



CITY COUNCIL STAFF REPORT

DATE: May 4, 2016

PUBLIC HEARING

SUBJECT: AN APPEAL BY MICHAEL BECKMAN, OWNER OF THE TRUSS & TWINE BAR & RESTAURANT, OF THE HISTORIC SITE PRESERVATION BOARD ACTION OF MARCH 8, 2016 DENYING A CERTIFICATE OF APPROVAL FOR EXTERIOR ALTERATIONS TO THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE AND CONTRIBUTING STRUCTURE WITHIN THE LAS PALMAS BUSINESS HISTORIC DISTRICT; LOCATED AT 800 NORTH PALM CANYON DRIVE, (CASE 3.1198 MAA / HSPB #27; ZONE C-1)

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

On March 8, 2016, the Historic Site Preservation Board (HSPB) denied a request for a Certificate of Approval for a folding glass storefront system proposed on the Palm Canyon façade of the El Paseo Building as a part of a tenant improvement project for a new bar & restaurant. The appellant is requesting the City Council to overturn the action of the HSPB and grant the Certificate of Approval, asserting that the proposed façade modifications will have no adverse impact on the historic El Paseo Building.

RECOMMENDATION:

Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CALIFORNIA UPHOLDING THE APPEAL, REVERSING THE MARCH 8, 2016 DECISION OF THE HISTORIC SITE PRESERVATION BOARD, AND GRANTING A CERTIFICATE OF APPROVAL FOR A NEW FOLDING GLASS STOREFRONT SYSTEM AT THE TRUSS & TWINE BAR AND RESTAURANT, LOCATED AT 800 NORTH PALM CANYON DRIVE; CLASS 1 HISTORIC SITE #27, LAS PALMAS BUSINESS HISTORIC DISTRICT".

ITEM NO. 1.0.

BACKGROUND – PRIOR ACTIONS:

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc.</i>	
May 7, 1986	The City Council established the Las Palmas Business Historic District, identifying the El Paseo Building as a "contributing site" within the district.
April 4, 1990	The City Council adopted Resolution #17053, designating the El Paseo Building, located at 800 North Palm Canyon Drive as Class 1 historic site # HSPB 27.
December 11, 2007	The HSPB granted a Certificate of Approval for a comprehensive renovation of the El Paseo Building including landscaping.
February 10, 2009	The HSPB granted a Certificate of Approval for a sign program.
April 13, 2010	The HSPB granted a Certificate of Approval for an amendment to the sign program.
November 8, 2011	The HSPB granted a Certificate of Approval for exterior modifications to the El Paseo Building for construction of the Workshop Kitchen & Bar Restaurant.
December 13, 2011	The HSPB granted a Certificate of Approval for other exterior modifications to the El Paseo Building for the Workshop Kitchen & Bar Restaurant.
May 8, 2012	The HSPB granted a Certificate of Approval for another amendment to the sign program.
August 14, 2012	The HSPB granted a Certificate of Approval for signs for Workshop Kitchen & Bar
November 13, 2012	The HSPB granted a Certificate of Approval for reroof of the El Paseo Building.
April 8, 2014	The HSPB granted a Certificate of Approval for replacement of clerestory windows at the exterior of the Workbench Kitchen & Bar.
December 8, 2015	The HSPB granted a Certificate of Approval for exterior alterations for the construction of the Truss & Twine Bar & Restaurant in the northwest corner suite.
February, 2016	Staff reviewed Plan Check #2016-632 for the construction of the tenant improvements for the Truss & Twine Restaurant & Bar noting a replacement folding glass door system at the Palm Canyon Drive frontage.
March 8, 2016	The HSPB denied a Certificate of Approval on the clarification of the replacement storefront system for the El Paseo Building.
March 16, 2016	The applicant filed an appeal of the HSPB action of March 8, 2016.

PROJECT DESCRIPTION:

As noted in the summary table above, on December 12, 2015, the HSPB granted a certificate of approval for alterations to the exterior of the El Paseo Building, a Class 1 historic site, for a proposed new tenant called "The Truss & Twine Bar & Restaurant". The scope of work was

characterized as relocation of an existing door in an existing glass storefront in an existing masonry opening.

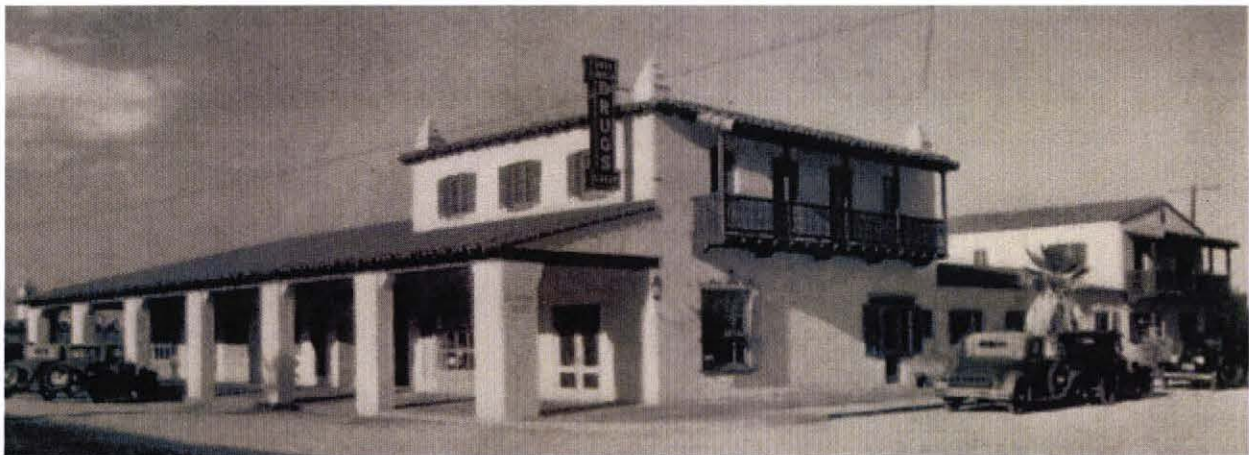
The building permit drawings submitted by the applicant in February, 2016 however, depicted the full removal of the existing glass storefront and proposed installation of a new folding glass door system.

On March 8, 2016, staff took the revisions back to the HSPB to re-affirm the Board's understanding of the storefront modifications. However, upon review, the HSPB determined that the proposed new folding glass storefront system was not consistent with the historic character of the El Paseo Building and denied the Certificate of Approval request.

On March 16, 2016, the applicant filed an appeal of the HSPB's denial.

HISTORIC CONTEXT:

The El Paseo Building is a rare surviving example of an early mixed use commercial complex designed in a Spanish Colonial Revival style. It was constructed during the "boom years" of the 1930's when the commercial core of Palm Springs expanded beyond the original village center, along North Palm Canyon Drive. The building is one of the earliest commercial buildings constructed outside of the downtown central core of Palm Springs and is also a "Contributing Structure" within the Las Palmas Business Historic District (the City's first designated historic district).



EL PASEO BUILDING C. 1931

Prior to its Class 1 historic site in 1990, the El Paseo Building suffered numerous alterations which damaged the historic integrity of the structure, most notably removal of the large covered front porch (arcade) on the west elevation. This deep front porch, with its heavy masonry columns, provided shady relief from the intense afternoon sun on the west façade of the building. Its removal was most likely done to accommodate widening of the Palm Canyon Drive right of way decades ago. Later "modernizing" efforts (shown in the photo below), further impaired the historic integrity of the El Paseo Building.



EL PASEO BUILDING C. 2001

In 2007 the HSPB granted a certificate of approval for a significant renovation of the El Paseo Building, restoring many of the surviving historic character-defining features and introducing new elements that made it attractive and viable for contemporary retail uses¹.

In 2011 the HSPB granted a certificate of approval for exterior modifications to accommodate the Workshop Kitchen & Bar Restaurant, which occupies the northeast portion of the building.



EL PASEO BUILDING C. 2011

Despite many significant changes, the El Paseo Building retains sufficient historic integrity including the masonry exterior, clay tile roof, its pleasantly-scaled courtyard, paseos, and many decorative details to convey its historic significance.

The “minor change” to the storefront in the northwest tenant space that was presented and approved by the HSPB in December 2015 is significantly different from the “full replacement” with a different type of opening that was submitted on the building permit drawings and shown to the HSPB in March of 2016.

¹ Alterations included new storefront glazing systems and doors, repaving of the courtyard, landscaping, new balcony elements and other façade enhancements.

PROJECT DESCRIPTION AND BASIS FOR THE APPEAL

At the HSPB meeting of December 8, 2015, the Board reviewed application materials provided by the applicant including drawings and a letter dated November 17, 2015, which described the modifications to the Palm Canyon Drive storefront. The letter noted: *“Our primary goal is to maintain the existing storefront...”*, and *“...Restoration of the glass storefront along North Palm Canyon...”* The letter further states that *“...Glass and mullions will be relocated...”* and *“...All finishes, profiles, and glazing shall match the existing character of the storefront. The opening shall be reduced by 3’-6”.”*

A drawing was presented dated November 17, 2015 that showed the west building elevation with “existing” and “proposed” labels. A dashed line pointing to the door on both the existing and proposed elevation denoted, *“Existing storefront and entrance”* and *“Entrance door to be replaced and relocated.”* Another note reads, *“Storefront to be replaced with operable glass wall. Glass and mullions shall be relocated to new locations to match other openings.”* and *“All finishes and profiles shall match the existing storefront”*. The drawings did not indicate a fully operable folding glass door system².

The board moved to grant the certificate of approval as presented.

In February, Planning staff reviewed the building permit plan check drawing set (Plan Check No. 2016-632). At that time, staff observed that the scope of work associated with the Palm Canyon Drive glass storefront was proposed as a folding glass curtainwall system in which all glass panels folded and pivoted which would allow the entire curtainwall system within the masonry opening to be open to the street. Although it was noted at the December HSPB meeting that the storefront was not part of the historic fabric of the building, staff concluded that the wide, multi-panel folding glass door as shown on the February building permit set was sufficiently different from what the Board saw and approved in December, noting that it did not *“match the character of the existing storefront”*. Therefore it was determined that it should be taken back to the board to re-affirm their understanding and approval of that component of the project.

In the March 2016 HSPB presentation, staff explained that within the same masonry opening, the fixed storefront was proposed to be replaced with an “accordion” type door that would allow full opening of the window system to the street. The board asked questions about possible outdoor seating and whether a perimeter barrier for serving alcohol outdoors would be required that would further impact the appearance of the building. Staff clarified that exterior railings and expansion of seating onto the front sidewalk was not part of the project scope. It was emphasized that the presentation was only to clarify the change in scope from relocation of the existing center door to a replacement folding window system allowing full width opening. It was noted that the masonry opening was not changing as a result of the replacement of the

² At the December meeting, applicant Michael Beckman stated that he recalled that at the time the Board reviewed the initial exterior alterations to accommodate the tenant improvement for the Workshop Kitchen & Bar in 2011, a request to change the front door of that tenant space was rejected and the board noted that and all window treatments within the building were to remain the same.

storefront system³.

A motion was made by board member La Voie, seconded by board member Williamson to approve the proposed installation of the new multi-panel folding glass storefront system, despite that it is inconsistent with other storefront windows and previously related approvals in the building. The maker of the motion noted that the motion did not include any other changes to the building, barriers, screens or outdoor seating – only the opening and the windows and doors contained therein. The motion failed by a vote of 6-1.

The applicant appealed this action in its appeal letter dated March 16, 2016.

STAFF ANALYSIS:

In the letter dated March 16, 2016, the appellant states,

“Our goal in modernizing the existing storefront is to simultaneously reinforce the connection to North Palm Canyon Drive while reengaging the pedestrian traffic along the street. The operable façade creates this engagement, recalling the arcade from the original building which was eliminated in the subsequent renovations.”

In its appeal letter, the applicant/appellant restated the following paragraph from its application letter of November 17, 2015:

“Below is an itemized list of the proposed exterior modifications which was presented to the Planning Department and the HSPB:

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.”*

The glass and finishes of the proposed system would also match the same color and finish of the glass and mullions of the existing storefronts.”

Although the appellant's letter describes a goal of “re-engaging the pedestrian traffic along the street” and “recalling the arcade from the original building”, neither the drawings and exhibits nor the oral presentation by staff or the applicant to the HSPB in December characterized the

³ Upon further review of the project documents for this appeal, staff notes an error in its reporting on the project: the masonry opening would need to be reduced in width (infilled) to accommodate the proposed folding glass door system by approximately 3'-6"; staff had reported incorrectly both in December and in March that there would be no change in the width of the masonry opening. Such infill however, could be removed in the future, and thus would not materially impair the historic fabric of the building.

storefront modifications to be a full replacement with a folding glass door system. It was clearly understood as relocation of an existing door using existing mullions in an existing storefront.

In the staff memo of March 8, 2016, it was clarified that the folding glass door system shown in the plan check drawings and as presented in the March 2016 exhibits did represent a change from what was approved by the HSPB in December, however staff stated its opinion that the change did not significantly alter the contributing architectural features nor impair the historic integrity or character of the El Paseo Building.

CONCLUSION

The scope of exterior alterations approved by the HSPB in December 2015 is indeed substantially different from what the HSPB denied in March, 2016; however the glass storefront that is the subject of the appeal was installed in 2007 and is not an original part of the historic structure of the El Paseo Building.

The defining historic characteristics of the El Paseo Building – specifically the clay tile roofs, the intimate scale of the courtyard the various decorative glazed tile wall insets, clay tile window grills, heavy masonry walls, wood beams and exposed wood rafters, the covered paseo, and other surviving original features of the building – are not adversely impacted by the proposed folding glass storefront system.

The building's historic significance – as a rare surviving example of a very early mixed-use commercial building, reflecting the outward expansion of the commercial core of Palm Springs during the “boom years” of the 1930's, -- is not materially altered by the proposed folding glass storefront. In fact, in the open position, the feeling of a covered, wide open-air space between the heavy masonry walls re-creates the feeling of the deep, shady open-air porch roof and heavy masonry piers that once existed on the Palm Canyon frontage of the El Paseo Building.

