

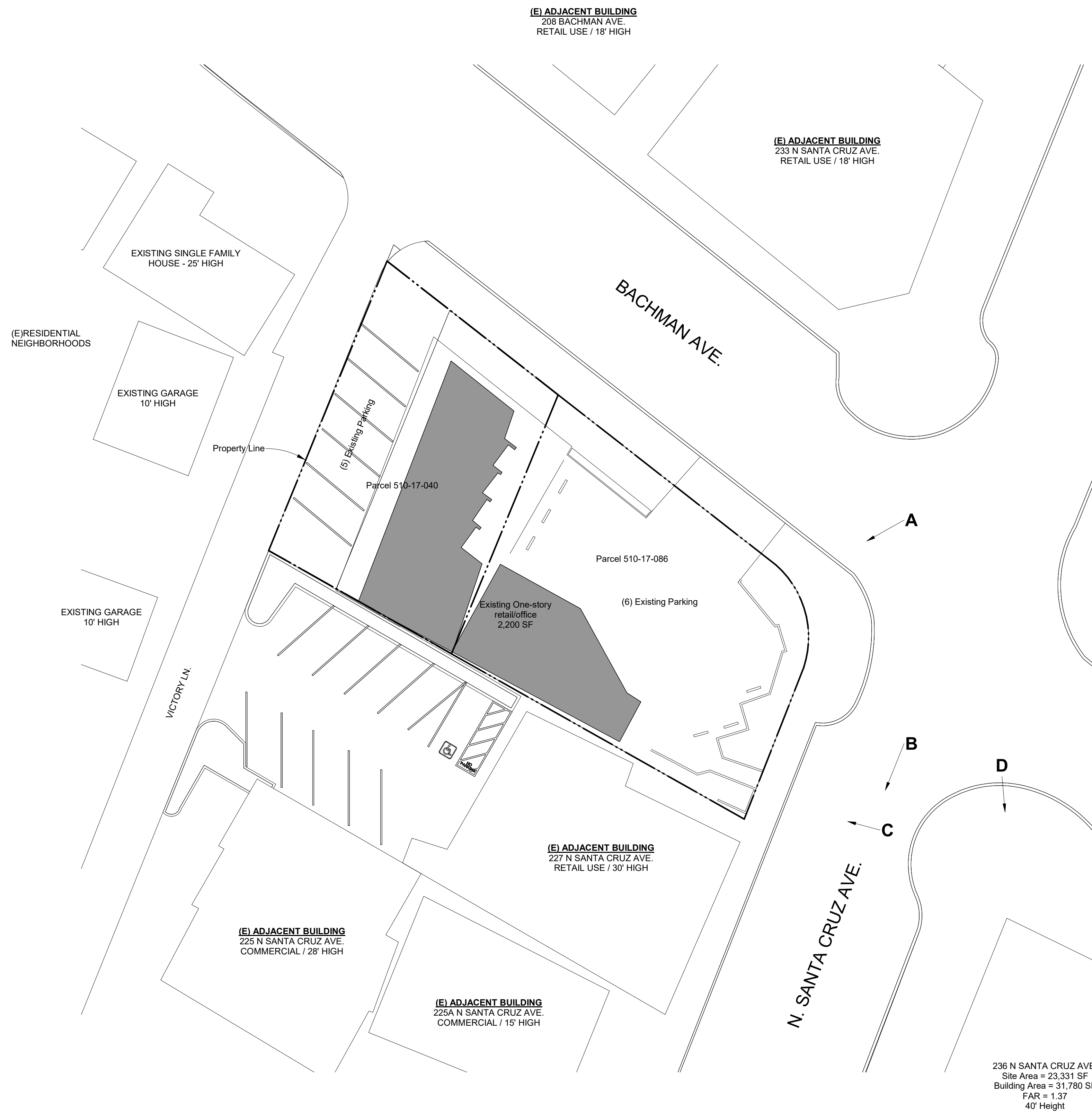


233 N. Santa Cruz - Cover Sheet

Los Gatos Feasibility Study

ATTACHMENT 4





VIEW - A - EXISTING SITE



