



City of Rohnert Park Planning Commission Report

DATE: February 8, 2018

ITEM NO: 8.1

AGENDA TITLE: PLSR17-0015 Site Plan and Architectural Review for the Target Exterior Façade Remodel Project

ENTITLEMENTS: Conditional Use Permit and Site Plan and Architectural Review

LOCATION: 475 Rohnert Park Expressway, APN 143-391-043

GP/ZONING: Commercial R/C-R: Regional Commercial

APPLICANT: Brianna Arth, Kimley-Horn

RECOMMENDATION

Staff recommends approval of Site Plan and Architectural Review (SPAR) for the proposed Target exterior remodel project at 475 Rohnert Park Expressway. SPAR is required for the proposed exterior alterations to the existing building.

SUMMARY

The project site is located at 475 Rohnert Park Expressway on an approximate 8.5-acre parcel within a commercial shopping center bordered by Rohnert Park Expressway to the north, Redwood Drive to the east, Laguna Drive to the south, and Labath Avenue to the west (**Figure 1**). The project proposes to remodel the exterior façade with new signage and façade architectural elements. No expansion or other changes are proposed to the Target commercial space, to the paved parking facilities, or the rear building truck loading bays and trash enclosure. The subject site is designated in the General Plan as Commercial-R (Regional) and is accordingly zoned C-R: Regional Commercial.

Figure 1: Project Location



Figure 2: Project Site Context



BACKGROUND

Surrounding Land Uses

The project site is located adjacent to Joanne's Fabrics and Crafts, 99 Cents Store, and Burlington Coat Factory to the east. Across Labath Ave to the west includes Reading Cinemas, Pet Smart, Big Lots and other smaller commercial uses. North across Rohnert Park Expressway is Windsor at Redwood Creek, Goodwill Valley Furniture and other smaller commercial uses. South of the project site across Laguna Drive includes residential uses and the Rancho Feliz Mobile Home Park (see **Figure 2**).

Issues with Shopping Cart

Target store carts are found throughout Rohnert Park in violation of Municipal Code Chapter 5.30 (Abandonment of Shopping Carts). Target is responsible for taking measures to prevent shopping cart leaving the premises. A condition of approval has been provided to require either a shopping cart containment system (e.g. wheel locks on individual shopping cart or a cart retrieval service).

Project Details

Location and Access

The existing building is located along Rohnert Park Expressway set back approximately 800 feet with the rear of the building abutting the intersection of Labath Avenue and Laguna Drive. The building is located at the southern end of the parcel with vehicle access from Labath Avenue, Rohnert Park Expressway, and Redwood Drive. Access to the loading at the rear of the building is from Redwood Drive and Laguna Drive (see **Figure 3**). No changes are proposed to the access driveways, parking, or loading area.

Figure 3: Existing Site Plan



Building Elevations

The exterior remodel would introduce new architectural elements and articulation to the building facade using materials, textures and wall plane changes. Target's proposed design introduces new materials at the front wall in the form of red accent panels that are layered over the existing exterior wall. All four sides of the building will be repainted. A new color palette is proposed for the exterior utilizing soft grey tones with red accents. The remainder of the building exterior, including sides and rear, will be painted per the Exterior Elevation exhibit shown in **Figures 4 and 5**.

Figure 4: Existing/Proposed Front Elevations



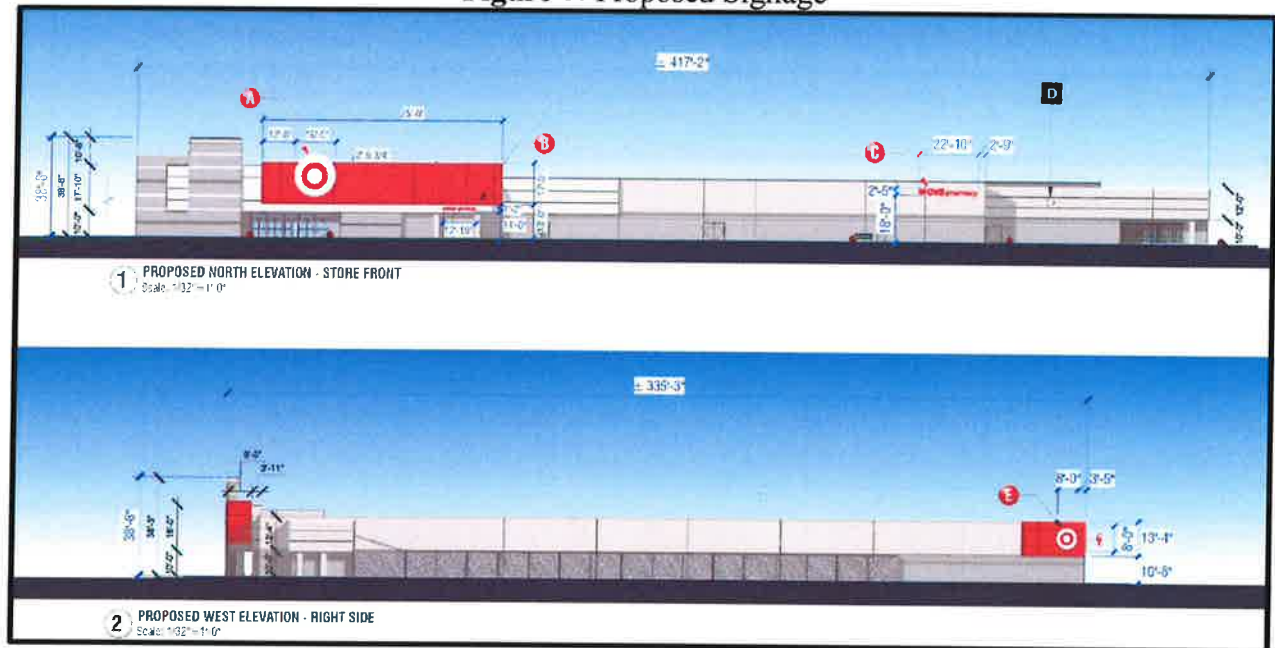
Figure 5: Proposed Building Elevations



Signage

New signage is proposed to improve the visibility and navigation for guests arriving by car, bicycle, or on foot of store. The new signage would utilize internally illuminated signs near existing sign locations. New signs are proposed to coordinate with the new building exterior and to provide brand recognition for Target, the pharmacy and online order pickup (see **Figure 6**).

Figure 6: Proposed Signage



ANALYSIS

General Plan

The proposed project includes exterior modifications, including new signage, to an existing commercial building and would remain in compliance with the Commercial-R (Regional) General Plan land use designation of the property which is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, hotels and motels, and educational and social services.

Zoning Regulations

The property is zoned C-R: Regional Commercial which is intended to allow for uses that provide goods and services that serve the community and outlying areas within an eight to twenty-mile radius. Large commercial/retail uses are permitted in the C-R zoning district as well as a range of other commercial activities. The project involves exterior modifications to an existing building and therefore there are no changes to height, setbacks, landscape areas, or parking on the site.

Other Municipal Code Provisions

Target is out of compliance with Chapter 5.30 (Abandonment of Shopping Carts) and staff does recommend approval of this project unless measure are in place to bring Target into compliance. Target is responsible for taking measures to prevent shopping cart leaving the premises. A

condition of approval has been provided to require either a shopping cart containment system (e.g. wheel locks on individual shopping carts) or a cart retrieval service (e.g. requiring the daily collection of shopping carts).

ENVIRONMENTAL DETERMINATION

The project has been analyzed for compliance with the requirements of the California Environmental Quality Act (CEQA) and found to be categorically exempt as a Class 1 Exemption under Section 15301: Existing Facility. No further action is required pertaining to environmental review.

Attachments

1. Resolution 2018-13 Approving a Site Plan and Architecture Review for the exterior remodel of Target located at 475 Rohnert Park Expressway (APN 143-391-043) File No. PLSU17-0015

Exhibit A – Plan Set

Exhibit B – Sign Package

Exhibit C – Color Board

APPROVALS:

M. Bollinger / sa
Brett Bollinger, Planning Consultant

2.2.18
Date

J. Beiswenger / sa
Jeffrey Beiswenger, Planning Manager

2.2.18
Date

PLANNING COMMISSION RESOLUTION NO. 2018-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR EXTERIOR REMODEL OF TARGET AT
475 ROHNERT PARK EXPRESSWAY
(APN 143-391-043)**

WHEREAS, the applicant, Brianna Arth, filed Planning Application No. PLSR17-0015 for Site Plan and Architectural Review for an exterior remodel of an existing Target commercial building, in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Applications No. PLSR17-0015 was processed in the time and manner prescribed by State and local law;

WHEREAS, on February 8, 2018, the Planning Commission reviewed Planning Application No. PLSR17-0015 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the February 8, 2018, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR17-0015.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the above recitations are true and correct.

Section 2. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR17-0015, makes the following factors, to wit:

- A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The project proposes to remodel the exterior façade with new signage and façade architectural elements. No expansion or other changes are proposed to the Target commercial space, to the paved parking facilities, and the rear building truck loading bays and trash enclosure; therefore, the development would remain compatible with existing surrounding commercial development, assuming the issue of nuisance shopping cart is addressed.

Target is currently out of compliance with Chapter 5.30 (Abandonment of Shopping Carts). Target is responsible for taking measures to prevent shopping cart leaving the premises. A condition of approval has been provided to require either a shopping cart containment system or a cart retrieval service.

- B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The project proposes to remodel the exterior façade with new signage and façade architectural elements. No expansion or other changes are proposed to the Target commercial space, to the paved parking facilities, or the rear building truck loading bays and trash enclosure. The exterior modifications to the existing commercial building would not alter the height, bulk, or area of the commercial building. Therefore, this finding is not applicable.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The project proposes to remodel the exterior façade with new signage and façade architectural elements. The project involves exterior modifications to an existing building and therefore there are no changes to the building orientation, height, setbacks, landscape areas, or parking on the site. The exterior modifications to the existing commercial building would not alter the pedestrian, bicycle and vehicular connections with adjacent properties. Therefore, this finding is not applicable.

Section 3. Environmental Clearance. The project has been analyzed for compliance with the requirements of the California Environmental Quality Act (CEQA) and found to be categorically exempt as a Class 1 Exemption under Section 15301: Existing Facility. No further action is required pertaining to environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR17-0015 subject to the Conditions of Approval attached as Exhibit A.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 8th day of February, 2018 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Adams, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

EXHIBIT A
ADOPTED PER PLANNING COMMISSION RESOLUTION NO. 2018-13
CONDITIONS OF APPROVAL: 475 ROHNERT PARK EXPRESSWAY - TARGET
SITE PLAN AND ARCHITECTURAL REVIEW

The conditions below shall apply to the Target commercial building exterior alterations project located at 475 Rohnert Park Expressway (PLSR17-0015).

General Conditions

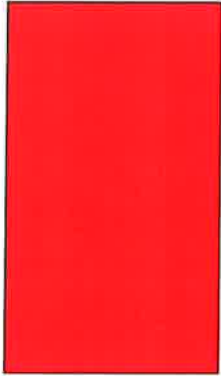
1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code (RPMC) and any state or federal agency. The violation of any condition listed herein shall constitute a nuisance and a violation of the Rohnert Park Municipal Code. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
3. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
4. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.

Shopping Cart Conditions

5. The allowance of carts outside a building or enclosed area of the Target commercial business shall comply with Rohnert Park Municipal Code Chapter 5.30 – Abandonment of Shopping Carts, including: Section 5.30.070 - Identification of shopping carts. All shopping carts used in the city shall be properly identified by the owner thereof, including the name of the local store in which such shopping cart is to be used. All

persons owning shopping carts within the city for use by their customers to take outside of the buildings shall have firmly affixed thereto the owner's identification.

6. The owner is required to develop, implement and comply with an abandoned cart prevention plan. The plan must include, at a minimum, the following information:
 - a. A procedure for providing notification to customers that removal of carts from the premises is prohibited and a violation of state and local law. This notice may be provided in the form of flyers, warnings on shopping bags, or any form of written notification that will effectively notify customers of the prohibition;
 - b. A description of the physical measures that will be implemented to prevent the removal of carts from the premises. Physical measures may include, but are not limited to: devices on carts that prevent their removal from the premises; posting of a designated employee or security guard to deter and stop customers from removing carts from the premises, prohibiting carts outside the building of the business unless accompanied by an employee; and
 - c. A procedure for the retrieval of abandoned carts by its employees, or proof that the owner has entered into a contract for cart retrieval services that has been approved by the Director of Development Service. ***Daily retrieval is required and must include the full extent of Rohnert Park city limits.***
7. The owner shall submit a proposed abandoned cart prevention plan to the Director of Development Services within 60 days of the effective date of the SPAR approval, and by July 1st of each year thereafter. The Director must approve the plan prior to the issuance of a final certificate of occupancy.



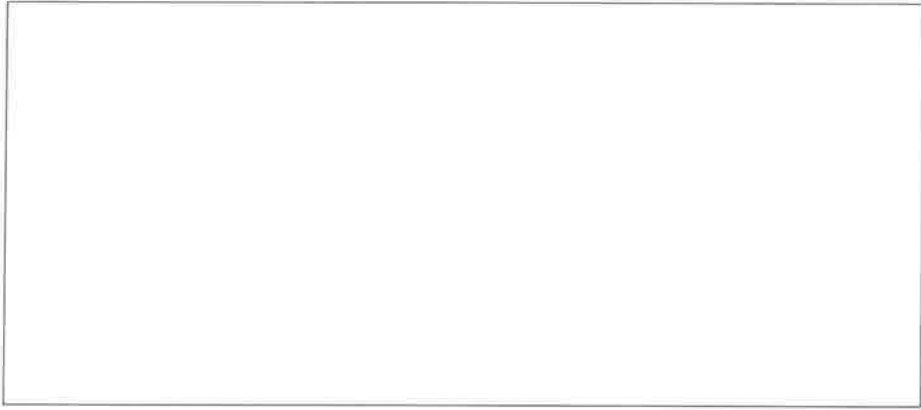
EIFS C-1 RED



TK-662-89 SILVERSMITH
W/PRIMER TK26017



STRIPES AND CORNICES



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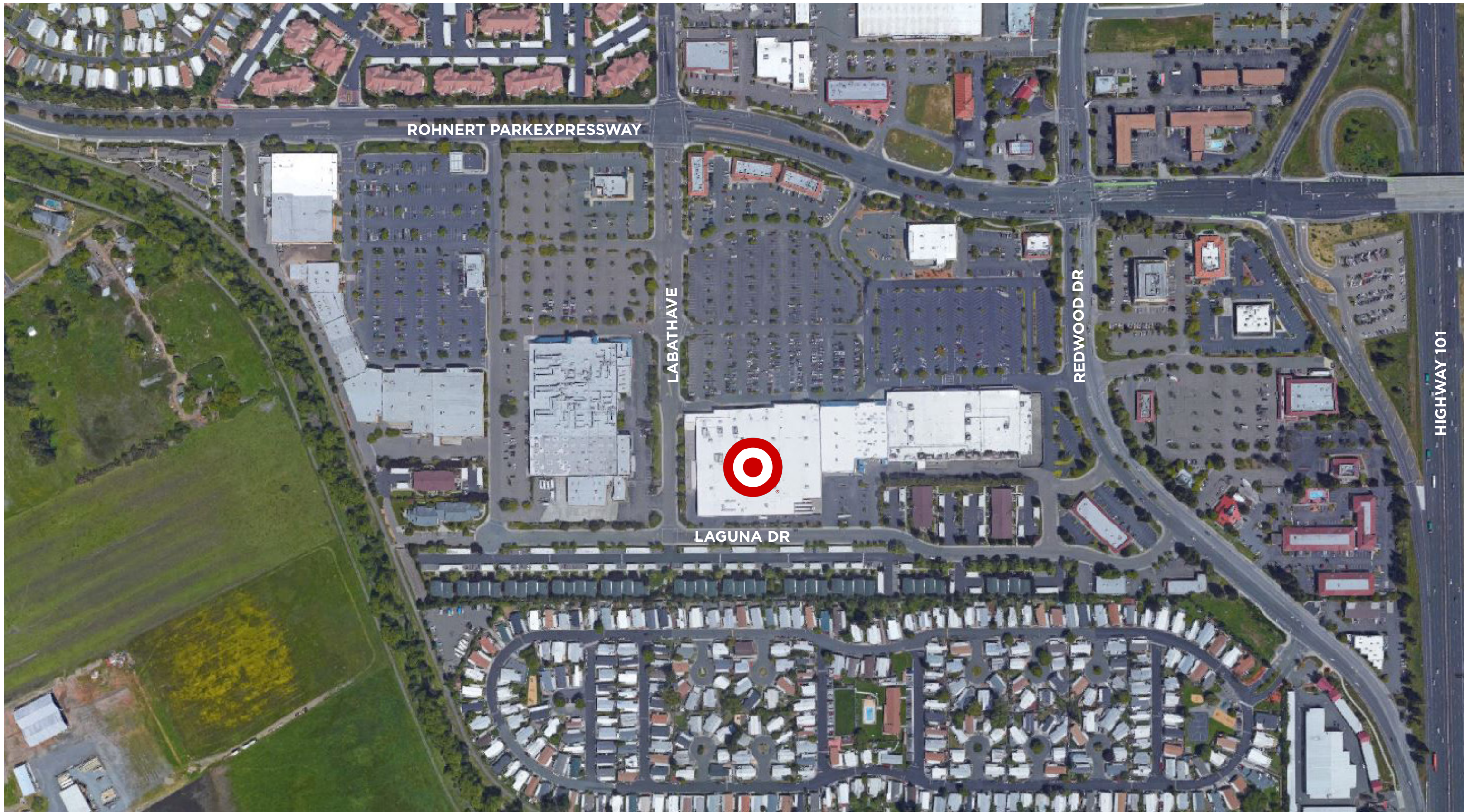
C-36 BM #1552 RIVER REFLEC-
TION

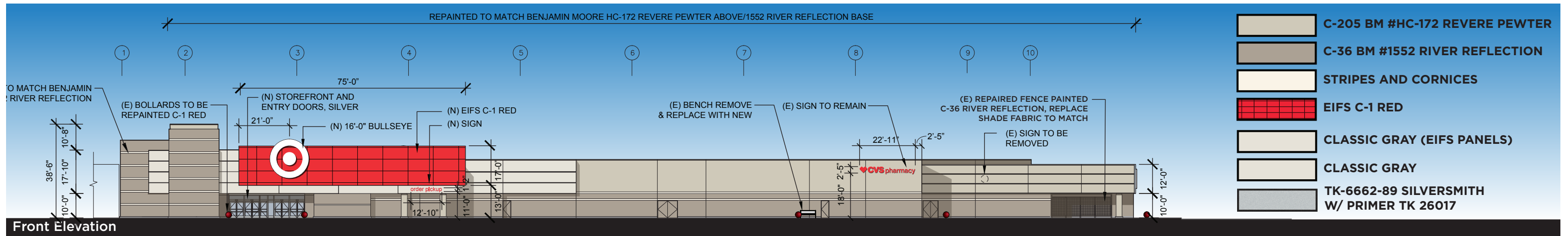
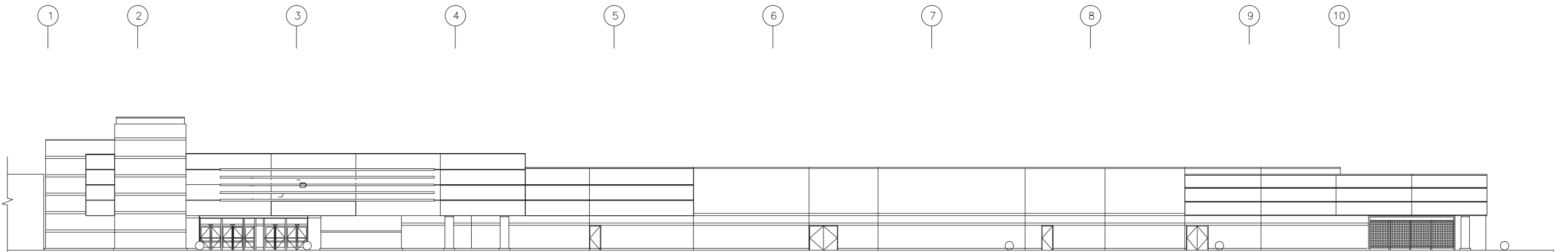


C-205 BM #HC-172 REVERSE
PEWTER

T-0852 Rohnert Park, CA: Exterior Elevation Refresh

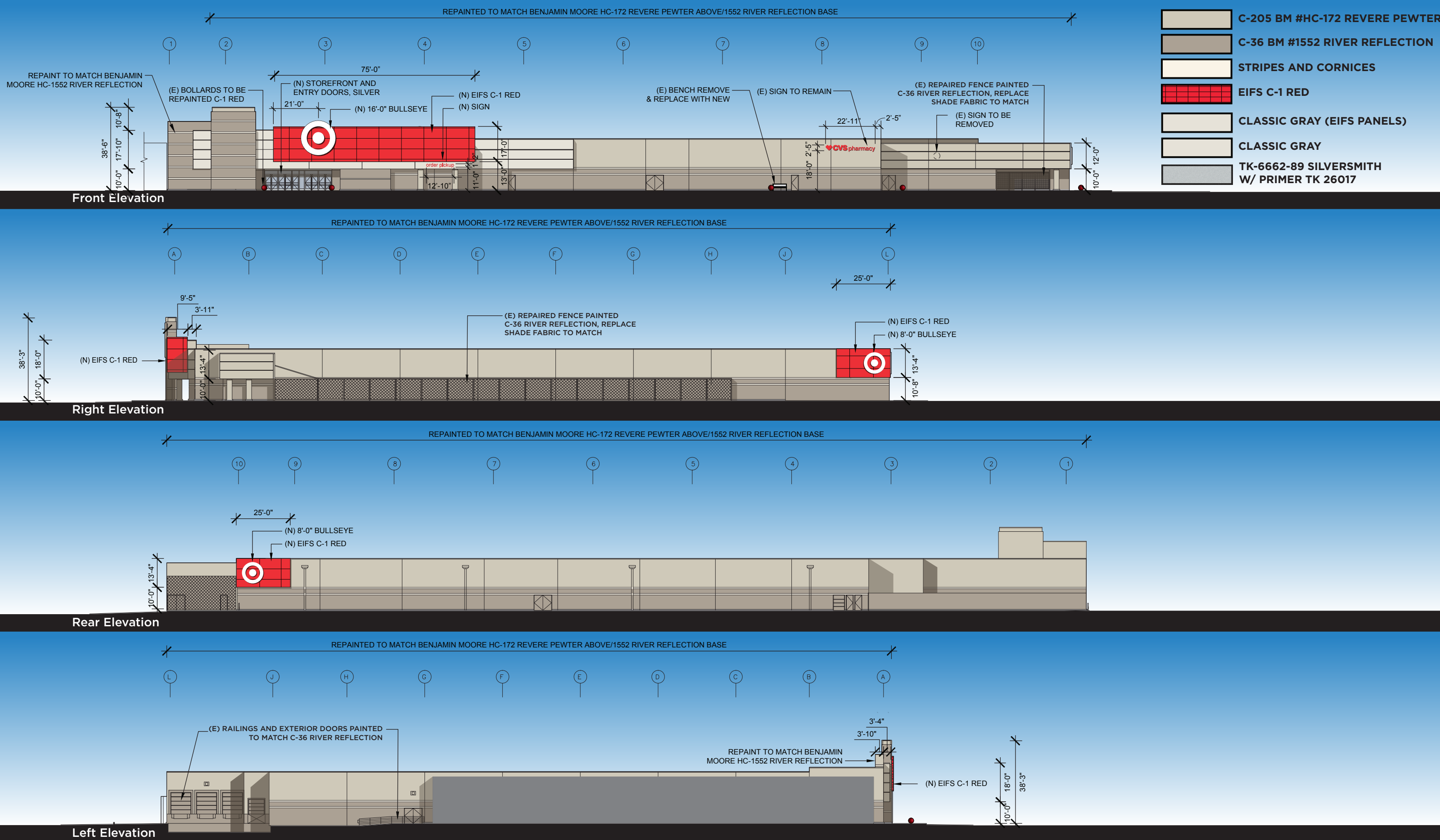
Proposed Materials
November 16, 2017





T-0852 Rohnert Park, CA: Exterior Elevation Refresh

Proposed Front Elevation
October 30, 2017



T-0852 Rohnert Park, CA: Exterior Elevation Refresh

Proposed Elevations
October 30, 2017



PHOTOGRAPHIC SITE PLAN
N. T. S.

EXISTING SIGN SCHEDULE

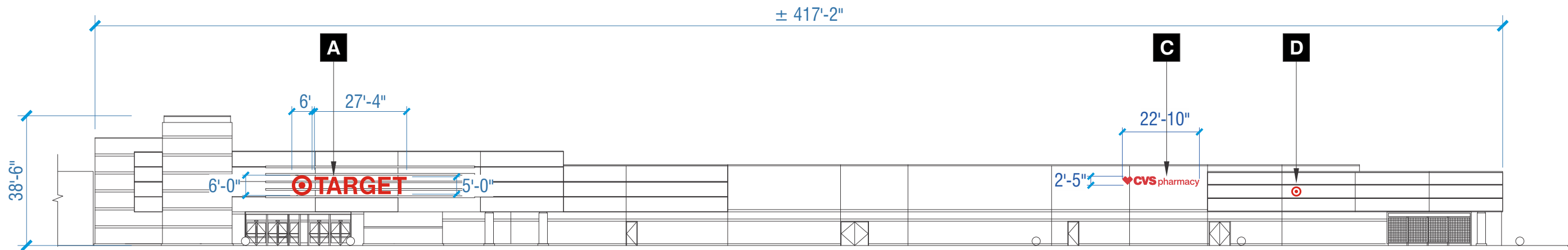
A	EXISTING RED 6'-0" BULLSEYE LOGO 5'-0" TARGET LETTERS	174.7 SQ. FT.
	QUANTITY: ONE (1) REMOVE AND DISPOSE	NORTH Elevation - Store Front
C	EXISTING RED 2'-5" CVS PHARMACY LETTERS	57.08 SQ. FT.
	QUANTITY: ONE (1)	NORTH Elevation - Store Front
D	EXISTING RED 3'-0" BULLSEYE LOGO	9.0 SQ. FT.
	QUANTITY: ONE (1) REMOVE AND DISPOSE	NORTHEAST Elevation - Store Front

EXIST'G TOTAL BLDG. SIGNAGE: 240.78 SQ.FT.

PROPOSED NEW SIGN SCHEDULE

A	NEW 16'-0" WHITE BULLSEYE LOGO	201.0 SQ. FT.
	QUANTITY: ONE (1)	NORTH Elevation - Store Front
B	NEW 14" RED ORDER PICK-UP CHANNEL LETTERS	24.59 SQ. FT.
	QUANTITY: ONE (1)	NORTH Elevation - Store Front
C	EXIST. 2'-5" CVS PHARMACY LETTERS	57.08 SQ. FT.
	QUANTITY: ONE (1)	NORTH Elevation - Store Front
E	NEW 8'-0" WHITE BULLSEYE LOGO	50.2 SQ. FT.
	QUANTITY: ONE (1)	WEST Elevation - Right Side
F	NEW 8'-0" WHITE BULLSEYE LOGO	50.2 SQ. FT.
	QUANTITY: ONE (1)	SOUTH Elevation - Rear

PROPOSED TOTAL BLDG. SIGNAGE: 383.07 SQ. FT.



1 EXISTING NORTH ELEVATION - STORE FRONT
Scale: 1/32" = 1'-0"



EXISTING CONDITION - NORTH ELEVATION | STORE FRONT

NTS



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Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: **R1-12-01-17 VA/CHC Update elevations, move placement of Sign A and remove notes on Sign A, E & F.**

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**

Project Manager: **SANDRA RAMIREZ**

Drawn By: **ROBERTO MIJARES/JDR**

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ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

TARGET
Store Number: T0852
475 ROHNERT PARK EXPY W
ROHNERT PARK, CA 94928

Job Number: **23-44719-10**

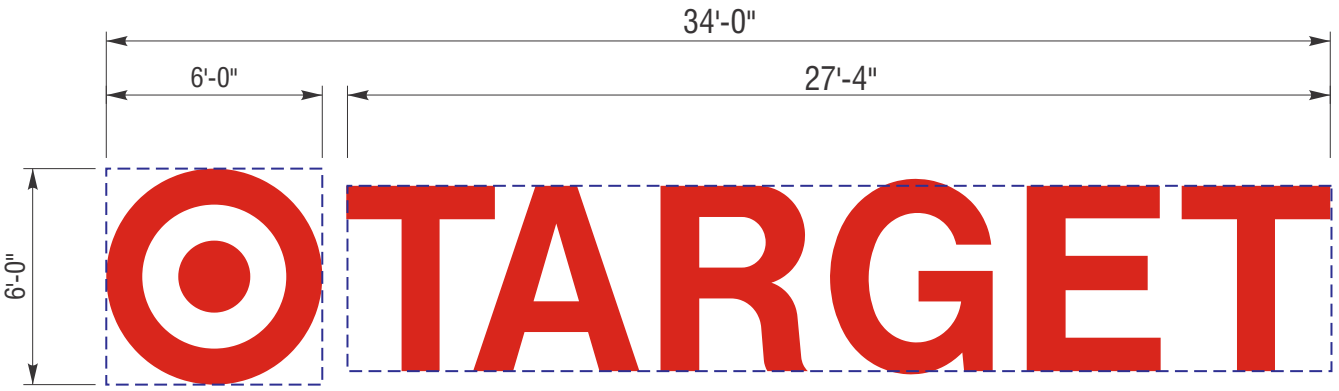
Date: **OCTOBER 31, 2017**

Sheet Number: **2** Of **10**

Design Number: **23-44719-10-R1**

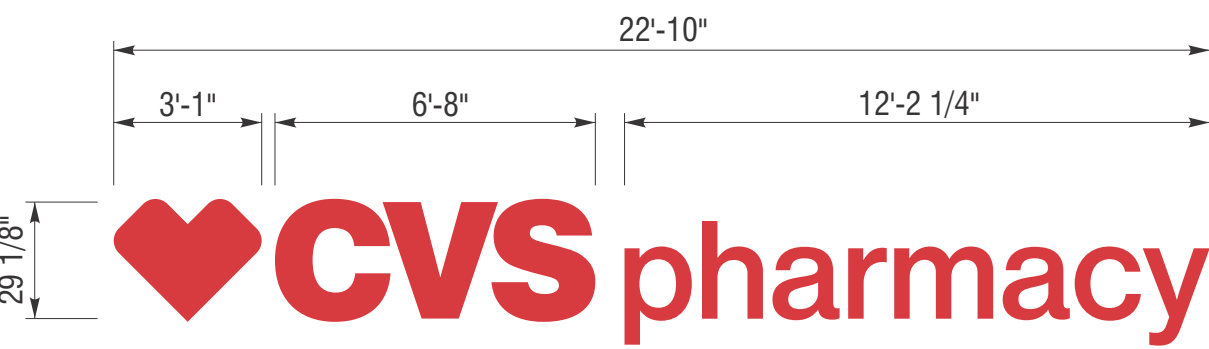
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FIELD SURVEY REQUIRED



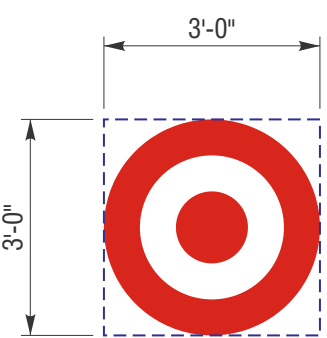
A EXISTING 72" (6'-0") BULLSEYE LOGO & 60" (5'-0") TARGET LETTERS **28.2 + 146.5 = 174.7 S.F.**
ONE (1) EXISTING NORTH ELEVATION - STORE FRONT SCALE: 3/16"=1'-0"

SCOPE OF WORK:
REMOVE AND DISPOSE



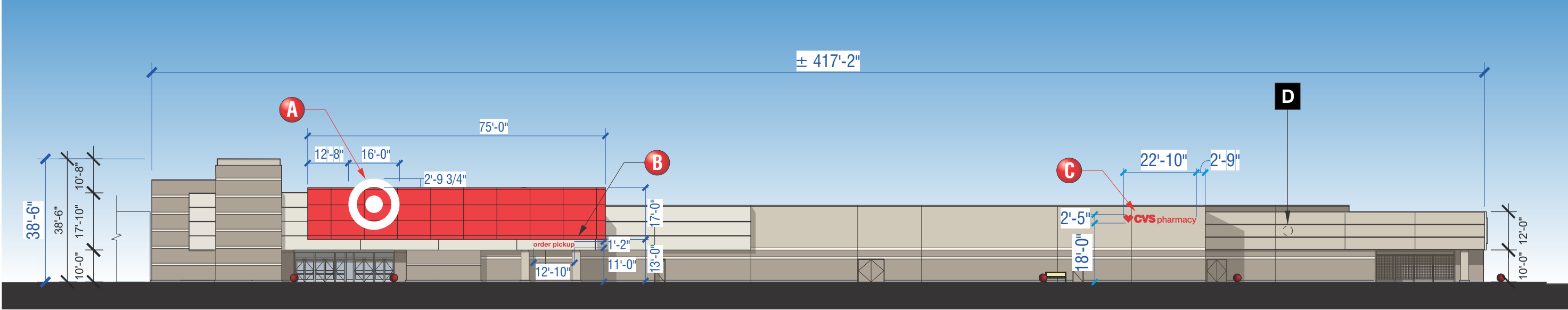
C EXISTING 29" (2'-5") CVS PHARMACY LETTERS **57.08 S.F.**
ONE (1) EXISTING NORTH ELEVATION - STORE FRONT SCALE: 1/4"=1'-0"

SCOPE OF WORK:
REMOVE AND DISPOSE

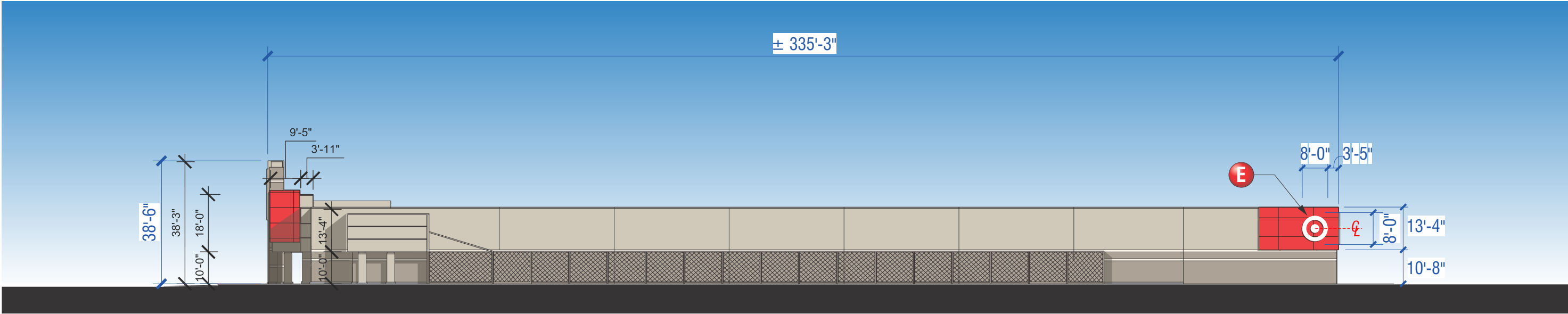


D EXISTING 36" (3'-0") BULLSEYE LOGO **9 S.F.**
ONE (1) EXISTING NORTH ELEVATION - STORE FRONT SCALE: 3/8"=1'-0"

SCOPE OF WORK:
REMOVE AND DISPOSE



1 PROPOSED NORTH ELEVATION - STORE FRONT
Scale: 1/32"=1'-0"



2 PROPOSED WEST ELEVATION - RIGHT SIDE
Scale: 1/32"=1'-0"



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Building Quality Signage Since 1901

Revisions: R1-12-01-17 VA/CHC Update elevations, move placement of Sign A and remove notes on Sign A, E & F.

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Client Approval/Date: _____

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Account Rep: BOYD HIPPENSTIEL

Project Manager: SANDRA RAMIREZ

Drawn By: ROBERTO MIJARES/JDR

Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store Number: T0852
475 ROHNERT PARK EXPY W
ROHNERT PARK, CA 94928

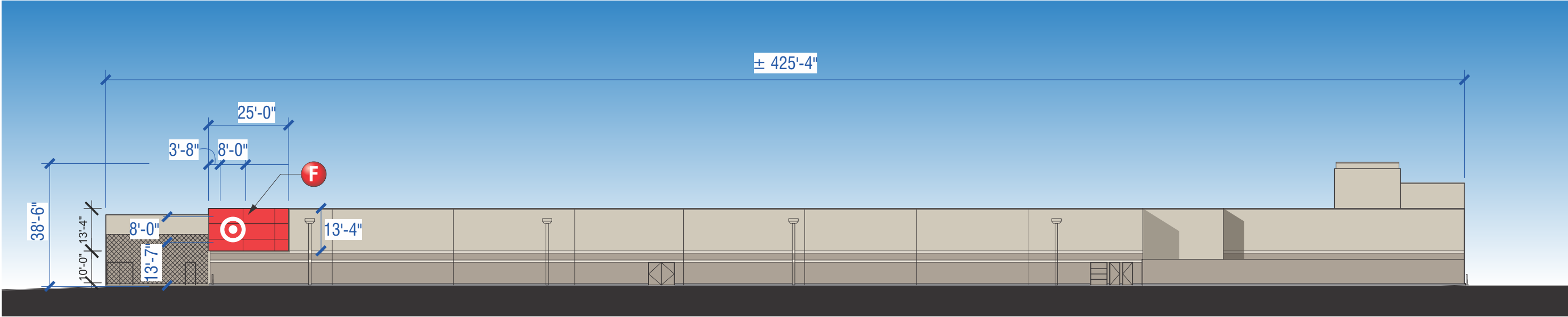
Job Number: 23-44719-10

Date: OCTOBER 31, 2017

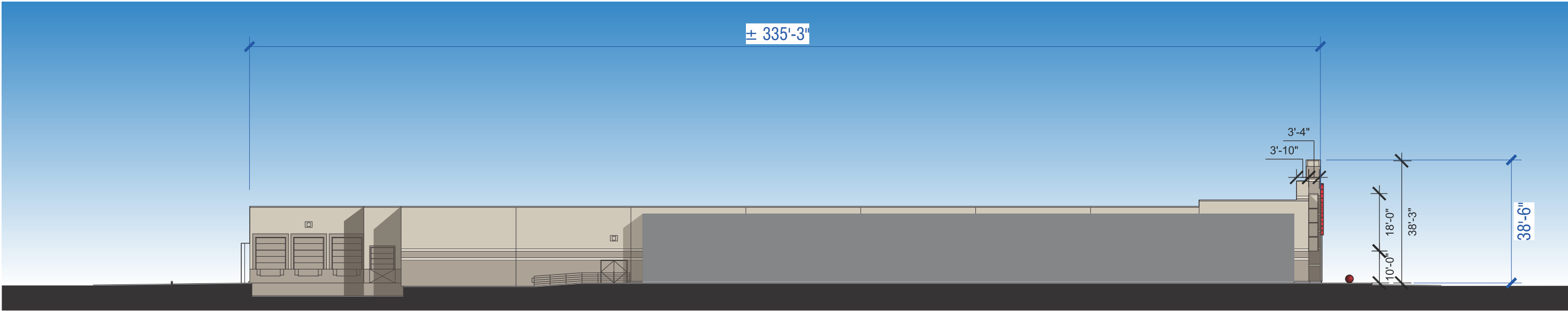
Sheet Number: 4 Of 10

Design Number: 23-44719-10-R1

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3 PROPOSED SOUTH ELEVATION - REAR
Scale: 1/32"=1'-0"



4 PROPOSED EAST ELEVATION - LEFT SIDE
Scale: 1/32"=1'-0"



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Building Quality Signage Since 1901

Revisions: **R1-12-01-17 VA/CHC** Update elevations, move placement of Sign A and remove notes on Sign A, E & F.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**

Project Manager: **SANDRA RAMIREZ**

Drawn By: **ROBERTO MIJARES/JDR**

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Project / Location:

TARGET
Store Number: **T0852**
475 ROHNERT PARK EXPY W
ROHNERT PARK, CA 94928

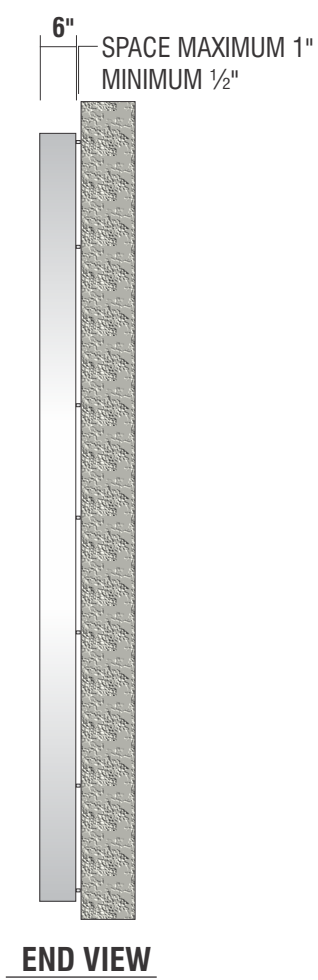
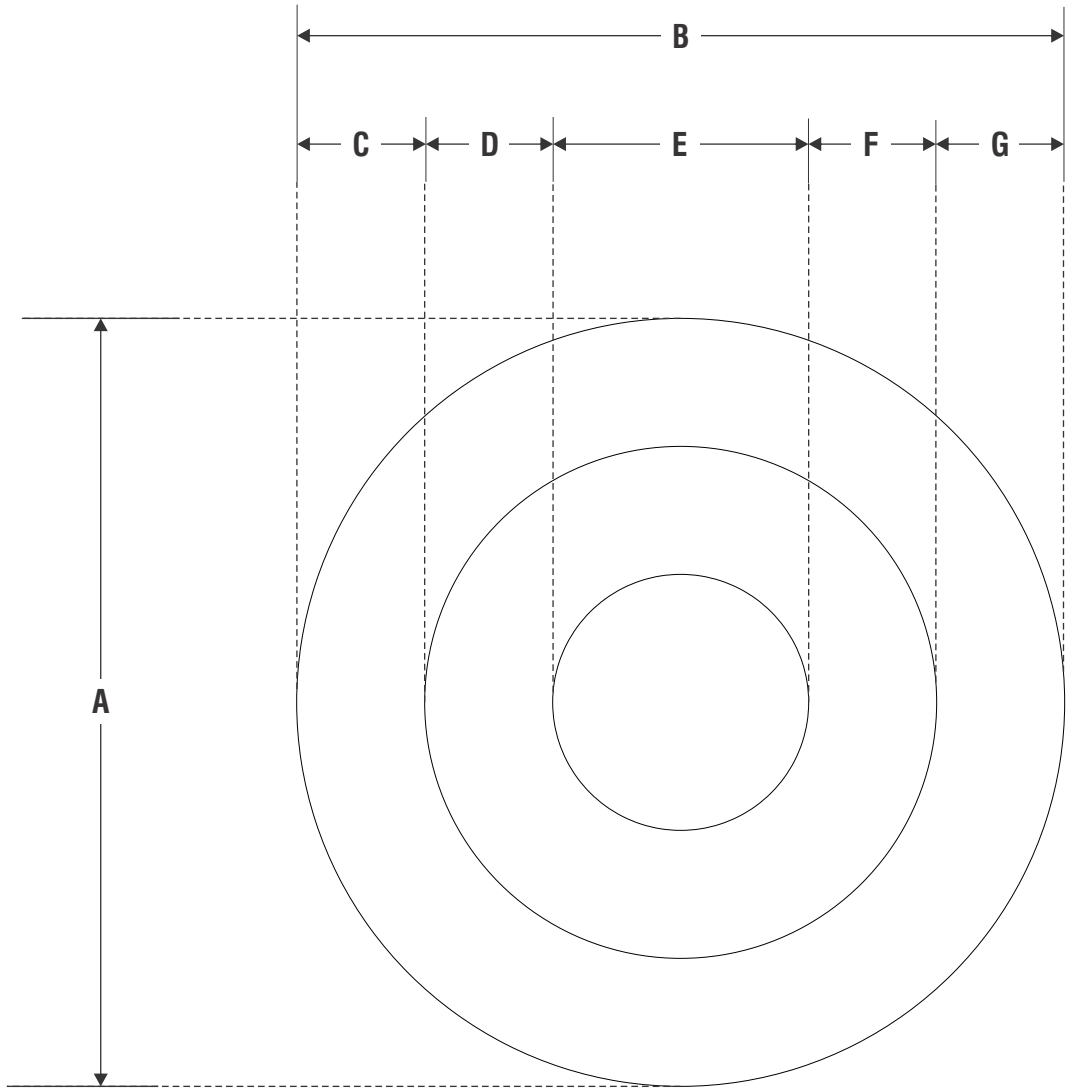
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Date: **OCTOBER 31, 2017**

Sheet Number: **5** Of **10**

Design Number: **23-44719-10-R1**

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A ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
192 BULLSEYE-W	16'-0"	16'-0"	2'-8"	2'-8"	5'-4"	2'-8"	2'-8"	2"	201.0	1

MATERIAL FINISH COLORS

WHITE

Returns

7328 WHITE
ATUGLAS
Acrylic

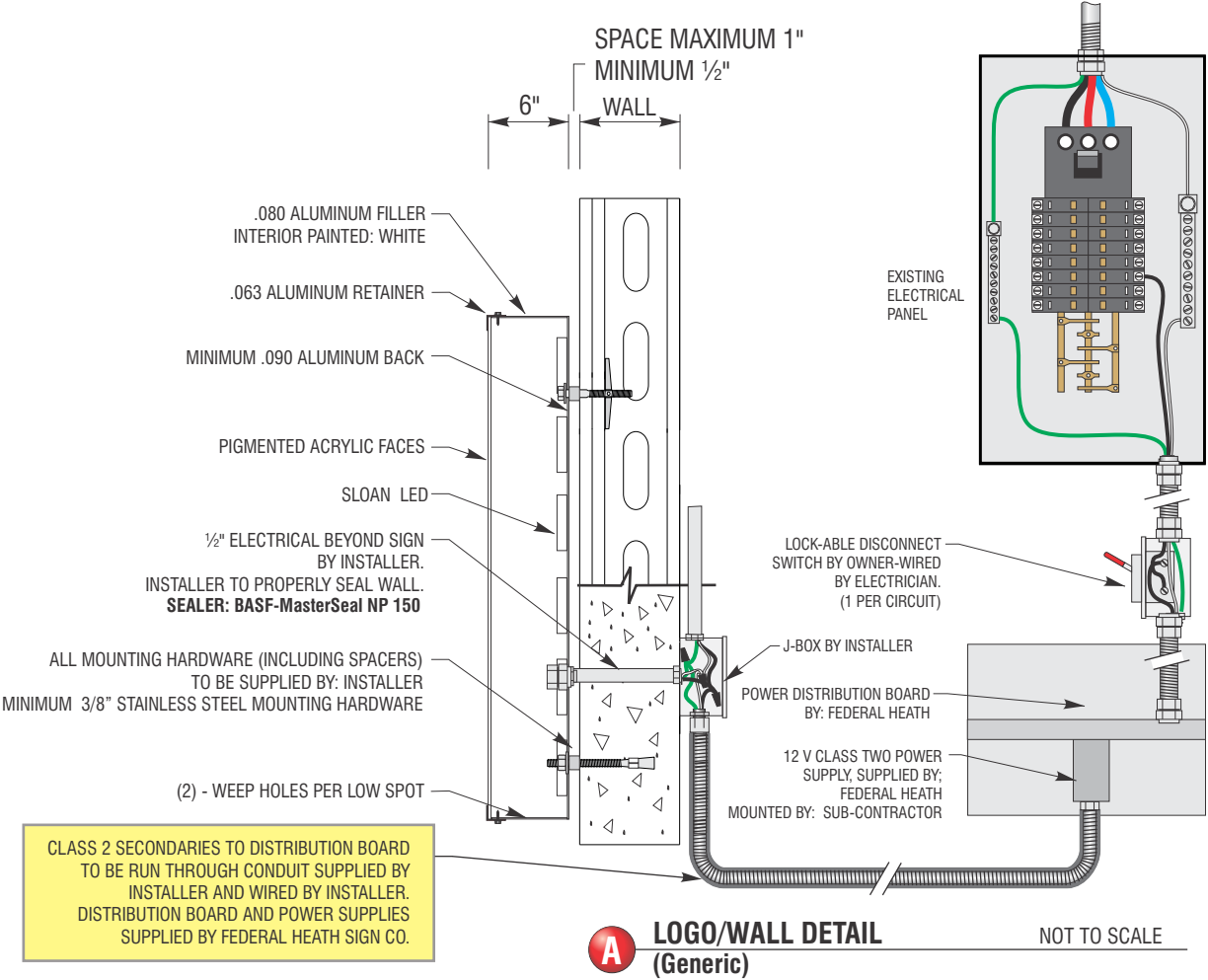
Faces

WHITE

Retainer/Trim-Cap

Sloan White
LED

Illumination



ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

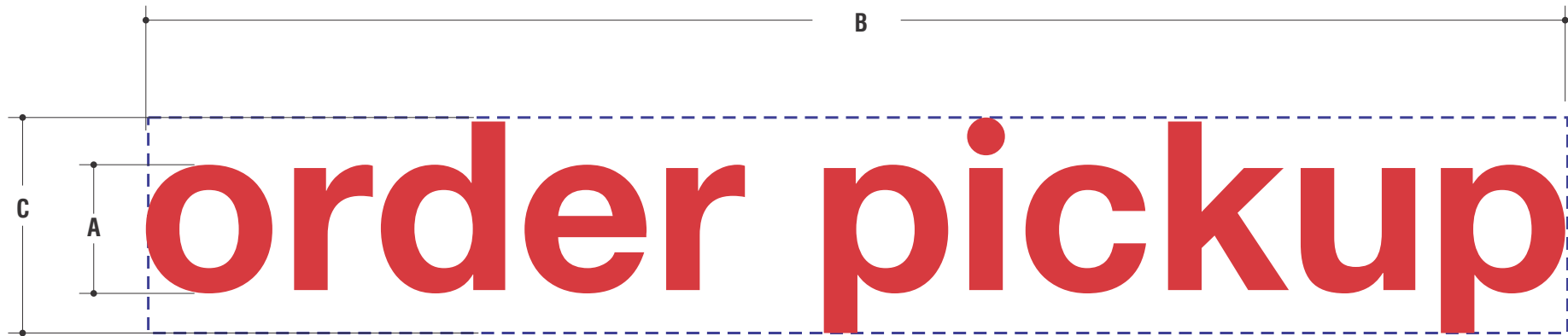
ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.







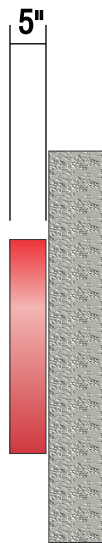
B ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

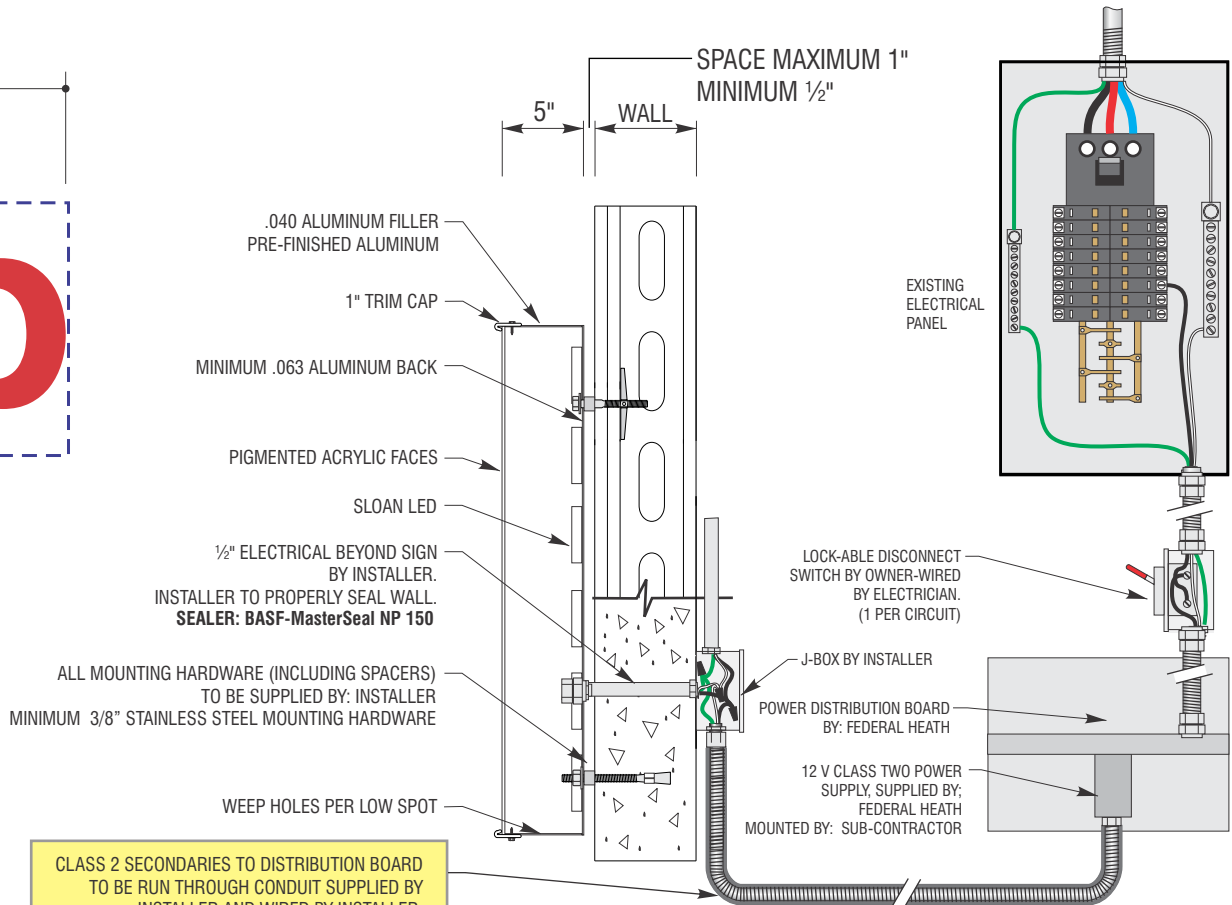
SIGN TYPE	A	B	C	SQ.FT.	QTY
OPU14-REMOTE-R	1'-2"	12'-10"	1'-11"	24.59	1

MATERIAL FINISH COLORS

 MP# 82074LVG (FULL GLOSS)	 2793 LD Red Modified Acrylic (Altuglas or Equiv.)	 Red	 Sloan Red LED
Returns	Faces	Trimcap/Retainer	Illumination



END VIEW



B LOGO/LETTER WALL DETAIL (Generic) NOT TO SCALE

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

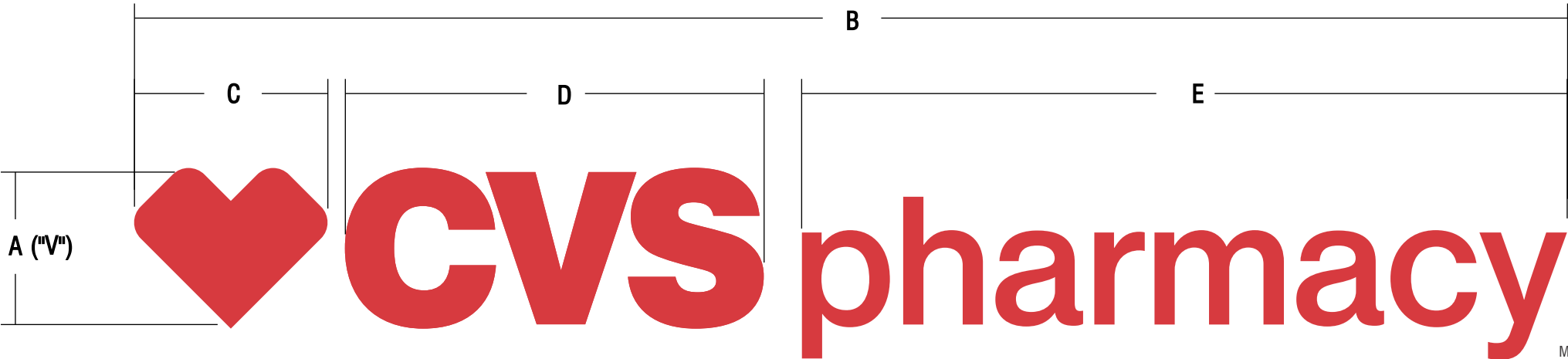
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GENERAL NOTE

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- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.



C ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	SQ.FT.	QTY
CVS-30-CL	29 1/8"	22'-10 "	3'-1"	6'-8"	12'-2 1/4"	57.08	1

MATERIAL FINISH COLORS

MP# 82074LVG
(FULL GLOSS)

Returns

2793 LD Red
Modified Acrylic
(Altuglas or Equiv.)

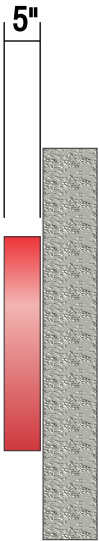
Faces

Red

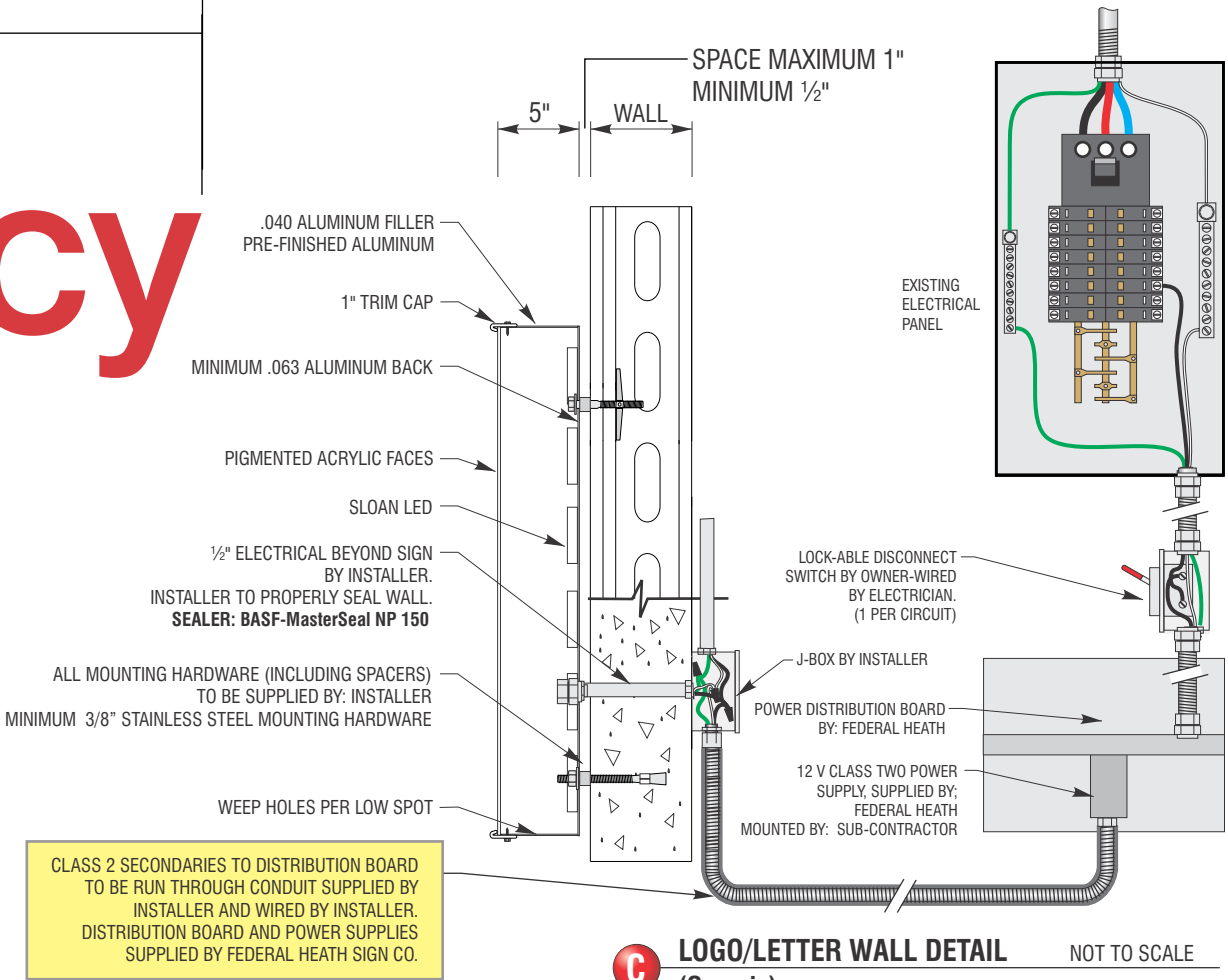
Trimcap/Retainer

Sloan Red
LED

Illumination



END VIEW



C LOGO/LETTER WALL DETAIL (Generic) NOT TO SCALE

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

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NEW & REMODEL CONSTRUCTION

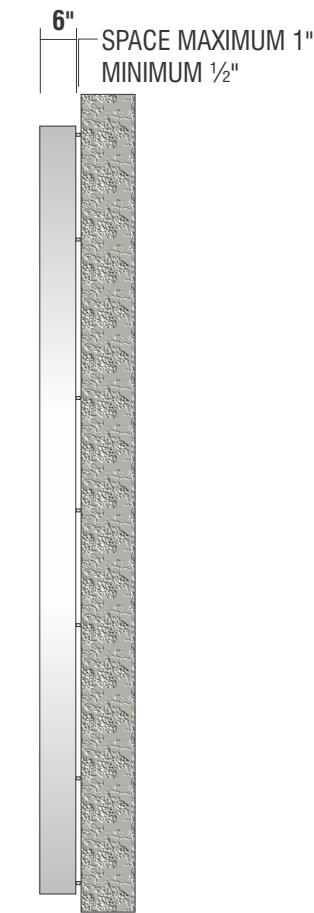
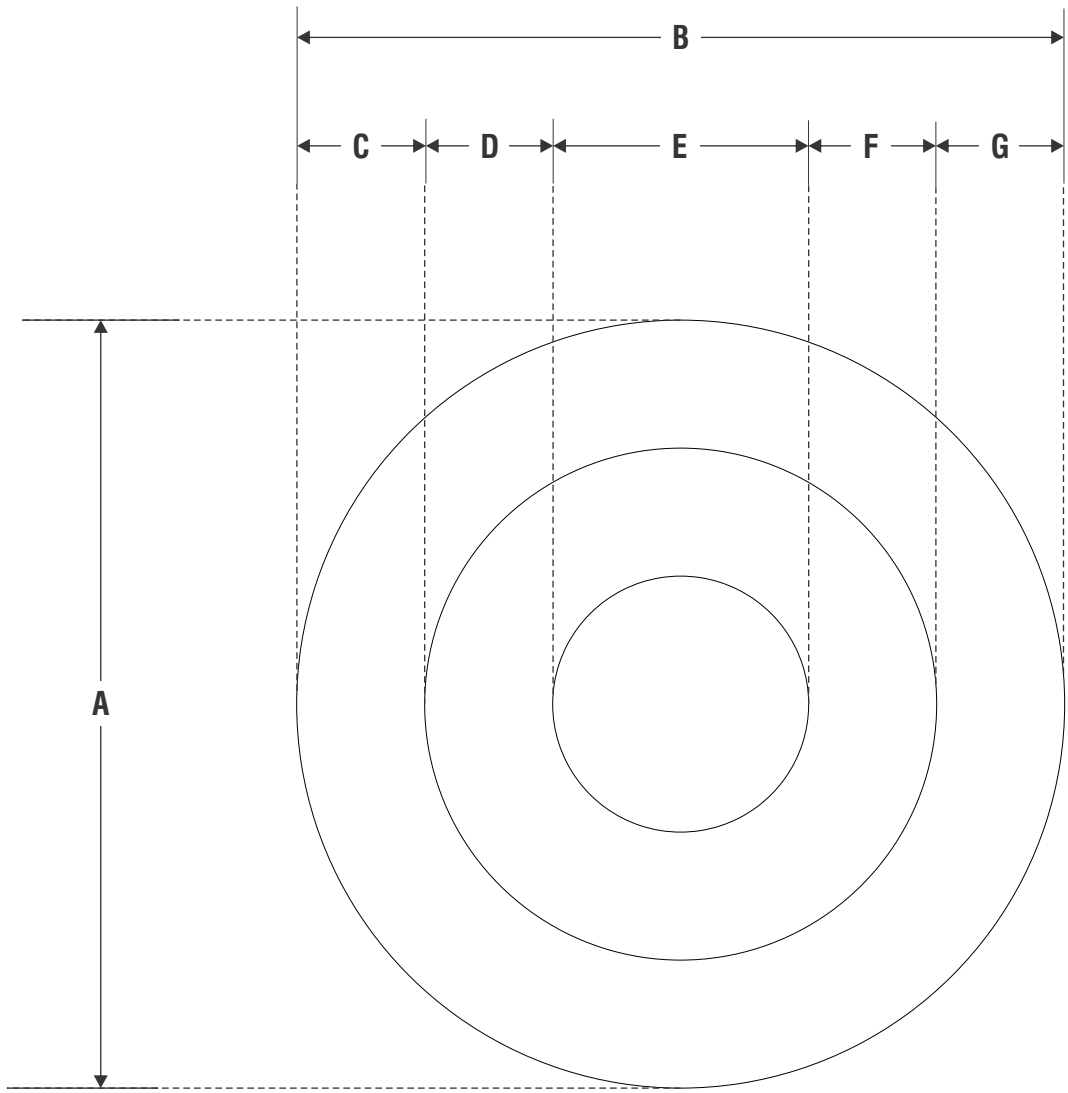
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- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.



END VIEW

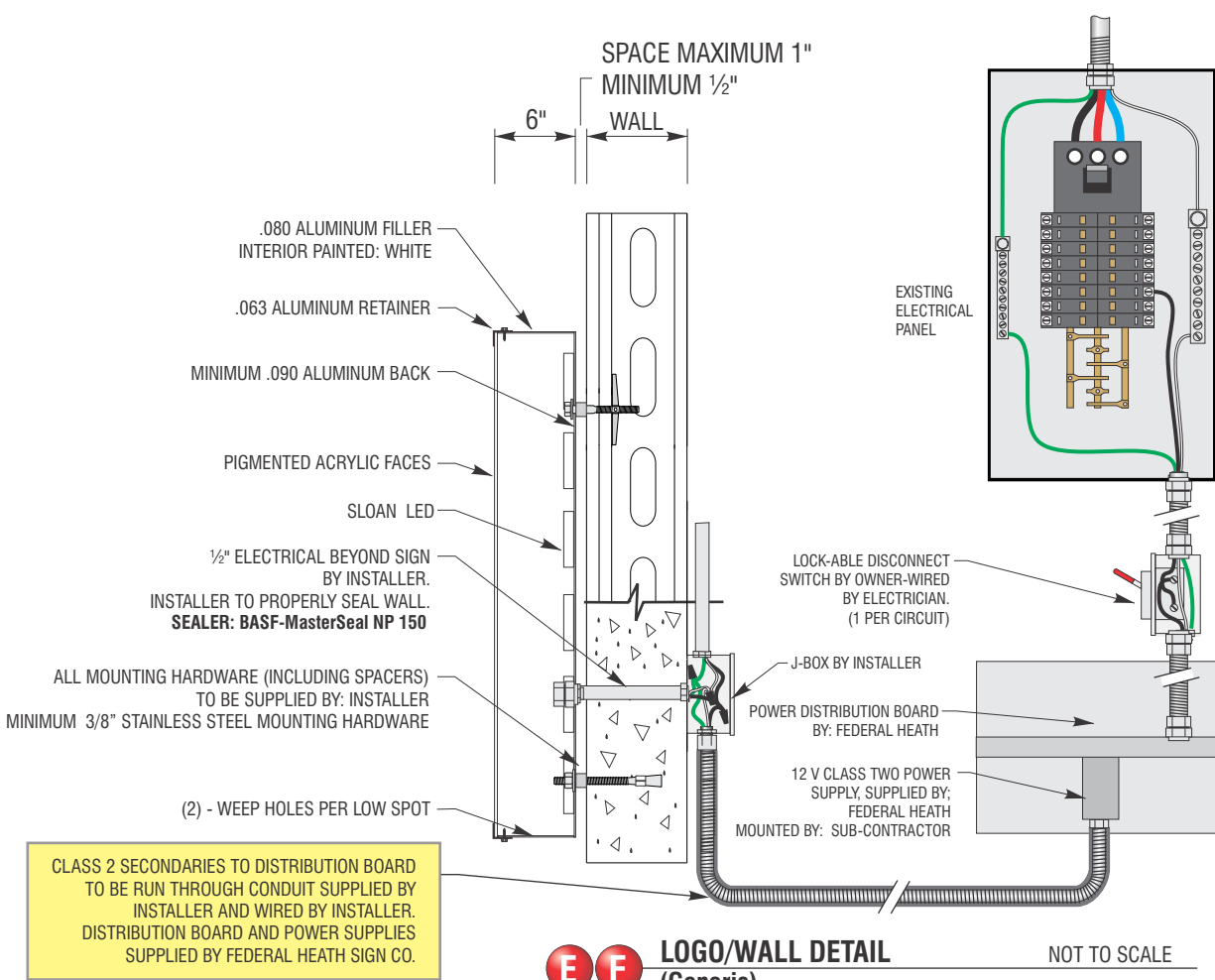
E F

ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
96 BULLSEYE-W	8'-0"	8'-0"	1'-4"	1'-4"	2'-8"	1'-4"	1'-4"	1"	50.2	2

MATERIAL FINISH COLORS



E F

LOGO/WALL DETAIL
(Generic)

NOT TO SCALE

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE
DEDICATED BRANCH CIRCUITS FOR
SIGNS ONLY PER NEC CODE 600.5

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NEW & REMODEL CONSTRUCTION

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- ISOLATE ALL ALUMINUM FROM STEEL.



4602 North Avenue Oceanside, CA 92056
(760) 941-0715 Fax (760) 941-0719

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX
Delaware, OH - Racine, WI
Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: R1-12-01-17 VA/CHC Update elevations, move placement of Sign A and remove notes on Sign A, E & F.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: BOYD HIPPENSTIEL

Project Manager: SANDRA RAMIREZ

Drawn By: ROBERTO MIJARES/JDR

Underwriters Laboratories Inc. n e c ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store Number: T0852
475 ROHNERT PARK EXPY W
ROHNERT PARK, CA 94928

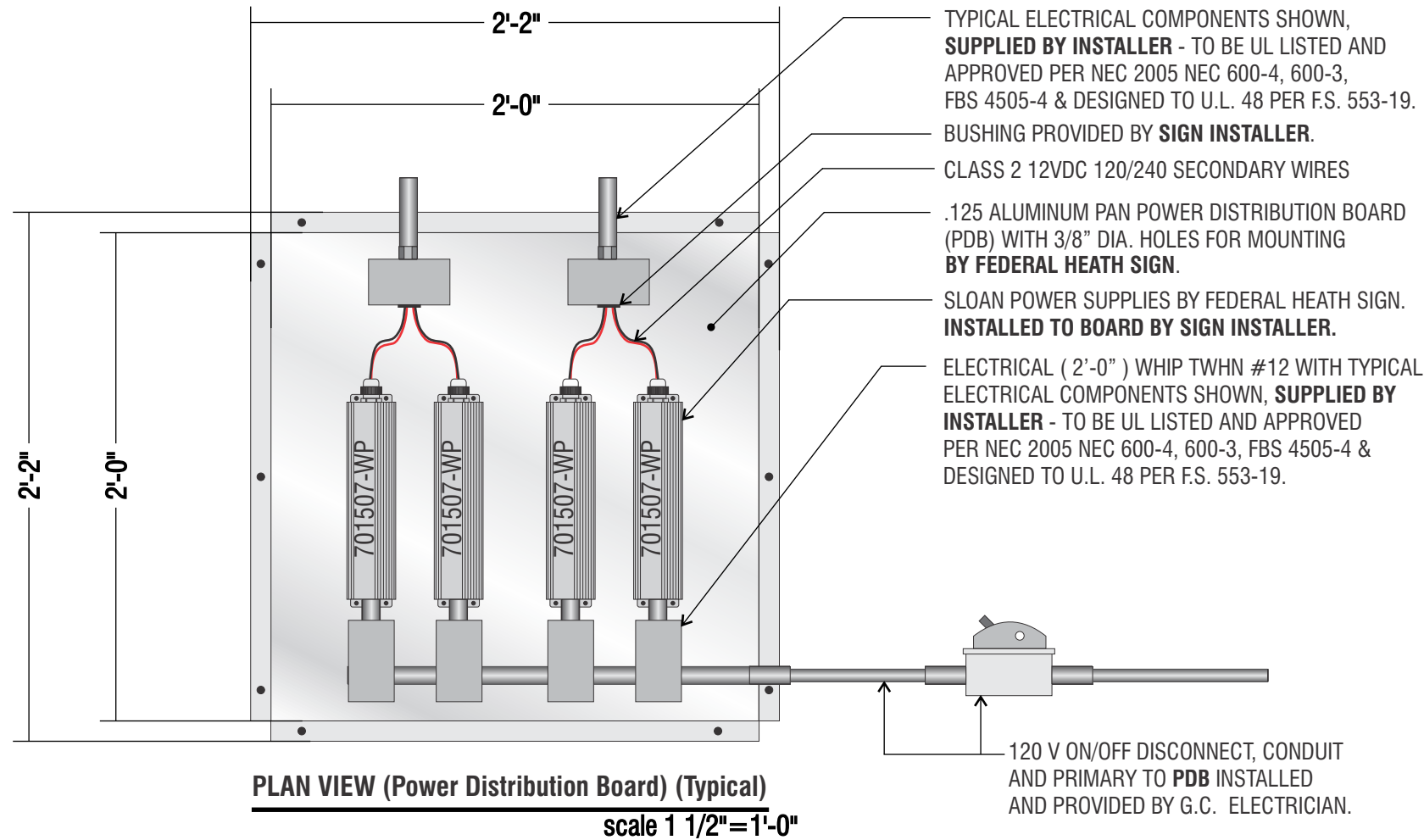
Job Number: 23-44719-10

Date: OCTOBER 31, 2017

Sheet Number: 9 Of 10

Design Number: 23-44719-10-R1

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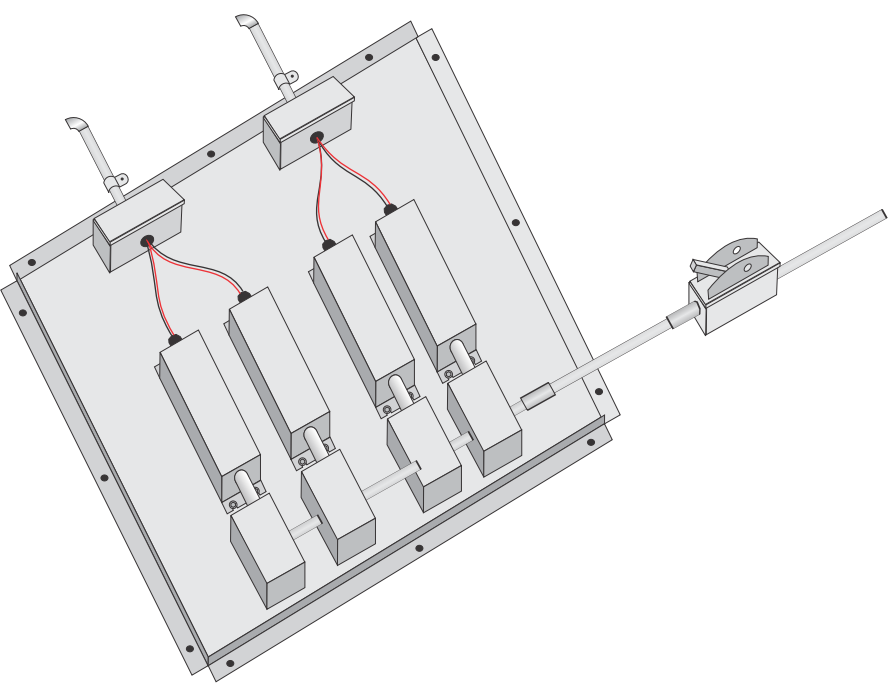


SCOPE OF WORK:
FEDERAL HEATH SIGN TO MANUFACTURE A "POWER DISTRIBUTION BOARD" - (**PDB**).
TO BE .125 ALUMINUM BREAK FORMED PANEL 1/2" DEEP.
PDB TO HAVE 3/8" MOUNTING HOLES PRE- DRILLED.

INSTALLER TO MOUNT LETTERS TO EXTERIOR WALL AND RUN SECONDARY LEADS IN CONDUIT THROUGH WALL INTO A HANDI-BOX.
CONDUIT THROUGH WALL TO BE SEALED FROM WEATHER WITH APPROPRIATE SEALANT SUPPLIED BY INSTALLER.
INSTALLER TO WIRE ALL SECONDARY JUMPS TO CORRESPONDING LETTERS INSIDE BUILDING.
INSTALLER TO WIRE SECONDARY LEADS TO POWER DISTRIBUTION BOARD THROUGH CONDUIT.
INSTALLER TO COORDINATE LOCATION OF POWER DISTRIBUTION BOARD WITH TARGET ON SITE REPRESENTATIVE PER (E-8 SITE ELECTRICAL DRAWINGS).
INSTALLER TO MOUNT **PDB** WHERE REQUIRED.
PDB MAXIMUM DISTANCE FROM SIGNAGE IN ANY ONE DIRECTION IS 150 FEET.
PDB TO BE MOUNTED USING ADEQUATE HARDWARE SUPPLIED BY INSTALLER.

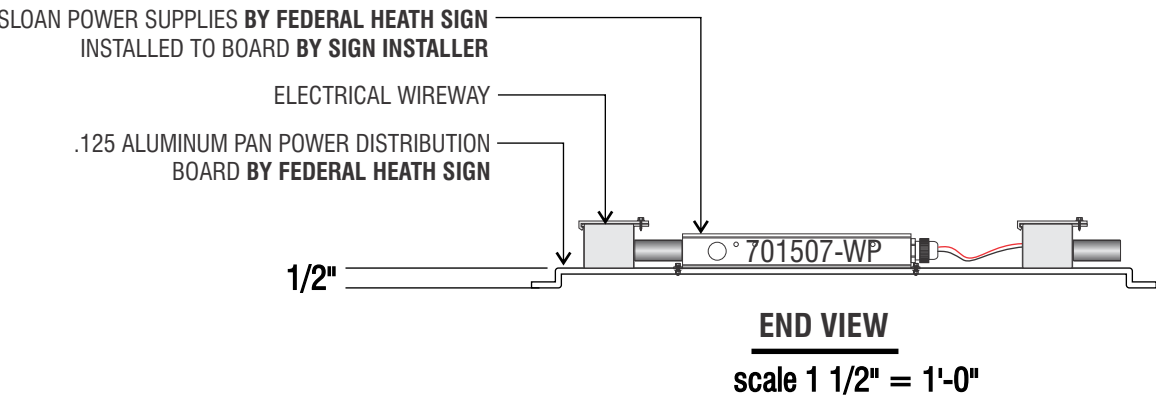
ELECTRICIAN IS TO SUPPLY AND RUN PRIMARY, CONDUIT AND DISCONNECT SWITCH TO **PDB** AND MAKE FINAL CONNECTION.

ALL WORK TO BE DONE PER NEC, UL-48 AND LOCAL CODES.



ISOMETERIC VIEW (Power Distribution Board)(Generic)

NOTE:
POWER SUPPLY QUANTITY DEPENDENT ON SIGNAGE REQUIRED.
INSTALLATION REQUIREMENT:
power distribution board (pdb) to be mounted no more then 12" above ceiling to the bottom of the pdb. refer to design drawings for specific location of pdb. pdb to be mounted so that it is easily accessible from a step ladder.



SHIPPING NOTE:
PLEASE SHIP ALUMINUM PANELS WITH POWER SUPPLIES IN THE SAME CONTAINER.