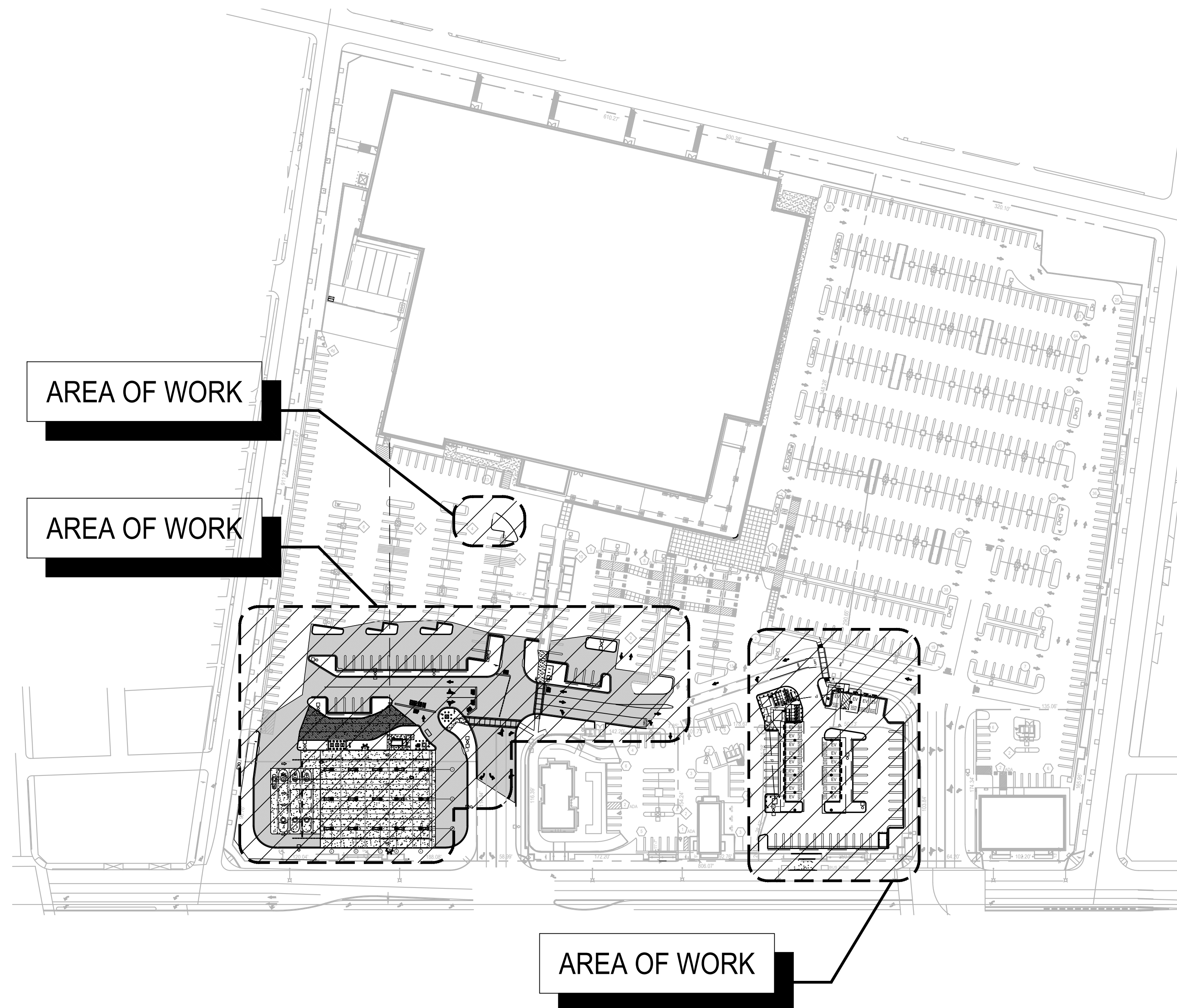


COSTCO WHOLESALE FUEL FACILITY
13463 WASHINGTON BLVD
CULVER CITY, CA 90292

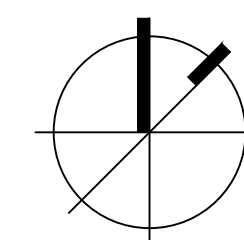
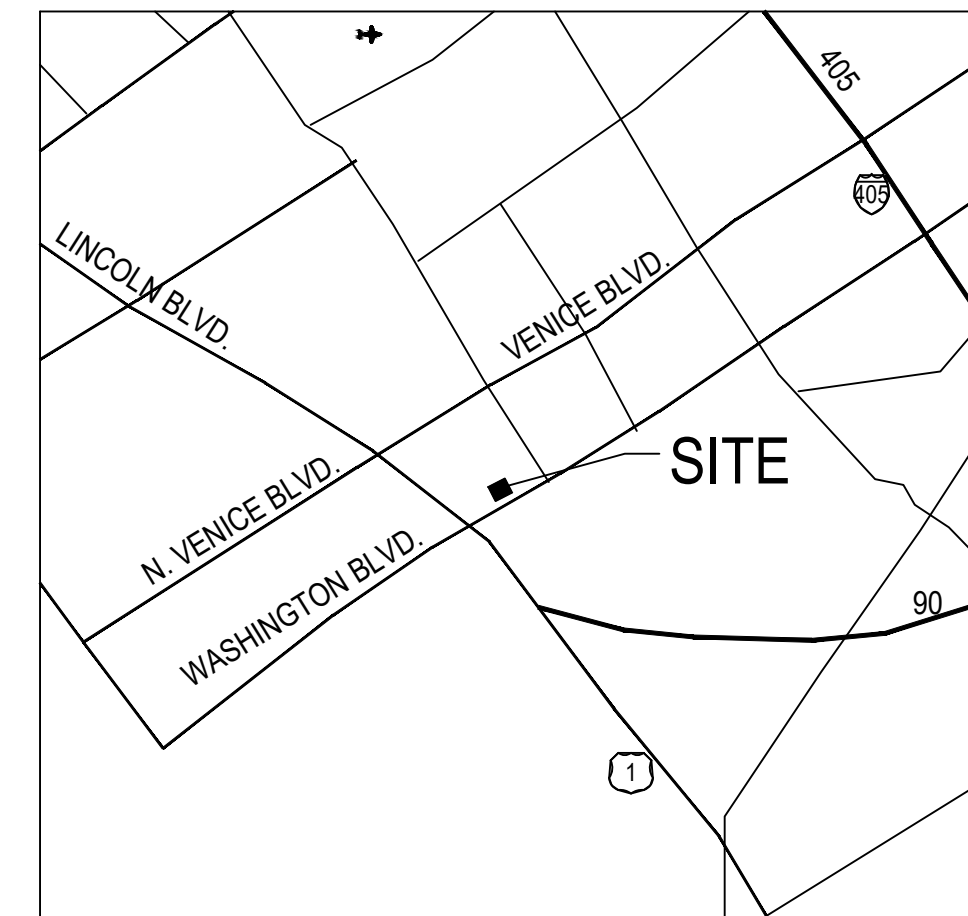
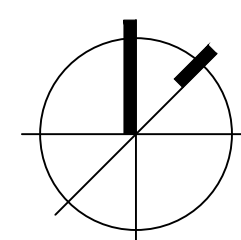
VICINITY MAP

INDEX OF DRAWINGS



OVERALL SITE PLAN

SCALE:



LEGAL DESCRIPTION

APN: 4236-029-009 AND 4236-029-003

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOW:

THAT PORTION OF THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, DESCRIBED AS
FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ZANJA STREET, DISTANT SOUTH 71-3/4" WEST 189.03 FEET FROM STATION 215 OF THE MEANDERS OF THE NORTHERN DITCH, AS SHOWN ON MAP HEREAFTER REFERRED TO; THENCE SOUTH 23° 15' EAST 747 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE COMPTON AND SANTA MONICA ROAD (SO CALLED); THENCE ALONG SAID NORTHERLY LINE ON A COURSE OF ABOUT SOUTH 59° WEST TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE 21.153 ACRE TRACT HEREAFTER RECITED; THENCE ALONG SAID WESTERLY LINE NORTH 23° 15' WEST 953.10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE 21.153 ACRE ALLOTMENT OF THE ASCENCION MACHALO IN THE RANCHO LA BALLONA, AS PER MAP RECORDED IN BOOK 3 PAGE 204, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF THE NORTH 71° 45' EAST 991.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF CULVER CITY, A MUNICIPAL CORPORATION BY THE CERTAIN GRANT DEED RECORDED JANUARY 11, 1956 AS INSTRUMENT NO. 2738, IN BOOK 50016, PAGE 370, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF ASCENCION MACHADO 21.15 ACRE ALLOTMENT, AS PER MAP RECORDED IN BOOK 3, PAGES 204 TO 209 OF MISCELLANEOUS RECORDS OF THE COUNTY OF LOS ANGELES. DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ZANJA STREET (43 FEET WIDE) WITH THE WESTERLY LINE OF GLENCOE AVENUE (60 FEET WIDE) THENCE SOUTHEASTERLY 10.17 FEET ALONG SAID LINE; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID ZANJA STREET AND 10.00 FEET DISTANT AT RIGHT ANGLES FROM SAID LINE TO THE INTERSECTION WITH THE EASTERLY LINE OF WALNUT AVENUE (40 FEET WIDE); THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF WALNUT AVENUE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF ZANJA STREET (43 FEET WIDE); THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF ZANJA STREET TO THE POINT OF BEGINNING.

SCOPE OF WORK

THE FUELING FACILITY INCLUDES 15 ISLANDS WITH ONE DOUBLE SIDED FUEL DISPENSER EACH, ALLOWING FOR 30 AUTOMOBILE FUELING POSITIONS. THE FACILITY WOULD BE COVERED BY A 17'-6" HIGH CANOPY WITH COLOR AND SIGNAGE TO COORDINATE WITH THE MAIN WAREHOUSE.

THE COMPUTERIZED CONTROLLER, WHICH RUNS THE PAYMENT, PUMPING, AND MONITORING SYSTEMS, IS HOUSED BY A EIGHT FOOT SIX INCH (8'-6") BY TWENTY SIX FOOT TEN INCH (26'-10") OWNER SUPPLIED STEEL UNIT PAINTED TO COORDINATE WITH THE MAIN WAREHOUSE. FUEL AND FUEL ADDITIVE WILL BE STORED IN 4 DOUBLE WALLED, FIBERGLASS UNDERGROUND STORAGE TANKS.

THE CONTROL / MONITORING SYSTEM TO BE INSTALLED INCLUDES AN ALARM TIED INTO AN OWNER CONTRACTED 24 HOUR MONITORING SERVICE COMPANY. THE CONTINUOUS LEAK DETECTION SYSTEM WILL AUTOMATICALLY CHECK FOR FLUID LEAKS AND AUTOMATICALLY WILL STOP THE FLOW OF FUEL IN THE EVENT OF AN ALARM CONDITION.

DECOMMISSION OF THE EXISTING FUEL FACILITY INCLUDING REMOVING UNDERGROUND FUEL STORAGE TANKS, CANOPY, CONTROLLER, DISPENSER, AND ASSOCIATED EQUIPMENT.

DEMOLITION OF THE EXISTING PAD 'E' AND PAD 'F' BUILDINGS, PARKING STALLS, CONCRETE CURBS, ASPHALT AND ASSOCIATED LANDSCAPING.

CODE ANALYSIS

GOVERNING BUILDING CODE:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE
OCCUPANCY GROUP:	M (MERCANTILE)
CONSTRUCTION TYPE:	II B
FUEL CANOPY AREA:	11,822 SQ FT
FUEL CANOPY HEIGHT:	17'-6" TO TOP OF CANOPY

REQUESTED APPLICATION: CONDITIONAL USE PERMIT MODIFICATION



CULVER CITY, CA
#479

13415 WASHINGTON BLVD.
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COSTCO
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ENTITLEMENT ISSUE

TERRY W. ODLE, ARCHITECT

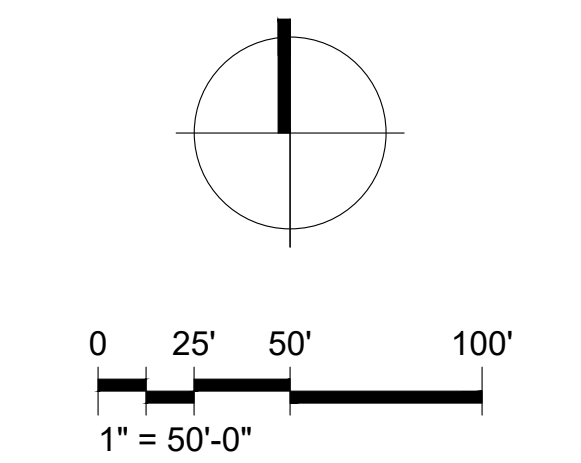
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94-0630-37
PM: TERRY ODLE
DRAWN: GM

TITLE SHEET

TSG-1



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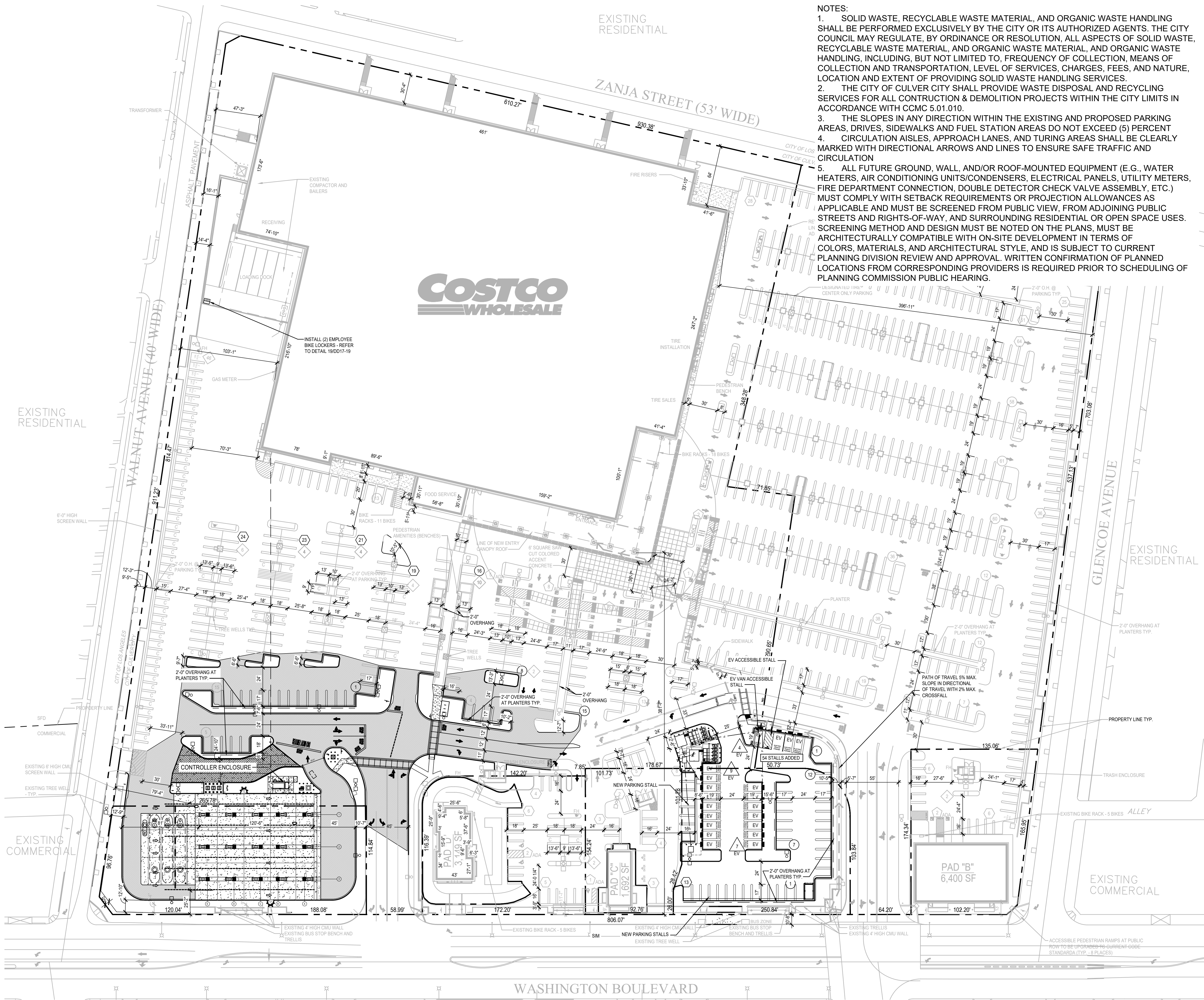
94-0630-37
MAY 31, 2024
CONCEPT
SITE PLAN
OVERLAY
DD10-19

COSTCO WHOLESALE CONCEPT SITE PLAN OVERLAY

CULVER CITY, CALIFORNIA

MAY 31, 2024

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- NOTES:
1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE, BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.
 2. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN THE CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010.
 3. THE SLOPES IN ANY DIRECTION WITHIN THE EXISTING AND PROPOSED PARKING AREAS, DRIVES, SIDEWALKS AND FUEL STATION AREAS DO NOT EXCEED (5) PERCENT
 4. CIRCULATION AISLES, APPROACH LANES, AND TURNING AREAS SHALL BE CLEARLY MARKED WITH DIRECTIONAL ARROWS AND LINES TO ENSURE SAFE TRAFFIC AND CIRCULATION
 5. ALL FUTURE GROUND, WALL, AND/OR ROOF-MOUNTED EQUIPMENT (E.G., WATER HEATERS, AIR CONDITIONING UNITS/CONDENSERS, ELECTRICAL PANELS, UTILITY METERS, FIRE DEPARTMENT CONNECTION, DOUBLE DETECTOR CHECK VALVE ASSEMBLY, ETC.) MUST COMPLY WITH SETBACK REQUIREMENTS OR PROJECTION ALLOWANCES AS APPLICABLE AND MUST BE SCREENED FROM PUBLIC VIEW, FROM ADJOINING PUBLIC STREETS AND RIGHTS-OF-WAY, AND SURROUNDING RESIDENTIAL OR OPEN SPACE USES. SCREENING METHOD AND DESIGN MUST BE NOTED ON THE PLANS, MUST BE ARCHITECTURALLY COMPATIBLE WITH ON-SITE DEVELOPMENT IN TERMS OF COLORS, MATERIALS, AND ARCHITECTURAL STYLE, AND IS SUBJECT TO CURRENT PLANNING DIVISION REVIEW AND APPROVAL. WRITTEN CONFIRMATION OF PLANNED LOCATIONS FROM CORRESPONDING PROVIDERS IS REQUIRED PRIOR TO SCHEDULING OF PLANNING COMMISSION PUBLIC HEARING.

PROJECT DATA

CLIENT:	COSTCO WHOLESALE
	999 LAKE DRIVE
	ISSAQUAH, WA 98027
PROJECT ADDRESS:	13463 WASHINGTON BLVD.
	CULVER CITY, CA 90292
APN:	4236-029-003, 4236-029-008, 4236-029-009
SITE DATA:	
OVERALL SITE AREA:	18.41 ACRES (801,881 S.F.)
ROJECT SITE AREA:	3.11 ACRES (135,472 S.F.)
JURISDICTION:	CULVER CITY
ZONING:	COMMERCIAL REGIONAL RETAIL (CRR)
SETBACKS:	20 FT. FROM ZANJA ST (NORTH)
	20 FT. FROM WALNUT AVE. (WEST)

BUILDING DATA:	
EXISTING BUILDING AREA	165,924 S.F.
EXISTING FOOD SERVICE	1,829 S.F.
EXISTING TIRE CENTER	5,422 S.F.
TOTAL COSTCO	173,175 S.F.
EXISTING PAD B, C, D, E, F	19,721 S.F.
TOTAL EXISTING BUILDING AREA	
192,896 S.F.	
PROPOSED DEMOLISHED	8,480 S.F.
PAD 'E' & PAD 'F'	
PROPOSED BUILDING AREA	
184,416 S.F.	

PARKING DATA:	
EXISTING PARKING:	
10' X 19' STALLS	393 STALLS
9' X 19' STALLS	449 STALLS
9' X 15' OR 9' X 17' COMPACT STALLS	91 STALLS
ADA ACCESSIBLE STALLS	30 STALLS
TOTAL PARKING FOR CENTER	
963 STALLS	
NO. OF STALLS PER 1000 S.F. OF NEW BUILDING AREA:	5.22 STALLS

PROPOSED PARKING:	
10' X 19' STALLS	416 STALLS
9' X 19' STALLS	364 STALLS
9' X 15' OR 9' X 17' COMPACT STALLS	80 STALLS 8.8%
10' X 19' EV STALLS SEE DETAIL INCLUDING (1) ACCESSIBLE STALL AND (1) VAN ACCESSIBLE STALL	20 STALLS 2.2%
ADA ACCESSIBLE STALLS	27 STALLS 2.9%
NEW SHORT-TERM BICYCLE PARKING PROVIDED	6 BIKES 11.11%
NEW LONG-TERM BICYCLE PARKING PROVIDED	2 BIKE LOCKERS

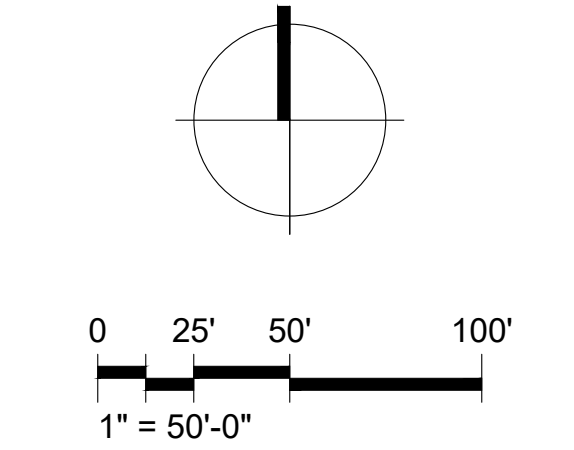
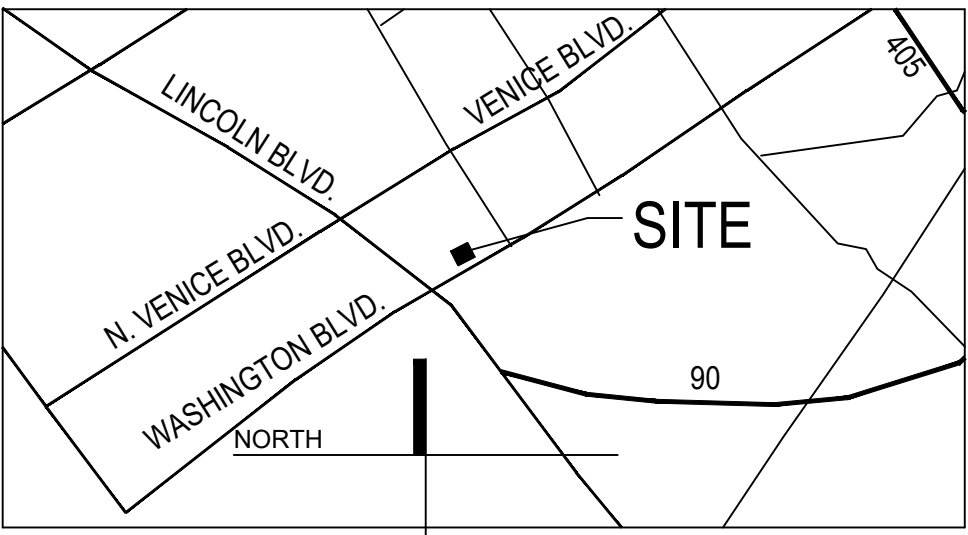
TOTAL PARKING FOR CENTER	907 STALLS
NO. OF STALLS PER 1000 S.F. OF NEW BUILDING AREA:	4.92 STALLS

NET PARKING CHANGE	-55 STALLS
EXISTING BICYCLE PARKING - COSTCO	29 STALLS
EXISTING BICYCLE PARKING - PAD BLDGS	10 STALLS
TOTAL SHORT-TERM BICYCLE PARKING	45 STALLS
TOTAL LONG-TERM BICYCLE PARKING	2 STALLS

NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



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CONCEPT
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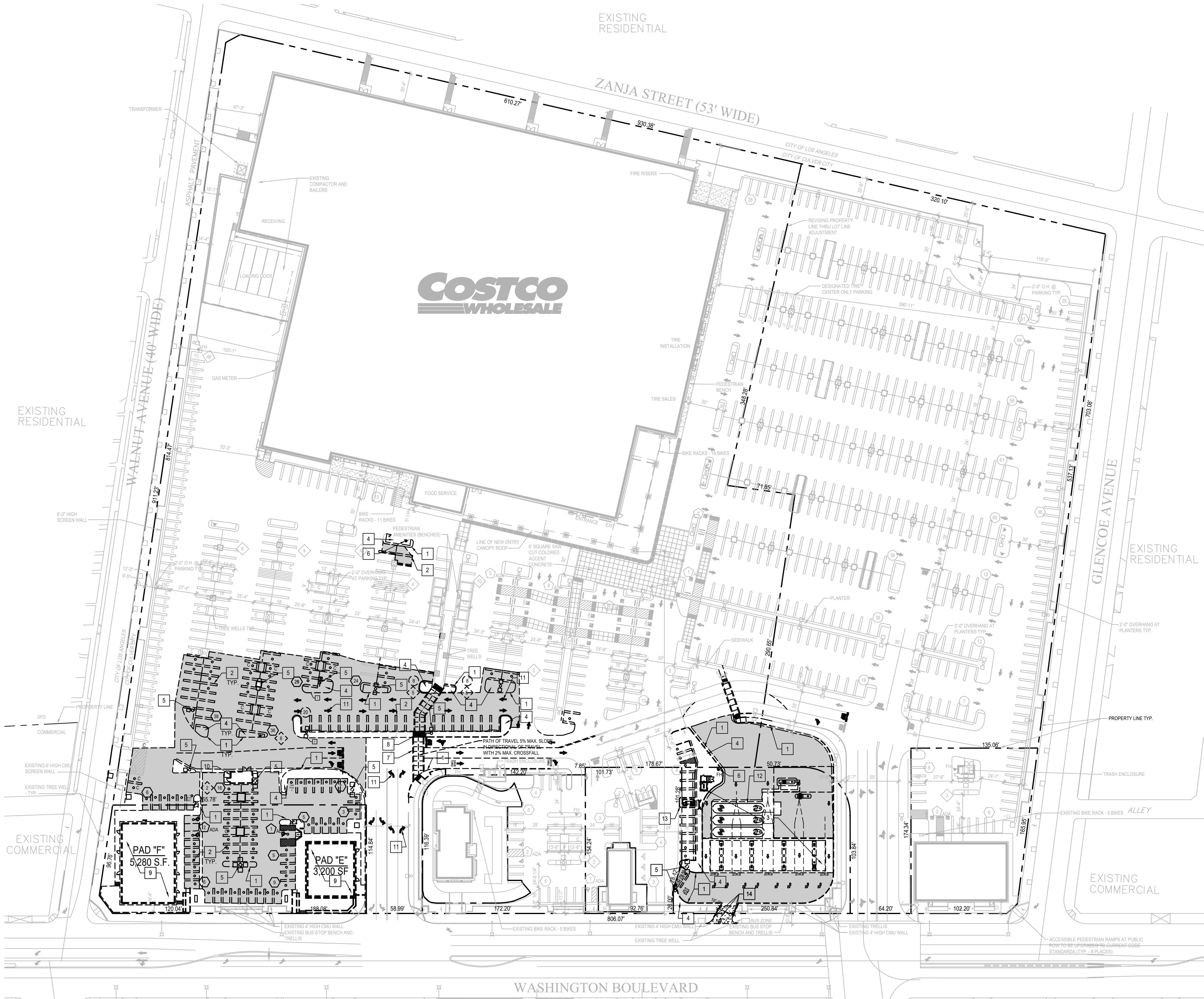
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CULVER CITY, CALIFORNIA

CONCEPT SITE PLAN

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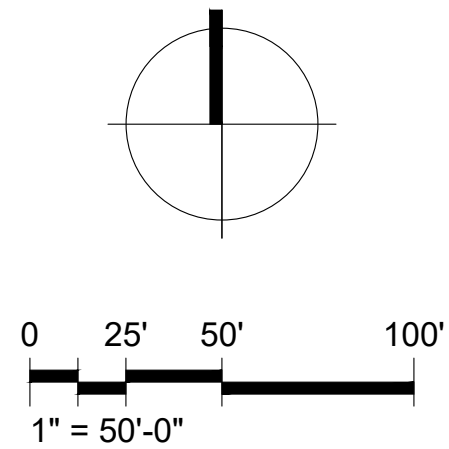


DEMO NOTES

- 1 DEMOLISH EXISTING CURB
- 2 REMOVE EXISTING PARKING STRIPING
- 3 DEMOLISH ALL FUEL STATION ELEMENTS, PREP AREA FOR NEW PARKING STRIPING
- 4 REMOVE ALL LANDSCAPING AND CAP ALL IRRIGATION AS NEEDED THIS AREA
- 5 DEMOLISH EXISTING SITE LIGHT POLE
- 6 REMOVE AND RELOCATE EXISTING FIRE HYDRANT
- 7 DEMOLISH EXISTING CROSSWALK PAVING
- 8 DEMOLISH EXISTING TRUNCATED DOMES
- 9 DEMOLISH EXISTING BUILDING
- 10 DEMOLISH EXISTING TRASH ENCLOSURE
- 11 DEMOLISH EXISTING TRAFFIC ARROW
- 12 REMOVE UNDERGROUND STORAGE TANKS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS
- 13 REMOVE EXISTING ABOVE GROUND CLEAN AIR SEPARATOR, CURB, AND GUTTER
- 14 DEMOLISH EXISTING EXIT DRIVEWAY AND SLOPED SIDEWALKS

ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES

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DEMOLITION
SITE PLAN

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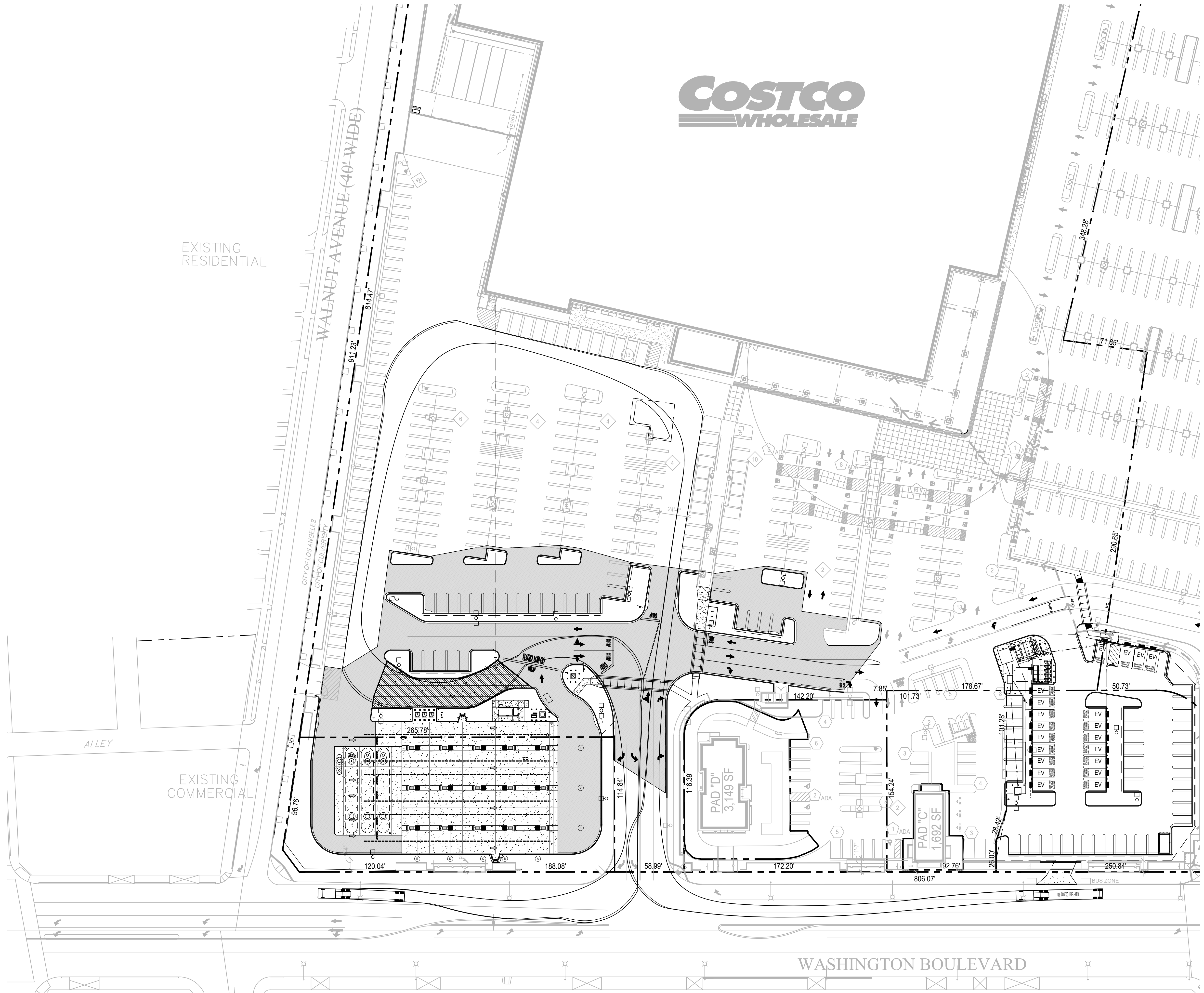
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DEMOLITION SITE PLAN

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COSTCO WHOLESALE

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FUEL TRUCK ROUTE

MAY 31, 2024

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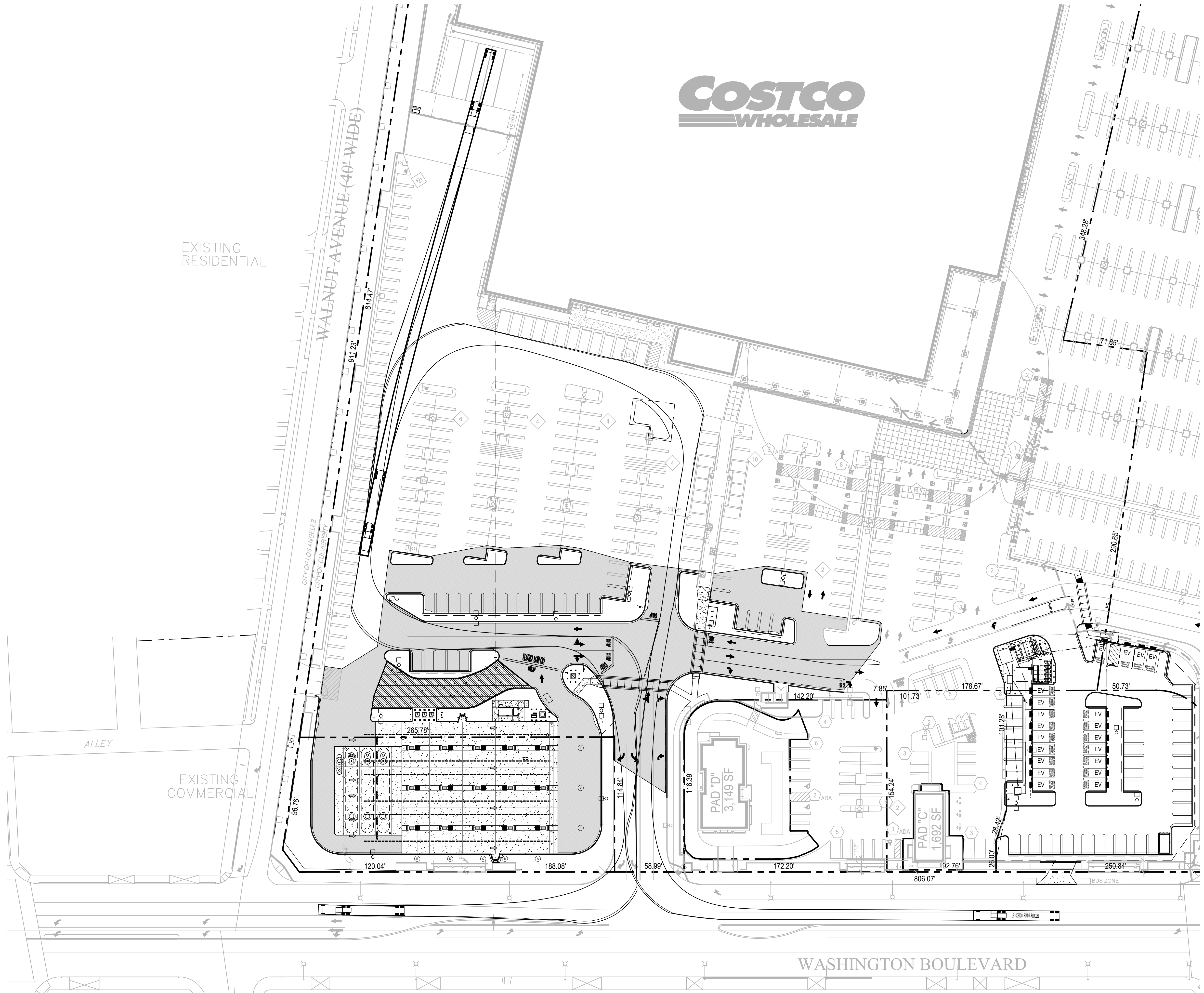
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FUEL
TRUCK ROUTE

DD13-19A

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COSTCO WHOLESALE

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RECEIVING TRUCK ROUTE

MAY 31, 2024

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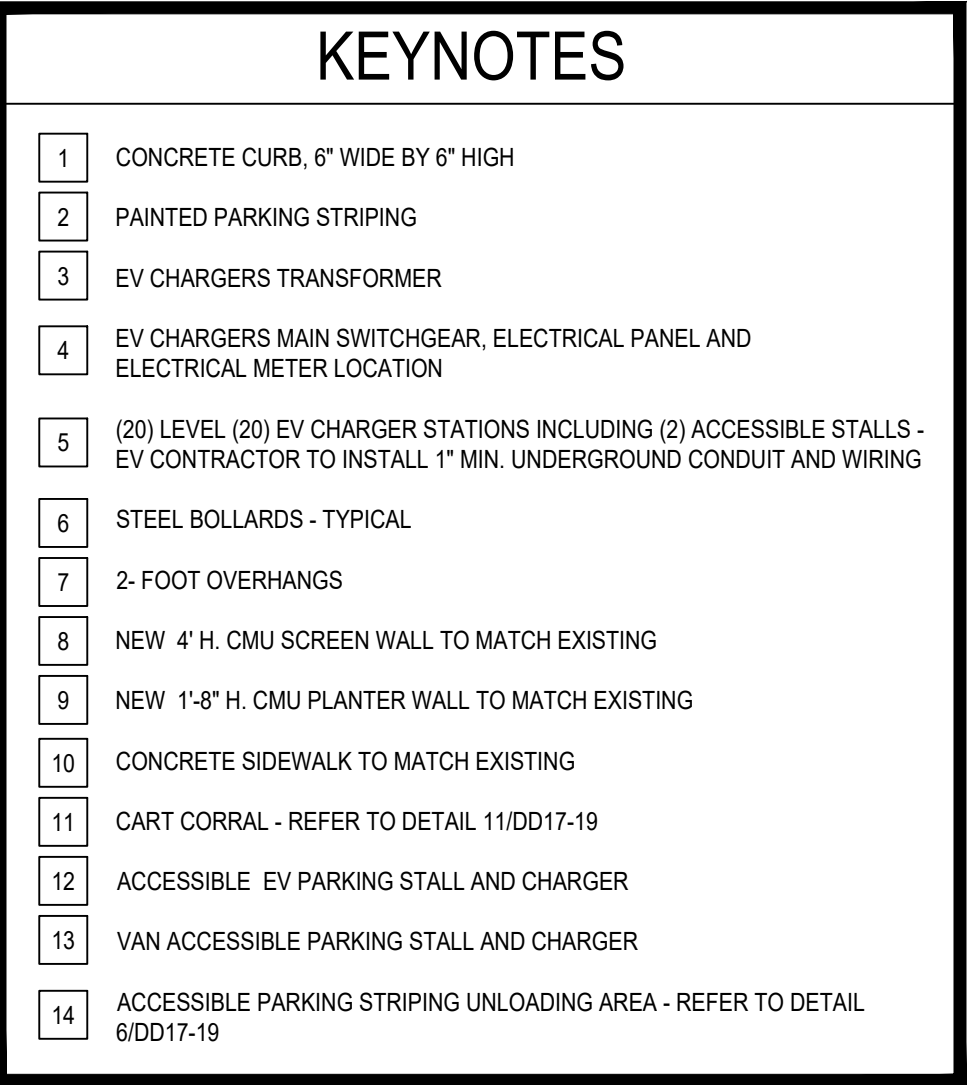
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RECEIVING
TRUCK ROUTE

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ENLARGED
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ENLARGED CONCEPT PLAN

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16
DD17-19

- PROPERTY LINE

SFD

COMMERCIAL

EXISTING 6' HIGH CMU
SCREEN WALL

EXISTING TREE WELL
- TYP. _____

COSTCO WHOLESALE

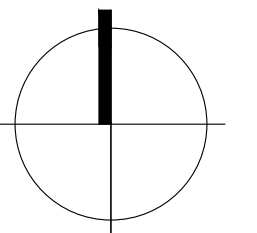
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ENLARGED CONCEPT PLAN

MAY 31, 2024

KEYNOTES

- | | |
|----|--|
| 1 | LOCATION OF UNDERGROUND STORAGE TANKS |
| 2 | FUEL CANOPY ABOVE |
| 3 | ACCESSIBLE MULTI-PRODUCT DISPENSER |
| 4 | CONCRETE DISPENSER ISLAND |
| 5 | NOT USED |
| 6 | FIRE EXTINGUISHER, MOUNTED ON COLUMN |
| 7 | EMERGENCY SHUT OFF SWITCH, 25' - 75' FROM DISPENSERS |
| 8 | PREFABRICATED CONTROLLER ENCLOSURE |
| 9 | CONCRETE CURB |
| 10 | FUEL TRUCK OFFLOAD AREA PAINTED STRIPE |
| 11 | CONCRETE SLAB |
| 12 | ROLL-TOP DRUM SPILL CONTAINMENT CABINET |
| 13 | TRANSFORMER ON CONCRETE SLAB |
| 14 | CATCH BASIN |
| 15 | CONCRETE DRAINAGE SWALE |
| 17 | OIL / WATER SEPARATOR |
| 18 | VENT STACK WITH ARID PERMEATOR |
| 19 | "DO NOT ENTER" SIGN |
| 20 | "STOP" SIGN |
| 21 | PAINTED PARKING STRIPING |
| 22 | PAINTED TRAFFIC CONTROL STRIPING |
| 23 | PAINTED "DO NOT ENTER" SIGN |
| 24 | PAINTED "STOP" / BAR |
| 25 | PAINTED TRAFFIC ARROW |
| 26 | "MEMBERS ONLY" SIGN |
| 27 | COMMUNICATION CONDUIT TO WAREHOUSE EDP |
| 28 | CLEAN OUT - CENTER ON ISLANDS |
| 29 | SPEED BUMP |
| 30 | CONCRETE CURB TO BE PAINTED "SAFETY YELLOW" |
| 31 | JOINT AT END OF ISLANDS |
| 32 | IN CASE OF FIRE OR SPILL SIGNAGE ON TWO SIDES OF COLUMNS |
| 33 | NO SMOKING/ STOP ENGINE SIGNAGE ON FOUR SIDES OF COLUMNS |
| 34 | 2- FOOT OVERHANGS |
| 35 | NEW PLANTER / EDGE OF SIDEWALK |



0 8' 16' 32'

$\frac{1}{16}'' = 1'-0''$



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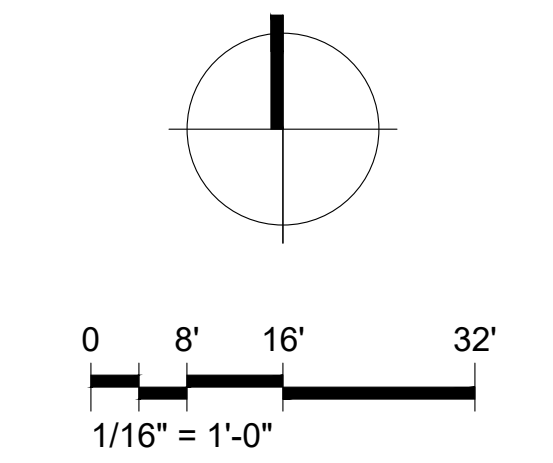
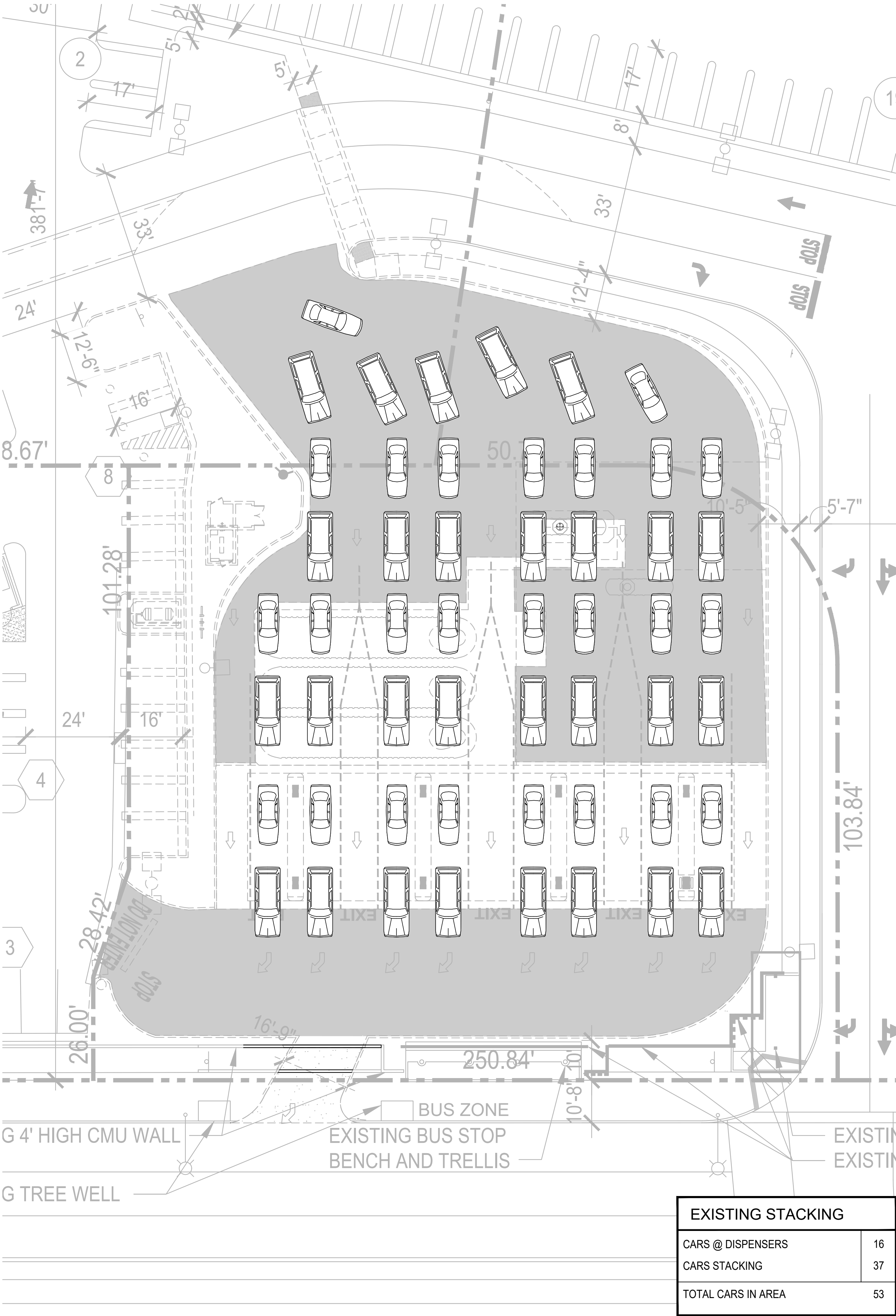
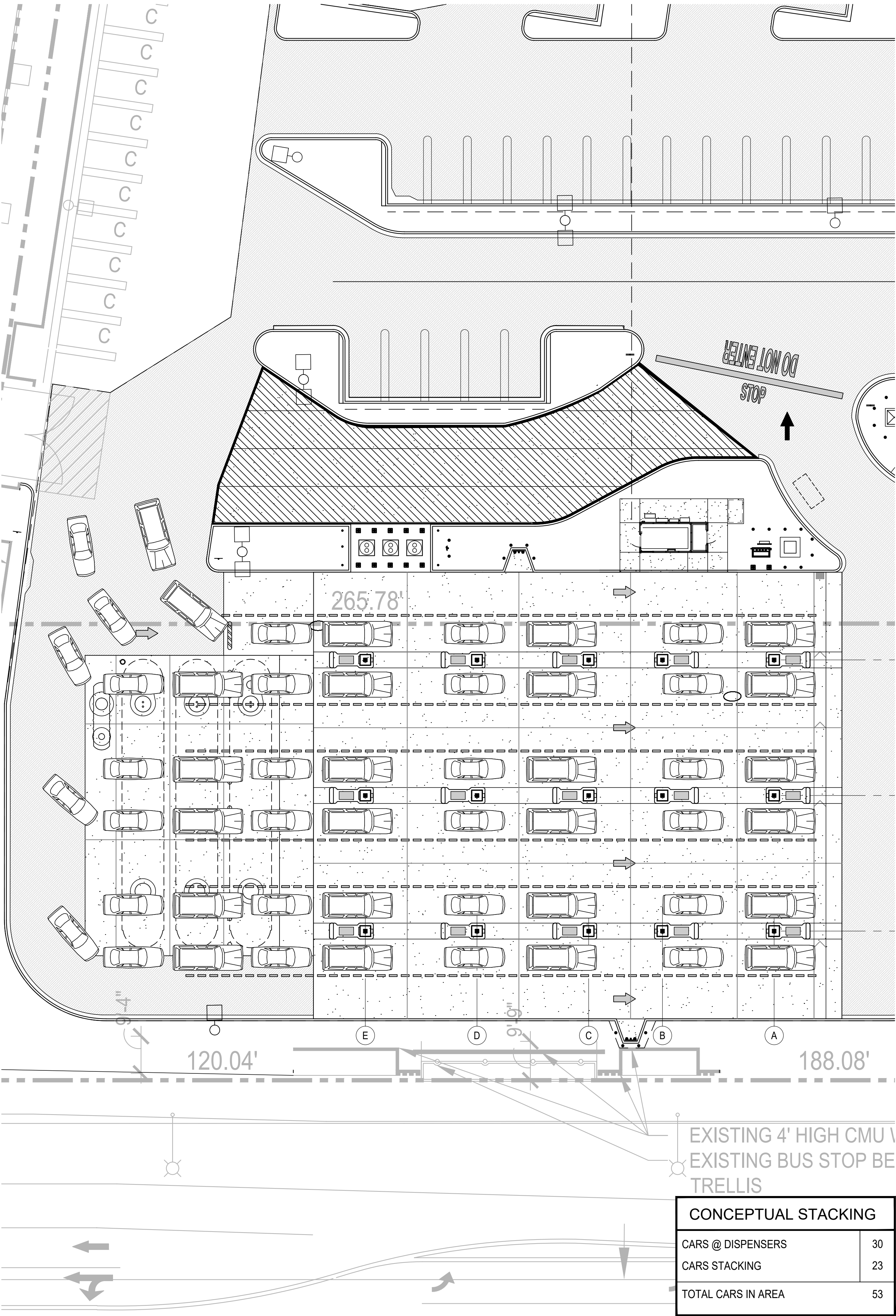
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STACKING PLAN

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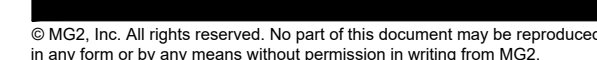
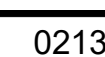
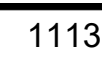
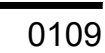
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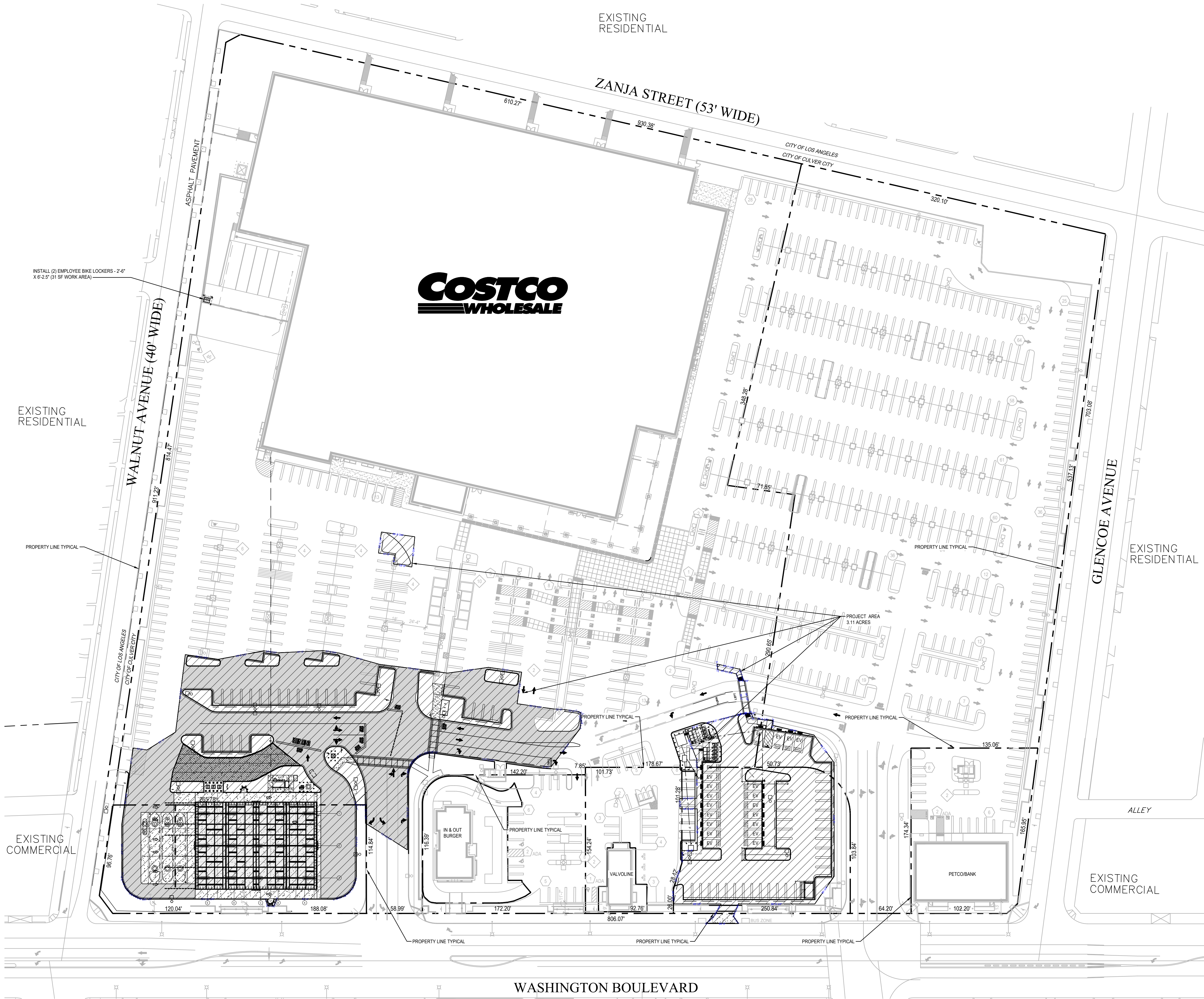
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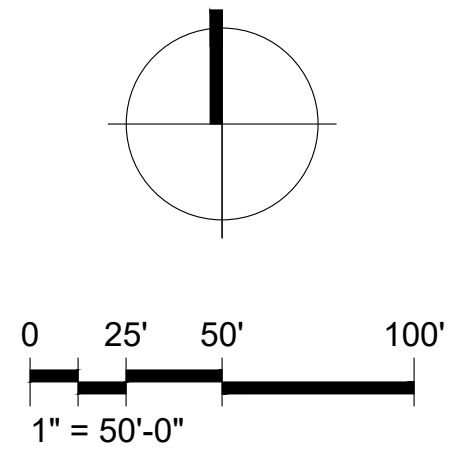
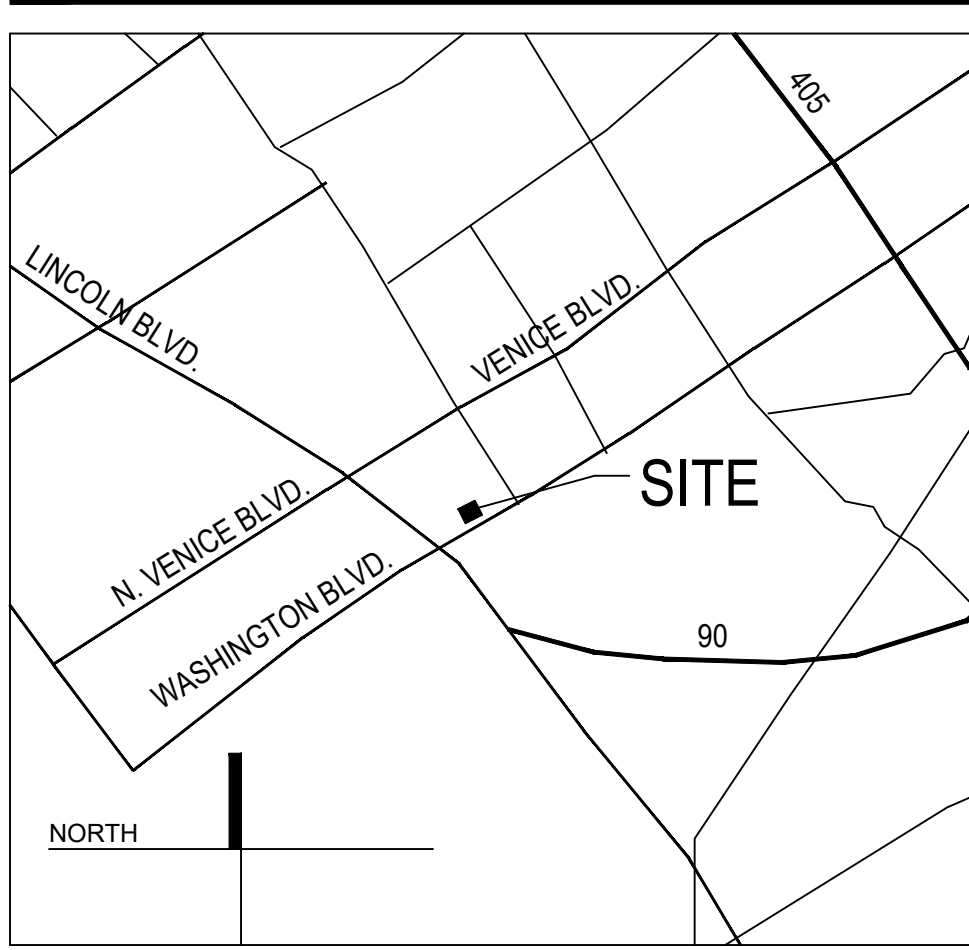
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PROJECT AREA LIMITS:
135,472SF (3.11AC)

VICINITY MAP



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WORK AREA LIMITS

DD18-19

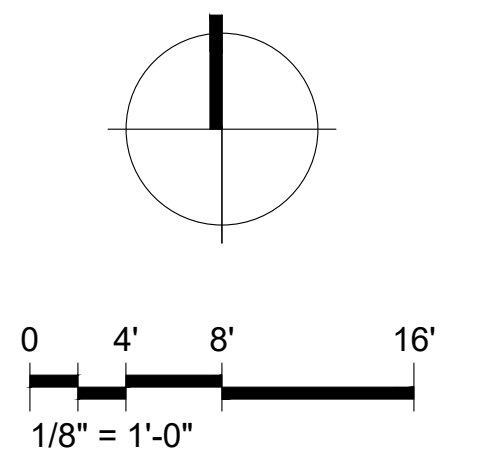
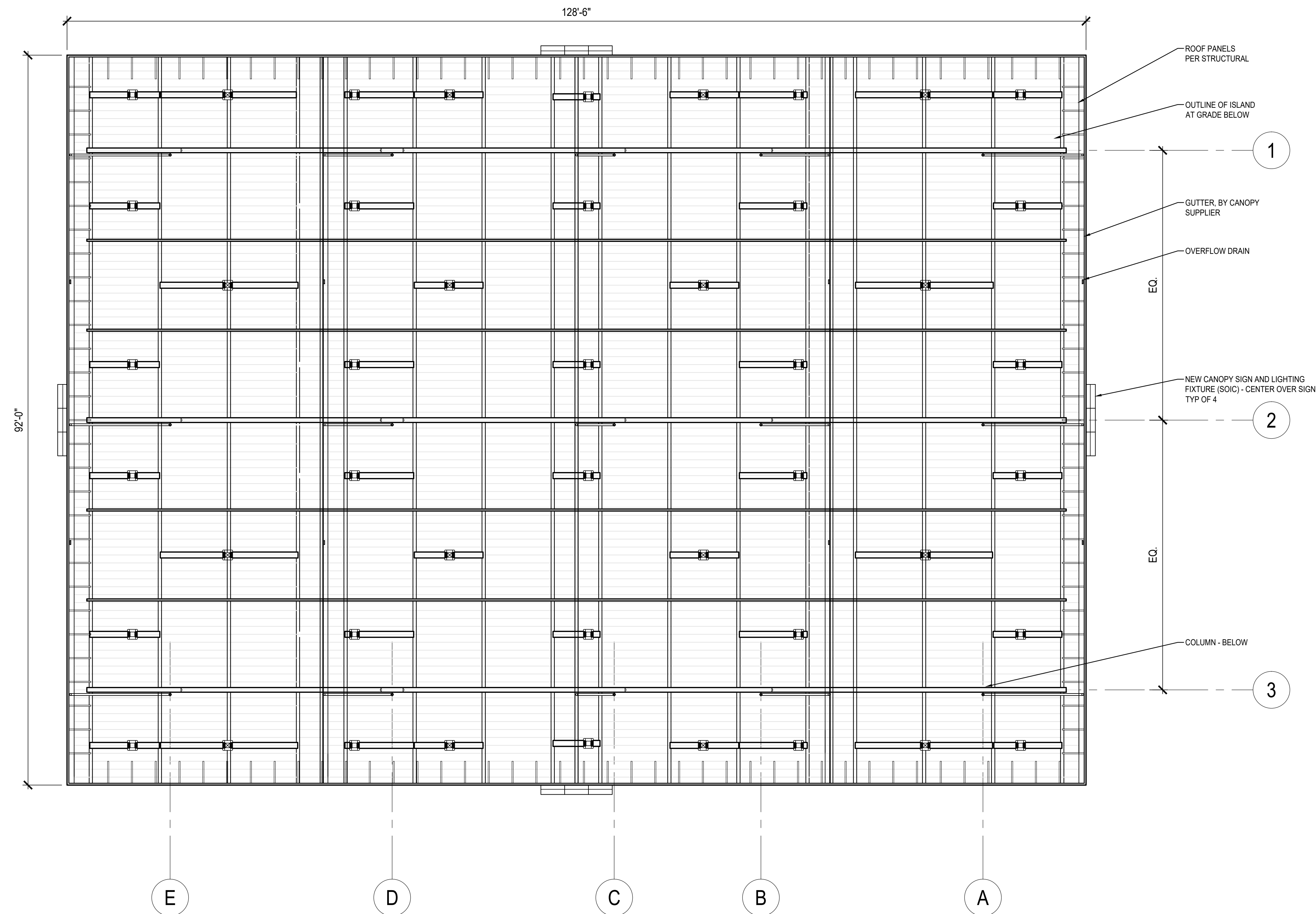
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CULVER CITY, CALIFORNIA

PROJECT AREA LIMITS

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ROOF PLAN

DD21-19

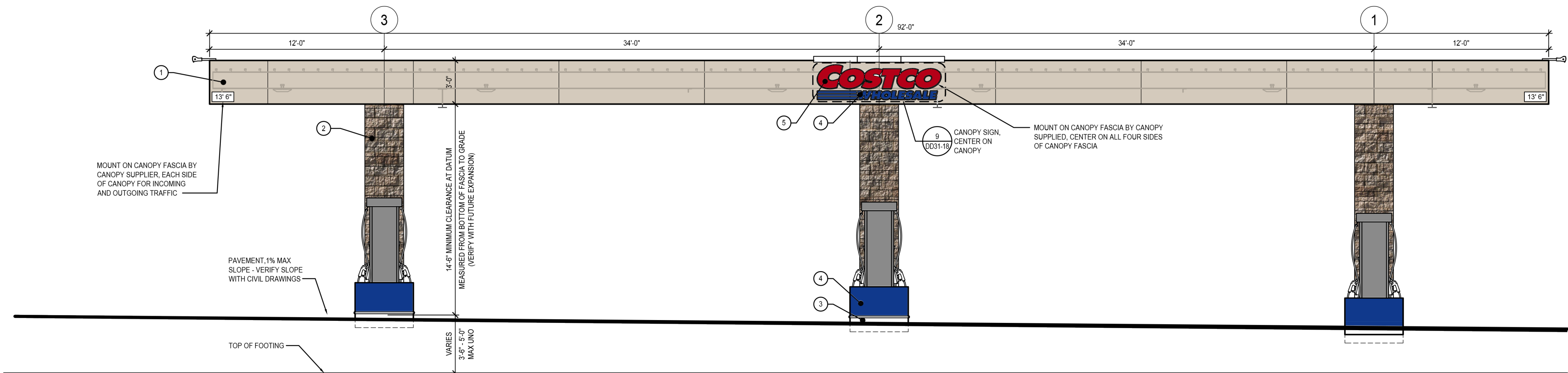
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ROOF PLAN

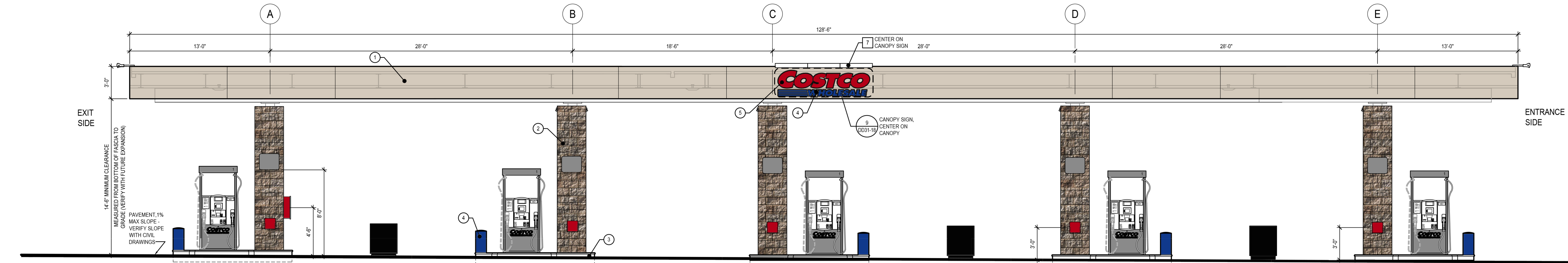
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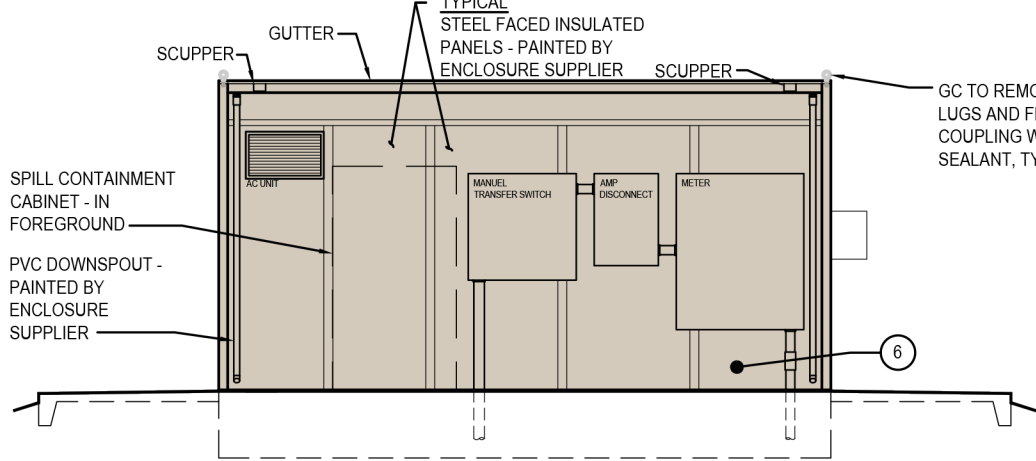
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

0415



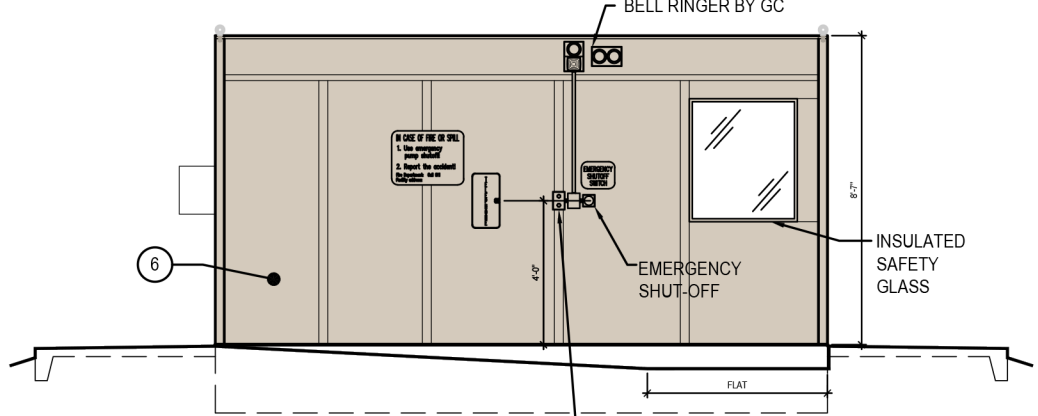
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0615



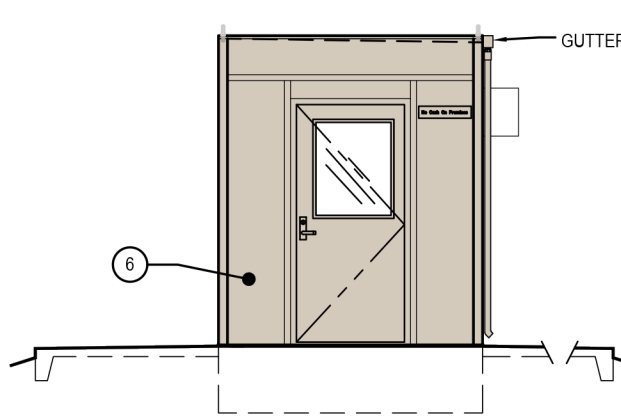
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0517



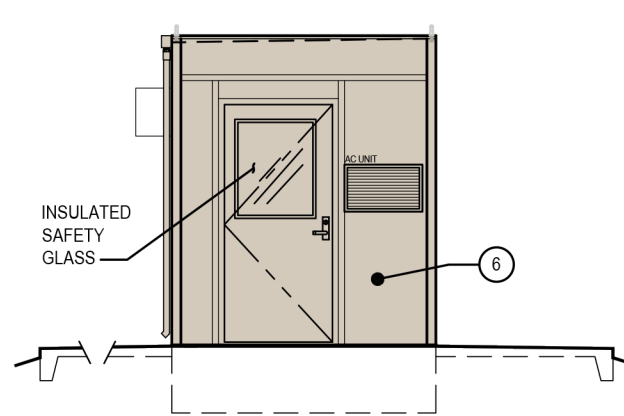
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

0517



5 WEST ELEVATION
SCALE: 3/16" = 1'-0"

0517



6 EAST ELEVATION
SCALE: 3/16" = 1'-0"

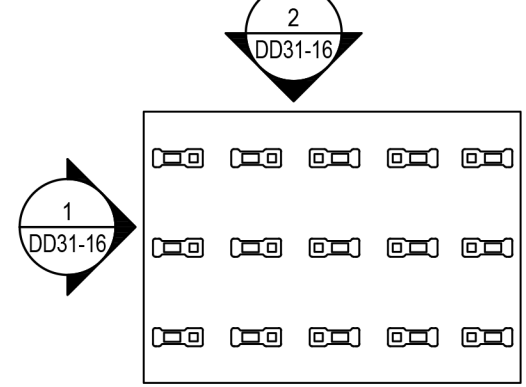
0517



9 CANOPY SIGN
SCALE: 1/2" = 1'-0"

MATERIALS					
1	PRE FINISHED METAL FASCIA PANEL CANOPY, COLOR 'GRAYSTONE' BY PPG	4	APOLIC FLAT ACRYLIC SIGN PANEL 'LAPIZ LAZULI' SW1805 SHERWIN WILLIAMS		
2	STEEL TUBE COLUMN WITH CMU WRAP TO MATCH EXISTING WAREHOUSE 'CHAMPAGNE, OAK & WARM GRAY' BY ANGELUS	5	APOLIC FLAT ACRYLIC SIGN PANEL 'SAFETY RED' SW4081 SHERWIN WILLIAMS		
3	RAISED CONCRETE ISLAND WITH METAL EDGE FORM, PAINT SIDES ONLY - GLOSS BLACK	6	METAL PANEL CONTROLLER ENCLOSURE, COLOR 'GRAYSTONE' BY PPG		