FISCAL IMPACT:

No fiscal impact.

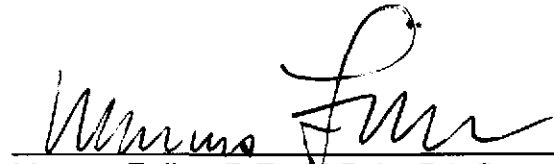
ENVIRONMENTAL ANALYSIS:

The proposed alteration to the storefront system at the El Paseo Building meets the definition of a project as defined by CEQA (The California Environmental Quality Act). The El Paseo Building was designated by the Palm Springs City Council as a Class 1 historic site and thus meets the definition in CEQA of a historic resource. CEQA allows for a Categorical Exemption of a project from further analysis under CEQA involving a historic resource if it can be concluded that the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and will not materially impair the significance of a historic resource. The significance of a historic resource is impaired when a project materially impairs the physical characteristics that convey the significance of the resource.

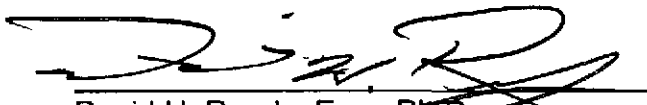
In this case, the project proposes to replace a storefront glazing system installed in 2007. The storefront is not part of the physical characteristics that convey the historic significance of the resource. The proposed project does not impair the historic resource in an adverse way and therefore staff has determined the project to be eligible for a Class 31 Categorical Exemption under CEQA.



Flinn Fagg, AICP
Director of Planning Services



Marcus Fuller, P.E., M.P.A., P.L.S.
Assistant City Manager/City Engineer



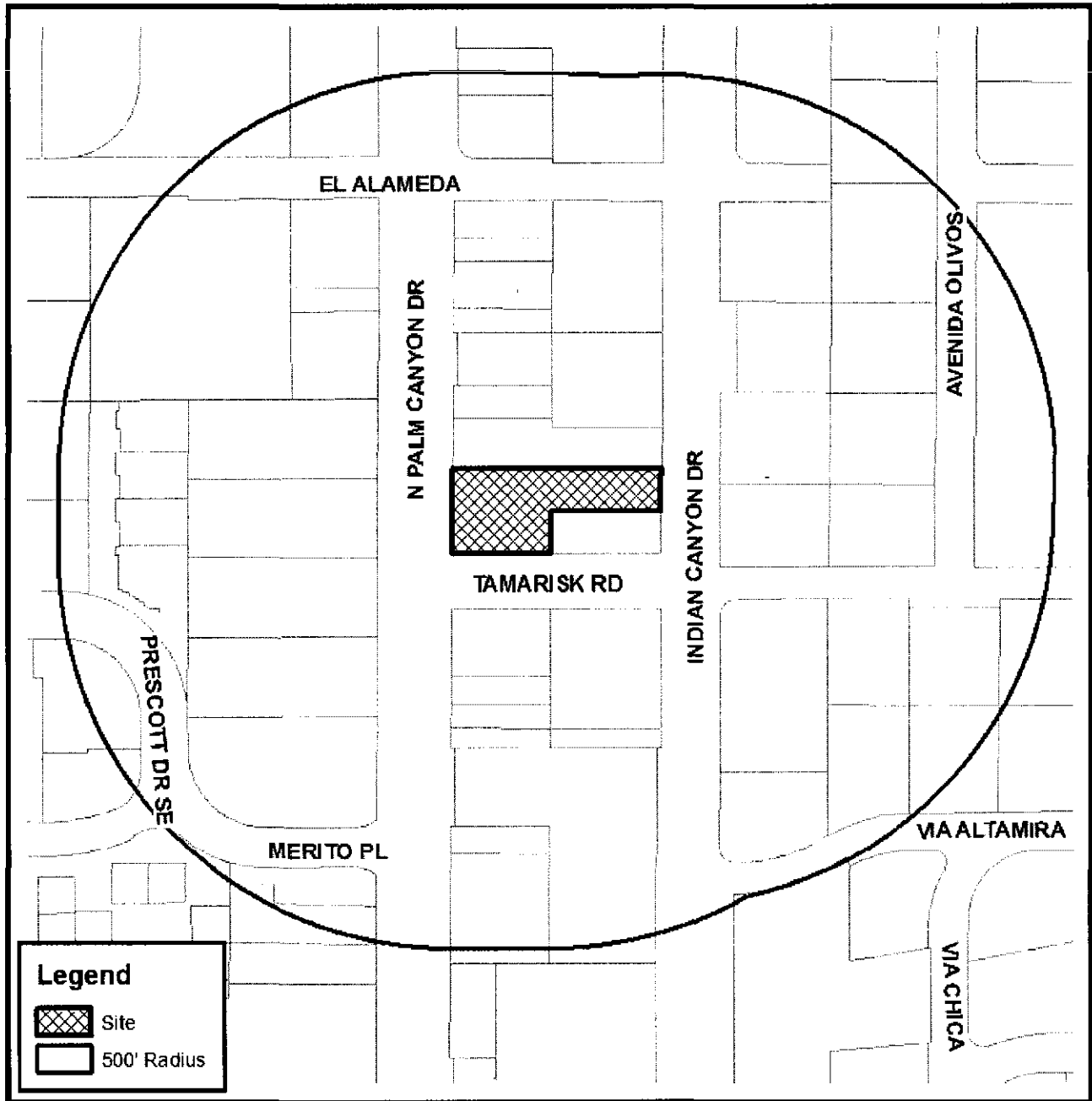
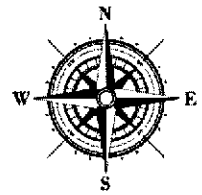
David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Draft City Council Resolution
3. Appeal Letter dated March 16, 2016 with attachments
4. Staff Memo to HSPB dated March 8, 2016 with attachments
5. Staff Report to HSPB dated December 12, 2015 with attachments
6. Excerpt of the HSPB meeting minutes of December 12, 2015.
7. City Council Resolution 17053 dated April 4, 1990 designating the El Paseo Building as Class 1 Historic Site HSPB #27



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CALIFORNIA UPHOLDING THE APPEAL, REVERSING THE MARCH 8, 2016 DECISION OF THE HISTORIC SITE PRESERVATION BOARD, AND GRANTING A CERTIFICATE OF APPROVAL FOR A NEW FOLDING GLASS STOREFRONT SYSTEM AT THE TRUSS & TWINE BAR AND RESTAURANT, LOCATED AT 800 NORTH PALM CANYON DRIVE; CLASS 1 HISTORIC SITE #27, LAS PALMAS BUSINESS HISTORIC DISTRICT

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

- A. On November 17, 2015, the Michael Beckman, Owner of Truss & Twine Bar & Restaurant, ("applicant / appellant") submitted an application pursuant to Palm Springs Municipal Code (PSMC) Section 8.05.185 (Application for Permit to Construct or Alter Structures) for exterior alteration of a portion of the El Paseo Building, a Class 1 Historic Site (HSPB #27) and a contributing structure within the Las Palmas Business Historic District (Case 3.1198 MAA)
- B. On December 8, 2015, the Historic Site Preservation Board (HSPB) reviewed the proposed project and voted 7-0 to grant a Certificate of Approval.
- C. On March 8, 2016, the HSPB reviewed the proposed project again, specifically analyzing a folding glass storefront system proposed to replace an existing glass storefront on the Palm Canyon Drive façade of the building and voted 7-0 to deny a Certificate of Approval for the folding glass door system.
- D. On March 16, 2016, the applicant filed an appeal of the HSPB's action to deny the Certificate of Approval for the folding glass storefront system. In its appeal the appellant requested that the City Council overturn the decision of the HSPB and grant the Certificate of Approval for installation of the proposed folding glass storefront system.
- E. On May 4, 2016, the City Council reviewed the appeal request at a regularly scheduled meeting.
- F. The proposed alteration to the storefront system at the El Paseo Building meets the definition of a project as defined by CEQA (The California Environmental Quality Act). The El Paseo Building was designated by the Palm Springs City Council as a Class 1 historic site and thus meets the definition in CEQA of a historic resource. CEQA allows for a Categorical Exemption of a project from further analysis under CEQA involving a historic resource if it can be concluded that the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and will not materially impair the significance of a historic resource. The significance of a historic resource is impaired when a

project materially impairs the physical characteristics that convey the significance of the resource.

In this case, the project proposes to replace a storefront glazing system installed in 2007. The storefront is not part of the physical characteristics that convey the historic significance of the resource. The proposed project does not impair the historic resource in an adverse way and therefore the City Council has determined the project to be eligible for a Class 31 Categorical Exemption under CEQA.

THE CITY COUNCIL RESOLVES:

Based upon the foregoing, the City Council hereby upholds the appeal, reverses the decision of the HSPB and grants a Certificate of Approval for the installation of a folding glass storefront system in the Palm Canyon Drive façade of the northwest corner suite of the El Paseo Building. The installation of the folding glass storefront system includes reducing the width of the existing masonry opening by roughly 3'-6" with masonry units and paint coatings to match the existing adjacent surfaces.

ADOPTED this 4th day of May, 2016.

David H. Ready, City Manager

ATTEST:

City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Resolution No. _____ is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on introduced at a regular meeting of the Palm Springs City Council on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RECEIVED
CITY OF PALM SPRINGS

SOMA

2016 MAR 21 PM 6:24

31 WEST 27 STREET, FLOOR 9
NEW YORK, NY 10001
T 212 966 1200

JAMES THOMPSON
CITY CLERK

WWW.SOMA.US

DATE: March 16, 2016

TO: James Thompson
City Clerk
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

APPELLANT: Michael Beckman
Truss & Twine
800 N Palm Canyon Drive
Palm Springs, CA 92262

RE: Appeal of decision of the Historic Site Preservation Board (HSPB) to reject the proposed alteration to the N. Palm Canyon façade of the existing El Paseo building
Case: 3.1198 MAA; HSPB #27 – Truss & Twine
Location: 800 N Palm Canyon Drive

Mr. James Thompson:

On behalf of our client Michael Beckman, we respectfully appeal to the Palm Springs City Council to overturn the decision taken by the Historic Site Preservation Board (HSPB) to reject the proposed alteration to the North Palm Canyon façade of the existing El Paseo building. The proposed alterations were presented to the HSPB initially on December 8, 2015, and again on March 8, 2016 with the recommendation of the Planning Department to approve the alteration on both occasions. The HSPB denied the alteration as it pertains to the N. Palm Canyon façade on March 10, 2016, following this second meeting.

Our primary goal with this project 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 goal in modernizing the existing storefront is to simultaneously reinforce the connection to North Palm Canyon Drive while reengaging the pedestrian traffic along the street. The operable façade creates this engagement, recalling the arcade from the original building which was eliminated in the subsequent renovations.

Below is an itemized list of the proposed exterior modifications which was presented to the Planning Department and the HSPB:
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.*

Our alteration would reduce the width of this opening, using brick and masonry to fill the opening which will match the existing character of the historic wall. The alteration would eliminate a non-historic, non-original concrete curb below the existing storefront, which will not alter the historical contributing architectural features of the building. Furthermore, this curb is unique to this particularly opening, and is not reflective of other storefront entrances at the building. The glass and finishes of the proposed system would also match the same color and finish of the glass and mullions of the existing storefronts. Finally, we have designed the spacing of these vertical mullions as such, that the overall rhythm of the other storefronts is reflected in this proposal.



The current storefront is not a portion of the historic fabric of the building, and was added in the most recent renovation in 2008. Furthermore, this proposed alteration was approved by the HSPB at the initial review on December 8, 2015 and later overturned at a subsequent meeting, against the recommendation of the planning department's memo.

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

Regards,

Steven Townsend
Associate



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: March 8, 2016
To: The Historic Site Preservation Board
From: Department of Planning Services
Subject: **HSPB #27 – El Paseo Building – Exterior Building Modifications
Clarification of Front Building Elevation (Case 3.1198 MAA)**

At its meeting of December 8, 2015, the HSPB approved a certificate of approval request by Michael Beckman of Truss and Twine restaurant for exterior modifications to the El Paseo Building. As part of the Building Permit Plan Check process, Staff compares plans approved by HSPB to construction documents and became aware that the original project description presented to HSPB may not have made clear the intent of the application relative to the front elevation glazing (glass) of the building.

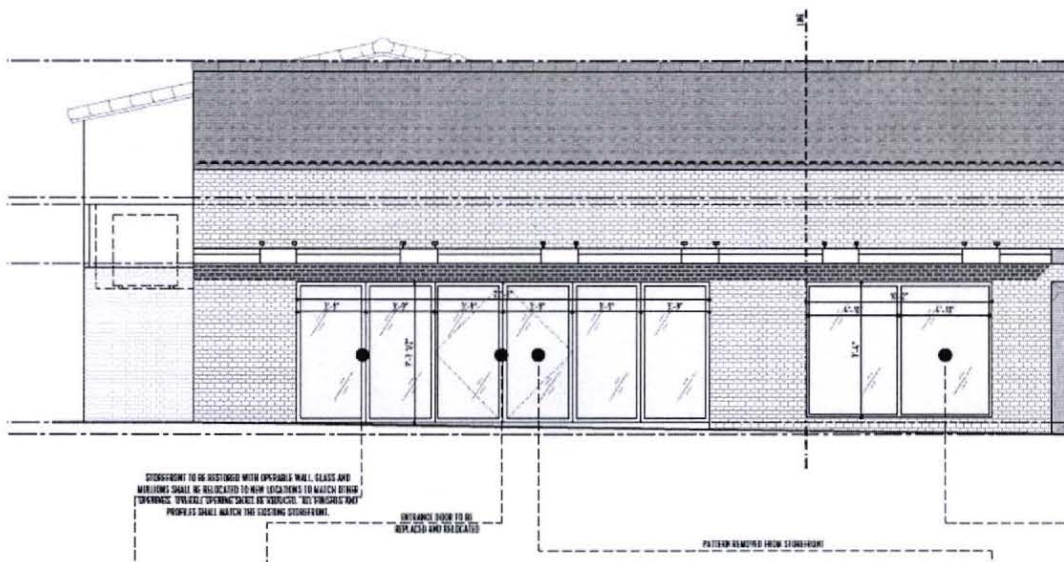
In paragraph 3 of the letter submitted by the applicant dated November 7, 2015 it states: "*Our primary goal is to maintain the existing storefront and connection to Palm Canyon Drive*". Staff believes that this statement does not fully explain the proposed renovation of the glass storefront and a review by HSPB is warranted. The notes on the plan state that the "*storefront to be restored with operable wall, glass and mullions shall be relocated to new locations to match other openings. Overall opening shall be reduced. All finishes and profiles shall match the existing storefront... entrance door to be replaced and relocated.*"

Staff would like to clearly describe the front window design as removing the non-original concrete ledge the length of the glass storefront to be replaced with a folding glass wall that fully opens onto the sidewalk.





