



## Historic Site Preservation Board Staff Report

Date: June 11, 2013

Case No.: 3.1289 MAA – HSPB # 55 – Oasis Commercial Building

Application Type: Certificate of Approval for Tenant Improvements at a Class 1 site

Location: 101 South Palm Canyon Drive

Applicant: Brandenburg Oasis Plaza, LLC for Gyoto Gyoto Restuarant

Zone: CBD (Central Business District)

General Plan: CBD (Central Business District)

APN: 513-143-009

From: Ken Lyon, RA, Associate Planner

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### **PROJECT DESCRIPTION**

This is a request by Brandenburg Oasis Plaza, LLC seeking a Certificate of Approval for a tenant improvement project at the Oasis Commercial Building. The proposed project scope includes both interior and exterior modifications, including impacts to the first floor round mosaic clad columns and the lower edge of the second floor soffit and fascia, both which are Class 1 historic defining characteristics of this particular site

### **RECOMMENDATION**

That the Historic Site Preservation Board approves the request subject to the following conditions of approval:

1. Deletion of the aluminum column wraps on the exterior columns
2. Deletion of surface and recessed mounted lights and fixtures on the soffit of the second story, including removal of the misting system (that was conditioned from a previous approval to be removed).
3. No signs are included in this approval.
4. All new storefront glazing systems shall match the existing mill-finish aluminum storefront in color and profile.
5. Conditions as imposed by the Fire Department noted in attached Exhibit A.

## PRIOR ACTIONS TAKEN ON THE PROJECT

On January 23, 2007, the Planning Director approved modifications to the exterior of the building to construct outdoor seating for a restaurant use (Okura Restaurant), subject to the condition that all surface mounted misters, heaters and other non-architectural materials are removed from the overhang. (from the current photos, it appears these misters were not removed, or new ones may have been subsequently installed without HSPB review or City approval.)

On April 21, 2010, the Oasis Commercial Building was designated a Class 1 historic site by the Palm Springs City Council, however only certain elements of the building were actually designated<sup>1</sup>.

On April 28, 2010, the Planning Commission approved a sign program (SP10-001) for the Oasis Commercial Building.

On June 12, 2012 the HSPB granted a certificate of approval to renovate the Oasis Commercial Building, including restoration of the ceramic tile columns, second floor west elevation window awnings and repainting of the building to its original color palette.

## BACKGROUND AND SETTING

The Oasis Commercial Building was designed in 1953 by renowned local architect E. Stewart Williams in the late international style. The building, located in the heart of the Central Business District is located at the southwest corner of Tahquitz Canyon Way and South Palm Canyon Drive.

It is surrounded by commercial uses to the east, north and south and parking lots to the west.

Pursuant to Municipal Code Section 8.05.180, *"No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:*

- (1) *Construction of a new structure;*
- (2) *The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;*
- (3) *A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;*
- (4) *The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure."*

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<sup>1</sup> Those portions of the building that were designated "historic" were the upper story, defined by the lower edge of the first level exterior soffit, the window cases on the south and west elevations, the staircase on the rear (west) elevation, and the columns supporting the second store fronting S. Palm Canyon Drive.

As noted in item 2, the subject project causes an alternation of the exterior appearance of the subject Class 1 site (specifically the columns supporting the second floor fronting South Palm Canyon Drive and the first level exterior ceiling soffit and fascia) and thus a Certificate of Approval from the HSPB is required.

## DESCRIPTION AND ANALYSIS

The applicant proposes to renovate portions of the first floor of the subject building for a tenant improvement for a restaurant and bar with both indoor and outdoor seating. The renovation includes:

- Changing out the front doors to the restaurant from mill-finish aluminum to wood.
- Changing out a portion of the mill-finish aluminum storefront with dark bronze aluminum storefront.
- Removal of the existing masonry and glass perimeter walls at the outdoor seating area.
- Covering a portion of the glazing common with the adjacent tenant (Starbucks) with a panel or "mask".
- Installation of a prozed perimeter barrier of painted steel "pickets" around the outdoor dining area.
- Landscaping with drought tolerant plant material along the perimeter picket barrier.
- Covering of the existing ceramic clad round columns with painted aluminum column "wraps".
- Adding a new soffit and entry way for a proposed bar that would be ancillary to the proposed restaurant.
- Construction of a new free-standing firepit.
- Surface and recessed lighting and other fixtures at the exterior soffit/ceiling of the covered terrace.
- Removal of ceramic wall tile from the north elevation and replacement with painted stucco.
- New floor tile throughout the interior and exterior areas.
- New signage (not part of this application).



AERIAL PHOTO OF 121 SOUTH PALM CANYON DRIVE



IMAGE c. 1954 – THE OASIS COMMERCIAL BUILDING

## REQUIRED FINDINGS

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;

Two of the four historic defining elements of the subject site are potentially adversely impacted by the proposed project: the first floor columns and the lower edge of the first level exterior soffit. With the acceptance of the condition of approval deleting the aluminum column wraps and the lighting, junction boxes and other fixtures on the underside of the second floor soffit, Staff believes that the project can be found in conformance with this guideline.

The project proposes a contemporary aesthetic for the outdoor seating area of the proposed restaurant. The contemporary aesthetic, materials and colors that are proposed generally relate to the modern architecture of the building, however infilling the open shaded plaza-like area with outdoor dining does not.

- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;

The project proposes both interior and exterior renovation to the first floor suites for a restaurant and bar. The project proposes metal guardrails proposed in various shades of orange, brown and tan to separate the dining area from the public sidewalk/right-of-way. The various metal pickets relate somewhat to the exterior second floor color palette of the Oasis Building which was recently repainted with orange walls. The vertical pickets and other exterior elements of the proposed project relate to the existing vertically-grooved anodized aluminum guardrail panels at the second floor level. The orange hues relate to the orange of the second floor exterior walls. Removal of the heavy masonry and glass perimeter guardrail at the outdoor dining area gives that shaded terrace area a slightly more open feel, and is more respectful of the architectural composition of the original Oasis Building.

The "tunnel" entry to the bar does not relate well to the architecture of the existing building. Taller painted metal pickets will also be placed in front of the existing large glass display windows of the adjacent tenant space (Starbucks) that may complicate cleaning of the windows.

- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;

The proposed exterior design proposes a color palette that is generally complementary to the existing colors on the Oasis Commercial Building. The painted vertical steel pickets at the perimeter guardrail relate in a compatible way to the existing vertical anodized aluminum guard panels at the second floor, east elevation. The replacement storefront at the bar is proposed in dark bronze which does not match and is not compatible with the existing storefront framing is mill-finish aluminum. The proposed exterior dining areas diminish the open, expansive feel of the shaded ground floor plaza that was a feature of the original architecture of the Oasis Commercial Building. However these areas were closed in several years ago to create outdoor restaurant seating using heavy masonry and glass guardrails and planters. These masonry barriers are proposed to be removed, which will allow the outdoor dining area to be visually more compatible with the architecture of the existing building. (The planter strip will remain and be re-landscaped with drought tolerant species to be determined).

- (4) Archaeological or ecological significance of the area.

The proposed project does not impact any known archaeological or ecological significance of the site.

Staff has concluded that with the deletion of the proposed painted aluminum column covers and the various surface mounted and recessed lights and other fixtures on the lower edge of the exterior soffit, the project can be deemed in conformance with the above guidelines for approval of a certificate of approval and therefore recommends approval as conditioned by the HSPB.

## **ENVIRONMENTAL ASSESSMENT**

The proposed tenant improvement is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources", the Oasis Commercial Building is a "historic resource" under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 55) for the historic defining characteristics that include: (1) the upper story, defined by the lower edge of the first level exterior soffit; (2) the window cases on the south and west elevations, (3) the exterior stair at the northwest corner of the building; (4) the columns supporting the second story fronting South Palm Canyon Drive.

The proposed project causes a substantial adverse change in the significance of a historic resource because it impacts two of the four historic defining characteristics of this site: (1) wrapping the existing round ceramic clad columns with painted aluminum covers, and (2) numerous surface mounted lights and other fixtures on the soffit at the first floor ceiling.

The proposed project materially alters these historic resources by (a) the drilling or clamping of fastening brackets into the ceramic clad columns for the column wraps that has a high probability of cracking or destroying the ceramic tiles, and (b) the cutting of the plaster soffit for electrical conduit runs and drilling into the face of the soffit for mounting of junction boxes, surface mounted and recessed lights and other fixtures and equipment.

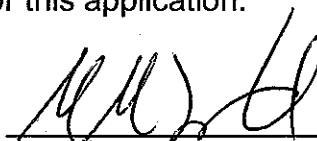
This adverse impact to the historic resources could be mitigated by (1) deleting the aluminum column wraps, and (2) deleting surface mounted and recessed fixtures and lights from the lower edge of the first level exterior soffit and utilizing up lights, table lights, wall lights, or other means for illuminating the outdoor covered terrace.

#### NOTIFICATION

There are no public notification requirements for this application.



Ken Lyon,  
Associate Planner



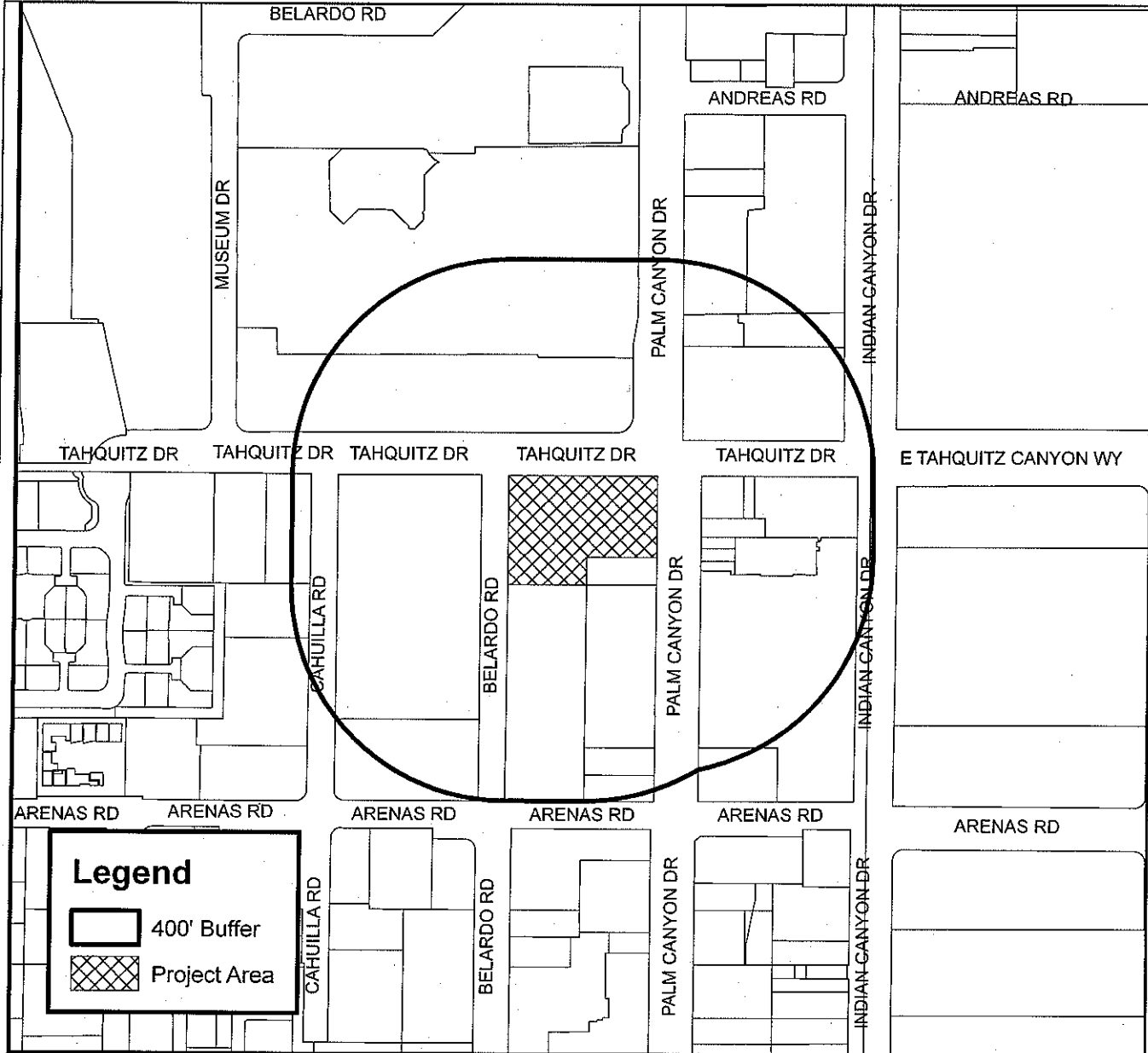
Margo Wheeler, AICP  
Director of Planning Services

