PUD-98 & PI3-2518 (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 preowned 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.

CarMax – Pleasanton, CA October 15, 2013

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.

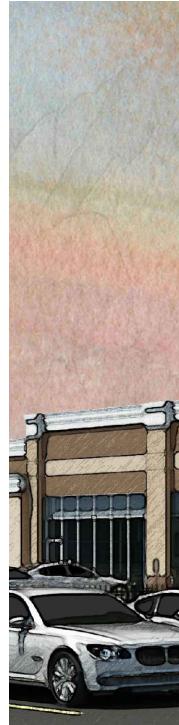
Wholesale Auctions

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.

PLANNED UNIT DEVELOPMENT PUD-98 CARMAX = PLEASANTONCITY OF PLEASANTON, CA DECEMBER 2013

GENERAL NOTES

DEVELOPER/APPLICANT: ADDRESS/CONTACT:	CARMAX AUTO SUPERSTORES 12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: KEITH HENDERSON (804) 141-0422
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 (170) 569-1706
OWNER: ADDRESS/CONTACT:	ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY 224 M. WINTON AVENUE, SUITE IIO 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 AREA	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	7.16 AC	36.4%

BUILDING SUMMARY

<u>BUILDING</u> SALES / PRESENTATION FINAL QUALITY CONTROL / CAR WASH SERVICE

TOTAL

BUILDING S.F 13.064 3,708 45,000 -----61,772

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.



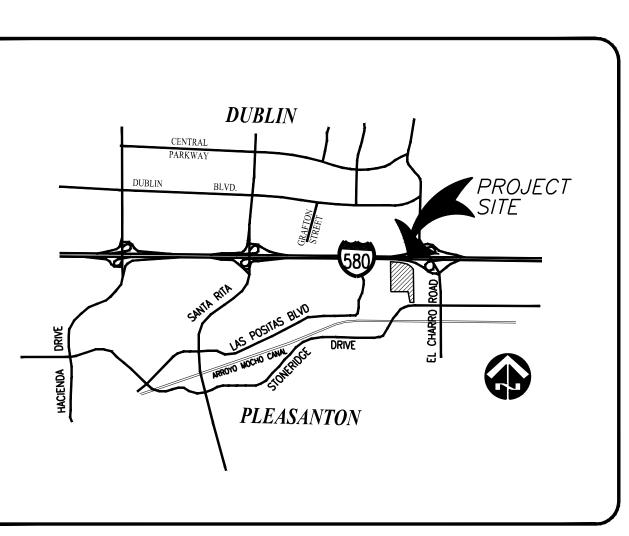
PARKING SUMMARY

<u>BUILDING</u> SALES / PRESENTATION FINAL QUALITY CONTROL / CAR WASH SERVICE	OFFICE/SALES <u>AREA S.F.</u> 13,064 0 0	SERVICE DEPARTMENT <u>AREA S.F.</u> 0 3,708 45,000	OFFICE/SALES PARKING REQ @ <u>I PER 300 SF</u> 44 0 0	SERVICE PARKING REQ @ <u>I PER 500 S.F.</u> 0 8 90	TOTAL PARKING <u>REQ</u> 44 8 90
TOTAL					 42

<u>Parking</u> Required parking

PARKING PROVIDED (CUSTOMER / EMPLOYEE LOT)

