



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 10, 2016

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY MICHAEL BECKMAN OF TRUSS AND TWINE BAR & RESTAURANT ON BEHALF OF BUILDING OWNER, EL PASEO HOLDINGS, LLC., FOR EXTERIOR MODIFICATIONS TO THE COURTYARD OF 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 Truss & Twine Bar & Restaurant is proposing modifications to the courtyard of the El Paseo Building including installation of a misting system, new light fixtures and revisions to the landscape. Portions of a misting system have already been recently installed without prior HSPB approval.

RECOMMENDATION:

Deny the certificate of approval with recommendation to the applicant to:

1. Bring back an alternative plant selection for the ocotillo in the narrow planter at the northwest corner of the courtyard that is of better scale and with information on a concealed system for providing irrigation to this proposed planter.
2. Bring back an alternative light fixture with shielding of the luminaire that prevents glare.
3. Bring back an alternative misting system or shading canopy system that is more compatible with the historic quality of the courtyard.

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.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc.</i>	
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.
May 4, 2016	The City Council overturned the denial of the HSPB on March 8, 2016 and granted a Certificate of Approval for the installation of a folding storefront door system in the northwest tenant suite fronting Palm Canyon Drive.

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

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. Workshop Kitchen also occupies most of the building’s courtyard for outdoor dining.



EL PASEO BUILDING C. 2011



VIEW FROM PALM CANYON LOOKING THROUGH THE PASEO INTO THE COURTYARD – PAVING PATTERN IS NOT ORIGINAL

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. Below are current photos of the courtyard.

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



VIEWS WITHIN THE COURTYARD LOOKING TOWARD THE WEST



VIEW LOOKING TOWARD THE NORTHWEST CORNER AND EXAMPLE OF EXISTING WALL SCONCE (NOT ORIGINAL)

As noted in the summary, the applicant has already installed portions of the proposed misting system as well as a surface mounted speaker system without HSPB approval.



VIEW LOOKING EAST



DETAIL ALONG THE NORTH WALL OF THE COURTYARD AND THE NORTHEAST CORNER SHOWING NEW MISTING PIPING



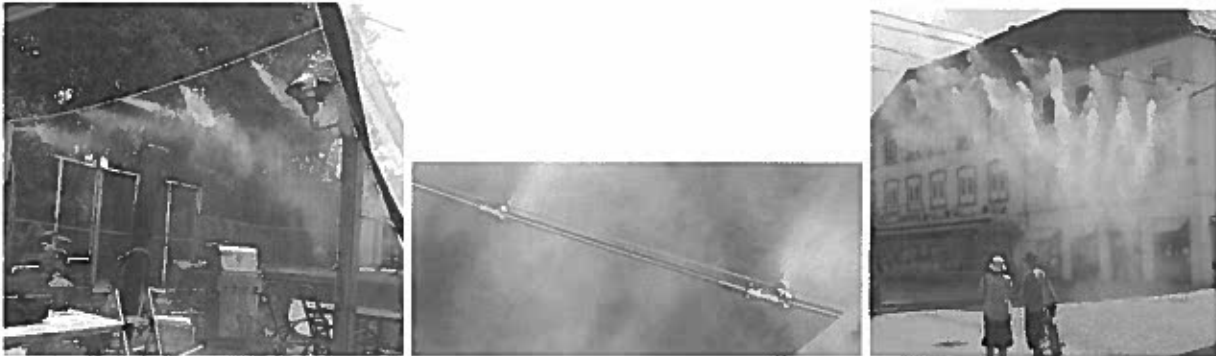
DETAIL ABOVE THE PASEO LEADING TO PALM CANYON AND AT NORTHWEST CORNER SHOWING NEW MISTING PIPING

PROJECT DESCRIPTION

The applicant proposes changes to the courtyard of the El Paseo Building to enhance year-round use of the outdoor dining area associated with the Workshop Kitchen & Bar restaurant and the soon-to-open Truss & Twine Bar. The proposed changes are as follows:

- Replace an existing palm tree with a large olive tree to provide shade. Install perimeter plantings in a narrow planter at the northwest corner of the courtyard comprised of ocotillo and other plant species.
- Replace existing (non-original) “traditional lantern style” wall sconce lighting with contemporary cylindrical wall sconce light fixtures.
- Install a misting system comprised of misters and piping affixed to the eaves and walls of the courtyard and affixed to roughly a dozen horizontally mounted stainless steel cables strung in an east-west orientation over the main open space of the courtyard.

Below are examples of misting systems suspended on tension cables similar to what the applicant is proposing to install:



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;*

Landscape. The proposed landscape revisions in the courtyard do not impact the historic significance of the El Paseo Building courtyard and would provide shade to the outdoor dining area associated with the Workshop Kitchen & Bar. It is not known when the current palm tree was installed but it is believed to have been installed long after the construction of the building and therefore is not related to the historic significance of the El Paseo Building. The plants proposed in the planters on the elevation drawings suggest several ocotillo plants, which may not be a good choice because of the spines on the branches and the scale (size) of the plants as they mature may overwhelm the small narrow planter in which they are proposed. Also, no information has been provided on how irrigation is to be brought to the planter, and running surface mounted irrigation piping could adversely impair the historic integrity and character of the courtyard.

Lighting. The proposed wall sconce light fixtures are contemporary and do not relate to the architecture of the El Paseo Building, however the existing “traditional carriage lantern” fixtures are not original to the building either. The cylindrical fixtures are contemporary and may be seen as an intentional gesture to introduce a fixture that is not a false replica of a historic type of light fixture, but rather are in contrast to the Spanish Colonial Revival character of the courtyard. The Secretary of the Interior Standards for the Treatment of Historic Structures notes the introduction of contemporary elements may be appropriate when period-specific fixtures are not available or when evidence of the historic fixture design is not available.

While the contemporary design of the fixture seems appropriate, the light bulb (or luminaire) within the proposed fixture is not shielded and may present an unpleasant

glare when one faces them in a perpendicular position. Staff recommends an alternative fixture be proposed that poses less glare and better shielding to the luminaire inside the fixture. Whether the proposed fixtures provide adequate ambient light for the outdoor dining should also be considered.

Misting System. The proposed misting system with its surface mounted tubing on walls and eaves and the dozen or so stainless steel cables carrying suspended misting tubing proposed across the open space of the courtyard may be perceived as seriously impairing and adversely impacting the aesthetic appearance and historic integrity of the courtyard. The 2007 comprehensive renovation of the El Paseo Building removed a great deal of surface mounted conduit and wiring from the exposed surfaces of the building. The proposed misting system re-introduces this type of surface-mounted clutter.

- (2) *The relationship of the exterior architectural features of any structure to the rest of the structure itself & to the surrounding area;*

Landscape. The proposed shade tree is appropriate for the courtyard and does not detract from the historic integrity or feeling of the courtyard. The choice of ocotillo plants for the narrow planter near the northwest corner of the courtyard seems out of scale and may pose a hazard for pedestrians in the courtyard who may brush up against the spiny branches. These plants may also make cleaning of the glazing behind the planter very difficult to maintain.

Lighting. The contemporary lighting fixtures do not relate to the Spanish Colonial Revival character of the El Paseo Building. There are no other fixtures on the building that are similar to the ones proposed. While a contemporary fixture in contrast to the historic architecture is not uncommon for historic structures, it is not clear how the specified fixture relates to other recently added architectural elements on the building.

Misting System. The misting system does not relate to the exterior historic features or character of the El Paseo Building courtyard. The dozen or so stainless steel tension cables proposed to span the open space of the courtyard as well as the multiple rows of misting piping attached to them may appear as a distracting element and may not seem appropriate with the open, airy feeling of the courtyard. The surface mounted tubing proposed on the eaves and run across the masonry walls of the courtyard may visually impair the aesthetic quality and historic integrity of the courtyard and re-introduce surface mounted clutter as well as chalking on the beams and wall surfaces from dried mineral deposits from the mist.

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

Landscape. The proposed shade tree is generally compatible with the character of the courtyard. The proposed plant species in the narrow planter at the northwest corner of the courtyard seem oversized for the scale of the courtyard and the design proposes no solution for how to bring irrigation piping to the planter in an aesthetically appropriate manner.

Lighting. The contemporary light fixtures could be seen as an appropriate contrasting element to the historic character of the courtyard, however lack of shielding of the

luminaire and glare from the proposed fixtures may make them incompatible with the intimate pedestrian scale and usage of the courtyard.

Misting System. The proposed misting system, with its surface mounted water tubing, stainless steel tension cables strung across the open space of the courtyard with the water tubing attached may be perceived as incompatible elements with the historic character and ambiance of the courtyard.

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

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

CONCLUSION

The courtyard revisions, proposing a shade tree and misters are one of many possible solutions for providing a pleasant environment to extend the outdoor courtyard dining season at the El Paseo Building. Other more creative solutions however, the inspiration of which can be found in the historic streets of the cities in Spain and other Mediterranean countries may provide an equally pleasant environment in a more artful manner and without the potential for adversely impacting the historic integrity of this Class 1 historic site.

Landscape. As noted above, an alternative to the ocotillo in the narrow planter that is less hazardous and smaller in scale may also be more appropriate. Particular attention should be paid to resolve bringing irrigation piping to the planter in a manner that does not result in surface mounted irrigation piping.

Lighting. Contemporary lighting fixtures in contrast to the historic architecture of the El Paseo Building may be appropriate for this courtyard, however an alternative fixture with shielding of the luminaires to avoid glare is recommended. Fixtures mounted above eye level, as seen in the photos above, that also provide adequate ambient light for the outdoor dining area may also be something worth considering.

Misting System. The proposed misting system may seriously impair the historic character and feeling of the courtyard and may damage the historic integrity of the outdoor space. There are a variety of misting systems – including umbrella mounted systems, mast or pole mounted systems, tree mounted systems and high-mount overhead misting systems that may achieve the same result with less impact to the historic character of the El Paseo Building's courtyard.



EXAMPLES OF CREATIVE SHADING SOLUTIONS IN OLDER SECTIONS OF A CITY IN SPAIN

Below is an example of an umbrella-mounted misting system:



Below is an example of pole-mounted misting system:



ENVIRONMENTAL ASSESSMENT

The proposed alterations to the courtyard at the El Paseo Building meet 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.

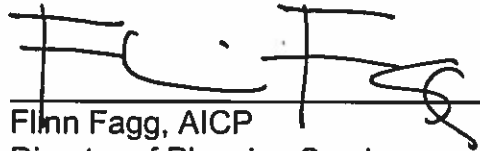
In this case, the project proposes to install a misting system with surface mounted tubing attached to walls and roof beams, as well as roughly a dozen stainless steel cables strung across the open space of the courtyard with water tubing attached for additional misting nozzles. The proposed misting system has the potential to materially impair the historic resource in an adverse way by visibly changing the historic character of the courtyard. The courtyard is a defining historic characteristic and element of the El Paseo Building. If favorable consideration of the misting system as proposed is contemplated by the HSPB, further analysis under CEQA would be needed to clarify the material impairments and to identify mitigation measures that might be possible to reduce the impacts to a less than significant level.

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



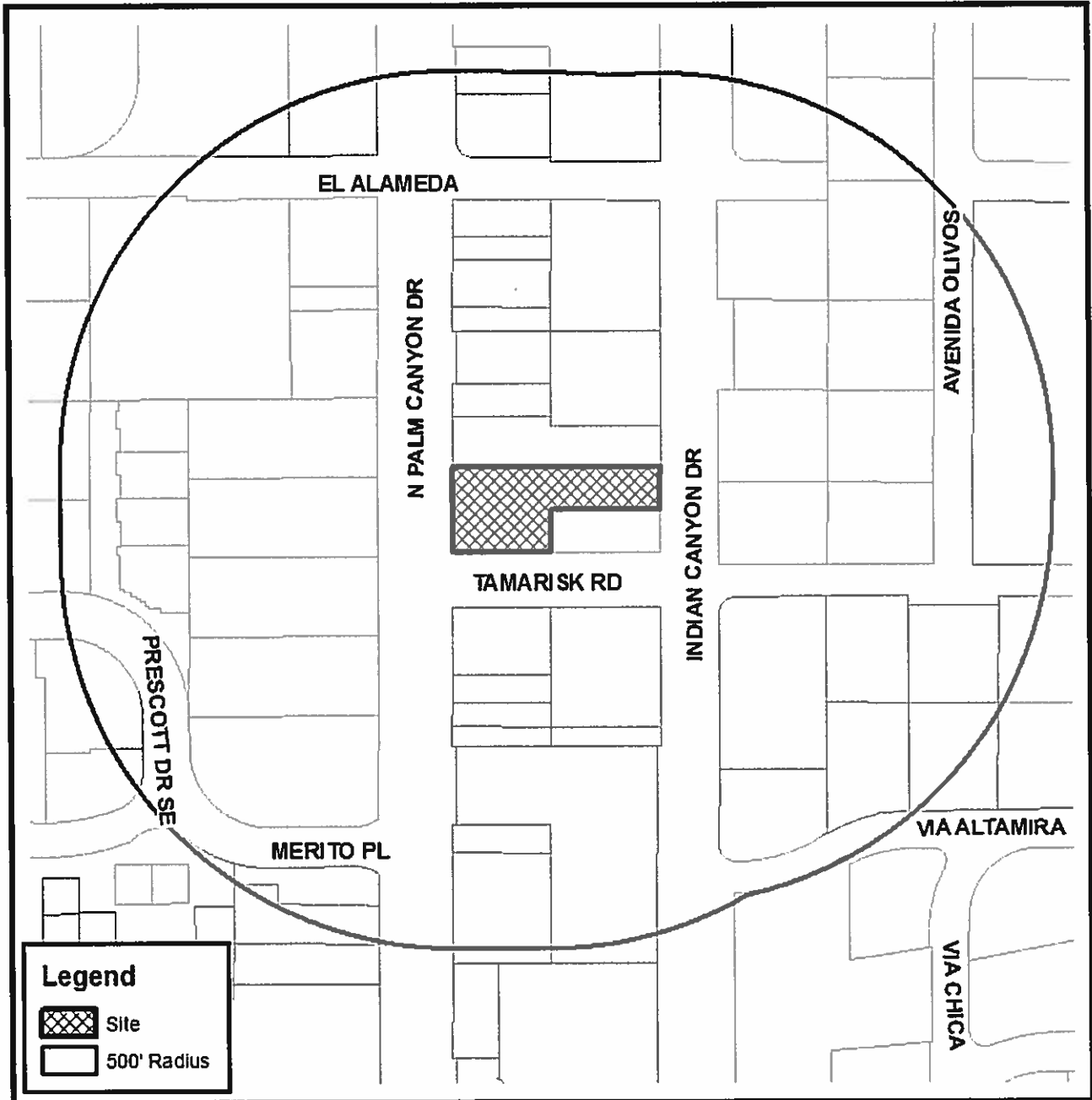
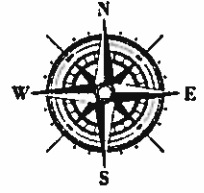
Flinn Fagg, AICP
Director of Planning Services

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: April 15, 2016

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

RECEIVED

APR 19 2016

**PLANNING SERVICES
DEPARTMENT**

RE: El Paseo Building
800 N Palm Canyon Drive
Palm Springs, CA 92262

Request for approval for minor modifications to the courtyard of the El Paseo Building located at the above address, and 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-6) for minor modifications to the internal courtyard of 800/816 North Palm Canyon Drive, also known as the El Paseo Building, specifically landscape, lighting, and the addition of misters.

Michael Beckman, the restaurant chef/owner of Workshop Kitchen & Bar, and currently utilizes this courtyard as a component of the restaurants. He is proposing a few minor modifications to the courtyard in order to take full advantage of the Palm Springs climate. Currently, the courtyard is a wonderful asset to the restaurant, and has no doubt contributed to the success of the restaurant and building as a whole. The space is currently used for a portion of the year for outdoor dining as weather permits, however the lack of natural shade limits this usable period to the cooler months. Our goal is to retain the spirit of the existing courtyard while making a few minor and elegant modifications in order to extend the courtyard season into the shoulder months.

We recognize the historical nature of the courtyard within the context of the El Paseo building, and these minor modifications we are proposing shall only serve to enhance this space. Given the current paving design and palm tree are recent additions to this courtyard, our proposals shall maintain the historic components of the building. These improvements will not only complement the existing courtyard, but will extend the usable timeframe in which patrons are able to utilize the courtyard, and allow more guests to experience the historic beauty of the space.

Below is an itemized list of the proposed courtyard modifications:

Courtyard

1. The existing palm tree shall be removed and replaced with a mature Manzanillo (Manchineel) olive tree. This palm tree is not a component of the historic building. The olive tree has a larger canopy and will create a greater shade pattern for the courtyard. This olive tree shall have no impact on the historic structure.
2. A series of misters shall be installed along the perimeter of the courtyard with a water supply line. The water supply line shall be fixed to the existing masonry wall, and shall be painted to match the existing masonry wall. The pump

for this system shall be placed within the existing HVAC platform located at Workshop Kitchen & Bar and concealed from view. The location of these elements is provided on the courtyard roof plan.

3. We are proposing a series of removable 1/16" stainless steel cables running east-west across the courtyard. These cables are indicating on the courtyard roof plan.
4. We are proposing to replace the current lights in the courtyard to fixtures which both enhance the historic features of the courtyard, and are more aligned with the current functions of the space.

These modifications are independent from the previously approved modifications to the courtyard storefront, which shall be maintained. 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

830 NORTH PALM CANYON DRIVE

EXISTING TRASH ENCLOSURE

ALLEY WAY

EXISTING CONDENSER AREA AT ROOF. EXISTING CONDENSORS TO BE REPLACED IN SAME LOCATION; PLATFORM TO REMAIN AS PREVIOUSLY APPROVED

AREA OF WORK

EXISTING STOREFRONT AWNING TO REMAIN

ADA ENTRANCE

SUITE #

RIDGE

DOWN

DOWN

NOT IN SCOPE OF WORK

MAIN ENTRY / WEST PASSAGE BELOW

EXISTING CANOPY TO REMAIN

COURTYARD

NEW WATER PUMP LOCATED AT EXISTING HVAC PLATFORM

WATER SUPPLY LINE PAINTED TO MATCH EXISTING WALL

NORTH PALM CANYON DR.

LINE OF REMOVABLE 1/16" STAINLESS STEEL CABLE WITH MISTER ATTACHED, SPACED AT 18" O.C. TYPICAL

NEW OLIVE TREE PROVIDED BY OWNER

NOT IN SCOPE OF WORK

SOUTH PASSAGE BELOW

RIDGE

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

PROPERTY LINE

- NEW WATER PUMP
- NEW WATER SUPPLY LINE
- PROPERTY LINE

RECEIVED

APR 19 2016

PLANNING SERVICES DEPARTMENT

1. SITE PLAN

SCALE 1/8" = 1'

SOMA

PROJECT

TOWER & TRAIL

830 N. PALM CANYON DR.

PALM SPRING, CA 92527

CLIENT

MICHAEL BUCHANAN

SCOTT W. BUCHANAN

ARCHITECTURE INCORPORATED & BAR LLC

830 N. PALM CANYON DR.

PALM SPRING, CA 92527

ARCHITECT OF RECORD

SOMA ARCHITECTURE, INC.

21 W 27TH STREET, FLD 9

NEW YORK, NY 10001

1 212.694.1200

1 212.694.1201

MEP CONSULTANT

ROBERT CARROLL

ROBERT CARROLL

17400 PARKWAY DRIVE

HOUSTON, TX 77058

1 281.444.4444

STRUCTURAL ENGINEER

WT STRUCTURAL ENGINEERING

801 GLENVIEW, FL 31

7740 S. TARRANT CANYON WAY

SUITE 4-112

PALM SPRING, CA 92522

1 951.261.3000

CONSULTING ENGINEER

.PSLAB

PSLAB

PO BOX 17028

IRVINE, CA 92614

949.454.4444

CA ARCHITECT LICENSE NUMBER

CS708

NOT FOR CONSTRUCTION

NOTE 1

THIS DOCUMENT IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION DOCUMENTS

DATE: 3/15/16

SCALE: 1/8" = 1'

PROJECT: CONSTRUCTION DOCUMENTS

DATE: 3/15/16

SCALE: 1/8" = 1'

PROJECT: CONSTRUCTION DOCUMENTS

DATE: 3/15/16

SCALE: 1/8" = 1'

PROJECT: CONSTRUCTION DOCUMENTS

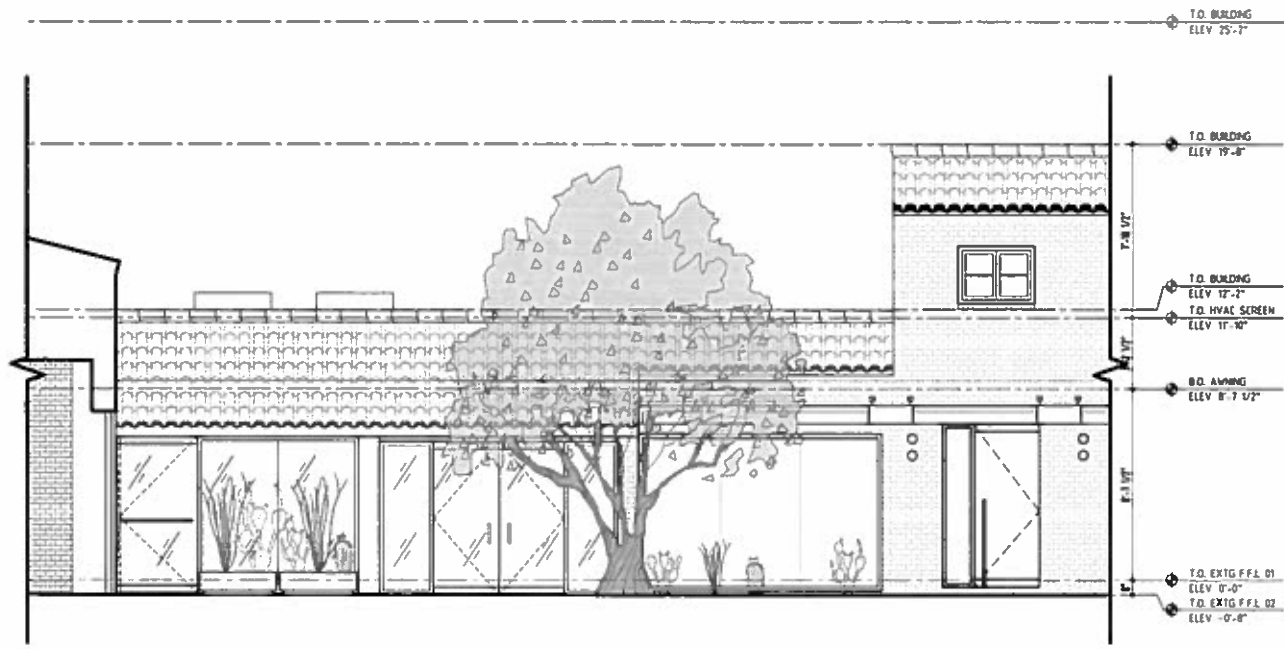
DATE: 3/15/16

SCALE: 1/8" = 1'

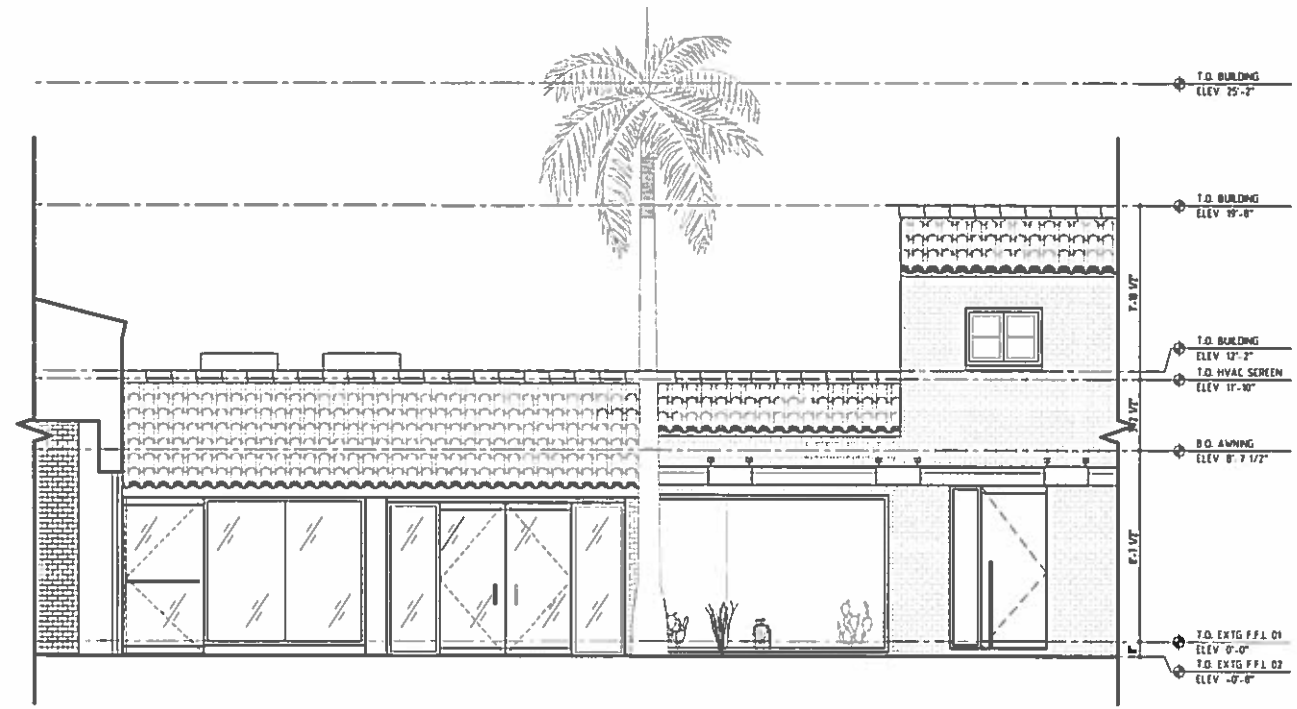
PROJECT: CONSTRUCTION DOCUMENTS

8113

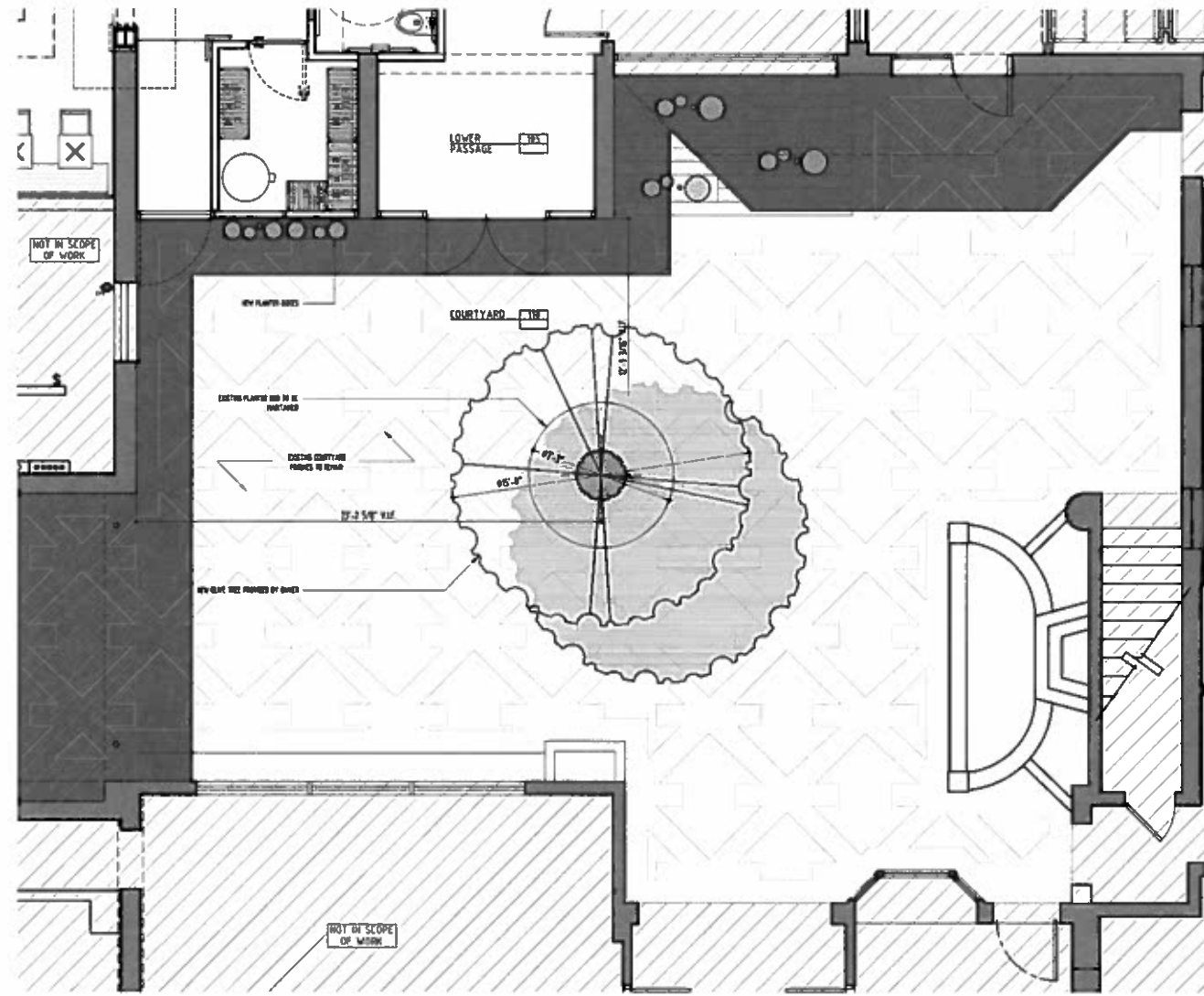
A-1



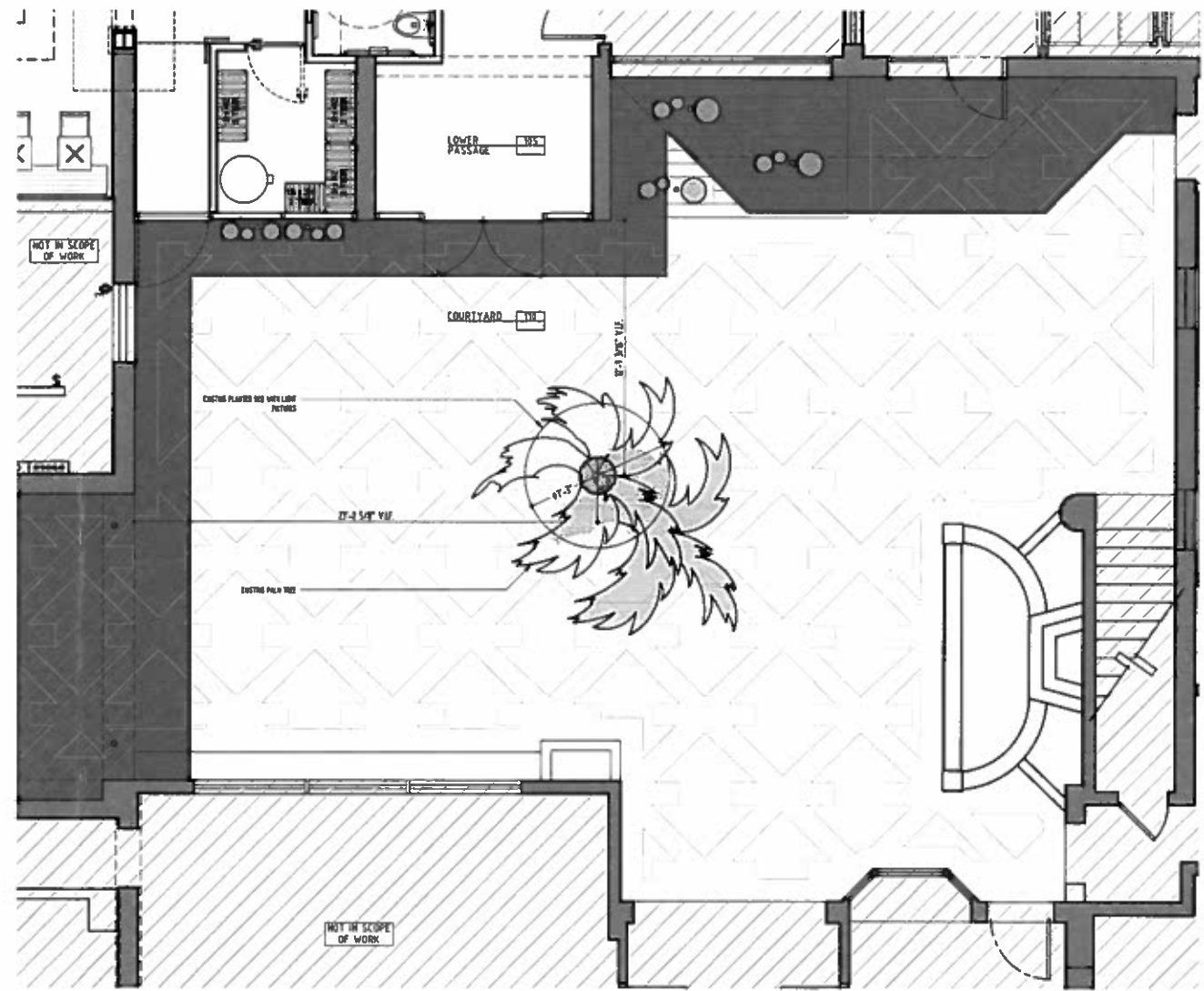
4. ELEV. PROPOSED
SCALE 1/4" = 1'



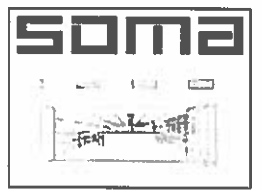
3. ELEV. EXISTING
SCALE 1/4" = 1'



2. COURTYARD PLAN: PROPOSED
SCALE 1/4" = 1'



1. COURTYARD PLAN: EXISTING
SCALE 1/4" = 1'



PROJECT: PALMS & TREES
800 N PALM CANYON DR
PALM SPRING, CA 92522

OWNER: MICHAEL MICHAEL
KOLBY HOLDINGS
KOLBY HOLDINGS & BAR LLC
800 N PALM CANYON DR
PALM SPRING, CA 92522

ARCHITECT: SOMA ARCHITECTURE, APC
31 W 27TH STREET, SUITE 9
NEW YORK, NY 10001
1 212 675 2200
soma@soma.com

GENERAL CONTRACTOR: Cioffi
ARCHITECTURE
2000 ARDENWOOD DR
2701 T SANDWICH CANTON WAY # 1
PALM SPRING, CA 92520
1 951 327 8214

MECHANICAL ENGINEER: WT
1111 BENTLEY AVENUE
NEW BRUNSWICK, NJ 08901
7340 S SANDWICH CANTON WAY
SUITE 6 112
PALM SPRING, CA 92520
1 951 327 8214

STRUCTURAL ENGINEER: .PSLAB
PO BOX 12528
NEWARK, OH 43026
WASHINGTON PLAZA SUITE 1
1 614 542 2400

CA ARCHITECT LICENSE NUMBER: CS708

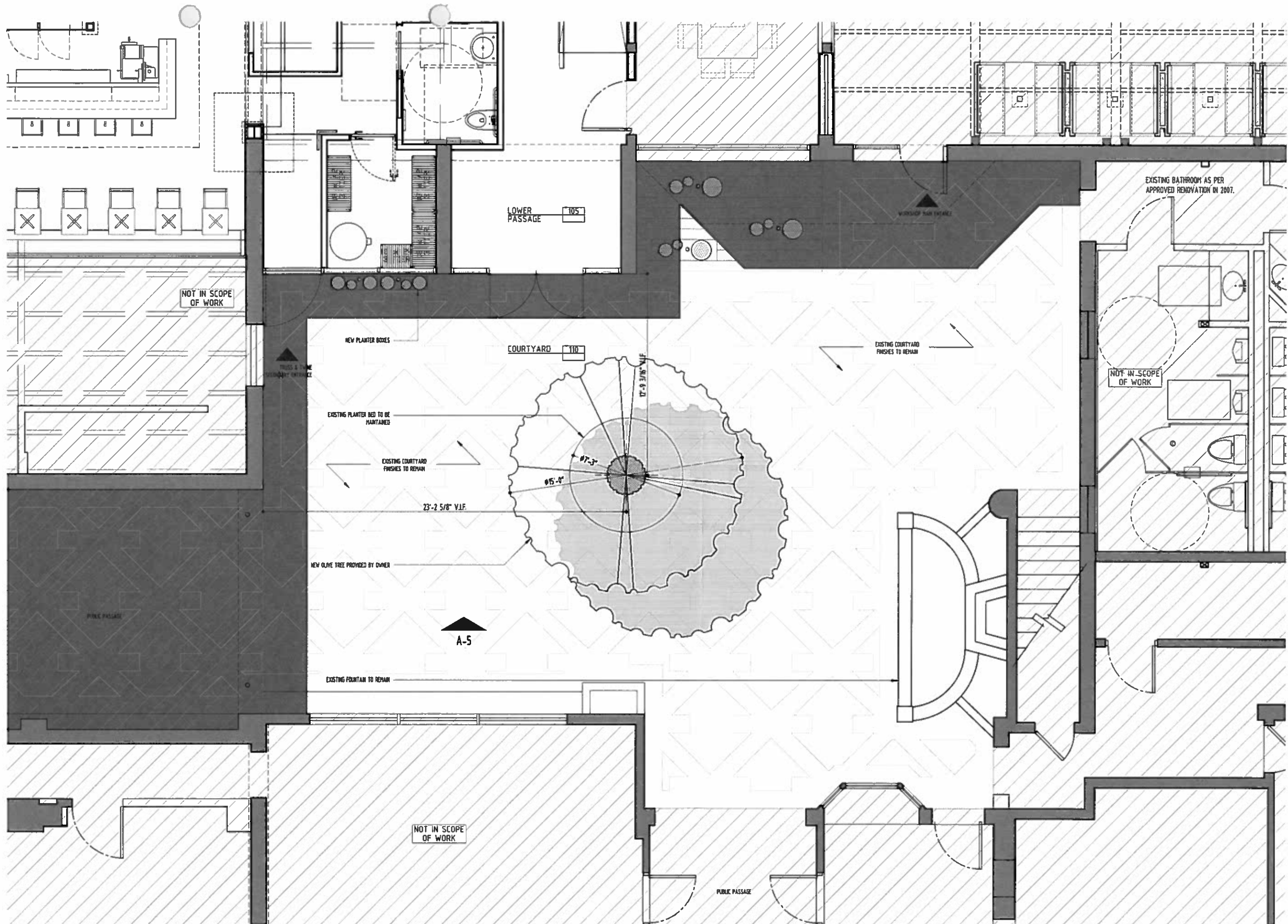
NOT FOR CONSTRUCTION

NOTES:
THIS DOCUMENT IS PREPARED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

NUMBER	DATE	DESCRIPTION

SCALE: 3/8" = 1'
DATE: MARCH 15, 2016
LIMITS: TO CONSTRUCTION DOCUMENTS
PROJECT: 150
SCALE FOR: BID SET

CONSTRUCTION PLAN
COURTYARD



SOMA



PROJECT
 TRADE & TRUST
 800 N PALM CANYON BL
 PALM SPRINGS, CA 92262

DESIGN ARCHITECT
 MICHAEL BUCKMAN
 MICHAEL BUCKMAN
 ARCHITECTS INCORPORATED & DAN LUC
 800 N PALM CANYON BL
 PALM SPRINGS, CA 92262

ARCHITECT OF RECORD
Cioffi
 ARCHITECTS

CONTRACT ARCHITECT
 CDM ARCHITECTS
 2771 S TANGENT CANYON WAY #11
 PALM SPRINGS, CA
 1 PALM 305 1007
 1 PALM 305 1014

MEP ENGINEER
 ROBERT LANGRISH
 ROBERT LANGRISH, PE
 10000 WILLOW CREEK DRIVE
 PALM SPRINGS, CA 92262
 1 PALM 305 1000

STRUCTURAL ENGINEER
WT
 ENGINEERS

LANDSCAPE ARCHITECT
 .PSLAB
 LANDSCAPE ARCHITECTS
 1000 WILLOW CREEK DRIVE
 PALM SPRINGS, CA 92262
 1 PALM 305 1000

CA ARCHITECT LICENSE NUMBER
 CS708

NOT FOR CONSTRUCTION

THIS PLAN, SPECIFICATIONS AND SCHEDULES ARE THE PROPERTY OF SOMA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTS INC. IS STRICTLY PROHIBITED. SOMA ARCHITECTS INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN, EVEN IF SUCH DAMAGE OR LOSS IS CAUSED BY NEGLIGENCE. SOMA ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN, EVEN IF SUCH DAMAGE OR LOSS IS CAUSED BY NEGLIGENCE.

NUMBER	DATE	DESCRIPTION

SCALE
 3/8" = 1'
 DATE
 MARCH 15, 2016
 SHEET
 CONSTRUCTION DOCUMENTS
 SHEET NO.
 150
 SHEET FOR
 BID SET

CONSTRUCTION PLAN
 COURTYARD

A-3

1. COURTYARD PLAN
 SCALE: 3/8" = 1'



PROJECT
 300 N PALM CANYON DR,
 PALM SPRING, CA 92262

OWNER
 MICHAEL BECKMAN
 KENNETH HERRMAN
 HERRMAN BECKMAN & ASSOCIATES
 300 N PALM CANYON DR,
 PALM SPRING, CA 92262

ARCHITECT
 SOMA ARCHITECTURE, LLC
 21 W 29TH STREET, FLOOR 9
 NEW YORK, NY 10001
 212.239.1200
 soma@soma.com

ARCHITECT OF RECORD
 Cioffi ARCHITECT
 2727 N LAMARCA CANYON WAY # 9
 PALM SPRING, CA
 1.800.355.1207
 1.909.227.8714

MEP ENGINEER
 WESLEY ENGINEERS
 8500 AVENUE, PT
 15400 PALM SPRING, CA 92262
 1.909.399.4600

STRUCTURAL ENGINEER
 WT
 1111 STRUCTURAL ENGINEERING
 1001 AVENUE, PT. 15
 15400 N LAMARCA CANYON WAY
 SUITE 4-112
 PALM SPRING, CA 92262
 1.909.226.0000

LIGHTING DESIGNER
 .PSLAB
 100 N 17TH ST
 BEVERLY HILLS, CA 90212
 310.274.8888
 1.405.442.5445

LANDSCAPE ARCHITECT

CA ARCHITECT LICENSE NUMBER:
 CS708

NOT FOR CONSTRUCTION

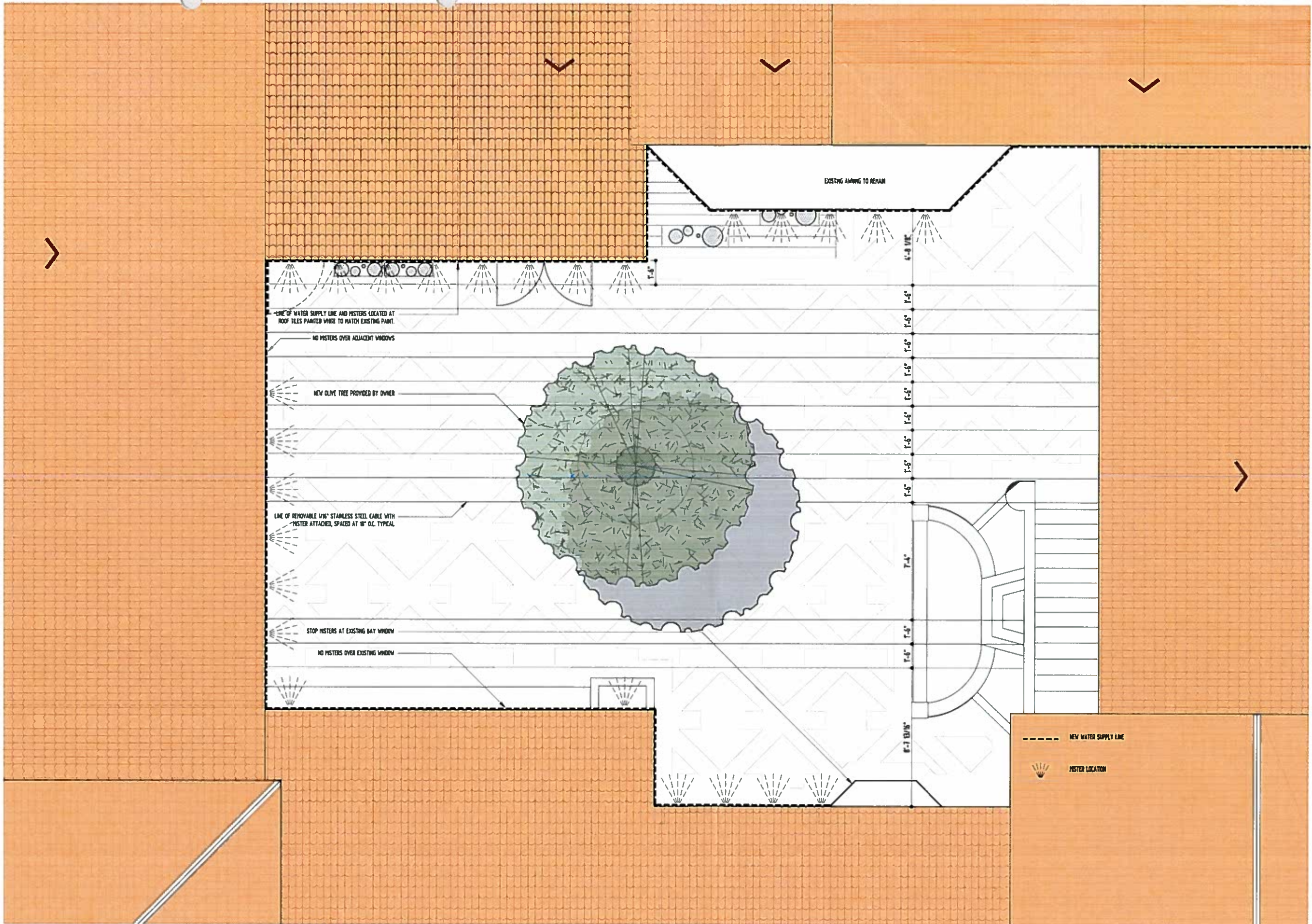
NOTES
 THIS DRAWING IS THE PROPERTY OF SOMA ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SOMA ARCHITECTURE, LLC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED.

NUMBER	DATE	DESCRIPTION

SCALE: 3/8" = 1'
 DATE: MARCH 15, 2016
 SHEET: 150
 IN: CONSTRUCTION DOCUMENTS
 OF: BID SET

CONSTRUCTION PLAN
 COURTYARD

1. COURT
A-4



LINE OF WATER SUPPLY LINE AND MISTERS LOCATED AT ROOF TILES PAINTED WHITE TO MATCH EXISTING PAINT.

NO MISTERS OVER ADJACENT WINDOWS

NEW OLIVE TREE PROVIDED BY OWNER

LINE OF REMOVABLE 1/8" STAINLESS STEEL CABLE WITH MISTER ATTACHED, SPACED AT 18" O.C. TYPICAL

STOP MISTERS AT EXISTING BAY WINDOW

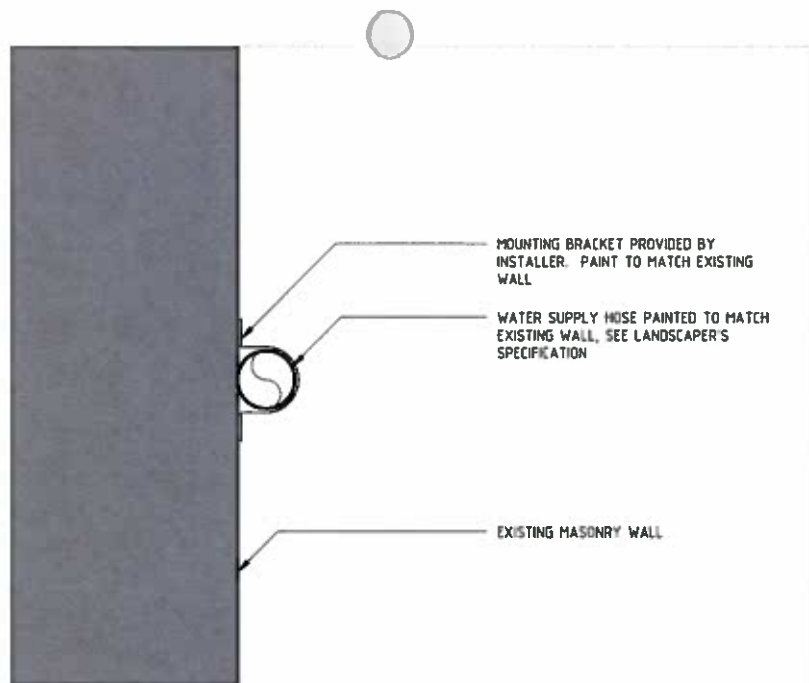
NO MISTERS OVER EXISTING WINDOW

EXISTING AWING TO REMAIN

--- NEW WATER SUPPLY LINE

MISTER LOCATION

1. COURTYARD PLAN
 SCALE: 3/8" = 1'



6. WATER SUPPLY MOUNT
SCALE: NTA

**High Pressure Pump
Mojave Series**

Specifications

Flow Rate	1000	3 GPM
Head	1100PSI	75.8 FT
Motor	1/2 HP	115V AC

Dimensions

Length	10 1/2"
Width	4 1/2"
Height	3 1/2"

Material

Material	Cast Aluminum
Finish	Black

5. WATER PUMP SPECIFICATIONS

System Overview & Specifications

Parts List

Part No.	Part Name	Qty	Notes
1	High Pressure Pump	1	See Spec 5
2	1/2" x 1/2" x 1/2" Hose	100	See Spec 6

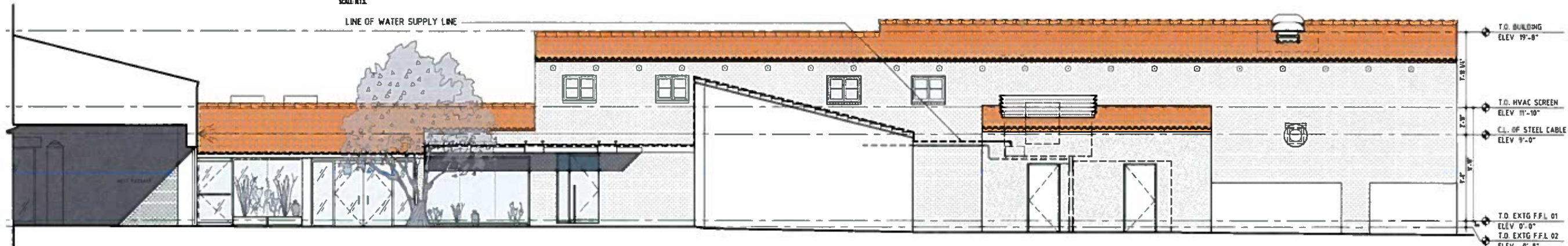
4. MISTER SYSTEM SPECIFICATIONS

Cable Mounting Specifications

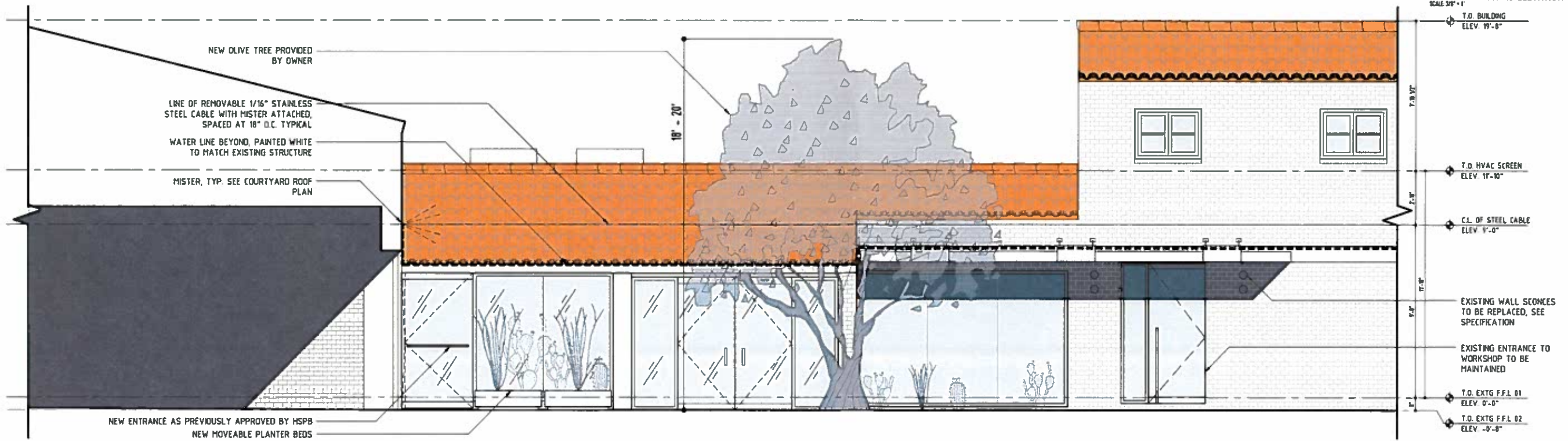
Materials

Material	Quantity
3/16" x 1/2" Cable	100
1/2" x 1/2" x 1/2" Hardware	100

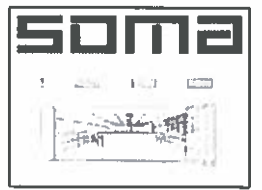
3. CABLE MOUNTING SPECIFICATIONS



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



1. SOUTH COURTYARD ELEVATION
SCALE: 3/8" = 1'



PROJECT
SOMA 2 PHASE
500 N PALM CANYON DR
PALM SPRING, CA 92522

ARCHITECT
MICHAEL GOODMAN
ARCHITECTURE & DESIGN
500 N PALM CANYON DR
PALM SPRING, CA 92522

STRUCTURAL ENGINEER
COPPO ARCHITECTURE
777 S GARDNER CANYON WAY # 1
PALM SPRING, CA 92524

MECHANICAL ENGINEER
COPPO ARCHITECTURE
777 S GARDNER CANYON WAY # 1
PALM SPRING, CA 92524

CA ARCHITECT LICENSE NUMBER:
CS706

NOT FOR CONSTRUCTION

NUMBER	DATE	DESCRIPTION
00	03/15/16	BID SET

SCALE
1/32" = 1'
DATE
MARCH 15, 2016

ELEVATIONS ENLARGED ELEVATIONS

A-5

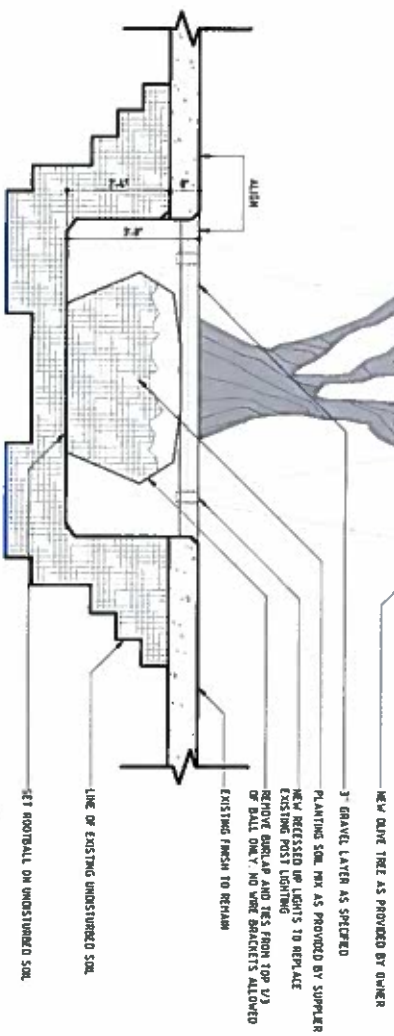
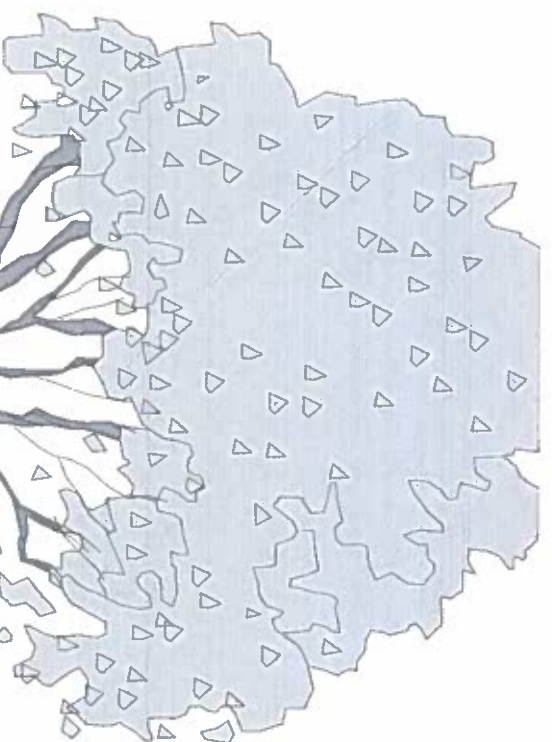
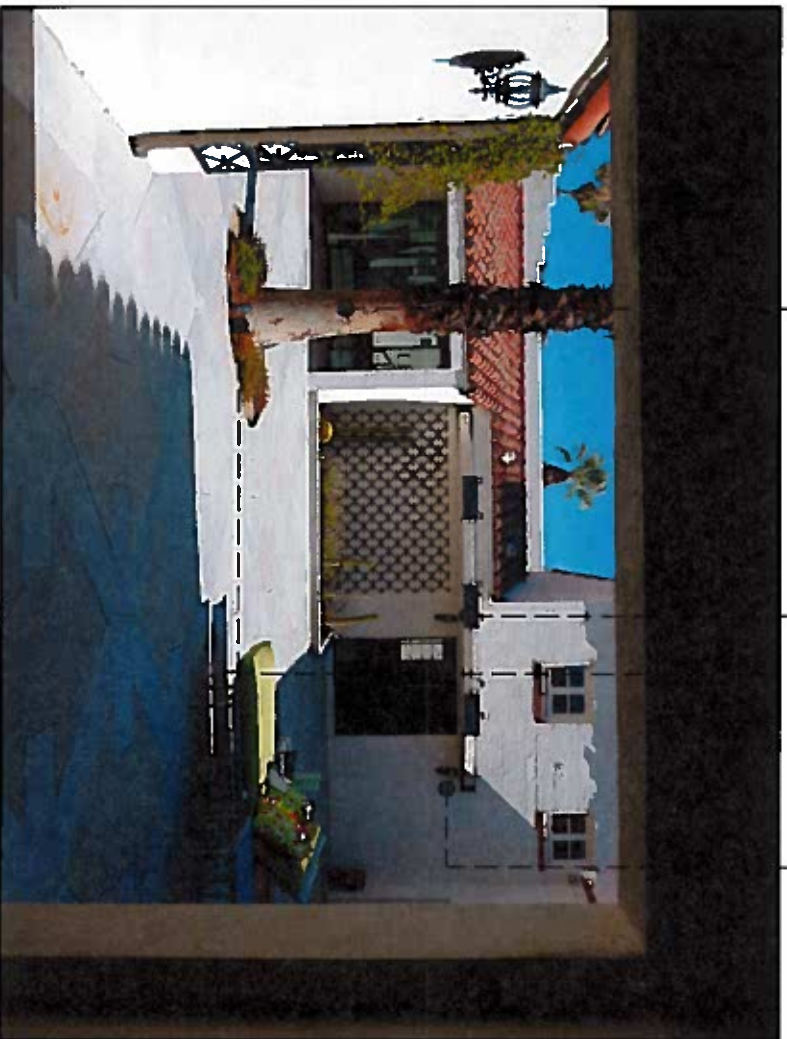
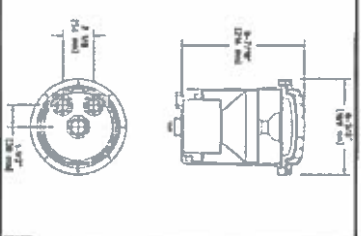


NEW 1/2" x 1/2" x 1/2" TILE
OVERLAP FINISH

REMOVE PLANTER BED TO BE HANGFANDED
EXISTING FINISH TO BE REFINISHED

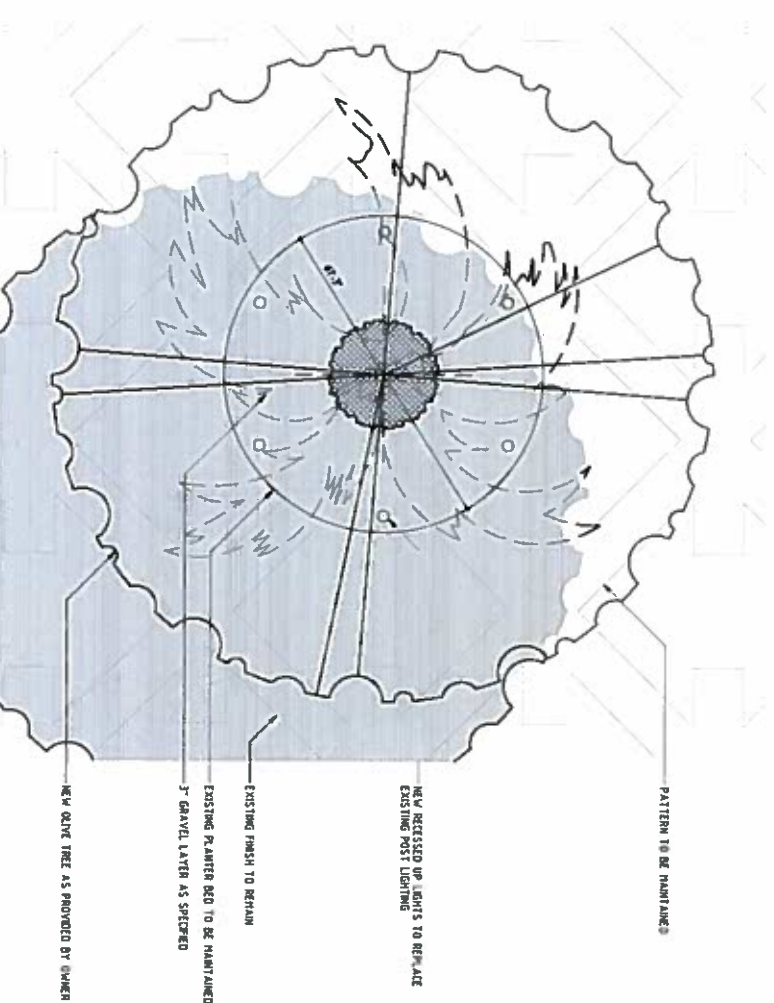
EXISTING LANDSCAPING PLANTS TO BE
REMOVED BY INCREASED PLANTING

REMOVE 3/4" x 3/4" x 3/4" TILE
OVERLAP FINISH



2. TREE SECTION

NOTE: SEE PLANTING NOTES FOR NIGHT CONTROL BARREL
SCALE: 1/2" = 1'



1. PLAN: NEW TREE

SCALE: 1/2" = 1'

soma

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PROJECT: SOMA 1000
ARCHITECT: SOMA ARCHITECTS
DATE: 02/15/16
SCALE: 1/2" = 1'

CLIENT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

CONTRACTOR: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

ARCHITECT: SOMA ARCHITECTS
PROJECT: SOMA 1000
DATE: 02/15/16
SCALE: 1/2" = 1'

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

SOMA

31 WEST 27 STREET, FLOOR 9
NEW YORK, NY 10001
T 212.966 1200

WWW.SOMA.US

Workshop Kitchen & Bar Palm Springs, CA

FFE Specifications

Prepared For:
Michael Beckman
Workshop Kitchen & Bar
800 N Palm Canyon Drive
Palm Springs, CA 92262

Architect:
SOMA Architecture DPC
31 West 27th Street, Floor 09
New York, New York 10001
Tel: (212) 966-1200
Email: mail@soma.us

Project No. 00158

Issued: May 05, 2016

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: STAINLESS STEEL CABLES

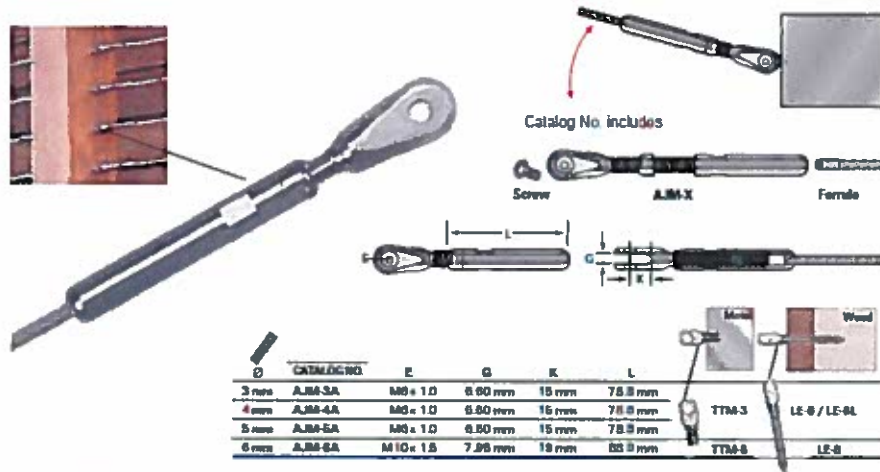
Item Location: WORKSHOP COURTYARD

Manufacturer: ULTRA-TEC

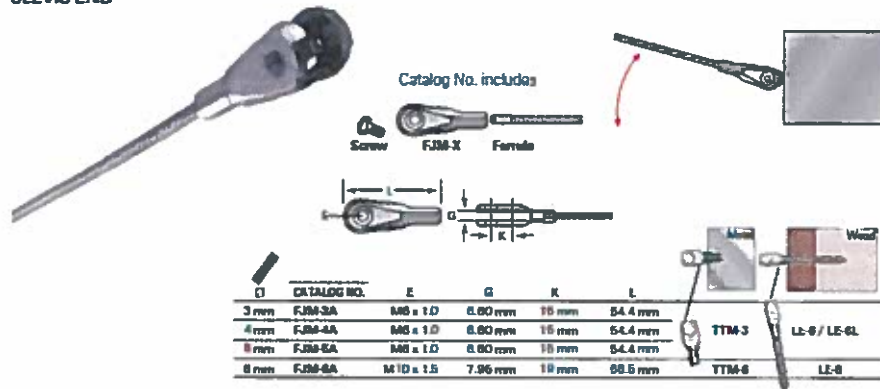
Source:

TERMINALS

CLEVIS ADJUSTER

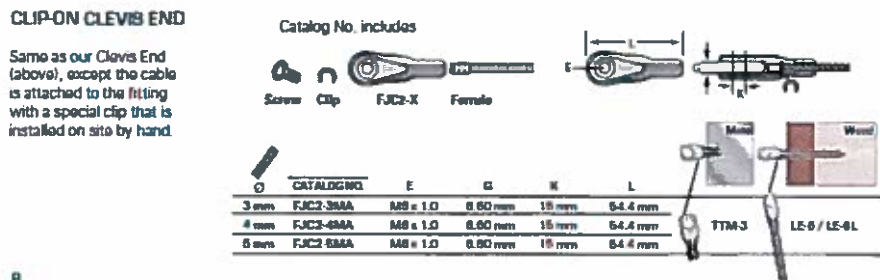


CLEVIS END



CLIP-ON CLEVIS END

Same as our Clevis End (above), except the cable is attached to the fitting with a special clip that is installed on site by hand.



B

Ultra-tec
CABLE RAILING PRODUCTS

52 Heppner Drive • Carson City, NV 89706 • E-mail: info@ultra-tec.com • Website: www.ultra-tec.us

+1-775-885-1443

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: STAINLESS STEEL CABLES

Manufacturer: ULTRA-TEC
Address: 52 HEPPNER DRIVE
CARSON CITY, NV 89706

Source:
Address:

Phone: 775-885-1443
Contact: info@ultra-tec.com

Phone:
Contact:

Product: CLOVIS CABLE SYSTEM
Color/Finish: STAINLESS STEEL
Size/Dimensions: HEIGHT:
WIDTH:
DEPTH:

STAINLESS STEEL CABLE AND CABLE TERMINAL. CABLE IS REMOVABLE FROM TERMINAL.

Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.
ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.
MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR
PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNERS'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PUR-
CHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS
AND PRODUCTION.
ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES

SPECIFICATIONS

Date: 05-05-2016


Item code:

Item description: MISTER PUMP SYSTEM

Item Location: WORKSHOP COURTYARD

Manufacturer: KOOLFOG

Source:



Specifications

Flow Rates:	M20	.5 GPM
	M44	1.1 GPM
	M88	2.2 GPM

Dimensions: Length 35" / 88.9 cm w/ filtration
Width 24" / 61 cm
Height 15" / 38.1 cm

Weight: 109 - 129 lbs.
49 - 59 kg

Motor: TEFC 1HP (M20), 2HP (M44 - M88)

Power: 115 volt; 60Hz, Single Phase
FLA 13.4 (M20), 18.8 (M44, M88)

Discharge: 1000 psi factory setting
69 bar factory setting



Diagnostics: Inlet and outlet glycerin filled gauges
Hour meter showing system usage
On/Off/Auto switch

Filtration: Dual filtration, scale inhibiting

Enclosure

- Polyethylene enclosure
- Sound absorption
- UV protection
- Superior aesthetics
- Dual layer protection for electrical controls
- Integrated oil pan for service

**High Pressure Pump
Mojave Series**

www.koolfog.com

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: MISTER PUMP SYSTEM

Manufacturer: KOOFOG
Address: 73-814 DINAH SHORE DRIVE
PALM DESERT, CA 92211

Source:
Address:

Phone: 760-321-9203
Contact: info@koolfog.com

Phone:
Contact:

Product: MOJAVE HIGH PRESSURE PUMP
Color/Finish: BLACK
Size/Dimensions: HEIGHT: 15"
WIDTH: 24"
DEPTH: 35"

PUMP FOR MISTER SYSTEM TO BE LOCATED ON EXISTING HVAC PLATFORM

Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.
ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.
MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR
PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNERS'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PUR-
CHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS
AND PRODUCTION.
ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES

SPECIFICATIONS

Date: 05-05-2016

Item code:

Item description: MISTER PUMP SYSTEM

Item Location: WORKSHOP COURTYARD

Manufacturer: KOOLFOG

Source:

**Koolfog
Operating Guide**

Please read this manual in its entirety before performing maintenance or operating your system. Contact Koolfog with questions you may have about operating your Koolfog System.

System Overview & Specifications

System Overview				
Pump Module	Atomization Line	Distribution Line	Fittings	Nozzles
<ul style="list-style-type: none"> Produces and delivers high pressure water to nozzles Houses pump, motor, valves, filtration, and control system 	<ul style="list-style-type: none"> Nozzle location Consists of tubing with regularly spaced nozzle risers Typically installed surface mounted, installed within a raceway, or integrated into architectural elements 	<ul style="list-style-type: none"> Distributes high pressure water from the pump to the atomization line Consists of high pressure stainless steel tubing, synthetic hose, or nylon tubing 	<ul style="list-style-type: none"> A variety of fittings connect sections of lines together 	<ul style="list-style-type: none"> Produces fog as high pressure water passes through the orifice Thread into atomization line

Pump Specifications				
Pump Model	Flow Rate	Standard Pressure	Max. Pressure	Dimensions
G2-20	.5 gpm	1000 psi	1000 psi	14" l x 11.75" w x 8.25" h
G2-40	1.0 gpm	1000 psi	1000 psi	14" l x 11.75" w x 8.25" h
M20/S20	.5 gpm	1000 psi	1200 psi	36" l x 24" w x 16" h
M44/S44	1.1 gpm	1000 psi	1200 psi	36" l x 24" w x 16" h
M88/S88	2.2 gpm	1000 psi	1200 psi	36" l x 24" w x 16" h
S114	2.85 gpm	800 psi	800 psi	36" l x 24" w x 16" h
S140	3.5 gpm	1000 psi	1200 psi	36" l x 24" w x 16" h
S20CE	1.56 lpm	69 bar	103 bar	36" l x 24" w x 16" h
S44CE	3.44 lpm	69 bar	103 bar	36" l x 24" w x 16" h
S88CE	6.88 lpm	69 bar	103 bar	36" l x 24" w x 16" h

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: MISTER PUMP SYSTEM

Manufacturer: KOOFOG
Address: 73-814 DINAH SHORE DRIVE
PALM DESERT, CA 92211

Source:
Address:

Phone: 760-321-9203
Contact: info@koolfog.com

Phone:
Contact:

Product: MOJAVE HIGH PRESSURE PUMP
Color/Finish: BLACK - RIGID PIPING TO BE STAINLESS STEEL
Size/Dimensions: HEIGHT: 15"
WIDTH: 24"
DEPTH: 35"

PUMP FOR MISTER SYSTEM TO BE LOCATED ON EXISTING HVAC PLATFORM

Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.
ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.
MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR
PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNERS'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PUR-
CHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS
AND PRODUCTION.
ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES

SPECIFICATIONS

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

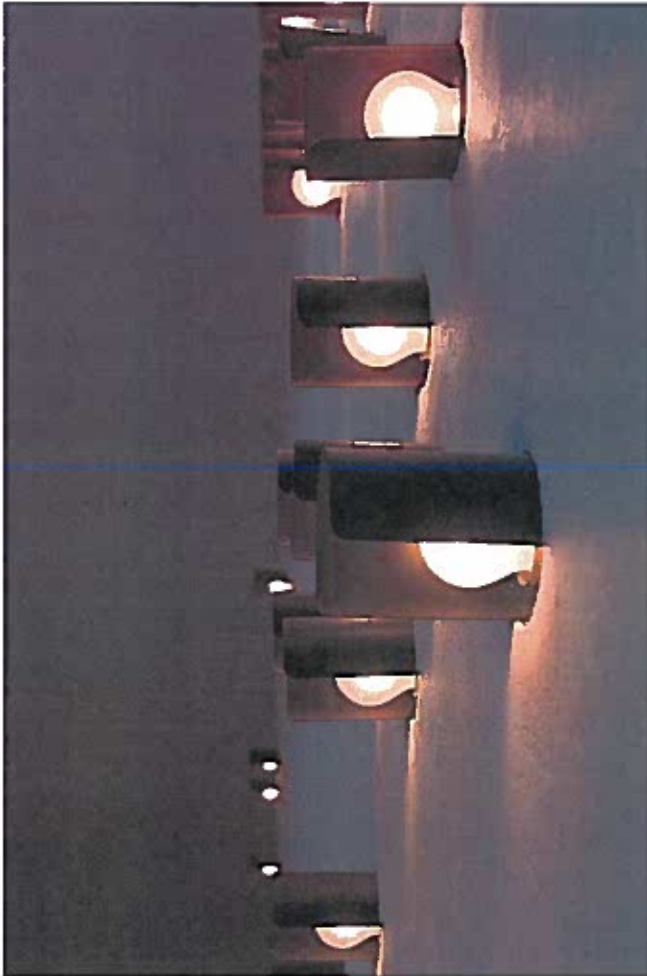
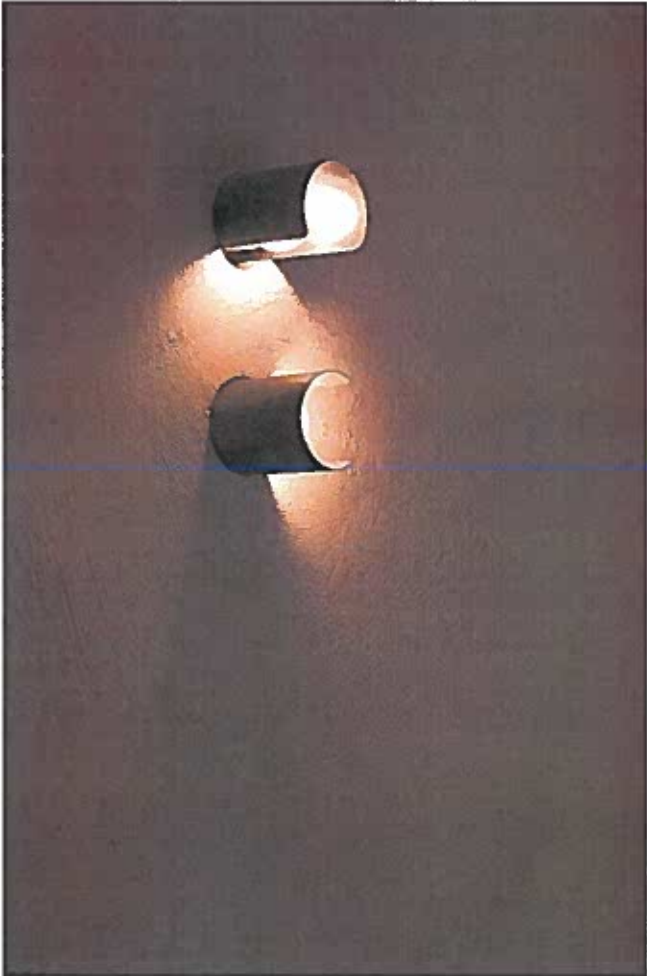
Item code:

Item description: WALL SCONCE

Item Location: WORKSHOP COURTYARD

Manufacturer: PSLAB

Source:



WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: WALL SCONCE

Manufacturer: PSLAB LIGHTING
Address:

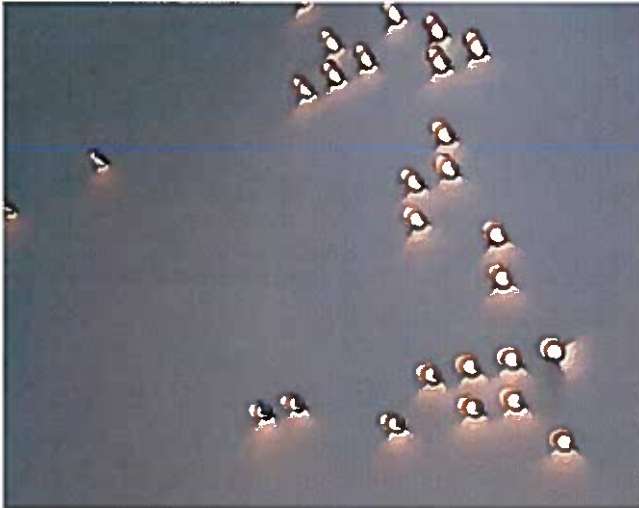
Source:
Address:

Phone: +961 1 442546
Contact: mailbox@pslab.net

Phone:
Contact:

Product: MOJAVE HIGH PRESSURE PUMP
Color/Finish: BLACK - RIGID PIPING TO BE STAINLESS STEEL
Size/Dimensions: HEIGHT:
WIDTH:
DEPTH: 4.5"
DIAM: 3.5"

E26 LED BULB, SOFT WARM WHITE (2700k)



Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.

ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.

MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR

PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNER'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PURCHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS AND PRODUCTION.

ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES

SPECIFICATIONS

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

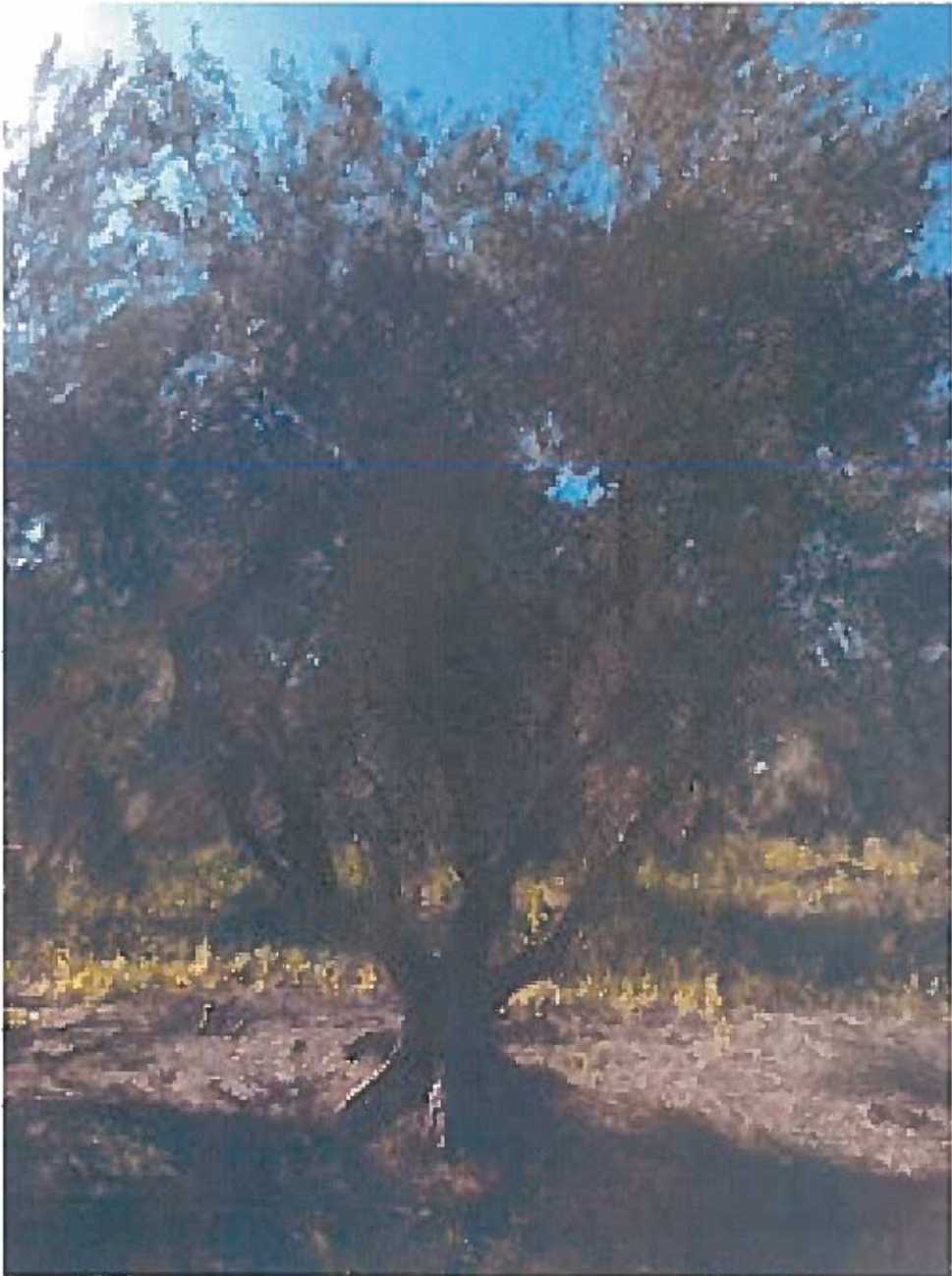
Item code:

Item description: MANZANILLO OLIVE TREE

Item Location: WORKSHOP COURTYARD

Manufacturer: N/A

Source:



WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: MANZANILLO OLIVE TREE

Manufacturer:
Address:

Source:
Address:

Phone:
Contact:

Phone:
Contact:

Product: MANZANILLO OLIVE TREE
Color/Finish: NATURAL
Size/Dimensions: HEIGHT: 18'-20'
WIDTH:
DEPTH:
DIAM: 15'

E26 LED BULB, SOFT WARM WHITE (2700k)

Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.
ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.
MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR
PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNERS'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PUR-
CHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS
AND PRODUCTION.
ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES

SPECIFICATIONS

WORKSHOP KITCHEN & BAR

Date: 05-05-2016

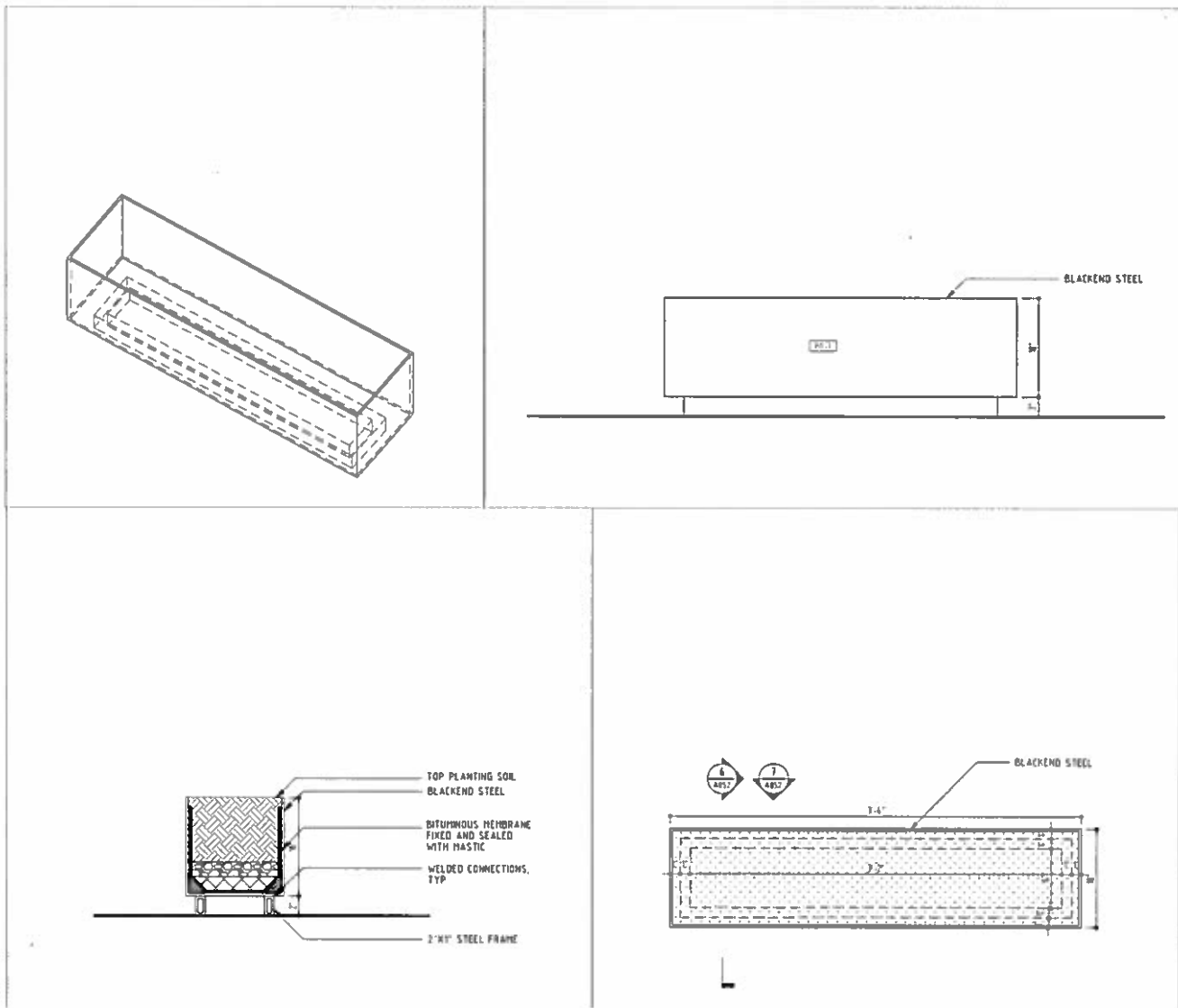
Item code:

Item description: LANDSCAPE PLANTERS

Item Location: WORKSHOP COURTYARD

Manufacturer: CUSTOM

Source:



WORKSHOP KITCHEN & BAR

Date: 05-05-2016

Item code:

Item description: LANDSCAPE PLANTERS

Manufacturer: CUSTOM
Address:

Source:
Address:

Phone:
Contact:

Phone:
Contact:

Product: LANDSCAPE PLANTER BOXES
Color/Finish: BLACKENED STEEL
Size/Dimensions: HEIGHT: 12"
WIDTH: 10"
DEPTH: 42"

CUSTOM FABRICATED BLACKENED STEEL PLANTER BOXES

Required Item (s) for Designer Approval Prior to Fabrication

Prepared by: SOMA

Seaming Diagram Strike-Off Finish Sample Cutting Shop Dwgs Prototyp Flame Certificate

Instructions:

IMAGE IS FOR REFERENCE ONLY.
ALL QUANTITIES TO BE VERIFIED BY FABRICATOR AND PURCHASING AGENT PRIOR TO PURCHASING.
MANUFACTURER TO PROVIDE HANGING HARDWARE APPROPRIATE TO WALL CONDITION AND WEIGHT OF MIRROR
PURCHASING AGENT TO SUBMIT ALL SUBSTITUTIONS FOR DESIGNERS'S SIGNED-OFF APPROVAL PRIOR TO MANUFACTURING AND PUR-
CHASING AND WITH ADEQUATE TIME TO ALLOW FOR REVISIONS, AS REQUIRED, AS WELL AS PROCUREMENT OF SPECIFIED MATERIALS
AND PRODUCTION.
ALL EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

SEE SCHEDULE FOR QUANTITIES


SPECIFICATIONS



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: May 10, 2016
To: Historic Site Preservation Board
From: Ken Lyon, RA, Associate Planner 
Subject: Case 3.1198 Certificate of Approval for Courtyard Changes at the El Paseo Building, HSPB #27 – Truss & Twine Bar

The applicant has provided the following supplemental information to clarify their proposal.

1. The olive tree proposed is a Manzanillo (Manchineel) olive tree. These trees produce the highest quality Manzanillo Olives, and are grown throughout central California for their fruit. The root box is 60" square, and fits within the existing 7'-3" diameter opening in the courtyard. The canopy diameter is about 15' at maturity and its height is approximately 18-20'. The photograph of the actual tree which will be installed is on page 10 of the "FF & E Specifications".
2. The light bulb (luminaire) proposed for the wall sconce fixtures is an E26 LED soft warm white (2700k) bulb - basically a 40W equivalent.
3. The cables suspending the misting system tubing and spanning the courtyard are removable by removing a clip and clevis pin at each cable terminal stud that is grouted to the masonry walls and/or beams. The misting tubing would require disconnection at a coupling and the combined tubing and cable assembly could be detached from the building for seasonal storage. (The grouted stainless steel studs would remain in place and be visible).
4. The plants within the freestanding planters are Golden Barrel Cacti (*Echinocactus grusonii*), Ocotillo (*Fouquieria splendens*), and Fencepost Cacti (*Pachycereus marginatus*). (this planter is 10" wide, 12" deep and 42" in length with no pan, weep holes or means for irrigation.)
5. Watering of all plant material in the courtyard must be done by hand. (there is no automatic irrigation installed anywhere in the courtyard).
6. The misters are proposed to be attached to the stainless steel cables, and connected to the main misting water tubing via flexible tubing which is proposed to be painted white to match the color of the building.