VIEW - B - LOOKING DOWN SANTA CRUZ



VIEW - C - 227 N. SANTA CRUZ



VIEW - D - 236 N. SANTA CRUZ

1 EXISTING / DEMO FLOOR PLAN
1/16" = 1'-0"

233 N. Santa Cruz - Existing Site and Context

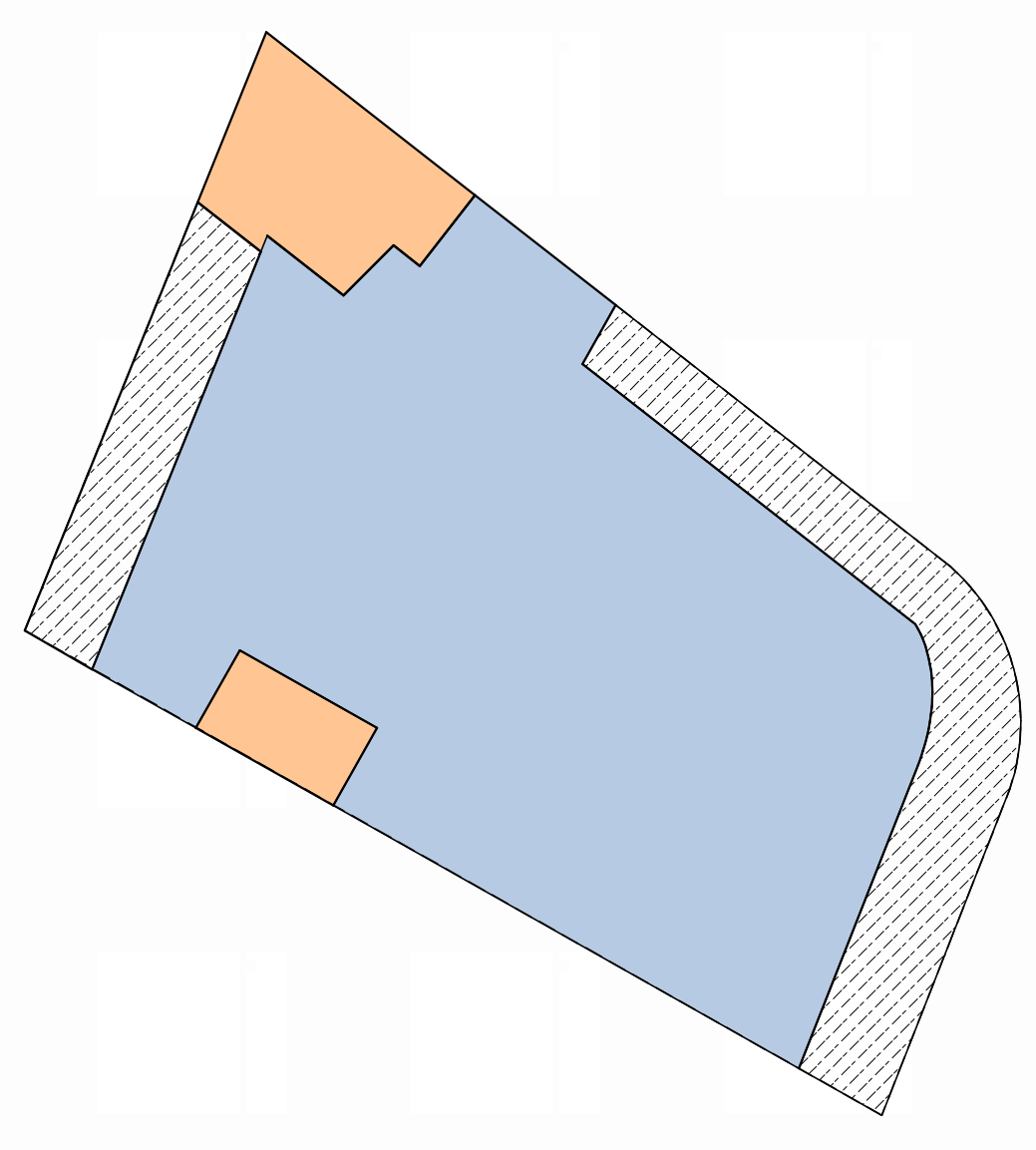
Los Gatos Feasibility Study





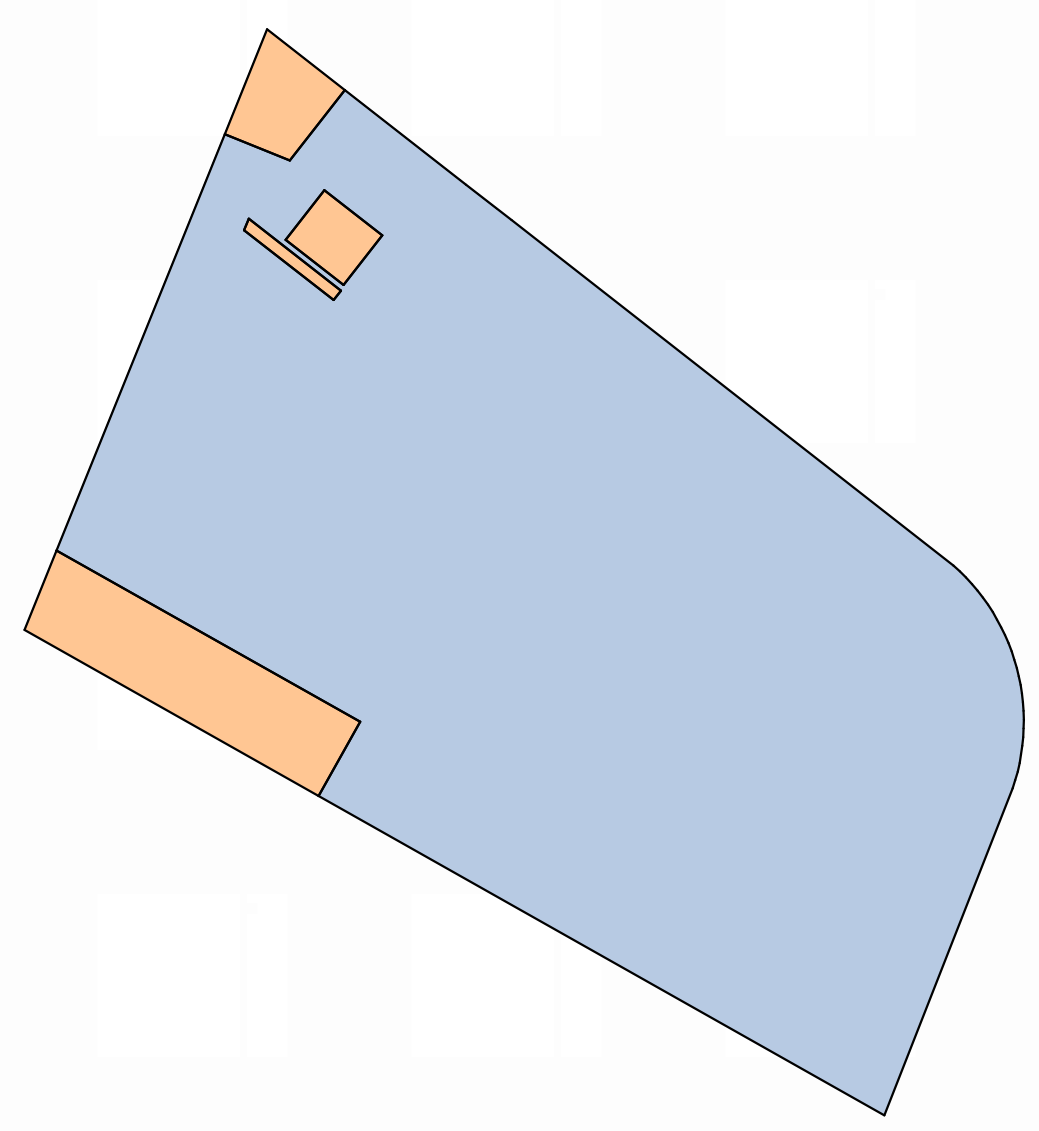
1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

