

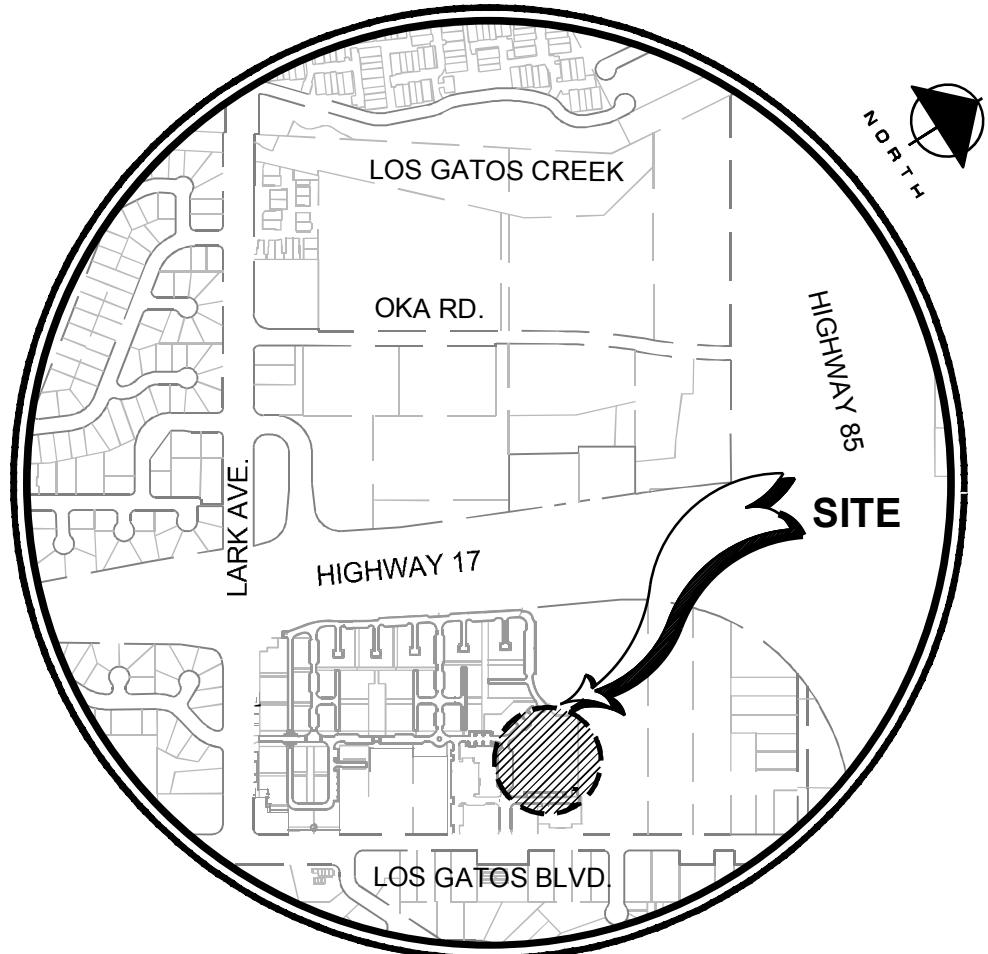
Market Hall Modification
A&S - S-13-090



Overall Site Plan

Sheet Index

- A.0 - Cover Sheet
- A.1 - Site Plan
- A.2 - Basement 1
- A.3 - Floor 1
- A.4 - Floor 2
- A.5 - Floor 3
- A.6 - Floor 4
- A.7 - Elevations
- A.8 - Elevations
- A.9 - Elevations
- A.10 - Elevations
- A.11 - Building Area and Parking Tabulations
- L3.0 - Landscape Planting Plan
- L3.1 - Landscape Planting Plan



Vicinity Map

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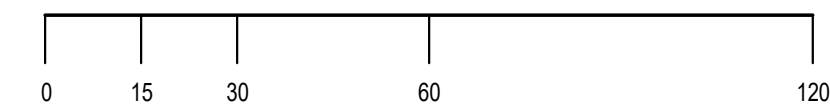
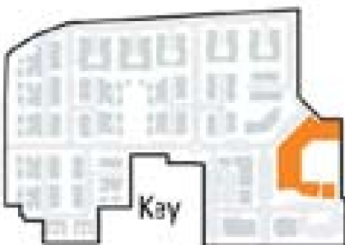
SUMMERHILL HOMES
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Palo Alto, CA, 94304

North Forty Building B1

14225 - 14235 WALKER STREET
14200 MILL STREET
LOS GATOS, CA 95032

20171043

Modified Market Hall Design



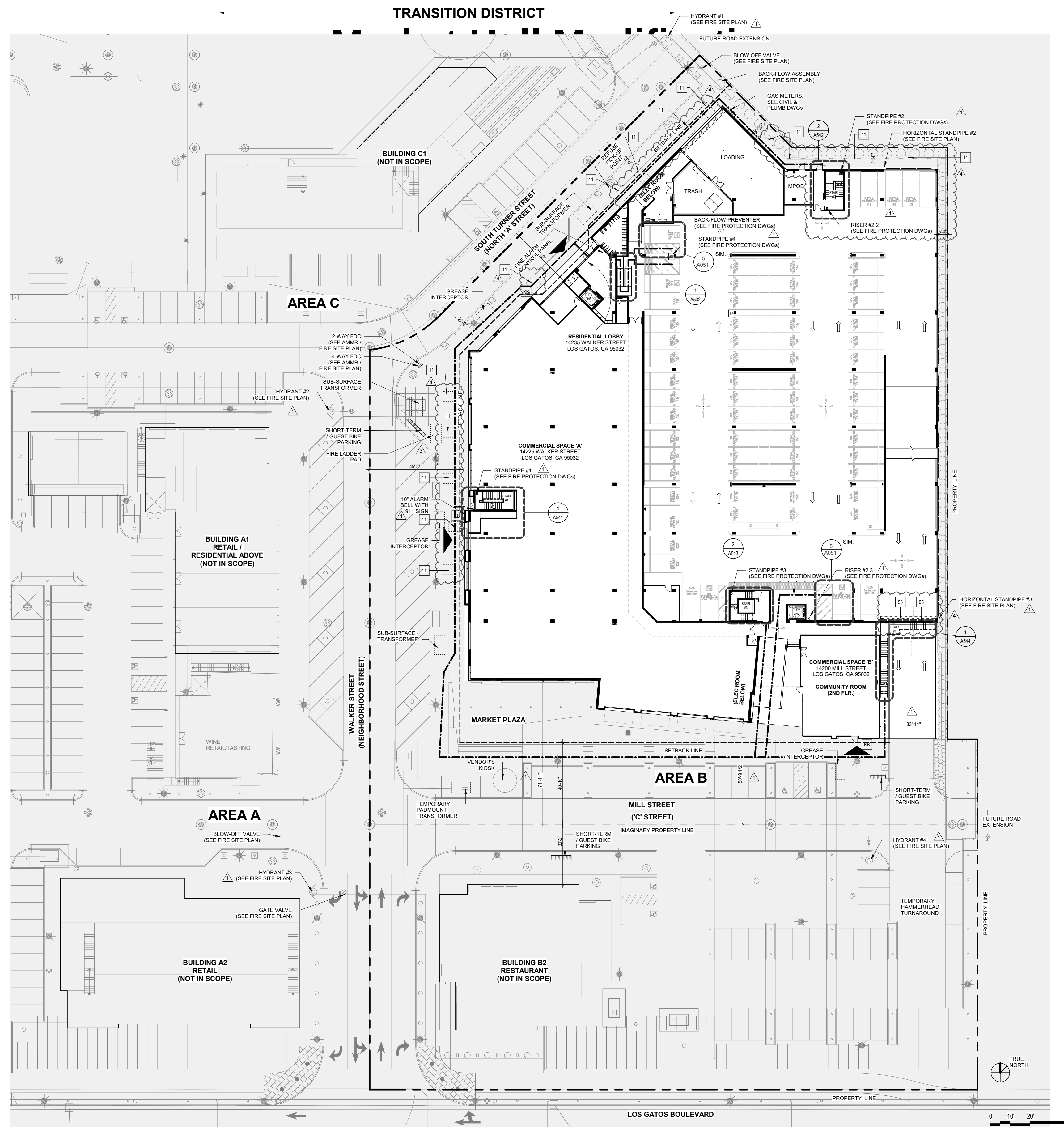
01.30.20



A.0

COVER SHEET

EXHIBIT 6



NO SIGNIFICANT CHANGES
FROM APPROVED A&S

Market Hall Building Site Plan

NORTH FORTY

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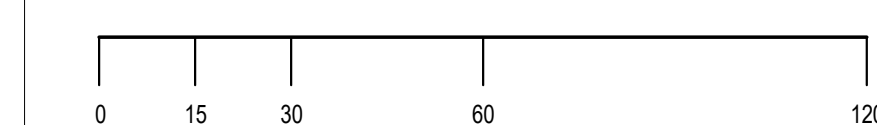
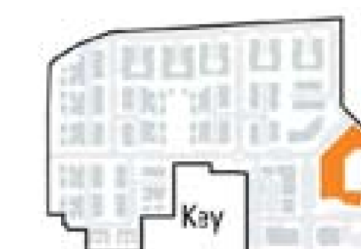
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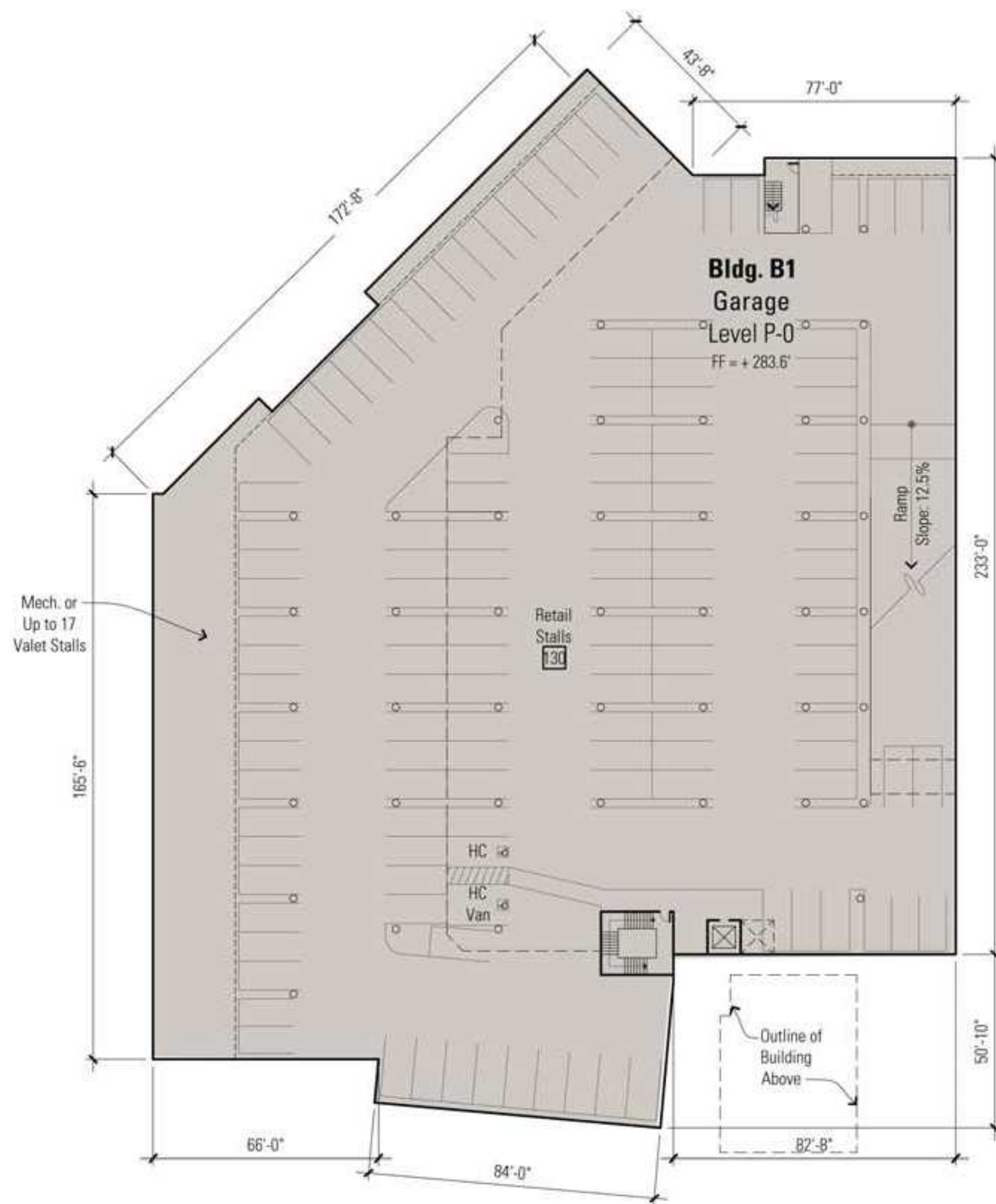
01.30.20



A.1

SITE PLAN

AS APPROVED



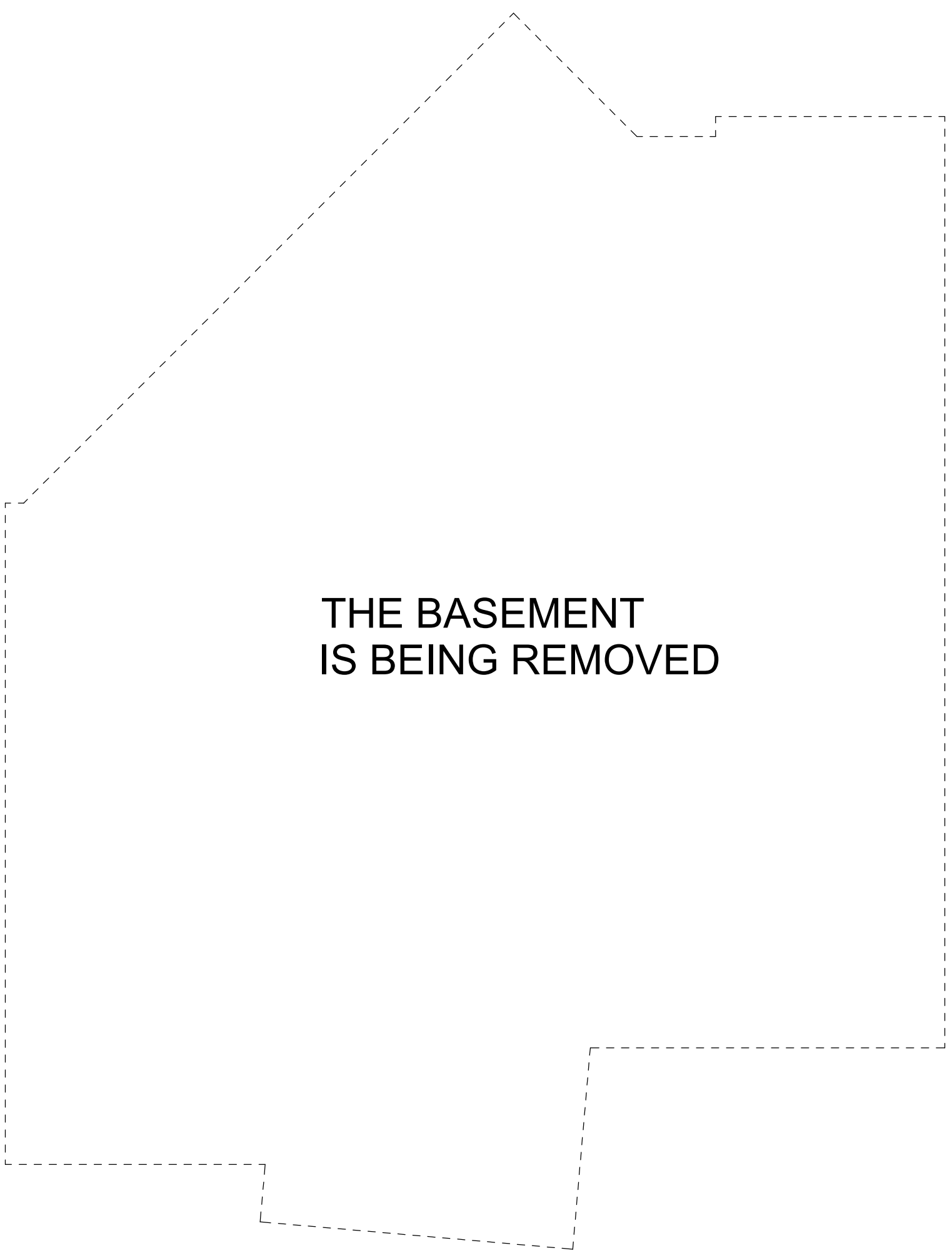
Building B1
Basement Floor Plan

EARTHWORK SUMMARY

ITEM	ESTIMATED CUT (EXCESS)	ESTIMATED FILL (SHORT)	MAX CUT	MAX FILL
STREETS AND PADS	19,800 CY	21,000 CY	11.8FT	4.4FT
MARKET HALL GARAGE	18,200 CY	- -	9.8FT	- -
TRENCH SPOILS*	6,000 CY	- -	28.1FT	- -
INFILTRATION TRENCH SPOILS	5,500 CY	- -	20.0FT	- -
COMPACTION & CONSOLIDATION ASSUMED 0.3FT OVER ENTIRE SITE	- -	8,700 CY	- -	- -
TOTALS	49,500 CY	29,700 CY	- -	- -

NET: 19,800 CY EXCESS *CIVIL MAIN IMPROVEMENTS ONLY INCLUDING 24" WATER TRANSMISSION LINE BY SJWC

AS PROPOSED



BUILDING B1 - BASEMENT FLOOR PLAN

THE BASEMENT IS ELIMINATED.

EARTHWORK SUMMARY

ITEM	ESTIMATED CUT (EXCESS)	ESTIMATED FILL (SHORT)	MAX CUT	MAX FILL
STREETS AND PADS	19,800 CY	21,000 CY	11.8FT	4.4FT
MARKET HALL GARAGE	18,200 CY	- -	9.8FT	- -
TRENCH SPOILS*	6,000 CY	- -	28.1FT	- -
INFILTRATION TRENCH SPOILS	5,500 CY	- -	20.0FT	- -
COMPACTION & CONSOLIDATION ASSUMED 0.3FT OVER ENTIRE SITE	- -	8,700 CY	- -	- -
TOTALS	31,300 -48,500 CY	8,700 CY	- -	- -

NET: 1,600 CY EXCESS *CIVIL MAIN IMPROVEMENTS ONLY INCLUDING 24" WATER TRANSMISSION LINE BY SJWC

Transition District
Floor Plans Area B

NORTH FORTY

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COMMUNITIES OF DISTINCTION

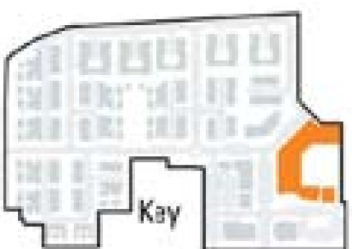
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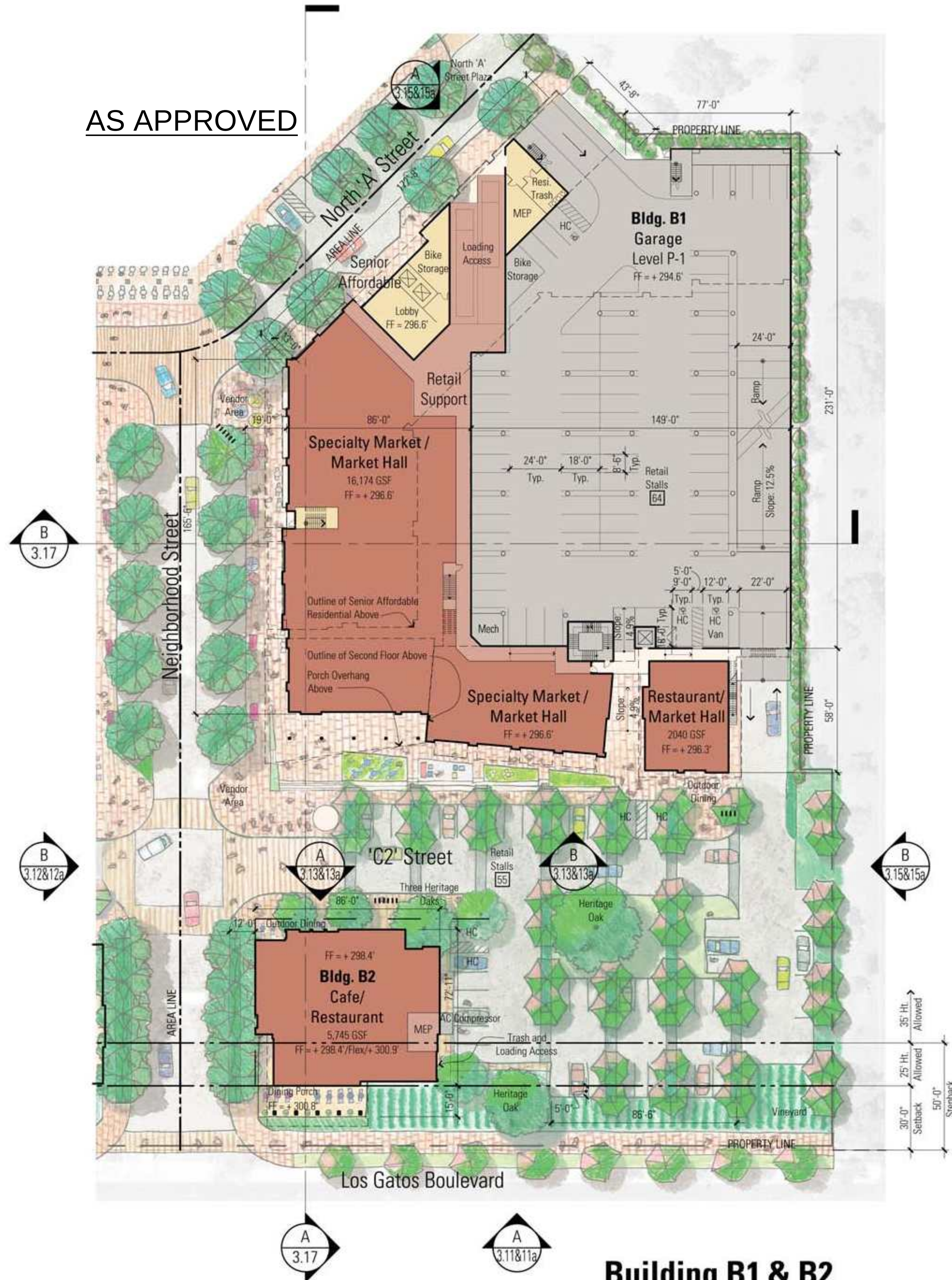
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A.2

BASEMENT 1

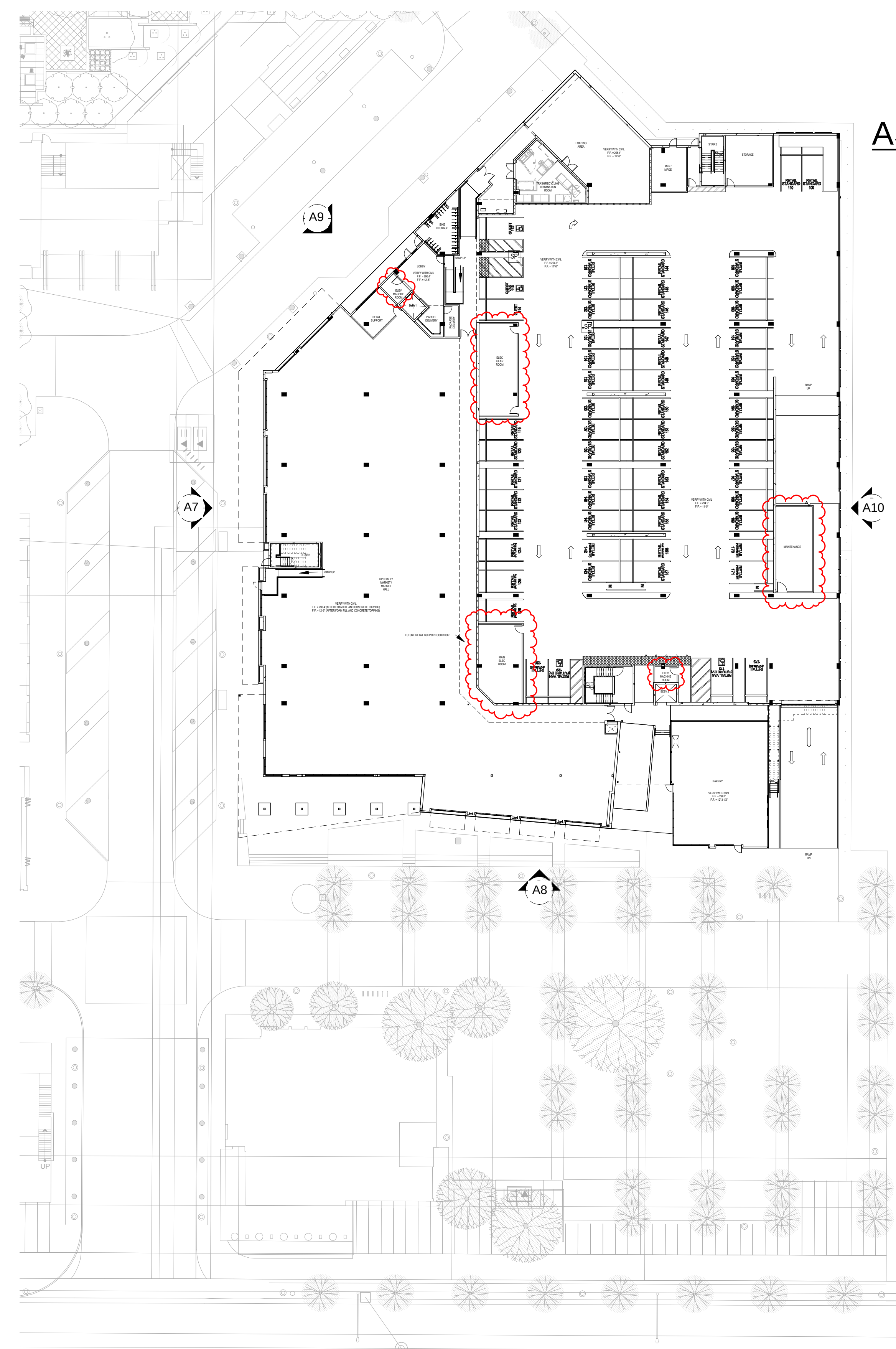
AS APPROVED



Building B1 & B2
First Floor Plan

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AS PROPOSED



BUILDING B1 - FIRST FLOOR PLAN

PARKING LAYOUT HAS CHANGED TO ELIMINATE
THE RAMP TO THE BASEMENT AND EQUIPMENT
ROOMS HAVE BEEN RECONFIGURED.

PROVIDED PARKING ON GARAGE LEVEL P1	
RETAIL	56
SENIOR VISITOR	3
SUB-TOTAL	59

PROVIDED PARKING PER FLOOR	
LEVEL P1	59
LEVEL P2	70
LEVEL 3	47
GRAND TOTAL	176

Transition District
Floor Plans Area B



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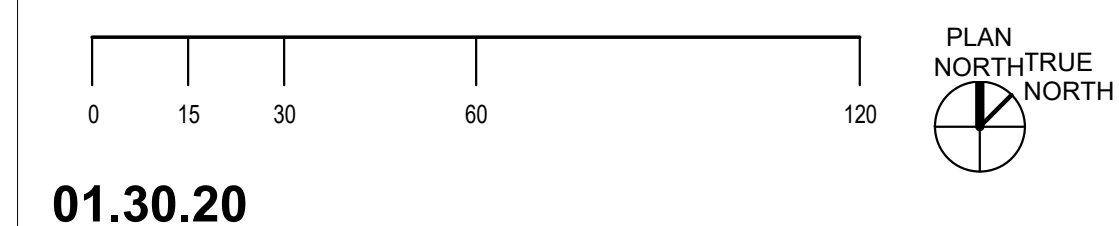
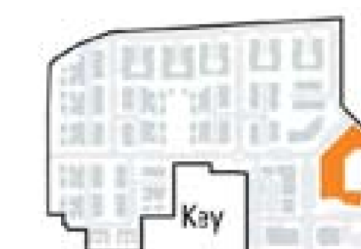
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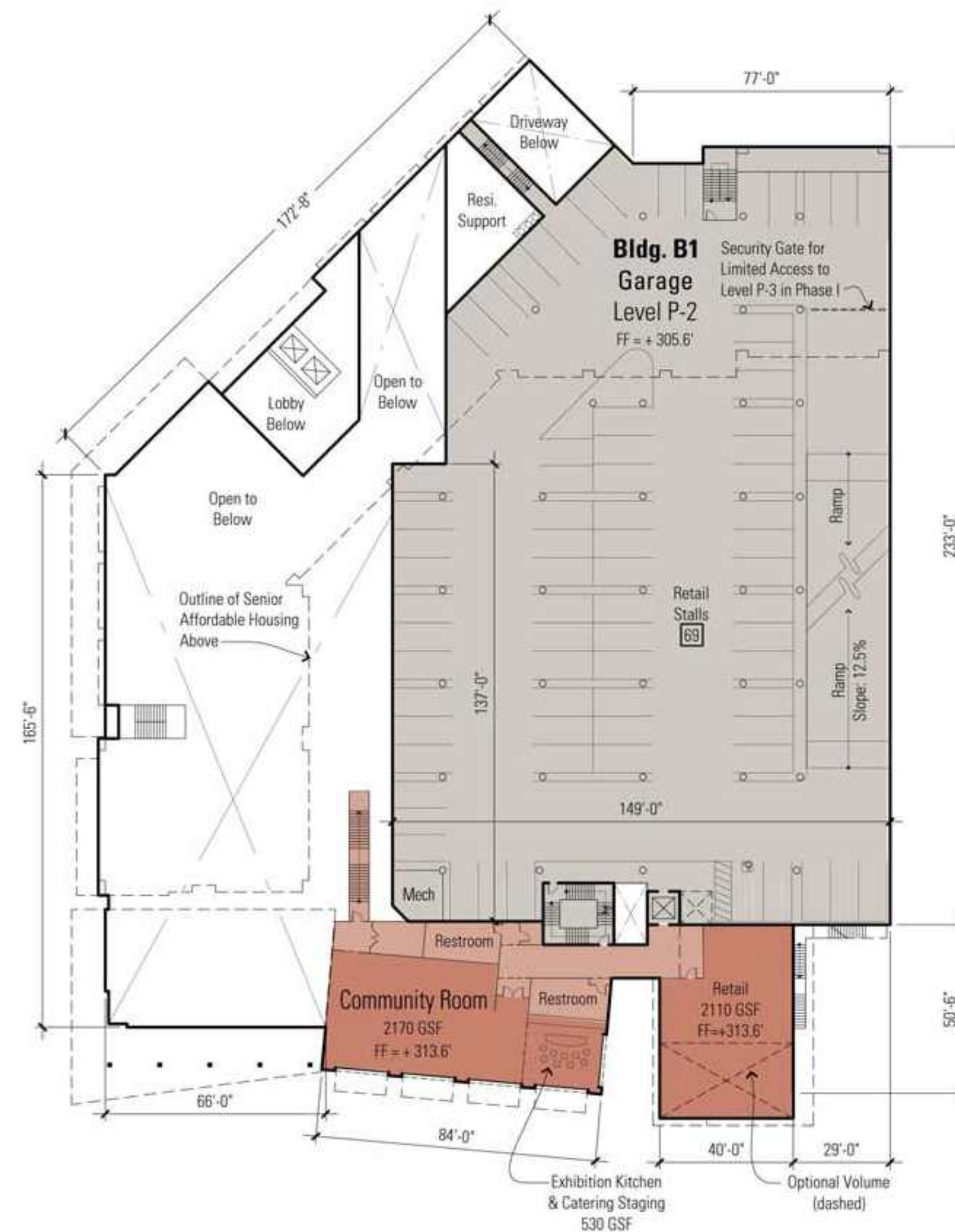


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A.3

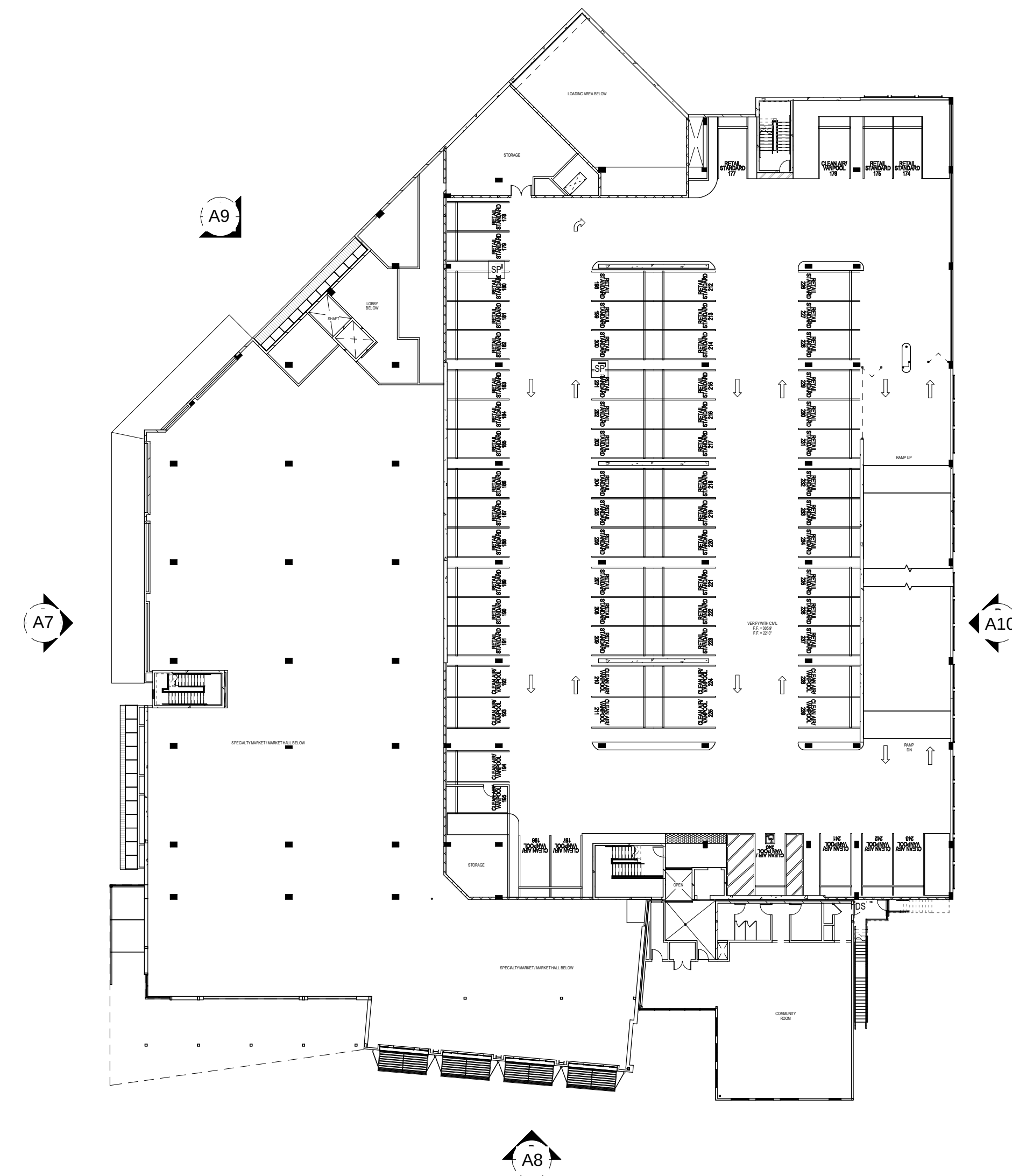
FLOOR 1

AS APPROVED



**Building B1
Second Floor Plan**

AS PROPOSED



BUILDING B1 - SECOND FLOOR PLAN

**NO SIGNIFICANT CHANGES
FROM APPROVED A&S**

PROVIDED PARKING ON GARAGE LEVEL P2	
RETAIL	70
SUB-TOTAL	70

PROVIDED PARKING PER FLOOR	
LEVEL P1	59
LEVEL P2	70
LEVEL 3	47
GRAND TOTAL	176

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Transition District
Floor Plans Area B



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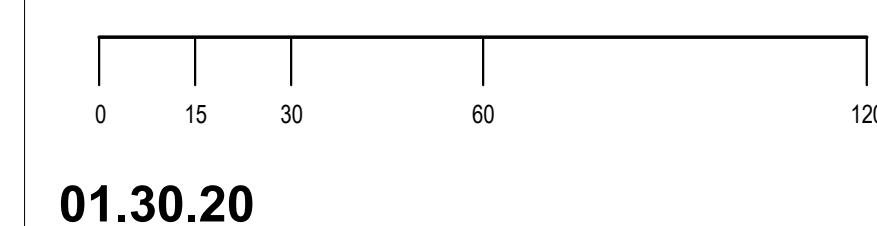
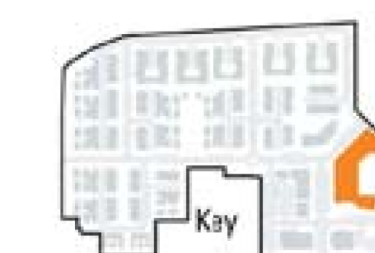
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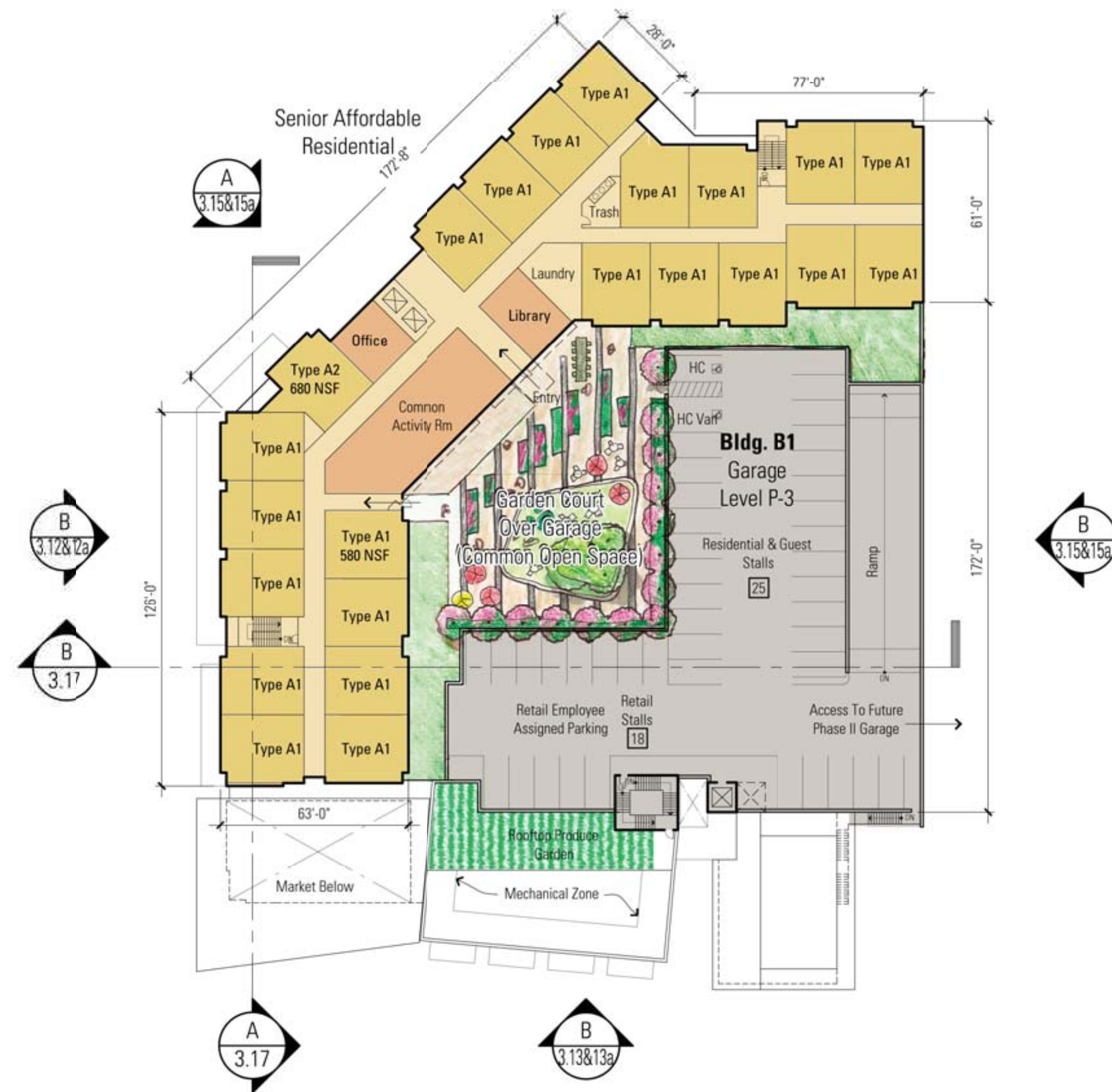


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A.4

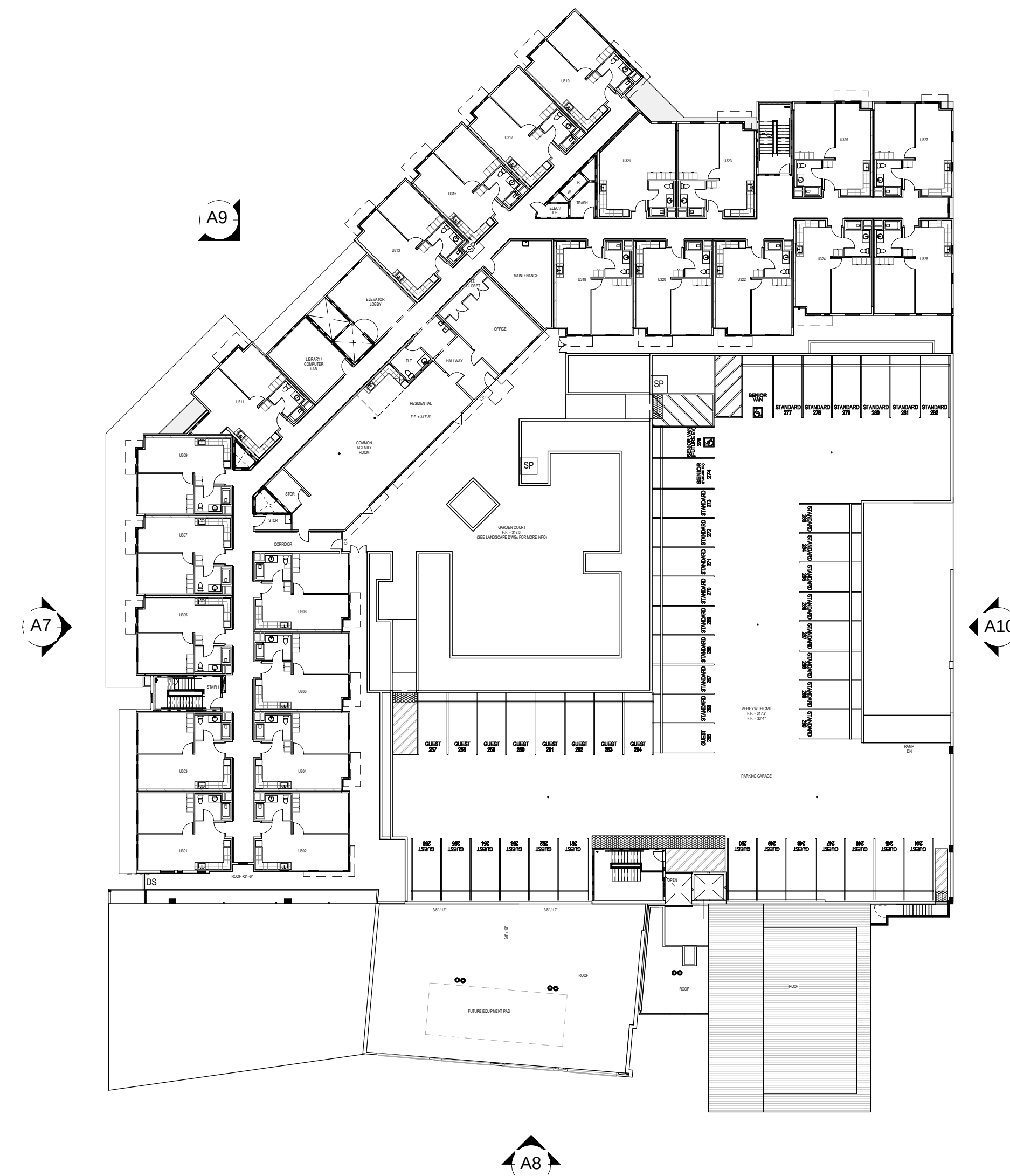
FLOOR 2

AS APPROVED



Building B1
Third Floor Plan
FF = + 317.6'

AS PROPOSED

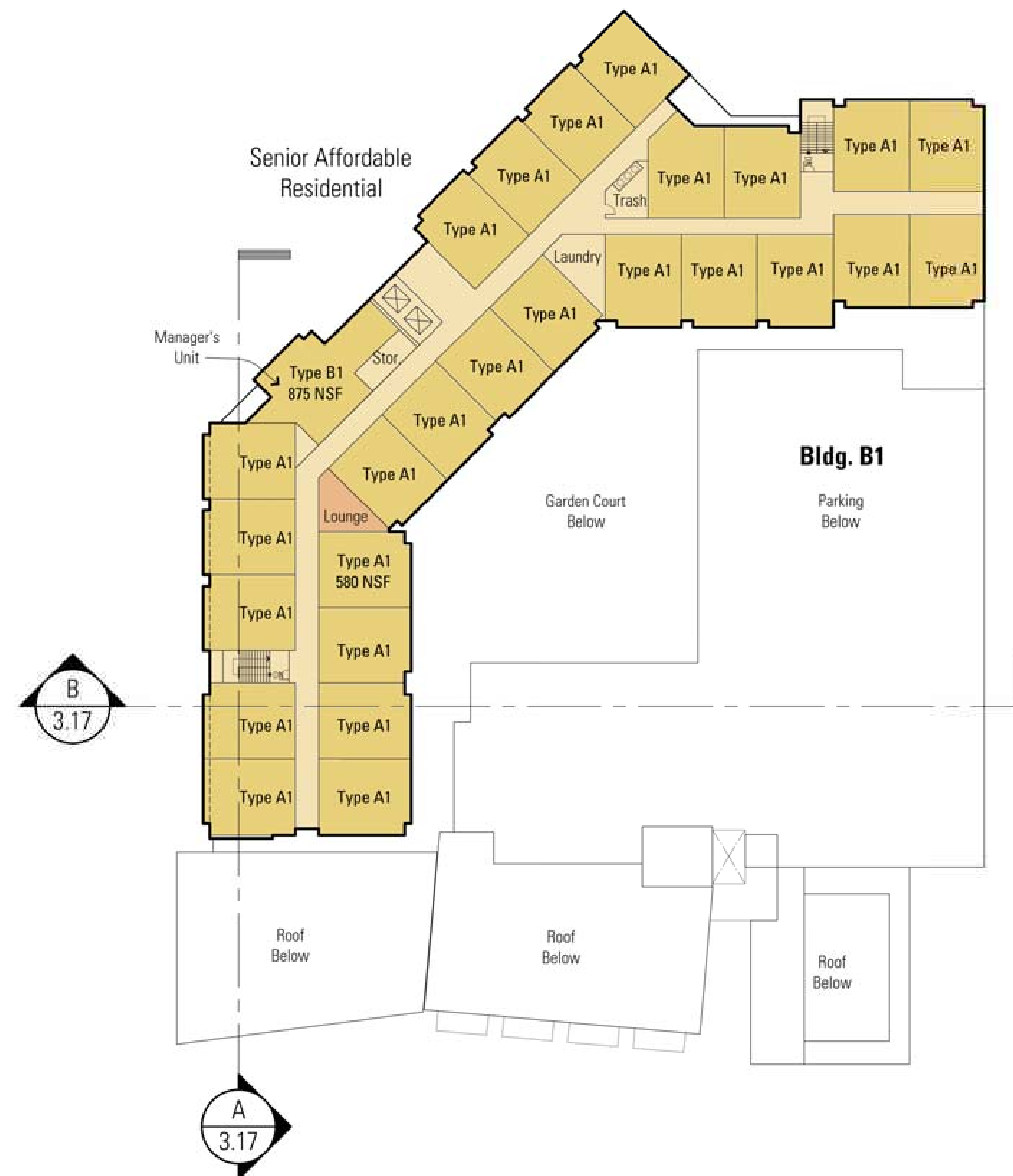


BUILDING B1 - THIRD FLOOR PLAN
NO SIGNIFICANT CHANGES FROM APPROVED A&S

PROVIDED PARKING ON GARAGE LEVEL 3	
SENIOR	25
SENIOR VISITOR	22
SUB-TOTAL	47

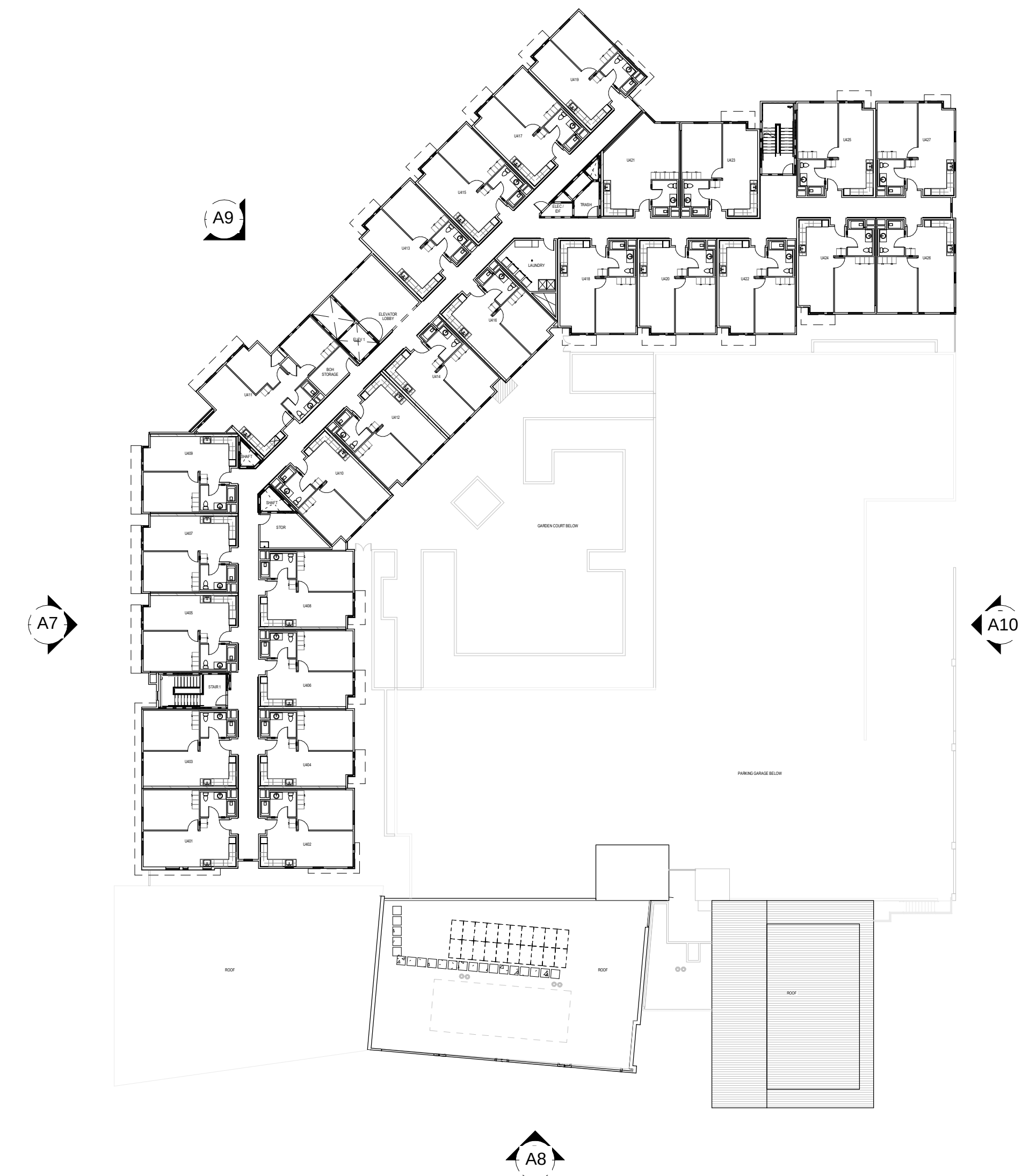
PROVIDED PARKING PER FLOOR	
LEVEL P1	59
LEVEL P2	70
LEVEL 3	47
GRAND TOTAL	176

AS APPROVED



Building B1
Fourth Floor Plan
FF = + 327.9'

AS PROPOSED



BUILDING B1 - FOURTH FLOOR PLAN
NO SIGNIFICANT CHANGES FROM
APPROVED A&S

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Transition District
Floor Plans Area B



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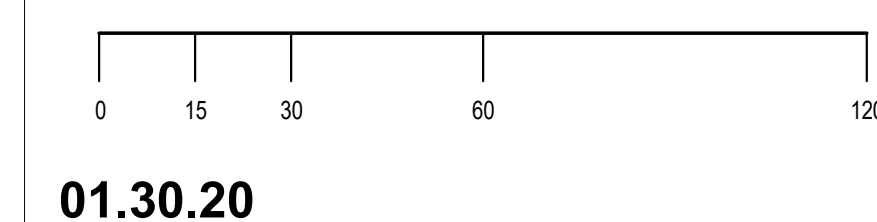
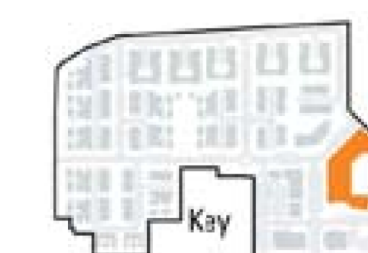
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A.6

FLOOR 4

AS APPROVED



AS PROPOSED



ELEVATION "B" - NEIGHBORHOOD STREET LOOKING NORTH

NO SIGNIFICANT CHANGES FROM APPROVED A&S

Transition District
Exterior Elevations - Neighborhood Street

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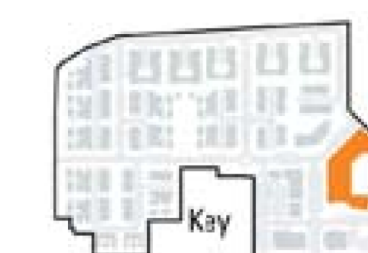
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A.7

ELEVATIONS

AS APPROVED



**Building B1 - Specialty Market and Senior Affordable Residential
East Elevation**

Elevation 'B' - 'C2' Street looking West

AS PROPOSED



ELEVATION "B" - 'C2' STREET LOOKING WEST

NO SIGNIFICANT CHANGES FROM APPROVED A&S

Transition District
Exterior Elevations - Neighborhood Street

AS APPROVED



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

AS PROPOSED



ELEVATION "A" - NORTH "A" STREET LOOKING NORTHEAST
NO SIGNIFICANT CHANGES FROM APPROVED A&S

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Transition District
Exterior Elevations - Additional Market and Senior Affordable Residential Facades



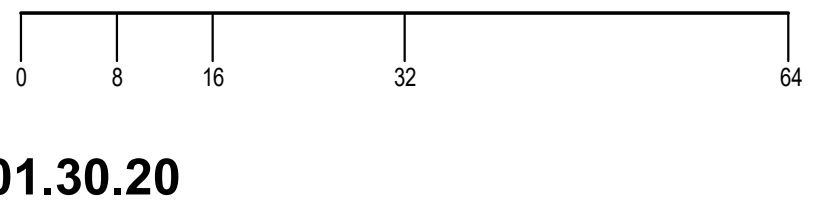
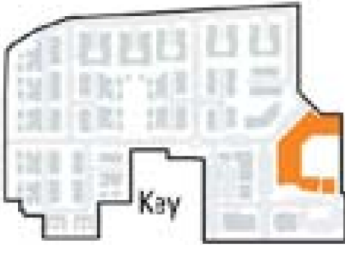
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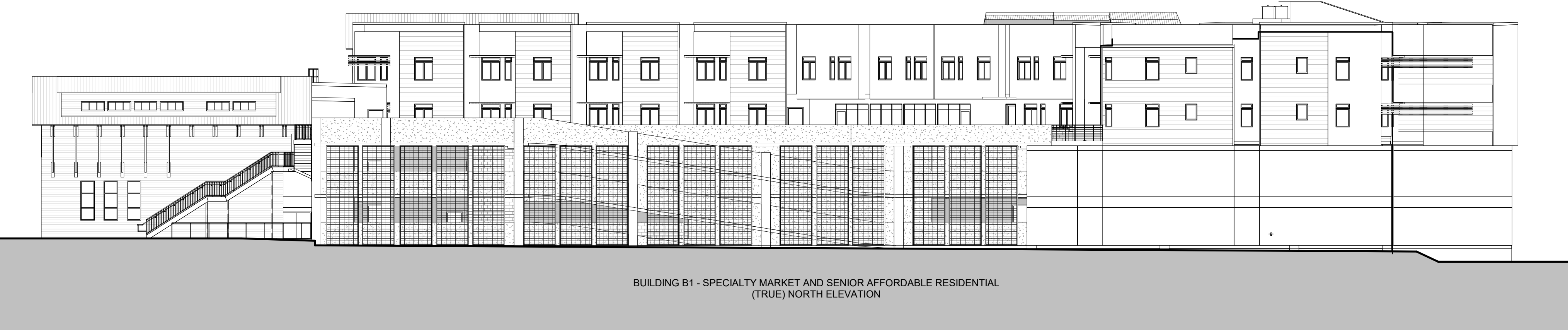
A.9
ELEVATIONS

AS APPROVED



Elevation 'B' - Phase I Property Line looking South

AS PROPOSED



ELEVATION "B" - PHASE I PROPERTY LINE LOOKING SOUTH

NO SIGNIFICANT CHANGES FROM APPROVED A&S

Transition District

Exterior Elevations - Additional Market and Senior Affordable Residential Facades

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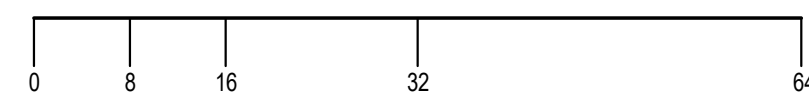
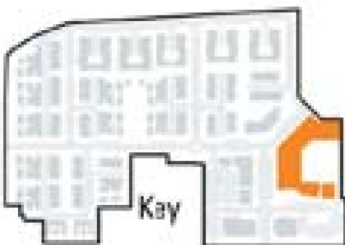
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A.10

ELEVATIONS

BUILDING AREA AND PARKING TABULATIONS - TRANSITION DISTRICT (AREA A, B, C)

3/14/2016

Notes: see below to side		RESIDENTIAL AREA TABULATIONS							COMMERCIAL AREA TABULATIONS										GARAGE AREA TABULATIONS					
AREA A: Mixed-Use	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)			
	Basement	n/a	n/a	n/a	n/a				0	0	0	0	0	0	2,534	382	0	0	2,916					
	ground	n/a	n/a	n/a	n/a	538	0	538			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	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	0	2,170	945	28,966	18,029	64,413			
Building B2 Total	ground	n/a	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	13,885	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/Cafe		Bar/Tavern		Community Room		Total					
		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	PROVIDED Residential Stalls	PROVIDED Residential Guest Stalls	PROVIDED Commercial Stalls	PROVIDED Total Parking 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)	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		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			261	261	
TRANSITION DISTRICT (AREA A, B, C) TOTAL																								
						69													285	39	30	261	330	
TRANSITION DISTRICT AREA D - SEE SHEET 6.5																				complies with min. required		45 extra stalls		

ORIGINAL BLDG B1 RETAIL = 254
ORIGINAL OTHER RETAIL = 135
TOTAL ORIGINAL ENTITLEMENT RETAIL = 389

REVISED BLDG B1 RETAIL = 126
ORIGINAL OTHER RETAIL = 135
REVISED ENTITLEMENT RETAIL = 261

39 + 30 + 261 = 330
330 PROVIDED - 285 REQ'D = 45 EXTRA

Transition District
Building Area and Parking Tabulations

NORTH FORTY

LOS GATOS, CA



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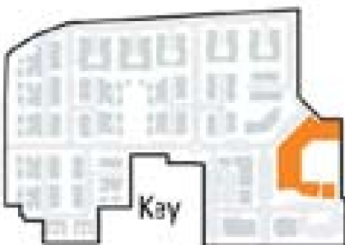
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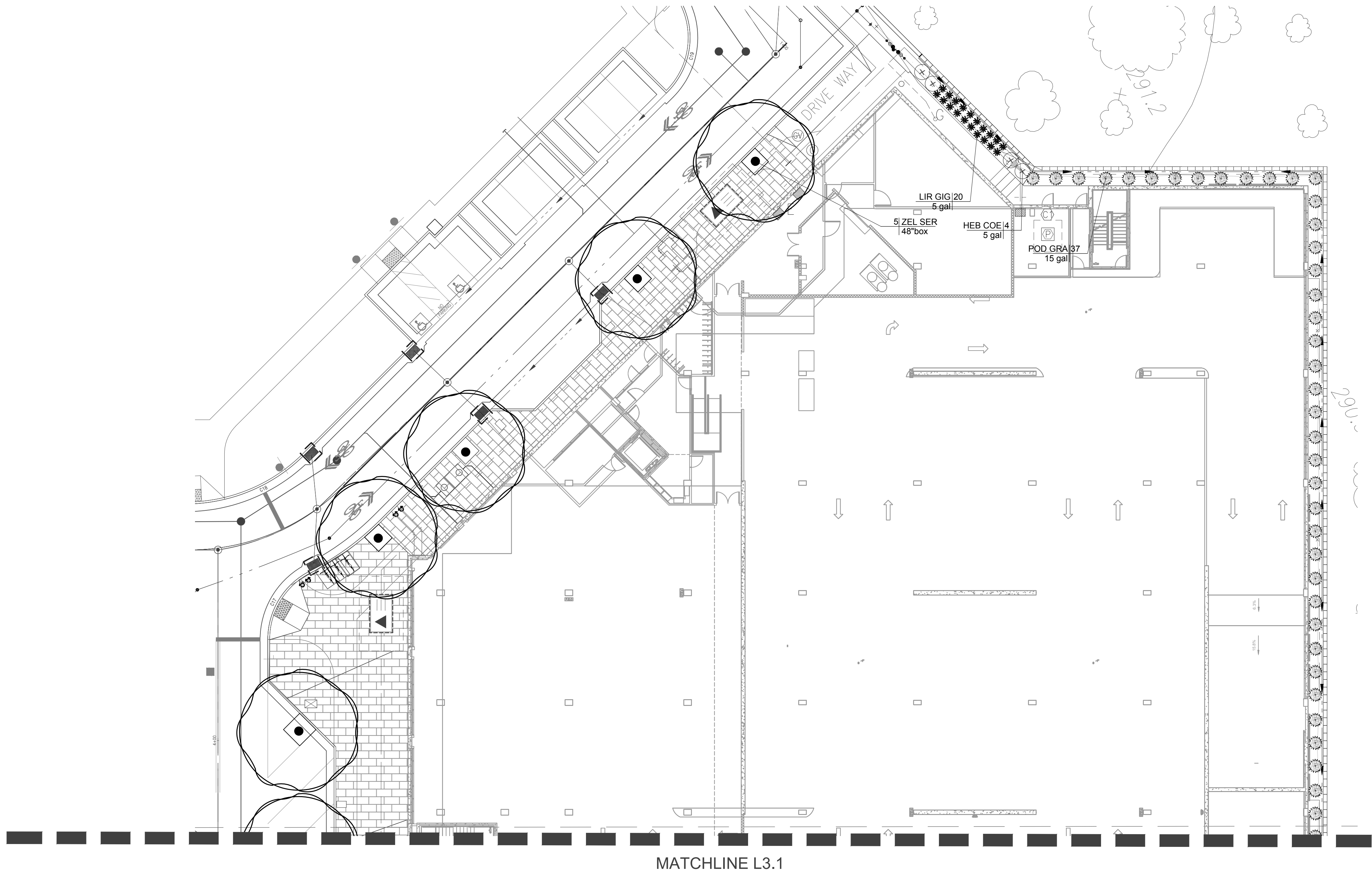


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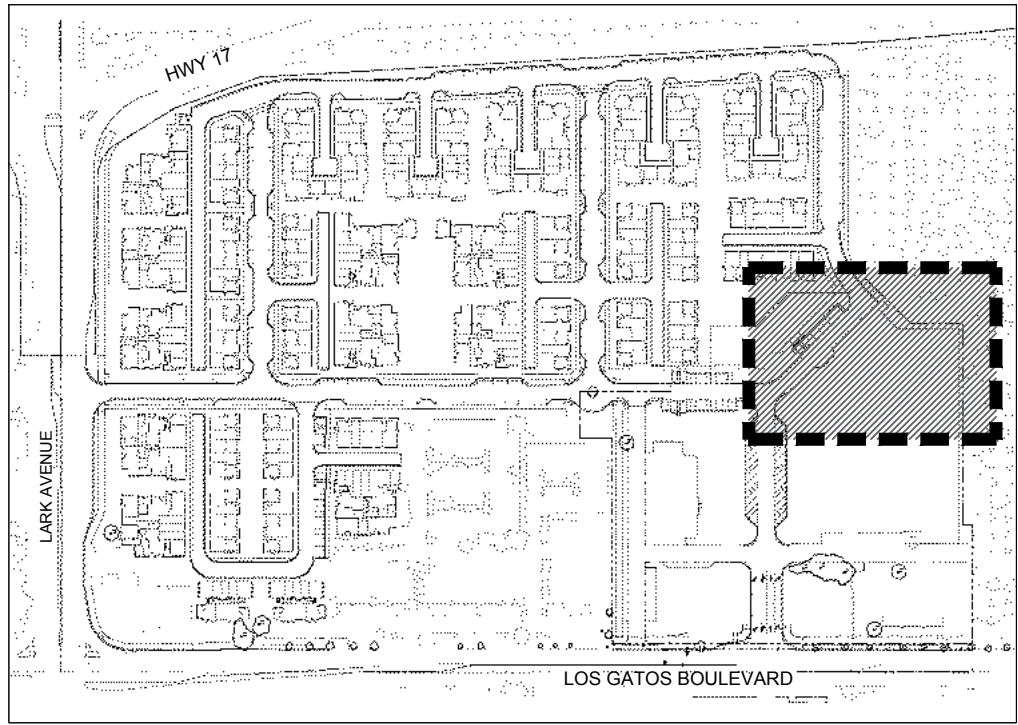
A.11

BUILDING AREA AND
PARKING TABULATIONS



NO SIGNIFICANT CHANGES FROM APPROVED A&S

NOTES:
SEE L3.1 FOR PLANT LEGEND



KEYMAP

PROJECT NAME/LOCATION:

NORTH 40 - MARKET HALL

LOS GATOS

CA

DRAWING TITLE:

LANDSCAPE CONSTRUCTION DRAWINGS

VAN DORN ABED

LANDSCAPE ARCHITECTS, INC.

81 14TH ST. SAN FRANCISCO, CA

ZIP 94103 PH (415) 864-7621 FAX (415) 864-4796

PROJECT MANAGER:

DESIGNED BY:

CHECKED BY:

HN

ZA

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:

PLANTING PLAN

SCALE:

1/16" = 1'-0"

ISSUE DATE:

07/11/19

PROJECT NO.:

V1732

REGISTERED LANDSCAPE ARCHITECT

TEXT: R. ABED

NO. 8302

DATE: 7/11/19

STATE OF CALIFORNIA

CALL 811 BEFORE YOU DIG

SAFE DIGGING PARTNER

CLIENT:

SUMMERHILL HOMES

777 SOUTH CALIFORNIA AVE.

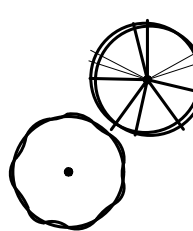
PALO ALTO

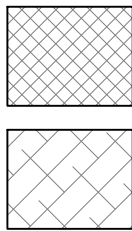
CA

94304

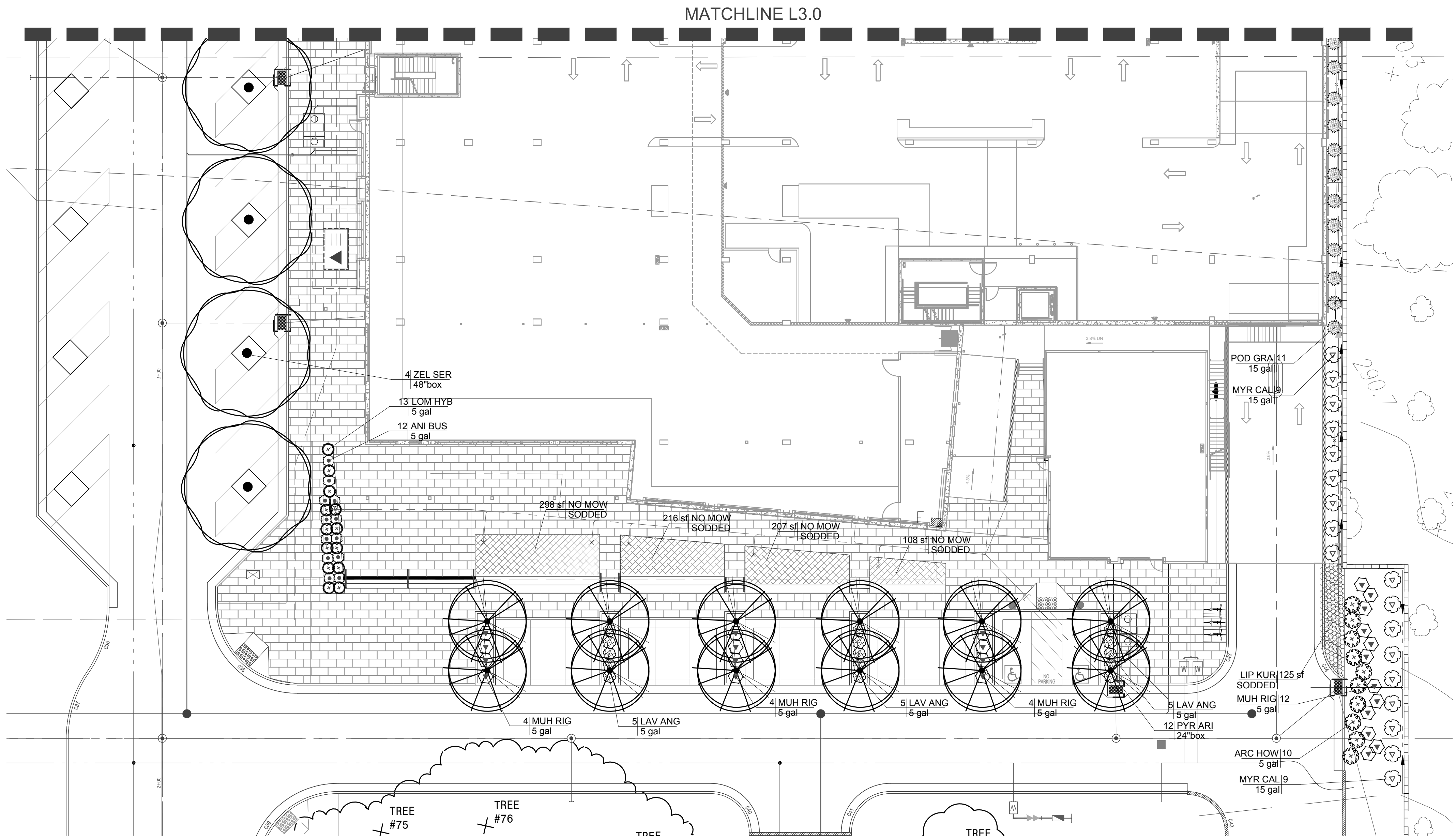
TEL. 650.842.2421

PLANT SCHEDULE

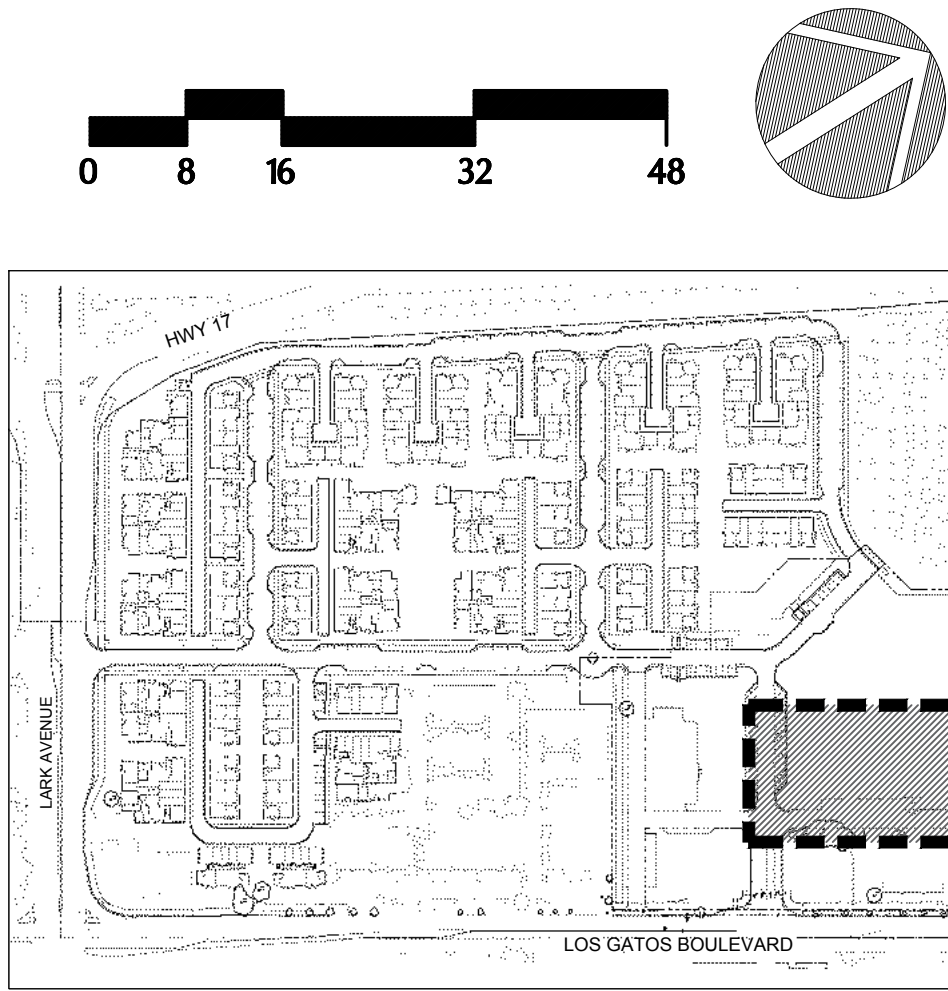
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	PYR ARI	Pyrus calleryana 'Aristocrat' TM	Aristocrat Flowering Pear	24"box	12	M
	ZEL SER	Zelkova serrata	Sawleaf Zelkova	48"box	9	M
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ANI BUS	Anigozanthos x 'Bush Tango'	Red-Green Kangaroo Paw	5 gal	12	L
	HEB COE	Hebe x 'Coed'	Hebe	5 gal	4	M
	LAV ANG	Lavandula angustifolia	English Lavender	5 gal	15	L
	LIR GIG	Liriope gigantea	Giant Liriope	5 gal	20	
	LOM HYB	Lomandra hybrid Platinum Beauty	Variegated Dwarf Mat Rush	5 gal	13	L
	MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal	12	L / 4H x 3.5W
	MYR CAL	Myrica californica	Pacific Wax Myrtle	15 gal	18	L
	POD GRA	Podocarpus gracilior	Fern Pine	15 gal	51	L



LIP KUR	Lippia nodiflora 'Kurapia'	Kurapia	SODDED	125 sf	L Available through Delta Bluegrass Company
NO MOW	Native fescue sod mix	CALIFORNIA NATIVE SOD: NATIVE MOW FREE SOD	SODDED	828 sf	AVAILABLE FROM: WWW.DELTABLUEGRASS.COM



NO SIGNIFICANT CHANGES FROM APPROVED A&S



KEYMAP

CLIENT:
SUMMERHILL HOMES
7777 SOUTH CALIFORNIA AVE.
PALO ALTO
CA 94304
TEL. 650.842.2421



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PROPERTY OF THE LANDSCAPE ARCHITECT

PROJECT MANAGER:
JHN

DESIGNED BY:
JHN

CHECKED BY:
Z/A

PROJECT NAME/LOCATION:
NORTH 40 - MARKET HALL
LOS GATOS
DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

CA

REVISIONS:
NO. DESCRIPTION BY: DATE

SHEET TITLE:
PLANTING PLAN

SCALE:
1/16" = 1'-0"
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07/11/19
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V1732

SHEET NO.:
L3.1
OF