



# Bucilla Group Architecture

ARCHITECTURE | PLANNING | URBAN DESIGN | INTERIOR DESIGN

*Celebrating over 20 Years*

## Written Description of Proposed Project

<b>Site Plan</b> (see SP-1.0)	Lot Area	93,654 sf	
	Acres	2.15	
	Units	52	
	DU/AC	24.1	
	Zoning District	CH - Highway Commercial Zone	
	APN	529-23-018	
	Property Setbacks	Front	25' Provided – varies from 25' to 35'
		Left Side	20' Provided – varies from 26' to 40'
Right Side		20' Provided – varies from 26' to 29'	
Rear		20' Provided – varies from 26' to 40'	
<b>Off Site</b>	North	existing 2 story residential	
	South	Saratoga – Los Gatos Blvd	
	East	Alberto Way	
	West	Highway 17 onramp	
<b>Program</b>	Bldg 1 & 2 Res	26 units per bldg. – 52 total units	
	Bldg 1 & 2 Retail	300 sf in each bldg	
<b>Building</b>	50' height	3 residential levels over on grade parking podium with retail Architecture massing & character per ODS B.4.1 to differentiate base, middle and top of bldg. facing Alberto Way	
<b>Site Access</b>	Auto/pedestrian	toward northern portion along Alberto Way	
<b>Lot Coverage</b>	45 % Bldg 1 & 2	42,145 sf	
<b>Open Space</b>	43% Open Space	40,271 sf per ODS A.11.1.c.i - 52 units x 100 sf = 5,200 sf required	
	12% Amenities	11,238 sf Community Rm, Fitness, Pool, Spa, Lounge Areas, Bocci Ball, Dog Park, Community Garden, Pickle Ball, Tot Lot, BBQ, Picnic Tables	
	5 % Rooftop	4,682 sf Lounge Areas at Bldg 1 & Bldg 2	
<b>Fire Provisions</b> (see SP-1.1 Fire Review)	Fire Road	26' wide on south, west and north edges of site	
	EVA Access	2 – 20' wide access roads and gates at north and south PL	
	Hose Pull Layout	See Site Dev Plan at SP-1.1 <u>per prelim review from SCCFD</u>	
	Fire Hydrants	2 at frontage on West side of Alberto Way 1 at frontage on East side of Alberto Way	
<b>Architecture Character</b>	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	
<b>Project Summary</b>	Retain CH zone	with MU designation	
	Include retail	shops in Bldg 1 & Bldg 2 to meet CH criteria	
	Process project	with CUP and full architecture for PC approval	

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President / Principal  
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