TOTAL BUILDING AREA = 20,468 GSF



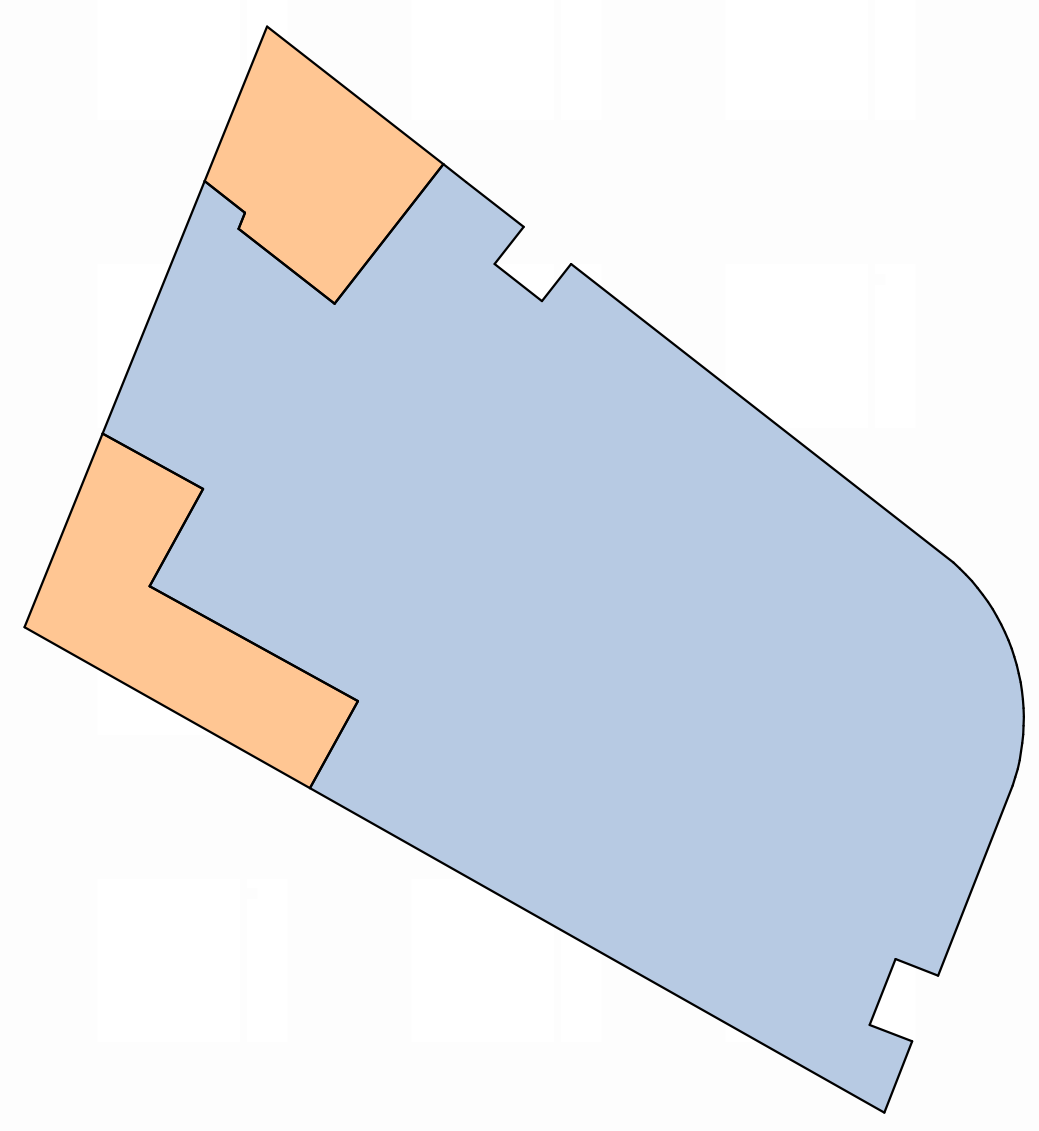
THIRD FLOOR
6,842 GSF

CORE AREAS
 RENTABLE AREA
 TERRACE AREA
 BOMA Z65.1



SECOND FLOOR
6,842 GSF

CORE AREAS
 RENTABLE AREA
 TERRACE AREA
 BOMA Z65.1



FIRST FLOOR
6,772 GSF

CORE AREAS
 RENTABLE AREA
 TERRACE AREA
 BOMA Z65.1

| PROJECT DATA — 233 N. SANTA CRUZ AVE. | | |
|---------------------------------------|--|----------|
| BUILDING INFORMATION | | |
| Address | 233 N. Santa Cruz Ave., Gatos, CA 95030 | Los |
| Site Area | | 8,460 SF |
| APN | 512-17-040, 512-17-086 | |
| Zoning | | C-2 |
| Land Use | | CBD |

| REQUIRED PARKING (LG Municode §29.10.150) | |
|--|------------------|
| 1st Floor — Retail @ 1 / 300 GSF | 23 spaces |
| 2nd Floor — Office @ 1 / 250 GSF | 28 spaces |
| 3rd Floor — Residential @ 1.5 / unit x 4 units | 6 spaces |
| Total Required Parking | 57 spaces |

| PROVIDED PARKING | |
|-------------------------------|------------------|
| Onsite | 5 spaces |
| Paid Offsite (in-lieu) | 7 spaces |
| Total Provided Parking | 12 spaces |

