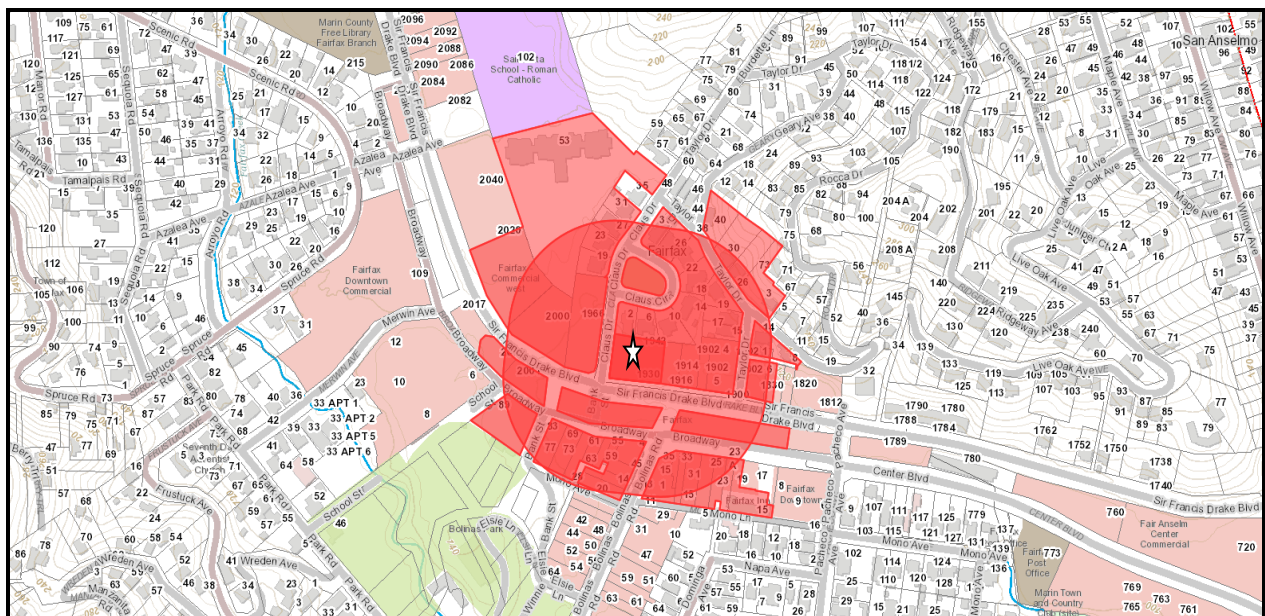


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission
DATE: April 17, 2025
FROM: Linda Neal, Principal Planner
LOCATION: 1942 Sir Francis Drake Blvd.; APN # 001-223-09
ZONING: CC Central Commercial Zone
PROJECT: Remodel of existing gas station and car repair facility to comply with ADA regulations and to create a convenience market.
ACTION: Conditional Use Permit, Design Review, Sign Permit; Application # 25-07
APPLICANT: Edward C. Love, Architect
OWNER: KN Properties
CEQA STATUS: Categorically exempt, § 15301(a)



1942 SIR FRANCIS DRAKE BOULEVARD

PROJECT DESCRIPTION

Remodeling the existing gas station building to remove old equipment, cupboards, old oil storage drums and underground automobile lifts and clean up the space previously used as an automobile repair facility to do the work necessary to make the building and site compliant with the Americans with Disability Act regulations. Remodeling will include relocating the business checkout counter, installation of an ADA compliant entry door and bathroom, conversion of the existing bathroom to a utility room, conversion of the existing checkout counter area into a bulk items retail space, installation of a large walk-in cooler to store prepacked food and drinks, a self-serve coffee counter, and product display racks to convert the automobile shop area into a convenience market.

The ADA parking space will also be relocated to the east side of the building and a sign that reads, "Village Mart" will be installed on the roof above the new ADA accessible front door.

The only exterior changes to the building will be the removal of the door into the existing bathroom from the west side of the building, the removal and relocation of the front entry door to location of the center roll-up, automobile access door where it will be installed as an ADA compliance access, replacement of the remaining two shop roll up doors with windows and placement of a roof sign above the front entry door.

BACKGROUND

The property owner approached the Town earlier this year indicating that their tenant that had been operating the Rhino Gas Station had given up their lease and the tenant of the car repair portion of the building had closed the shop some time before that. The owner was looking to refresh the property, make it compliant with the Americans with Disabilities Act (ADA) and convert the car repair area into a convenience store.

In order to enable the station to do the necessary work and to reopen a gas station that complies with ADA regulations, a building permit was issued replace the gas pumps, replace the business identification sign faces in the previously approved freestanding sign structure, to construct the ADA bathroom, to relocate the ADA parking space and to gut the rest of the building to remove the automobile repair lifts and install a new cashier counter. The Department of Planning and Building Services also made the determination repainting the exterior of the building and the storage shed white could proceed as long as the only new color introduced was the blue that is part of the Alliance Gas pump signs [Town Code § 17.016.080(B)((6) and (7)]. The staff also issued a temporary sign permit for the temporary "Now Open" banner signs announcing that the station had reopened to sell gasoline (Town Code § 17.064.040).

In November of 2023, the Town passed an ordinance allowing existing gasoline service stations to continue to operate while banning any new stations (Ordinance 883 passed 11/1/2023). The gas station is currently considered a legal non-conforming use.

DISCUSSION

The project requires the approval of a Design Review for the exterior window and door changes being proposed, a conditional use permit for the use of the site as both a gas station and a retail space (convenience store), and a sign permit for the new convenience store sign proposed on the roof of the existing building [Town Code § 17.100.050(F) and § 17.064.060(B)].

CONDITIONAL USE PERMIT (Town Code Chapter 17.032)

Town Code § 17.100.040 lists uses that are permitted in the CC Central Commercial Zone. Gasoline service stations and convenience stores are not listed as permitted uses. Town Code § 17.100.050(F) indicates that a Conditional Use Permit is required in the CC Zone for businesses which combine retail and service uses when neither aspect of the business is an accessory or a principal use. Therefore, converting the car repair

portion of the gasoline service station building into a retail convenience store at 1942 Sir Francis Drake Boulevard, requires the approval of a CUP.

The purpose of the conditional use permit is to allow the proper integration into Fairfax of uses which may be suitable only in certain locations in the town or in a zone. In reviewing the proposed CUP application, the Planning Commission shall consider the types of adjacent businesses and their structures, to the surrounding physical environment and how it functions including adjacent public roadway, and to the public health, safety, and general welfare (Town Code §17.032.010).

A convenience store is similar to several of the permitted retail uses in the CC Zone which permits drugstores, food stores and variety stores, which can sell food items along with various products such as baseball hats, cards and board games, candy, chips, prepackaged sandwiches, specialty drinks, etc.

While the convenience store will result in some people either passing through Town, in Town but in a hurry, or just stopping for gas, running into the convenience store for food and drink products, it will not take shoppers doing larger shopping runs or weekly shopping away from the larger markets in Town. It is probable that people staying in short term rentals or the local hotel for more than one night might have a meal or purchase gifts or memorabilia of their trip. These visitors will discover while visiting downtown Fairfax the variety store, clothing shops, a jewelry store, various other shops selling crystals, coffee mugs, various supplies, gifts and toys for pets, and the town's numerous restaurants providing meals for varied lifestyles, pallets, and offering complete meals. It is not likely these visitors will choose to get all their meals and gifts and memorabilia from the convenience store when they have alternatives.

The hours of operation for the business will be from 7 AM to 9 PM although people will be able to electronically get gas from the pumps with credit and debit cards when the business is closed.

There will typically be two employees on duty during the day and one employee on duty in the evening.

Delivery vehicles for the convenience store will deliver between 7 AM and 9 PM and gasoline deliveries will occur between 6 AM and 10 PM. All delivery vehicles will be instructed to park underneath the gasoline bays so as not to block use of the available onsite parking which is located on the west side of the building except for the ADA parking/unloading space which is proposed on the east side of the building.

The change from an automobile repair shop and gasoline service station to a convenience store and a gasoline station will not increase traffic visits to the site enough to substantially increase the average daily traffic trips (ADT) to the site by 100 ADT, so this change in use does not require the approval of a Traffic Impact Permit (TIP). A TIP is only required if a change in use will increase the ADT to a site by 100 ADT per day or more [Town Code §17.056.050(A)(2)].

The convenience store use will not affect business at the adjacent Mana Bowl specialty breakfast desert and smoothie business or to the adjacent Non-Profit Marin Bicycle Museum which focuses on the history and current use of bicycles in Marin.

Conditional Use Permit Findings (Town Code §17.032.060)

Staff recommends the following findings for the approval of the requested CUP:

(A) The site is shown on the 2010-2030 General Plan Map as Central Commercial and is in the CC Central Commercial Zone which supports the Planning Commission determination to allow this combined service and retail use. With no proposed expansion of the use beyond the existing building and existing site, the location, size, design, and operating characteristics of the use conform to the General Plan and the land use designation.

(B) The proposed combined service/retail use is not expected to change traffic patterns in the area, result in large numbers of vehicles using parking in the adjacent public parking lot or adjacent residential neighborhoods and the applicant is not proposing to stay open twenty-four hours per day. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment;

(C) The development and use of property, as approved under the use permit, shall not create a public nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions or applicable performance standards, or cause significant adverse physical or environmental effects to abutting or adjoining properties and the surrounding neighborhood, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit;

(D) Approval of the use permit is not contrary to those objectives, goals or objective standards pertinent to the particular use and location and contained or set forth in the General Plan, this title, any master plan, development plan or other plan or policy, officially adopted by the town; and

(E) Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that the approval is in the public interest and for the protection or enhancement of the community.

Design Review Permit (Town Code Chapter 17.020)

To facilitate the change in use, the applicants propose relocating the front door to the middle auto bay roll-up door location and to replace the remaining two auto bay roll-up doors on the front of the building with mullioned windows with brown trim (Benjamin Moore # CW, Bucktrout Brown). Staff has already approved replacement of the one of the roll-up service doors with an ADA compliant front door (a Stanley Single Duraglide 2000 Series Door in Dark Bronze with tempered glass side lights). Seven, downfacing, DarkSky compliant, Farmhouse style light fixtures will be installed along the south front and west side of the building and three will be installed to light the new convenience store roof sign (Plan set sheets A102, A202, and sheet 3 of 3).

The exterior repainting of the building has already been approved by the Department of Planning and Building Services because it is white, the same color as the previous Rhino Gas Station building (Photo on plan set page A100). The white used for the repainting is Benjamin Moore 2143-70, Simply white.

SIGN PERMIT (Town Code Chapter 17.064)

Town Code § 17.064.060 prohibits locating business identification signs on roof tops unless the Planning Commission grants an exception to allow it. The gas station roof is a concave mansard style with the center of the roof 4-feet taller than the edges of the roof (plan set page A201). The applicant is proposing affixing the business identification sign alerting passersby to the existence of the convenience mart to the edge of the lowest part of the roof at its edge. The 31 square foot sign (approximately 13-feet by 2-feet 6-inches) will not project above the highest part of the center of the roof. Located towards the center of the site away from Sir Francis Drake Boulevard and from the residential neighborhood Claus Circle, it will not obstruct vehicular visibility or significantly impact any residential views of the undeveloped hillsides surrounding downtown Fairfax. The back panel of the sign and the mounting brackets will be aluminum painted black (Benjamin Moore #2120-10, Jet Black) and then finished with a two tone paint to effect the appearance of being a medium brown wood, and the sign font will be white (Benjamin Moore #2143-70, Simply White).

Design Review Permit and Sign Exception Findings (Town Code § 17.064.100 and § 17.020.040)

1. The proposed sign is not inconsistent with the purpose and intent of the Sign Ordinance.
2. The sign location is the minimum necessary to address the unusually large distance the building maintains from the adjacent public streets and the exception is the minimum necessary to serve the signs intended use of public notification [Town Code § 17.064.100(2)].

