



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: AUGUST 30, 2021

NEW BUSINESS

SUBJECT: STARBUCKS FOR A SIGN PROGRAM AMENDMENT TO THE SUNRISE SQUARE SHOPPING CENTER ESTABLISHING SIGN CRITERIA FOR THE COFFEE SHOP BUILDING LOCATED AT 1755 NORTH SUNRISE WAY, CDN ZONE. (CASE SP 21-003) (GM)

FROM: DEVELOPMENT SERVICES DEPARTMENT

SUMMARY

The Architectural Review Committee to review quantity, size and design criteria of proposed signage for the new Starbucks coffee shop building located within the Sunrise Square Shopping Center at 1755 North Sunrise Way. The sign program is seeking deviations from the Sign Code relative to the overall total number of signs permitted and the addition of one new monument sign.

RECOMMENDATION:

Approve the Starbucks signs on the building and the following:

- 1) Future sign locations for Tenant "B" be illustrated on a building elevation to be consistent in size and placement.
- 2) Give direction on the appropriateness of the new monument sign; size, location, and design.

ISSUES:

1. Sign program seeking deviations to Sign Ordinance, Section 93.20.00, et al. See staff analysis below.
2. Tenant for unit "B" has not been decided and signs are not part of the proposal.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1979	Construction of a multi-tenant shopping center.
1993	Shopping Center rezoned to CDN to allow expansion and approval of a Tentative Tract Map subdividing the site into six (6) separate parcels forming pad sites.
1996	Construction of Albertsons store on northern portion of property.

3/25/2020	Planning Commission approved a Conditional Use Permit and Major Architectural applications for the construction of a 3,452-square foot drive-through restaurant and retail store.
Most Recent Ownership	
1986	Sunrise Square Partners

Notification	
8/26/2021	Email notification sent to Upper West Side, Desert Park Estates, Gene Autry, Racquet Club Estates, El Mirador, Rogers Ranch, Oasis del Sol, The Movie Colony, Ranch Club Estates, Vista Norte and Movie Colony East Neighborhood Organizations, to notify that the subject application would be considered by the ARC on August 30, 2021.

Details of Application Request	
Site Area	
Overall Site	18,437-square feet

The project site is within the Sunrise Square Shopping Center located adjacent to the Wells Fargo bank at the corner of East Vista Chino Road and North Sunrise Way. The shopping center is a large multi-tenant site consisting of fourteen (14) tenant spaces ranging from a large 60,000-square foot Albertson’s grocery store, a 29,000-square foot gym facility and various smaller retailers/restaurants. Several unbuilt pad sites within the center remain for future development. The shopping center currently has a sign program which was approved when the center was constructed in 1979. All signs including three (3) monument and tenant signs on the building are consistent with the original sign program.

The subject pad site is 18,437-square feet and the new 3,452-square foot building with two (2) suites is currently approaching completion. Suite B-1 (Starbucks) will be 2,200-square feet in size with a drive-through window; and Suite B-2 (unknown tenant) will be 1,204-square feet retail or restaurant space.



1755 North Sunrise Way: Subject Site

ZONING CODE REQUIREMENTS:

Pursuant to Palm Springs Zoning Code Section 93.20.08(H), requires review of a sign program for multi-tenanted buildings. A sign program that varies from the specific requirements of the Sign Ordinance may be approved if the Architectural Review Committee finds that the request meets the following per Section 93.20.08(H)(4)

- 1) Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the Sign Ordinances will not give adequate visibility to the signage.
- 2) That the approved program will be compatible with the design of the property and will represent the least departure from the standards of the Sign Ordinance necessary for the effectiveness of the program
- 3) That the approved program is compatible with the surrounding property and not contrary to the purpose of the Sign Ordinance.

Sign programs are required for all buildings with more than one tenant. According to the Palm Springs Zoning Code (PSZC), “*Sign programs shall integrate with the architecture of the building complex, including such elements as size, color, location and construction material.*” A sign program may be approved which varies from the specific limitations of the sign ordinance if specific findings are made by the Architectural Review Committee.

SIGN DESIGN:

The proposed signs affixed to the main building which contains the Starbucks Coffee Shop and future retail tenant has one (1) street frontage side facing North Sunrise Way (East); a side faces the Wells Fargo Bank (South); a side faces a parking lot and World Gym which is reserved for a future tenant and is not part of this sign program (West); and a side facing a parking lot (north). The proposed sign facing North Sunrise Way on the east façade (drive through) will be a Starbucks sign over the pass-through window located in the center of the building. The main sign has twelve (12”) inch letter heights for a total size of 9.6 square feet which meets the size limitations and location of the PSZC. The sign that faces south toward the Wells Fargo Bank building will also be visible from the intersection of East Vista Chino Road and North Sunrise Way. This sign will be slightly larger at thirty-four (34) square feet and be attached to the top front portion of the façade. In addition, a similar sized sign will be placed on the north facing façade above the building entry door. This sign will also be thirty-four (34) square feet in size. Both signs which do not face a public street would not be permitted without the approval of the revised sign program.

Each of the Starbucks signs are built as new halo-illuminated reverse pan channel letters with letter faces to be green during the day and turn white at night with halo backing. Each Starbucks sign will have a small four (4) square foot “Drive Thru” sign

underneath the main sign. There are various other directional signs, menu boards, pick-up, and traffic control signs that are enumerated in the table below.

Staff is seeking direction on the placement and design of the proposed monument sign. There currently exists three (3) monument signs which advertise the large tenants in the Sunrise Square Shopping Center. The applicant’s proposal includes a new monument sign to be placed in front of the new store on the outside of a new block wall adjacent to North Sunrise Way. Staff has attached the original sign program and on page ten (10) there is criteria to allow free standing pad signs which is specific in describing the materials, letter fonts, and overall design to match the larger main signs.

The new monument sign will be seven (7’) feet tall and four (4’-4”) feet wide for a total area of 30.5 - square feet. The sign will be double faced illuminated with two (2) spaces for Starbucks and an unknown tenant. The sign consists of a base constructed of aluminum over a steel frame in a dark grey; the tenant signs are aluminum over steel frame with routed out letters illuminated by LED cabinet lights. A decorative accent column will provide a vertical element with a wood siding finish like the exterior of the new building tying the two together.

The table below describes the proposed signs:

Main Identification Signs		
Allowed	Proposed	Meet Code?
One sign per street frontage not to exceed 50-sq ft	North Sunrise Way frontage (East) - Starbucks = 21 sq ft - Drive-Thru	Yes
	Wall facing Wells Fargo (South) - Starbucks = 34 sq ft - Drive-Thru	No – does not face a street
	Wall at front entry door facing parking (north) - Starbucks = 34 sq ft - Drive-Thru	No – does not face a street
Monument Sign - New	- Starbucks = 31.5 sq ft New sign added to 3 existing monuments	No – only one monument per street frontage.
Directional	Drive-Thru signs Drive Thru Directional = 3.2 sq ft Exit Only Directional = 2.6 sq ft Clearance Bar 10’-3” tall = 2.3 sq ft	Yes Yes Yes

Customer Convenience Signs - Service	Menu Boards - Pre-Menu Board = 6.7 sq ft - Order Menu with canopy = 40 sq ft -5 Panel Menu Board = 20 sq ft	Yes Yes Yes
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The developer of the building has stated that the second tenant has not been determined and until that decision has been made it would be premature to provide signage. Staff disagrees and has asked that exhibits show the possible location of the signs on the building which helps illustrate the relationship of the two tenants.

Signs for drive-throughs are permitted in addition to other signage allowed by the sign ordinance for a site. However, the ordinance states that, *“the drive-through signage shall be adequately screened from adjacent public rights-of-way and from adjacent properties.”* Because the menu boards are located adjacent to the south side of the new building and will not be visible from North Sunrise Way or Vista Chino staff believes that adequate screening is provided.

The proposed sign program amendment provides similar signage to other standalone commercial uses within nearby shopping centers. There currently exists a Taco Bell, Auto Zone, Quick Quack, and McDonald’s restaurant in the Palm Springs Marketplace Shopping Center diagonally across the street from the subject site each have their own small monument sign and drive-thru signage.

FINDINGS:

The Architectural Review Committee to evaluate the proposal based upon Section 93.20.08(H)(4) Approval Process - Deviations, of the PSZC. Staff has analyzed the required findings for approving the proposed deviation to the number of signs on the building and the following findings are made:

- a. *Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations or the Sign Ordinance will not give adequate visibility to the signage.*

The subject site is located on a middle pad site within the Sunrise Square Shopping Center at the northwest corner of the intersection of North Sunrise Way and East Vista Chino Road. The pad site is 18,437-square foot in size with the building at 3,452-square feet with a maximum height of twenty-three (23’) feet. The new building will be setback from the street thirty-seven (37’) feet from the front property line and is directly adjacent to an existing Wells Fargo Bank building obstructing the south building elevation from the nearby street intersection. With the size and scale of the building the strict application of the number of signs to only those building elevations that face a street will limit visibility of the business. The addition of two signs within the permitted size on

the south and north facades will allow for adequate signage on the building. Therefore, the strict regulations of the sign ordinance will not give adequate visibility of the signage on the building and the finding has been met.

- b. *That the approved sign program will be compatible with the design of the property and will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program.*

The new stand-alone building within the multi-tenant complex will be subtly identified by the proposed signs on the North Sunrise Way façade along with the north and south elevations. The simple signs without corporate logos are located on the middle area of the building pop-outs in an appropriate location. The requested deviation to allow for two (2) additional signs that meet the required size limitations is a compatible design on the new building. Each of the Starbucks signs are built as new halo-illuminated reverse pan channel letters with letter faces to be green during the day and turn white at night with halo backing. Each Starbucks sign will have a small four (4) square foot “Drive Thru” sign underneath the main sign. Therefore, the amended sign program for this building will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program and the finding has been met.

- c. *The approved sign program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.*

The stated purpose of the sign ordinance as provided by Section 93.20.02(B) “*is to provide standards to safeguard life, health, property and the public welfare and to provide the means for adequate identification of business and other sign users by regulating and controlling the design, location and maintenance of all signs in the city*”.

The amended sign program limits the amount and type of signage that may be approved. The three (3) main Starbucks signs contain individual channel letters like the approved sign program for the Sunrise Square Shopping Center. The proposed new signs will provide an updated design that will be compatible and consistent with retail buildings in the nearby vicinity. The approval of the sign program amendment will result in more interesting and dynamic signs on the new building and the specific design criteria will provide adequate signage for the building and will not be contrary to the purpose of the sign ordinance.

CONCLUSION:

The location of the subject property in the Sunrise Square Shopping Center on a pad site that is near the corner of North Sunrise Way and East Vista Chino Road is a high speed auto oriented area and businesses require the passerby to quickly see signs and

be able to navigate to the shopping center. Based upon the above criteria, Staff believes that the signs presented provide enhanced visibility of the coffee shop building and is a good solution to allow adequately sized and placed signage on the building with the least departure from the sign code. The use of two (2) signs is not overpowering to the building architecture. Staff recommends approval of the sign program amendment to include signs on the building and seeks direction on the new monument sign. Additionally, Staff recommends that sign placement locations for Tenant “B” be placed on the final design set of drawings.

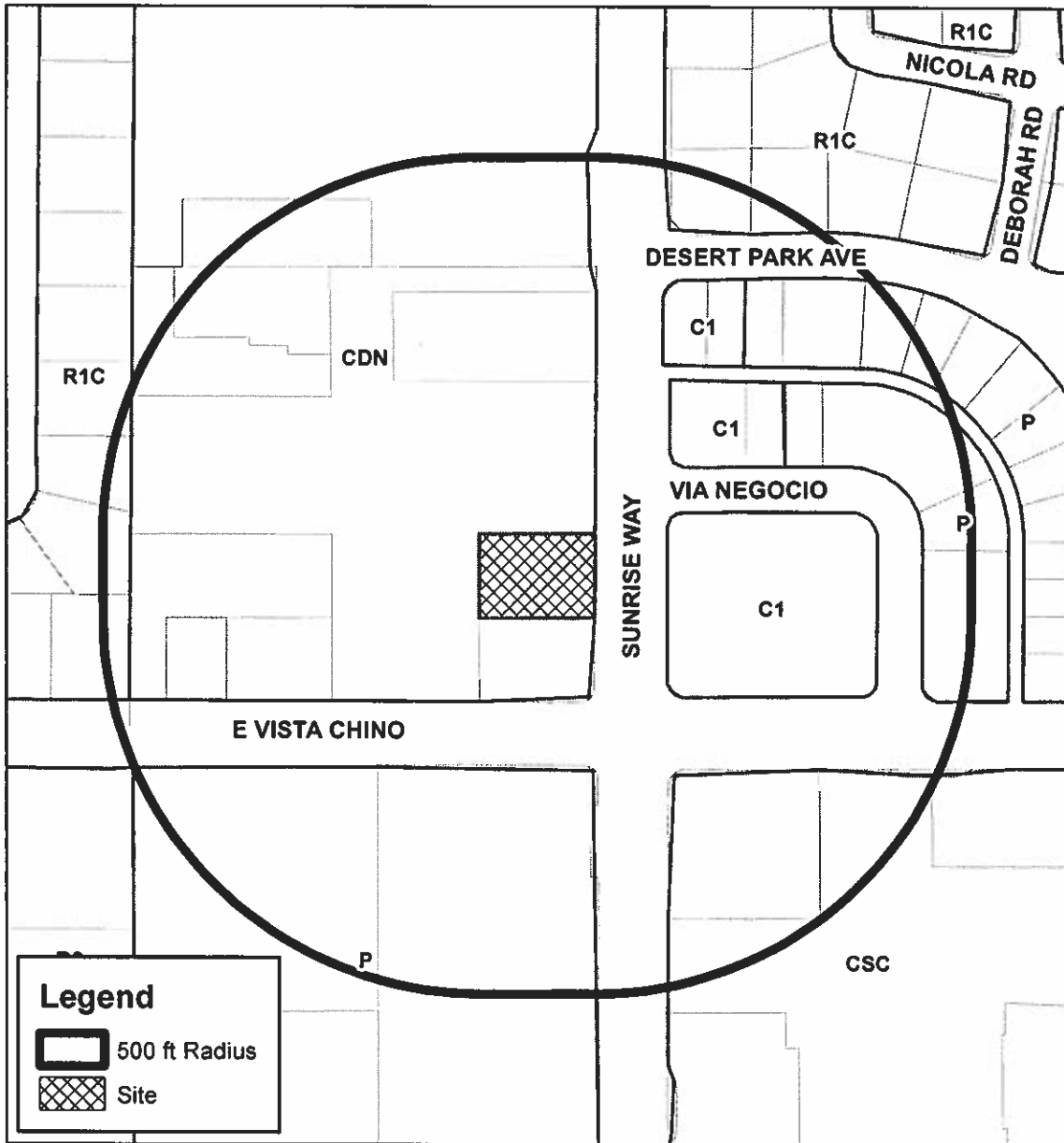
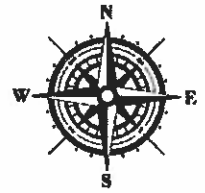
PREPARED BY:	Glenn Mlaker, AICP, Associate Planner
REVIEWED BY:	David A. Newell, AICP, Assistant Director of Planning

Attachments:

1. Vicinity Map
2. Site Photos
3. Sunrise Square Shopping Center Sign Program
4. Proposed Sign Program



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 21-003
Starbucks
1755 North Sunrise Way



18/08/



18/08/

 **Albertsons**
Sav-on
PHARMACY

**WORLD
GYM**

WELLS FARGO

SUNRISE SQUARE

18/08/



18/08/





18/08/

SUNRISE SQUARE
1751-1759 N. SUNRISE
NW CORNER SUNRISE/VISTA CHINO
SIGN PROGRAM
NW VISTA CHINO/SUNRISE

for

SUNRISE SQUARE SHOPPING CENTER

A Retail Center

in

PALM SPRINGS, CA.

**AS APPROVED
BY PLANNING COMMISSION**

November 5, 1997

Sanborn A/E, Inc.

1227 S. Gene Autry Trail

Suite "C"

Palm Springs, Ca. 92264

(619) 325-9426

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PREFACE

This document establishes guidelines and criteria for the design, implementation, and regulation of project and tenant signage for the Vineyard at Palm Springs.

The objectives of the sign plan are:

- To provide signage that is functional and that effectively services the identification needs of the center and its tenants.
- To generate creative and tasteful signage that enhances the center's image and that complements architectural and landscape elements.
- To facilitate the review and approval process for signing by providing guidelines and criteria that constitute standards of acceptability for signs at the center.

Purpose:

The purpose of this Sign Program is to assure Coordination and compatibility between all signs with the Sign Program area. As such, the Sign Program is intended to address placement, color, style, lighting and sign materials, and their consistency on the property. The Sign Program is not intended to substitute dimensional requirements for those provided in Section 9320.00 of the city Zoning Ordinance.

Applicability:

As defined in the City Zoning Ordinance, Section 9320.00, a Sign Program is a coordinated plan for signage for all individual building or a group of buildings. For those signs requiring a permit, no permit shall be issued for an individual sign unless and until a Sign program for the lot on which the sign will be erected has been submitted an approved by the city in conformance with the City Ordinance.

GENERAL PROVISIONS

1. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
2. Only those sign types provided for in the sign program will be allowed. No temporary wall signs, window signs, pennants, banners, flags, inflatable displays or sandwich boards will be allowed unless specifically noted, except for temporary banners announcing a new tenant which is to be removed upon installation of permanent signage.
3. Signage that incorporates logos, business identity, and/or images denoting the type of business shall be encouraged. Logo design and colors to be approved by Owner and City prior to installation.
4. ~~Logo and letter heights~~, where specified, shall be determined by measuring the normal capital letter of a type font exclusive of swatches, ascenders, and descenders.
5. Notwithstanding the maximum square footage specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
6. Wall signs shall be ~~affixed without visible means of attachment~~, unless attachments make an intentional statement. Wall signs need not be attached directly to the lease space to which they refer.
7. All sign fabrication work shall be of high quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard.
8. In order to ~~accommodate imaginative~~, unique, and tasteful signage that is deemed to be within the spirit and intent of the sign program, ~~the Planning Director is authorized to~~ administratively approve variations in sign configuration, sizes, locations, and construction details (e.g., materials, colors, lighting, finishes). The Owner prior to submittal to the Planning Director must approve such deviations.

CONSTRUCTION REQUIREMENTS

1. Three colored copies of sign request must be submitted to the Landlord for written approval prior to fabrication.
2. All signs shall comply with applicable provisions of the Uniform Building Code and other applicable construction codes.
3. The tenant and the tenant's contractor shall be responsible for obtaining any and all permits required.
4. ~~All signs shall be maintained~~ in good structural condition and appearance and in compliance with the Sign Program, the City of Palm Springs Municipal Code, and with all building and electrical codes.
5. Signs without approval or contrary to corrections must be altered to conform at lessee expense.
6. Tenant shall be responsible for signage removal, patching, and painting.
7. Tenant or Tenant's sign company is to survey all locations prior to fabrication.
8. Tenants shall be responsible for all sign permits. Owner shall provide primary electrical.
1. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.
2. All formed metal, such as letterforms, shall be fabricated using full-weld construction.
3. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
4. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.
9. ~~Reverse channel letters shall be pinned 3/4" to 1 1/2" max off building wall~~
10. Depth of ~~open channel letters shall not exceed 2"~~ All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon tubing shall be sufficient to make letters read "solid and shall be installed so the top surface of neon is flush with front edges of open channel. All electric wiring and transformers shall be adequately screened. A manual dimmer shall be required on all exposed neon.

11. All lighting must match the exact specifications of the approved working drawings.
12. Brightness of signs is subject to approval by Owner. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
13. The backside of all bare neon used for signage shall be painted to provide an opaque finish. Paint color shall exactly match the background color and Owner-approved specification.
14. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials will be allowed.
16. Penetrations into building walls, where approved, shall be made waterproof.
17. The sign contractor on drawings submitted to the Owner and City shall indicate location of all openings for conduit sleeves and support in sign panels and building walls. Sign contractor shall install same in accordance with the approved drawings.
18. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

RESTRICTIONS

The following are prohibited:

1. Permanent advertising devices such as attraction boards (except entertainment uses), posters, a- frame boards (except restaurants), banners (except grand opening banners) and flags.
2. No projections above or below fascia.
3. No exposed lighting.
4. No flashing or animation of signs will be permitted.
5. Exposed junction boxes, transformers, conduits, raceways or neon crossovers of any type.
6. Sign Manufacturer's names, stamps or decals visible from the street or from normal viewing angles.
7. Luminous-vacuum formed acrylic signs and letters including pre-manufactured and franchise signs that have not been modified to meet the criteria.
8. Signs using "Trim Cap" retainers that do not match the color of letter and logo returns.
9. Paper, cardboard or Styrofoam sign, stickers, or decals hung around, on or behind storefronts.
10. Exposed fastenings, unless fastenings make an intentional statement.
11. Simulated materials (i.e., Wrisco, wood grained plastic laminates) or wall covering.

LIGHTING GUIDELINES

1. The following lighting techniques shall be considered acceptable for illumination of retail signage at Sunrise Square Shopping Center.
 - A. Tenant Identification Wall Signs
 1. Internally illuminated channel letters
 2. Signs illuminated with neon shall use 30 milliamp transformers.
 3. Unless otherwise specified, backgrounds of internally illuminated signs shall be opaque and unlighted.
 4. ~~No rectangular cabinet signs~~ are allowed for tenant identification (~~unless~~ tenant's registered logo is rectangular in shape).
 5. ~~No exposed raceways or conduits are allowed.~~

PROJECT CENTER IDENTIFICATION SIGNAGE CRITERIA

The center identification signage described in this section has been designed to enhance the image of the project as a major retail center. The design of all project signage has been carefully considered in relation to the site architecture and landscaping. Signage is provided for the identification of the center along street frontages, as well as to meet the directional and identification needs of shoppers once they enter upon the site.

1. PCID signs shall be "double sided" and perpendicular to street except on the corner of Sunrise Way and Vista Chino.
2. Sign composition shall be metal with stucco finish to match the building.
3. Sign(s) shall be internally illuminated by neon lights.
4. Monuments shall not exceed 12 feet in height.
5. Total signage area shall be defined in the Palm Springs Sign Ordinance Section 9320.05.
6. PCID signs may only advertise Major tenants.
7. PCID signs shall have individual channel letters. Approximate letter size is 1'-4" for upper case and 1' for lower.
8. Signage to have 2' x 6' supporting columns with 3" reveal between signs and columns.
9. Sign shall have 3" reveal at bottom of sign.
10. Signage shall be centered horizontally and vertically.
11. Single and double copy shall be permitted.
12. If double lined copy is used on the sign, there shall be a 2" air gap between the signs.
13. Sign shall have a landscaped area around the perimeter of the sign to be submitted for review and approval.
14. See exhibits for material and location requirements.

FREE STANDING PAD SIGNS

The free standing pad signs described in this section have been designed to complement the Project Center Identification Signs. They are similar in design and follow the guidelines below:

1. Each pad shall have a monument sign within a designated area, on which only the pad tenant may advertise.
2. Sign composition shall be metal with stucco finish to match building.
3. Signage shall be internally illuminated neon lighting.
4. Signage shall not exceed 7ft. in height.
5. Sign square footage shall be determined by Palm Springs sign ordinance.
6. Signage to have 2' x 6' supporting columns with 3" reveal between sign and column.
7. Sign shall have 3" reveal at bottom of sign.
8. ~~Type style to be Helvetica or equal.~~
9. Signage shall be centered horizontally and vertically.
10. Single and double lined copy shall be permitted.
11. If double lined copy is used on sign, tenant shall have 2" air gap between signs.
12. Sign shall have landscaped area around perimeter to be submitted for review and approval.
13. See exhibits for materials and location requirements.

TENANT SIGNAGE CRITERIA

Only those sign types outlined herein will be allowed unless. The types of signs allowed will vary in accordance with architectural configurations and other building/site conditions. Signage shall conform to the overall design guidelines as well as with the criteria specific to each sign type.

Submittals and Approvals for Tenant Signs

1. There is a formal process for the review and approval of tenant signs for the retail component of Sunrise Square Shopping Center. The Owner or his managing agent (hereinafter referred to as "Owner") shall provide the concept design for required tenant signage. In accordance with the terms of his lease, the tenant shall provide the following information to the Owner's design consultant for use in developing sign design concepts:
 - store name
 - any logo images and colors
 - specifications or samples of interior materials, colors, and finishes
 - other graphic material or ideas that the tenant may wish to incorporate in his signage.
2. The following information shall be required for submittal
 - a) A dimensioned location of each sign on the building and property.
 - b) Sign dimensions including letter height, colors, sign length, and sign projection from the building.
 - c) Color scheme
 - d) Type style or graphic style.
 - e) Materials being used.
 - f) Method of installation/attachment
 - g) Contractors license
 - h) Worker's compensation number
 - i) City license number.
3. Prior to sign fabrication, tenant shall submit for Owner approval shop drawings reflecting the concept design provided by the Owner. All signage documents submitted for Owner approval must also conform to requirements of the City of Palm Springs.
4. All tenant sign Submittals shall be reviewed by the Owner and/or his agent for conformance with the sign plan criteria and with the concept design provided by the Owner.
5. Within ten (10) working days after receipt of Tenant's working drawings, Owner shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and

discretion of the Owner. The Tenant must continue to resubmit rejected plans until approval is obtained. A full set of final plans must be approved and stamped by the Owner prior to permit application or sign fabrication.

6. Following Owner's approval of proposed signage, Tenant or his agent shall submit to the City of Palm Springs sign plans signed by the Owner and applications for all permits for fabrication and installation of Tenant's Sign(s).
7. The Owner may, at his sole discretion and at the tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the approved sign plan. No temporary or permanent signs may be added to, changed, or altered without review and approval by the Owner and the City of Palm Springs.

DESIGN GUIDELINES FOR TENANT SIGNAGE;

1. Design Objective

The primary objective of the sign criteria is to generate high quality signage that creates an exciting, high-energy image for the center. Treatments for tenant signs should be upbeat and lively.

In addition to the above, it is the objective of the sign plan to establish distinctive daytime and nighttime images for tenant signs. Signs for restaurant uses should be especially varied and vibrant in terms of images, colors, and lighting.

2. Colors:

The following guidelines are to be adhered to in selecting colors for tenant signage:

1. sign colors should be selected to provide sufficient contrast against building background colors. The main colors for lettering shall be 3 colors maximum selected from "white, red, blue, green, yellow" as new signage is proposed.
2. colors within each sign should be harmoniously blended
3. sign colors should be compatible with building background colors
4. signage colors should provide variety and excitement
5. color of letter returns should match color of surface where mounted or the base color of the building.

All sign colors are subject to review and approval by the Owner as part of the tenant sign submittal.

5. Typestyles

The use of logos and distinctive typestyles is encouraged for all tenant signs. Only one logo shall be permitted per tenant. Tenant may adapt established typestyles, logos and / or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the Owner. Type may be arranged in one or two lines of copy and may consist of upper and /or lower case letters except as modified below.

▷ Major Building Tenant Sign:

Following is criteria for Major Building tenant signs. For the purpose of this sign program, "Major" will be defined as any tenant that occupies 10,000 square feet or more.

1. Only individual illuminated channel letters shall be permitted.
2. Sign square footage shall be determined by the Palm Springs sign ordinance.
3. Height of sign shall not exceed 6 feet.
4. Signage shall be proportional to lease space and centered unless building architecture restricts centering.
5. Type shall be Helvetica or equal.

▷ Minor Building Tenant Signs

Following is criteria for Minor Building tenant signs. For the purpose of this sign program, "Minor" will be defined as any tenant that occupies less than 10,000 square feet.

1. See color criteria for letter faces, trim caps, and letter returns.
2. Maximum letter height to be 12 inches.
3. See type style for requirements.
4. Single line copy only.
5. Sign shall be attached in an area as approved by Owner.
6. Signage shall be proportional to lease space and centered unless building architecture restricts centering.
7. Sign square footage shall be determined by the Palm Springs sign ordinance.
8. Type shall be Helvetica medium or equal.

Design Type Criteria for Pedestrian Signs

1. All in-line tenants are required to have a pedestrian sign.
2. Sign shall be "double-sided" and perpendicular to leasehold.
3. Dimensions of sign shall be 12" in width x 36" in length.
4. Lettering only – no logos.
5. Lettering may be of a style similar to tenants main sign or corporate lettering style.
6. Lettering can be upper case, lower case, or both.
7. Sign shall have a depth of ¼" to ½" on each side.
8. Lettering shall be raised and be the color of the tenants main identification sign
9. Corners of sign shall have a 3" radius.
10. Sign shall have a 1 ½" trim border – color to be an accent color to be submitted and approved by the owner and City Planning Department.
11. Sign shall be hung by a chain and have a 12" clearance "air-gap" from ceiling to top of sign.
12. Installed sign shall have an "equal-distant" space from left and right side of sign to the left and right side of wall or column.

ANCILLARY SIGNAGE

Ancillary signs are signs other than primary project or tenant identification signs and include the following:

Tenant Door Signs

Each Tenant will be permitted to place upon the main entrance to its premises not more than a 144 square inch area of gold screen-printed lettering indicating hours of business, emergency phone numbers, accepted credits, etc. Letter height shall be limited to 1-1/2 inches.

Delivery Entrance Identification Signs

Tenants shall be required to identify their rear service door for delivery and emergency purposes only. Such signs shall be affixed to the tenant's rear door and shall not exceed two square feet in sign face area. Sign configuration, dimensions, colors, materials, typestyle, and placement shall be consistent for all tenants and shall be as specified by the Owner. Copy shall be limited to identification of the tenant service or building operation.

EXCEPTIONS:

1. All franchises or registered trade names are exempt in regards to color and lettering. Tenant must provide legal documents.

If a hardship exist, tenant may alter color and lettering, but must satisfy as stated below before exception can be granted.

- a) Submit hardship case and sign proposal to landlord.
- b) Consult with landlord.
- c) Use city approval process to satisfy exception.
- d) Satisfy a 30 day waiting period upon approval.
- e) Pay all accrued fees to involved parties.
- f) Send a certified copy of the city approval to landlord.
- g) Obtain written approval from landlord.

DEFINITIONS

Copy Area

The area of a sign computed by surrounding each graphic element with a regular geometric shape (e.g., circle, rectangle, trapezoid, triangle), calculating the area contained within the shapes, and then computing the sum of the areas. Any "shape" which is readily recognizable as a product or service sold or offered upon the premises shall be counted as copy area. However, minor elements such as swatches, simply drawn lines, or other decorative touches that might extend beyond the limits of the geometric shape shall not be included as part of the copy area (see Appendix for examples of how to measure). Sign copy area is calculated exclusive of display surfaces, backings, architectural elements, or mounting devices.

Letter Height

Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swatches, ascenders, and descenders.

Logo

An image composed of a collection of symbols, figures, design elements, and letters which together form a distinct and unique identifying mark.

Major Tenant

A tenant as determined by the Owner and approved to qualify for major tenant signage by the City of Palm Springs Planning Director.

Monument Sign

A freestanding ground sign forming a continuous mass including the sign face, base and its connection to the earth.

Owner

The party who possesses legal title to the property or site in question or his designated representative.

Secondary Tenant

A tenant who is not a Major Tenant

Sign Face Area

The area of a sign, including margins, potentially available for display of copy and graphics.

Wall Sign

Any sign affixed to and parallel with the exterior wall of a building or which is affixed to any structure attached to the building, including signs that may extend above the projected line of the building top.

BINDING EFFECT:

After approval of this sign program, no sign shall be erected, constructed, installed, displayed, altered placed or maintained except in conformance with this program. In case of any conflict between the provisions of this program and any other provision of chapter 9320.00 of the City Zoning Ordinance, the City Zoning Ordinance shall prevail.

APPROVALS:

The design and construction of the tenant's signage must receive written approval by the owner of the building or owners representative and then by the City of Palm Springs before fabrication and installation. The owners written approval shall be submitted to the City, along with a completed City application, approved plans, and fees.

OWNER'S APPROVAL SHALL BE BASED ON THE FOLLOWING:

1. Conformity to the sign program established for the center including fabrication and method of installation.
2. Complete information, i.e., contractor's name, company name, address, city license number, contractor's number, proof of insurance/workers compensation (naming Carver Companies as additionally insured) and U.L. number.

To secure owner's approval, three (3) copies of the design drawing of the signage must be submitted directly to the landlord or the landlord's representative.

FINAL INSPECTIONS;

1. Sign contractor shall call the City for a final inspection and get the inspector's signature after having installed the sign.
2. A certified copy of the final inspection with the inspector's signature must be sent to Carver Companies upon completion.

**Sign Program for:
Sunrise Shopping Center
1753 North Sunrise Way
Palm Springs, Ca. 92262**

Landlord: _____

SIGN SPECIFICATIONS

OF MONUMENT SIGNS (5 REQ'D.)

MANUFACTURE AND INSTALL DRYVIT SIGN STRUCTURE WITH SPANISH "LACE FINISH" TO MATCH BUILDING.

TENANT COPY TO BE FABRICATED ALUMINUM CHANNEL LETTERS (~~5/8~~ DEEP) WITH .090" BACKS AND .063" RETURNS. INTERIOR NEON ILLUMINATION W/REMOTE TRANSFORMERS. (COPY AND COLORS TO BE SUPPLIED AT A LATER DATE.)

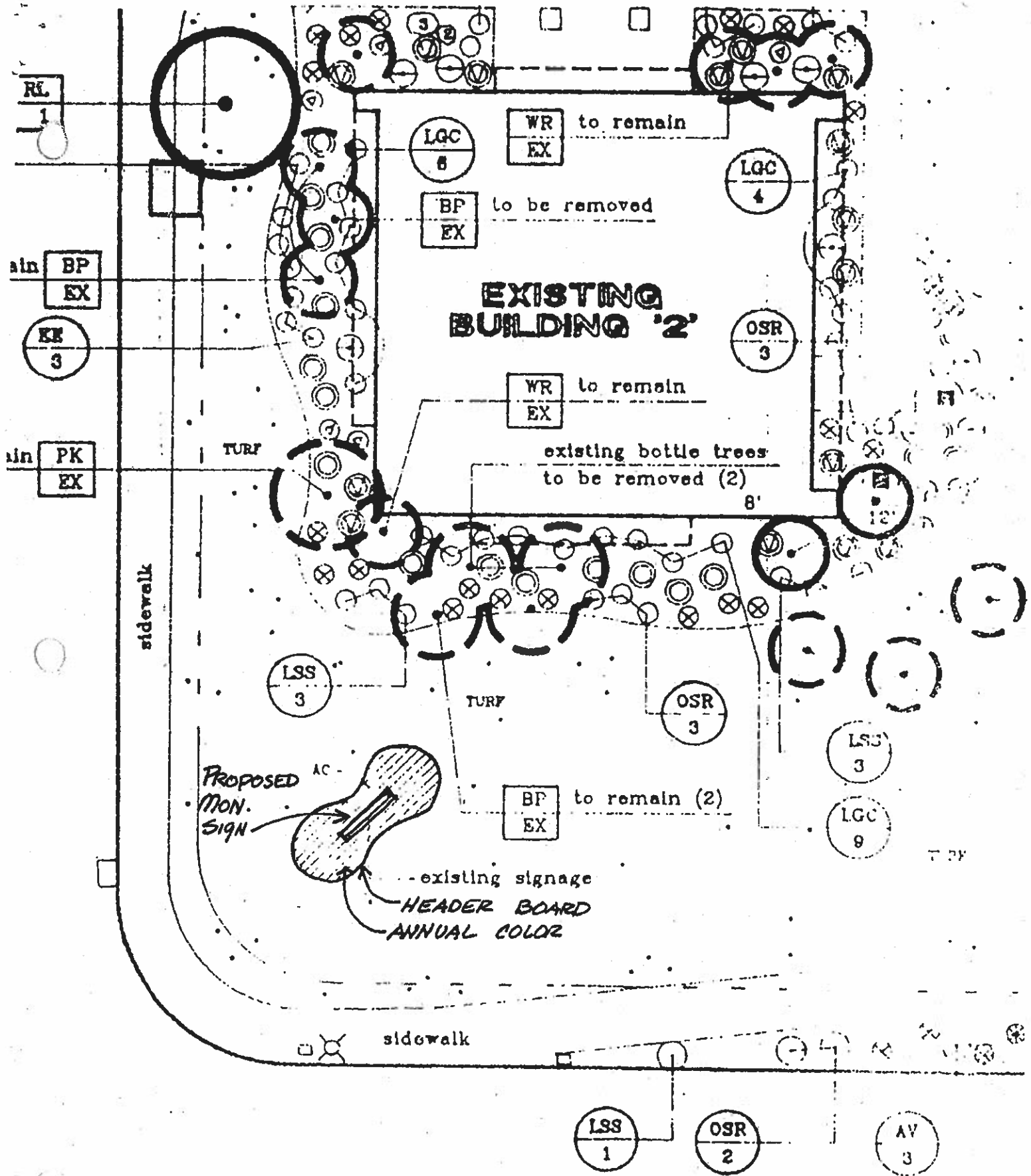
"SUNRISE SQUARE" TO BE FCO ALUMINUM COPY ATTACHED TO BASE AND PAINTED TO MATCH BLUE BUILDING TILE.

EMBELISHMENT TO MATCH SAME ON BUILDING (BLUE TILE)

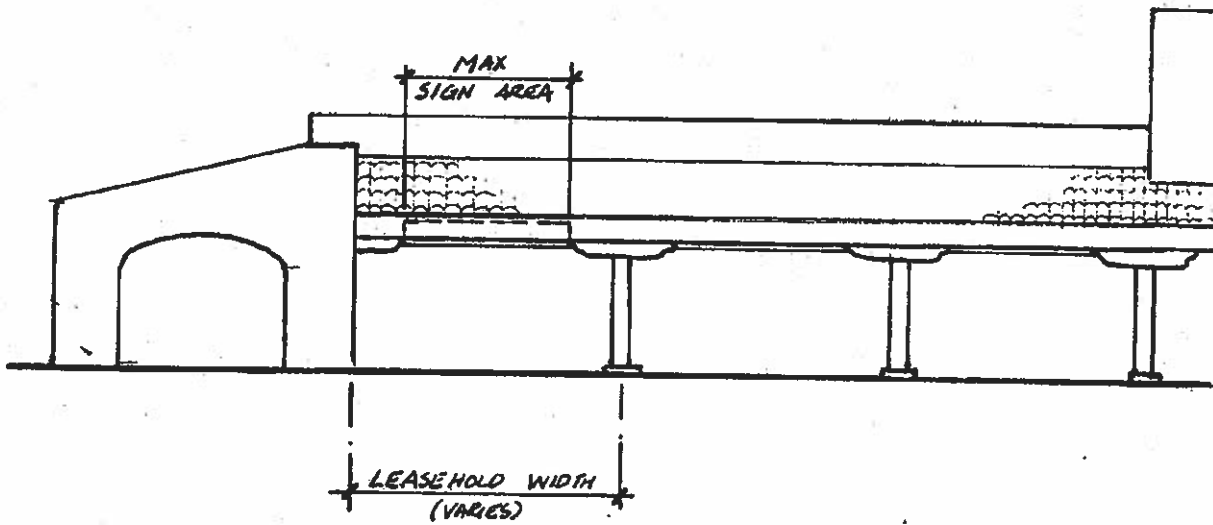
PAINT REVEAL TO MATCH BLUE BUILDING TILE.

NOTE:

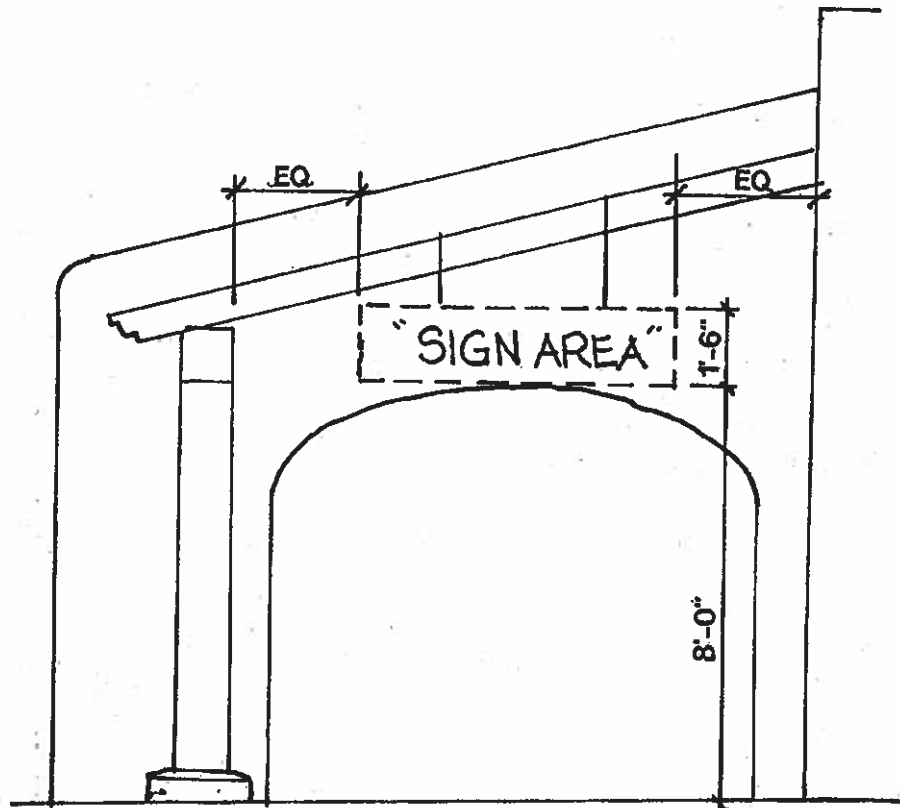
1. THERE SHALL BE NO EXPOSED FASTENERS ON FACE OF SIGN.
2. ALL JOINTS SHALL BE BUTT SEAMED.



**MONUMENT SIGN AT CORNER
OF VISTA CHINO & SUNRISE WAY**



TENANT IN-LINE SHOP SIGNAGE
NOT TO SCALE



PEDESTRIAN SIGNAGE
NOT TO SCALE

1-800-345-7334

PROCES ONLY NO LIABILITY
FOR SPERM, RESERVATION & FINANCIAL
BUILDING SINC. ORDINANCES



SCALE IN 1/10 OF AN INCH

PARSE 2 T. 4S. R. 4E
CITY OF PALM SPRINGS

T.R.A. 011-005

501-60
501-08

SUNRISE

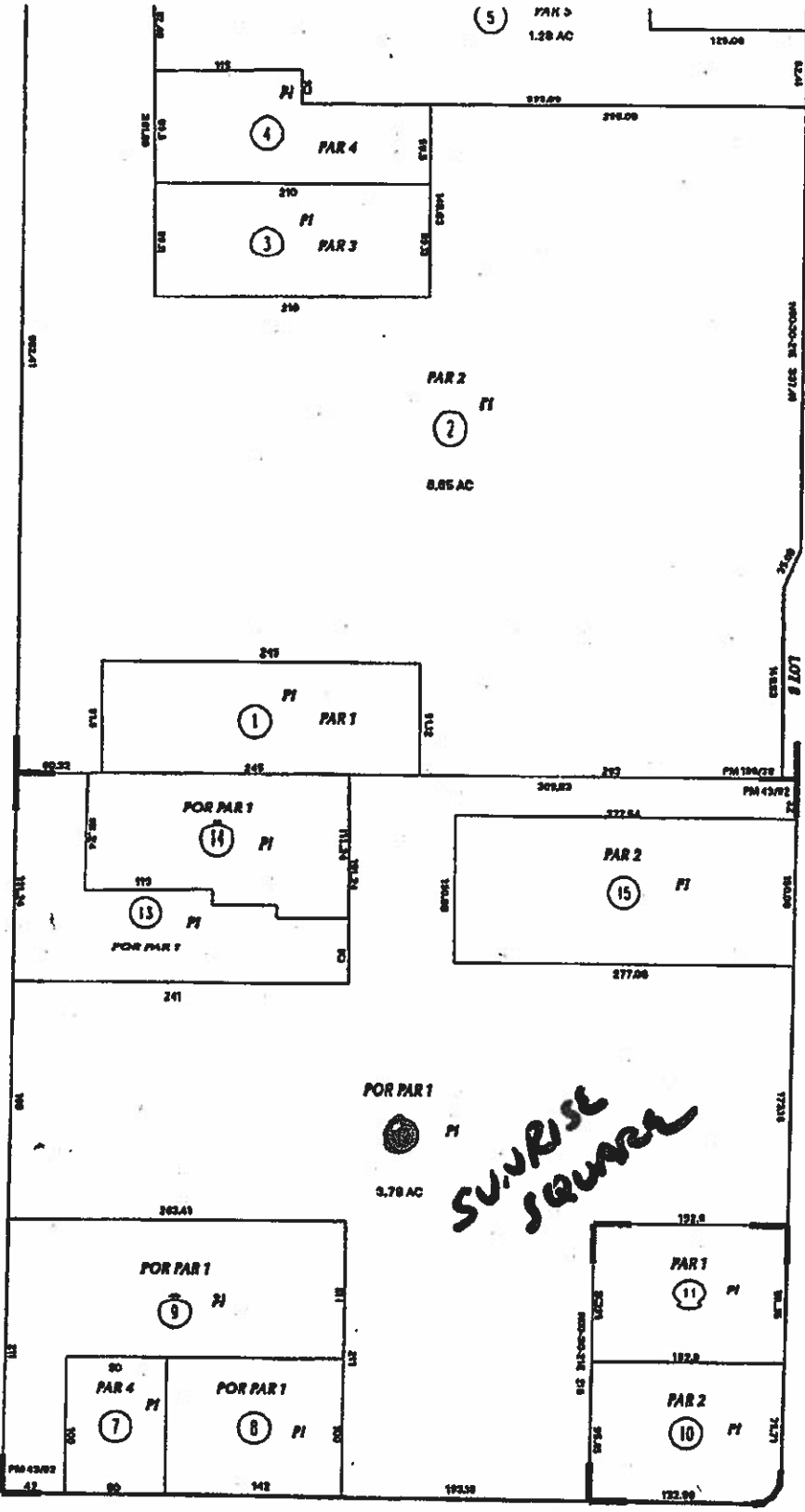
WAY

30

31



1" = 100'
ANGLE = 90°



PAR 5
1.28 AC

PAR 2
PI
2
8.85 AC

PAR 4
PI
4

PAR 3
PI
3

PAR 1
PI
1

FOR PAR 1
PI
14

FOR PAR 1
PI
13

PAR 2
PI
15

FOR PAR 1
PI
3.78 AC

PAR 1
PI
11

PAR 2
PI
10

FOR PAR 1
PI
9

PAR 4
PI
7

FOR PAR 1
PI
8

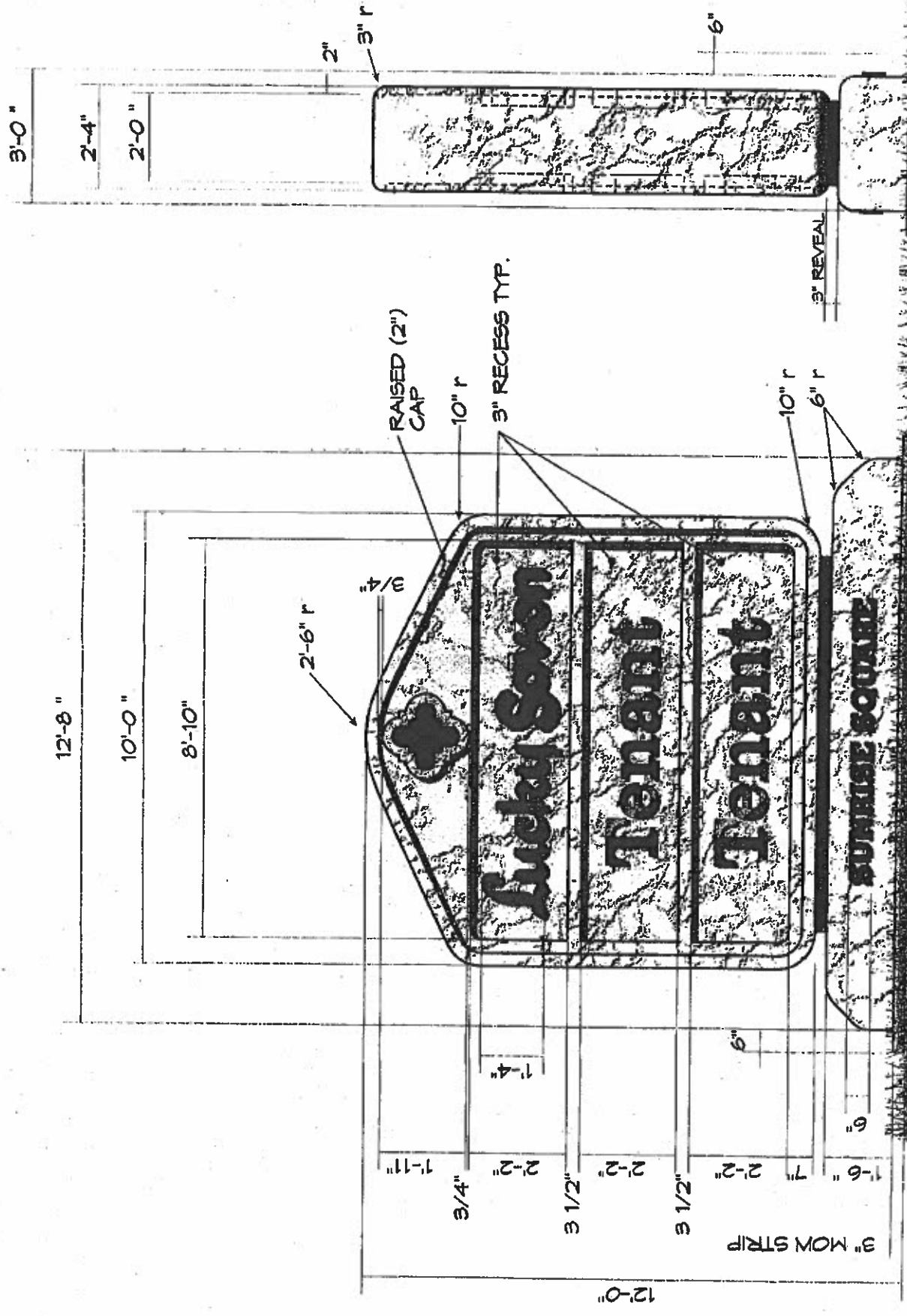
507
10

52

VISTA

GHINO

11 12



RAISED (2")
CAP

10" r

3" RECESS TYP.

10" r

6" r

2'-6" r

3/4"

12'-8"

10'-0"

8'-10"

3/4"

1'-4"

3 1/2"

2'-2"

3 1/2"

2'-2"

6"

1'-6"

7"

2'-2"

3" MOW STRIP

6"

6"

12'-0"

SIGN SPECIFICATIONS

DF MONUMENT SIGNS (3 REQ'D.)

MANUFACTURE AND INSTALL DRYVIT SIGN STRUCTURE WITH SPANISH "LACE FINISH" TO MATCH BUILDING.

"LUCKY SAV-ON" COPY TO BE FABRICATED ALUMINUM CHANNEL LETTERS (5" DEEP) WITH .090" BACKS AND .063" RETURNS. RETURNS SHALL BE PAINTED TO MATCH #2793 ROHM AND HAAS RED PLEX.

FACES TO BE #2793 ROHM AND HAAS RED PLEX (3/16" THICK) W/1" TRIMCAP EDGES TO MATCH #2793 PLEX FACES. INTERIOR CLEAR RED NEON ILLUMINATION W/REMOTE TRANSFORMERS.

TENANT COPY TO BE FABRICATED ALUMINUM CHANNEL LETTERS (5" DEEP) WITH .090" BACKS AND .063" RETURNS. INTERIOR NEON ILLUMINATION W/REMOTE TRANSFORMERS. (COPY AND COLORS TO BE SUPPLIED AT A LATER DATE.)

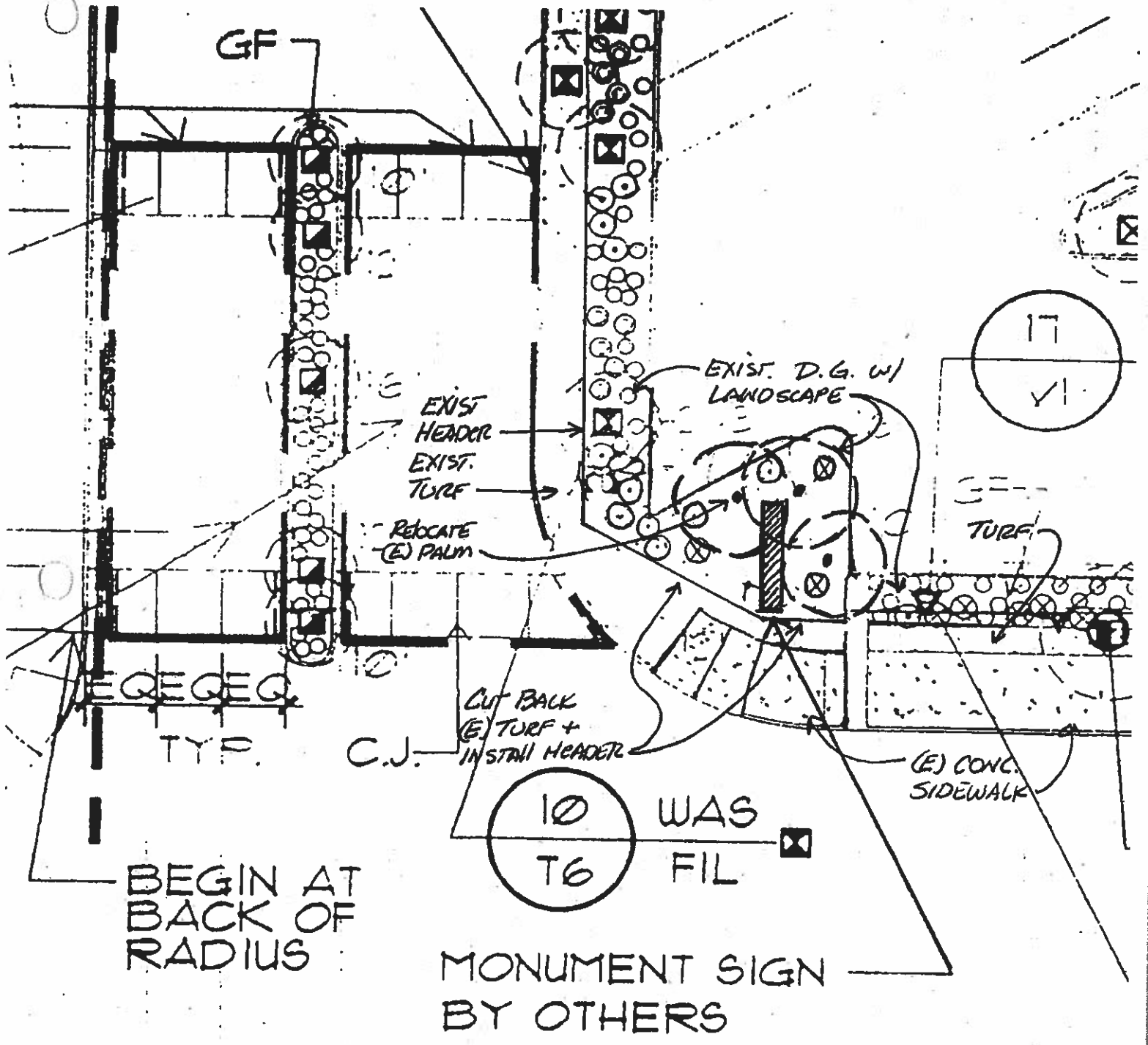
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EMBELISHMENT TO MATCH SAME ON BUILDING (BLUE TILE)

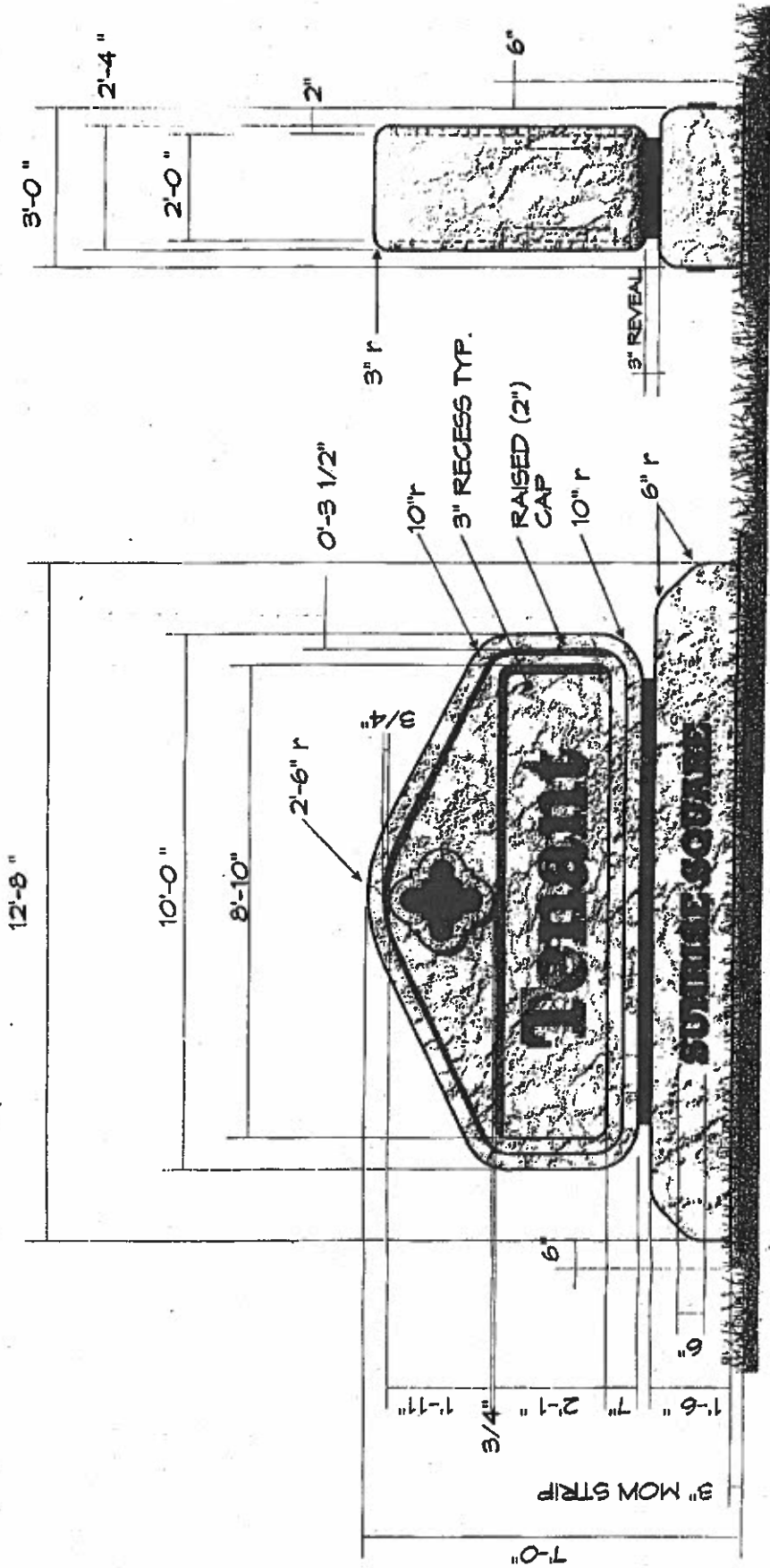
PAINT REVEAL TO MATCH BLUE BUILDING TILE.

NOTE:

1. THERE SHALL BE NO EXPOSED FASTENERS ON FACE OF SIGN.
2. ALL JOINTS SHALL BE BUTT SEAMED.



MONUMENT SIGN AT SUNRISE ENTRANCE



Lucky/Savon Sign Program - Cont'd

Allen Sanborn, Sanborn A & E, representing the applicant, stated that his clients preferred leaving the Sunrise Square sign where it was, making sure there are no landscaping conflicts; that due to the concrete base and the mounding, the lantana will not obstruct the lettering; no objection to using grass instead of annual color; has tried to enhance landscaping around the signs; property manager will make effort to maintain the landscaping; gave range of colors allowed (maximum of 3); and will encourage certain variation in type styles.

Tim Pitts from Heath & Co., representing American Stores, and Allen Sanborn responded to questions regarding construction, landscaping and placement of the signs.

Director stated that staff will review the proportions of the graphics.

M/S/C (Jurasky/Raya; 4-1 (Mills dissenting); Marantz abstained; Fontana absent) to approved as submitted with the following changes:

- 1) **Building at corner of Vista Chino and Sunrise not allowed to have a monument sign;**
- 2) **Mounting surface on the large tenant signs shall be recessed back 2 inches farther in order for the channel letters to be flush with the face of the intermediate recess;**
- 3) **Extend lighting guidelines to include pedestrian signs; and**
- 4) **Letter height of all future tenant signs to be proportionate to Lucky/Savon sign.**

* * * * *

CASE 5.0761-CUP - Application by FRANK URRUTIA for GTE for the temporary installation (three months) of a modular unit that will allow uninterrupted store service while the store is being remodeled for the property located at 1775 East Palm Canyon Drive, CDN Zone, Section 25.

Ray Balderas, Planner, presented the staff report; stated that since they have just started working, the completion time needs to be extended to the end of February; applicant sent courtesy notices to all existing tenants with no negative response; and staff recommends approval, subject to the conditions.

Commissioner Marantz stated there are two large canvas signs on the modulares.

PUBLIC COMMENTS:

None.

ARCHITECTURAL APPROVAL ITEMS:

Sign Program - Application by SANBORN A & E, and HEATH SIGH CO. for revision of sign program for LUCKY/SAVON located at 1751 North Sunrise (SUNR SQUARE), CDN Zone, Section 2.

Commissioner Marantz abstained, as their company is doing work for applic

Ray Balderas, Planner, stated that the variance approved in August, 1997 allows monument signs closer than code requires; sign program was restudied in direction to relax the program to allow for more colorful signage; reviewed the sign program, samples, and proposed landscaping; signs will be channel letter. There are 3 project identification signs, i.e. Sunrise, Vista Chino, and corner of Sunrise and Vista Chino; and indicated free-standing pads where signs might be added.

In response to comments by Commissioners, Planner stated that as the free-standing pads develop staff will look at signs allowed and their placement, which will come to the Commission for approval; intent of the landscaping in the monument sign on the corner of Vista Chino and Sunrise is to have lantana and annual color, keeping it low to not obstruct the bottom portion of the sign; others will have desert scape with minimal obstruction; and landscape meets the approved landscape plans.

Director stated that before Luckys' opening they upgraded the landscaping; it is still inferior to many other projects in town, and will take time for the materials to mature.

Commissioners stated concerns about the landscaping, and that there was no significant response to comments at meeting in August regarding plant material obstructing the bottom of Sunrise Square sign; encouraged the range of colors indicated; and questioned lighting proposed, number and placement of signs, style and size of letters and construction of signs.

PUBLIC COMMENTS:

None.

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STARBUCKS COFFEE

Project #85770-001
STARBUCKS #60164
SUNRISE & VISTA CHINO

Property Address:
 1755 N SUNRISE WAY
 PALM SPRINGS, CA 92262

APN: 501-600-011

COUNTY: RIVERSIDE

JURISDICTION: CITY OF PALM SPRINGS, CA

CONSTRUCTION TYPE: V-B

OCCUPANCY: B (49 OCC.)

BUILDING HEIGHT: 1 STOREY, 21'-0"

SCOPE OF WORK

MANUFACTURE & INSTALL

NEW SIGNS INCLUDE:

- Two (2) 16" sets of STARBUCKS Rev. Ch. Ltrs.
- One (1) 12" set of STARBUCKS Rev. Ch. Ltrs.
- Three (3) 8" sets of DRIVE THRU Rev. Ch. Ltrs.
- One (1) 46" tall DRIVE THRU Directional Sign
- One (1) 46" tall EXIT ONLY Directional Sign
- One (1) Clearance Bar

SHIP-IN & INSTALL:

- One (1) Pre-Menu Board
- One (1) Order Point Canopy w/ Digital Order Screen (DOS)
- One (1) 5-Panel Menu Board

SHIP-IN & INSTALL (BY OTHERS):

- Three (3) S/F MOP 5 Minute Parking Signs
- Three (3) S/F Pedestrian Crossing Signs
- Six (6) S/F Vehicle Crossing Signs

TABLE OF CONTENTS

- Sheet S01.....Cover Page
- Sheet S02.....Overall Site Plan
- Sheet S03.....Site Plan w/ Sign Index
- Sheet S04.....Ground Sign Location Details
- Sheet S05.....Ground Sign Location Details
- Sheet S06.....Ground Sign Location Details
- Sheet S07.....North & South Building Elevations
- Sheet S08.....East & West Building Elevations
- Sheet S09.....16" STARBUCKS Reverse Channel Letter Details
- Sheet S10.....12" STARBUCKS Reverse Channel Letter Details
- Sheet S11.....8" DRIVE THRU Reverse Channel Letter Details
- Sheet S12.....46" DRIVE THRU & EXIT ONLY Directional Sign Details
- Sheet S13.....Clearance Bar Details
- Sheet S14.....Pre-Menu, Canopy w/ DOS & 5-Panel Menu Board Details
- Sheet S15.....S/F MOP 5 Minute Parking Sign Details
- Sheet S16.....S/F Pedestrian Crossing Sign Details
- Sheet S17.....S/F Vehicle Crossing Sign Details

Project #85770-001
STARBUCKS #60164
SUNRISE & VISTA CHINO

Property Address:
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 PALM SPRINGS, CA 92262

APN: 501-600-011

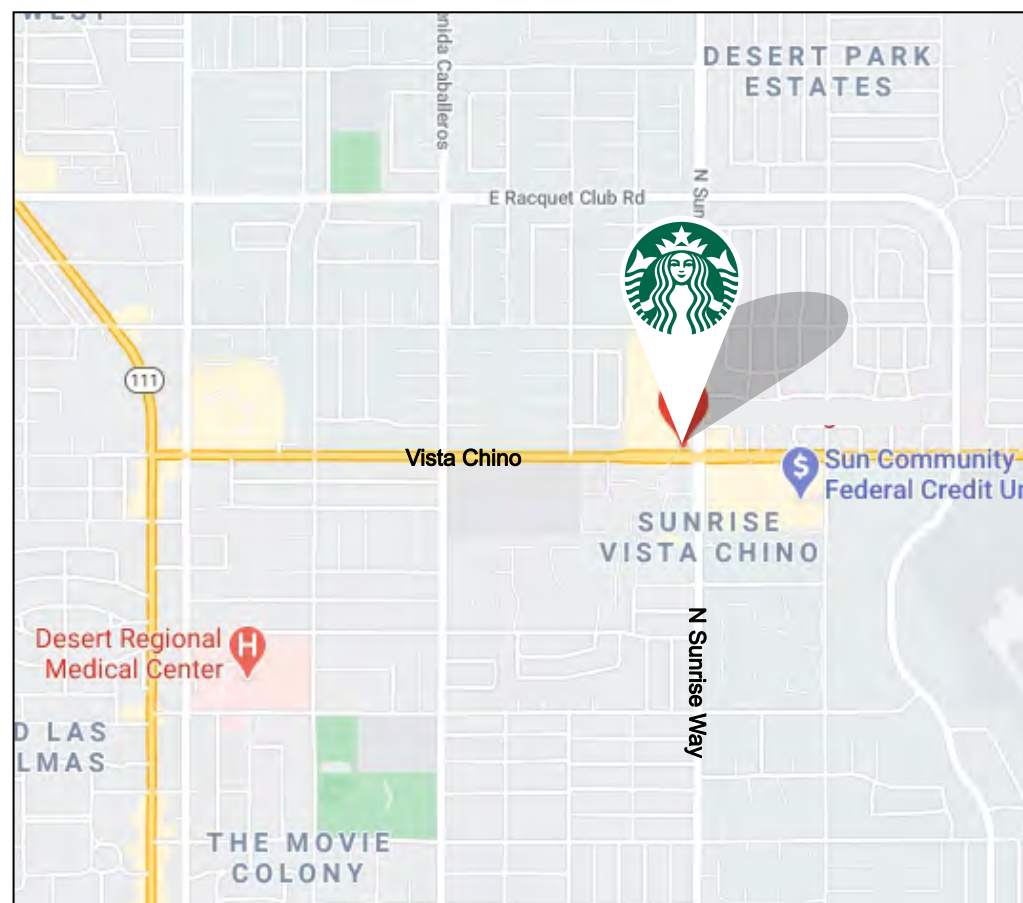
COUNTY: RIVERSIDE

JURISDICTION: CITY OF PALM SPRINGS, CA

CONSTRUCTION TYPE: V-B

OCCUPANCY: B (49 OCC.)

BUILDING HEIGHT: 1 STOREY, 21'-0"



VICINITY MAP

GENERAL NOTES:

- All work shall comply with
- 2019 California Building Code
- 2019 California Electrical Code
- 2019 California Energy Code, Title 24
- 2019 California Existing Building Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- 2019 California Mechanical Code
- 2019 California Referenced Standards Code



These signs are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of signs.

DEDICATED SIGN CIRCUIT(S)

NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH / PHOTO CELL)
CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION(S)

PRIMARY ELECTRICAL POWER

PRIMARY POWER SUPPLIED TO SIGN LOCATION(S) BY OTHERS. PRIMARY ELECTRICAL POWER UNDER SEPARATE PERMIT BY OTHERS.



CALIFORNIA CONTRACTOR LICENSE NO. 980698

Los Angeles Division

10235 BELLEGRAVE AVE.
 JURUPA VALLEY, CA 91752
 TEL: (909) 923-7668
 FAX: (909) 923-5015

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 www.yesco.com
 All rights reserved.

CLIENT:



1755 N. Sunrise Way
 Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry K...*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21

Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. See your sales representative or call the nearest office of YESCO.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request. Cost of providing necessary wiring to sign area is not included in this sign proposal.

PROJECT NUMBER:

ART-23565-R5

SHEET:

S01

Los Angeles Division

10235 BELLEGRAVE AVE.
JURUPA VALLEY, CA 91752
TEL: (909) 923-7668
FAX: (909) 923-5015

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CLIENT:



1755 N. Sunrise Way
Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry K...*

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PRODUCTION MGR. _____ DATE _____

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PROJECT NUMBER:

ART-23565-R5

SHEET:

S02

GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.
- J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.
- K. SEE SHEET A002 FOR ARCHITECTURAL SITE DETAILS.

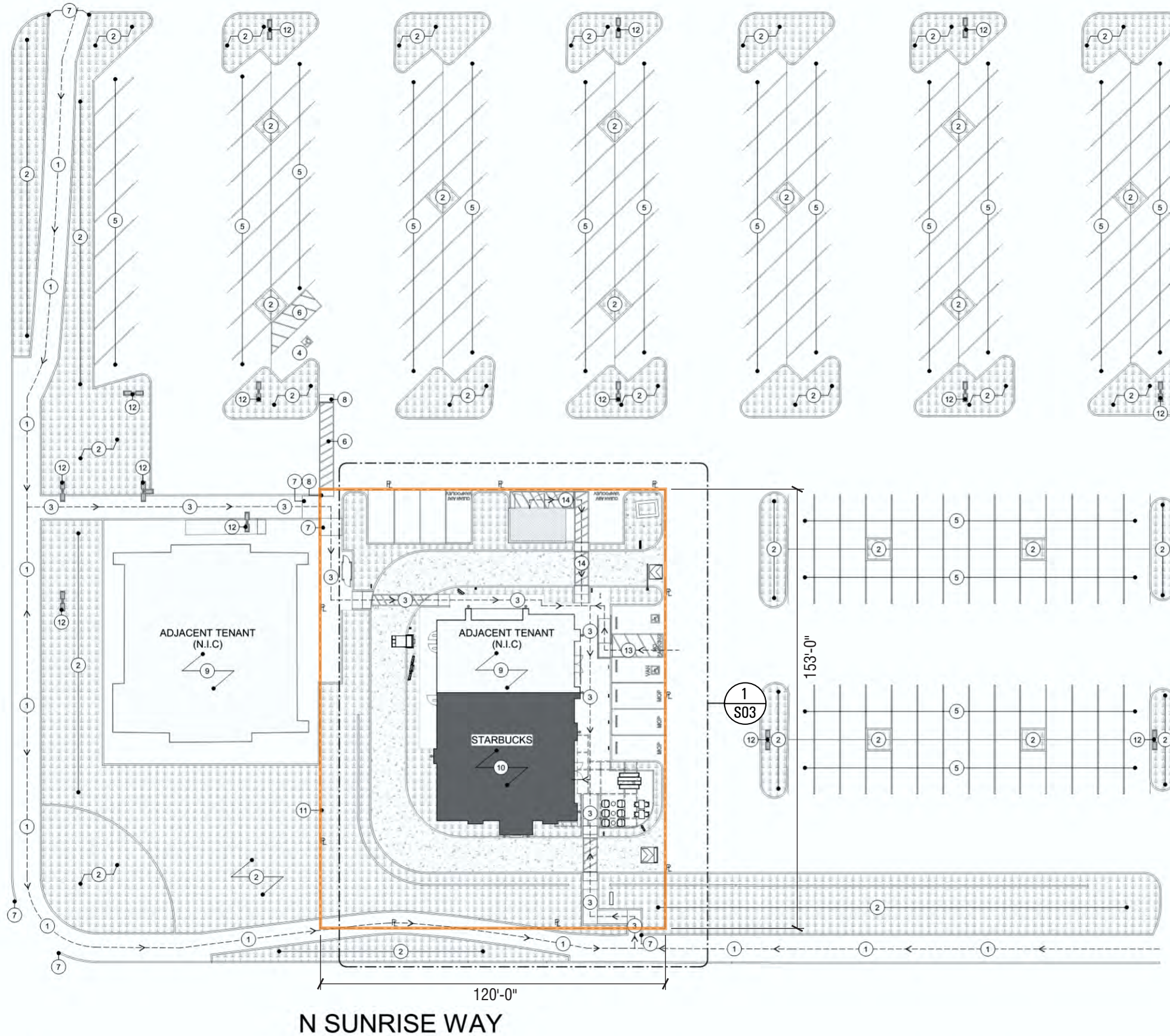
KEYNOTES

- 1 (E) PUBLIC RIGHT OF WAY TO REMAIN
- 2 (E) LANDSCAPE AREA TO REMAIN.
- 3 (E) ACCESSIBLE PATH OF TRAVEL FOR PUBLIC RIGHT OF WAY
- 4 (E) ACCESSIBLE PARKING STALL TO REMAIN
- 5 (E) PARKING STALL, TYP. TO REMAIN
- 6 (E) ACCESSIBLE STRIPING TO REMAIN
- 7 (E) CURB CUT TO REMAIN
- 8 (E) DETECTABLE WARNING, SEE 12/G011
- 9 (E) BUILDING TO REMAIN N.I.C.
- 10 (N) PROPOSED 2,200 S.F. STARBUCKS TENANT IMPROVEMENT
- 11 ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN
- 12 EXISTING LIGHT POLE.
- 13 (E) ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL.
- 14 (E) PATH OF TRAVEL TO TRASH ENCLOSURE.

LEGEND

- LANDSCAPE AREA
- CONCRETE DRIVE THRU LANE
- ACCESSIBLE PATH OF TRAVEL
- SCOPE OF WORK
- DETECTABLE WARNING

E VISTA CHINO



N SUNRISE WAY



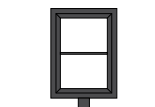
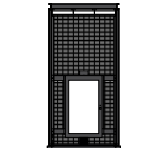
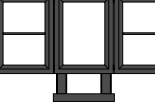
OVERALL SITE PLAN




SCALE: 1" = 40'-0"

MANUFACTURE & INSTALL						
SIGN	DESCRIPTION	DESIGN #	QUANT	SQ.FT. (ea)	TOTAL	
A1 A2	STARBUCKS 16" REVERSE CH. LETTERS (WALL SIGN)	<i>*Custom*</i>	2	17.00	34.00	
B1 B2 B3	DRIVE THRU 8" REVERSE CH. LETTERS w/ BACK-UP RACEWAY (WALL SIGN)	<i>*Custom*</i>	3	3.50	10.50	
C1	STARBUCKS 12" REVERSE CH. LETTERS (WALL SIGN)	<i>*Custom*</i>	1	9.67	9.67	

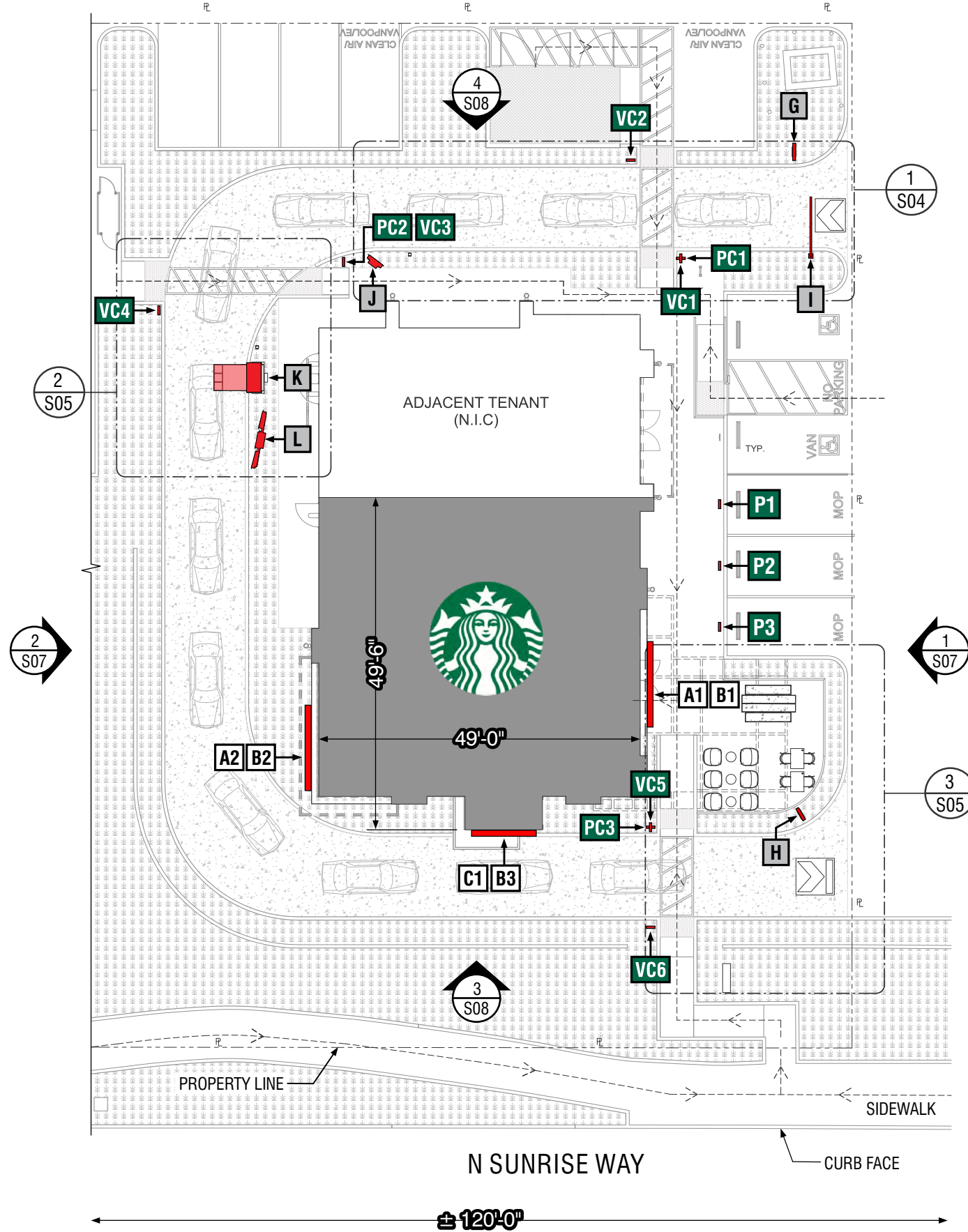
TOTAL BUILDING SIGN SQUARE FOOTAGE = 54.17

G		"DRIVE THRU" DIRECTIONAL (FREESTANDING SIGN)	<u>14104</u>	1	3.2	3.2
H		"EXIT ONLY" DIRECTIONAL (FREESTANDING SIGN)	<u>14091</u>	1	2.6	2.6
I		CLEARANCE BAR (FREESTANDING SIGN)	<u>14106</u>	1	2.3	2.3

SHIP-IN & INSTALL ONLY						
SIGN	DESCRIPTION	DESIGN #	QUANT	SQ.FT. (ea)	TOTAL	
J		PRE-MENU (FREESTANDING SIGN)	<u>14120</u>	1	6.72	6.72
K		ORDER POINT CANOPY w/ DIGITAL ORDER SCREEN (DOS) (FREESTANDING SIGN)	<u>14163</u> (Canopy) <u>14116</u> (Screen)	1	N/A	N/A
L		5-PANEL MENU BOARD (FREESTANDING SIGN)	<u>14119</u>	1	20.16	20.16

SHIP-IN & INSTALL (BY OTHERS)						
SIGN	DESCRIPTION	DESIGN #	QUANT	SQ.FT. (ea)	TOTAL	
P1 P2 P3		SINGLE-FACE SIGN PANEL MOP 5 MINUTE PARKING	<i>*Custom*</i>	3	1.5	4.5
PC1 PC2 PC3		SINGLE-FACE SIGN PANEL SLOW PEDESTRIAN CROSSING	<i>*Custom*</i>	3	1.5	4.5
VC1 VC2 VC3 VC4 VC5 VC6		SINGLE-FACE SIGN PANEL CAUTION VEHICLE CROSSING	<i>*Custom*</i>	6	1.5	9.0

E VISTA CHINO



1 SITE PLAN
SCALE: 1" = 20'-0"



CALIFORNIA CONTRACTOR LICENSE NO. 980698

Los Angeles Division

10235 BELLEGRAVE AVE.
JURUPA VALLEY, CA 91752
TEL: (909) 923-7668
FAX: (909) 923-5015

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CLIENT:



1755 N. Sunrise Way
Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21

Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

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PROJECT NUMBER:

ART-23565-R5

SHEET:

S03

Los Angeles Division

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ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

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R4 / KERRY / 8-9-21

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R5 / KERRY / 8-10-21

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CUSTOMER APPROVAL:

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PRODUCTION APPROVAL:

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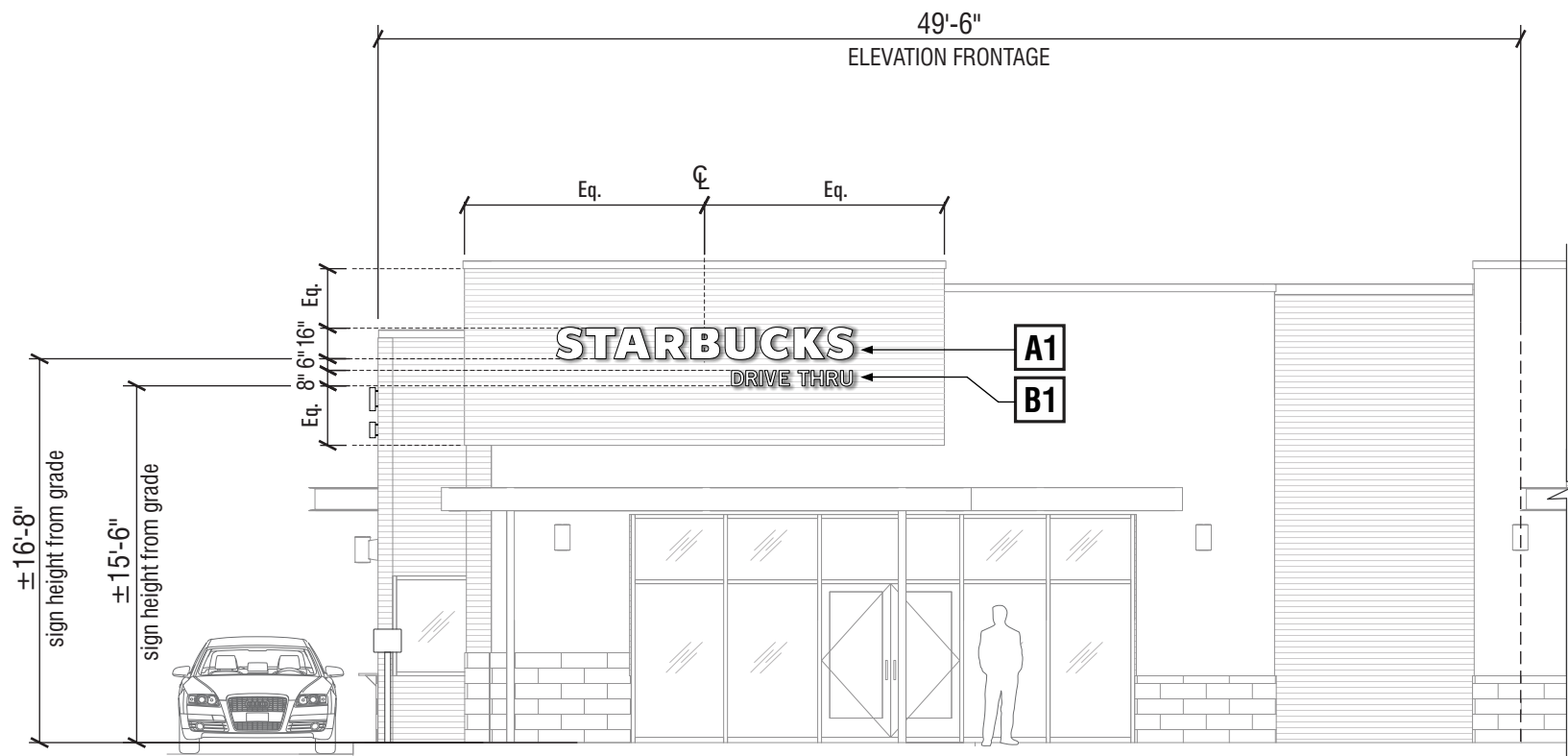
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PROJECT NUMBER:

ART-23565-R5

SHEET:

S07



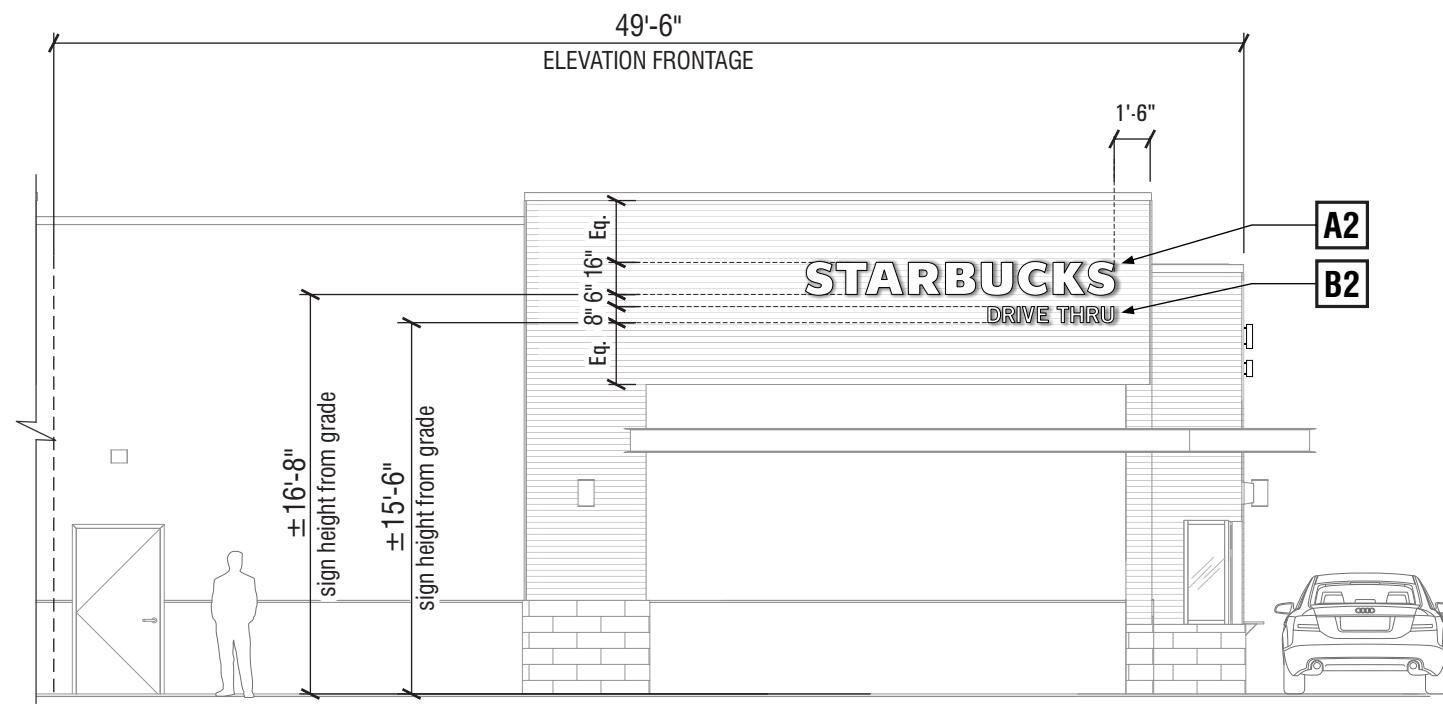
1 NORTH ELEVATION - FRONT ENTRANCE (FACES PARKING AREA) Scale: 1/8" = 1'-0"

NORTH ELEVATION

A1 16" Starbucks Letters
Sign Area = 17.0

B1 8" Channel Letters
Sign Area = 3.5

Total Area = 20.5



2 SOUTH ELEVATION - REAR (FACES ADJACENT BANK BUILDING & E VISTA CHINO) Scale: 1/8" = 1'-0"

SOUTH ELEVATION

A2 16" Starbucks Letters
Sign Area = 17.0

B2 8" Channel Letters
Sign Area = 3.5

Total Area = 20.5

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ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21

Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

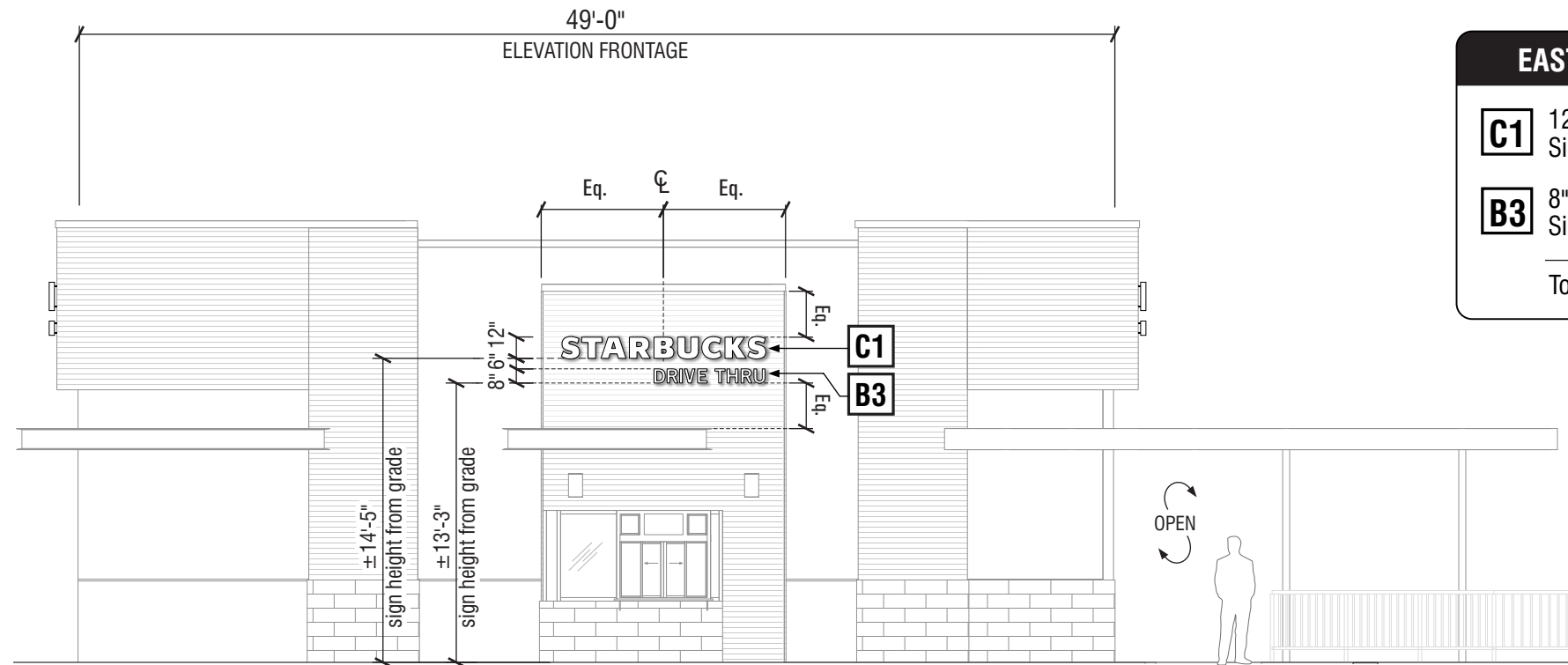
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PROJECT NUMBER:
ART-23565-R5

SHEET:
S08



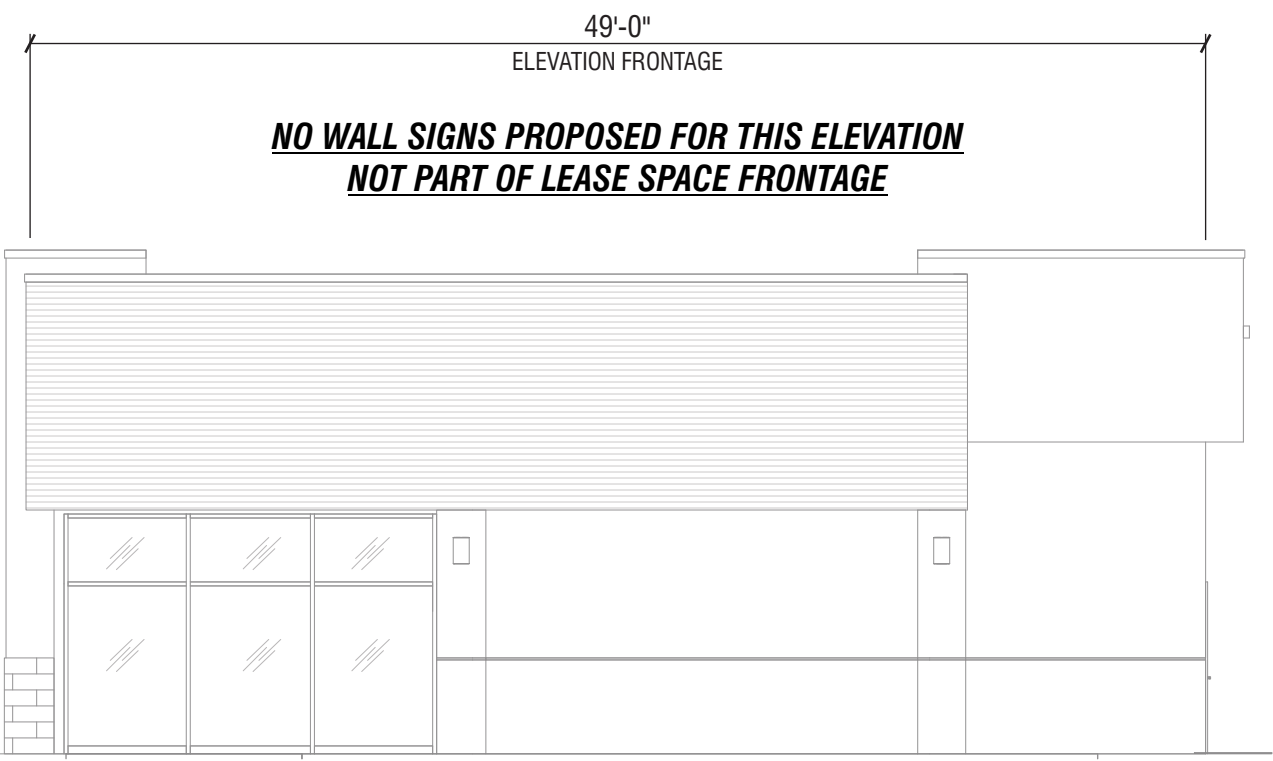
EAST ELEVATION

C1 12" Starbucks Letters
Sign Area = 9.67

B3 8" Drive Thru Letters
Sign Area = 3.5

Total Area = 13.17

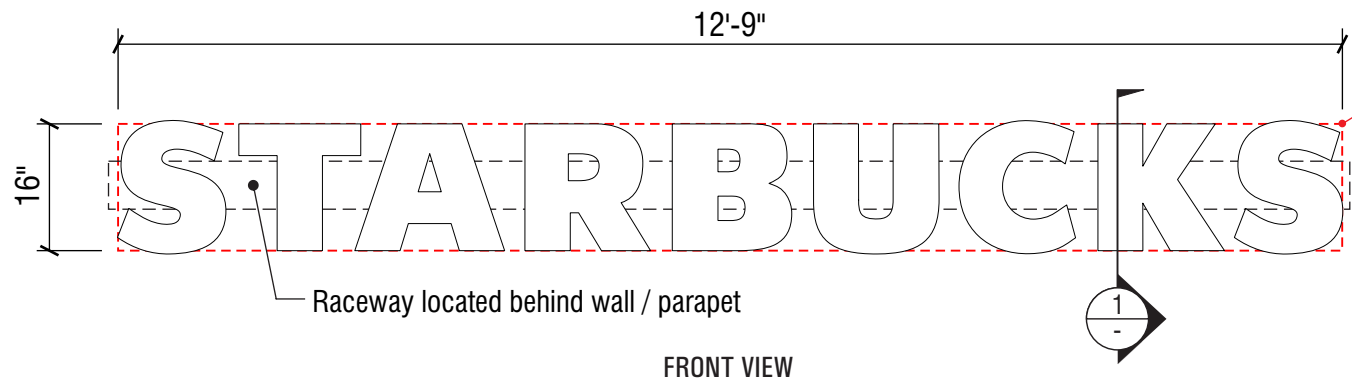
3 EAST ELEVATION - SIDE / DRIVE THRU WINDOW (FACES N SUNRISE WAY) Scale: 1/8" = 1'-0"



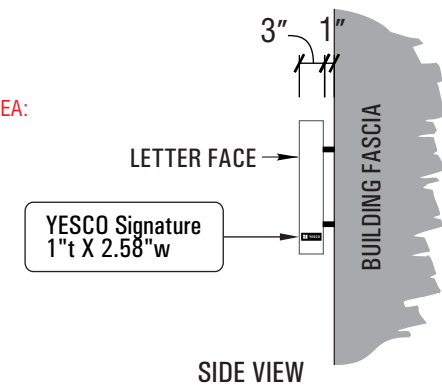
WEST ELEVATION

NO SIGNS

4 WEST ELEVATION - SIDE (FACES PARKING AREA) Scale: 1/8" = 1'-0"



RED DASHED LINE DENOTES SIGN AREA: 17.0 Sq. Ft.



***Custom* Feature(s)**

- “STARBUCKS” LETTERS ONLY
- REVERSE LETTERS W/ HALO-ILLUMINATION

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ACCOUNT EXECUTIVE:
JAY RESAR

DESIGN:
KERRY *Kerry Keston*

DATE:
02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21
Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21
Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21
Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

Accepted w/o changes

Accepted w/ changes as noted

Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

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PROJECT NUMBER:
ART-23565-R5

SHEET:
S09

A1 A2 NEW HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS
Quantity: Two (2) Sets - Manufacture & Install

Design: *Custom*
Scale: 1/2" = 1'-0"

SPECIFICATIONS:

16" HALO-illuminated reverse channel letters fabricated from aluminum with pre-coated White interiors and exteriors, 3" deep. Letter backs to be clear poly with #3630-20 white vinyl overlay.

Faces and returns to be aluminum painted white, satin finish.

HALO-illuminate letters with Sloan White LED's attached to inside of letter backs. Power with 120v power supplies. Power to be located behind wall.

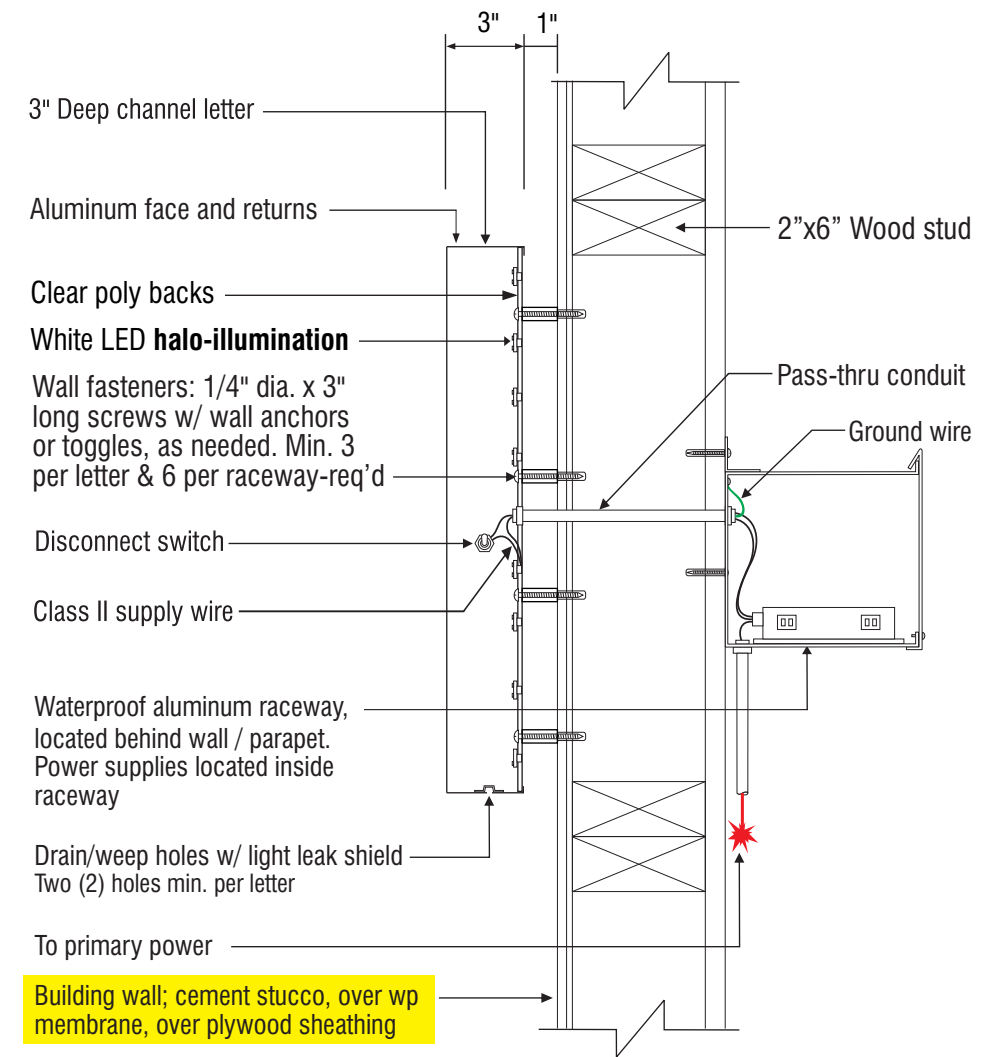
Fasten letters with 1" standoffs (painted black) to wall with required fasteners. Raceway mounted behind wall/parapet.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.

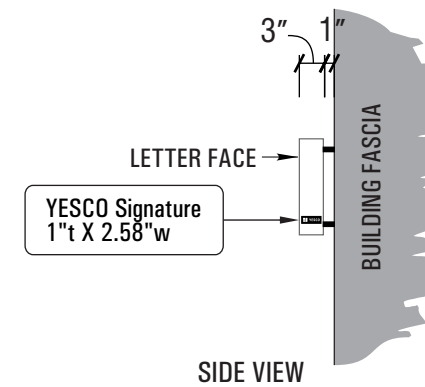
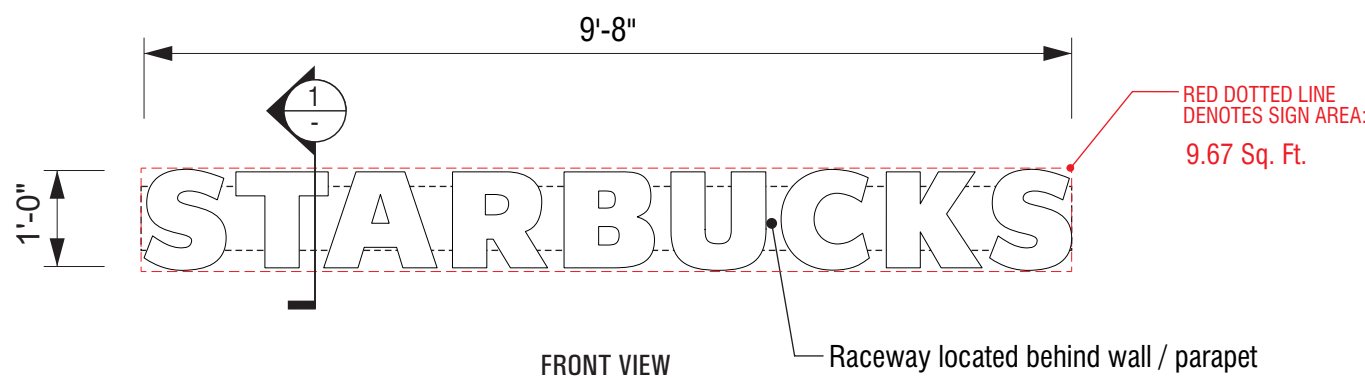
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4

Primary electrical source (1/2" conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)

HALO-ILLUMINATED REVERSE CHANNEL LETTERS W/ BACK-UP RACEWAY		
Size	Sq.Ft.	Volts
16"	17.0	120



1 Letter Section View (NOTE: Back-up Raceway Located Behind Wall)
Not to scale



***Custom* Feature(s)**

- “STARBUCKS” LETTERS ONLY
- REVERSE LETTERS W/ HALO-ILLUMINATION

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ACCOUNT EXECUTIVE:
 JAY RESAR

DESIGN:
 KERRY *Kerry Keston*

DATE:
 02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21
 Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21
 Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21
 Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

Accepted w/o changes
 Accepted w/ changes as noted
 Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

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PROJECT NUMBER:
 ART-23565-R5

C1 **NEW HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS** Design: *Custom*
 Quantity: One (1) Set - Manufacture & Install Scale: 1/2" = 1'-0"

SPECIFICATIONS:

12" HALO-illuminated reverse channel letters fabricated from aluminum with pre-coated White interiors and exteriors, 3" deep. Letter backs to be clear poly with #3630-20 white vinyl overlay.

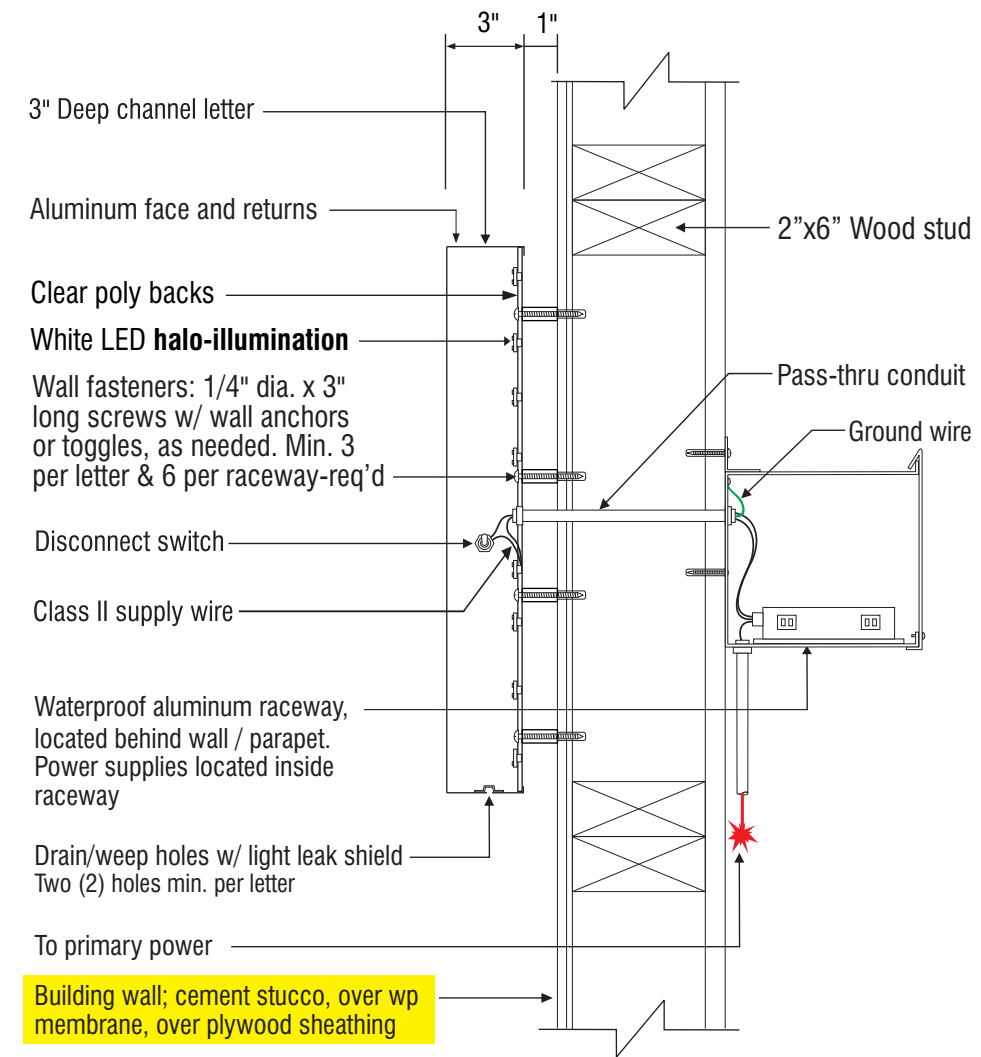
Faces and returns to be aluminum painted white, satin finish.

HALO-illuminate letters with Sloan White LED's attached to inside of letter backs. Power with 120v power supplies. Power to be located behind wall.

Fasten letters with 1" standoffs (painted black) to wall with required fasteners. Raceway mounted behind wall/parapet.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.
 Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4
 Primary electrical source (1/2" conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)

HALO-ILLUMINATED REVERSE CHANNEL LETTERS W/ BACK-UP RACEWAY		
Size	Sq.Ft.	Volts
12"	9.67	120




1 Letter Section View (NOTE: Back-up Raceway Located Behind Wall)
 Not to scale

***Custom* Feature(s)**
• NON-STANDARD SIGN TYPE

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 1755 N. Sunrise Way
 Palm Springs, CA 92262

ACCOUNT EXECUTIVE:
 JAY RESAR
DESIGN:
 KERRY 
DATE:
 02/19/21

REV./DATE/DESIGNER
 R3 / RICK / 6-21-21
 Created separate BB for building & ground signs only - no LL Monument sign.
 R4 / KERRY / 8-9-21
 Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.
 R5 / KERRY / 8-10-21
 Increased STARBUCKS letters on north and south to 16" letters

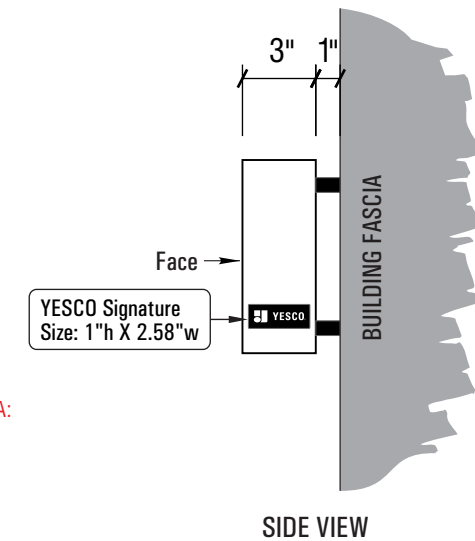
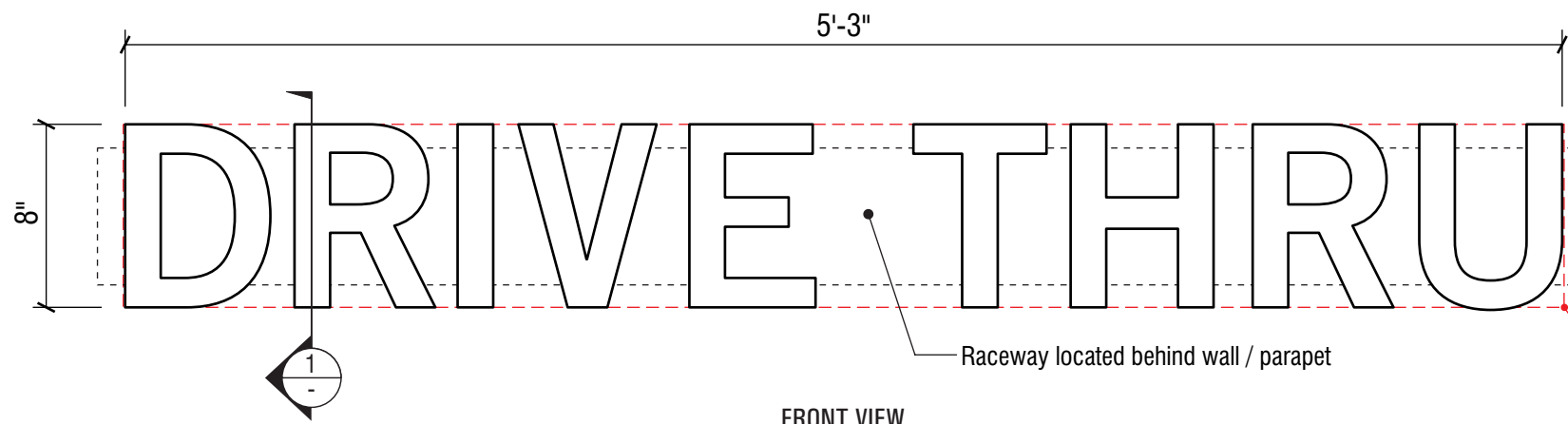
CUSTOMER APPROVAL:
 Accepted w/o changes
 Accepted w/ changes as noted
 Revise as noted & re-submit
 SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:
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 PRODUCTION MGR. _____ DATE _____

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PROJECT NUMBER:
 ART-23565-R5

SHEET:
 S11



B1 B2 B3

NEW HALO-ILLUMINATED CHANNEL LETTERS w/ BACK-UP RACEWAY

Quantity: Three (3) Sets - Manufacture & install

Design: *Custom*

Scale: 1 1/2" = 1'-0"

SPECIFICATIONS:

8" HALO-illuminated reverse channel letters fabricated from aluminum with pre-coated White interiors and exteriors, 3" deep. Letter backs to be clear poly with #3630-20 white vinyl overlay.

Faces and returns to be aluminum painted white, satin finish.

HALO-illuminate letters with Sloan White LED's attached to inside of letter backs. Power with 120v power supplies. Power to be located behind wall.

Fasten letters with 1" standoffs (painted black) to wall with required fasteners. Raceway mounted behind wall/parapet.

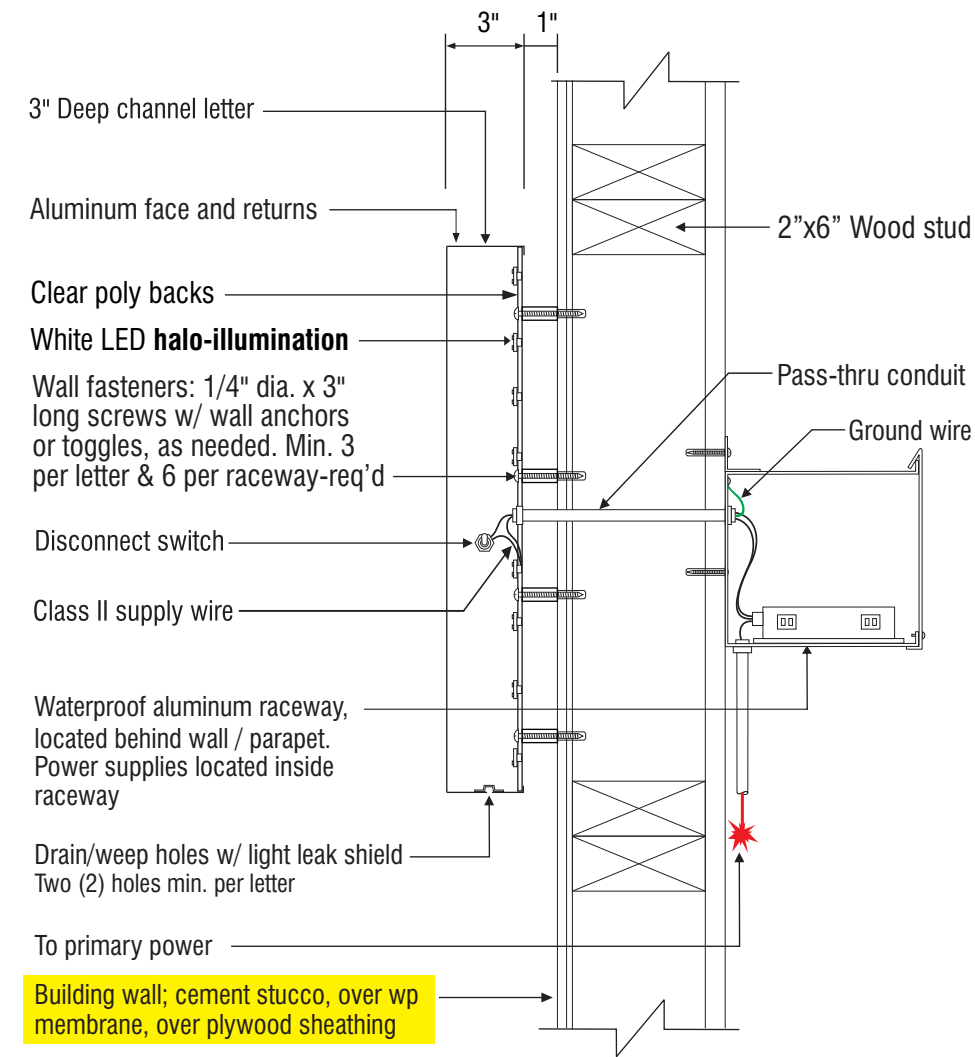
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Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4

Primary electrical source (1/2" conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)

HALO-ILLUMINATED REVERSE CHANNEL LETTER SPECIFICATION		
In-Line Illuminated Letters(white) Flush Mounted		
Size	Sq.Ft.	Volts
8"	3.5	120

PAINT COLOR KEY	
	Black or Pre-Coated Black with semi-gloss finish



1 Letter Section View (NOTE: Back-up Raceway Located Behind Wall)
 Not to scale

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ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21

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R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____ DATE _____

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PRODUCTION MGR. _____ DATE _____

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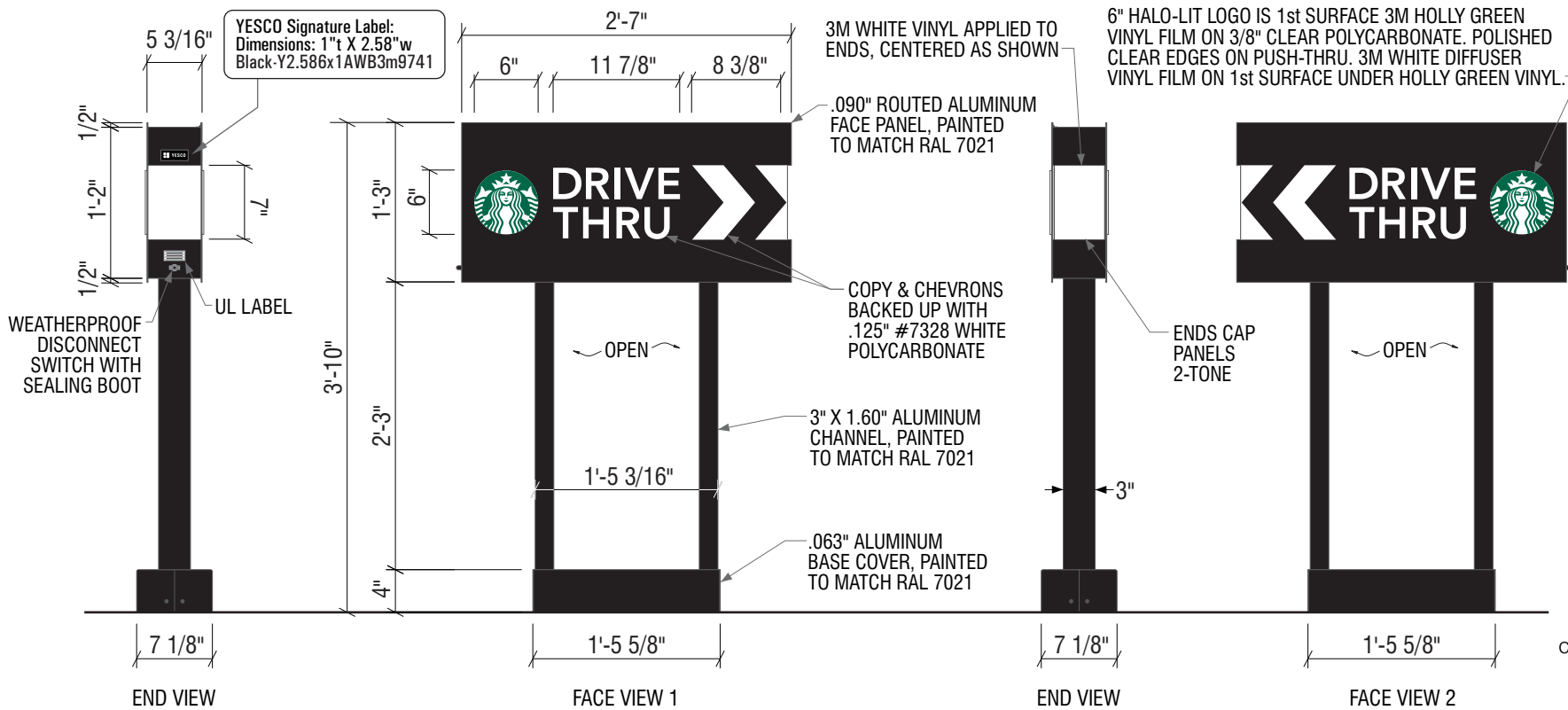
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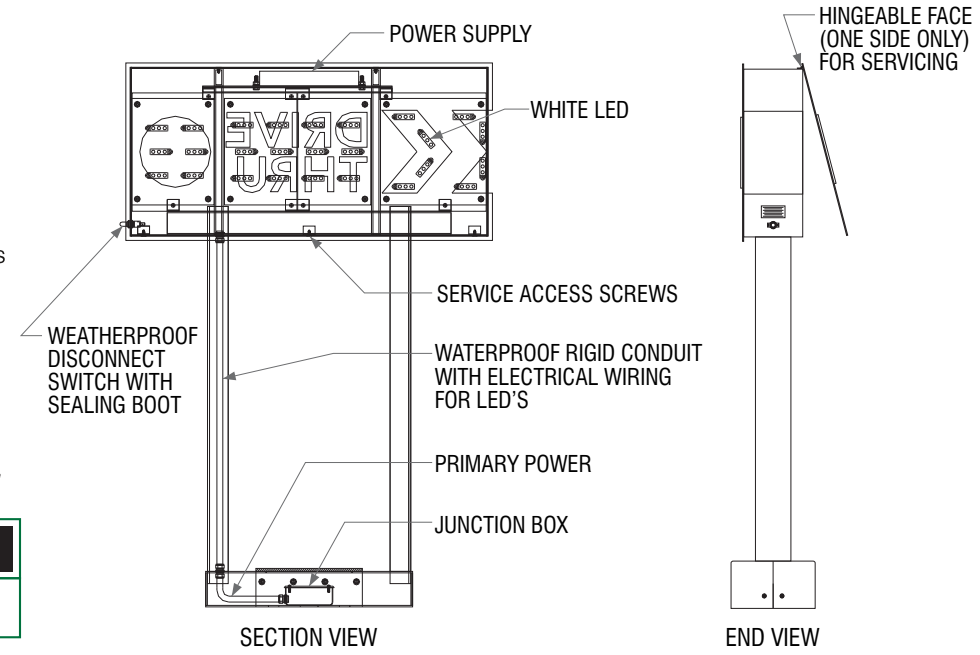
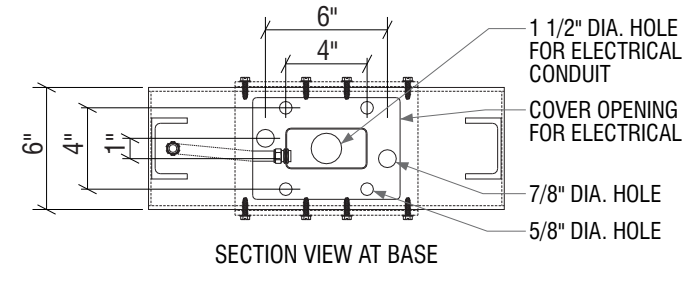
SHEET:

S12



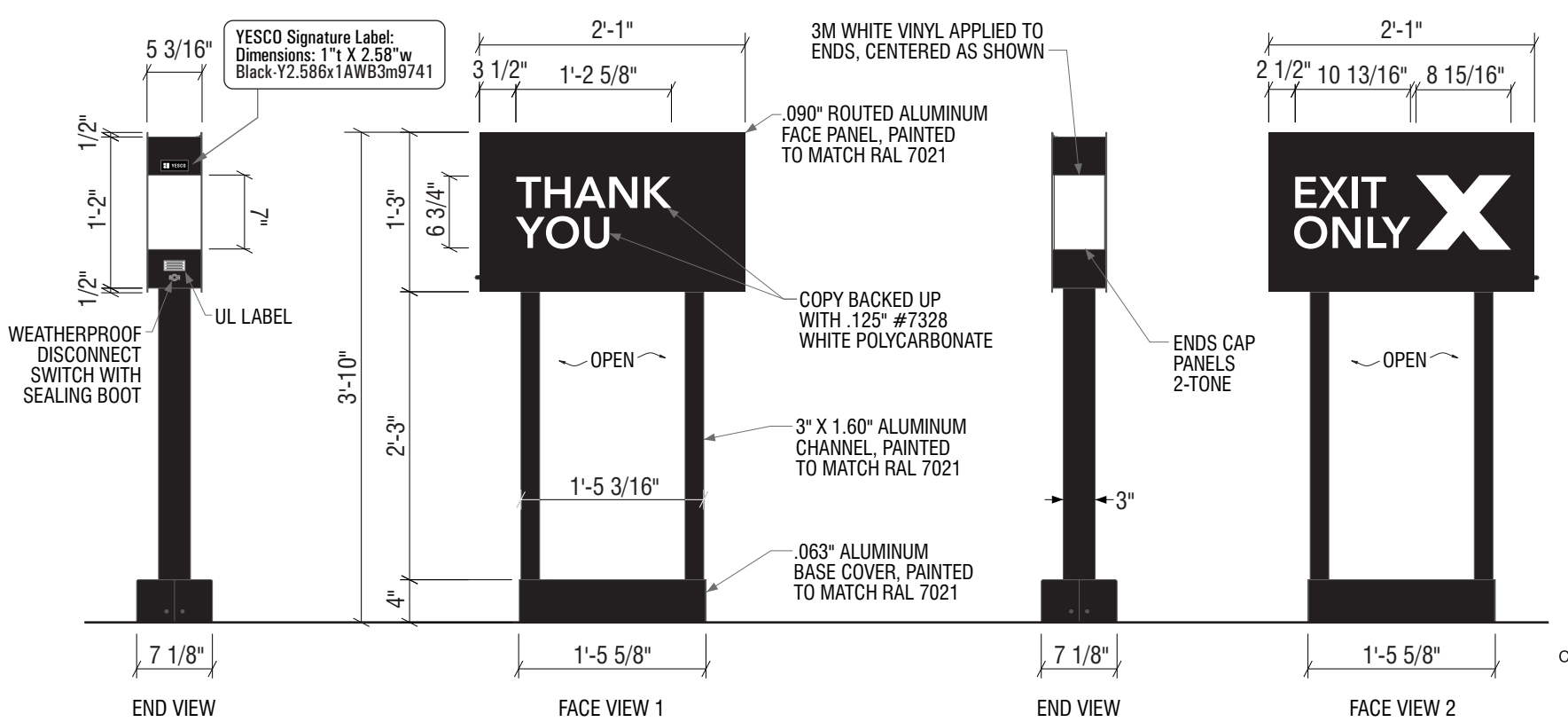
SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS

STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR



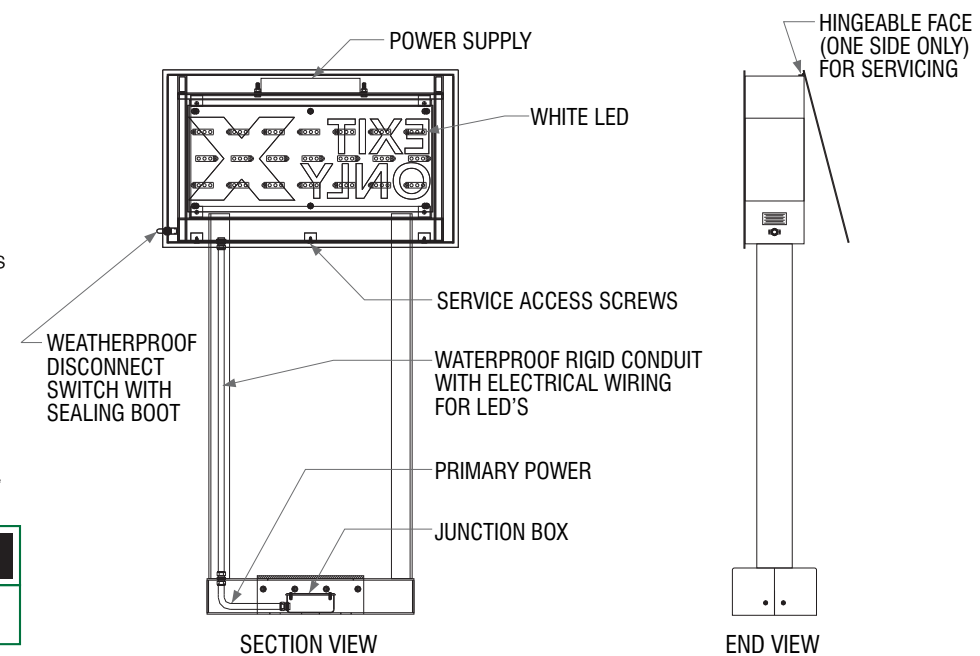
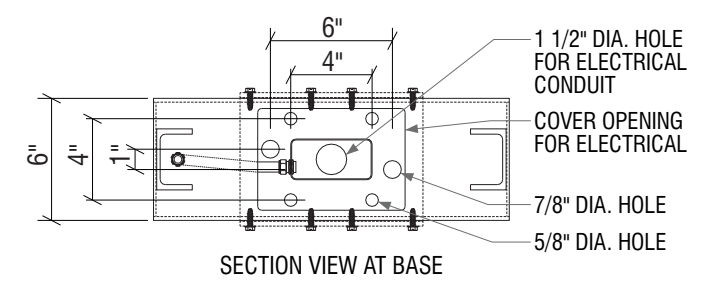
G NEW DOUBLE-FACE DRIVE THRU DIRECTIONAL - ILLUMINATED FREESTANDING SIGN
Quantity: One (1), Manufacture & Install
Scale: 3/4" = 1'-0"

Design: 14104	Size.	Sq.Ft.	Volts	Amps
	46"	3.2	120	0.85



SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS

STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR



H NEW DOUBLE-FACE DRIVE THRU DIRECTIONAL - ILLUMINATED FREESTANDING SIGN
Quantity: One (1), Manufacture & Install
Scale: 3/4" = 1'-0"

Design: 14091	Size.	Sq.Ft.	Volts	Amps
	46"	2.6	120	0.85

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ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *[Signature]*

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

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R4 / KERRY / 8-9-21

Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____ DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

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PROJECT NUMBER:

ART-23565-R5

SHEET:

S13

Sign Specifications:

Scraper Bar:

- 2"x5" 51mm x 127mm steel tube painted to match PMS 369 green.
- Flush steel end caps painted to match PMS 369 green.
- Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

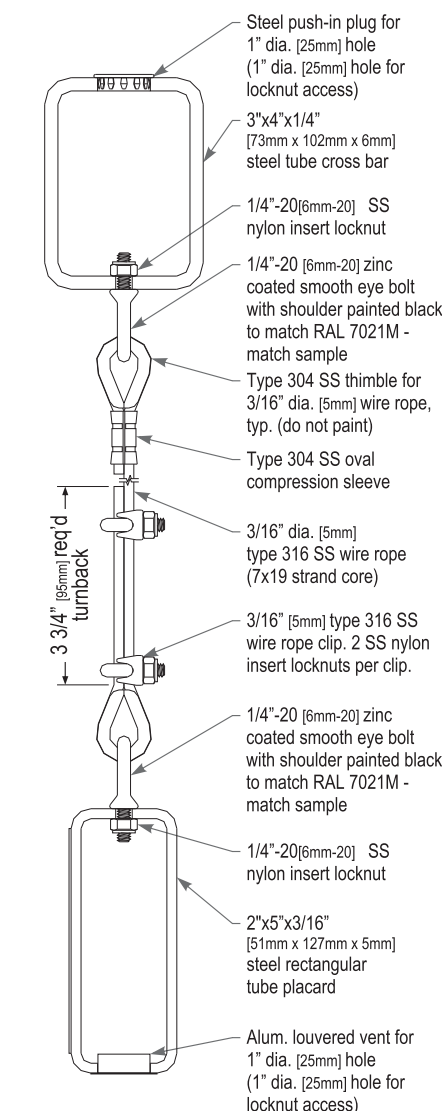
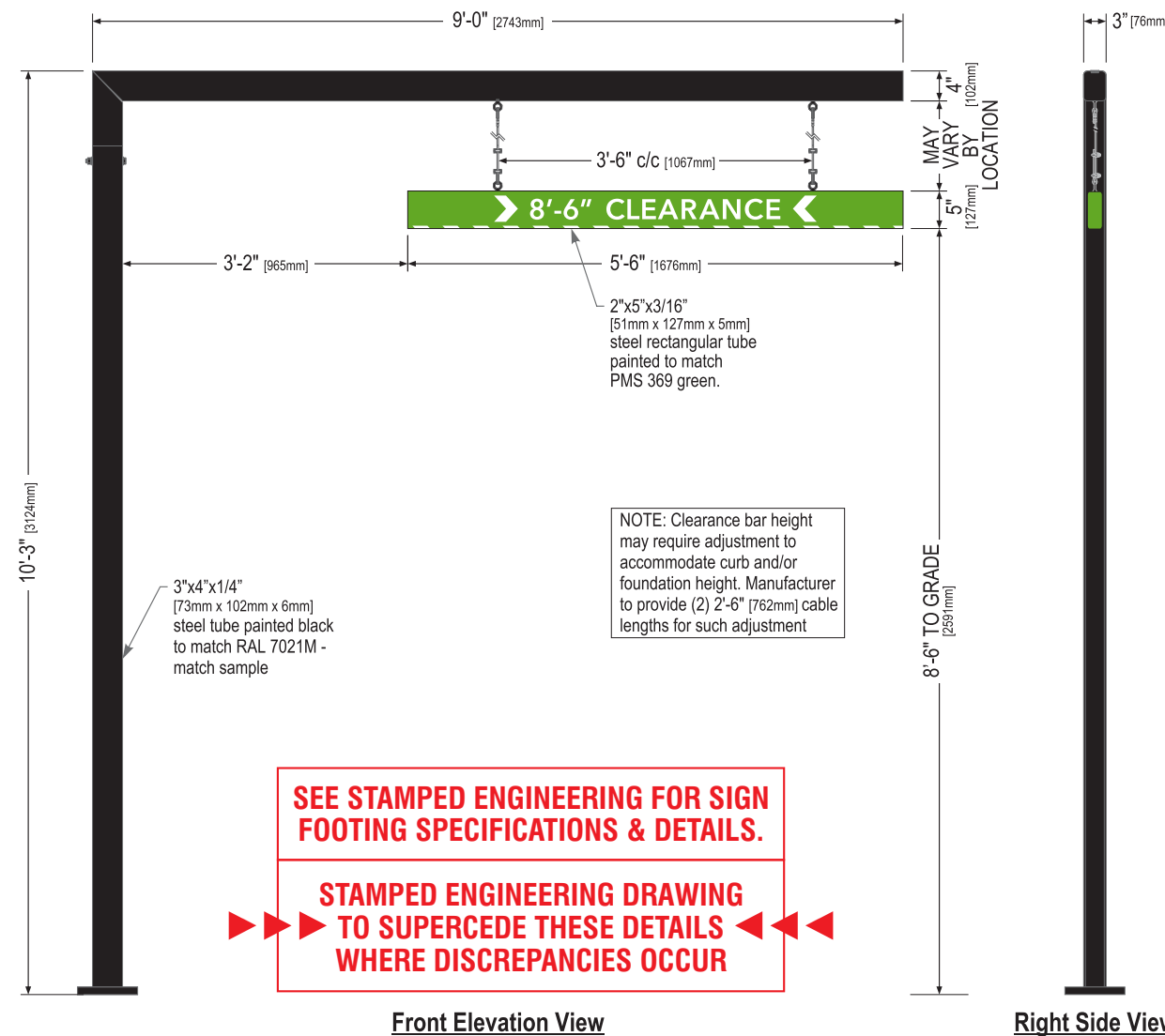
Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation, which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation.

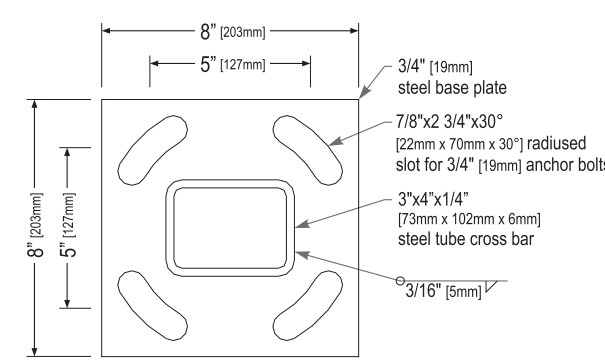
This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft.
10'-3" (3124mm)	2.29



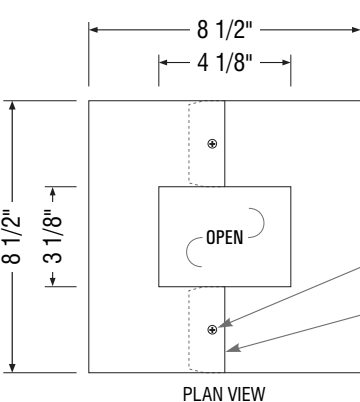
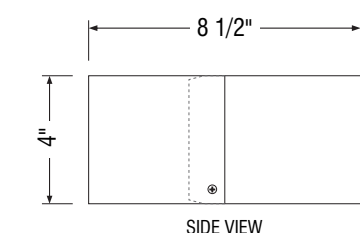
End Section View

PAINT COLOR KEY	
	Black RAL 7021M w/ satin finish

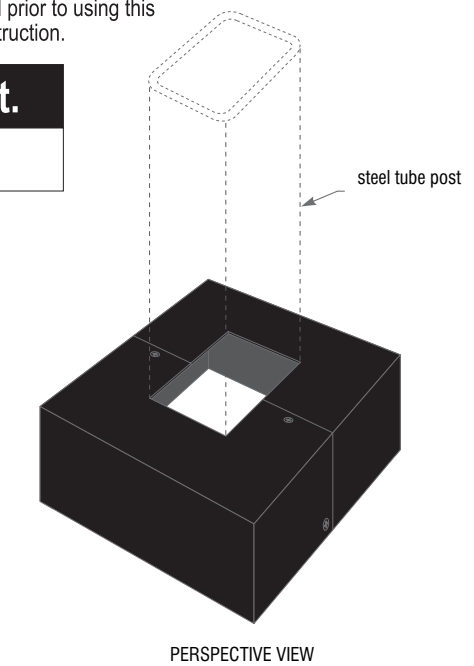


Scale: 1" = 6"

Base Plate Detail



Base Plate Cover Detail



aluminum construction with welded seams. painted black to match RAL 7021M

set screw, four(4) per cover plate

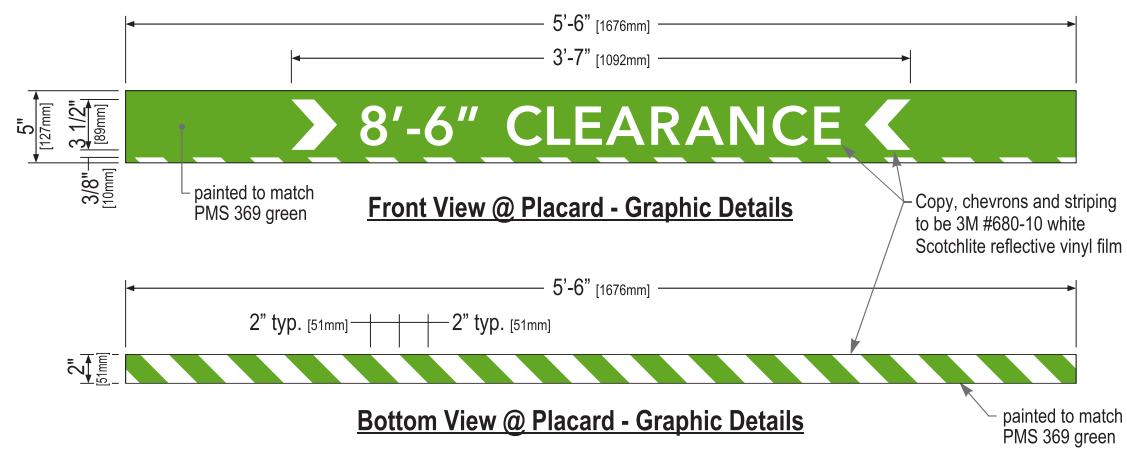
two-piece clam shell design

Scale: 1" = 6"

SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS.

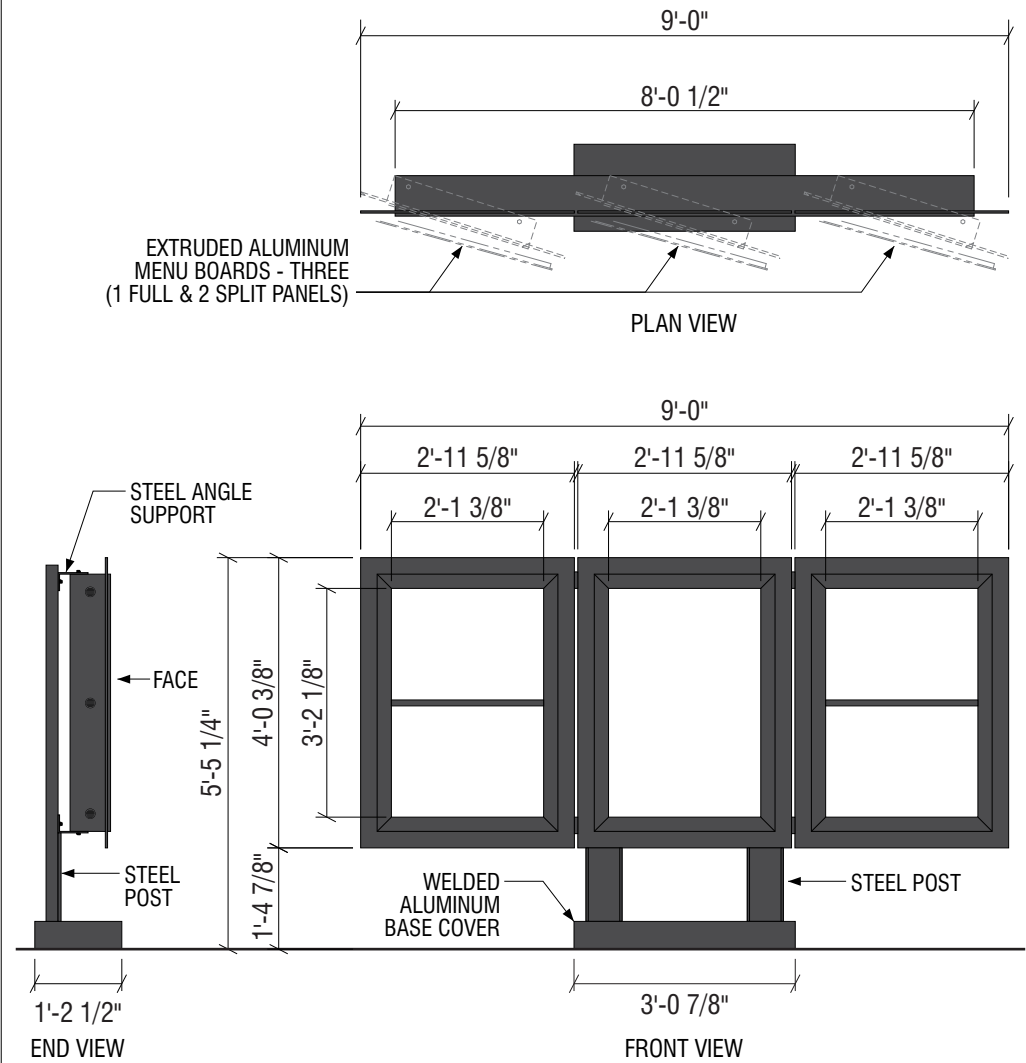
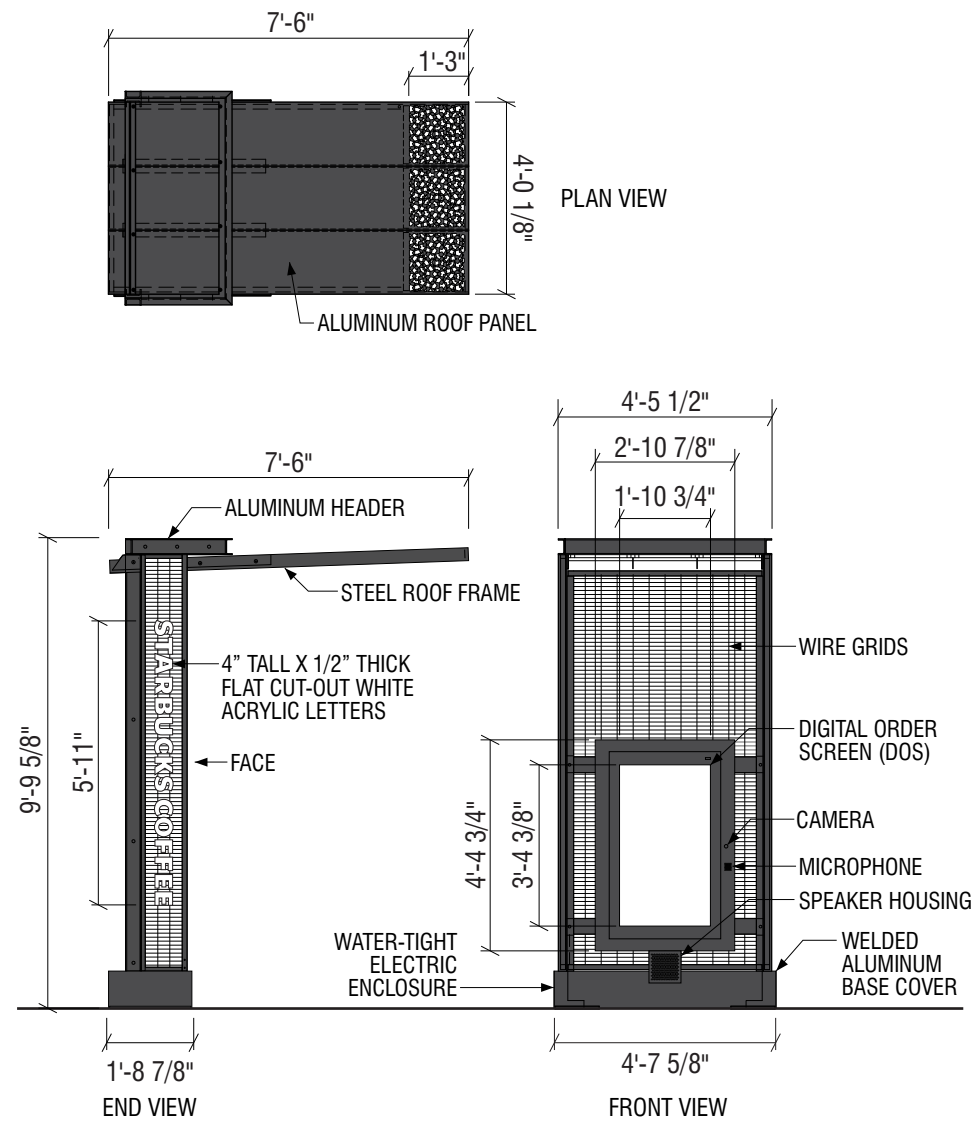
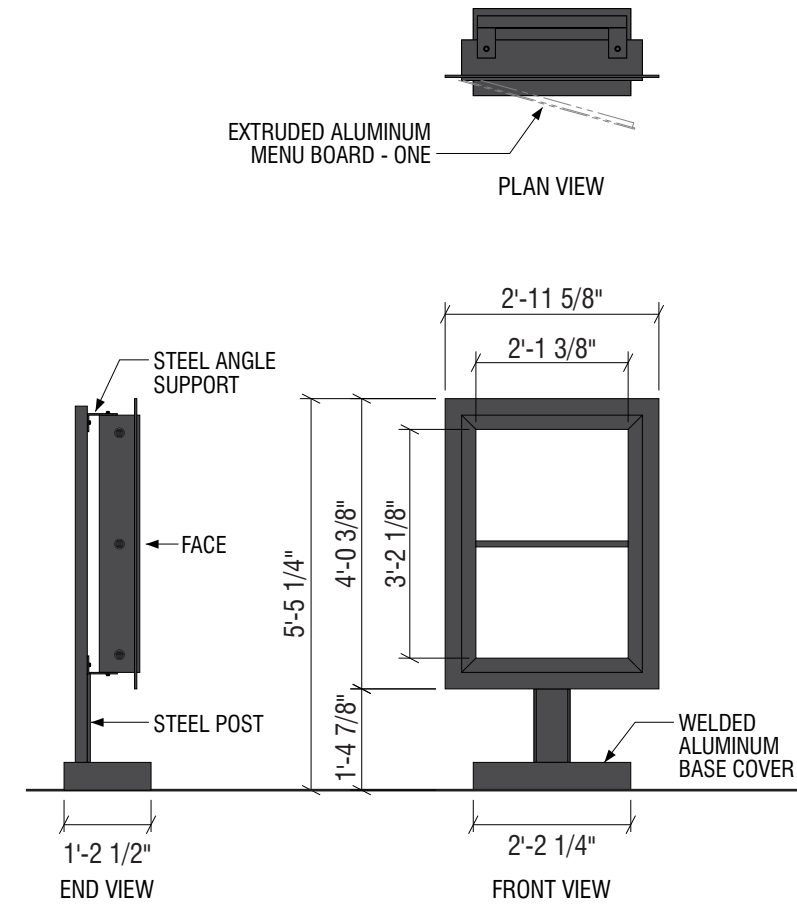
STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR

NEW DT CLEARANCE BAR ARROW SERIES FREESTANDING Design: 14106
Quantity: One (1) Clearance Bar, Manufacture & Install Scale: 1/2" = 1'-0"



Note: Red dotted line denotes sign area calculation = 2.29 Sq. Ft.

	DESCRIPTION	SIGN TYPE
J	PRE-MENU	FREESTANDING
K	ORDER POINT CANOPY w/ DOS	FREESTANDING
L	5-PANEL MENU	FREESTANDING



J NEW PRE-MENU - ILLUMINATED FREESTANDING SIGN

Quantity: One (1), YESCO TO INSTALL ONLY
 Manufactured by DSA Phototech
 Scale: 3/8" = 1'-0"

Design: 14120	Sq.Ft.	Volts	Amps
	6.72	120	1.1



SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS.

STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR

K NEW ORDER POINT CANOPY w/ DOS - ILLUMINATED FREESTANDING SIGN

Quantity: One (1), YESCO TO INSTALL ONLY
 Manufactured by DSA Phototech. DOS screen by Zones.
 Scale: 1/4" = 1'-0"

Design: 14163 ORDER POINT CANOPY	Sq.Ft.	Volts	Amps
Design: 14116 DIGITAL ORDER SCREEN	N/A	120	1.1



SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS.

STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR

L NEW 5-PANEL MENU - ILLUMINATED FREESTANDING SIGN

Quantity: One (1), YESCO TO INSTALL ONLY
 Manufactured by DSA Phototech
 Scale: 3/8" = 1'-0"

Design: 14119	Sq.Ft.	Volts	Amps
	20.16	120	3.3



SEE STAMPED ENGINEERING FOR SIGN FOOTING SPECIFICATIONS & DETAILS.

STAMPED ENGINEERING DRAWING TO SUPERCEDE THESE DETAILS WHERE DISCREPANCIES OCCUR



CALIFORNIA CONTRACTOR LICENSE NO. 980698

Los Angeles Division

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CLIENT:



1755 N. Sunrise Way
 Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY

DATE:

02/19/21

REV./DATE/DESIGNER

R3 / RICK / 6-21-21

Created separate BB for building & ground signs only - no LL Monument sign.

R4 / KERRY / 8-9-21

Changed logo disks to STARBUCKS reverse halo-illuminated ltrs, DRIVE THRU letters changed to reverse halo-illuminated ltrs.