#### ATTACHMENTS



1. Vicinity Map
2. Tenant Improvement plans, sections, elevations and photos



# Department of Planning Services Vicinity Map



**Legend**

-  400' Buffer
-  Project Area

## CITY OF PALM SPRINGS

**CASE NO:** HSPB #55  
"The Oasis Commercial Building"

**APPLICANT:** Brandenburg Oasis Plaza, LLC

**DESCRIPTION:** Proposed tenant improvements for a restaurant and bar with indoor and outdoor seating at "The Oasis Commercial Building" at 101-121 South Palm Canyon Drive, a Class 1 Historic Site

# MINOR ARCHITECTURAL APPLICATION

**Gyoro Gyoro** IZAKAYA JAPONAISE  
居酒屋

**105 S. Palm Canyon Drive  
Palm Springs**

- ARCHITECTURAL PLANS & ELEVATIONS**
- EXTERIOR RENDERINGS & MATERIALS**
- EXISTING SITE PHOTOGRAPHS**

RECEIVED

JUN 04 2013

PLANNING SERVICES  
COURTESY

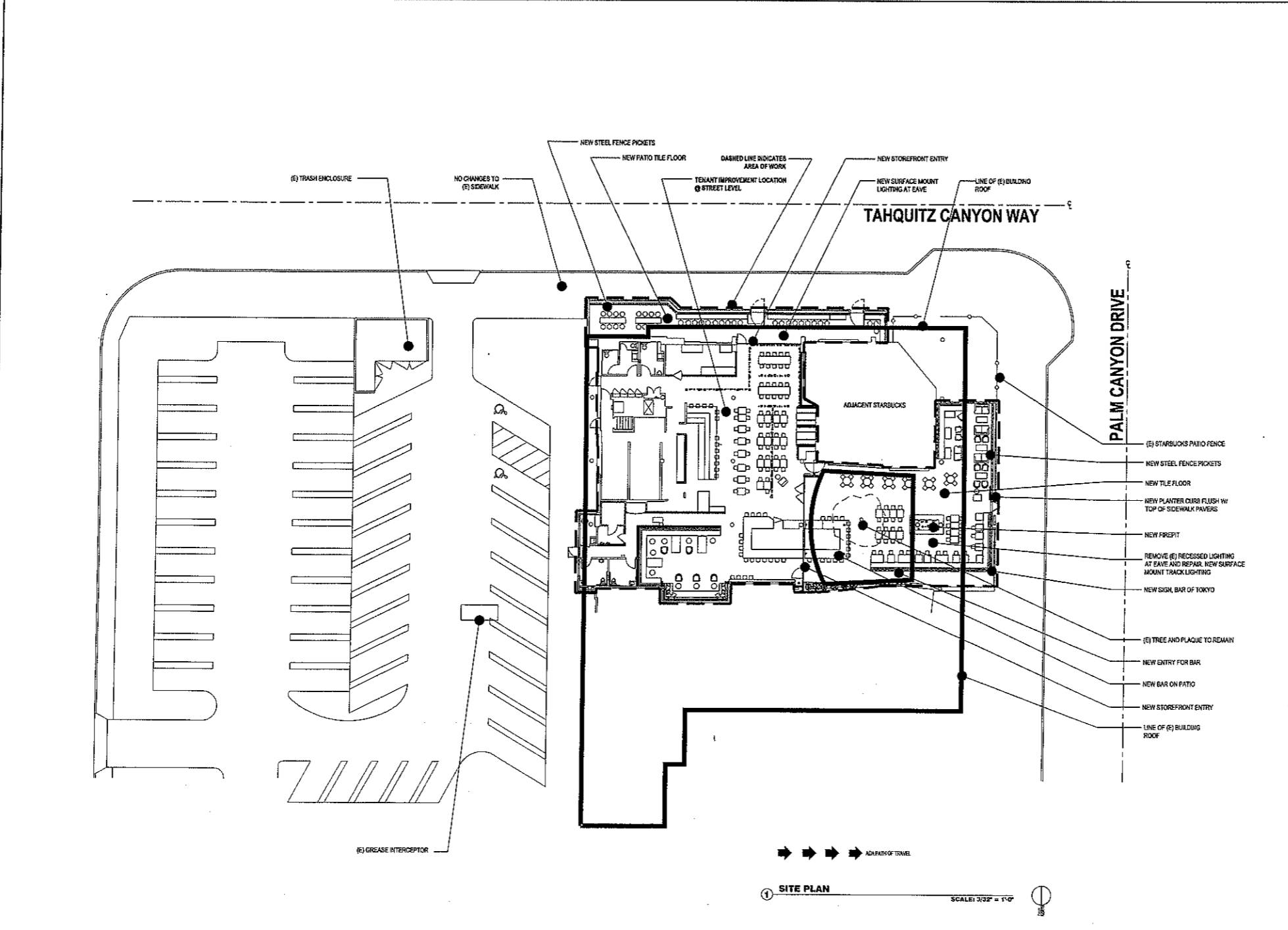
**MASS**

ARCHITECTURE DESIGN BUILD

2301 Hyperion Ave, unit b Los Angeles, CA 90027  
T 323-660-7040 F 323-667-9733 mass-arch.com







MASS ARCHITECTURE + DESIGN  
 2301 Hyperion Avenue  
 Los Angeles, California 90027  
 T: 323.667.0000 F: 323.667.0733

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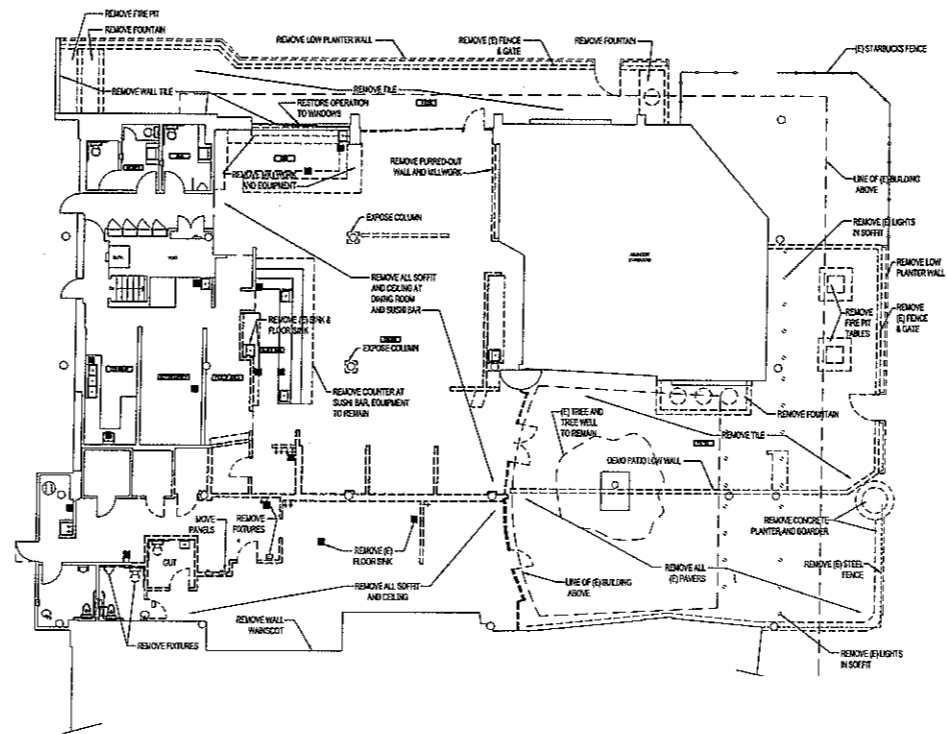
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SCALE: 3/32" = 1'-0"  
 PROJECT NO. 1301

**SITE PLAN**  
 GYORO GYORO  
 1301 PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

**A1.0**



2 DEMO PLAN SCALE: 1/8" = 1'-0"

MASS ARCHITECTURE + DESIGN  
 2601 N. WILSON  
 LOS ANGELES, CALIFORNIA 90027  
 T. 323.867.7049 F. 323.867.0733

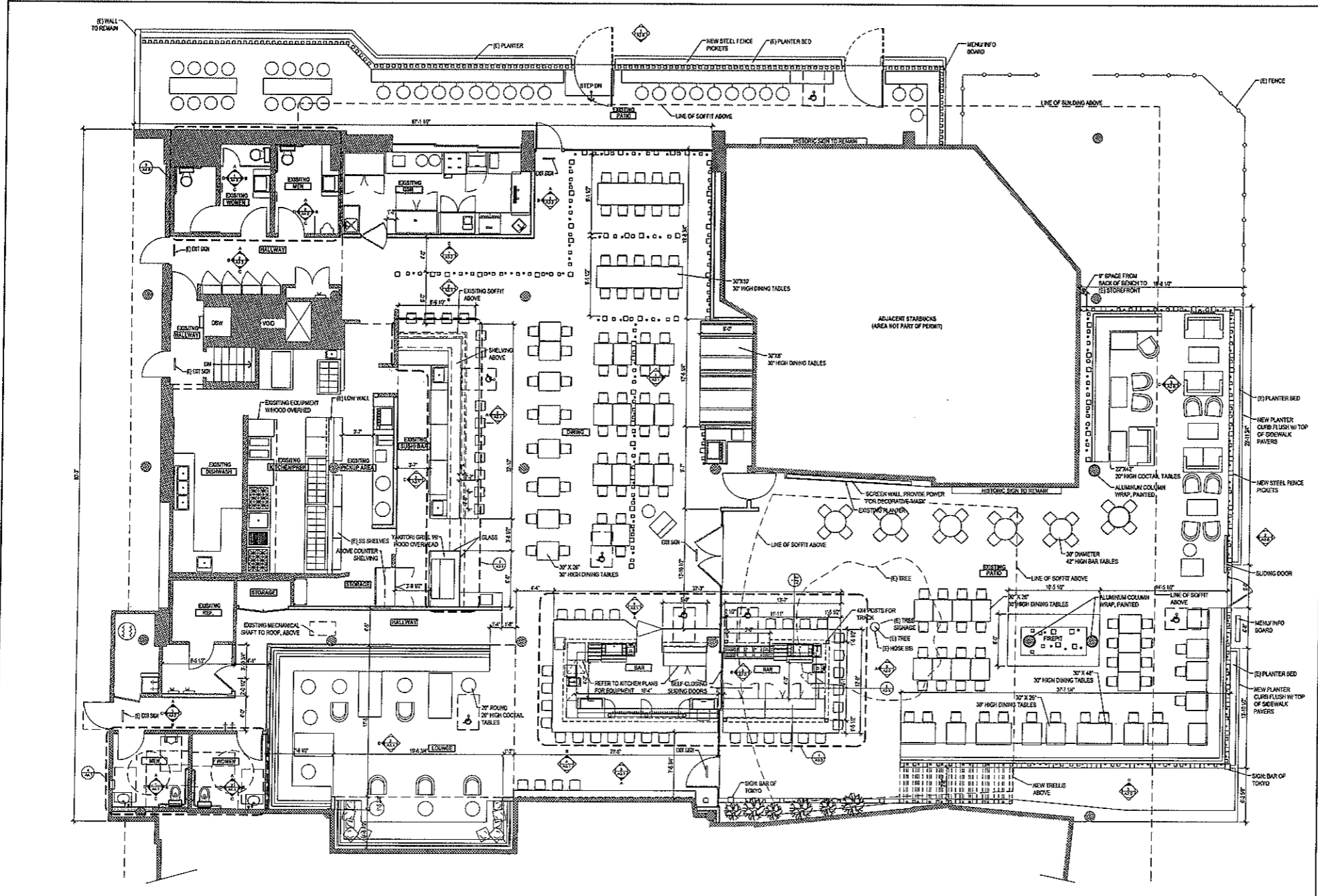
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 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]

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2	08-11-11	ISSUED FOR PERMIT
3	08-11-11	ISSUED FOR PERMIT
4	08-11-11	ISSUED FOR PERMIT
5	08-11-11	ISSUED FOR PERMIT

1/8" = 1'-0"  
 1301  
 PROJECT NO.

