



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: October 5, 2020

SUBJECT: REQUEST BY CRAIG BOUMAN, ON BEHALF OF GREENSKEEPERS, LLC, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO ALTER THE EXTERIOR ELEVATIONS OF AN EXISTING COMMERCIAL BUILDING AND INSTALL A NEW WALL SIGN FOR A NEW CANNABIS DISPENSARY, HITS STUDIO, LOCATED AT 155 SOUTH PALM CANYON DRIVE SUITE A1 (APN: 513-143-019), ZONE CBD, SECTION 15 (CASE NO. 3.1437 MAA & CASE NO. 20-045 SI). (NK)

FROM: Development Services Department

SUMMARY:

This is a request for the Architectural Advisory Committee (AAC) to review proposed exterior alterations to a commercial tenant space at the Mercado Plaza for a new cannabis dispensary. The applicant is proposing the following activities:

1. Re-paint exterior building walls
2. Remove the existing stone veneer and replace the existing base trim with tiles
3. Remove the existing window on the south elevation
4. Install a new wall sign on the primary elevation

Pursuant to Palm Springs Zoning Code (PSZC) Section 93.23.15(F)(3)(a), exterior alterations to a cannabis facility require review and approval by the Architectural Advisory Committee (AAC) and the City Council. The proposed signage is subject to AAC review only per PSZC Section 93.23.15(F)(3)(a).

ISSUES:

1. The proposed cooler color palette makes the project site appear detached from the rest of the building.
2. Removal of the existing architectural details such as the window on the south elevation and stone veneer on the columns and base trim simplifies the façade of the tenant space which is a part of a Spanish/Mediterranean-style building.

3. The Mercado Plaza Sign Program does not specify the maximum allowable sign height for the project site, and the proposed 40-inch sign height is greater than the average sign height found on the Mercado Plaza Palm Canyon Drive elevation.

RECOMMENDATION:

That the Architectural Advisory Committee (AAC) approve the proposed wall sign and recommend approval of the proposed exterior alterations to the City Council subject to the following conditions:

1. Choose warmer color palette, which is more compatible with the colors that are applied to the existing building.
2. Reconsider the removal of the existing stone veneer and base trim.
3. The proportion of the proposed wall sign relative to the background field shall be consistent with the submitted rendering (Sheet A6.0, '5 – Proposed Design'); reduce the sign size as needed to meet this requirement.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
01/15/2020	Office of Special Program Compliance issued a City Regulatory Permit for Greenskeepers, LLC for the establishment and operation of a cannabis dispensary facility.

<i>Field Check</i>	
09/25/2020	Staff conducted a site visit to confirm the site conditions.

<i>On-Site Posting</i>	
08/17/2020	Applicant installed an on-site posting in accordance with Palm Springs Zoning Code Section 94.09.00(F)(3)(e).



Image 1.1 Project site and its vicinity
( Mercado Plaza property)