The exterior changes proposed for the building meet the design review criteria contained in Town Code §17.020.040. The proposed changes compliment and do not detract from the exterior appearance of the commercial buildings to the east and west of the site. The site is at a lower elevation than the residential properties to the north which are screened from viewing most of the building mass by a 6-foot-tall fence constructed on top of the existing 6 ½ foot tall retaining wall. The proposed exterior changes to the building will have no impact on these residential properties.

Parking [Town Code 17.052.030(M)]

The existing 1,641 square-foot building was built before the current parking regulations were put in place in 1973. The site currently provides 7 parking spaces including one ADA compliant space and a large delivery vehicle space is provided in the canopy area. The building is not being enlarged, and the site parking is not being changed except to relocate the ADA parking space moving it adjacent to the east wall of the building. If a new building were being built on the site, or if the existing structure were being

expanded, the code would require staff to re-examine the on-site parking for compliance with the Code which requires the provision of eight, 9-foot by 19-foot parking spaces for a 1,641 square-foot building and one 12-foot by 45-foot delivery vehicle space [Town Code § 17.110(a) and (b)]. The parking is currently legally non-conforming.

Other agency comments

No other agencies or departments commented on or required any special conditions for this project.

Note: The gasoline station is monitored on an on-going basis by the California Air Resources Board (CARB) and Marin County Office of Agriculture, Weights, and Measures. If the business applies for and obtains the required liquor license to sell alcoholic beverages, this aspect of the convenience store will be overseen and monitored by the California Bureau of Alcohol Beverage Control.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 25-07 by adopting Resolution No. 2025-06, setting forth the findings and the conditions for the project approval.

ATTACHMENTS

A – Resolution No. 2025-06

Project plan set

RESOLUTION NO. 2025-06

A Resolution of the Fairfax Planning Commission Approving the Use Permit, Design Review Permit, and Sign Permit for the Remodel of the Existing Gasoline Service Station/Automobile Repair Shop at 1942 Sir Francis Drake Boulevard and Conversion to an ADA Compliant Gasoline Service Station/Convenience Store

WHEREAS, the Town of Fairfax has received an application to remodel and convert automobile repair shop portion of the structure at 1942 Sir Francis Drake Boulevard into a convenience store with ADA compliant bathroom and access door, replacement of the roll up doors and windows with larger fixed windows and doors and a roof sign that reads "Village Mart" on April 3, 2025; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on April 17, 2025, at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the Use Permit, Design Review Permit and Sign Permit; and

WHEREAS, based on the documentary evidence in the record, as well as testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary permits.

WHEREAS, the Commission has made the following findings:

1. The site is shown on the 2010-2030 General Plan Map as Central Commercial and is located in the CC Central Commercial Zone which supports the Planning Commission determination to allow this combined service and retail use. With no proposed expansion of the use beyond the existing building and existing site, the location, size, design, and operating characteristics of the use conform to the General Plan and the land use designation.
2. The proposed combined service/retail use is not expected to change traffic patterns in the area, result in large numbers of vehicles using parking in the adjacent public parking lot or adjacent residential neighborhoods and the applicant is not proposing to stay open twenty-four hours per day. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
3. The development and use of property, as approved under the use permit, shall not create a public nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions or applicable performance standards, or cause significant adverse physical or environmental effects to abutting or adjoining properties and the surrounding neighborhood, or create undue or excessive burdens in the use and enjoyment

thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

4. Approval of the use permit is not contrary to those objectives, goals or objective standards pertinent to the particular use and location and contained or set forth in the General Plan, this title, any master plan, development plan or other plan or policy, officially adopted by the town.
5. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and the approval is in the public interest and for the protection or enhancement of the community.
6. The proposed sign is not inconsistent with the purpose and intent of the Sign Ordinance.
7. The sign location is the minimum necessary to address the unusually large distance the building maintains from the adjacent public streets and the exception is the minimum necessary to serve the signs intended use of public notification [Town Code § 17.064.100(2)].
8. The exterior changes proposed for the building meet the design review criteria contained in Town Code §17.020.040. The proposed changes compliment and do not detract from the exterior appearance of the commercial buildings to the east and west of the site. The site is at a lower elevation than the residential properties to the north which are screened from viewing most of the building mass by a 6-foot-tall fence constructed on top of the existing 6 ½ foot tall retaining wall. The proposed exterior changes to the building will have no impact on these residential properties.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. This approval is limited to the development illustrated on the plans Edward C. Love, Architect, received by the Town of April 2, 2025.
2. During the construction process the following shall be required:
 - b. All construction related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the building official on a case-by-case basis with prior notification from the project sponsor.
 - d. Any proposed temporary closure of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her

assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.

3. Prior to issuance of an occupancy permit the following shall be completed:
4. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.
5. During construction developer and all employees, contractors and subcontractors must comply with all requirements set forth in Ordinance # 637 (Chapter 8.32 of the Town Code), "Urban Runoff Pollution Prevention".
6. Notwithstanding section # 17.072.050 of the Fairfax Zoning Ordinance, any changes, modifications, additions or alterations made to the approved set of plans will require a modification of permit # 25-07. Any construction based on job plans that have been altered without the benefit of an approved modification of per 25-07, will result in the job being immediately stopped and red tagged.
7. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.
8. The applicant or owner shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers, and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Planning Commission, Town Council, Planning Director, or any other department or agency of the Town concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or owner's duty to so defend, indemnify, and hold harmless shall be subject to the Town's promptly notifying the applicant or owner of any said claim, action, or proceeding and the Town's full cooperation in the applicant's or owner's defense of said claims, actions, or proceedings.
9. The planters shall be maintained in an acceptable condition.
10. The applicants shall maintain the premises in a neat and attractive manner at all times. Such maintenance shall include, but not be limited to, exterior building materials, signage, windows, the planters, the ground and the pavement surfaces.
11. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.

12. Any changes made to the exterior of the building, including but not limited to new lighting, new signs, planters, etc, shall comply with the design review regulations of the Town Code, Chapter 17.020, and be approved by the Planning Commission (when required).

13. Direct and reflected glare and excess site brightness from the remodeled station shall be minimized.

14. Exterior lighting shall not exceed minimum safety and ADA standards to minimize the light trespass beyond the property lines. Any modifications to the existing exterior lighting made by this application must be DarkSky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliant with color temperature to minimize blue rich lighting.

Marin Municipal Water District

15. All indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements, landscaping and irrigations plans must be reviewed and approved by MMWD prior to installation of the landscaping plan.

Ross Valley Fire Department

16. Prior to submitting the building permit plans the applicant shall secure written approval from the Ross Valley Fire Authority noting the remodel conformance with building and fire codes.

Fairfax Building Department

17. The construction plans submitted to the Building Department must include details showing that the project is compliant with accessibility upgrades required by the Building Code.

18. Conditions placed upon the project by other agencies or departments can be waived in writing by those agencies or departments. Conditions placed upon the project by the Commission can only be modified or waived by the Commission.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Use Permits, Design Review Permit, and Sign Permit can occur without causing significant impacts on neighboring businesses or residences.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Philip Feffer

Attest:

Jeffrey Beiswenger,
Director of Planning and Building Services



SITE DATA:

APN: 001-223-09
ZONING: CC
OCCUPANCY GROUP:M
TYPE OF CONSTRUCTION: VB
FEMA ZONE: X
PRE:
PLN:
BLD:

APPLICABLE CODES:
MARIN COUNTY ZONING & BUILDING ORDINANCES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

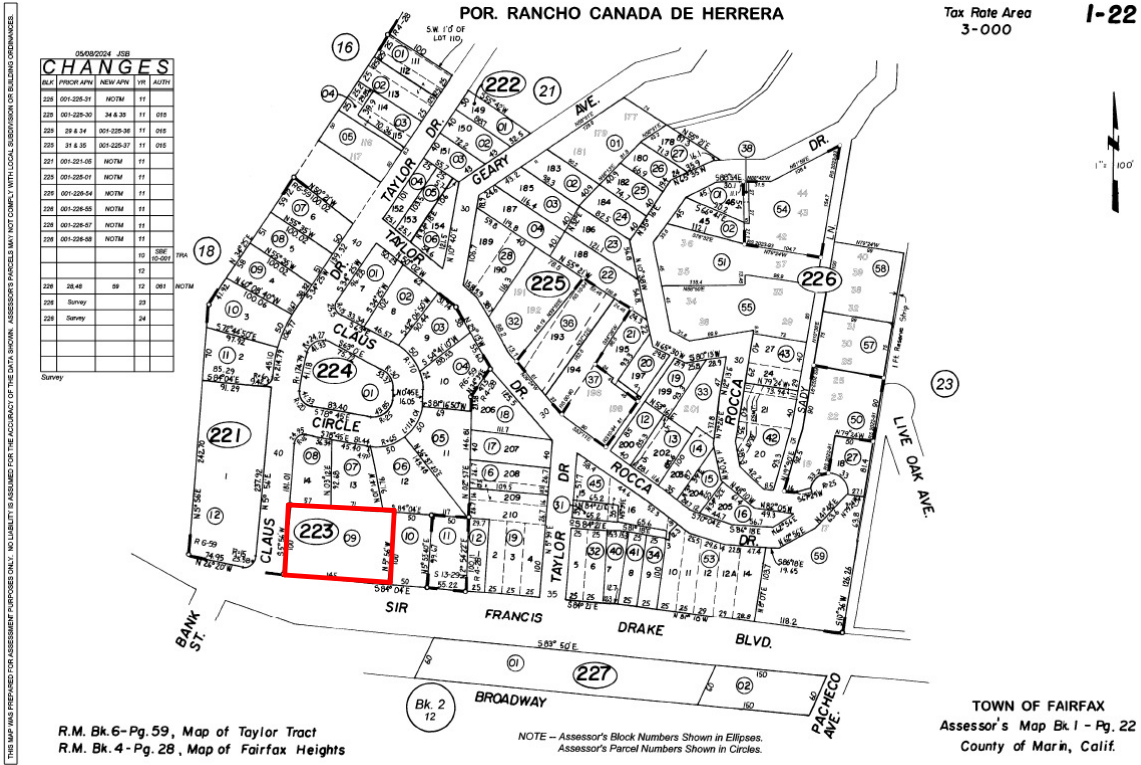
LOT AREA: +/-14587 S.F.
LOT COVERAGE: +/- 1641 S.F. (NO CHANGE)

Sheet List

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
A101	Existing Site Plan	
A102	Site Proposed	
A103	FLOOR PLANS	
A104	ADA RESTROOM	
A201	ELEVATIONS	
A202	COLOR BOARD	

OWNER:
KN PROPERTIES
P.O. BOX 158
210 SAN MATEO ROAD
HALF MOON BAY, CA 94019
650-726-4402
KNERHAN@KNPROPERTIES.COM

ARCHITECT :
EDWARD C LOVE, ARCHITECT
116 N CABRILLO HIGHWAY
HALF MOON BAY, CA 94019
650.728.7615
edwardclovearch@gmail.com



REVISIONS



Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

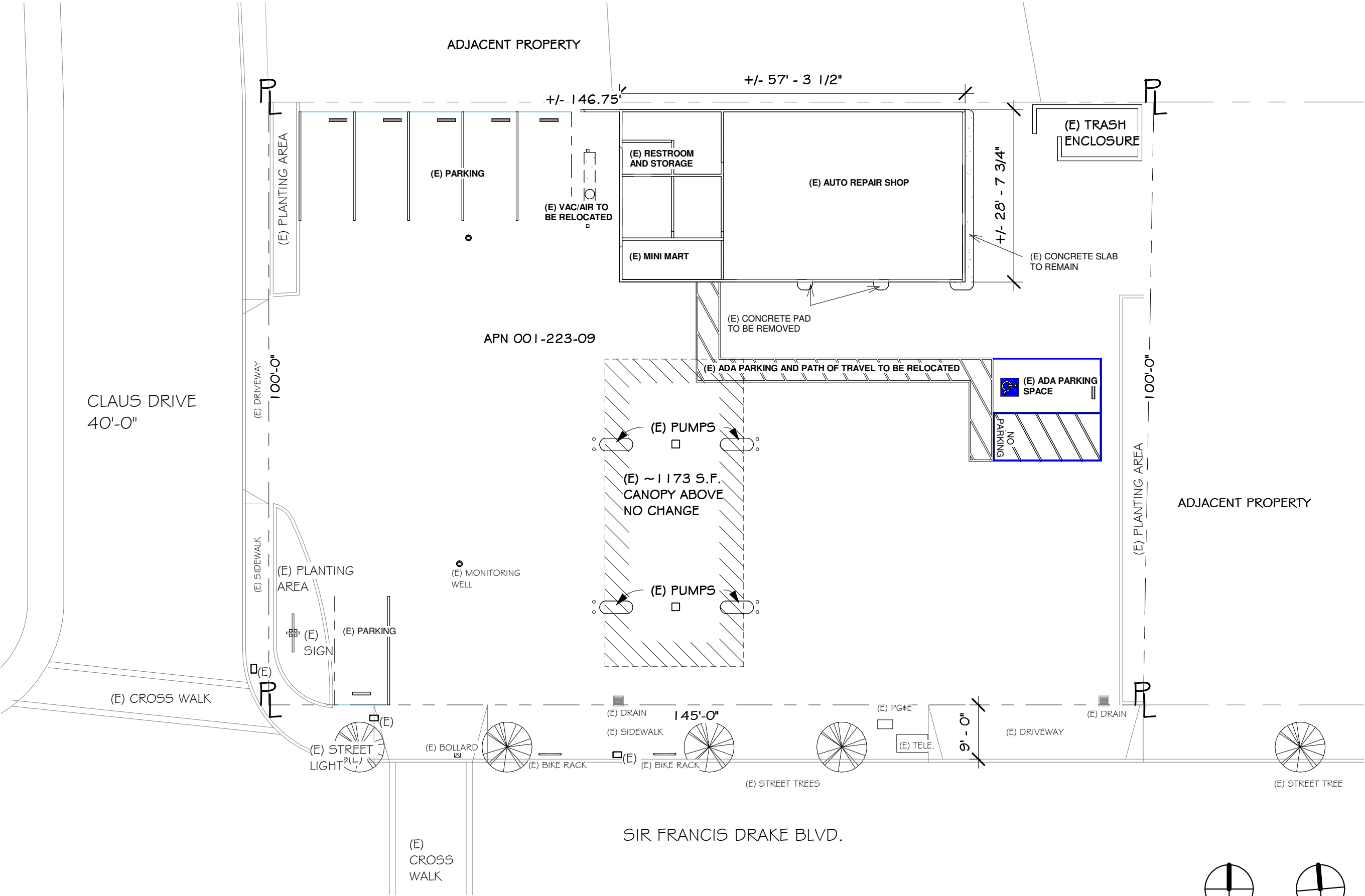
Fairfax Alliance
KN Properties
1942 Sir Francis Drake
Fairfax

SHEET: A100

SCALE:

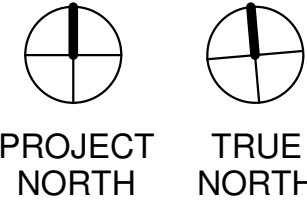
DRAWN: EZC
Cover Sheet

DATE: 04/01/25




① Existing Site
1/16" = 1'-0"

SITE PLAN BASED ON EXISTING FENCES
BEING ON PROPERTY LINES



REVISIONS



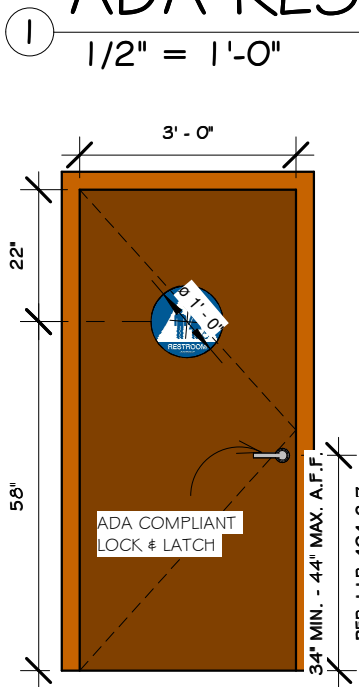
EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

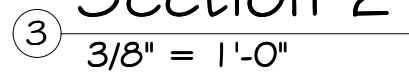
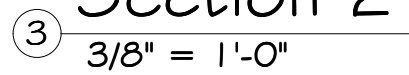
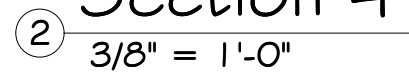
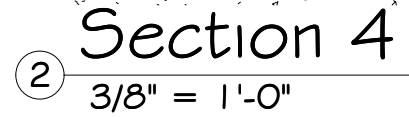
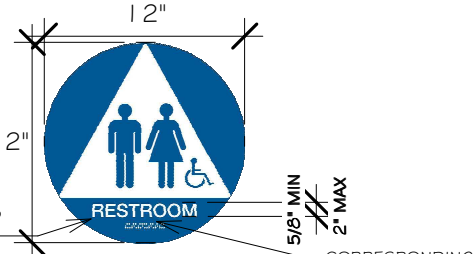
Fairfax Alliance
KN Properties
1942 Sir Francis Drake
Fairfax

SHEET: A101
SCALE: 1/16" = 1'-0"
DRAWN: EZC
Existing Site Plan
DATE: 04/01/25









UPPERCASE SANS-SERIF CHARACTERS
RAISED 1/32" —



WALL LEGEND

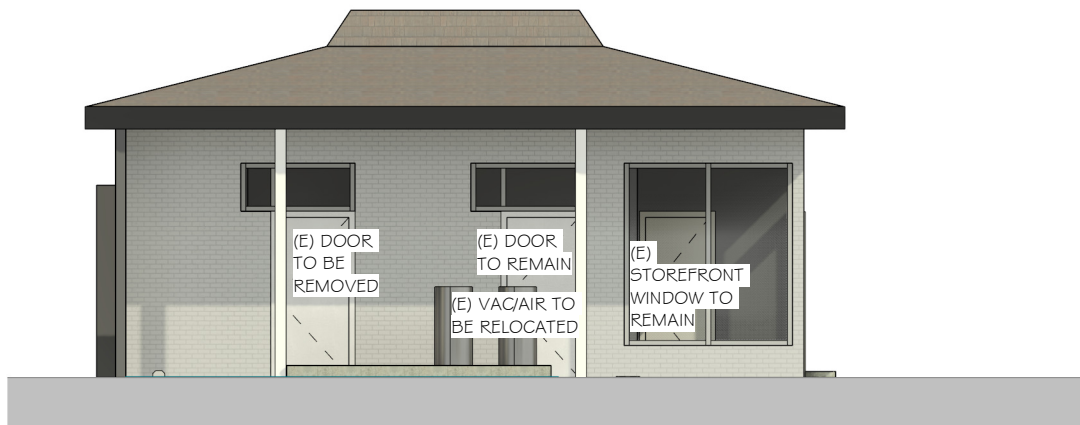
EXISTING WALL	
WALL TO BE DEMOLISHED	
NEW WALL	
BLOCKING	

SEE BLOCKING DETAIL ON A103

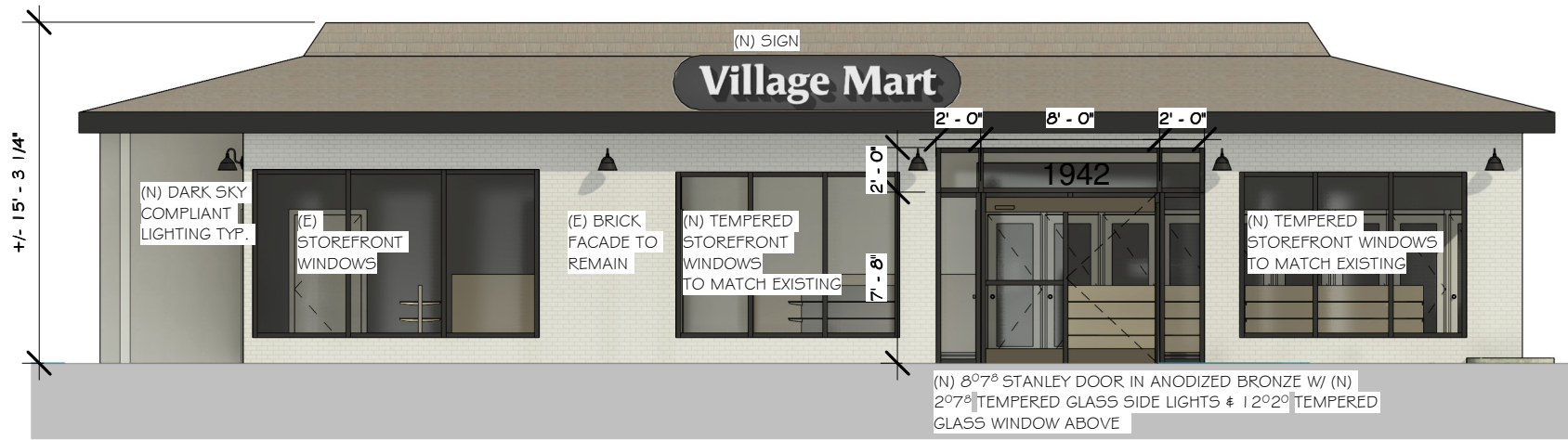
Professional Engineer Seal for Edward C. Love, License No. C23077, State of California, expires 1/31/27.



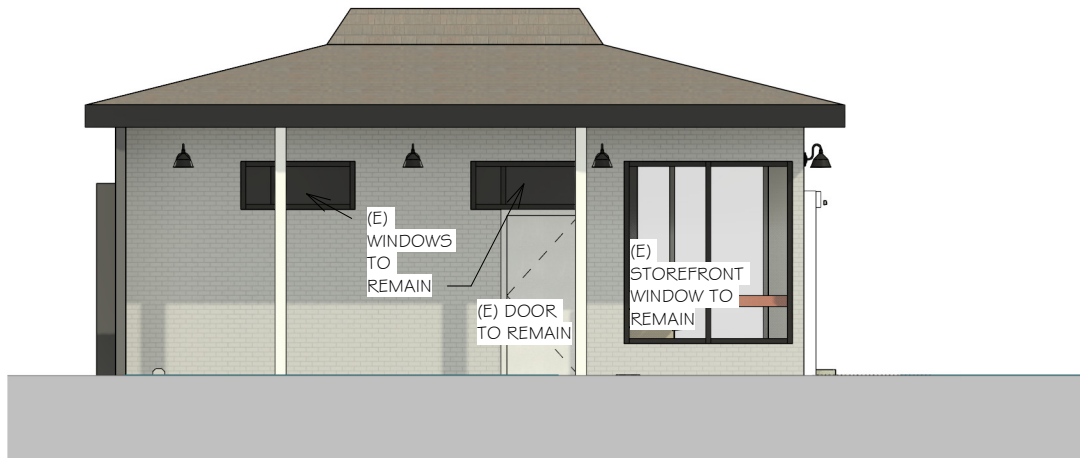
① South Existing
1/8" = 1'-0"



③ West Existing
1/8" = 1'-0"



② South Proposed
1/8" = 1'-0"



④ West Proposed
1/8" = 1'-0"

REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearcht@gmail.com

Fairfax Alliance
KN Properties
1942 Sir Francis Drake
Fairfax

SHEET: A201

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

DRAWN: EZC

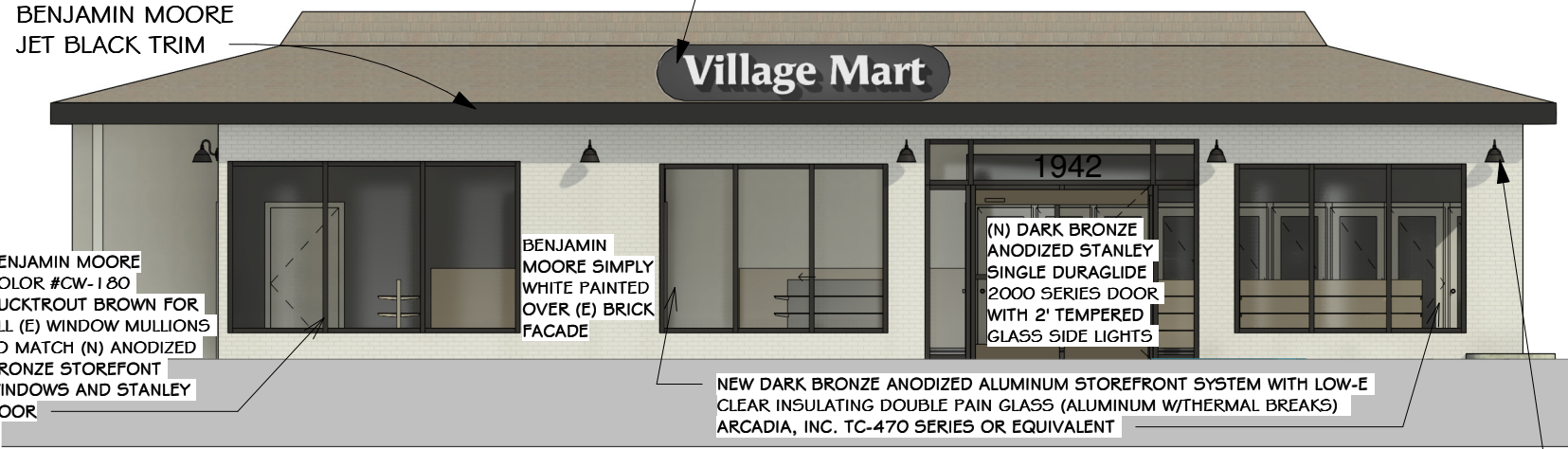
ELEVATIONS

DATE: 04/01/25





EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE



DARK SKY COMPLIANT LIGHTING IN BLACK



- PROPOSED
PAINT COLOR

BENJAMIN
MOORE
COLOR #
2143-70/OC
-117 SIMPLY
WHITE
- PROPOSED
TRIM PAINT
COLOR

BENJAMIN
MOORE
COLOR #
2120-10 JET
BLACK
- PROPOSED
WINDOW TRIM
PAINT COLOR

BENJAMIN
MOORE
COLOR
#CW-180
BUCKTROUT
BROWN TO
MATCH (N)
BRONZE
STOREFRONT
WINDOWS
- PROPOSED
ACCENT PAINT
COLOR FOR
PUMPS &
SIGNAGE

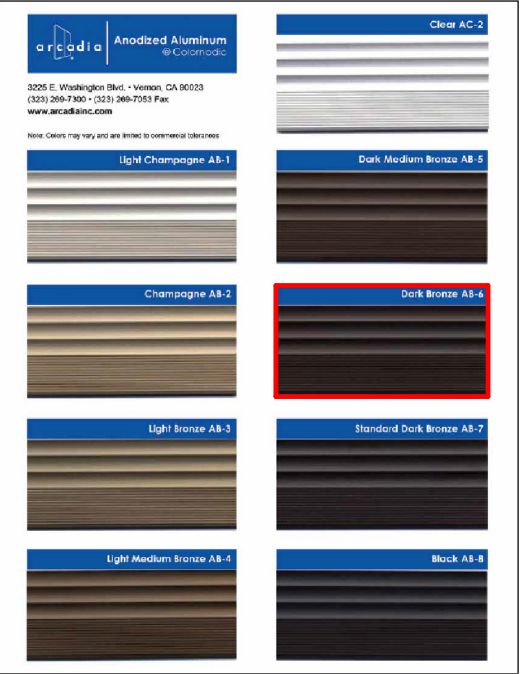
BENJAMIN
MOORE
COLOR #
2000-10 RED



NEW ALLIANCE SIGNAGE



STOREFRONT WINDOWS

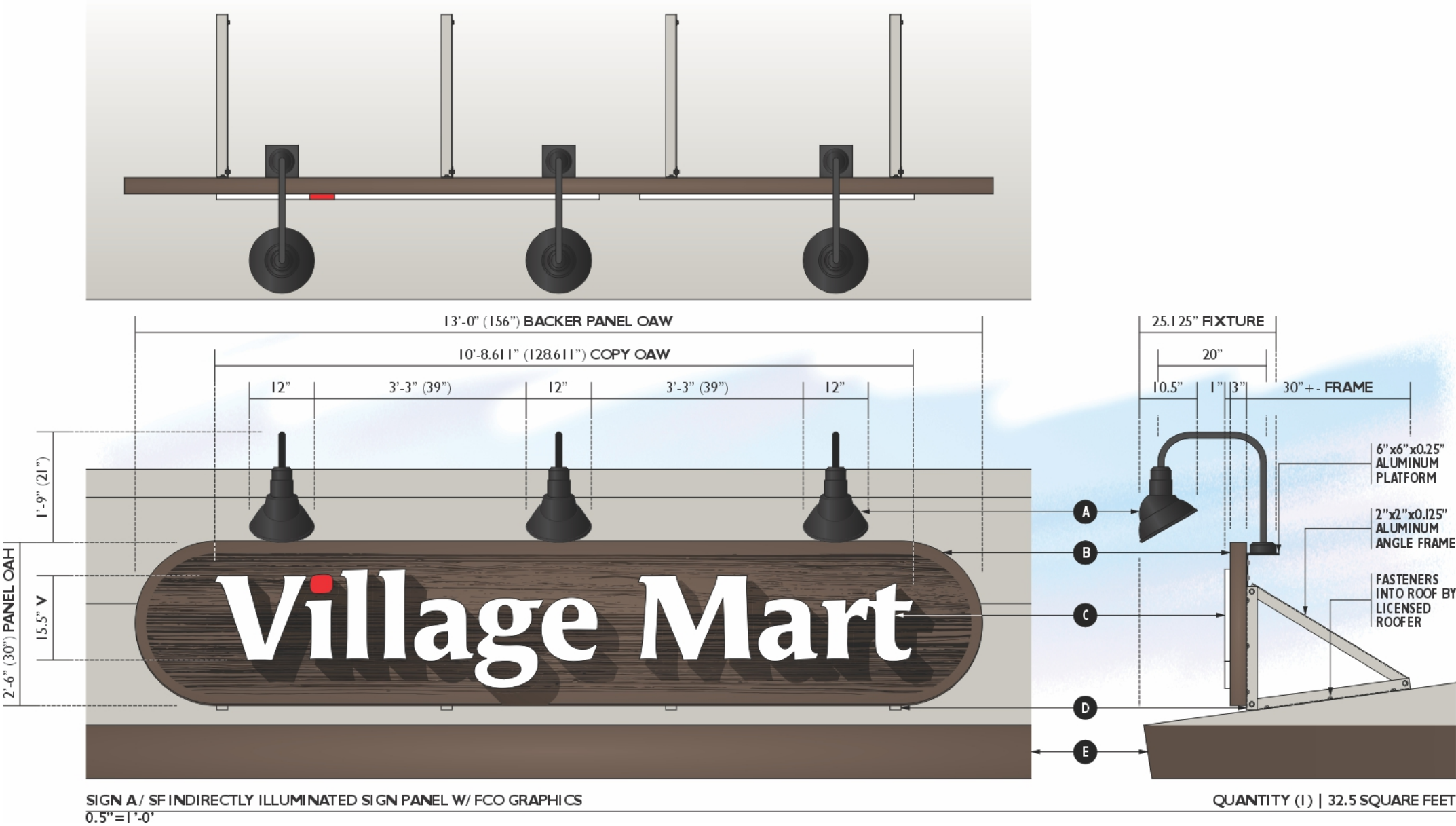


Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Fairfax Alliance
KN Properties
1942 Sir Francis Drake
Fairfax

SHEET: A202
SCALE: 1/8" = 1'-0"
DRAWN: EZC
COLOR BOARD
DATE: 04/01/25





SECTION A / LAMP FIXTURES
TYPE & MODEL: _____, W/ CUSTOM STEM,
BLACK FINISH
MOUNTING: 6"x 6", 0.125" ANGLED ALUMINUM PLATE MOUNTED
FLUSH TO SIGN PANEL FRAMEWORK
MOUNTING PLATE PAINT FINISH: PAINT BLACK TO MATCH LIGHT
FIXTURES

SECTION B / SIGN PANEL
FACE & BACK OF PANEL: ALUMINUM (FACE & FINISHED BACK)
RETURNS: 3" DEEP ALUMINUM RETURNS OVER ALUMINUM ANGLE
FRAMEWORK
NOTE: ALL FINISHED SEAMS (APPEAR SEAMLESS)
PAINT FINISH: 2 TONE PAINT EFFECT (SIGN PANEL BASE COLOR)
C53.M60.Y68.K40 MEDIUM BROWN, (WOOD GRAIN
EFFECT) C56.M65.Y73. K63 DARK BROWN, SATIN
FINISHES BOTH, NO TEXTURE

SECTION C / COPY & GRAPHICS
SUBSTRATE: 1" THICK PVC
PAINT FINISHES: PAINT WHITE & PMS1797C RED, SATIN FINISHES
BOTH, NO TEXTURE

SECTION D
MOUNTING FRAME: SHOWN AS 2"x2"x0.125" ALUMINUM ANGLE
NOTE: ALL ROOF PENETRATIONS ARE TO BE DONE BY A LICENSED
ROOFING CONTRACTOR

PAINT FINISHES: PAINT TO MATCH EXISTING ROOF COLOR # _____,
SATIN FINISHES, NO TEXTURE

SECTION E
ROOF: EXISTING ROOF, TYPE AND CONDITION UNKNOWN AS OF
04.01.25

REMOVALS: NO REMOVALS HAVE BEEN REQUESTED AS OF 04.01.25
NOTE: THERE HAS NOT BEEN AN OFFICIAL SURVEY COMPLETED AS OF
04.01.25

SCOPE OF WORK: FABRICATE & INSTALL (1) ONE SF
INDIRECTLY ILLUMINATED ROOF SIGN
DISPLAY

NOT FOR PRODUCTION

250300 / 3 OF 3			NOTICE TO THE CUSTOMER	CUSTOMER APPROVAL		DATE	BY	DATE	BY	COMPANY OR JOB NAME / JOB DESCRIPTION	250300	
			<p>Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications. Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal. Note: The proportion of signs shown on building & landscape area photos is an approximate representation.</p>	<input type="checkbox"/> ACCEPTED W/ NO CHANGES <input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED <input type="checkbox"/> REVISE AS NOTED AND RESUBMIT								
				BY _____ CUSTOMER BY _____ LANDLORD							ADDRESS: 1942 SIR FRANCIS DRAKE BOULEVARD FAIRFAX CALIFORNIA 094930	
				DATE _____ DATE _____							SALESPERSON: DOUG SMITH CUSTOMER CONTACT: XXXXXX	
				© COPYRIGHT 2025 This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of Sign Designs. Permission to copy or revise this drawing can only be obtained thru a written agreement w/ Sign Designs. See your sales representative or call Sign Designs.		By signing this drawing document, I understand that I am not obligated to purchase this project, notwithstanding, the above artwork cannot be submitted for pricing, duplication and/or manufacturing to another sign company, architectural company or other business entity for the purpose or intent of manufacturing or for use as intellectual property, such as, but not limited to, a company logo, unless the represented logo was provided to Sign Designs by the customer and input into this drawing document by a Sign Designs employee.		NAME / DATE		3 OF 3		

This sign is intended to be installed in accordance with the requirements of ARTICLE 600 of the national electrical code &/or other applicable codes. this includes proper grounding & bonding of the sign. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.6(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed