AUTOBAHN MOTORS

BELMONT, CALIFORNIA

NEW DEALERSHIP PROJECT

KENNETH RODRIGUES & PARTNERS, INC.

SAN JOSE CONSTRUCTION, INC.

PROJECT TEAM

OWNER

SONIC AUTOMOTIVE, INC.
4401 COLWICK ROAD
CHARLOTTE, NORTH CAROLINA 28211

Phone: 704. 566. 3980
Fax: 704. 566. 6758
Contact: ROBERT SANDERS

Phone: 650. 238. 8213
Contact: MITCH SELBY

ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043

Phone: 650.965.0700
Fax: 650.960.0707
Contact: KENNETH RODRIGUES
NATALYA BACH

CIVIL ENGINEER

UNDERWOOD & ROSENBLUM
1630 OAKLAND RD., SUITE A114
SAN JOSE, CA 95131

Phone: 408. 453.1222
Fax: 408. 453.12
Contact: DAVE VOORHIES

LANDSCAPE ARCHITECT

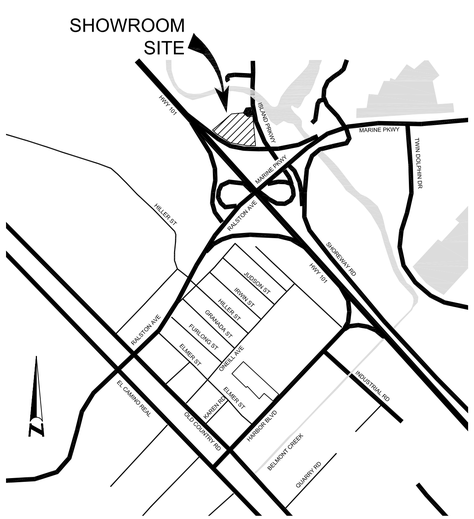
LAUDERBAUGH ASSOCIATES
425 CLYDE AVENUE
MOUNTAIN VIEW, CA 94043

Phone: 650.691.9711
Fax: 650.691.9713
Contact: JIM LAUDERBAUGH

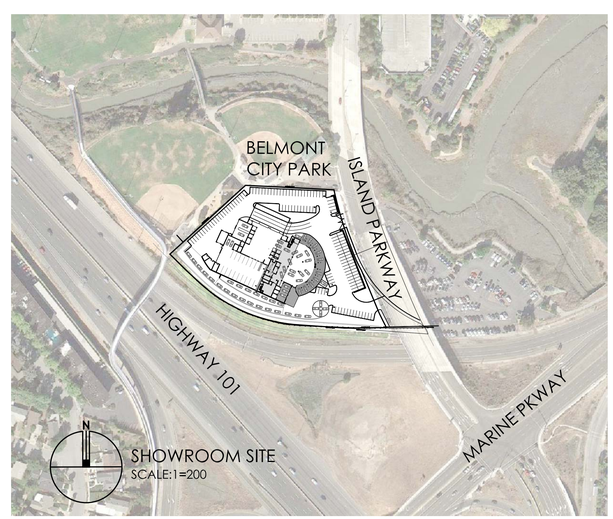
SHEET INDEX

A 0 TITLE SHEET
A 1 SCHEMATIC SITE PLAN/FLOOR PLAN
A 2 SCHEMATIC SITE PLAN/FLOOR PLAN COLOR MARK-UP
A 3 SCHEMATIC FLOOR PLANS
A 4 SCHEMATIC INTERIOR FINISH PLAN
A 5 SCHEMATIC ELEVATIONS
C-1 PRELIMINARY GRADING AND DRAINAGE PLAN
C-2 STORMWATER CONTROL PLAN
C-3 SECTIONS
L-1 PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



CONTEXT PLAN



PROJECT DATA

ADDRESS: 700 ISLAND PARKWAY
BELMONT

APN: 040-360-530
040-360-480

SITE AREA: 3.6 ACRES

BUILDING AREA:

1ST FLOOR:	47,850 SQ FT
2ND FLOOR:	8,515 SQ FT
TOTAL	56,365 SQ FT

A0

08 / 14 / 13

AUTOBAHN MOTORS

BELMONT, CALIFORNIA

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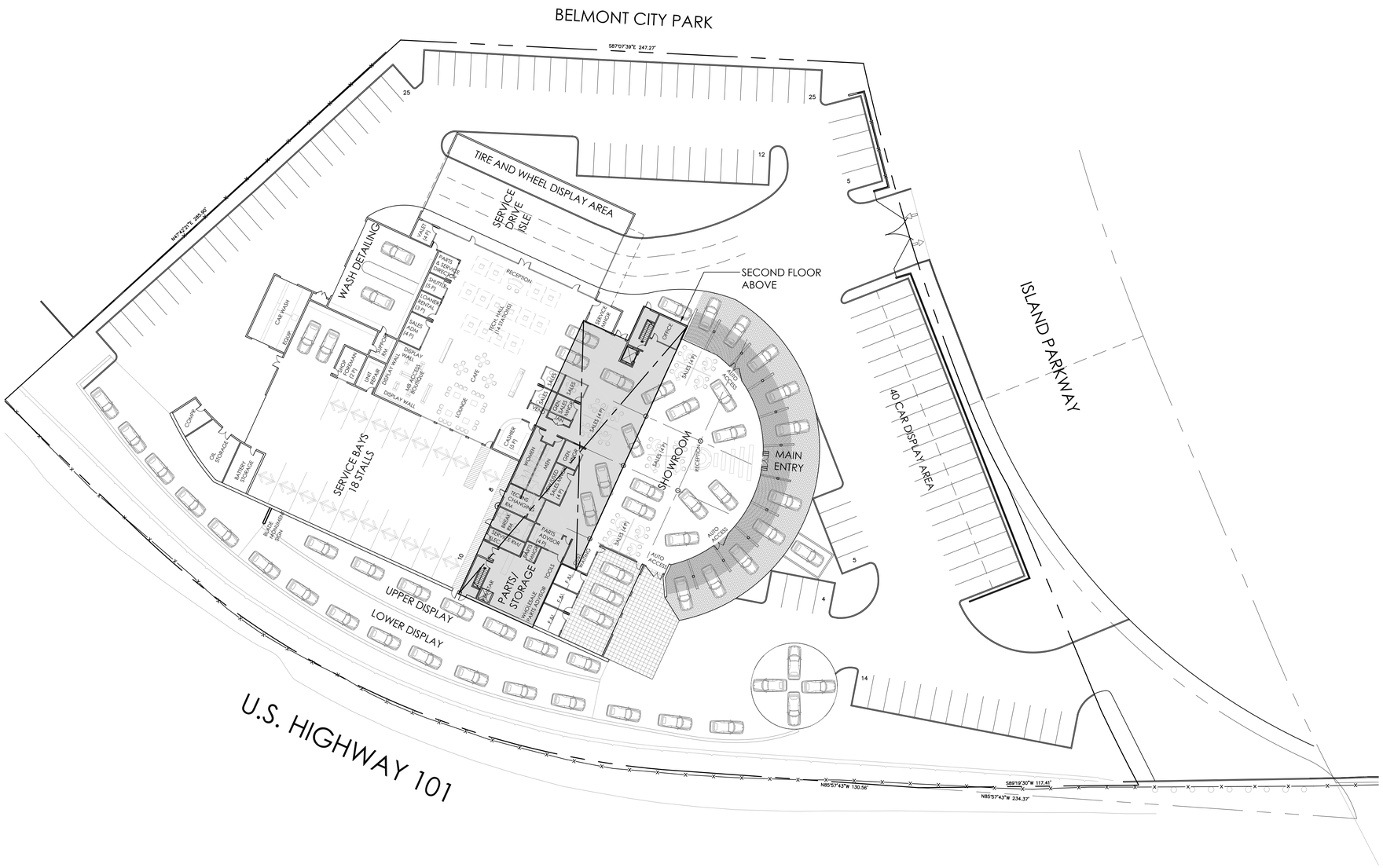
KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.



