



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: April 5, 2021

UNFINISHED BUSINESS

SUBJECT: REQUEST BY JAMIE CHISICK, ON BEHALF OF OC COAST, INC., FOR A MINOR ARCHITECTURAL APPLICATION TO ALTER THE EXTERIOR OF AN EXISTING CANNABIS FACILITY, HIGHTEND, LOCATED AT 3395 NORTH INDIAN CANYON DRIVE, SUITE A (APN: 669-452-063), ZONE C-M, SECTION 34 (CASE NO. 3.1292 MAA). (NK)

FROM: Development Services Department

BACKGROUND:

On October 19, 2020, the Architectural Advisory Committee (AAC) reviewed the applicant's request for Minor Architectural review approval for after-the-fact exterior alterations at an existing cannabis facility, Hightend, located at 3395 North Indian Canyon Drive. At the meeting, the AAC voted unanimously for the project to be continued for further review. A copy of approved minutes from the October 19, 2020 AAC meeting is attached to this report (Attachment #2).

ISSUES:

1. Two (2) horizontal wooden accents have been installed on the primary/south elevation of the building since the last AAC review (Attachment #3).
2. Flood light on the south elevation does not meet the outdoor lighting standard.

RECOMMENDATION:

That the AAC recommend approval of the proposed project to the City Council subject to the following conditions:

1. Remove any unpermitted architectural elements (e.g. battery-powered light fixtures, a flood light directed towards the banner on the south elevation, two horizontal wooden accents) within 14 days of the approval of this application by the City Council.
2. Applicant shall obtain a Building Permit for the installation of new light fixtures.

3. Street and parking-lot facing windows and door in the reception area shall not be opaque.

ARCHITECTURAL ADVISORY COMMITTEE (AAC) COMMENTS:

On October 19, 2020, the AAC provided the following comments:

1. Use warmer light fixtures (3,000 kelvin).
2. Address the color of the roll-up doors and ensure that it is complementary with the rest of the paint scheme. This applies to other details around the façade on the south elevation, including the hinges and trims. The color should match or align with the trim color or something complementary.
3. Reduce the quantity of the light fixtures. Light fixtures need to conform to the zoning requirements, including the shielding requirement. Battery-powered light fixtures are discouraged.
4. Consider improving the condition of the landscape.
5. Future signage should complement the exterior light fixtures.

PROPOSED MODIFICATIONS:

In response to the comments provided by the AAC above, the applicant has submitted a revised plan to the Planning Division. The proposed changes are summarized in the table below:

	AAC Comments	Proposed Changes
1	<i>Use warmer lighting fixtures (3k kelvin)</i>	Actual color temperature of 3000K is proposed (Attachment #4).
2	<i>Address the color of the roll-up doors and ensure they are complementary with the rest of the paint scheme. This applies to other details around the façade on the south elevation, including the hinges and trims. The color should match or align with the trim color or something complementary.</i>	Minor architectural accents such as the security roll-up shutters and garage doors of the adjacent tenant space will be painted in Dunn-Edwards Anchor Gray for consistency.
3	<i>Reduce the quantity of the light fixtures. Light fixtures need to conform to the zoning requirements, including the shielding requirement. Battery-powered light fixtures are discouraged.</i>	Unlike the previously proposed battery-powered light fixtures, the new fixtures will be hardwired. Quantity of the light fixtures will be reduced from 10 to 6 (4

Table 1.1 AAC Comments & Proposed Changes		
	AAC Comments	Proposed Changes
		on the south/primary elevation and 2 on the east elevation).
4	<i>Consider improving the landscape.</i>	There is an approved landscape plan for the property (Attachment #7). According to a site inspection conducted by staff, one of the trees is missing, and all groundcovers depicted on the plan are non-existent. The applicant is a lessee and is not the owner of the property. The matter has been forwarded to the Code Compliance Division to ensure that the site's landscape is installed and maintained according to the approved landscape plan.
5	Future signage should complement the exterior light fixtures.	Sign Permit application has not been submitted as a part of this application.

CANABIS FACILITY STOREFRONT WINDOW TREATMENT:

The submitted plan describes the windows on the south and east elevations “solid.” According to the most recent City policy pertaining to the treatment of cannabis facility storefront glazing areas, opaque storefront window/door treatment (e.g. tinted or blacked-out windows/doors) is no longer considered acceptable. An exception to this policy is the storefront window/door treatment of a cannabis lounge which is intended to conceal the visibility of smoking, inhalation, consumption, or ingestion of cannabis products from public view as required by the Zoning Code (Palm Springs Zoning Code Section 93.23.15.F.6.d). While a cannabis lounge is operated at the site, the consumption area is physically separated from the front reception area where the storefront windows and door are located. For these reasons, staff is recommending a condition of approval which requires the windows and door in the reception area to be transparent (Condition #3).

STAFF ANALYSIS:


The revised plan addresses the design concerns which were raised by the AAC as summarized in Table 1.1 above. The site's landscape is subject to a landscape plan which was approved on January 7, 2014. Any missing plant materials or inconsistency issues will be addressed via code enforcement. The landscape issue has been forwarded to the City of Palm Springs Code Compliance Division.

CONCLUSION:

As summarized in Table 1.1 above, the applicant has addressed all design concerns which were raised by the AAC on October 19, 2020. However, unpermitted features such as two horizontal wooden accents and outdoor light fixtures still exist. To ensure that the property fully conforms with the Municipal and Zoning Code, staff recommends that the AAC recommend approval of the project to the City Council subject to the conditions of approval included in this report.



Noriko Kikuchi
Associate Planner



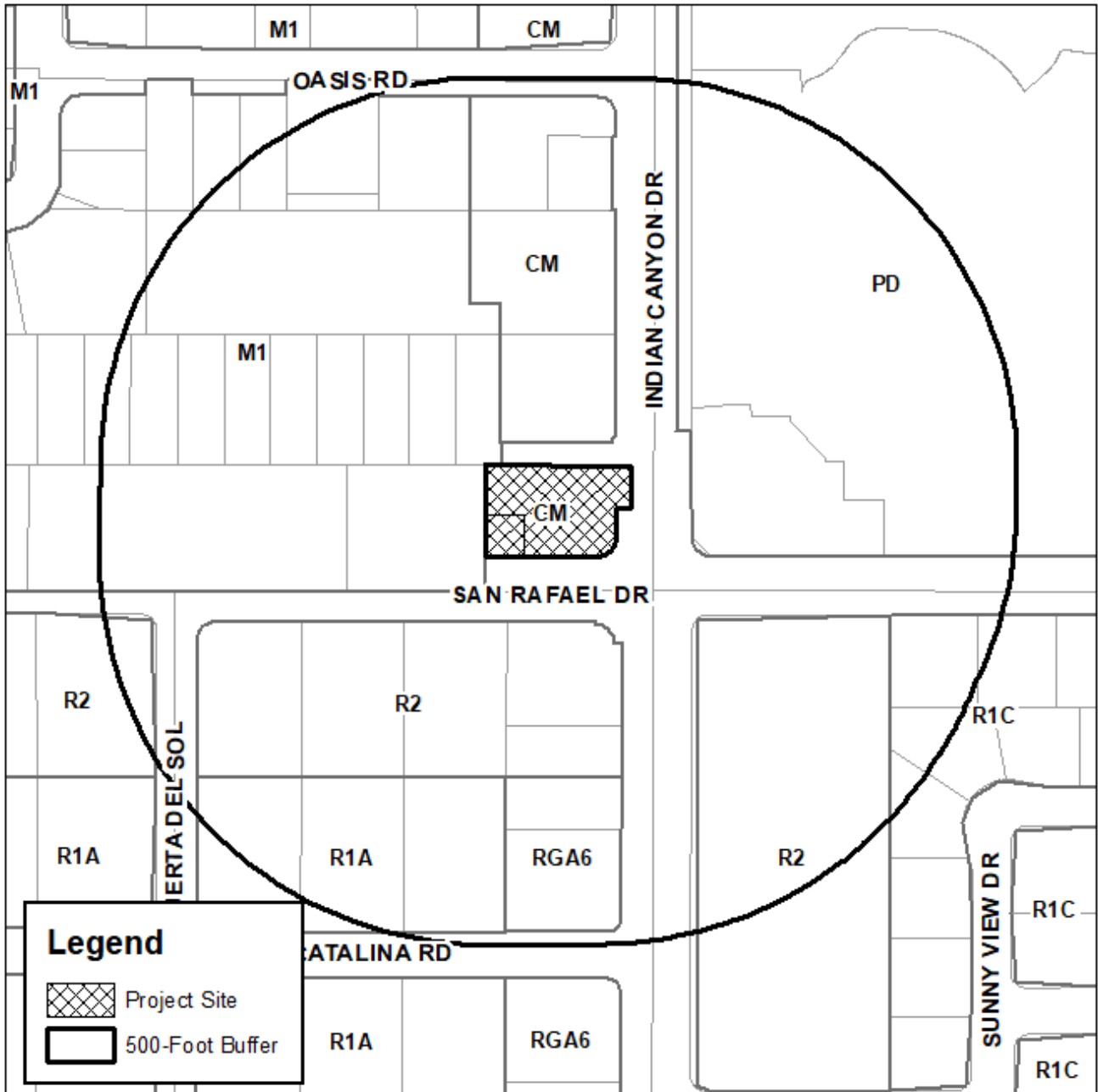
David Newell, AICP
Assistant Director of Planning

Attachments:

1. Vicinity Map
2. October 19, 2020 AAC Meeting Minutes
3. Site Photographs
4. Lighting Fixture Specifications
5. Floor Plans
6. Paint Colors
7. Landscape Plan
8. Revised Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

3395 North Indian Canyon Drive
Hightend
Case 3.1292

2. JAMIE CHISICK, ON BEHALF OF OC COAST, INC., FOR MINOR ARCHITECTURAL REVIEW APPROVAL FOR AFTER-THE-FACT EXTERIOR ALTERATIONS AT A CANNABIS FACILITY, HIGHTEND, LOCATED AT 3395 NORTH INDIAN CANYON DRIVE SUITE A (APN: 669-452-063), ZONE C-M, SECTION 34 (CASE NO. 3.1292 MAA). (NK)

Associate Planner Kikuchi presented the project as outlined in the staff report.

ANDY KAVER, applicant's legal representation, responded to the following questions presented by the Committee:

Member Rotman questioned the intent of the concentrated placement of wall-mounted lighting fixtures on the south elevation and requested confirmation on the operability of the wall-mounted lighting fixtures. Mr. Kaver responded that the intent of the light fixture placement is to highlight the entrance and confirmed that the lighting fixtures are battery-powered.

Member Doczi questioned the ownership of the building- Mr. Kaver confirmed that all on-site buildings are owned by the same entity.

Member Locker questioned if there is a plan for the business to install a permanent sign. Mr. Kaver confirmed that the business has no intent to keep the existing temporary banner and that the business has a plan to install a permanent sign.

Member Poehlein stated that the entrance door shown in the site photograph appears solid while the elevation drawing shows a glass door. Chair Jakway stated that a glass door is installed at the site.

Member Lockyer questioned whether the roll-up doors still exist at the site or not, and Chair Jakway responded that the roll-up doors are currently in place.

Member McCoy questioned whether the roll-up doors are open while the establishment is open or they are open only during the daytime. Mr. Kaver responded that the roll-up doors are open while the business is open.

Member Poehlein questioned whether the business has a plan to convert the battery-powered light fixtures to line voltage. Member Poehlein also questioned the longevity of the batteries. Mr. Kaver responded that the business currently does not have any plan to change the operability of the light fixtures; however, the business will look into changing the operability of the light fixtures if it is required for the fixtures to conform to the applicable zoning regulations.

Chair Jakway questioned the window covering materials. Mr. Kaver responded that the windows are glass and art murals are painted on the windows inside. Mr. Kaver added that the lounge area is located in the rear and not visible from window.

Chair Jakway questioned staff the process of art mural application review process. Staff responded that if it is installed on the exterior of the building and meets the definition of an art mural, it is reviewed by the Public Arts Commission. If it is installed on a window, it is typically reviewed as a sign.

Member Discussion:

Member Lockyer said the paint application on windows and doors needs to have more continuity. There are too many lights. He suggested instead of battery-powered lighting fixtures, hardwired lighting fixtures would be more appropriate. He thinks the new fixture needs to be more in keeping with the architecture/colors of the building. Member Lockyer thinks the existing landscaping detracts from building; and signage and lighting should be complimentary.

Member Walsh agrees with member Lockyer on roll-up doors being lighter as problematic. He thinks darker colors are acceptable, but the doors need to be addressed. He noted concern with existing landscaping, which could be utilized to make the property appear more attractive. He said that although it appears that the light fixtures are intended to define the entry, the application is not successful.

Member Doczi said the project needs a low wall on the San Rafael side and some landscaping on the building frontage. He thinks potted plants could be used to improve the façade.

Member Poehlein agrees with the previous comments about the color of the roll-up doors.

Member Thompson said that he's okay with the color but the doors should be darker to complement the building. He finds the repeated light fixtures as problematic, and the selected light fixtures are not appropriate.

Vice Chair Rotman is not in favor of the 4k kelvin fixture; he suggested 3,500 or even 3,000 kelvin would be more appropriate.

Member McCoy thinks the number of lights are too much. He said the light fixtures need to be looked as an entry solution. He asked staff to take a closer look at the light fixtures installed above the canopies which illuminate that temporary sign as well.

Lockyer, seconded by Rotman to continue and direct the applicant to revise and resubmit based on AAC comments, including:

1. Use warmer lighting fixture (3k kelvin)
2. Address roll-up door colors and ensure they are complementary with rest of paint scheme. This applies to other details around the façade on the south elevation, including hinges and trims. The color should match or align with the trim color (not the filed color) or something complementary.
3. Reduce lighting quantity. Lighting fixtures need to conform to the zoning requirements, including the shielding requirement. Battery-powered light fixtures are discouraged.
4. Consider improving landscape condition
5. Future signage should complement the exterior light fixtures.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

~~3. BEST SIGNS, INC., ON BEHALF OF MARGARITAVILLE RESORT, FOR A SIGN PROGRAM AMENDMENT TO INSTALL A MONUMENT SIGN AT THE NORTHEAST CORNER OF NORTH INDIAN CANYON DRIVE AND EAST VISTA CHINO AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2 (CASE NO. 20-003 AMND). (NK)~~

Associate Planner Kikuchi presented the application as outlined in the staff report.

Chair Jakway asked why this application is proposed without other signs that have been installed. (Planner Kikuchi responded that the main sign was the only sign proposed.)

Vice Chair Rotman asked what the height of the existing hedge is. (Planner Kikuchi said about 9 ft.)

Member Walsh noted that the proposed sign is larger than the previous sign.

Chair Jakway questioned the maximum area allowed for this property. (Planner Kikuchi responded the 105-sq. ft. proposed is less than the sign ordinance maximum limitation.)

JOHN CROSS, applicant, clarified that this is a corporate brand sign.

Vice Chair Rotman asked the applicant to describe the sign layers.

Member Discussion:

~~Member Doczi suggested expanding/widening the "wood" base wider to enhance design. In addition, eliminate the stucco background and create floating sign~~



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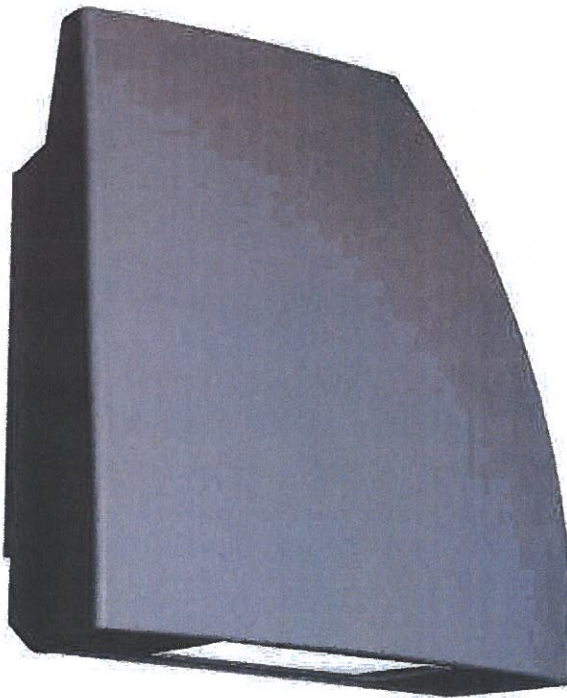
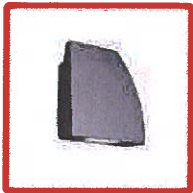
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Cart | 0 items

Home / Lighting / Outdoor Lighting / Security Lights / Flood Lights

Internet #313501845 Model #WP-LED119-30-aGH



Hover Image to Zoom

Live Chat

Feedback

Endurance Fin 19-Watt Graphite Outdoor Integrated LED Flood Light,
3000K



★★★★★ Write the First Review Questions & Answers

Product Overview

The Endurance Wall Pack collection features a patent pending design for water and dust proofing, encased in an IP66 rated factory sealed light engine. Thermally engineered for up to 100,000-hours of rated life, the Endurance virtually eliminates any need for maintenance once installed. LED technology offers superior alternatives to conventional Halogen and HID sources. With factory sealed die-cast aluminum housings, the Endurance collection is sure to provide lasting worry-free performance for years.

- Factory-sealed LED light engine, die-cast aluminum construction, 20° forward throw illumination
- ENERGY STAR certified and DLC rated
- Photo/motion sensor sold separately, IP66 and ETL and cETL wet location listed
- Universal voltage input (120-Volt - 277-Volt), multi-function dimming: ELV (120-Volt) or 0-Volt to 10-Volt
- Built-in level for easy adjustment, tempered prismatic glass reduces glare while optimizing light distribution
- High powered LED performance: color temperature: 3000K or 5000K options, CRI: 85, rated life: 100,000-hours
- Endurance fin 19-Watt LED outdoor wall light 3000K in graphite

Included

Voltage

Type

[View Product](#)

[View Product](#)

[View Product](#)

[View Product](#)

Key Features 

Specifications

Dimensions

Product Depth (in.)	7.75
Product Height (in.)	4
Product Length (in.)	7.75
Product Width (in.)	6.88

 Live Chat

 Feedback

Details

Actual Color Temperature (K)	3000
Color Rendering Index (CRI)	90
Color Temperature	Soft White
Detection Range (ft.)	20
Electrical Features	Illuminated,Rust Resistant,Weather Resistant
Exterior Lighting Product Type	Flood and Spot Lights
Fixture Color/Finish	Graphite
Fixture Material	Aluminum
Glass/Lens Type	Frosted
Included	Adjustable Height,Angle Mount Hardware,Bulbs Included,Cap/Plug Included,Hardware Included,Includes Light Kit,Light Bulb(s) Included,Light Kit Included,Mounting Hardware Included,Shade(s) Included

Light Beam Angle	180
Light Bulb Type Included	Integrated LED
Lumens	1460
Number of Lights	1 Light
Outdoor Lighting Features	Adjustable Detection Sensitivity,Adjustable Height,Adjustable Lamp Head,Illuminated,Motion Sensing,Rust Resistant,Water Resistant,Waterproof,Weather Resistant
Pack Size	1 Pack
Power Options	Hardwired
Power Type	Hardwired
Product Weight (lb.)	2.55
Returnable	90-Day
Voltage Type	Line Voltage
Watt Equivalence	160


[Live Chat](#)
[Feedback](#)

Warranty / Certifications


Certifications and Listings	ADA Compliant,ANSI Certified,CSA Listed,ETL Classified,Energy Star,ISO Certified,Title 24,UL Certified,UL Listed,cETLus,cUL Listed,cULus Listed
Manufacturer Warranty	5 Years Functional, 2 Years Finish

How can we improve our product information? Provide feedback.


Customers Who Viewed This Also Viewed




Endurance Fin 27-
Watt Graphite




Endurance Fin 35-
Watt Graphite



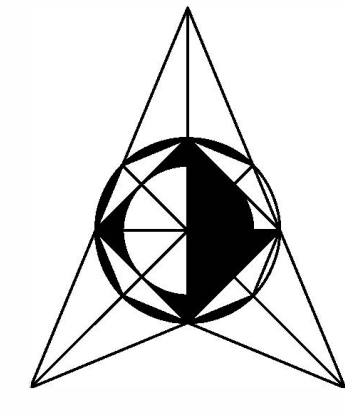
Endurance Fin 19-
Watt White



Endurance Flood
500-54 Watt



Endurance Hawk
10 Watt Graphite



L.P. DESIGN

1201 W. Mission Rd. # 13
Altamira, Ca. 91803
Tel. (213) 440 2591
parra7005@yahoo.es

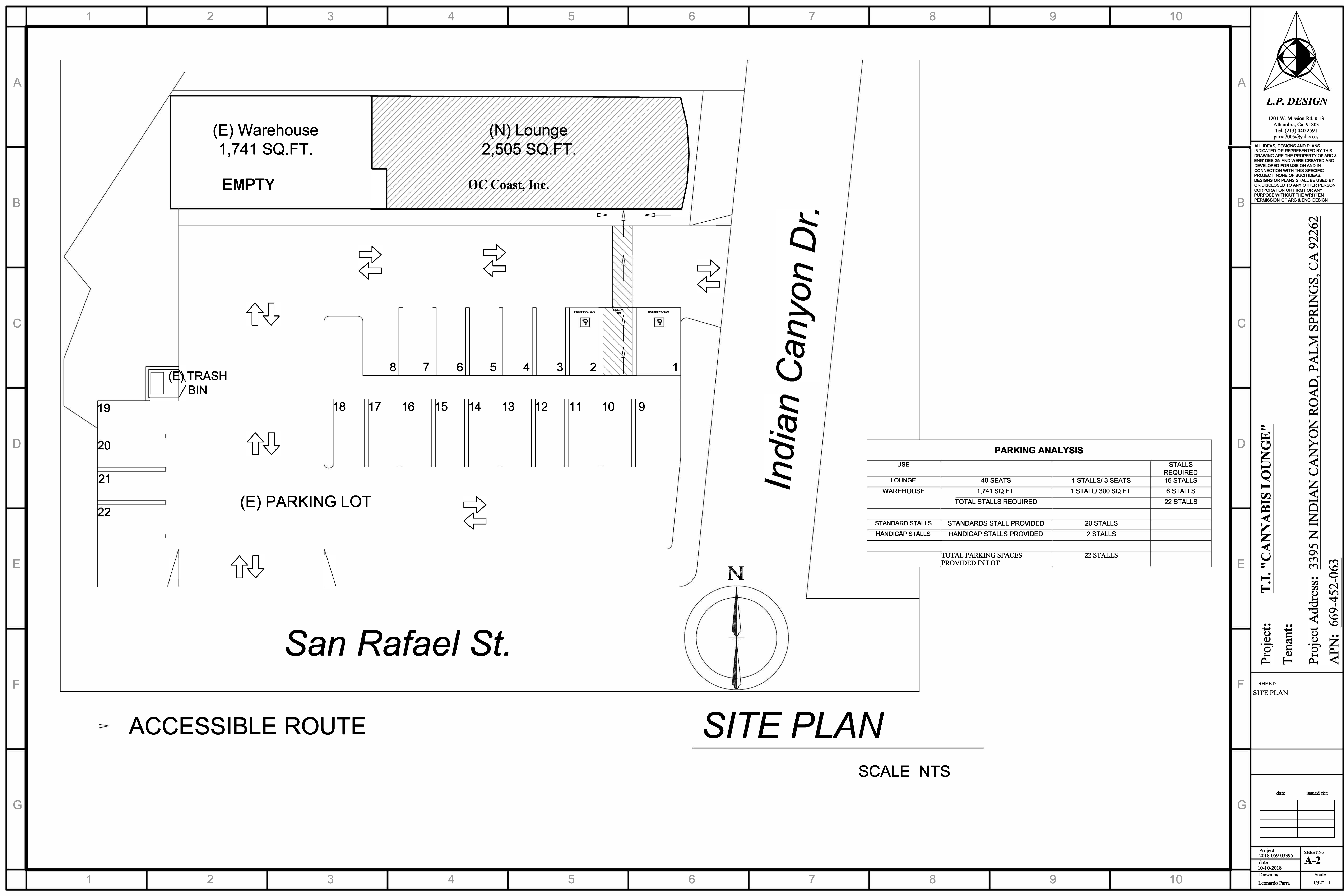
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Project: **T.I. "CANNABIS LOUNGE"**
Tenant:
Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
APN: 669-452-063

SHEET:
SITE PLAN

date	issued for:

Project 2018-059-03395	SHEET No A-2
date 10-10-2018	Scale 1/32" = 1'
Drawn by Leonardo Parra	

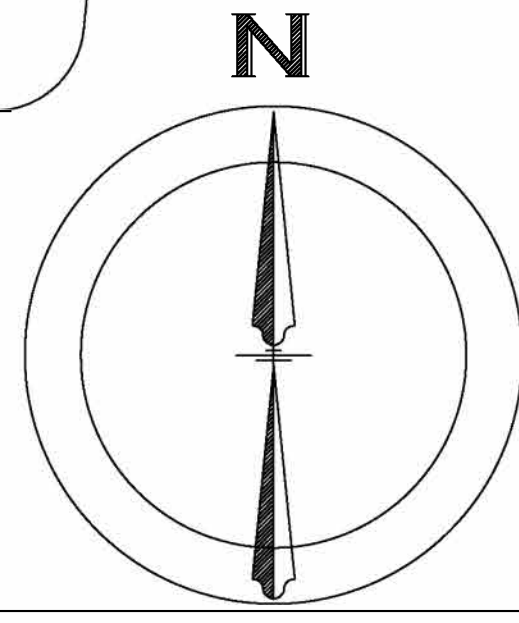


(E) Warehouse
1,741 SQ.FT.
EMPTY

(N) Lounge
2,505 SQ.FT.
OC Coast, Inc.