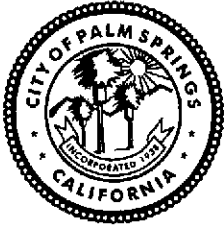
The picture above is an example of an existing storefront in the El Paseo Building facing North Palm Canyon Drive with the proposed treatment. In this case the glass is affixed to an aluminum frame.



The proposed storefront elevation shows the removal of the non-original concrete "lip" and the operable folding door glass wall opening onto the street.

RECOMMENDATION: Staff believes that the proposed removal of the non-original concrete "lip" will not significantly alter the contributing architectural features of the building. The presence of a similar window treatment at an adjacent retail store provides consistency and is compatible with other exterior design features of the El Paseo Building.

Attachments: Vicinity Map
HSPB staff report dated October 12, 2015 with minutes
Revised application materials.



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



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

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.

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

~~The chair confirmed with staff that no public outreach on this topic would occur just yet.~~

The board continued the matter to the regularly scheduled meeting of January 12, 2016.

2.B CONTINUED – APPLICATION BY THE CITY OF PALM SPRINGS FOR A CODE AMENDMENT TO MUNICIPAL CODE SECTION 8.05.125 TO RE-DEFINE ELIGIBILITY FOR CLASS 3 HISTORIC STRUCTURES / SITES (CASE 5.1311).

Director Fagg summarized the board's discussion to date on the topic.

The board polled that 40 years is the age to be proposed.

Staff will work with City Attorney and prepare a text amendment to PSMC 8.05 for a City Council hearing.

NEW BUSINESS

3.A. 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 LOCATED AT 800 NORTH PALM CANYON DRIVE, ZONE C-1 (HSPB 27 / CASE 3.1198 MAA). (KL)

Staff member Lyon summarized the staff report.

James Cioffi & Michael Bechman spoke on behalf of the restaurant owner noting the scope also includes a masonry wall east of the building for an enlarged trash enclosure and area for staff to take breaks.

Member Burkett asked if this project represents an opportunity to replace existing doors and windows with something more historic? (Mr. Cioffi noted the proposed door does have some mullions on the glazing. Others noted that while none of the current windows are original, are all consistent throughout the building and would not suggest they be changed).

Chair Johns asked about the visibility of the proposed kitchen exhaust from the building courtyard. (Mr. Cioffi noted it would be seen slightly but would be painted black) and whether the proposed east side garden wall by the trash enclosure would take away any parking spaces (Mr. Cioffi replied no).

Member Williamson reminded the applicant to submit a sign permit when appropriate.

Member La Voie asked about the material of the trash enclosure (6 foot high masonry). He noted the existing building in this area appeared to be slurry coated slump block and suggested the new wall be of the same material and the gates match others existing on the site.

Member Ploss stated her opinion that too many changes had already been made to the building over the past several years, and could not support the proposed alterations.

M/S/C (La Voie/Williamson, 6-1, Ploss opposed) to approve as submitted with masonry enclosure to match existing east wall and gates should match other black laser-cut gates on the site.

~~3.B. CERTIFICATE OF APPROVAL REQUEST BY THE ROYAL HAWAIIAN HOMEOWNERS ASSOCIATION FOR HEALTH DEPARTMENT-REQUIRED ALTERATIONS TO THE COMMUNITY POOLS, AT THE ROYAL HAWAIIAN CONDOMINIUMS, LOCATED AT 1750 SOUTH PALM CANYON DRIVE, ZONE R-2; HISTORIC DISTRICT #HD-2; (CASE 3.0182 MAA). (KL)~~

Staff member Lyon summarized the staff report.

The HOA board chair Barry Bryant further explained the health department citation that was driving this alteration.

Lance O'Donnell of O2 Architects summarized the concept of how the planter was re-designed and noted instead of painted concrete block; it is proposed in a dark ground-face concrete block.

Member La Voie suggested instead of flipping the form of the planters, that the planters in their current orientation be simply shifted roughly four feet away from the pool edge but kept in their same orientation (not flipped).

M/S/C (Dixon/Ploss, 6-1, La Voie opposed) to approve as submitted.

DISCUSSION:

The board decided to take item 4.B. before 4.A.

4.B. PREPARATION OF NOMINATION REPORT FOR 1300 EAST BARISTO ROAD "THE PLAZA RACQUET CLUB" (staff)

Director Fagg summarized the project noting that at the September 16th City Council meeting, council member Mills requested staff to investigate possible Class 1 designation. He noted the firm Robert Chattel has been retained by the City to develop the historic resources report.

Recorded on 6-14-94
by Instr # 240997

RESOLUTION NO. 17053

OF THE CITY COUNCIL OF THE CITY OF PALM
SPRINGS, CALIFORNIA, DESIGNATING THE
EL PASEO BUILDING AS A CLASS 1 HISTORIC
SITE.

* * * * *

WHEREAS the El Paseo Building has contributed substantially to the history of the City of Palm Springs; and

WHEREAS the El Paseo Building has long been a landmark for both residents and visitors in the City of Palm Springs; and

WHEREAS Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS on February 13, 1990, the Historic Site Preservation Board held a public hearing to designate the El Paseo Building as an historic site and unanimously recommended to the City Council designation of said property as a Class 1 Historic Site; and

WHEREAS the City Council concurs in the recommendation of the Historic Site Preservation Board regarding the historic value of the El Paseo Building; and

WHEREAS the designation of the El Paseo Building shall further the purposes and intent of Chapter 8.05; and

WHEREAS the designation of the El Paseo Building shall promote the sensitive preservation and restoration of said site.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Palm Springs, California as follows:

Section 1. The El Paseo Building, located at the northeast corner of Palm Canyon Dr. and Tamarisk Rd., shall be designated a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on Lots 39, 40 & 41, and on portions of Lots 38, 43 & 44 of Palm Springs Estates No. 2, as recorded at Page 45 of Map Book 16, Riverside County, California; APN 505-285-009.

Section 2. No permit for the exterior alteration to the El Paseo Building shall be granted without the prior approval of the Historic Site Preservation Board; alterations shall tend to restoring the site. A plaque demarking the El Paseo Building shall be installed by the City.

ADOPTED this 4th day of April, 1990.

AYES: Councilmembers Apfelbaum, Broich, Foster, Neel and Mayor Bono
NOES: None
ABSENT: None

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

By [Signature]
City Clerk

[Signature]
City Manager

REVIEWED & APPROVED: [Signature]

38

RECEIVED
CITY OF PALM SPRINGS

2016 MAR 21 PM 6: 24

JAMES THOMPSON
CITY CLERK

SOMA

31 WEST 27 STREET, FLOOR 9
NEW YORK, NY 10011
T 212 966.1200

WWW.SOMA.US

DATE: March 16, 2016

TO: James Thompson
City Clerk
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

APPELLANT: Michael Beckman
Truss & Twine
800 N Palm Canyon Drive
Palm Springs, CA 92262

RE: Appeal of decision of the Historic Site Preservation Board (HSPB) to reject the proposed alteration to the N. Palm Canyon façade of the existing El Paseo building
Case: 3.1198 MAA; HSPB #27 – Truss & Twine
Location: 800 N Palm Canyon Drive

Mr. James Thompson:

On behalf of our client Michael Beckman, we respectfully appeal to the Palm Springs City Council to overturn the decision taken by the Historic Site Preservation Board (HSPB) to reject the proposed alteration to the North Palm Canyon façade of the existing El Paseo building. The proposed alterations were presented to the HSPB initially on December 8, 2015, and again on March 8, 2016 with the recommendation of the Planning Department to approve the alteration on both occasions. The HSPB denied the alteration as it pertains to the N. Palm Canyon façade on March 10, 2016, following this second meeting.

Our primary goal with this project 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 goal in modernizing the existing storefront is to simultaneously reinforce the connection to North Palm Canyon Drive while reengaging the pedestrian traffic along the street. The operable façade creates this engagement, recalling the arcade from the original building which was eliminated in the subsequent renovations.

Below is an itemized list of the proposed exterior modifications which was presented to the Planning Department and the HSPB:

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.*

Our alteration would reduce the width of this opening, using brick and masonry to fill the opening which will match the existing character of the historic wall. The alteration would eliminate a non-historic, non-original concrete curb below the existing storefront, which will not alter the historical contributing architectural features of the building. Furthermore, this curb is unique to this particularly opening, and is not reflective of other storefront entrances at the building. The glass and finishes of the proposed system would also match the same color and finish of the glass and mullions of the existing storefronts. Finally, we have designed the spacing of these vertical mullions as such, that the overall rhythm of the other storefronts is reflected in this proposal.

The current storefront is not a portion of the historic fabric of the building, and was added in the most recent renovation in 2008. Furthermore, this proposed alteration was approved by the HSPB at the initial review on December 8, 2015 and later overturned at a subsequent meeting, against the recommendation of the planning department's memo.

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

Regards,

Steven Townsend
Associate

TRUSS & TWINE

800 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA, 92262

TENANT IMPROVEMENT PLAN

DECEMBER 8, 2015

INITIAL HSPB PRESENTATION MATERIALS



PROJECT	TRUSS & TWINE 800 NORTH PALM CANYON DRIVE PALM SPRINGS, CA 92262
CLIENT	TRUSS & TWINE 800 NORTH PALM CANYON DRIVE PALM SPRINGS, CA 92262
DESIGN PARTNER	SOMA ARCHITECTURAL INC. 2000 AVENUE 48 PALM SPRINGS, CA 92262 www.soma.com
ARCHITECT OF RECORD	CIOFFI ARCHITECTS 1111 S. UNIVERSITY AVENUE, SUITE 100 PALM SPRINGS, CA 92262 www.cioffi.com
MECHANICAL ENGINEER	BLISS ENGINEERS 1000 AVENUE 48 PALM SPRINGS, CA 92262
ELECTRICAL ENGINEER	WT 1111 S. UNIVERSITY AVENUE, SUITE 100 PALM SPRINGS, CA 92262
STRUCTURAL ENGINEER	PSLAB 1000 AVENUE 48 PALM SPRINGS, CA 92262

CA ARCHITECT LICENSE NUMBER:
C87008

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF SOMA ARCHITECTURAL INC. AND IS LOANED TO YOU FOR YOUR REVIEW ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTURAL INC.

RECEIVED
APR 27 2016
PLANNING SERVICES
DEPARTMENT

31198

DATE	BY	NO.	DESCRIPTION

DATE	BY
APR 06 2016	
PROJECT	CONSTRUCTION DOCUMENTS
SHEET #	150

--

--

DATE: 11/13/15
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS

PROJECT: 2015-0001
 2015-0001-01
 2015-0001-01-01

SCALE: AS SHOWN
 SHEET: 1 OF 1

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

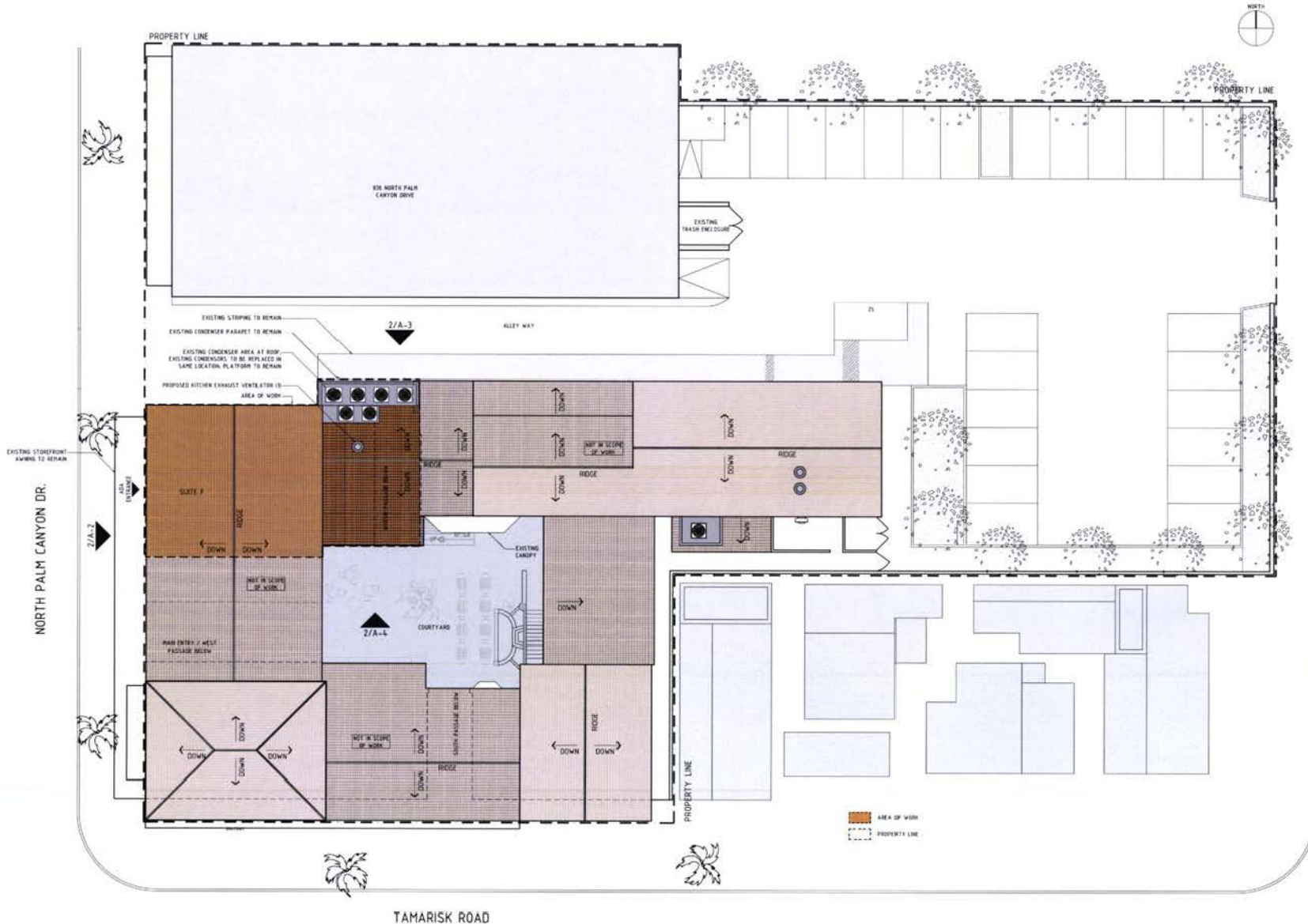
DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15

DATE: 11/13/15



N. INDIAN CANYON DRIVE

TAMARISK ROAD

1. SITE PLAN
 SCALE: 1/8" = 1'-0"

A-1

DATE: 11/11/2015
 TIME: 10:00 AM
 PROJECT: 158
 SHEET: A-2

REVISIONS:

1. 11/11/2015
 2. 11/11/2015

3. 11/11/2015

4. 11/11/2015

5. 11/11/2015

6. 11/11/2015

7. 11/11/2015

8. 11/11/2015

9. 11/11/2015

10. 11/11/2015

11. 11/11/2015

12. 11/11/2015

13. 11/11/2015

14. 11/11/2015

15. 11/11/2015

16. 11/11/2015

17. 11/11/2015

18. 11/11/2015

19. 11/11/2015

20. 11/11/2015

21. 11/11/2015

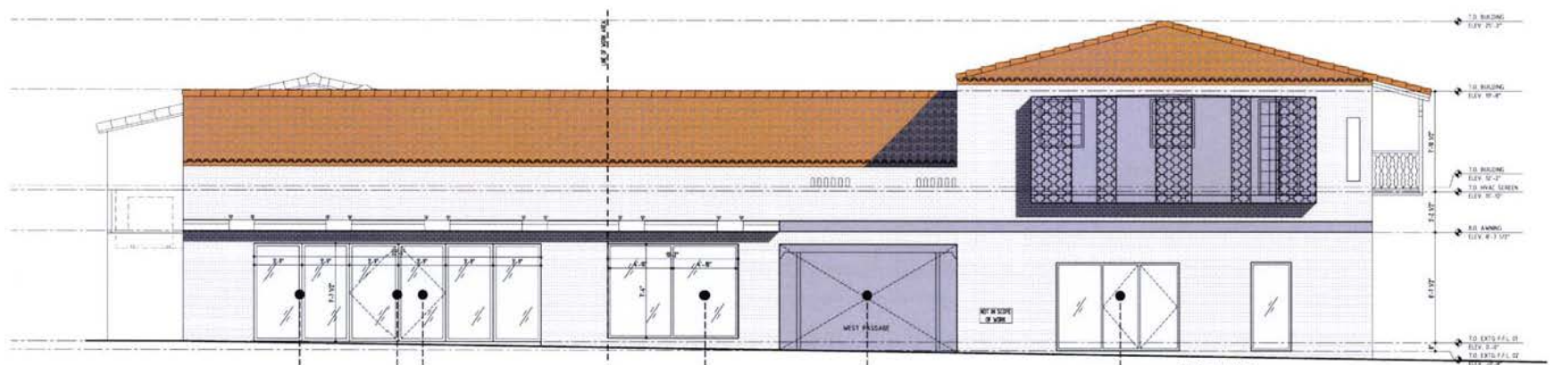
22. 11/11/2015

23. 11/11/2015

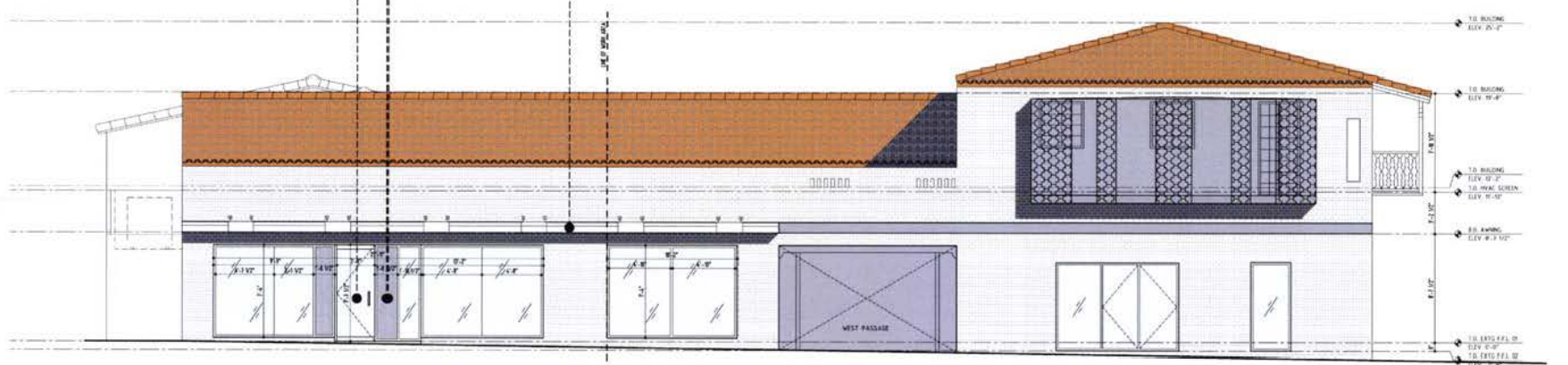
24. 11/11/2015

25. 11/11/2015

26. 11/11/2015



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



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

PROPOSED AND EXISTING
 BUILDING ELEVATIONS
 NORTH PALM CANYON DRIVE



SOMA

PROJECT: 1558 - 15TH AVENUE, SAN FRANCISCO, CALIFORNIA

OWNER: SOMA DEVELOPMENT

ARCHITECT: SOMA ARCHITECTURAL, INC. 1558 15TH AVENUE, SAN FRANCISCO, CA 94103

DATE: 3/16/11

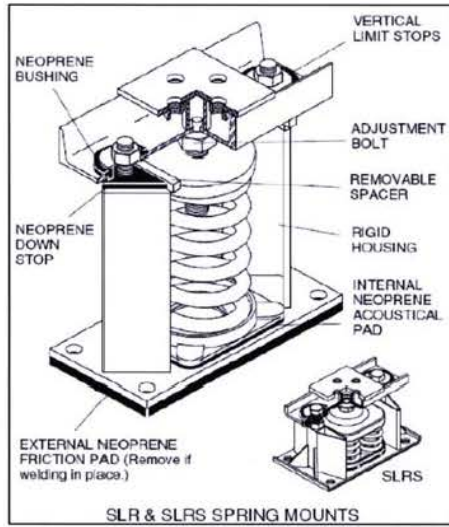
NOVEMBER 17, 2015

PERMIT FILING

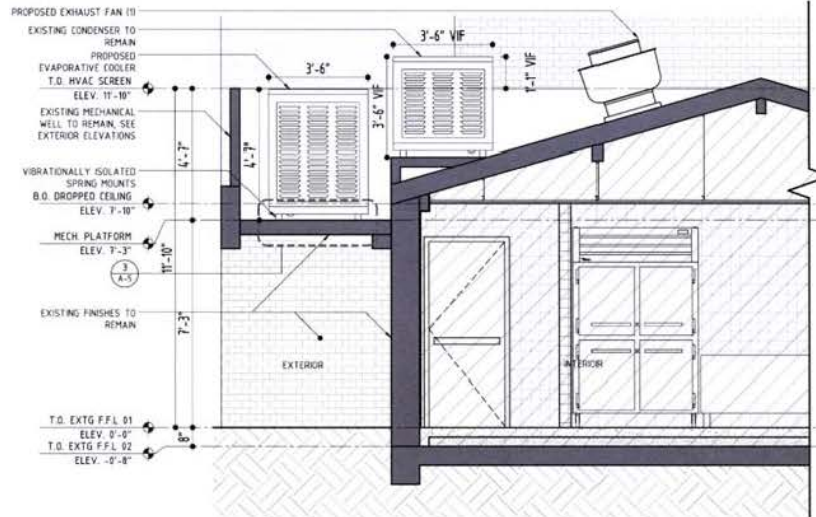
158 HSPD APPROVAL

PROPOSED AND EXISTING BUILDING ELEVATIONS COURTYARD

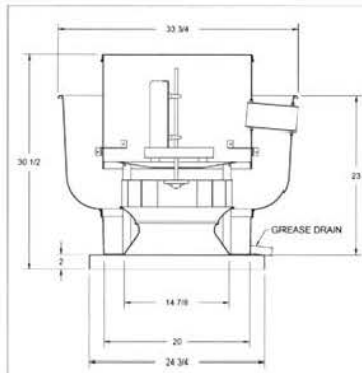
A-4



3. PROPOSED CONDENSER MOUNTS
SCALE 1/4" = 1"



1. PROPOSED BUILDING SECTION
SCALE 1/4" = 1"



FEATURES:

- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL702
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

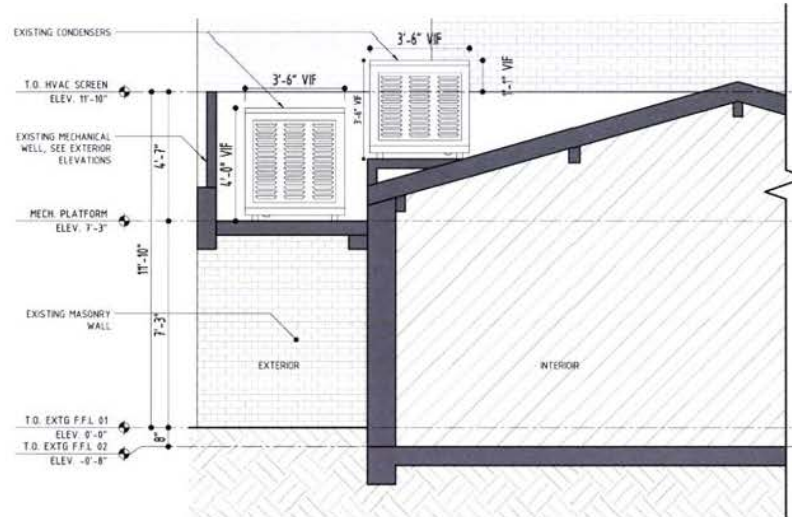
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL, FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°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 1/4" = 1"



1. EXISTING BUILDING SECTION
SCALE 1/4" = 1"

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

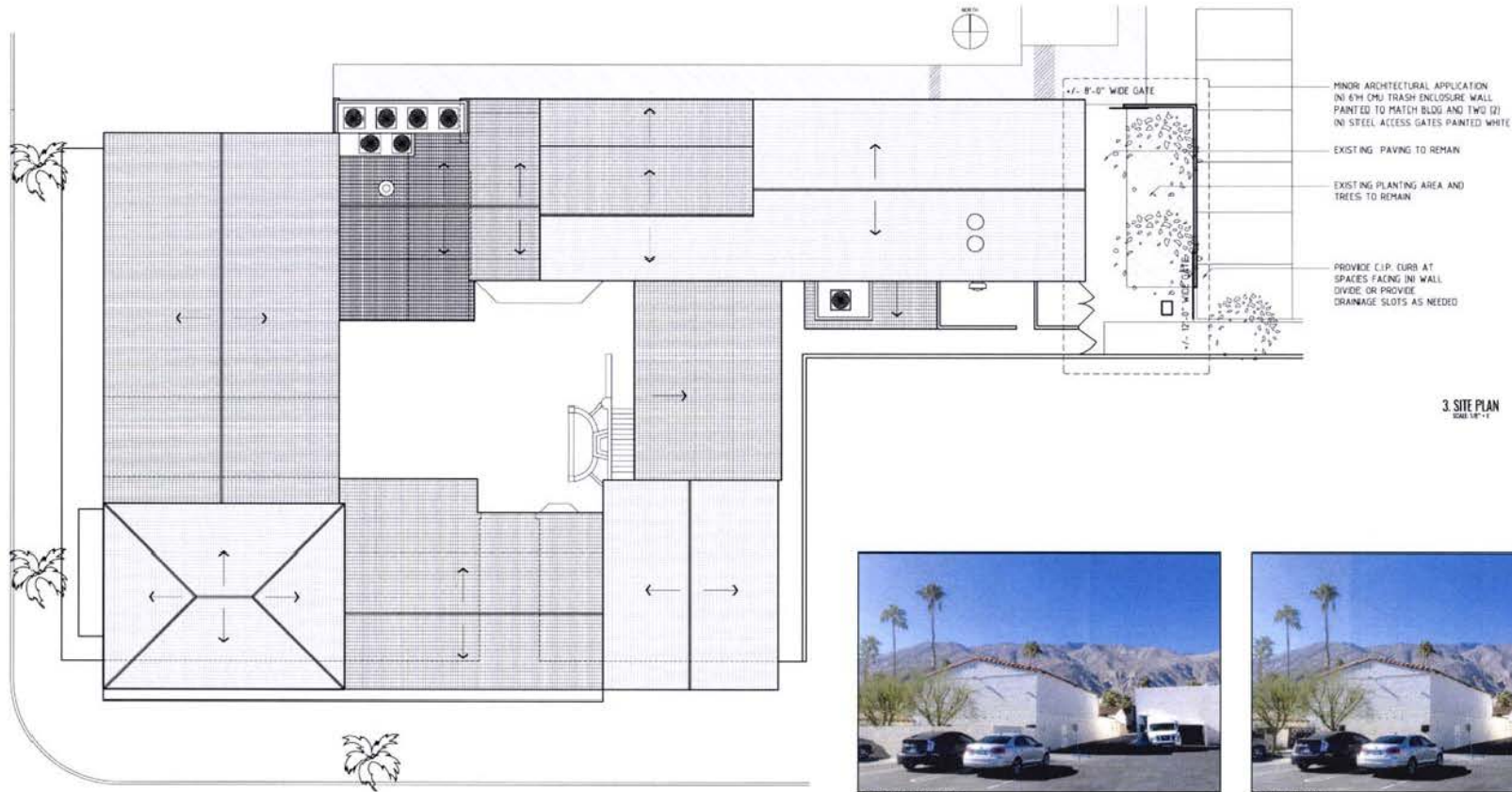
DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING

REVISIONS

DATE & TIME FOR PERMITTING



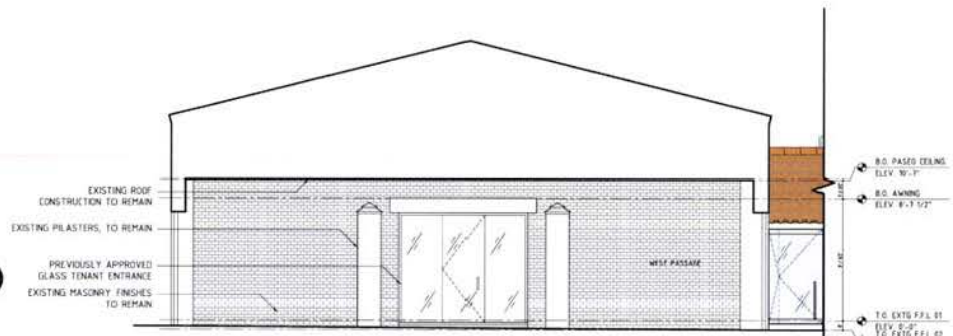
3. SITE PLAN
SCALE 1/8" = 1'



EXISTING WITH PROPOSED WALL & GATE



EXISTING PARKING LOT FACADE



2. PROPOSED PASEO ELEVATION
SCALE 1/4" = 1'



1. EXISTING PASEO ELEVATION
SCALE 1/4" = 1'

DATE	ISSUE	DESCRIPTION
11/11/2015	01	ISSUE & REVIEW FOR PERMIT FILING
11/11/2015	02	REVISED PERMIT FILING
11/11/2015	03	REVISED PERMIT FILING
11/11/2015	04	REVISED PERMIT FILING
11/11/2015	05	REVISED PERMIT FILING
11/11/2015	06	REVISED PERMIT FILING
11/11/2015	07	REVISED PERMIT FILING
11/11/2015	08	REVISED PERMIT FILING
11/11/2015	09	REVISED PERMIT FILING
11/11/2015	10	REVISED PERMIT FILING
11/11/2015	11	REVISED PERMIT FILING
11/11/2015	12	REVISED PERMIT FILING
11/11/2015	13	REVISED PERMIT FILING
11/11/2015	14	REVISED PERMIT FILING
11/11/2015	15	REVISED PERMIT FILING
11/11/2015	16	REVISED PERMIT FILING
11/11/2015	17	REVISED PERMIT FILING
11/11/2015	18	REVISED PERMIT FILING
11/11/2015	19	REVISED PERMIT FILING
11/11/2015	20	REVISED PERMIT FILING

DATE	ISSUE	DESCRIPTION
11/11/2015	01	ISSUE & REVIEW FOR PERMIT FILING
11/11/2015	02	REVISED PERMIT FILING
11/11/2015	03	REVISED PERMIT FILING
11/11/2015	04	REVISED PERMIT FILING
11/11/2015	05	REVISED PERMIT FILING
11/11/2015	06	REVISED PERMIT FILING
11/11/2015	07	REVISED PERMIT FILING
11/11/2015	08	REVISED PERMIT FILING
11/11/2015	09	REVISED PERMIT FILING
11/11/2015	10	REVISED PERMIT FILING
11/11/2015	11	REVISED PERMIT FILING
11/11/2015	12	REVISED PERMIT FILING
11/11/2015	13	REVISED PERMIT FILING
11/11/2015	14	REVISED PERMIT FILING
11/11/2015	15	REVISED PERMIT FILING
11/11/2015	16	REVISED PERMIT FILING
11/11/2015	17	REVISED PERMIT FILING
11/11/2015	18	REVISED PERMIT FILING
11/11/2015	19	REVISED PERMIT FILING
11/11/2015	20	REVISED PERMIT FILING

TRUSS & TWINE

800 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA, 92262

TENANT IMPROVEMENT PLAN

MARCH 8, 2016

HSPB PRESENTATION MATERIALS



1000 N. PALM
SUITE 1000
PALM SPRINGS, CA 92262

ARCHITECT
SOMA ARCHITECTS
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

SOMA ARCHITECTS, INC.
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

ARCHITECT
Cioffi ARCHITECTS
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

ARCHITECT
SOMA ARCHITECTS
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

ARCHITECT
WT ARCHITECTS
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

ARCHITECT
PSLAB ARCHITECTS
1000 N. PALM CANYON DRIVE
PALM SPRINGS, CA 92262

CA ARCHITECT LICENSE NUMBER
03708

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DATE
APRIL 05, 2016
PROJECT
CONSTRUCTION DOCUMENTS
SHEET NO.
158

35



SOMA
 1000 MARKET STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 TEL: 415.774.2300
 WWW.SOMAARCHITECTS.COM

Cioffi
 1775 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.2300
 WWW.CIOFFI.COM

WT
 100 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.2300
 WWW.WTARCHITECTS.COM

.PSLAB
 100 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.2300
 WWW.PSLAB.COM



3. PERSPECTIVE: INTERIOR
 SCALE: N.T.S.



2. PERSPECTIVE: EXTERIOR
 SCALE: N.T.S.



1. PERSPECTIVE: INTERIOR
 SCALE: N.T.S.

PROGRESS PRINT
 NOT FOR CONSTRUCTION

NOT TO SCALE
 THIS RENDERING IS AN ARTIST'S CONCEPTION AND DOES NOT REPRESENT AN OFFER OF ANY REAL ESTATE. IT IS NOT TO BE USED IN ANY MANNER THAT MIGHT BE CONSIDERED AN OFFER OF ANY REAL ESTATE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT ANY OTHER MATTER.

NO.	DATE	DESCRIPTION

DATE: 02/10/2016
 TIME: 10:00 AM
 PROJECT: SOMA
 DRAWING: INTERIOR
 SHEET: 36
 6-001.00



4. PHOTO- PALM CANYON DR
SCALE 4/12



2. PHOTO- SIDE ALLEY
SCALE 4/12



3. PHOTO- PALM CANYON DR
SCALE 4/12



1. PHOTO- INDIAN CANYON DR
SCALE 4/12



SOMA

PROJECT: 1000 N. PALM CANYON DR. PALM SPRING, CA 92566

CLIENT: SERRA CONSTRUCTION

ARCHITECT: SERRA CONSTRUCTION

DATE: FEBRUARY 10, 2016

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

WT

PROJECT: 1000 N. PALM CANYON DR. PALM SPRING, CA 92566

CLIENT: SERRA CONSTRUCTION

ARCHITECT: SERRA CONSTRUCTION

DATE: FEBRUARY 10, 2016

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

.PSLAB

PROGRESS PRINT
NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF SERRA CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 SERRA CONSTRUCTION.

NO.	DATE	DESCRIPTION

DATE: FEBRUARY 10, 2016
 PROJECT: DESIGN DEVELOPMENT
 SHEET: 158 REVIEW

SITE PHOTOGRAPHS

6-003.00



- DATE: 02/10/2016
- PROJECT: 7001 INDIAN CANYON DRIVE
- CLIENT: WT
- DESIGNER: SOMA
- ARCHITECT: Cioffi
- ENGINEER: WT
- PLUMBING: PSLAB

PROGRESS PRINT
 NOT FOR CONSTRUCTION

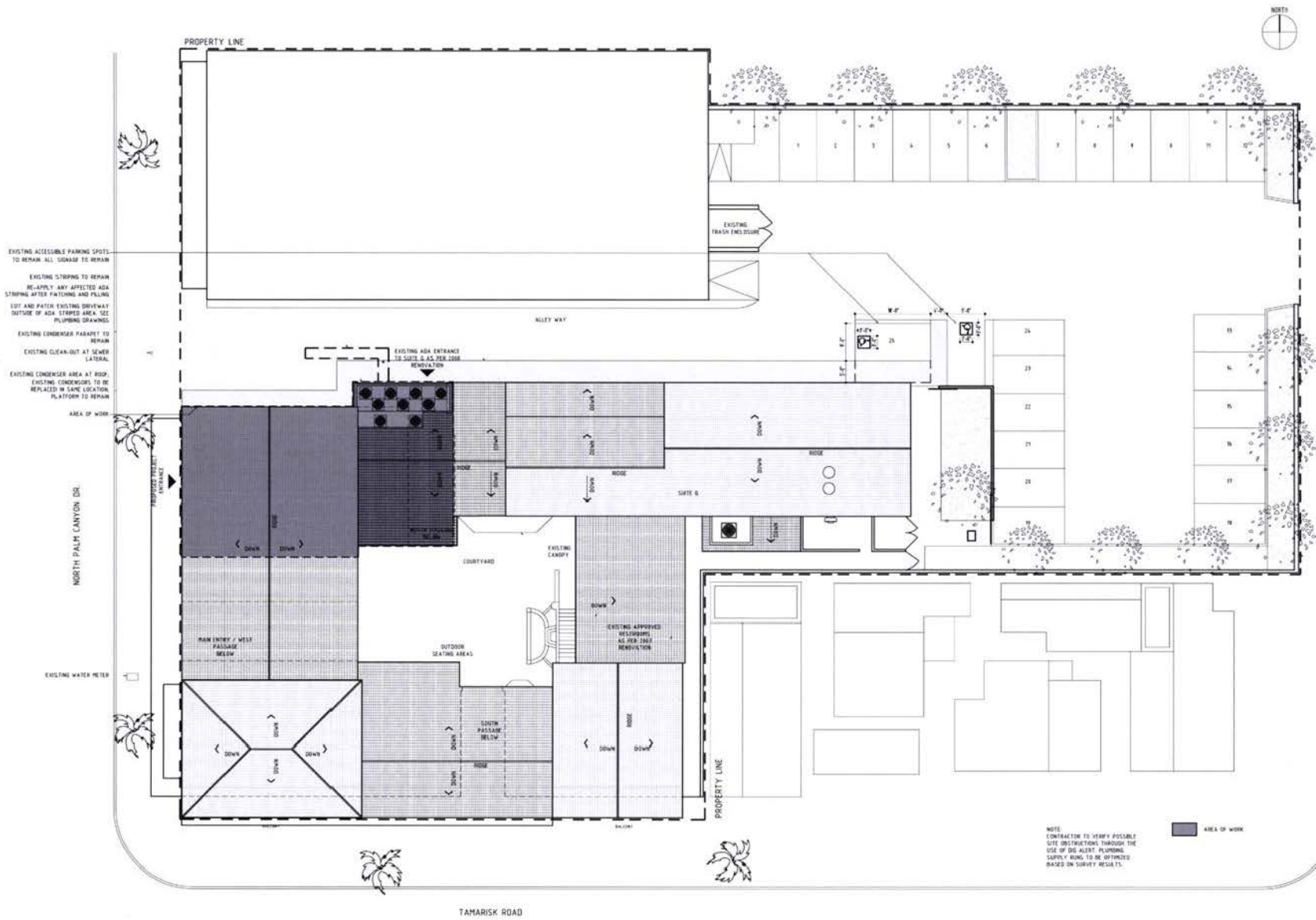
NOTE: THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DATE	DESCRIPTION

DATE: FEBRUARY 10, 2016
 SCALE: 1/32"=1'-0"
 PROJECT: DESIGN DEVELOPMENT
 SHEET NO: 158
 REVIEW:

SITE PLAN

7-002.00



NOTE:
 CONTRACTOR TO VERIFY POSSIBLE
 SITE OBSTRUCTIONS THROUGH THE
 USE OF DIG ALERT PLUMBING
 SUPPLY LINES TO BE DETECTED
 BASED ON SURVEY RESULTS.

AREA OF WORK

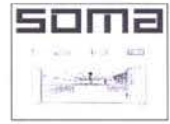
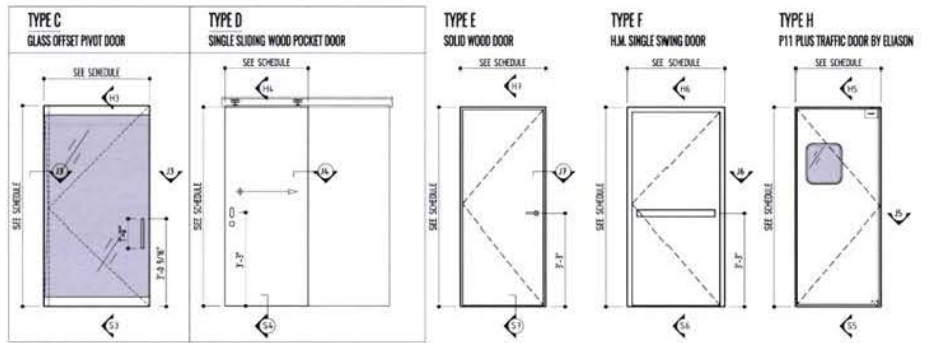
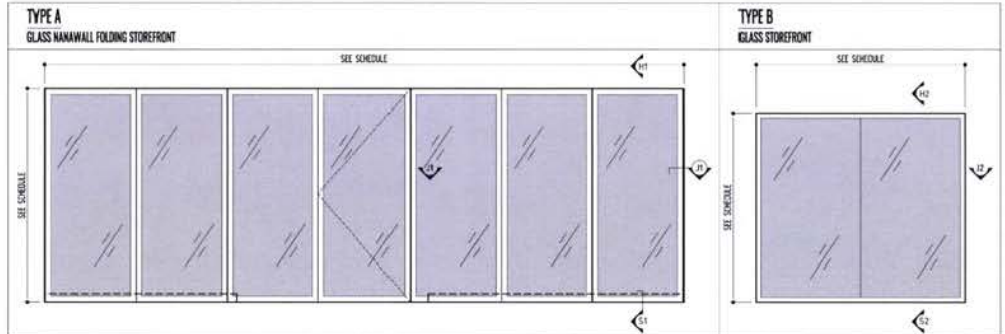
1. SITE PLAN
SCALE: 1/32"=1'-0"

HARDWARE SCHEDULE	
HARDWARE SET #1:	MANHALL FOLDING WALL SYSTEM
REMARKS:	MANHALL GLASS FOLDING DOOR SYSTEM. PROPRIETARY SYSTEM FROM MANHALL. ALL HARDWARE BY MANUFACTURER. SEE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
HARDWARE SET #2:	OFFSET PIVOT GLASS SWING DOOR
PATCH FITTING:	2 EA. FORMA UNIVERSAL PATCH FITTINGS
CLOSER:	1 EA. FORMA BFD750 CONCEALED FLOOR CLOSER OR APPROVED EQUAL
DOOR HULL:	1 EA. FORMA 10-138 LOCKING LADDER RAIL, SEE DOOR TYPE
MORTISE CYLINDER:	1 EA. 35-136-026 X 1020-25 BY SCHLAGE OR EQUAL
CORE:	1 EA. 23-026 CORE BY SCHLAGE OR EQUAL
REMARKS:	ALL REMAINING HARDWARE TO BE PROVIDED BY DOOR MANUFACTURER
HARDWARE SET #3:	H.M. SINGLE HINGE DOOR (NEW)
HINGE:	3 EA. HINGE, 4.5" X 4.5" HINGE #1279 OR APPROVED EQUAL
LOCK SET:	1 EA. SCHLAGE LOCK CO. LOCKER #340 F40 OR APPROVED EQUAL
DOOR DOWN HOLDER:	1 EA. H.E.L. HANG DOWN HOLDERS #H345-3 OR APPROVED EQUAL
THRESHOLD:	1 EA. ALUMINUM #623A ADA THRESHOLD BY 2ND INTERNATIONAL OR APPROVED EQUAL
BLENDERS:	3 EA. H.E.L. DOOR BLENDER #B304 OR APPROVED EQUAL
PANIC BAR:	1 EA. GAL. ROYAL 15000 SERIES OR APPROVED EQUAL, SET AT 30" A.F.F. (SINGLE DOOR INSTALLATION)
REMARKS:	
HARDWARE SET #4:	SINGLE SLIDING WOOD POCKET DOORS (JOHNSON 1119D SERIES)
POCKET DOOR SET:	1 EA. JOHNSON #1119D SERIES POCKET DOOR HARDWARE OR APPROVED EQUAL
MORTISE SET:	1 EA. ACCURATE #60000NL 5.10811 2" SACKET OR APPROVED EQUAL
FLUSH ROLL:	2 EA. ACCURATE FLUSH ROLL #32000T 2" H.E.L. COIL OR APPROVED EQUAL
BUMPER:	2 EA. JOHNSON SLIDING DOOR BUMPER #1311 OR APPROVED EQUAL
REMARKS:	
HARDWARE SET #5:	ELIASON KITCHEN TRAFFIC DOOR
REMARKS:	(ELIASON LWP-3) ALUMINUM TRAFFIC DOOR. ALL HARDWARE BY MANUFACTURER. SEE
HARDWARE SET #6:	SOLID WOOD DOOR
HINGE:	2 EA. BRUXON LIGHT DUTY OFFSET PIVOT HINGE #1117
LOCK SET:	1 EA. BROADWAY LEVER KEYSID ENTRY LOCK - F51-809A-420 BY SCHLAGE OR APPROVED EQUAL
REMARKS:	

DOOR SCHEDULE															
DOOR NUMBER	LOCATION			DOOR								DETAILS			COMMENTS
	ROOM NAME	ROOM NUMBER	TYPE	MATERIAL	LEAF	SIZE (ROUGH OPENING)			FRAME	HURD	HEAD	SILL	JAMB		
						WIDTH	HEIGHT	THICKNESS							
201	UPPER PASSAGE	138	F	H.M.	1	3'-0"	8'-3"	1'-3/4"	H.M.	THR	H3	S5	J5	3	
202	DWVS STORAGE	132	H	ALUM.	1	3'-0"	7'-0"	1"	WOOD	-	H5	S5	J5	5	P11 PLUS TRAFFIC DOOR BY ELIASON; BLACK FINISH TO MATCH
203	MUSIC ROOM	133	E	WOOD	1	2'-10"	8'-11"	1'-3/4"	WOOD	-	H8	S8	J8	8	SOLID WOOD DOOR; MATTE BLACK FINISH
204	BATHROOM 01	134	D	WOOD	1	3'-0"	7'-0"	1'-3/4"	WOOD	-	H4	S4	J4	4	SOLID WOOD DOOR; MATTE BLACK FINISH
205	BATHROOM 02	135	D	WOOD	1	3'-0"	7'-0"	1'-3/4"	WOOD	-	H4	S4	J4	4	SOLID WOOD DOOR; MATTE BLACK FINISH
206	STORAGE	136	E	WOOD	1	3'-0"	8'-2 3/8"	1'-3/4"	WOOD	-	H7	S7	J7	6	SOLID WOOD DOOR; MATTE BLACK FINISH
207	CORRIDOR/COURTYARD	107	C	GL-2	1	3'-0"	+/- 7'-0"	1/2"	-	-	H3	S3	J3	2	

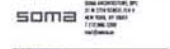
WINDOW SCHEDULE															
WINDOW NUMBER	LOCATION			DOOR								DETAILS			COMMENTS
	ROOM NAME	ROOM NUMBER	TYPE	MATERIAL	LEAF	SIZE (ROUGH OPENING)			FRAME	HEAD	SILL	JAMB			
						WIDTH	HEIGHT	THICKNESS							
101	MAIN BAR	101	A	GL-1	6	22'-6"	7'-0"	2"	ALUMINUM	H1	S1	J1	1		
102	STORAGE	102	B	GL-2	1	4'-8 1/2"	7'-0"	1/2"	N/A	H2	S2	J2	N/A		
103	LOWER PASSAGE	105				EXISTING STOREFRONT TO BE RELOCATED TO NEW LOCATION, SEE CONSTRUCTION PLANS									

GLASS SCHEDULE								COMMENTS
TYPE	LOCATION	ROOM NUMBER	TYPE	THICKNESS	MANUFACTURER	PRODUCT	TINT	
GL-1	MAIN BAR	101	LAMINATED	1"	WIRADON	CLEAR		(1/4" - 1/2" - 1 1/4") INSULATED GLAZING WITHIN MANHALL FOLDING STOREFRONT SYSTEM
GL-2	LOWER PASSAGE	105	MONOLITHIC	3/4"	BIRD-HEM	CLEAR		1/4" MONOLITHIC CLEAR GLASS TO MATCH EXISTING GLAZING
GL-3	EXISTING (VARIES)	VARIABLES	MONOLITHIC	3/4"	N/A	CLEAR		EXISTING GLAZING TO BE RELOCATED AS PER CONSTRUCTION PLANS



800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106



800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106



800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

PROGRESS PRINT
 NOT FOR CONSTRUCTION

800.800.8000
550 N. STATE ST. #100
ANN ARBOR, MI 48106

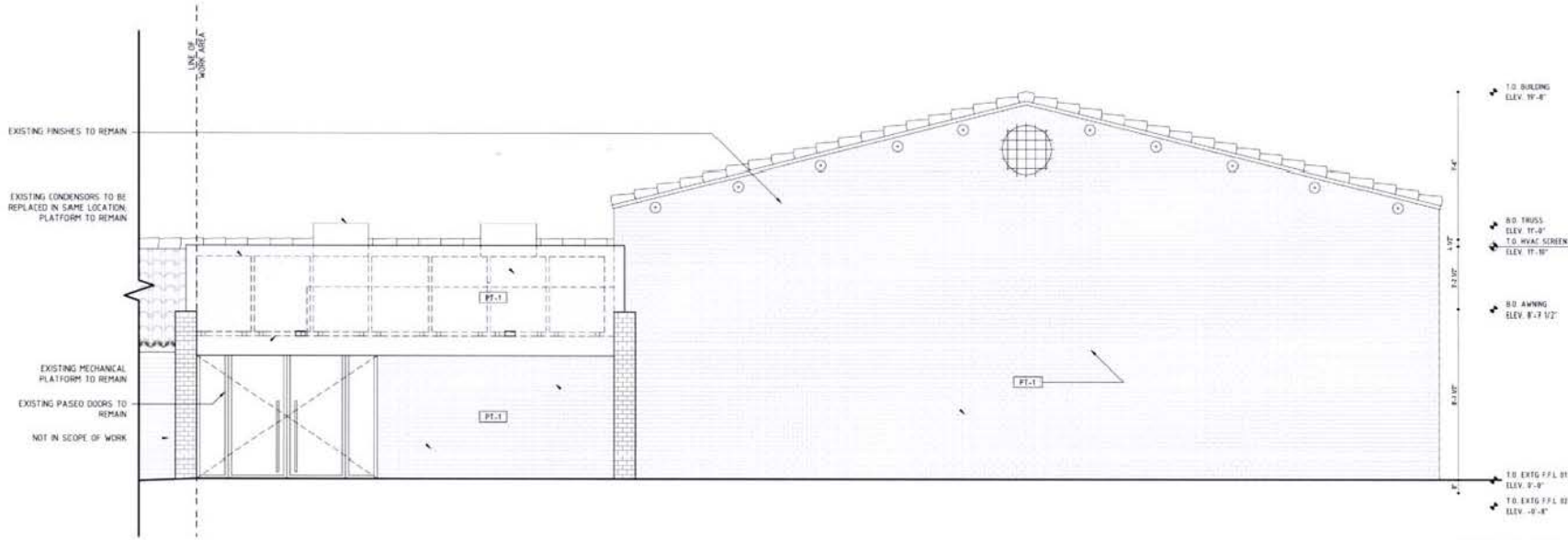
DATE:	02/13/16
BY:	M.T.A.
IN:	DESIGN DEVELOPMENT
FOR:	15A
REVIEW:	

GLASS, DOOR AND WINDOW SCHEDULE

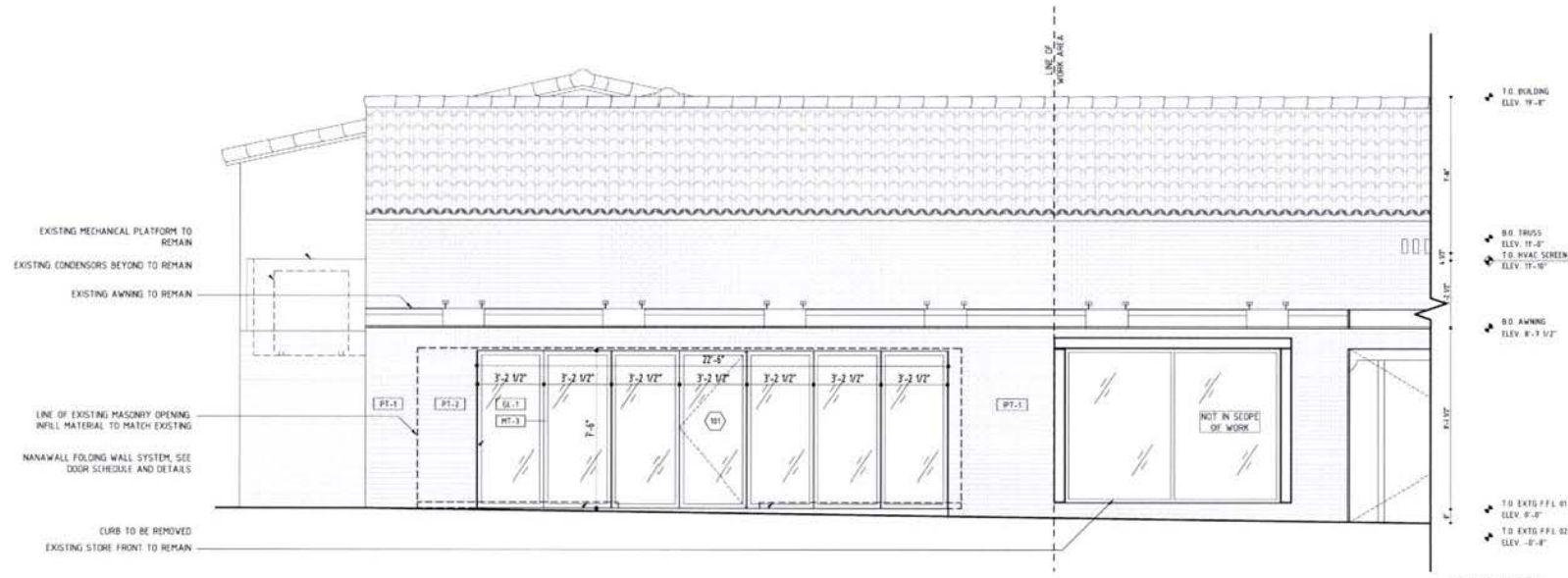
A-031.00



- ARCHITECT: SOMA ARCHITECTURE, INC.
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
TEL: 415.774.4000
WWW.SOMAARCHITECTURE.COM
- ENGINEER: CIOFFI ENGINEERING, INC.
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
TEL: 415.774.4000
WWW.CIOFFIENGINEERING.COM
- STRUCTURAL ENGINEER: WT ENGINEERING, INC.
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
TEL: 415.774.4000
WWW.WTENGINEERING.COM
- MECHANICAL ENGINEER: PSLAB ENGINEERING, INC.
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
TEL: 415.774.4000
WWW.PSLABENGINEERING.COM



2. NORTH ELEVATION
SCALE 3/4" = 1'



1. EAST ELEVATION
SCALE 3/4" = 1'

PROGRESS PRINT
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	1/22/14	DESIGN DEVELOPMENT
2	2/10/14	REVIEW

PROJECT: ELEVATIONS
 DRAWING NO: A-202.00
 DATE: FEBRUARY 10, 2016
 SCALE: 3/4" = 1'
 DESIGN DEVELOPMENT
 REVIEW
 41

TRUSS & TWINE

800 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA, 92262

TENANT IMPROVEMENT PLAN

MAY 8, 2016

NEW MATERIAL FOR CITY COUNCIL APPEAL



PROJECT
SOMA
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
SOMA ARCHITECTS
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
SOMA ARCHITECTS
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
Cioffi
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
SOMA ARCHITECTS
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
WT
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

ARCHITECT
.PSLAB
1000 N. PALM CANYON DR.
PALM SPRINGS, CA 92262

CA ARCHITECT LICENSE NUMBER:
C3008

NOT FOR CONSTRUCTION

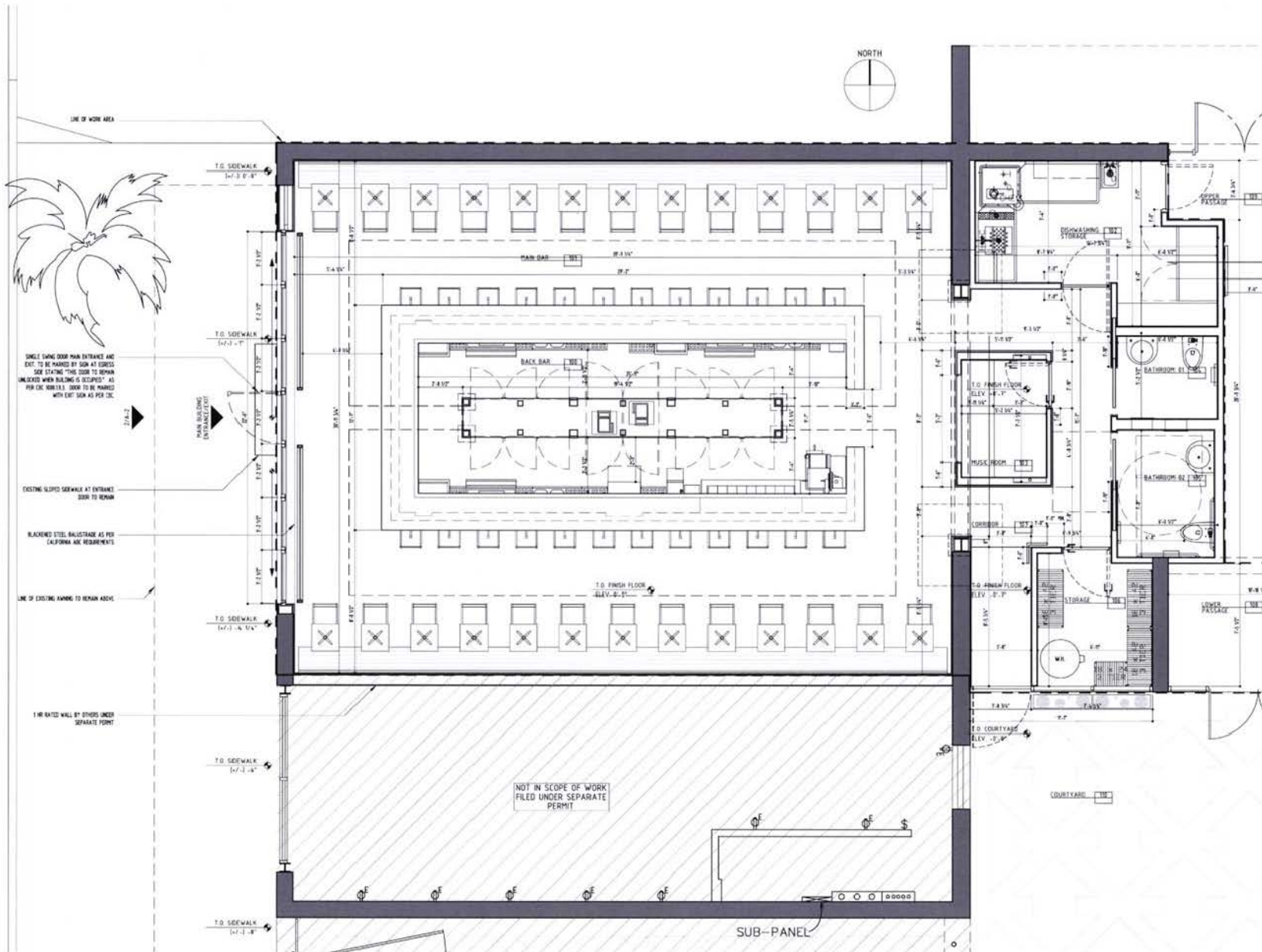
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF SOMA ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTS.

DATE	BY	REVISION

DATE: APRIL 05, 2016
PROJECT: CONSTRUCTION DOCUMENTS
SHEET: 15A

42

NORTH PALM CANYON DRIVE



SOMA

PROJECT: 2018-0001
 TITLE: 2018-0001-001
 DATE: 04/05/2018

ARCHITECT: SOMA ARCHITECTURE, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

OWNER: CIOFFI
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

DESIGNER: WT ARCHITECTURE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

CONTRACTOR: PSLAB
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

ARCHITECT LICENSE NUMBER: 03108

NOT FOR CONSTRUCTION

DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

SITE PLAN

DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

SITE PLAN

DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

SITE PLAN

DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

SITE PLAN

DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

SITE PLAN

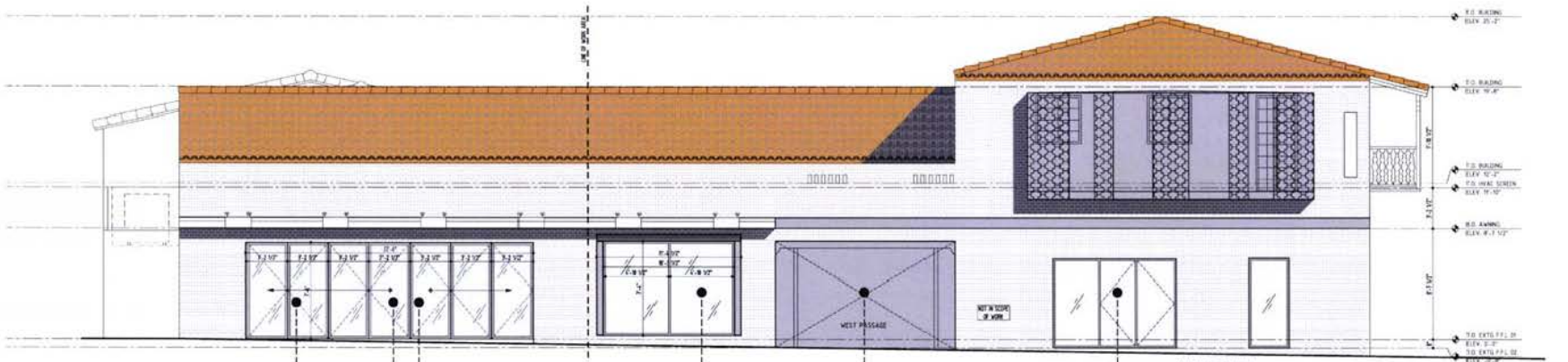
DATE: 04/05/2018

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

CONSTRUCTION DOCUMENTS

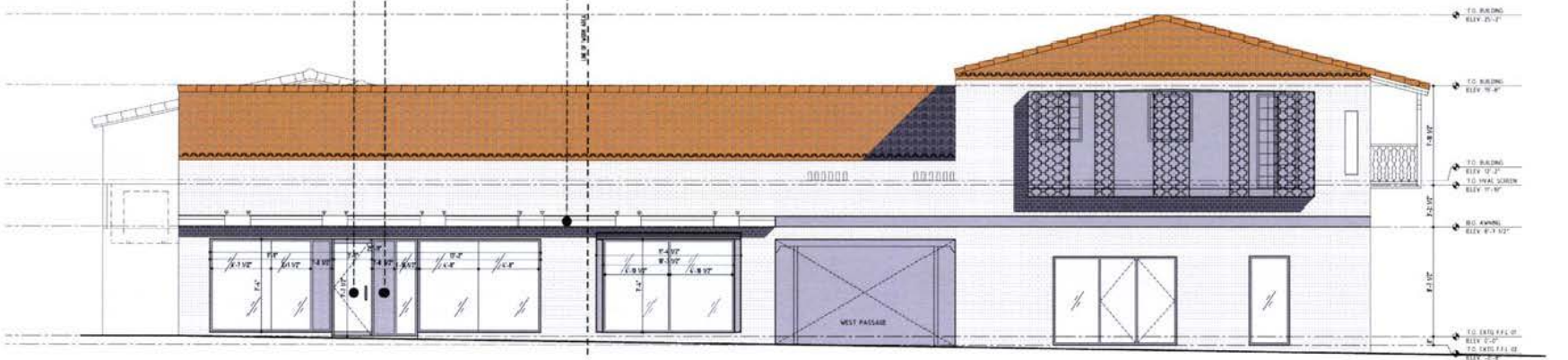
SITE PLAN

1. CONSTRUCTION PLAN
 SCALE: 1/8" = 1'-0"



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

STATEMENT TO BE REPLACED WITH OPERABLE GLASS WALL GLAZING AND BUILDING SHALL BE RELOCATED TO NEW LOCATIONS TO MATCH "SHINY OPERABLE" OPERABLE GLASS TO RESEMBLE "NET" FINISHES AND PRODUCTS SHALL MATCH THE EXISTING EXTERIORING.



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

SOMA

DESIGNER

ARCHITECT

DATE

PROJECT

PROPOSED AND EXISTING BUILDING ELEVATIONS NORTH PALM CANYON DRIVE

SCALE

1/4"=1'-0"

APRIL 05, 2016

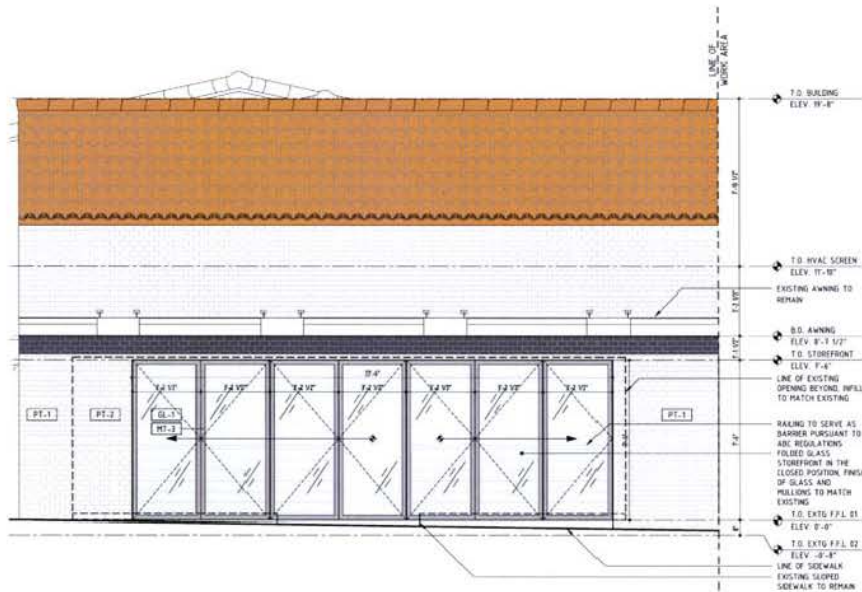
CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

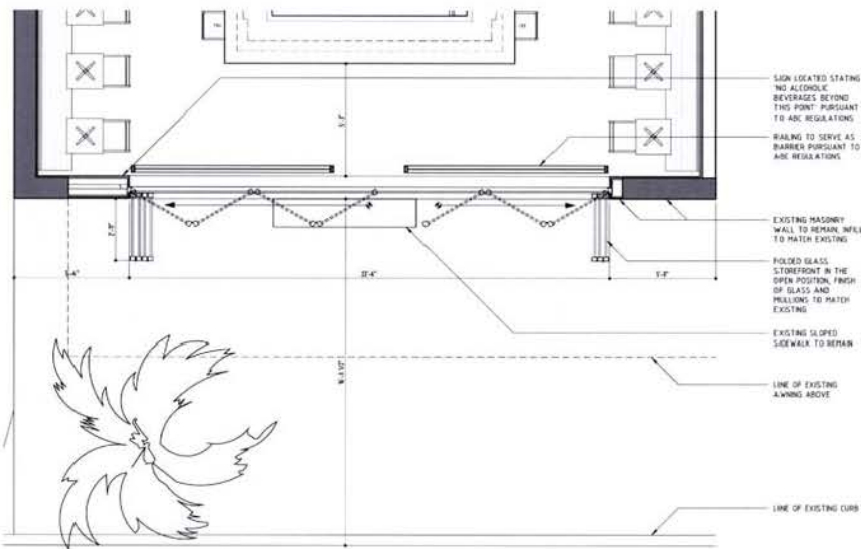
CA ARCHITECT LICENSE NUMBER: C5708



4. ELEVATION: OPEN STOREFRONT
SCALE: 3/8" = 1'-0"

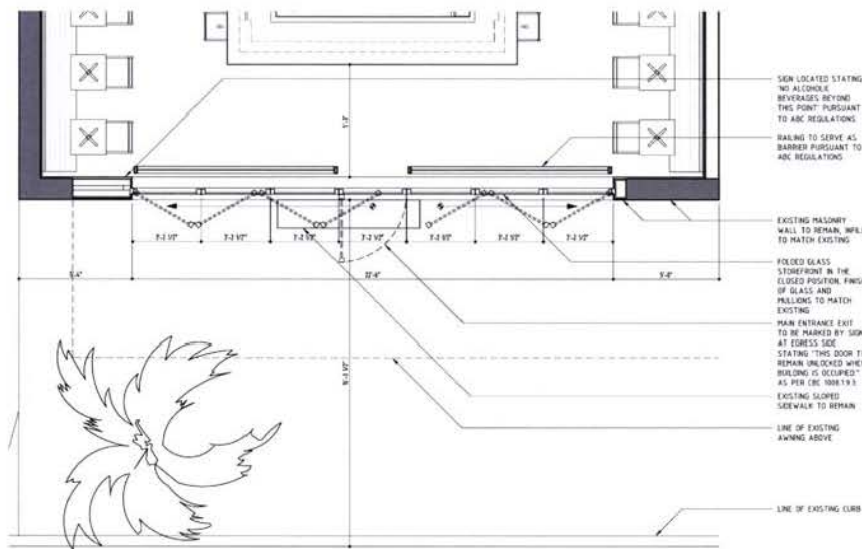


3. ELEVATION: CLOSED STOREFRONT
SCALE: 3/8" = 1'-0"



NORTH PALM CANYON DRIVE

2. PLAN: OPEN STOREFRONT
SCALE: 3/8" = 1'-0"



NORTH PALM CANYON DRIVE

1. PLAN: CLOSED STOREFRONT
SCALE: 3/8" = 1'-0"

SOMA

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

CLIENT: SOMA BEVERAGE GROUP, 10000 N. PALM CANYON DR., NORTH PALM BEACH, FL 33410

ARCHITECT: SOMA ARCHITECTURE, 10000 N. PALM CANYON DR., NORTH PALM BEACH, FL 33410

DATE: 04/05/2018

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

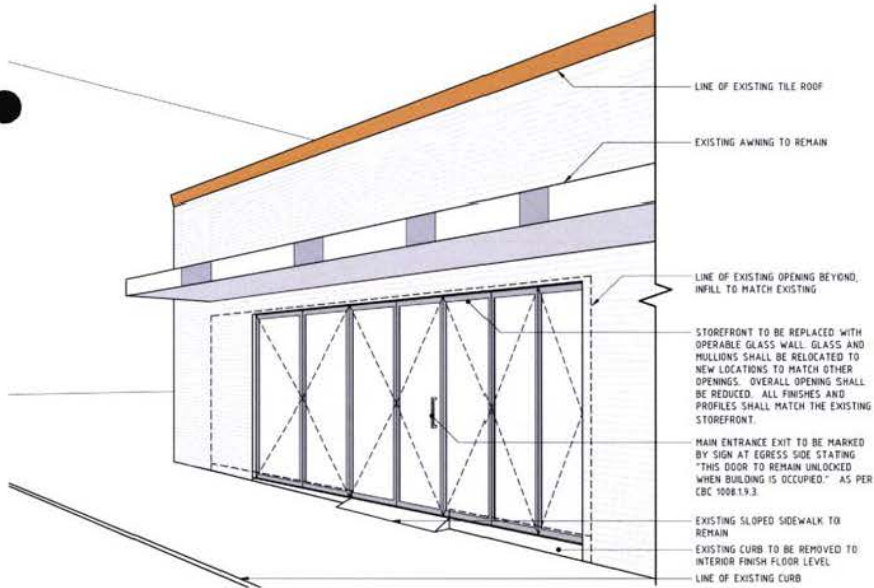
PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

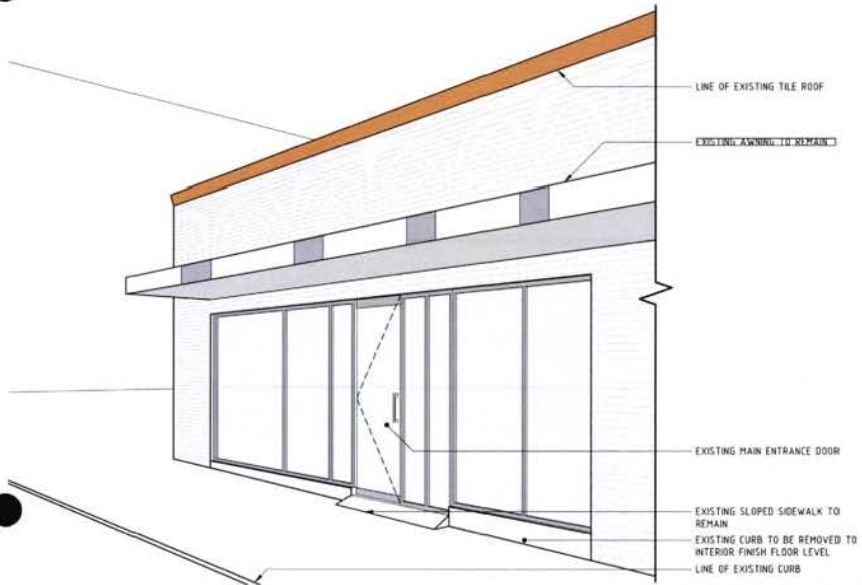
PROJECT: 10000 N. PALM CANYON DR. NORTH PALM BEACH, FL 33410

PROPOSED AND EXISTING BUILDING ELEVATIONS NORTH PALM CANYON DRIVE

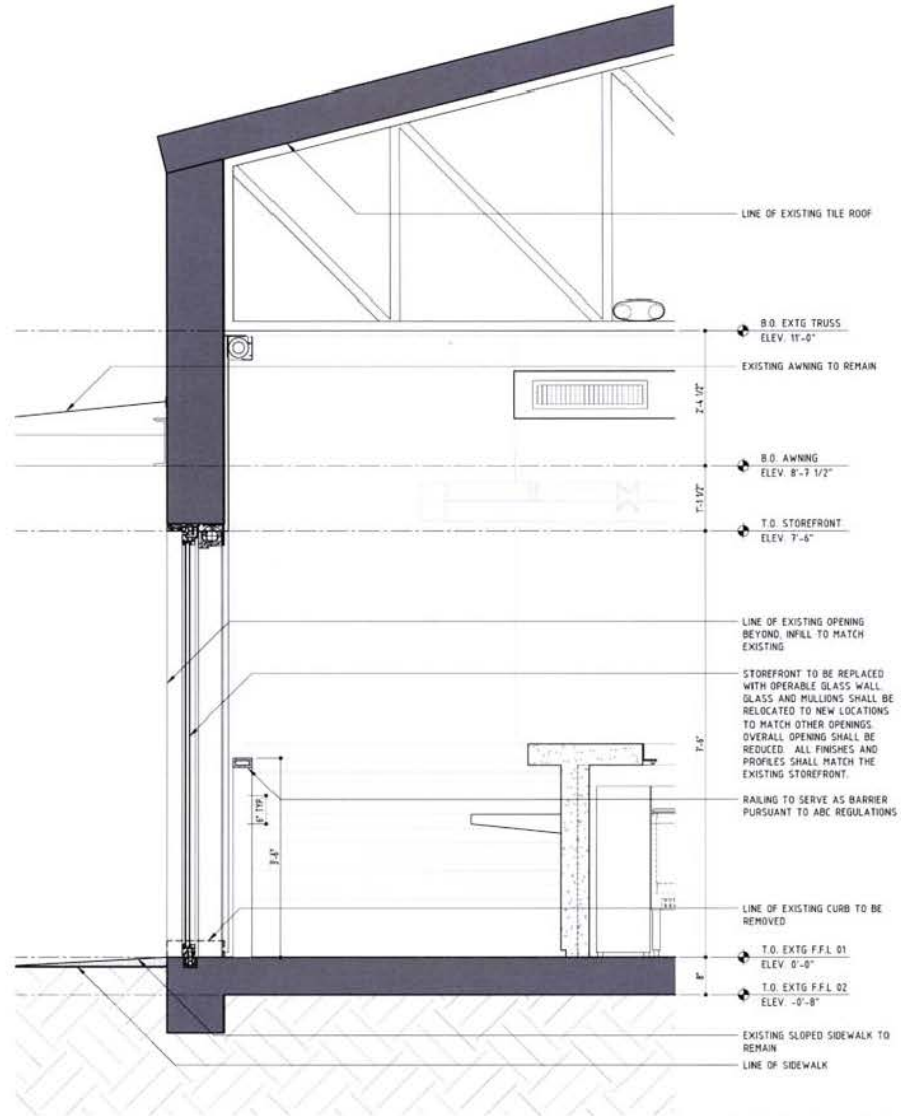
A-3



3. PERSPECTIVE: PROPOSED STOREFRONT
SCALE: 1/8" = 1'-0"



2. PERSPECTIVE: EXISTING STOREFRONT
SCALE: 1/8" = 1'-0"



1. SECTION: PROPOSED STOREFRONT
SCALE: 1/4" = 1'-0"

SOMA

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

ARCHITECT: SOMA ARCHITECTS, INC. 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF SOMA ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTS, INC.

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROJECT: 1000 S. PULP MILL BLVD. NEW YORK, NY 10014

DATE: 04/05/2016

PROPOSED STOREFRONT SECTION

A-4

45



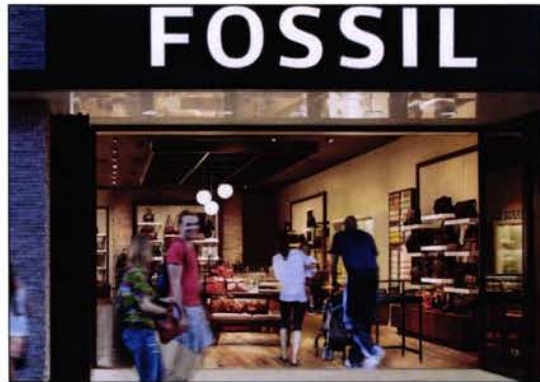
NANAWALL STOREFRONT-OPEN



NANAWALL STOREFRONT-OPENING



NANAWALL STOREFRONT-CLOSED



NANAWALL STOREFRONT-OPEN



NANAWALL STOREFRONT-CLOSED



NANAWALL STOREFRONT-OPEN

Nanawall Finish Chart

1. NANAWALL COLOR OPTIONS



1000
TAKA & HINE
NEW YORK OFFICE
NEW SPAIN, CA 92081

1001
KIMBLE BROWN
SOUTH BAY AREA
KIMBLE OFFICE & SALES
NEW YORK OFFICE
NEW SPAIN, CA 92081

1002
SOMA
SOMA ARCHITECTURE, INC.
1000 CALIFORNIA ST.
SAN FRANCISCO, CA 94108

1003
Cioffi
CARY HANCOCK
1000 CALIFORNIA ST.
SAN FRANCISCO, CA 94108

1004
WT
WESTWOOD CENTER
1000 CALIFORNIA ST.
SAN FRANCISCO, CA 94108

1005
PSLAB
PULP
1000 CALIFORNIA ST.
SAN FRANCISCO, CA 94108

1006
1007
1008
1009
1010

CA ARCHITECT LICENSE NUMBER:
C3708

NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF SOMA ARCHITECTURE, INC. AND IS NOT 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. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

DATE	BY	NO.	DESCRIPTION

DATE: 03/01/2016
BY: YAKES
IN: CONSTRUCTION DOCUMENTS
PROJECT: 158

REFERENCES
NANAWALL REFERENCES

DATE: 03/01/2016
BY: YAKES
IN: CONSTRUCTION DOCUMENTS
PROJECT: 158

A-5



4. PERSPECTIVE: EXTERIOR
SCALE: N.T.S.



3. PERSPECTIVE: INTERIOR
SCALE: N.T.S.



2. PERSPECTIVE: EXTERIOR
SCALE: N.T.S.



1. PERSPECTIVE: INTERIOR
SCALE: N.T.S.

SOMA

PROJECT
SOMA & SOM
227 E. LAMONT CANYON WAY #1
PUEBLO, CO 81001

CLIENT
MICHAEL GOODMAN
MICHAEL GOODMAN
ARCHITECTURE & INTERIOR DESIGN
PUEBLO, CO 81001

OWNER/ARCHITECT
SOMA
SOMA ARCHITECTURAL, INC.
227 E. LAMONT CANYON WAY #1
PUEBLO, CO 81001
761.241.2200
www.soma.com

ARCHITECT OF RECORD
Cioffi
ARCHITECTS, P.C.
227 E. LAMONT CANYON WAY #1
PUEBLO, CO 81001
761.241.2200

MECHANICAL ENGINEER
DANIEL GOODMAN
MICHAEL GOODMAN ARCHITECTURE & INTERIOR DESIGN
PUEBLO, CO 81001
761.241.2200

STRUCTURAL ENGINEER
WT
ENGINEERS, P.C.
227 E. LAMONT CANYON WAY #1
PUEBLO, CO 81001
761.241.2200

PLUMBING ENGINEER
.PSLAB
PLUMBING, INC.
227 E. LAMONT CANYON WAY #1
PUEBLO, CO 81001
761.241.2200

GENERAL CONTRACTOR

CA ARCHITECT LICENSE NUMBER:
03208

NOTES
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF SOMA ARCHITECTURAL, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTURAL, INC. IS STRICTLY PROHIBITED.

NO.	REV.	DATE	DESCRIPTION

DATE: MARCH 22, 2016
SCALE: PERMIT FILING
PROJECT NO: 158
PLAN CHECK

RENDERING:

PROJECT NO: **G-001.00**