



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Planning Commission

Wednesday, April 13, 2016

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF MINUTES

[16-136](#) Approve Minutes of March 23, 2016

Attachments: [Minutes of March 23, 2016](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. PUBLIC HEARINGS

4. CONDUCT OF BUSINESS

[16-124](#) Receive Report and Consider Approval of Sign Permit SA 6-16; Sign Ordinance Exemption to Allow a Nonconforming Sign to Replace a fallen Nonconforming Sign and Allow a Nonconforming total square footage of Signage where previous Signage was Nonconforming

Attachments: [863 North Main St Speedex Sign Permit Exception Staff Report](#)

[Attachment 1 - Location Map](#)

[Attachment 2 - Proposed Sign Plan](#)

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.



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Phone: (707) 961-2823
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Text File

File Number: 16-136

Agenda Date: 4/13/2016

Version: 2

Status: Minutes to be Approved

In Control: Planning Commission

File Type: Minutes

Approve Minutes of March 23, 2016



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Phone: (707) 961-2823
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Meeting Minutes Planning Commission

Wednesday, March 23, 2016

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Hoyle called the meeting to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Chair Derek Hoyle, Commissioner Mark Hannon, Vice Chair Teresa Rodriguez, and Commissioner Heidi Kraut

Absent 1 - Commissioner Stan Miklose

1. APPROVAL OF MINUTES

[16-047](#) Approve Minutes of February 10, 2016

A motion was made by Commissioner Kraut, seconded by Vice Chair Rodriguez, that these Minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Hoyle, Commissioner Hannon, Vice Chair Rodriguez and Commissioner Kraut

Absent: 1 - Commissioner Miklose

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

3. PUBLIC HEARINGS

[16-082](#) Receive Report, Conduct Public Hearing, and Consider Approval of Use Permit UP 4-16; Use Permit for a Large Family Day Care Home at 183 S. Lincoln Street

Associate Planner Perkins presented the staff report for a Large Family Daycare Use Permit located at 183 S Lincoln Street, this property is zoned low density residential (RL). Perkins explained that the applicant currently operates a small daycare facility which allows up to eight children, this large daycare license would increase the daycare home capacity to care for up to 14 Children. A Minor Use Permit for a Large Family Daycare is approved administratively by the department director; a formal request for a hearing was submitted to the Community Development Department which triggered this Minor Use Permit to become a Use Permit. Perkins explained that this situs conforms to all state criteria for Large Family Daycare homes (proximity to other daycare homes, adequate parking, outdoor recreation height, noise generation, building and fire codes, and state licensing requirements).

Chair Hoyle opened the public hearing at 6:09 PM.

1. Applicant Maria Jara explained she has been operating a daycare facility for 14 years. Jara currently cares for the children of three families with three children each; Jara is requesting a permit for a Large Daycare Facility in order to provide care to all nine children. Jara expressed the need for the larger facility to support increased capacity during school breaks and the summer months. Jara operates the facility from 7 AM to 5PM. Jara explained that she previously held a large license.

2. Bob Hubik spoke in opposition of the Large Family Daycare home citing noise as his primary concern and requesting information for recourse in the event of excessive noise.

Chair Hoyle closed the public hearing at 6:21 PM

Discussion: Commissioner Kraut asked the applicant about bus aged children, the addition of a staff member, and the location of Jara's previous Large License Daycare home. Commissioner Rodriguez inquired about the addition of new playground equipment. Chair Hoyle recommended the applicant remove the stack of fire wood from the front yard. Commissioner Kraut asked what the recourse would be in the event of a noise violation. Perkins recommended Code Enforcement as the first step toward enforcing noise ordinances during the day.

A motion was made by Commissioner Kraut, seconded by Vice Chair Rodriguez, that Use Permit 4-16 be approved, subject to the following findings and conditions:

GENERAL FINDINGS

1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the General Plan, Inland Land Use and Development Code (ILUDC), and the Fort Bragg Municipal Code;
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located; and
4. For the purposes of environmental determination, the project is exempt from CEQA, pursuant to the California Environmental Quality Act (CEQA) 15301(l)(3) demolition and removal of existing facilities exemption and 15302(b) replacement of structures.

SPECIAL CONDITIONS

1. The property owner shall notify the Community Development Department prior to installing any outdoor recreation equipment over eight feet in height. At such time, the applicant shall submit for Community Development Department staff review a plot plan illustrating the equipment's distance from property lines to verify its consistency with ILUDC Section 18.42.060(C)(3). The Large Family Day Care Home shall operate only between the hours of 7:00 a.m. and 7:00 p.m.
2. Prior to issuance of a Use Permit for a Large Family Day Care Home, the applicant shall provide the Community Development Department with documentation verifying compliance with all State of California licensing requirements for a Large Family Day Care Home, including fire safety clearance by the local fire authority (Fort Bragg Fire Department).
3. At no time shall children attending the Large Family Day Care Home be off the property (183 S. Lincoln Street) without the full supervision of a caregiver, with the exception that children traveling to and from public transportation may proceed unaccompanied.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained

in conformance with the requirements of this permit and all applicable provisions of the ILUDC.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.

4. This permit shall be subject to the securing of all necessary permits for the installation, maintenance, operation, and removal of the existing storage tanks and structures as well as the installation, maintenance, and operation of the new storage tank from all agencies having jurisdiction over fuel storage tanks, including without limitation the Fort Bragg Fire District. This permit shall also be subject to full compliance with all city, county, state, and federal regulations regarding the installation, maintenance, operation, and removal of fuel storage tanks. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.

5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.

6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.

7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:

- (a) That such permit was obtained or extended by fraud.
- (b) That one or more of the conditions upon which such permit was granted have been violated.
- (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
- (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.

8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070(B).

The motion carried by the following vote:

Aye: 4 - Chair Hoyle, Commissioner Hannon, Vice Chair Rodriguez and Commissioner Kraut

Absent: 1 - Commissioner Miklose

4. CONDUCT OF BUSINESS

None

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

None

ADJOURNMENT

Chair Hoyle adjourned the meeting at 6:23 PM.

DEREK HOYLE, Chair

Chantell O'Neal, Administrative Assistant

IMAGED (_____)



City of Fort Bragg

416 N Franklin Street
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Phone: (707) 961-2823
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Text File

File Number: 16-124

Agenda Date: 4/13/2016

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Staff
Report

Agenda Number:

Receive Report and Consider Approval of Sign Permit SA 6-16; Sign Ordinance Exemption to Allow a Nonconforming Sign to Replace a fallen Nonconforming Sign and Allow a Nonconforming total square footage of Signage where previous Signage was Nonconforming

MEETING DATE: April 13, 2016

PREPARED BY: S. Perkins

PRESENTED BY: S. Perkins

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Sign Permit (SA 6-16)

APPLICANT: Speedex / Ghulam Ansari

OWNER: Ghulam Ansari

REQUEST: Replace a damaged nonconforming 17-foot tall, 42 sf freestanding sign with: 1) a new nonconforming 14-foot tall, 30 sf freestanding sign; 2) 9.8 square feet of wall signs; and 3) 34 square feet of LED lighting. The project would also require the removal of 24 square feet of existing wall signs.

LOCATION: 863 North Main Street

ASSESSOR'S PARCEL NO.: 008-034-11

APPEALABLE PROJECT: Can be appealed to City Council

PROJECT BACKGROUND

The applicant proposes to replace a fallen nonconforming 17-foot tall freestanding sign with a new nonconforming 14-foot tall freestanding at the Speedex service station located at 863 North Main Street. The proposed freestanding sign will remain nonconforming, as the maximum permitted freestanding sign height in the Coastal Zone is 6 feet. The applicant also proposes to remove two wall signs of 12 square feet each currently located on the building (the "Food Mart" signs), and install two wall signs of 9 sf each on the service station canopy (to read "Speedex"). Finally, the applicant proposes to wrap the canopy with a strip of LED tube lighting, for an additional 34 square feet of signage.

The maximum permissible signage on the parcel is 40.6 square feet. The previous configuration of signage on the site totaled approximately 66 square feet, while the proposed signage will total approximately 39.8 square feet without the LED tube lighting and approximately 73.8 square feet with the proposed lighting. The request for a larger amount of signage than is strictly permissible is possible only under CLUDC Section 17.38.090(B), which is described in great detail below.

COMMISSION REVIEW AUTHORITY

New nonconforming signage may be approved to replace existing nonconforming signage with Planning Commission approval per the Coastal Land Use Development Code (CLUDC). An exception is allowable per CLUDC Section 17.38.090(B), provided the Commission can make the following findings:

17.38.090 – Nonconforming Signs. A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Development Code.

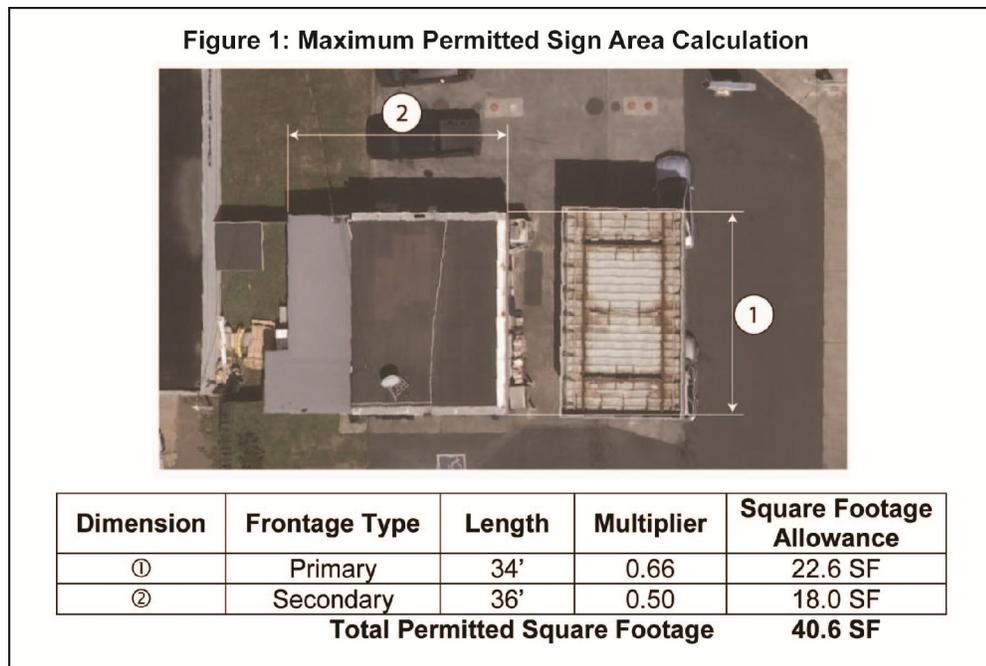
(B). Exceptions. An administrative exception to the requirements of Subsection A. may be granted by the Commission, provided the Commission shall make the following findings:

1. The proposed new sign is significantly more conforming in height and/or area than the existing sign; and
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.

PROJECT ANALYSIS

Total Sign Area

Table 3-12 of the CLUDC outlines sign standards and allows maximum sign areas based on building frontage. The subject building has 34 linear feet of primary frontage on Main Street, and 36 linear feet of secondary frontage on Elm Street, permitting a maximum of 40.6 square feet of total signage (see **Figure 1**).



Freestanding Sign

The previous freestanding sign was very large, outdated and dilapidated (see photo). The sign was located at a conspicuous location (the intersection of Main Street and Elm Street), prominently visible at the northern gateway to the City. This intersection has increased in prominence with the newly-opened Coastal Trail, and serves as the main accessway to the Elm Street trailhead parking lot.

This application proposes to replace the freestanding sign. The pole would be replaced with a shorter support and the cabinet would be replaced with a smaller, double-faced illuminated

cabinet sign. The sign height would be reduced from 17 feet to 14 feet. This brings it to about the midpoint between the old sign and the requirements of the code, which is the general standard used by the Commission to satisfy the requirement that the new sign be “significantly” more conforming than the old sign. The sign would have the same colors and similar lettering as the previous sign; however, a greater use of background colors would replace the graphics on the previous sign. This would also make the sign more conforming as white backgrounds for cabinet signs are not permitted by the code as they lead to significantly more light pollution.