Indian Canyon Dr.

San Rafael St.



1 2 3 4 5 6 7 8 9 10

A

B

C

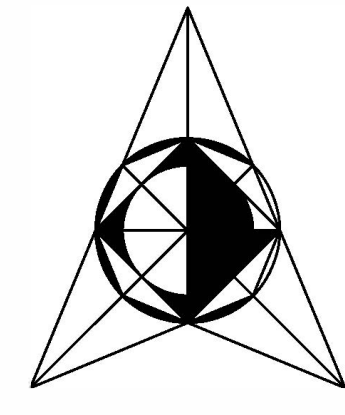
D

E

F

G

1 2 3 4 5 6 7 8 9 10



L.P. DESIGN

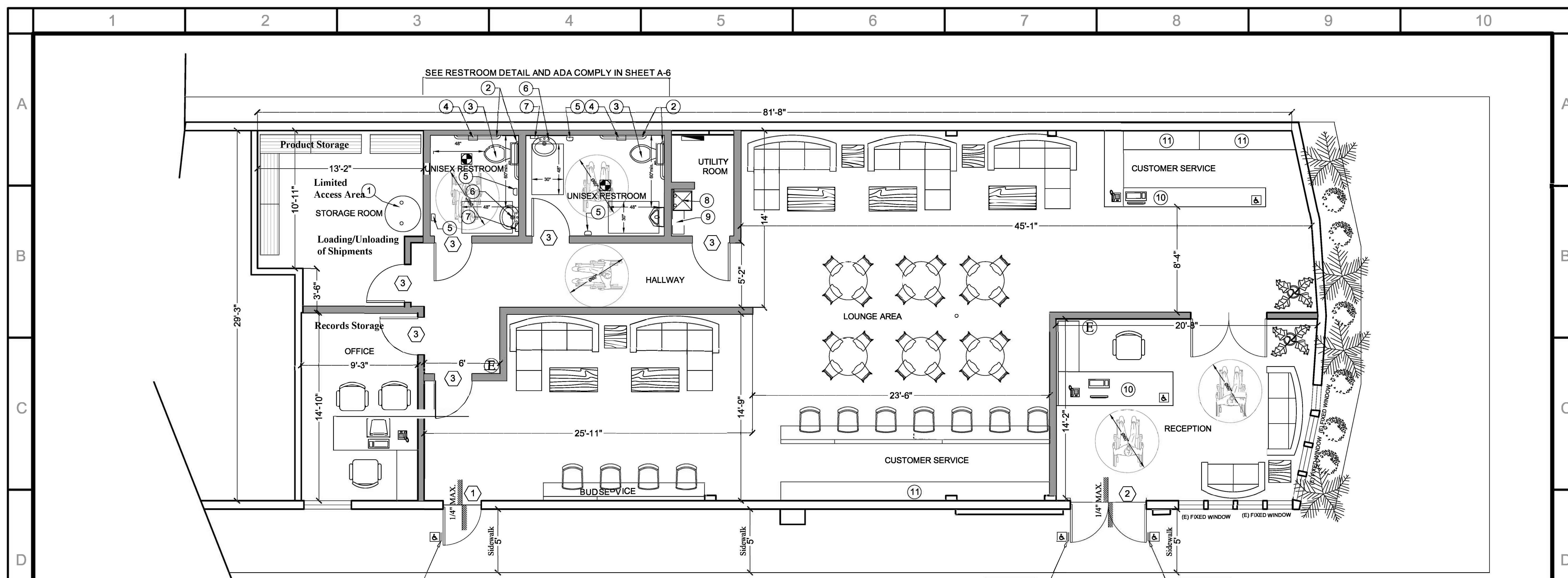
1201 W. Mission Rd. # 13
Altamira, Ca. 91503
Tel. (213) 440 2591
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Project: T.I. "CANNABIS LOUNGE"
 Tenant:
 Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
 APN: 669-452-063

SHEET:
FLOOR PLAN
DOOR SCHEDULE
EQUIPMENT SCHEDULE
PLUMBING FIXTURE ANALYSIS

date issued for:
Project: 2018-059-03395
date: 10-10-2018
Scale: 1/4" = 1'



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

LEGEND

	EXISTING WALL
	NEW PARTITION WALL 2"X6" WOOD STUDS

International Symbol of Accessibility

International Symbol of Accessibility

International Symbol of Accessibility

EQUIPMENT SCHEDULE							
#	EQUIPMENT	MANUFACTURER MODEL No.	NSF	PLUMBING			COMMENT
				H.W.	C.W.	DIR	
1	(E) ELECTRIC WATER HEATER - BARDFORD WHITE - 30 GL. - WITH 6,000 WATTS MINIMUM. PROVIDE: 208 or 240 volts - 1. Water Heater must be Strapped to Wall. - 2. Provide 6" Concrete Pad W/ 6" high curb with 3/8" radius cove base. - 3. Provide pressure and Temp. Relief valve drain to safe outside location.	BARDFORD WHITE LD-30U3-1	UL	Ø-1"	Ø-1"		NEW
2	GRAB BARS						APPROVED BACKFLOW PREVENTION DEVICE
3	TOILET - Water closet for public use shall be elongated bowl type with open front seat. (2010 CPC, Section 408.1)	A STANDARD 5324.019	NSF	Ø-1/2"		X	Comply with ADA
4	DISPENSER SANITATION PAPER AND DISPENSER FOR TOILET PAPER		NSF				Dry Food Storage
5	HAND DRYER	DYSON AIRBLADE AB14	ETL				Dry Food Storage
6	HAND WASH SINK 15"x17" WITH WATER PROOF PANEL use Fiberglass Reinforced Panel white color. WITH SIDE SPLASH		NFS	Ø-1/2"	Ø-1/2"	X	Back and Side Splash
7	SOAP DISPENSER						
8	MOP/BROOM HANGER						Wall Mounted
9	METALLIC SHELVES FOR CHEMICAL STORAGE 24"x12"	AMCO 2412	NSF				Dry Food Storage
10	CASHIER - COUNTER - COUNTER TOP SHOULD BE LIGHT COLOR AND WASHABLE FINISH. (FORMICA) 48"x24"						
11	DISPLAY SHELVES						

FIRE RESISTIVE CONSTRUCTION - EXISTING BUILDING		
	TYPE VB 2-HR	
	REQUIRED	PROVIDED
BRG WALLS-EXTERIOR	2 HR	2 HR
BRG WALLS-INTERIOR	2 HR	2 HR
NON-BRG WALLS-EXTERIOR	N/A	N/A
PART. PERMANENT	2 HR	2 HR
SHAFT ENCL.	1 HR	1 HR
FLOOR-CEILING	1 HR	1 HR
EXT. DOORS AND WINDOWS	NONE<5'	NONE<5'
STAIRS	NONE	NONE

INTERIOR FINISHES:
1. Interior finish materials applied to wall and ceiling shall be tested as specified in Section 703.

FIRE RESISTIVE CONSTRUCTION IMPROVEMENT WALLS AND CEILING			
	MATERIAL	CLASS (CBC-703)	PROVIDED
NON-BRG WALLS-INTERIOR	DRYWALL TYPE X BOTH SIDES	B - Flame spread index 26-75; smoke developed index 0-450	2 - HR
CEILING	CEILING PANEL - FIRE RATING CLASS A	A - Flame spread index <= 20; smoke developed index < 450	1 HR.
OPEN CEILING	SOLID WOOD	B - Flame spread index 26-75; smoke developed index 0-450	1 HR.
WALL - FIBERGLASS REINFORCED PANEL	GLASSLINER FRP	A - Flame spread index <= 20; smoke developed index < 450	1 HR.
STAIRWAY AND HALLWAY	DRYWALL TYPE X	B - Flame spread index 26-75; smoke developed index 0-450	1 HR.