DEMO PLAN  
 GYORO GYORO  
 105 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

A1.1



- GENERAL NOTES:**
1. REFER TO KITCHEN CONSULTANT'S DRAWINGS FOR SPECIFICATIONS, LOCATIONS, AND ELECTRICAL & PLUMBING REQUIREMENTS FOR ALL RESTAURANT EQUIPMENT.
  2. CONTRACTOR TO PROVIDE FINISH SAMPLES OF MILLWORK AND WALL FINISHES.
  3. ALL LIGHTING IN FOOD PREPARATION, SERVICE, STORAGE, AND UTENSIL WASHING AREAS SHALL BE SHATTERPROOF.
  4. FOOD FACILITY MUST BE MAINTAINED COMPLETELY ENCLOSED WITH SELF-CLOSING DOORS. THE FRONT DOORS MAY NOT BE PROPPED OPEN.

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

**WALL LEGEND**

(Symbol: Hatched pattern)	NEW 1 HOUR RATED WALL ASSEMBLY 3-1/2" (U.O.N) 20GA METAL STUDS WITH 3/2" SOUND INSULATION & 5/8" GYPSUM BOARD EACH SIDE
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**MASS ARCHITECTURE + DESIGN**  
23001  
Hypertion  
avenue  
Callahan  
T. 303.840.1000  
F. 303.847.9253

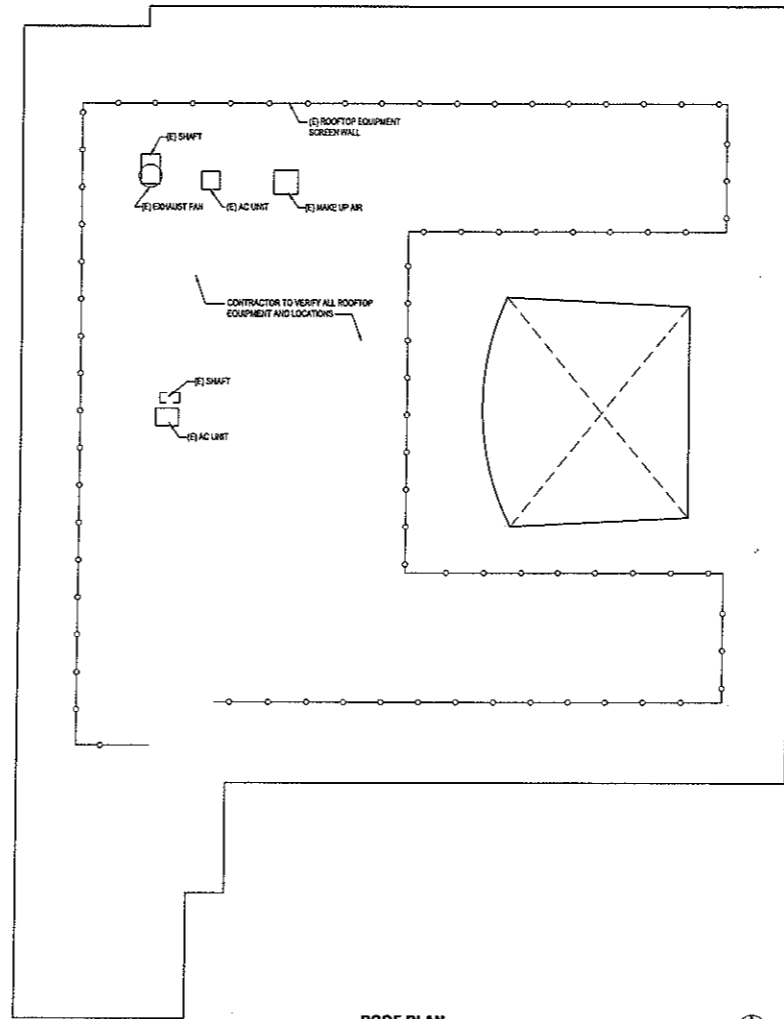
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**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
PROJECT NO.: 1301

**GYORO GYORO**  
105 S. PALM CANYON DRIVE  
PALM SPRINGS, CA 92282

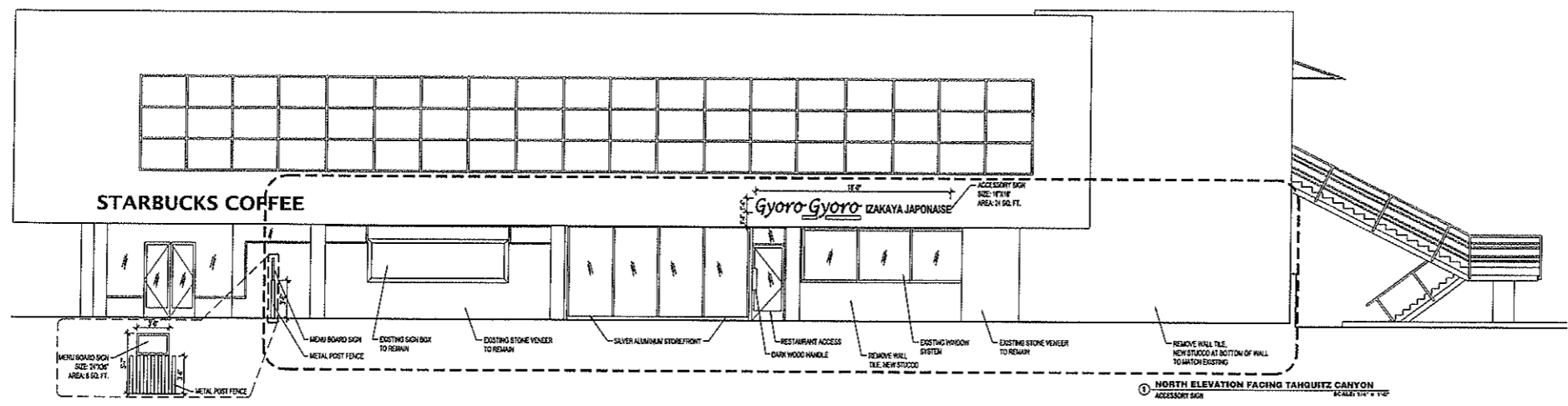
**A1.2**

(E) 5000 GALLON FIRE  
INTERCEPTION IN PARKING  
LOT BELOW

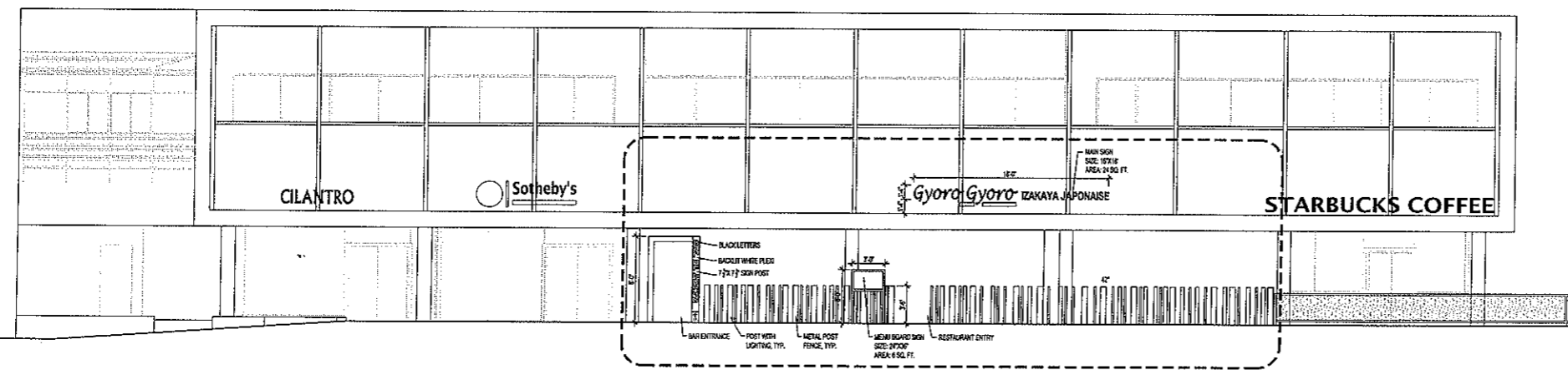


1 ROOF PLAN SCALE: 1/8" = 1'-0"

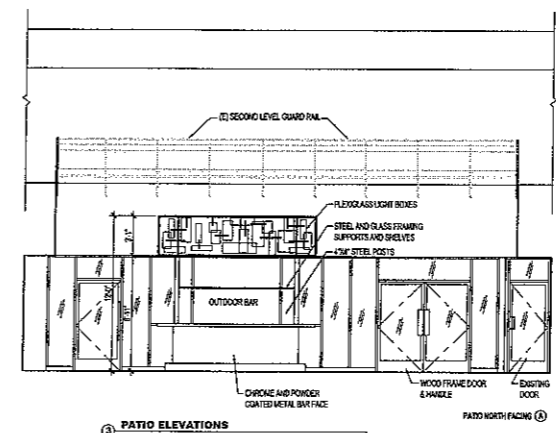
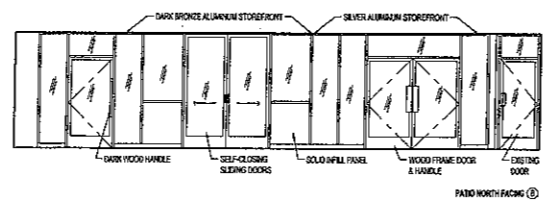
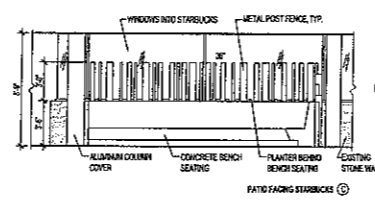
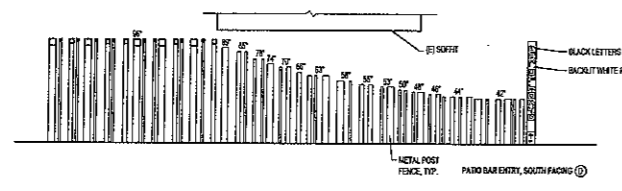
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1 NORTH ELEVATION FACING TAHQUITZ CANYON  
ACCESSORY SIGN  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION FACING PALM CANYON  
STREET ELEVATION SIGN SIGN  
SCALE: 1/4" = 1'-0"

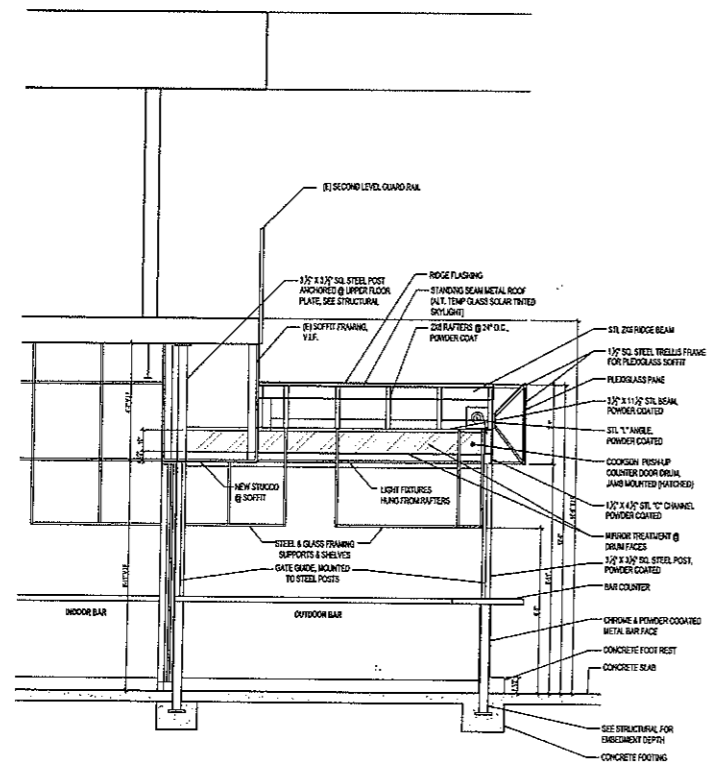


3 PATIO ELEVATIONS  
SCALE: 1/4" = 1'-0"

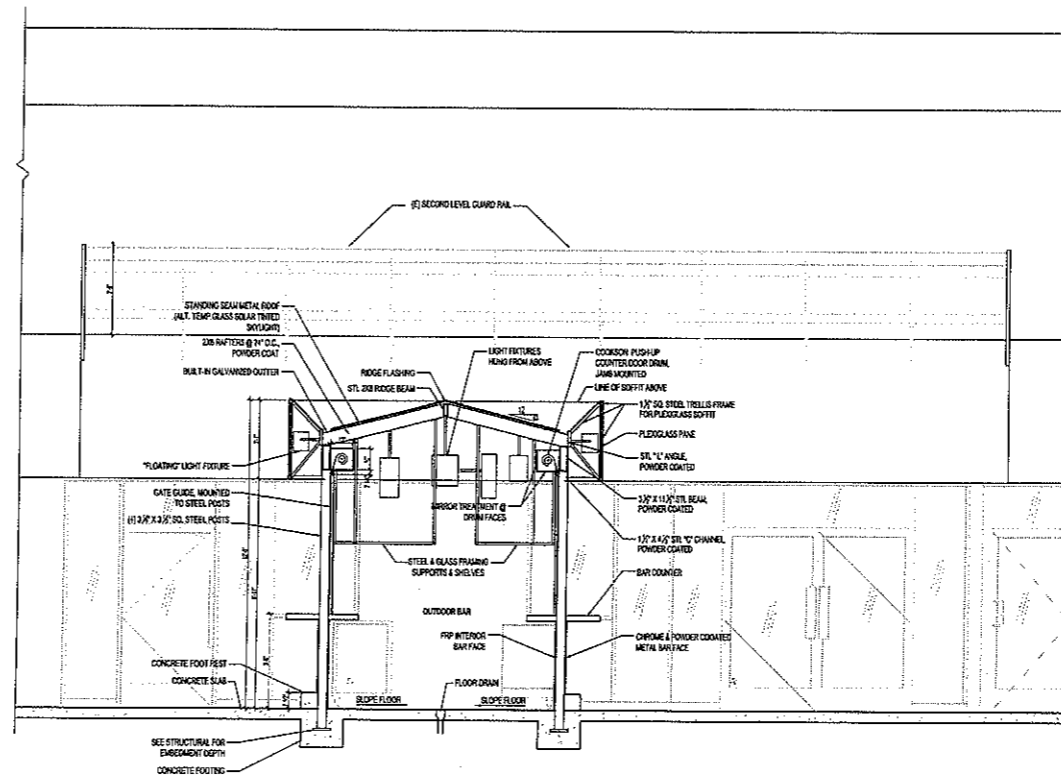
**MASS ARCHITECTURE + DESIGN**  
 2301 Hyperion Avenue  
 Berkeley, CA 94704  
 T: 323.860.7600 F: 323.867.9263

NO.	DATE	DESCRIPTION
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2		REVISED PER COMMENTS
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1/4"=1'-0"  
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 1301  
 PROJECT NO.  
**EXTERIOR ELEVATION & SIGNAGE**  
 GYORO GYORO  
 105 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292  
**A2.0**



② OUTDOOR BAR SECTION  
SCALE: 1/2" = 1'-0"



NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

① OUTDOOR BAR SECTION  
SCALE: 1/4" = 1'-0"

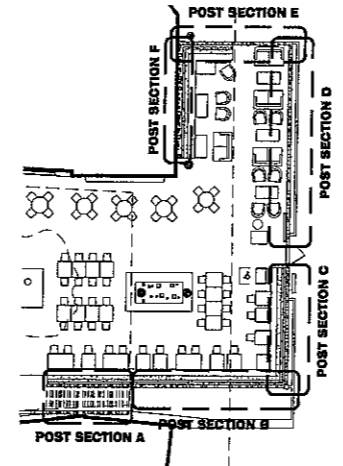
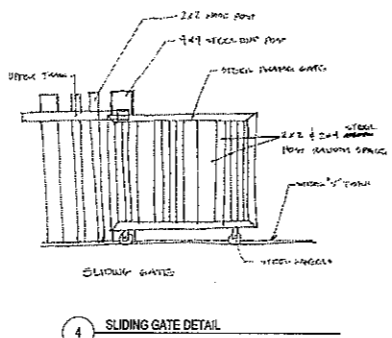
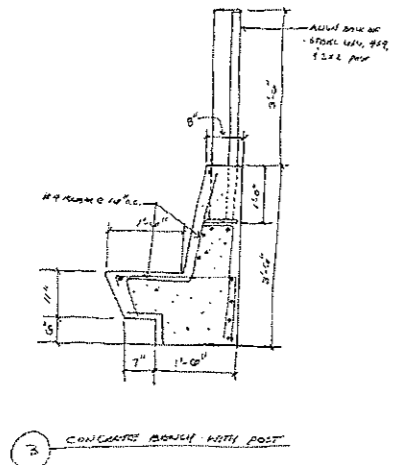
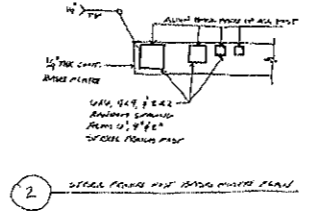
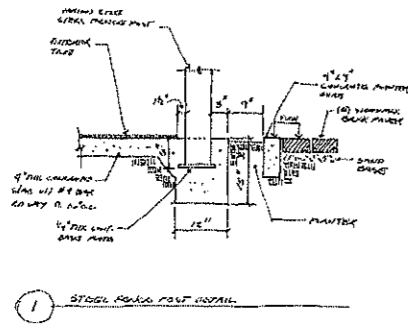
**MASS ARCHITECTURE + DESIGN**  
 6001 Popperian Avenue  
 2001 California  
 Palmdale, CA 93550  
 T: 326.660.350 F: 326.667.9752

NO.	DATE	DESCRIPTION
1	08/13/13	ISSUED FOR PERMITS
2	09/13/13	ISSUED FOR APPROVAL
3	09/13/13	ISSUED FOR APPROVAL
4	09/13/13	ISSUED FOR APPROVAL
5	09/13/13	ISSUED FOR APPROVAL
6	09/13/13	ISSUED FOR APPROVAL
7	09/13/13	ISSUED FOR APPROVAL
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9	09/13/13	ISSUED FOR APPROVAL
10	09/13/13	ISSUED FOR APPROVAL

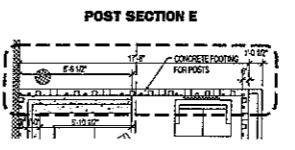
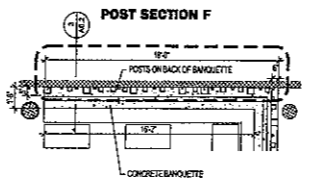
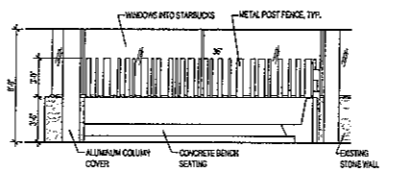
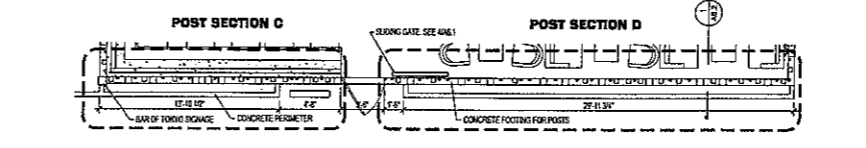
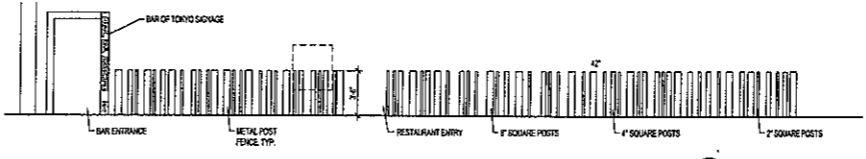
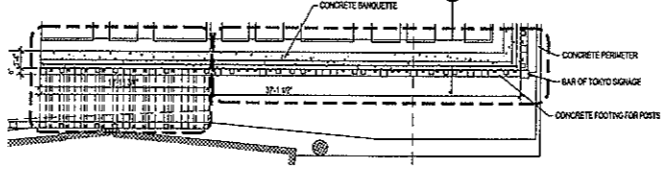
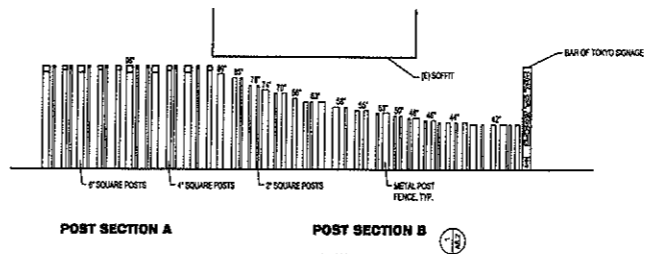
1/4"=1'-0"  
 SCALE  
 1301  
 ENGINEERING

**SECTIONS**  
 GYORO GYORO  
 105 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

**A3.0**



5 EXTERIOR POST KEY PLAN SCALE: 1/4" = 1'-0"



6 EXTERIOR POST PLAN & ELEVATION SCALE: 1/4" = 1'-0"

<p>MASS ARCHITECTURE + DESIGN          2301 HYPERION BLVD. SUITE 100          LOS ANGELES, CA 90049          T. 323.860.7649 F. 323.860.8733</p>	
<p>PROJECT NO. 1301          DATE 08/14/12          DRAWN BY J. BROWN          CHECKED BY M. HARRIS          SCALE 1/4" = 1'-0"</p>	<p>AS NOTED          SCALE 1/4" = 1'-0"          1301          EXTERIOR DETAIL</p>
<p>GYORO GYORO          105 S. PALM CANYON DRIVE          PALM SPRINGS, CA 92292</p>	
<p><b>A6.2</b></p>	



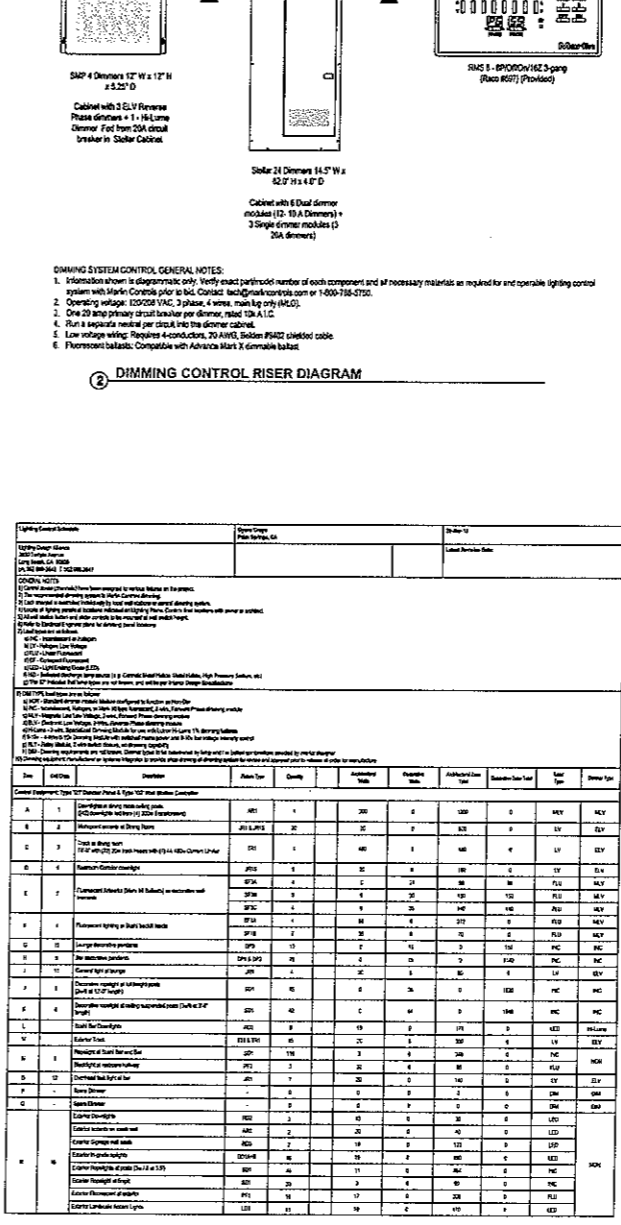
**GENERAL NOTES:**

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

NO.	DESCRIPTION	MANUFACTURER	MODEL	QTY	UNIT PRICE	TOTAL PRICE	DATE	REMARKS
101	Recessed ceiling downlight fixture	OSRAM	MR16	1	100.00	100.00		
102	Recessed ceiling downlight fixture	OSRAM	MR16	2	100.00	200.00		
103	Recessed ceiling downlight fixture	OSRAM	MR16	3	100.00	300.00		
104	Recessed ceiling downlight fixture	OSRAM	MR16	4	100.00	400.00		
105	Recessed ceiling downlight fixture	OSRAM	MR16	5	100.00	500.00		
106	Recessed ceiling downlight fixture	OSRAM	MR16	6	100.00	600.00		
107	Recessed ceiling downlight fixture	OSRAM	MR16	7	100.00	700.00		
108	Recessed ceiling downlight fixture	OSRAM	MR16	8	100.00	800.00		
109	Recessed ceiling downlight fixture	OSRAM	MR16	9	100.00	900.00		
110	Recessed ceiling downlight fixture	OSRAM	MR16	10	100.00	1000.00		
111	Recessed ceiling downlight fixture	OSRAM	MR16	11	100.00	1100.00		
112	Recessed ceiling downlight fixture	OSRAM	MR16	12	100.00	1200.00		
113	Recessed ceiling downlight fixture	OSRAM	MR16	13	100.00	1300.00		
114	Recessed ceiling downlight fixture	OSRAM	MR16	14	100.00	1400.00		
115	Recessed ceiling downlight fixture	OSRAM	MR16	15	100.00	1500.00		
116	Recessed ceiling downlight fixture	OSRAM	MR16	16	100.00	1600.00		
117	Recessed ceiling downlight fixture	OSRAM	MR16	17	100.00	1700.00		
118	Recessed ceiling downlight fixture	OSRAM	MR16	18	100.00	1800.00		
119	Recessed ceiling downlight fixture	OSRAM	MR16	19	100.00	1900.00		
120	Recessed ceiling downlight fixture	OSRAM	MR16	20	100.00	2000.00		

**1 ELECTRICAL LIGHTING FIXTURE SCHEDULE**

NO.	DESCRIPTION	MANUFACTURER	MODEL	QTY	UNIT PRICE	TOTAL PRICE	DATE	REMARKS
201	Recessed ceiling downlight fixture	OSRAM	MR16	1	100.00	100.00		
202	Recessed ceiling downlight fixture	OSRAM	MR16	2	100.00	200.00		
203	Recessed ceiling downlight fixture	OSRAM	MR16	3	100.00	300.00		
204	Recessed ceiling downlight fixture	OSRAM	MR16	4	100.00	400.00		
205	Recessed ceiling downlight fixture	OSRAM	MR16	5	100.00	500.00		
206	Recessed ceiling downlight fixture	OSRAM	MR16	6	100.00	600.00		
207	Recessed ceiling downlight fixture	OSRAM	MR16	7	100.00	700.00		
208	Recessed ceiling downlight fixture	OSRAM	MR16	8	100.00	800.00		
209	Recessed ceiling downlight fixture	OSRAM	MR16	9	100.00	900.00		
210	Recessed ceiling downlight fixture	OSRAM	MR16	10	100.00	1000.00		
211	Recessed ceiling downlight fixture	OSRAM	MR16	11	100.00	1100.00		
212	Recessed ceiling downlight fixture	OSRAM	MR16	12	100.00	1200.00		
213	Recessed ceiling downlight fixture	OSRAM	MR16	13	100.00	1300.00		
214	Recessed ceiling downlight fixture	OSRAM	MR16	14	100.00	1400.00		
215	Recessed ceiling downlight fixture	OSRAM	MR16	15	100.00	1500.00		
216	Recessed ceiling downlight fixture	OSRAM	MR16	16	100.00	1600.00		
217	Recessed ceiling downlight fixture	OSRAM	MR16	17	100.00	1700.00		
218	Recessed ceiling downlight fixture	OSRAM	MR16	18	100.00	1800.00		
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220	Recessed ceiling downlight fixture	OSRAM	MR16	20	100.00	2000.00		



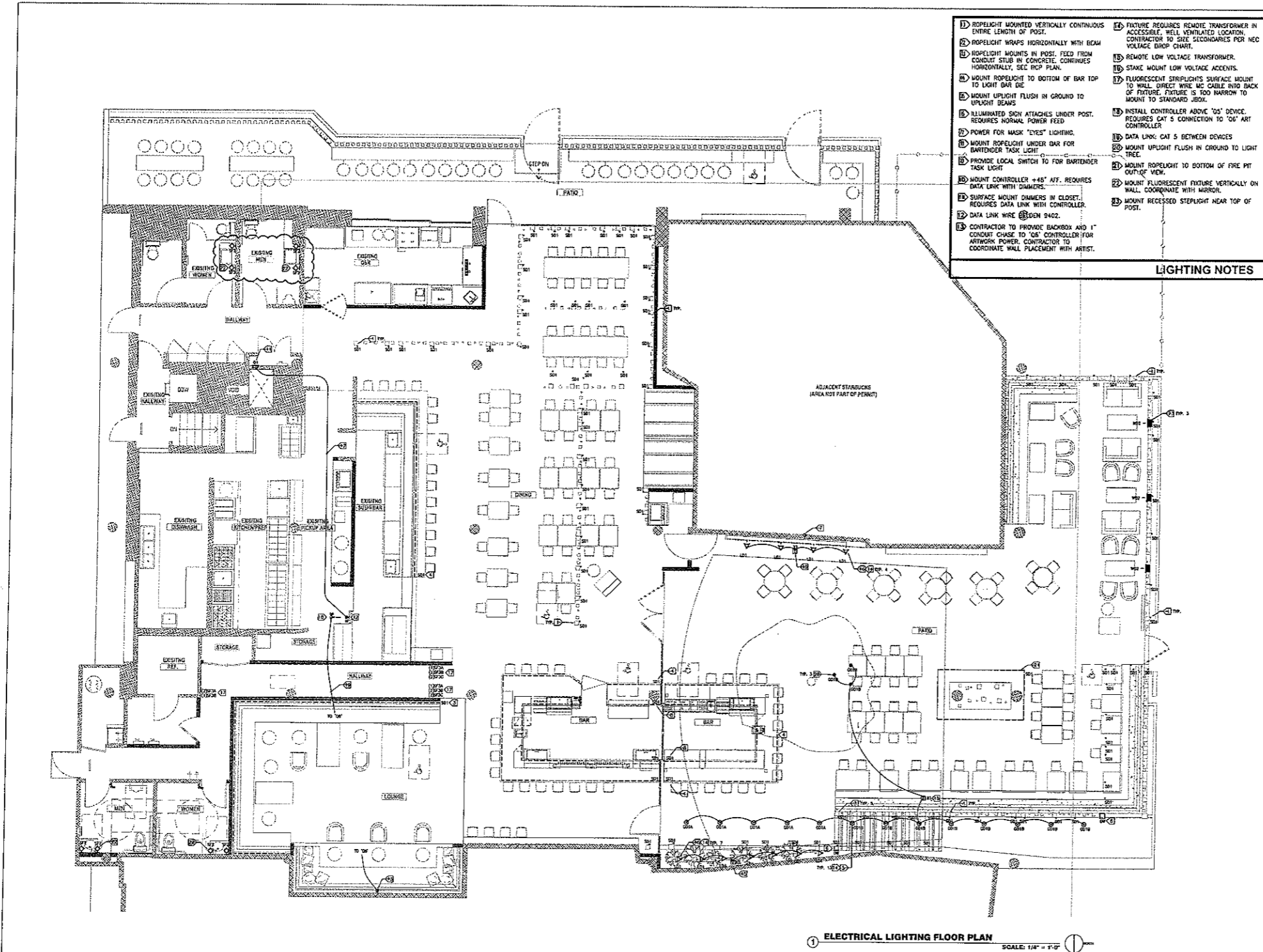
**2 DIMMER PANEL SCHEDULE**

**MASS ARCHITECTURE + DESIGN**  
 2301  
 111 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292  
 T: 323.660.3610 F: 323.660.3723

**ELECTRICAL LIGHTING FIXTURE SCHEDULE**

**GYORO GYOFO**  
 111 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

**ELO.1**



- LIGHTING NOTES**
- 1) ROPELIGHT MOUNTED VERTICALLY CONTINUOUS ENTIRE LENGTH OF POST.
  - 2) ROPELIGHT WRAPS HORIZONTALLY WITH BEAM
  - 3) ROPELIGHT MOUNTS IN POST. FEED FROM CONDUIT STUB IN CONCRETE. CONTINUES HORIZONTALLY, SEC RCP PLAN.
  - 4) MOUNT ROPELIGHT TO BOTTOM OF BAR TOP TO LIGHT BAR DIE
  - 5) MOUNT UPLIGHT FLUSH IN GROUND TO UPLIGHT BEAMS
  - 6) ILLUMINATED SIGN ATTACHES UNDER POST. REQUIRES NORMAL POWER FEED
  - 7) POWER FOR MASK "EYES" LIGHTING.
  - 8) MOUNT ROPELIGHT UNDER BAR FOR BARTENDER TASK LIGHT
  - 9) PROVIDE LOCAL SWITCH TO FOR BARTENDER TASK LIGHT
  - 10) MOUNT CONTROLLER +48" AFF. REQUIRES DATA LINK WITH DIMMERS IN CLOSET. REQUIRES DATA LINK WITH CONTROLLER.
  - 11) DATA LINK WIRE @10EN 9402.
  - 12) CONTRACTOR TO PROVIDE BACKBOX AND 1" CONDUIT CHASE TO '06' CONTROLLER FOR NETWORK POWER. CONTRACTOR TO COORDINATE WALL PLACEMENT WITH ARTIST.
  - 13) FIXTURE REQUIRES REMOTE TRANSFORMER IN ACCESSIBLE, WELL VENTILATED LOCATION. CONTRACTOR TO SIZE SECONDARIES PER NEC VOLTAGE DROP CHART.
  - 14) REMOTE LOW VOLTAGE TRANSFORMER.
  - 15) STAKE MOUNT LOW VOLTAGE ACCENTS.
  - 16) FLUORESCENT STRIPLIGHTS SURFACE MOUNT TO WALL. DIRECT WIRE AND CABLE INTO BACK OF FIXTURE. FIXTURE IS TOO NARROW TO MOUNT TO STANDARD JOIST.
  - 17) INSTALL CONTROLLER ABOVE '06' DEVICE. REQUIRES CAT 5 CONNECTION TO '06' ART CONTROLLER
  - 18) DATA LINK: CAT 5 BETWEEN DEVICES
  - 19) MOUNT UPLIGHT FLUSH IN GROUND TO LIGHT TREE.
  - 20) MOUNT UPLIGHT TO BOTTOM OF FIRE PIT OUT-OF-VIEW.
  - 21) MOUNT FLUORESCENT FIXTURE VERTICALLY ON WALL. COORDINATE WITH MIRROR.
  - 22) MOUNT RECESSED STRIPLIGHT NEAR TOP OF POST.

**MASS ARCHITECTURE + DESIGN**  
 2301 Hyperion  
 Los Angeles, California 90027  
 T. 323.660.7430 F. 323.667.9733

**LIGHTING DESIGN ALLIANCE**  
 1000 W. 11th St. Suite 200  
 Los Angeles, CA 90015  
 T. 213.622.1111 F. 213.622.1112

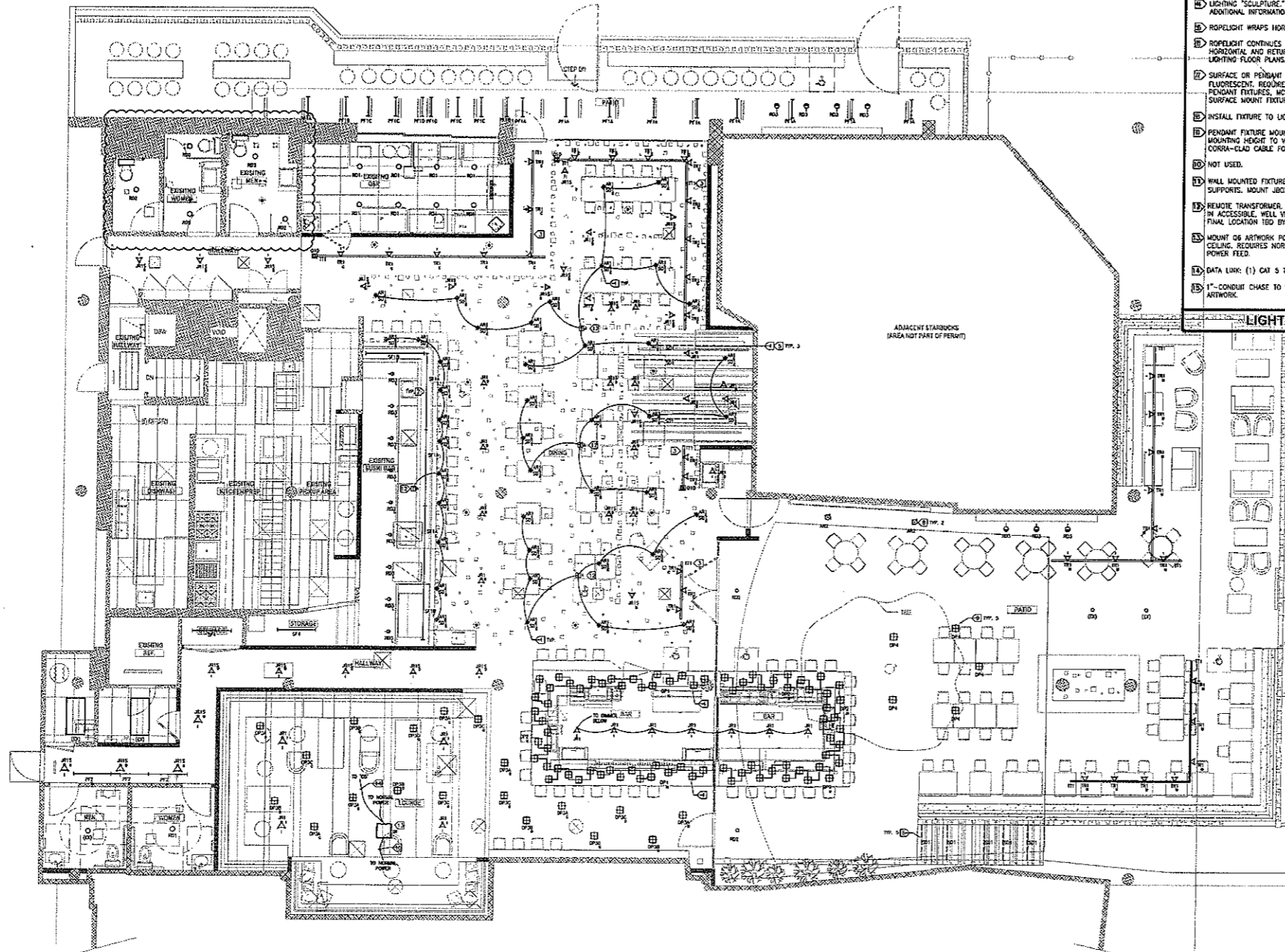
NO.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"  
 SHEET NO. 1301

**ELECTRICAL LIGHTING FLOOR PLAN**  
 GYORO GYORO  
 111 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

**EL1.2**

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



- LIGHTING NOTES**
- 1) INSTALL DOWNLIGHT IN BOTTOM OF POST. INSTALL ROPELIGHT IN POST. DOWNLIGHT REQUIRES REMOTE TRANSFORMER
  - 2) INSTALL FLUORESCENT TO BACKLIGHT ACRYLIC
  - 3) SUSPEND TRACK AT 12"-6" AFF
  - 4) LIGHTING "SCULPTURE" SEE SPECS FOR ADDITIONAL INFORMATION
  - 5) ROPELIGHT WRAPS HORIZONTALLY WITH BEAM.
  - 6) ROPELIGHT CONTINUES FROM GROUND, RUNS HORIZONTAL AND RETURNS DOWN AGAIN. SEE LIGHTING FLOOR PLAN.
  - 7) SURFACE OR PENDANT MOUNT LINEAR FLUORESCENT. REQUIRE 83" JBOX FOR PENDANT FIXTURES, MC DIRECT WIRE FOR SURFACE MOUNT FIXTURES.
  - 8) INSTALL FIXTURE TO LIGHT MASK "FACE."
  - 9) PENDANT FIXTURE MOUNTED IN TREE. MOUNTING HEIGHT TO VARY. USE CORONA-CLAD CABLE FOR INSTALL.
  - 10) NOT USED.
  - 11) WALL MOUNTED FIXTURE WITH (2) TIE-BACK SUPPORTS. MOUNT JBOX 4'-0".
  - 12) REMOTE TRANSFORMER. LOCATE IN CEILING, IN ACCESSIBLE, WELL VENTILATED LOCATION. FINAL LOCATION TIED BY CONTRACTOR.
  - 13) MOUNT OR NETWORK POWER SUPPLY IN CEILING. REQUIRES NORMAL, NON-SWITCHED POWER FEED.
  - 14) DATA LINK: (1) CAT 5 TO NEXT DEVICE
  - 15) 1" CONDUIT CHASE TO WALL BEHIND ARTWORK.

1 ELECTRICAL LIGHTING REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

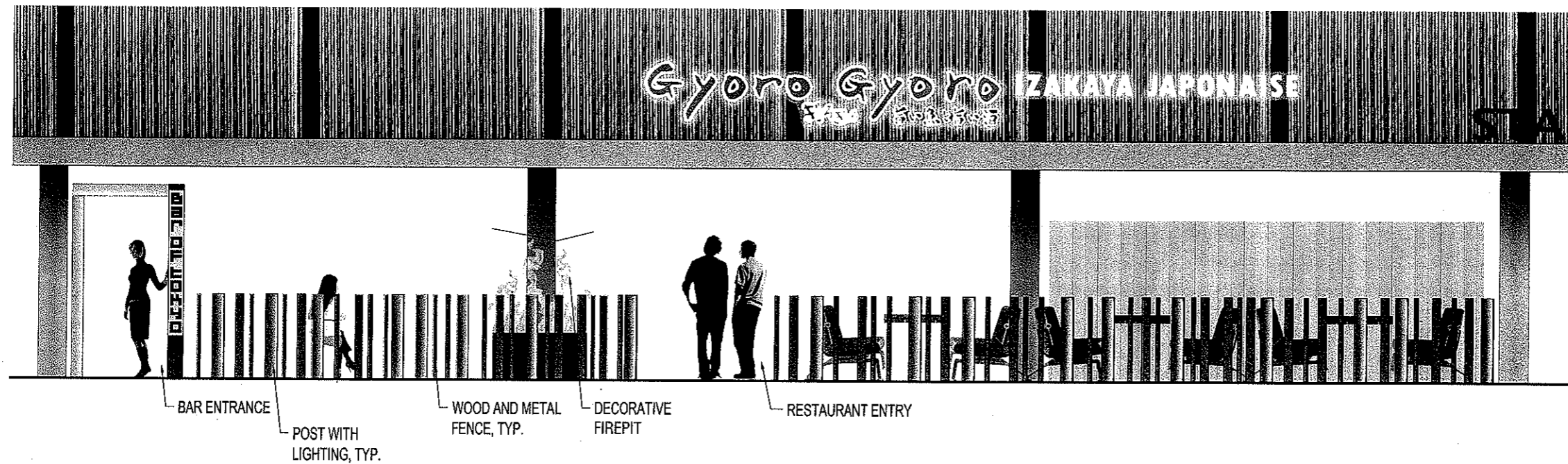
**MASS ARCHITECTURE + DESIGN**  
 2301 Hyperion Avenue  
 Los Angeles, California 90027  
 T. 323.667.7600 F. 323.667.8733

**LIGHTING DESIGN ALLIANCE**  
 2880 Wilshire Blvd., Suite 100  
 Beverly Hills, CA 90210  
 T. 310.276.1111 F. 310.276.1112

NO.	REVISION	DATE

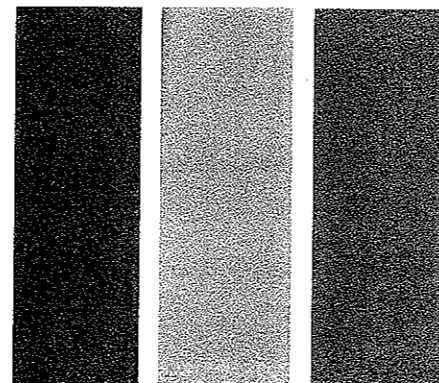
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 SCALE: 1/4" = 1'-0"  
 PROJECT NO. 1301  
 DATE: 11/11/11  
 GYORO GYORO  
 111 S. PALM CANYON DRIVE  
 PALM SPRINGS, CA 92292

**EL1.4**

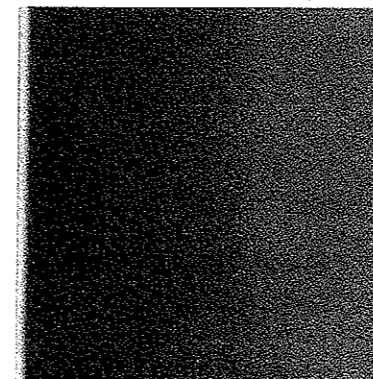


**Gyoro Gyoro Palm Springs - Front Entry**

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

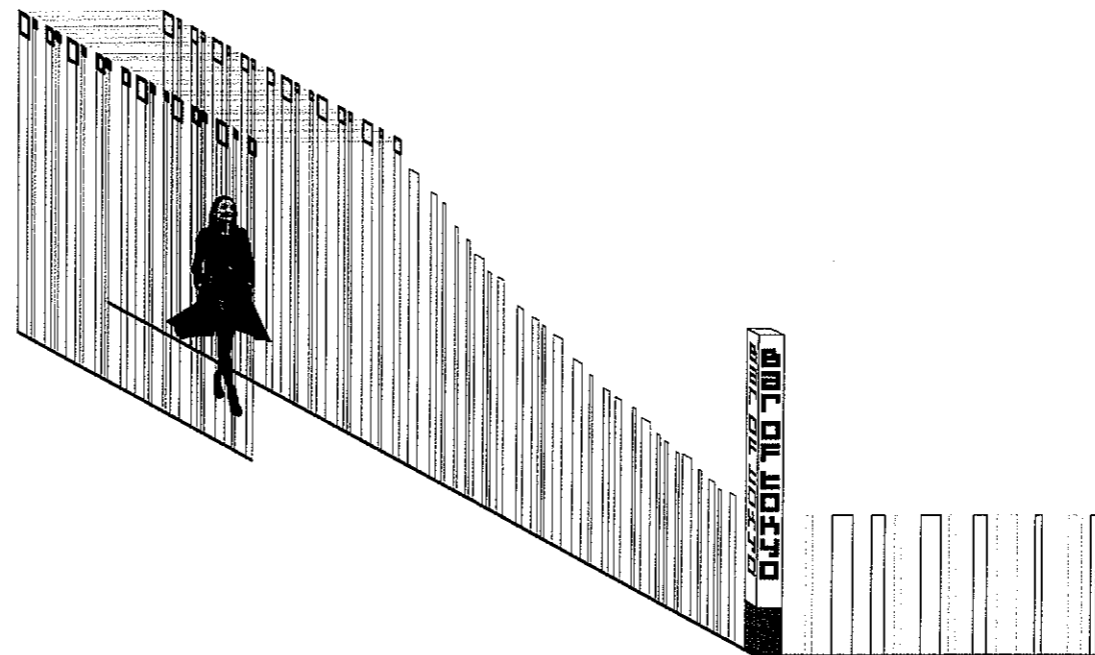
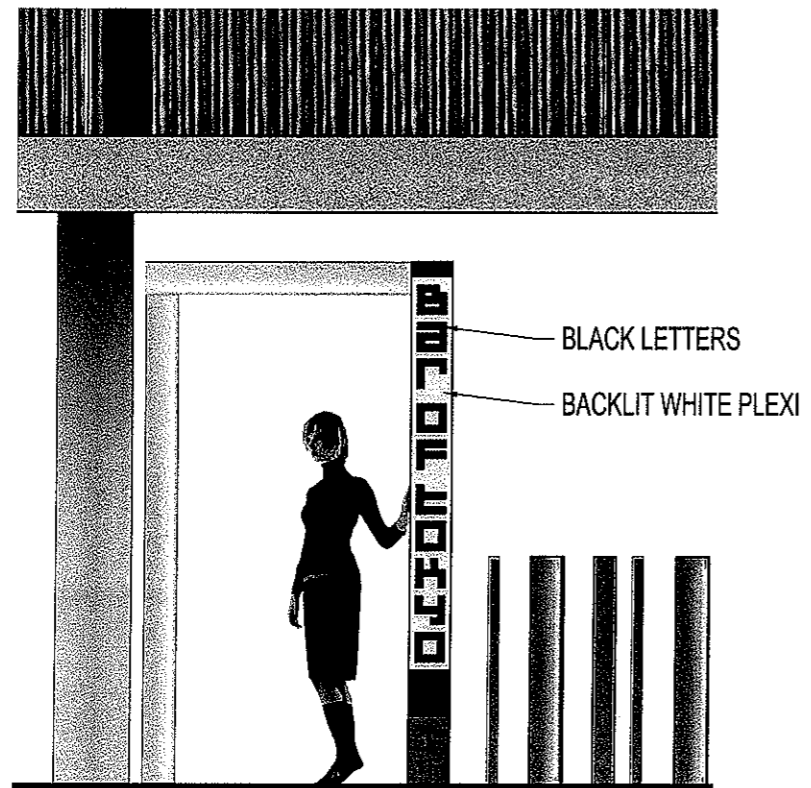


STEEL PATIO GUARDRAIL - POWDERCOATED COLORS

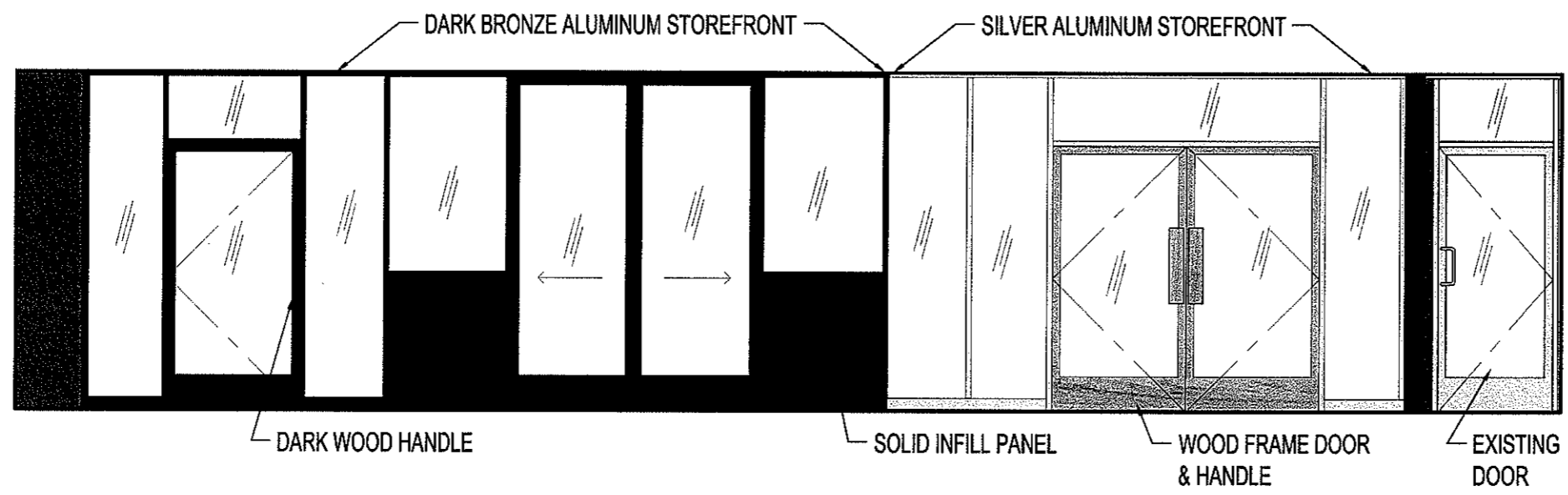


ORANGE ALUMINUM COLUMN COVERS

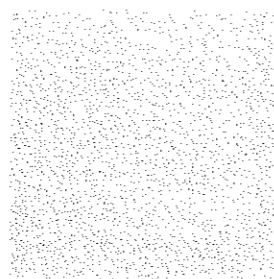
**MASS**  
 ARCHITECTURE DESIGN BUILD  
 2301 Hyperion Ave, unit b Los Angeles, CA 90027  
 T.323-650-7040 F.323-657-9733 mass-arch.com



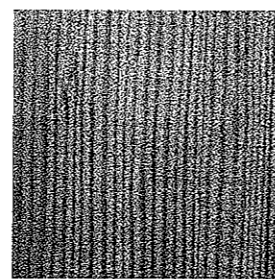
**Bar of Tokyo -Entry**



DARK BRONZE ALUMINUM



SILVER ALUMINUM

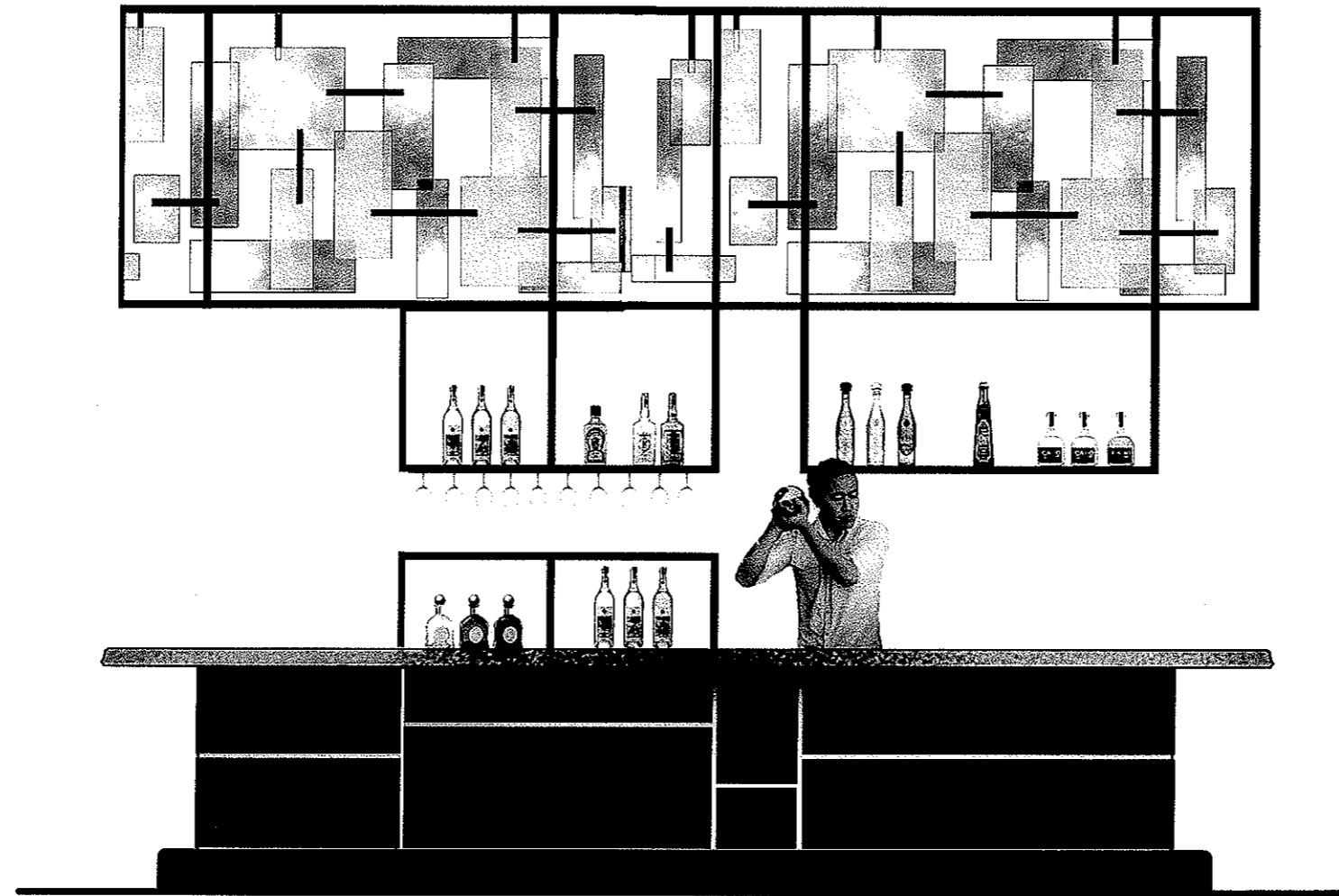


WOOD DOOR

**1 STOREFRONT ELEVATION**

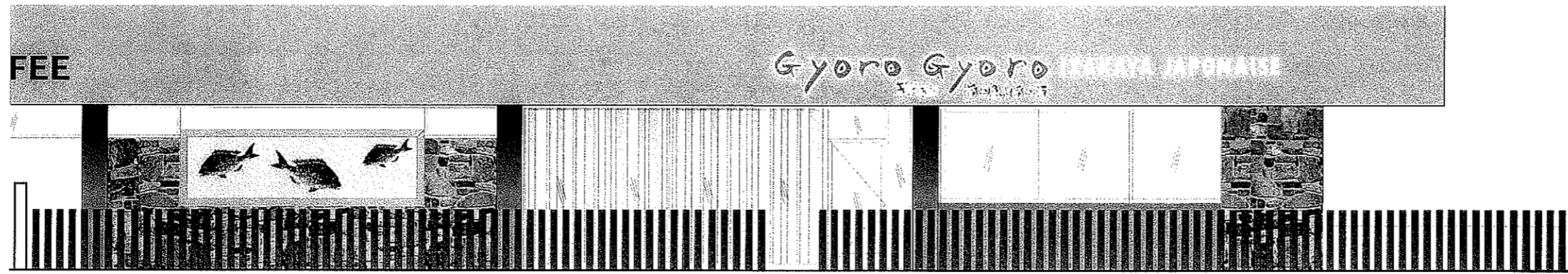
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**MASS**  
 ARCHITECTURE DESIGN BUILD  
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 T 323-660-7040 F 323-667-9733 mass-arch.com