R5 / KERRY / 8-10-21

Increased STARBUCKS letters on north and south to 16" letters

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
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PROJECT NUMBER:

ART-23565-R5

SHEET:

S14

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CLIENT:



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Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry K...*

DATE:

02/19/21

REV/DATE/DESIGNER

R2 / RICK / 4-28-21

North Elevation: Reduce logo to 60" & add (1) set of 8" Drive Thru letters below.
East Elevation: Relocate 60" logo back over DT window without 8" set of Drive Thru letters. Revise Pedestrian Crossing panel graphics, new qty.(3) & locations. Add (6) new Vehicle Crossing panel signs, details & locations to BB.

R3 - LL Monument / RICK / 6-21-21

Created separate BB for LL Monument sign only - no building or ground signs.

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
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PROJECT NUMBER:

ART-23565-R3
LL Monument Sign

SHEET:

S02

GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.
- J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.
- K. SEE SHEET A002 FOR ARCHITECTURAL SITE DETAILS.

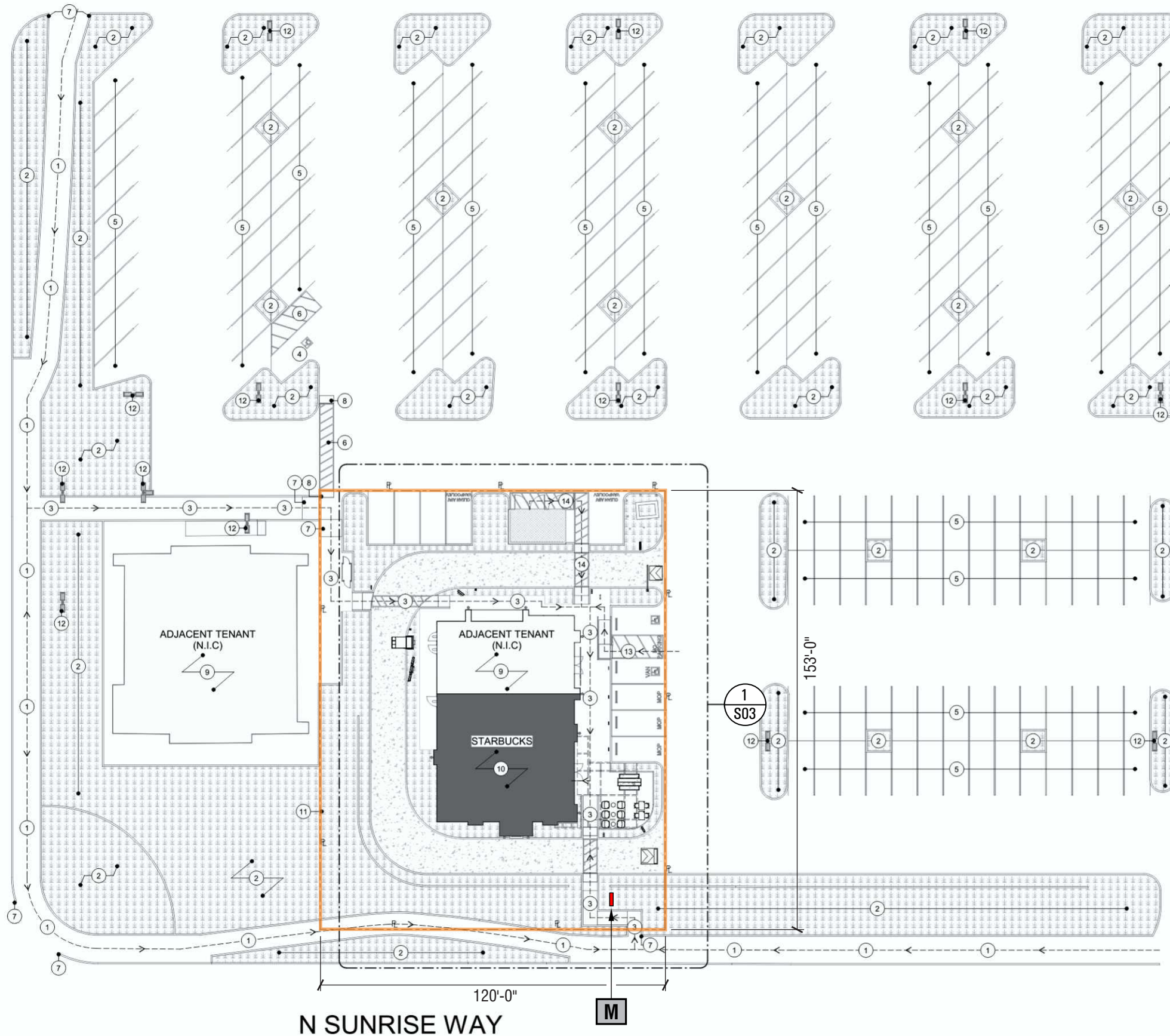
KEYNOTES

- 1 (E) PUBLIC RIGHT OF WAY TO REMAIN
- 2 (E) LANDSCAPE AREA TO REMAIN.
- 3 (E) ACCESSIBLE PATH OF TRAVEL FOR PUBLIC RIGHT OF WAY
- 4 (E) ACCESSIBLE PARKING STALL TO REMAIN
- 5 (E) PARKING STALL, TYP. TO REMAIN
- 6 (E) ACCESSIBLE STRIPING TO REMAIN
- 7 (E) CURB CUT TO REMAIN
- 8 (E) DETECTABLE WARNING, SEE 12/G011
- 9 (E) BUILDING TO REMAIN N.I.C.
- 10 (N) PROPOSED 2,200 S.F. STARBUCKS TENANT IMPROVEMENT
- 11 ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN
- 12 EXISTING LIGHT POLE.
- 13 (E) ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL.
- 14 (E) PATH OF TRAVEL TO TRASH ENCLOSURE.

LEGEND

- LANDSCAPE AREA
- CONCRETE DRIVE THRU LANE
- ACCESSIBLE PATH OF TRAVEL
- SCOPE OF WORK
- DETECTABLE WARNING

E VISTA CHINO



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

Los Angeles Division

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CLIENT:



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Palm Springs, CA 92262

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV/DATE/DESIGNER

R2 / RICK / 4-28-21

North Elevation: Reduce logo to 60" & add (1) set of 8" Drive Thru letters below.
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R3 - LL Monument / RICK / 6-21-21

Created separate BB for LL Monument sign only - no building or ground signs.

CUSTOMER APPROVAL:

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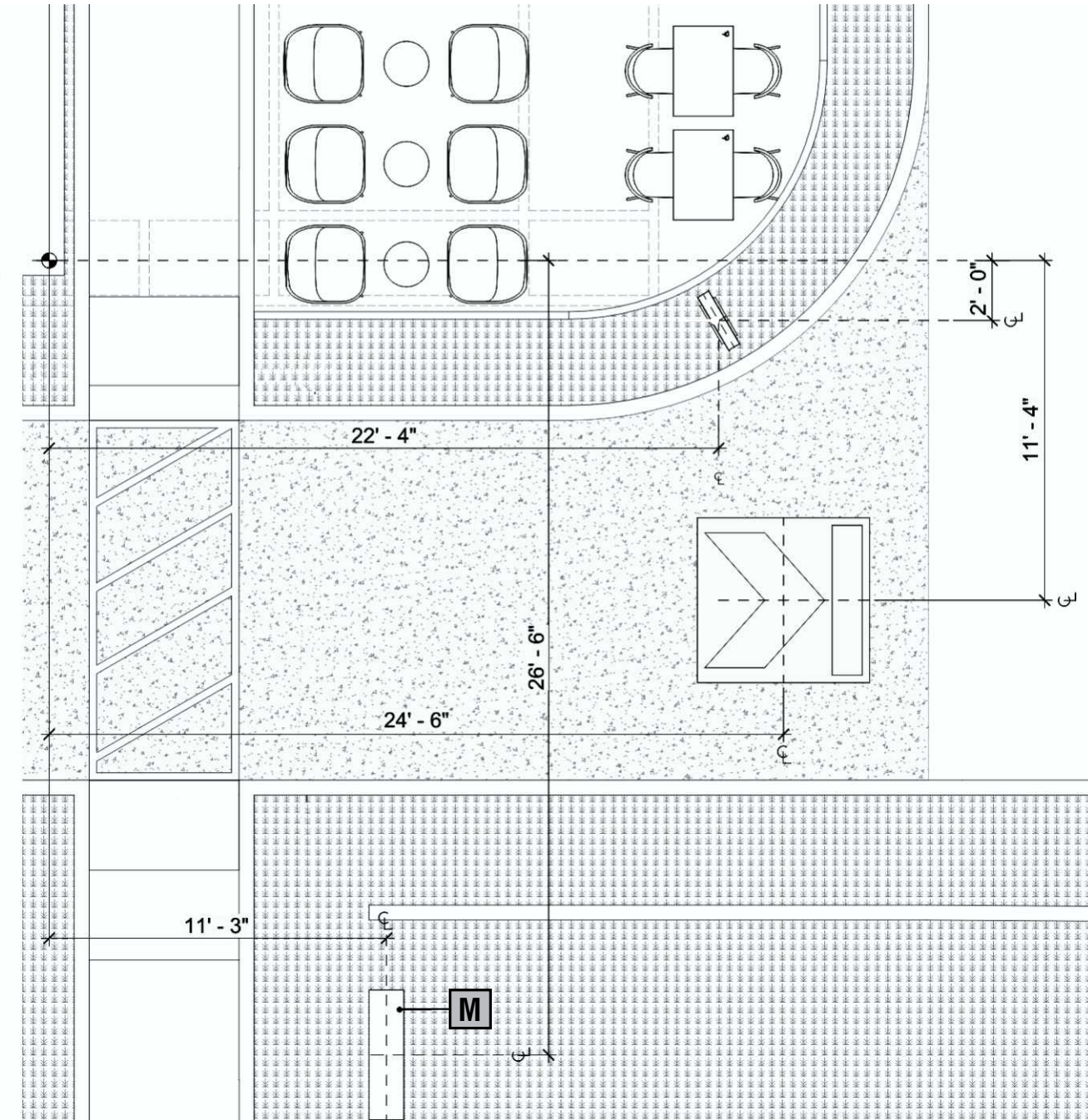
PROJECT NUMBER:

ART-23565-R3
LL Monument Sign

SHEET:

S03

MANUFACTURE & INSTALL					
SIGN	DESCRIPTION	DESIGN #	QUANT	SQ.FT. (ea)	TOTAL
M	DOUBLE-FACE MONUMENT SIGN (FREESTANDING SIGN)	*Custom*	1	17.1 PER FACE	17.1 ** NOTE ** ONE SIDE ONLY USED FOR SIGN AREA SQ. FT. CALCULATION



2 ENLARGED SITE PLAN DETAIL - MONUMENT SIGN LOCATION
SCALE: 3/16" = 1'-0"



1 SITE PLAN
SCALE: 1" = 20'-0"

EVISTA CHINO



Los Angeles Division

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PROJECT NUMBER:

ART-23565-R3
LL Monument Sign

SHEET:

S04

***Custom* Feature(s)**

- NON STANDARD SIGN TYPE

MATERIAL CALL-OUTS & SPECS

A COLUMN	MATERIAL	ALUM OVER STL FRAME
	FINISH	WOOD SIDING (SIMILAR TO BLDG)
B STARBUCKS	TYPE	D/F ILLUMINATED
	MATERIAL	ALUM OVER STL FRAME
	LOGO/LTRS	ROUTED OUT / WHITE ACRYLIC PUSH-THRU w/ VINYL OVERLAYS (3/8" NET FROM FACE)
	LIGHTING	WHITE LED
	PAIN COLOR	(SEE COLOR CHART)
C DECO BAND	MATERIAL	ALUM FABRICATION
	PAINT COLOR	BLACK
D TENANT	TYPE	D/F ILLUMINATED
	MATERIAL	ALUM OVER STL FRAME
E BASE	LOGO/LTRS	ROUTED OUT / WHITE ACRYLIC PUSH-THRU w/ VINYL OVERLAYS (3/8" NET FROM FACE)
	LIGHTING	WHITE LED
	PAIN COLOR	(SEE COLOR CHART)
	FINISH	SMOOTH SATIN
	FINISH	SMOOTH SATIN
F ADDRESS	MATERIAL	1/4" THICK ALUM FLAT CUT-OUT
	PAINT COLOR	WHITE
	FINISH	SMOOTH SATIN
	INSTALL	STUD MOUNT FLUSH TO BASE
G FOOTING	MATERIAL	CONCRETE POURED IN PLACE
	HEIGHT	3" ABOVE GRADE
	EDGES	45° CHAMFER
	YESCO	TYPE
	SIZE	2" TALL X 8.67" WIDE
	COLOR	BLACK
	UL LABEL	3.75"(W) X 1.5"(H) (UL)

COLOR KEY

PAINT	SHERWIN WILLIAMS SW
VINYL	(MATCH STOREFRONT DOORS/WINDOW MULLIONS)
VINYL	3M #3635-222 Dual Color Black
PAINT	To match RAL 7021M Black, Smooth Satin Finish
PAINT	DARK GRAY To Match Bldg.
FINISH	SAND TEXTCOTE
ACRYLIC	#7328 WHITE
PAINT	Sherwin Williams WHITE, Smooth Satin Finish
VINYL	3M #3630-76 Holly Green
PAINT	To match RAL 7021M Black, Smooth Satin Finish
WOOD SIDING	SIMILAR IN STYLE AND COLOR TO BLDG SIDING (EXACT STYLE/COLOR T.B.D.)

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



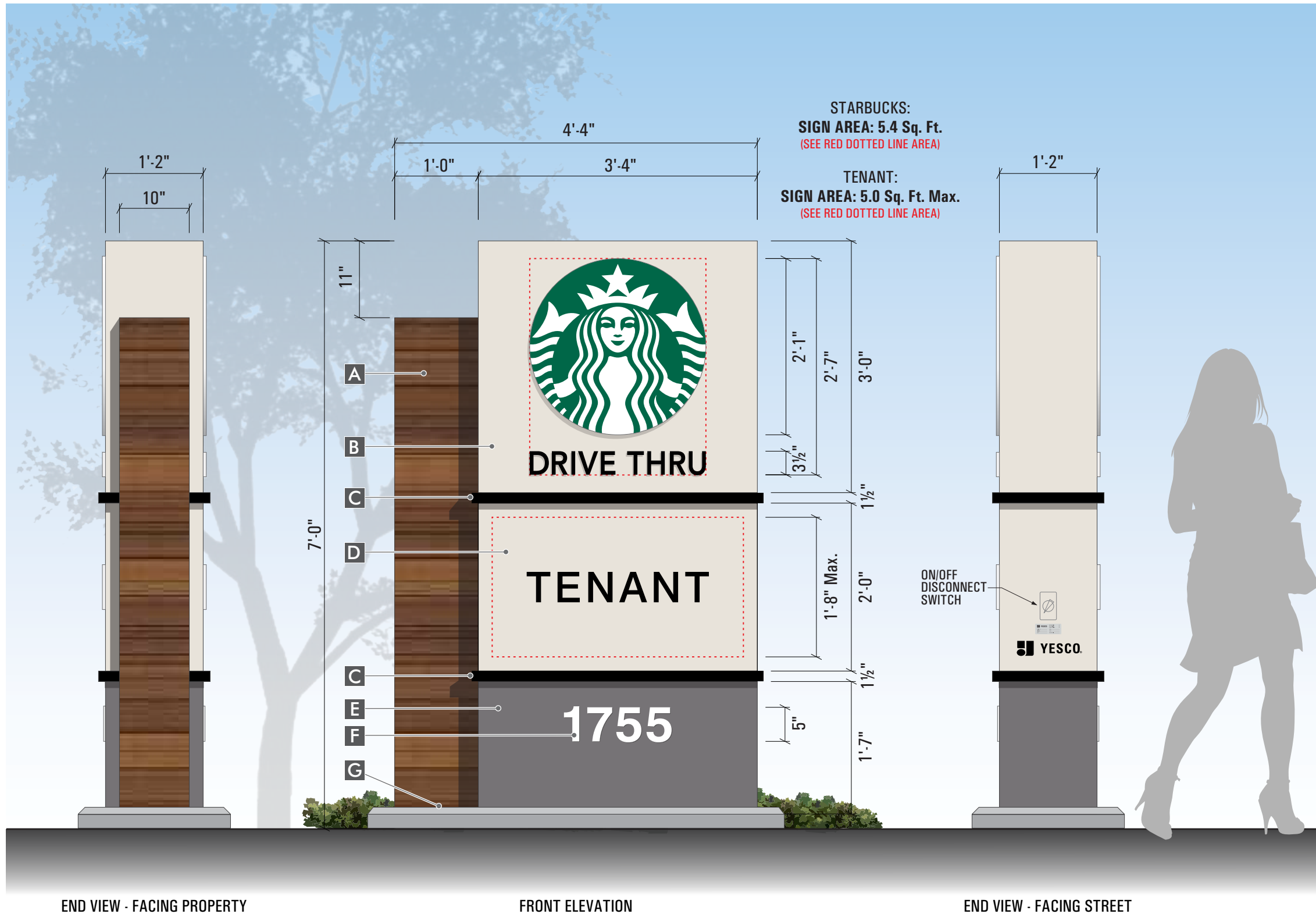
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DEDICATED SIGN CIRCUIT(S)

NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH / PHOTO CELL)
CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION(S)

PRIMARY ELECTRICAL POWER

PRIMARY POWER SUPPLIED TO SIGN LOCATION(S) BY OTHERS.
PRIMARY ELECTRICAL POWER UNDER SEPARATE PERMIT BY OTHERS.



END VIEW - FACING PROPERTY

FRONT ELEVATION

END VIEW - FACING STREET

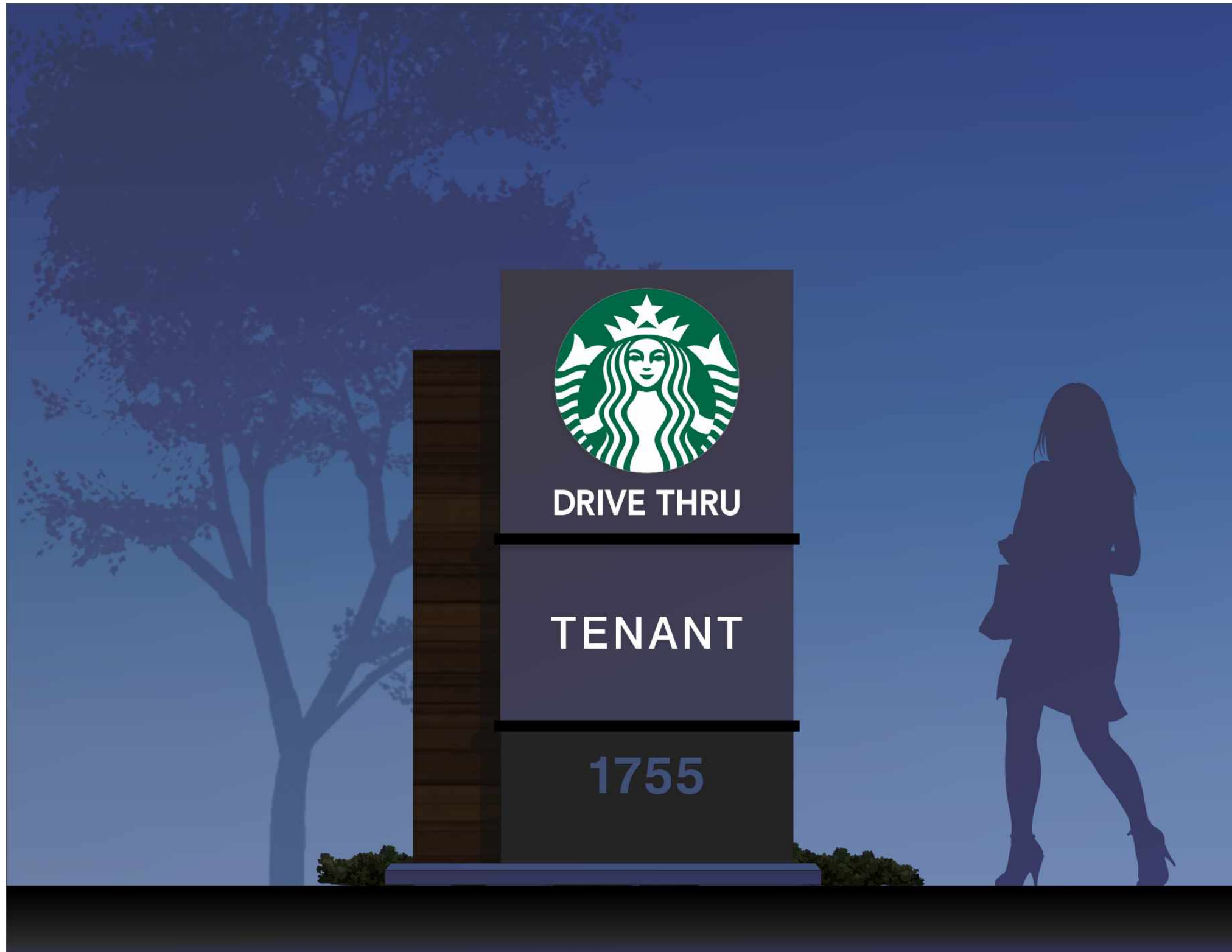


NEW DOUBLE FACE ILLUMINATED TENANT MONUMENT SIGN

QUANTITY: One (1), Manufacture & Install

Design: *Custom*

SCALE: 3/4" = 1'-0"



SIMULATED NIGHT VIEW

Los Angeles Division

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JAY RESAR

DESIGN:

KERRY *Kerry Keston*

DATE:

02/19/21

REV/DATE/DESIGNER

R2 / RICK / 4-28-21

North Elevation: Reduce logo to 60" & add (1) set of 8" Drive Thru letters below.
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R3 - LL Monument / RICK / 6-21-21

Created separate BB for LL Monument sign only - no building or ground signs.

CUSTOMER APPROVAL:

- Accepted w/o changes
- Accepted w/ changes as noted
- Revise as noted & re-submit

SIGNATURE _____

DATE _____

PRODUCTION APPROVAL:

SALES EXECUTIVE _____

DATE _____

PRODUCTION MGR. _____

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PROJECT NUMBER:

ART-23565-R3
 LL Monument Sign

SHEET:

S05