

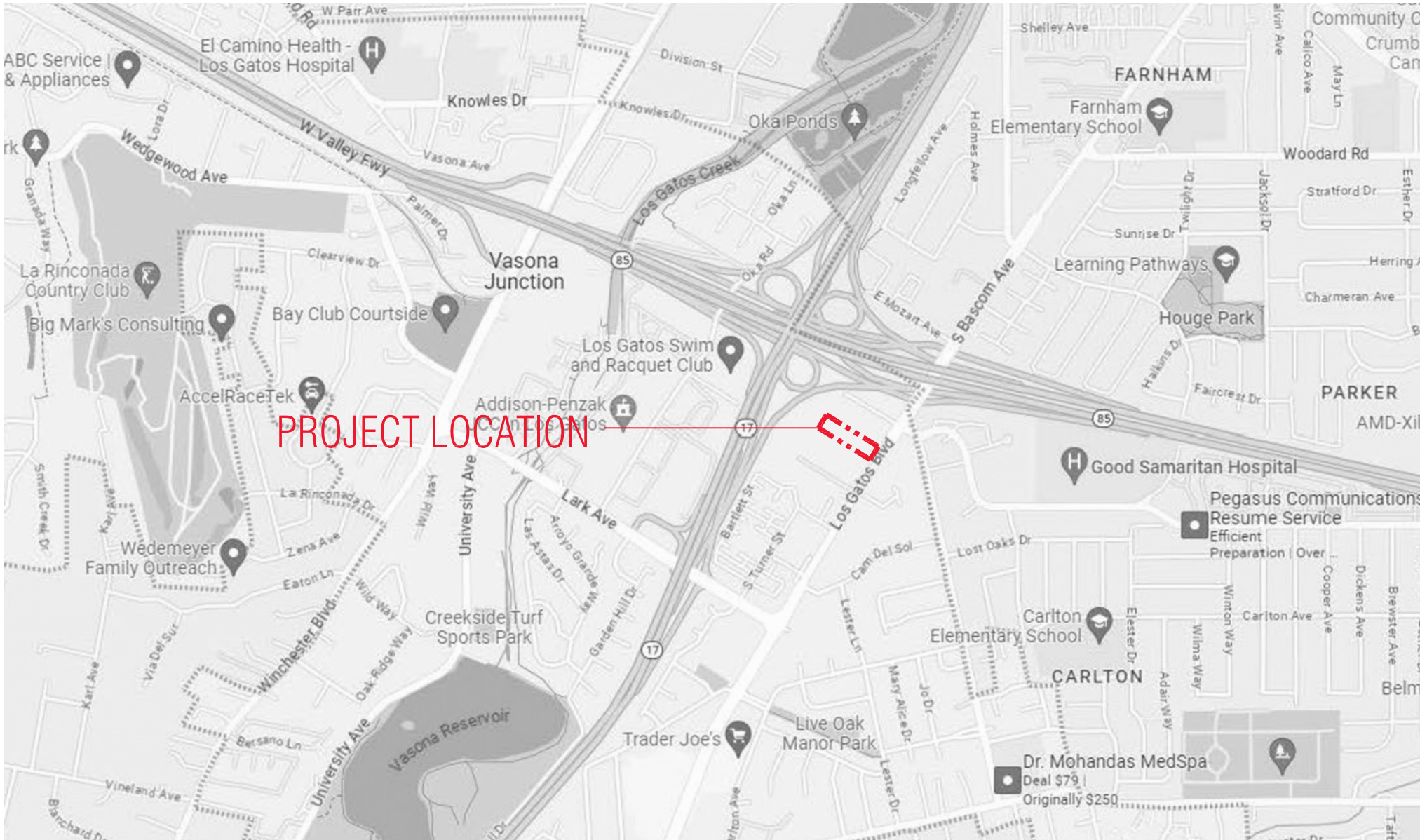
THE BOULEVARD VILLAS

CONCEPTUAL APARTMENT PROJECT

PROJECT TEAM

OWNER
SILICON VALLEY PROPERTIES, LP
16400 LARK AVENUE
LOS GATOS, CA 95032
ALI MOAYED
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ARCHITECT
ANDERSON ARCHITECTS, INC.
120 W. CAMPBELL AVE, SUITE D
CAMPBELL, CA 95008
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VICINITY MAP
N.T.S.



CONCEPTUAL SITE PLAN & 1ST FLOOR PLAN
1" = 40'-0"



CONCEPTUAL PROJECT SUMMARY

THE CONCEPTUAL PROJECT CONSISTS OF 132 RESIDENTIAL APARTMENT UNITS WITH 3 LEVELS OF BASEMENT PARKING GARAGE FOR THE RESIDENCE AND OPEN ROOF TERRACE AT THE ROOF DECK FOR RESIDENTS AND SOLAR PANELS AREA.

PROJECT DETAILS

ADDRESS: 14849 LOS GATOS BLVD., LOS GATOS, CA 95032
APN: 424-07-064
LOT AREA: 39,550 SQ.FT.
DENSITY:

NUMBER OF UNITS:	2 BED	63
	1 BED	48
	STUDIO	21
	TOTAL	132

NUMBER OF PARKING 195 STALLS

UNIT BREAKDOWN

UNIT TYPE	FLOOR AREA (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL
STUDIO	494 SF	0 SF	494 SF
1 BED	643 SF	88 SF	731 SF
2 BED	962 SF	104 SF	1,066 SF

TOTAL UNIT PROVIDED 132 UNITS

GROSS FLOOR AREA (SQ.FT.)

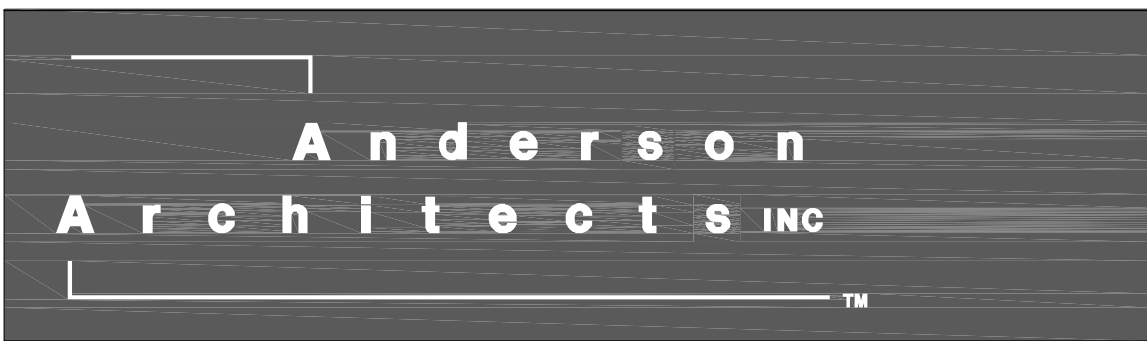
CONCEPTUAL BASEMENT 1 PARKING	23,880 SF
CONCEPTUAL BASEMENT 2 PARKING	32,854 SF
CONCEPTUAL BASEMENT 3 PARKING	32,854 SF
CONCEPTUAL LEVEL 1 STREET LEVEL RESIDENTIAL	27,880 SF
CONCEPTUAL LEVEL 2 TYPICAL RESIDENTIAL FLOOR (x6)	119,334 SF (19,889 SF x 6)
CONCEPTUAL ROOF TERRACE	18,560 SF
GRAND TOTAL	255,362 SF

PARKING REQUIRED

1.0 SPACE PER STUDIO	(21 UNITS)	21 SPACES
1.0 SPACE PER 1 BED	(48 UNITS)	48 SPACES
2.0 SPACE PER 2 BED	(63 UNITS)	126 SPACES
SUB TOTAL	132 UNITS	195 SPACES

PARKING PROVIDED

TOTAL RESIDENTIAL PARKING	214 STALLS
TOTAL GUEST PARKING	16 STALLS



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Date: 08/29/2023
Scale: AS NOTED
Drawn By: ML
Checked By: KA

Client:
Silicon Valley Properties LP
16400 Lark Avenue, Los Gatos
Los Gatos, CA 95032

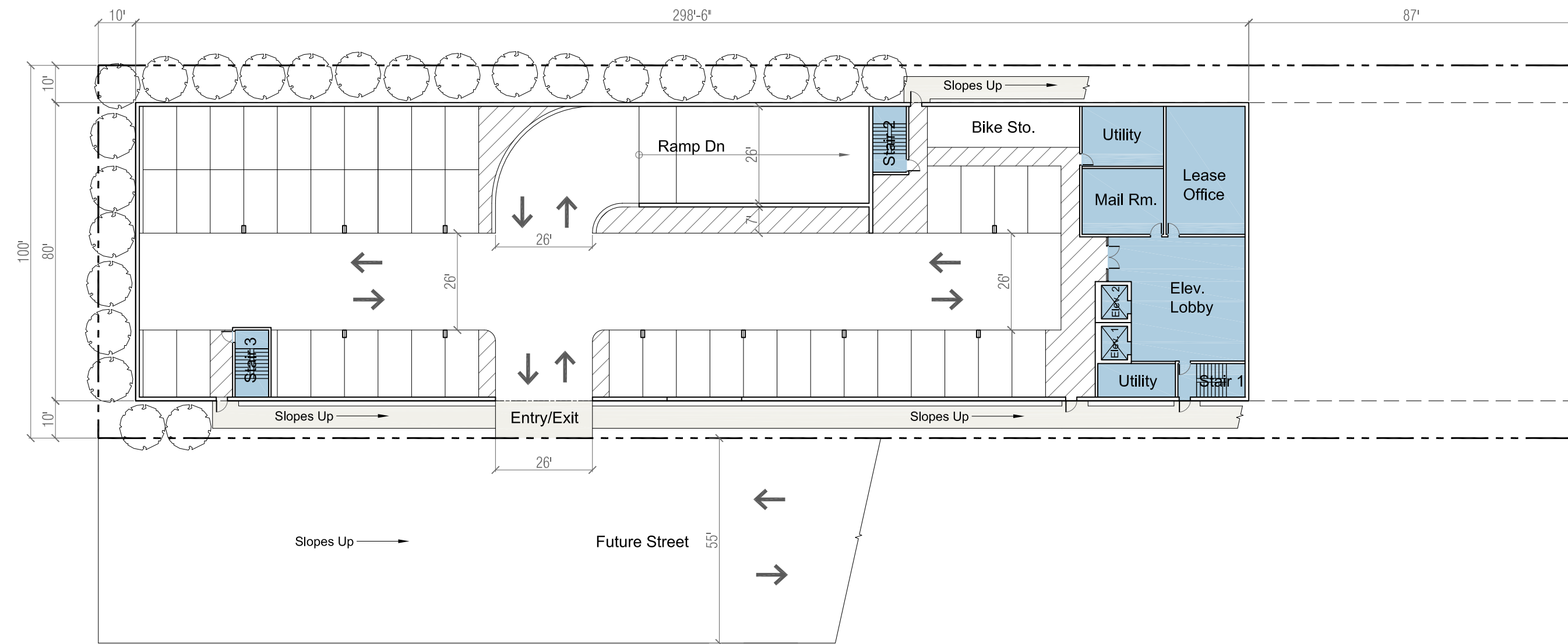
Project:
LOS GATOS BLVD. APARTMENTS
14849 LOS GATOS BLVD.
LOS GATOS, CA 95032

Sheet Title:

Conceptual Site Plan
and Project Information

Sheet No.:

1.0



CONCEPTUAL BASEMENT 1 PARKING PLAN
1" = 30'-0"

Conceptual Ground Parking
25 Single Stalls (9x18)
10 Tandem Stalls (9x17)
Total 45 Stalls

TOTAL BLDG AREA

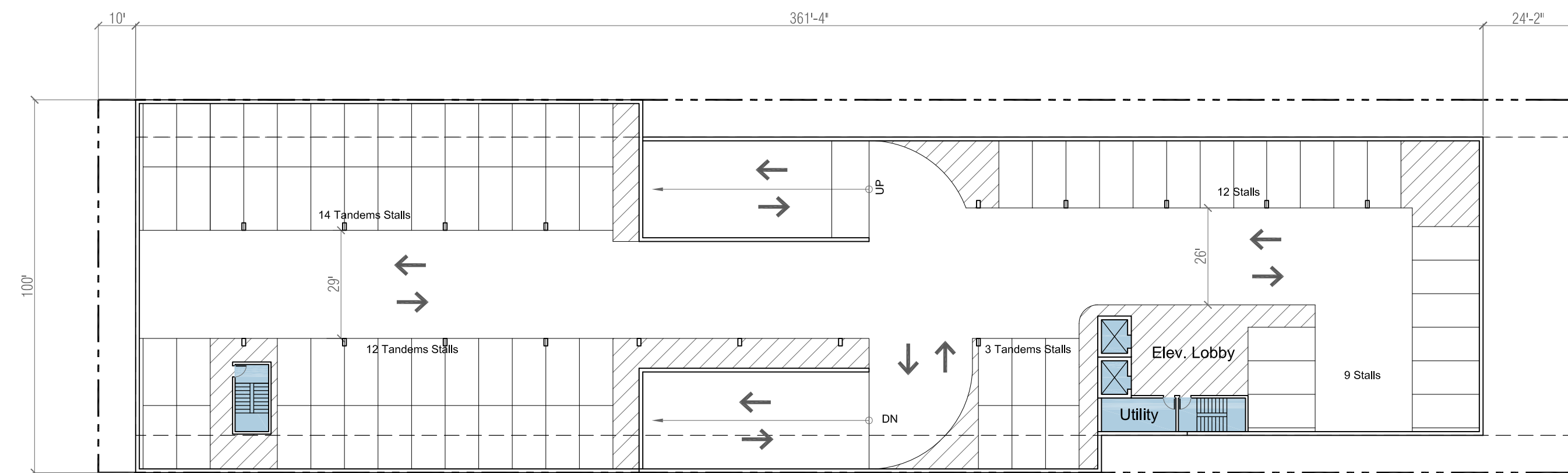
BASEMENT 1 PARKING	23,880 SF
BASEMENT 2 PARKING	32,854 SF
BASEMENT 3 PARKING	32,854 SF
TOTAL	89,588 SF

