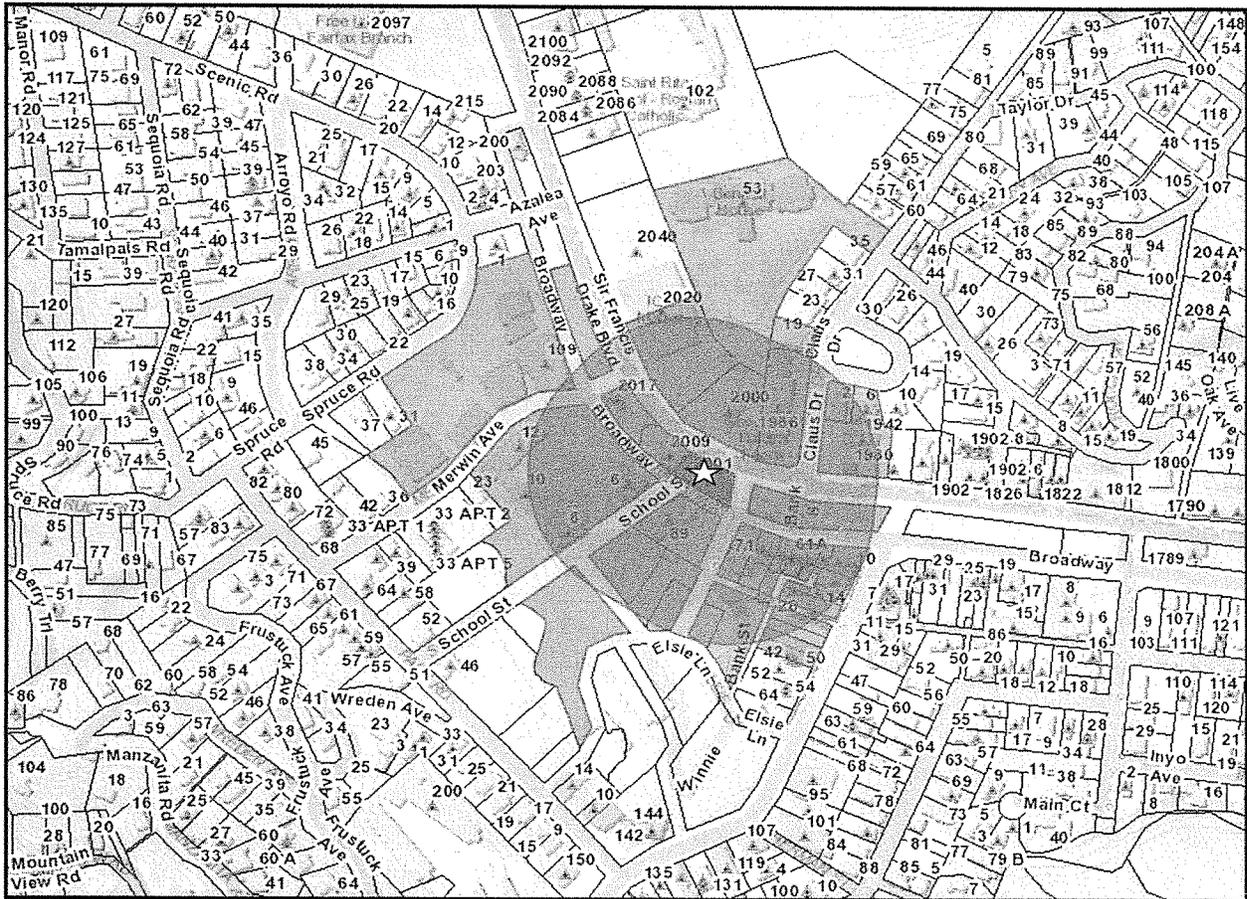


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: June 16, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 2001 Sir Francis Drake Blvd.; Assessor's Parcel No. 002-116-04
ZONING: Highway Commercial CH Zone
PROJECT: Modification of previously approved project to allow an interim use
ACTION: Modification of Application # 15-18
APPLICANT: Brian and Elizabeth Back
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(a) and 15303(c).



2001 SIR FRANCIS DRAKE BLVD.

BACKGROUND

The 8,700-square-foot site slopes down at a rate of 7% from the southwest corner to the eastern side property line. There is no record of when the 1,950-square-foot structure was built although it was some time prior to 1969. The site was remodeled in the early 1970's and was a Chevron Station with an auto repair shop until the mid-1990's when it became the independent station, Fairfax Gas. The business last obtained a business license in 2008 and closed either late 2008 or early 2009.

The previous property owner had submitted discretionary applications to reopen the site as a Chevron Station with a Convenience Market. These applications were denied by the Town in 2013.

The current owners submitted plans to convert the site to a food service use with outdoor seating and a redesigned parking lot which the Planning Commission approved on July 16, 2015 (Attachment B – Resolution No. 15-20 approving the project).

Included as conditions of approval were the requirements that: 1) a public sidewalk easement be granted to the Town that runs through the project site; and 2) that a revocable encroachment document be recorded with the Marin County Recorder's office for the monument sign and other site improvements that extend into the right-of-way. Both of these conditions have been complied with.

For a more complete history of the project, staff has attached the previous staff reports and minutes from the June 18, 2015, and July 16, 2015 meeting(s).

DISCUSSION

The applicants have determined that the improvements they envisioned and which were approved on July 16, 2015, require more capital than they have access to at this time. They are proposing to make some minor improvements to the existing building to meet Marin County Health Department requirements in order to serve poured drinks and sell food from a food truck that would be parked inside one of the existing building bays. This will allow the applicants to generate cash flow for future development of the site to the specifications and design of the originally approved plans (Exhibit C).

The currently proposed interim exterior design changes to the building and grounds are as follows:

1. The building would be improved with new paint and the mansard roof would be repaired. The fascia would be painted a warm white color.
2. New landscaping would be planted along the building frontage.

3. The sign on the building over the access doors would remain the same except a red star has been added above the sign copy.

