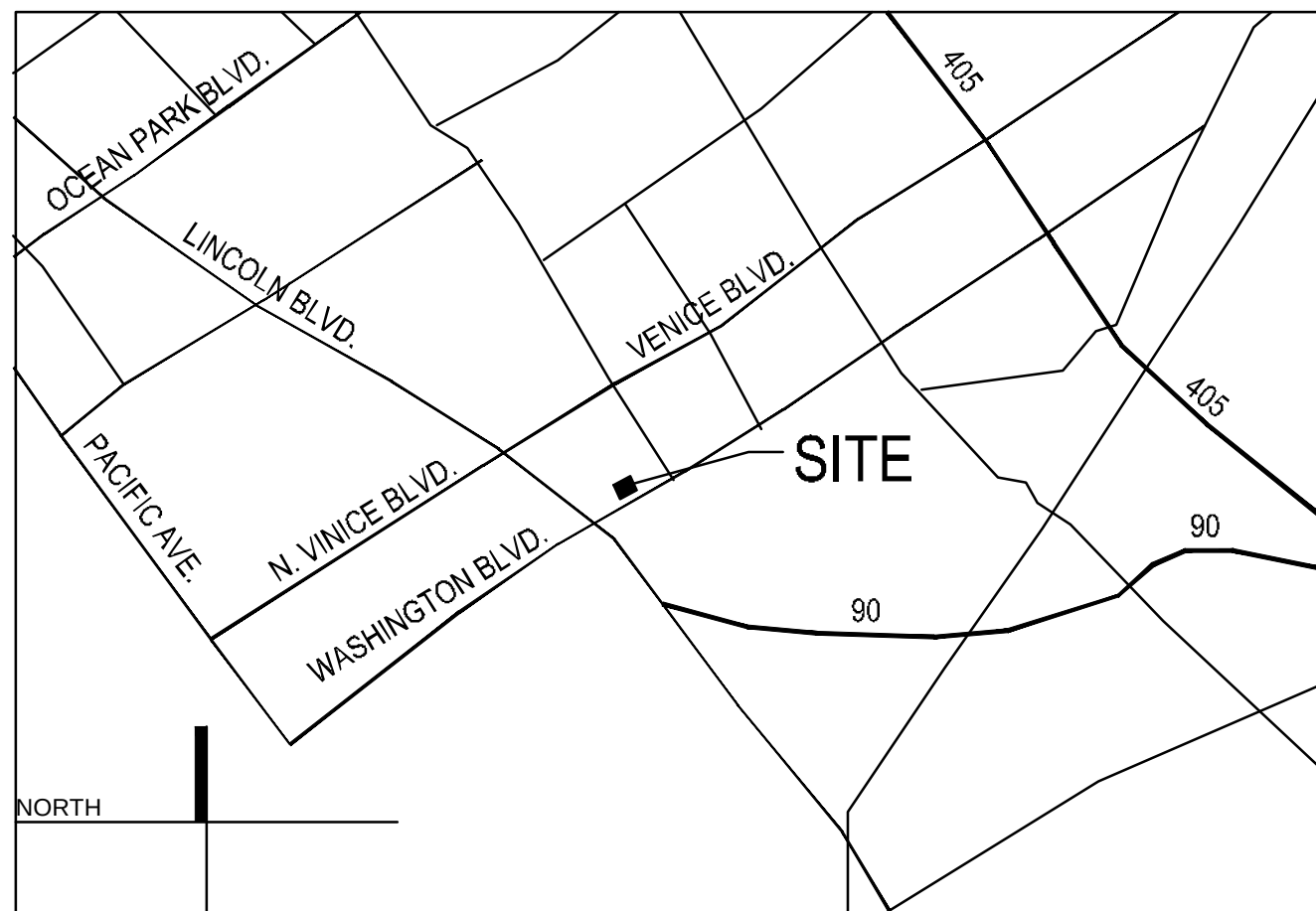




VICINITY MAP



PROJECT TEAM

OWNER	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027 t: 714.987.5027 DIRECTOR OR DEVELOPMENT: JENIFER MURILLO
ARCHITECT	MG2 18200 VON KARMAN AVE SUITE 910 IRVINE, CA 92612 t: 949.705.0713 f: 949.705.0788 PROJECT MANAGER: TERRY OOLE
CIVIL ENGINEER	FUSCOE ENGINEERING, INC. 880 WALSHIRE BLVD., SUITE 1470 LOS ANGELES, CA 90017 t: 213.986.8802 f: 213.986.8823 PROJECT MANAGER: GREG MINO
LANDSCAPE ARCHITECT	CUMMINGS CURLEY ASSOCIATES, INC. 3833 LONG BEACH BLVD., SUITE 300 LONG BEACH, CA 90841 t: 562.424.8182 f: 562.424.8181 PROJECT MANAGER: ROBERT CURLEY
SITE LIGHTING/ELECTRICAL	T.E. INC. 839 N. RIVERSIDE DRIVE, SUITE 202 RENTON, WA 98057 t: 425.970.3753 f: 425.970.3758 PROJECT MANAGER: HARDY WIDJAJA
TRAFFIC ENGINEER	KITTELSON & ASSOCIATES 354 SW UPPER TERRACE DRIVE, SUITE 101 BEND, OR 97702 t: 541.312.8300 f: 562.424.8181 PROJECT MANAGER: JOE BESSMAN

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	13463 WASHINGTON BLVD. CULVER CITY, CA
ZONING:	COMMERCIAL REGIONAL RETAIL (CRR)
SITE AREA:	18.41 ACRES (801,881 S.F.)
JURISDICTION:	CULVER CITY
SETBACKS:	20 FT. FROM ZANJA ST (NORTH) 20 FT. FROM WALNUT AVE. (WEST)
EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	141,693 S.F.
EXIST. TIRE CENTER DEMOLISHED	-5,200 S.F.
EXIST. FOOD SERVICE DEMOLISHED	-1,310 S.F.
EXIST. EMPLOYEE LOCKER ROOM (MEZZANINE)	459 S.F.
TOTAL EXISTING BUILDING	135,642 S.F.
BUILDING ADDITION	
FOOD SERVICE ADDITION	30,282 S.F.
TIRE CENTER ADDITION	1,829 S.F.
TOTAL REVISED COSTCO	173,175 S.F.
EXISTING PAD A, B, C, D, E, F	
EXISTING PAD A (ALBERTSON'S)	82,934 S.F.
DEMO EXISTING PAD A (ALBERTSON'S)	(63,213 S.F.)
REVISED TOTAL OUT BUILDINGS	19,721 S.F.
TOTAL REVISED SITE BUILDING	192,896 S.F.
PARKING DATA:	

SHEET INDEX

DD00-01	TITLE SHEET
DD10-23	EXISTING SITE PLAN
DD11-23	PROPOSED SITE PLAN
DD12-01	SITE DETAILS
C1.0	CONCEPT DEMOLITION PLAN
C2.0	CONCEPT GRADING PLAN
C3.0	CONCEPT UTILITY PLAN
L1.0	EXISTING TREE PLAN
L1.2	CONCEPT LANDSCAPE PLAN
SE-1	SITE LIGHTING PHOTOMETRIC PLAN - 15'x0" POLES
DC03-01	EXISTING DEMO FLOOR PLAN
DC21-13	CONCEPT FLOOR PLAN
DD21+13M	MERCHANDISING PLAN
DD22-01	CONCEPT ROOF PLAN
DD31-01	CONCEPT ELEVATIONS
EX3.1	EXISTING ELEVATIONS
	ENTRY CORNER PERSPECTIVE
	TIRE CENTER/AS STATION PERSPECTIVE
	ELEVATIONS
	EXISTING SITE CONTEXT PHOTOS
	VIEW SIMULATIONS - NORTHWEST CORNER
	VIEW SIMULATIONS - FROM LOUELLA AVENUE
	VIEW SIMULATION - SOUTHWEST CORNER
	VIEW SIMULATION - PROPERTY FROM GLENCOE AVE. VIEW 4
	VIEW SIMULATION - PROPERTY FROM GLENCOE AVE. VIEW 5
	VIEW SIMULATION - PROPERTY FROM GLENCOE AVE. VIEW 6
DD40-01	EXISTING ENLARGED GAS PLAN
DD41-01	PROPOSED ENLARGED GAS PLAN
DD42-01	STACKING PLAN
DD43-01	EXISTING FUEL FACILITY ELEVATIONS
DD44-01	PROPOSED FUEL FACILITY ELEVATIONS
	TRAFFIC EXHIBIT
	STORMWATER INFILTRATION BENEFITS EXHIBIT

LEGAL DESCRIPTION

PARCELS 1 AND 4 OF PARCEL MAP NO. 24587, IN THE CITY OF CULVER CITY, AS PER MAP FILED IN BOOK 284 PAGES 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

ASSESSOR PARCEL NUMBER: 4236-029-009

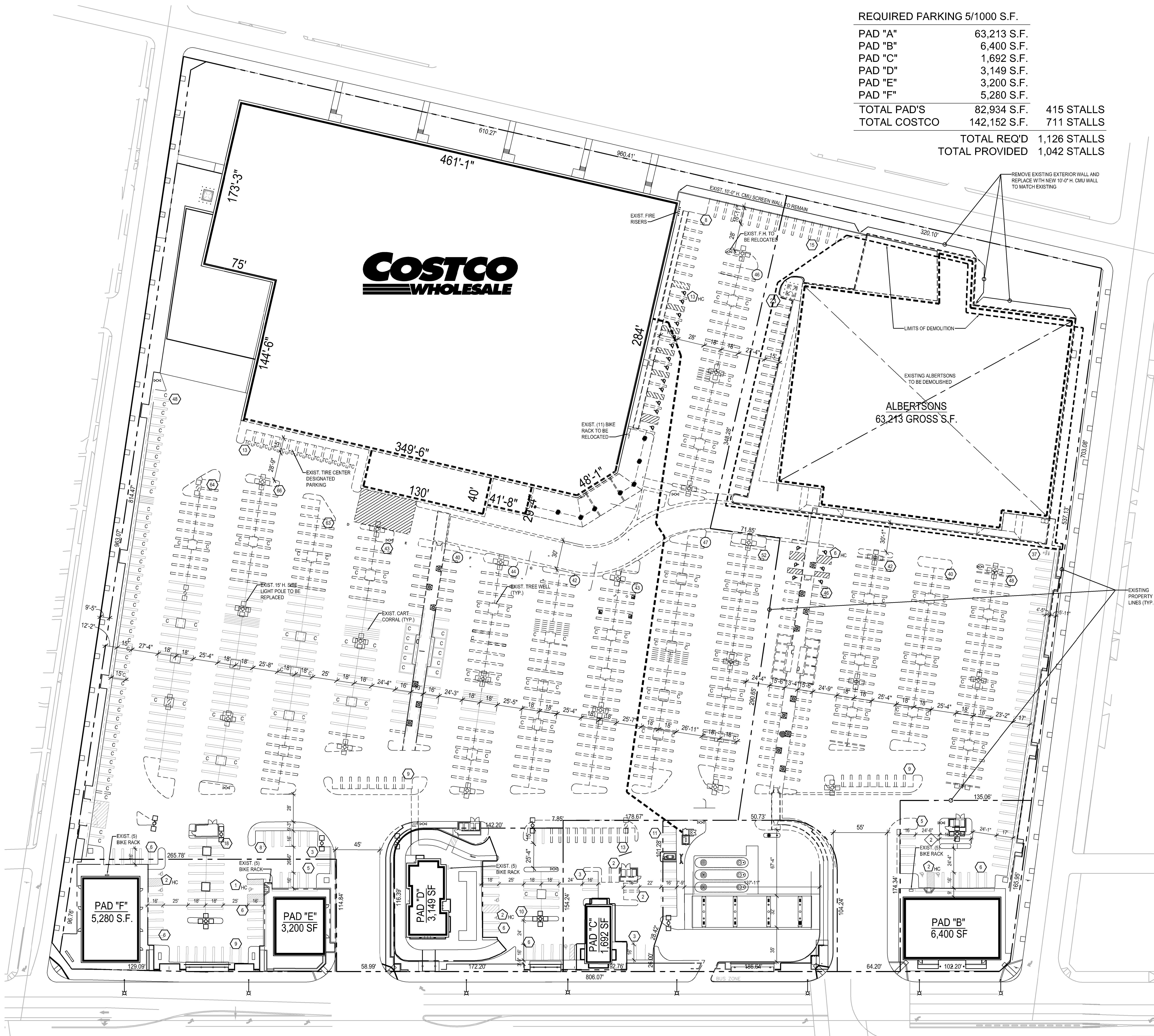
PROJECT NARRATIVE

SCOPE OF WORK:

CONSTRUCT NEW 35,621 S.F. BUILDING ADDITION INCLUDING NEW TIRE CENTER, FOOD SERVICE WITH OUTSIDE SEATING, EMPLOYEE LOCKER ROOM AND PUBLIC RESTROOMS. SCOPE OF WORK FOR THE WAREHOUSE ADDITION INCLUDES DEMOLITION OF EXISTING TIRE CENTER AND FOOD SERVICE AND SEATING AREA.

SITE WORK INCLUDES THE DEMOLITION OF THE EXISTING 63,213 S.F. ALBERTSON'S AND CONSTRUCTION NEW PARKING, LANDSCAPING, SITE LIGHTING AND UNDERGROUND UTILITIES.

EXPANSION ON THE EXISTING COSTCO FUEL FACILITY IS ALSO INCLUDED IN THIS SUBMITTAL REVIEW. THE PROJECT PROCESSES ADDING 920 IN-LINE FUEL DISPENSERS TO THE EASTERLY SIDE OF THE FUEL STATION ON THE ENTRY/STACKING SIDE. A NEW 20,000 GALLON DIESEL UNDERGROUND STORAGE TANK AND A 1,500 GALLON DIESEL ADDITIVE WILL BE INSTALLED WITH THIS EXPANSION.



REQUIRED PARKING 5/1000 S.F.		
PAD "A"	63,213 S.F.	
PAD "B"	6,400 S.F.	
PAD "C"	1,692 S.F.	
PAD "D"	3,149 S.F.	
PAD "E"	3,200 S.F.	
PAD "F"	5,280 S.F.	
TOTAL PAD'S	82,934 S.F.	415 STALLS
TOTAL COSTCO	142,152 S.F.	711 STALLS
TOTAL REQ'D		1,126 STALLS
TOTAL PROVIDED		1,042 STALLS

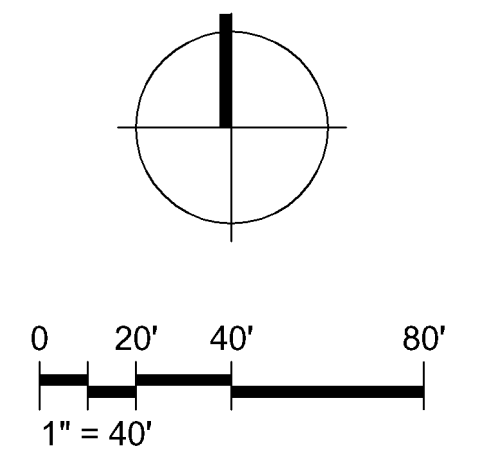
PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	13463 WASHINGTON BLVD. CULVER CITY, CA
ZONING:	COMMERCIAL REGIONAL RETAIL (CRR)
SITE AREA:	18.41 ACRES (801,881 S.F.)
JURISDICTION:	CULVER CITY
SETBACKS:	20 FT. FROM ZANJA ST (NORTH) 20 FT. FROM WALNUT AVE. (WEST)

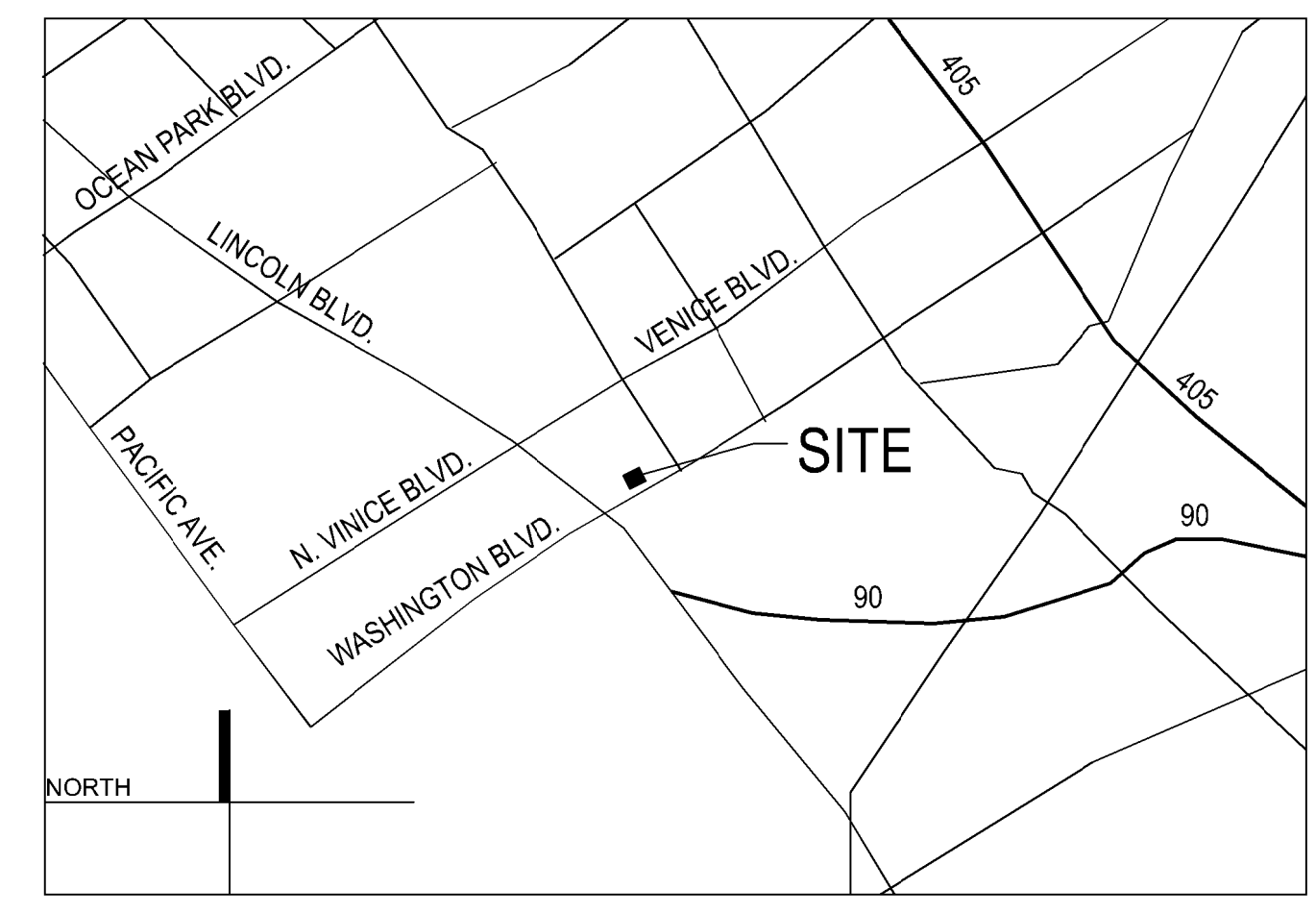
EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	135,183 S.F.
EXIST. TIRE CENTER DEMOLISHED	5,200 S.F.
EXIST. FOOD SERVICE DEMOLISHED	1,310 S.F.
EXIST. EMPLOYEE LOCKER ROOM (MEZZANINE)	459 S.F.
TOTAL EXISTING BUILDING	142,152 S.F.
EXISTING PAD A, B, C, D, E, F	82,934 S.F.
TOTAL BUILDING	225,086 S.F.

PARKING DATA:	
EXISTING PARKING	1,042 STALLS
CITY REQUIRED PARKING 5 / 1000	1,126 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



VICINITY MAP



CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1425.463.2000 | 1425.463.2002

MulvannyG2.com

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

EXISTING / DEMOLITION SITE PLAN

SEPTEMBER 30, 2015

94-0630-31
SEPTEMBER 30, 2015
EXISTING /
DEMOLITION
SITE PLAN
DD10-23



TOTAL PAD'S	19,721 S.F.	99 STALLS
TOTAL COSTCO	173,175 S.F.	866 STALLS
	TOTAL REQ'D	965 STALLS
	TOTAL PROVIDED	969 STALLS

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 13463 WASHINGTON BLVD.
CULVER CITY, CA

ZONING: COMMERCIAL REGIONAL
RETAIL (CRR)

SITE AREA: 18.41 ACRES (801,881 S.F.)

JURISDICTION: CULVER CITY

SETBACKS: 20 FT. FROM ZANJA ST (NORTH)
20 FT. FROM WALNUT AVE. (WEST)

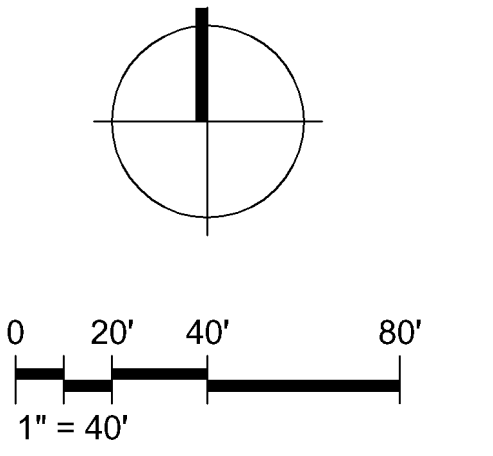
EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	141,693 S.F.
EXIST. TIRE CENTER DEMOLISHED	-5,200 S.F.
EXIST. FOOD SERVICE DEMOLISHED	-1,310 S.F.
EXIST. EMPLOYEE LOCKER ROOM (MEZZANINE)	459 S.F.
TOTAL EXISTING BUILDING	135,642 S.F.
BUILDING ADDITION	30,282 S.F.
FOOD SERVICE ADDITION	1,829 S.F.
TIRE CENTER ADDITION	5,422 S.F.
TOTAL REVISED COSTCO	173,175 S.F.

EXISTING PAD A, B, C, D, E, F	82,934 S.F.
DEMO EXISTING PAD A (ALBERTSON'S)	(63,213 S.F.)
REVISED TOTAL OUT BUILDINGS	19,721 S.F.
TOTAL REVISED SITE BUILDING	192,896 S.F.

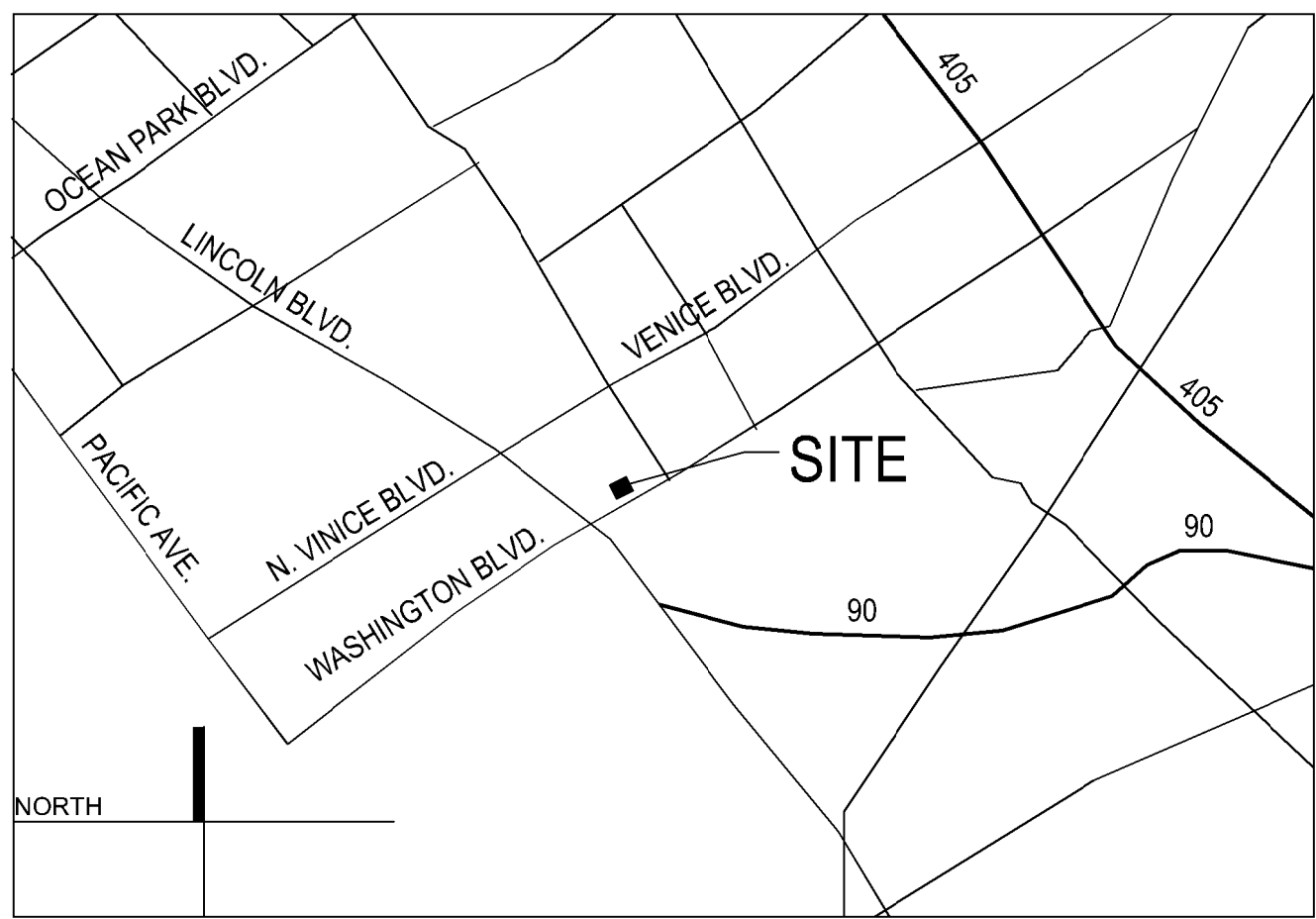
PARKING DATA:	
EXISTING PARKING	1,042 STALLS
PROPOSED PARKING:	
③ 10' X 18' STALLS	390 STALLS
③ 9' X 18' STALLS	459 STALLS
④ 9' X 15' OR 9' X 17' COMPACT STALLS (EXISTING)	90 STALLS
③ _{HC} HANDICAP STALLS	30 STALLS

TOTAL PARKING FOR CENTER	969 STALLS
NO. OF STALLS PER 1000 S.F. OF NEW BUILDING AREA:	5.02 STALLS
CITY REQUIRED PARKING 5 / 1000	965 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



VICINITY MAP



COSTCO
WHOLESALE

CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

MULVANNY G2
A MULVANNY COMPANY

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004

t 425.463.2000 | f 425.463.2002

MulvannyG2.com

94-0630-31
SEPTEMBER 30, 2015
CONCEPT
SITE PLAN

DD11-23

COSTCO WHOLESALE
CULVER CITY, CALIFORNIA

CONCEPT SITE PLAN

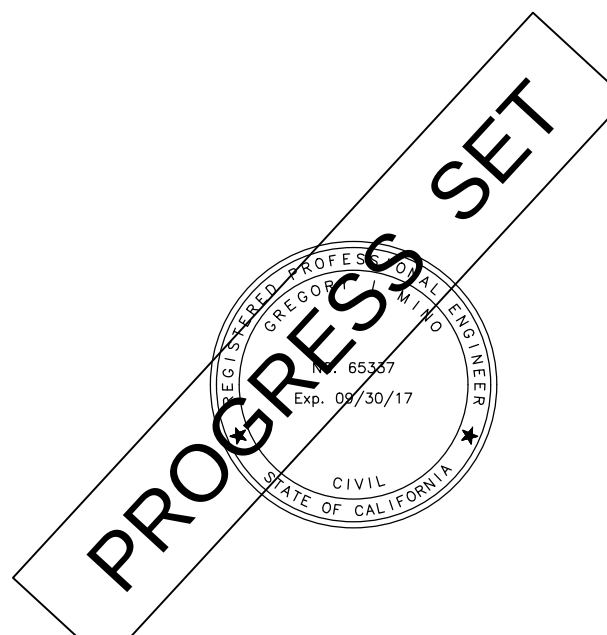
SEPTEMBER 30, 2015



LEGEND

- PROPERTY LINE
- - - EXISTING ELECTRICAL TO BE ABANDONED
- - - EXISTING STORM DRAIN PROTECT IN PLACE
- - - EXISTING FIRE WATER PROTECT IN PLACE
- - - EXISTING DOMESTIC WATER PROTECT IN PLACE
- - - EXISTING SEWER PROTECT IN PLACE
- - - EXISTING ELECTRICAL PROTECT IN PLACE
- - - EXISTING ELECTRIC EASEMENT
- - - EXISTING LOT LINE
- [Dashed Box] LIMITS OF DEMOLITION WORK
- [Solid Grey Box] EXISTING BUILDING TO BE DEMOLISHED PER ARCHITECTURAL PLAN AND SEPARATE PERMIT
- [Hatched Box] EXISTING PAVEMENT TO BE DEMOLISHED

- DEMOLITION NOTES**
- 1 REMOVE PORTION OF EXISTING BUILDING AND PAD.
 - 2 REMOVE EXISTING CONCRETE SIDEWALK.
 - 3 REMOVE EXISTING CURB.
 - 4 REMOVE EXISTING DECORATIVE CONCRETE PAVEMENT.
 - 5 REMOVE EXISTING ASPHALT PAVEMENT.
 - 6 REMOVE EXISTING CURB AND GUTTER.
 - 7 REMOVE EXISTING HANDICAP ACCESS RAMP.
 - 8 REMOVE EXISTING LANDSCAPE ISLAND.
 - 9 REMOVE EXISTING CROSS GUTTER.
 - 10 REMOVE EXISTING TRASH ENCLOSURE.
 - 11 SAWCUT EXISTING PAVEMENT.
 - 12 REMOVE EXISTING SEWER CLEANOUT STRUCTURE.
 - 13 REMOVE EXISTING GREASE INTERCEPTOR.
 - 14 ABANDON EXISTING 12" PVC STORM DRAIN PIPE BY PLUGGING WITH SLURRY.
 - 15 PLUG EXISTING 3" DOMESTIC WATER SERVICE 15' FROM EXISTING METER AND REMOVE THE PORTION BEYOND.
 - 16 REMOVE EXISTING BOLLARD.
 - 17 PROTECT EXISTING ASPHALT PAVEMENT.
 - 18 PROTECT EXISTING WALL.
 - 19 PROTECT EXISTING SITE LIGHT.
 - 20 PROTECT EXISTING SEWER MANHOLE.
 - 21 PROTECT EXISTING STORM DRAIN MANHOLE.
 - 22 PROTECT EXISTING 3" Curb Drain Outlet.
 - 23 PROTECT EXISTING 3"x24" RECTANGULAR CURB DRAIN.
 - 24 PROTECT EXISTING PIV.
 - 25 PROTECT EXISTING FIRE HYDRANT.
 - 26 PROTECT EXISTING 4-WAY FDC.
 - 27 PROTECT EXISTING 8" FIRE WATER SERVICE.
 - 28 PROTECT EXISTING LADWP WATER METER.
 - 29 COORDINATE WITH CULVER CITY FIRE PREVENTION OFFICE TO REMOVE EXISTING 8" FIRE WATER SERVICE.



FUSCOE ENGINEERING
600 Wilshire Boulevard, Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com

PROJECT TRUE

0 20' 40' 80'

1" = 40'-0"

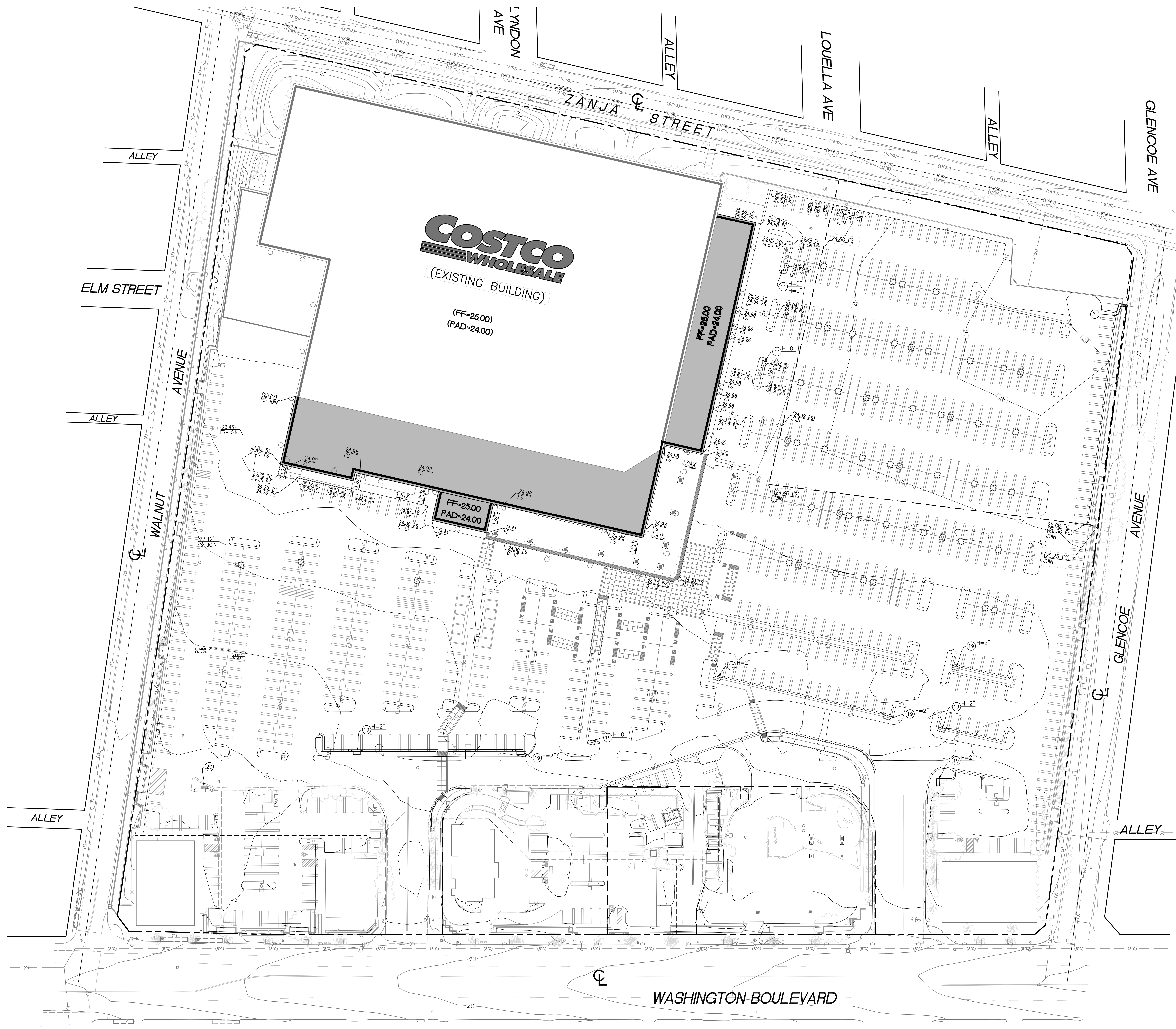
Costco WHOLESALE
CULVER CITY, CA #479
13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1425.463.2000 | 1425.463.2002

MulvannyG2.com

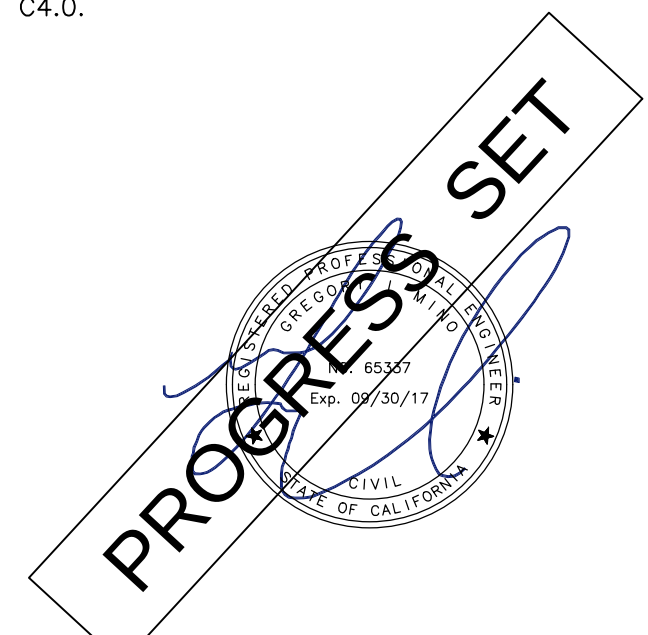
94-0630-31
SEPTEMBER 30, 2015
CONCEPT
DEMOLITION PLAN



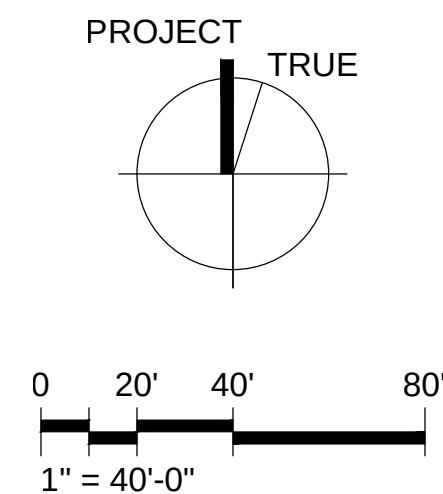
LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- LIMIT OF PHASE 1 IMPROVEMENT

- GRADING CONSTRUCTION NOTES**
- 1) CONSTRUCT 4" A.C. PAVEMENT OVER 6" AGGREGATE BASE PER SOIL REPORT'S RECOMMENDATION.
 - 2) CONSTRUCT 6" A.C. PAVEMENT OVER 12" AGGREGATE BASE PER SOIL REPORT'S RECOMMENDATION.
 - 3) COLDPLANE AND GRIND THE TOP 2" OF EXISTING AC PAVEMENT AND REPLACE WITH OVERLAYING WITH NEW AC.
 - 4) CONSTRUCT SPECIAL DECORATIVE CONCRETE PAVEMENT PER ARCHITECTURAL PLAN.
 - 5) CONSTRUCT 4" P.C.C. SIDEWALK WITH COLOR/TEXTURE PER ARCHITECTUAL PLAN.
 - 6) CONSTRUCT 3' WIDE CROSS GUTTER PER DETAIL 4 SHOWN ON SHEET C8.0.
 - 7) CONSTRUCT 6" HIGH CURB PER DETAIL 3 SHOWN ON SHEET C8.0.
 - 8) CONSTRUCT 6" HIGH CURB AND GUTTER PER SPPWC STD. PLAN 120-2, A2-6.
 - 9) CONSTRUCT ACCESS RAMP PER DETAIL 5 SHOWN ON SHEET C8.0.
 - 10) PROTECT EXISTING AC PAVEMENT.
 - 11) SAWCUT AND JOIN EXISTING AC PAVEMENT.
 - 12) PROVIDE 3' WIDE OPENING FOR DRAINAGE.
 - 13) CONSTRUCT CART CORRAL PER ARCHITECTURAL PLAN.
 - 14) CONSTRUCT SITE LIGHT PER ARCHITECTURAL PLAN.
 - 15) CONSTRUCT TRASH ENCLOSURE AREA PER ARCHITECTURAL PLAN.
 - 16) CONSTRUCT TREEWELL PER LANDSCAPE ARCHITECTURAL PLAN.
 - 17) CONSTRUCT 10' HIGH CMU BLOCK WALL TO MATCH EXISTING WALL'S SPECIFICATIONS.
 - 18) PROTECT IN PLACE EXISTING WALL AND CUT DOWN TO 10' HIGH. INSTALL 2" WALL CAP TO MATCH EXISTING WALL'S SPECIFICATIONS.
 - 19) CONSTRUCT CURB OPENING CATCH BASIN PER SPPWC STD. PLAN 300-3, W=7', V=5', H=PER PLAN, t=6"=6", AND A=70'. SEE DETAIL 7 ON SHEET C8.0.
 - 20) CONSTRUCT CURBSIDE GRATING CATCH BASIN PER SPPWC STD. PLAN 303-3, W=6'-4 3/4", V=5.25', H=0", t=8", AND A=64.54'. SEE DETAIL 8 ON SHEET C8.0.
 - 21) CONSTRUCT 24" WIDE PARKWAY CULVERT PER STORM DRAIN PLAN ON SHEET C4.0.



FUSCOE ENGINEERING
600 Wilshire Boulevard, Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com



COSTCO WHOLESALE
CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

94-0630-31
SEPTEMBER 30, 2015
CONCEPT
GRADING PLAN

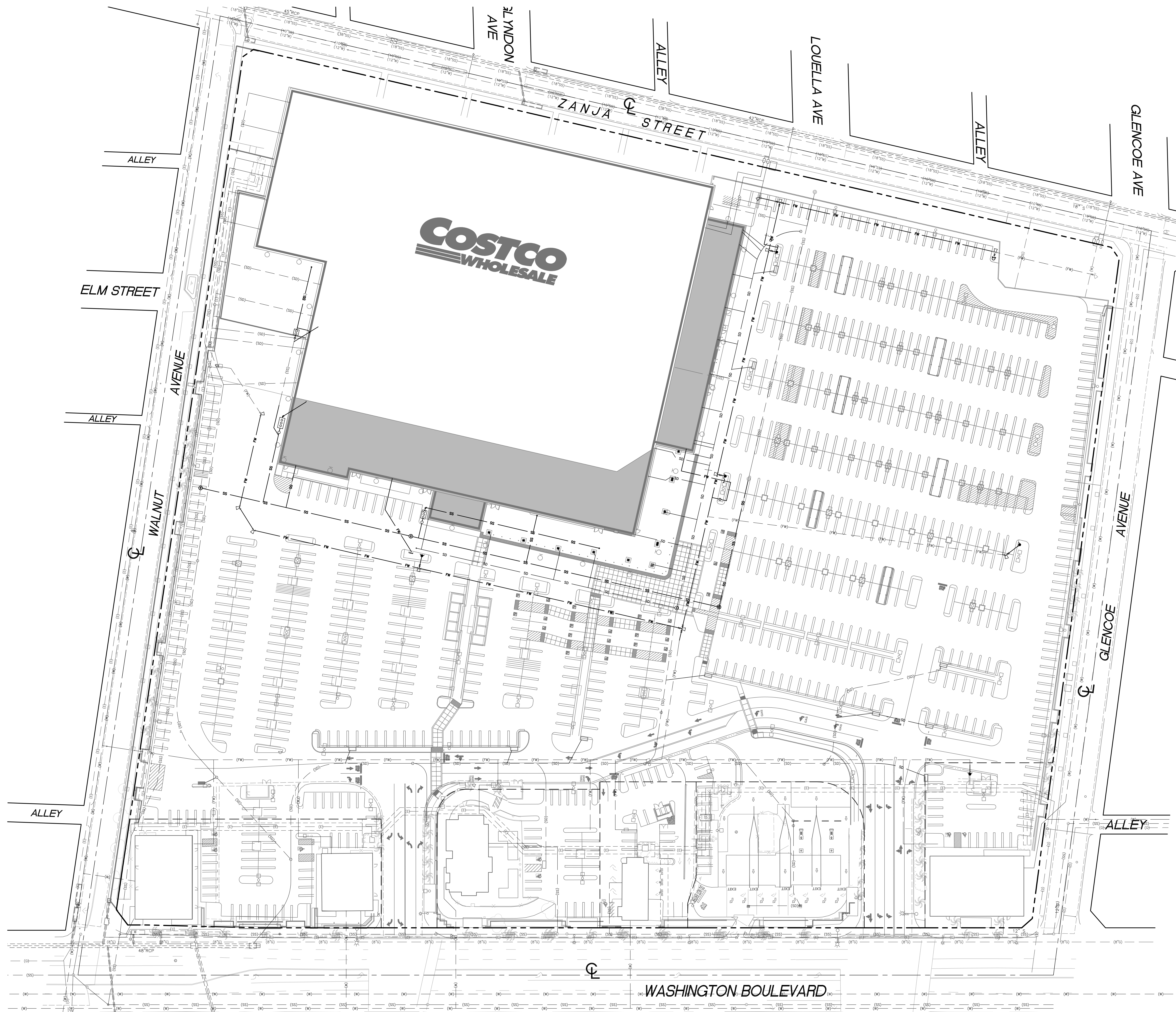
C 2.0

COSTCO WHOLESALE

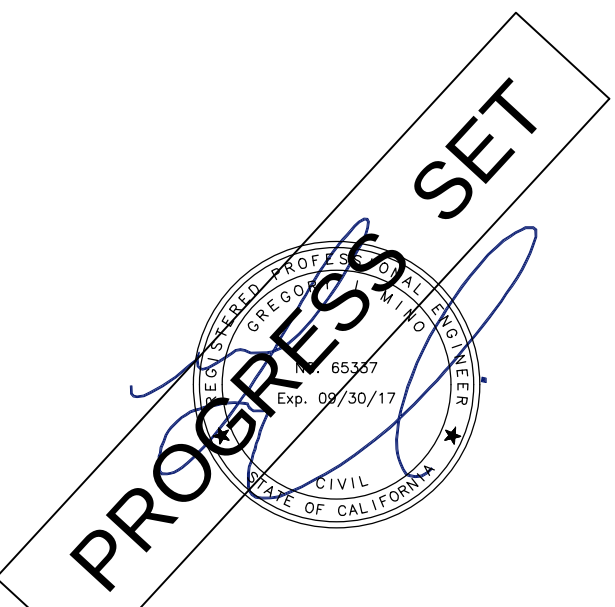
CULVER CITY, CALIFORNIA

CONCEPT GRADING PLAN

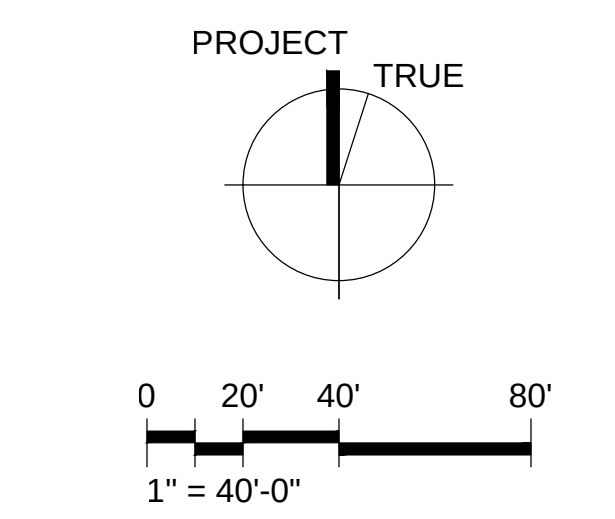
SEPTEMBER 30, 2015



LEGEND	
---	PROPERTY LINE
SD	PROPOSED STORM DRAIN
FW	PROPOSED FIRE WATER
SS	PROPOSED SEWER
(SD)	EXISTING STORM DRAIN
(FW)	EXISTING DOMESTIC WATER
(FW)	EXISTING FIRE WATER
(E)	EXISTING ELECTRIC LINE
(G)	EXISTING GAS LINE
(SS)	EXISTING SEWER
(FW 6000)	EXISTING FIRE WATER TO BE REMOVED
(SD-2000)	EXISTING STORM DRAIN TO BE REMOVED
(SS-2000)	EXISTING SEWER TO BE REMOVED
(E-EASEMENT)	EXISTING ELECTRIC EASEMENT
---	EXISTING LOT LINE
○	PROPOSED FIRE HYDRANT
○	EXISTING FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
○	PROPOSED POST INDICATIVE VALVE (PIV)
[]	LIMIT OF PHASE 1 IMPROVEMENT



FUSCOE
ENGINEERING
600 Wilshire Boulevard, Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com



Costco
WHOLESALE
CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1425.463.2000 | 1425.463.2002

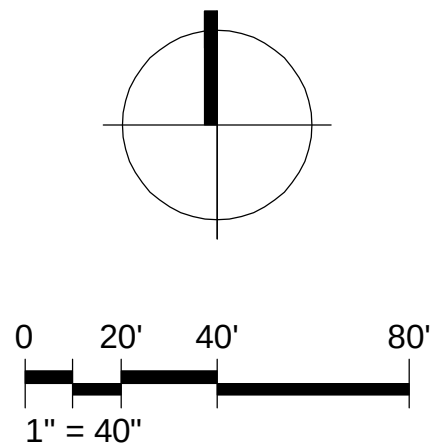
MulvannyG2.com

94-0630-31
SEPTEMBER 30, 2015
CONCEPT
UTILITY PLAN

C3.0



PLANT SCHEDULE				
EXISTING TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Archontophoenix cunninghamiana	King Palm	Existing to Remain	27
	Cupressus sempervirens	Italian Cypress	Existing to Remain	8
	Eucalyptus nicholii	Nichol's Willow-leaved Peppermint	Existing to Remain	12
	Koelreuteria bipinnata	Chinese Flame Tree	Existing to Remain	18
	Pinus canariensis	Canary Island Pine	Existing to Remain	37
	Pistacia chinensis	Chinese Pistache	Existing to Remain	22
	Syagrus romanzoffiana	Queen Palm	Existing to Remain	20
	Tabebuia impetiginosa	Pink Trumpet Tree	Existing to Remain	2
	Trachycarpus fortunei	Windmill Palm	Existing to Remain	7
	Zelkova serrata "Village Green"	Sawleaf Zelkova	Existing to Remain	28
RELOCATED TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Archontophoenix cunninghamiana Box, Store and relocate	King Palm	Existing Relocated	23
	Syagrus romanzoffiana Box, Store and relocate	Queen Palm	Existing Relocated	4
REMOVED TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Bauhinia x blakeana	Hong Kong Orchid Tree	Existing to be Removed	4
	Cupressus sempervirens	Italian Cypress	Existing to be Removed	1
	Koelreuteria bipinnata	Chinese Flame Tree	Existing to be Removed	18
	Pinus canariensis	Canary Island Pine	Existing to be Removed	1
	Pinus halepensis	Allepo Pine	Existing to be Removed	6
	Pistacia chinensis	Chinese Pistache	Existing to be Removed	55
	Trachycarpus fortunei	Windmill Palm	Existing to be Removed	4
	Zelkova serrata "Village Green"	Sawleaf Zelkova	Existing to be Removed	58
STREET TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Tristania conferta Existing to remain	Brisbane Box	Existing City Street Tree	46
GROUND COVERS	BOTANICAL NAME	COMMON NAME		
	Existing Landscape Area to remain and be protected			



CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CA 90232

CUMMINGS CURLEY
AND
ASSOCIATES, INC
Landscape Architects
Land Planners

3633 Long Beach Boulevard, Suite 300
Long Beach, California 90803
Tel. 562.424.8182 • Fax 562.424.8181

COSTCO WHOLESALE

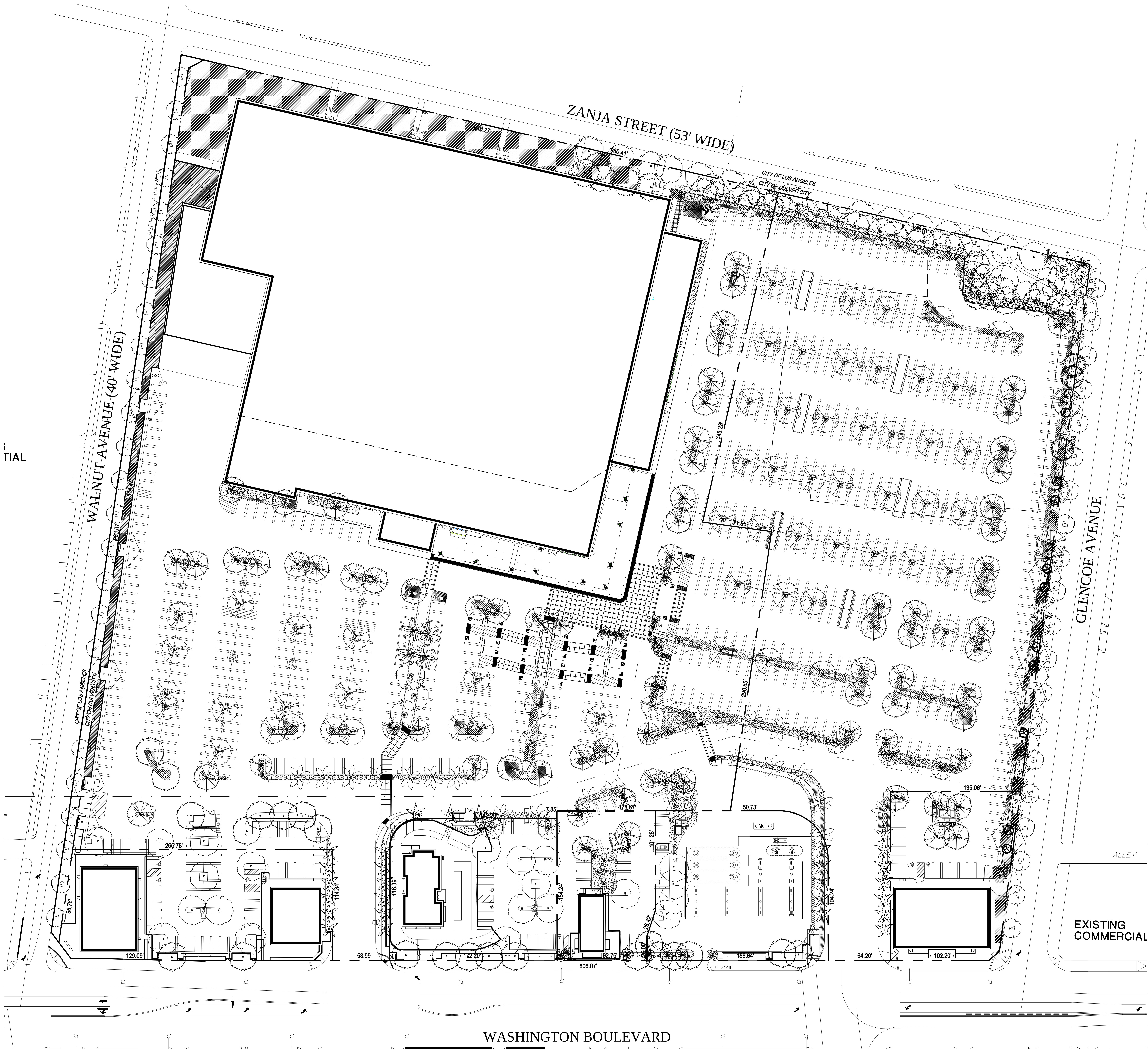
CULVER CITY, CALIFORNIA

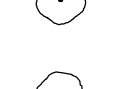
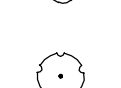
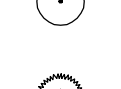
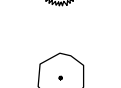
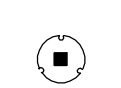
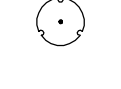
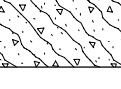
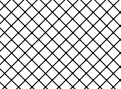
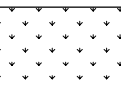
EXISTING TREE PLAN

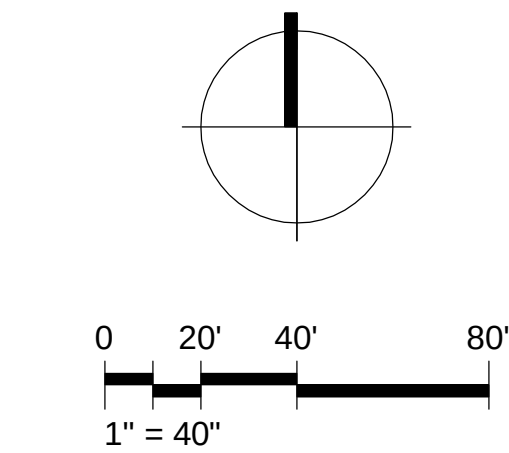
SEPTEMBER 21, 2015

94-0630-31
SEPTEMBER 21, 2015
CONCEPT
LANDSCAPE
PLAN

L1.0



PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Bauhinia x blakeana	Hong Kong Orchid Tree	36" Box	17
	Cupressus sempervirens	Italian Cypress	24" Box	4
	Eucalyptus nicholii	Nichol's Willow-leaved Peppermint	24" Box	4
	Pinus canariensis	Canary Island Pine	36" Box	3
	Pistacia chinensis	Chinese Pistache	36" Box	64
	Trachycarpus fortunei	Windmill Palm	12" Brown Trunk	2
	Zelkova serrata 'Village Green'	Sawleaf Zelkova	36" Box	66
RELOCATED TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Archontophoenix cunninghamiana Existing Relocated	King Palm	Existing Relocated	23
	Syagrus romanzoffiana Box, Store and relocate	Queen Palm	Existing Relocated	4
	Syagrus romanzoffiana Existing relocated	Queen Palm	Existing Relocated	7
	Trachycarpus fortunei Existing Relocated	Windmill Palm	Existing Relocated	4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	
	Abelia x grandiflora 'Edward Goucher'	Glossy Abelia	5 gal	
	Grevillea x 'Noellii'	Grevillea	5 gal	
	Heteromeles arbutifolia	Toyon	5 gal	
	Lantana montevidensis	Trailing Lantana	5 gal	
	Leptospermum scoparium 'Ruby Glow'	Red New Zealand Tea Tree	5 gal	
	Mahonia aquifolium	Oregon Grape	5 gal	
	Moraea iridioides	Butterfly iris	5 gal	
	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	
	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	
	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	
	Rhaphiolepis indica 'Springtime' TM	Springtime Indian Hawthorne	5 gal	
	Xylosma congestum	Shiny Xylosma	5 gal	
GROUND COVERS	BOTANICAL NAME	COMMON NAME		
	Agromin Bark Mulch 3" Layer	ES2 Mulch		
	Existing Landscape Area to remain and be protected			
	Lantana montevidensis 'White Lightnin'	Trailing Lantana		
	Pelargonium peltatum	Ivy Geranium		
	Rosmarinus officinalis 'Huntington Blue'	Rosemary		
	Trachelospermum jasminoides 'Star'	Star Jasmine		



CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CA 90232

CUMMINGS CURLEY
AND

ASSOCIATES, INC

Landscape Architects
Land Planners

3632 Long Beach Boulevard, Suite 300
Long Beach, California 90804
Tel. 562.424.8182 • Fax 562.424.8181

94-0630-31
SEPTEMBER 21, 2015

CONCEPT
LANDSCAPE
PLAN

L1.2

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

CONCEPT LANDSCAPE PLAN

SEPTEMBER 21, 2015

ZANJA STREET (53' WIDE)

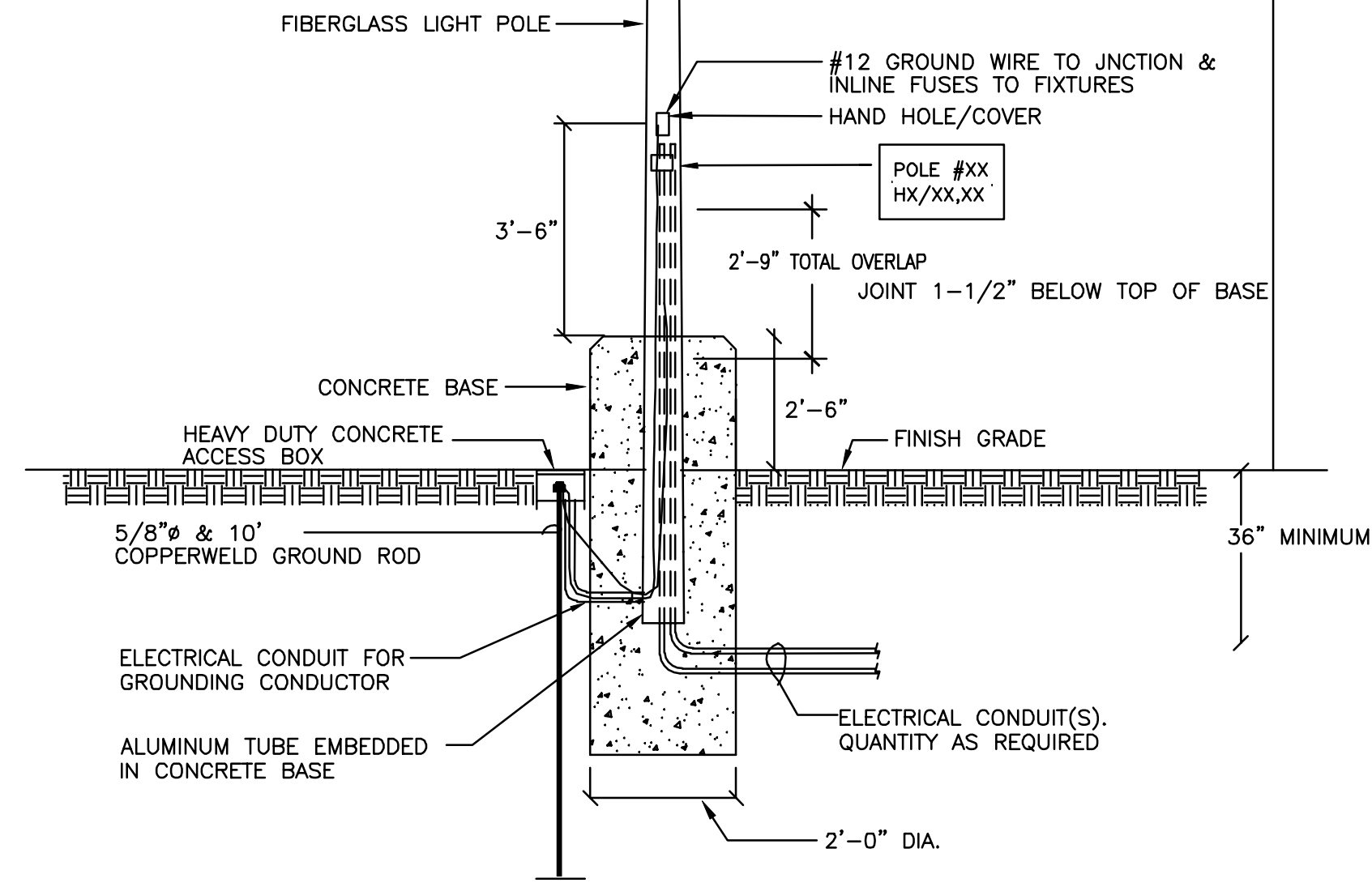
CITY OF LOS ANGELES
CITY OF CULVER CITY

EXISTING LIGHT FIXTURE TO REMAIN, TYP.



ELECTRICAL SITE PLAN

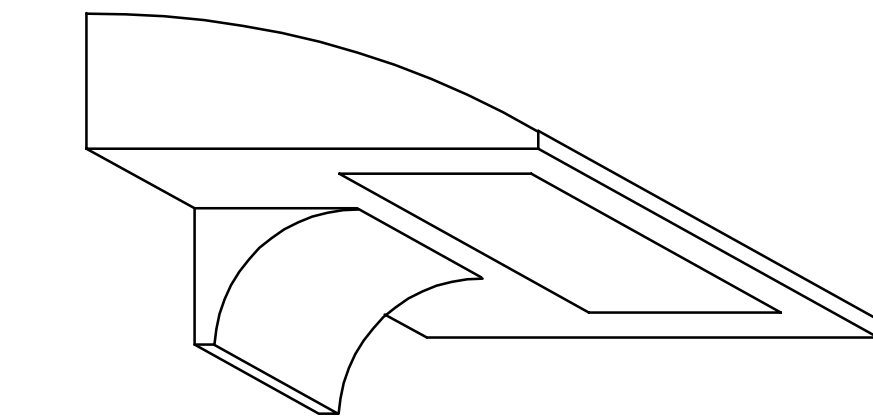
SCALE: 1"= 40'-0"



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL

SCALE: NTS



TYPICAL WALL PACK DETAIL (W)

SCALE: NTS

FIXTURE DESCRIPTION

TYPE	DESCRIPTION	# POLE	# FIXTURE
(P)	COOPER GALLEON GLEON-AE-8-LED-E1-SWQ, 213W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.	50	100
(P1)	COOPER GALLEON GLEON-AE-8-LED-E1-T3, 213W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.	16	16
(PS)	COOPER GALLEON GLEON-AE-8-LED-E1-SWQ, 213W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.	15	15
(W)	LITH DSXW2 LED 50K 30C 1000 T2M, 109W LED, 20' MOUNTING HEIGHT	23	23
(W1)	LITH DSXW2 LED 50K 30C 700 T3M, 71W LED, 10' MOUNTING HEIGHT	11	11

SITE LIGHTING PLAN

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.I.C.

ARCHITECT REFERENCE NO:

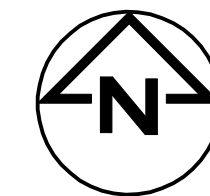
ISSUE DATE: OCTOBER 2014

REVISION DATE:

DRAWN: HW

CHECKED: ANY/JM

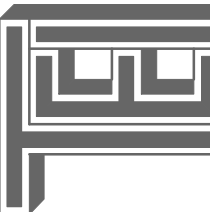
SE-1



COSTCO
WHOLESALE

ADDITION DD
WAREHOUSE #479

13463 WASHINGTON BOULEVARD
CULVER CITY, CA 90292

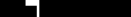


T.E., Inc.

830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3763
FAX: 425-970-3766

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	135,183 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. FOOD SERVICE	1,310 S.F.
EXIST. EMPLOYEE LOCKER ROOM (MEZZANINE)	459 S.F.

EXIST. RACK COUNT:	
EXIST. GROCERY RACKS	216
EXIST. CENTER SECTION	17,048 S.F.
EXIST. HARDLINE RACKS	144

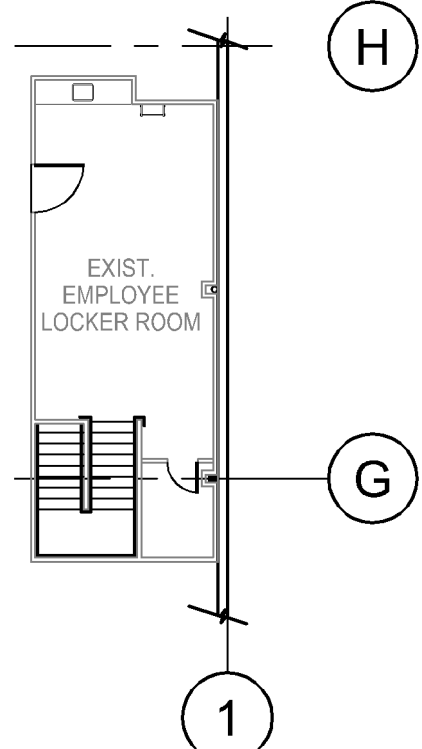
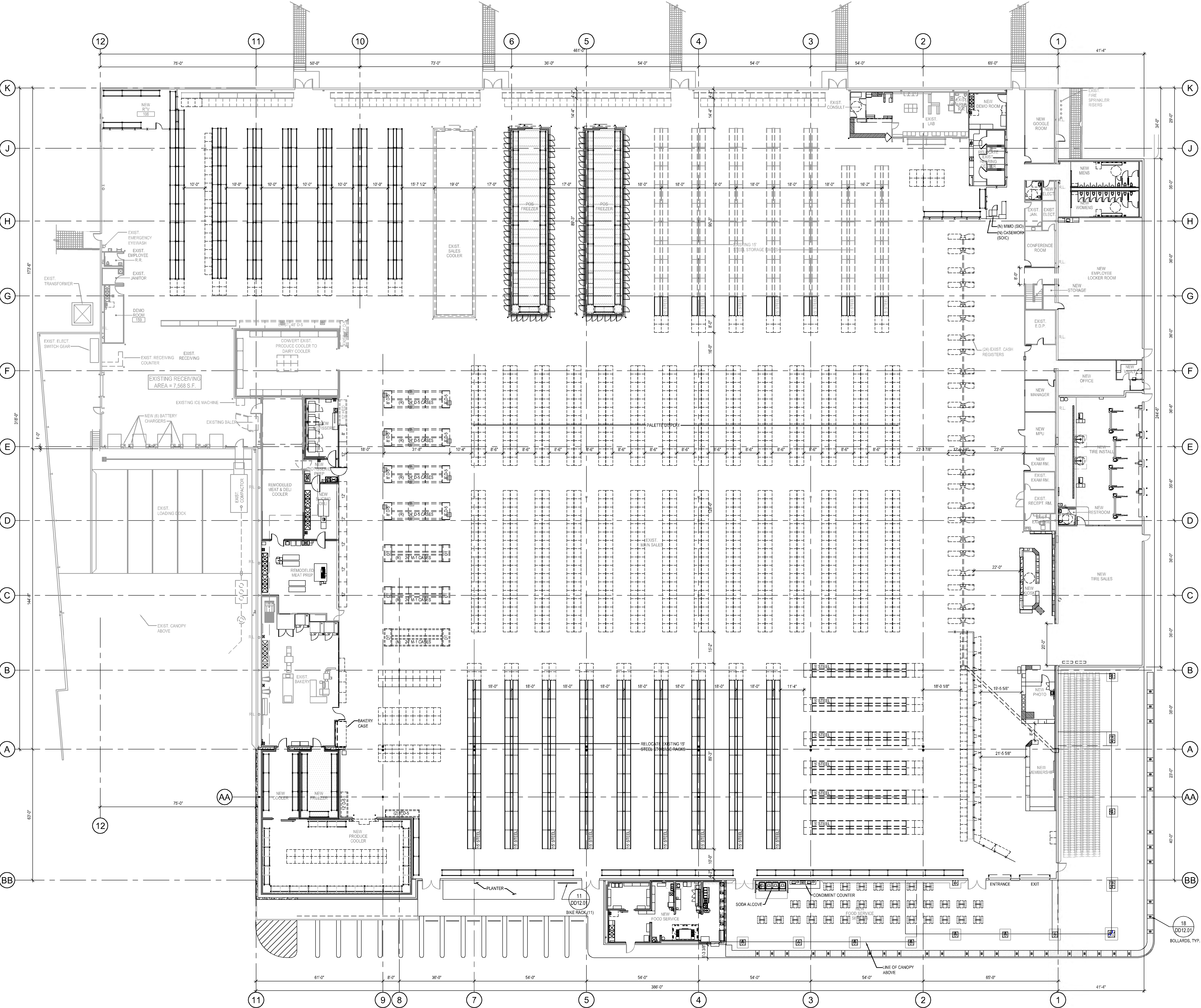


MULVANNY G2
ARCHITECTURE

MulvannyG2.com

DD20-01

SEPTEMBER 30, 2015

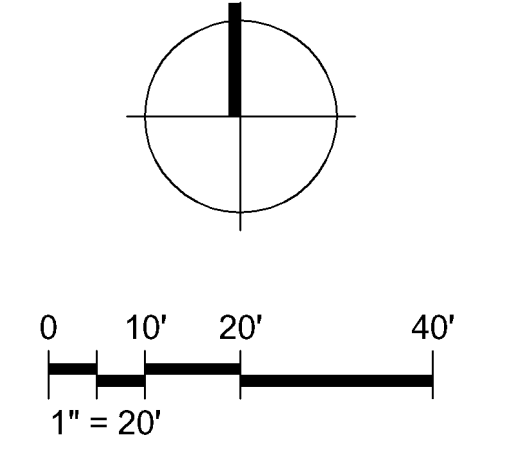


MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	141,693 S.F.
EXIST. TIRE CENTER DEMOLISHED	-5,200 S.F.
EXIST. FOOD SERVICE DEMOLISHED	-1,310 S.F.
EXIST. EMPLOYEE LOCKER ROOM (MEZZANINE)	459 S.F.
TOTAL EXISTING BUILDING	
135,642 S.F.	
BUILDING ADDITION	
30,282 S.F.	
FOOD SERVICE ADDITION	
1,829 S.F.	
TIRE CENTER ADDITION	
5,422 S.F.	
TOTAL REVISED COSTCO	
173,175 S.F.	
PROPOSED EXTERIOR SEATING AREA	
1,830 S.F.	

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

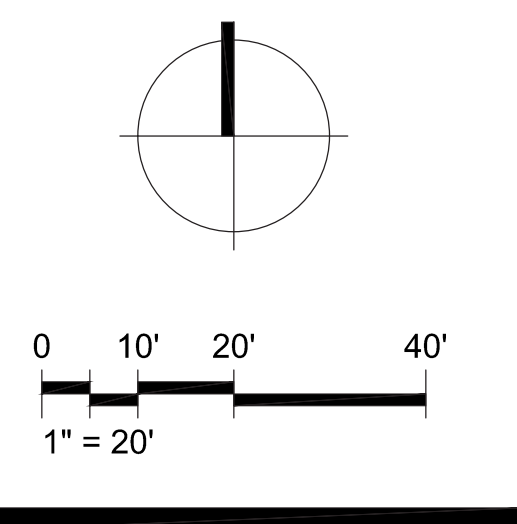
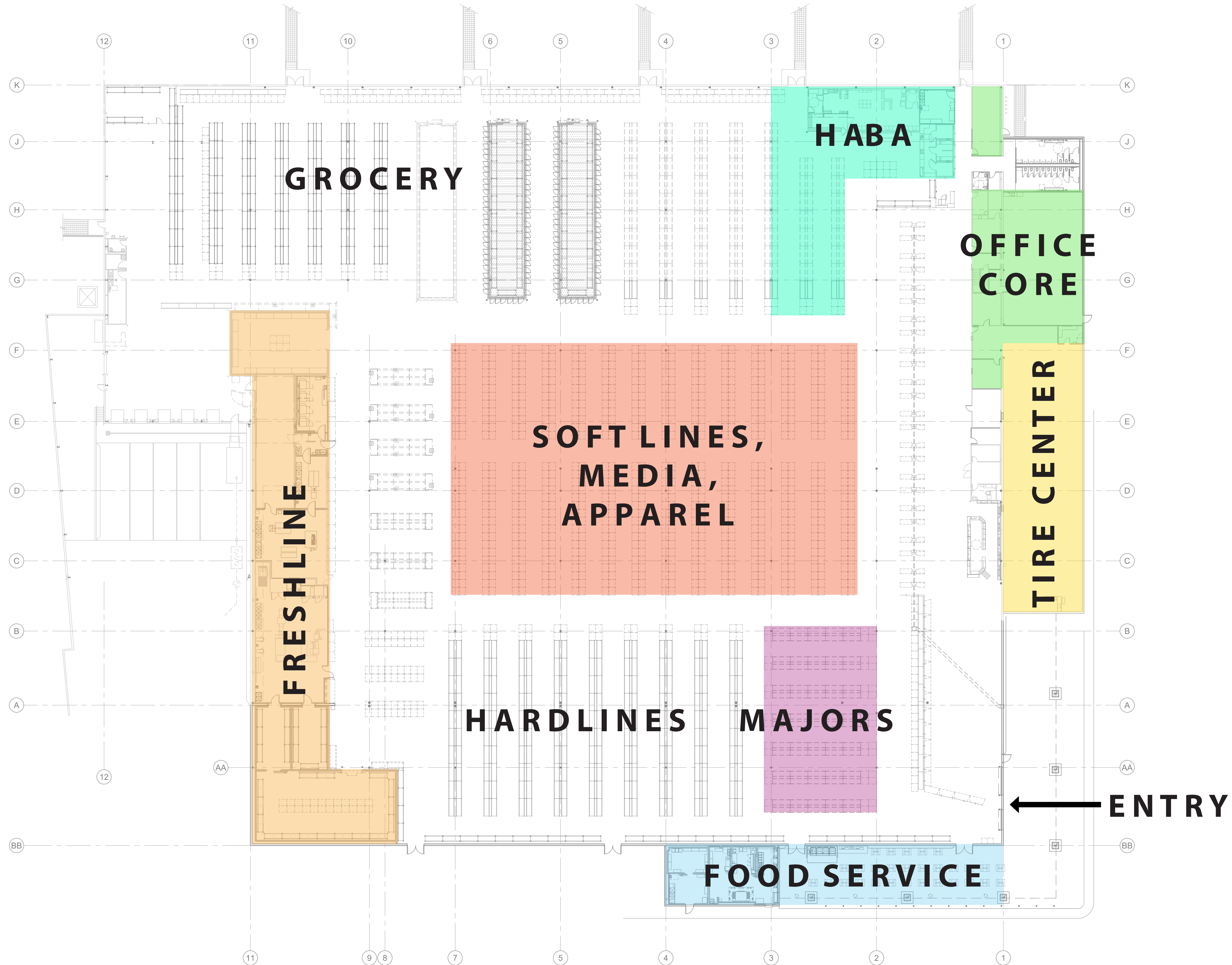


COSTCO WHOLESALE
CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292

MULVANNY G2
ARCHITECT

1110 112TH AVE., NE | SUITE 500
BELLEVUE, WA | 98004
1 425.463.2000 | 1 425.463.2002

MulvannyG2.com



COSTCO
WHOLESALE

CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

94-0630
JUNE 18, 2015
CONCEPT
FLOOR PLAN

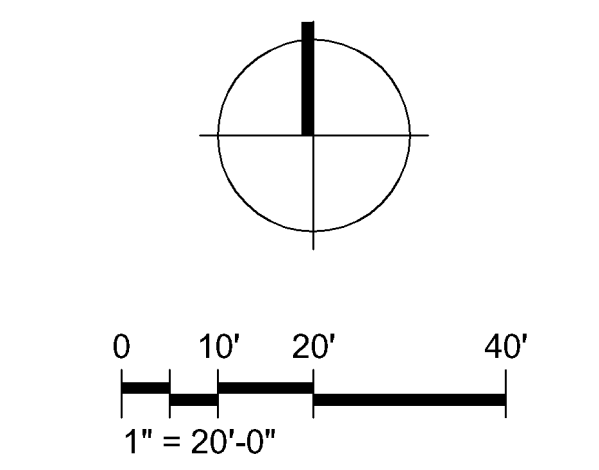
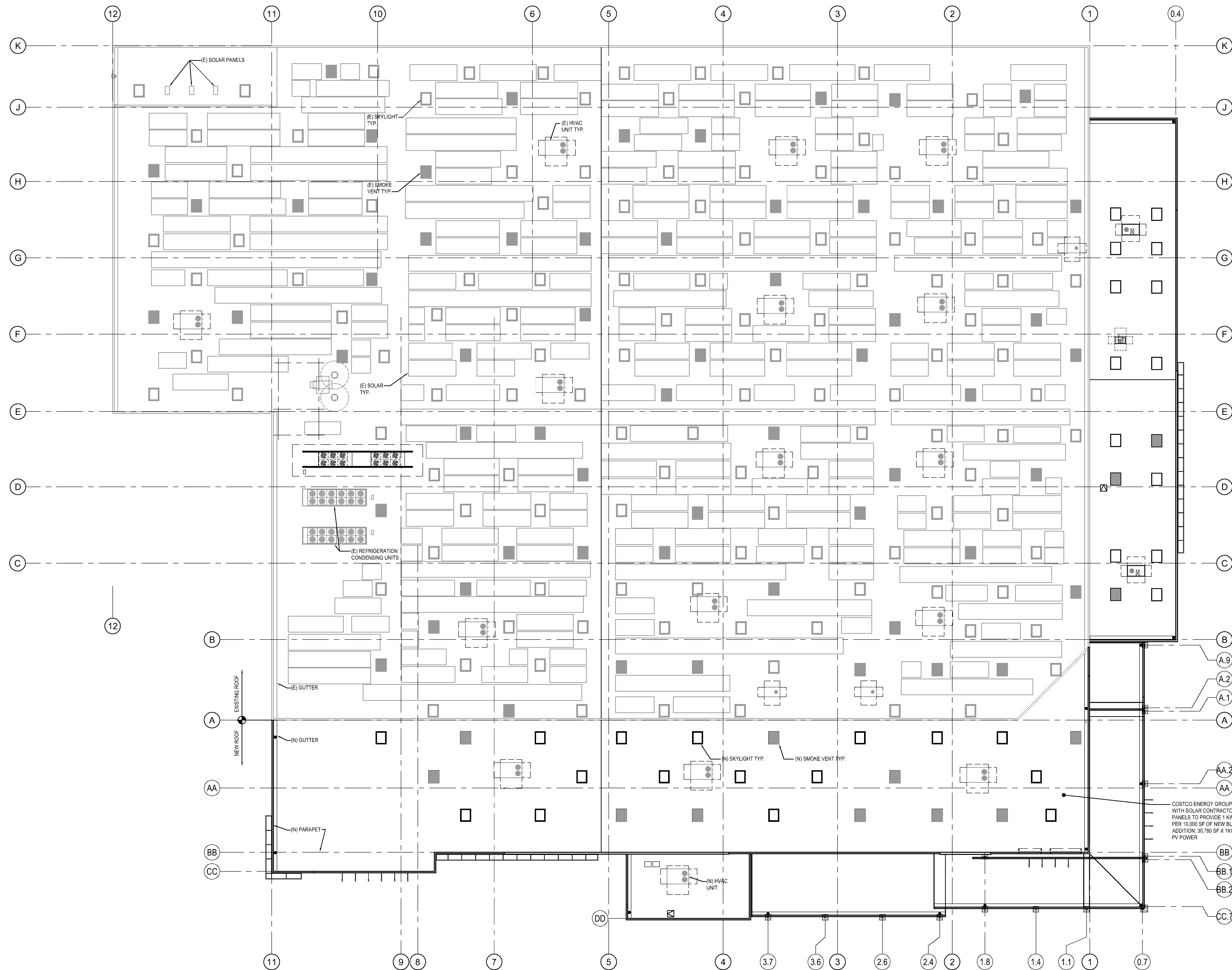
DD21-13M

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

MERCHANDISING PLAN

JUNE 18, 2015



COSTCO
WHOLESALE

CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1 425.463.2000 | 1 425.463.2002

MulvannyG2.com

COSTCO WHOLESALE

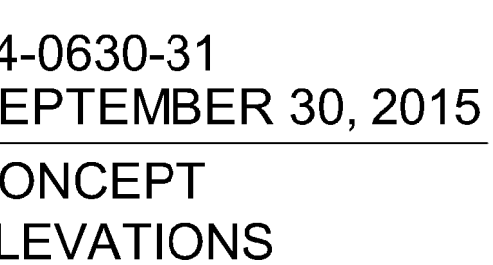
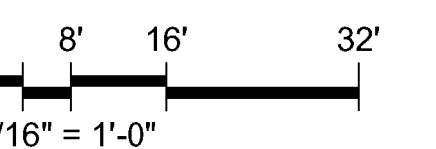
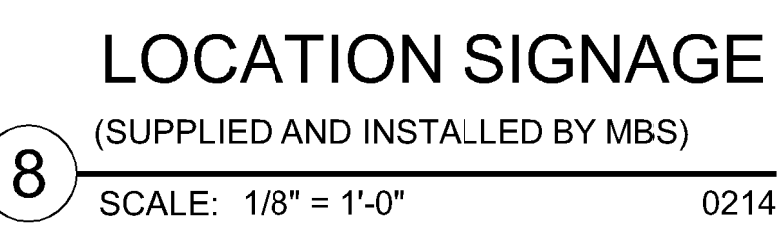
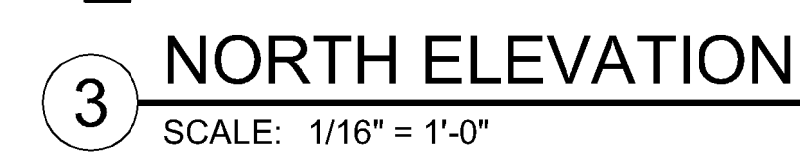
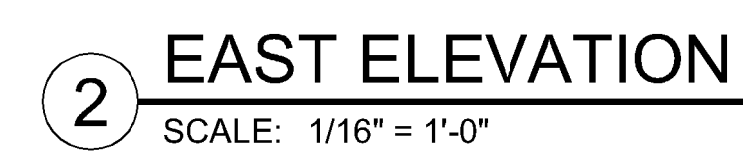
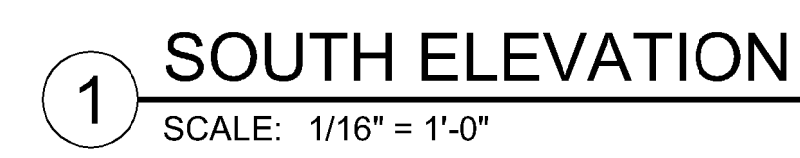
CULVER CITY, CALIFORNIA

CONCEPT ROOF PLAN

SEPTEMBER 30, 2015

94-0630-31
SEPTEMBER 30, 2015
CONCEPT
ROOF PLAN

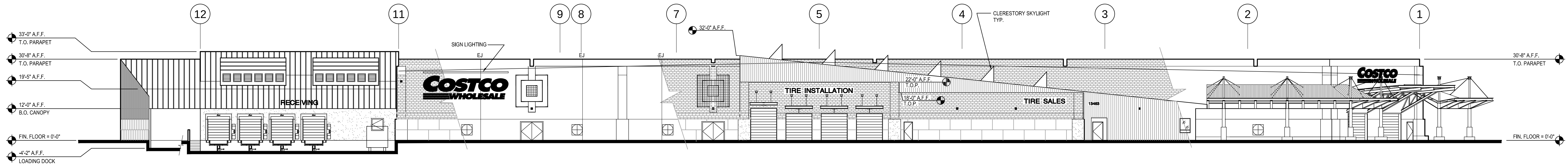
DD22-01



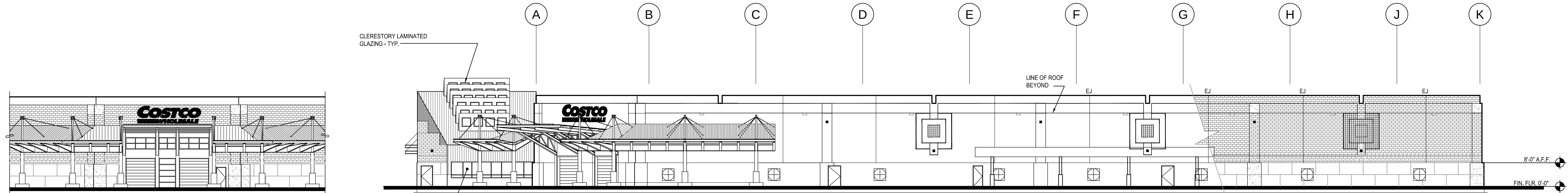
DD31-01

CULVER CITY, CALIFORNIA

SEPTEMBER 30, 2015

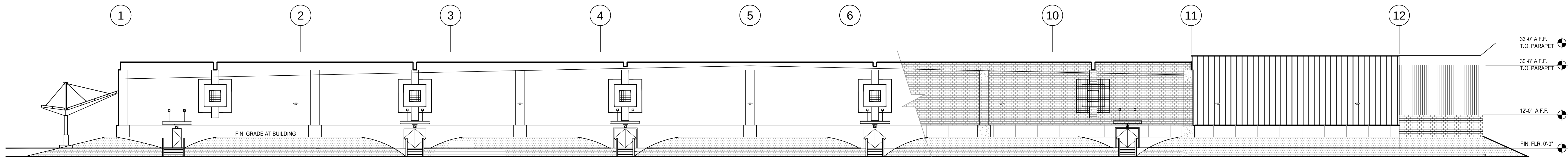


1 SOUTH ELEVATION
1/16" = 1'-0"

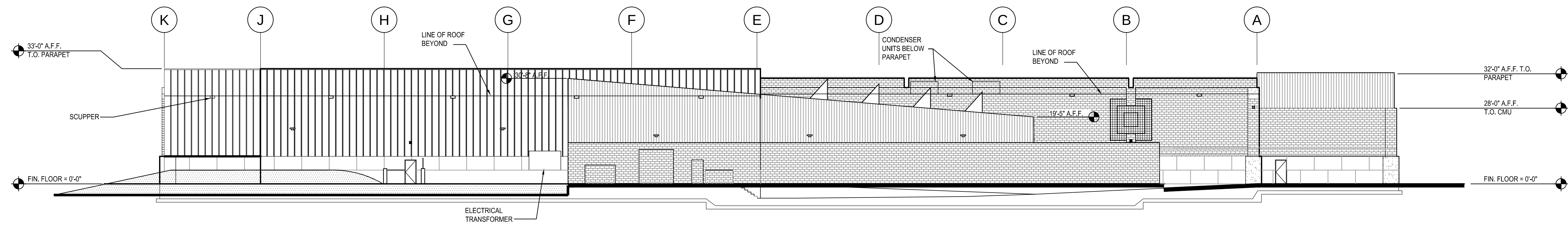


2 ENTRY ELEVATION
1/16" = 1'-0"

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



4 NORTH ELEVATION
1/16" = 1'-0"



5 WEST ELEVATION
1/16" = 1'-0"

0 4' 8' 16' 32'

COSTCO
WHOLESALE

CULVER CITY, CA
479

13463 WASHINGTON BLVD.
CULVER CITY, CA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
t 425.463.2000 | f 425.463.2002

MulvannyG2.com

94-0630
FEBRUARY 07, 2013
EXISTING
EXTERIOR
ELEVATIONS

EX3.1

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

EXISTING ELEVATIONS

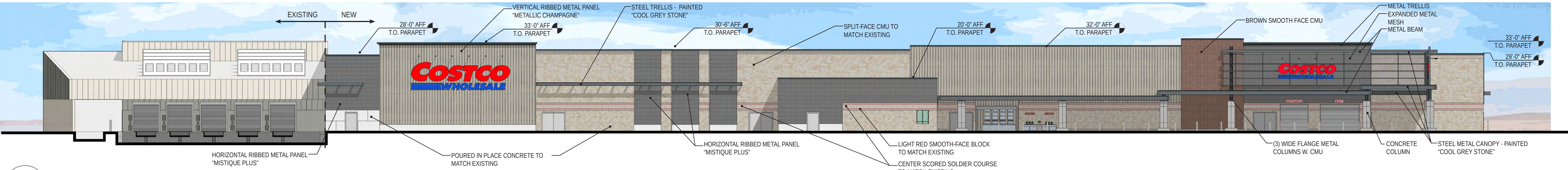
FEBRUARY 07, 2013



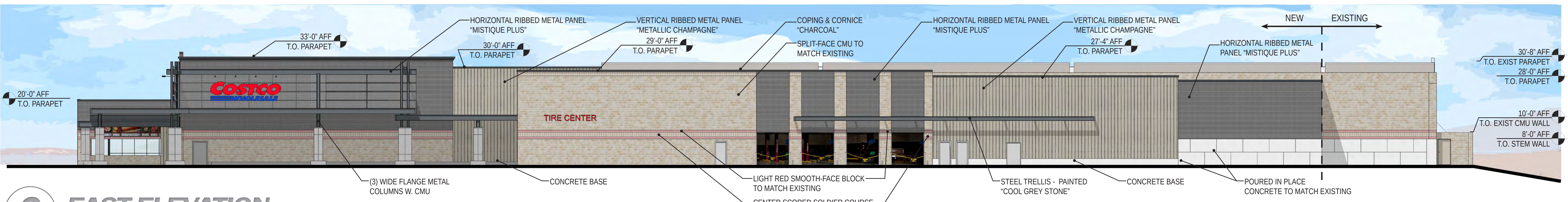
ENTRY PERSPECTIVE



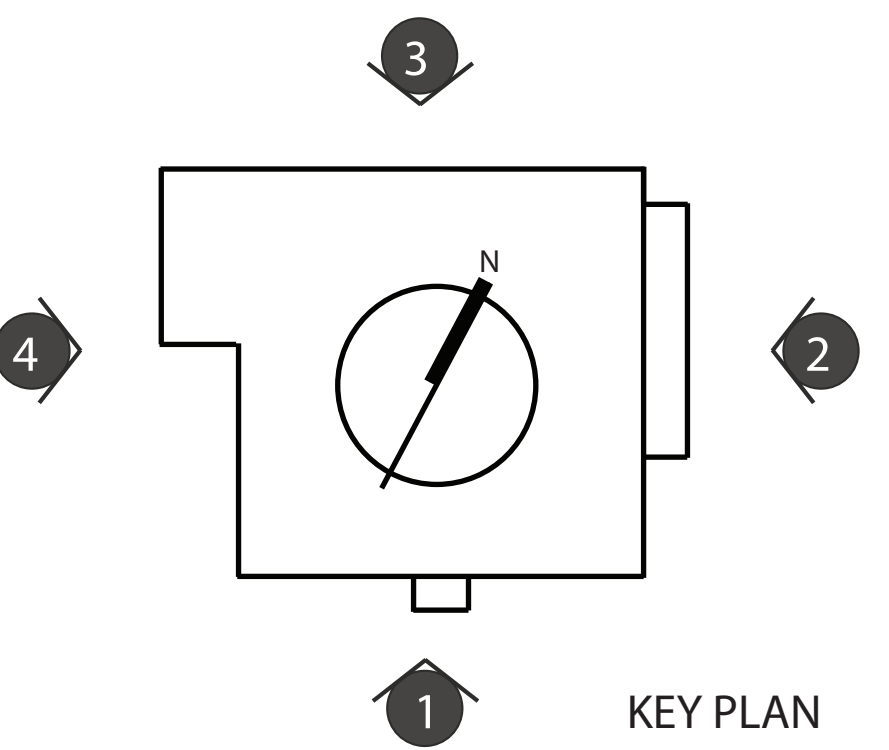
CORNER PERSPECTIVE



1 SOUTH ELEVATION
SCALE: 1" = 15'



2 EAST ELEVATION
SCALE: 1" = 15'





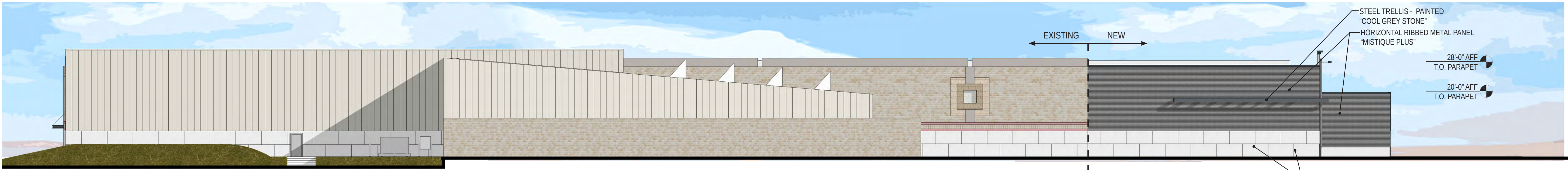
TIRE CENTER PERSPECTIVE



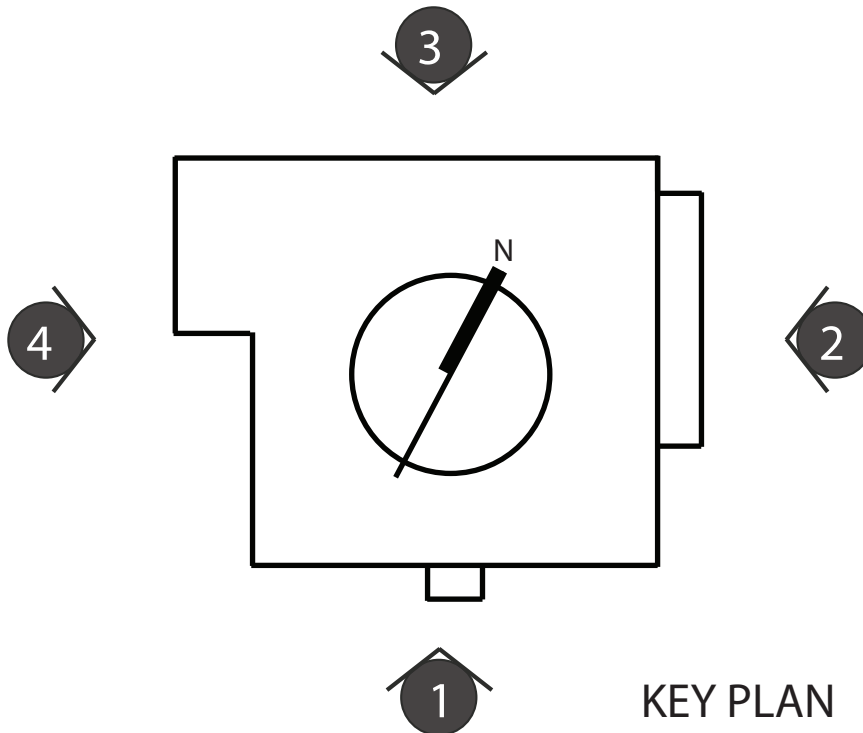
GAS STATION PERSPECTIVE



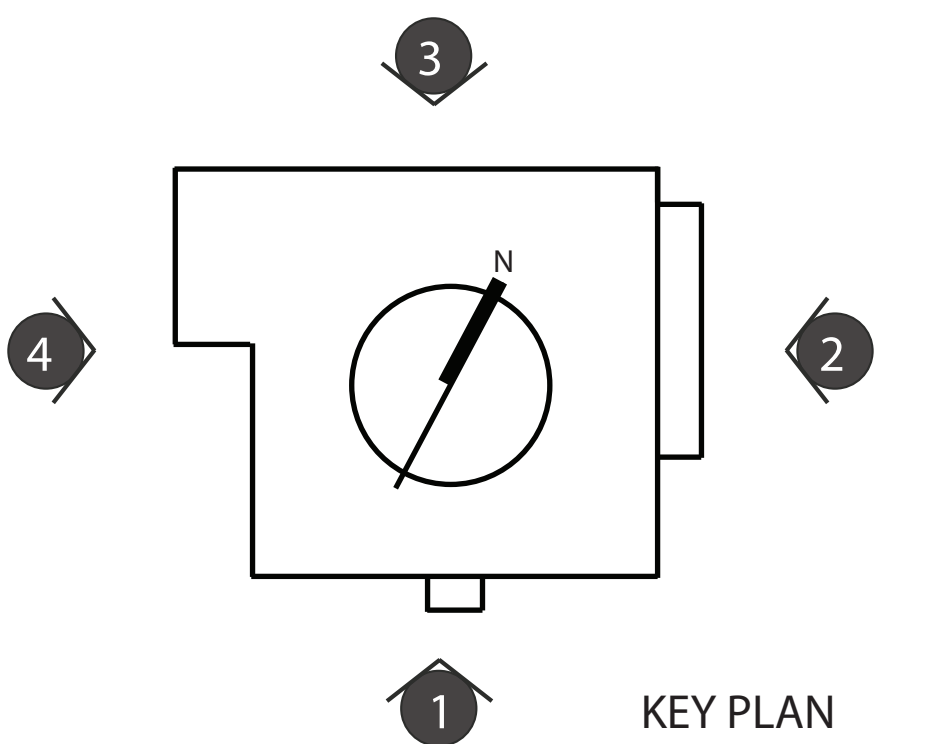
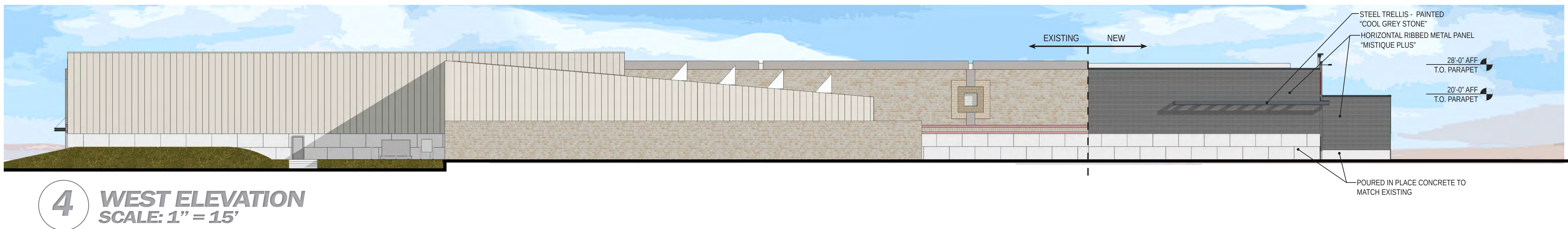
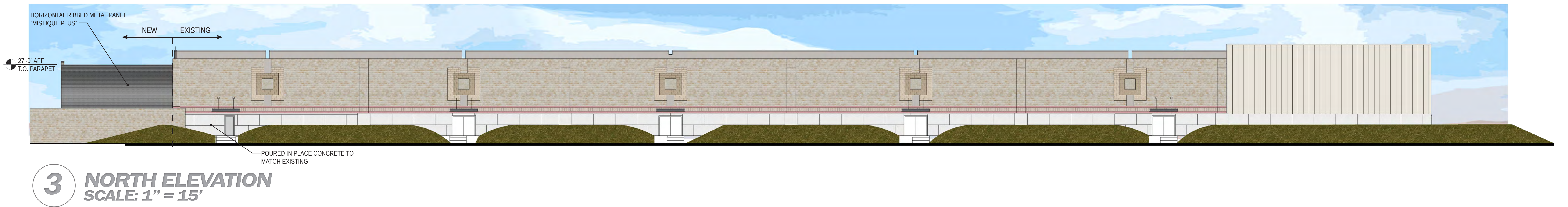
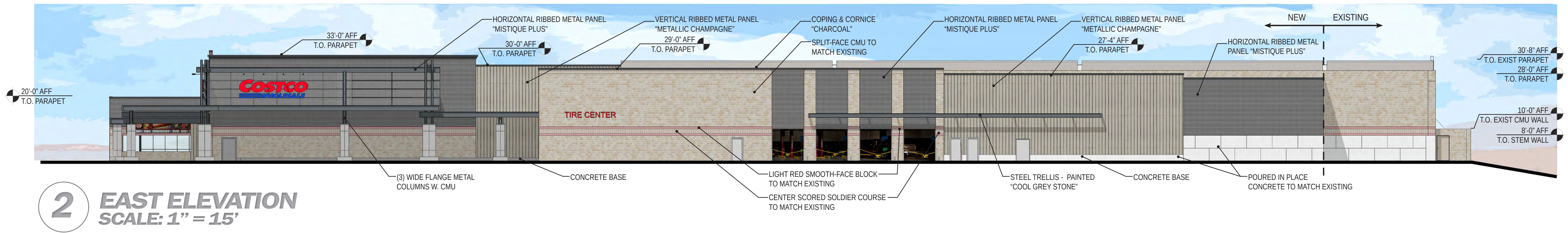
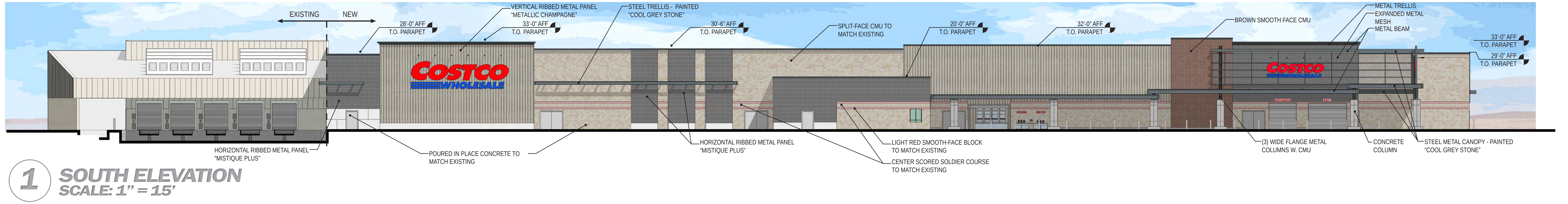
3 NORTH ELEVATION
SCALE: 1" = 15'



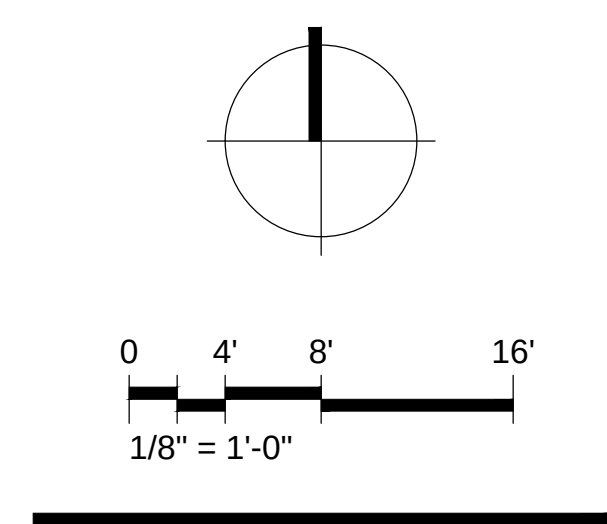
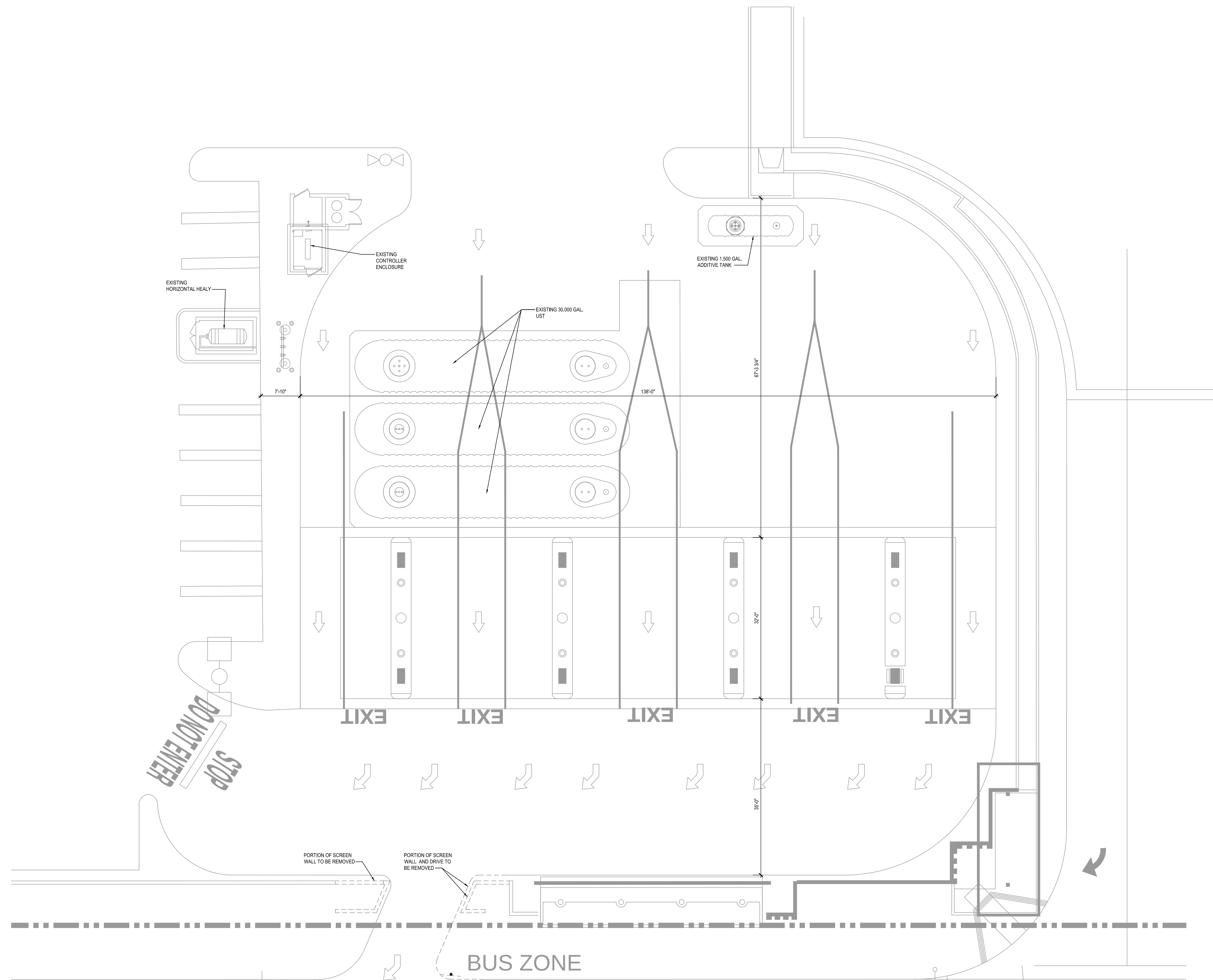
4 WEST ELEVATION
SCALE: 1" = 15'



KEY PLAN







Costco
WHOLESALE
 CULVER CITY, CA
 #479
 13463 WASHINGTON BLVD.
 CULVER CITY, CALIFORNIA 90292

MULVANNY G2

1110 112TH AVE. NE | SUITE 500
 BELLEVUE, WA | 98004
 1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

94-0630-31
 JULY 28, 2015

EXISTING
 ENLARGED GAS
 PLAN

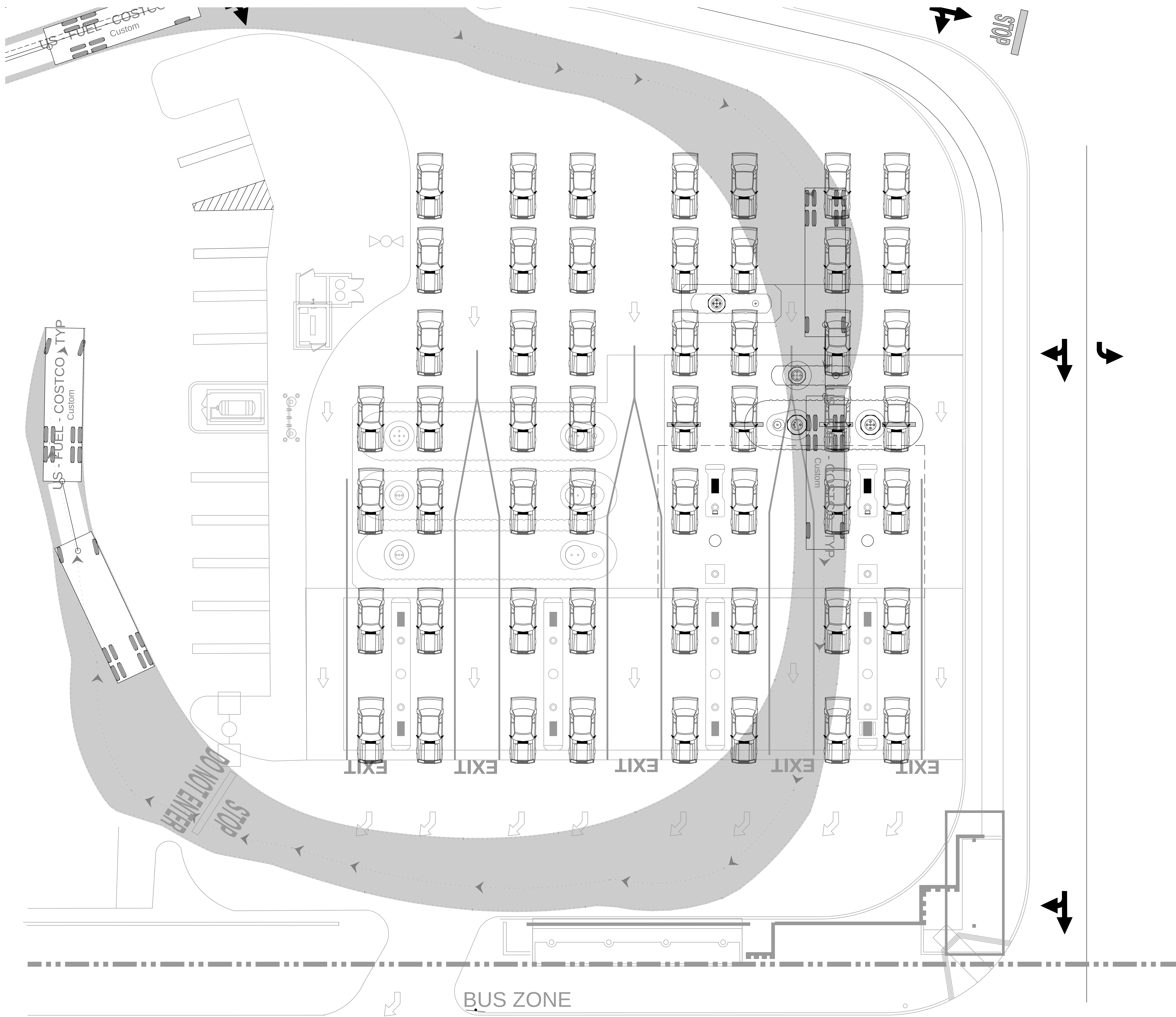
DD40-01

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

EXISTING ENLARGED GAS PLAN

JULY 28, 2015

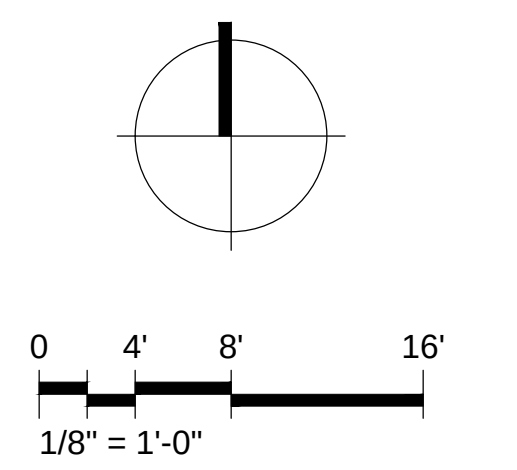


COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

STACKING PLAN

JULY 28, 2015



Costco
WHOLESALE

CULVER CITY, CA
#479

13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292

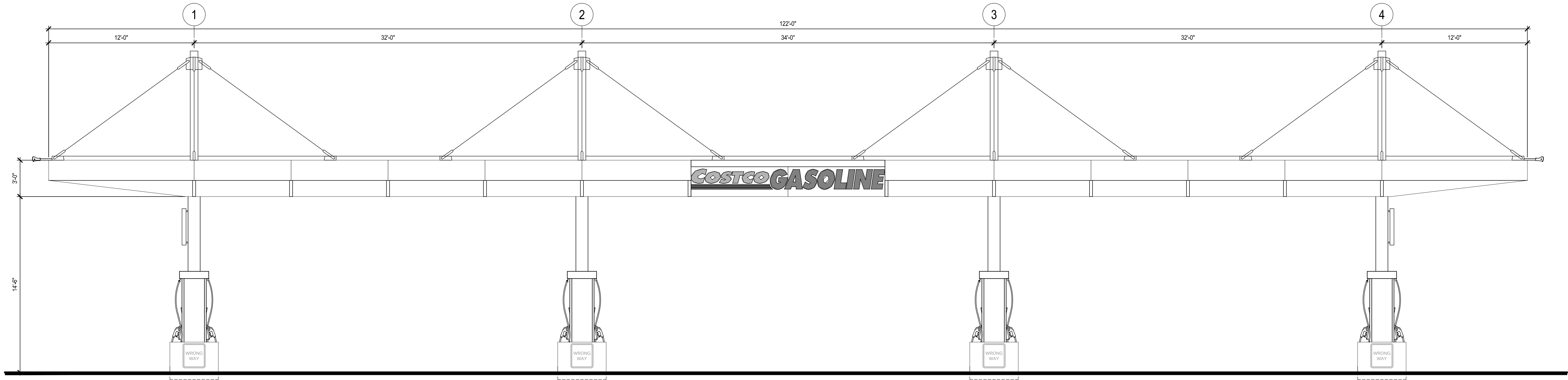
MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
t 425.463.2000 | f 425.463.2002

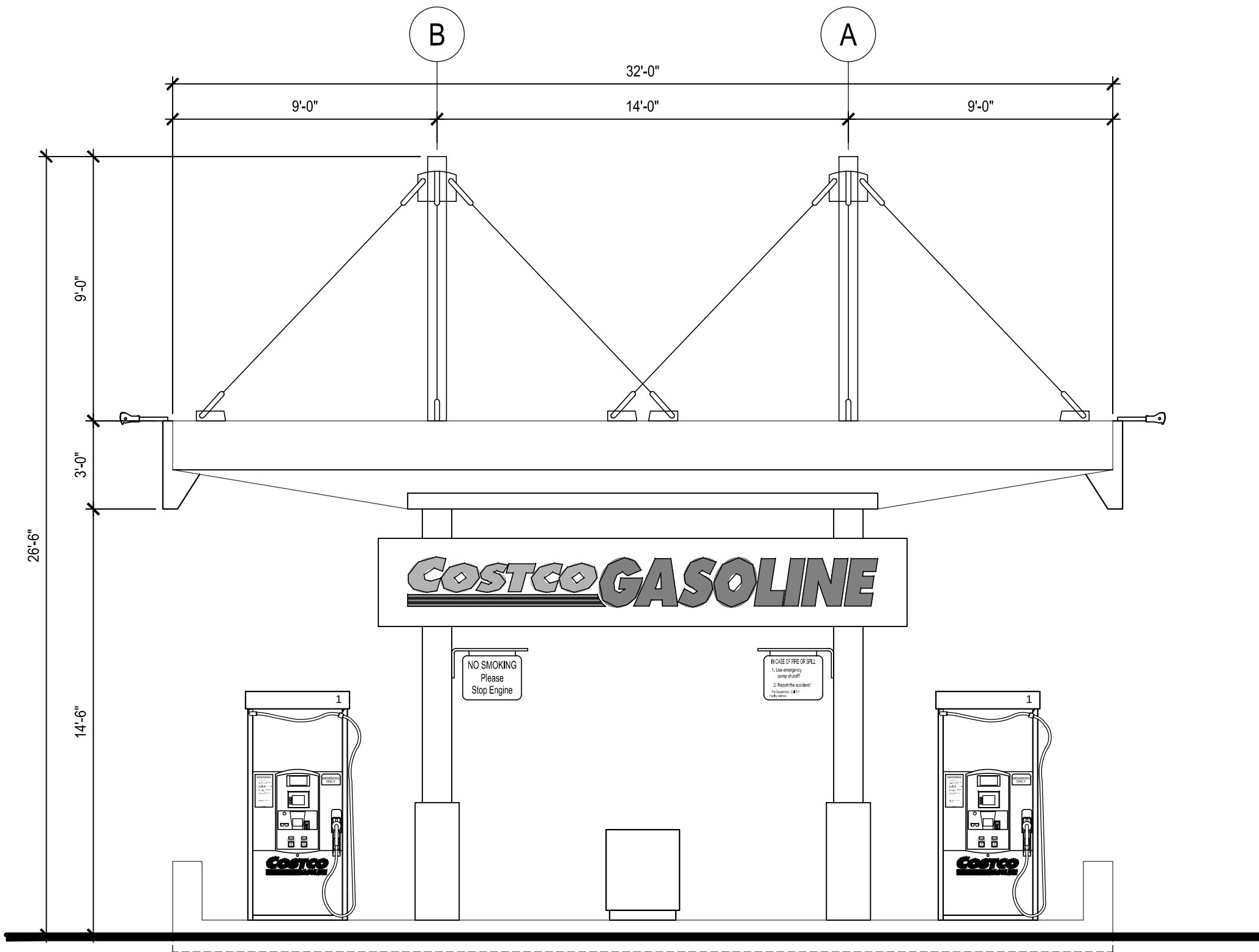
MulvannyG2.com

94-0630-31
JULY 28, 2015
STACKING PLAN

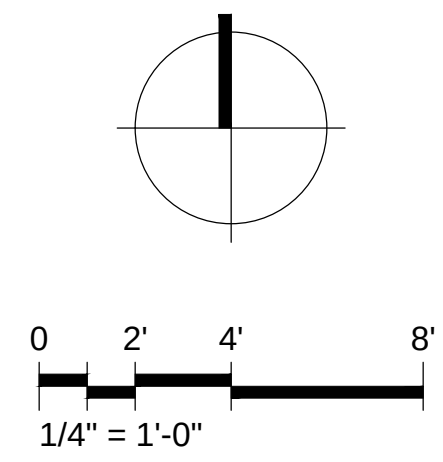
DD42-01



1 EXISTING NORTH AND SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



2 EXISTING EAST AND WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

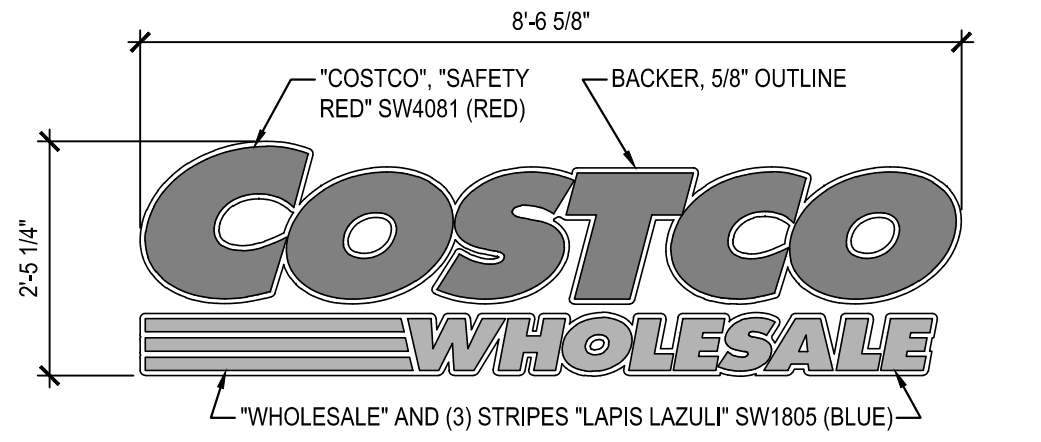
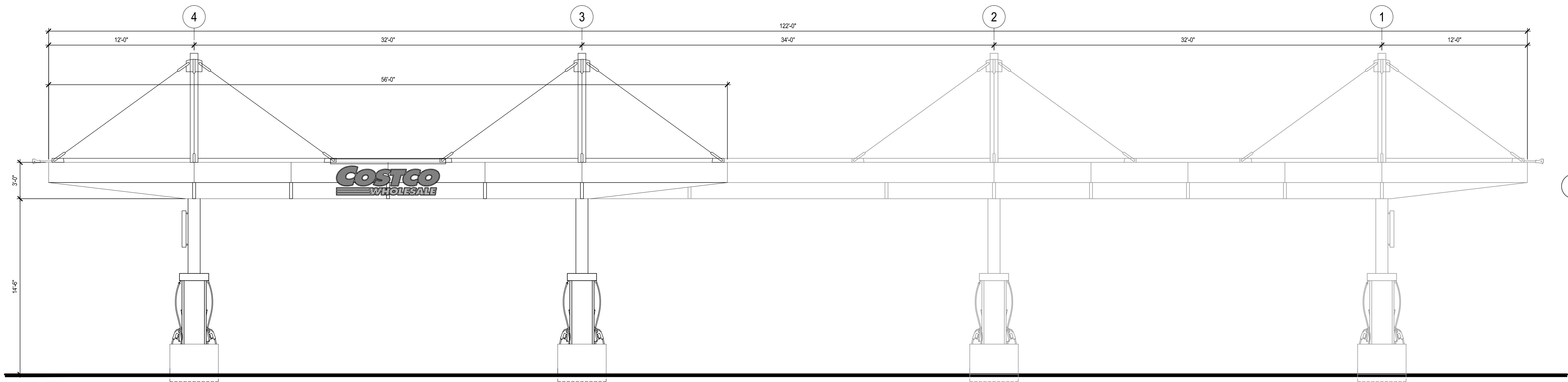


CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292



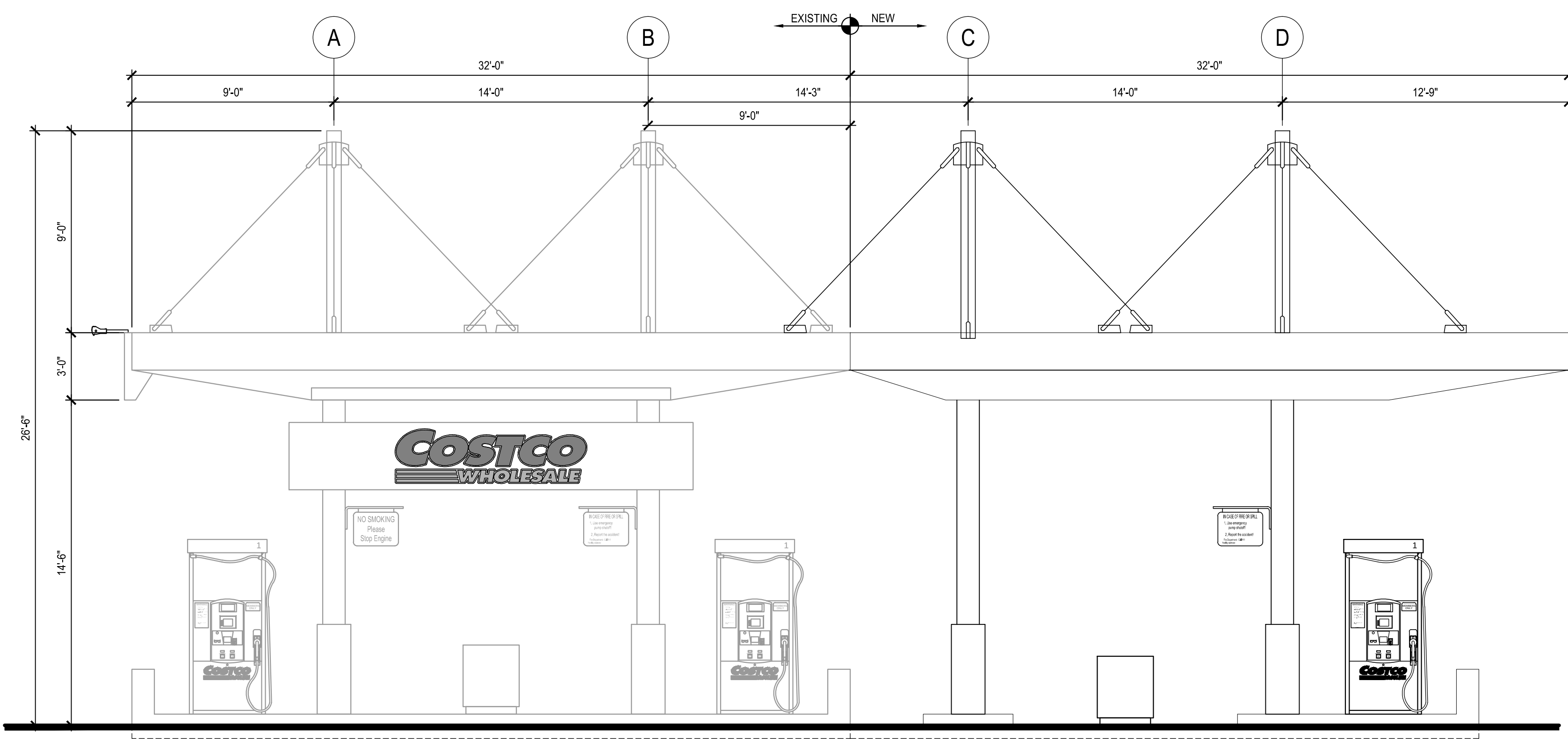
1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
t 425.463.2000 | f 425.463.2002

MulvannyG2.com

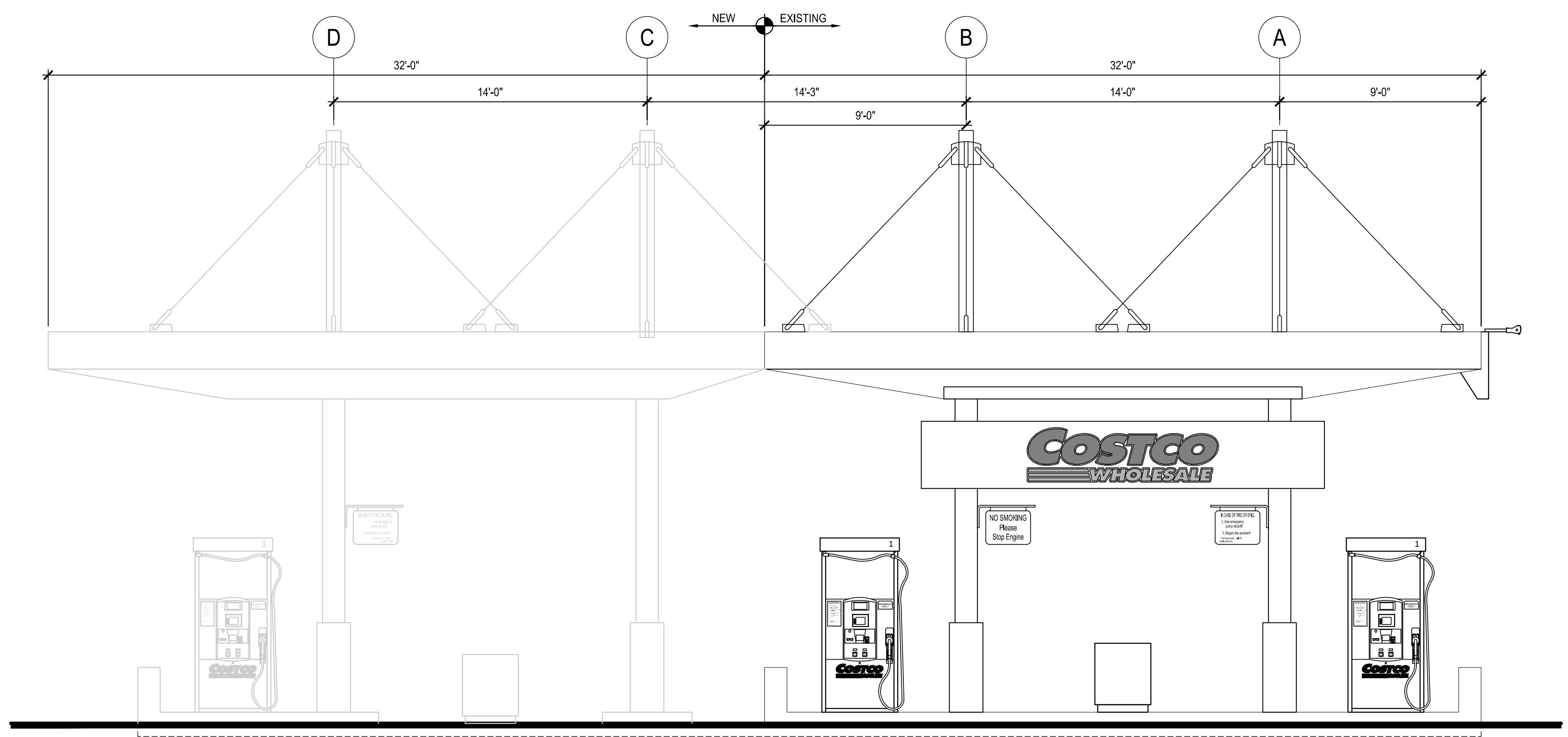


5 CANOPY SIGN
SCALE: 1/2" = 1'-0"

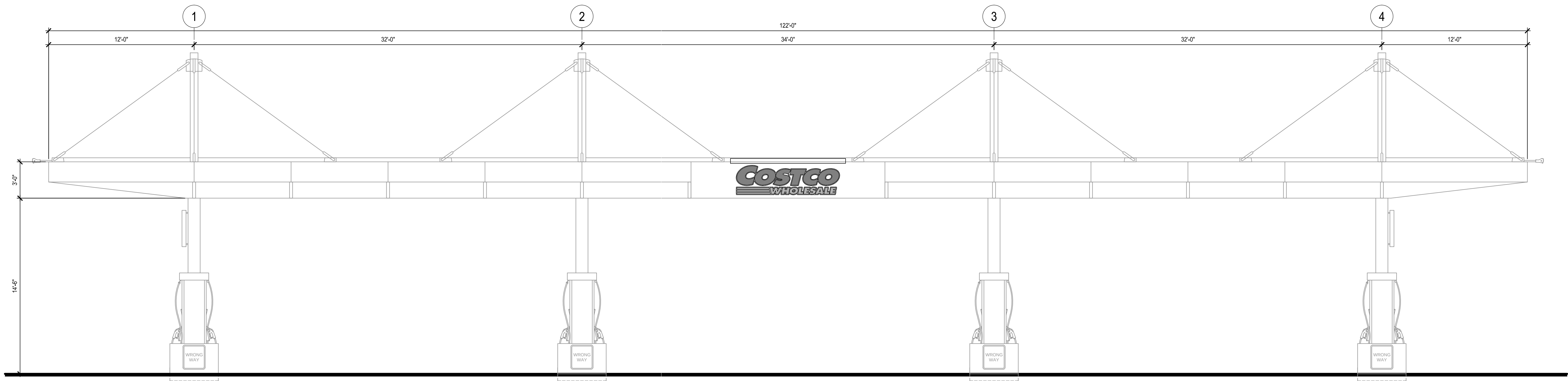
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



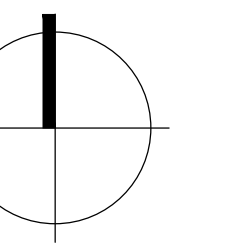
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



0 2' 4' 8'
1/4" = 1'-0"



CULVER CITY, CA
#479
13463 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90292



1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

94-0630-31
JUNE 18, 2015

PROPOSED
FUEL FACILITY
ELEVATIONS

DD44-01

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

PROPOSED FUEL FACILITY ELEVATIONS

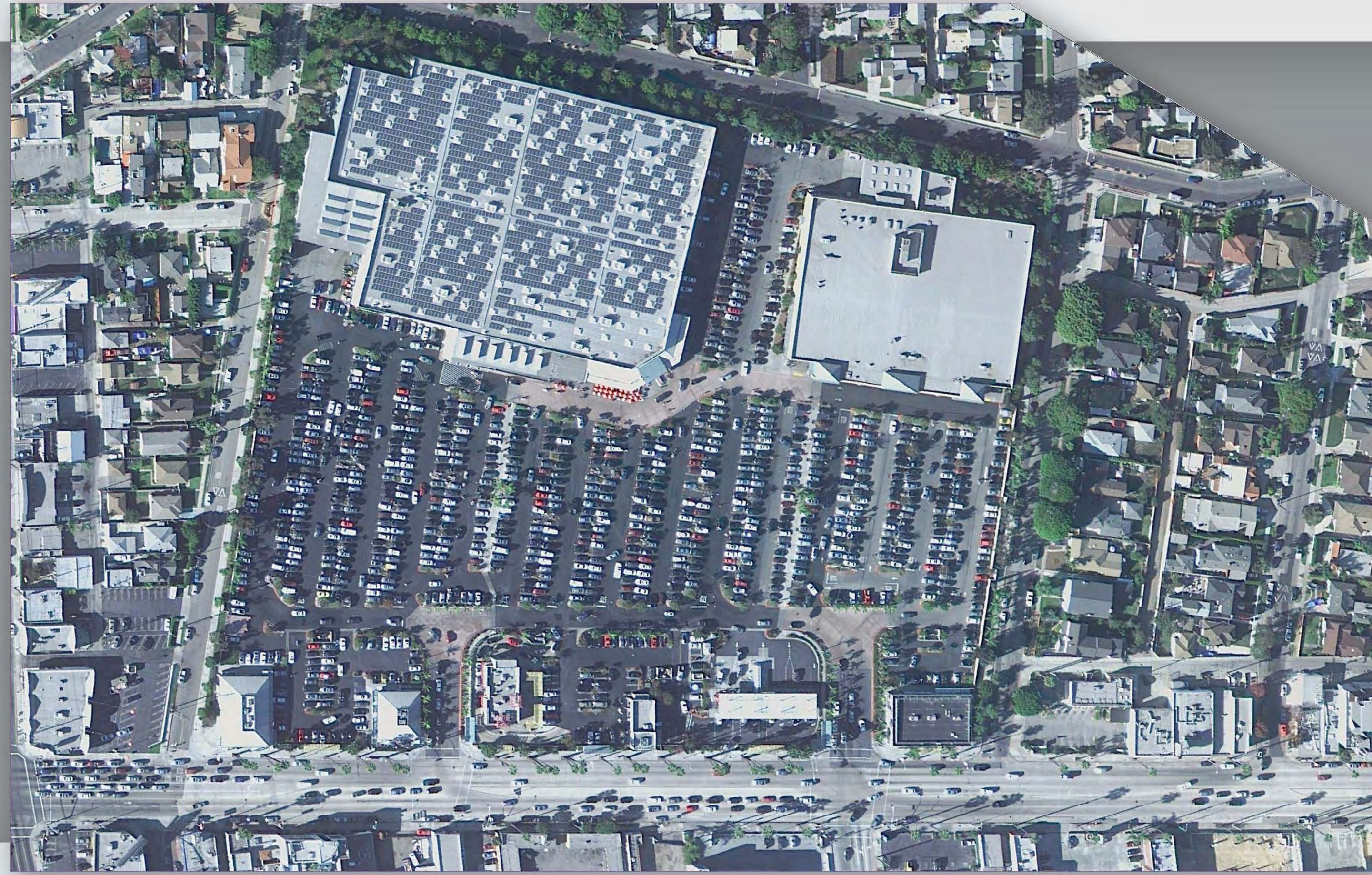
JUNE 18, 2015

Parking

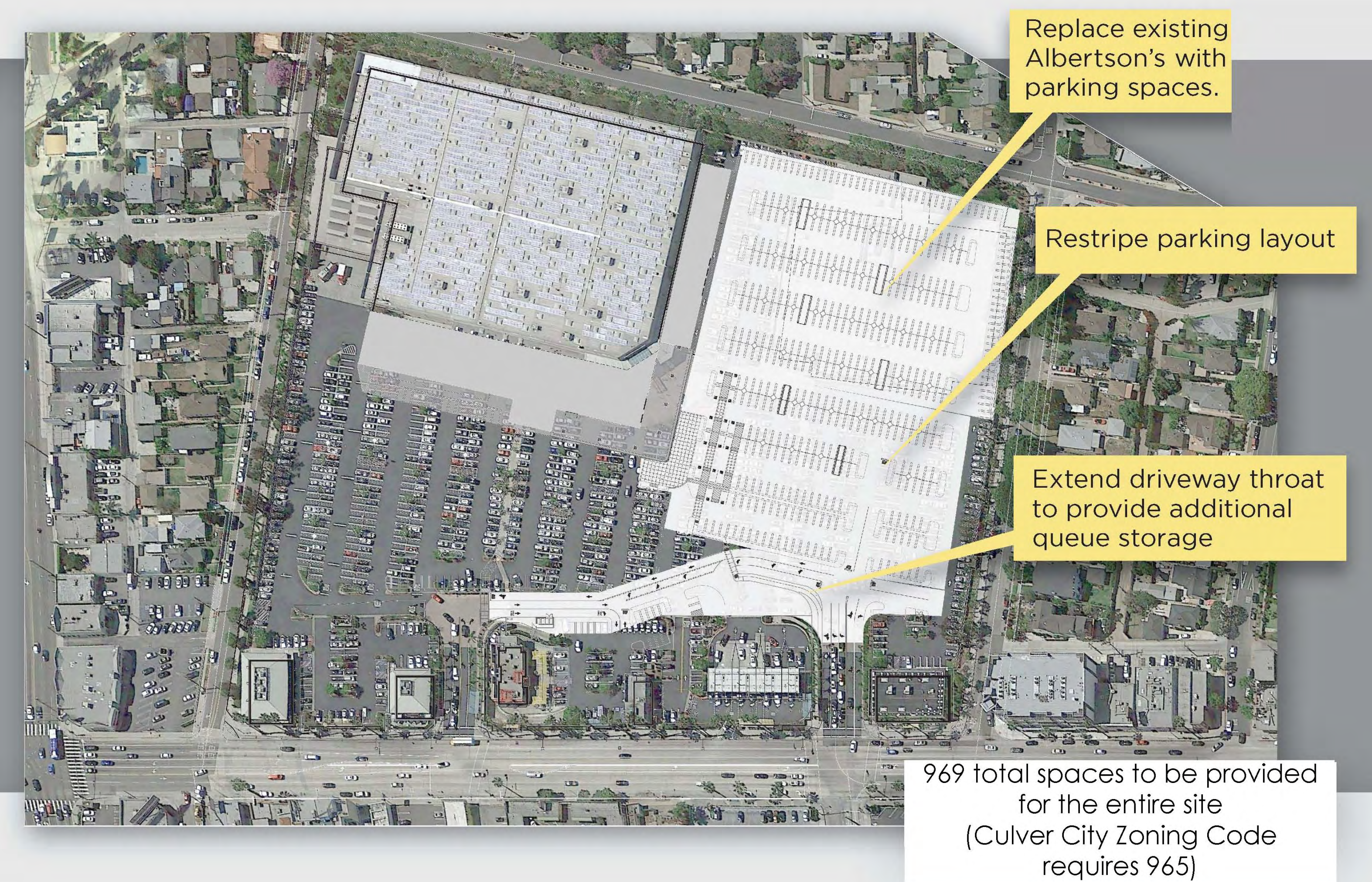
Access

Queues

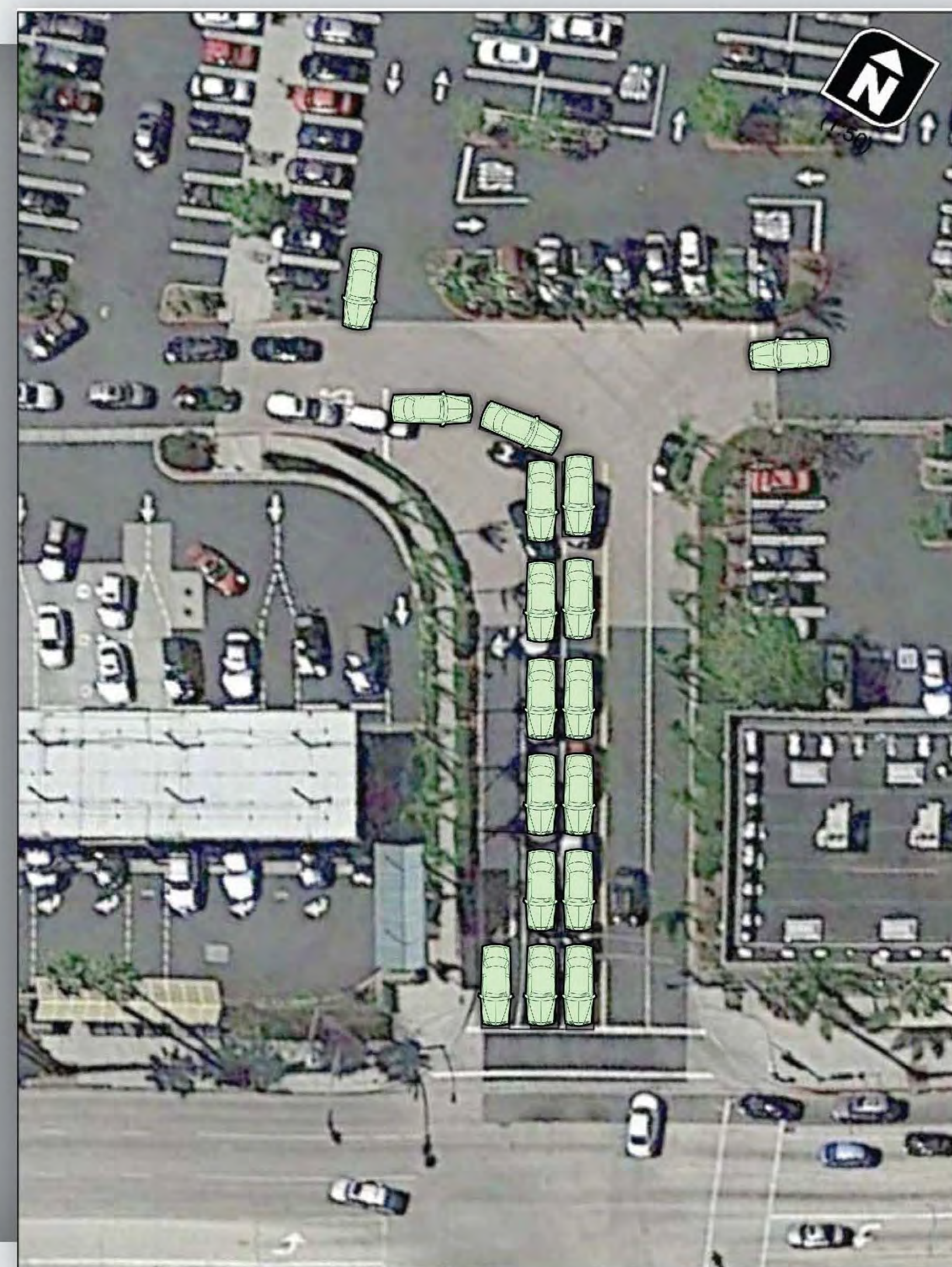
Existing Culver City Costco



Culver City Costco with Proposed Modifications



2 Signals on Washington Blvd.



No New Access Proposed

