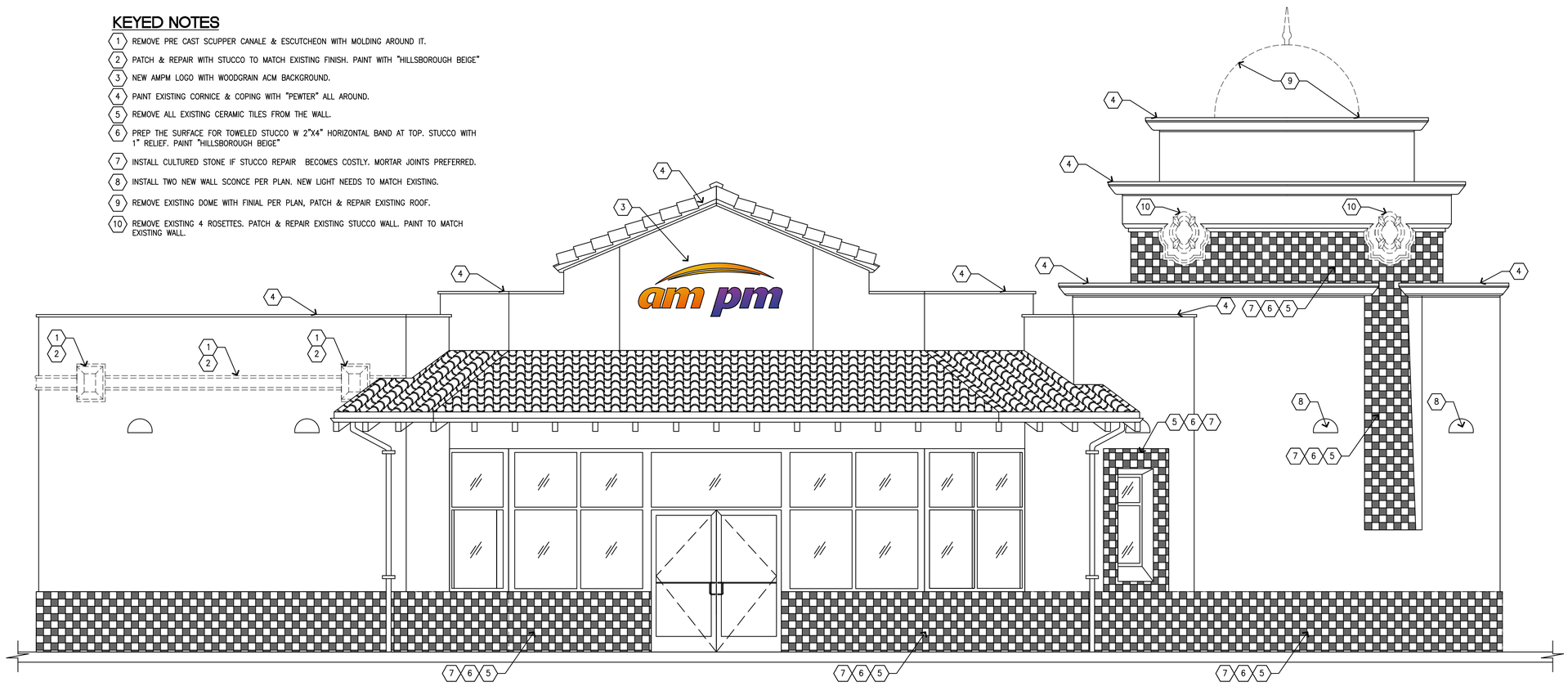
KEYED NOTES

1. REMOVE PRE CAST SCUPPER CANALE & ESCUTCHEON WITH MOLDING AROUND IT.
2. PATCH & REPAIR WITH STUCCO TO MATCH EXISTING FINISH. PAINT WITH "HILLSBOROUGH BEIGE"
3. NEW AMPM LOGO WITH WOODGRAIN ACM BACKGROUND.
4. PAINT EXISTING CORNICE & COPING WITH "PEWTER" ALL AROUND.
5. REMOVE ALL EXISTING CERAMIC TILES FROM THE WALL.
6. PREP THE SURFACE FOR TOWELED STUCCO W 2"X4" HORIZONTAL BAND AT TOP. STUCCO WITH 1" RELIEF. PAINT "HILLSBOROUGH BEIGE"
7. INSTALL CULTURED STONE IF STUCCO REPAIR BECOMES COSTLY. MORTAR JOINTS PREFERRED.
8. INSTALL TWO NEW WALL SCONCE PER PLAN. NEW LIGHT NEEDS TO MATCH EXISTING.
9. REMOVE EXISTING DOME WITH FINIAL PER PLAN, PATCH & REPAIR EXISTING ROOF.