The currently proposed interim interior changes to the floor plan include the following:

1. The bathrooms would remain on the eastern end of the building, in their current location.
2. The interim kitchen and food storage area would be in the center of the building in roughly the location of the gas station office.
3. There would be no service pass through window to the outdoor eating area.
4. The seating area would be located entirely between the kitchen/storage area and the food truck.

The parking lot, monument sign, fence and landscaping along Sir Francis Drake Boulevard and the steel and wood trellis and the outdoor seating area would remain as originally approved.

Staff believes the proposed interim changes would comply with the original findings for the project approval, and would comply with the design review criteria set forth in Town Code § 17.020.040.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve the interim project proposal by adopting the revised resolution for approval, Resolution No. 16-18, setting forth findings and revised conditions for the approval of the interim project proposal and for the final approved project.

ATTACHMENTS

Attachment A – Resolution 16-18

Attachment B – Applicant's supplemental information

Attachment C – Previously approved plans

Attachment D - Previous minutes and staff reports from the June 18th and July 16th, 2015 Planning Commission meetings

RESOLUTION NO. 16-18

A Resolution of the Fairfax Planning Commission Approving An Interim Modification of the Use Permit and Design Review Permit for a Restaurant with Indoor and Outdoor Seating, to Allow the Operation of the Station Restaurant at 2001 Sir Francis Drake Boulevard

WHEREAS, the Town of Fairfax has received an application to make modifications to the original plans approved in 2015 to allow an interim operation of the business, while the financial resources to complete the final project are obtained to construct the Station Restaurant at 2001 Sir Francis Drake Boulevard; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on June 16, 2016, at which time all interested parties were given a full opportunity to be heard and to present evidence, and at that hearing the Planning Commission approved the modification to the Use Permits, Design Review and a Sign Permit; and

WHEREAS, the interim approval does not increase the seating beyond the originally approved 53 indoor seats and 43 outdoor seats and the original traffic analysis is still adequate; and

WHEREAS, based on the new body of evidence submitted for the interim development of the site and the 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 modification of the Project's requested discretionary permits.

WHEREAS, the Commission has made the following findings:

1. The property is designated for commercial use in the Fairfax General Plan and is currently located in the Highway Commercial Zone District. The site is located along the Town's main traffic corridor, along Sir Francis Drake Boulevard. Therefore, the approval of the use permit for outdoor seating and limited live music, and the interim use of the building for the same uses, shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
2. The business hours of operation are from 6:00 am to 10:00 pm Monday through Sunday and the site is not located immediately adjacent to any residential sites. Therefore, the approval of the Use Permit and use of property as approved shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

3. The General Plan Land Use Policy No. LU-7.2.3 indicates that, "Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant negative impacts on properties and infrastructure in the vicinity. The traffic analysis and parking turning radius information prepared for the proposed project by W-trans and S_SK Studio verifies that the property can be developed as proposed without significantly impacting traffic in the area. The redesign of the onsite parking will minimize impacts on surrounding streets and properties. Therefore, the Conditional Use Permit is consistent with those objectives, goals and standards pertinent to the particular case and contained or set forth in the General Plan and Zoning Ordinance.
4. Approval of the use permit, allowing an interim use while obtaining the financial resources to complete the final project, will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.
5. The proposed interim changes and the final exterior changes comply with the Design Review Criteria set forth in Town Code § 17.020.040.
6. The applicants have designed the project to provide all but 1 of the required on-site parking spaces. All of the parking will be located on private property and out of the Bank Street easement.
7. The parking lot design includes a turning radius analysis for the proposed parking lot verifying that automobiles and small delivery vehicles can safely enter and exit the lot without significantly impacting adjacent traffic flows.
8. Only small delivery vehicles will access the site to deliver goods and supplies and only when the business is not open to the public. The limited hours will enhance the function of the lot for parking during business hours and also help minimize impacts on traffic passing the site during commute and other busy traffic hours when Sir Francis Drake Boulevard and Broadway can become congested (Between 10:00 PM and 6:00 AM).
9. The business plan will incorporate incentives to encourage employees to walk, bike or take public transportation to work to limit those using the on-site parking to customers.
10. The proposed signage program, is the minimum necessary to alert traffic passing both east and west by "the Station" restaurant.

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 prepared by Studio Skaggs Kennedy dated June 10, 2015, pages A0.01 and A0.02, A1.00 , A1.01, A1.02, A2.10, A2.20, A4.10, A4.20, A4.21 and A1.00, and revised through 7/9/15 ,and the survey prepared by Ziebatech Land Surveying, dated May 31, 2013, and the interim plans by Studio Skaggs Kennedy, pages A0.01, A1.00, A4.20 and A4.21, revised 5/20/16.

2. Prior to issuance of a building permit, the applicant or his assigns shall:

a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:

- Construction delivery routes approved by the Department of Public Works;
- Construction schedule (deliveries, worker hours, etc.);
- Notification to area residents; and
- Emergency access routes

b. Submit a bond, letter of credit or cash deposit to the Town in an amount that will cover the cost of grading, weatherization and repair of possible roadway damage. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Building Official. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.

c. The applicant shall submit a bond, letter of credit, or cash deposit to the Town in an amount that will cover the cost of landscaping and irrigation materials and installation prior to issuance of a building permit. The amount shall be retained for 18 months after issuance of the Certificate of Occupancy to ensure that all new landscaping becomes established.

d. Prior to submittal of the building permit plans the applicant shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations.

e. Submit plans for the private walkway for approval by the Public Works Department and Building Official

f. Submit a landscaping and irrigation plans for Planning Department review and approval.

g. Sign, notarize and record an irrevocable public easement for the sidewalk that runs through the property. Tthe applicant's engineer shall draft the legal description of the easement area for review and approval by the Town Engineer at the applicant's expense.

h. The final parking lot design and adjacent roadway circulation shall be reviewed by the Town Traffic Engineer to determine if any additional traffic safety signs are required as a result of the new parking lot and sidewalk improvements. If additional signage is required it shall be paid for by the applicant, but be installed by the Town Public Works Crew under the supervision of either the Town Traffic Engineer or the Public Works Manager.

3. During the construction process the following shall be required:

a. Prior to the concrete pour for the public sidewalk the private walkway linking Broadway with Sir Francis Drake and improvements required for any accessibility features, the concrete forms shall be inspected and approved by the building official.

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.

c. 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.

4. Prior to issuance of an occupancy permit, the following shall be completed:

a. Parking lot improvements; and

b. Landscaping and irrigation.

5. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.

6. During construction, the 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".

7. **Any** changes, modifications, additions or alterations made to the approved set of plans or the interim approved plans described above will require a modification of permit # 15-18. **Any** construction based on job plans that have been altered without the benefit of an approved modification of per 15-18, will result in the job being immediately stopped and red tagged.

8. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.

9. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

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 applicants 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. Prior to any improvements to the Bank Street easement, the town traffic engineer shall review and make recommendations for any necessary modifications to the site to ensure continued use of the site does not create traffic hazards. Any proposed changes shall be subject to the approval of a Use Permit modification by the Planning Commission.

14. Direct and reflected glare and excess site brightness from the remodeled structure or the interim improvements shall be minimized.

15. Light trespass beyond the property lines shall be minimized especially from the trellis.

16. Any lighting mounted on the building shall be recessed or shielded so the light source is not directly visible from the property line and the light is directed downward.

18. The use of the site shall remain consistent with the stipulations required for the site and contained in this resolution.

19. Live music shall be limited to unamplified singing with 1 amplified instrument no more than once a week on Sundays between the hours of 11 AM and 1 PM. Modifications to the Use Permit will be subject to review and approval of a Use Permit modification from the Planning Commission.

20. Only small delivery vehicles shall access the site to deliver goods and supplies and only when the business is not open to the public.

21. Employees are prohibited from parking in the on-site parking lot area. The business plan will incorporate incentives to encourage employees to walk, bike or take public transportation to work to limit those using the on-site parking to customers. The business plan incentives shall remain in effect while the business is in operation and are conditions of the Use Permit approval. The business plan will be provided to the Town prior to the project final inspection and issuance of the certificate of occupancy.

22. In consideration of the compromise the Town has made allowing the 4 foot wide landscaping/sidewalk strip on the east side of the property to be reduced to 2 feet to offer more space for parking lot maneuverability, a condition is added requiring that the walkway running through the site be made a public easement.

Ross Valley Sanitary District

A connection permit will be required. The size of the sewer lateral will depend on the fixture count which will be calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count the applicant can either install a new lateral or test the old lateral in the presence of a District Inspector to verify the lateral meets current requirements prior to the project final inspection.

Ross Valley Fire Department

1. The building shall be provided with a fire suppression system and sprinkler monitoring system that complies with Fire and Building Code requirements. A separate deferred permit shall be obtained from the Fire Department and plans and specifications for the system shall be submitted by and individual/firm

licensed to the design/design build sprinkler systems (required prior to building permit issuance)

2. A fire alarm system shall be installed throughout the building. The system requires a permit from Ross Valley Fire and shall be designed and submitted by a company or individual licensed to design/design and build alarm systems (required prior to building permit issuance).
3. Commercial cooking lineups require the hood and duct work be protected by a pre-engineered fire suppression system. A separate deferred permit shall be required for each system. Plans and specifications for system shall be submitted by an individual/form licensed to design/design and build fire suppression systems. A Class K extinguisher shall be provided (required prior to building permit issuance).
4. A 2A10BC rated fire extinguisher shall be located every 75 feet of travel or 3000 square feet throughout the property.
5. Address numbers sized in accordance with Ross Valley Fire Standard #205 must be placed adjacent to the front door and on the monument sign.
6. The fire pit areas shall remain clear of flammable and combustible vegetation and other material at all times.
7. All decorative materials including upholstered fabrics shall be made of non-combustible materials, be factory flame treated or have flame treatment applied by a California State Fire Marshal approved licensed contractor. Certificates shall remain on site for each product and be readily available upon request.

Marin County Environmental Health Department

The project plans must be submitted and be approved by the Environmental Health Department prior to issuance of the building permit.

Marin Municipal Water District

1. The properties current water entitlement is 0.76 acre feet which will be insufficient for the proposed use. Additional water entitlement will need to be purchased.
2. A High Pressure Water Service application must be filed with a copy of the building permit and the applicant will need to comply with all the District's rules and regulations in effect at the time of the permit application. The application must include verification of indoor fixtures compliance, the landscaping plan, irrigation plan and grading plan.

3. The applicants shall comply with the backflow prevention requirements and provide evidence they have been complied with prior to the project final inspection and issuance of an occupancy permit by the Building Department.

Fairfax Building Department

1. 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. This includes the proposed pedestrian walkway.
2. Construction plans shall be provided for all pedestrian walkway/sidewalk areas shall be subject to review and approval by the Public Works Manager prior to issuance of the building permit.

Fairfax Public Works Department

Plans shall be submitted for the pathway that will connect with Town improvements for review and approval by the Public Works Director prior to its installation.

Miscellaneous Conditions

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.

The owners shall work diligently towards obtaining a building permit to complete the originally approved project. The Use Permit and Design Review approvals can be revisited by the Commission at any time for revision or revocation if it appears that the final project is not going to be realized.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines that the approval of the Conditional Use Permit, Design Review Permit and Sign Permit for the interim improvement of the site can occur without causing significant impacts on neighboring businesses or residences.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 16th, day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

Chair, Laura Kehrlein

Attest:

Jim Moore
Director of Planning and Building Services

MAR 24 2016

RECEIVED

The Station LLC – Project Description

2001 Sir Francis Drake

3.24.16

The applicant, The Station LLC, seeks to modify its existing Use Permit (Resolution No. 15-20) to allow it to incubate its restaurant with a family-friendly food truck and prefab container model as outlined in these new drawings. Food trucks and prefab containers have in recent years emerged as increasingly useful way for food entrepreneurs to launch small, independent businesses and test menu concepts with flexibility, lower overhead and an accessible model that is popular among customers. The Station will offer aesthetically refined finishes, lush landscaping and a high-quality design that reflects its previously approved look and feel and uses the same material palette.

They say necessity is the mother of invention. The Station's aim is to provide a lower risk for investors (friends, family, personal equity and an SBA loan that endorses this model) while proving concept in service and flexible responsiveness to the Fairfax community, generating cash flow for future development of the site as originally intended.

The incubated restaurant will offer two 20' wood-finished prefab containers that serve as a service, ordering and beverage facility and an enclosed storage area, respectively. A food truck stationed toward the west end of the site will serve rotating menu items in reusable food baskets. The truck will be able to access power and water on site but will also be aligned with an off-site commercial kitchen for food prep and waste disposal needs required by law. The truck will be able to access the site through a moveable fence and appropriately graded curb at the entrance.

As outlined in existing building permits, the existing 1,950 SF structure must be demolished due to its eroding integrity and inability to maintain existing building codes. The interior was designed as a flimsy gas station kit, and the roof currently consists of a thin sheet of metal. Two of four walls are not suitable to meet current energy, structural or life safety codes. The lower portion of the remaining two walls, those on the south and west containing reinforcing steel, will be salvaged to offer retainage of adjacent grades. The exterior walls of the future development will be built upon these foundation walls.

All efforts have been made to design and build out the site in a manner that anticipates future completion of the restaurant. This includes:

- Build out of existing bathroom structure to fold into future building envelope;
- Retention of bottom portion of building walls at the south and west ends of site to serve as retaining walls for the present and as foundations for the future structural walls;

- Monument sign, parking lot, sidewalks, retaining walls along the west and north portions of the site, trash enclosure, bike racks, landscaping, fire pit, and fencing all will be built out as original entitlement specifies;
- Signage on beverage facility consistent with the original entitlement;
- Grading, excavation and utilities including grease trap, sewer lateral and electrical set up for future expansion and use with restaurant.

The applicant seeks to maintain all findings in existing Resolution No. 15-20, including but not limited to business hours and delivery requirements that were arrived at following previous Planning Commission discussion. We would also like to request an expansion of small-amplified live music from Sundays to both days of the weekends.

The applicant is currently responsible for constructing a new sidewalk connector at the northeast corner of the site that in the future would feed a sidewalk along the Bank St. extension. The applicant would like to revisit its previous offering of a deed-recorded Town right of way that dissects the middle of the site in perpetuity with the simple and fair request that this requirement expire (only) if/when a Bank St. extension is complete. If/when that happened, the applicant would be required to build a sidewalk along that Bank St. extension, removing the need for a safe Town right of way through the middle of its site.

S_sk
 Studio Skaggs Kennedy
 1894 5th Street
 Berkeley, CA 94710
 415.235.8205

STATION
 2009 SIR FRANCIS DRAKE
 SAN FRANCISCO, CA 94133
 APR 02/11/16-04

PROJECT NAME
 THE STATION

ARCHITECT
 STUDIO SKAGGS KENNEDY
 1894 5TH STREET
 BERKELEY, CA 94710
 415.235.8205

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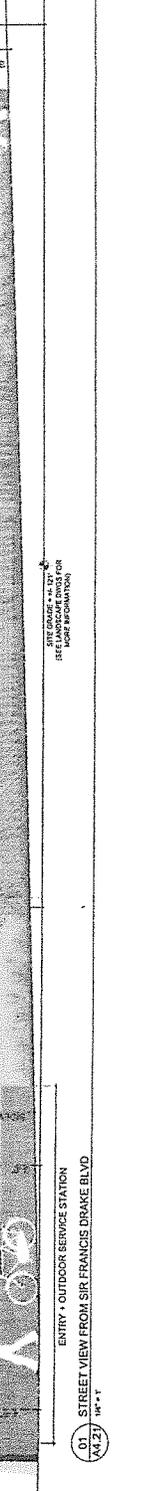
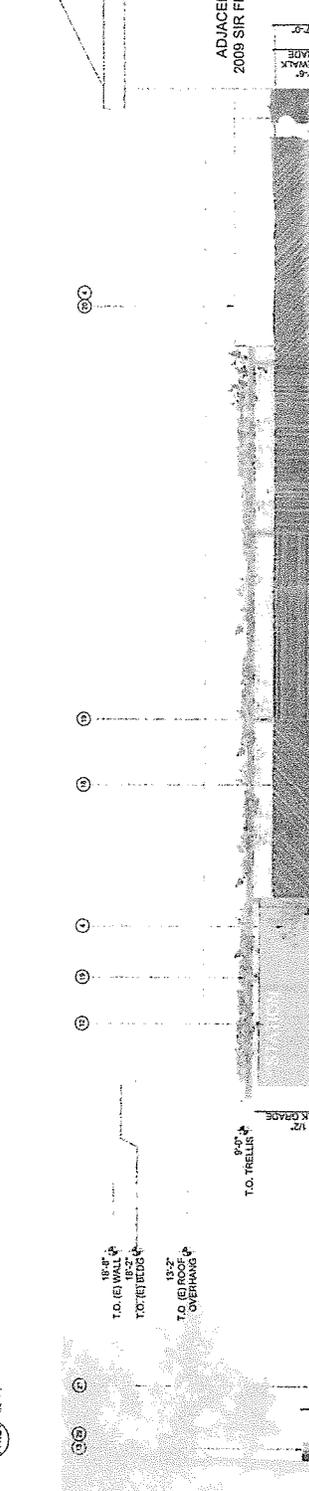
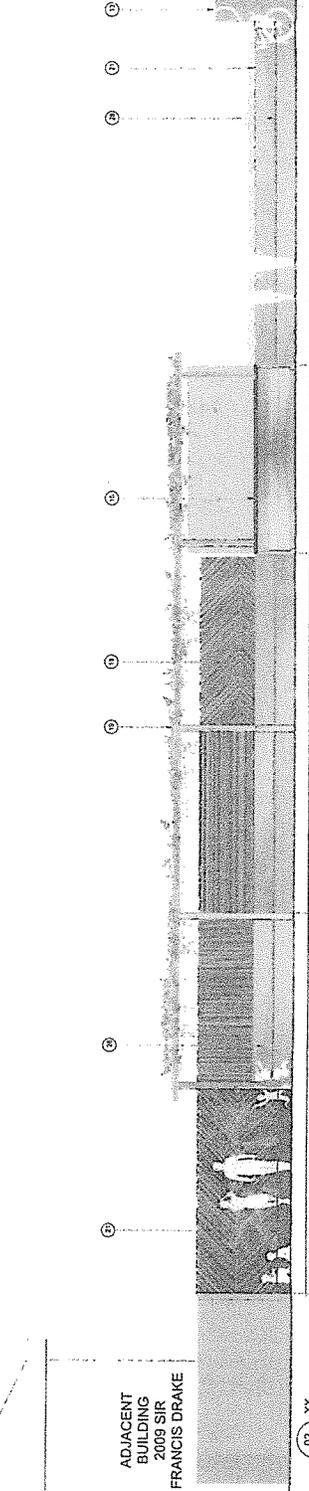
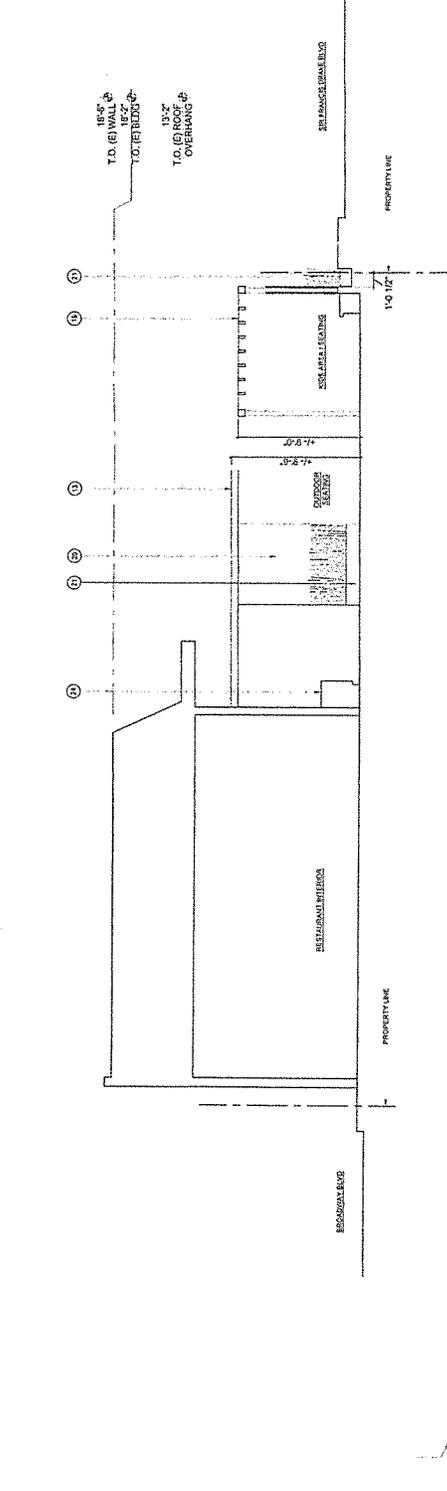
PROPOSED ELEVATIONS

DATE 12/15/16
BY SKG
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A4.21

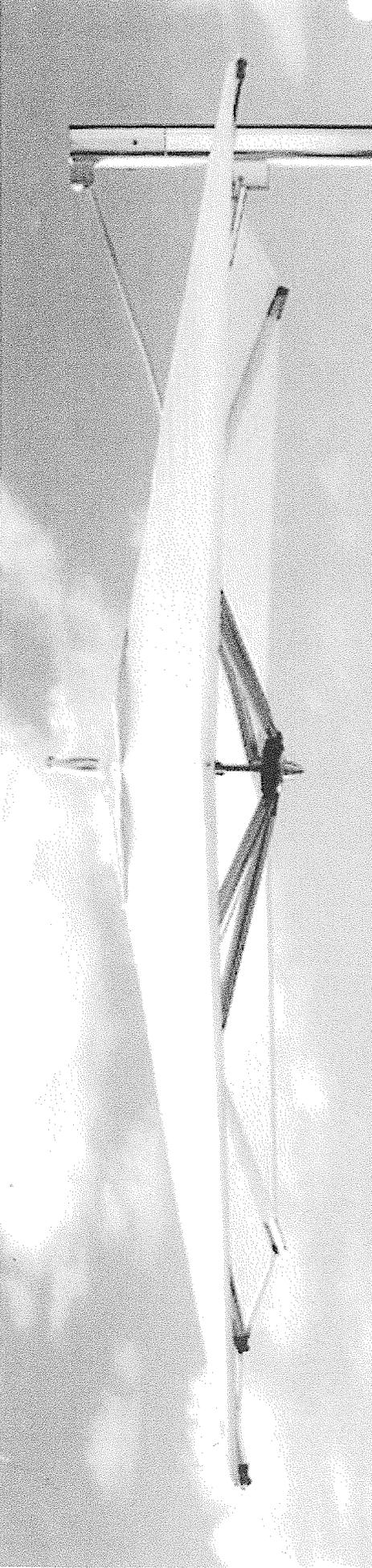
KEYNOTES
 NOTE: NOT ALL NUMBERS WILL APPEAR ON SHEET

- 1 BLACKENED WOOD CLADDING
- 2 CLEAN & REPAIR (E) MANSARD ROOF CLADDING, AS REQ.
- 3 PAINT FASCIA (WARM WHITE)
- 4 BOARD FORMED CONCRETE
- 5 CMU WITH BLACKENED WOOD CLADDING
- 6 BRICK WALL REPAIR & REPAINT, AS REQ.
- 7 TILE
- 8 ALUMINUM & GLASS ROLL UP GARAGE DOORS
- 9 ALUMINUM STOREFRONT SYSTEM
- 10 WOOD DOOR W/ GLASS LITE
- 11 SERVICE DOOR
- 12 HALO LIT SIGNAGE
- 13 MONUMENT SIGN, INGRAVE LETTERS CUT INTO WOOD
- 14 BACKLIT LETTERS CUT INTO WOOD
- 15 OUTDOOR SERVICE STATION
- 16 STONE TOP
- 17 LIGHT WOOD CLADDING
- 18 BLACKENED WOOD FENCE
- 19 WOOD & STEEL TRELIS WITH LIGHTING AND HEATING
- 20 RESTROOM STRUCTURE
- 21 LOW FENCE / PLANTER
- 22 STAIN FASCIA TO MATCH CLADDING
- 23 WINDOW
- 24 SHARED SINKSTONE COUNTER
- 25 TILE WANSLOT AND BASE
- 26 CEMENTS ART SIGN
- 27 FIRE BACKFLOW & BOLLARDS
- 28 LIGHT WOOD BENCHES
- 29 PLANTED WIRE WALL W/ SIGNAGE PANELS ATTACHED



ADJACENT BUILDING
 2009 SIR FRANCIS DRAKE
 FRANCIS DRAKE

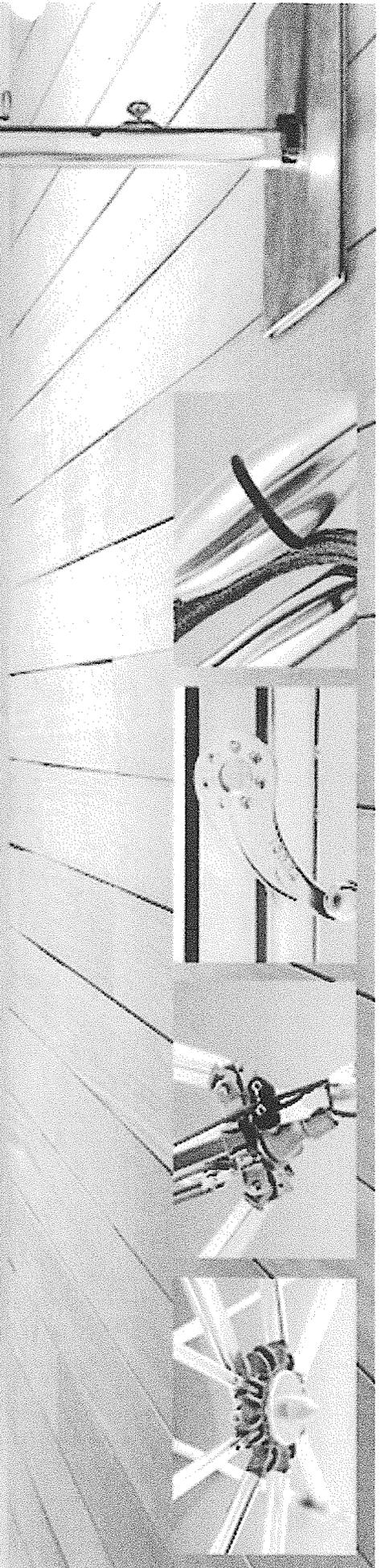
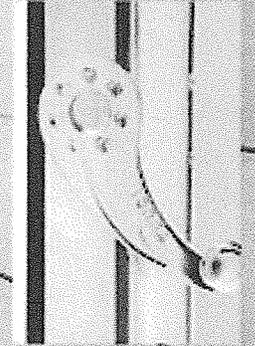
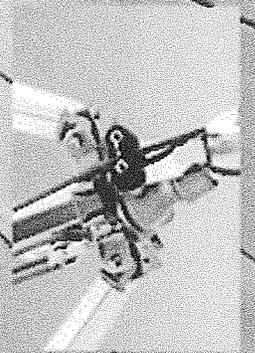
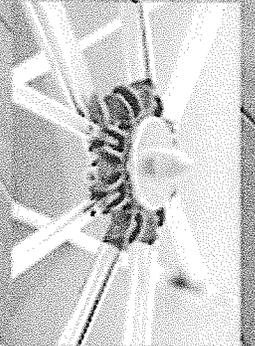




INTRODUCING

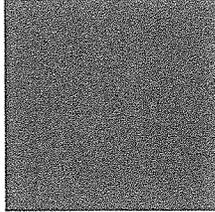
TUUCI® UMBRELLAS

Simply the world's finest umbrellas. World-renowned for cutting-edge design, supreme functionality and extraordinary durability. Cantilever, hexagonal and rectangular styles. Engineered and manufactured to marine-grade specifications. Aluminum construction with cast stainless steel hardware. Sumbrella® canvas vented canopy offered in natural, linen or grey. For residential and commercial use. Made in the USA.

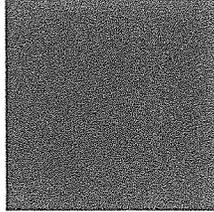




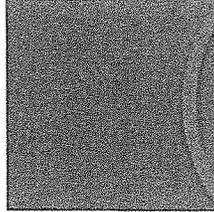
UPHOLSTERY / DRAPERY



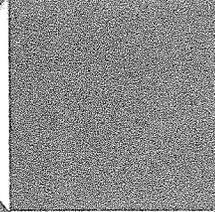
54" Spectrum Crimson
48035-0000



54" Canvas Jockey Red
5403-0000



54" Dupione Crimson
8051-0000

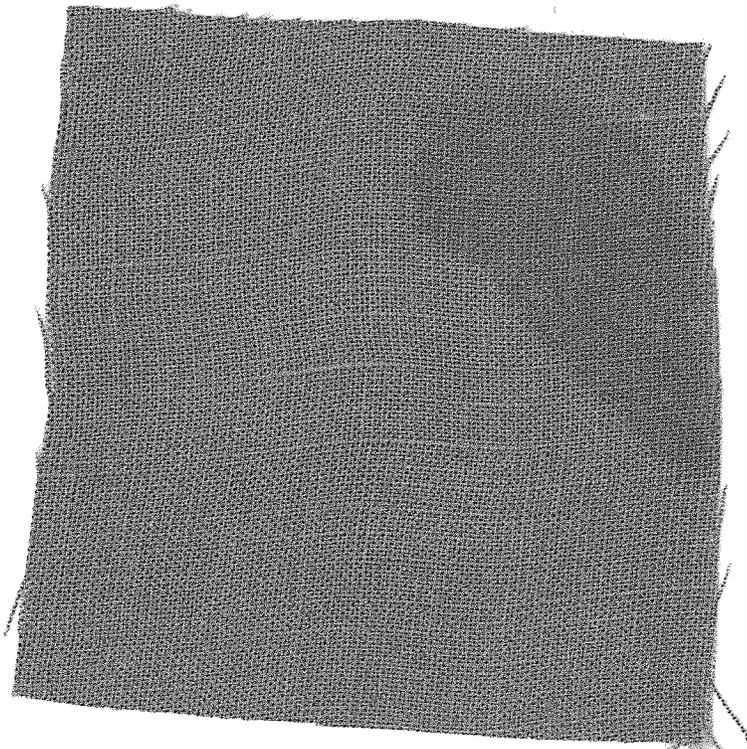


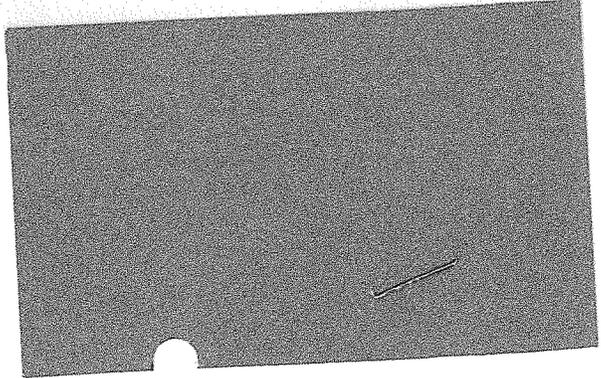
54" Echo Sangria
8080-0000

DISCLAIMER

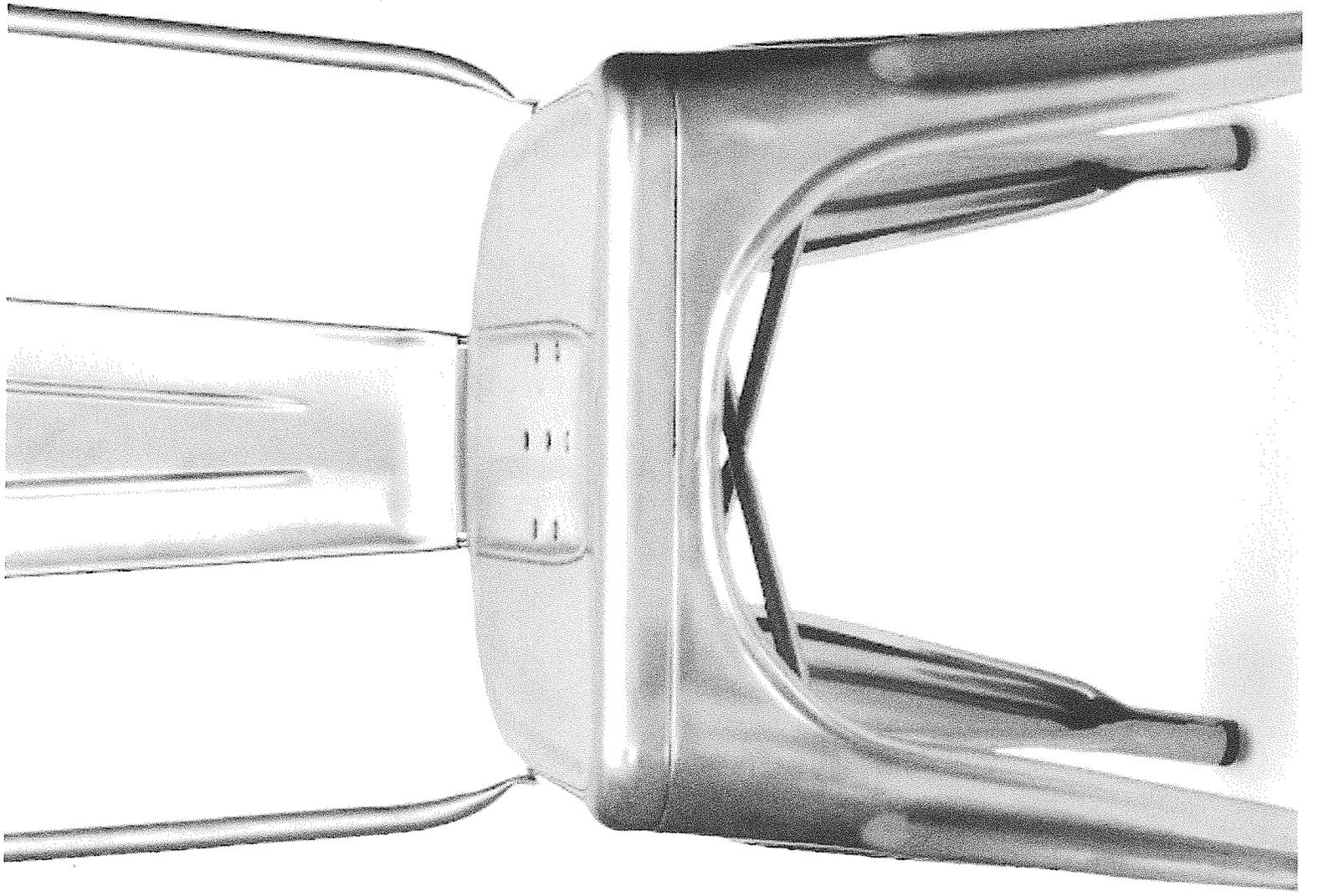
Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.

