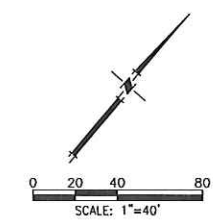


CARMAX - SERRAMONTE BOULEVARD

TOWN OF COLMA

OCTOBER 2015



Town of Colma Development Standards Compliance			
Standard	Town of Colma Development Standard	Proposed Development	Compliance?
Floor Area Ratio	1.5	0.052	Yes
Setbacks	Front: Public Streets - 5'	Front: Public Streets - 130'	Yes
	Side: 5' wide	Commercial site meets required setbacks	Yes
	Rear: 5' deep	Commercial site meets required setbacks	Yes
Site Coverage	Not more than 50% shall be covered by buildings	Commercial site meets required site coverage	Yes
Landscaping	No minimum Site Coverage requirement for landscaping was identified. The city Council may require, as a condition of a Use Permit, that all or a portion of the setback area be maintained in lawns or landscaping	None required	Yes
Area	Each lot shall have a minimum average width of 33-1/3' and a depth of not less than 100'	Building dimensions are: Sales (80'x137') Service (91'x67')	Yes
Height Limits	Maximum height 40'	Building height to canopy is 33'-6"	Yes
Parking	Vehicle Parking (1 per 200 sf)	17,312 sf Sales and Service = 87 stalls Total = 598 stalls	Yes

Development standards per Colma Municipal Code 5.03.290 Restrictions Applicable to "C" zone.
*Both buildings are considered one lot.

LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE SIDEWALK



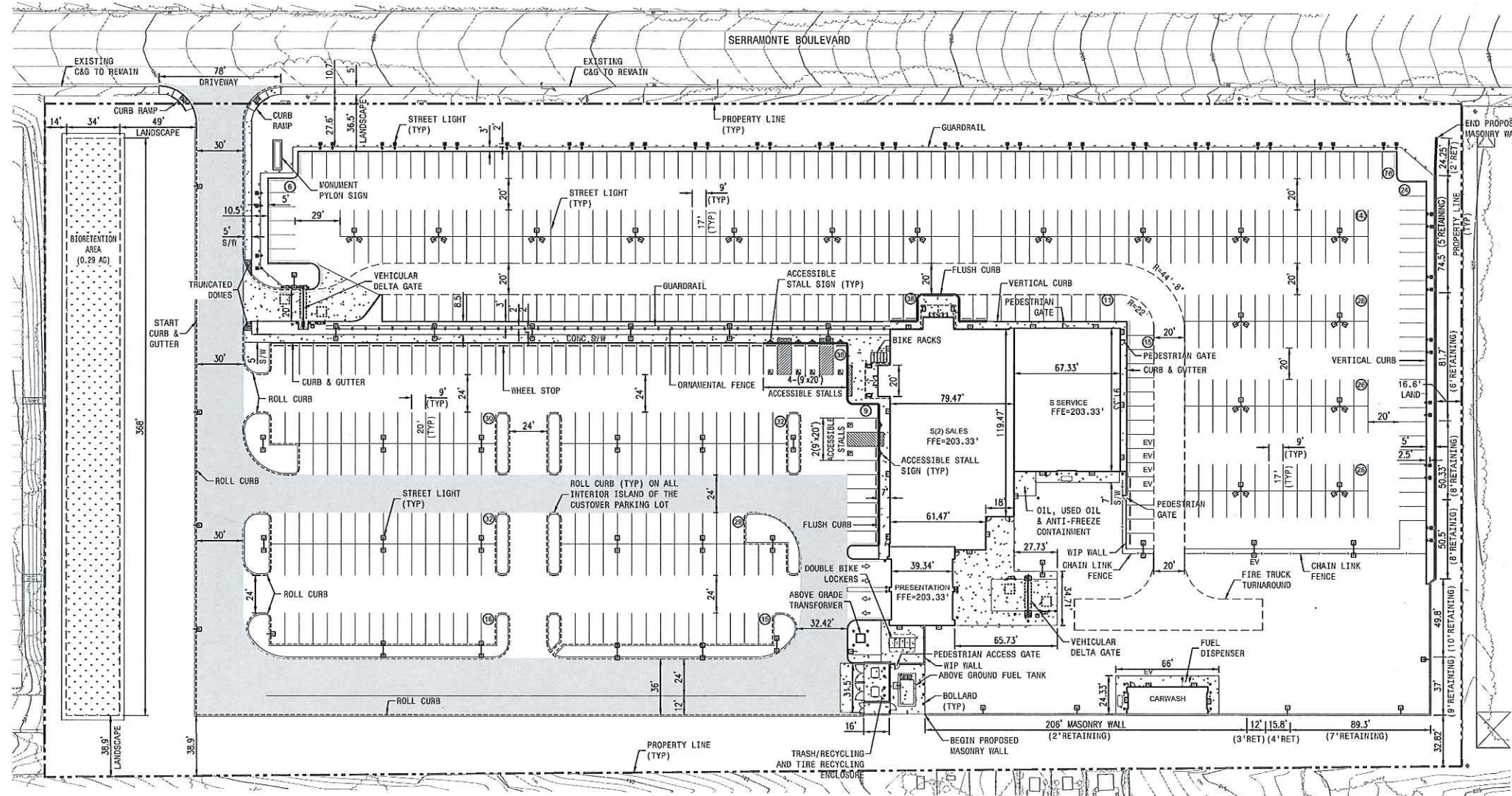
VICINITY MAP
N.T.S.

SHEET INDEX

- C1.0 PRELIMINARY SITE PLAN
- C2.0 EXISTING CONDITIONS
- C3.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 PRELIMINARY STORM WATER QUALITY PLAN
- C6.0 PRELIMINARY EROSION CONTROL PLAN
- C7.0 PRELIMINARY ACCESS EXHIBIT
- C8.0 TREE DISPOSITION PLAN
- C9.0 FUEL/TRASH ELEVATIONS
- A2.0 PROPOSED FLOOR PLANS
- A3.0 EXTERIOR ELEVATIONS
- L1.0 LANDSCAPE CONCEPT PLAN
- L2.0 LANDSCAPE DETAIL PLAN & SECTIONS
- L3.0 FURNISHINGS & WATER USE CALCULATIONS
- S1.0 SIGN LOCATION AND SIGN ELEVATIONS
- S2.0 EXTERIOR WALL SIGNS, DOUBLE FACED PYLON SIGN, AND LOT DIRECTIONALS
- S3.0 OPERATIONAL SIGNS AND TEMPORARY BANNERS
- S4.0 LIGHTING PLAN

GENERAL NOTES

- DEVELOPER/APPLICANT:
ADDRESS/CONTACT: CARMAX AUTO SUPERSTORES CALIFORNIA, LLC
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238
CONTACT: KEITH HENDERSON
(804) 741-0422
- DEVELOPMENT COORDINATOR:
ADDRESS/CONTACT: CENTERPOINT INTEGRATED SOLUTIONS
1240 BERGEN PARKWAY, SUITE A-250
EVERGREEN, CO 80431
CONTACT: AMANDA STEINLE
(303) 674-6418
- CIVIL ENGINEER:
ADDRESS/CONTACT: MACKAY & SOMPS CIVIL ENGINEERS
5142 FRANKLIN DRIVE, SUITE B
PLEASANTON, CA 94588
CONTACT: CHRIS GAENTHER
(425) 225-0640
- LANDSCAPE ARCHITECTURE:
ADDRESS/CONTACT: MD FOTHERINGHAM LANDSCAPE ARCHITECTS, INC.
1100 NORTH BROADWAY, SUITE 310
WALNUT CREEK, CA 94598
CONTACT: MIKE FOTHERINGHAM
(925) 934-8242
- 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) 564-1106
- OWNER:
CONGREGATION EMANUEL
2 LAKE STREET
SAN FRANCISCO, CA 94118
CONTACT: DAVID GOLDMAN
(415) 216-0888
- ASSESSOR PARCEL NUMBER: 011-341-340 AND 011-341-350 (8.04 ACRES)
- PROPOSED ZONING: C6-COMMERCIAL GENERAL
- EXISTING ZONING: SITE IS ZONED C/D.R FOR COMMERCIAL WITH A DESIGN REVIEW REQUIREMENT.



SITE INFORMATION

ACREAGE	
CARMAX DEVELOP	0.04 AC
ABOVE GROUND DETENTION	0.24 AC
STORM EASEMENT	0.41 AC
TOTAL	0.85 AC

BUILDING INFORMATION

TYPE	5/2/5
SALES	11,171 SF
SERVICE	6,141 SF
CARWASH	936 SF
PRESENTATION	1,965 SF
TOTAL	20,213 SF

PARKING

SALES LOT:	343	240 AC
CUST/EMP:	202	215 AC

NOT RELEASED FOR CONSTRUCTION			
APPROVAL			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 6068
455 SERRAMONTE BLVD.
COLMA, CA

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	PRELIMINARY SITE PLAN
SITE PLAN NO.	POST SP-06
SHEET NO.	C1.0

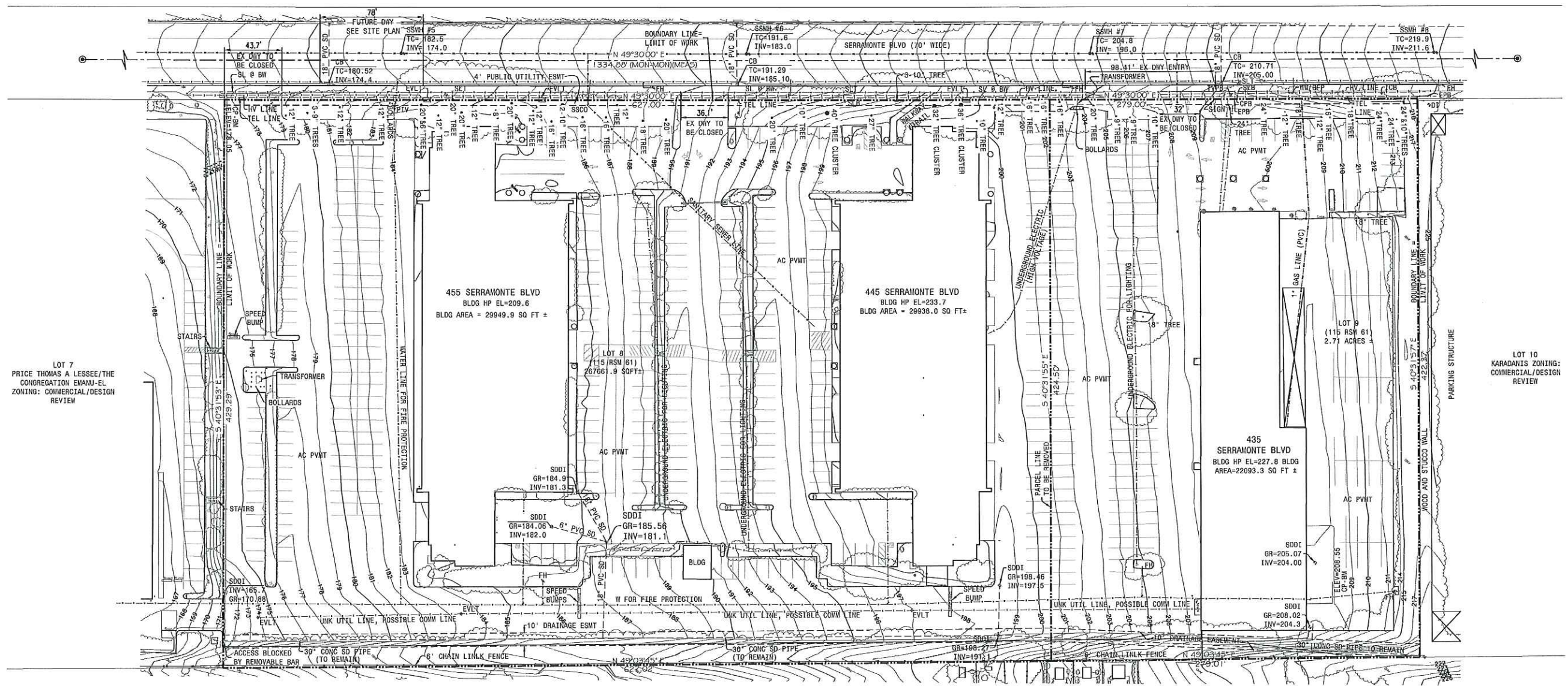
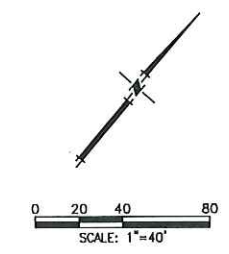
Attachment C

VERTICAL DATUM:
ELEVATIONS ARE BASED UPON MEASUREMENT FROM A NAVD 1988
PUBLISHED BENCHMARK, PID#L1241, ELEVATION = 404.13

BASIS OF BEARINGS:
THE BASIS OF BEARINGS SHOWN HEREON IS THE LINE BETWEEN THE
EXISTING MONUMENTS IN SERRAMONTE BLVD, WITH A BEARING OF
N49°30'00"E AS SHOWN ON THAT CERTAIN MAP ENTITLED
"SUBDIVISION MAP OF HOME OF PEACE CEMETERY PROPERTIES,
COLMA, SAN MATEO COUNTY, CALIFORNIA" (BOOK 115 PG 6163)(R-1)

- DEMOLITION NOTES:
1. ALL SURFACE IMPROVEMENTS (SUCH AS PAVEMENT, CONCRETE, CURB, STRIPING, DEBRI, SPEED BUMPS, AND LANDSCAPE AREAS) WITHIN LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 2. ALL EXISTING UTILITY SERVICE LINES ARE TO BE CAPPED AT THE PROPERTY LINE AND REMOVED ON-SITE UNLESS OTHERWISE NOTED ON PLAN.
 3. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.
 4. PRIOR DEMOLITION CONSTRUCTION PHASE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.

- ABBREVIATIONS:
- | | | | |
|------|--------------------------|------|------------------------|
| AC | ASPHALT CONCRETE | HP | HIGH POINT |
| BFP | BACK FLOW PREVENTER | HV | HIGH VOLTAGE |
| BLVD | BOULEVARD | INV | INVERT |
| BM | BENCHMARK | MEAS | MEASURED |
| BW | BACK OF WALK | MON | MONUMENT |
| CB | CATCH BASIN | N | NORTH |
| CLF | CHAIN LINK FENCE | PIV | POST INDICATOR VALVE |
| CP | CONTROL POINT | PVMT | PAVEMENT |
| CPB | COMMUNICATION PUBLIC BOX | S | SOUTH |
| DI | DROP INLET | SD | STORM DRAIN |
| DIW | DRIVEWAY | SDDI | STORM DRAIN INLET |
| E | EAST | SLB | STREET LIGHT BOX |
| ELEV | ELEVATION | SLT | STREET LIGHT |
| EPB | ELECTRICAL PUBLIC BOX | SSMH | SANITARY SEWER MANHOLE |
| ESMT | EASEMENT | TC | TOP OF CURB |
| EVL | ELECTRICAL VAULT | TVPB | TELEVISION PUBLIC BOX |
| FH | FIRE HYDRANT | WM | WATER METER |
| GR | GRATE | | |



LOT 7
PRICE THOMAS A LESSEE/THE
CONGREGATION EMANUEL
ZONING: COMMERCIAL/DESIGN
REVIEW

455 SERRAMONTE BLVD
BLDG HP EL=209.6
BLDG AREA = 29949.9 SQ FT ±

445 SERRAMONTE BLVD
BLDG HP EL=233.7
BLDG AREA = 29938.0 SQ FT ±

435
SERRAMONTE BLVD
BLDG HP EL=227.8 BLDG
AREA=22093.3 SQ FT ±

LOT 10
KARADANIS ZONING:
COMMERCIAL/DESIGN
REVIEW

LOT 1 THE CONGREGATION
EMANUEL HOME OF PEACE
CEMETERY ZONING:
CEMETERY/DESIGN REVIEW

CEMETARY MONUMENTS

NOT RELEASED FOR CONSTRUCTION

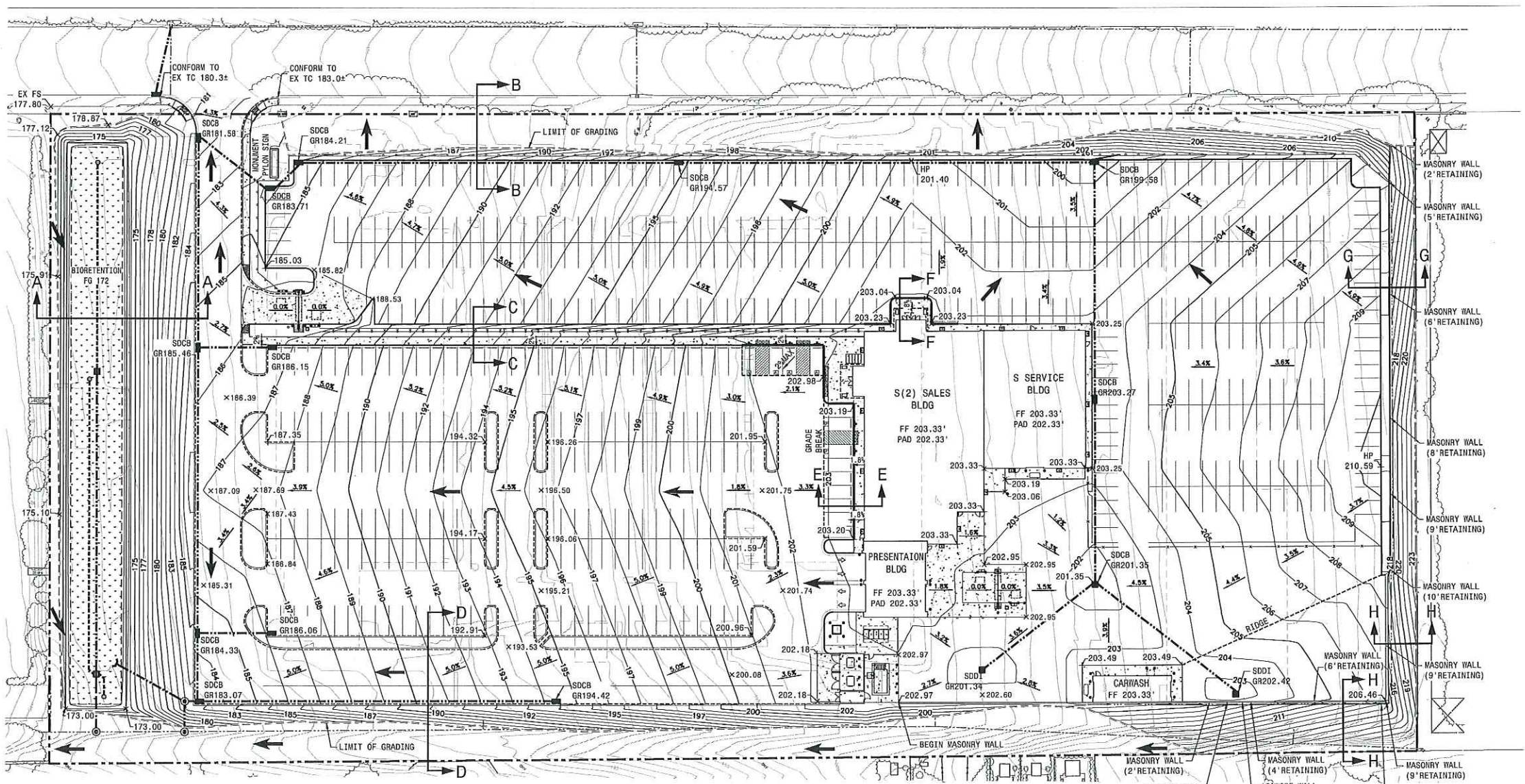
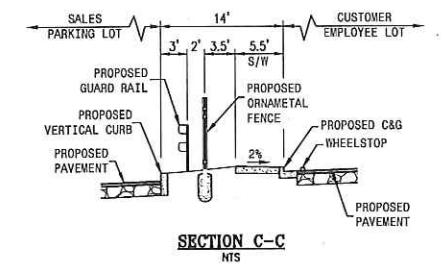
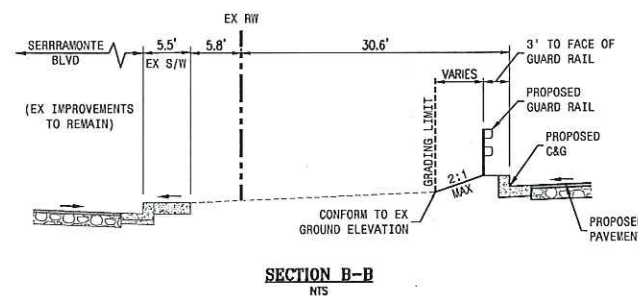
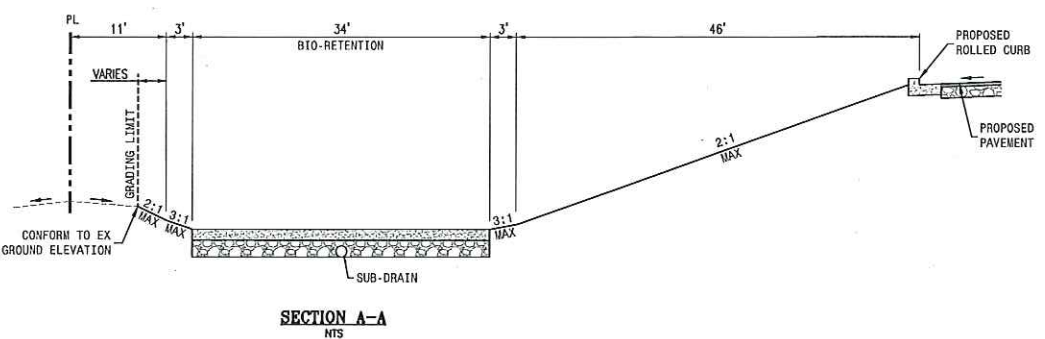
APPROVAL

REV. NO.	DATE	DESCRIPTION	BY

CARMAX

STORE NO. 6068
455 SERRAMONTE BLVD.
COLMA, CA

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	EXISTING CONDITIONS
SITE PLAN NO.	POST SP-06
SHEET NO.	C2.0



LEGEND:

- BOUNDARY LINE
- PROPOSED CONTOUR (FINISH GRADE)
- EXISTING CONTOUR
- STORM DRAIN & MANHOLE
- EX STORM DRAIN TO RETAIN
- RIDGE
- GRADING LIMIT OF WORK
- CATCH BASIN / FIELD INLET
- VERTICAL CURB
- FLUSH CURB
- ROLL CURB
- RETAINING WALL WITH DRAINAGE DITCH
- ← OVERLAND RELEASE

EARTHWORK SUMMARY:

AREA	ESTIMATED FILL	ESTIMATED CUT
ROUGH GRADING	19,150 YDS	17,850 YDS
TRENCH SPOILS		1,000 YDS
FOUNDATION SPOILS		300 YDS
TOTALS	19,150 YDS	19,150 YDS
	BALANCE	

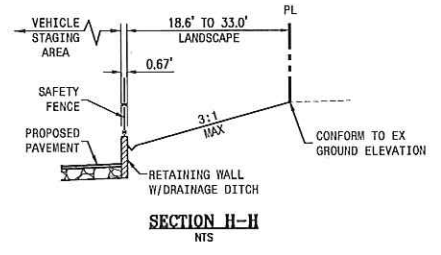
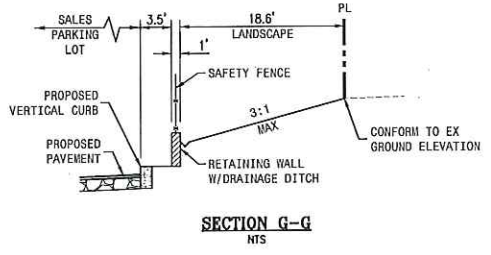
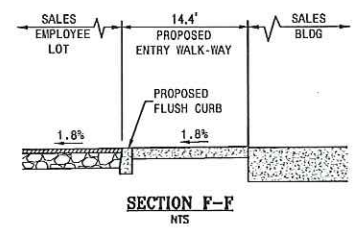
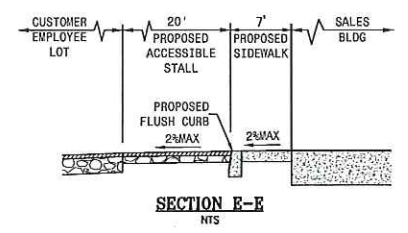
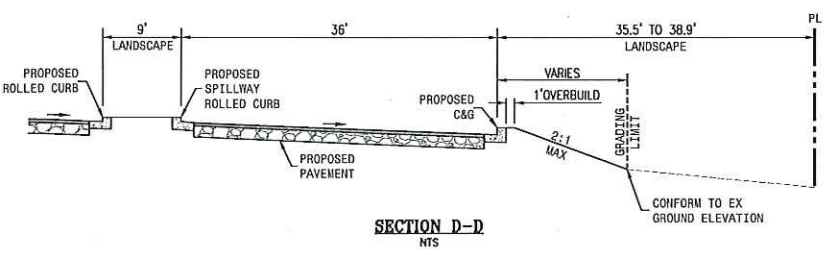
THE EARTHWORK SUMMARY IS PROVIDED FOR PLANNING PURPOSES ONLY. THE EXCESSES AND SHORTAGES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND FINISH ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISION FOR STRIPPING OR SUBEXCAVATION. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE EXTENT FROM THE CALCULATED VOLUME.

NOT RELEASED FOR CONSTRUCTION

APPROVAL

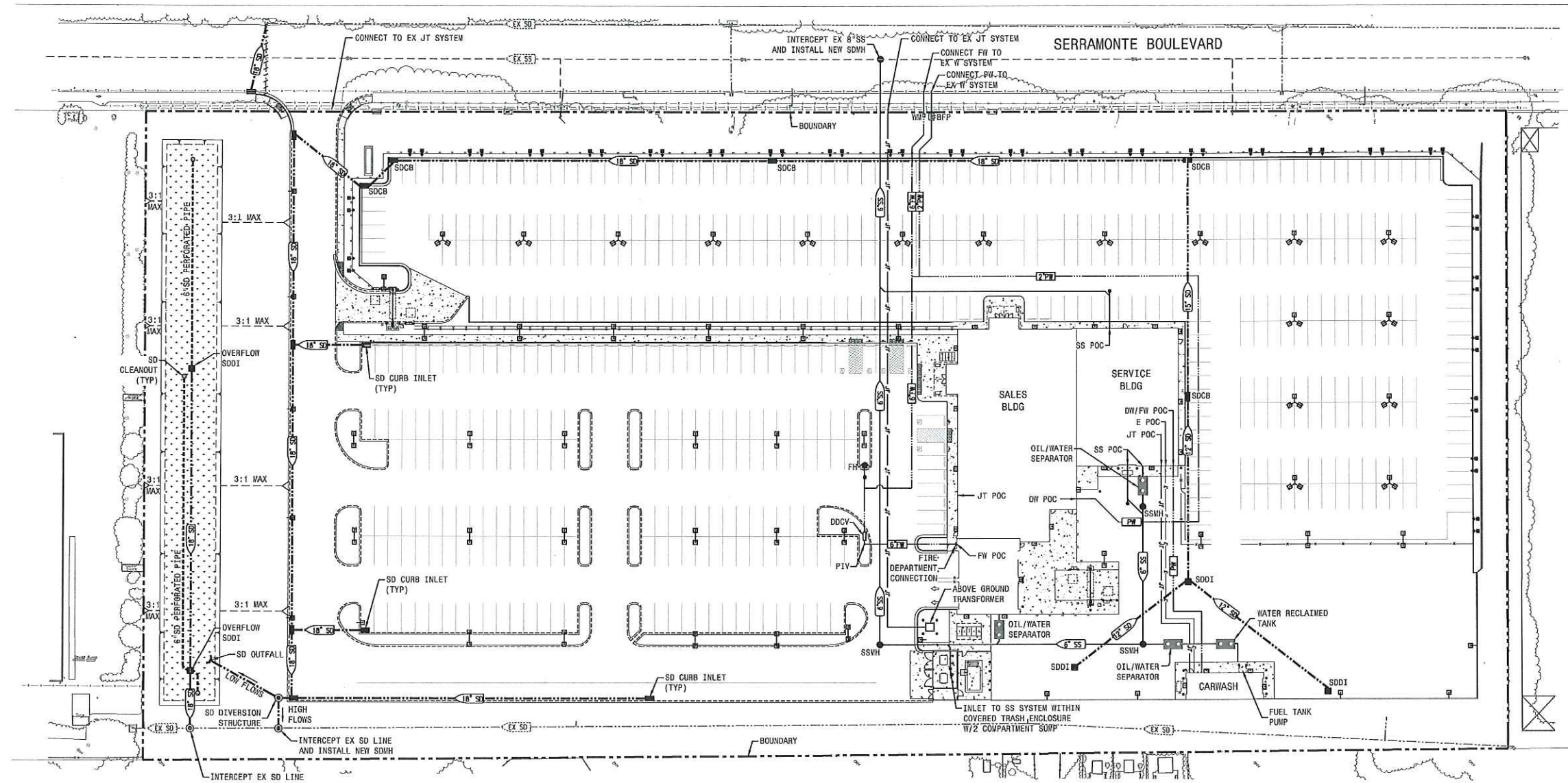
REVISIONS

REV. NO.	DATE	DESCRIPTION	BY



CARMAX
 STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

PROJECT NO. 19817.000
DATE 10/16/15
SHEET TITLE PRELIMINARY GRADING AND DRAINAGE PLAN
SITE PLAN NO. POST SP-06
SHEET NO. C3.0



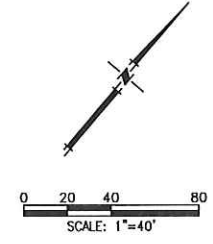
ABBREVIATIONS

- BFP BACK FLOW PREVENTER
- DCV DOUBLE DETECTOR CHECK VALVE
- DW DOMESTIC WATER
- EX EXISTING
- FH FIRE HYDRANT
- FW FIRE WATER
- JT JOINT TRENCH
- MAX MAXIMUM
- PIV POST INDICATOR VALVE
- PW POTABLE WATER
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN DROP INLET
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSWH SANITARY SEWER MANHOLE
- (TYP) TYPICAL
- W WATER
- WM WATER METER
- W/ WITH

NOTE:
 ALL EXISTING ONSITE UTILITIES SHALL BE
 REMOVED/RELOCATED/ABANDONED AS APPROPRIATE.

LEGEND

- | EXISTING | PROPOSED | |
|----------|----------|-----------------------------------|
| --- | --- | SANITARY SEWER & MANHOLE |
| --- | --- | STORM DRAIN & INLET |
| --- | --- | WATER MAIN / POTABLE WATER |
| --- | --- | FIRE SERVICE |
| --- | --- | JOINT TRENCH |
| --- | --- | ELECTRICAL LINE |
| --- | --- | EXISTING UTILITY TO BE ABANDONED |
| ⊙ | ⊙ | FIRE HYDRANT WITH VALVE |
| ⊙ | ⊙ | STORM DRAIN MANHOLE |
| ⊙ | ⊙ | STORM DRAIN FIELD INLET |
| ⊙ | ⊙ | STORM DRAIN CURB INLET |
| ⊙ | ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | ⊙ | SANITARY SEWER CLEAN OUT |
| ⊙ | ⊙ | STREET LIGHTS (SEE LIGHTING PLAN) |



NOT RELEASED FOR CONSTRUCTION

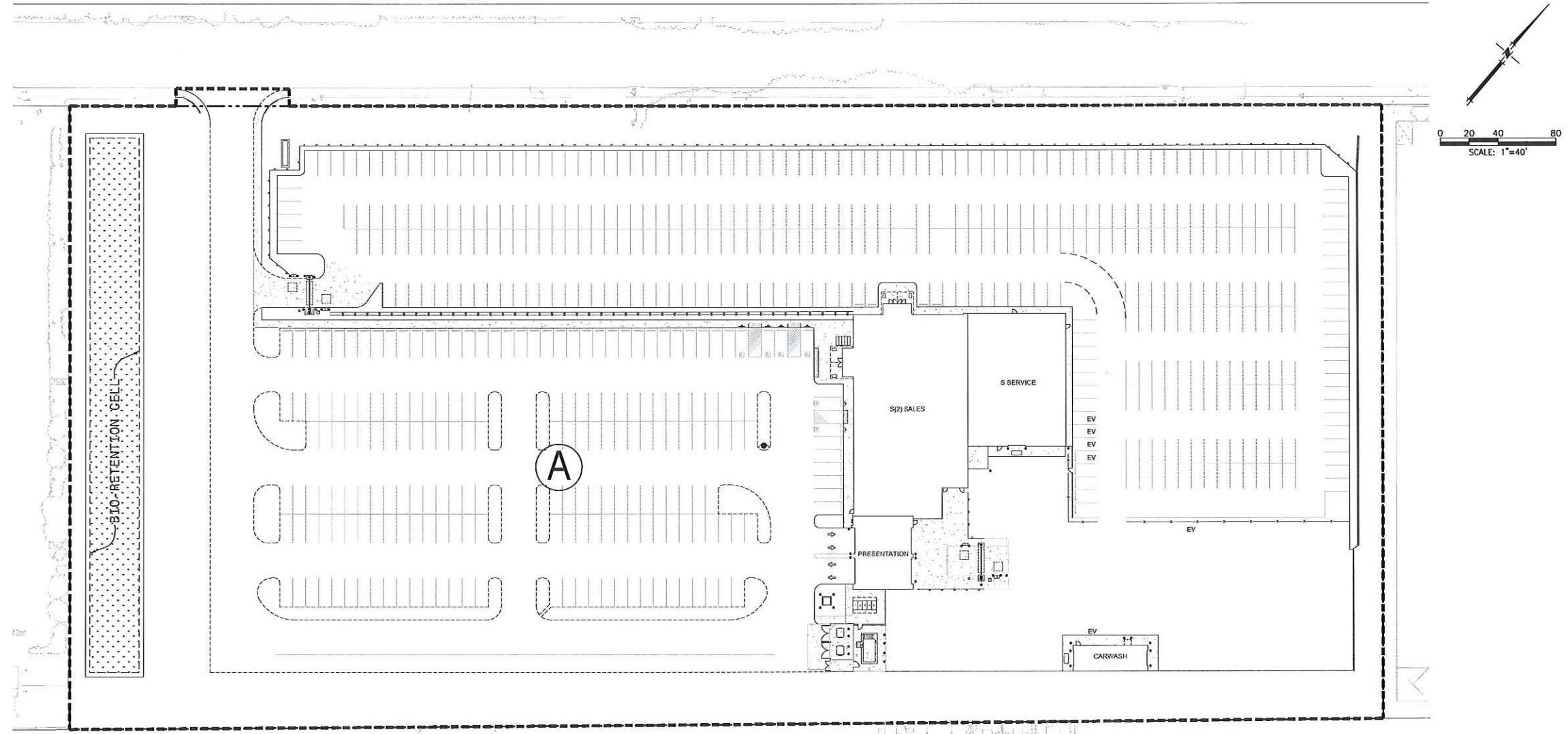
APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
 STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	PRELIMINARY UTILITY PLAN
SITE PLAN NO.	POST SP-06
SHEET NO.	C4.0



MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 5142B FRANKLIN DR. PLEASANTON, CA 94588
 (925)225-0690

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APPROVAL

REVISIONS

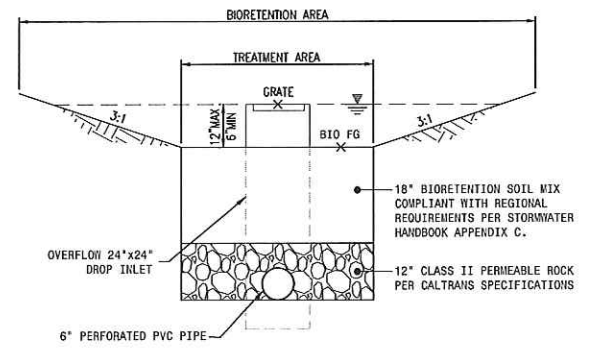
REV. NO.	DATE	DESCRIPTION	BY

STORMWATER TREATMENT TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (4%) (SF) SEE NOTE 1	TREATMENT AREA PROVIDED (SF)
A	386,740	287,106	11,484	12,510

NOTES:
 1. AT THIS PRELIMINARY DESIGN STATE WATER QUALITY HAS BEEN DESIGNED BASED ON THE C.3 STORMWATER TECHNICAL GUIDANCE DESIGN REQUIREMENTS TREATMENT AREA "A" IS BASED ON THE 4% RULE OF THE IMPERVIOUS NET AREA.
 2. ENGINEER RESERVES THE RIGHT TO SIZE WATER QUALITY FEATURES VIA COMBO FLOW/VOLUME DURING THE CONSTRUCTION DOCUMENTS PHASE.

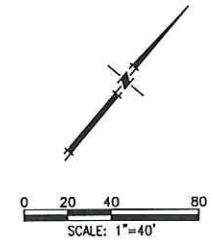
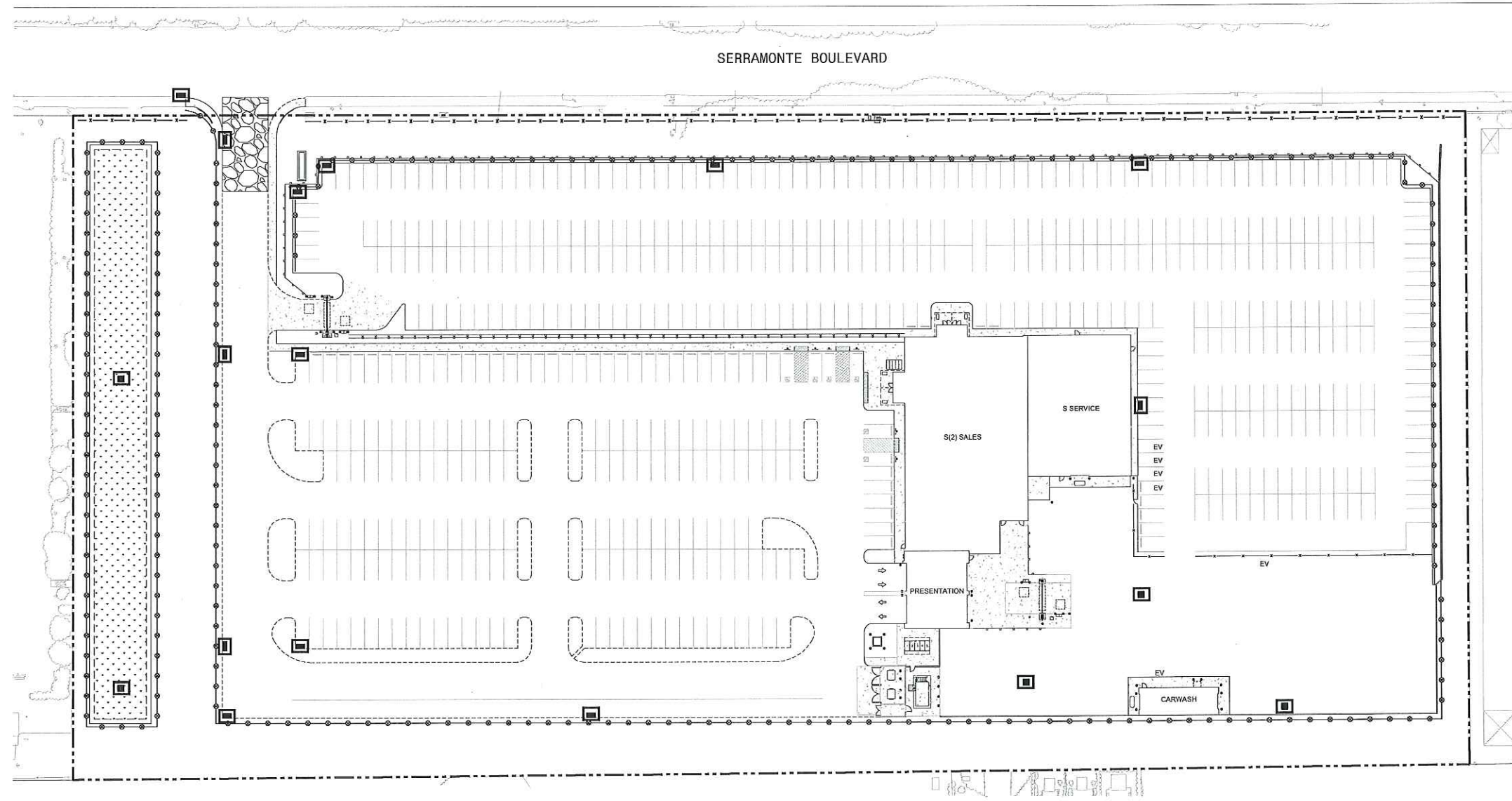
LEGEND
 TREATMENT AREA BY BIORETENTION AREA
 BIORETENTION AREA (TREATMENT PROVIDED)



1 BIORETENTION CROSS SECTION
 NTS

CARMAX
 STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	PRELIMINARY STORM WATER QUALITY PLAN
SITE PLAN NO.	POST SP-06
SHEET NO.	C5.0



SERRAMONTE BOULEVARD

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 5142B FRANKLIN DR., PLEASANTON, CA 94588
 (925)725-0680

NOT RELEASED FOR CONSTRUCTION

APPROVAL _____




REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
 STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

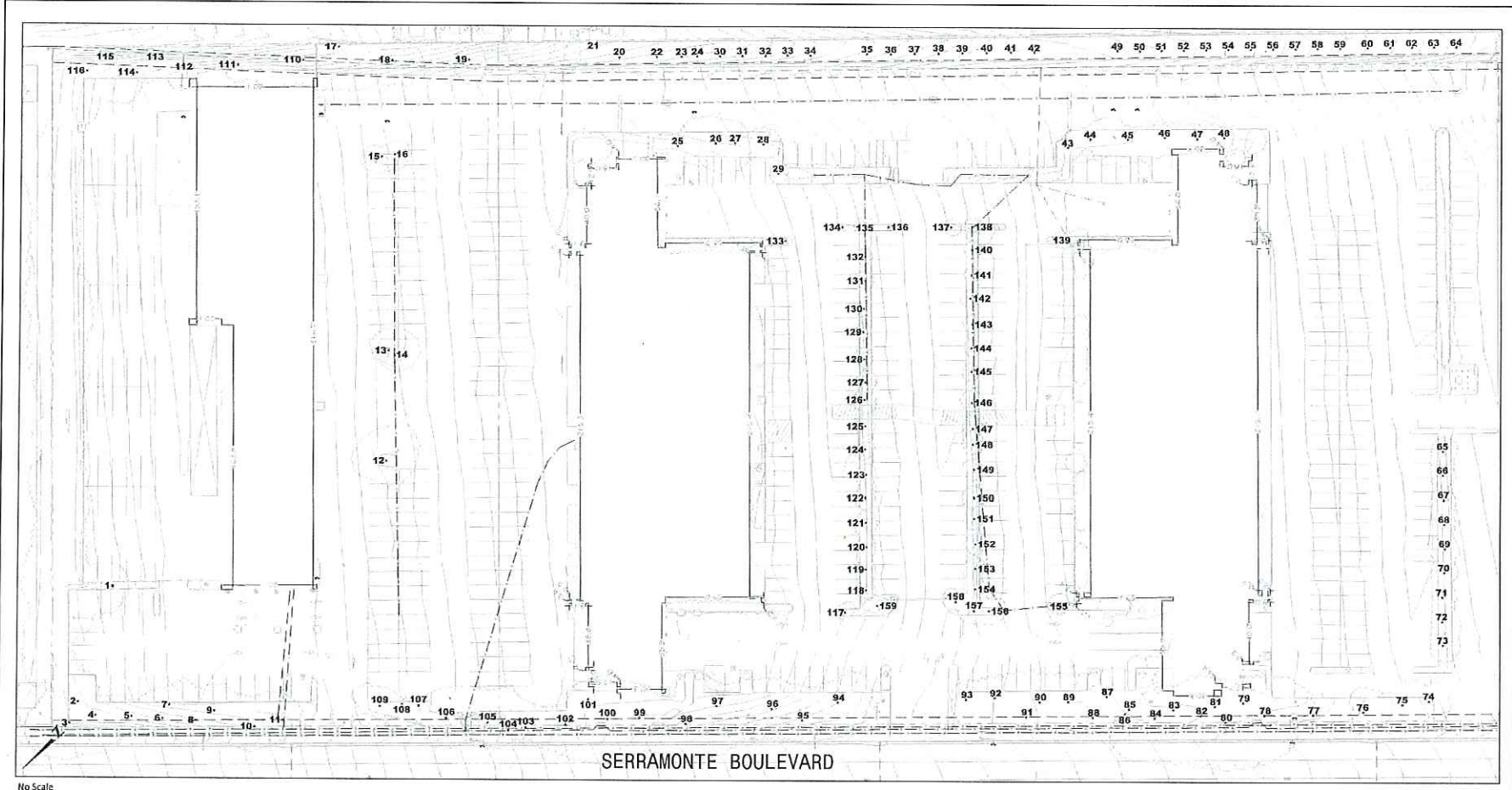
- CONSTRUCTION STORMWATER BMP NOTES:**
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINT, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGERS TO STORM DRAINS AND WATERCOURSES.
 - STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
 - DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH IS CONTAINED AND TREATED.
 - TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEE/SUBCONTRACTOR RE: CONSTRUCTION BMPs.
 - PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
 - LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
 - USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
 - PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