TABULATION

SITE AREA:	158,407 SF (3.6 AC)
BUILDING AREA:	56,365 SF
1ST FLOOR:	47,850 SF
2ND FLOOR:	8,515 SF

PARKING TABULATION

PARKING STALLS	90
SERVICE BAY STALLS	18
EXTERIOR DISPLAY STALLS	80
SHOWROOM DISPLAY	14
SERVICE ISLE	27

N

0' 15' 30' 60' 90'

SCHEMATIC
SITE PLAN/FLOOR PLAN

A1

1"=30'-0"

08 /14 / 13

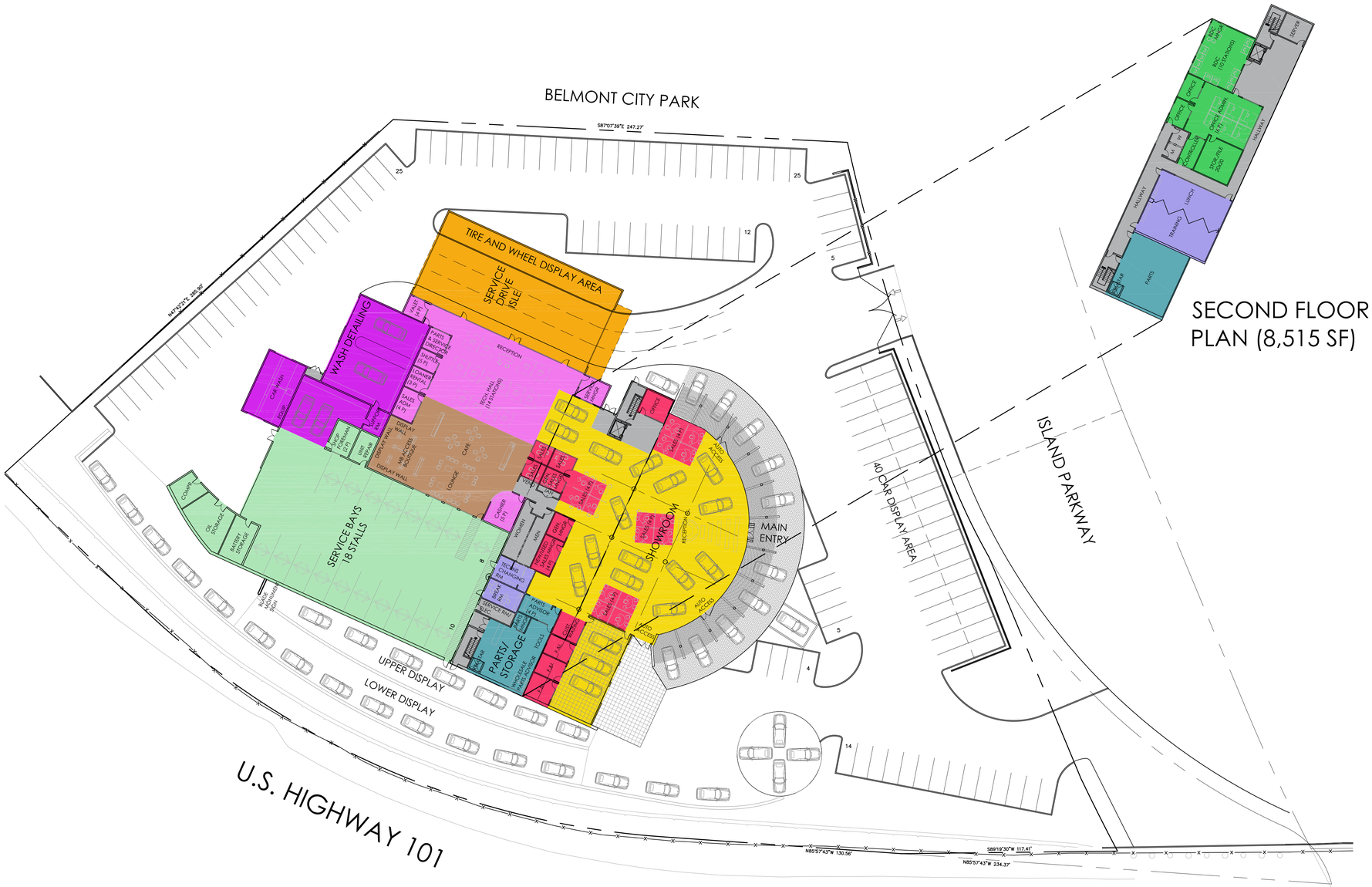
127.028

AUTOBAHN MOTORS

BELMONT, CALIFORNIA

NEW DEALERSHIP PROJECT

KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.



FIRST FLOOR PLAN (47,850 SF)

SECOND FLOOR PLAN (8,515 SF)

FACILITIES ANALYSIS

DESCRIPTION	REQUIRED-SF	PROPOSED-SF
SERVICE DEPARTMENT	31,087 (59 STALLS)	*12,203 (18 STALLS)
WASH & DETAIL AREA	4,100 (8 STALLS)	4,300 (4 STALLS)
SERVICE ADMIN.	4,825 (14 STATIONS)	4,745 (14 STATIONS)
SERVICE DRIVE LANES	5,500	5,587
PARTS DEPARTMENT	9,826	2,752
SHOWROOM	9,000 (18 STALLS)	10,413 (18 STALLS)
SALES DEPARTMENT	4,370 (17 STATIONS)	3,556 (16 STATIONS)
GENERAL OFFICE	1,650	2,737
EMPLOYEE FACILITIES	4,000	2,135
CUSTOMER WAITING & RETAIL SALES		3,369
UNDER ROOF-OTHER	11,154	4,568
TOTAL BUILDING	85,512	56,365

* SEE SEPARATE SERVICE CENTER LOCATION OFF-SITE FOR ADDITIONAL SERVICE BAYS AND PARTS/STORAGE DEPARTMENT

PARKING TABULATION

PARKING STALLS	90
SERVICE BAY STALLS	18
EXTERIOR DISPLAY STALLS	80
SHOWROOM DISPLAY	14
SERVICE ISLE	27

N

0' 15' 30' 60' 90'

SCHEMATIC
SITE PLAN/FLOOR PLAN
COLOR MARK-UP

A2

1"=30'-0"

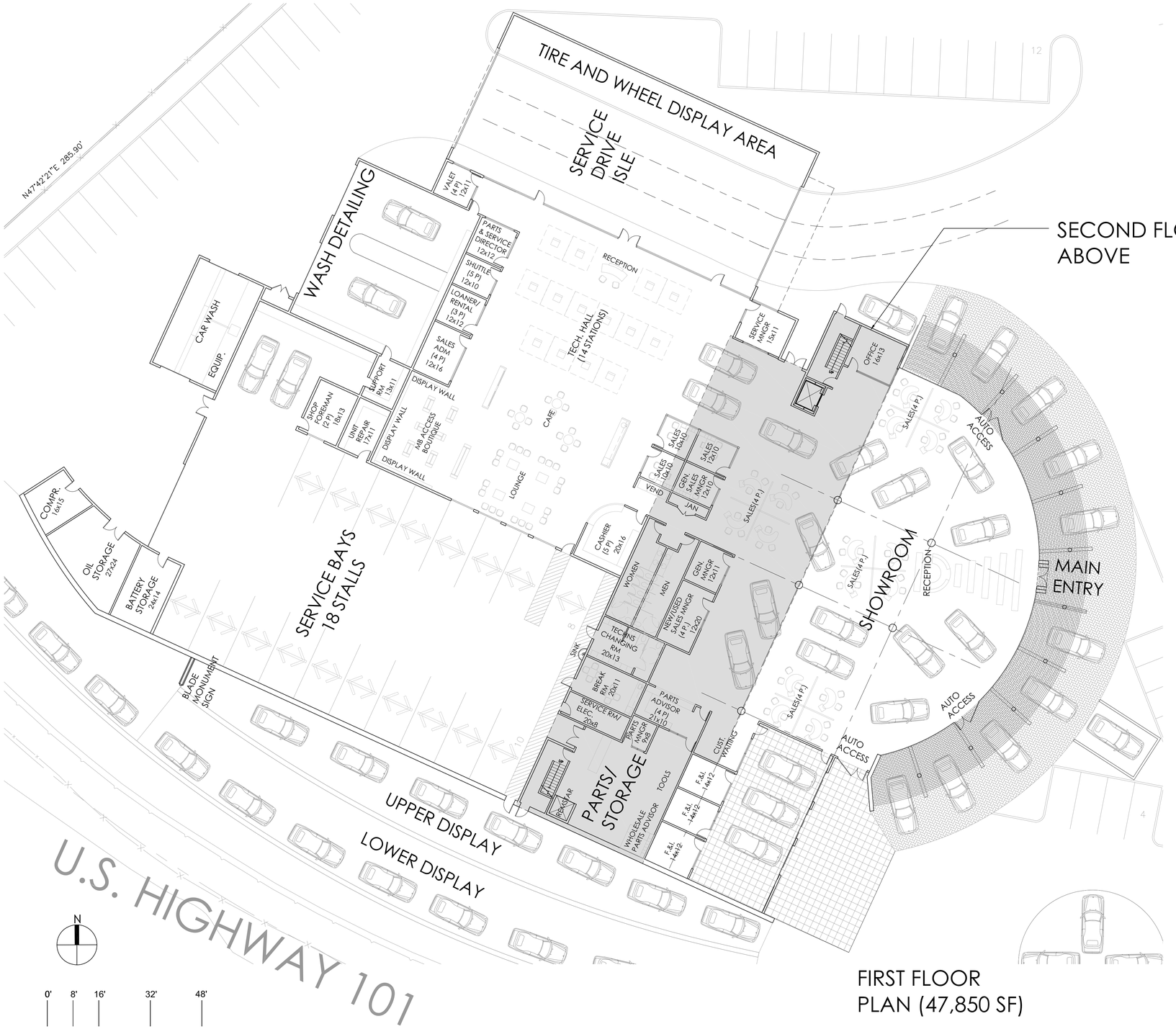
08 / 14 / 13 127.028

AUTOBAHN MOTORS

BELMONT, CALIFORNIA

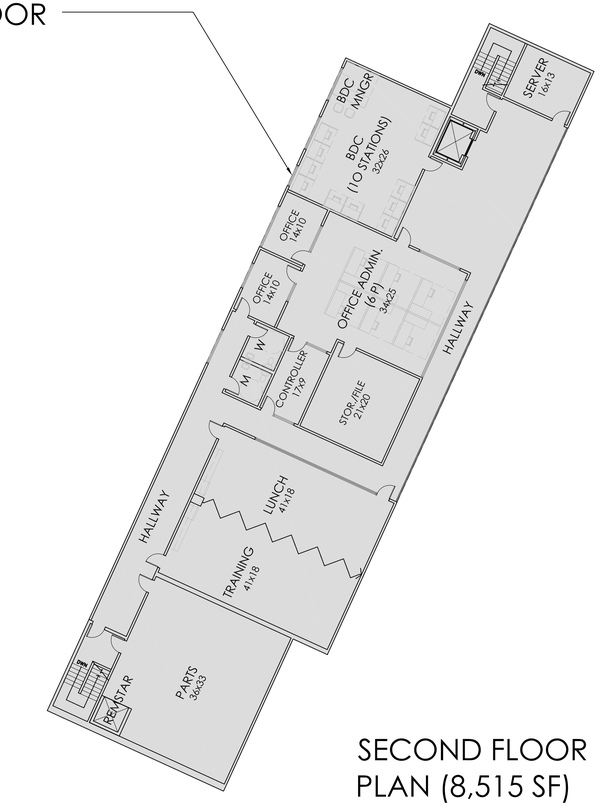
NEW DEALERSHIP PROJECT

KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.



FIRST FLOOR
PLAN (47,850 SF)

SECOND FLOOR
ABOVE



SECOND FLOOR
PLAN (8,515 SF)

SCHEMATIC
FLOOR PLANS

A3

1'=16"

08 / 14 / 13

127.028

AUTOBAHN MOTORS

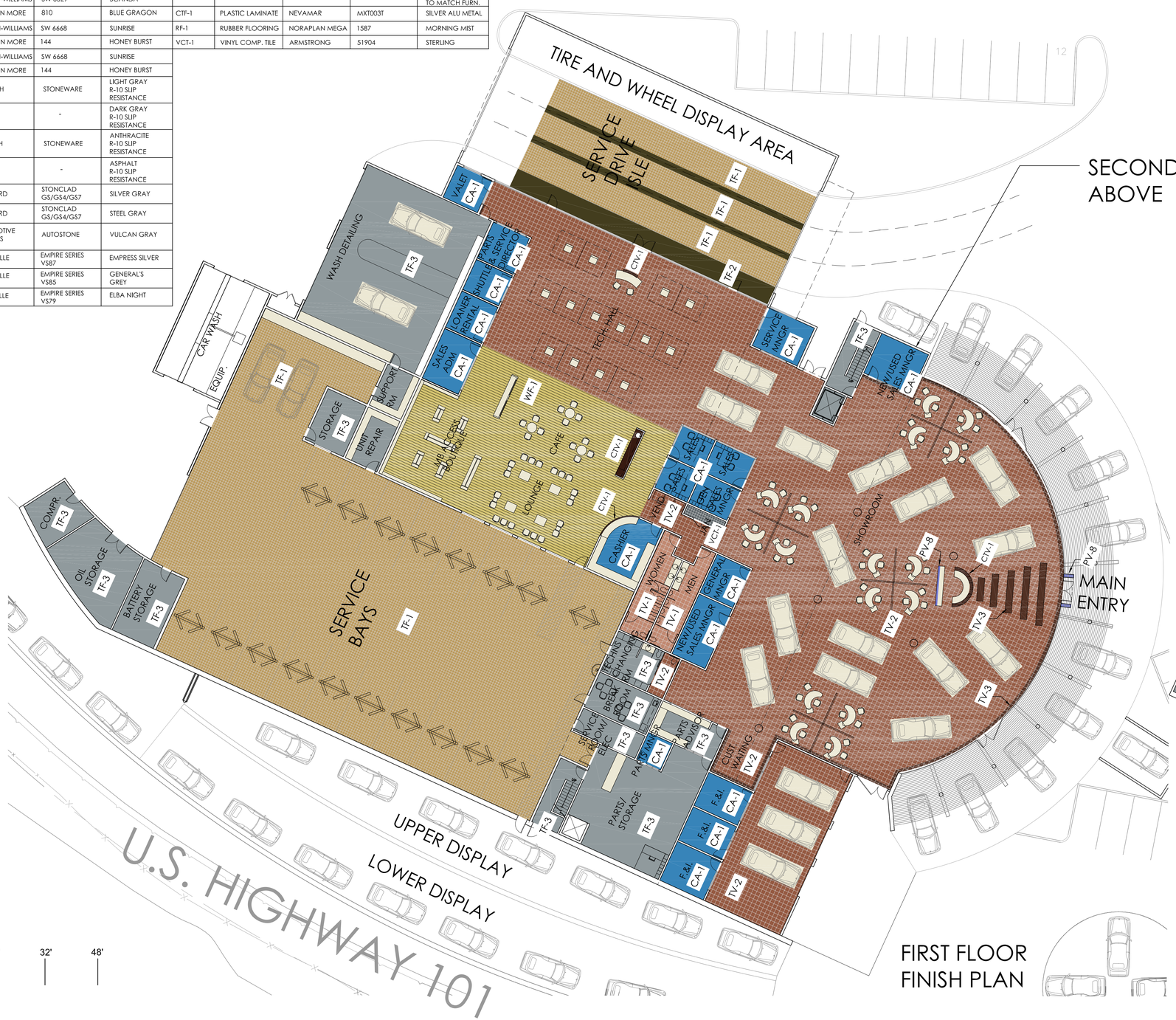
BELMONT, CALIFORNIA

NEW DEALERSHIP PROJECT

KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.

AUTOHAUS INDEX	MATERIAL	MANUFACTURER	MANUFACTURER NUMBER	COLOR NAME
CTV-1	GRANITE	-	-	BLUE PEARL (POLISHED)
CTV-2	GRANITE	-	-	BLACK ABSOLUTE (POLISHED)
PV-8	BLUE PLASTER	VERO BY MARLEX	ANTIQUA 1#V788	-
PV-11	PAINT	SHERMIN-WILLIAMS	SW 6529	SCANDA
		BENJAMIN MORE	810	BLUE GRAGON
PV-12	PAINT	SHERMIN-WILLIAMS	SW 6668	SUNRISE
		BENJAMIN MORE	144	HONEY BURST
PV-13	PAINT	SHERMIN-WILLIAMS	SW 6668	SUNRISE
		BENJAMIN MORE	144	HONEY BURST
TF-1	CLINKER TILE 4"x8" 8"x8" 12"x12"	ARGELITH	STONEWARE	LIGHT GRAY R-10 SLIP RESISTANCE
		ACSS ROEBEN	-	DARK GRAY R-10 SLIP RESISTANCE
TF-2	CLINKER TILE 4"x8" 8"x8" 12"x12"	ARGELITH	STONEWARE	ANTHRACITE R-10 SLIP RESISTANCE
		ACSS ROEBEN	-	ASPHALT R-10 SLIP RESISTANCE
TF-3	FLOOR COATING	STONHARD	STONCLAD GS/GS4/GS7	SILVER GRAY
TF-5	FLOOR COATING	STONHARD	STONCLAD GS/GS4/GS7	STEEL GRAY
TF-6	12"x12" TEXTURED THROUGH-BODY PORCELAIN TILE	AUTOMOTIVE FACILITIES	AUTOSTONE	VULCAN GRAY
TV-1	PORCELAN TILE	CROSSVILLE	EMPIRE SERIES VS87	EMPRESS SILVER
TV-2	PORCELAN TILE	CROSSVILLE	EMPIRE SERIES VS85	GENERAL'S GREY
TV-3	PORCELAN TILE	CROSSVILLE	EMPIRE SERIES VS79	ELBA NIGHT

AUTOHAUS INDEX	MATERIAL	MANUFACTURER	MANUFACTURER NUMBER	COLOR NAME
CA-1	CARPET	DURKAN	PATTERN D-12222 STRIKE-OFF Y0521003C TEXTURE WEAVE 36	MEDIUM BLUE FIELD WITH YELLOW "SQUARE" DOTS ON 5" CENTERS
WF-1	WOOD FLOORING	-	-	CLEAR STAIN URETHANE FINISH BEACH OR MAPLE TO MATCH FURN.
CTF-1	PLASTIC LAMINATE	NEVAMAR	MXT003T	SILVER ALU METAL
RF-1	RUBBER FLOORING	NORAPLAN MEGA	1587	MORNING MIST
VCT-1	VINYL COMP. TILE	ARMSTRONG	51904	STERLING



FIRST FLOOR FINISH PLAN

SECOND FLOOR FINISH PLAN

SCHEMATIC INTERIOR FINISH PLAN

A4

1'=16"

08 / 14 / 13

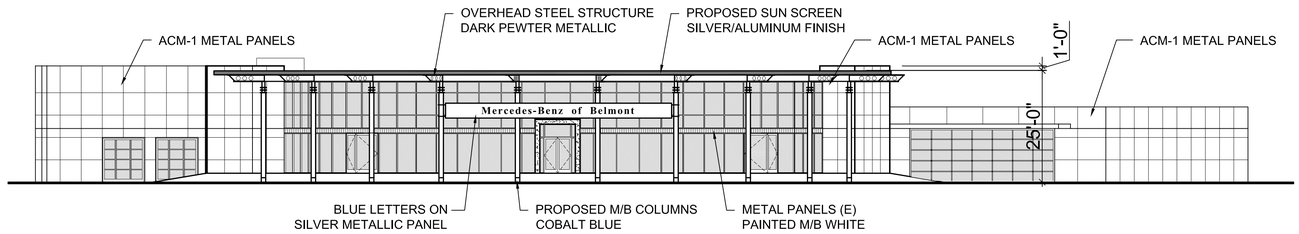
127.028

AUTOBAHN MOTORS

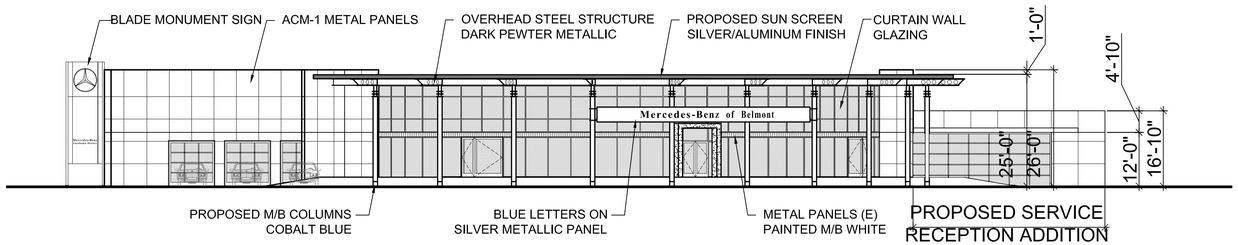
BELMONT, CALIFORNIA

NEW DEALERSHIP PROJECT

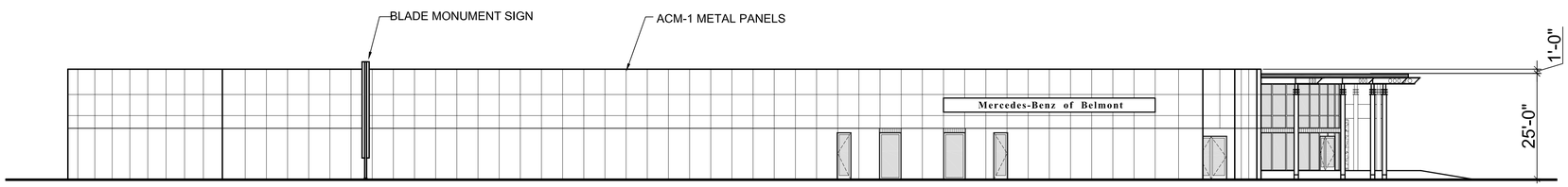
KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.



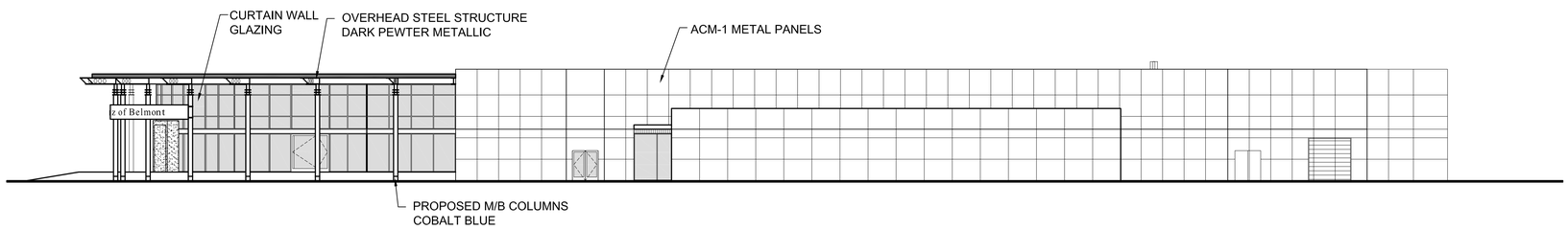
ELEVATION 1



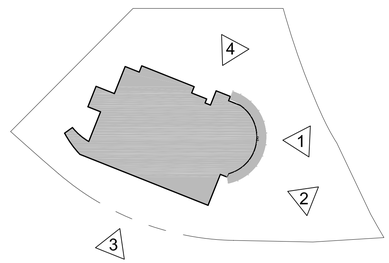
ELEVATION 2



ELEVATION 3



ELEVATION 4



KEY MAP

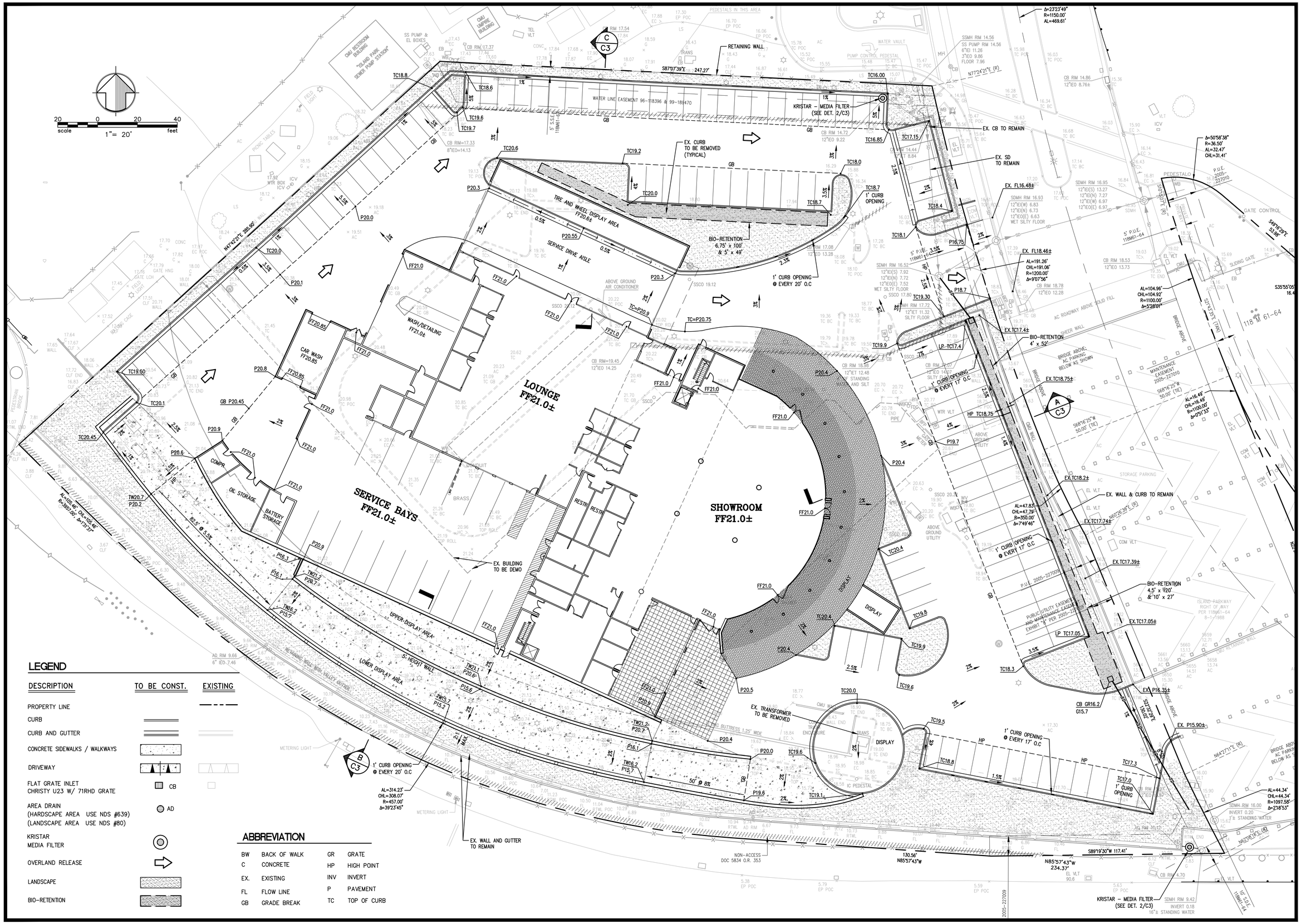
SCHEMATIC
ELEVATIONS

A5

1'=16"

08 / 14 / 13

127.028



LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CURB		
CURB AND GUTTER		
CONCRETE SIDEWALKS / WALKWAYS		
DRIVEWAY		
FLAT GRATE INLET CHRISTY U23 W/ 71RHD GRATE	CB	
AREA DRAIN (HARDSCAPE AREA USE NDS #639) (LANDSCAPE AREA USE NDS #80)	AD	
KRISTAR MEDIA FILTER		
OVERLAND RELEASE		
LANDSCAPE		
BIO-RETENTION		

ABBREVIATION

BW	BACK OF WALK	GR	GRATE
C	CONCRETE	HP	HIGH POINT
EX.	EXISTING	INV	INVERT
FL	FLOW LINE	P	PAVEMENT
GB	GRADE BREAK	TC	TOP OF CURB

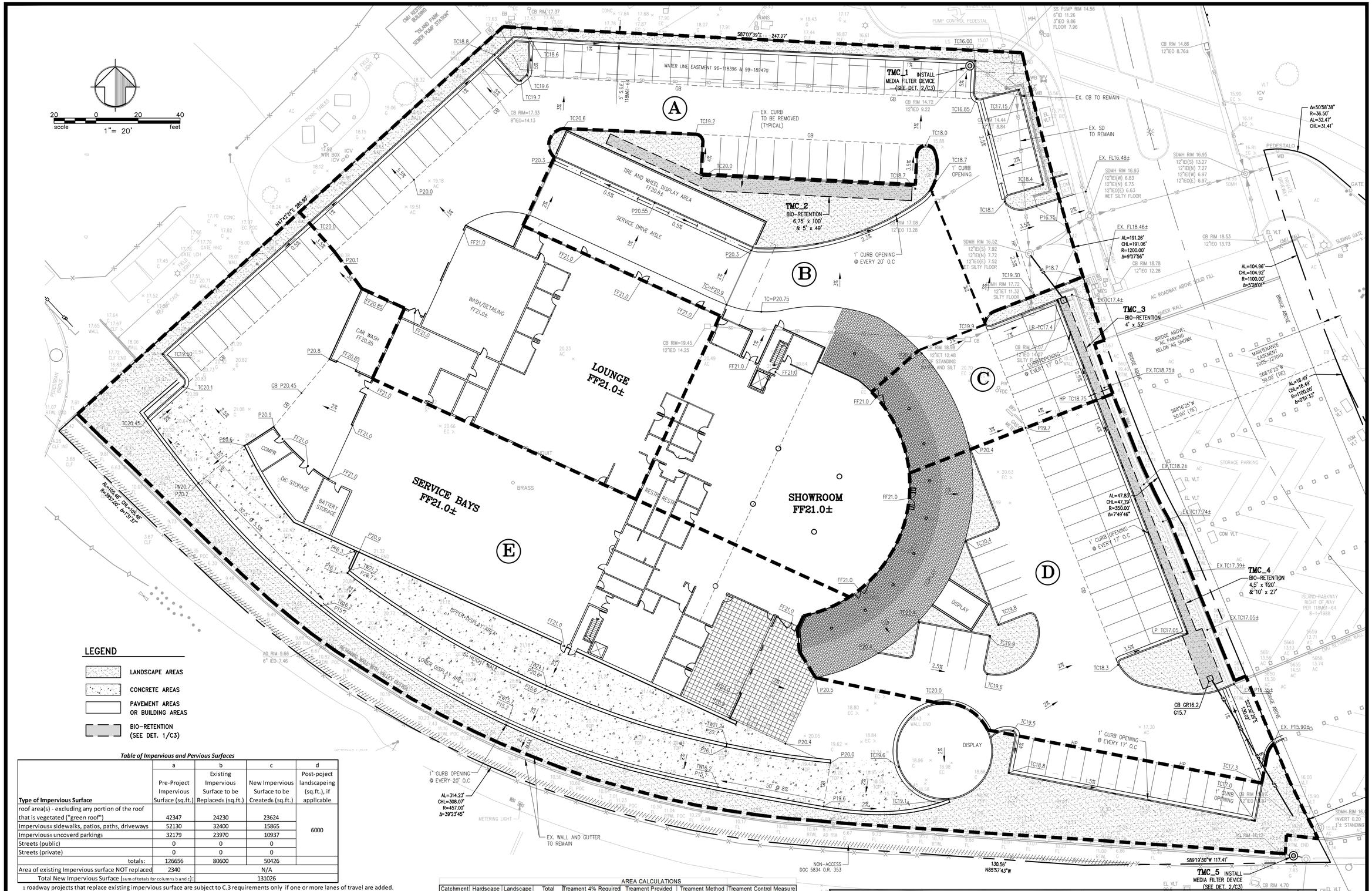
#	DESC.	REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1530 Oakland Road Ste A114 San Jose, Ca 95131
Tel. No. (408) 453 1222 Fax No. (408) 453 1207

AUTOBAHN MOTORS
700 ISLAND PARKWAY
BELMONT, CALIFORNIA

PRELIMINARY
GRADING & DRRAINAGE PLAN

Date: 08-14-13
Scale: 1"=20'
Design By: BH
Job: J13047
Sheet
C1



LEGEND

- LANDSCAPE AREAS
- CONCRETE AREAS
- PAVEMENT AREAS OR BUILDING AREAS
- BIO-RETENTION (SEE DET. 1/C3)

Table of Impervious and Pervious Surfaces

Type of Impervious Surface	a Pre-Project Impervious Surface (sq.ft.)	b Existing Impervious Surface to be Replaceds (sq.ft.)	c New Impervious Surface to be Createds (sq.ft.)	d Post-poject landscapeing (sq.ft.), if applicable
roof area(s) - excluding any portion of the roof that is vegetated ("green roof")	42347	24230	23624	6000
Impervious4 sidewalks, patios, paths, driveways	52130	32400	15865	
Impervious4 uncoverd parking5	32179	23970	10937	
Streets (public)	0	0	0	
Streets (private)	0	0	0	
totals:	126656	80600	50426	
Area of existing Impervious surface NOT replaced	2340	N/A		
Total New Impervious Surface (sum of totals for columns b and c):		131026		

1 roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.
2 See Standard Industrial Classification (SIC) codes here
3 Project description examples: 5-story office building, industrial warehouse, residential with fire 4-story buildings for 200 condominiums, etc.
4 Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface.
Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in
5 Uncovered parking includes top level of a prking structure.
6 "replace" means to installl new impervious surface where existing impervious surface is removed. "Construct" means to install new impervious surface where there is currently no impervious surface

AREA CALCULATIONS

Catchment Label	Hardscape Area (SF)	Landscape Area (SF)	Total Area (SF)	Treament 4% Required Area (SF)	Treament Provided Area (SF)	Treament Method	Treament Control Measure (TCM)
A	34781	3060	37841	1391	SEE CALCULATION	Mechanical device	TMC_1
B	22580	3334	25914	903	920	Bio-Retention	TMC_2
C	5096	619	5715	204	208	Bio-Retention	TMC_3
D	20026	3045	23071	801	810	Bio-Retention	TMC_4
E	47007	10395	57402	1880	SEE CALCULATION	Mechanical device	TMC_5
TOTAL	82483	10058	92541	5180			

SIZING FOR THE STORMWATER TREATMENT UNIT:

THE AREA TREATED BY STORMWATER TREATMENT UNIT FOR AREA A:
TOTAL AREA = 37,841 SF = 0.869 ACRES.
IMP AREA = 34,781 SF PER AREA = 3,060 SF
C = (34,781x0.9 + 3,060x0.1)/37,841 = 0.835
Q=CIA = 0.835 x 0.2 IN/HR x 0.869 ACRES = 0.145 CFS
(USE MEDIA FILTER MODEL CF-48-UF-3, SEE DET. ON SHEET C3)

THE AREA TREATED BY STORMWATER TREATMENT UNIT FOR AREA B:
TOTAL AREA = 57,402 SF = 1.318 ACRES.
IMP AREA = 47,007 SF PER AREA = 10,395 SF
C = (47,007x0.9 + 10,395x0.1)/57,402 = 0.755
Q=CIA = 0.755 x 0.2 IN/HR x 1.318 ACRES = 0.199 CFS
(USE MEDIA FILTER MODEL CF-48-UF-4, SEE DET. ON SHEET C3)

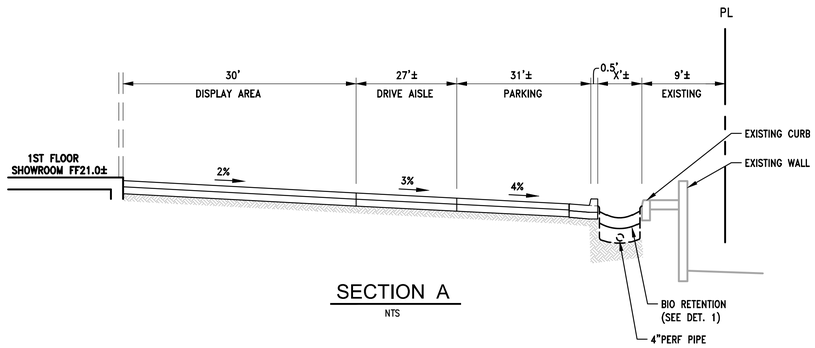
DESC.	REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1530 Oakland Road Ste A114 San Jose, Ca 95131
Tel. No. (408) 453 1222 Fax No. (408) 453 1207

AUTOBAHN MOTORS
700 ISLAND PARKWAY
BELMONT, CALIFORNIA

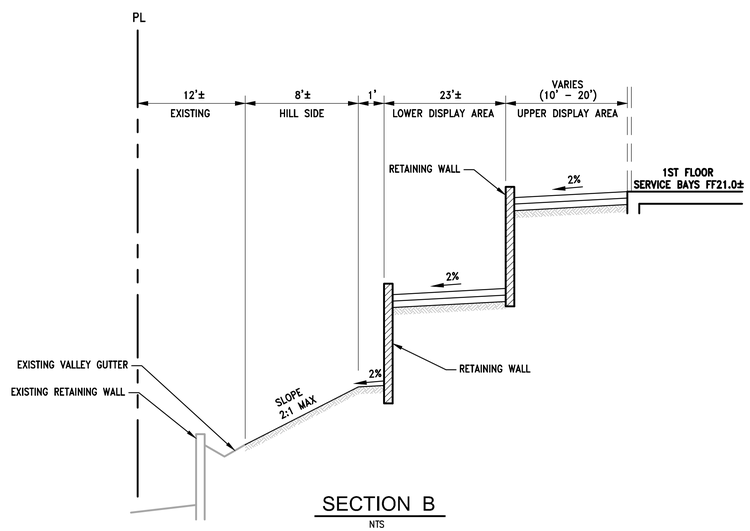
PRELIMINARY
STORMWATER CONTROL PLAN

Date: 08-14-13
Scale: 1"=20'
Design By: BH
Job: J13047
Sheet
C2



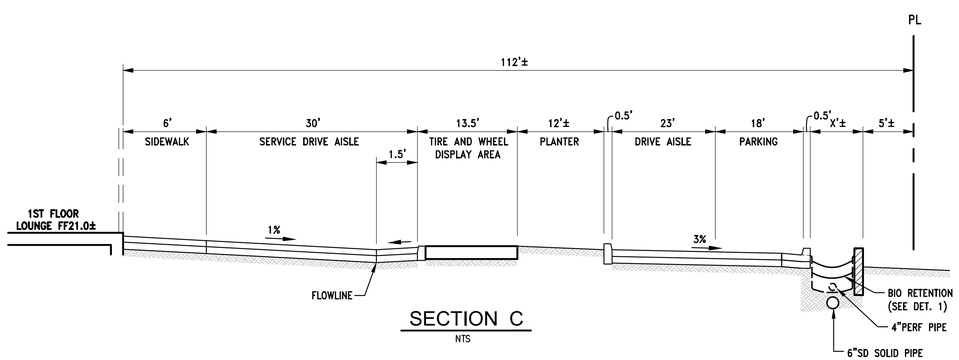
SECTION A

NTS



SECTION B

NTS

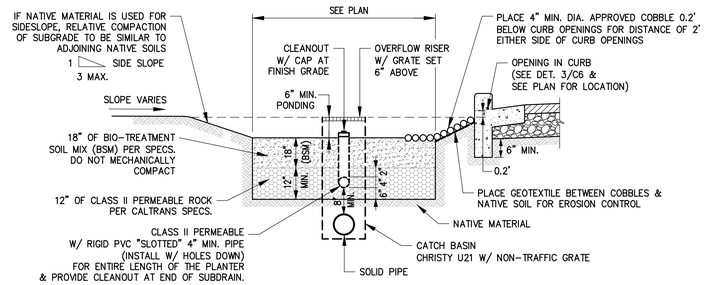


SECTION C

NTS

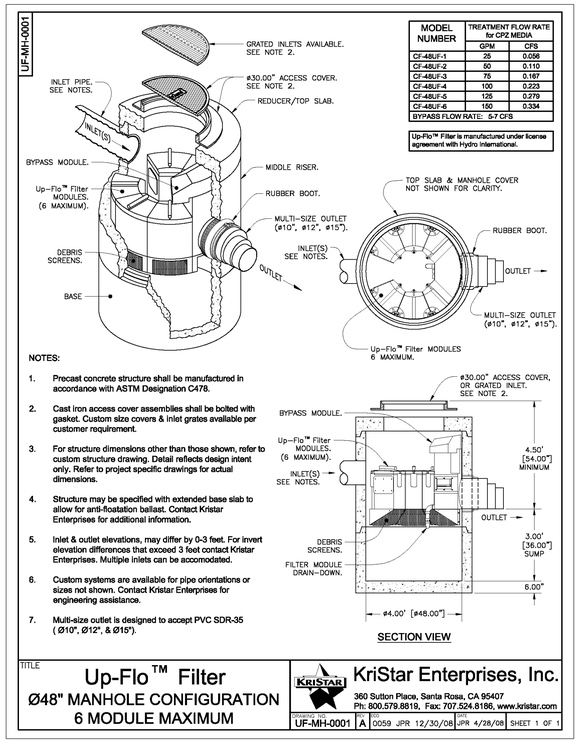
SOIL CONSIDERATIONS:

BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : www.scvurppp-w2k.com/c3_handbook_2012.shtml



1 BIO-RETENTION DETAIL

NTS



Up-Flo™ Filter is manufactured under license agreement with Hydro International.

MODEL NUMBER	TREATMENT FLOW RATE for CP2 MEDIA	
	GPM	CFS
CF-48UF-1	25	0.056
CF-48UF-2	50	0.110
CF-48UF-3	75	0.167
CF-48UF-4	100	0.223
CF-48UF-5	125	0.279
CF-48UF-6	150	0.334
BYPASS FLOW RATE: 5-7 CFS		

NOTES:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Cast iron access cover assemblies shall be bolted with gasket. Custom size covers & inlet grates available per customer requirement.
3. For structure dimensions other than those shown, refer to custom structure drawing. Detail reflects design intent only. Refer to project specific drawings for actual dimensions.
4. Structure may be specified with extended base slab to allow for anti-floatation ballast. Contact Kristar Enterprises for additional information.
5. Inlet & outlet elevations, may differ by 0-3 feet. For invert elevation differences that exceed 3 feet contact Kristar Enterprises. Multiple inlets can be accomodated.
6. Custom systems are available for pipe orientations or sizes not shown. Contact Kristar Enterprises for engineering assistance.
7. Multi-size outlet is designed to accept PVC SDR-35 (Ø10", Ø12", & Ø15").

2 KRISTA DETAIL

NTS

DESC.	REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1530 Oakland Road 25a A114 San Jose, Ca 95131
Tel. No. (408) 453 1222 Fax No. (408) 453 1207

AUTOBAHN MOTORS
700 ISLAND PARKWAY
BELMONT, CALIFORNIA

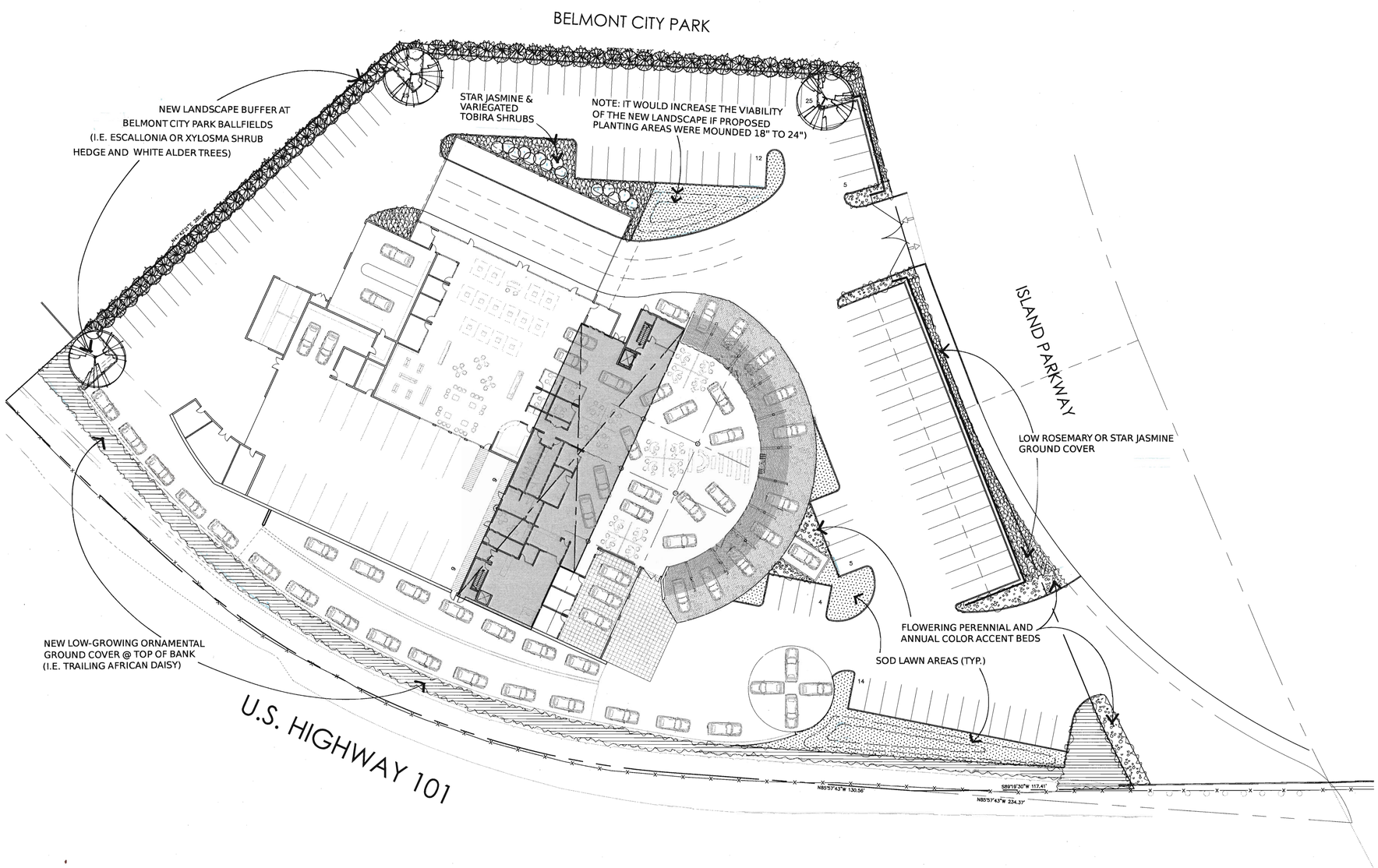
PRELIMINARY
SECTIONS & DETAILS

Date: 08-14-13
Scale: 1"=20'
Design By: BH
Job: J13047
Sheet
C3

AUTOBAHN MOTORS

NEW DEALERSHIP PROJECT

KENNETH RODRIGUES & PARTNERS, INC.
SAN JOSE CONSTRUCTION, INC.



PRELIMINARY LANDSCAPE PLAN

SCALE : 1" = 30'

LAUDERBAUGH ASSOCIATES
Landscape Architecture & Planning
425 Clyde Avenue
Mountain View, CA 94043

KRP 127.028

L-1