| EVCS PARKING | |
|-------------------------|-----------------|
| Standard EVCS | 1 space |
| EVCS — ADA | 1 space |
| EVCS — Van ADA | 1 space |
| Total EV-Capable | 3 spaces |

| PROVIDED BICYCLE PARKING | |
|--------------------------|-----------|
| Short Term | 11 spaces |
| Long Term | 4 spaces |

| BUILDING FORM | |
|--------------------------|-------|
| Maximum Height Allowed | 45 FT |
| Proposed Building Height | 43 FT |
| C-2 Max FAR | 0.60 |
| Lot Coverage | 80% |

| TRASH / RECYCLE / COMPOST AREA | |
|--------------------------------|-------------|
| Trash | (1) 2 cu yd |
| Recycle | (1) 2 cu yd |
| Compost | (1) 60 gal |

| FLOOR AREAS — 1ST FLOOR (RETAIL) | |
|----------------------------------|------------------|
| Rentable Floor Area | 5,796 SF |
| Core Floor Area | 976 SF |
| Gross Floor Area | 6,772 GSF |

| FLOOR AREAS — 2ND FLOOR (OFFICE) | |
|----------------------------------|------------------|
| Rentable Floor Area | 6,307 SF |
| Core Floor Area | 541 SF |
| Gross Floor Area | 6,848 GSF |

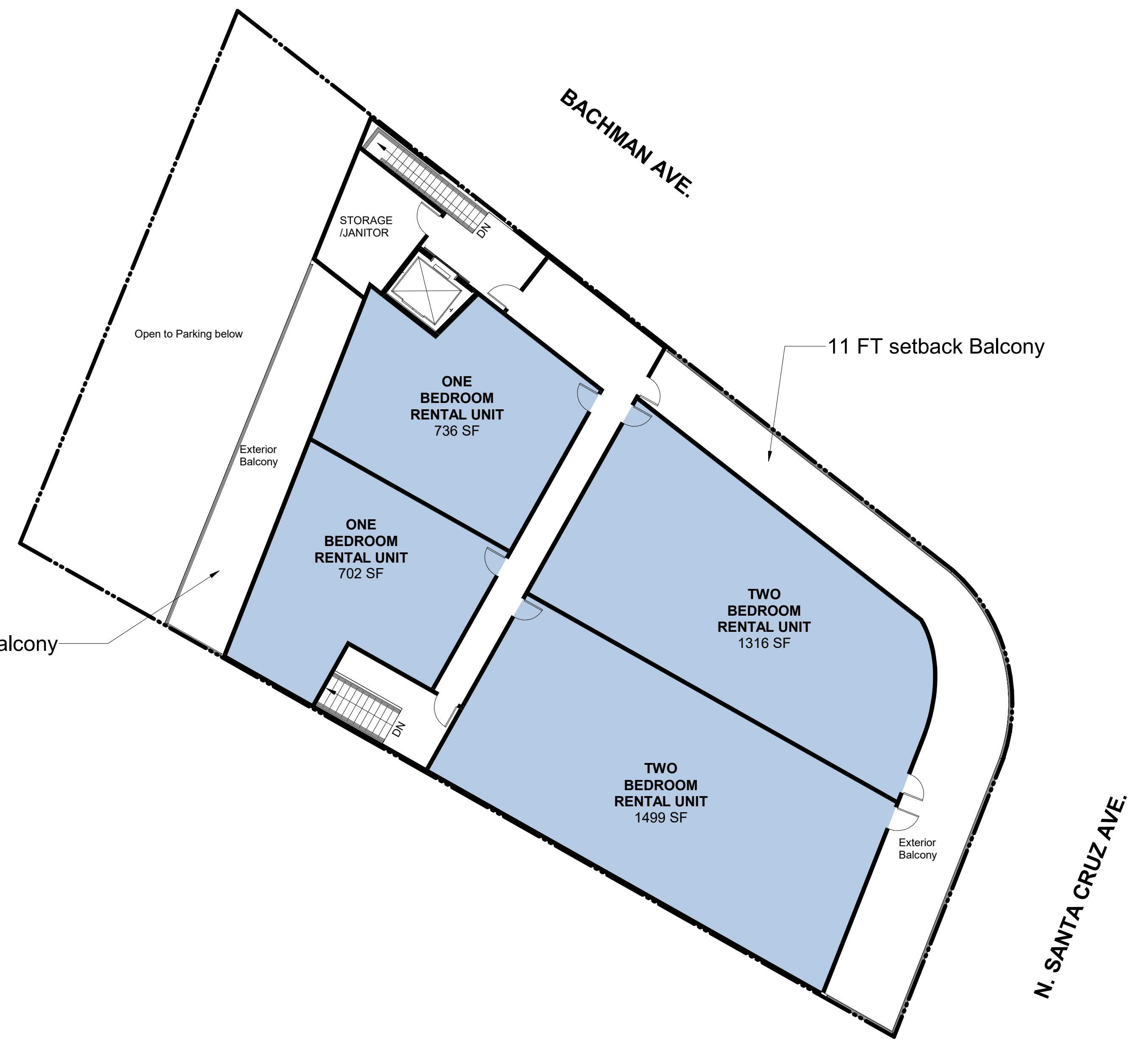
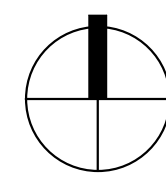
| FLOOR AREAS — 3RD FLOOR (RESIDENTIAL — 4 UNITS) | |
|---|------------------|
| Rentable Floor Area (incl. terrace) | 4,823 SF |
| of which: Terrace Area | 1,384 SF |
| Core Floor Area | 641 SF |
| Gross Floor Area | 6,848 GSF |

| PROJECT TOTALS | |
|---------------------------------------|-------------------|
| Total Rentable Floor Area | 16,926 SF |
| Total Gross Floor Area | 20,468 GSF |
| Proposed FAR (GSF ÷ Site Area) | 2.42 |
| Lot Coverage | 80% |

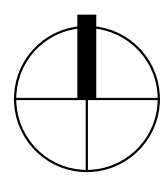




1 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"



