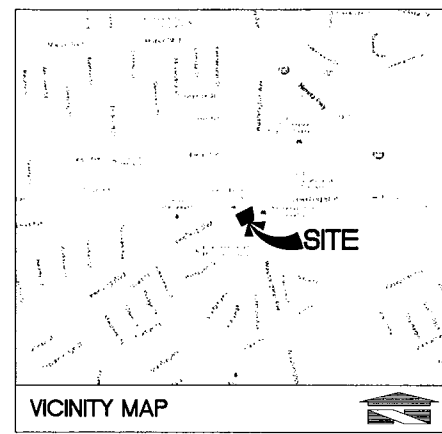
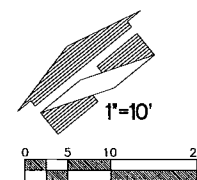


PRELIMINARY SITE PLAN



SHEET INDEX

SP-1	PRELIMINARY SITE PLAN
SNA-1	SIGN PLAN
SNA-2	SIGN PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
Q1.1	EQUIPMENT PLAN
Q2.1	EQUIPMENT SCHEDULE
A2.1	BUILDING ELEVATIONS & COLOR ELEVATIONS
CA1.1	CANOPY SLAB PLAN
CA2.1	CANOPY ELEVATIONS & COLOR ELEVATIONS

PROJECT DATA
 LOCATION: SEC LEWELLING BLVD & WASHINGTON AVE
 SAN LEANDRO, CALIFORNIA
 PROPOSED LOT AREA: ±23,520 S.F. (0.54 AC)

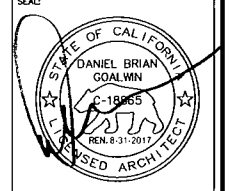
CLIENT:

BP WEST COAST PRODUCTS, LLC

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION



PLN16-0030

Exhibit A

November 3, 2016

DEVELOPMENT INFORMATION:
 ARCO NTI
 2400 am/pm
 SERVICE STATION
 EXPANSION

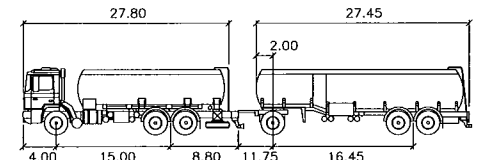
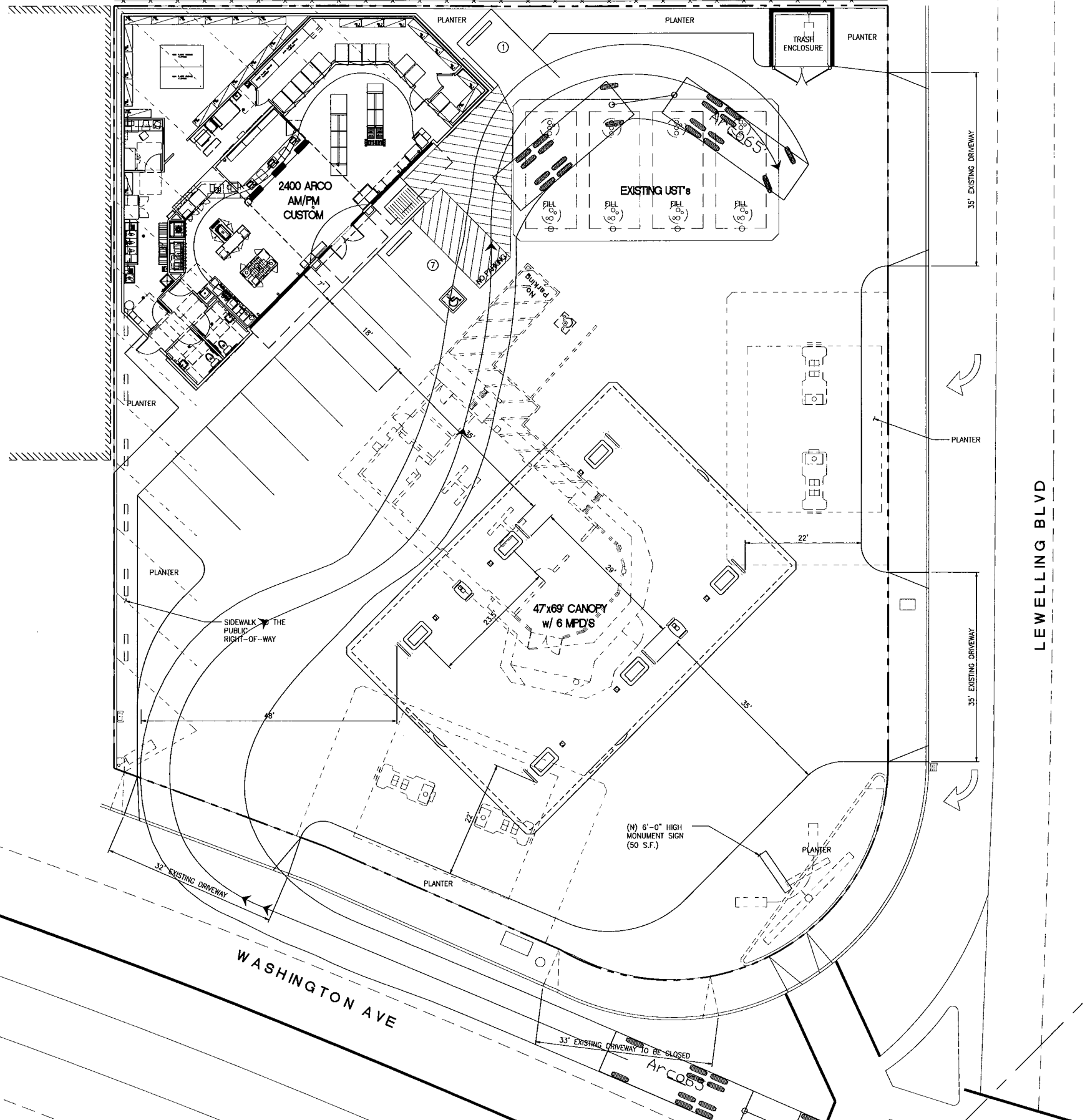
SITE ADDRESS:
 712 LEWELLING BLVD
 8 WASHINGTON AVE
 SAN LEANDRO, CALIFORNIA

FACILITY # 83811

DESIGNED BY:	ALLIANCE ZASB:
CHECKED BY:	PT
DRAWN BY:	JMW
VERSION:	PROJECT NO. 18047

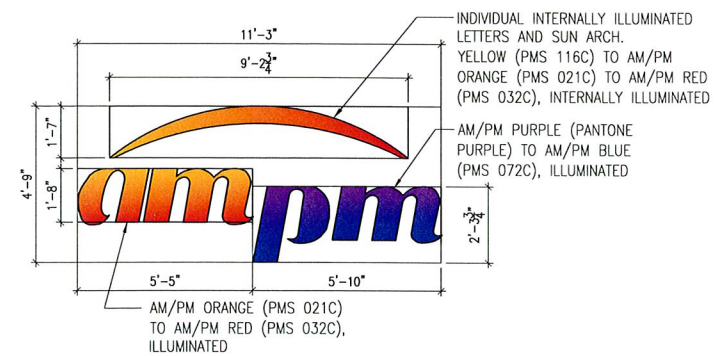
DRAWING TITLE:
 PRELIMINARY
 SITE PLAN
 06/13/2016

SHEET NO:
 SP-1



Arco65'
 feet

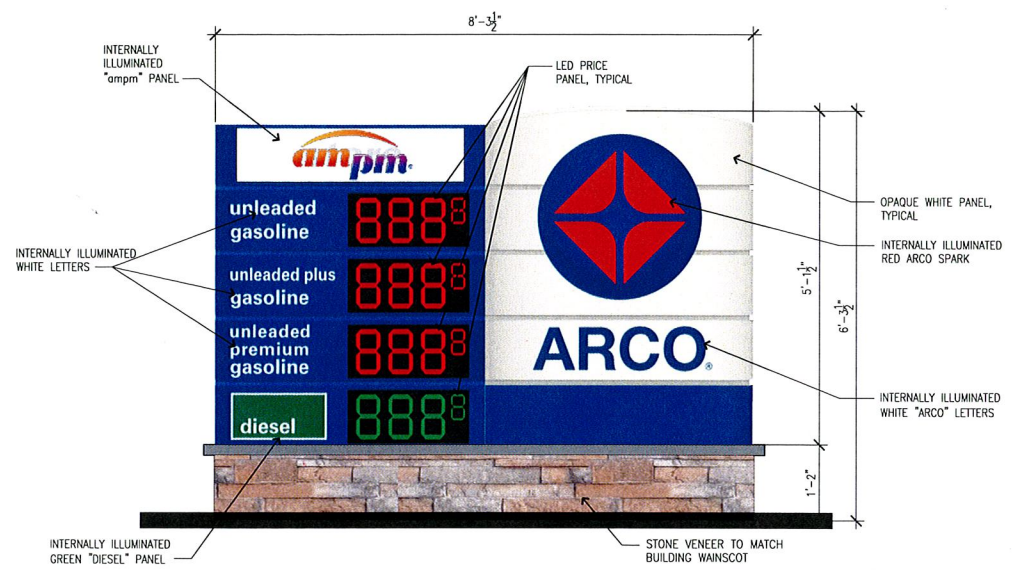
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Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		



SITE SIGNAGE TABLE			
KEY	SIGN	QTY.	AREA
A	21" AM/PM CHANNEL LETTERS (53.6 sf ea.)	1	53.6 sf
B	MAIN I.D. SIGN/PRICE SIGN	1	43.1 sf
C	CANOPY SIGN (SPARK) (7.1 sf ea.)	3	21.3 sf
D	CANOPY "ARCO" CHANNEL LETTERS (10 sf ea.)	2	20.0 sf
E			
F			
G			
TOTAL:			138.0 sf

A 21" AM/PM CHANNEL LETTERS 53.6 S.F. TOTAL
SCALE: 3/8" = 1'-0"

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





B MAIN IDENTIFICATION/PRICE SIGN
SCALE: 3/4" = 1'-0"

PLN16-0030
Exhibit B
November 3, 2016




SIGN SITE PLAN
SCALE: N.T.S.

CLIENT:


BP WEST COAST PRODUCTS, LLC



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(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION

SEAL:



DEVELOPMENT INFORMATION:
ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

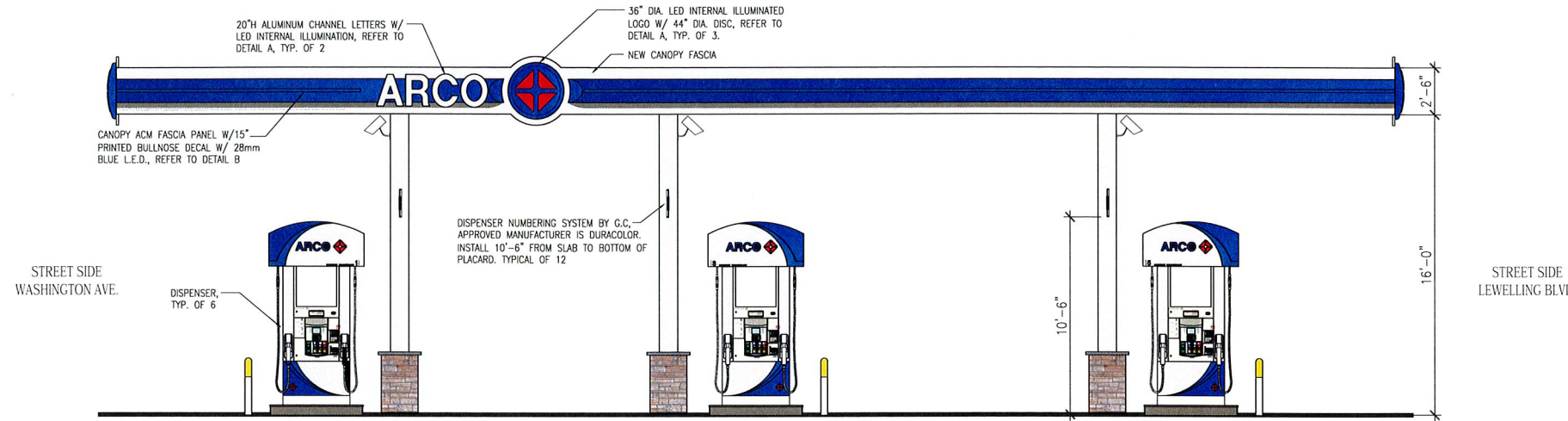
SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA

FACILITY # 83811

DESIGNED BY:	ALLIANCE ZADM:
DRAWN BY:	BP REP:
VERSION:	ALLIANCE PM:
	PROJECT NO:
	18047

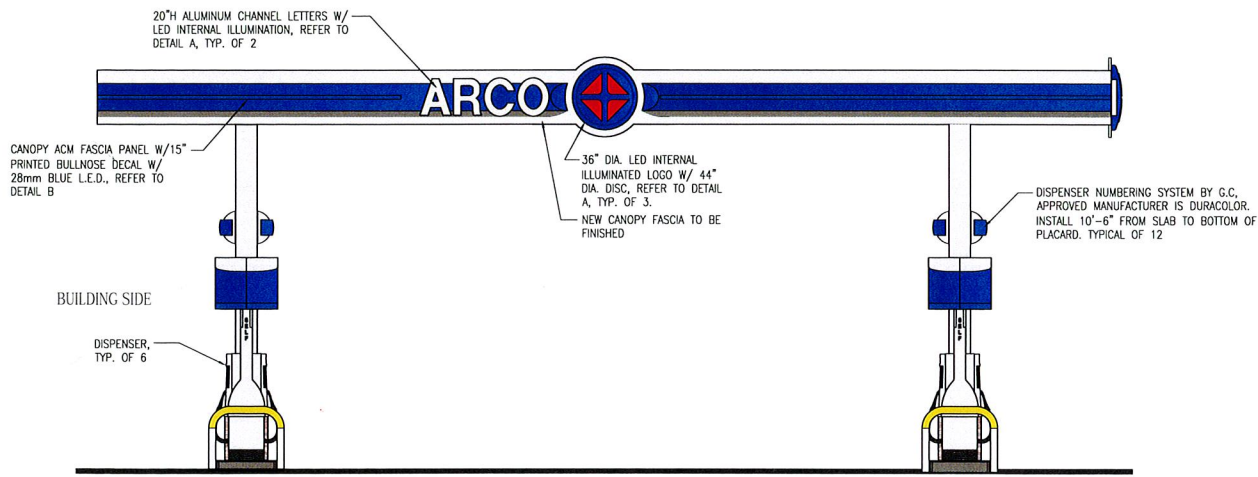
DRAWING TITLE:
SIGN PLAN

SHEET NO.
SNA-1

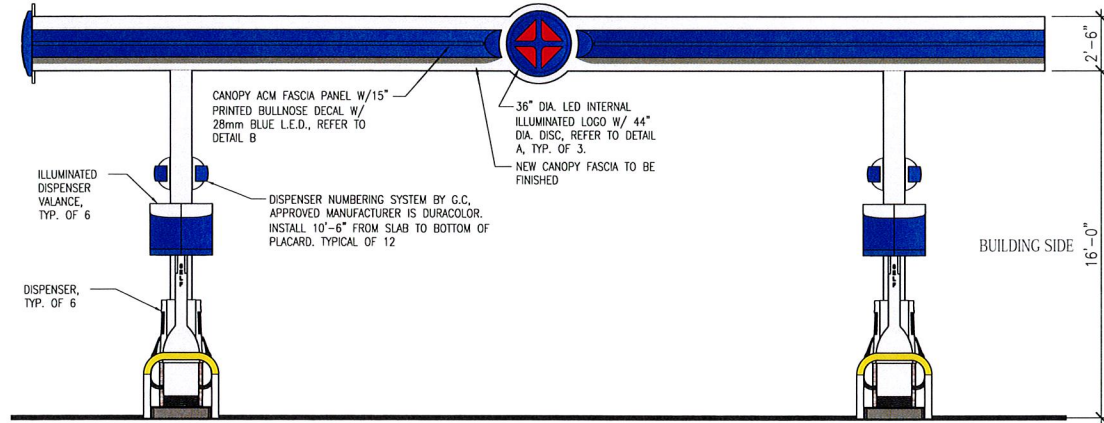


1 PROPOSED CANOPY NORTH ELEVATION
SCALE: 1/4"=1'-0"

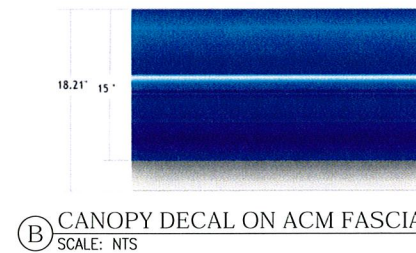
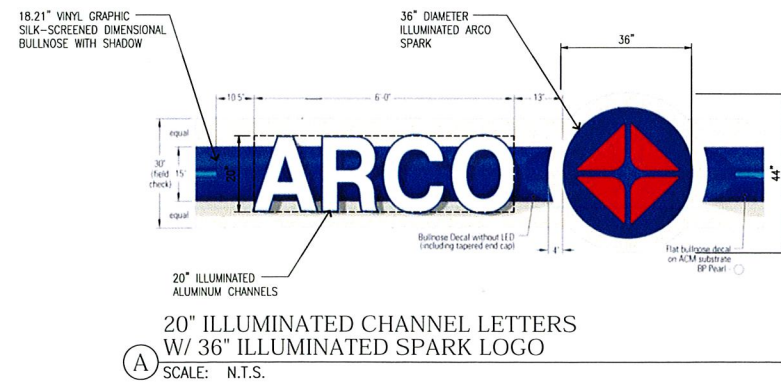
NOTE:
NUMBERS ONLY SHOWN FACING THE STORE.
OTHER SIDE TO BE BLANK. DISPENSERS CONTINUE
TO HAVE THE DISPENSER NUMBERS ON FACE OF
DISPENSER.



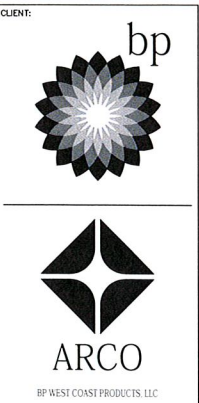
2 EAST CANOPY ELEVATION (FACING WASHINGTON AVE.)
SCALE: 1/4"=1'-0"



3 WEST CANOPY ELEVATION
SCALE: 1/4"=1'-0"



PLN16-0030
Exhibit C
November 3, 2016



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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION	DESCRIPTION



DEVELOPMENT INFORMATION:
ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA

FACILITY # 83811

DESIGNED BY:	ALLIANCE ZACH
CHECKED BY:	BP REPAIR
DRAWN BY:	ALLIANCE PM
VERSION:	PROJECT NO: 18047

DRAWING TITLE:

SIGN PLAN

SHEET NO:

SNA-2

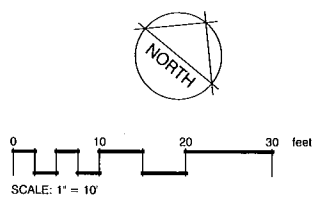
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	
	3	Arbutus x 'Marina'	Arbutus Standard	15 gal	Low	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	5	Abelia x grandiflora 'Edward Gaucher'	Glossy Abelia	5 gal	Medium	
	59	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	Low	
	3	Ceanothus x 'Dark Star'	California Lilac	5 gal	Low	
	16	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	Low	
	15	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	Low	
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	1	Ficus pumila	Creeping Fig	5 gal	Medium	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	44	Helictotrichon sempervirens	Blue Oat Grass	1 gal	Low	30" o.c.
	51	Myoporum parvifolium	Trailing Myoporum	1 gal	Low	36" o.c.
	63	Rosa x 'Peach Drift'	Drift Rose	1 gal	Medium	30" o.c.
	28	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	Low	36" o.c.

GENERAL NOTES

- All landscape planting areas shall receive a minimum 3"-4" layer of organic mulch top dressing.
- Landscape planting and irrigation shall conform to City of San Leandro Water Conservation Standards.



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	EIAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	EIAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
SHRUBS/TREES-LOW WATER USE	.3	DRIP	.81	.37	1,904	704	19,615 GAL.
SHRUBS/TREES-MEDIUM WATER USE	.5	DRIP	.81	.62	456	283	7,885 GAL.
TOTALS				[A]	2,360	[B]	987
ETWU Total				27,500 GAL.			

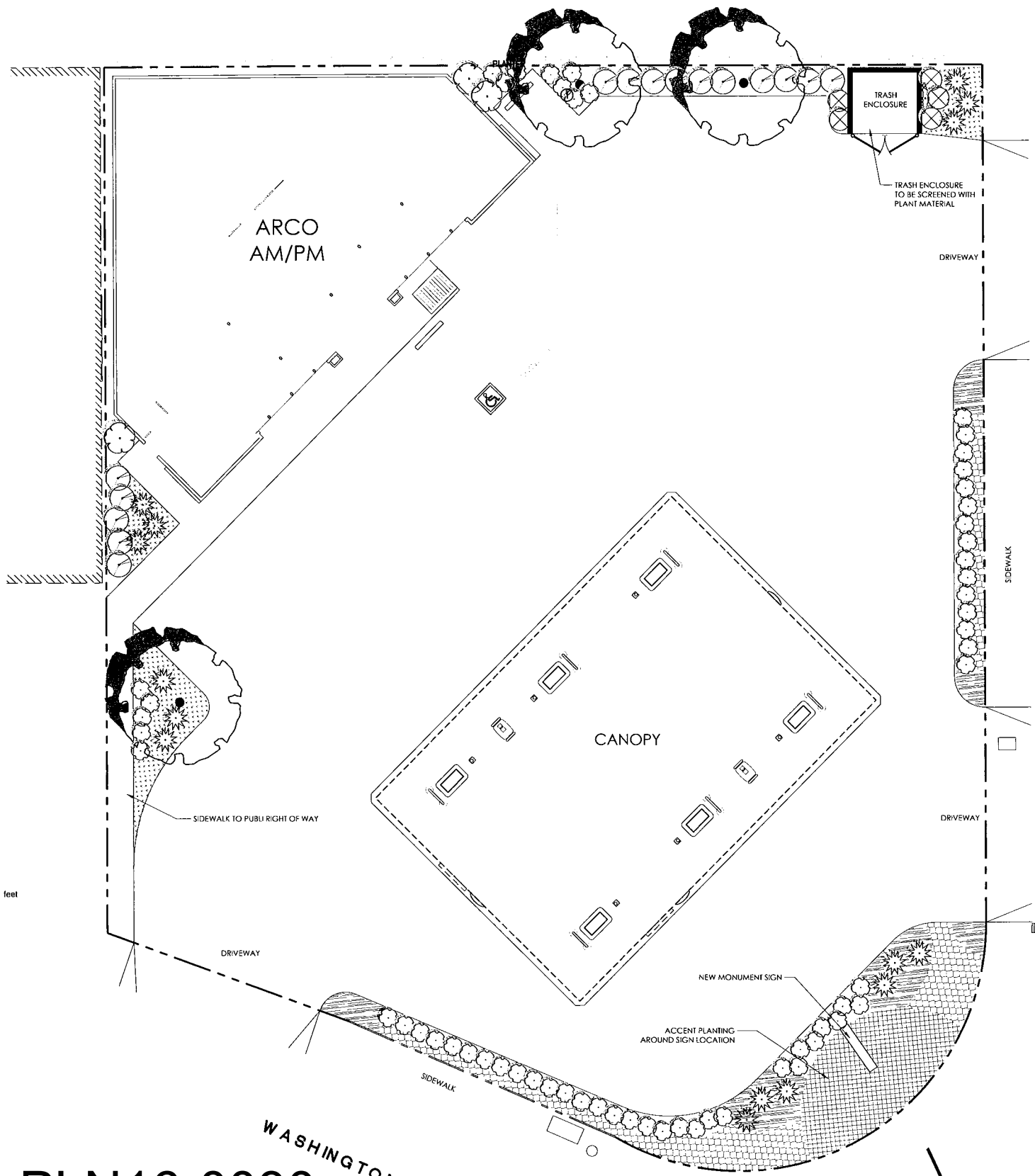
Maximum Applied Water Allowance (MAWA). MAWA = $\frac{[EIAF] \cdot [Conversion\ factor]}{[44.94]} \cdot [Landscape\ Area]$ = $\frac{[1] \cdot [EIAF] \cdot [S.A.]}{[44.94]} \cdot [2,360]$

Estimated Total Water Use (ETWU). ETWU = $\frac{[ETWU]}{[44.94]} \cdot [Conversion\ factor] \cdot [EIAF] \cdot [Area]$ = $\frac{[19,615] \cdot [0.81]}{[44.94]} \cdot [0.37] \cdot [1,904]$ + $\frac{[7,885] \cdot [0.81]}{[44.94]} \cdot [0.62] \cdot [456]$ = 27,500 GALLONS

EIAF Calculations

Regular Landscape Areas	Total EIAF x Area	[B]
Total Area	[A]	2,360
Average EIAF	[B / A]	.42

Note:
1. Average EIAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.



PLN16-0030
Exhibit D
November 3, 2016

bp

ARCO
BP WEST COAST PRODUCTS, LLC

BARGHAUSEN
CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL, ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
1		
2		
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4		
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6		
7		
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10		
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12		
13		
14		
15		
16		
17		
18		
19		
20		

SEAL:

ROD SCACCALOSI
LANDSCAPE ARCHITECT
PO Box 2083
Petrolia CA 94952
707-280-8990
OliveStreetLandscape.com
rscac@sbcglobal.net

DEVELOPMENT INFORMATION:

ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

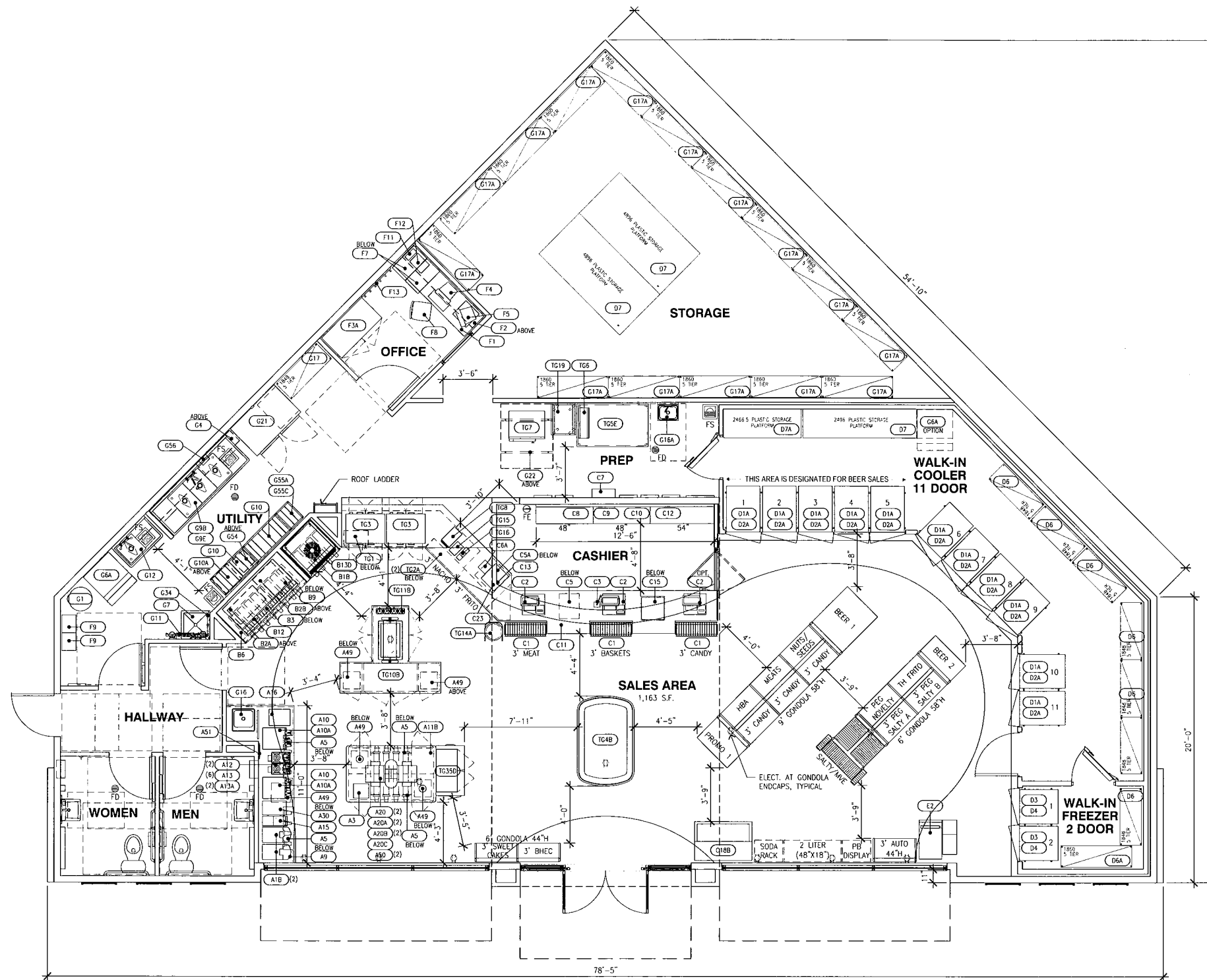
SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA

FACILITY # 83811

DESIGNED BY: RLS ALLIANCE ZACH
CHECKED BY: BP PREP ALLIANCE ZACH
DRAWN BY: RLS ALLIANCE ZACH
VERSION: PROJECT NO: 18047

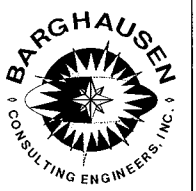
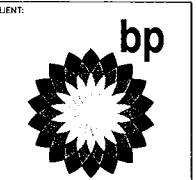
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PRELIMINARY
LANDSCAPE PLAN
08/26/2016

SHEET NO:
L-1



01 EQUIPMENT FLOOR PLAN
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 2,900 INTERIOR GROSS SQUARE FEET

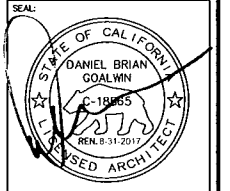
PLN16-0030
Exhibit E
November 3, 2016



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 KENT, WA 98032
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 (425)251-8782 FAX

CIVIL, ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
1	2/9/16	BP APPROVAL



DEVELOPMENT INFORMATION:
ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA

FACILITY # 83811

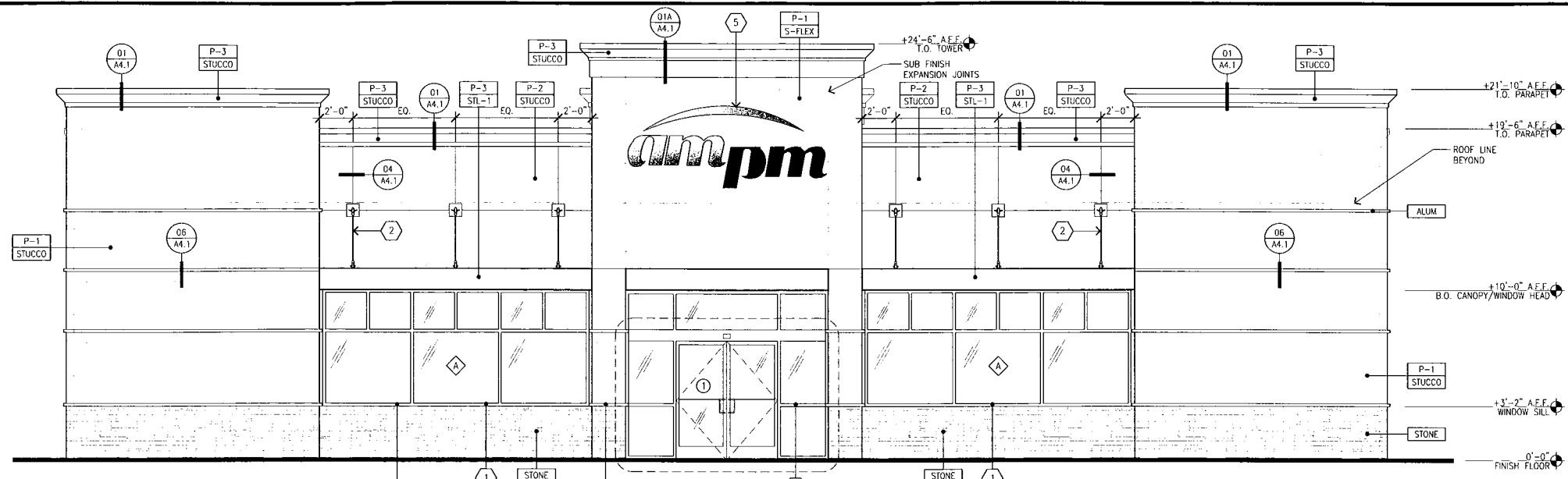
DESIGNED BY:	ALLIANCE Z&M:
CHECKED BY:	BP REP:
DRAWN BY:	ALLIANCE PM:
VERSION:	PROJECT NO:
	18047

DRAWING TITLE:
EQUIPMENT
FLOOR PLAN

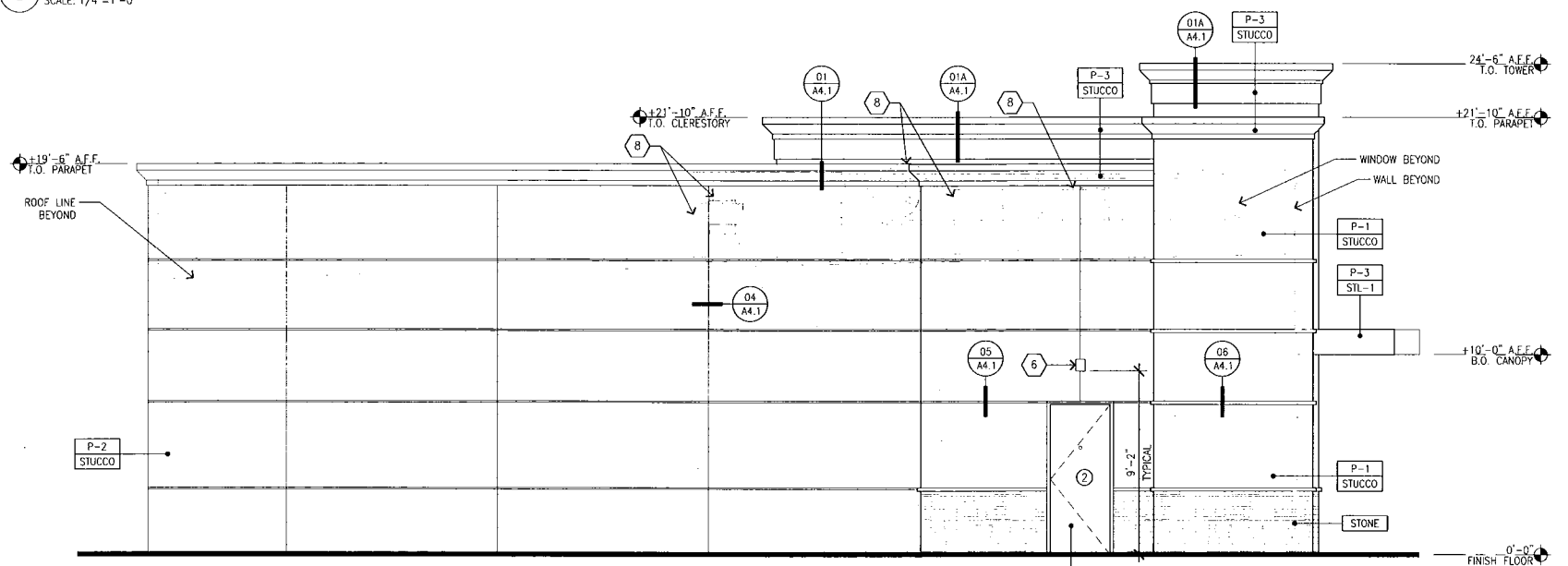
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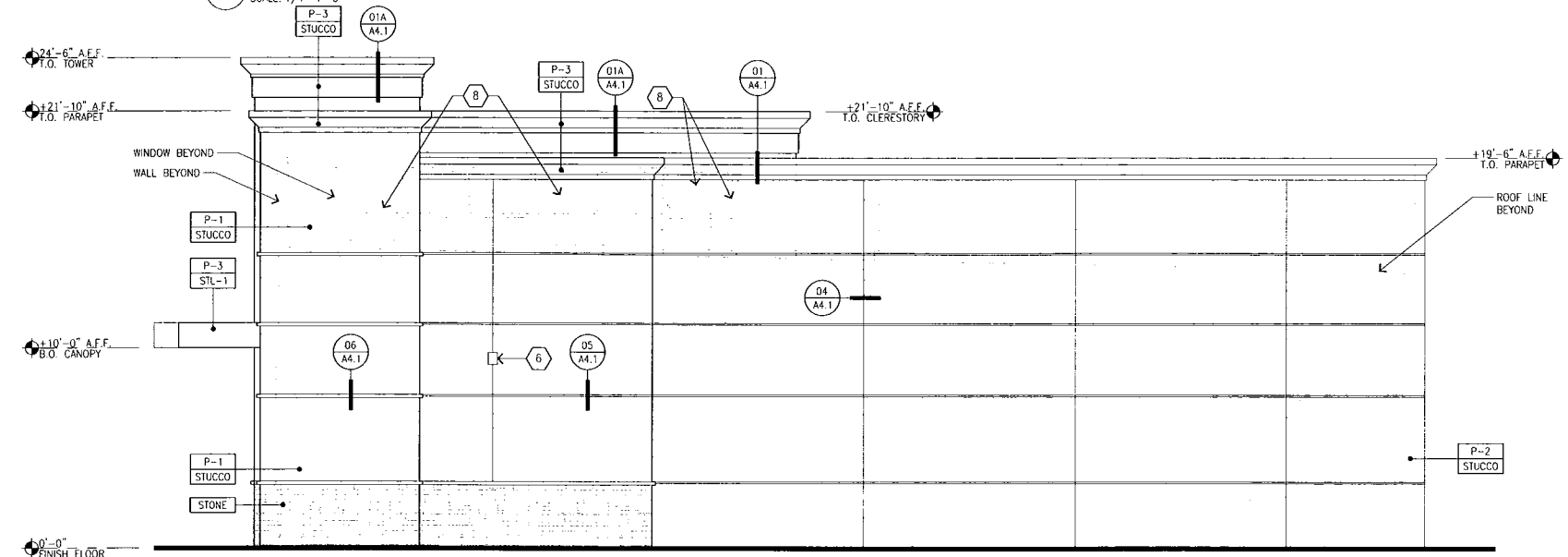
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01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
SCALE: 1/4"=1'-0"



03 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.3 & SPECIFICATION.
- 2 STEEL AWNING ROD AND CLEWS
- 3 OVERFLOW DRAIN
- 4 NOT USED
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 NOT USED
- 8 ROOFTOP EQUIPMENT BEYOND

COLOR LEGEND

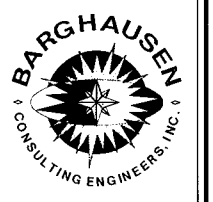
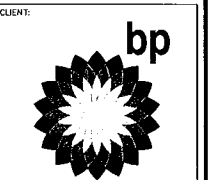
- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR. CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLERESTORY DESIGNER NOTE:
SUN EXPOSURE SHOULD BE CONSIDERED FOR WINDOW USE AT CLERESTORY. IN TEMPERATE CLIMATE AVOID SOUTH AND WEST EXPOSURE OR ADD SHADING OR LOW E. GLAZING

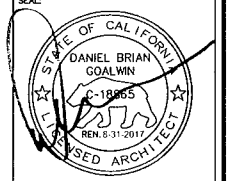
PLN16-0030
Exhibit G
November 3, 2016



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KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION



DEVELOPMENT INFORMATION:
ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA

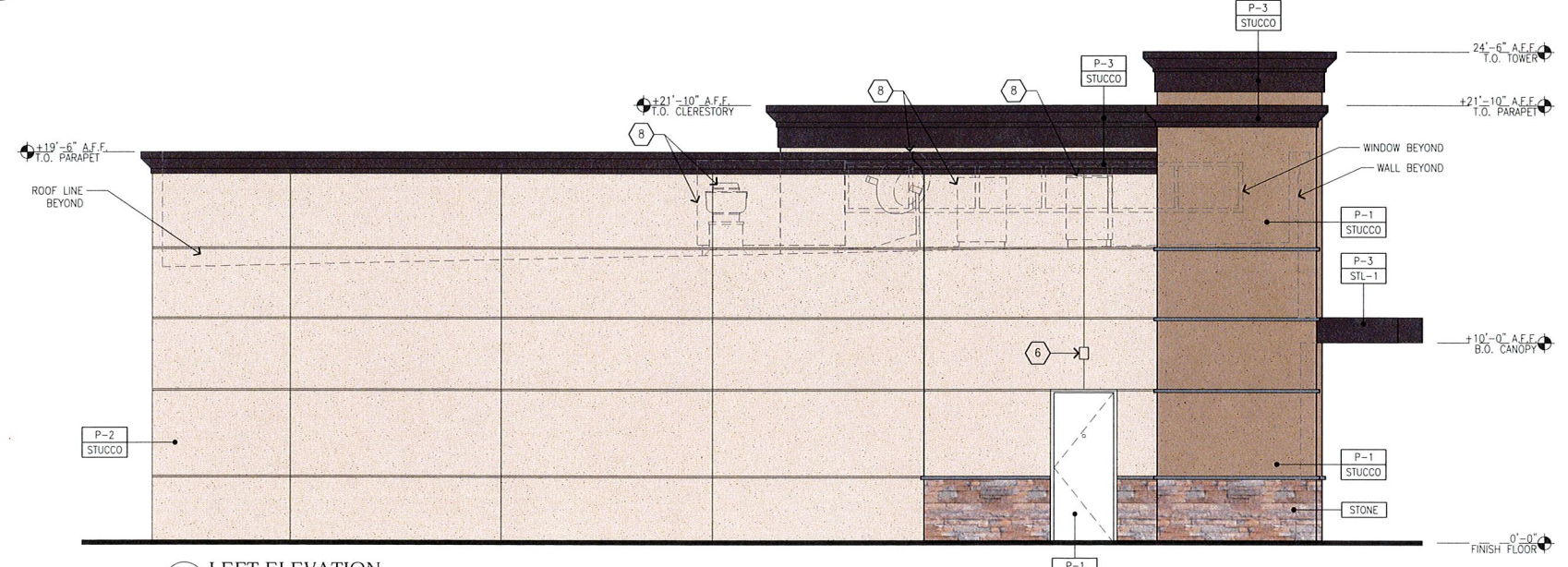
FACILITY # 83811
DESIGNED BY: ALLIANCE T&W
CHECKED BY: BP REPL
DRAWN BY: ALLIANCE PA
VERSION: PROJECT NO:
18047

EXTERIOR ELEVATIONS

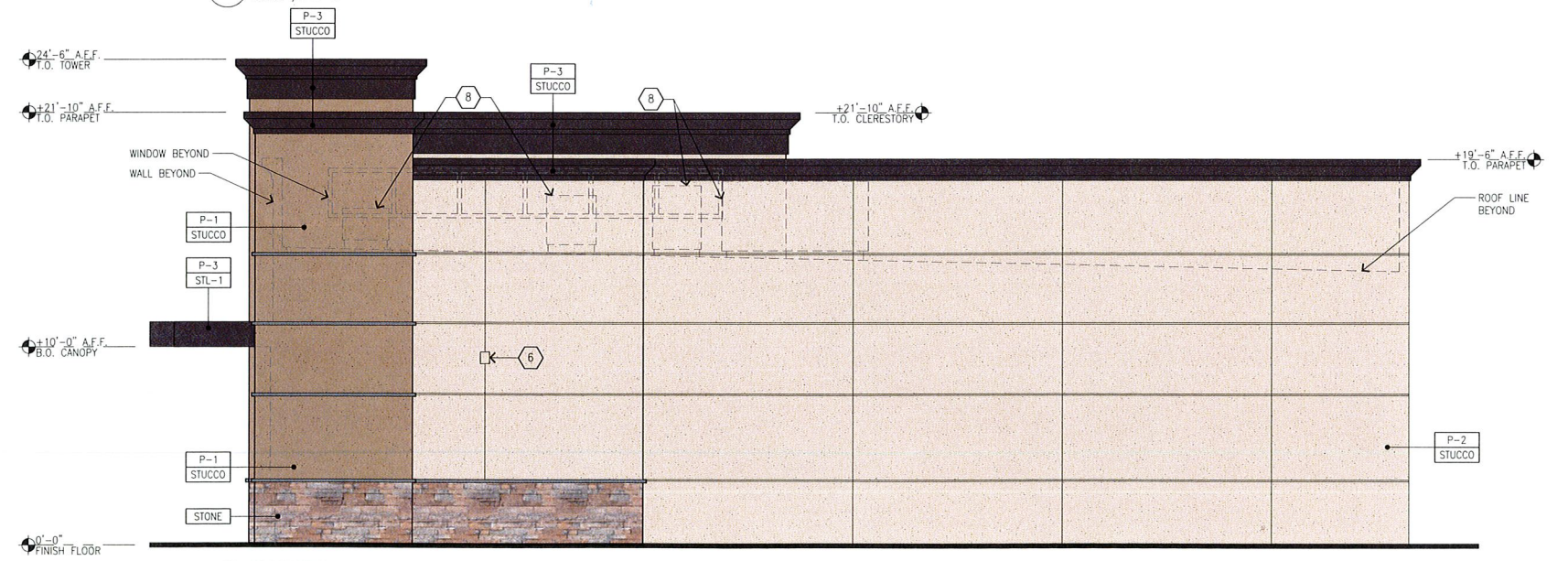
A2.1



01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
SCALE: 1/4"=1'-0"



03 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.3 & SPECIFICATION.
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 NOT USED
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 NOT USED
- 8 ROOFTOP EQUIPMENT BEYOND

COLOR LEGEND

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

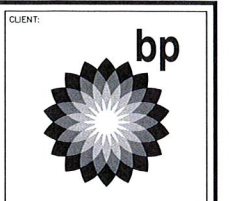
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- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION)
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLERESTORY DESIGNER NOTE:
SUN EXPOSURE SHOULD BE CONSIDERED FOR WINDOW USE AT CLERESTORY. IN TEMPERATE CLIMATE AVOID SOUTH AND WEST EXPOSURE OR ADD SHADING OR LOW E GLAZING

COLOR LEGEND

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS



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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION



DEVELOPMENT INFORMATION:
ARCO NTI
2400 am/pm
SERVICE STATION
EXPANSION

SITE ADDRESS:
712 LEWELLING BLVD
@ WASHINGTON AVE
SAN LEANDRO, CALIFORNIA
FACILITY # 83811

DESIGNED BY: ALLIANCE Z&M
CHECKED BY: BP REFM
DRAWN BY: ALLIANCE PM
VERSION: PROJECT NO:
18047

DRAWING TITLE:
COLOR ELEVATIONS

SHEET NO:
A2.1

PLN16-0030
Exhibit H
November 3, 2016

