



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: December 8, 2015

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY MICHAEL BECKMAN OF TRUSS AND TWINE RESTAURANT ON BEHALF OF BUILDING OWNER, EL PASEO HOLDINGS, LLC., FOR EXTERIOR MODIFICATIONS TO THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE (HSPB #27) LOCATED AT 800 NORTH PALM CANYON DRIVE (ZONE C-1, CASE 3.1198 MAA, (KL))

FROM: Department of Planning Services

SUMMARY

Michael Beckman, owner of the Workshop Kitchen Restaurant at the El Paseo Building is requesting approval to create a second restaurant in a Palm Canyon-fronting tenant space in the building. The tenant improvement includes minor modifications in the storefront glazing systems along Palm Canyon and at an existing glass storefront facing the inner courtyard of the building. A new kitchen exhaust fan is required that will be located next to other roof mounted mechanical equipment in a screened mechanical "roof well" on the northerly part of the roof of the El Paseo Building.

RECOMMENDATION:

Approve the certificate of approval as requested.

BACKGROUND AND SETTING:

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
April 4, 1990	City Council designated El Paseo Building Class 1 historic site #27 (Reso #17053)
December 11, 2007	HSPB granted certificate of approval for renovation & adaptive reuse of El Paseo Building.
May 13, 2008	HSPB granted certificate of approval on courtyard gates.
May 26, 2010	Planning Commission approved sign program for the building.
May 8, 2012	HSPB approved a sign program amendment for the building.
November 8, 2011	HSPB granted certificate of approval for exterior modifications for Workshop Kitchen Restaurant.
November 13, 2012	HSPB granted certificate of approval for reroof of the building.
April 8, 2014	HSPB granted certificate of approval for window replacement

<u>Ownership Status</u>	
2007	Purchase by current owner.

DESCRIPTION AND ANALYSIS

The applicant proposes minor alterations to the exterior of El Paseo Building to accommodate the tenant improvement for a restaurant in the northwest tenant space facing North Palm Canyon Drive as follows:

- Along Palm Canyon, the existing storefront window mullions will be modified to center the door on the tenant space.
- In the building's courtyard, an existing glass curtain wall will also be slightly modified to establish a door to the courtyard. Neither of these storefront systems are part of the historic fabric of the building and were installed during the recent renovation of the building.
- In the paseo connecting the inner courtyard to Palm Canyon Drive, a new tenant entry door that was approved in the 2007 renovation plan, will be installed at this time.
- At the roof, in a mechanical well located on the north side of the building, new mechanical equipment including air conditioning condensing units and exhaust fans for the kitchen/food preparation area are proposed.

All store front mullion and door relocations will integrate the same mullion and window style as presently exist. The building has a roof top mechanical “well” in which a variety of existing mechanical equipment is located, including an existing exhaust fan that is slightly higher than the ridge of the adjacent roof line. The proposed new fan housing and mechanical equipment are expected to be of a similar height and overall size. The top of the new kitchen exhaust fan may be slightly higher than the adjacent roof ridgeline however it is not visible from the inner courtyard and has insignificant visual impacts from the adjacent public street.

FINDINGS:

Although there are not findings necessary for granting a certificate of approval, pursuant to Municipal Code section 8.05.190, the Board shall consider the following factors in evaluating the application:

- (1) *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

The storefront glazing systems in which the doors are to be relocated are not part of the character-defining historic elements and the relocation will not impact any part of the building's historic features. The mechanical well is a required “service” area for the building and as such is an appropriate area for locating new fans and equipment.

- (2) *The relationship of the exterior architectural features of any*

structure to the rest of the structure itself & to the surrounding area;

The proposed alteration will have no impact on the historically significant architectural features of the building and will contribute to the pedestrian vibrancy in the area by filling a tenant space that has been vacant for many years.

- (3) *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

The relocation of entry doors in the storefront systems will be done so that the relocated components match the existing storefront system. The door into the paseo will be as previously approved, and the mechanical equipment will be sufficiently screened by the existing parapet walls and adjacent rooflines so as to be of insignificant impact to the building.

- (4) *Archaeological or ecological significance of the area.*

No known archaeological or ecological significance is associated with the project site.

CONCLUSION

The proposed alterations are minor in nature and do not adversely affect the historic integrity or character of the El Paseo Building. The project is recommended for approval.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (alterations to Historic Resources in accordance with the Secretary of the Interior Standards for the Treatment of Historic Structures) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental.

NOTIFICATION

No notification is required for HSPB review of certificates of approval, however the agenda for today's meeting has been provided to the City's Office of Neighborhood Involvement and distributed to designated neighborhood organizations pursuant to PSZC 94.04.00.



Ken Lyon, RA,
Associate Planner



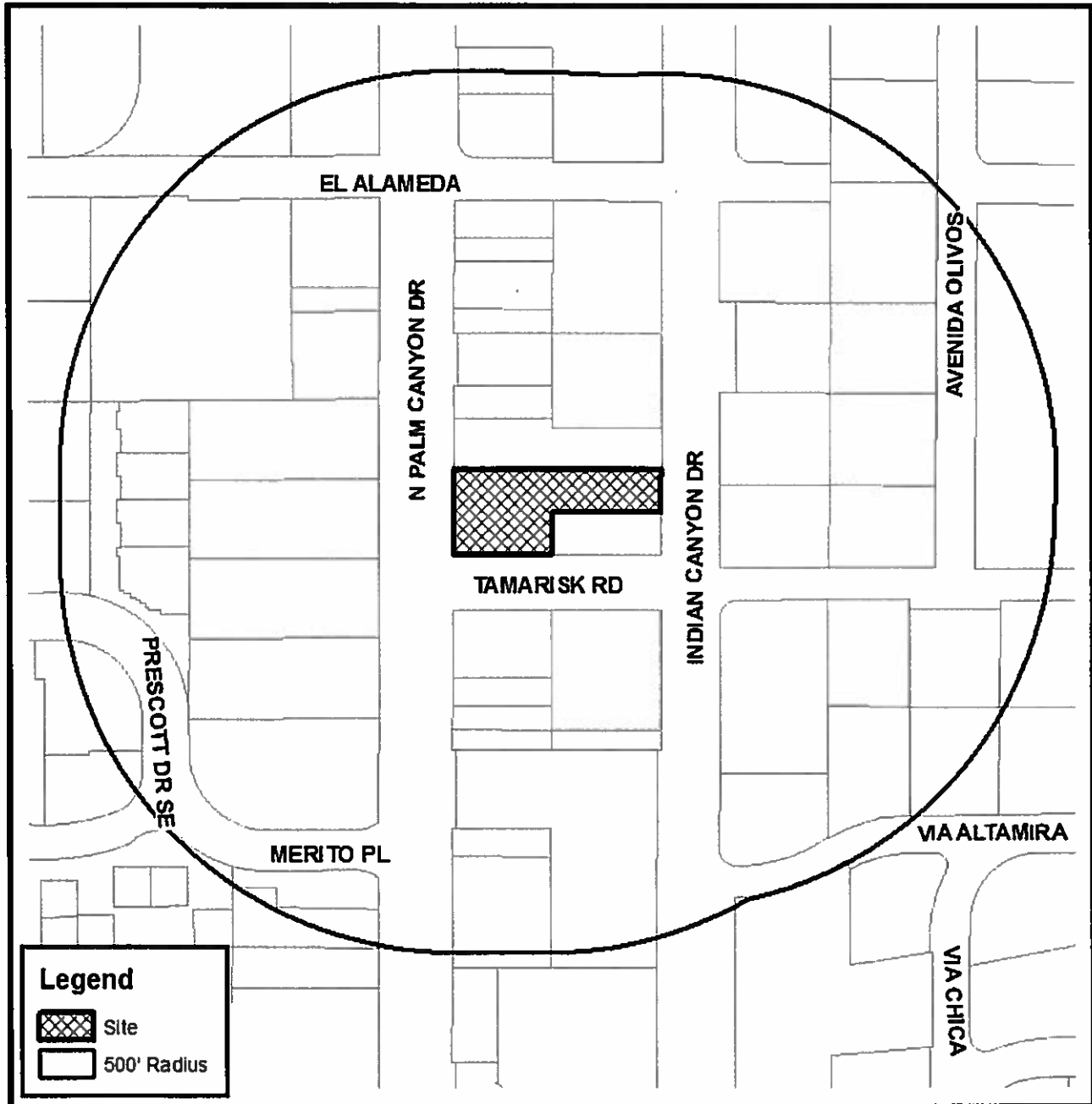
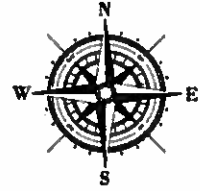
Flinn Fagg, AICP
Director of Planning Services

Attachments:

Vicinity Map
Application materials



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



31 WEST 27 STREET, FLOOR 9
NEW YORK, NY 10001
T 212.966.1200

WWW.SOMA.US

DATE: November 17, 2015

TO: Flinn Fagg AICP
Attn: Ken Lyon
Director of Planning Services
City of Palm Springs, PO Box 2743
Palm Springs, CA 92263-2743

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NOV 18 2015

**PLANNING SERVICES
DEPARTMENT**

RE: Truss & Twine
800 N Palm Canyon Drive
Palm Springs, CA 92262

Request for approval for minor modifications to the El Paseo Building located at the above address, as described below.

Director Fagg:

On behalf of our clients Michael Beckman and Peter L. Mahler, we respectfully request a review by the Palm Springs Historic Site Preservation Board (see drawings A-1 - A-4) for minor modifications to the exterior and internal courtyard facades of 800/816 North Palm Canyon Drive, also known as the El Paseo Building for a proposed restaurant/bar located in Suite F.

Michael Beckman, the restaurant chef/owner, is also the chef/owner of Workshop Kitchen & Bar, located in the adjacent space. Inspired by both the historicity of the El Paseo building, as well as the desire to activate both the frontage along North Palm Canyon and the existing internal courtyard, Mr. Beckman approached us to design a modern restaurant/bar that would engage both the street and the courtyard, while recalling the historic building by using contemporary design and culinary techniques with local ingredients.

Our goal is to create a discrete and well-crafted restaurant and bar that honors the historic El Paseo building while updating the necessary infrastructure for a full service restaurant and bar. Our primary goal is to maintain the existing storefront and connection to North Palm Canyon Drive, while pushing the kitchen areas to the East portion of the space. At the same time, we are re-establishing a direct connection to the courtyard by adding an opening into the existing storefront facing the courtyard. This effectively creates a visual and physical connection between both Workshop and Truss & Twine, activating courtyard.

The restaurant/bar will occupy 1,673 square feet of the ground floor only, and will consist of a main bar/dining area, kitchen, and storage. The existing mechanical platform at the North side of the roof, presents a fantastic opportunity to screen the mechanical equipment without the addition of any obtrusive louver or screen systems. We also ask the director to waive the requirement for mechanical screening located in Sec. 93.03.00(B) in the Palm Springs Zoning Code for the proposed exhaust vent, as an obtrusive mechanical screen at this location will be detrimental to the historic character of the building.

Below is an itemized list of the proposed exterior modifications:

North Palm Canyon Drive

1. Restoration of the glass storefront along North Palm Canyon. The existing storefront shall be replaced with an operable system to activate the street façade. Glass and mullions shall be relocated as per the attached drawings. All finishes, profiles, and glazing shall match the existing character of the storefront. The opening shall be reduced by 3'-6". Any infill material will match the existing character of the masonry wall.

131198

Courtyard Elevation

1. A glass door shall be added to the existing storefront on the North elevation of the courtyard. All finishes, profiles, and glazing shall match the existing character of the storefront. The opening shall not be reduced or enlarged.

Roof

1. All mechanical equipment shall remain located in the existing mechanical platform.
2. One (1) exhaust fan shall be added at the roof. This will be on the North side of the ridge, and visible neither from the alley, nor from the courtyard, and is not visible from North Palm Canyon Drive.

We thank you for your consideration of these modifications, and please do not hesitate to contact our office with any questions or clarifications.

Regards,

Steven Townsend
Associate

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NOV 18 2015

PLANNING SERVICES
DEPARTMENT

El Paseo Holdings, LLC
600 N. Broadway, Suite 200
Milwaukee, WI 53202
(800) 943-7373 x100

November 18, 2015

City of Palm Springs
Historic Site Preservation Board

Dear Palm Springs Historic Site Preservation Board

On behalf of El Paseo Holdings, LLC, I want to thank you for reviewing the proposed modifications for our tenant, Truss & Twine, located at 800 North Palm Canyon Drive. We are supportive of these modifications, and authorize James Cioffi to submit these modifications.

Workshop is a great addition to our building and our community.

I am happy to discuss further and can be reached at 414-847-3100.

Best regards,



Peter L. Mahler
Agent

PLM/lb

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NOV 18 2015
PLANNING SERVICES
DEPARTMENT

3.1198

PROJECT: TRUSS & TRUSS
838 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

OWNER: MICHAEL REZAKIAN
SOUTH HILLSHOP
WORKSHOP KITCHEN & BAR LLC
838 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT: SOMA ARCHITECTURE, APC
31 W 27TH STREET, 9TH F
NEW YORK, NY 10001
1 (212) 512-1000
soma@ycom.com

REVISIONS BY NUMBER

PROJECT NUMBER

GENERAL CONTRACTOR

DATE ISSUED

STRUCTURAL ENGINEER

MULTIPLANNING PARTNER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

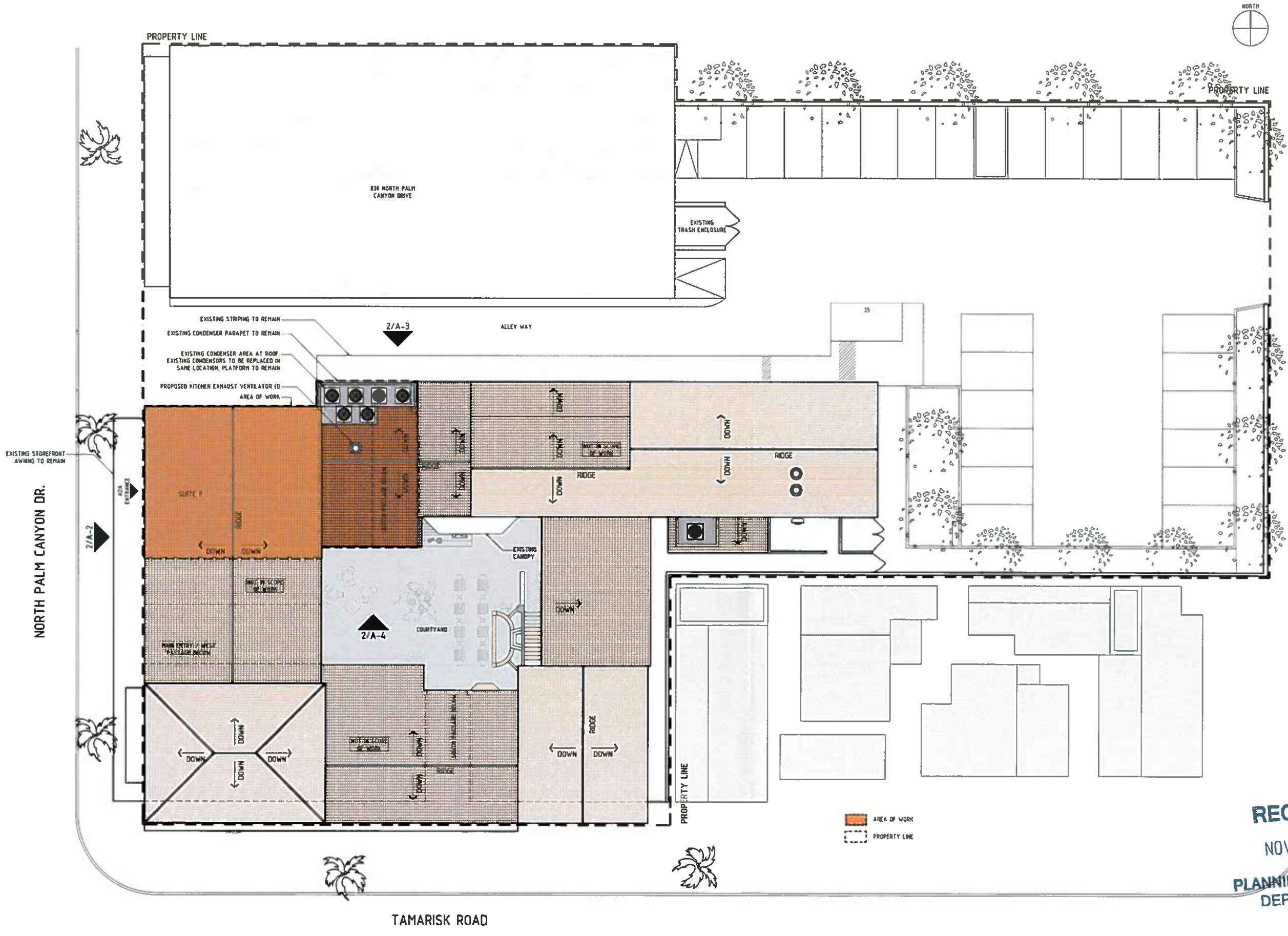
NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS ORDINANCES AND THE CALIFORNIA BUILDING CODE, AS APPLICABLE.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR OTHER CONSULTANTS.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT AND HIS OR HER CONSULTANTS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT AND HIS OR HER CONSULTANTS.

NUMBER	DATE	DESCRIPTION

SCALE	DATE
1/32"=1'	NOVEMBER 17, 2015

DATE: NOVEMBER 17, 2015
PROJECT: PERMIT FILING
PRICE: \$150
HSPB APPROVAL

SHEET: SITE PLAN
A-1



RECEIVED
NOV 18 2015
PLANNING SERVICES
DEPARTMENT

1. SITE PLAN
SCALE 3/32" = 1'

PR-3.1198

FILES & TITLE
 800 N PALM CANYON DR
 PALM SPRING, CA 92262

CLIENT
 MICHAEL REICHMAN
 JOSEPH HERRERA
 HERRERA ARCHITECTS & BAR LLC
 800 N PALM CANYON DR
 PALM SPRING, CA 92262

ARCHITECT
SOMA
 SOMA ARCHITECTURE, APC
 31 W 27TH STREET, 8A 9
 NEW YORK, NY 10001
 212.633.8200
 som@somarc.com

ARCHITECT OF RECORD

PROJECT NUMBER

DATE OF CONSTRUCTION

CAD FILE NAME

STRUCTURAL ENGINEER

MULTIPLANING NUMBER

STRUCTURAL NUMBER

LANDSCAPE ARCHITECT

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC FEATURES AND MATERIALS.
 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARTWORK AND FURNITURE.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND VEGETATION.
 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

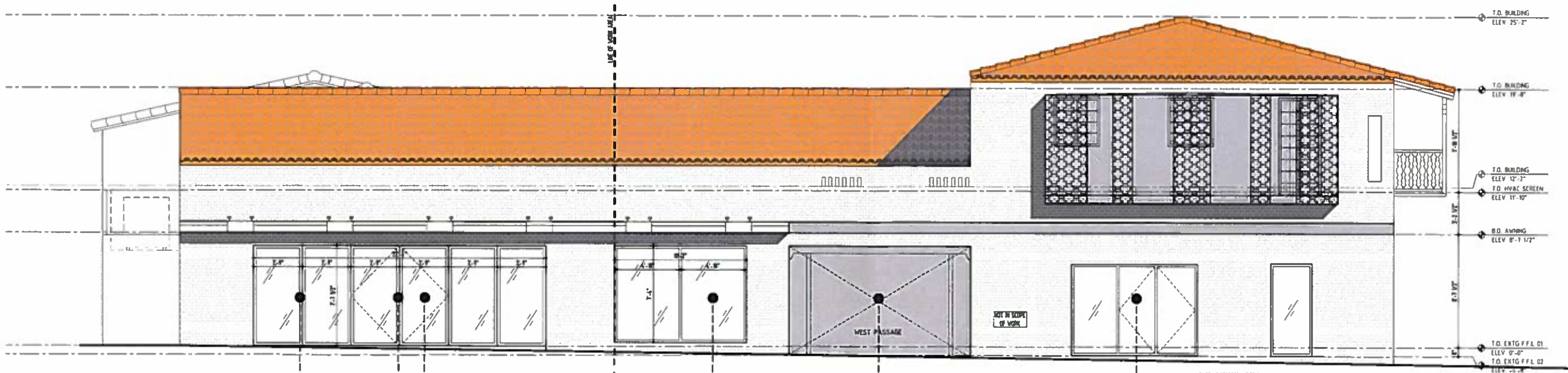
NO.	DATE	REVISION

SCALE
 1/4"=1'-0"
 DATE
 NOVEMBER 12, 2015
 PERMITTED FOR
 PERMIT FILING
 PROJECT NO.
 150
 HSPB APPROVAL

PROPOSED AND EXISTING
 BUILDING ELEVATIONS
 NORTH PALM CANYON DRIVE

DATE

A-2



2. PROPOSED NORTH PALM CANYON ELEVATION
 SCALE 1/4"=1'-0"

STOREFRONT TO BE RESTORED WITH OPERABLE WALL GLASS AND MULLIONS SHALL BE RELOCATED TO NEW LOCATIONS TO MATCH OTHER STOREFRONT. OVERHEAD OPENING SHALL BE RELOCATED. ALL FINISHES AND PROFILES SHALL MATCH THE EXISTING STOREFRONT.

ENTRANCE DOOR TO BE REPLACED AND RELOCATED

PATTERN REMOVED FROM STOREFRONT

EXISTING STOREFRONT TO REMAIN

EXISTING OPENING AND GATE TO REMAIN

EXISTING STOREFRONT TO REMAIN



NORTH PALM CANYON STREET VIEW

EXISTING STOREFRONT AND ENTRANCE



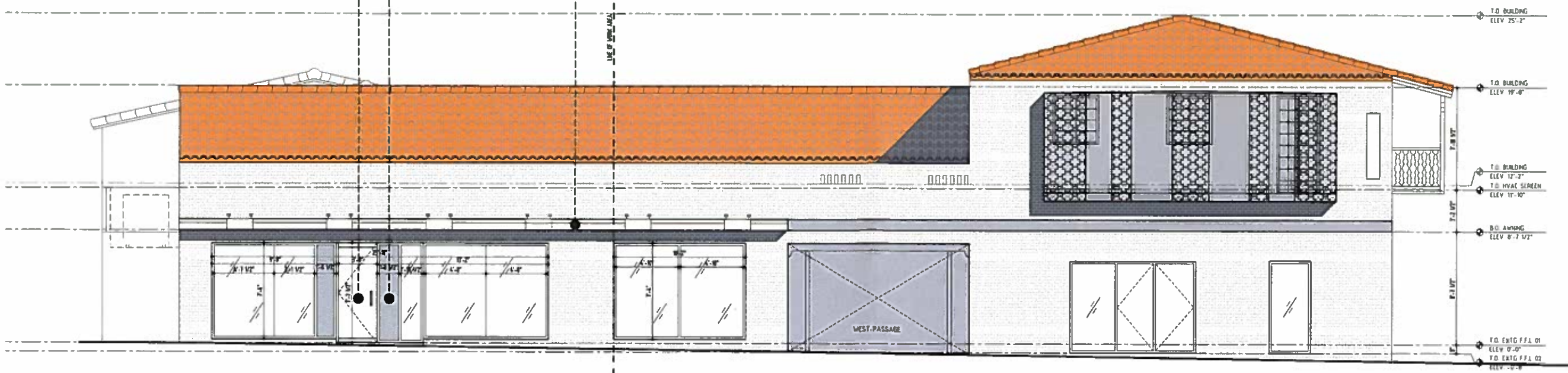
EXISTING STOREFRONT PATTERN

EXISTING PATTERN AT STOREFRONT

EXISTING AWNING TO REMAIN



EXISTING STOREFRONT PATTERN



1. EXISTING NORTH PALM CANYON ELEVATION
 SCALE 1/4"=1'-0"

PROJECT: ERIC & TRINE
608 N PALM CANYON DR,
PALM SPRINGS, CA 92262

CLIENT: MICHAEL BECKMAN
KIMBERLY BECKMAN
MICHAEL BECKMAN ARCHITECT & ASSOCIATES
608 N PALM CANYON DR,
PALM SPRINGS, CA 92262

ARCHITECT: SOMA ARCHITECTURE, INC.
21 W 20TH STREET, SUITE 8
PALM SPRINGS, CA 92262
818.326.3300
soma@soma.com

ARCHITECT OF RECORD:

PROJECT NUMBER:

NUMBER CONTRACTORS:

DATE PLOTTED:

SCALE/GRAPHIC SCALE:

PROJECT NUMBER:

DATE PLOTTED:

SCALE/GRAPHIC SCALE:

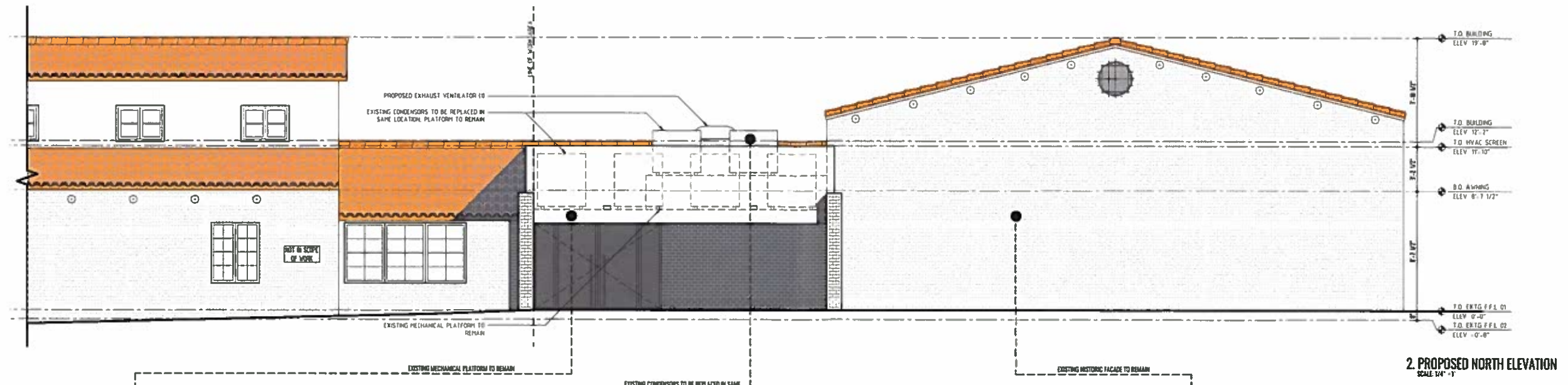
NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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NUMBER	DATE	DESCRIPTION

SCALE: 1/4" = 1'
DATE: NOVEMBER 17, 2015
PROJECT: PERMIT FILING
SHEET: 150
HSPB APPROVAL

PROJECT: PROPOSED AND EXISTING
BUILDING ELEVATIONS
NORTH ALLEY

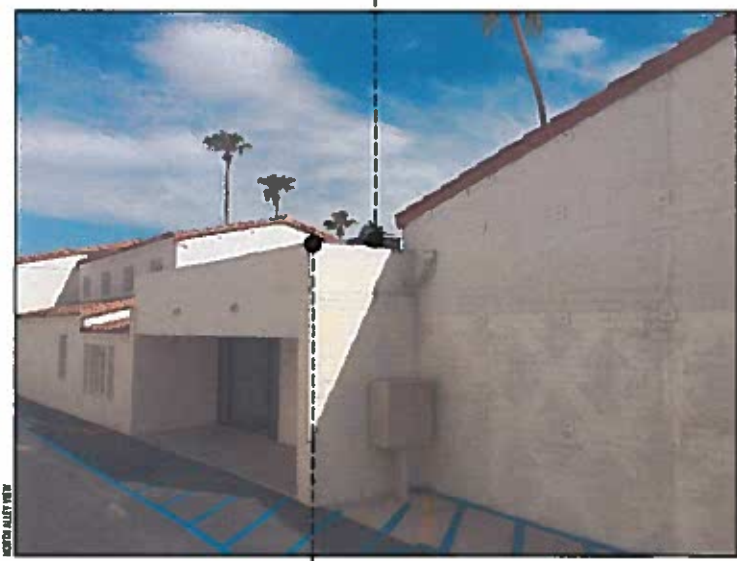
SHEET: A-3



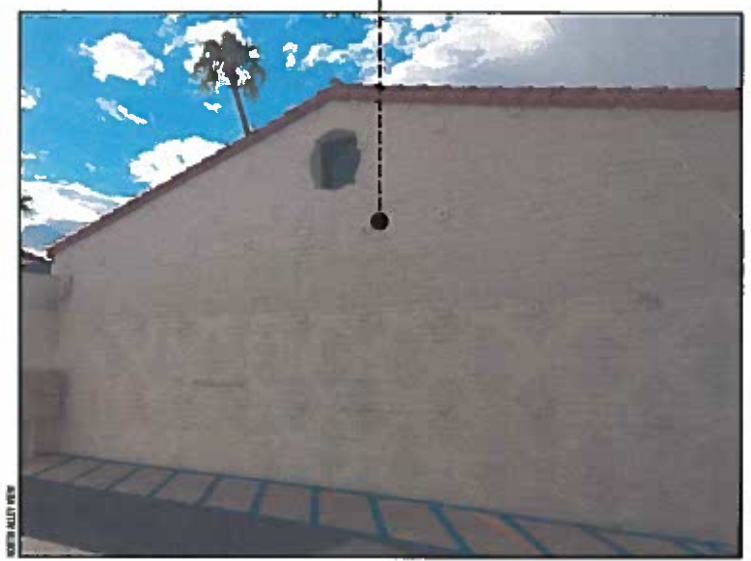
2. PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'



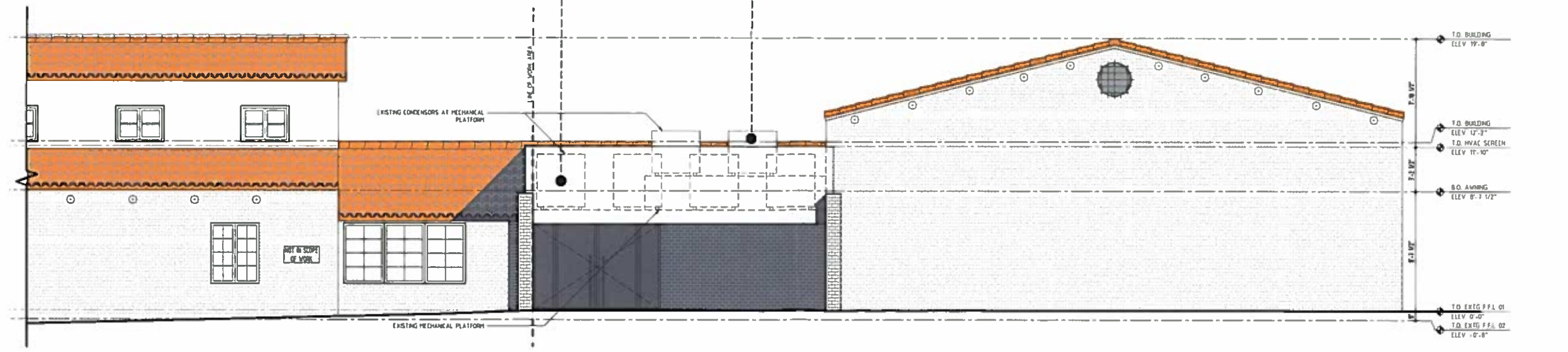
EXISTING MECHANICAL PLATFORM



EXISTING CONDENSORS



EXISTING HISTORIC FACADE TO REMAIN



1. EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'

PROJECT: TONGUE POINT AND H PAUL CANYON DE PALM SPRING, CA 92262

ARCHITECT: SOMA ARCHITECTURE, INC. 25 W 25TH STREET, 4th F NEW YORK, NY 10001

PROJECT NUMBER

DATE: 11/17/2015

DRAWN BY: [Blank]

CHECKED BY: [Blank]

SCALE: [Blank]

DATE: [Blank]

PROJECT: [Blank]

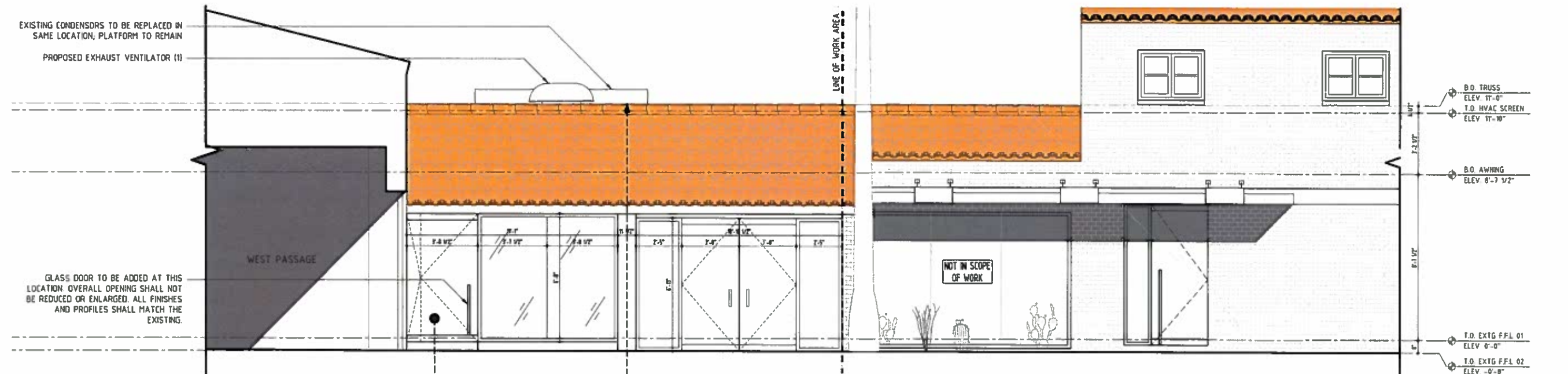
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NOTES: THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF SOMA ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTURE, INC.

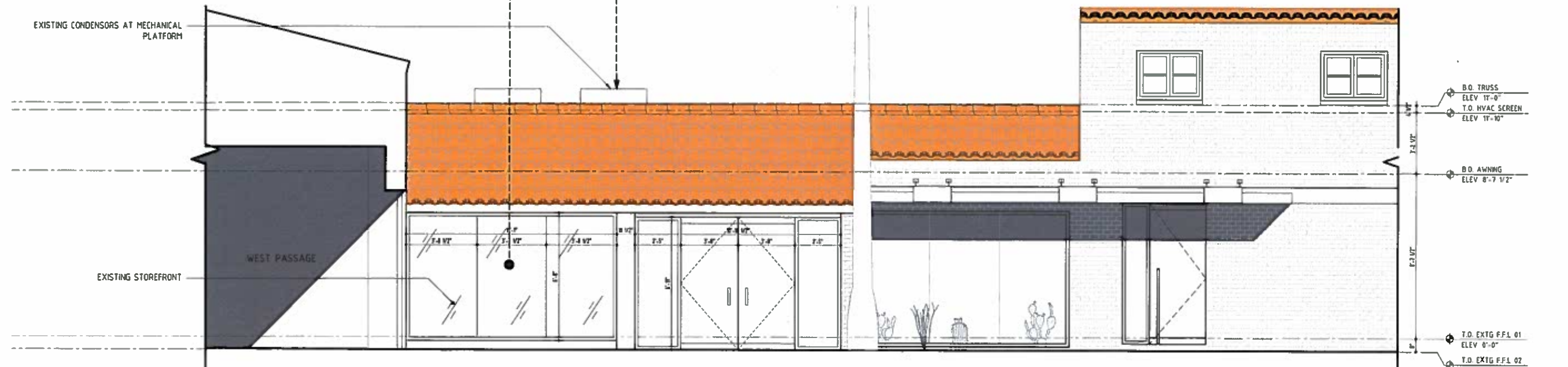
NO.	DATE	DESCRIPTION

SCALE 3/8" = 1'
 DATE NOVEMBER 17, 2015
 PERMIT FILING
 SHEET 156
 HSPS APPROVAL

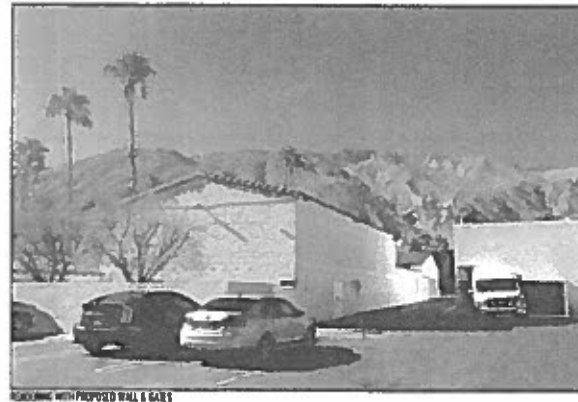
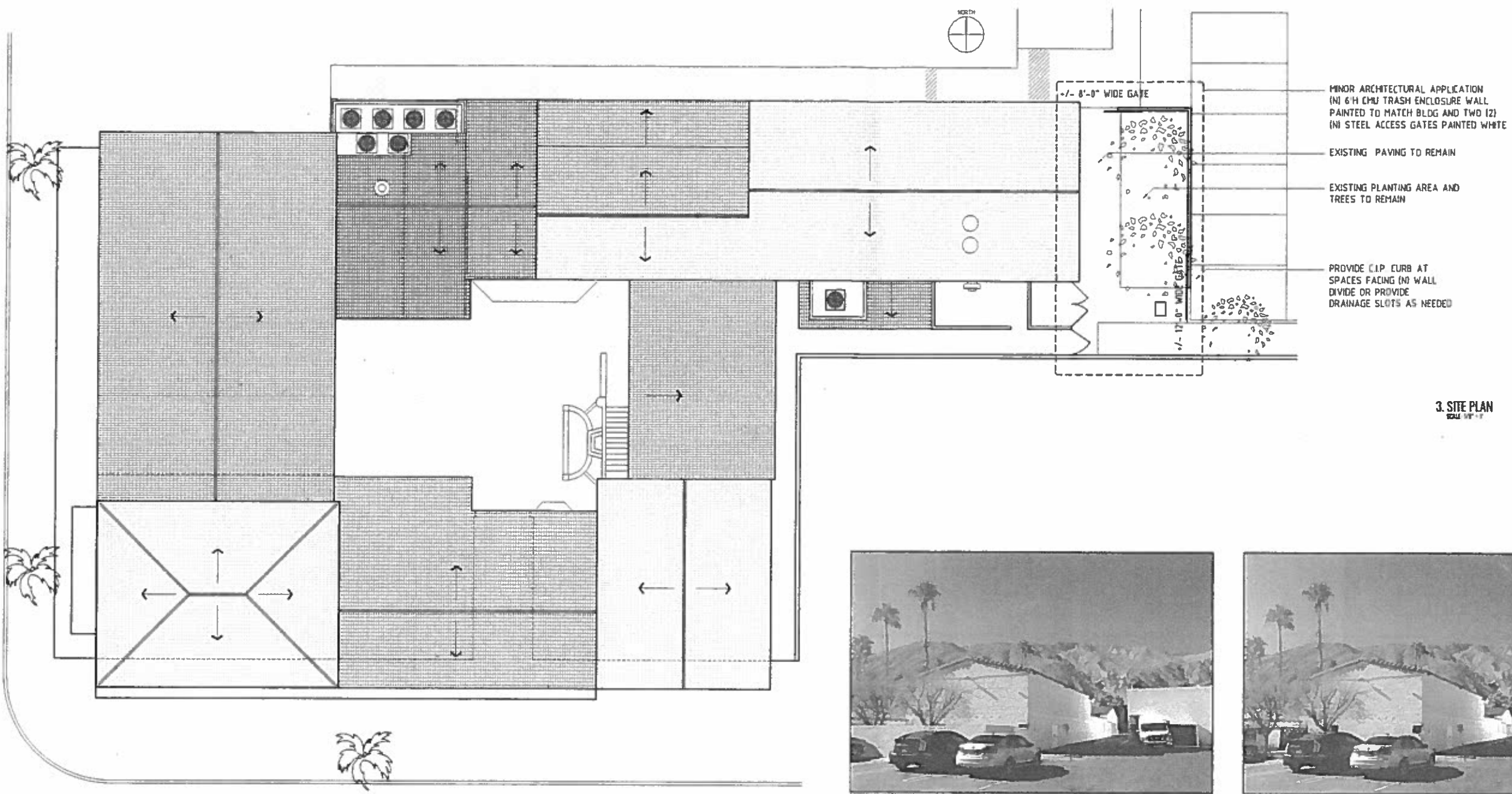
PROPOSED AND EXISTING BUILDING ELEVATIONS COURTYARD



2. PROPOSED COURTYARD ELEVATION
SCALE 3/8" = 1'



1. EXISTING COURTYARD ELEVATION
SCALE 3/8" = 1'



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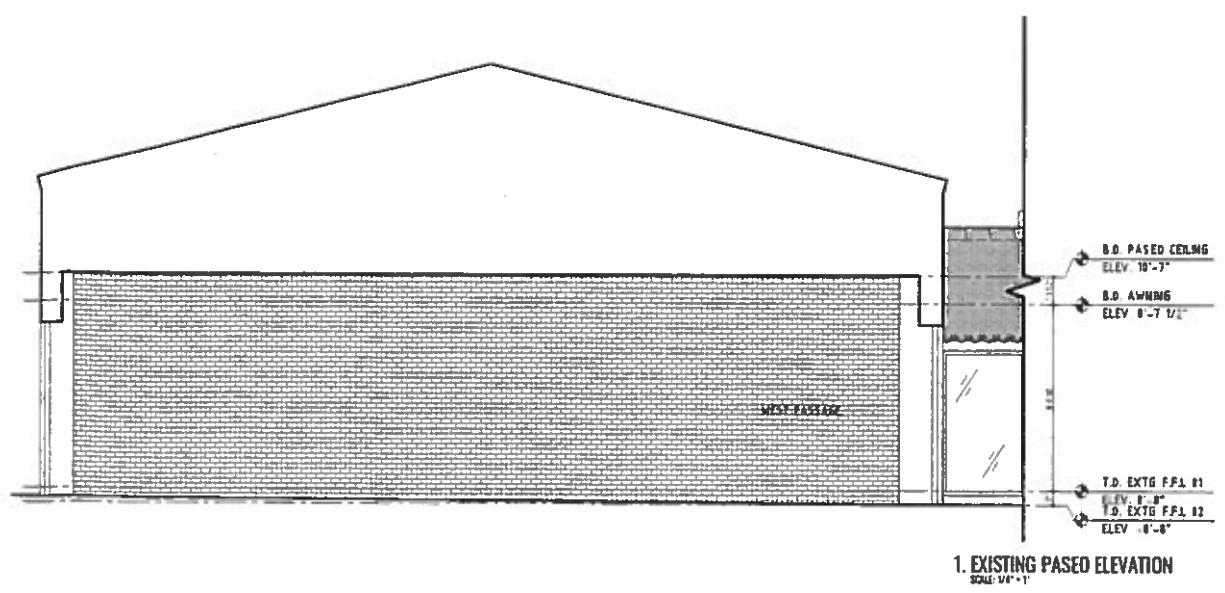
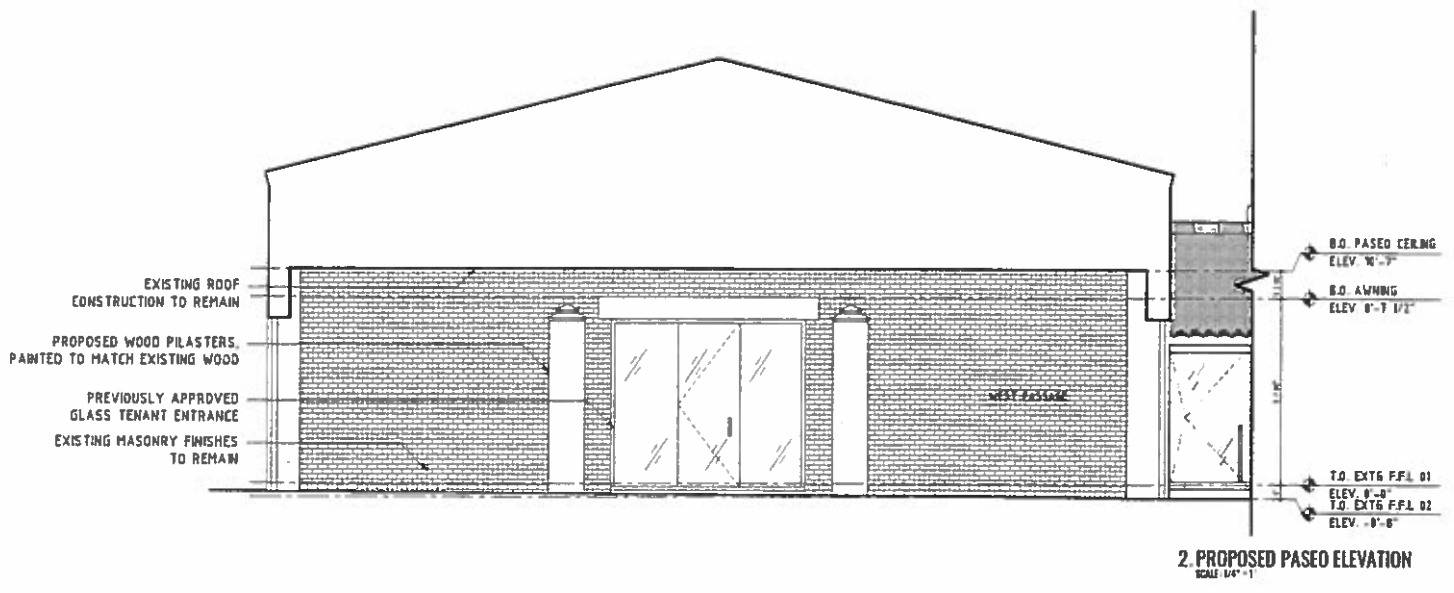
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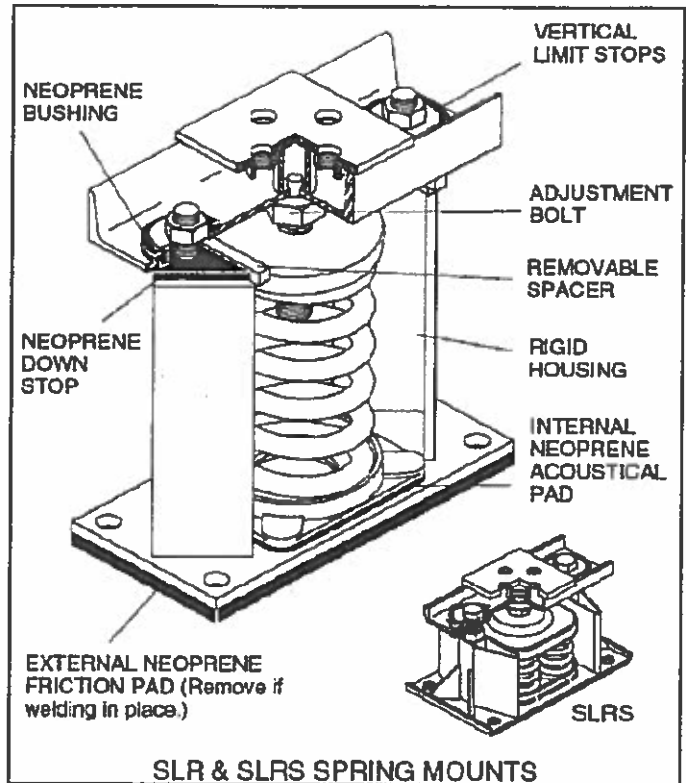
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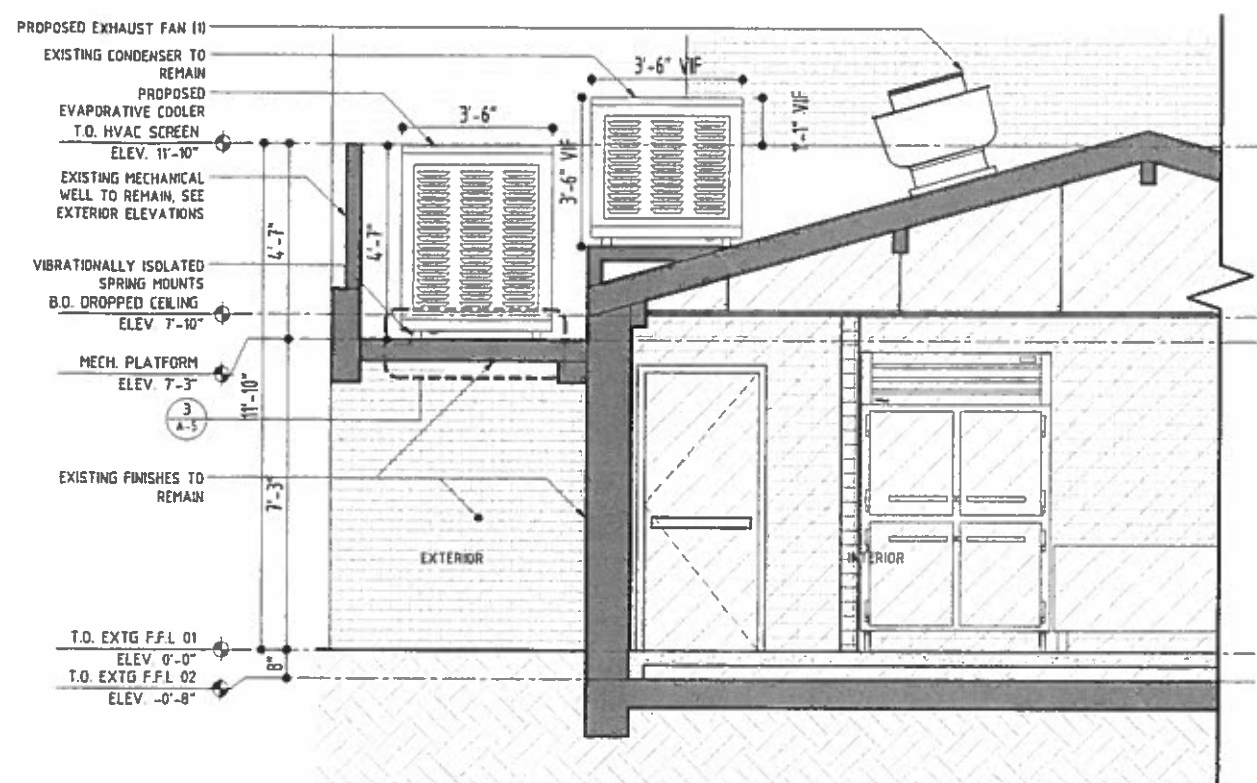
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SANTA ANA, CA 92705



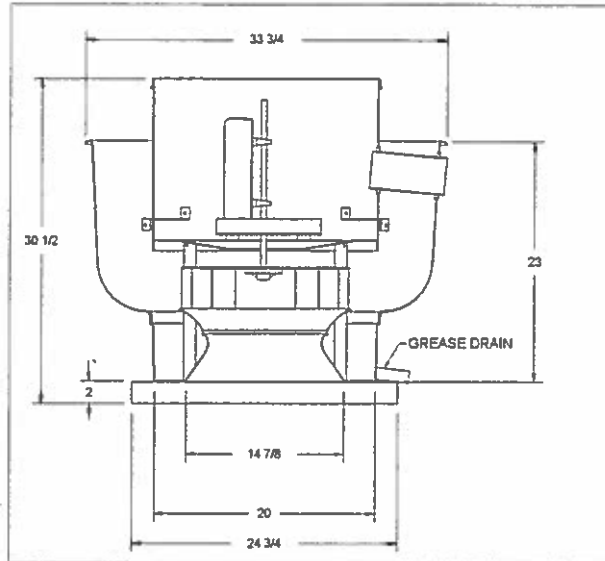
PROJECT: 1000 S F STREET, SAN FRANCISCO, CA 94108
 CLIENT: MICHAEL BUCKNER ARCHITECTURE & DESIGN, 200 S F STREET, SAN FRANCISCO, CA 94108
 ARCHITECT: SOMA ARCHITECTURE INC, 21 W 27TH STREET, SAN FRANCISCO, CA 94113
SOMA 1 232.466.1770
 info@soma.com



SLR & SLRS SPRING MOUNTS
3. PROPOSED CONDENSER MOUNTS
 SCALE: 1/2" = 1'



1. PROPOSED BUILDING SECTION
 SCALE: 1/2" = 1'



FEATURES:

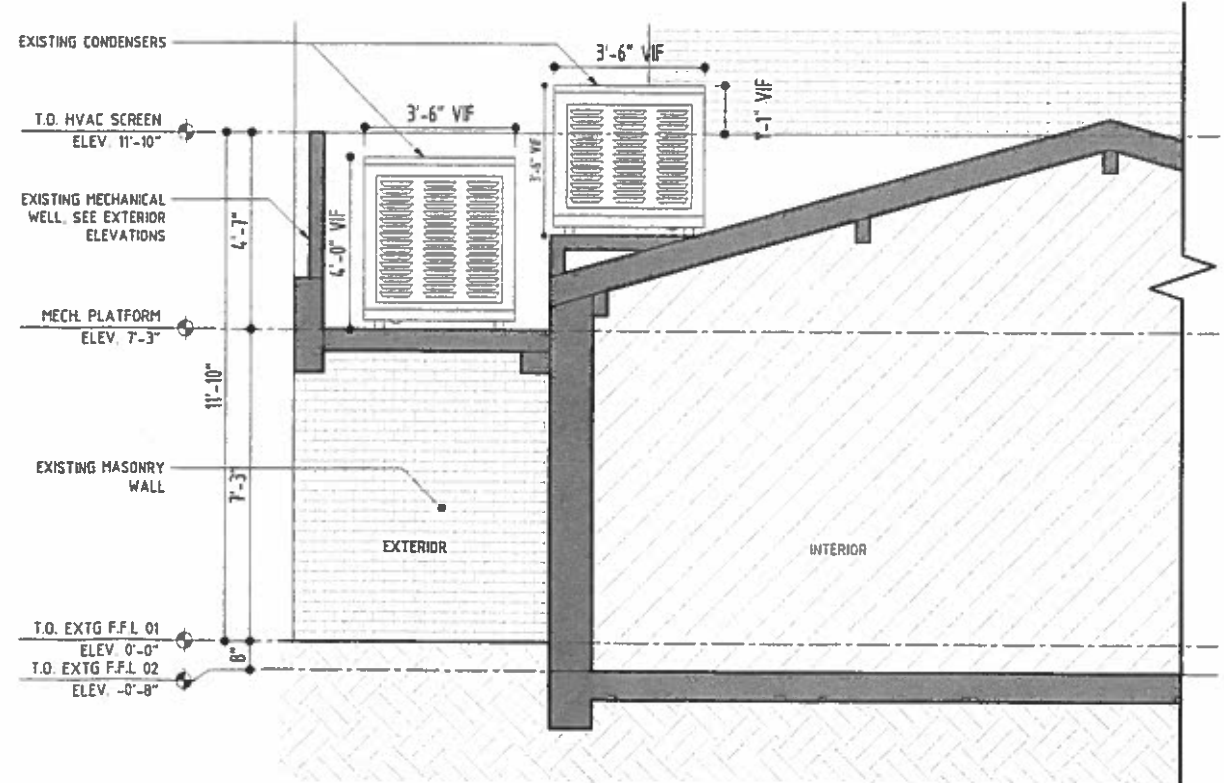
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 800°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS
 GREASE BOX

3. EXHAUST VENT SHOP DRAWING
 SCALE: 1/2" = 1'



1. EXISTING BUILDING SECTION
 SCALE: 1/2" = 1'

NOTES:
 1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE 2015 MECHANICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

NO.	DATE	DESCRIPTION

SCALE: AS NOTED
 DATE: NOVEMBER 17, 2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: PERMIT FILING
 ISSUE: HSPB APPROVAL

PROPOSED AND EXISTING BUILDING SECTION MECHANICAL WELL