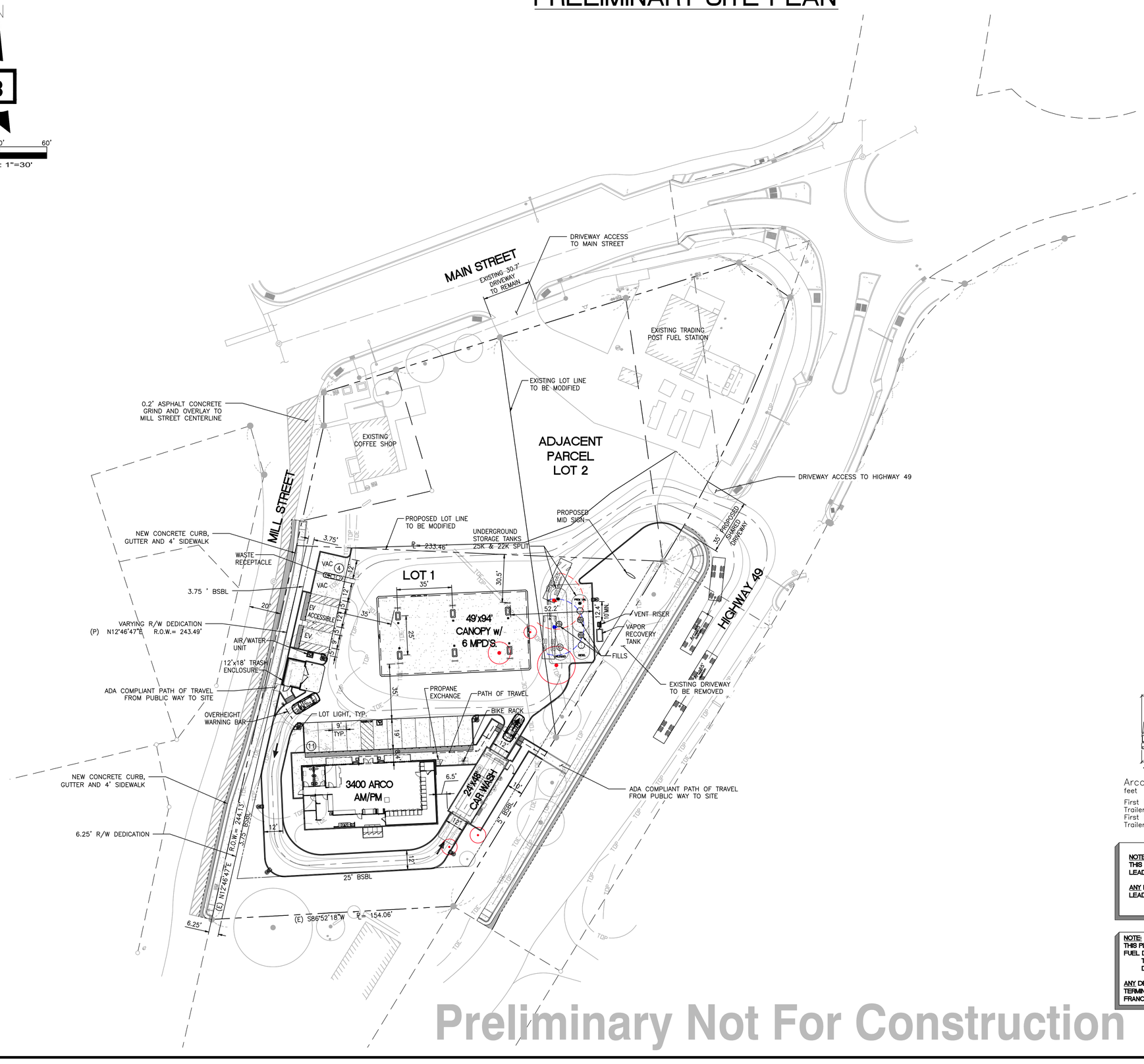
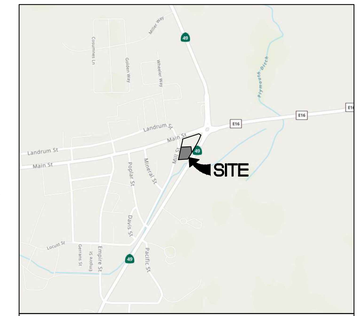
PRELIMINARY SITE PLAN

N

0 15' 30' 60'

SCALE: 1"=30'





VICINITY MAP

PROJECT DATA

LOCATION: 18725 CA-49
PLYMOUTH, CALIFORNIA 95669

DEVELOPMENT PARCEL (LOT 1)
EXISTING LOT AREA: 54,795 S.F. (1.26 AC)
PROPOSED LOT AREA: 44,373 S.F. (1.02 AC)

ADJACENT PARCEL (LOT 2)
EXISTING LOT AREA: 28,161 S.F. (0.65 AC)
PROPOSED LOT AREA: 38,583 S.F. (0.89 AC)

BUILDING SETBACKS:

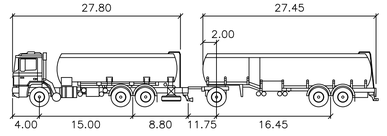
FRONT YARD SETBACK:	5 FEET
SIDE STREET SETBACK:	10 FEET
SIDE INTERIOR LOT SETBACK:	0 FEET
REAR YARD SETBACK:	10 FEET
MAXIMUM SETBACKS:	25-FOOT RESIDENTIAL BUFFER
MINIMUM FLOOR AREA:	0.25
MAXIMUM FLOOR AREA:	0.28

LANDSCAPING:

OVERALL LANDSCAPING:	AT LEAST 6 S.F. OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH 100 S.F. OF DEVELOPED AREA
PERIMETER LANDSCAPING:	TREES SHALL BE REQUIRED AT A RATE OF ONE SHADE TREE FOR EVERY 10 PARKING STALLS
LANDSCAPE AREA REQUIRED:	10%
LANDSCAPE AREA PROVIDED:	32% (13,710 S.F.)

PARKING:

PARKING REQUIREMENTS:	1 SPACE FOR EACH 300 S.F. OF G.F.A. 3400/300= 12
PARKING STALLS REQUIRED:	12 STALLS
PARKING STALLS PROVIDED:	15 STALLS + 12 UNDER CANOPY= 27 STALLS
STANDARD PARKING DIMENSION:	9' X 19'
ONE-WAY AISLE WIDTH:	25' (90-DEGREE PARKING)
TWO-WAY AISLE WIDTH:	25' (90-DEGREE PARKING)



Arco65'
feet

First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

NOTE:
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY DAN PARK, BP RETAIL DESIGN LEAD- WEST COAST ON SEPTEMBER 06, 2022.

ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH BP RETAIL DESIGN LEAD- WEST COAST AND INCORPORATED INTO THE PERMIT DOCUMENTS.

NOTE:
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY BP TRANSPORTATION FOR APPROVAL OF FUEL DELIVERY BY:
TERMINAL MANAGER: JOE SMOLER
DATE: SEPTEMBER 08, 2022

ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH BP TRANSPORTATION TERMINAL MANAGER AND INCORPORATED INTO THE PERMIT DOCUMENTS. CONTACT FRANCHISEE FOR MORE DETAILS.

Preliminary Not For Construction

CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	10/09/24	ENTITLEMENT SITE PLAN
2		
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9		
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SEAL:

Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's
24'x48' CAR WASH

SITE ADDRESS:
SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA

FACILITY #TBD

DESIGNED BY:	ALLIANCE Z&DM:
CHECKED BY: PT	BP REPM:
DRAWN BY: AD	ALLIANCE PM:
VERSION: - -	PROJECT NO: 22283

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO:
SP-1

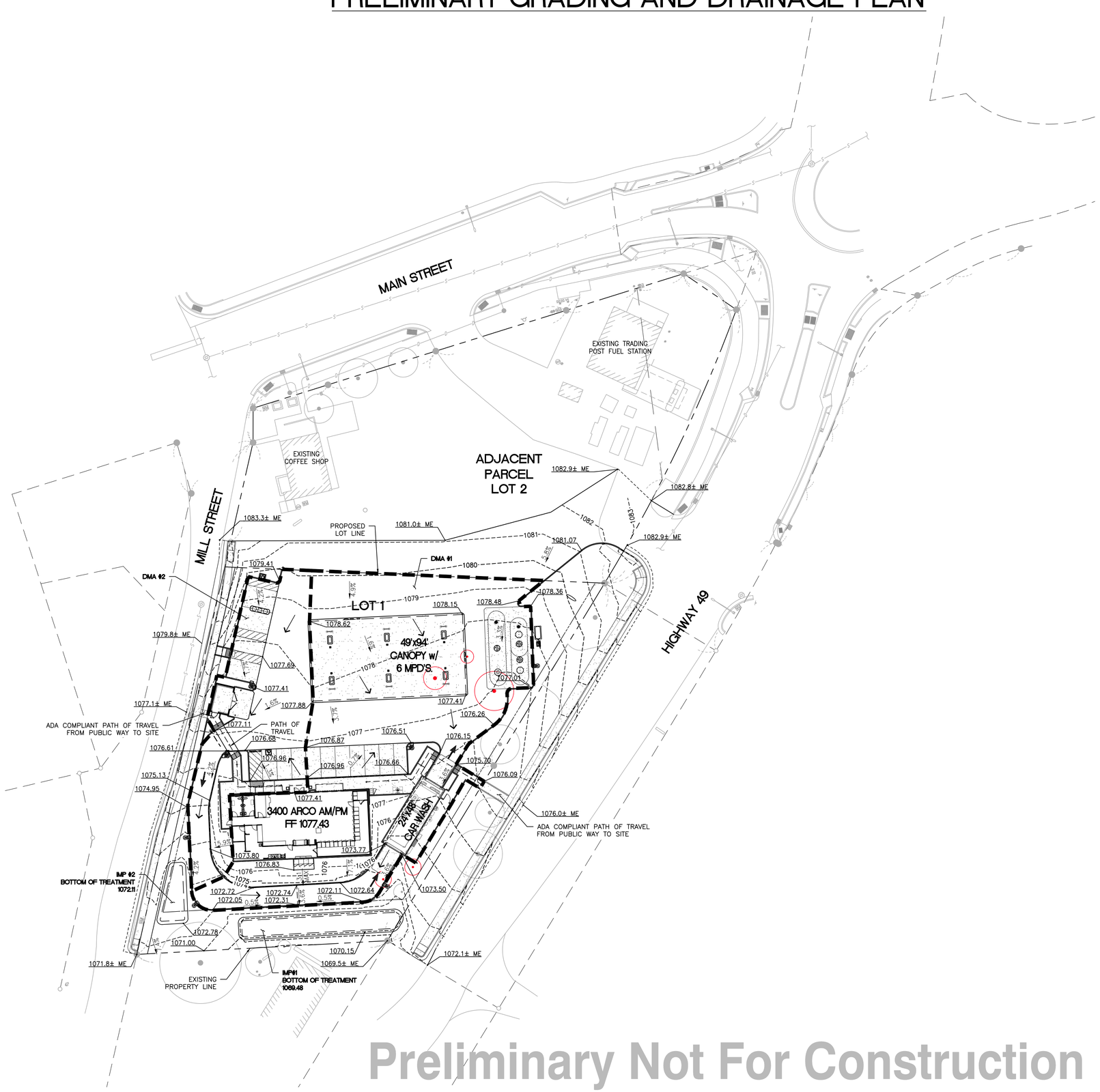
FilePath: \22000s\22283\preliminary\22283 SP-1.dwg Date/Time: 6/13/2024 2:44 PM Scale: 1" = 1' RRASCON-GARCIA Xref: ---

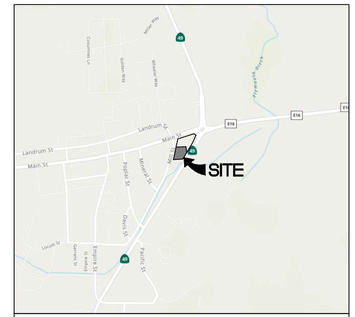
PRELIMINARY GRADING AND DRAINAGE PLAN

N

0 15' 30' 60'

SCALE: 1"=30'





VICINITY MAP

GRADING NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT COUNTY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE ENGINEERING DIVISION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

LEGEND

RIGHT-OF-WAY LINE	———
EASEMENT LINE	— — —
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	50.40
MATCH EXISTING ELEVATION	1080.0± ME
EXISTING GRADE ELEVATION	1080.0± EG
DRAINAGE FLOW ARROW	→

PROJECT DATA

LOCATION: 18725 CA-49
PLYMOUTH, CALIFORNIA 95669

DEVELOPMENT PARCEL (LOT 1)
EXISTING LOT AREA: 54,795 S.F. (1.26 AC)
PROPOSED LOT AREA: 44,373 S.F. (1.02 AC)

STORMWATER PRE- AND POST-IMPROVEMENT AREAS

PRE-CONSTRUCTION:

PERVIOUS	=44,373	SF
IMPERVIOUS	=0	SF
	=44,373	SF

POST-CONSTRUCTION:

PERVIOUS	=12,980	SF
IMPERVIOUS	=31,393	SF
	=44,373	SF

TOTAL REQUIRED TREATMENT VOLUME:	=1,171	CF
TOTAL PROVIDED TREATMENT VOLUME:	=1,172	CF

STORMWATER TREATMENT AND DESIGN NARRATIVE

RUNOFF WILL DRAIN FROM DMA #1 TO BIOTREATMENT FACILITY IMP #1 AND DMA #2 TO IMP #2 FOR TREATMENT. AFTER TREATMENT, THE RUNOFF WILL DRAIN INTO EXISTING DITCH SOUTH EAST OF HIGHWAY 49. TO SIZE THE BIOTREATMENT FACILITIES, CALCULATIONS WERE COMPLETED USING THE VOLUMETRIC POST-CONSTRUCTION BMP SIZING TOOL AS DESCRIBED IN SECTION 5 OF THE CASQA BMP HANDBOOK FOR NEW DEVELOPMENT AND REDEVELOPMENT. BIOTREATMENT FACILITIES ARE SIZED TO TREAT LOT 1.

Preliminary Not For Construction

CLIENT: bp ARCO
BP WEST COAST PRODUCTS, LLC

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Kent, WA 98032
425.251.6222
barghausen.com

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SEAL:

Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm FUEL CANOPY w/ 6 MPD's 24'x48' CAR WASH

SITE ADDRESS:
SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA

FACILITY #TBD

DESIGNED BY:	ALLIANCE Z&DM:
CHECKED BY: PT	BP REPM:
DRAWN BY: AD	ALLIANCE PM:
VERSION: - -	PROJECT NO: 22283

DRAWING TITLE:
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO:
PGM

File:\\EgnyteDrive\Projects (BCE)\22000s\22283\preliminary\22283 PGM-2.dwg Date/Time:9/4/2025 1:25 PM Scale:1" = 1' DLOPEZ Xref: ---

PRELIMINARY LANDSCAPE PLAN

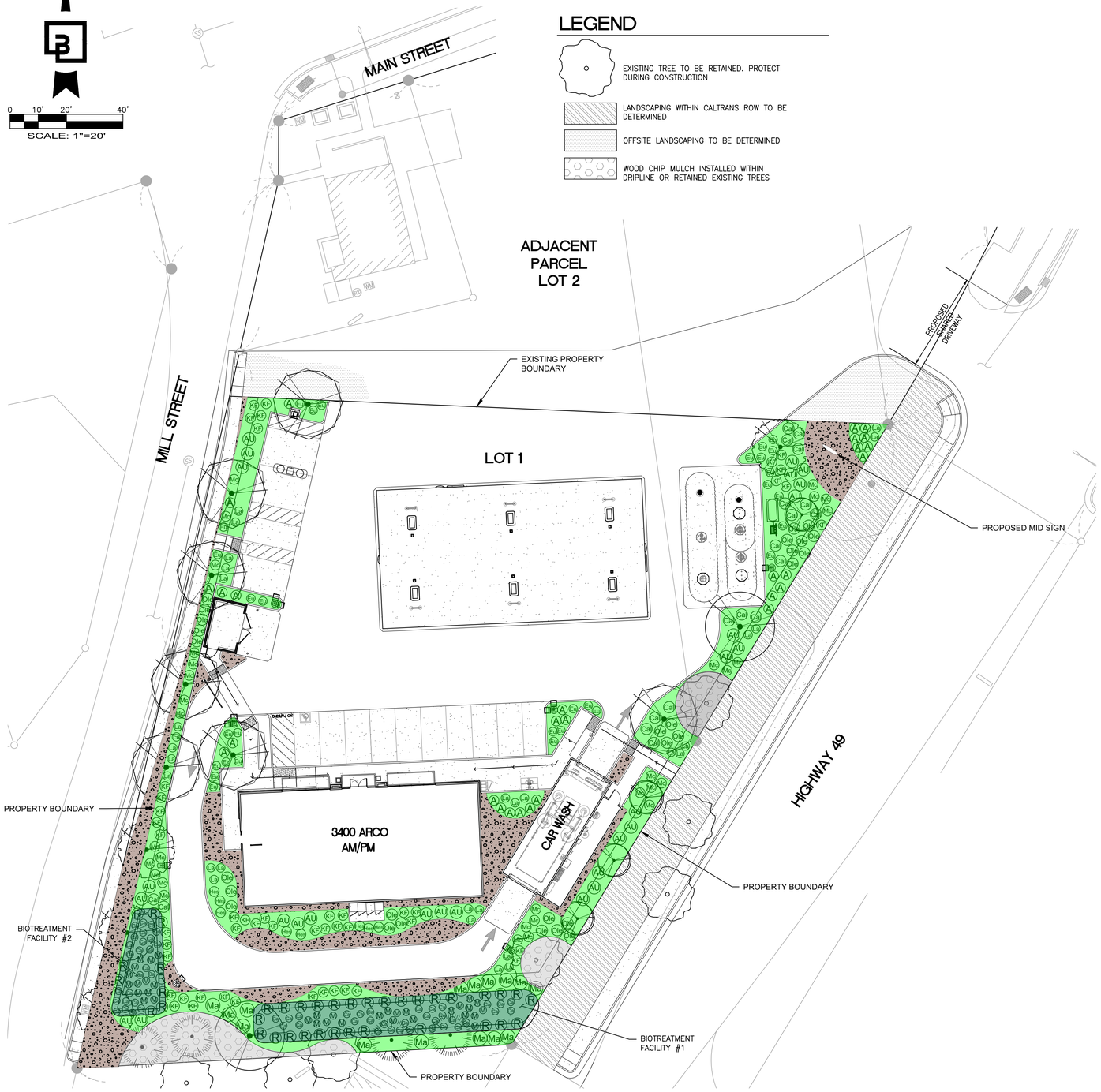
N

0 10' 20' 40'

SCALE: 1"=20'

LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- LANDSCAPING WITHIN CALTRANS ROW TO BE DETERMINED
- OFFSITE LANDSCAPING TO BE DETERMINED
- WOOD CHIP MULCH INSTALLED WITHIN DRIPLINE OR RETAINED EXISTING TREES



PROJECT DATA

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PLYMOUTH, CALIFORNIA 95669

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ADJACENT PARCEL (LOT 2)
EXISTING LOT AREA: 28,161 S.F. (0.65 AC)
PROPOSED LOT AREA: 38,583 S.F. (0.89 AC)

BUILDING SETBACKS:

FRONT YARD SETBACK:	5 FEET
SIDE STREET SETBACK:	10 FEET
SIDE INTERIOR LOT SETBACK:	0 FEET
REAR YARD SETBACK:	10 FEET
MAXIMUM SETBACKS:	25-FOOT RESIDENTIAL BUFFER

PARKING:

PARKING STALLS REQUIRED:	12 STALLS
PARKING STALLS PROVIDED:	15 STALLS

LANDSCAPE REQUIREMENTS:

LANDSCAPING:

OVERALL LANDSCAPING: AT LEAST 6 S.F. OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH 100 S.F. OF DEVELOPED AREA

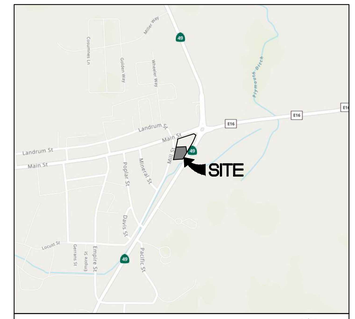
LANDSCAPE AREA REQUIRED: 10%

LANDSCAPE AREA PROVIDED: 32% (13,710 S.F.)

PARKING LOT SHADE TREES: TREES SHALL BE REQUIRED AT A RATE OF ONE SHADE TREE FOR EVERY 10 PARKING STALLS
15 STALLS / 10 = 1.5 TREES REQUIRED
2 TREES PROVIDED

PERIMETER PARKING LOT SHADE TREES: 1 SHADE TREE PER 30 LINEAR FEET OF LANDSCAPE AREA. SEE PLAN FOR LOCATIONS

PARKING LOT LANDSCAPING: MINIMUM OF 10 PERCENT OF THE TOTAL OFF-STREET PARKING AREA SHALL BE LANDSCAPED. SEE PLAN FOR LOCATIONS.



VICINITY MAP

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	FOLIAGE (WUCOLS IV ZONE 2)	QTY
DECIDUOUS TREES					
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		LOW	4
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	24" BOX	2" CAL	LOW	7
EVERGREEN TREES					
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	4
	PINUS CANARIENSIS / CANARY ISLAND PINE NURSERY GROWN, FULL TO BASE, SYMMETRICAL, SINGLE STRAIGHT UNCUT LEADER, STAKE AND GUY FOR ONE GROWING SEASON	15 GAL.	6' MIN. HT.	LOW	4
	QUERCUS ILEX / HOLLY OAK FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		LOW	2

SYMBOL	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	QTY
SHRUBS					
A	ANIGOZANTHOS X 'ORANGE CROSS' / ORANGE CROSS KANGAROO PAW FULL AND BUSHY	1 GAL.	LOW	42" o.c.	28
AU	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE FULL & BUSHY	1 GAL.	LOW	54" o.c.	27
Cal	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH FULL AND BUSHY	1 GAL.	LOW	48" o.c.	19
Eu	EURYOPS PECTINATUS 'MUNCHKIN' / MUNCHKIN GOLDEN SHRUB DAISY FULL & BUSHY	1 GAL.	LOW	36" o.c.	30
Hes	HESPERALOE PARVIFLORA / RED YUCCA FULL AND BUSHY	1 GAL.	LOW	42" o.c.	8
La	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER FULL AND BUSHY	1 GAL.	LOW	36" o.c.	29
Ma	MAHONIA PINNATA / CALIFORNIA HOLLY GRAPE FULL & BUSHY	1 GAL.	LOW	60" o.c.	15
Ole	NERIUM OLEANDER 'PETITE SALMON' / OLEANDER FULL AND BUSHY	1 GAL.	LOW	48" o.c.	28
BIORETENTION PLANTS					
Ca	CAREX DIVULSA / EUROPEAN GREY SEDGE ZONES A AND B OF THE BIORETENTION CELL	1 GAL.	LOW	30" o.c.	57
M	MIMULUS AURANTIACUS / STICKY MONKEYFLOWER ZONES A AND B OF THE BIORETENTION CELL	1 GAL.	LOW	30" o.c.	34
R	RIBES SANGUINEUM / RED FLOWERING CURRANT ZONE B OF THE BIORETENTION CELL	1 GAL.	LOW	48" o.c.	39
GRASSES					
KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	LOW	42" o.c.	48
Mc	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	42" o.c.	31
GROUND COVERS					
	AGGREGATE MULCH 2"-3" DEPTH 'SONOMA GOLD' DECOMPOSED GRANITE INSTALLED OVER POROUS WEED BARRIER FABRIC				2,990 SF

Preliminary Not For Construction

CLIENT: bp ARCO
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18215 72nd Avenue South
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NO.	DATE	REVISION DESCRIPTION
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SEAL: LICENSED LANDSCAPE ARCHITECT JEFFREY VARLEY 6124 STATE OF CALIFORNIA — Not for Construction — Date: 04-02-2026 — Renewal Date: 08-31-2027

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm FUEL CANOPY w/ 6 MPD's 24'x48' CAR WASH

SITE ADDRESS:
SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA
FACILITY #TBD

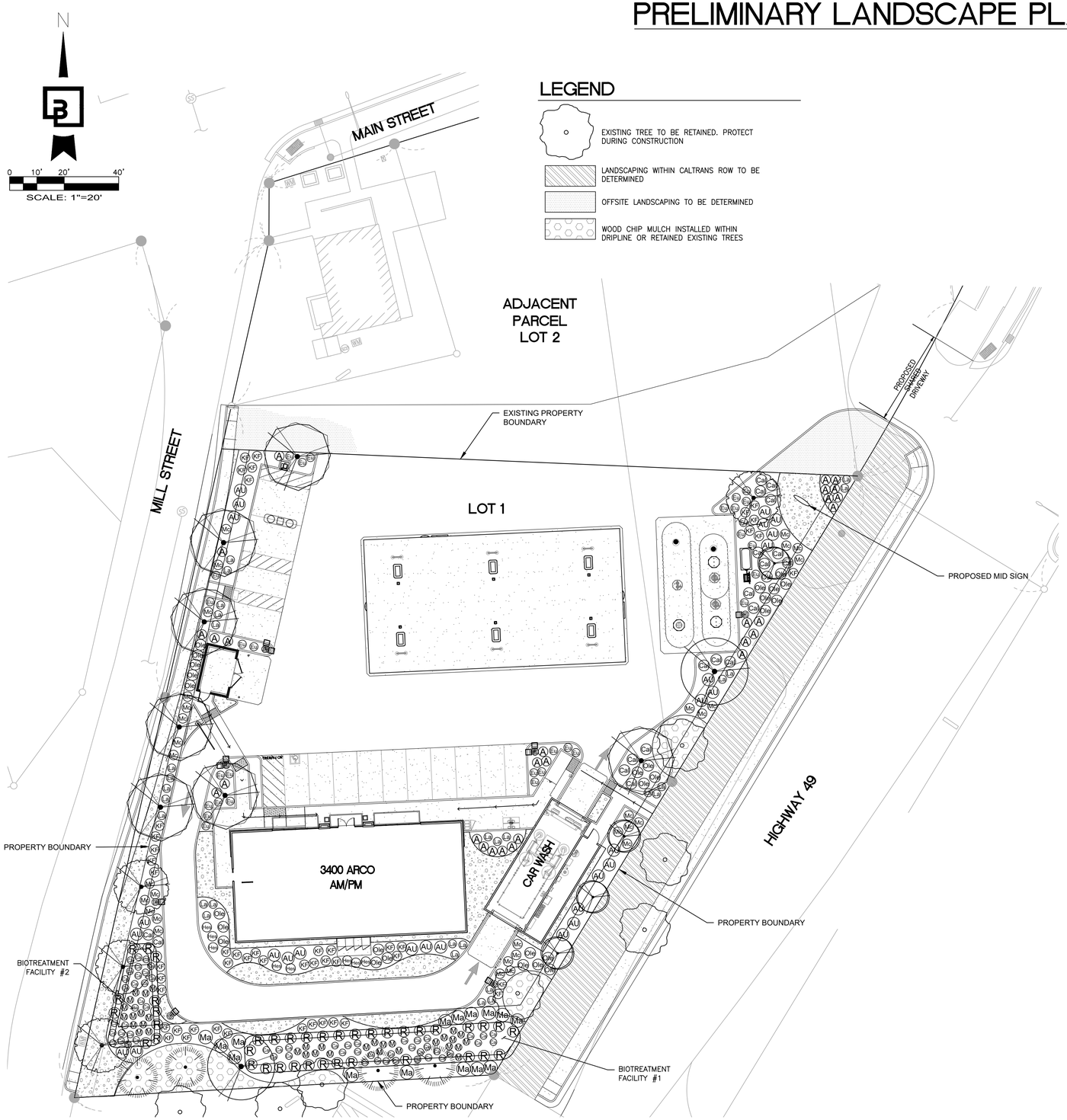
DESIGNED BY: JMV	ALLIANCE Z&DM:
CHECKED BY: JMV	BP REPM:
DRAWN BY: JMV/TCL	ALLIANCE PM:
VERSION: - -	PROJECT NO: 22283

