

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

Subaru Dealership 4-story
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	93.68	1000sqft	0.27	93,680.00	0
Enclosed Parking with Elevator	31.81	1000sqft	0.27	31,807.00	0
Unenclosed Parking with Elevator	31.81	1000sqft	0.27	31,807.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2021
Utility Company	Glendale Water & Power				
CO2 Intensity (lb/MWhr)	1115.33	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Four story autodealership: First, second, and third levels will be auto dealership related uses (offices, show rooms, automobile servicing; total 93,680 sq. ft.), the fourth enclosed floor will be enclosed parking with an elevator (31,807 sq.ft.) and the fifth (rooftop; 31,807 sq. ft.) will be unenclosed parking with an elevator.

Construction Phase - Construction is anticipated to be approximately 1 year.

Demolition -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	13.00
tblConstructionPhase	NumDays	100.00	240.00
tblConstructionPhase	PhaseEndDate	2/19/2020	7/15/2020
tblConstructionPhase	PhaseEndDate	2/5/2020	8/19/2020
tblConstructionPhase	PhaseEndDate	2/12/2020	6/26/2020
tblConstructionPhase	PhaseStartDate	2/13/2020	6/27/2020
tblConstructionPhase	PhaseStartDate	2/6/2020	6/20/2020
tblLandUse	LotAcreage	2.15	0.27
tblLandUse	LotAcreage	0.73	0.27
tblLandUse	LotAcreage	0.73	0.27

2.0 Emissions Summary

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367
Energy	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773
Mobile	3.1153	12.8400	28.2523	0.0864	6.3295	0.0741	6.4036	1.6940	0.0691	1.7630		8,796.5378	8,796.5378	0.5145		8,809.4010
Total	5.2871	13.2956	28.6510	0.0891	6.3295	0.1087	6.4383	1.6940	0.1038	1.7977		9,343.1018	9,343.1018	0.5251	0.0100	9,359.2151

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367
Energy	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773
Mobile	3.1153	12.8400	28.2523	0.0864	6.3295	0.0741	6.4036	1.6940	0.0691	1.7630		8,796.5378	8,796.5378	0.5145		8,809.4010
Total	5.2871	13.2956	28.6510	0.0891	6.3295	0.1087	6.4383	1.6940	0.1038	1.7977		9,343.1018	9,343.1018	0.5251	0.0100	9,359.2151

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/2/2019	9/13/2019	5	10	
2	Site Preparation	Site Preparation	9/14/2019	9/16/2019	5	1	
3	Grading	Grading	9/17/2019	9/18/2019	5	2	
4	Building Construction	Building Construction	9/19/2019	8/19/2020	5	240	
5	Paving	Paving	6/20/2020	6/26/2020	5	5	
6	Architectural Coating	Architectural Coating	6/27/2020	7/15/2020	5	13	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.54

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 140,520; Non-Residential Outdoor: 46,840; Striped Parking Area: 3,817 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	56.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	57.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2178	0.0000	1.2178	0.1844	0.0000	0.1844			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.657 0	1,159.657 0	0.2211		1,165.184 7
Total	0.9530	8.6039	7.6917	0.0120	1.2178	0.5371	1.7549	0.1844	0.5125	0.6969		1,159.657 0	1,159.657 0	0.2211		1,165.184 7

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3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0526	1.7152	0.3657	4.4700e-003	0.0979	6.2900e-003	0.1042	0.0268	6.0200e-003	0.0329		484.1266	484.1266	0.0333		484.9601
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.1026	1.7519	0.8479	5.6900e-003	0.2097	7.2500e-003	0.2169	0.0565	6.9100e-003	0.0634		605.4219	605.4219	0.0375		606.3596

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2178	0.0000	1.2178	0.1844	0.0000	0.1844			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	1.2178	0.5371	1.7549	0.1844	0.5125	0.6969	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847

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3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0526	1.7152	0.3657	4.4700e-003	0.0979	6.2900e-003	0.1042	0.0268	6.0200e-003	0.0329		484.1266	484.1266	0.0333		484.9601
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.1026	1.7519	0.8479	5.6900e-003	0.2097	7.2500e-003	0.2169	0.0565	6.9100e-003	0.0634		605.4219	605.4219	0.0375		606.3596

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.5303	0.3672	0.8975	0.0573	0.3378	0.3951		965.1690	965.1690	0.3054		972.8032

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3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997
Total	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378	0.0000	965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.5303	0.3672	0.8975	0.0573	0.3378	0.3951	0.0000	965.1690	965.1690	0.3054		972.8032

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3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997
Total	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	0.7528	0.5371	1.2898	0.4138	0.5125	0.9263		1,159.6570	1,159.6570	0.2211		1,165.1847

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3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	0.7528	0.5371	1.2898	0.4138	0.5125	0.9263	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892
Total	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892