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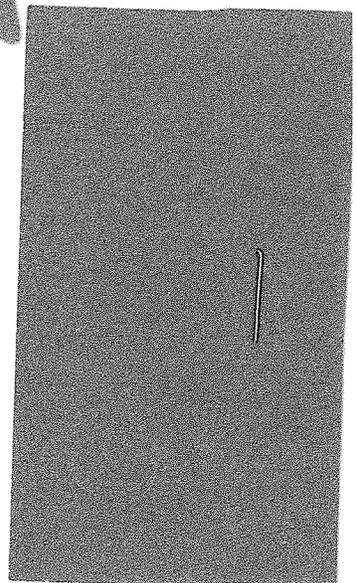


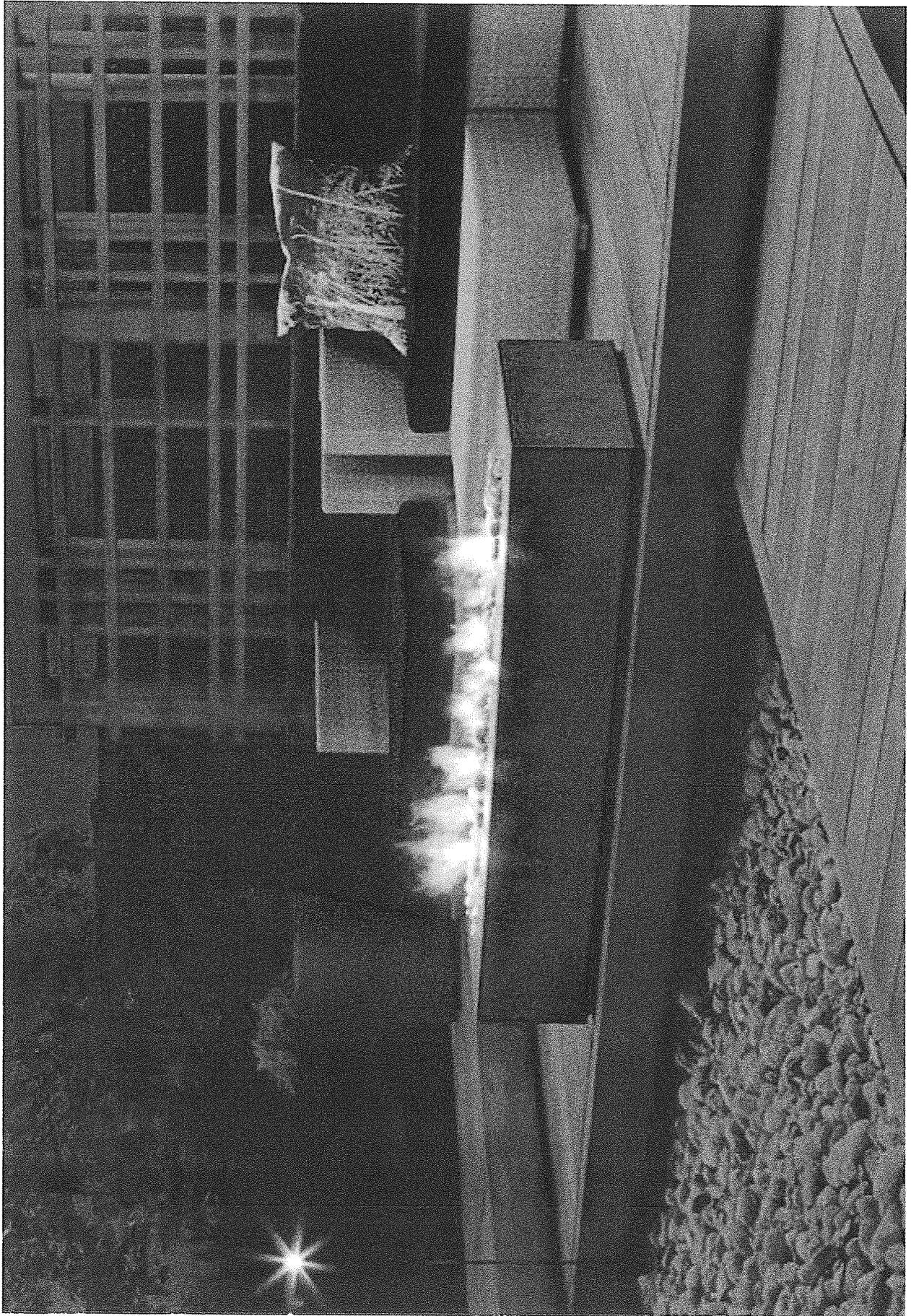


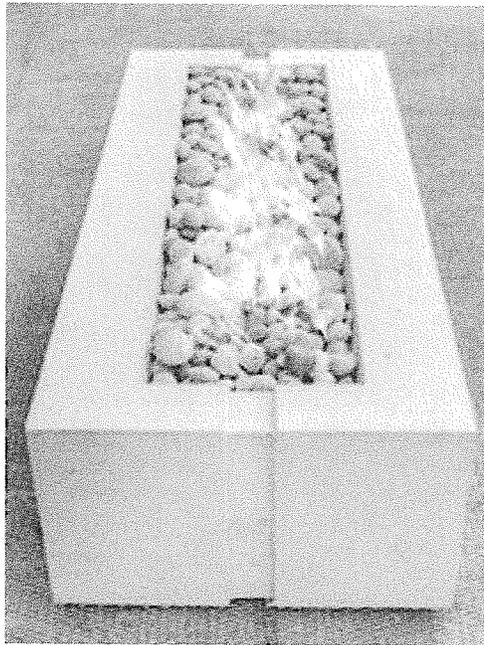


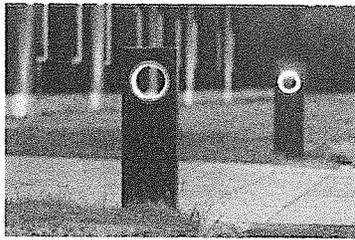


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