DRAWING TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NO:
L-1

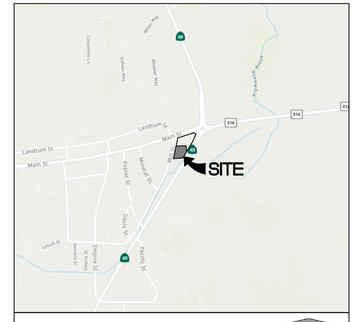
File:P:\22000s\22283\preliminary\22283 L.dwg Date/Time:4/2/2026 1:06 PM Scale:1" = 1' TCR:SPELL-LEHUTA Xref: 22283 Plymouth CA gas station

PRELIMINARY LANDSCAPE PLAN



LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- LANDSCAPING WITHIN CALTRANS ROW TO BE DETERMINED
- OFFSITE LANDSCAPING TO BE DETERMINED
- WOOD CHIP MULCH INSTALLED WITHIN DRIPLINE OR RETAINED EXISTING TREES



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FRONT YARD SETBACK:	5 FEET
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MAXIMUM SETBACKS:	25-FOOT RESIDENTIAL BUFFER

PARKING:

PARKING STALLS REQUIRED:	12 STALLS
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LANDSCAPE REQUIREMENTS:

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SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	FOLIAGE (WUCOLS IV ZONE 2)	QTY
DECIDUOUS TREES					
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	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	24" BOX	2" CAL	LOW	7
EVERGREEN TREES					
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	4
	PINUS CANARIENSIS / CANARY ISLAND PINE NURSERY GROWN, FULL TO BASE, SYMMETRICAL, SINGLE STRAIGHT UNCUT LEADER, STAKE AND GUY FOR ONE GROWING SEASON	15 GAL.	6' MIN. HT.	LOW	4
	QUERCUS ILEX / HOLLY OAK FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		LOW	2

SYMBOL	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	QTY
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AU	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE FULL & BUSHY	1 GAL.	LOW	54" o.c.	27
Cal	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH FULL AND BUSHY	1 GAL.	LOW	48" o.c.	19
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SEAL: LICENSED LANDSCAPE ARCHITECT JEFFREY VARLEY 6/30/2026 STATE OF CALIFORNIA — Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's
24'x48' CAR WASH

SITE ADDRESS:
SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA

FACILITY #TBD

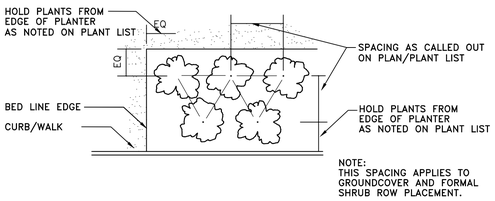
DESIGNED BY: JMV	ALLIANCE Z&DM:
CHECKED BY: JMV	BP REPM:
DRAWN BY: JMV/TCL	ALLIANCE PM:
VERSION: - -	PROJECT NO: 22283

DRAWING TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NO:
L-1

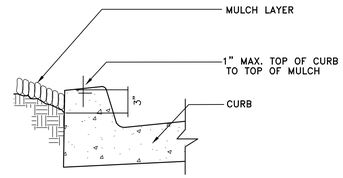
File:P:\22000s\22283\preliminary\22283 L.dwg Date/Time:4/2/2026 1:06 PM Scale:1" = 1' TCRISPELL-LENOTA Xref: 22283 Plymouth CA gas station

PRELIMINARY LANDSCAPE PLAN



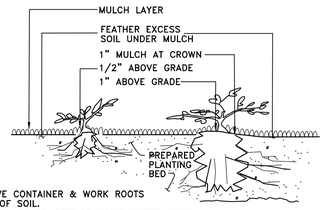
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



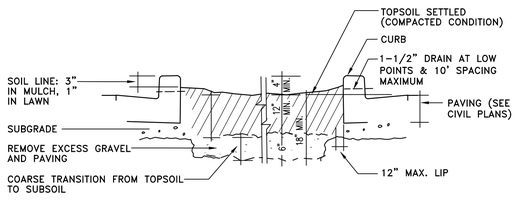
MULCH AT CURB DETAIL

NOT TO SCALE



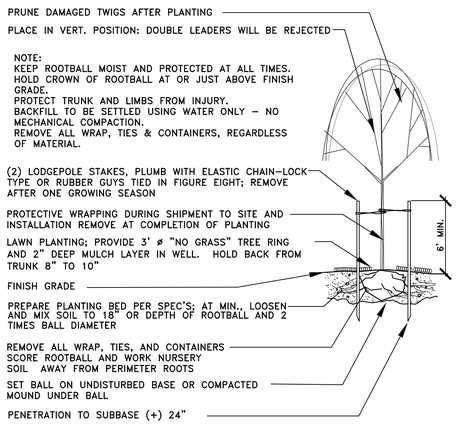
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



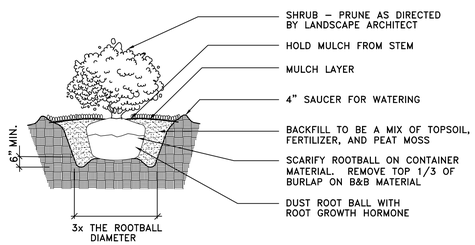
GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

IRRIGATION SYSTEM:
LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
C) TREE STAKING AND GUYING MATERIALS.
D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.
A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE SUBMITTAL ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
B) TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT. OR APPROVED EQUAL

D) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SUBGRADES TO -7 INCHES IN LANDSCAPE AREAS AND -18/24 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
6. PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

E) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL, IN ALL LANDSCAPE AREAS AND A MINIMUM 12 INCH LIFT IN ALL PARKING LOT ISLANDS, FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):
SEE PLANT SCHEDULE THIS SET REGARDING ROCK MULCH TYPES AND LOCATIONS. IN ALL LANDSCAPE AREAS THAT DO NOT RECEIVE ROCK MULCH, LANDSCAPE CONTRACTOR IS TO INSTALL MINIMUM 3-INCH DEPTH OF WOOD CHIP MULCH.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
SEE PLANT SCHEDULE THIS SET REGARDING ROCK MULCH TYPES AND LOCATIONS. IN ALL LANDSCAPE AREAS THAT DO NOT RECEIVE ROCK MULCH, LANDSCAPE CONTRACTOR IS TO INSTALL MINIMUM 3-INCH DEPTH OF WOOD CHIP MULCH.

UTILITY CLEARANCES:
FIELD ADJUST TREE LOCATIONS FOR A 5-FOOT MINIMUM SEPARATION BETWEEN TREES AND ALL ABOVE GROUND AND BURIED UTILITIES AND A 10-FOOT MINIMUM SEPARATION BETWEEN TREES AND ON-SITE LIGHT POLES. IN ADDITION, THE CITY REQUIRES A 10 FT SEPARATION BETWEEN STREET LIGHTS AND TREES. FIELD ADJUST SHRUB LOCATIONS FOR A 3-FOOT MINIMUM SEPARATION BETWEEN SHRUBS AND ALL ABOVE GROUND UTILITIES. MAINTAIN 2-FOOT SEPARATION FOR GROUND COVER FROM FIRE HYDRANTS AND UTILITY VAULTS

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

Preliminary Not For Construction

CLIENT:

bp

ARCO

BP WEST COAST PRODUCTS, LLC

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
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SEAL:

LICENSED LANDSCAPE ARCHITECT JEFFREY VARLEY 22283 Renewal Date 04-05-2026 STATE OF CALIFORNIA

Not for Construction

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VERSION:	-	PROJECT NO:	22283

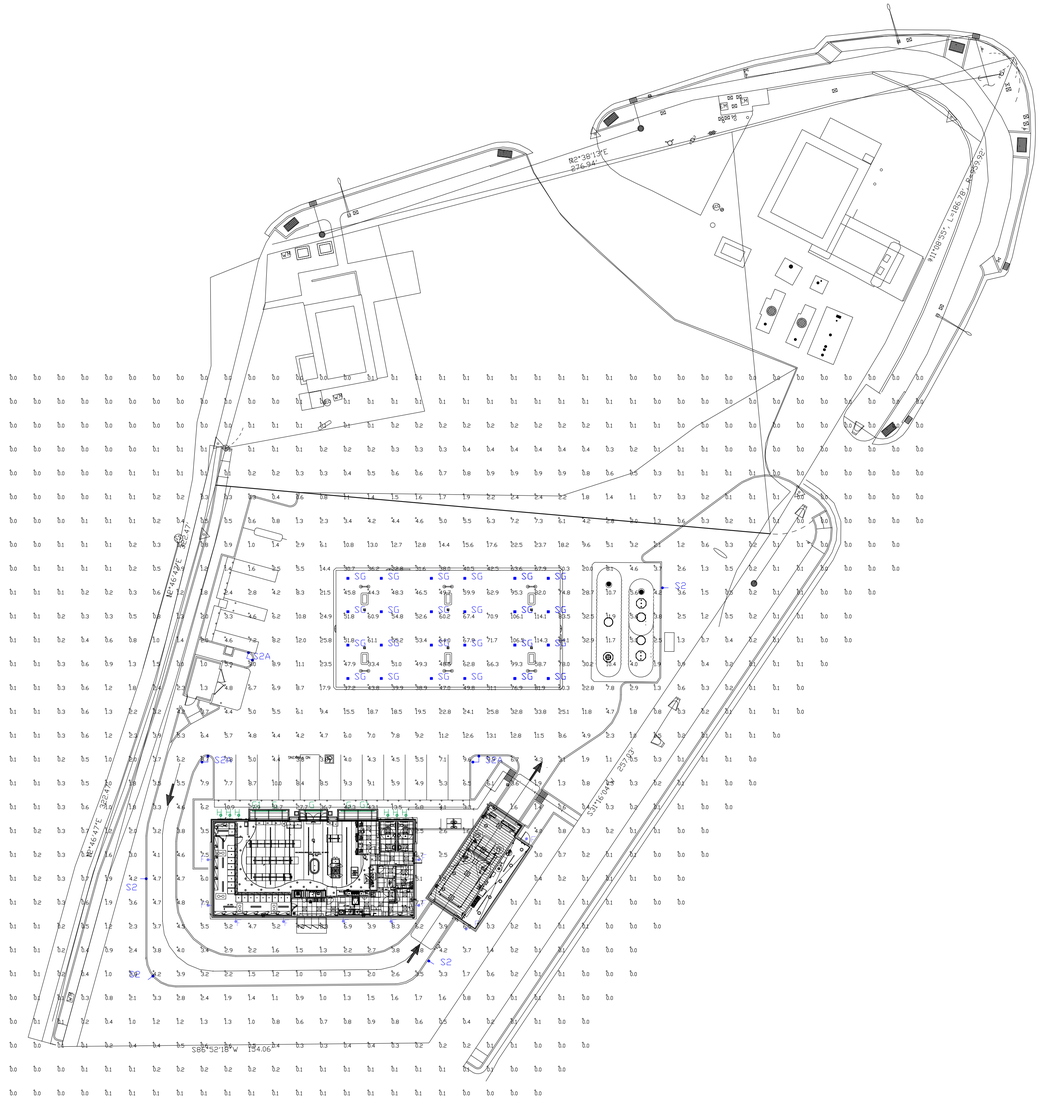
DRAWING TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NO:

L-2

File:P:\22000s\22283\preliminary\22283_L.dwg Date/Time:4/2/2026 11:52 AM Scale:1" = 1' TCRISPELL-LEHUTA Xref: 22283 Plymouth CA gas station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2 APR2.1 **EXTERIOR ELEVATION - WEST**
1/4" = 1'-0"



1 APR2.1 **EXTERIOR ELEVATION - NORTH**
1/4" = 1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS
B. FLAT ROOF BEYOND TO BE CERTIFIED COOL ROOF TO MEET CALIFORNIA ENERGY CODE REQUIREMENTS AND 2022 CALIFORNIA GREEN BUILDING STANDARDS.

KEYED NOTES

1 ALUMINUM STOREFRONT SYSTEM w/ CLEAR GLAZING
2 ALUMINUM STOREFRONT SYSTEM w/ OPAQUE FAUX WINDOW
3 WALL POSTER
4 LARGE SURFACE MOUNTED WALL SIGN
5 MAIN FACADE SIGNAGE BACKGROUND FEATURE
6 WALL MOUNTED GOOSE NECK FIXTURE
7 ROOFTOP HVAC UNIT BEYOND
8 MAIN SWITCHGEAR
9 WALL SURFACE REVEAL, TYP.
10 ARCHITECTURAL TRIM/ RELIEF
11 AWNING SHED ROOF w/ ANGLED METAL BRACKETS
12 EXPOSED AGGREGATE ROUND CEMENT TRASH RECEPTACLE
13 COVERED ENTRY SHED ROOF AWNING
14 AWNING SUPPORT COLUMNS & ANGLED ARCHITECTURAL BRACKETS

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM"
P-3	BENJAMIN MOORE, 2121-30, "PEWTER," HIGH GLOSS

MATERIALS LEGEND

ACM-1	ALUMINUM COMPOSITE MATERIAL; ALUCOBOND: "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
MTL-1	METAL CORNICE
RF-1	STANDING SEAM METAL ROOF
STONE	MANUFACTURED STONE VENEER ELDORADO STONE, PRODUCT: FIELDLEDGE COLOR: ANDANTE
STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR SPECIFICATIONS; TEXTURE: FINE SAND FINISH
WOOD-1	HARDIE PANEL "SELECT CEDARMILL" TRIM, ARCHITECTURAL CLADDING
WOOD-2	HARDIE PANEL "SELECT CEDARMILL" HORIZONTAL 12-INCH CLAPBOARD SIDING

NOT FOR CONSTRUCTION

CLIENT:
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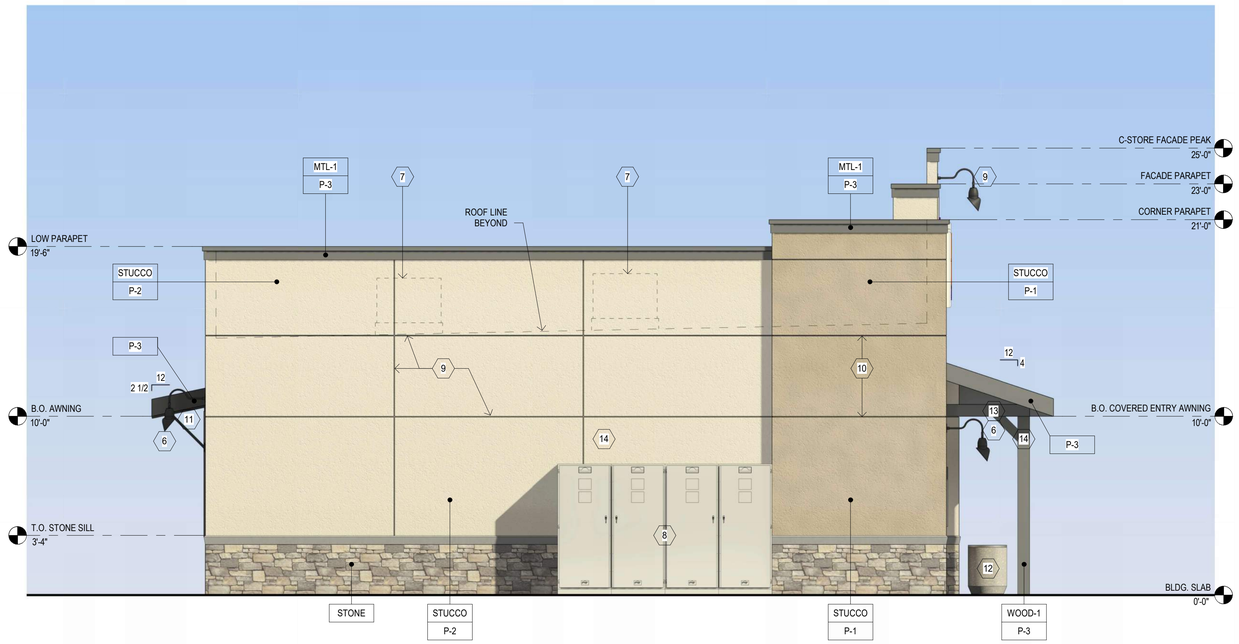
FACILITY #TBD

DESIGNED BY: LDAP	
CHECKED BY: LDAP	
DRAWN BY: SAS	
VERSION: 08/20/25	PROJECT NO: 22283

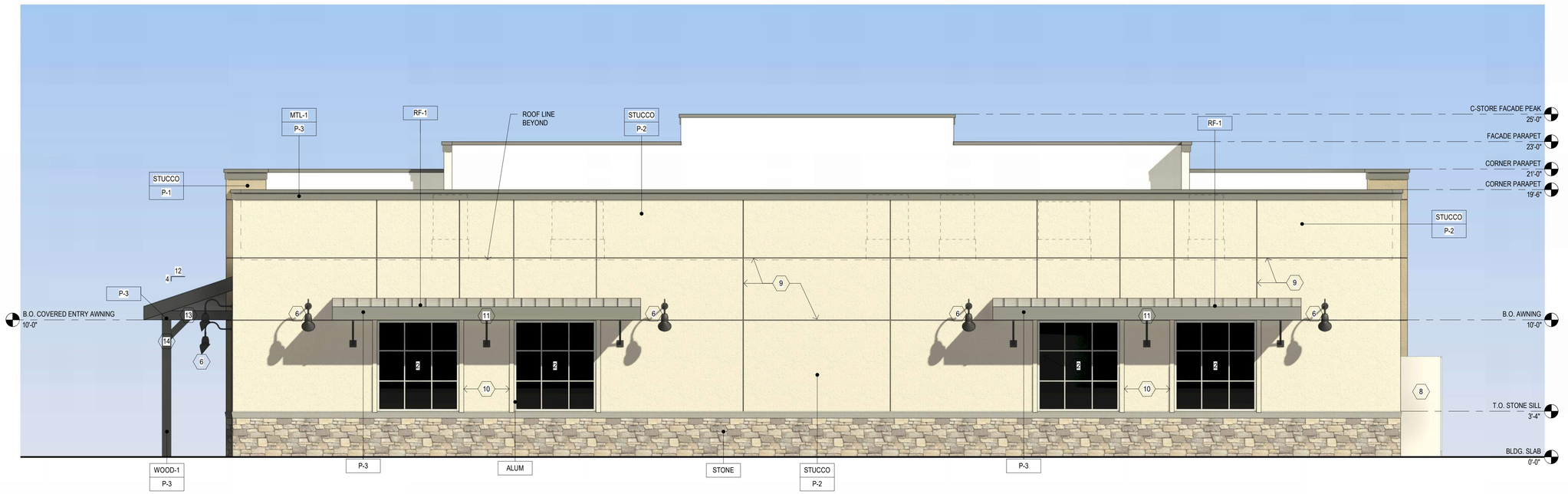
C-STORE EXTERIOR ELEVATIONS

APR2.1

PRELIMINARY NOT FOR CONSTRUCTION



2 APR2.2 **EXTERIOR ELEVATION - EAST**
1/4" = 1'-0"



1 APR2.2 **EXTERIOR ELEVATION - SOUTH**
1/4" = 1'-0"

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KEYED NOTES

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CHECKED BY: LDAP	
DRAWN BY: SAS	
VERSION: 08/20/25	PROJECT NO: 22283

C-STORE EXTERIOR ELEVATIONS

APR2.2

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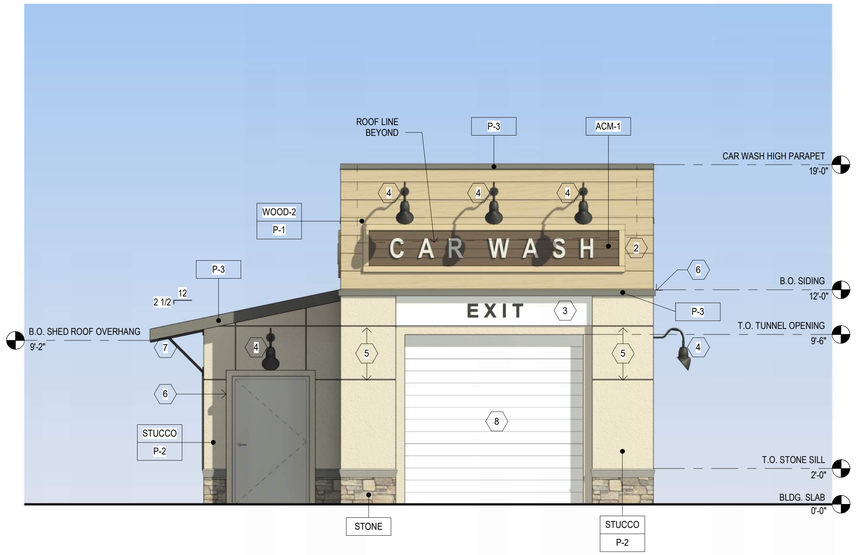
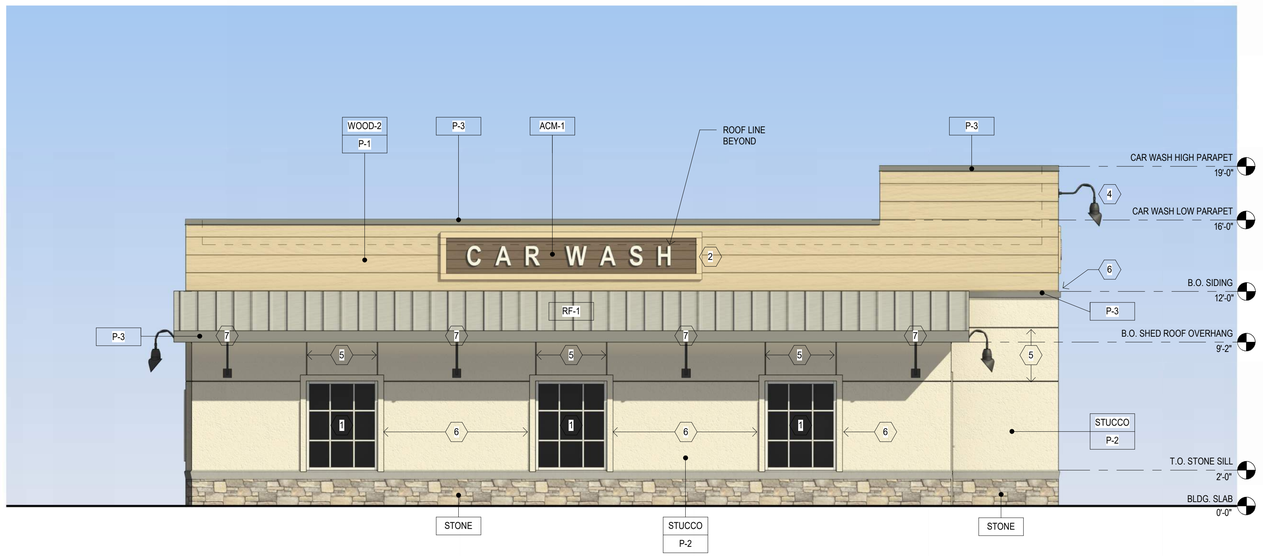


2 BPR2.1 **EXTERIOR ELEVATION - NORTH (FACING MAIN STREET)**
1/4" = 1'-0"



1 BPR2.1 **EXTERIOR ELEVATION - EAST (FACING HIGHWAY 49)**
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS
B. FLAT ROOF BEYOND TO BE CERTIFIED COOL ROOF TO MEET CALIFORNIA ENERGY CODE REQUIREMENTS AND 2022 CALIFORNIA GREEN BUILDING STANDARDS.

KEYED NOTES (#)

1 ALUMINUM STOREFRONT SYSTEM w/ OPAQUE FAUX WINDOW
2 CAR WASH SIGNAGE
3 TUNNEL ENTRY/ EXIT SIGNAGE
4 WALL MOUNTED GOOSE NECK FIXTURE
5 WALL SURFACE REVEAL, TYP.
6 ARCHITECTURAL TRIM/ RELIEF
7 SHED ROOF w/ ANGLED METAL BRACKETS
8 OVERHEAD DOOR/ TUNNEL OPENING
9 INSTRUCTIONS WALL SIGN

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM"
P-3	BENJAMIN MOORE, 2121-30, "PEWTER," HIGH GLOSS

MATERIALS LEGEND

ACM-1	ALUMINUM COMPOSITE MATERIAL; ALUCOBOND: "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
RF-1	STANDING SEAM METAL ROOF
STONE	MANUFACTURED STONE VENEER ELDORADO STONE, PRODUCT: FIELDLEDGE COLOR: ANDANTE
STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR SPECIFICATIONS; TEXTURE: FINE SAND FINISH
WOOD-1	HARDIE PANEL "SELECT CEDARMILL" TRIM, ARCHITECTURAL CLADDING
WOOD-2	HARDIE PANEL "SELECT CEDARMILL" HORIZONTAL 12-INCH CLAPBOARD SIDING

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CLIENT:
bp
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BP WEST COAST PRODUCTS, LLC

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No.	DATE	REVISION DESCRIPTION

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ENTITLEMENTS

ARCO NTI
3800 AM/PM
6MPD'S CANOPY

SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA 95669

FACILITY #TBD

DESIGNED BY:	LDAP
CHECKED BY:	LDAP
DRAWN BY:	SAS
VERSION:	08/20/25
PROJECT NO:	22283

CAR WASH EXTERIOR ELEVATIONS

BPR2.1

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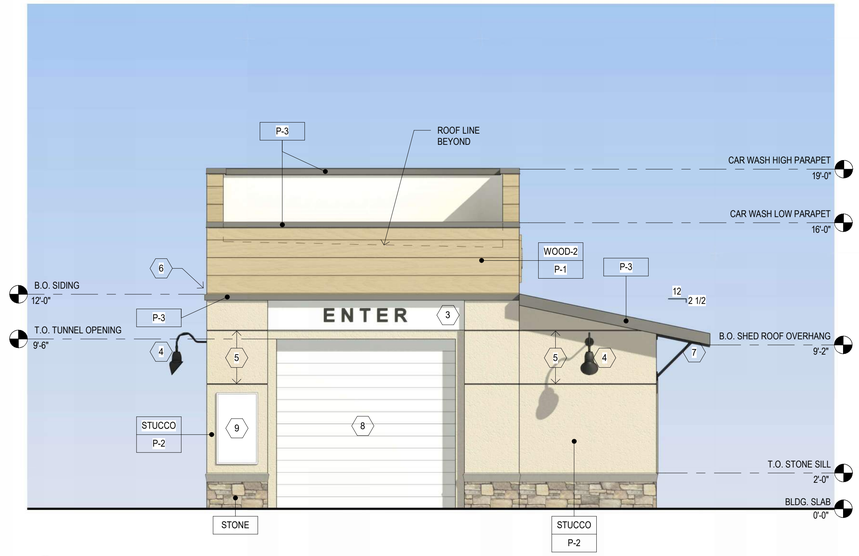
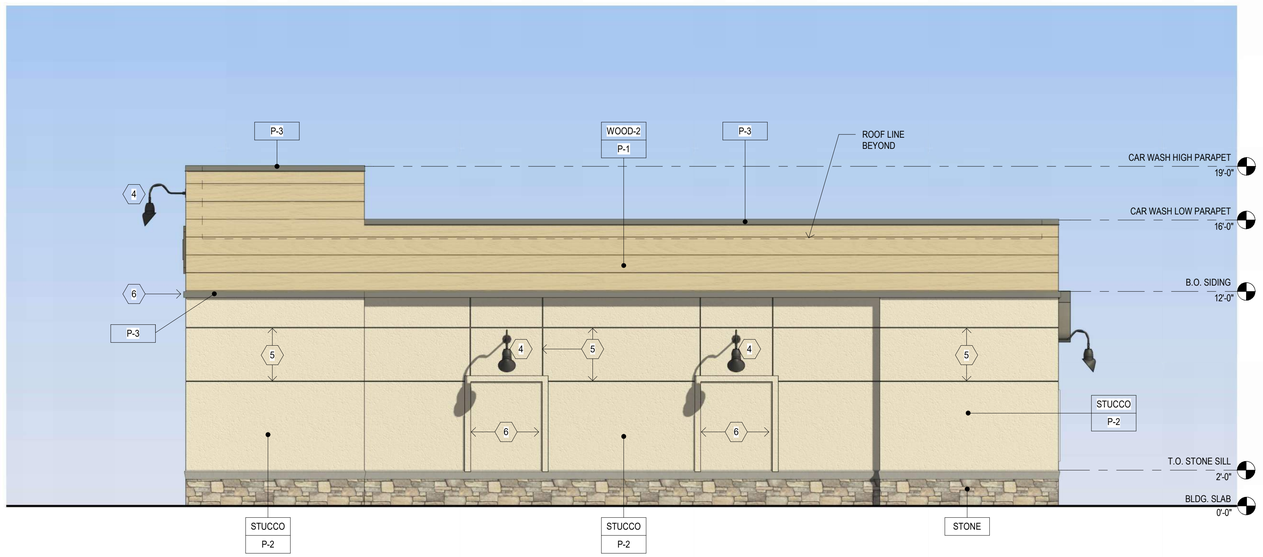