PARKING SPACES 142 431

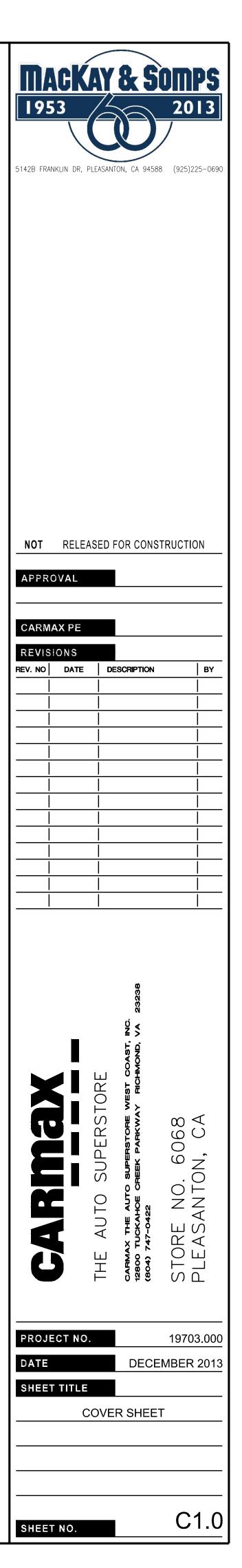


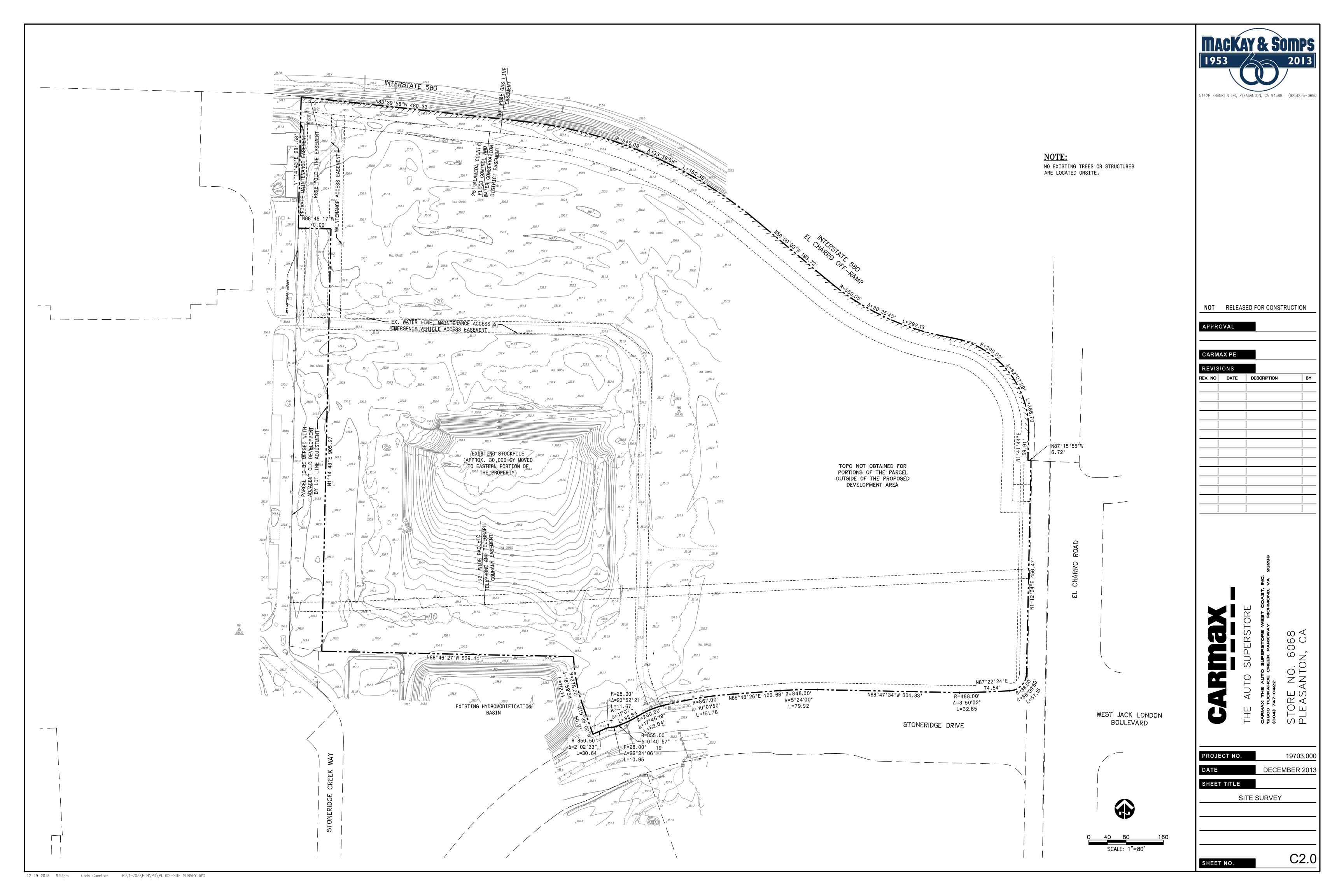
VICINITY MAP

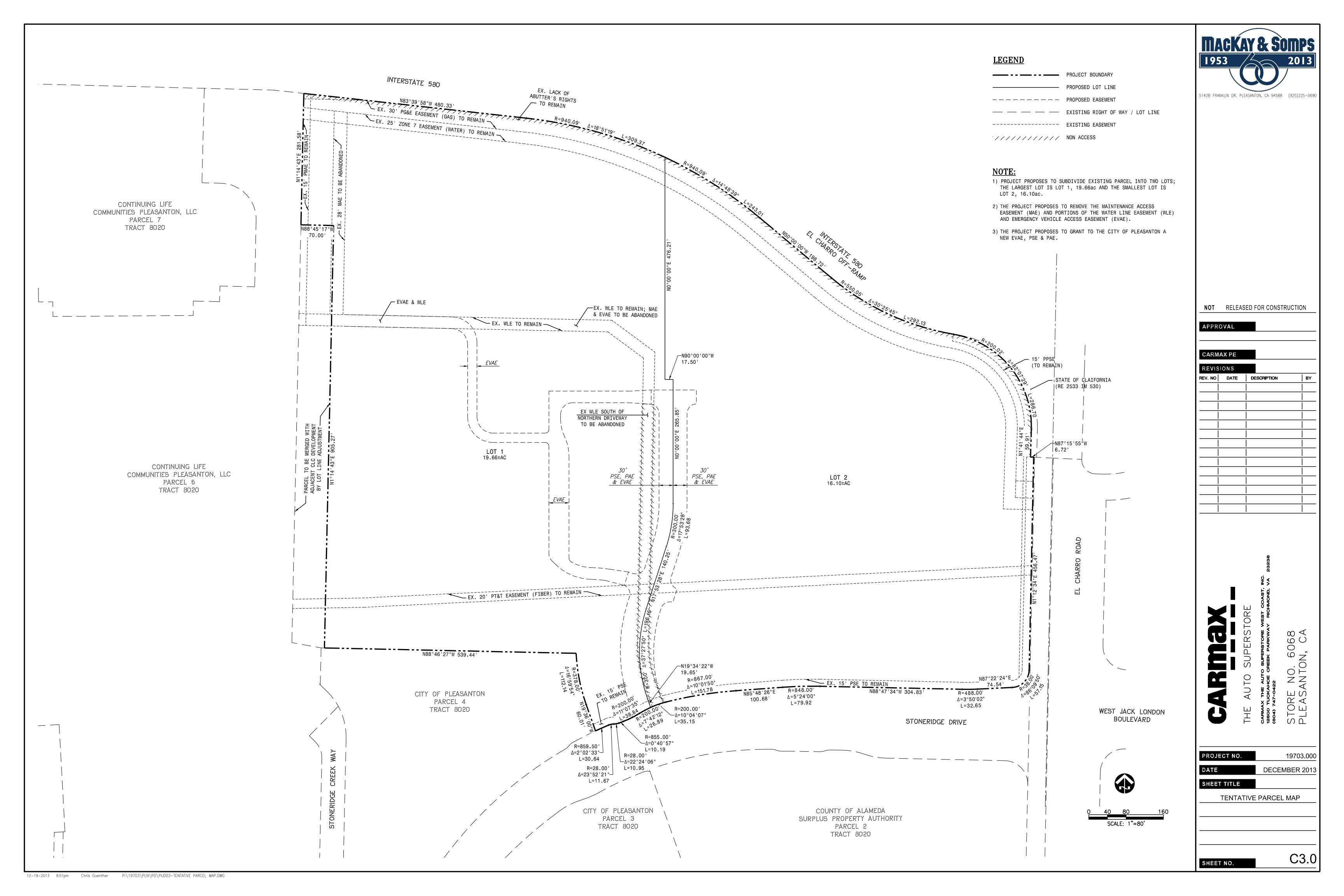
SHEET INDEX

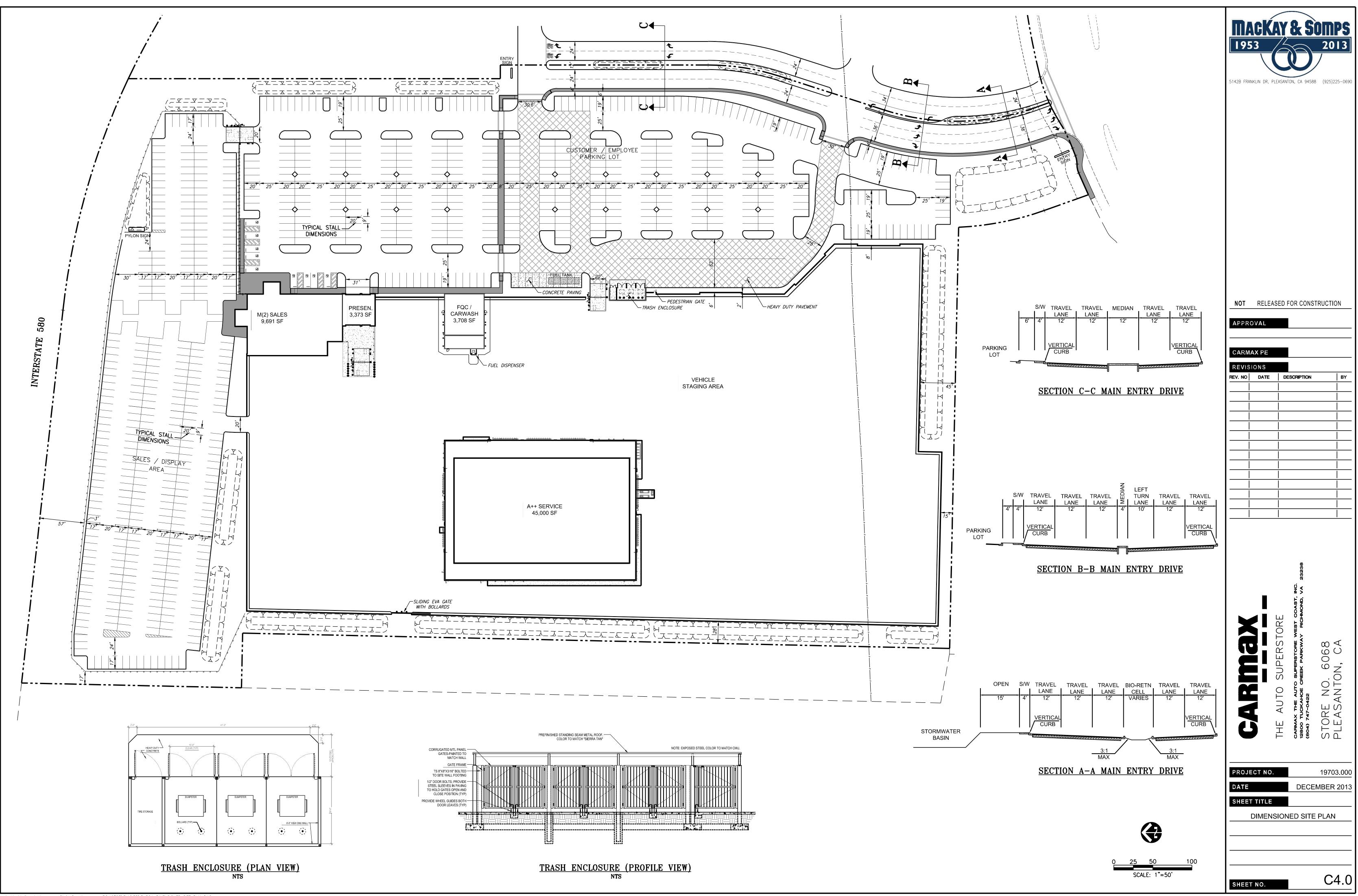
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AI. <i>O</i> A2. <i>O</i>	FLOOR PLAN - SALES & FQC FLOOR PLAN - SERVICE
	SITE LIGHTING PLAN SITE LIGHTING PLAN - AFTERHOURS
L2.0 L3.0 L4.0	PRELIMINARY PLANTING PLAN I PRELIMINARY PLANTING PLAN 2 IRRIGATION WATER USE NOTES PRELIMINARY LANDSCAPE DETAILS BAY-FRIENDLY LANDSCAPE CHECKLIST
SIGN 6 SIGN 7 SIGN 8 SIGN 9 SIGN 10 SIGN 11	OVERALL SIGNAGE PLAN SIGN AI - OPTION I SIGN AI - OPTION 2 SIGN A2 - OPTION I SIGN A2 - OPTION 2 EXTERIOR WALL SIGNS EXTERIOR WALL SIGNS EXTERIOR ELEVATIONS
ELEV 2 ELEV 3	ELEVATIONS - SERVICE
RENDER 2 RENDER 3 RENDER 4 RENDER 5 RENDER 6	FREEWAY - INITIAL PLANTING FREEWAY - 5-YEAR GROWTH FREEWAY - 10-YEAR GROWTH BUILDING FROM SALES AREA ACCESS ROAD ENTRANCE VIEW THROUGH NEIGHBORHOOD PARK ENTRANCE TO CARMAX PARKING LOT
	NOTE: SIGNAGE ELEVATIONS AND

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

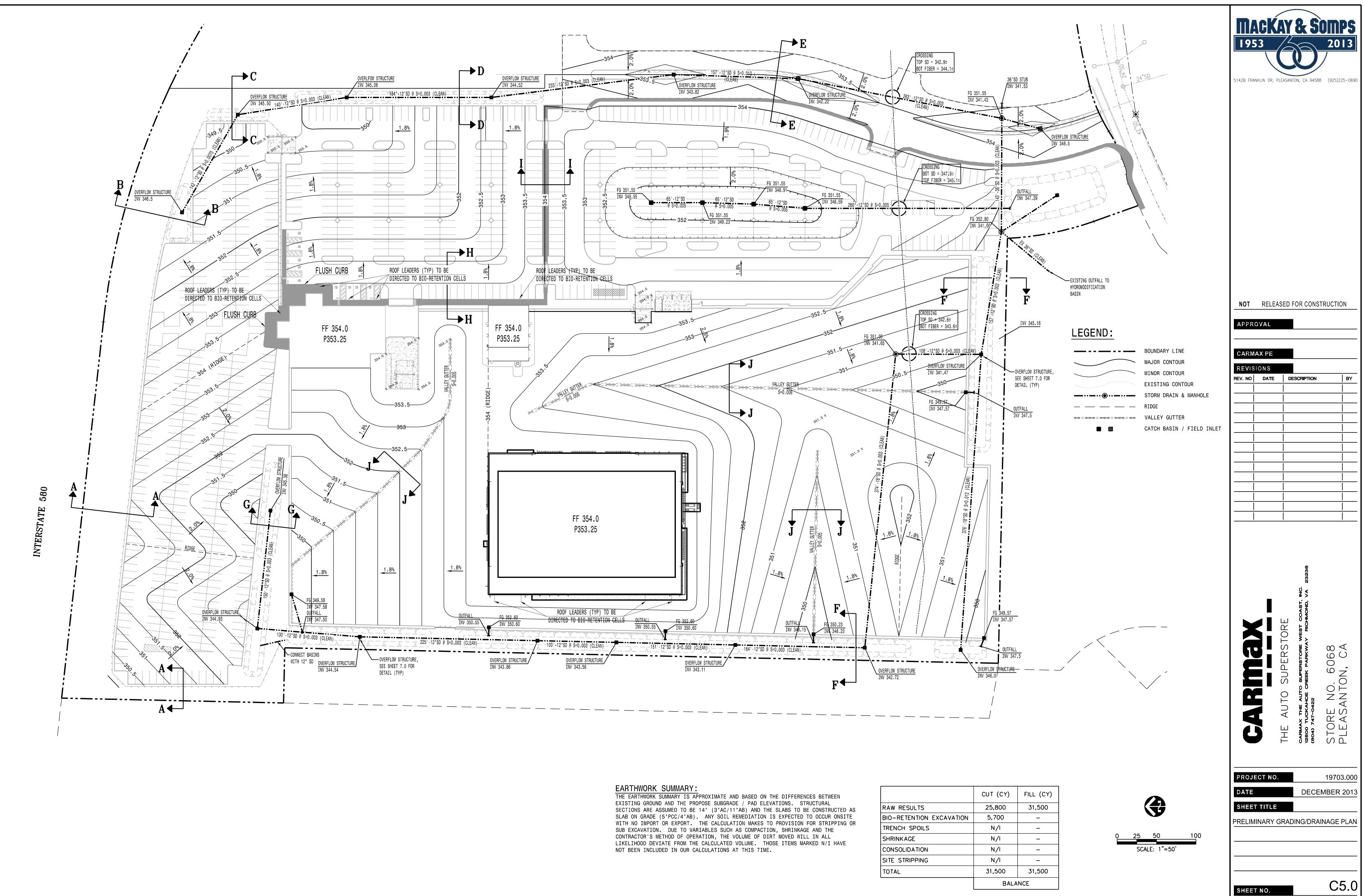




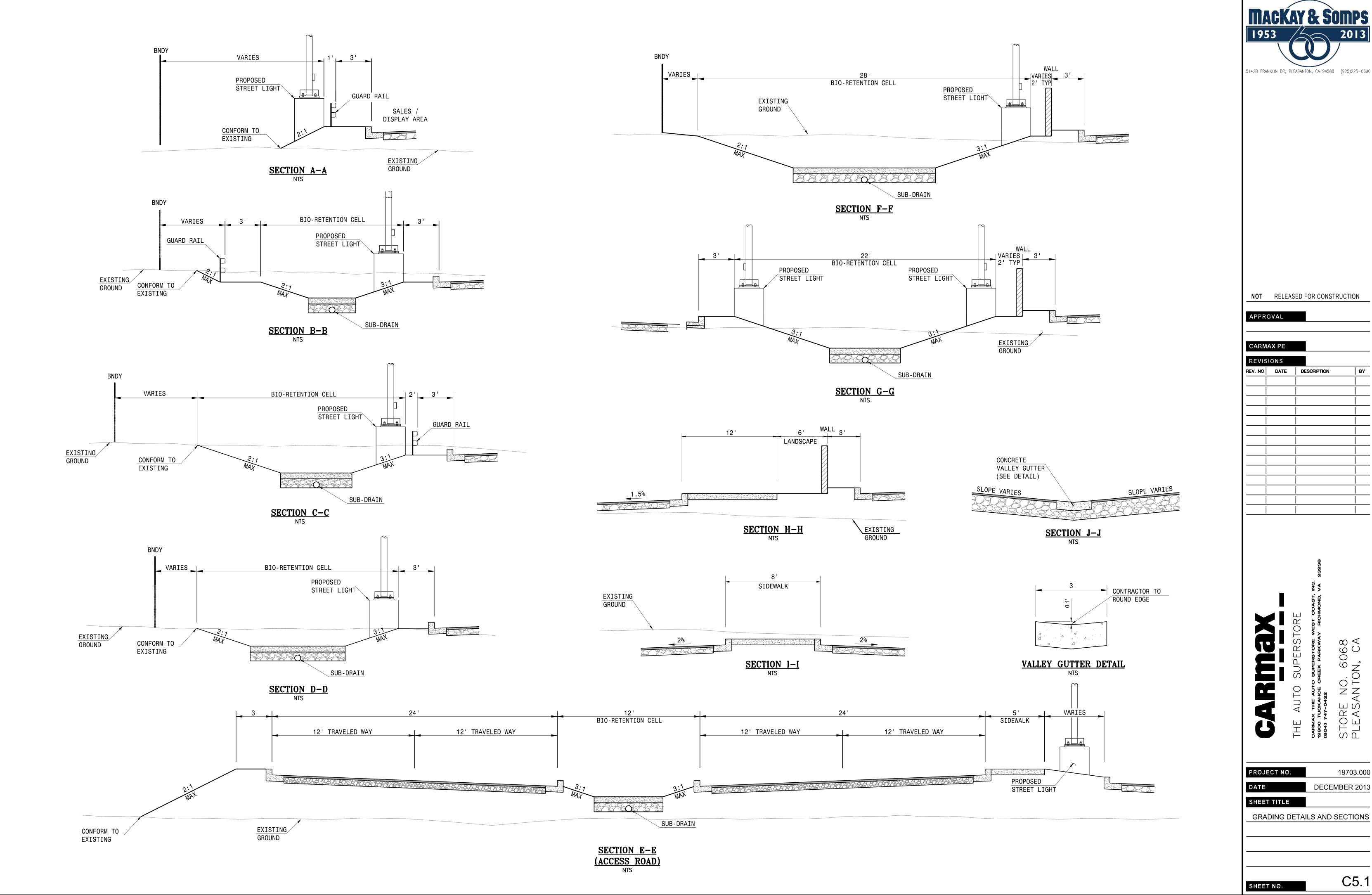


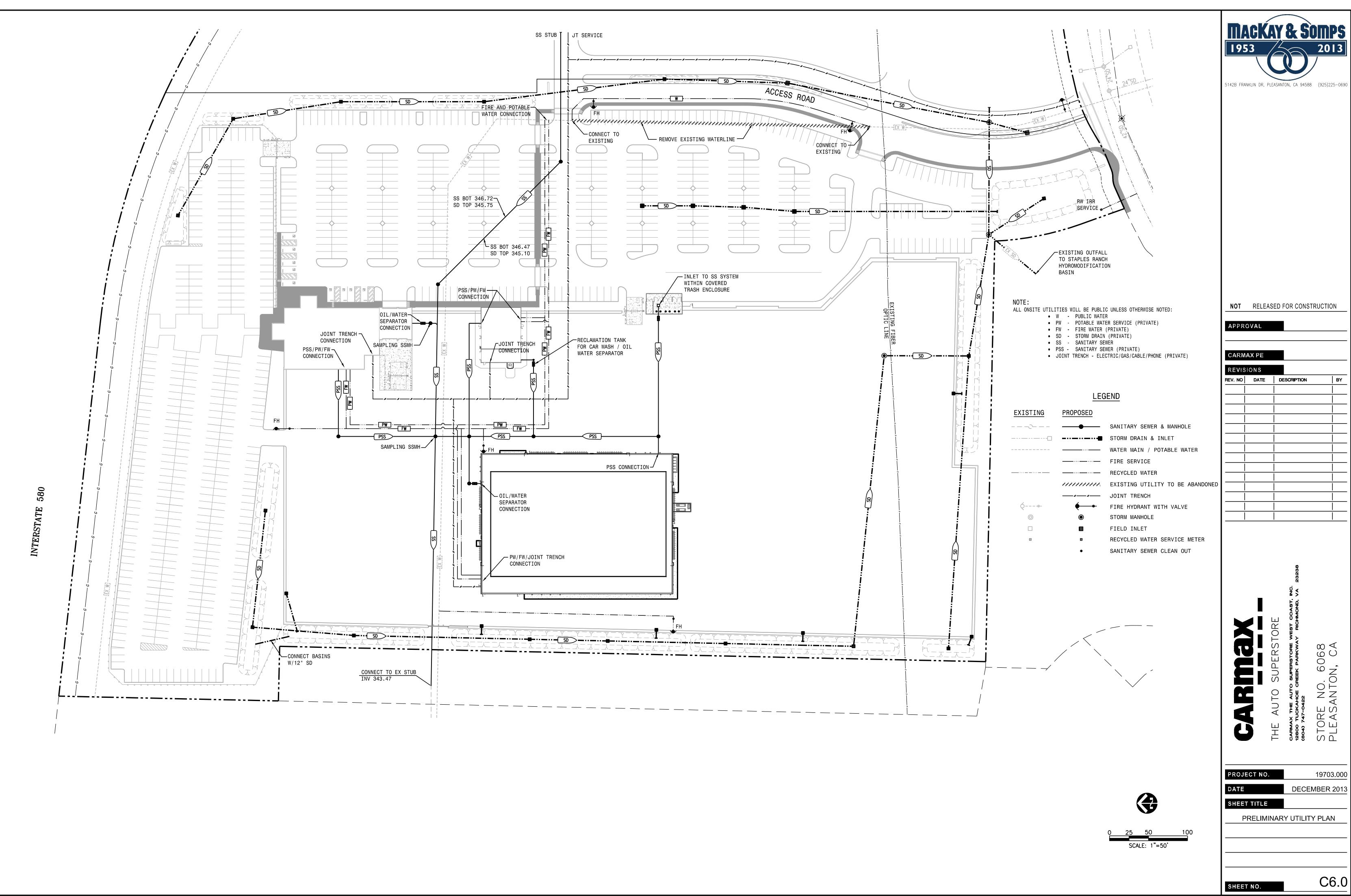


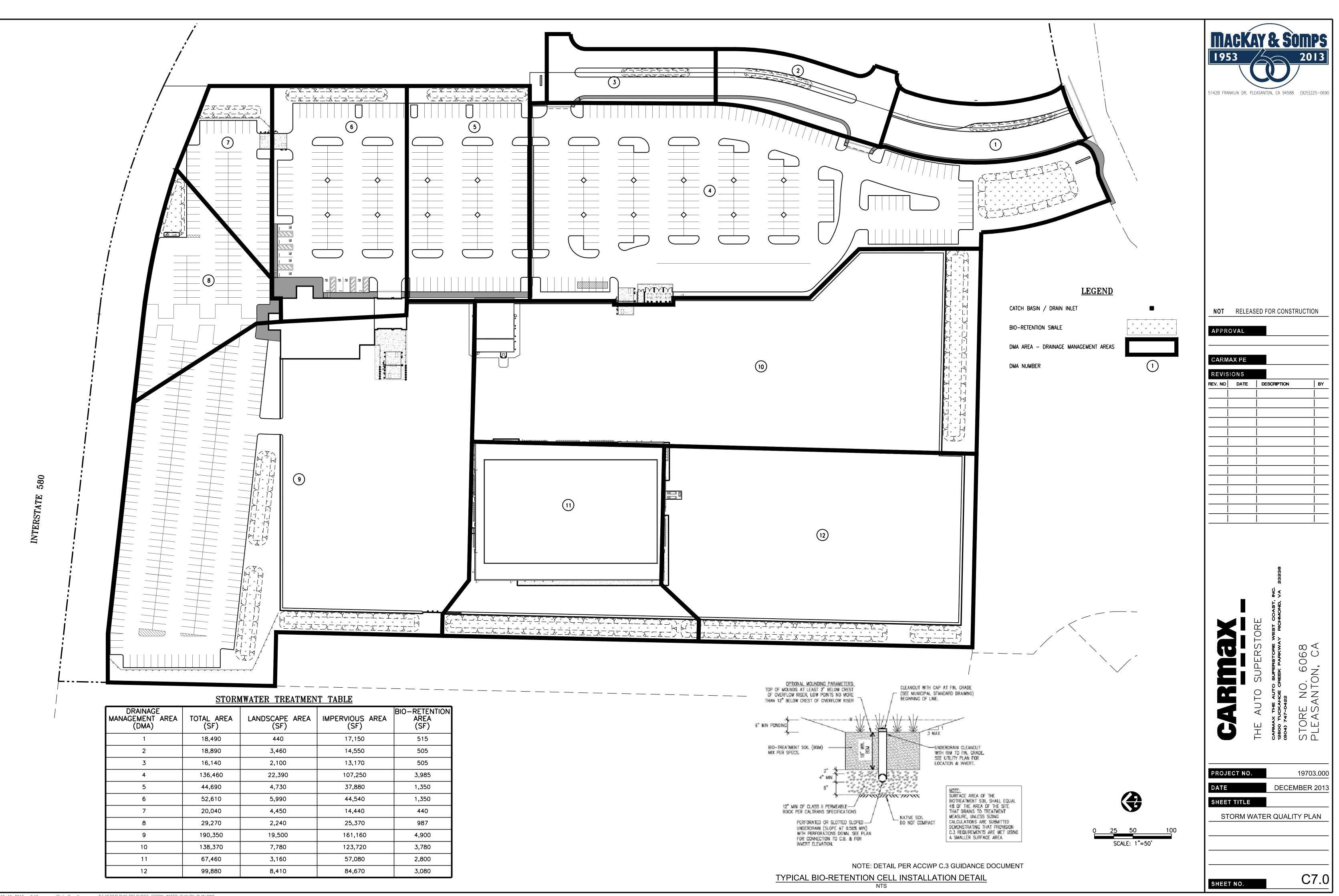
^{12-19-2013 9:49}pm Chris Guenther P:\19703\PLN\PD\PUD04-DIMENSIONED SITE PLAN.DWG

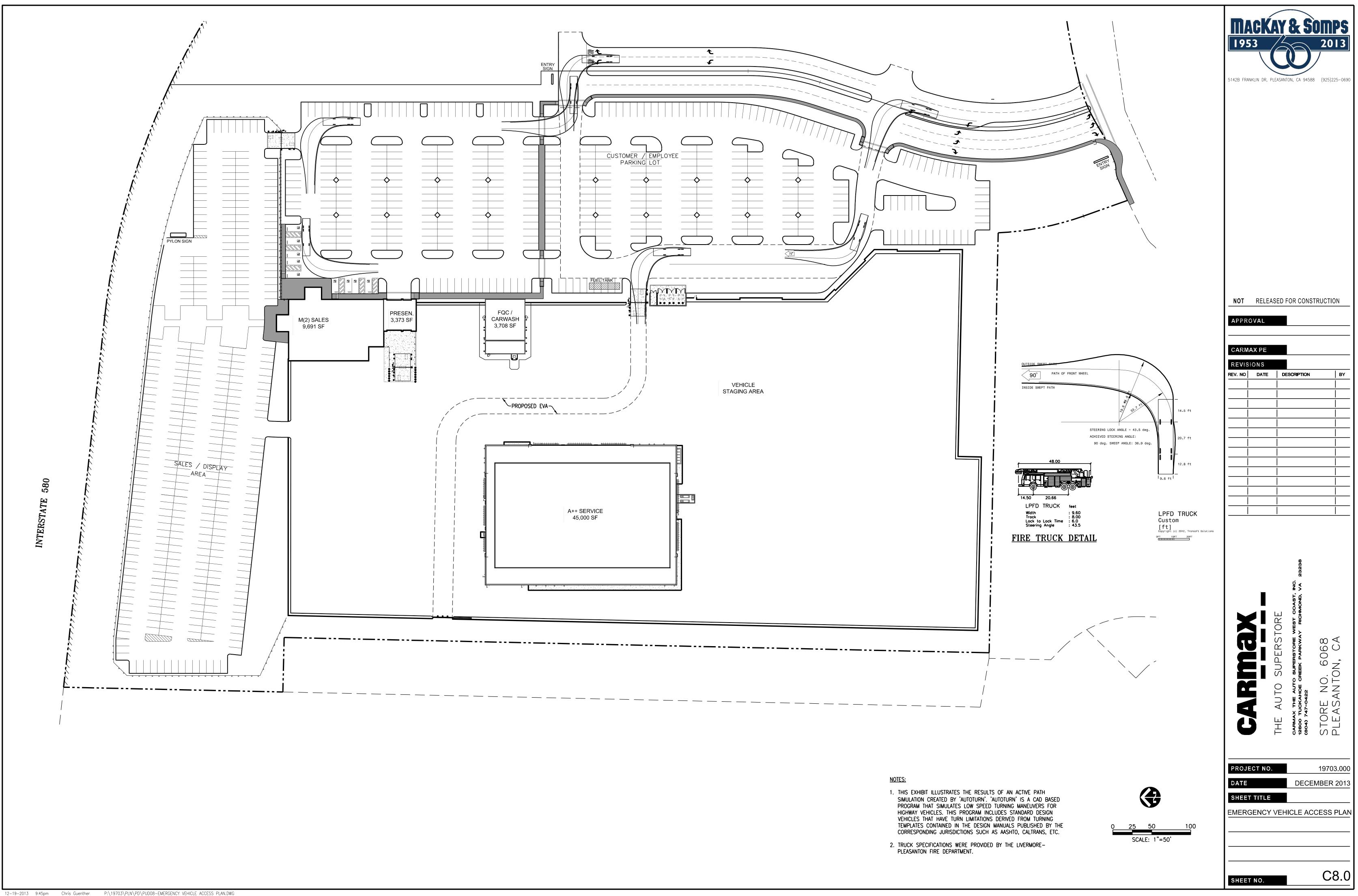


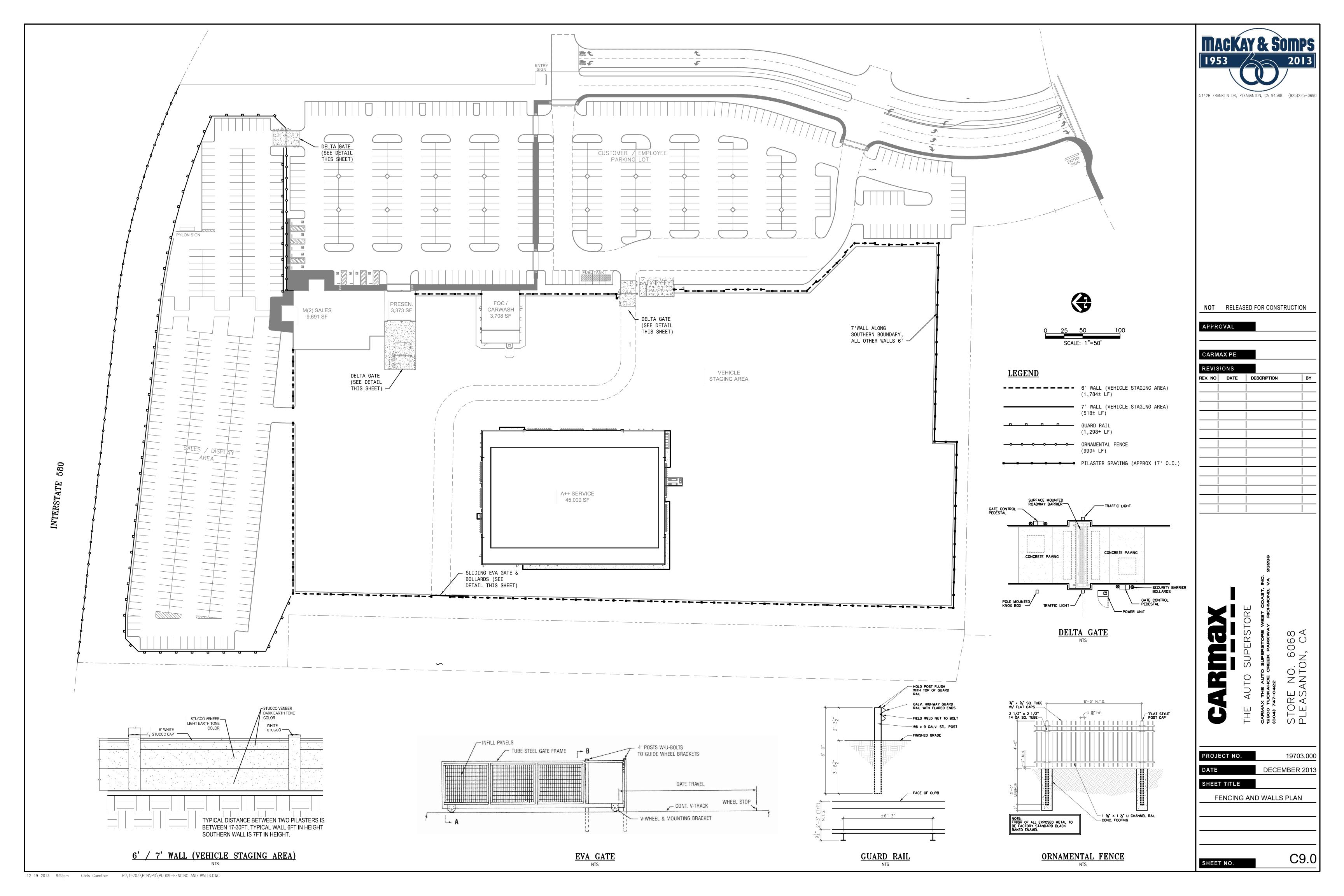
RAW RESULTS	
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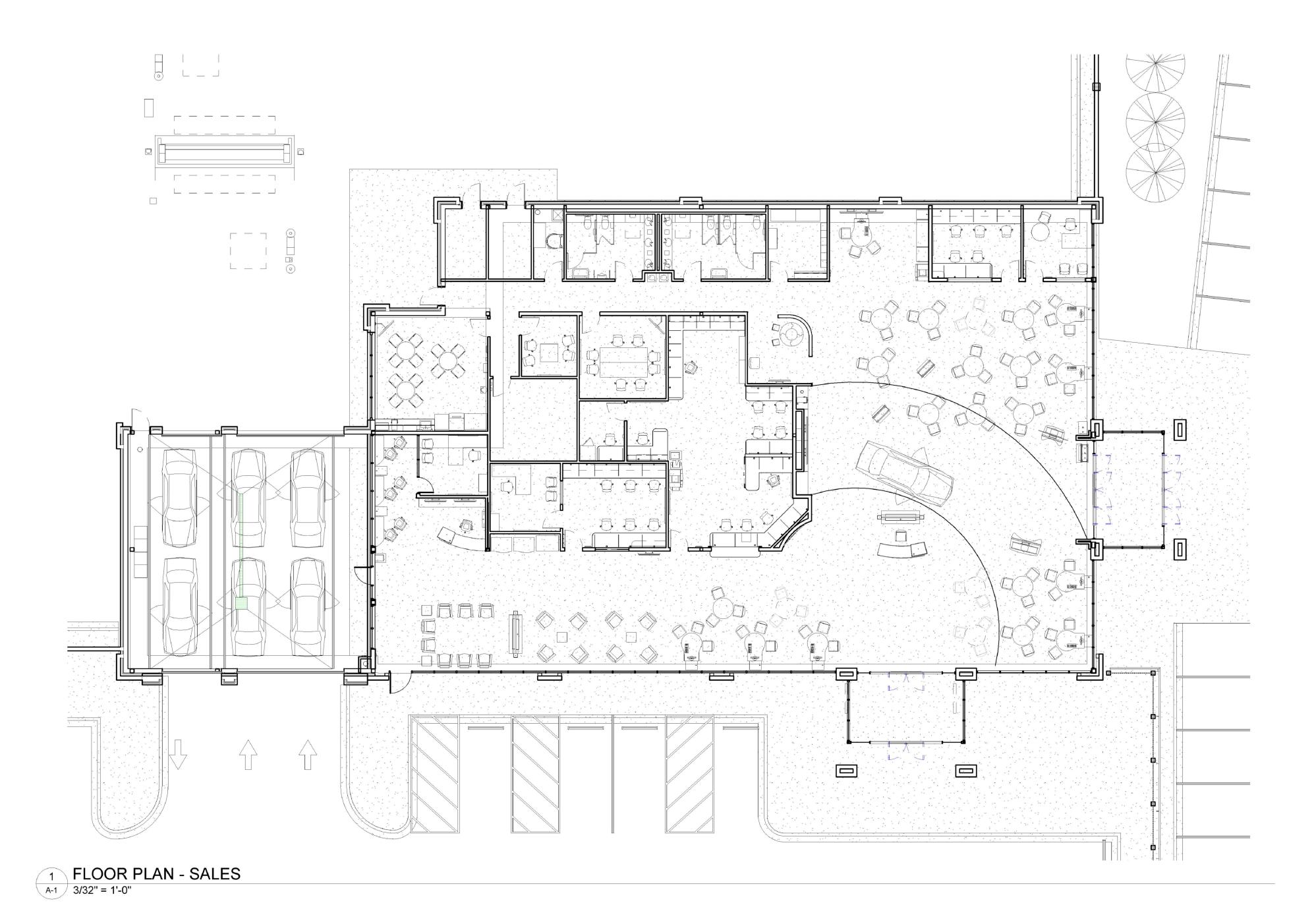


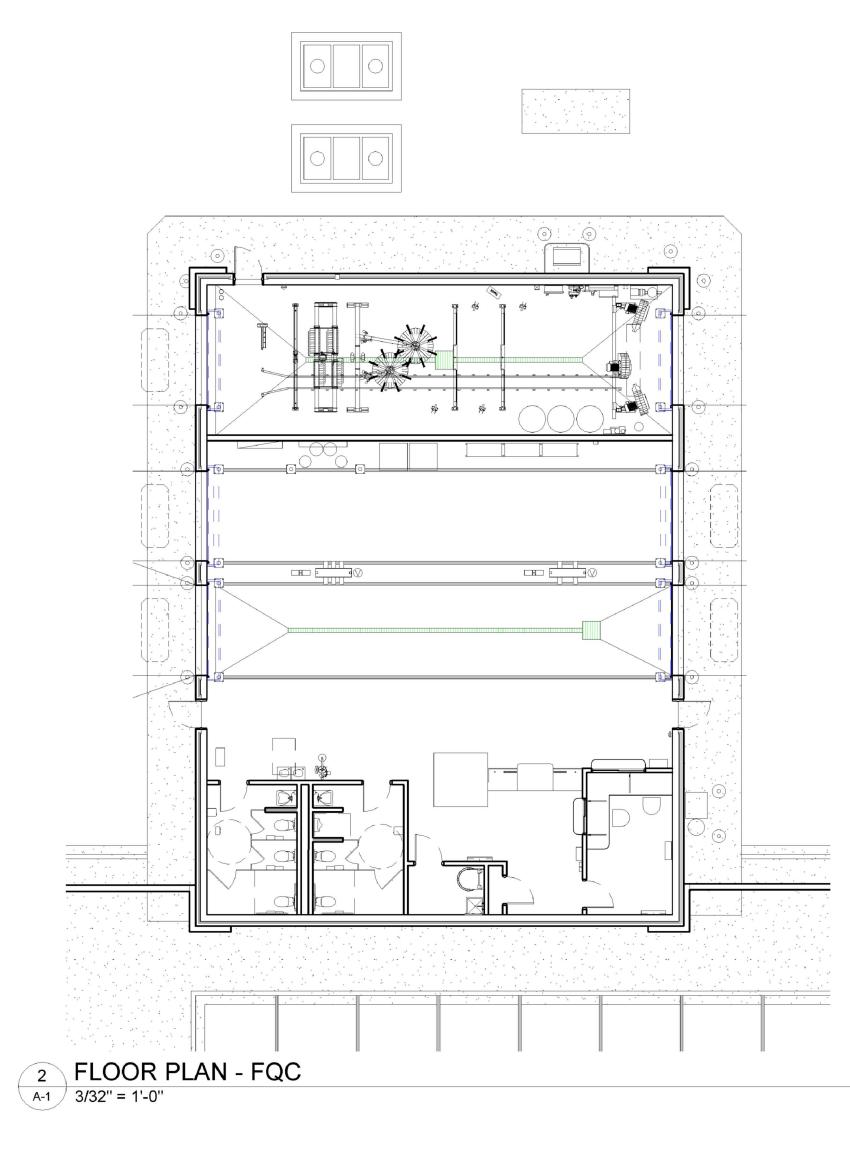














SD

NOT RELEASED FOR CONSTRUCTION

APPR	OVAL		
CARM	IAX PE	PROTO/DESIGN	ALER
REVIS	SIONS		
REV#		DESCRIPTION	BY
	mm/dd/yyyy	90% DISTRIBUTION	



A-1

SHEET NO.



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



SD

NOT RELEASED FOR CONSTRUCTION

APPR	OVAL		
CARN	IAX PE	PROTO/DESIGN	ALERT
REVIS	SIONS		
	DATE	DESCRIPTION	BY
	mm/dd/yyyy	90% DISTRIBUTION	



SHEET NO.



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b_{0} b_{1} b_{1} b_{3} b_{5} b_{9} b_{7} 4_{2} $b_{3.6}$ $b_{9.5}$ $b_{3.0}$ $b_{8.7}$ $b_{5.6}$ $b_{2.9}$ $b_{0.1}$ $b_{7.2}$ $b_{3.2}$ $b_{4.9}$ $b_{1.4}$	E 1 E E E E E E E E E E E E E E E E E E
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$b_{1} b_{2} b_{3} b_{5} b_{3} b_{5} b_{3} b_{3} b_{3} b_{3} b_{3} b_{2} b_{3} b_{3$	
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b.1 b.1 b.1 b.2 b.5 1.7 b.2 b.2 b.2 b.6 bb.1 b.6 b.7 b.1 b.5 b.3 b.2 b.2 b.2 b.2 b.1 b.1 b.1 b.1 b.1 b.0	
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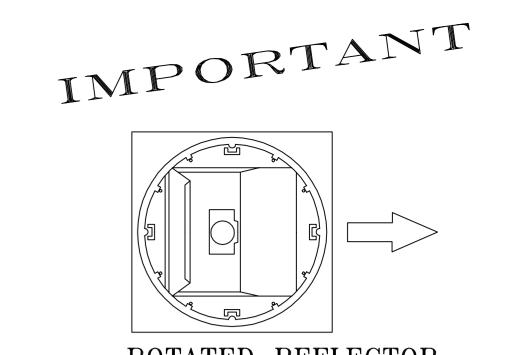
Maintained Footcandle levels at grade.

Calculation Summary							
Label	Calc⊤ype	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 LOT	Illuminance	Fc	10.38	25.5	2.5	4.15	10.20
SALES LOT	Illuminance	Fc	28.04	44.3	8.6	3.26	5.15
WIP LOT	Illuminance	Fc	8.27	28.5	1.4	5.91	20.36

Luminaire Sch	Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
₽+ ₽+	28	DLA	D180 RUTATED	GFR-FP-775-NWPSMV-F-3HSS-23	0,900	66000	47748	1690
¢ ø	19	DLB	3 @ 120 DEGREES	GFR-5-775-NWPSMV-F-23	0.900	66000	129315	2535
4	56	DLC	D180	GFR-5-775-NWPSMV-F-23	0.900	66000	86210	1690
	32	DLG	SINGLE	GFR-FP-775-NWPSMV-F-3HSS-23	0,900	66000	23874	845
ł	35	OLW	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.

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.



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



 \wedge

GREENBRIAR WALL SCONCE IESNA FULL CUTOFF

Total Project Watts_1 Total Watts = 230045





LIGHTING PROPOSAL LD-116745-6 CARMAX PLEASANTON

:KWG	DATE:6/18/2013	REV:12/17/2013	SHEET 1 DF 1
SCALE: 1"=	=60′	0	60

i e.d 8.d 8.d 8.d 0.1 🕉 🌉 8.d 3.d 9.d 5.d 1.d 1.d 0.d 0.d 0.d 0.d 0.d 0.d 0.d 0.d 0.d 0	
b.o	25 25 21 15 15 20 25 25 20 1.3 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
	+ + + + + + + + + + + + + + + + + + +
b.o	
b.o	5.2 5.0 46 4.9 4.5 44 5.1 \$.4 5.6 5.4 50 4.4 3.9 5.7 4 5.2 5.3 4.4 5.3 30 2.8 14 1.0 1.4 0.9 0.7 0.6 0.7 10 1.1 1.0 1.4 0.14 0.14 0.14 0.14 0.14
b.o b.o b.o b.o b.o b.o b.o b.i / b.i b.e b.4 b.9 / 1/2 1/4 1/2 1/4 1/2 1/4 1/2 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4	
b.0 b.0 b.0 b.0 b.0 b.0 b.1 b.2 b.6 1.7 ig 8.9 8.4 5.8 15.2 16 9.89 8.4 5.2 16 9.89 8.4 5.4 5.6 8.5 8.8 6.4 5.4 5.6 5.2 4.2 5.2 8.2 7.4 6.7 4.8 25 3.2 6.2 6.6 1.7 4.8 3.4.2 3.9 4.0 3.9 4.4 4.7 5.6 7.1 2	
b.o b.o b.o b.o b.o b.o b.o b.i / b.i b.z b.3 b.8/ 20 7.3 5.5 5.1 5.2 5.4 5.5 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2	
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b.0 b.0 b.0 b.1 b.1 b.2 b.4 b.2 b.4 b.2 b.4 b.2 b.4	<u>35 87 81</u> 5.0 5.1 5.9 6.0 5.1 4.8 4.8 5.9 5.4 5.0 4.0 3.9 5.7 14.4 11.4 8.3 6.3 5.5 4.9 4.5 4.6 3.9 0. 1.0 0.6 0.3 0.2 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
$\begin{bmatrix} FRESEN, \\ BLW \\ 3,373 \\ S \\ Taz to $	7.9 B.1 5.8 4.6 5.1 5.5 4.7 4.5 4.0 4.3 4.4 5.0 4.7 4.2 4.5 6.6 6.8 5.5 5.9 5.4 4.6 3.9 3.5 4.9 5.2 7.5 5.9 5.4 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0
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b.o b.o b.1 b.1 b.3 b.6 21 14.6 13.1 5.9 5.8 5.4 10.4 5.8 5.7 5.9 5.8 6.0 6.5 5.9 6.4 5.7 5.2 5.1 4.3 4.3 4.1 4.2 5.7 5.3 4.2 5.9 3.8 4.8 5.7 13.4 45,000 SF	12.0 4.7 5.0 4.4 4.7 4.5 3.9 2.2 2.0 2.8 4.4 4.4 4.8 4.4 3.8 2.2 2.0 2.9 4.4 4.6 5.3 5.7 6.9 5.3 11.1 3.0 b.s b.o
b.0 b.0 b.1 b.1 b.3 b.6 14 14.5 13.2 b.0 14.5 13.2 b.0 14.5 13.2 b.0 14.5 3.4 5.4 5.5 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1	ੀ v 10.5 4.9 4.6 4.1 52 3.7 4.5 2.8 2.3 3.5 4.0 4.1 52 3.7 4.4 2.7 2.3 3.5 4.0 4.3 58 4.9 7.2 5.1 11.5 58 5.4 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0
b.o b.o b1 b1 b3 b.7 1 b.3 b.9 b4 b.0 b.2 b.4 b0 b.3 b.8 4 7.3 7.0 49 7.0 7.5 5.1 4.0 4.4 4.4 4.0 3.1 3.2 3.8 4.2 3.9 4. 4.9 3.6	4.9 5.6 4.6 4.4 4.1 3.9 4.4 3.0 2.4 3.6 3.9 4.2 4.0 3.7 4.3 2.8 2.4 3.6 3.9 4.3 4.6 5.3 8.3 9.6 9.1 2.0 5.8 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0
b.0 b.0 b.1 b.2 b.3 b.7 1 5 4.8 7.2 b.5 100 to.1 to.3 b.4 to.0 to.0 to.0 to.0 to.0 to.0 to.0 to.0	5.7 5.1 5.2 4.6 5.2 5.2 4.2 2.6 2.3 3.1 4.5 4.4 5.0 4.8 3.9 2.3 2.2 3.0 4.3 4.5 5.5 5.0 7.4 9.6 10.6 32 5.8 5.1 5.1 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0
b.0 b.1 b.2 b.3 b.7 1.7 5.2 7.3 be too to 9 ti.5 the to 9 to 3 to 4 to 9 to 1.5 the to 9 to 3 to 4 to 9 to 1.5 the to 9 to 1.5	🗓 v 9.5 5.0 5.0 4.9 5.6 5.0 3.8 3.2 2.9 3.3 4.6 4.8 5.3 4.8 3.4 2.5 2.6 3.1 4.0 4.7 5.7 5.6 5.5 8.3 10.8 🗗 🛱 🕮 G 5.5 5.1 5.1 5.1 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0
b.o b.o b.1 b.2 b.4 b.9 2.7 b.4 b.2 7.5 b.4 b.2 b.7 b.4 b.2 b.7 b.4 10.1 10.5 b.3 b.5 b.3 b.5 b.3 b.5 b.4 7.2 7.3 b.5 b.3 b.2 7.3 7.9 11.1 13.7 20.0 5.9 5.9 10.2 11.6 b.7 15.7 1.7 7.7 b.7 5.4 10.1 10.5 b.3 7.7 150 vi	3.0 11.4 7.7 6.7 5.2 6.8 6.0 5.1 5.9 4.7 4.7 6.1 5.3 5.1 5.8 4.6 3.4 4.2 4.4 3.9 4.7 5.6 5.8 7.1 10.5 10.9 31 0.3 0.1 0.1 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0
b.0 b.0 b.1 b.2 b.4 1.8 to 5.8 5.7 6.0 5.2 b.2 b.2 b.2 b.3 5.6 5.7 4 5.5 to 5.1 5.6 5.1 5.1 5.6 5.1 5.7 5.8 5.4 5.5 5.1 5.6 5.1 5.1 5.6 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.6 5.1 5.1 5.1 5.6 5.1 5.1 5.1 5.6 5.1 5.1 5.1 5.6 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1	15.5 10.8 10.0 11.2 10.1 15.4 10.3 15.8 15.9 15.7 15.7 15.6 15.7 15.8 15.8 15.9 15.7 15.9 15.7 15.7 15.1 15.1 15.1 15.1 15.1 15.1
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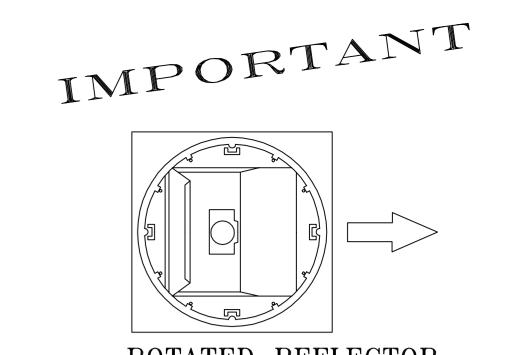
Maintained Footcandle levels at grade.

Calculation Summary							
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 S	Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
₽*	14	OLA	ROTATED LEFT	GFR-FP-775-NWPSMV-F-3HSS-23	0,900	66000	23874	845
] 19	DLB	SINGLE	GFR-5-775-NWPSMV-F-23	0.900	66000	43105	845
] 56	OLC	SINGLE	GFR-5-775-NWPSMV-F-23	0.900	66000	43105	845
\rightarrow] 32	DLG	SINGLE	GFR-FP-775-NWPSMV-F-3HSS-23	0.900	66000	23874	845
ł	35	OLW	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.

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.



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



 \wedge

GREENBRIAR WALL SCONCE IESNA FULL CUTOFF

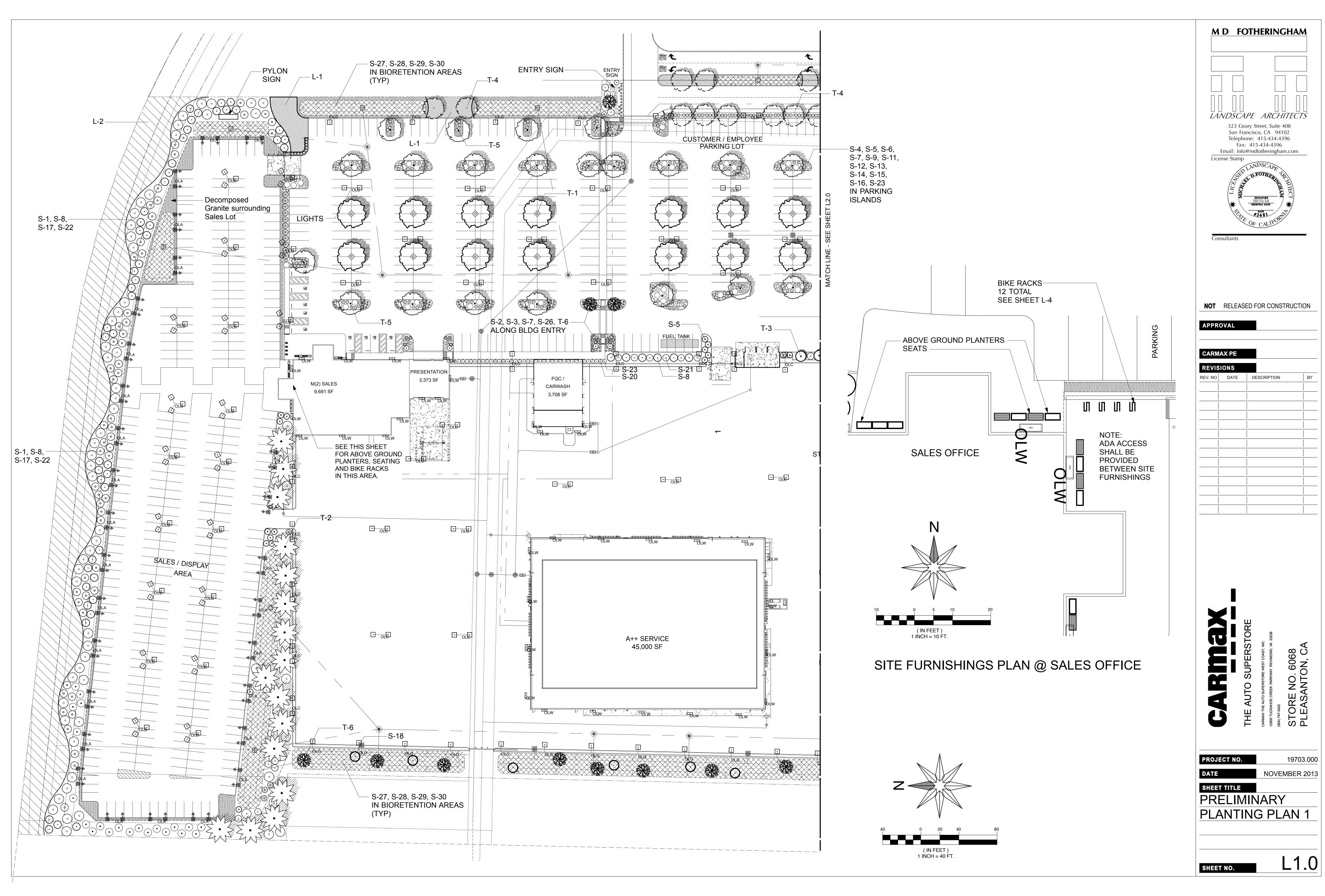
Total Project Watts_1 Total Watts = 115125

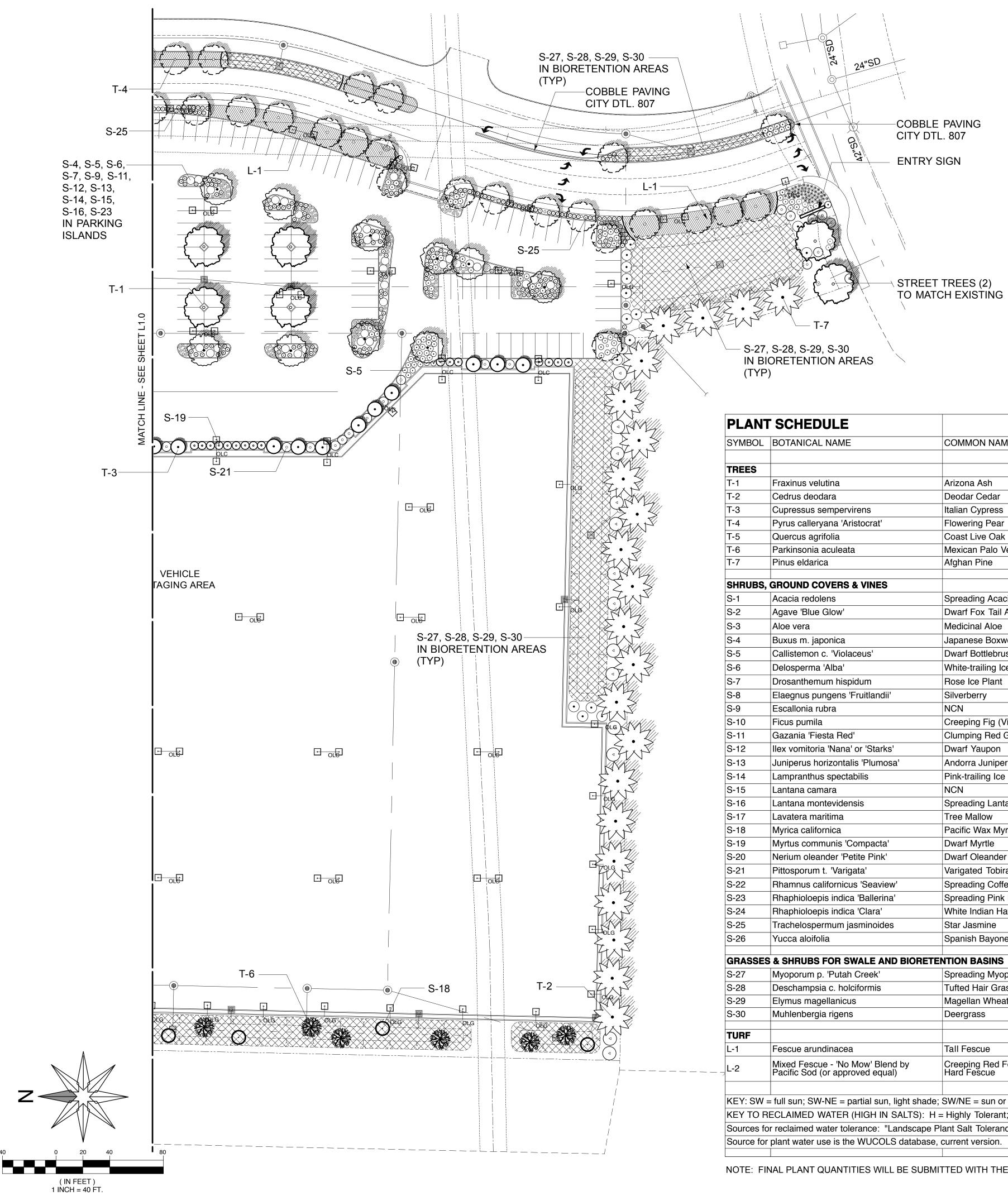




LIGHTING PROPOSAL LO-116745-6A CARMAX PLEASANTON

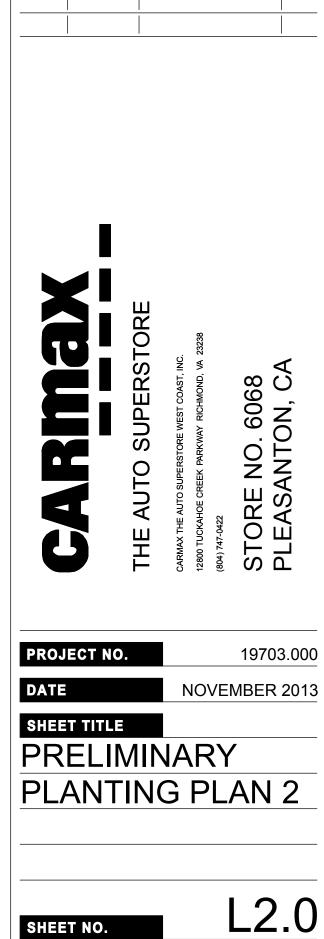
KWG	DATE:6/18/2013	REV:12/18/2013	SHEET 1
	DHTE:07 107 2015	KE V IE/ 10/ 2013	DF 1
SCALE: 1"=	:60′	0	60
SCHEE! I			





YMBOL	BOTANICAL NAME	COMMON NAME	EXPOSURE	WATER DEMAND	SPACING	FLOWER/FOLIAGE	SIZE	SALT SPRAY	SOIL SALT
						COLOR		TOLERANCE	TOLERANC
REES									
1	Fraxinus velutina	Arizona Ash	SW, SW-NE	Medium	See Plan	Yellow Fall Foliage	24" BOX	Н	Н
2	Cedrus deodara	Deodar Cedar	SW	Low	See Plan	Evergreen	24" BOX	Т	Т
6	Cupressus sempervirens	Italian Cypress	SW	Low	See Plan	Evergreen	24" BOX	Н	Н
1	Pyrus calleryana 'Aristocrat'	Flowering Pear	SW	Medium	See Plan	White, Red Foliage	24" BOX	H	<u> </u>
5	Quercus agrifolia	Coast Live Oak	SW	Low	See Plan		24" BOX	Т	T
6 7	Parkinsonia aculeata Pinus eldarica	Mexican Palo Verde Afghan Pine	SW SW	Low	See Plan See Plan	Yellow, Yellow Fall Foliage Evergreen	24" BOX 24" BOX	H	<u>Н</u> т
.1			377	LOW	See i iaii	LVergreen	24 007	l	I
HRUBS,	GROUND COVERS & VINES								
·1	Acacia redolens	Spreading Acacia	SW	Low	8'0"	Yellow Blossom	5 GAL	Н	Н
2	Agave 'Blue Glow'	Dwarf Fox Tail Agave	SW, SW/NE	Low	3'0"	Blue-green Foliage	5 GAL	Н	Н
3	Aloe vera	Medicinal Aloe	SW	Low	3'0"	Yellow/Evergreen	5 GAL	н	Н
·4	Buxus m. japonica	Japanese Boxwood	SW/NE	Low	3'0"	Non-descript	5 GAL	Т	Т
·5	Callistemon c. 'Violaceus'	Dwarf Bottlebrush	SW/NE	Low	4'0"	Red/Evergreen	5 GAL	Т	Т
-6	Delosperma 'Alba'	White-trailing Ice Plant	SW	Low	1'6"	White/Evergreen	1 GAL	Н	Н
-7	Drosanthemum hispidum	Rose Ice Plant	SW	Low	3'0"	Dark Pink/Evergreen	1 GAL	Н	Н
-8	Elaegnus pungens 'Fruitlandii'	Silverberry	SW	Low	8'0"	Silver Green	5 GAL	Н	Т
5-9	Escallonia rubra	NCN	SW	Low	6'0"	PInk/Evergreen	5 GAL	Н	Н
5-10	Ficus pumila	Creeping Fig (Vine)	SW	Low	5'0"	Evergreen	1 GAL	Н	T
-11	Gazania 'Fiesta Red'	Clumping Red Gazania	SW	Low	2'0"	Red/Evergreen	1 GAL	H	H
-12	Ilex vomitoria 'Nana' or 'Starks'	Dwarf Yaupon	SW	Low	4'0"	Red berries/Evergreen	5 GAL	H	I
-13	Juniperus horizontalis 'Plumosa'	Andorra Juniper	SW	Low	6'0"	Evergreen	5 GAL	H	I
-14	Lampranthus spectabilis	Pink-trailing Ice Plant	SW SW	Low	1'6"	Pink/Evergreen	1 GAL	H	<u>Н</u> т
-15 -16	Lantana camara Lantana montevidensis	NCN Spreading Lantana	SW	Low	6'0" 2'0"	Yellow/Orange/Evegreen	5 GAL 1 GAL	H	<u> </u>
-10 -17	Lavatera maritima	Tree Mallow	SW	Low	20 6'0"	Purple/Evergreen Pink	5 GAL	H	<u> </u>
-17 -18	Myrica californica	Pacific Wax Myrtle	SW/NE	Low	10'0"	White/Evergreen	5 GAL	H	т
-19	Myrtus communis 'Compacta'	Dwarf Myrtle	SW/NE	Low	2'6"	White/Evergreen	5 GAL	Т	і Т
-20	Nerium oleander 'Petite Pink'	Dwarf Oleander	SW	Low	4'0"	Pink/Evergreen	5 GAL	H	<u>.</u>
-21	Pittosporum t. 'Varigata'	Varigated Tobira	SW/NE	Low	6'0"	Evergreen	5 GAL	11	11
-22	Rhamnus californicus 'Seaview'	Spreading Coffeeberry	SW/NE	Low	8'0"	White/Evergreen	5 GAL	Н	Н
-23	Rhaphioloepis indica 'Ballerina'	Spreading Pink Indian Hawthorn	SW/NE	Low	4'0"	Pink	5 GAL	Н	Н
-24	Rhaphioloepis indica 'Clara'	White Indian Hawthorn	SW/NE	Low	5'0"	White	5 GAL	Н	Н
-25	Trachelospermum jasminoides	Star Jasmine	SW, SW-NE	Medium	3'0"	White	1 GAL	Т	Т
-26	Yucca aloifolia	Spanish Bayonet	SW	Low	5'0"	White/Green	5 GAL	Н	Н
	S & SHRUBS FOR SWALE AND BIORE		SW	Madium	6'0"	White	1 GAL	Н	
-27 -28	Myoporum p. 'Putah Creek' Deschampsia c. holciformis	Spreading Myoporum Tufted Hair Grass	SW/NE	Medium Medium	6 ^{.0} " 3'0"		1 GAL	H T	<u>Н</u> т
-28 -29	Elymus magellanicus	Magellan Wheatgrass	NE	Medium	2'0"	Evergreen Evergreen	1 GAL	T	Т
-29 -30	Muhlenbergia rigens	Deergrass	SW/NE	Medium	20 4'0"	Evergreen	1 GAL	H	н
URF				NA P			000		_
-1	Fescue arundinacea			Medium			SOD	Т	I
2	Mixed Fescue - 'No Mow' Blend by Pacific Sod (or approved equal)	Creeping Red Fescue, Chewing, Hard Fescue		Medium			Hydroseed	Т	Т
	= full sun; SW-NE = partial sun, light sha	•							
	RECLAIMED WATER (HIGH IN SALTS):	$\Box = \Box G $							

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



REVISI			1
REV. NO	DATE	DESCRIPTION	BY

NOT RELEASED FOR CONSTRUCTION

APPROVAL



ROJECT NAME: CarMax P	leasanton - PUD Sul	omittal		Date: 11/14/13
	Pleasanton	ETo LOCATION:	Pleasanton	
ANDSCAPE ARCHITECT: 1	Michael Fotheringhar	n CA #2481		
otal Landscape Area (SF):	154,920	Total Calculated	Hydrozone Area (SF):	154,920
	16.2			0
		Total Special La	ndscape Areas:	U
VCLUDED IN THIS PROJEC (Check to indicate complet		KAGE:		
			gallons/year without rainfall	gallons/year with rainfall
X1Maximum AppliedX2Estimated Total W	l Water Allowance: /ater Use:		3,106,270 2,598,506	3,106,270 2,598,506
X 2(a) Expected Water f X 3 Expected Water S		tation:	507,764	0 507,764
 9 Irrigation Schedul POST-INSTALLATION INS A Maintenance Sch B Irrigation Audit C Plants iinstalled a 	PECTION: edule s specified (substitut			
D Irrigation system i E Landscape irrigat F Submittal packag manager and loca	al water agency.	n package have be	een provided to owner,	prepared by: I, Landscape Architects, Inc. , San Francisco, CA 94102
D Irrigation system i E Landscape irrigat	ion audit performed e and this certificatio al water agency.	n package have be	MD Fotheringham 323 Geary Street, Suite 408,	prepared by: , Landscape Architects, Inc.
D Irrigation system i E Landscape irrigat F Submittal packag manager and loca	ion audit performed e and this certificatio al water agency. N TABLE leasanton - PUD Sul Hydrozone Water Deman	n package have be omittal	MD Fotheringham 323 Geary Street, Suite 408 Dat	prepared by: , Landscape Architects, Inc. , San Francisco, CA 94102 415-434-4396 e: 11/14/13 6 of Total Landscape Area
D Irrigation system i E Landscape irrigat F Submittal packag manager and loca	ion audit performed e and this certificatio al water agency. N TABLE leasanton - PUD Sul Hydrozone Water Deman C C C C C C C C C C C C C C C C C C C	n package have be	MD Fotheringham 323 Geary Street, Suite 408,	prepared by: , Landscape Architects, Inc. , San Francisco, CA 94102 415-434-4396 e: 11/14/13 6 of Total Landscape
D Irrigation system i E Landscape irrigat F Submittal packag manager and loca ECTION A. YDROZONE INFORMATION PROJECT NAME: CarMax P Iydrozone Identification Fio-retention Areas Iorth Perimeter Hydroseed awn Finub Areas - S/W Exposure Finub Are	ion audit performed e and this certificatio al water agency. N TABLE leasanton - PUD Sul Hydrozone Water Deman C C C C C C C C C C C C C C C C C C C	bmittal Irrigation Mett 0.5 0.7 0.3 0.3 0.3 0.3 0.3 0.3	MD Fotheringham 323 Geary Street, Suite 408, bod Area (SF) 47,540 28,370 8,235 5,840 5,820 57,695 300 300 500	prepared by: 1, Landscape Architects, Inc. 2, San Francisco, CA 94102 415-434-4396 e: 11/14/13 6 of Total Landscape Area 30.69% 18.31% 5.32% 3.77% 3.76% 3.724% 0.19% 0.19% 0.32%

	MA	WA = ETo	x .62 x	(.
YEARLY ETo				
CONVERSION	FAC	FOR		
ET ADJUSTMEI	NT F/	ACTOR		
TOTAL IRRIGAT	red I	LANDSCA	PE AR	E٨
SPECIAL LAND	SCA	PE AREA	(SLA in	18
MAXIMUM APP	LIED	WATER	ALLOV	VA
TOTAL ACRE F	EET			
CALCULATION 46.2 x	S:	0.62	x	0
	Use	ective Pre 25% of a WA = (ETc	nnual p	ore
YEARLY ETo				
EFFECTIVE PR	ECIF	PITATION		
NET Eto				
CONVERSION	FAC	FOR		
ET ADJUSTMEI	NT F/	ACTOR		
TOTAL IRRIGAT	FED I	ANDSCA	PE AR	E
SPECIAL LAND	SCA	PE AREA	(SLA in	18
MAXIMUM APP	LIED	WATER	ALLOV	VA
TOTAL ACRE F	EET			
CALCULATION 46.2 x	S:	0.62	x	0

SECTION B. WATER BUDGET CALCULATIONS

PROJECT NAME:	CarMax Pleasanton - P					
CITY OF:	Pleasanton					
SECTION B2	ESTIMATED TOTAL V ETWU = ETo x .62 x ((
Calculate the following for each Hydrozo						
YEARLY ETo (inch	es per year)					

CONVERSION FACTOR (to gallons per squ PF - PLANT FACTOR (plant water demand,

TOTAL IRRIGATED LANDSCAPE AREA (H SPECIAL LANDSCAPE AREA (SLA in Squa

IE - IRRIGATION EFFICIENCY FACTOR (m

TOTAL ESTIMATED TOTAL WATER USE (

TOTAL ACRE FEET:

CALCULATIONS:

SECTION B. WATER BUDGET CALCULATIONS	prepared by: MD Fotheringham, Landscape Architects, Inc. 323 Geary Street, Suite 408, San Francisco, CA 94102 415-434-4396
PROJECT NAME: CarMax Pleasanton - PUD Submittal	Date: 11/14/13
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)	154,920
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	3,106,270
TOTAL ACRE FEET	9.53
CALCULATIONS: 46.2 x 0.62 x 0.7 x 154,920	+ 0.3 x 0 = 3,106,270
Effective Precipitation (Eppt) Use 25% of annual precipitation in the following MAWA = (ETo - Eppt) x .62 x (.7 x HA) + (.3 x S	
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)	154,920
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	3,106,270
TOTAL ACRE FEET	9.53
CALCULATIONS: 46.2 x 0.62 x 0.7 x 154,920	+ 0.3 x 0 = 3,106,270
RESULTS: Irrigation reductions by adding precipitation (ga	llons/year): 0

	prepared by: MD Fotheringham, Landscape Architects, Inc. 323 Geary Street, Suite 408, San Francisco, CA 94102 415-434-4396
PUD Submittal	Date: 11/14/13
ETo City	Pleasanton
WATER USE (ETWU, galloi (PF x HA)∕IE) + SLA	ns per year)
cone (HZ):	
	46.2
quare foot)	0.62
d, defined for each hydrozor	ne) 0.7
HA in Square Feet)	154,920
uare Feet)	0
(minimum .71)	0.71
: (gallons/year):	2,598,506
	7.98

				PLANT		IRRIGATION	HYDROZONE		%	
YEARLY	CONVERSIO	N HZ	HYDROZONE	FACTOR	IRRIGATION	EFFICIENCY	AREA	ETWU	LANDSCAPE	SLA
ETo	FACTOR	NO.	DESCRIPTION	(PF)	METHOD	(IE)	(HA) (Sq Ft)	Gal/Yr	AREA	(Sq Ft)
46.2	0.62	1	Bio-retention Areas	0.50	S	0.71	47,540	958,969	30.7%	0
46.2	0.62	2	North Perimeter Hydroseed	0.50	S	0.71	28,370	572,275	18.3%	0
46.2	0.62	3	Lawn	0.70	S	0.71	8,235	232,561	5.3%	0
46.2	0.62	4	Shrub Areas - S/W Exposure	0.30	В	0.85	5,840	59,040	3.8%	0
46.2	0.62	5	Shrub Areas - N/E Exposure	0.30	В	0.85	5,820	58,838	3.8%	0
46.2	0.62	6	Shrub Areas - S/W Exposure	0.30	S	0.71	57,695	698,288	37.2%	0
46.2	0.62	7	Ground Covers in Tree Diamonds	0.30	В	0.85	300	3,033	0.2%	0
46.2	0.62	8	Tree Diamonds	0.50	В	0.85	300	5,055	0.2%	0
46.2	0.62	9	Trees in Shrub Areas	0.30	В	0.85	500	5,055	0.3%	0
46.2	0.62	10	Trees in Bio-retention Areas	0.50	В	0.85	320	5,392	0.2%	0
			TOTALS:				154,920	2,598,506	100.00%	0

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.

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

4. A minimum two inch (2") 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.

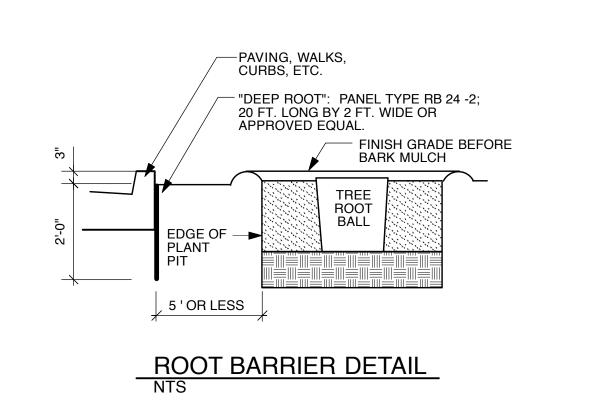
12. These design plans comply with the criteria of AB 1881 applicable standards).

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 analyses will be confirmed.

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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

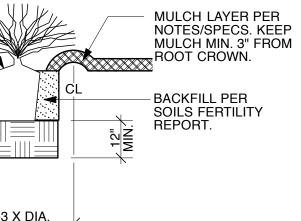
PROJECT NO.	19703.000
DATE	NOVEMBER 2013
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IRRIGATI	ON
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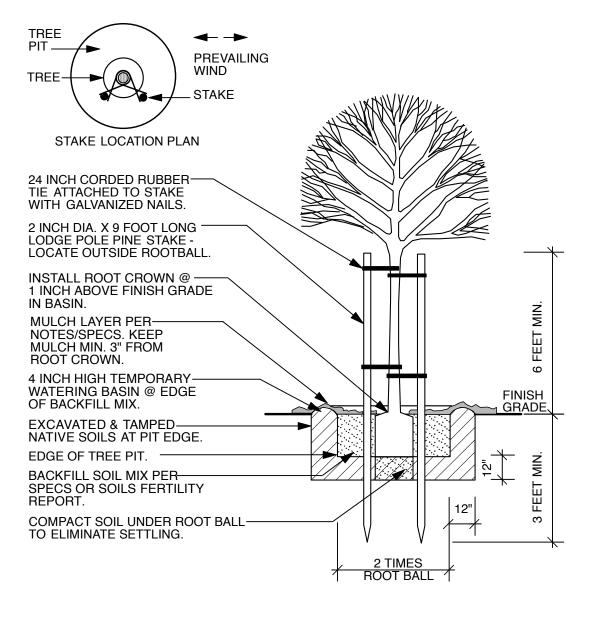
ROOTBALL - SET CROWN ______ @ 1" - 2" ABOVE FINISH GRADE. 2" - 3" HIGH WATERING BASIN -AT EDGE OF ROOTBALL. MAINTAIN DURING MAINTENANCE PERIOD THEN WIDEN TO EDGE OF PLANT PIT. UNDISTURBED NATIVE SOILS 2-3 X DIA. OF ROOTBALL NOTES: 1. FOR GROUND COVER AREAS, ROTOTILL AMENDMENTS AS RECOMMENDED BY SOILS REPORT TO 8" DEPTH AFTER CROSS-RIPPING SUBGRADE TO 12" DEPTH. 2. SIDES AND BOTTOM OF PLANT PIT SHALL BE SCARIFIED BEFORE PLANTING.

SHRUB PLANTING DETAIL

3. ADD AGRIFORM PLANT TABLETS OR APPROVED EQUAL AT MANUFACTURER'S RATES, 1/3 DOWN FROM TOP OF BACKFILL.



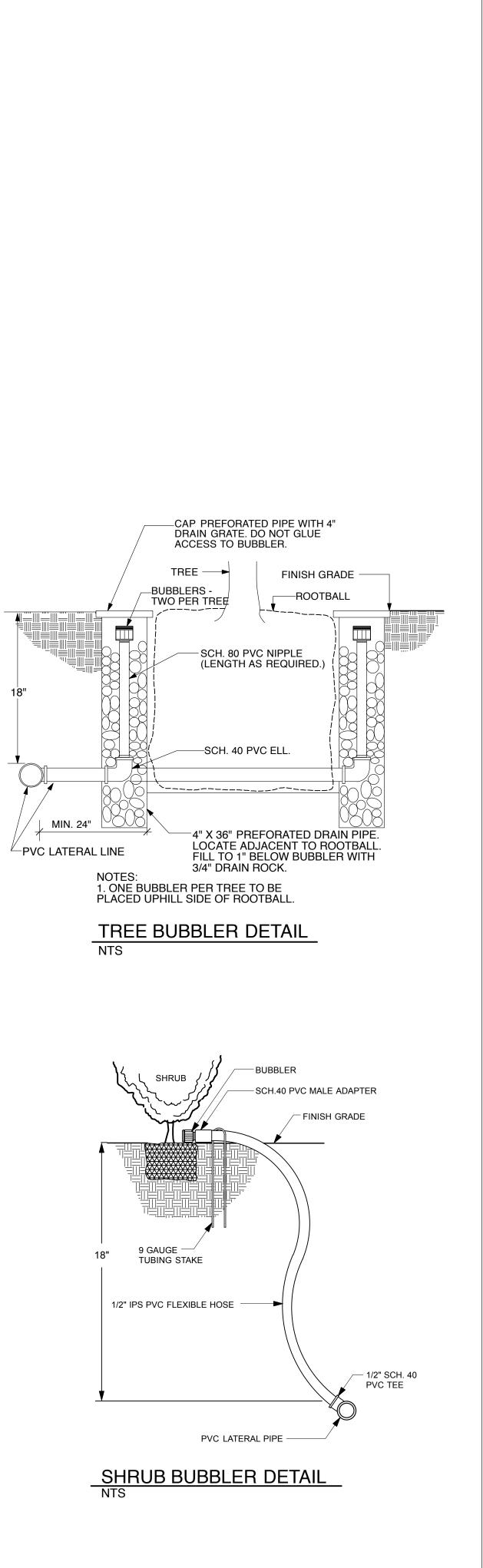
TREE INSTALLATION DETAIL



USE WOOD STAKES FOR 15 GALLON TREES ONLY. SEE GUYING DETAIL FOR LARGER TREES.
 TREE PIT SHALL BE 3 TO 5 TIMES DIAMETER OF ROOT BALL IN CLAY SOILS OR HARDPAN CONDITIONS.
 TREE PIT PERCOLATION TESTS SHALL BE PERFORMED IN CLAY SOILS OR HARDPAN CONDITIONS. SEE PLANTING NOTE #9, COVER SHEET FOR TEST PARAMETERS.
 SEE ADDITIONAL NOTES AND SPECIFICATIONS WHICH MAY APPLY TO THIS DETAIL.

TREES SHALL NOT BE ROOT-BOUND. CAREFOLLT SCARIFT ROOTBALL BEFOR PLANTING.
 ELIMINATE WATER BASIN WHEN TREES ARE PLANTED IN LAWN.
 USE WOOD STAKES FOR 15 GALLON TREES ONLY. SEE GUYING DETAIL FOR

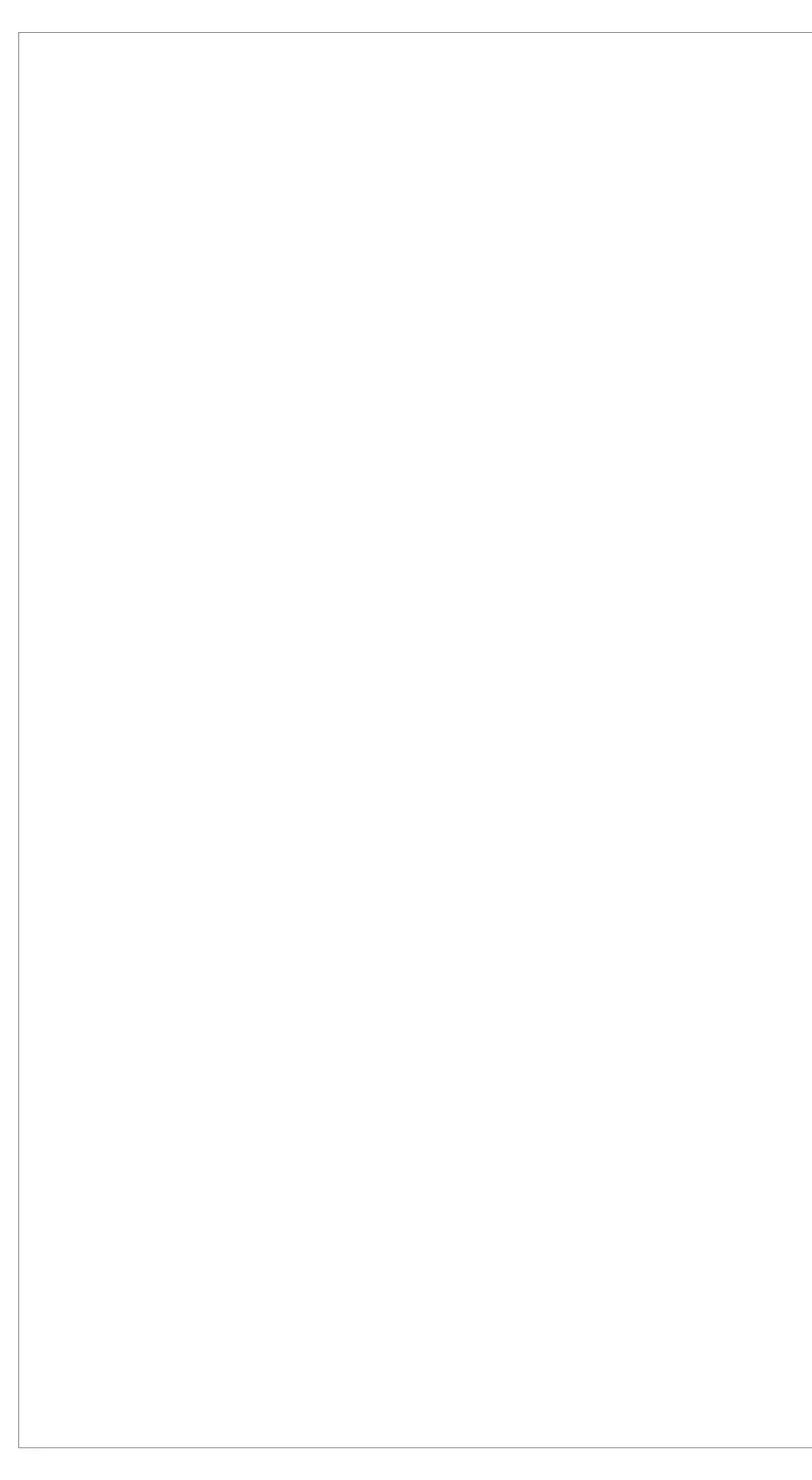
NOTES PLACE STAKES PLUMB & AS SHOWN IN STAKE LOCATION PLAN.
 TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE





SHEET NO.

L4.0



	feet of irrigated area or greater and require a	new construction and renovation of landscapes a permit. The Bay-Friendly Basics represents t	the 9 required practices	Yes No N/A	Measure & Requirement	Documentation	Notes
	from the Bay-Friendly Landscape Scorecard environmental performance of the landscape	 It is considered a minimum set of practices to e. Projects are recommended to to meet all applicable or are not in the project's scope of work 	o improve the plicable measures on		М	aterials	
LANDSCAP & GARDEN	make a note of why the measure does not an	pply to the project (attach additional sheets if n Bay-Friendly Landscaping resources, visit: <u>ww</u>	ecessary). For	X	3. Reduce and Recycle Landscape Construction Wa Requirement Divert 50% of landscape construction and	aste State the percent diversion goal in the design documents.	
	Project: Address:	Date:	-		demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting	List specific goals and recycling and reuse requirements in plans and specifications.	
		k & Soil Health			procedures for construction and demolition (C&D) recycling.	Require contractors to review the waste management plan with subcontractors and to include contract language requiring	
Yes No N/A	Measure & Requirement	Documentation	Notes		Reference: StopWaste.Org, <i>Builders' Guide to Reuse &</i> <i>Recycling: A Directory for Construction and</i>	 subcontractors comply with the plan. Prior to construction, complete a construction waste management plan. The City should 	
X	1. Mulch Requirement	Submit square footage of planting areas as			Demolition Materials and sample Waste Management Plan for recycling C&D materials at	provide a smaple template, or one can be downloaded at <u>www.BuildGreenNow.org</u> .	
	All soil on site is protected with a minimum of 3 inches of mulch after construction.	well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of			www.BuildGreenNow.Org.	After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling	
	Recomendation Use recycled or greenwaste mulch instead of	purchased mulch and/or, • Submit receipts for sheet mulching materials and/or,				facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated	
	landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting.	(Optional) Submit photos of trees being chipped for mulch (if applicable).				diversion rate and can provide you with documentation stating the percentage of	
	Reference Bay-Friendly Landscape Guidelines, Practice 4.1;					materials recycled at that facility (typically 50% to 90%).	
	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.				Ρ	lanting	
				X	4. Choose & Locate Plants to Grow to Natural Size Requirement	Submit plant legend indicating plant species,	
					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	spacing and mature spread of plant. Indicate the source of information on spacing and spread.	
X	2. Amend the Soil with Compost Before Planting	I			permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum	• Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	
	Requirement Compost is specified as the soil amendment, at the	Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used	A SOILS TEST AND AMENDMENT RECOMMENDATION		mature plant spread according to a published reference plant book and still fit into thier planting		
	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	construction documents.	WILL BE PROVIDED DURING THE		area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical		
	soil meets the organic content of 3.5% or more, then the requirement is waived.	• Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased.	CONSTRUCTION DOCUMENTATION PHASE.		obstructions. Vines are not subject to spacing requirements.		
	Recommendation Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing	If a waiver is requested based on soil organic matter content or the needs of plant palette.			Reference		
	in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality.	• Submit a completed plant palette with species that need little/no soil organic matter identified,			Bay-Friendly Landscape Guidelines, Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross		
	Reference <i>Bay-Friendly Landscape Guidelines,</i> Practice 4.1; Model Bay-Friendly Soil specifications, at	and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has	5		and Bart O'Brien, <i>California Native Plants for the Garden;</i> East Bay Municipal Utility District, <i>Plants</i>		
	www.BayFriendly.org; U.S. Composting Council	an organic matter content of 3.5% or greater.			and Landscapes for Summer Dry Climates; Sunset,Western Garden Book.		
	Standard Testing Assurance program explanation						
ersion 2.1 Decer	and list of participating producers can be found at: www.compostingcouncil.org		Page 1 of 4	Version 2.1 Decer	nber 2011		
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This checklist works well with the	Small (

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.

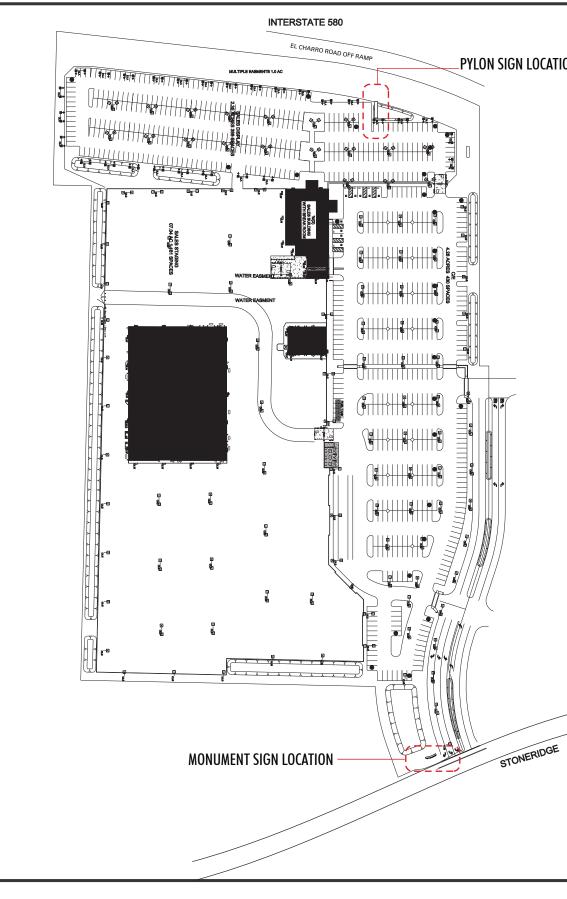
all Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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CHECKLIST

SHEET NO.

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SITE PLAN

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TO EL CHARRO ROAD ->



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

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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

Underwriters Laboratories Inc. (nec.) ALELELECTRICAL SIGNS ARE TO COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS ALELELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 660 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

W A R R A N T Y N O T I C E 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.

ob Number:	23-19

23-19135-10

JANUARY 28, 2014

Sheet Number:

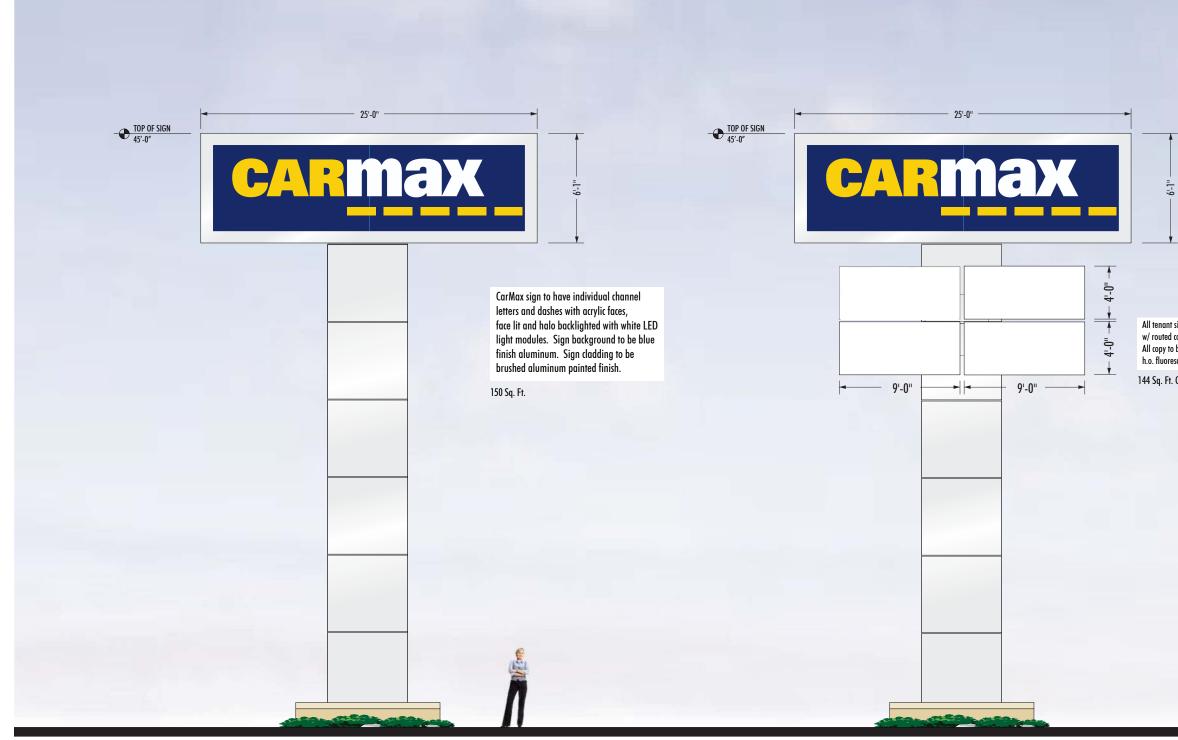
Date:

Design Number: 23-19135-10

1 Of 4

PYLON SIGN DESIGN "A"

PYLON SIGN DESIGN "B"





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

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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:



Project / Location:



LOCATION #6068 PLEASANTON, CA 94566

Underwriters Laboratories Inc. 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.

WARRANTYNOTICE W A K K A N I Y N O I I C C 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 warrany. 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 warrany.

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

JANUARY 28, 2014

Sheet Number:

Date:

Design Number: 23-19135-10

2 Of 4

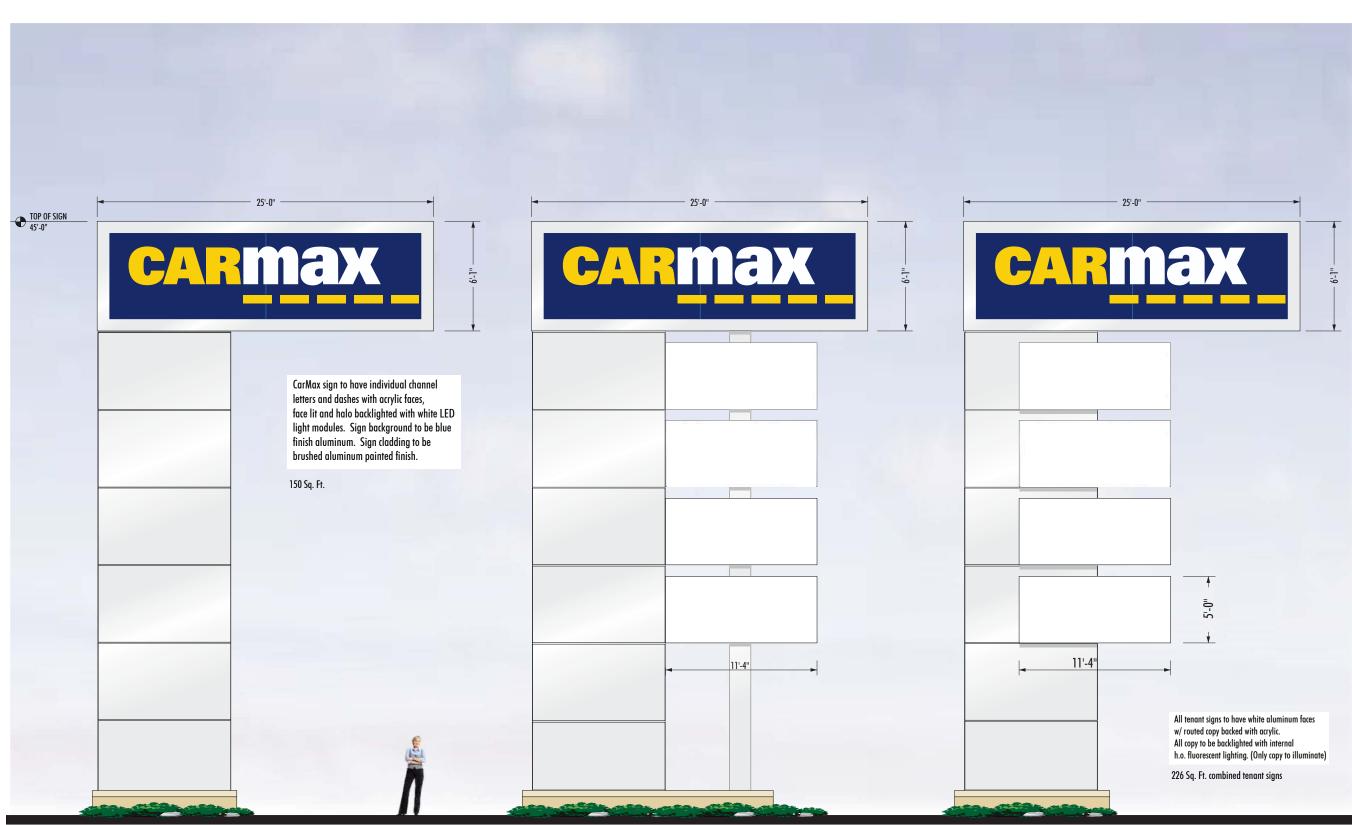
All tenant signs to have white aluminum faces w/ routed copy backed with acrylic. All copy to be backlighted with internal h.o. fluorescent lighting. (Only copy to illuminate)

144 Sq. Ft. Combined Tenant Sign

PYLON SIGN DESIGN "C"

PYLON SIGN DESIGN "D"

PYLON SIGN DESIGN "E"





www.FederalHeath.com

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

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Building Quality Signage Since 1901

Revisions

1	
2	
3	
4	
5	
6	
Account Rep:	MATT SMITH
Project Manager:	JESSICA VIDAL

Project / Location:

Drawn By:



J. CARPENTER

LOCATION #6068 PLEASANTON, CA 94566

Underwriters Laboratories Inc. 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.

WARRANTYNOTICE 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.

Jop	Number:	

Date:

23-19135-10

JANUARY 28, 2014

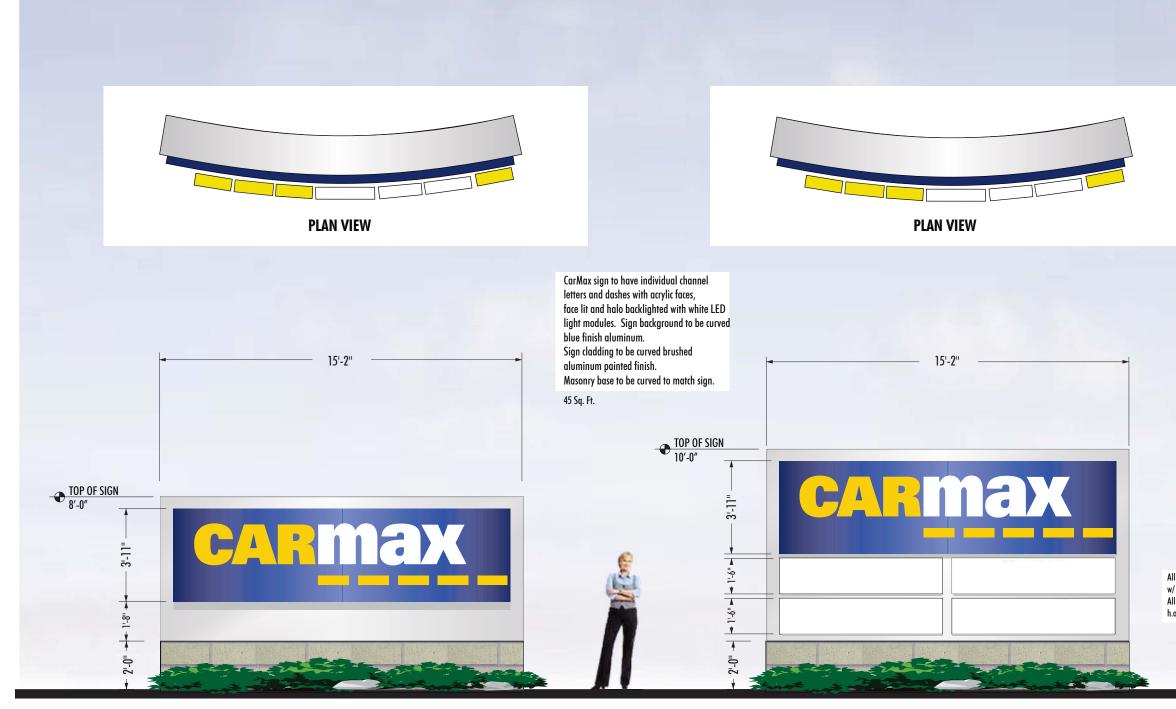
Sheet Number:

Design Number: 23-19135-10

3 Of **4**

MONUMENT SIGN DESIGN "A"

MONUMENT SIGN DESIGN "B"





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Project Manager:	JESSICA VIDAL

Drawn By:



Project / Location:



LOCATION #6068 PLEASANTON, CA 94566

Underwriters Laboratories Inc.

W A R R A N T Y N O T I C E 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.

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Jop	Number:	

Date:

23-19135-10

4 Of 4

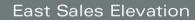
JANUARY 28, 201	4
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Sheet Number:

Design Number: 23-19135-10

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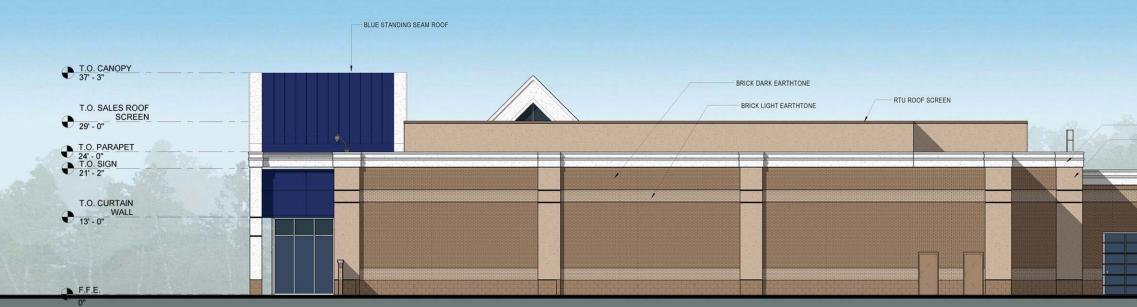




North Sales Elevation

CARMAX

SALES AND PRESENTATION LANES **ELEVATIONS** PLEASANTON, CA



West Sales Elevation





South Sales Elevation

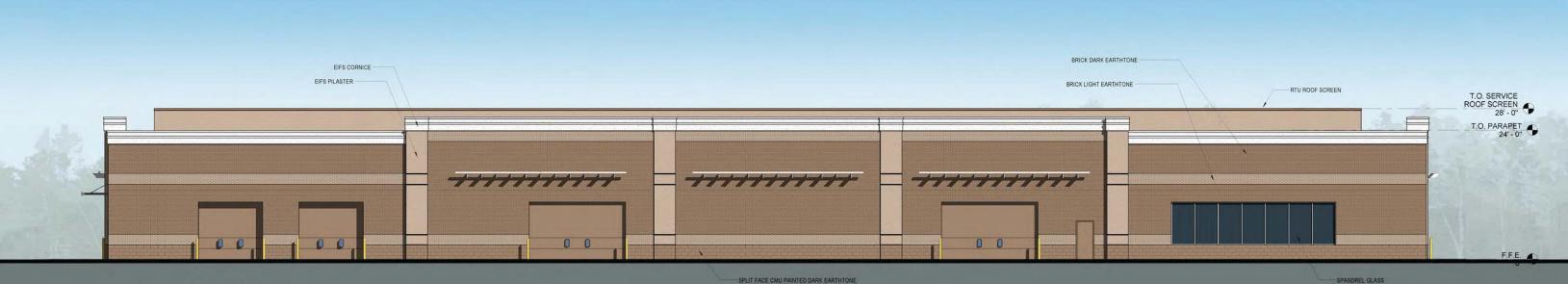




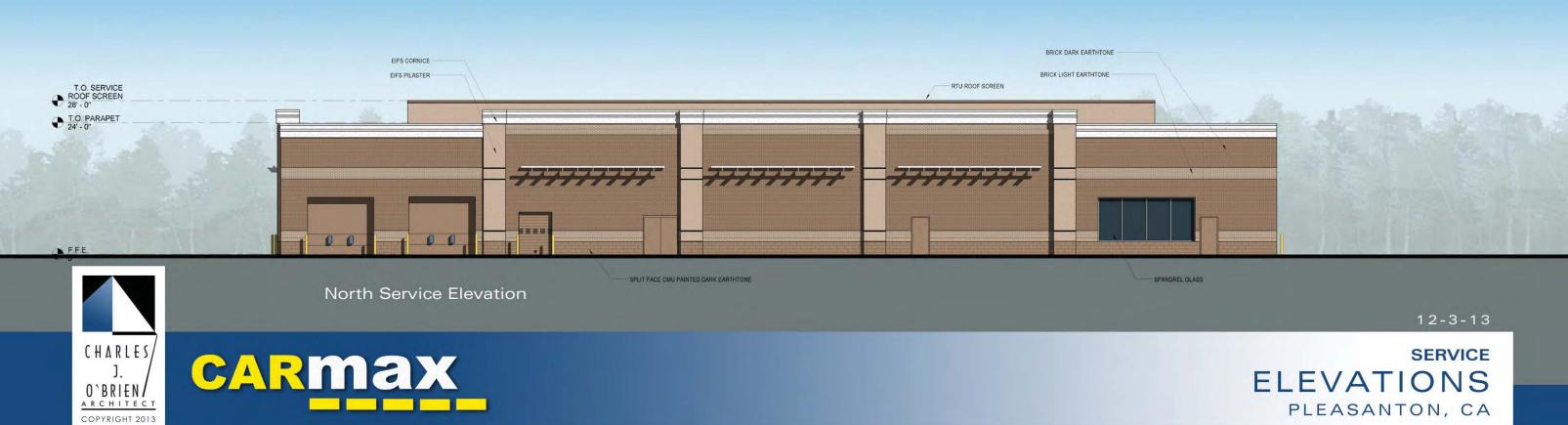
12-9-13

LO. CANOPY 37'-3"

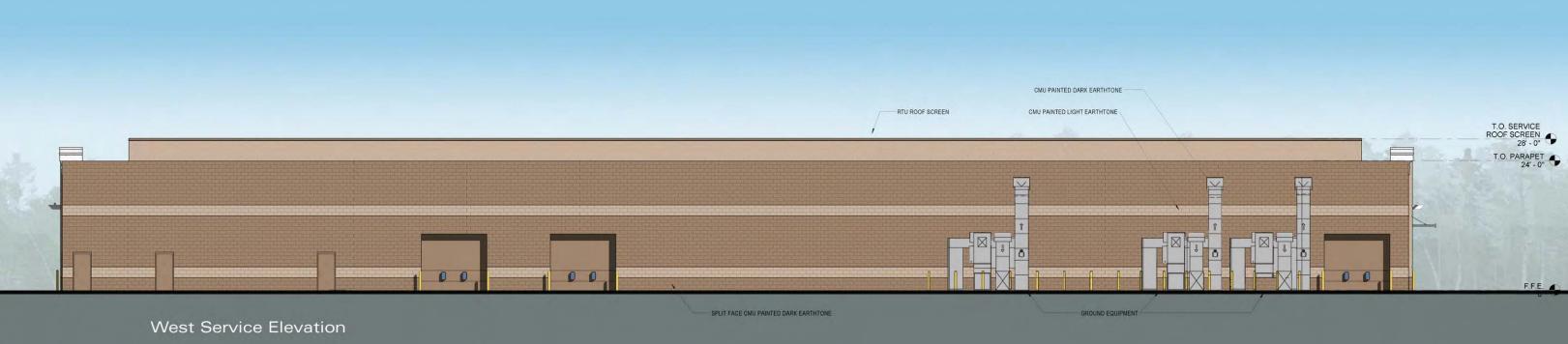
EIFS CORNICE EIFS PILASTER



East Service Elevation



SPANDREL GLASS













South FQC Elevation

CARMAX

- SPLIT FACE CMU PAINTED DARK EARTHTONE

West FQC Elevation



12-11-13

SPLIT FACE CMU PAINTED DARK EARTHTONE













