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ZA508	EXISTING AUDI LIFE SAFETY		
ZA600	GB-1 NONRESIDENTIAL CALGREEN + TIER 2 APPLICATION		

PUBLIC WORKS

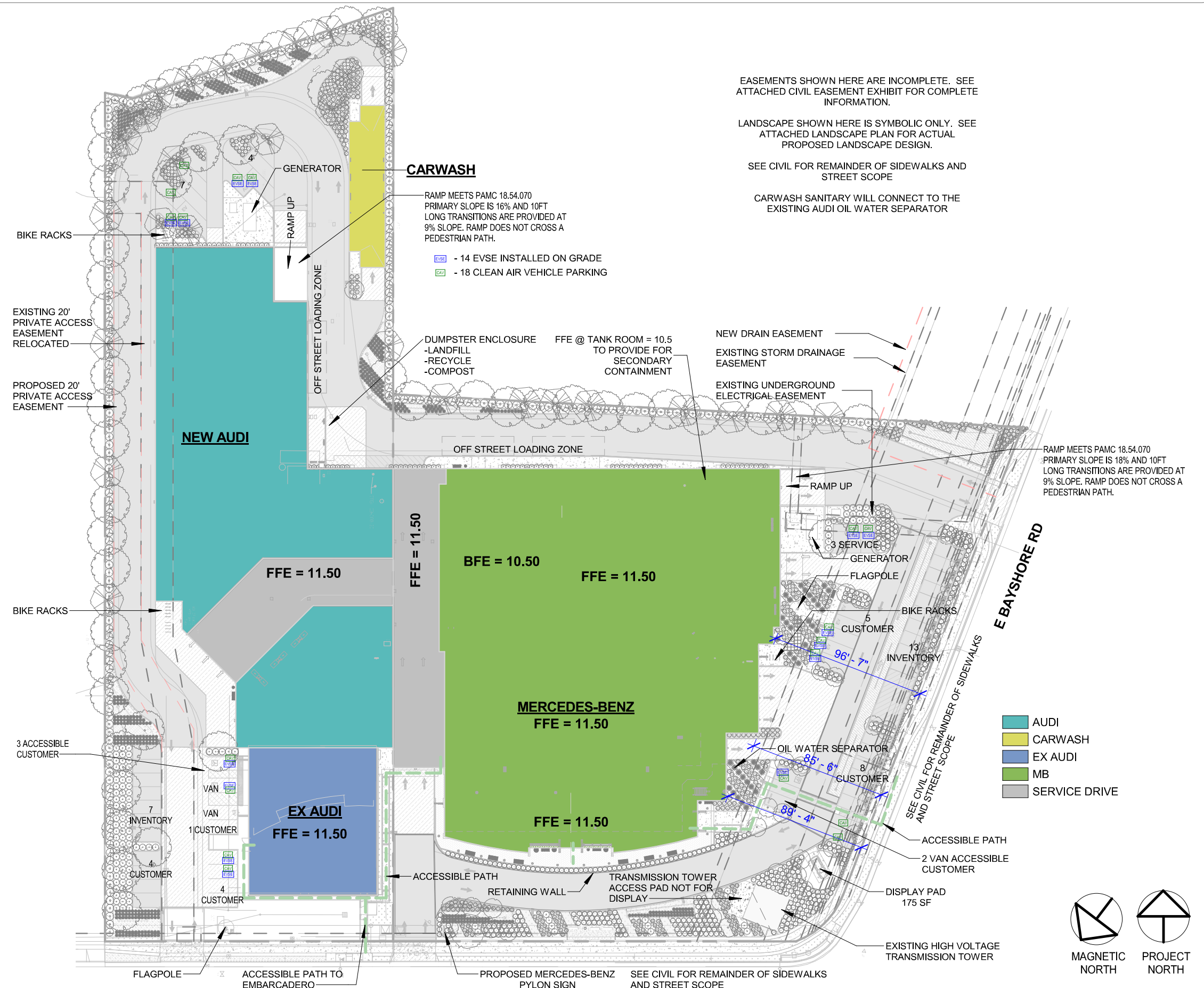
1. THIS PROJECT IS LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA". IT IS ZONE "AE" PER FIRM PANEL NO. 06085C0030H. BFE = 10.5. SEE CIVIL FOR MORE INFORMATION. THIS PROJECT IS A "SUBSTANTIAL IMPROVEMENT" AND SHALL COMPLY WITH PALO ALTO MUNICIPAL CODE CHAPTER 16.52 FLOOD HAZARD REGULATIONS AND FEMA REQUIREMENTS.
2. THE APPLICANT IS REQUIRED TO RESURFACE THE FULL WIDTH, CURB TO CURB, OF ALL ADJACENT STREETS ALONG PROJECT FRONTAGE.
3. THE CONTRACTOR MUST SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS DEPARTMENT AT TIME OF GRADING AND BUILDING PERMIT ISSUANCE THAT ADDRESSES ALL IMPACTS TO THE CITY'S RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO: PEDESTRIAN CONTROL, TRAFFIC CONTROL, TRUCK ROUTES, MATERIAL DELIVERIES, CONTRACTOR'S PARKING, CONCRETE POURS, CRANE LIFTS, WORK HOURS, NOISE CONTROL, DUST CONTROL, STORM WATER POLLUTION PREVENTION, CONTRACTOR'S CONTACT, NOTICING OF AFFECTED BUSINESSES, AND SCHEDULE OF WORK.
4. STORMWATER MAINTENANCE AGREEMENT: THE APPLICANT SHALL DESIGNATE A PARTY TO MAINTAIN THE CONTROL MEASURES FOR THE LIFE OF THE IMPROVEMENTS AND MUST ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY TO GUARANTEE THE ONGOING MAINTENANCE OF THE PERMANENT C.3 STORM WATER DISCHARGE COMPLIANCE MEASURES.
5. COPPER AND LEAD WILL NOT BE USED FOR WASTEWATER PIPING, PER PAMC 16.09.180(b)(b).
6. ARCHITECTURAL COPPER WILL NOT BE USED, PER PAMC 16.09.182(b)(14)
7. HVAC CONDENSATE DRAIN WILL BE ROUTED TO SANITARY WASTE PER 16.09.180 (b)(5).
8. MERCURY SWITCHES SHALL NOT BE INSTALLED IN SEWER OR STORM DRAIN SUMPS PER PAMC 16.09.182(12).
9. STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO MATADERO CREEK," OR EQUIVALENT PER PAMC 16.09.165(H).
10. ANY WORK IN THE RIGHT-OF-WAY MUST BE DONE PER PUBLIC WORKS STANDARDS BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER.

FIRE DEPARTMENT

1. INSTALL A NFPA 13 FIRE SPRINKLER, NFPA 14 STANDPIPE, NFPA 20 FIRE PUMP, NFPA 24 UNDERGROUND FIRE SERVICE AND NFPA 72 FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.
2. ONSITE FIRE HYDRANTS AND NEW PUBLIC FIRE HYDRANTS WILL BE REQUIRED.
3. THIS FACILITY SHALL MEET THE REQUIREMENTS OF THE 2016 CA FIRE CODE SECTION 510 RE: EMERGENCY RESPONDER RADIO SYSTEM.
4. FIRE DEPARTMENT ACCESS ROADWAYS SHALL MEET THE REQUIREMENTS OF THE 2016 CA FIRE CODE SECTION 503 AND APPENDIX D INCLUDING SECTION D105.

PG&E

1. WHILE THE PROPOSED BIO-RETENTION FACILITIES AND/OR STORMWATER BMP'S ARE ALLOWABLE IN THIS PARTICULAR INSTANCE, THESE FACILITIES WILL BE REQUIRED TO BE COVERED BY VEHICLE-RATED GRATES WITH BEARING CAPACITIES IN EXCESS OF 80,000 POUNDS TO ACCOMMODATE PG&E EQUIPMENT THAT IS REQUIRED FOR ACCESS, MAINTENANCE, REPAIRS AND REPLACEMENT OF COMPANY FACILITIES.
2. AS PER AN EARLIER DISCUSSION, THE ELEVATED VEHICLE DISPLAY WILL BE REPLACED WITH A DISPLAY THAT IS FLUSH WITH THE GROUND.
3. NO VEGETATION IS ALLOWED TO BE PLANTED THAT WILL REACH A HEIGHT AT MATURITY OF OVER 15 FEET. THIS 15-FOOT RULE ALSO APPLIES TO THE INSTALLATION OF ANY LIGHTING FIXTURES.

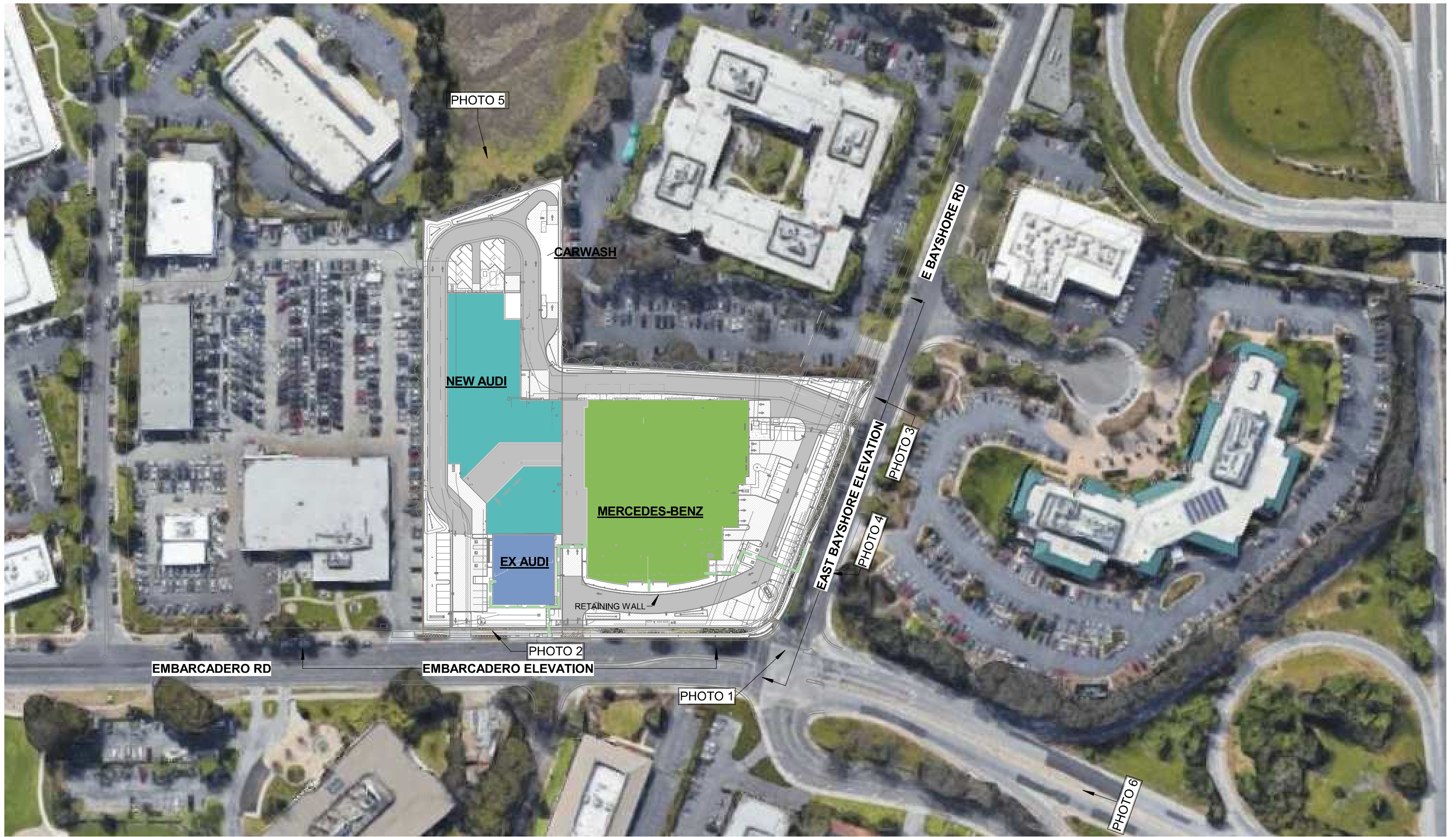


PLANNING REVIEW 05/26/2019

ARCH SITE PLAN

— ZA003

EMBARCADERO RD



MERCEDES BENZ / AUDI of PALO ALTO PLANNING REVIEW 05/26/2019

CONTEXT
— ZA050 —





PHOTO 1 - EMBARCADERO WEST



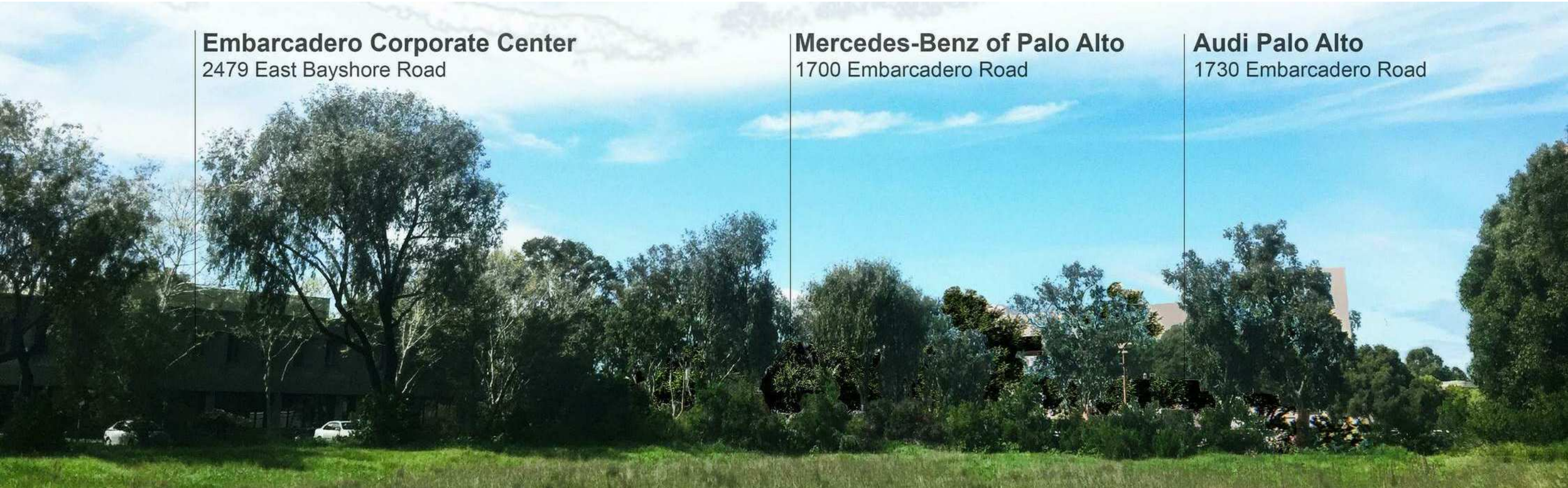
PHOTO 2 - EMBARCADERO EAST



PHOTO 3 - EAST BAYSHORE - SOUTH



PHOTO 4 - EAST BAYSHORE @ EMBARCADERO



Embarcadero Corporate Center
2479 East Bayshore Road

Mercedes-Benz of Palo Alto
1700 Embarcadero Road

Audi Palo Alto
1730 Embarcadero Road

PHOTO 5 - VIEW FROM THE BAYLANDS



PHOTO 6 - FREEWAY OVERPASS

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 PLANNING REVIEW 11/08/2018

EXISTING VIEW AT ON RAMP
 — ZA061 —



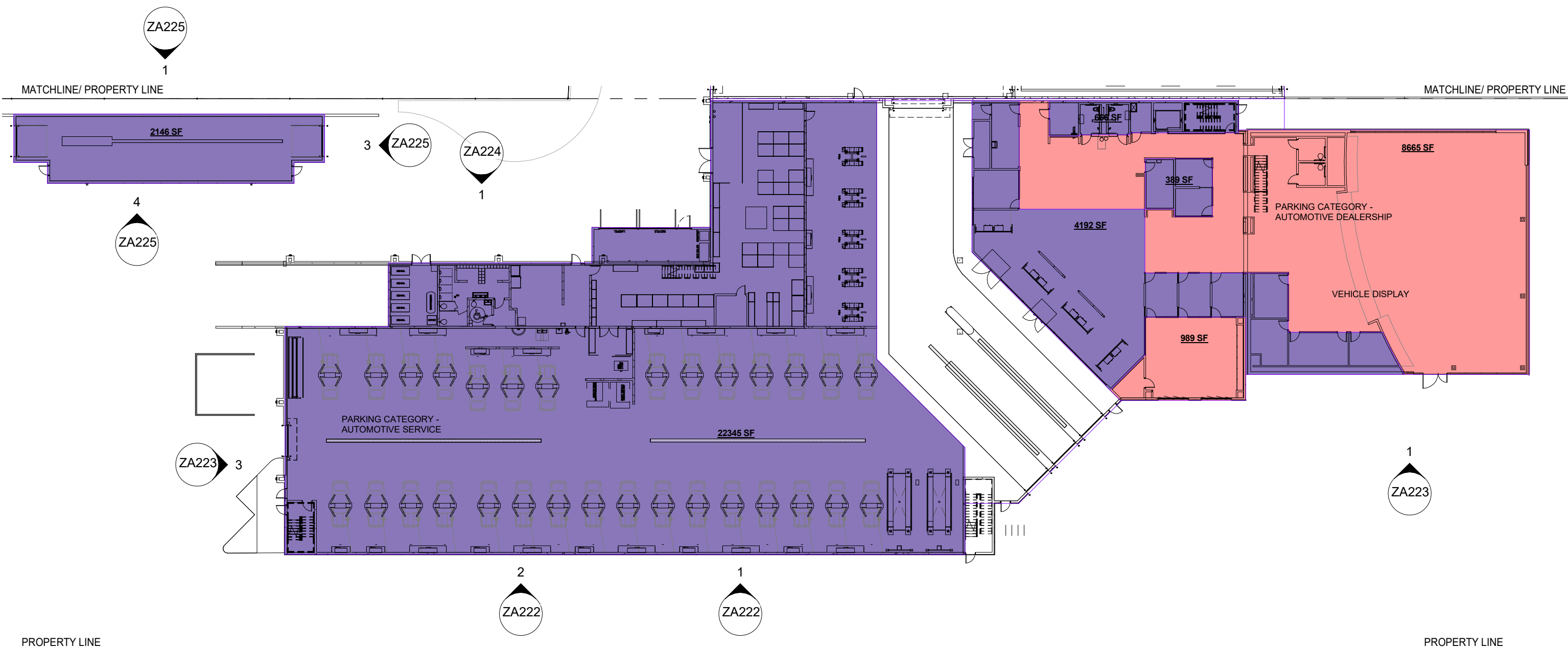
PHOTO 6 - FREEWAY OVERPASS

MERCEDES BENZ / AUDI of PALO ALTO
 PLANNING REVIEW 11/08/2018

NEW BUILDING VIEW FROM ON RAMP

— ZA062 —

PARKING CALCULATIONS				BICYCLES				FAR SUMMARY					
PARKING DESCRIPTION		AREA	PARKING RATIO	REQUIRED PARKING	PROPOSED EMPLOYEES 114 BICYCLE PARKING REQ'D (1/10) 12 PROVIDED 15				<div>BASE / OCCUPIED SPACE</div> - SALES, SERVICES AND OPERATIONS <div>SHOWROOM / VEHICLE DISPLAY</div> - INTERIOR VEHICLE SALES DISPLAY PARKING, AUTOMATED VEHICLE STORAGE, PARKING DECKS- PARKING FOR INVENTORY STORAGE AND REQUIRED PARKING FOR STAFF AND CUSTOMER VEHICLES IN FOR SERVICE (EXCLUDED FROM FAR CALCULATIONS) PARTS DEPARTMENT WILL UTILIZE HIGH DENSITY, HIGH VOLUME PARTS BIN IN LIEU OF A PARTS MEZZANINE. BASE AREA FAR ALLOWANCE = 0.40 SHOWROOM FAR ALLOWANCE = 0.60				
18.52.040 TABLE 1 - AUTOMOTIVE DEALERSHIP		103932 SF	400	259.905									
18.52.040 TABLE 1 - AUTOMOTIVE DISPLAY		6441 SF	500	12.882									
					OTHER PARKING								
<div>*1 DISPLAY PAD = +1 REQUIRED SPACE</div> <div>PROVIDED: SURFACE PARKING = 41 + 20 DISPLAY DECK 2ND FLOOR PARKING = 101 DECK 3RD FLOOR PARKING = 220 TOTAL 362 + 20 DISPLAY</div> <div>AUTOMATED VEHICLE STORAGE - UNOCCUPIED SYSTEM FOR HIGH PILE STORAGE OF INVENTORY VEHICLES ONLY. PARKING DECK - PARKING FOR STAFF, CUSTOMER REPAIR VEHICLES, AND OVERFLOW INVENTORY. SURFACE PARKING - BROWSING CUSTOMERS, VEHICLE INVENTORY DISPLAY, AND REPAIR VEHICLES. (SEE ARCH SITE PLAN FOR DISTRIBUTION)</div>													
					EVSE: REQUIRED 25% = 68 SPACES (5% INSTALLED = 14 SPACES) PROVIDED - INSTALLED - 11 SPACES + 3 ACCESSIBLE SPACES PROVIDED - FUTURE - 54 SPACES IN DECKS CLEAN AIR SPACES: REQUIRED 8% = 22 SPACES PROVIDED - 16 ON GRADE + 6 IN DECK ACCESSIBLE SPACES: REQUIRED = 8 PROVIDED - 7 SPACES ON GRADE (INCLUDING 3 VAN ACCESSIBLE +2 ADDITIONAL SPACES IN THE DECK								
MERCEDES BENZ FAR CALCULATIONS								PARKING CALCULATIONS - MB					
BUILDING	FAR AREA DESCRIPTION	PARCEL AREA	ALLOWANCE	ALLOWABLE AREA	PROVIDED AREA	BUILDING FOOTPRINT	BLDF FOOTPRINT/ PARCEL AREA	PARKING DESCRIPTION		AREA	PARKING RATIO	REQUIRED PARKING	
MERCEDES	DEALERSHIP/SERVICES	110,432 SF	0.40	44172.8	44150 SF	51,218 SF	46%	18.52.040 TABLE 1 - AUTOMOTIVE DEALERSHIP		54628 SF	400	136.57	
MERCEDES	SHOWROOM		0.20	22086.4	10478 SF			18.52.040 TABLE 1 - AUTOMOTIVE DISPLAY		3282 SF	500	6.564	
			0.60	66259.2	54628 SF	143.134							
<div>-BUILDING AREAS ARE CALCULATED USING "GROSS AREA" RULES PER CBC / IBC.</div> <div>TOTAL ALLOWABLE BUILDING AREA PER FAR CALCULATION : 66,259.2 SF TOTAL AREA USED (INCLUDING AUTOMATED PARKING AREA) : 54,628 SF BUILDING 54,628 SF IS LESS THAN THE ALLOWABLE 66,259.2 SF BUILDING IS UNDER MAXIMUM ALLOWABLE BY 11,631.2 SF</div>													
AUDI FAR CALCULATIONS								PARKING CALCULATIONS- AUDI					
BUILDING	FAR AREA DESCRIPTION	PARCEL AREA	ALLOWANCE	ALLOWABLE AREA	PROVIDED AREA	BUILDING FOOTPRINT	BLDF FOOTPRINT/P ARCEL AREA	PARKING DESCRIPTION		AREA	PARKING RATIO	REQUIRED PARKING	
AUDI	DEALERSHIP/SERVICES	99,456 SF	0.40	39782.4	37532 SF	42,624 SF	43%	18.52.040 TABLE 1 - AUTOMOTIVE DEALERSHIP		49334 SF	400	123.36	
AUDI	SHOWROOM		0.20	19891.2	9655 SF			18.52.040 TABLE 1 - AUTOMOTIVE DISPLAY		3159 SF	500	6.318	
CARWASH	DEALERSHIP/SERVICES				2147 SF			129.678					
			0.60	59673.6	49334 SF								
<div>-BUILDING AREAS ARE CALCULATED USING "GROSS AREA" RULES PER CBC / IBC.</div> <div>TOTAL ALLOWABLE BUILDING AREA PER FAR CALCULATION : 59,673.6 SF TOTAL AREA USED : 49,334 SF BUILDING 49,334 SF IS LESS THAN THE ALLOWABLE 59,673.6 SF BUILDING IS UNDER MAXIMUM ALLOWABLE BY 10,339.6 SF</div>								<div>37,532 SF + 2,147 SF = 39,679 SF 39,679 SF < 39,782.4 MAXIMUM FOR DEALERSHIP</div>					



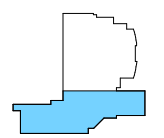
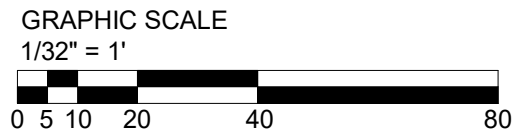
DEALERSHIP/SERVICES
SHOWROOM

MERCEDES BENZ / AUDI of PALO ALTO

PLANNING REVIEW 05/26/2019

FAR FIRST FLOOR PLAN

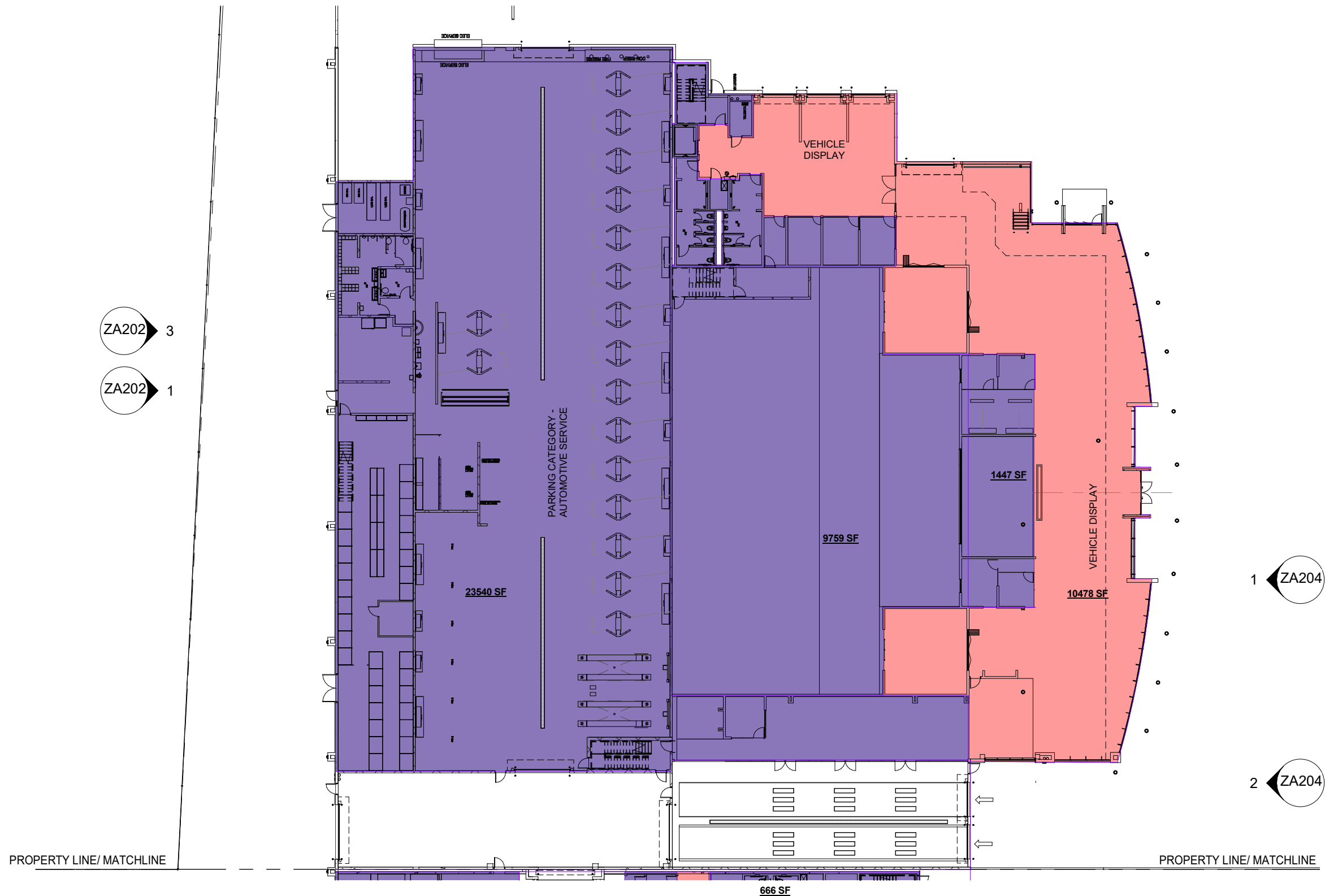
— ZA101 —



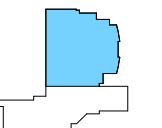
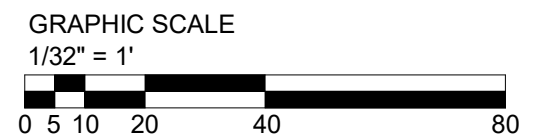
KEYPLAN

ysm
DESIGN

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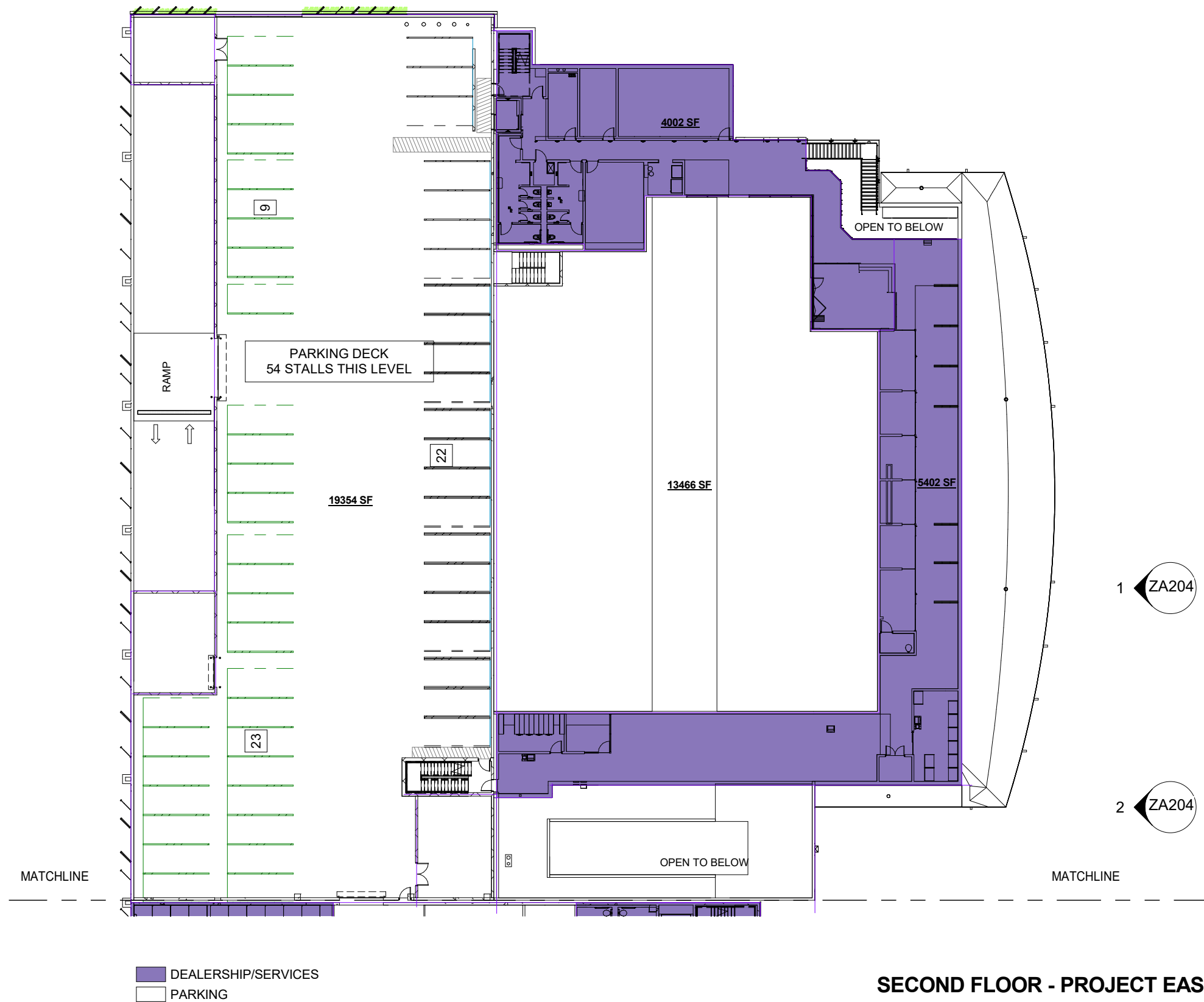
DEALERSHIP/SERVICES
 SHOWROOM



KEYPLAN

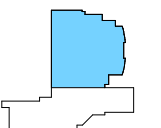
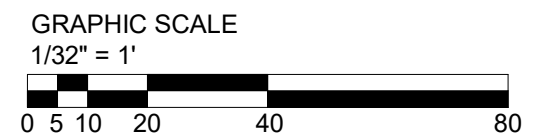


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FAR SECOND FLOOR - MB
 — ZA104 —

SECOND FLOOR - PROJECT EAST

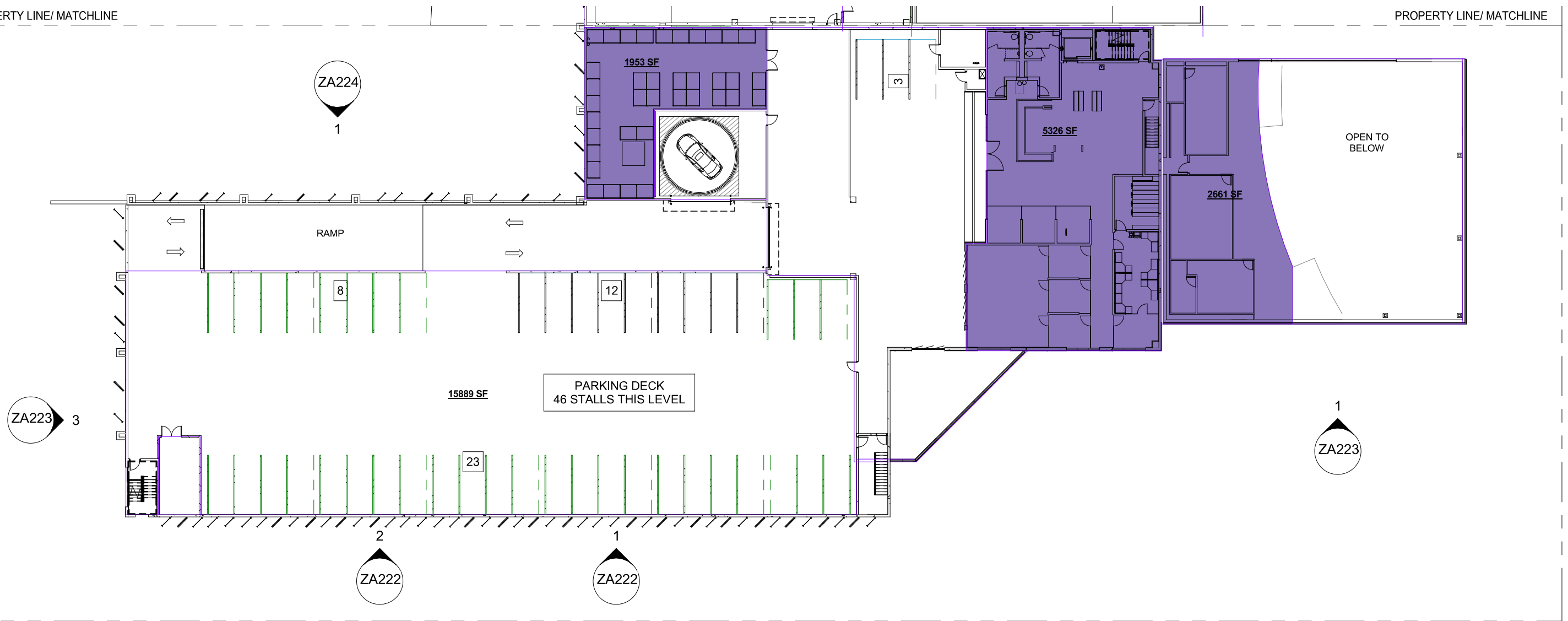


KEYPLAN



PROPERTY LINE/ MATCHLINE

PROPERTY LINE/ MATCHLINE



DEALERSHIP/SERVICES
PARKING

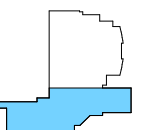
SECOND FLOOR - PROJECT WEST

MERCEDES BENZ / AUDI of PALO ALTO
PLANNING REVIEW 05/26/2019

FAR SECOND FLOOR PLAN
— ZA103 —



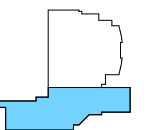
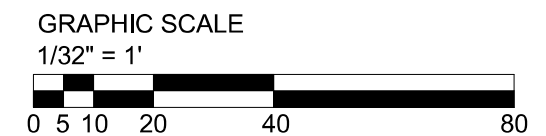
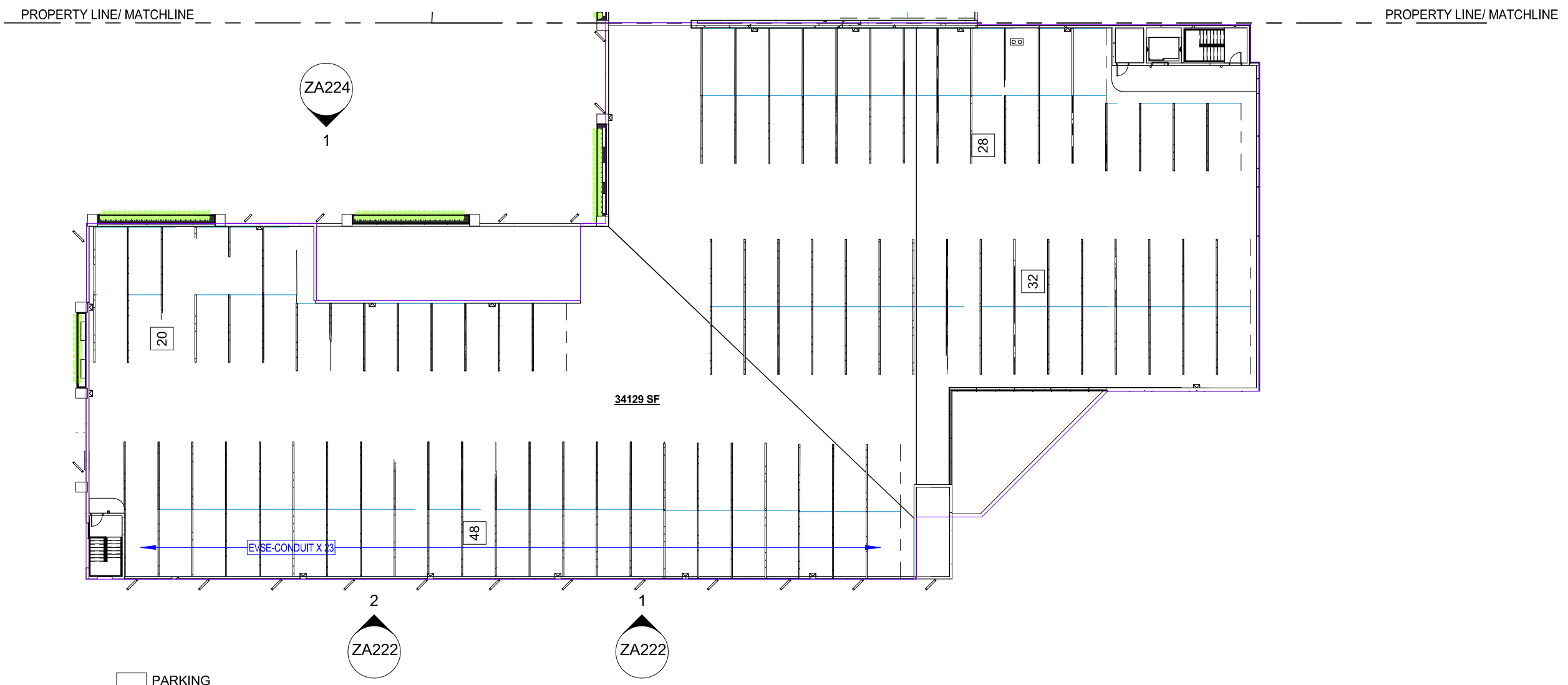
GRAPHIC SCALE
1/32" = 1'



KEYPLAN

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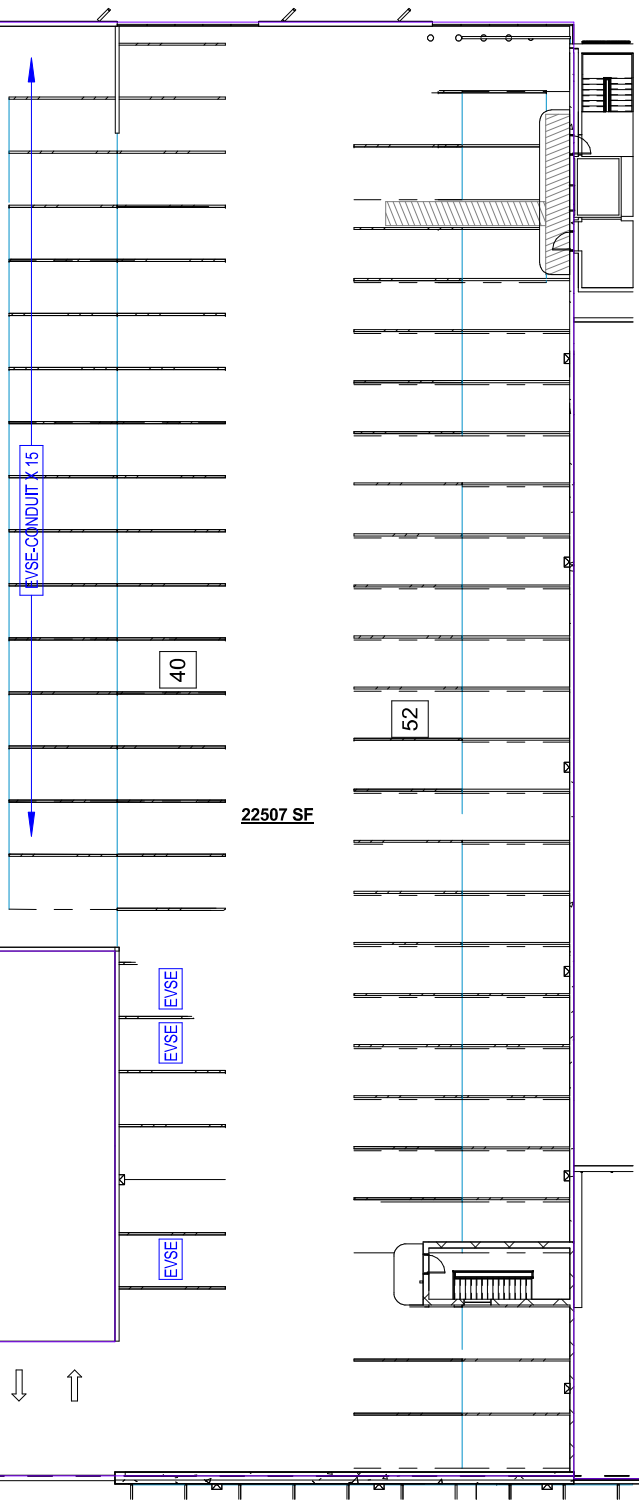
PARKING DECK
220 UNITS THIS LEVEL

ZA202 3

ZA202 1

ZA203 2

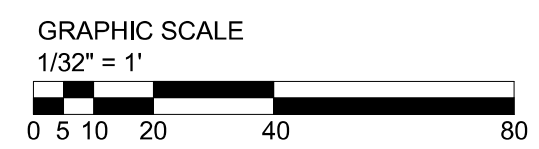
ZA203 1

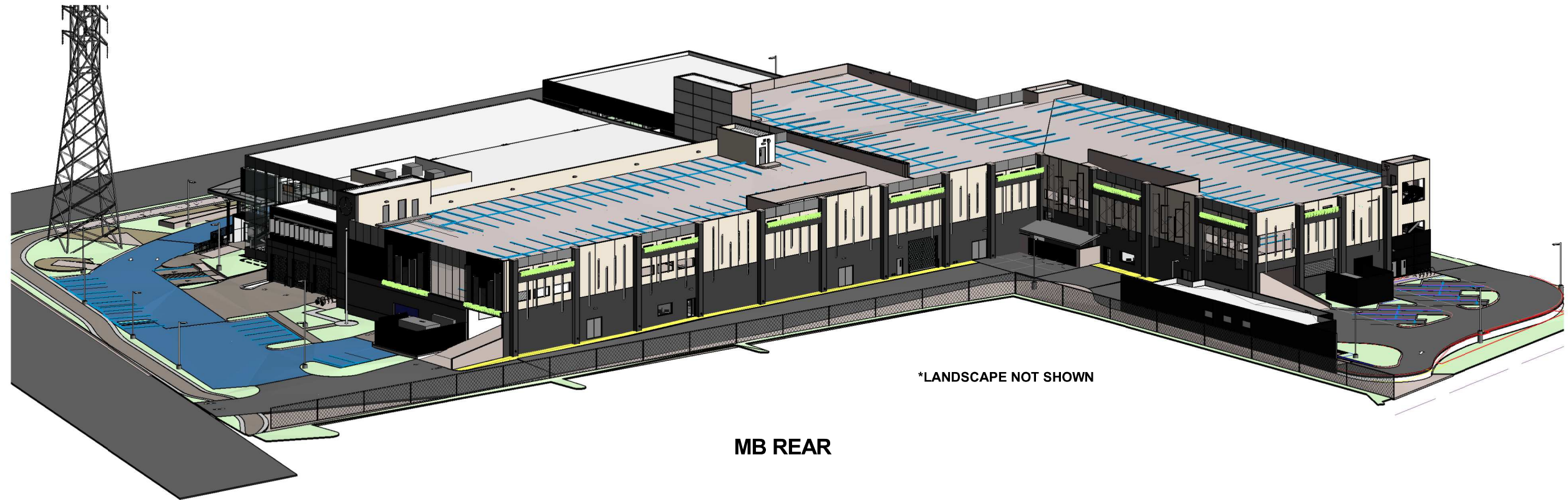


PROPERTY LINE/ MATCHLINE

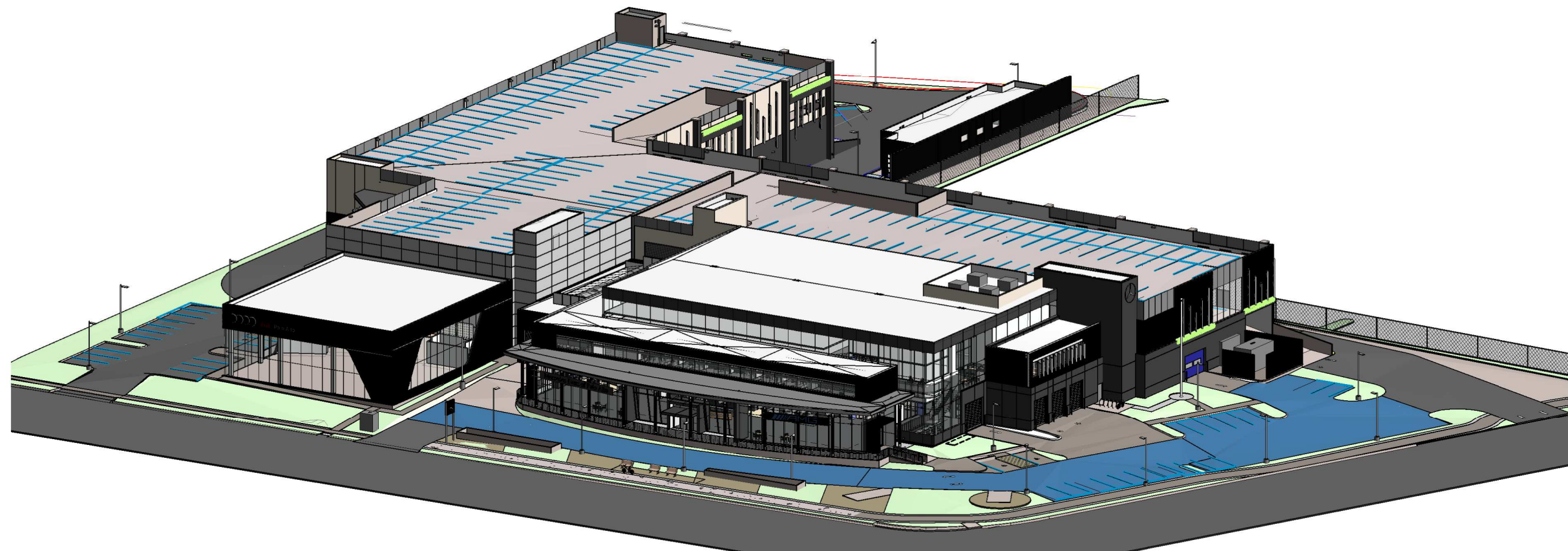
PROPERTY LINE/ MATCHLINE

PARKING

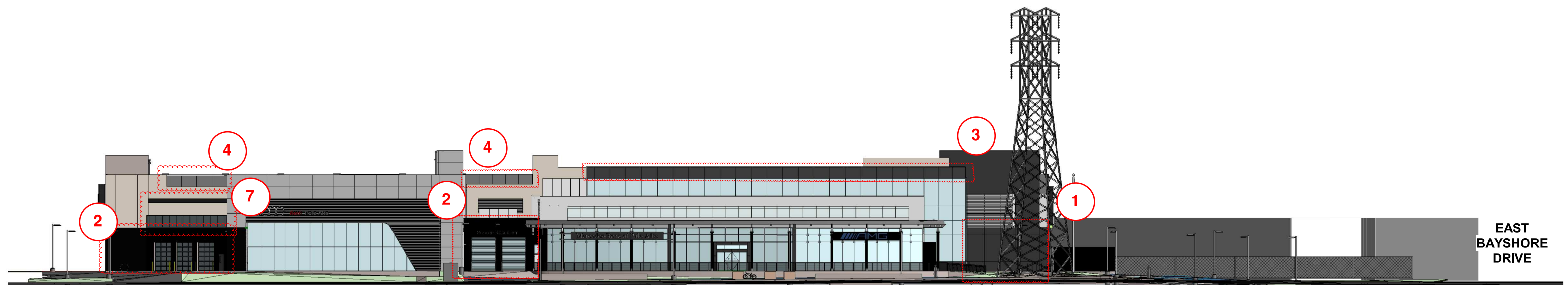




MB REAR



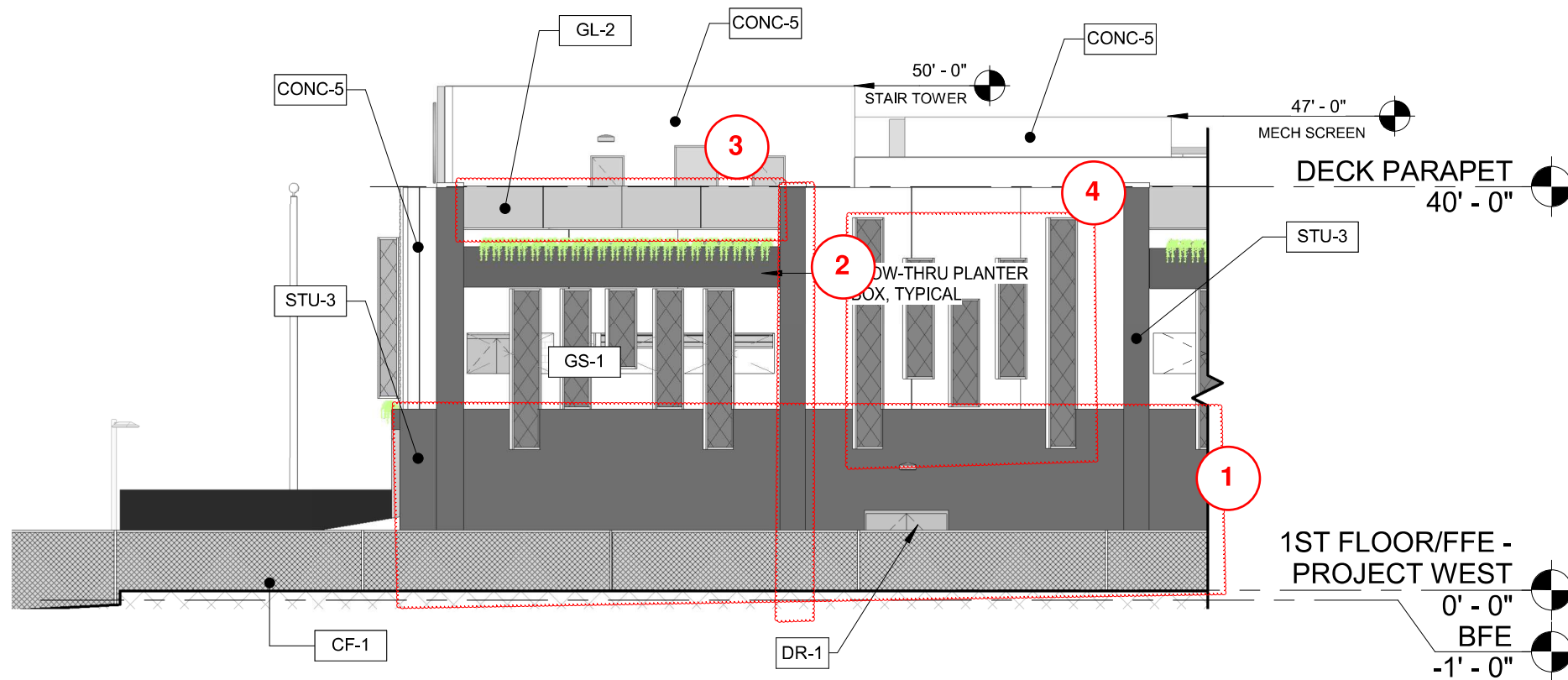
MB FRONT



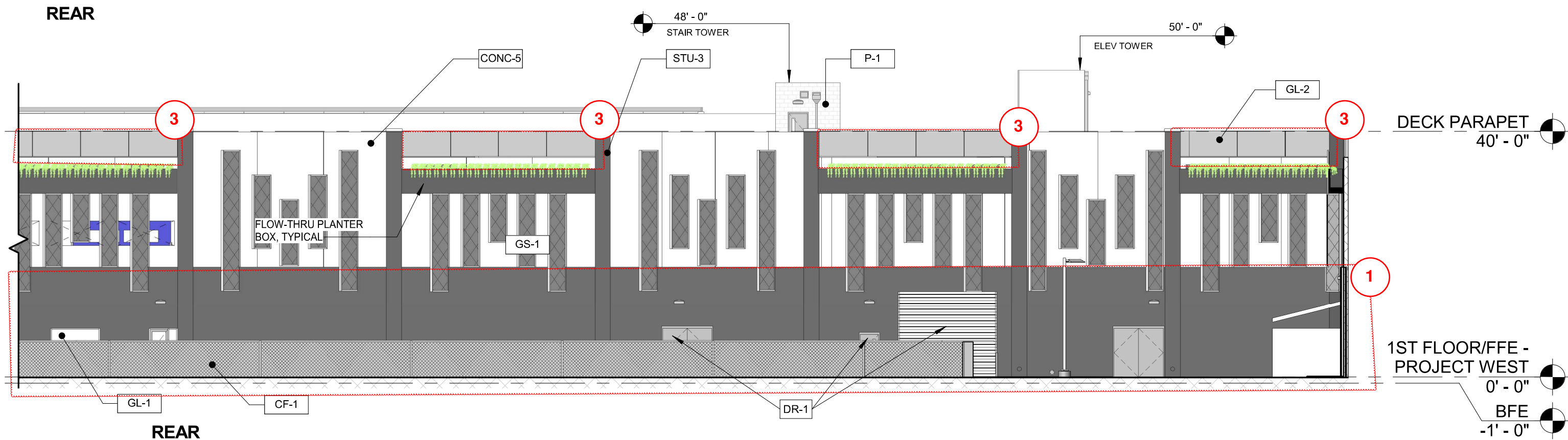
EMBARCADERO ELEVATION

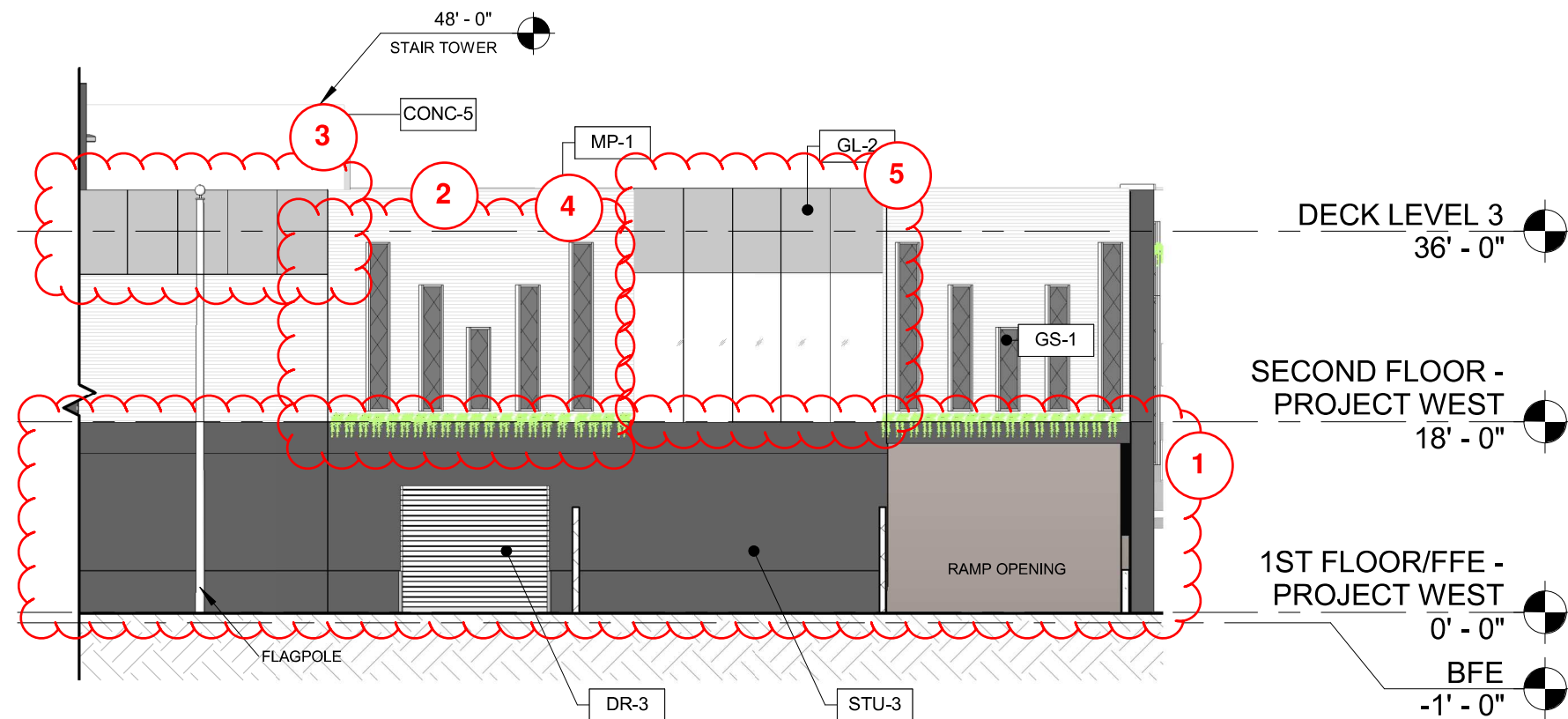


EAST BAYSHORE ELEVATION



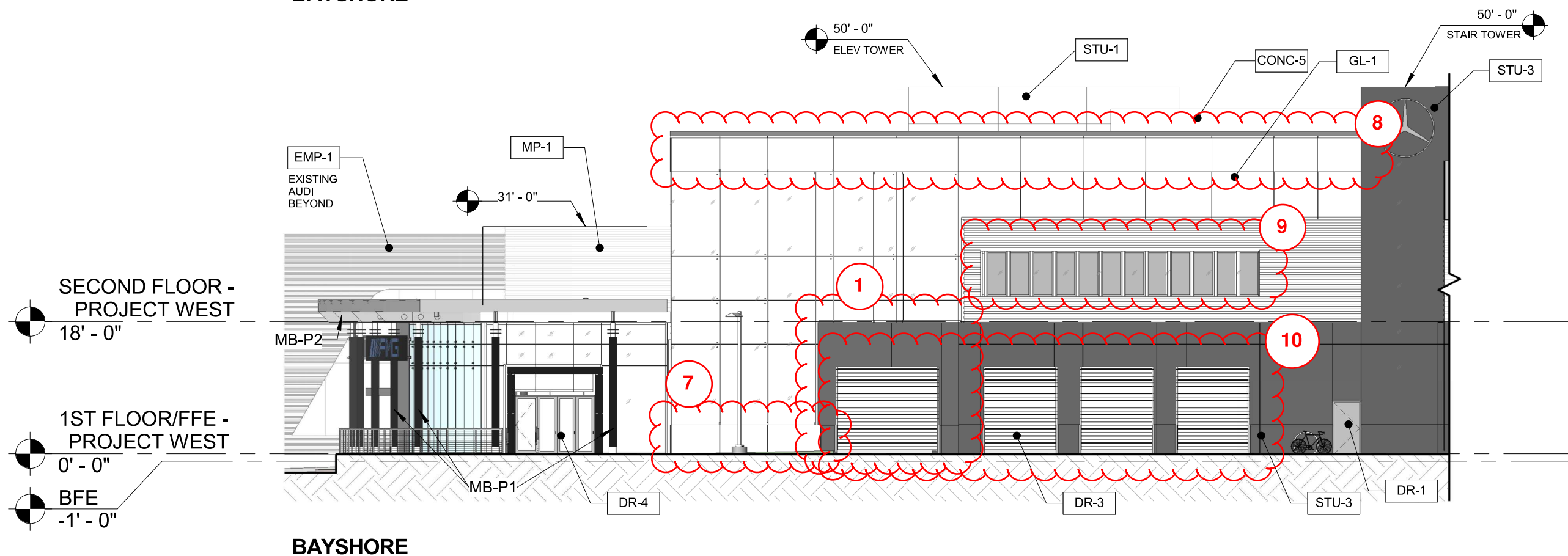
EXTERIOR FINISHES			
MB	ACM-1	ACCENT PANEL	MERCEDES-BENZ IMAGE BLACK - ALPOLIC BLX BLACK
	ACM-2	ALUMINUM COMPOSITE PANEL	MERCEDES-BENZ - ALPOLIC C.O.W. WHITE
	MP-1	RIBBED METAL PANEL	MERCEDES BENZ IMAGE - CENTRIA CS-260 9989 PLATINUM
	MB-P1	PAINT	MERCEDES BENZ IMAGE - MATTHEWS SVOC 923 BLACK
	MB-P2	PAINT	MERCEDES BENZ IMAGE - MATTHEWS MP 49784 METALIC SILVER
AUDI	ACM-5	ALUMINUM COMPOSITE PANEL	AUDI IMAGE SILVER
	EMP-1	EXISTING AUDI METAL PANEL	AUDI PERFORATED RAINSCREEN - CLEAR ANODIZED
COMMON	STU-1	STUCCO / EIFS	PAINTED P-1
	STU-2	STUCCO / EIFS	PAINTED P-2
	STU-3	STUCCO / EIFS	PAINTED P-3
	CONC-5	CAST IN PLACE CONCRETE	ELASTOMERIC PAINT - SW 7063 NEBULOUS WHITE
	P-1	PAINT	SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
	P-2	PAINT	BENJAMIN MOORE 2112-40 STONE
	P-3	PAINT	BENJAMIN MOORE 2120-10 JET BLACK
	DR-1	PAINTED HM DOOR	TO MATCH WALL
	DR-3	HI SPEED ALUM DOOR	CLEAR ANODIZED ALUM W/ CLEAR GLAZING
	DR-4	ALUM SECTIONAL DOOR	MILL FINISH ALUM W/ CLEAR LOW-E BIRD SAFE GLAZING
	GL-1	CURTAINWALL	CLEAR ANODIZED W/ CLEAR LOW-E BIRD SAFE GLAZING
	GL-2	KALLWALL	FROSTED FIBERGLASS
	CF-1	CHAINLINK FENCING	EXISTING PERIMETER FENCING TO BE REPAIRED AS NEEDED
	GS-1	GREEN SCREEN	POTTED PLANT INSERTS WITH DRIP IRRIGATION SYSTEM



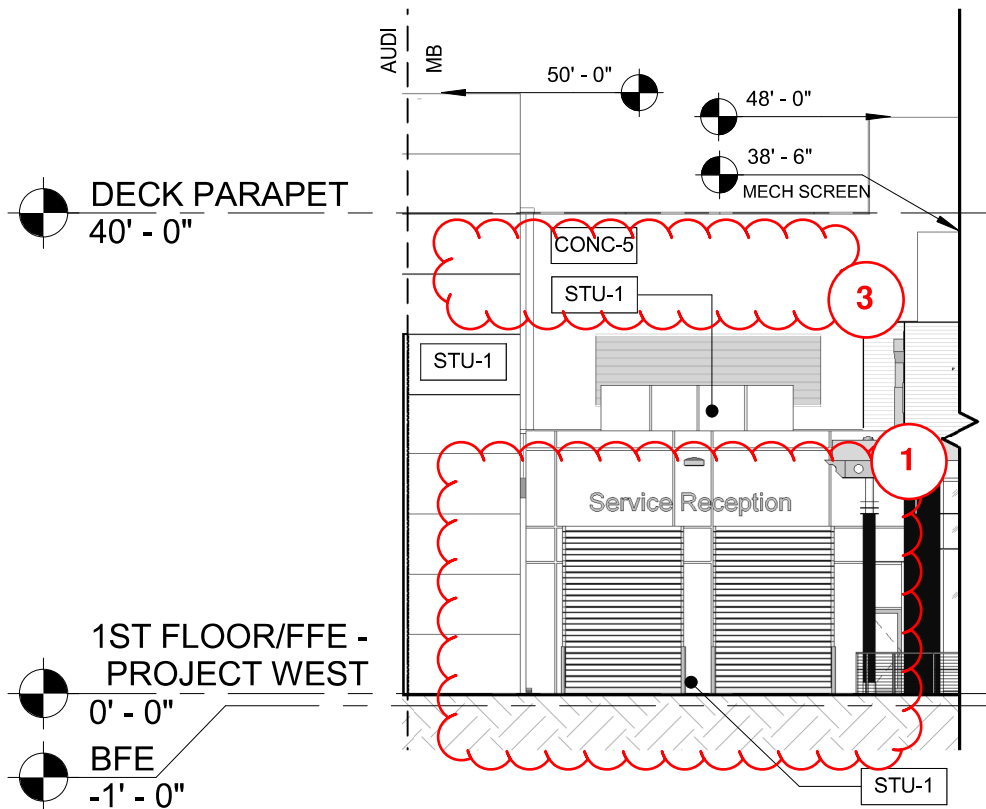


EXTERIOR FINISHES		
MB	ACM-1	ACCENT PANEL
	ACM-2	ALUMINUM COMPOSITE PANEL
	MP-1	RIBBED METAL PANEL
	MB-P1	PAINT
	MB-P2	PAINT
AUDI	ACM-5	ALUMINUM COMPOSITE PANEL
	EMP-1	EXISTING AUDI METAL PANEL
COMMON	STU-1	STUCCO / EIFS
	STU-2	STUCCO / EIFS
	STU-3	STUCCO / EIFS
	CONC-5	CAST IN PLACE CONCRETE
	P-1	PAINT
	P-2	PAINT
	P-3	PAINT
	DR-1	PAINTED HM DOOR
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	DR-4	ALUM SECTIONAL DOOR
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		MERCEDES-BENZ IMAGE BLACK - ALPOLIC BLX BLACK
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		MERCEDES BENZ IMAGE - CENTRIA CS-260 9989 PLATINUM
		MERCEDES BENZ IMAGE - MATTHEWS SVOC 923 BLACK
		MERCEDES BENZ IMAGE - MATTHEWS MP 49784 METALIC SILVER
		AUDI IMAGE SILVER
		AUDI PERFORATED RAINSCREEN - CLEAR ANODIZED
		PAINTED P-1
		PAINTED P-2
		PAINTED P-3
		ELASTOMERIC PAINT - SW 7063 NEBULOUS WHITE
		SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
		BENJAMIN MOORE 2112-40 STONE
		BENJAMIN MOORE 2120-10 JET BLACK
		TO MATCH WALL
		CLEAR ANODIZED ALUM W/ CLEAR GLAZING
		MILL FINISH ALUM W/ CLEAR LOW-E BIRD SAFE GLAZING
		CLEAR ANODIZED W/ CLEAR LOW-E BIRD SAFE GLAZING
		FROSTED FIBERGLASS
		EXISTING PERIMETER FENCING TO BE REPAIRED AS NEEDED
		POTTED PLANT INSERTS WITH DRIP IRRIGATION SYSTEM

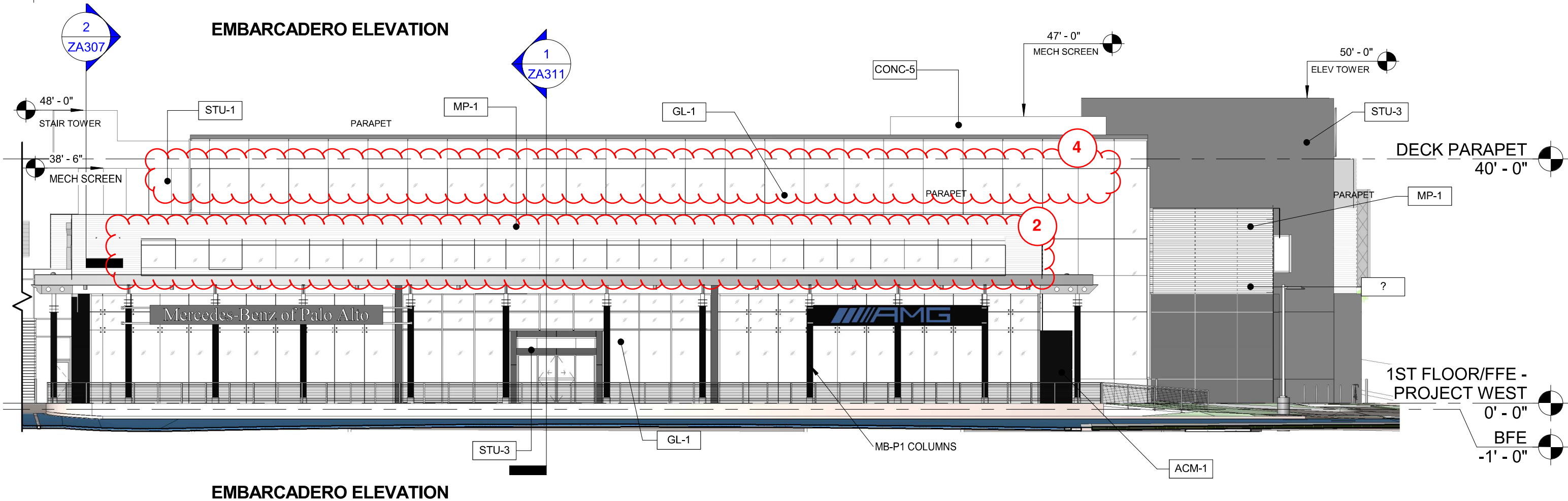
BAYSHORE



BAYSHORE



EMBARCADERO ELEVATION



EMBARCADERO ELEVATION

MERCEDDES-BENZ ELEVATION

EXTERIOR FINISHES		
MB	ACM-1	ACCENT PANEL
	ACM-2	ALUMINUM COMPOSITE PANEL
	MP-1	RIBBED METAL PANEL
	MB-P1	PAINT
COMMON AUDI	MB-P2	PAINT
	ACM-5	ALUMINUM COMPOSITE PANEL
	EMP-1	EXISTING AUDI METAL PANEL
	STU-1	STUCCO / EIFS
	STU-2	STUCCO / EIFS
	STU-3	STUCCO / EIFS
	CONC-5	CAST IN PLACE CONCRETE
	P-1	PAINT
	P-2	PAINT
	P-3	PAINT
	DR-1	PAINTED HM DOOR
	DR-3	HI SPEED ALUM DOOR
	DR-4	ALUM SECTIONAL DOOR
	GL-1	CURTAINWALL
	GL-2	KALLWALL
	CF-1	CHAINLINK FENCING
	GS-1	GREEN SCREEN
MB	ACM-1	ACCENT PANEL
	ACM-2	ALUMINUM COMPOSITE PANEL
	MP-1	RIBBED METAL PANEL
	MB-P1	PAINT
COMMON AUDI	MB-P2	PAINT
	ACM-5	ALUMINUM COMPOSITE PANEL
	EMP-1	EXISTING AUDI METAL PANEL
	STU-1	STUCCO / EIFS
	STU-2	STUCCO / EIFS
	STU-3	STUCCO / EIFS
	CONC-5	CAST IN PLACE CONCRETE
	P-1	PAINT
	P-2	PAINT
	P-3	PAINT
	DR-1	PAINTED HM DOOR
	DR-3	HI SPEED ALUM DOOR
	DR-4	ALUM SECTIONAL DOOR
	GL-1	CURTAINWALL
	GL-2	KALLWALL
	CF-1	CHAINLINK FENCING
	GS-1	GREEN SCREEN



BRAND IMAGE SAMPLE

Mercedes-Benz

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140B / 150B/ 160B SERIES - HORIZONTAL PYLON

Model No.	Dimensions							No. of Faces	Square Footage
	A	B	C	D	E	F			
141B	8'-3 5/8"	8'-6 1/8"	4'-3"	2'-6"	1'-9 1/16"	11"	1	21.28	
151B	8'-3 5/8"	8'-6 1/8"	4'-3"	2'-6"	1'-9 1/16"	11"	2	21.28	
142B	9'-10 9/16"	10'-1 1/16"	5'-0 1/8"	2'-11 15/16"	2'-1 1/4"	11"	1	30.21	
152B	9'-10 9/16"	10'-1 1/16"	5'-0 1/8"	2'-11 15/16"	2'-1 1/4"	11"	2	30.21	
161B	8'-3 5/8"	8'-6 1/8"	N/A	2'-6"	1'-9 1/16"	11"	1	21.28	
162B	9'-10 9/16"	10'-1 1/16"	N/A	2'-11 15/16"	2'-1 1/4"	11"	1	30.21	

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110B Series - Standard Pylon Sign

Model No.	Dimensions							Square Footage
	A	B	C	D	E	F	G	
111B	2'-10 1/2"	9'-0 5/8"	3'-0 1/4"	1'-11 1/4"	7' 3/4"	8'-1 3/4"	2' 5/8"	23.42
112B	4'-2 7/8"	13'-1 1/2"	4' 5 11/16"	2'-10 1/4"	11' 1/2"	11'-10 1/2"	3' 5/8"	50.35
113B	5'-7 1/2"	17'-4 1/4"	5'-10 13/16"	3'-9 11/16"	1' 0 13/16"	15'-10 15/16"	4' 3/4"	89.5
114B	6'-9 7/8"	20'-10"	4'-7 1/2"	4'-7 1/2"	1' 2 11/16"	19'-1 1/2"	5' 7/8"	130.49
115B	8'-2 3/16"	24'-9 5/8"	8'-7 5/16"	5'-6"	1'-8 1/16"	22'-10"	7' 1/8"	186.63

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Freestanding Informational Signs

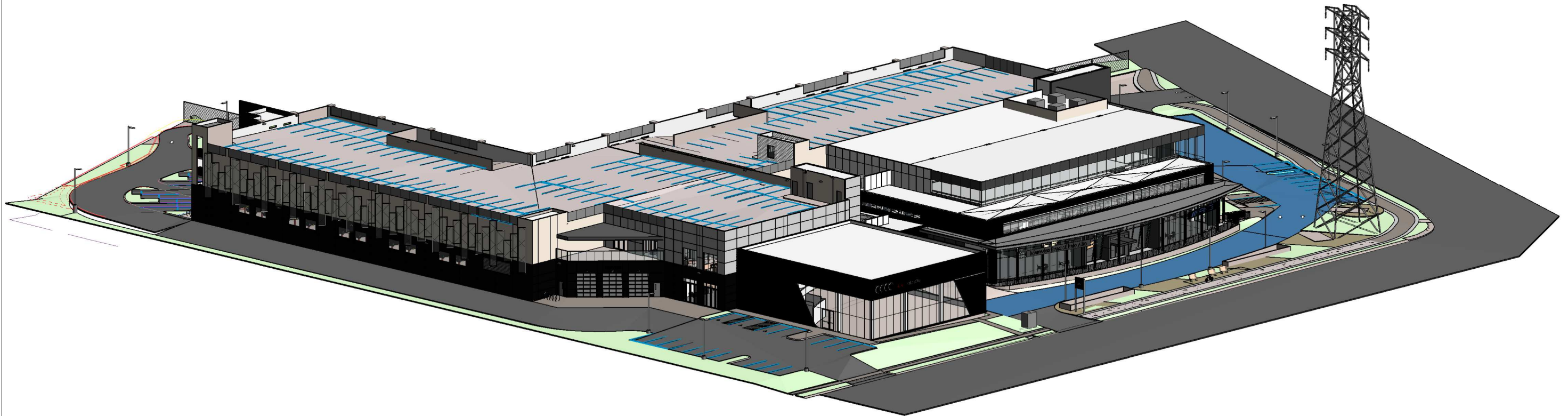
Designed to help customers navigate dealership premises

- * Illuminated or Non-Illuminated
- * Single or Double Side
- * Indicate direction to customer relevant areas
- * Up to three lines of text per panel
- * Bottom panel to remain blank
- * Brand marks are not permitted

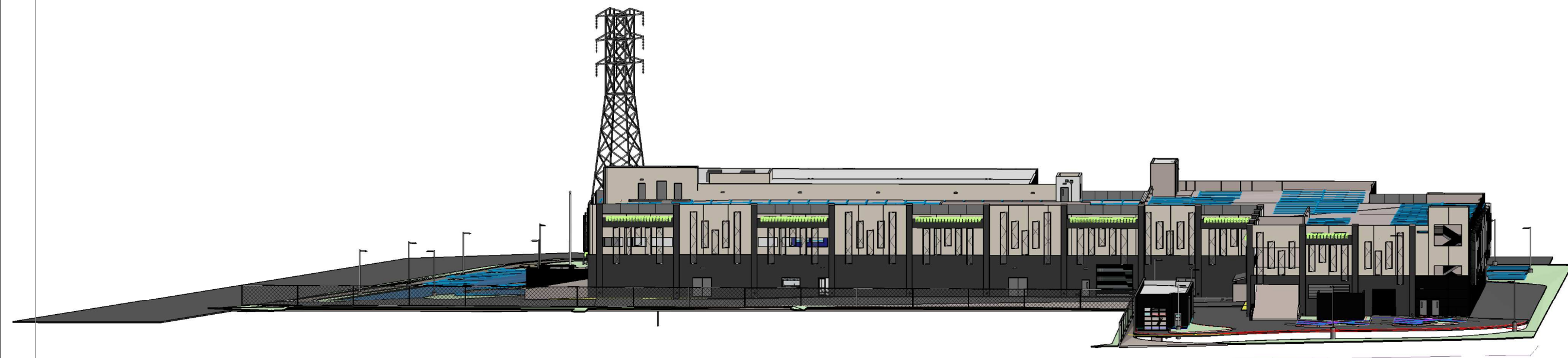
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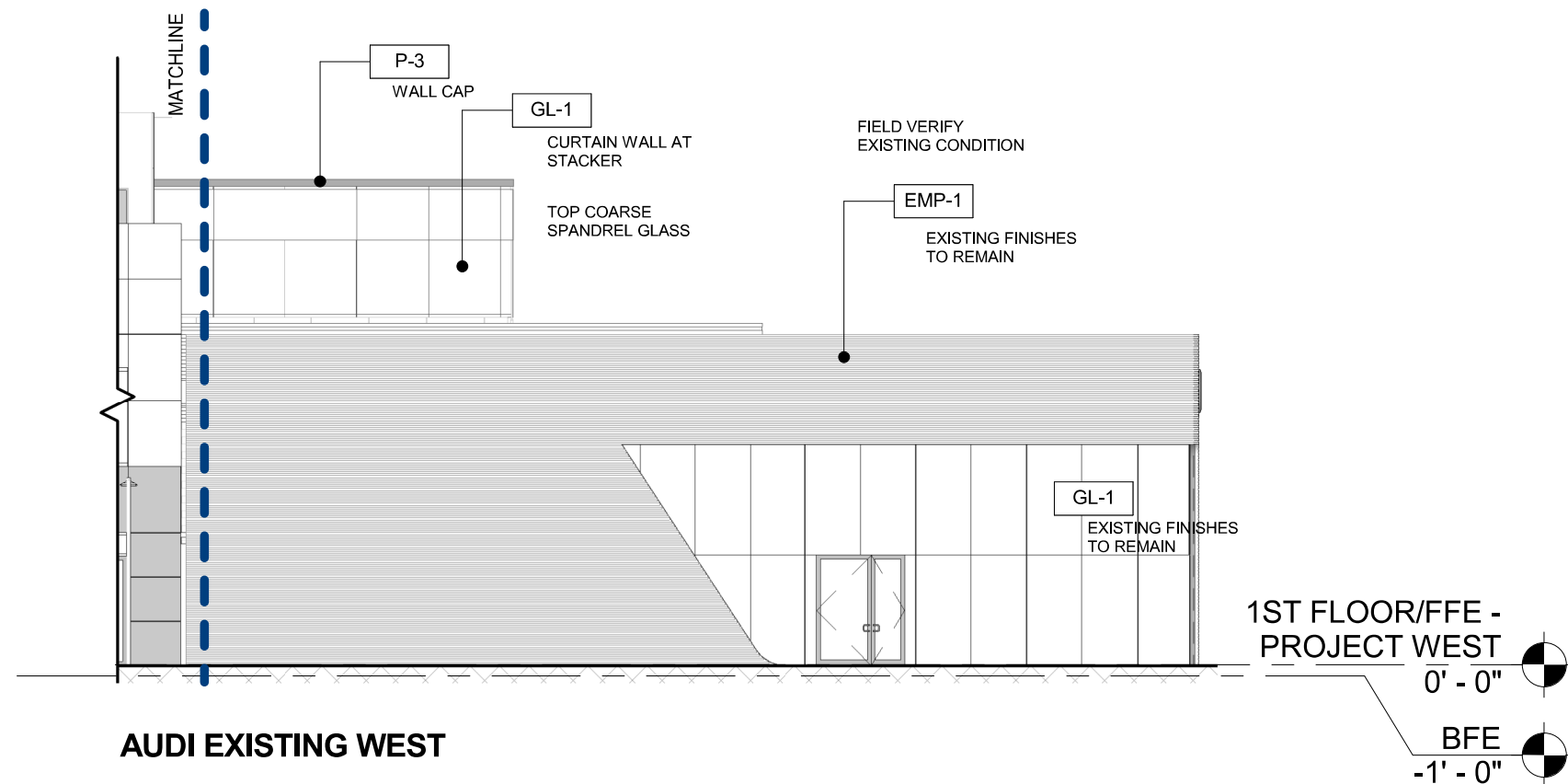
SIGNAGE INFORMATION IS NOT A PART OF THE REVIEW-
FOR REFERENCE ONLY



AUDI FRONT



AUDI REAR



EXTERIOR FINISHES		
MB	ACM-1	ACCENT PANEL
	ACM-2	ALUMINUM COMPOSITE PANEL
	MP-1	RIBBED METAL PANEL
	MB-P1	PAINT
	MB-P2	PAINT
AUDI	ACM-5	ALUMINUM COMPOSITE PANEL
	EMP-1	EXISTING AUDI METAL PANEL
COMMON	STU-1	STUCCO / EIFS
	STU-2	STUCCO / EIFS
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