2 BPR2.2 **EXTERIOR ELEVATION - SOUTH (FACING ADJACENT LOT)**
1/4" = 1'-0"



1 BPR2.2 **EXTERIOR ELEVATION - WEST (FACING C-STORE)**
1/4" = 1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS
B. FLAT ROOF BEYOND TO BE CERTIFIED COOL ROOF TO MEET CALIFORNIA ENERGY CODE REQUIREMENTS AND 2022 CALIFORNIA GREEN BUILDING STANDARDS.

KEYED NOTES (#)

1 ALUMINUM STOREFRONT SYSTEM w/ OPAQUE FAUX WINDOW
2 CAR WASH SIGNAGE
3 TUNNEL ENTRY/ EXIT SIGNAGE
4 WALL MOUNTED GOOSE NECK FIXTURE
5 WALL SURFACE REVEAL, TYP.
6 ARCHITECTURAL TRIM/ RELIEF
7 SHED ROOF w/ ANGLED METAL BRACKETS
8 OVERHEAD DOOR/ TUNNEL OPENING
9 INSTRUCTIONS WALL SIGN

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM"
P-3	BENJAMIN MOORE, 2121-30, "PEWTER," HIGH GLOSS

MATERIALS LEGEND

ACM-1	ALUMINUM COMPOSITE MATERIAL; ALUCOBOND: "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
RF-1	STANDING SEAM METAL ROOF
STONE	MANUFACTURED STONE VENEER ELDORADO STONE, PRODUCT: FIELDLEDGE COLOR: ANDANTE
STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR SPECIFICATIONS; TEXTURE: FINE SAND FINISH
WOOD-1	HARDIE PANEL "SELECT CEDARMILL" TRIM, ARCHITECTURAL CLADDING
WOOD-2	HARDIE PANEL "SELECT CEDARMILL" HORIZONTAL 12-INCH CLAPBOARD SIDING

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@ MAIN STREET
PLYMOUTH, CALIFORNIA 95669

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CAR WASH EXTERIOR ELEVATIONS

BPR2.2

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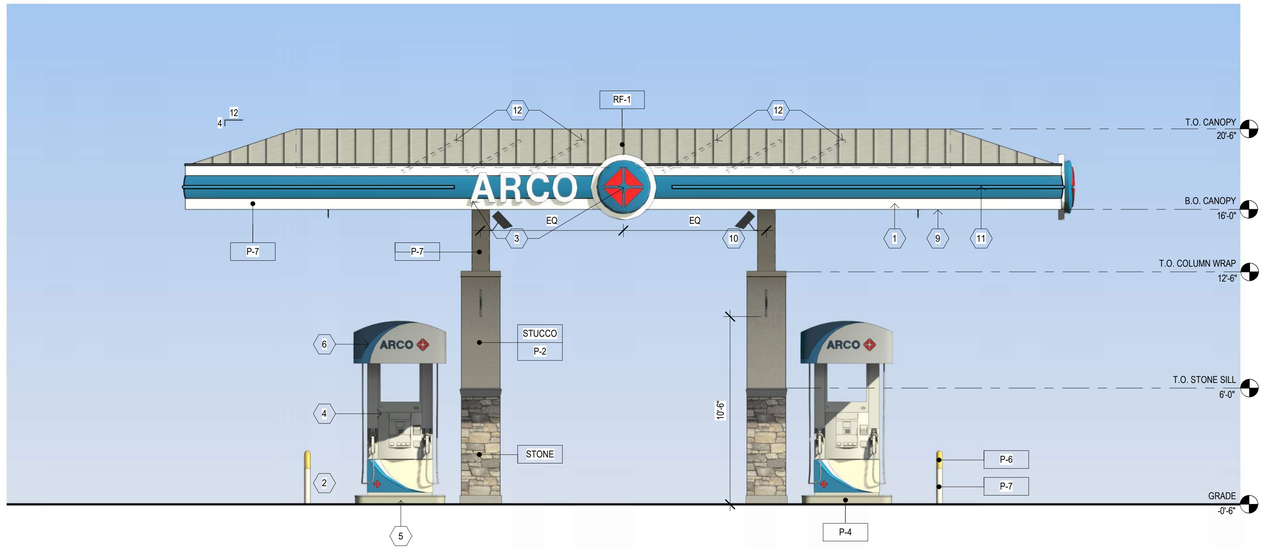
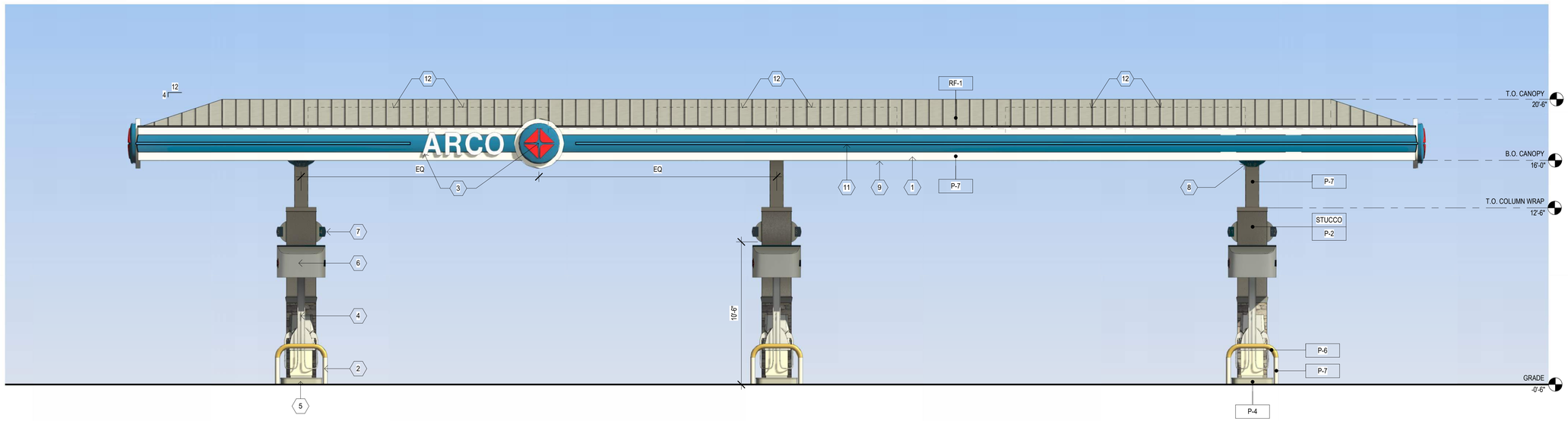


2 CPR2.1 **FUEL CANOPY ELEVATION - WEST (FACING HIGHWAY 49)**

1/4" = 1'-0"



1 CPR2.1 **FUEL CANOPY ELEVATION - NORTH (FACING MAIN STREET)**

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 CANOPY FASCIA TO BE FINISHED
2 STEEL BUMPER
3 INTERNALLY ILLUMINATED SIGN, UNDER SEPARATE PERMIT
4 DISPENSERS
5 DISPENSER ISLAND
6 ILLUMINATED DISPENSER VALANCE
7 DISPENSER NUMBERING SYSTEM BY G.C. APPROVED MANUFACTURER @ 10'-6" FROM SLAB TO BOTTOM OF PLACARD
8 CANOPY CLEARANCE SIGN
9 UNDERSIDE OF CANOPY TO BE PAINTED
10 SECURITY CAMERAS
11 BULLNOSE DECAL
12 ROOFTOP SOLAR, BEYOND

COLOR LEGEND

P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM"
P-3	BENJAMIN MOORE, 2121-30, "PEWTER," HIGH GLOSS
P-4	BENJAMIN MOORE, 2137-40, "DESERT TWILIGHT"
* P-5	BENJAMIN MOORE, OC-67, "ICE MIST" *UNDERSIDE OF FUEL CANOPY CEILING
P-6	BENJAMIN MOORE, 2022-10, "YELLOW"
P-7	ACM PANEL SUBSTRATE, BENJAMIN MOORE, OC-8 "ELEPHANT TUSK"

MATERIALS LEGEND

RF-1	STANDING SEAM METAL ROOF
STONE	MANUFACTURED STONE VENEER ELDORADO STONE, PRODUCT: FIELDLEDGE COLOR: ANDANTE
STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR SPECIFICATIONS; TEXTURE: FINE SAND FINISH

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FUEL CANOPY ELEVATIONS

CPR2.1

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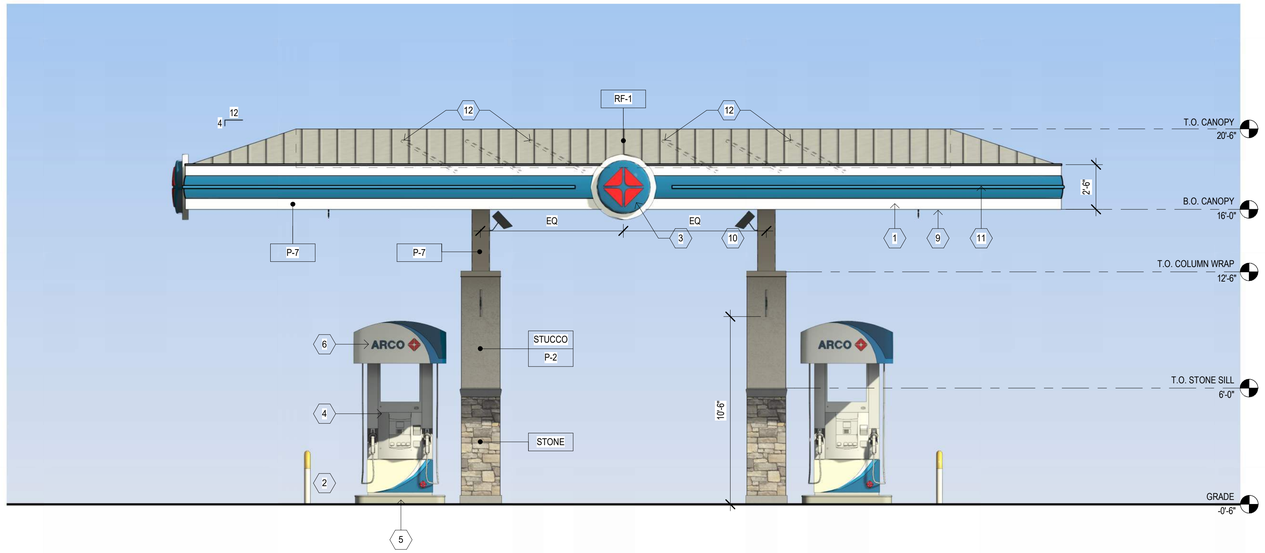
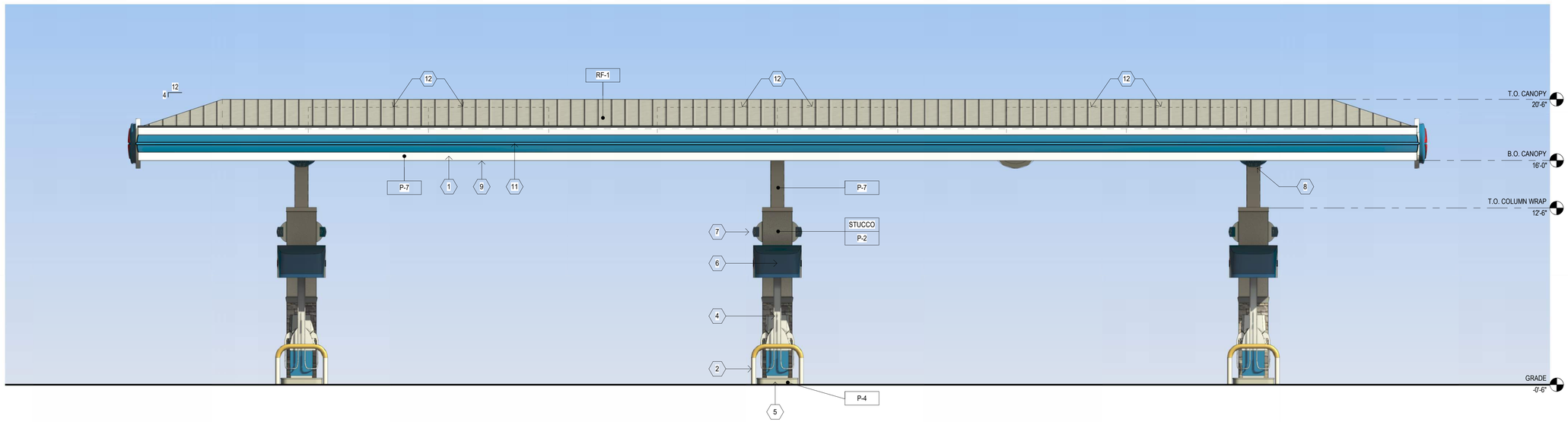


