



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: August 27, 2024
Agenda Item: 7B
To: Design Review & Tree Board
From: John Jay, Associate Planner

Subject: Sign Exception
Recommendation: Approval with Conditions
Applicant/Owner: Johnston Sign Co.
File Number: 2024-032
Address: 7175 Healdsburg Avenue
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

The applicant Johnstons Sign Co. is proposing signage for the Bank of America at 7175 Healdsburg Avenue.

Project Description:

The project proposes to replace and update their existing signage with updated illuminated signs.

- Two (2) wall-mounted illuminated signs with channel letters 12'-5" x 1'-10"
- One illuminated monument sign 8'- 6 5/8" x 6' -0"

Environmental Review:

This project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of on-premises signage.

General Plan Consistency:

The General Plan Land Use Designation for the site is Central Core. The project does not have any land use implications because it only involves the installation of signage. The application is subject to the following General Plan goal and policy:

Land Use Element

Policy 28: Rehabilitate Existing Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements
The project is consistent with this goal and policy in that it involves the revitalization of a commercial development through signage improvements.



Zoning Ordinance Consistency:

Signage Exceptions:

As outlined in SMC section 17.120.020 sign exceptions are allowed provided that the application materials show that:

- a. The exception will allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark; or*

- b. The exception will allow a sign that is more consistent with the architecture and development of the site, or site context, or is appropriate given the nature of the business; or*

- c. The granting of the exception will not constitute the granting of a special privilege inconsistent with the sign limitations upon other properties in the same vicinity and district.*

City Departmental Comment:

The Planning Department routed this project to the various city departments, and those departments did not provide any comments for the project.

Required Findings:

Section 17.230.020.B.2 of the Zoning Ordinance states that the Design Review Board may grant a Sign Exception based on the following criteria:

- a) The exception will allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark;
- b) The exception will allow a sign that is more consistent with the architecture and development of the site; or site context; or is appropriate given the nature of the business;
- c) The granting of the exception will not constitute the granting of a special privilege inconsistent with the sign limitations upon other properties in the same vicinity and Zone District.

Analysis:

The applicant Johnstons Sign Co. submitted a Sign Permit application on behalf of the Bank of America on July 11th, 2024, to update three signs on the site. However, due to the illumination of the new signage, it requires review from the Design Review Board, as it would need an exception per Section 17.120.050.C.2 External illumination is preferred over internal illumination in all zoning districts. Internally illuminated signs must be reviewed and approved by the Design Review Board and are generally not allowed within the CD Central Core District, within any residential district, or in proximity to an existing residential use. If approved, the applicant would replace the current signs on the site with new ones updated with the financial institution's current branding.

Public Comment:

No public comments have been received as of the writing of this staff report.



Recommendation:

If it is the consensus of the Board that the proposed signage is compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary, and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

Attachments:

Application Materials

Exhibit A – Findings for Approval

Exhibit B – Conditions of Approval



City of Sebastopol
 Planning Department
 7120 Bodega Avenue
 Sebastopol, CA 95472
 (707) 823-6167

**MASTER PLANNING
 APPLICATION FORM**

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input checked="" type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin Design Review/Tree Board Planning Commission City Council Other _____

APPLICATION FOR

Street Address: 7185 Healdsburg Ave Assessor's Parcel No(s):
 Present Use of Property: Bank Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Pacific Resources Associates LLC
 Mailing Address: 15350 SW Sequoia Pkwy Phone: 503-624-6300
 City/State/ZIP: Portland OR 97224 Email: chaseb@pactrust.com
 Signature: Date:
 Authorized Agent/Applicant Name: Johnston Sign Co.
 Mailing Address: 1310 Commerce St, STE M Phone: 707-839-7332
 City/State/ZIP: Petaluma CA 94954 Email: johnstonsigns@comcast.net
 Signature: Date:
 Contact Name (If different from above): Todd Johnston Phone/Email: 707-829-7332

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Change 2 wall signs and one monument sign Like for Like for corporate logo update.

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
N/A	N/A		
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures (if multiple structures include all separately)			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable)			
Other (_____)			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

- | | |
|---|---|
| <input type="checkbox"/> A general plan | <input type="checkbox"/> A specific plan |
| <input type="checkbox"/> An ordinance affecting building permits or grading permits | <input type="checkbox"/> A zoning ordinance |

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____ Date: _____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature:  Date: 7-16-24

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



July 16, 2024

To: Sebastopol Business Sign Permit Evaluator
From: Walton Signs o/b/o Bank of America

The exterior sign package is for a financial institution. In addition to the design packet provided, below is a brief description (size, materials, location) of each sign.

EXT-001 and 002 are 12'-5" horizontal aluminum wall signs with channel letters. They will be thru-bolted in the same location as the existing signs – updated with the banks current branding.

EXT-003 is an 8'x3'-5" aluminum monument sign with a single pole base that will be re-used from the existing sign in place. All surrounding landscape will be undisturbed and remain intact.

Amy Stowell, Program Manager



Priya Phillips
Program Manager, National Programs
Bank of America/Cushman & Wakefield
Email: Priya.Phillips@cushwake.com
Phone: (704) 302-7967

April 11, 2024

RE: Bank of America Signage Rebranding

Dear Landlord,

Bank of America recently announced the introduction of a new family of signs and a new brand signature. Because of this announcement, it will be necessary to replace all existing signage and ATM components at the above location. The conversion will involve removal and possible relocation of the existing signage, installation of new signage and ATM components in its place. Cushman & Wakefield has been retained to manage this process.

The attached exhibit containing the new Bank of America “sign family” is enclosed for your information. The representations depict the standard sign and ATM products, which we intend to install. In all cases the costs will be paid by Bank of America

In addition to any lease requirement, local municipalities often require a letter indicating the building owner’s consent before a permit is issued. Please return the signed Authorization and Consent Form to Priya Phillips at Priya.Phillips@cushwake.com/Kevin.Silkwood@cushwake.com by **April 19, 2024**.

Please contact us with any questions.

Very truly yours,

By: *Priya C Phillips*

Priya Phillips

Cc: Valerie.Doxsey@cushwake.com



AUTHORIZATION AND CONSENT FORM

Landlord/Owner: Pacific Resources Associates LLC

Leased Premises: 7185 Healdsburg Ave. Sebastapol CA 95472

Landlord Contact: Retail - Property Management

Print Name: Chase Bennington

Telephone Number: (503) 624-6300

Email: ChaseB@Pactrust.com

Re: Rebranding and Signage

To Whom It May Concern:

I am a duly authorized representative of **Pacific Resources Associates LLC**, the Landlord/Owner at the above referenced lease premises.

In my capacity as the Landlord/Owner's official representative, I do hereby authorize Cushman & Wakefield to perform improvements to the above referenced leased premises. I further authorize Bank of America or its representatives to obtain in Landlord's name all required permits for the proposed remodeling hereby consented to by Landlord. Costs associated with permit acquisition and construction will be at the bank's expense.

Landlord/Own

Signature: _____

Date: 4.11.24

BANK OF AMERICA



7185 HEALDSBURG AVE
SEBASTOPOL, CA



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: BANK OF AMERICA
Address: #CA3-149-FC
Address: 7185 HEALDSBURG AVE
City/State: SEBASTOPOL, CA 95472-3317
Sales: --- Designer: R.BRADLEY
Date: 05/09/24 PM: C.BROWN
SE: M.RIDER

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision Notes
R1) REVISE TO UPDATE FROM SAP ADD REQUIRED NOTES - RJB (05/13/24)
R2) CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)
R4)
R5)
R6)

\\OneDrive-WALTONSIGNAGE\Bank of America\Files\Bank of America_Locations\CA\CA - Sebastopol, 7185 Healdsburg Ave\3. Design

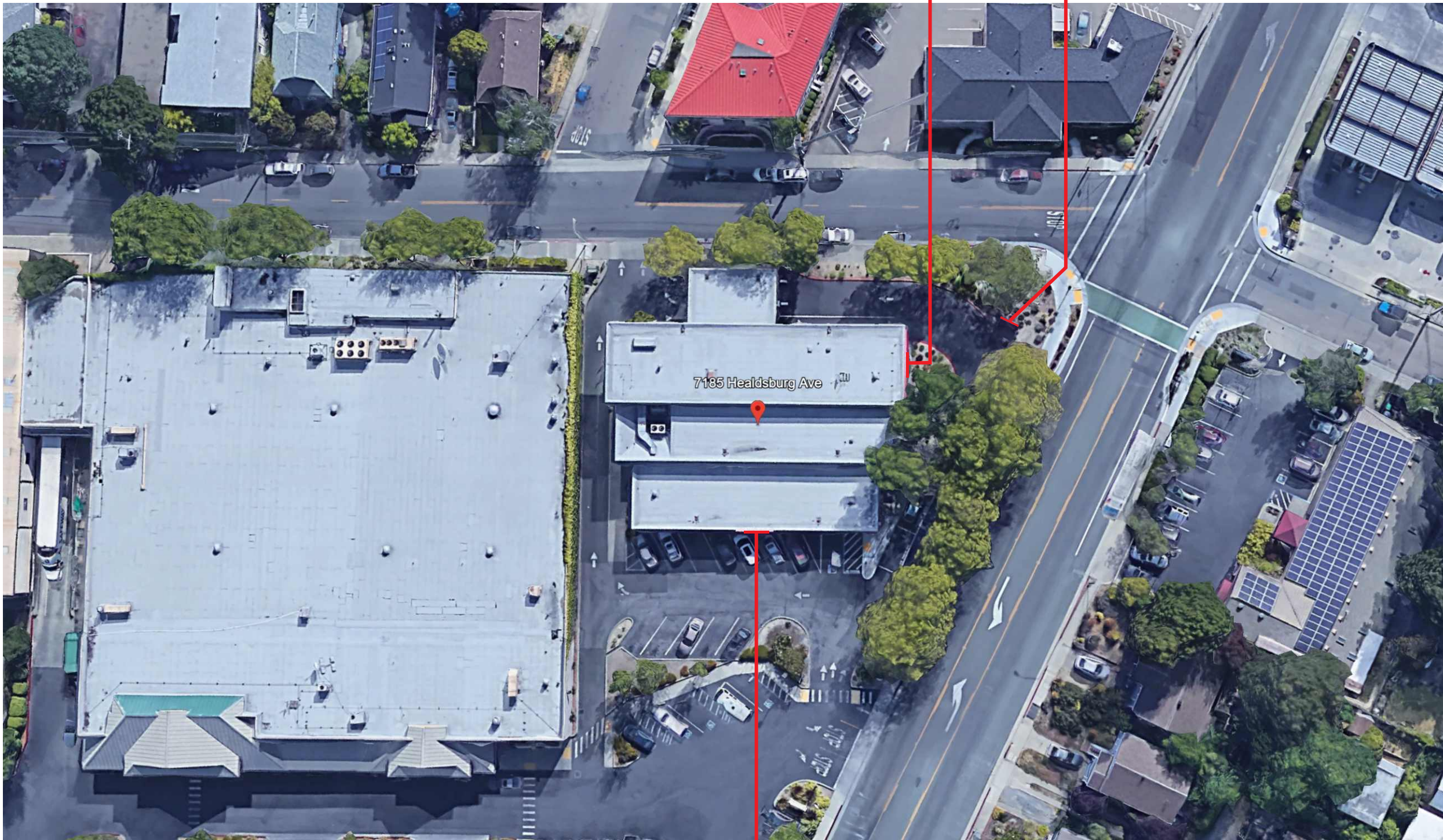
Signs will be manufactured with **120 Volts A/C**. Signs will be manufactured by **UL Guidelines**. **All Primary electrical service to the sign is the responsibility of the buyer. If primary electrical service is existing and within 6 feet of sign area, Walton to make final connections unless restricted by municipality.**
All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

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.
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

PAGE SIZE: 11x17

UPGRADE
CID340541

Sheet: 1



EXT-002

EXT-003

- EXT-001 CSTM-D4ng - WALL SIGN W/ CHANNEL LETTERS
- EXT-002 CSTM-D4ng - WALL SIGN W/ CHANNEL LETTERS
- EXT-003 B2ng 6' MONUMENT

EXT-001

NOTE:

ALL EXISTING SIGNS ARE TO BE REMOVED AND DESTROYED. PATCH / PAINT / REPAIRS ARE WALTON'S RESPONSIBILITY

AERIAL VIEW

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PHOTO SURVEY OF EXISTING
Scale: 1/8" = 1'-0"

NOTE:
EXISTING SIGN TO BE REMOVED AND DESTROYED. REPAIR/PATCH/PAINT BY WALTON



PHOTO SURVEY OF PROPOSED
Scale: 1/8" = 1'-0"

EXT-001

NOTE:
INSTALL IN SAME LOCATION



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com

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Client: **BANK OF AMERICA**
Address: **#CA3-149-FC**
Address: **7185 HEALDSBURG AVE**
City/State: **SEBASTOPOL, CA 95472-3317**
Sales: --- Designer: **R.BRADLEY**
Date: **05/09/24** PM: **C.BROWN**
SE: **M.RIDER**

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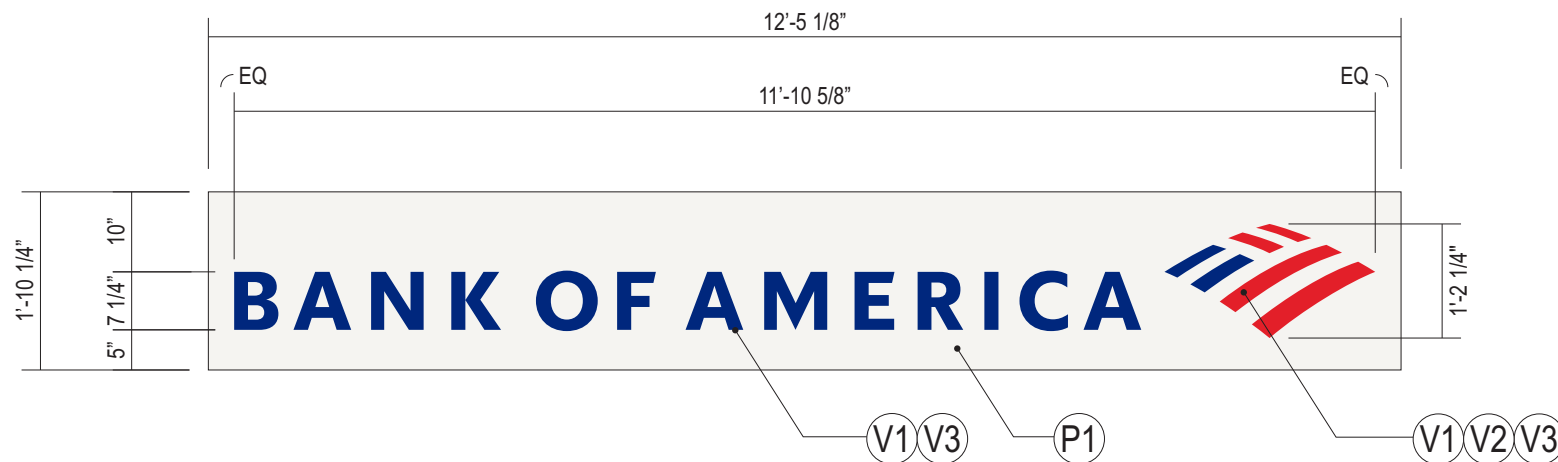
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PAGE SIZE: 11x17

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CID340541

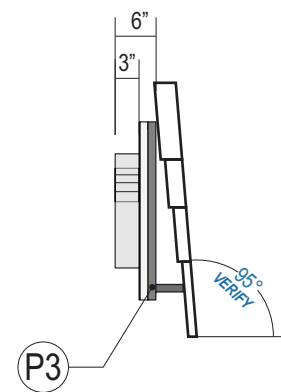


TOP VIEW
Scale: 1/2" = 1'-0"





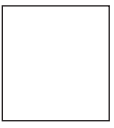

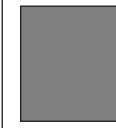
CSTM-D4ng - HORIZONTAL WALL SIGN W/ CHANNEL LETTERS
Scale: 1/2" = 1'-0"

EXT-001



SIDE VIEW
Scale: 1/2" = 1'-0"

FINISHES:

				
V1 3M 3630-8530 W/ 3M 3660M OVERLAMINATE	V2 3M 3630-2413 W/ 3M 3660M OVERLAMINATE	V3 3M 3660M OVER LAMINATE	P1 GARBO SILVER GLOSS FINISH MP02650R14405	P3 DARK GRAY PMS 425

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ILLUMINATION NOTES:

BLUE PORTIONS OF FLAGSCAPE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA BLUE TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

RED PORTIONS OF SYMBOL FACE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA RED TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

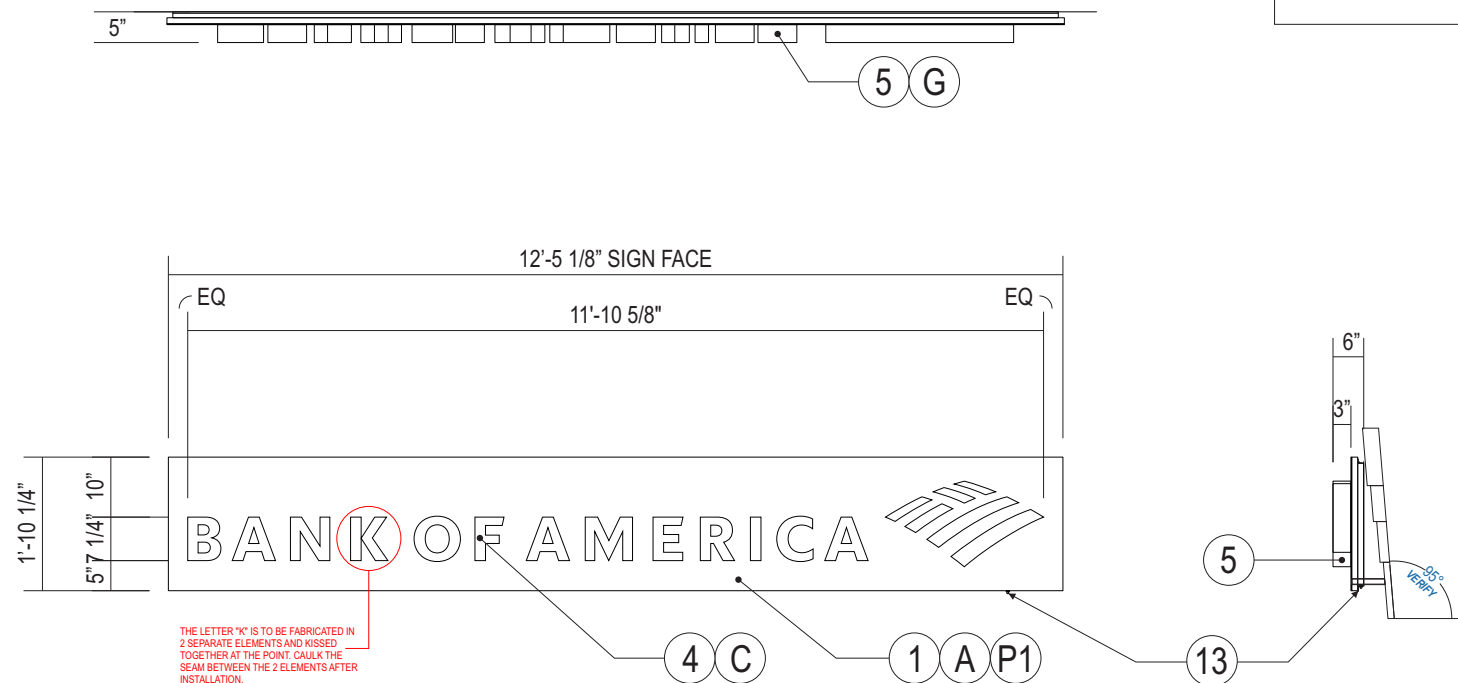
LED LIGHT SOURCE TO BE AGILIGHT OR APPROVED EQUAL LED MODULES AS REQUIRED TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITH OUT HOT SPOTS OR SHADOWS. COLOR TO BE WHITE 6500K

MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SIGN FACE
2	2" x 2" x .125 ALUMINUM ANGLE FRAME
3	.125" ALUMINUM BACKGROUND
4	1/2" PLASKOLITE 2406 LD ACRYLIC
5	.040 ALUMINUM RETURNS (BRIGHT BRUSHED CLEAR BY ALUMET SUPPLY)
6	.090 ALUMINUM BACKS
7	SLOAN LED MODULES, 6500K
8	1" x 1" x .125 ALUMINUM TUBE
9	1" x 1" x .125 ALUMINUM ANGLE
11	WEEP HOLES W/ LIGHT COVER
13	EXTERNAL CUTOFF SWITCH

NOTES:

- A. - CHEM WELD TO ALUMINUM TUBE
- B. - FIXED WITH FLAT HEAD SS SCREWS
- C. - 1/8" x 5/32" SHOULDER ROUTED
- D. - FIRST SURFACE APPLIED VINYL
- E. - SECOND SURFACE 3M 3635-30 WHITE DIFFUSER
- F. - FIXED WITH FLAT HEAD SS SCREWS
- G. - CLEAR SILICONE CAULK AT TOPS OF LETTERS



CSTM-D4ng - HORIZONTAL WALL SIGN W/ CHANNEL LETTERS

Scale: 3/8" = 1'-0"

FINISHES:

V1 3M 3630-8530 W/ 3M 3660M OVERLAMINATE	V2 3M 3630-2413 W/ 3M 3660M OVERLAMINATE	V3 3M 3660M OVER LAMINATE	P1 GARBO SILVER GLOSS FINISH MP02650R14405	P3 DARK GRAY PMS 425

Revision Notes

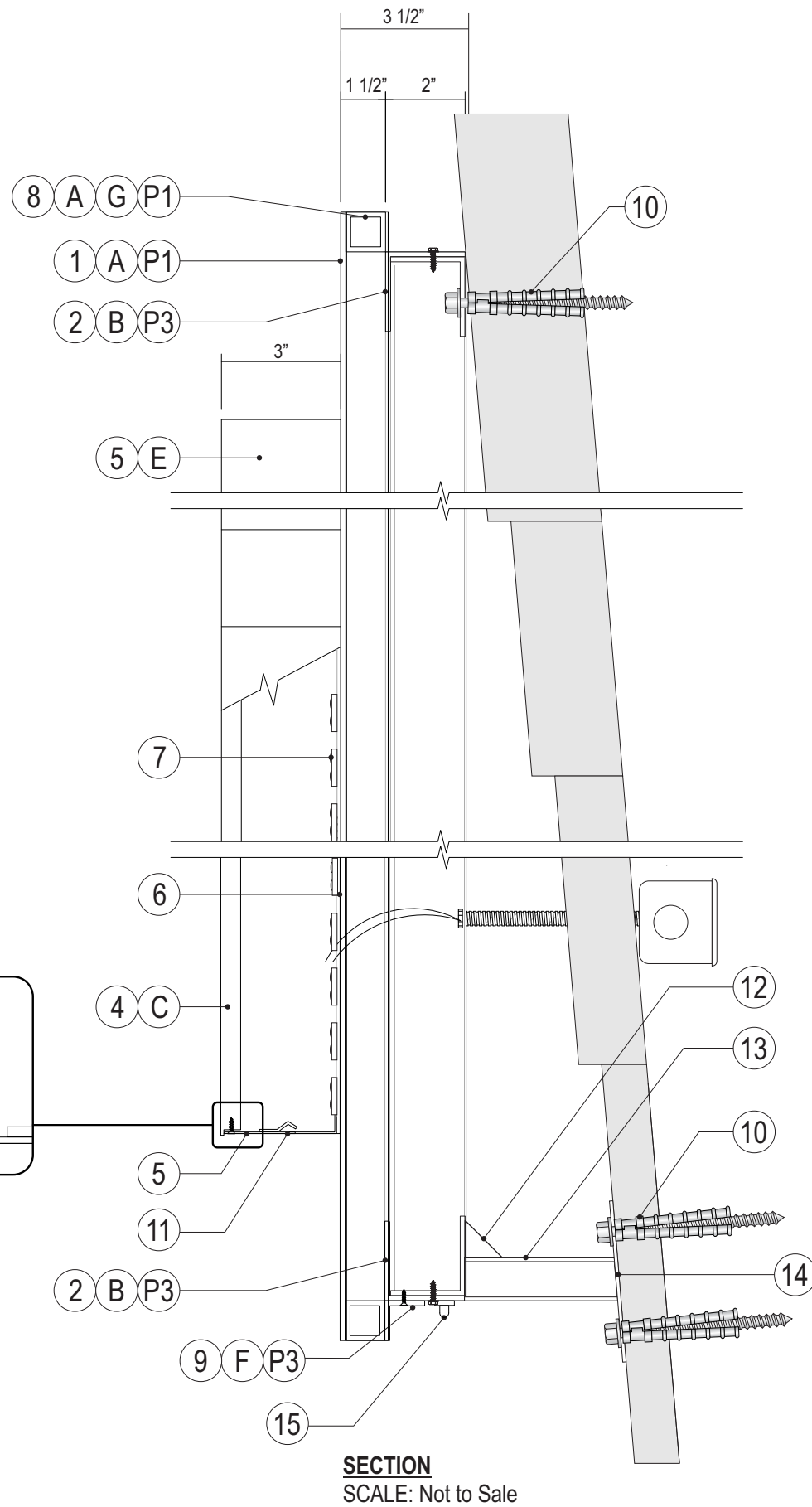
- R1) REVISE TO UPDATE FROM SAP ADD REQUIRED NOTES - RJB (05/13/24)
- R2) CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
- R3)
- R4)
- R5)
- R6)

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The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

UPGRADE
CID340541



ILLUMINATION NOTES:

BLUE PORTIONS OF FLAGSCAPE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA BLUE TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

RED PORTIONS OF SYMBOL FACE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA RED TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

LED LIGHT SOURCE TO BE AGILIGHT OR APPROVED EQUAL LED MODULES AS REQUIRED TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITH OUT HOT SPOTS OR SHADOWS. COLOR TO BE WHITE 6500K

MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SIGN FACE
2	2" x 2" x .125 ALUMINUM ANGLE FRAME
3	.125" ALUMINUM BACKGROUND
4	1/2" PLASKOLITE 2406 LD ACRYLIC
5	.040 ALUMINUM RETURNS (BRIGHT BRUSHED CLEAR BY ALUMET SUPPLY)
6	.090 ALUMINUM BACKS
7	SLOAN LED MODULES, 6500K
8	1 1/2" x 1 1/2" x .125 ALUMINUM TUBE
9	1" x 1" x .125 ALUMINUM ANGLE
10	3/8" HARDWARE - LAG & SHIELD SHOWN (TBD FIELD CONDITIONS)
11	WEEP HOLES W/ LIGHT COVER
12	1 1/2" ALUMINUM GUSSET
13	1 1/2" ALUMINUM SQ. TUBE
14	3"x3"x1/4" ALUMINUM MOUNTING PLATE
15	EXTERNAL CUT-OFF SWITCH

NOTES:

A. - CHEM WELD TO ALUMINUM TUBE
 B. - FIXED WITH FLAT HEAD SS SCREWS
 C. - 1/8" x 5/32" SHOULDER ROUTED
 D. - FIRST SURFACE APPLIED VINYL
 E. - CLEAR SILICONE CAULK AT TOPS OF LETTERS
 F. - FIXED WITH FLAT HEAD SS SCREWS
 G. - SHOE BOX CONSTRUCTION - LETTERS AND BACKER OVER MOUNTING FRAME

FINISHES:

V1 3M 3630-8530 W/ 3M 3660M OVERLAMINATE	V2 3M 3630-2413 W/ 3M 3660M OVERLAMINATE	V3 3M 3660M OVER LAMINATE	P1 GARBO SILVER GLOSS FINISH MP02650R14405	P3 DARK GRAY PMS 425

FASTENER SCHEDULE

Fastener	Material	Application
	3/8" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS



Client: **BANK OF AMERICA**
 Address: **#CA3-149-FC**
 Address: **7185 HEALDSBURG AVE**
 City/State: **SEBASTOPOL, CA 95472-3317**
 Sales: --- Designer: **R.BRADLEY**
 Date: **05/09/24** PM: **C.BROWN**
 SE: **M.RIDER**

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R2) CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)
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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. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

UPGRADE
CID340541



PHOTO SURVEY OF EXISTING
Scale: 3/32" = 1'-0"

NOTE:
EXISTING SIGN TO BE REMOVED AND DESTROYED. REPAIR/PATCH/PAINT BY WALTON



PHOTO SURVEY OF PROPOSED
Scale: 3/32" = 1'-0"

EXT-002

NOTE:
INSTALL IN SAME LOCATION

Revision Notes	
R1)	REVISE TO UPDATE FROM SAP ADD REQUIRED NOTES - RJB (05/13/24)
R2)	CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)	
R4)	
R5)	
R6)	

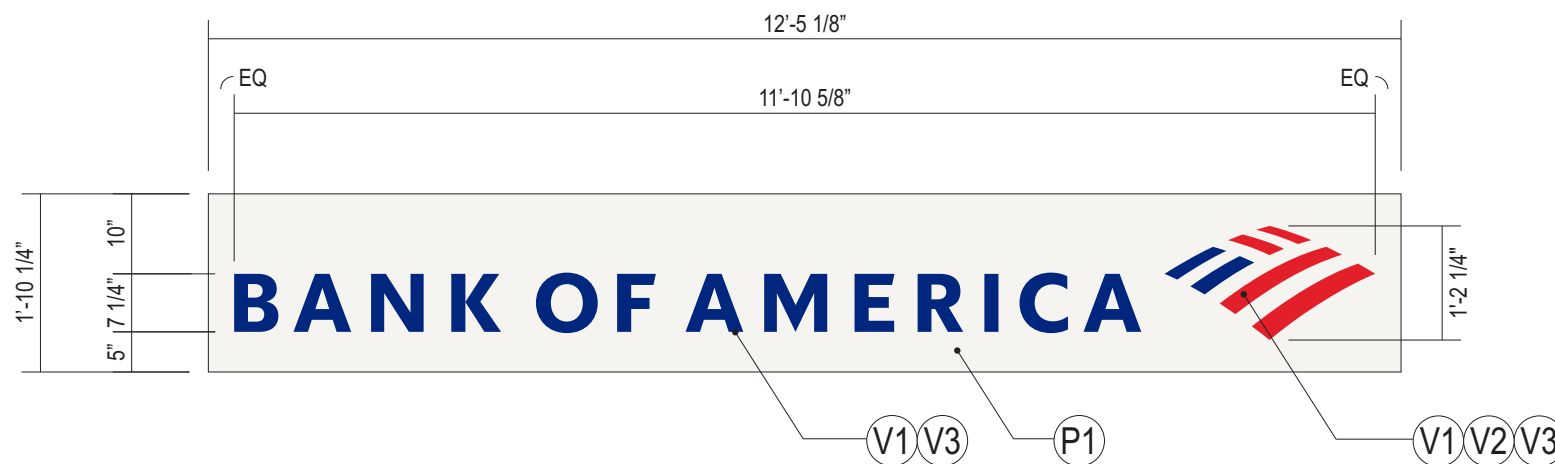
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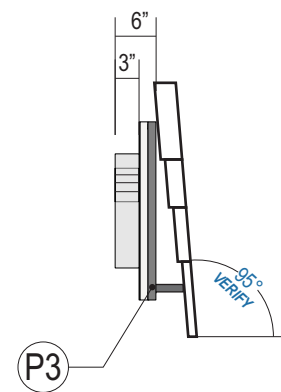


TOP VIEW
Scale: 1/2" = 1'-0"



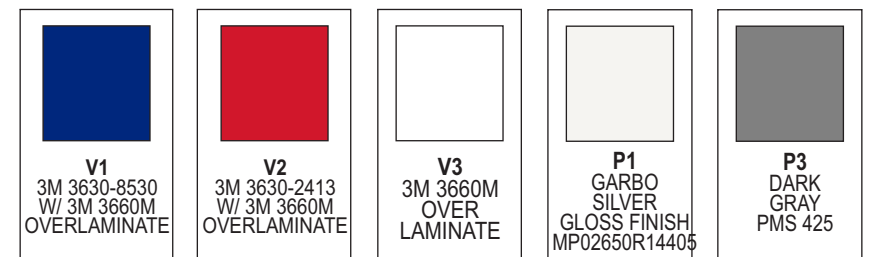
CSTM-D4ng - HORIZONTAL WALL SIGN W/ CHANNEL LETTERS
Scale: 1/2" = 1'-0"

EXT-002



SIDE VIEW
Scale: 1/2" = 1'-0"

FINISHES:



Revision Notes	
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R2)	CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)	
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UPGRADE
CID340541

ILLUMINATION NOTES:

BLUE PORTIONS OF FLAGSCAPE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA BLUE TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

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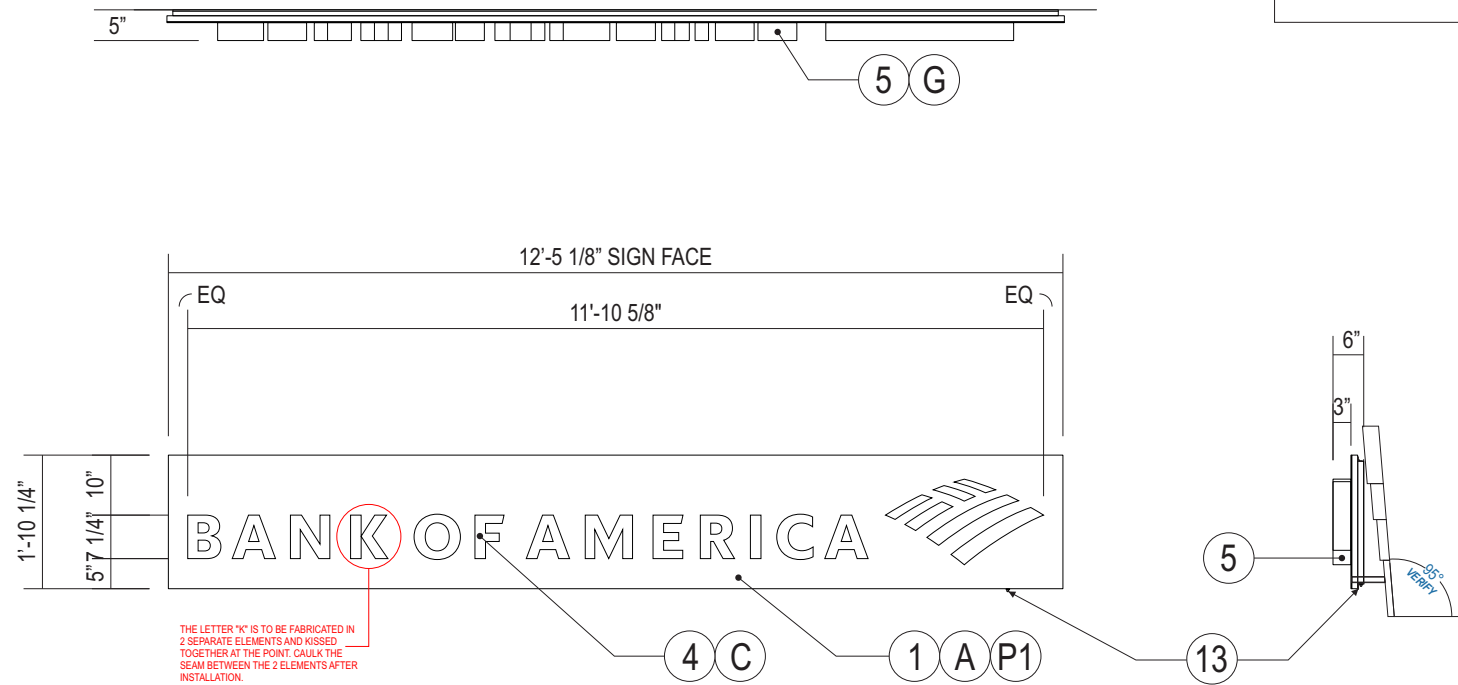
LED LIGHT SOURCE TO BE AGILIGHT OR APPROVED EQUAL LED MODULES AS REQUIRED TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITH OUT HOT SPOTS OR SHADOWS. COLOR TO BE WHITE 6500K

MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SIGN FACE
2	2" x 2" x .125 ALUMINUM ANGLE FRAME
3	.125" ALUMINUM BACKGROUND
4	1/2" PLASKOLITE 2406 LD ACRYLIC
5	.040 ALUMINUM RETURNS (BRIGHT BRUSHED CLEAR BY ALUMET SUPPLY)
6	.090 ALUMINUM BACKS
7	SLOAN LED MODULES, 6500K
8	1" x 1" x .125 ALUMINUM TUBE
9	1" x 1" x .125 ALUMINUM ANGLE
11	WEEP HOLES W/ LIGHT COVER
13	EXTERNAL CUTOFF SWITCH

NOTES:


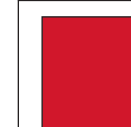
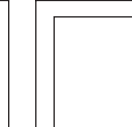

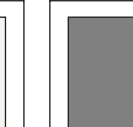
- A. - CHEM WELD TO ALUMINUM TUBE
- B. - FIXED WITH FLAT HEAD SS SCREWS
- C. - 1/8" x 5/32" SHOULDER ROUTED
- D. - FIRST SURFACE APPLIED VINYL
- E. - SECOND SURFACE 3M 3635-30 WHITE DIFFUSER
- F. - FIXED WITH FLAT HEAD SS SCREWS
- G. - CLEAR SILICONE CAULK AT TOPS OF LETTERS



CSTM-D4ng - HORIZONTAL WALL SIGN W/ CHANNEL LETTERS

Scale: 3/8" = 1'-0"

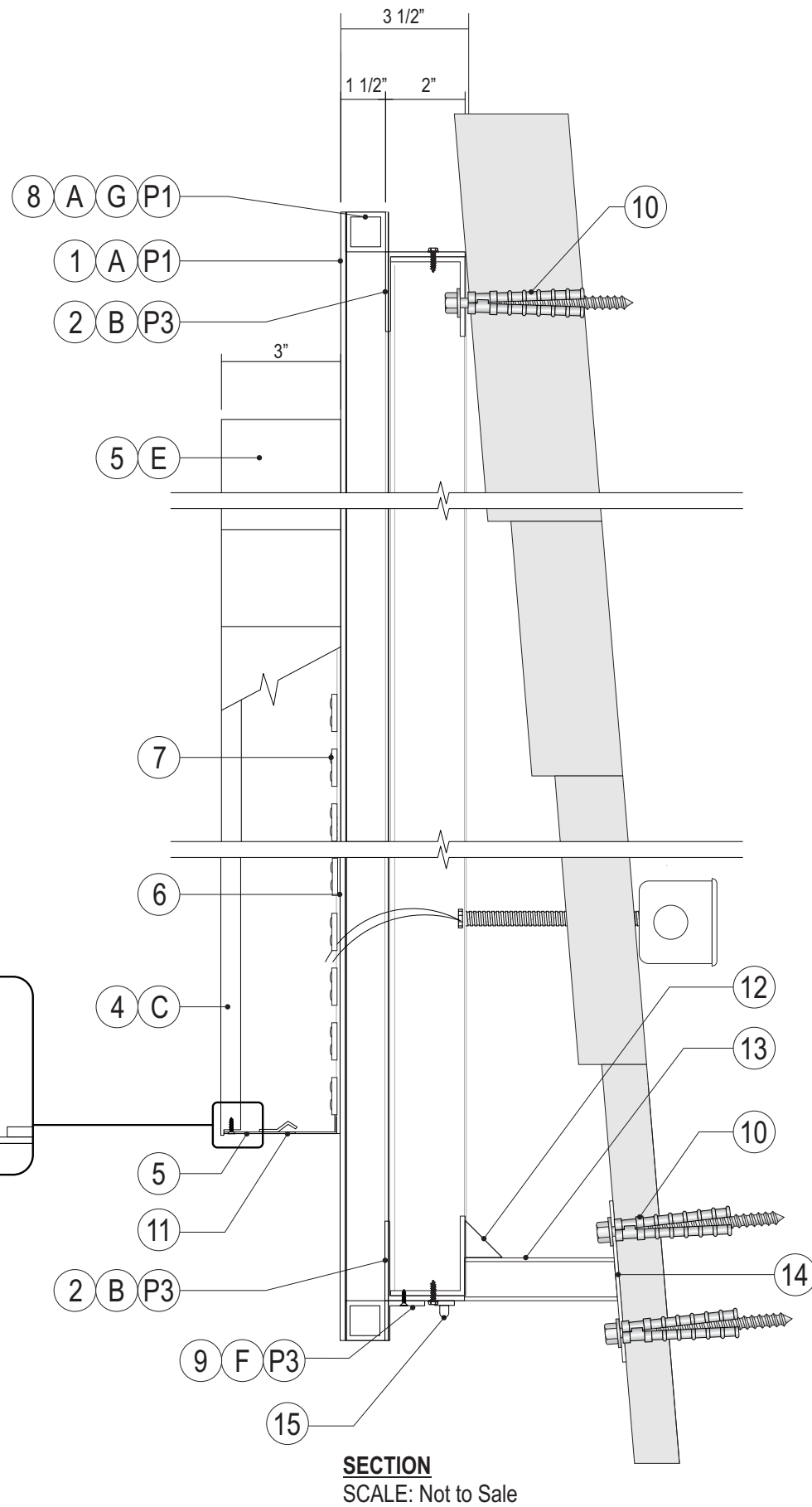
FINISHES:

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MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SIGN FACE
2	2" x 2" x .125 ALUMINUM ANGLE FRAME
3	.125" ALUMINUM BACKGROUND
4	1/2" PLASKOLITE 2406 LD ACRYLIC
5	.040 ALUMINUM RETURNS (BRIGHT BRUSHED CLEAR BY ALUMET SUPPLY)
6	.090 ALUMINUM BACKS
7	SLOAN LED MODULES, 6500K
8	1 1/2" x 1 1/2" x .125 ALUMINUM TUBE
9	1" x 1" x .125 ALUMINUM ANGLE
10	3/8" HARDWARE - LAG & SHIELD SHOWN (TBD FIELD CONDITIONS)
11	WEEP HOLES W/ LIGHT COVER
12	1 1/2" ALUMINUM GUSSET
13	1 1/2" ALUMINUM SQ. TUBE
14	3"x3"x1/4" ALUMINUM MOUNTING PLATE
15	EXTERNAL CUT-OFF SWITCH

NOTES:

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FINISHES:

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FASTENER SCHEDULE

	3/8" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS

SECTION
SCALE: Not to Sale

10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: **BANK OF AMERICA**
Address: **#CA3-149-FC**
Address: **7185 HEALDSBURG AVE**
City/State: **SEBASTOPOL, CA 95472-3317**
Sales: --- Designer: **R.BRADLEY**
Date: **05/09/24** PM: **C.BROWN**
SE: **M.RIDER**

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UPGRADE
CID340541

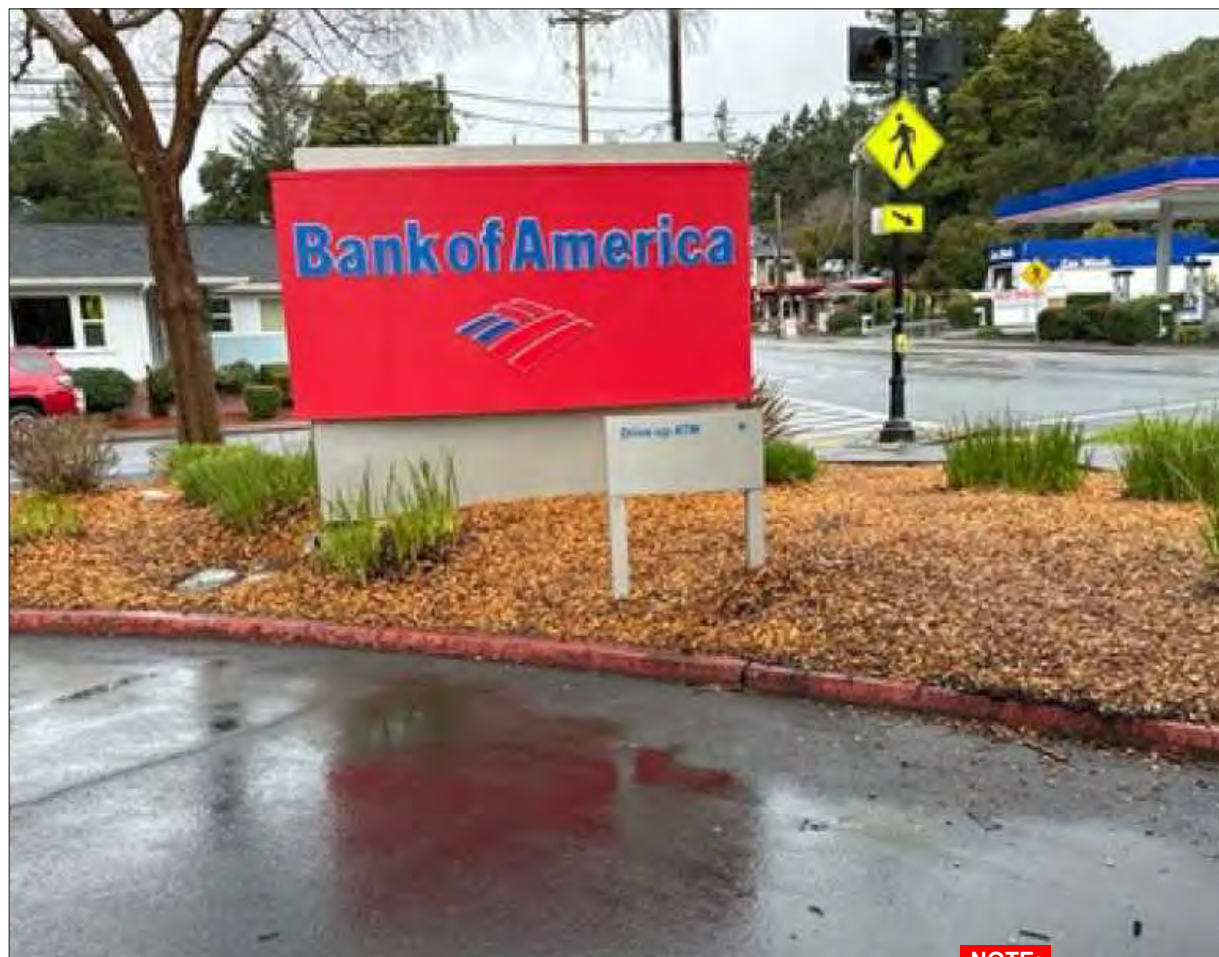


PHOTO SURVEY OF EXISTING
Scale: 1/4" = 1'-0"

NOTE:
EXISTING SIGN TO BE REMOVED AND DESTROYED.



PHOTO SURVEY OF PROPOSED
Scale: 1/4" = 1'-0"

EXT-003

NOTE:
EXISTING 4"x4" STEEL SQ TUBE AND FOOTER WILL BE REUSED



10101 Reunion Place
Suite 200
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waltonsignage.com

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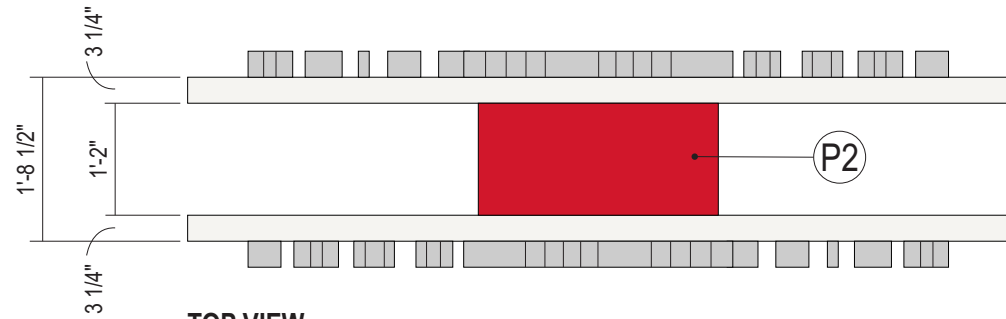
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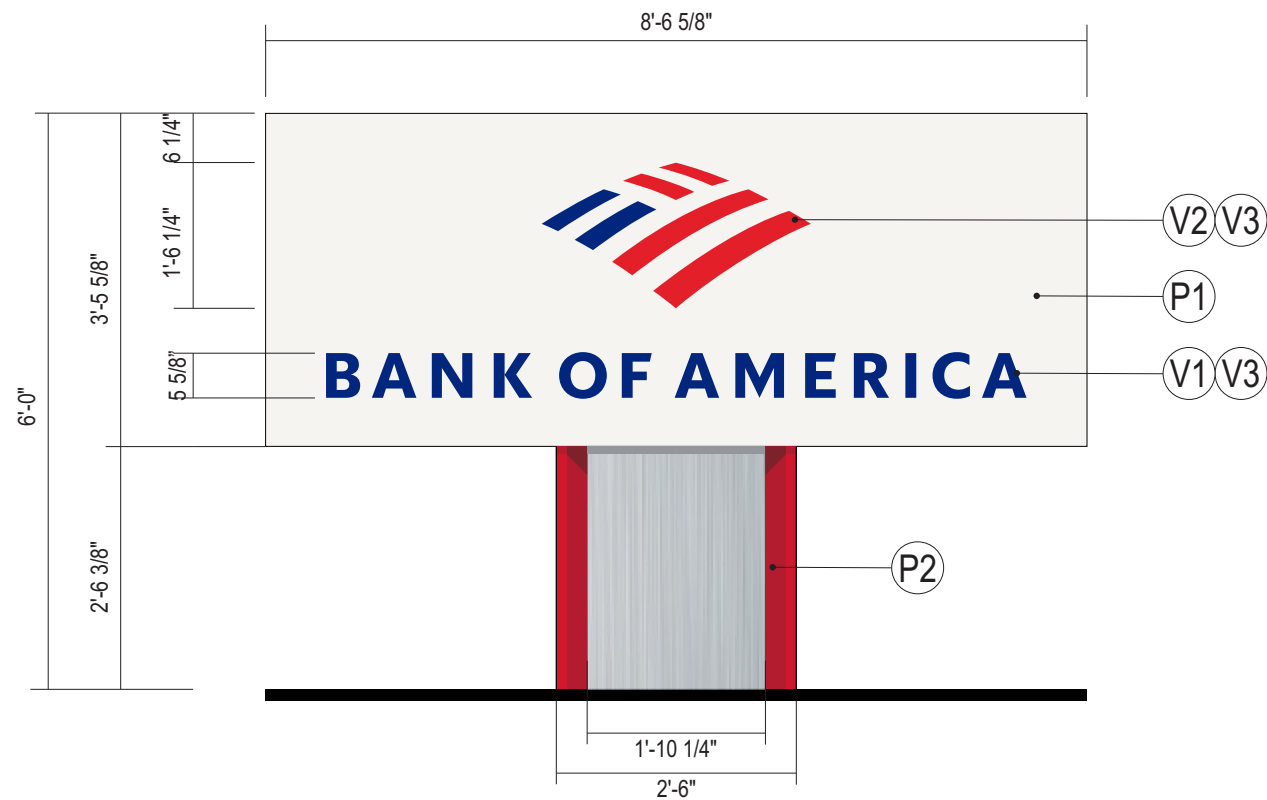
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PAGE SIZE: 11x17

UPGRADE
CID340541



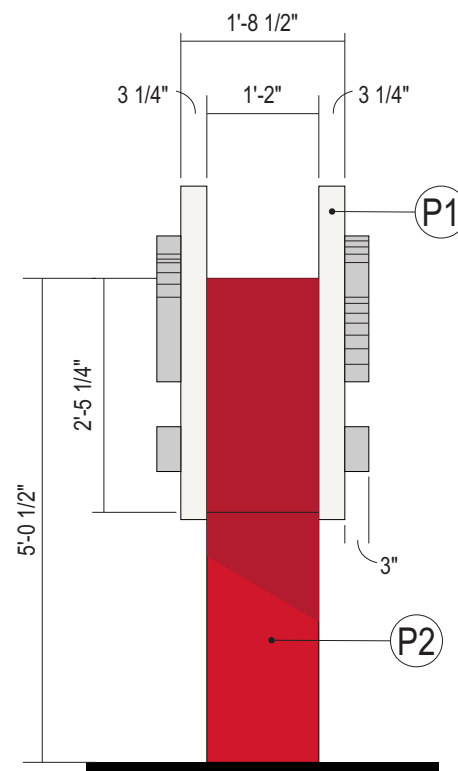
TOP VIEW
Scale: 1/2" = 1'-0"



B2ng - 6'-0" MONUMENT (29.7 SQ FT)

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

EXT-003



SIDE VIEW
Scale: 1/2" = 1'-0"

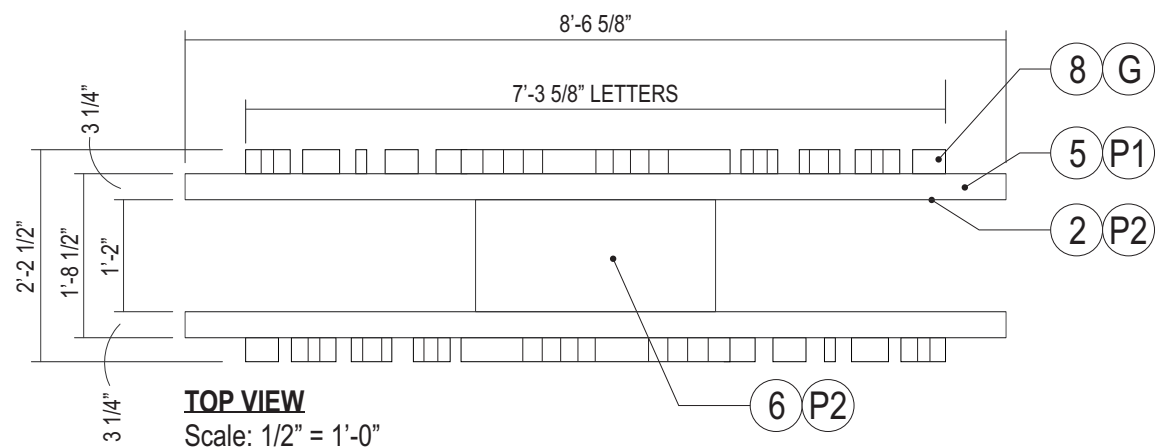
FINISHES:

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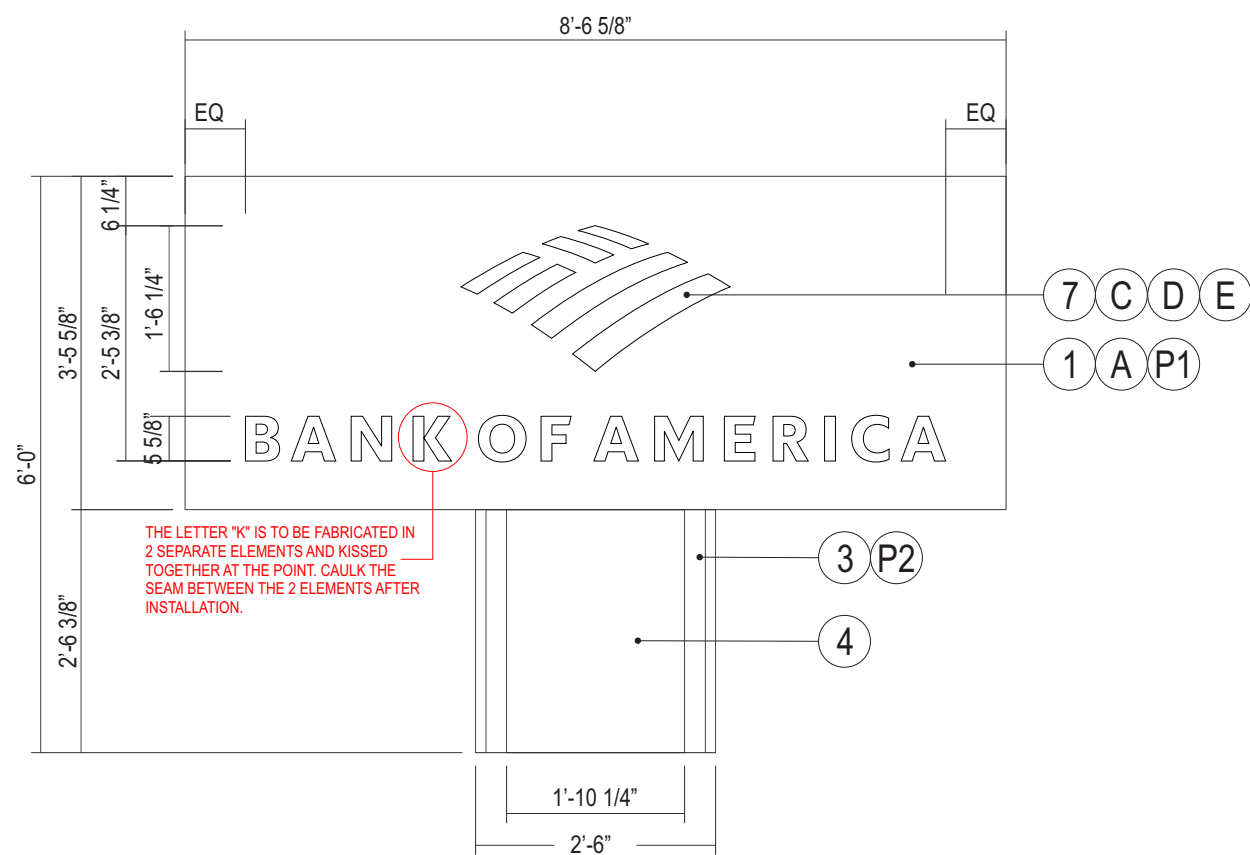
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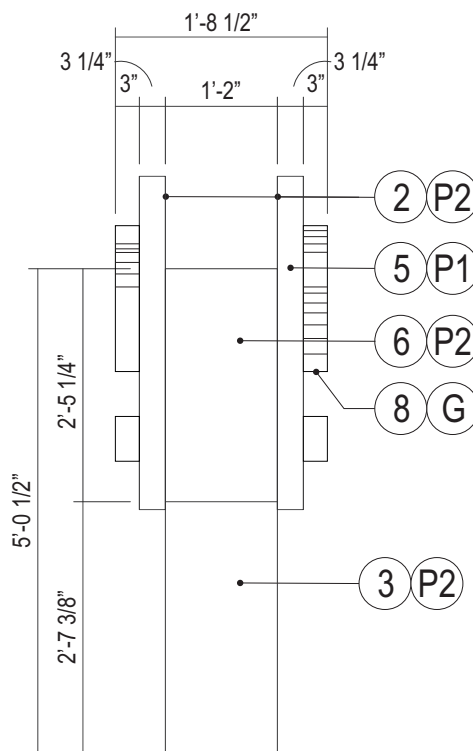
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TOP VIEW
Scale: 1/2" = 1'-0"



B2ng - 6'-0" MONUMENT (29.7 SQ FT)
Scale: 1/2" = 1'-0"



SIDE VIEW
Scale: 1/2" = 1'-0"

MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SIGN FACE
2	.125" ALUMINUM BACKING SHEET
3	.125 BREAK FORMED ALUMINUM END CAPS
4	4mm ALUCOBOND NATURAL BRUSHED 50 FINISH
5	3" x 3" x .125 ALUMINUM TUBE
6	.125 ALUMINUM CLADDING
7	1/2" PLASKOLITE 2406 LD ACRYLIC
8	.040 ALUMINUM RETURNS BRITE BRUSHED CLEAR (ALUMET SUPPLY)
9	.090 ALUMINUM BACKS
10	LED MODULES, SLOAN LED
11	.125 ALUMINUM "Z" CLIP (BRAKE FORMED)
12	6" x 2" x .125 "C" CHANNEL

NOTES:

- A. - CHEM WELD TO ALUMINUM TUBE FRAME
- B. - CHEM WELD SECOND SURFACE TO SIGN FACE
- C. - 1/8" x 5/32" SHOULDER ROUTED
- D. - FIRST SURFACE APPLIED VINYL
- E. - FIRST SURFACE 3M 3660M OVER LAMINATE
- F. - FIXED WITH FLAT HEAD SS SCREWS
- G. - CLEAR SILICONE CAULK AT TOPS OF LETTERS

ILLUMINATION NOTES:

BLUE PORTIONS OF FLAGSCAPE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA BLUE TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

RED PORTIONS OF SYMBOL FACE TO BE 1/2" PLASKOLITE 2406 LD ACRYLIC. ROUT 3/8" FROM BACK TO FRONT LEAVING A 1/8" THICK BY 5/32" WIDE "SHOULDER" AT THE FACE. FIRST SURFACE DECORATE WITH BANK OF AMERICA RED TRANSLUCENT FILM WITH OVER LAMINATE. EXPOSED RETURNS TO HAVE A MILL FINISH. SECURE WITH 3/8" SHORT SHANK FLATHEAD STAINLESS STEEL SCREWS INTO CENTER OF 3/8" ACRYLIC FACE RETURN. PRE-DRILL ONLY TO SCREW DEPTH TO PREVENT TELEGRAPHING.

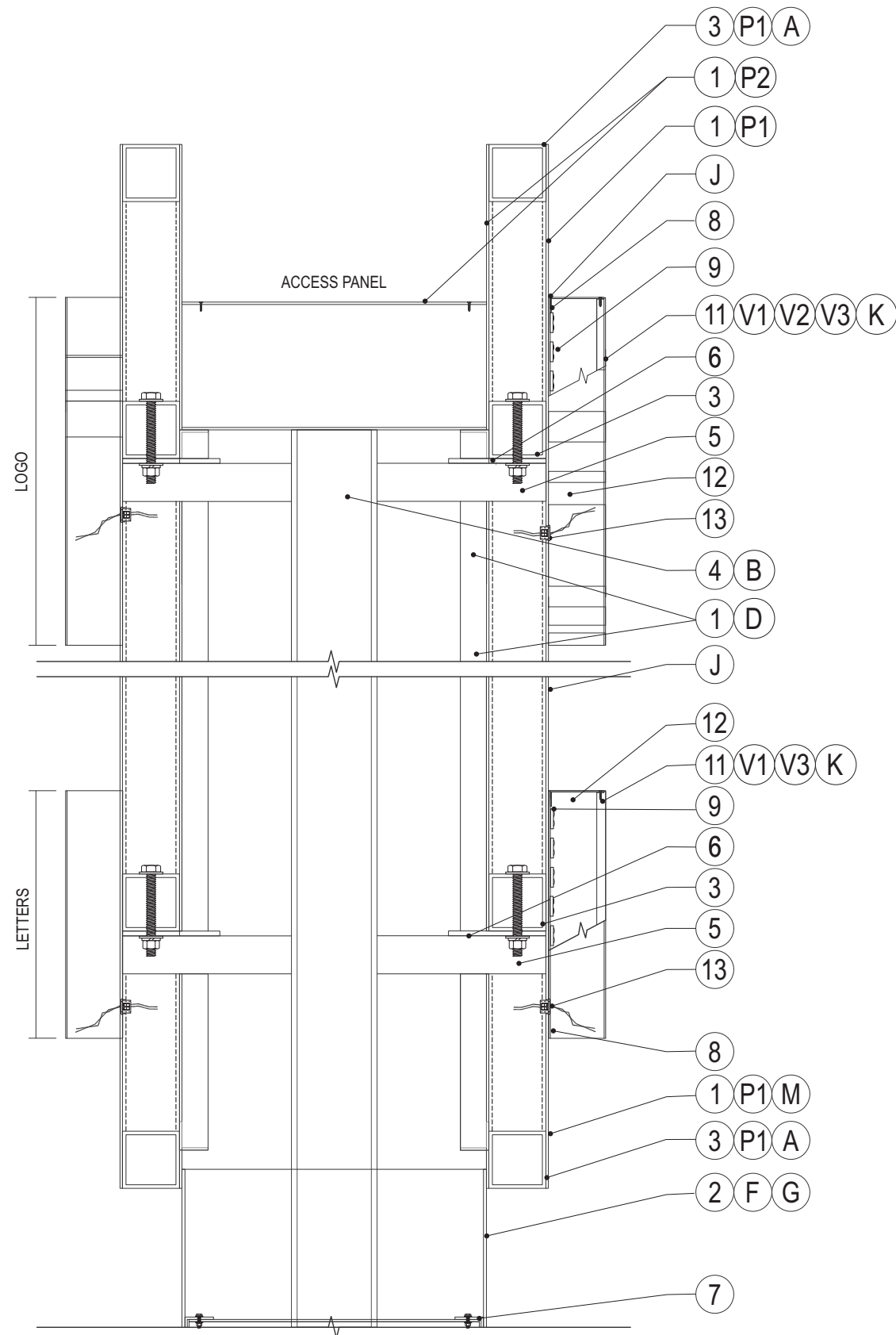
LED LIGHT SOURCE TO BE AGILIGHT OR APPROVED EQUAL LED MODULES AS REQUIRED TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITH OUT HOT SPOTS OR SHADOWS. COLOR TO BE WHITE 6500K

FINISHES:

V1 3M 3630-8530 W/ 3M 3660M OVERLAMINATE	V2 3M 3630-2413 W/ 3M 3660M OVERLAMINATE	V3 3M 3660M OVER LAMINATE	P1 GARBO SILVER GLOSS FINISH MP02650R1440\$	P2 RED MP 49696	P3 DARK GRAY PMS 425

Revision Notes

R1) REVISE TO UPDATE FROM SAP ADD REQUIRED NOTES - RJB (05/13/24)
R2) CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)
R4)
R5)
R6)



VERTICAL SECTION
Scale: 1/4" = 1'-0"

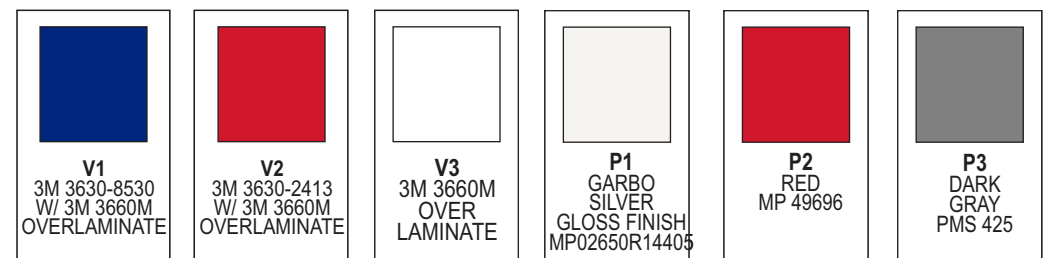
MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SHEET
2	4mm ALUCOBOND NATURAL BRUSHED 50 FINISH
3	3" x 3" x .125 ALUMINUM TUBE
4	EXISTING 4"x4" STEEL SQ. TUBE
5	2" X 2" X .25" STEEL TUBE
6	.25" STEEL PLATE
7	2" X 2" X .25" STEEL ANGLE
8	.090" ALUMINUM SHEET PREFINISHED WHITE
9	LED MODULES
10	POWER SUPPLY
11	1/2" PLASKOLITE 2406 LD ACRYLIC
12	.040" ALUMINUM COIL, BRITE BRUSHED CLEAR BY ALUMET SUPPLY
13	GROMMET, PASS THRU - UL APPROVED

NOTES:

- A. - MITER CUT, WELD AND GRIND SMOOTH, ALUMINUM TUBE FRAME
- B. - **USE EXISTING 4"x4" STEEL SQ TUBE SUPPORT**
- C. - WELD TO ALUMINUM ANGLE FRAME
- D. - BREAKFORM COLUMN CLADDING
- E. - "Z" CLIP ONE END TO CLADDING AND SCREW OTHER END, P2 ALL SCREW HEADS
- F. - "V" GROOVE BACK AND FOLD RETURNS AT SIDES AND ENDS; KNUCKLE JOINTS AT SEAM.
- G. - COLUMN CLADDING SECURED WITH 3M DUAL LOCK SYSTEM (3M SJ 3550/250). REINFORCE SIDES WITH ALUMINUM ANGLE.
- H. - NOT USED
- J. - APPLY CLEAR SILICONE CAULK ACROSS THE TOPS OF THE CHANNEL LETTERS AND LOGO.
- K. - APPLIED FIRST SURFACE.
- L. - APPLIED SECOND SURFACE.
- M. - CHEM WELD TO ALUMINUM TUBE FRAME.

FINISHES:



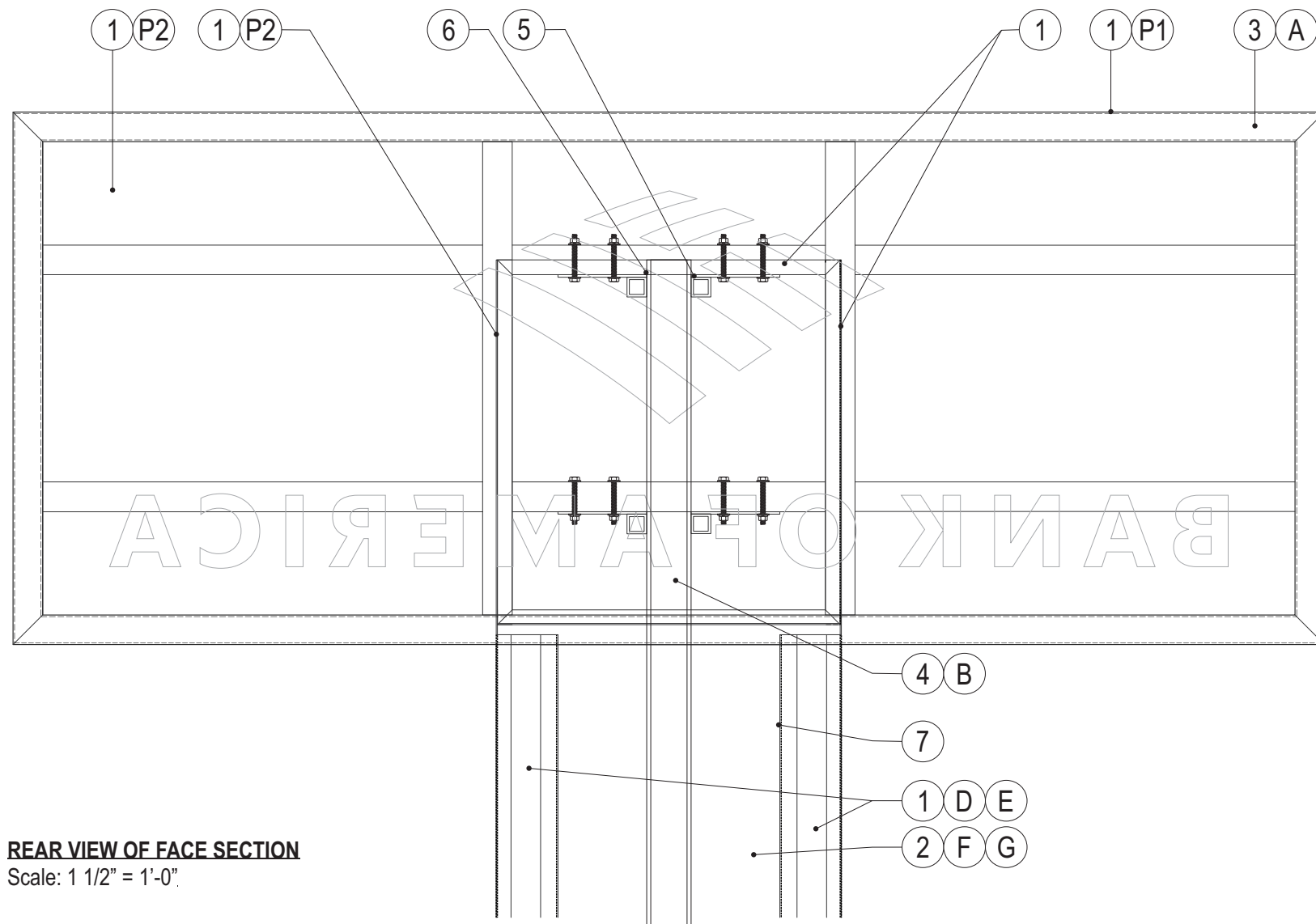
Revision Notes
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R4)
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Signs will be manufactured with **120 Volts A/C**. Signs will be manufactured by **UL Guidelines**. All Primary electrical service to the sign is the responsibility of the buyer. If primary electrical service is existing and **within 6 feet of sign area**, Walton to make final connections **unless restricted by municipality**. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

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.
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

UPGRADE
CID340541



REAR VIEW OF FACE SECTION
Scale: 1 1/2" = 1'-0"



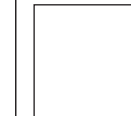


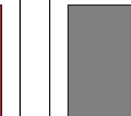
MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SHEET
2	4mm ALUCOBOND NATURAL BRUSHED 50 FINISH
3	3" x 3" x .125 ALUMINUM TUBE
4	EXISTING 4"x4" STEEL SQ. TUBE
5	2" X 2" X .25" STEEL TUBE
6	.25" STEEL PLATE
7	2" X 2" X .25" STEEL ANGLE

NOTES:

- A. - MITER CUT, WELD AND GRIND SMOOTH, ALUMINUM TUBE FRAME
- B. - **USE EXISTING 4"x4" STEEL SQ TUBE SUPPORT**
- C. - WELD TO ALUMINUM ANGLE FRAME
- D. - BREAKFORM COLUMN CLADDING
- E. - "Z" CLIP ONE END TO CLADDING AND SCREW OTHER END, P2 ALL SCREW HEADS
- F. - "V" GROOVE BACK AND FOLD RETURNS AT SIDES AND ENDS; KNUCKLE JOINTS AT SEAM.
- G. - COLUMN CLADDING SECURED WITH 3M DUAL LOCK SYSTEM (3M SJ 3550/250). REINFORCE SIDES WITH ALUMINUM ANGLE.

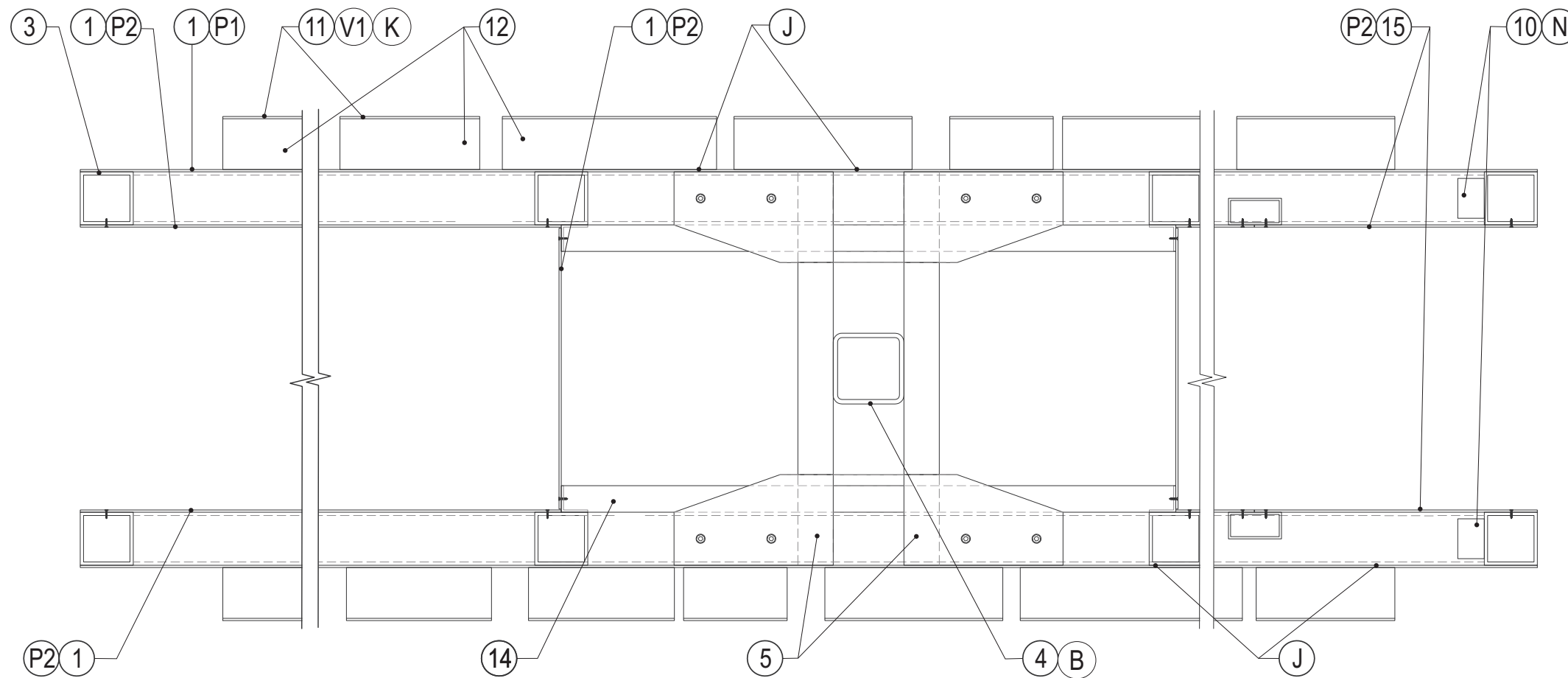
FINISHES:

 V1 3M 3630-8530 W/ 3M 3660M OVERLAMINATE	 V2 3M 3630-2413 W/ 3M 3660M OVERLAMINATE	 V3 3M 3660M OVER LAMINATE	 P1 GARBO SILVER GLOSS FINISH MP02650R1440\$	 P2 RED MP 49696	 P3 DARK GRAY PMS 425
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Revision Notes

- R1) REVISE TO UPDATE FROM SAP ADD REQUIRED NOTES - RJB (05/13/24)
- R2) CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
- R3)
- R4)
- R5)
- R6)

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HORIZONTAL SECTION

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

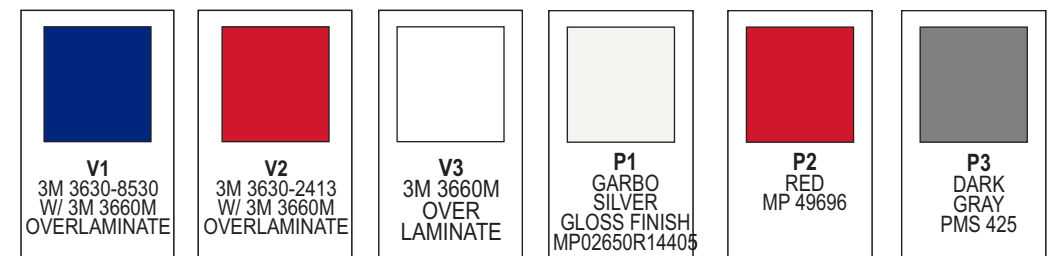
MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SHEET
2	4mm ALUCOBOND NATURAL BRUSHED 50 FINISH
3	3" x 3" x .125 ALUMINUM TUBE
4	EXISTING 4"x4" STEEL SQ. TUBE
5	2" X 2" X .25" STEEL TUBE
6	.25" STEEL PLATE
7	2" X 2" X .25" STEEL ANGLE
8	.090" ALUMINUM SHEET PREFINISHED WHITE
9	LED MODULES, SLOAN LED
10	POWER SUPPLY
11	1/2" PLASKOLITE 2406 LD ACRYLIC
12	.040" ALUMINUM COIL, BRITE BRUSHED CLEAR BY ALUMET SUPPLY
13	GROMMET, PASS THRU - UL APPROVED
14	2" X 2" X .125" ALUMINUM ANGLE
15	.125" ALUMINUM ACCESS PANELS (FLUSHED IN)

NOTES:

- A. - MITER CUT, WELD AND GRIND SMOOTH, ALUMINUM TUBE FRAME
- B. - **USE EXISTING 4"x4" STEEL SQ TUBE SUPPORT**
- C. - WELD TO ALUMINUM ANGLE FRAME
- D. - BREAK-FORM COLUMN CLADDING
- E. - "Z" CLIP ONE END TO CLADDING AND SCREW OTHER END, P2 ALL SCREW HEADS
- F. - "V" GROOVE BACK AND FOLD RETURNS AT SIDES AND ENDS; KNUCKLE JOINTS AT SEAM.
- G. - COLUMN CLADDING SECURED WITH 3M DUAL LOCK SYSTEM (3M SJ 3550/250). REINFORCE SIDES WITH ALUMINUM ANGLE.
- H. - NOT USED
- J. - APPLY CLEAR SILICONE CAULK ACROSS THE TOPS OF THE CHANNEL LETTERS AND LOGO.
- K. - APPLIED FIRST SURFACE.
- L. - APPLIED SECOND SURFACE.
- M. - CHEM WELD TO ALUMINUM TUBE FRAME.
- N. - LOCATE POWER SUPPLIES AT THE SAME END AND BEHIND ACCESS PANELS.

FINISHES:



Revision Notes

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R3)
R4)
R5)
R6)

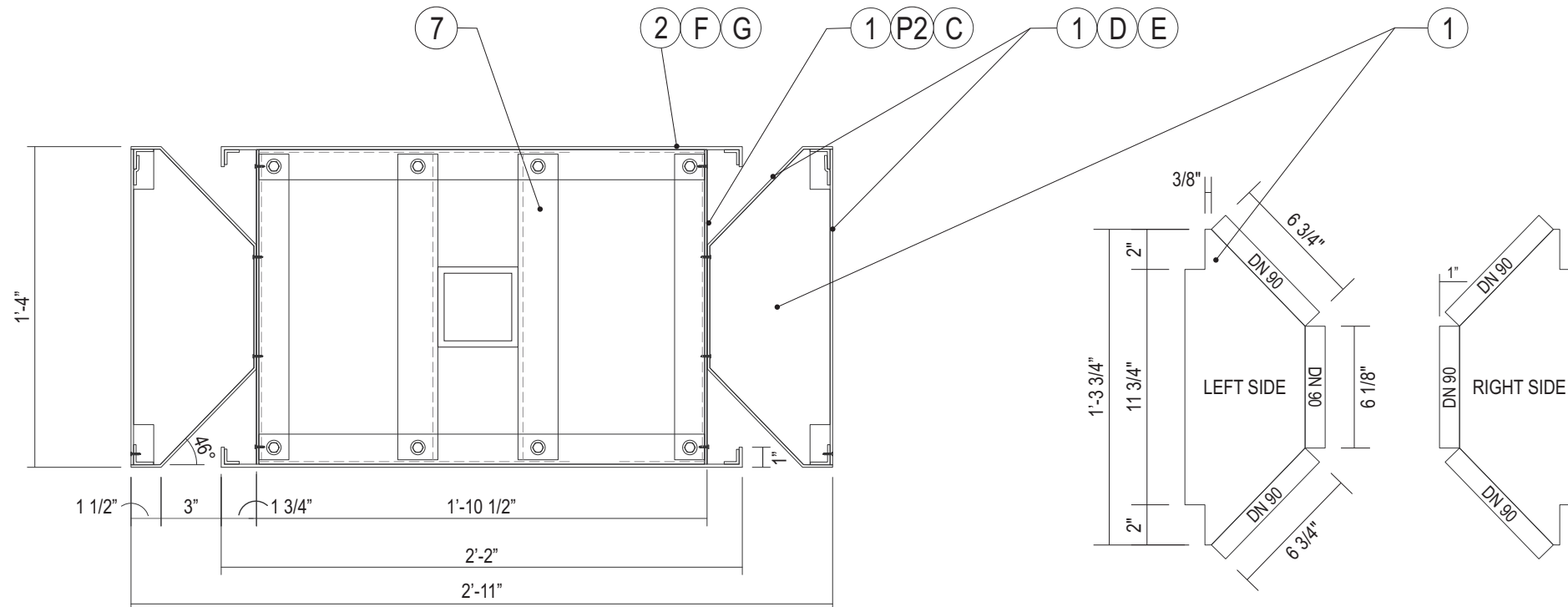
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MATERIALS:

#	DESCRIPTION
1	.125" ALUMINUM SHEET
2	4mm ALUCOBOND NATURAL BRUSHED 50 FINISH
3	3" x 3" x .125 ALUMINUM TUBE
4	EXISTING 4"x4" STEEL SQ. TUBE
5	2" X 2" X .25" STEEL TUBE
6	.25" STEEL PLATE
7	2" X 2" X .25" STEEL ANGLE
8	.090" ALUMINUM SHEET PREFINISHED WHITE
9	LED MODULES
10	POWER SUPPLY
11	1/2" PLASKOLITE 2406 LD ACRYLIC
12	.040" ALUMINUM COIL, BRITE BRUSHED CLEAR BY ALUMET SUPPLY
13	GROMMET, PASS THRU - UL APPROVED

NOTES:

- A. - MITER CUT, WELD AND GRIND SMOOTH, ALUMINUM TUBE FRAME
- B. - T.B.D. AND VERIFIED BY STAMPED ENGINEERING
- C. - WELD TO ALUMINUM ANGLE FRAME
- D. - BREAKFORM COLUMN CLADDING
- E. - "Z" CLIP ONE END TO CLADDING AND SCREW OTHER END, P2 ALL SCREW HEADS
- F. - "V" GROOVE BACK AND FOLD RETURNS AT SIDES AND ENDS; KNUCKLE JOINTS AT SEAM.
- G. - COLUMN CLADDING SECURED WITH 3M DUAL LOCK SYSTEM (3M SJ 3550/250). REINFORCE SIDES WITH ALUMINUM ANGLE.
- H. - **USE EXISTING 4"x4" STEEL SQ TUBE SUPPORT**
- J. - APPLY CLEAR SILICONE CAULK ACROSS THE TOPS OF THE CHANNEL LETTERS AND LOGO.
- K. - APPLIED FIRST SURFACE.
- L. - APPLIED SECOND SURFACE.
- M. - CHEM WELD TO ALUMINUM TUBE FRAME.



HORIZONTAL SECTION AT COLUMN

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

BAFFLE FLAT PATTERN

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

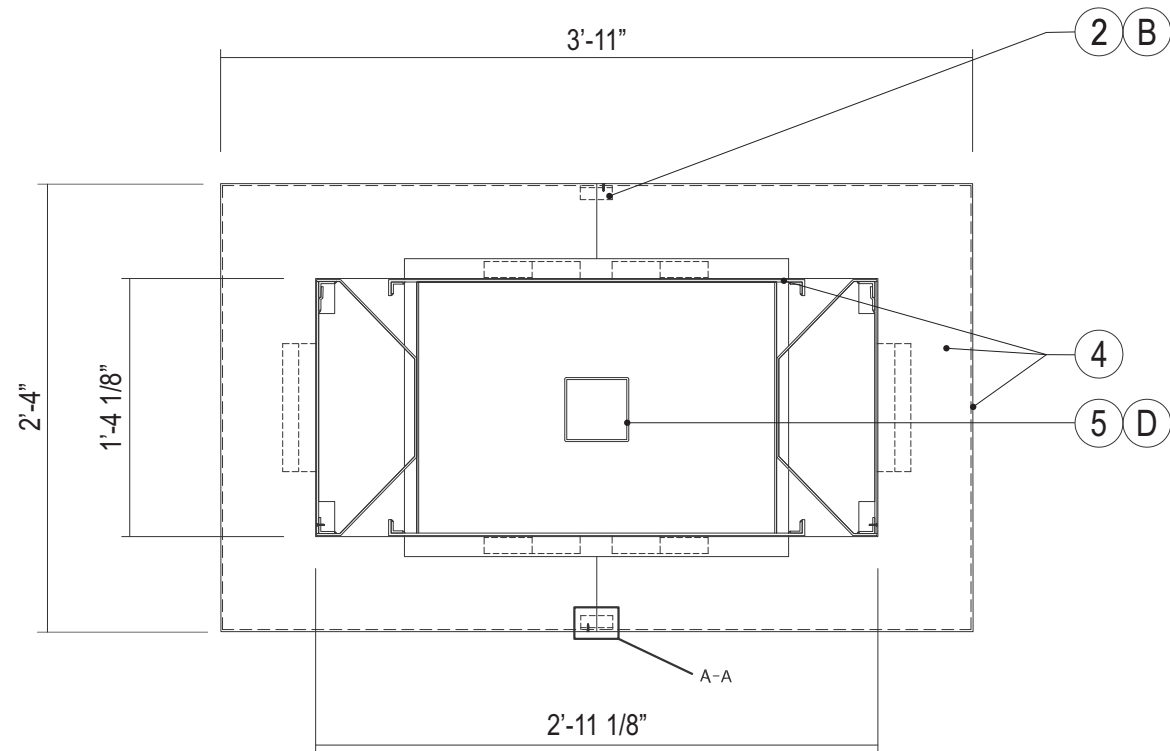
FINISHES:

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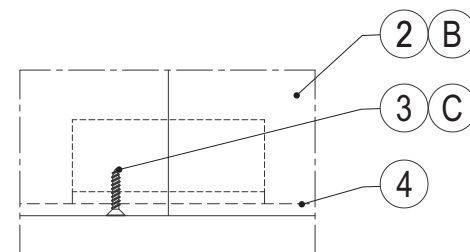
Revision Notes

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TOP SECTION VIEW
Scale: 1" = 1'-0"



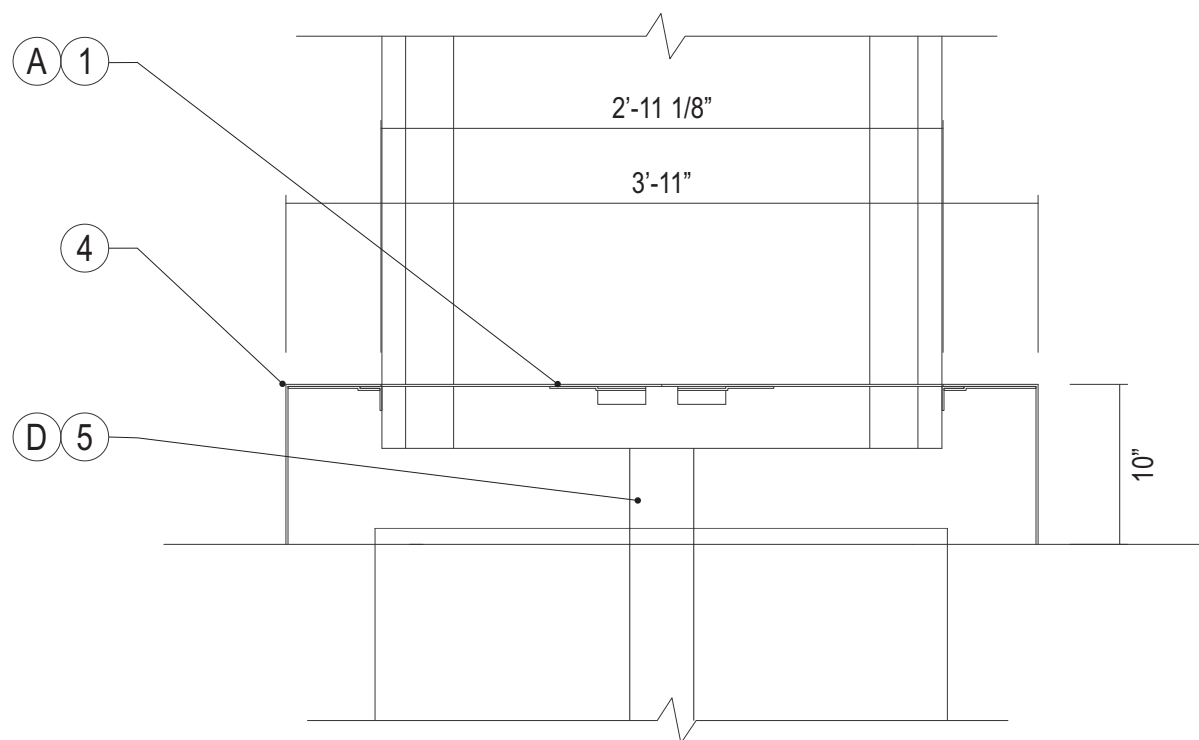
DETAIL A - A
Scale: 6" = 1'-0"

MATERIALS:

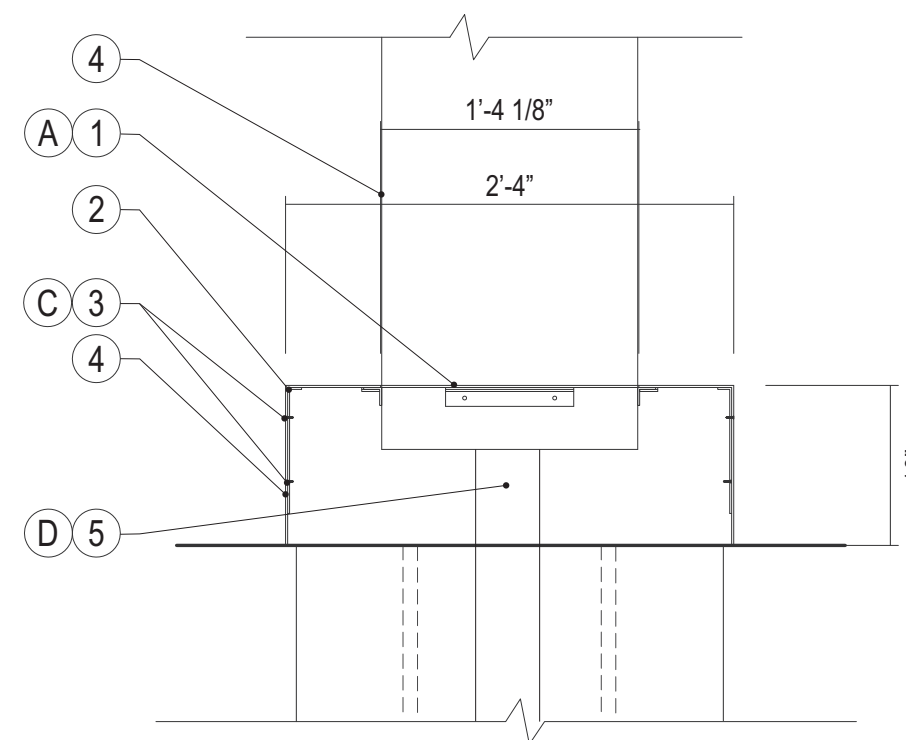
#	DESCRIPTION
1	.063" ALUMINUM "Z" CLIP
2	7/8" X 7/8".125" ALUMINUM ANGLE
3	1/4-20 CS SCREWS
4	.125" ALUMINUM SHEET
5	EXISTING 4"x4" STEEL SQ TUBE

NOTES:

- A. - WELD TO COVER AS SHOWN.
- B. - SCREW TO CLADDING FOR BASE COVER ATTACHMENT.
- C. - PAINT SCREW HEADS TO MATCH.
- D. - **USE EXISTING 4"x4" STEEL SQ TUBE SUPPORT**
- E. - WELD MATCH PLATE TO THE BOTTOM OF THE SIGN, PLATE WILL HAVE A CENTER HOLE FOR ELECTRICAL PASS-THRU.



FRONT SECTION VIEW
Scale: 1" = 1'-0"



SIDE SECTION VIEW
Scale: 1" = 1'-0"

Revision Notes

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R2)	CREATED PERMIT DESIGN PACKAGE - IP (05/23/24)
R3)	
R4)	
R5)	
R6)	

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Bank of America
7175 Healdsburg Avenue
APN 004-241-031, File #2024-032

Based on the evidence in the public record, the Design Review Board finds that:

1. This project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of on-premises signage.
2. The Design Review Board has determined the project is consistent with the criteria found in Section 17.130.020.B.3 of the Zoning Ordinance, which requires that signage meet one or more of these criteria for the granting of a Sign Exception as follows:
 - a. *The exception will allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark. This criterion is met in that it the monument sign and lighting would create a visible landmark.*
 - b. *The exception will allow a sign that is more consistent with the architecture and development of the site; or site context; or is appropriate given the nature of the business, in that the proposed signage will update outdated on-site signs.*
 - c. *The granting of the exception will not constitute the granting of a special privilege inconsistent with the sign limitations upon other properties in the same vicinity and Zone District, in that it is replacing similar signs that were already on the lot.*

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Bank of America
7175 Healdsburg Avenue
APN 004-241-031, File #2024-032

1. Plans and elevations shall be in substantial conformance with plans prepared by David Ford, and stamped received on July 11th, 2024, and on file at the City of Sebastopol Planning Department.
2. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
4. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
5. An Encroachment Permit may be required prior to signs installations. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
6. The applicant shall get any permits that may be required by Caltrans if work is to be done along State Route 116.
7. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.