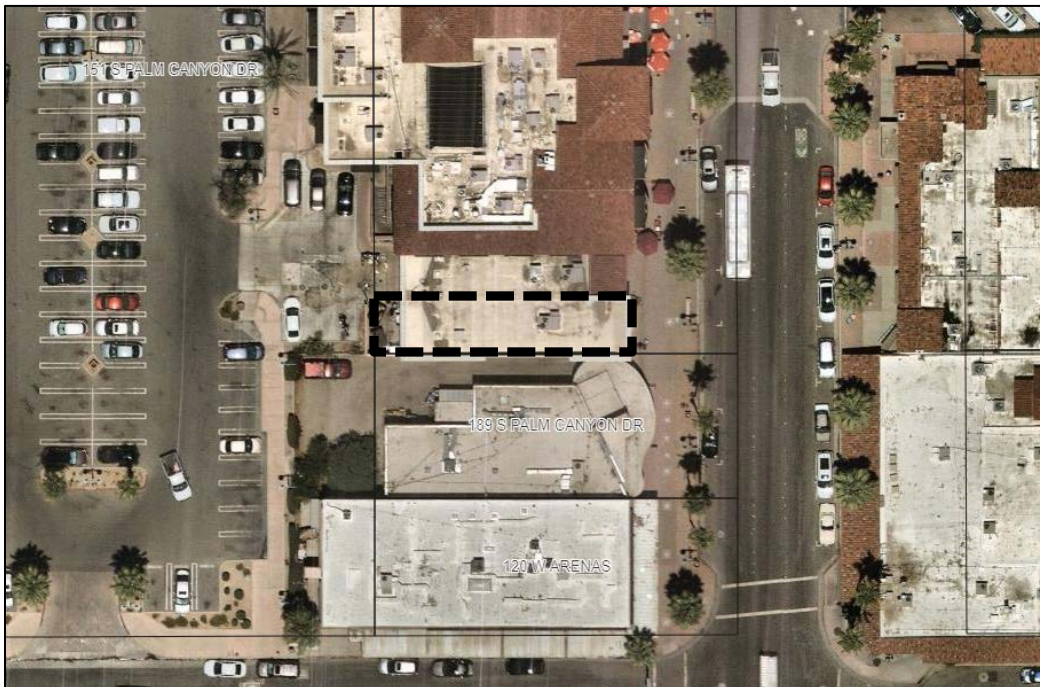



Image 1.2 Project site
( Project site)



Image 1.3 View of the Mercado Plaza taken from Palm Canyon Drive



Image 1.4 Street view of the project site

The project site is located at the Mercado Plaza in Downtown Palm Springs. The new cannabis dispensary will be established in Suite A1, a single-story, southern-end unit of the Plaza which directly faces Palm Canyon Drive.

Constructed in 1998, the architectural style of the Mercado Plaza is Spanish/Mediterranean. The building exhibits distinctive architectural features such as terra cotta roofs, stucco walls, arched windows and doors, balconies with French doors, decorative ironwork, exposed wood beams, and heavy use of stone and brick veneer. The Plaza is comprised of two (2)-story and single-story building segments which are painted in warm desert colors such as beige and light brown/orange. The frontage of the Plaza is staggered, and it is designed with a mix of rooflines.

ANALYSIS:

Proposed Sign:

The project proposes one (1) permanent wall sign on the primary elevation. The proposed sign is an illuminated reverse channel letter sign with the dimensions of 3.3 feet (40 inches) in height and 6.5 feet (78 inches) in lineal length, with the total sign area of 22 square feet. The sign will consist of black and gold painted aluminum sign faces and 4-inch painted aluminum returns, which match the color of the sign faces. The proposed sign meets the Mercado Plaza Sign Program regulations.

Pursuant to the City of Palm Springs Downtown Urban Design Plan, “*Signs should complement the architecture of the building and also provide a unifying element along the streetscape*” (Downtown Urban Design Plan, page 52). The Mercado Plaza Sign Program does not specify the maximum allowable sign height for the project site. Based on the Sign Permit application records for the businesses located on the Palm Canyon Drive frontage at the Mercado Plaza, the average wall sign height is approximately 26.5 inches. The proposed sign is 40 inches in height, it is greater than the average sign height.



Image 1.5 Proposed Sign Dimensions and Details

Proposed Paint Scheme & Tile Color:

The building wall color of the project site is currently light brown with a touch of orange hue. The color of the cornice is beige, which matches the color of the building wall in the rear. The application proposes to paint the building walls and the cornice in Dunn-Edwards 'Whisper Gray' and 'Silver Bullet', respectively. A coat of Dunn-Edwards 'Miner's Dust' will be applied over the voussoirs and keystone of the front arch. The existing stone veneer installed at the lower half portion of the building walls and corners will be removed, and the stone veneer base trim will be replaced with Cantera stone tiles in 'Nuez' color.

Whisper Gray DEC785	Silver Bullet DE6381	Miner's Dust DEC786
1. Building Wall	2. Cornice	3. Voussoirs/Keystone

4. Base Trim
(Cantera stone tiles in 'Nuez')



Image 1.6 Proposed Exterior Alterations

Proposed Changes to the South Elevation:

The project proposes to remove the existing recessed window on the south elevation and enclose the window opening. The exterior wall will be painted in Dunn-Edwards 'Whisper Gray'. The decorative horizontal band above the building corner columns, which is finished with stone veneer, will extend over the enclosed window opening. The horizontal band will be painted in Dunn-Edwards 'Miner's Dust' to match the painted keystone and voussoirs.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed modifications to determine compatibility with the character of adjacent and surrounding developments, and whether it is of good composition, textures and colors. Conformance shall be evaluated based on the following applicable criteria:

	Guideline [PSZC 94.04.00(D)]	Compliance
1.	<p><i>Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;</i></p> <p>The primary elevation of the Mercado Plaza on the Palm Canyon Drive frontage is painted in alternating colors to create rhythm and make the staggered building facades appear cohesive when they are viewed as a whole. The project site is currently painted in light brown color, and the same color is applied to other parts of the building. Although the proposed color palette is compatible with the desert surroundings, it is cooler than the existing in hue. In addition to the removal of the existing decorative architectural elements, the project site will appear as if it is an independent unit rather than a part of the building.</p>	N
2.	<p><i>Building colors to be sympathetic with desert surroundings;</i></p> <p>As neutral gray tones, the proposed paint color palette is compatible with the desert surroundings.</p>	Y
3.	<p><i>Harmony of colors and composition relating to the elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The proposed paint/material color palette is cooler than other colors found on the building, and the color contrast appears too stark.</p>	N
4.	<p><i>Consistency of composition and treatment;</i></p> <p>The removal of the existing stone veneer and base trim, new stone tiles, black aluminum door system, and the proposed paint color palette contribute to a contemporary appearance. The project area is a part of a building which exhibits strong Spanish/Mediterranean architectural features, and the proposed project is not consistent with the composition and treatment of the rest of the building.</p>	N
5.	<p><i>Signs and graphics, as understood in architectural design including materials and colors.</i></p> <p>While the proposed wall sign meets the applicable Sign Program regulations including design, materials, and colors, the proposed 40-inch sign height is greater than the average sign height (26 inches) found on the Palm Canyon Drive frontage at the Mercado Plaza.</p>	N

CONCLUSION:

While the proposed paint colors are desert neutral, the color palette is cooler than other colors found on the property. The façade of the project site is simplistic compared to other areas of the Plaza, which exhibit ornate details that are characteristics of

Spanish/Mediterranean-style architecture. The removal of the stone veneer will take away architectural details which compensate simplistic storefront design. Because the project site contributes to the overall appearance of the Mercado Plaza and the Palm Canyon Drive streetscape, staff recommends that the Architectural Advisory Committee (AAC) recommend approval of the project to the City Council subject to conditions of approval. The recommended conditions include the requirement that the proposed paint and material colors to be warmer to achieve better compatibility with the rest of the Plaza and the reconsideration of the removal of the existing stone veneer and base trim. Staff finds that the proposed sign meets the Sign Program regulations. While the proposed 40-inch sign height is greater than the average sign height found on the Palm Canyon Drive frontage, the sign height appears compatible with other signs as depicted in the submitted sign rendering (Sheet A6.0, '5 – Proposed Design'). Therefore, staff recommends the AAC approve the proposed sign subject to the condition stated in this Staff Report.



Noriko Kikuchi
Associate Planner



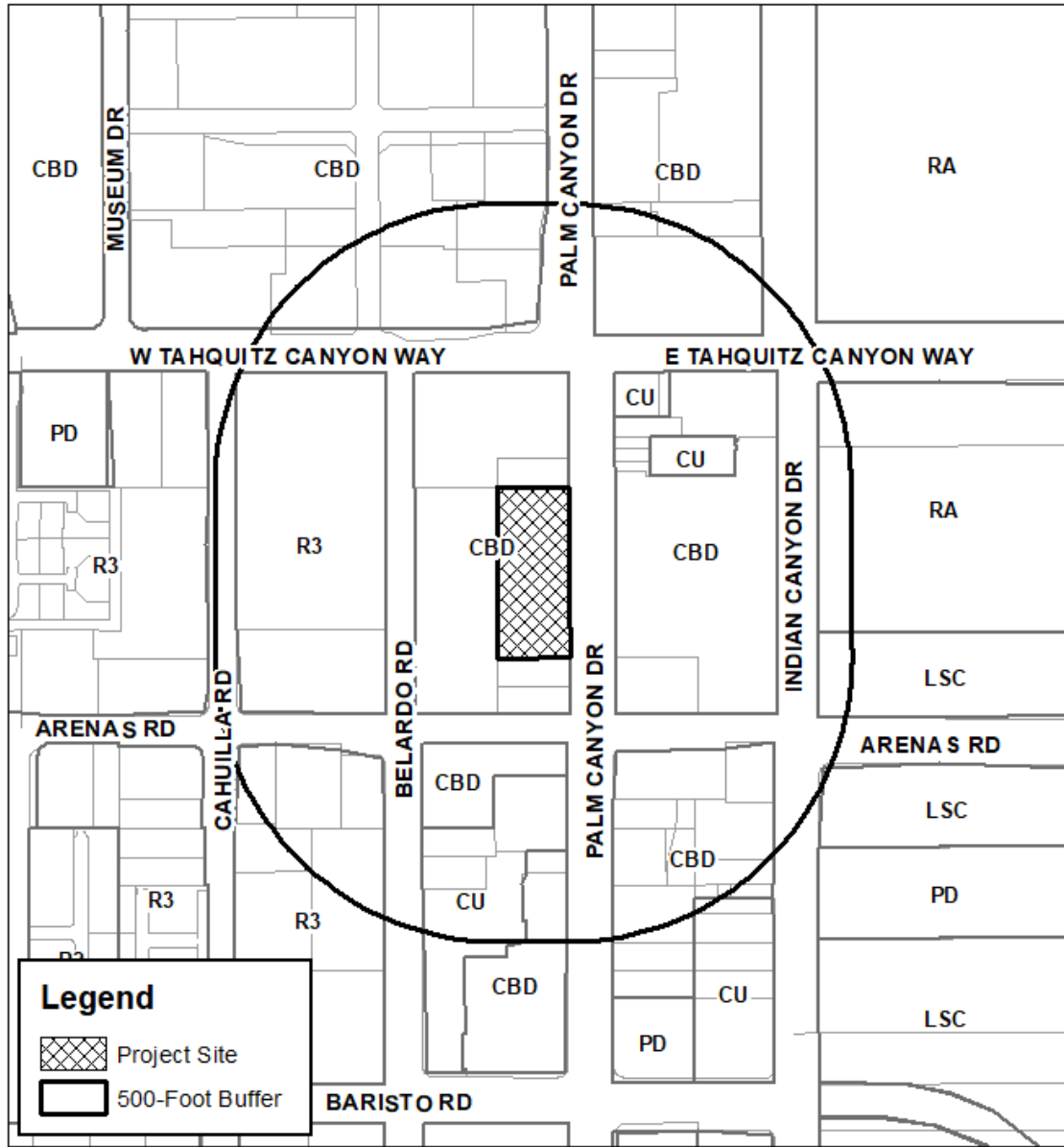
David Newell, AICP
Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Sign Plan
3. Building Elevation Rendering



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

155 South Palm Canyon Drive Suite A1
Hits Studio

Case No. 3.1437 MAA & Case No. 20-045 SI



Description:
 Reverse Lit (halo) LED Channel Letters
 .040 Aluminum with 4" returns painted
 black and gold

Signage Sq. Ft. (22)

DATE: 9-3-20

COMPANY: Hits Studio

CONTACT: Craig Bouman

EMAIL: hsmith@powerstonepm.com

PHONE-FAX: 760-469-4797

ADDRESS:
 155 S. Palm Canyon Dr.
 Palm Springs, CA

Notes:

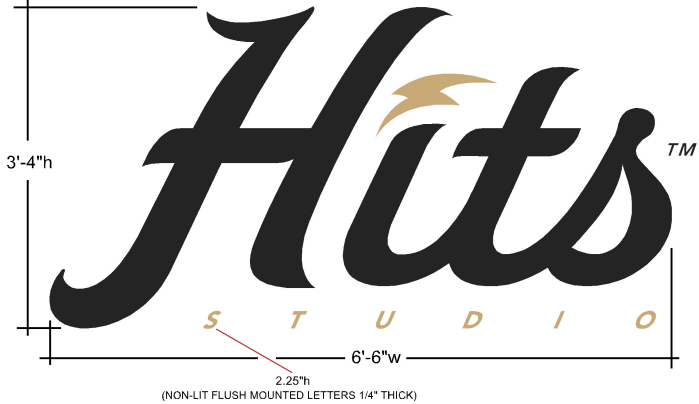


DATE:

FILE:

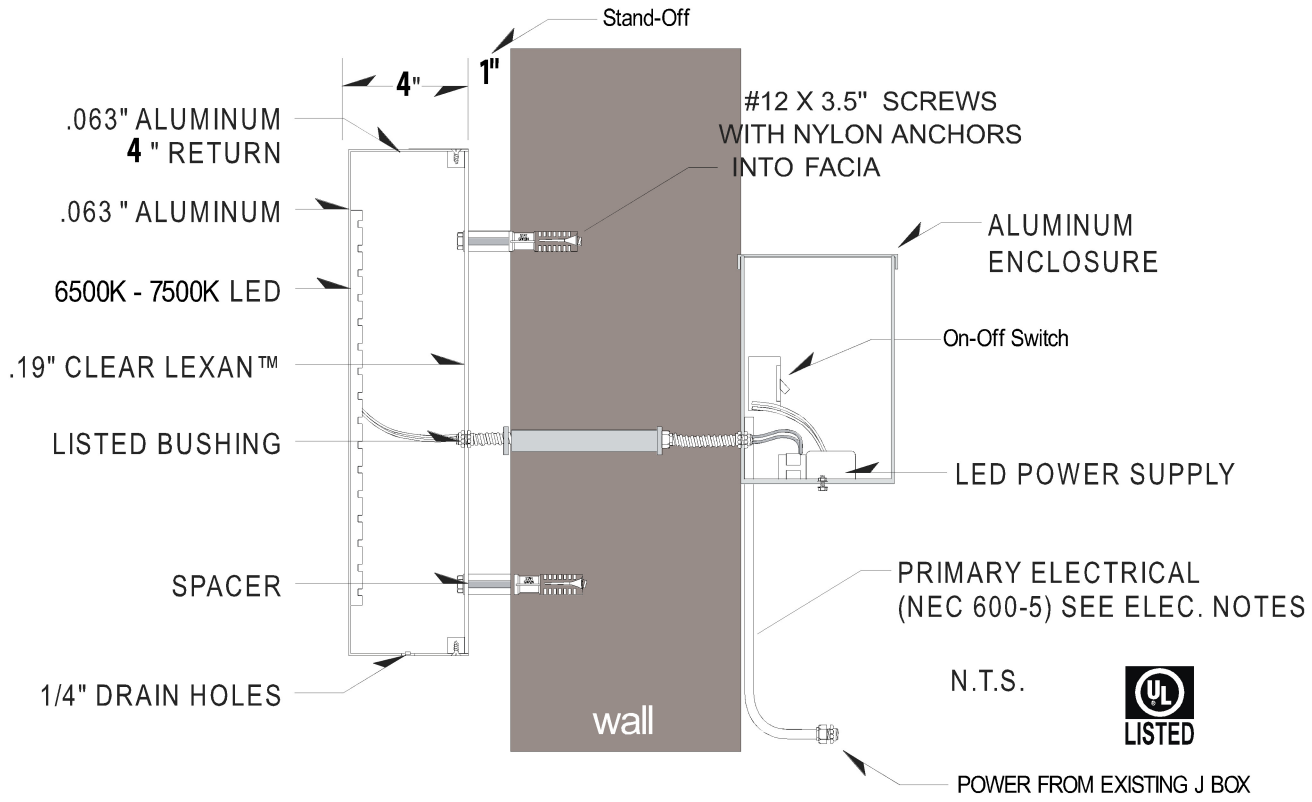
760-341-8824 | 75-178 Gerald Ford Ste A-4
 fax 760-341-0580 | Palm Desert CA, 92211

Jon Deschuymere



Description:
 Reverse Lit (halo) LED Channel Letters
 .063 Aluminum with 4" returns painted
 black and gold

CHANNEL LETTER - TYPICAL SECTION - REVERSE-LIT



DATE:

FILE:

760-341-8824 | 75-178 Gerald Ford Ste A-4
 fax 760-341-0580 | Palm Desert CA, 92211

Jon Deschuymere



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 1 of 5)
Project Name:	Date Prepared:	

A. General Information			
Project Address:			
Location of Sign	Outdoor Signs	Indoor Signs	
Phase of Sign Construction	New Signs	Sign Alterations	
Type of Lighting Control	New Lighting Controls	Replaced Lighting Controls	Not Installing Lighting Controls
This Certificate of Compliance includes the following components (check all that apply):			
Mandatory Measures (Lighting Controls)	Maximum Allowed Lighting Power	Specific Lighting Sources	

1. Mandatory Sign Lighting Controls	
<i>NOTES:</i>	
<ol style="list-style-type: none"> 1. <i>The same responsible person may install both the sign lighting power and the sign lighting controls, or a different responsible person may install the sign lighting controls than the responsible person installing the sign lighting power.</i> 2. <i>The Mandatory Measures (sign lighting controls) are required for compliance with the sign lighting Standards. If the person responsible for installing the sign lighting power is not also responsible for the sign lighting controls, then the owner of the sign, general contractor, or architect shall be responsible to have the sign lighting controls installed.</i> 3. <i>If more than one person has responsibility for compliance, each responsible person shall prepare and sign a Certificate of Compliance and an Installation Certificate applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Certificate of Compliance Declaration Statement for the entire construction (e.g. a C-10 contractor may complete parts 1a and 1b on one compliance document and a C-45 contractor may complete parts 2a and 2b on a separate compliance document – the Responsible Designer shall submit the two compliance documents together for the same complete installation).</i> 	
I have responsibility for installing the sign lighting controls:	
Yes, I have responsibility for the sign lighting controls, and will complete parts 1a and 1b of this compliance document	No, I do not have responsibility for installing the sign lighting controls. Someone else will complete parts 1a and 1b of this compliance document.
1a. Check Yes or No for all of the following statements:	
1	There are existing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3 Yes No
2	There are no existing sign lighting controls and I will be installing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3 Yes No
3	There are existing sign lighting controls that do not comply with the applicable provisions of §110.9 and §130.3 and I will be installing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3 Yes No



CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 2 of 5)
Project Name:	Date Prepared:

1b. Mandatory Sign Lighting Controls			
If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions:			
If there are construction documents, indicate where on the building plans the mandatory measures (sign lighting control) note block can be located:			
1	§130.3(a)1. All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control.	Y	N NA
2	§130.3(a)2A. All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control.	Y	N NA
	EXCEPTION to Section 130.3(a)2A: Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year.	Y	NA
3	§130.3(a)2B. All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65% during nighttime hours. Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night.	Y	N NA
	EXCEPTION to Section 130.3(a)2B: Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night.	Y	NA
4	§130.3(a)3. Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal.	Y	N N/A
	EXCEPTION to Section 130.3(a)3: Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30%.	Y	NA
Field Inspector Notes:			



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 3 of 5)
Project Name:	Date Prepared:	

2. Mandatory Sign Lighting Measures

I have responsibility for installing the sign lighting

Yes, I have responsibility for the sign lighting, and will complete parts 2a and 2b of this compliance document

No, I do not have responsibility for installing the sign lighting. Someone else will complete parts 2a and 2b of this compliance document.

2a. Maximum Allowed Lighting Power Method of Compliance

Certificate of Compliance and Field Inspection Energy Checklist.

Complete this part if there are signs using the maximum allowed lighting power method of compliance. (Complete part 2b of this Certificate of Compliance if there are signs using the Specific Lighting Sources method of compliance).

A	B	C	D	E	F	G	H	I	J
Symbol or Code	Description of the Sign	OPTIONAL – Energy Verified Label (see instructions below)	Allotted Watts			Design Watts	Complies Y/N	Field Inspector Check that Sign Complies	
			Sign Area (ft ²)	Internally (I) or Externally (E) Illuminated	Allowed LPD (I = 12 W/ft ² (E = 2.3 W/ft ²))				Allowed Watts (D x F)
		✓						Complies if H ≤ G	✓

- A Symbol or code used on the plans (when plans are required) and other documents.
- B A description of the sign, or location of sign on the building; and the location of sign on construction documents.
- C OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed, ENERGY VERIFIED label, confirming that the sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Maximum Allowed Lighting Power method of compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, columns 'D' through 'I' are not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
- D The sign area in square feet.
- E List "I" if the sign is internally illuminated. List "E" if the sign is externally illuminated.
- F Allowed watts per square foot. Enter 12 if the sign is listed as "I" in column E. Enter 2.3 if sign is listed as "E" in column E.
- G Multiply the square footage in column D times the allowed Lighting Power Density (LPD = watts) in column F.
- H Show the total installed watts in the sign, as determined according to the applicable provisions of §130(c).
- I Enter Y if the number in column H is less than or equal to the number in column G. Otherwise, the sign does not comply.
- J This page doubles as a field inspection checklist.

Field Inspector Notes:



CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 4 of 5)
Project Name:	Date Prepared:

2b. Specific Lighting Source Method of Compliance

Certificate of Compliance and Field Inspection Energy Checklist

Complete this part if there are signs using the Specific Lighting Source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

A	B	C	D	E
Symbol or Code	Description	OPTIONAL ENERGY VERIFIED label (see instructions below)	Specific light source used for compliance Shall include only lighting technologies listed below (List all that apply)	Field Inspector Check that Sign Complies ✓

A	Symbol or code used on the plans (when plans are required) and other documents.
B	A narrative description of the sign, or location of sign on the building; and the location of sign on construction documents
C	OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, column 'D' is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies: List all applicable numbers (1 through 9) that apply in column D above for each row.	
1	High pressure sodium lamps
2	Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88% or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
3	Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80%. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
D	4 Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75% when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100% tubing load.
5	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68% when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100% tubing load.
6	Fluorescent lighting systems meeting one of the following requirements: A.) Use only lamps with a minimum color rendering index (CRI) of 80; or B.) Use only electronic ballasts with a fundamental output frequency not less than 20 kHz.
7	Light emitting diodes (LEDs) with a power supply having an efficiency of 80% or greater.
8	Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20).
9	Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26).
E	This page doubles as a field inspection checklist.

Field Inspector Notes:



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 5 of 5)
Project Name:	Date Prepared:	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<ol style="list-style-type: none"> 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. 	
Responsible Designer Name:	Responsible Designer Signature:
Company :	Date Signed:
Address:	License:
City/State/Zip:	Phone:



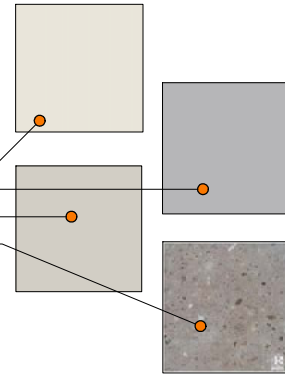
1 - FRONT LEFT VIEW



2 - ACROSS STREET VIEW

ELEVATION COLOR LEGEND

1. SMOOTH COAT FINISH CEMENT PLASTER - COLOR: DUNN EDWARDS - DEC185 "WHISPER GRAY"
2. SMOOTH COAT FINISH CEMENT PLASTER - COLOR: DUNN EDWARDS - DE4381 "SILVER BULLET"
3. SMOOTH COAT FINISH CEMENT PLASTER - COLOR: DUNN EDWARDS - DEC186 "MINER'S DUST"
4. CANTERA STONE - RUSTICO TILE AND STONE - "NUEZ"
5. STOREFRONT DOOR BLACK ALUMINUM METALS



3 - FRONT RIGHT VIEW



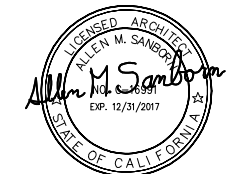
4 - DETAIL VIEW



5 - PROPOSED DESIGN



ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. E-1
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0403

PROJECT TITLE:
**HITS STUDIO
FACADE
IMPROVEMENT**
155 S. Palm Canyon Dr.
Suite A1
Palm Springs, California

SHEET TITLE:
**FACADE
RENOVATION
CONCEPT**

REVISIONS

▲		
▲		
▲		

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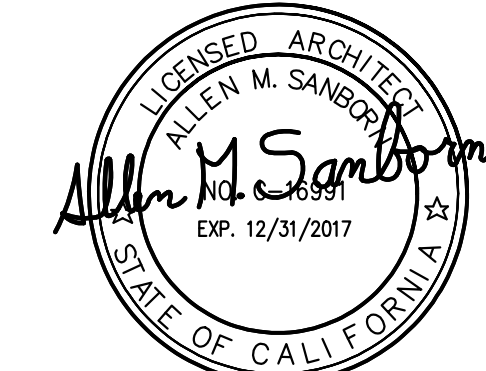
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W.O.	20-106	SCALE	NTS
FILE NAME	10 SITE PLAN		
SAVE DATE	9/23/2020		
DRAWN	Allen Sanborn		
SHEET NO.			

A6.0



ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
**HITS STUDIO
FAÇADE
IMPROVEMENT**
155 S. Palm Canyon Dr.
Suite A1
Palm Springs, California

SHEET TITLE:
**REFERENCE
SITE PLAN**

REVISIONS

NO.	DESCRIPTION

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W.O. 20-106 SCALE 1/16"=1'-0"
FILE NAME 10 SITE PLAN
SAVE DATE 7/3/2020
DRAWN Allen Sanborn
SHEET NO.

A1.0

PLOT DATE 7/18/2020 9:14 AM Z:\Clients\155 Palm Canyon Dr\155 Palm Canyon\CONSIST\DOCS1

