

ZONING TABLE

ZONING DISTRICT: G-2.0 (GENERAL BUSINESS)

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE (S.F.)	NONE	70,334 S.F. (1.61 AC.)
MINIMUM FRONTAGE (FT.)	NONE	336.15' (BOYLSTON STREET) 97.58' (CYPRESS STREET)
MINIMUM LOT WIDTH (FT.)	NONE	146.3'
MAXIMUM BUILDING HEIGHT (FT.)	45	59' - 6" (SEE BUILDING HEIGHT TABLE, BELOW)
MAXIMUM FLOOR AREA RATIO	2.0	2.00 [141,255 S.F. / 70,334 S.F.] (G.F.A. = 141,255 S.F.)
MINIMUM FRONT YARD (FT.)	NONE	1.3' (BOYLSTON ST.) 3.1' (CYPRESS ST.)
MINIMUM SIDE YARD (FT.)	NONE	1.1'
MINIMUM REAR YARD (FT.)	10 + L/10	10'
OPEN SPACE (% OF GROSS FLOOR AREA)	NONE	LANDSCAPED AREA = 8,723 S.F. (6.4 %)

NOTE:

1. PARKING: THE EXISTING LICENSE FOR THE DEALERSHIP ALLOWS FOR UP TO 140 VEHICLES TO BE PARKED ON THE EXTERIOR OF THE PREMISES.
2. A TOTAL OF 286 PARKING SPACES ARE PROPOSED, INCLUDING 279 SPACES WITHIN THE BUILDING AND 7 EXTERIOR SPACES ON THE SITE:

MAIN LEVEL: 79

GARAGE : 39 (29 CUSTOMER + 2 DISPLAY + 8 SHOWROOM)
 BARN : 6 (2 DELIVERY + 4 DEMONSTRATORS)
 SERVICE : 34 (30 SERVICE + 4 WASH)

THIRD LEVEL: 99

GARAGE : 41
 BARN : 16
 ABOVE SHOWROOM : 42

SECOND LEVEL: 54

GARAGE : 36
 BARN : 16
 DISPLAY : 2

FOURTH LEVEL: 47

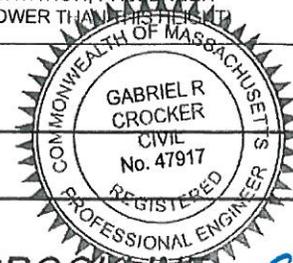
GARAGE : 47

EXTERIOR : 7

EXISTING & PROPOSED BUILDING HEIGHTS (1)

EXISTING BUILDING	PROPOSED BUILDING ADDITION
EXIST. SHOWROOM TO BE DEMOLISHED: 14'-7"	NEW AUDI CUBE (SHOWROOM, ADMIN. AND CAR STORAGE): 51'-10"
EXIST. (2010) CAR ELEVATOR SHAFT: 43'-9"	
EXISTING STREET SIDE CHIMNEY: 44'-9"	GARAGE HIGHEST MAIN ROOF: 48'-7"
EXIST. SERVICE PORTION BEHIND THE STORAGE "BARN": 13'-6"	
OPPOSITE PORTION AT THE SLOPE OF THE PEAK: 20'-0"	
EXIST. STORAGE "BARN" MAIN ROOF HEIGHT: 40'-0"	GARAGE ROOF ACCESS STAIR C: (ALL OTHER VERTICAL TRANSPORTATION, PASSENGER ELEVATOR, STAIRS ETC. ARE LOWER THAN THIS HEIGHT) 59'-6"
ABANDON CAR ELEVATOR SHAFT AT THE STREET SIDE: 44'-2"	

(1) BUILDING HEIGHTS ARE IDENTIFIED AS MEASUREMENTS (IN FEET) FROM FINISHED FIRST FLOOR ELEVATION TO TOP OF BUILDING



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AUDI OF BROOKLINE

308-328 BOYLSTON STREET
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Ac...
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