

REGIONAL MAP

N.T.S.

COSTCO WHOLESAL

ELK GROVE BOULEVARD AND BRUCEVILLE ROAD, ELK GROVE, CA

APPLICATION FOR:

PROJECT DIRECTORY

APPLICANT:

COSTCO WHOLESAL
9 CORPORATE PARK
SUITE 230
IRVINE, CA 92606
PHONE: (714) 978-5027
CONTACT: JENIFER MURILLO

OWNER:

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2020 L STREET,
SACRAMENTO, CA 95811
PHONE: (916) 447-7100
CONTACT: THAD JOHNSON

ARCHITECTS:

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LAFAYETTE, CA, 94549
PHONE: (925) 283-5070
CONTACT: JIM ROACHELLE

MG2
1101 SECOND AVENUE
SUITE 100
SEATTLE, WA 98101

PHONE: (206) 962-6500
CONTACT: JOSEPH WELCH

CIVIL ENGINEER/SURVEY:

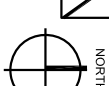
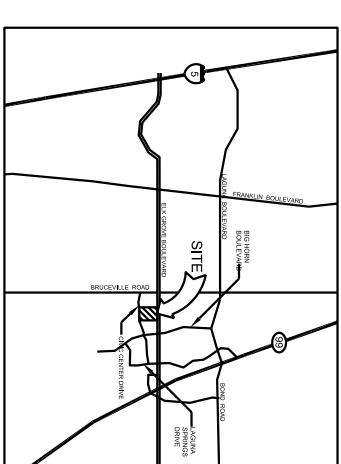
KIER & WRIGHT
2850 COLLIER CANYON RD.
LIVERMORE, CA 94551
PHONE: (925) 245-8788
FAX: (925) 245-8796
CONTACT: STEVE CALCAGNO / PETER BERNARD

LANDSCAPE ARCHITECT:

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PHONE: (925) 283-5070
CONTACT: ERIN JACKSON

DESIGN REVIEW RE-SUBMITTAL

JANUARY 08, 2016



VICINITY MAP

N.T.S.

PROJECT DATA

PROJECT: ELK GROVE BOULEVARD AND
LOCATION: BRUCEVILLE ROAD
ELK GROVE, CA

PARCEL NUMBERS: APN: 132-212-0005
132-212-0009
132-212-0010

GENERAL PLAN DESIGNATION: COMMERCIAL

CURRENT ZONING: SC - SHOPPING COMMERCIAL

PROPOSED ZONING: SC - SHOPPING COMMERCIAL

JURISDICTION: CITY OF ELK GROVE

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM KIER AND WRIGHT DATED 07-28-2015.

TYPE OF CONSTRUCTION: V - B

2013 CALIFORNIA BUILDING CODES - CBC BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY AND CAL GREEN STANDARDS

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DAVID BABCOCK & ASSOCIATES
ARCHITECTS, LANDSCAPE ARCHITECTS
3581 MOUNT DIABLO BLVD.
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CW-12-0100
0008.P.221
January 8, 2016

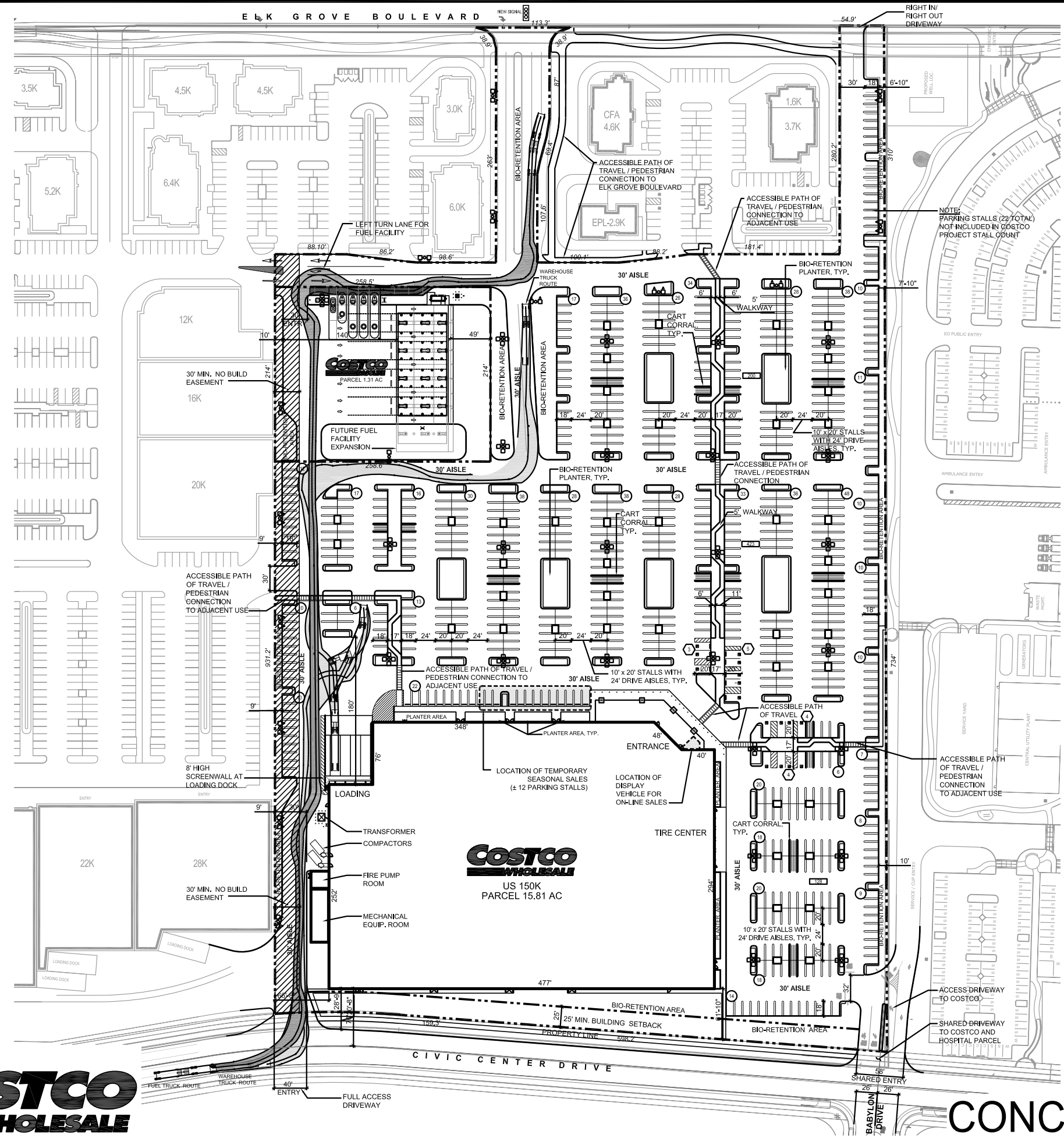
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OF 17

TITLE SHEET



ELK GROVE, CALIFORNIA



Project Data

Client: Costco Wholesale
 999 Lake Drive
 Issaquah, WA 98027

Project Address: Elk Grove Boulevard & Bruceville Road
 Elk Grove, CA

Site Data

Warehouse Parcel Area: 15.81 AC (688,641 s.f.)
 Fuel Facility Parcel Area: 1.31 AC (56,929 s.f.)
 Costco Site Area: 17.12 AC (745,570 s.f.)

Jurisdiction: City of Elk Grove, CA
 Zoning: Shopping Commercial (SC)
 Existing: Shopping Commercial (SC)

Boundary Information: This plan has been prepared by using Site Data Information from Kier And Wright dated 07-28-2015.

Building Data

Warehouse Building with Mechanical Equip. Room: 151,628 s.f.
 Pump Room: 473 s.f.

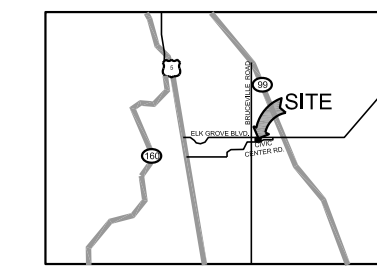
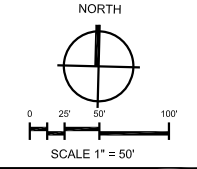
Total: 152,101 s.f.

Parking Data

○	10' wide stalls:	735 stalls
○	Accessible stalls:	16 stalls
○	Total Parking Provided:	751 stalls (4.97 / 1,000)
	Parking Required:	685 stalls
	(City of Elk Grove)	4.5/1,000

Truck Legend

- Fuel Delivery Truck Route
- Warehouse Delivery Truck Route



Vicinity Map
 Scale: N.T.S.



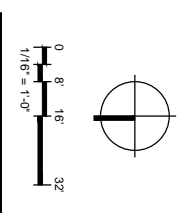
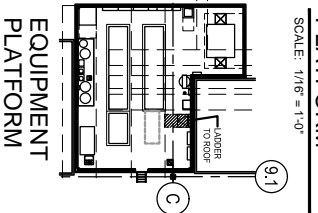
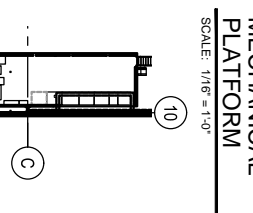
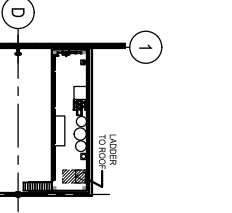
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 P: 925.283.3070

CW 12-0100
 0008.P.221
 January 8, 2016



CONCEPT SITE PLAN

EXECUTIVE VP	DATE
SENIOR VP	DATE
REVENUE VP	DATE



PROJECT DATA

1101 SECOND AVE 1 SUITE 100	
NET BUILDING AREA	168,132 SF
ENVELOPE / EXTERIOR WALL	1,622 SF
SUB-TOTAL BUILDING	169,754 SF
NET FLOOR AREA	471 SF
NET ENCLOSED CANOPY	0 SF
TOTAL BUILDING	170,225 SF
STACK COUNT	278
GROcery PLACES (1519)	19,866 SF
CENTER SECTION	156
HANDLING PLACES (1519)	156

NOTES:

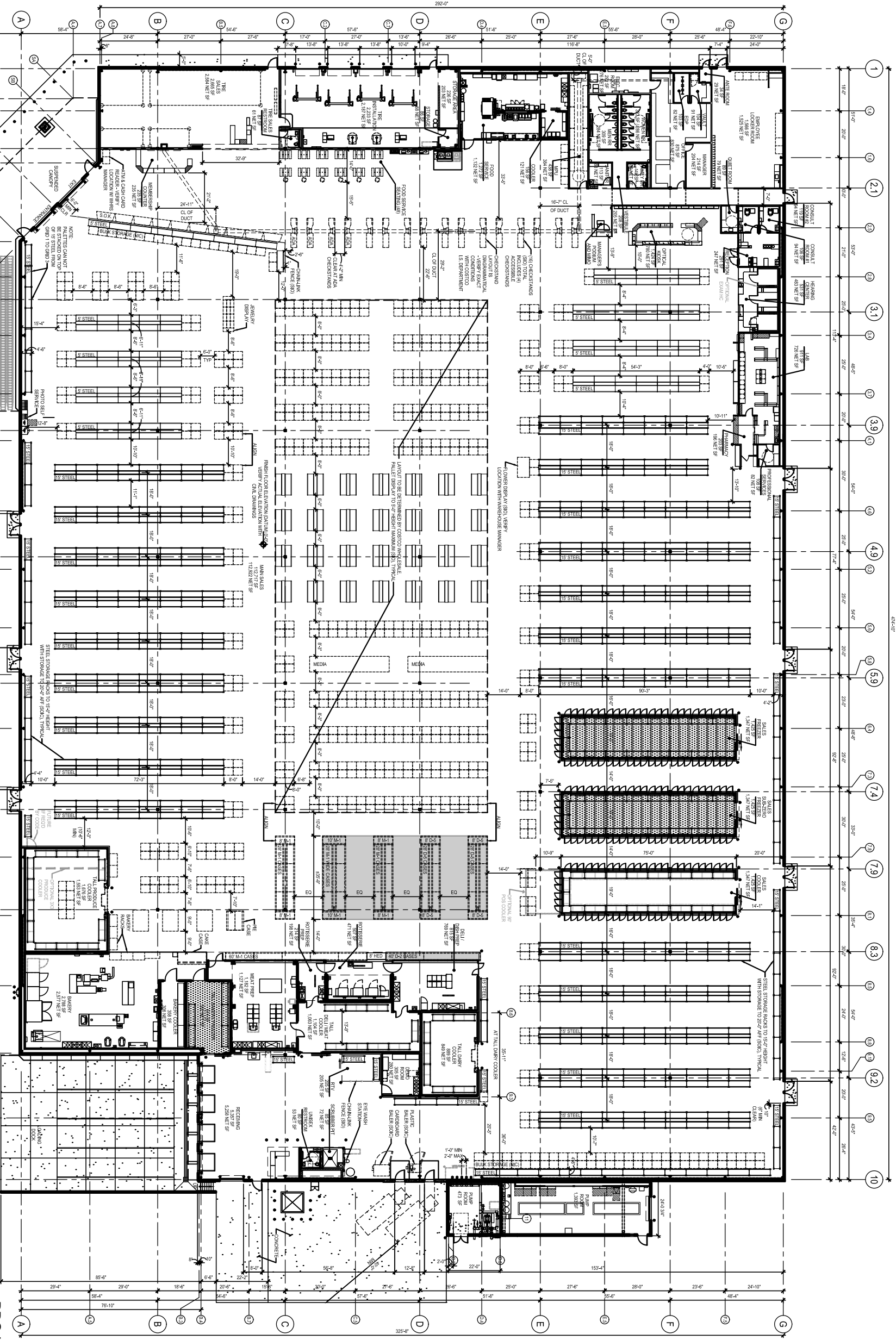
12-0164-01
DECEMBER 21, 2015

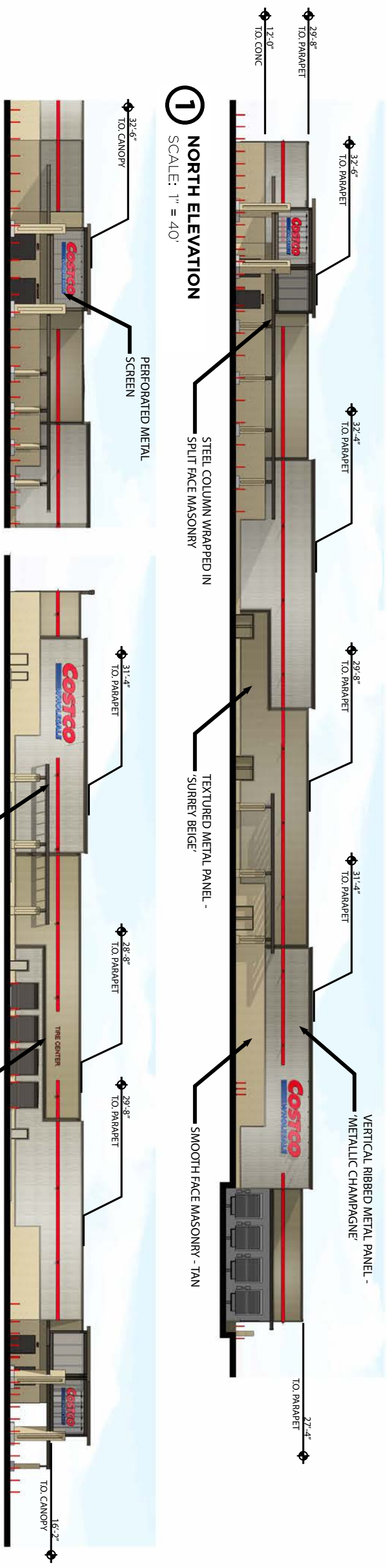
COSTCO WHOLESALE

CONCEPT FLOOR PLAN

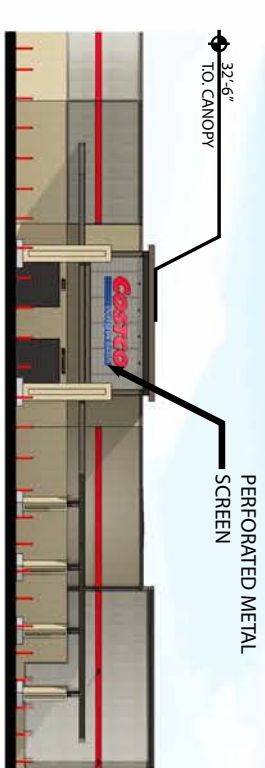
ELK GROVE, CA

DECEMBER 21, 2015

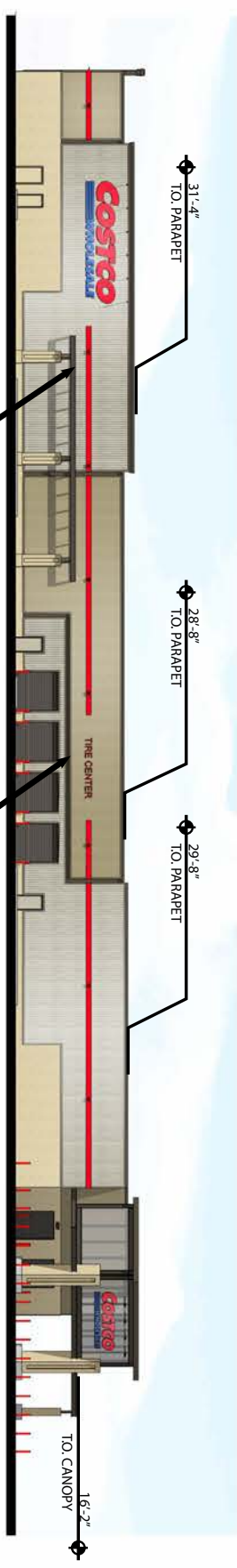




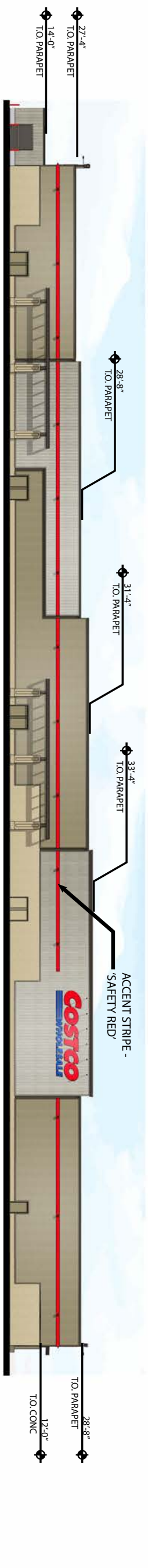
1 NORTH ELEVATION
SCALE: 1" = 40'



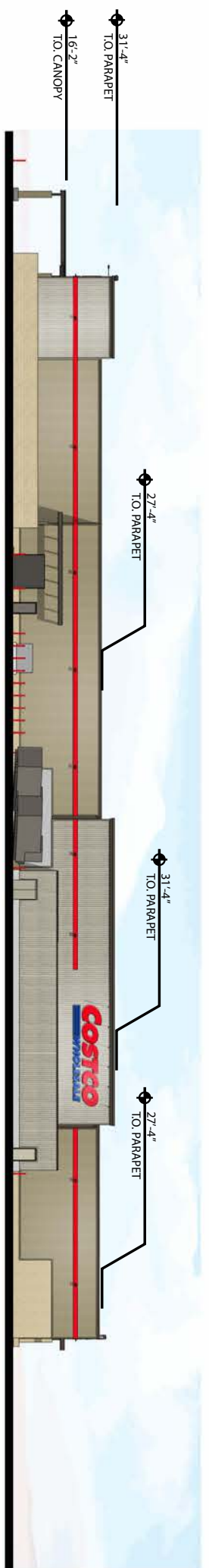
2 ENTRY ELEVATION
SCALE: 1" = 40'



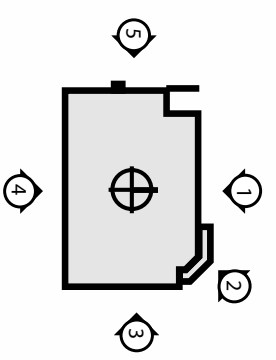
3 EAST ELEVATION
SCALE: 1" = 40'



4 SOUTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'









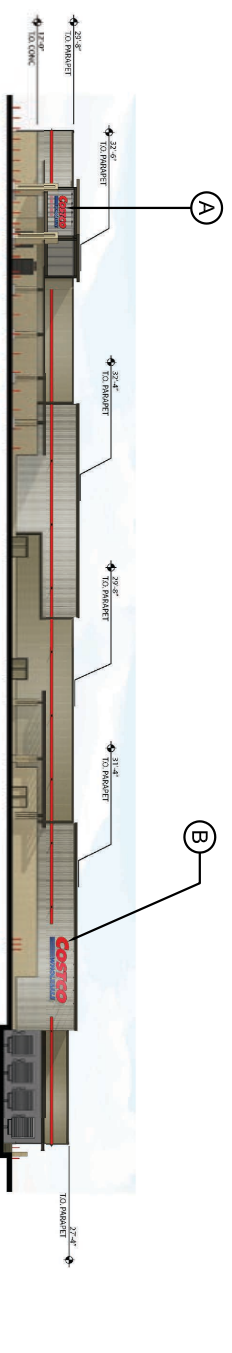
MG2

DECEMBER 18ND, 2015
PROJECT #12-0164-01
ELK GROVE, CA

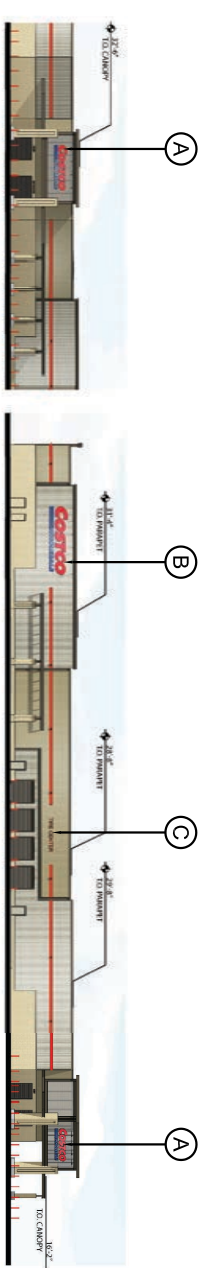
NORTHEAST CORNER

COSTCO
WHOLESALE

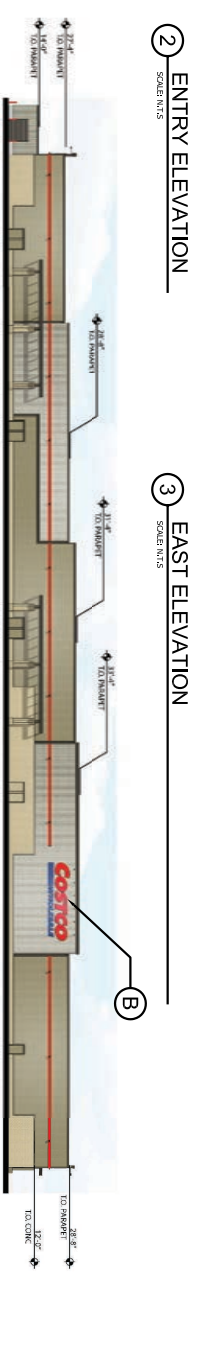




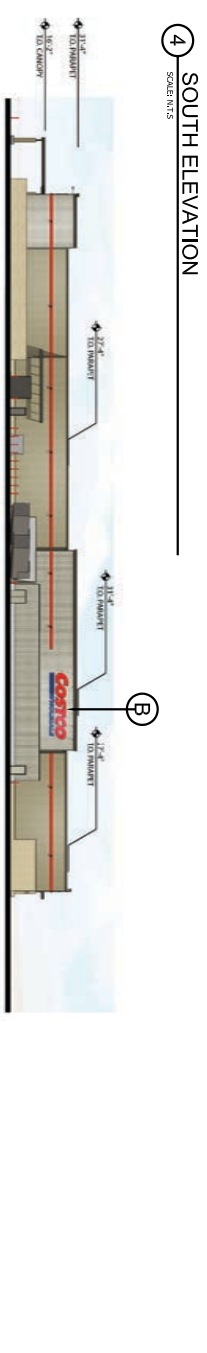
1 NORTH ELEVATION
SCALE: N1/2S



2 ENTRY ELEVATION
SCALE: N1/2S



3 EAST ELEVATION
SCALE: N1/2S



4 SOUTH ELEVATION
SCALE: N1/2S



5 WEST ELEVATION
SCALE: N1/2S

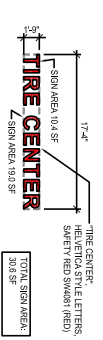


6 FUEL STATION ELEVATION (EAST/WEST)
SCALE: N1/2S

7 FUEL STATION ELEVATION (NORTH/SOUTH)
SCALE: N1/2S
NOTE:
CONCEPT ELEVATIONS BY **MC2**



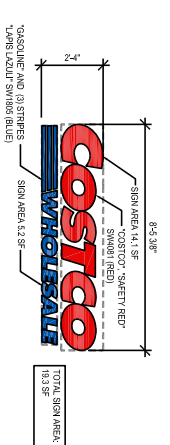
A 5' "C" ENTRY SIGNAGE
SCALE: N1/2S
REVERSE PANELMENT CHANNEL



C DIRECTIONAL SIGNAGE
SCALE: N1/2S
NOTE:
NOT INCLUDING AS PART OF SIGN CALCULATION
ALPOLIC COMPOSITE MATERIAL



B 7' "C" BUILDING SIGNAGE
SCALE: N1/2S
REVERSE PANELMENT CHANNEL



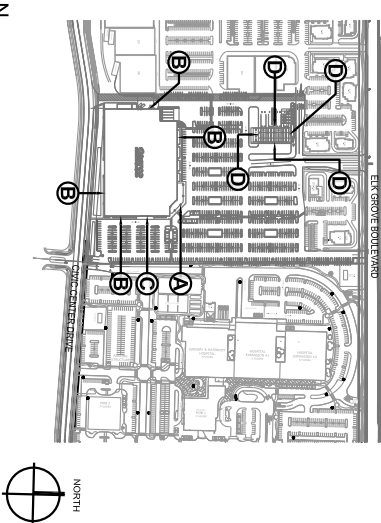
D GAS CANOPY SIGNAGE
SCALE: N1/2S
NOTE:
NOT INCLUDING AS PART OF SIGN CALCULATION
(S/PPLIED AND INSTALLED BY MARS) 0314

BUILDING - SIGN AREA TABULATION				ALLOWED SIGNAGE AREA	
ELEVATION	DETAIL	SIZE	QTY.	TOTAL S.F.	
NORTH	B	7'-0"	1	351.95SF	
	A	5'-0"	1	179.7 SF	
EAST / ENTRY	B	7'-0"	1	351.95SF	
	C	1'-0"	1	- (00.0 SF)	DIRECTIONAL SIGN NOT INCLUDED AS PART OF SIGN CALCULATION
SOUTH	B	7'-0"	1	351.95SF	
	B	7'-0"	1	351.95SF	
TOTAL SIGNAGE AREA				1,587.33 SF	- SF (ALLOWED SIGNAGE AREA) - TBD

FUELING STATION - SIGN AREA TABULATION				ALLOWED SIGNAGE AREA	
SIGN	DETAIL	SIZE	QTY.	TOTAL S.F.	
COSTCO GASOLINE	D	2'-4" X 8'-5.38" (19.3 SF.)	4	77.2 SF	
TOTAL SIGNAGE AREA				10	1,664.53 SF

NOTE:
1. ALL SIGN ARE EXTERNALLY ILLUMINATED
2. DIRECTIONAL SIGN NOT INCLUDED AS PART OF SIGN CALCULATION

8 KEY PLAN
SCALE: N1/2S



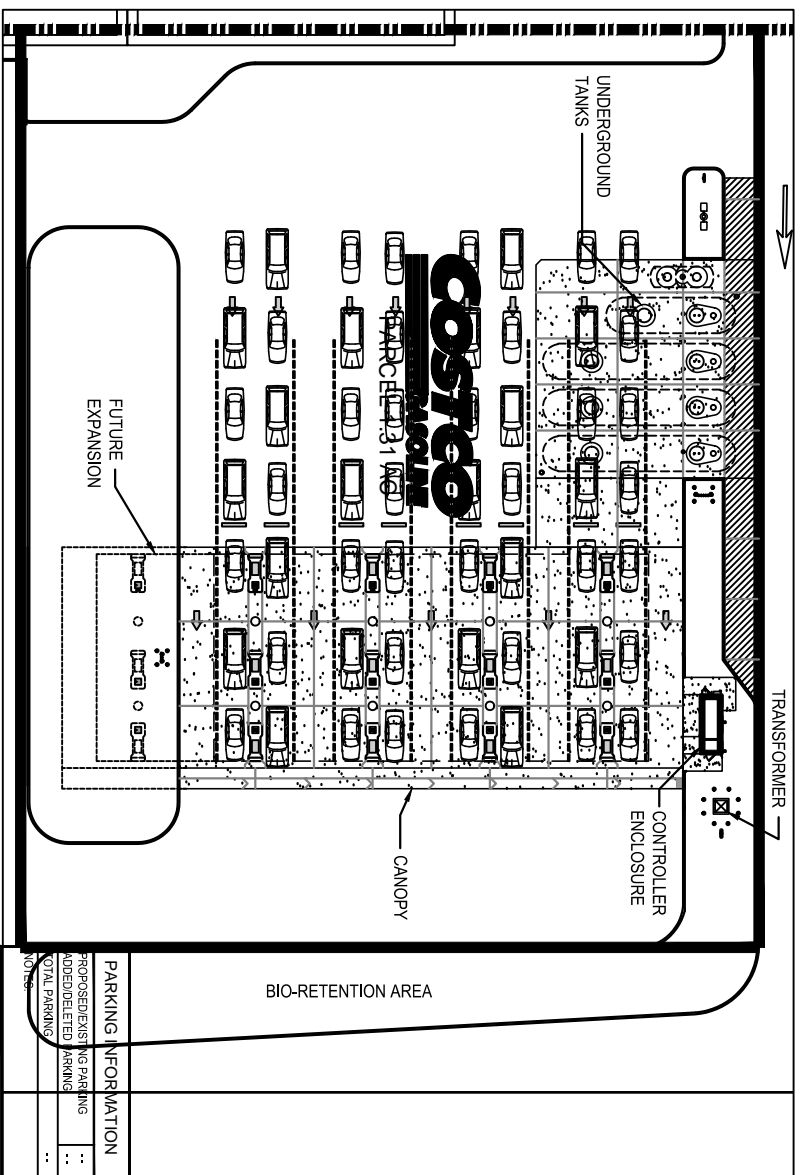
ELK GROVE, CALIFORNIA

SIGNAGE PLAN

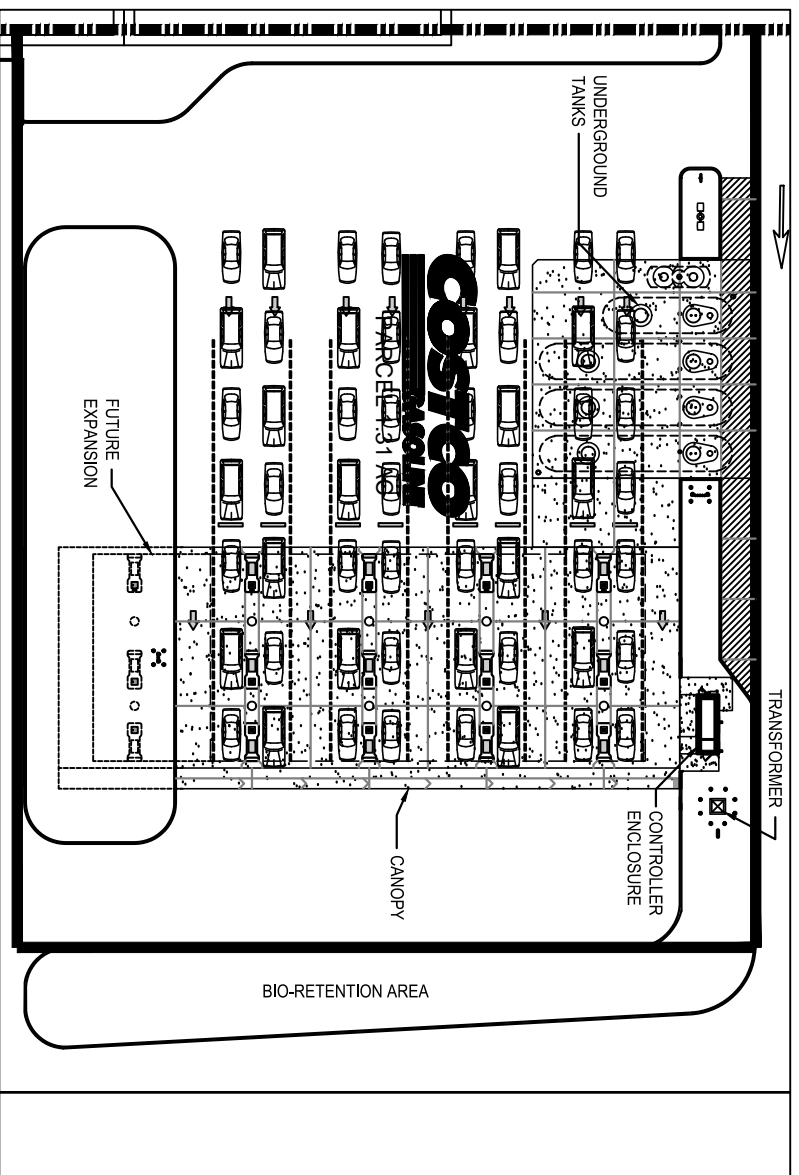


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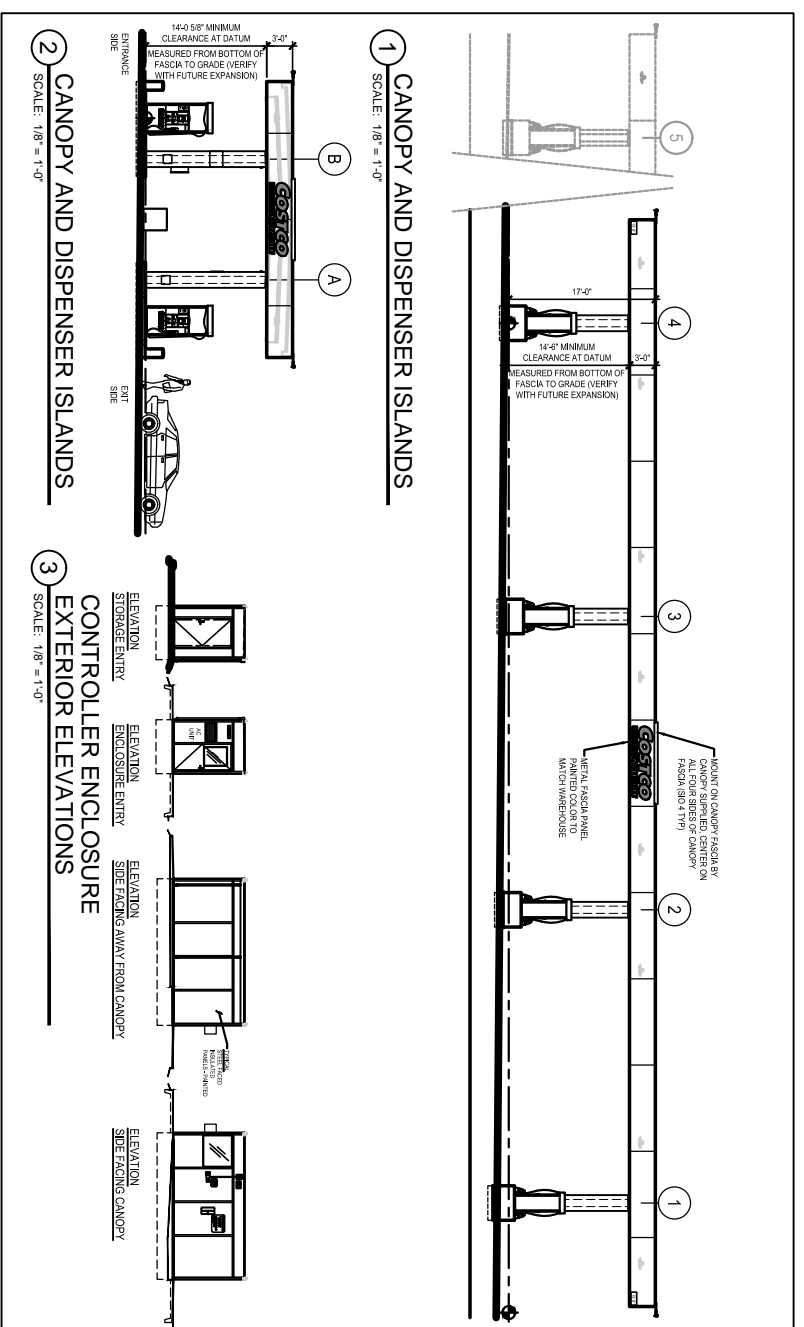


CONCEPT FUEL TRUCK ROUTE

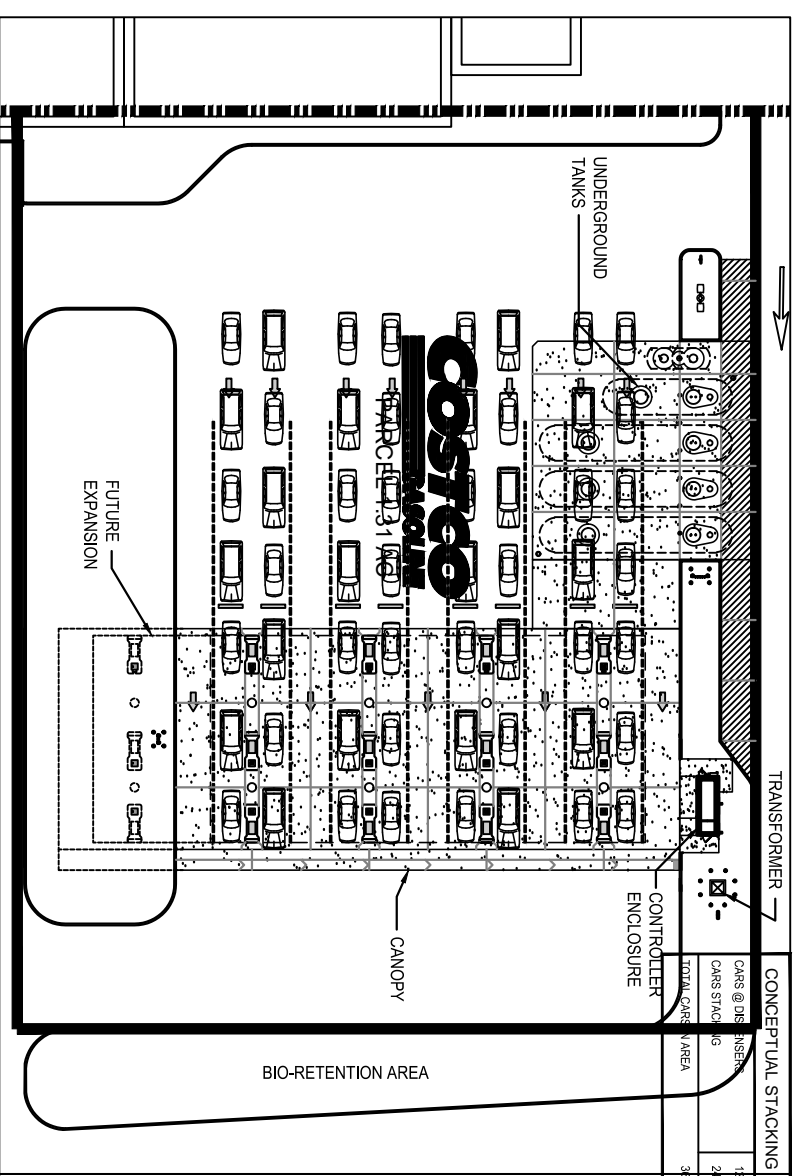


DETAIL SITE PLAN

COSTCO WHOLESALE

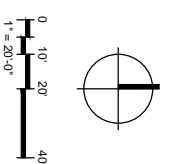


CONCEPT ELEVATIONS

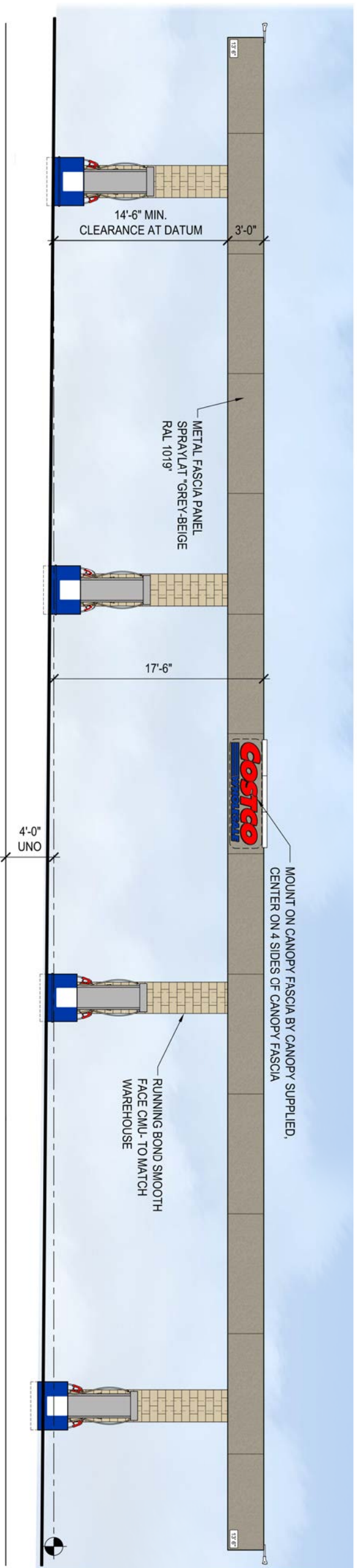


STACKING PLAN

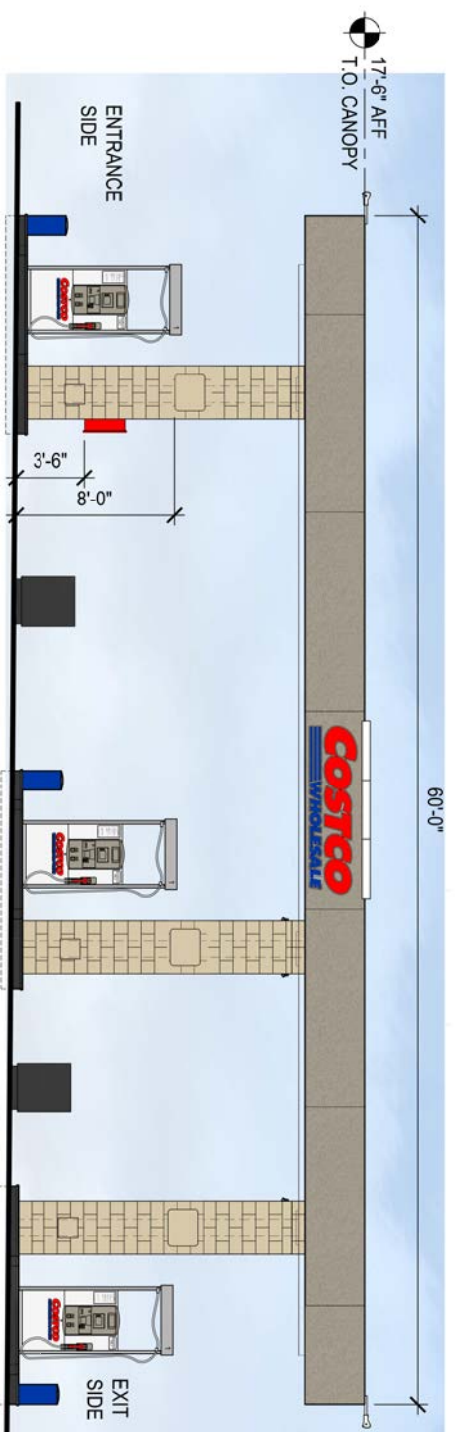
CONCEPT FUEL FACILITY PLAN



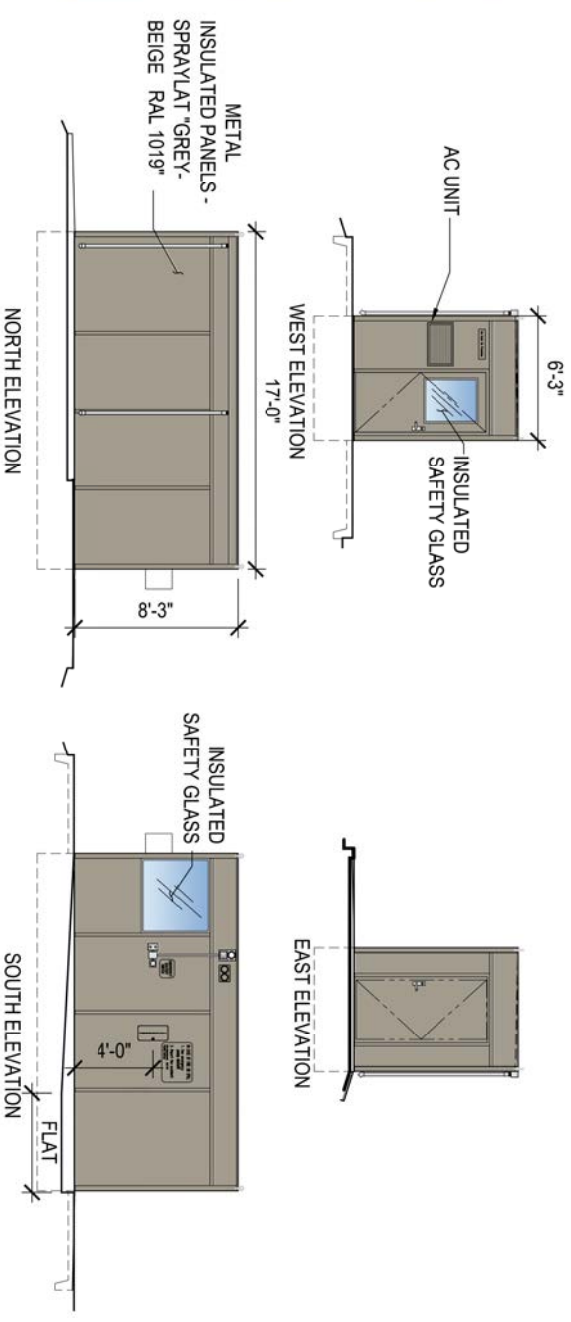
12-0164-02
DECEMBER 18, 2015
CONCEPT FUEL
FACILITY PLAN



1 EAST / WEST ELEVATION
SCALE: NTS

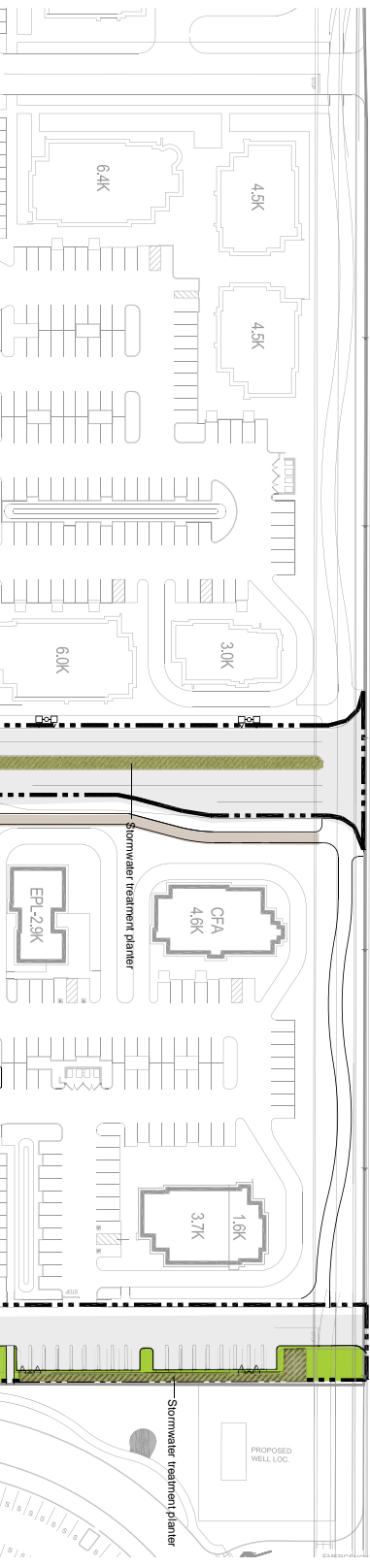


2 NORTH / SOUTH ELEVATION
SCALE: NTS



3 CONTROLLER ENCLOSURE
SCALE: NTS

PRELIMINARY PLANT LEGEND



Symbol Botanical / Common Name Size WUCOLS Comments QTY

TREES:

- Lagerstroemia ssp. 'Dynamite' / Dynamite (Red) Cape Myrtle 24" box L Matched Standards in parking lot and Multi-branch at building. matched in size. 66
- *Laurus Saratoga / Saratoga Bay Laurel 24" box L Matched Standards 99
- *Quercus virginiana 'Heritage' / Heritage Southern Live Oak 24" box M Matched Standards 81
- *Quercus wislizeni / Interior Live Oak 24" box VL Matched Standards 14
- *Junus parviflorum 'True Green' / True Green Chinese Elm 24" box L Matched Standards 76

SHRUBS:

- Cistus x pulchellentus 'Sunset' / Magna Rock Rose 5 gal. L
- Dielsia repens 'Variegatum' / Variegated Fountainglory 5 gal. L
- Eumyrtus fortunei 'Candale Gold' / Candale Gold Wintercreeper 5 gal. M
- Hebea susanoidens / Sweet Hebea 15 gal. L
- Lavandula x ginkgoides 'Goodwin Creek Gray' / Goodwin Creek Gray Lavender 5 gal. L
- Plumbago auriculata 'Monter' / White Capes Plumbago 5 gal. L
- Plumbago auriculata 'Monrovi' / Royal Capes Plumbago 5 gal. L
- Rhamnus alaternus 'John Edwards' / Italian Buckhorn 15 gal. L
- Rosa mediocris 'Coral Drift' / Coral Drift Shrub Rose 5 gal. M
- Rosa megalopa 'Red Drift' / Red Drift Shrub Rose 5 gal. M
- Rhipidolepis indica 'Ballerina' / Ballerina Indian Hawthorn 5 gal. L

PERENNIALS:

- Chondropetalum rectum / Cape Rush 1 gal. L
- Dianella revoluta 'Little Rev' / Little Rev Dianella 1 gal. L
- Lomandra longifolia 'Breeze' / Dwarf Mat Rush 1 gal. L
- Muhlenbergia rigens / Deer grass 5 gal. L
- Nardinia domestica 'Gulf stream' / Gulf stream heavily bamboo 1 gal. L
- Phormium tenax 'Monrovia Red' / Monrovia Red New Zealand Flax 15 gal. L

GROUND COVERS:

- Codonaster dammeri 'Coral Beauty' / Coral Beauty Beaberhy Codonaster 1 gal. L
- Lantana ssp. 'Spreading Sunshine' / Spreading Sunshine (Yellow) Lantana 1 gal. L

ORNAMENTAL GRASS:

- Festuca mairei / Atlas Fescue 1 gal. L
- Helictotrichon sempervirens / Blue Oat Grass 5 gal. L
- Pennicum virgatum 'Shenandoah' / Shenandoah Switch Grass 5 gal. L
- Pennisetum alopecuroides / Dwarf Fountain Grass 5 gal. L

SUCCULENTS:

- Agave parryi var. truncata / Antelope agave 1 gal. L

STORMWATER TREATMENT PLANTERS

- Carpenteria californica Bush aremore 5 gal. L
- Deschampsia cespitosa / Tutted Hairgrass 1 gal. L
- Juncus patens 'EK Blue' / EK Blue 1 gal. L
- Elk Blue Gray Rush 1 gal. L
- Muhlenbergia rigens / Deer Grass 5 gal. L
- Rosa californica / California Rose 5 gal. L

WUCOL LEGEND

- VL Very Low Water Use
- L Low Water Use
- M Medium Water Use

LANDSCAPE AREA DATA

Total Site Area:	17.2 AC (745,570 SF)	Total Trees:	340
Parking Lot Area:	354,996 SF	Required:	113 (33%)
Required Landscape Area:	70,991 SF (20% parking lot)	Provided:	340 (100%)
Provided Landscape Area:	102,008 SF (28%)		

24" BOX TREE COUNTS

Total Trees:	340
Required:	113 (33%)
Provided:	340 (100%)

SHADE CALCULATIONS

NOTE: PER CITY OF ELK GROVE 50% OF PARKING LOT NEEDS TO BE SHADED

Tree Species	Size	Coverage	Qty	Area (SF)	Total (SF)
Lagerstroemia ssp. 'Dynamite'	20"	Full	22	315	6930
Lagerstroemia ssp. 'Dynamite'	Three Qt.	Half	236	236	0
Lagerstroemia ssp. 'Dynamite'	Half	Quarter	18	158	2835
Lagerstroemia ssp. 'Dynamite'	1 Gal.	Quarter	22	22	9765
Total					54019
Laurus Saratoga*	30"	Full	48	707	33929
Laurus Saratoga*	Three Qt.	Half	33	353	4595
Laurus Saratoga*	Half	Quarter	13	122	54019
Total					183207
Quercus virginiana 'Heritage'	30"	Full	12	135	18320
Quercus virginiana 'Heritage'	Three Qt.	Half	12	851	10215
Quercus virginiana 'Heritage'	Half	Quarter	34	568	19295
Quercus virginiana 'Heritage'	1 Gal.	Quarter	2	264	508
Total					43938
Quercus wislizeni	30"	Full	0	963	0
Quercus wislizeni	Three Qt.	Half	0	722	0
Quercus wislizeni	Half	Quarter	0	482	0
Quercus wislizeni	1 Gal.	Quarter	0	261	0
Total					0
Junus parviflorum 'True Green'	30"	Full	47	1134	53238
Junus parviflorum 'True Green'	Three Qt.	Half	15	851	12738
Junus parviflorum 'True Green'	Half	Quarter	57	567	5670
Junus parviflorum 'True Green'	1 Gal.	Quarter	10	284	0
Total					71728
Total Shade Coverage					183207 SF
Total Parking lot					354996 SF
Shade Percentage					51%

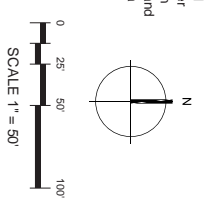
IRRIGATION SYSTEM STATEMENT

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Do not plant in high traffic pedestrian areas

EVERGREEN TREE COUNTS

- *Denotes Evergreen Tree
- Total Trees: 340
- Required Evergreen: 102 (30%)
- Provided Evergreen: 276 (92%)



DB+A

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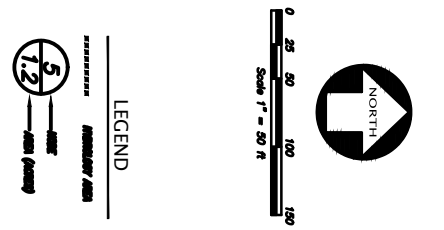
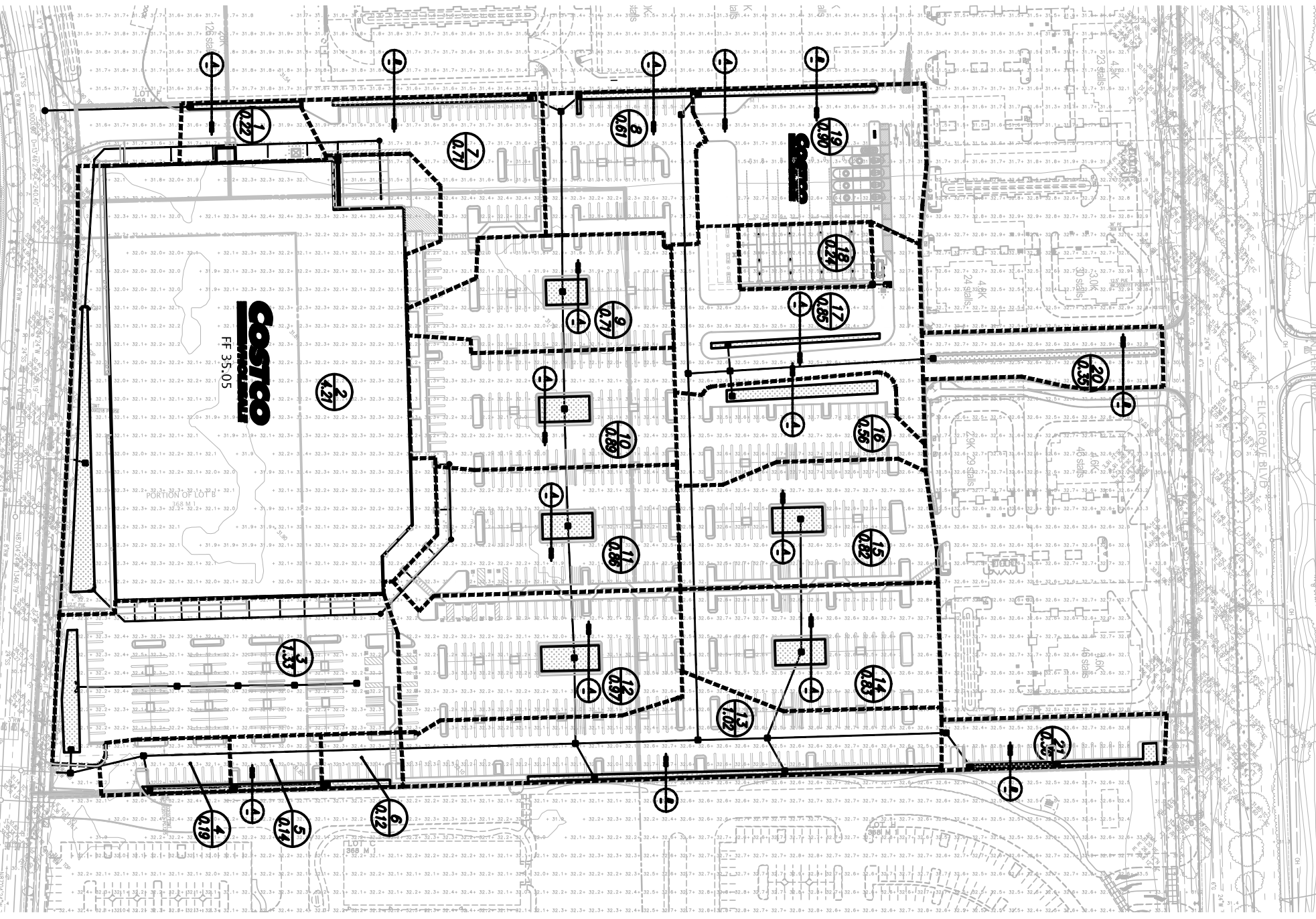
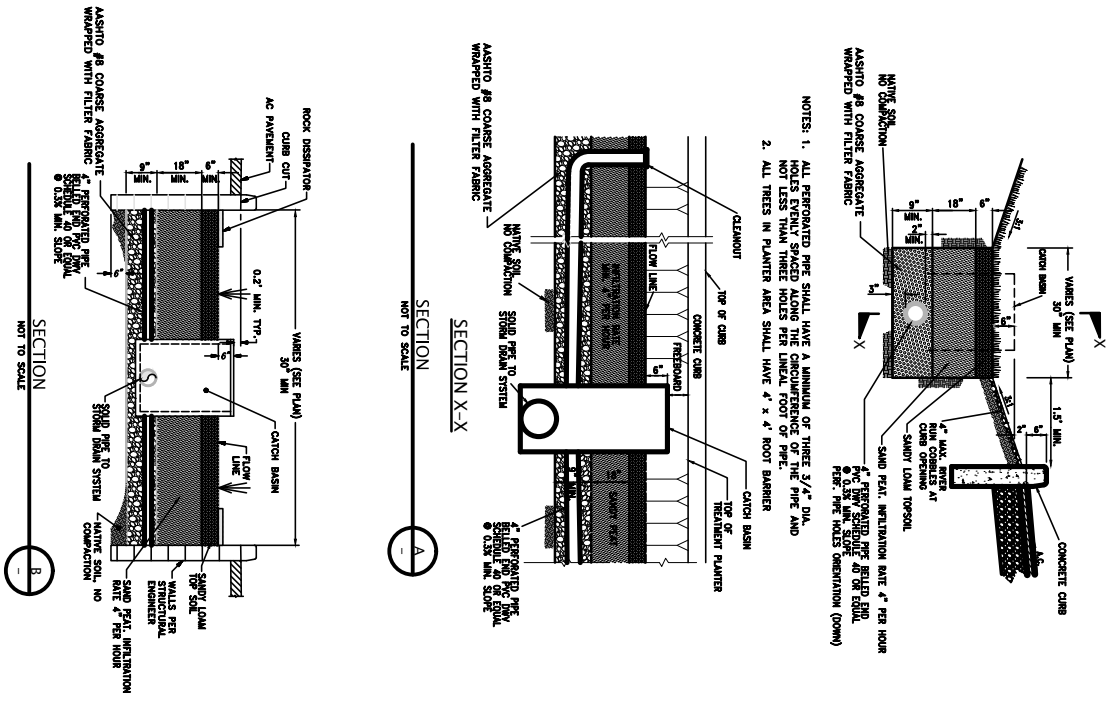


CONCEPT LANDSCAPE PLAN

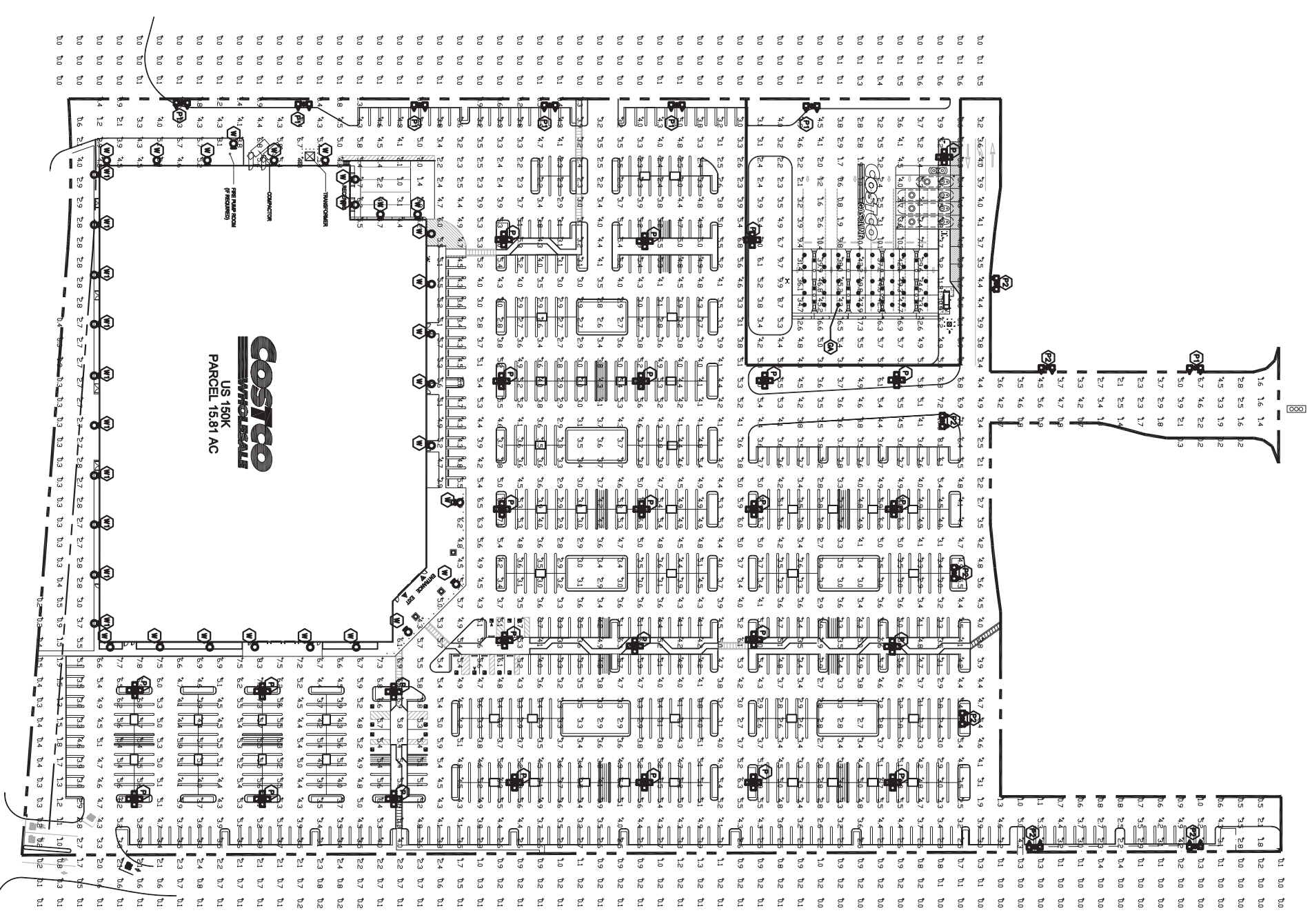
TREATMENT PLANTER CALCULATIONS

TREATMENT VOLUME PER VNY CALCULATION = 0.31 ACRE-FEET

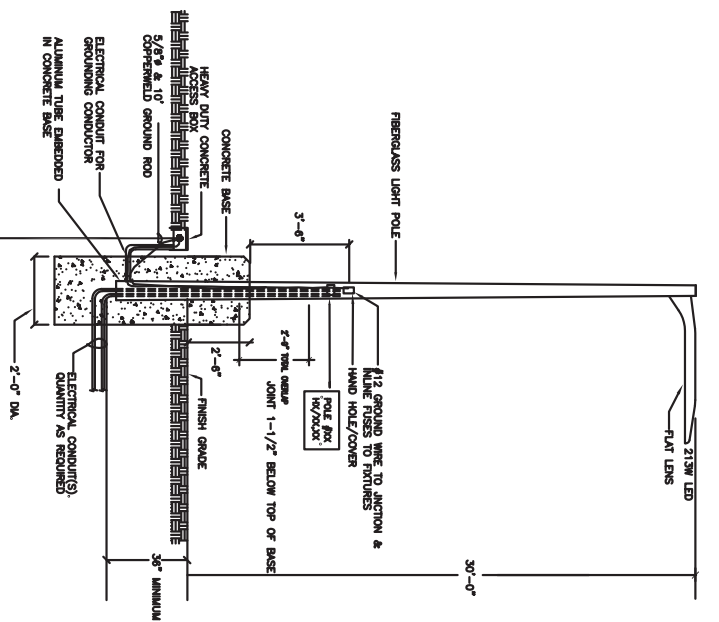
DRAINAGE AREA NO.	TRIBUTARY AREA (SQ FT)	REQUIRED TREATMENT VOLUME (CU FT)	DESIGN AVG SURCHARGE DEPTH (IN)	MINIMUM PLANTER SURFACE AREA (SQ FT)	PROPOSED PLANTER SURFACE AREA (SQ FT)	PROPOSED PLANTER TREATMENT VOLUME (CU FT)
1	3,129	103	6	654	5,709	255
2	153,401	5,022	6	6,201	2,671	130
3	57,731	1,865	6	303	719	350
4	8,367	271	6	214	790	390
5	5,913	191	6	189	515	257
6	3,223	104	6	151	251	126
7	2,429	78	6	112	176	83
8	20,702	672	6	1,112	1,705	693
9	30,102	972	6	1,112	1,705	693
10	38,015	1,231	6	1,377	1,485	742
11	38,423	1,243	6	1,382	1,485	742
12	42,429	1,382	6	1,517	1,689	815
13	44,425	1,445	6	1,609	1,754	857
14	45,425	1,471	6	1,629	1,774	870
15	35,858	1,157	6	1,259	1,385	598
16	24,279	781	6	879	1,128	500
17	37,027	1,201	6	1,341	1,584	792
18	10,258	330	6	380	1,297	644
19	26,104	843	6	1,380	1,597	820
20	13,229	429	6	682	1,169	570
21	13,229	429	6	682	1,169	570
TOTAL	732,269	23,677		26,154	31,664	15,832



<p>STORM WATER QUALITY CONTROL PLAN OF THE LAGUNA RIDGE CITY CENTER COSTCO SITE FOR COSTCO WHOLESALE CORPORATION</p> <p>CALIFORNIA</p>		<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Livermore, California 94551</p> <p>Phone (925) 245-8788 Fax (925) 245-8796</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>NO.</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	BY	NO.	REVISION	BY																								
NO.	REVISION	BY	NO.	REVISION	BY																												
<p>DATE: DEC. 2015 SCALE: 1" = 50' DESIGNER: SMC JOB NO.: A15370 SHEET: C4 16 OF 17 SHEETS</p>	<p>ELK GROVE, CALIFORNIA</p>																																



SITE PHOTOMETRIC PLAN
SCALE 1" = 60'-0"



NOTE: REINFORCING CONCRETE AS PER AS REQUIRED, SEE STRUCTURAL DRAWINGS FOR DETAILS.
THIS DRAWING IS FOR THE ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS FOR DETAILS.
POLE DETAIL
SCALE: NTS



TYPICAL WALL PACK DETAIL (W & W)
SCALE: NTS



PIEEL FACILITY -
LED (GA)
SCALE: NTS

FIXTURE DESCRIPTION	
(1)	COOPER QUILTON (1) QILTON-4E-4-LED-E1-800-8Z 21.5W TYPE 5 DISTRIBUTION, FERROUSS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
(2)	COOPER QUILTON (2) QILTON-4E-4-LED-E1-800-8Z 21.5W TYPE 3 DISTRIBUTION, FERROUSS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
(3)	COOPER QUILTON (3) QILTON-4E-4-LED-E1-800-8Z 21.5W TYPE 2 DISTRIBUTION, FERROUSS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE, OPTICS ROTATED TOWARD SITE.
(4)	LINOMA ISSING LED 40K 300 1000 T24, 109W LED, 20' MOUNTING HEIGHT.
(5)	150W LED, SURFACE SWIMMING DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT.

DD PACKAGE

ELK GROVE BOULEVARD
ELK GROVE, CA 95758

T.E., Inc.
630 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

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