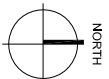


REGIONAL MAP

N.T.S.



COSTCO WHOLESALÉ

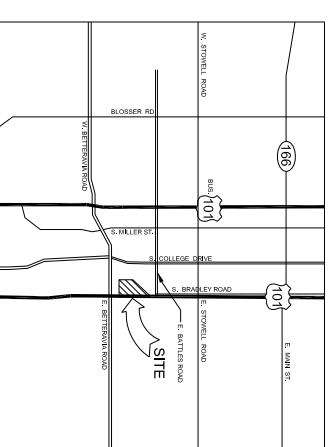
LOCATION

SANTA MARIA, CA

APPLICATION FOR:

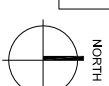
PLANNED DEVELOPMENT PERMIT

FEBRUARY 19, 2016



VICINITY MAP

N.T.S.



PROJECT DATA

PROJECT: BRADLEY ROAD,
LOCATION: SANTA MARIA, CA
PARCEL NUMBERS: APN: 128-078-004
128-078-005
128-078-013

GENERAL PLAN DESIGNATION:

CURRENT ZONING: PD / C-2

PROPOSED ZONING: PD / C-2

JURISDICTION: CITY OF SANTA MARIA

BOUNDARIES: THE TOPOGRAPHIC SURVEY AND BASE
MAPPING INCLUDED IN THESE PLANS WERE
PREPARED BY KIER AND WRIGHT CIVIL
ENGINEERS AND SURVEYORS, INC., DATED

INFORMATION: OCTOBER 28, 2015.

THIS PROJECT SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF CALIFORNIA CONSTRUCTION CODES AND ALL CITY OF SANTA MARIA MUNICIPAL ORDINANCES.

ALLOWABLE FLOOR AREA:

UNLIMITED AREA PER 2013 C.B.C. SECTION 507 - APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT AND ENTIRELY SURROUNDED & ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET

TYPE OF CONSTRUCTION: V - B - SPRINKLERED

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

SHEET INDEX

- 1 TITLE SHEET
- 2 CONCEPT SITE PLAN
- 3 CONCEPT FLOOR PLAN
- 4 CONCEPT ELEVATIONS
- 5 ENTRANCE PERSPECTIVE
- 6 TIRE CENTER PERSPECTIVE
- 7 RECEIVING CORNER PERSPECTIVE
- 8 SIGNAGE PLAN
- 9 FUEL FACILITY PLAN AND ELEVATIONS
- 10 COLOR FUEL FACILITY ELEVATIONS
- 11 CONCEPT LANDSCAPE PLAN
- 12 (C1) TOPOGRAPHIC SURVEY
- 13 (C2) PRELIMINARY GRADING AND DRAINAGE PLAN
- 14 (C3) PRELIMINARY UTILITY PLAN
- 15 (C4) CONCEPTUAL STORM WATER QUALITY CONTROL PLAN
- 16 PHOTOMETRIC PLAN

TITLE SHEET

1

OF 16

PROJECT DIRECTORY

APPLICANT:

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

DEVELOPER:

ENOS RANCHOS, LLC
3089 TIANA DRIVE
SANTA YNEZ, CA 93460
PHONE: (805) 688-3249
CONTACT: NICK TOMPKINS

ARCHITECTS:

DAVID BABCOCK & ASSOCIATES
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LAFAYETTE, CA, 94549
PHONE: (925) 283-5070
CONTACT: JIM ROACHELLE

MG2

18200 VON KARMAN AVENUE
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IRVINE, CA 92612
PHONE: (949) 705-0700
CONTACT: TERRY ODLE

CIVIL ENGINEER/SURVEY:

KIER & WRIGHT
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LIVERMORE, CA 94551
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FAX: (925) 245-8796
CONTACT: STEVE CALCAGNO / PETER BERNARD

LANDSCAPE ARCHITECT:

DAVID BABCOCK & ASSOCIATES
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CA, 94549
PHONE: (925) 283-5070
CONTACT: ERIN JACKSON

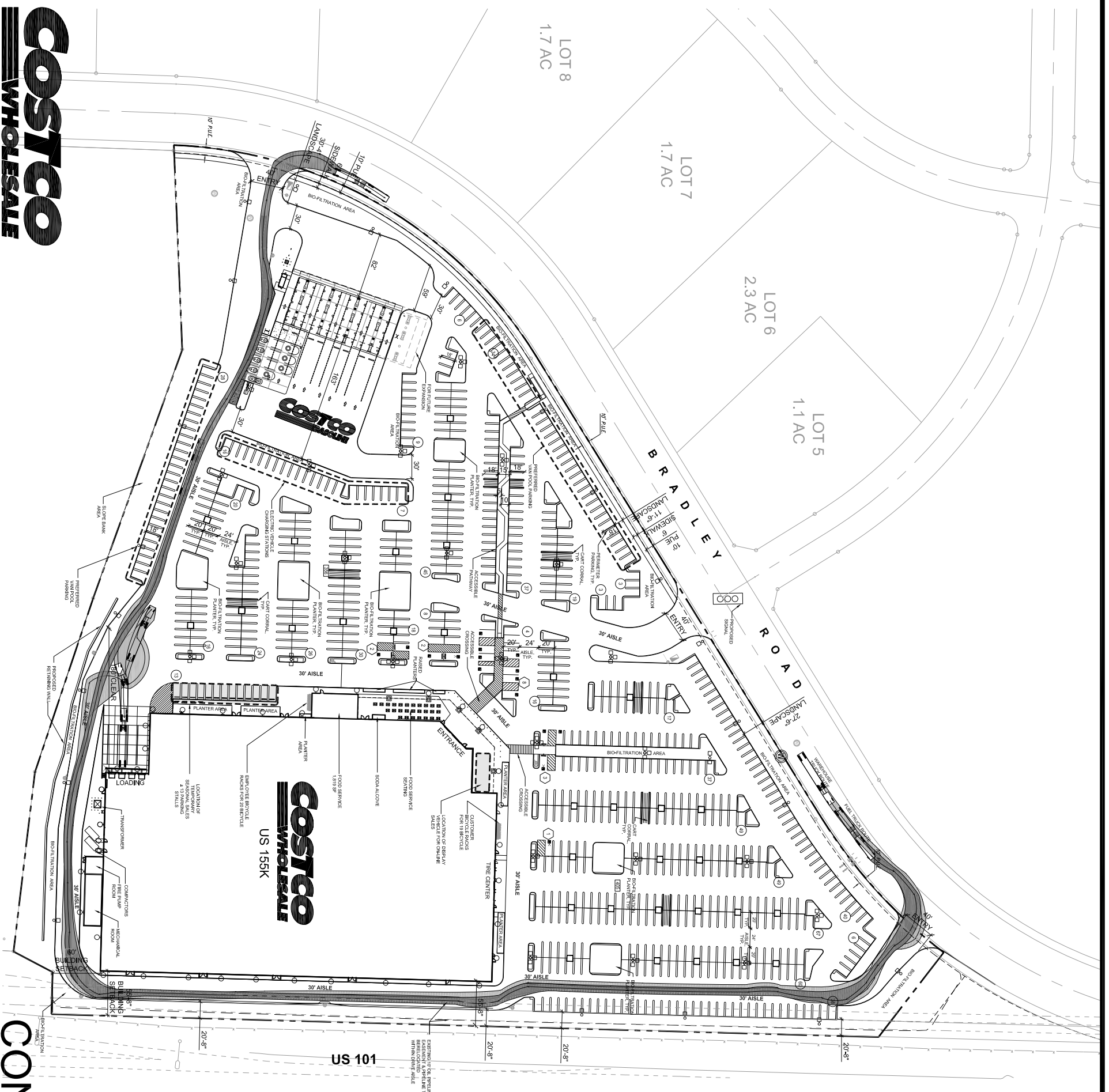


CW #14-0425
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SANTA MARIA, CA

CONCEPT SITE PLAN



Project Data

Client: Costco Wholesale
 999 Lake Drive
 Issaquah, WA 98027

Project Address: Bradley Road
 Santa Maria, CA
 Santa Barbara County

Site Data

Costco Parcel Area: 18.18 AC (791,815 s.f.)

Jurisdiction:

Zoning: City of Santa Maria
 Existing: PD / C-2
 Proposed: PD / C-2

Boundary

The Topographic Survey and Base Mapping Included in these Plans were Prepared by Kier and Wright Civil Engineers and Surveyors, Inc. dated October 28, 2015.

Building Data

Warehouse Building Total: 153,778 s.f.
Pump Room & Food Service Area: 2,200 s.f.
Mechanical Equip. Room: 1,470 s.f.
Gross Total: 157,448 s.f.

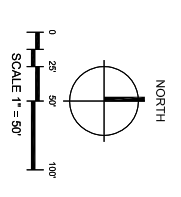
Parking Data

○ 10' wide stalls: 745 stalls
 ◡ Accessible stalls: 16 stalls
Total Parking: 761 stalls (4.8 / 1,000)

Parking Required: 605 (1/260) (3.8/1,000)
 (City of Santa Maria)

Truck Legend

- Fuel Delivery Truck Route
- Warehouse Delivery
- Truck Route



Vicinity Map
 Scale: N.T.S.



CW #14-0425
 0008.P.245
 FEBRUARY 19, 2016



APPROVED BY: _____

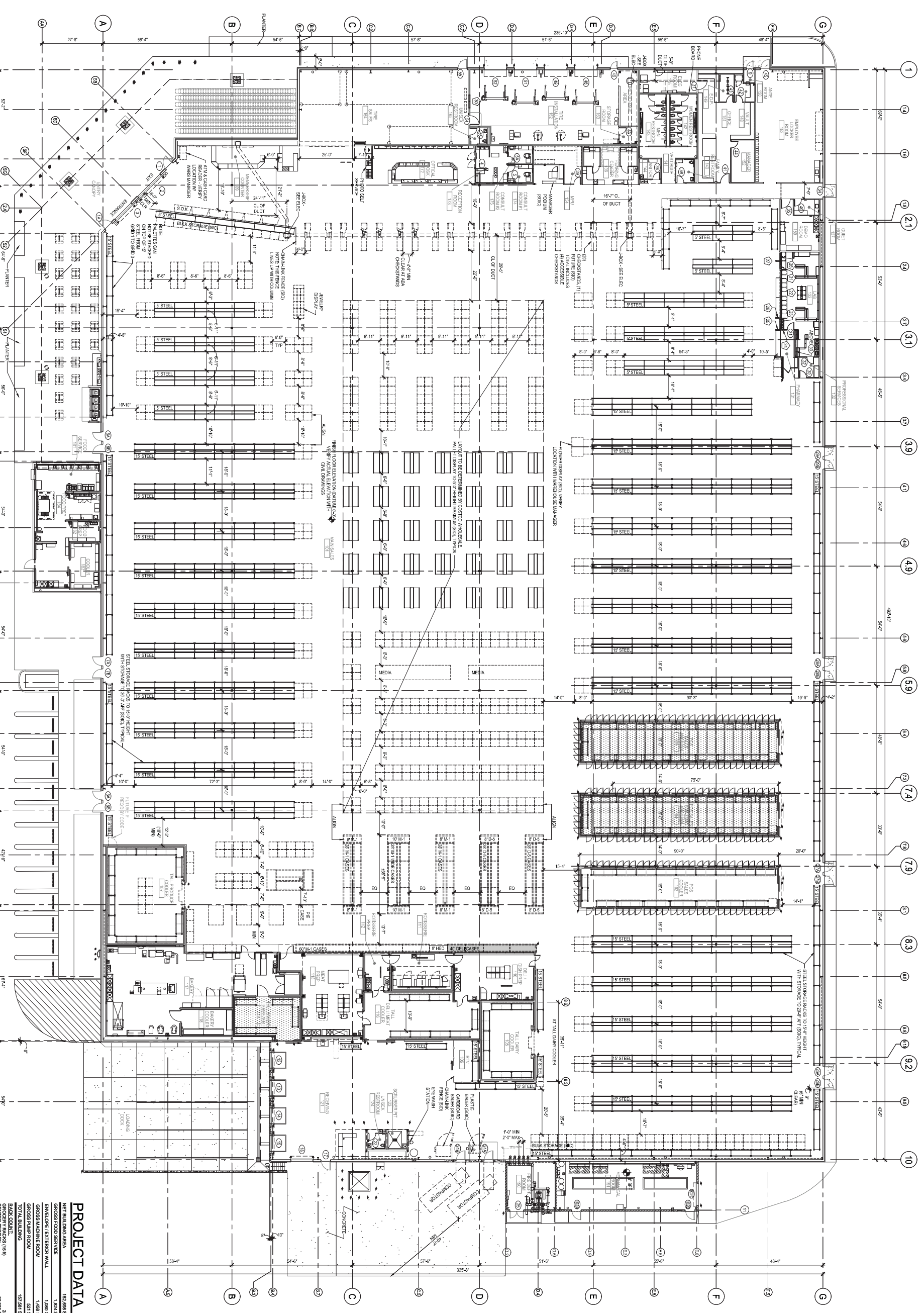
DATE: _____

EXECUTIVE VP: _____

DATE: _____

REGIONAL VP: _____

DATE: _____



PROJECT DATA

NET BUILDING AREA	152,686 SF
GROSS FOOD SERVICE	1,804 SF
ENCLOSURE/ EXTERIOR WALL	1,080 SF
GROSS MACHINE ROOM	1,426 SF
GROSS PAUP ROOM	521 SF
TOTAL BUILDING	157,523 SF
BACK ROOM	15,619 SF
CENTER SECTION	20,892 SF
HANDLING DECKS (1518)	150

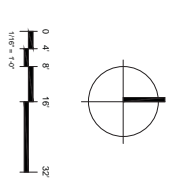
NOTES

COSTCO WHOLESAL

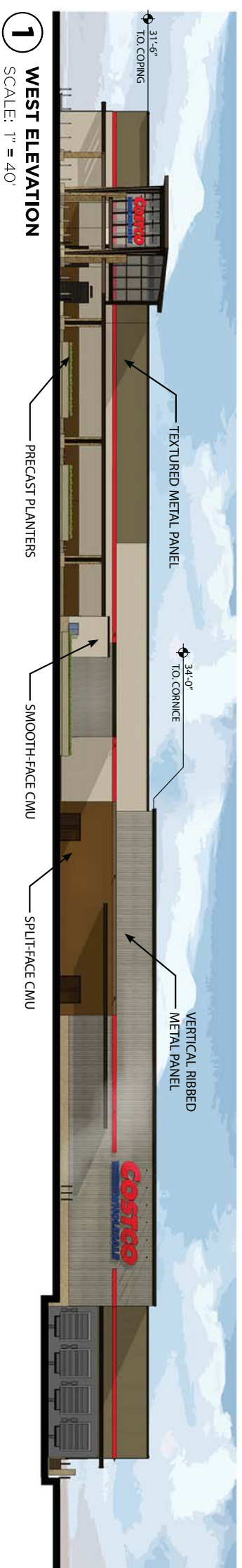
SANTA MARIA, CALIFORNIA

CONCEPT FLOOR PLAN

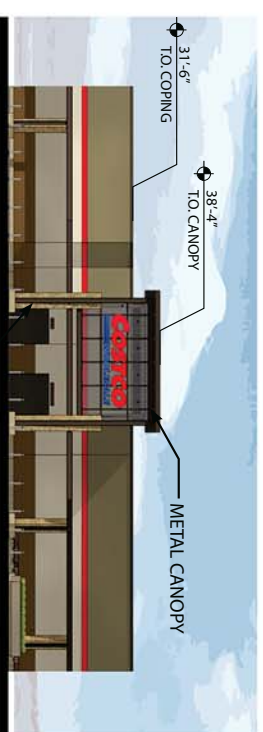
JANUARY 25, 2016



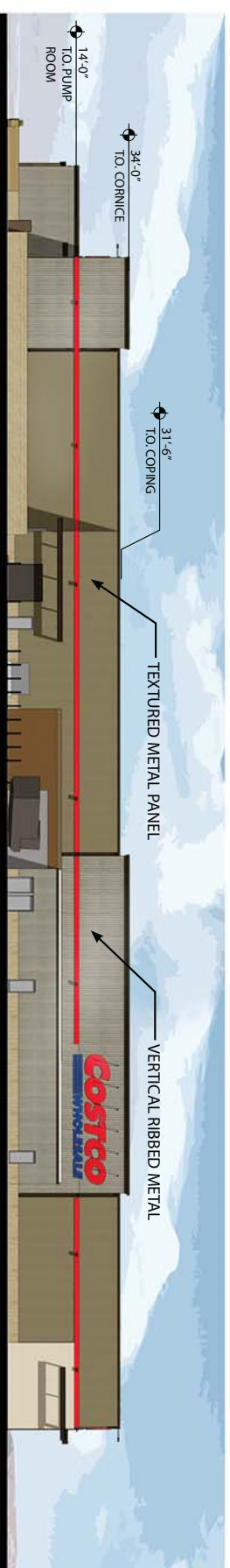
15-5172-01
 CONCEPT FLOOR PLAN
 3 of 16
 JANUARY 25, 2016



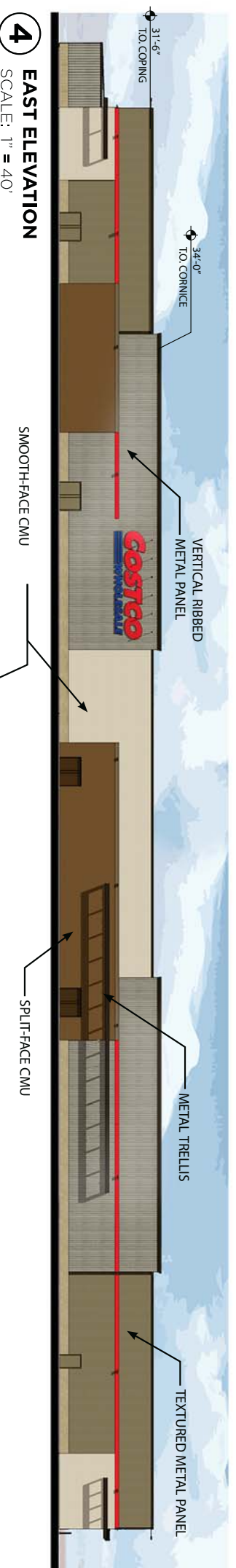
1 WEST ELEVATION
SCALE: 1" = 40'



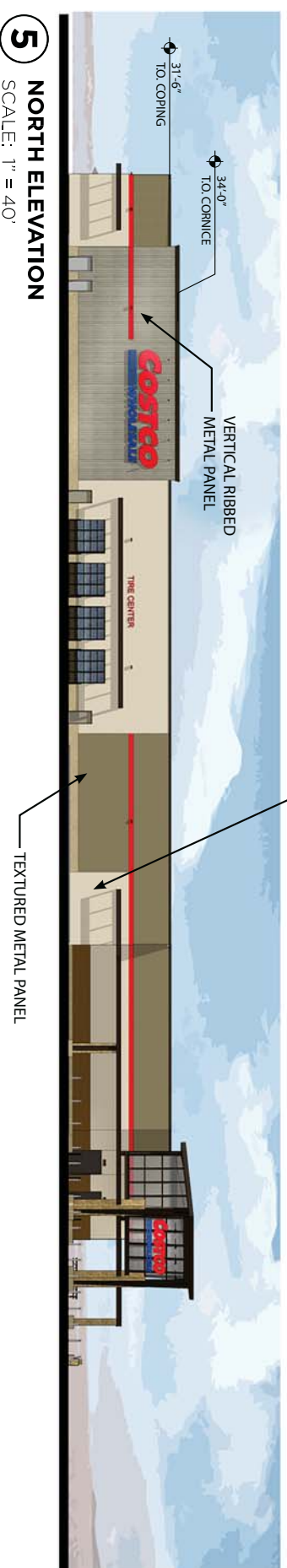
2 ENTRY ELEVATION
SCALE: 1" = 40'



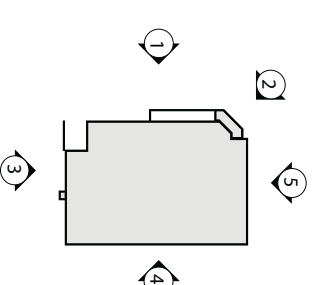
3 SOUTH ELEVATION
SCALE: 1" = 40'



4 EAST ELEVATION
SCALE: 1" = 40'

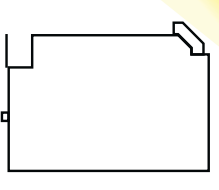


5 NORTH ELEVATION
SCALE: 1" = 40'





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of 16



MG2

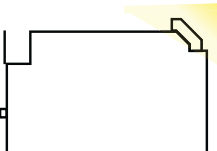
FEBRUARY 18, 2016
PROJECT #15-5172-01
SANTA MARIA, CA

ENTRANCE

COSTCO
WHOLESALE



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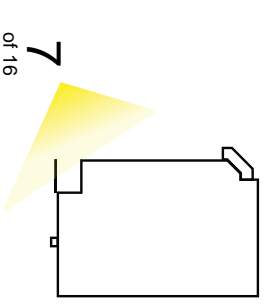


MG2

FEBRUARY 18, 2016
PROJECT #15-5172-01
SANTA MARIA, CA

TIRE CENTER

COSTCO
WHOLESALE

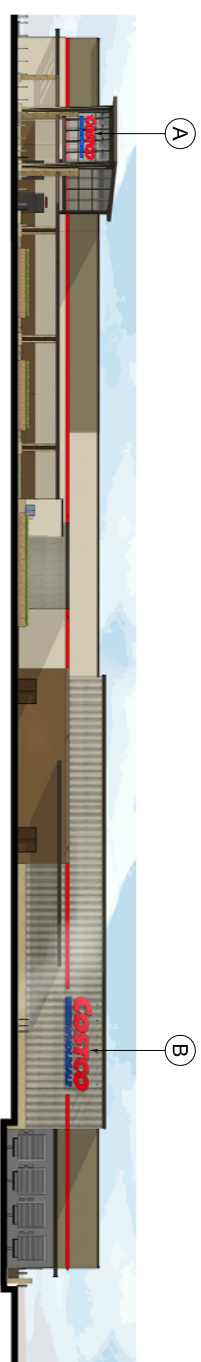


MG2

FEBRUARY 18, 2016
PROJECT #15-5172-01
SANTA MARIA, CA

RECEIVING CORNER

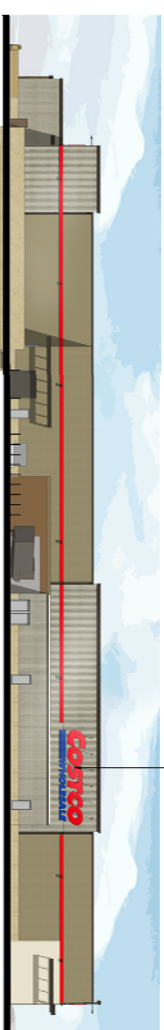
COSTCO
WHOLESALE



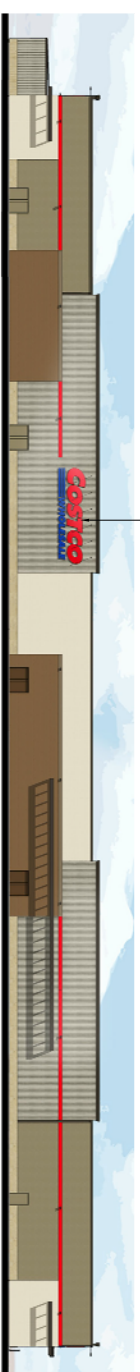
1 WEST ELEVATION
SCALE: N.T.S.



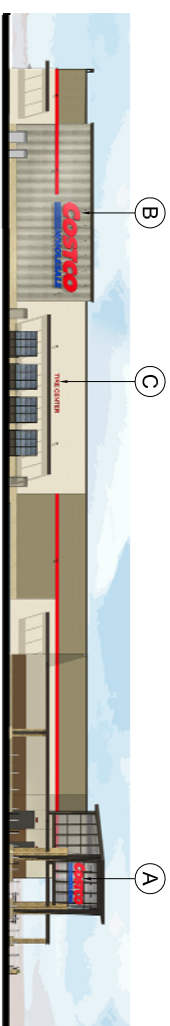
2 ENTRY ELEVATION
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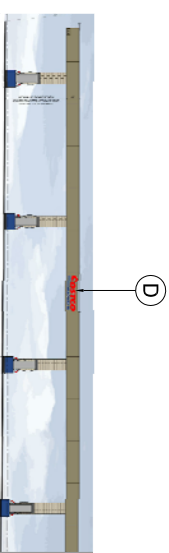
3 SOUTH ELEVATION
SCALE: N.T.S.



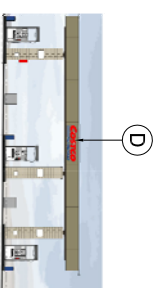
4 EAST ELEVATION
SCALE: N.T.S.



5 NORTH ELEVATION
SCALE: N.T.S.

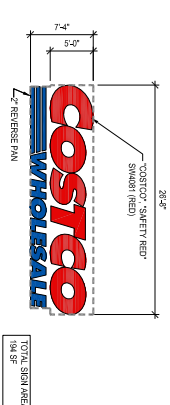


6 FUEL STATION ELEVATION (EAST/WEST)
SCALE: N.T.S.

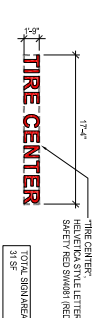


7 FUEL STATION ELEVATION (NORTH / SOUTH)
SCALE: N.T.S.

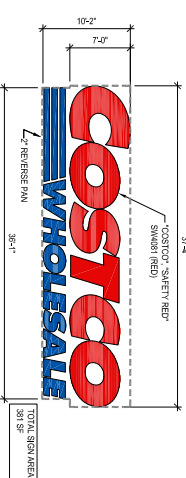
NOTE:
CONCEPT ELEVATIONS BY **MG2**



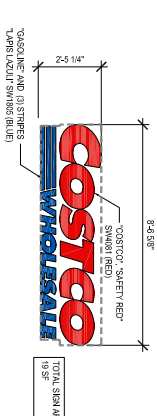
A 5" C" ENTRY SIGNAGE
SCALE: N.T.S.
REVERSE PANEL/NET CHANNEL



C DIRECTIONAL SIGNAGE
SCALE: N.T.S.
ALPOLIC COMPOSITE MATERIAL
NOTE:
NOT INCLUDING AS PART OF SIGN CALCULATION



B 7" C" BUILDING SIGNAGE
SCALE: N.T.S.
REVERSE PANEL/NET CHANNEL

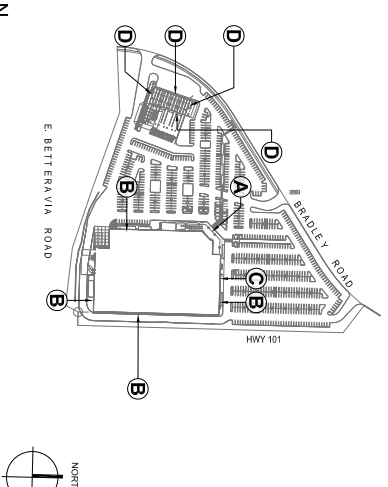


D GAS CANOPY SIGNAGE
SCALE: N.T.S.
(SUPPORTED AND INSULATED BY HARS) 0314

BUILDING - SIGN AREA TABULATION					ALLOWED SIGNAGE AREA
ELEVATION	DETAIL	SIZE	QTY.	TOTAL S.F.	
WEST/ ENTRY	A	5' C"	1	194 SF	BRADLEY ROAD FRONTAGE: 1,465'-5" LINEAR FOOT * 1.4 = 2,091 S.F. MAX. ALLOWABLE SIGN AREA
	B	7" C"	1	381 SF	
SOUTH	B	7" C"	1	381 SF	
EAST	B	7" C"	1	381 SF	
NORTH	B	7" C"	1	381 SF	
TIRE CENTER	C	14'-0"	1	- (31 SF)	DIRECTIONAL SIGN NOT INCLUDED AS PART OF SIGN CALCULATION
TOTAL SIGNAGE AREA					1,718 SF
FUELING STATION - SIGN AREA TABULATION					
SIGN	DETAIL	SIZE	QTY.	TOTAL S.F.	
COSTCO GASQUINE	D	2-5 1/4" X 8-6 5/8" (19 S.F.)	4	76 SF	
TOTAL SIGNAGE AREA					1,794 SF

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

8 KEY PLAN
SCALE: N.T.S.



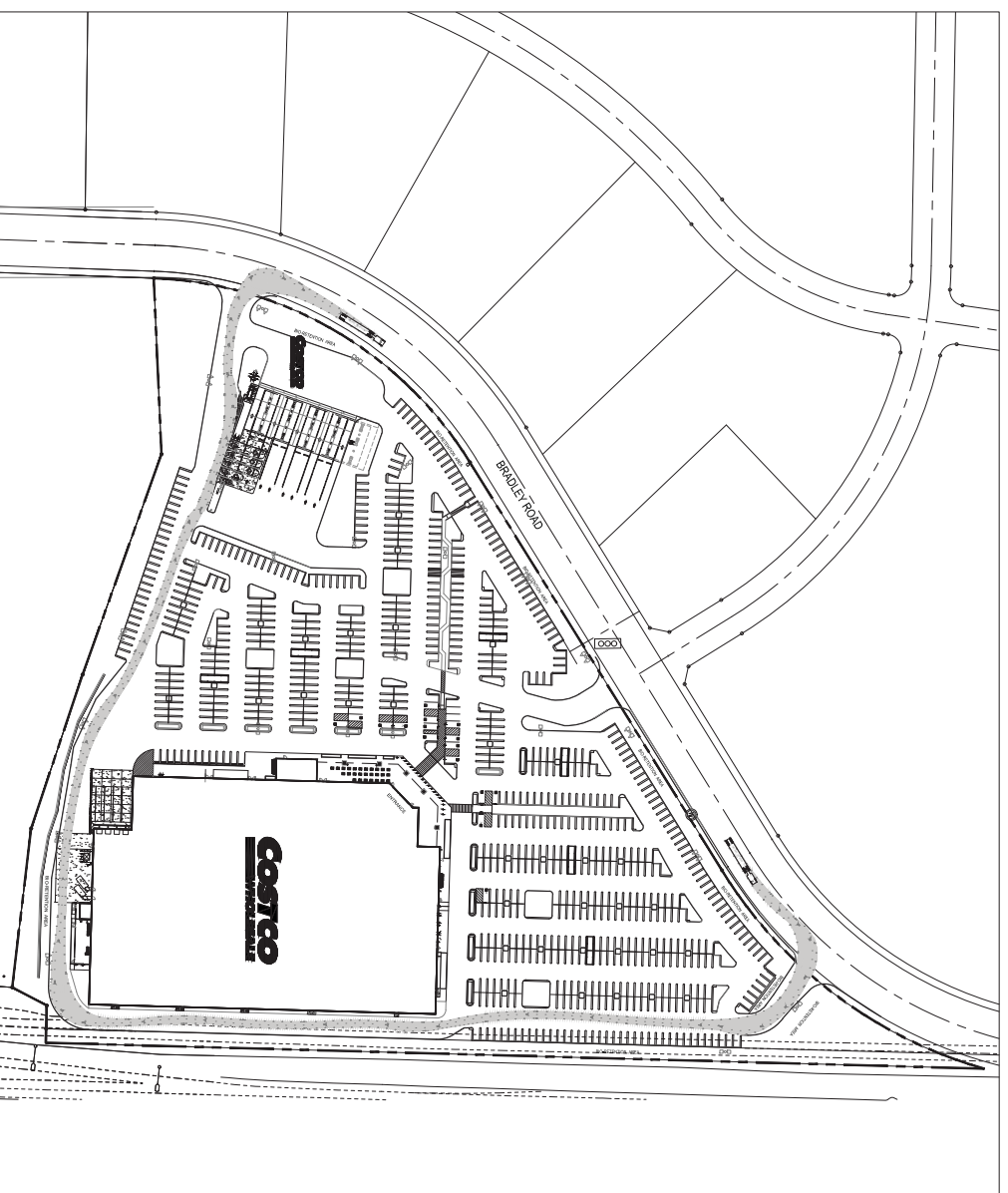
SANTA MARIA, CA

SIGNAGE PLAN

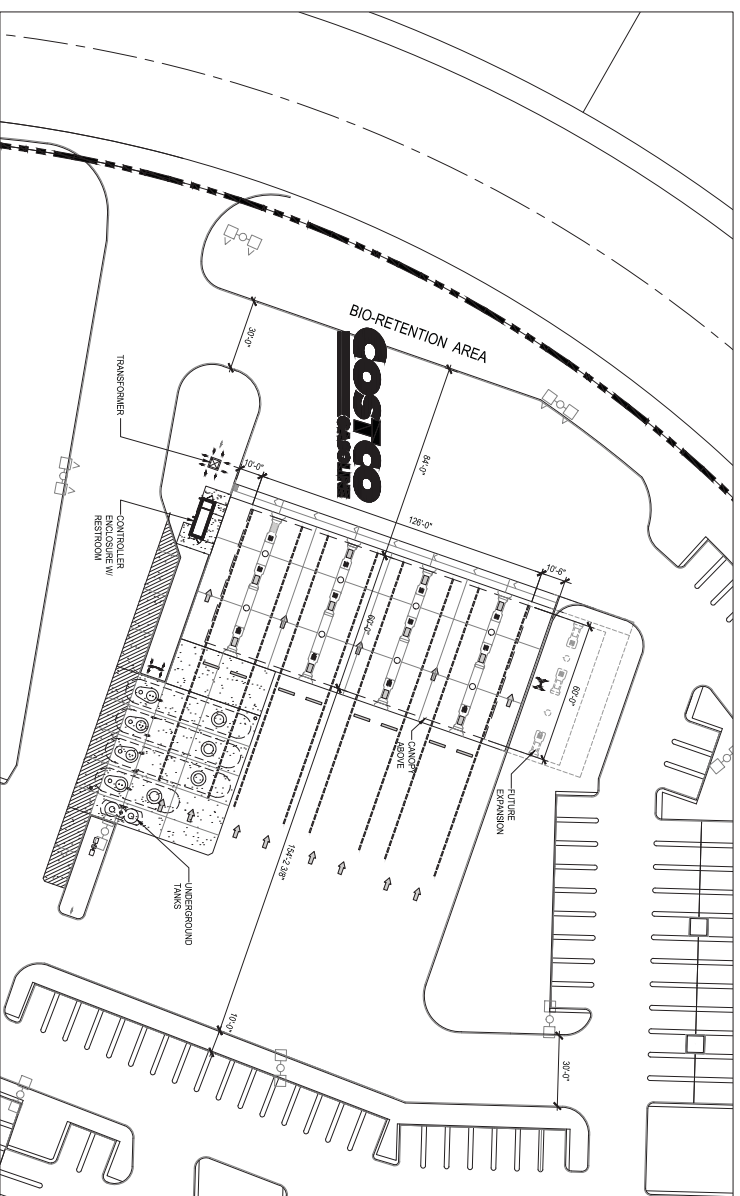


DAVID BARONCO + ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
PLANNERS CIVIL ENGINEERS
15000 S. HAYWARD AVE. SUITE 100
SANTA MARIA, CA 93458
TEL: 805.922.5833 FAX: 805.922.5833

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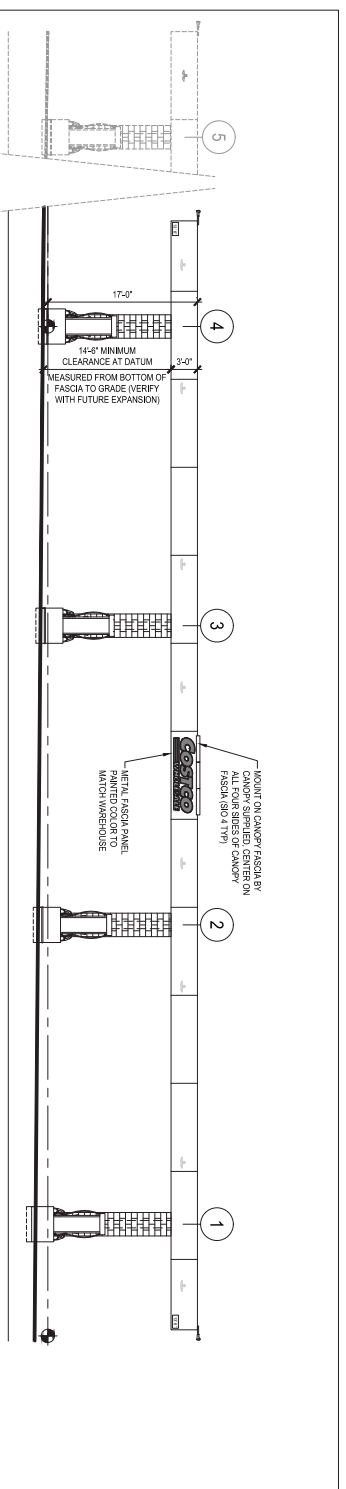
CONCEPT FUEL TRUCK ROUTE



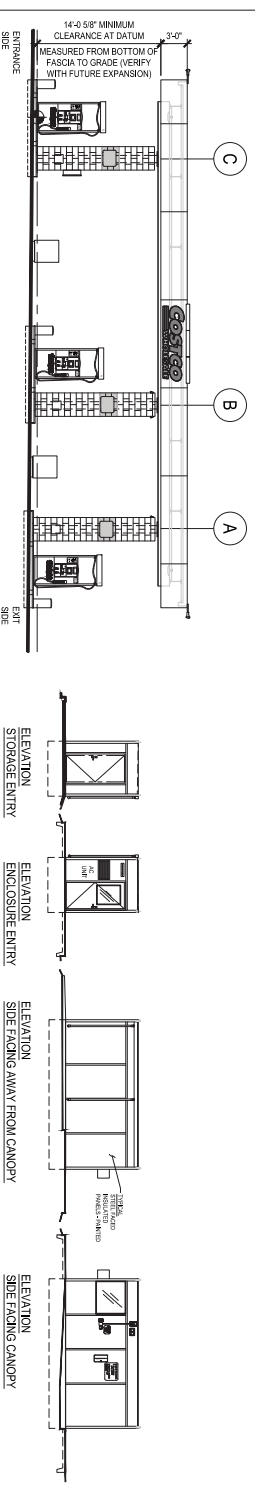
DETAIL SITE PLAN

COSTCO WHOLESAL

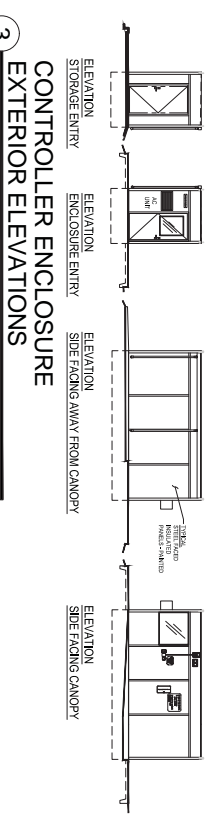
SANTA MARIA, CALIFORNIA



1 CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'-0"



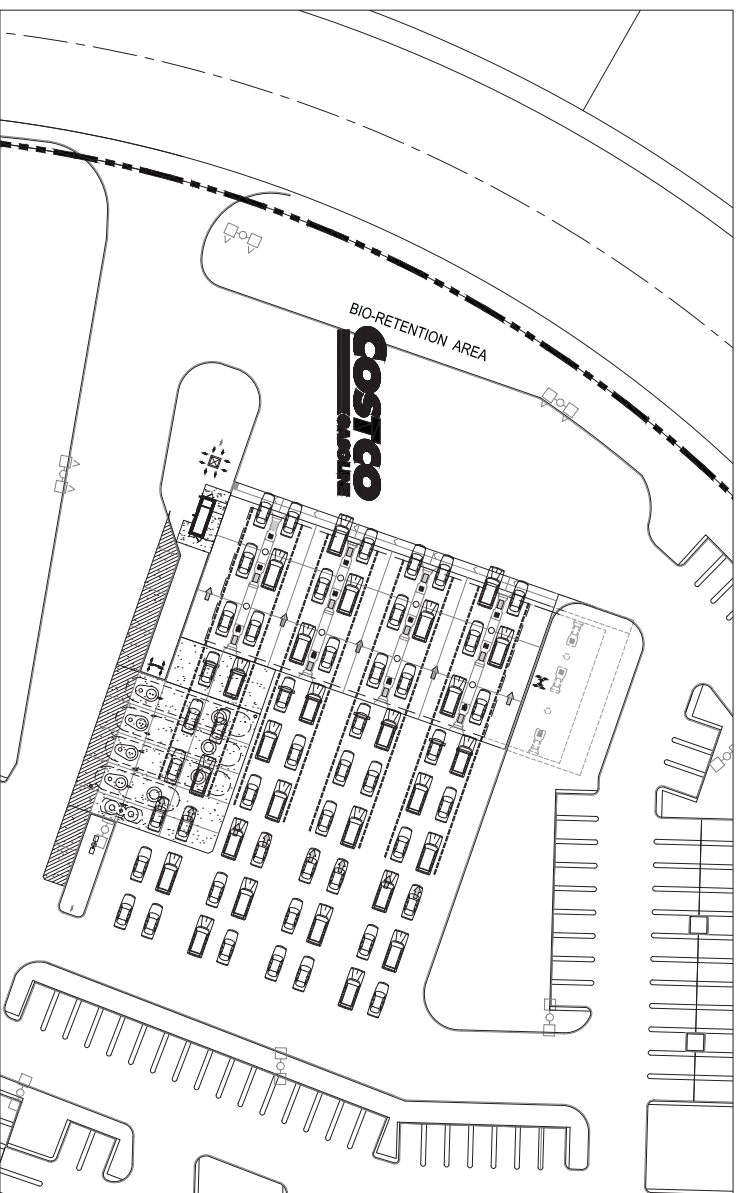
2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'-0"



3 CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'-0"

CONCEPT ELEVATIONS

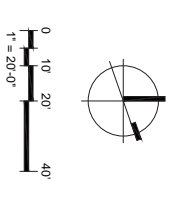
CONCEPTUAL STACKING	
CARS @ DISPENSERS	24
CARS STACKING	48
TOTAL CARS IN AREA	72



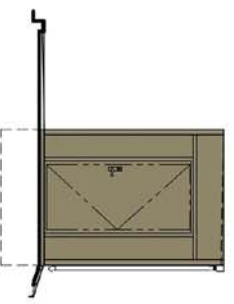
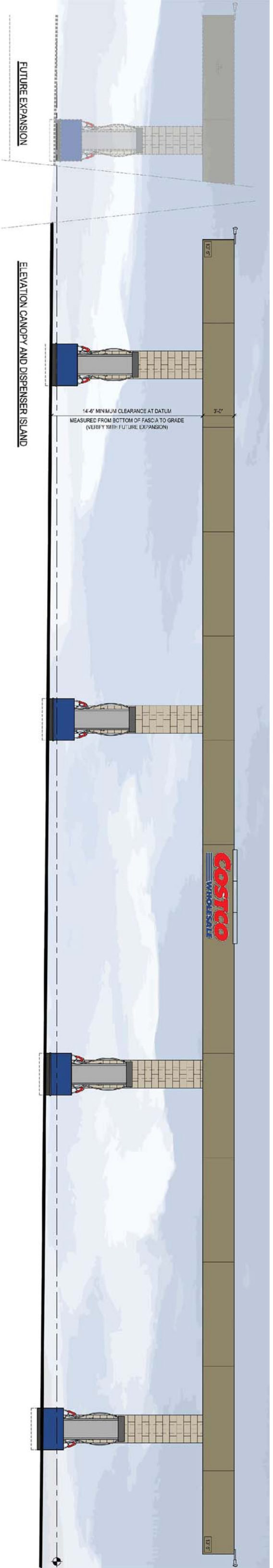
STACKING PLAN

CONCEPT FUEL FACILITY PLAN

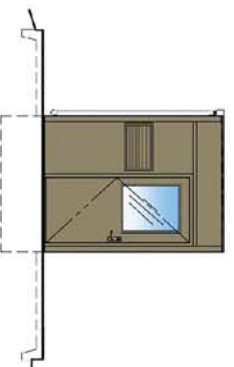
FEBRUARY 12, 2016



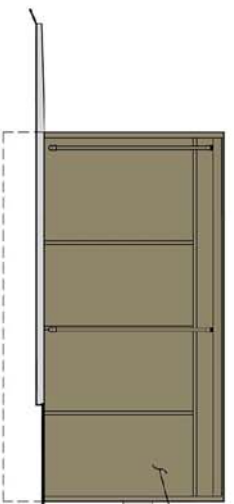
15-5172-01
FEBRUARY 12, 2016
CONCEPT FUEL
FACILITY PLANS
9
of 16



ELEVATION STORAGE ENTRY



ELEVATION ENCLOSURE ENTRY



ELEVATION SIDE FACING AWAY FROM CANOPY



ELEVATION SIDE FACING CANOPY

TYPICAL
STEEL FACED INSULATED
PANELS - PAINTED
"SMOKE GRAY"

FUEL FACILITY ELEVATIONS

Notes:

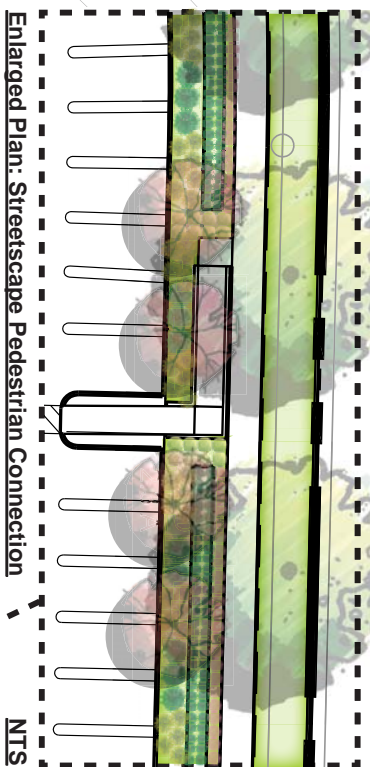
1. All trees to be minimum size of 24" box with a minimum caliper of 1.5"
2. Final locations of street trees shall be determined on-site by the Parks and Forest Services Department. Street trees shall be determined on-site by the Parks and Forest Services Department. Street trees shall be determined on-site by the Parks and Forest Services Department.
3. Street trees shall be planted in a minimum space of eight feet square and if free of all utilities.
4. Any nursery stock planted without inspection and approval shall be deemed defective and shall be removed by the person or persons responsible for the planting at their own expense. All plant material shall not be root bound and there shall be no girdling of roots.
5. Plants shall be grouped by hydrozones.
6. Plants in parkway shall not be taller than 3'. Plants shall not be upright or thorny or formal edges in parkway.

Landscape Data

Total Site Area: 791,815SF = 18.18 AC
 Warehouse Parcel+ Fuel Facility Parcel)
 Landscape Area Provided: 148,443 SF (18.7%)
 Landscape Area Required: 118,772 SF (15.0%)
 Trees: Provided at minimum of 1 tree per 6 stalls

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 (MVELCO).



Enlarged Plan: Streetscape Pedestrian Connection



PRELIMINARY PLANT LEGEND

Symbol	Botanical/Common Name	Size	WUCOLS	Comments	Qty	Size
	STREET TREES (IN EASEMENT ALONG BRADLEY)					
	Gleditsia triacanthos 'Sunburst'	24" box	L	Matched Standards	28	30-70' T&W
	Sunburst Honeylocust			Fullest/ Thornless		
	TREES					
	Gleditsia triacanthos 'Sunburst'	24" box	L	Matched Standards	53	30-70' T&W
	Sunburst Honeylocust			Fullest/ Thornless		
	Lagerstroemia indica 'Tuscarora'	24" box	L	Matched Standards	37	10-15' T&W
	Tuscarora Grape Myrtle					
	Pisada chinensis 'Keith Davey'	24" box	L	Matched Standards	40	30-60' T x 30-60' W
	Keith Davey Chinese Pistache					
	*Podocarpus gracilior/ Fern Pine	24" box	M	Matched Standards	86	50' T x 30' W
	*Quercus virginiana 'Heritage'	24" box	M	Matched Standards	14	40-80' T&W
	Heritage Southern Live Oak					

BIO RETENTION PLANTERS (Plants per Central Coast LID)

Symbol	Botanical/Common Name	Size	WUCOLS	Comments
	Shrub/Perennials			
	Achillea millefolium 'californica'	1 gal.	L	Zone A
	Yarrow			
	Baccharis pilularis 'Pigeon Point'	1 gal.	L	Zone A
	Dwarf Coyote Bush			
	Euphorbia carthagenica 'Uvas Canyon'	1 gal.	L	Zone A
	California Fuchsia			
	Eschscholzia californica 'California Poppy'	1 gal.	VL	CA Native/ Zone A, Drought & Seasonal Wet
	Lysichiton oblongifolius 'Douglas Iris'	1 gal.	L	CA Native/ Zone A & B
	Grasses			
	Carex obovata/ Grey Sedge	1 gal.	L	Zone A & B
	Centropetalum lebanicum/ Centropetalum	1 gal.	L	Zone A, Drought & Inundation
	Juncus patens/ Elk Blue/ Juncus	1 gal.	L	CA Native/ Zone A, Seasonal Inundation
	Elk Blue California Gray Rush			
	Muhlenbergia ligens/ Deer grass	5 gal.	L	CA Native/ Zone A&B
	SHRUBS AND PERENNIALS			
	Achillea x 'Moonshine'	1 gal.	L	WUCOLS LEGEND
	Moonshine Yarrow			
	Agave parryi/Artichoke Agave	5 gal.	L	VL Very Low Water Use
	Angelitos/ Cape Aurora/ Cape Aurora Kangaroo Paws	1 gal.	L	L Low Water Use
	Euphorbia atraractas/ Silver Swan/ Silver swan euphorbia	1 gal.	L	M Medium Water Use
	Hemerocallis spp./ Daylily (evergreen)	1 gal.	M	
	Hesperaloe parviflora/ Red Yucca	5 gal.	L	
	Lavandula angustifolia 'Munstead'/ Munstead Lavender	1 gal.	L	
	Lomandra longifolia Breeze/ Dwarf Nala Rush	1 gal.	L	
	Olea europaea 'Mortini' / Little Olive	5 gal.	L	More cold hardy than other species
	Philomiss tarata/ Woody Jerusalem Sage	1 gal.	L	
	Santolina chamaecyparissus/ Gray Lavender Cotton	5 gal.	L	
	Sally Leucanthe/ Mexican Sage			

GROUNDCOVER

Euonymus fortunei / Wintercreeper	5 gal.	M	
Lantana sellowiana/ Lantana	5 gal.	L	
Ceanothus 'Centennial/ Centennial Ceanothus	5 gal.	L	CA Native
Cotoneaster dammeri/ Coral Beauty/ Cotoneaster			

ORNAMENTAL GRASSES

Helictotrichon caput-medusae/ Blue Oat Grass	5 gal.	L	
Panicum virgatum/ Shennandoah/ Shennandoah Switch Grass	5 gal.	M	
Pennisetum alopecuroides 'Hameln'/ Dwarf Fountain Grass	1 gal.	L	
Festuca glauca/ Elijah Blue/ Elijah Blue Fescue	1 gal.	L	

WATER EFFICIENCY LANDSCAPE WORKSHEET

Project	Plant Factor (PF)	Irrigation Method	Efficiency (IE)	ET&F (ET/IE)	Landscape Area (SFT)	ET&F Data	Estimated Total
Commercial	0.45						
Reference Etc.	47.5						
Total	14843.5F						
Hydrozone							
High Irrigation Area	0.10	DHP	0.81	0.12	7422.15	915.31	442,561.73
Low Irrigation Area	0.20	DHP	0.25	0.25	121,723.26	30,055.13	140,324.45
Medium	0.50	DHP	0.81	0.62	10,297.09	12,912.09	320,811.13
Totals					148,443.50	42,883.53	
ET&F Calculations (Exposure/Inundation Adjustment Factor)							
Total ET&F x Area	148,443.50						
Average ET&F	0.29						
Areas must be checked for non-irrigated areas							