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3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1080	3.0090	0.7984	6.8000e-003	0.1665	0.0192	0.1856	0.0479	0.0184	0.0663		724.9180	724.9180	0.0465		726.0794
Worker	0.2848	0.2093	2.7483	6.9500e-003	0.6371	5.4900e-003	0.6426	0.1690	5.0600e-003	0.1740		691.3831	691.3831	0.0238		691.9768
Total	0.3928	3.2183	3.5467	0.0138	0.8036	0.0247	0.8283	0.2169	0.0234	0.2403		1,416.3012	1,416.3012	0.0702		1,418.0562

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892
Total	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892

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3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1080	3.0090	0.7984	6.8000e-003	0.1665	0.0192	0.1856	0.0479	0.0184	0.0663		724.9180	724.9180	0.0465		726.0794
Worker	0.2848	0.2093	2.7483	6.9500e-003	0.6371	5.4900e-003	0.6426	0.1690	5.0600e-003	0.1740		691.3831	691.3831	0.0238		691.9768
Total	0.3928	3.2183	3.5467	0.0138	0.8036	0.0247	0.8283	0.2169	0.0234	0.2403		1,416.3012	1,416.3012	0.0702		1,418.0562

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0925	2.7657	0.7246	6.7400e-003	0.1665	0.0130	0.1795	0.0479	0.0125	0.0604		720.2642	720.2642	0.0440		721.3630
Worker	0.2623	0.1866	2.4957	6.7300e-003	0.6371	5.3300e-003	0.6425	0.1690	4.9100e-003	0.1739		670.3843	670.3843	0.0211		670.9127
Total	0.3548	2.9523	3.2203	0.0135	0.8036	0.0184	0.8219	0.2169	0.0174	0.2343		1,390.6486	1,390.6486	0.0651		1,392.2758

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0925	2.7657	0.7246	6.7400e-003	0.1665	0.0130	0.1795	0.0479	0.0125	0.0604		720.2642	720.2642	0.0440		721.3630
Worker	0.2623	0.1866	2.4957	6.7300e-003	0.6371	5.3300e-003	0.6425	0.1690	4.9100e-003	0.1739		670.3843	670.3843	0.0211		670.9127
Total	0.3548	2.9523	3.2203	0.0135	0.8036	0.0184	0.8219	0.2169	0.0174	0.2343		1,390.6486	1,390.6486	0.0651		1,392.2758

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669		1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669		1,035.3926	1,035.3926	0.3016		1,042.9323

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0828	0.0589	0.7881	2.1300e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		211.7003	211.7003	6.6700e-003		211.8672
Total	0.0828	0.0589	0.7881	2.1300e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		211.7003	211.7003	6.6700e-003		211.8672

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0828	0.0589	0.7881	2.1300e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		211.7003	211.7003	6.6700e-003		211.8672
Total	0.0828	0.0589	0.7881	2.1300e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		211.7003	211.7003	6.6700e-003		211.8672

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	68.1620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	68.4041	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0506	0.0360	0.4816	1.3000e-003	0.1230	1.0300e-003	0.1240	0.0326	9.5000e-004	0.0336		129.3724	129.3724	4.0800e-003		129.4744
Total	0.0506	0.0360	0.4816	1.3000e-003	0.1230	1.0300e-003	0.1240	0.0326	9.5000e-004	0.0336		129.3724	129.3724	4.0800e-003		129.4744

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	68.1620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	68.4041	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0506	0.0360	0.4816	1.3000e-003	0.1230	1.0300e-003	0.1240	0.0326	9.5000e-004	0.0336		129.3724	129.3724	4.0800e-003		129.4744
Total	0.0506	0.0360	0.4816	1.3000e-003	0.1230	1.0300e-003	0.1240	0.0326	9.5000e-004	0.0336		129.3724	129.3724	4.0800e-003		129.4744

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1153	12.8400	28.2523	0.0864	6.3295	0.0741	6.4036	1.6940	0.0691	1.7630		8,796.5378	8,796.5378	0.5145		8,809.4010
Unmitigated	3.1153	12.8400	28.2523	0.0864	6.3295	0.0741	6.4036	1.6940	0.0691	1.7630		8,796.5378	8,796.5378	0.5145		8,809.4010

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	2,222.09	2,222.09	1,112.92	2,764,348	2,764,348
Enclosed Parking with Elevator	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	2,222.09	2,222.09	1,112.92	2,764,348	2,764,348

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Enclosed Parking with Elevator	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Unenclosed Parking with Elevator	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773
NaturalGas Unmitigated	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	4645.5	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	4.6455	0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0501	0.4554	0.3826	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.5296	546.5296	0.0105	0.0100	549.7773

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367
Unmitigated	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2428					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5100e-003	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367
Total	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2428					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5100e-003	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367
Total	2.1217	1.5000e-004	0.0161	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0344	0.0344	9.0000e-005		0.0367

7.0 Water Detail

Subaru Dealership 4-story - Los Angeles-South Coast County, Summer

7.1 Mitigation Measures Water**8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation