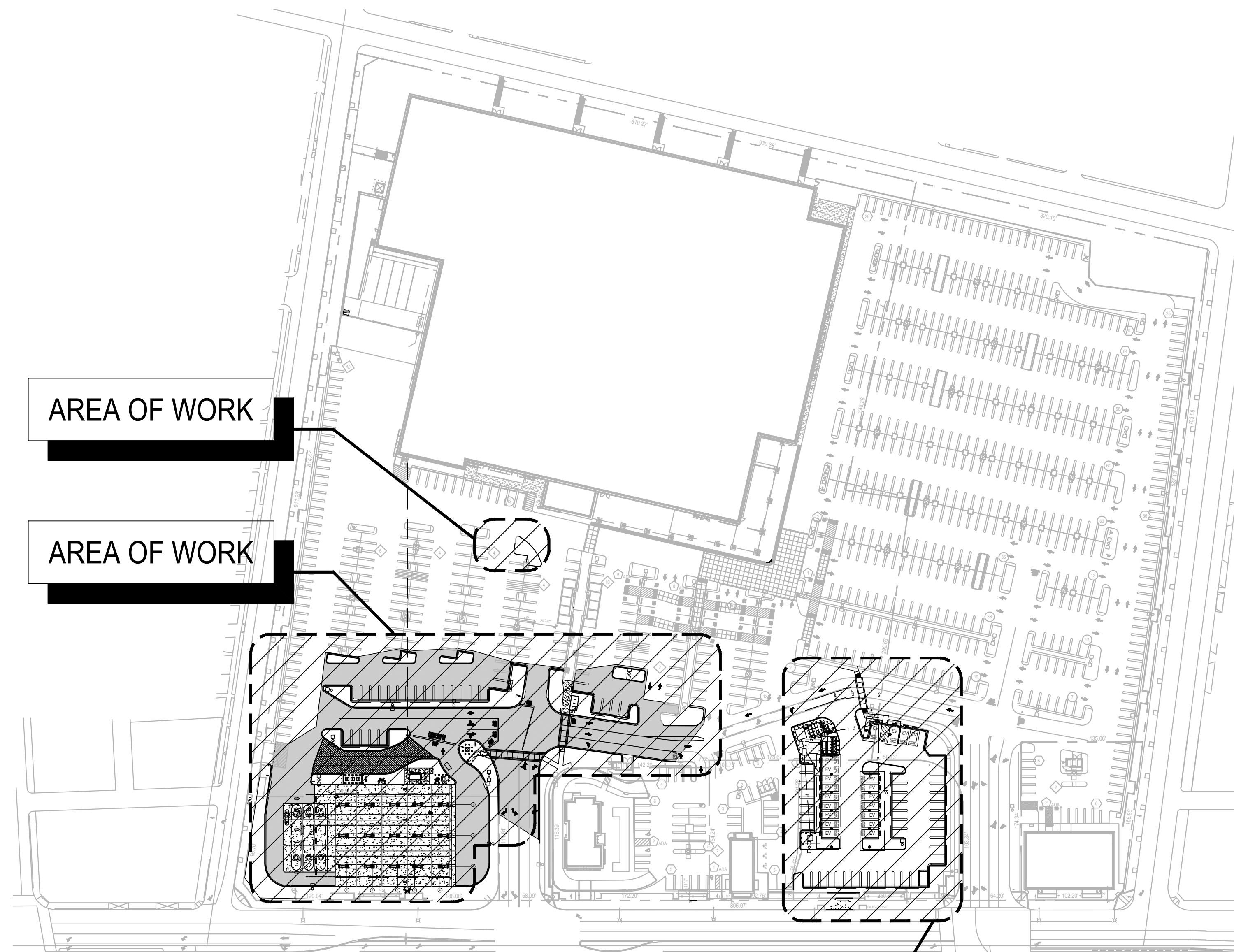


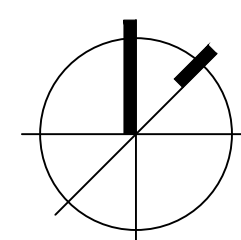
COSTCO WHOLESALE FUEL FACILITY
13463 WASHINGTON BLVD
CULVER CITY, CA 90292

INDEX OF DRAWINGS



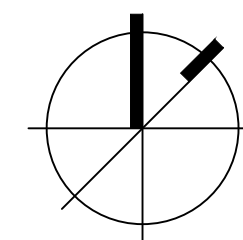
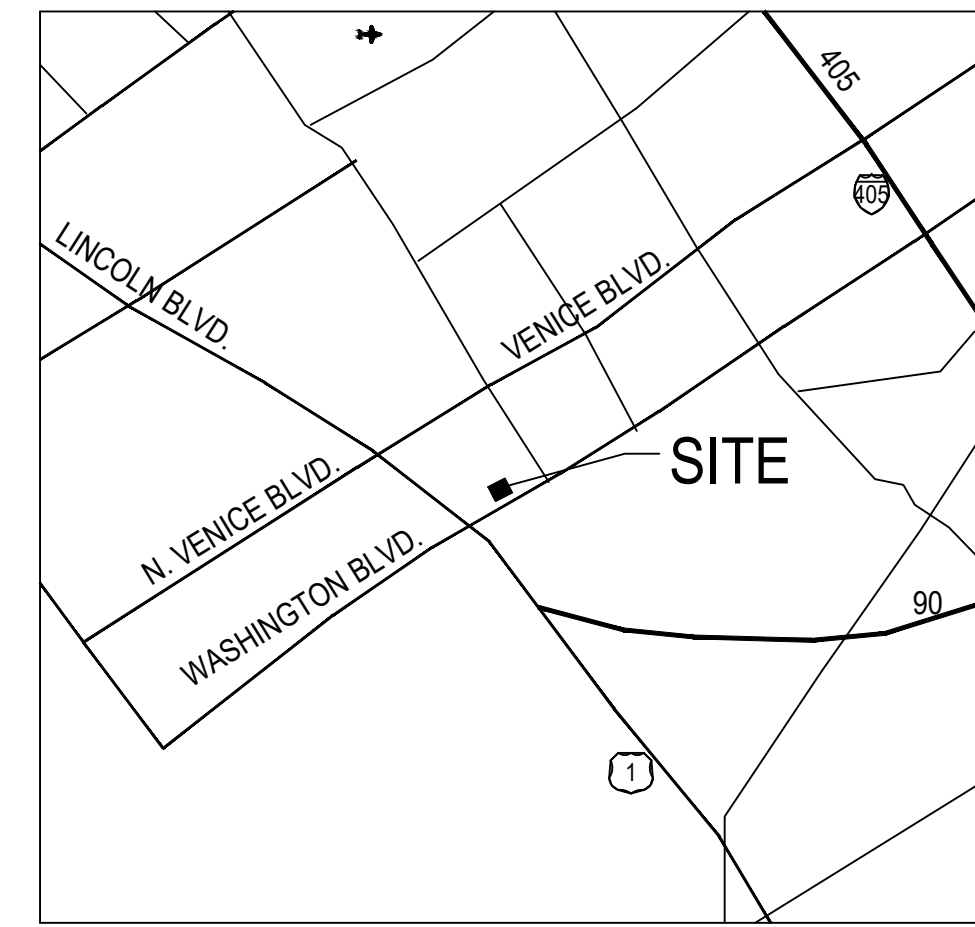
AREA OF WORK

AREA OF WORK



OVERALL SITE PLAN

SCALE:



LEGAL DESCRIPTION

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

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

The logo for Costco Gasoline, featuring the word "Costco" in a large, bold, sans-serif font, with "GASOLINE" in a smaller, bold, sans-serif font below it, separated by three horizontal lines.

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ENTITLEMENT ISSUE

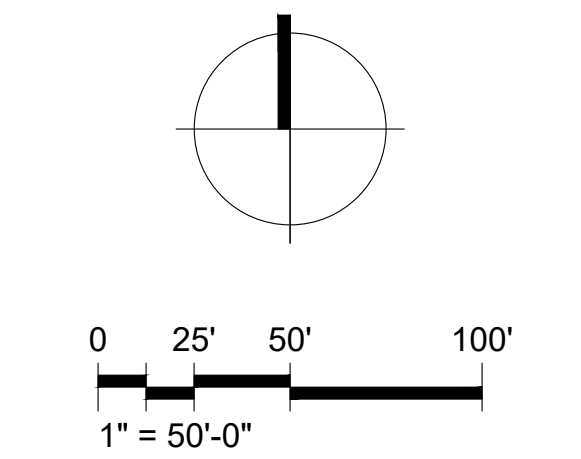
TERRY W. ODLE, ARCHITECT

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△	DATE	DESCRIPTION
	08.11.22	PERMIT ISSUE
	08.30.22	BID ISSUE
	07.03.23	ENTITLEMENT RESUBMITTAL
	02.07.24	ENTITLEMENT RESUBMITTAL

TITLE SHEET

TSG-1



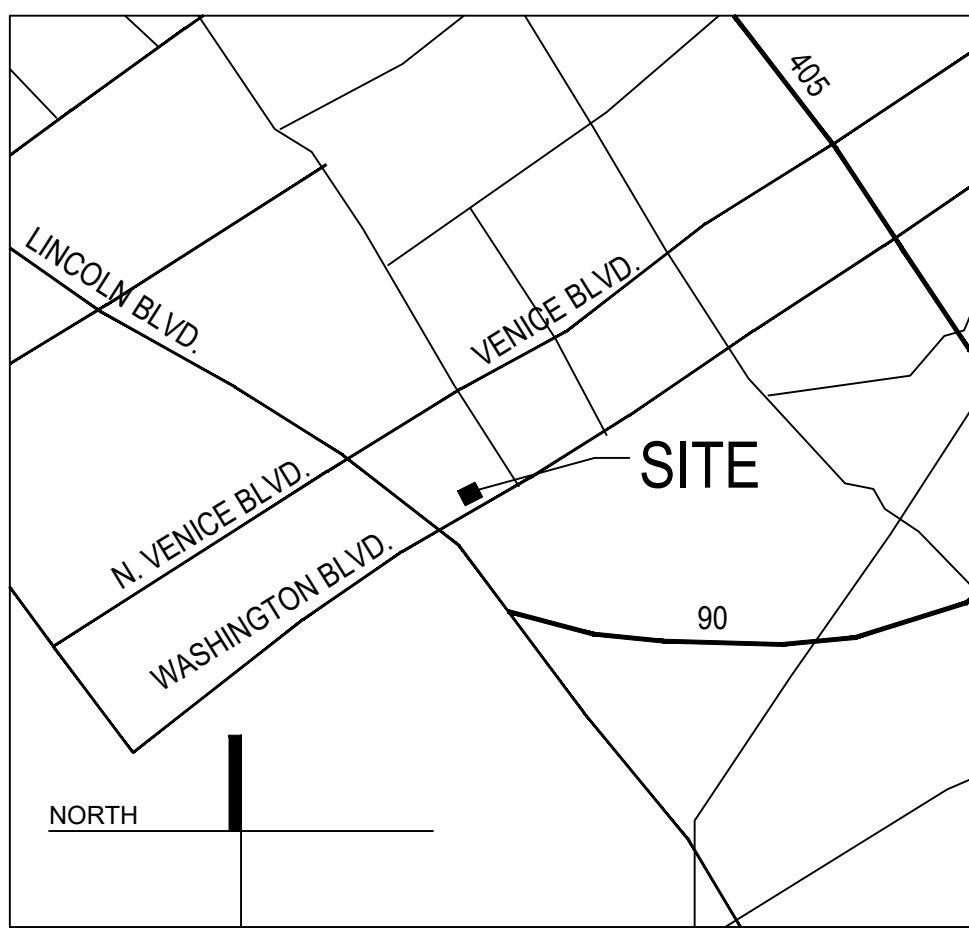
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MAY 31, 2024
CONCEPT
SITE PLAN
OVERLAY
DD10-19

VICINITY MAP

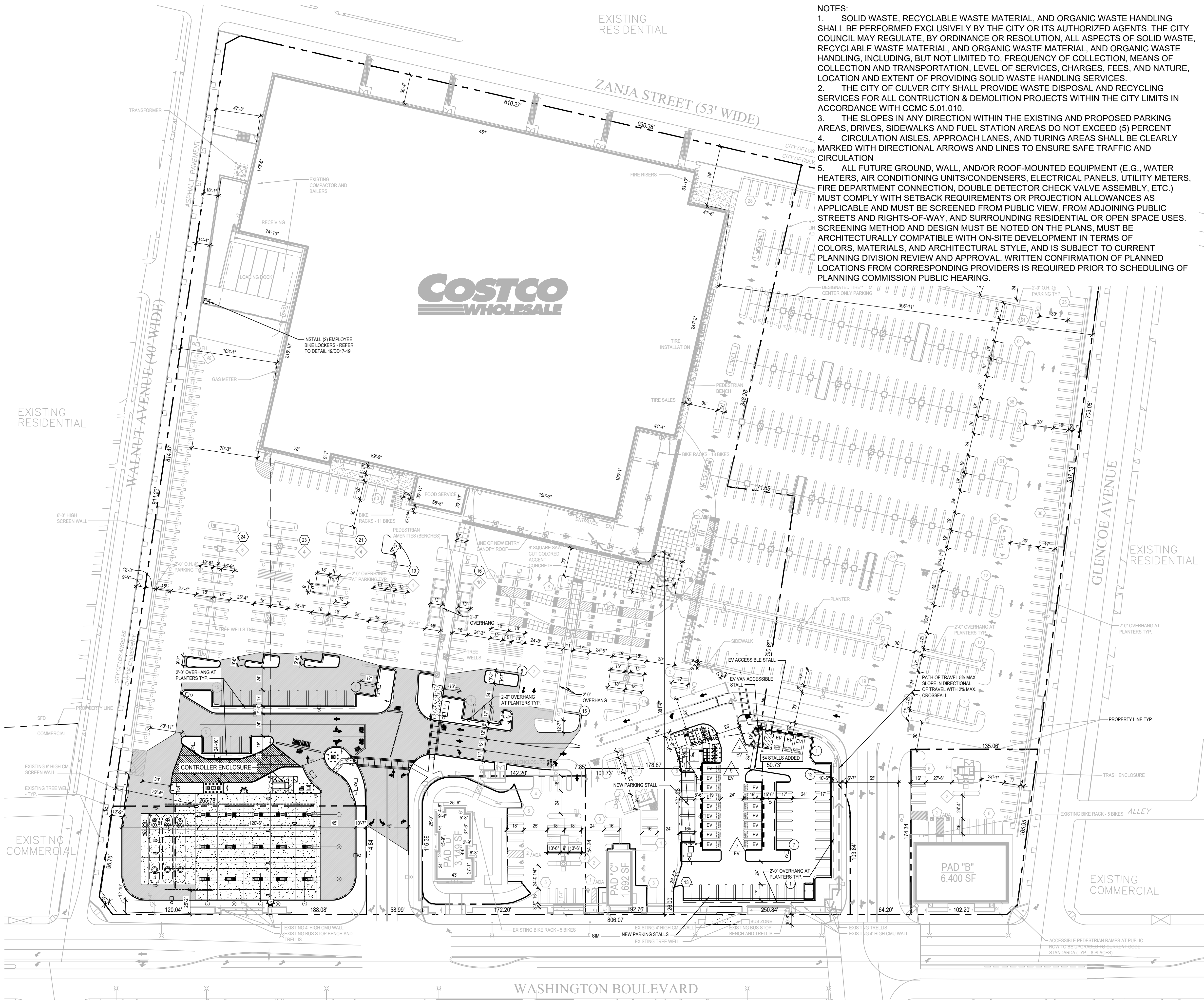


COSTCO WHOLESALE CONCEPT SITE PLAN OVERLAY

CULVER CITY, CALIFORNIA

MAY 31, 2024

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- NOTES:
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 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	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

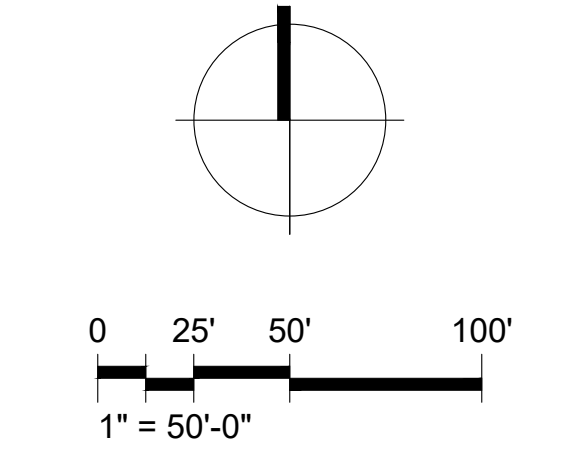
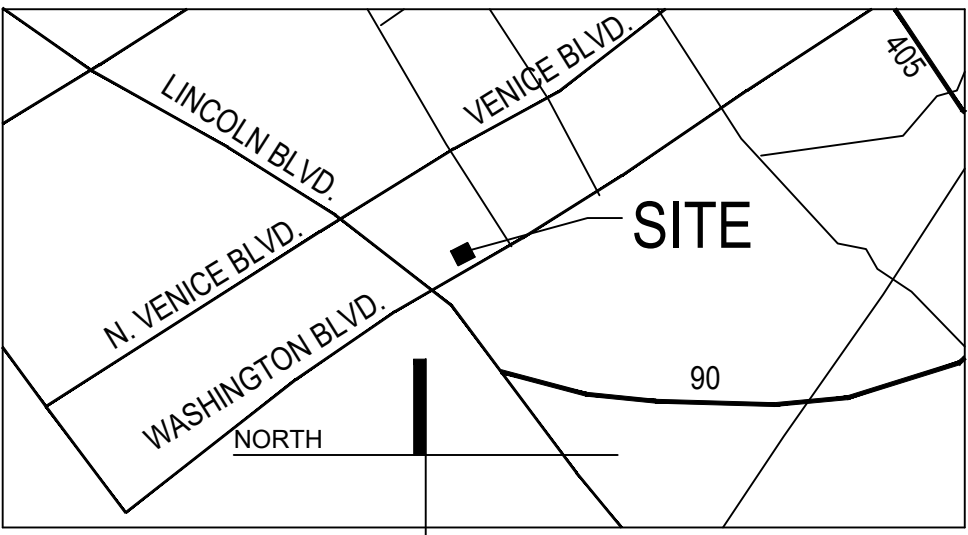
TOTAL PARKING FOR CENTER	907 STALLS
NO. OF STALLS PER 1000 S.F. OF NEW BUILDING AREA:	4.92 STALLS

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
SITE PLAN

DD11-19

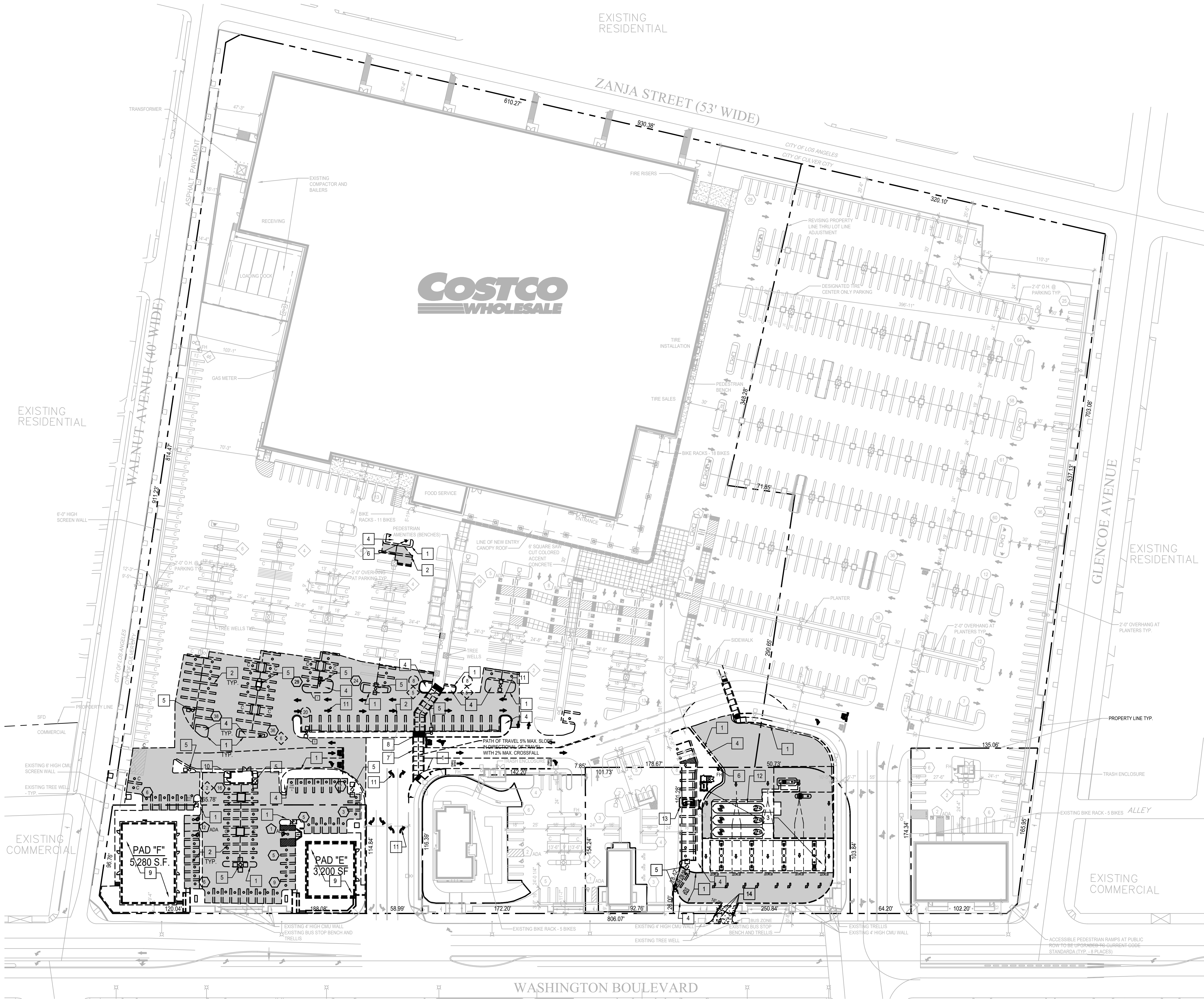
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CULVER CITY, CALIFORNIA

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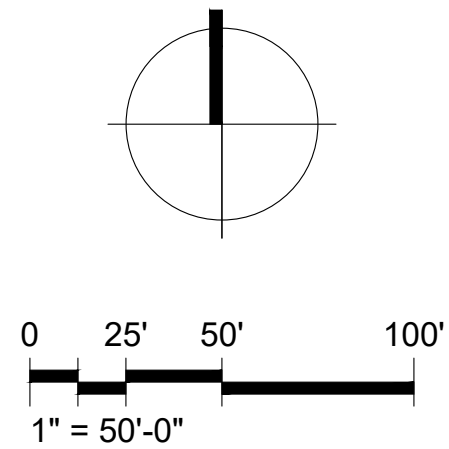


DEMO NOTES

- 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

DD12-19

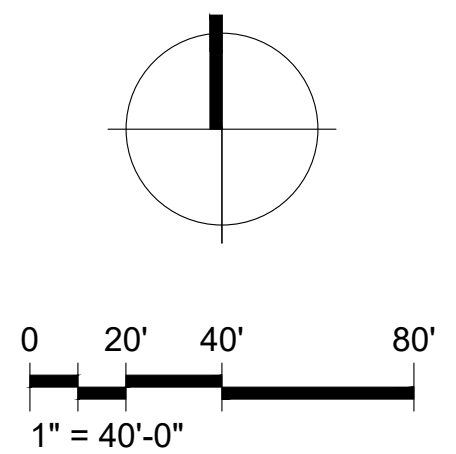
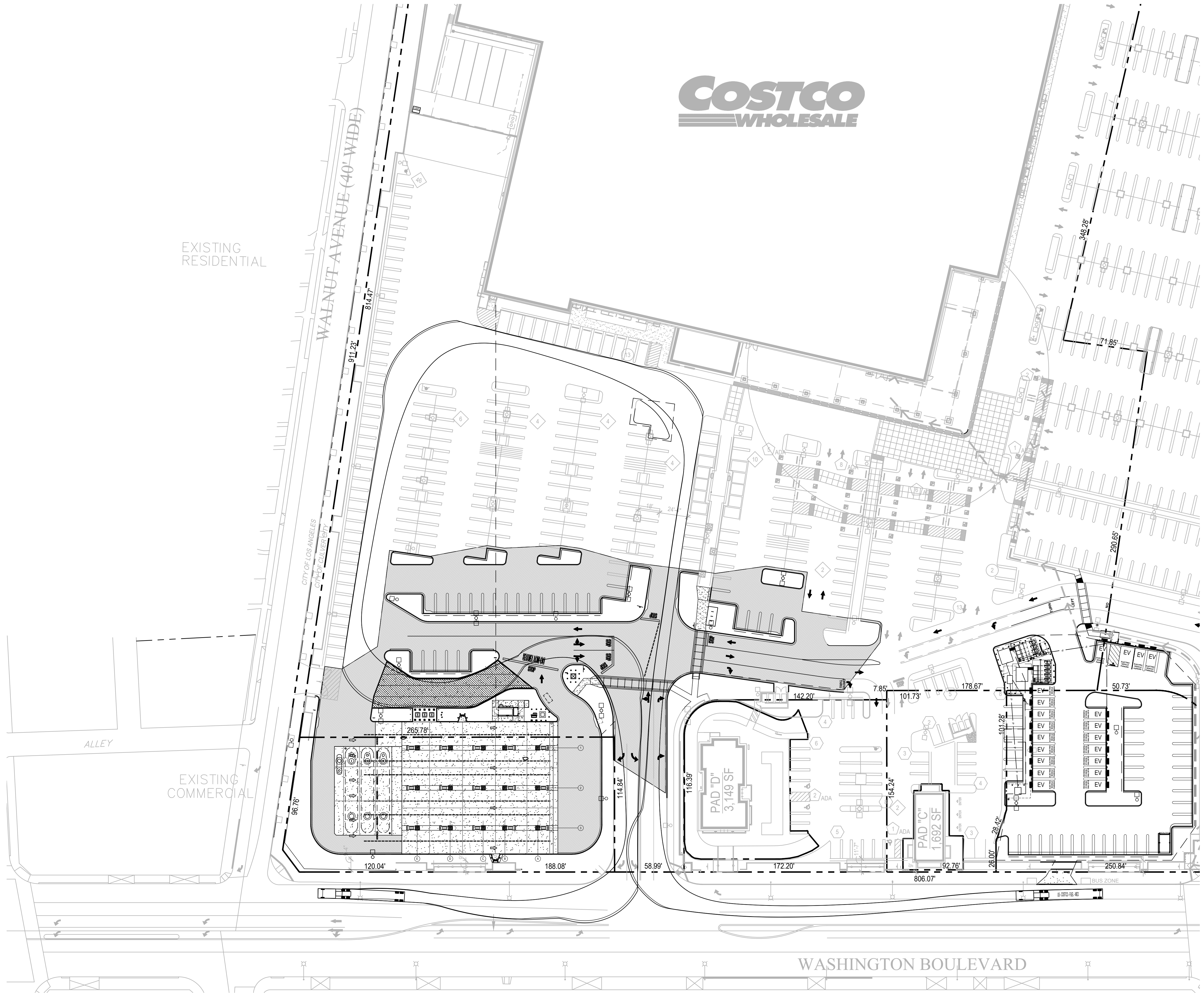
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DEMOLITION SITE PLAN

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FUEL
TRUCK ROUTE

DD13-19A

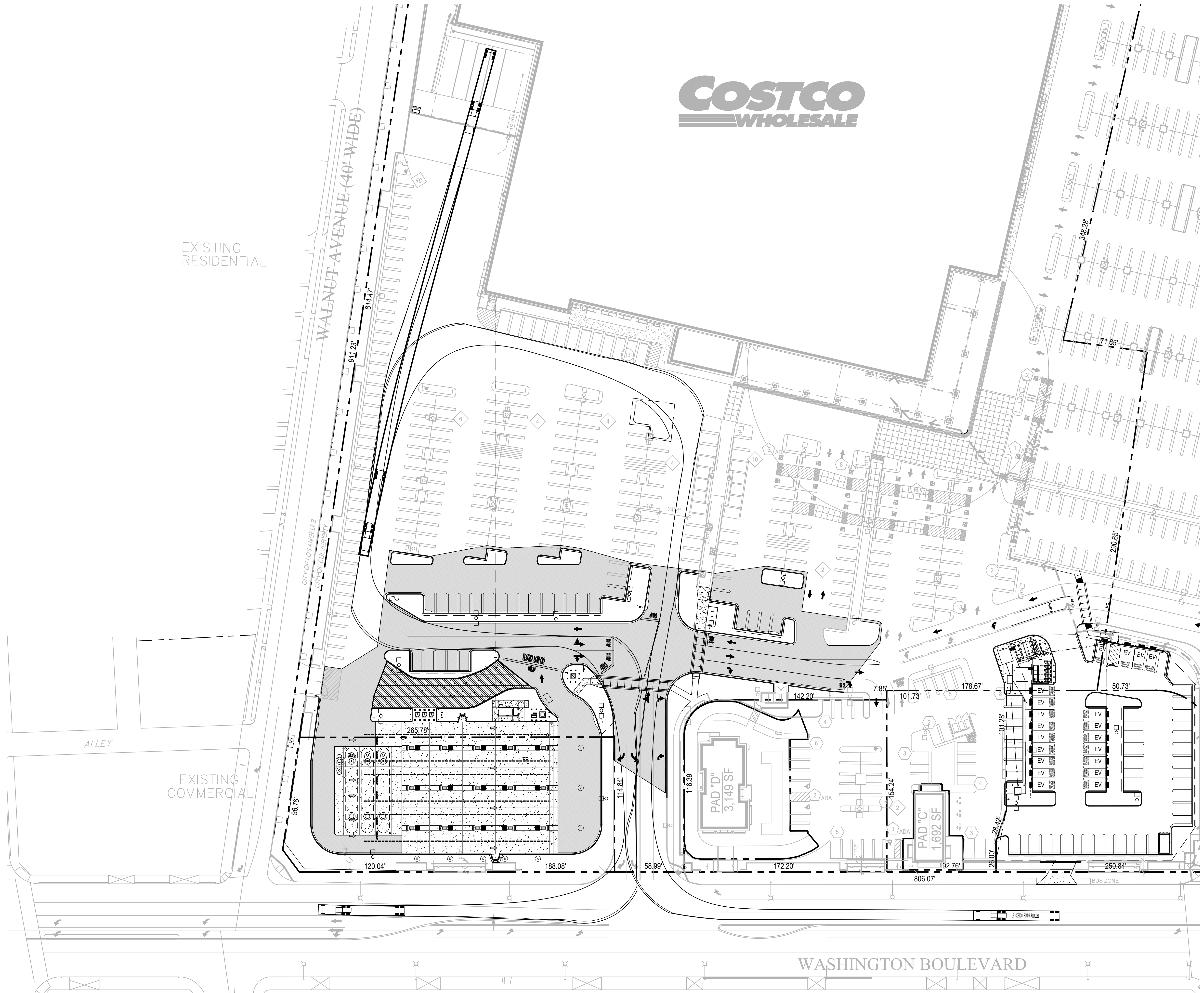
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FUEL TRUCK ROUTE

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RECEIVING TRUCK ROUTE

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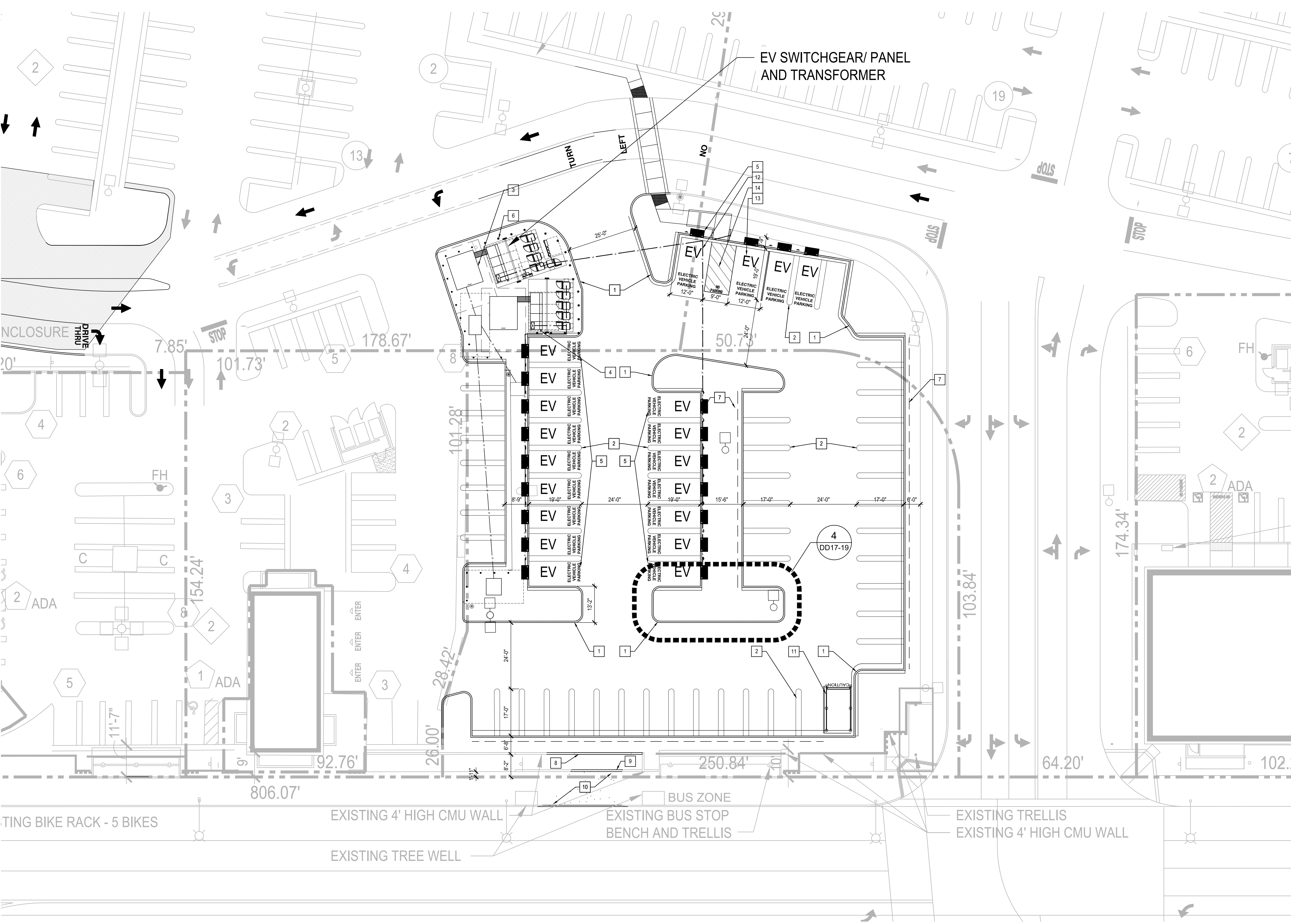
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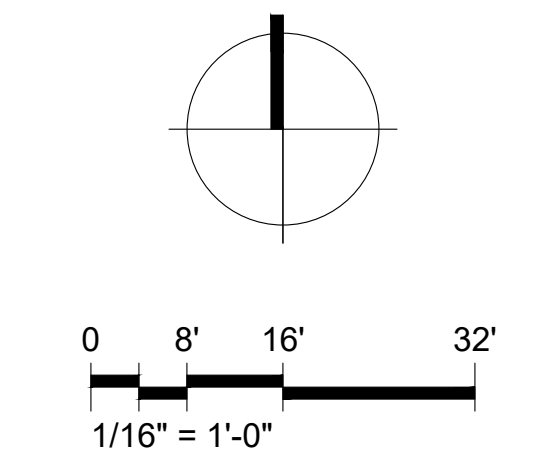
RECEIVING
TRUCK ROUTE

DD13-19B

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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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ENLARGED
 CONCEPT PLAN

DD14-19

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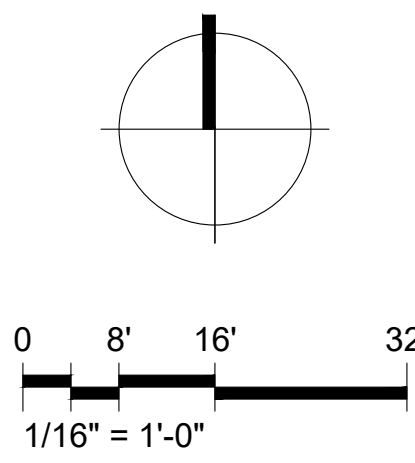
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16
DD17-19

A small line graph with a horizontal axis and a vertical axis. The line starts at a high point on the vertical axis, moves horizontally to the right, and then slopes downward to the right.

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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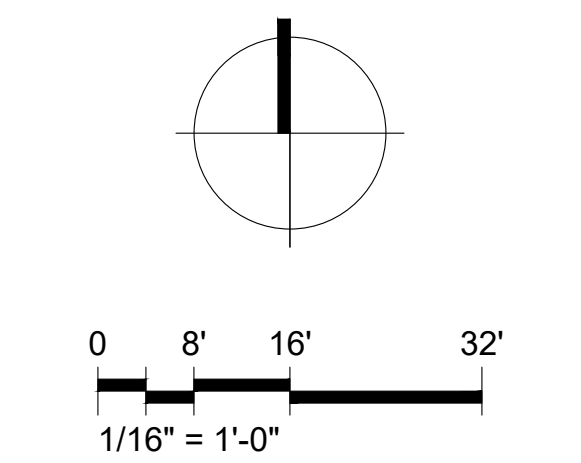
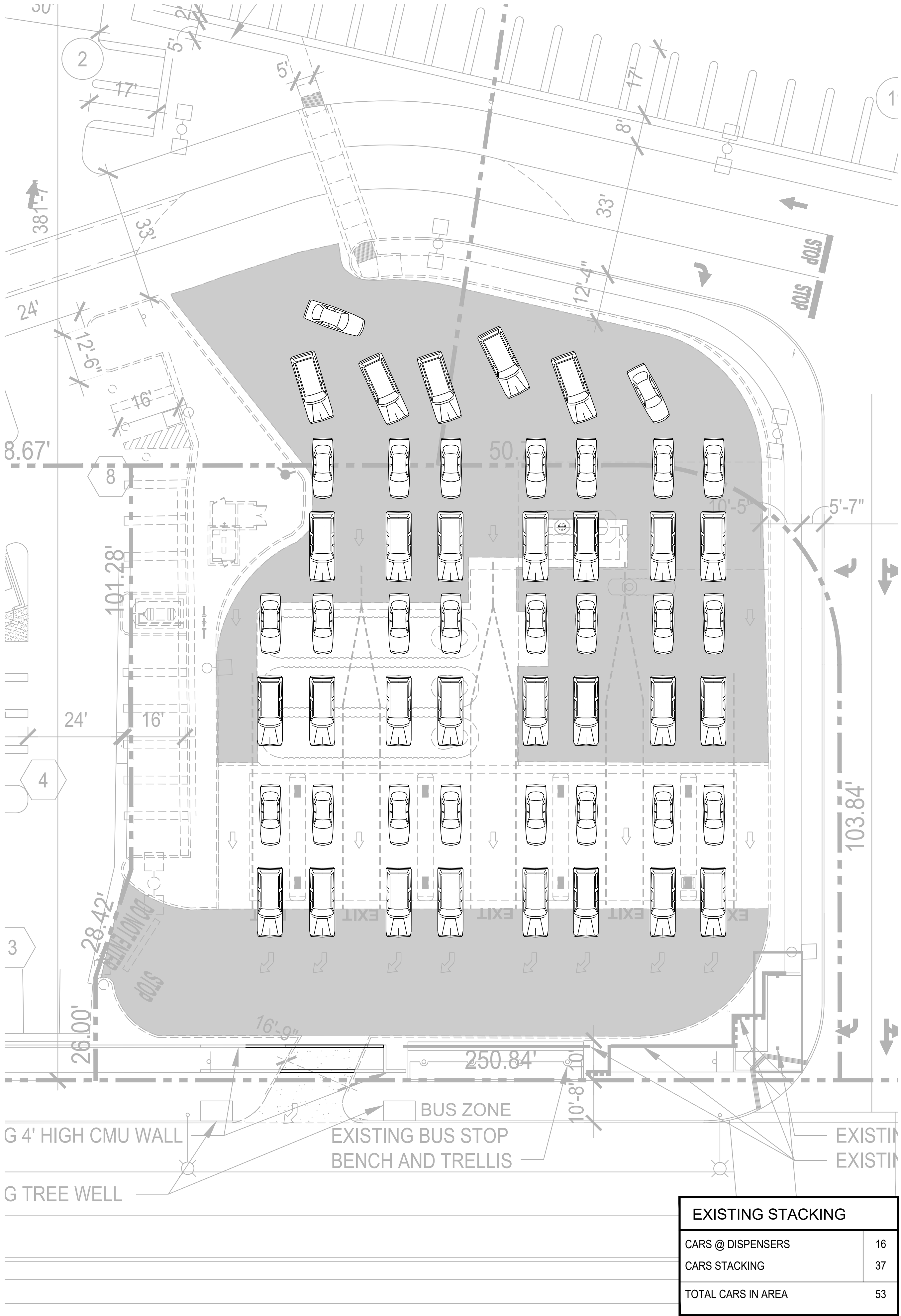
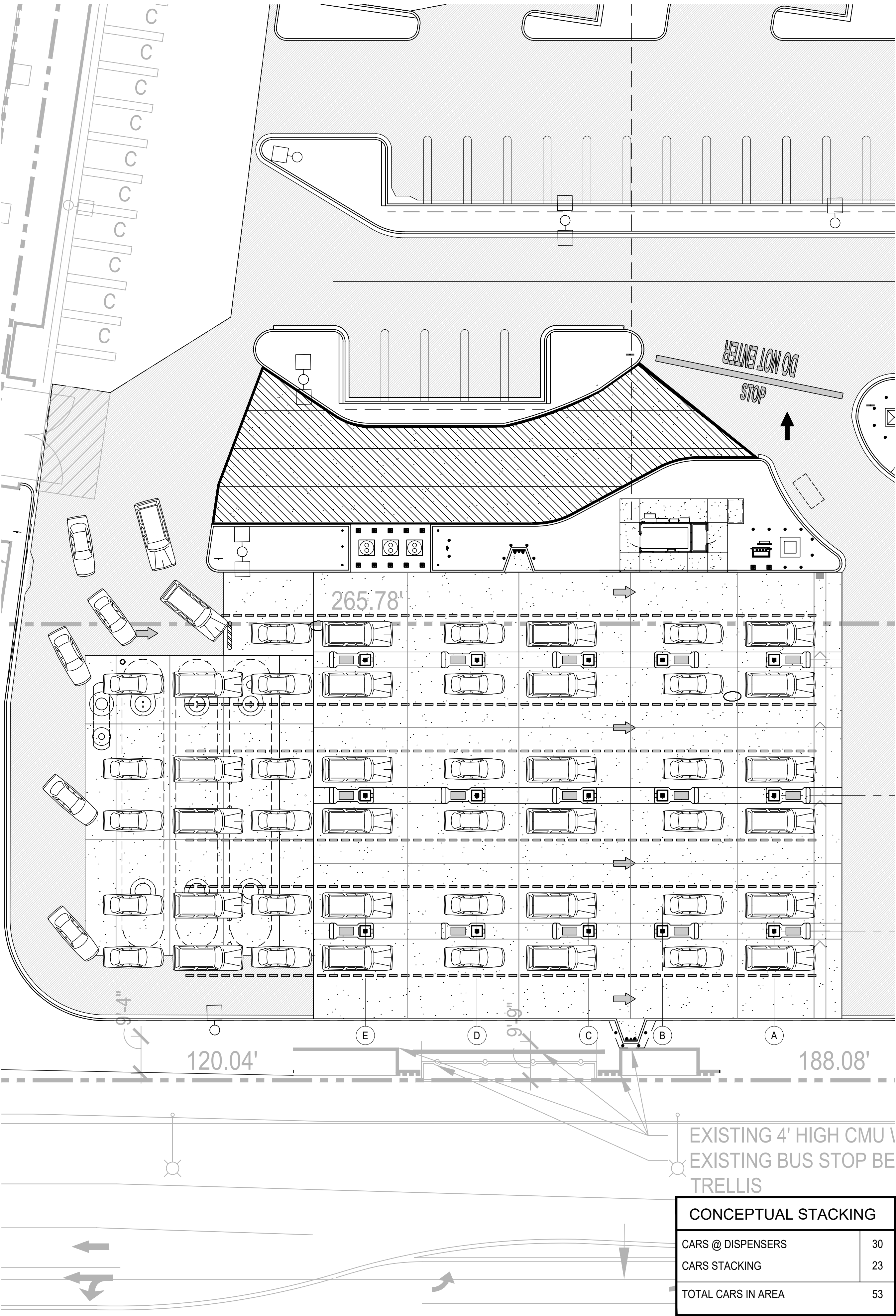
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STACKING PLAN

DD16-19

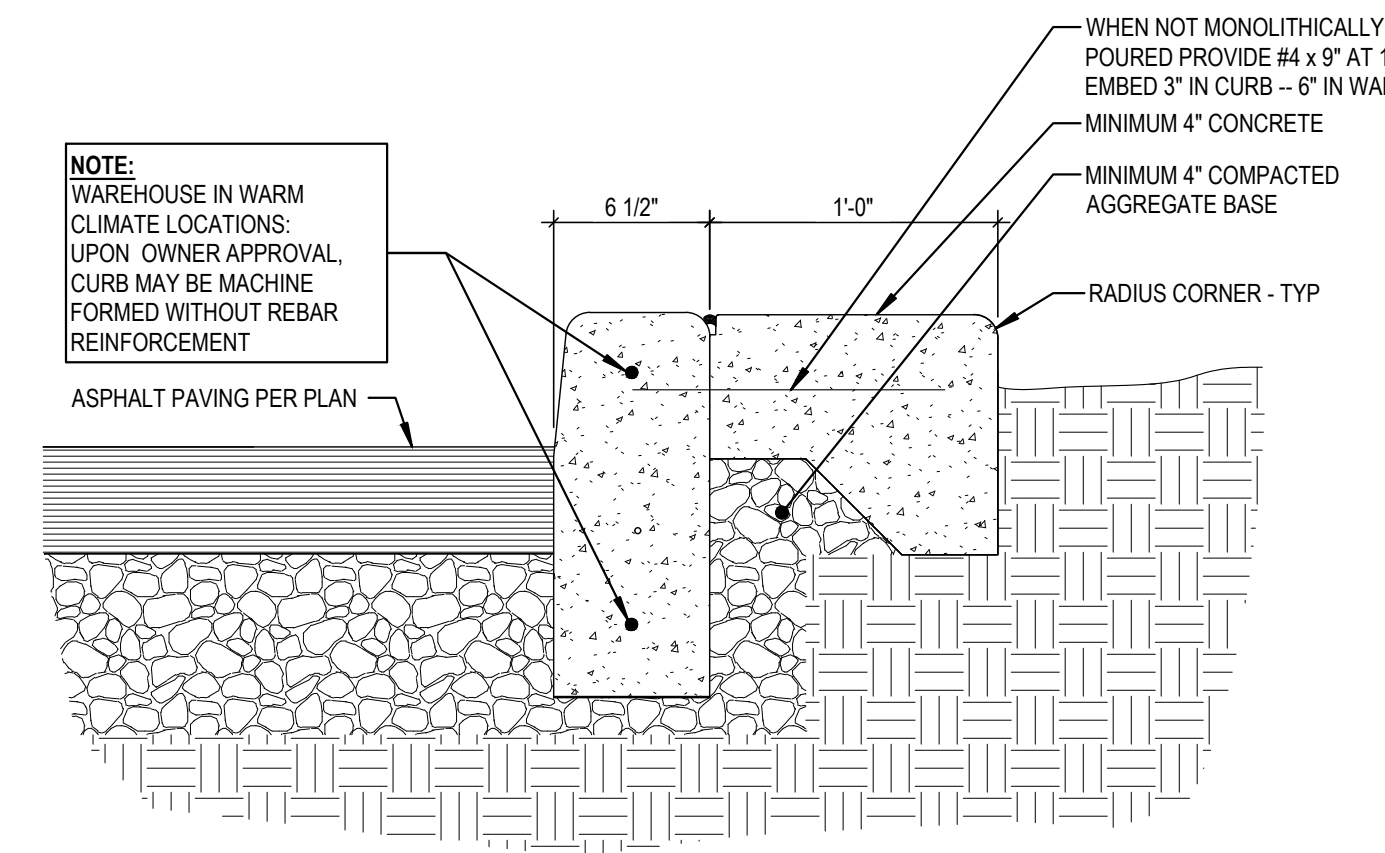
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STACKING PLAN

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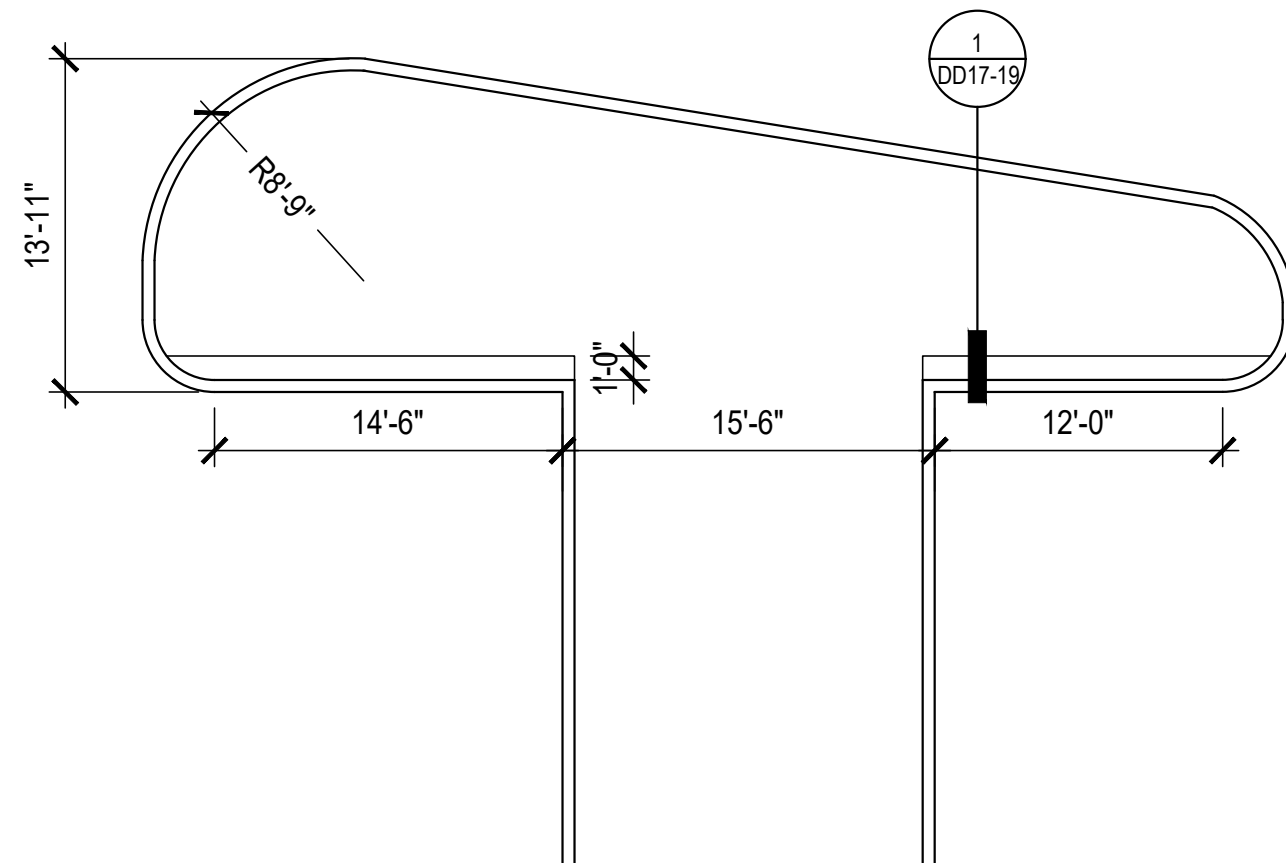
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1 CURB AT ISLAND WALK

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

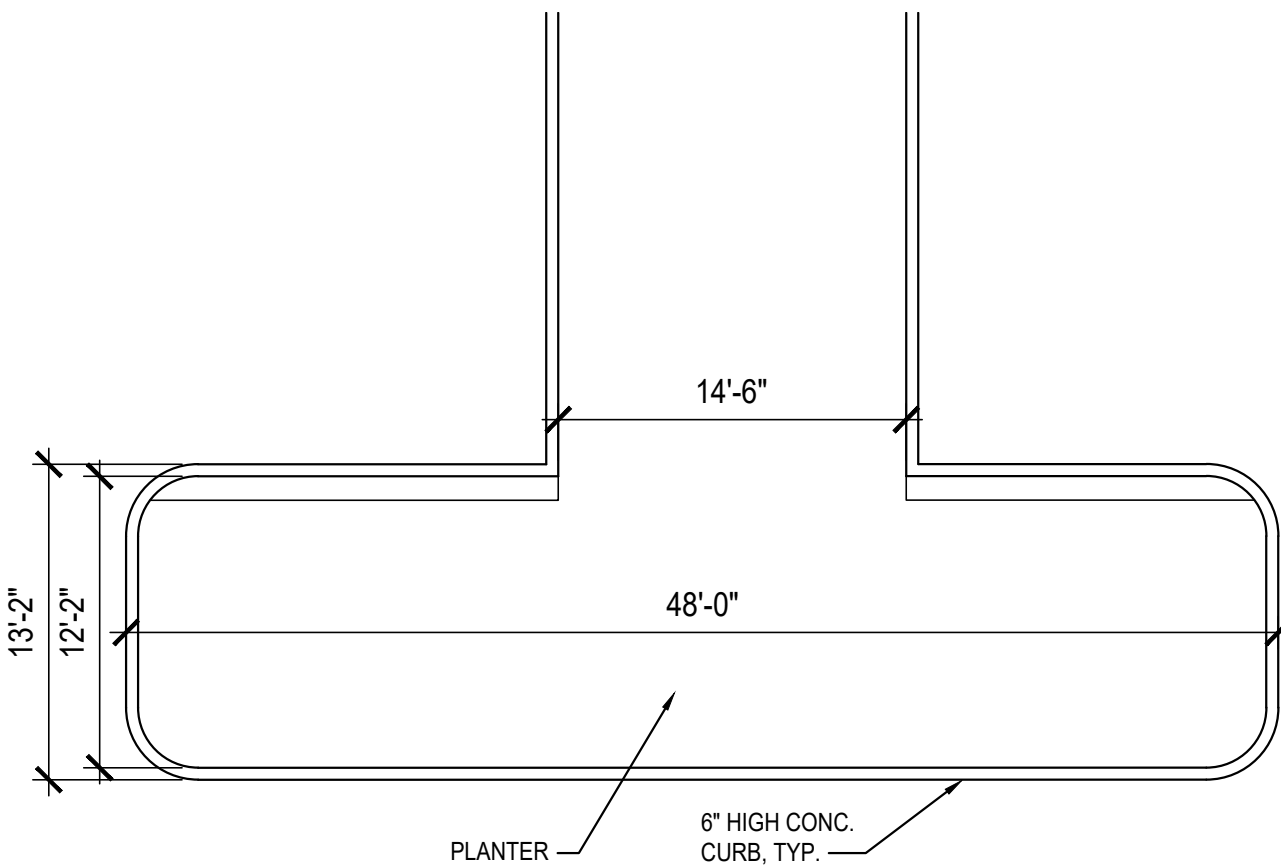
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2 PLANTER

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

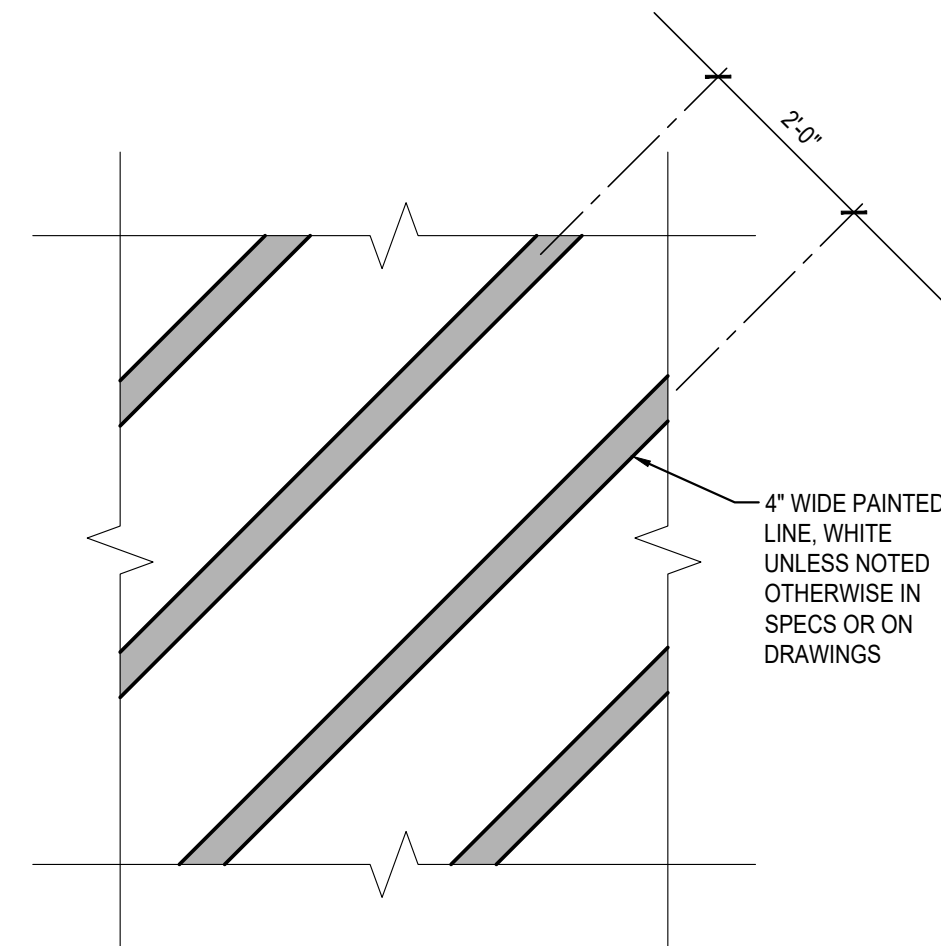
0917



4 PLANTER

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

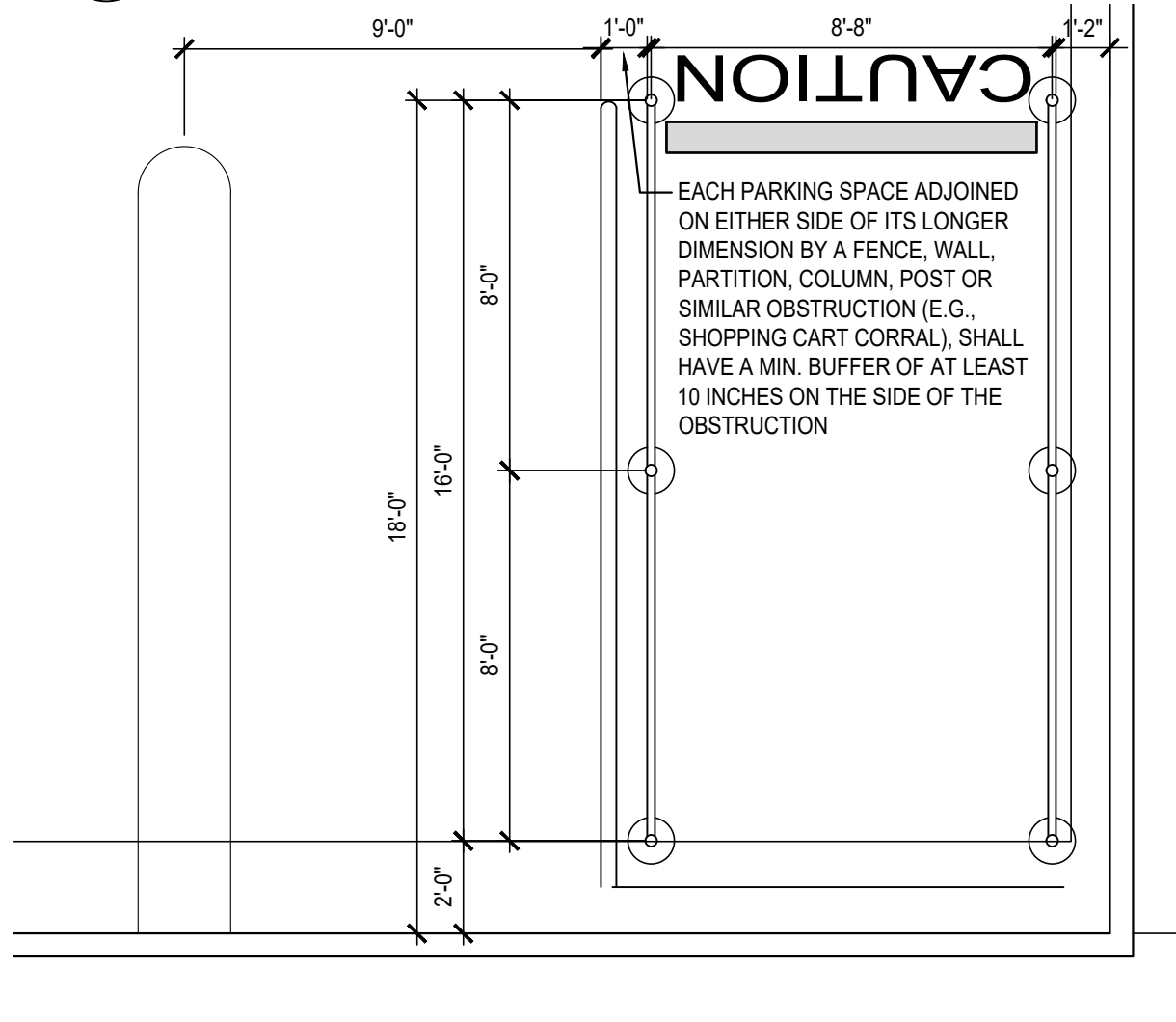
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6 PAINTED STRIPE

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

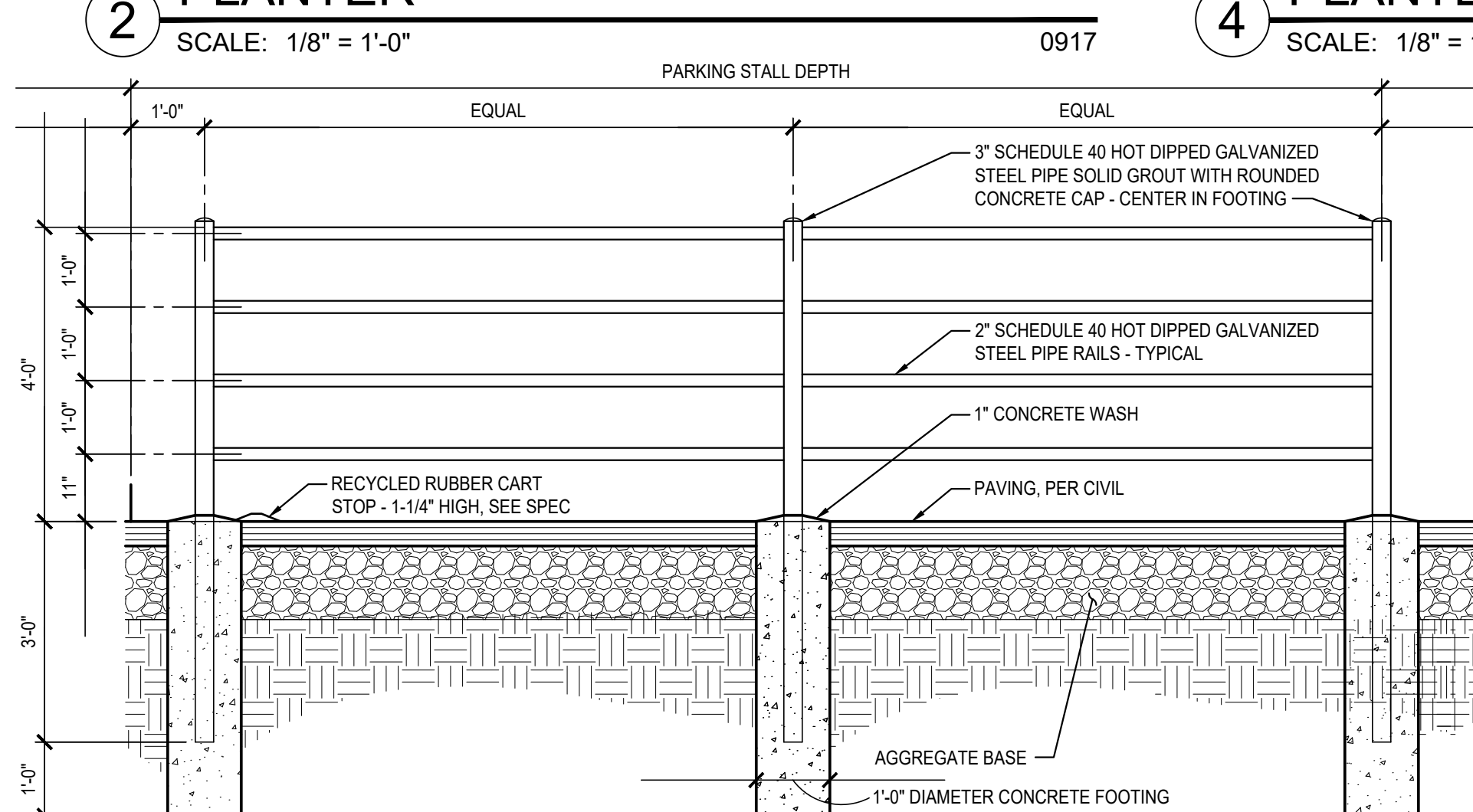
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11 CART CORRAL DETAIL

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

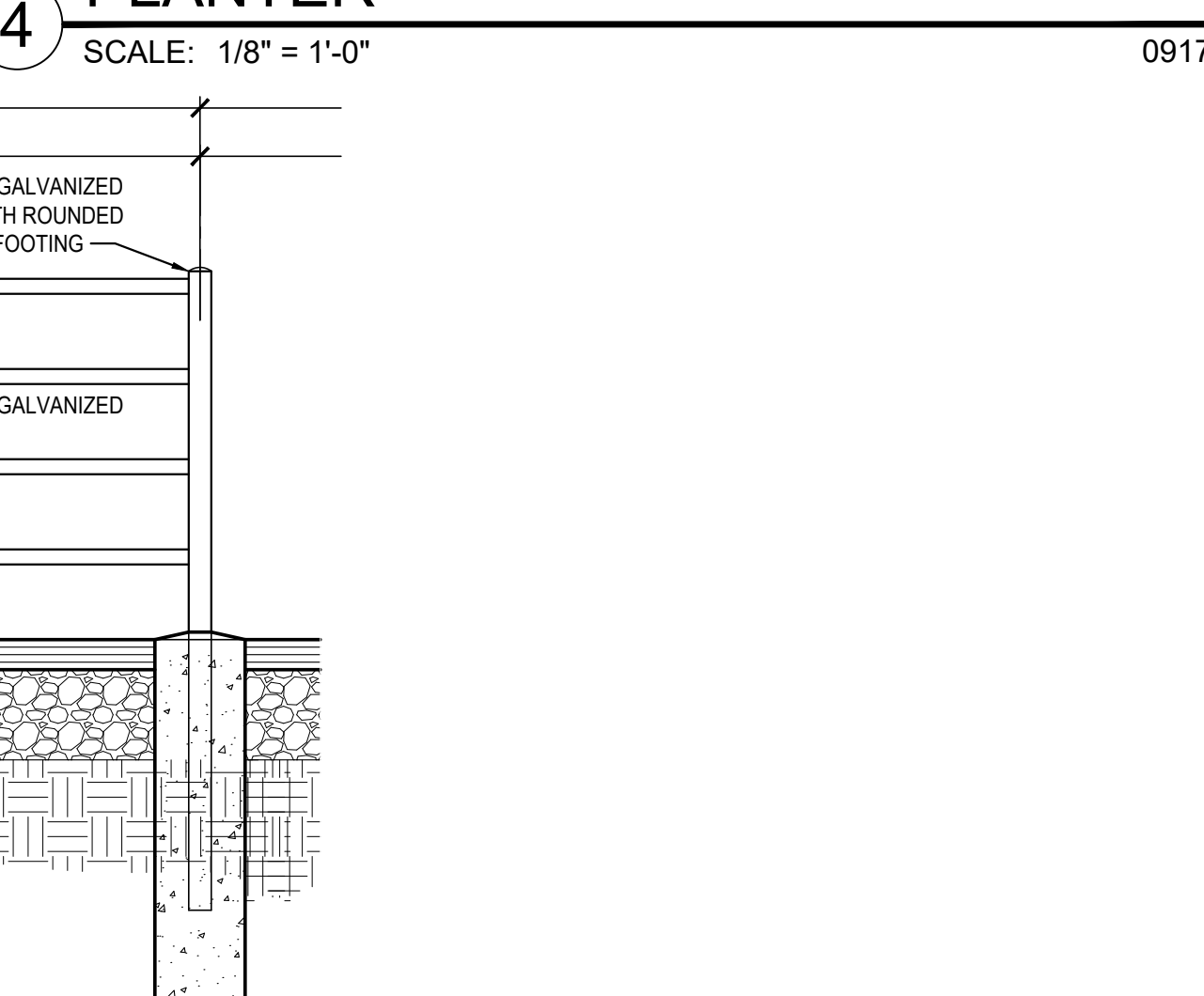
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2 PLANTER

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

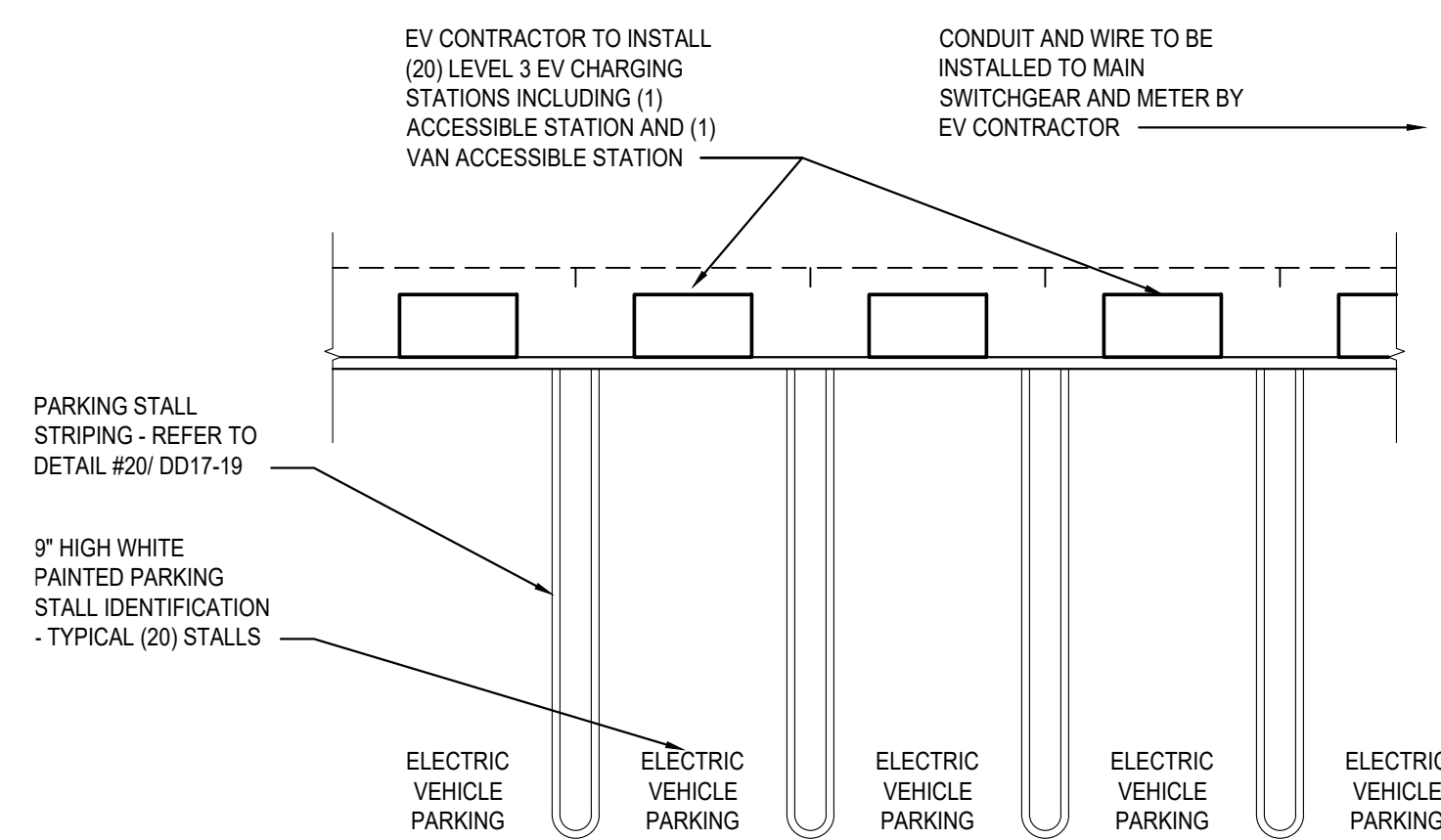
0917



4 PLANTER

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

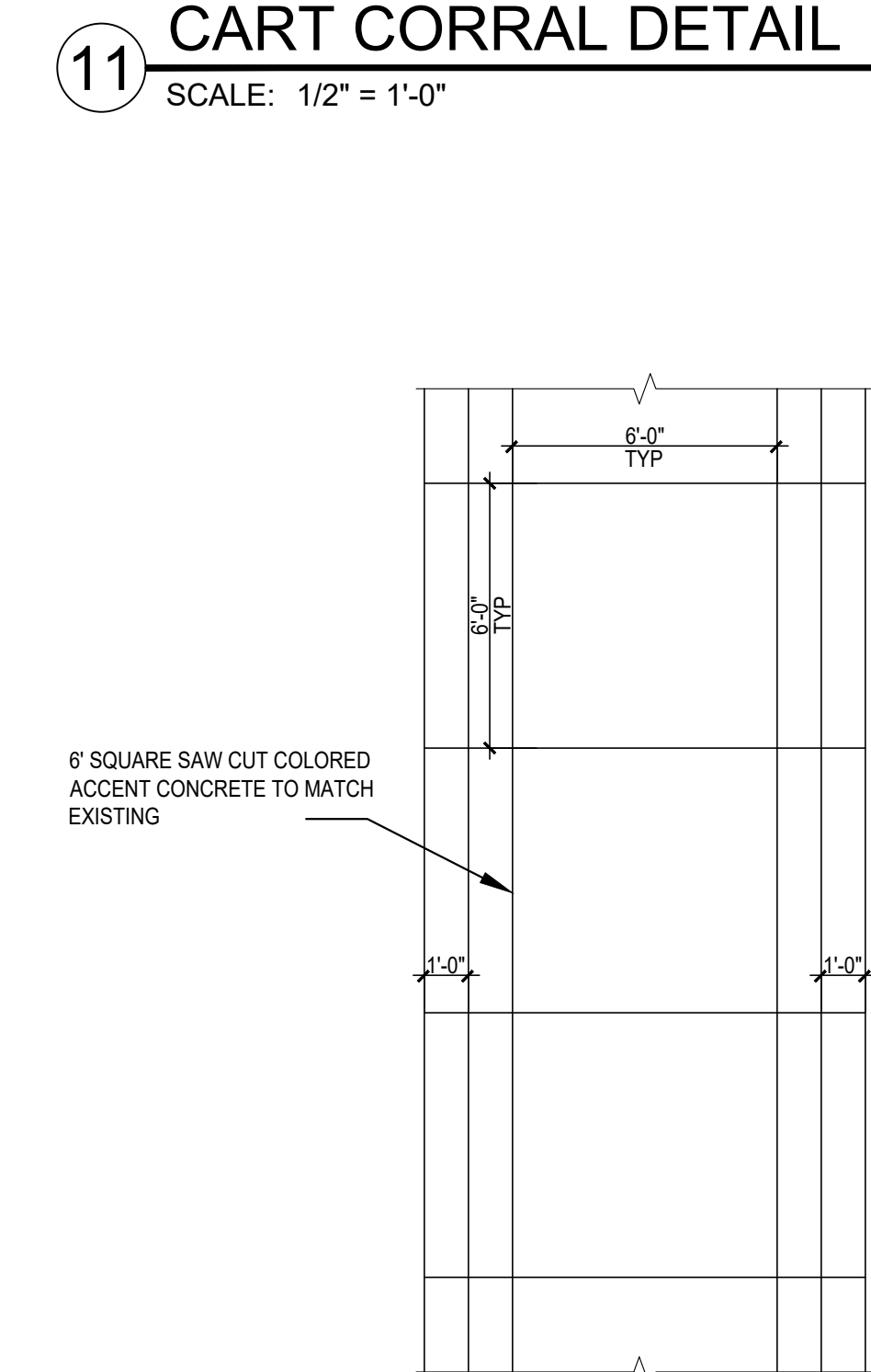
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6 PAINTED STRIPE

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

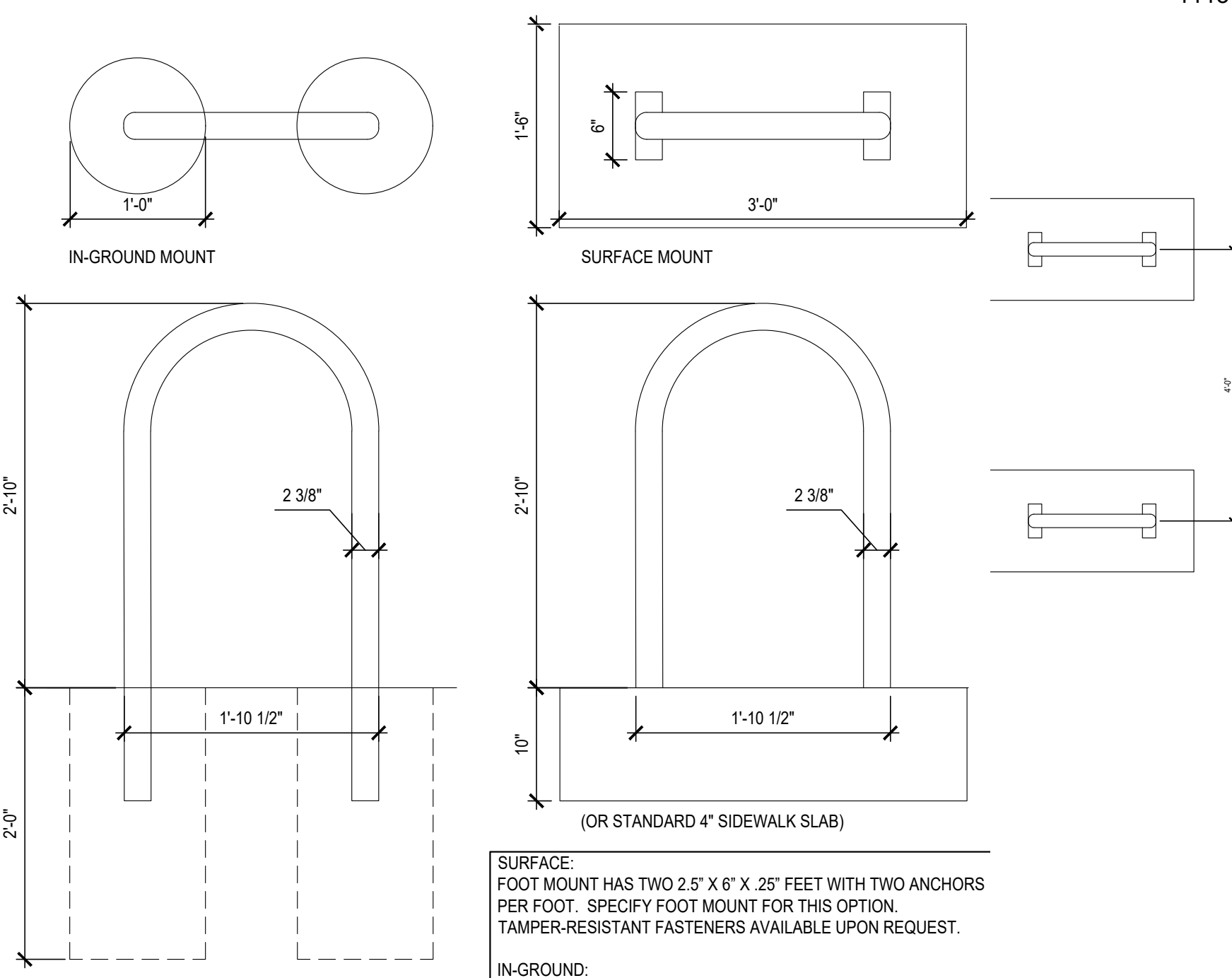
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16 COLORED ACCENT CONCRETE CROSSWALK

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

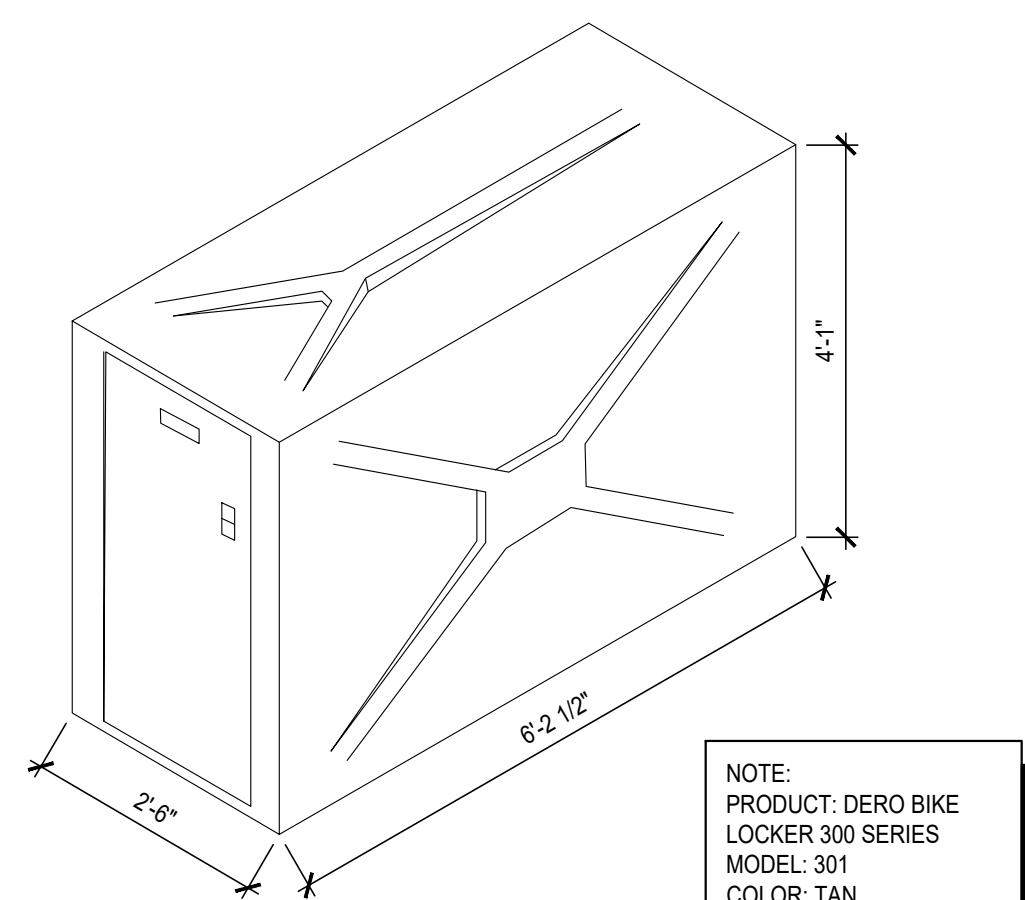
0213



17 BICYCLE HOOP RACK

SCALE: 1" = 1'-0"

0514



19 BICYCLE LOCKER DETAIL

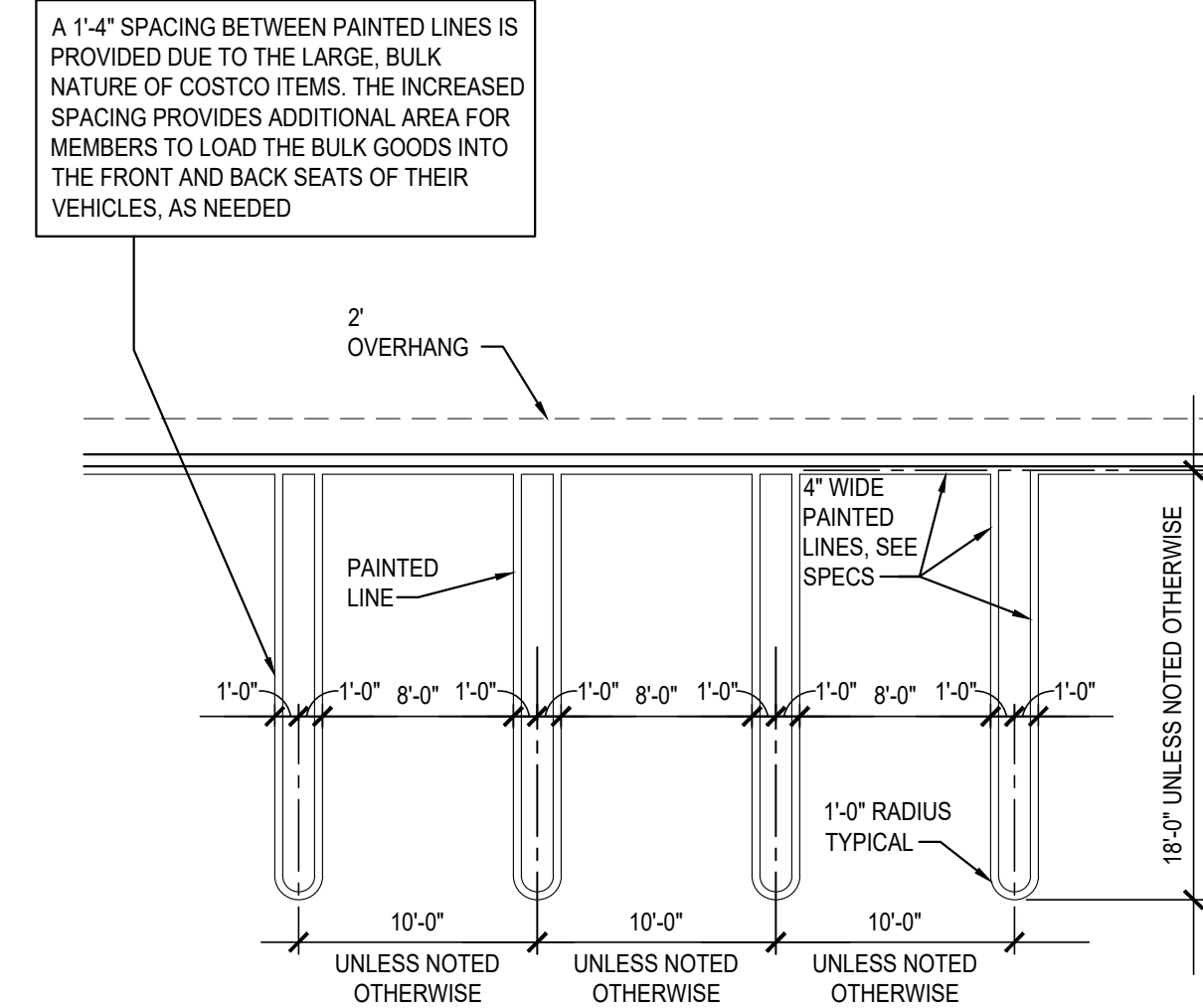
SCALE: 1/2" = 1'-0"

0516

EV CHARGING PARKING DETAIL

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

0917



20 TYPICAL PARKING STALL

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

0917

COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

SITE DETAILS

MAY 31, 2024

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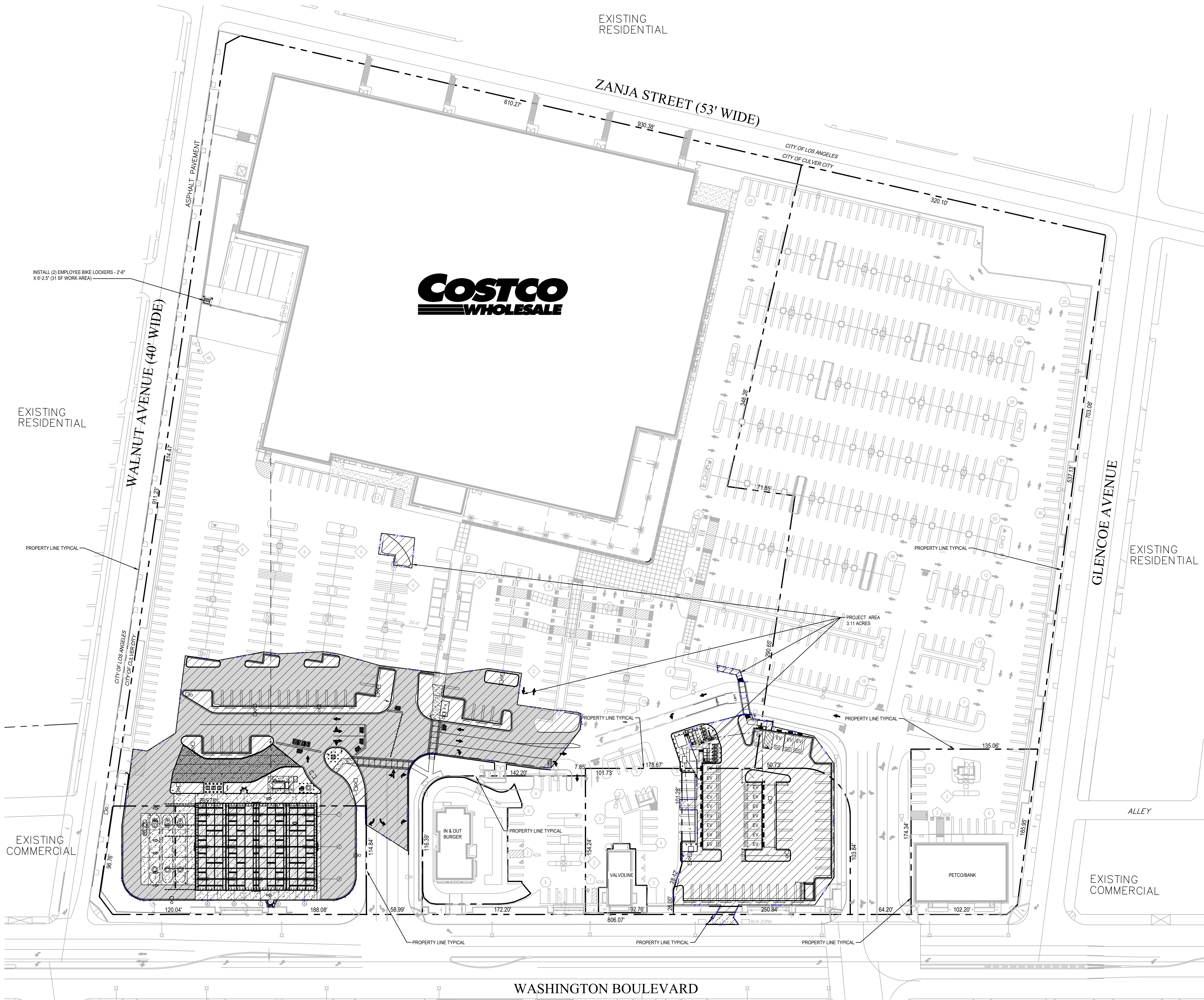
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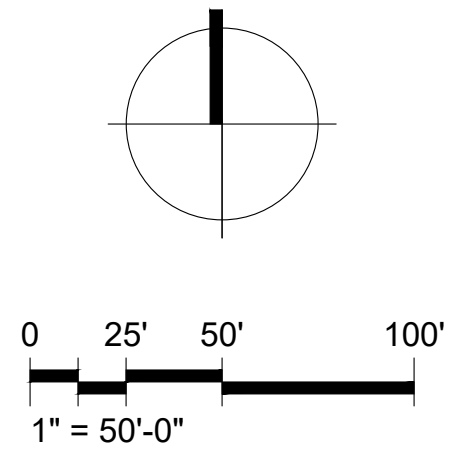
SITE DETAILS

DD17-19

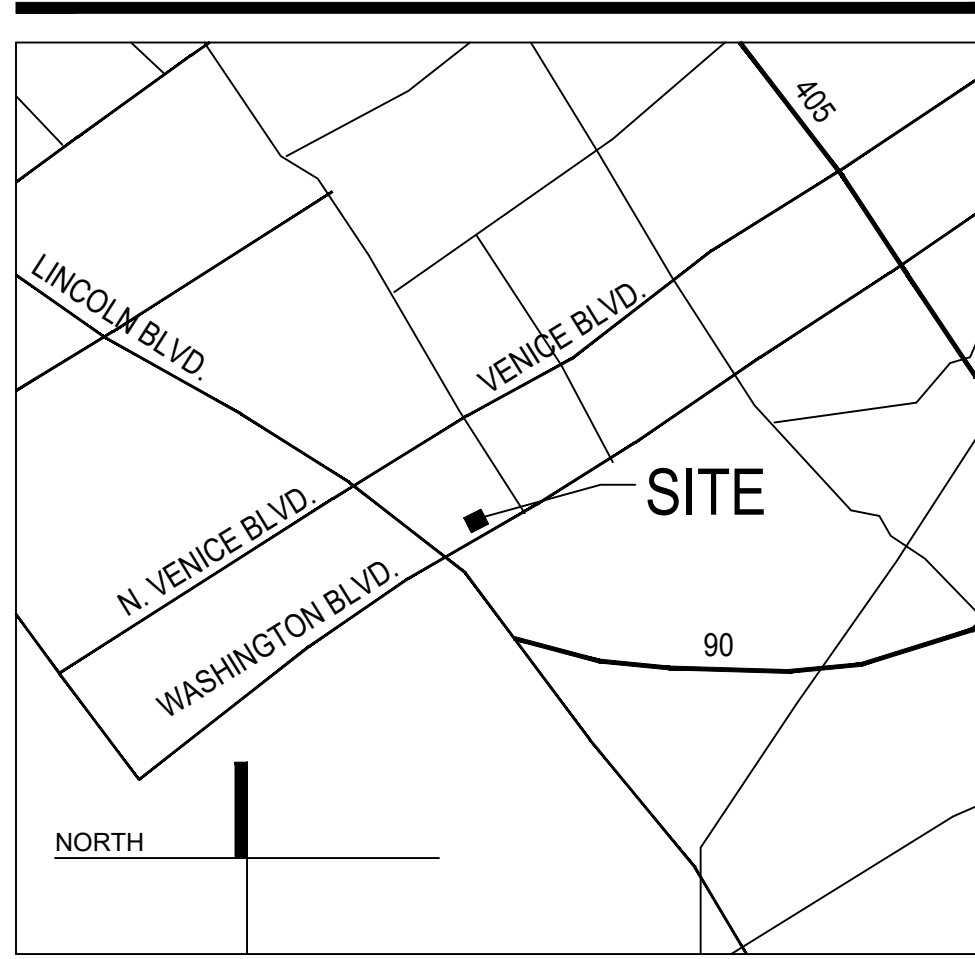
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PROJECT AREA LIMITS:
135,472SF (3.11AC)



VICINITY MAP



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WHOLESALE
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WORK AREA LIMITS

DD18-19

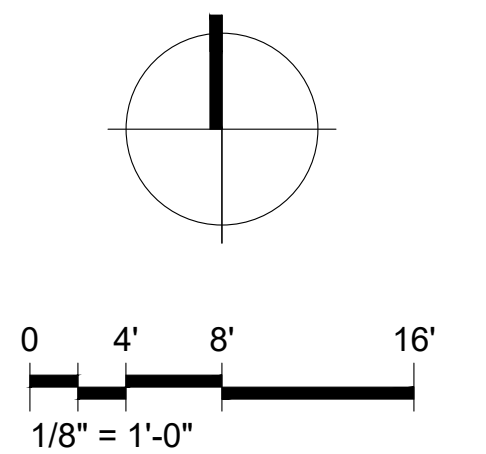
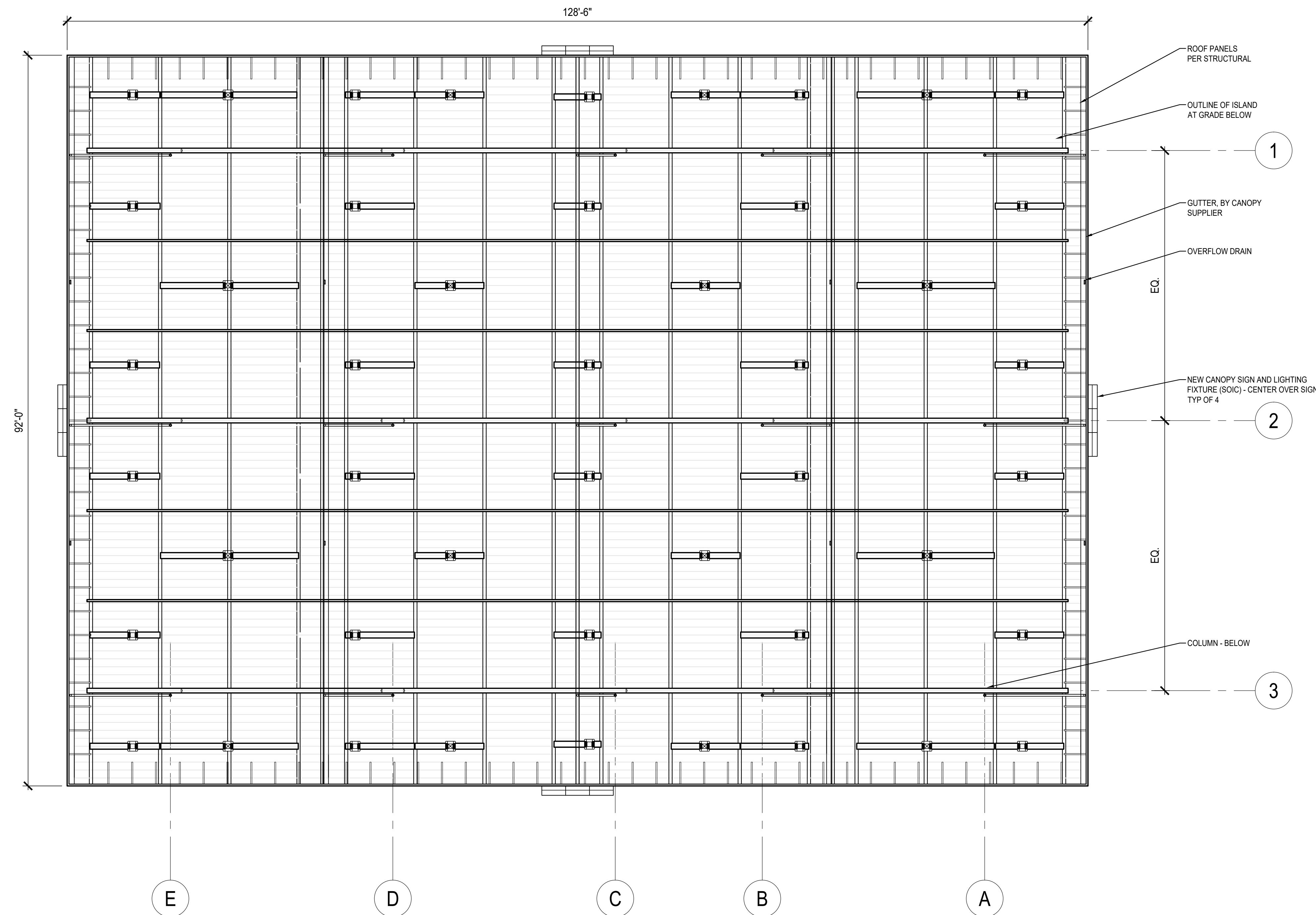
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PROJECT AREA LIMITS

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ROOF PLAN

DD21-19

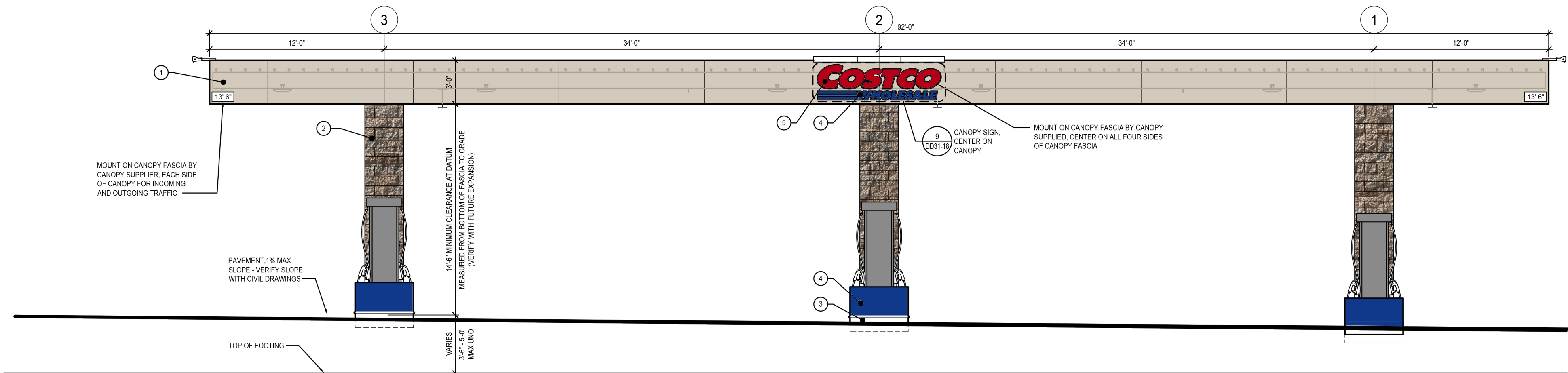
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ROOF PLAN

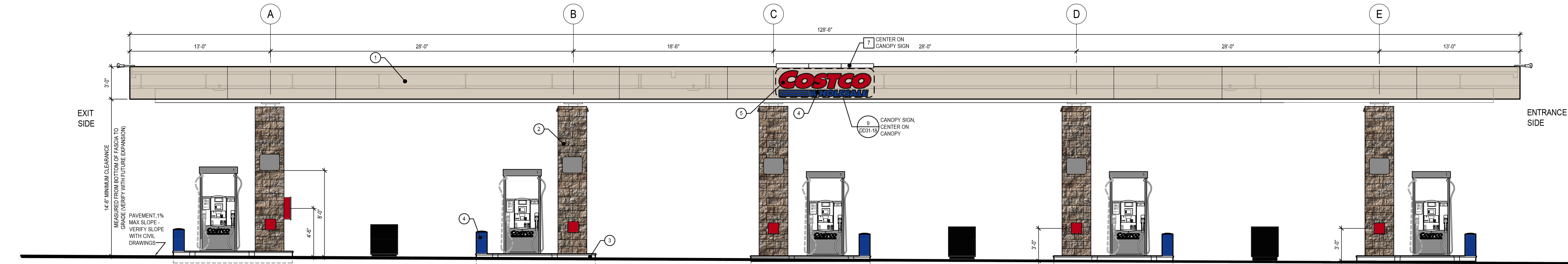
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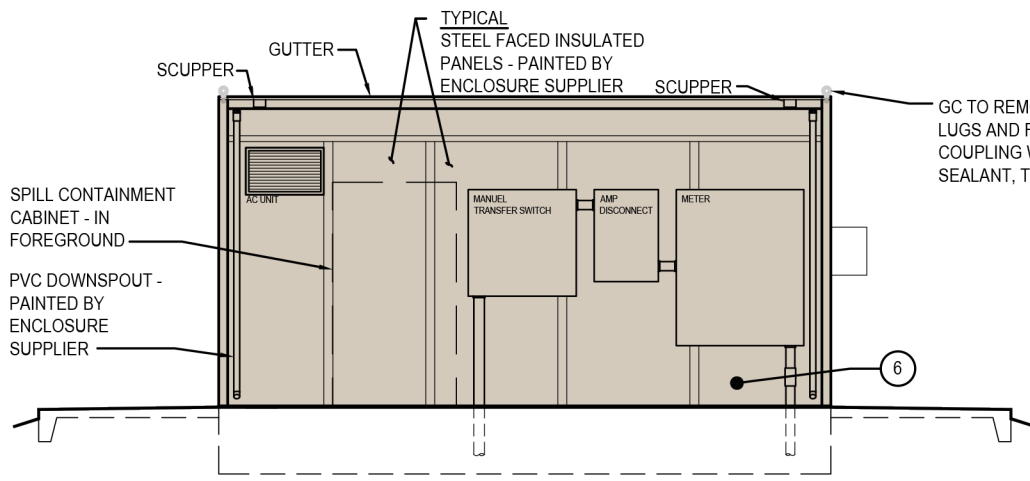
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

0415



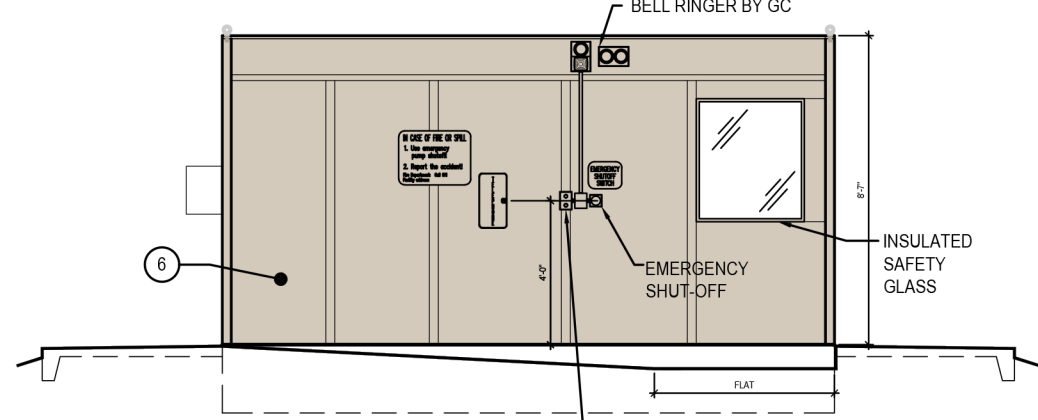
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0615



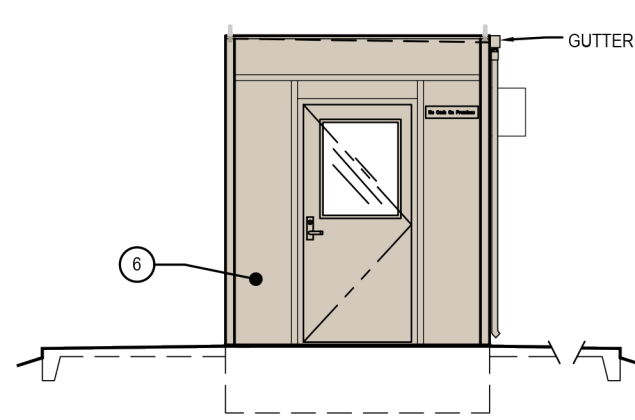
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

0517



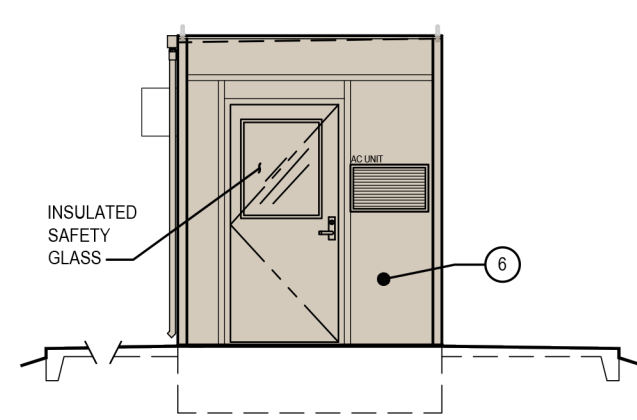
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

0517



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

0517



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

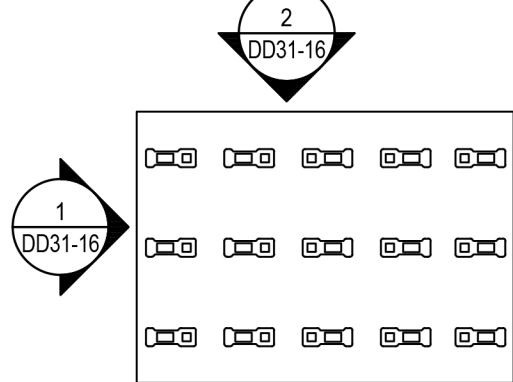
0517



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

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KEY PLAN



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CONCEPT
ELEVATIONS

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COSTCO WHOLESALE

CULVER CITY, CA

CONCEPT ELEVATIONS

COSTCO WHOLESALE

CULVER CITY, CA



CONCEPT RENDERINGS

MAY 31, 2024



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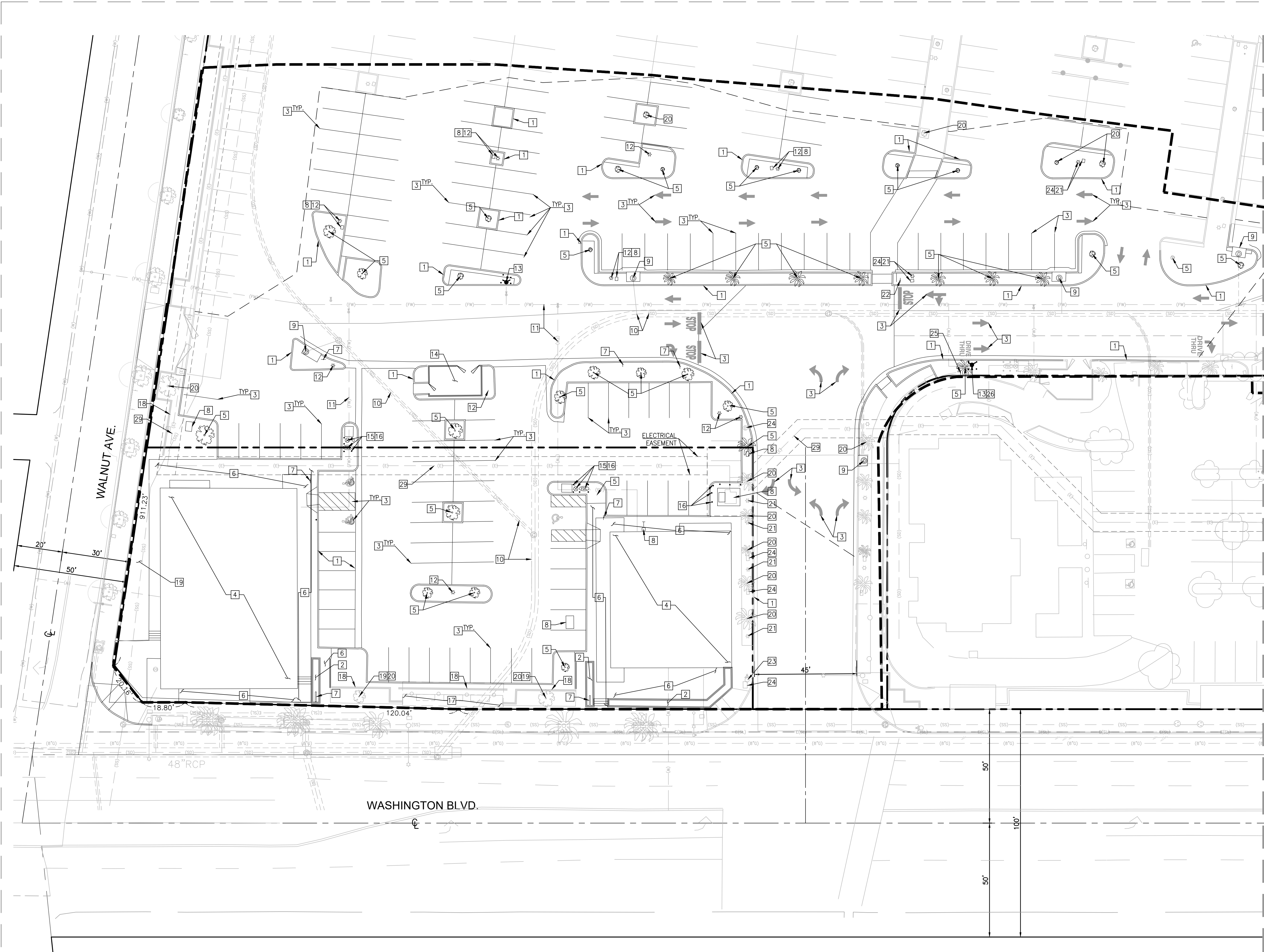


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CONCEPT
RENDERINGS

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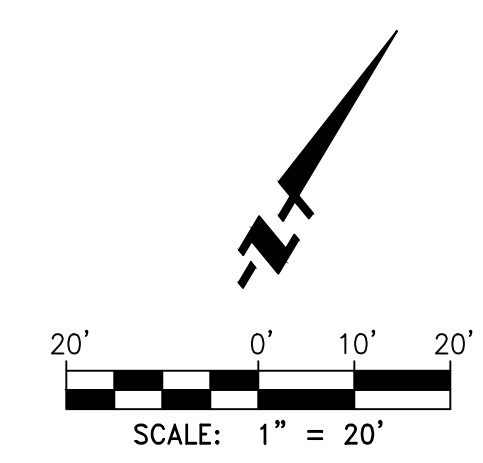
LEGEND AND ABBREVIATIONS

- 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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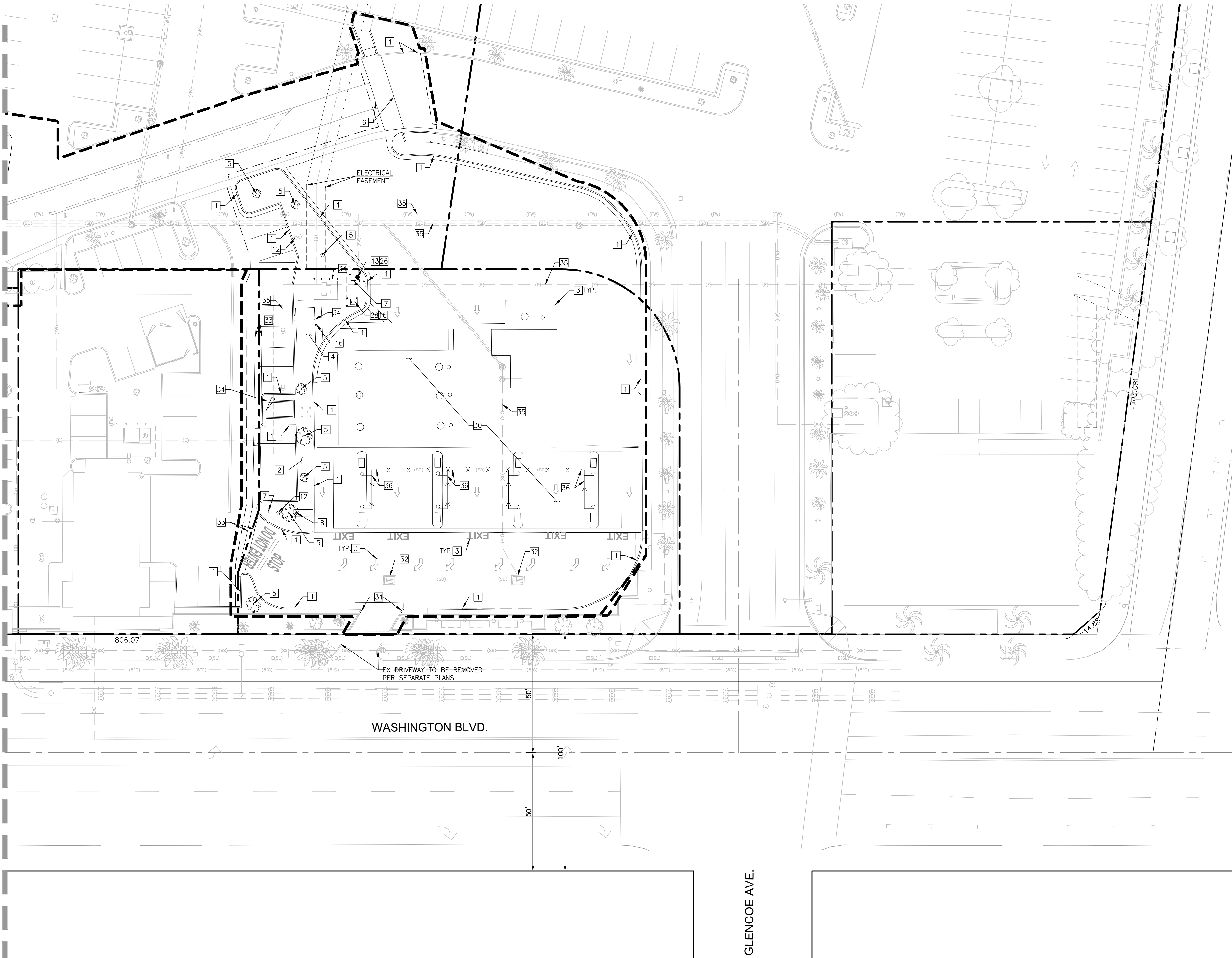
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DEMOLITION PLAN

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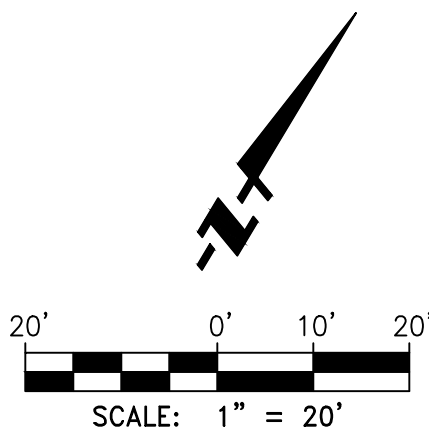


LEGEND AND ABBREVIATIONS

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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

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DEMOLITION PLAN

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COSTCO WHOLESALE

CULVER CITY, CALIFORNIA

DEMOLITION PLAN

JUNE 3, 2024

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LEGEND AND ABBREVIATIONS

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- 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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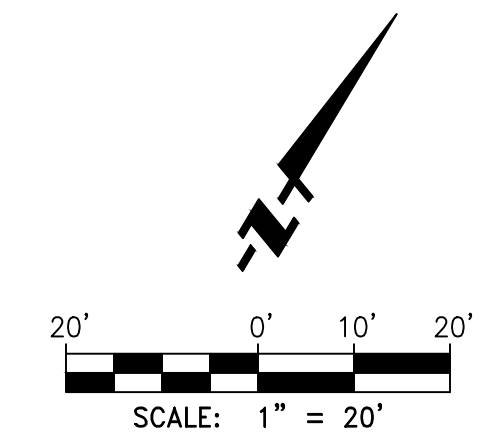
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CONCEPT
GRADING PLAN

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COSTCO WHOLESALE

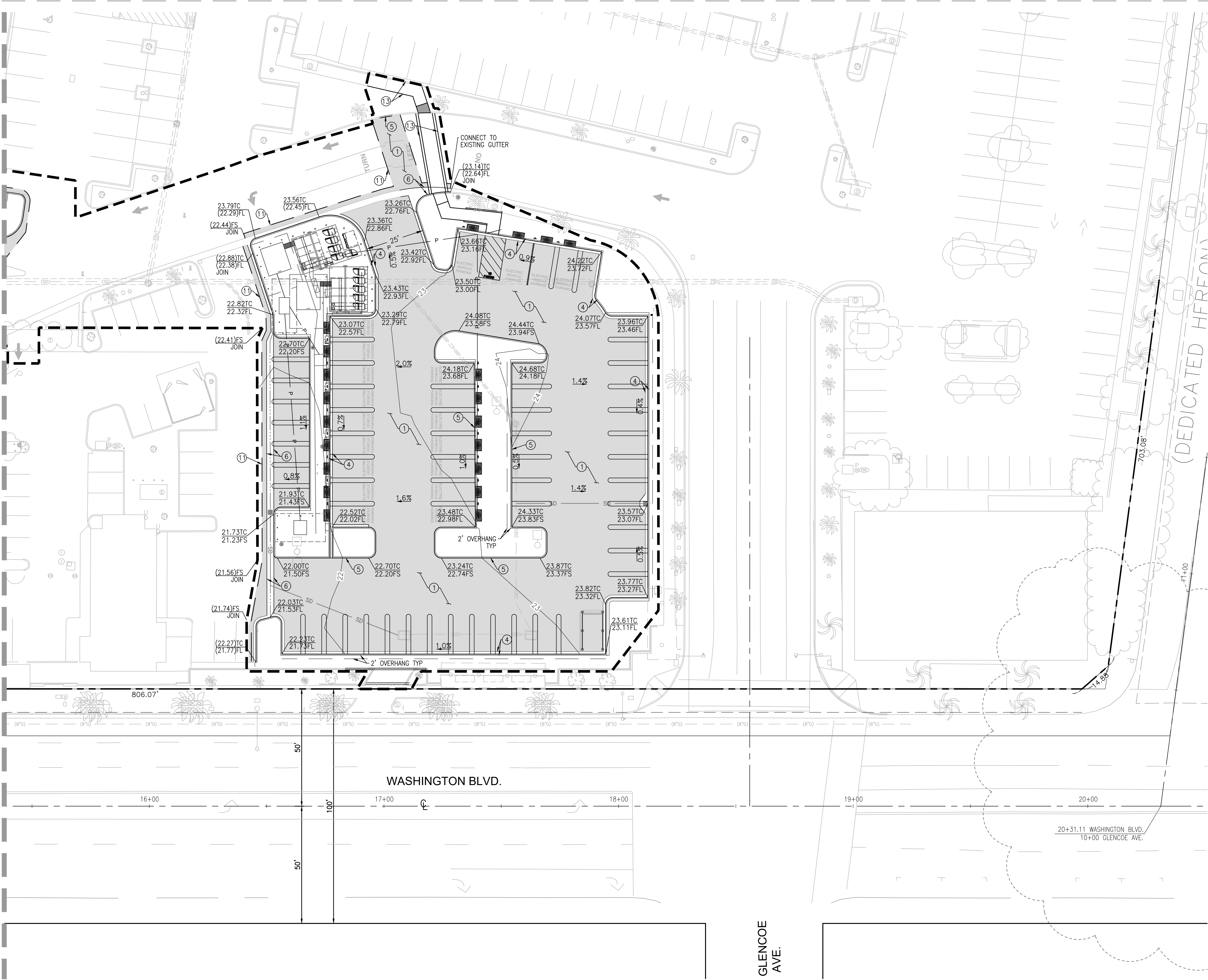
CONCEPT GRADING PLAN

CULVER CITY, CALIFORNIA

JUNE 3, 2024

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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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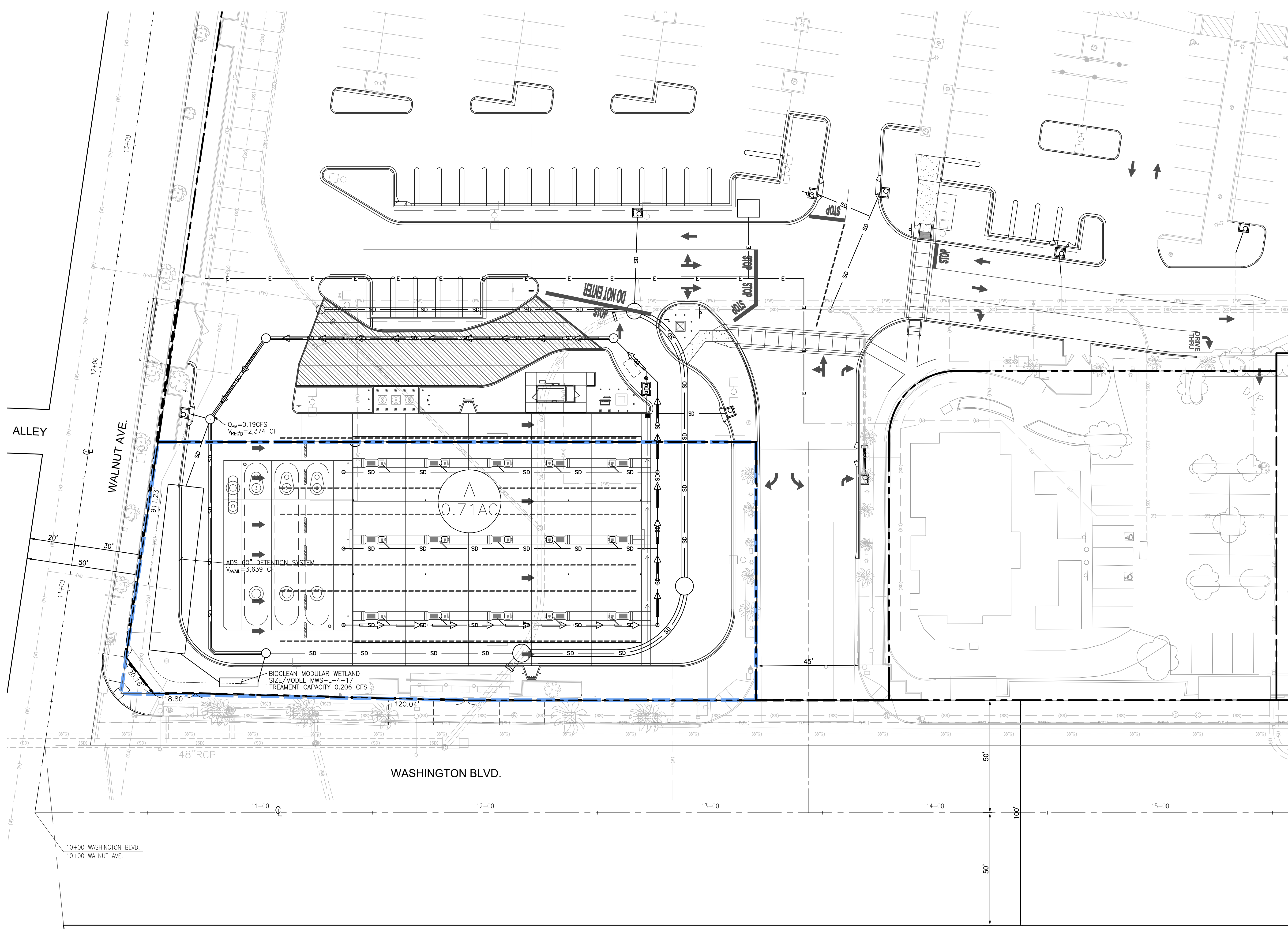
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CONCEPT GRADING PLAN

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 _{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 SWQDVF 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

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-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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20' 0' 10' 20'

SCALE: 1" = 20'

LID PLAN

C4.00

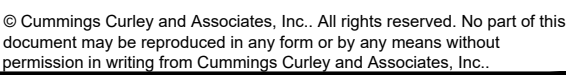
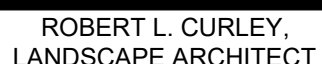
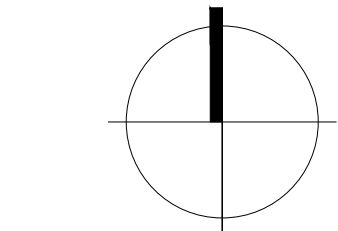
COSTCO WHOLESALE

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LID PLAN

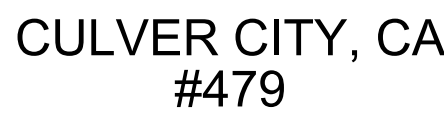
JUNE 3, 2024

STREET T



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

L101



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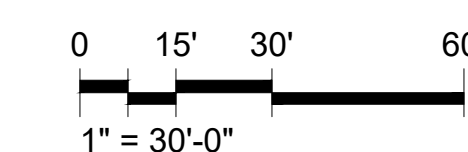
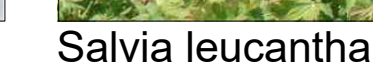
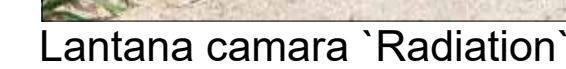
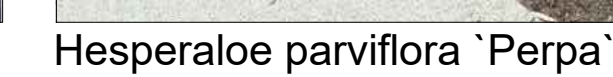
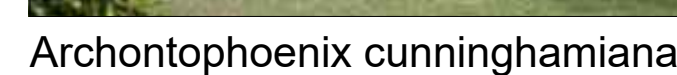
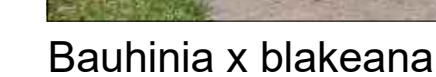
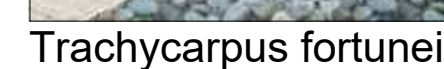
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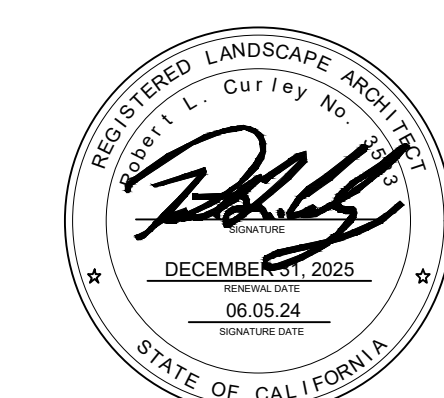


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California 3883 • Arizona 20100 • Nevada 578 • Utah 37722
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ROBERT L. CURLEY,
LANDSCAPE ARCHITECT



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

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IMAGERY

L203

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	30
42	Rain Bird PEB	1-1/2"	Bubbler	21
43	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)	

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.

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.

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.

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.

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.

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.

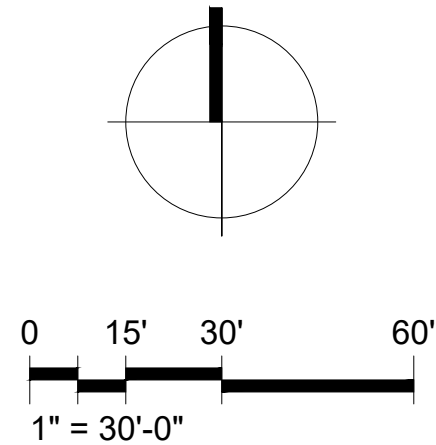
The contractor shall guarantee the irrigation system and all its components for the period of one year after final acceptance by the Landscape Architect. The contractor shall be responsible for all materials and labor associated with the guarantee, including but not limited to the loss of plant material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

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.

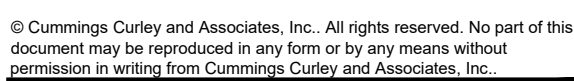
All planting areas including pots irrigated with drip irrigation or low volume irrigation components shall be hand watered by the installer until the plant materials root zones have established enough to effectively access the irrigation water from the drip systems.

Mainline 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
18-26 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

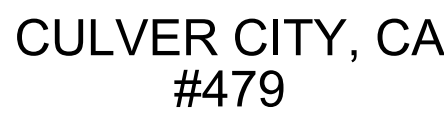


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June 5, 2024

L301



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