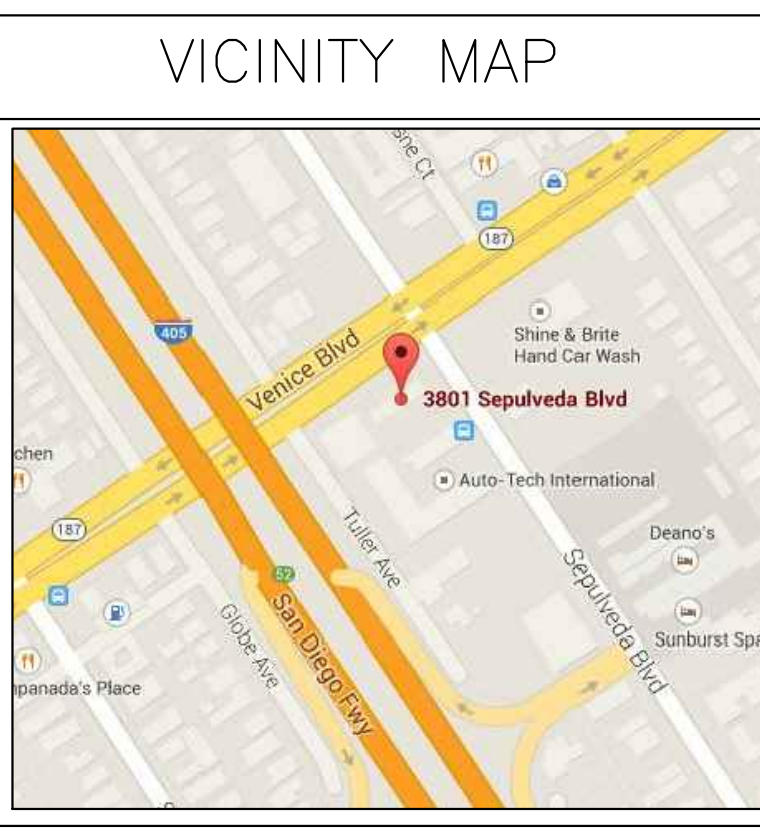
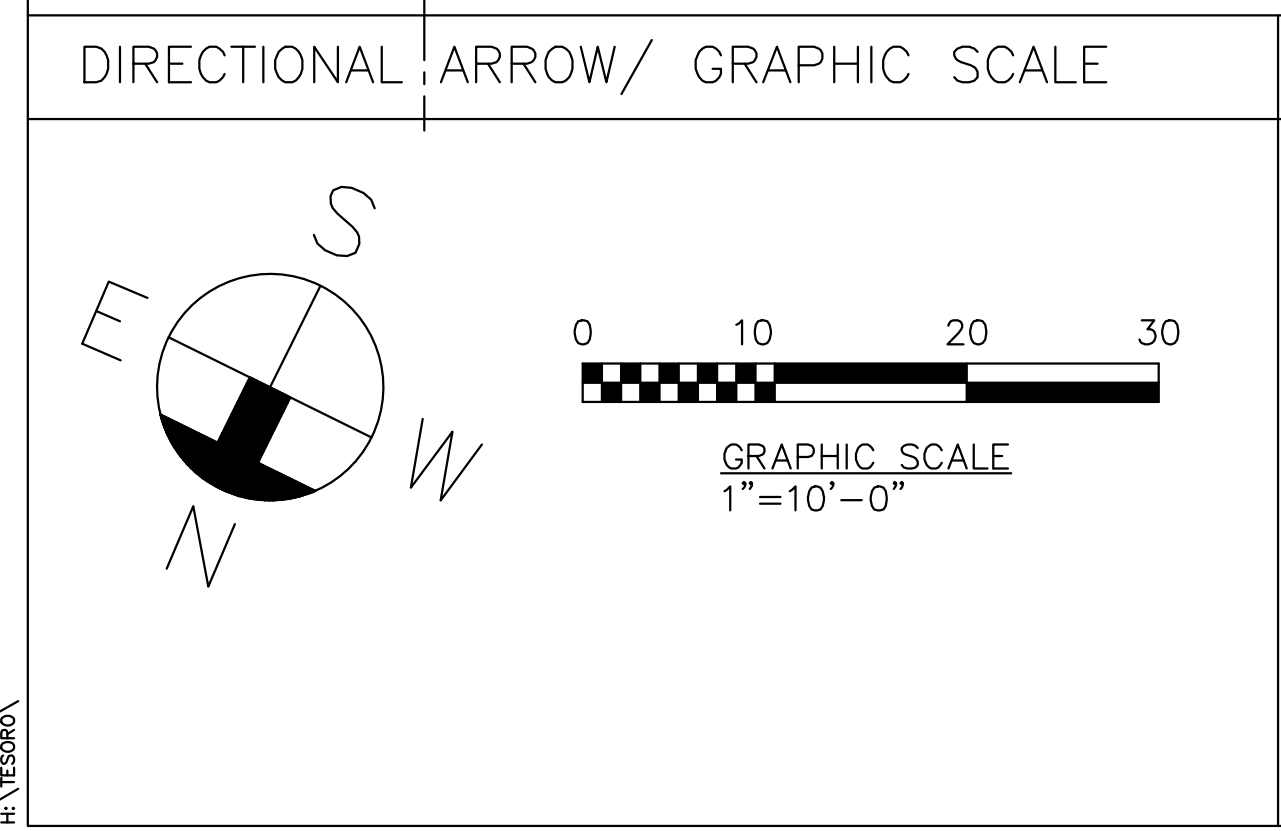
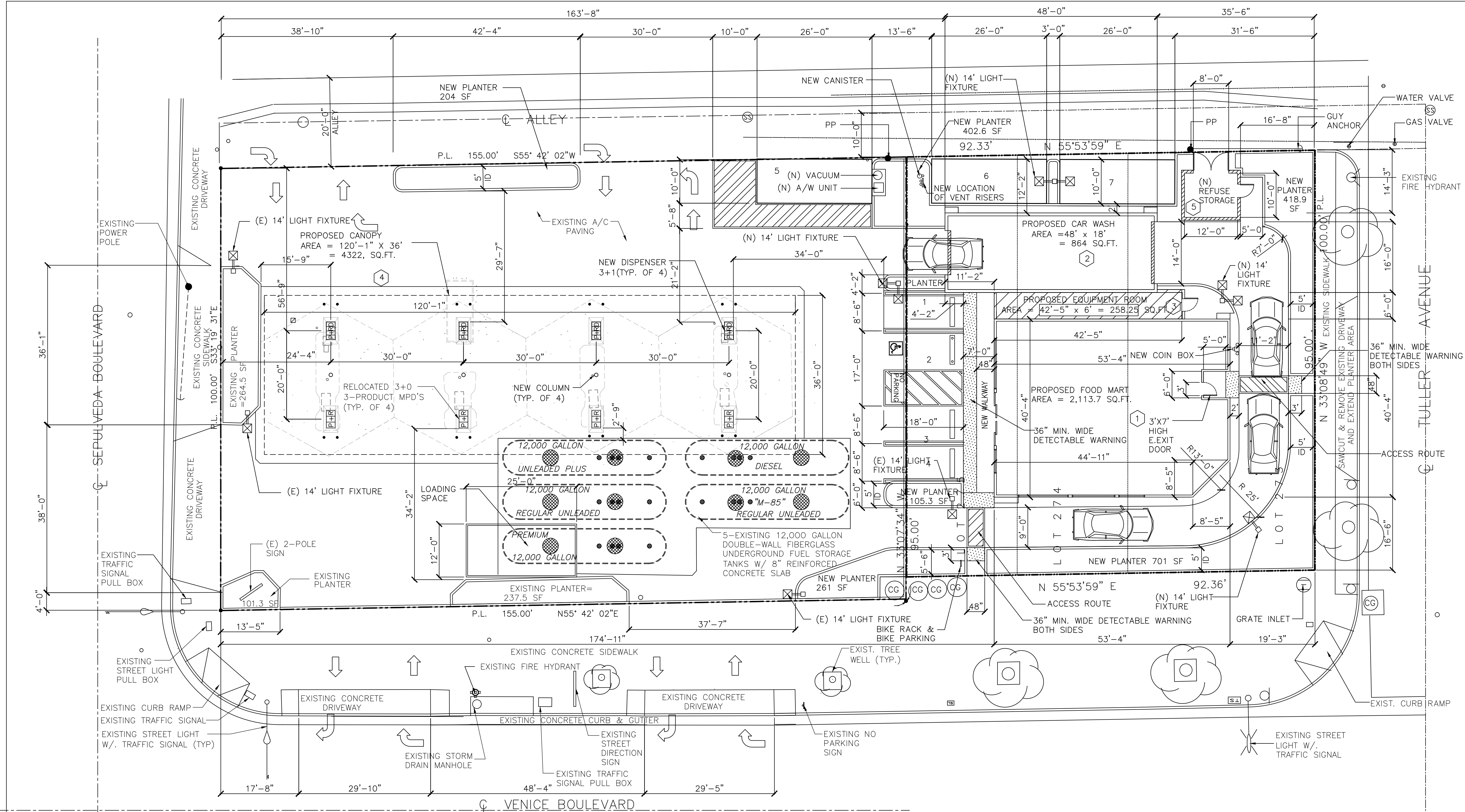




- SCOPE OF WORK
- 1 CONSTRUCT 2,113.68 SQ.FT. FOODMART BUILDING.
 - 2 CONSTRUCT 864 SQ.FT. CARWASH BUILDING.
 - 3 CONSTRUCT 258.25 SQ.FT. CARWASH EQUIPMENT ROOM.
 - 4 DEMOLISH EXISTING CANOPY AND KIOSK, . RE-BUILD 4,322 SQ.FT. CANOPY WITH 4 COLUMNS AND 8 MULTI-PRODUCT DISPENSERS (4 RELOCATED & 4 NEW DISPENSERS). PER CE1 DRAWING
 - 5 CONSTRUCT 10'X12'X10' HIGH TRASH ENCLOSURE W/ 6'-0" HIGH CMU WALL, STUCCO FINISH MATCH BLDG. 2-48" X5'-0" HIGH GATE AND ROOF COVERING WITH ACCESS 3'-0" WIDE MAN DOOR PER TE1 DRAWING
- TOTAL PARKING PROVIDE 15 PER PLAN (8-UNDER CANOPY)
SITE SQUARE FT (E) + ACQUISITION = 24,249.0

NOTE:
NEW YARD LIGHT FIXTURES SHALL MATCH
EXISTING SEE ELECTRICAL DRAWINGS

PARKING CALCULATIONS			
Building	Square Footage	Ratio of Parking	No. of Parking Spaces Required
Food Mart	2113.68	1 / 225	9.39
Storage	258.25	1 / 225	1.15
Car Wash	NA	NA	4
		Total Parking Required	14.54
		Total Parking Provided	15

REVISIONS

1	PLANNING	10.23.15	HF
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PLANS PREPARED BY:

A & S ENGINEERING INC.

PLANNING ENGINEERING CONSTRUCTION MANAGEMENT

28405 SAND CANYON ROAD, SUITE B

CANYON COUNTRY, CA 91387

PHONE # (661) 250-9300; FAX # (661) 250-9333

Tesororo Refining & Marketing Co.

ATTN: RETAIL SUPPORT SERVICES

19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX 78259

PHONE # (210) 626-6224

COST CENTER # 68525

ADDRESS: 3801 SEPULVEDA BOULEVARD/11224 VENICE BOULEVARD

CULVER CITY, CA 90230

DRAWN

ER

CHECKED

DATE

10/10/2013

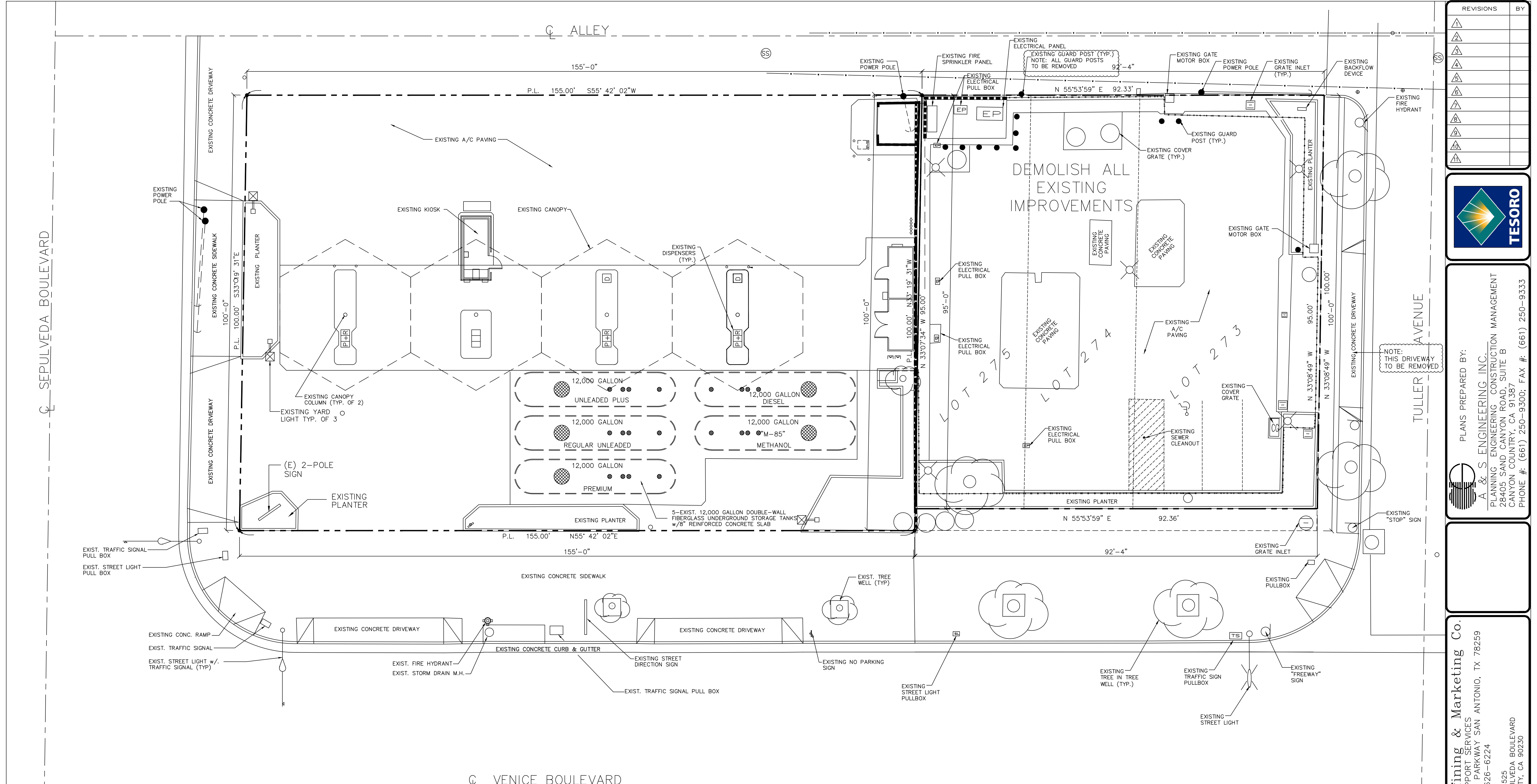
SMT. TITLE

PROPOSED SITE PLAN

JOB NUMBER

SHEET

PS1



DIRECTIONAL ARROW

GRAPHIC SCALE

GRAPHIC SCALE
1"=10'-0"

VICINITY MAP

REVISIONS

BY

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TESORO

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PHONE #: (210) 626-6224
COST CENTER #: 68525
ADDRESS: 3801 SEPULVEDA BOULEVARD
CULVER CITY, CA 90230

DRAWN

ER

CHECKED

DATE

05/09/2014

SHT. TITLE

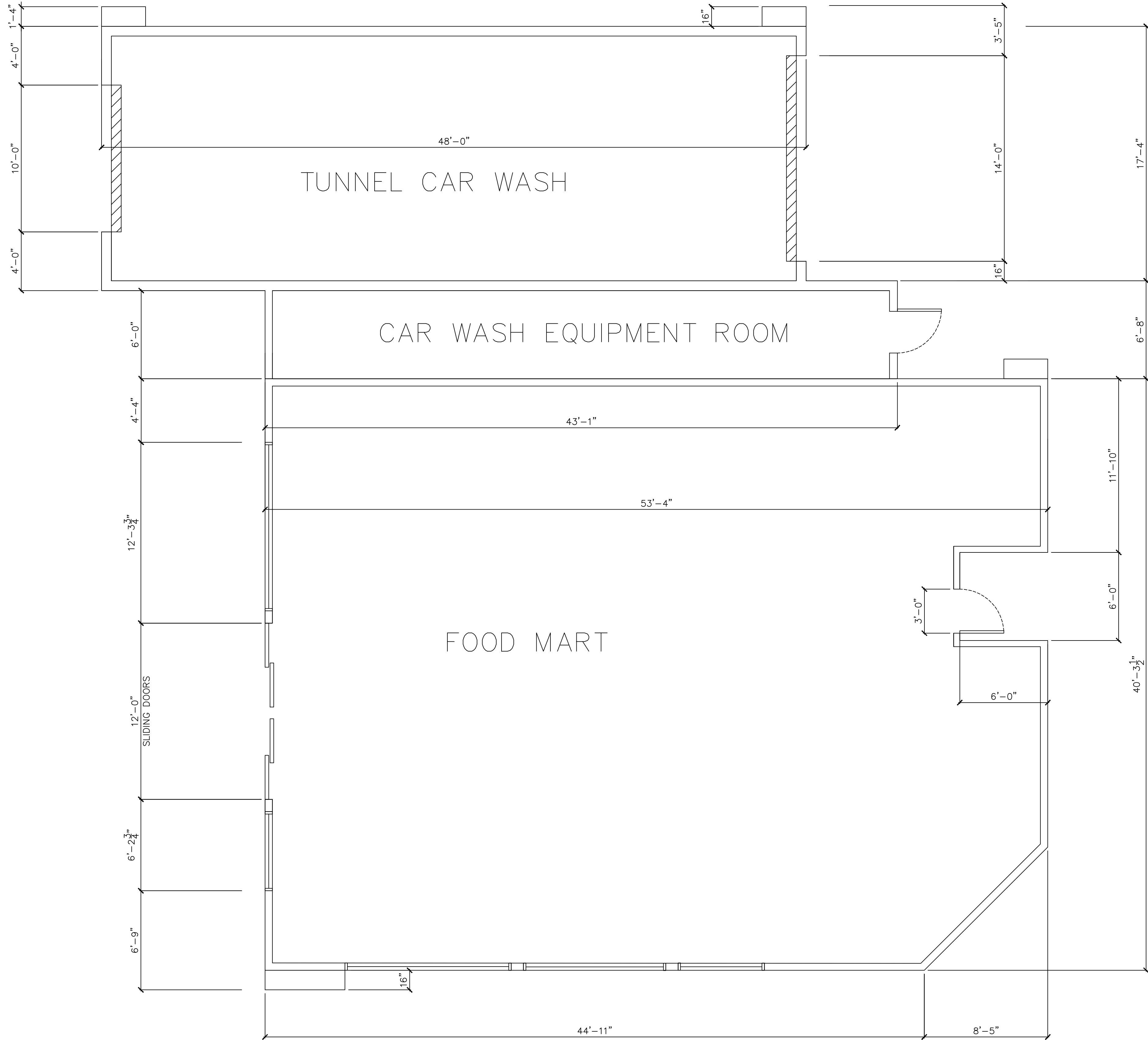
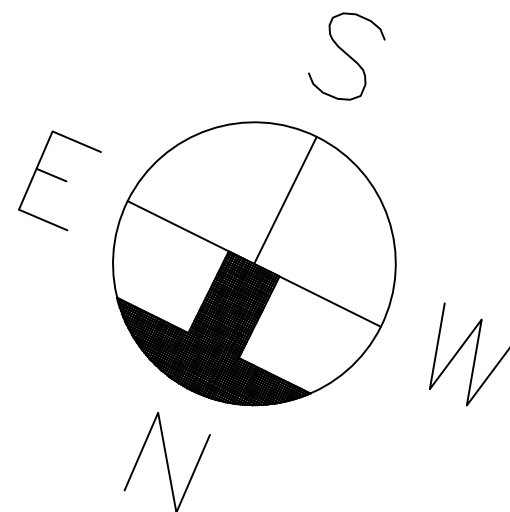
EXISTING

SITE PLAN

JOB NUMBER

SHEET

S1



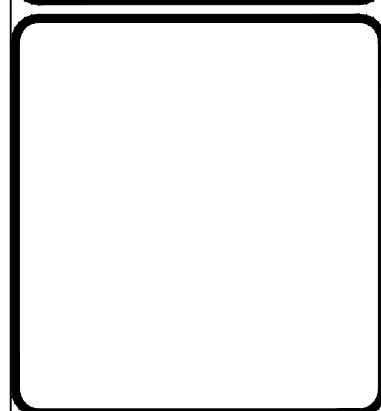
PROPOSED SHELL BUILDINGS FLOOR PLAN

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

REVISIONS	BY
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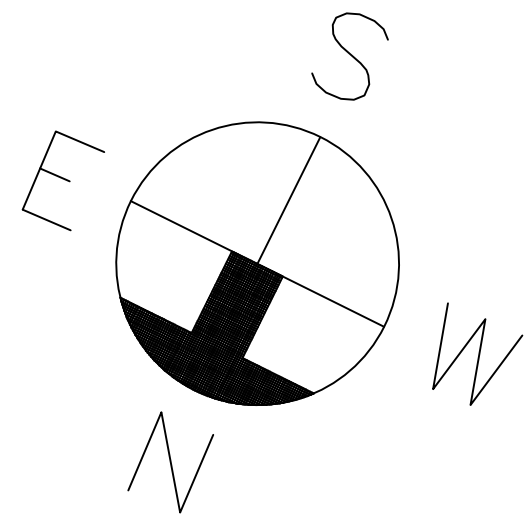
PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



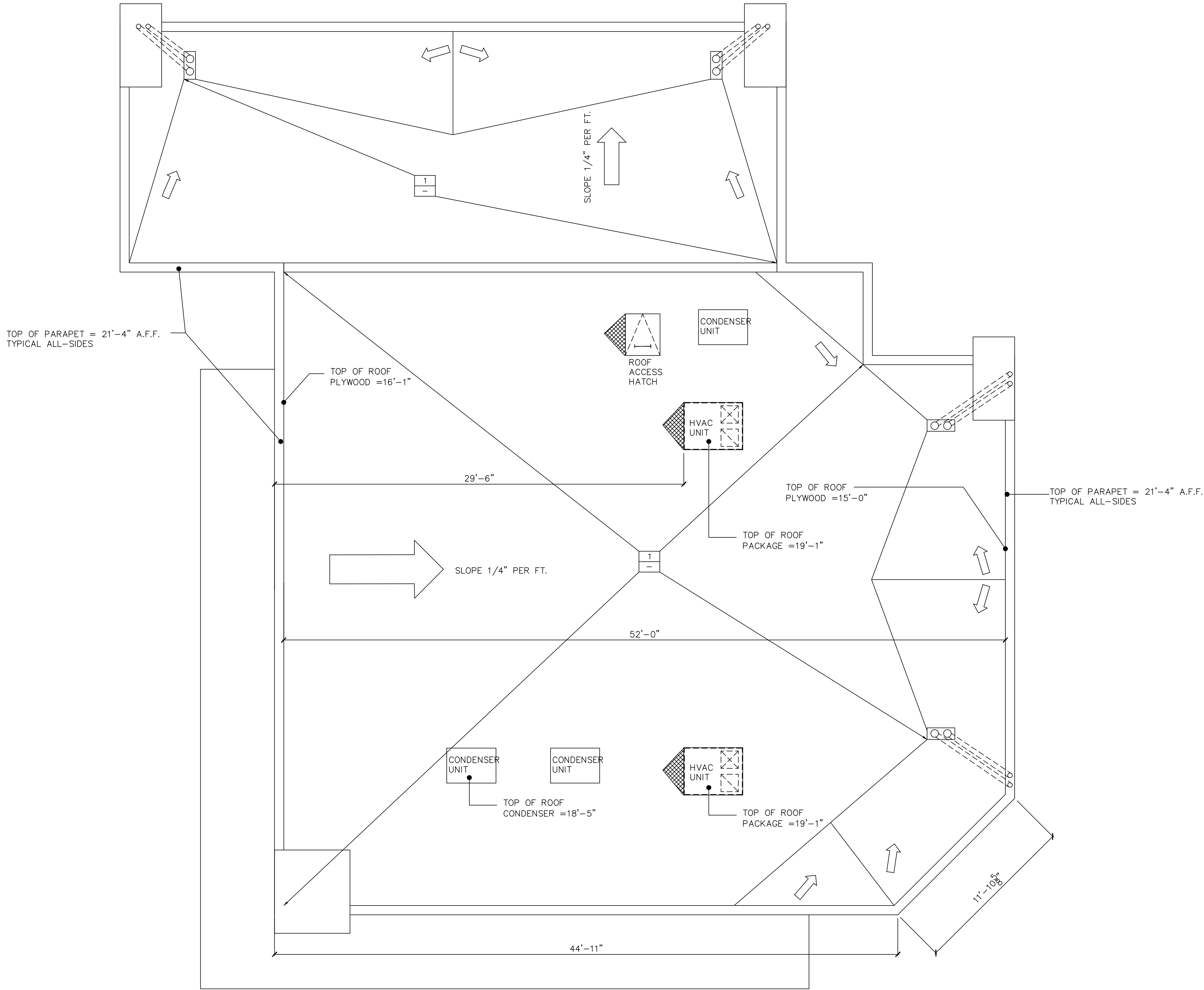
Tesoro Refining & Marketing Co.
ATTN: RETAIL SUPPORT SERVICES
19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX 78259
PHONE #: (210) 626-6224
COST CENTER #: 68525
ADDRESS: 3801 SEPULVEDA BOULEVARD/11224 VENICE BOULEVARD
CULVER CITY, CA 90230

DRAWN HOSS FARZAD
CHECKED HF
DATE 07-07-2014
SHT. TITLE PROPOSED SHELL FLOOR PLAN
JOB NUMBER

SHEET
A1.0



ROOFING—SPECIFICATION
GAF MATERIALS CORPORATION, RUBERIOD MOP FR
GLASS A FIRE RETARDANT ROOF COVERING, UL 790, ICC ESR 1274



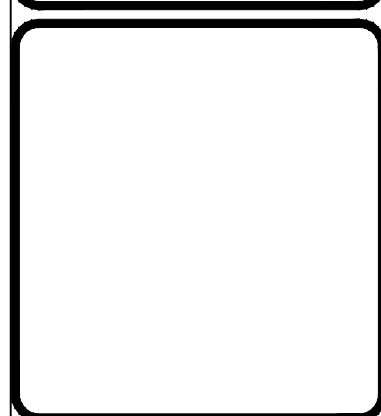
PROPOSED BUILDINGS ROOF PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

REVISIONS	BY
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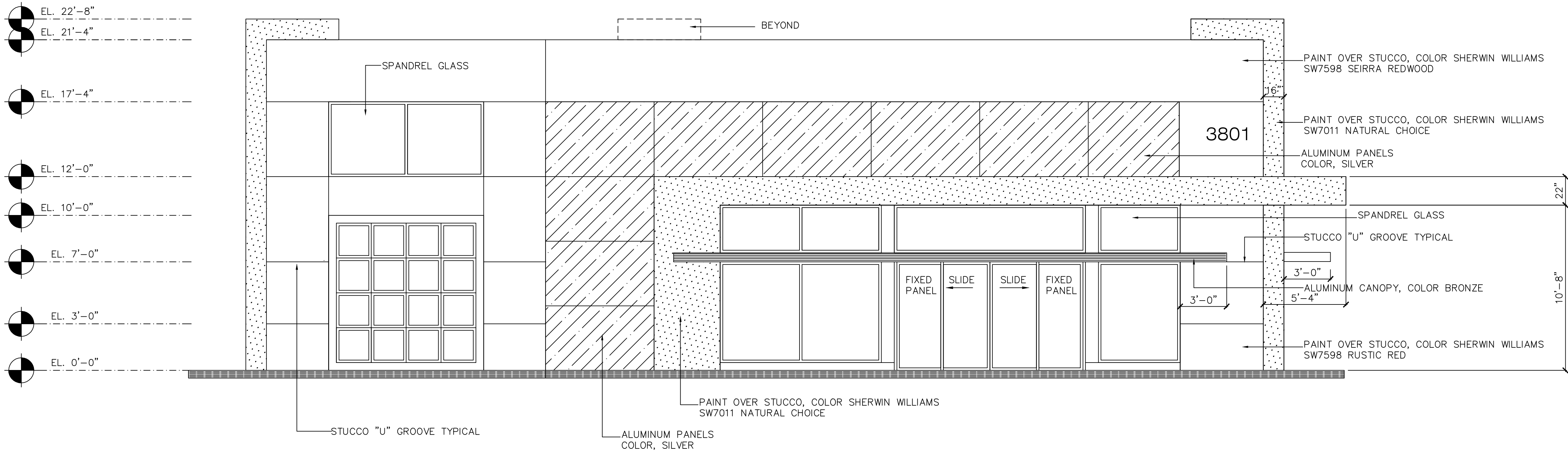
PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT
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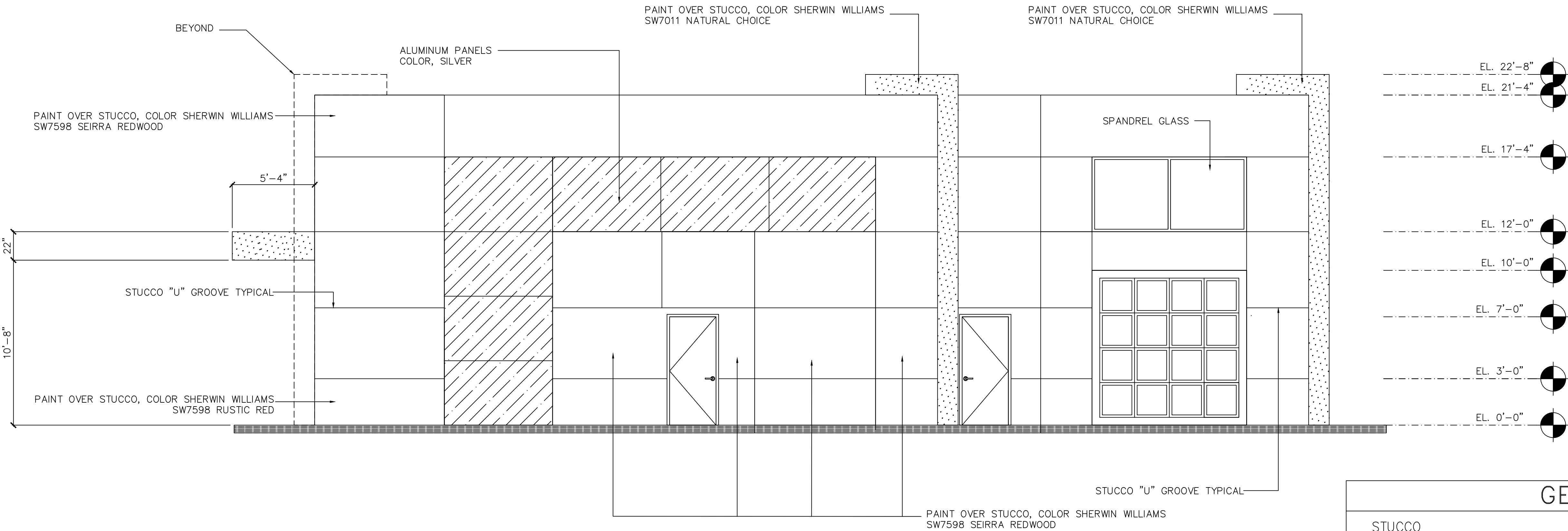
DRAWN HOSS FARZAD
CHECKED HF
DATE 07-07-2014
SHT. TITLE PROPOSED ROOF PLAN
JOB NUMBER

SHEET
A2.0



BUILDING AND CAR WASH EAST ELEVATION

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



BUILDING AND CAR WASH WEST ELEVATION

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

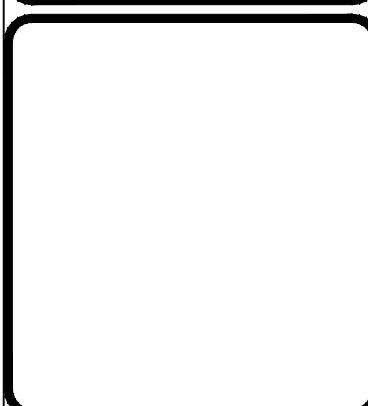
GENERAL NOTES

- STUCCO
1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
 2. LATH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.
 3. ALL FASTENERS SHALL BE GALVANIZED.
 4. STUCCO FINISH SHALL BE "LIGHT SAND" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION, MACHINE APPLIED.
 5. 7/8" STUCCO OVER 2-LAYERS OF GRADE "D" PAPER, SELF FURRING METAL LATH.
 6. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
 7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
 8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
 9. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED AFTER BUILDING HAS BEEN "DRIED-IN," BUT PRIOR TO APPLICATION OF STUCCO - UNLESS DRYWALL IS SCREWED, NOT NAILED.
- SEALERS (REFER TO MANUFACTURER SPECIFICATION)
1. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 2. SEALANT AT ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

REVISIONS	BY
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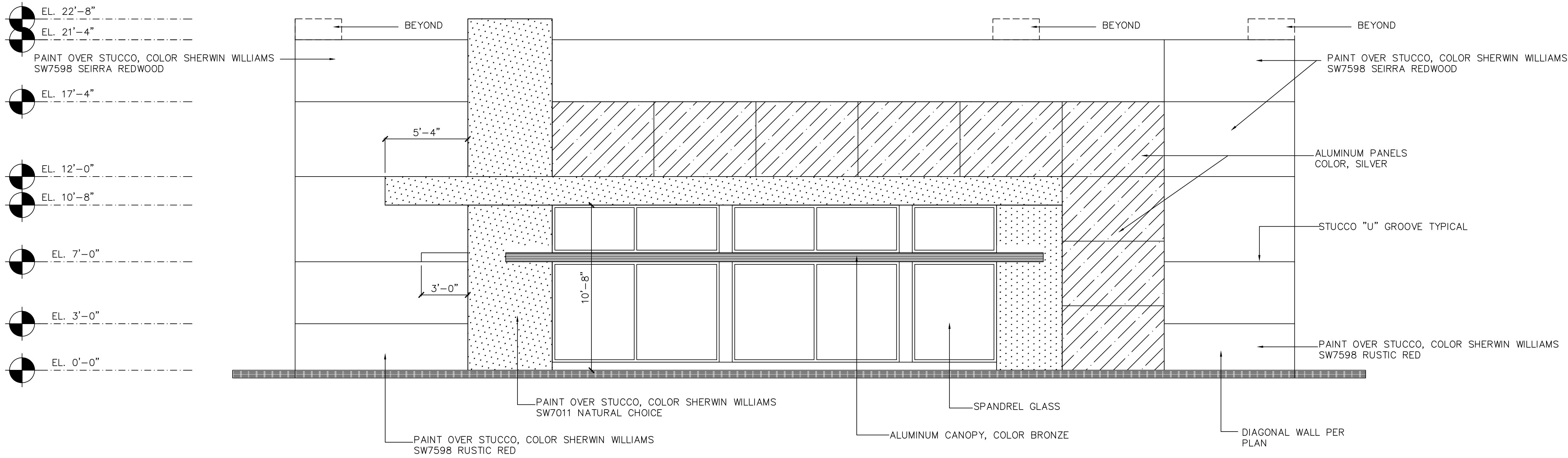
PLANS PREPARED BY:
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PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
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CULVER CITY, CA 90230

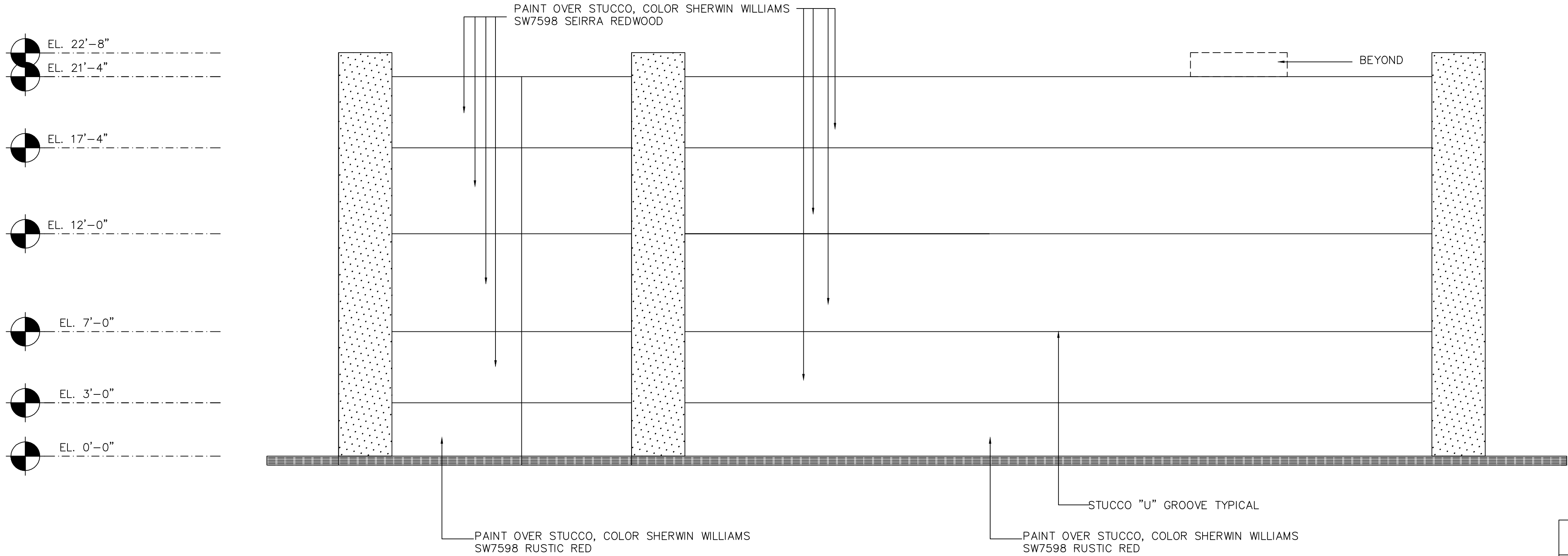
DRAWN HOSS FARZAD
CHECKED HF
DATE 05-05-2014
SHT. TITLE EXTERIOR ELEVATIONS
JOB NUMBER

SHEET
A2.1



BUILDING AND CAR WASH NORTH ELEVATION

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



BUILDING AND CAR WASH SOUTH ELEVATION

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

GENERAL NOTES

STUCCO

1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.

2. LATH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.

3. ALL FASTENERS SHALL BE GALVANIZED.

4. STUCCO FINISH SHALL BE "LIGHT SAND" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION, MACHINE APPLIED.

5. 7/8" STUCCO OVER 2-LAYERS OF GRADE "D" PAPER, SELF FURRING METAL LATH

6. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.

7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.

8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.

9. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED AFTER BUILDING HAS BEEN "DRYED-IN," BUT PRIOR TO APPLICATION OF STUCCO - UNLESS DRYWALL IS SCREWED, NOT NAILED.

SEALERS (REFER TO MANUFACTURER SPECIFICATION)

1. SEALANT AT ALL WALL AND ROOF PENETRATIONS.

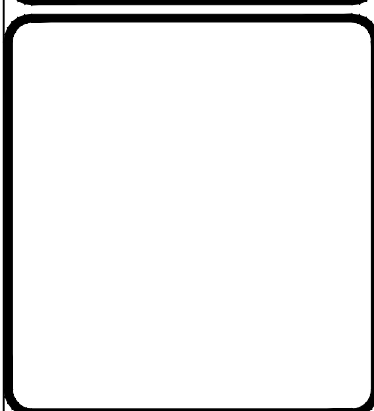
2. SEALANT AT ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

REVISIONS	BY
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PLANS PREPARED BY:

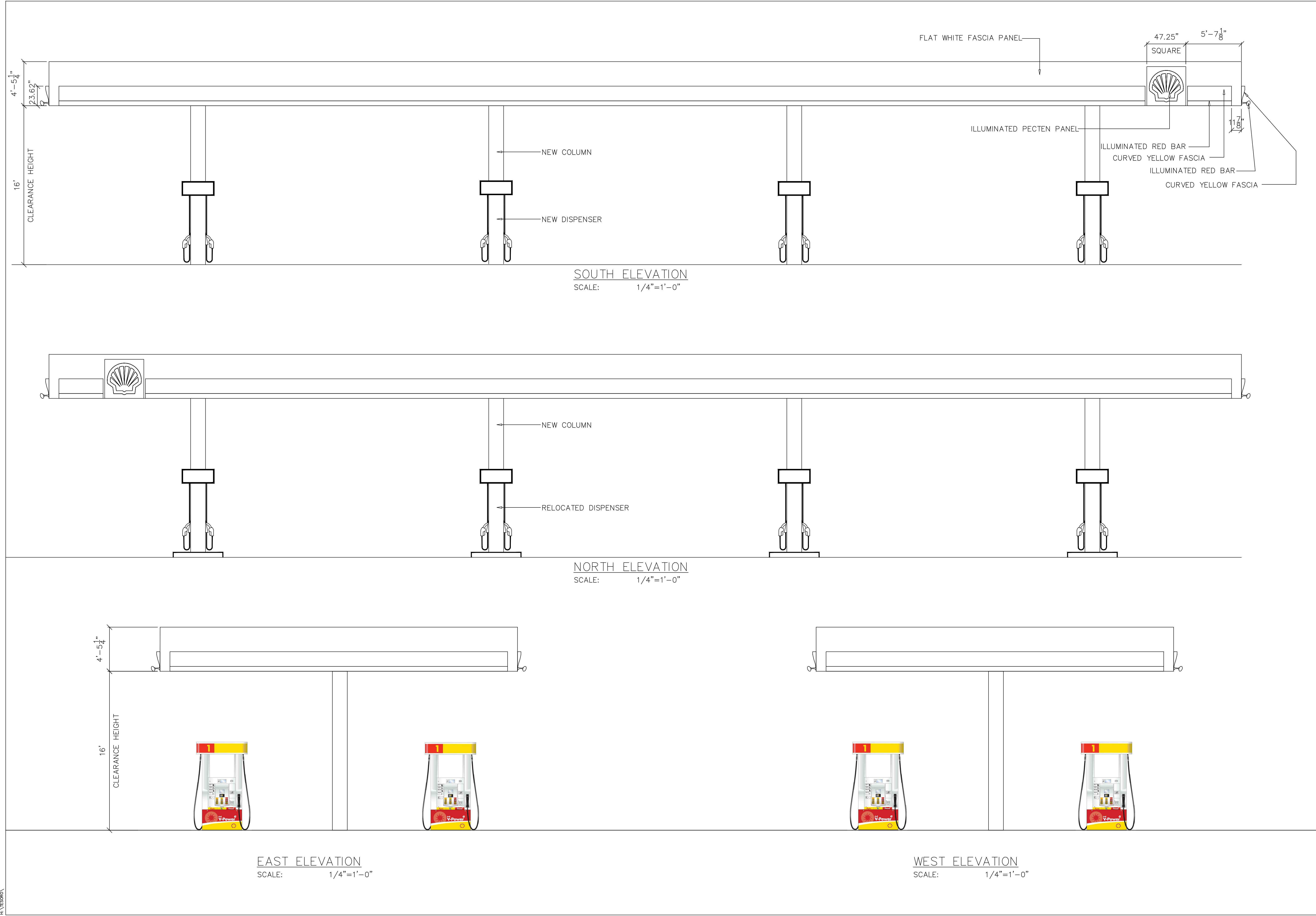
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



Tesororo Refining & Marketing Co.

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19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX 78259
PHONE #: (210) 626-6224
COST CENTER #: 68525
ADDRESS: 3801 SEPULVEDA BOULEVARD/11224 VENICE BOULEVARD
CULVER CITY, CA 90230

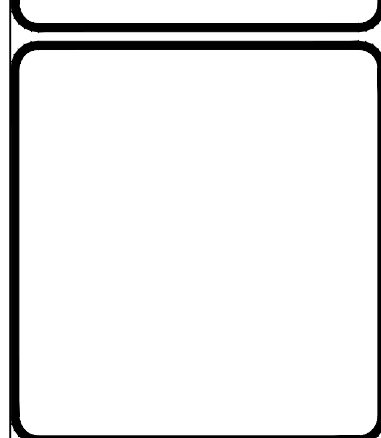
DRAWN HOSS FARZAD
CHECKED HF
DATE 05-05-2014
SHT. TITLE EXTERIOR ELEVATIONS
JOB NUMBER
SHEET A2.2



REVISIONS	BY
1	
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PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



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PHONE # (210) 626-6224
COST CENTER #: 68525
ADDRESS: 3801 SEPULVEDA BOULEVARD / 11224 VENICE BOULEVARD
CULVER CITY, CA 90230

DRAWN HOSS FARZAD
CHECKED HF
DATE 05-06-2014
SHT. TITLE PROPOSED CANOPY ELEVATIONS
JOB NUMBER
SHEET CE1



East Elevation

Scale: nts



North Elevation

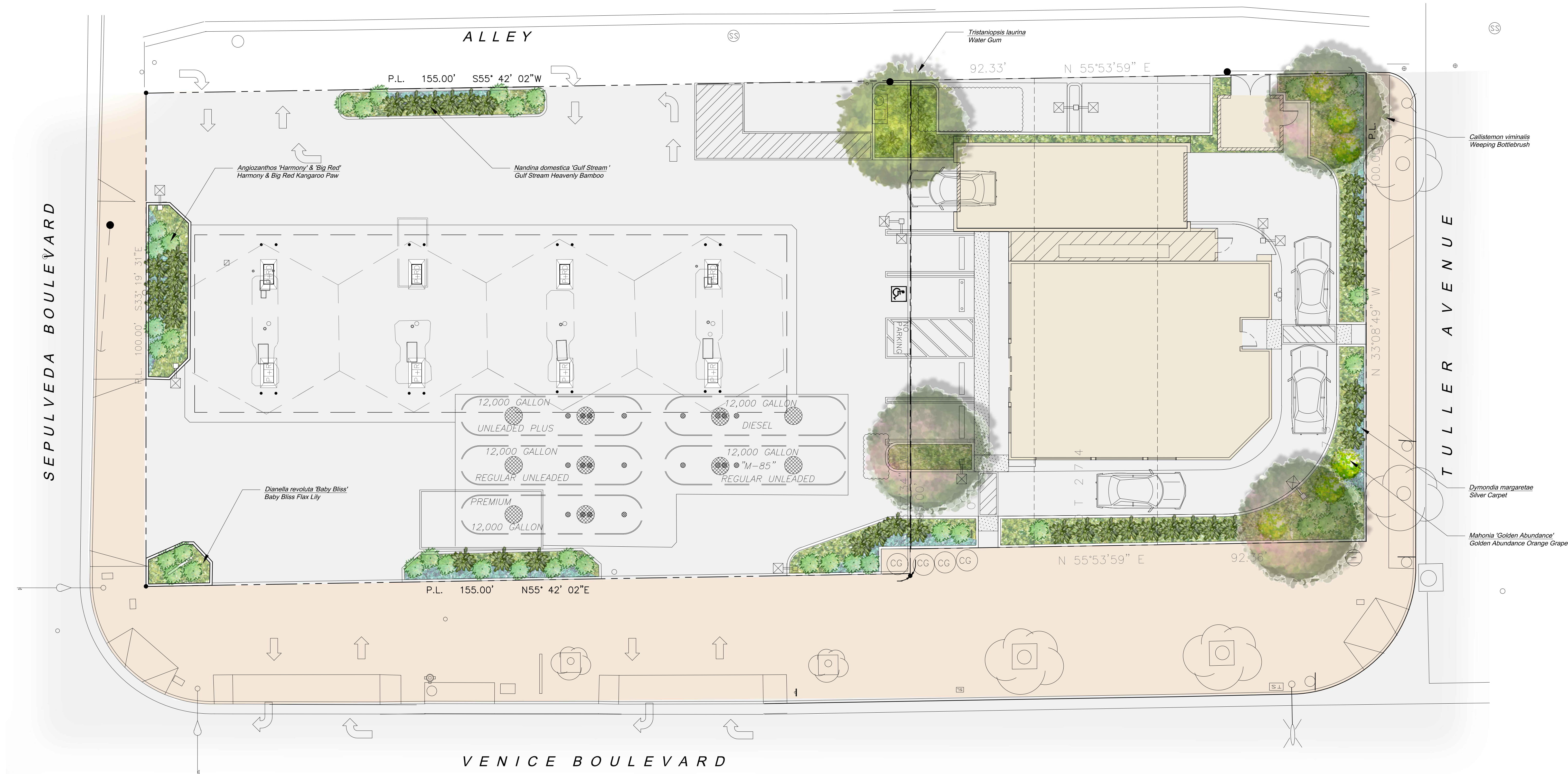
Scale: nts



A & S Engineering, Inc.
 Planning • Engineering • Construction Management
 28405 Sand Canyon Rd. Suite B Canyon Country, CA 91387

Tesoro
 3801 Sepulveda Boulevard
 Culver City, CA 90230

REVISIONS			
NO.	DATE	BY	COMMENTS



*Angioanthos 'Big Red' & 'Harmony' /
Big Red & Harmony Kangaroo Paw*



*Dianella revoluta 'Baby Bliss' /
Baby Bliss Flax Lily*



*Callistemon viminalis /
Weeping Bottlebrush*



*Dymondia margaretiae /
Silver Carpet*



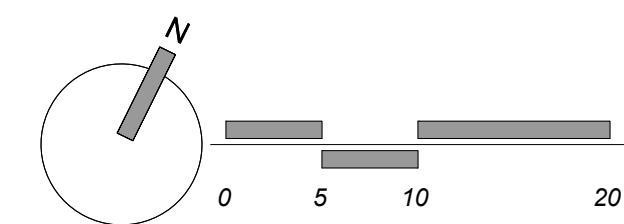
*Mahonia 'Golden Abundance' /
Golden Abundance Orange Grape*



*Nandina domestica 'Gulf Stream' /
Gulf Stream Heavenly Bamboo*



*Tristaniopsis laurina /
Water Gum*



Scale:
1" = 10'

PRELIMINARY LANDSCAPE PLAN

TESORO SEPULVEDA

3801 Sepulveda Blvd. / 11224 Venice Blvd.
Culver City, CA 90230

NOT FOR
CONSTRUCTION

Job Number: 15.074
Date: 11.03.2015
202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com

