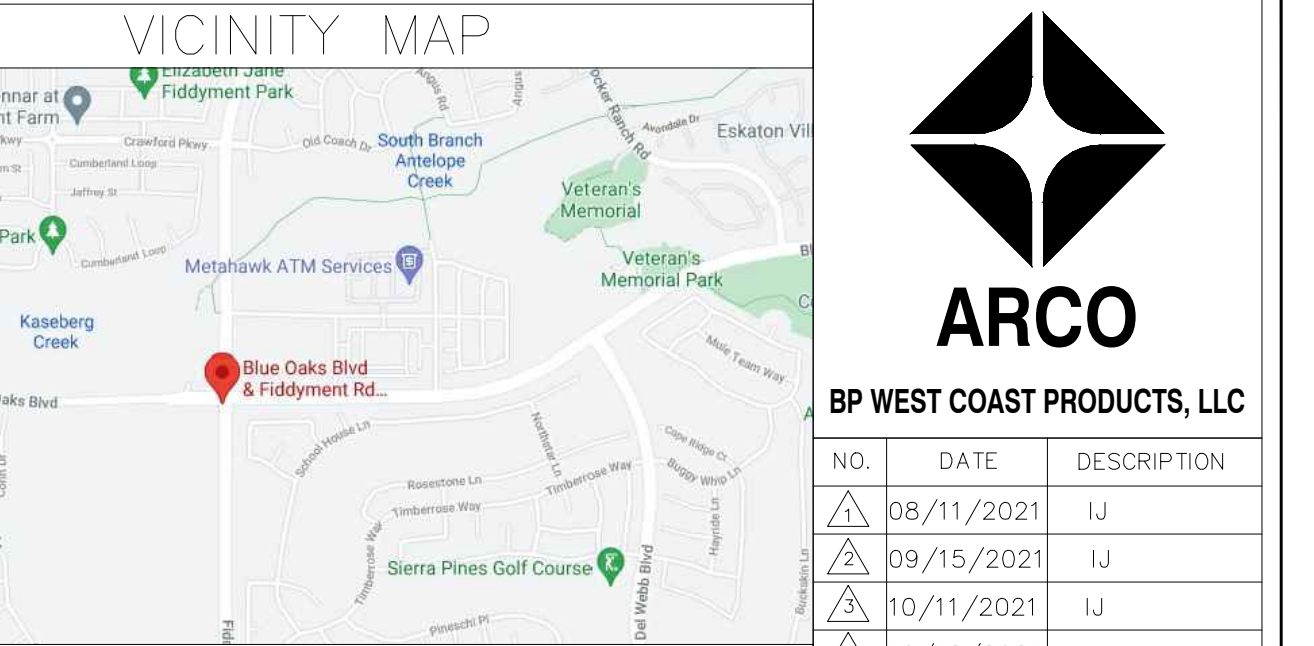
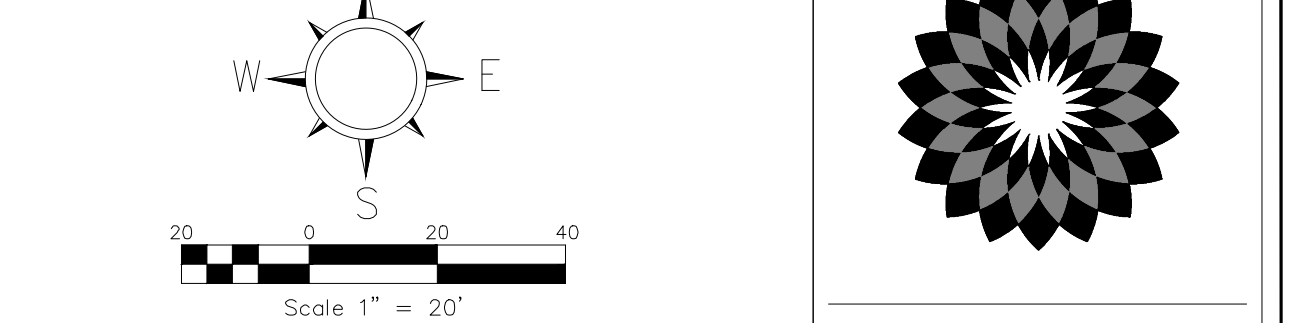


PROPOSED KEYNOTES

- 1) PROPOSED 3,400 SQUARE FEET CONVENIENCE STORE PER PLAN & ELEVATIONS.
- 2) PROPOSED 1,152 SQUARE FEET CAR WASH PER PLAN.
- 3) PROPOSED 6,321 SQUARE FEET CANOPY W/8 MPD'S AND 8- STEEL COLUMNS PER PLAN & ELEVATIONS. SEE STRUCTURAL CANOPY DRAWINGS.
- 4) PROPOSED 6" VERTICAL CURB PER PLAN AND CIVIL DRAWINGS.
- 5) INSTALL 36" MINIMUM WIDE YELLOW DETECTABLE WARNING PER PLAN AND FIGURE 11B-705.1
- 6) PROPOSED 31"-8"Lx9"Wx6"H TRASH ENCLOSURE(PER CITY STANDARD SW-1).
- 7) PROPOSED ENERGY EFFICIENT WITH THE POTENTIAL TO LOWER OR REDUCE USAGE YARD LIGHTS AS WELL AS SHIELDED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES PER PLAN.
- 8) PROPOSED UNDERGROUND STORAGE TANKS FOR REGULAR, PREMIUM, DIESEL PER PLAN.
- 9) PROPOSED VACUUM UNIT PER PLAN AND MANUFACTURER SPEC.
- 10) STRIPE 26'-0"x18'-0" DISABILITY PARKING SPACE PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
- 11) PROPOSED DISABILITY PARKING SIGNS.
- 12) PROPOSED ADDITIONAL SIGN IMMEDIATELY ADJACENT AND VISIBLE FROM EACH ACCESSIBLE STALL.
- 13) PROPOSED AIR/WATER UNIT PER PLAN
- 14) STRIPE STANDARD PARKING STALLS PER CITY CODE SECTION 9.168.060.
- 15) PROPOSED CAR WASH COIN BOX PER CAR WASH DRAWINGS. SEE CAR WASH DRAWINGS.
- 16) 60"x60" CLEAR AND LEVEL AREA. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
- 17) 48" MINIMUM ACCESS ROUTE, SLOPE NOT TO EXCEED 4.5% WITH 2.0% MAX. CROSS SLOPE.
- 18) PROPOSED 2 SHORT TIME BICYCLE PARKING WITH 2 U-RACK PER PLAN.
- 19) 54" INCHES MAX. CENTER LINE HEIGHT OF TOP KEYS AND CARD SLOT OR ALTERNATE CONTROLS ATTACHED TO OR WITHIN DISPENSER, PER FIGURE 11B-308.3.
- 20) PROPOSED 38" WIDE DRIVEWAY PER PLAN. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- 21) REINFORCED CONCRETE SIDEWALK PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- 22) PROPOSED 6" DIA GUARD POST PER PLAN.
- 23) PROPOSED FIRE EXTINGUISHER A(2-A-10-B-C)IN A WEATHERPROOF CABINET. NOTE: FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED NOT MORE THAN 75 FEET FROM ANY PUMP, DISPENSER OR STORAGE TANK FILL-PIPE OPENINGS. CFC 2305.5.
- 24) PROPOSED EV CHARGING STATIONS PER PLAN.(TYP OF 2)
- 25) LOW-EMITTING & FUEL-EFFICIENT 12'X18'x 10'X18' CLEAR AIR CARPOOL/VAN POOL/EV/AMBULATORY PARKING SPACE W/WHEEL STOP. INSTALL POLE WITH 208 / 240 V, 100 AMP GROUNDED AC OUTLET PER ELECTRICAL DRAWINGS FOR EV PARKING.
- 26) FREE STANDING SECURE BICYCLE STORAGE FOR LONG TERM BIKE PARKING. CYCLE SAFE ECO-PARK SERIES-SM-S01 -ONE DOOR ACCESS, 1-2 BIKES.
- 27) PROPOSED CARWASH CLEARANCE SIGN PER PLAN.
- 28) PROPOSED 3'-0" HIGH SPLIT RAIL FENCE.
- 29) PROPOSED ELECTRICAL SWITCH GEAR.
- 30) PROPOSED VENT RISERS & CARBON CANISTER VAPOR POLISHER UNIT UNDER SEPARATE PERMIT FOR U.S.T. TANKS.
- 31) PROPOSED MID SIGN.
- 32) PROPOSED PROPANE TANK.

SIGNAGE UNDER SEPARATE PERMIT

DC EXHIBIT bpa



PROPERTY INFORMATION

PROPERTY OWNER WEST ROSELLE DEVELOPMENT CO. 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA 94588 CONTACT: JOE ZAWODSKI CELL NO: 415-531-3884 email: jzawodski@hotmail.com	APPLICANT BP WEST COAST PRODUCTS, LLC 30 S. WACKER DRIVE, SUITE 900 CHICAGO, ILLINOIS 60606 CONTACT: DANIEL PARK CELL NO: 415-531-3884 email: daniel.park@bp.com
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SITE INFORMATION

ITEM	SIZE	LOT %	AREA(SQ.FT.) =ACRES
TOTAL LOT AREA	N/A	N/A	64,425 SQ.FT.=1.479 ACRES
CONVENIENCE STORE	40'-9"x85'-0"	5.28	3,400.0
CAR WASH	48'-0"x24'-8"	1.78	1,152.0
CANOPY W/8 MPD'S	129'-0"x49'-0"	9.81	6,321.0

PROJECT NAME:
BP-ARCO AM/PM, CAR WASH, FUEL CANOPY W/ 8 MPD'S.

PROJECT ADDRESS:
1930 BLUE OAKS BLVD
ROSELLE, CA 95747

PROJECT DESCRIPTION:
CONVENIENCE STORE, CARWASH & GAS PUMPS

PROPOSED TOTAL PARCEL: 64,425 SQ.FT./1.479 ACRES
ZONING: CC- COMMUNITY COMMERCIAL
APN: 017-117-093

CONVENIENCE STORE:	3,400 SQ.FT.
NUMBER OF STORES:	SINGLE STOREY
BUILDING HEIGHT:	26'-0"
OCCUPANCY GROUP:	M- MERCANTILE
CONSTRUCTION TYPE:	V-B SPRINKLER

CAR WASH:	1,152 SQ.FT.
NUMBER OF STORES:	SINGLE STOREY
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	V-B SPRINKLER

MPD'S CANOPY:	6,321 SQ.FT.
OCCUPANCY GROUP:	M
CONSTRUCTION TYPE:	II-B

PARKING REQUIREMENT:
CONVENIENCE STORE 1:300 SQ.FT.=3400:300=11.33=12
CARWASH = 2 SPACE REQ'D

PARKING PROVIDED = 14 SPACES

DEVELOPMENT INFORMATION:

TOTAL PARKING PROVIDED: =33 SPACES

BICYCLE PARKING:
5% OF VISITOR PARKING = 14x5% = 1 SPACE
BICYCLE PARKING REQUIRED = 1 SPACE
SHORT TERM BICYCLE PARKING = 1 SPACE
LONG TERM BICYCLE PARKING = 1SPACE

TOTAL BICYCLE PARKING PROVIDED = 4 SPACES

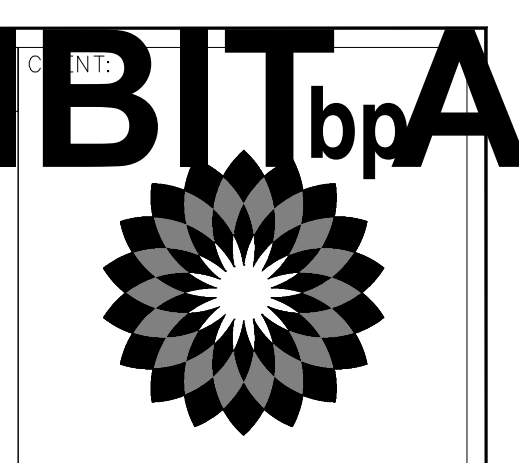
MAJOR	1	35,000 SQ.FT.
SHOPS	1	9,700 SQ.FT.
SHOPS	2	5,200 SQ.FT.
PAD	1	4,000 SQ.FT.
PAD	2	3,750 SQ.FT.
PAD	3	3,400 SQ.FT.
PAD	4	6,500 SQ.FT.
PAD	5	8,255 SQ.FT.
PAD	6	6,045 SQ.FT.

REQUIRED PARKING = 400 SPACE
PROVIDED PARKING = 450 SPACE
EXTRA PARKING SPACE = 50 SPACE

SCOPE OF WORK

1. (85'-0"x40'-9") 3,400 SQ.FT. CONVENIENCE STORE.
2. (24'-8" x 48'-0") 1,152 SQ.FT. SELF SERVE CARWASH & EQUIPMENT BUILDING.
3. (49'-0" x 129'-0") 6,321 SQ.FT. FUEL CANOPY.
4. UNDERGROUND STORAGE TANK.
5. 26'X9' TRASH ENCLOSURE.
6. PROPOSED PARKING SPACES.
7. LANDSCAPE AREA.

DESIGNED BY: _____
CHECKED BY: _____
DRAWN BY: **IJ**
DATE: **08/11/2021** PROJECT NO: _____
DRAWING TITLE: **PROPOSED SITE PLAN**



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
1	08/11/2021	IJ
2	09/15/2021	IJ
3	10/11/2021	IJ
4	10/12/2021	IJ
5	10/22/2021	IJ
6	02/08/2022	SK
7	05/25/2022	IJ
8	08/16/2022	IJ
9	09/14/2022	IJ

SEAL:



PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING, CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (818) 250-9300; FAX #: (818) 250-9333

SITE ADDRESS:
ADDRESS
1930 BLUE OAKS BL
ROSELLE, CA 95747

SHEET NO: **1**
PS1.0