KEY PLAN



COSTCO
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W# 479

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CONCEPT
ELEVATIONS

DD31-19

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CONCEPT ELEVATIONS

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CONCEPT RENDERINGS

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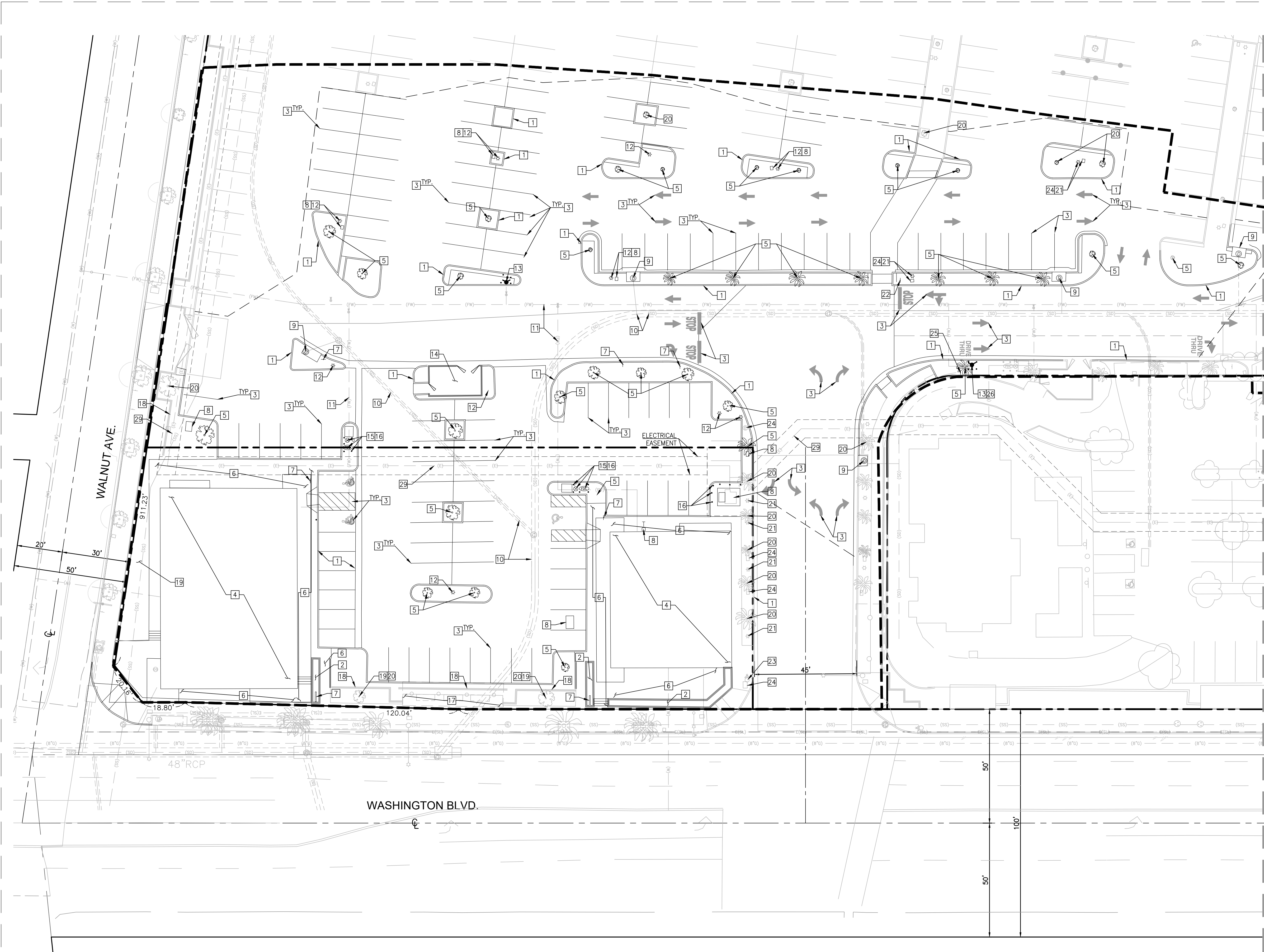


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CONCEPT
RENDERINGS

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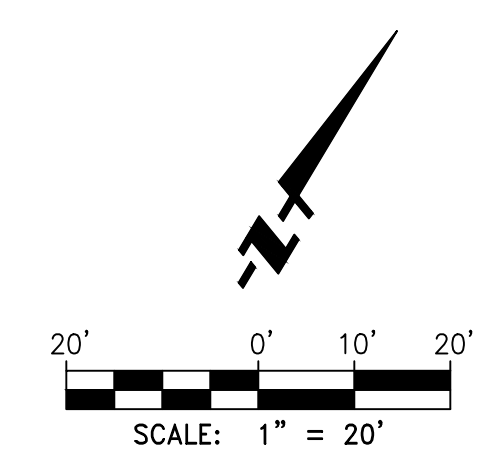
LEGEND AND ABBREVIATIONS

- LIMIT OF WORK
- CENTER LINE
- BOUNDARY LINE
- PROPERTY LINE/RIGHT OF WAY
- EASEMENT LINE
- ELECTRICAL EASEMENT LINE
- GRADE BREAK LINE
- CL CENTERLINE
- FS FINISHED SURFACE
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- PR PROPOSED
- R/W RIGHT OF WAY
- (###.##) EXISTING SPOT ELEV.
- ###.## SPOT ELEV.
- XX SLOPE
- X.X% SLOPE

DEMOLITION NOTES

- 1 REMOVE EXISTING CURB/CURB AND GUTTER
- 2 REMOVE EXISTING LANDSCAPE/PLANTER
- 3 REMOVE EXISTING PAINTED TRAFFIC CONTROL AND PARKING
- 4 DEMOLISH EXISTING BUILDING
- 5 REMOVE EXISTING TREE/SHRUB
- 6 REMOVE EXISTING STAIRS/CONCRETE WALK
- 7 REMOVE EXISTING SIGN
- 8 REMOVE AND RELOCATE EXISTING VAULT
- 9 REMOVE AND RELOCATE EXISTING CATCH BASIN
- 10 REMOVE AND RELOCATE INTERFERING PORTIONS OF EXISTING STORM DRAIN LINE
- 11 REMOVE AND RELOCATE INTERFERING PORTIONS OF EXISTING FIRE WATER LINE
- 12 REMOVE EXISTING SITE LIGHT
- 13 RELOCATE EXISTING FIRE HYDRANT
- 14 REMOVE EXISTING TRASH ENCLOSURE
- 15 REMOVE EXISTING FDC
- 16 REMOVE EXISTING BOLLARD
- 17 EXISTING BUS STOP TO REMAIN, PROTECT IN PLACE
- 18 EXISTING RETAINING WALL TO REMAIN, PROTECT IN PLACE
- 19 EXISTING LANDSCAPE TO REMAIN, PROTECT IN PLACE
- 20 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 21 EXISTING SITE LIGHT TO REMAIN, PROTECT IN PLACE
- 22 EXISTING SIGN TO REMAIN, PROTECT IN PLACE
- 23 EXISTING TRAFFIC SIGNAL TO REMAIN, PROTECT IN PLACE
- 24 EXISTING ELECTRICAL VAULT TO REMAIN, PROTECT IN PLACE
- 25 REMOVE AND RELOCATE EXISTING SIGN
- 26 REMOVE AND RELOCATE EXISTING BOLLARD
- 27 REMOVE EXISTING ELECTRICAL VAULT
- 28 REMOVE EXISTING GAS VAULT
- 29 REMOVE AND RELOCATE INTERFERING PORTIONS OF EXISTING ELECTRICAL LINE
- 30 REMOVE EXISTING FUEL FACILITY
- 31 REMOVE EXISTING DRIVE AISLE
- 32 EXISTING STORM DRAIN TO REMAIN
- 33 REMOVE EXISTING VALLEY GUTTER
- 34 REMOVE AND RELOCATE ELECTRICAL EQUIPMENT PER SEPARATE PLAN
- 35 EXISTING UTILITY TO REMAIN. PROTECT IN PLACE
- 36 REMOVE EXISTING STORM DRAIN LINE

SEE SHEET C1.01



COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

DEMOLITION PLAN

JUNE 3, 2024

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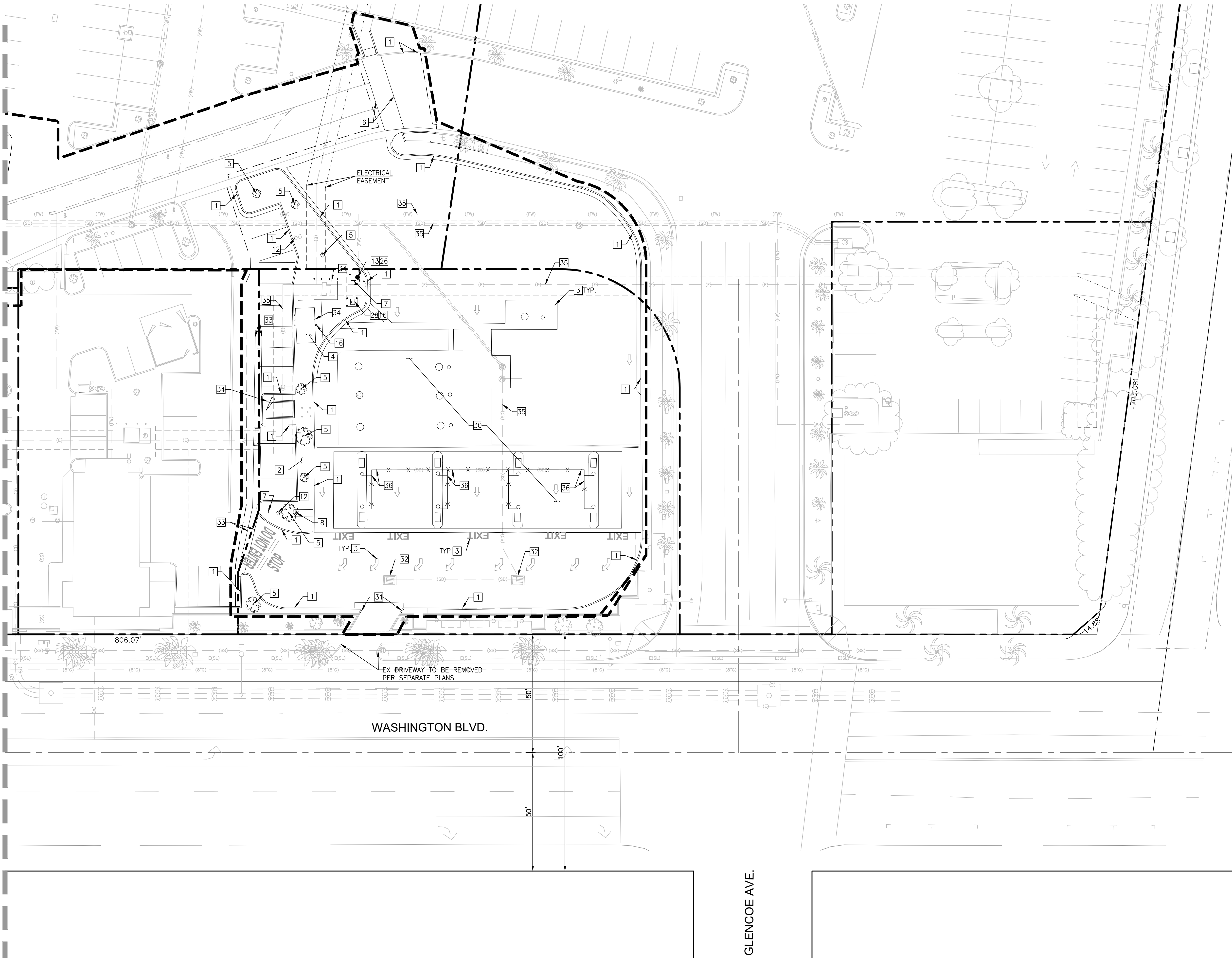
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---	GRADE BREAK LINE
CL	CENTERLINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
PR	PROPOSED
R/W	RIGHT OF WAY
(###.##)	EXISTING SPOT ELEV.
###.##	SPOT ELEV.
X.X%	SLOPE

DEMOLITION NOTES

- 1 REMOVE EXISTING CURB/CURB AND GUTTER
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- 35 EXISTING UTILITY TO REMAIN. PROTECT IN PLACE
- 36 REMOVE EXISTING STORM DRAIN LINE

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DEMOLITION PLAN

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LEGEND AND ABBREVIATIONS

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- - - ELECTRICAL EASEMENT LINE
- GB- GRADE BREAK LINE
- R- RIDGE LINE
- SAWCUT LINE
- CL CENTERLINE
- FS FINISHED SURFACE
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- PR PROPOSED
- R/W RIGHT OF WAY
- ###.## EXISTING SPOT ELEV.
- ###.## SPOT ELEV.
- X.X% SLOPE
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE SLAB

CONSTRUCTION NOTES

1. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT: 6.5" AC OVER 6" AB PER GEOTECHNICAL RECOMMENDATIONS
2. CONSTRUCT FUELING SLAB: 7" PCC OVER 5" AB* W/#4'S @ 18" O.C. PER GEO RECOMMENDATIONS
3. INSTALL NEW PAINTED ARROW PER ARCHITECTURAL PLANS
4. CONSTRUCT 6" CONCRETE CURB & GUTTER
5. CONSTRUCT 6" CONCRETE CURB
6. CONSTRUCT CONCRETE VALLEY GUTTER
7. INSTALL BOLLARDS PER ARCHITECTURAL PLANS
8. INSTALL PAINTED STOP BAR PER ARCHITECTURAL PLANS
9. INSTALL TRAFFIC STRIPING PER ARCHITECTURAL PLANS
10. CONSTRUCT TANK SLAB
11. SAWCUT AND JOIN
12. INSTALL PARKING STRIPING
13. INSTALL PEDESTRIAN WALK
14. REMOVE & REPLACE EXISTING CURB
15. REPLACE EXISTING CONCRETE SIDEWALK
16. REPLACE BROKEN TREE GRATE
17. REMOVE & REPLACE EXISTING DRIVEWAY TO MAKE ADA COMPLIANT

EARTHWORK ESTIMATE

GAS STATION

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	DISPOSITION
TOTAL	1,935	790	1,145	EXPORT

- INCLUDES EXCAVATION FOR LID SYSTEM
- ASSUMED 3-30,000 GAL TANKS WITH A FOOTPRINT OF 3,678 SQ-FT, DEPTH OF 5.3' AND ADDITIONAL COVER OF 3'. TOTAL VOLUME FOR FUEL TANK EXCAVATION IS 1,135 CU-YD.
- DOES NOT INCLUDE EXISTING BUILDING REMOVAL

GRADING QUANTITIES SHOWN ABOVE ARE UNADJUSTED AND FOR BONDING AND PERMITTING PURPOSES ONLY. SPOILS NOT INCLUDED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION.

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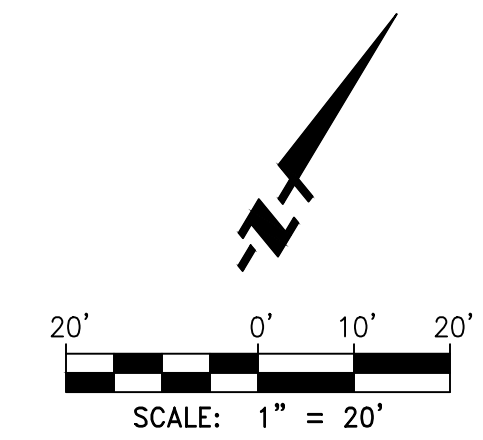
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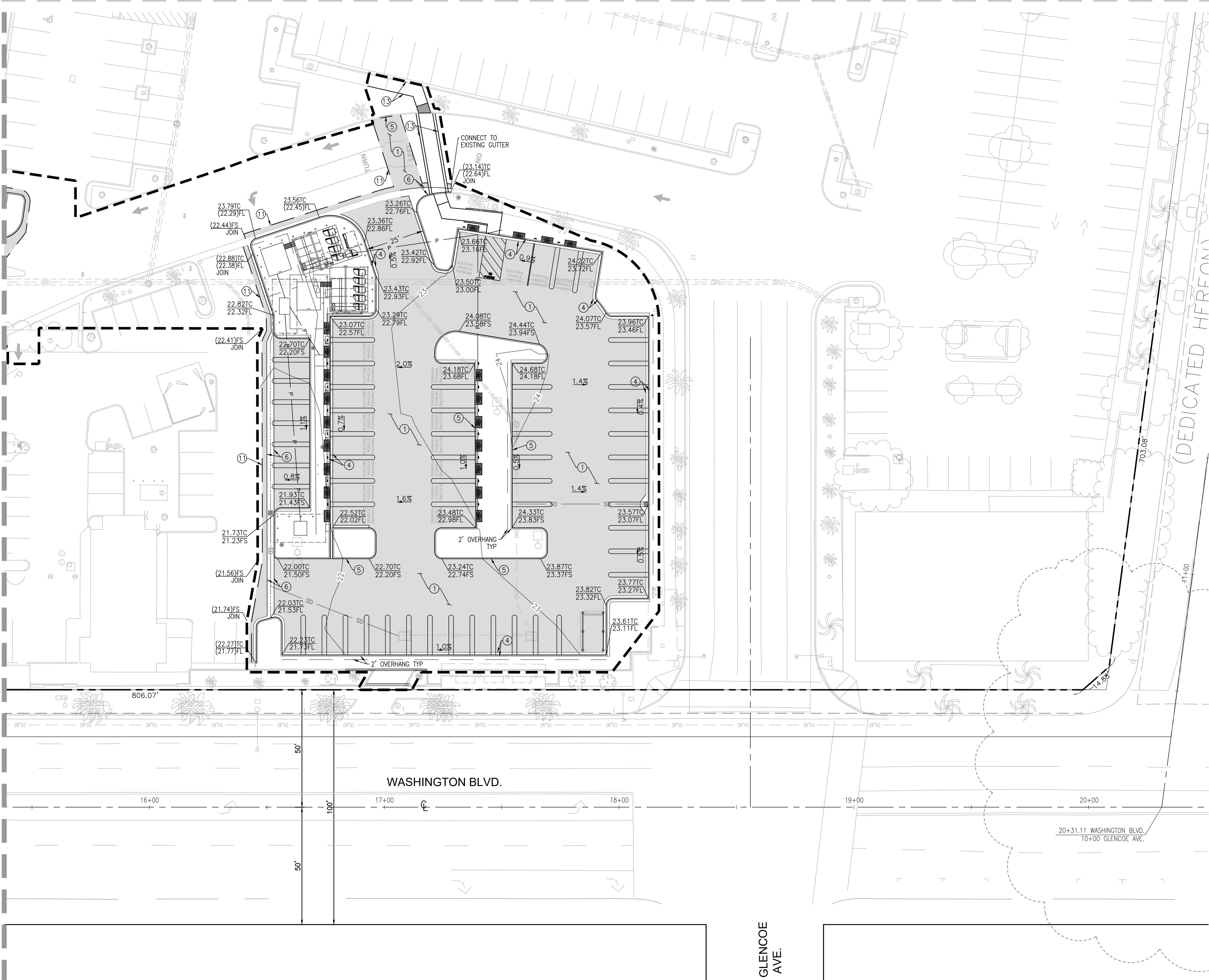
CONCEPT GRADING PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