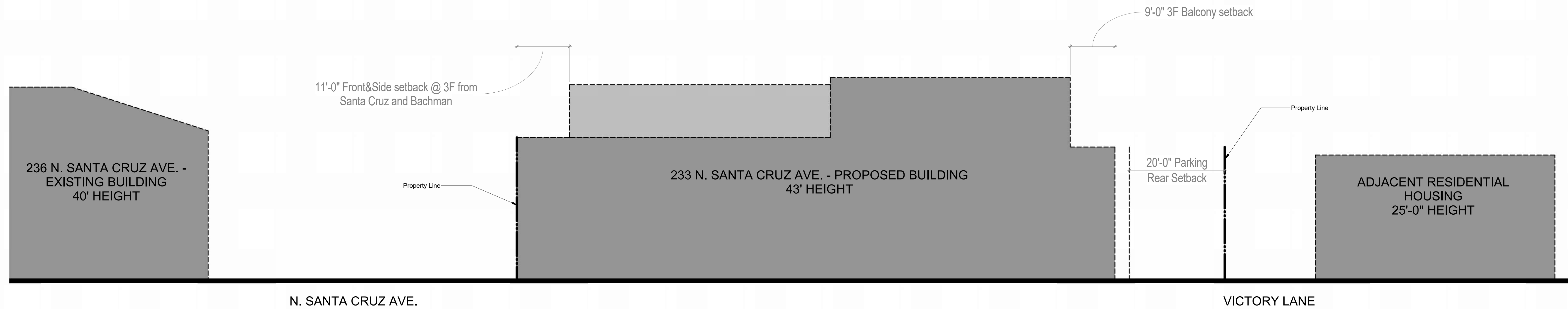
233 N. Santa Cruz - Proposed 2F and 3F Floor Plans

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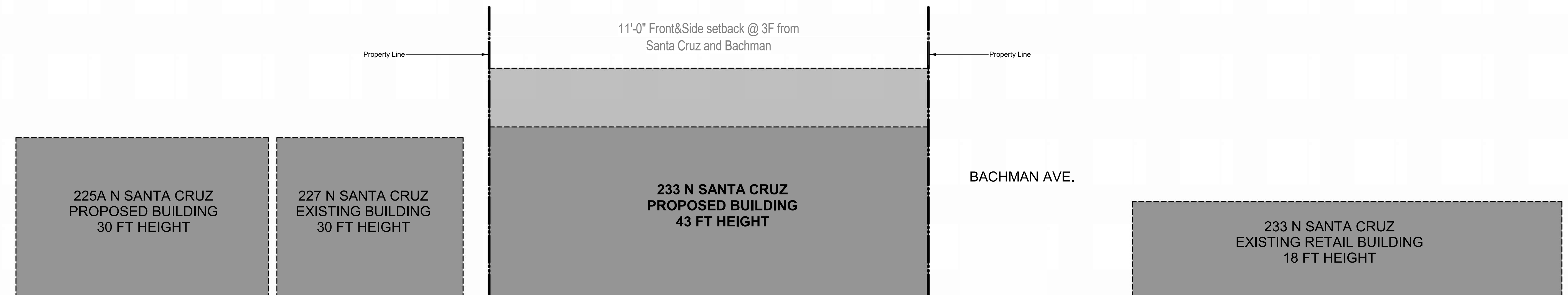
PROPOSED EXTERIOR NORTH ELEVATION - VIEW FROM BACHMAN AVENUE



