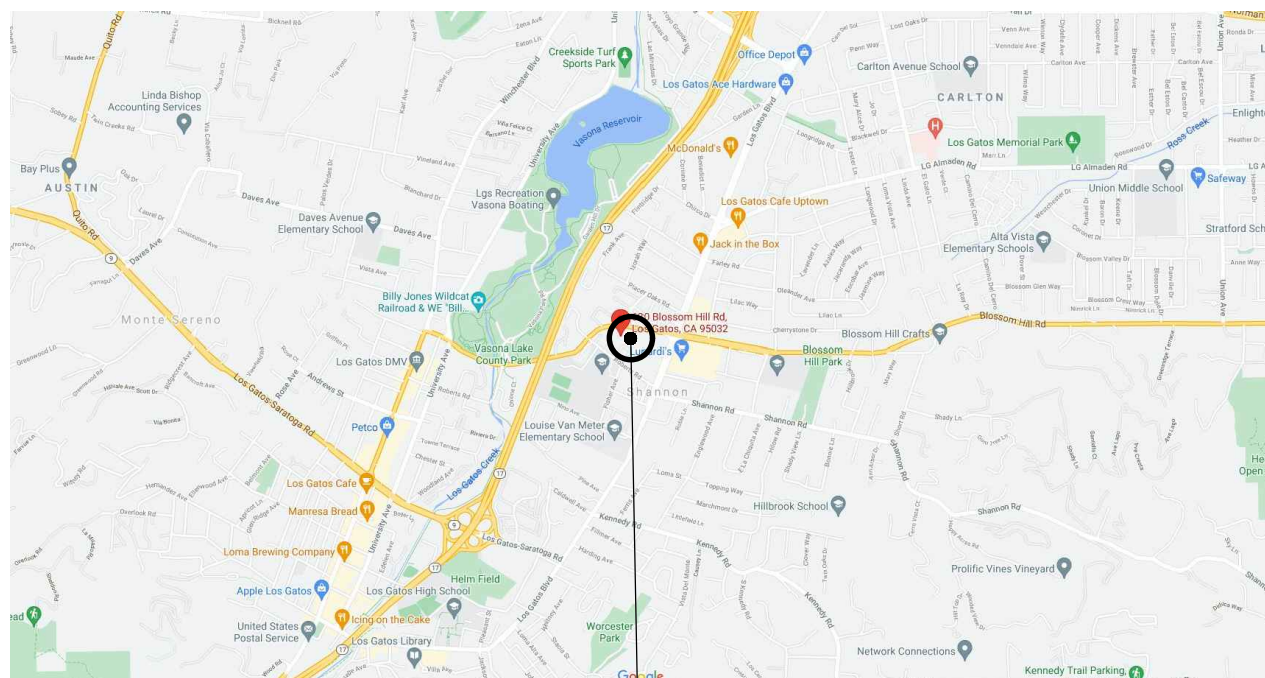
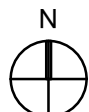


LOS GATOS LUXURY CARS

NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032
APN: 529-16-041



CONTACT INFORMATION	SITE LOCATION	SCOPE OF WORK	DRAWING INDEX																				
OWNER: Price-Simms, Inc. 135 E. Sir Francis Drake Blvd Larkspur, CA 94939 195 Casa Buena Drive P: (415) 460-4600 PROPERTY OWNER: John Thomas, Trustee, Bower Family Trust 1702 Meridian Ave, #L282 San Jose, CA 95125 P: (408)-665-0108 john@jthomascpa.com CONSTRUCTION MANAGER: Integrity Design & Construction Services P.O Box 1171, Solana Beach, CA 92075 P: (949) 322-9196 www.integritydcs.com ARCHITECT: TWM Architects & Planners 1011 C Street San Rafael, CA 94901 P: (415) 472-5770 www.twmarchitects.com CIVIL ENGINEER: ROBERT A. KARN & ASSOCIATES, INC. 707 BECK AVENUE FAIRFIELD, CA 94533 P: (707) 435-9999 www.rakengineers.com	 SITE LOCATION 	REPLACE AGING 6,455 S.F. SATELLITE SHOP BUILDING WITH NEW 12,520 S.F. SHOWROOMS/SHOP BUILDING, NETTING 6,200 S.F. ADDED SHOWROOM SPACE AND REDUCED 6,320 S.F. REPLACEMENT SHOP SPACE, TO A MULTI-BRAND AUTOMOTIVE DEALERSHIP SHOPPING CENTER. NO NEW LANDSCAPE, SITE WORK OR SITE LIGHTING IS PROPOSED. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO HYDRANT INSTALLATION - S.C.D. PROJECT INFORMATION <table><tr><td>CONSTRUCTION TYPE :</td><td>TYPE VB - SM</td></tr><tr><td>OCCUPANCY TYPE:</td><td>MIXED B + S1</td></tr><tr><td>NUMBER OF STORIES:</td><td>2 STORIES AT B OCCUPANCY / 1 STORY AT S-1</td></tr><tr><td>SPRINKLERED:</td><td>YES</td></tr><tr><td>AREA OF PARCEL:</td><td>115,493 S.F. (2.65 ACRES)</td></tr><tr><td>GENERAL PLAN DESIGNATION:</td><td>COMMERCIAL</td></tr><tr><td>ZONING AREA:</td><td>C.H. - RESTRICTED HIGHWAY COMMERCIAL</td></tr><tr><td>FRONT SETBACK:</td><td>25 FEET (ABUTS RESIDENTIAL LOT)</td></tr><tr><td>SIDE SETBACK:</td><td>15 FEET</td></tr><tr><td>REAR SETBACK:</td><td>20 FEET (22 FEET AT NEW EAST SHOP)</td></tr></table> SEE ADDITIONAL TABULATIONS ON SITE PLANS. <td> ARCHITECTURAL A0.1 COVER SHEET A0.2 GENERAL INFORMATION A0.3 STREETSCAPE VIEWS A0.4 SITE CONTEXT A1.1 EXISTING SITE PLAN A1.2 PROPOSED SITE PLAN A1.3 EXISTING UPPER LEVEL PLAN A1.4 EXISTING ROOF PLAN A1.5 PROPOSED ROOF PLAN A2.1 EXISTING SHOWROOM DEMO PLAN A2.2 PROPOSED NEW SHOWROOM PLAN A3.1 EXISTING ELEVATIONS A3.2 PROPOSED ELEVATIONS A3.3 PROPOSED SHOWROOM ELEVATIONS A3.4 PROPOSED SECTION A3.5 MATERIALS + COLORS A4.1 SIGNAGE PROGRAM C1 GRADING + DRAINAGE PLAN SWP STORM WATER CONTROL </td>	CONSTRUCTION TYPE :	TYPE VB - SM	OCCUPANCY TYPE:	MIXED B + S1	NUMBER OF STORIES:	2 STORIES AT B OCCUPANCY / 1 STORY AT S-1	SPRINKLERED:	YES	AREA OF PARCEL:	115,493 S.F. (2.65 ACRES)	GENERAL PLAN DESIGNATION:	COMMERCIAL	ZONING AREA:	C.H. - RESTRICTED HIGHWAY COMMERCIAL	FRONT SETBACK:	25 FEET (ABUTS RESIDENTIAL LOT)	SIDE SETBACK:	15 FEET	REAR SETBACK:	20 FEET (22 FEET AT NEW EAST SHOP)	ARCHITECTURAL A0.1 COVER SHEET A0.2 GENERAL INFORMATION A0.3 STREETSCAPE VIEWS A0.4 SITE CONTEXT A1.1 EXISTING SITE PLAN A1.2 PROPOSED SITE PLAN A1.3 EXISTING UPPER LEVEL PLAN A1.4 EXISTING ROOF PLAN A1.5 PROPOSED ROOF PLAN A2.1 EXISTING SHOWROOM DEMO PLAN A2.2 PROPOSED NEW SHOWROOM PLAN A3.1 EXISTING ELEVATIONS A3.2 PROPOSED ELEVATIONS A3.3 PROPOSED SHOWROOM ELEVATIONS A3.4 PROPOSED SECTION A3.5 MATERIALS + COLORS A4.1 SIGNAGE PROGRAM C1 GRADING + DRAINAGE PLAN SWP STORM WATER CONTROL
CONSTRUCTION TYPE :	TYPE VB - SM																						
OCCUPANCY TYPE:	MIXED B + S1																						
NUMBER OF STORIES:	2 STORIES AT B OCCUPANCY / 1 STORY AT S-1																						
SPRINKLERED:	YES																						
AREA OF PARCEL:	115,493 S.F. (2.65 ACRES)																						
GENERAL PLAN DESIGNATION:	COMMERCIAL																						
ZONING AREA:	C.H. - RESTRICTED HIGHWAY COMMERCIAL																						
FRONT SETBACK:	25 FEET (ABUTS RESIDENTIAL LOT)																						
SIDE SETBACK:	15 FEET																						
REAR SETBACK:	20 FEET (22 FEET AT NEW EAST SHOP)																						