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LEGEND AND ABBREVIATIONS

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- R/W RIGHT OF WAY
- ####/XX EXISTING SPOT ELEV.
- ####/XX SPOT ELEV.
- X.X% SLOPE
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE SLAB

CONSTRUCTION NOTES

1. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT: 6.5" AC OVER 6" AB PER GEOTECHNICAL RECOMMENDATIONS
2. CONSTRUCT FUELING SLAB: 7" PCC OVER 5" AB* W/#4'S @ 18" O.C. PER GEO RECOMMENDATIONS
3. INSTALL NEW PAINTED ARROW PER ARCHITECTURAL PLANS
4. CONSTRUCT 6" CONCRETE CURB & GUTTER
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7. INSTALL BOLLARDS PER ARCHITECTURAL PLANS
8. INSTALL PAINTED STOP BAR PER ARCHITECTURAL PLANS
9. INSTALL TRAFFIC STRIPING PER ARCHITECTURAL PLANS
10. CONSTRUCT TANK SLAB
11. SAWCUT AND JOIN
12. INSTALL PARKING STRIPING
13. INSTALL PEDESTRIAN WALK

EARTHWORK ESTIMATE

PARKING LOT

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	DISPOSITION
TOTAL	120	1,275	1,272	IMPORT

- ASSUMED 3-30,000 GAL TANKS WITH A FOOTPRINT OF 3,678 SQ-FT, DEPTH OF 5.3' AND ADDITIONAL COVER OF 3'. TOTAL VOLUME FOR FILL AFTER REMOVAL OF EXISTING FUEL TANKS IS 1,135 CU-YD.

GRADING QUANTITIES SHOWN ABOVE ARE UNADJUSTED AND FOR BONDING AND PERMITTING PURPOSES ONLY. SPOILS NOT INCLUDED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION.

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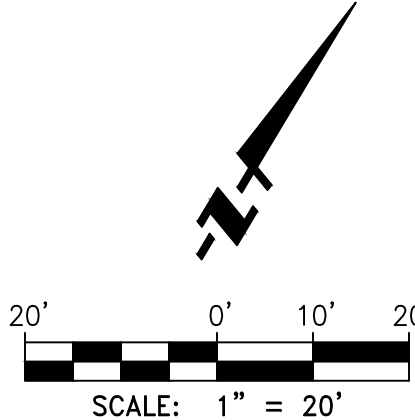
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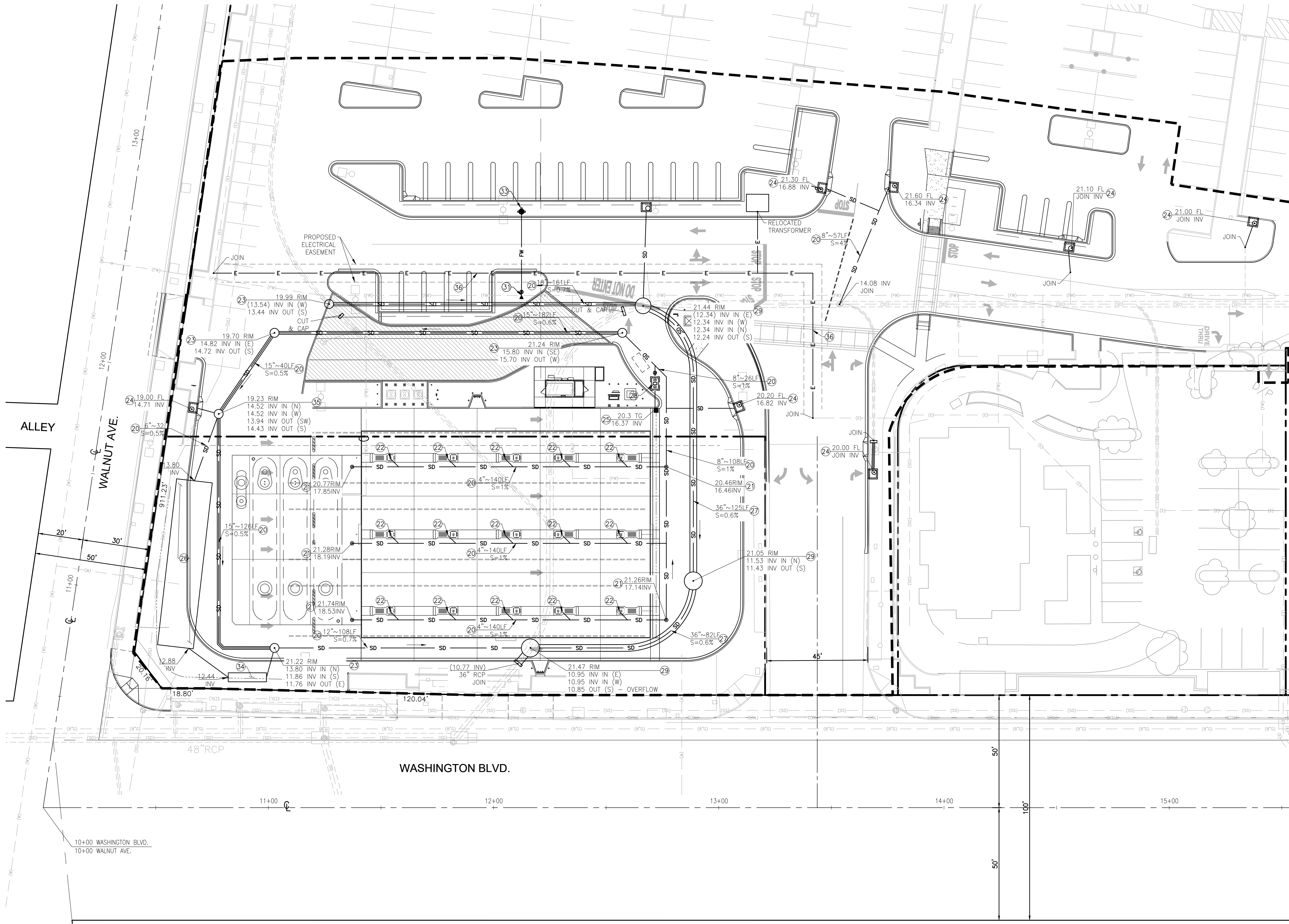
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CULVER CITY, CALIFORNIA

CONCEPT GRADING PLAN

JUNE 3, 2024

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(E)	EXISTING ELECTRICAL LINE
(E)(SL)	EXISTING ELECTRICAL STREETLIGHT LINE
(8"O)	EXISTING GAS LINE
(FW)	EXISTING FIRE WATER LINE
(SS)	EXISTING SEWER LINE
(SD)	EXISTING STORM DRAIN LINE
FW	PROPOSED FIRE WATER LINE
SD	PROPOSED STORM DRAIN LINE
E	PROPOSED ELECTRICAL LINE
CL	CENTERLINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
PR	PROPOSED
R/W	RIGHT OF WAY
(####)	EXISTING SPOT ELEV.
XX	SPOT ELEV.
###	SPOT ELEV.
XX	SLOPE
X.X%	SLOPE

CONSTRUCTION NOTES

- 20 INSTALL SDR35 PVC PIPE & FITTINGS LENGTH, SIZE AND SLOPE PER PLAN
- 21 INSTALL CLEANOUT
- 22 POINT OF CONNECTION TO GAS STATION CANOPY ROOF DRAIN
- 23 CONSTRUCT 48" STORM DRAIN MANHOLE PER SPPWC STD. NO 321-2
- 24 INSTALL CURB OPENING CATCH BASIN
- 25 INSTALL 12X12 GRATE CATCH BASIN
- 26 INSTALL 60" ADS DETENTION SYSTEM SYSTEM WITH 3-65 FT LATERALS
- 27 INSTALL HDPE PVC PIPE & FITTINGS LENGTH, SIZE AND SLOPE PER PLAN
- 28 INSTALL GREASE INTERCEPTOR
- 29 CONSTRUCT 84" STORM DRAIN MANHOLE PER SPPWC STD. NO 321-2
- 30 INSTALL FIREWATER PIPE LENGTH AND SIZE PER PLAN
- 31 INSTALL TEE COMPLETE WITH THRUST BLOCKS AND GATE VALVES
- 32 INSTALL 90° BEND COMPLETE WITH THRUST BLOCKS AND GATE VALVES
- 33 INSTALL FIRE HYDRANT ASSEMBLY
- 34 INSTALL BIOCLEAN MODULAR WETLAND SIZE/MODEL MWS-L-4-17
- 35 INSTALL DIVERSION MANHOLE
- 36 INSTALL ELECTRICAL CONDUIT

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UTILITY
PLAN

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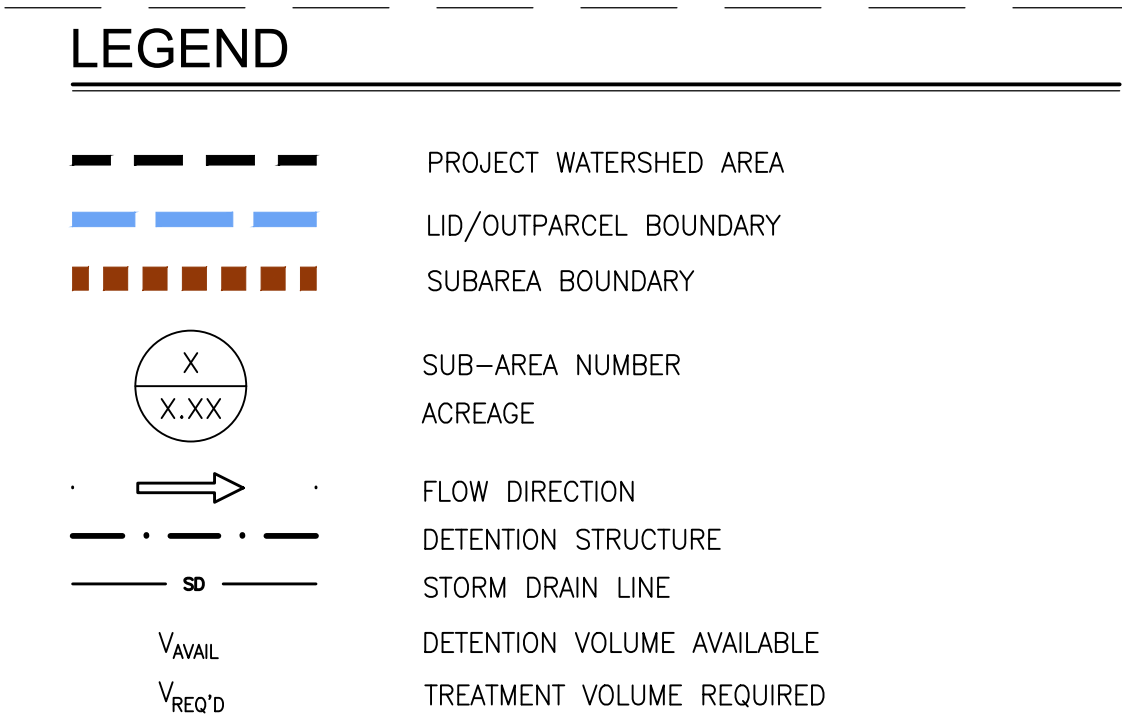
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CONCEPT UTILITY PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

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SITE PARAMETERS: 50 YR ISOHYET = 5.48 IN
85TH PERCENTILE ISOHYET = 1.08 IN
SOIL CLASSIFICATION = 16

LID - 85th PERCENTILE					
Subarea	Area (Ac)	85th ISOHYET	% Impervious	Volume (Cu-Ft)	Q _{PM} (cfs)
A	0.71	1.08	95%	2,374	0.19
			Total	2,374	0.19

Subarea	Area (Ac)	*Treatment Required (Cu Ft)	Treatment Provided		
			ADS 60" DIA DETENTION SYSTEM		
			Length (ft)	Width (ft)	Volume (Cu-Ft)
A	0.71	3,561	78	20.5	3,765
Total	0.71	3,561			3,765

*VOLUME IS 1.5 TIMES SWQDV FOR BIOFILTRATION TREATMENT

MODULAR WETLAND SYSTEM DESIGN SUMMARY					
Subarea	Drainage Area (Ac)	% Impervious	Q Design	Size/Model	Total Treatment Capacity (CFS)
A	0.71	95%	0.19	MWS-1.4-17	0.206

1. PER COST SHARING AGREEMENT BETWEEN COSTCO AND THE CITY OF CULVER CITY, LID TREATMENT FOR THE COSTCO BOUNDARY HAS BEEN ACCOUNTED FOR AS PART OF THE WASHINGTON BOULEVARD STORMWATER AND URBAN RUN DIVERSION SYSTEM PROJECT. THE OUTPANEL WHERE A PORTION OF THE PROPOSED FUEL FACILITY WILL BE LOCATED WAS NOT INCLUDED IN THAT AGREEMENT, THEREFORE LID TREATMENT FOR THE PROJECT DEVELOPMENT WILL BE LIMITED TO THE OUTPARCEL BOUNDARY AREA.