The former freestanding sign was also larger in total sign area than the proposed replacement. Sign area computations for service station signs exclude the portions listing pricing. CLUDC Section 17.38.040(E)(5) defines service station price signs required by State law as exempt from the sign ordinance. Without accounting for price identification, the former sign was 42 square feet compared to the 30 square foot proposed sign.



Existing



Proposed

Canopy (Wall) Signs

The application also proposes the installation of canopy signs on the north and south elevations of the service station canopy. The CLUDC permits the review authority to calculate only the area of the text as sign area, exempting “symbols, pictures, patters, and illumination approved as architectural ornamentation or decoration by the review authority” (Section 17.38.040(E)(3)). Past interpretations of the sign ordinance have excluded backdrops similar to those proposed by this application from the sign area calculation using this code section. The text proposed on the north and south canopy elevations are 4.9 square feet each. No exemptions are requested or required specific to the proposed canopy signs.

Canopy Lighting

In addition to the proposed signage, the applicant proposes to place a red light-emitting diode (LED) strip along the top of each canopy façade. The CLUDC addresses this type of lighting in two code sections:

17.38.040 – Exemptions from Sign Permit Requirements. The following signs are allowed without sign permit approval...

(E)(3) Symbols, pictures patterns, and illumination approved as architectural ornamentation or decoration by the review authority.

17.38.060 – General Requirements for All Signs.

(H)(8) Permanently installed illumination panels, visible tubing, and strings of lights outlining all or a portion of a structure, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed “signs” subject to this Chapter and shall be counted as part of the allowed sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of area calculation.

The first referenced code section could exempt the LED lighting from the sign calculation (which also exempts the decorative background of the canopies); whereas, the second referenced section provides a methodology to include the LED lighting in the application review. Staff recommends the Commission consider the proposed LED lighting signage, consistent with CLUDC Section 17.38.060(H)(8), due to the attention-grabbing nature of the lighting and as they are not used to detail architectural features.

The CLUDC defines a sign as, in part, "...a display...designed, constructed, intended, or used to advertise...or attract attention to an object, person, institution, business, product, service, event or location by any means, including...illumination..." The exemption that could apply to the lighting (CLUDC Section 17.38.040(E)(3)) has been used for decorative backgrounds that add visual appeal to a structure without attracting a great deal of attention. The proposed LED light strip would attract far greater attention than merely colors or designs painted on a façade.

Staff's recommendation to include the LED lighting in the sign area calculation would add a total of 34 square feet of signage to the total proposed sign area.

Existing Wall Signs

The business presently includes two wall signs on the south and east convenience store façades. The applicant proposes to remove the existing wall signs to permit the additional square footage proposed on the canopy. The existing wall signs are 12 square feet each, and their removal would result in the elimination of 24 square feet of signage.

The previous signage consisted of the fallen freestanding sign and two wall signs combining for a total square footage of 66 square feet, or 19.4 square feet more than the CLUDC permits. The proposed signage totals approximately 73.8 square feet when including the LED lighting in the sign area calculation, or 33.2 square feet more than the CLUDC permits. If the Commission were to find the LED lighting exempt from sign permitting per CLUDC Section 18.38.060(E)(3), the total proposed sign area would be 39.8 square feet, or 0.8 square feet less than the maximum permitted sign area (see Figure 2).

Figure 2: Sign Plan

Sign Area Calculation				Total Permitted Square Footage	40.6 SF
Existing Signage					
Location	Sign Type	Copy	Height	Size	
①	Freestanding	Speedex Gasoline Food Mart	17'-0"	42 SF	
②*	Wall	Food Mart	Roofline	12 SF	
③*	Wall	Food Mart	Roofline	12 SF	
<i>*To be removed</i>				Total Square Footage	66 SF
Proposed Signage					
Location	Sign Type	Copy	Height	Size	
①	Freestanding	Speedex Gasoline Food Mart	14'-0"	30 SF	
②	Wall	Speedex	Canopy	4.9 SF	
③	Wall	Speedex	Canopy	4.9 SF	
④	Wall (Lights)	N/A	Canopy	34 SF	
				Total Square Footage	73.8 SF



Findings for Approval

The Planning Commission may approve the sign requirement exception provided the signage is significantly more conforming in height and/or area than the existing signage, and that the exception eliminates existing nonconforming signage, per CLUDC Section 17.38.090(B). The following discussion represents staff's recommendation concerning the required findings:

17.38.090(B)(1) – The new proposed sign is significantly more conforming in height and/or area than the existing sign.

The fallen freestanding sign was nonconforming for height (17 feet where 6 feet is permitted). The proposed 14-foot freestanding sign is 3 feet (17.6%) shorter than the previous nonconforming sign. While the sign remains nonconforming in height, it is also 12 square feet smaller (28.5%) than the previous sign. Staff feels that since the sign is located at a busy intersection, it is necessary for the sign to be elevated so it does not obstruct sight lines for vehicles and pedestrians. Regarding the proposed freestanding sign, staff recommends that this finding can be made, as the proposed freestanding sign is significantly more conforming in height and area than the previously existing sign.

The previous signage was also nonconforming in total area (66 square feet where 40.8 square feet is permitted for the entire property). The proposed signage for the entire site, including the LED lighting, totals 73.8 square feet, 33 square feet (80.9%) larger than permitted for the property, and 7.8 square feet (11.8%) more than previously existing on the property. Regarding the proposed total sign area for all signs, staff recommends that this finding cannot be made as proposed because the signage is not significantly more conforming than the previous signage. Staff recommends **Condition 1** requiring the applicant to remove the LED lighting from the application, reducing the total proposed signage for the entire property to 39.8 square feet, which is less than the maximum permitted site signage of 40.6 square feet. Adherence to **Condition 1** would reduce the total sign area to an amount significantly more conforming in area than the existing signage and the required finding can be made.

Condition 1: The applicant shall revise the sign plan to remove the light-emitting diode (LED) lighting from the exterior perimeter of the canopy, thereby reducing the total sign area to an amount less than the maximum signage permitted by the Coastal Land Use and Development Code.

The applicant may choose to relocate the LED lighting within the canopy, where it could be found to provide decorative site lighting, attract less attention, and be exempt from sign area calculations.

Alternatively, the Commission may find that the LED lighting is exempt from sign permitting requirements as proposed, per CLUDC Section 18.38.060(E)(3), and omit recommended **Condition 1**. This would permit the lighting as a decorative or ornamental architectural feature, and the total signage would remain less than the maximum permitted by the CLUDC.

17.38.090(B)(2) – By approving the new sign, the exception will eliminate the existing nonconforming sign.

Approval of the application would eliminate the previous nonconforming freestanding sign. Additionally, with recommended **Condition 1**, the proposed canopy signs would replace the existing wall signs, thereby reducing the overall site signage from 66 square feet to 39.8 square feet. The application would be consistent with the required finding.

If the Commission elects to omit **Condition 1** and consider the LED lighting exempt from sign requirements per CLUDC Section 18.38.060(E)(3), the total proposed lighting would remain 39.8 square feet with the elimination of the previous freestanding sign and the existing wall signs, and the second required finding can be made.

RECOMMENDED PLANNING COMMISSION ACTION

1. Approve an exception to the height limitation requirement for the proposed freestanding sign, allowing for a 14-foot tall freestanding sign in the place of the fallen 17-foot tall freestanding sign.
2. Approve the installation of the proposed canopy signs replacing the existing wall signs, with the recommended Condition of Approval that the LED lighting be removed from the application.

ALTERNATIVE ACTIONS

1. Deny the sign permit; or
2. Approve the sign permit with a different height limit or sign size; and/or
3. Approve the sign permit without the recommended Condition of Approval, recognizing the proposed LED lighting as a decorative or ornamental architectural feature exempt from sign permitting requirements.

FINDINGS FOR APPROVAL

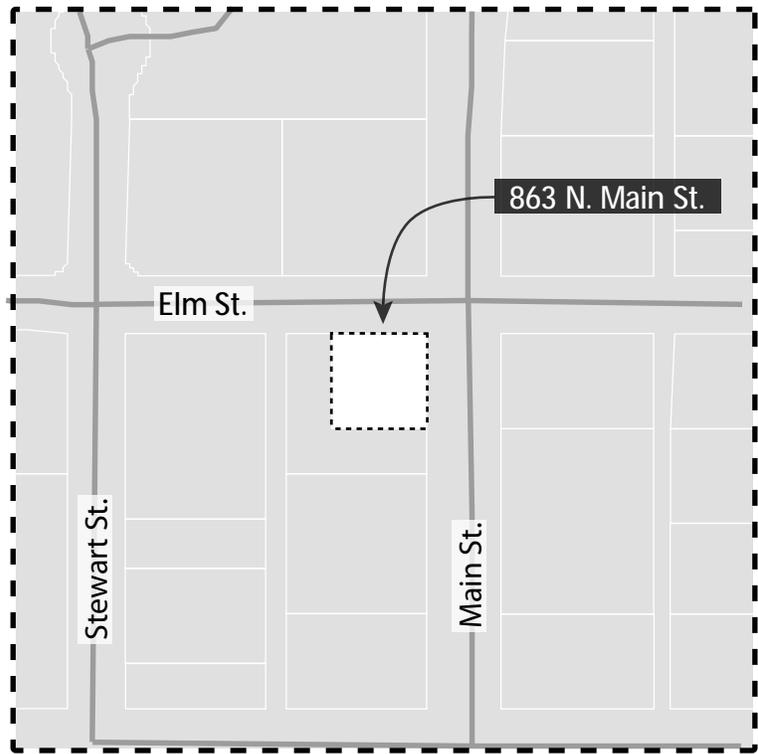
1. The new proposed sign is significantly more conforming in height than the existing sign.
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.

CONDITION OF APPROVAL

1. The applicant shall revise the sign plan to remove the light-emitting diode (LED) lighting from the exterior perimeter of the canopy, thereby reducing the total sign area to an amount less than the maximum permitted by the Coastal Land Use and Development Code.

ATTACHMENTS

1. Location Map
2. Proposed Sign Plan



0 1,500 3,000 Feet



- FOUR (4) NEW FUEL CANOPY VINYL GRAPHIC WRAPS & LED BORDER TUBE ILLUMINATION
- ONE (1) NEW DOUBLE-FACE ILLUMINATED SIGN w/ ZIP-TRACK FUEL PRICE DISPLAY

863 N. Main Street, Fort Bragg, CA 95437

SHEET INDEX

- 1 of 5 CV - Cover Page
- 2 of 5 SP - Site Plan
- 3 of 5 DSN - Design Page
- 4 of 5 DSN - Design Page
- 5 of 5 DSN - Design Page

- 1 9/30/15 Rick
Added new single-pole & footing to scope of work for monument sign.
- 2 3/02/16 Rick
Added one(1) new D/F illuminated sign w/ zip-track fuel price display. Removed items 3 & 4 from scope.
- 3 3/08/16 Rick
Revised monument sign layout per customer direction & photo. Utilize existing footing for new sign.
- 4 3/22/16 Rick
Reduced height of D/F sign to 14'-0" per city. Added total sign area calc's for all four sides of canopy & D/F sign.
- 5 3/25/16 Rick
Removed "Speedex" copy from two sides of canopy. Added call-outs for removal of "Food Mart" letters from storefront, by customer.



YESCO

SACRAMENTO BRANCH

4119 S. Market Court
Suite F / 10
Sacramento, CA 95834
(916) 419-8101

CA. CONTRACTOR LICENSE NO.
250739 / 652155

Notice to the Customer

This drawing was created to assist you in visualizing our proposal. The ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

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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 and landscape area photos is an approximate representation.

FIRM NAME / LOCATION ADDRESS

SPEEDEX

863 N. Main Street
ADDRESS:

Fort Bragg, CA 95437
CITY:

Scott Zufelt
ACCOUNT EXECUTIVE:

DESIGNER	DATE
Rick	09/03/15

APPROVAL

CUSTOMER DATE

LANDLORD DATE

SALES DATE

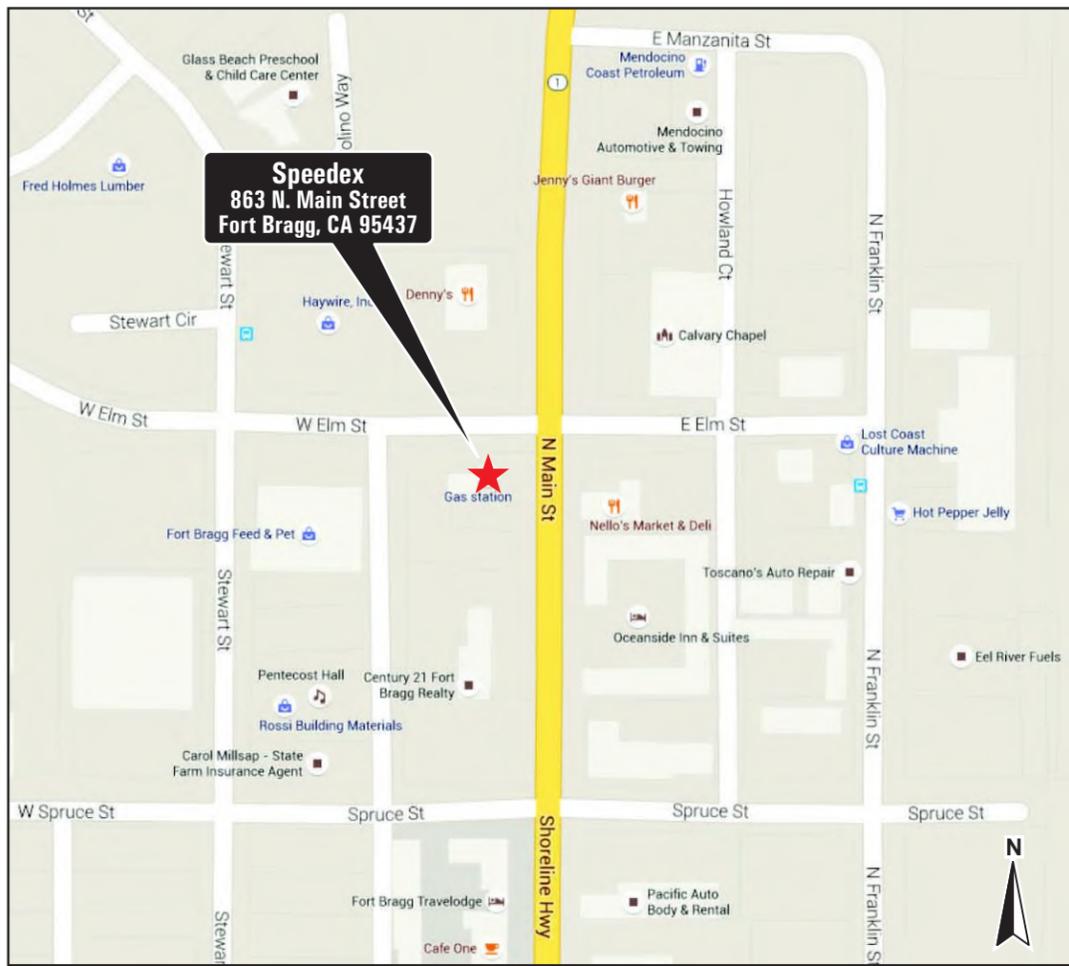
ESTIMATING DATE

SURVEY DATE

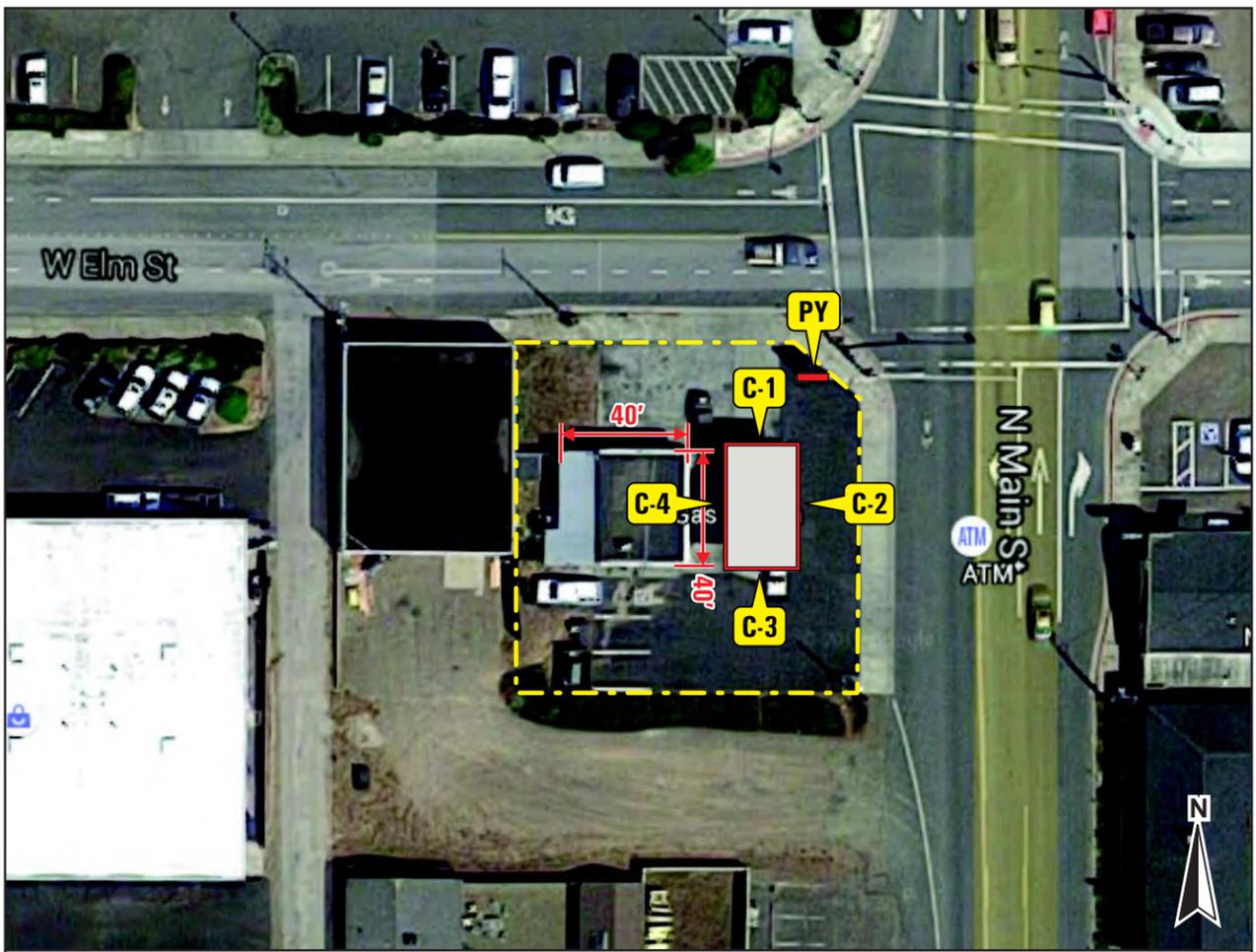
DESIGN NUMBER
570638-R5

ARCHIVE NUMBER

SHEET
CV 1 of 5



VICINITY MAP



SITE MAP

SCALE: 50 FEET

TOTAL SIGN SQUARE FOOTAGE CALCULATION

1. BUILDING FRONTAGE ON MAIN STREET = 40'
40' X .667 = 26.6 Sq. Ft.
2. BUILDING FRONTAGE ON ELM STREET = 40'
40' X .5 = 20.0 Sq. Ft.

TOTAL ALLOWABLE SIGN AREA PER COMBINED BUILDING ELEVATIONS:
26.6 + 20.0 = 46.6 Sq. Ft.



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Sacramento, CA 95834
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FIRM NAME / LOCATION ADDRESS

SPEEDEX

863 N. Main Street
ADDRESS:

Fort Bragg, CA 95437
CITY:

Scott Zufelt
ACCOUNT EXECUTIVE:

DESIGNER DATE
Rick 09/03/15

APPROVAL

CUSTOMER DATE

LANDLORD DATE

SALES DATE

ESTIMATING DATE

SURVEY DATE

DESIGN NUMBER
570638-R5

ARCHIVE NUMBER

SHEET
SP 2 of 5

SIGN	PROJECT	ELECT. LOAD	SQ. FT.
C-1 C-3	NEW VINYL GRAPHICS & LED BORDER TUBE ILLUMINATION ON FUEL STATION CANOPY QUANTITY: ONE (1) OF EACH PER CANOPY ELEVATION, FOUR (4) TOTAL - MANUFACTURE AND INSTALL SIGN AREA EACH: 4.9 Sq. Ft. TOTAL FOR BOTH: 4.9 X 2 = 9.8 Sq. Ft.	VERIFY	9.8
C-2 C-4	SIGN AREA EACH: N/A TOTAL FOR BOTH: N/A	VERIFY	—
PY	NEW DOUBLE-FACE ILLUMINATED SIGN w/ ZIP-TRACK FUEL PRICE DISPLAY QUANTITY: ONE (1) - MANUFACTURE AND INSTALL SIGN AREA: 27.3 Sq. Ft.	VERIFY	27.3
	TOTAL	VERIFY	37.1

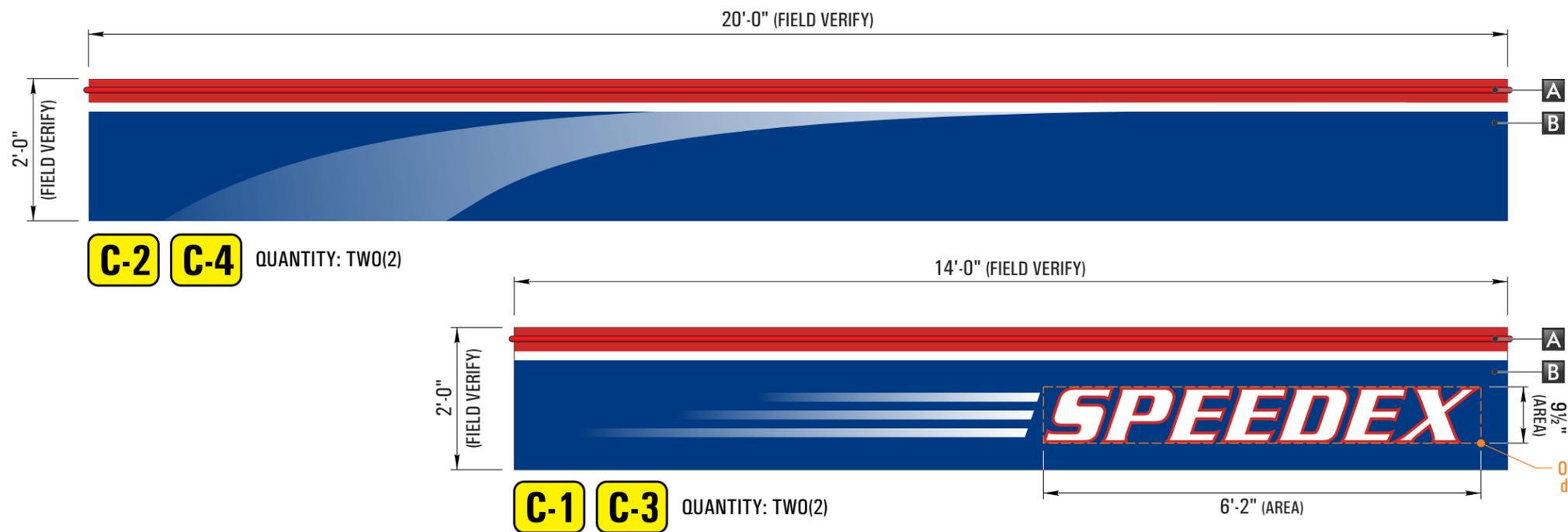
GENERAL NOTES

NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION

DEDICATED SIGN CIRCUIT

SPECIAL INSTRUCTIONS



SIGN SPECS		
A	LED TUBE ILLUM. TYPE	RIGID LED TUBE ILLUMINATION
	COLOR	RED
B	GRAPHICS	OPAQUE WHITE ADHESIVE BACKED VINYL FILM WITH PRINTED COLOR & CLEAR U.V. LAMINATE
SHOP DRAWING REQ'D. YES/NO		
ENG. DRAWING REQ'D. YES/NO		
ELEC. HOOKUP INCLUDED YES/NO		

COLOR KEY	
VINYL	PRINTED ON OPAQUE WHITE w/ CLEAR U.V. LAMINATE
	BLUE: PMS #294 C
	RED: PMS #1797 C

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALL OUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

SIGN AREA EACH: 4.9 Sq. Ft.
(SIGN AREA CALCULATION: 6'-2" w X 9 1/2" t)
TOTAL FOR BOTH: 4.9 X 2 = 9.8 Sq. Ft.

Orange dotted line denotes sign area

NEW VINYL GRAPHICS & LED BORDER TUBE ILLUMINATION ON FUEL STATION CANOPY SCALE: 1/2" = 1'-0"

- SCOPE OF WORK**
1. MANUFACTURE & INSTALL FOUR (4) NEW VINYL PRINTED WRAPS ON FUEL STATION CANOPY - TWO (2) OF EACH TYPE, FOUR (4) TOTAL.
 2. INSTALL FOUR (4) NEW STRIPS OF RIGID LED BORDER TUBE ILLUMINATION, WITH CORNERS, ON FUEL STATION CANOPY - ONE STRIP PER CANOPY ELEVATION.
 3. REMOVE ALL EXISTING "FOOD MART" LETTERS FROM BUILDING - BY CUSTOMER.



EXISTING FUEL STATION CANOPY - CURRENT CONDITIONS



NEW VINYL GRAPHICS & LED BORDER TUBE ILLUMINATION ON FUEL STATION CANOPY
 QUANTITY: ONE (1) OF EACH PER CANOPY ELEVATION, FOUR (4) TOTAL - MANUFACTURE AND INSTALL

C-1 C-4 NOT SHOWN IN RENDERING, LOCATED ON OPPOSITE SIDE

SCALE: 3/8" = 1'-0"
 SIGN AREA: 9.8 Sq. Ft.



4119 S. Market Court
 Suite F / 10
 Sacramento, CA 95834
 (916) 419-8101
 CA. CONTRACTOR LICENSE NO.
 250739 / 652155

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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 and landscape area photos is an approximate representation.

FIRM NAME / LOCATION ADDRESS

SPEEDEX

863 N. Main Street
 ADDRESS:

Fort Bragg, CA 95437
 CITY:

Scott Zufelt
 ACCOUNT EXECUTIVE:

DESIGNER	DATE
Rick	09/03/15

APPROVAL

CUSTOMER DATE

LANDLORD DATE

SALES DATE

ESTIMATING DATE

SURVEY DATE

DESIGN NUMBER
570638-R5

ARCHIVE NUMBER

SHEET
 DSN 3 of 5

SCOPE OF WORK

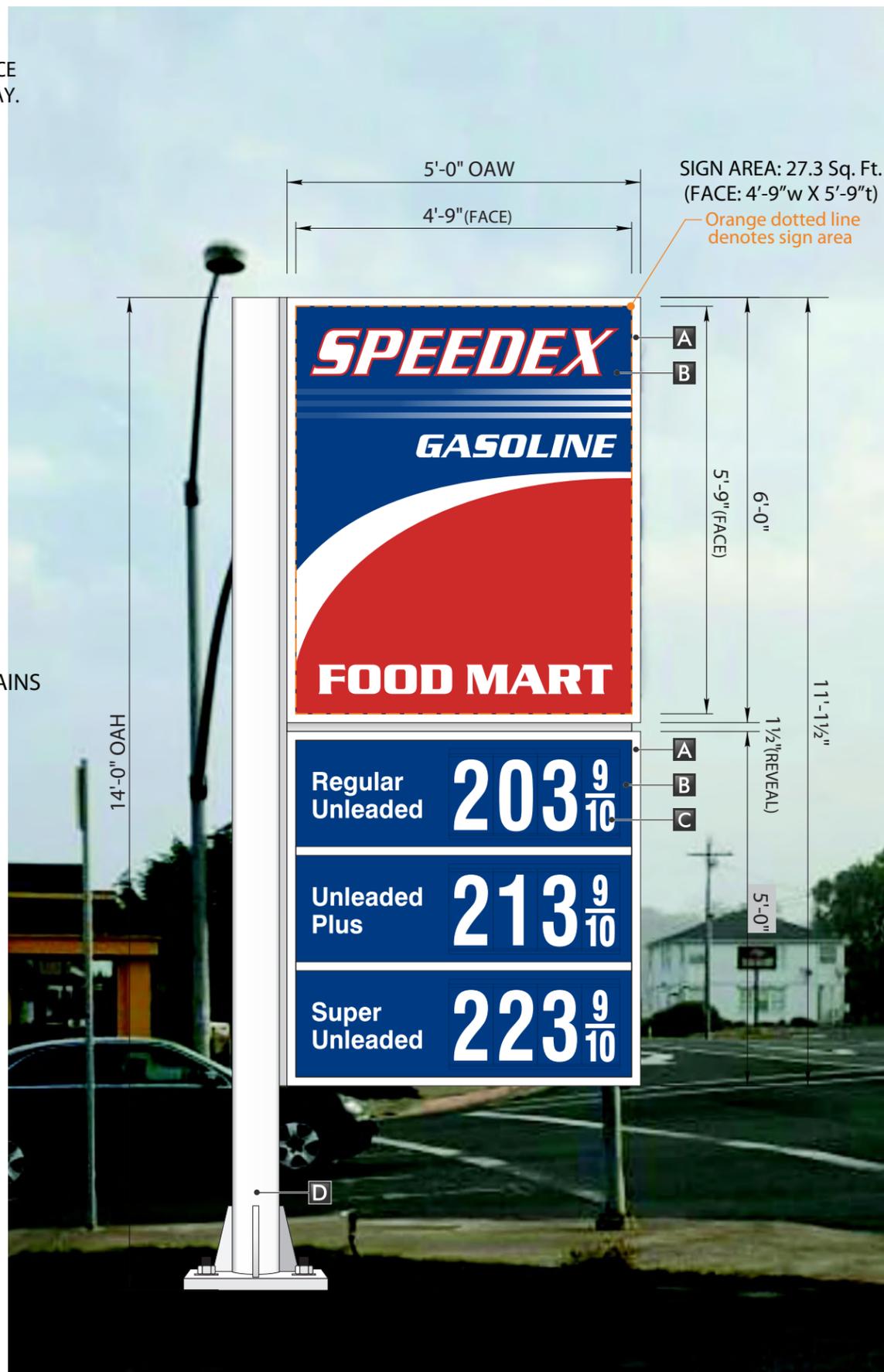
1. MANUFACTURE & INSTALL ONE(1) NEW DOUBLE-FACE ILLUMINATED SIGN w/ ZIP-TRACK FUEL PRICE DISPLAY.
NOTE: EXISTING FOOTING & BOLT PATTERN TO BE UTILIZED FOR NEW SIGN.



NOTE: SIGN HAS BEEN REMOVED, FOOTING REMAINS



PREVIOUS DOUBLE-FACE SIGN WITH DIMENSIONS
PREVIOUS SIGN AREA: 42.0 Sq. Ft. SCALE: NTS



NEW DOUBLE-FACE ILLUMINATED SIGN w/ ZIP-TRACK FUEL PRICE DISPLAY
SCALE: 1/2"=1'-0"
QUANTITY: ONE (1) - MANUFACTURE AND INSTALL NEW SIGN AREA: 27.3 Sq. Ft.

SIGN SPECS

A	CABINET	MATERIAL	STEEL FRAME STRUCTURE w/ ALUMINUM EXTRUSION RETAINER SYSTEM
		PAINT	WHITE
		ILLUMINATION	WHITE LED'S
B	FACE	MATERIAL	WHITE POLYCARBONATE
		VINYL	TRANS. WHITE ADHESIVE BACKED VINYL FILM WITH PRINTED COLOR & CLEAR U.V. LAMINATE
C	PRICE DISPLAY	MATERIAL	CLEAR ACRYLIC WITH TRANS. VINYL OVERLAY & WHITE SHOW-THRU CHARACTERS
		COPY/PRICING	ZIP-TRACK STYLE SYSTEM
D	POLE / FOOTING	MATERIAL	SQUARE TUBE STEEL PIPE w/ WELDED MATCH PLATE, TO MATE w/ EXISTING AT SITE. PER ENGINEERING SPECS.
		PAINT	WHITE

GENERAL NOTES:

ESTIMATING	ENGINEERING REQUIRED FOR PIPE / MATCH PLATE
POWER	ELECTRICAL POWER AT SITE FROM PREVIOUS SIGN 120 VOLTS (VERIFIED)

COLOR KEY

PAINT	WHITE
	FINISH: SEMI-GLOSS
VINYL	PRINTED ON TRANSLUCENT WHITE w/ CLEAR U.V. LAMINATE
	BLUE: PMS #294 C
	RED: PMS #1797 C

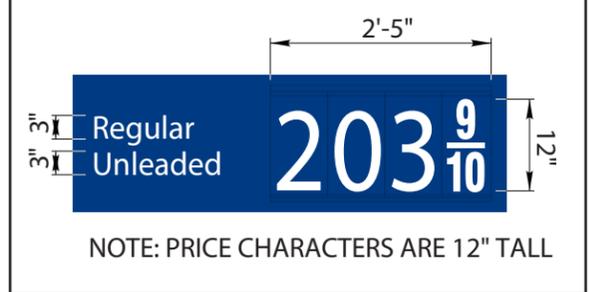
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GENERAL NOTES:

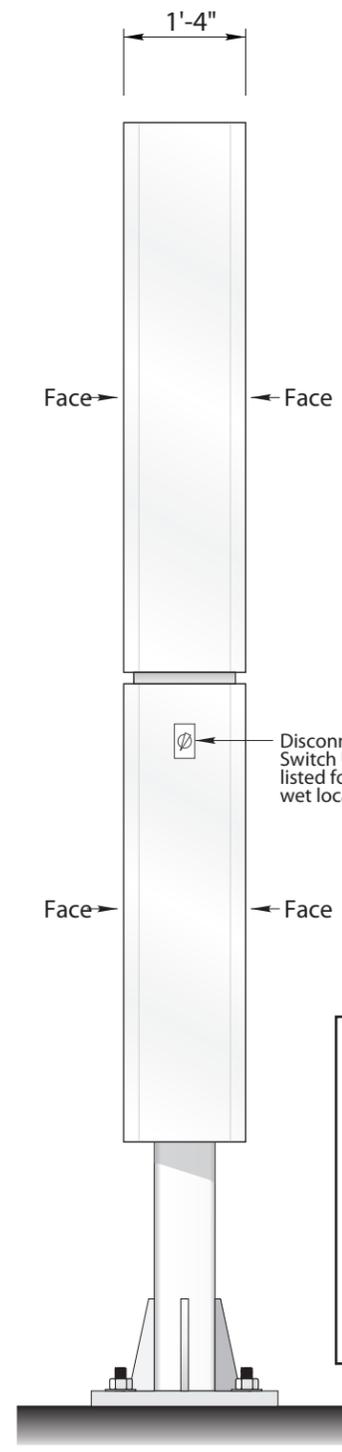
All work shall comply with 2013 Edition of CCR Title 24 which adopts and amends the 2012 IBC to 2013 California Building Code, 2013 UMC to 2013 California Mechanical Code, 2013 UPC to 2013 California Plumbing Code, 2008 NEC to 2013 California Electrical Code, 2013 IFC to 2013 California Fire Code and the 2013 Title 24 Energy Efficiency Standards. CBC 1.8.3, LMMC 14.10.010.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

ZIP-TRACK STYLE FUEL PRICE DISPLAY (TYP.)



SCALE: 1/2"=1'-0"



END VIEW (FACING MAIN ST.)



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DSN 4 of 5



NIGHT RENDERING OF PROPOSED NEW VINYL GRAPHICS, LED BORDER TUBE ILLUMINATION & NEW DOUBLE-FACE ILLUMINATED SIGN w/ ZIP-TRACK FUEL PRICE DISPLAY

SCALE: NTS

NOTE: SIGNS SHOWN AT APPROXIMATE RELATIVE SCALE



YESCO

**SACRAMENTO
BRANCH**

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