



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: OCTOBER 4, 2021 CONSENT

SUBJECT: DTPS C-15, LLC, OWNERS, FOR A MINOR ARCHITECTURAL APPLICATION TO MODIFY A STOREFRONT OF THE BLOCK C BUILDING FACADE FOR SUNGLASS HUT, WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN LOCATED AT 111 NORTH PALM CANYON DRIVE, ZONE CBD (CASE 3.3607 MAA) (AP)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for the Architectural Review Committee to review a Minor Architectural application to modify a storefront of the Block C facade fronting North Palm Canyon Drive within the Palm Springs Specific Plan area. The proposed modifications include new paint color, new signage, and new lighting.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that Luxottica of America Inc. is the sole corporation. The Public Integrity Disclosure form is included as an attachment to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
12/19/2012	The City Council approved Case No. 3.3607-MAJ to allow the redevelopment of a portion of the Desert Fashion Plaza with a one- and three-story retail commercial building located in Block C of the Downtown Palm Springs Specific Plan.
2017	Revisions were made to the facades of Starbucks, Haus of Poke and Tommy Bahama.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.49 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project is subject to the development standards listed in The Downtown Palm Springs Specific Plan. When the building was approved, all individual tenant remodels were required to be reviewed by the Architectural Review Committee.

PSZC Section 94.04.00(E)(13) requires that the proposed application be consistent with any adopted Specific Plan or Planned Development District Design Standards:

<i>Applicable Specific Plan Area or Design Standards</i>	<i>Compliance</i>
Downtown Palm Springs Specific Plan	Y



1 EXISTING FACADE ELEVATION

Existing Storefront



Proposed Storefront

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The proposed store front will have consistent architectural treatment as the rest of the building. The above fascia will consist of a beige Pebble Rock colored stucco with a two bronzed tempered glass mirror strips. New metal cladding on the lower half of the facade, will be painted Blackjack and surround the glass storefront. The glass will have a new aluminum framed glazing.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>Accessory structures are not proposed.</p>	N/A
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The alteration of the doors and windows on the storefront will be minimal. Currently, the storefront has one main door, three large glass windows and four smaller horizontal windows. The applicant is proposing to reduce the window area slightly by filling in the perimeter of the window area with black metal cladding and creating a double door main entrance. Adjacent businesses within this building have various storefronts. The design is composed in a harmonious manner with the rest of the building.	
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The proposed materials consist of stucco and metal, which are consistent with the context of the site and the adjacent tenant spaces. The Block C building in the Downtown Palm Springs Specific Plan consists of various types of material, such as cooper, metal, stucco, wood and brick.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The applicant is proposing a black color of the metal and cladding. A beige Pebble rock and bronze mirror accent color is proposed for the fascia. The colors are appropriate to the desert environment and consistent with the context of the site.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> Landscape is not proposed.	N/A
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> Landscape is not proposed.	N/A
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> Landscape is not proposed.	N/A
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The applicant is not proposing additional shading. The current facade consists of an overhang that will provide shade to the patrons of the store and the area directly in front of the tenant space.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The applicant is proposing LED strip lights to be placed underneath the existing canopy overhang. The proposed lighting will not materially impact adjacent properties.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> The proposed signage consists of one blade sign and one main sign. The Blade sign is 2.33-square feet in size and the main size is 23-square feet. Both signs conform to the Block C Sign Program.	Y
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> The applicant is proposing a new rooftop HVAC unit, which will be screened from the public-rights-of-way and abutting properties.	Y
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i> The proposed application is consistent with the Downtown Palm Springs Specific Plan, which states “well designed storefronts make a significant contribution to streetscape character and assist in the creation of lively frontages”. Staff considers the proposal a well-designed store front.	Y

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”) and has been determined to be categorically exempt pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

CONCLUSION:

The proposed modifications will be an enhancement to the existing storefront. The project complies with the design guidelines of the Downtown Palm Springs Specific Plan and the proposed changes are harmonious to the existing building. Staff recommends approval, as submitted.

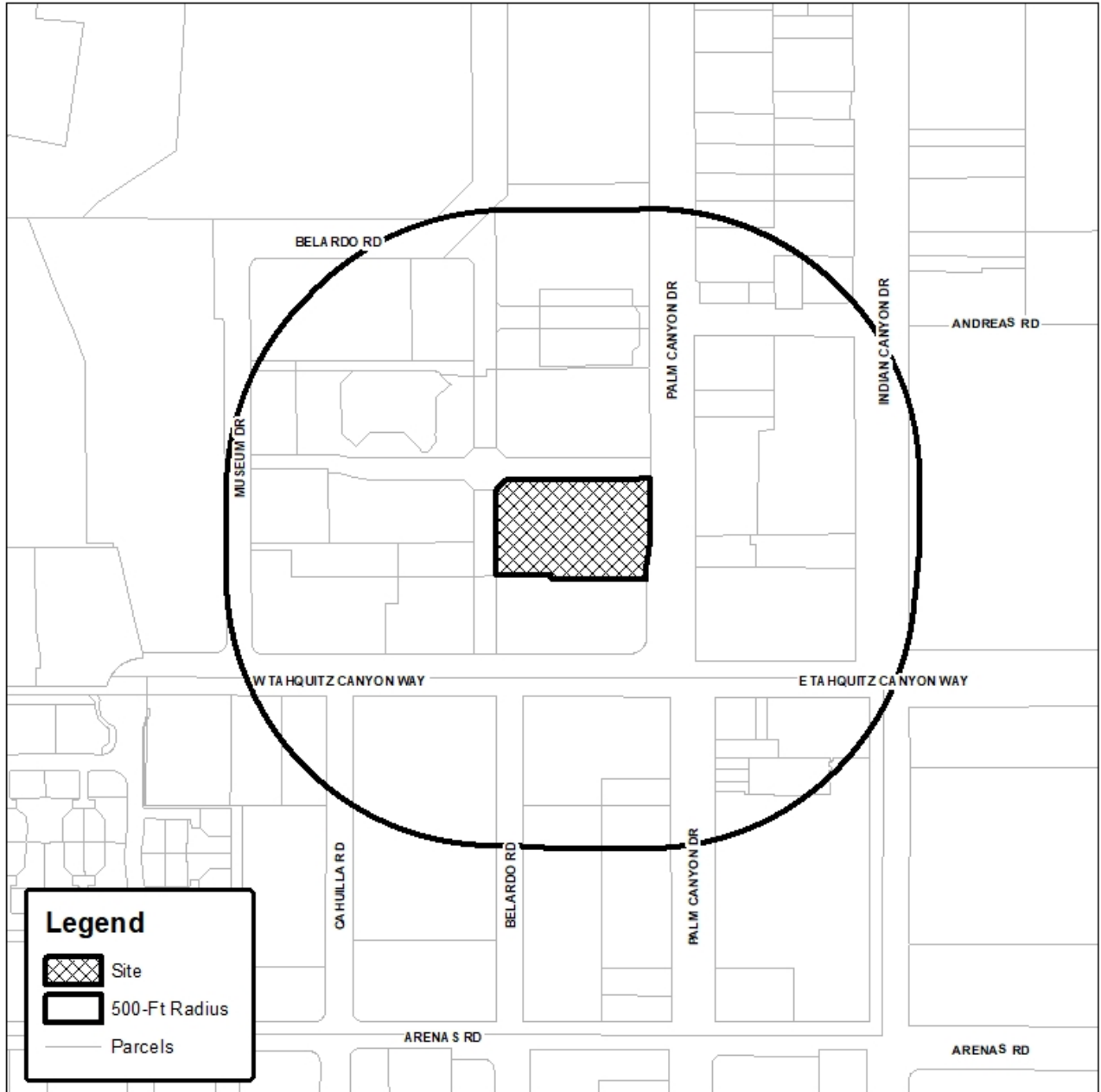
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	David Newell, AICP, Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Public Integrity Disclosure Form
3. Architectural Plans




Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
111 North Palm Canyon Drive

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	<i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Tamara Beaton Project Supervisor	Date 9/17/21
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PENALTIES
 Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

MINOR ARCHITECTURAL APPROVAL APPLICATION PACKAGE

DOWNTOWN PALM SPRINGS 111 NORTH PALM CANYON DR., STE. C0.40 PALM SPRINGS, CA 92262

- A.01 COVER SHEET
- A.02 PLOT PLAN / PERSPECTIVE
- A.03 PROJECT INFORMATION SHEET
- A.04 FLOOR PLAN
- A.05 ROOF PLAN AND SIGHT LINE ELEVATION
- A.06 EXISTING AND PROPOSED FACADE ELEVATION
- A.07 STOREFRONT ELEVATION & TENANT SIGNAGE
- A.08 STOREFRONT PLAN AND DETAILS
- A.09 SURROUNDING LOCATION PLAN
- A.10 ADJACENT TENANT ELEVATIONS
- A.11 ADJACENT TENANT ELEVATIONS

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3 NEW STOREFRONT RENDERING

APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS AND THE LANDLORD'S CONSTRUCTION CRITERIA AND SHALL SATISFY TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL THE GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT AND OR THE TENANT'S CONTRACTOR.

APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

CONSTRUCTION TYPE:	TYPE IIB
EXISTING OCCUPANCY:	M (MERCANTILE) (1,285 SQ.FT.)
PROPOSED OCCUPANCY:	M (MERCANTILE) (1,285 SQ.FT.)
MECHANICAL:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE (TITLE 24)
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE (TITLE 24)
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE, CHAPTER 11B
ADDITIONAL CODES:	PALM SPRINGS MUNICIPAL CODE

REQUIRED PLUMBING FIXTURES
OCCUPANT LOAD (FOR REQUIRED PLUMBING FIXTURES):

SALES AREAS:	1,070 S.F. / 60 = 18
BACK OF HOUSE / STOCK:	215 S.F. / 300 = 1
TOTAL AREA:	1,285 S.F. GROSS
TOTAL OCCUPANTS:	= 19

EGRESS WIDTH PER OCCUPANT:
0.15 INCHES PER PERSON (SPRINKLERED)
1) EGRESS COMPONENTS (SPRINKLERED)
0.15 INCHES PER OCCUPANT x 19 OCCUPANTS = 2.9 INCHES (REQUIRED)
2) ACTUAL WIDTH PROVIDED:
68" CLEAR
TOTAL EGRESS WIDTH PROVIDED: = 68" CLEAR

EXIT AND EXIT ACCESS DOORWAYS
REQUIRED: 1
PROVIDED: 1
MAX TRAVEL: 75 FEET (SPRINKLERED)
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY: M MAX OCCUPANT LOAD = 49 (ACTUAL OCCUPANT LOAD = 19)

GROSS SQ. FT.: 1,285 S.F.
OCCUPANT LOAD FACTOR (2019 CPC TABLE A): 200
OCCUPANT LOAD: 1,285 S.F. / 200 = 7

1) WATER CLOSETS:
REQUIRED: 1
PROVIDED: 1
FOR EMPLOYEE AND PUBLIC USE

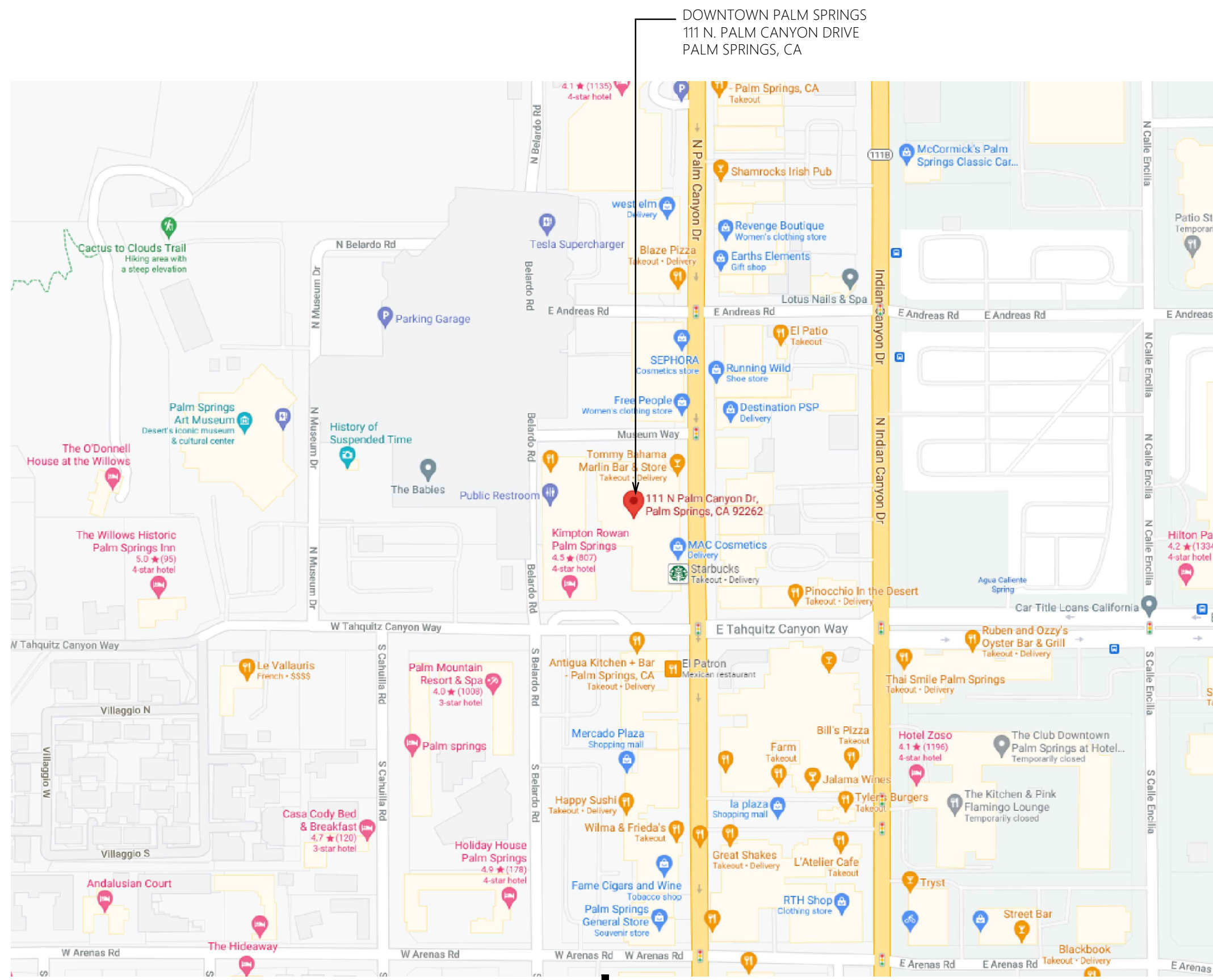
2) LAVATORIES:
REQUIRED: 1
PROVIDED: 1
FOR EMPLOYEE AND PUBLIC USE

3) DRINKING FOUNTAIN:
REQUIRED: 0
PROVIDED: 0
DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR FEWER (2019 CPC 415.2)

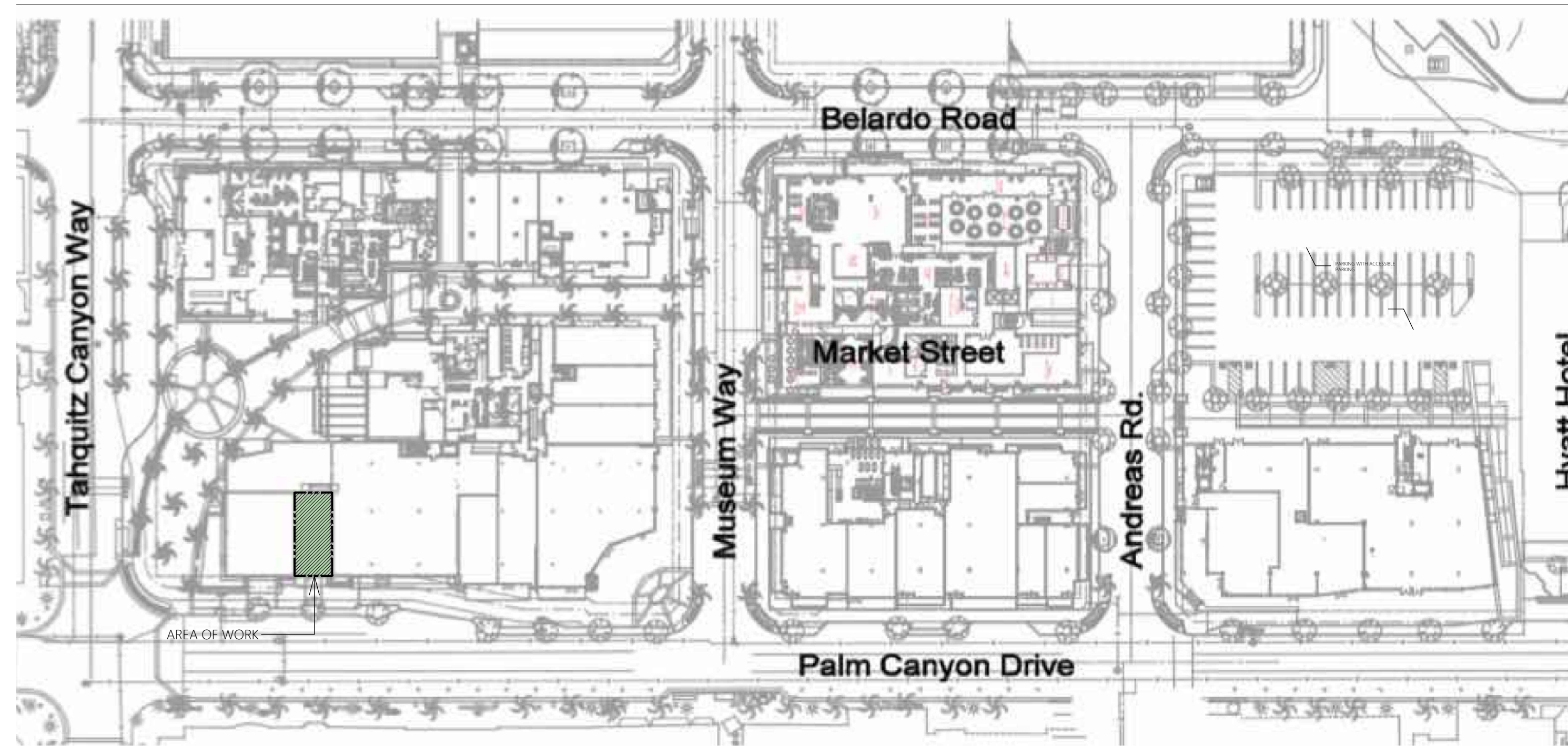
4) SERVICE SINK:
REQUIRED: 1
PROVIDED: 1
PROVIDED IN NON-SALES AREA

SEPARATE FACILITIES
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 50 OR FEWER (2019 CPC 422.2)

5 CODE REVIEW INFORMATION



2 LOCATION MAP



4 AERIAL VIEW OF SITE / PARCEL PLAN

- REMOVE AND REPLACE STOREFRONT GLAZING SYSTEM
- NEW METAL CLADDING ON EXISTING CANOPY AND NEW EXTERIOR LIGHTING UNDER EXISTING CANOPY
- NEW SALES AREA DISPLAY FIXTURES AND CASH DESK
- NEW INTERIOR WALL CONSTRUCTION, MILLWORK, INTERIOR FINISHES
- NEW DRYWALL AND ACOUSTICAL CEILINGS LIGHTING THROUGHOUT
- NEW TOILET ROOM WITH NEW FIXTURES AND ACCESSORIES.
- EXISTING HVAC ROOFTOP EQUIPMENT TO REMAIN. NEW HVAC ROOFTOP UNIT, NEW DUCTWORK AND AIR DISTRIBUTION DIFFUSERS THROUGHOUT

6 SCOPE OF WORK



Downtown Palm Springs
111 North Palm Canyon Dr., Ste. C0.40, Palm Springs, CA 92262

Architect of Record
WILLIAM J. COMMER
783 SUSQUEHANNA AVE.
FRANKLIN LAKES, NJ 07417
PHONE: 201-848-9060

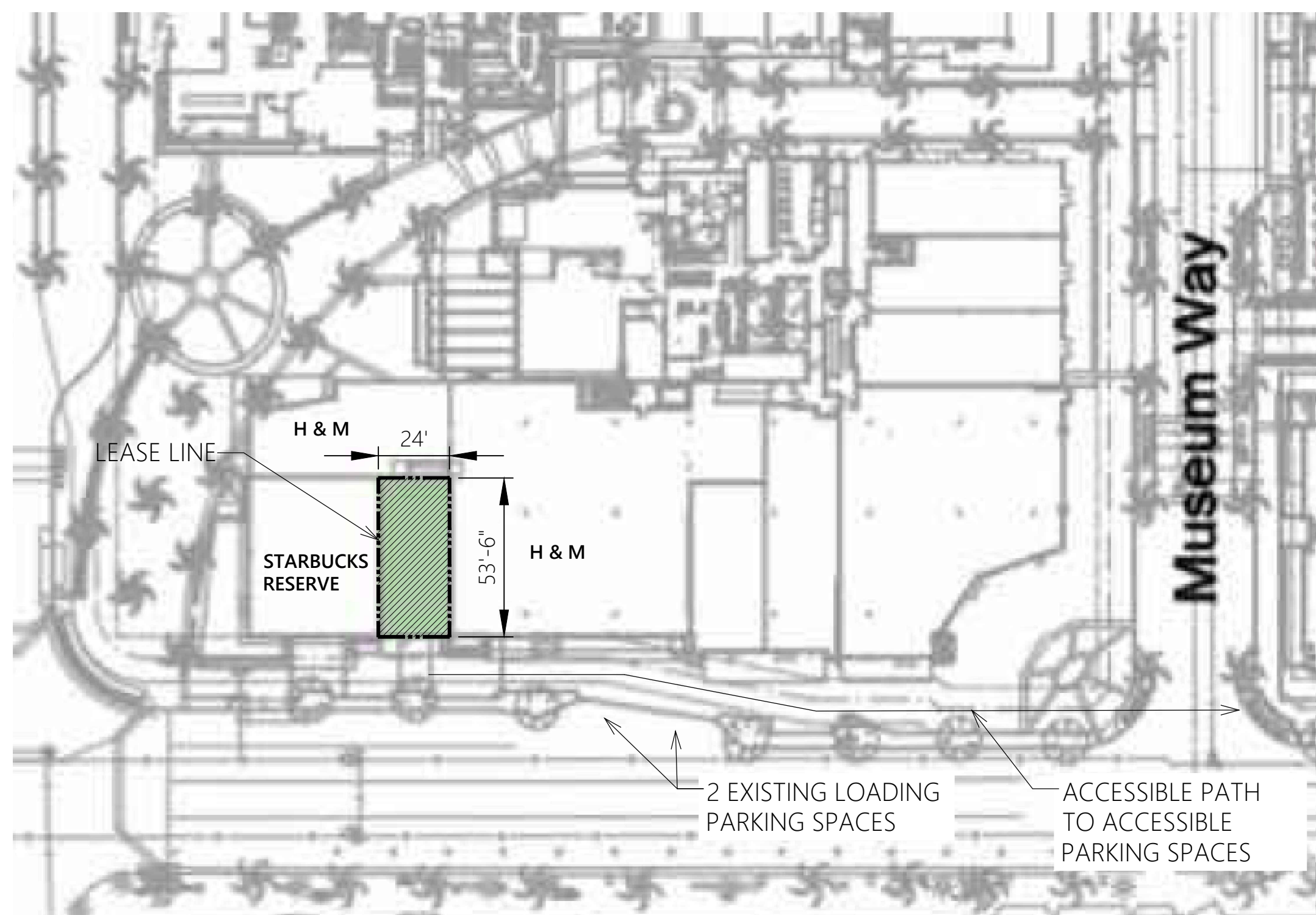
SHEET #

A.01

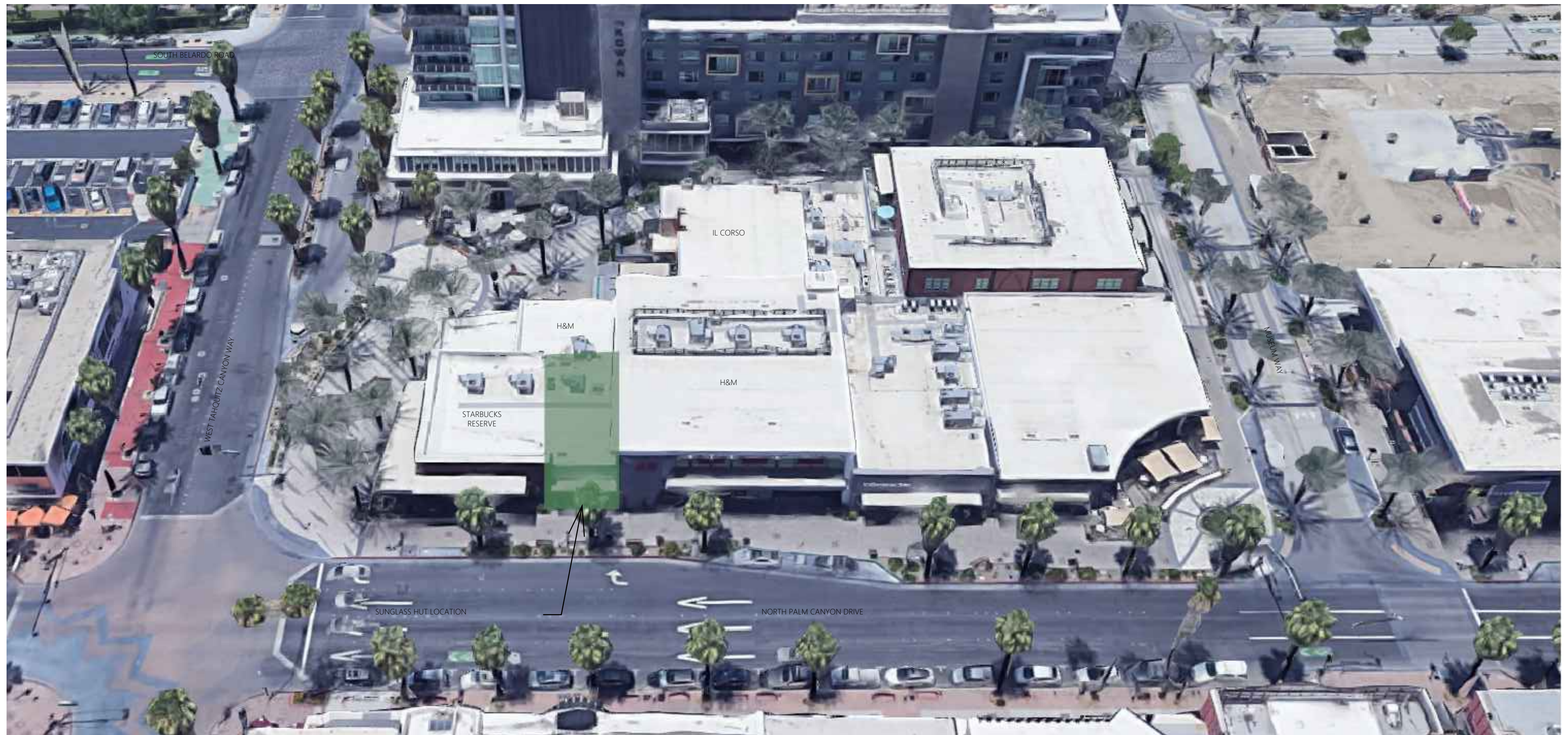
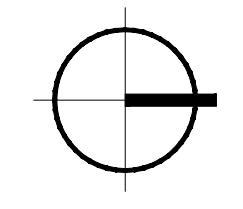
DATE: AUGUST 06, 2021

COVER SHEET

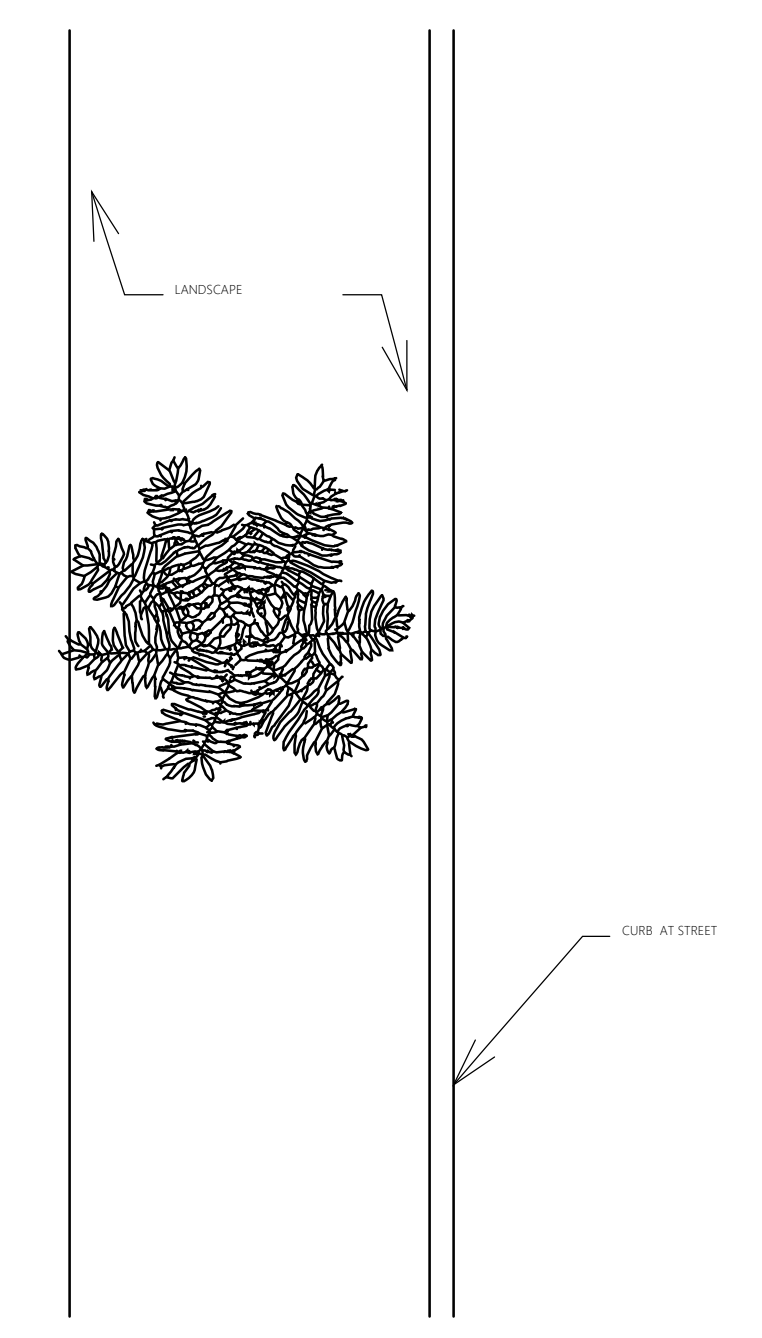
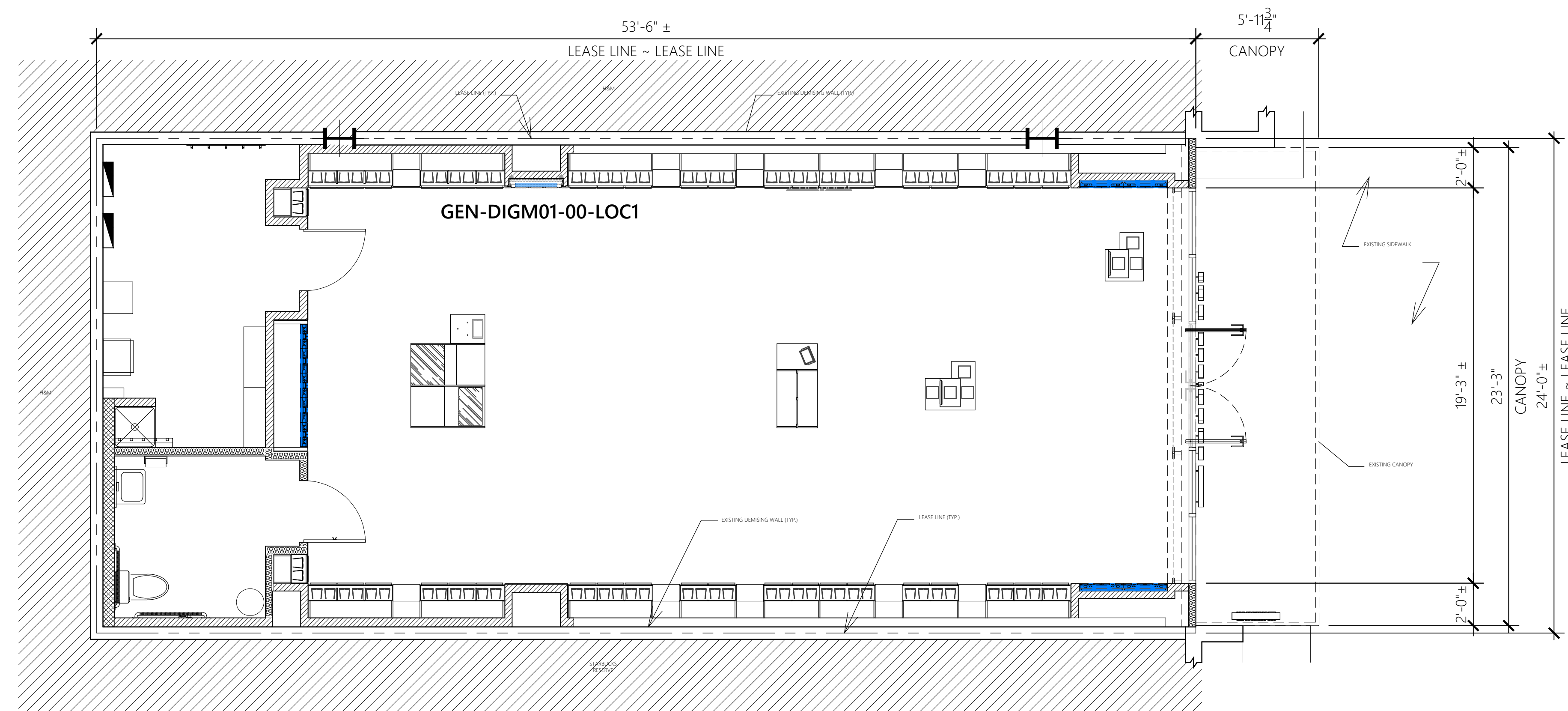
REVISED 8/12/2021



1 PLOT PLAN



2 PLOT PLAN / PERSPECTIVE



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

- 2 LOADING SPACES AT STOREFRONT, 75' TRAVEL DISTANCE.
- 6 HANDICAP PARKING SPACES, 800' APROX. TRAVEL DISTANCE.
- 62 PARKING SPACES, 800' APROX. TRAVEL DISTANCE.

2 PARKING

APPLICABLE CODES:
ASSESSOR PARCEL NUMBER:
PROPERTY TYPE: COMMERCIAL
TAX RATE AREA (TRA):

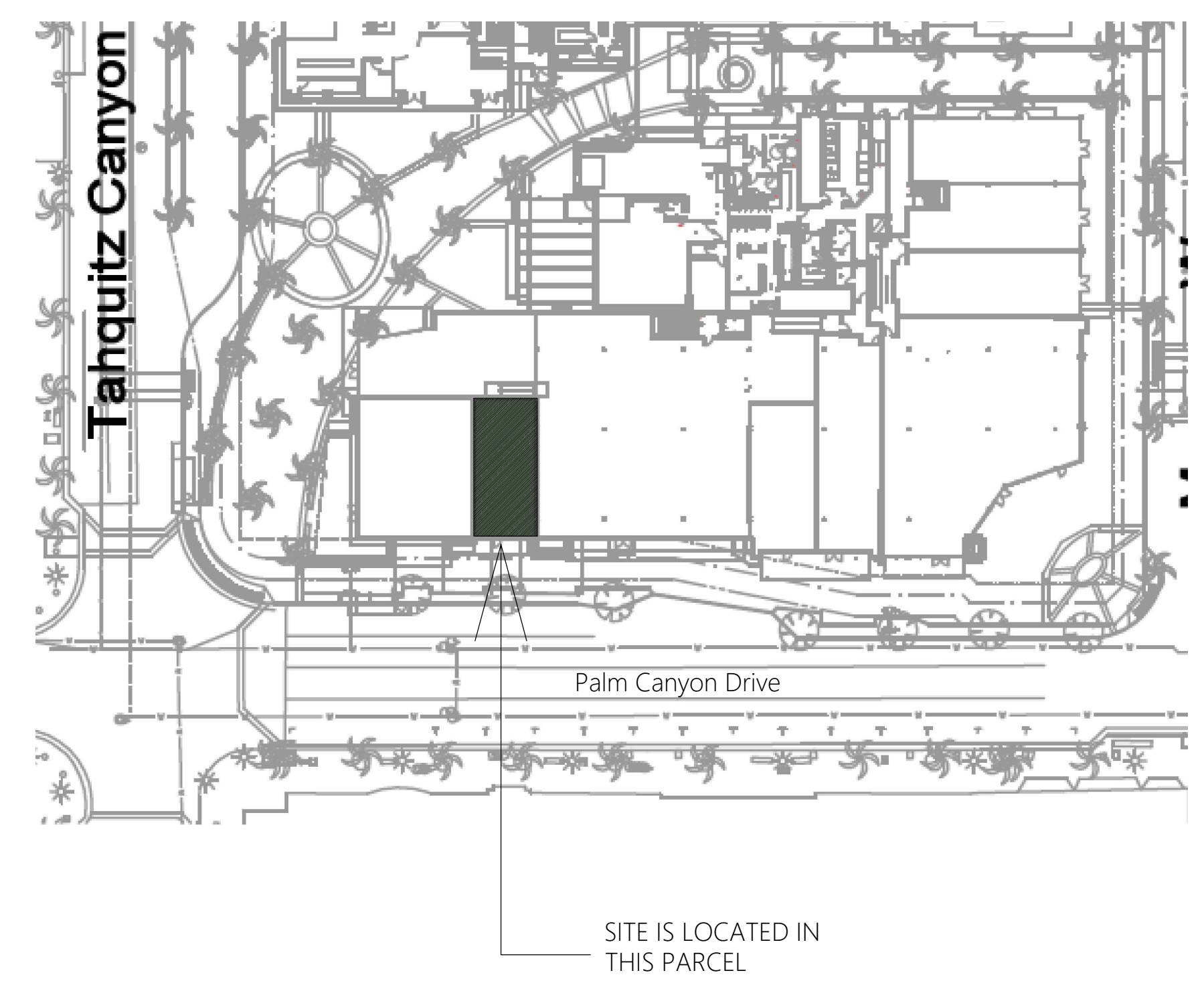
EXISTING TENANT SQ. FOOTAGE: 1,285 SQ.FT.

PROPOSED SQ. FOOTAGE: 1,285 SQ.FT. (NO CHANGE)
BUILDING EXISTING HEIGHT: 20'-0"± (NO CHANGE)

EXISTING USE: MERCANTILE (GROUP M)
PROPOSED USE: MERCANTILE (NO CHANGE)

BUILDING TYPE: TYPE IIB WITH FIRE PROTECTION SYSTEM

3 PROPERTY INFORMATION



4 PARCEL PLAN

TENANT
SUNGLASS HUT

NEXTORE
6 CREAMERY BROOK
EAST GRANBY, CT 06026
OFFICE: 516-393-2484
CELL: 860-431-9641
PROJECT MANAGER: JULIE NOTO
JNOTO@NEXTORERETAIL.COM
DESIGNER: ALYSSA NASH
ANASH@NEXTORERETAIL.COM

ARCHITECT OF RECORD

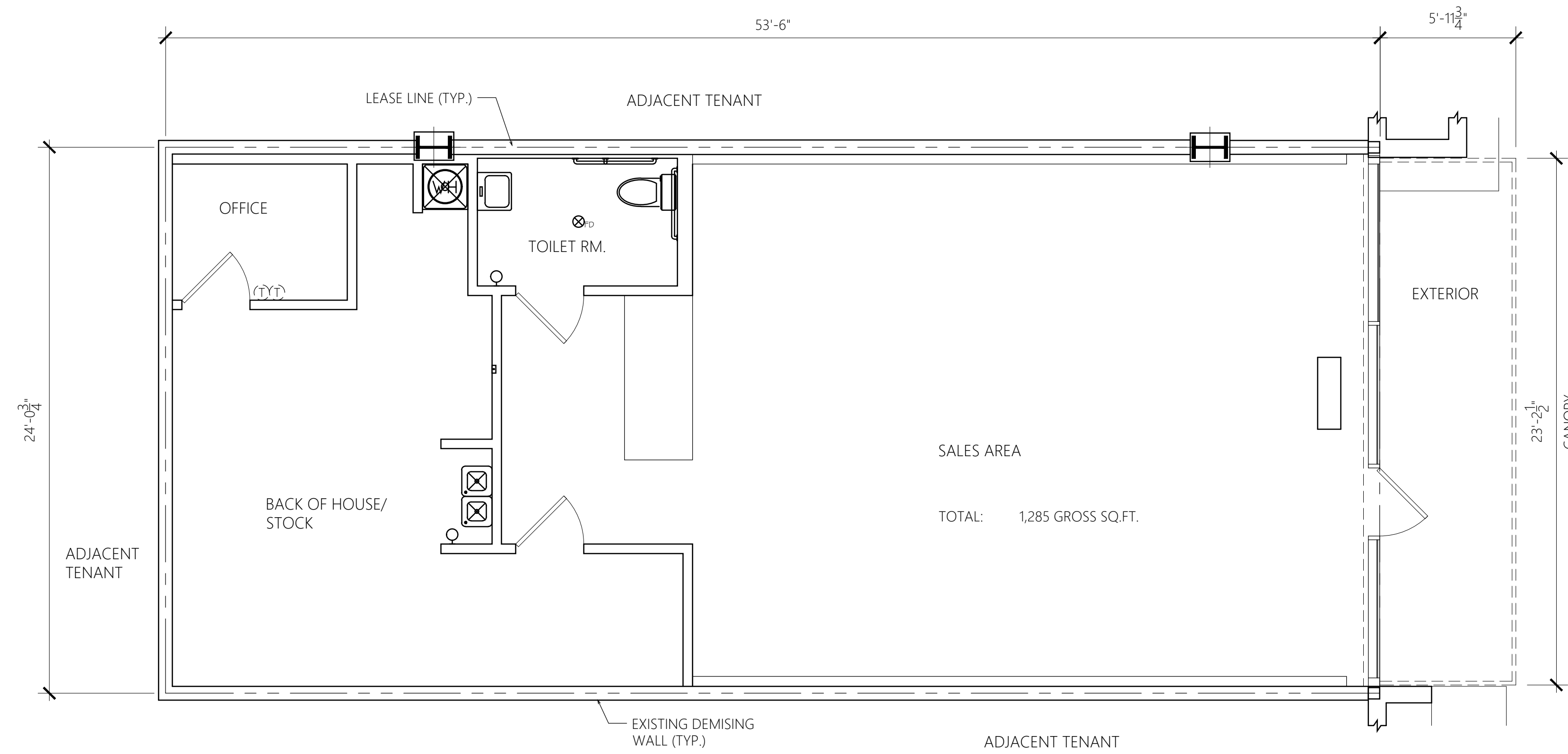
WILLIAM J. COMMER
763 SUSQUEHANNA AVE.
FRANKLIN LAKES, NJ 07417
PHONE: 201-848-9060

PROPERTY OWNER
GRIT DEVELOPMENT

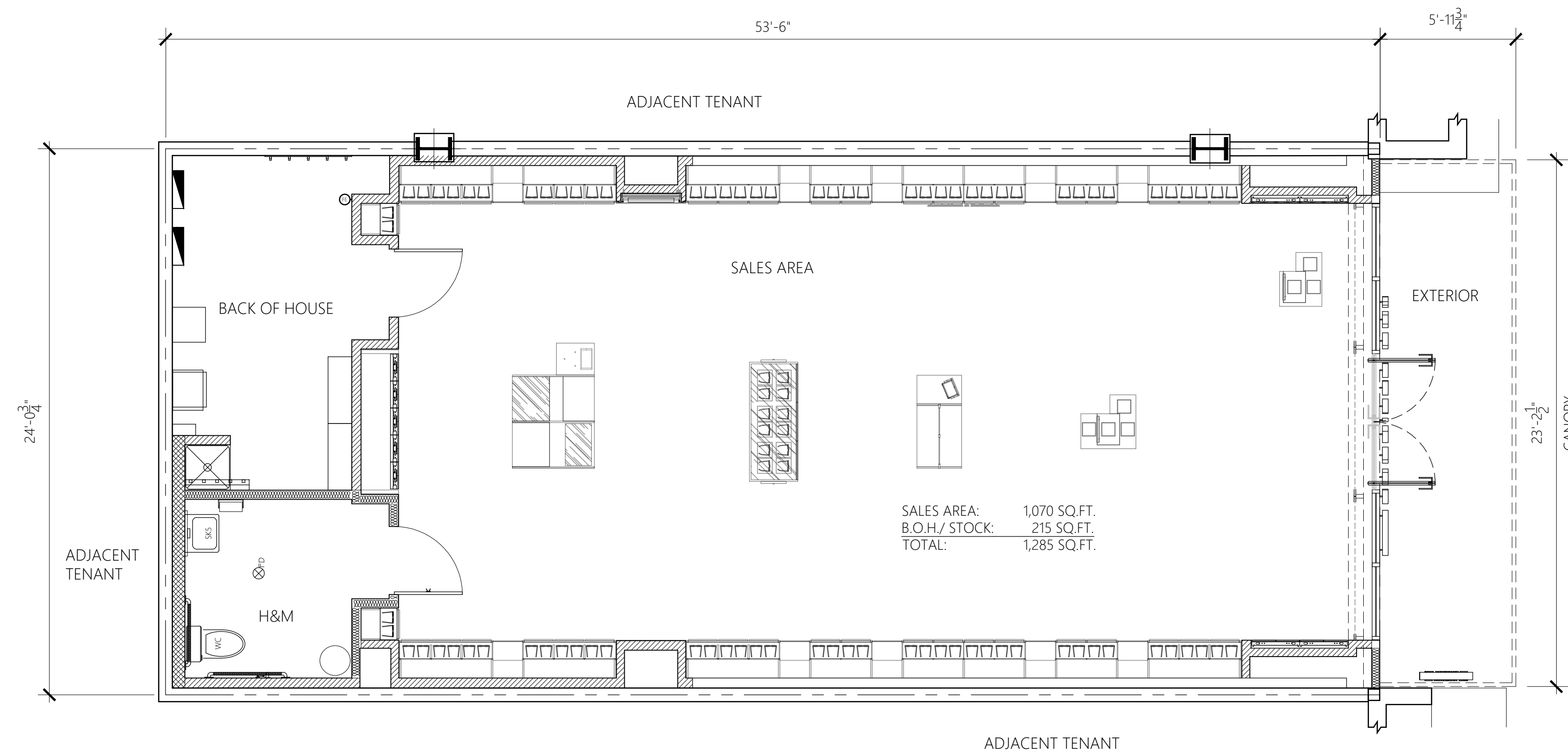
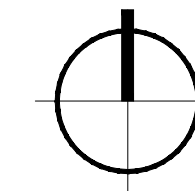
201 N. PALM CANYON, SUITE 200
PALM SPRINGS, CA 92262
PH: 760-844-7708
CONTACT: MARY FLORES
EMAIL: MARY@GRITPS.COM

5 PROJECT CONTACT INFORMATION

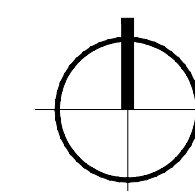




1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

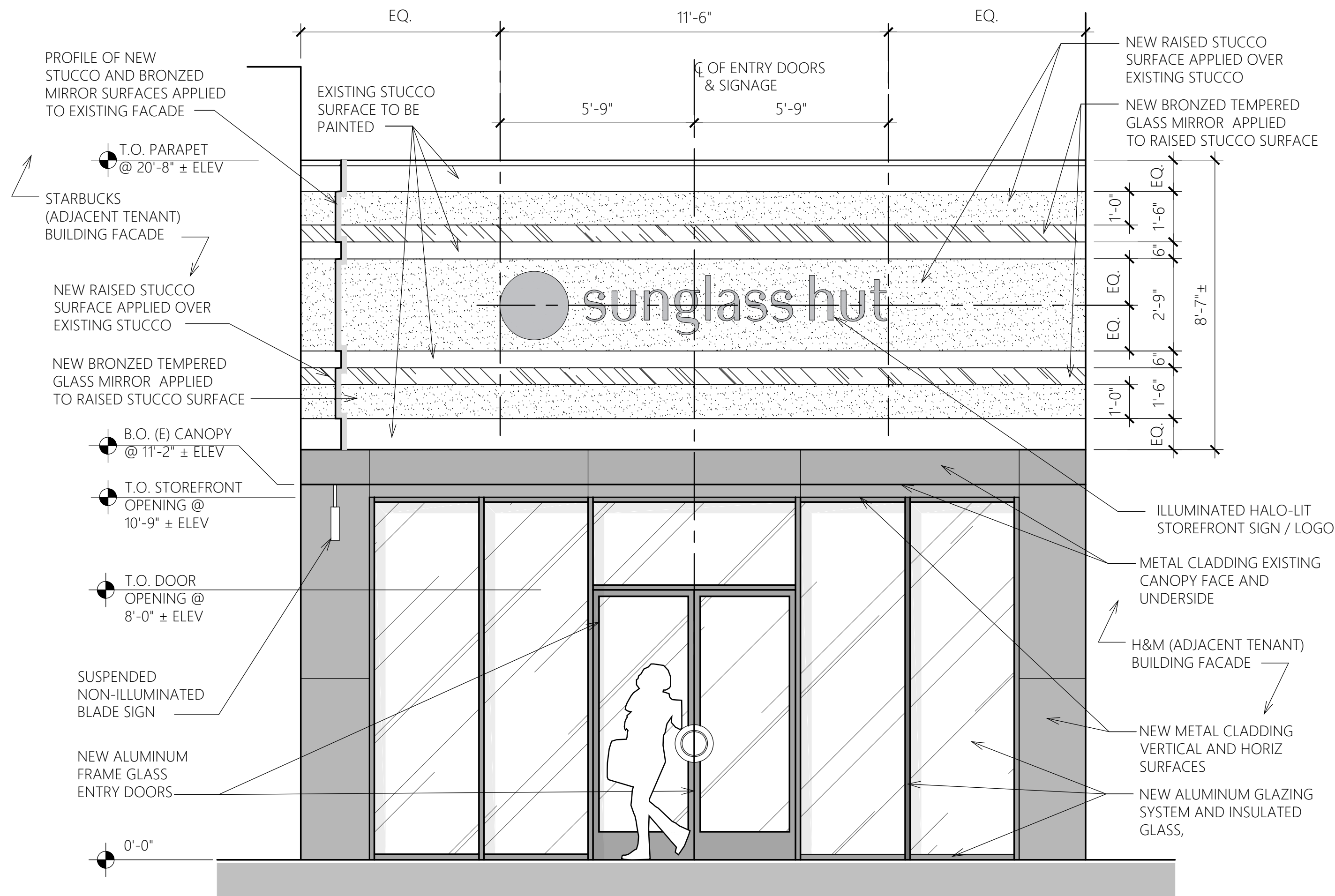


2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 EXISTING FACADE ELEVATION

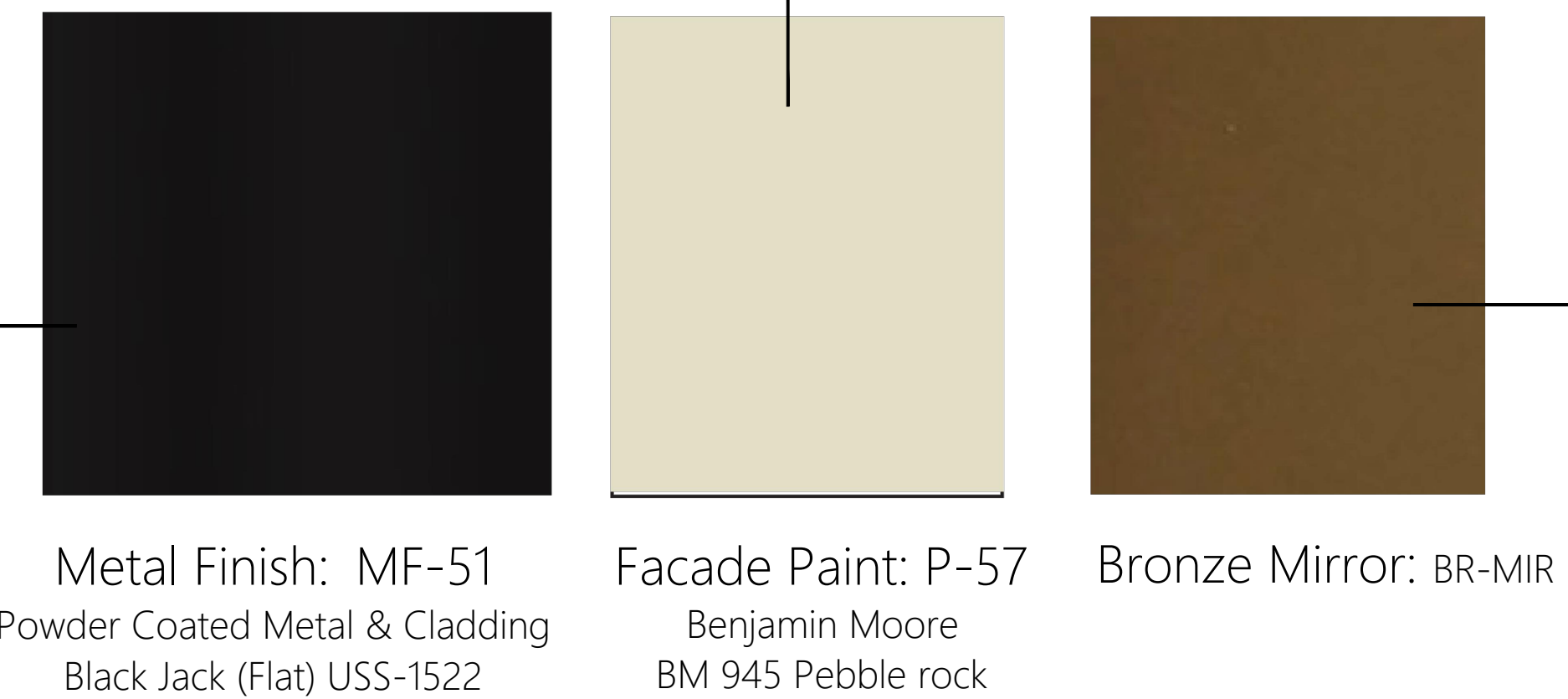


2 PROPOSED FACADE ELEVATION
SCALE: 3/8" = 1'-0"



STOREFRONT FINISH SELECTIONS DETAILED ON SAMPLES PAGE

4 PROPOSED FACADE ELEVATION, COLORED



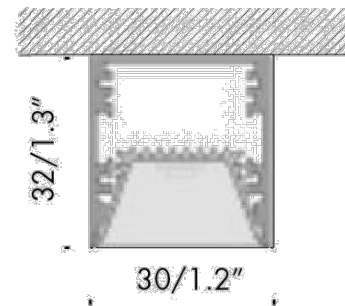
Metal Finish: MF-51
Powder Coated Metal & Cladding
Black Jack (Flat) USS-1522

Facade Paint: P-57
Benjamin Moore
BM 945 Pebble rock

Bronze Mirror: BR-MIR

Storefront Finish Materials

3 PROPOSED SAMPLE BOARD

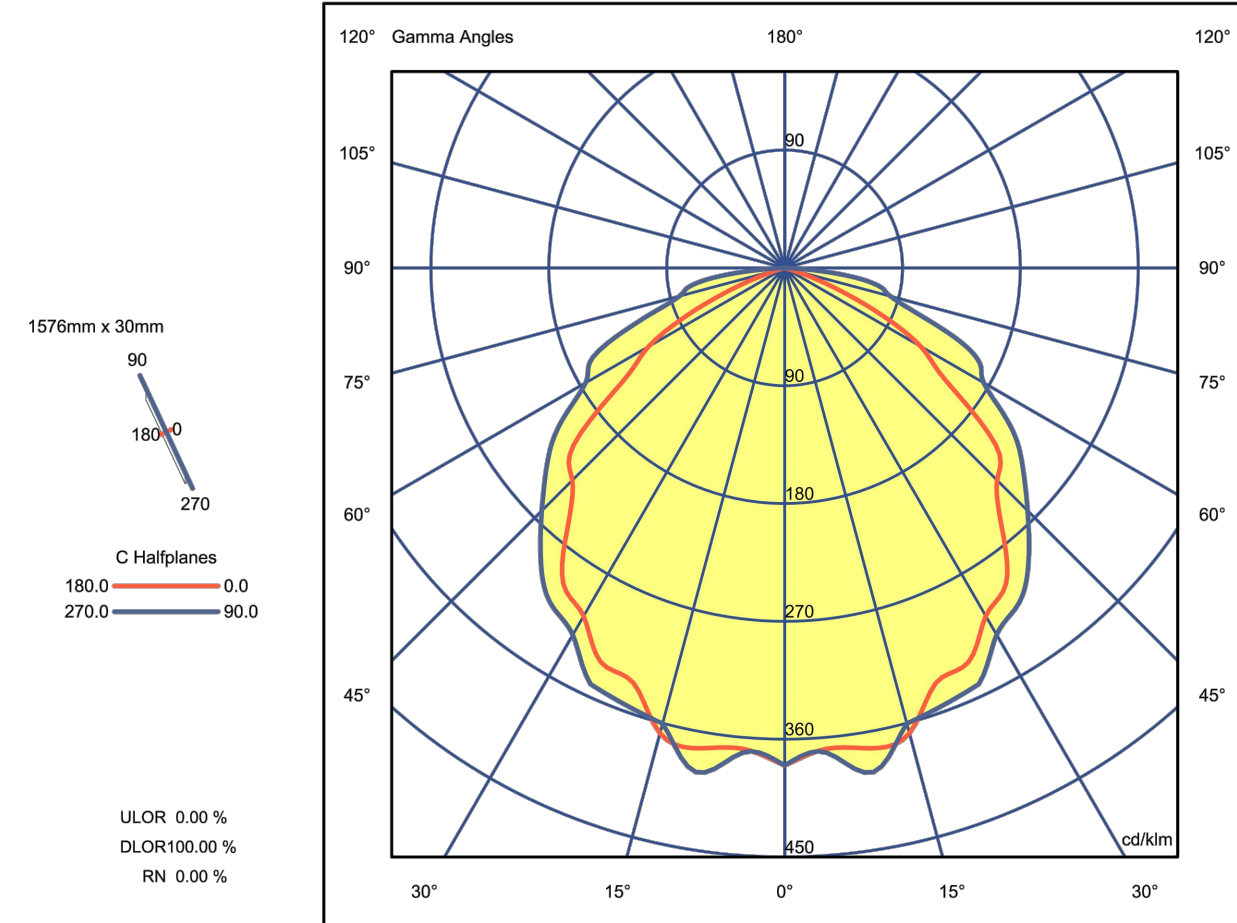


code	description	qty
c2 IP67	estimate n. 794/2021/51748 (active)	6
D.0794.21.01.U	c2 IP67 wall ceiling fitting oxidised silver type led white resin IP67 9.6W/m RA85 step cut 62.5mm led 3000K 710 lumen/m length 1576mm 15.0W led length 1.562.50mm 0.50 mm spaces evenly distributed n. 1 hole on the left cap cable length 3000mm with no connector input power only 24Vdc control gears not included	

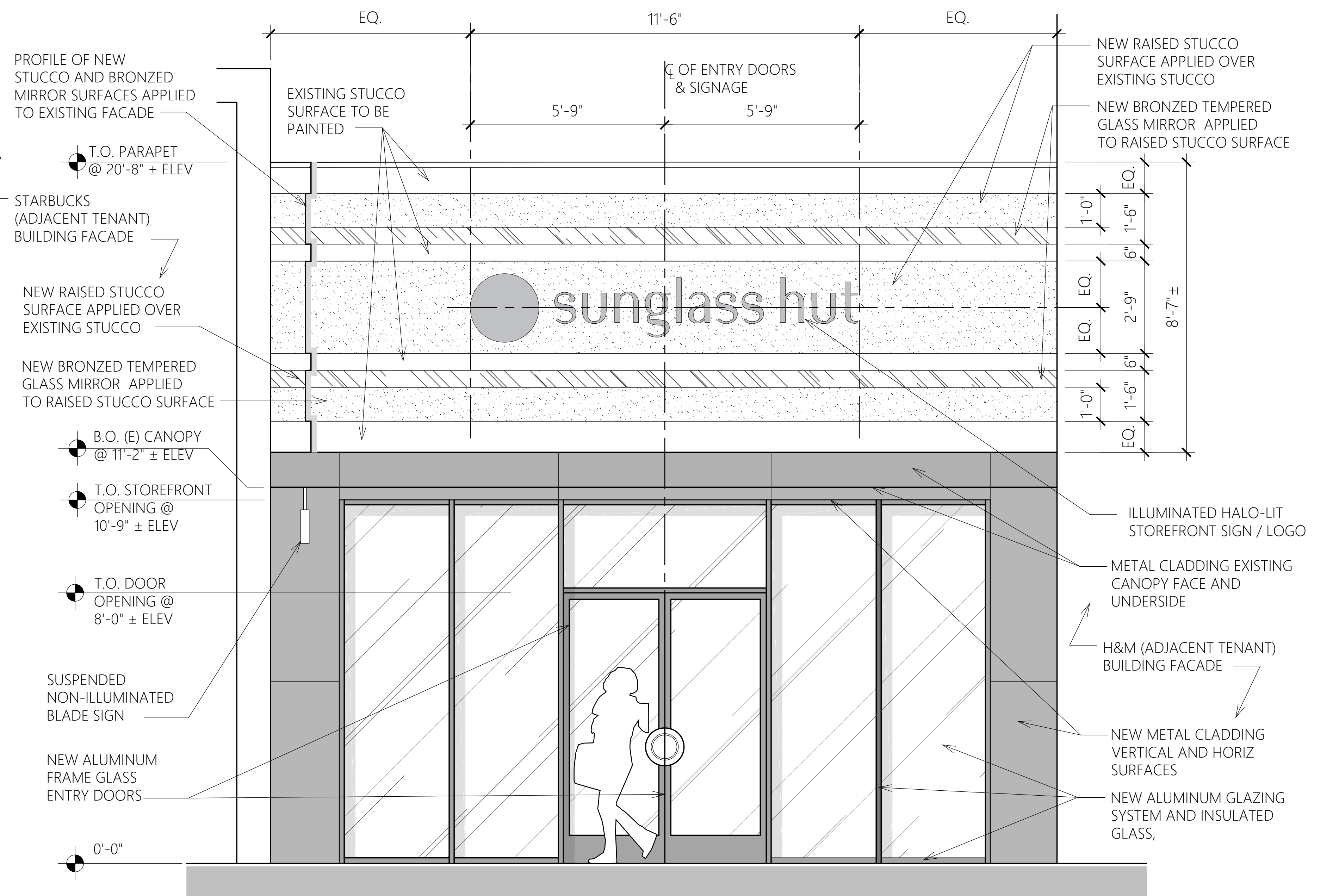
Luminaire		Code		Description		Efficacy		Efficiency	
Luminaire Code		d.0794.21.01.u		24V		c system		100.00%	
Sources Flux		713.08 lm		Maximum value		390.88 cd/klm		CG Double Symmetrical	
Rectangular Luminous Area		Length 1576 mm		Width 30 mm		Height 32 mm			
Horizontal Luminous Area		0.047220 m ²		Emitting area on Plane 180°		0.001574 m ²			
Emitting area on Plane 0°		0.001574 m ²		Emitting area on Plane 270°		0.012951 m ²			
Coordinate system		CG		Symmetry Type		Double Symmetrical			
Date		07-11-2017		Maximum Gamma Angle		180			
Measurement Distance		0.00		Measurement Flux		713.08 lm			
Operator		M.194V.0011		Rated Voltage		24Vdc			
Temperature		35.00 °C		Rated Current		1.50 A			
Humidity		60.00 %		Protocol					
Notes									

Luminaire		Code		Description		Efficacy		Efficiency	
Luminaire Code		d.0794.21.01.u		24V		c system		100.00%	
Sources Flux		713.08 lm		Maximum value		390.88 cd/klm		CG Double Symmetrical	
Luminous Intensity Table cd/klm		Table 1/2		C 0.00		C 15.00		C 30.00	
G 0.0		379.91		379.91		379.91		379.91	
G 5.0		369.67		366.11		364.65		362.62	
G 10.0		372.36		376.13		377.90		377.90	
G 15.0		377.90		381.89		381.89		381.89	
G 20.0		387.42		384.44		385.93		386.06	
G 25.0		382.79		381.28		380.48		379.79	
G 30.0		387.00		381.80		381.69		381.26	
G 35.0		384.64		382.43		381.55		380.84	
G 40.0		387.62		382.19		381.25		380.54	
G 45.0		384.64		381.25		380.54		379.79	
G 50.0		387.00		381.80		381.69		381.26	
G 55.0		384.64		382.43		381.55		380.84	
G 60.0		387.62		382.19		381.25		380.54	
G 65.0		384.64		381.25		380.54		379.79	
G 70.0		387.00		381.80		381.69		381.26	
G 75.0		384.64		382.43		381.55		380.84	
G 80.0		387.62		382.19		381.25		380.54	
G 85.0		384.64		381.25		380.54		379.79	
G 90.0		387.00		381.80		381.69		381.26	
G 95.0		384.64		382.43		381.55		380.84	
G 100.0		387.62		382.19		381.25		380.54	
G 105.0		384.64		381.25		380.54		379.79	
G 110.0		387.00		381.80		381.69		381.26	
G 115.0		384.64		382.43		381.55		380.84	
G 120.0		387.62		382.19		381.25		380.54	
G 125.0		384.64		381.25		380.54		379.79	
G 130.0		387.00		381.80		381.69		381.26	
G 135.0		384.64		382.43		381.55		380.84	
G 140.0		387.62		382.19		381.25		380.54	
G 145.0		384.64		381.25		380.54		379.79	
G 150.0		387.00		381.80		381.69		381.26	
G 155.0		384.64		382.43		381.55		380.84	
G 160.0		387.62		382.19		381.25		380.54	
G 165.0		384.64		381.25		380.54		379.79	
G 170.0		387.00		381.80		381.69		381.26	
G 175.0		384.64		382.43		381.55		380.84	
G 180.0		387.62		382.19		381.25		380.54	

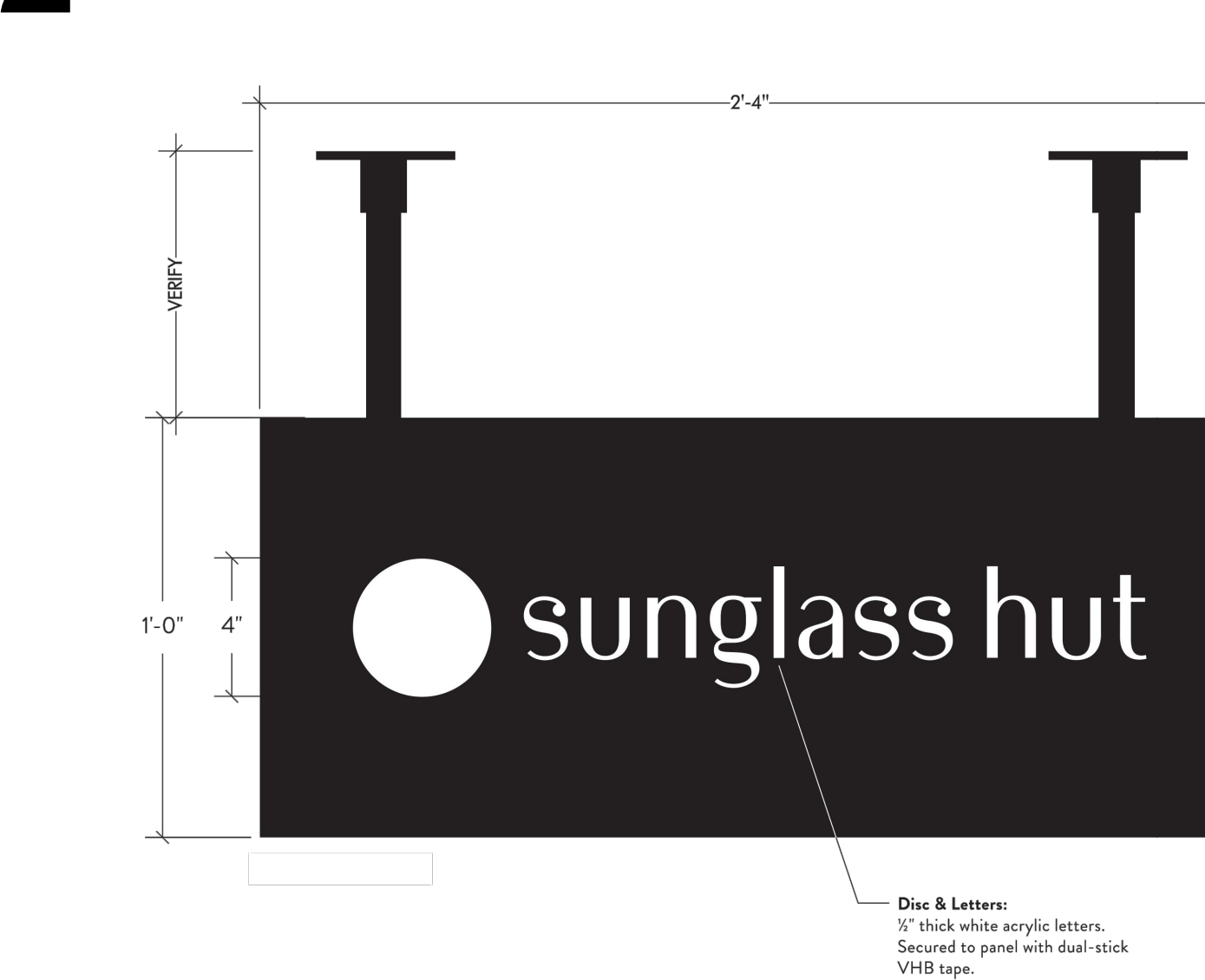
Luminaire		Code		Description		Efficacy		Efficiency	
Luminaire Code		d.0794.21.01.u		24V		c system		100.00%	
Sources Flux		713.08 lm		Maximum value		390.88 cd/klm		CG Double Symmetrical	
Luminous Intensity Table cd/klm		Table 2/2		C 85.00		C 70.00		C 60.00	
G 0.0		379.91		379.91		379.91		379.91	
G 5.0		371.14		376.94		380.84		383.79	
G 10.0		361.81		367.58		372.44		377.29	
G 15.0		352.48		358.25		363.11		367.96	
G 20.0		343.15		348.92		353.78		358.63	
G 25.0		333.82		339.59		344.44		349.29	
G 30.0		324.49		330.26		335.11		339.96	
G 35.0		315.16		320.93		325.78		330.63	
G 40.0		305.83		311.60		316.43		321.28	
G 45.0		296.50		302.27		307.00		311.65	
G 50.0		287.17		292.94		297.67		302.30	
G 55.0		277.84		283.61		288.30		292.94	
G 60.0		268.51		274.28		278.97		283.58	
G 65.0		259.18		264.95		269.64		274.22	
G 70.0		249.85		255.62		260.31		264.87	
G 75.0		240.52		246.29		250.98		255.52	
G 80.0		231.19		236.96		241.67		246.16	
G 85.0		221.86		227.63		232.38		236.71	
G 90.0		212.53		218.30		223.07		227.34	
G 95.0		203.20		208.97		213.74		217.61	
G 100.0		193.87		199.64		204.41		208.28	
G 105.0		184.54		190.31		195.08		198.95	
G 110.0		175.21		181.02		185.75		189.62	
G 115.0		165.88		171.73		176.46		180.33	
G 120.0		156.55		162.44		167.17		170.90	
G 125.0		147.22		153.15		157.90		161.57	
G 130.0		137.89		143.86		148.61		152.24	
G 135.0		128.56		134.53		139.28		142.87	
G 140.0		119.23		125.20		129.95		133.54	
G 145.0		109.90		115.87		120.60		124.19	
G 150.0		100.57		106.54		111.23		114.78	
G 155.0		91.24		97.21		101.90		105.45	
G 160.0		81.91		87.88		92.57		96.12	
G 165.0		72.58		78.55		83.24		86.79	
G 170.0		63.25		69.22		73.91		77.46	
G 175.0		53.92		59.89		64.58		68.13	
G 180.0		44.59		50.56		55.25		58.80	
G 185.0		35.26		41.23		45.92		49.47	
G 190.0		25.93		31.90		36.59		40.14	
G 195.0		16.60		22.57		27.26		30.81	
G 200.0		7.27		13.24		17.93		21.48	
G 205.0		0.00		3.91		8.60		12.13	
G 210.0		0.00		0.00		0.00		3.91	
G 215.0		0.00		0.00		0.00		0.00	
G 220.0		0.00		0.00		0.00		0.00	
G 225.0		0.00		0.00		0.00		0.00	
G 230.0		0.00		0.00		0.00		0.00	
G 235.0		0.00		0.00		0.00		0.00	
G 240.0		0.00		0.00		0.00		0.00	
G 245.0		0.00		0.00		0.00		0.00	
G 250.0		0.00		0.00		0.00		0.00	
G 255.0		0.00		0.00		0.00		0.00	
G 260.0		0.00		0.00		0.00		0.00	
G 265.0		0.00		0.00		0.00		0.00	
G 270.0		0.00		0.00		0.00		0.00	
G 275.0		0.00		0.00		0.00		0.00	
G 280.0		0.00		0.00		0.00		0.00	
G 285.0		0.00		0.00		0.00		0.00	
G 290.0		0.00		0.00		0.00		0.00	
G 295.0		0.00		0.00		0.00		0.00	
G 300.0		0.00		0.00		0.00		0.00	



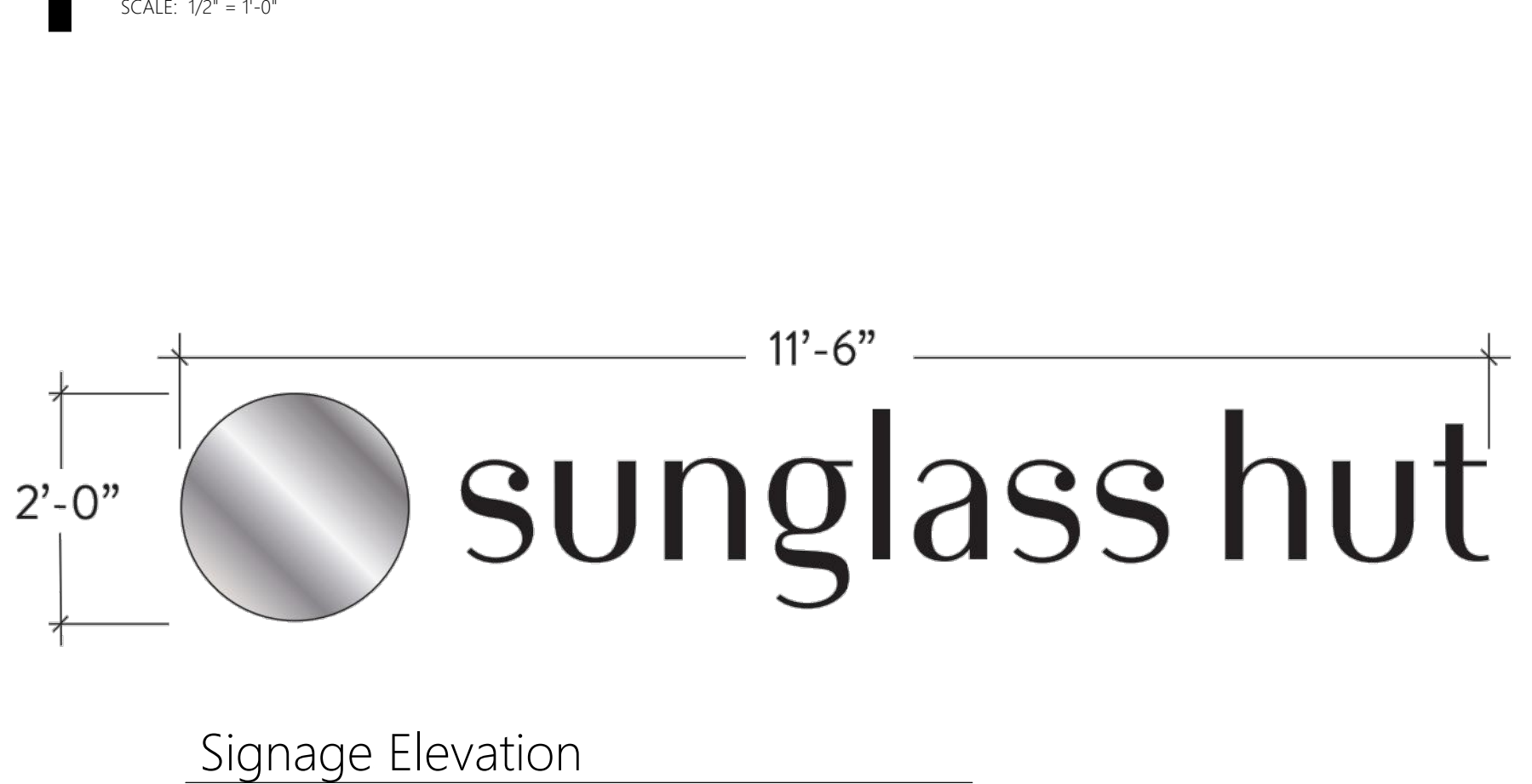
Page 1



2 PROPOSED UNDER CANOPY LED LIGHT FIXTURE



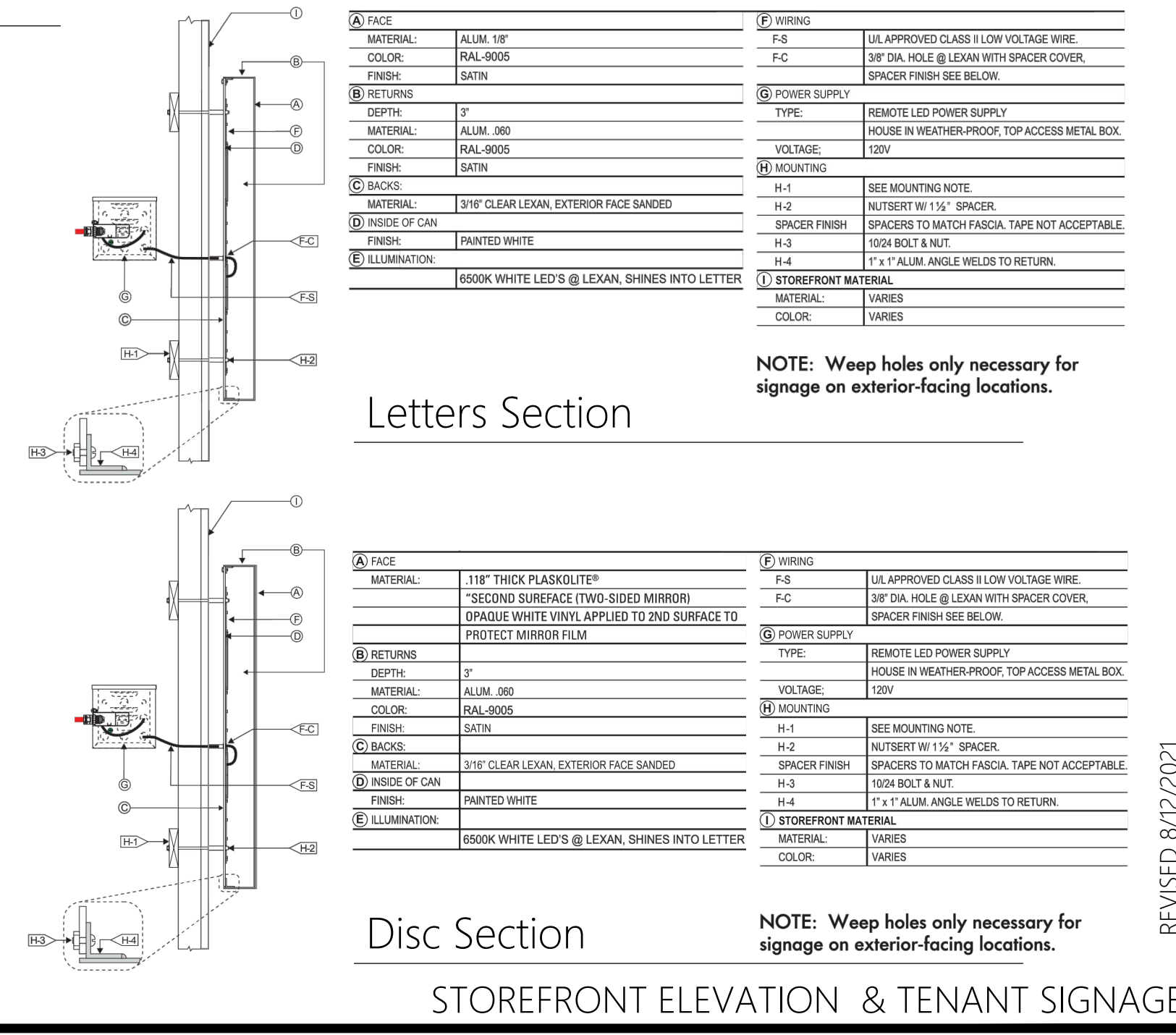
1 EXTERIOR STOREFRONT ELEVATION

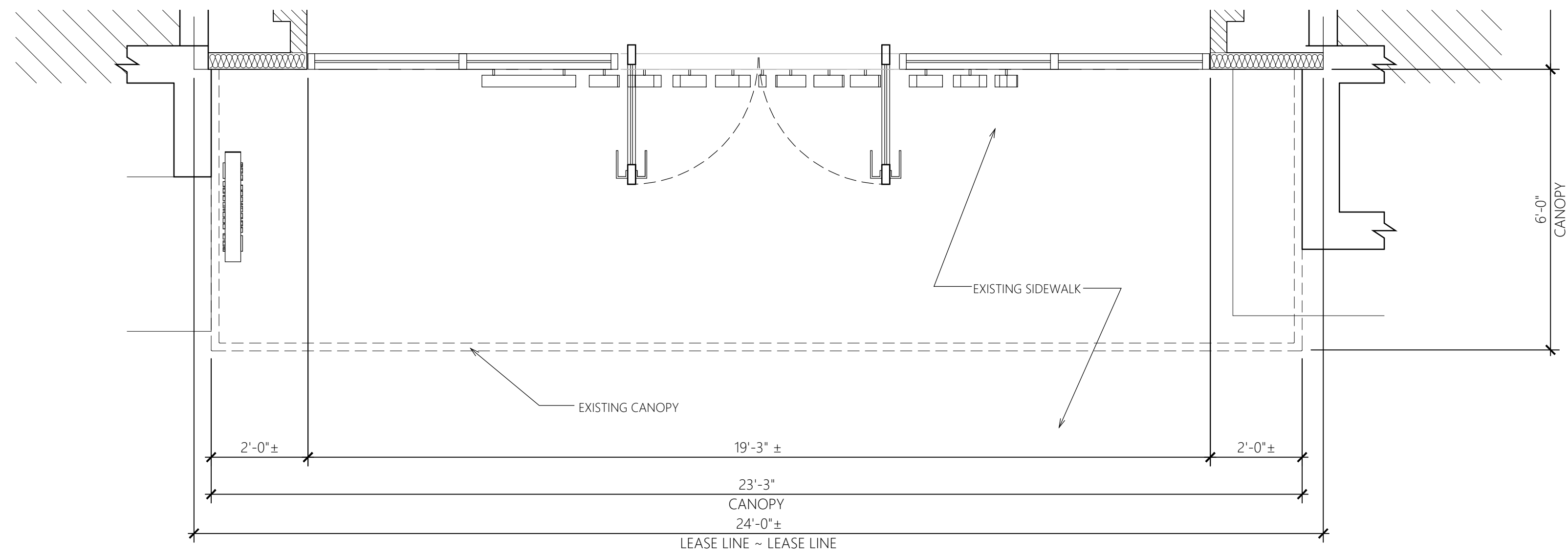


4 PROPOSED BLADE SIGN

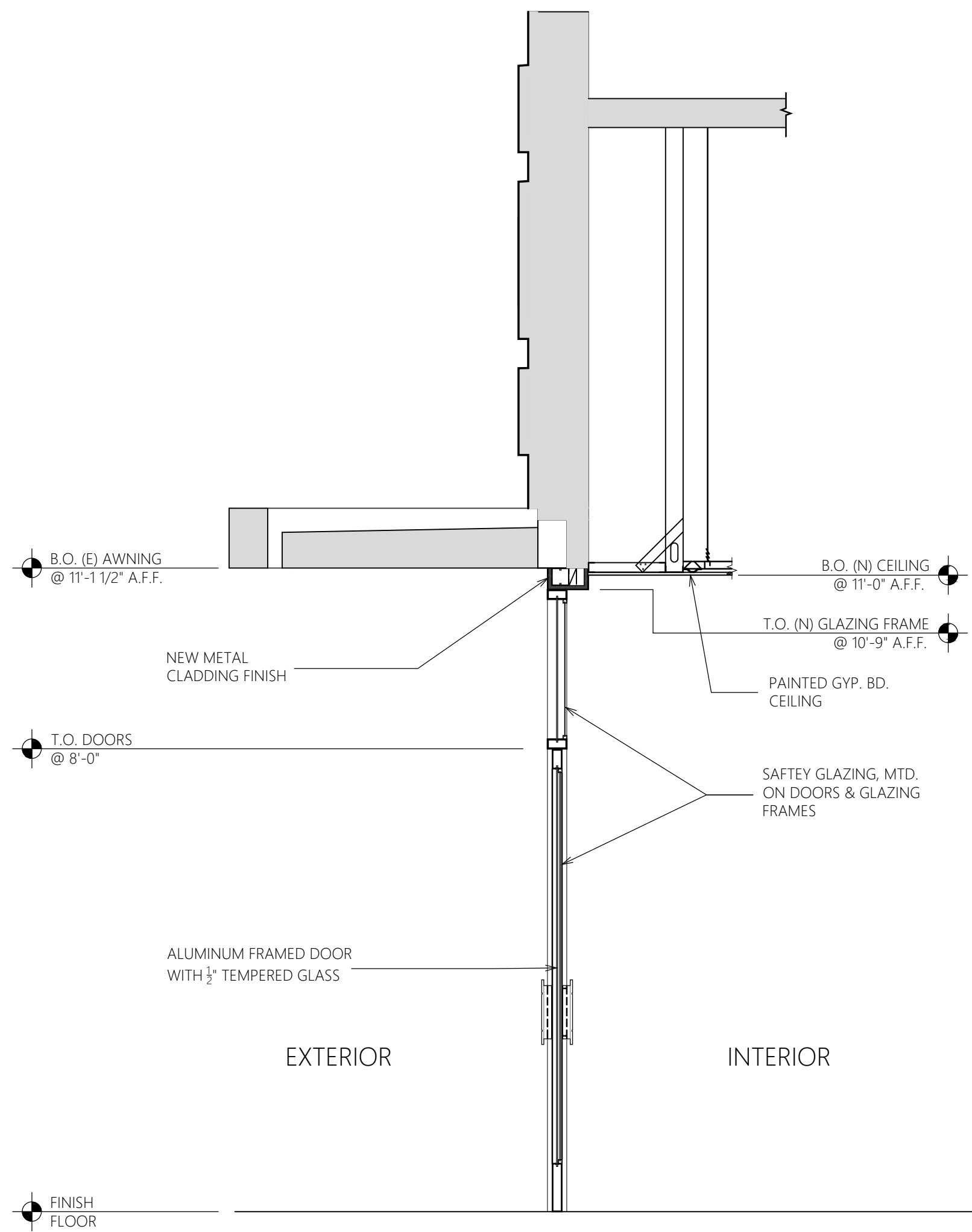


3 PROPOSED ILLUMINATED HALO-LIT STOREFRONT SIGN / LOGO

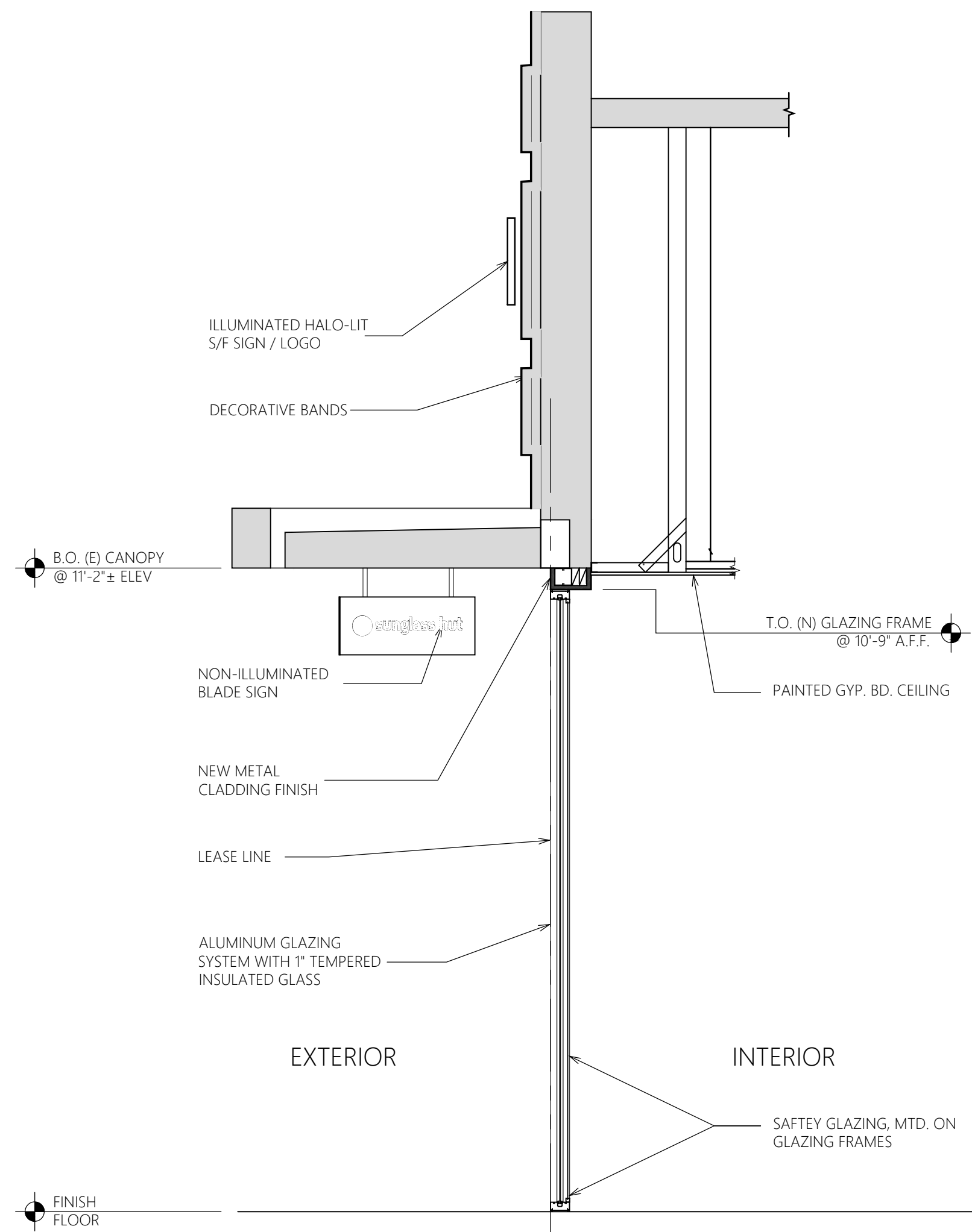




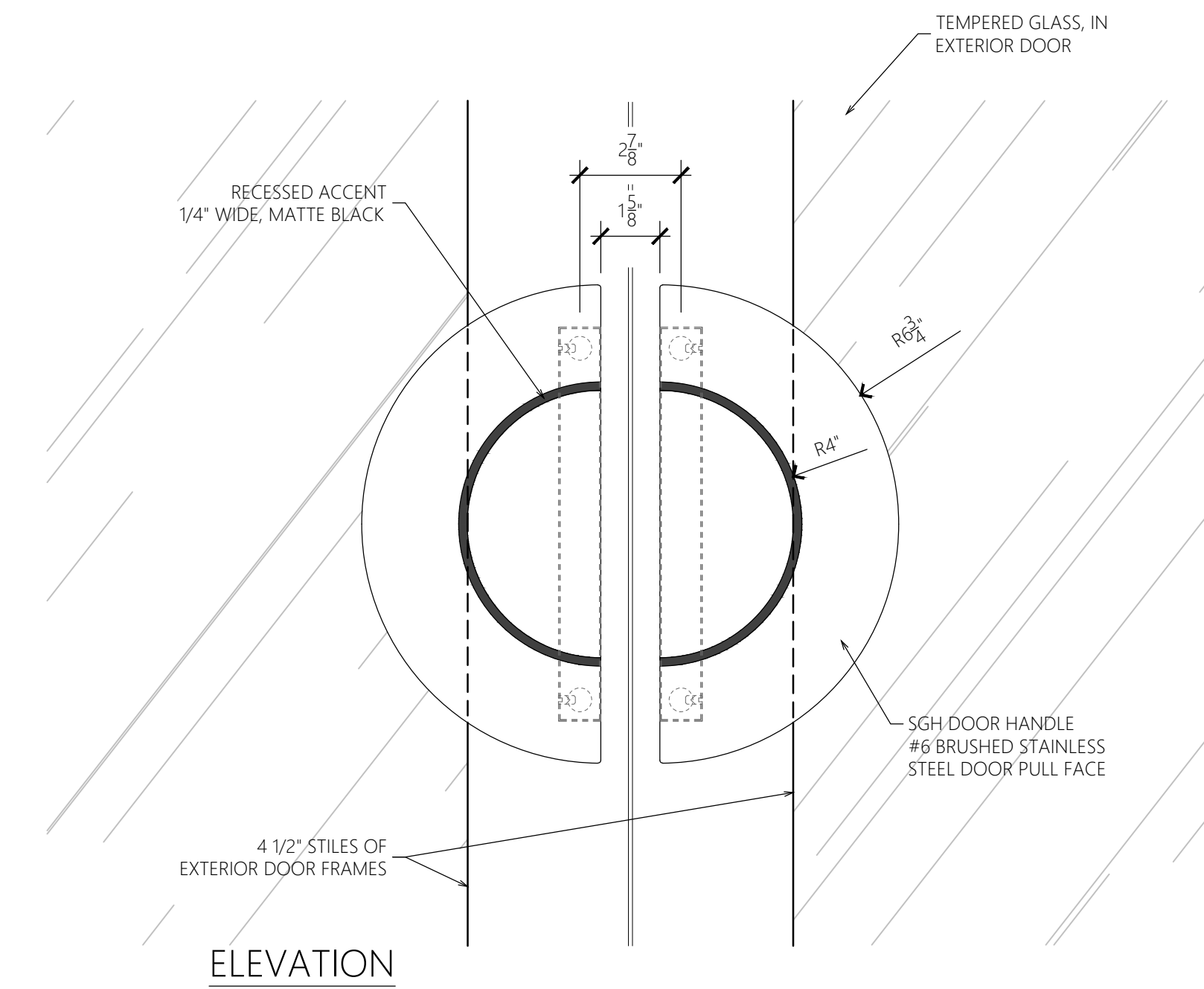
1 STOREFRONT FLOOR PLAN
SCALE: 1/2" = 1'-0"



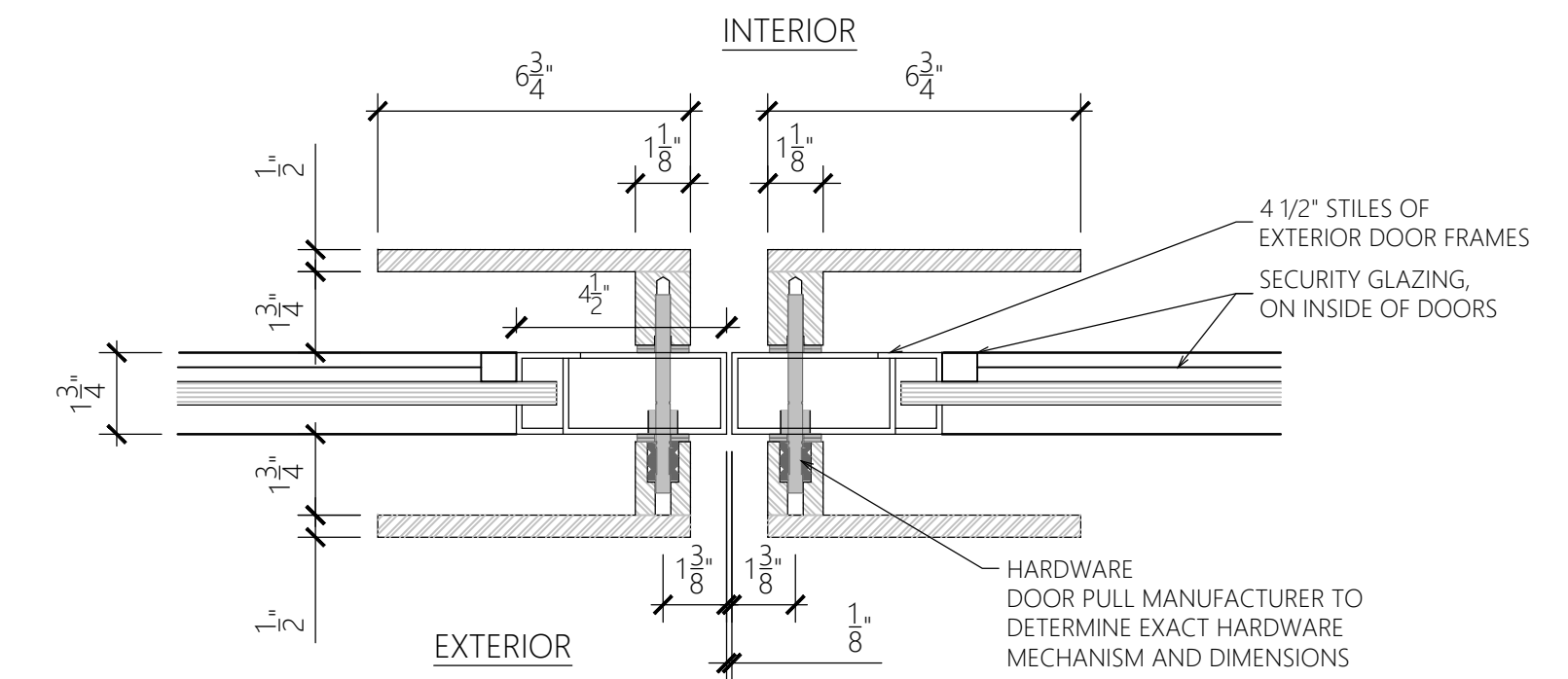
2 SECTION THRU STOREFRONT DOORS
SCALE: 1/2" = 1'-0"



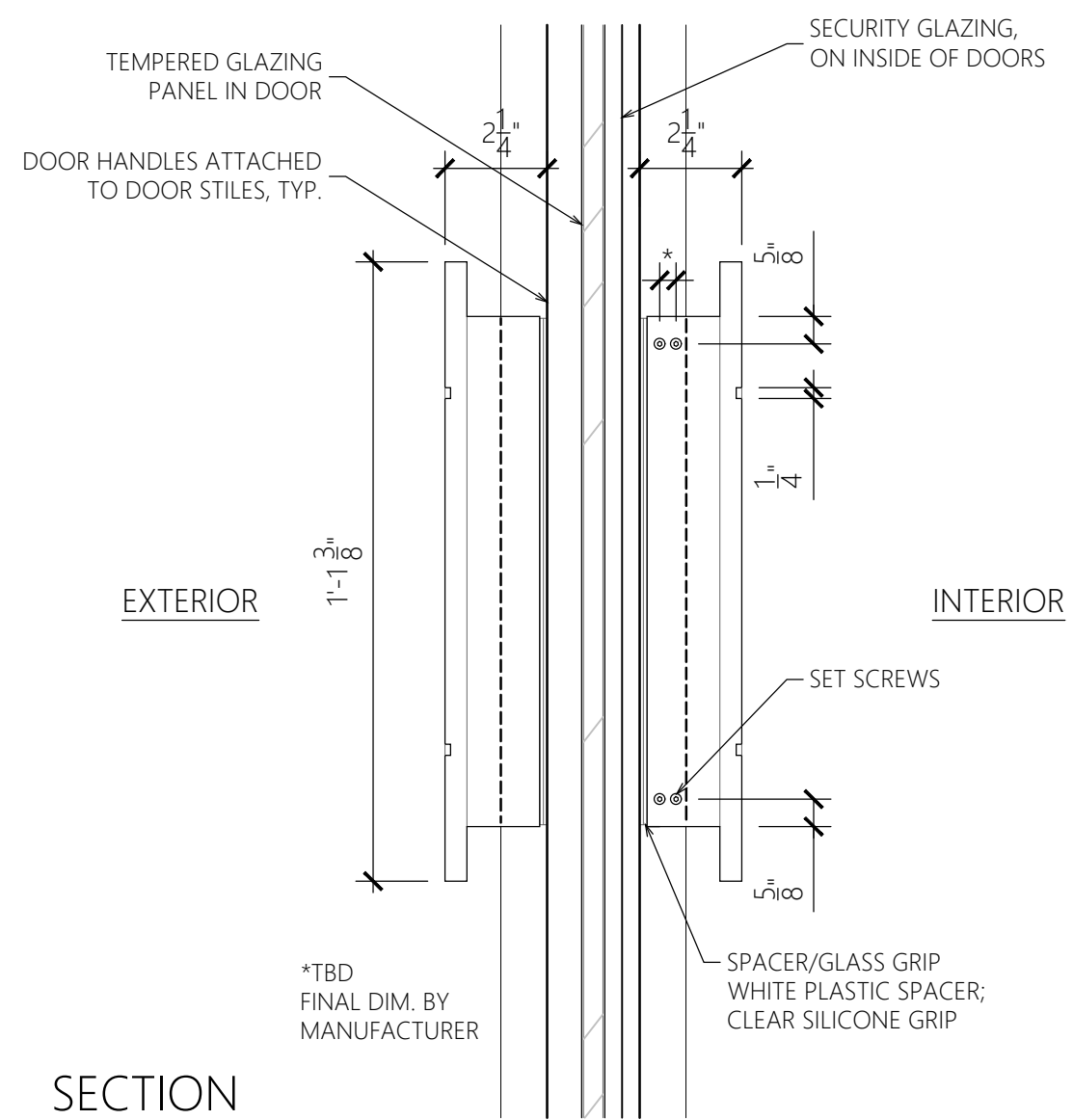
3 SECTION THRU STOREFRONT GLAZING
SCALE: 1/2" = 1'-0"



ELEVATION



PLAN



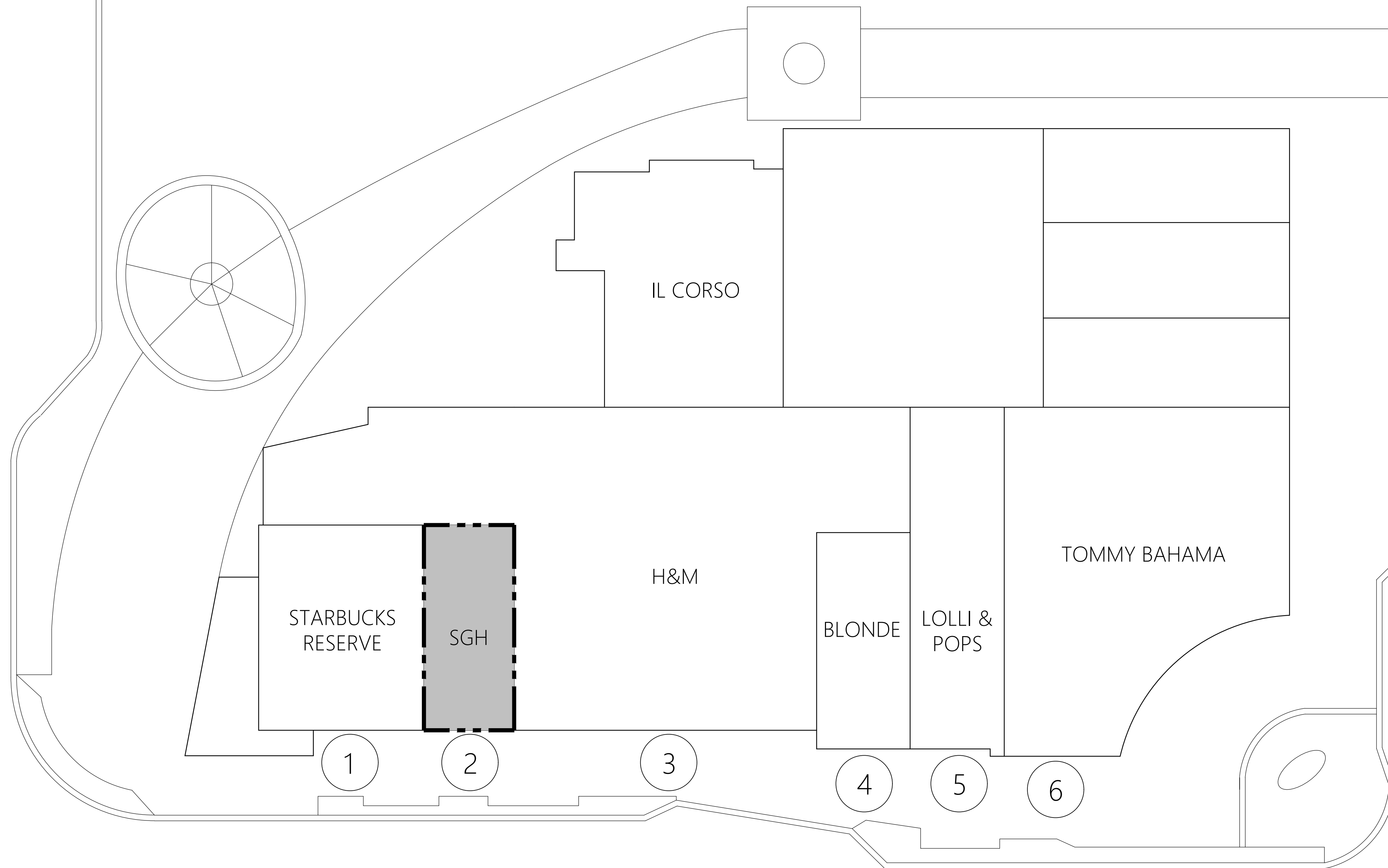
SECTION

4 DOOR HARDWARE DETAILS
SCALE: 3" = 1'-0"

REVISED 8/19/2021

W TAHQUITZ CANYON WAY

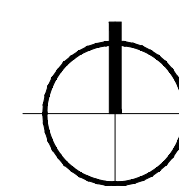
MUSEUM WAY



N PALM CANYON DR.

BUSINESSES OPPOSITE SGH LOCATION

1 SURROUNDING LOCATION PLAN





1 STARBUCKS RESERVE



2 SUNGLASS HUT PROJECT LOCATION



3 H&M



4 BLONDE



5 LOLLI & POPS



6 TOMMY BAHAMA

ADJACENT TENANT ELEVATIONS



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SHEET #

A.10

DATE: AUGUST 06, 2021



7 VALERIE IN STYLE, T-SHIRT CITY, FRENCHY'S, LAPPERT'S ICE CREAM, PEEPA'S, SINFULICIOUS, BALBOA CANDY, CRAZY SHIRTS, VERIZON