DOOR SCHEDULE				
#	SIZE	TYPE	QTY	NOTE
1	3'-6" x 6'-8" x 1 3/8"	DOOR (6-PANEL) S-LABEL. 20 MIN. RATED, SELF-CLOSING w/ PANIC EXIT HARDWARE - ACCESSIBLE HARDWARE	1	EXISTING
2	6'-0" x 6'-8" x 1 3/8"	GLASS DOOR S-LABEL. 20 MIN. RATED, SELF-CLOSING w/ PANIC EXIT HARDWARE - ACCESSIBLE HARDWARE	2	EXISTING
3	3'-0" x 6'-8" x 1 3/8"	WOOD HOLLOW CORE SELF CLOSING w/ ACCESSIBLE HARDWARE	6	NEW

DOORS HARDWARE

- Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
- SEE ADDITIONAL NOTES AT SHEET A-7 FOR ACCESSIBLE DOORS, DOORWAYS AND GATES.

USE & OCCUPANCY CLASSIFICATION				
FLOORSPACE	OCCUPANCY CPC-CHAPTER 4 TABLE A	(A) AREA (SQ FT)	(F) AREA PER OCCUPANT FOR TABLE FOR OCCUPANT LOAD (PL-107 (MAX))	
LOUNGE AREA	A-2	1,115	30	37
CUSTOMERSERVICE	B	218	200	2
RECEPTION	B	215	200	2
STORAGE/OFFICE/HALL	B	465	200	3
TOTAL OCCUPANCY LOAD	A-2	2,063		44

PLUMBING FIXTURE ANALYSIS (22 MALE / 22 FEMALE) CPC Table 422.1						
	MALE			FEMALE		
	W/C 1:1-25	LAV. 1:1-150	URNAL 1:1-200	W/C 1:1-25	LAV. 1:1-150	URNAL 1:1-200
REQUIRED	1	1	1	1	1	1
PROVIDED	1	1	1	1	1	1

Anchor Gray

DE6328

Night Mission

LANDSCAPE CONSTRUCTION PLANS

GRAF-REH LLC

PREPARED FOR: GRAF-REH LLC

CONSULTANTS

Ch 3.1292 1/7/14

STAFF APPROVAL

. Approval of Landscape Site Plan

- Encroachment license required for work in public right of way



HERRMANN DESIGN GROUP
77-772 FLORA ROAD
SUITE A
PALM DESERT, CA
92211

LIC# 2754 EXP. 04/30/14
PH. (760) 777-9131
FAX (760) 777-9132

GENERAL NOTES

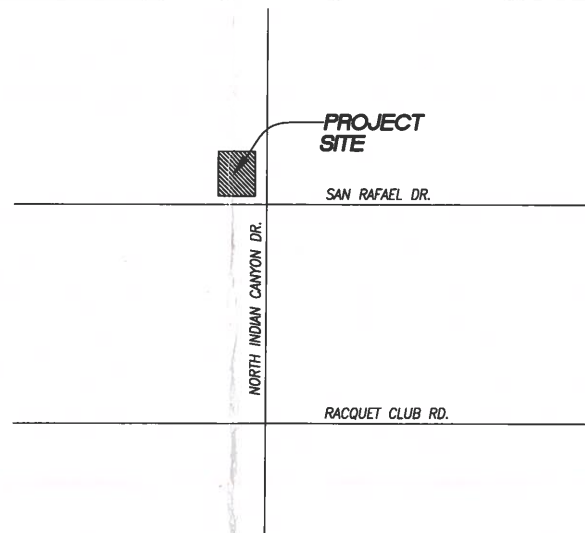
1. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE AND HIS SUBCONTRACTORS HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH ALL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE PROVIDED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
3. THE CONTRACTOR SHALL FILE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
4. CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
8. THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
9. ALL CURVE-TO-LINEAR AND CURVE-TO-TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
10. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM THE SITE AS WELL AS ALL HIS TOOLS, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK REJECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AS DEFECTIVE OR AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTING SUCH REJECTED WORK.
13. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S AUTHORIZED REPRESENTATIVE THAT HE/SHE HAS OBTAINED THE LATEST SET OF CONSTRUCTION DOCUMENTS.

RECEIVED

JAN 06 2014

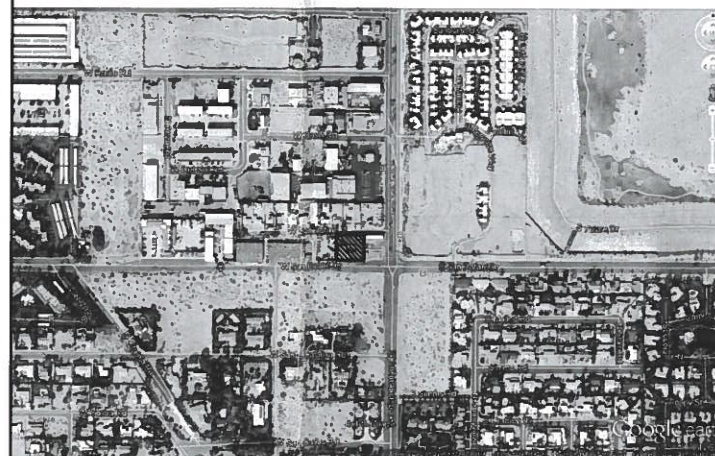
**PLANNING SERVICES
DEPARTMENT**

VICINITY MAP



N.T.S.

SITE MAP



N.T.S.

SHEET INDEX

SHEET	DESCRIPTION
L0.0	COVER SHEET
L1.0	IRRIGATION PLAN
L1.1	IRRIGATION DETAILS
L2.0	PLANTING PLAN
L2.1	PLANTING DETAILS

APPROVALS

OWNER:
GRAF-REH LLC
3395 NORTH INDIAN CANYON DR.
PALM SPRINGS, CA

PROJECT:
GRAF-REH LLC
3395 NORTH INDIAN
CANYON DRIVE
PALM SPRINGS, CA

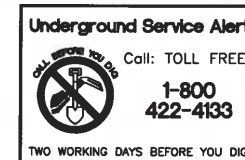
REVISIONS	DATE	BY

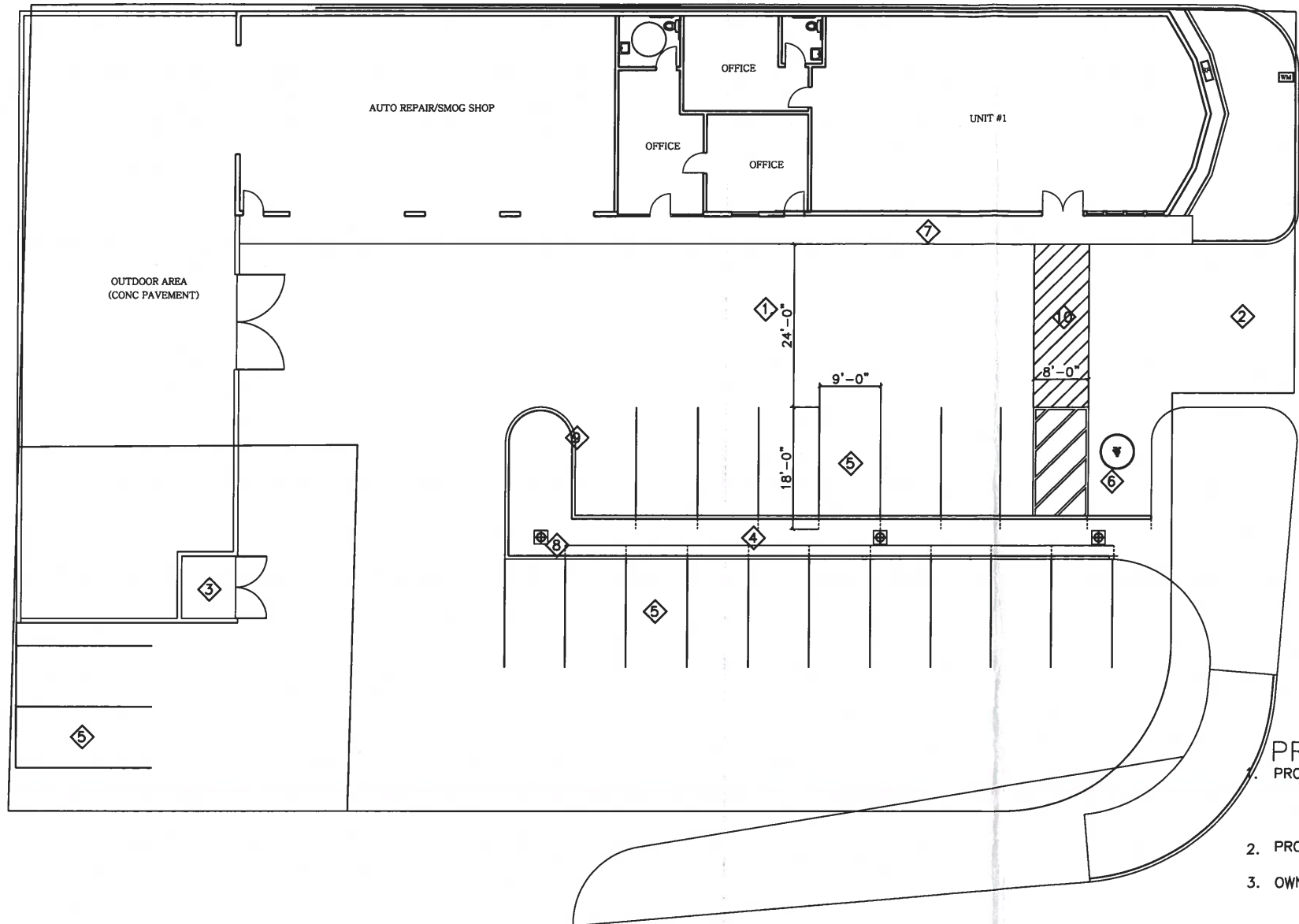


SHEET TITLE
COVER SHEET

DESIGNED	CH
DRAWN	OPUS, J.E.
CHECKED	-
DATE	12/02/14
SCALE	NTS
JOB NO.	-

SHEET
L0.0
OF 5 SHEETS





N. INDIAN CANYON DR.

W. SAN RAFAEL DR.

1 SITE PLAN
SCALE: 1" = 10'

RECEIVED
JAN 06 2014
PLANNING SERVICES
DEPARTMENT

SITE PLAN KEYNOTES

- 1. EXISTING PARKING AREA
- 2. EXISTING DRIVEWAY APRON TO REMAIN
- 3. EXISTING TRASH ENCLOSURE TO REMAIN
- 4. EXISTING LANDSCAPED AREA SEE LANDSCAPED PLAN
- 5. RE-STRIP STANDARD PARKING AREA (9'X18')
- 6. RE-STRIP HANDICAPED PARKING (9'X18')
- 7. EXISTING CONC. WALKWAY
- 8. EXISTING LIGHTING POLE TO REMAIN
- 9. EXISTING CONC. CURB TO REMAIN
- 10. RE-STRIP HADICAPED ACCESSIBLE ROUTES OF TRAVEL

PROJECT DESCRIPTION

- 1. PROJECT DESCRIPTION: RESTORE THE EXISTING AUTO REPAIR AND RETAIL/MARKET DUE TO ELECTRICAL WIRE FIRE. THE PERMIT FOR UNIT #1 RETAIL/MARKET IS ONLY FOR SHELL ONLY FUTURE TENANT IMPROVEMENT SHALL SUBMIT TO CITY FOR APPROVAL
- 2. PROJECT ADDRESS: 3395 N. INDIAN CANYON DRIVE
PALM SPRINGS CA
- 3. OWNER: GREF-REH LLC
600 S LAKE AVENUE SUE 405
PASADENA CA 91106
- 4. LOT SIZE: 150.47 x 144.42 = 21730 SF (APPROX.)
- 5. EXISTING FLOOR AREA: UNIT #1 RETAIL/MARKET 1880 SF
UNIT #2 AUTO REPAIR/SMOG CHECK 2260 SF
TOTAL FLOOR: 4140 SF
- 6. ZONING: CM
- 7. NO. OF STORY: ONE STORY (EXISTING)
- 8. CODE: 2010 CBC & 2010 CALIFORNIA AMENDMENT CODE
2010 CEC & 2008 CALIFORNIA AMENDMENT CODE
2010 CMC & 2009 CALIFORNIA AMENDMENT CODE
2010 CPC & 2009 CALIFORNIA AMENDMENT CODE
2008 OF THE CALIFORNIA ENERGY EFFICIENCY STANDARD
- 9. FIRE SPRINKLERS: NO
- 10. MIXED OCCUPANCY BUILDING NONSEPARATED
- 11. BUILDING HEIGHT: 20' (VERIFY)
- 12. OCCUPANCY: M/F1
- 13. CONSTRUCTION TYPE: TYPE V-B (VERIFY)
- 14. PARKING:
REQUIRED:
PROVIDED: EXISTING 19 PARKING SPACES (ONE HADICAPED PARKING)

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DATE: 3/10/2013
DRAWN BY:
CHECKED BY:
JOB NUMBER: 2012-11

REVISION	

RETAIL/GARAGE
RENOVATION

3395 N INDIAN CANYON DR.
PALM SPRINGS

SITE PLAN



HERMANN DESIGN GROUP
 77-772 FLORA ROAD
 SUITE A
 PALM DESERT, CA
 92211
 LIC# 2754 EXP. 04/30/14
 PH. (760) 777-9131
 FAX (760) 777-9132

OWNER:
GREF-REH LLC
 3395 NORTH INDIAN CANYON DR.
 PALM SPRINGS, CA

PROJECT:
GREF-REH LLC
 3395 NORTH INDIAN CANYON DRIVE
 PALM SPRINGS, CA

REVISIONS	DATE	BY



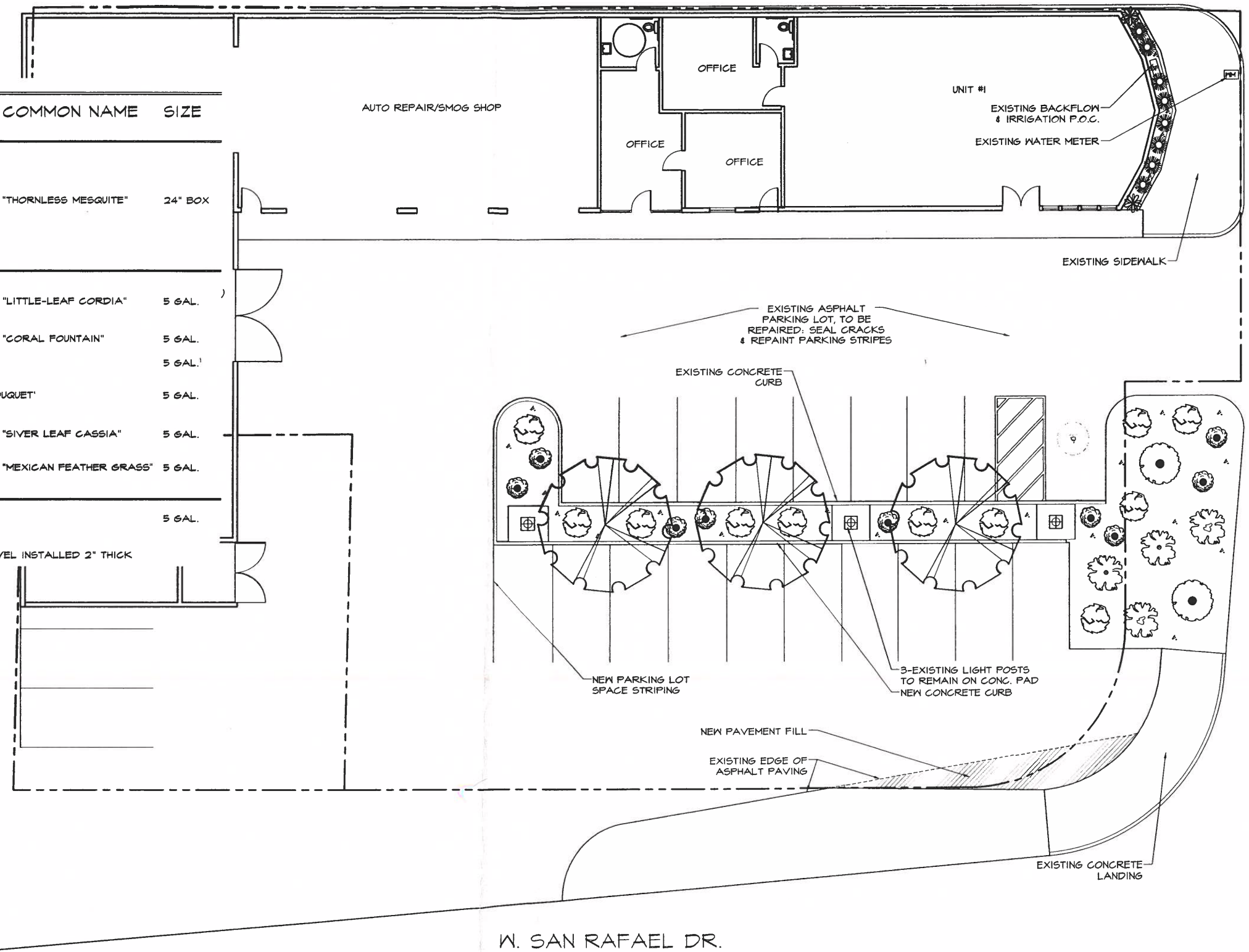
SHEET TITLE
PLANTING PLAN

DESIGNED	CH
DRAWN	OFUS
CHECKED	-
DATE	01/07/14
SCALE	1/8"=1'-0"
JOB NO.	

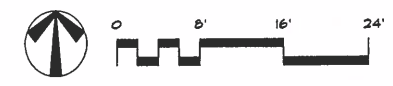
SHEET
L2.0
 OF 5 SHEETS

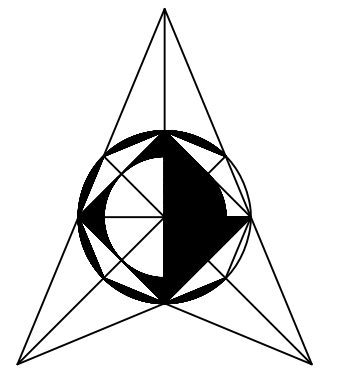
PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	3	PROSOPIS GLANDULOSA 'MAVERICK'	"THORNLESS MESQUITE"	24" BOX
SHRUBS & ACCENTS				
	2	CORDIA PARVIFOLIA	"LITTLE-LEAF CORDIA"	5 GAL.
	2	RUSSELLIA EUISETIFORMIS	"CORAL FOUNTAIN"	5 GAL.
	4	CALLISTEMON VIMALIS 'LITTLE JOHN'	"LITTLE JOHN"	5 GAL.
	2	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	"SIERRA BOUQUET"	5 GAL.
	2	SENNA PHYLLODINEA	"SIVER LEAF CASSIA"	5 GAL.
	8	STIPA TENUISSIMA	"MEXICAN FEATHER GRASS"	5 GAL.
GROUNDCOVER & GRAVEL				
	11	CARISSA 'GREEN CARPET'	"GREEN CARPET"	5 GAL.
	460 S.F.	3/8" DIA. "PALM SPRINGS GOLD" GRAVEL INSTALLED 2" THICK OVER WEED CLOTHE		



- NOTES**
1. PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
 2. PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$300 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND, WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
 3. LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
 4. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.
 5. ALL TREES TO BE INSTALLED WITH ROOT BARRIERS & DEEP ROOT IRRIGATION.





L.P. DESIGN

1201 W. Mission Rd. # 13
Alhambra, Ca. 91803
Tel. (213) 440 2591
parra7005@yahoo.es

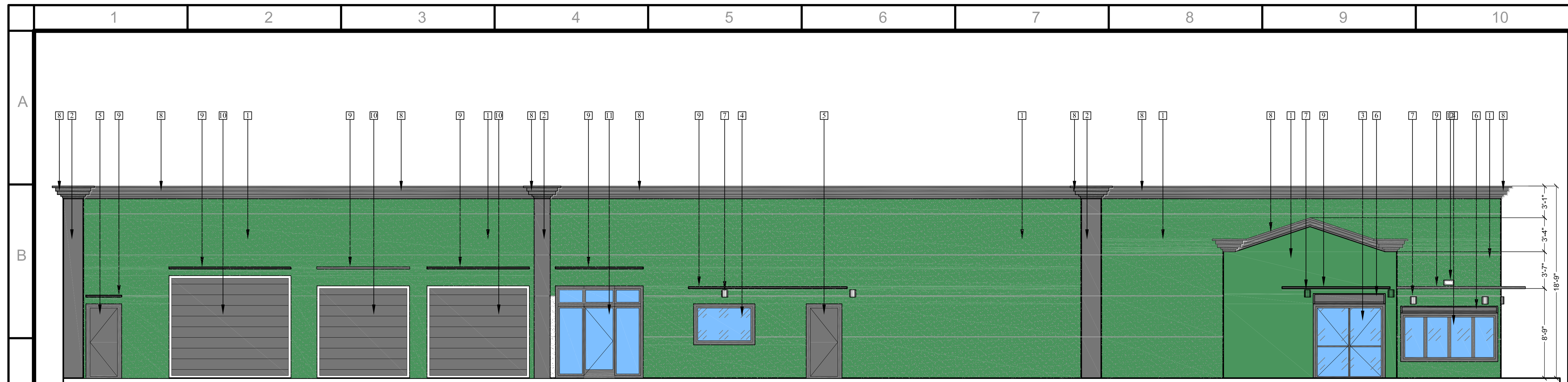
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Project: T.I. "CANNABIS LOUNGE"
Tenant:
Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
APN: 669-452-063

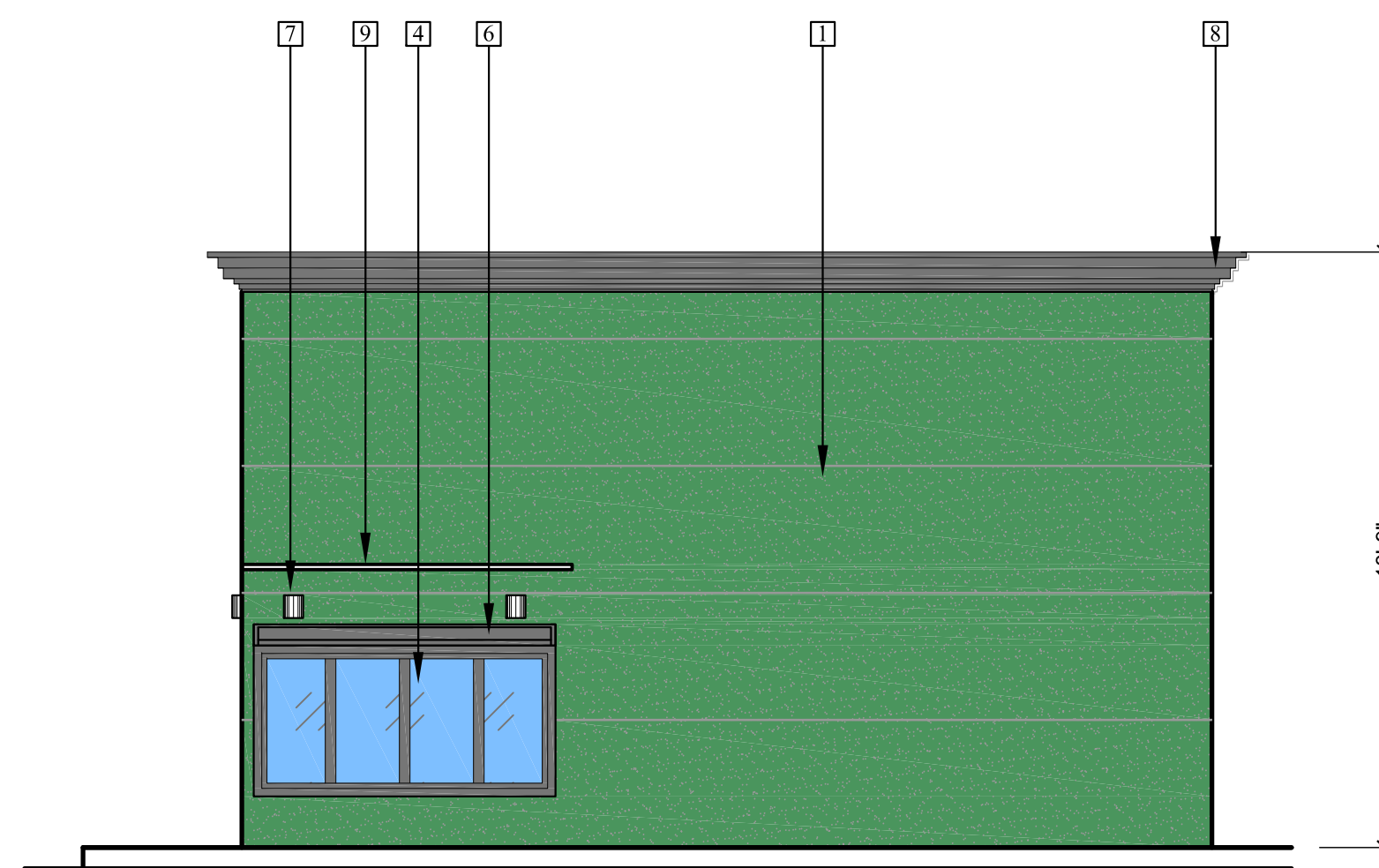
SHEET:
ELEVATIONS

date	issued for:

Project 2018-05-03-395	SHEET No. ELV-2
date 12-17-2020	Scale 1/4" = 1'
Drawn by Leonardo Parra	



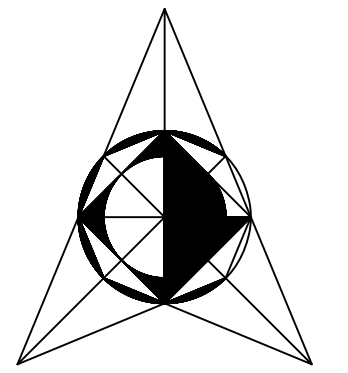
SOUTH ELEVATION
SCALE 3/16"=1'-0"



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

ELEVATIONS KEYNOTES

- 1 EXTERIOR SMOOTH STUCCO
COLOR DARK GREEN - FLAT (Dunn Edwards - Night Mission -SSHL10-0 SPRSHLD EX FLAT)
- 2 EXTERIOR SMOOTH STUCCO
COLOR DARK GRAY - FLAT (Dunn Edwards - ANCHOR GRAY- DE5973 - SPRSHLD EX FLAT)
- 3 EXTERIOR DOUBLE GLASS DOOR
- 4 EXTERIOR SOLID WINDOW
- 5 EXTERIOR DOOR - EMERGENCY EXIT
- 6 SECURITY ROLL UP SHUTTER
COLOR DARK GRAY - FLAT (Dunn Edwards - ANCHOR GRAY- DE5973 - SPRSHLD EX FLAT)
- 7 WALL SCONCE LIGHTING FIXTURE
- 8 CROWN MOLDING - DARK GRAY COLOR
- 9 METAL AWNING - DARK GRAY COLOR
- 10 ROLL UP DOORS
COLOR DARK GRAY - FLAT (Dunn Edwards - ANCHOR GRAY- DE5973 - SPRSHLD EX FLAT)
- 11 STORE FRONT - ALUMINUM - GLASS
- 12 UP FLOOD LIGHT - SIGN ILLUMINATION



L.P. DESIGN

1201 W. Mission Rd. # 13
Alhambra, Ca. 91803
Tel. (213) 440 2591
parra7005@yahoo.es

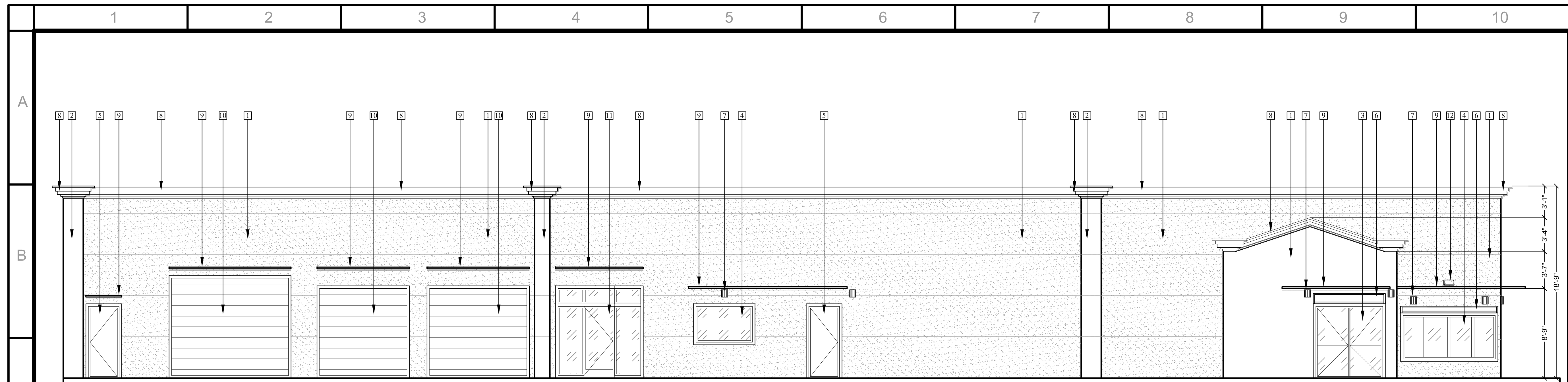
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Project: T.I. "CANNABIS LOUNGE"
Tenant:
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APN: 669-452-063

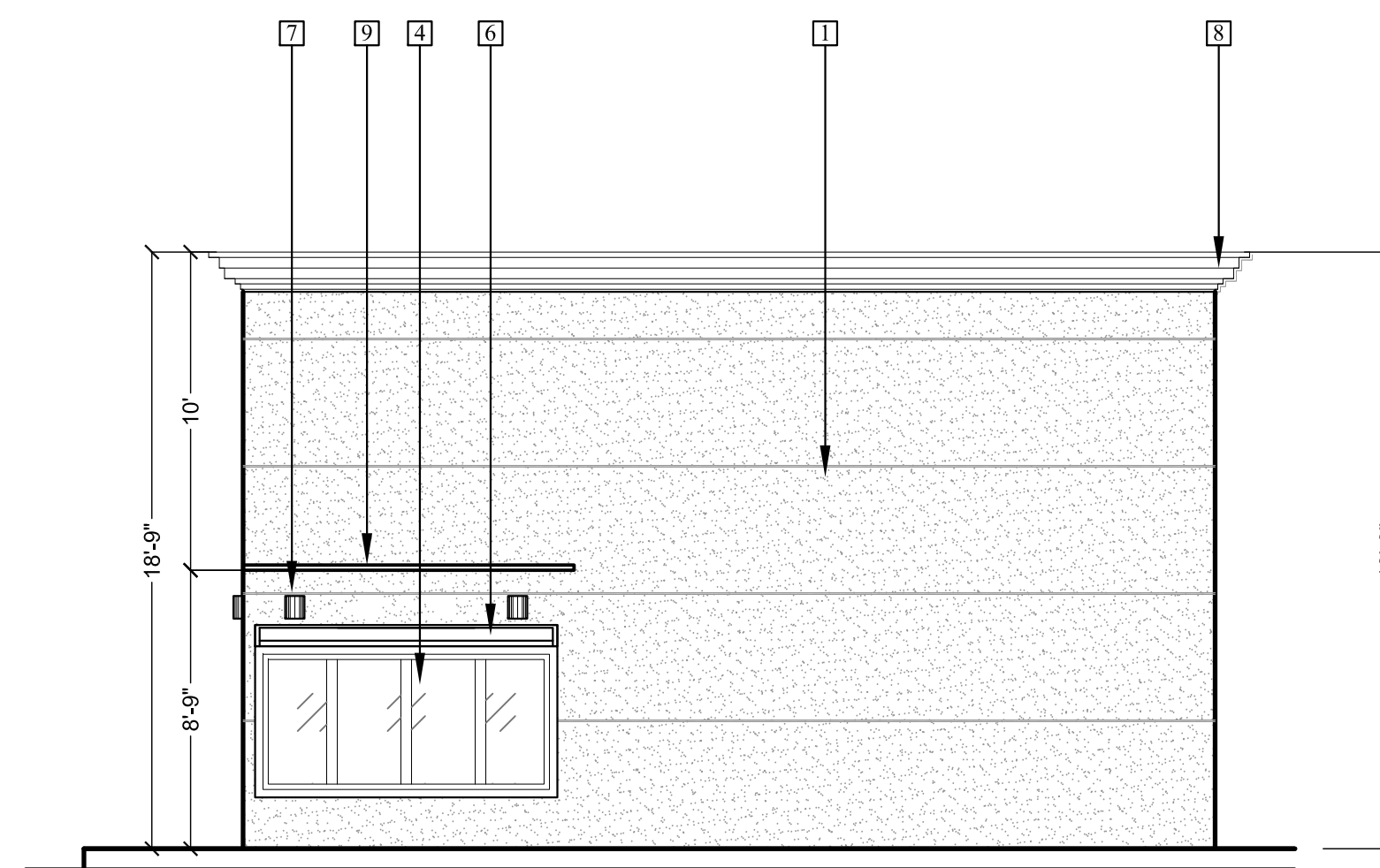
SHEET:
ELEVATIONS

date	issued for:

Project 2018-05-03-395	SHEET No. ELV-1
date 12-17-2020	Scale 1/4" = 1'
Drawn by Leonardo Parra	



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



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

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