RESIDENTIAL PARKING COUNT

BASEMENT 1	45
BASEMENT 2	79
BASEMENT 3	90
TOTAL	214 STALLS

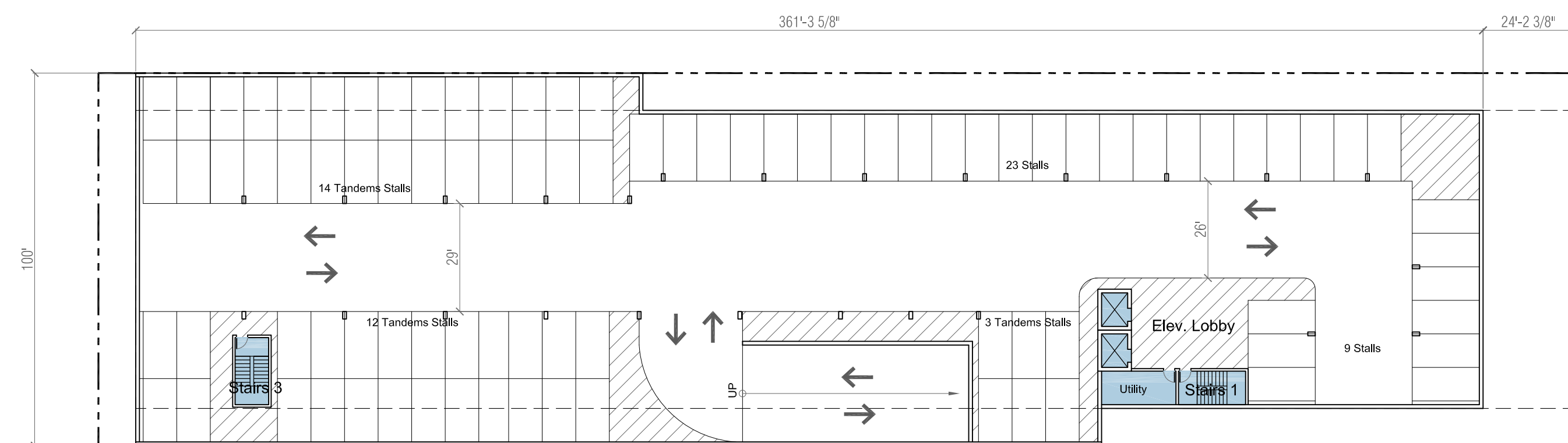
GUEST PARKING AT GRADE	16 STALLS
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TOTAL PROVIDED PARKING 230 STALLS



CONCEPTUAL BASEMENT 2 PARKING PLAN
1" = 30'-0"

Conceptual Basement 1 Parking Garage
21 Single Stalls (9x18)
29 Tandem Stalls (9x17)
Total 79 Stalls



CONCEPTUAL BASEMENT 3 PARKING PLAN
1" = 30'-0"

Conceptual Basement 1 Parking Garage
32 Single Stalls (9x18)
29 Tandem Stalls (9x17)
Total 90 Stalls



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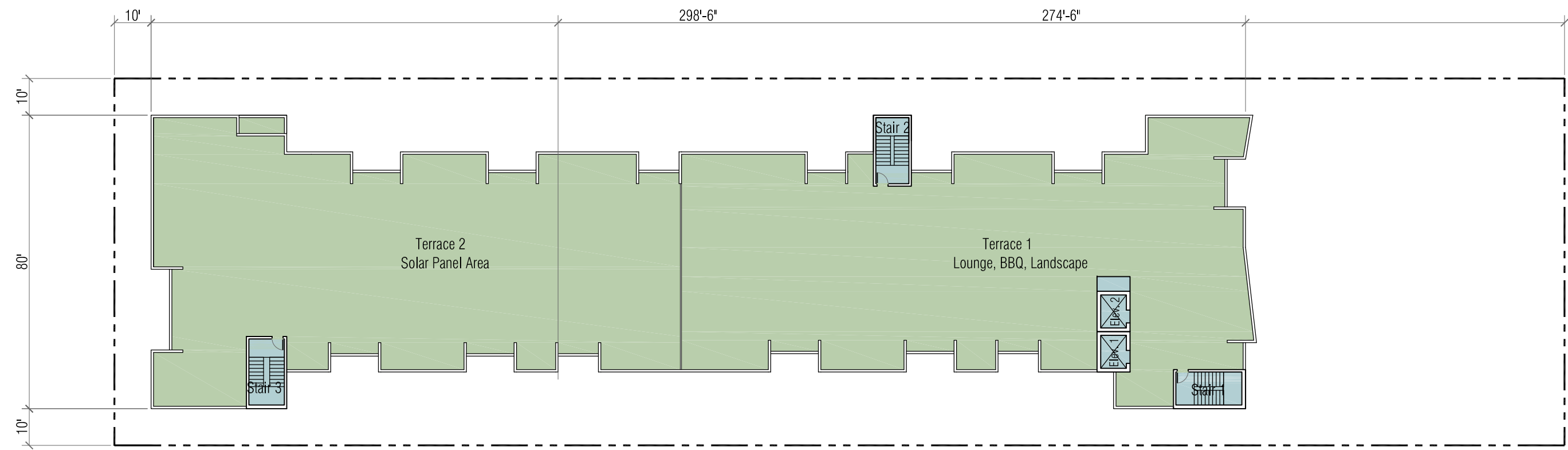
Project: LOS GATOS BLVD. APARTMENTS
14849 LOS GATOS BLVD.
LOS GATOS, CA 95032

Sheet Title:

Conceptual Basement
Parking Plans

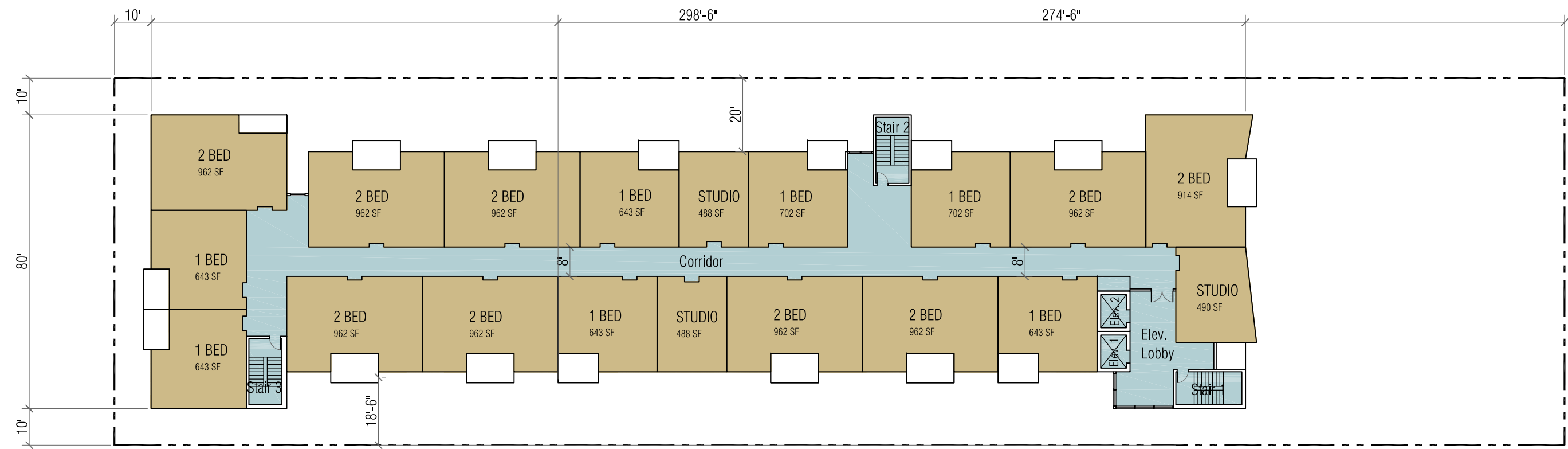
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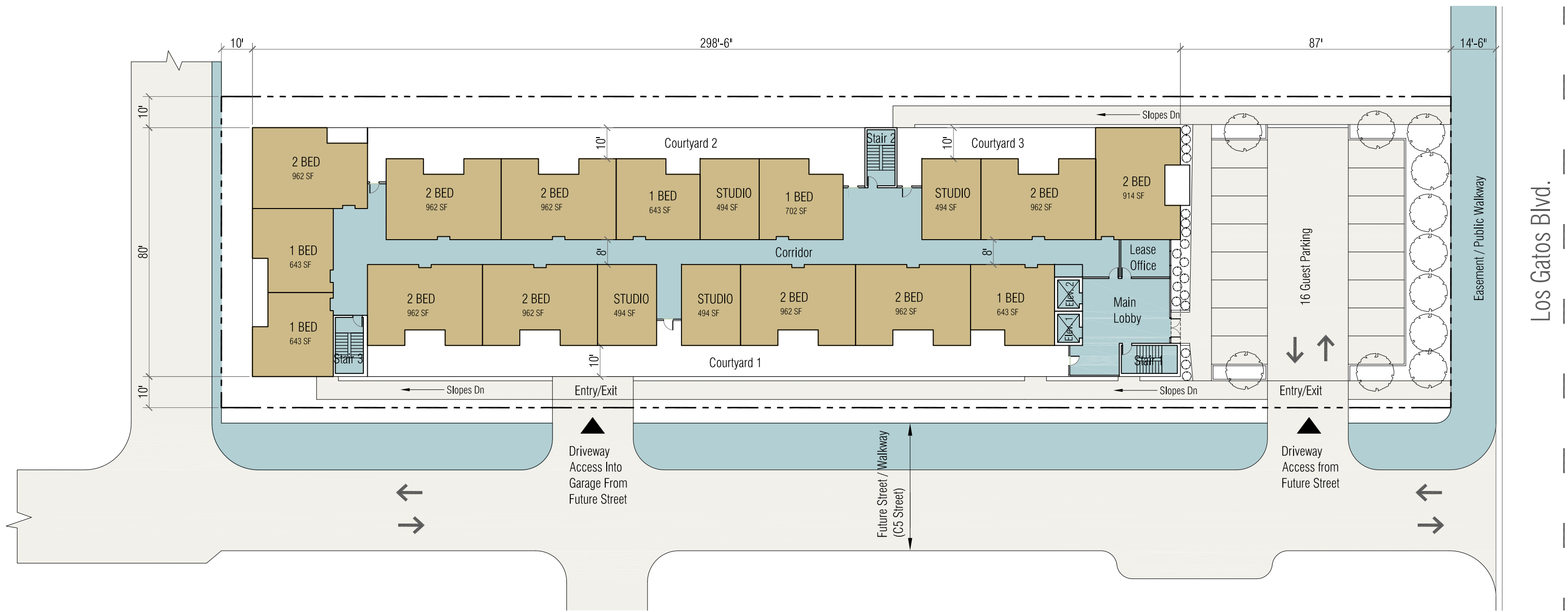
CONCEPTUAL LEVEL 8 ROOF TERRACE FLOOR PLAN

1" = 30'-0"



CONCEPTUAL LEVELS 2 THRU LEVEL 7 RESIDENTIAL FLOOR PLAN

1" = 30'-0"



CONCEPTUAL LEVEL 1 STREET LEVEL RESIDENTIAL FLOOR PLAN

1" = 30'-0"

APARTMENTS LEVEL 8 ROOF TERRACE PLAN

GROSS AREA	18,560 sf
LOUNGE AREA, BBQ, LANDSCAPE	9,655 sf
SOLAR PANEL AREA	8,905 sf

APARTMENTS LEVELS 3 THRU 7 (5 LEVELS)

BUILDING AREA	19,889 sf	
UNIT MIX PER FLOOR		
TYPE	NO. OF UNITS	%
STUDIO	3 UNITS	15.8%
1 BED	7 UNITS	36.8%
2 BED	9 UNITS	47.4%
TOTAL	19 UNITS	100%
TOTAL UNITS: 19 UNITS/FLR x 6 FLRS. = 114 UNITS		

APARTMENTS LEVEL 1 STREET LEVEL

BUILDING AREA	27,360 sf	
UNIT MIX PER FLOOR		
TYPE	NO. OF UNITS	%
STUDIO	3 UNITS	16.7%
1 BED	6 UNITS	33.3%
2 BED	9 UNITS	50.0%
TOTAL	18 UNITS	100%
TOTAL UNITS:	18 UNITS/FLR x 1 FLR. = 18 UNITS	



RIGHT ELEVATION
N.T.S.



FRONT ELEVATION ALONG LOS GATOS BLVD.
N.T.S.



LEFT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



AERIAL VIEW 2 AT REAR
SOUTH FACING



AERIAL VIEW 1 AT FRONT
NORTH FACING



STREET VIEW 4
SOUTH FACING



STREET VIEW 3 ALONG FUTURE C5 STREET
EAST FACING



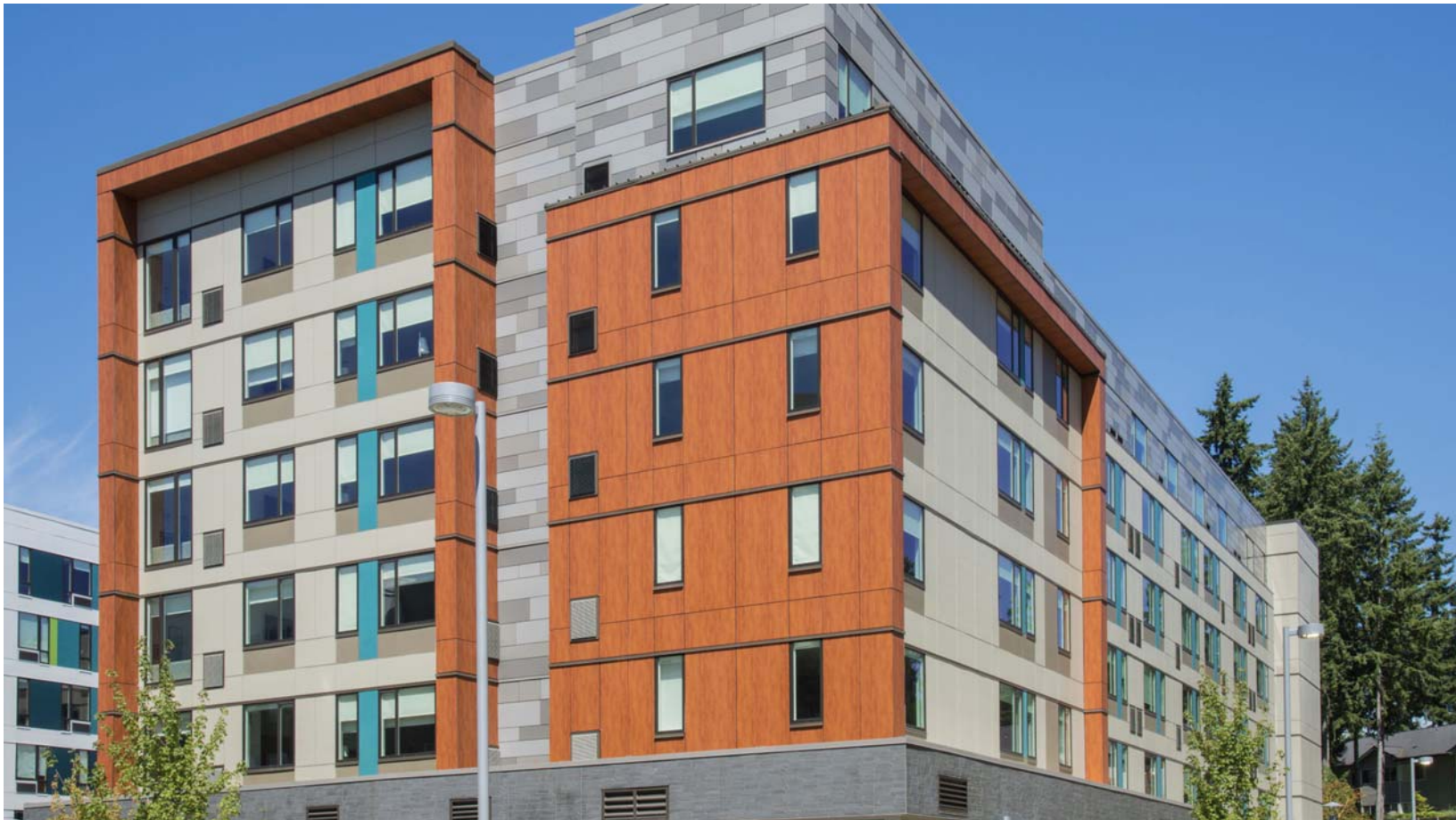
STREET VIEW 2 ALONG FUTURE C5 STREET
NORTH FACING



STREET VIEW 1 ALONG LOS GATOS BLVD.
WEST FACING



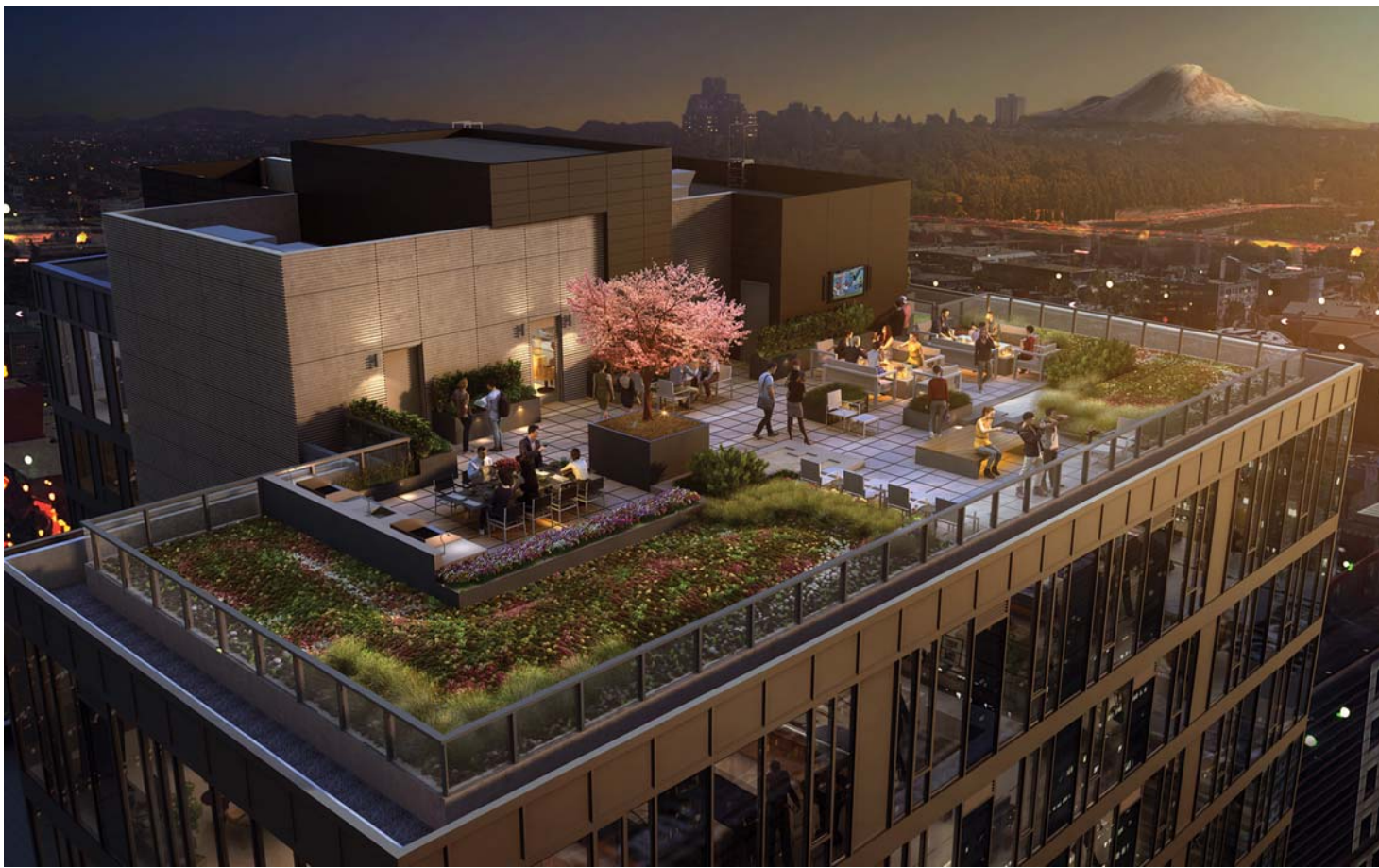
Composite Wood Siding



Composite Cladding System



Rooftop Solar Panels



Rooftop Terrace



Metal Panel Railing by Bok Modern



Smooth Stucco Finish



Composite Siding 1



Composite Siding 2



Aluminum Casement w/ Double Pane Windows



Canopy