2 CPR2.2 **FUEL CANOPY ELEVATION - WEST (FACING MILL STREET)**

1/4" = 1'-0"



1 CPR2.2 **FUEL CANOPY ELEVATION - SOUTH (FACING C-STORE)**

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 CANOPY FASCIA TO BE FINISHED
2 STEEL BUMPER
3 INTERNALLY ILLUMINATED SIGN, UNDER SEPARATE PERMIT
4 DISPENSERS
5 DISPENSER ISLAND
6 ILLUMINATED DISPENSER VALANCE
7 DISPENSER NUMBERING SYSTEM BY G.C. APPROVED MANUFACTURER @ 10'-6" FROM SLAB TO BOTTOM OF PLACARD
8 CANOPY CLEARANCE SIGN
9 UNDERSIDE OF CANOPY TO BE PAINTED
10 SECURITY CAMERAS
11 BULLNOSE DECAL
12 ROOFTOP SOLAR, BEYOND

COLOR LEGEND

P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM"
P-3	BENJAMIN MOORE, 2121-30, "PEWTER," HIGH GLOSS
P-4	BENJAMIN MOORE, 2137-40, "DESERT TWILIGHT"
* P-5	BENJAMIN MOORE, OC-67, "ICE MIST" *UNDERSIDE OF FUEL CANOPY CEILING
P-6	BENJAMIN MOORE, 2022-10, "YELLOW"
P-7	ACM PANEL SUBSTRATE, BENJAMIN MOORE, OC-8 "ELEPHANT TUSK"

MATERIALS LEGEND

RF-1	STANDING SEAM METAL ROOF
STONE	MANUFACTURED STONE VENEER ELDORADO STONE, PRODUCT: FIELDLEDGE COLOR: ANDANTE
STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR SPECIFICATIONS; TEXTURE: FINE SAND FINISH

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FUEL CANOPY ELEVATIONS

CPR2.2

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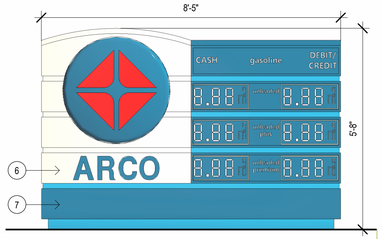
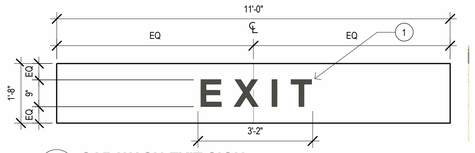
SIGNAGE MATERIALS LEGEND

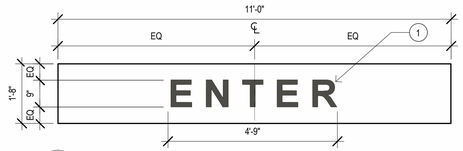
1. METAL SIGN PAN, PAINTED w/ PIN-MOUNTED DIMENSIONAL LETTERS
3. CLEAR ANODIZED ALUMINUM POP SIGN FRAME; GRAPHICS BY OTHERS
4. HARDIE PANEL TRIM, PAINTED TO MATCH BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
5. ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT" w/ PIN-MOUNTED DIMENSIONAL LETTERS
6. METAL SIGN CABINET, PAINTED BEIGE
7. METAL FUEL PRICING SIGN CABINET PAINTED BLUE
8a. METAL CABINET, PAINTED WHITE w/ EMBOSSED AMPM LOGO
8b. BACKER PANEL TO MATCH PANTONE 166
8c. BACKER PANEL TO MATCH PANTONE 2597



F SNA1.1 **FREESTANDING SIGN** 1/2" = 1'-0" — 47.7 SF EACH FACE



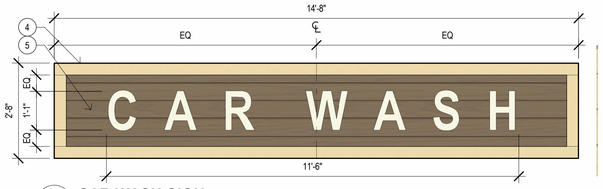
G2 SNA1.1 **CAR WASH EXIT SIGN** 1/2" = 1'-0" — 2.38 SF



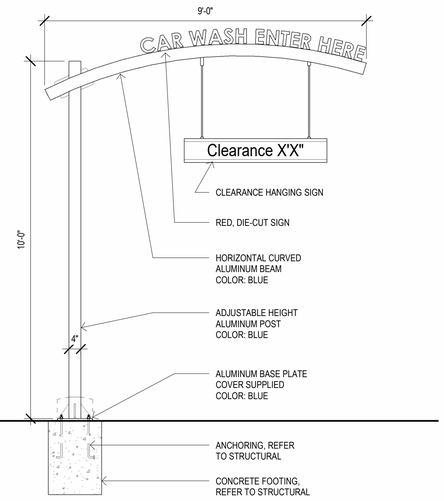
G1 SNA1.1 **CAR WASH ENTRY SIGN** 1/2" = 1'-0" — 3.56 SF



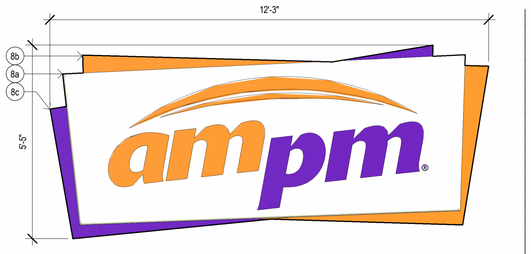
B SNA1.1 **POP SIGN** 1/2" = 1'-0" — 8.33 SF



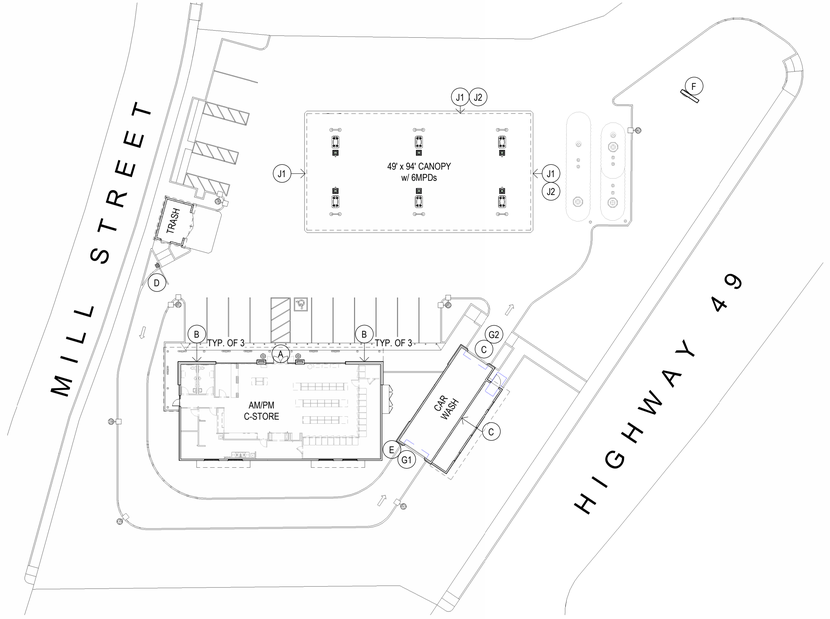
C SNA1.1 **CAR WASH SIGN** 1/2" = 1'-0" — 12.45 SF



D SNA1.1 **CAR WASH CLEARANCE SIGN** 1/2" = 1'-0"



A SNA1.1 **AM/PM SIGNAGE** 1/2" = 1'-0" — 66.35 SF OVERALL



1 SNA1.1 **SIGNAGE PLAN - C-STORE, FUEL CANOPY, CAR WASH** 1" = 30'-0"

SITE SIGNAGE TABLE

KEY	SIGN	QTY	AREA
	C-STORE		
A	"AM/PM" CHANNEL WALL SIGN w/ ARCH (66.35 SF)	1	66.35 SF
B	POP SIGNS (8.33 SF EA.)	6	49.98 SF
	CAR WASH		
C	"CAR WASH" SIGN (12.45 SF)	2	24.9 SF
D	CAR WASH OVERHEIGHT WARNING SIGN	1	EXEMPT
E	CAR WASH INSTRUCTIONS	1	EXEMPT
G1	CAR WASH "ENTER" SIGN (3.56 SF)	1	3.56 SF
G2	CAR WASH "EXIT" SIGN (2.38 SF)	1	2.38 SF
	FUEL CANOPY		
J1	36-INCH DIAMETER CANOPY SPARK SIGN (7.1 SF)	3	21.3 SF
J2	20-INCH "ARCO" CHANNEL LETTERS (10 SF)	2	20 SF
	BUILDING-ATTACHED SIGNAGE TOTAL AREA		
	A 66.35 + B 49.98 + C 24.9 + G1 3.56 + G2 2.38 + J1 21.3 + J2 20		188.47 SF
	FREE STANDING SIGN		
F	ID/ PRICE SIGN (1-FRONTAGE)		47.7 SF

PER CITY OF PLYMOUTH MUNICIPAL CODE CHAPTER 19.92 SIGNS:

PROJECT IS ZONED "VC" (VILLAGE COMMERCIAL) w/ FRONTAGE ON HIGHWAY 49

19.92.050 EXEMPT SIGNS

SUMMARY:

THE FOLLOWING SIGN TYPES ARE EXPRESSLY EXEMPTED FROM THE PERMIT REQUIREMENTS OF THIS CHAPTER AND TITLE BUT STILL MUST SATISFY ALL OTHER APPLICABLE CITY OF PLYMOUTH PERMIT REQUIREMENTS WHEN NECESSARY.

A. EXEMPT SIGNS WITHOUT LIMITATIONS. THE FOLLOWING SIGNS ARE EXEMPT FROM SIGN PERMIT AND CITY REVIEW REQUIREMENTS:

3. DIRECTION, WARNING, OR INFORMATION SIGNS OR STRUCTURES REQUIRED OR AUTHORIZED BY LAW, OR BY FEDERAL, STATE, OR CITY AUTHORITY, INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL SIGNS, HIGHWAY ROUTE NUMBER SIGNS, AND CONSTRUCTION ZONE SIGNS. THE CITY HAS A COMPELLING INTEREST IN ALLOWING SUCH SIGNS IN ORDER TO COMPLY WITH THE STATE AND LOCAL LAWS AND TO PROMOTE PUBLIC SAFETY.

9. GAS PRICING SIGNS, AS REQUIRED BY STATE LAW, WHICH IDENTIFY THE BRAND, TYPES, OCTANE RATING, ETC., OF GASOLINE FOR SALE WITHIN THE CITY. THE CITY HAS A COMPELLING INTEREST IN PERMITTING SUCH SIGNS IN ORDER TO COMPLY WITH STATE LAW.

B. EXEMPT SIGNS WITH LIMITATIONS. THE FOLLOWING SIGNS ARE EXEMPT FROM SIGN PERMITS AND AS SUCH DO NOT REQUIRE CITY REVIEW. HOWEVER, THEY SHALL BE CONSISTENT WITH THE SIZE, HEIGHT, DURATION, AND/OR MAXIMUM NUMBER LIMITATIONS LISTED:

8. ON-SITE DIRECTIONAL SIGNS, EXIT, ENTRANCE, OR OTHER ON-SITE TRAFFIC DIRECTIONAL SIGNS ARE PERMITTED. WHEN LOCATED WITHIN A REQUIRED FRONT YARD OR STREET SIDE YARD AREA, THE MAXIMUM HEIGHT OF ANY DIRECTIONAL SIGN SHALL BE 30 INCHES AND THE MAXIMUM SIZE SHALL BE FOUR SQUARE FEET. NO ADVERTISING OR MESSAGE OTHER THAN FOR TRAFFIC DIRECTION SHALL BE DISPLAYED. THE CITY HAS A COMPELLING INTEREST IN PERMITTING SUCH SIGNS IN ORDER TO COMPLY WITH STATE AND FEDERAL LAW.

19.92.070 GENERAL DEVELOPMENT, MAINTENANCE, AND REMOVAL PROVISIONS

SUMMARY:

C. DETERMINATION AND MEASUREMENT OF SIGN AREA.

1. GENERAL AREA CALCULATION. GENERALLY, THE AREA OF A SIGN SHALL BE MEASURED AS THE OVERALL LENGTH OF THE SIGN TIMES THE OVERALL HEIGHT OF EACH SEGMENT OR COPY OR LOGO EXCLUSIVE OF BACKGROUND. WHEN THE SIGNS IS COMPOSED OF INDIVIDUAL LETTERS APPLIED TO THE BUILDING WITHOUT A DISTINCTIVE BACKGROUND, THE AREA OF THE SIGN SHALL BE MEASURED AS 75% OF THE AREA OF THE SIGN COPY. THIS PRACTICE OF TAKING 75% OF THE AREA SHALL BE KNOWN AS THE VOID RULE.

19.92.090 ALLOWED PERMANENT ON-SITE SIGN STANDARDS

SUMMARY:

TABLE 19.92.090-1 (ALLOWED PERMANENT ON-SITE SIGN STANDARDS) LISTS DEVELOPMENT STANDARDS FOR ALL PERMANENT ON-SITE SIGNS BASE ON USE TYPE AND ZONING DISTRICT, AS WELL AS ALLOWED SIGN TYPE.

A. MINIMAL ILLUMINATION. WHERE ILLUMINATION FOR SIGN IS ALLOWED UNDER THIS TITLE, SUCH ILLUMINATION MAY BE ACHIEVED BY ANY METHOD THAT MINIMIZES GLARE ONTO NEIGHBORING OR ABUTTING PROPERTY, SUCH AS FROM BEHIND THE SIGN (E.G., LIGHT SOURCE BEHIND THE FACE OF THE SIGN, SUCH AS WITH THE OPAQUE, NON-TRANSPARENT FACE OF CHANNEL LETTERS, OR SILHOUETTE HALO ILLUMINATION BEHIND LETTERS) OF BY A LOW-LEVEL SPOTLIGHT.

B. SIGN AREA ALLOWANCE. ALLOWABLE SIGN AREA IS EITHER A SET OF SQUARE FOOTAGE PER ESTABLISHMENT OR IS BASED ON A RATIO OF PRIMARY FRONTAGE TO SIGN AREA. SIGN AREA IS CALCULATED AS DESCRIBED IN SECTION 19.92.070.C. WHERE SIGN RATIO IS DESCRIBED, IT APPLIES UP TO LISTED MAXIMUM.

C. COLLECTIVE SIGN AREA. THE TOTAL SIGN AREA ALLOWED HEREIN FOR EACH SIGN TYPE MAY BE DISTRIBUTED AMONG THE MAXIMUM NUMBER OF SIGNS PERMITTED FOR THAT SIGN TYPE.

TABLE 19.92.090-1 ALLOWED PERMANENT ON-SITE SIGN STANDARDS (SUMMARY FOR NON-RESIDENTIAL)

-FREESTANDING SIGNS (MONUMENT OR PYLON SIGN):

MAXIMUM NUMBER PERMITTED: 1/FRONTAGE
COLLECTIVE SIGN AREA: 100 S.F.
MINIMUM SETBACK FROM R.O.W.: 5 FT.
ILLUMINATION ALLOWED: YES
MAXIMUM HEIGHT: REFER TO 19.92.090.D

-BUILDING-ATTACHED (WALL) SIGNS FOR ESTABLISHMENT WITH >5K S.F.:

MAXIMUM NUMBER PERMITTED: NO MAXIMUM
COLLECTIVE SIGN AREA: 200 S.F., 2.5:1 RATIO
MINIMUM SETBACK FROM R.O.W.: (NOT SPECIFIED)
ILLUMINATION ALLOWED: YES
MAXIMUM HEIGHT: ROOF

*NOTE: TOTAL S.F. OF ESTABLISHMENT - 3,349(C-STORE) + 1,075(CAR WASH) + 1,176(FUEL CANOPY) = 5,600 S.F.

TABLE 19.92.090-2 PERMITTED MAXIMUM NONRESIDENTIAL FREESTANDING SIGN HEIGHTS
SETBACK FROM R.O.W.: LESS THAN 25 FT.
MAXIMUM SIGN HEIGHT: 12 FT.

Autodesk Docs://Plymouth_CA (ARCO)/Highway 49 @ Main Street/SNA1.1.dwg, Highway 49 & Main Street, Ma..., ARCH, 1/21/2026 2:47:14 PM, LDAP

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@ MAIN STREET
PLYMOUTH, CALIFORNIA 95669

FACILITY #TBD

DESIGNED BY:	LDAP
CHECKED BY:	LDAP
DRAWN BY:	SAS
VERSION:	08/20/25
PROJECT NO:	22283

SIGNAGE PLAN

SNA1.1

N

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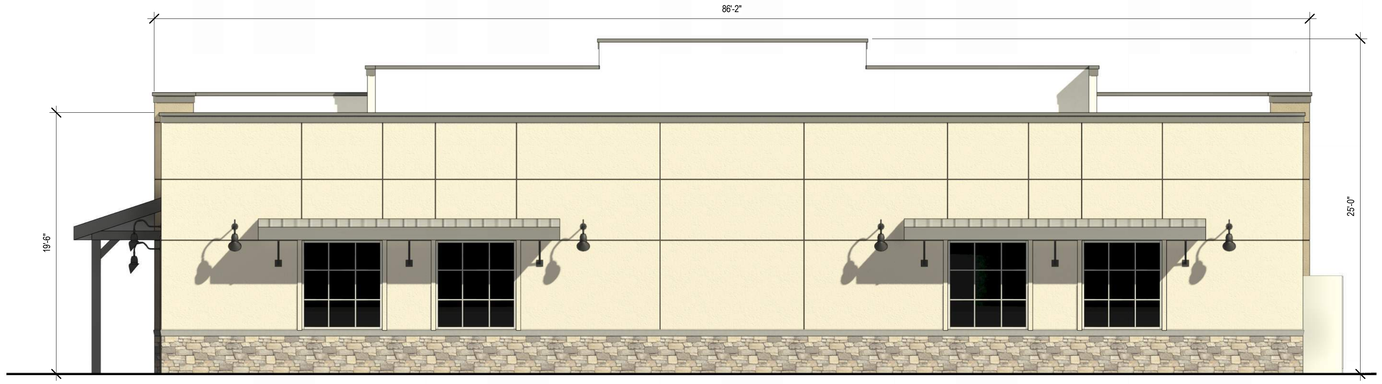
SIGNAGE MATERIALS LEGEND

- (1) METAL SIGN PAN, PAINTED w/ PIN-MOUNTED DIMENSIONAL LETTERS
- (2) HARDIE PANEL TRIM, PAINTED TO MATCH BENJAMIN MOORE, 1030, "BRANDY CREAM"
- (3) CLEAR ANODIZED ALUMINUM POP SIGN FRAME; GRAPHICS BY OTHERS
- (5) ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- (8a) METAL CABINET, PAINTED WHITE w/ EMBOSSED AMPM LOGO
- (8b) BACKER PANEL TO MATCH PANTONE 166
- (8c) BACKER PANEL TO MATCH PANTONE 2597



4 SNA1.2 **SOUTH ELEVATION - SIGNAGE (FACING ADJACENT LOT)**
3/16" = 1'-0"

SIGNAGE LEGEND

KEY	SIGN	QTY
	C-STORE	
A	"AM/PM" CHANNEL WALL SIGN w/ ARCH	1
B	POP SIGN	6



3 SNA1.2 **WESTH ELEVATION - SIGNAGE (FACING CAR WASH)**
3/16" = 1'-0"



2 SNA1.2 **EASTH ELEVATION - SIGNAGE (FACING MILL STREET)**
3/16" = 1'-0"

BUILDING-ATTACHED SIGN
PROPOSED AREA: 66.35 SF
PROPOSED SIGNAGE WIDTH: 12'-3"
PROPOSED HEIGHT: 5'-5"



BUILDING-ATTACHED SIGN
PROPOSED AREA: 8.3 SF (x6 = 49.8 SF)
PROPOSED SIGNAGE WIDTH: 2'-6" EACH
PROPOSED HEIGHT: 3'-4" EACH

1 SNA1.2 **NORT ELEVATION - SIGNAGE (FACING MAIN STREET)**
3/16" = 1'-0"

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CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

No.	DATE	REVISION DESCRIPTION

SEAL:

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ENTITLEMENTS

ARCO NTI
3800 AM/PM
6MPD'S CANOPY

SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA 95669

FACILITY #TBD

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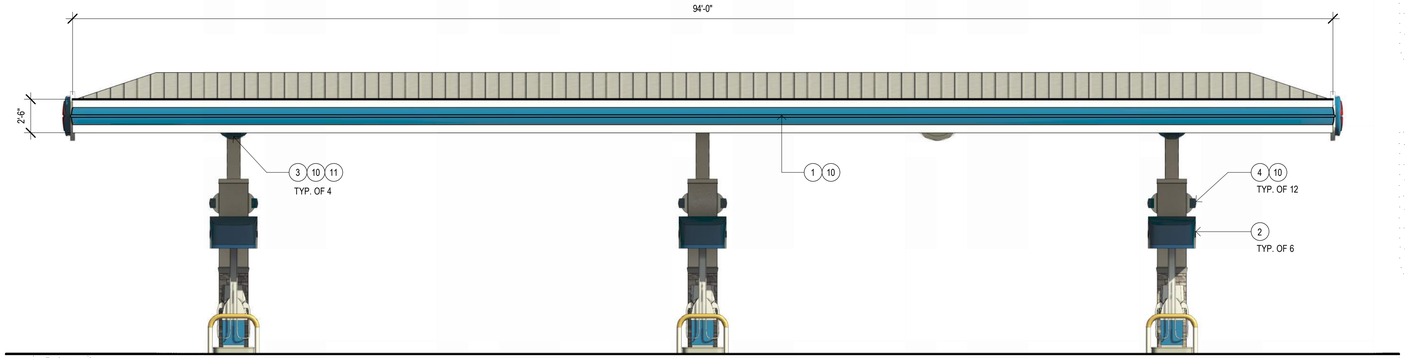
C-STORE SIGNAGE ELEVATIONS

SNA1.2

Autodesk Docs://Plymouth_CA (SWC Highway 49 & Main Street)/22_SWC Highway 49 & Main Street_C-Store_ARCO_R25.rvt

SIGNAGE MATERIALS LEGEND

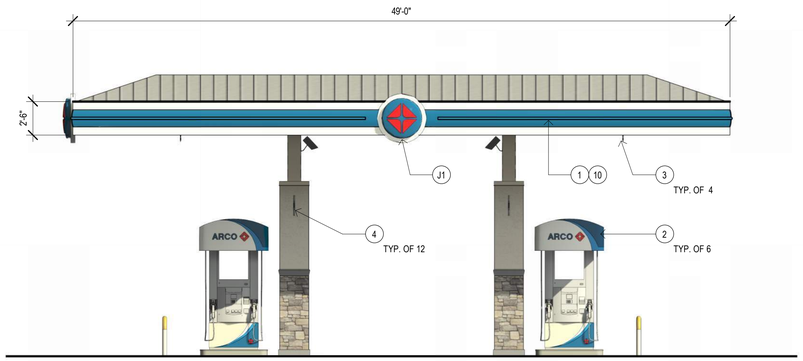
- 9 — ACM PANEL SUBSTRATE, PAINTED TO MATCH BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
- 10 — DECAL TO MATCH ARCO BLUE/ PAINTED TO MATCH ARCO BLUE
- 11 — PAINTED TO MATCH ARCO LIGHT BLUE



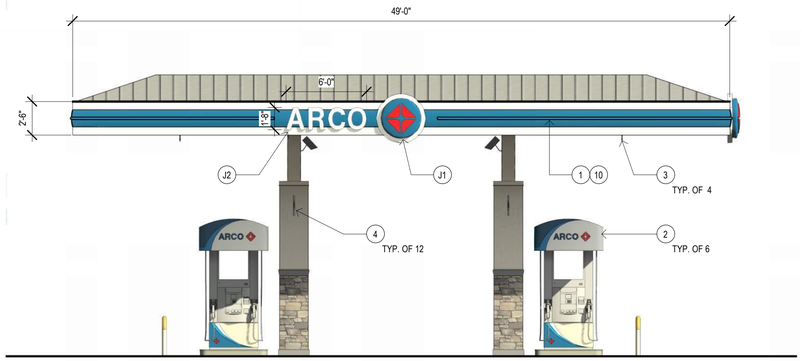
4 SNA1.3 **SOUTH ELEVATION - SIGNAGE (FACING C-STORE)**
3/16" = 1'-0"

SIGNAGE LEGEND

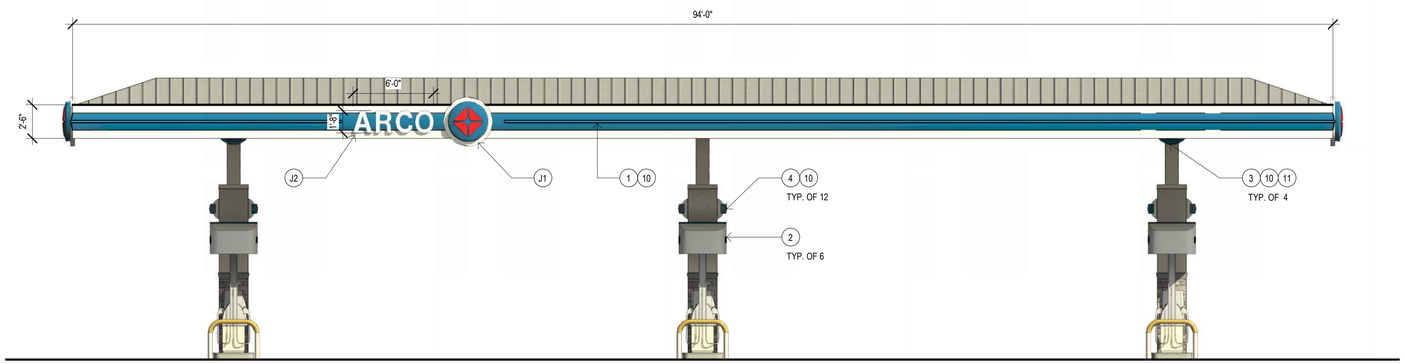
KEY	SIGN	QTY
	FUEL CANOPY	
J1	36" DIA. LED INTERNALLY ILLUMINATED LOGO (ARCO SPARK SIGN)	3
J2	20" H ALUMINUM CHANNEL LETTERS (ARCO CHANNEL LETTERS)	2
1	BULLNOSE w/ LED LIGHT BAND (CANOPY PERIMETER)	-
2	2-SIDED FUEL DISPENSER GRAPHICS	6
3	CANOPY CLEARANCE SIGN	4
4	CANOPY PUMP NUMBER SIGN	12



2 SNA1.3 **WEST ELEVATION - SIGNAGE (FACING MILL STREET)**
3/16" = 1'-0"



3 SNA1.3 **EAST ELEVATION - SIGNAGE (FACING HIGHWAY 49)**
3/16" = 1'-0"



1 SNA1.3 **NORTH ELEVATION - SIGNAGE (FACING MAIN STREET)**
3/16" = 1'-0"

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6MPD'S CANOPY

SWC HIGHWAY 49
@ MAIN STREET
PLYMOUTH, CALIFORNIA 95669

FACILITY #TBD

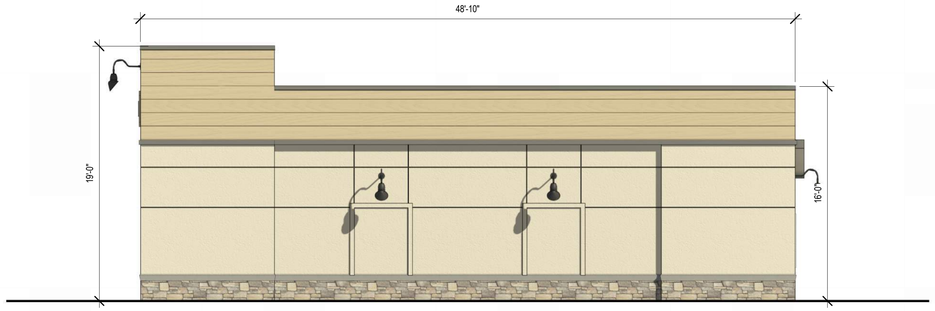
DESIGNED BY: LDAP	
CHECKED BY: LDAP	
DRAWN BY: SAS	
VERSION: 08/20/25	PROJECT NO: 22283

FUEL CANOPY SIGNAGE ELEVATIONS

SNA1.3

SIGNAGE MATERIALS LEGEND

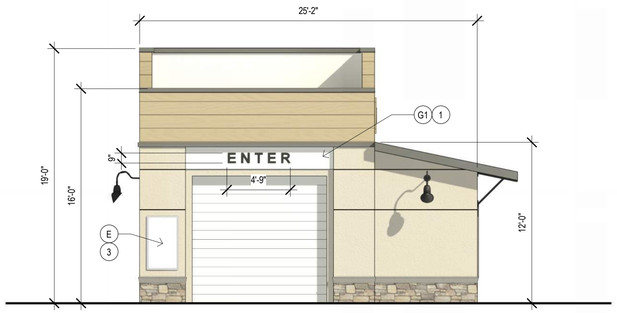
1. METAL SIGN PAN, PAINTED w/ PIN-MOUNTED DIMENSIONAL LETTERS
3. CLEAR ANODIZED ALUMINUM SIGN FRAME; GRAPHICS BY OTHERS
4. HARDIE PANEL TRIM, PAINTED TO MATCH BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
5. ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT" w/ PIN-MOUNTED DIMENSIONAL LETTERS



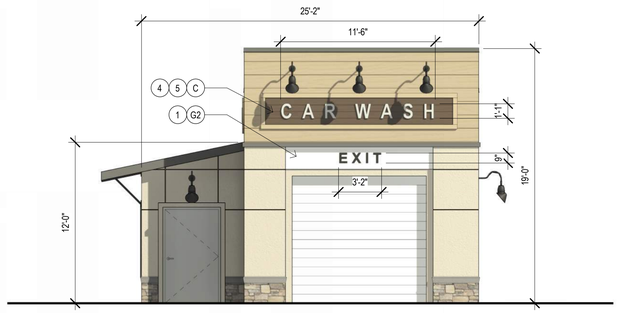
4 SNA1.4 **WST ELEVATION - SIGNAGE (FACING C-STORE)**
3/16" = 1'-0"

SIGNAGE LEGEND

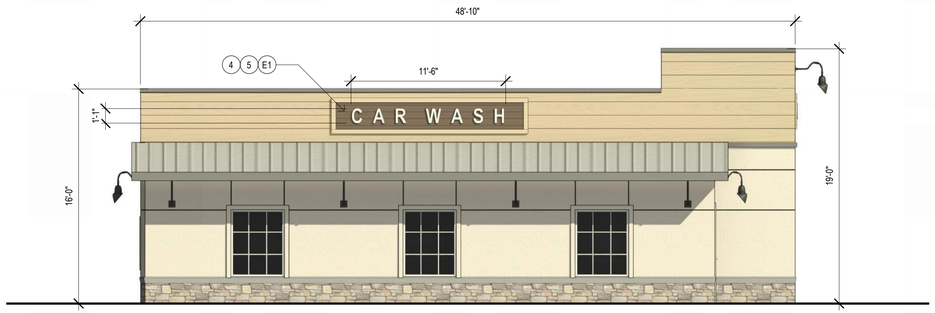
KEY	SIGN	QTY
	CAR WASH	
C	CAR WASH SIGN	2
G1	CAR WASH ENTRY SIGN	1
G2	CAR WASH EXIT SIGN	1
E	CAR WASH INSTRUCTIONS SIGN	1



3 SNA1.4 **SOUTH ELEVATION - SIGNAGE (FACING ADJACENT LOT)**
3/16" = 1'-0"



2 SNA1.4 **NORTH ELEVATION - SIGNAGE (FACING MAIN STREET)**
3/16" = 1'-0"



1 SNA1.4 **WEST ELEVATION - SIGNAGE (FACING HIGHWAY 49)**
3/16" = 1'-0"

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VERSION: 08/20/25	PROJECT NO: 22283

CAR WASH SIGNAGE ELEVATIONS

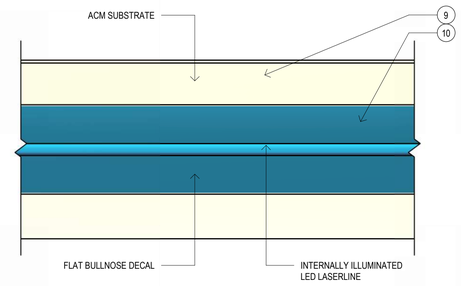
SNA1.4

SIGNAGE MATERIALS LEGEND

- (9) ACM PANEL SUBSTRATE, PAINTED TO MATCH BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
- (10) DECAL TO MATCH ARCO BLUE/ PAINTED TO MATCH ARCO BLUE
- (11) PAINTED TO MATCH ARCO LIGHT BLUE



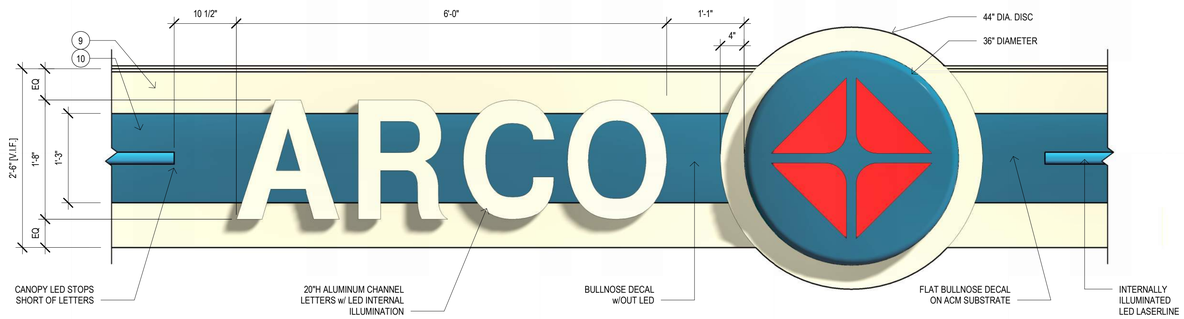
(2) SNA1.5 **FUEL DISPENSER GRAPHICS**
3/4" = 1'-0"



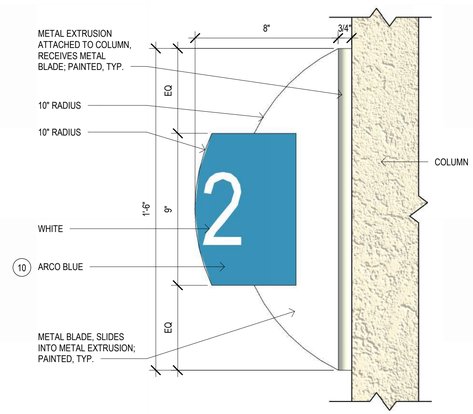
(1) SNA1.5 **CANOPY DECAL ON ACM FASCIA W/ LED LIGHT BAND**
1" = 1'-0"



(3) SNA1.5 **CANOPY CLEARANCE SIGN**
3" = 1'-0"



(J1/J2) SNA1.5 **20" ILLUMINATED CHANNEL LETTERS w/ 36" ILLUMINATED SPARK LOGO**
1" = 1'-0"



(4) SNA1.5 **CANOPY PUMP NUMBER SIGN**
3" = 1'-0"

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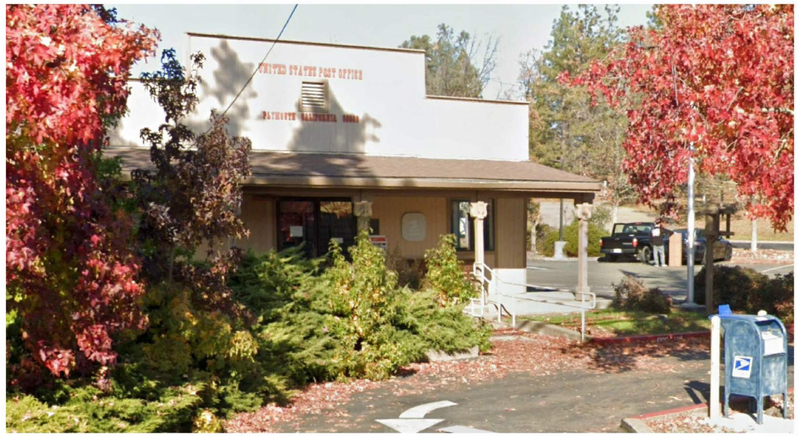
FUEL CANOPY, DISPENSER SIGNAGE DETAILS

SNA1.5

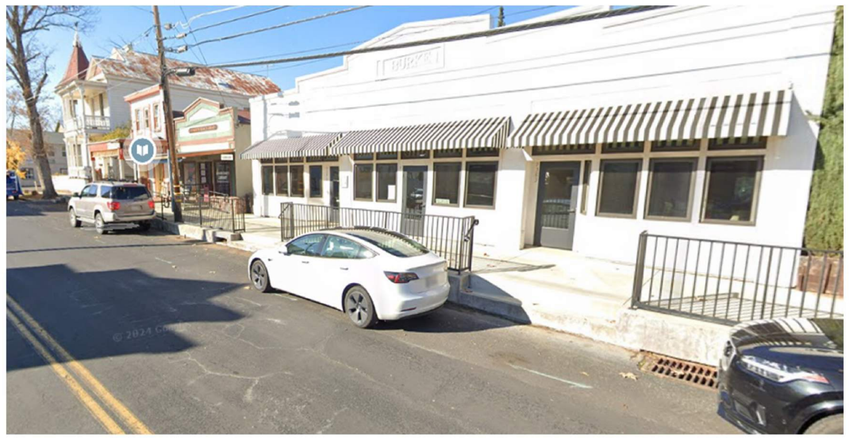
Autodesk Docs://Plymouth, CA (SWC Highway 49 @ Main Street)/SNA1.5 SWC Highway 49 & Main Street_Rev. ARCH_R24.rvt



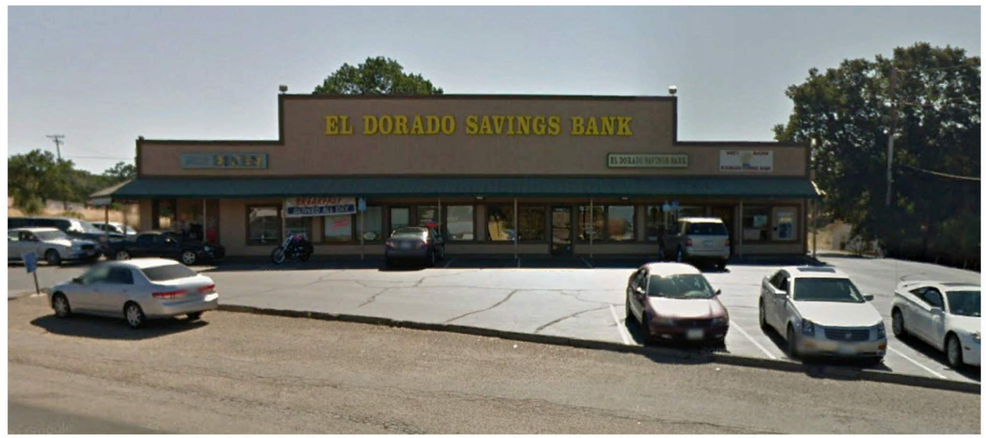
US POST OFFICE
9477 MAIN STREET



TASTE RESTAURANT AND WINE BAR
9402 MAIN STREET



BURKE BUILDING
9375 MAIN STREET



EL DORADO SAVINGS BANK
18726 HIGHWAY 49

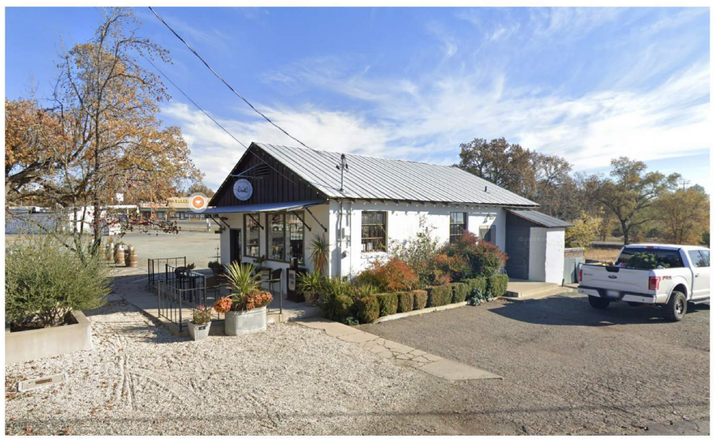


FIG BARN CAFÉ
9506 MAIN STREET



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9369 MAIN STREET

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SITE CONTEXT IMAGES

SP0.0