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

COVER SHEET

A0.1

SCALE: N.A.
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023

EXHIBIT 9

GENERAL AREA ANALYSIS						SITE AND CODE INFORMATION																																																																																																																																																																															
LOS GATOS LUXURY CARS - NEW SHOWROOMS AREA ANALYSIS <table><tr><th rowspan="2"></th><th rowspan="2">BUILDING AREA</th><th colspan="3">SQUARE FOOTAGE</th><th rowspan="2">TOTAL</th></tr><tr><th>SHOP</th><th>OFFICE</th><th>SHOWROOM</th></tr><tr><td rowspan="5">EXISTING (FROM A.001 2015 PLAN SET)</td><td>COMBINED MAIN SHOWROOMS (RR, LAMBO , BENTLEY)</td><td></td><td></td><td>9,163</td><td>9163</td></tr><tr><td>SATELLITE SHOWROOM (ASTON MARTIN)</td><td></td><td></td><td>2,015</td><td>2015</td></tr><tr><td>SECOND FLOOR OFFICES</td><td></td><td>2242</td><td></td><td>2242</td></tr><tr><td>MAIN SERVICE SHOP</td><td>8256</td><td></td><td></td><td>8256</td></tr><tr><td>EAST SERVICE SHOP ENCLOSED + COVERED</td><td>8584</td><td></td><td></td><td>8584</td></tr><tr><td colspan="2">TOTAL EXISTING GROSS SITE BUILDING AREA:</td><td></td><td></td><td></td><td>30260</td></tr><tr><td rowspan="5">PROPOSED FULL BUILD-OUT</td><td>EXISITNG BUILDINGS</td><td></td><td></td><td></td><td>30260</td></tr><tr><td>REMOVED EAST SERVICE SHOP ENCLOSED + COVERED</td><td>-8584</td><td></td><td></td><td>-8584</td></tr><tr><td>NEW SERVICE SHOP EAST</td><td>6395</td><td></td><td></td><td>6395</td></tr><tr><td>NEW SHOWROOMS (LOTUS + McLAREN)</td><td></td><td></td><td>6,103</td><td>6103</td></tr><tr><td>TOTAL PROPOSED GROSS SITE BUILDING AREA:</td><td></td><td></td><td></td><td>34174</td></tr></table>							BUILDING AREA	SQUARE FOOTAGE			TOTAL	SHOP	OFFICE	SHOWROOM	EXISTING (FROM A.001 2015 PLAN SET)	COMBINED MAIN SHOWROOMS (RR, LAMBO , BENTLEY)			9,163	9163	SATELLITE SHOWROOM (ASTON MARTIN)			2,015	2015	SECOND FLOOR OFFICES		2242		2242	MAIN SERVICE SHOP	8256			8256	EAST SERVICE SHOP ENCLOSED + COVERED	8584			8584	TOTAL EXISTING GROSS SITE BUILDING AREA:					30260	PROPOSED FULL BUILD-OUT	EXISITNG BUILDINGS				30260	REMOVED EAST SERVICE SHOP ENCLOSED + COVERED	-8584			-8584	NEW SERVICE SHOP EAST	6395			6395	NEW SHOWROOMS (LOTUS + McLAREN)			6,103	6103	TOTAL PROPOSED GROSS SITE BUILDING AREA:				34174	ALL WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR): 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) - CCR PART 1 2022 CALIFORNIA BUILDING CODE (CBC) - CCR PART 2 2022 CALIFORNIA ELECTRICAL CODE (CEC) - CCR PART 3 2022 CALIFORNIA MECHANICAL CODE (CMC) - CCR PART 4 2022 CALIFORNIA PLUMBING CODE (CPC) - CCR PART 5 2022 CALIFORNIA ENERGY CODE (CEC) - CCR PART 6, CALIFORNIA ENERGY EFFICIENCY STANDARDS 2022 CALIFORNIA FIRE CODE (CFC) - CCR PART 9 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) - CCR PART 10 2022 CALIFORNIA GREEN BUILDING CODE STANDARDS CODE (CAL GREEN) - CCR PART 11 2022 CALIFORNIA REFERENCED STANDARDS CODE (CRSC) - CCR PART 12 TOWN OF LOS GATOS MUNICIPAL CODE AND ORDINANCES																																																																																																												
	BUILDING AREA	SQUARE FOOTAGE			TOTAL																																																																																																																																																																																
		SHOP	OFFICE	SHOWROOM																																																																																																																																																																																	
EXISTING (FROM A.001 2015 PLAN SET)	COMBINED MAIN SHOWROOMS (RR, LAMBO , BENTLEY)			9,163	9163																																																																																																																																																																																
	SATELLITE SHOWROOM (ASTON MARTIN)			2,015	2015																																																																																																																																																																																
	SECOND FLOOR OFFICES		2242		2242																																																																																																																																																																																
	MAIN SERVICE SHOP	8256			8256																																																																																																																																																																																
	EAST SERVICE SHOP ENCLOSED + COVERED	8584			8584																																																																																																																																																																																
TOTAL EXISTING GROSS SITE BUILDING AREA:					30260																																																																																																																																																																																
PROPOSED FULL BUILD-OUT	EXISITNG BUILDINGS				30260																																																																																																																																																																																
	REMOVED EAST SERVICE SHOP ENCLOSED + COVERED	-8584			-8584																																																																																																																																																																																
	NEW SERVICE SHOP EAST	6395			6395																																																																																																																																																																																
	NEW SHOWROOMS (LOTUS + McLAREN)			6,103	6103																																																																																																																																																																																
	TOTAL PROPOSED GROSS SITE BUILDING AREA:				34174																																																																																																																																																																																
USE AREAS						LOT COVERAGE																																																																																																																																																																															
HAZARDOUS MATERIALS MAXIMUM HAZARDOUS MATERIALS STORED INSIDE THE BUILDING SHALL BE LIMITED TO THE FOLLOWING TOTAL AMOUNTS: <table><tr><th>COMBUSTIBLE LIQUIDS:</th><th>QUANTITY (GALLONS)*</th></tr><tr><td>CLASS II</td><td>480</td></tr><tr><td>CLASS IIIA</td><td>1,320</td></tr></table> FLAMMABLE LIQUIDS: <table><tr><td>CLASS 1A</td><td>120</td></tr><tr><td>CLASS 1B OR 1C</td><td>480</td></tr><tr><td>COMBINED (1A, 1B + 1C)</td><td>480</td></tr></table> * PER CBC TABLE 307.1(1) NOTES: 1. ALL HAZARDOUS MATERIALS SHALL BE STORED WITHIN THE BUILDING (OUTFITTED CURRENTLY WITH THE EXISTING SPRINKLER SYSTEM) AND STORED IN AN APPROVED STORAGE CABINET, DAY BOX, GAS CABINET, EXHAUSTED ENCLOSURE OR LISTED SAFETY CAN IN ACCORDANCE WITH SECTION 5003.9.10 OF THE CALIFORNIA FIRE CODE. 2. WHERE THE STORAGE OF HAZARDOUS MATERIAL LIQUIDS EXCEEDS 55 GALLONS PER VESSEL (OR AN AGGREGATE CAPACITY OF MULTIPLE VESSELS IN EXCESS OF 1,000 GALLONS) IN ANY GIVEN ROOM, BUILDING OR AREA, SPILL CONTROL, SECONDARY CONTAINMENT AND DRAINAGE MEASURES SHALL BE PROVIDED TO PREVENT THE FLOW OF LIQUIDS TO ADJOINING AREAS. PER CFC 5004.2. 3. SEE DESIGNATED HAZARDOUS MATERIALS STORAGE AREAS ON THE SITE PLAN. THE CUMULATIVE TOTAL OF ALL HAZARDOUS MATERIALS SHALL NOT EXCEED THE AMOUNTS IN THE ABOVE TABLE.						COMBUSTIBLE LIQUIDS:	QUANTITY (GALLONS)*	CLASS II	480	CLASS IIIA	1,320	CLASS 1A	120	CLASS 1B OR 1C	480	COMBINED (1A, 1B + 1C)	480	SITE + BUILDING GENERAL <table><tr><th>SITE</th><th>AREA (S.F.)</th><th></th><th></th><th></th></tr><tr><td>SITE AREA</td><td>115,493</td><td>(2.65 ACRES)</td><td></td><td></td></tr><tr><td>ZONING</td><td>C-H (RESTRICTED HIGHWAY COMMERCIAL)</td><td></td><td></td><td></td></tr><tr><td>FRONT SETBACK</td><td>25 FEET (ABUTS RESIDENTIAL LOT)</td><td></td><td></td><td></td></tr><tr><td>SIDE SETBACK</td><td>15 FEET</td><td></td><td></td><td></td></tr><tr><td>REAR SETBACK</td><td>20 FEET</td><td></td><td></td><td></td></tr></table> <table><tr><th>BUILDING</th><th>AREA</th><th>LOT COVERAGE</th><th>F.A.R.</th></tr><tr><td>TOTAL AREA</td><td>34,174</td><td>27.65%</td><td>(50% MAX.)</td></tr><tr><td>CONSTRUCTION TYPE</td><td>TYPE V-B</td><td></td><td>30%</td></tr><tr><td>OCCUPANCY TYPE</td><td>MIXED B + S-1</td><td></td><td></td></tr><tr><td>NUMBER OF STORIES</td><td>2 STORIES (@ B OCC / 1 STORY @S-1 OCC.)</td><td></td><td></td></tr><tr><td>SPRINKLERED</td><td>YES (EXISTING)</td><td></td><td></td></tr></table> ALLOWABLE BUILDING AREA AND HEIGHT CBC CODE ANALYSIS: GROUPS (MIXED): VB CONSTRUCTION / 2 STORY / 2022 CBC B (BUSINESS / MOTOR VEHICLE SHOWROOMS - CBC 304) S-1 (STORAGE / PARKING AND SERVICE - CBC 311.2) OCCUPANCY SEPARATION: B:S-1 = NO SEPARATION REQUIRED (CBC TABLE 508.4) BUILDING TYPES: B VB (MS) SHOWROOMS AND OFFICE - TWO STORY SPRINKLED S-1 VB (S) EXISTING SERVICE - SPRINKLERED ALLOWABLE HEIGHT: B VB (MS) 60 FEET 3 STORY (TABLES 504.3 + 4) S-1 VB (S) 60 FEET 2 STORY BUILDING AREA AND USE: <table><tr><th>STORY</th><th>BUILDING</th><th>B (SM)</th><th>S-1 (S1)</th><th>TOTAL AREA</th></tr><tr><td rowspan="5">1ST</td><td>COMBINED MAIN SHOWROOM</td><td>9,163</td><td>-</td><td>9,163</td></tr><tr><td>SATELLITE SHOWROOM (A.M.)</td><td>2,015</td><td>-</td><td>2,015</td></tr><tr><td>MAIN SERVICE SHOP</td><td>-</td><td>8,256</td><td>8,256</td></tr><tr><td>NEW SATELLITE SERVICE SHOP</td><td>-</td><td>6,395</td><td>6,395</td></tr><tr><td>NEW SHOWROOMS</td><td>6,103</td><td>-</td><td>6,103</td></tr><tr><td></td><td>TOTAL STORY</td><td>17,281</td><td>14,651</td><td>31,932</td></tr><tr><td rowspan="2">2ND</td><td>OFFICES</td><td>2,242</td><td>-</td><td>2,242</td></tr><tr><td>TOTAL STORY</td><td>2,242</td><td>-</td><td>2,242</td></tr><tr><td>ALL</td><td>TOTAL BUILDING</td><td>19,523</td><td>14,651</td><td>34,174</td></tr></table> GROSS AREA % of AREA <table><tr><td>57.1%</td><td>42.9%</td><td></td></tr></table> TABULAR ALLOWABLE AREA (Table 506.2) NON-SPRINKLERED AREA FACTOR (EQUATION 5-3): FRONTAGE INCREASE 506.3 ALLOWABLE AREA <table><tr><td>27,000</td><td>36,000</td></tr><tr><td>9,000</td><td>9,000</td></tr><tr><td>4 YARDS = 75%</td><td>0.75</td></tr><tr><td>33,750</td><td>42,750</td></tr></table> ALLOWABLE AREA (S.F.) PER CBC Table 506.2: <table><tr><th>FIRST FLOOR</th><th>B VB (SM)</th><th>S-1 VB (S1)</th><th></th><th></th></tr><tr><td>ALLOWABLE AREA</td><td>33,750</td><td>42,750</td><td>PER FLOOR</td><td>CBC TABLE 506.2</td></tr><tr><td>AREA</td><td>17,281</td><td>14,651</td><td></td><td></td></tr><tr><td>% NET AREA / ALLOWABLE AREA</td><td>51.2%</td><td>34.3%</td><td>TOTAL</td><td></td></tr><tr><td colspan="5">85.5%</td></tr><tr><th>SECOND FLOOR</th><th>B VB (SM)</th><th>S-1 VB (S1)</th><th></th><th></th></tr><tr><td>ALLOWABLE AREA</td><td>33,750</td><td>42,750</td><td>PER FLOOR</td><td>CBC TABLE 506.2</td></tr><tr><td>AREA</td><td>2,242</td><td>-</td><td></td><td></td></tr><tr><td>% NET AREA / ALLOWABLE AREA</td><td>6.6%</td><td>0.0%</td><td>TOTAL</td><td></td></tr><tr><td colspan="5">6.6%</td></tr></table>				SITE	AREA (S.F.)				SITE AREA	115,493	(2.65 ACRES)			ZONING	C-H (RESTRICTED HIGHWAY COMMERCIAL)				FRONT SETBACK	25 FEET (ABUTS RESIDENTIAL LOT)				SIDE SETBACK	15 FEET				REAR SETBACK	20 FEET				BUILDING	AREA	LOT COVERAGE	F.A.R.	TOTAL AREA	34,174	27.65%	(50% MAX.)	CONSTRUCTION TYPE	TYPE V-B		30%	OCCUPANCY TYPE	MIXED B + S-1			NUMBER OF STORIES	2 STORIES (@ B OCC / 1 STORY @S-1 OCC.)			SPRINKLERED	YES (EXISTING)			STORY	BUILDING	B (SM)	S-1 (S1)	TOTAL AREA	1ST	COMBINED MAIN SHOWROOM	9,163	-	9,163	SATELLITE SHOWROOM (A.M.)	2,015	-	2,015	MAIN SERVICE SHOP	-	8,256	8,256	NEW SATELLITE SERVICE SHOP	-	6,395	6,395	NEW SHOWROOMS	6,103	-	6,103		TOTAL STORY	17,281	14,651	31,932	2ND	OFFICES	2,242	-	2,242	TOTAL STORY	2,242	-	2,242	ALL	TOTAL BUILDING	19,523	14,651	34,174	57.1%	42.9%		27,000	36,000	9,000	9,000	4 YARDS = 75%	0.75	33,750	42,750	FIRST FLOOR	B VB (SM)	S-1 VB (S1)			ALLOWABLE AREA	33,750	42,750	PER FLOOR	CBC TABLE 506.2	AREA	17,281	14,651			% NET AREA / ALLOWABLE AREA	51.2%	34.3%	TOTAL		85.5%					SECOND FLOOR	B VB (SM)	S-1 VB (S1)			ALLOWABLE AREA	33,750	42,750	PER FLOOR	CBC TABLE 506.2	AREA	2,242	-			% NET AREA / ALLOWABLE AREA	6.6%	0.0%	TOTAL		6.6%				
COMBUSTIBLE LIQUIDS:	QUANTITY (GALLONS)*																																																																																																																																																																																				
CLASS II	480																																																																																																																																																																																				
CLASS IIIA	1,320																																																																																																																																																																																				
CLASS 1A	120																																																																																																																																																																																				
CLASS 1B OR 1C	480																																																																																																																																																																																				
COMBINED (1A, 1B + 1C)	480																																																																																																																																																																																				
SITE	AREA (S.F.)																																																																																																																																																																																				
SITE AREA	115,493	(2.65 ACRES)																																																																																																																																																																																			
ZONING	C-H (RESTRICTED HIGHWAY COMMERCIAL)																																																																																																																																																																																				
FRONT SETBACK	25 FEET (ABUTS RESIDENTIAL LOT)																																																																																																																																																																																				
SIDE SETBACK	15 FEET																																																																																																																																																																																				
REAR SETBACK	20 FEET																																																																																																																																																																																				
BUILDING	AREA	LOT COVERAGE	F.A.R.																																																																																																																																																																																		
TOTAL AREA	34,174	27.65%	(50% MAX.)																																																																																																																																																																																		
CONSTRUCTION TYPE	TYPE V-B		30%																																																																																																																																																																																		
OCCUPANCY TYPE	MIXED B + S-1																																																																																																																																																																																				
NUMBER OF STORIES	2 STORIES (@ B OCC / 1 STORY @S-1 OCC.)																																																																																																																																																																																				
SPRINKLERED	YES (EXISTING)																																																																																																																																																																																				
STORY	BUILDING	B (SM)	S-1 (S1)	TOTAL AREA																																																																																																																																																																																	
1ST	COMBINED MAIN SHOWROOM	9,163	-	9,163																																																																																																																																																																																	
	SATELLITE SHOWROOM (A.M.)	2,015	-	2,015																																																																																																																																																																																	
	MAIN SERVICE SHOP	-	8,256	8,256																																																																																																																																																																																	
	NEW SATELLITE SERVICE SHOP	-	6,395	6,395																																																																																																																																																																																	
	NEW SHOWROOMS	6,103	-	6,103																																																																																																																																																																																	
	TOTAL STORY	17,281	14,651	31,932																																																																																																																																																																																	
2ND	OFFICES	2,242	-	2,242																																																																																																																																																																																	
	TOTAL STORY	2,242	-	2,242																																																																																																																																																																																	
ALL	TOTAL BUILDING	19,523	14,651	34,174																																																																																																																																																																																	
57.1%	42.9%																																																																																																																																																																																				
27,000	36,000																																																																																																																																																																																				
9,000	9,000																																																																																																																																																																																				
4 YARDS = 75%	0.75																																																																																																																																																																																				
33,750	42,750																																																																																																																																																																																				
FIRST FLOOR	B VB (SM)	S-1 VB (S1)																																																																																																																																																																																			
ALLOWABLE AREA	33,750	42,750	PER FLOOR	CBC TABLE 506.2																																																																																																																																																																																	
AREA	17,281	14,651																																																																																																																																																																																			
% NET AREA / ALLOWABLE AREA	51.2%	34.3%	TOTAL																																																																																																																																																																																		
85.5%																																																																																																																																																																																					
SECOND FLOOR	B VB (SM)	S-1 VB (S1)																																																																																																																																																																																			
ALLOWABLE AREA	33,750	42,750	PER FLOOR	CBC TABLE 506.2																																																																																																																																																																																	
AREA	2,242	-																																																																																																																																																																																			
% NET AREA / ALLOWABLE AREA	6.6%	0.0%	TOTAL																																																																																																																																																																																		
6.6%																																																																																																																																																																																					



EXISTING STREETSCAPE ELEVATION



PROPOSED STREETSCAPE ELEVATION



E. WEST LOOKING SOUTH



D. WEST ENTRY



C. STREET WEST



B. STREET EAST



A. ALLEY NE



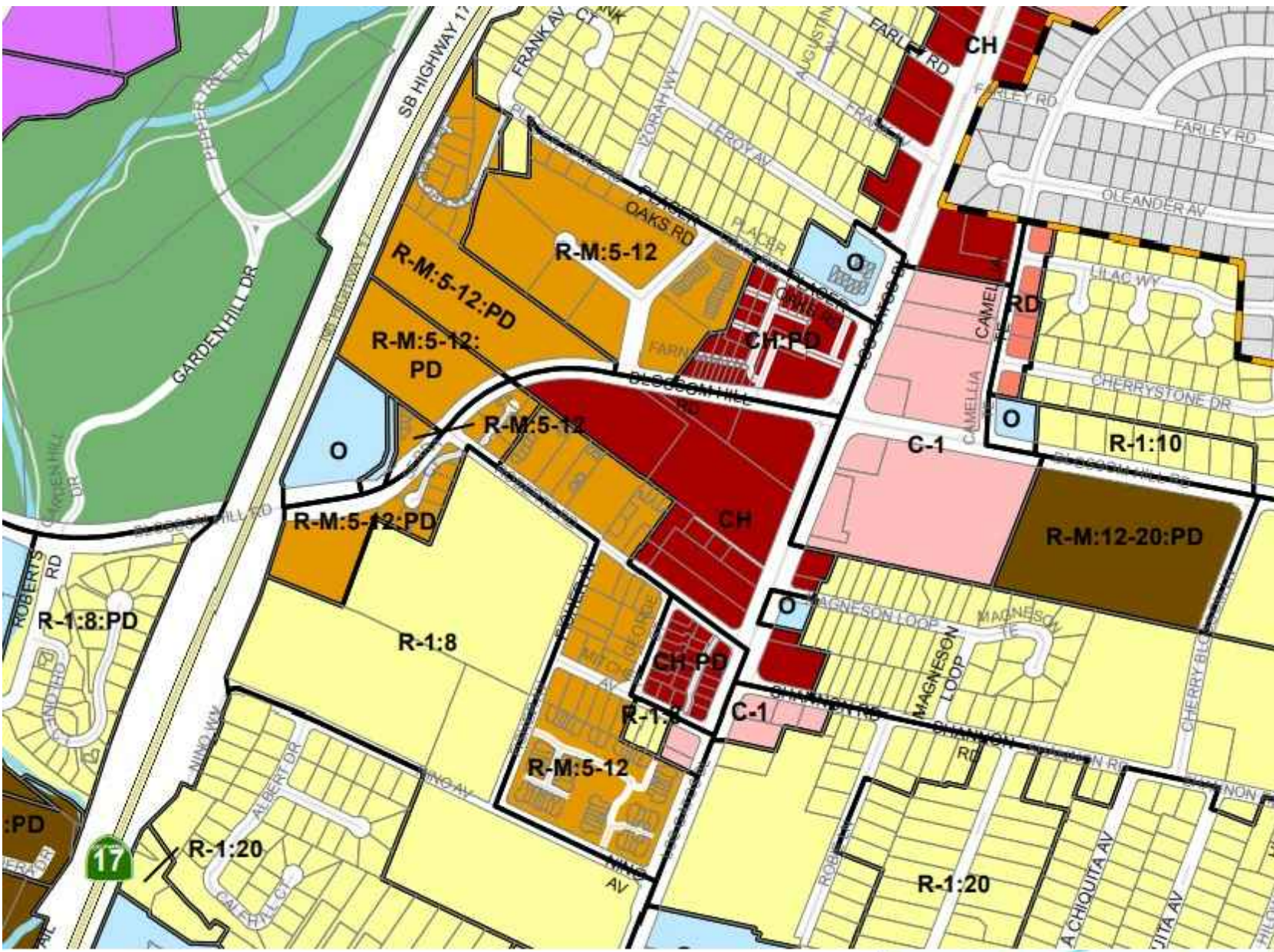
F. SOUTH LOOKING EAST



G. SOUTH LOOKING WEST



GOOGLE AERIAL



ZONING MAP AT SITE



H. SE LOOKING SOUTH



I. SE LOOKING WEST



J. NE LOOKING SE



K. EAST LOOKING SOUTH



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

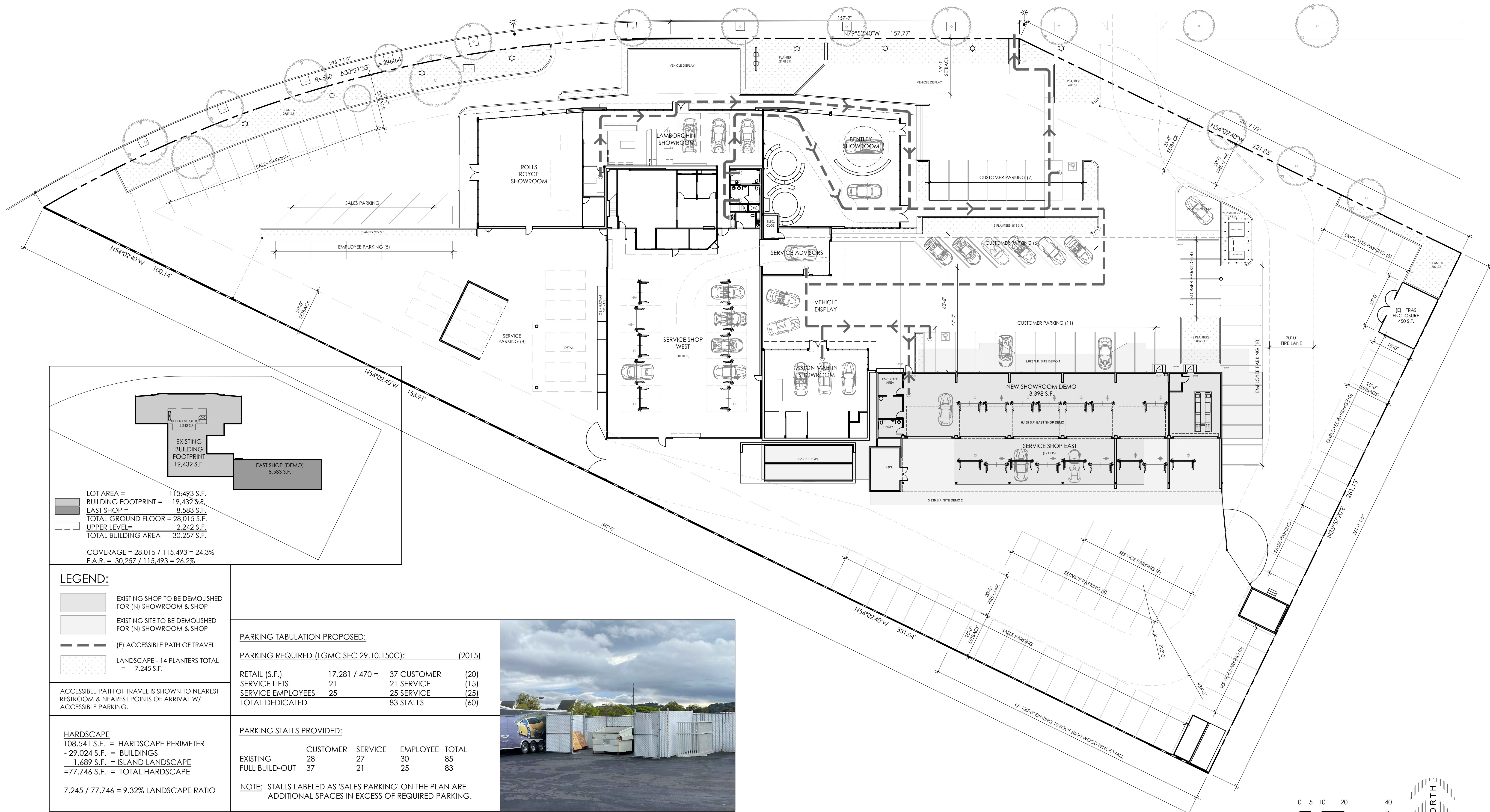
SITE CONTEXT

A0.4

SCALE: N.A.
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023

BLOSSOM HILL ROAD



LOT AREA = 115,493 S.F.
BUILDING FOOTPRINT = 19,432 S.F.
EAST SHOP = 8,583 S.F.
TOTAL GROUND FLOOR = 28,015 S.F.
UPPER LEVEL = 2,242 S.F.
TOTAL BUILDING AREA = 30,257 S.F.
COVERAGE = 28,015 / 115,493 = 24.3%
F.A.R. = 30,257 / 115,493 = 26.2%

LEGEND:

- EXISTING SHOP TO BE DEMOLISHED FOR (N) SHOWROOM & SHOP
- EXISTING SITE TO BE DEMOLISHED FOR (N) SHOWROOM & SHOP
- (E) ACCESSIBLE PATH OF TRAVEL
- LANDSCAPE - 14 PLANTERS TOTAL = 7,245 S.F.

ACCESSIBLE PATH OF TRAVEL IS SHOWN TO NEAREST RESTROOM & NEAREST POINTS OF ARRIVAL W/ ACCESSIBLE PARKING.

HARDSCAPE
108,541 S.F. = HARDSCAPE PERIMETER
- 29,024 S.F. = BUILDINGS
- 1,689 S.F. = ISLAND LANDSCAPE
= 77,746 S.F. = TOTAL HARDSCAPE
7,245 / 77,746 = 9.32% LANDSCAPE RATIO

PARKING TABULATION PROPOSED:

PARKING REQUIRED (LGMC SEC 29.10.150C):				(2015)
RETAIL (S.F.)	17,281 / 470 =	37	CUSTOMER	(20)
SERVICE LIFTS	21	21	SERVICE	(15)
SERVICE EMPLOYEES	25	25	SERVICE	(25)
TOTAL DEDICATED		83	STALLS	(60)

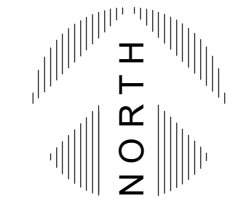
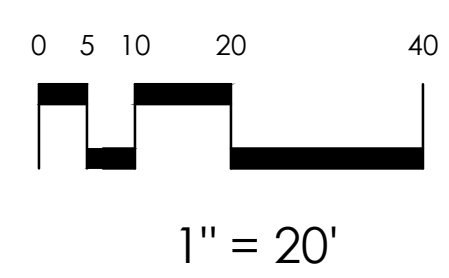
PARKING STALLS PROVIDED:

	CUSTOMER	SERVICE	EMPLOYEE	TOTAL
EXISTING	28	27	30	85
FULL BUILD-OUT	37	21	25	83

NOTE: STALLS LABELED AS 'SALES PARKING' ON THE PLAN ARE ADDITIONAL SPACES IN EXCESS OF REQUIRED PARKING.



EXISTING TRASH ENCLOSURE



A1.1



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

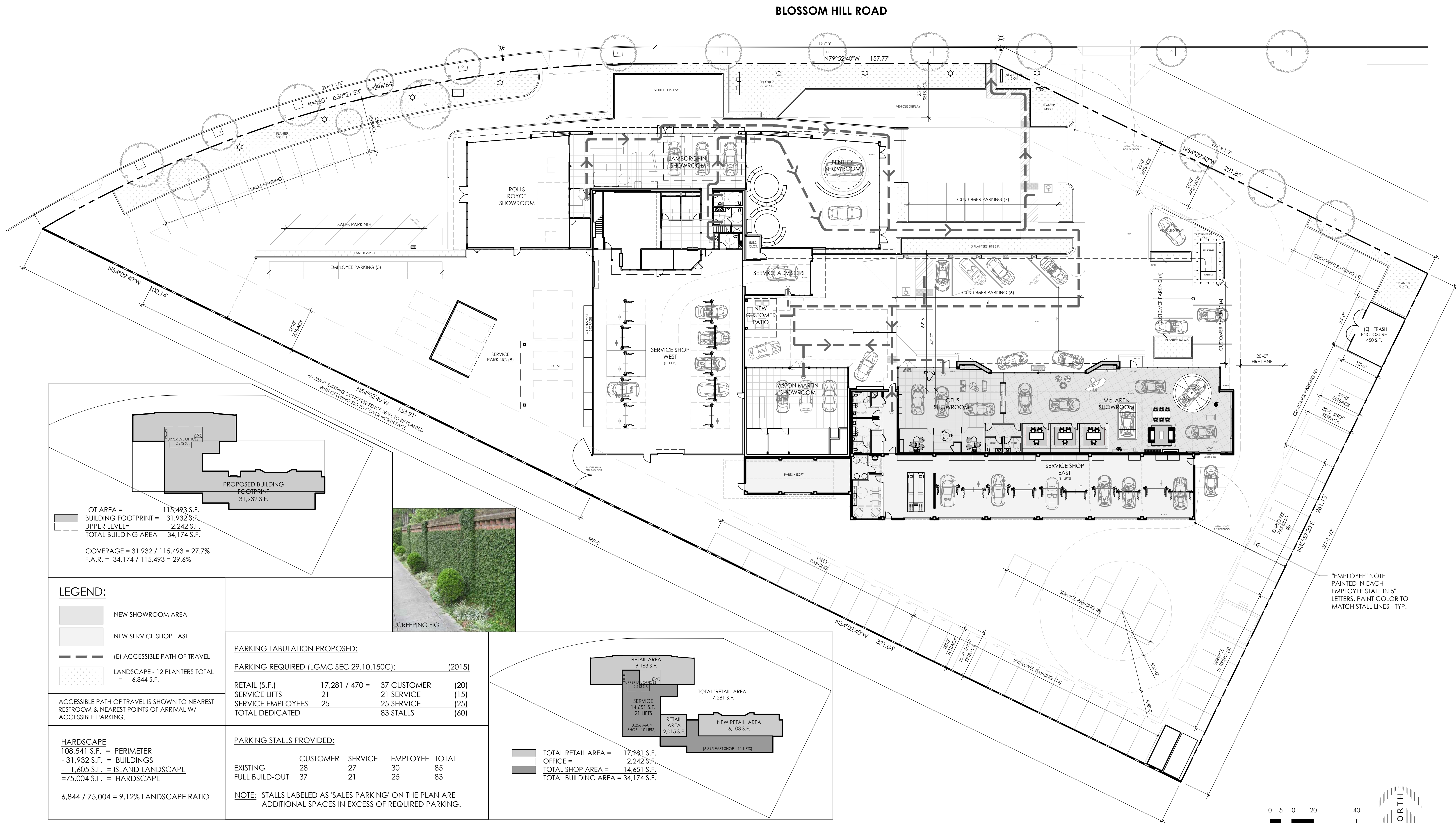
LOS GATOS LUXURY CARS NEW SHOWROOMS

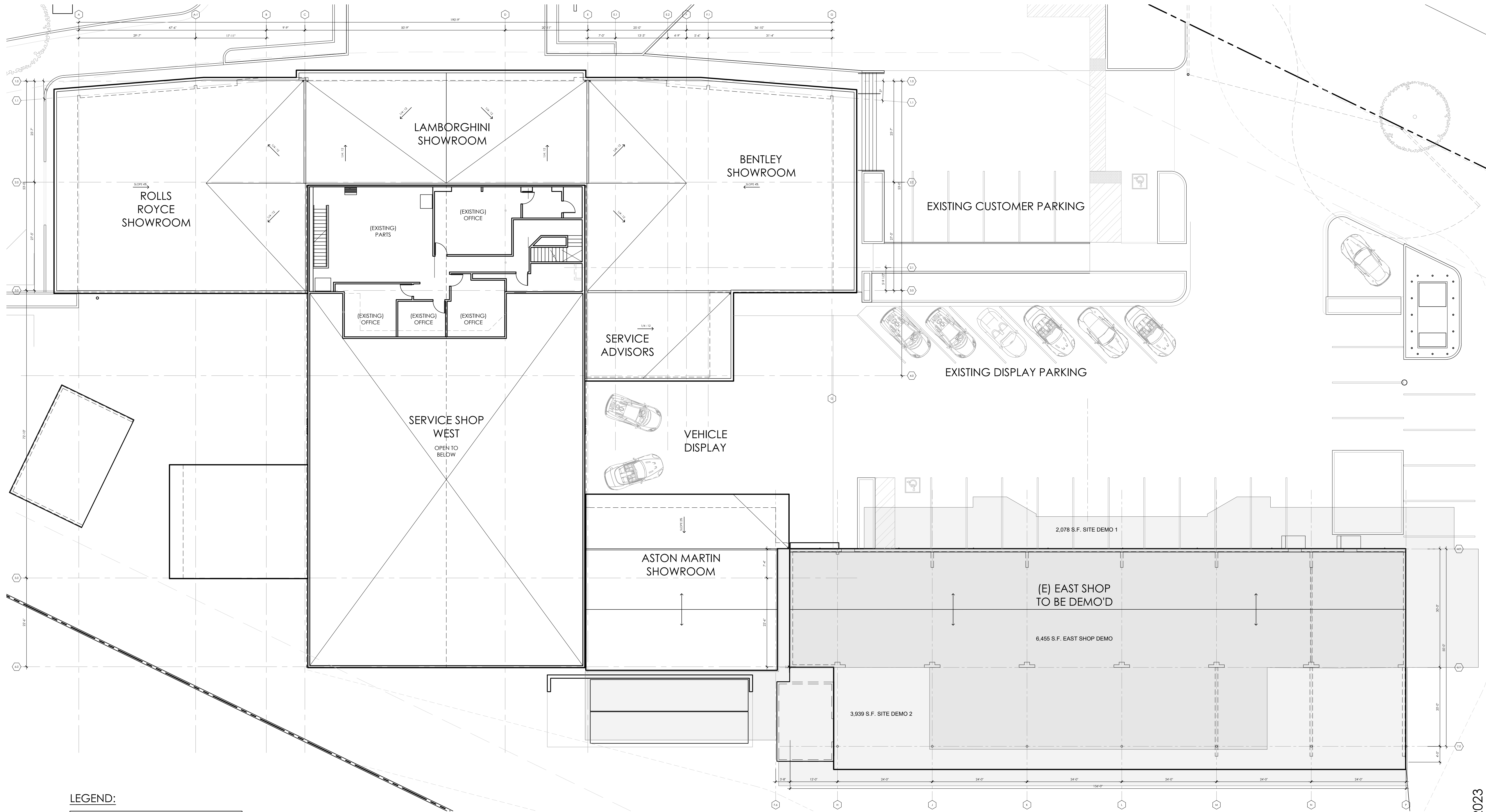
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

EXISTING SITE PLAN

SCALE: 1"=20'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023





LEGEND:

	EXISTING SHOP TO BE DEMOLISHED FOR (N) SHOWROOM & SHOP
	EXISTING SITE TO BE DEMOLISHED FOR (N) SHOWROOM & SHOP



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

EXISTING UPPER LEVEL PLAN



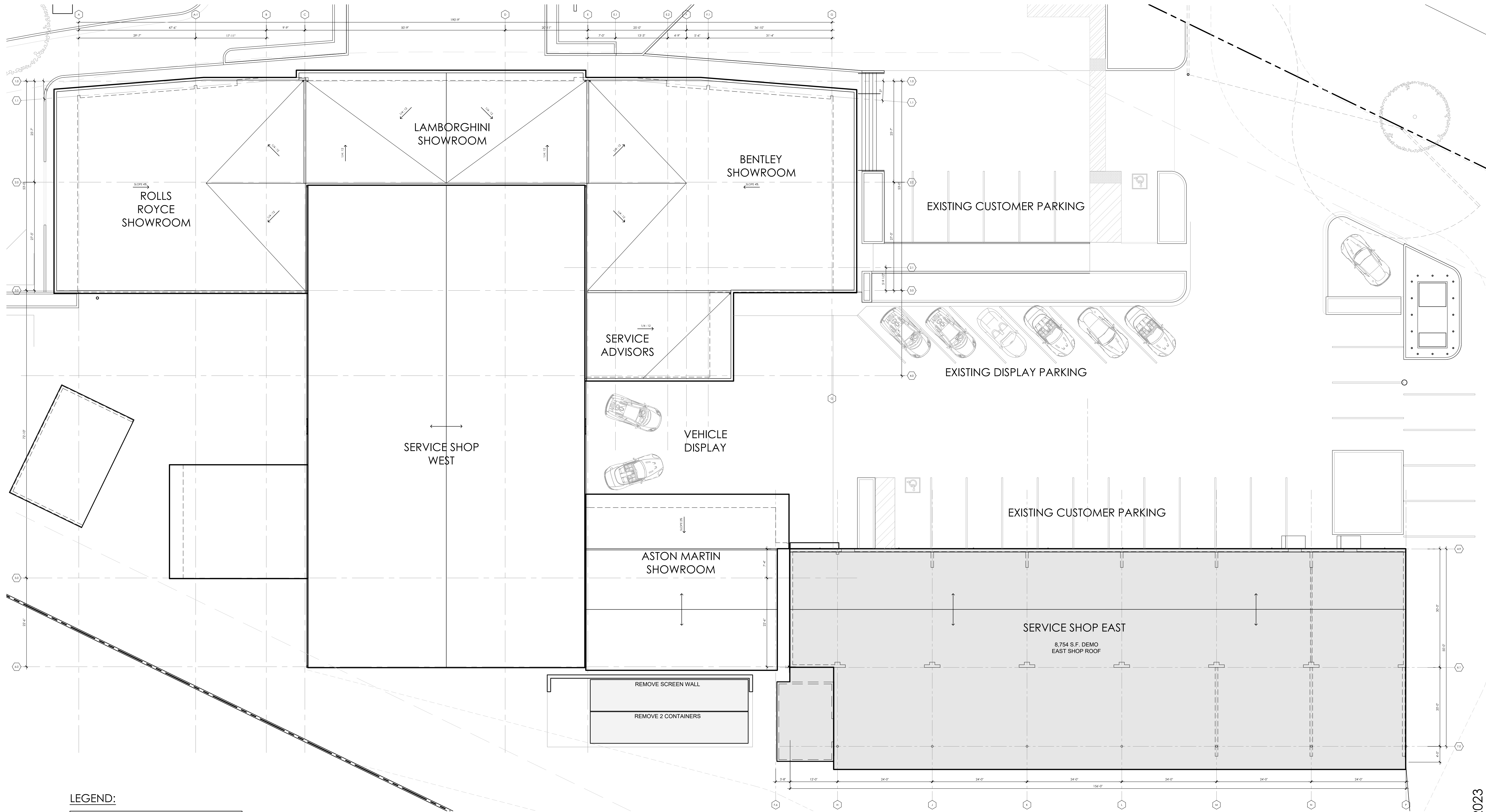
3/32" = 1'-0"



A1.3

SCALE: 3/32"=1'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023



LEGEND:

	(E) SHOP ROOF TO BE DEMOLISHED FOR (N) SHOWROOM & SHOP
	EXISTING SITE TO BE DEMOLISHED



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

EXISTING ROOF PLAN

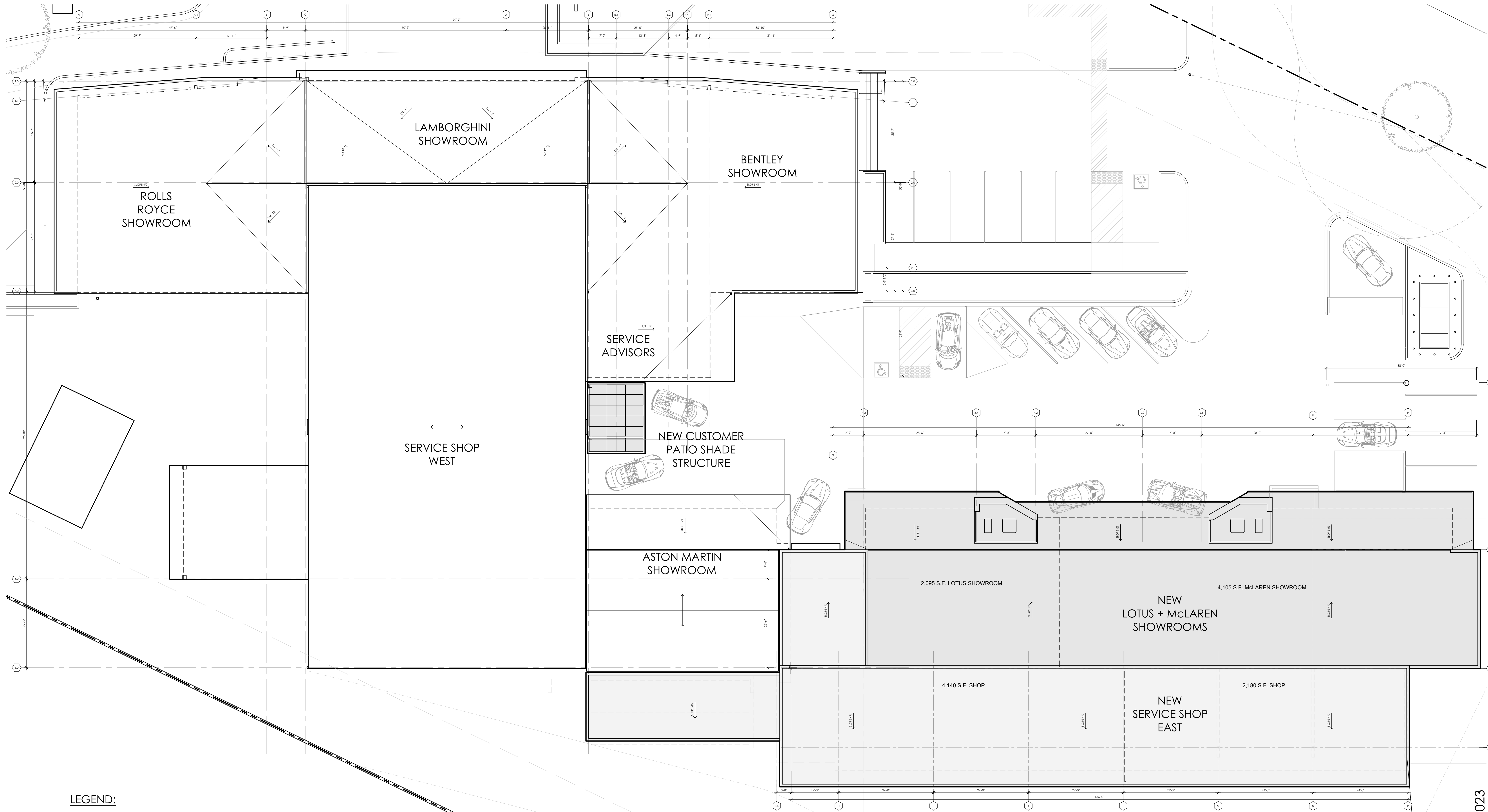
3/32" = 1'-0"

SCALE: 3/32"=1'-0"
DATE: 10/12/2022



A1.4

TWM NO: 18-113
COPYRIGHT 2023



LEGEND:

	NEW SHOWROOM AREA
	NEW SERVICE SHOP EAST



ARCHITECTS
+PLANNERS

TWM Architects + Planners
1011 C Street, San Rafael, CA 94901

TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032
A.P.N. NO.: 529-016-041

APN: 529-16-041

PROPOSED ROOF PLAN



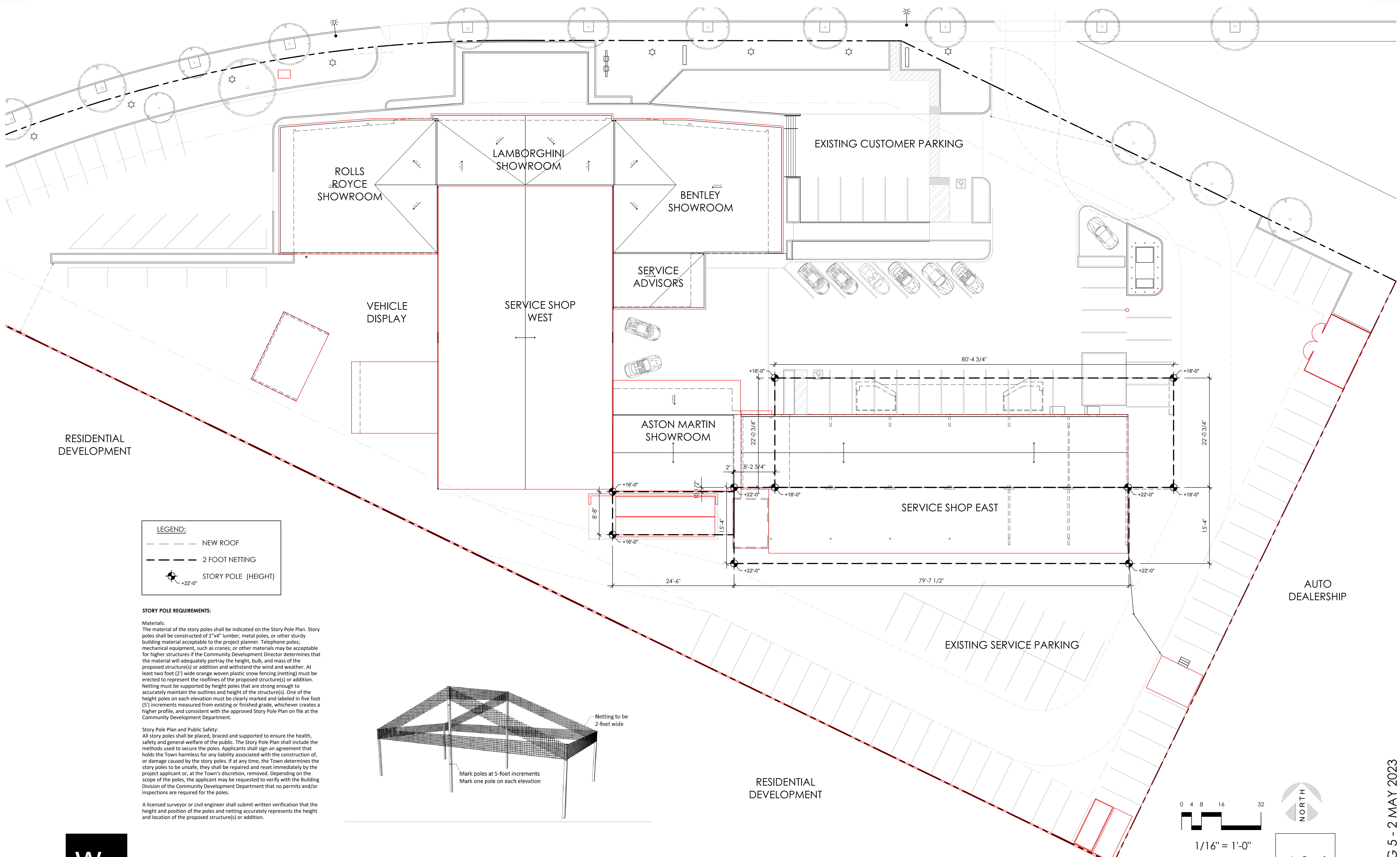
3/32" = 1'-0"



A1.5

SCALE: 3/32"=1'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023



LEGEND:

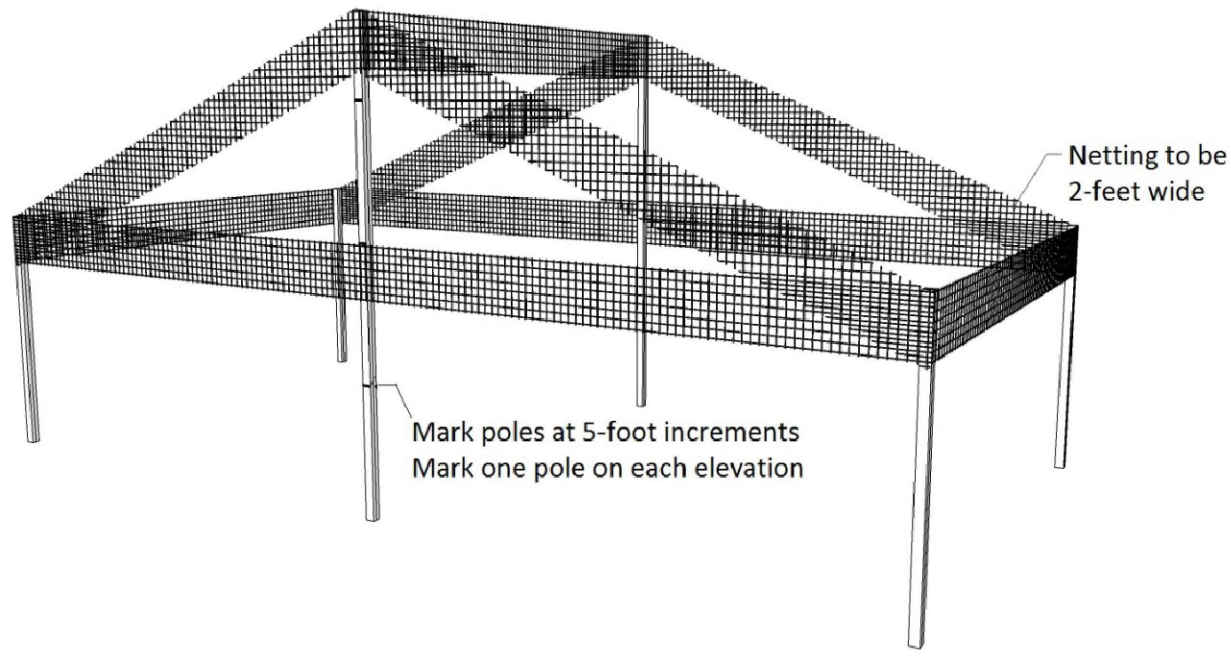
- NEW ROOF
- 2 FOOT NETTING
- STORY POLE (HEIGHT)

STORY POLE REQUIREMENTS:

Materials:
The material of the story poles shall be indicated on the Story Pole Plan. Story poles shall be constructed of 2"x4" lumber, metal poles, or other sturdy building material acceptable to the project planner. Telephone poles; mechanical equipment, such as cranes; or other materials may be acceptable for higher structures if the Community Development Director determines that the material will adequately portray the height, bulk, and mass of the proposed structure(s) or addition and withstand the wind and weather. At least two foot (2') wide orange woven plastic snow fencing (netting) must be erected to represent the rooflines of the proposed structure(s) or addition. Netting must be supported by height poles that are strong enough to accurately maintain the outlines and height of the structure(s). One of the height poles on each elevation must be clearly marked and labeled in five foot (5') increments measured from existing or finished grade, whichever creates a higher profile, and consistent with the approved Story Pole Plan on file at the Community Development Department.

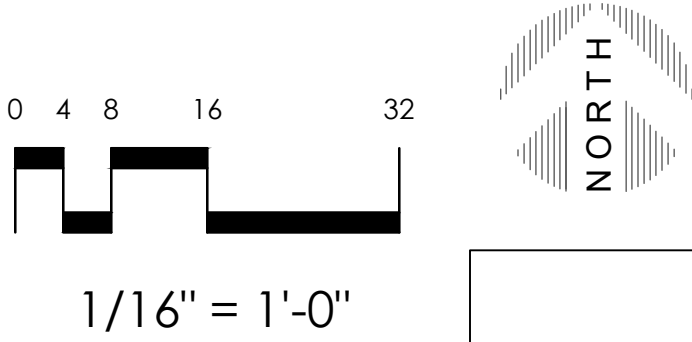
Story Pole Plan and Public Safety:
All story poles shall be placed, braced and supported to ensure the health, safety and general welfare of the public. The Story Pole Plan shall include the methods used to secure the poles. Applicants shall sign an agreement that holds the Town harmless for any liability associated with the construction of, or damage caused by the story poles. If at any time, the Town determines the story poles to be unsafe, they shall be repaired and reset immediately by the project applicant or, at the Town's discretion, removed. Depending on the scope of the poles, the applicant may be requested to verify with the Building Division of the Community Development Department that no permits and/or inspections are required for the poles.

A licensed surveyor or civil engineer shall submit written verification that the height and position of the poles and netting accurately represents the height and location of the proposed structure(s) or addition.



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

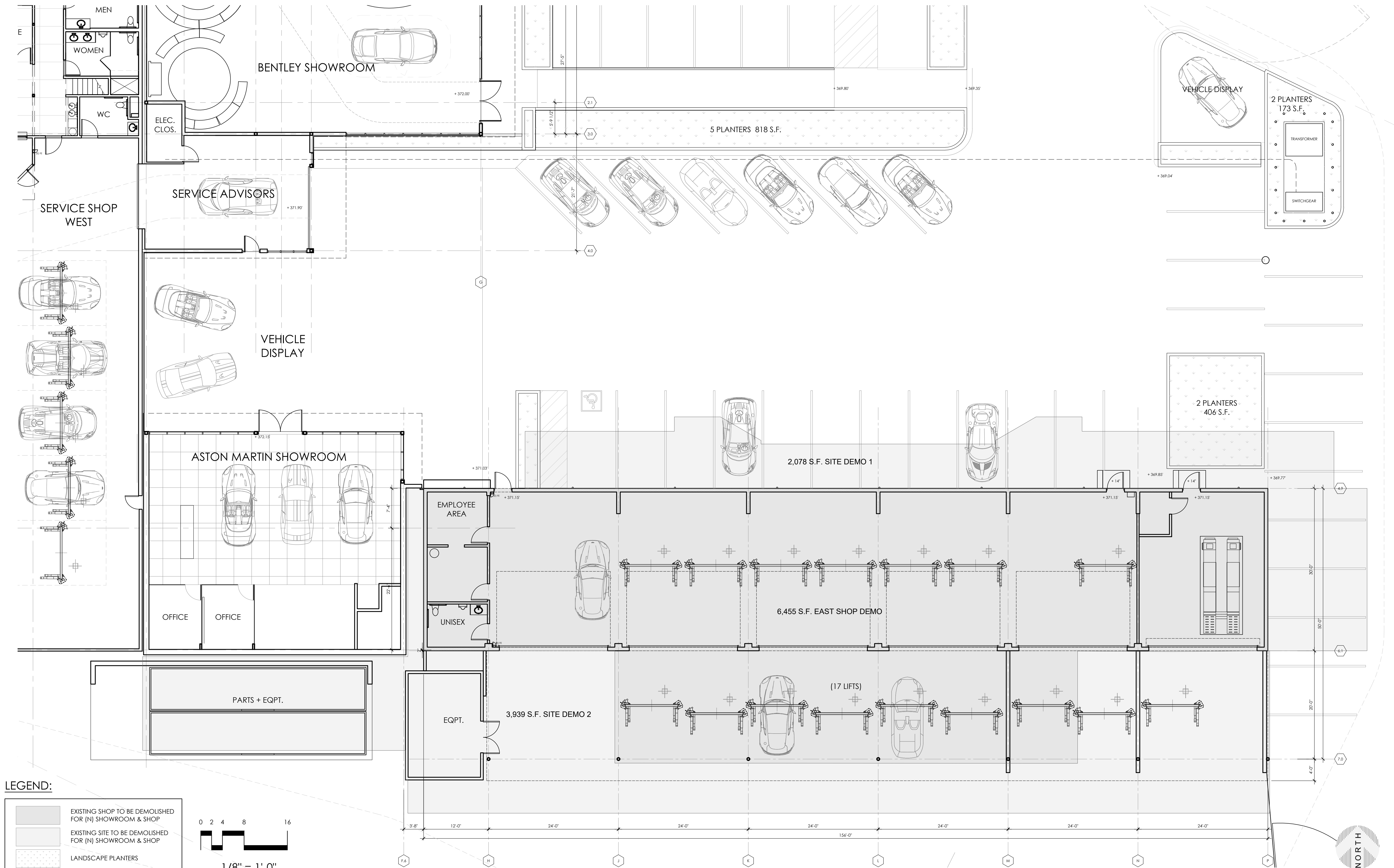


STORY POLE PLAN

A1.6

SCALE: 1/16"=1'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

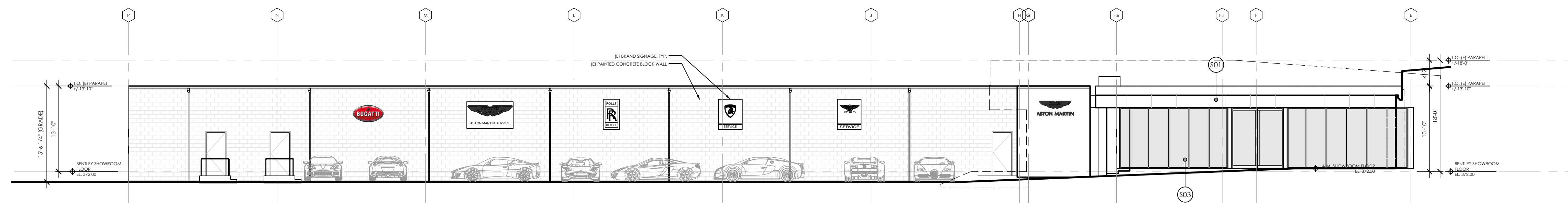
LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

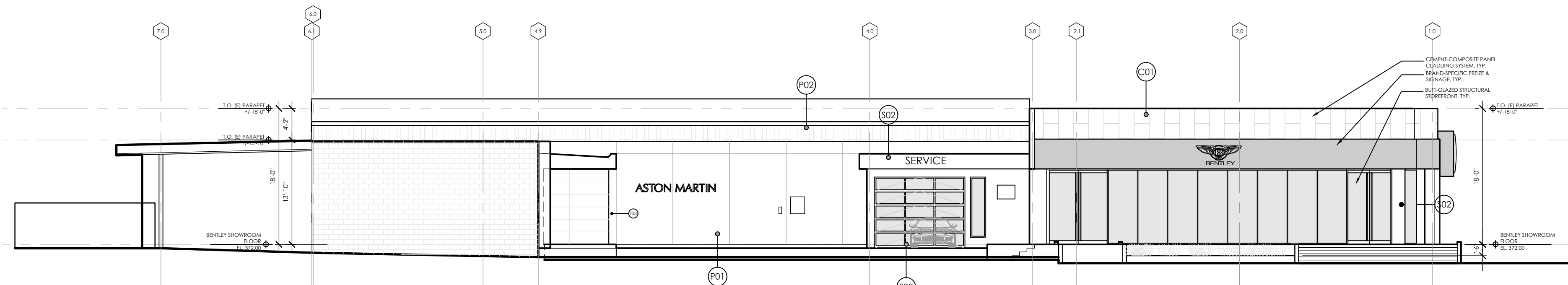
EXISTING SHOWROOM DEMO PLAN

A2.1

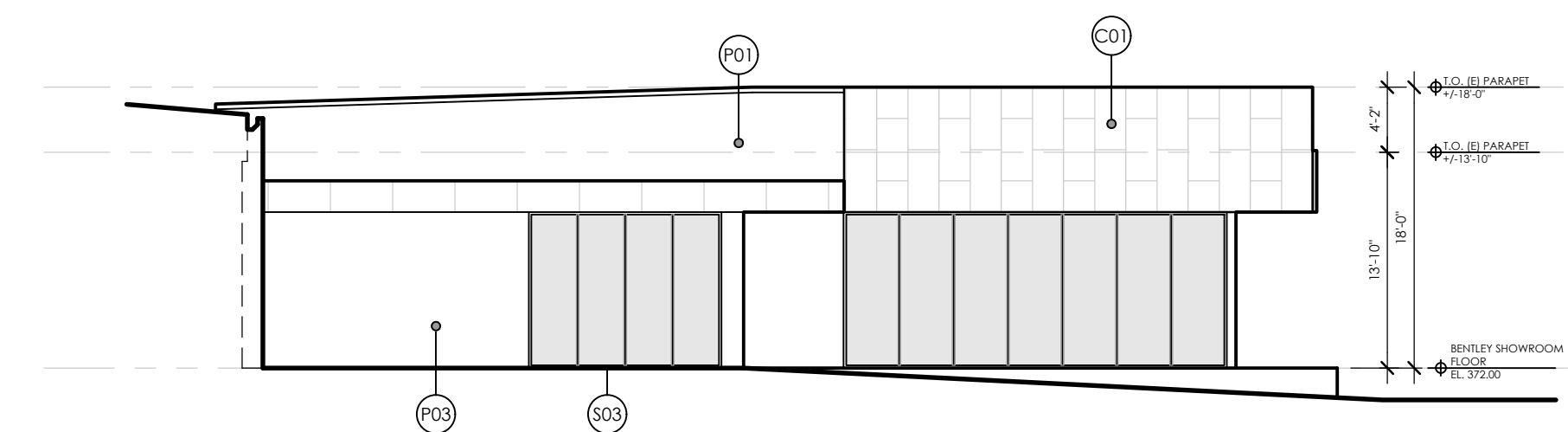
SCALE: 1/8"=1'-0"
DATE: 10/12/2022
TWM NO: 18-113
COPYRIGHT 2023



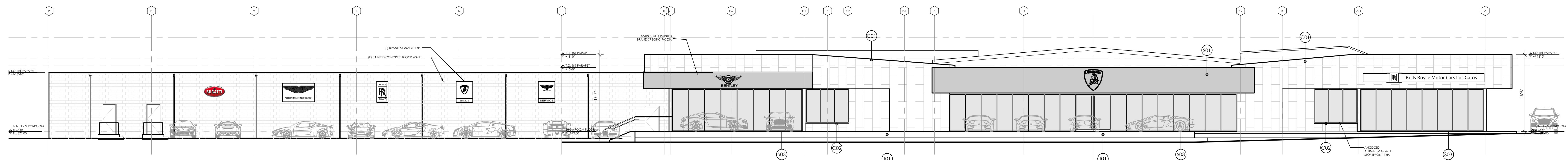
NORTH INTERNAL ELEVATION



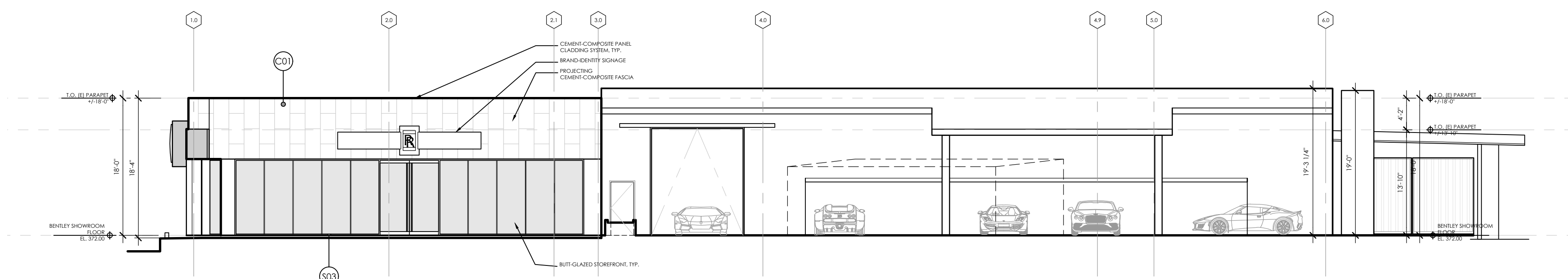
EAST ELEVATION



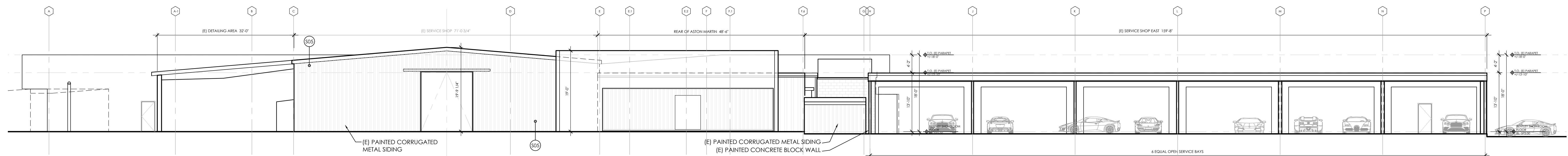
SOUTH INTERNAL ELEVATION



NORTH STREET ELEVATION

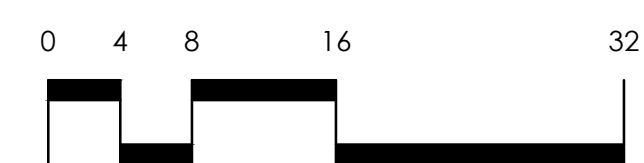


WEST ELEVATION



SOUTH ELEVATION

- (C0) SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11 (23 1/2" x 47" ON METAL COMPRESSION HANGERS)
- (C02) SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060 (BENCH SEAT)
- (S01) BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, ALUCOBOND 326 (BLACK)
- (S02) PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL
- (S03) DARK BRONZE ANODIZED OR PAINTED ALUMINUM
- (S04) BRUSHED STAINLESS STEEL
- (S05) CORRUGATED METAL SIDING, KYNAR PAINT, COOL TACTIQUE
- (T01) CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL
- (T02) LIMESTONE TILE: "JERUSALEM GOLD"
- (P01) PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
- (P02) PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL



3/32" = 1'-0"



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

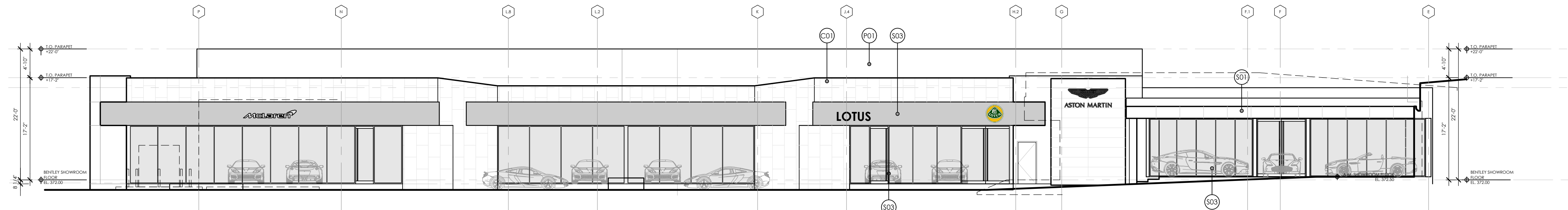
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

EXISTING ELEVATIONS

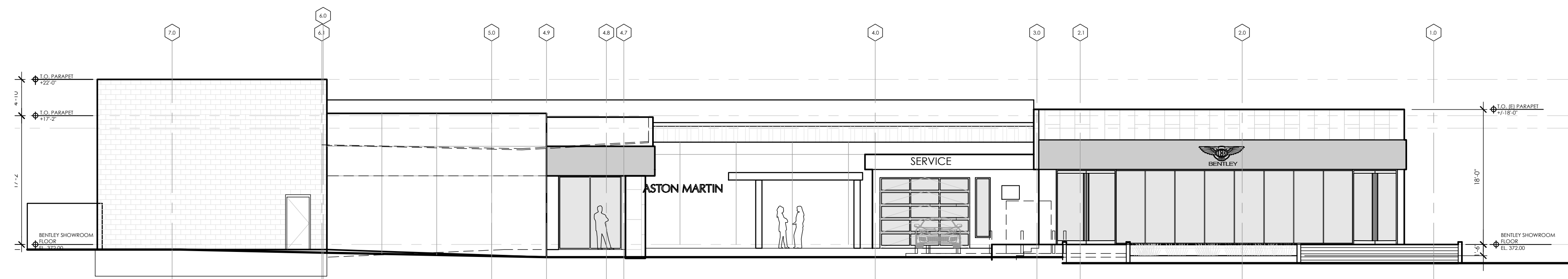
SCALE: 3/32"=1'-0"
DATE: 10/12/2022

A3.1

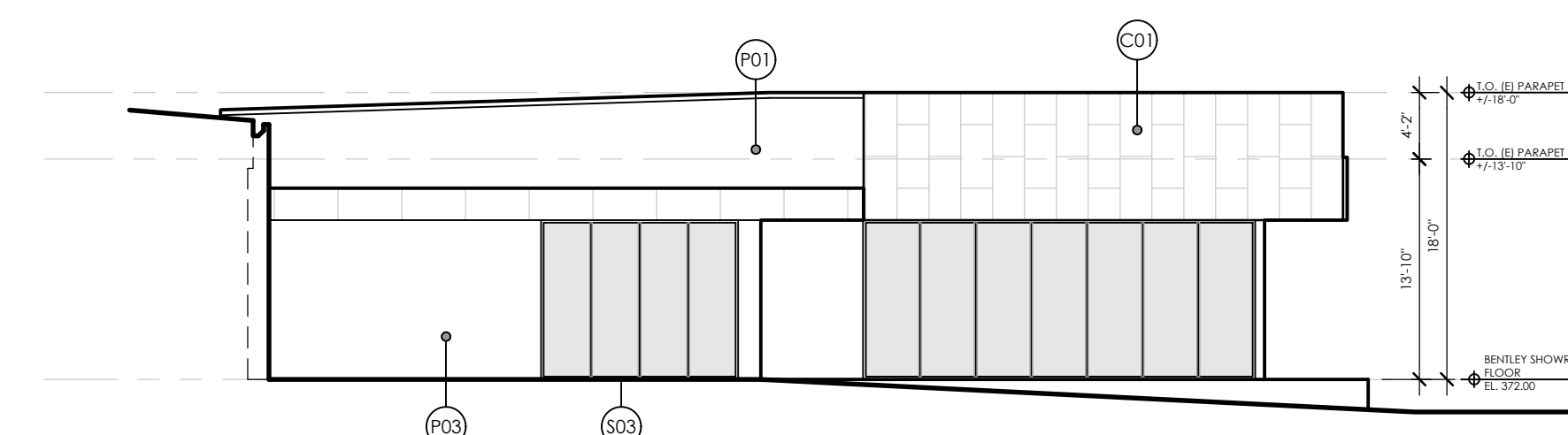
TWM NO: 18-113
COPYRIGHT 2023



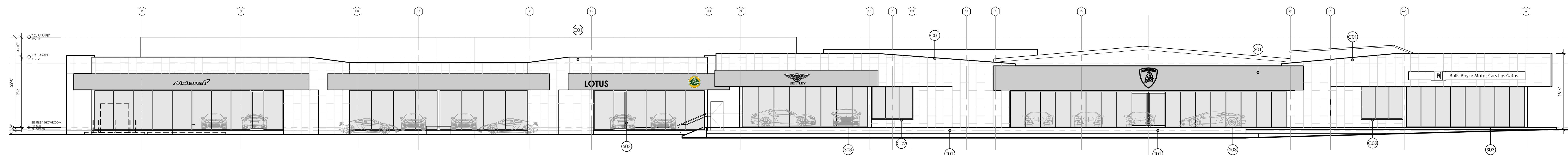
NORTH INTERNAL ELEVATION



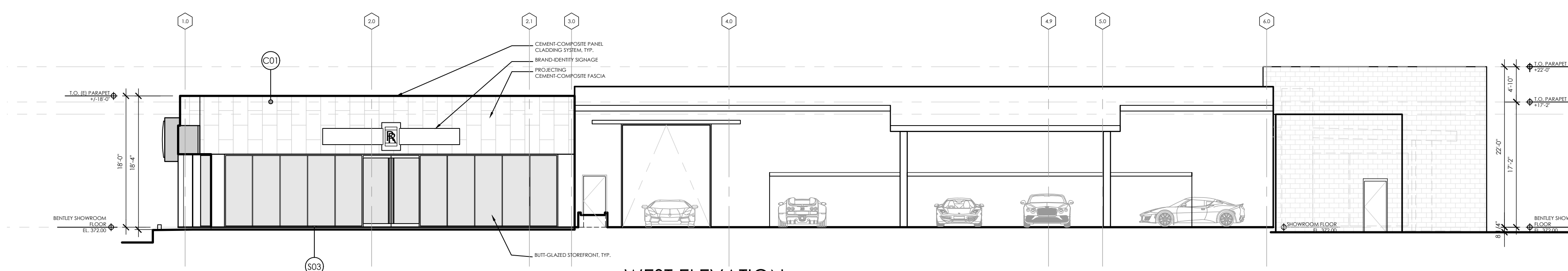
EAST ELEVATION



SOUTH INTERNAL ELEVATION

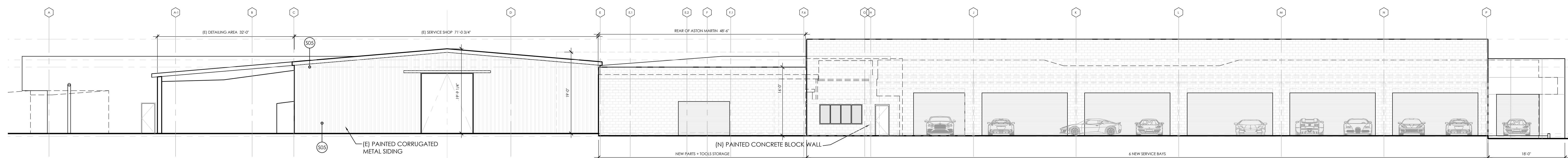


NORTH STREET ELEVATION



WEST ELEVATION

- (C0) SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11 (23 1/2" x 47" ON METAL COMPRESSION HANGERS)
 - (C02) SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060 (BENCH SEAT)
 - (S01) BRASS-FORMED METAL PANELING, POWDER & CLEAR COATED, ALUCOBOND 326 (BLACK)
 - (S02) PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL
 - (S03) DARK BRONZE ANODIZED OR PAINTED ALUMINUM
 - (S04) BRUSHED STAINLESS STEEL
 - (S05) CORRUGATED METAL SIDING, KYNAR PAINT, COOL ZACTIQUE
 - (T01) CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL
 - (T02) LIMESTONE TILE: "JERUSALEM GOLD"
 - (P01) PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
 - (P02) PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
- C01 + C02 MAY BE SUBSTITUTED WITH SIMILAR CEMENT PLASTER MATCHING FINISH SYSTEM IF TILES ARE NO LONGER AVAILABLE.



SOUTH ELEVATION

0 4 8 16 32
3/32" = 1'-0"



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

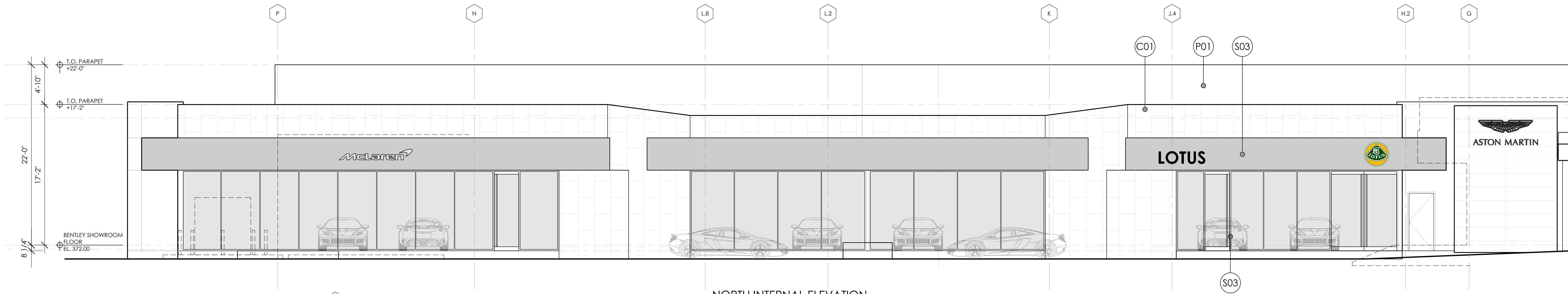
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

PROPOSED ELEVATIONS

SCALE: 3/32"=1'-0"
DATE: 10/12/2022

A3.2
TWM NO: 18-113
COPYRIGHT 2023

PLANNING 5 - 2 MAY 2023

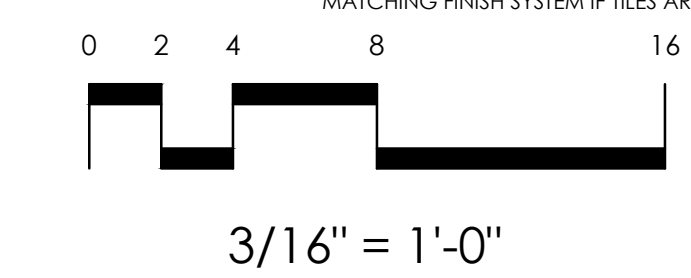


NORTH INTERNAL ELEVATION



EAST ELEVATION

- (C01) SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11 (23 1/2" x 47" ON METAL COMPRESSION HANGERS)
 - (C02) SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060 (BENCH SEAT)
 - (S01) BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, ALUCOBOND 324 (BLACK)
 - (S02) PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL
 - (S03) DARK BRONZE ANODIZED OR PAINTED ALUMINUM
 - (S04) BRUSHED STAINLESS STEEL
 - (S05) CORRUGATED METAL SIDING, KYNAR PAINT, COOL TACTIQUE
 - (T01) CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL
 - (T02) LIMESTONE TILE: "JERUSALEM GOLD"
 - (P01) PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
 - (P02) PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
- C01 + C02 MAY BE SUBSTITUTED WITH SIMILAR CEMENT PLASTER MATCHING FINISH SYSTEM IF TILES ARE NO LONGER AVAILABLE.



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

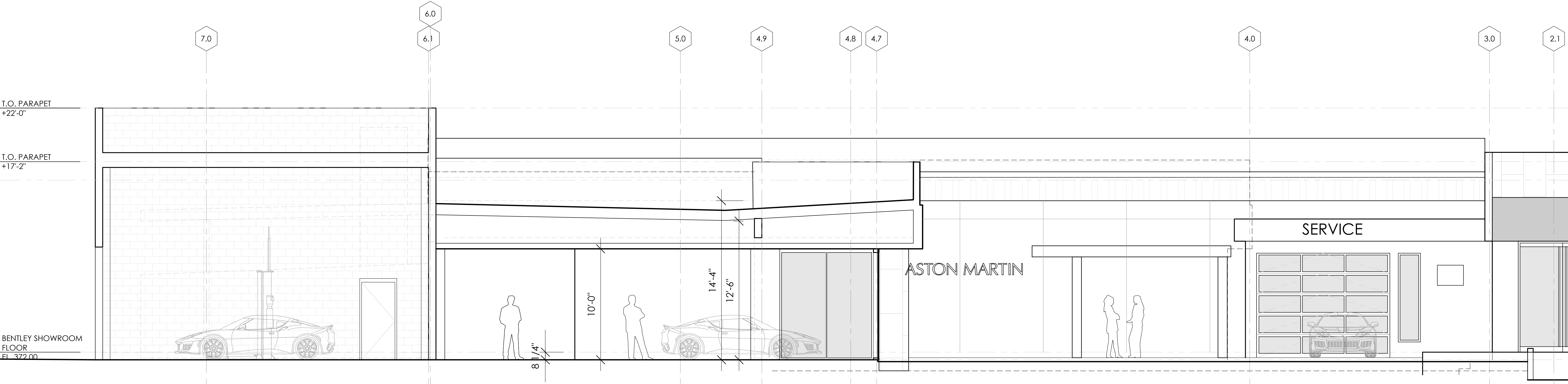
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

PROPOSED SHOWROOM ELEVATIONS

SCALE: 3/16"=1'-0"
DATE: 10/12/2022

A3.3
TWM NO: 18-113
COPYRIGHT 2023

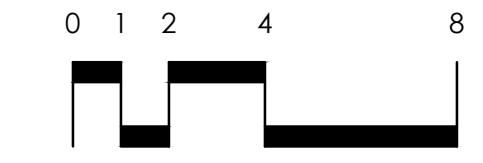
PLANNING 5 - 2 MAY 2023



SHOWROOM SECTION
LOOKING WEST

- (C01) SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11 (23 1/2" x 47" ON METAL COMPRESSION HANGERS)
- (C02) SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060 (BENCH SEAT)
- (S01) BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, ALLCOLORBOND 324 (BLACK)
- (S02) PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL
- (S03) DARK BRONZE ANODIZED OR PAINTED ALUMINUM
- (S04) BRUSHED STAINLESS STEEL
- (S05) CORRUGATED METAL SIDING, KYNAR PAINT, COOL TACTIQUE
- (T01) CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL
- (T02) LIMESTONE TILE: "JERUSALEM GOLD"
- (P01) PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
- (P02) PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL

CO1 + CO2 MAY BE SUBSTITUTED WITH SIMILAR CEMENT PLASTER MATCHING FINISH SYSTEM IF TILES ARE NO LONGER AVAILABLE.



1/4" = 1'-0"



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

PROPOSED SECTION

SCALE: 1/4"=1'-0"
DATE: 10/12/2022

A3.4
TWM NO: 18-113
COPYRIGHT 2023

BUILDINGS



MATERIALS + COLORS LEGEND	
ALL TO MATCH EXISTING - SEE A3.1 + A3.2 FOR LOCATIONS	
(C01)	SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11 (23 1/2" x 47" ON METAL COMPRESSION HANGERS)
(C02)	SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060 (BENCH SEAT)
(S01)	BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, ALUCOBOND 326 (BLACK)
(S02)	PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL
(S03)	DARK BRONZE ANODIZED OR PAINTED ALUMINUM
(S04)	BRUSHED STAINLESS STEEL
(S05)	CORRUGATED METAL SIDING, KYNAR PAINT, COOL ZACTIQUE
(T01)	CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL
(T02)	LIMESTONE TILE: "JERUSALEM GOLD"
(P01)	PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
(P02)	PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL
C01 + C02 MAY BE SUBSTITUTED WITH SIMILAR CEMENT PLASTER MATCHING FINISH SYSTEM IF TILES ARE NO LONGER AVAILABLE.	



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

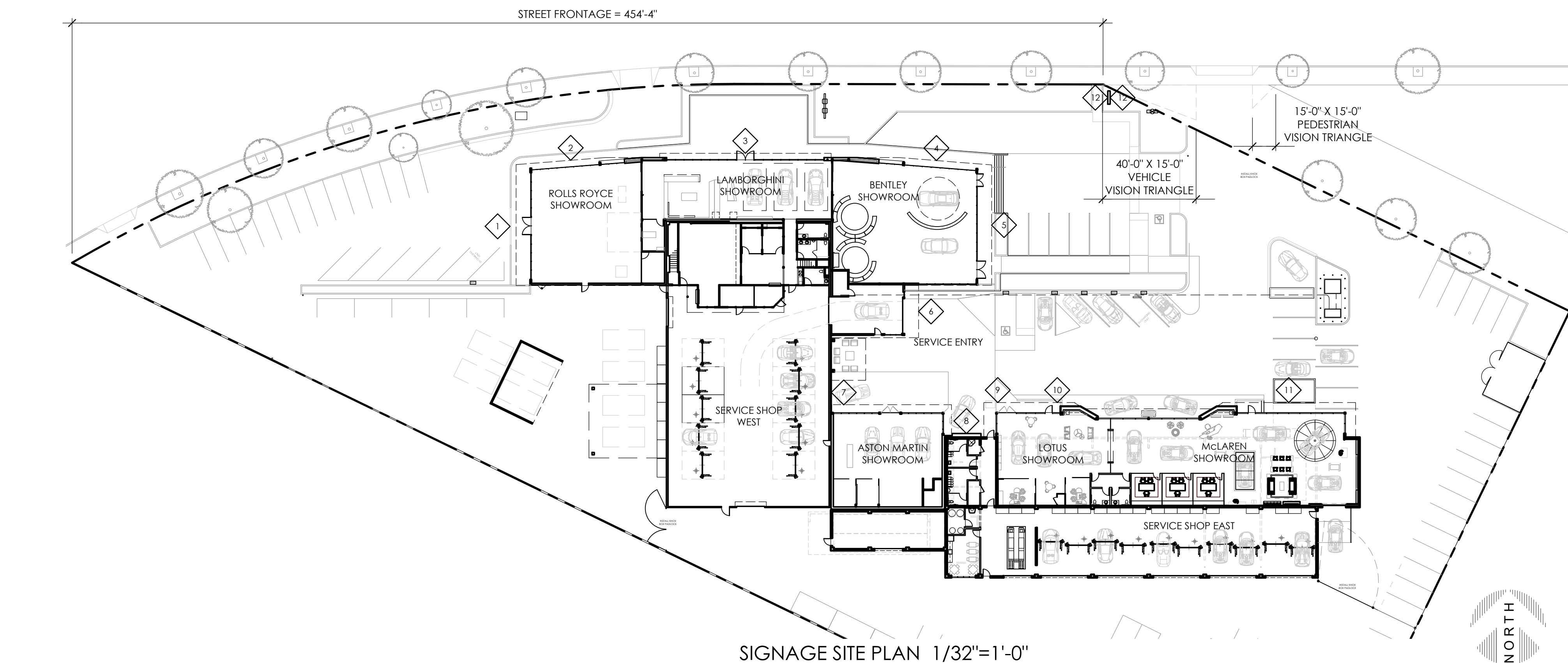
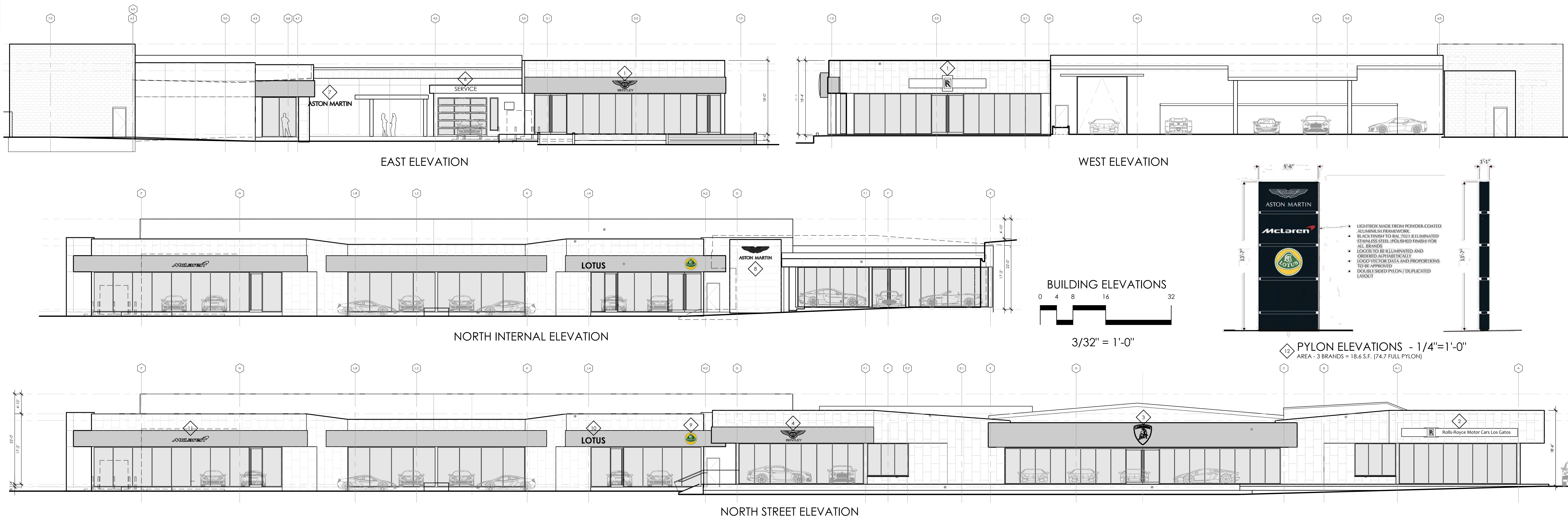
620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

MATERIALS + COLORS

A3.5

SCALE: 1/4"=1'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023



LOS GATOS LUXURY CARS PROPOSED SIGNAGE PROGRAM									
# NO.	DESCRIPTION	SIZE (W x H)	AREA (S.F.)	MATERIALS			ORIENTATION		
				SIGN	BACKGROUND	LIGHTING	WEST	NORTH	EAST
1	RRW	ROLLS ROYCE LOGO + NAME	18'-4" X 2'-4"	42.80	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	42.80	
2	RRN	ROLLS ROYCE LOGO + NAME	32'-0" X 2'-0"	64.00	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	64.00	
3	LAN	LAMBORGHINI LOGO	4'-1" X 4'-8"	19.10	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM BLACK PANEL	INTERNAL AND PERIMETER WHITE LED's	19.10	
4	BN	BENTLEY LOGO	5'-3" X 2'-6"	13.23	WHITE ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	13.23	
5	BE	BENTLEY LOGO	5'-3" X 2'-6"	13.23	WHITE ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's		13.23
6	SE	SERVICE	8'-0" X 1'-2"	0.00	BLACK ACRYLIC	WHITE CEMENT PLASTER	HALO WHITE LED's		0.00
7	AME	ASTON MARTIN NAME	10'-6" X 1'-0"	10.50	BLACK ACRYLIC	WHITE CEMENT PLASTER	HALO WHITE LED's		10.50
8	AMN2	ASTON MARTIN LOGO	8'-0" X 3'-0"	24.00	PAINTED METAL	WHITE CEMENT PLASTER	HALO WHITE LED's	24.00	
9	LN1	LOTUS LOGO	3'-0" X 3'-0"	9.00	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	9.00	
10	LN2	LOTUS NAME	6'-0" X 1'-6"	9.00	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	9.00	
11	MN	MCLAREN LOGO	9'-0" X 1'-6"	13.50	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	13.50	
12	P	3 SMALL LOGOS ON 5'-6" X 13'-7" PYLON	18.60	MULTI-COLORED ACRYLIC ON PERIMETER FRAME	ACM DARK BRONZE PANEL	INTERNAL WHITE LED's	18.60		
TOTAL GRAPHICS AREA			236.96	N.I.C. "SERVICE"			42.80	170.43	23.73
ALLOWABLE			454.33	52% OF ALLOWABLE USED					

SHADED = EXISTING TO REMAIN



TWM Architects + Planners
1011 C Street, San Rafael, CA 94901
TEL 415-472-5770
www.twmarchitects.com

LOS GATOS LUXURY CARS NEW SHOWROOMS

620 BLOSSOM HILL ROAD, LOS GATOS, CA 95032 APN: 529-16-041
A.P.N. NO.: 529-016-041

SIGNAGE PROGRAM

SCALE: 3/32"=1'-0"
DATE: 10/12/2022

TWM NO: 18-113
COPYRIGHT 2023

A4.1

