

PROGRAM SUMMARY, PROJ. DESCRIPTION, AND COLOR MATERIALS

405 Alberto Way
Los Gatos, CA
LPG LLC

PROGRAM SUMMARY





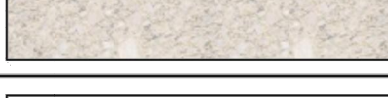


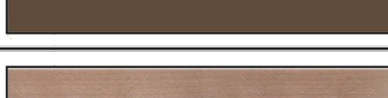




8/18/2023		Parking Req per Bldg		Parking Prov. Per Bldg		Note
Acre	2.15	Unit	52	Unit	53	23 open parking + 15 - 2 car stackers per building
Units	52	Guest (.2)	10	Guest	10	5 covered + 5 uncovered per building
Density	24.1	Total	62	Total	63	

Building 1 / 2		26 unit bldg									
Plan	Type	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	100.0	52	53	9.5	3.9
						GFA			51+2HC = 53	9+1HC = 10	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		
Buildings	Bldg 1 26 units	3 residential levels over parking / 50' hgt	
	Bldg 2 26 units	3 residential levels over parking / 50' hgt	
Open Space	40%	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:	2/23/2023	Project:	405 Alberto Way
Arch Style:	Urban Contemporary	Client:	LPG Development, LLC
Main Body Smooth Stucco	SW 7012 Creamy		
Secondary Body Smooth Stucco	SW 7649 Silverplate		
Accent Color 1 Stone	Trendstone Black Canyon Burnished		
Accent Color 2 Stone	Trendstone Pebble Beach Burnished		
Accent Color 3 Stone	Trendstone Mission White Burnished		
Trim Horiz Band	Stone Band per Elevation location		
Windows / Doors	Frame Glazing	Dark Bronze Finish Solarban	
Fascia, Beam Tails & Vertical Trim Bd	SW 9091 Half-Caff		
Veranda Soffit	Frame Color	Wood Stain	
Metal Roof (Sloping)	Sheffield Metal Charcoal Gray		
Roof (TPO)	Off White		
Veranda Railing	Frame	Dark Bronze Finish	

ARCHITECT:

BUCILLA
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08/24/2023

ATTEST TO ARCHITECTURAL ONLY

Project :

405 Alberto Way
Los Gatos , CA 95030

OWNER

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

[illegible]

Project Number

BGA No. 22024

Sheet Title :

Project Summary, Description and Color Materials

Sheet No. :

CS-1

[illegible]

Architectural elevation drawing of a four-story building. The drawing includes a height scale on the left side, labeled "BUILDING HEIGHT - 50'-0\"/>

Architectural elevation drawing of a four-story building. The drawing includes a height scale on the left side, indicating the building height is 40'-0" (12'-0" per floor). The building features a mix of window styles, including large multi-paned windows and smaller rectangular windows, and is surrounded by landscaping including trees and shrubs.

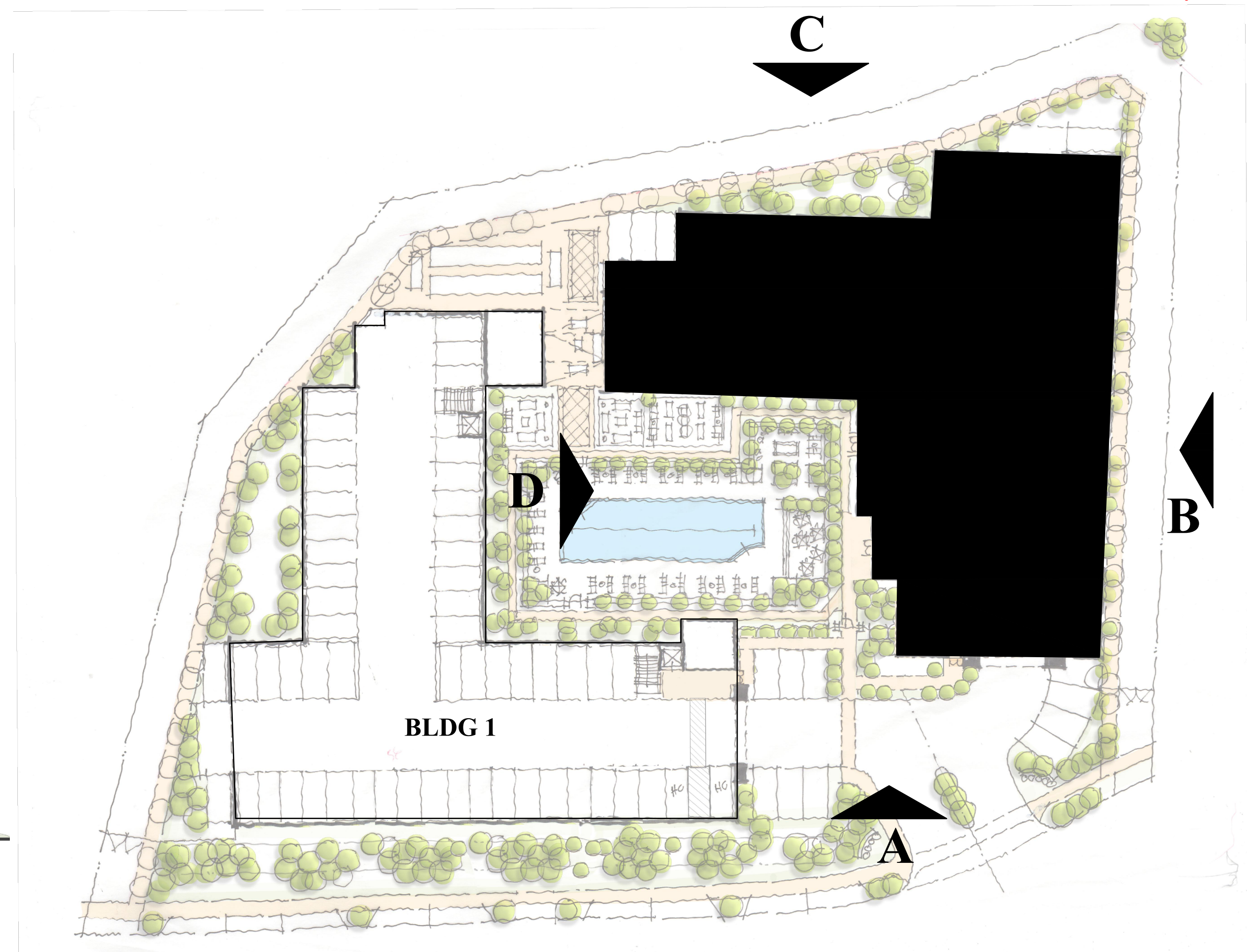
An architectural elevation drawing of a four-story building. On the left side, a vertical height scale is provided with horizontal lines extending across the drawing. The scale is labeled as follows:

- GROUND (at the base)
- 11'-0" (between ground and the first floor line)
- 12'-0" (between the first and second floor lines)
- 12'-0" (between the second and third floor lines)
- 12'-0" (between the third and fourth floor lines)
- 12'-0" (between the fourth floor line and the roof line)
- 48'-0" (total height from ground to roof)
- REF. 1'-0" (at the top of the scale)

 The building itself is a long, symmetrical structure with a central gabled section. It features multiple windows, some with yellow shading to indicate interior lighting. The ground level is landscaped with various trees and shrubs.

BLDG ELEVATIONS

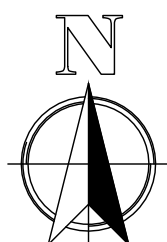
SCALE : 1' = 15'-0"



KEYPLAN

NTS

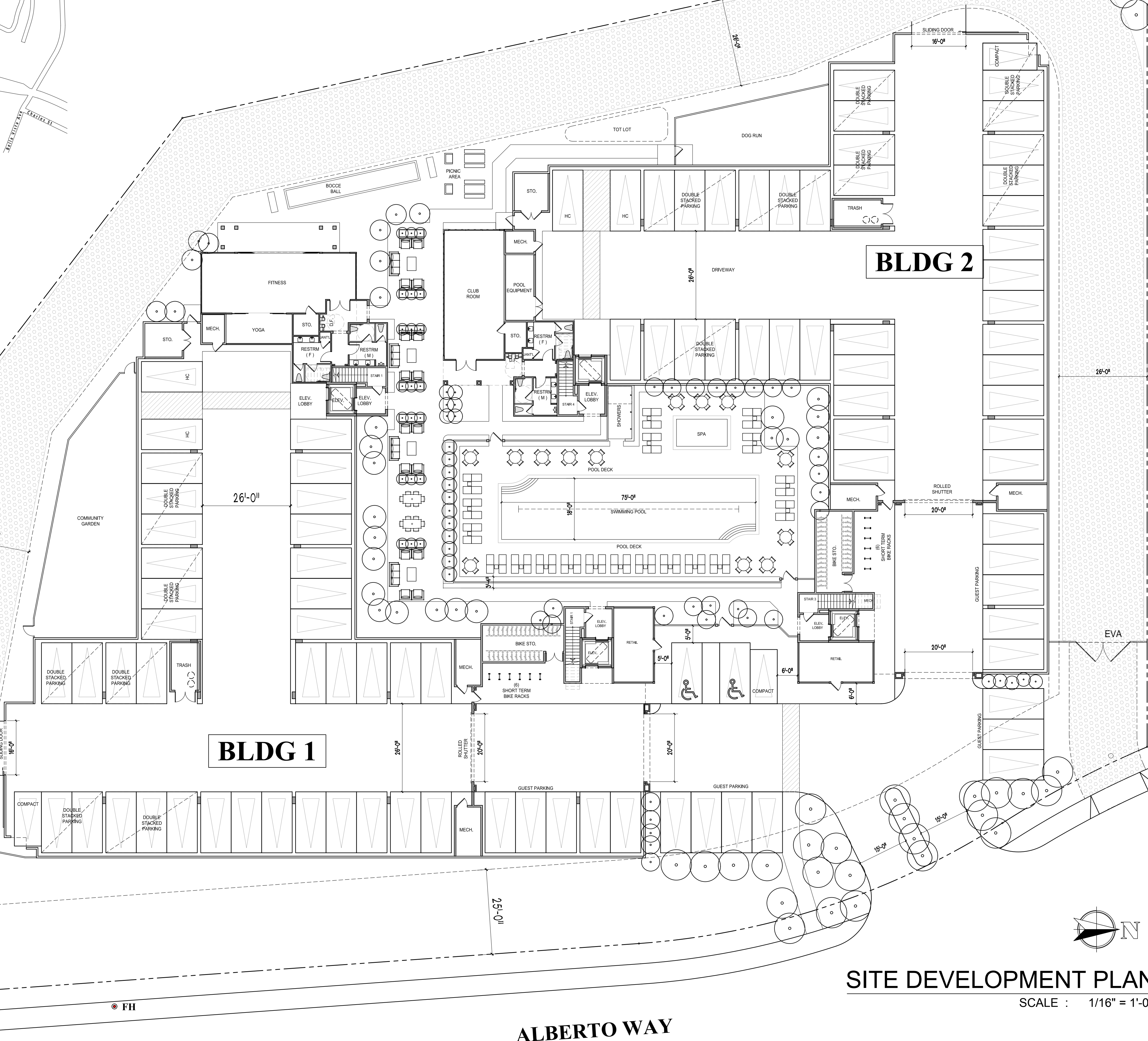
SARATOGA - LOS GATOS BLVD.



SITE MAP

NTS

EXISTING HIGHWAY 17



SITE DEVELOPMENT PLAN

SCALE : 1/16" = 1'-0"

SITE DATA		
Zoning District	CH – Highway Commercial Zone	
Address	405 Alberto Way, Los Gatos, CA 95030	
APN	529-23-018	
Lot Area	93,654 sf	
Acres	2.15	
Units	52	
DU / AC	24.1	
Retail Space	600 sf – 300 of each	Bldg 1 & 2 respectively
Buildings	Bldg 1 26 units Bldg 2 26 units	3 residential levels over parking / 50' hgt 3 residential levels over parking / 50' hgt
Open Space	40% thru out site 20% Central Court	with walkable paths Community Rm, Fitness Ctr, Pool, Spa, Lounge Areas, Bocci Ball, Dog Park, Community Garden, Pickle Ball, Tot Lot, BBQ, Picnic Tables
Setbacks	10% Rooftop North side South side East front West rear	Lounge Areas at Bldg 1 & Bldg 2 26' min – varies up to 29' 26' min – varies up to 40' 25' min – varies up to 35' 26' min – varies up
Fire Access	26' min road 2 EVA's 3 Fire Hydrants Fire Review	Surrounds 3 sides of project 20' wide access roads with 20' wide gates along Alberto Way see Site Dev Plan reviewed by SCCFD

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SITE DEVELOPMENT PLAN

Sheet No. :

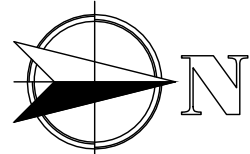
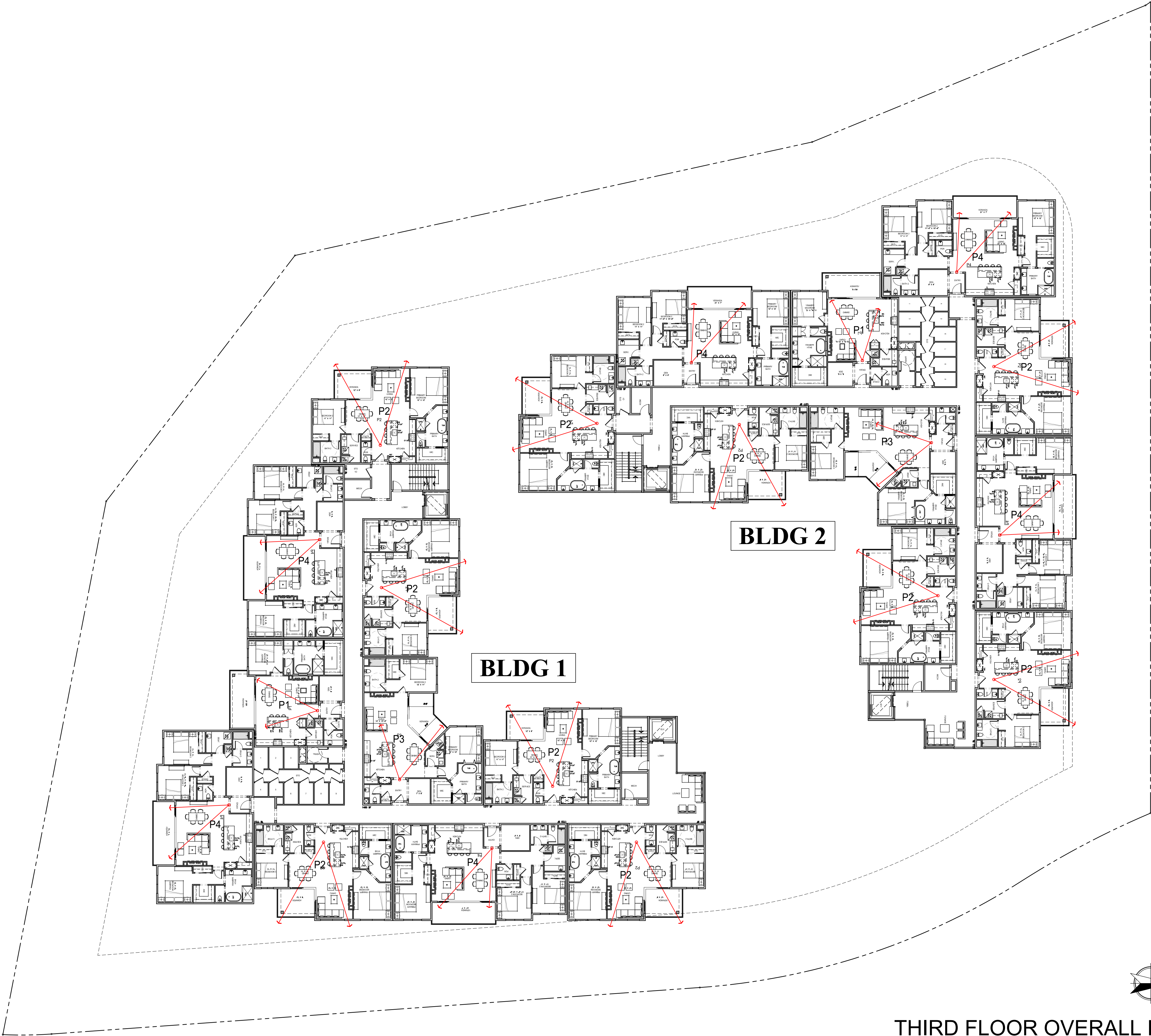
SP-1.0

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SCALE : 1/16" = 1'-0"

08/25/2023



THIRD FLOOR OVERALL PLAN

SCALE : 1/16" = 1'-0"

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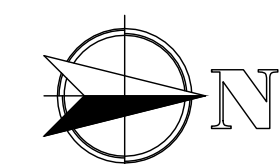
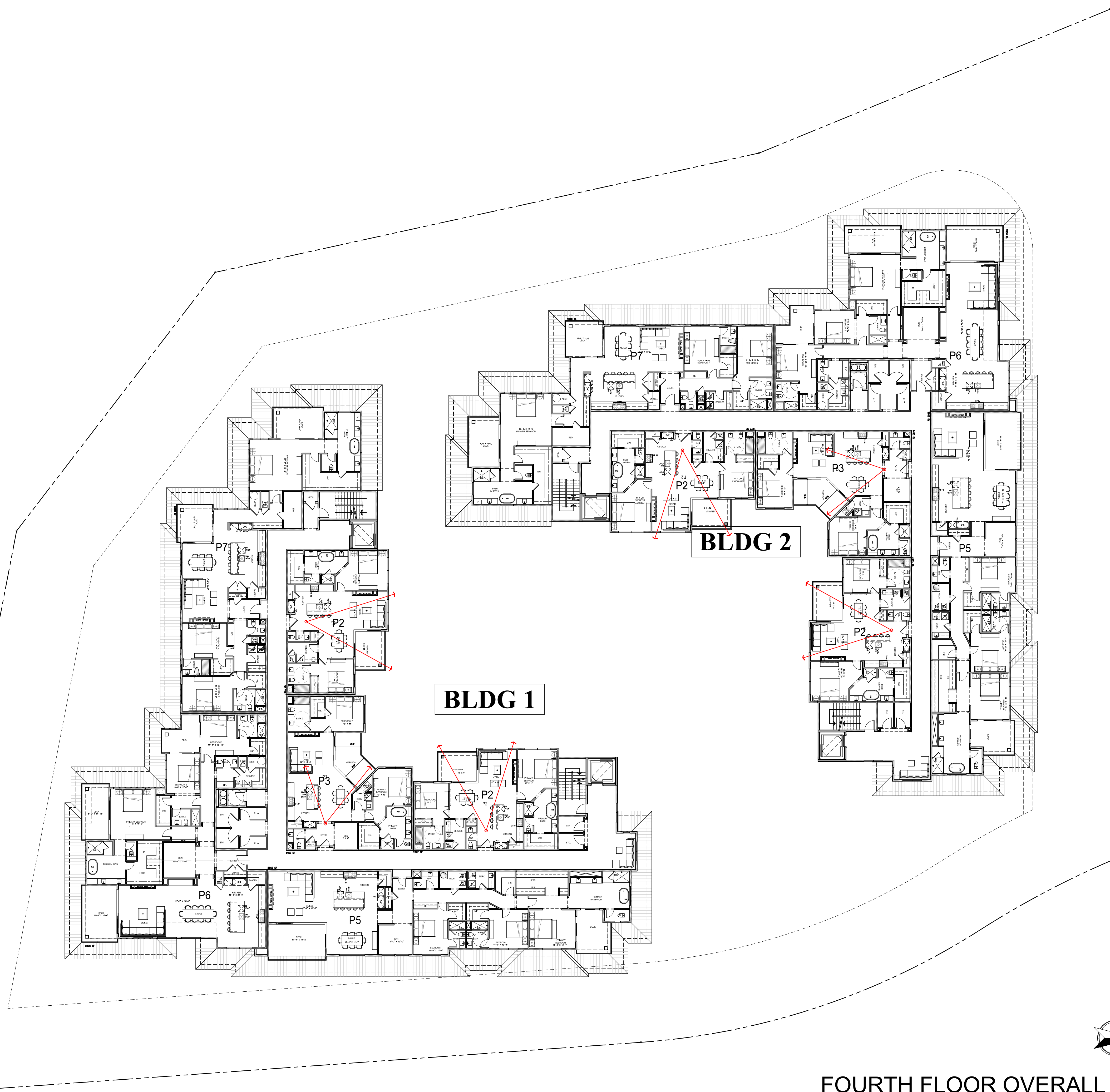
**3rd Floor
Overall Plan**

Sheet No. :

SP-3.0

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FOURTH FLOOR OVERALL PLAN

SCALE : 1/16" = 1'-0"

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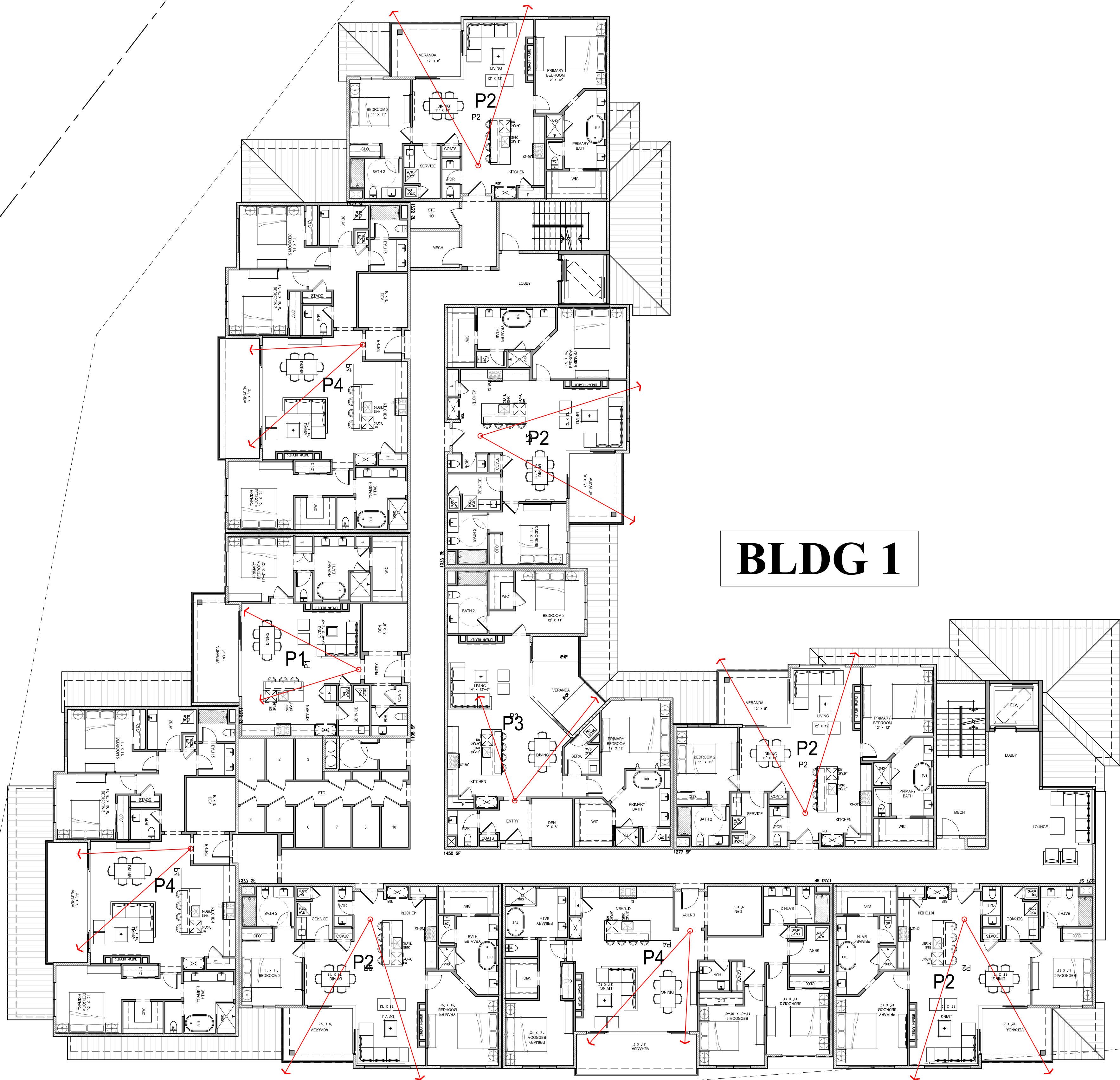
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Fourth Floor Overall Plan

Sheet No. :

P-4.0

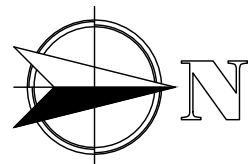
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BLDG 1

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

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



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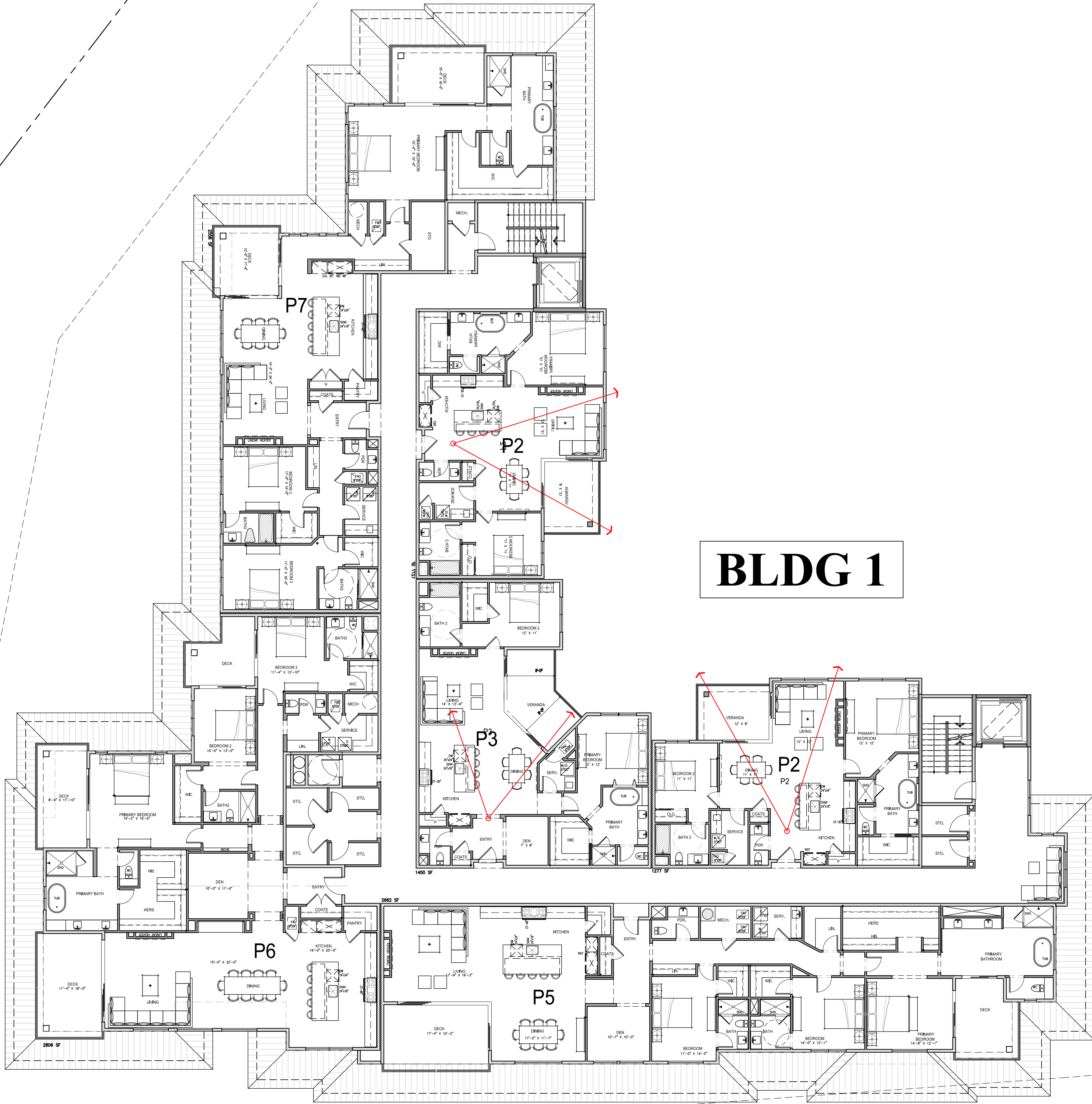
BLDG1
SECOND FLOOR PLAN
(MIRROR IMAGE TO BLDG 2)

Sheet No. :

DD - 2.0

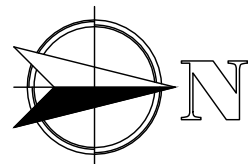
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BLDG1 - FOURTH FLOOR PLAN (MIRROR IMAGE TO BLDG 2)

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



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

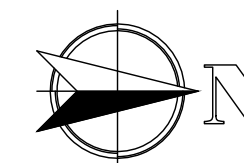
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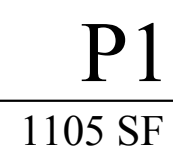
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BLDG1
ROOF DECK PLAN
(MIRROR IMAGE TO BLDG 2)

Sheet No. :

DD - 5.0

[illegible]

Project Number : **BGA No. 22024**

Sheet Title :

P1 - UNIT PLAN
P2 - UNIT PLAN

Sheet No. : **DD-6.0**

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FLOOR AREA:

P1	1105 sf
P2	1277 sf

UNIT PLANS

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

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Project Number :

BGA No. 22024

Sheet Title :

P6 - UNIT PLAN

Sheet No. :

DD-6.3

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

NOTE:
SEE CS -1 FOR COLOR
MATERIAL SUMMARY



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

NOTE:
SEE CS -1 FOR COLOR
MATERIAL SUMMARY

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

NOTE:
SEE CS - 1 FOR COLOR
MATERIAL SUMMARY



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

NOTE:
SEE CS - 1 FOR COLOR
MATERIAL SUMMARY



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(BLDG 1)
REAR & RIGHT SIDE
ELEVATIONS

Sheet No. :

7.1

BUILDING 1 @ ALBERTO WAY