

COSTCO
WHOLESALE
 CULVER CITY, CA
 #479

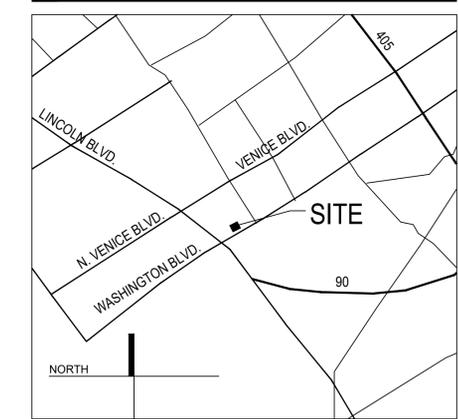
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94-0630-37
 MAY 31, 2024
 CONCEPT
 SITE PLAN
 OVERLAY
 DD10-19

VICINITY MAP

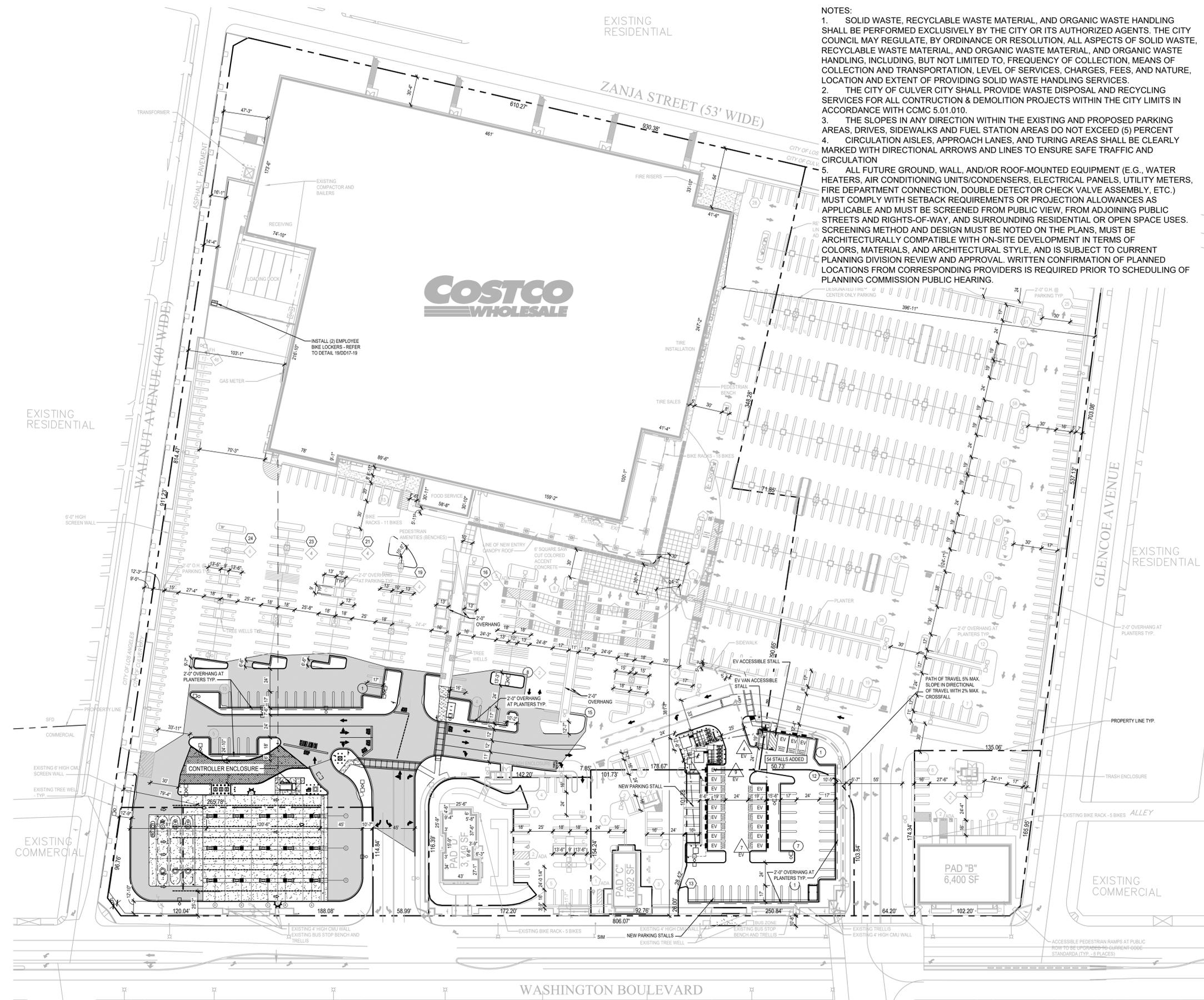


COSTCO WHOLESALE CONCEPT SITE PLAN OVERLAY

CULVER CITY, CALIFORNIA

MAY 31, 2024

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NOTES:

- 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.
- 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.
- THE SLOPES IN ANY DIRECTION WITHIN THE EXISTING AND PROPOSED PARKING AREAS, DRIVES, SIDEWALKS AND FUEL STATION AREAS DO NOT EXCEED (5) PERCENT
- CIRCULATION AISLES, APPROACH LANES, AND TURNING AREAS SHALL BE CLEARLY MARKED WITH DIRECTIONAL ARROWS AND LINES TO ENSURE SAFE TRAFFIC AND CIRCULATION
- 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.)
 PROJECT 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 PAD 'E' & PAD 'F'	8,480 S.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
 NO. OF STALLS PER 1000 S.F. OF NEW BUILDING AREA: 5.22 STALLS

PROPOSED PARKING:

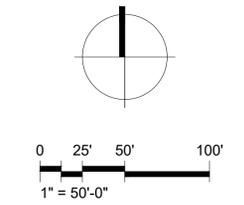
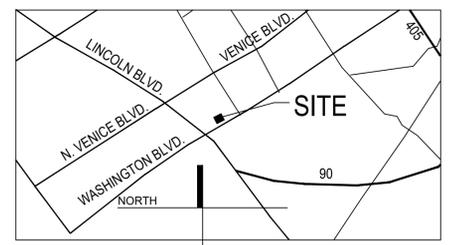
10' X 19' STALLS	416 STALLS
9' X 19' STALLS	364 STALLS
9' X 15' OR 9' X 17' COMPACT STALLS	80 STALLS 8.8%
10' X 19' EV STALLS SEE DETAIL INCLUDING (1) ACCESSIBLE STALL AND (1) VAN ACCESSIBLE STALL	20 STALLS 2.2%
ADA ACCESSIBLE STALLS	27 STALLS 2.9%
NEW SHORT-TERM BICYCLE PARKING PROVIDED	6 BIKES 11.11%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

TOTAL PARKING FOR CENTER
 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
 SITE PLAN

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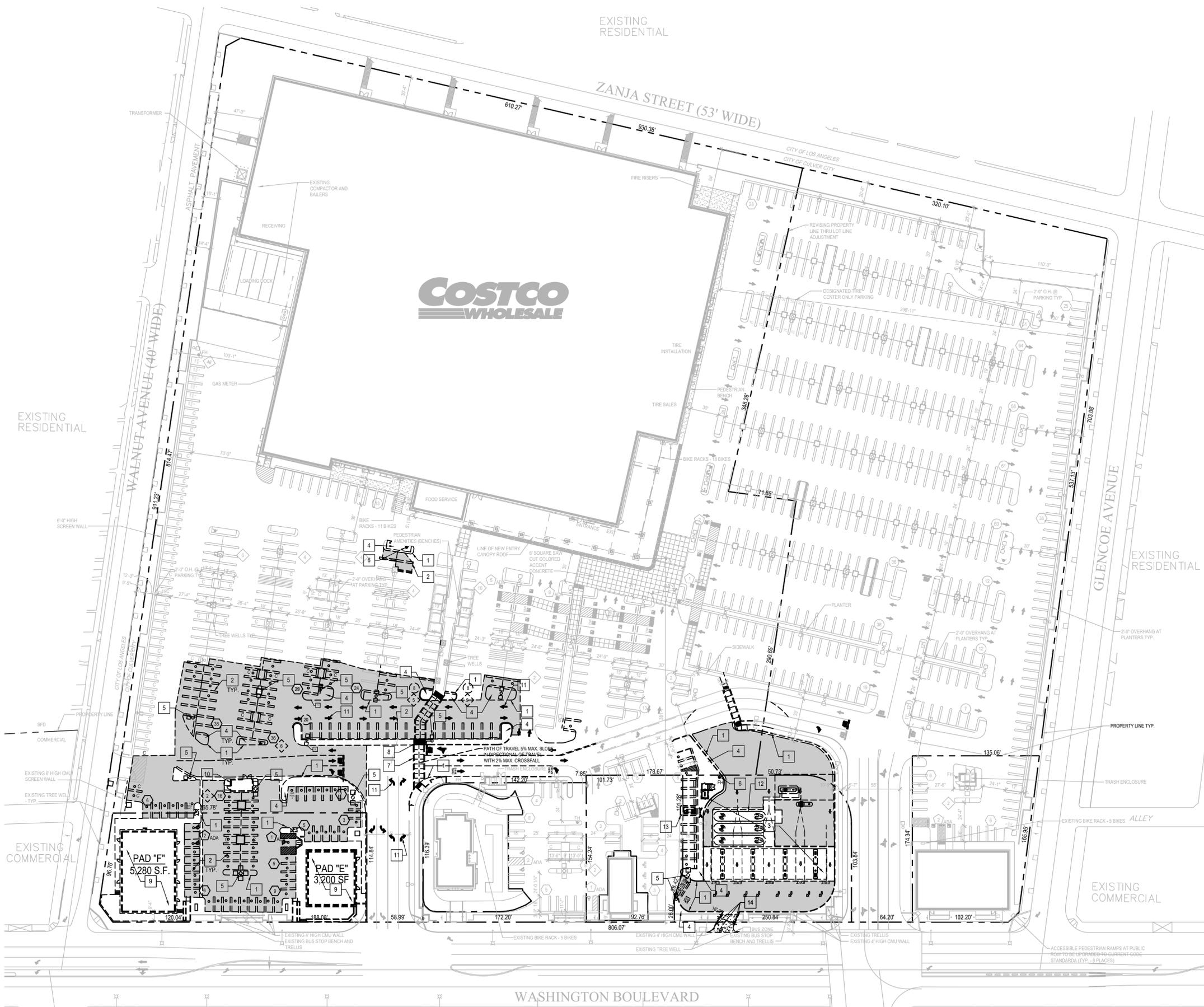
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CULVER CITY, CALIFORNIA

CONCEPT SITE PLAN

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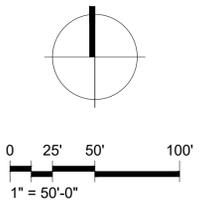
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- ### DEMO NOTES
- 1 DEMOLISH EXISTING CURB
 - 2 REMOVE EXISTING PARKING STRIPING
 - 3 DEMOLISH ALL FUEL STATION ELEMENTS, PREP AREA FOR NEW PARKING STRIPING
 - 4 REMOVE ALL LANDSCAPING AND CAP ALL IRRIGATION AS NEEDED THIS AREA
 - 5 DEMOLISH EXISTING 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

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 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.
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DEMOLITION
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DEMOLITION SITE PLAN

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EXISTING RESIDENTIAL

WALNUT AVENUE (40' WIDE)

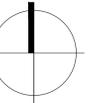
CITY OF LOS ANGELES
CITY OF CULVER CITY

ALLEY

EXISTING COMMERCIAL



WASHINGTON BOULEVARD



0 20' 40' 80'
1" = 40'-0"



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FUEL
TRUCK ROUTE

DD13-19A

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

FUEL TRUCK ROUTE

MAY 31, 2024

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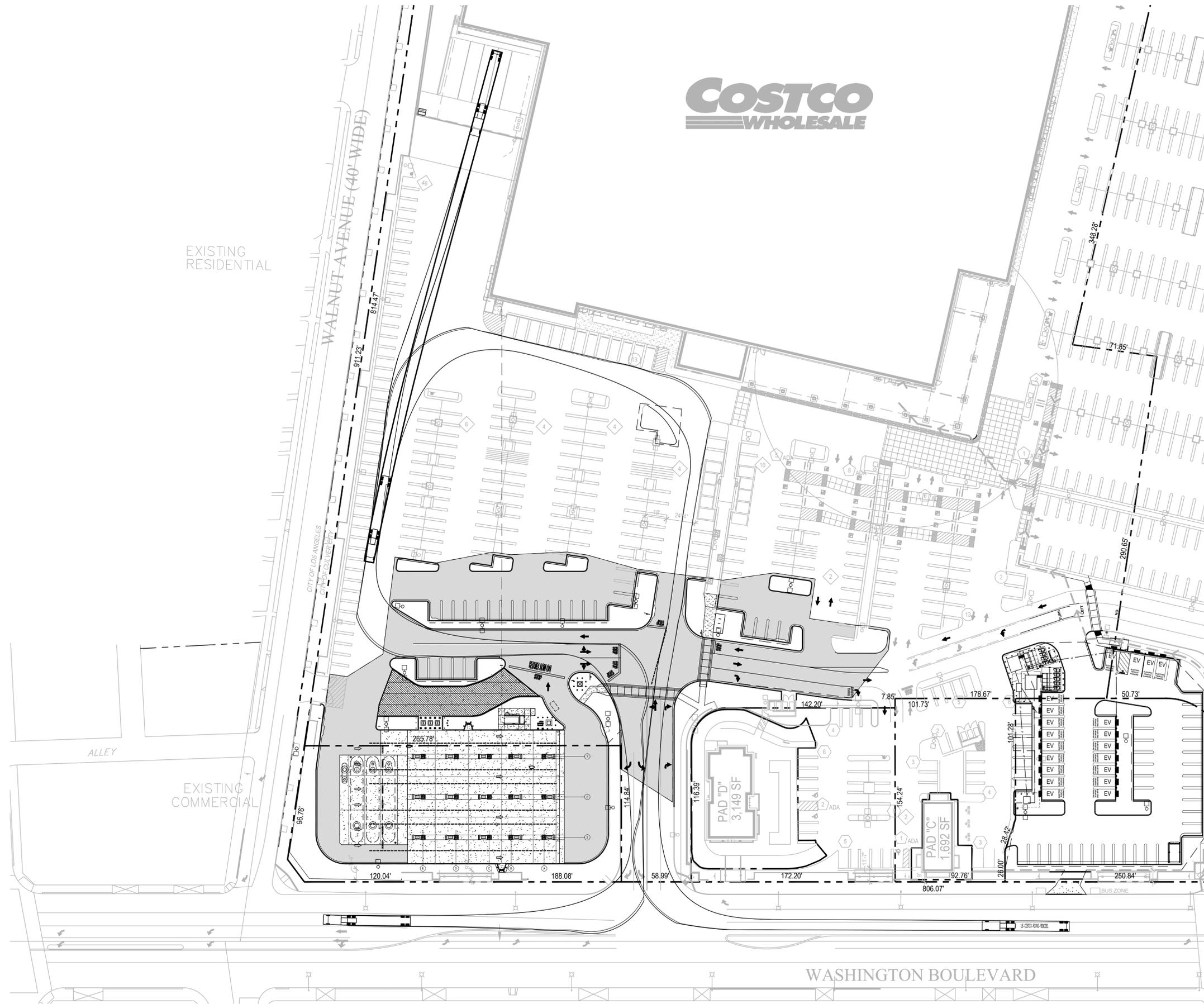
EXISTING RESIDENTIAL

WALNUT AVENUE (40' WIDE)

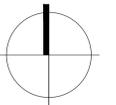
CITY OF LOS ANGELES
CITY OF CULVER CITY

ALLEY

EXISTING COMMERCIAL



WASHINGTON BOULEVARD



0 20' 40' 80'
1" = 40'-0"



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RECEIVING
TRUCK ROUTE

DD13-19B

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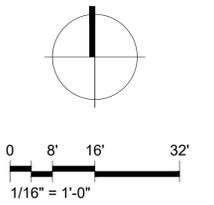
RECEIVING TRUCK ROUTE

MAY 31, 2024

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KEYNOTES

- 1 CONCRETE CURB, 6" WIDE BY 6" HIGH
- 2 PAINTED PARKING STRIPING
- 3 EV CHARGERS TRANSFORMER
- 4 EV CHARGERS MAIN SWITCHGEAR, ELECTRICAL PANEL AND ELECTRICAL METER LOCATION
- 5 (20) LEVEL (20) EV CHARGER STATIONS INCLUDING (2) ACCESSIBLE STALLS - EV CONTRACTOR TO INSTALL 1" MIN. UNDERGROUND CONDUIT AND WIRING
- 6 STEEL BOLLARDS - TYPICAL
- 7 2- FOOT OVERHANGS
- 8 NEW 4' H. CMU SCREEN WALL TO MATCH EXISTING
- 9 NEW 1'-8" H. CMU PLANTER WALL TO MATCH EXISTING
- 10 CONCRETE SIDEWALK TO MATCH EXISTING
- 11 CART CORRAL - REFER TO DETAIL 11/DD17-19
- 12 ACCESSIBLE EV PARKING STALL AND CHARGER
- 13 VAN ACCESSIBLE PARKING STALL AND CHARGER
- 14 ACCESSIBLE PARKING STRIPING UNLOADING AREA - REFER TO DETAIL 6/DD17-19



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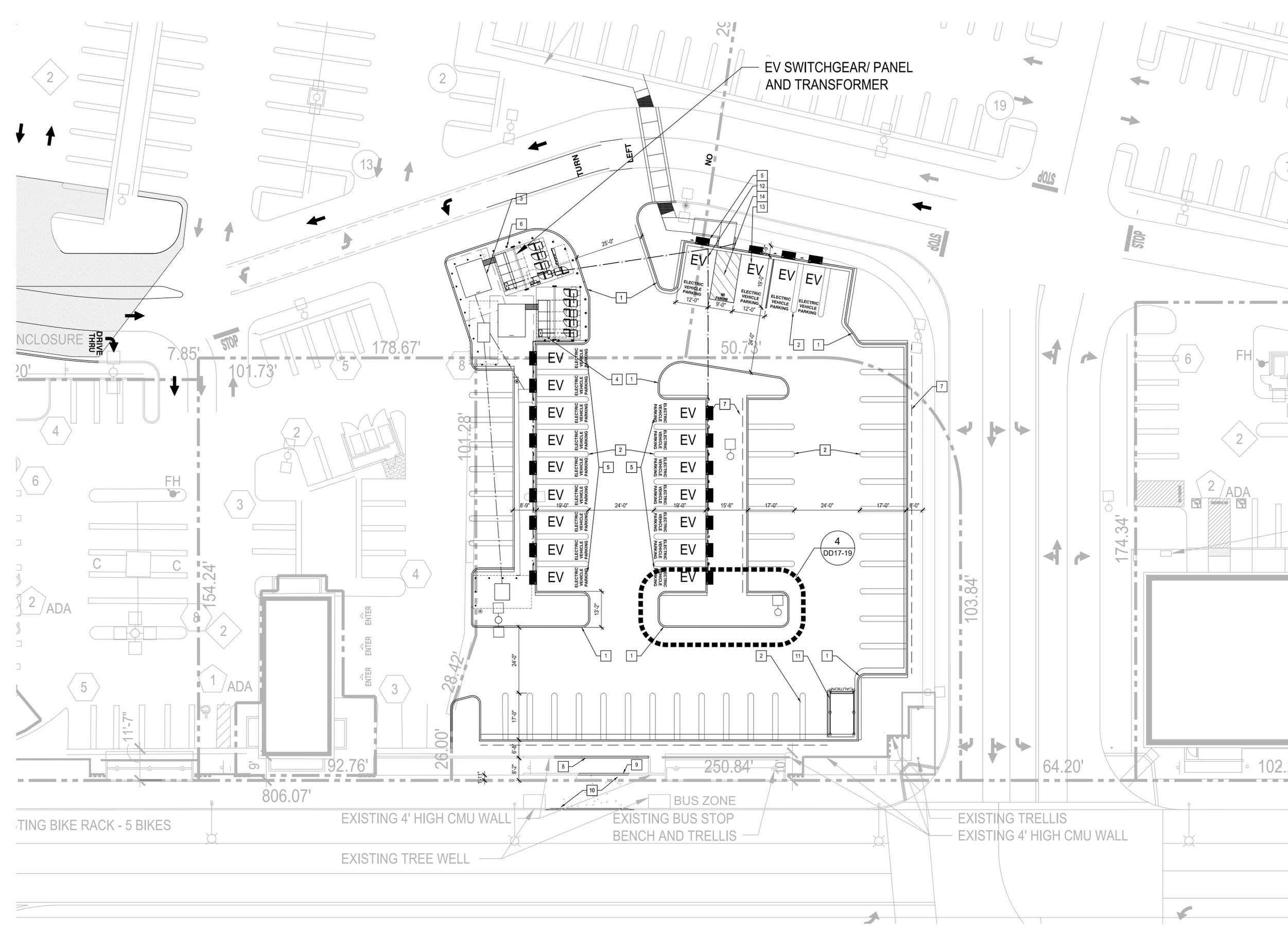


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ENLARGED
CONCEPT PLAN

DD14-19

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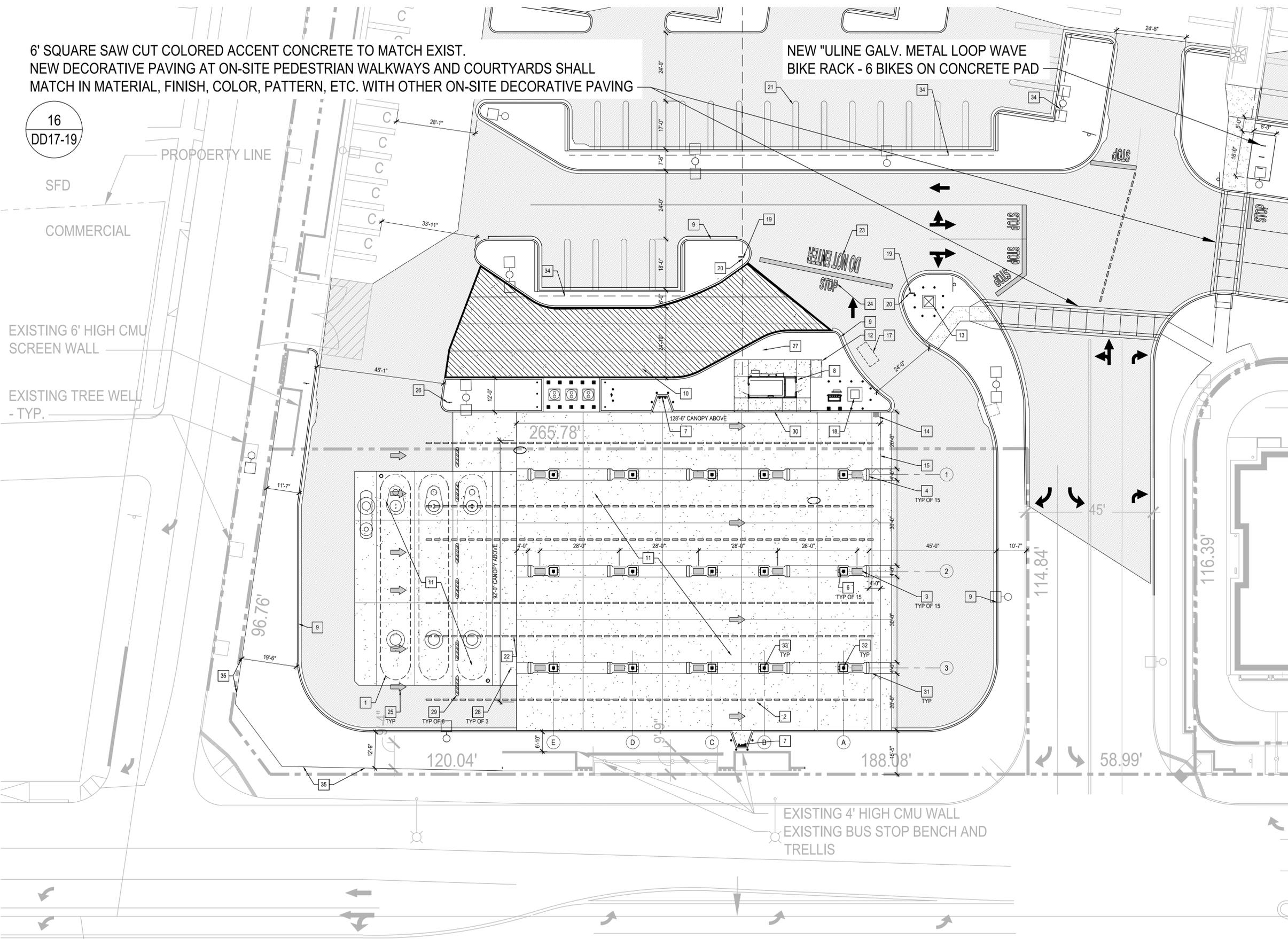
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MAY 31, 2024

6' SQUARE SAW CUT COLORED ACCENT CONCRETE TO MATCH EXIST.
 NEW DECORATIVE PAVING AT ON-SITE PEDESTRIAN WALKWAYS AND COURTYARDS SHALL
 MATCH IN MATERIAL, FINISH, COLOR, PATTERN, ETC. WITH OTHER ON-SITE DECORATIVE PAVING

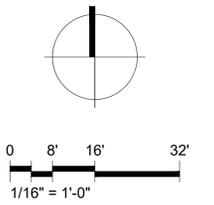
NEW "ULINE GALV. METAL LOOP WAVE
 BIKE RACK - 6 BIKES ON CONCRETE PAD

16
 DD17-19



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



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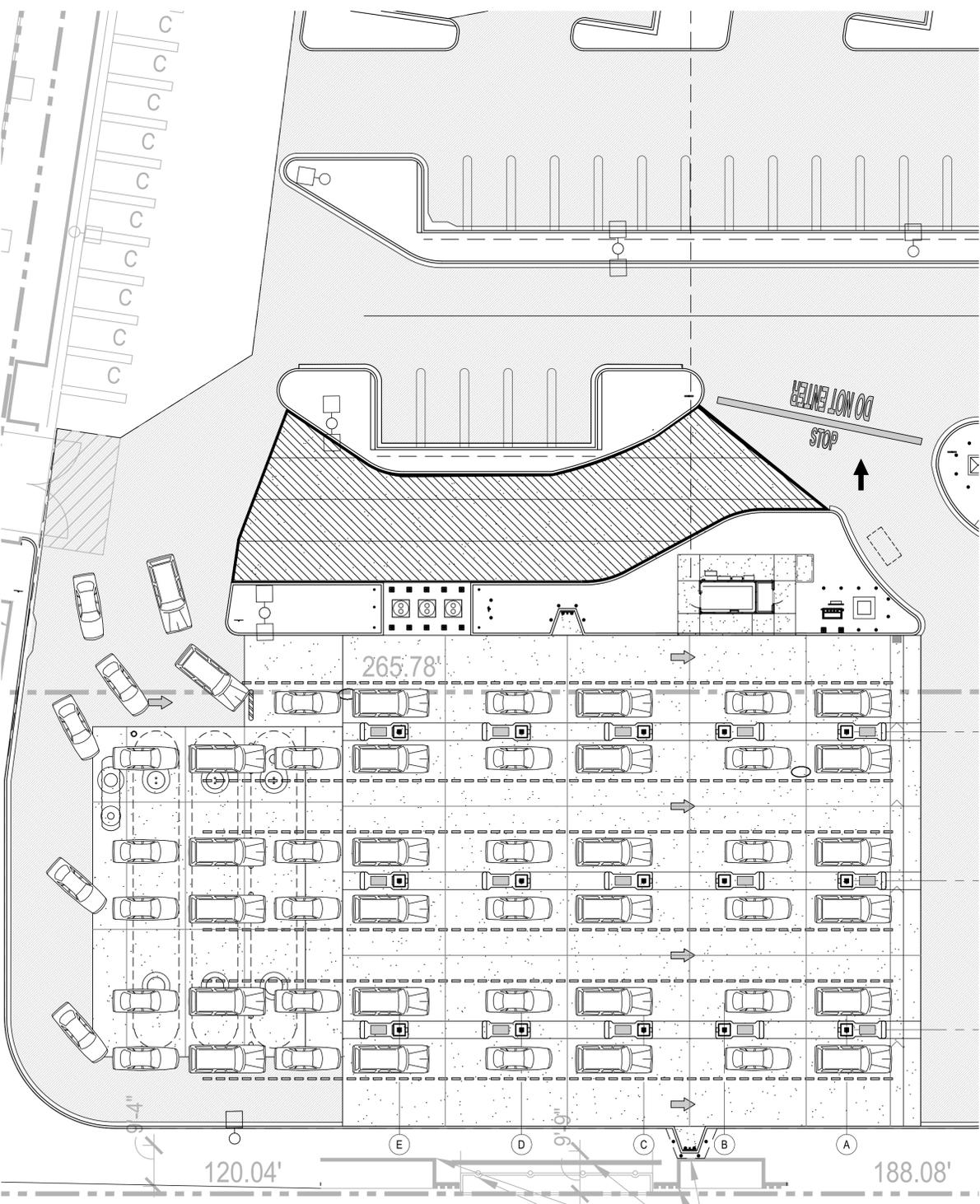
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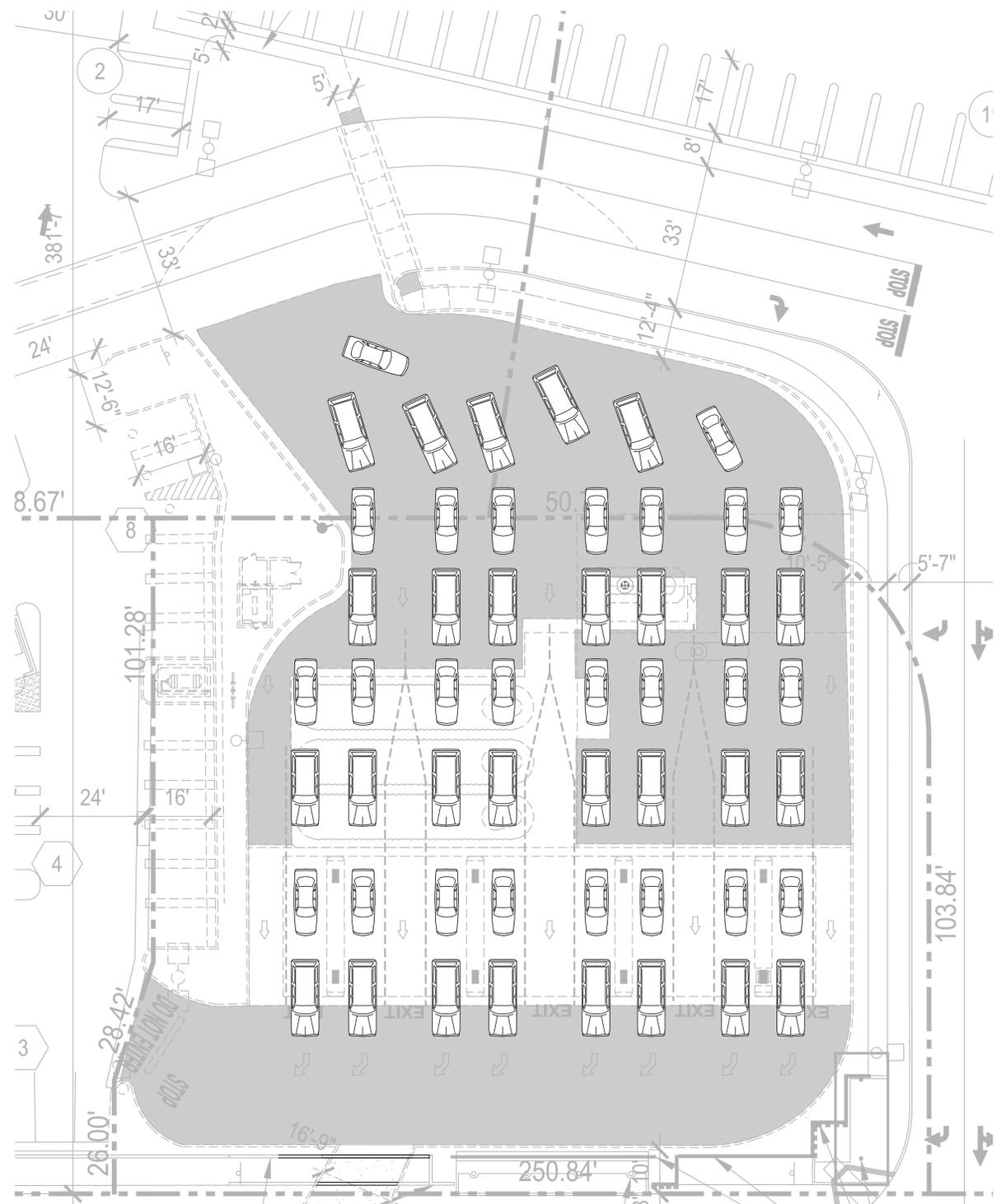
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EXISTING 4' HIGH CMU WALL
 EXISTING BUS STOP BENCH AND TRELLIS

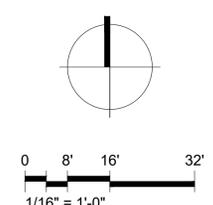
CONCEPTUAL STACKING	
CARS @ DISPENSERS	30
CARS STACKING	23
TOTAL CARS IN AREA	53



G 4' HIGH CMU WALL
 G TREE WELL

BUS ZONE
 EXISTING BUS STOP BENCH AND TRELLIS

EXISTING STACKING	
CARS @ DISPENSERS	16
CARS STACKING	37
TOTAL CARS IN AREA	53



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STACKING PLAN

DD16-19

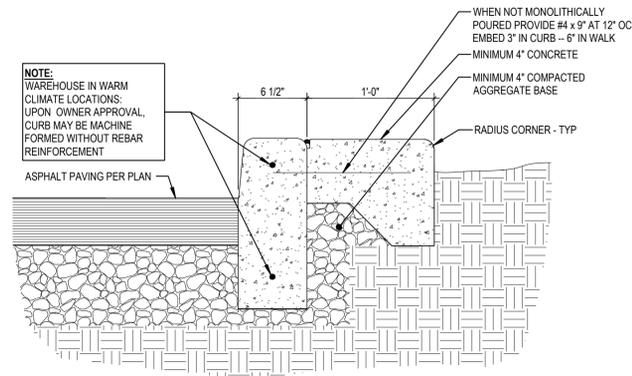
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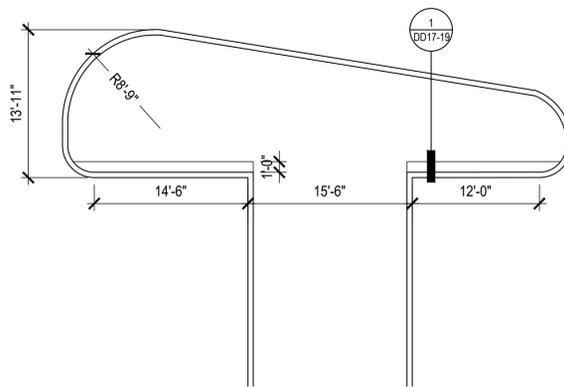
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1 CURB AT ISLAND WALK

SCALE: 1-1/2" = 1'-0"

0109



2 PLANTER

SCALE: 1/8" = 1'-0"

0917

4 PLANTER

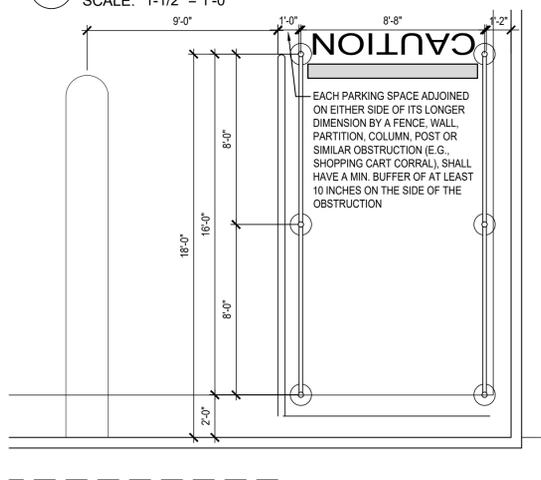
SCALE: 1/8" = 1'-0"

0917

6 PAINTED STRIPE

SCALE: 1/2" = 1'-0"

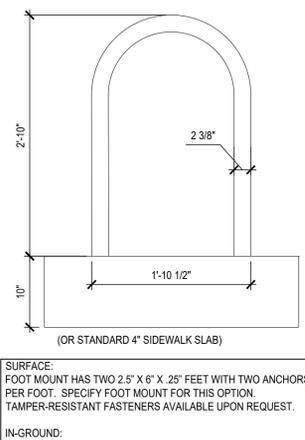
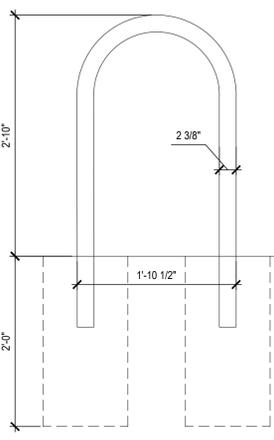
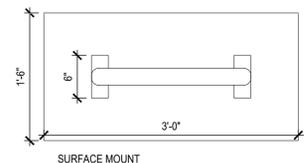
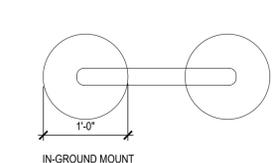
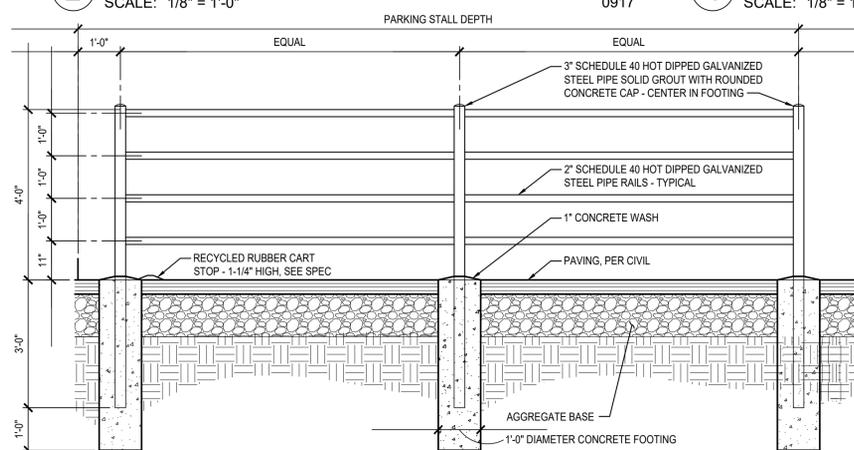
0515



11 CART CORRAL DETAIL

SCALE: 1/2" = 1'-0"

1113



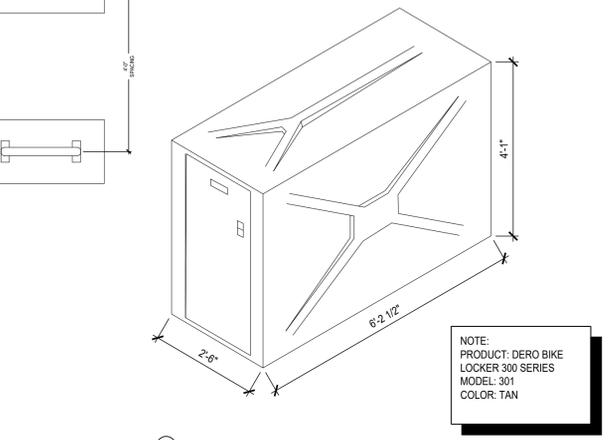
SURFACE: FOOT MOUNT HAS TWO 2.5" X 6" X .25" FEET WITH TWO ANCHORS PER FOOT. SPECIFY FOOT MOUNT FOR THIS OPTION. TAMPER-RESISTANT FASTENERS AVAILABLE UPON REQUEST.

IN-GROUND: IN-GROUND MOUNT IS EMBEDDED INTO CONCRETE BASE. SPECIFY IN-GROUND MOUNT FOR THIS OPTION.

17 BICYCLE HOOP RACK

SCALE: 1" = 1'-0"

0514



19 BICYCLE LOCKER DETAIL

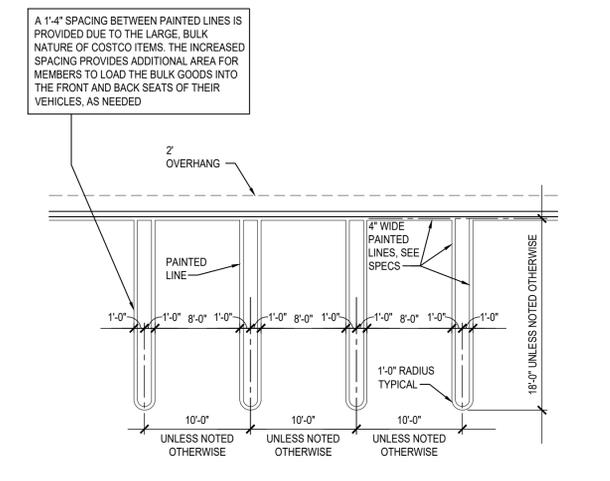
SCALE: 1/2" = 1'-0"

0516

15 EV CHARGING PARKING DETAIL

SCALE: 1/8" = 1'-0"

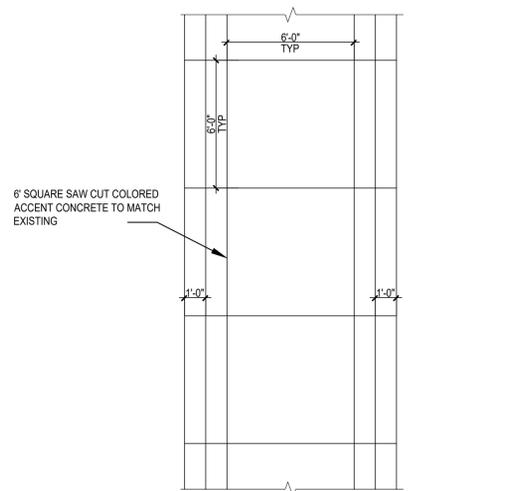
0917



20 TYPICAL PARKING STALL

SCALE: 1/8" = 1'-0"

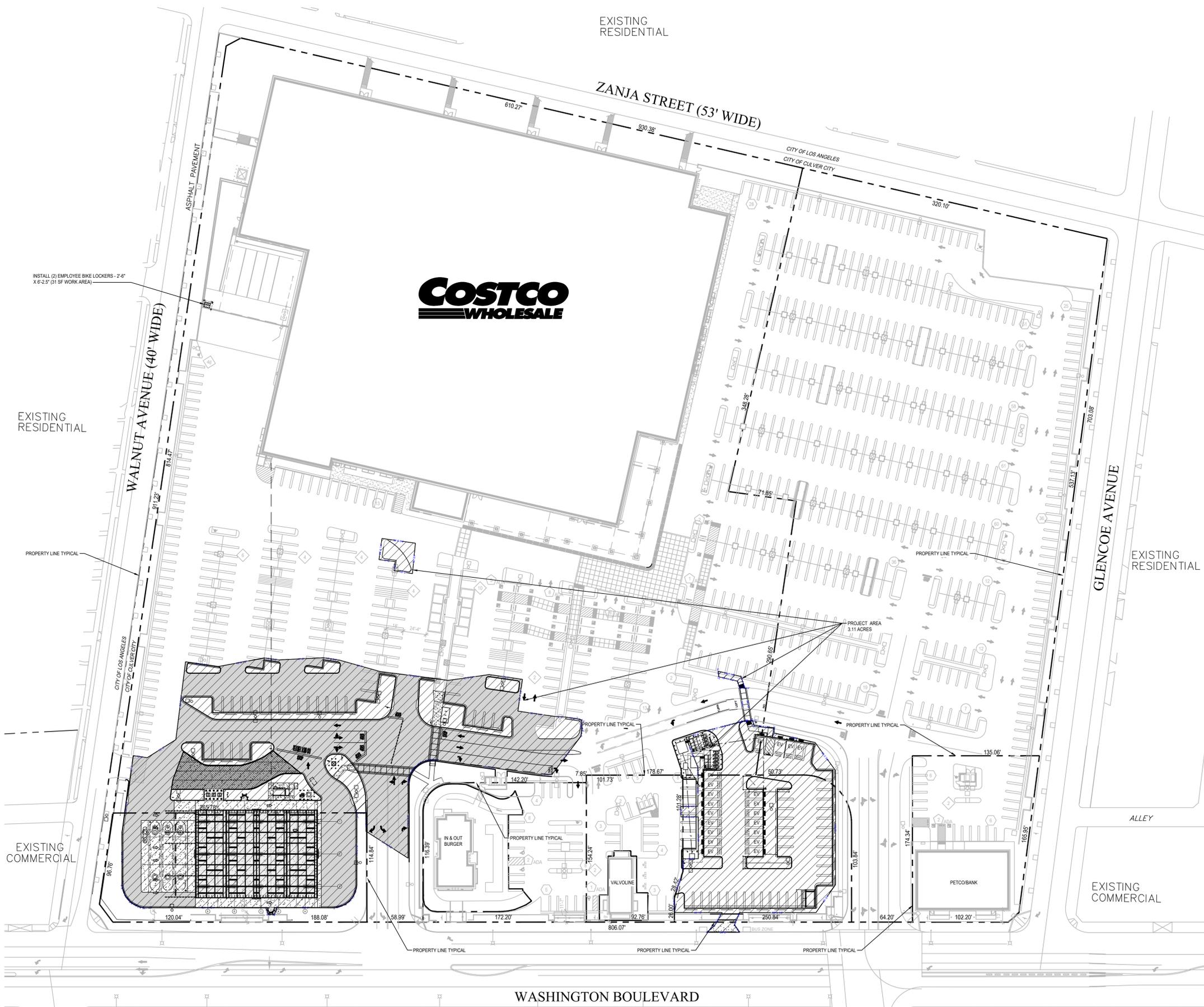
0917



16 COLORED ACCENT CONCRETE CROSSWALK

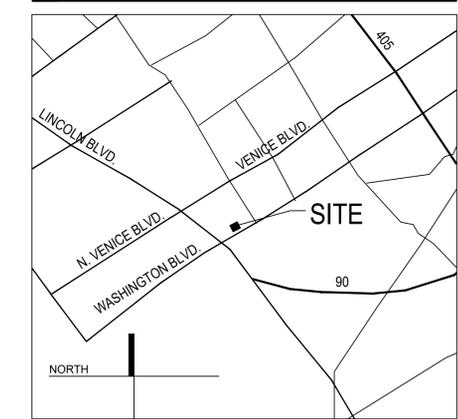
SCALE: 1/4" = 1'-0"

0213



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

VICINITY MAP



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PROJECT AREA LIMITS

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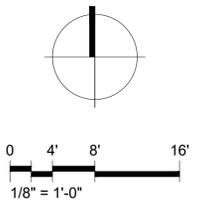
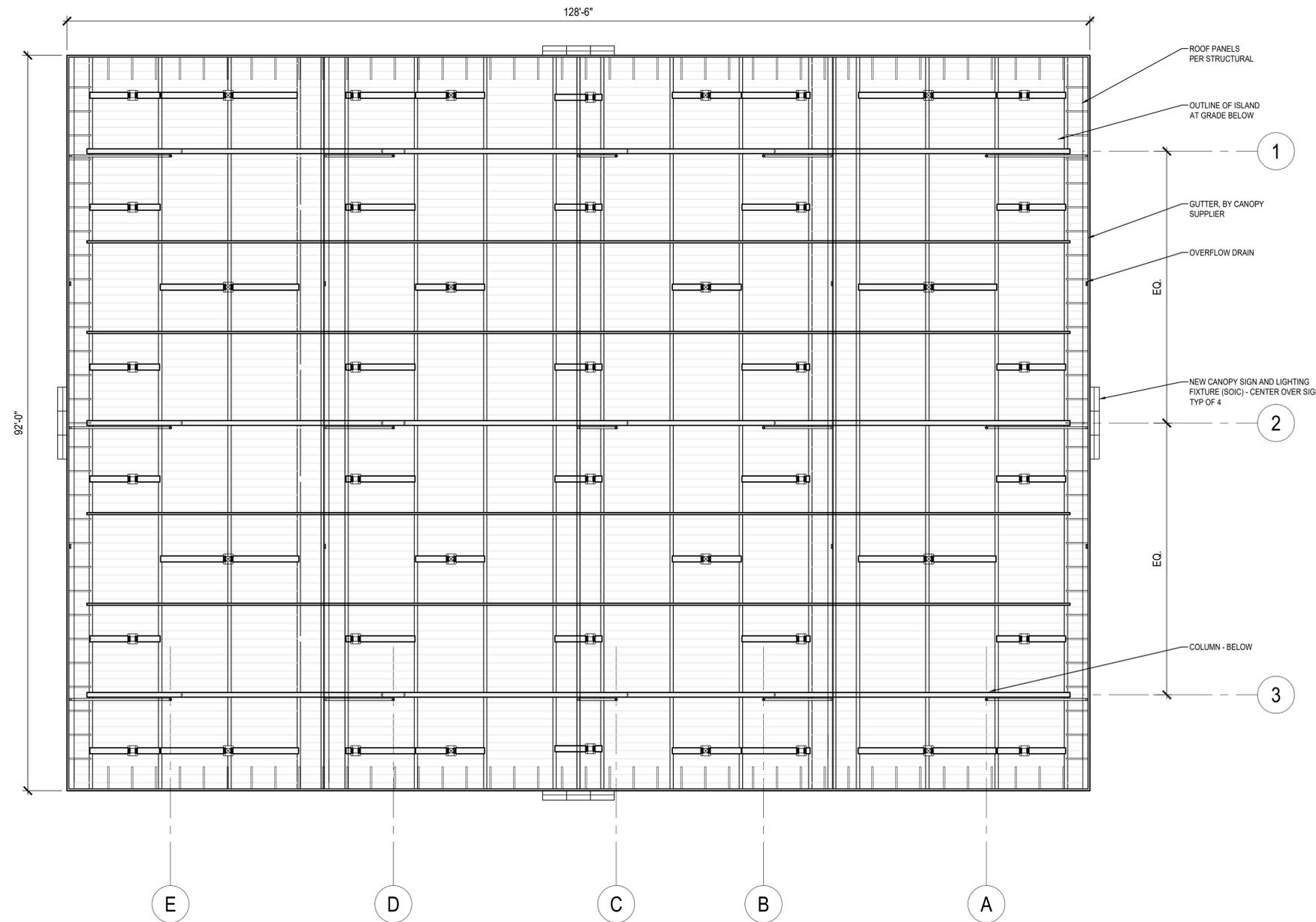


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WORK AREA LIMITS

DD18-19

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ROOF PLAN

DD21-19

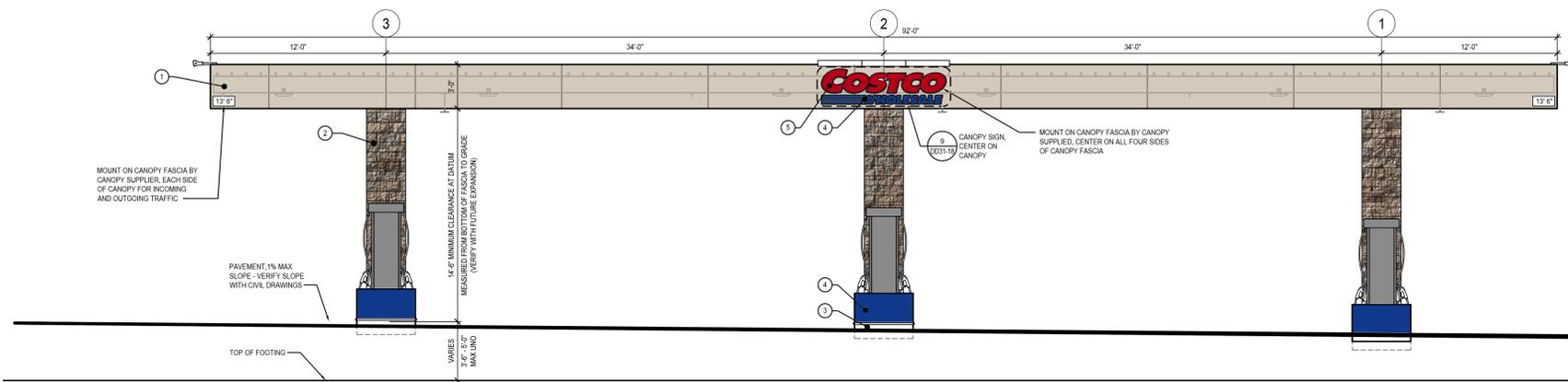
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ROOF PLAN

MAY 31, 2024

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

0415

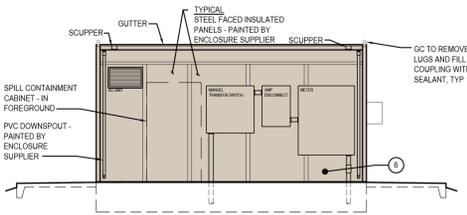
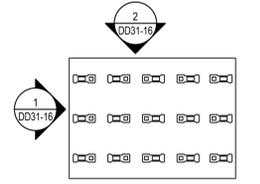
MATERIALS	
1 PRE FINISHED METAL FASCIA PANEL CANOPY, COLOR 'GRAYSTONE' BY PPG	4 APOLIC FLAT ACRYLIC SIGN PANEL 'LAPIZ LAZULI' SW1805 SHERWIN WILLIAMS
2 STEEL TUBE COLUMN WITH CMU WRAP TO MATCH EXISTING WAREHOUSE 'CHAMPAGNE, OAK & WARM GRAY' BY ANGELUS	5 APOLIC FLAT ACRYLIC SIGN PANEL 'SAFETY RED' SW4081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



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

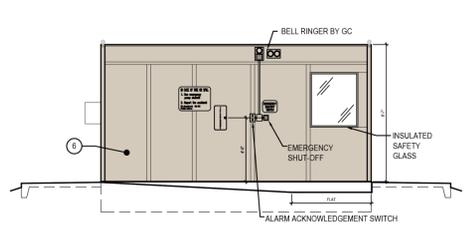
0615

KEY PLAN



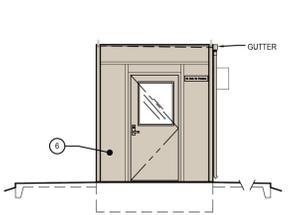
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0517



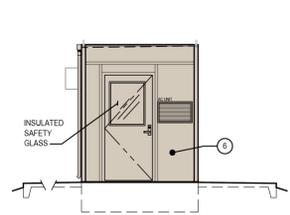
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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"

COSTCO WHOLESALE

CULVER CITY, CA

CONCEPT ELEVATIONS

MAY 31, 2024



CULVER CITY, CA
W# 479

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MAY 31, 2024

CONCEPT
ELEVATIONS

DD31-19

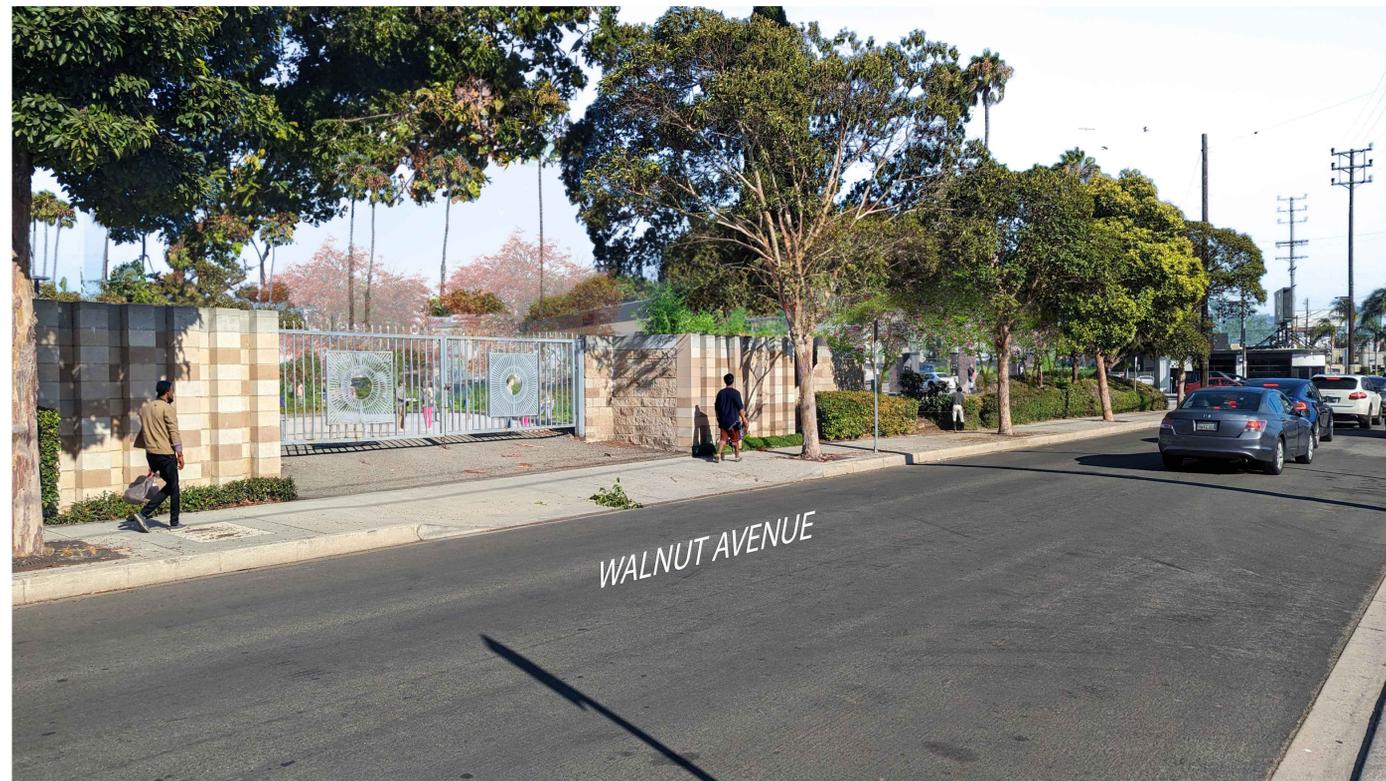
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COSTCO WHOLESAL

CULVER CITY, CA

CONCEPT RENDERINGS

MAY 31, 2024



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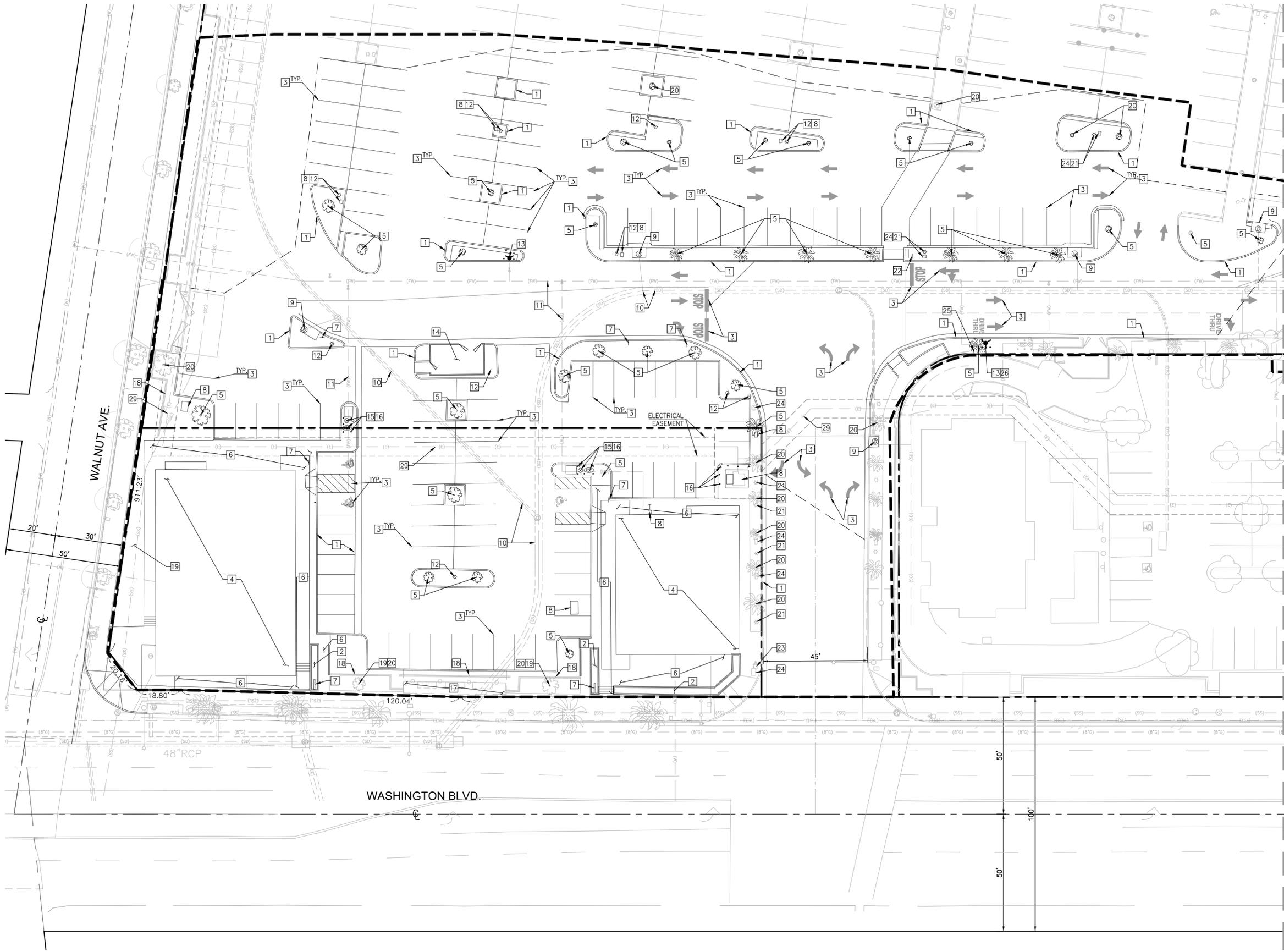


94-0630-37
MAY 31, 2024

CONCEPT
RENDERINGS

DD32-19

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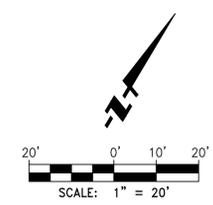
LEGEND AND ABBREVIATIONS

- LIMIT OF WORK
- CENTER LINE
- BOUNDARY LINE
- PROPERTY LINE/RIGHT OF WAY
- EASEMENT LINE
- ELECTRICAL EASEMENT LINE
- GRADE BREAK LINE
- ⊕ 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
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- 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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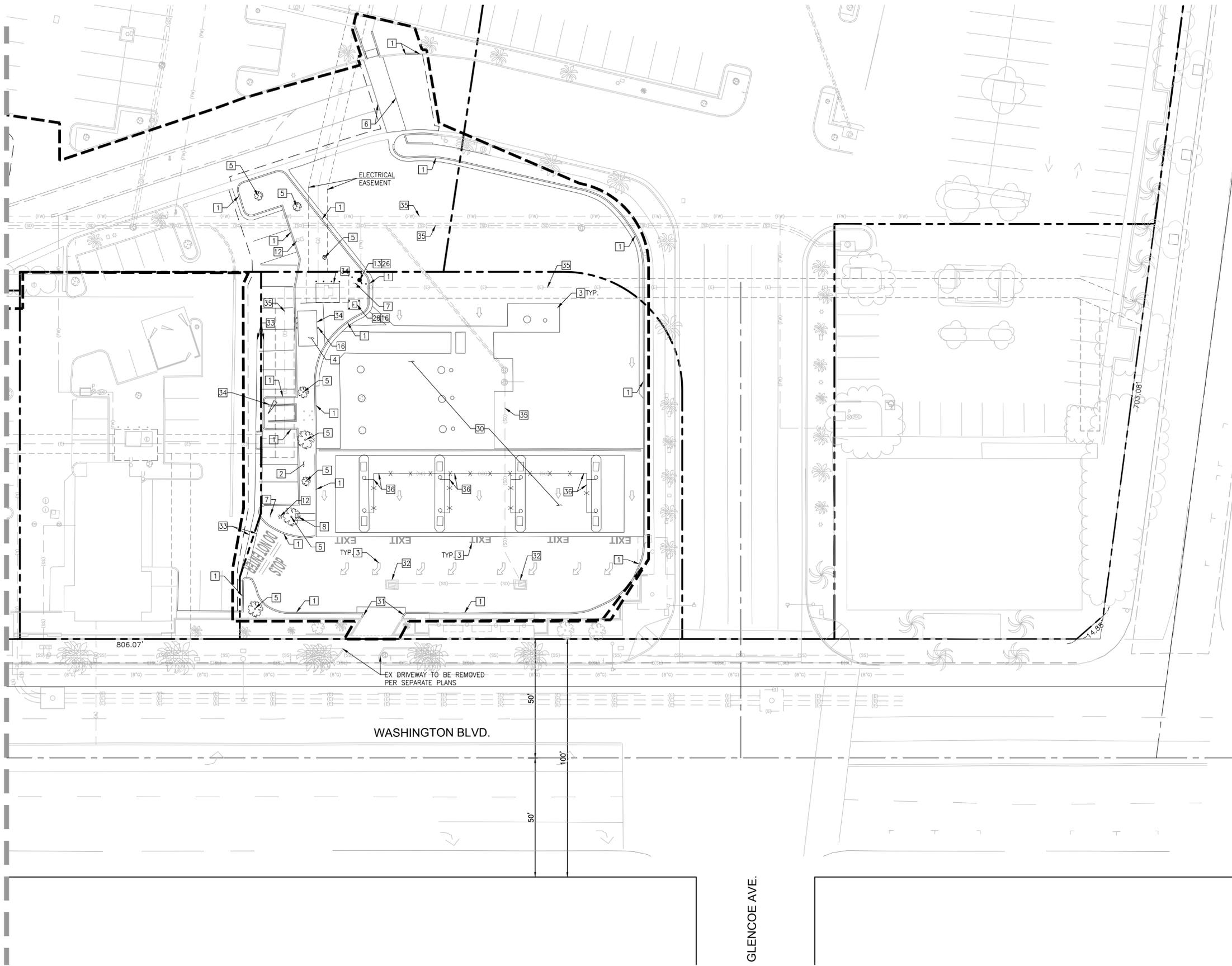
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COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

DEMOLITION PLAN

JUNE 3, 2024

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DEMOLITION PLAN

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- SAWCUT LINE
- ℄ CENTERLINE
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- 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

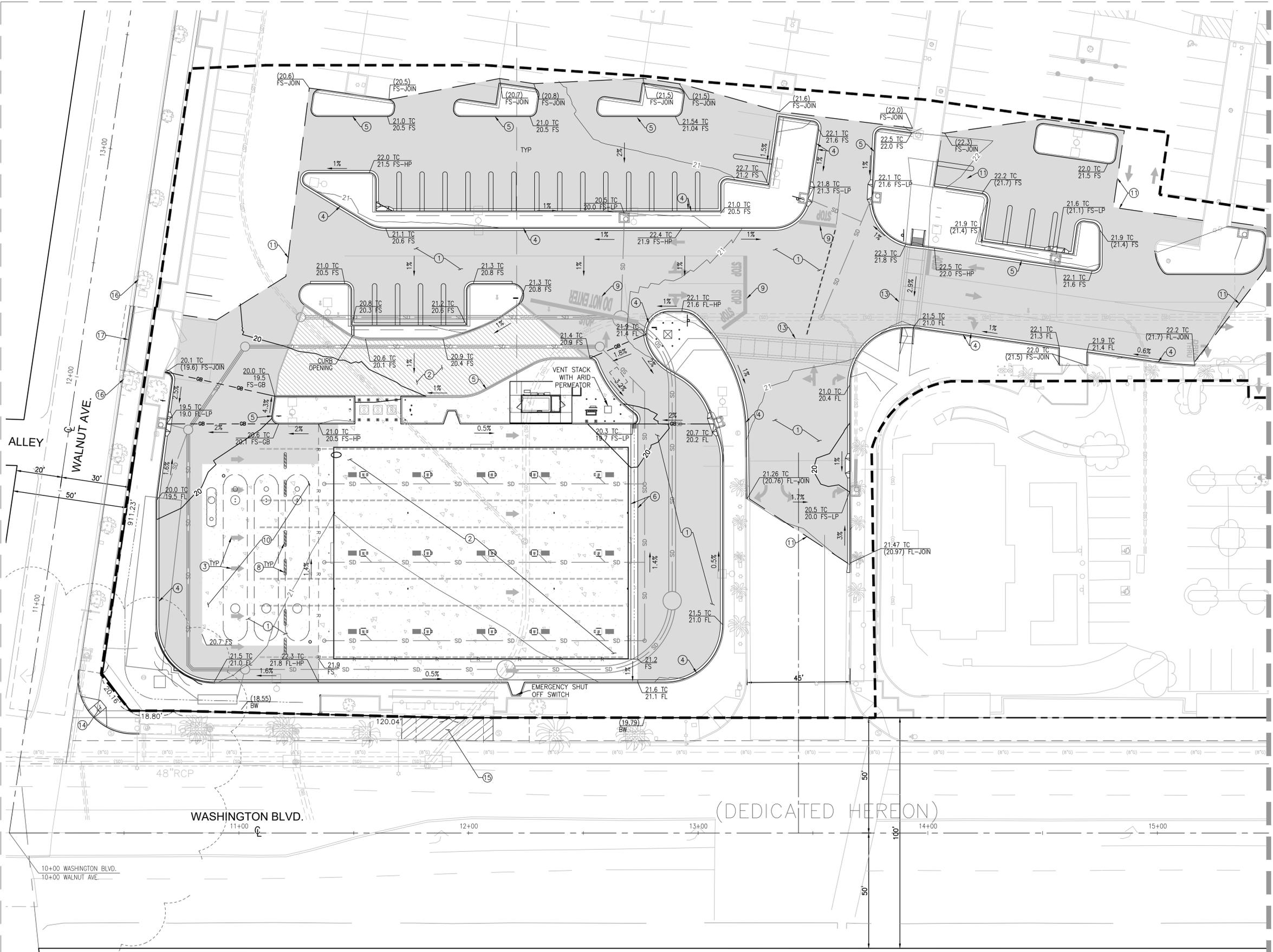
- 1 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT: 6.5" AC OVER 6" AB PER GEOTECHNICAL RECOMMENDATIONS
- 2 CONSTRUCT FUELING SLAB: 7" PCC OVER 5" AB* W/#4'S @ 18" O.C. PER GEO RECOMMENDATIONS
- 3 INSTALL NEW PAINTED ARROW PER ARCHITECTURAL PLANS
- 4 CONSTRUCT 6" CONCRETE CURB & GUTTER
- 5 CONSTRUCT 6" CONCRETE 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

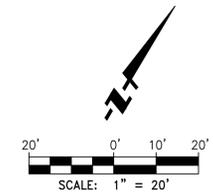
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	DISPOSITION
TOTAL	1,935	790	1,145	EXPORT

• 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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CONCEPT
GRADING PLAN

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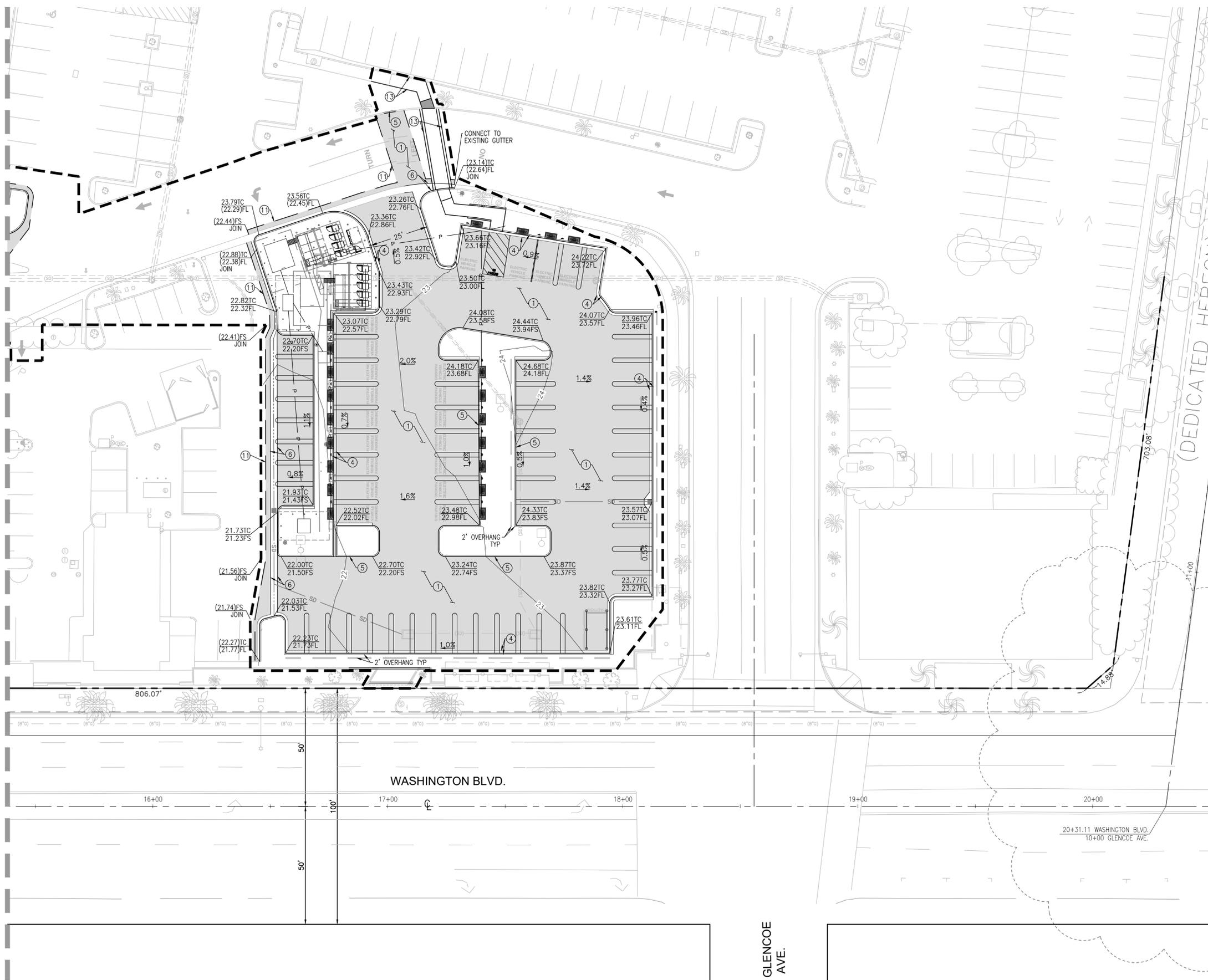
CONCEPT GRADING PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

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- 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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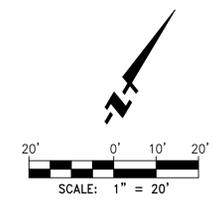
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JUNE 3, 2024

CONCEPT
GRADING PLAN

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COSTCO WHOLESALE

CONCEPT GRADING PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

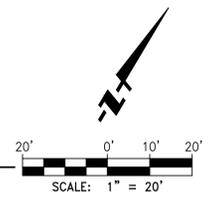
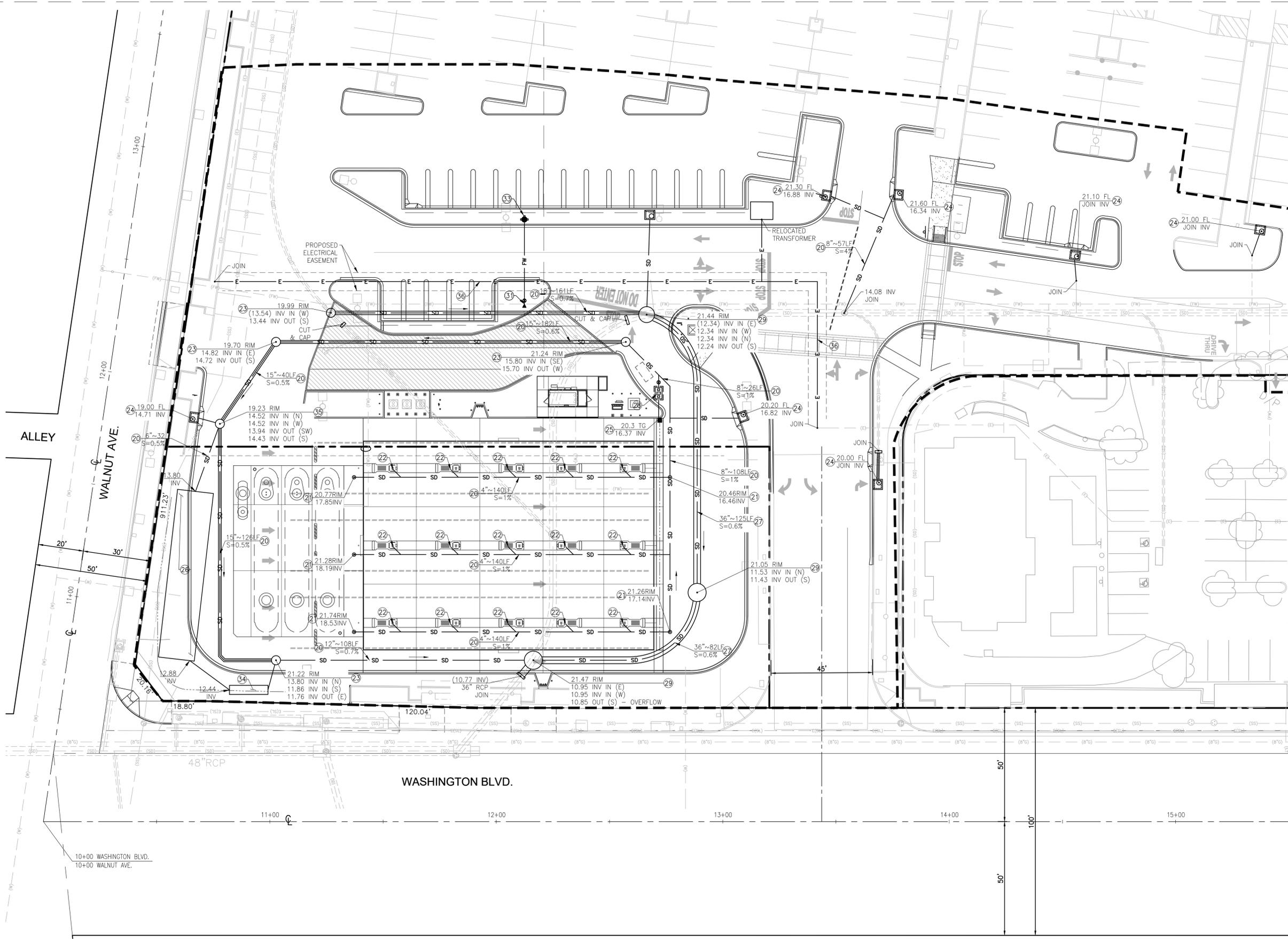
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	ELECTRICAL EASEMENT LINE
	EXISTING ELECTRICAL LINE
	EXISTING ELECTRICAL STREETLIGHT LINE
	EXISTING GAS LINE
	EXISTING FIRE WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED FIRE WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED ELECTRICAL LINE
	CENTERLINE
	FINISHED SURFACE
	HIGH POINT
	LOW POINT
	GRADE BREAK
	PROPOSED
	RIGHT OF WAY
	EXISTING SPOT ELEV.
	SPOT ELEV.
	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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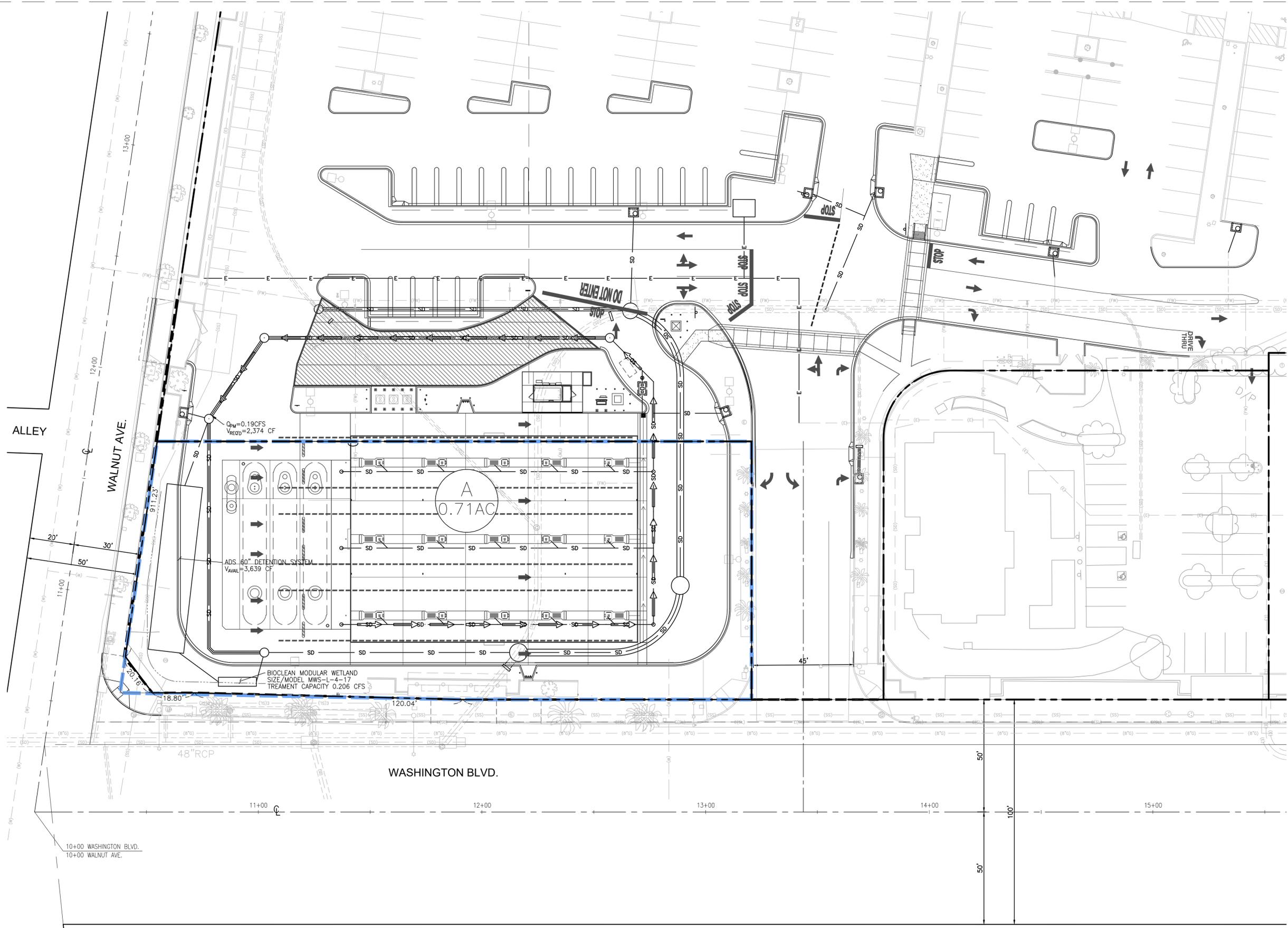
COSTCO WHOLESALE

CONCEPT UTILITY PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

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LEGEND

- PROJECT WATERSHED AREA
- LID/OUTPARCEL BOUNDARY
- SUBAREA BOUNDARY
- SUB-AREA NUMBER
ACREAGE
- FLOW DIRECTION
- DETENTION STRUCTURE
- STORM DRAIN LINE
- DETENTION VOLUME AVAILABLE
- TREATMENT VOLUME REQUIRED

HYDROLOGIC RUN-OFF CALCULATIONS

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 ₁₀ (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)
A	0.71	3,561	78	20.5	3,765
Total		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-L-4-17	0.206

- NOTES**
- 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-OFF DIVERSION SYSTEM PROJECT. THE OUTPARCEL 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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LID PLAN

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COSTCO WHOLESAL

CULVER CITY, CALIFORNIA

LID PLAN

JUNE 3, 2024

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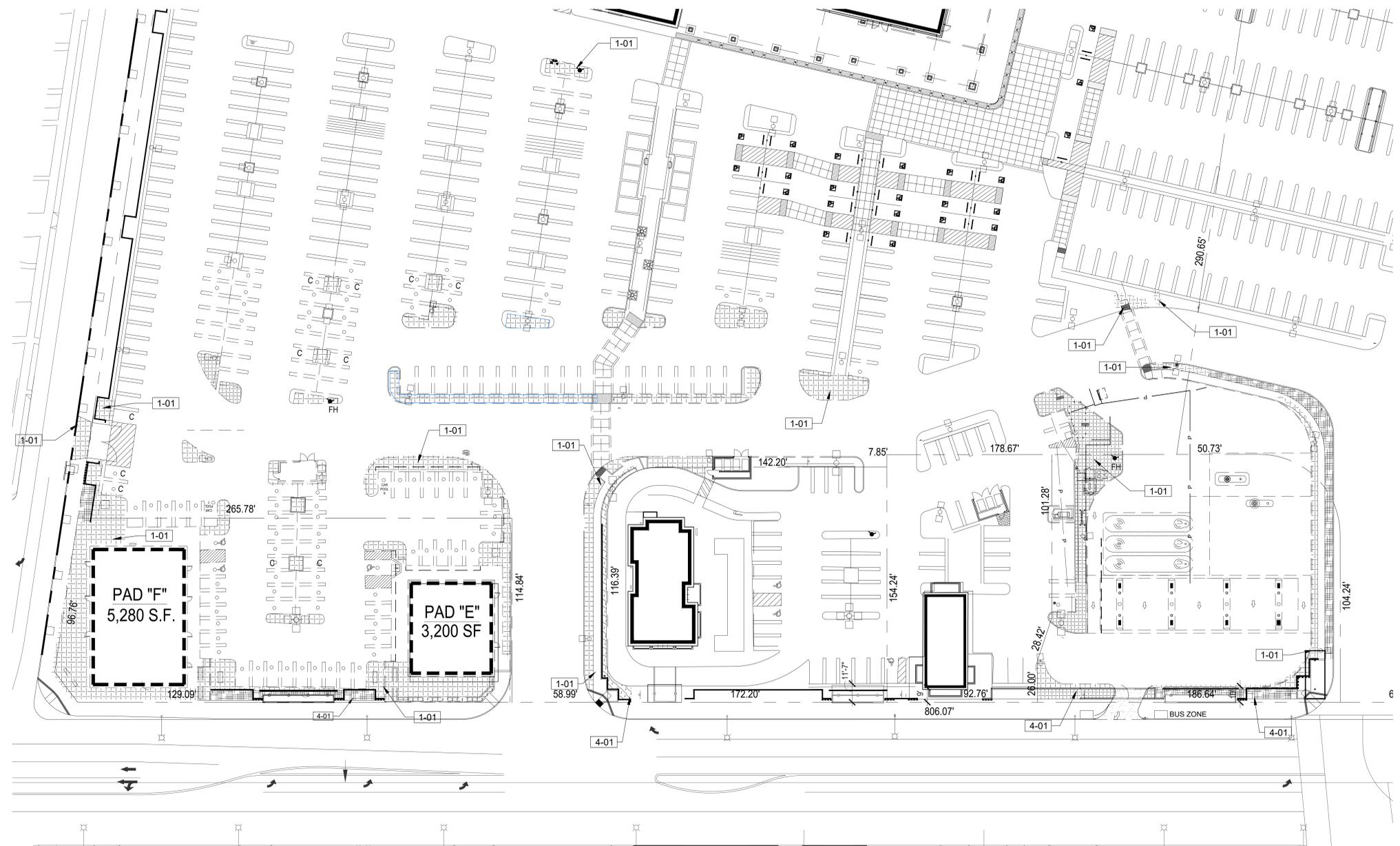
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1 Demolition

SYMBOL	DESCRIPTION
1-01	Existing shrubs and ground cover to be removed. Tree removal and retention per plan. Remove existing irrigation as needed to implement new plan.

PLANT SCHEDULE

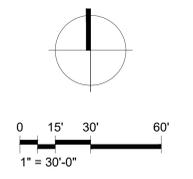
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT. SIZE	QTY
STREET TREES				
	Tristania conferta Existing street tree to be protected. See Tree Protection Details and notes.	Brisbane Box	Existing City Street Tree	8
EXISTING TREE TO REMAIN BOX AND RELOCATE				
	Cocos plumosa Box, store on site and maintain.	Queen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



COSTCO GASOLINE
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ROBERT L. CURLEY
 LANDSCAPE ARCHITECT

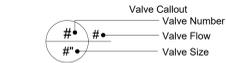
Professional Seal: ROBERT L. CURLEY No. 12345, State of California, License No. 12345, December 31, 2025, 06.05.24

DATE	DESCRIPTION

20-10182
 PM: ROBERT L. CURLEY
 DRAWN: RC
 June 5, 2024

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'
☒	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. Emiter 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.				
☐	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.				
---	Irrigation Mainline: PVC Schedule 40 Existing to Remain Verify location in the field. See As Built by Weisman Design Group dated 1/27/99	3,178 l.f.				
---	Pipe Sleeve: PVC Schedule 40	744.7 l.f.				



3 Irrigation

SYMBOL	DESCRIPTION	QTY
☐-01	Existing irrigation to be protected. Re-work circuit and connect existing valve into Costco controller	481 sf
☐-02	Existing irrigation to be removed and replaced as indicated	

VALVE SCHEDULE

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	3.32
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
 10-18 GPM: 1-1/4" Schedule 40 PVC Pipe
 18-28 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

