



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: November 14, 2017

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY KOFFI CORPORATION FOR ALTERATIONS TO THE ROOFTOP MECHANICAL AND SCREENING RELATED TO A TENANT IMPROVEMENT AT "TAHQUITZ PLAZA," 650 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE (HSPB 97 & 3.3951 MAA). (DN)

FROM: Department of Planning Services

SUMMARY:

The Historic Site Preservation Board (HSPB) will review a certificate of approval request for the installation of rooftop mechanical and screening on a portion of a Class 1 historic site known as "Tahquitz Plaza." Located at 650 East Tahquitz Canyon Way, the affected building will be partially occupied by a coffee shop and bakery ("Koffi").

RECOMMENDATION:

Approve the proposed changes and issue a certificate of approval to the Building Official, subject to (1) the relocation of HVAC units five feet away from parapets and (2) a requirement to paint any portion of a mechanical unit that is visible from surrounding streets.

PRIOR ACTIONS:

| <i>Related Relevant City Actions by Planning, Fire, Building, etc...</i> | |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sept. 26, 1973 | Building Department issued permit for the construction of the buildings at 600 and 650 E. Tahquitz Canyon Way. |
| June 4, 1976 | Building Department issued permit for the construction of the buildings at 700 and 750 E. Tahquitz Canyon Way. |
| Oct. 13, 2015 | Historic Site Preservation Board (HSPB) voted 6-0-1 (Dixon absent) to recommend that the City Council designate Tahquitz Plaza as a Class 1 historic site. |
| Dec. 2, 2015 | City Council designated Tahquitz Plaza as a Class 1 historic site. |
| May 10, 2016 | HSPB issued certificate of approval for the restoration of Tahquitz Plaza. |
| May 16, 2016 | Architectural Advisory Committee recommended approval of Tahquitz Plaza restoration. |
| June 2, 2016 | Building Department issued permit for interior demolition to create shell buildings. |
| Oct. 19, 2016 | Building Department issued permit for the restoration of Tahquitz Plaza. The restoration was completed and permit closed on December 21, 2016. |

BACKGROUND AND SETTING

Tahquitz Plaza is comprised of two adjacent parcels located east of Calle El Segundo on the north side of Tahquitz Canyon Way. The westernmost parcel, which includes the buildings addressed as 600 and 650 E. Tahquitz Canyon Way, is approximately 1.55 acres in size. The easterly parcel includes the buildings addressed as 700 and 750 E. Tahquitz Canyon Way and is roughly 1.8 acres in size.



AERIAL VIEW OF TAHQUITZ PLAZA

The buildings are located in Section 14, which is the central part of the historic land area of the Agua Caliente Band of Cahuilla Indians reservation, however the parcels are held in fee simple title by non-tribal owners.

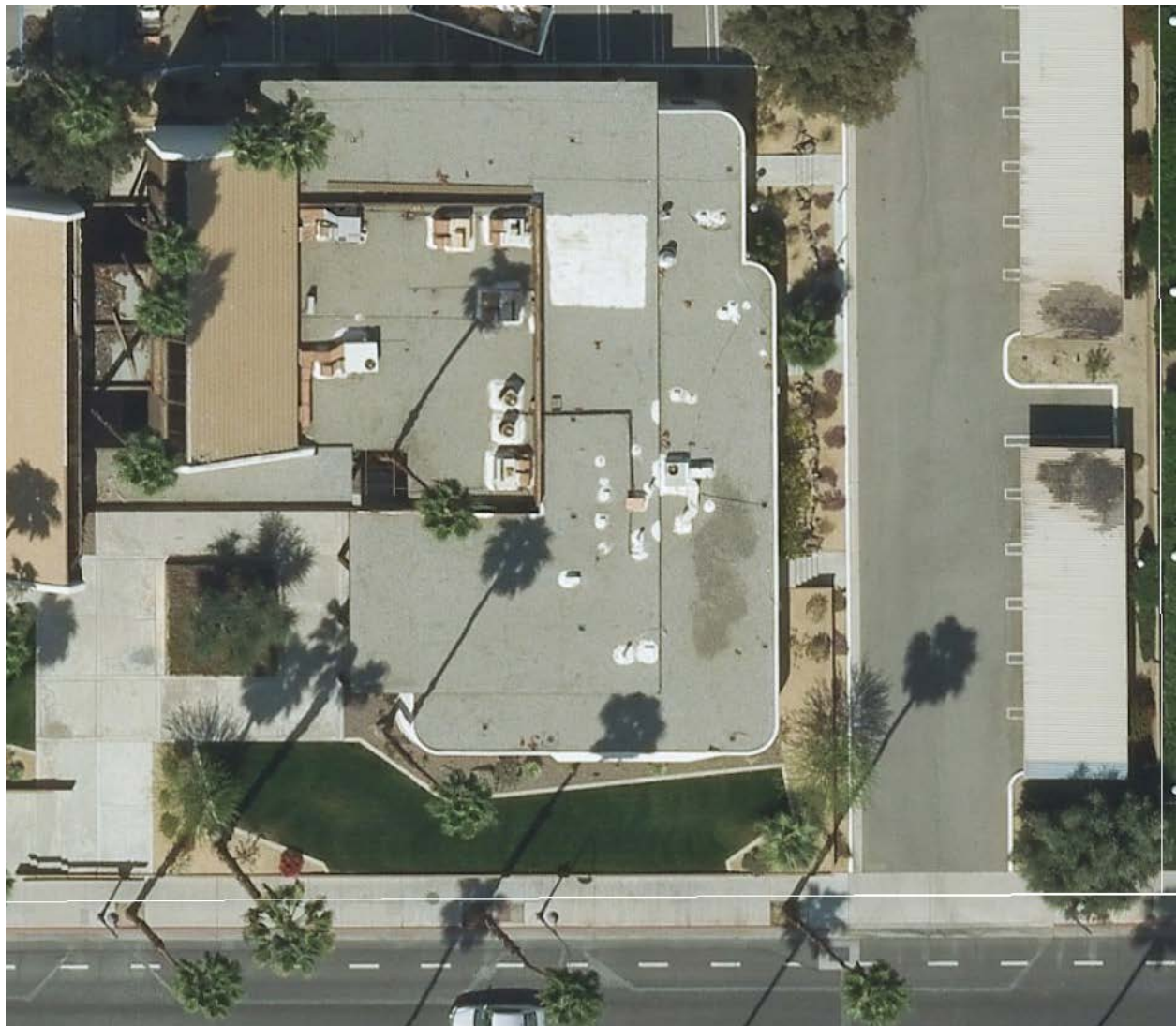


STREET VIEW OF TAHQUITZ PLAZA

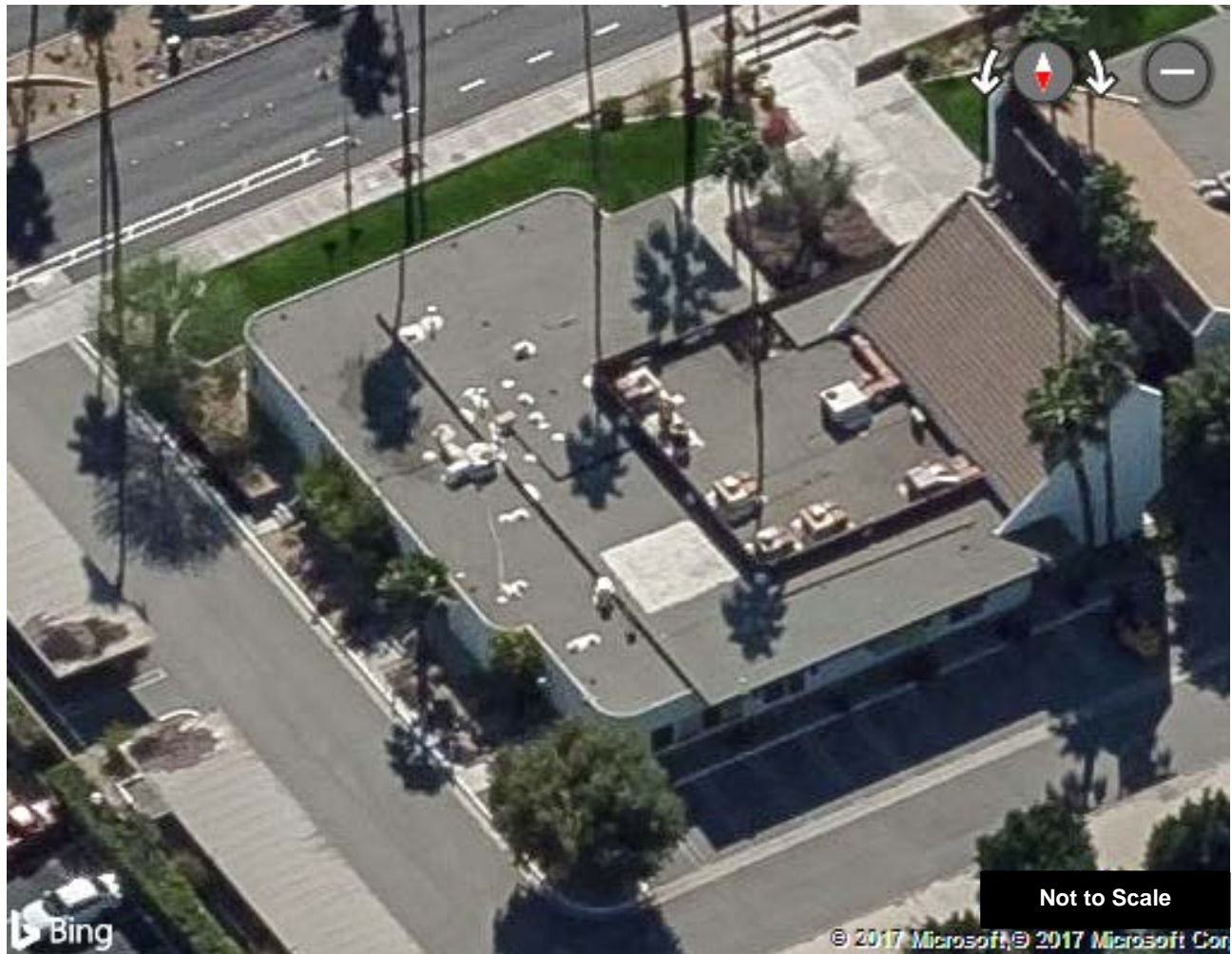
A restoration of the building complex was completed in 2016. Interior walls were removed to create shell buildings, giving flexibility for establishing future tenants. The exterior work involved improvements to the buildings and landscape areas, including the needed repair/replacement/repaint of exterior plaster, concrete roof tiles, wood posts

and ceramic tile and wood siding materials. Glass storefronts and clerestory windows were replaced, and glulam beams were sanded, painted and protected with the installation of metal flashing. Landscape enhancements were also completed.

With the restoration complete, the new property owners are working to establish tenants within the buildings. Koffi Corporation has submitted tenant improvement plans for a coffee shop and bakery within 3,281-square feet of the roughly 8,100-square foot building at 650 E. Tahquitz Canyon Way.



2013 AERIAL VIEW OF 650 E. TAHQUITZ CANYON WAY



BIRD'S EYE VIEW OF 650 E. TAHQUITZ CANYON WAY FROM NORTHEAST VANTAGE POINT

STAFF ANALYSIS:

In an effort to establish a new coffee shop/bakery within the building at 650 E. Tahquitz Canyon Way, the applicant proposes alterations to the existing rooftop mechanical. The use requires additional roof ventilation equipment and HVAC units, necessitating modifications to the brown metal parapet. The overall scope of work includes:

1. New equipment:
 - a. One 5-ton HVAC unit on existing roof pad;
 - b. Two 7½-ton HVAC units on existing roof pads;
 - c. Two 4-ton ductless condensing units;
 - d. One remote condenser for ice machine on new pad;
 - e. One make-up air unit on new pad;
 - f. One exhaust fan;
2. Modification of existing metal roof parapet by (a) increasing overall height about 6½ inches to four feet total and (b) extending the length by eight feet at the southwest corner of the building.

3. Installation of new metal roof parapet around three sides of new exhaust equipment.

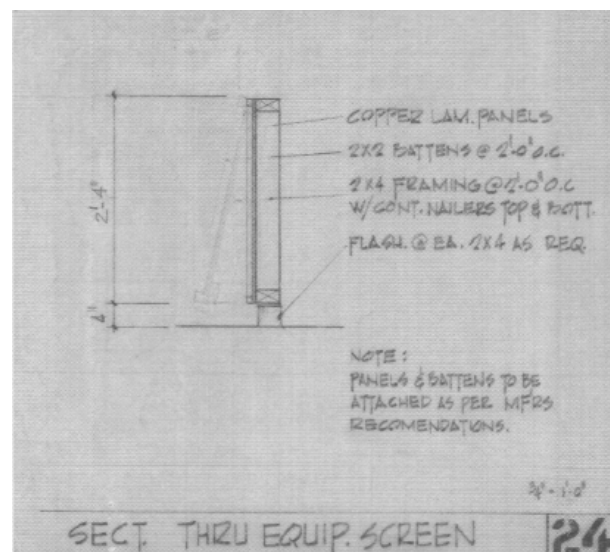
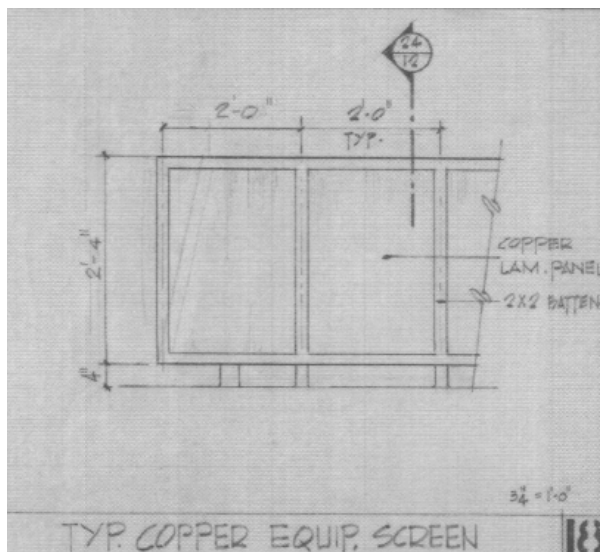
As a part of the analysis for the proposal, staff reviewed and considered the Council's resolution designating the site historic and the Secretary of Interior's Standards and Guidelines. Chapter 8.05 of the Municipal Code was also analyzed as it relates to the required findings for the issuance of a Certificate of Approval.