- SOURCE CONTROL MEASURES:**
- STORM DRAIN - MARK ON SITE INLETS WITH THE WORDS "NO DUMPING FLOWS TO BAY" OR EQUIVALENT.
 - LANDSCAPING - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE, INCLUDE PLANTS THAT ARE PESTS - AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS. MINIMIZE USE OF PESTICIDES AND QUICK RELEASE FERTILIZERS. USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.

- CONSTRUCTION STORMWATER BMP NOTES:**
-  STORM DRAIN INLET SEDIMENT BARRIER
 -  STABILIZED CONSTRUCTION ENTRANCE
 -  SEDIMENT ROLL

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	PRELIMINARY EROSION CONTROL PLAN
SITE PLAN NO.	POST SP-06
SHEET NO.	C6.0

DATE PLOTTED: 11/18/15 10:00 AM; C:\Users\Gordon\Documents\19817\19817-000\19817-000.dwg; PLOT: 11/18/15 10:00 AM; PLOT: 11/18/15 10:00 AM



No Scale

Notes:
Base map provided by:
Mackay & Somp
Pleasanton, CA

Numbered tree locations
are approximate.

WERT SCIENCE
125 Ray Street
Pleasanton, CA 94566
Phone: 925.484.0211
Fax: 925.484.0264
www.wertscience.com

Tree Assessment Plan

CarMax
Colma, CA

Prepared for:
Mackay & Somp
Pleasanton, CA

June 2015

Tree No.	Species	Trunk Diameter (in.)	To Be Removed	Tree No.	Species	Trunk Diameter (in.)	To Be Removed
1	Monterey cypress	20	X	81	Monterey cypress	29,15,7	X
2	Leyland cypress	24,11	X	82	Monterey cypress	18	X
3	Leyland cypress	25,18	X	83	Monterey cypress	9	X
4	Leyland cypress	22	X	84	Monterey cypress	23,18,12,11,8,8,6	X
5	Red iron bark	15	X	85	Red iron bark	15	X
6	Red iron bark	15	X	86	Monterey pine	14	X
7	Monterey cypress	20	X	87	Red iron bark	12	X
8	Red iron bark	17	X	88	Red iron bark	15,13	X
9	Red iron bark	17	X	89	Red iron bark	16	X
10	Red iron bark	21	X	90	Red iron bark	28	X
11	Red iron bark	23	X	91	Red iron bark	12	X
12	Monterey cypress	32	X	92	Red iron bark	19	X
13	Myoporum	18	X	93	Monterey cypress	20	X
14	Monterey cypress	19	X	94	Red iron bark	22	X
15	Monterey cypress	13	X	95	Red iron bark	20	X
16	Myoporum	6,5,4,3,3	X	96	Monterey cypress	23,17,14,12,8	X
17	Monterey cypress	36		97	Monterey cypress	25	X
18	Myoporum	10,9,6,5		98	Monterey cypress	15,14,14	X
19	Myoporum	17,7		99	Monterey cypress	13,12,11,10,10,8,7,5	X
20	Myoporum	21		100	Monterey cypress	43	X
21	Blackwood acacia	17	X	101	Monterey cypress	13	X
22	Myoporum	17		102	Monterey cypress	16	X
23	Myoporum	15		103	Red iron bark	19	X
24	Myoporum	15		104	Red iron bark	19	X
25	Myoporum	10	X	105	Red iron bark	16	X
26	Myoporum	17	X	106	Monterey cypress	25	X
27	Myoporum	17	X	107	Red iron bark	10	X
28	Myoporum	9	X	108	Red iron bark	13	X
29	Cajuput tree	11,6	X	109	Red iron bark	15	X
30	Myoporum	12		110	Blackwood acacia	7	
31	Myoporum	14		111	Myoporum	11	X
32	Myoporum	16		112	Myoporum	17	X
33	Myoporum	15		113	Myoporum	25	X
34	Myoporum	10,10,9		114	Leyland cypress	17	X
35	Myoporum	7,6,5,5,4		115	Leyland cypress	18,13	X
36	Myoporum	11		116	Leyland cypress	15	X
37	Myoporum	14		117	Water gum	3,2,1	X
38	Myoporum	19		118	Water gum	4	X
39	Myoporum	17		119	Water gum	4	X
40	Myoporum	16		120	Water gum	5	X
41	Myoporum	14		121	Water gum	5	X
42	Myoporum	15		122	Water gum	6	X
43	Cajuput tree	12	X	123	Water gum	5	X
44	Myoporum	20	X	124	Water gum	4	X
45	Myoporum	13	X	125	Water gum	5	X
46	Myoporum	14	X	126	Water gum	6	X
47	Myoporum	12	X	127	Water gum	4,3	X
48	Myoporum	10	X	128	Water gum	3,3	X
49	Myoporum	18		129	Water gum	4	X
50	Myoporum	12		130	Water gum	3,2,1	X
51	Myoporum	14		131	Water gum	4	X
52	Myoporum	14		132	Water gum	4	X
53	Myoporum	11		133	Crape myrtle	1	X
54	Myoporum	11		134	Crape myrtle	1	X
55	Myoporum	12		135	Water gum	2,2,1,1,1,1	X
56	Myoporum	16		136	Crape myrtle	1	X
57	Myoporum	13		137	Water gum	1,1,1,1,1,1	X
58	Myoporum	14		138	Water gum	3	X
59	Myoporum	16		139	Water gum	4	X
60	Myoporum	12		140	Water gum	4,2	X
61	Myoporum	17		141	Water gum	4	X
62	Myoporum	10		142	Water gum	4,3	X
63	Myoporum	10		143	Water gum	4	X
64	Myoporum	13		144	Water gum	4	X
65	Water gum	6,6	X	145	Water gum	4	X
66	Water gum	7	X	146	Water gum	5	X
67	Water gum	7	X	147	Water gum	5,3	X
68	Water gum	7	X	148	Water gum	4,3,2,2	X
69	Water gum	8	X	149	Water gum	5	X
70	Water gum	7	X	150	Water gum	4,2	X
71	Water gum	7	X	151	Water gum	5	X
72	Water gum	8	X	152	Water gum	5	X
73	Water gum	9	X	153	Water gum	5	X
74	Red iron bark	15	X	154	Water gum	3,3,3,2,2	X
75	Red iron bark	13,12,12	X	155	Water gum	5	X
76	Red iron bark	17	X	156	Water gum	5,4,4	X
77	Red iron bark	18	X	157	Water gum	3,2,2,2,2,2,1,1,1	X
78	Monterey cypress	31,18	X	158	Water gum	5	X
79	Monterey cypress	17	X	159	Crape myrtle	1	X
80	Monterey cypress	30	X				

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED: 122
 TREES UNDER 12" TO BE REMOVED: 61
 TREES 12" AND OVER TO BE REMOVED: 61
 TREES PROPOSED TO REMAIN: 37

MACKAY & SOMPS
 ENGINEERS
 PLANNERS
 SURVEYORS
 51-228 FRANKLIN DR., PLEASANTON, CA 94588
 (925)225-0680

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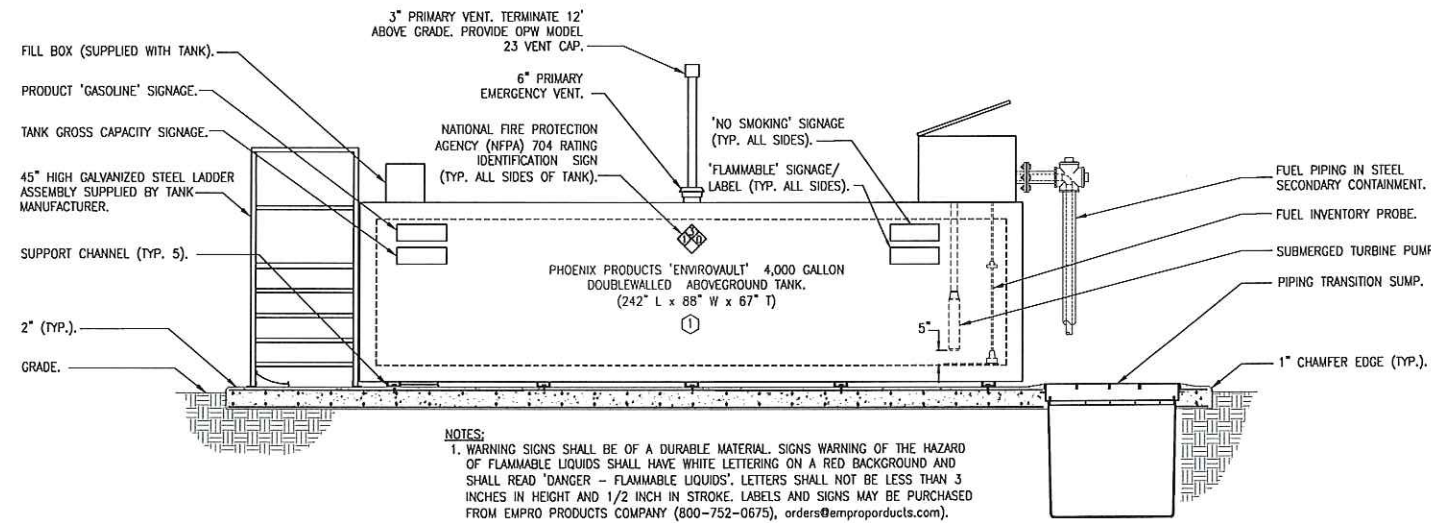
REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX

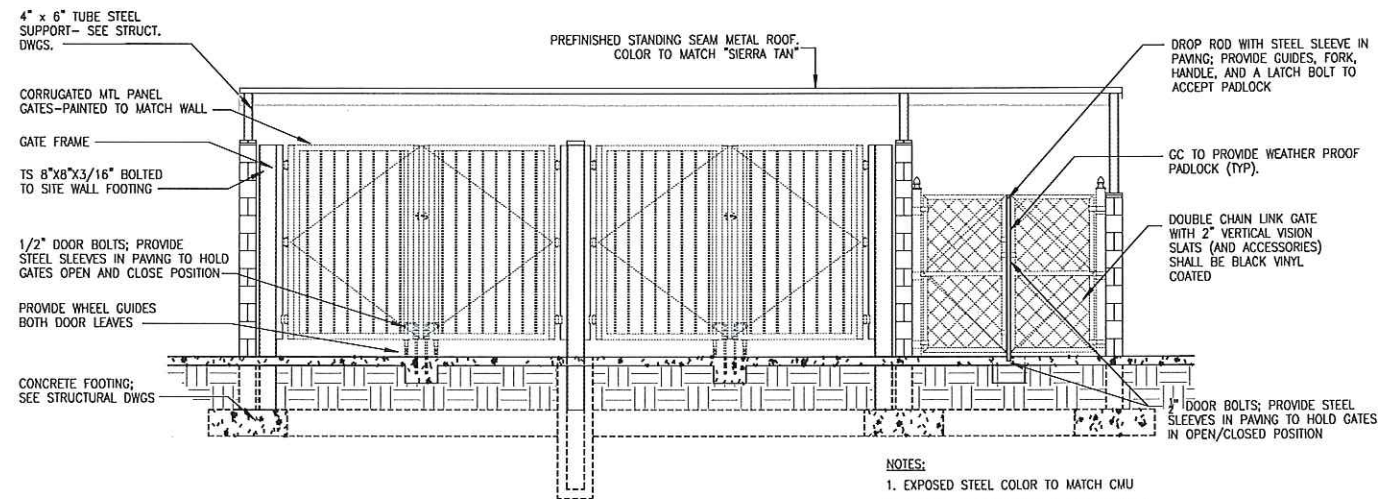
STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	TREE DISPOSITION PLAN
SITE PLAN NO.	POST SP-06
SHEET NO.	C8.0



NOTES:
 1. WARNING SIGNS SHALL BE OF A DURABLE MATERIAL. SIGNS WARNING OF THE HAZARD OF FLAMMABLE LIQUIDS SHALL HAVE WHITE LETTERING ON A RED BACKGROUND AND SHALL READ "DANGER - FLAMMABLE LIQUIDS". LETTERS SHALL NOT BE LESS THAN 3 INCHES IN HEIGHT AND 1/2 INCH IN STROKE. LABELS AND SIGNS MAY BE PURCHASED FROM EMPRO PRODUCTS COMPANY (800-752-0675), orders@emproproducts.com).

1 FUEL STORAGE TANK - ELEVATION
 SCALE: NTS



NOTES:
 1. EXPOSED STEEL COLOR TO MATCH CMU
 2. PROVIDE SPLASH BLOCK AT DOWNSPOUTS.

2 TRASH ENCLOSURE - ELEVATION
 SCALE: NTS

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

PROJECT NO. 19817.000

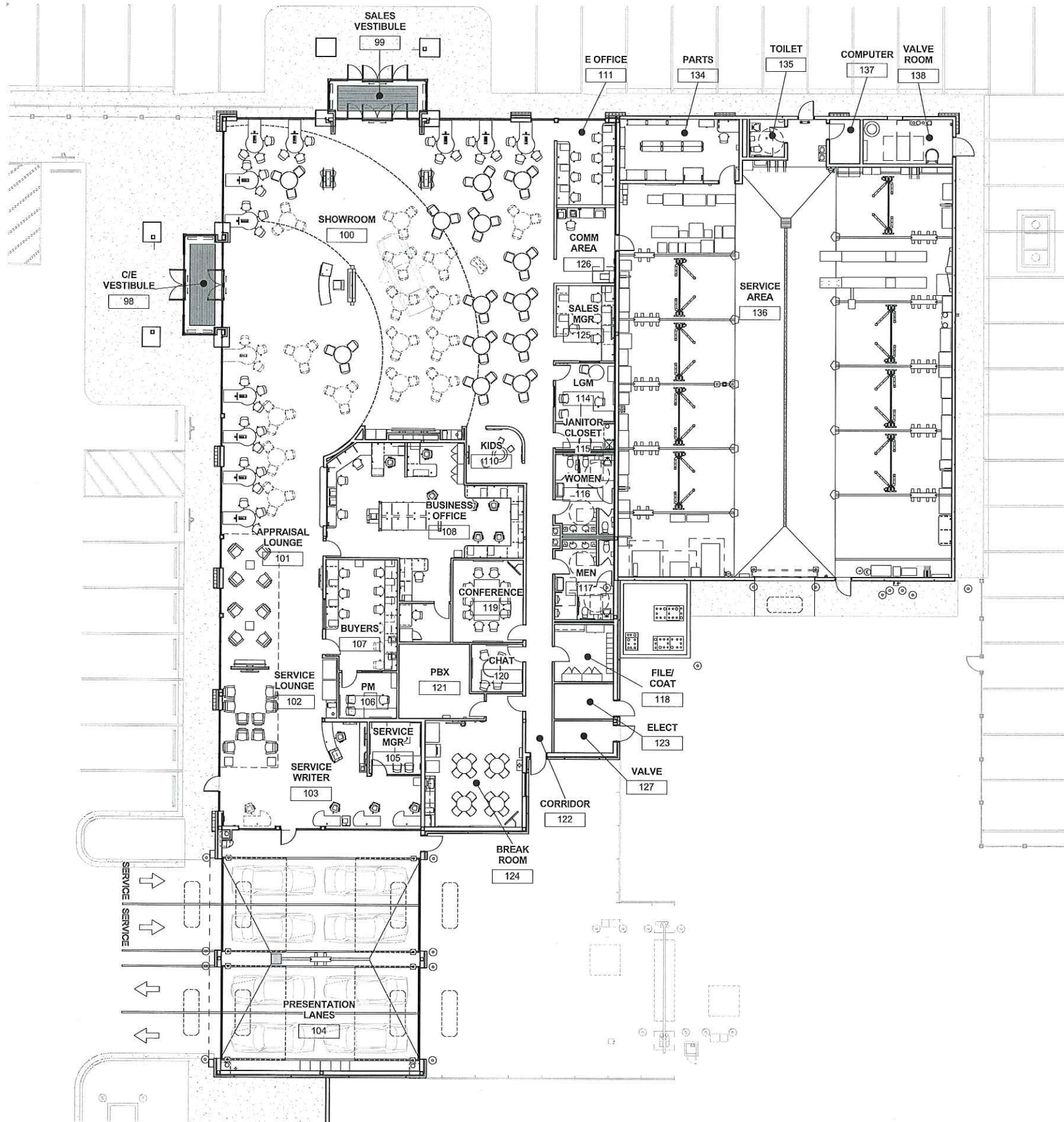
DATE 10/16/15

SHEET TITLE

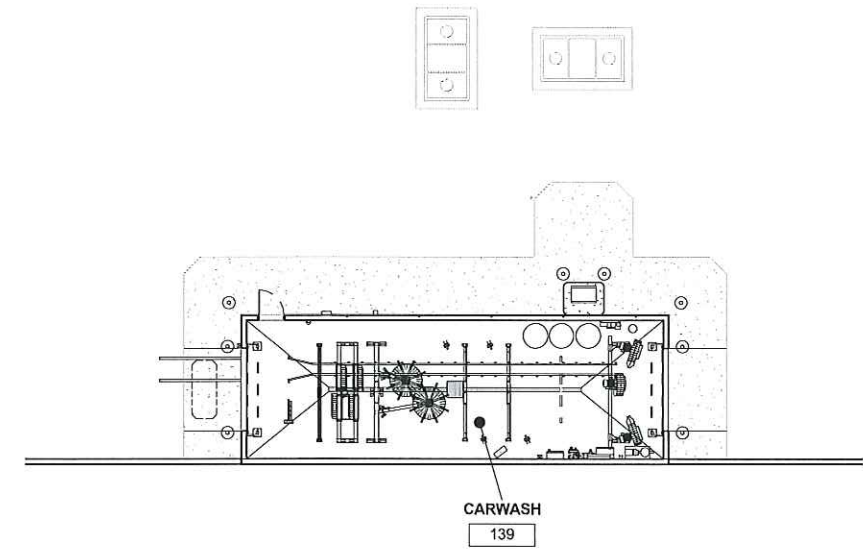
FUEL / TRASH ELEVATIONS

SITE PLAN NO. POST SP-06

SHEET NO. C9.0

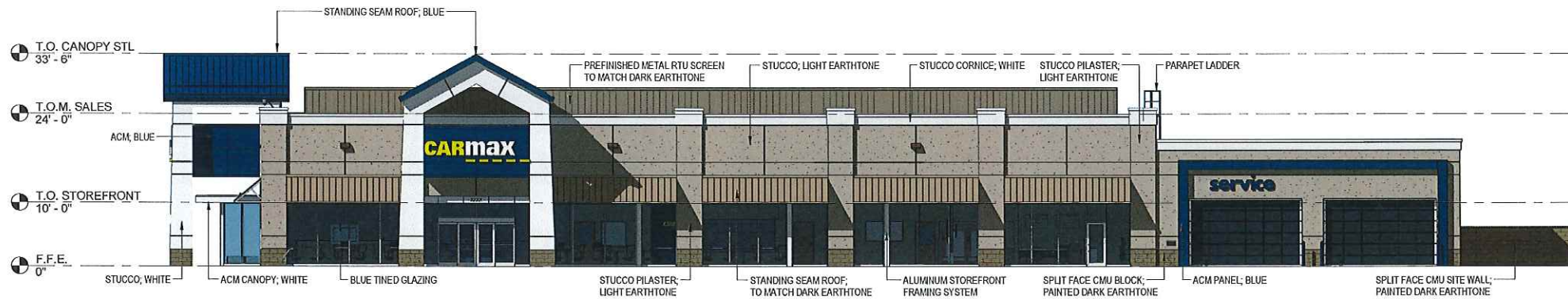


1 SALES & SERVICE - PLAN
A2.0 3/32" = 1'-0"

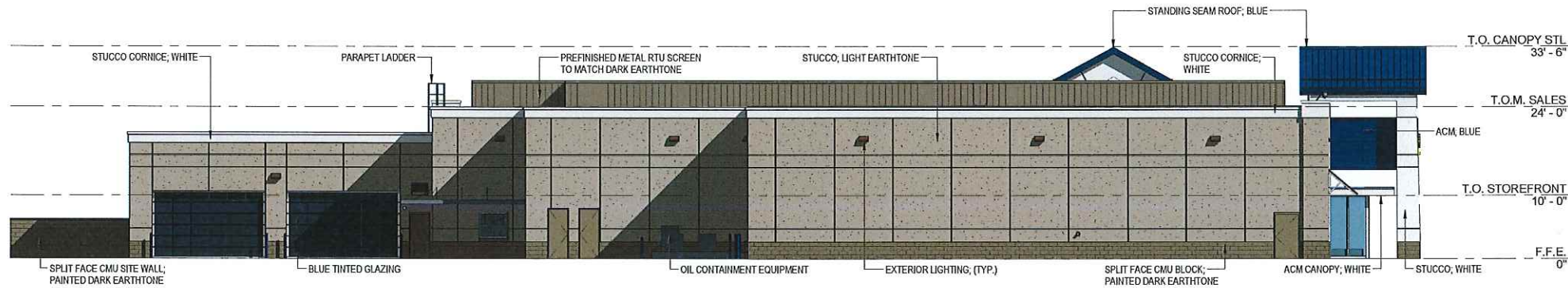


2 CARWASH - PLAN
A2.0 3/32" = 1'-0"





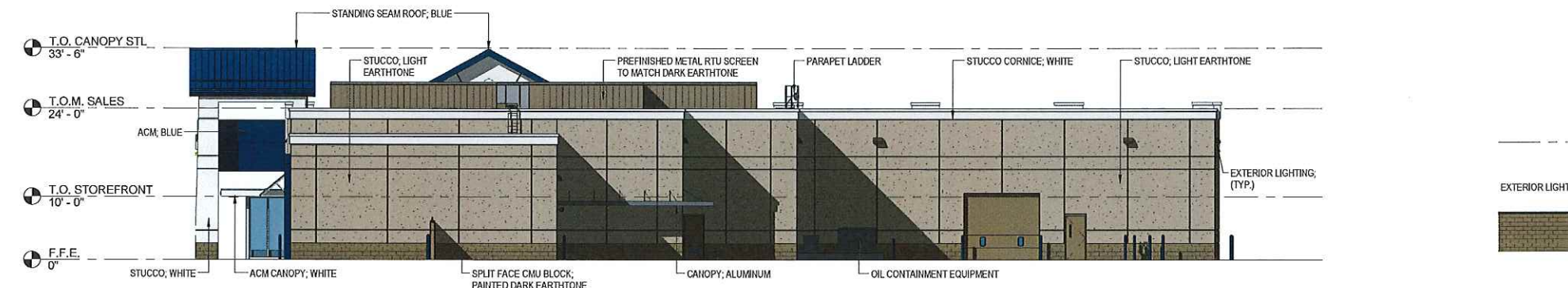
1 SALES & SERVICE - WEST
A.3.0 3/32" = 1'-0"



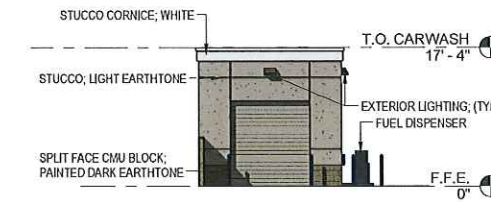
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A.3.0 3/32" = 1'-0"



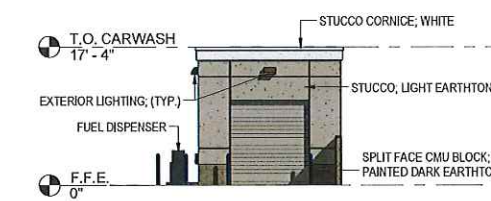
3 SALES & SERVICE - NORTH
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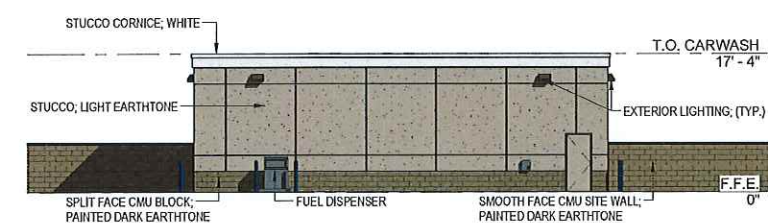
4 SALES & SERVICE - SOUTH
A.3.0 3/32" = 1'-0"



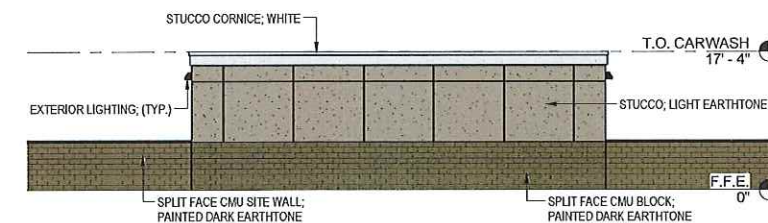
5 CARWASH - EAST
A.3.0 3/32" = 1'-0"



6 CARWASH - WEST
A.3.0 3/32" = 1'-0"



7 CARWASH - NORTH
A.3.0 3/32" = 1'-0"



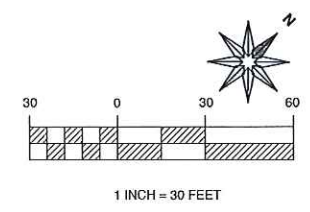
8 CARWASH - SOUTH
A.3.0 3/32" = 1'-0"



NEW LANDSCAPE
BIO-RETENTION BASIN
PLANTING - SEE SHEET L2

THE CONGREGATION EMANU-EL
HOME OF PEACE CEMETERY
LOT 1

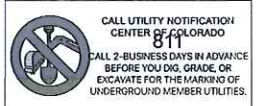
EXISTING TREES
TO BE PRESERVED



M D FOTHERINGHAM
LANDSCAPE ARCHITECTS
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone Fax: 925-931-8292
Email: info@mddfetheringham.com



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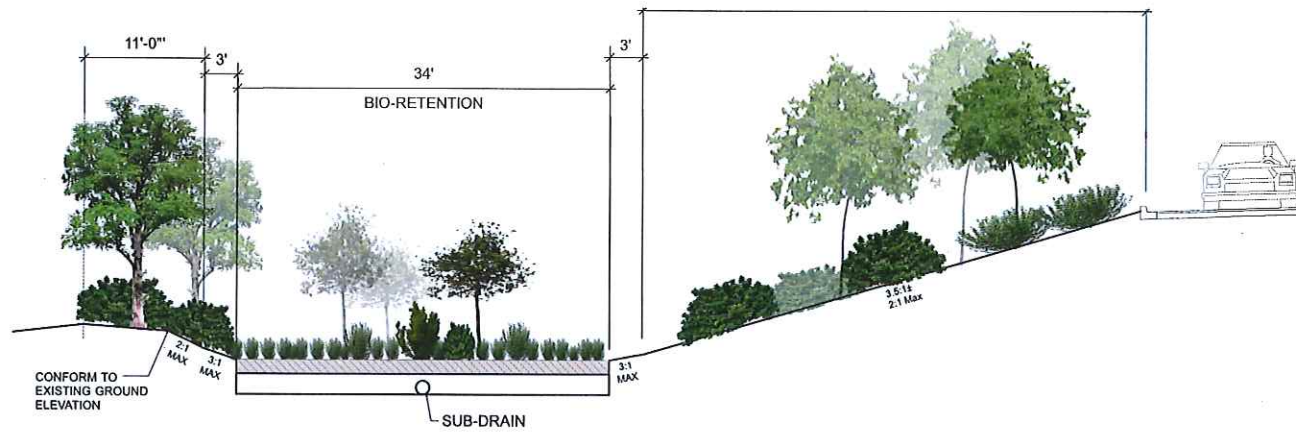
SCALE VERIFICATION
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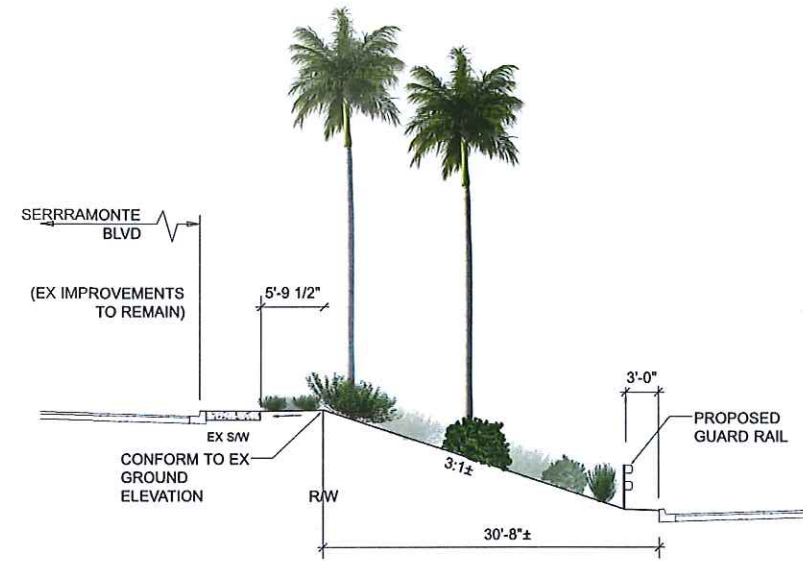
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 1502
SERRAMONTE BLVD.
COLMA, CA

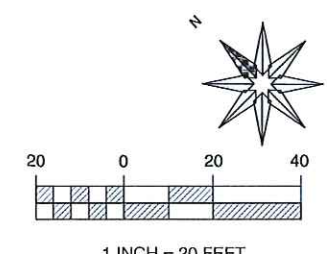
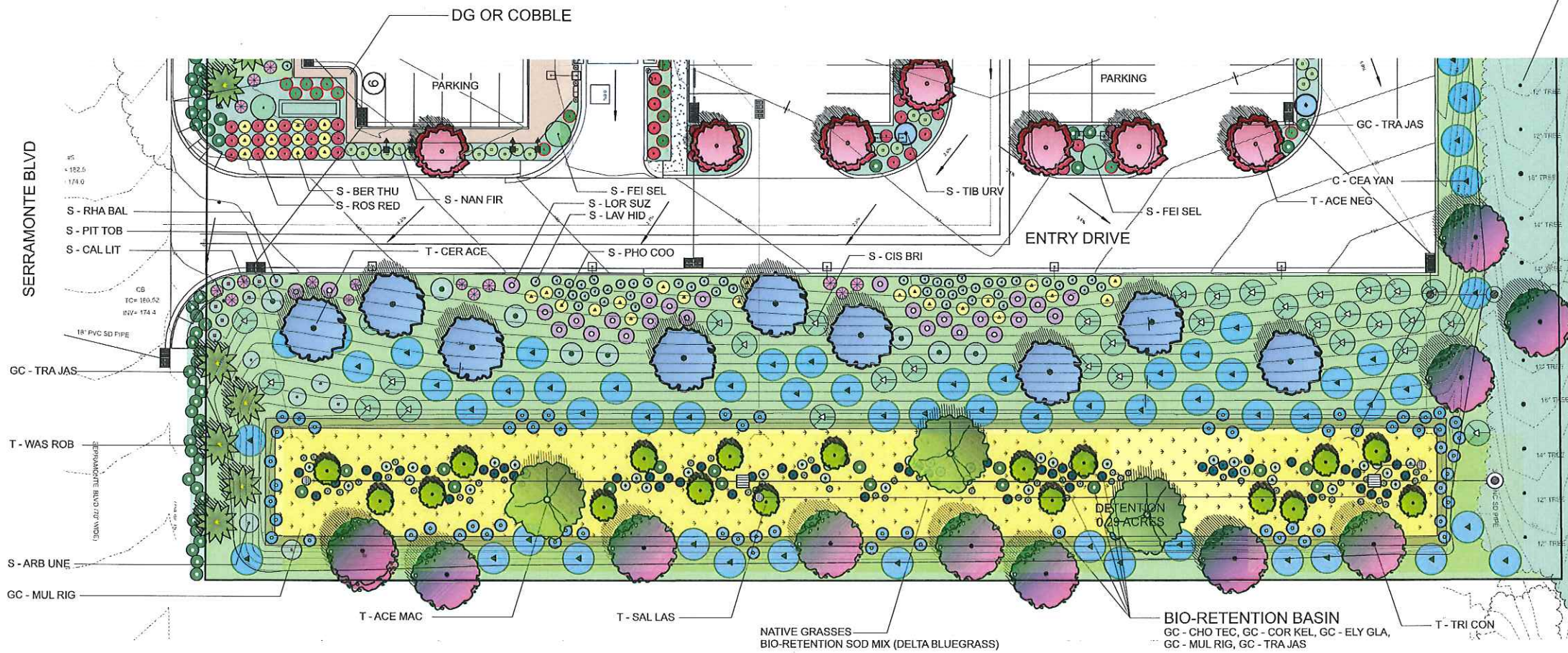
PROJECT NO. MDF 1502
DATE 10/16/15
SHEET TITLE LANDSCAPE CONCEPT PLAN
SITE PLAN NO. POST SP-06
SHEET NO. L-1



SECTION A-A
1/8" = 1'-0"



SECTION B-B
1/8" = 1'-0"



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LANDSCAPE ARCHITECTS
1700 North Broadway, Suite 190
Walnut Creek, CA 94596
Telephone/Fax: 925-939-8292
Email: info@mdfotheringham.com
License Stamp



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CALL UTILITY NOTIFICATION CENTER OF COLORADO 811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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APPROVAL			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARmax
STORE NO. 1111
SERRAMONTE BLVD.
COLMA, CA

PROJECT NO. _____
DATE 10/16/15
SHEET TITLE
LANDSCAPE
DETAIL PLAN &
SECTIONS
SITE PLAN NO. POST SP-06
SHEET NO. **L-2**

ANOVA



**BRP300
BRP300E
BIKE RACK**
7-bike and 14-bike, traditional steel bike rack, portable/surface mount

SUGGESTED COLOR

Material
The bike rack is composed of 2.38" O.D. steel tube support sections and 5" O.D. steel rods welded at 3.5" intervals. The bike rack is protected by a fade resistant powder coat finish featuring a state of the art primer proven to prevent rusting.

The bike rack is 27.8" wide, 76.75" long, and 34.04" tall. The BRP300 rack (76.75" long) is designed to accommodate up to 7 bikes and the BRP300E rack (151.12" long) is designed to accommodate up to 14 bikes. The bike rack is portable, allowing for flexibility in placement and the legs have pre-drilled tabs to allow for surface mounting to prevent movement.

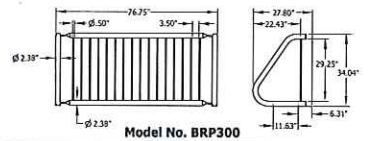
Finish
Fade-resistant powder coated steel components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed industry standard by 34% in testing by independent sources.

Color
This product is available in the following vibrant colors: Black, Blue, Bronze, Brown, Burgundy, Camel, Charcoal, Evergreen, Gray, Navy, Orange, Purple, Red, Sage, Silver, Teal, Vanilla, White, and Yellow.

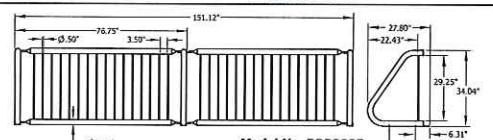
Assembly
Some assembly is required.

Maintenance
Maintenance-free. To clean, spray with a power washer.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase.



Model No. BRP300



Model No. BRP300E

Shipping Information

Model No.	Unit Wt.	Unit Shipping Wt.	Unit Shipping Wt. (14 Units)	Unit Shipping Wt. (28 Units)	Max Units per Pallet	Pallet Wt.	Total No. Pallets	Shipping Class
BRP300	120 lbs	N/A	137 lbs	27 lbs	1	100 lbs	1	130
BRP300E	215 lbs	N/A	232 lbs	47 lbs	1	100 lbs	1	130

Make in USA

Revised 02/16/14

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A
L3 BIKE PARKING APPARATUS
NTS

B
L3 BIKE LOCKER DETAIL
1/2" = 1'-0"

Preliminary Plant Palette

Symbol	Qty	Latin Name	Common Name	Scheduled Size	Water Demand
GC - CHO TEC	40	Chondropetalum tectorum	Cape Rush	5 Gallon	Moderate
GC - COR KEL	53	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	5 Gallon	Moderate
GC - ELY GLA	53	Elymus glaucus (Leymus secalinus)	Blue Lyme Grass, Blue Wildrye	5 Gallon	Moderate
GC - MUL RIG	67	Muhlenbergia rigens	Deer Grass	5 Gallon	Low
GC - TRA JAS	431	Trachelospermum jasminoides	Star Jasmine	5 Gallon	Moderate
S - ARB UNE	7	Arbutus unedo 'Compacta'	Compact Strawberry Bush	5 Gallon	Low
S - BER THU	65	Berberis thunbergii 'Royal Cloak'	Royal Cloak Japanese Barberry	5 Gallon	Moderate
S - CALL LIT	18	Callistemon citrinus 'Little John'	Dwarf Bottlebrush	5 Gallon	Low
S - CEAYAN	137	Ceanothus griseus horizontalis 'Yankee Point'	Yankee Point California Lilac	5 Gallon	Low
S - CIS BRI	97	Cistus x 'Brilliance'	Brilliance Rock Rose	5 Gallon	Low
S - FEI SEL	3	Feijoa sellowiana	Pineapple Guava	5 Gallon	Moderate
S - LAV HID	195	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	5 Gallon	---
S - LOR SUZ	26	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	5 Gallon	Low
S - NAN FIR	88	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	5 Gallon	Moderate
S - PHO COO	50	Phormium cookianum 'Cream Delight'	Cream Delight New Zealand Flax	5 Gallon	Low
S - PIT TOB	26	Pittosporum tobira 'Variegatum'	Variegated Japanese Mock Orange	5 Gallon	Low
S - RHA IND	7	Rhaphiolepis indica 'Monto'	Indian Princess® Indian Hawthorn	5 Gallon	Low
S - ROS RED	41	Rosa x 'Flower Carpet' (R)	Flower Carpet Rose (R)	5 Gallon	Moderate
S - SAL CLE	39	Salvia clevelandii 'Winifred Gillman'	Winifred Gillman Sage	5 Gallon	Low
S - TIB URV	4	Tibouchina urvilleana	Princess Flower	5 Gallon	Moderate
T - ACE MAC	3	Acer macrophyllum	Big Leaf Maple	24-inch Box	Moderate
T - ACE NEG	21	Acer negundo 'Flamingo'	Flamingo Boxelder Maple	24-inch Box	Moderate
T - CER ACE	9	Cercis canadensis 'Ace Of Hearts' P.P.A.F.	Ace of Hearts Redbud	24-inch Box	Moderate
T - SAL LAS	18	Salix lasiolepis	Arroyo Willow	24-inch Box	Moderate
T - TRI CON	28	Tristania conferta 'Variegata' (Lophostemon)	Variegated Brisbane Box	24-inch Box	Moderate
T - WAS ROB	35	Washingtonia robusta	Mexican Fan Palm	24-inch Box	Low
T - ZEL SER	10	Zelkova serrata 'Village Green'	Village Green Zelkova (R)	24-inch Box	Moderate
NATIVE GRASSES		Hordeum californicum, etc.	Bio-retention Sod Mix (Della Bluegrass)	Sod	Moderate

TOTAL NUMBER OF TREES PROPOSED: 124



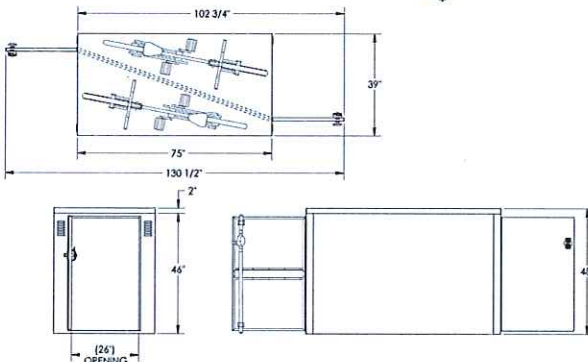
DURA BIKE LOCKER
A DIVISION OF HANNAN SPECIALTIES INC.
Made in the USA

**DIMENSION SHEET FOR
MODEL: DL2
Standard Locker with a Divider Panel**

MODEL NO. DL2; COLOR = "MESA TAN"
AS MANUFACTURED BY DURA BIKE LOCKER

NOTES:

1. MATERIAL IS POWDER COATED G90 GALVANIZED STEEL.
2. CAN BE INSTALLED IN GROUPS WITH COMMON SIDE WALL CONSTRUCTION.



www.durabikelocker.com
3790 BRADVIEW DR. - SACRAMENTO, CA 95827
(916) 363-7225 - (800) 722-BIKE (2453)

**SECTION A
WATER EFFICIENCY LANDSCAPE ORDINANCE
PROJECT SUMMARY**

PROJECT NAME: CarMax Colma - Preliminary Submittal Date: 10/16/15

CITY LOCATION: Colma ETo LOCATION: San Francisco

LANDSCAPE ARCHITECT: Michael Fotheringham CA #2481

Total Landscape Area (SF): 99,634 Total Calculated Hydrozone Area (SF): 99,634

Annual ETo (Inches): 35.1 Total Special Landscape Areas: 0

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

	gallons/year without rainfall	gallons/year with rainfall
<input checked="" type="checkbox"/> 1 Maximum Applied Water Allowance:	975,706	975,706
<input checked="" type="checkbox"/> 2 Estimated Total Water Use:	962,955	962,955
<input checked="" type="checkbox"/> 2(a) Expected Water from Effective Precipitation:	0	0
<input checked="" type="checkbox"/> 3 Expected Water Savings:	12,751	12,751

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.

- 4 Hydrozone Report
 - 5 Soil Fertility Analysis
 - 6 Grading Design Plan
 - 7 Planting Design Plan
 - 8 Irrigation Design Plan
 - 9 Irrigation Schedule
- POST-INSTALLATION INSPECTION:
- A Maintenance Schedule
 - B Irrigation Audit
 - C Plants Installed 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**

PROJECT NAME: CarMax Colma - Preliminary Submittal Date: 10/16/15

Hydrozone Identification	Hydrozone Water Demand	Irrigation Method	Area (SF)	% of Total Landscape Area
Bio-retention Areas	0.5	S	12,635	12.68%
Shrub Areas - SW Exposure (L)	0.3	S	64,650	64.89%
Shrub Areas - SW Exposure (H)	0.5	B	9,510	9.54%
Serramonte Frontage (M)	0.5	B	4,875	4.89%
Rock Mulch	0	NA	5,980	6.00%
Trees in Landscape Areas (H)	0.5	B	1,088	1.09%
Trees in Bio-retention Basin (M)	0.5	B	336	0.34%
Palms (L)	0.3	B	560	0.56%

	gallons/year without rainfall	gallons/year with rainfall
<input checked="" type="checkbox"/> 4 Hydrozone Report	975,706	975,706
<input checked="" type="checkbox"/> 5 Soil Fertility Analysis	962,955	962,955
<input checked="" type="checkbox"/> 6 Grading Design Plan	0	0
<input checked="" type="checkbox"/> 7 Planting Design Plan	12,751	12,751
<input checked="" type="checkbox"/> 8 Irrigation Design Plan		
<input checked="" type="checkbox"/> 9 Irrigation Schedule		
TOTALS:	99,634	100.00%

Hydrozone:	Irrigation Method	Irrigation Efficiency
HW = High Water Demand (7 - 9)	M = Micro spray	0.8
MW = Medium Water Demand (4 - 6)	S = Spray	0.71
LW = Low Water Demand (2 - 3)	R = Ruler	0.71
VW = Very Low Water Demand (1)	B = Bubble	0.85
	D = Drop	0.9
	O = Other	

**SECTION B
WATER BUDGET CALCULATIONS**

PROJECT NAME: CarMax Colma - Preliminary Submittal Date: 10/16/15

CITY OF: Colma ETo Location: San Francisco

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x (.45 x HA) + (1 x SLA)

YEARLY ETo	35.1
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	99,634
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	975,706
TOTAL ACRE FEET	2.99
CALCULATIONS:	35.1 x 0.62 x 0.45 x 99,634 + 1 x 0 = 975,706

Effective Precipitation (Epp)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Epp) x .62 x (.45 x HA) + (1 x SLA)

YEARLY ETo	35.1
EFFECTIVE PRECIPITATION	0
NET Eto	35.1
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	99,634
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	975,706
TOTAL ACRE FEET	2.99
CALCULATIONS:	35.1 x 0.62 x 0.45 x 99,634 + 1 x 0 = 975,706
RESULTS:	Irrigation reductions by adding precipitation (gallons/year): 0

**SECTION B
WATER BUDGET CALCULATIONS**

PROJECT NAME: CarMax Colma - Preliminary Submittal Date: 10/16/15

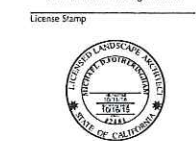
CITY OF: Colma ETo City: San Francisco

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)	35.1
CONVERSION FACTOR (to gallons per square foot)	0.62
PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.44
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	99,634
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)	0.79
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	962,955
TOTAL ACRE FEET:	2.96

YEARLY CONVERSION ETo	HZ FACTOR	HZ NO.	HYDROZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	HYDROZONE AREA (HA) (SF)	ETWU (Gals)	% LANDSCAPE AREA	SLA (SF)
35.1	0.62	1	Bio-retention Areas	0.50	0.75	12,635	183,309	12.7%	0
35.1	0.62	2	Shrub Areas - SW Exposure (L)	0.30	0.75	64,650	262,785	64.9%	0
35.1	0.62	3	Shrub Areas - SW Exposure (H)	0.50	0.81	9,510	127,751	9.5%	0
35.1	0.62	4	Serramonte Frontage (M)	0.50	0.81	4,875	65,493	4.9%	0
35.1	0.62	5	Rock Mulch	0.00	0.00	5,980	0	6.0%	0
35.1	0.62	6	Trees in Landscape Areas (H)	0.50	0.81	1,088	14,815	1.1%	0
35.1	0.62	7	Trees in Bio-retention Basin (M)	0.50	0.81	336	4,514	0.3%	0
35.1	0.62	8	Palms (L)	0.30	0.81	560	4,514	0.6%	0
TOTALS:						99,634	962,955	100.00%	0

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



Consultants



REUSE OF DOCUMENT
THE DCAS & DESIGN INCORPORATED HEREON AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CENTERPOINT ENGINEERING & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF CENTERPOINT ENGINEERING.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 1111
SERRAMONTE BLVD.
COLMA, CA

PROJECT NO.

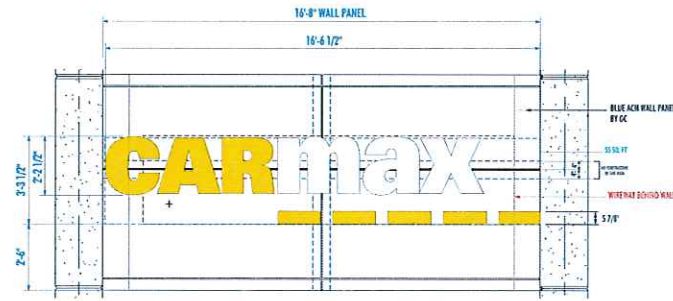
DATE 10/16/15

SHEET TITLE

FURNISHINGS &
WATER USE
CALCULATIONS

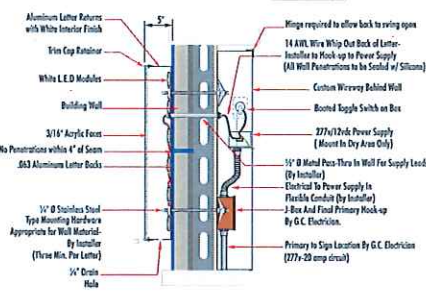
SITE PLAN NO. POST SP-06

SHEET NO. L-3

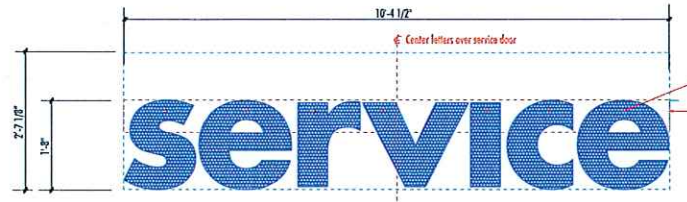


CM-CL55 INDIVIDUAL ILLUMINATED CHANNEL LETTERS (TWO REQ'D)
 scale 3/8" = 1'-0"
 55.0 SQ. FT.
GRAPHICS AND COPY:
 "CAR & DASHES" - YELLOW #2027 ACRYLIC FACES - CARMAX SATIN PMS-109 YELLOW RETURNS - YELLOW TRIM CAP
 "MAX" - WHITE #2447 ACRYLIC FACES - SATIN WHITE RETURNS - WHITE TRIM CAP
 BLUE ACM BACKGROUND BY CARMAX G.C.

DEDICATED CIRCUITS
 Number of 277V - 20 Amp Circuits Req'd 130
 ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNING (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
 277V-20 AMP CIRCUIT ELECTRICAL PRIMARY TO SIGN LOCATION AND THE FINAL HOOK UP TO BE BY CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER OF CIRCUITS REQUIRED PER SIGN TO BE PER FEDERAL HEALTH SCIENCE ENGINEERING SPECIFICATIONS AND REQUIREMENTS. ALL SIGNS TO COMPLY WITH U.L. 48 REQUIREMENTS AND ARTICLE 600 OF THE N.E.C., AND ALSO MEET ANY STATE AND LOCAL CODE REQUIREMENTS.

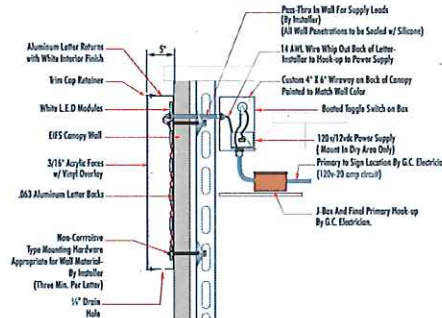


SECTION DETAIL - LED ILLUMINATED WALL LETTERS



CM-S-CL26 INDIVIDUAL LED ILLUMINATED CHANNEL LETTERS (ONE SET REQ'D)
 SCALE: 3/4" = 1'-0"
 26.91 SF

LETTER COLORS
 GRIP-GARD SATIN FINISH CARMAX BLUE (PMS-201) RETURNS
 CLEAR ACRYLIC FACES/SECOND SURFACE WHITE DIFFUSER W/ BLUE TRIM CAP
 PMS-201 BLUE DAY/NIGHT PEGE VINYL FACE OVERLAY
DEDICATED CIRCUITS
 Number of 277V - 20 Amp Circuits Req'd 130
 ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNING (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
 277V-20 AMP CIRCUIT ELECTRICAL PRIMARY TO SIGN LOCATION AND THE FINAL HOOK UP TO BE BY CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER OF CIRCUITS REQUIRED PER SIGN TO BE PER FEDERAL HEALTH SCIENCE ENGINEERING SPECIFICATIONS AND REQUIREMENTS. ALL SIGNS TO COMPLY WITH U.L. 48 REQUIREMENTS AND ARTICLE 600 OF THE N.E.C., AND ALSO MEET ANY STATE AND LOCAL CODE REQUIREMENTS.



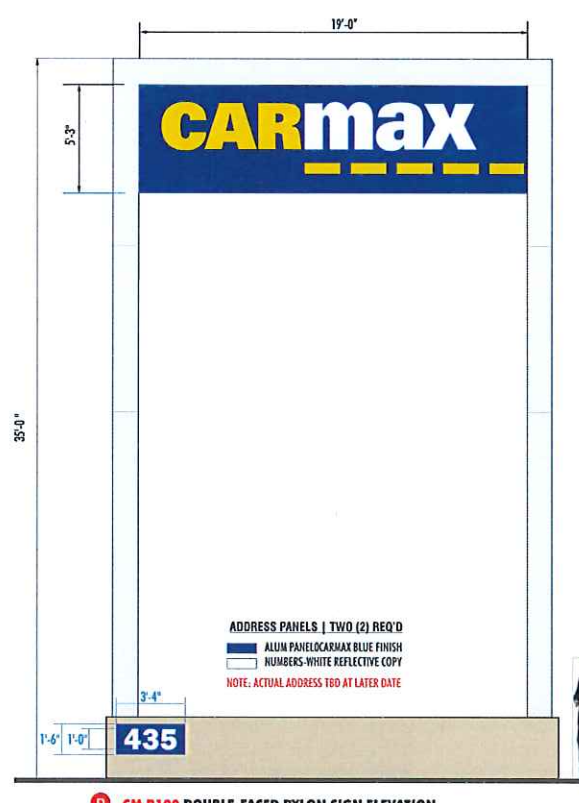
SECTION DETAIL - LED ILLUMINATED WALL LETTERS

EXTERIOR WALL SIGNS

NEXT GEN 2 EXTERIOR WALL SIGNS

BLUE SERVICE LETTERS

BLUE SERVICE LETTERS

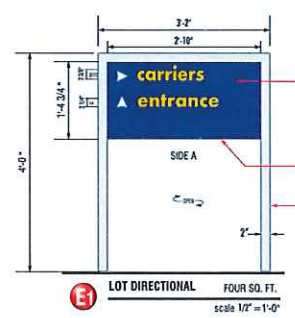


CM P100 DOUBLE-FACED PYLON SIGN ELEVATION
 END VIEW
 Scale: 3/16" = 1'-0"
 89.75 SF

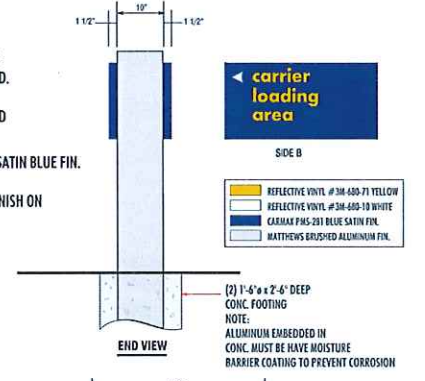
(ALL CABINETS TO HAVE COUNTER-SUNK SCREWS AND FACES TO HAVE BUTT SEAMS)
 FABRICATED ALUMINUM CAP
 FABRICATED ALUMINUM CABINET W/ CARMAX PMS-201 BLUE SATIN FINISH
 ACRYLIC FACE ALUMINUM CHANNEL LETTERS/DASHES
 CAR/DASHES HAVING YELLOW FACES/YELLOW RETURNS & TRIM CAP
 MAX HAVING WHITE FACES/WHITE RETURNS & TRIM CAP
 INTERNAL WHITE LED LIGHTING IN LETTERS/DASHES.
GRAPHICS AND COPY:
 "CAR & DASHES" - YELLOW #2027
 "MAX" - #2447 WHITE
PAINTED FINISH
 LETTER RETURNS - PMS-109 YELLOW SATIN FINISH
 LETTER RETURNS - WHITE SATIN FINISH
 CABINET - CARMAX BLUE FINISH
 BRUSHED ALUMINUM FINISH COVER
 STEEL SUPPORT TO BE PER FH ENGINEERING REQUIREMENTS
 ALUMINUM COVER PAINTED MATTHEWS BRUSHED ALUMINUM FINISH
 (ALL PYLON COVERS TO HAVE BUTT SEAMS)

DEDICATED CIRCUITS
 Number of 120V - 20 Amp Circuits Req'd 130
 ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNING (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
 STANDARD INSTALL TO BE DIRECT PIPE ENTRENCHMENT INTO CONCRETE FOOTING PER FH ENGINEERING SKILL.
 ALL SUPPORTING STEEL TO BE SHIPPED TO INSTALLATION SITE BY AN OUTSIDE SUPPLIER OR INSTALLATION CONTRACTOR AS DETERMINED BY PROJECT MANAGEMENT.
 120V-20 AMP CIRCUIT ELECTRICAL PRIMARY TO SIGN LOCATION AND THE FINAL HOOK UP TO BE BY CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER OF CIRCUITS REQUIRED PER SIGN TO BE PER FEDERAL HEALTH SCIENCE ENGINEERING SPECIFICATIONS AND REQUIREMENTS. ALL SIGNS TO COMPLY WITH U.L. 48 REQUIREMENTS AND ARTICLE 600 OF THE N.E.C., AND ALSO MEET ANY STATE AND LOCAL CODE REQUIREMENTS.

