PLANNED UNIT DEVELOPMENT PUD-98
CARMAX - PLEASANTON
CITY OF PLEASANTON, CA
FEBRUARY 2013

GENERAL NOTES

DEVELOPER/APPLICANT: ADDRESS/CONTACT:	CARMAX AUTO SUPERSTORES 12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: KEITH HENDERSON (804) 747-0422
DEVELOPMENT COORDINATOR: ADDRESS/CONTACT:	CENTERPOINT INTEGRATED SOLUTIONS 1240 BERGEN PARKWAY, SUITE A-250 EVERGREEN, CO 80439 CONTACT: AMANDA STEINE (303) 679-6978
CIVIL ENGINEER: ADDRESS/CONTACT:	MACKAY & SOMPS CIVIL ENGINEERS 5142 FRANKLIN DRIVE, SUITE B PLEASANTON, CA 94588 CHRIS GUENTHER (925) 225-0690
LANDSCAPE ARCHITECTURE: ADDRESS/CONTACT:	MD FOTHERINGHAM LANDSCAPE ARCHITECTS, INC. 323 GEARY STREET, SUITE 408 SAN FRANCISCO, CA 94102 CONTACT: MIKE FOTHERINGHAM (415) 434-4396
ARCHITECTURE: ADDRESS/CONTACT:	CHARLES O'BRIEN, III AIA ARCHITECT IN ASSOCIATION WITH PIEPER, O'BRIEN, HERR ARCHITECTS 3000 ROYAL BLVD SOUTH ALPHARETTA, GA 30022 CONTACT: DAVID HOLT (770) 564-1706
OWNER: ADDRESS/CONTACT:	ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY 224 W. WINTON AVENUE, SUITE 110 HAYWARD, CA 94544 CONTACT: STUART COOK (510) 670-6534
ASSESSOR PARCEL NUMBER:	PORTION OF 946-1128-003-009
EXISTING ZONING:	PUD-57 (CITY OF PLEASANTON)
PROPOSED ZONING:	PUD-98 (CITY OF PLEASANTON)
SITE AREA:	19.66 AC+/- OF A 35.76 AC+/- PARCEL

LAND USE SUMMARY

BUILDINGS (EXCLUDING SALES)	1.20 AC	6.1%
SALES BUILDING	0.22 AC	1.1%
LANDSCAPED AREAS	3.85 AC	19.6%
STREETS / PARKING / SIDEWALKS	7.23 AC	36.8%
STAGING AREA	7.16 AC	36.4%
TOTAL	19.66 AC	100.0%

BUILDING SUMMARY

BUILDING	BUILDING S.F.
SALES / PRESENTATION	11,783
FINAL QUALITY CONTROL / CAR WASH	3,930
SERVICE	45,000
TOTAL	60,713

BENCHMARK

MONUMENT DISK AT THE INTERSECTION OF PIMLICO DRIVE AND KIRKCALDY STREET.
ELEVATION = 342.17 (NGVD 29)

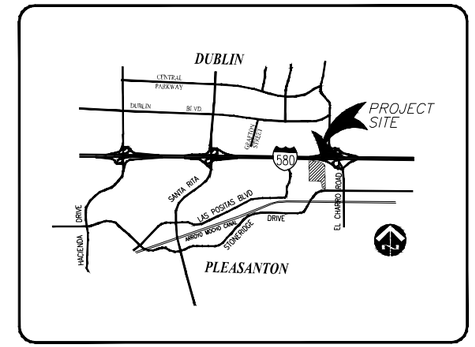
BASIS OF BEARINGS

THE BEARING OF NORTH 88 38'25" WEST BETWEEN FOUND MONUMENTS ON STONERIDGE DRIVE AS SHOWN ON TRACT 8020 FILED IN BOOK 313 OF MAPS, AT PAGES 53 THROUGH 63, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SUMMARY

BUILDING	OFFICE/SALES AREA S.F.	SERVICE DEPARTMENT AREA S.F.	OFFICE/SALES PARKING REQ @ 1 PER 300 SF	SERVICE PARKING REQ @ 1 PER 500 S.F.	TOTAL PARKING REQ
SALES / PRESENTATION	11,783	0	40	0	40
FINAL QUALITY CONTROL / CAR WASH	0	3,930	0	8	8
SERVICE	0	45,000	0	90	90
TOTAL					138

PARKING	PARKING SPACES
REQUIRED PARKING	138
PARKING PROVIDED (CUSTOMER / EMPLOYEE LOT)	431



VICINITY MAP
N.T.S.

SHEET INDEX

C1.0	COVER SHEET
C2.0	SITE SURVEY
C3.0	TENTATIVE PARCEL MAP
C4.0	DIMENSIONED SITE PLAN
C5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.1	GRADING DETAILS & SECTIONS
C6.0	PRELIMINARY UTILITY PLAN
C7.0	STORM WATER QUALITY PLAN
C8.0	EMERGENCY VEHICLE ACCESS PLAN
C9.0	FENCING AND WALL PLAN
A1.0	FLOOR PLAN - SALES & FQC
A2.0	FLOOR PLAN - SERVICE
E1.0	SITE LIGHTING PLAN
E2.0	SITE LIGHTING PLAN - AFTERHOURS
L1.0	PRELIMINARY PLANTING PLAN 1
L2.0	PRELIMINARY PLANTING PLAN 2
L3.0	IRRIGATION WATER USE NOTES
L4.0	PRELIMINARY LANDSCAPE DETAILS
L5.0	BAY-FRIENDLY LANDSCAPE CHECKLIST
SIGN 1	OVERALL SIGNAGE PLAN
SIGN 2	PYLON SIGN
SIGN 3	PYLON SIGN - NIGHT
SIGN 4	MONUMENT SIGN
SIGN 5	MONUMENT SIGN - NIGHT
ELEV 1	ELEVATIONS - SALES AND PRESENTATION
ELEV 2	ELEVATIONS - SALES AND PRESENTATION
ELEV 3	ELEVATIONS - SERVICE
ELEV 4	ELEVATIONS - SERVICE
ELEV 5	ELEVATIONS - FQC
RENDER 1	FREEWAY - INITIAL PLANTING
RENDER 2	FREEWAY - 5-YEAR GROWTH
RENDER 3	FREEWAY - 10-YEAR GROWTH
RENDER 4	BUILDING FROM SALES AREA
RENDER 5	ACCESS ROAD ENTRANCE
RENDER 6	VIEW THROUGH NEIGHBORHOOD PARK
RENDER 7	ENTRANCE TO CARMAX PARKING LOT
RENDER 8	VIEW FROM CLC PARKING

NOTE: SIGNAGE, ELEVATIONS AND RENDERING PORTIONS OF THE SUBMITTAL PACKAGE ARE INCLUDED IN THE 11x17 SET ONLY, THEY ARE NOT INCLUDED IN 24x36 PACKAGE

MACKAY & SOMPS
1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX R.E.

REVISIONS

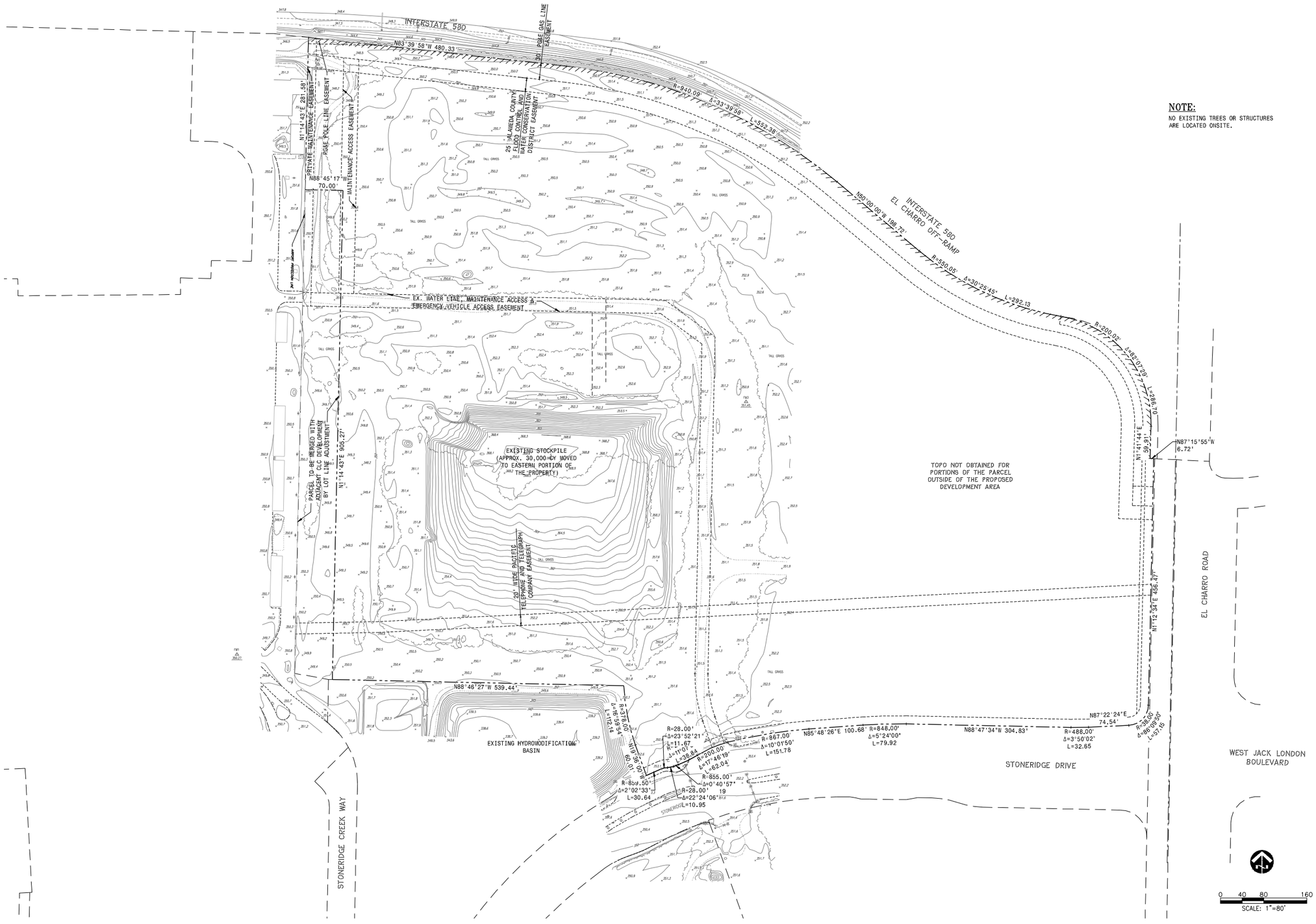
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORE, WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA. 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.000
DATE FEBURARY 2014
SHEET TITLE
COVER SHEET

SHEET NO. C1.0



NOTE:
NO EXISTING TREES OR STRUCTURES ARE LOCATED ONSITE.

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1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX FILE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

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THE AUTO SUPERSTORE
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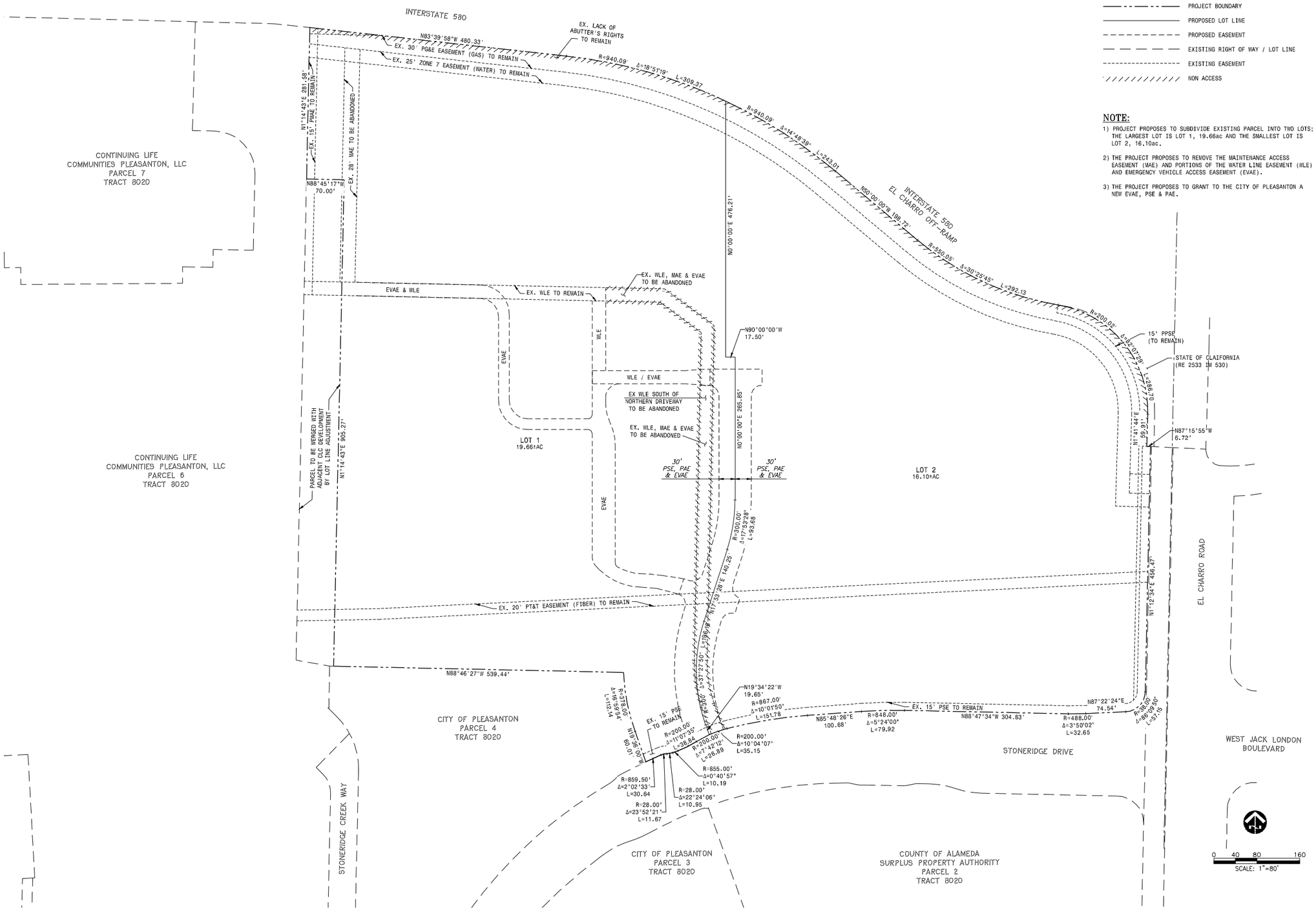
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	SITE SURVEY
SHEET NO.	C2.0

02-28-2014 2:59pm Chris Guenther P:\19703\PLN\PD\PUD02-SITE SURVEY.DWG



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY / LOT LINE
- EXISTING EASEMENT
- NON ACCESS

NOTE:

1) PROJECT PROPOSES TO SUBDIVIDE EXISTING PARCEL INTO TWO LOTS; THE LARGEST LOT IS LOT 1, 19.66ac AND THE SMALLEST LOT IS LOT 2, 16.10ac.

2) THE PROJECT PROPOSES TO REMOVE THE MAINTENANCE ACCESS EASEMENT (MAE) AND PORTIONS OF THE WATER LINE EASEMENT (WLE) AND EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).

3) THE PROJECT PROPOSES TO GRANT TO THE CITY OF PLEASANTON A NEW EVAE, PSE & PAE.

MACKAY & SOMPS 1953 2013

5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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APPROVAL

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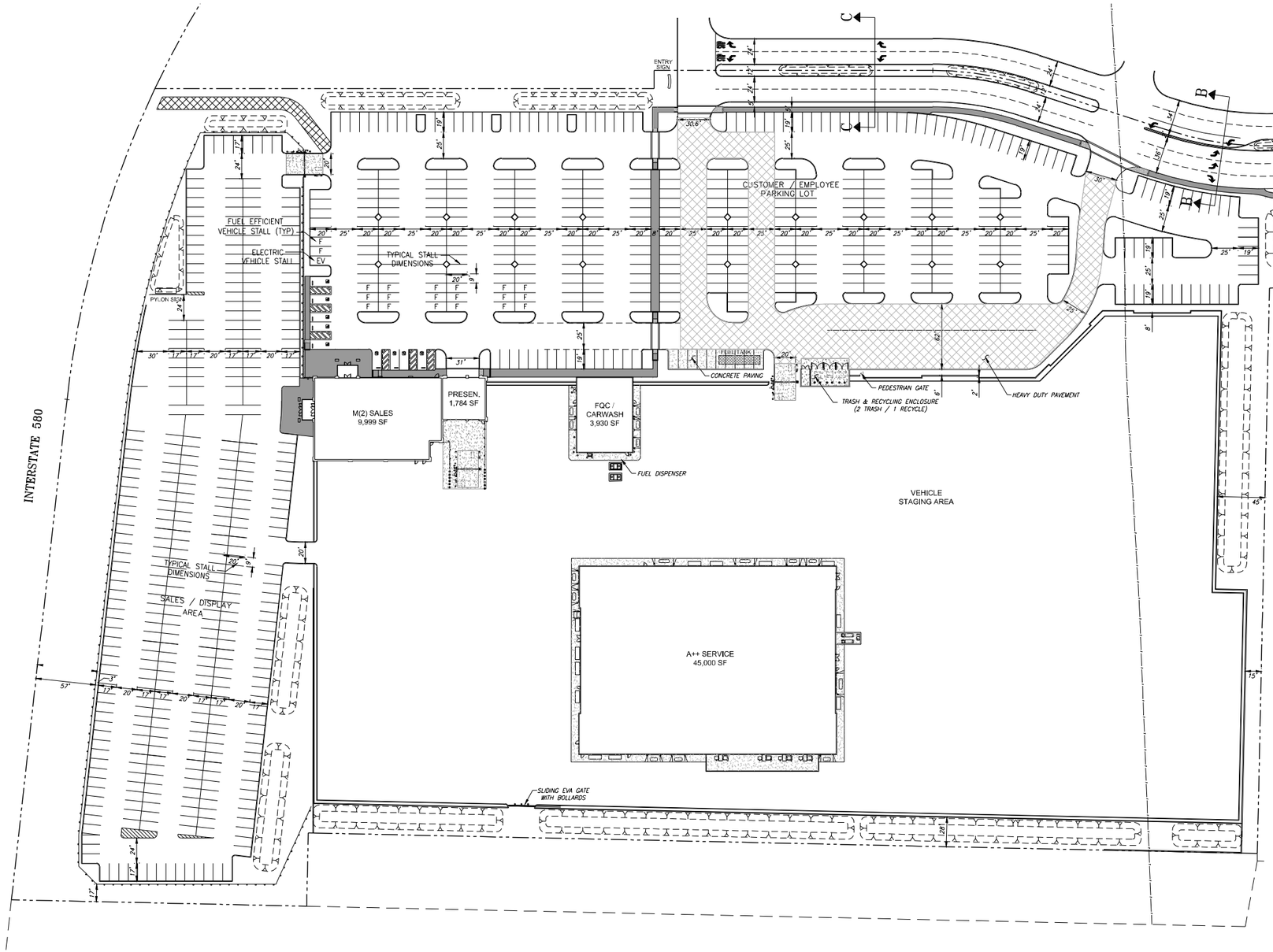
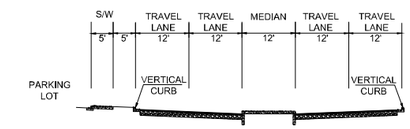
(804) 747-0422

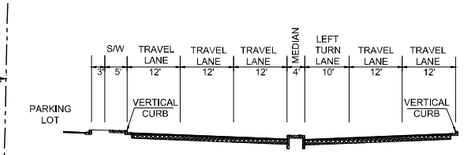
STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	TENTATIVE PARCEL MAP
SHEET NO.	C3.0

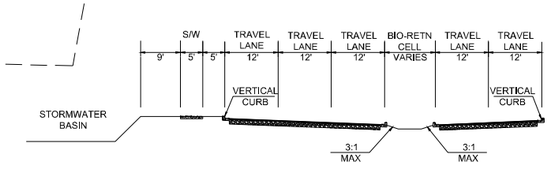




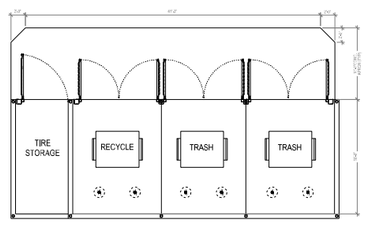
SECTION C–C MAIN ENTRY DRIVE



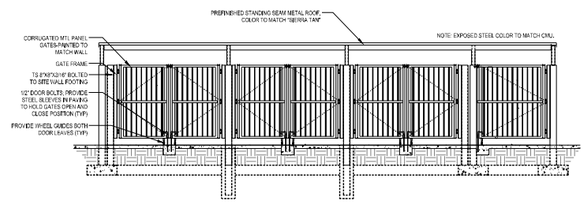
SECTION B–B MAIN ENTRY DRIVE



SECTION A–A MAIN ENTRY DRIVE



TRASH ENCLOSURE (PLAN VIEW)
NTS



TRASH ENCLOSURE (PROFILE VIEW)
NTS

0 25 50 100
SCALE: 1"=50'

MACKAY & SOMPS 1953 2013

5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

CARMAX

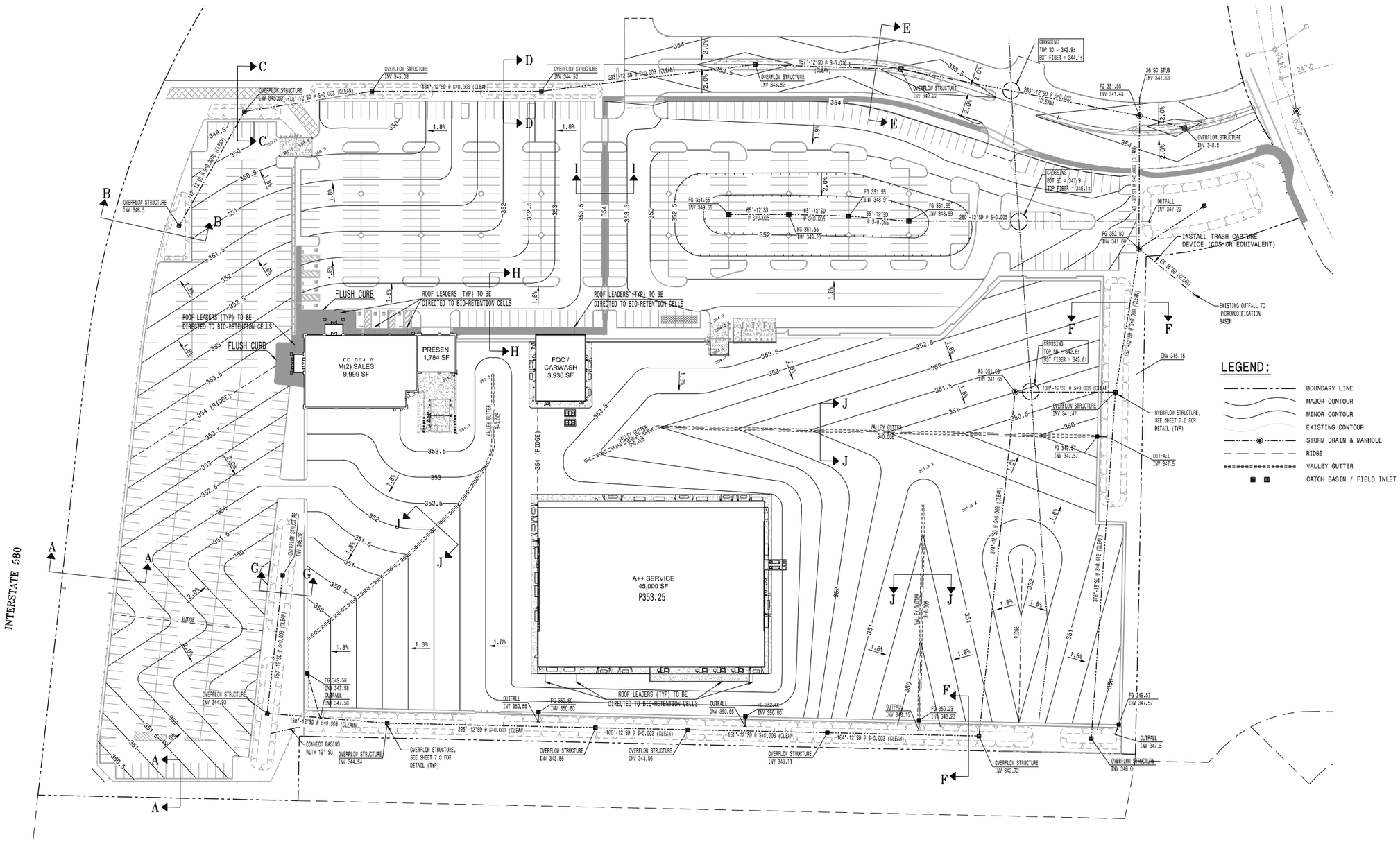
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE, WEST COAST, INC.
12800 TUSCANY GLEN PARKWAY, RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	DIMENSIONED SITE PLAN
SHEET NO.	C4.0

02-28-2014 2:58pm Chris Guenther P:\19703\PLN\PD\PL004-DIMENSIONED SITE PLAN.DWG



LEGEND:

- BOUNDARY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING CONTOUR
- STORM DRAIN & MANHOLE
- RIDGE
- VALLEY GUTTER
- CATCH BASIN / FIELD INLET

EARTHWORK SUMMARY:

THE EARTHWORK SUMMARY IS APPROXIMATE AND BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND AND THE PROPOSE SUBGRADE / PAD ELEVATIONS. STRUCTURAL SECTIONS ARE ASSUMED TO BE 14" (3"AC/11"AB) AND THE SLABS TO BE CONSTRUCTED AS SLAB ON GRADE (5"PCC/4"AB). ANY SOIL REMEDIATION IS EXPECTED TO OCCUR ONSITE WITH NO IMPORT OR EXPORT. THE CALCULATION MAKES TO PROVISION FOR STRIPPING OR SUB EXCAVATION. DUE TO VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED WILL IN ALL LIKELIHOOD DEVIATE FROM THE CALCULATED VOLUME. THOSE ITEMS MARKED N/I HAVE NOT BEEN INCLUDED IN OUR CALCULATIONS AT THIS TIME.

	CUT (CY)	FILL (CY)
RAW RESULTS	25,800	31,500
BIO-RETENTION EXCAVATION	5,700	–
TRENCH SPOILS	N/I	–
SHRINKAGE	N/I	–
CONSOLIDATION	N/I	–
SITE STRIPPING	N/I	–
TOTAL	31,500	31,500
	BALANCE	

0 25 50 100
SCALE: 1"=50'

MACKAY & SOMPS 1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX

REVISIONS

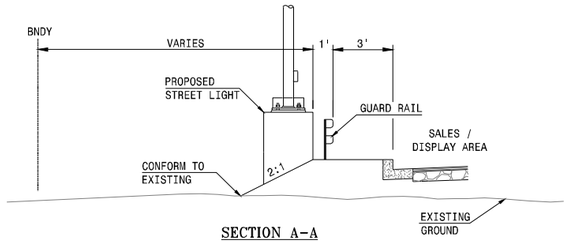
REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE

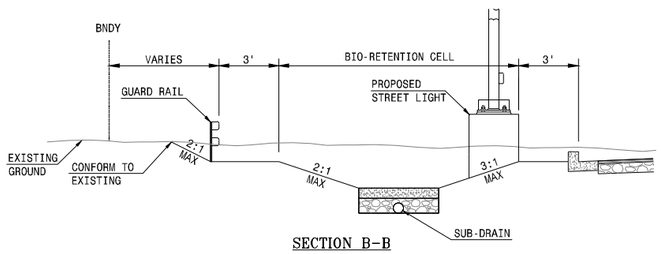
CARMAX THE AUTO SUPERSTORE, WEST COAST, INC.
12800 TUSTIN-AIRE STREET, PARKWAY, FORTUNA, CA 92836
(800) 747-0422

STORE NO. 6068
PLEASANTON, CA

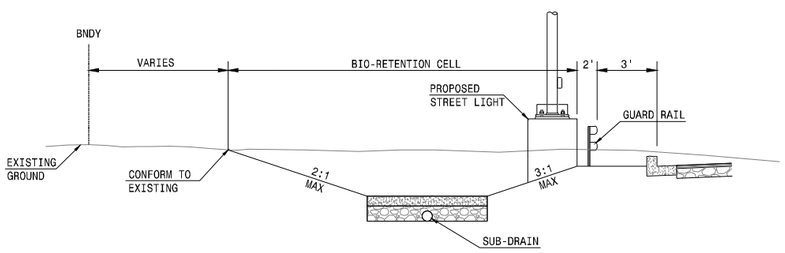
PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	PRELIMINARY GRADING/DRAINAGE PLAN
SHEET NO.	C5.0



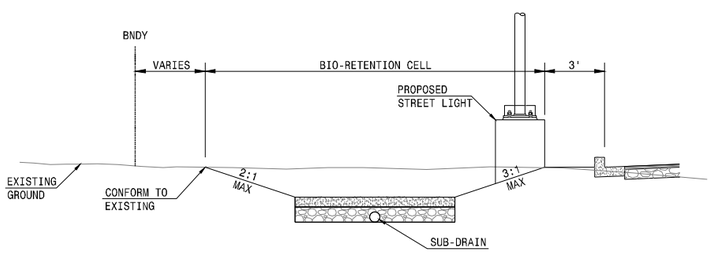
SECTION A-A
NTS



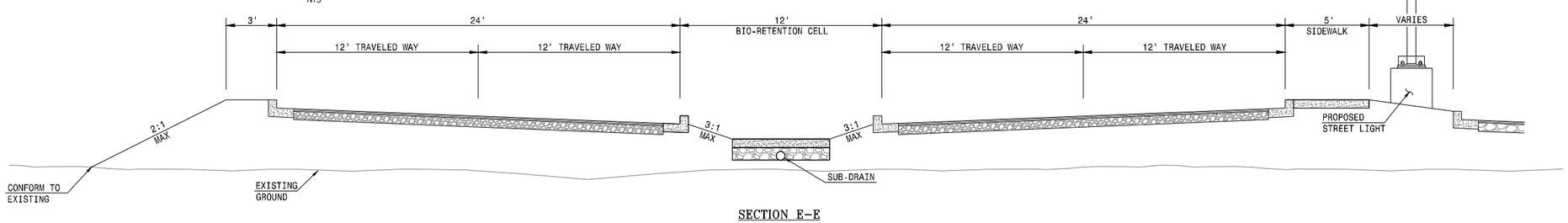
SECTION B-B
NTS



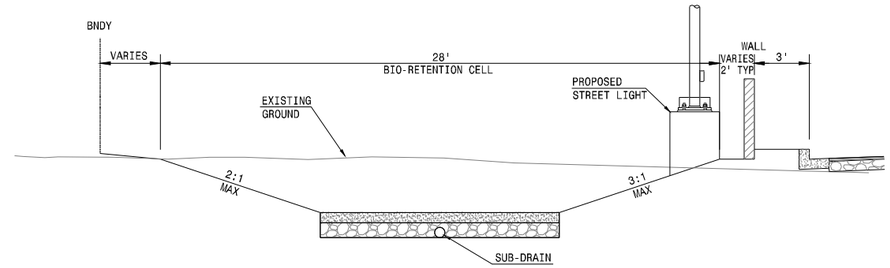
SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
(ACCESS ROAD)
NTS



SECTION F-F
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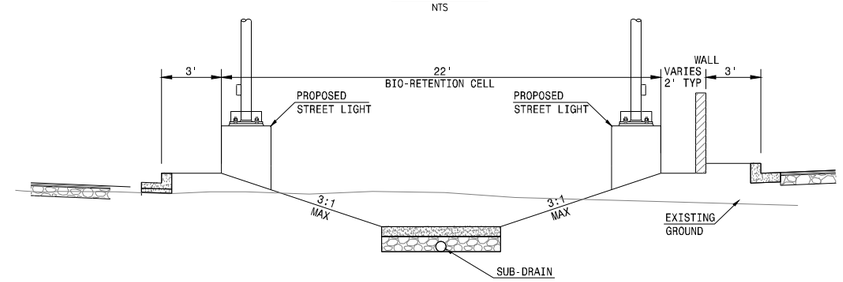

SECTION G-G
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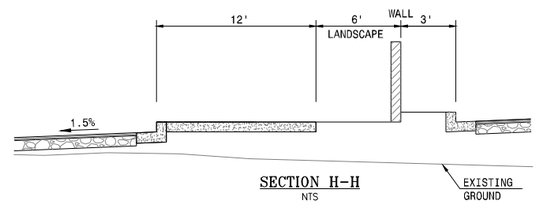

SECTION H-H
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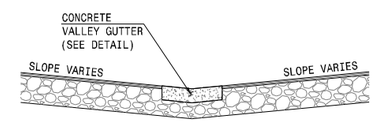

SECTION J-J
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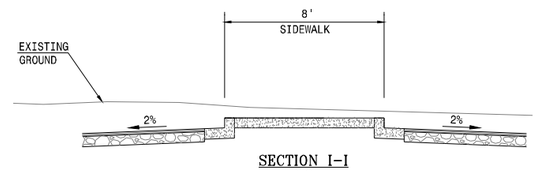
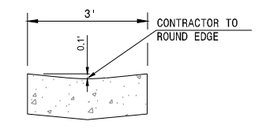


SECTION I-I
NTS



VALLEY GUTTER DETAIL
NTS

MACKAY & SOMPS
1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX LLC

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORE, WEST COAST, INC.
12800 FLATCHER CREEK PARKWAY RICHMOND, VA. 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

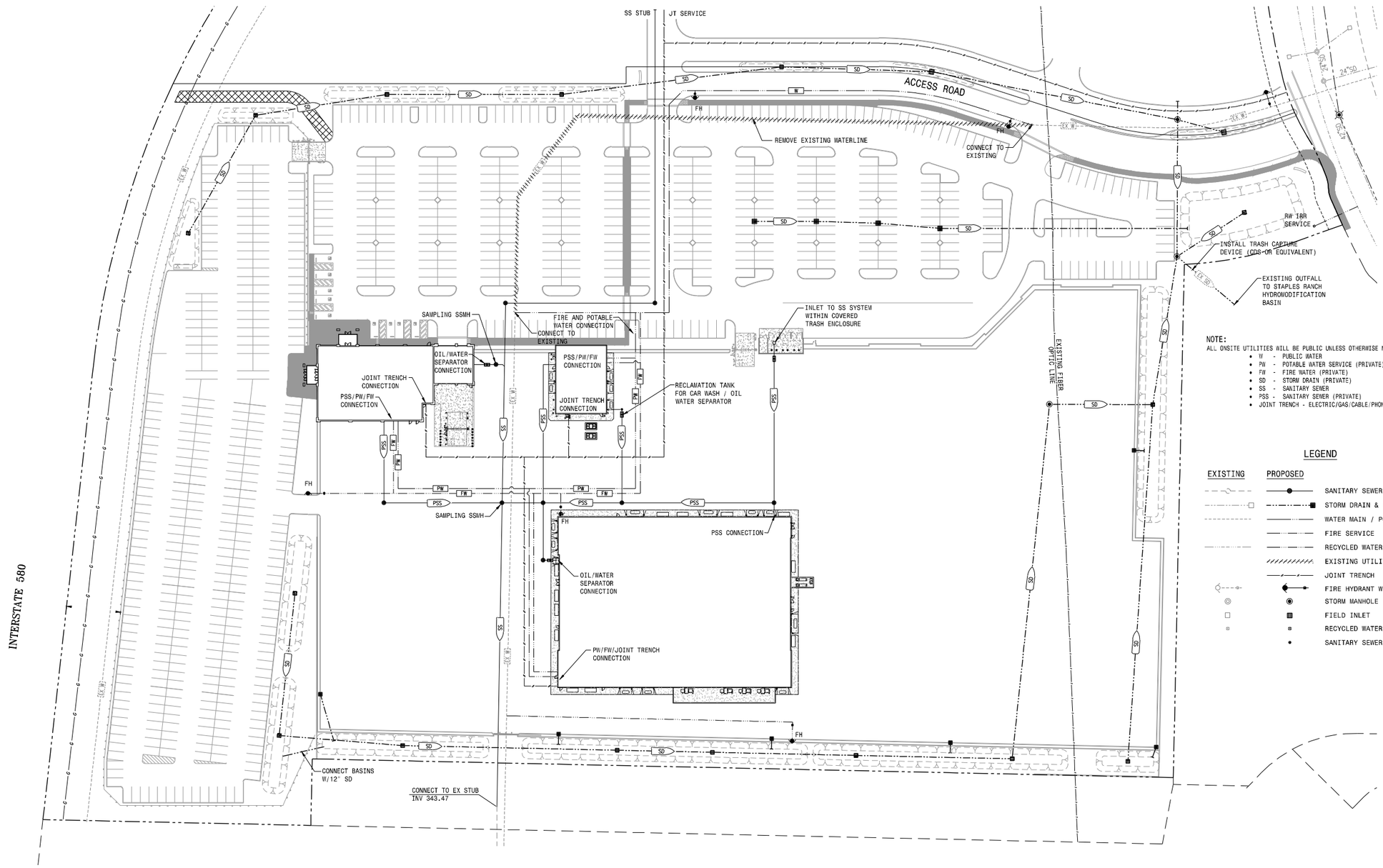
PROJECT NO. 19703.000

DATE FEBURARY 2014

SHEET TITLE

GRADING DETAILS AND SECTIONS

SHEET NO. C5.1



NOTE:
ALL ONSITE UTILITIES WILL BE PUBLIC UNLESS OTHERWISE NOTED:

- W - PUBLIC WATER
- PW - POTABLE WATER SERVICE (PRIVATE)
- FW - FIRE WATER (PRIVATE)
- SD - STORM DRAIN (PRIVATE)
- SS - SANITARY SEWER
- PSS - SANITARY SEWER (PRIVATE)
- JOINT TRENCH - ELECTRIC/GAS/CABLE/PHONE (PRIVATE)

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER & MANHOLE
		STORM DRAIN & INLET
		WATER MAIN / POTABLE WATER
		FIRE SERVICE
		RECYCLED WATER
		EXISTING UTILITY TO BE ABANDONED
		JOINT TRENCH
		FIRE HYDRANT WITH VALVE
		STORM MANHOLE
		FIELD INLET
		RECYCLED WATER SERVICE METER
		SANITARY SEWER CLEAN OUT

MACKAY & SOMPS
1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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REV. NO	DATE	DESCRIPTION	BY

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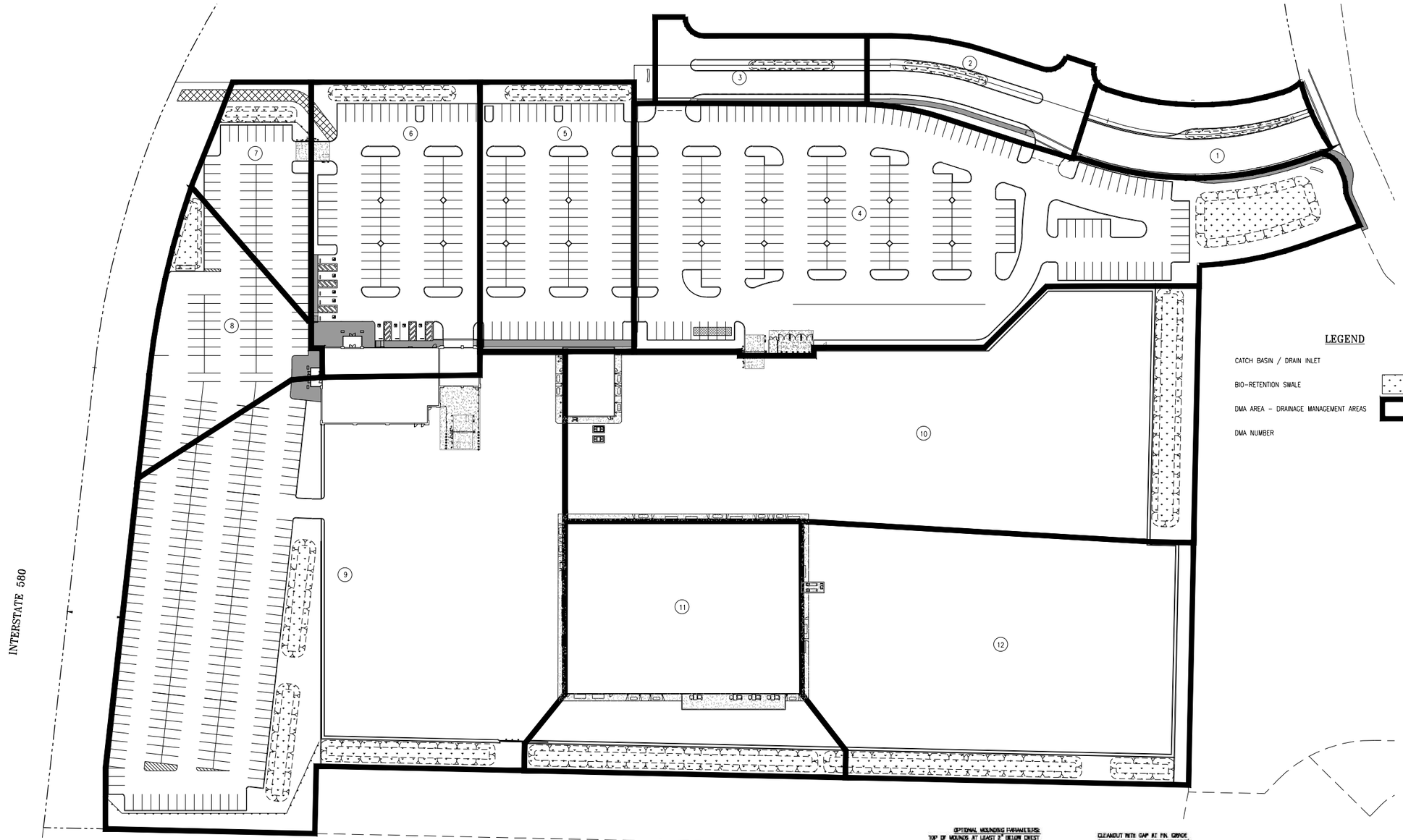
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE, WEST COAST, INC.
12800 TUKWILA-PACIFIC STREET, PARKWAY PERFORMANCE, VA 22030
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	PRELIMINARY UTILITY PLAN
SHEET NO.	C6.0

02-28-2014 2:56pm Chris Guenther P:\19703\PLN\PD\PUD06-PRELIMINARY UTILITY PLAN.DWG

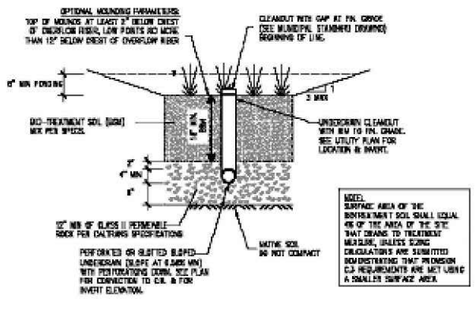


LEGEND

CATCH BASIN / DRAIN INLET	■
BIO-RETENTION SWALE	
DMA AREA – DRAINAGE MANAGEMENT AREAS	
DMA NUMBER	1

STORMWATER TREATMENT TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SF)	LANDSCAPE AREA (SF)	IMPERVIOUS AREA (SF)	BIO-RETENTION AREA (SF)
1	18,490	440	17,150	515
2	18,890	3,460	14,550	505
3	16,140	2,100	13,170	505
4	136,460	22,390	107,250	3,985
5	44,690	4,730	37,880	1,350
6	52,610	5,990	44,540	1,350
7	20,040	4,450	14,440	440
8	29,270	2,240	25,370	987
9	190,350	19,500	161,160	4,900
10	138,370	7,780	123,720	3,780
11	67,460	3,160	57,080	2,800
12	99,880	8,410	84,670	3,080



NOTE: DETAIL PER ACCWP C.3 GUIDANCE DOCUMENT

TYPICAL BIO-RETENTION CELL INSTALLATION DETAIL

NTS

0 25 50 100

SCALE: 1"=50'

MACKAY & SOMPS
1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

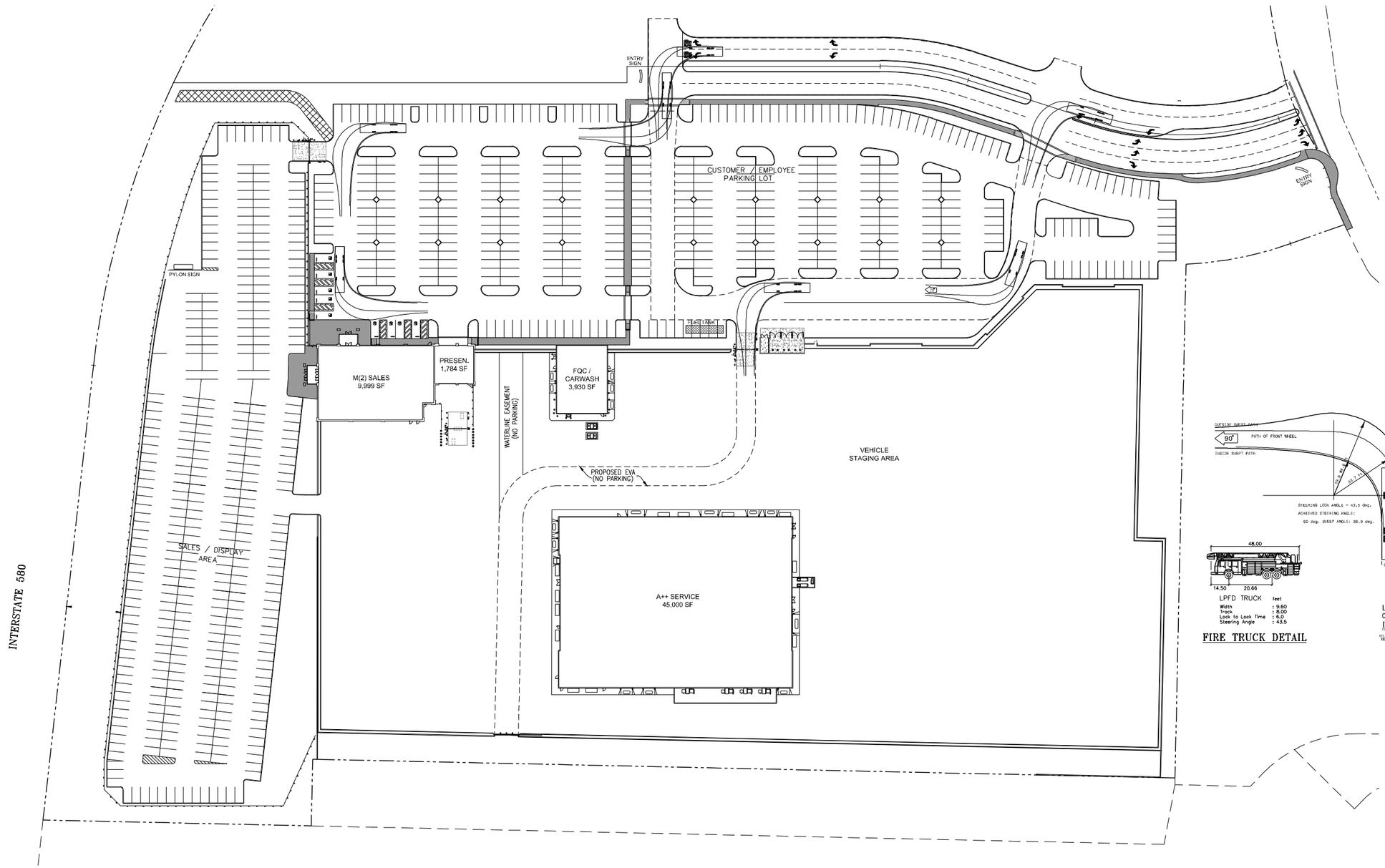
PROJECT NO. 19703.000

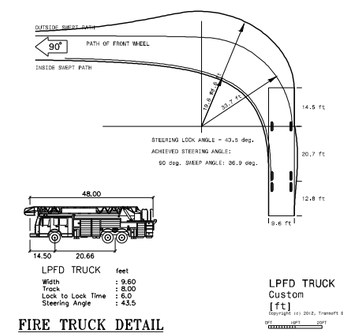
DATE FEBURARY 2014

SHEET TITLE

STORM WATER QUALITY PLAN

SHEET NO. C7.0





FIRE TRUCK DETAIL

NOTES:

1. THIS EXHIBIT ILLUSTRATES THE RESULTS OF AN ACTIVE PATH SIMULATION CREATED BY 'AUTOTURN'. 'AUTOTURN' IS A CAD BASED PROGRAM THAT SIMULATES LOW SPEED TURNING MANEUVERS FOR HIGHWAY VEHICLES. THIS PROGRAM INCLUDES STANDARD DESIGN VEHICLES THAT HAVE TURN LIMITATIONS DERIVED FROM TURNING TEMPLATES CONTAINED IN THE DESIGN MANUALS PUBLISHED BY THE CORRESPONDING JURISDICTIONS SUCH AS AASHTO, CALTRANS, ETC.

2. TRUCK SPECIFICATIONS WERE PROVIDED BY THE LIVERMORE-PLEASANTON FIRE DEPARTMENT.

0 25 50 100
SCALE: 1"=50'

MACKAY & SOMPS
1953 2013
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX

REVISIONS

REV. NO	DATE	DESCRIPTION	BY

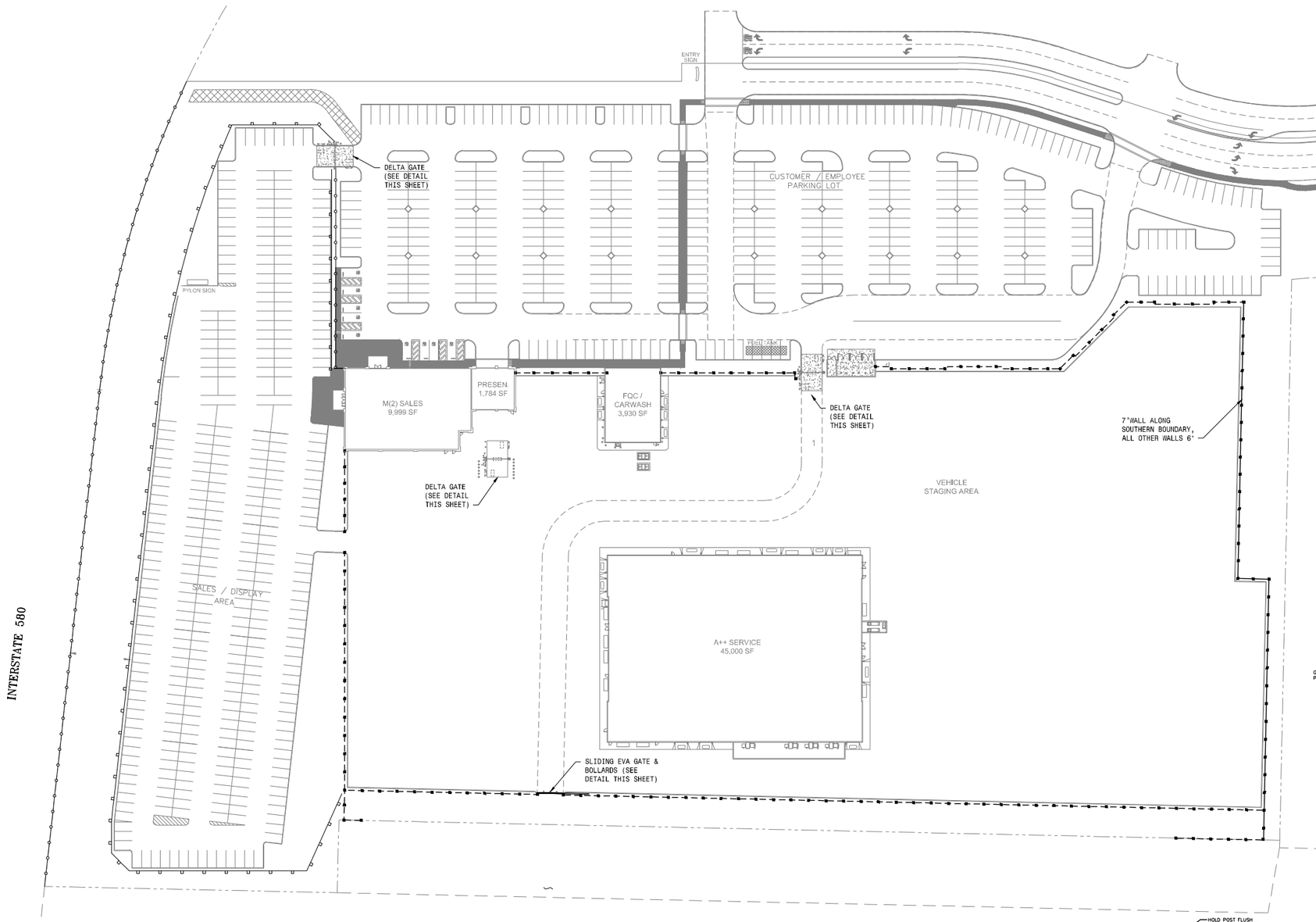
CARMAX

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE, WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

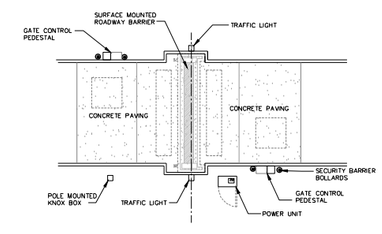
PROJECT NO.	19703.000
DATE	FEBURARY 2014
SHEET TITLE	EMERGENCY VEHICLE ACCESS PLAN
SHEET NO.	C8.0



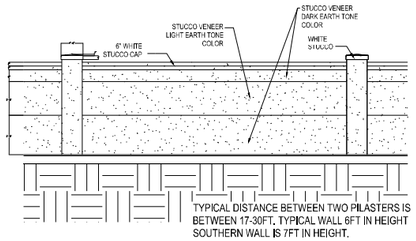
0 25 50 100
SCALE: 1"=50'

LEGEND

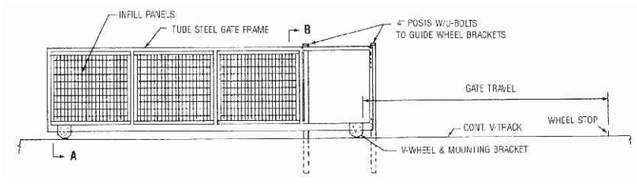
- 6' WALL (VEHICLE STAGING AREA) (1,784± LF)
- 7' WALL (VEHICLE STAGING AREA) (518± LF)
- GUARD RAIL (1,298± LF)
- ORNAMENTAL FENCE (990± LF)
- PILASTER SPACING (APPROX 17' O.C.)



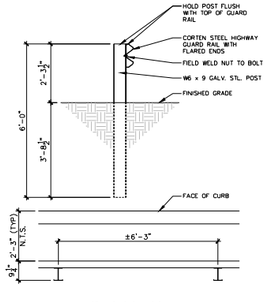
DELTA GATE
NTS



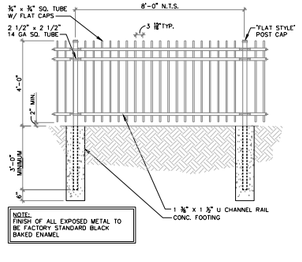
6' / 7' WALL (VEHICLE STAGING AREA)
NTS



EVA GATE
NTS



GUARD RAIL
NTS



ORNAMENTAL FENCE
NTS

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5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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REV. NO	DATE	DESCRIPTION	BY

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CARMAX, THE AUTO SUPERSTORE WEST COAST, INC.
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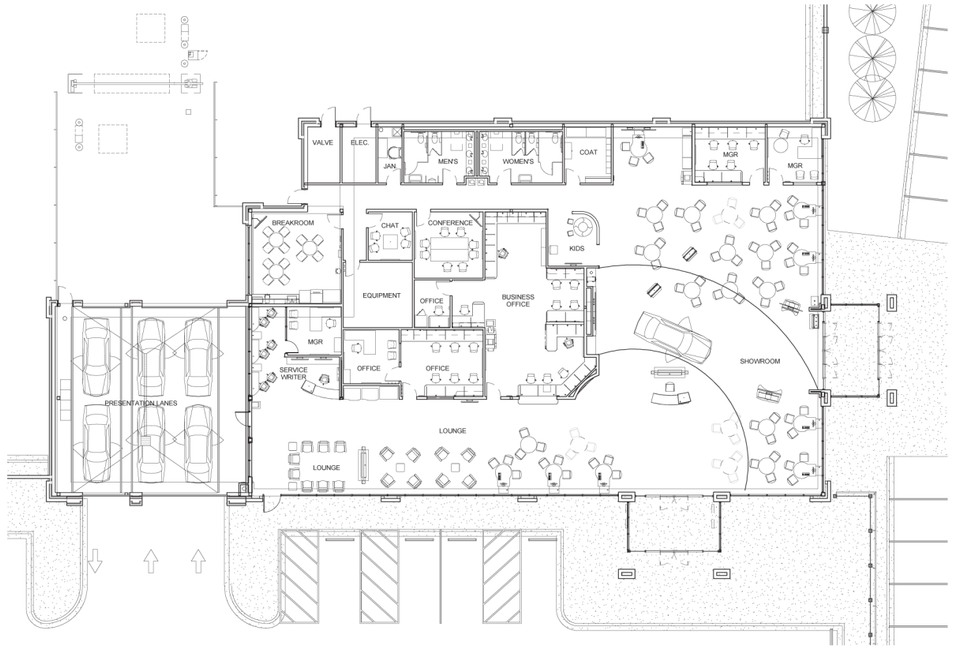
(804) 747-0422

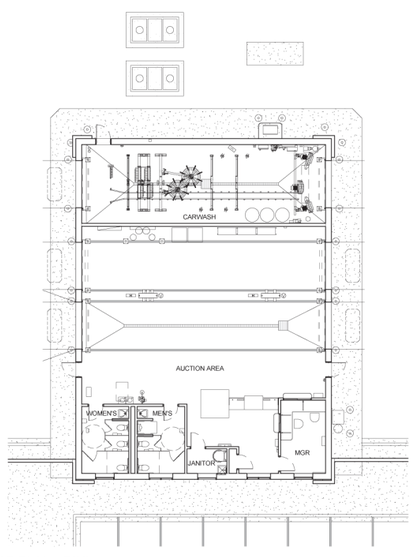
STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.000
DATE FEBURARY 2014
SHEET TITLE
FENCING AND WALLS PLAN

SHEET NO. C9.0

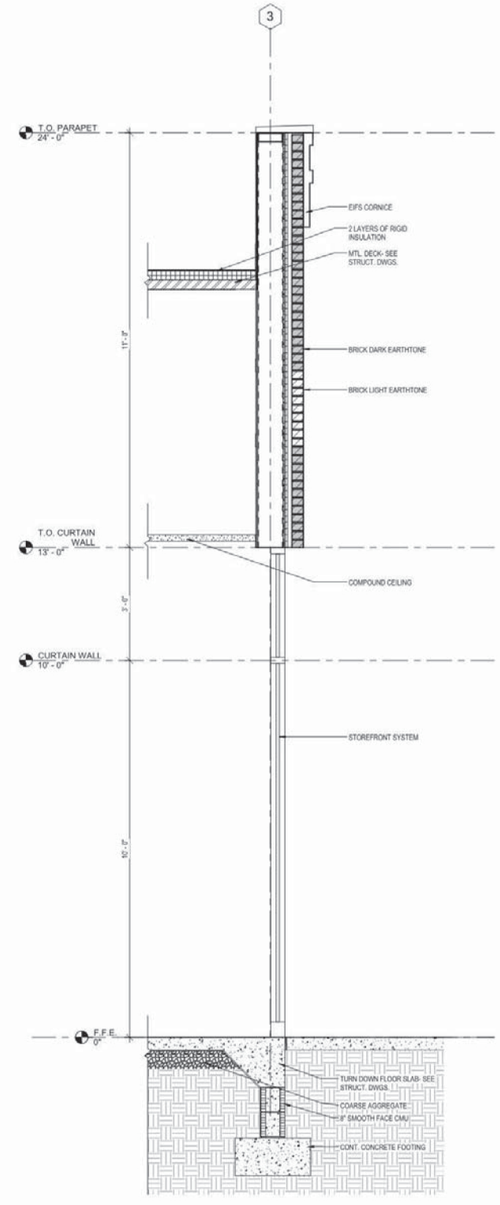


1 / A2.0 FLOOR PLAN - SALES
3/32" = 1'-0"



2 / A2.0 FLOOR PLAN - FQC
3/32" = 1'-0"

0 4 8 16 32



3 / A4.1 SALES WALL SECTION
3/4" = 1' 0"

0 1 2 4 8'

CHARLES J. O'BRIEN ARCHITECT

IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS
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REVISIONS

REV#	DATE	DESCRIPTION	BY
	mm/dd/yyyy	90% DISTRIBUTION	

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(804) 747-0422

STORE NO. 6068
I-580 AND EL CHARRO RD.
PLEASANTON, CA

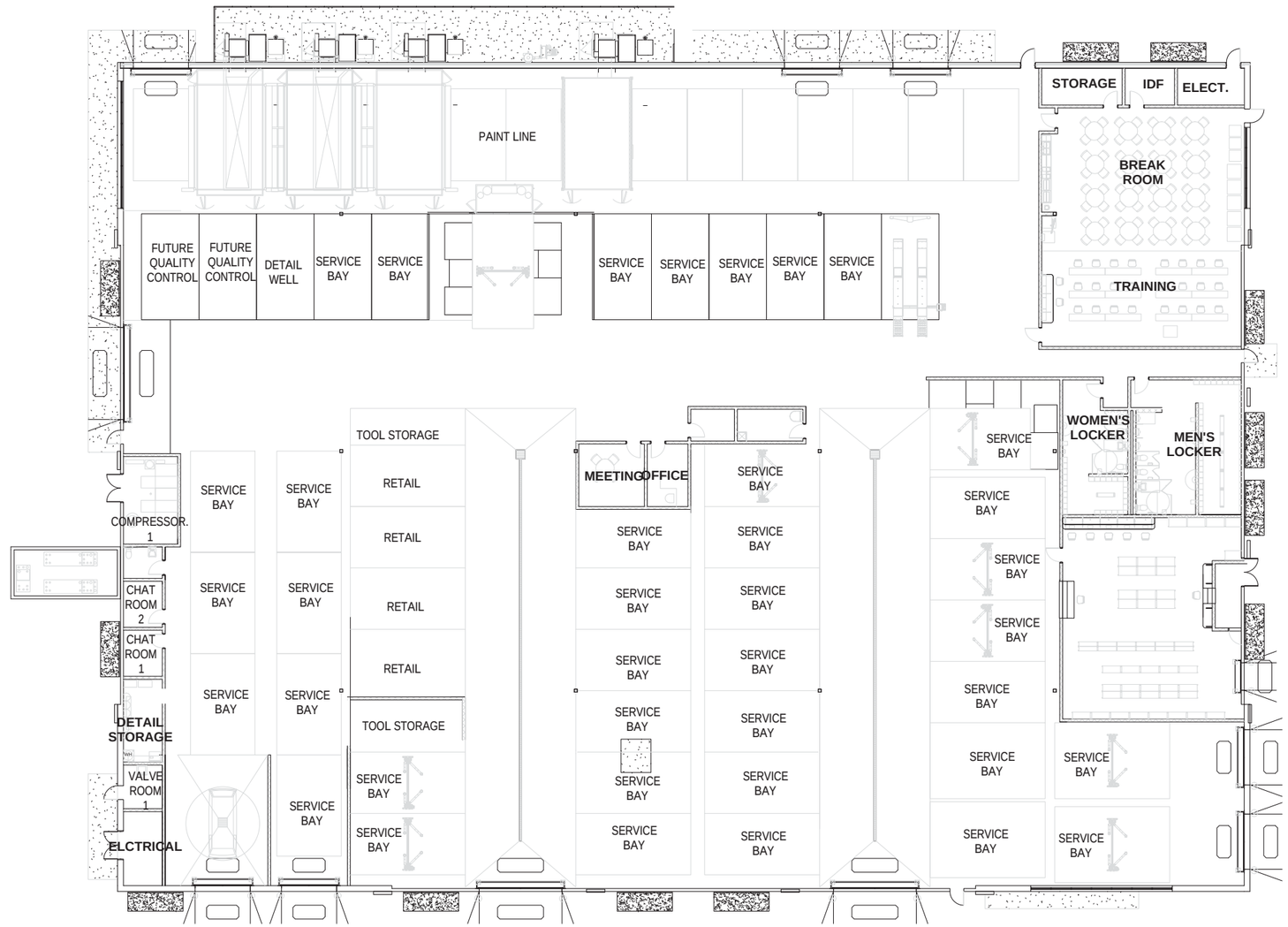
PROJECT NO. 20-13068

DATE 02-05-14

SHEET TITLE

PARTIAL FLOOR PLAN - SALES & FQC PER DA14-007

SHEET NO. A1.0



1 A-2 FLOOR PLAN - SERVICE
3/32" = 1'-0"

CHARLES J. O'BRIEN ARCHITECT
IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL BOULEVARD SOUTH
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770.569.1706 FAX 569.1786

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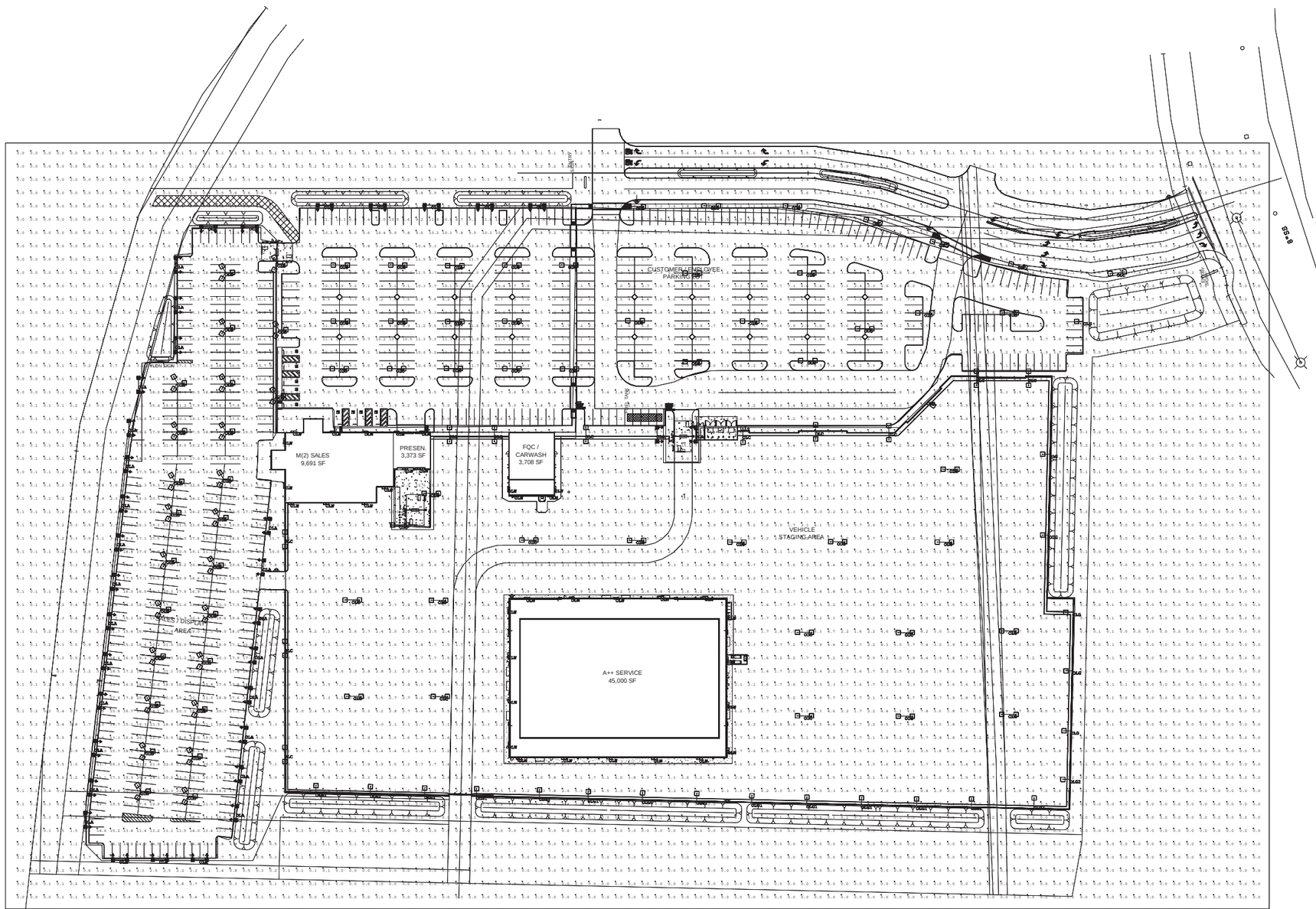
(844) 747-0422

STORE NO. 6068
I-580 AND EL CHARRO RD.
PLEASANTON, CA

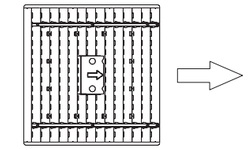
20-13068
02-28-14

FLOOR PLAN - M2/A++
SALES, SERVICE &
FQC PER DA14-020

A-2



IMPORTANT



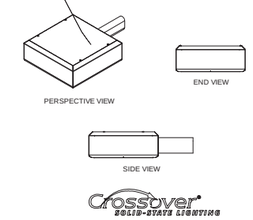
ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

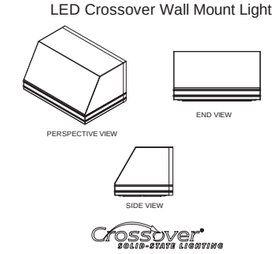
XGB3 176

LED Crossover Area Light



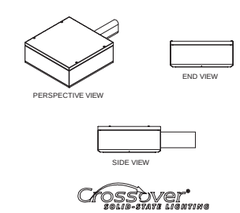
XGBWM3

LED Crossover Wall Mount Light



XGB3 128

LED Crossover Area Light



Maintained Footcandle levels at grade.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DISPLAY - GATE 1	Illuminance	Fc	9.67	14.1	4.9	1.97	2.88
DISPLAY - GATE 2	Illuminance	Fc	10.73	17.0	4.8	2.24	3.54
DISPLAY AREAS	Illuminance	Fc	13.62	28.2	2.3	5.92	12.26
OTHER AREAS	Illuminance	Fc	3.86	10.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	35	OLA	D180 ROTATED	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.900	N.A.	32206	520
	25	OLB	3 @ 120 DEGREES	XGB3-5-LED-176-450-CW-UE-23	0.900	N.A.	60069	794.4
	59	OLC	D180°	XGB3-5-LED-176-450-CW-UE-23	0.900	N.A.	40046	529.6
	7	OLG	SINGLE	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.900	N.A.	16103	260
	13	OLG1	SINGLE	XGB3-FT-LED-128-450-CW-UE-HSS-16	0.900	N.A.	10829	187
	2	OLG2	SINGLE	XGB3-FT-LED-128-350-CW-UE-HSS-12	0.900	N.A.	9016	143
	35	OLW	SINGLE	XGBWM3-FT-LED-48-450-CW-UE	0.900	N.A.	5900	72

Total Project Watts_1
Total Watts = 76363.49

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Lighting Solutions, Inc.
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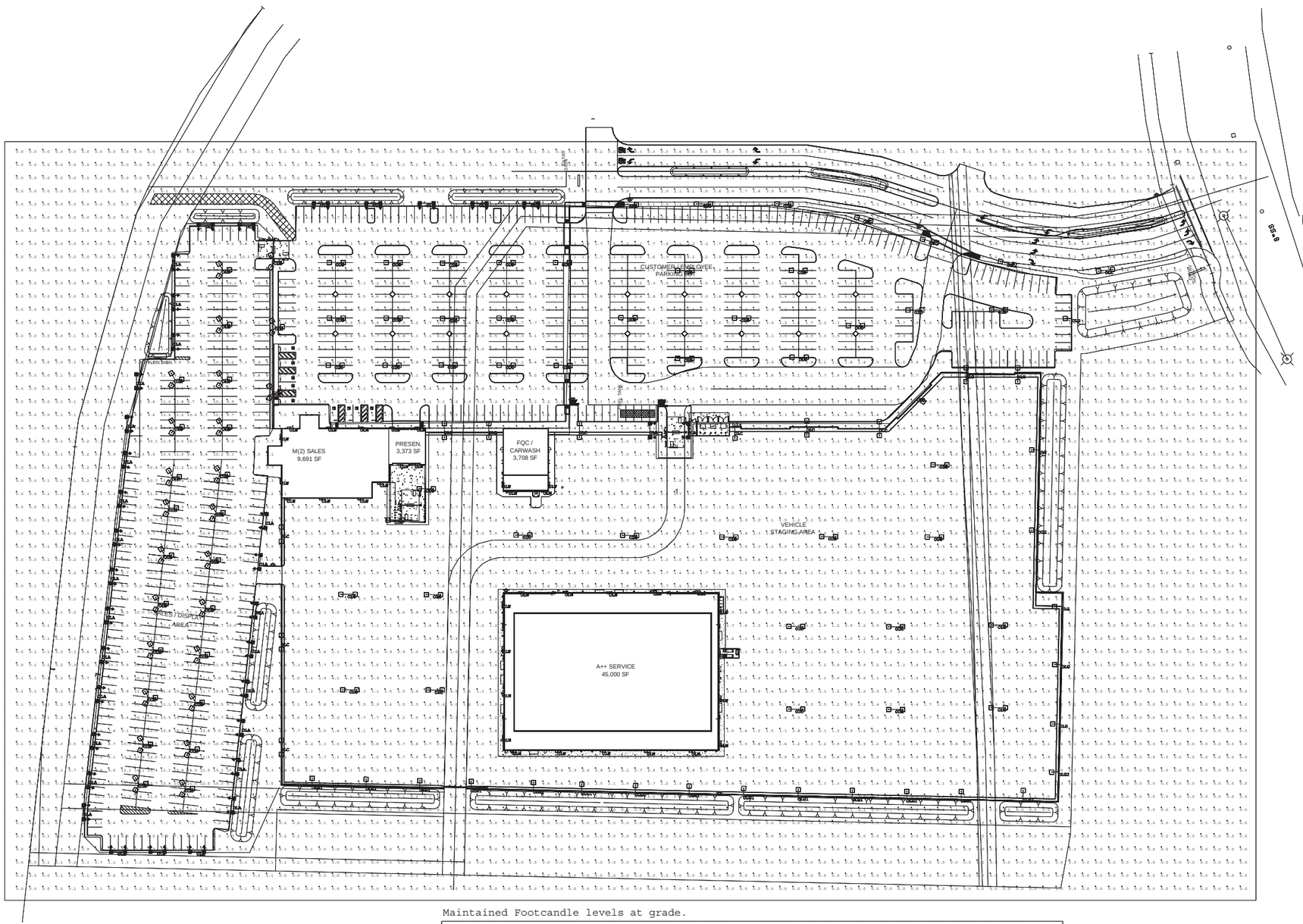
(800) 783-3241 * FAX (800) 783-6427

LIGHTING PROPOSAL LO-116745-1

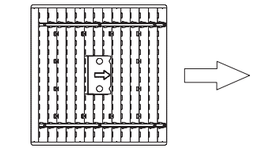
CARMAX
PLEASANTON

BY: KMG	DATE: 6/18/2013	REV: 2/28/2014	SHEET 1 OF 1

SCALE: 1"=60' 0 60



IMPORTANT

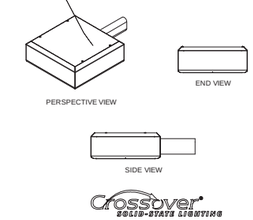


ROTATED REFLECTOR

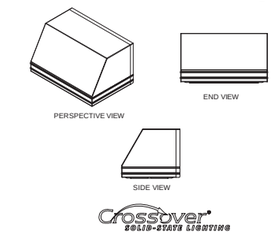
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

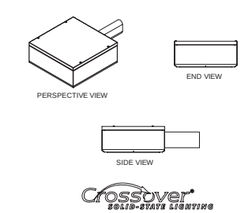
XGB3 176
LED Crossover Area Light



XGBWM3
LED Crossover Wall Mount Light



XGB3 128
LED Crossover Area Light



Maintained Footcandle levels at grade.

Calculation Summary							
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DISPLAY - GATE 1	Illuminance	Fc	5.38	7.8	2.7	1.99	2.89
DISPLAY - GATE 2	Illuminance	Fc	5.97	9.5	2.7	2.21	3.52
DISPLAY AREAS	Illuminance	Fc	7.56	15.7	1.3	5.82	12.08
OTHER AREAS	Illuminance	Fc	2.15	5.5	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	35	OLA	D180 ROTATED	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.500	N.A.	32206	520
	25	OLB	3 @ 120 DEGREES	XGB3-5-LED-176-450-CW-UE-23	0.500	N.A.	60069	794.4
	59	OLC	D180°	XGB3-5-LED-176-450-CW-UE-23	0.500	N.A.	40046	529.6
	7	OLG	SINGLE	XGB3-FT-LED-176-450-CW-UE-HSS-23	0.500	N.A.	16103	260
	13	OLG1	SINGLE	XGB3-FT-LED-128-450-CW-UE-HSS-16	0.500	N.A.	10829	187
	2	OLG2	SINGLE	XGB3-FT-LED-128-350-CW-UE-HSS-12	0.500	N.A.	9016	143
	35	OLW	SINGLE	XGBWM3-FT-LED-48-450-CW-UE	0.500	N.A.	5900	72

Total Project Watts_1
Total Watts = 76363.49

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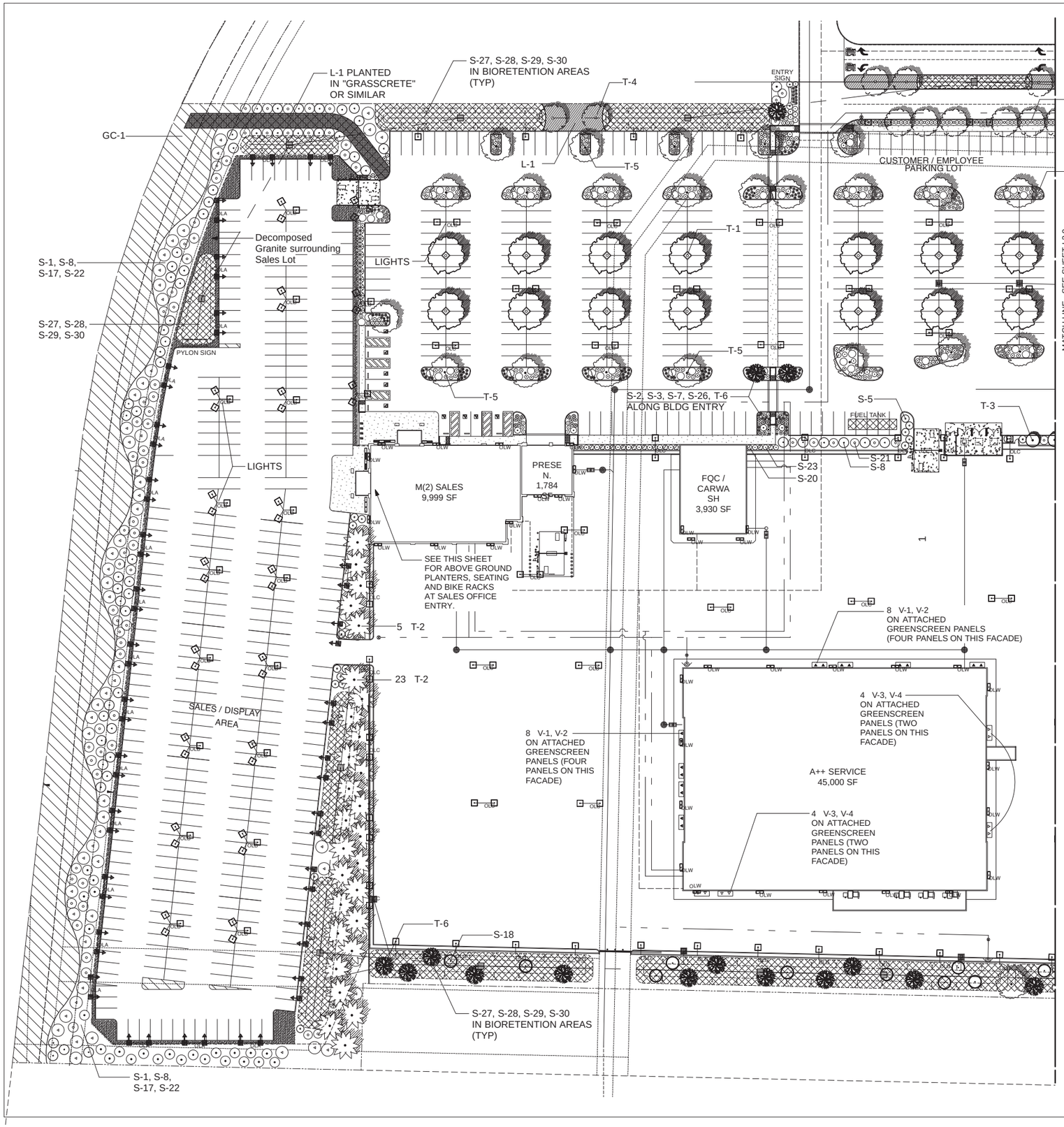
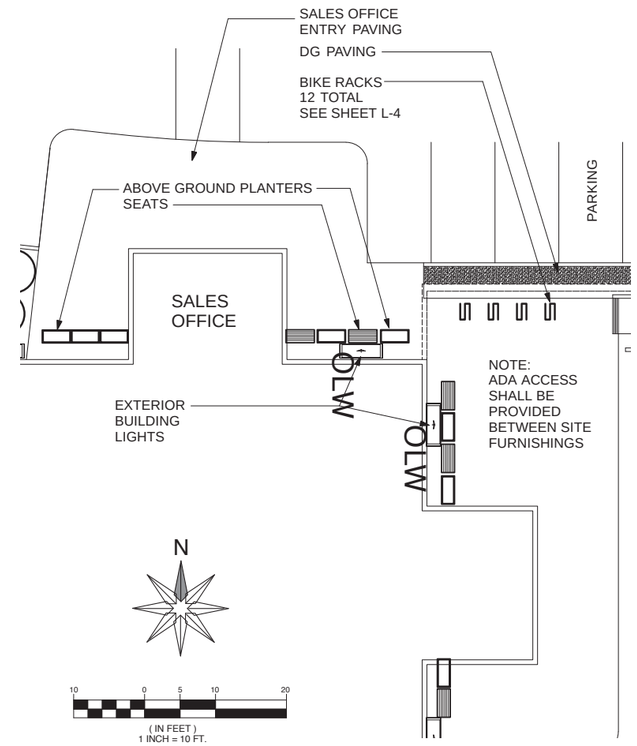
LIGHTING PROPOSAL LO-116745-10
CARMAX
PLEASANTON

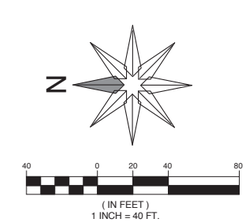
BY: KWG	DATE: 6/18/2013	REV: 2/28/2014	SHEET 1 OF 1

SCALE: 1"=60' 0 60





SITE FURNISHINGS PLAN @ SALES OFFICE



M D FOTHERINGHAM

LANDSCAPE ARCHITECTS

1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
Email: info@mdfotheringham.com

License Stamp

LICENSED LANDSCAPE ARCHITECT
MICHAEL D. FOTHERINGHAM
10/31/14
RENEWAL DATE
2406
#2451
STATE OF CALIFORNIA

Consultants

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APPROVAL

CARMAX PE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

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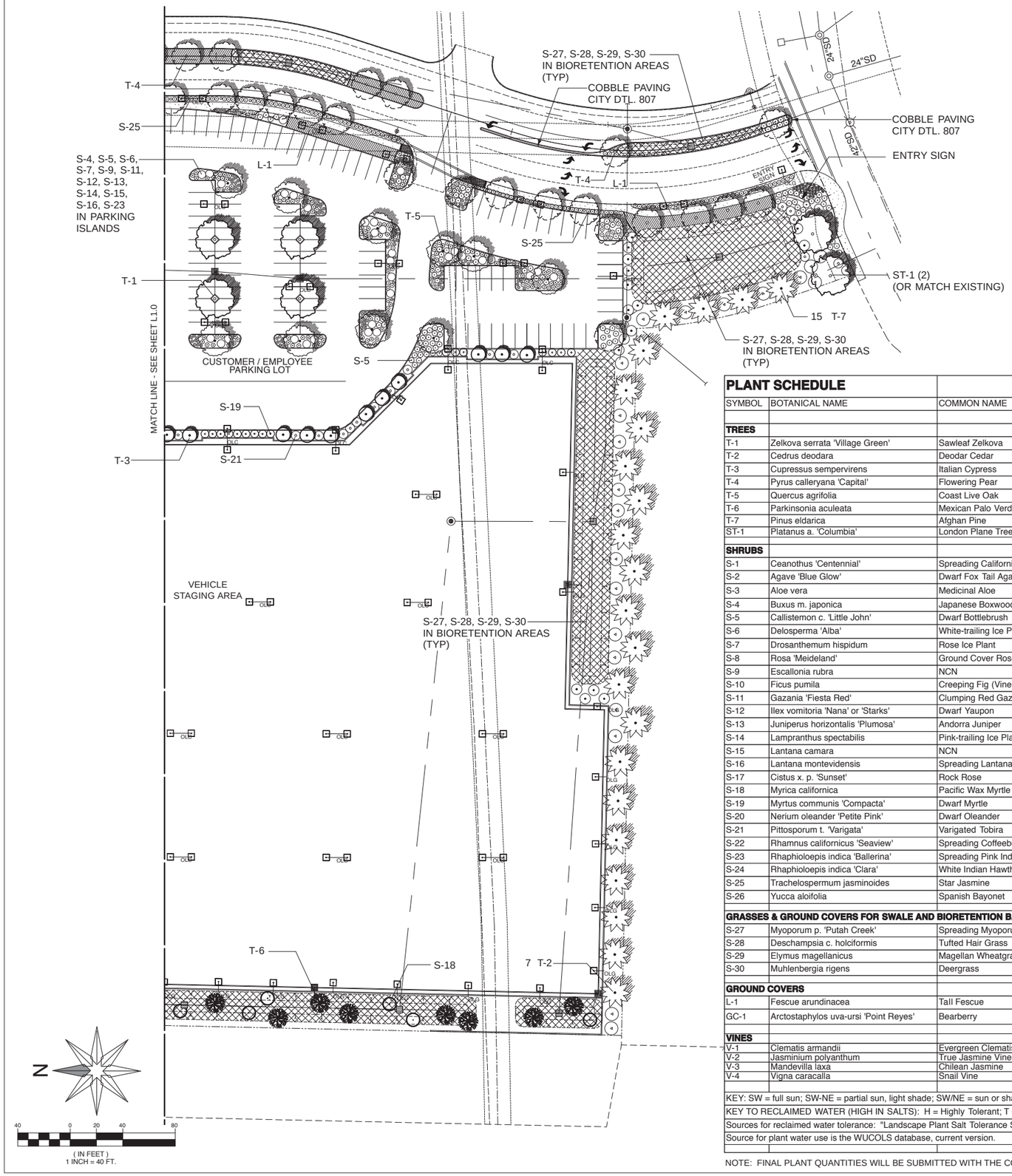
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	NOVEMBER 2013
SHEET TITLE	PRELIMINARY PLANTING PLAN 1
SHEET NO.	L1.0



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	EXPOSURE	WATER DEMAND	SPACING	FLOWER/FOLIAGE COLOR	SIZE	SALT SPRAY TOLERANCE	SOIL SALT TOLERANCE
TREES									
T-1	Zelkova serrata 'Village Green'	Sawleaf Zelkova	SW, SW-NE	Medium	See Plan	Yellow Fall Foliage	24" BOX	Undocumented	Undocumented
T-2	Cedrus deodara	Deodar Cedar	SW	Low	See Plan	Evergreen	24" BOX	T	T
T-3	Cupressus sempervirens	Italian Cypress	SW	Low	See Plan	Evergreen	24" BOX	H	H
T-4	Pyrus calleryana 'Capital'	Flowering Pear	SW	Medium	See Plan	White, Red Foliage	24" BOX	H	H
T-5	Quercus agrifolia	Coast Live Oak	SW	Low	See Plan	Evergreen	24" BOX	T	T
T-6	Parkinsonia aculeata	Mexican Palo Verde	SW	Low	See Plan	Yellow, Yellow Fall Foliage	24" BOX	H	H
T-7	Pinus eldarica	Afghan Pine	SW	Low	See Plan	Evergreen	24" BOX	T	T
ST-1	Platanus a. 'Columbia'	London Plane Tree	SW	Medium	See Plan	Tan Foliage	24" BOX	Undocumented	Undocumented
SHRUBS									
S-1	Ceanothus 'Centennial'	Spreading California Lilac	SW	Low	8'0"	Dark Blue Blossom	5 GAL	Undocumented	Undocumented
S-2	Agave 'Blue Glow'	Dwarf Fox Tail Agave	SW, SW/NE	Low	3'0"	Blue-green Foliage	5 GAL	H	H
S-3	Aloe vera	Medicinal Aloe	SW	Low	3'0"	Yellow/Evergreen	5 GAL	H	H
S-4	Buxus m. japonica	Japanese Boxwood	SW/NE	Medium	3'0"	Non-descript	5 GAL	T	T
S-5	Callistemon c. 'Little John'	Dwarf Bottlebrush	SW/NE	Low	4'0"	Red/Evergreen	5 GAL	T	T
S-6	Delosperma 'Alba'	White-trailing Ice Plant	SW	Low	1'6"	White/Evergreen	1 GAL	H	H
S-7	Drosanthemum hispidum	Rose Ice Plant	SW	Low	3'0"	Dark Pink/Evergreen	1 GAL	H	H
S-8	Rosa 'Meideland'	Ground Cover Rose	SW	Low	8'0"	White or Pink Flowers	5 GAL	Undocumented	Undocumented
S-9	Escallonia rubra	NCN	SW	Mediium	6'0"	PInk/Evergreen	5 GAL	H	H
S-10	Ficus pumila	Creeping Fig (Vine)	SW	Medium	5'0"	Evergreen	1 GAL	H	T
S-11	Gazania 'Fiesta Red'	Clumping Red Gazania	SW	Medium	2'0"	Red/Evergreen	1 GAL	H	H
S-12	Ilex vomitoria 'Nana' or 'Starks'	Dwarf Yaupon	SW	Low	4'0"	Red berries/Evergreen	5 GAL	H	T
S-13	Juniperus horizontalis 'Plumosa'	Andorra Juniper	SW	Low	6'0"	Evergreen	5 GAL	H	T
S-14	Lampranthus spectabilis	Pink-trailing Ice Plant	SW	Low	1'6"	Pink/Evergreen	1 GAL	H	H
S-15	Lantana camara	NCN	SW	Low	6'0"	Yellow/Orange/Evegreen	5 GAL	H	T
S-16	Lantana montevidensis	Spreading Lantana	SW	Low	2'0"	Purple/Evergreen	1 GAL	H	T
S-17	Cistus x. p. 'Sunset'	Rock Rose	SW	Low	6'0"	Purple/Evergreen	5 GAL	H	H
S-18	Myrica californica	Pacific Wax Myrtle	SW/NE	Low	10'0"	White/Evergreen	5 GAL	H	T
S-19	Myrtus communis 'Compacta'	Dwarf Myrtle	SW/NE	Low	2'6"	White/Evergreen	5 GAL	T	T
S-20	Nerium oleander 'Petite Pink'	Dwarf Oleander	SW	Low	4'0"	Pink/Evergreen	5 GAL	H	H
S-21	Pittosporum t. 'Varigata'	Varigated Tobira	SW/NE	Low	6'0"	Evergreen	5 GAL	11	11
S-22	Rhamnus californicus 'Seaview'	Spreading Coffeeberry	SW/NE	Low	8'0"	White/Evergreen	5 GAL	H	H
S-23	Rhaphioloepis indica 'Ballerina'	Spreading Pink Indian Hawthorn	SW/NE	Low	4'0"	Pink/Evergreen	5 GAL	H	H
S-24	Rhaphioloepis indica 'Clara'	White Indian Hawthorn	SW/NE	Low	5'0"	White/Evergreen	5 GAL	H	H
S-25	Trachelospermum jasminoides	Star Jasmine	SW, SW-NE	Medium	3'0"	White/Green-Red	1 GAL	T	T
S-26	Yucca aloifolia	Spanish Bayonet	SW	Low	5'0"	White/Green	5 GAL	H	H
GRASSES & GROUND COVERS FOR SWALE AND BIORETENTION BASINS									
S-27	Myoporum p. 'Putah Creek'	Spreading Myoporum	SW	Medium	6'0"	White/Evergreen	1 GAL	H	H
S-28	Deschampsia c. holciformis	Tufted Hair Grass	SW/NE	Medium	3'0"	Evergreen	1 GAL	T	T
S-29	Elymus magellanicus	Magellan Wheatgrass	NE	Medium	2'0"	Evergreen	1 GAL	T	T
S-30	Muhlenbergia rigens	Deergrass	SW/NE	Medium	4'0"	Evergreen	1 GAL	H	H
GROUND COVERS									
L-1	Fescue arundinacea	Tall Fescue		Medium			SOD	T	T
GC-1	Arctostaphylos uva-ursi 'Point Reyes'	Bearberry	SW	Low	6'0"	White/Evergreen	1 GAL	Undocumented	Undocumented
VINES									
V-1	Clematis armandii	Evergreen Clematis	NE	Medium	5'0"	White/Evergreen	1 GAL	Undocumented	Undocumented
V-2	Jasminium polyanthum	True Jasmine Vine	NE	Medium	5'0"	White/Evergreen	1 GAL	Undocumented	Undocumented
V-3	Mandevilla laxa	Chilean Jasmine	SW	Medium	5'0"	White/Evergreen	1 GAL	Undocumented	Undocumented
V-4	Vigna caracalla	Snail Vine	SW	Medium	5'0"	Pink/Evergreen	1 GAL	Undocumented	Undocumented

KEY: SW = full sun; SW-NE = partial sun, light shade; SW/NE = sun or shade

KEY TO RECLAIMED WATER (HIGH IN SALTS): H = Highly Tolerant; T = Tolerant

Sources for reclaimed water tolerance: "Landscape Plant Salt Tolerance Selection Guide for Recycled Water Irrigation", Wu, Dodge, 2005; California Dept. of Water Resources, "Recycled Water Use in the Landscape"

Source for plant water use is the WUCOLS database, current version.

NOTE: FINAL PLANT QUANTITIES WILL BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.

M D FOTHERINGHAM

LANDSCAPE ARCHITECTS

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License Stamp

LICENSED LANDSCAPE ARCHITECT
MICHAEL D. FOTHERINGHAM
10/31/14
RENEWAL DATE
Date
#2451
STATE OF CALIFORNIA

Consultants

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

CARMAX
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
12300 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO. 19703.000

DATE NOVEMBER 2013

SHEET TITLE

PRELIMINARY
PLANTING PLAN 2

SHEET NO. L2.0

WATER EFFICIENCY LANDSCAPE ORDINANCE
PROJECT SUMMARY

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
(925) 939-8292

PROJECT NAME: CarMax Pleasanton - PUD Submittal — Revised: 2/28/14

CITY LOCATION: Pleasanton — ETo LOCATION: Pleasanton

LANDSCAPE ARCHITECT: Michael Fotheringham CA #2481

Total Landscape Area (SF): 159,222 — Total Calculated Hydrozone Area (SF): 159,222

Annual ETo (inches): 46.2 — Total Special Landscape Areas: 0

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall
[X]	1 Maximum Applied Water Allowance:	3,192,528	3,192,528
[X]	2 Estimated Total Water Use:	2,611,370	2,611,370
[X]	2(a) Expected Water from Effective Precipitation:		0
[X]	3 Expected Water Savings:	581,159	581,159

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

- [X] 4 Hydrozone Report
- [X] 5 Soil Fertility Analysis
- [X] 6 Grading Design Plan
- [X] 7 Planting Design Plan
- [ ] 8 Irrigation Design Plan
- [ ] 9 Irrigation Schedule

POST-INSTALLATION INSPECTION:

- [ ] A Maintenance Schedule
- [ ] B Irrigation Audit
- [ ] C Plants iinstalled as specified (substitutions accepted)
- [ ] D Irrigation system installed as designed (as-builts included)
- [ ] E Landscape irrigation audit performed
- [ ] F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

SECTION A.
HYDROZONE INFORMATION TABLE

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
(925) 939-8292

PROJECT NAME: CarMax Pleasanton - PUD Submittal — Revised: 2/28/14

Hydrozone Identification	Hydrozone Water Demand	Irrigation Method	Area (SF)	% of Total Landscape Area
Bio-retention Areas	0.5		49,400	31.03%
North Perimeter Hydroseed	0.5		28,020	17.60%
Lawn	0.7		7,110	4.47%
Shrub Areas - S/W Exposure	0.3		21,200	13.31%
Shrub Areas - N/E Exposure	0.3		6,200	3.89%
Shrub Areas - S/W Exposure	0.3		44,400	27.89%
Ground Covers in Tree Diamonds	0.3		300	0.19%
Tree Diamonds	0.5		300	0.19%
Trees in Shrub Areas	0.3		1,812	1.14%
Trees in Bio-retention Areas	0.5		480	0.30%
		TOTALS:	159,222	100.00%

Hydrozones:	Irrigation Method	Irrigation Efficiency
HW = High Water Demand (.7 - .9)	MS = Micro-spray	0.8
MW = Medium Water Demand (.4 - .6)	S = Spray	0.71
LW = Low Water Demand (.2 - .3)	R = Rotor	0.71
VLW = Very Low Water Demand (.1)	B = Bubbler	0.85
	D = Drip	0.9
	O = Other	

SECTION B.
WATER BUDGET CALCULATIONS

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
(925) 939-8292

PROJECT NAME: CarMax Pleasanton - PUD Submittal — Revised: 2/28/14

CITY OF: **Pleasanton** — ETo Location **Pleasanton**

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x (.7 x HA) + (.3 x SLA)

YEARLY ETo	**46.2**
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	159,222
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	**3,192,528**
TOTAL ACRE FEET	9.80

CALCULATIONS:
46.2 x 0.62 x 0.7 x 159,222 + 0.3 x 0 = **3,192,528**

Effective Precipitation (Eppt)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x (.7 x HA) + (.3 x SLA)

YEARLY ETo	**46.2**
EFFECTIVE PRECIPITATION	0
NET Eto	46.2
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	159,222
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	**3,192,528**
TOTAL ACRE FEET	9.80

CALCULATIONS:
46.2 x 0.62 x 0.7 x 159,222 + 0.3 x 0 = **3,192,528**

RESULTS: Irrigation reductions by adding precipitation (gallons/year): **0**

SECTION B.
WATER BUDGET CALCULATIONS

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
(925) 939-8292

PROJECT NAME: CarMax Pleasanton - PUD Submittal — Revised: 2/28/14

CITY OF: **Pleasanton** — ETo City **Pleasanton**

SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)
ETWU = ETo x .62 x ((PF x HA)/ IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	46.2
CONVERSION FACTOR (to gallons per square foot)	0.62
PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	159,222
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)	0.71
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	2,611,370
TOTAL ACRE FEET:	8.01

CALCULATIONS:

YEARLY ETo	CONVERSION FACTOR	HZ NO.	HYDROZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	HYDROZONE AREA (HA) (Sq Ft)	ETWU Gal/Yr	% LANDSCAPE AREA	SLA (Sq Ft)
46.2	0.62	1	Bio-retention Areas	0.50	S	0.71	49,400	996,488	31.0%	0
46.2	0.62	2	North Perimeter Hydroseed	0.50	S	0.71	28,020	565,215	17.6%	0
46.2	0.62	3	Lawn	0.70	S	0.71	7,110	200,790	4.5%	0
46.2	0.62	4	Shrub Areas - S/W Exposure	0.30	B	0.85	21,200	214,325	13.3%	0
46.2	0.62	5	Shrub Areas - N/E Exposure	0.30	B	0.85	6,200	62,680	3.9%	0
46.2	0.62	6	Shrub Areas - S/W Exposure	0.30	S	0.71	44,400	537,378	27.9%	0
46.2	0.62	7	Ground Covers in Tree Diamonds	0.30	B	0.85	300	3,033	0.2%	0
46.2	0.62	8	Tree Diamonds	0.50	B	0.85	300	5,055	0.2%	0
46.2	0.62	9	Trees in Shrub Areas	0.30	B	0.85	1,812	18,319	1.1%	0
46.2	0.62	10	Trees in Bio-retention Areas	0.50	B	0.85	480	8,088	0.3%	0
			TOTALS:				**159,222**	**2,611,370**	**100.00%**	0

Table 4.2 Comparison of Water Quality
Recycled Water Feasibility Study
City of Pleasanton

Staples

Parameter	Units	Established Criteria Degree of Use Restriction[1,2] None	Slight	Severe	DERWA-WRF Effluent[6]	LWRP Effluent [3]
Salinity						
Electrical Conductance	ds/m	<0.7	0.7-3.0	>3.0	1.3	1.3
Total Dissolved Solids (TDS)	mg/L	<450	450-2000	>2000	658	577
Permeability						
aSAR = 0 - 3 and EC		>0.7	0.7-0.2	<0.2	---	---
= 3 - 6 and EC		>1.2	1.2-0.3	<0.3	aSAR=4.3 EC = 1.3	aSAR = 4.6 EC = 1.3
= 6 - 12 and EC		>1.9	1.9-.5	<0.5	---	---
= 12 - 20 and EC		>2.9	2.9-1.9	<1.9	---	---
= 20 - 40 and EC		>5.0	5.0-2.9	<2.9	---	---
Sodium						
Root Absorption	SAR	<3	3-9	>9	3.8	6.0
Foliar Absorption	mg/L	<70	>70		139	130
Chloride						
Root Absorption	mg/L	<140	140-355	>365	158	168
Foliar Absorption	mg/L	<100	>100		158	168
Boron	mg/L	<0.7	0.7-3.0	>3.0	0.5	1
pH	–	6.5-8.4 (normal range)			7.4	7.7
Ammonia (NH_4)	mg/L	(see combined N values below)			31.8	34
Nitrate (as NO_3)	mg/L	(see combined N values below)			N/A	N/A
Nitrate (as N)	mg/L	(see combined N values below)			1.2	0.4
Combined Nitrogen (N)[4]	mg/L	<5	5-30	>30	27	37
Bicarbonate (HCO_3)[5]	mg/L	<90	90-500	>500	293	270

Notes:
(1) Adapted from University of California Committee of Consultants (1974) and Water Quality for Agriculture (Ayers and Westcot 1984).
(2) Definition of the "Degree of Use Restriction" terms:
None = Reclaimed water can be used similar to the best available irrigation water.
Slight = Some additional management will be required above that with the best available irrigation water in terms of leaching salts from the root zone and/or choice of plants.
Severe = Typically cannot be used due to limitations imposed by the specific parameters.
(3) The LWRP effluent data is the average effluent quality from 2006 through 2008.
(4) Total Kjeldahl Nitrogen.
(5) Presence of bicarbonate can result in unsightly foliar deposits.
(6) San Ramon Valley Recycled Water Program Report. 2010 Recycled Water Quality Annual Report.

July 2013 — 4-5

RECENT RECLAIMED WATER ANALYSIS
(Likely source of water for irrigation)

Water Efficient Landscape Notes:

1. Topsoil shall be amended in accordance with the agricultural suitability analyses prepared for this Project. Soil samples and testing shall occur after pad grades are established and drain lines are installed. Contractor or Owner to prepare a soil management report that documents soil amendment protocols prepared for each lot.

2. Turf shall not be installed on slopes greater than 25% where the toe of the slope is adjacent to an non-permeable hardscape. The area for turf shall not exceed 25% of the total landscape area. The percentage of turf on the CarMax Pleasanton Project is 5%.

3. The use of invasive plant species is strongly discouraged.

4. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, hydroseed areas and where creeping or rooting ground covers may be planted.

5. The irrigation systems shall be designed/installed to prevent runoff, low head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, impermeable paving and structures.

6. Use low-volume irrigation (bubblers) in mulched planting areas.

7. Swing joints or other riser-protection components are required on all risers subject to damage.

8. Check valves or anti-drain valves are required for all zones.

9. Maintain a minimum of eight feet (8') in any direction for turf areas. Spray nozzles may be used in this condition.

10. Overhead spray irrigation shall not be installed within 24 inches of an non-permeable paved surface unless the paved surface drains into a planting area. Allowable irrigation within the 24-inch setback from non-permeable surfaces may include bubblers or other low flow, non-spray methods. The setback may be planted or or unplanted. The surface of the setback may be mulch, gravel or other porous material.

11. Refer to the Water Budget reports (this sheet) for verification that this project complies with the Water Efficient Landscape Ordinance (AB 1881) as established by the State of California, or a locally adopted equivalent ordinance.

12. The irrigation design for this Project will specify a weather-based, automatic, self-adjusting controller that includes a Moisture and/or Rain Sensor Shutoff.

13. Owner is responsible for completing the Certificate of Completion.

14. Irrigation system will be designed for reclaimed water. Plant selections have been limited to species that are highly tolerant or tolerant to reclaimed water sources with a range of dissolved salts from 200 to 400 parts per million. Water source has yet to be determined. Chemical

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License Stamp

LICENSED LANDSCAPE ARCHITECT — MICHAEL D. FOTHERINGHAM — EXPIRATION 10/31/14 — RENEWAL DATE — DATE 2481 — STATE OF CALIFORNIA

Consultants

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

CARMAX
THE AUTO SUPERSTORE
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12000 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422
STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	NOVEMBER 2013
SHEET TITLE	IRRIGATION WATER USE NOTES
SHEET NO.	L3.0

Flo Bike Rack, Surface Mount and Embedded

Installation Guide

Date: August 9, 2013
www.landscapeforms.com Ph: 800.521.2546

Included components

Tools Required:

- 1/2" wrench or socket for installing anchor bolt
- Hammer drill with masonry bits

For surface mount option:

- 1/8" hex key for set screw installation
- (2) stainless steel drop-in screw anchors for 5/8-11 thread, minimum 7/8" thread length and setting tool

For embedded option:

- Chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)

HANDLE WITH CARE! Flo's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

INSTALLATION:

1. Thread anchor bolts into bike rack, Fig. 1.
2. Set unit in position.
3. Mark hole locations.
4. Move unit. Drill holes according to installation style. Clear holes of debris.

EMBEDDED INSTALLATION:

1. Fill holes with chemical anchoring adhesive as specified by manufacturer's instructions.
2. Set bike rack in place.

SURFACE MOUNT INSTALLATION:

1. Remove anchor bolts from bike rack.
2. Install drop-in anchors according to manufacturer's recommendations.
3. Thread surface mount bolts into drop-in anchors.
4. Place bike rack over anchor bolts.
5. Install set screws into bike rack.

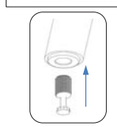


Fig. 1 – Install bolt

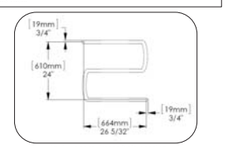
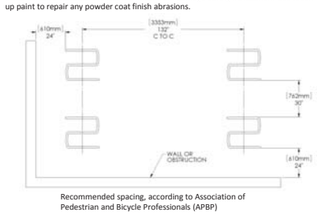


Fig. 2 – approximate hole spacing



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

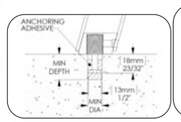


Fig. 3 – section view of embedded option

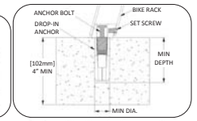


Fig. 4 – section view of surface mount

landscapeforms

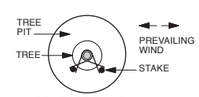
Page 1 of 1

BIKE RACK DETAIL

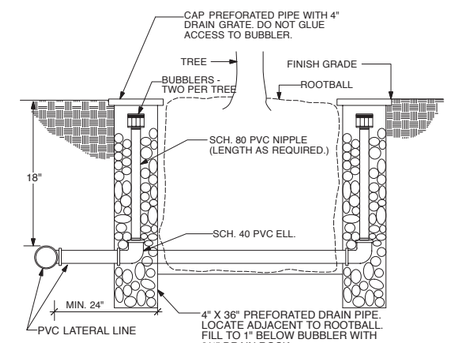
NTS

NOTES:

1. PLACE STAKES PLUMB & AS SHOWN IN STAKE LOCATION PLAN.
2. TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE PLANTING.
3. ELIMINATE WATER BASIN WHEN TREES ARE PLANTED IN LAWN.
4. USE WOOD STAKES FOR 15 GALLON TREES ONLY. SEE GUYING DETAIL FOR LARGER TREES.
5. TREE PIT SHALL BE 3 TO 5 TIMES DIAMETER OF ROOT BALL IN CLAY SOILS OR HARDPAN CONDITIONS.
6. TREE PIT PERCOLATION TESTS SHALL BE PERFORMED IN CLAY SOILS OR HARDPAN CONDITIONS. SEE PLANTING NOTE #9, COVER SHEET FOR TEST PARAMETERS.
7. SEE ADDITIONAL NOTES AND SPECIFICATIONS WHICH MAY APPLY TO THIS DETAIL.



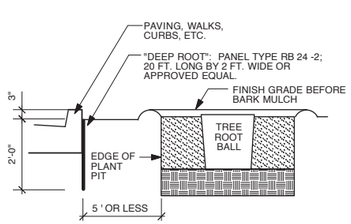
STAKE LOCATION PLAN



NOTES:
1. ONE BUBBLER PER TREE TO BE PLACED UPHILL SIDE OF ROOTBALL.

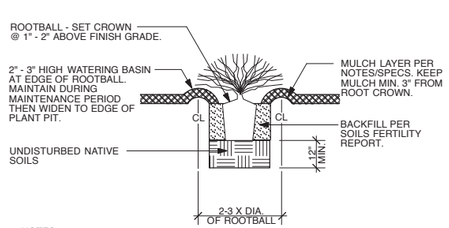
TREE BUBBLER DETAIL

NTS



ROOT BARRIER DETAIL

NTS

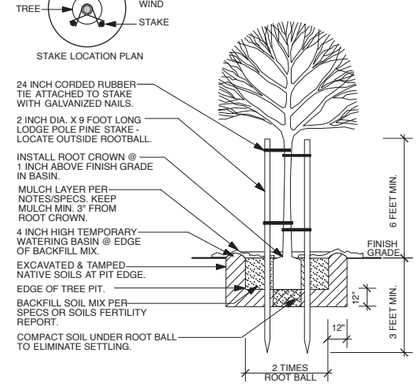


NOTES:

1. FOR GROUND COVER AREAS, ROTOTILL AMENDMENTS AS RECOMMENDED BY SOILS REPORT TO 8" DEPTH AFTER CROSS-RIPPING SUBGRADE TO 12" DEPTH.
2. SIDES AND BOTTOM OF PLANT PIT SHALL BE SCARIFIED BEFORE PLANTING.
3. ADD AGRIFORM PLANT TABLETS OR APPROVED EQUAL AT MANUFACTURER'S RATES, 1/3 DOWN FROM TOP OF BACKFILL.

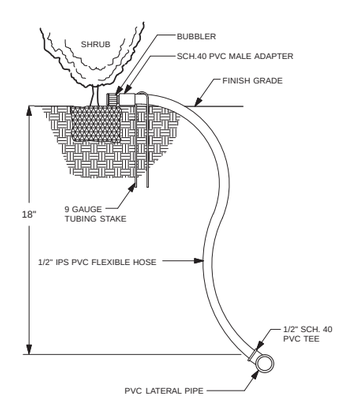
SHRUB PLANTING DETAIL

NTS



TREE INSTALLATION DETAIL

NTS



SHRUB BUBBLER DETAIL

NTS

M D FOTHERINGHAM

LANDSCAPE ARCHITECTS

1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
Email: info@mdfotheringham.com

License Stamp

LICENSED LANDSCAPE ARCHITECT
MICHAEL D. FOTHERINGHAM
EXPIRATION 10/31/14
RENEWAL DATE
#2451
STATE OF CALIFORNIA

Consultants

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

CARMAX
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

PROJECT NO.	19703.000
DATE	NOVEMBER 2013

SHEET TITLE

PRELIMINARY
LANDSCAPE
DETAILS

SHEET NO. L4.0

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project:

Address: **Date:**

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	
	X		**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	**A SOILS TEST AND AMENDMENT RECOMMENDATION WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.**

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
X			**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	
			Planting		
X			**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	
X			**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
X			**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	
			Irrigation		
X			**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
X			**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

M D FOTHERINGHAM

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MICHAEL D. FOTHERINGHAM
EXPIRATION 10/31/14 RENEWAL DATE
#2431
STATE OF CALIFORNIA

Consultants

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APPROVAL

CARMAX PE

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
	2/27/14	Response to City Plan Check	MDF

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(804) 747-0422

STORE NO. 6068
PLEASANTON, CA

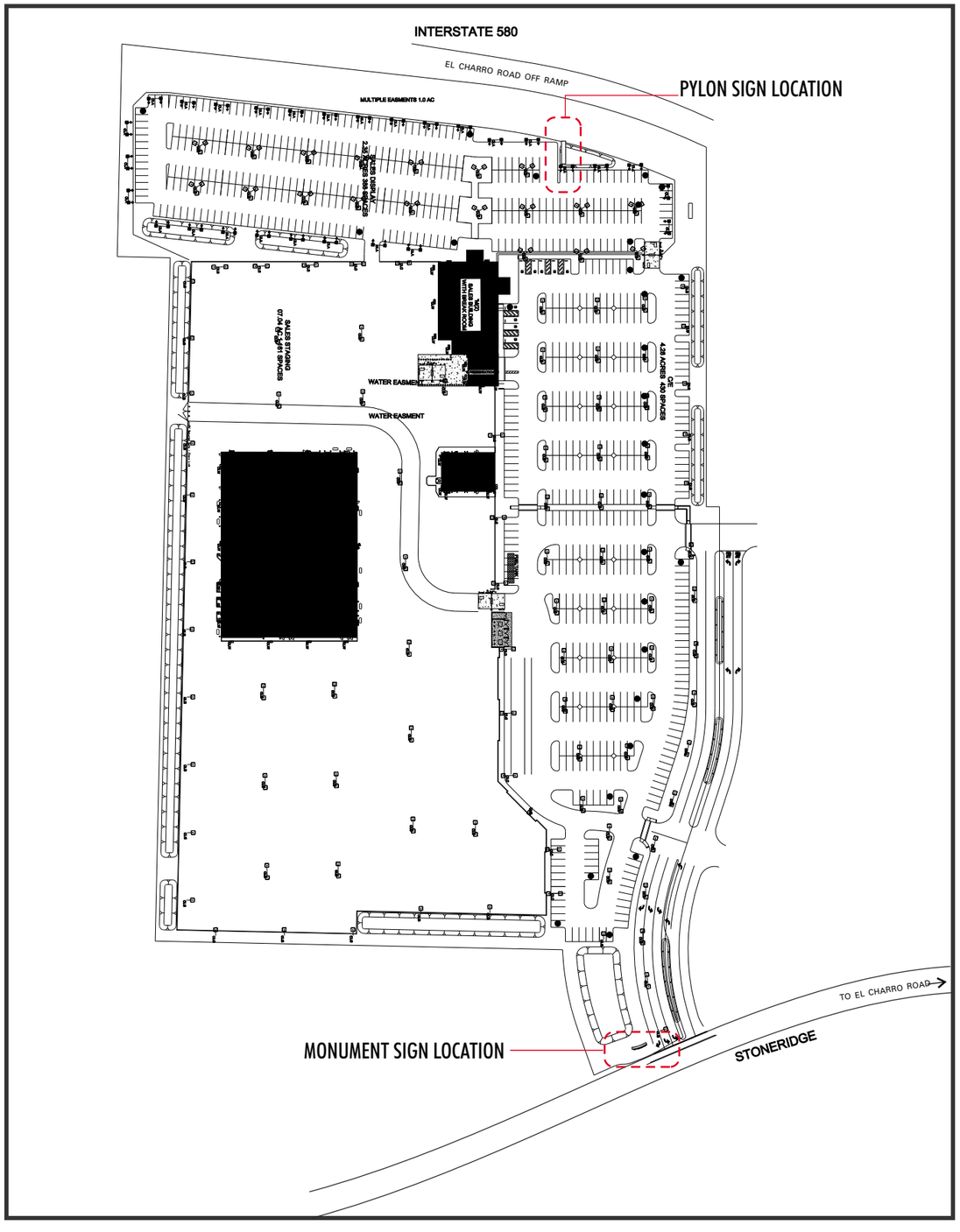
PROJECT NO. 19703.000

DATE NOVEMBER 2013

SHEET TITLE

BAY-FRIENDLY LANDSCAPE CHECKLIST

SHEET NO. L5.0



SITE PLAN

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121
Euless, Texas 76039
(817) 685-9077 (800) 527-9495
Fax (817) 685-9103

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Revisions:

1 R1 JDR 1.31.14 Update pylon to 20' wide & per markup
2 R2 JK 2.26.14 Update Pylon & Monument Sign Specifications per City Requirements
3 R3 JK 2.26.14 Update Monument Sign Specifications per Customer Request.
4 R4 JK 2.27.14 Additional Notes per Customer.
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6

Account Rep: MATT SMITH

Project Manager: JESSICA VIDAL

Drawn By: J. CARPENTER

Project / Location:

CARmax

LOCATION #6068
PLEASANTON, CA 94566

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE

Certain electrical components of signs will fail prematurely if not shut-off for a period of time, once, each day. For best performance, we recommend that signs be connected to an automatic Energy Management system, Time Clock or Photo Cell to control the daily shut-off period. Failure to follow these recommendations can cause damage to the signs' electrical components and void the warranty. Some dimming devices will adversely affect the electrical components of the sign to which it is attached, causing failure. Any dimming devices used on the sign without prior consultation with Federal Heath Sign Co. will void the warranty.

Client Approval/Date:

Landlord Approval/Date:

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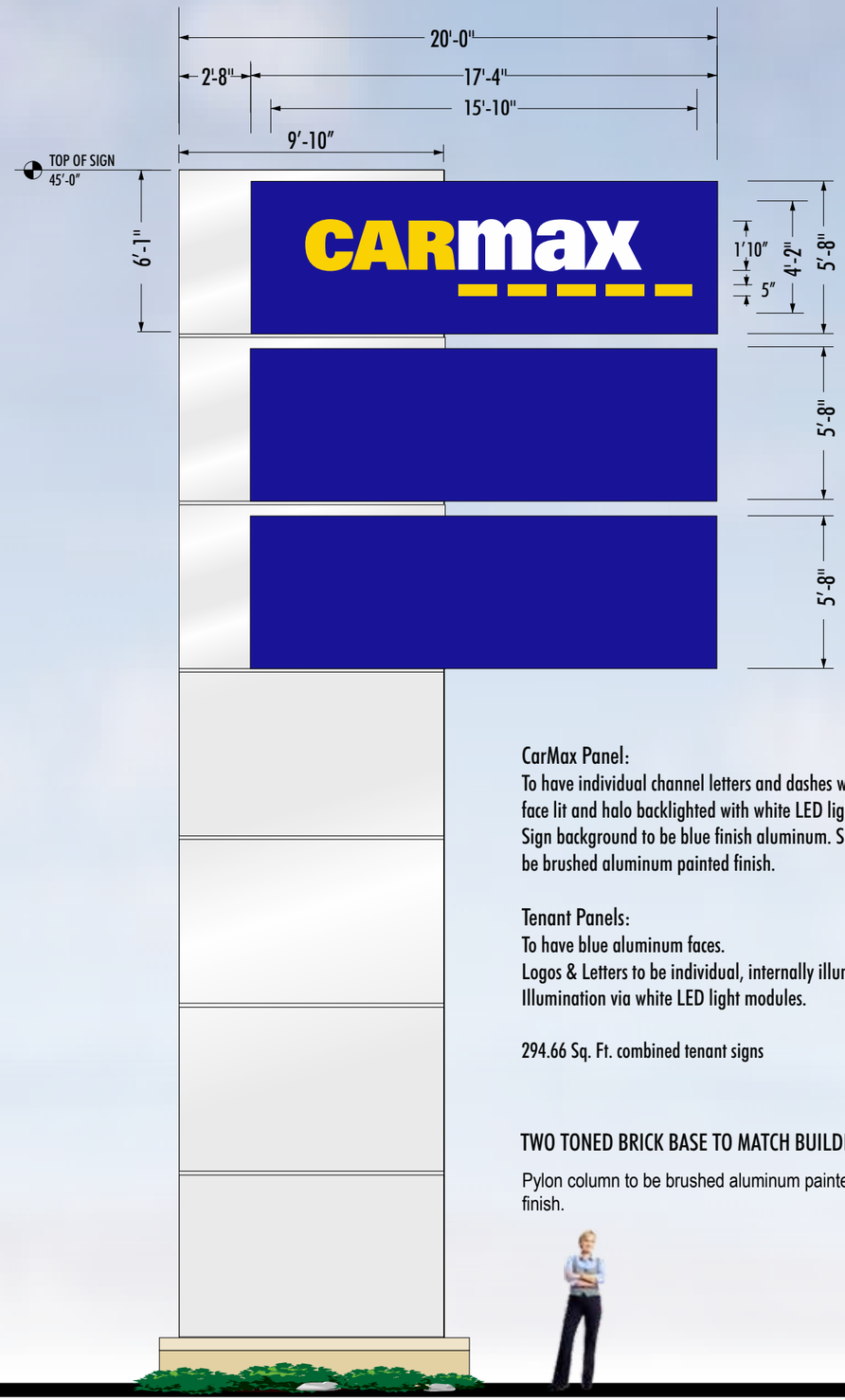
Job Number: 23-19135-10

Date: JANUARY 28, 2014

Sheet Number: 1 Of 5

Design Number: 23-19135-10 R4



CarMax Panel:
To have individual channel letters and dashes with acrylic faces, face lit and halo backlighted with white LED light modules. Sign background to be blue finish aluminum. Sign cladding to be brushed aluminum painted finish.

Tenant Panels:
To have blue aluminum faces.
Logos & Letters to be individual, internally illuminated face & back-lit.
Illumination via white LED light modules.

294.66 Sq. Ft. combined tenant signs

TWO TONED BRICK BASE TO MATCH BUILDING

Pylon column to be brushed aluminum painted finish.

PROPOSED PYLON SIGN

Sccale 3/16" = 1'

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121
Euless, Texas 76039
(817) 685-9077 (800) 527-9495
Fax (817) 685-9103

Manufacturing Facilities:
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3 R3 JK 2.26.14 Update Monument Sign Specifications per Customer Request.
4 R4 JK 2.27.14 Additional Notes per Customer.
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6

Account Rep: MATT SMITH
Project Manager: JESSICA VIDAL
Drawn By: J. CARPENTER
Project / Location:

CARmax

LOCATION #6068
PLEASANTON, CA 94566

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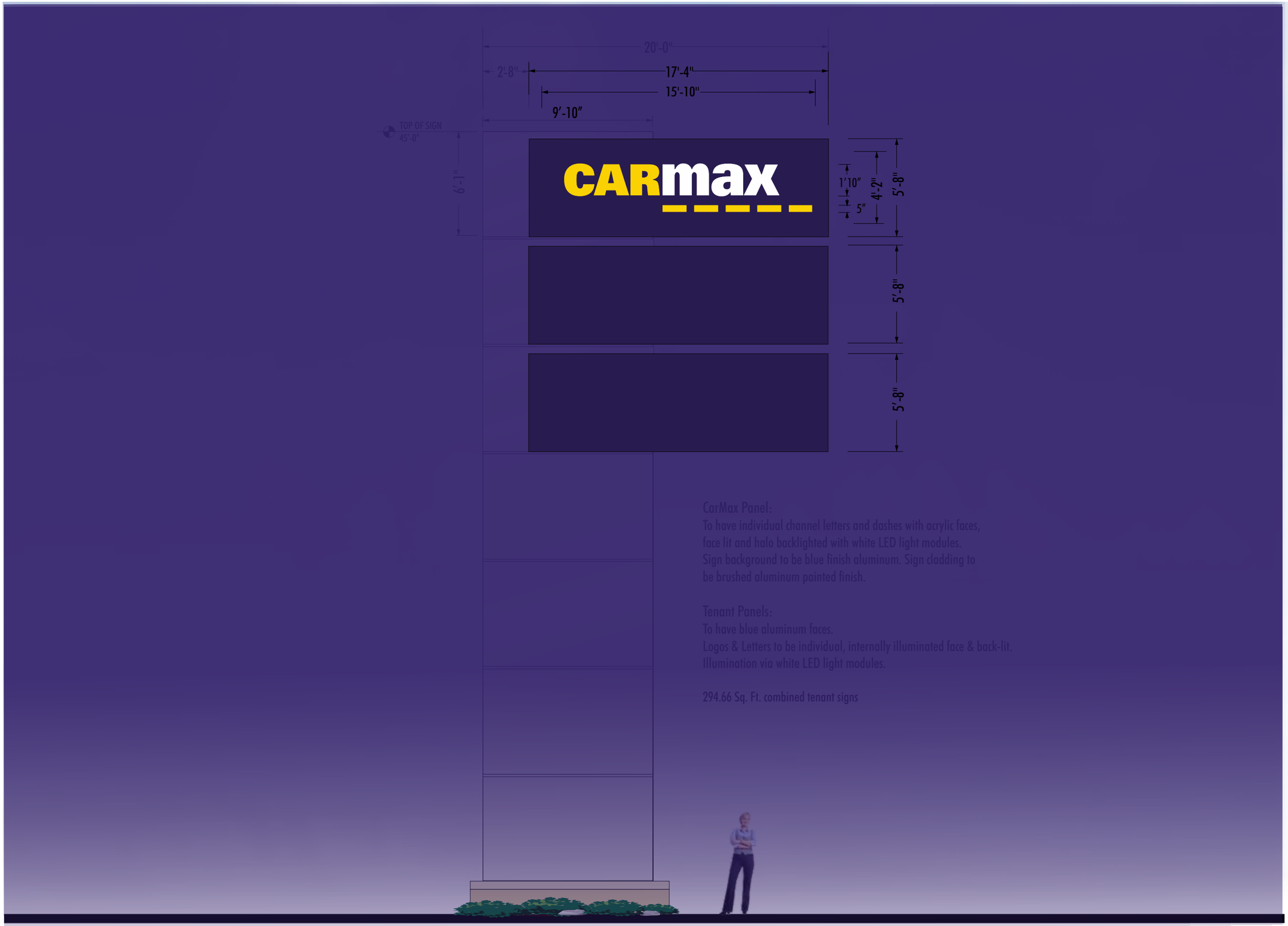
Job Number: 23-19135-10
Date: JANUARY 28, 2014
Sheet Number: 2 Of 5
Design Number: 23-19135-10 R4



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Logos & Letters to be individual, internally illuminated face & back-lit. Illumination via white LED light modules.

294.66 Sq. Ft. combined tenant signs

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Landlord Approval/Date:

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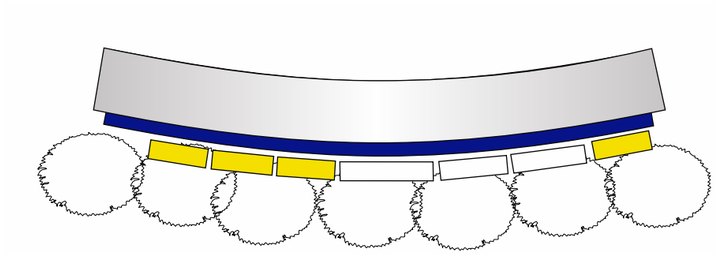
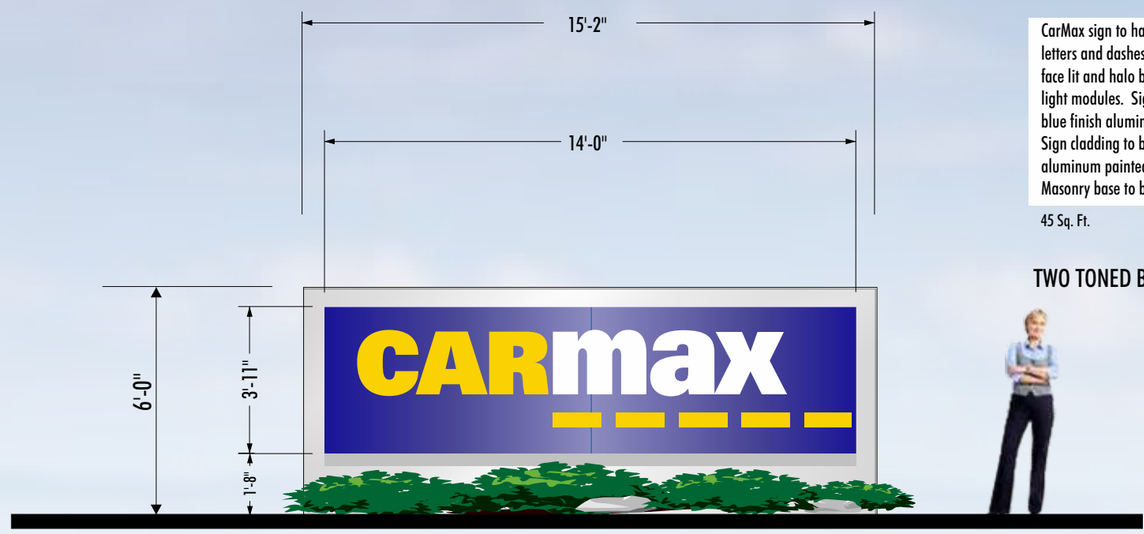
Job Number: 23-19135-10
Date: JANUARY 28, 2014
Sheet Number: 3 Of 5
Design Number: 23-19135-10 R4



PLAN VIEW



CarMax sign to have individual channel letters and dashes with acrylic faces, face lit and halo backlighted with white LED light modules. Sign background to be curved blue finish aluminum.
Sign cladding to be curved brushed aluminum painted finish.
Masonry base to be curved to match sign.

45 Sq. Ft.

TWO TONED BRICK BASE TO MATCH BUILDING

MONUMENT SIGN DESIGN "A"

scale 1/4" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
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CARmax

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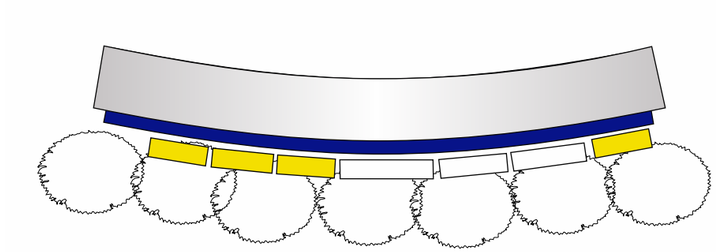
Job Number: 23-19135-10

Date: JANUARY 28, 2014

Sheet Number: 4 Of 5

Design Number: 23-19135-10 R4



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scale 1/4" = 1'-0"

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ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE

Certain electrical components of signs will fail prematurely if not shut-off for a period of time, once, each day. For best performance, we recommend that signs be connected to an automatic Energy Management system, Time Clock or Photo Cell to control the daily shut-off period. Failure to follow these recommendations can cause damage to the signs' electrical components and void the warranty. Some dimming devices will adversely affect the electrical components of the sign to which it is attached, causing failure. Any dimming devices used on the sign without prior consultation with Federal Heath Sign Co. will void the warranty.

Client Approval/Date:

Landlord Approval/Date:

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Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 23-19135-10

Date: JANUARY 28, 2014

Sheet Number: 5 Of 5

Design Number: 23-19135-10 R4

East Sales Elevation

North Sales Elevation

1-23-14

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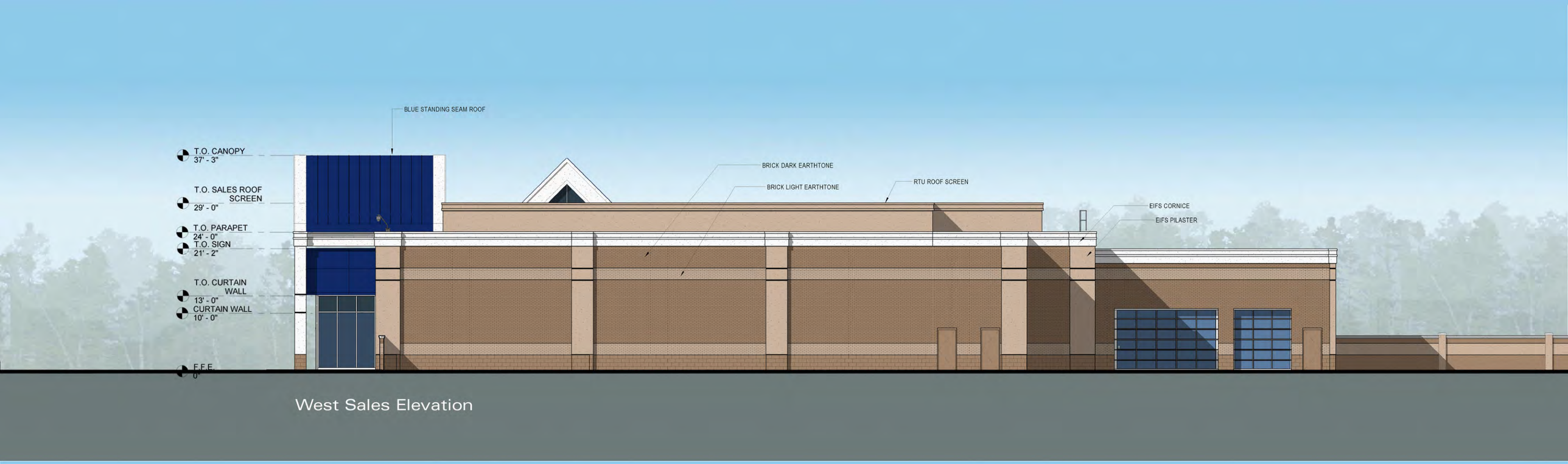
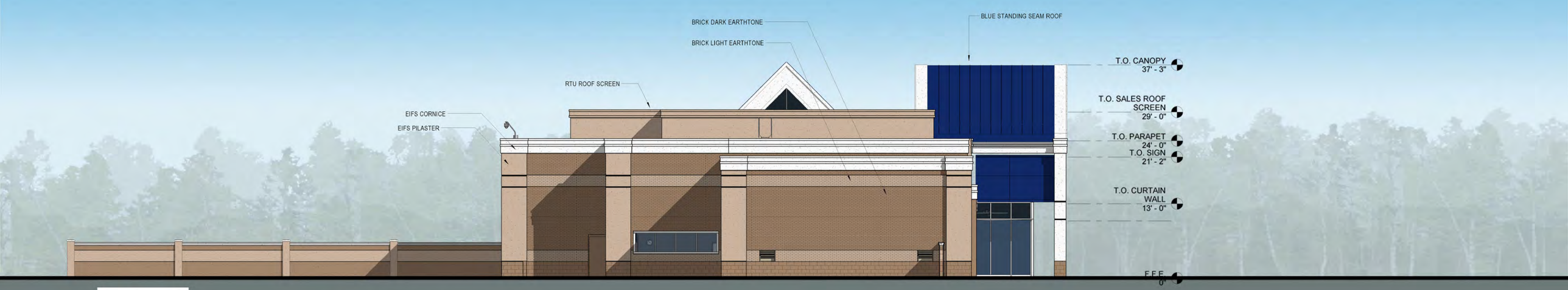
SALES AND PRESENTATION LANES

ELEVATIONS

PLEASANTON, CA



West Sales Elevation



South Sales Elevation

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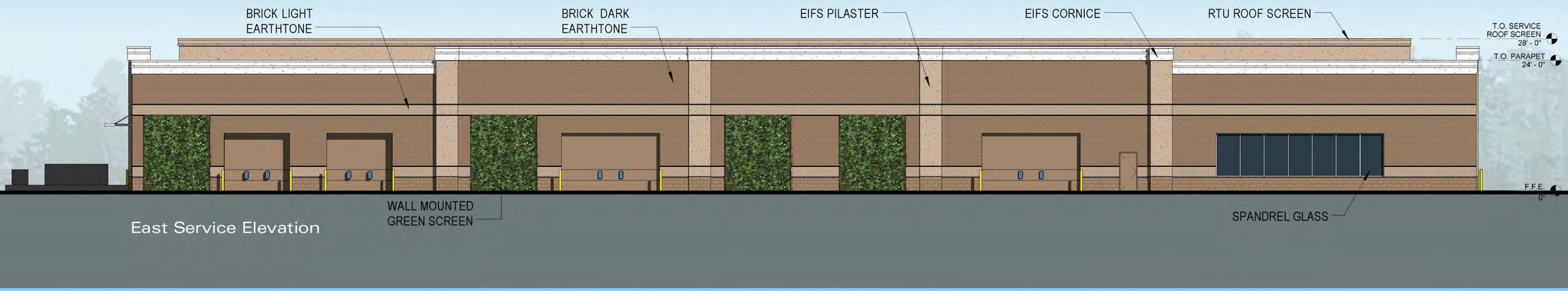
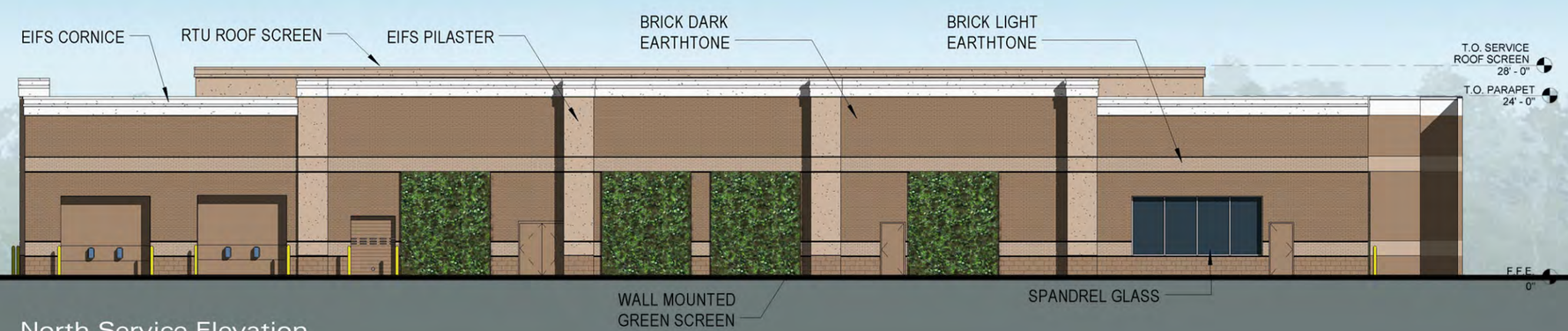
SALES AND PRESENTATION LANES

ELEVATIONS

PLEASANTON, CA



East Service Elevation



North Service Elevation

2-27-14

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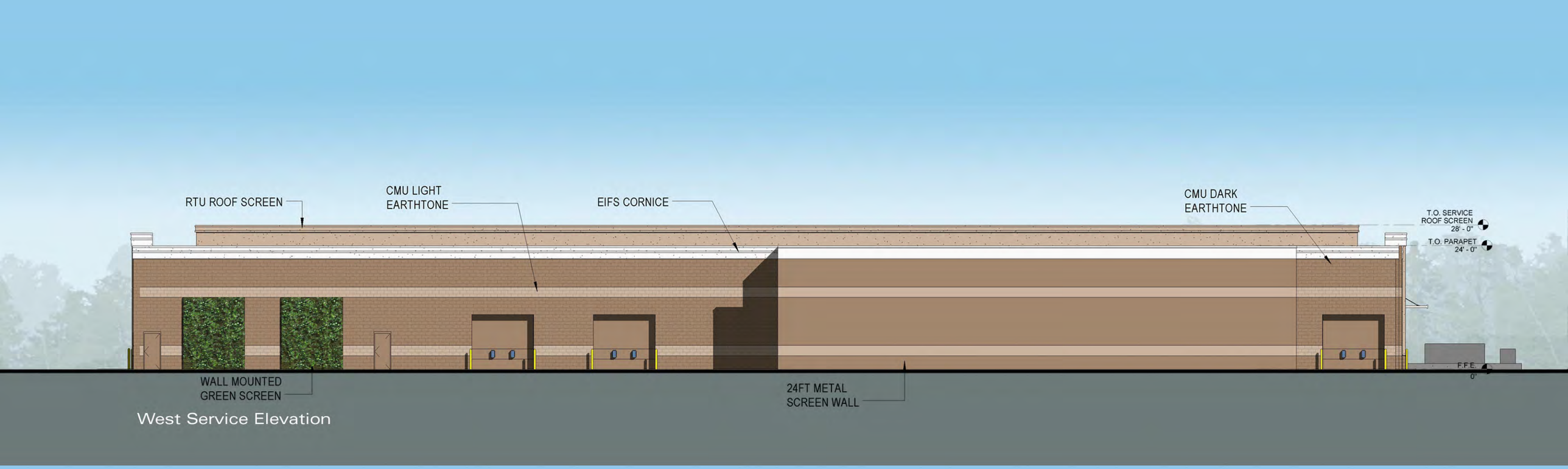
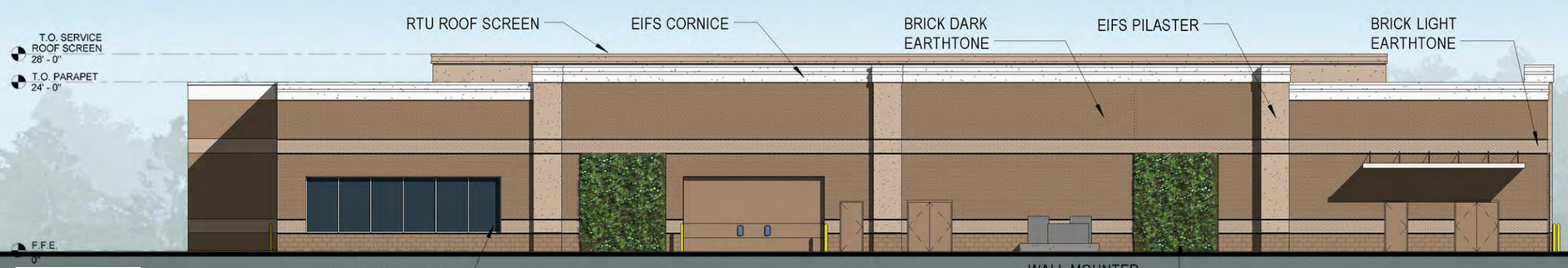
SERVICE - OPTION 2

ELEVATIONS

PLEASANTON, CA



West Service Elevation



South Service Elevation

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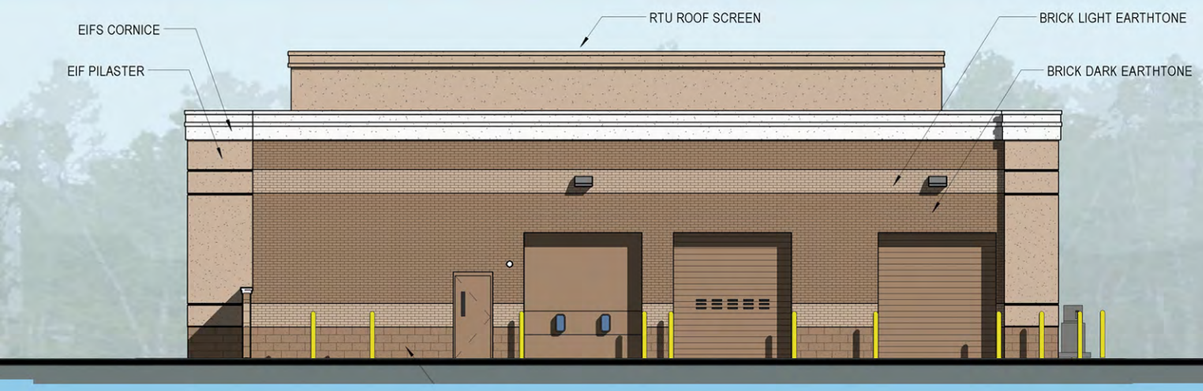
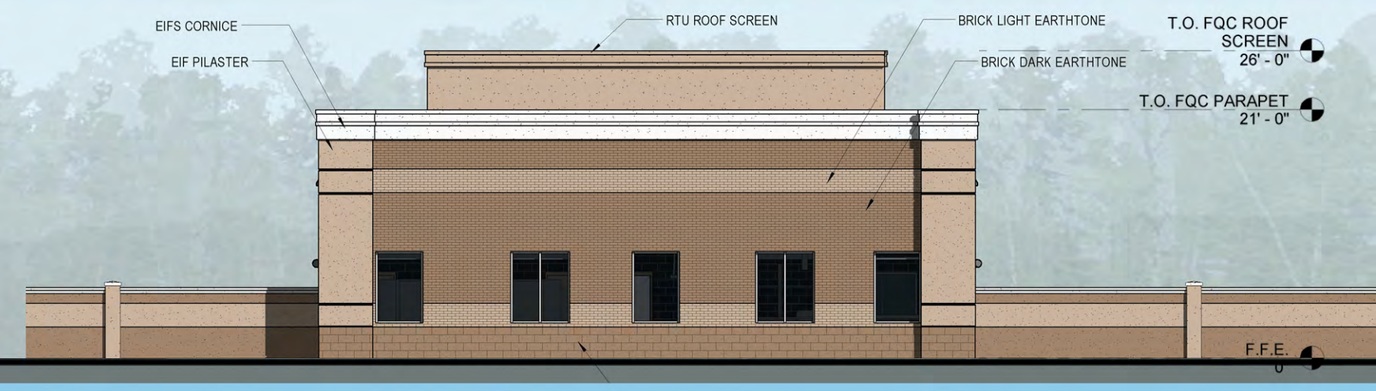
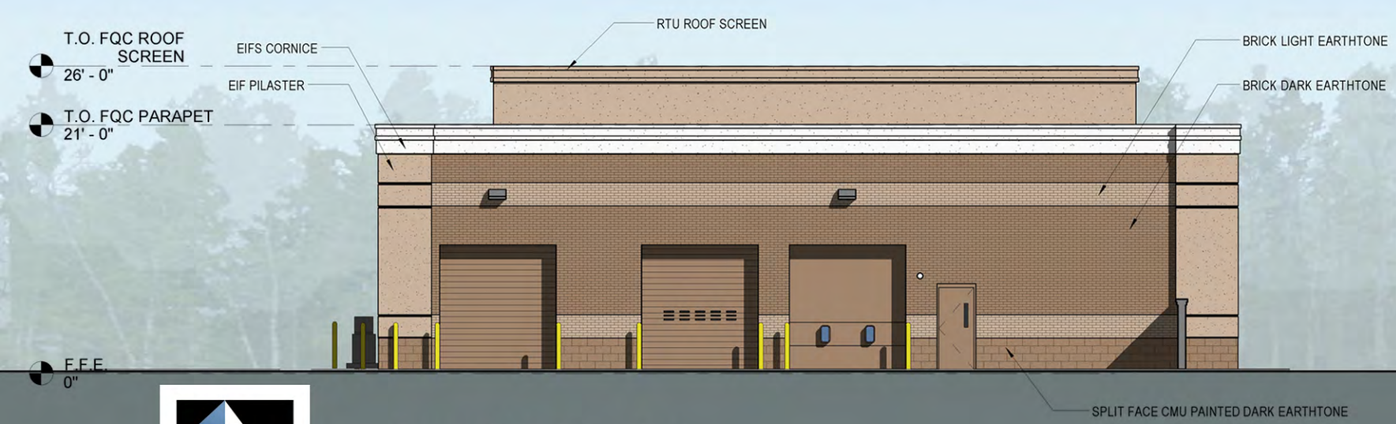
SERVICE - OPTION 2

ELEVATIONS

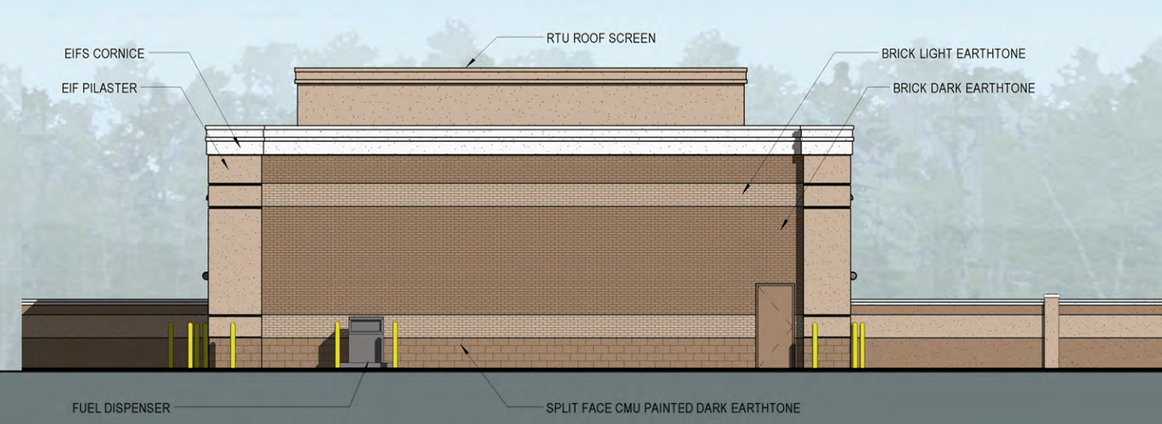
PLEASANTON, CA







South FQC Elevation



West FQC Elevation

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FQC

ELEVATIONS

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Initial Planting Tree Growth
65 Gal. Evergreen Trees provided for screening - approx. 12-14'
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5-Year Planting Tree Growth
Evergreen Trees provided for screening - approx. 18-20'
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10-YearTree Growth
Evergreen Trees provided for screening - approx. 25'
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