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CS-1	Program Summary Project Description, and Color Materials
CS-2.1	CGBSC - Residential Mandatory MeasureS (1/2)
CS-2.2	CGBSC - Residential Mandatory MeasureS (2/2)
CS-3	Land Title Survey Plan
SP-0	Site Development Plan, Site Data & Amenity (SB330 Submitta
SP-0.1	Building Elevations - Preliminary (SB330 Submittal)
SP-1.0	Site Development Plan with Site Data
SP-1.1 Fire	Site Development Plan (Fire Review -SCCFD)
SP-2	Second Floor Overall Plan (Bldg 1 & 2)
SP-3	Third Floor Overall Plan (Bldg 1 & 2)
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BUILDING 1 - PLANS

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DD-1.1	Bldg. 1 - Second Floor Plan (Mirror Image to Bldg. 2)
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BUILDING ENL. UNIT PLANS

DD-6.0	Plan 1 and Plan 2
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DD-7.0	Bldg. 1 - FRONT & RIGHT ELEV. (Mirror Image to Bldg. 2)
DD-7.1	Bldg. 1 - REAR & LEFT ELEV. (Mirror Image to Bldg. 2)
DD-7.2	Street Scene Illustration



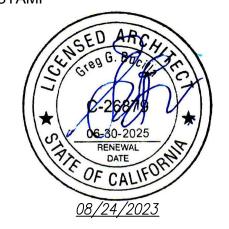
405 ALBERTO WAY

LOS GATOS, CALIFORNIA 95030

ARCHITECTURE PLANNING INTERIOR DESIGN HISTORIC PRESERVATION LEED VALUE ENGINEERING

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ATTEST TO ARCHITECTURAL ONLY

405 Alberto Way Los Gatos , CA 95030

LGP DEVELOPMENT, LLC 535 Middlefield Road Menlo Park, Ca 92592

NO.	DATE	DESCRIPTION
	082523	1st Planning Submittal

PERMIT NO: DD SUBM. DATE: 08/25/23 BD SUBM. DATE:

BGA No. 22024

COVER SHEET

PROGRAM SUMMARY, PROJ. DESCRIPTION, AND COLOR MATERIALS

405 Alberto Way

Los Gatos, CA

PROGRAM SUMMARY

8/18/2023			Parking Req	per Bldg	Parking Pro	v. Per Bldg	Note				
Acre Units Density	2.15 52 24.1		Unit Guest (.2) Total	52 10 62	Unit Guest Total	53 10 63	-	ing + 15 - 2 car s uncovered per	stackers per buildi building	ng	
Building 1 / 2		26 unit bldg									
Plan	Туре	Bldg	Level	SF	Units	Net Buildable	Mix %	Req Park	Provided Park	Guest Park	Aff Housing
1	Flat	1br/1bath & den	2, 3	1,105	2	2,210	7.7	4	4 2 stackers	0.2 0.7	15%
2	Flat in line unit	2br/2bath & den	2, 3, 4	1,277	12	15,324	46.3	24	24 10 stackers	4.8	
3	Flat inside corner	2br/2bath & den	2, 3, 4	1,450	3	4,350	11.6	6	6 3 stackers	1.2	
4	Flat	3br/2.5bath & den	2, 3	1,733	6	10,398	23.0	12	12	2.4	
5	Flat 4th floor	3br/3.5bath	4	2,527	1	2,527	3.8	2	2	0.4	
6	Flat 4th floor	3br/3.5bath & den	4	2,662	1	2,662	3.8	2	2	0.4	
7	Flat 4th floor	3br/3.5bath & den /br4	4	2,806	1	2,806	3.8	2	2	0.4	
					26	40,277 GFA	100.0	52	53 51+2HC = 53	9.5 9+1HC = 10	3.9 4 units / bldg

PROJECT DESCRIPTION

 Site Data
 Acres − 2.15

 Units − 52

DU/AC – 24.1

Site Access Auto & pedestrian toward northern portion of Alberto Way

Bldg 1 26 units 3 residential levels over parking / 50' hgt
Bldg 2 26 units 3 residential levels over parking / 50' hgt

Open Space

Buildings

thru out site with walkable paths

20% Central Court Multiple Amenities -

Community Rm, Fitness Ctr, Pool, Spa, Lounge Areas, Bocci Ball, Dog Park, Community Garden, Pickle Ball, Tot Lot, BBQ, Picnic Tables

10% Rooftop Lounge Areas at Bldg 1 & Bldg 2

Architecture Character

Contemporary Blend with traditional design elements for CH zone

Stucco body with stone veneer variations

Dark bronze trim for windows, doors & glass railings

Faux wood for corbels, rafter tails, & veranda plank ceilings

Metal Roof sloping roof with roof parapets

Project Summary

Retaining CH zone with MU designation

Including retail space in Bldg 1 & Bldg 2 to meet MU CH criteria

Processing project with CUP and full architecture for PC approval

COLOR & MATERIALS

Date: Arch Style:	2/23/2023 Urban Contemporary	Project: Client:	405 Alberto Way LPG Development, LLC		
Main Body Smooth Stuce	co	SW 7012 Cre	amy		
Secondary Bo Smooth Stuce		SW 7649 Silv	SW 7649 Silverplate		
Accent Color Stone	1	Trendstone B	lack Canyon Burnished		
Accent Color Stone	2	Trendstone Pe	ebble Beach Burnished		
Accent Color Stone	3	Trendstone M	lission White Burnished		
Trim Horiz Band		Stone Band per	Elevation location		
Windows / D	oors	Frame Glazing	Dark Bronze Finish Solarban		
Fascia, Beam Tails & Vertical Trim Bd		SW 9091 Half-Caff			
Veranda Soff	ĭt	Frame Color	Wood Stain		
Metal Roof (Sloping)		Sheffield Metal	Charcoal Gray		
Roof (TPO)		Off White			
Veranda Rail	ing	Frame	Dark Bronze Finish		

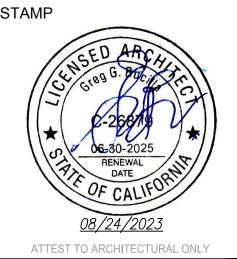
ARCHITECT:

B UCILLA
ROUP
A RCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

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Project :

405 Alberto Way
Los Gatos , CA 95030

OWNER

LGP DEVELOPMENT, LLC 535 Middlefield Road Menlo Park, Ca 92592

NO. DATE DESCRIPTION

082523 1st Planning Submittal

PERMIT NO:

DD SUBM. DATE: 08/25/23

BD SUBM. DATE:

PLOT DATE: 08/25/23

Project Number:

BGA No. 22024

Sheet Title ·

Project Summary, Description and Color Materials

Sheet No.

CS-1

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023) exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is Y N/A RESPON. CHAPTER 3

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in

lighting fixtures are not considered alterations for the purpose of this section.

the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing

facilities or the addition of new parking facilities serving existing multifamily buildings. See Section

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

> 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development

Low Rise High Rise AA Additions and Alterations

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.

2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or

3. Compliance with a lawfully enacted storm water management ordinance.

are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface

2. Water collection and disposal systems

water include, but are not limited to, the following:

3. French drains 4. Water retention gardens

5. Other water measures which keep surface water away from buildings and aid in groundwater

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section

4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

EVs at all required EV spaces at a minimum of 40 amperes.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2. The charging space shall be located on an accessible route, as defined in the California Building Code,

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2. The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall

comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section

4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch

circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required

installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy

Commission will continue to adopt mandatory standards.

of two reduced flushes and one full flush.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and

urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving

plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per

flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA VaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential layatory faucets shall

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS **MAXIMUM FLOW RATE (gpm)** [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) 1.00 Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf)

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the

California Plumbing Code. **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table

1701.1 of the California Plumbing Code. THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE **FLOW RATE** SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI **USE AREAS** KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water

Efficient Landscape Ordinance (MWELO), whichever is more stringent.

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY**

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably

3. The enforcing agency may make exceptions to the requirements of this section when isolated

jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan

in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the

demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

enforcing agency, which can provide verifiable documentation that the percentage of construction and

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the

following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.

e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area.

and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation 8. Information on required routine maintenance measures, including, but not limited to, caulking,

painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code.

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a

building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood. structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

ARCHITECTURE PLANNING INTERIOR DESIGN

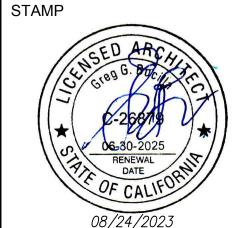
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LGP DEVELOPMENT. LLC 535 Middlefield Road Menlo Park, Ca 92592

NO. DATE DESCRIPTION 082523 1st Planning Submittal

PLOT DATE: 08/25/23 **BGA No. 22024**

DD SUBM. DATE: 08/25/23

Sheet Title:

PERMIT NO:

BD SUBM. DATE:

2022 GREEN BUILDING CALIFORNIA STD. CODE -RESIDENTIAL MANDATORY MEASURE (SHEET 1 0F 2)

Sheet No.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

. Manufacturer's product specification.

2. Field verification of on-site product containers.

Less Water and Less Exempt Compounds in Grar	ns per Liter)
ARCHITECTURAL APPLICATIONS	VOC LIMIT
NDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
/CT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
TIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER.

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

250
760
300
250
450
420
250
775
500
760
750
S FOR
SFUK

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT

COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

 GRAMS OF VOC PER L EXEMPT COMPOUNDS 	ITER OF COATING, INCLUDING WATER &
2. THE SPECIFIED LIMITS	REMAIN IN EFFECT UNLESS REVISED LIMITS
ARE LISTED IN SUBSECU	ENT COLUMNS IN THE TABLE

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY
THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS
SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS
AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS ₁		
MAXIMUM FORMALDEHYDE EMISSIONS IN PA	RTS PER MILLION	
PRODUCT	CURRENT LIMIT	
HARDWOOD PLYWOOD VENEER CORE	0.05	
HARDWOOD PLYWOOD COMPOSITE CORE	0.05	
PARTICLE BOARD	0.09	
MEDIUM DENSITY FIBERBOARD	0.11	
THIN MEDIUM DENSITY FIBERBOARD2	0.13	
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFI BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANC WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH		

93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

See California Department of Public Health's website for certification programs and testing labs.

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for

California Specification 01350)

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seg.). by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- 1. Product certifications and specifications.
- Chain of custody certifications.
- 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered
- Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- 5. Other methods acceptable to the enforcing agency.

California Residential Code, Chapter 5, shall also comply with this section.

4.505 INTERIOR MOISTURE CONTROL **4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding,

shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,

ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- found in Section 101.8 of this code 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end
- of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation

acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of b. A humidity control may be a separate component to the exhaust fan and is not required to be
- integral (i.e., built-in)

recommendations prior to enclosure.

- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or
- 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential
- Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- 1. State certified apprenticeship programs.
- 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence

to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be

Certification by a national or regional green building program or standard publisher.

considered by the enforcing agency when evaluating the qualifications of a special inspector:

- 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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LGP DEVELOPMENT. LLC 535 Middlefield Road Menlo Park, Ca 92592

NO. DATE DESCRIPTION 082523 1st Planning Submittal

PERMIT NO:

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Project Number **BGA No. 22024**

08/25/23

Sheet Title:

BD SUBM. DATE: PLOT DATE:

2022 GREEN BUILDING CALIFORNIA STD. CODE -RESIDENTIAL MANDATORY MEASURE (SHEET 2 0F 2)

Sheet No.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF SARATOGA AVENUE WITH THE WESTERLY LINE OF A 60 FOOT RIGHT OF WAY CONVEYED TO THE TOWN OF LOS GATOS BY DEED RECORDED IN BOOK 5209 OF OFFICIAL RECORDS, PAGE 496 SAID POINT OF INTERSECTION BEING ALSO THE SOUTHEASTERLY CORNER OF PARCEL A, AS SAID PARCEL A IS SHOWN UPON THE MAP OF RECORD OF SURVEY FOR C. A. SPOTSWOOD, A MAP OF WHICH IS FILED FOR RECORD IN BOOK 156 OF MAPS, PAGE 33, SANTA CLARA COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL A THE FOLLOWING CURVE, TANGENT AND CURVES; A CURVE TO THE LEFT HAVING A TANGENT BEARING OF NORTH 9° 15' 44" EAST, A RADIUS OF 114.53 FEET, THROUGH A CENTRAL ANGLE OF 8° 08' 44" FOR AN ARC LENGTH OF 16.28 FEET; THENCE NORTH 1° 07' 00" EAST 216.32 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 229.76 FEET THROUGH A CENTRAL ANGLE OF 28° 35' 34" FOR AN ARC LENGTH OF 114.66 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 289.77 FEET, THROUGH A CENTRAL ANGLE OF 9° 40' 16" FOR AN ARC LENGTH OF 48.91 FEET TO A POINT ON A CURVE HAVING A TANGENT BEARING NORTH 17° 48' 18" WEST; THENCE LEAVING SAID EASTERLY LINE OF PARCEL A, NORTH 84° 46' 54" WEST 269.98 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID PARCEL A; THENCE ALONG THE SAID WESTERLY LINES AND THE SOUTHERLY LINES OF SAID PARCEL A THE FOLLOWING COURSES AND DISTANCES: SOUTH 25° 33' 52" EAST 3.00 FEET: SOUTH 17° 04' 10" EAST 119.90 FEET; SOUTH 7° 09' 16" EAST 176.24 FEET; SOUTH 47° 15' 28" EAST 103.16 FEET; AND SOUTH 73° 48' 53" EAST 180.82 FEET TO THE POINT OF BEGINNING. AS SURVEYED IN JANUARY 1966 BY RILEY & CUFFE, CIVIL ENGINEERS & SURVEYORS.

ASSESSOR'S PARCEL NUMBER: 529-23-018

DESCRIPTION NOTE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY DATED DECEMBER 14, 2022, TITLE ORDER No. FWPS-2995221112-MC AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE PROPERTY.

THIS IS AN ALTA/NSPS LAND TITLE SURVEY IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH WITH SAME, EFFECTIVE FEBRUARY 23, 2021 AND INCLUDES THE FOLLOWING ITEMS: ALL DATA NECESSARY TO DEFINE THE BOUNDARY MATHEMATICALLY, RECORD BEARINGS AND DISTANCES WHERE THEY DIFFER FROM MEASURED, NOTATION OF ANY FAILURE OF THE RECORD DESCRIPTION TO CLOSE MATHEMATICALLY, NAMES AND WIDTHS OF STREETS ABUTTING THE PROPERTY SURVEYED. OBSERVABLE EVIDENCE OF ACCESS (OR LACK THEREOF), ALL RECORDED PLATS, NAMES OF ADJOINING OWNERS FOR NON-PLATTED LAND (IF PROVIDED BY CLIENT), PLATTED SETBACK LINES OR WHICH APPEAR IN A RECORD DOCUMENT(IF PROVIDED BY CLIENT), ALL INDICATION OF CONTIGUITY, GORES, AND OVERLAPS, ALL EVIDENCE OF MONUMENTS USED IN THE SURVEY, ALL EVIDENCE OF POSSESSION, THE LOCATION OF ALL BUILDINGS ON THE SITE AND TIES TO THE PROPERTY LINES, THE STREET NUMBER IF AVAILABLE, ALL EASEMENTS EVIDENCED BY A RECORD DOCUMENT(IF PROVIDED BY CLIENT) SHOWN OR NOTED, ALL OBSERVABLE EVIDENCE OF EASEMENTS, THE CHARACTER AND LOCATION OF ALL WALLS, BUILDINGS, FENCES AND OTHER VISIBLE IMPROVEMENTS WITHIN FIVE FOOT OF THE BOUNDARY LINES, ALL PHYSICAL EVIDENCE OF ENCROACHMENTS, DRIVEWAYS AND ALLEYS ON OR CROSSING THE PROPERTY, OBSERVED CEMETERIES AND BURIAL GROUNDS, PONDS, LAKES, AND RIVERS

IN ADDITION TO THE STANDARD REQUIREMENTS THE FOLLOWING OPTIONAL ITEMS FROM TABLE A ARE INCLUDED IN THIS SURVEY: (2) PROPERTY ADDRESS; (3) FLOOD ZONE DESIGNATION; (4) LAND AREA; (6a) SETBACK, HEIGHT AND FLOOR SPACE RESTRICTIONS AS DISCLOSED BY ZONING, BUILDING CODES OR SUBDIVISION MAPS; (6b) ZONING DATA TO BE SHOWN GRAPHICALLY IF INTERPRETATION NEEDED; (7a) EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL; (8) SUBSTANTIAL VISIBLE IMPROVEMENTS; (9) PARKING AND STRIPING; (11a)EVIDENCE OF UNDERGROUND UTILITIES BY REPORT; (11b) UNDERGROUND UTILITIES BY LOCATING SERVICE; (13) NAMES OF ADJOINING OWNERS; (16) EVIDENCE OF EARTHWORK OR BUILDING CONSTRUCTION; (17) PROPOSED RIGHT OF WAY CHANGES, EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS; (18) APPURTENANT OFFSITE EASEMENTS;

TITLE REPORT ITEMS

BORDERING OR ON THE PREMISES.

4. NOTE THE AFFECT OF OWNERSHIP OF SAID LAND DOES NOT INCLUDE ACCESS FROM OR TO THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND. RIGHTS HAVE BEEN RELINQUISHED BY DOCUMENT RECORDED ON FEBRUARY 1, 1956 IN BOOK 3403, PAGE 302 OFFICIAL RECORDS SANTA CLARA COUNTY. AFFECTS WESTERLY LINE. GRAPHICALLY SHOWN ON FACE OF THIS ALTA SURVEY.

5. NOTE THE AFFECT OF OWNERSHIP OF SAID LAND LAND DOES NOT INCLUDE ACCESS FROM OR TO THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND. RIGHTS HAVE BEEN RELINQUISHED BY DOCUMENT RECORDED ON FEBRUARY 1, 1956 IN BOOK 3403, PAGE 306 OFFICIAL RECORDS SANTA CLARA COUNTY. AFFECTS WESTERLY AND SOUTHWESTERLY LINE. GRAPHICALLY SHOWN ON FACE OF THIS ALTA SURVEY.

- 1. THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON THE PRELIMINARY REPORT PROVIDED BY CHICAGO TITLE COMPANY, DATED DECEMBER 14, 2022, TITLE ORDER No. FWPS-2995221112-MC, NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF THE CLIENT PROVIDED TITLE REPORT IS ASSUMED BY THIS PLAT OR THE SURVEYOR; ONLY
- THE PRELIMINARY REPORT DOES NOT DISCLOSE ANY EASEMENTS AFFECTING THE SUBJECT PROPERTY.

SURVEY RELATED ITEMS ARE SHOWN HEREON.

- THERE ARE NO BUILDINGS ON-SITE THE ABOVE GRADE PORTIONS OF THE PREVIOUS BUILDINGS HAVE BEEN DEMOLISHED AND REMOVED. THE BASEMENT SLABS AND THE PERIMETER WALLS ON THREE SIDES OF EACH BUILDING REMAIN AT THE BASEMENT LEVEL TO THE BOTTOM OF THE PREVIOUS FIRST FLOOR.
- 4. GAS LINES, ELECTRIC LINES AND WATER LINES HAVE BEEN TERMINATED AT OR NEAR THE PROPERTY LINE ALONG ALBERTO WAY AND ABANDONED IN PLACE ON-SITE. NOTE THE AFFECT OF UTILITY NOTE
- THE GRAVITY PORTIONS OF THE STORM DRAIN SYSTEM WERE LEFT IN PLACE AND PROVIDE SITE DRAINAGE. THE MECHANICAL PUMPED STORM DRAIN SYSTEM WAS REMOVED OR ABANDONED IN PLACE AND DOES NOT PROVIDE SITE DRAINAGE. NOTE THE AFFECT OF UTILITY NOTE SD1.
- 6. THE SANITARY SEWER SYSTEM WAS ABANDONED IN PLACE, NOTE THE AFFECT OF UTILITY NOTE SS1.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 8. THIS ALTA IS BASED ON A SURVEY COMPLETED IN JANUARY 2023, AND REPRESENTS SITE CONDITIONS AT THE TIME OF THE SURVEY.
- 9. ASSESSOR'S PARCEL NUMBER: 529-23-018
- 10. GROSS LAND AREA IS 2.15 ACRES
- 11. CONTOUR INTERVAL: 1 FOOT
- 12. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MAP ENTITLED "RECORD OF SURVEY FOR C. A. SPOTSWOOD," FILED JANUARY 24, 1963 IN BOOK 156 OF MAPS AT PAGE 33, SANTA CLARA COUNTY RECORDS.
- 13. TOWN OF LOS GATOS BM LG#44, A BRASS DISK IN A MONUMENT WELL IN LOS GATOS-SARATOGA RÖAD AT ALBERTO WAY. ELEVATION 353.33, TOWN OF LOS GATOS DATUM.

UTILITY NOTES

- NOTE THE AFFECT OF ELECTRIC LINE(S) CROSSING THE NORTHERLY PROPERTY LINE ONTO ADJOINING PRIVATE PROPERTY. NO KNOWN EASEMENT OF RECORD. UNDETERMINED STATUS OF LINES OR USE.
- NOTE THE AFFECT OF SANITARY SEWER LINE CROSSING THE NORTHERLY PROPERTY LINE ONTO ADJOINING PRIVATE PROPERTY DOWNSTREAM.NO KNOWN EASEMENT OF RECORD. INFORMATION FOR LINE SHOWN ON WEST VALLEY SANITATION DISTRICT SYSTEM MAP. UNDETERMINED STATUS OF LINE
- NOTE THE AFFECT OF STORM DRAIN LINE CROSSING THE NORTHERLY PROPERTY LINE ONTO ADJOINING PRIVATE PROPERTY DOWNSTREAM. NO KNOWN EASEMENT OF RECORD. UNDETERMINED STATUS OF LINES OR USE.

CH ZONE, HIGHWAY COMMERCIAL DESCRIPTION: INTENDED FOR VEHICULAR ORIENTED USES AND SALES ALONG HIGHWAY FRONTAGES, INTERMINGLED WITH COMPATIBLE RETAIL, SERVICE AND ADMINISTRATIVE ACTIVITIES.

PERMITTED USES:

OF HOUSEHOLDS

OFFICE USES

- RETAILING PERSONAL SERVICE BUSINESSES SERVICE BUSINESSES NECESSARY FOR THE CONDUCT
- LIMITED MANUFACTURING USES WHEN THE MAJORITY OF SALES ARE MADE, ON SITE, TO THE ULTIMATE CONSUMER
- ADDITIONAL USES MAY BE ALLOWED IF A CONDITIONAL USE PERMIT (CUP) IS APPROVED.

MINIMUM LOT SIZE: NO MINIMUM HEIGHT REQUIREMENTS: 35 FOOT MAXIMUM HEIGHT LOT COVERAGE: 50% MAXIMUM

FRONT SETBACK: 15 FOOT MINIMUM SIDE SETBACK: NO MINIMUM REAR SETBACK: NO MINIMUM STREET SIDE SETBACK: 15 FOOT MINIMUM

SETBACKS FOR PARCELS THAT ABUT A RESIDENTIAL ZONE: FRONT SETBACK: 25 FOOT MINIMUM SIDE SETBACK: 15 FOOT MINIMUM REAR SETBACK: 20 FOOT MINIMUM STREET SIDE SETBACK: 15 FOOT MINIMUM ** PLUS 1 FOOT FOR EACH FOOT A BUILDING EXCEEDS 20

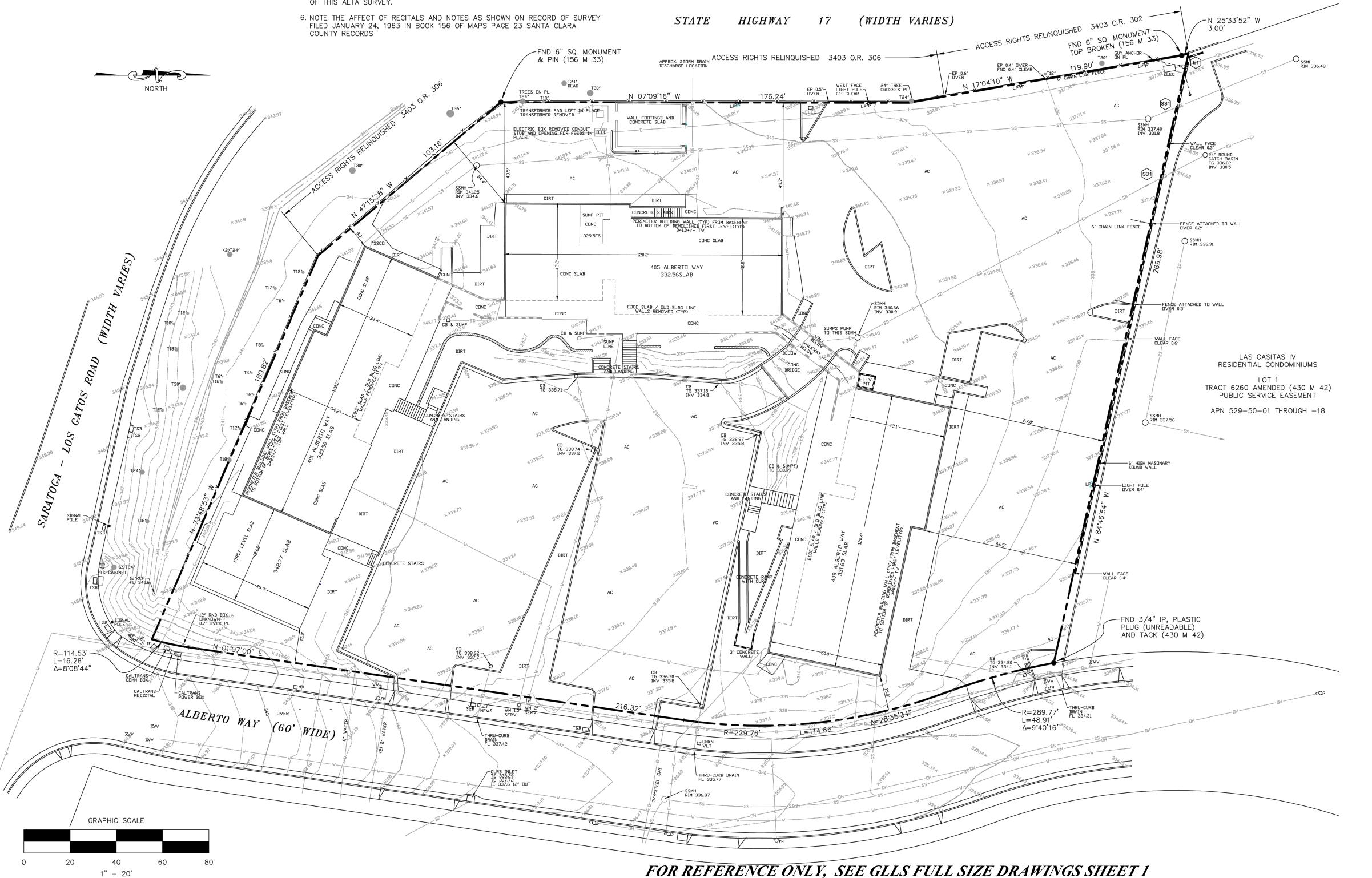
FFFT IN HFIGHT. A 6 FOOT HIGH MASONRY WALL IS ALSO REQUIRED ALONG THE PROPERTY LINE. A 8 FOOT HIGH MASONRY WALL IS PERMITTED IF BOTH PARTIES AGREE.

VICINITY MAP NO SCALE

FLOOD ZONE

THE FOLLOWING INFORMATION IS TAKEN FROM THE FLOOD RATE INSURANCE MAP FOR SANTA CLARA COUNTY, CALIFORNIA, AND INCORPORATED AREAS, DESIGNATED AS MAP NUMBER 06085C0376H, EFFECTIVE DATE MAY 18, 2009.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



LEGEND **ELECTRIC** ELEC ELEVATOR PIT ELEV. PIT FND FOUND INVERT ELEVATION IRON PIPE MONUMENT IRRIGATION VALVE MONUMENT NEWS RACK PROPERTY LINE STREET LIGHT BOX TOP OF CURB ELEVATION TOP OF GRATE ELEVATION TSB TRAFFIC SIGNAL BOX TRANSFORMER (ABOVE GROUND) TRANS WTR WATER BOUNDARY LINE FLOWLINE UNDERGROUND ELECTRIC GAS LINE OVERHEAD UTILITY LINE SANITARY SEWER LIN STORM DRAIN LINE WATER LINE BUILDING FOUNDATION WAL GRAVITY BLOCK WALL CONCRETE WALL FIRE HYDRANT WATER METER WATER VALVE SANITARY SEWER CLEAN OUT GUY ANCHOR & WIRE PARKING LOT LIGHT STREET LIGHT UTILITY POLE TREE (TRUNK SIZE IN INCHES)

CERTIFICATION:

TO: LPG 405 ALBERTO WAY RESIDENTIAL, LLC, ITS SUCCESSORS AND/OR ASSIGNS AND CHICAGO TITLE COMPANY AND STEARNS BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 11(b), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JANUARY



KEVIN D. NICKOLAS L.S. 7392 EXP. 12-31-2023

ALBERT DRN.BY:

TEL (925) 457-1734 FAX (925) 264-2064

GRANT LINE

LAND SURVEYING

2278 CAROL ANN DRIVE

TRACY, CA 95377

DATE: 02/15/202 SCALE: 1"=20

SHEET NO. (BGA) **CS-3**



ELEV A



ELEV B

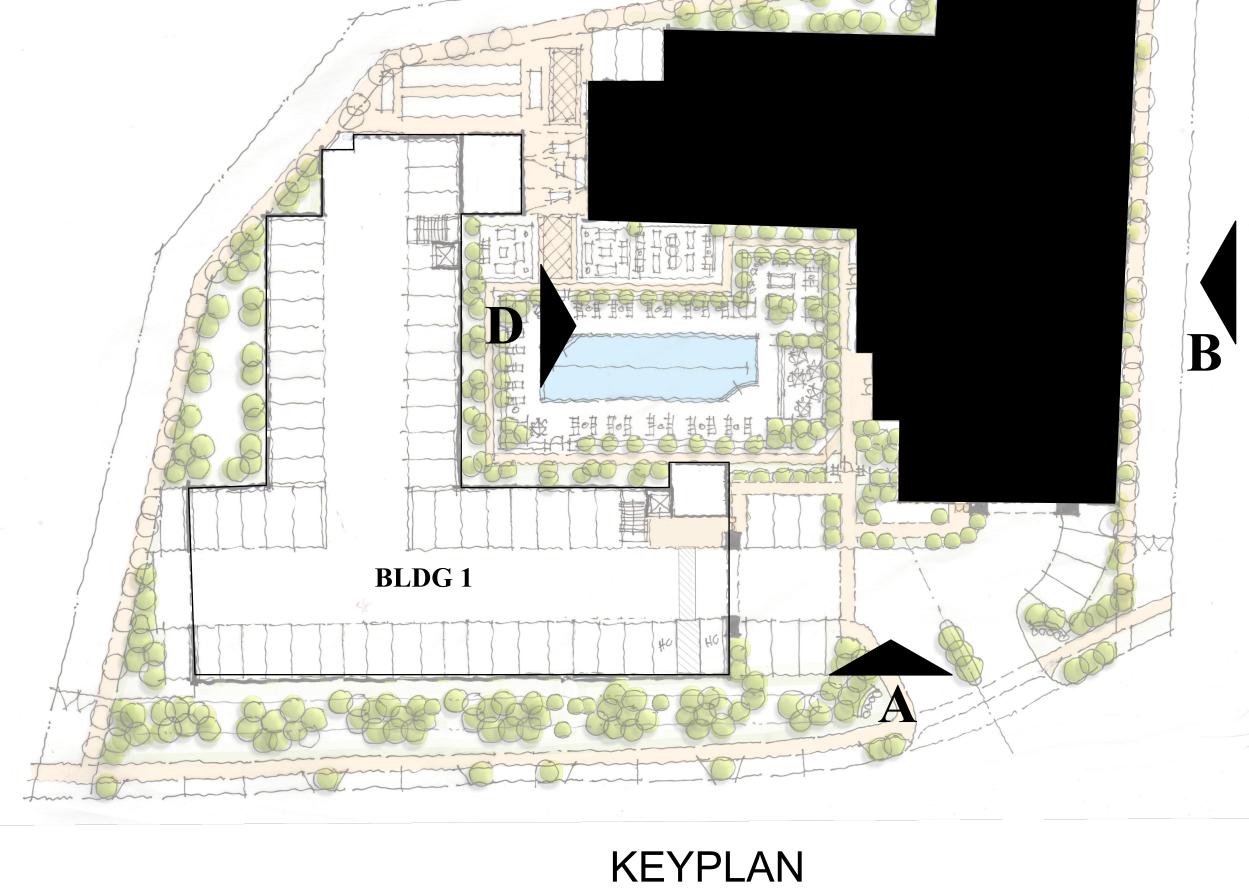


ELEV C



ELEV D

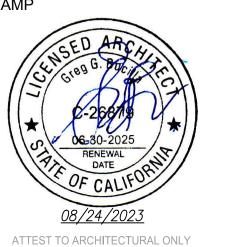
BLDG ELEVATIONS SCALE : 1' =15'-0"



ARCHITECT:

Architecture Planning Interior design Historic preservation Leed Value engineering 1601 Dove Street, Suite 187, Newport Beach, Ca 92660

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Project:

405 Alberto Way Los Gatos , CA 95030

OWNER

LGP DEVELOPMENT, LLC 535 Middlefield Road Menlo Park, Ca 92592

NO DATE DESCRIPTION 082523 1st Planning Submittal

BGA No. 22024

DD SUBM. DATE: 08/25/23

Sheet Title :

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BD SUBM. DATE:

BUILDING **ELEVATIONS**

PRELIMINARY APP

Sheet No.

SP-0.1



Site Data

Zoning District Existing CH Highway Commercial Zone

405 Alberto Way

Los Gatos, CA 95030 529-23-018 93,654 SF Lot Area 2.15 Acres

Units Retail Lot Coverage

> Bldg 1 19,950 sf Bldg 2 19,950 sf Fitness 625 sf Com Rm 500 sf 40,305 / 93,654 = 43%

41% 38,398 sf General

Recreational 16% 15,075 sf

throughout site

(60 units) = 9,000 sf rooftop sf total for Bldg 1 & 2 10% 4,000 sf 67% 57,443 sf

150 sf avg veranda space x

15'-20' continuous at property sides and rear Setbacks

20' min Sides 20' min Rear 40' min Between Bldgs

Building Data

Program Summary Building 1 & Building 2 2 Buildings 60 total - 2 buildings 1br/1bath 6 units 1300 sf 6 units 2br/2bath 1550 sf 2br/2bath 18 units 2br/2bath 1625 sf 6 units 1875 sf 3br/3bath 24 units 60 units 57(2) = 114 spacesResident Parking Required 57(2) = 114 spaces

> 12 spaces on site 2 total at each bldg. entry 1 per unit

60(.2 unit) = 12 spaces

5 per bldg **EV** Chargers 15% =

Site Legend

Guest Parking

- Project Entry / Exit
- **2** Fire Access / Fire Lane
- **Guest Parking**
- Resident Garage
- Project Signage
- Resident / Guest Entry
- On Grade Parking Garage
- **8** Building Lobby
- **9** Retail

Amenity Legend

- **10** Fitness Center
- **11** Community Room
- **12** Bocci Ball
- **13** Lounge with fireplace
- **14** BBQ with Farm Tables
- **15** Pool / Spa
- **16** Market Lights over lounge
- **17** Tables / Awnings
- **18** Pool Deck
- **19** Dog Park
- **20** Walking path thru out project
- **21** Rooftop Lounge (see bldg. section)

ARCHITECT

ARCHITECTURE PLANNING INTERIOR DESIGN HISTORIC PRESERVATION LEED VALUE ENGINEER

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Menlo Park, Ca 92592

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PERMIT NO: DD SUBM. DATE: 08/25/23

BGA No. 22024

Sheet Title :

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PLOT DATE:

Site Development Plan -Pelim. (SB330 Submittal)

Sheet No.

SP-0

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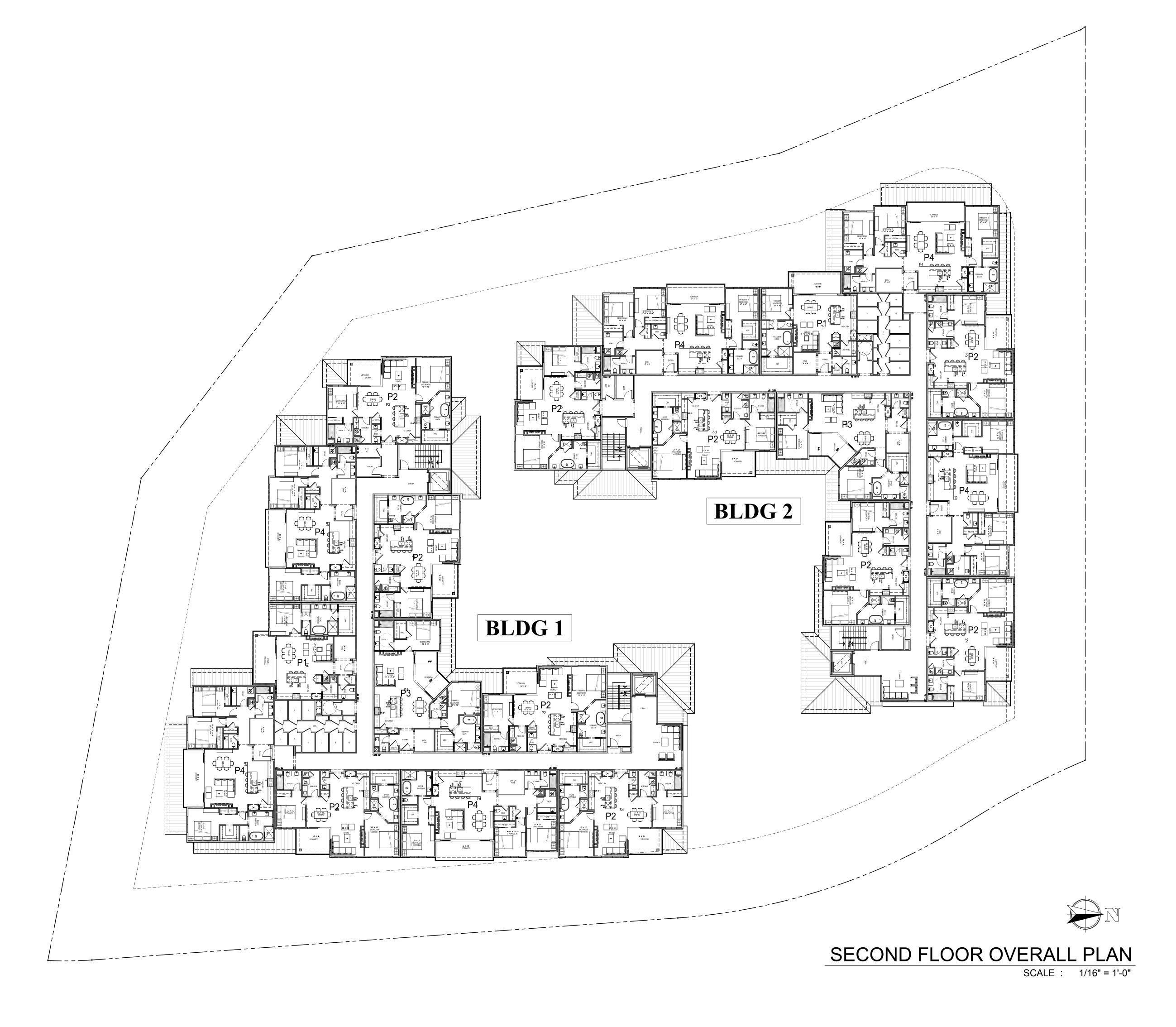
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Sheet Title :

SITE DEVELOPMENT PLAN

Sheet No. :

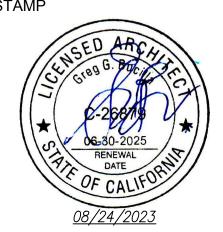
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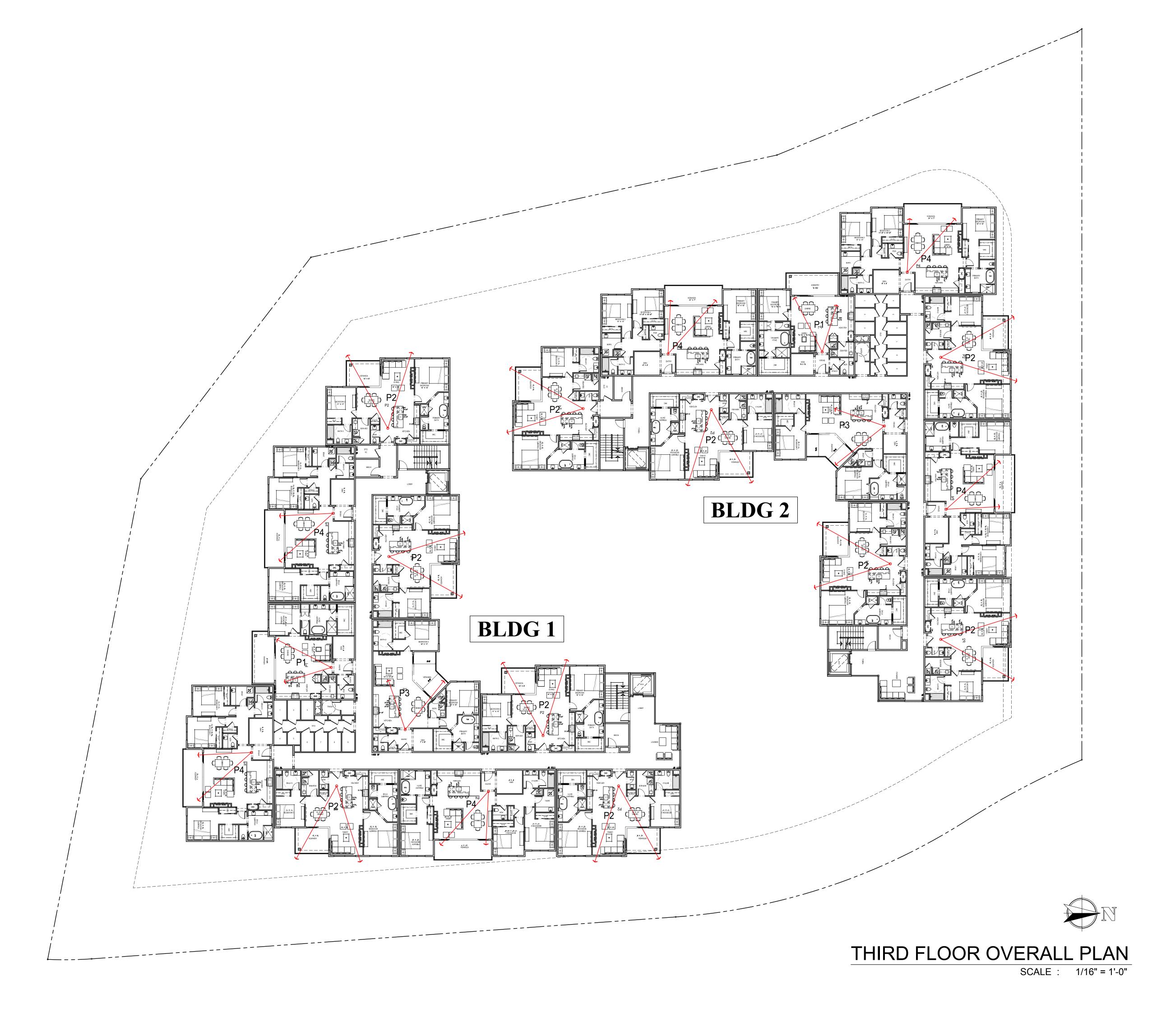
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BGA No. 22024

Overall Plan

SP-2.0



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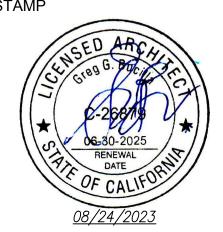
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Sheet Title:

3rd Floor Overall Plan

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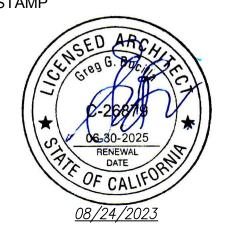
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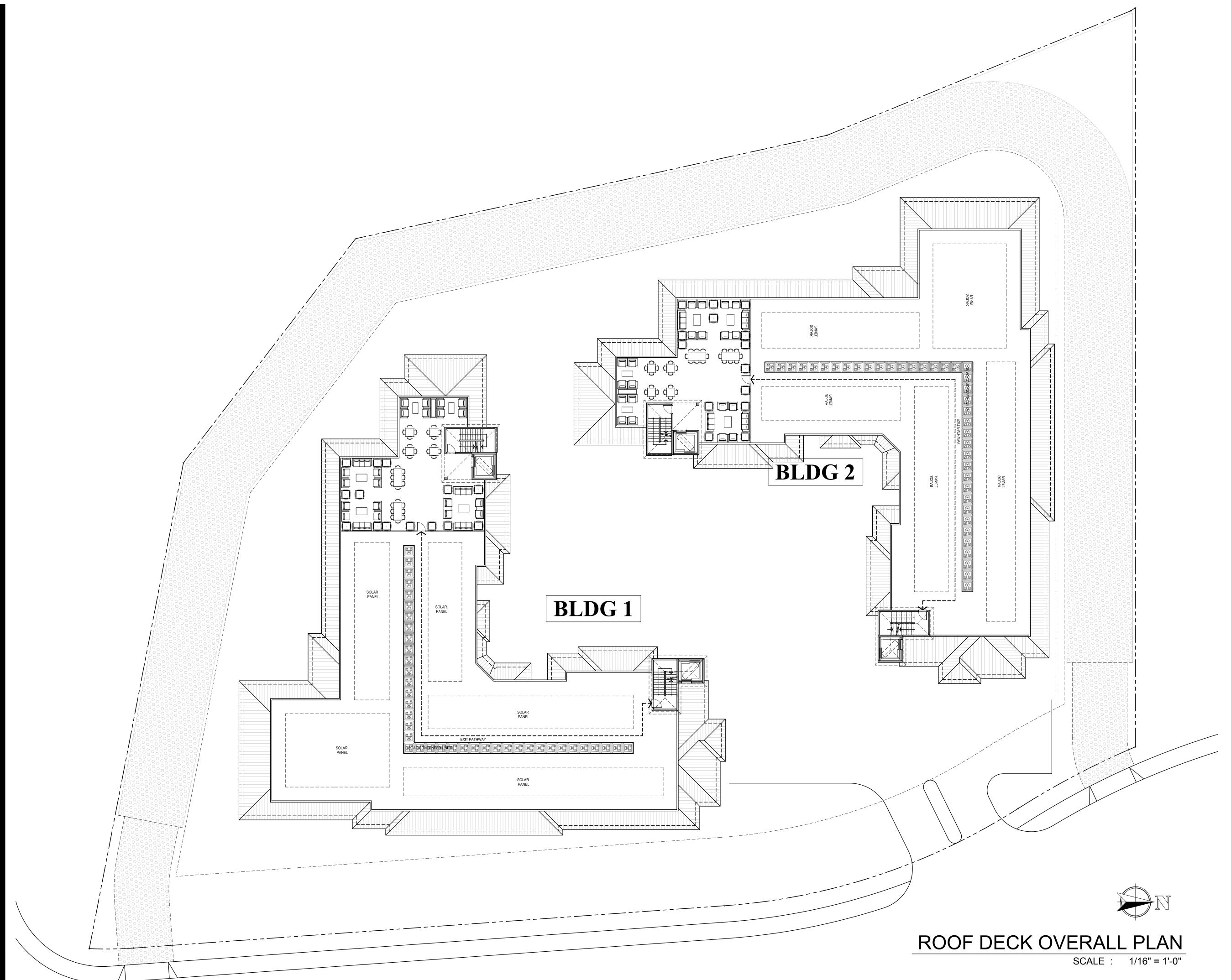
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Fourth Floor Overall Plan

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Architecture Planning Interior design Historic preservation Leed Value engineering



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BGA No. 22024

Sheet Title

Roof Deck Overall Plan

Sheet I

SP-5.0



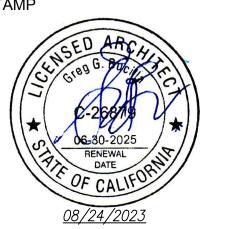
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ARCHITECT:

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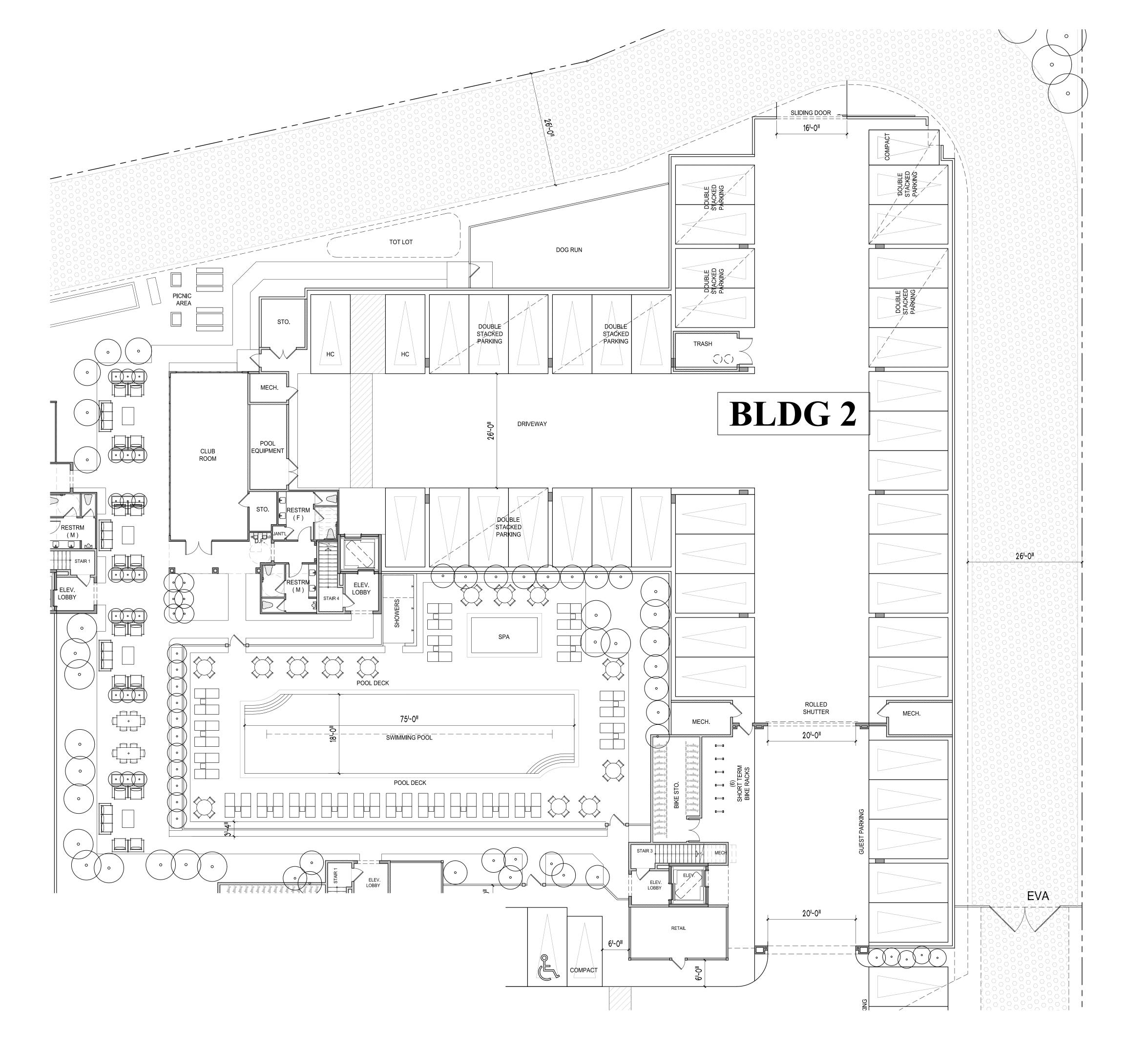
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BLDG1 GROUND FLOOR PLAN

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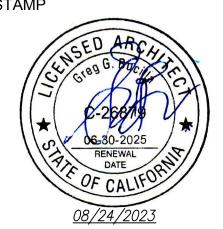




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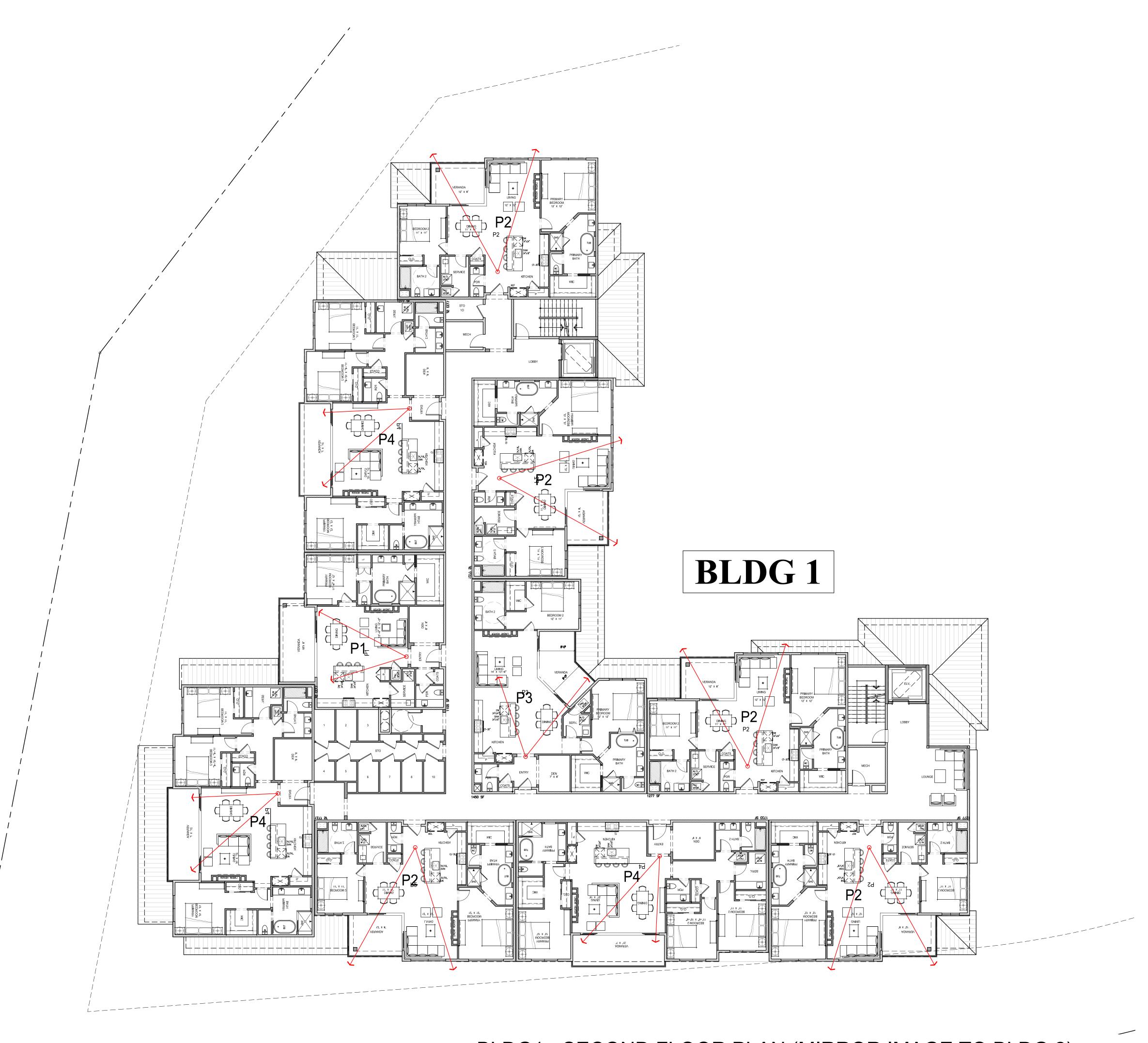
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Sheet Title :

BLDG2 GROUND FLOOR PLAN

Sheet No. :

DD - 1.0B



BLDG1 - SECOND FLOOR PLAN (MIRROR IMAGE TO BLDG 2)





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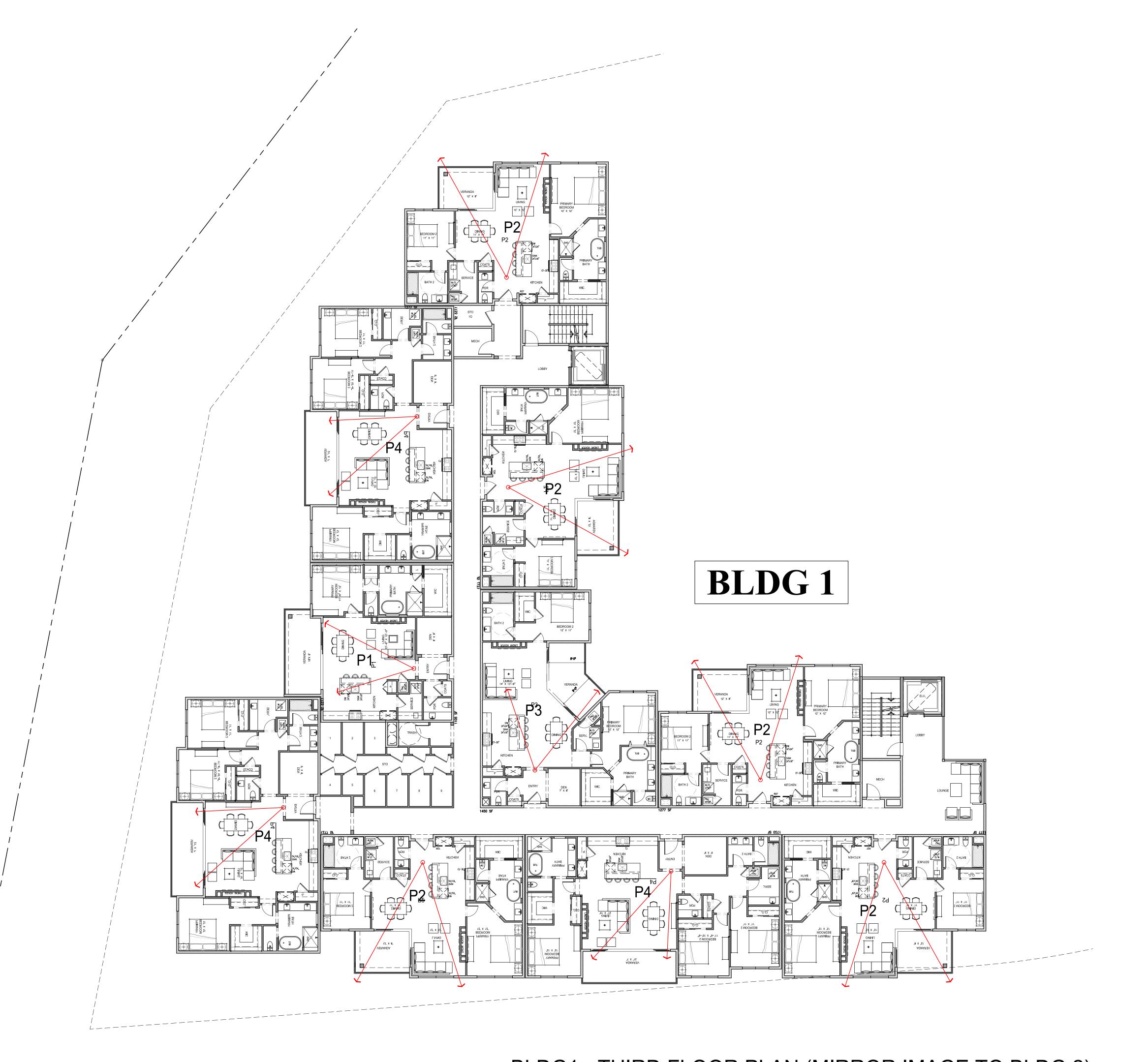
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BLDG1 SECOND FLOOR PLAN (MIRROR IMAGE TO BLDG 2)

DD - 2.0



BLDG1 - THIRD FLOOR PLAN (MIRROR IMAGE TO BLDG 2)

SCALE: 3/32" = 1'-0"



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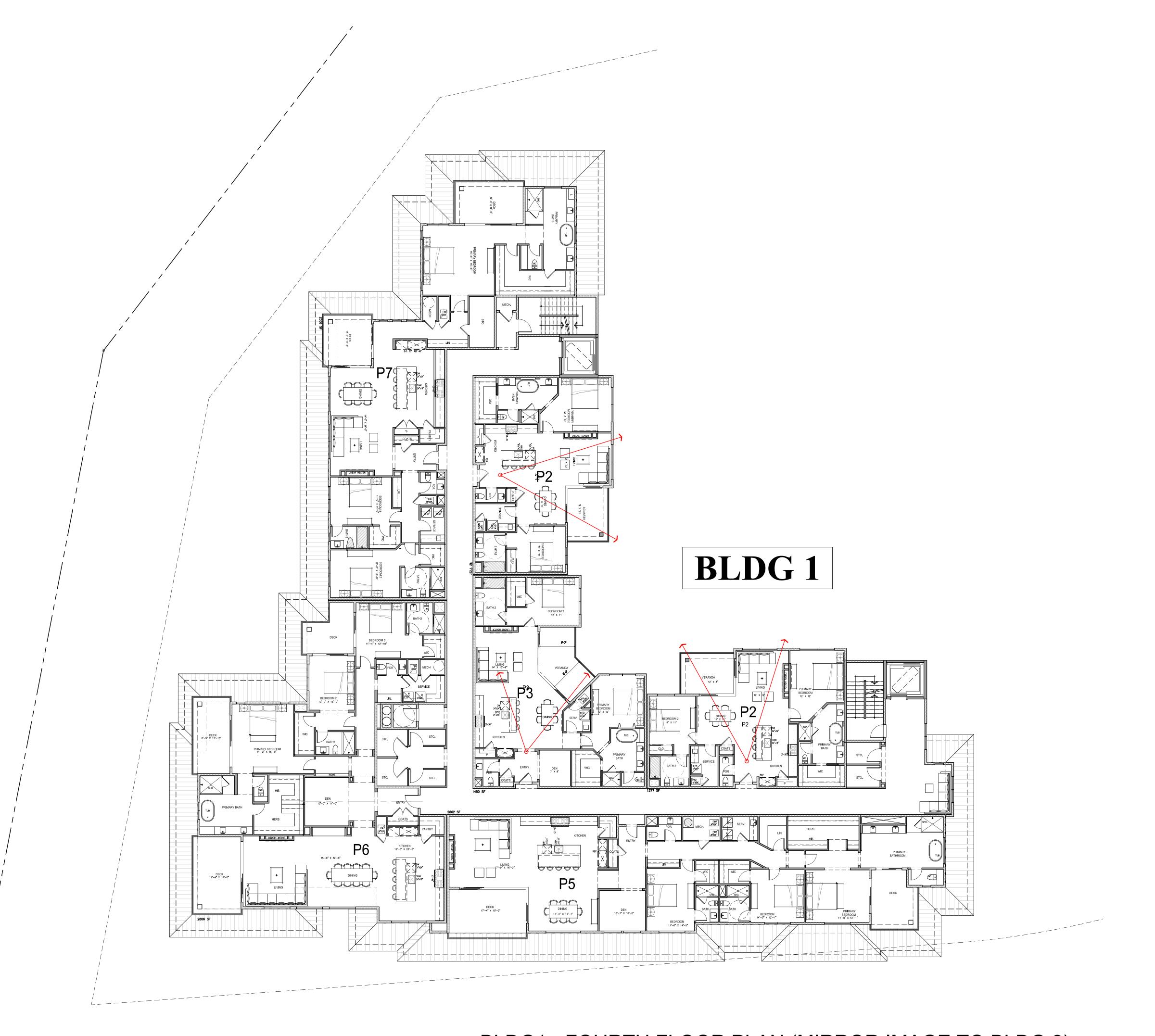
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BLDG1
THIRD FLOOR PLAN
(MIRROR IMAGE TO BLDG 2)

Sheet No

DD - 3.0

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BLDG1 - FOURTH FLOOR PLAN (MIRROR IMAGE TO BLDG 2)

SCALE: 3/32" = 1'-0"



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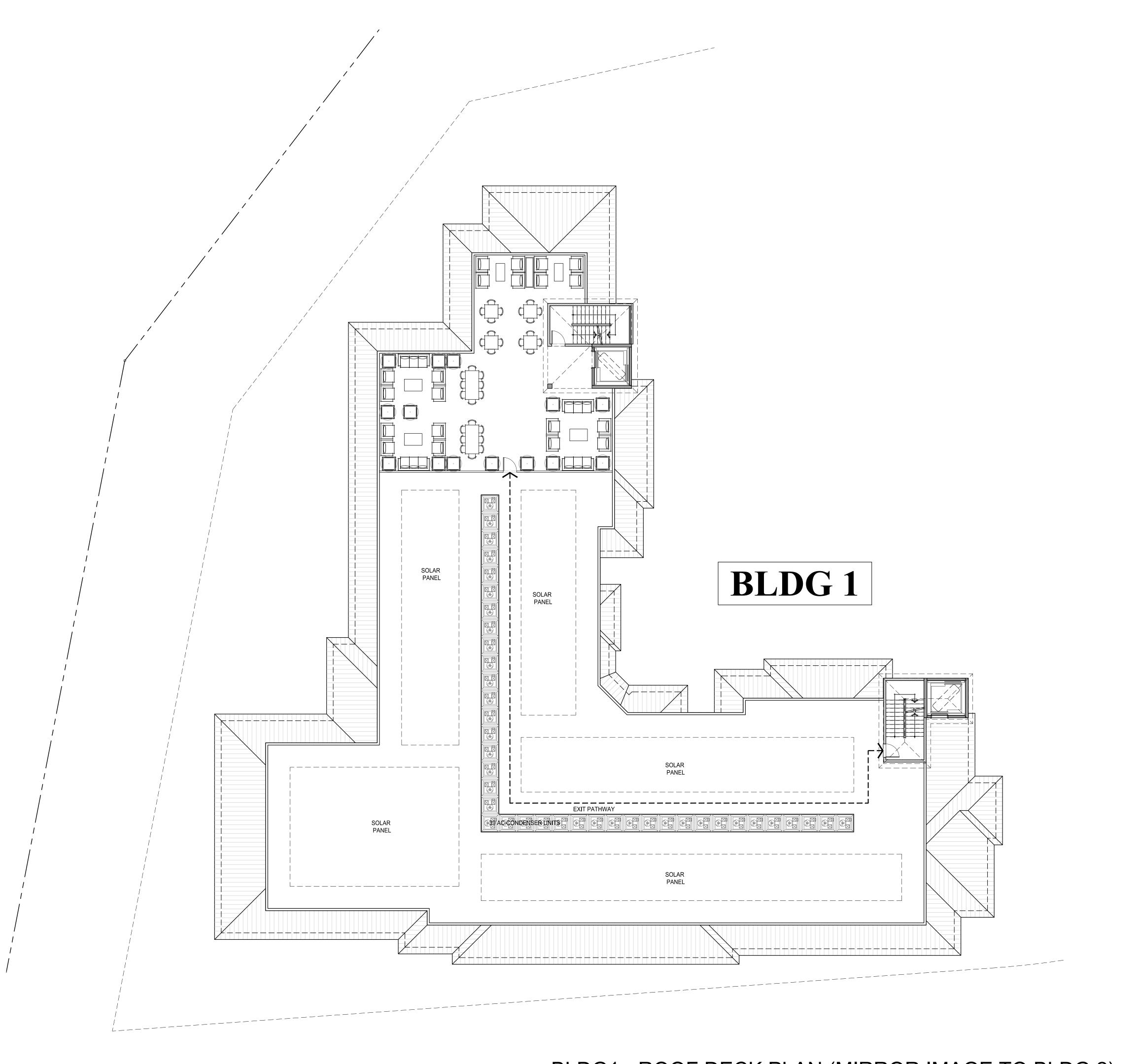
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BLDG1 FOURTH FLOOR PLAN (MIRROR IMAGE TO BLDG 2)

Sheet I

DD - 4.0

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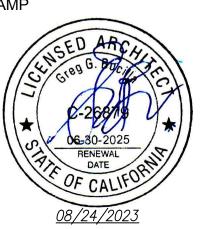
BLDG1 - ROOF DECK PLAN (MIRROR IMAGE TO BLDG 2)

SCALE: 3/32" = 1'-0"



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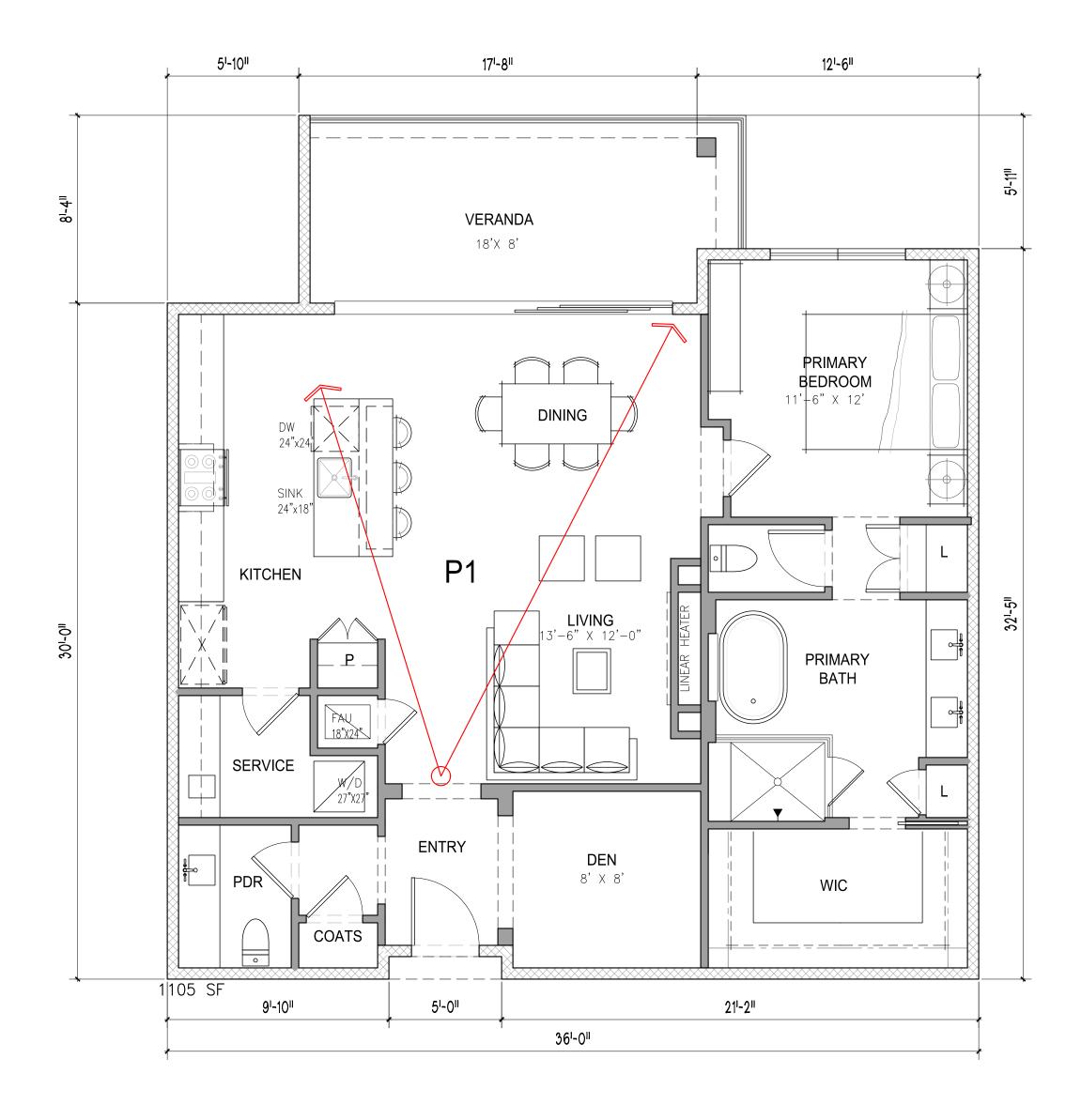
LGP DEVELOPMENT, LLC 535 Middlefield Road Menlo Park, Ca 92592

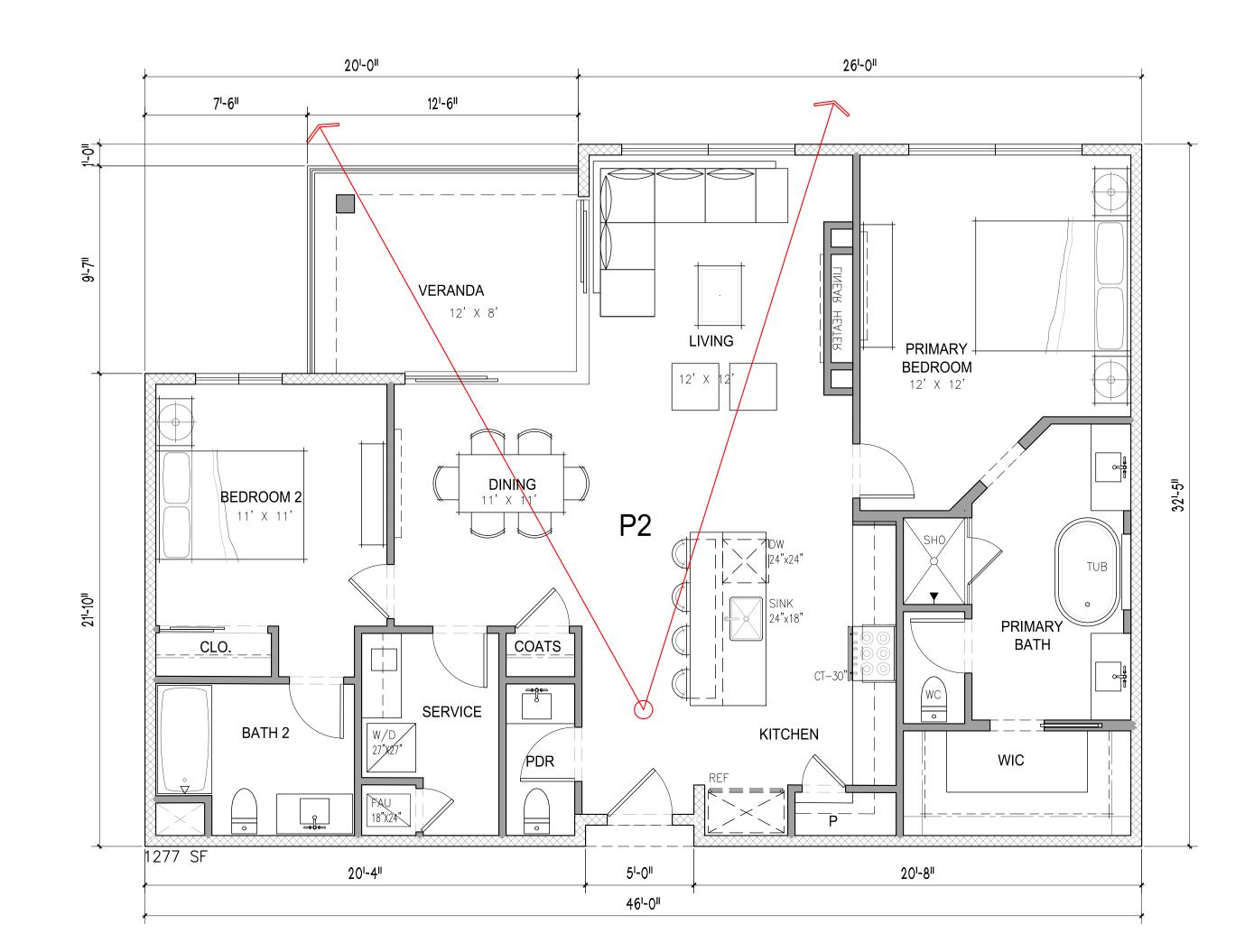
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ROOF DECK PLAN (MIRROR IMAGE TO BLDG 2)





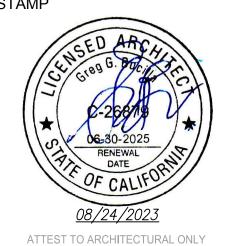
1105 SF

1277 SF

FLOOR AREA: 1105 sf 1277 sf

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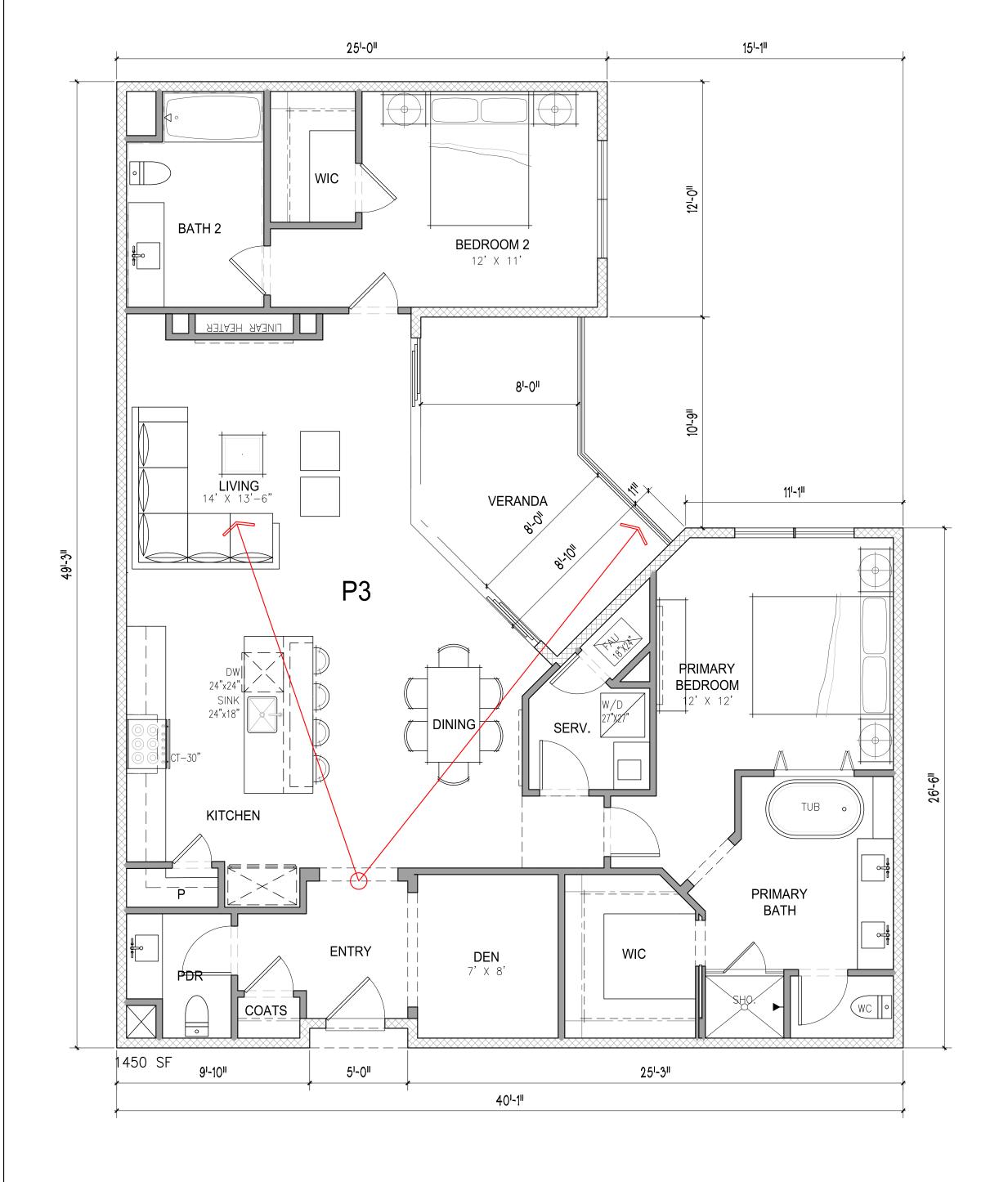
BGA No. 22024

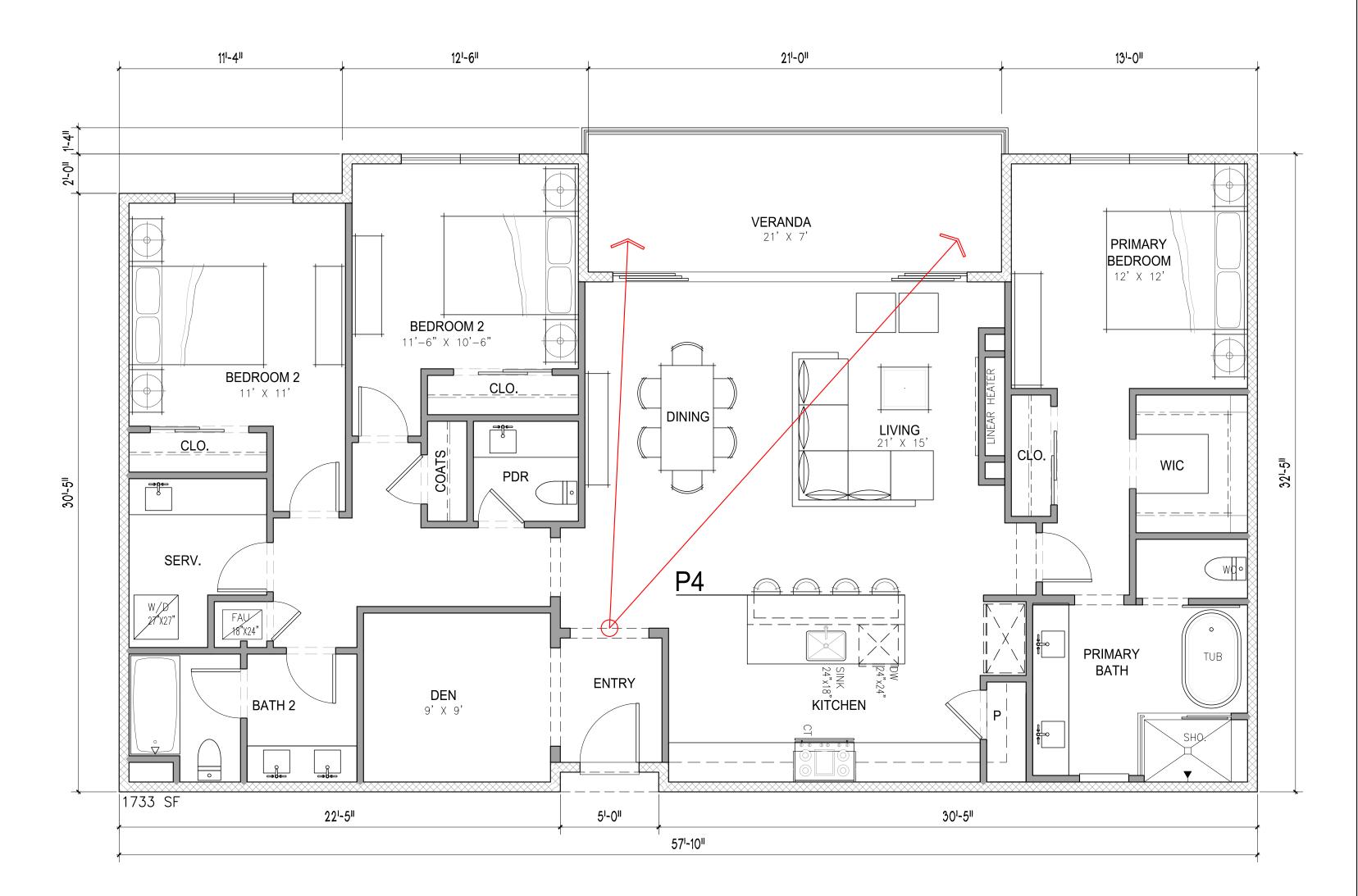
Sheet Title:

P1 - UNIT PLAN P2 - UNIT PLAN

Sheet No.:

DD-6.0





1450 SF

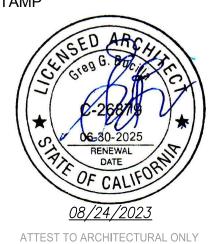
1733 SF

FLOOR AREA: 1450 sf 1733 sf

ARCHITECT:

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PFF	RMIT NO:	
		ATE: 08/25/23

Project Number : **BGA No. 22024**

PLOT DATE: 08/25/23

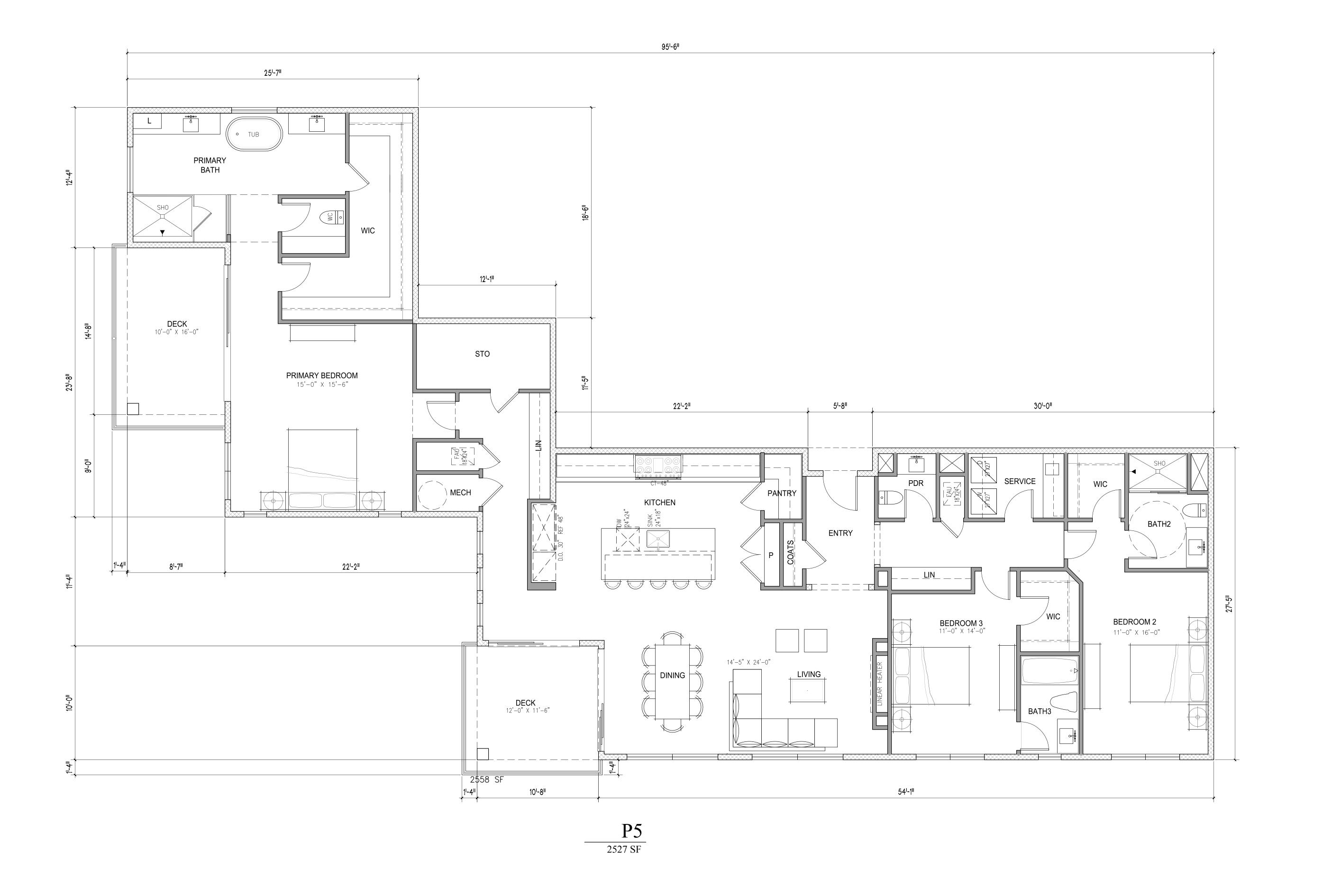
BD SUBM. DATE:

Sheet Title:

P3 - UNIT PLAN P4 - UNIT PLAN

Sheet No.:

DD-6.1



UNIT PLANS

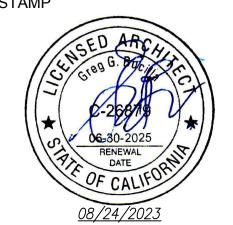
SCALE : 1/4" = 1'-0"

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BD SUBM. DATE: PLOT DATE:

P5 - UNIT PLAN

Sheet No.:

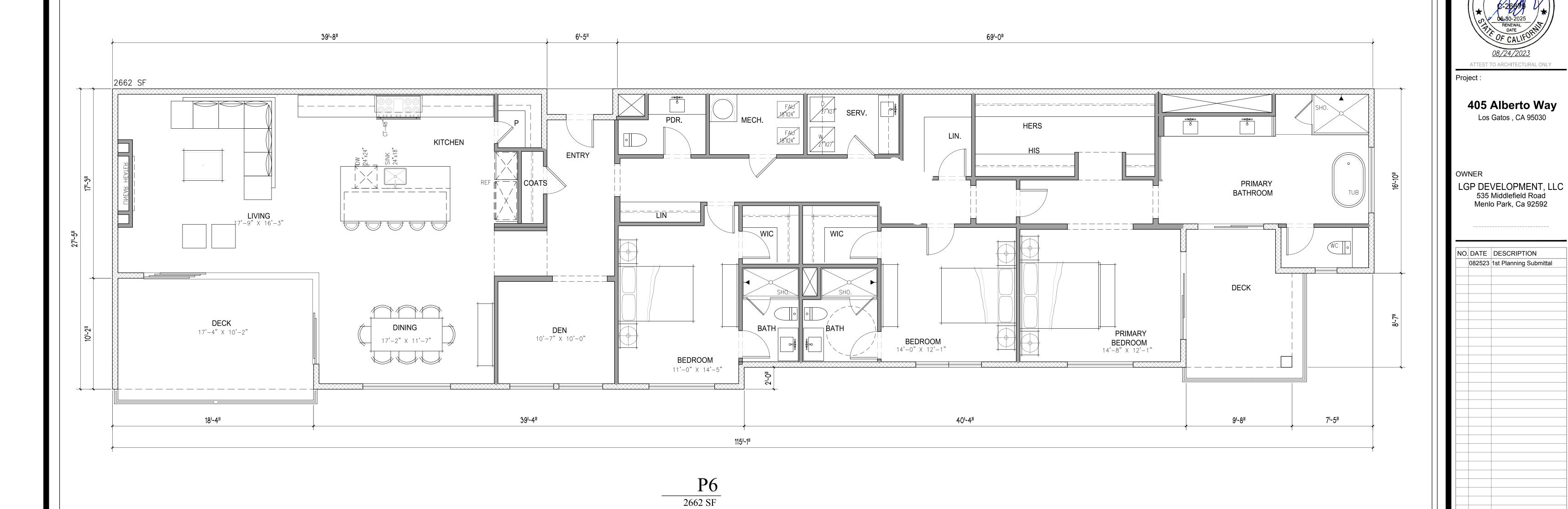
DD-6.2

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2558 sf

FLOOR AREA:

P5



FLOOR AREA: P6

2662 sf

Sheet No. :

PERMIT NO:

Sheet Title:

BD SUBM. DATE: PLOT DATE:

DD SUBM. DATE: 08/25/23

08/25/23

BGA No. 22024

P6 - UNIT PLAN

DD-6.3

ARCHITECT:

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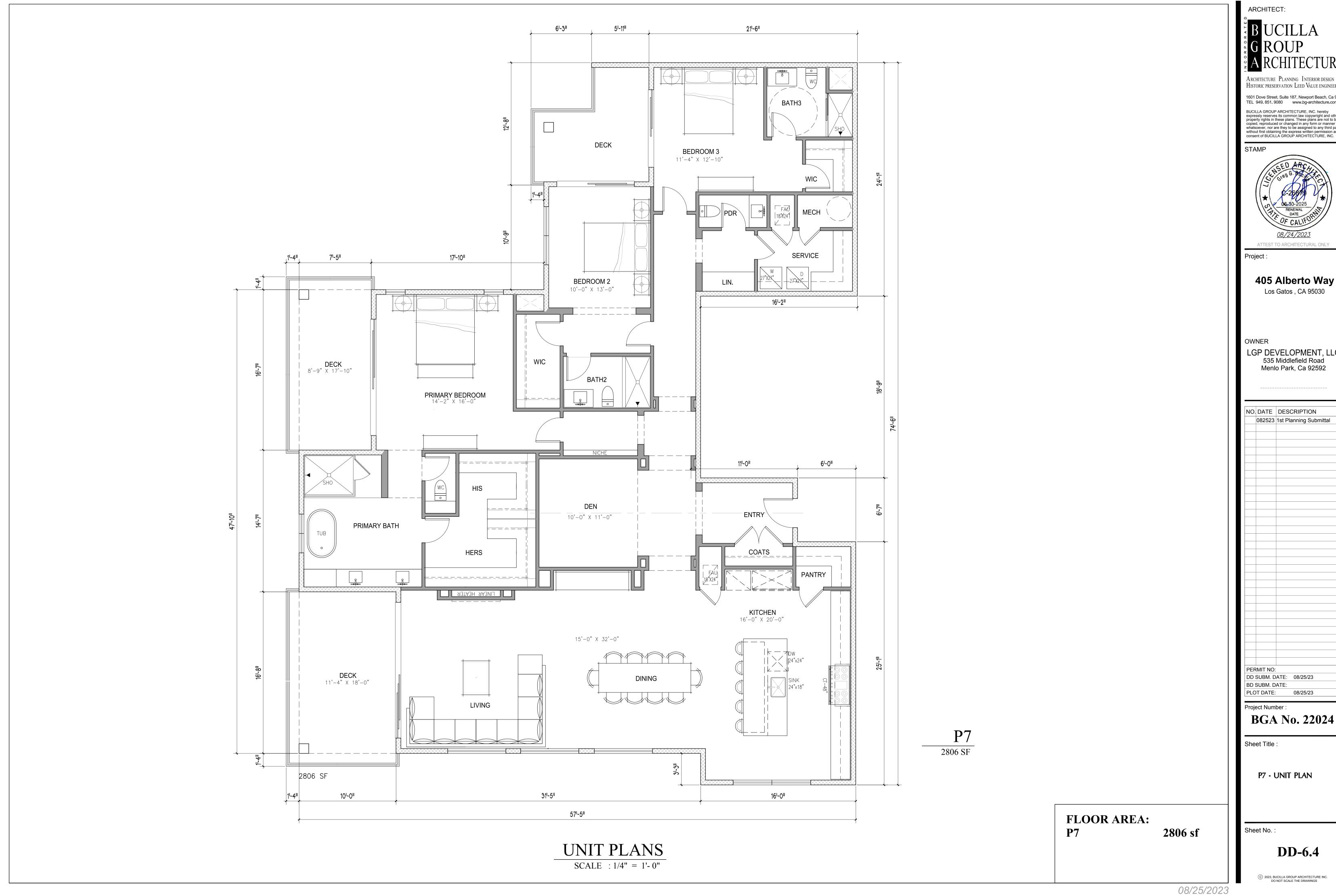
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UNIT PLANS

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



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P7 - UNIT PLAN

DD-6.4



(BUILDING 1) FRONT ELEVATION SCALE : 1/8" = 1'-0"

NOTE: SEE CS-1 FOR COLOR **MATERIAL SUMMARY**



(BUILDING 1) RIGHT SIDE ELEVATION SCALE : 1/8" = 1'-0"

SEE CS-1 FOR COLOR **MATERIAL SUMMARY**

ARCHITECT:

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(**BLDG** 1) FRONT & RIGHT SIDE **ELEVATIONS**

Sheet No.

7.0



(BUILDING 1) FRONT ELEVATION SCALE : 1/8" = 1'-0"

NOTE: SEE CS-1 FOR COLOR **MATERIAL SUMMARY**



(BUILDING) RIGHT SIDE ELEVATION SCALE : 1/8" = 1'-0"

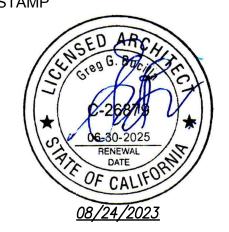
NOTE: SEE CS-1 FOR COLOR **MATERIAL SUMMARY**

ARCHITECT:

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Sheet Title:

(BLDG 1) **REAR & RIGHT SIDE ELEVATIONS**

Sheet No. :



Street Scene Illustration

BUILDING 1 @ ALBERTO WAY

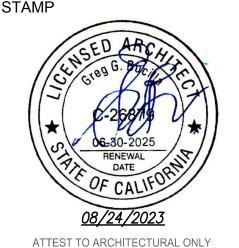
ARCHITECT:

B UCILLA ROUP A RCHITECTUR

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neet Title ·

Street Scene Illustration

Sheet N

7.2