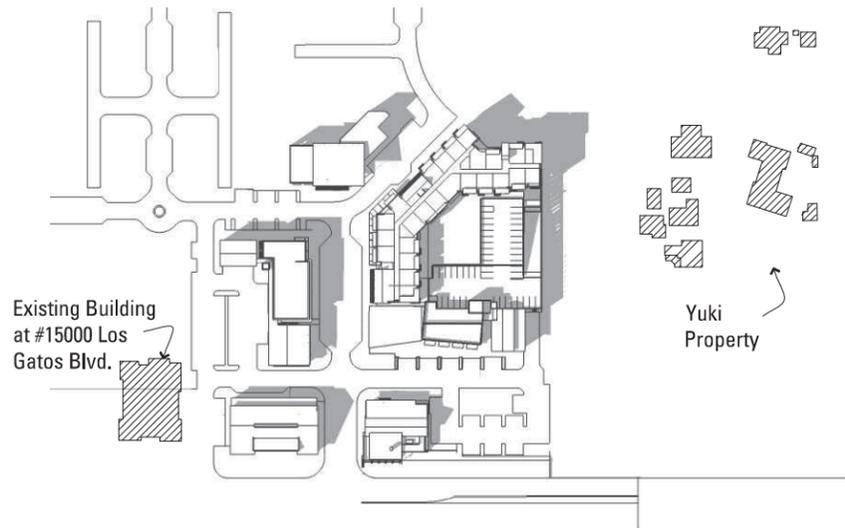


Existing Building at #15000 Los Gatos Blvd.

Yuki Property

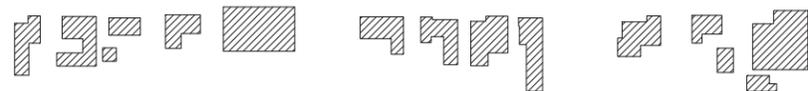


Winter Solstice
December 21, 9am

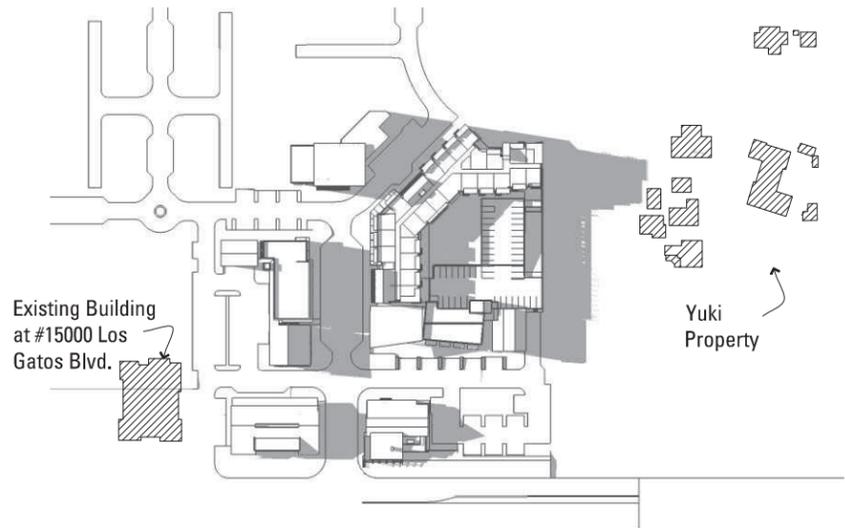


Existing Building at #15000 Los Gatos Blvd.

Yuki Property

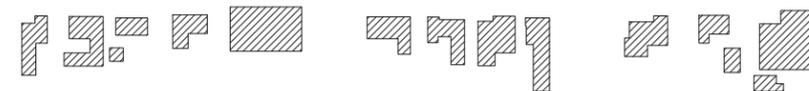


Winter Solstice
December 21, noon

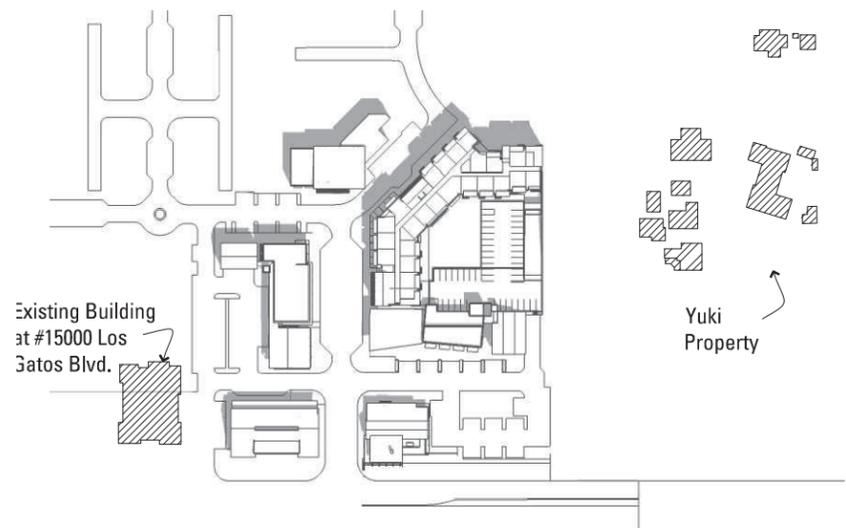


Existing Building at #15000 Los Gatos Blvd.

Yuki Property

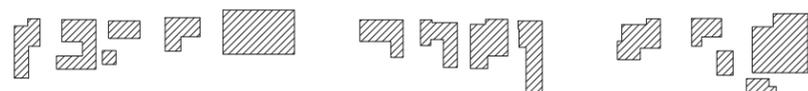


Winter Solstice
December 21, 3pm

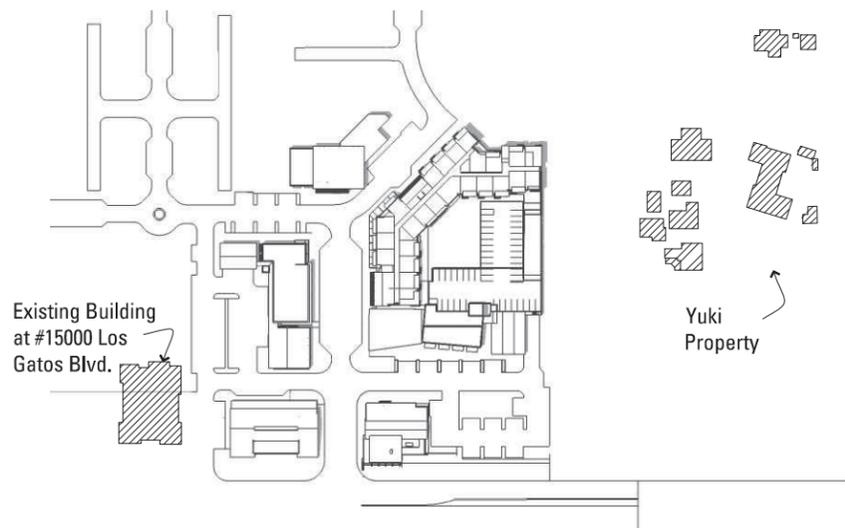


Existing Building at #15000 Los Gatos Blvd.

Yuki Property

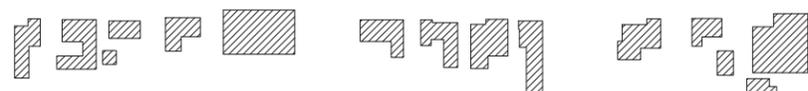


Summer Solstice
June 21, 9am

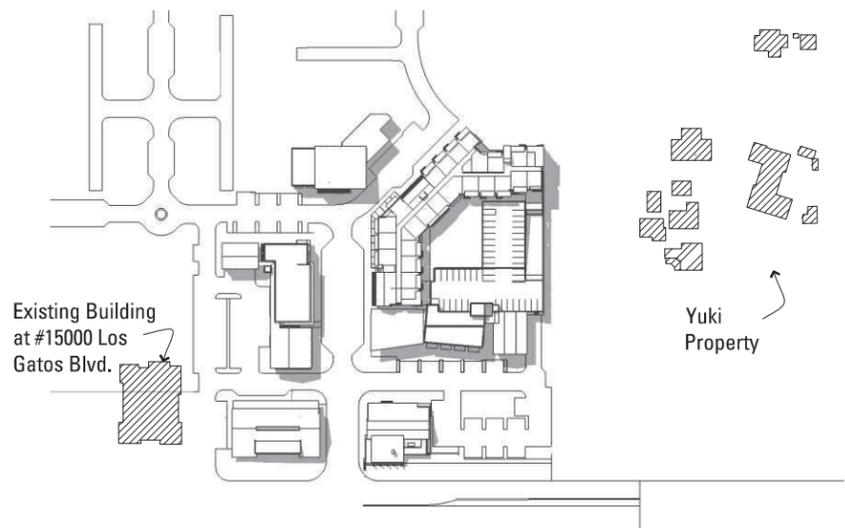


Existing Building at #15000 Los Gatos Blvd.

Yuki Property

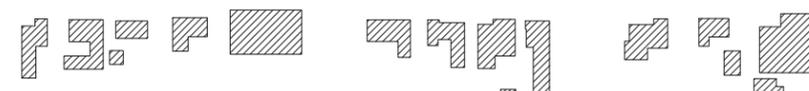


Summer Solstice
June 21, noon



Existing Building at #15000 Los Gatos Blvd.

Yuki Property



Summer Solstice
June 21, 3pm

NORTH FORTY

LOS GATOS, CA

**Transition District
Solar Access Shadow Study**



09039

03.18.16



3.24

Garden Lanes



Walkable Neighborhood



Orchard Street



Community Gardens



Pedestrian Environment



Orchard Street



Resting Spaces



A-Street Landscape Plan



Walkable Community



Los Gatos Blvd. Landscape Plan



Orchard Frontage



Turf Block



NORTH FORTY

LOS GATOS, CA

Lark District
A-Street and Los Gatos Blvd. Landscape Plan

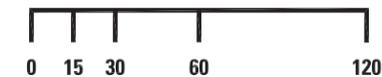


SWA San Francisco



GVES301

03.18.16



4.2



Orchard Buffer

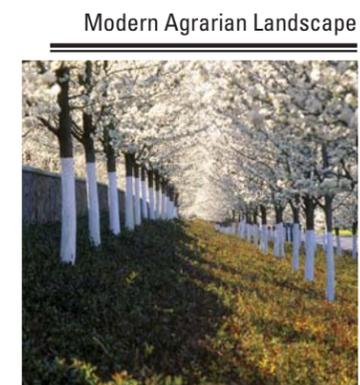


Multi-Use Trail



Rustic Materials

Garden Planting



Modern Agrarian Landscape



Country Landscape



Pedestrian Connectivity

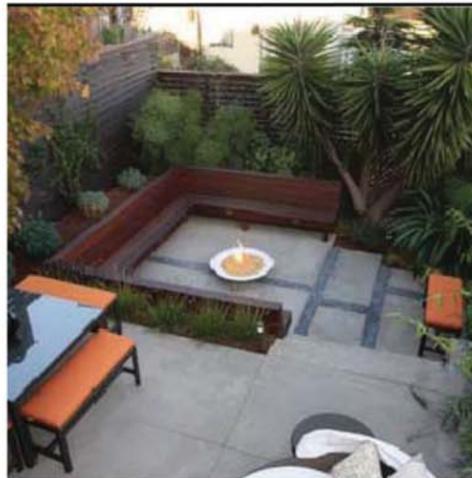
PLAY / LOUNGE / UNPLUG



BOCCE COURT w/ SHADE ARBORS & TRELLISES



HAMMOCKS AND BENCHES UNDER ORCHARD TREES



SUNKEN FIREPIT LOUNGE



CAFE SEATING



COMMUNITY PARK

A STREET SOUTH

GROW / GATHER / DINE



COMMUNITY GARDENS



OUTDOOR GRILL



COMMUNAL DINING



WiFi LOUNGE w/ BAR & GRILL



WiFi LOUNGE w/ OUTDOOR FIREPLACE



ORCHARD TREES



FRUITING ESPALIER

INTEGRATING NATURAL ELEMENTS EARTH / FIRE / WATER



SHADE SAILS



LINEAR WATER FEATURE



FIRE PIT LOUNGE



TERRACED PLANTING & STEPPED LAWN AREA



STROLL / PAUSE / MEET



LAWN w/ WIDE SEAT STEPS



OPEN LAWN AREA



GARDEN COURTS ALONG PATHWAYS



ORCHARD TREES ON DECOMPOSED GRANITE w/ BENCHES AND WIDE SEAT STEPS



TERRACED PLANTING AND LAWN AREAS WITH SHADE TREES



SEATWALLS AND STAIR CONNECTION TO GRAND PASEO



COURTYARDS AND SIDEYARDS





MULTI-TEXTURED PAVING WITH COLOR AND SCORING VARIATION
CONCRETE PAVERS & LARGE CANOPY TREES AT ALL PEDESTRIAN
CROSSINGS



WALKING PATHS



DOG WALKING AMENITIES



DOG WALKING INFORMATION KIOSK



DIRECTIONAL SIGNAGE



WALKING PATHS



BENCHES



BAG AND TRASH STATIONS



WATERING STATIONS

BICYCLE AMENITIES



SHARED PATHWAY SIGNAGE



NORTH-SOUTH MULTI-MODAL PATH



PRIMARY BIKE ROUTE SHARROWS



ROUTE MARKERS & WAY FINDING SIGNAGE



BICYCLE REPAIR VENDING MACHINE & REPAIR STATIONS



TUNE-UP STATIONS



SHORT-TERM/GUEST BIKE PARKING

COMMON OPEN SPACE TREES:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)	BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
Acer palmatum 'Sango Kaku'	Coral Bark Maple	15 gal	18' x 14'	Prunus x yedoensis 'Akebono'	Flowering Cherry	15 gal	22' x 22'
Arbutus x 'Marina'	Arbutus Standard	15 gal	22' x 22'	Pyrus calleryana	Ornamental Pear	15 gal	30' x 15'
Cercidiphyllum japonicum	Katsura Tree	24" box	35' x 25'	Tilia cordata	Littleleaf Linden	15 gal	30' x 15'
Cercis occidentalis	Western Redbud Multi-trunk	15 gal	15' x 15'	Sequoia sempervirens	Coast Redwood	24" box	70' x 25'-30'
Ginkgo biloba	Maldenhalr Tree	24" box	35' x 25'	Zelkova serrata	Sawleaf Zelkova	24" box	42' x 32'
Lagerstroemia spp.	Crape Myrtle	24" box	15'- 25' x 15'-25'	Zelkova serrata 'Musashino'	Columnar Zelkova	15 gal	30' x 15'
Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal	20' x 10'				
Magnolia stellata 'Royal Star'	Royal Star Magnolia	15 gal	10' x 12'				
Pinus canariensis	Canary Island Pine	24" box	50' x 25'				
Pistacia chinensis	Chinese Pistache	24" box	35' x 30'				
Platanus x acerifolia 'Yarwood'	London Plane Tree	24" box	40' x 30'				
Prunus s. 'Amanogawa'	Columnar Flowering Cherry	15 gal	25' x 12'				



Cercidiphyllum japonicum



Pistacia chinensis



Lagerstroemia spp.



Platanus x acerifolia



Prunus x yedoensis

ORCHARD TREES:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
Malus x 'Fuji'	Fuji Apple	15 gal	22' x 20'
Malus x 'Granny Smith'	Granny Smith Apple	15 gal	22' x 22'
Prunus armeniaca 'Moorpark'	Moorpark Apricot	15 gal	20' x 22'
Prunus avium 'Bing'	Bing Cherry	15 gal	20' x 20'
Prunus avium 'Rainier'	Rainier Cherry	15 gal	20' x 20'
Prunus domestica 'French Prune'	European Plum	15 gal	22' x 24'
Prunus dulcis 'All In One'	Almond	15 gal	20' x 18'
Prunus persica 'Red Baron'	Red Baron Peach	15 gal	20' x 22'
Pyrus communis 'Bartlett'	Bartlett Pear	15 gal	20' x 18'



Almond



Apricot



Fuji Apple



Granny Smith Apple



Peach

ACCENT FRUITING TREES:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
Citrus x aurantiifolia 'Bearss Lime'	Bearss Lime	15 gal	7' x 10'
Citrus x limon 'Meyer'	Meyer Lemon	15 gal	6' x 8'
Citrus x paradisi 'Oroblanco'	Oroblanco Grapefruit	15 gal	12' x 15'
Citrus x tangelo 'Minneola'	Honeybell Tangelo	15 gal	12' x 12'
Diospyros kaki 'Fuyu'	Persimmon	15 gal	26' x 28'
Ficus carica 'Mission'	Mission Fig	15 gal	24' x 24'
Ficus carica 'Mission' espallier	Espallier Mission Fig	15 gal	6' x 12'
Punica granatum 'California Sunset'	Pomegranate	15 gal	10' x 10'



Bearss Lime



Meyer Lemon



Persimmon



Tangelo



Pomegranate

FLOWERING ACCENT & FOUNDATION SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)	BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
arctostaphylos manzanita	manzanita	5 gal	8' x 8'	ibatis viburnifolium	evergreen currant	5 gal	4' x 6'
arbutus 'Elfin King'	arbutus	5 gal	5' x 5'	rosa californica	california rose	5 gal	4' x 5'
cerdis occidentalis	western redbud multi-trunk	5 gal	15' x 15'	rhynchospora californica	coffeeberry	5 gal	8' x 8'
coleonema pulchrum	pink breath of heaven	5 gal	5' x 5'	solanum rantonnetii (standard)	paraguay nightshade	5 gal	4' x 3'
dodonaea viscosa 'purpurea'	purple leaved hopsed bush	5 gal	12' x 10'	soilya heterophylla	australian bluebell	5 gal	3' x 4'
grevillea hybrid 'noelle'	grevillea	5 gal	4' x 5'	iboucheia unguicula	princess flower	5 gal	10' x 12'
hebe speciosa	hebe	5 gal	5' x 4'	viburnum linus 'spring bouquet'	spring bouquet laurestinus	5 gal	8' x 4'
juniiperus scopulorum 'skyrocket'	skyrocket juniper	5 gal	15' x 3'	westringia fruticosa	coast rosemary	5 gal	5' x 8'
lavatera assurgentiflora	mallow	5 gal	6' x 6'	westringia fruticosa 'morning light'	morning light coast rosemary	5 gal	3' x 3'
ligustrum texanum	wadleaf privet	5 gal	6' x 4'				
myrica californica	pacific wax myrtle	5 gal	6' x 6'				
pittosporum tenuifolium 'vaiegatum'	tawhihi	5 gal	12' x 10'				
prunus caroliniana 'bright n'ight'	carolina laurel cherry	5 gal	12' x 4'				



Arctostaphylos spp.



Arbutus 'Elfin King'



Magnolia stellata



Cercis Occidentalis



Hebe speciosa



Rhamnus californica



Rosa californica



Lavatera spp.



Grevillea spp.



Westringia var.



Coleonema



Hebe hybs.



Myrica californica



Pittosporum spp.

FOREGROUND SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)	BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
berberis thunbergii 'criticism pygmy'	criticism pygmy barberry	1 gal	1.5' x 2'	loropetalum chinese	green fringe flower	5 gal	4' x 5'
cistus ladanifer	criticism-spot rockrose	5 gal	4' x 4'	mahonia aquifolium 'compacta'	compact oregon grape	1 gal	3' x 4'
cistus x hybridus	white rockrose	5 gal	3' x 6'	mimulus aurantiacus	sticky monkey flower	1 gal	3' x 3'
cistus x purpureus 'dorls hbberson'	orchid rockrose	1 gal	4' x 3'	phormium tenax 'gold sword'	new zealand flax	1 gal	2.5' x 3.5'
correa hybrid 'dusky bells'	australian fuchsia	1 gal	2' x 6'	phormium 'maori queen'	new zealand flax	1 gal	3' x 3'
cotoneaster microphyllus	rockspray cotoneaster	1 gal	2' x 5'	pittosporum tenuifolium 'marjorie channon'	tawhihi	5 gal	8' x 4'
dietes bicolor	fortnight lily	1 gal	2' x 3'	pittosporum tobira 'cream de mint' tm	cream de mint dwarf mock orange	1 gal	2' x 2'
erisimum liriolum 'bowles mauve / apricot'	wallflower	1 gal	3' x 3'	pittosporum tobira 'wheeler's dwarf'	wheeler's dwarf mock orange	1 gal	3' x 3'
fuchsia hybrida 'gardenmaster bonsted'	fuchsia	1 gal	3' x 2'	rosa flexibunda 'iceberg'	iceberg rose (R)	5 gal	3' x 4'
hebe x 'autumn glory'	autumn glory hebe	1 gal	2' x 2'	rosa x flower carpet 'red'	flower carpet rose	2 gal	2' x 4'
hebe 'coed'	hebe	1 gal	3' x 3'	rosa x flower carpet 'white'	rose	2 gal	2' x 4'
hemerocallis hybrid	yellow flowering daylily	1 gal	3' x 3'	rosa x flower carpet 'apple blossom'	rose	2 gal	2' x 4'
hemerocallis hybrid	red flowering daylily	1 gal	3' x 3'	rosmartium officinale 'tuscan blue'	tuscan blue rosemary	1 gal	4' x 2'
heuchera x 'santa ana cardinal'	coral bells	1 gal	1.5' x 1'	tagetes lemmonii	copper canyon daisy	1 gal	3' x 3'
loropetalum chinese 'razzaberi'	razzaberi fringe flower	5 gal	4' x 5'	viburnum liriolum 'compactum'	cranberry bush	1 gal	4' x 4'



Cistus spp.



Hemerocallis hybs.



Dietes



Mimulus



Loropetalum



Pittosporum spp.



Pittosporum spp.



Floral carpet rose



Floral carpet rose



Floral carpet rose



Erysimum hybs.



Erysimum hybs.



Heuchera hybs.



Calistemon "Little John"

GRASSES & GROUND COVER:

BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)	BOTANICAL NAME	COMMON NAME	SIZE (container)	MATURE SIZE (height x width)
arctostaphylos spp.	manzanita	1 gal	1.5' x 5'	mullenbergia rigens	deer grass	1 gal	3' x 2'
baccharis pilularis	dwarf coyote brush	1 gal	2' x 6'	nassella tenuissima	mexican feather grass	1 gal	2' x 3'
carex elata 'bowles golden'	bowles golden sedge	1 gal	2.5' x 1.5'	phormium tenax 'jack spratt'	new zealand flax	1 gal	1.5' x 1.5'
carex pansa	sedge	1 gal	1.5' x 1'	phormium tenax 'tom thumb'	dwarf green flax	1 gal	2.5' x 2.5'
ceanothus spp.	wild lilac	1 gal	2.5' x 6'				
cotoneaster microphyllus	rockspray cotoneaster	1 gal	2' x 5'				
erigeron glaucus 'wayne roderick'	seaside daisy	1 gal	6' x 6'				
festuca ovina glauca 'elijah blue'	blue fescue	1 gal	6' x 12'				
fragaria chiloensis	beach strawberry	1 gal	6' x 24"				
hebe pinguifolia 'Page'	groundcover hebe	1 gal	3' x 3'				
hellanthemum nummularium 'wilsley pink'	wilsley pink rock rose	1 gal	8' x 36"				
juncus effusus 'gold stifle'	gold-stirped rush	1 gal	2.5' x 2.5'				
liriope glauca	glant liriope	1 gal	2' x 1'				
miscanthus sinensis 'purpureoscens'	flame grass	1 gal	3' x 4'				



Nassella tenuissima



Mullenbergia



Erigeron glaucus



Ceanothus spp.



Baccharis



Arctostaphylos spp.



Phormium hybs.



Fragaria



Carex pansa



Festuca idahoensis



Festuca glauca



Phorimum hybs.



Liriope spp.



Hebe pinguifolia 'Page'



See landscape drawings for additional information on trees and planting;
some proposed landscaping may not be shown in this rendering for clarity

NORTH FORTY

LOS GATOS, CA

**Lark District
Perspective Rendering - South A Street
from Lark District toward Transition District**



192-072

03.18.16

Scale: NTS

5.1



See landscape drawings for additional information on trees and planting;
some proposed landscaping may not be shown in this rendering for clarity

Lark District

NORTH FORTY

LOS GATOS, CA

Perspective Rendering - Park



192-072

03.18.16

Scale: NTS

5.2



See landscape drawings for additional information on trees and planting; some proposed landscaping may not be shown in this rendering for clarity

NORTH FORTY

LOS GATOS, CA

**Lark District
Perspective Rendering - Alley 'A'
view from South A Street**



192-072

03.18.16

Scale: NTS

5.3



PLAN 1	
1ST FLOOR:	0 sq.ft.
2ND FLOOR:	719 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,214 sq.ft.
GARAGE:	269 sq.ft.

PLAN 2	
1ST FLOOR:	713 sq.ft.
2ND FLOOR:	703 sq.ft.
TOTAL:	1,416 sq.ft.
GARAGE:	452 sq.ft.
YARD:	301 sq.ft.

PLAN 3	
1ST FLOOR:	886 sq.ft.
2ND FLOOR:	836 sq.ft.
TOTAL:	1,722 sq.ft.
GARAGE:	452 sq.ft.
YARD:	250 sq.ft.

PLAN 4	
1ST FLOOR:	108 sq.ft.
2ND FLOOR:	749 sq.ft.
3RD FLOOR:	585 sq.ft.
TOTAL:	1,442 sq.ft.
GARAGE:	273 sq.ft.

PLAN 5	
1ST FLOOR:	0 sq.ft.
2ND FLOOR:	857 sq.ft.
3RD FLOOR:	561 sq.ft.
TOTAL:	1,418 sq.ft.
GARAGE:	268 sq.ft.

PLAN 6	
1ST FLOOR:	853 sq.ft.
2ND FLOOR:	597 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,945 sq.ft.
GARAGE:	462 sq.ft.
YARD:	518 sq.ft.

PLAN 7	
1ST FLOOR:	908 sq.ft.
2ND FLOOR:	589 sq.ft.
3RD FLOOR:	501 sq.ft.
TOTAL:	1,998 sq.ft.
GARAGE:	459 sq.ft.
YARD:	338 sq.ft.

SITE TOTAL UNIT COUNT	
PLAN 1 :	10 UNITS
PLAN 2 :	10 UNITS
PLAN 3 :	8 UNITS
PLAN 4 :	10 UNITS
PLAN 5 :	10 UNITS
PLAN 6 :	10 UNITS
PLAN 7 :	10 UNITS

AVERAGE BEDROOM COUNT FOR GARDEN CLUSTER = 1.75
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93
 * REFER TO SETBACK DIAGRAMS ON SHEET 5.ST.10

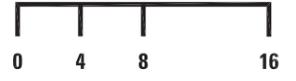
**Lark District
 Clusters 1 & 2- Garden Cluster - 7-Plex A - 1st Floor Illustrative
 see Landscape Plans for more information**

NORTH FORTY | **LOS GATOS, CA**



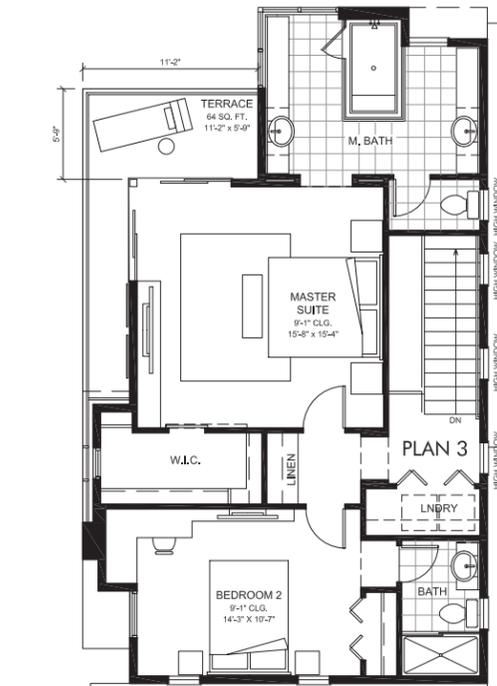
192-072

03.18.16

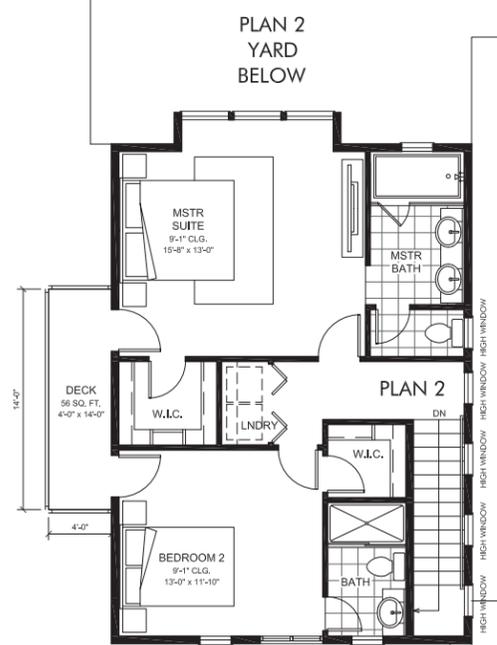


Scale: 3/16" = 1'-0"
5.GC.1

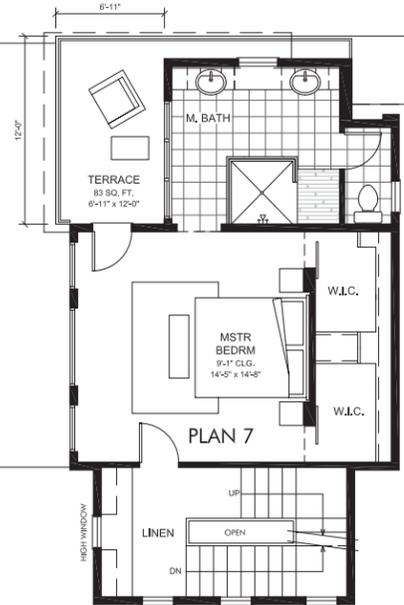
PLAN 3



PLAN 2



PLAN 7

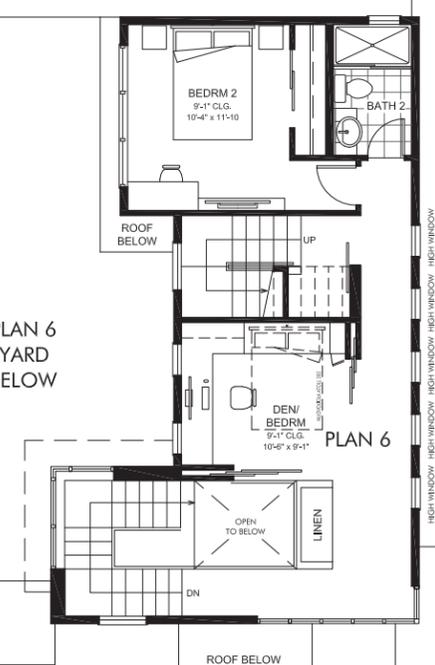


PLAN 7
YARD BELOW

PLAN 3
YARD BELOW

PLAN 6
YARD BELOW

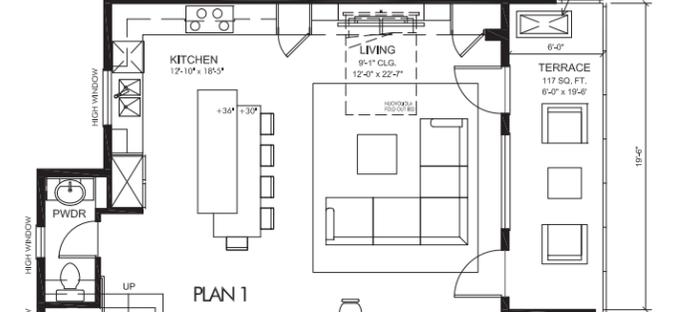
PLAN 6



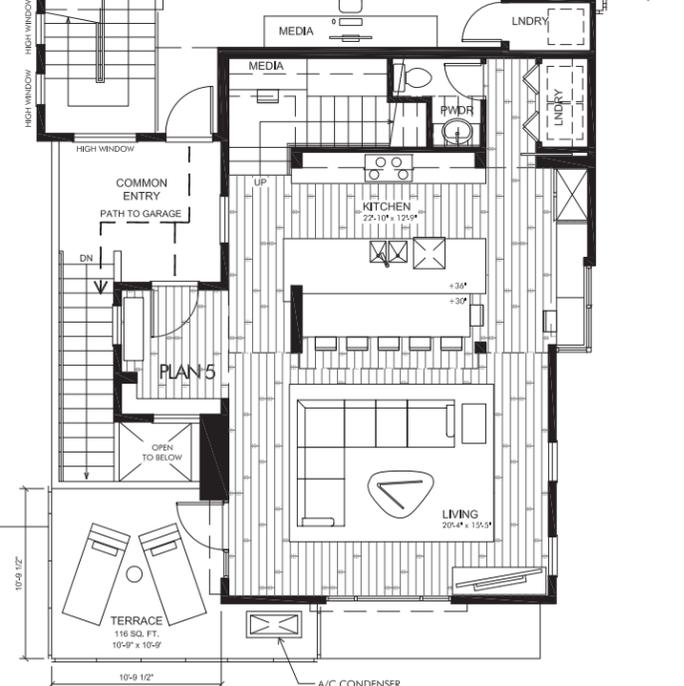
PLAN 4



PLAN 1



PLAN 5



Lark District

NORTH FORTY

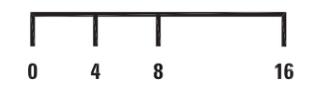
LOS GATOS, CA

Clusters 1 & 2 - Garden Cluster - 7-Plex A - 2nd Floor



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.2



PLAN 4

PLAN 1

PLAN 5

PLAN 7

PLAN 6

Lark District

NORTH FORTY

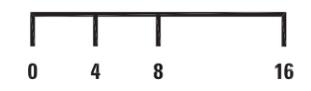
LOS GATOS, CA

Clusters 1 & 2 - Garden Cluster - 7-Plex A -3rd Floor



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.3



PLAN 1

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	719 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,214 sq.ft.
GARAGE:	269 sq.ft.

PLAN 2

1ST FLOOR:	713 sq.ft.
2ND FLOOR:	703 sq.ft.
TOTAL:	1,416 sq.ft.
GARAGE:	452 sq.ft.
YARD:	527 sq.ft.

PLAN 2X

1ST FLOOR:	485 sq.ft.
2ND FLOOR:	433 sq.ft.
TOTAL:	918 sq.ft.
GARAGE:	452 sq.ft.
YARD:	250 sq.ft.

PLAN 4

1ST FLOOR:	108 sq.ft.
2ND FLOOR:	749 sq.ft.
3RD FLOOR:	585 sq.ft.
TOTAL:	1,442 sq.ft.
GARAGE:	273 sq.ft.

PLAN 5

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	857 sq.ft.
3RD FLOOR:	561 sq.ft.
TOTAL:	1,418 sq.ft.
GARAGE:	268 sq.ft.

PLAN 6

1ST FLOOR:	853 sq.ft.
2ND FLOOR:	597 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,945 sq.ft.
GARAGE:	462 sq.ft.
YARD:	518 sq.ft.

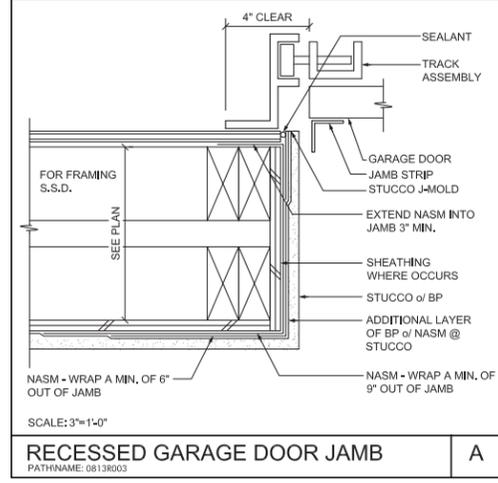
PLAN 7

1ST FLOOR:	908 sq.ft.
2ND FLOOR:	589 sq.ft.
3RD FLOOR:	501 sq.ft.
TOTAL:	1,998 sq.ft.
GARAGE:	459 sq.ft.
YARD:	338 sq.ft.

SITE TOTAL UNIT COUNT

PLAN 1 :	10 UNITS
PLAN 2 :	10 UNITS
PLAN 2X:	11 UNITS
PLAN 4 :	10 UNITS
PLAN 5 :	10 UNITS
PLAN 6 :	10 UNITS
PLAN 7 :	10 UNITS

** AVERAGE BEDROOM COUNT FOR GARDEN CLUSTER = 1.75
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93
 * REFER TO SETBACK DIAGRAMS ON SHEET 5.ST.10



RECESSED GARAGE DOOR JAMB A
 PATHNAME: 0813R003

NORTH FORTY

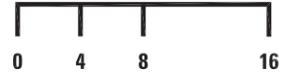
LOS GATOS, CA

Lark District Cluster 3 - Garden Cluster - 7-Plex B- 1st Floor
 see Landscape Plans for more information



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.4



PLAN 2

PLAN 7

PLAN 4

PLAN 2
YARD
BELOW

PLAN 7
YARD
BELOW

PLAN 1

PLAN 2X

PLAN 2X
YARD
BELOW

PLAN 6
YARD
BELOW

PLAN 5

PLAN 6

Lark District

NORTH FORTY

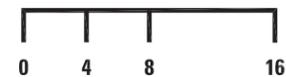
LOS GATOS, CA

Cluster 3 - Garden Cluster - 7-Plex B - 2nd Floor



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.5



Lark District

NORTH FORTY

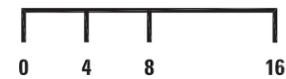
LOS GATOS, CA

Cluster 3 - Garden Cluster - 7-Plex B -3rd Floor

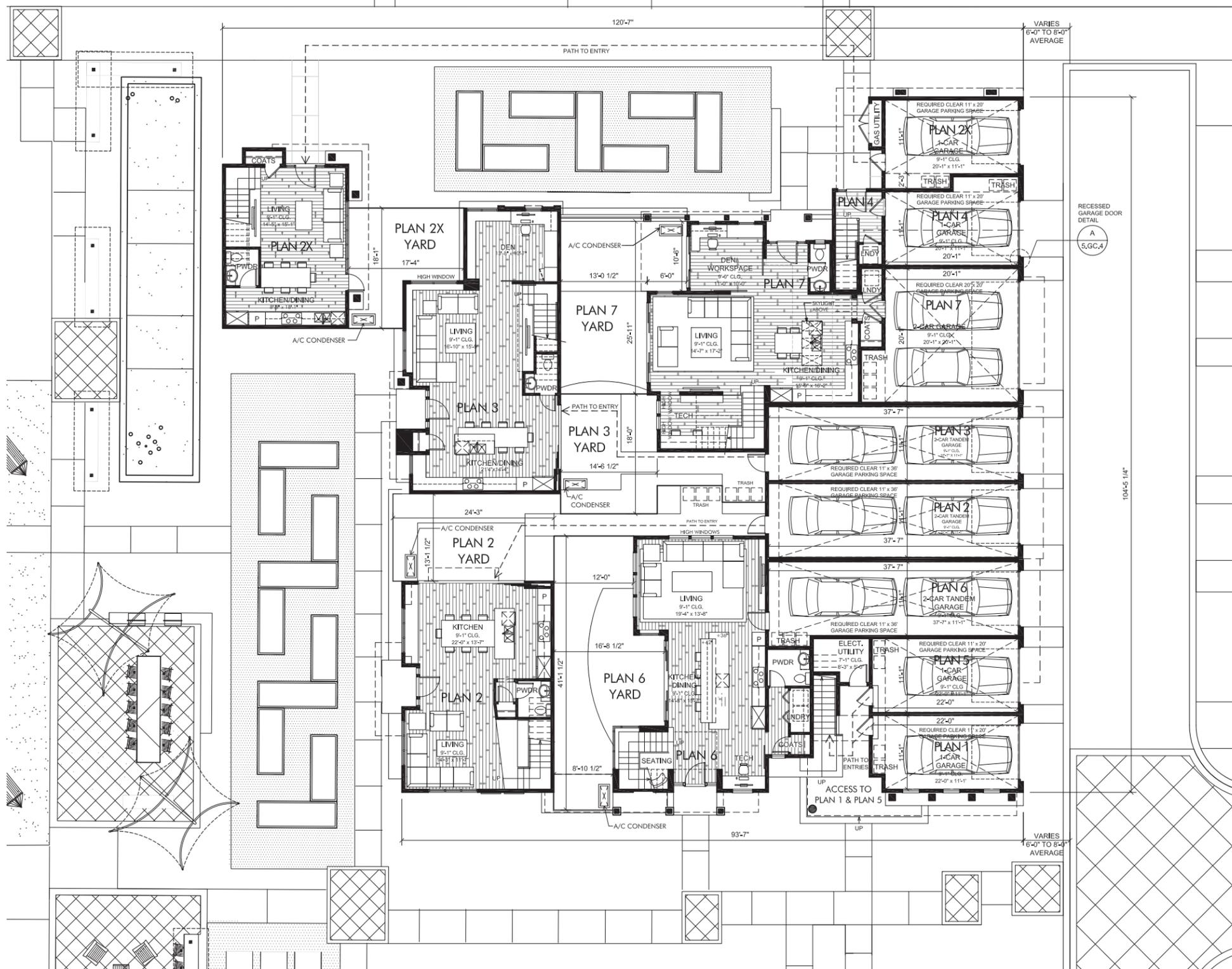


192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.6



PLAN 1

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	719 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,214 sq.ft.
GARAGE:	269 sq.ft.

PLAN 2

1ST FLOOR:	713 sq.ft.
2ND FLOOR:	703 sq.ft.
TOTAL:	1,416 sq.ft.
GARAGE:	452 sq.ft.
YARD:	301 sq.ft.

PLAN 2X

1ST FLOOR:	485 sq.ft.
2ND FLOOR:	433 sq.ft.
TOTAL:	918 sq.ft.
GARAGE:	281 sq.ft.
YARD:	240 sq.ft.

PLAN 3

1ST FLOOR:	886 sq.ft.
2ND FLOOR:	836 sq.ft.
TOTAL:	1,722 sq.ft.
GARAGE:	452 sq.ft.
YARD:	250 sq.ft.

PLAN 4

1ST FLOOR:	108 sq.ft.
2ND FLOOR:	749 sq.ft.
3RD FLOOR:	585 sq.ft.
TOTAL:	1,442 sq.ft.
GARAGE:	273 sq.ft.

PLAN 5

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	857 sq.ft.
3RD FLOOR:	561 sq.ft.
TOTAL:	1,418 sq.ft.
GARAGE:	268 sq.ft.

PLAN 6

1ST FLOOR:	853 sq.ft.
2ND FLOOR:	597 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,945 sq.ft.
GARAGE:	462 sq.ft.
YARD:	518 sq.ft.

PLAN 7

1ST FLOOR:	908 sq.ft.
2ND FLOOR:	589 sq.ft.
3RD FLOOR:	501 sq.ft.
TOTAL:	1,998 sq.ft.
GARAGE:	459 sq.ft.
YARD:	338 sq.ft.

**SITE TOTAL
UNIT COUNT**

- PLAN 1 : 10 UNITS
- PLAN 2 : 10 UNITS
- PLAN 2X: 11 UNITS
- PLAN 3 : 8 UNITS
- PLAN 4 : 10 UNITS
- PLAN 5 : 10 UNITS
- PLAN 6 : 10 UNITS
- PLAN 7 : 10 UNITS

** AVERAGE BEDROOM COUNT FOR GARDEN CLUSTER = 1.75
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93
 * REFER TO SETBACK DIAGRAMS ON SHEET 5.ST.10

**Lark District
 Clusters 4 & 5 - Garden Cluster - 8-Plex A - 1st Floor
 see Landscape Plans for more information**

NORTH FORTY

LOS GATOS, CA



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Scale: 1/8" = 1'-0"
5.GC.7

PLAN 2X

PLAN 7



PLAN 4

PLAN 1

PLAN 5

PLAN 6

Lark District

NORTH FORTY

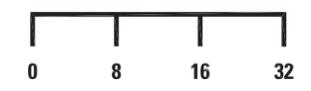
LOS GATOS, CA

Clusters 4 & 5 - Garden Cluster - 8-Plex A - 2nd Floor



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Scale: 1/8" = 1'-0"
5.GC.8



Lark District

NORTH FORTY

LOS GATOS, CA

Clusters 4 & 5 - Garden Cluster - 8-Plex A - 3rd Floor



192-072

03.18.16



Scale: 1/8" = 1'-0"
5.GC.9



PLAN 1

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	719 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,214 sq.ft.
GARAGE:	269 sq.ft.

PLAN 2

1ST FLOOR:	713 sq.ft.
2ND FLOOR:	703 sq.ft.
TOTAL:	1,416 sq.ft.
GARAGE:	452 sq.ft.
YARD:	301 sq.ft.

PLAN 2X

1ST FLOOR:	485 sq.ft.
2ND FLOOR:	433 sq.ft.
TOTAL:	918 sq.ft.
GARAGE:	281 sq.ft.
YARD:	240 sq.ft.

PLAN 2Xm

1ST FLOOR:	460 sq.ft.
2ND FLOOR:	408 sq.ft.
TOTAL:	868 sq.ft.
GARAGE:	281 sq.ft.
YARD:	240 sq.ft.

PLAN 4

1ST FLOOR:	108 sq.ft.
2ND FLOOR:	749 sq.ft.
3RD FLOOR:	585 sq.ft.
TOTAL:	1,442 sq.ft.
GARAGE:	273 sq.ft.

PLAN 5

1ST FLOOR:	0 sq.ft.
2ND FLOOR:	857 sq.ft.
3RD FLOOR:	561 sq.ft.
TOTAL:	1,418 sq.ft.
GARAGE:	268 sq.ft.

PLAN 6

1ST FLOOR:	853 sq.ft.
2ND FLOOR:	597 sq.ft.
3RD FLOOR:	495 sq.ft.
TOTAL:	1,945 sq.ft.
GARAGE:	462 sq.ft.
YARD:	518 sq.ft.

PLAN 7

1ST FLOOR:	908 sq.ft.
2ND FLOOR:	589 sq.ft.
3RD FLOOR:	501 sq.ft.
TOTAL:	1,998 sq.ft.
GARAGE:	459 sq.ft.
YARD:	338 sq.ft.

**SITE TOTAL
UNIT COUNT**

- PLAN 1 : 10 UNITS
- PLAN 2 : 10 UNITS
- PLAN 2X: 11 UNITS
- PLAN 4 : 10 UNITS
- PLAN 5 : 10 UNITS
- PLAN 6 : 10 UNITS
- PLAN 7 : 10 UNITS

* REFER TO SETBACK DIAGRAMS ON SHEET 5.ST.10
 ** AVERAGE BEDROOM COUNT FOR GARDEN CLUSTER = 1.75
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93

NORTH FORTY

LOS GATOS, CA

**Lark District
Cluster 6 -Garden Cluster - 8-Plex B - 1st Floor
see Landscape Plans for more information**

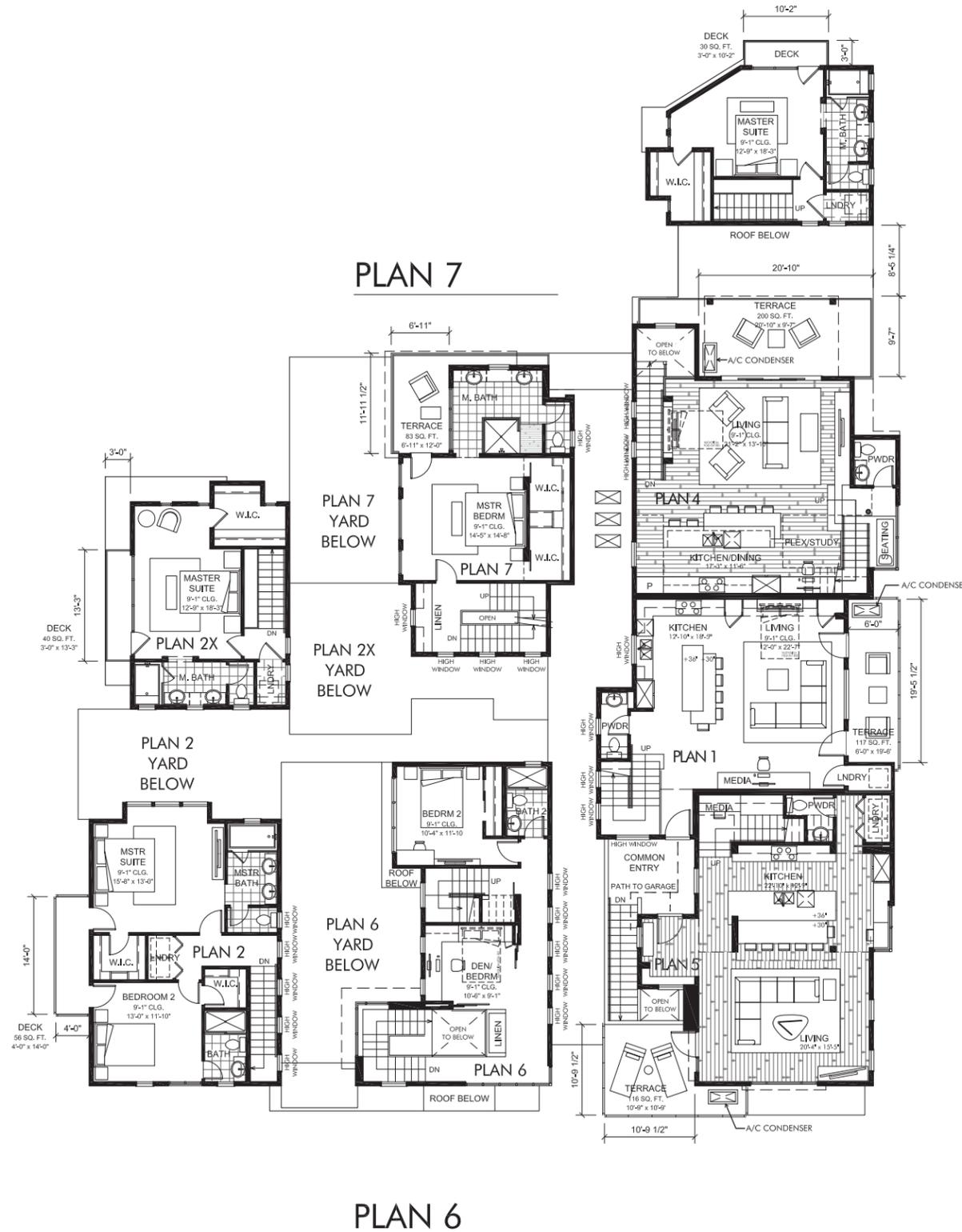


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03.18.16



Scale: 1/8" = 1'-0"
5.GC.10



PLAN 2X

PLAN 2

PLAN 7

PLAN 6

PLAN 2Xm

PLAN 4

PLAN 1

PLAN 5



Lark District

NORTH FORTY

LOS GATOS, CA

Cluster 6 - Garden Cluster - 8-Plex B -3rd Floor

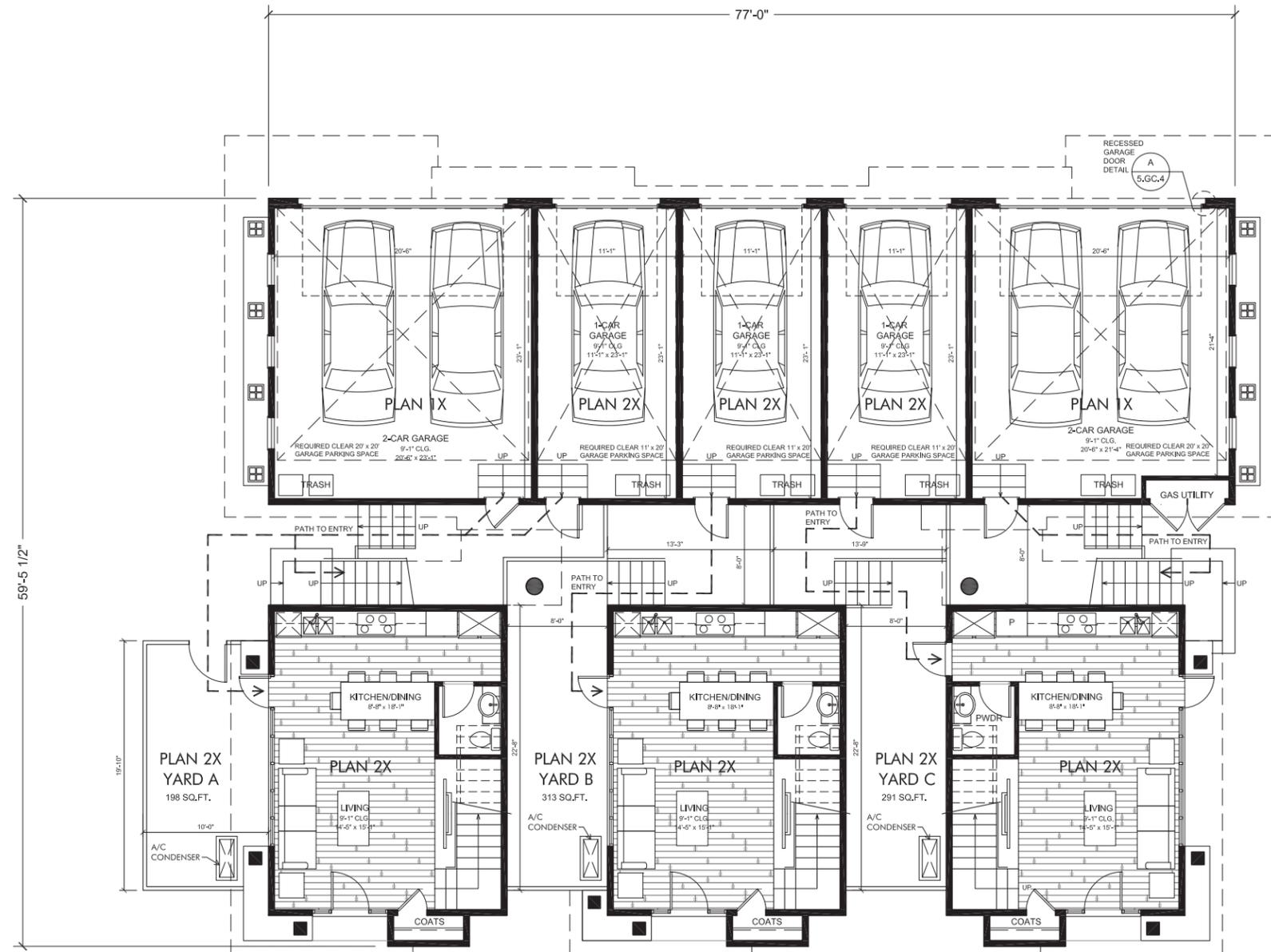


192-072

03.18.16



Scale: 1/8" = 1'-0"
5.GC.12



PLAN 1X

1ST FLOOR: 0 sq.ft.
 2ND FLOOR: 1,001 sq.ft.
 3RD FLOOR: 686 sq.ft.
 TOTAL: 1,687 sq.ft.
 GARAGE: 516 sq.ft.

PLAN 2X

1ST FLOOR: 485 sq.ft.
 2ND FLOOR: 433 sq.ft.
 TOTAL: 918 sq.ft.
 GARAGE: 281 sq.ft.

SITE TOTAL UNIT COUNT

PLAN 1X : 4 UNITS
 PLAN 2X : 11 UNITS

** AVERAGE BEDROOM COUNT FOR GARDEN CLUSTER = 1.75
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93

Lark District

NORTH FORTY

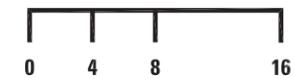
LOS GATOS, CA

Cluster 7 - Garden Cluster - 5-Plex - 1st Floor

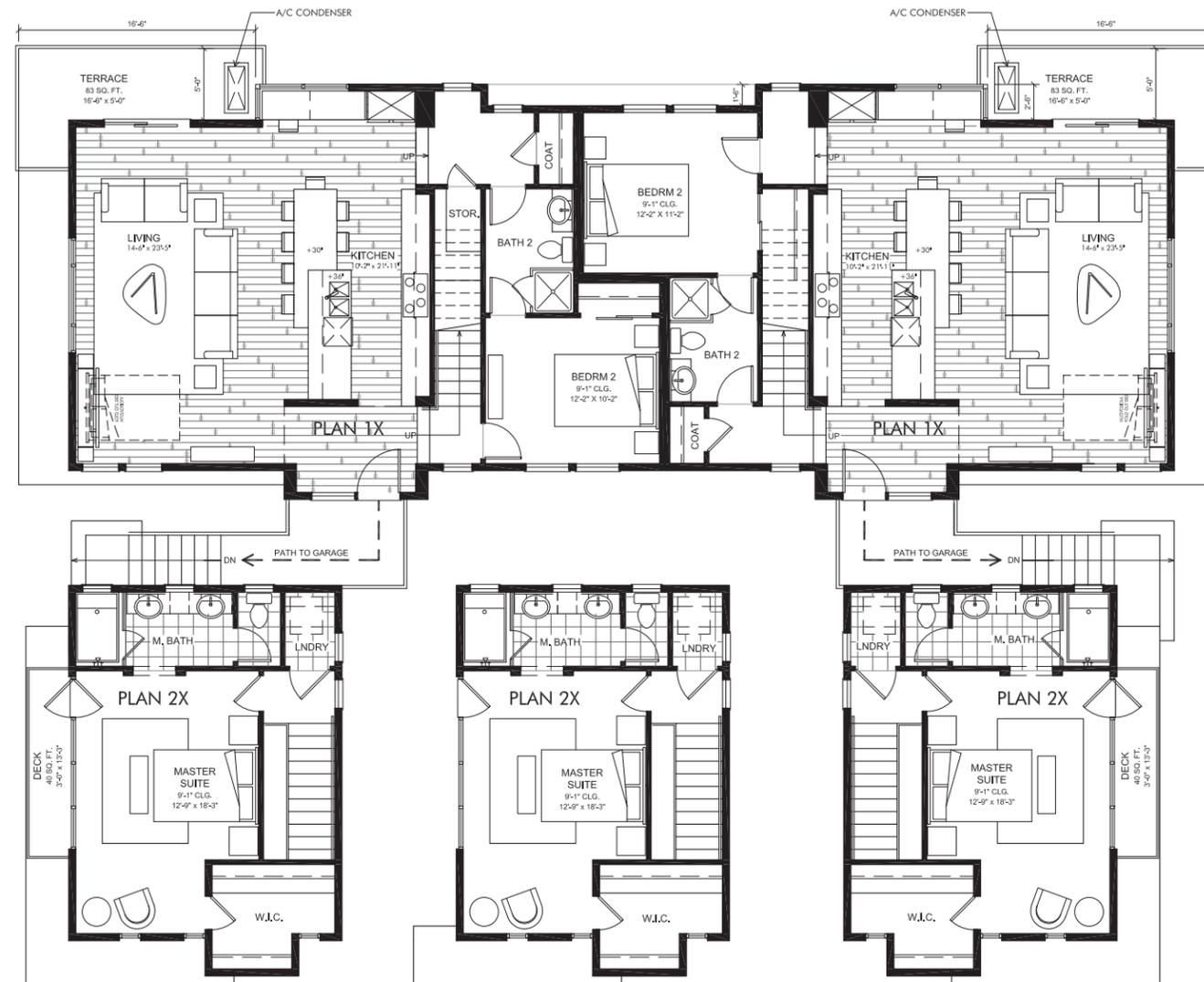


192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.13



Lark District

NORTH FORTY

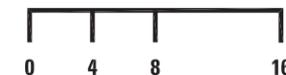
LOS GATOS, CA

Cluster 7 - Garden Cluster - 5-Plex - 2nd Floor

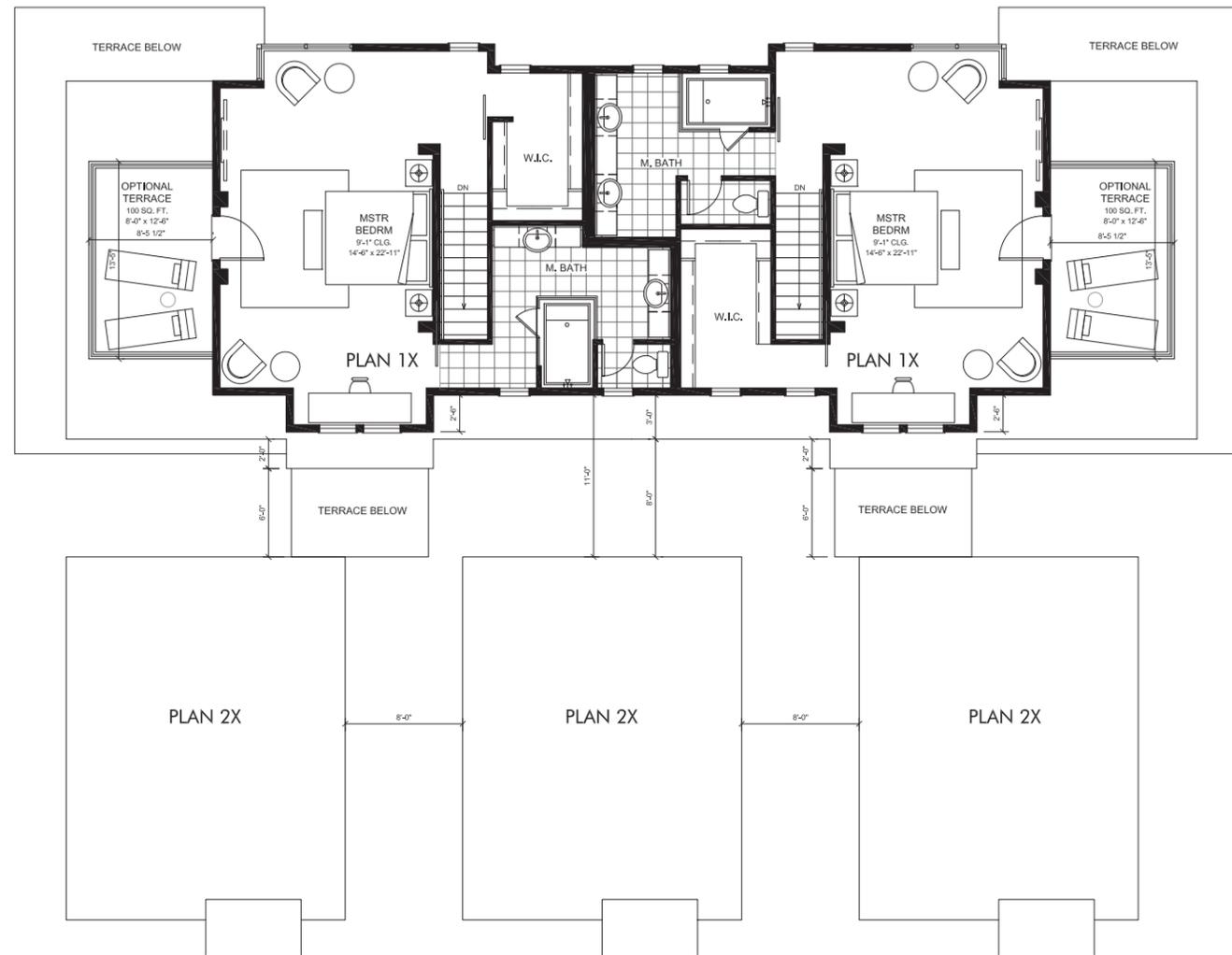


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03.18.16



Scale: 3/16" = 1'-0"
5.GC.14



Lark District

NORTH FORTY

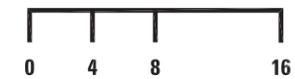
LOS GATOS, CA

Cluster 7 - Garden Cluster - 5-Plex - 3rd Floor



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Scale: 3/16" = 1'-0"
5.GC.15



See landscape drawings for additional information on trees and planting;
some proposed landscaping may not be shown in this rendering for clarity

NORTH FORTY

LOS GATOS, CA

**Lark District
Perspective Rendering - Garden Cluster - 7-Plex A
Cluster 1**



192-072

03.18.16

5.GC.16



See landscape drawings for additional information on trees and planting;
some proposed landscaping may not be shown in this rendering for clarity

NORTH FORTY

LOS GATOS, CA

**Lark District
Perspective Rendering - Garden Cluster - 7-Plex A
Cluster 2**



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03.18.16

5.GC.17



See landscape drawings for additional information on trees and planting;
some proposed landscaping may not be shown in this rendering for clarity

NORTH FORTY

LOS GATOS, CA

**Lark District
Perspective Rendering - Garden Cluster - 5-Plex
Cluster 7**



192-072

03.18.16

5.GC.18



RIGHT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



FRONT ELEVATION

GARDEN CLUSTER 1 7-PLEX	COLOR SCHEMES				
	1	2	3	5	9
PLAN 1				•	
PLAN 2		•			
PLAN 3			•		
PLAN 4				•	
PLAN 5				•	
PLAN 6	•				
PLAN 7					•

NORTH FORTY

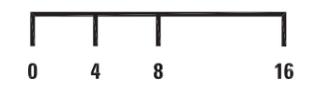
LOS GATOS, CA

**Lark District
Cluster 1 - Garden Cluster - 7-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.19



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



GARDEN CLUSTER 1 7-PLEX	COLOR SCHEMES				
	1	2	3	5	9
PLAN 1				•	
PLAN 2		•			
PLAN 3			•		
PLAN 4				•	
PLAN 5				•	
PLAN 6	•				
PLAN 7					•

NORTH FORTY

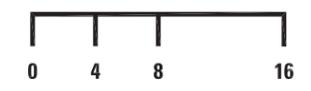
LOS GATOS, CA

**Lark District
Cluster 1 - Garden Cluster - 7-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.20



RIGHT SIDE ELEVATION



FRONT ELEVATION

GARDEN CLUSTER 2 7-PLEX	COLOR SCHEMES				
	1	4	5	6	10
PLAN 1		•			
PLAN 2	•				
PLAN 3			•		
PLAN 4		•			
PLAN 5		•			
PLAN 6				•	
PLAN 7					•

NORTH FORTY | LOS GATOS, CA

Lark District
Cluster 2 - Garden Cluster - 7-Plex A
Illustrative Elevation



LEFT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



REAR ELEVATION

GARDEN CLUSTER 2 7-PLEX	COLOR SCHEMES				
	1	4	5	6	10
PLAN 1		•			
PLAN 2	•				
PLAN 3			•		
PLAN 4		•			
PLAN 5		•			
PLAN 6				•	
PLAN 7					•

NORTH FORTY

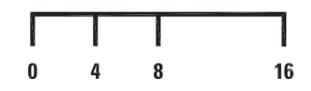
LOS GATOS, CA

**Lark District
Cluster 2 - Garden Cluster - 7-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.22



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)

RIGHT SIDE ELEVATION



GARDEN CLUSTER 3 7-PLEX	COLOR SCHEMES				
	1	4	5	6	10
PLAN 1		•			
PLAN 2	•				
PLAN 2X			•		
PLAN 4		•			
PLAN 5		•			
PLAN 6				•	
PLAN 7					•

FRONT ELEVATION

NORTH FORTY

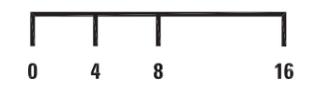
LOS GATOS, CA

**Lark District
Cluster 3 - Garden Cluster - 7-Plex B
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.23

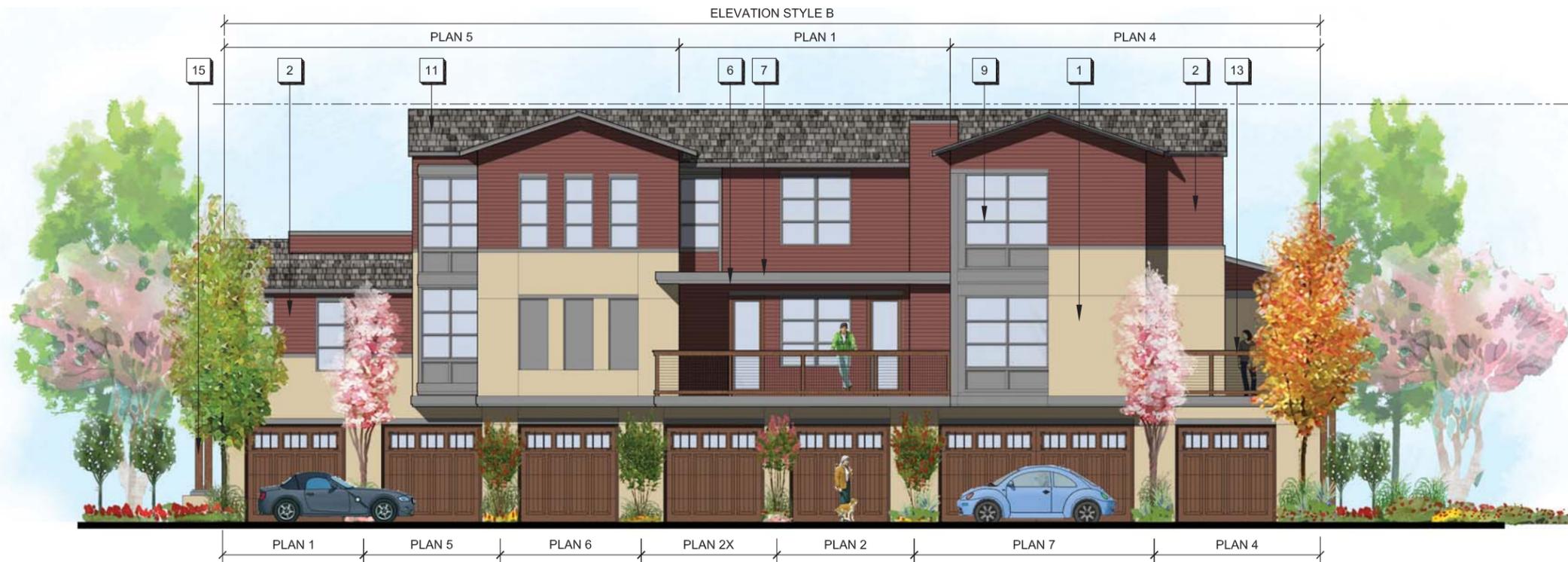


LEFT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



REAR ELEVATION

GARDEN CLUSTER 3 7-PLEX	COLOR SCHEMES				
	1	4	5	6	10
PLAN 1		●			
PLAN 2	●				
PLAN 2X			●		
PLAN 4		●			
PLAN 5		●			
PLAN 6				●	
PLAN 7					●

NORTH FORTY

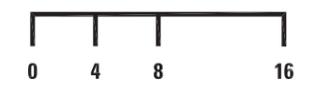
LOS GATOS, CA

**Lark District
Cluster 3 - Garden Cluster - 7-Plex B
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.24



LEFT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



FRONT ELEVATION

GARDEN CLUSTER 4 8-PLEX	COLOR SCHEMES				
	1	5	9	15	16
PLAN 1		•			
PLAN 2					•
PLAN 2X	•				
PLAN 3				•	
PLAN 4		•			
PLAN 5		•			
PLAN 6	•				
PLAN 7			•		

NORTH FORTY

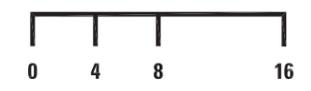
LOS GATOS, CA

**Lark District
Cluster 4 - Garden Cluster - 8-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.25



NORTH FORTY

LOS GATOS, CA

Lark District
Cluster 4 - Garden Cluster - 8-Plex A
Illustrative Elevation



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



GARDEN CLUSTER 5 8-PLEX	COLOR SCHEMES					
	1	4	6	7	9	10
PLAN 1		•				
PLAN 2					•	
PLAN 2X	•					
PLAN 3				•		
PLAN 4		•				
PLAN 5		•				
PLAN 6			•			
PLAN 7						•

NORTH FORTY

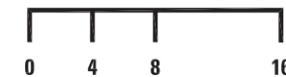
LOS GATOS, CA

**Lark District
Cluster 5 - Garden Cluster -8-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.27



LEFT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



REAR ELEVATION

GARDEN CLUSTER 5 8-PLEX	COLOR SCHEMES					
	1	4	6	7	9	10
PLAN 1		•				
PLAN 2					•	
PLAN 2X	•					
PLAN 3				•		
PLAN 4		•				
PLAN 5		•				
PLAN 6			•			
PLAN 7						•

NORTH FORTY

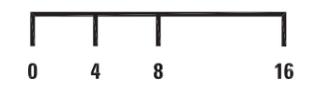
LOS GATOS, CA

**Lark District
Cluster 5 - Garden Cluster - 8-Plex A
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.28



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)

RIGHT SIDE ELEVATION



GARDEN CLUSTER 6 8-PLEX	COLOR SCHEMES				
	1	5	6	7	10
PLAN 1				•	
PLAN 2	•				
PLAN 2x	•	•			
PLAN 4				•	
PLAN 5				•	
PLAN 6			•		
PLAN 7					•

FRONT ELEVATION

NORTH FORTY

LOS GATOS, CA

**Lark District
Cluster 6 - Garden Cluster -8-Plex B
Illustrative Elevation**



LEFT SIDE ELEVATION

MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



REAR ELEVATION

GARDEN CLUSTER 6 8-PLEX	COLOR SCHEMES				
	1	5	6	7	10
PLAN 1				•	
PLAN 2	•				
PLAN 2X	•	•			
PLAN 4				•	
PLAN 5				•	
PLAN 6			•		
PLAN 7					•

NORTH FORTY

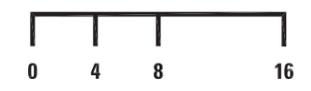
LOS GATOS, CA

**Lark District
Cluster 6 - Garden Cluster - 8-Plex B
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.30



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



GARDEN CLUSTER 7 5-PLEX	COLOR SCHEMES			
	1	3	5	7
PLAN 1X				●
PLAN 2X	●	●	●	

NORTH FORTY

LOS GATOS, CA

**Lark District
Cluster 7 - Garden Cluster - 5-Plex
Illustrative Elevation**



MATERIAL LEGEND #

- 1. PLASTER
- 2. LAP SIDING
- 3. WOOD SLAT RAILING
- 4. 8X8 WOOD POST w/ PLASTER BASE
- 5. WOOD SLAT SHUTTERS
- 6. WOOD SOFFIT
- 7. WOOD TRIM
- 8. WOOD TRELLIS
- 9. VINYL WINDOW w/ COLOR FRAME
- 10. CORRUGATED METAL SIDING
- 11. COMPOSITION SHINGLE ROOF
- 12. WOOD SLAT RAILING w/ METAL FRAME
- 13. WOOD FRAMED GUARDRAIL w/ TUBE STEEL INLAY
- 14. METAL GUARDRAIL
- 15. WOOD PILASTER
- 16. STANDING SEAM METAL ROOF
- 17. SMOOTH PANEL SIDING

NOTE: ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER)



GARDEN CLUSTER 7 5-PLEX	COLOR SCHEMES			
	1	3	5	7
PLAN 1X				●
PLAN 2X	●	●	●	

NORTH FORTY

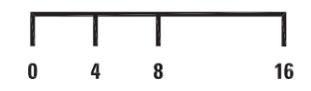
LOS GATOS, CA

**Lark District
Cluster 7 - Garden Cluster - 5-Plex
Illustrative Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.32



GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- LARGEST GRADING CUT FOR THIS BUILDING TYPE OCCURS AT BUILDING 12.
- LARGEST GRADING FILL FOR THIS BUILDING TYPE OCCURS AT BUILDING 27.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.



NORTH FORTY

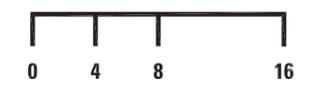
LOS GATOS, CA

**Lark District
Cluster 1 - Garden Cluster - 7-Plex A
Technical Elevation**



192-072

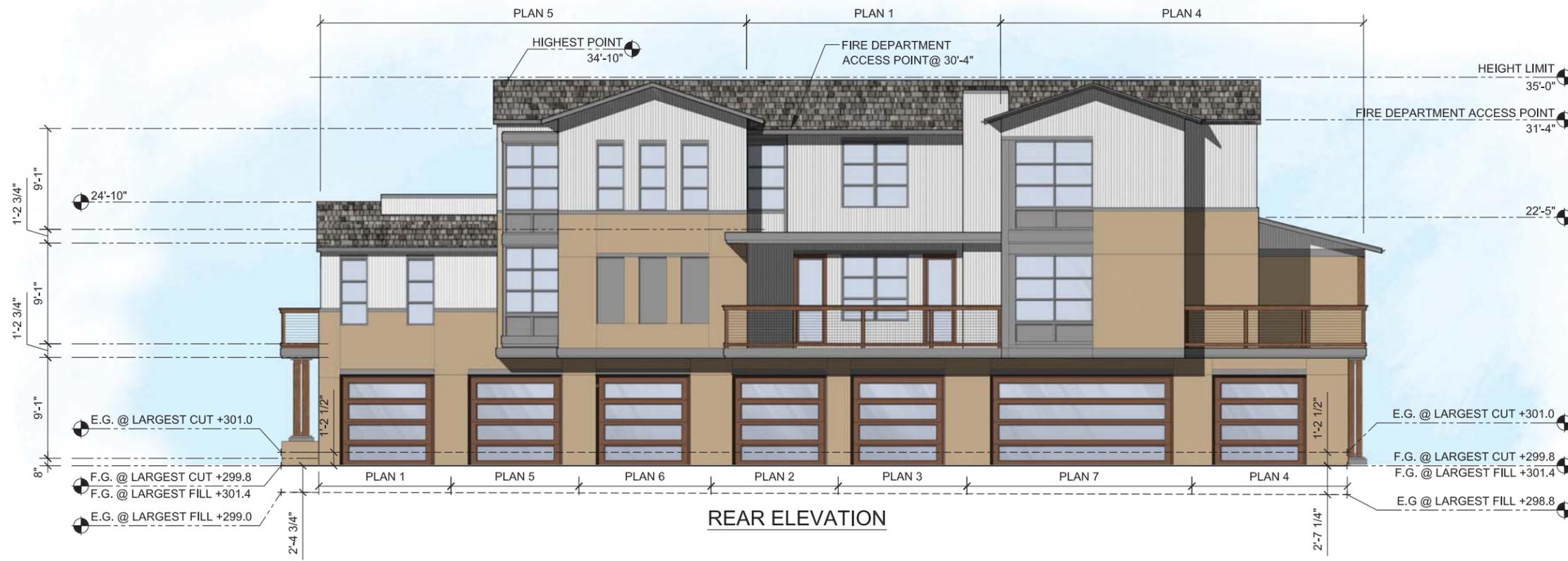
03.18.16



Scale: 3/16" = 1'-0"
5.GC.19a



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- LARGEST GRADING CUT FOR THIS BUILDING TYPE OCCURS AT BUILDING 12.
- LARGEST GRADING FILL FOR THIS BUILDING TYPE OCCURS AT BUILDING 27.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.

NORTH FORTY

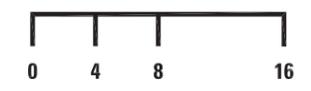
LOS GATOS, CA

Lark District
Cluster 1 - Garden Cluster - 7-Plex A
Technical Elevation



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.20a

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".

2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

NOTE:
SEE CLUSTER 1 FOR LARGEST CUT & FILL INFORMATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

Lark District
Cluster 2 - Garden Cluster - 7-Plex A
Technical Elevation

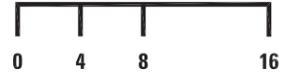
NORTH FORTY

LOS GATOS, CA



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.21a



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

NOTE:
SEE CLUSTER 1 FOR LARGEST CUT & FILL INFORMATION

NORTH FORTY

LOS GATOS, CA

**Lark District
Cluster 2 - Garden Cluster - 7-Plex A
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.22a



RIGHT SIDE ELEVATION



FRONT ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NORTH FORTY

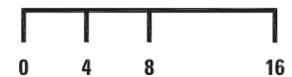
LOS GATOS, CA

Lark District
Cluster 3 - Garden Cluster - 7-Plex B
Technical Elevation



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.23a



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NORTH FORTY

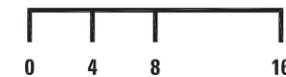
LOS GATOS, CA

**Lark District
Cluster 3 - Garden Cluster - 7-Plex B
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.24a



GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- GC-8 PLEX A (CLUSTER 4 & 5) ONLY OCCURS AT EXISTING GRADE FILL. THERE ARE NO EXISTING GRADE CUT AT THIS CLUSTER TYPE.
- LARGEST GRADING FILL FOR THIS BUILDING TYPE OCCURS AT BUILDING 9.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.



NORTH FORTY

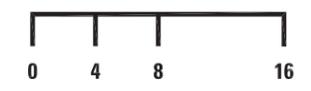
LOS GATOS, CA

**Lark District
Cluster 4 - Garden Cluster - 8-Plex A
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.25a



GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".

2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- GC-8 PLEX A (CLUSTER 4 & 5) ONLY OCCURS AT EXISTING GRADE FILL. THERE ARE NO EXISTING GRADE CUT AT THIS CLUSTER TYPE.
- LARGEST GRADING FILL FOR THIS BUILDING TYPE OCCURS AT BUILDING 9.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.



NORTH FORTY

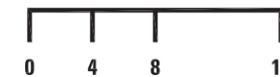
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**Lark District
Cluster 4 - Garden Cluster - 8-Plex A
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.26a



RIGHT SIDE ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

NOTE:
SEE CLUSTER 4 FOR LARGEST CUT & FILL INFORMATION



FRONT ELEVATION

**Lark District
Cluster 5 - Garden Cluster - 8-Plex A
Technical Elevation**

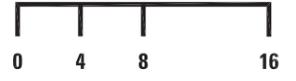
NORTH FORTY

LOS GATOS, CA



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03.18.16



Scale: 3/16" = 1'-0"
5.GC.27a



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

NOTE:
SEE CLUSTER 4 FOR LARGEST CUT & FILL INFORMATION

NORTH FORTY

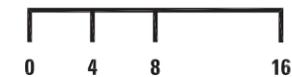
LOS GATOS, CA

**Lark District
Cluster 5 - Garden Cluster - 8-Plex A
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.28a



GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE



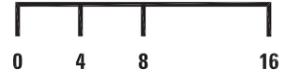
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**Lark District
Cluster 6 - Garden Cluster - 8-Plex B
Technical Elevation**



192-072

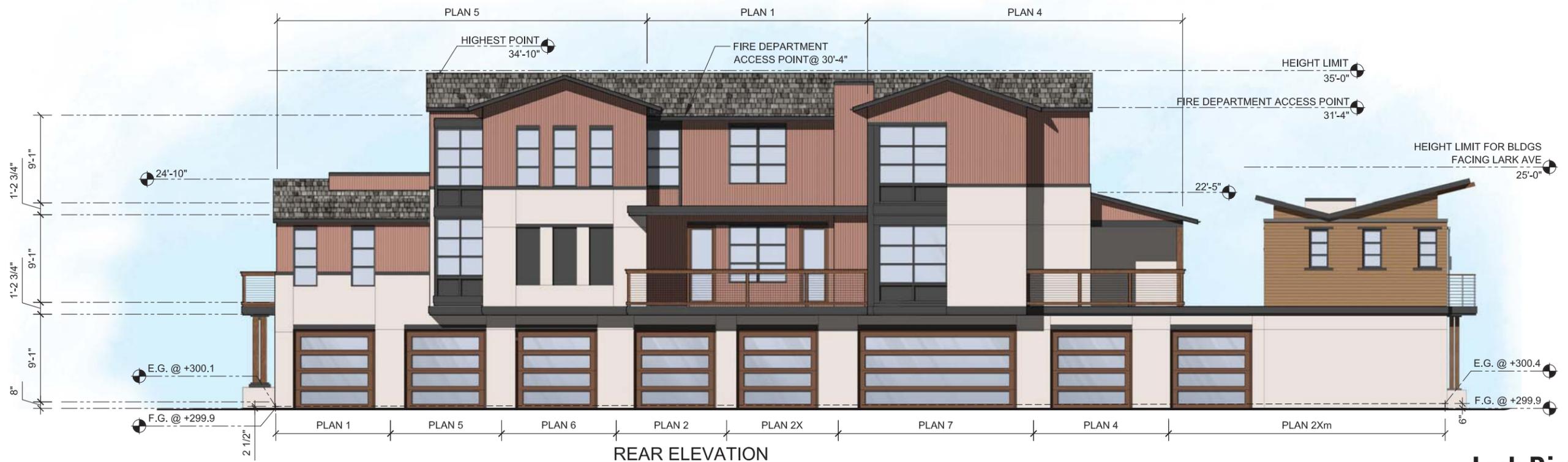
03.18.16



Scale: 3/16" = 1'-0"
5.GC.29a



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NORTH FORTY

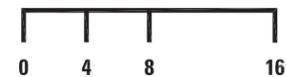
LOS GATOS, CA

**Lark District
Cluster 6 - Garden Cluster - 8-Plex B
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.30a



GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".
2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.
3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- GC-5-PLEX ONLY OCCURS AT EXISTING GRADE CUT. THERE ARE NO EXISTING GRADE FILL AT THIS CLUSTER TYPE.
- LARGEST GRADING CUT FOR GC-5 PLEX BUILDING TYPE OCCURS AT BUILDING 24.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.

NORTH FORTY

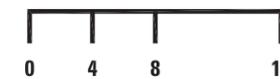
LOS GATOS, CA

**Lark District
Cluster 7 - Garden Cluster - 5-Plex
Technical Elevation**



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.31a

GENERAL NOTE

1. ALL ELEVATION HEIGHTS ARE MEASURED FROM FINISH GRADE OF THE BUILDING (EVEN IF THE EXISTING GRADE IS LOWER). HEIGHT LIMITS ARE RELATIVE TO BUILDING FINISH GRADE AT 0'-0".

2. HEIGHT INFORMATION IS TYPICAL FOR THIS PARTICULAR BUILDING TYPE.

3. INFORMATION SHOWN REPRESENTS THE LARGEST CUT AND/OR FILL SCENARIO FOR THIS PARTICULAR BUILDING TYPE IN LARK DISTRICT & TRANSITION DISTRICT AREA D. CUT & FILL DATUM ARE MEASURED RELATIVE TO SEA LEVEL PER CIVIL DRAWINGS.

F.G. = FINISH GRADE
E.G. = EXISTING GRADE

NOTE:

- GC-5-PLEX ONLY OCCURS AT EXISTING GRADE CUT. THERE ARE NO EXISTING GRADE FILL AT THIS CLUSTER TYPE.
- LARGEST GRADING CUT FOR GC-5 PLEX BUILDING TYPE OCCURS AT BUILDING 24.
- SEE OVERALL SITE KEY PLAN SHEET 1.0 FOR BUILDING NUMBERS.



NORTH FORTY

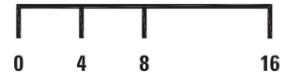
LOS GATOS, CA

Lark District
Cluster 7 - Garden Cluster - 5-Plex
Technical Elevation



192-072

03.18.16



Scale: 3/16" = 1'-0"
5.GC.32a



PLAN 1-R

1ST FLOOR: 295 sq.ft.
 2ND FLOOR: 680 sq.ft.
 3RD FLOOR: 653 sq.ft.
 TOTAL: 1,628 sq.ft.
 GARAGE: 454 sq.ft.

PLAN 2-R

1ST FLOOR: 115 sq.ft.
 2ND FLOOR: 693 sq.ft.
 3RD FLOOR: 719 sq.ft.
 TOTAL: 1,527 sq.ft.
 GARAGE: 495 sq.ft.

PLAN 3

1ST FLOOR: 372 sq.ft.
 2ND FLOOR: 826 sq.ft.
 3RD FLOOR: 746 sq.ft.
 TOTAL: 1,944 sq.ft.
 GARAGE: 438 sq.ft.

PLAN 2

1ST FLOOR: 115 sq.ft.
 2ND FLOOR: 693 sq.ft.
 3RD FLOOR: 719 sq.ft.
 TOTAL: 1,527 sq.ft.
 GARAGE: 495 sq.ft.

PLAN 1

1ST FLOOR: 295 sq.ft.
 2ND FLOOR: 680 sq.ft.
 3RD FLOOR: 653 sq.ft.
 TOTAL: 1,628 sq.ft.
 GARAGE: 454 sq.ft.

SITE TOTAL UNIT COUNT

PLAN 1 : 36 UNITS
 PLAN 2 : 37 UNITS
 PLAN 3 : 24 UNITS

** AVERAGE BEDROOM COUNT FOR ROWHOME = 2.25
 AVERAGE BEDROOM COUNT FOR LARK DISTRICT & TRANSITION DISTRICT AREA D = 1.93
 * REFER TO SETBACK DIAGRAMS ON SHEET 5.ST.11

NORTH FORTY

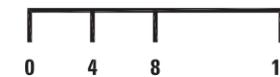
LOS GATOS, CA

**Lark District & Transition District Area D
 Floor Plans Rowhome - 5-Plex - 1st Floor Illustrative
 see Landscape Plans for more information**



192-072

03.18.16



Scale: 3/16" = 1'-0"

5.RH.1