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CITY OF ROHNERT PARK

ROHNERT PARK VALERO
PROPOSED MODIFICATIONS



LIST OF PLANS:

- A1 COVER SHEET
- C1 PRELIM. GRADING &
DRAINAGE PLAN
- E1.1 PRELIM.
PHOTOMETRIC PLAN
- A1.1 ENTITLEMENT SITE
PLANS
- A2 DEVELOPMENT VIEWS
- A2.1 EXISTING STORE
MODIFICATIONS
- A2.2 NEW CANOPY RCP &
ELEVATIONS
- A3 BUILDING MATERIALS

SIGN DEVELOPMENT INC.
VALERO ID PACKAGE
PLANS 1 THRU 5

Exhibit A



1722 J STREET, SUITE 20
SACRAMENTO, CA 95811

PHONE: (916) 804-9300
E-MAIL: lcoarch@link.net

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OF LEX COFFROTH - ARCHITECT



CONTRACTOR:

WHITEY'S
TBA, INC.

465 A KENWOOD CT,
SANTA ROSA, CA
95407

DRIVERS:

REVISIONS

NO.	DESCRIPTION	DATE
1	ADD TRASH ENCLOSURE ROOM	4/5/16

DRAWINGS PREPARED FOR:

ROHNERT PARK
VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA
94928

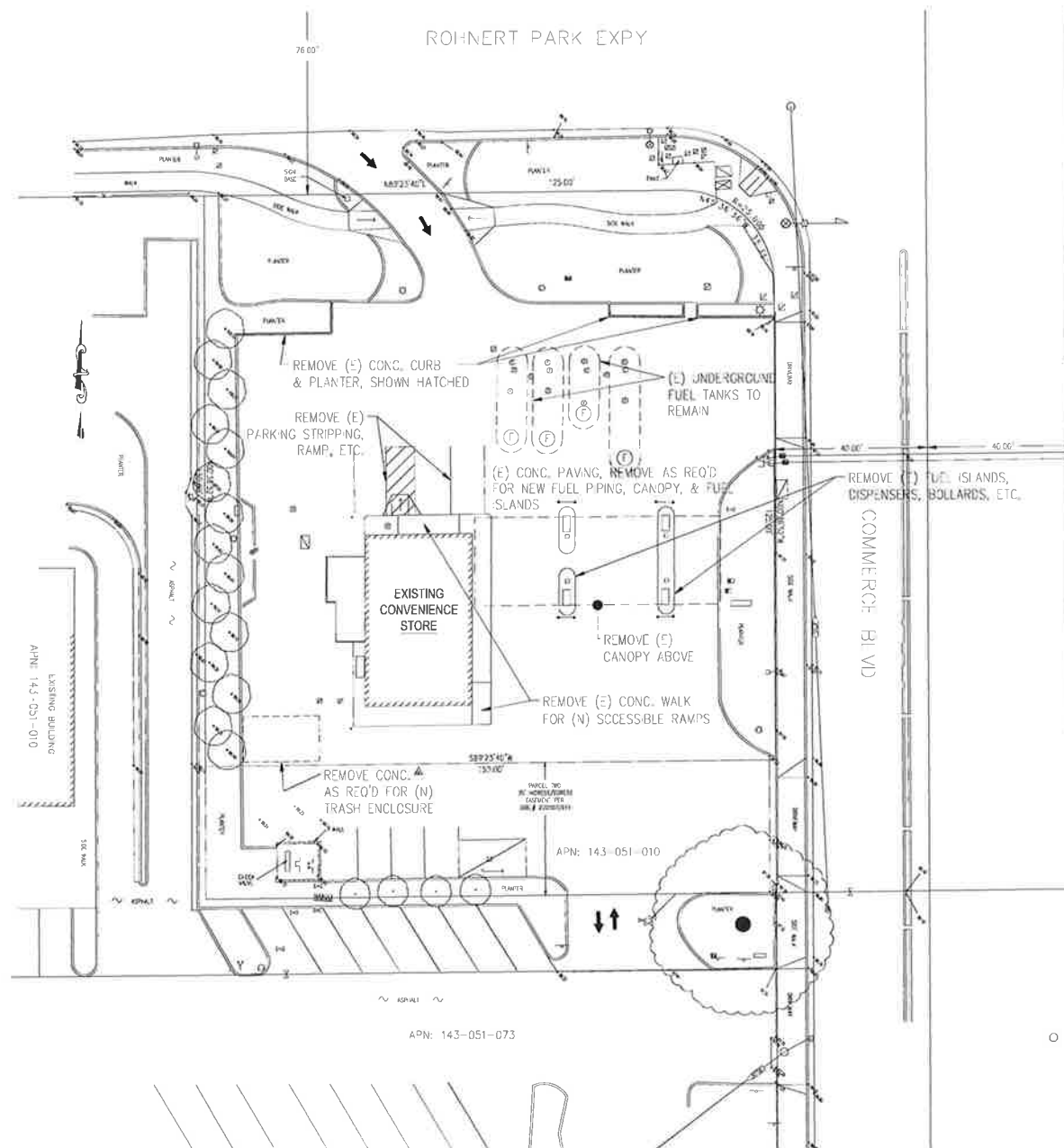
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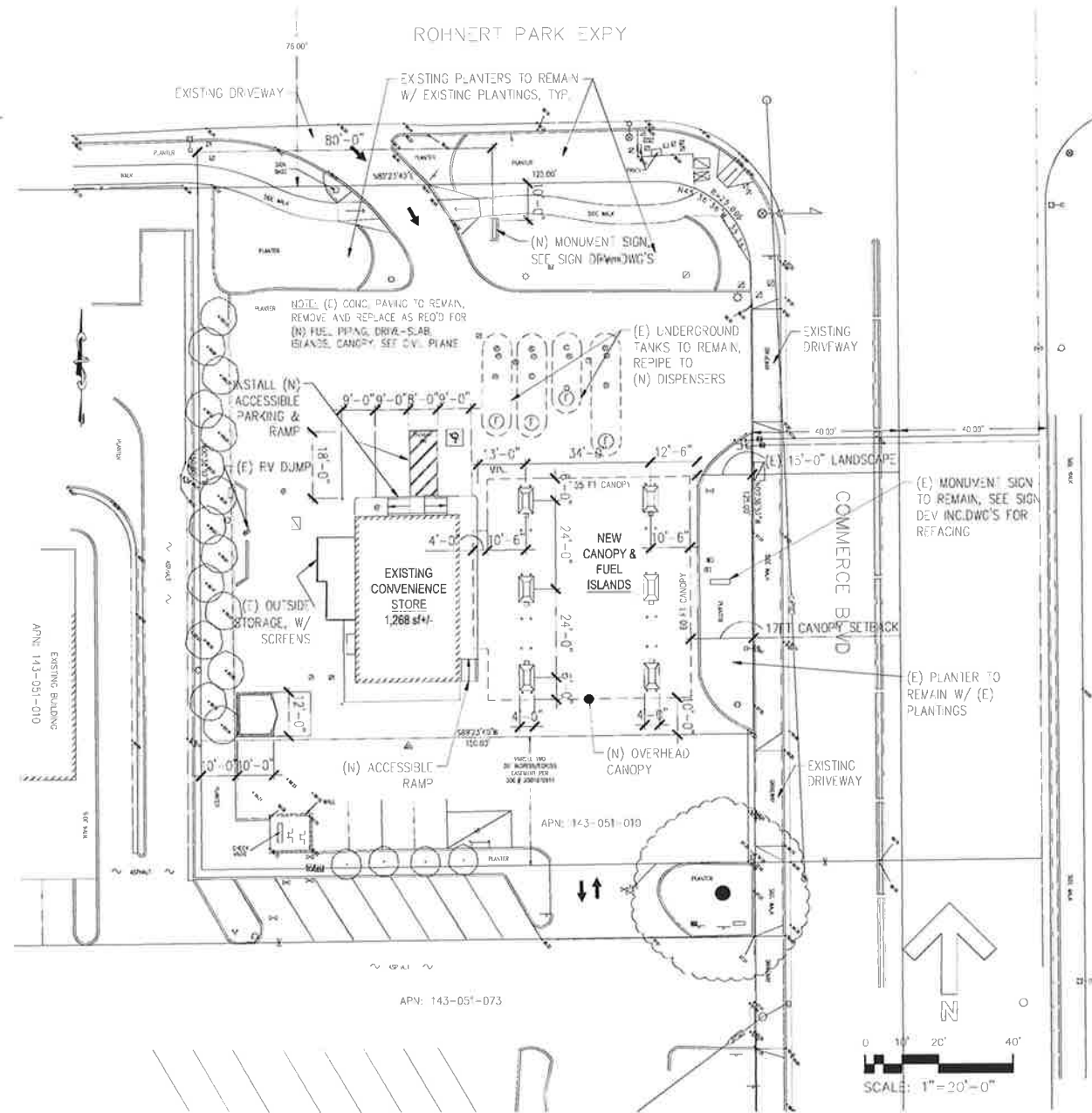
ENTITLEMENT
SITE PLAN
MODIFICATIONS

DATE:	3/21/16	SHEET NO.
PROJECT:	15-0704	
SCALE:	AS NOTED	A1.1
DRAWN BY:	LC	
CHECKED BY:	AAC	

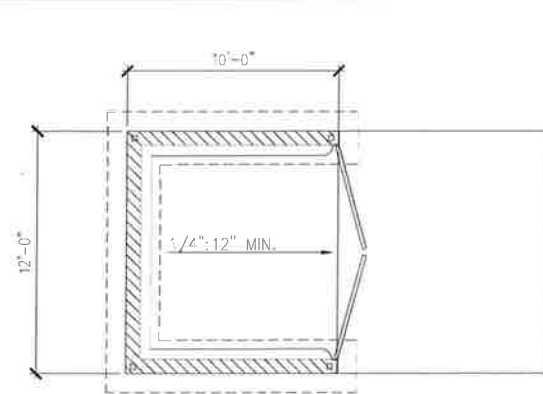
Exhibit B



SITE DEMOLITION PLAN



SITE MODIFICATION PLAN



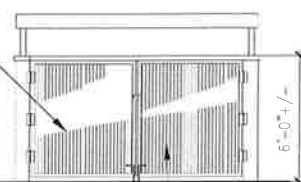
PLAN

NEW TRASH ENCLOSURE

ADD PRE-ENG MTL.
ROOF W/ MTL. FASCIA,
CUTTER @ REAR W/ D.S.,
PAINT TO MATCH WALL

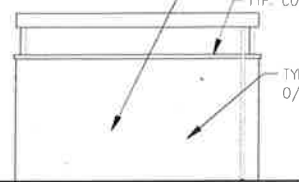
SOUTH (SIDE)

NORTH (SIDE)



EAST (FRONT)

STL. GATE



WEST (REAR)

TYP. CONC. BLK. CAP

TYP. STUCCO FIN.
O/ CONC. BLK. WALL



LEX COFFROTH - ARCHITECT

1722 J STREET, SUITE 20
SACRAMENTO, CA 95811

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E-MAIL: lcaarch@citlink.net

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95407**

OWNERS:

REVISIONS

NO.	DESCRIPTION	DATE

DRAWINGS PREPARED FOR:

**ROHNERT PARK
VALERO**

**6301 COMMERCE BLVD.
ROHNERT PARK, CA
94928**

APN: 143-051-009

SHEET TITLE:

**(E) STORE
MODIFICATIONS**

DATE: 3/21/16

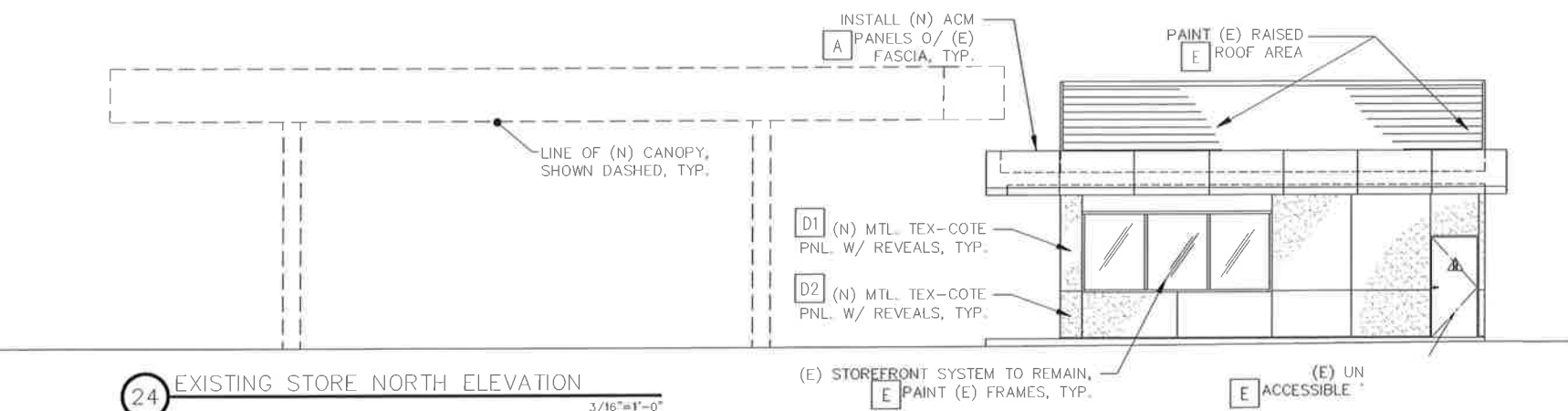
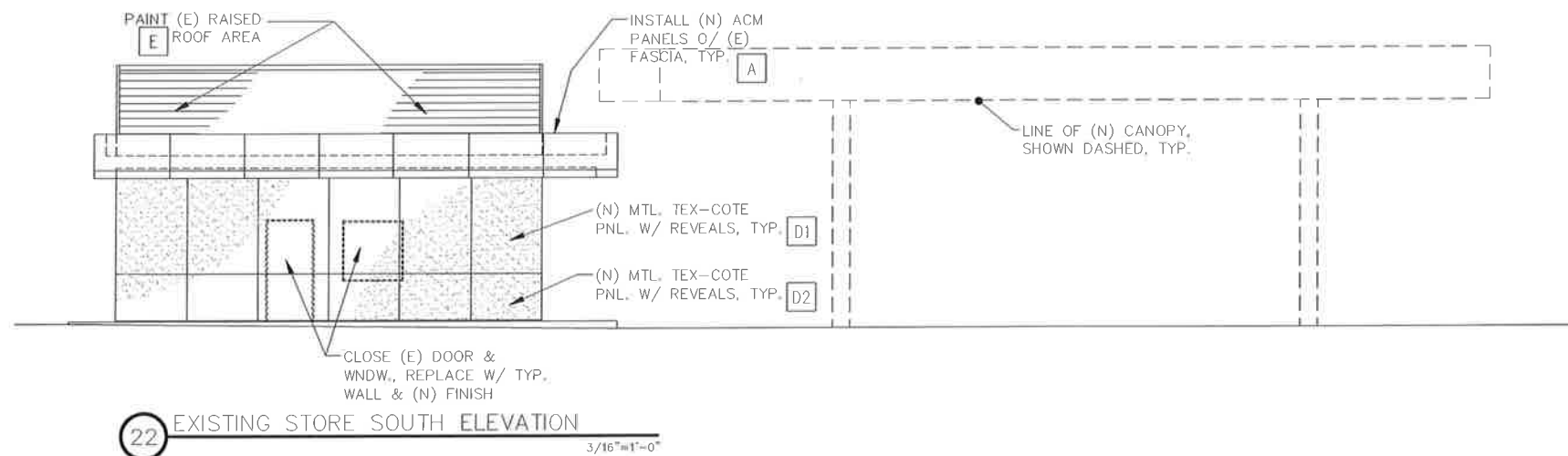
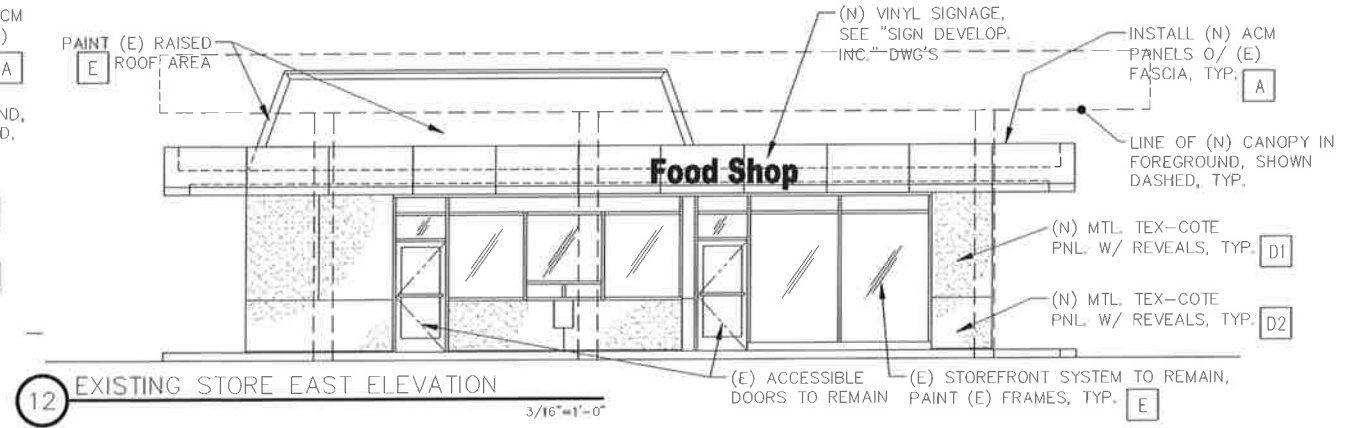
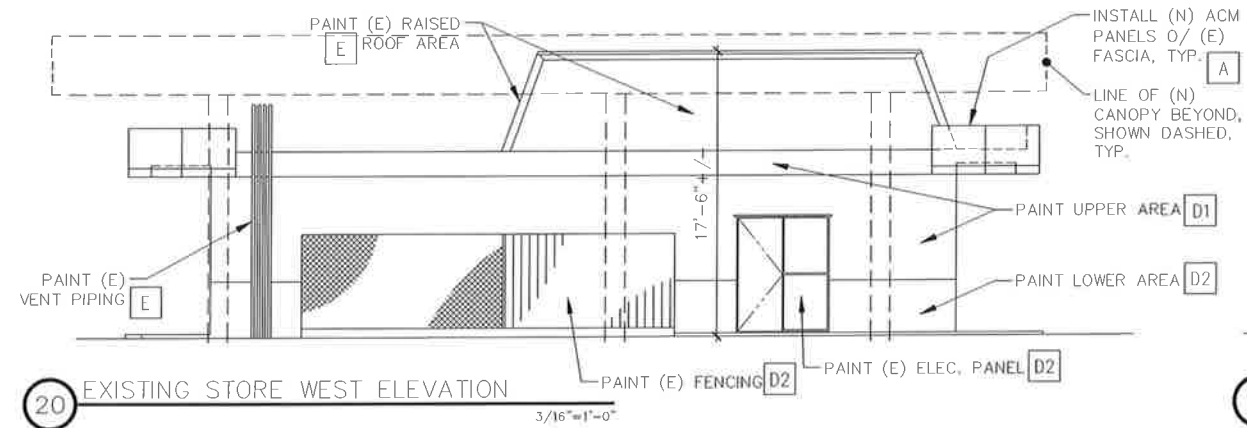
PROJ.#: 15-0704

SCALE: AS NOTED

DRAWN BY: CC

CHECKED BY: L.C.

A2.1



MATERIALS SCHEDULE:			
MARK:	MATERIAL:	LOCATION (SEE PLANS):	MANUF. / BRAND
A	BUILDING FASCIA	BLDG. FASCIA	ACM OR EQ. - SHERWIN WILLIAMS 7718 OAK CREEK
B	CANOPY COLUMN	CANOPY	PAINTED STL COLUMN, VALERO CASABLANCA (TAN)
C	DISPENSERS	FUEL ISLANDS	SEE "SIGN DEVELOP. INC." DWG'S FOR DISPENSER GRAPHICS
D	METAL TEX-COTE PANELS W/ REVEALS	INSTALL O/ (E) METAL BLDG. PANELS ALL WALLS EXCEPT WEST (REAR)	D1: UPPER PANELS - VALERO SAND - JONES BLAIR A4W-8002 D2: LOWER PANELS - SHERWIN WILLIAMS 6125 CRAFT PAPER
E	PAINTED EXISTING SURFACE	EXISTING RAISED ROOF, VENT RISERS, MISC	SHERWIN WILLIAMS 7504 KEYSTONE GRAY

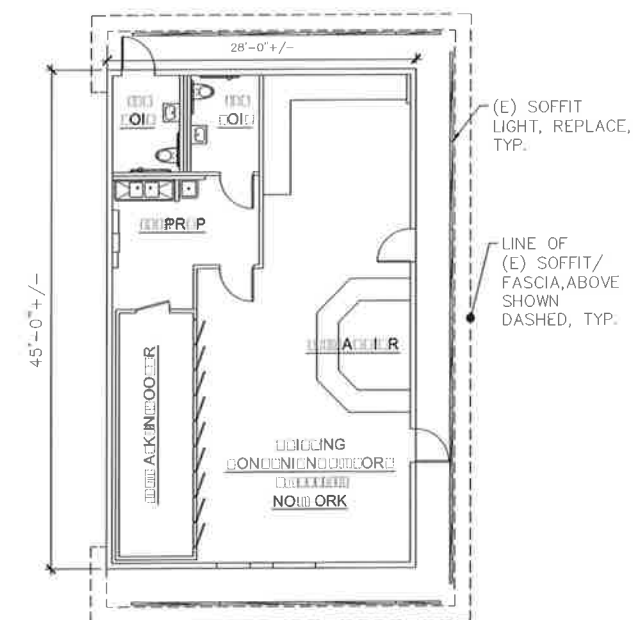
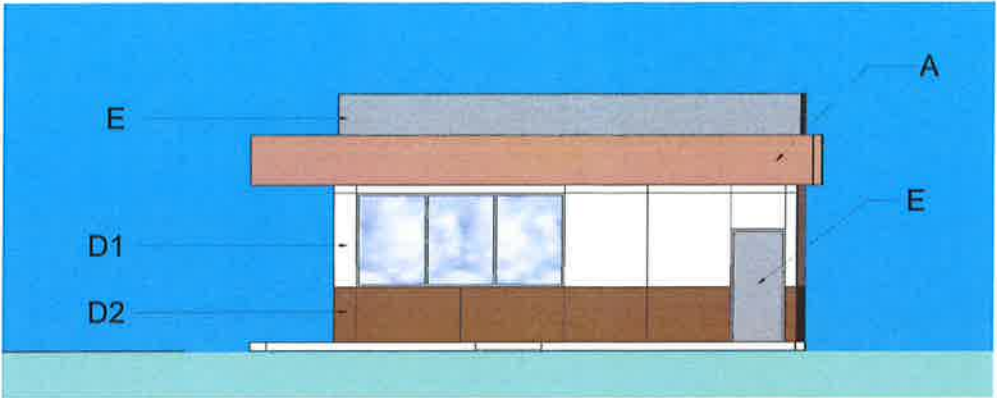


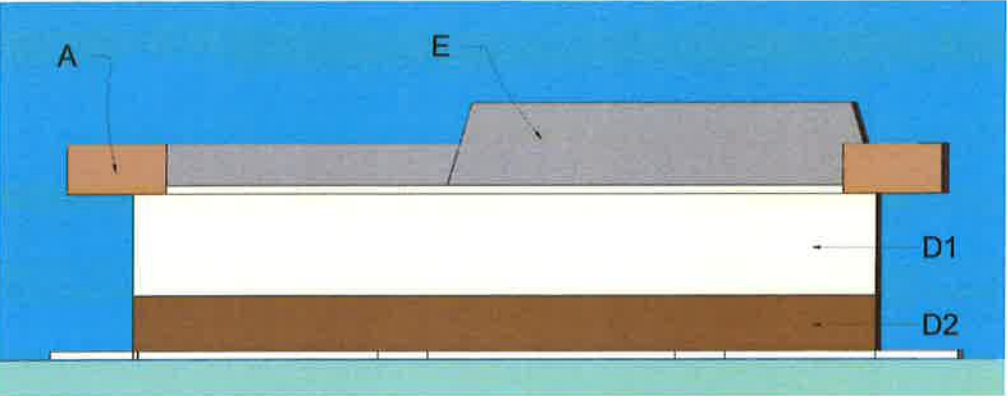
Exhibit C



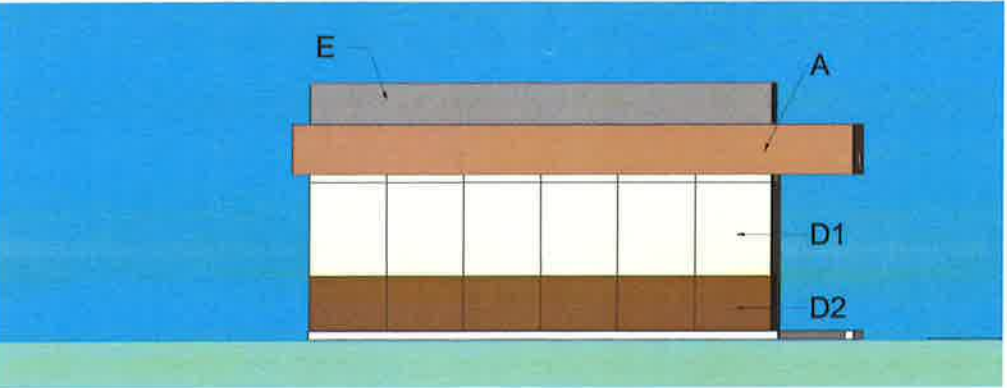
NORTH ELEVATION



EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION



SOUTH ELEVATION

MATERIALS SCHEDULE FOR BUILDING:

- A = ACM OR EQ. MTL. FASCIA PANELS
SHERWIN WILLIAMS 7718 OAK
CREEK
- D1= METAL TEX-COTE WALL PANELS W/
REVEAL STRIPS, AS SHOWN
VALERO SAND - JONES BLAIR A4W-
8002
- D2= METAL TEX-COTE WALL PANELS W/
REVEAL STRIPS, AS SHOWN
SHERWIN WILLIAMS
6125 CRAFT PAPER
- E = PAINTED MISC. SURFACES
SHERWIN WILLIAMS
7504 KEYSTONE GRAY



= A



= D1



= D2



= E

Exhibit D

LEX COFFROTH
ARCHITECT

1722 J STREET
SUITE 20
SACRAMENTO, CA
95811

916-804-9300
lcaarch@citlink.net

CLIENT
MIKE & KIM GUTZMAN

PROJECT
ROHNERT PARK VALERO

ISSUE
3/21/16

ENTITLEMENT SUBMITTAL
BUILDING MATERIALS

A3

PROJECT NO.
15-0704

DRAWN BY
LC



LEX COFFROTH - ARCHITECT

1722 J STREET, SUITE 20
SACRAMENTO, CA 95811

PHONE: (916) 804-9300
E-MAIL: lcaarch@citlink.net

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REVISIONS

NO.	DESCRIPTION	DATE

DRAWINGS PREPARED FOR:

ROHNERT PARK
VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA
94928

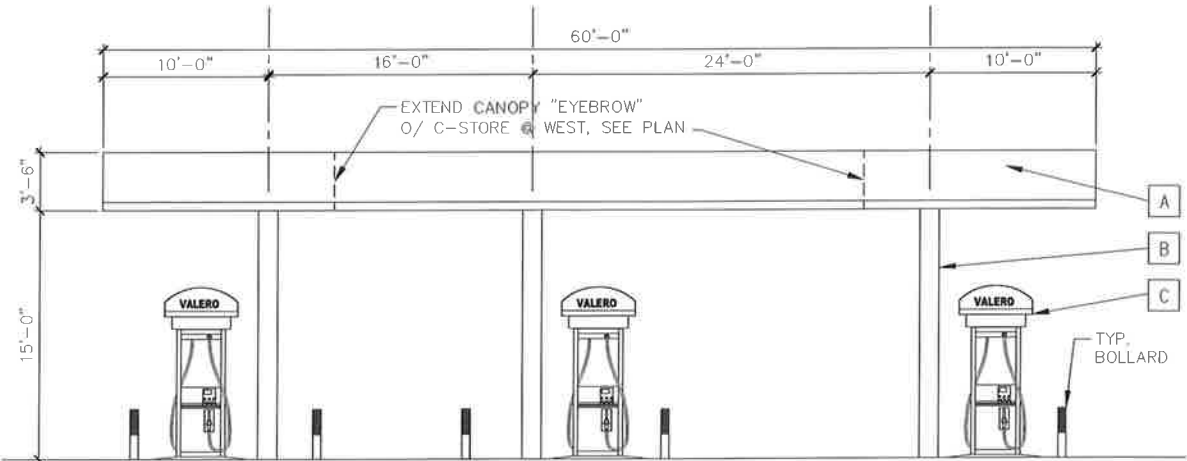
APN: 143-051-009

SHEET TITLE:

NEW CANOPY
RCP &
ELEVATIONS

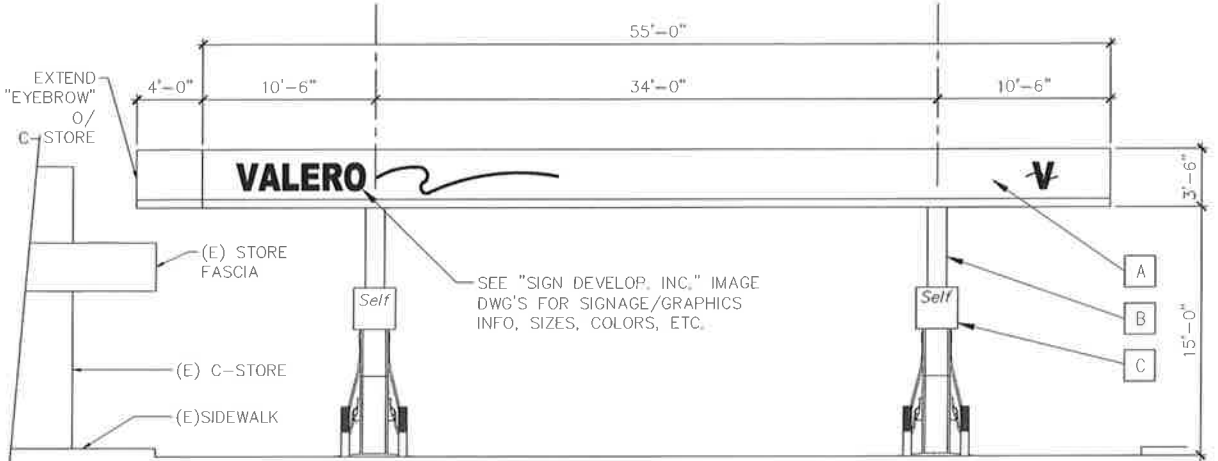
DATE:	3/21/16	SHEET NO.
PROJ #:	15-0704	
SCALE:	3/16"=1'-0"	
DRAWN BY:	CC	
CHECKED BY:	L.C.	

A2.2

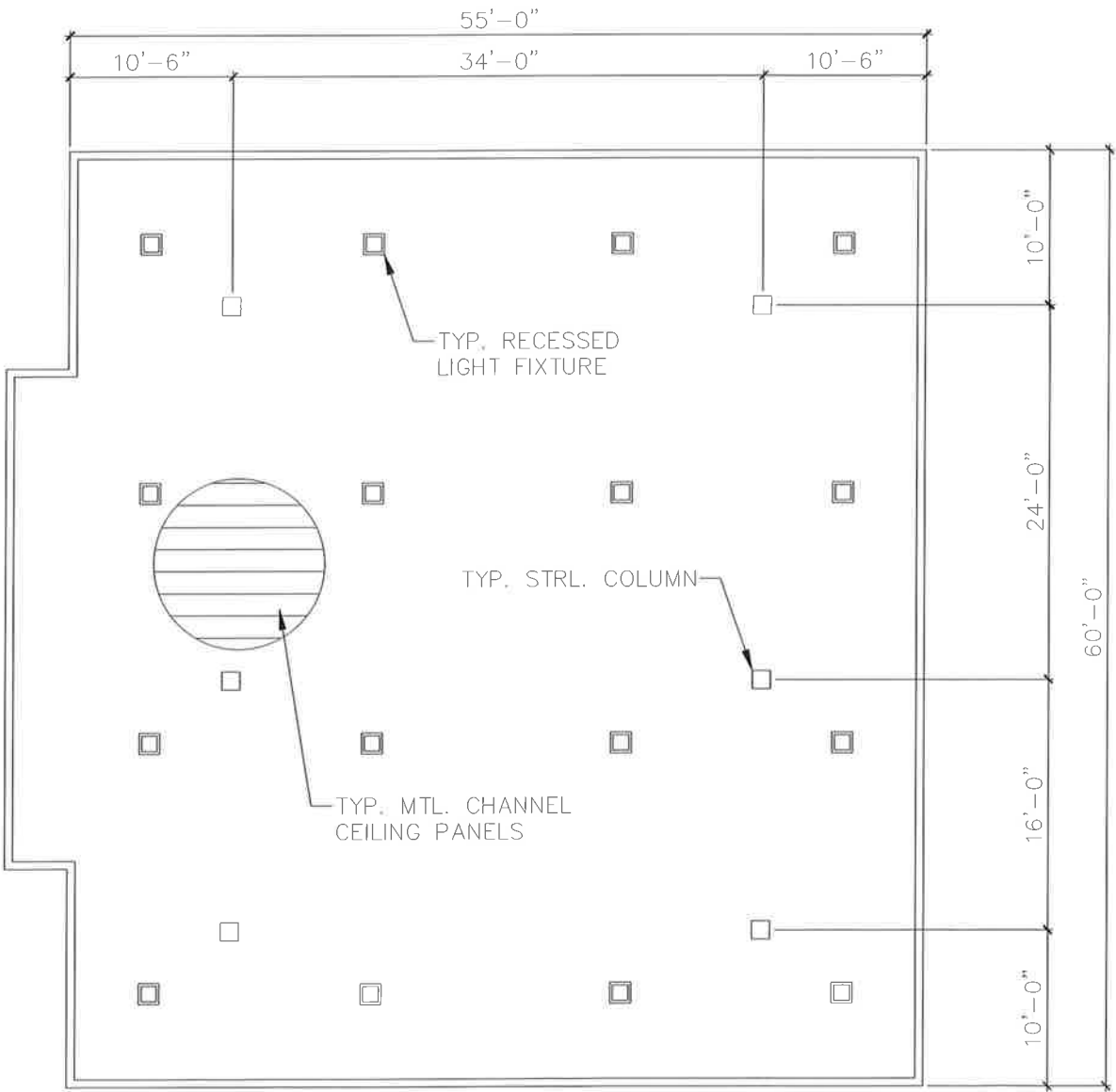


19 NEW CANOPY EAST ELEVATION (WEST SIMILAR)
3/16"=1'-0"

NOTE: SEE "SIGN DEVELOPMENT INC." IMAGE COMPANY
PLANS TO CANOPY, DISPENSER, BUILDING SIGNAGE,
MONUMENT SIGN LOCATIONS, COLOR, SIZE, ETC.



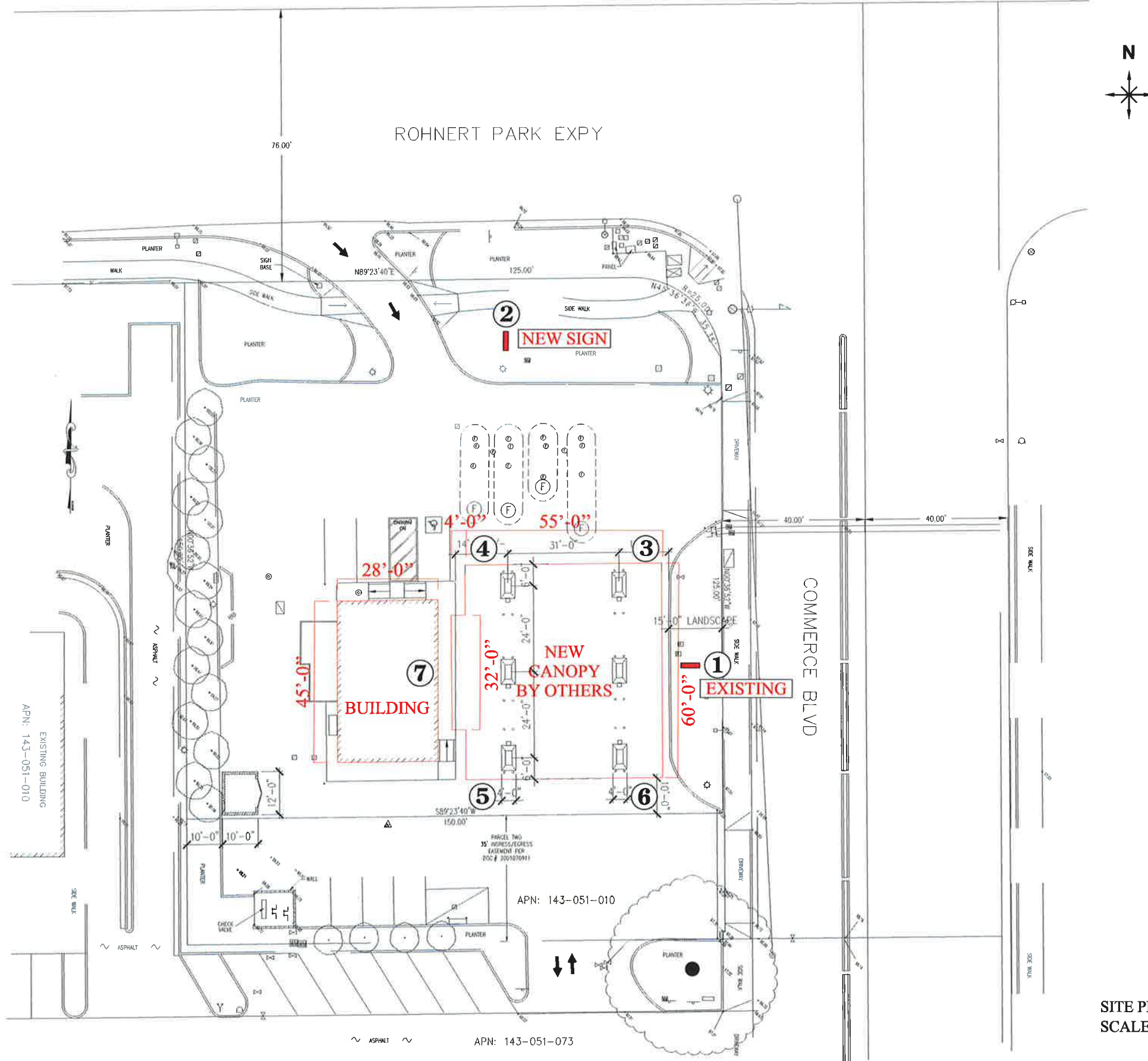
6 NEW CANOPY SOUTH ELEVATION (NORTH SIMILAR)
3/16"=1'-0"



24 PROPOSED CANOPY CEILING PLAN
3/16"=1'-0"

MATERIALS SCHEDULE:			
MARK:	MATERIAL:	LOCATION (SEE PLANS):	MANUF. / BRAND
A	CANOPY FASCIA	CANOPY	ACM OR EQ. - SEE "SIGN DEV. INC." PLANS FOR COLOR CALLOUTS.
B	CANOPY COLUMN	CANOPY	PAINTED STL COLUMN, VALERO CASABLANCA (TAN)
C	DISPENSERS	FUEL ISLANDS	SEE "SIGN DEVELOP. INC." DWG'S FOR DISPENSER GRAPHICS
D	METAL TEX-COTE PANELS W/ REVEALS	INSTALL O/ (E) METAL BLDG. PANELS ALL WALLS EXCEPT WEST (REAR)	D1: UPPER PANELS - VALERO SAND - JONES BLAIR A4W-8002 D2: LOWER PANELS - SHERWIN WILLIAMS 6125 CRAFT PAPER
E	PAINTED EXISTING SURFACE	EXISTING RAISED ROOF, VENT RISERS, MISC	SHERWIN WILLIAMS 7504 KEYSTONE GRAY

Exhibit E



EXISTING SITE

IMPORTANT NOTE!

THESE DRAWINGS ARE STRICTLY A REPRESENTATION OF THE DESIRED VALERO IMAGE AND COLOR SCHEME. AND, MAY NOT REPRESENT THE FINAL IMAGE STRATEGY FOR THIS SITE WHICH MAY HAVE TO BE ADJUSTED DUE TO PERMITTING AND/OR BUDGETARY ISSUES.

Exhibit F

SITE PLAN
SCALE: 1/32"=1'-0"



Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. Q8960
DATE: 03.01.16BA
REV: 03.23.16BA

PAGE: 1 OF 5

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928

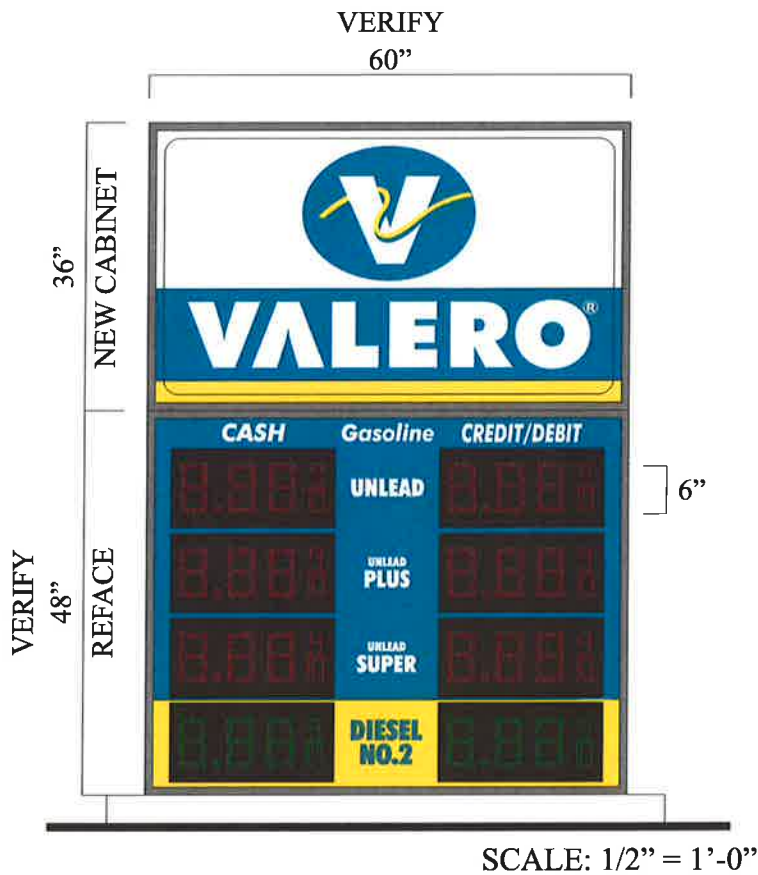
REMOVE EXISTING
LOGO CABINET,
INSTALL NEW CABINET



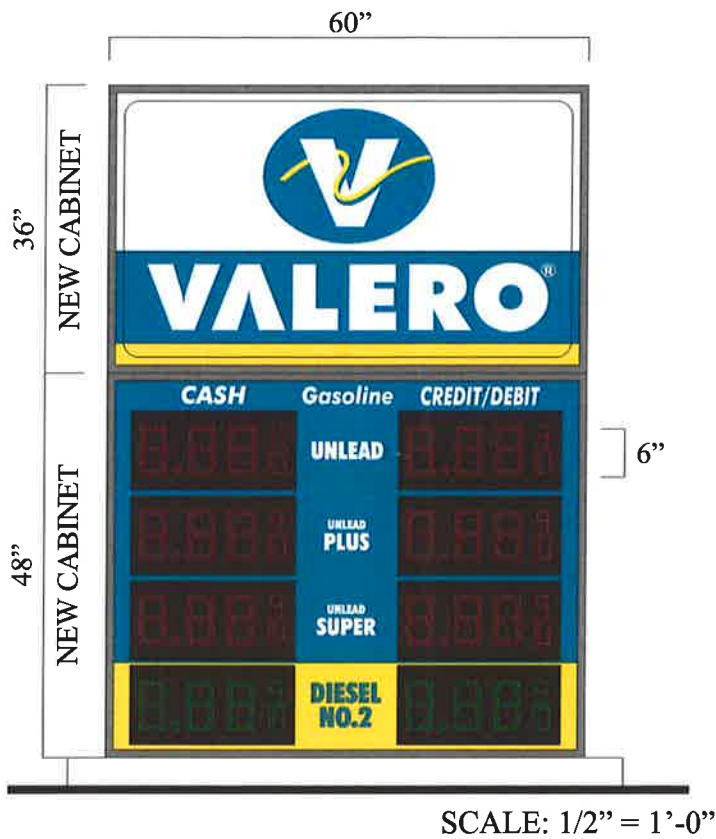
① EXISTING D/F PRICE/ID SIGN



② INSTALL NEW INTERNALLY ILLUMINATED
D/F PRICE/ID SIGN



① REFACE EXISTING D/F PRICE CABINET
WITH FLAT LEXAN FACES.
INSTALL NEW D/F LOGO CABINET.
30.00 sq. ft.



② INSTALL NEW INTERNALLY ILLUMINATED
D/F PRICE/ID SIGN
30.00 sq. ft.

Exhibit G



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DATE

NO. Q8960

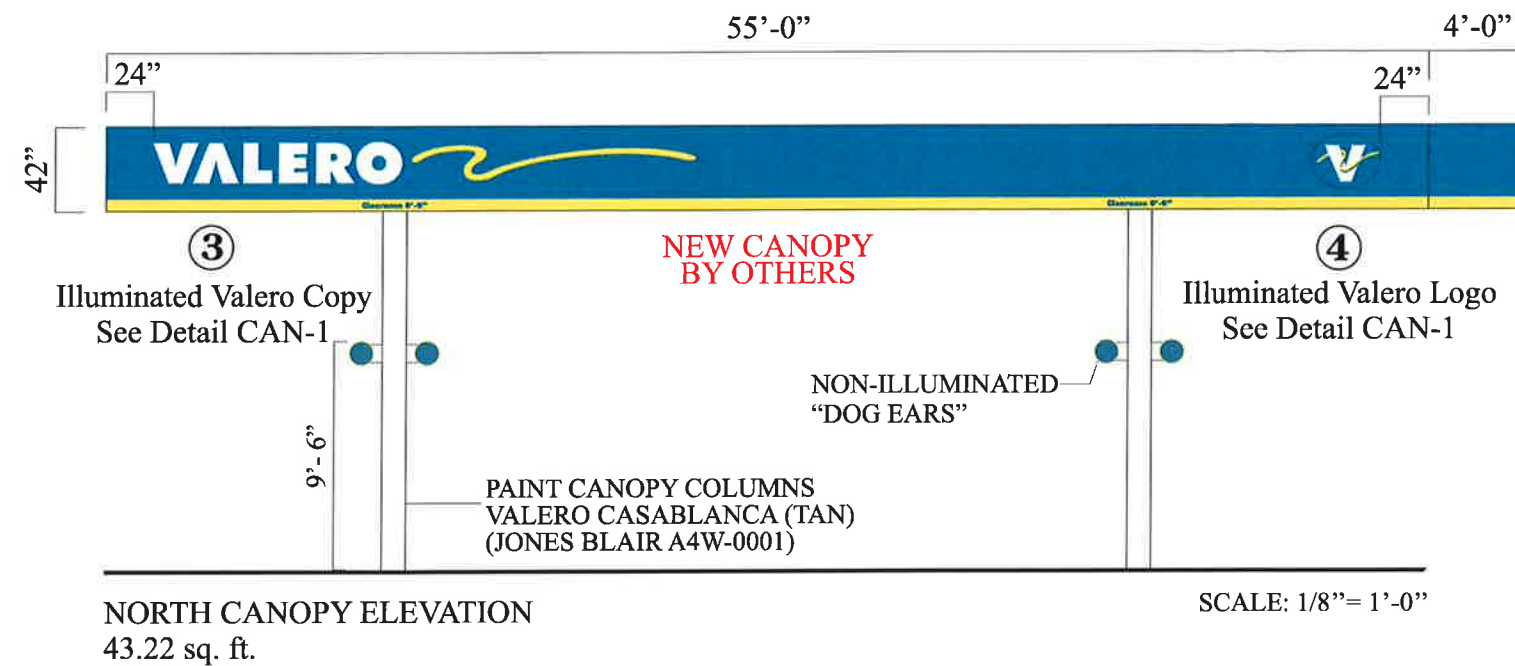
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DATE: 03.01.16BA

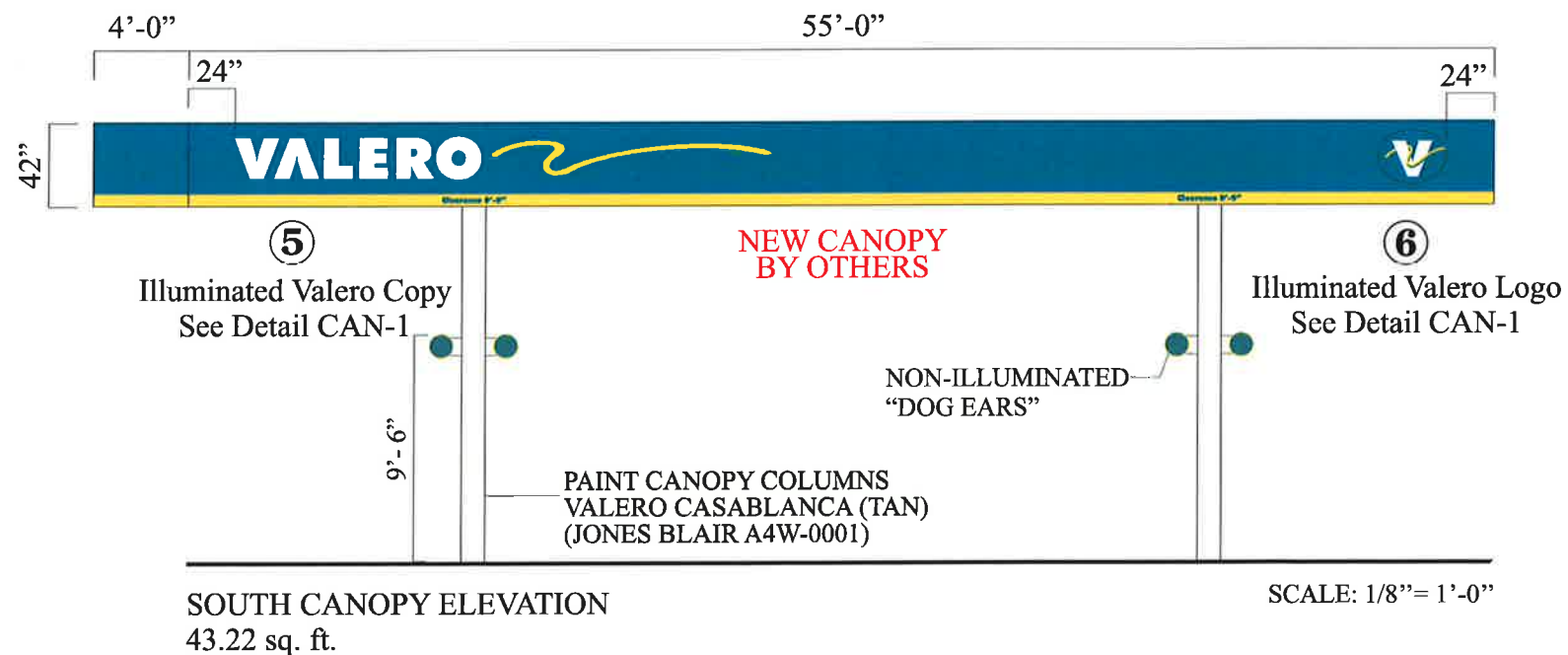
REV: 03.23.16BA

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928



NOTES:
PAINT ALL BUMPER POLES VALERO TEAL .
PAINT CANOPY COLUMNS VALERO CASABLANCA (TAN).
INSTALL NEW VALERO TRASH CADDIES.



EXISTING CANOPY TO BE REMOVED

Exhibit H



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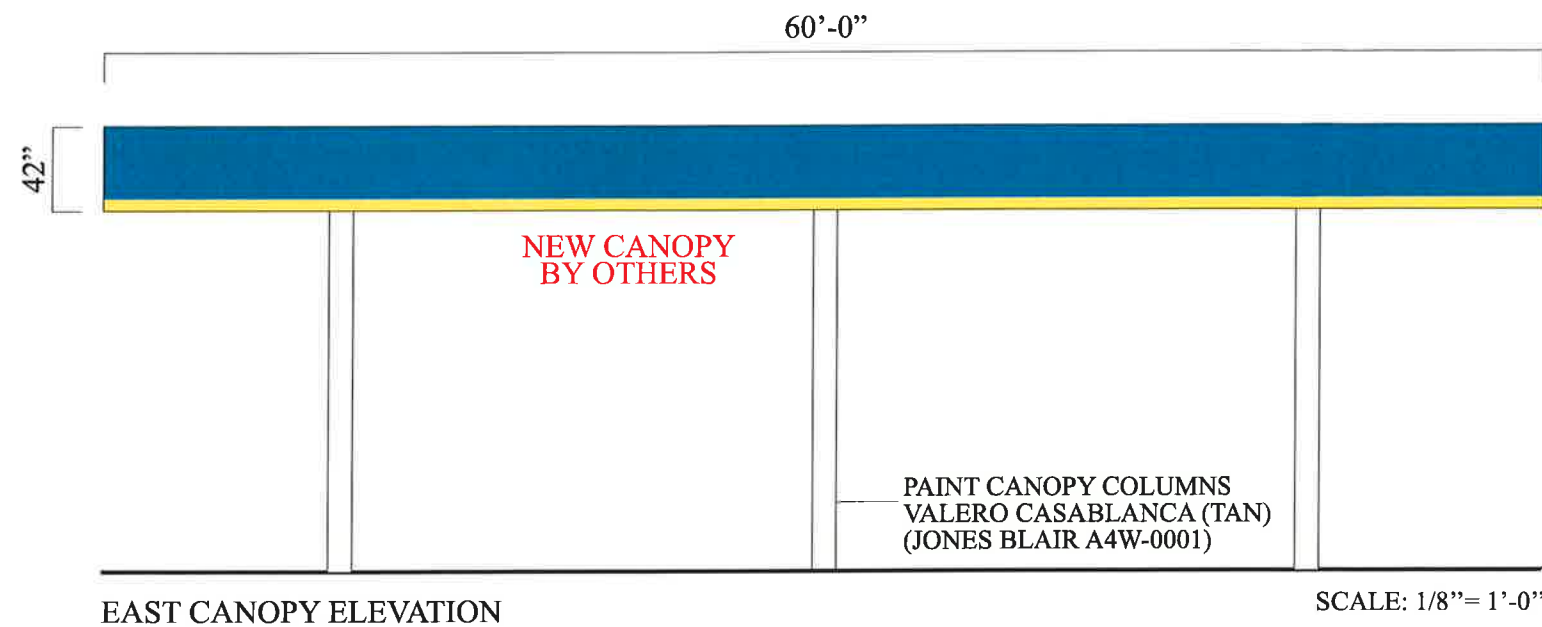
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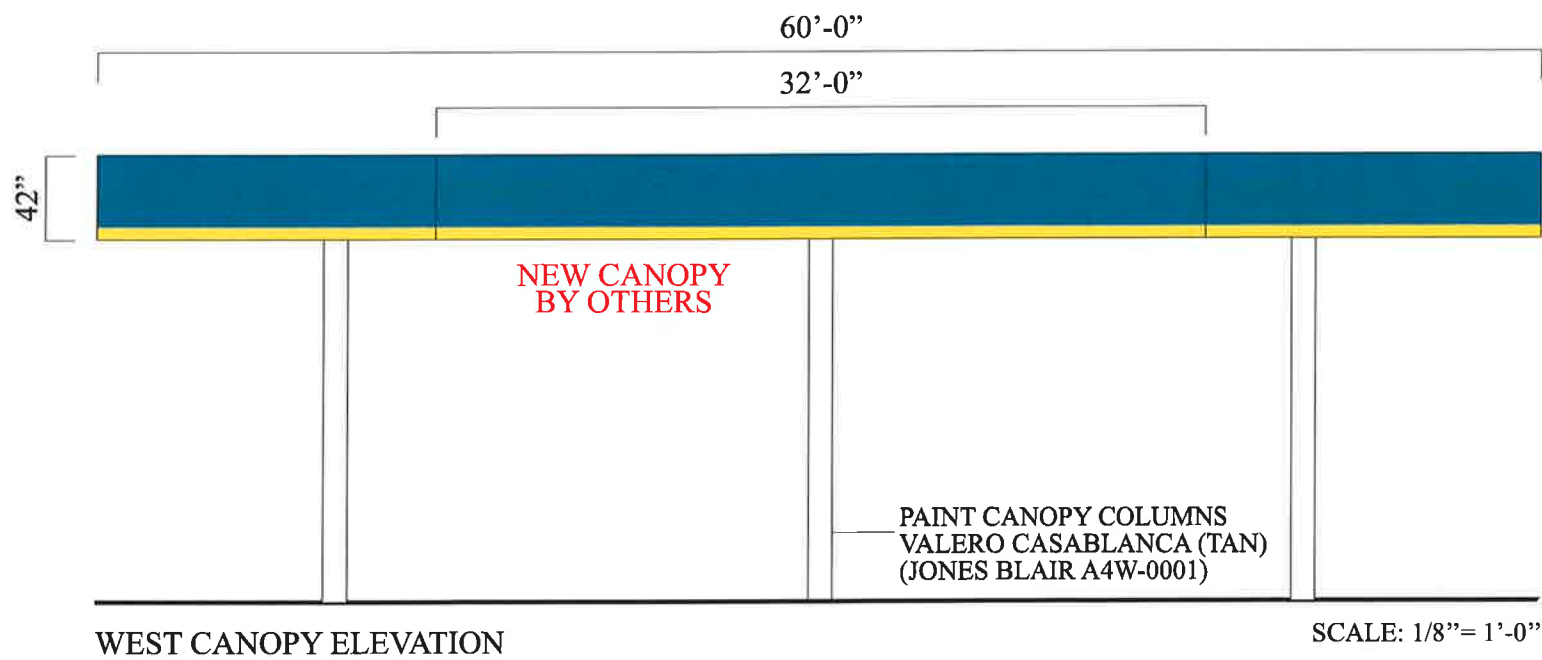
PAGE: 3 OF 5

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928



NOTES:
PAINT ALL BUMPER POLES VALERO TEAL .
PAINT CANOPY COLUMNS VALERO CASABLANCA (TAN).
INSTALL NEW VALERO TRASH CADDIES.



EXISTING CANOPY TO BE REMOVED

Exhibit I



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DATE

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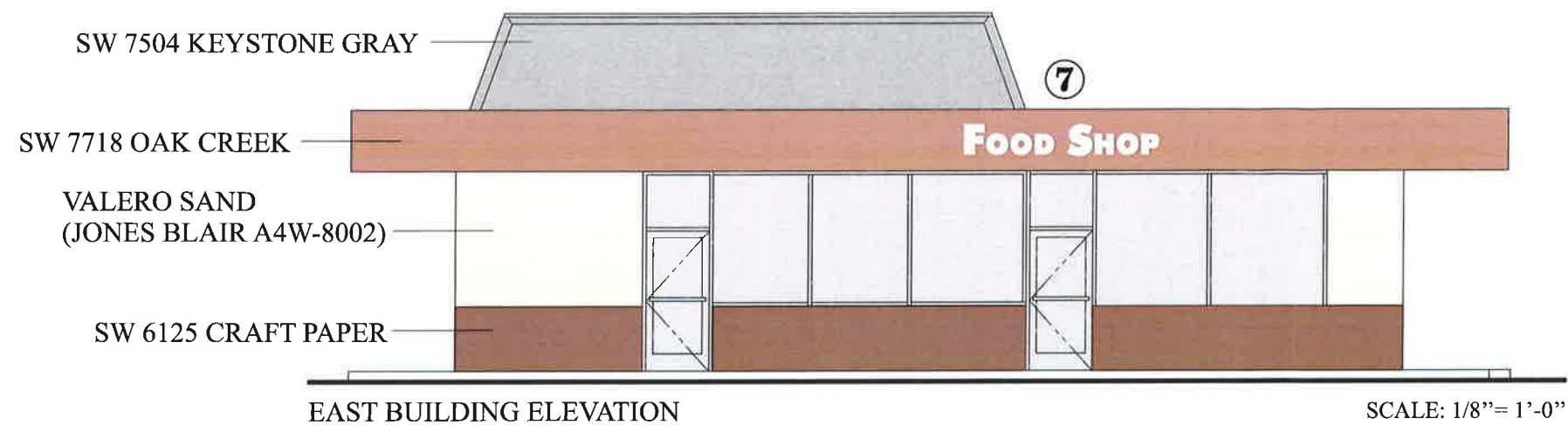
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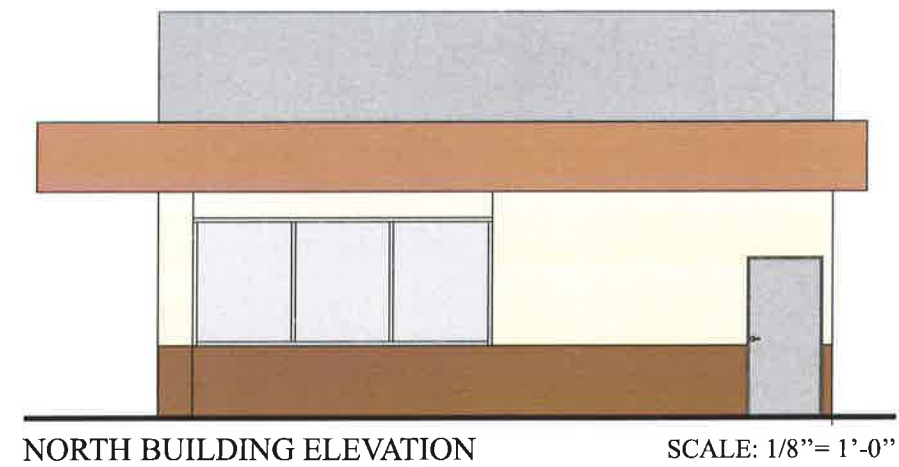
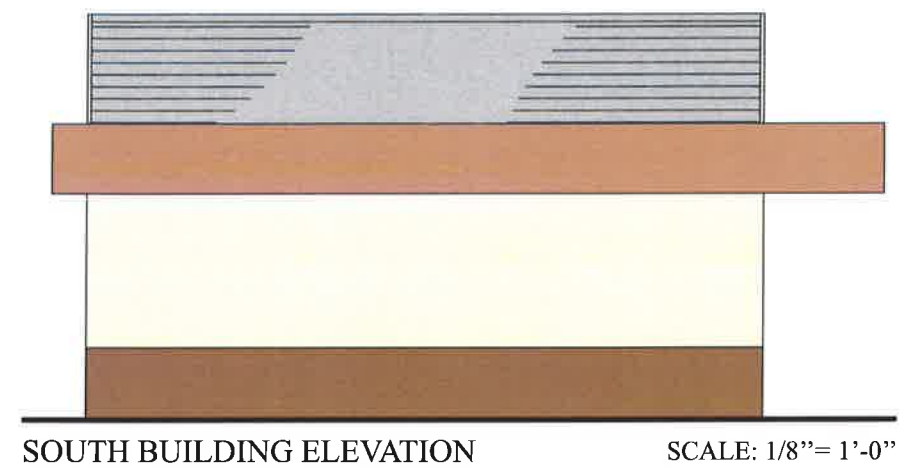
PAGE: 4 OF 5

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928



EXISTING BUILDING



- ⑦ INSTALL NEW NON-ILLUMINATED
WHITE VINYL FOOD SHOP COPY
14.00 sq. ft.

Exhibit J



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NO. Q8960

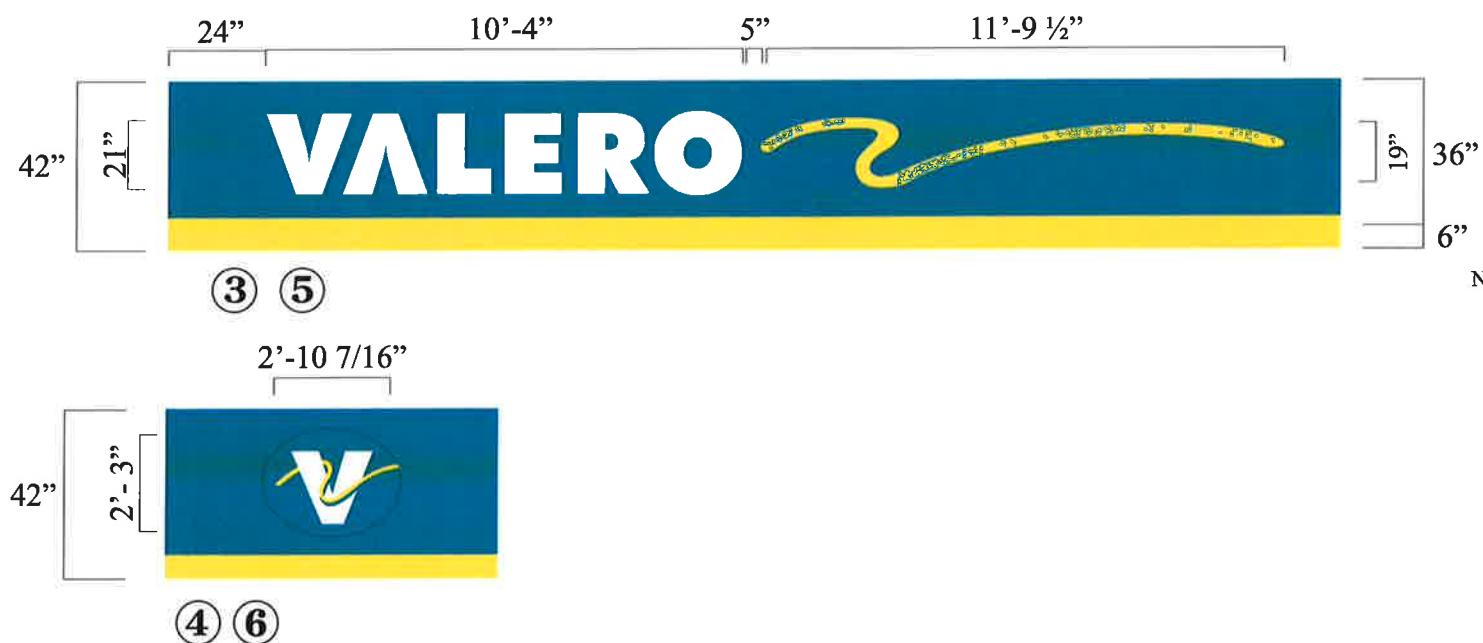
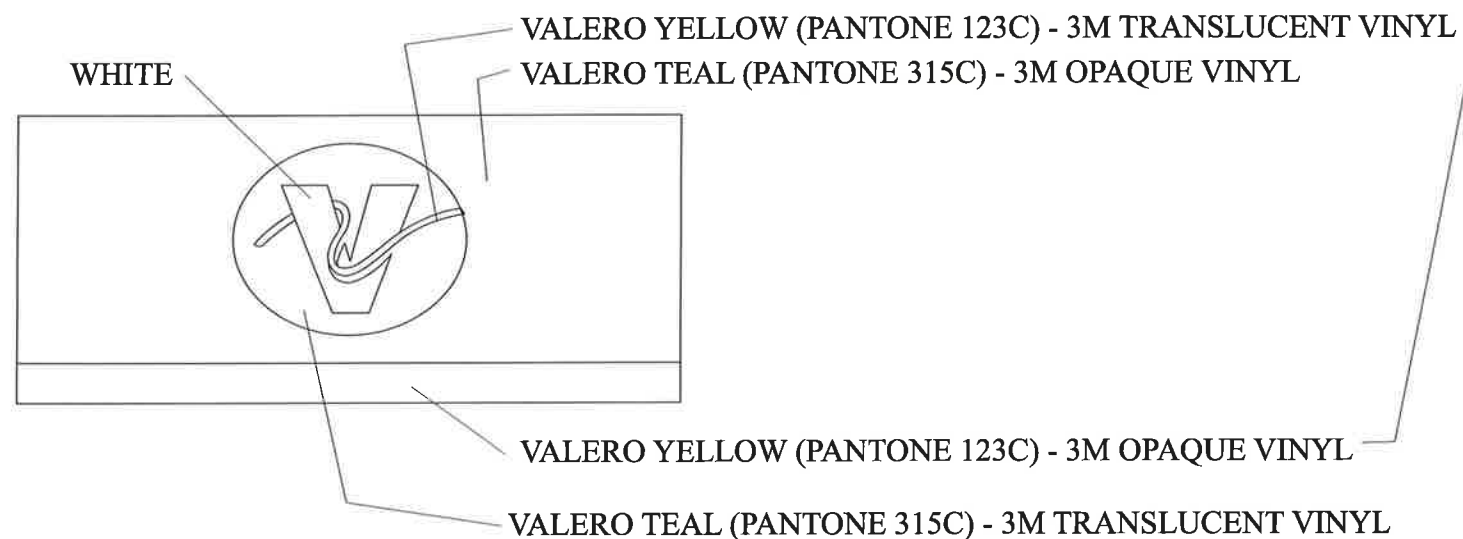
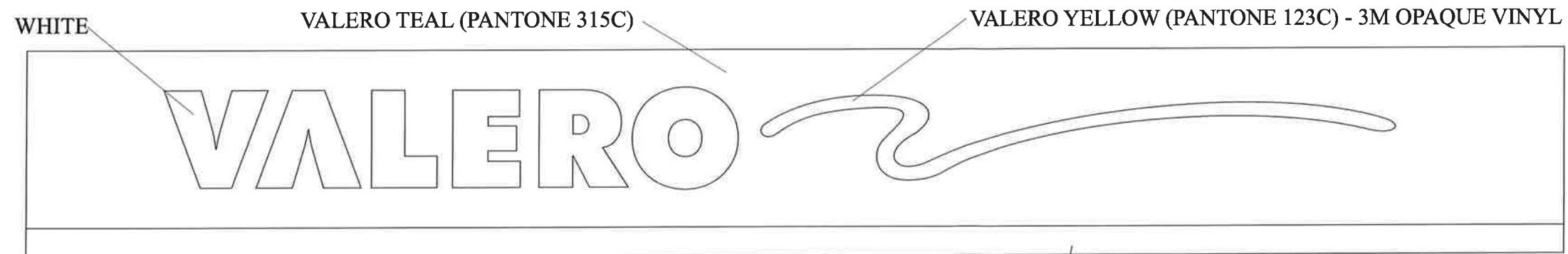
DATE: 03.01.16BA

REV: 03.23.16BA

PAGE: 5 OF 5

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928



CHANNEL LETTER DETAILS LED ILLUMINATION

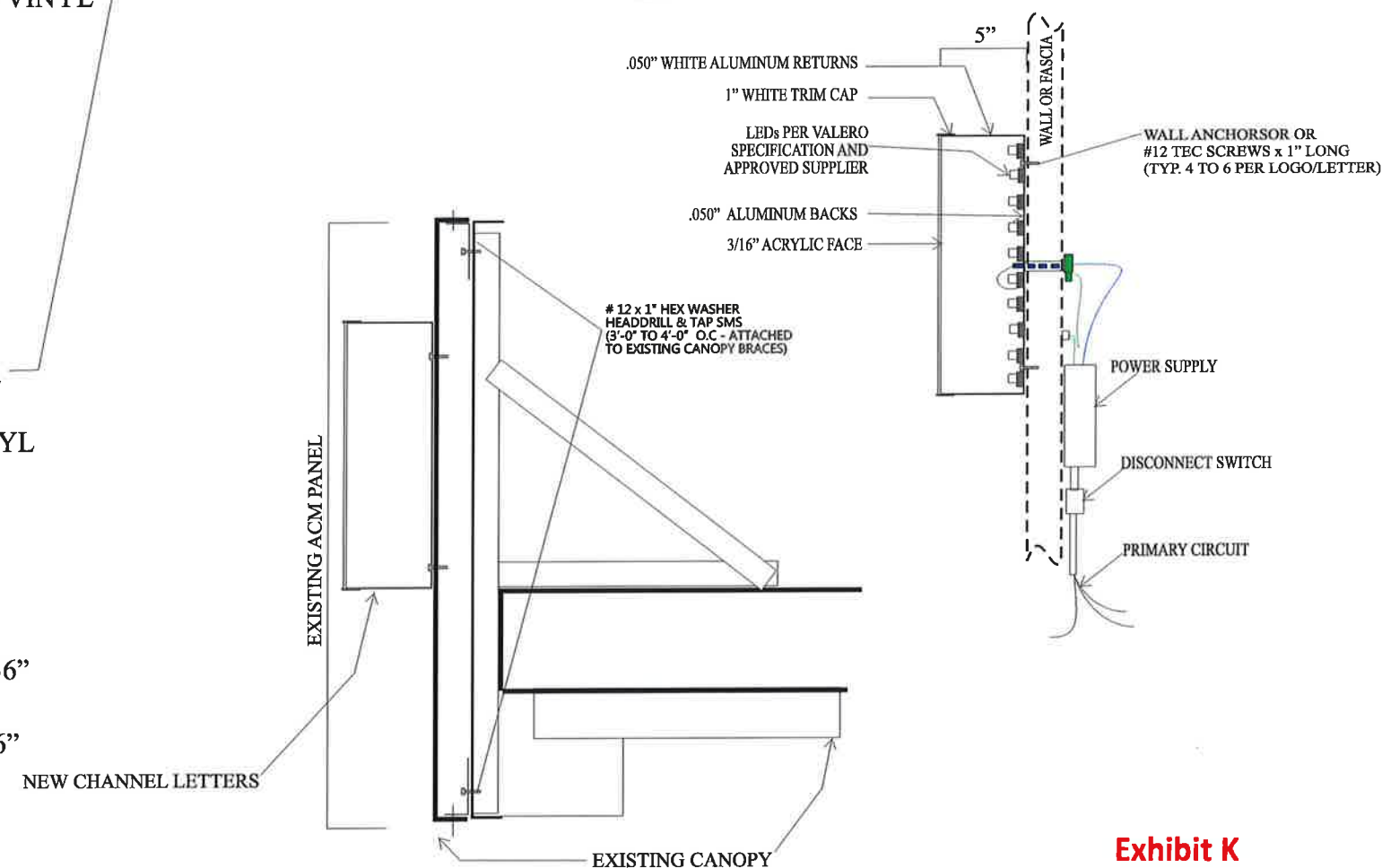


Exhibit K

ACM FASCIA WITH ILLUMINATED COPY
CAN-1



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PAGE:

VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928

SIX (6) NEW DISPENSERS TO BE FACTORY IMAGED

TYPICAL VALERO DISPENSER FOR REFERENCE

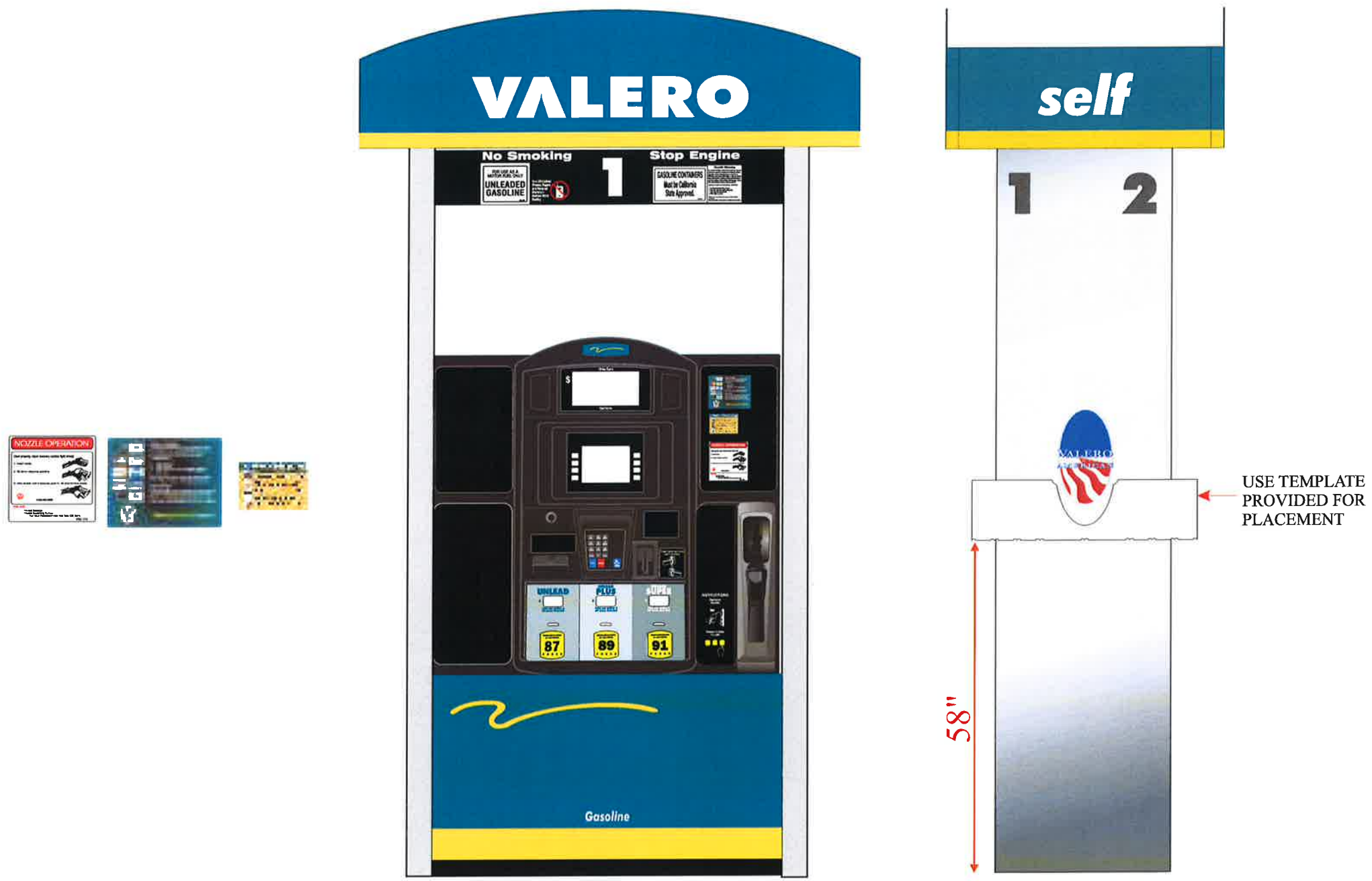


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PAGE:

VALERO 6301 COMMERCE BLVD.
ROHNERT PARK, CA 94928

FIXTURE S1

LED AREA LIGHTS - PATRIOT® (XPT3)



DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPT3		Luminaire (A) lumens		Type S		Type FT		Type T		Type T	
Wattage	lm/W	Wattage	lm/W	Wattage	lm/W	Wattage	lm/W	Wattage	lm/W	Wattage	lm/W
120	100	120	100	120	100	120	100	120	100	120	100
150	100	150	100	150	100	150	100	150	100	150	100
180	100	180	100	180	100	180	100	180	100	180	100

LEDs are frequently arranged in three rows of four.

OCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full brightness in 1-2 seconds upon detection of motion. Low light level (50% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the rear of optical assembly. Sensor optic has a detection zone of approximately 45°. Example of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDs - Select high brightness LEDs in Cool White (5000K nominal) or Neutral White (4000K nominal) color temperature. 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Type S, S and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One-piece, die cast aluminum in a multi-radius, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro zinc plated steel. Fixture IP65 rated.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secure to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool less access to driver. Optic provided with catch mechanism to limit door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

MOUNTING - One with 3" horizontal sliding pattern. Integral cast mounting arm is flat for square pole applications. 1/8" round pole adaptor (800°C) to mount to round poles. 800°C must be ordered separately. Extruded 6" arm extension is available (not required for 90° or 120° mounting configurations).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE 62-41 2-2000 Location Category C. Available with universal voltage power supply 120-277VAC (UE-50-60Hz input and 347-480VAC). Optional haloscan photocell receptacle is available. Photocell must be ordered separately.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 (FCC) standard.

OPERATING TEMPERATURE - -40°F to +50°F (-40°C to +12°F)

FINISH - Fixture are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in cartons) - 55 lbs / 25.4 Kg

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA, DLC, ROLHS FC, CE, IP65

FIXTURE CL

LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-light seal.

LEDs - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature. 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW) or Super Save (SS).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air applications. Product is suitable for Class I Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology, superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock out" connection of primary wiring and contributes to allowing the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +12°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE 62-41 2-2002. Sencuro 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and in recessed wiring for the SCCECTA without having to relocate line conductors. (Refer to pages are available for existing Enclosures (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

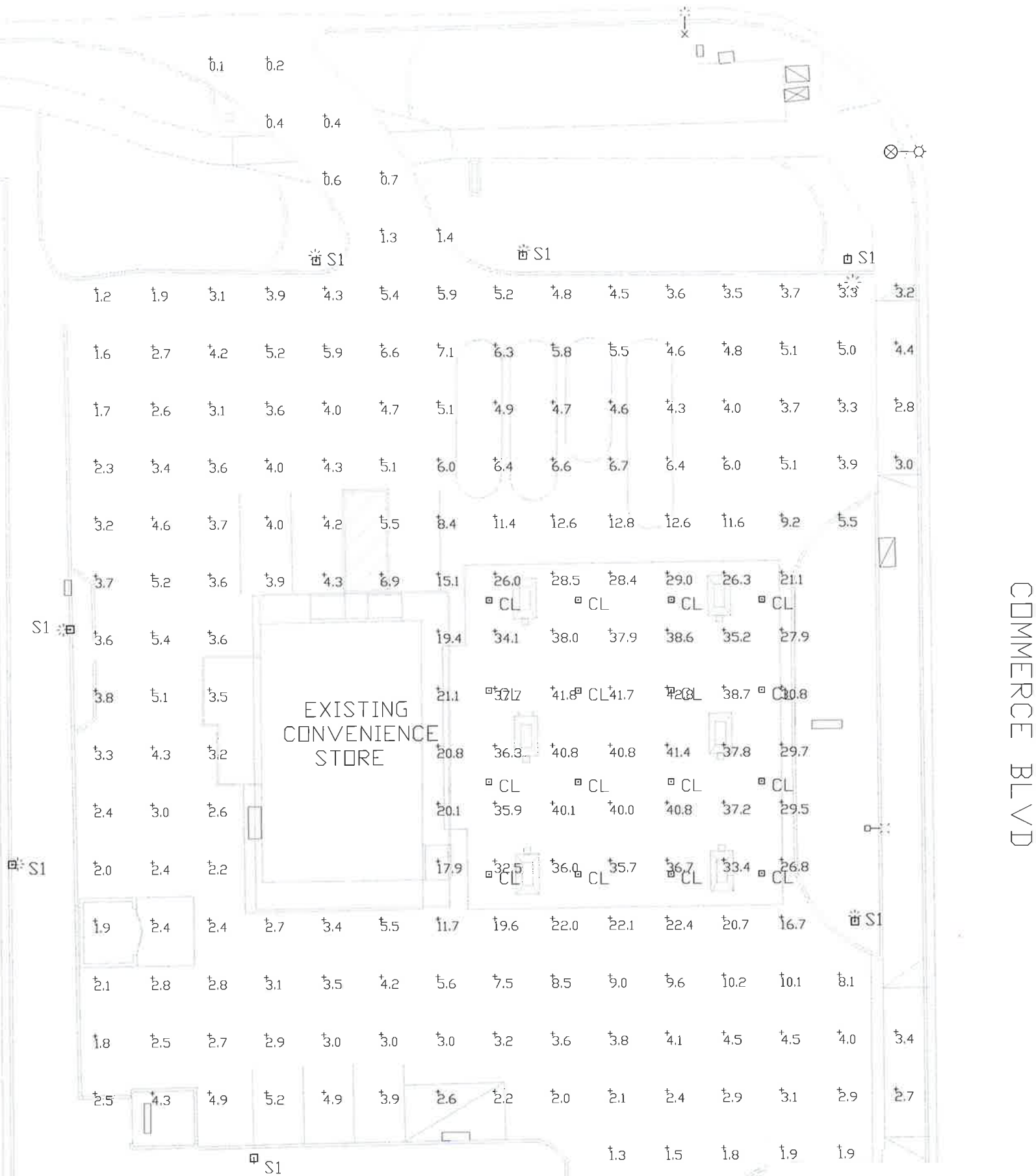
This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA, DLC, ROLHS FC, CE, IP67

Consult Factory
Class 1, Division 2 - Standard on SS & LW.
TS Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.
Gas Groups A, B, C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Calculation Summary				
Label	Avg	Max	Min	Max/Min
CalcPts_1	10.36	42.8	0.1	428.00

Luminaire Schedule						
Symbol	Label	Arrangement	LLF	Lum. Watts	Qty	Description
	S1	SINGLE	0.850	187	7	LSI Industries - XPT3-FT-LED-128-450-CW-UE
	CL	SINGLE	0.850	114	16	LSI Industries - CRUS-SC-LED-SS-CW-UE
						BUG Rating
						B1-U0-G3
						B3-U0-G1



PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

Exhibit M



1722 J STREET, SUITE 20
SACRAMENTO, CA 95811

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E-MAIL: lcaarch@clink.net

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3/18/16

CONTRACTOR:

WHITEY'S
TBA, INC.

465 A KENWOOD CT.
SANTA ROSA, CA
95407

OWNERS:

REVISIONS

NO.	DESCRIPTION	DATE

DRAWINGS PREPARED FOR:

ROHNERT PARK
VALERO

6301 COMMERCE BLVD.
ROHNERT PARK, CA
94928

APN: 143-051-009

SHEET TITLE:

PHOTOMETRIC
PLAN

DATE: 3/21/16 SHEET NO.

PROJ#: 15-0704

SCALE: AS NOTED

DRAWN BY: MYN

CHECKED BY: MYN

E.I.I



VIEW NORTH WEST FROM COMMERCE



VIEW SOUTHWEST FROM COMMERCE & ROHNERT PARK EXPWY



VIEW NORTHWEST FROM COMMERCE



VIEW WEST FROM COMMERCE

Exhibit N

LEX COFFROTH
ARCHITECT

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SACRAMENTO, CA
95811

916-804-9300
lcaarch@citlink.net

CLIENT
MIKE & KIM GUTZMAN

PROJECT
ROHNERT PARK VALERO

PROJECT NO.
15-0704

ENTITLEMENT SUBMITTAL
ISSUE 3/21/16
PROPOSED DEVELOPMENT
DRAWN BY LC
VIEWS

A2