

removed per staff direction

BICYCLES ^{1 PER 10 EMPLOYEES}		FAR SUMMARY	
PROPOSED EMPLOYEES	114	BASE / OCCUPIED SPACE - SALES, SERVICES AND OPERATIONS SHOWROOM / VEHICLE DISPLAY - 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 = 0.20 TOTAL 0.60	
BICYCLE PARKING REQ'D (1/10)	12		
PROVIDED	15		
OTHER PARKING			
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	45,060 SF	51,218 SF	46%	18.52.040 TABLE 1 - AUTOMOTIVE DEALERSHIP	55,571 SF	1/400	138.93
MERCEDES	SHOWROOM		0.20	22086.4	11,511 SF			18.52.040 TABLE 1 - AUTOMOTIVE DISPLAY	2,160 SF	1/500	4.32
			0.60	66259.2	55,571 SF			REQUIRED PARKING STALLS 143			
-BUILDING AREAS ARE CALCULATED USING "GROSS AREA" RULES PER CBC / IBC. TOTAL ALLOWABLE BUILDING AREA PER FAR CALCULATION : 66,259.2 SF TOTAL AREA USED (INCLUDING AUTOMATED PARKING AREA) : 55,571 SF BUILDING 55,571 SF IS LESS THAN THE ALLOWABLE 66,259.2 SF BUILDING IS UNDER MAXIMUM ALLOWABLE BY 10,688.2 SF WHEN ADDITIONAL AREA IS INCLUDED AT CANTALIEVER DEARSHIP/SERVICES EXCEEDS MAXIMUM ALLOWABLE BY 887.2 SQUARE FEET								PROVIDED PARKING: PARKING ON GRADE 18 MARKED SPACES 14 DISPLAY SPACES SECOND LEVEL 59 MARKED SPACES ROOF DECK 92 MARKED SPACES TOTAL AVAILABLE 169 PARKING SPACES 26 SPACES ARE PROVIDED ABOVE THE MINIMUM REQUIREMENT, THESE ARE LOCATED ON THE ROOF DECK			
AUDI FAR CALCULATIONS								PARKING CALCULATIONS- AUDI			
BUILDING	FAR AREA DESCRIPTION	PARCEL AREA	ALLOWANCE	ALLOWABLE AREA	PROVIDED AREA	BUILDING FOOTPRINT	BLDF FOOTPRINT/PARCEL AREA	PARKING DESCRIPTION	AREA	PARKING RATIO	REQUIRED PARKING
AUDI	DEALERSHIP/SERVICES	99,456 SF	0.40	39782.4	37,326 SF	42,624 SF	43%	18.52.040 TABLE 1 - AUTOMOTIVE DEALERSHIP	49,126 SF	1/400	122.80
AUDI	SHOWROOM		0.20	19891.2	9,654 SF			18.52.040 TABLE 1 - AUTOMOTIVE DISPLAY	1,273 SF	1/500	2.55
CARWASH	DEALERSHIP/SERVICES				2,146 SF			REQUIRED PARKING STALLS 126			
			0.60	59673.6	49,126 SF			PROVIDED PARKING: PARKING ON GRADE 23 MARKED SPACES 7 DISPLAY SPACES SECOND LEVEL 49 MARKED SPACES ROOF DECK 128 MARKED SPACES TOTAL AVAILABLE 207 PARKING SPACES 81 SPACES ARE PROVIDED ABOVE THE MINIMUM REQUIREMENT, THESE ARE LOCATED ON THE ROOF DECK			
-BUILDING AREAS ARE CALCULATED USING "GROSS AREA" RULES PER CBC / IBC. 37,326 SF + 2,146 SF = 39,472 SF 39,472 SF < 39,782.4 MAXIMUM FOR DEALERSHIP TOTAL ALLOWABLE BUILDING AREA PER FAR CALCULATION : 59,673.6 SF TOTAL AREA USED : 49,126 SF BUILDING 49,126 SF IS LESS THAN THE ALLOWABLE 59,673.6 SF BUILDING IS UNDER MAXIMUM ALLOWABLE BY 10,547.6 SF											

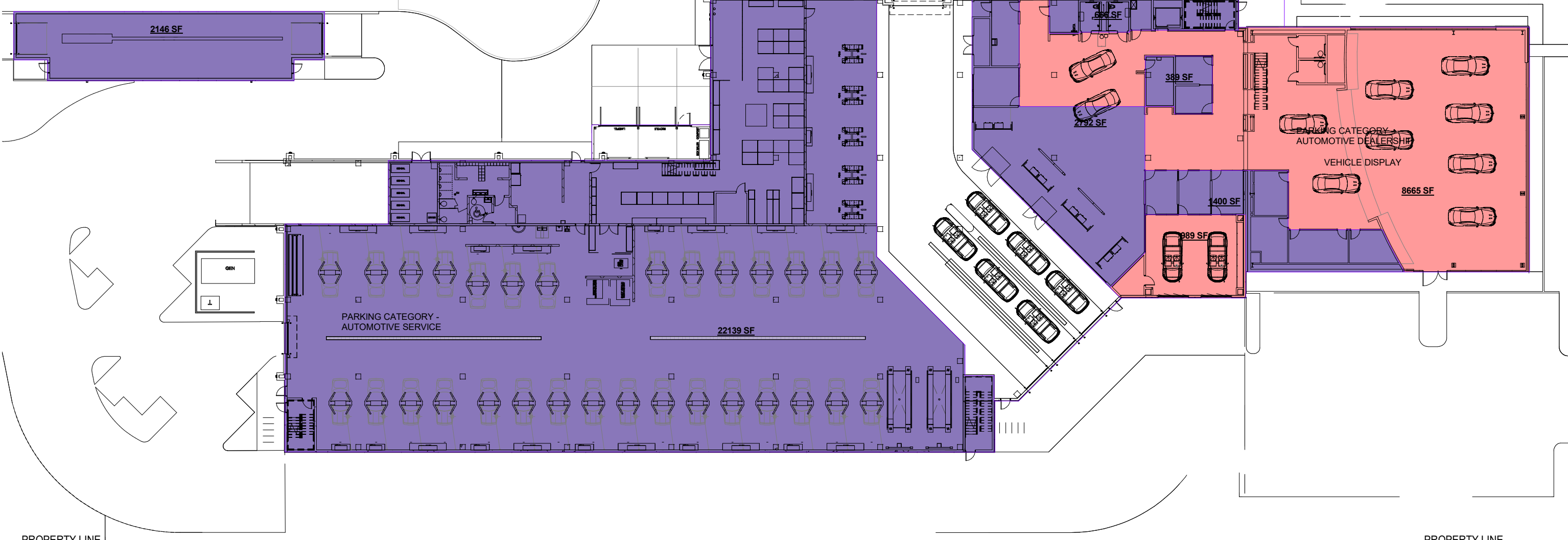
updated

revised per staff direction

updated

MATCHLINE/ PROPERTY LINE

MATCHLINE/ PROPERTY LINE



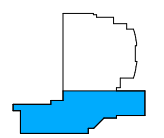
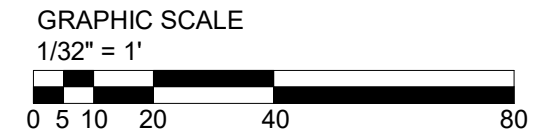
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PROPERTY LINE

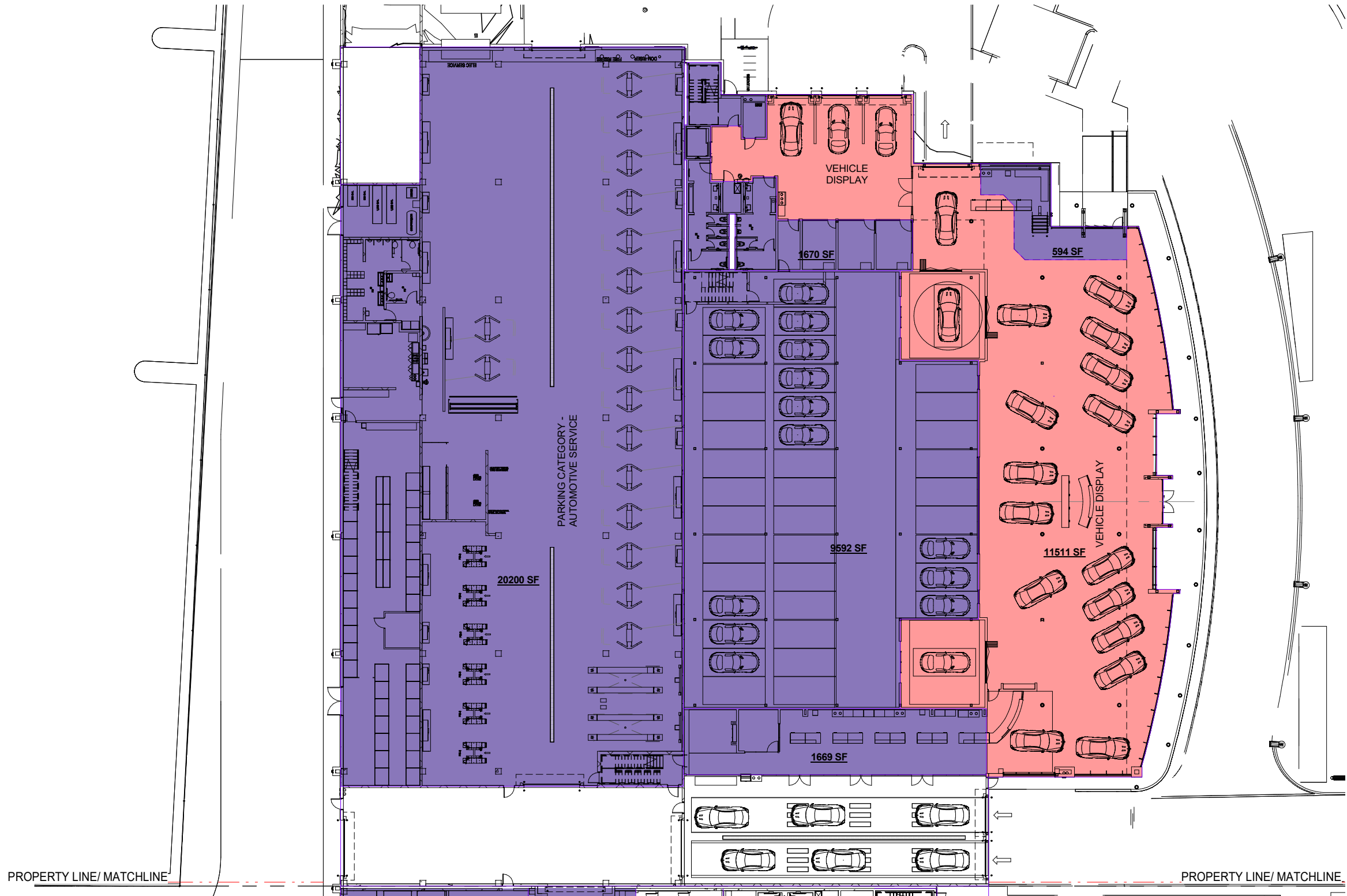
DEALERSHIP/SERVICES
 SHOWROOM

MERCEDES BENZ / AUDI of PALO ALTO
 PLANNING REVIEW 08/16/2019

AUDI FIRST FLOOR PLAN
 — ZA101 —

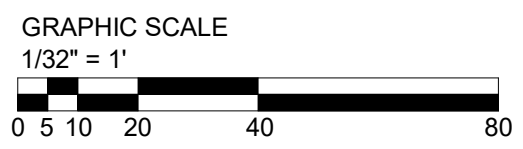


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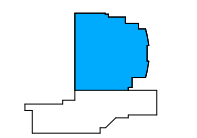


DEALERSHIP/SERVICES
 SHOWROOM

FIRST FLOOR - MB
— ZA102 —



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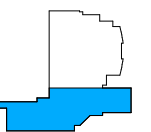
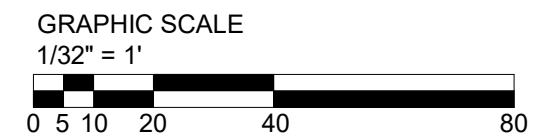
PROPERTY LINE/ MATCHLINE

PROPERTY LINE/ MATCHLINE



DEALERSHIP/SERVICES
 PARKING

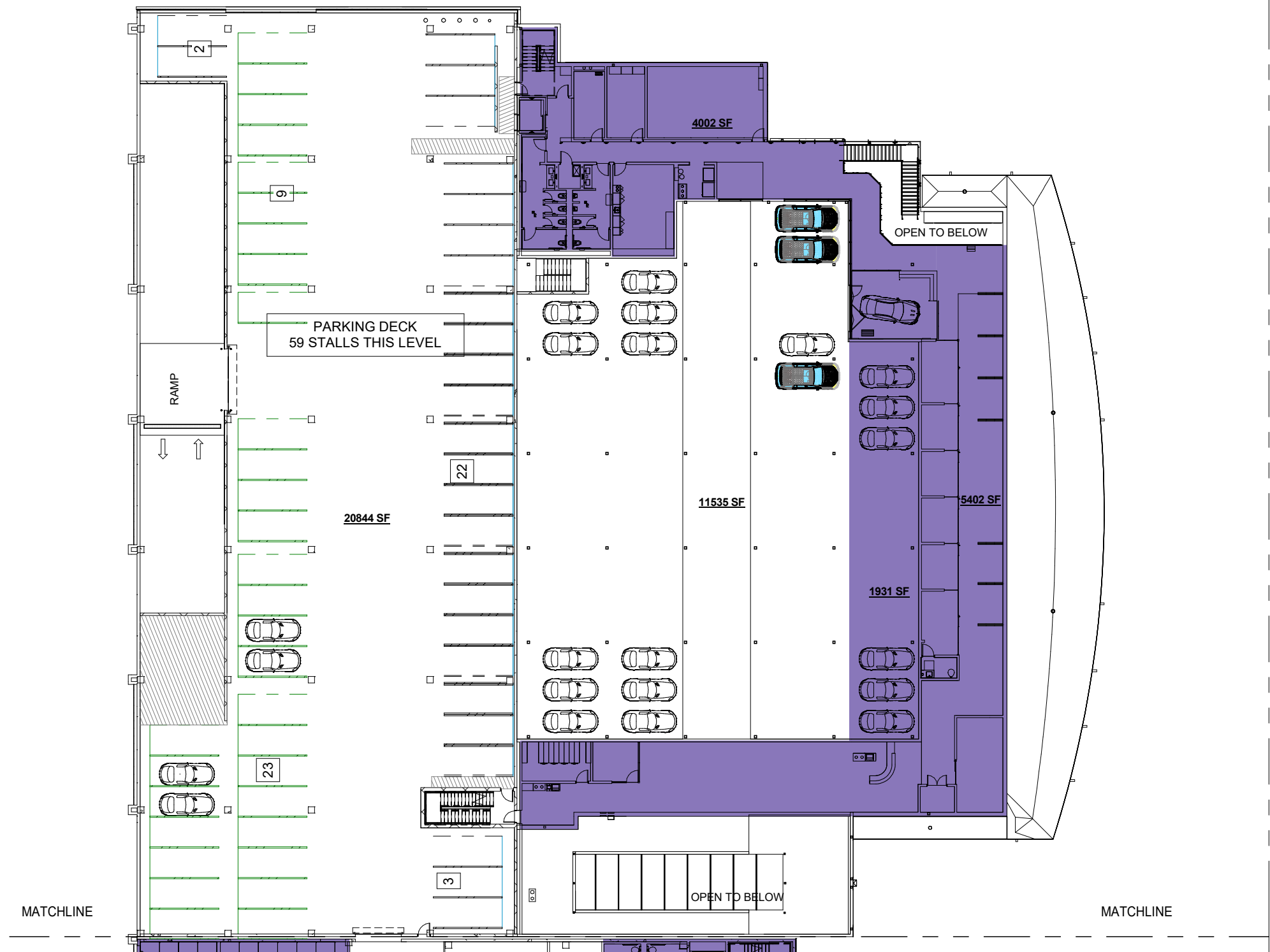
SECOND FLOOR - PROJECT WEST



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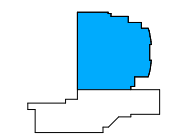
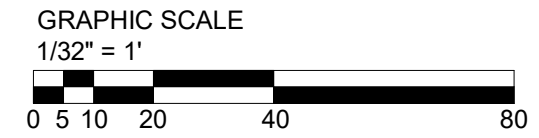
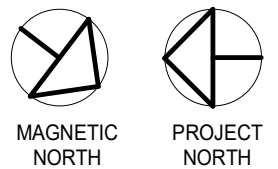
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DEALERSHIP/SERVICES
 PARKING

SECOND FLOOR - PROJECT EAST

SECOND FLOOR PLAN - MB
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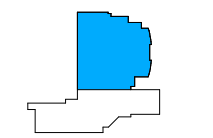
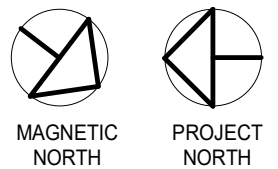




DEALERSHIP/SERVICES
 PARKING

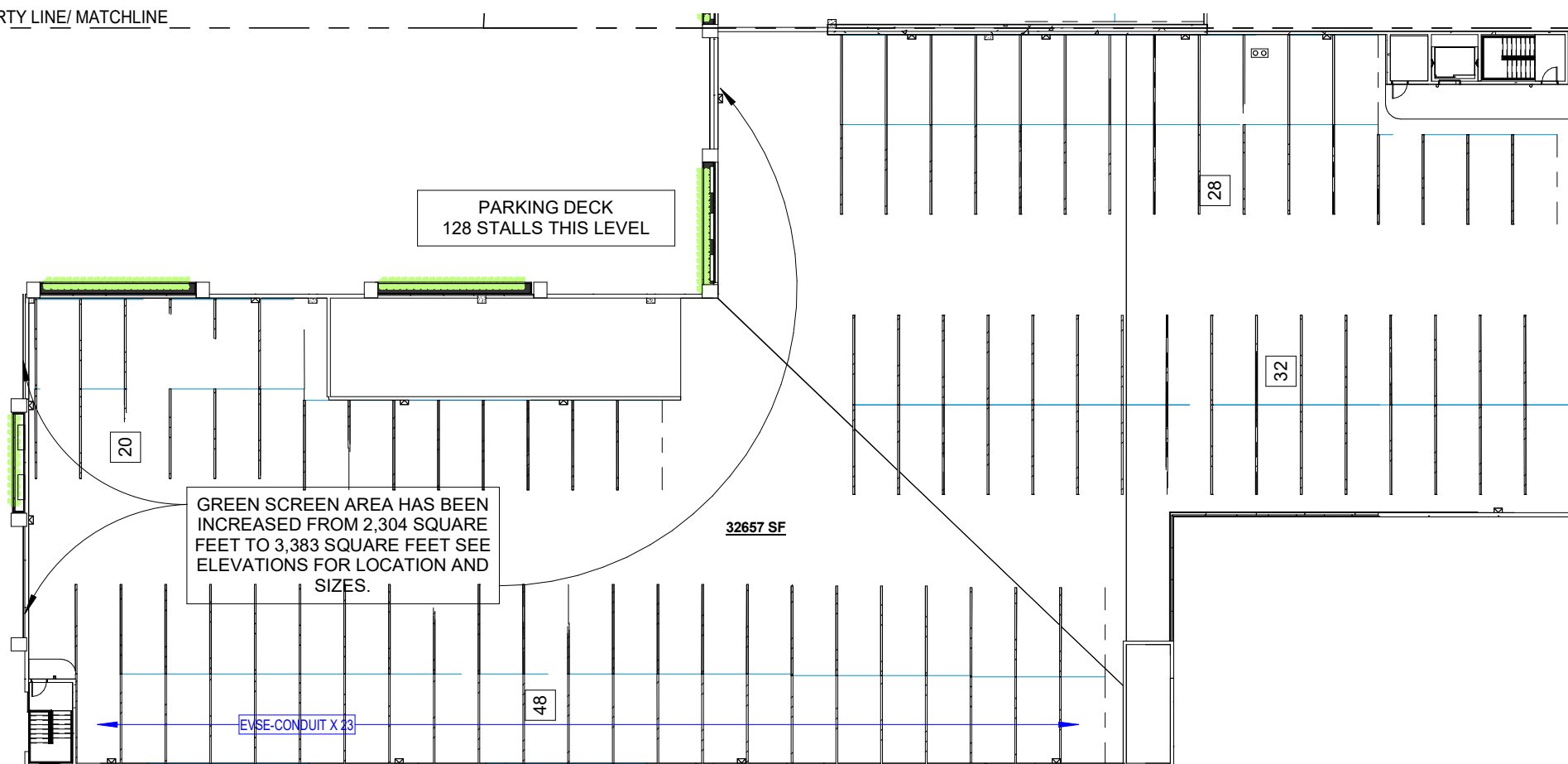
SECOND FLOOR - PROJECT EAST

SECOND FLOOR PLAN - MB
— ZA104 —



PROPERTY LINE/ MATCHLINE

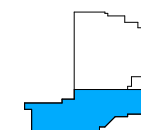
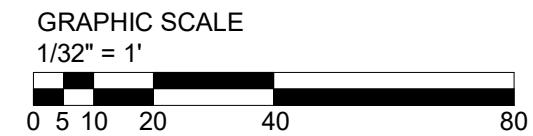
PROPERTY LINE/ MATCHLINE



□ PARKING

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PARKING DECK - AUDI
 — ZA105 —

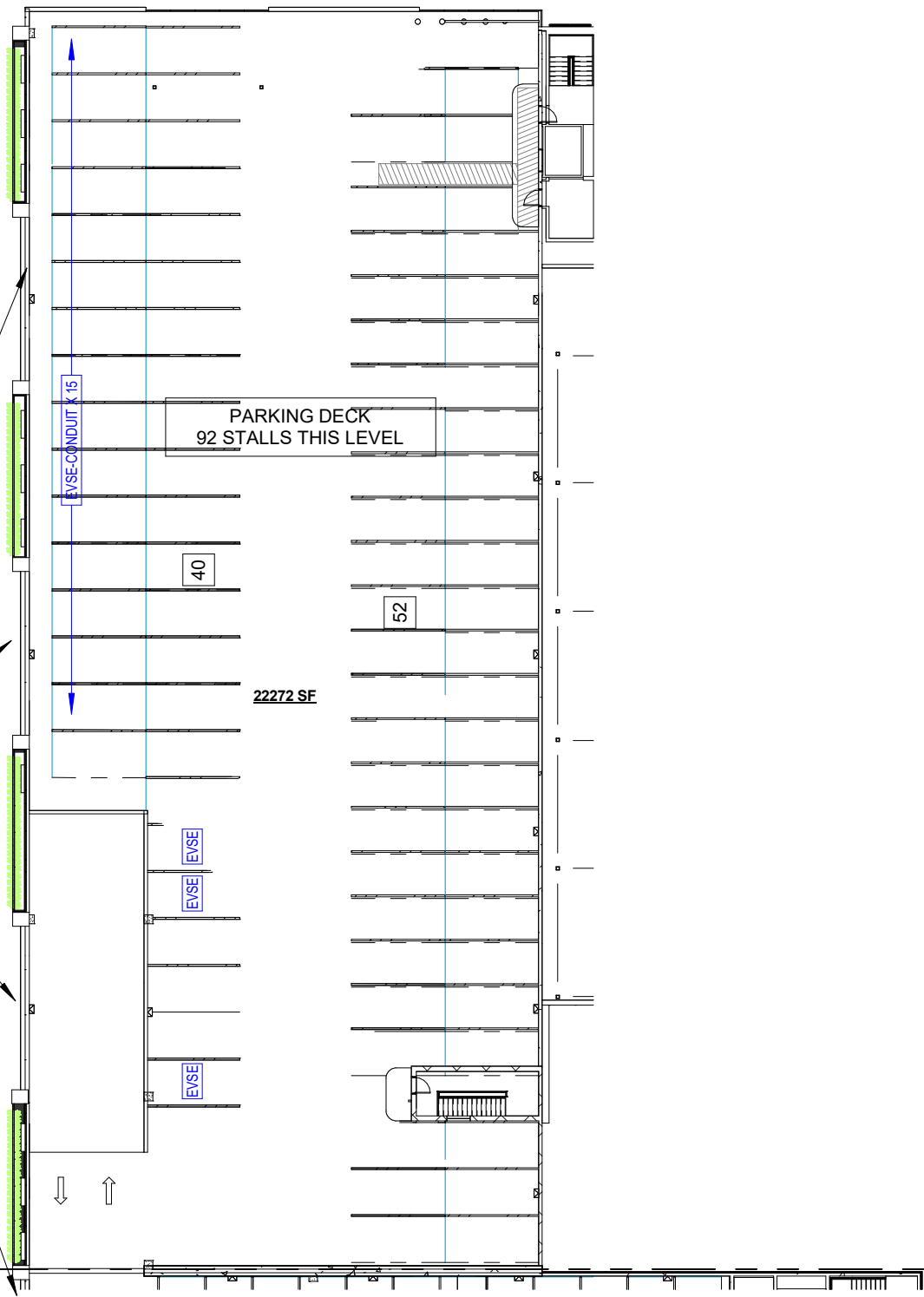


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GREEN SCREEN AREA HAS BEEN INCREASED FROM 2,304 SQUARE FEET TO 3,383 SQUARE FEET SEE ELEVATIONS FOR LOCATION AND SIZES



PROPERTY LINE/ MATCHLINE

PROPERTY LINE/ MATCHLINE

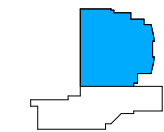
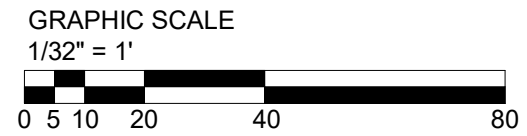
PARKING

MERCEDES BENZ / AUDI of PALO ALTO

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PARKING DECK- MB

— ZA106 —



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