10. REMOVE EXISTING 4 ROSETTES. PATCH & REPAIR EXISTING STUCCO WALL. PAINT TO MATCH EXISTING WALL.



01 / A2.1 NORTH WEST ELEVATION

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

CLIENT:

bp

ARCO

BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
01	02/19/2024	IJ

SEAL:

REGISTERED PROFESSIONAL ENGINEER
NADER GHADERI
NO. 36475
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
A & S ENGINEERING, INC.
PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300, FAX #: (661) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:

2500 GUERNEVILLE RD.
SANTA ROSA, CA 95401

DESIGNED BY:

CHECKED BY:

DRAWN BY: JC

DATE: 9/1/2023

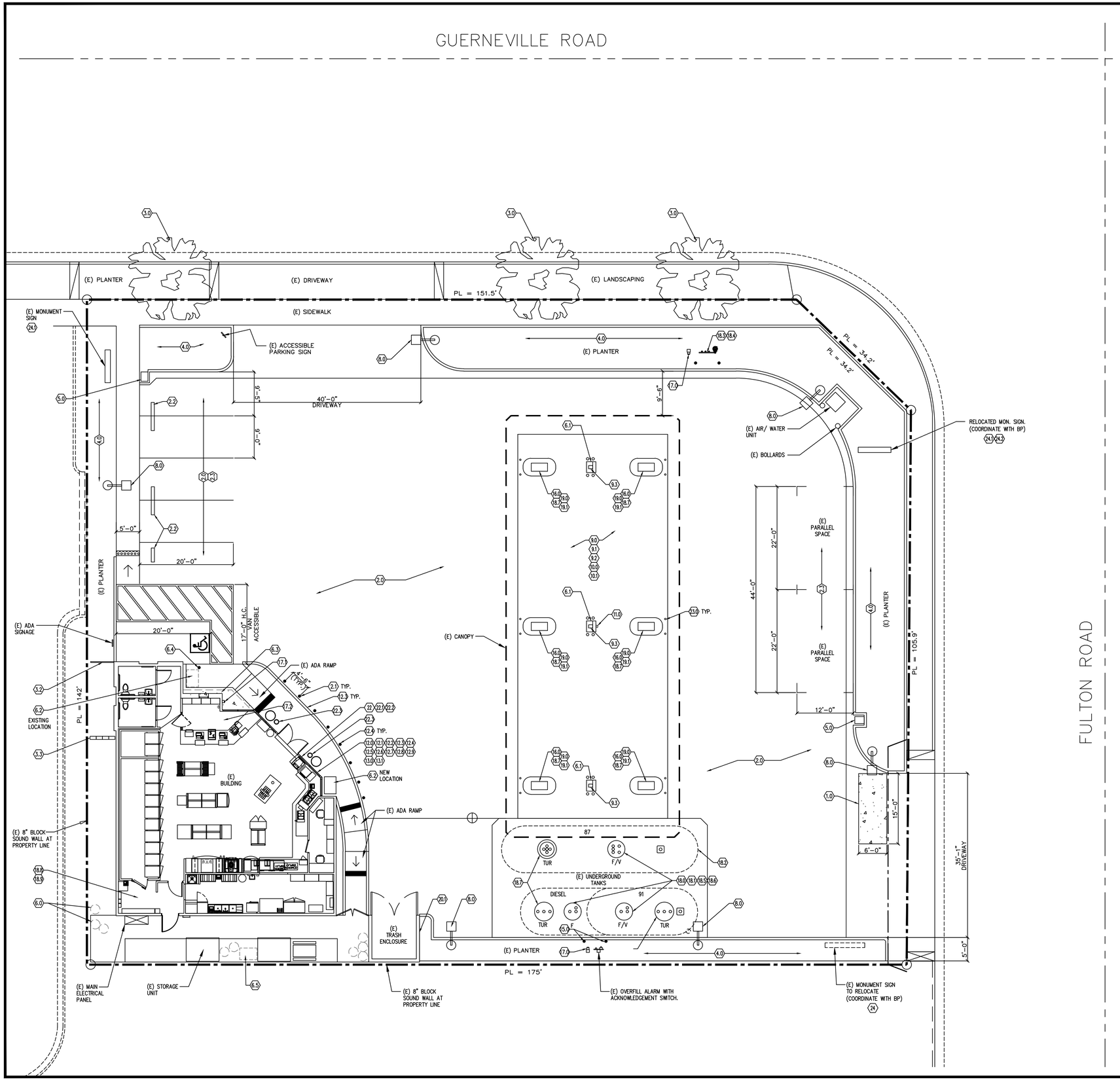
PROJECT NO:

DRAWING TITLE:

ELEVATIONS

SHEET NO:

A2.1



DIRECTIONAL ARROW/ GRAPHIC SCALE

N
W E
S

10 0 10 20

GRAPHIC SCALE
1"=10'-0"

VICINITY MAP

PROPOSED KEY NOTES

FRONTAGE:

CONCRETE & ASPHALT:

1.0 CONCRETE CRACKED AND TRIP HAZARD PRESENT. REPLACE/GRIND CONCRETE AT SOUTHEAST ACCESS RAMP, APPROXIMATELY 15'x6' (GC TO VERIFY EXACT MEASUREMENTS ON SITE). ENSURE RESULTANT SLOPES DO NOT EXCEED 2% SLOPE AND SINKING OR SETTLEMENTS ARE NOT GREATER THAN 1/2". EDGES TO BE FLUSH WITH EXISTING CONCRETE.

FORECOURT:

CONCRETE & ASPHALT:

2.0 PATCH OIL STAINED AND DEGRADED ASPHALT, SEAL ENTIRETY OF ASPHALT AROUND FORECOURT.

2.1 REPAINT ALL CURBS TO MATCH EXISTING.

2.2 REPLACE THREE DAMAGED WHEEL STOPS AT PARKING BAY.

2.3 REPAINT ALL PARKING STALLS TO MATCH EXISTING.

SAFETY:

3.0 TRIM TREES ON NORTH SIDE OF LOT. BRANCHES HANG OVER SIDEWALK TOO LOW FOR HEAD CLEARANCE. CHECK W/LOCAL JURISDICTION IN DD.

3.1 GRIND DOWN RAISED EDGE OF SIDEWALK AT NORTH OF SITE. CHECK W/ LOCAL JURISDICTION IN DD. ENSURE RESULTANT SLOPES DO NOT EXCEED 2% SLOPE AND SINKING OR SETTLEMENTS ARE NOT GREATER THAN 1/2". EDGES TO BE FLUSH WITH EXISTING CONCRETE.

3.2 REPAIR/ REPLACE HINGES FROM METAL GATE AT NORTH SIDE OF STORE AND INSTALL LOCKING LATCHES AT BOTH METAL GATES.

3.3 REMOVE LOOSE CINDER BLOCKS AT WEST SIDE OF STORE.

CLEANLINESS AND LANDSCAPING:

4.0 TRIM ALL LANDSCAPING AROUND SITE.

WATER, DRAINS, DRAINAGE AND RETENTION:

5.0 CLEAN ALL STORM DRAINS GRATES, BASINS, AND PIPING. REPLACE FILTERS AS NECESSARY.

EQUIPMENT:

6.0 REMOVE EXISTING WASTE-OIL BARRELS.

6.1 REMOVE PIC UNITS. CAP OFF CONDUIT FOR FUTURE USE; AND REPAINT CANOPY COLUMNS PER STANDARD.

6.2 RELOCATE EXISTING PROPANE CAGE TO SOUTH EAST CORNER OF STORE.

6.3 REMOVE EXISTING CURB AND FILL IN LANDSCAPE STRIP W/CONCRETE. ENSURE RESULTANT SLOPES DO NOT EXCEED 2% SLOPE AND SINKING OR SETTLEMENTS ARE NOT GREATER THAN 1/2". EDGES TO BE FLUSH WITH EXISTING CONCRETE.

6.4 INSTALL ONE 6" BOLLARD AT FORECOURT FACING CORNER OF CAGE.

6.5 REMOVE PROPANE CAGE FROM BACK OF STORE.

FENCING, GUARDRAILS, ENCLOSURES:

7.0 REPAINT ENCLOSURE, GATE, AND DOOR TO STANDARD.

ELECTRICAL AND LIGHTING:

8.0 REPLACE ALL NON-LED LIGHTING (DOWNLIGHTS) IN LOT WITH NEW LIGHTING PER STANDARDS.

CANOPY:

STRUCTURE:

9.0 CLEAR ROOF DRAINS/ OVERFLOWS. REPAINT OVERFLOWS.

9.1 RESEAL ALL GUTTER CONNECTIONS (PERIMETER AND LATERAL).

9.2 POWERWASH ALL SURFACES OF CANOPY.

9.3 REPAINT CANOPY COLUMNS.

ELECTRICAL AND LIGHTING:

10.0 REPLACE ALL LED LIGHTING OLDER THAN 5 YEARS.

10.1 INSTALL NEW 2-WAY INTERCOM.

FIRE PROTECTION

11.0 CHARGE AND RE-CERTIFY ALL FIRE EXTINGUISHERS ON SITE.

STORE BUILDING (WoR):

EXTERIOR:

12.0 RENOVATE EXTERIOR AS NOTED IN SHEET A3.1.

12.1 POWERWASH CLAY ROOF TILE AT STORE AWNING.

12.2 REPAINT STOREFRONT SYSTEM (BUILDING ENVELOPE, GLASS GLAZING & WINDOWS) "PEWTER". PREP (SCUFF FACTORY FINISH, PAINT W/EPOXY ENAMEL.

12.3 REPAINT STOREFRONT (MAIN ENTRANCE DOOR) SYSTEM BLACK.

12.4 INSTALL 6"ø BOLLARDS AT STOREFRONT 4'-6" APART O.C. (TYP. OF 8).

12.5 POWERWASH PARAPET COPING AND REPAINT.

12.6 INSTALL NEW PREFORMED BOOTS OVER ROOF PENETRATIONS. REPLACE INSULATION AND RESEAL. INSTALL SLEEVES OVER INSULATED LINES. WATER-TEST ROOF AND PARAPETS FOR LEAKS.

12.7 BOLT ROOF-LADDER TO CONCRETE SIDEWALK AND TIGHTEN FASTENERS AT TOP OF LADDER. APPLY NON-SLIP TAPE TO RUNGS AND ADD CAGE AROUND LADDER FOR FALL PROTECTION.

12.8 REPAINT LADDER AND SECURITY PANEL.

12.9 CLEAR ROOF DRAINS/OVERFLOWS ON ROOF & REPAIR BROKEN DOWNSPOUT ON NORTH SIDE OF STORE.

ELECTRICAL AND LIGHTING:

13.0 REPLACE CFL BULBS IN SOFFIT AREAS AND WALL-PACK LIGHTS W/LEDs.

13.1 REMOVE NON-OPERATION FLOOD LIGHTS AT UPPER EDGES OF ROOF AROUND PERIMETER OF STORE. PATCH STUCCO.

FUEL & PIPING:

USTS:

14.0 REPLACE FILL MANWAYS WITH NEW FIBERLITE MANWAYS AND SPILL BUCKETS.

OVERFILL PREVENTION:

15.0 INSTALL TWO 6"-BOLLARDS TO PROTECT ALARM. GC TO TAKE EXTREME CAUTION NOT TO DAMAGE EXISTING UST.

DISPENSERS:

16.0 REPLACE FUEL DISPENSER WITH NEW. (TYP. OF 6)

EMERGENCY SHUT-OFF (ESTOP)

17.0 PLACE ESO AT THE NORTH SIDE OF CANOPY IN LANDSCAPING AREA AND AT OVERFILL ALARM. SPARE CONDUIT STUB AVAILABLE AT VENT RISERS. TRIM LANDSCAPING AS REQUIRED.

17.1 REPLACE ESO ON EXTERIOR OF STORE AND INCLUDE NEW SIGNAGE.

17.2 INSTALL ESO AT CASHIER AREA.

OTHERS:

18.0 INSTALL DROP TUBE FLAPPER VALVES IN ALL FILLS.

18.1 REMOVE BALL FLOATS.

18.2 REPAIR 87 PROBE ADAPTER.

18.3 REPLACE THE VACUUM VENT (PVV) VALVES WITH BP'S OPW STANDARD.

18.4 ENSURE VAPOR/ VENT STACKS MEET THE MINIMUM NFPA 12' HEIGHT REQUIREMENT.

18.5 PAINT ALL FILL LIDS PER API REQUIREMENT (PRODUCT AND VAPOR).

18.6 INSTALL TANK TAGS AND COLLARS IN SPILL BUCKETS.

18.7 INSTALL PVC SLEEVES IN ALL STPS AND UDCS TO HOLD SENSORS UPRIGHT IN THE LOWEST PART OF THE SUMP.

18.8 ENSURE VEEDER ROOT TLS-350 IS PROGRAMMED TO THE CURRENT BP STANDARD.

18.9 ENSURE TITAN CLOUD CONNECTIVITY TO VEEDER ROOT.

19.0 ENSURE ALL HANGING HARDWARE IS IN GOOD CONDITION PRIOR TO OPENING. REPLACE IF NECESSARY FOR UNIFORMITY.

19.1 INSTALL OPW DOUBLE POPPET IMPACT VALVES.

SECURITY & CAP SCORE

SECURITY & CAP SCORE:

20.0 INSTALL NEW CCTV SYSTEM. REPLACE NVR. VERIFY WITH OWNER TO REVIEW EXISTING SYSTEM IN DD TO POTENTIALLY PRESERVE CAMERAS AND/OR PARTS OF THE WIRING/CABLING. INSTALL NEW NEMA BOX FOR CANOPY CAMERAS.

20.1 PAINT TRASH ENCLOSURE.

ADA STANDARDS

CANOPY:

21 INSTALL NEW 2-WAY INTERCOM SYSTEM PER ADA STANDARDS. REFER TO KEY NOTE 10.1.

IMAGE

C-STORE:

22 PAINT ADDRESS NUMBERS BLACK COLOR.

22.1 REPLACE MAIN "AMPM" SIGN ON STORE, INCLUDE WOODGRAIN ACM PER STANDARD. CHECK IF ILLUMINATION IS PERMITTED.

22.2 INSTALL 3 POP SNAP FRAMES ON WALLS, EACH SIDE OF ENTRY.

22.3 REMOVE ASH TRAYS FROM ENTRANCE AND INSTALL 2 NEW (STONE) TRASH CANS PER STANDARDS.

CANOPY:

23.0 REPAINT DISPENSER BOLLARDS PER STANDARD (TYP. OF 12)

23.1 REMOVE AND CAP PIC UNITS. (SEE NOTE 6.1.)

MID/HI-RISE:

24 RELOCATE EXISTING MID.

24.1 TWO MIDS TO BE UPGRADED WITH LED LIGHTING.

24.2 NEW LOCATION OF MID TO HARD CORNER LANDSCAPING STRIP. TRIM BACK LANDSCAPING ALONG EAST FRONTAGE FOR MID VISIBILITY.

24.3 INSTALL NEW PWM CONTROL GATE SYSTEM.

City of Santa Rosa
Planning & Economic
Development Department
12/26/2023
RECEIVED

CLIENT:

bp

ARCO

BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
NAGER GHADERI
NO. 36475
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
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DEVELOPMENT INFORMATION:

SITE ADDRESS:

2500 GUERNEVILLE RD.
SANTA ROSA, CA 95401

DESIGNED BY:	
CHECKED BY:	
DRAWN BY: JC	
DATE: 9/1/2023	PROJECT NO:

DRAWING TITLE:

EXISTING SITE PLAN

SHEET NO:

S1.0

CLIENT:

bp

ARCO

BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ROGER GHADERI
NO. 36475
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
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DEVELOPMENT INFORMATION:

SITE ADDRESS:

2500 GUERNEVILLE RD.
SANTA ROSA, CA 95401

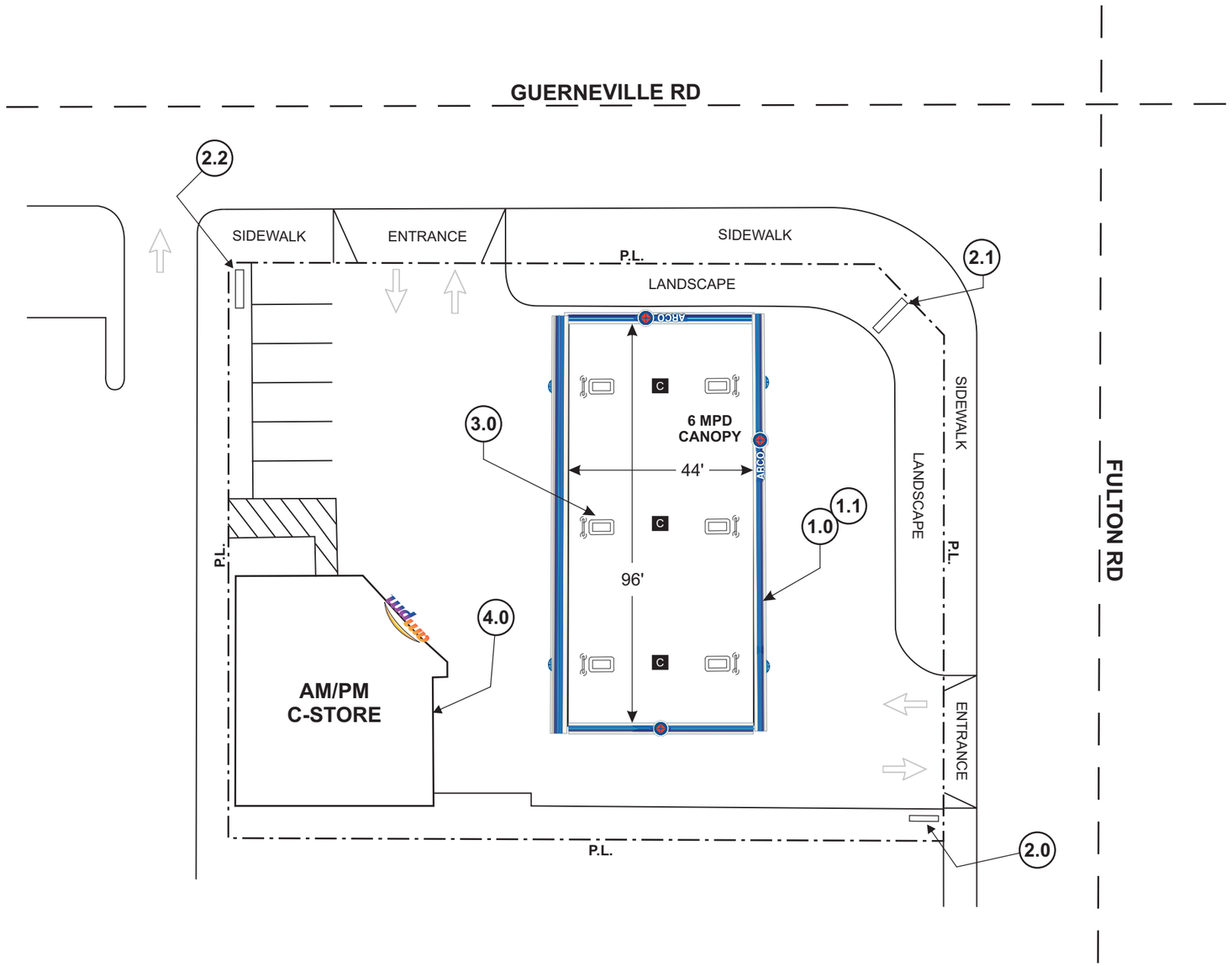
DESIGNED BY:	
CHECKED BY:	
DRAWN BY: JC	
DATE: 9/1/2023	PROJECT NO:

DRAWING TITLE:

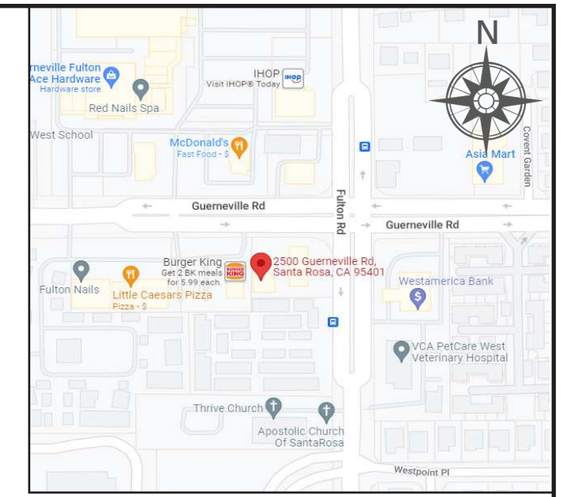
ELEVATIONS

SHEET NO:

A3.1



SITE PLAN



VICINITY MAP

SCOPE OF WORK

CANOPY:

1.0 REMOVE EXISTING MANSARD ROOFING & SIGN FROM CANOPY.

1.1 INSTALL NEW CANOPY FASCIA & SIGNS PER ATTACHED SHEETS.

MID SIGNS:

2.0 EXISTING MID SIGN #1 TO BE RELOCATED TO CORNER OF INTERSECTION (2.1)

2.1 NEW LOCATION OF EXISTING MID SIGN #1. SIGN TO BE REFACED WITH LED PRICE DIGITS.

2.2 EXISTING MID SIGN #2 TO BE REFACED WITH LED DIGITS PER ATTACHED SHEETS.

DISPENSER VALANCE:

3.0 REPLACE EXISTING NON-ILLUMINATED VALANCE W/ NEW ILLUMINATED VALANCES PER ATTACHED SHEETS.

BUILDING:

4.0 PAINT EXISTING BUILDING TO COLOR SPECS PER ATTACHED SHEETS.

DESIGNED BY

PBI Perry Builders, Inc.

Perry Builders, Inc.
12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
WWW.PERRYBUILDERSINC.COM
State License #731569

SCALE: NTS	DRAWN BY R.O	DATE: 01/19/24	
REV:			
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REV:			
REV:			

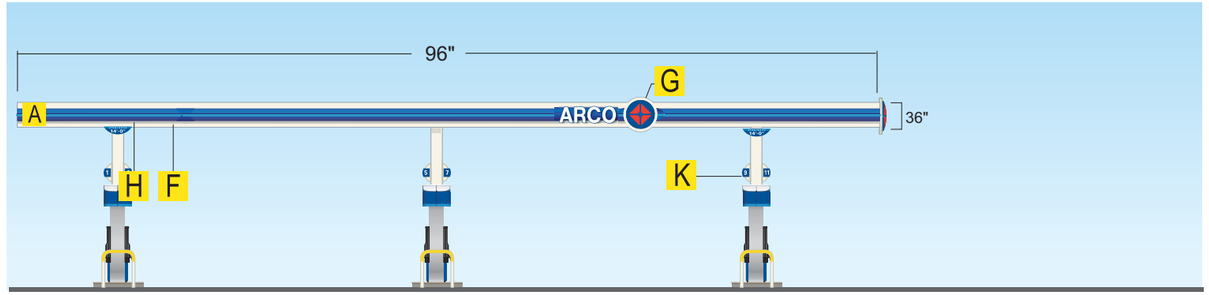
SITE ADDRESS: 2500 Guerneville Rd
Santa Rosa, CA 95401

TITLE: ARCO

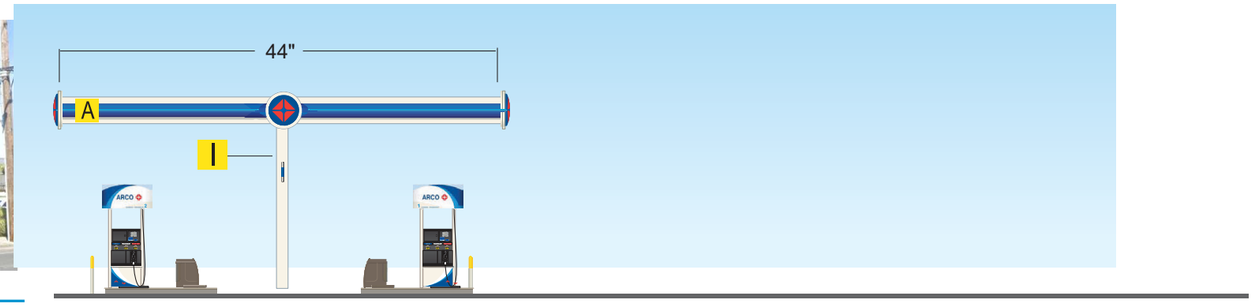
PROJECT #: C23-005917

DRAWING #: SP2

SHEET #: 2 / 12



EAST ELEVATION



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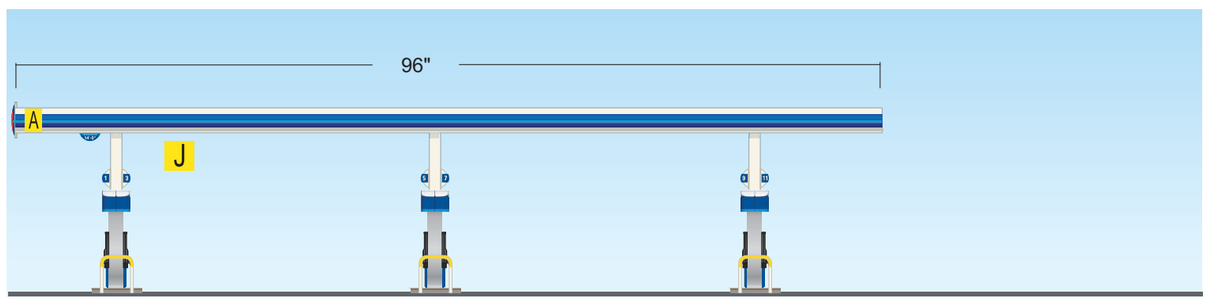

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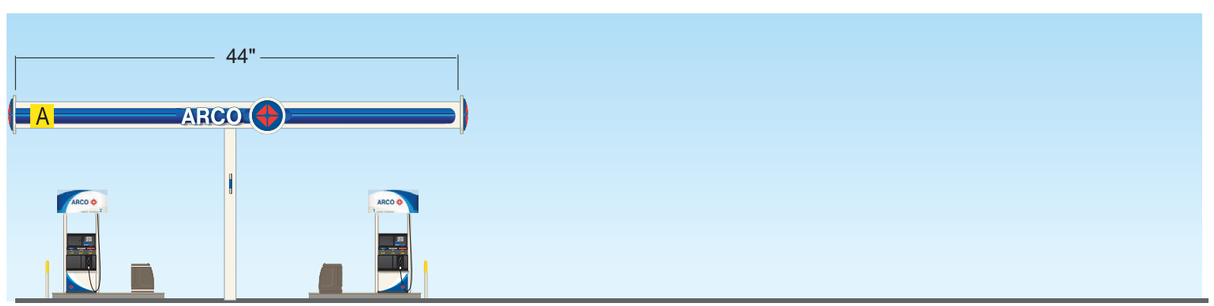

NORTH ELEVATION

DESIGNED BY

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State License #731569

SCALE: NTS	DRAWN BY R.O	DATE: 01/19/24	
REV:			
REV:			
REV:			
REV:			

SITE ADDRESS: 2500 Guerneville Rd
Santa Rosa, CA 95401

TITLE: ARCO

PROJECT #: C23-005917

DRAWING #: SP3

SHEET #: 3 / 12