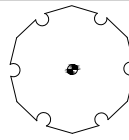
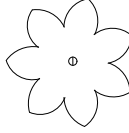
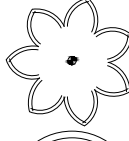
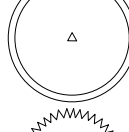
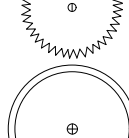
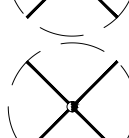
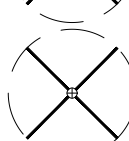
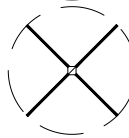
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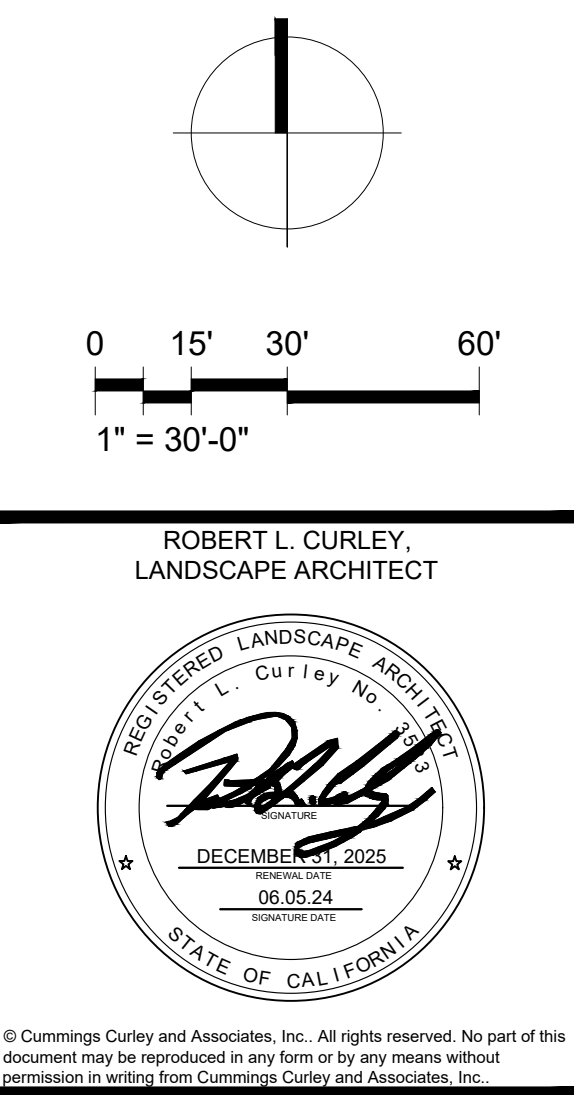
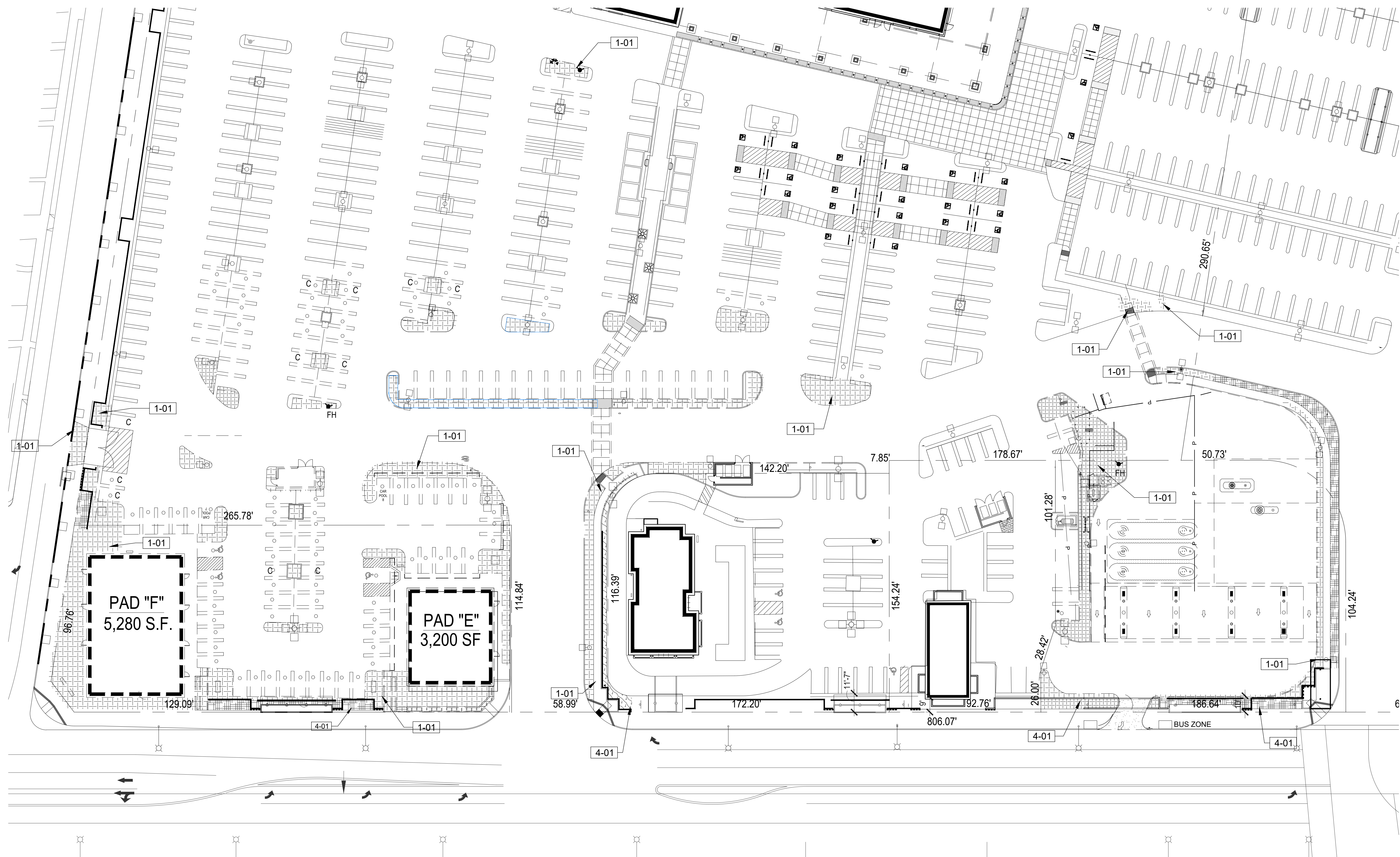
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PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT. SIZE	QTY
<u>STREET TREES</u>				
	Tristania conferta Existing street tree to be protected. See Tree Protection Details and notes.	Brisbane Box	Existing City Street Tree	8
<u>EXISTING TREE TO REMAIN BOX AND RELOCATE</u>				
	Cocos plumosa Box, store on site and maintain.	Queen Palm	Existing to be Relocated	7
<u>EXISTING TREE TO REMAIN IN PLACE</u>				
	Archontophoenix cunninghamiana	King Palm	Existing to Remain	19
	Bauhinia x blakeana	Hong Kong Orchid Tree	Existing to Remain	3
	Cupressus sempervirens	Italian Cypress	Existing to Remain	2
	Pistacia chinensis	Chinese Pistache	Existing to Remain	8
<u>EXISTING TREES TO BE REMOVED</u>				
	Bauhinia x blakeana	Hong Kong Orchid Tree	Remove	3
	Eucalyptus nicholii	Nichol's Willow-leaved Peppermint	Existing to be Removed	1
	Pistacia chinensis	Chinese Pistache	Remove	22
	Zelkova serrata 'Village Green'	Sawleaf Zelkova	Remove	8

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June 5, 2024

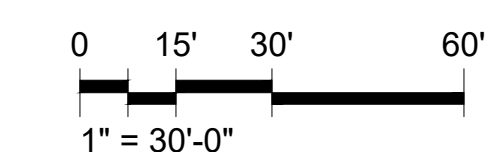
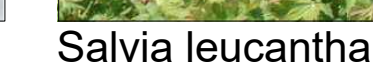
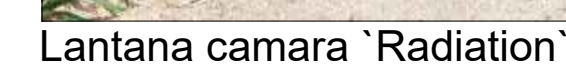
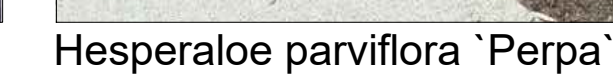
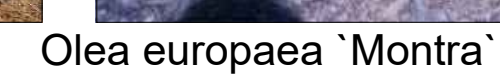
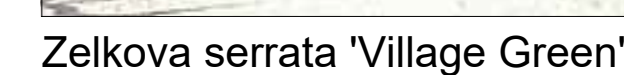
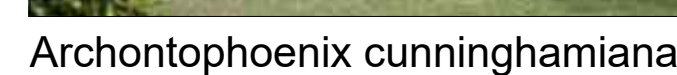
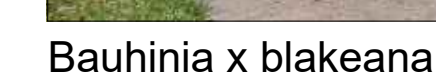
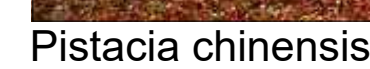
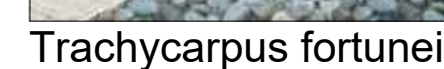
LANDSCAPE
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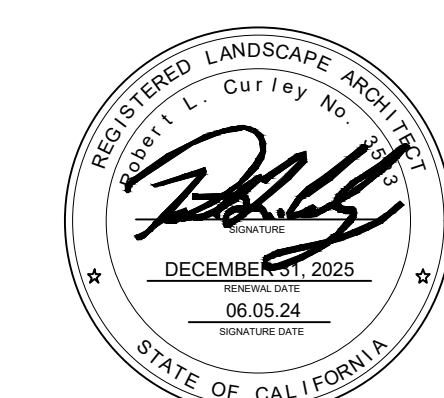
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ROBERT L. CURLEY,
LANDSCAPE ARCHITECT



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LANDSCAPE
IMAGERY

L203

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird RWS-B-C 1404 Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	186	360	20	1	1'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird XCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm.	1				
	Rain Bird XCZ-PRB-100-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	3				
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20				
	Area to Receive Drip Emitters Rain Bird XB-PC-1032 Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph/blue, 1.0gph/black, and 2.0gph/red. Comes with a 10-32 threaded inlet x barb outlet. Emitter Notes: 10PC1032 emitters (2 assigned to each 15 gal plant) 10PC1032 emitters (1 assigned to each 5 gal plant) 10PC1032 emitters (1 assigned to each 1 gal/plant)	27,875 s.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	11				
	Point of Connection 2" Existing Service	1				
	Irrigation Lateral Line: PVC Schedule 40	4,880 l.f.				
	Irrigation Mainline: PVC Schedule 40	1,164 l.f.				
	Pipe Sleeve: PVC Schedule 40	744.7 l.f.				
	Irrigation Mainline: PVC Schedule 40 Existing to Remain Verify location in the field. See As Builts by Weisman Design Group dated 1/27/99	3,178 l.f.				
	Valve Callout Valve Number Valve Flow Valve Size					

3 Irrigation

SYMBOL	DESCRIPTION	QTY
	Existing irrigation to be protected. Re-work circuit and connect existing valve into Costco controller	481 sf
	Existing irrigation to be removed and replaced as indicated	

NUMBER	MODEL	SIZE	TYPE	GPM
2	Rain Bird XCZ-PRB-100-COM	1"	Area for Drip Emitters	1.87
21	Rain Bird PEB	1"	Bubbler	14
30	Rain Bird PEB	1-1/2"	Bubbler	12
31	Rain Bird PEB	1"	Bubbler	12
37	Rain Bird XCZ-PRB-100-COM	1"	Area for Drip Emitters	2.0
38	Rain Bird PEB	1-1/2"	Bubbler	18
39	Rain Bird PEB	1"	Bubbler	20
40	Rain Bird PEB	1-1/2"	Bubbler	30
41	Rain Bird PEB	1-1/2"	Bubbler	21
42	Rain Bird PEB	1-1/2"	Bubbler	26
43	Rain Bird XCZ-075-PRF	3/4"	Area for Drip Emitters	0.25
44	Rain Bird XCZ-PRB-100-COM	1"	Area for Drip Emitters	3.92
45	Rain Bird PEB	1-1/2"	Bubbler	20
46	Rain Bird PEB	1"	Bubbler	14
47	Rain Bird PEB	1"	Bubbler	10
Unknown	Cap from existing system		Cap (as indicated for future use)	
Unknown	Cap from existing system		Cap (as indicated for future use)	
Unknown	Cap from existing system		Cap (as indicated for future use)	

IRRIGATION NOTES

VERIFICATION:

The system is based on a static 80 p.s.i. and 50 g.p.m. available at the discharge outlet of the meter or other point of connection. The contractor shall verify the same at the award of the contract. The contractor shall notify the Landscape Architect immediately if the data is significantly different and would adversely affect the operation of the system. Such notice shall be in writing and shall occur within 5 days of contract award for projects anticipated to take two weeks or longer or 72 hours prior to commencement.

SCHEMATIC:

The system features are shown schematically for graphic clarity: install all piping and valves in common trenches (the minimum cover noted in the legend is required for the upper most line) where feasible and inside planting areas. Valves and main lines shall be located in planter areas.

CODES:

The irrigation system and all other mechanical, electrical, and structural systems shall be installed in accordance with all federal, state, and local codes and manufacture specifications recommendations and requirements. Notify the Landscape Architect immediately in writing prior to signing a contract with the owner of any conflicts. Conflicts noted after signing or after the commencement of work shall be the sole responsibility of the contractor.

HEAD ALLOWANCE:

The contractor is required to provide the owner with a complete project. He/she shall install any additional heads, nozzle changes, valves, irrigation lines, wire, etc. as necessary to accommodate any necessary field changes. The contractor shall make all needed changes as directed by the Landscape Architect and provide the owner with a complete project at no additional cost to the owner.

CHECK VALVES:

Install check valves at the base of any heads that display low end drainage. These shall be included in the contractors price and shall be added as directed by the Landscape Architect and provide the owner with a complete project with no additional cost to the owner.

SLEEVING:

The contractor shall be responsible for providing adequately sized sleeving for all irrigation pipes, landscape lighting and other components. The drawings are intended to be used as a guide only. Sleeves shall be clearly marked during construction and shall occur under all paved areas and shall extend 1' minimum beyond all paving. Sleeves must be 2x the diameter of pipe running through it.

GUARANTEE:

The contractor shall guarantee the irrigation system and all its components for the period of one year after final acceptance by the Landscape Architect. The contractor shall be responsible for all materials and labor associated with the guarantee, including but not limited to the loss of plant material or damage to structures due to the failure of the irrigation system.

ELECTRICAL SERVICE:

All exposed 110V wires shall be placed in rigid metal conduit and hard wired directly to 110V service. All exposed low voltage wire for irrigation and lighting shall also be placed in rigid metal conduit.

PLANT ESTABLISHMENT WITH DRIP IRRIGATION:

All planting areas including pots irrigated with drip irrigation or low volume irrigation components shall be hand watered by the installer until the plant materials root zones have established enough to effectively access the irrigation water from the drip systems.

MAINLINE SIZING:

Mainline shall be sized as follows, based on maximum GPM demand:

0-10 GPM: 1" Schedule 40 PVC Pipe
10-16 GPM: 1-1/4" Schedule 40 PVC Pipe
16-26 GPM: 1-1/2" Schedule 40 PVC Pipe
26-40 GPM: 2" Class 315 PVC Pipe
40-60 GPM: 2 1/2" Class 315 PVC Pipe
60-95 GPM: 3" Class 315 PVC Pipe

