

ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: DECEMBER 5, 2022 CONSENT

SUBJECT: A REQUEST BY JR HAVENDALE, LLC, OWNER, FOR A MINOR

ARCHITECTURAL APPLICATION TO MODIFY THE STOREFRONT OF AN EXISTING BUILDING FACADE FOR A NEW RESTAURANT, CHURRASCO BRAZILIAN STEAKHOUSE, ALONG A MAJOR THOROUGHFARE LOCATED AT 450 SOUTH PALM CANYON DRIVE.

ZONE CBD (CASE 3.1294 MAA) (AR)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

This is a request for the Architectural Review Committee (ARC) to review a Minor Architectural application to modify a storefront of an existing building along South Palm Canyon Drive. The storefront faces South Palm Canyon Drive, which is a major thoroughfare. The proposed modifications include repainting the building, removing the existing red awning and columns, adding an outdoor patio area, and a new entry arbor structure.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form which is included as an attachment to this report.

BACKGROUND INFORMATION:

Related Relevant City Actions	
2015	Parking Lot Revision
2022	Parking Lot Revision

STAFF ANALYSIS:

Site Area	
Net Acres	0.75 Acres

Conformance to Development Standards	
Conformance to Development Standards	The project is subject to the development standards listed in The Central Business District, Section 92.09.03.

Architectural Review Criteria and Findings:

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

	Criteria and Findings [PSZC 94.04.00(E)]	Compliance
1.	The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;	Υ
	The proposed modifications will significantly alter the exterior of the	
	existing building. The modifications consist of repainting the building and removing the red awning, all eight columns, and the black metal	
	railing. The proposed modifications will include a Newtech wood	
	(European siding) for the new decorative entry arbor, new custom-	
	made entry door, new metal cornice cover, a black lit decorative	
	metal fascia, a premanufactured canopy, anodized aluminum store front, and a glass guardrail. The proposed architectural treatment	
	will be consistent on all sides of the building.	
2.	The design of accessory structures, such as carports, cabanas, and	
	similar accessory structures, shall be consistent with the form,	N/A
	materials and colors of the principal building(s), unless otherwise approved by the ARC;	
	Accessory structures are not proposed.	
3.	The façade elements and fenestration are composed in a harmonious manner;	Υ
	Currently, the storefront has several glass fixed window panels in a	
	grid pattern, facing South Palm Canyon Drive. These will be	
	replaced with black trim, fixed floor to ceiling window, and a new	
	custom made 10' high, decorative entry door. The fenestration will	
4.	be composed in a harmonious manner. The proposed materials are consistent with the context of the site,	
4.	adjacent buildings, and the desert environment;	Υ

	Criteria and Findings [PSZC 94.04.00(E)]	Compliance
	The proposed materials consist of large black frame window, a glass guardrail, decorative black metal fascia, and European wood siding. The adjacent buildings consist of various types of materials, such as stucco, metal, wood and bricks, which are consistent with the site, and desert environment.	
5.	The proposed color scheme is appropriate to the desert environment and consistent with the site context; The applicant is proposing to utilize black frames for the windows, fascia, canopy, a burnt orange for the stucco, and wood siding for the entry arbor. The color scheme is appropriate to the desert environment and consistent with the context of the site.	Y
6.	Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation; The storefront has an existing permanent shade element, which will be replaced with a more modern canopy. The canopy will provide adequate shade for the patrons of the restaurant and the outdoor patio area.	Υ
7.	The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60; Landscape is not proposed with this application.	N/A
8.	The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements; Landscape is not proposed with this application.	N/A
9.	The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate; The applicant is not proposing additional shading for pedestrian facilities.	N/A
10.	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; The applicant is proposing custom LED wall sconces (600 Lumens each), which will be a dark bronze color. Additional custom LED wall sconces (400 Lumens each) will be placed within the outdoor patio area and on a portion of the south elevation. The proposed lighting will not materially impact adjacent properties.	Y
11.	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; The signage will be approved via a separate permit.	N/A

	Criteria and Findings [PSZC 94.04.00(E)]	Compliance
12.	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;	N/A
	New mechanical equipment is not proposed, and existing mechanical equipment is not visible from the public right-of-way.	
13.	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.	Y
	The proposed application is consistent with the development standards of the CBD zone. The subject site is not located within a specific plan or planned development district. Staff considers the proposal a well-designed store front.	

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 proposed changes are harmonious to the surrounding buildings and area. Staff recommends approval, as submitted.

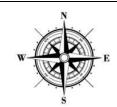
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning

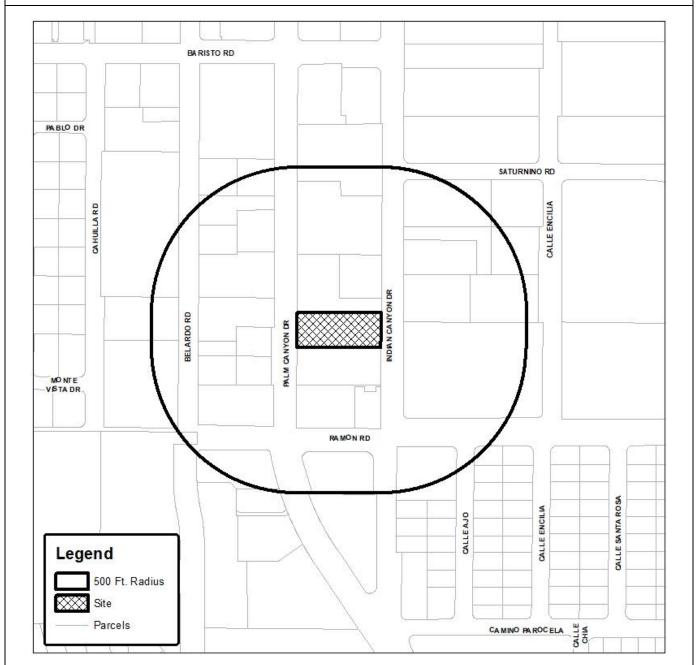
ATTACHMENTS:

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



Department of Planning Services Vicinity Map





CITY OF PALM SPRINGS 450 South Palm Canyon Drive



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity	
2.	Address of Entity (Principle Place of Busine	ace)
۷.	Address of Entity (Principle Place of Busine	355)
3.	Local or California Address (if different that	n #2)
4.	State where Entity is Registered with Secre	stary of State
••	oute wiere inity is registered war coord	rany or otate
5.	If other than California, is to Type of Entity	he Entity also registered in California? Yes No
	· ·	
☐ Cor	poration	rtnership Trust Other (please specify)
6.		Trustees, Other Fiduciaries (please specify) person, please identify all officers, directors,
		for the member, manager, trust or other entity
		Officer Director Member Menager
	[name]	Officer Director Member Manager
		☐ General Partner ☐ Limited Partner
		☐ Other
	for any all	☐ Officer ☐ Director ☐ Member ☐ Manager
	[name]	☐ General Partner ☐ Limited Partner
		☐ Other
	[name]	Officer Director Member Manager
	[]	☐ General Partner ☐ Limited Partner
		☐ Other

7. Owners/Investors with a 5% beneficial in	terest in the Applicant Entity or a related entity
EXAMPLE	
JANE DOE	50%, ABC COMPANY, Inc.
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
В.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
[name of owner/investor]	[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	Date
111. T.	
Diego Zaroski Co-owner	
Biogo Zarocki od ownor	

PENALTIES

Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

NEW OUTDOOR DINING AREA, PATIO COVER & ENTRY ARBOR FOR CHURRASCO BRAZILIAN STEAKHOUSE

450 SOUTH PALM CANYON DRIVE PALM SPRINGS, CALIFORNIA, 92262

SHEET LIST		
SHEET	SHEET NAME	
A100.1	COVER SHEET	
A101.1	SITE PLAN	
A101.4	FLOOR PLAN	
A300.1	EXTERIOR ELEVATIONS	
A300.2	3d EXTERIOR VIEWS	
A300.4	ENTRY ARBOR WALL SCONCE	
A300.5	BUILDING EXTERIOR WALL SCONCE	
D-1	DETAILS	

Povision Schodule

Revision Schedule

No. Description Date

Churrasco Brazilian Steakhouse

0

OJECT DESCRIPTION OPOSED TENANT IMPROVEMENT FOR NEW RESTAL

EXISTING SINGLE STORY BUILDING
EXISTING USE: RESTAURANT
PROPOSED USE: RESTAURANT
CONSTRUCTION TYPE: VB FULLY SPRINKLERE
DOCCUPANCY: A2

OCCUPANO

GROUP A:
INDOOR = 133 OCCUPANTS
OUTDOOR = 28 OCCUPANTS
TOTAL OCCUPANTS = 161 OCCUPANTS

SCOPE OF WORK

WORK SHALL COMPLY WITH 2019

CALIFORNIA BUILDING STANDARDS CODE:

2019 CALIFORNIA BUILDING CODE (CBC)

- 2019 CALIFORNIA ELECTRICAL CODE (CEC)

- 2019 CALIFORNIA MECHANICAL CODE (CMC)

- AND ALL OTHER LOCAL CODES AND ORDINANCES.

- 2019 CALIFORNIA PLUMBING CODE (CPC)

- 2019 CALIFORNIA ENERGY CODE (CEC)

- 2019 CALIFORNIA FIRE CODE (CFC)

- CITY OF PALM SPRINGS CODE

TENANT IMPROVEMENTS - RESTAURANT
 OUTDOOR DINING AREA
 NEW FRONT DINING AREA PATIO COVER
 NEW ENTRY ARBOR STRUCTURE

CODE COMPLIANCE

- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

NW. CORNER VIEW

SW, CORNER VIEW

GENERAL NOTES

CONTRACT DOCUMENTS:

THESE PLANS ARE THE PROPERTY OF ROY ASARO
ARCHITECT. WE RESERVE OUR COMMON LAW COPYRIGHTS IN THESE PLANS
THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR
MANNER NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WHITHOUT
OBTAINING THE WRITTEN CONSENT OF ROY ASARO ARCHITECT. IN THE EVENT
OF UNAUTHORIZED USE OF THESE PLANS BY AN UNASSIGNED PARTY SHALL

VERIFICATION OF DIMENSIONS:

HOLD ROY ASARO ARCHITECT HARMLESS.

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION,
ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND SUB CONTRACTORS
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS BEFORE
PROCEEDING WITH CONSTRUCTION.

CONSTRUCTION DETAILS:

WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. VERIFY WITH ROY ASARO ARCHITECT.

PROTECTION OF WORK:

ALL WORK SHALL BE EXECUTED IN A CAREFUL MANNER
WITH DUE AND SPECIAL CONSIDERATION FOR ALL ADJOINING AREAS OF THE
BUILDING NOT INCLUDED IN THE SCOPE OF WORK. ALL TRADES, DURING THE
EXECUTION OF THEIR WORK SHALL ADEQUATELY PROTECT AND PRESERVE THE
WORK OF THE TRADES FREE FROM DAMAGE AND CLEAN WHERE NECESSARY,
WORK OF THEIR TRADES. SPECIAL ATTENTION SHALL BE PAID TO THE ELIMINATION
OF EXCESS DUST, DIRT AND DEBRIS.

WORKMANSHIP

ALL WORK SHALL BE DONE UNDER RESPONSIBLE SUPERVISION BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES WHO SHALL EXERCISE CARE AND JUDGEMENT AND USE THEIR EXPERIENCE TO PRODUCE QUALITY WORKMANSHIP.

ARCHITECT OF RECOR

IT IS THE ARCHITECT OF RECORD'S RESPONSIBLITY TO CHECK AND CONFIRM THE EXISTING ACCESSIBILITY FEATURES SHOWN IN REFERENCE DRAWINGS SUBMITTED PRIOR TO THE PERMIT BEING ISSUED.SUBMITTED PLANS MUST INCLUDE DETAILED CONFIRMATION OF EXISTING DISABLED ACCESS

1. CONTRACTOR AND / OR OWNER SHALL PROIVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS.

CITY CONSTRUCTION NOTES

(PER MUNICIPAL CODE).

2. STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT WAS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION FOR THIS PURPOSE UNLESS WRITTEN PERMISSION PF THE OWNER IS ON FILE WITH

AT ALL TIMES. (PER MUNICIPAL CODE).

3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A CURRENT CITY BUSINESS LICENSE PRIOR TO PERMIT ISSUANCE. ALL CONTRACTORS AND/ OR OWNERBUILDERS MUST SUBMIT CERTIFICATE OF WORKER'S COMPENSATION INSURANCE COVERAGE PRIOR TO THE ISSUANCE OF A

BUILDING PERMIT PER CALIFORNIA

LABOR CODE, SECTION 3700.

- 4. GENERAL CONTRACTORS AND/ OR OWNER BUILDERS SHALL COMPLETE AND SUBMIT A SUB-CONTRACTORS LIST FORM TO THE DEPARTMENT OF CODE COMPLIANCE PRIOR TO REQUESTING FINAL INSPECTION PER MUNICIPAL CODE. ABSOLUTELY NO SUB-CONTRACTORS LISTS WILL BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PROVIDED ON THE
- APPROPRIATE CITY FORMS.

 5. SIGNAGE, REQUIRE SEPARATE PERMITS.
- 6. NOTIFY DIG-ALERT, A FREE PUBLIC SERVICE PROVIDED BY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA,

 @ 811 PRIOR TO ANY EXCAVATION.
- 7. CONSTRUCTION HOURS:

 MONDAY- FRIDAY 6:00am 5:00pm
 SATURDAY NOT ALLOWED
 SUNDAY 8:00an 5:00pm
 GOV'T CODE HOLIDAYS NOT ALLOWED
- 8. VIOLATION OF THE WORK HOURS IS A CITABLE OFFENSE UNDER MUNICIPAL CODE.
- 9. THE CITY BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST FULLY REVISED PLAN SHEETS WHEN HE/SHE DETERMINES THE NUMBER OF FIELD REVISIONS WARRANT SUCH A REQUEST. WITH ALL FIELD CHANGES CLOUDED W/DELTAS TO BE SUBMITTED FOR CITY PLAN REVIEW

PROJECT TEAM

ARCHITECT

Roy Asaro Architect

Escondido, CA 92030

royaasaro@gmail.com

Carstairs Energy, INC

Los Osos, CA 93402

Attn: Tim Carstairs

(805)-904-9048

2238 BayviewHeights DR

carstairsenergycalcs.com

P.O. BOX 300576

Lic. C20350

Attn: Roy Asaro

760-805-4640

OWNER:
CHURRACO BRAZILIAN STEAKHOUSE
425 S Virginia Street
Reno, nv 89501
775-322-4000
diego.zaroski@churrascobr.com
ATTN: Diego Zaroski

GENERALCONTRACTOR

Asaro Builders
42220 Green Way ST H

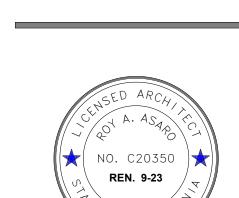
42220 Green Way ST H
Palm Desert, CA 92211
760-776-0043
stanley@asaro-builders.com

PROJECT INFORMATION

CHURRACO BRAZILIAN STEAKHOUSE 450 S. PALM CANYON DRIVE, PALM SPRINGS, CA A.P.N. 513-214-013



VICINITY MAP



COVER SHEET

Project Number CBS - 01

Date 10-31-2022

Drawn By RAA

Checked By RAA

Scale 1/4" = 1'-0"





ACCESSIBLE VAN PARKING ACCESSIBLE STD. PARKING SPACE

ACCESSIBLE PARKING SIGNAGE NOTES

- 1. ACCESSIBLE PARKING SIGN SHALL BE A REFLECTORIZED PERMENANTLY POSTED IMMEDIATELY ADJACENT AND VISIBLE FROM EACH SPACE.
- 2. SIGN SHALL BE > 70 SQ. IN. IN AREA AND WHEN IN THE PATH OF TRAVEL BE POSTED > 80" MIN. MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISH FLOOR OR GROUND SURFACE.
- 3. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
- 4. THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

4 ACCESSIBLE PARKING SPACE SIGNAGE 1/4" = 1'-0"

CBC Section 11B-247 & CBC Section 11B-705

- a. Curb ramps shall have detectable warnings that extend 36 inches in the direction of travel for the full width of the ramp run less than 2 inches maximum on each side, excluding any flared sides (CBC Section11B-247.1.2.2), (CBC Section 11B-705.1.2.2)
- b. On perpendicular curb ramps, detectable warnings shall be located so the edge nearest the curb is 6 to 8 inches from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. (CBC Section 11B-247.1.2.2), (CBC Section 11B-705.1.2.2)
- c. On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and sidewalk less than 2 inches maximum on each side (CBC Section 11B-247.1.2.2), (CBC Section 11B-705.1.2.2), (Figure 11B-406.3.2)
- d. Islands or cut-through medians 96 inches or longer in length in the direction of pedestrian travel shall have detectable warnings that are 36 inches minimum in depth extending the full width of the pedestrian path or cut-through less than 2 inches maximum on each side, placed at the edges of the pedestrian island or cut-through median, and separated by 24 inches minimum of walking surface without detectable warnings. (CBC Section 11B-247.1.2.3), (CBC Section 11B-705.1.2.3)
- e. Walks that cross or adjoin a route provided for vehicular traffic, such as in a street, driveway, or parking facility, shall be separated by detectable warnings curbs, railings, or other elements between the pedestrian areas and vehicular areas. (CBC Section 202), (CBC Section 11B-247.1.2.5), (CBC Section 11B-705.1.2.5)
- f. Detectable warnings provided to separate walks that cross or adjoin a route provided for vehicular traffic such as in a street, driveway, or parking facility, shall be 36 inches in width and continuous at the boundary between the pedestrian areas and vehicular areas. (CBC Section 202), (CBC Section 11B-247.1.2.5), (CBC Section 11B-705.1.2.5)
- g. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. (CBC Section 11B-705.1.1.3.1)

6 EXTERIOR PATH OF TRAVEL NOTES 12" = 1'-0" SITE COMPLIANCE NOTES

(E) 70 sq. in ADA PARKING SPACE SIGNS SEE DETAILS 3/A101.1 & 4/A101.1 FOR COMPLIANCE DETAILS (E) WHEEL STOP TYP THE WORDS "NO PARKING" ARE TO BE PAINTED WHITE IN 12" HIGH LETTERS ON ASPHALT PAVING AND SHALL BE CLEARLY VISIBLE TO TRAFFIC PAINTED BLUE STRIPING @ 3' O.C. PER SHEET A100.3 PROFILE OF OCCUPANT IN A WHEELCHAIR SHALL BE PAINTED WHITE ON 36" SQ. BLUE BACKGROUND 3' - 0" 9' - 0" 8' AT VAN ACCESSIBLE **EMBLEM SHALL BE LOCATED** ✓ IN STALL SO THAT IT IS 5' AT SINGLE NON VAN SPACE VISIBLETO A TRAFFIC **ENFORCEMENT OFFICER WHEN** A VEHICLE IS PROPERLY CENTERED IN THE STALL 2 - EXISTING ACCESSIBLE **VAN PARKING SPACES**

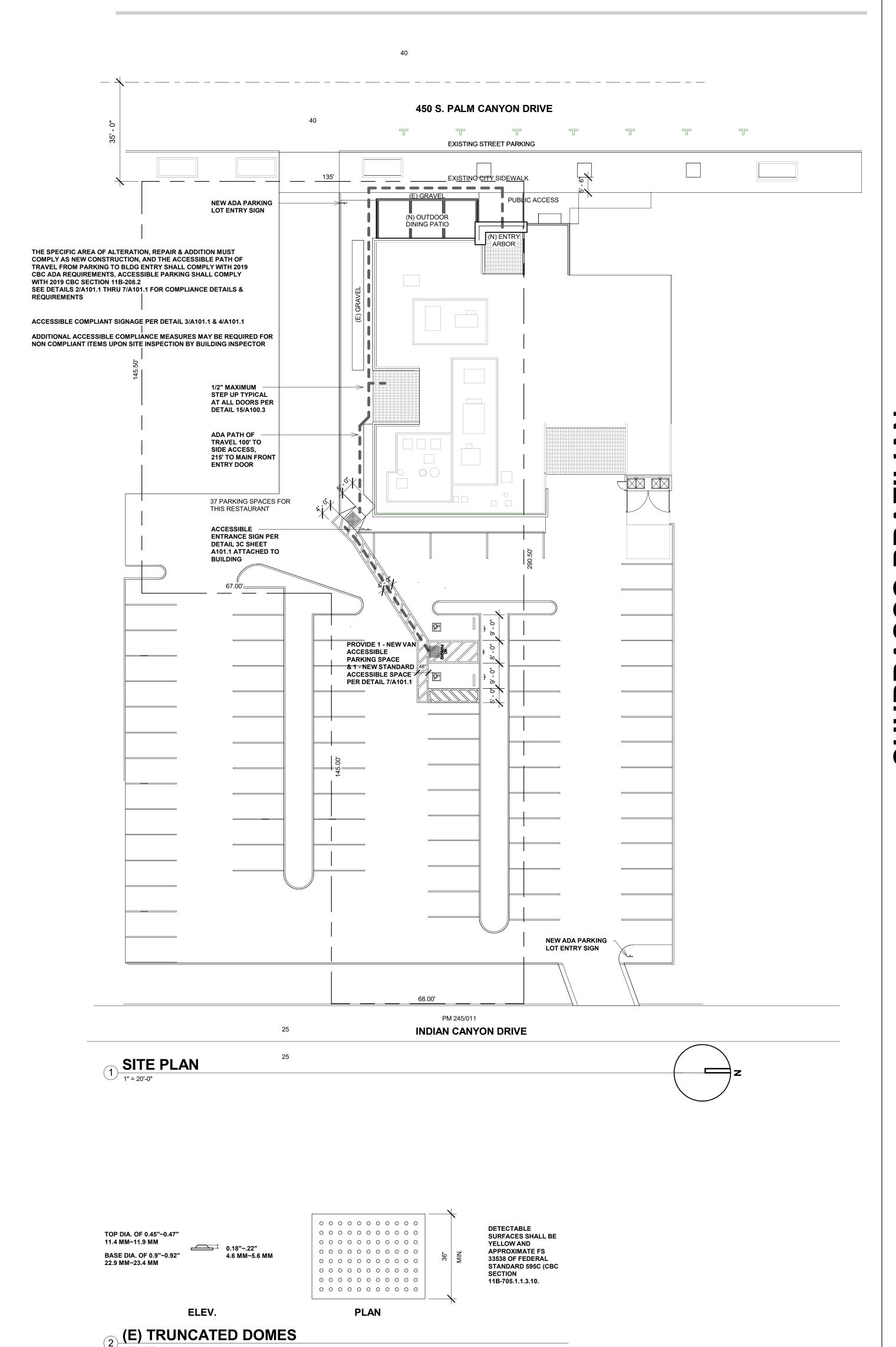
ACCESSIBLE PARKING SPACE(S)

NOTE:

THIS IS A PUBLIC PARKING LOT AND NOT UNDER THE CONTROL OF THIS BUILDINGS OWNER.

IT IS THE RESPONSIBILITY OF THE CITY TO PERFORM ALL REQUIRED REPAIRS AND UPGRADES.
ALL WORK SHALL BE APPROVED BY AND PERFORMED BY THE CITY AND IS NOT A PART OF THIS PERMIT APPROVED WORK.

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED SIGN TO BE SIGN TO BE ACCESSIBLE SPACES NOT MIN. 70 SQ. IN. MIN. 17" X 22" DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES LETTERING ISSUED FOR PERSONS WITH DISABILITIES WILL ACCESSIBLE PARKING SPACE BE TOWED AWAY **IDENTIFICATION SIGNS SHALL BE** AT OWNER'S EXPENSE. **60" MINIMUM ABOVE THE FINISH** TOWED VEHICLE MAY BE GROUND SURFACE MEASURED MINIMUM TO THE BOTTOM OF THE SIGN; **80" MINIMUM ABOVE THE FINISH** FLOOR OR GROUND SURFACE **MEASURED TO THE BOTTOM OF** THE SIGN IF LOCATED WITHIN AN VAN ACCESSIBLE ROUTE. ACCESSIBLE **ACCESSIBLE PARKING SPACE SIGN** PARKING LOT ENTRY SIGN ACCESSIBLE PARKING SIGNAGE WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. (CBC SECTION 11B-202.4) IN EXISTING BUILDINGS AND FACILITIES WHEN ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS ARE MADE THE FOLLOWING SERVING THE AREA OF IMPROVEMENTS SHALL COMPLY PER CBC 11B-202.4, COMPLETE DETAILING SHALL BE PROVIDED IN THE CONSTRUCTION A. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY. B. THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION (INCLUDING STRUCTURAL REPAIR OR ADDITIONS). C. SANITARY FACILITIES. D. DRINKING FOUNTAINS. E. SIGNS. RUNNING SLOPE OF WALKING SURFACES, NOT TO EXCEED 1:20 (5%). RUNNING SLOPE OF RAMPS, NOT TO EXCEED 1:12 (8.33%). CROSS SLOPES OF WALKS & RAMPS NOT TO EXCEED 1:48 (2.083%. LANDINGS AND LEVEL AREA SLOPES NOT TO EXCEED 1:48 (2.083%). EXISTING SITE ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH CURRENT DISABLED ASSESS DESIGN REQUIREMENTS: AND SUBJECT TO FIELD VERIFICATION &



RA ASARO ARCHIT

Roy A. Asaro principal
P.O. Box 300576, Escondido, Ca. 92030
C 760.805.4640 F 760-837-1049
royaasaro@gmail.com

Revision Schedule

No. Description Date

Churrasco Brazilian Steakhouse

RESTAURANT 450 SOUTH
PALM CANYON DR, PALM
SPRINGS, CA

SITE PLAN



Project Number CBS - 01

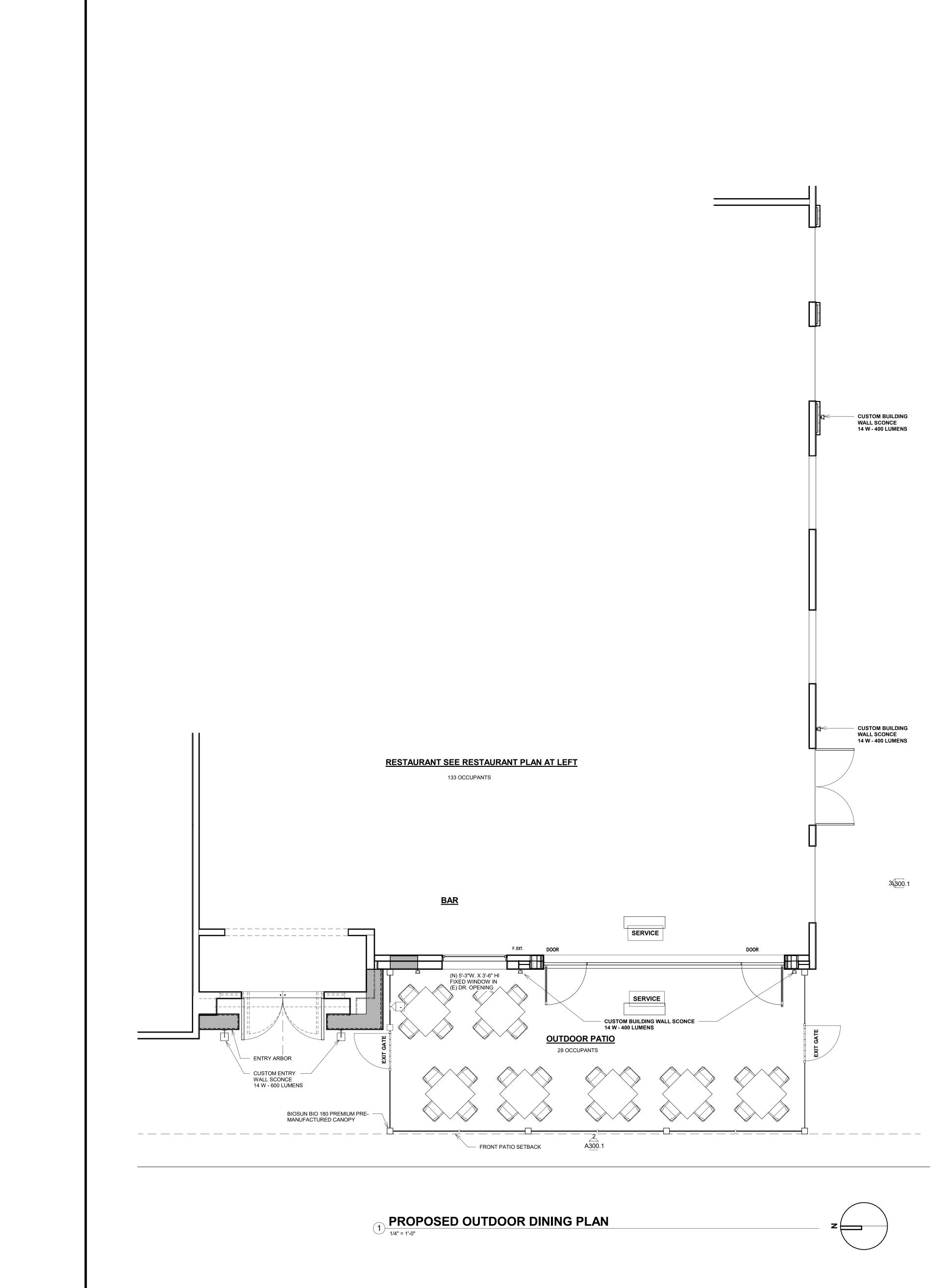
Date 10-31-2022

Drawn By Author

Checked By Checker

A101.1

Scale As indicated



Roy A. Asaro principal P.O. Box 300576, Escondido, Ca. 92030 C 760.805.4640 F 760-837-1049 royaasaro@gmail.com

> **Revision Schedule** No. Description Date

Churrasco Brazilian Steakhouse

FLOOR PLAN



10-31-2022 Date Author Drawn By Checker Checked By

RESTAURANT FLOOR PLAN NOT A PART OF THIS APPLICATION

1/8" = 1'-0"

FROM PANO SET BACK

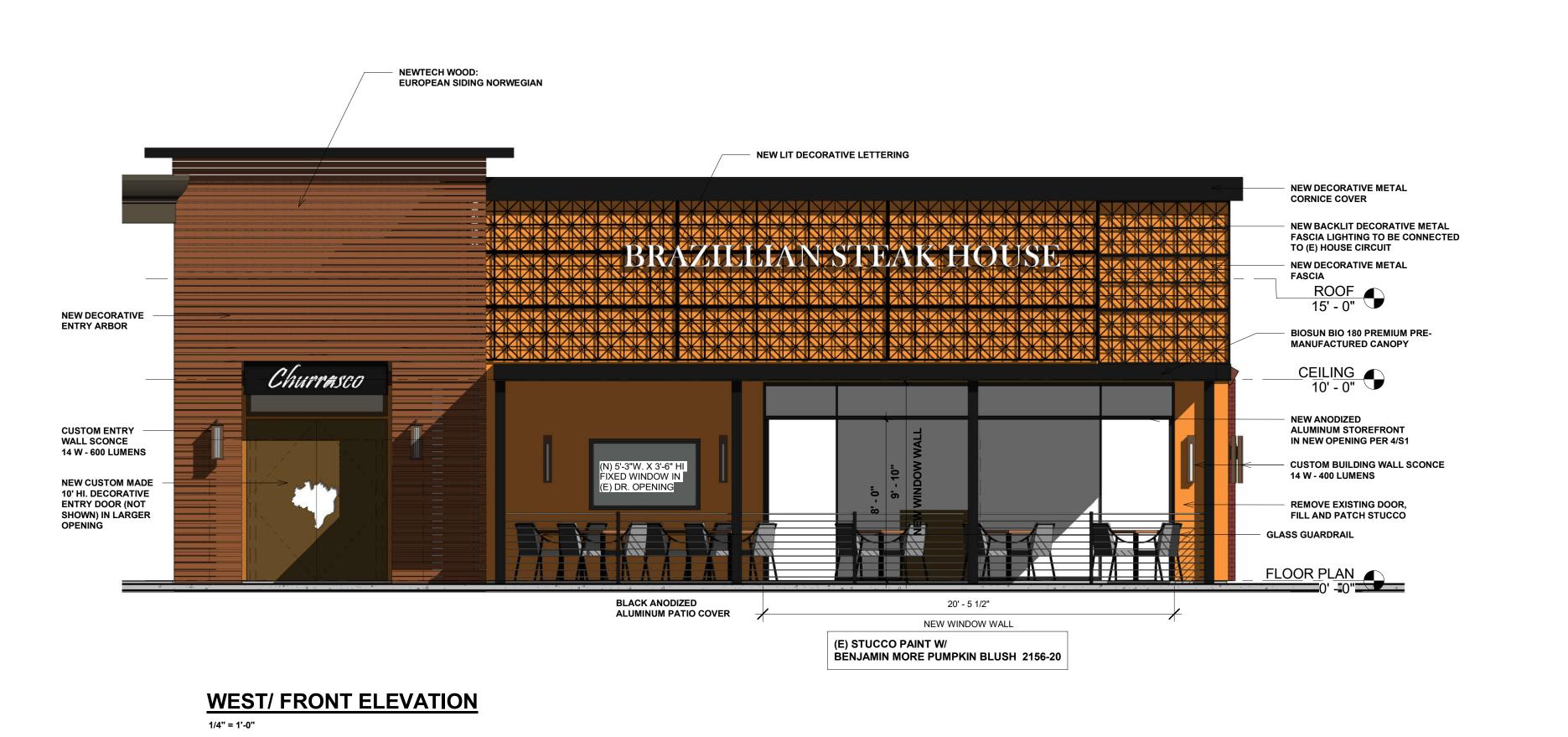
DINING

SERVICE

OCCUPANCY
GROUP A:
INDOOR
OUTDOOR

INDOOR = 133 OCCUPANTS
OUTDOOR = 28 OCCUPANTS
TOTAL OCCUPANTS = 161 OCCUPANTS

(E) COOLE





Roy A. Asaro principal

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Revision Schedule

No. Description Date

Churrasco Brazilian

Steakhouse

EXTERIOR ELEVATIONS



Project Number CBS - 01

Date 10-31-2022

Drawn By Author

Checked By Checker

A300.1

Scale 1/4" = 1'-0"





3D View 1



3D View 2

ASARO ARCHITECT

Roy A. Asaro principal
P.O. Box 300576, Escondido, Ca. 92030
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royaasaro@gmail.com

Revision Schedule

No. Description Date

1

Churrasco Brazilian Steakhouse

RESTAURANT 450 SOUTH
PALM CANYON DR, PALM
SPRINGS, CA

3d EXTERIOR VIEWS



Project Number CBS - 01

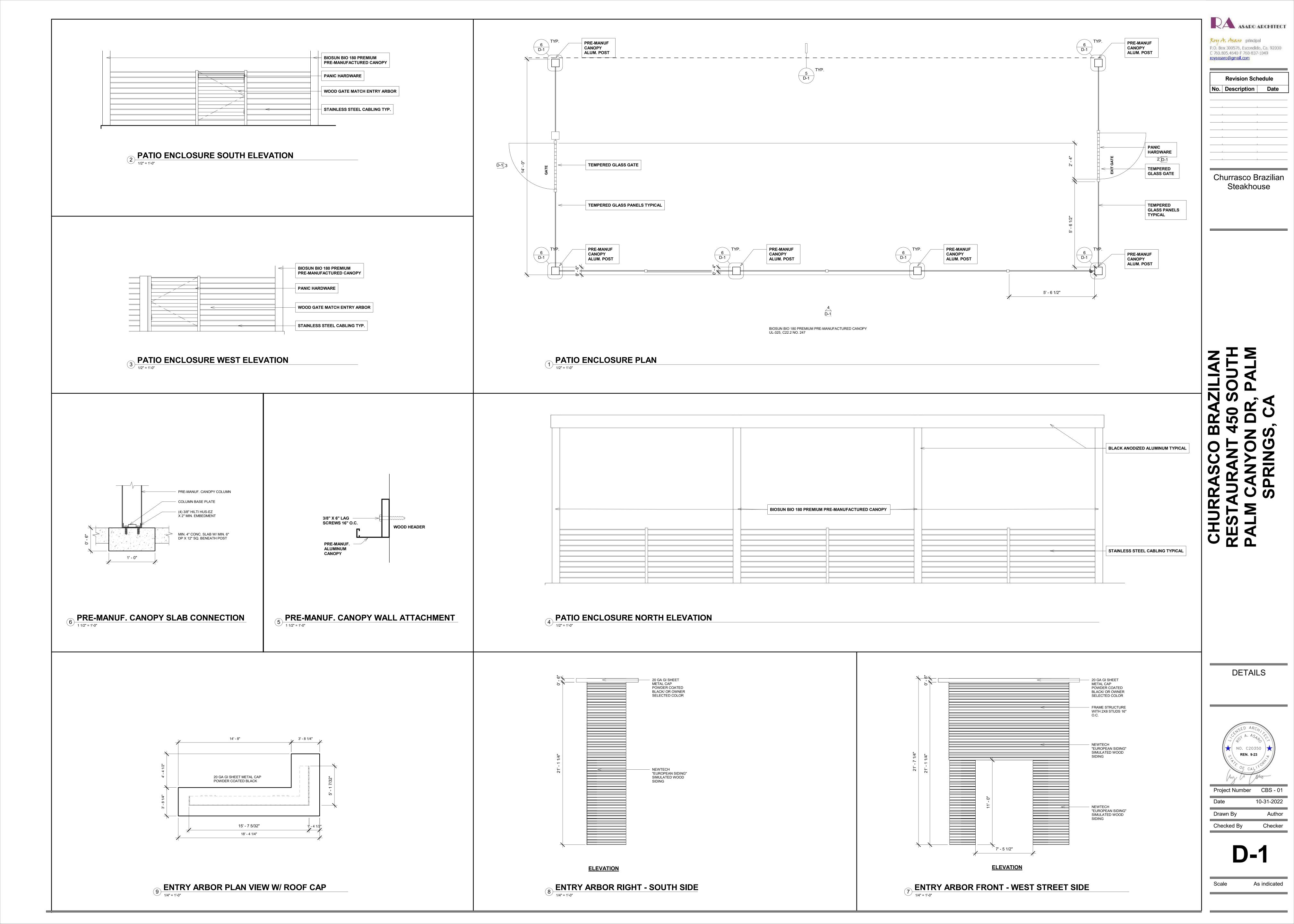
Date 10-31-2022

Drawn By Author

Checked By Checked

700

Scale

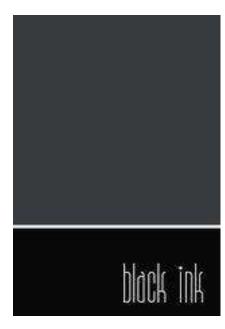


PAINT BENJAMIN MOORE PUMPKIN BLUSH



BLACK ANODIZED ALUMINUM





PAINT BENJAMIN MOORE BLACK INK





COLOR BOARD

CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA

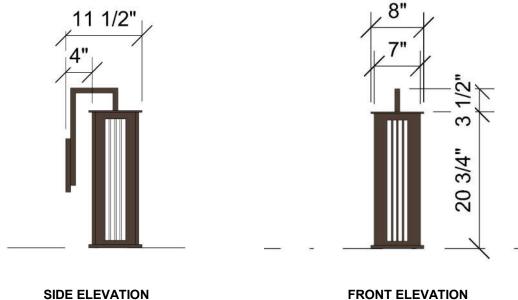
10-31-2022

A300.3









CUSTOM LED WALL SCONCE 14W - 600 LUMENS EACH

CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA

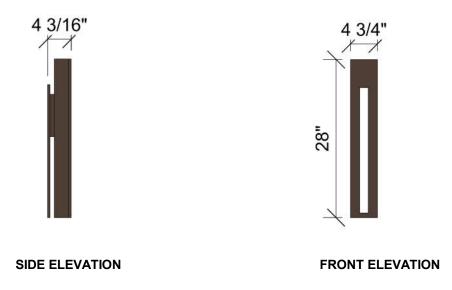
10-31-2022

A300.4









CUSTOM LED WALL SCONCE 14W - 400 LUMENS EACH

CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA

10-31-2022

A300.5