

PUD-98 & P13-2518 (S.D.R.)

STAPLES RANCH – Car Max
Planning Commission Workshop 02.12.2014



EXHIBIT B

RECEIVED DECEMBER 20, 2013

CarMax Auto Superstore –Pleasanton, CA

Project Description

The proposed CarMax Auto Superstores development consists of the construction of a CarMax pre-owned automobile dealership, service building and non-public carwash with associated access drives, parking lots and landscaped areas. The site is currently vacant. CarMax proposes to utilize the existing fill material that is stockpiled on the site for its grading and drainage purposes.

The project develops the 19.66 acre site with a sales inventory area, vehicle staging area, customer and employee parking lot and three separate buildings. The development includes 13,064 square feet of sales/presentation area, 45,000 square feet of service area, and a 3,708 square foot quality control/carwash area, for a total of 61,772 square feet. The three single story buildings will have a variety of parapet roof heights to provide visual interest, with an average height of 24 feet and maximum height of 28 feet. The sales building entry canopies are the highest point of the roof line, measuring 37 feet in height. The proposed elevations will incorporate a combination of high quality materials including multi-colored brick banding, ornamental split face CMU, Exterior Insulated Finish System (EIFS) columns, pilasters and cornice, decorative aluminum composite panels and a 14'-0" high curtain wall system. All roof mounted mechanical equipment will be screened from view.

The site is accessed off of Stoneridge Drive and a proposed private entry road. The proposed site design includes two driveways off of the private entry road. Both accesses will be utilized by CarMax employees, customers, vehicle test drives, vehicle deliveries and emergency vehicles. The sales inventory area will be located at the northern portion of the property, fronting on Interstate 580, and will be secured by a highway guardrail and an embassy-style security gate for security purposes. Customer and employee parking will be located south of the sales inventory area, along the eastern portion of the site. A total of 431 customer and employee parking spaces will be provided on the site, including 9 handicap accessible spaces.

The sales and presentation buildings will be located south of the sales inventory area, with customer access from the parking lot on the east side of the building. The service building will be located southwest of the sales building, within the private CarMax vehicle staging area. The vehicle staging area will be surrounded by a six-foot high stucco wall on the north and east sides, a six-foot high masonry wall on the west and a seven-foot high stucco wall on the south for screening and security purposes. The staging areas will also be secured with an embassy-style security gate. The private carwash and final quality control building will also be located within the vehicle staging area.

Proposed Operations

The following information outlines the proposed operations based on similarly operating CarMax facilities.

Hours of Operation

Store management will set operating hours closer to the opening date; however, the showroom (sales) areas are typically open to the public Monday through Saturday from 9:00 a.m. to 9:00 p.m. with limited hours on Sundays, if permitted by local law. The retail service areas are typically open to the public

CarMax – Pleasanton, CA
October 15, 2013

Monday through Friday from 7:30 a.m. to 6:00 p.m. Associates will be present at the store several hours before and after the public operating hours.

Deliveries

Deliveries of vehicles, parts and supplies are made on-site and typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site through the main access and load and unload vehicles in the designated area on the east side of the customer and employee parking lot. Unloaded vehicles will be driven by employees from the parking lot into the staging area to await preparation for resale or disposition through the wholesale auction process described below.

Sales & Marketing

CarMax operates differently from traditional car dealerships in that it physically separates its inventory area from customer and employee parking. This is both for loss prevention control as well as operational efficiency and safety. All inventory display areas will be separated from the general public by means of guardrails, gates and fencing. Ornamental wrought-iron fencing is used to separate the customer and employee parking from the display area.

Vehicular access to the display areas is controlled by embassy-style security gates through the use of a secured key-card. Prospective customers are typically accompanied by an employee when they are in the display area. Only employees are permitted to drive cars within the display area. Emergency access will be provided within staging and display area as required by the local fire department.

CarMax does not use outdoor loudspeakers as associates carry pagers and / or cell phones for communications. In addition, CarMax does not use flags, balloons, inflatable gorillas (or any other animal), placards in open car hoods, painted window lettering or the like in its marketing. Instead, they promote a high-end retail operation, and a welcoming environment to their customers and associates.

Service Operations

An integral part of the CarMax used car consumer offer is the reconditioning process that is performed on all vehicles offered for sale. This process includes a comprehensive Certified Quality Inspection of the engine and all major systems. Most routine mechanical and cosmetic repairs required to bring the vehicle up to the CarMax quality standards are performed in house; however, for some reconditioning services, third parties specializing in those services are engaged.

CarMax currently offers limited retail vehicle service (routine maintenance, tires, diagnostic and mileage services) and provides repairs of vehicles covered by their extended service plans. All service work is performed inside fully-conditioned buildings equipped with rollup doors, providing the associates with a great work environment and eliminating the need to conduct operations with open bay doors.

Retail service vehicles and vehicles awaiting disposition off-site are stored in the secured non-public staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the staging area is surrounded by a six-foot high stucco wall on the north and eastern sides, a six-foot high masonry wall on the west and a seven-foot high stucco wall on the south. Vehicular access to that area is strictly controlled through the use of embassy-style security gates. Because the staging and storage of vehicles within this area is constantly changing on a daily basis, parking spaces are not designated on the plan.

The non-public carwash is located in the secured staging area and is used only by CarMax associates before vehicles are either placed in the vehicle display area or presented to customers.

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A below ground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located adjacent to the carwash within the secured staging area to fuel inventory vehicles as needed.

Site Lighting & Security

CarMax uses “shoebox” type lighting fixtures mounted on 26-foot tall light poles for visibility and security. Fixtures use a flat lens and are downcast to reduce light spill onto adjacent properties. Exterior lighting will be reduced after operating hours.

CarMax typically does not use on-site security guards, but uses interior and exterior security cameras for safety and inventory protection.

Wholesale Auctions

As an accessory use, vehicles purchased through the CarMax in-store appraisal process that do not meet the CarMax retail quality standards are sold through on-site non-public wholesale auctions. Auctions are generally held weekly or every other week; however, frequency at a given superstore is determined by the number of vehicles to be auctioned. The auctions are conducted within an enclosed building. Participation in the wholesale auction is restricted to pre-qualified licensed automobile dealers only, the majority of whom are independent dealers. While some larger dealers may bring vehicle carriers to the sale to transport their purchased vehicles, most will bring drivers to take individual vehicles away. Purchased vehicles must be removed from the site within 48 hours.

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
18800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23258
(804) 747-0422
STORE NO. 6068
PLEASANTON, CA

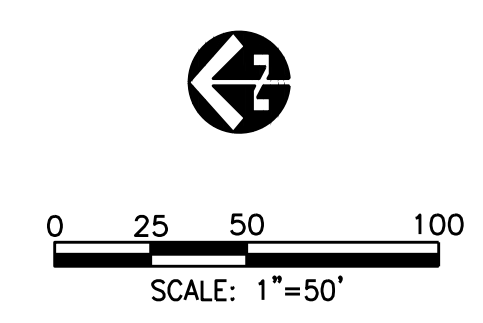
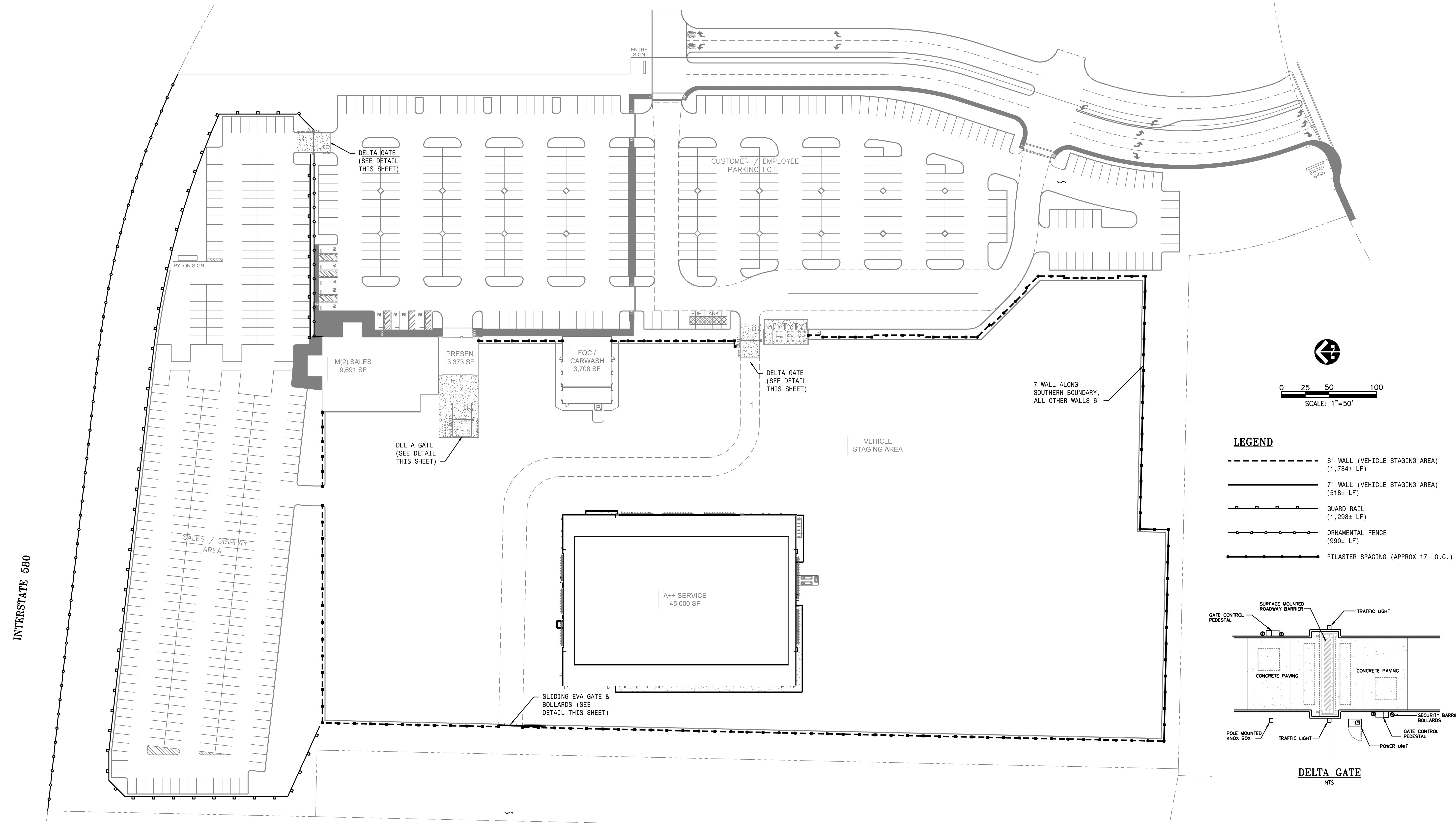
PROJECT NO. 19703.000

DATE DECEMBER 2013

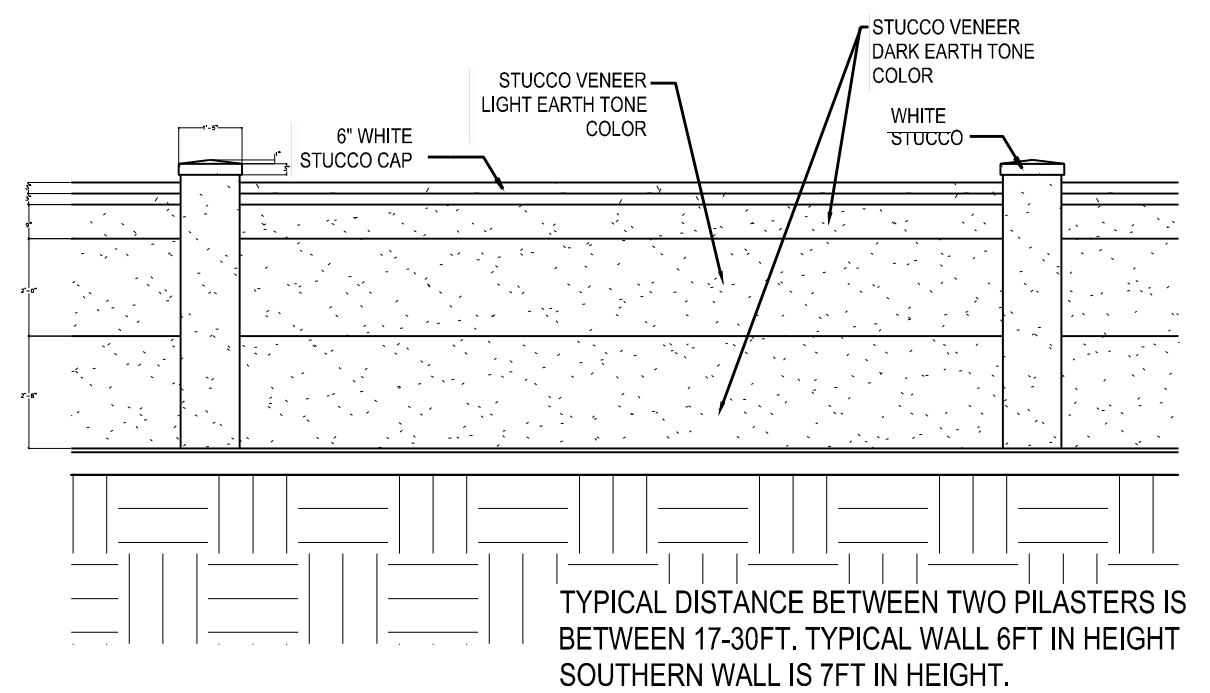
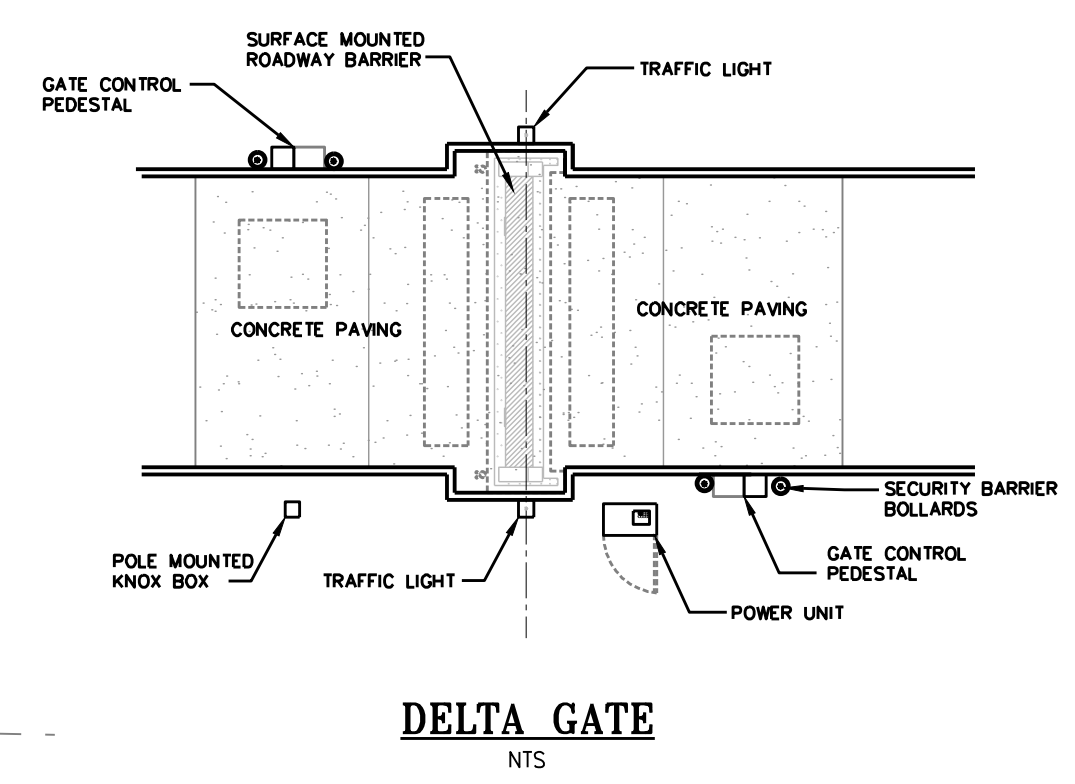
SHEET TITLE

FENCING AND WALLS PLAN

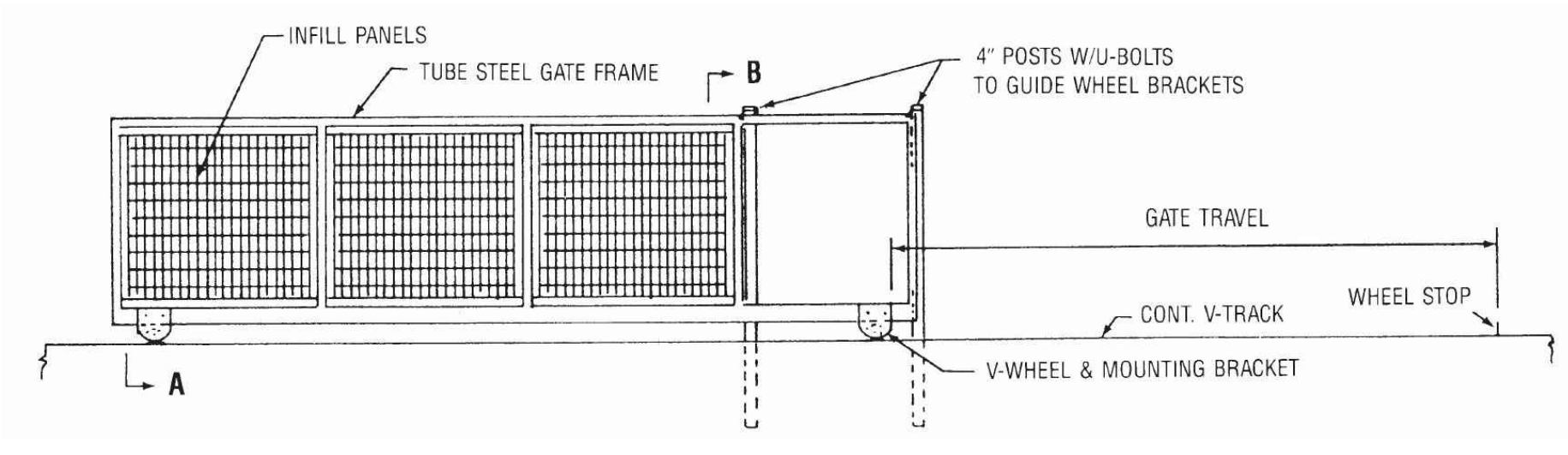
SHEET NO. C9.0



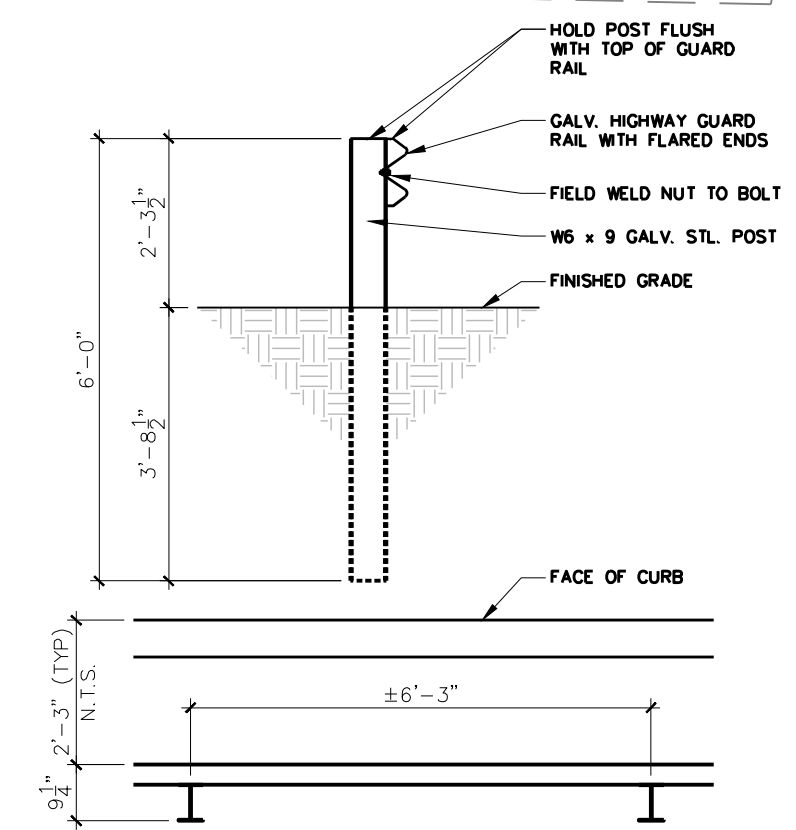
- LEGEND**
- 6' WALL (VEHICLE STAGING AREA) (1,784± LF)
 - 7' WALL (VEHICLE STAGING AREA) (516± LF)
 - GUARD RAIL (1,298± LF)
 - ORNAMENTAL FENCE (990± LF)
 - PILASTER SPACING (APPROX 17' O.C.)



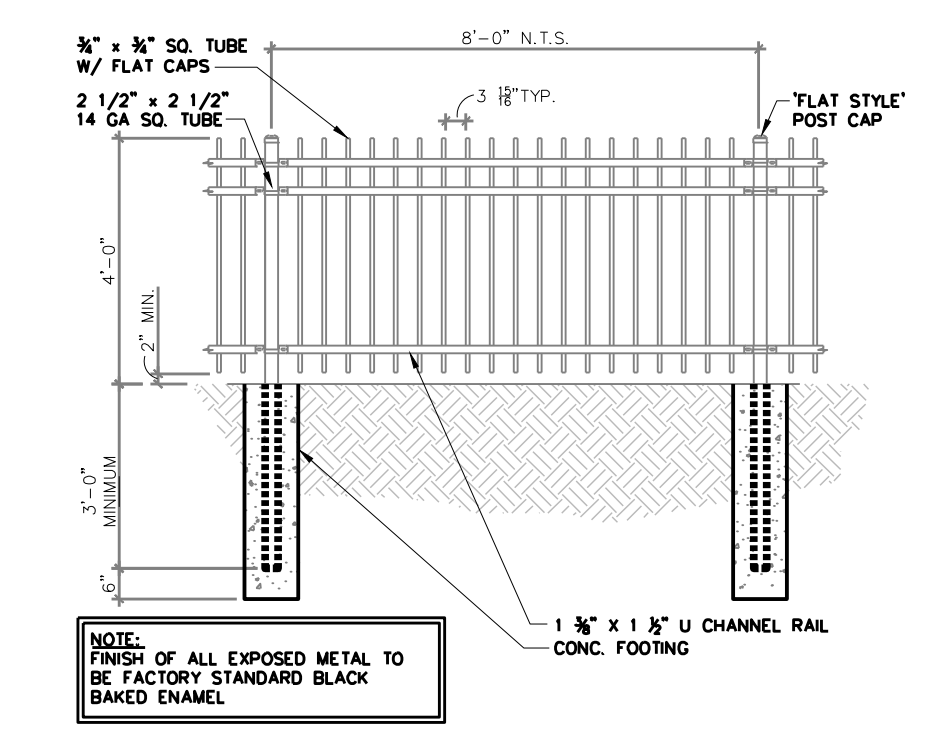
6' / 7' WALL (VEHICLE STAGING AREA)
NTS



EVA GATE
NTS

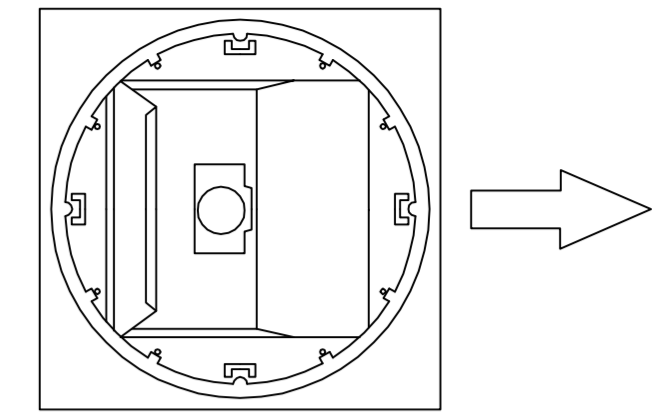


GUARD RAIL
NTS



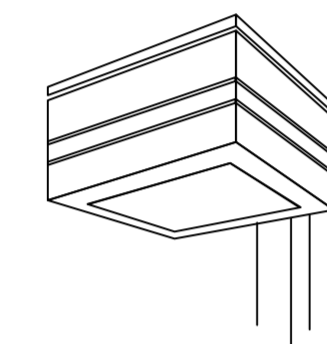
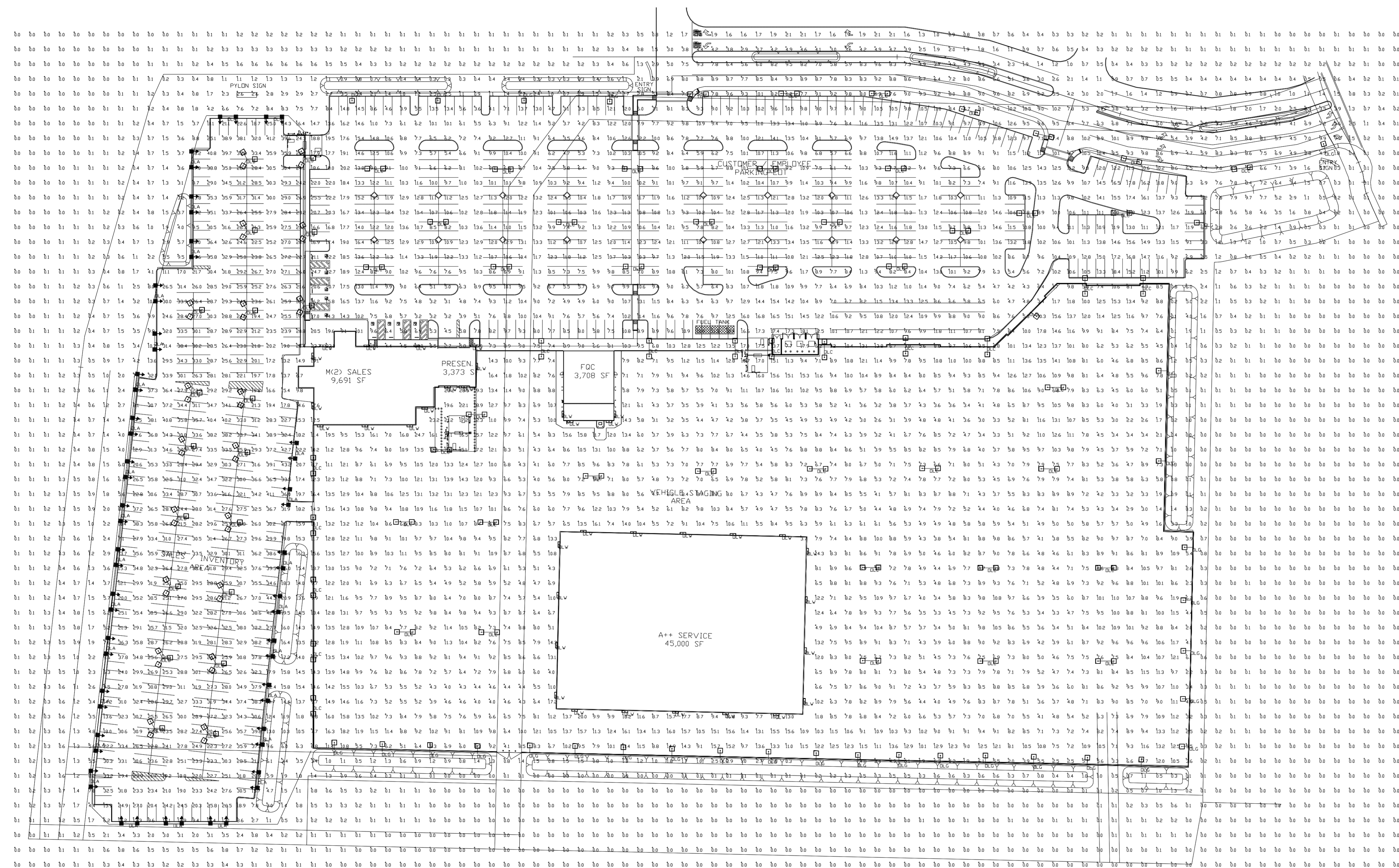
ORNAMENTAL FENCE
NTS

IMPORTANT

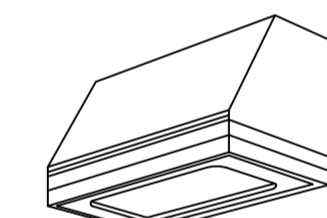


ROTATED REFLECTOR

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



**GREENBRIAR
FLAT LENS
ISNA FULL CUTOFF**



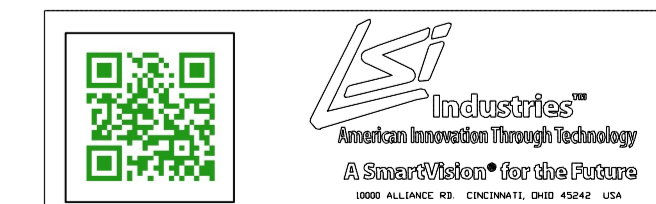
**GREENBRIAR
WALL SCONCE
ISNA FULL CUTOFF**

Maintained Footcandle levels at grade.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC GRID	Illuminance	Fc	7.47	44.3	0.0	N.A.	N.A.
C/E LDT	Illuminance	Fc	10.38	25.5	2.5	4.15	10.20
SALES LDT	Illuminance	Fc	28.04	44.3	8.6	3.26	5.15
WIP LDT	Illuminance	Fc	8.27	28.5	1.4	5.91	20.36

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	28	QLA	D180 ROTATED	GFR-FP-775-NWPSMV-F-3HSS-23	0.900	66000	47748	1690
	19	QLB	3 @ 120 DEGREES	GFR-5-775-NWPSMV-F-23	0.900	66000	129315	2535
	56	QLC	D180	GFR-5-775-NWPSMV-F-23	0.900	66000	86210	1690
	32	QLG	SINGLE	GFR-FP-775-NWPSMV-F-3HSS-23	0.900	66000	23874	845
	35	QLW	SINGLE	GBWM-FT-320-NWPSMH-F	0.900	22500	14832	368

Total Project Watts_1
Total Watts = 230045



LIGHTING PROPOSAL LO-116745-6

CARMAX PLEASANTON

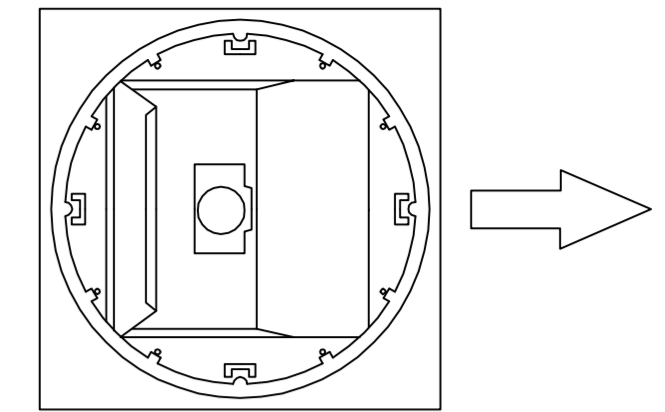
BY:KVG DATE:6/18/2013 REV:12/17/2013 SHEET 1 OF 1

SCALE: 1"=60' 0 60

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.

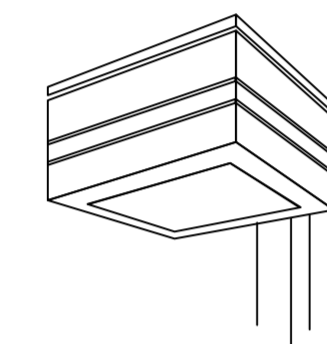
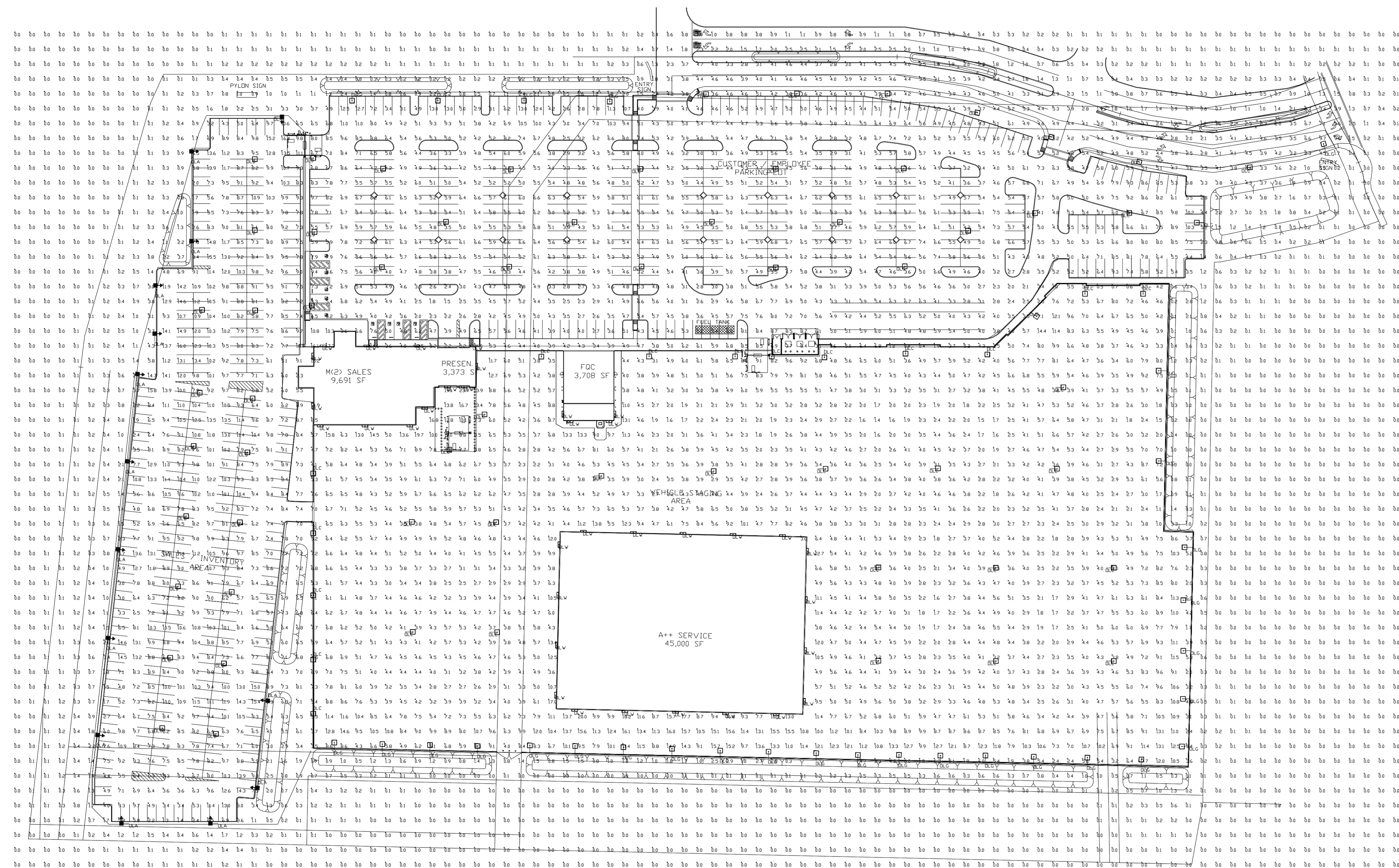
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance 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.

IMPORTANT

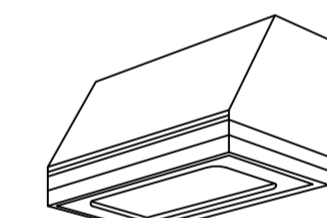


ROTATED REFLECTOR

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



**GREENBRIAR
FLAT LENS
ISNA FULL CUTOFF**



**GREENBRIAR
WALL SCONCE
ISNA FULL CUTOFF**

Maintained Footcandle levels at grade.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC GRID	Illuminance	Fc	3.57	23.7	0.0	N.A.	N.A.
C/E LOT	Illuminance	Fc	5.32	13.0	1.4	3.80	9.29
SALES LOT	Illuminance	Fc	8.66	16.4	1.3	6.66	12.62
WIP LOT	Illuminance	Fc	5.35	23.7	0.5	10.70	47.40

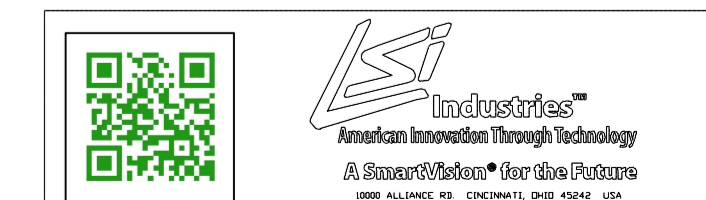
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
⬅	14	QLA	ROTATED LEFT	GFR-FP-775-NWPSMV-F-3HSS-23	0.900	66000	23874	845
➡	19	QLB	SINGLE	GFR-5-775-NWPSMV-F-23	0.900	66000	43105	845
➡	56	QLC	SINGLE	GFR-5-775-NWPSMV-F-23	0.900	66000	43105	845
➡	32	QLG	SINGLE	GFR-FP-775-NWPSMV-F-3HSS-23	0.900	66000	23874	845
□	35	QLW	SINGLE	GBWM-FT-320-NWPSMH-F	0.900	22500	14832	368

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.

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Total Project Watts_1
Total Watts = 115125



LIGHTING PROPOSAL LO-116745-6A

CARMAX
PLEASANTON

BY:KVG DATE:6/18/2013 REV:12/18/2013 SHEET 1 OF 1

SCALE: 1"=60' 0 60

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 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: _____ Date: _____
Address: _____

Earthwork & Soil Health

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 1. Mulch and item 2. Amend the Soil with Compost Before Planting. Includes a sidebar note: A SOILS TEST AND AMENDMENT RECOMMENDATION WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.

Bay-Friendly Basics Landscape Checklist

Table header with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes.

Materials

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 3. Reduce and Recycle Landscape Construction Waste.

Planting

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 4. Choose & Locate Plants to Grow to Natural Size.

Bay-Friendly Basics Landscape Checklist

Table header with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes.

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 5. Do Not Plant Invasive Plant Species.

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 6. Grow drought tolerant CA native, Mediterranean or climate adapted plants.

Bay-Friendly Basics Landscape Checklist

Table header with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes.

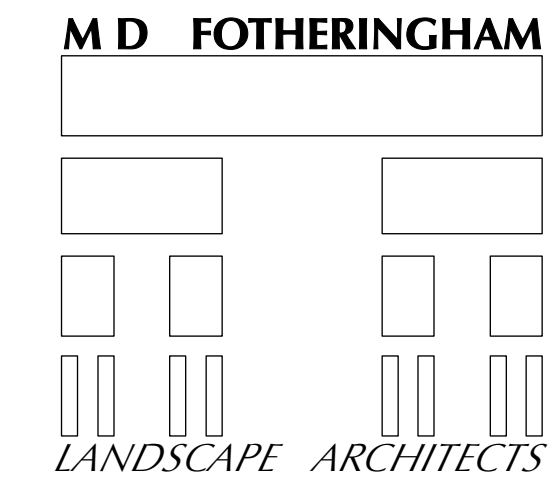
Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 7. Minimize the lawn.

Irrigation

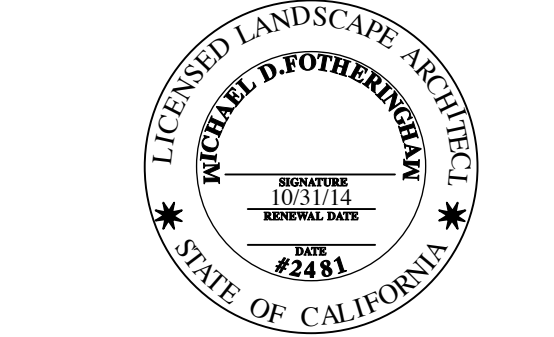
Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting).

Table with 4 columns: Yes No N/A, Measure & Requirement, Documentation, Notes. Contains item 9. Sprinkler & Spray Heads are Not Specified for 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.



323 Geary Street, Suite 408
San Francisco, CA 94102
Telephone: 415-434-4396
Fax: 415-434-4396
Email: info@mdfotheringham.com



License Stamp

Consultants

NOT RELEASED FOR CONSTRUCTION

APPROVAL

CARMAX PE

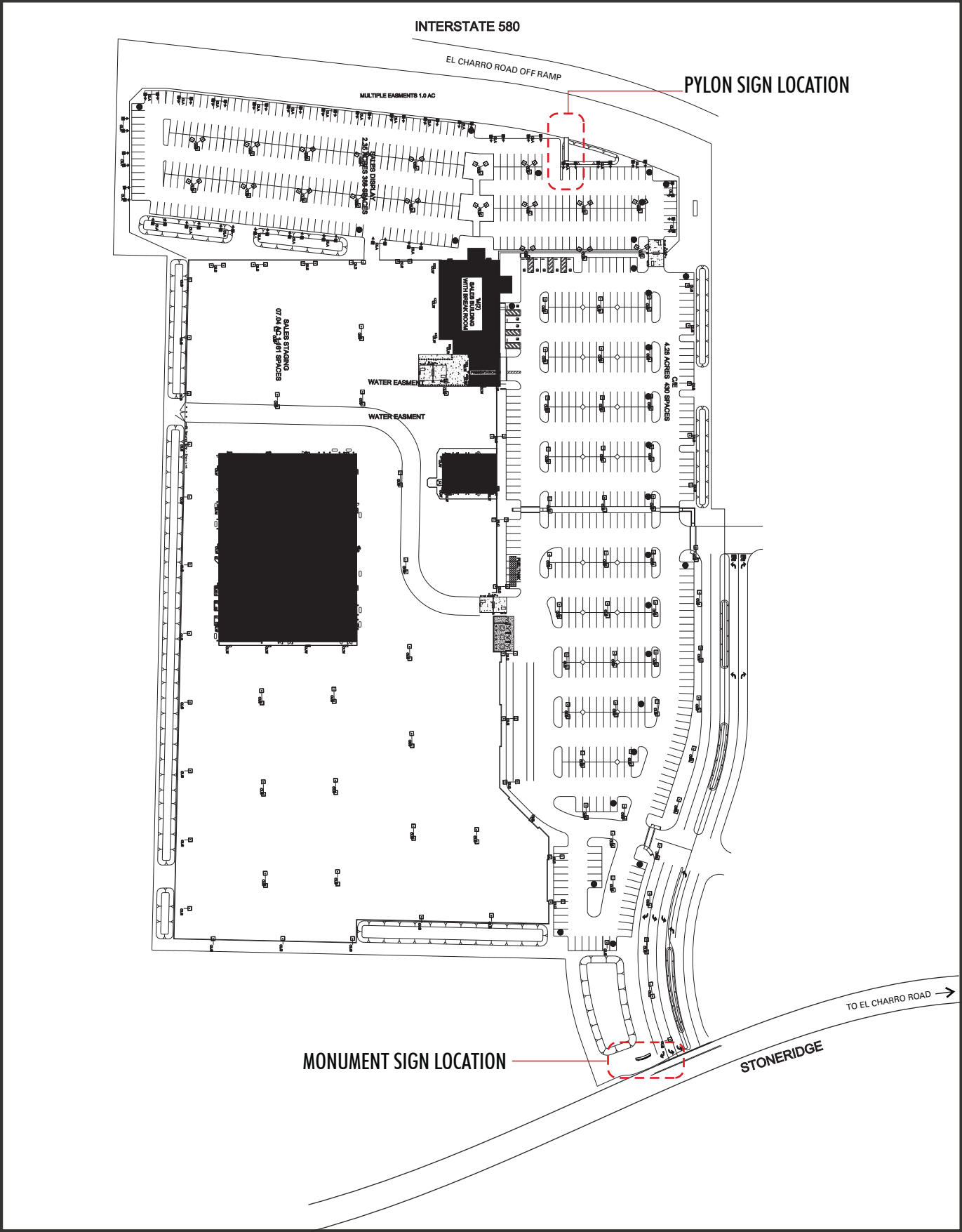
REVISIONS

Table with 4 columns: REV. NO., DATE, DESCRIPTION, BY. Empty rows for revision tracking.

CARMAX THE AUTO SUPERSTORE logo and address: STORE NO. 6068 PLEASANTON, CA. Includes small text about location and phone number.

PROJECT NO. 19703.000
DATE NOVEMBER 2013
SHEET TITLE BAY-FRIENDLY LANDSCAPE CHECKLIST

SHEET NO. L5.0



SITE PLAN



SIGN COMPANY
www.FederalHeath.com

2300 North Highway 121
Euless, Texas 76039
(817) 685-9077 (800) 527-9495
Fax (817) 685-9103

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

- Revisions:
- 1 _____
 - 2 _____
 - 3 _____
 - 4 _____
 - 5 _____
 - 6 _____

Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

UL Underwriters Laboratories Inc. **nec** 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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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: **1** Of **4**

Design Number: **23-19135-10**

Revisions:

1	
2	
3	
4	
5	
6	

Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

UL Underwriters Laboratories Inc. **nec** 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.

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Client Approval/Date:

Landlord Approval/Date:

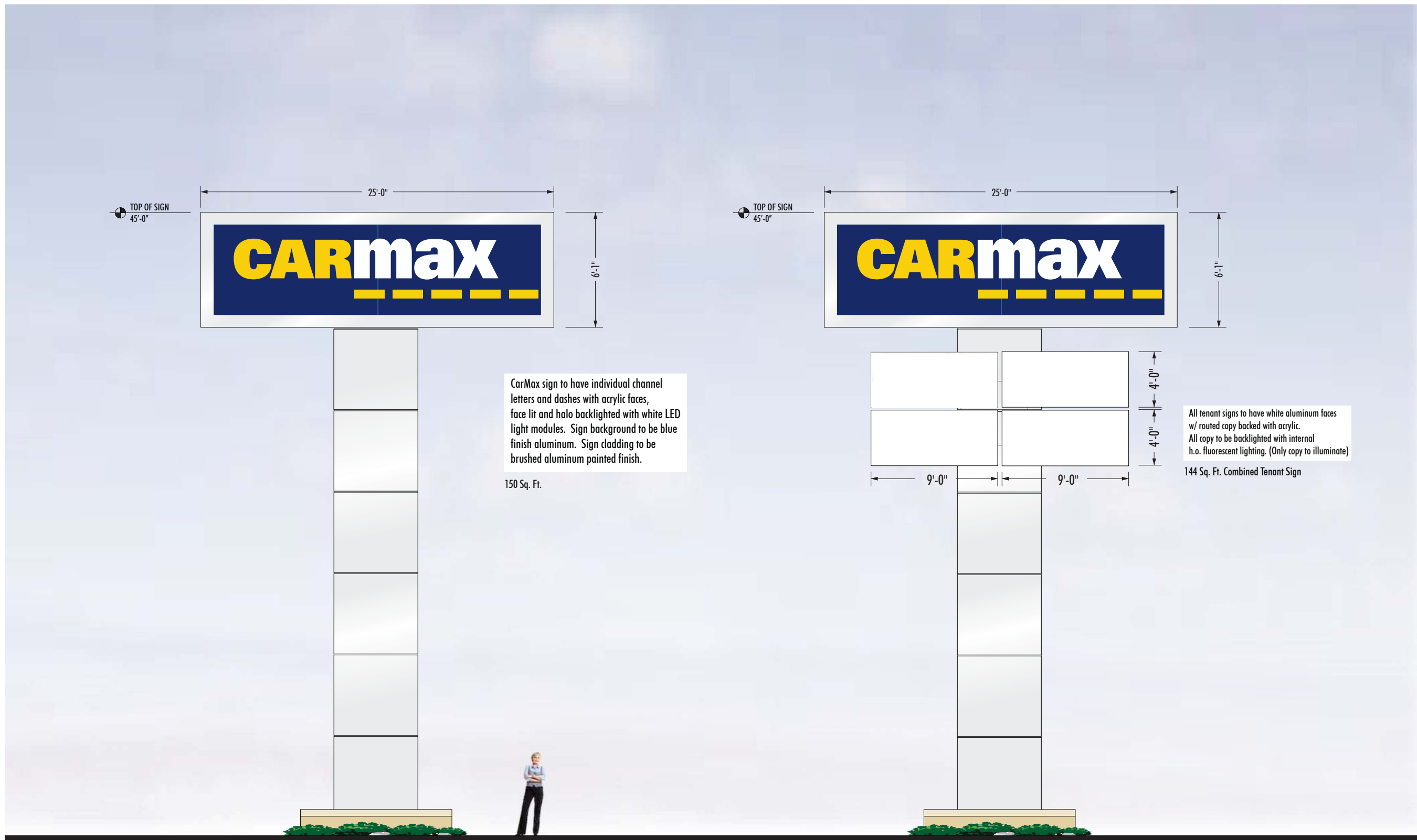
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Job Number: **23-19135-10**

Date: **JANUARY 28, 2014**

Sheet Number: **2** Of **4**

Design Number: **23-19135-10**



PYLON SIGN DESIGN "A"

PYLON SIGN DESIGN "B"

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

150 Sq. Ft.

All tenant signs to have white aluminum faces w/ routed copy backed with acrylic. All copy to be backlit with internal h.o. fluorescent lighting. (Only copy to illuminate)

144 Sq. Ft. Combined Tenant Sign

1
2
3
4
5
6

Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

UL Underwriters Laboratories Inc. **nec** 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.

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Client Approval/Date:

Landlord Approval/Date:

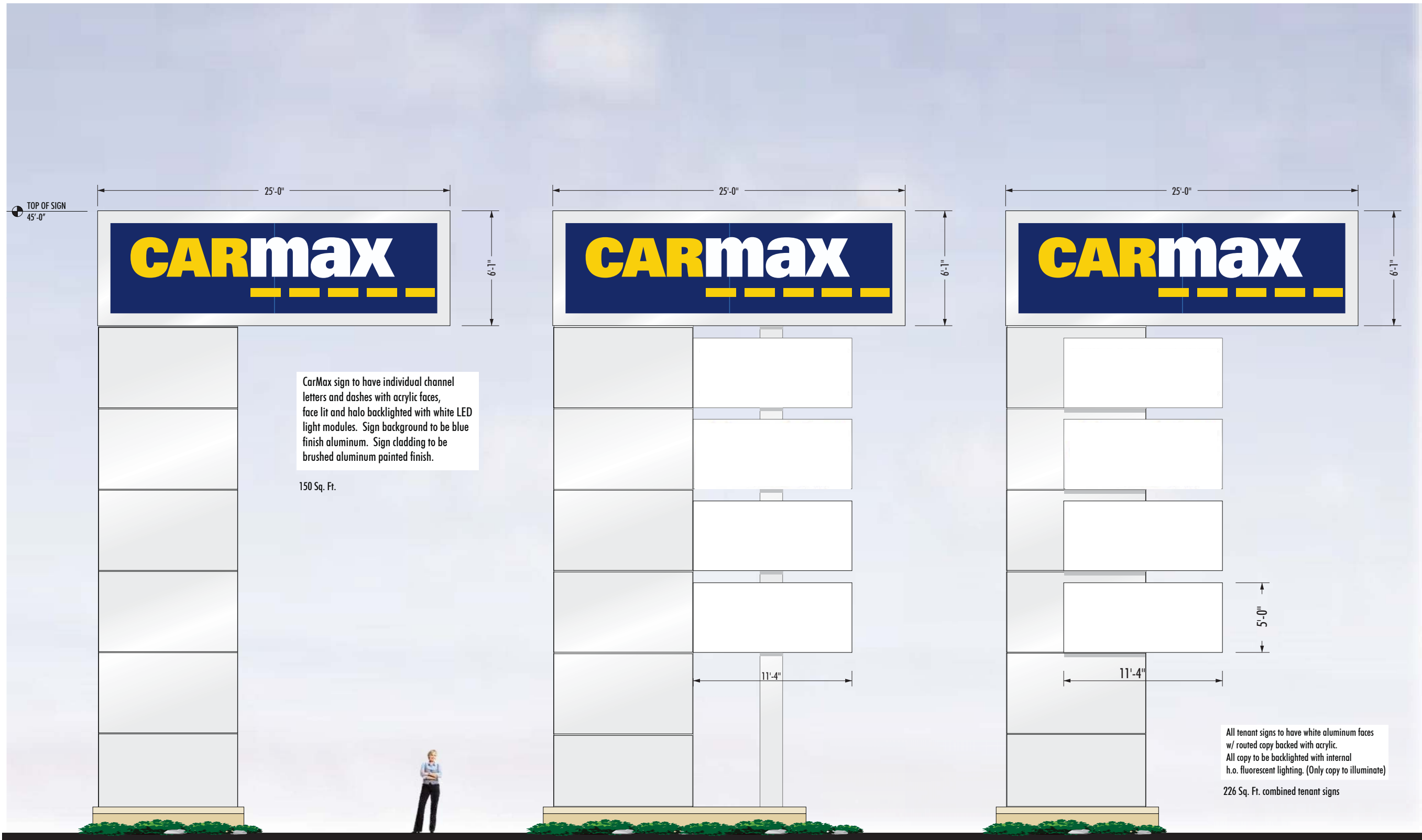
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Job Number: **23-19135-10**

Date: **JANUARY 28, 2014**

Sheet Number: **3** Of **4**

Design Number: **23-19135-10**



PYLON SIGN DESIGN "C"

PYLON SIGN DESIGN "D"

PYLON SIGN DESIGN "E"

Revisions:

1
2
3
4
5
6

Account Rep: **MATT SMITH**

Project Manager: **JESSICA VIDAL**

Drawn By: **J. CARPENTER**

Project / Location:



LOCATION #6068
PLEASANTON, CA 94566

UL Underwriters Laboratories Inc. n.e.c. 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:

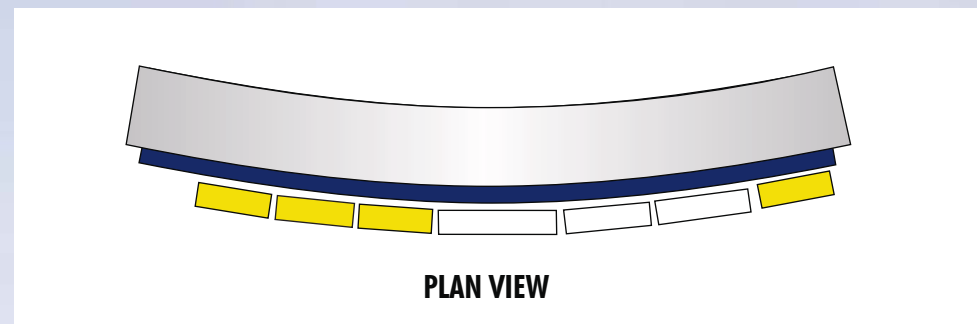
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. ©FHSC
Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: **23-19135-10**

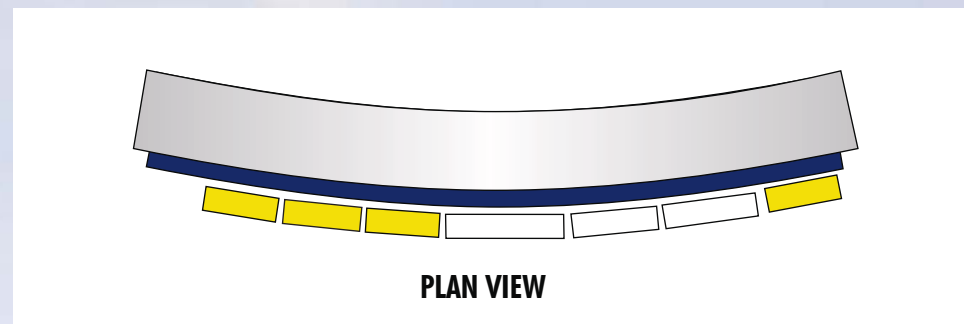
Date: **JANUARY 28, 2014**

Sheet Number: **4** Of **4**

Design Number: **23-19135-10**

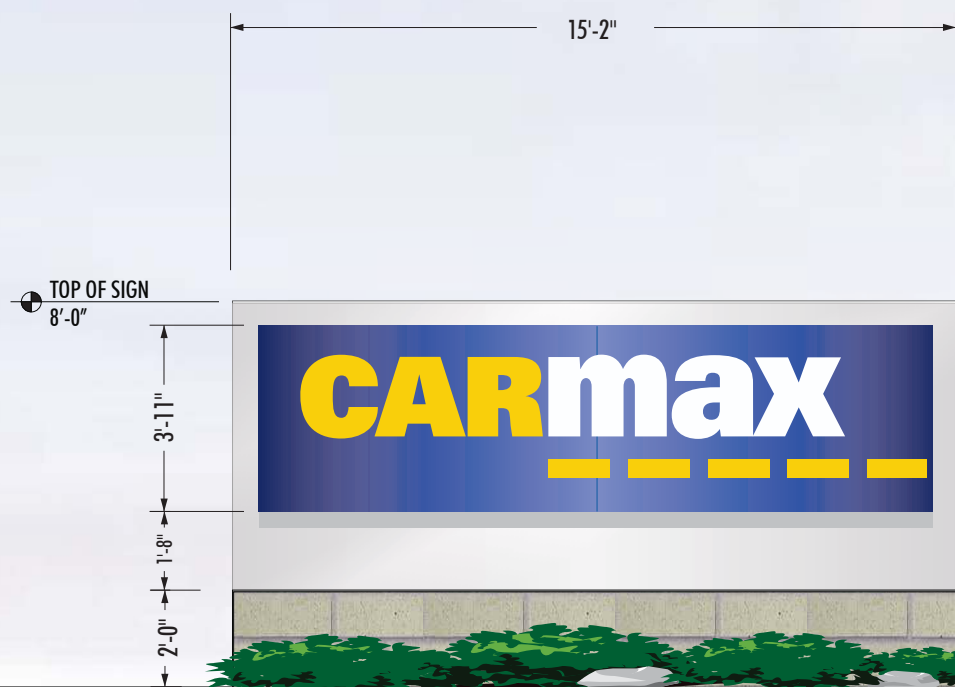


PLAN VIEW

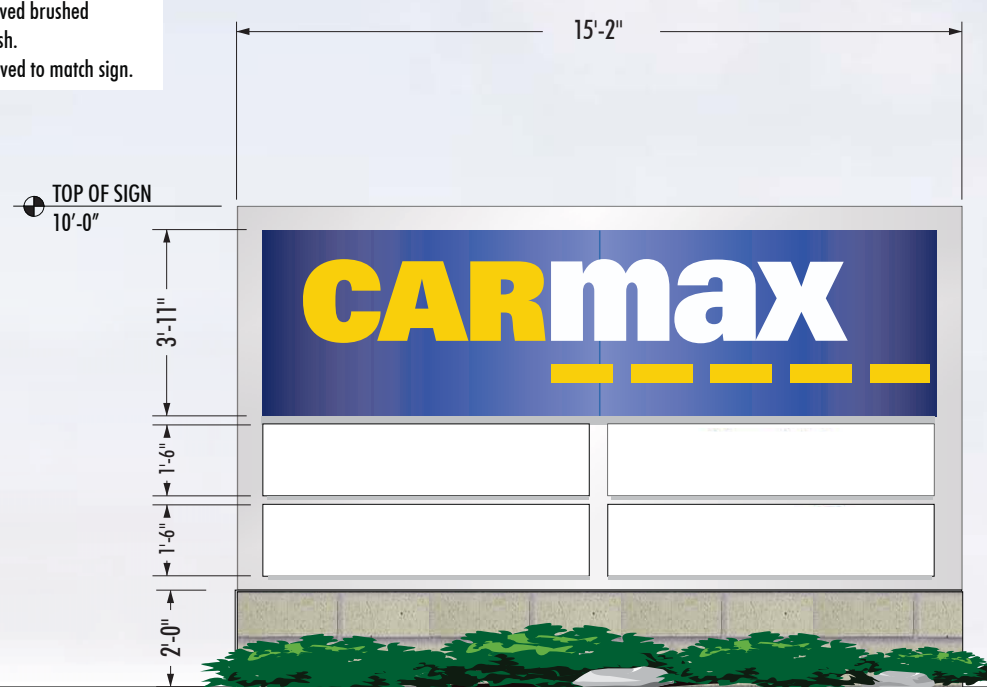


PLAN VIEW

CarMax sign to have individual channel letters and dashes with acrylic faces, face lit and halo backlit 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.



MONUMENT SIGN DESIGN "A"



MONUMENT SIGN DESIGN "B"

All tenant signs to have white aluminum faces w/ routed copy backed with acrylic.
All copy to be backlit with internal h.o. fluorescent lighting. (Only copy to illuminate)



East Sales Elevation

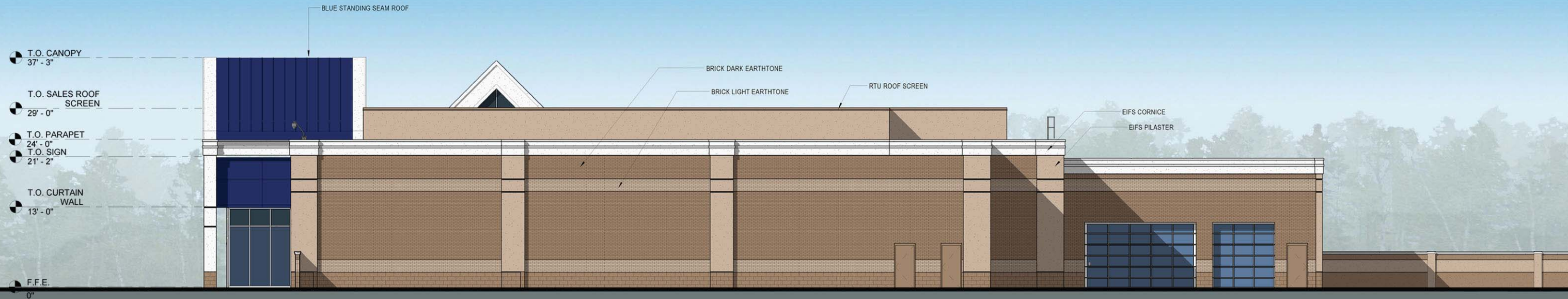


North Sales Elevation



12-9-13

SALES AND PRESENTATION LANES
ELEVATIONS
PLEASANTON, CA



West Sales Elevation



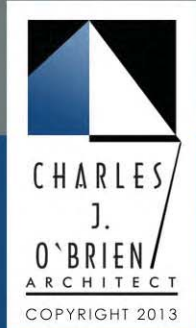
South Sales Elevation



East Service Elevation

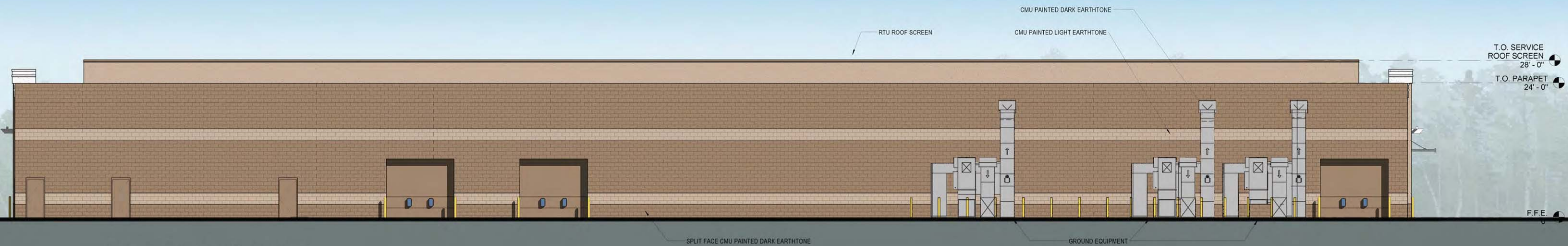


North Service Elevation



12-3-13

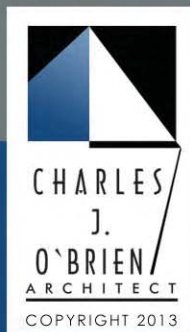
SERVICE
ELEVATIONS
PLEASANTON, CA



West Service Elevation



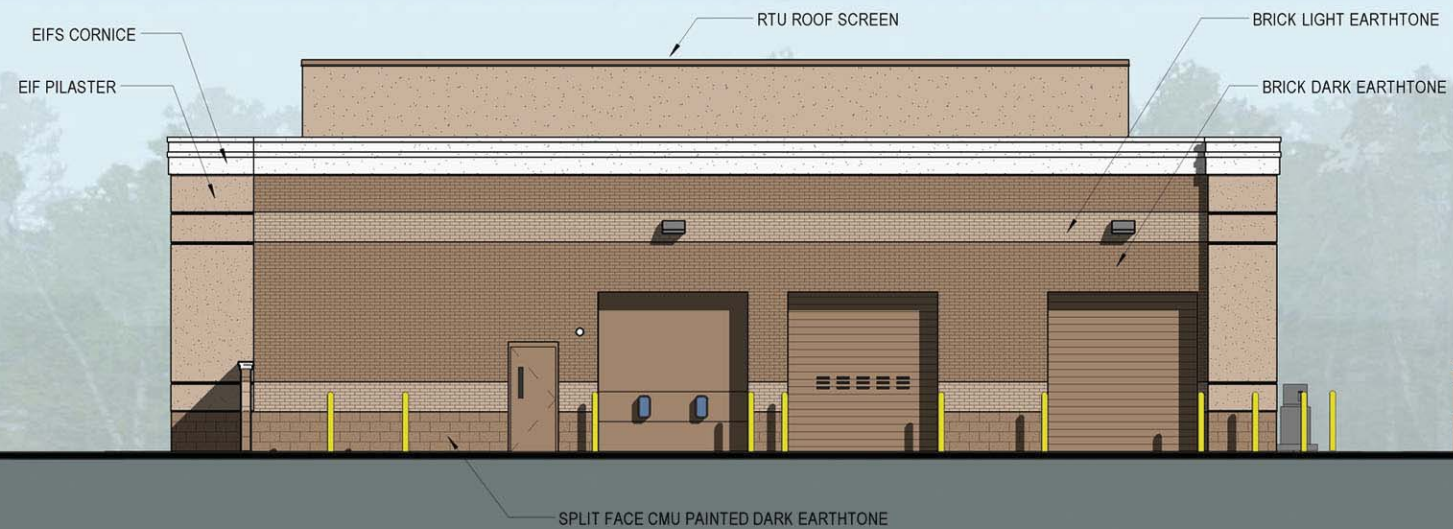
South Service Elevation



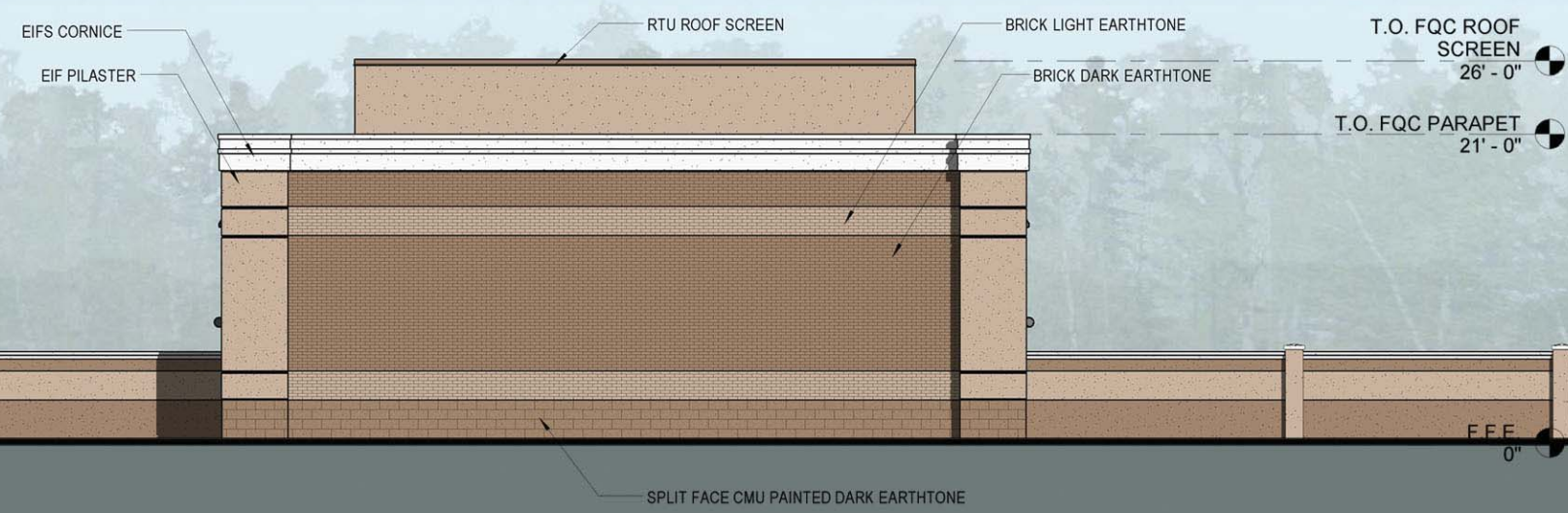
CARmax

12-3-13

**SERVICE
ELEVATIONS**
PLEASANTON, CA



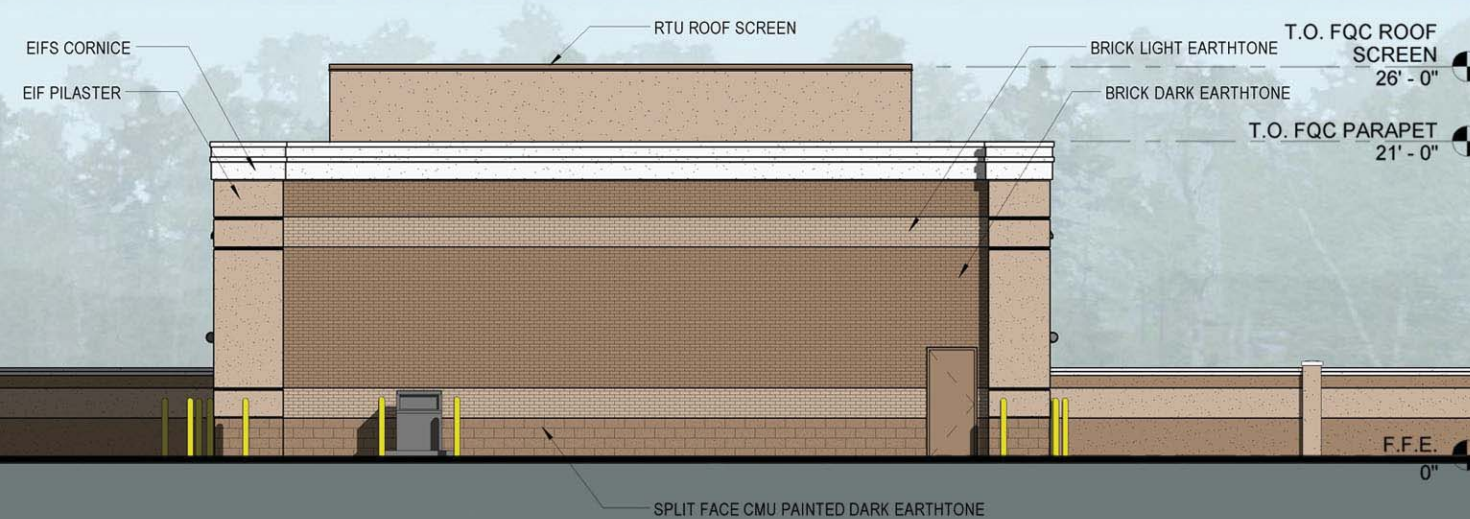
North FQC Elevation



East FQC Elevation



South FQC Elevation



West FQC Elevation



12-11-13

FQC
ELEVATIONS
PLEASANTON, CA

Initial Planting Tree Growth
8'-10' Deciduos and Evergreen Tall Trees



5-Year Tree Growth
18'-22' Deciduos and Evergreen Tall Trees



10-Year Tree Growth
approx. 30' Deciduos and Evergreen Tall Trees