DOUBLE FACED PYLON SIGN



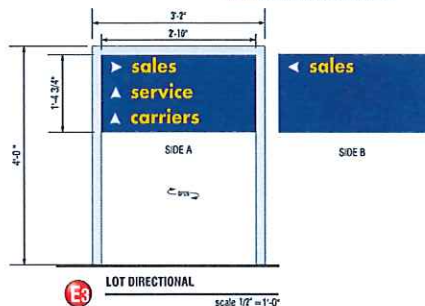
E1 LOT DIRECTIONAL
 FOUR SQ. FT.
 scale 1/2" = 1'-0"



E0 END VIEW



E2 LOT DIRECTIONAL
 scale 1/2" = 1'-0"



E3 LOT DIRECTIONAL
 scale 1/2" = 1'-0"

LOT DIRECTIONALS (NON-ILLUMINATED)

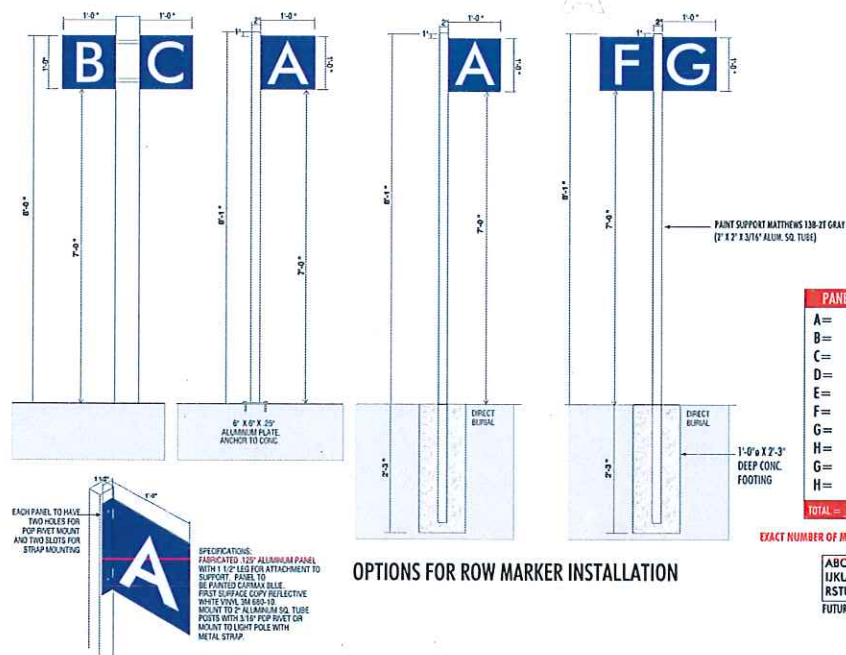
NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARMAX
 STORE NO. 6068
 455 SERRAMONTE BLVD.
 COLMA, CA

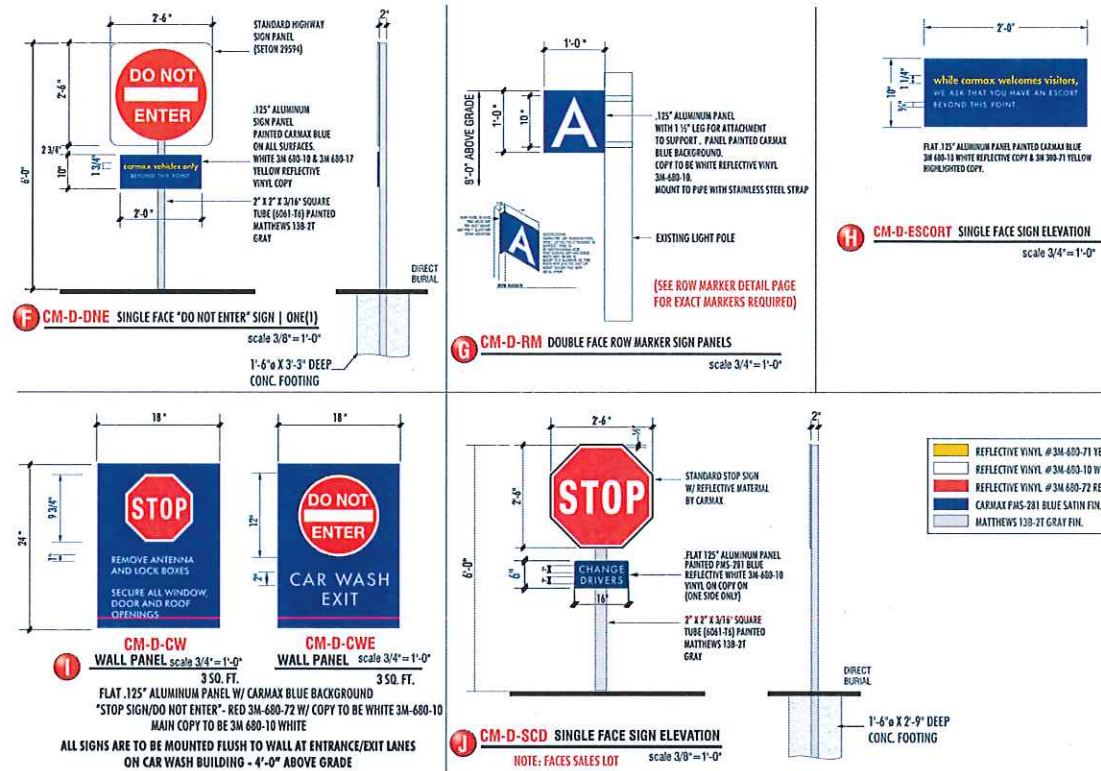
PROJECT NO.	19817.000
DATE	10/16/15
SHEET TITLE	EXTERIOR WALL SIGNS, DOUBLE FACED PYLON SIGN, AND LOT DIRECTIONALS
SITE PLAN NO.	POST SP-06
SHEET NO.	S2



OPTIONS FOR ROW MARKER INSTALLATION

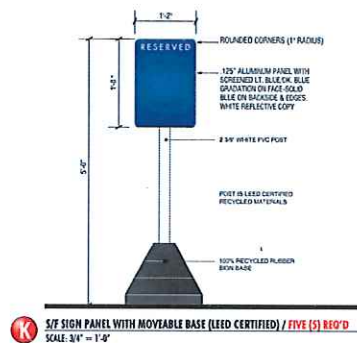
OPERATIONAL SIGNS

OPERATIONAL SIGNS (non-illuminated)



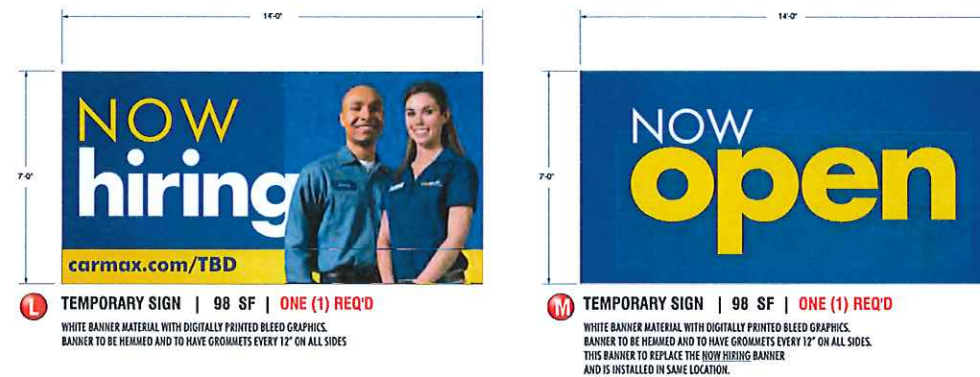
OPERATIONAL SIGNS

OPERATIONAL SIGNS (non-illuminated)



NEXT GEN RESERVED

NEXT GEN RESERVED (non-illuminated)



TEMPORARY BANNERS

TEMPORARY BANNERS

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 6068
455 SERRAMONTE BLVD.
COLMA, CA

PROJECT NO. 19817.000

DATE 10/16/15

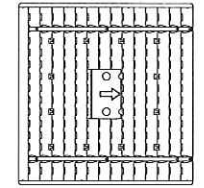
SHEET TITLE

OPERATIONAL SIGNS AND TEMPORARY BANNERS

SITE PLAN NO. POST SP-06

SHEET NO. S3

IMPORTANT

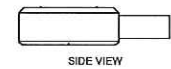
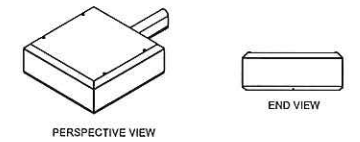


ROTATED REFLECTOR

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

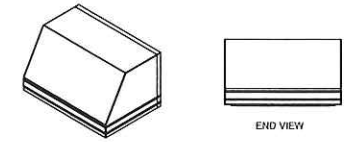


XGBM
LED Crossover Area Light

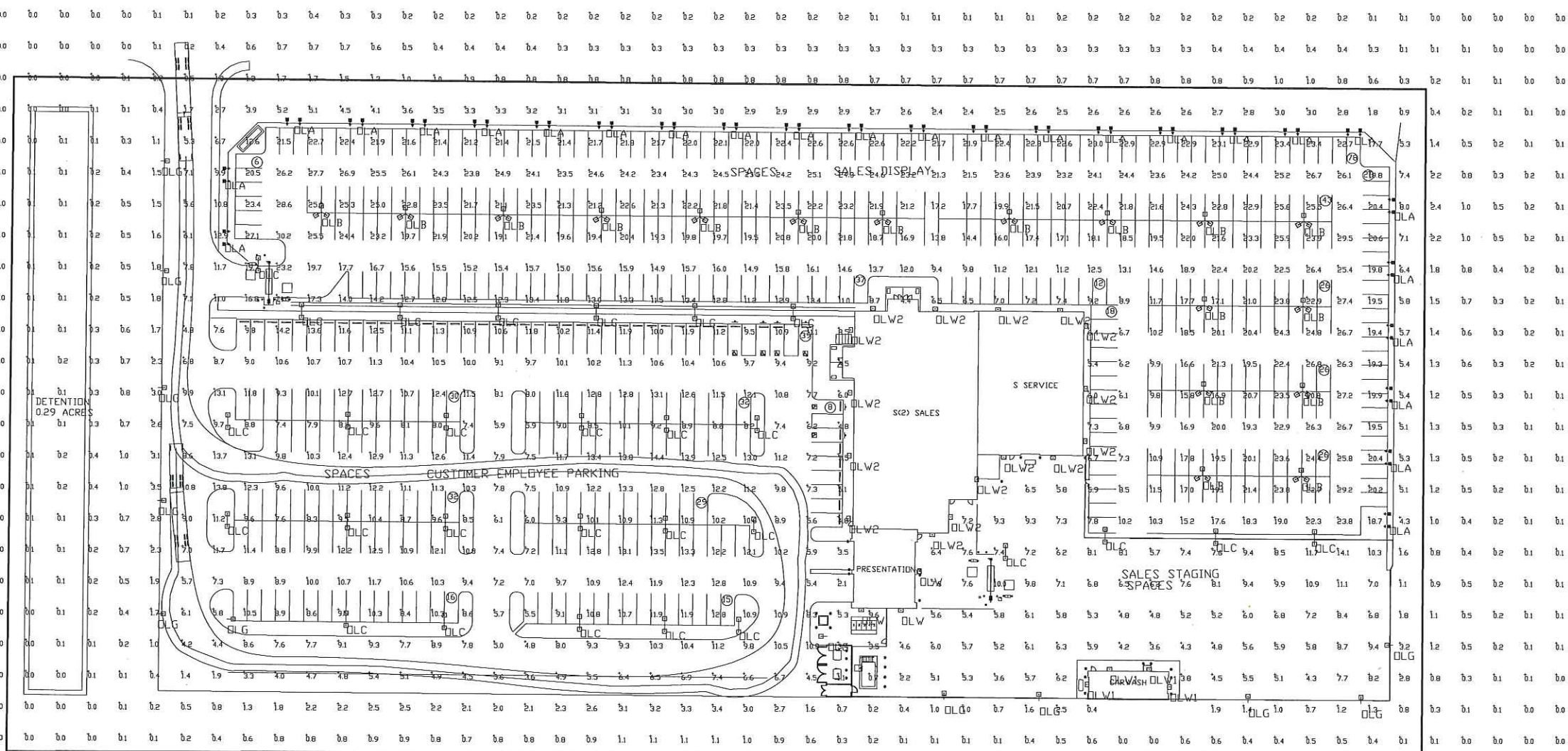


Crossover
SOLID-STATE LIGHTING

XGBWM3
LED Crossover Wall Mount Light



Crossover
SOLID-STATE LIGHTING



SALES LOT
Total Watts = 35559.19

C/E LOT
Total Watts = 12501.2

SALES STAGING
Total Watts = 2902

NOTE: ALL 24' POLES TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE, FOR A TOTAL MOUNTING HEIGHT OF 26'.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	6.70	30.2	0.0	NA.	NA.
C/E LOT	Illuminance	Fc	10.00	14.4	2.1	4.76	6.86
LONG DRIVE	Illuminance	Fc	6.13	10.8	1.4	4.38	7.71
SALES LOT	Illuminance	Fc	19.62	30.2	4.4	4.46	6.86
SALES STAGING LOT	Illuminance	Fc	6.74	14.1	0.7	9.63	20.14

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
⊥	26	DLA	D180 ROTATED	XGBM-FT-LED-HD-CW-HSS-24	0.900	NA.	42328	575.2
⊘	17	DLB	3 @ 120 DEGREES	XGBM-5-LED-HD-CW-24	0.900	NA.	76392	900
⊖	28	DLC	BACK-BACK	XGBM-5-LED-HD-CW-24	0.900	NA.	50928	600
⊖	12	DLG	SINGLE	XGBM-FT-LED-HD-CW-HSS-24	0.900	NA.	21164	287.6
⊖	3	DLV	SINGLE	XGBWM3-FT-LED-48-450-CW-UE-13' MH	0.900	NA.	5900	72
⊖	4	DLW1	SINGLE	XGBWM3-FT-LED-48-450-CW-UE-15' MH	0.900	NA.	5900	72
⊖	16	DLW2	SINGLE	XGBWM3-FT-LED-48-450-CW-UE-19' MH	0.900	NA.	5900	72

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.

Total Project Watts
Total Watts = 52162.41



LIGHTING PROPOSAL LD-128573-2

CARMAX
COLMA, CA
(SP-08)

DATE: 7/24/15 REV: 10/15/15 SHEET 1 OF 1

SCALE: 1"=40'