City Council Resolution: When designating Tahquitz Plaza historic, the Council defined contributing and non-contributing features of the site that were important to the designation. Relative to the roof, the following were deemed defining features of the site:

- *The steeply sloping roofs clad in flat clay tile.*
- *The rounded corners and radiused stucco at the parapets with no exposed flashing or drip edge.*

There is no discussion on the metal parapet or rooftop mechanical as either a contributing or non-contributing element.

Secretary of Interior Standards/Guidelines: Staff evaluated the proposed changes against the Secretary of Interior's Standards for Rehabilitating Historic Structures (1992). When there are roof alterations or additions for new uses, the Standard's recommend installing roof equipment (such as air conditioning, transformers, or solar collectors when required) "*so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*" Thus, in order respect to those elements that contribute to the character defining features – i.e. sloping roofs and rounded parapets – the installation of roof attachments should be minimized and remain inconspicuous to the street. The challenge is integrating the larger sizes of newer mechanical equipment. In this case, the applicant proposes two 7½-ton HVAC units, which are roughly five feet in height when considering the required platform. The original construction plans included a 2'-8" high parapet, which is inadequate:



ORIGINAL PARAPET DETAILS

In addition the subject building has a modified version of the original parapet design. The current condition shows a parapet that is a combination of wood and metal near the center of the roof:



ROOF VIEW OF 650 E. TAHQUITZ CANYON WAY FACING WEST

The applicant proposes an increase in the metal portion from the current condition of 3½-feet to four feet overall. This will assist in screening the larger units surrounded by the existing parapet. However, the proposal situates the larger (7½-ton) units directly adjacent to the easterly parapet. Staff believes the HVAC units should be installed five feet away from the parapet to reduce potential visibility from surrounding streets. In addition, these units or any other equipment visible from surrounding streets, should be painted brown to match the parapet screen.

A new parapet and rooftop exhaust system is also proposed on the southerly portion of the roof above the tenant space. The screening will be metal material, painted to match the existing brown color, four feet high and setback about 11 feet from the south building wall facing Tahquitz Canyon Way.

REQUIRED FINDINGS:

Pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval 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 historic value and significance of the Tahquitz Plaza is well documented in the historic resources survey submitted by the Palm Springs Preservation Foundation. The installation of necessary equipment will occur on the roof, consistent with past practices for the building. Screening will be both respectful of and sensitive to the architectural significance and detailing of the structure. The building's defining characteristics will be retained and the proposal will allow adaptive re-use of the building.

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

The relationship of the exterior architectural features has been carefully considered. Structures will remain in their current shape and form, and the rooftop appurtenances will be installed similar to current conditions. However, to maintain the architectural features and views of historically contributing features, a minimal increase in the parapet is proposed. To further minimize the view impacts and maintain simple rooflines, large HVAC units should be installed setback from parapets (at least five feet) and, if deemed necessary, painted to match the parapet screen.

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

The proposed alteration is compatible in color, material, scale and overall aesthetic of the original historic Tahquitz Plaza. The exterior design will remain consistent with the building's historic construction, including colors, materials, finishes and material arrangements. The new parapet will be harmonious with other screening material on the roof.

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

There are no known archeological or ecological significance at this site.

ENVIRONMENTAL ASSESSMENT

The proposed alteration of the Tahquitz Plaza is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "*Determining the Significance of Impacts on Historical and Unique Archeological*

Resources", the project site is a "historic resource" under CEQA because it is listed in the local register of historic resources (Class 1, HSPB #97).

CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The project will not impact the site to the level of "a substantial adverse change" nor will it "materially impair" the significant defining historic characteristics of the building. Therefore, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of CEQA, a Class 31 Categorical Exemption is proposed for the project.

CONCLUSION:

The project proposes alterations to the existing rooftop conditions to adaptively re-use a portion of a building that is part of a Class 1 historic site. Staff believes the minimal increase in the existing parapet, coupled with painting and relocating of certain HVAC equipment, will minimize the appearance of rooftop appurtenances from surrounding streets. This would also ensure the project is consistent with the Secretary of Interior's Guidelines for rooftop alterations and compliance with the City's Municipal Code Section 8.05.190 for granting a certificate of approval.



David A. Newell
Associate Planner



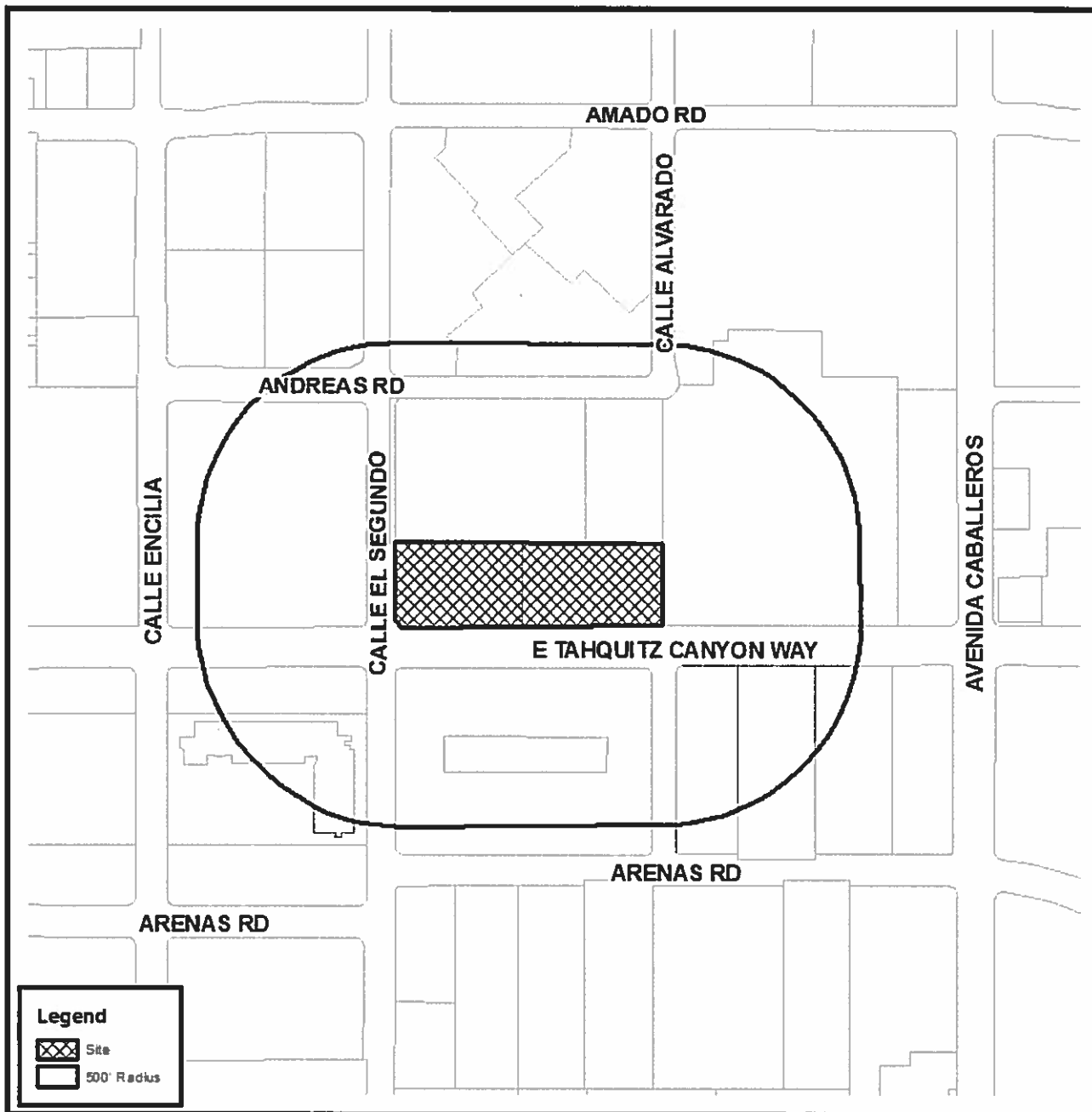
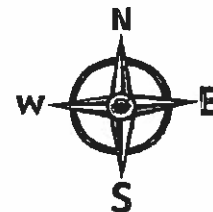
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Applicant Correspondence
3. City Council Resolution 23937
4. Site Photographs
5. Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

David Newell

From: John Strohm <johnstrohm@icloud.com>
Sent: Monday, October 30, 2017 8:50 AM
To: David Newell
Cc: Ramon Gutierrez; Abner, John R; Troy Neifert
Subject: Re: Koffi Preservation Board Submittal

Hi David,

Thank you for your time on Thursday. I would like to mention two more relevant items as it relates to our submittal:

1) Our need for larger sized rooftop AC units is based upon the fact that we are not replacing storefronts on the Kaptur building, yet, we are maintaining the original, protected, single-pane windows which wrap around all sides of our leased space. We have analyzed the AC requirements in great depth, and conclude that our mechanical plan is adequate, but not excessive, for the needs of our business and the energy requirements of the older building with the single-pane windows and original storefronts.

2) The building itself sits about 3 to 4 feet above Tahquitz street level. While our elevations are correct and do show the rooftop AC units slightly above the screens, the effective impact of this is minimized due to the sight of view that the elevated grade provides. Per our discussion on Thursday, we did provide two west-bound photos—one from Tahquitz middle of street, and one from the Tahquitz sidewalk in front of the building, that shows this elevated grade and minimized view of the rooftop.

Please let us know if we can be of further assistance in answering any questions or addressing any concerns prior to your department finalizing your staff report for the 11/14 committee meeting. We do anticipate receipt of our TI building permit for interior work to begin prior to Thanksgiving for a mid-February opening date for this new Koffi location.

Thank you again for your assistance and cooperation.

John Strohm
Vice President
Koffi Corporation
760.567.9169
johnstrohm@icloud.com

RESOLUTION NO. 23937

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE BUILDINGS AT 600, 650, 700, AND 750 EAST TAHQUITZ CANYON WAY (COLLECTIVELY KNOWN AS THE TAHQUITZ PLAZA) AS A CLASS 1 HISTORIC SITE (HSPB 97).

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS FINDS:

- A. On June 1, 2015, the Palm Springs Preservation Foundation (PSPF), "applicant" filed an application with the City pursuant to Article III of Section 8.05 ("*Procedure for Designation of Historic Sites or Historic Districts*") of the Palm Springs Municipal Code requesting Class 1 historic site designation for the parcels located at 600, 650, 700 and 750 East Tahquitz Canyon Way, collectively known as "Tahquitz Plaza".
- B. On June 9 2015, the Historic Site Preservation Board (HSPB) voted 7-0 to initiate study of Tahquitz Plaza for possible Class 1 historic designation and voted 7-0 to place a 120-day stay of demolition on the site.
- C. On June 24, 2015 the owner of Tahquitz Plaza filed an appeal to the City Council of the HSPB's action to initiate study and place the stay of demolition on the sites. Prior to the City Council hearing on the appeal, the appellant withdrew the appeal.
- D. The proposed historic site designation is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt as a Class 31 exemption ("*historic resources restoration / rehabilitation*) pursuant to Section 15331 of the CEQA Guidelines.
- E. A notice of public hearing of the HSPB to consider Case HSPB #97 was given in accordance with applicable law.
- F. On September 8, 2015, the HSPB held a public hearing in accordance with applicable law to consider the application for Class 1 historic designation. At said hearing the HSPB carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and continued the hearing to a date certain of October 13, 2015 and extended the stay of demolition an additional 60 days (terminating on December 6, 2015).
- G. At said meeting, the HSPB requested that staff reach out to the building owner to discuss possible adaptive reuse of Tahquitz Plaza and to work with the building owner to find economically viable ways of retaining the Tahquitz Plaza structures and integrating them into any future development plans the owner may be contemplating for the site. Staff corresponded twice with the owner's representative via e-mail on September 23, 2015 and September 24, 2015, but received no response.

H. On October 13, 2015 the HSPB carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including but not limited to the staff report, the Historic Resources Report dated June 2015 (the "Report"), prepared by the Palm Springs Preservation Foundation, and all written and oral testimony presented and voted 6-0-1 (Dixon absent) to recommend Class 1 historic designation to the City Council based on the board's acceptance and findings in the Report.

I. The City Council finds the following are defining historic features of Tahquitz Plaza:

- The "campus" that is created by the two pairs of connected buildings with a common aesthetic.
- The open space between the front property lines and the fronts of the buildings, which allow the buildings to be seen as a single composition.
- The open, but covered porches, breezeways, arcades and walkways attached to the buildings and the two paved plazas between the pairs of buildings.
- The retaining wall at the edge of the sidewalk along Tahquitz Canyon Way. (original elevation drawings denote this wall in what appears to be a smooth cementitious surface, thus the wall was part of the original design, but its material or surface treatment need not be retained as unfinished concrete block).
- The exposed dark-stained wood: including posts, porch surfaces, vertical lapped siding, "Glu-lam" timbers, natural timbers, soffits, fascias, and other exterior wood surfaces.
- The rounded stucco "hoods" over the long horizontal windows on the south façade.
- The steeply sloping roofs clad in flat clay tile.
- The inset wall panels of earth-tone-colored ceramic tile.
- The rounded corners and radiused stucco at the parapets with no exposed flashing or drip edge.
- The texture of the stucco wall surfaces.
- The angular stucco "wing walls" flanking deep set windows and walls.
- The deeply-set "slot" windows and the "M-shaped" windows.

J. The City Council also finds the following are non-contributing elements at the site:

- The surface parking lots to the north of the buildings and the paved driveways, carports, and parking areas between the two pairs of buildings.
- The existing landscape (which is due to a lack of maintenance, improper pruning and loss of much of the original plant palette that once likely existed.)

K. Pursuant to PSMC 8.05.165, the City Council finds that the designation of Tahquitz Plaza as a Class 1 Historic Site will further the purpose of the historic preservation ordinance because it reflects elements of the City's architectural, social, and cultural history as follows:

Criterion 1: It is associated with events that have made a meaningful contribution to the nation, state or community; or

The Report notes that the subject site is associated with the pattern of events associated with the gradual rise of Palm Springs' prominence in midcentury architectural excellence. It notes that Tahquitz Plaza is an outstanding example of commercial design and the construction of buildings within the context of midcentury desert modernism.

Criterion 2: It is associated with lives of persons who made meaningful contribution to national, state or local history; or

The Report does not identify any known persons of significance associated with the subject site. However, the HSPB noted that significant local businesses had once occupied the site.

Criterion 3: It reflects or exemplifies a particular period of the national, state or local history; or

The Report asserts that Tahquitz Plaza possesses numerous distinctive characteristics that make up the modernist style, including modulated horizontality, large geometric volumes, expressed structure, expansive amounts of glass, use of inexpensive man-made materials, and solar control.

The Report notes that modernist buildings began to emerge in Palm Springs beginning with the Kocher-Samson Building (1934) and continued with other buildings such as the Edgar J. Kaufman Residence (1947) Frank Sinatra Residence (1947), Town & Desert Apartments (1947), and the Town & Country Center (1946). Later architecturally significant modern works include the James Abernathy Residence (1962), Arthur Elrod Residence (1968) and Kings Point Condos (1968). It notes that Tahquitz Plaza reflects the late period and culmination of a long rich history of applying modernist architecture to the built environment in the Palm Springs community.

Criterion 4: It embodies the distinctive characteristics of a type, period or method of construction; or

The Report asserts that Tahquitz Plaza qualifies as a historic site under Criterion 4. The Report details that the Tahquitz Plaza buildings are of wood frame construction, using a combination of solid wood timber and "Glu-Lam" beams. The structure is clad in stucco, glazed ceramic tile, exposed wood "lap" siding, steeply pitched flat clay-tile roofs, and unique configurations in window fenestration.

The deeply set windows shield the glazing from the harsh desert sun, and the covered walkways provide shade to occupants working and moving between the various buildings and integrates the "outdoors" into the construction of the building. The Report notes the critical integration of the "eyebrows" over the long horizontal windows as providing visual interest to the horizontal planes of the building's design.

Quoting Kaptur, the Report notes that Kaptur, "tried to make windows an important element of (my) designs in general, and with the Tahquitz Plaza buildings in particular." Kaptur's construction technique on the walls and windows are further described in Morris Newman's book, *The Desert Modernists: The Architects who Envisioned Midcentury Modern Palm Springs*. In it, Newman writes "the Tahquitz buildings manage to look like masonry due to walls that are sculpted to look as massive as concrete. To further the illusion of thick walls, Kaptur provided the buildings with windows that appear deeply recessed. In other places, windows push outward from the wall surface as if trying to break free from the building."

Criterion 5: It presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or

The Report notes that Hugh Kaptur's aesthetic is unique in Palm Springs, demonstrating the wide range of fertile innovation in the City Modernist architecture. It notes that Tahquitz Plaza should be viewed as a later, but important component of the city's tradition of modernist architecture and that Kaptur should be viewed as an important figure in the history of Palm Springs' built environment.

Kaptur's architectural style has been described by various experts and observers as "organic" and "pueblo-influenced" (modernist) architecture. The Report quotes Kaptur in noting, "I tried to bring in mountain profiles so I might tend toward calling it natural or organic." The Report underscores Kaptur's personal reflections about Tahquitz Plaza noting the "massed midpoint culminates with a mountain-profile roofline giving the sense of the surrounding desert flatland swooping upward to the symbolic mountain top." Exposed structure, one of the tenets of modernist architecture, is exhibited in Tahquitz Plaza by the large Glu-lam beams and the heavy vertical timbers that support the roof.

Quoting from architectural historian Patrick McGrew, the Report notes: "In a town that loves Modernism, designs that show the influence of Pueblo Architecture are often discredited. Oddly, early modernists such as Irving Gill and Albert Frey paid homage to the style of this continent's oldest structures, but somehow when Hugh Kaptur does the same thing (with Tahquitz Plaza) he gets no respect." The Report notes "with the loss of

the Chart House restaurant in 2012 to fire, the inventory of local organic architecture has been diminished making Tahquitz Plaza incrementally all the more significant and important."

The Report states that only recently is Kaptur's significant contribution to the rich architectural legacy of Palm Springs becoming understood and documented. Nonetheless, Kaptur's architecture responds to the harsh environmental conditions of the desert with a similar competency and understanding of that of his contemporaries (e.g. Wexler, Lautner, Frey, Krisel, Cody, and Neutra).

It is noted that the buildings that comprise Tahquitz Plaza present an excellent example of Kaptur's design talent and showcase a well-articulated form of Expressionist Modernism, which is not commonly found in Palm Springs. The Report notes: "As an example of the maturing modernist movement, the Tahquitz Plaza complex certainly articulates the best of modernist "adobe-influenced" architecture to a level of excellence and confidence that, in total, could easily be considered an aesthetic ideal."

Criterion 6: That represents a significant and distinguishable entity whose components may lack individual distinction; or

The Report notes that the subject property does not meet this criterion and the City Council concurs.

Criterion 7: That has yielded or may be likely to yield information important to national, state or local history or prehistory.

There is no known archaeological or pre-historical relevancy to this site. The City Council does not believe Tahquitz Plaza meets the definition of a historic site as defined in Criterion 7.

L. The City Council further finds that the subject site retains a high degree of "integrity" as such concept is described on page 27 of the Report where Tahquitz Plaza is analyzed in the context of Location, Design, Setting, Materials, Workmanship, Feeling, and Association and concludes by noting that Tahquitz Plaza possesses a high degree of integrity by virtue of its ability to convey its historic significance through its physical features.

M. The Council further finds Tahquitz Plaza is unique among the City's celebrated list of buildings from the Modern period because of its Expressionist, "organic" attributes. Designation as a Class 1 Historic Site would make Tahquitz Plaza potentially eligible for various tax reduction incentives such as the Mills Act, which in turn could contribute to the economic viability of adaptive reuse of the site. With existing ample off-street parking, a pleasant scale, stimulating architecture, flexible floor plan, and its location on one of the most important scenic thoroughfares in the City, stabilizing the

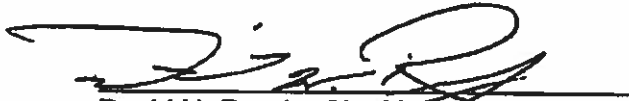
buildings through historic designation and adaptive reuse would contribute to both the welfare and education of the community.

N. The City Council further finds that the buildings on the site reflect elements of the City's cultural, social, economic, and architectural history and Class 1 historic designation will foster civic beauty, strengthen the local economy, and contribute to the education and welfare of the citizens.

THE CITY COUNCIL OF THE THE CITY OF PALM SPRINGS RESOLVES:

Based upon the foregoing, the City Council designates the parcels comprising 600, 650, 700, and 750 (APN's #508-055-003 AND 508-044-006) "Tahquitz Plaza" a Class 1 Historic Site (#HSPB 97).

ADOPTED THIS 2ND DAY OF DECEMBER, 2015.


David H. Ready, City Manager

ATTEST:

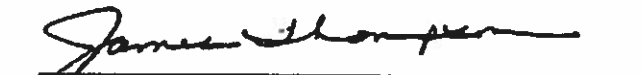

James Thompson, City Clerk

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. 23937 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 the 2nd day of December, 2015, by the following vote:

- AYES: Councilmember Foat, Councilmember Kors, Councilmember Roberts, Mayor Pro Tem Mills, and Mayor Moon.
- NOES: None.
- ABSENT: None.
- ABSTAIN: None.


James Thompson, City Clerk
City of Palm Springs, California 12/14/2015











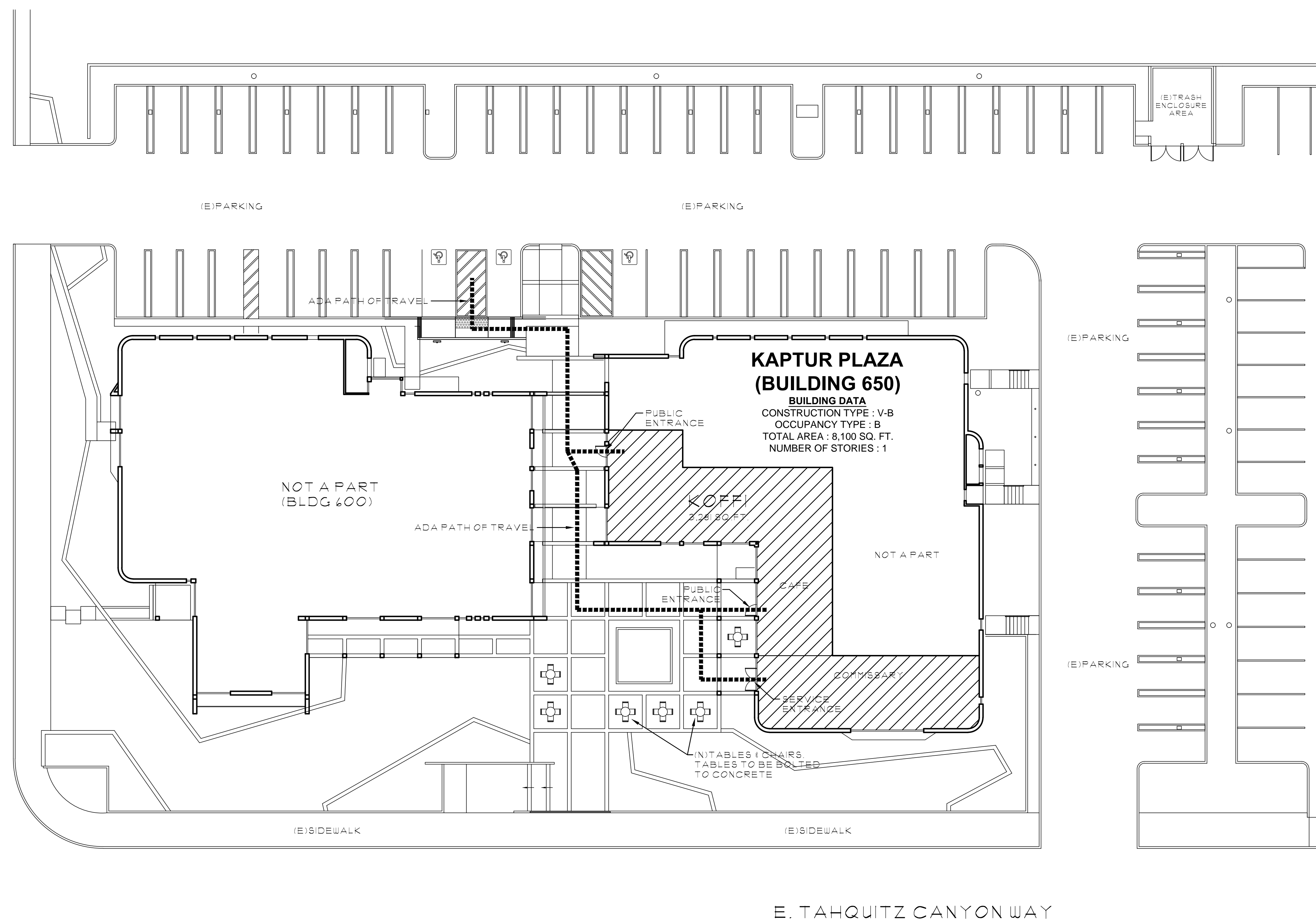
ROBERT H. RICCIARDI ARCHITECT

ROBERT H. RICCIARDI N.C.A.R.B.

75400 GERALD FORD DR. SUITE 115
PALM DESERT, CALIFORNIA 92211

TELEPHONE 760/ 610-5036
FAX 760/ 610-5037

N. CALLE EL SEGUNDO



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PROJECT: A TENANT IMPROVEMENT FOR

KOFFI

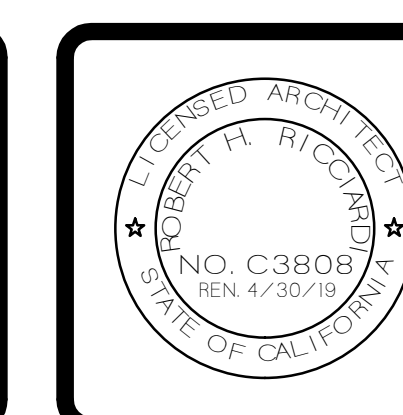
650 E. TAHQUITZ CANYON WAY, SUITE 1
PALM SPRINGS, CA. 92262

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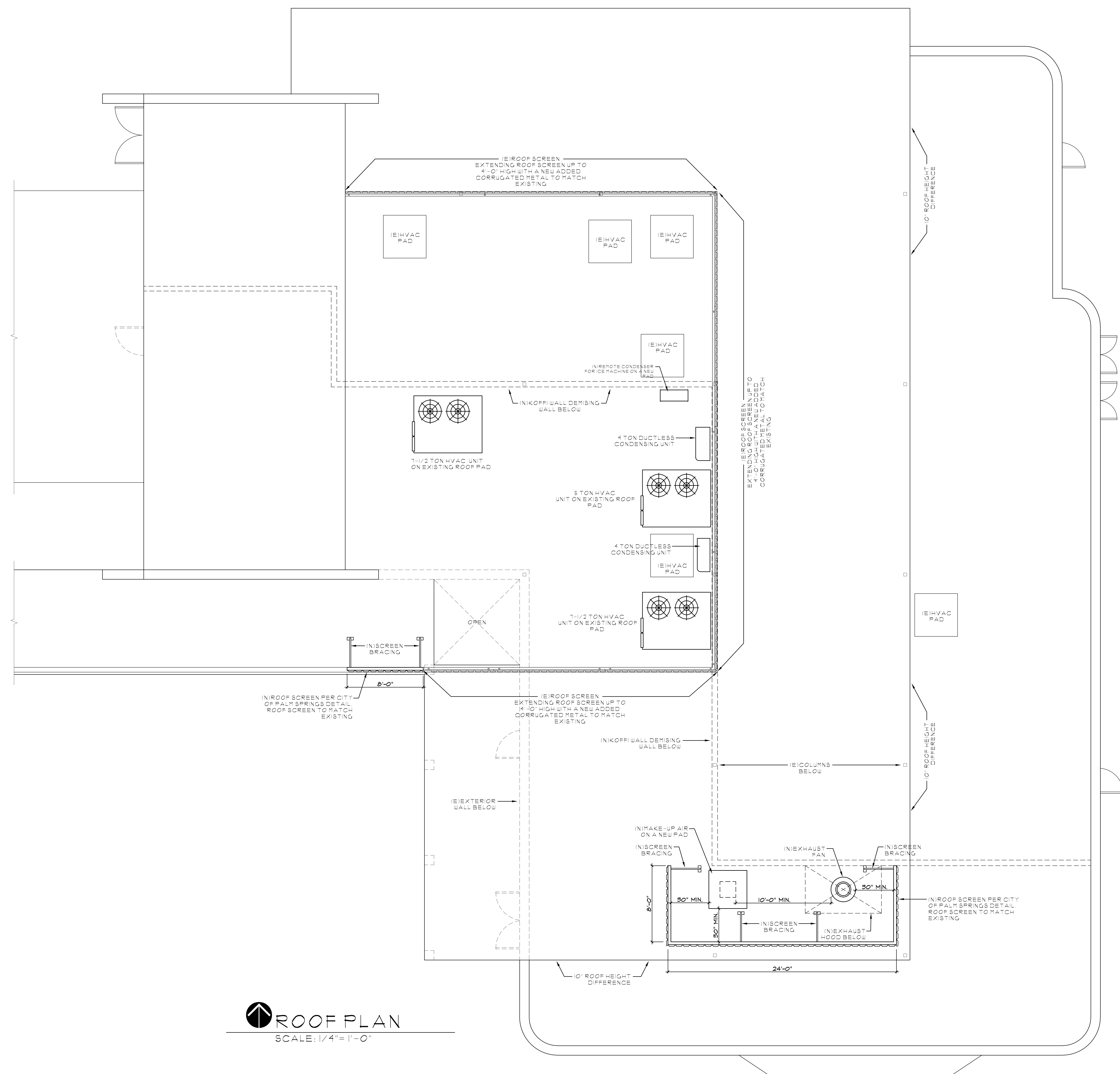
EXISTING SITE PLAN

(E)SITE PLAN
SCALE: 1/16" = 1'-0"

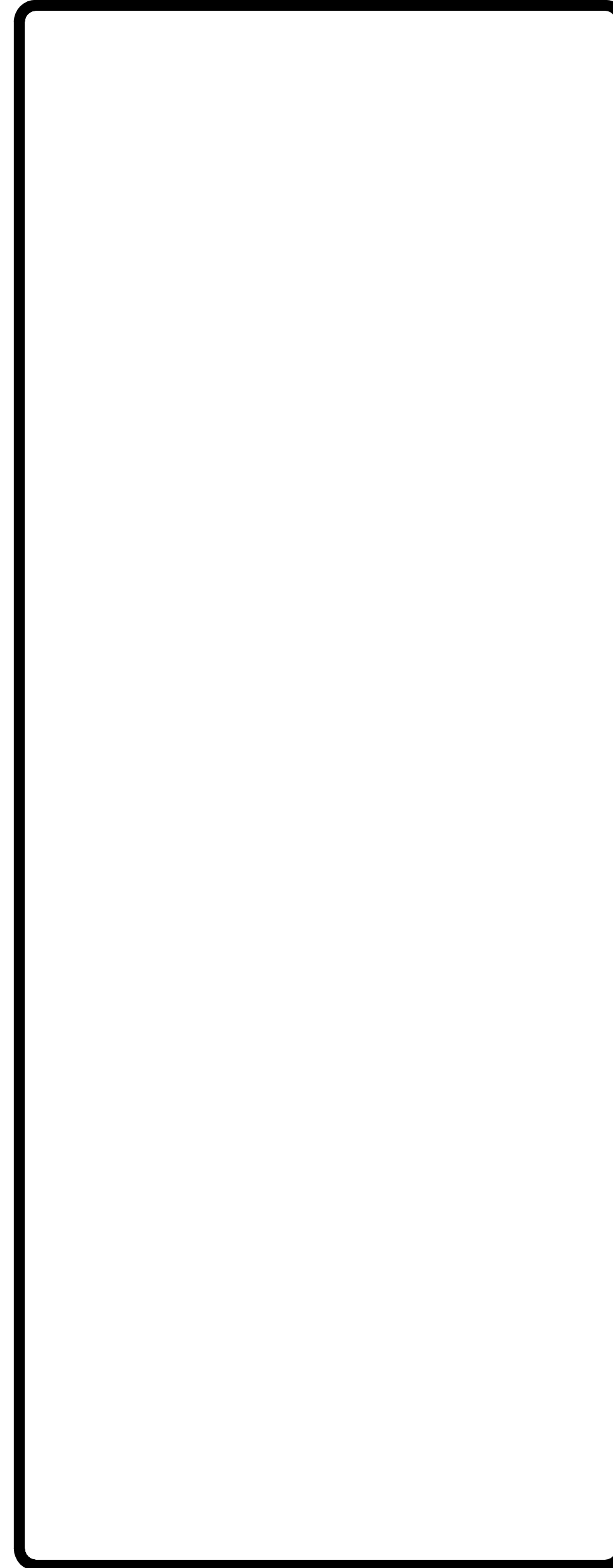
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AS NOTED
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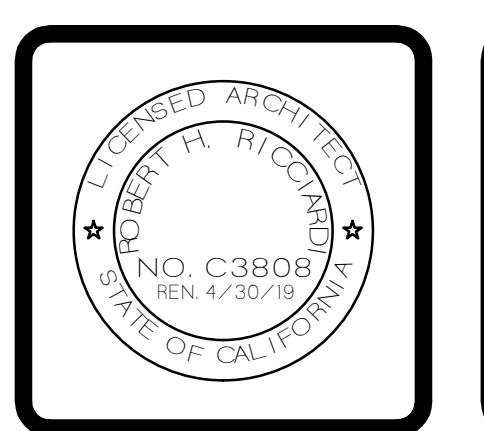


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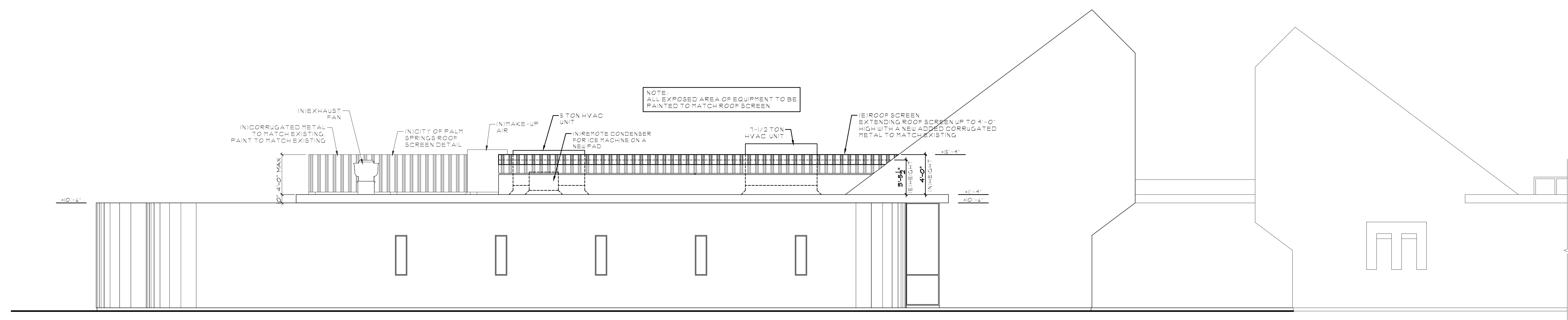
PROJECT: A TENANT IMPROVEMENT FOR
KOFFI
 @ **KAPTUR PLAZA**
 650 E. TAHQUITZ CANYON WAY, SUITE 1
 PALM SPRINGS CA 92262

TITLE
NEW ROOF SCREEN AT ROOF PLAN

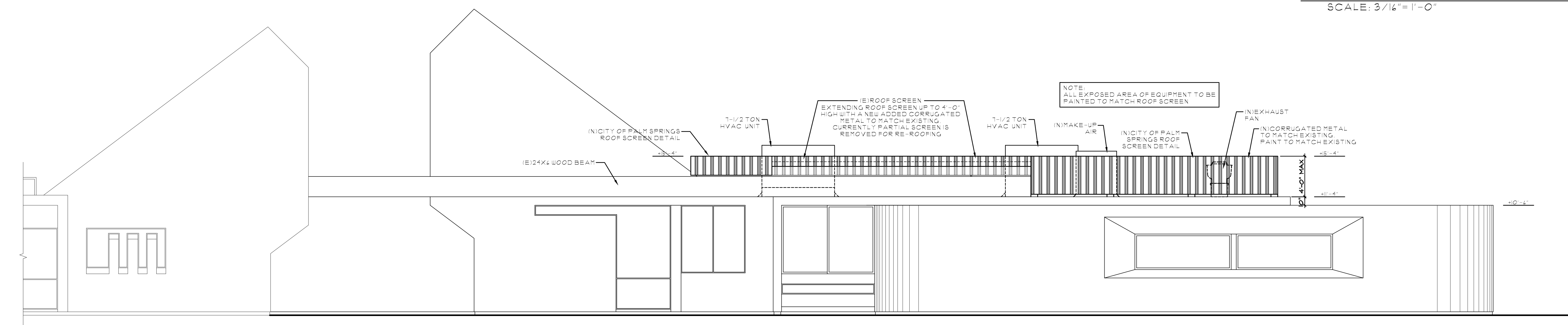
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 SCALE
 AS NOTED
 APPROVED



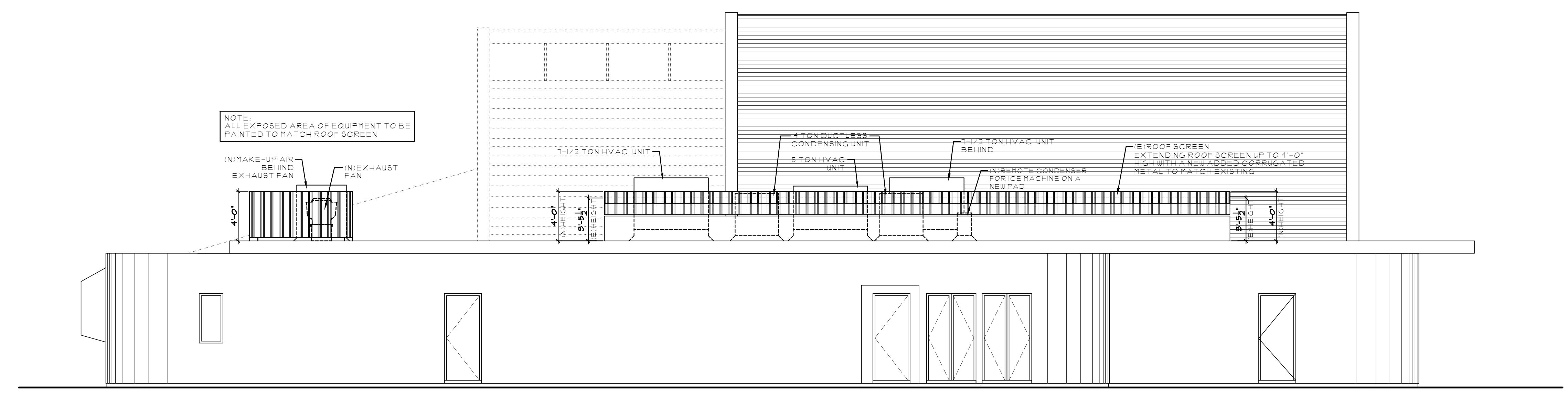
SHEET NO.
A3
 OF 1



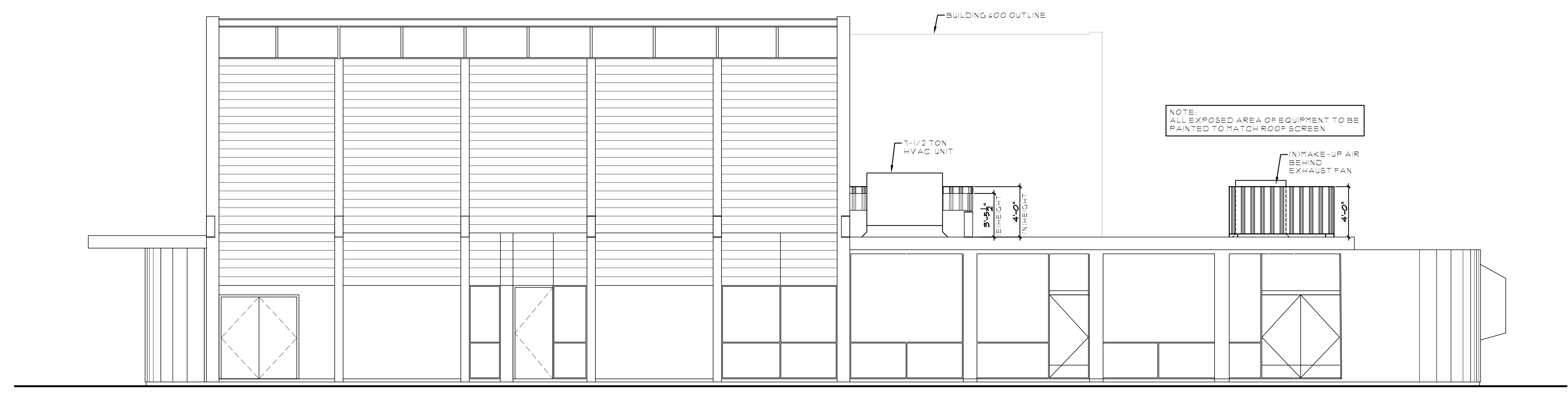
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



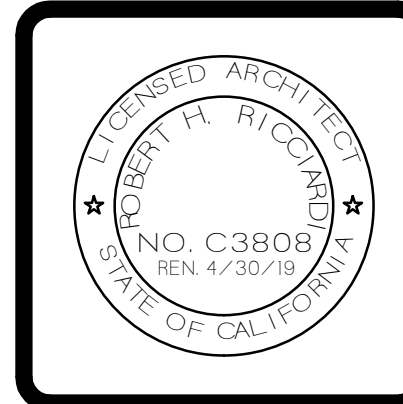
WEST ELEVATION
SCALE: 3/16" = 1'-0"

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |

PROJECT: A TENANT IMPROVEMENT FOR
KOFFI
@ **KAPTUR PLAZA**
650 E. TAHQUITZ CANYON WAY, SUITE 1
PALM SPRINGS CA 92262

TITLE
**(E)ELEVATIONS W/
NEW ROOF SCREEN
AT ROOF PLAN**

DATE
OCT. 2017
DRN BY
R.G.
SCALE
AS NOTED
APPROVED



SHEET NO.
A2
OF: