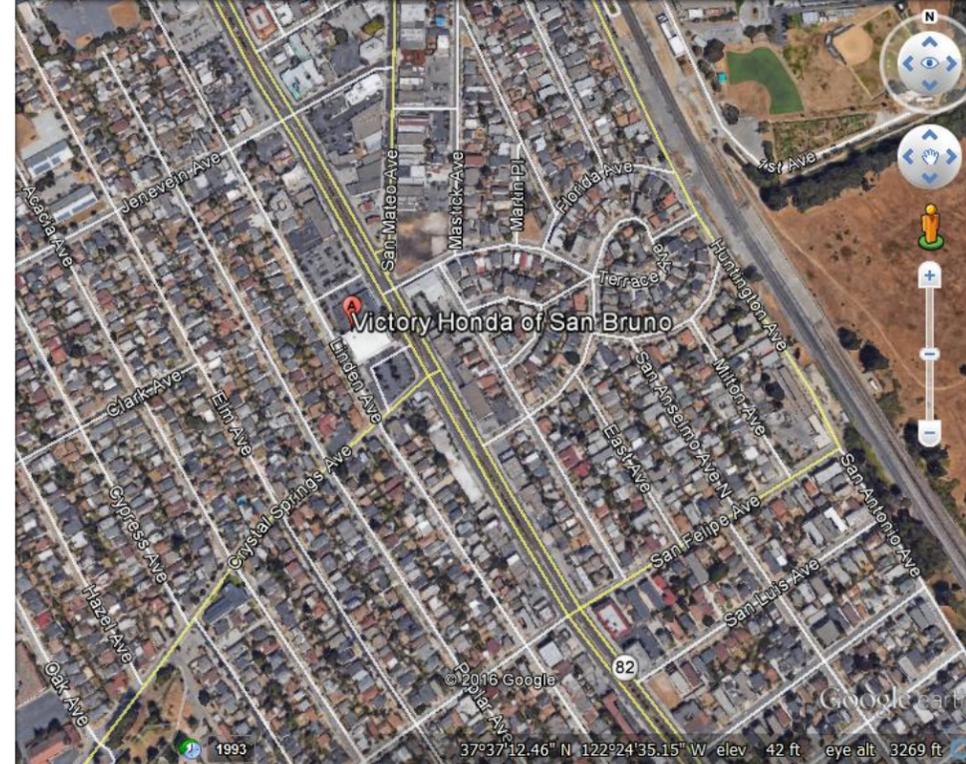


Vicinity Map



Sheet Index

- 1 Rendering from El Camino Real Looking North
- 2 Rendering from El Camino Real Looking South
- 3 Rendering from Linden Avenue Looking South
- 4 Rendering from Linden Avenue Looking North
- 5 Existing Building Plans and Elevation
- 6 Site Survey with Existing and New Building Footprint
- 7 Landscape Plan
- 8 Landscape Details
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- 10 Proposed Site Plan
- 11 Proposed Showroom Level Plan
- 12 Proposed Service Level Plan
- 13 Proposed Inventory Level 1 Plan
- 14 Proposed Inventory Level 2 Plan
- 15 Proposed Roof Plan
- 16 Exterior Elevations
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- 18 Building Section study

Project Description

Victory Honda - 345 El Camino Real, San Bruno, California

Zoned "C" General Commercial: Parcel number 0202993040

Project is the re-envisioning of an existing automobile sales and service facility. Community growth has increased the demand for automotive sales. Additional sales has created a greater need for vehicle service capacity.

Operations of the new facility will be based on existing facility hours of operations. Sales and Service will still be conducted between the hours of 7:00 AM to 7:00 PM, daily.

The larger facility will allow an expansion of staff from 70 full time employees to at least 140 full time employees. Construction Gives us an opportunity to relocate and improve Memory lane. Memory lane is a public walk that bisects the existing dealership. Its current location causes pedestrians to cross two internal drives. Currently the walkway paving is in disrepair with uneven patches and trip hazards. Our plan shifts the walkway out of traffic and improves both paving and planting.

Building Foot print will grow from 15,127 square feet to 35,251 square feet. Total building area will grow from 19,097 square feet to 155,084 square feet.

Sales facilities will grow from 3,980 square feet to 8,053 square feet. The sales consultation will go from eight sales desks to sixteen sales desks. Financing offices will increase from two offices to four offices. Service writers will go from three advisors to six advisors. Service reception will grow from one car to eight cars.

Service stalls will grow from eleven productive stalls to thirtyeight productive stalls. On site inventory will grow from 111 vehicles to 395 vehicles.

Victory Honda of San Bruno



Victory Honda of San Bruno



Victory Honda of San Bruno

Victory Honda : Schematic Study - Rendering El Camino Real Looking South
Scale: Not to Scale
6/10/2016



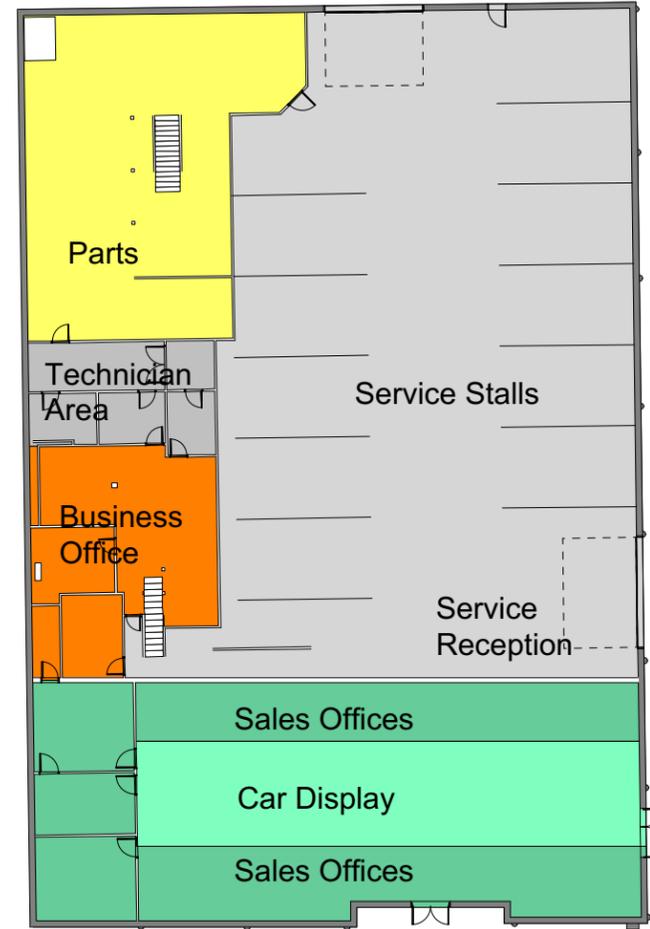
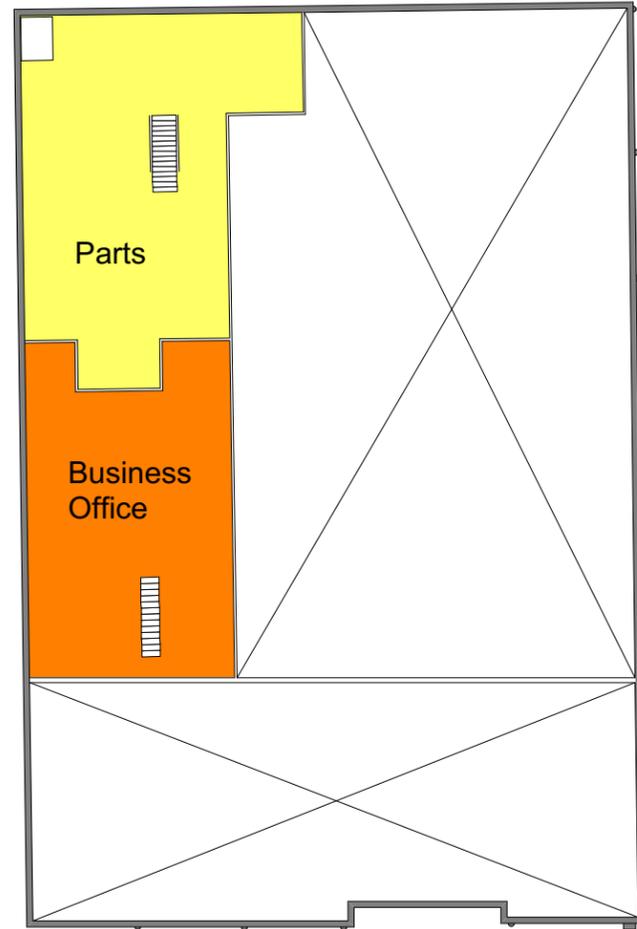
Victory Honda of San Bruno

Victory Honda : Schematic Study - Rendering Linden Avenue Looking South
Scale: Not to Scale
6/10/2016



Victory Honda of San Bruno

Victory Honda : Schematic Study - Rendering Linden Avenue Looking North
Scale: Not to Scale
6/10/2016



- Existing Building - Two Floors**
(19,097 square feet)
- Showroom Display - Area**
(1,440 square feet)
- Showroom Office - Area**
(2,540 square feet)
- Business Administration - Area**
(2,834 square feet)
- Service Bays - Area**
(7,484 square feet)
- Service Technician - Area**
(546 square feet)
- Parts Inventory - Area**
(4,250 square feet)

Service Department

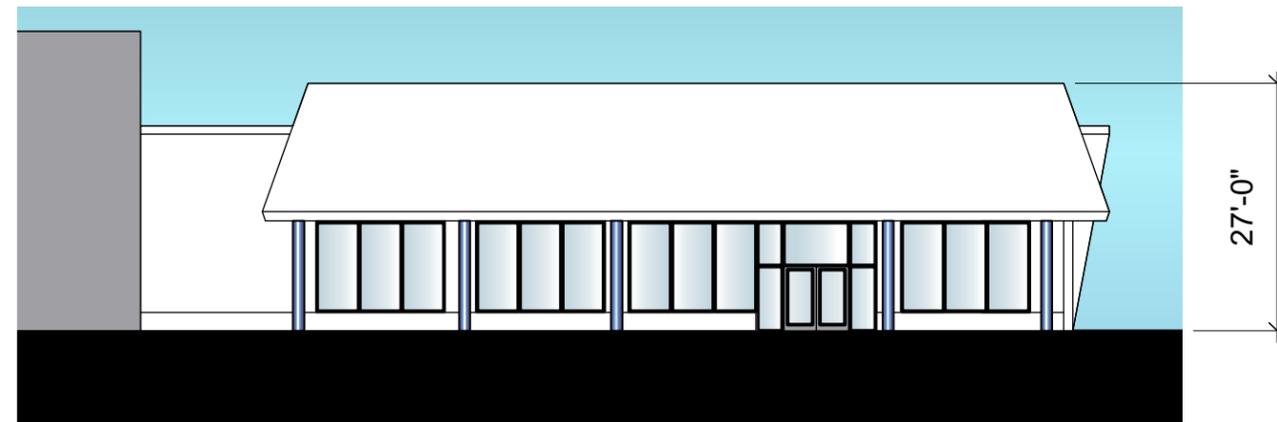
- 11 Service Bays
- 1 Alignment Bay
- 2 Detail Spaces Under Tent
- 3 Service Writers

Sales Department

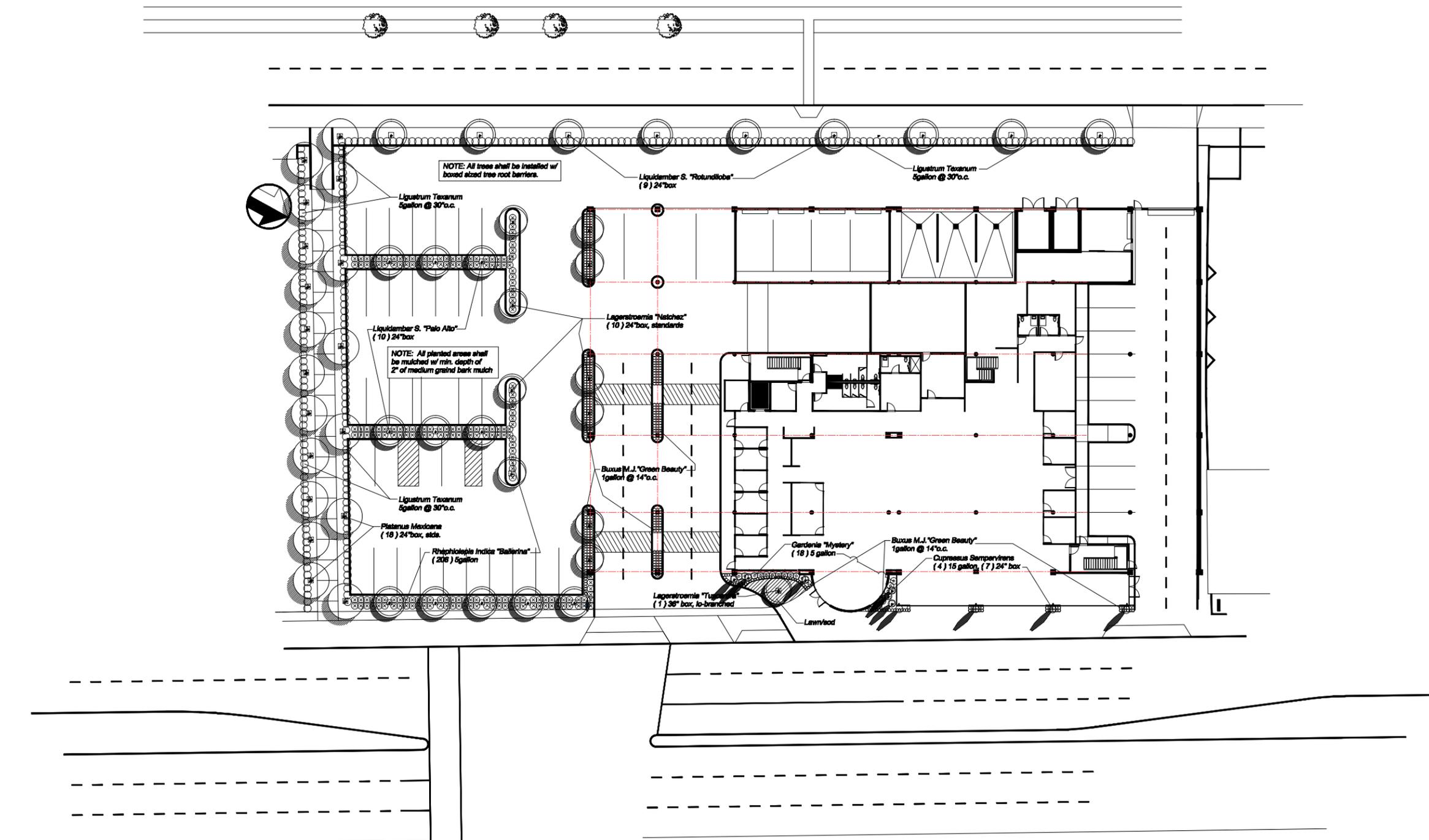
- 2 Cars on display
- 8 Consultation spaces
- 2 Finance officers
- Customer Lounge for 6

Site Inventory

- Customer Parking 12 spaces
- Service Parking 24 spaces
- Inventory 111 spaces



Victory Honda of San Bruno



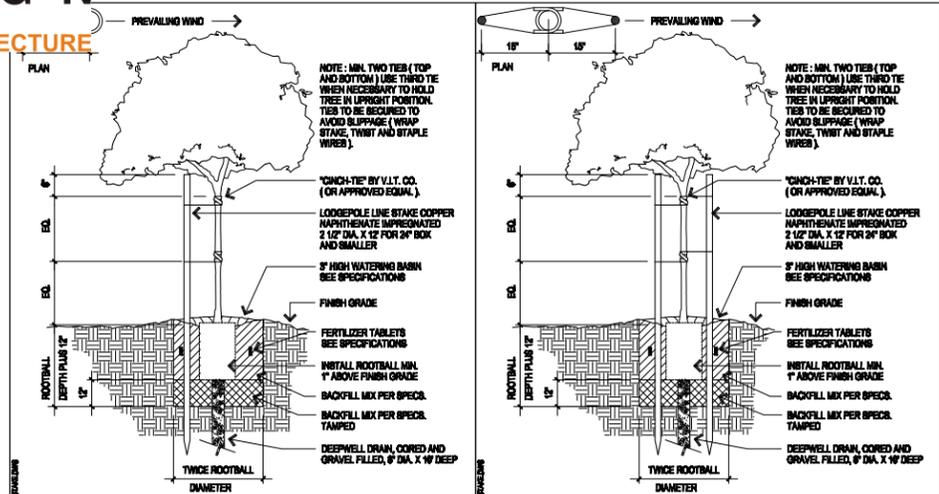
Victory Honda of San Bruno

Victory Honda : Schematic Study - Landscape Plan
Scale: Not to Scale
6/10/2016

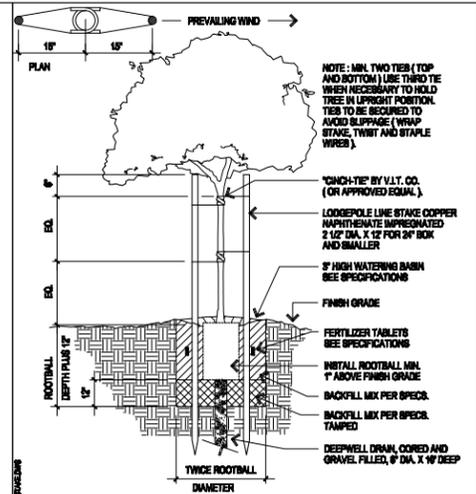
PROJECT
**VICTORY HONDA
SAN BRUNO**

ISSUE: **04 June 2016**
DESCRIPTION

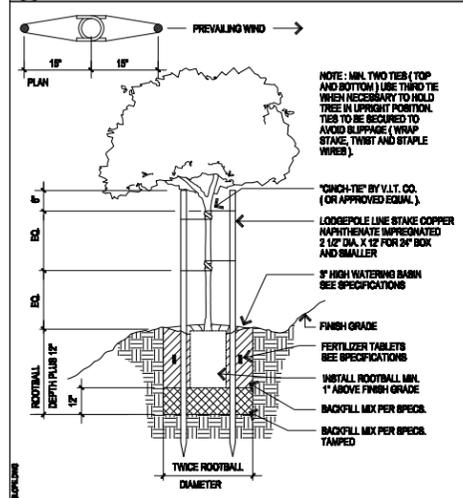
**Site Planting
Plan**



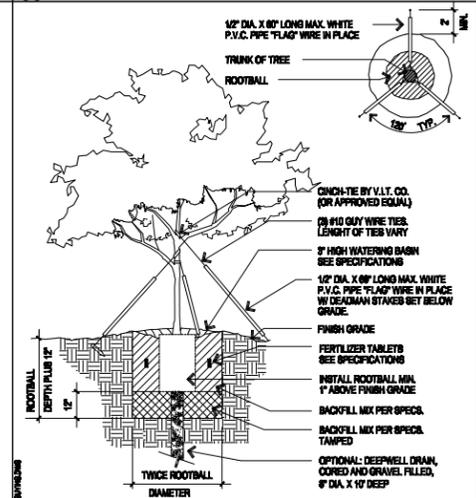
A SINGLE STAKING DETAIL



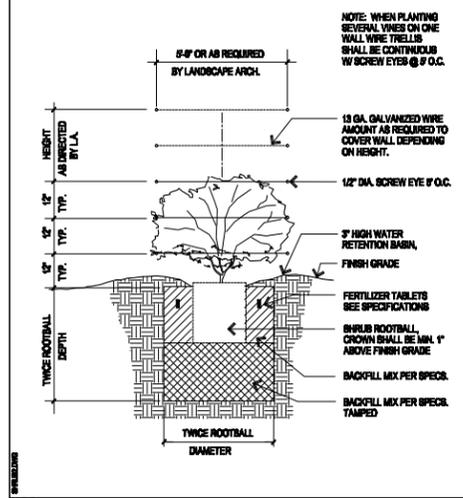
B DOUBLE STAKING DETAIL



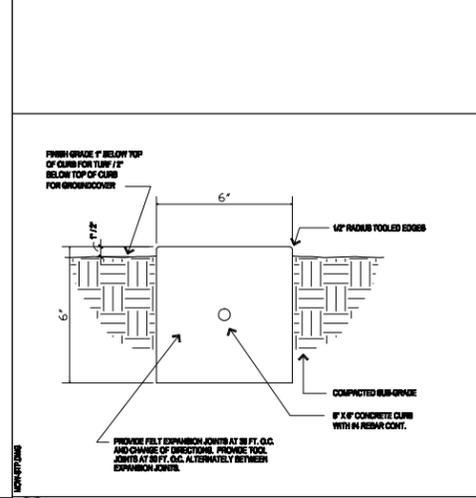
C TREE SLOPE PLANTING DETAIL



D TREE GUYING DETAIL



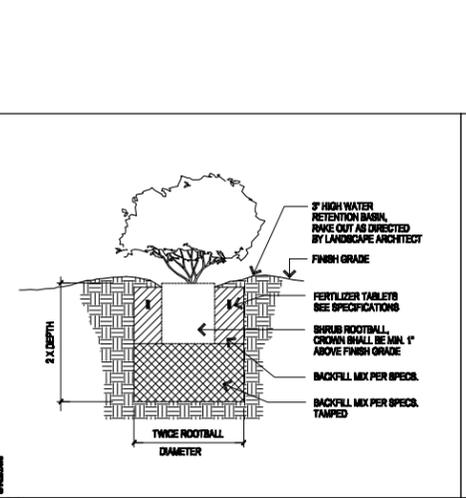
E TREE / VINE ESPALIER DETAIL



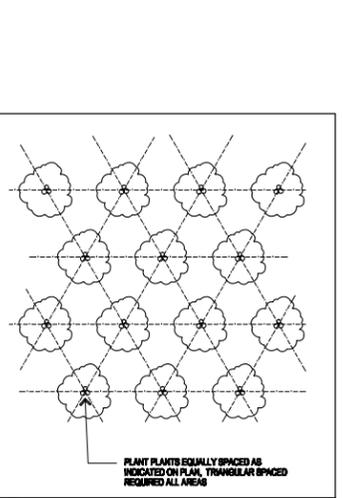
F CONCRETE MOW STRIP DETAIL

GENERAL PLANT LIST		THIS PLANT COUNT / LIST IS FOR THE CONVENIENCE ONLY OF THE CONTRACTOR AND MUST BE VERIFIED BY PLAN CHECK AND ON-SITE INSPECTION OF CONDITIONS. PRIOR TO BID SUBMITTAL AND CONSTRUCTION.			
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SUPPORT	REMARKS
TREES:					
<i>Cupressus Sempervirens</i>	Italian Cypress	4	15 gallon		
<i>Cupressus Sempervirens</i>	Italian Cypress	7	24" box		
<i>Lagerstroemia "Vasicek"</i>	White Crape Myrtle	10	24" box		
<i>Lagerstroemia "Tuscarora"</i>	Red Crape Myrtle	1	36" box		Lo-branched
<i>Liquidambar Styraciflua "Palo Alto"</i>	Sweet Gum	19	24" box		
<i>Platanus Mexicana</i>	Mexican Sycamore	18	24" box		
SHRUBS:					
<i>Buxus M.J. "Green Beauty"</i>	Green Beauty Boxwood	@ 14"o.c.	1 gallon		
<i>Gardenia "Mystery"</i>	Gardenia	18	5 gallon		
<i>Ligustrum Texanum</i>	Texas Privet	@ 30"o.c.	5 gallon		
<i>Rhus typhina "Ballerina"</i>	India Hawthorn, var. Ballerina	208	5 gallon		

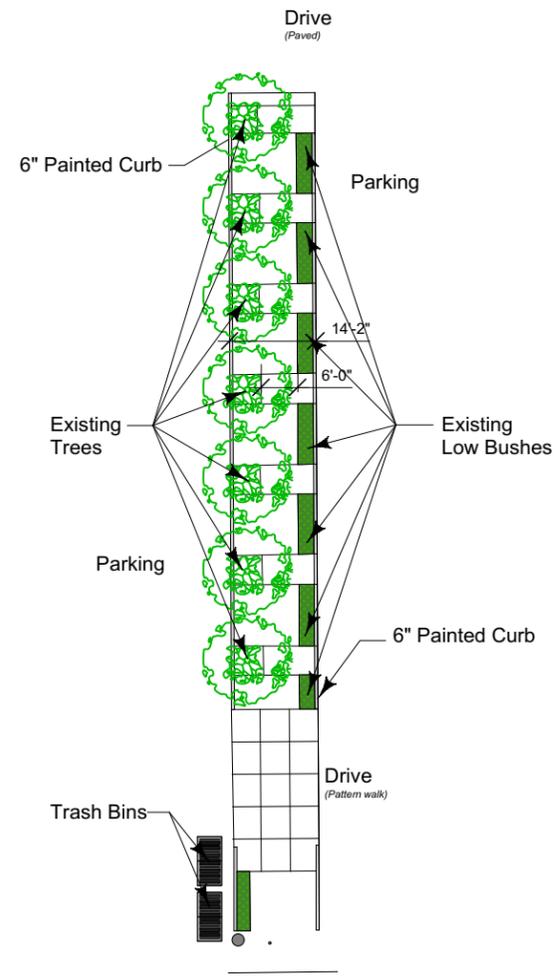
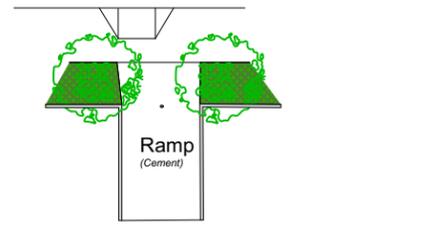
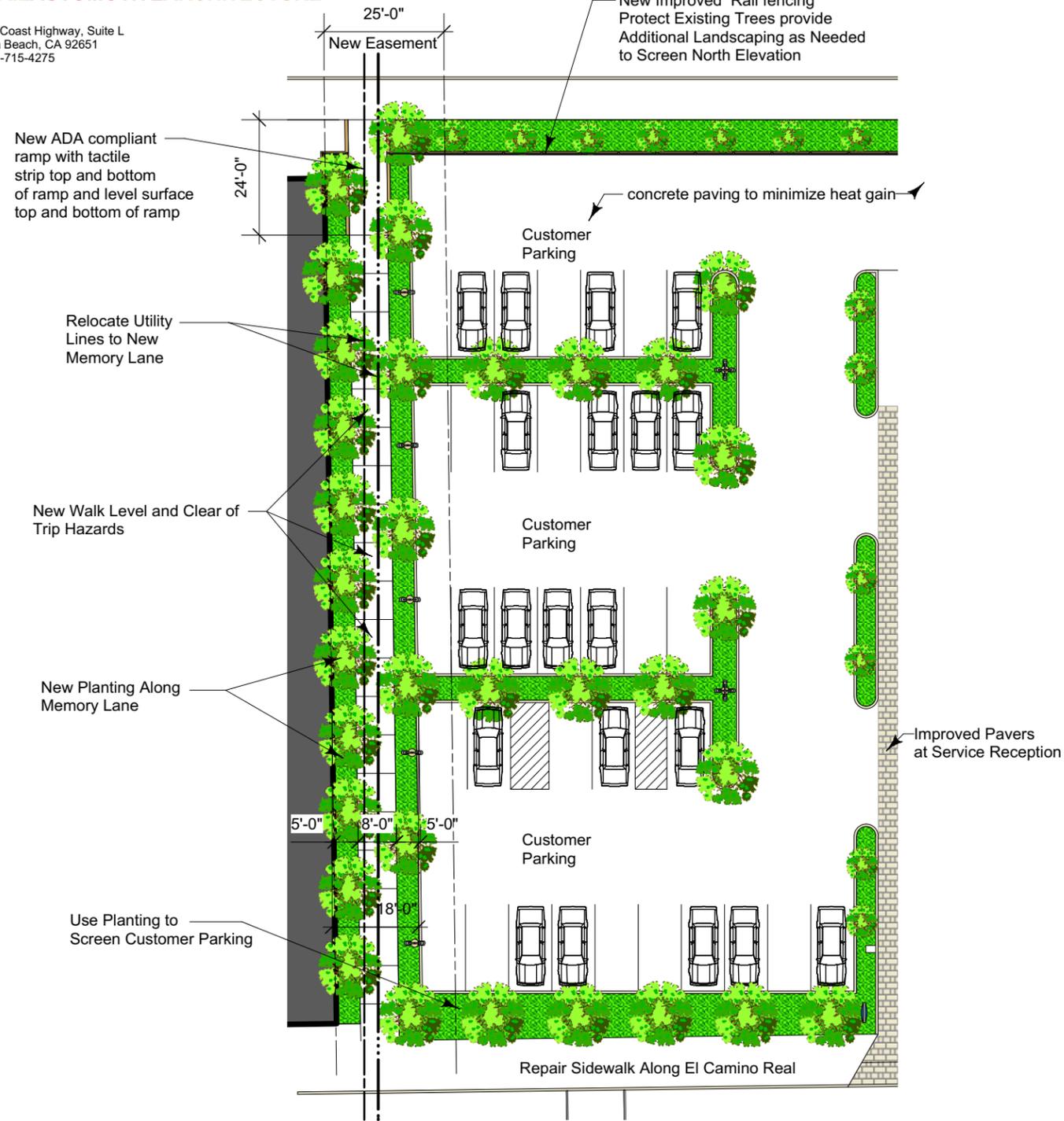
NOTE: Top dress all planting areas with min. 2" of medium grind bark.



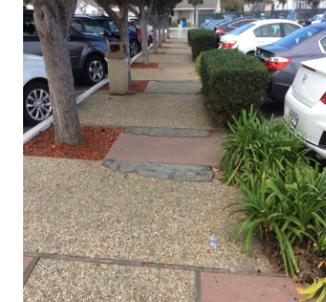
G SHRUB / VINE PLANTING PIT DETAIL



H GROUNDCOVER SPACING



Memory Lane (Existing)



Memory Lane (Existing)



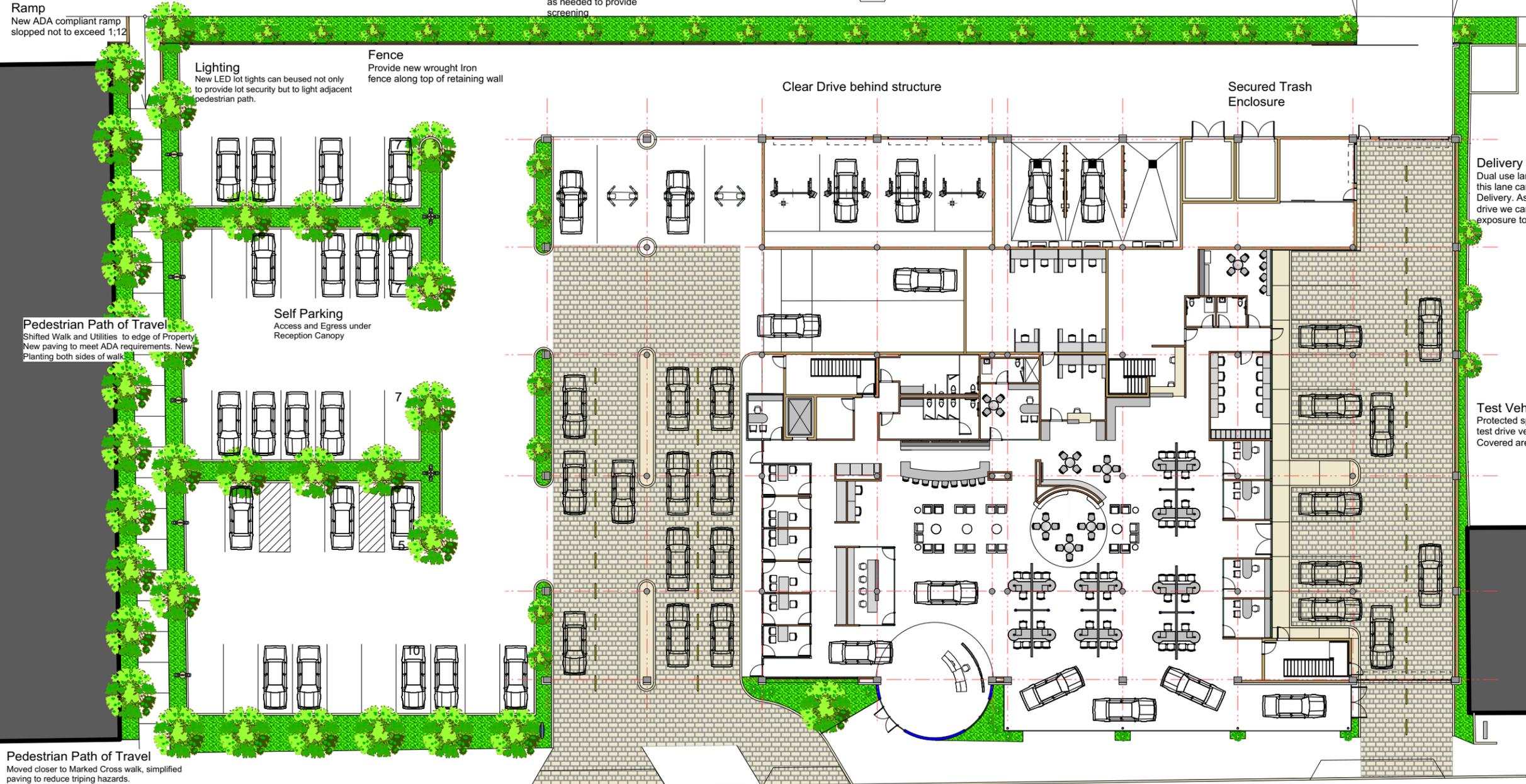
Memory Lane (Existing)

Victory Honda of San Bruno

Victory Honda : Memory Lane Schematic Study
Scale: 1"=10'-0"
6/10/2016



Linden



Existing Trees
Protect in place, replace as needed to provide screening

New Curb cut
Gated Entrance Limited Access, No Customer Access
No test drives on residential street

Ramp
New ADA compliant ramp stopped not to exceed 1:12

Lighting
New LED lot lights can be used not only to provide lot security but to light adjacent pedestrian path.

Fence
Provide new wrought iron fence along top of retaining wall

Clear Drive behind structure

Secured Trash Enclosure

Pedestrian Path of Travel
Shifted Walk and Utilities to edge of Property
New paving to meet ADA requirements. New Planting both sides of walk

Self Parking
Access and Egress under Reception Canopy

Delivery
Dual use lane. After hours this lane can be used for Delivery. As an enclosed drive we can reduce noise exposure to our neighbors.

Test Vehicle Lane
Protected space to view and test drive vehicles. Provides Covered area for vehicle delivery.

Operations
Hours of operation will remain the same. 7:00 AM - 7:00 PM daily. If service department does not grow additional shift work will have to be added

Employees
Currently the dealership employs 70 full time personnel. The increase will grow the staff to 140 full time workers. Sales is projected to increase by 50%. Service will grow by at least 200%.

Why we need to Grow
Existing Sales and Service facilities are designed to service a much smaller community. As our community has grown the dealership has not been able to keep up. As cars change so does the equipment that is needed to maintain and repair them. To better service the community of San Bruno and to provide the services a thriving community needs, we need to grow. That growth needs to be smart. Key areas of concern for us will be energy and water use. With growth comes the opportunity to update our operational practices to be more earth friendly. With new technology we will be able to reduce our water use. New sensors will help us reduce our energy consumption. New containment strategies will keep industrial materials out of the Eco system. This opportunity for growth gives us a vehicle to better address the needs of our community while investing ourselves into its future.

Pedestrian Path of Travel
Moved closer to Marked Cross walk, simplified paving to reduce tripping hazards.

Existing Drives to Remain
Improve and Widen where possible

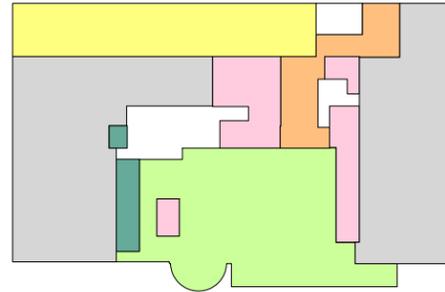
El Camino Real



0 20 40 60 80 100 FT



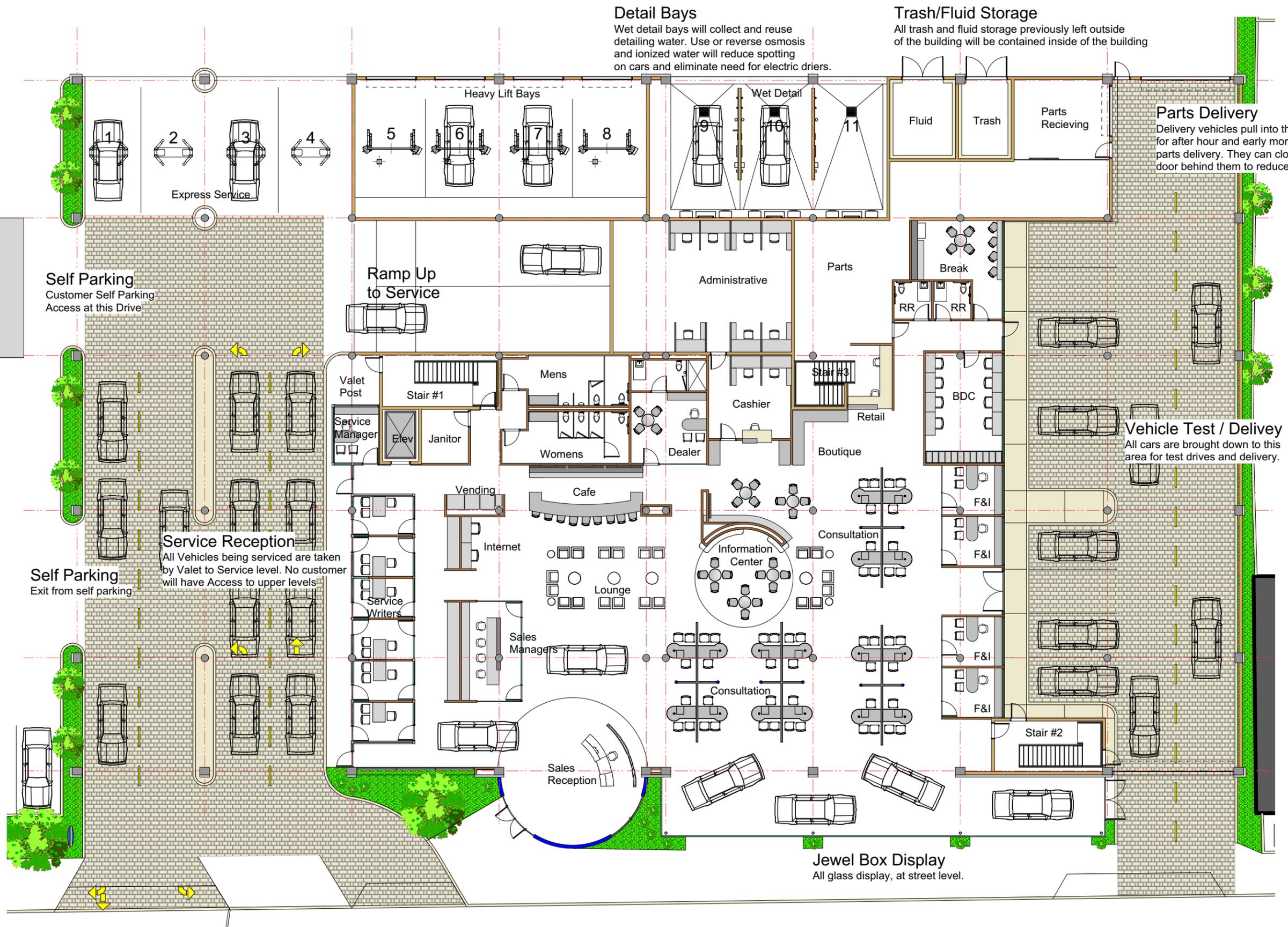
Victory Honda of San Bruno



Showroom Sales	8,053 sf
Service Administration	764 sf
Sales Administration	3,229 sf
Service Department	4,814 sf
Parts Department	2,041 sf
Unoccupied Space	2,300 sf
Covered Drive	14,050 sf

Building Foot Print 35,251 sf

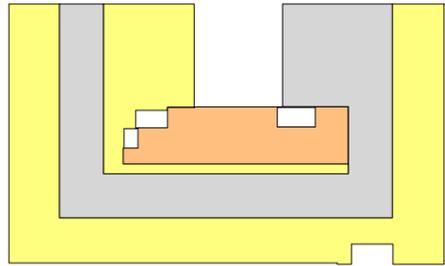
Showroom Parking	1:1000 sf	8 spaces
Administrative Office Parking	1:250 sf	16 spaces
Storage Space	1:800 sf	2 spaces
Repair Garage	1:250 sf	19 spaces



Victory Honda of San Bruno

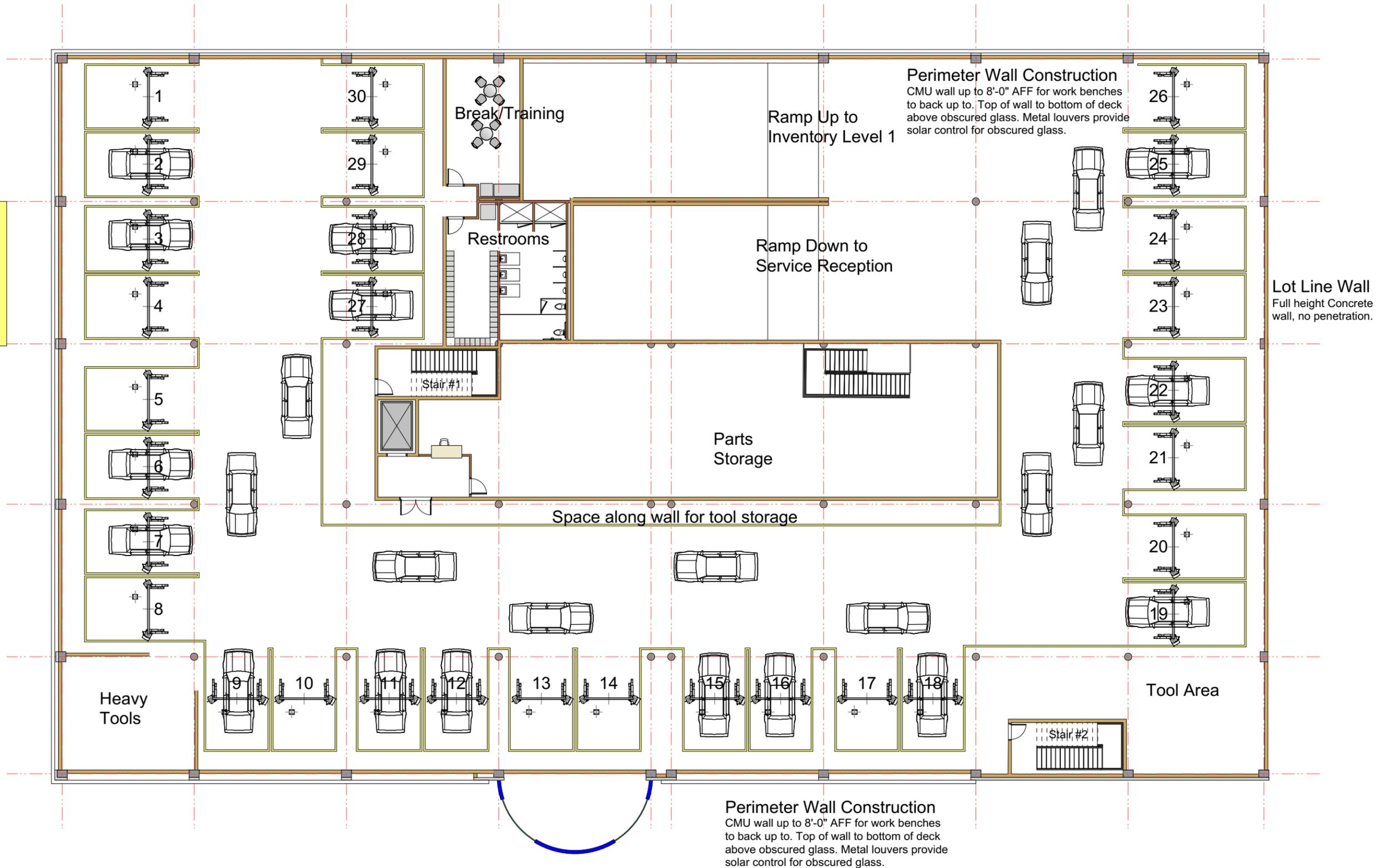
0 20 40 60 80 100 FT

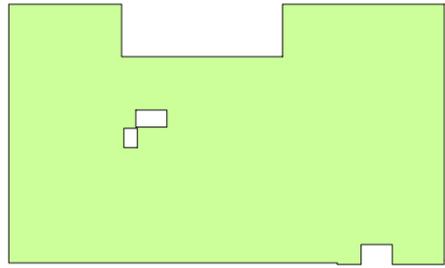




Service Department	16,195 sf	
Parts Department	3,221 sf	
Circulation	10,817 sf	
Storage Space	1:800 sf	4 stalls
Repair Garage	1:250 sf	65 stalls

Service / Parts
All Vehicles on this level are Driven by Staff only, No Customer Contact is permitted on this level.

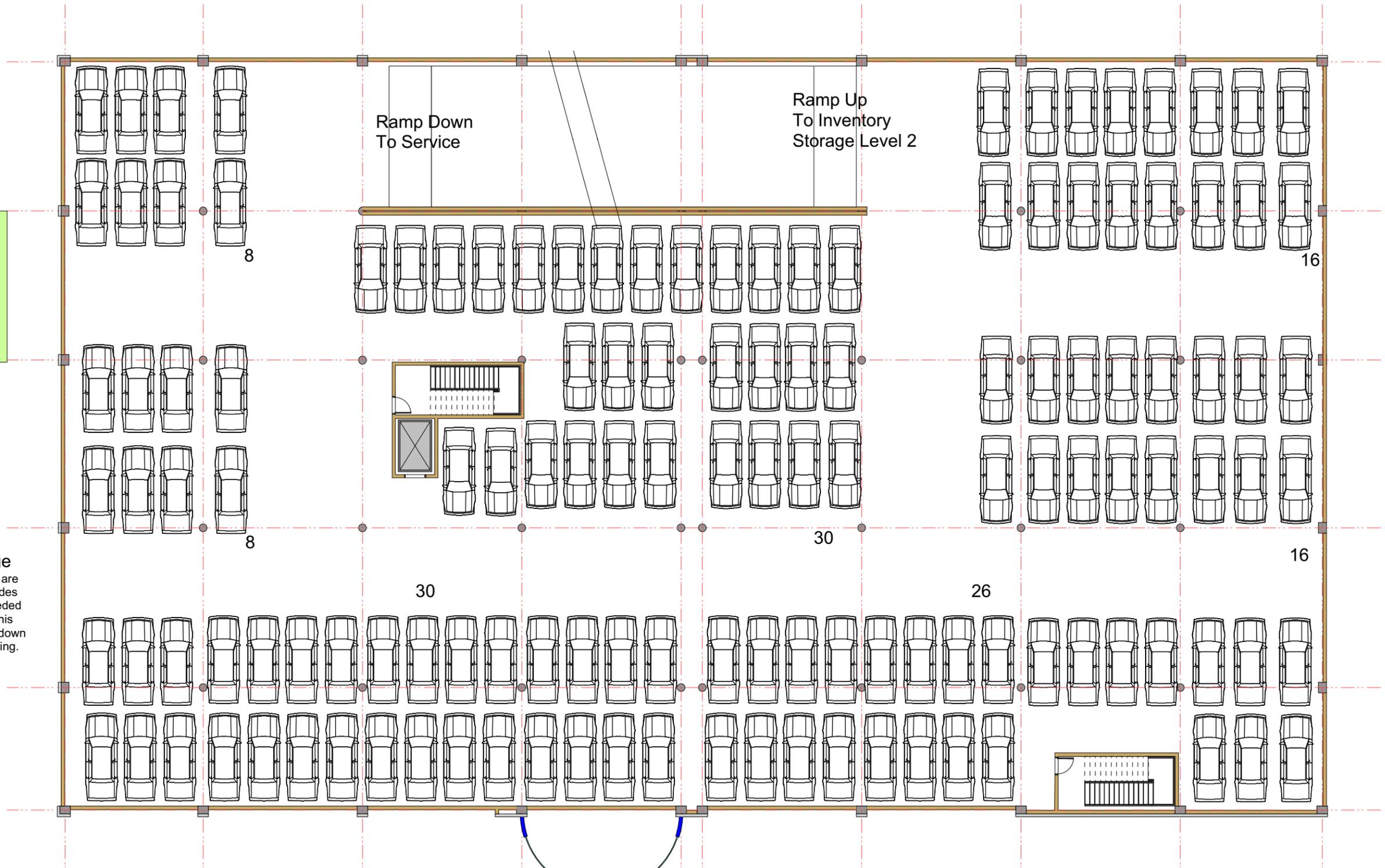


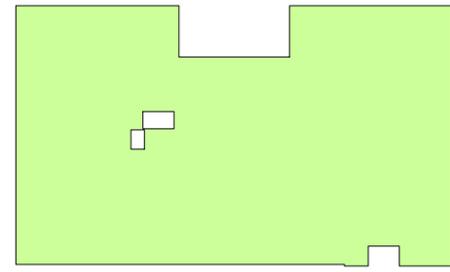


Inventory Display 30,739 sf
Inventory 1:800 sf 38 spaces

Inventory Storage

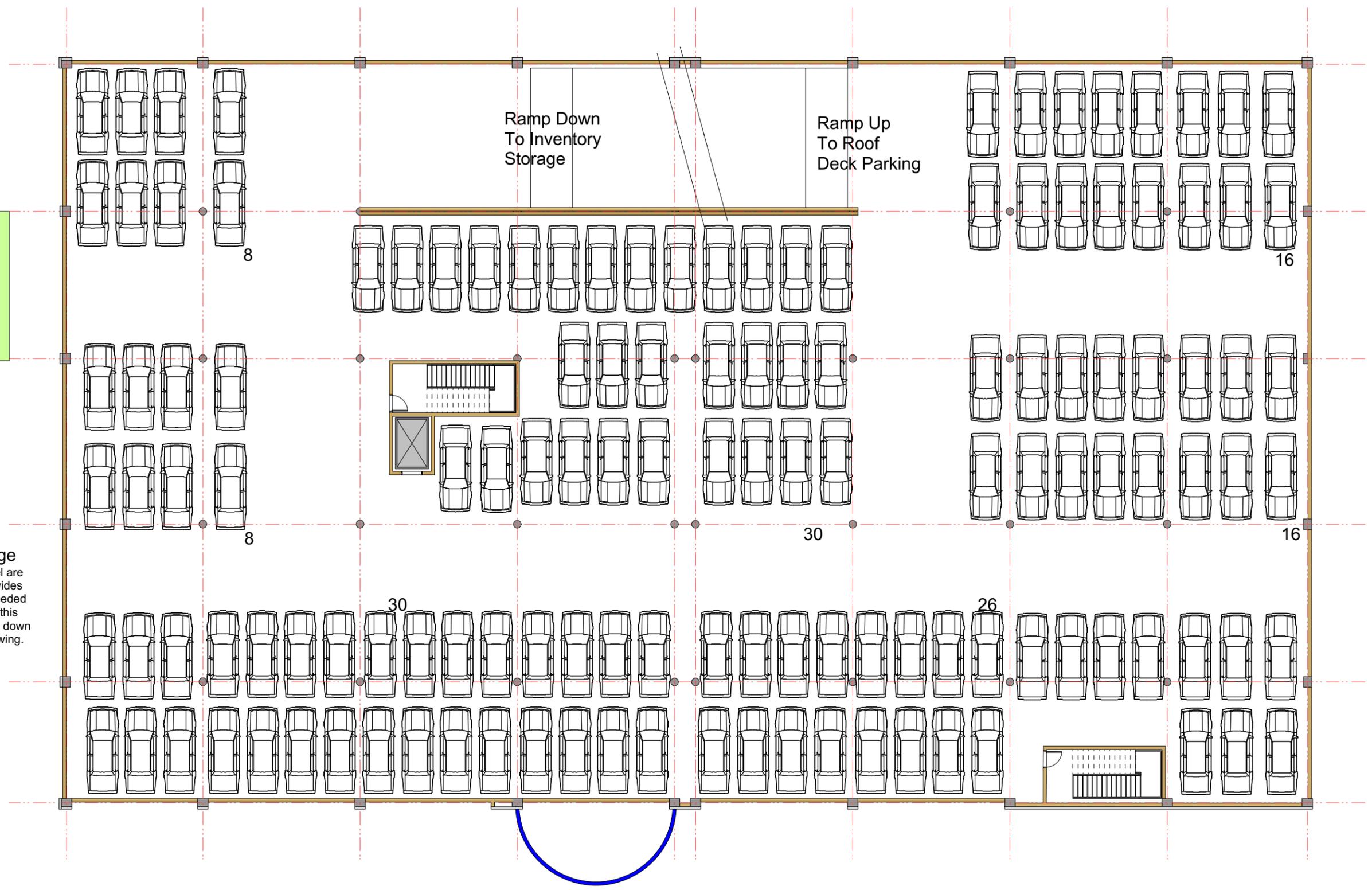
All Vehicles on this level are Valet parking only, Provides Over flow parking as needed No customer access to this Level. Cars are brought down to Delivery drive for viewing.



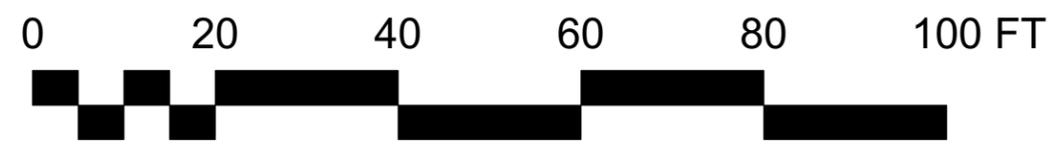


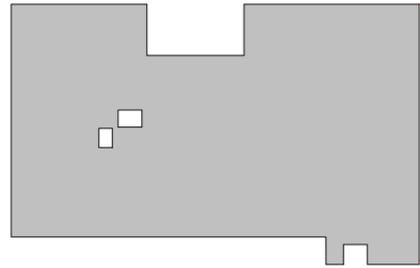
Inventory Storage 31,568 sf
Storage 1:800 sf 39 spaces

Inventory Storage
All Vehicles on this level are Valet parking only, Provides Over flow parking as needed No customer access to this Level. Cars are brought down to Delivery drive for viewing.



Victory Honda of San Bruno





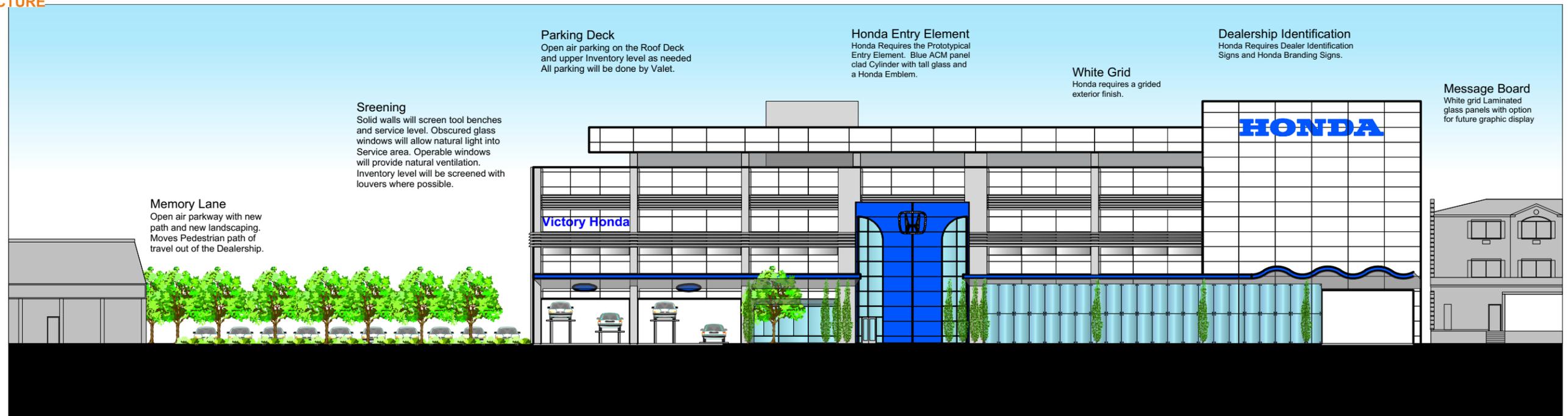
Parking 27,293 sf
 Parking No Occupancy



Parking Deck
 All Parking on this level is Valet only. This area is not open to the General Public

Victory Honda of San Bruno





Parking Deck
Open air parking on the Roof Deck and upper Inventory level as needed. All parking will be done by Valet.

Honda Entry Element
Honda Requires the Prototypical Entry Element. Blue ACM panel clad Cylinder with tall glass and a Honda Emblem.

Dealership Identification
Honda Requires Dealer Identification Signs and Honda Branding Signs.

White Grid
Honda requires a grided exterior finish.

Message Board
White grid Laminated glass panels with option for future graphic display

Screening
Solid walls will screen tool benches and service level. Obscured glass windows will allow natural light into Service area. Operable windows will provide natural ventilation. Inventory level will be screened with louvers where possible.

Memory Lane
Open air parkway with new path and new landscaping. Moves Pedestrian path of travel out of the Dealership.

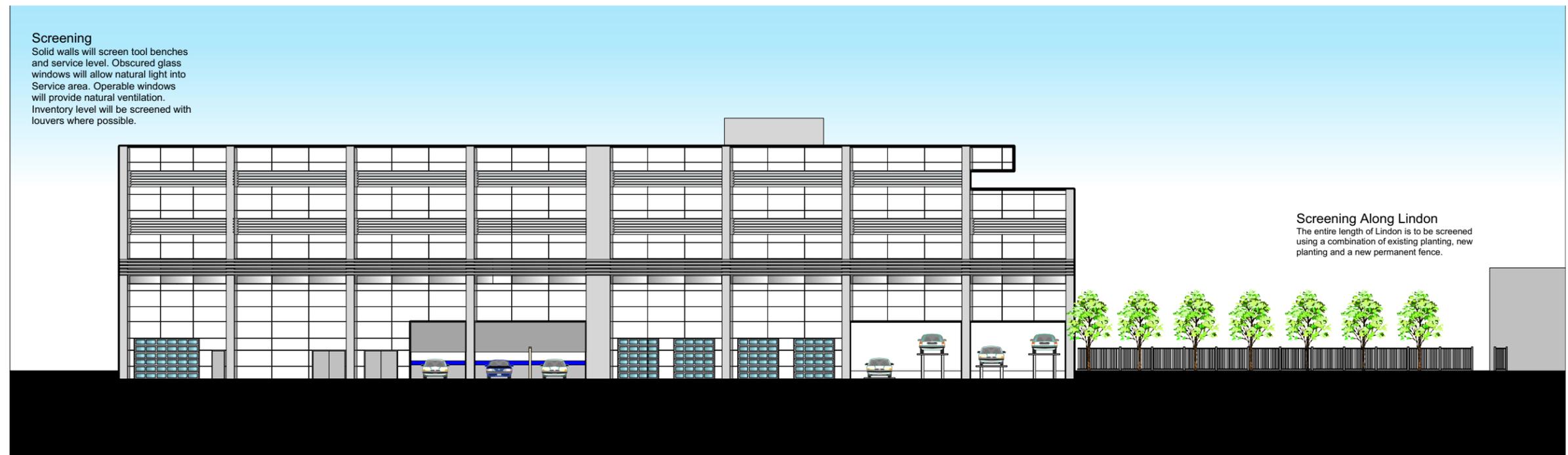
Green Belt
New Planting along El Camino Real to provide screening at self parking.

Egress
Two lanes under cover of the canopy.

Entrance
Two lanes under cover of the canopy.

Jewel Box Display
Street Level Display of Vehicles. Jewel Box is fabricated with a frameless glass wall system using spider clamps.

Honda Eave with Wave Element
Honda Requires the Prototypical Eave Element. A Primary Component of this Element is the Honda Wave. Both Eave and Wave are covered with blue ACM.



Screening
Solid walls will screen tool benches and service level. Obscured glass windows will allow natural light into Service area. Operable windows will provide natural ventilation. Inventory level will be screened with louvers where possible.

Screening Along Lindon
The entire length of Lindon is to be screened using a combination of existing planting, new planting and a new permanent fence.

Enclosed Delivery
Deliveries can pull into test drive lane and close overhead door to limit noise.

Trash/Fluid
Trash bins and fluid storage is moved into an enclosed area.

Detail Bays
Detailing will be moved into a covered area where water can be collected and reused.

Heavy Bays
Bays that might produce excessive noise will have an over head door that can be closed to reduce noise.

Victory Honda of San Bruno

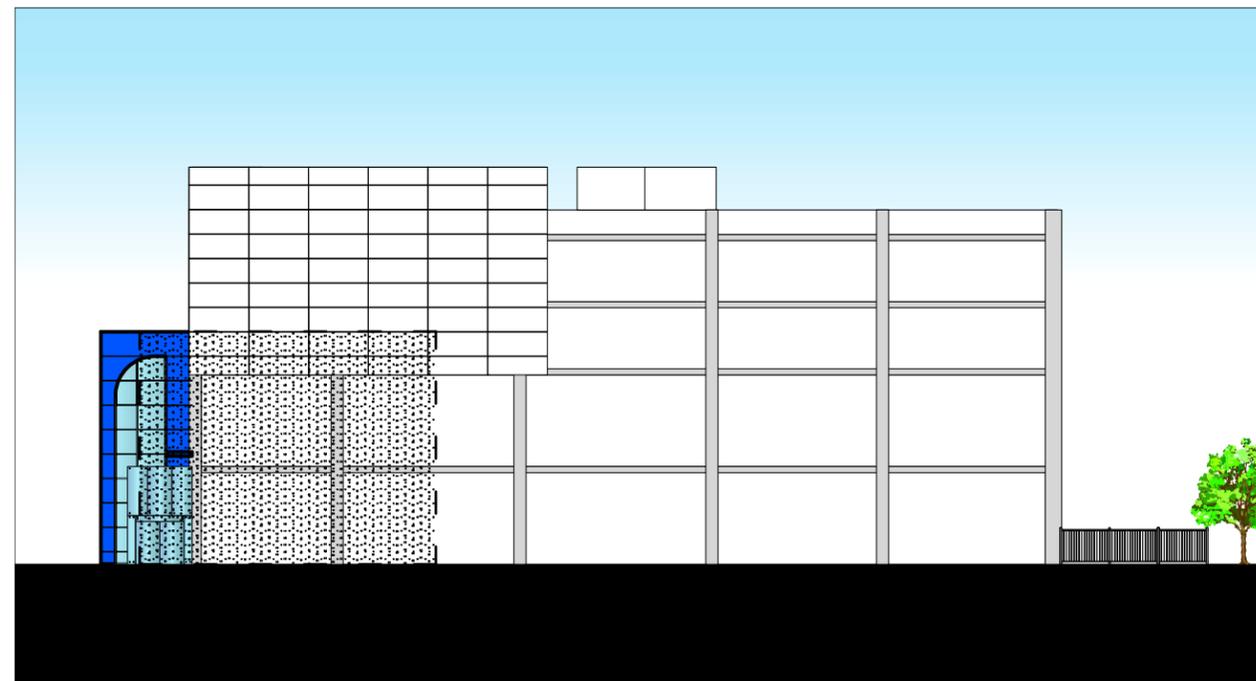
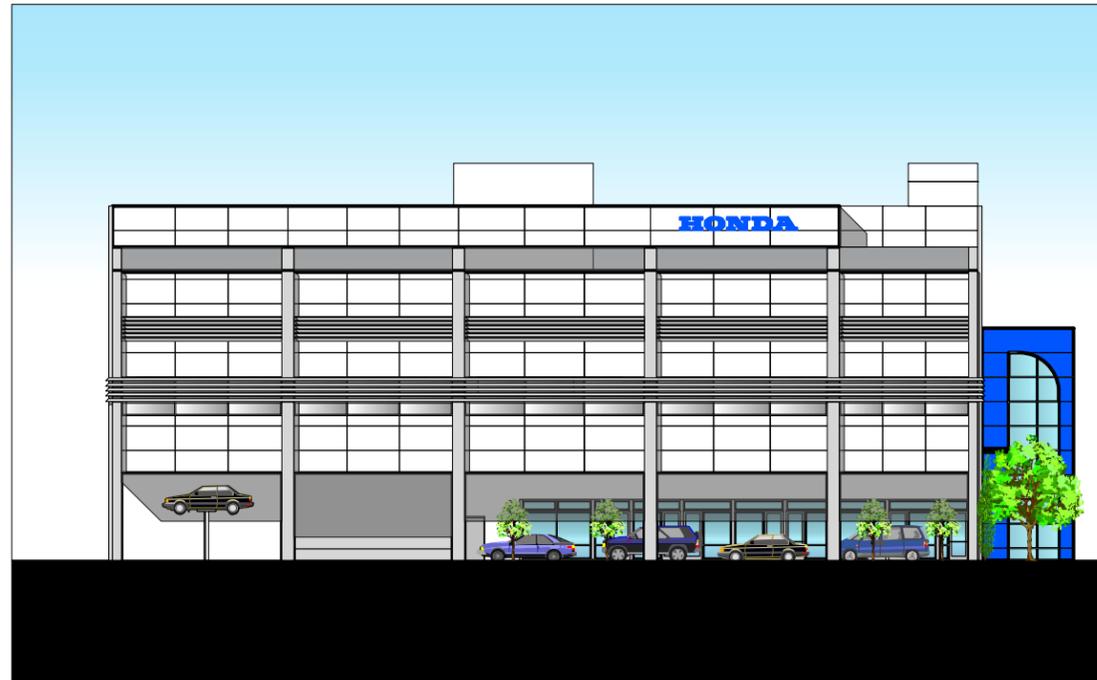


White smooth plaster
finish align reveals to
ACM reveals for cylinder
and center between
columns

Recessed Louvers
Silver Inset between
Vertical Metal Columns

Vertical Metal Columns
Grey ACM

Horizontal louvers
over Vertical Metal Columns
wrapping outside corner.
8" blades covering 2/3
of frosted glass at
service level



Zero Lot line Wall
Wall will have not penetration.
Articulate the column line and
edge of floor thru wall element
to provide detail for this elevation.

Fencing
New Fencing along Resedencial
Street. Provide New Gate to Match
with Fryable lock

Victory Honda of San Bruno