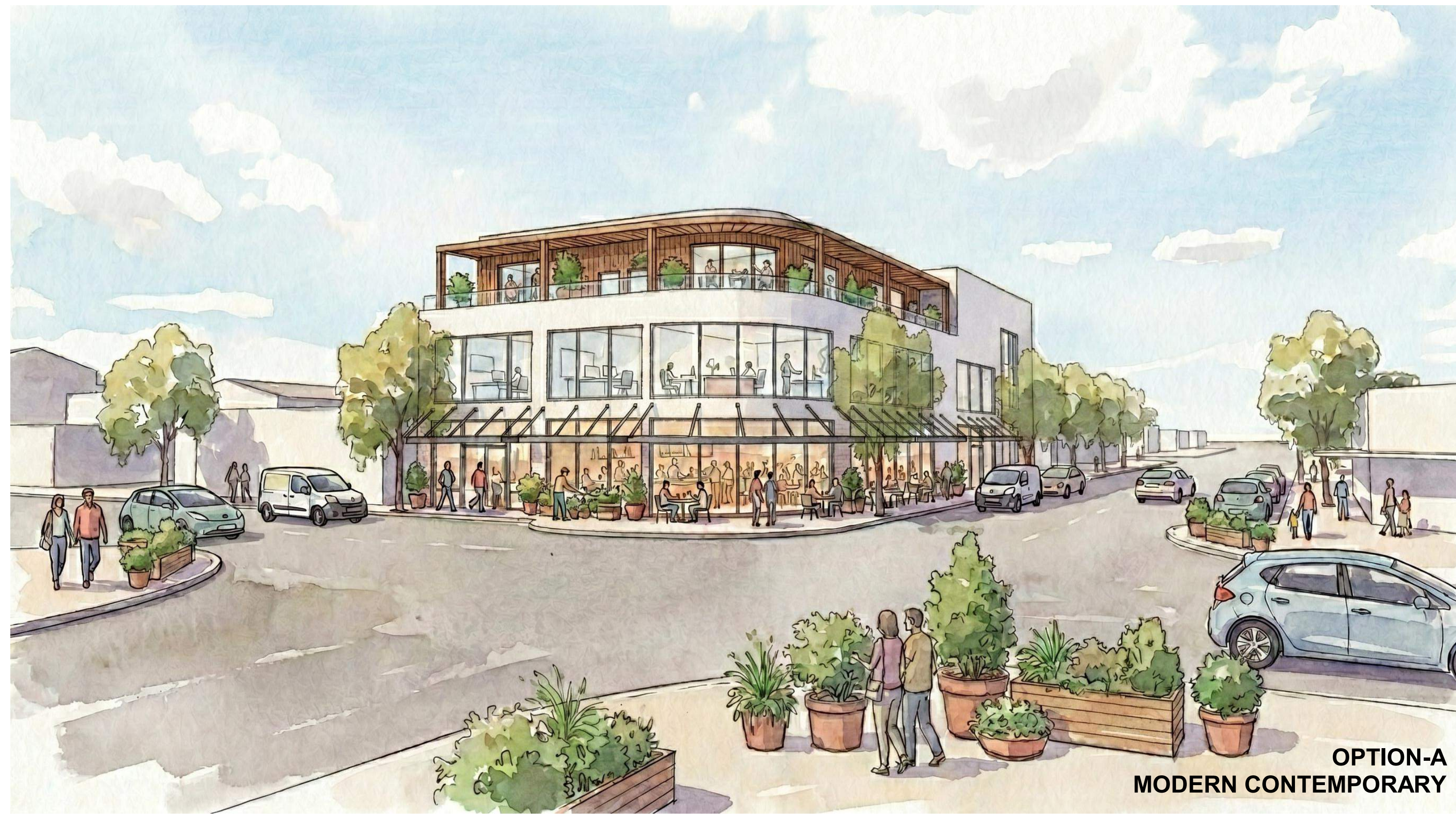
1 PROPOSED NORTH ELEVATION - VIEW FROM BACHMAN AVENUE
1" = 10'-0"



PROPOSED EXTERIOR EAST ELEVATION FROM SANTA CRUZ AVENUE



1 PROPOSED EAST ELEVATION - FROM SANTA CRUZ AVENUE
1" = 10'-0"



**OPTION-A
MODERN CONTEMPORARY**



**OPTION-B
RUSTIC CONTEMPORARY**



**OPTION-A
VIEW FROM RESIDENTIAL NEIGHBORHOOD**



**MODERN CRAFTSMAN
VIEW FROM RESIDENTIAL**

Conceptual Options

Los Gatos Feasibility Study

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