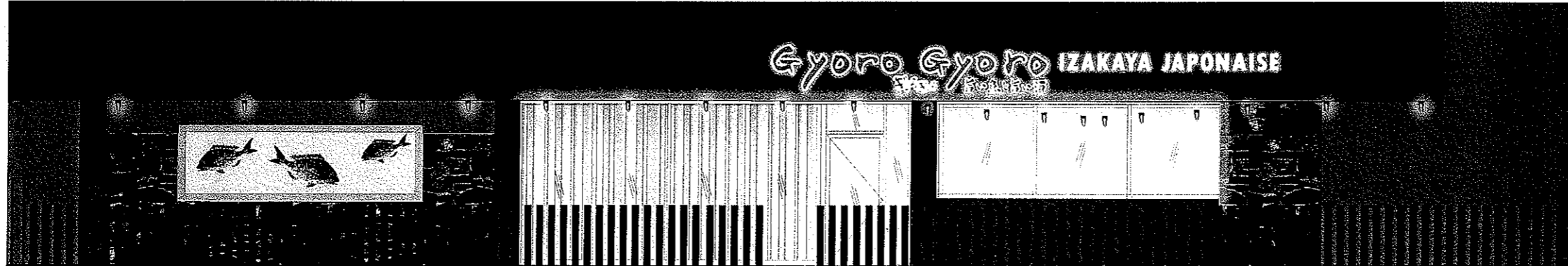


**Gyoro Gyoro Palm Springs - Bar Front**

**MASS**  
ARCHITECTURE DESIGN BUILD  
2301 Hyperion Ave, unit b Los Angeles, CA 90027  
T 323-660-7040 F 323-667-9733 mass-arch.com



DAY TIME



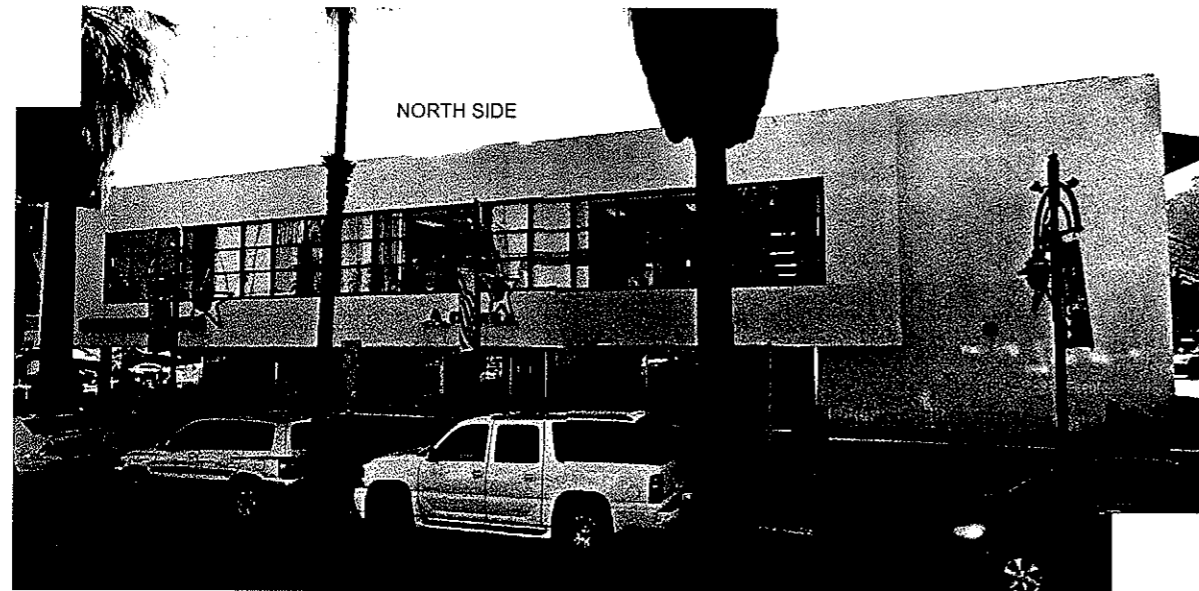
NIGHT TIME

**Gyoro Gyoro Palm Springs - QSR Elevation**

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

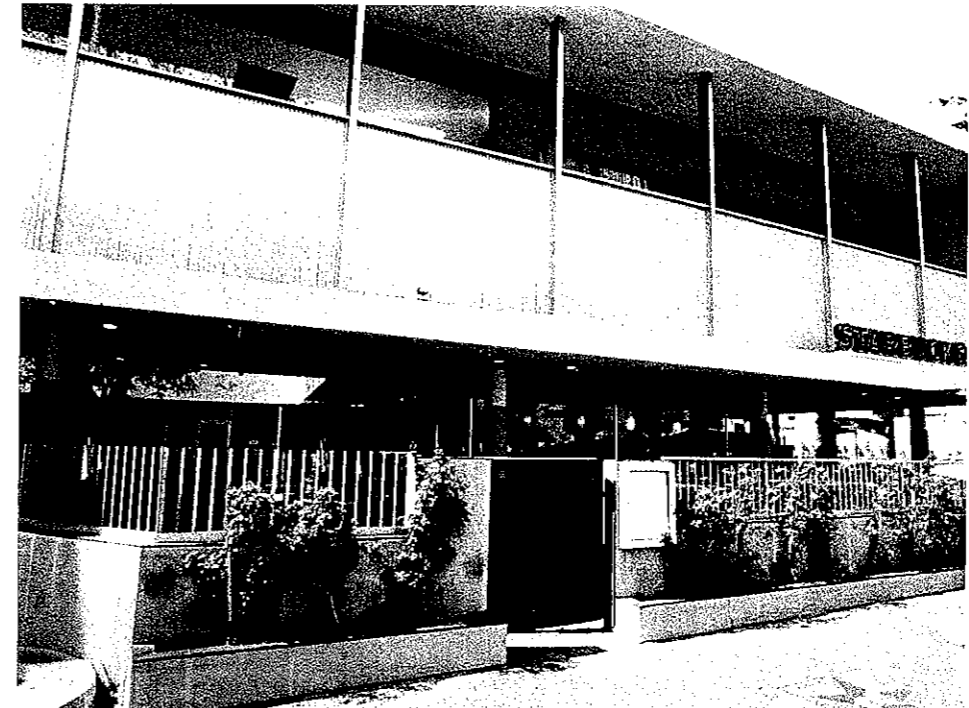
**MASS**  
 ARCHITECTURE DESIGN BUILD  
 2901 Hyperion Ave, unit b Los Angeles, CA 90027  
 T.323-660-7040 F.323-667-9733 mass-arch.com





NORTH SIDE

NORTH SIDE



EAST SIDE



EAST SIDE

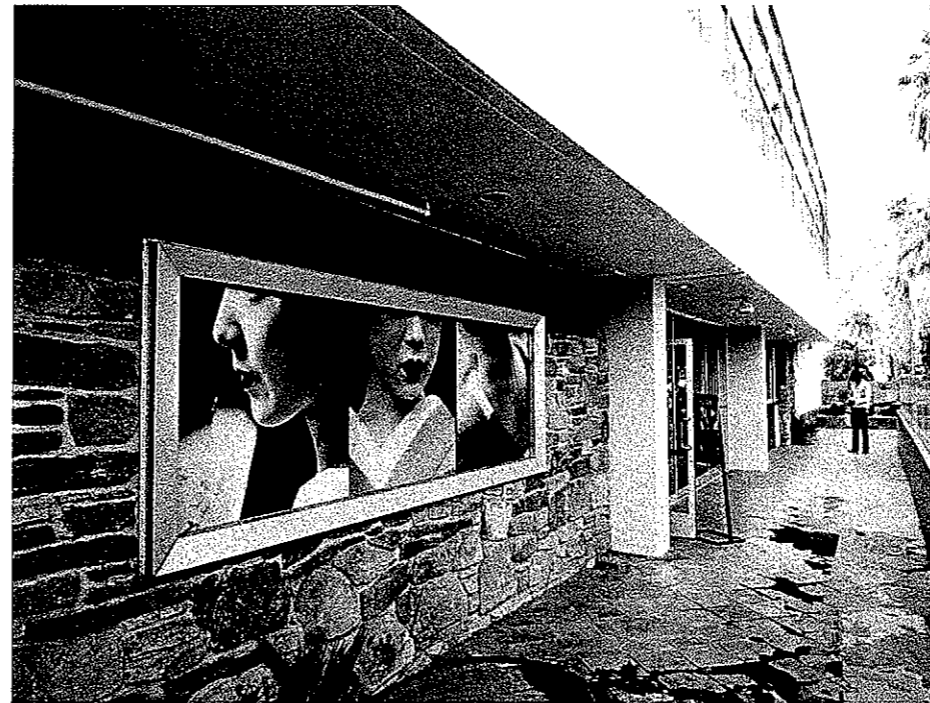
105 S. PALM CANYON DR.



EAST SIDE



NORTH SIDE

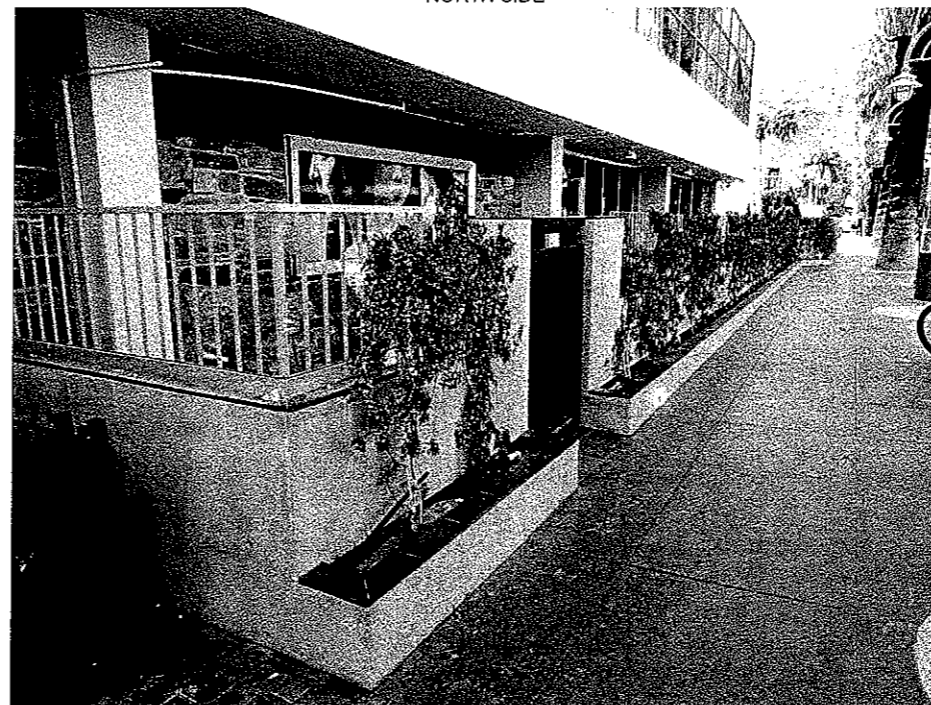


NORTH SIDE



WEST SIDE

105 S. PALM CANYON DR.



NORTH SIDE

**LIGHTOLIER** CalcuLite® Evolution Lensed Adjustable **C4MRW**  
Page 1 of 2 4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim

**CalcuLite Evolution Lensed Adjustable**

Part Name	Part Number	Part Description	Part Number	Part Description
REFLECTOR TRIM	1000000000	4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim	1000000000	4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim

**Options & Accessories**

- 1. **CalcuLite Evolution Lensed Adjustable** - 4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim
- 2. **CalcuLite Evolution Lensed Adjustable** - 4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim
- 3. **CalcuLite Evolution Lensed Adjustable** - 4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim
- 4. **CalcuLite Evolution Lensed Adjustable** - 4 1/2" Aperture MR16 Lensed Adjustable Accent Reflector Trim

Lightolier is a Philips group brand **PHILIPS**

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TYPE **AR2**  
15 of 71

**EVERGREEN LIGHTING** AAAAAA AAAAAA  
BBBBB-BBBBB-BBBBB

**SPECIFICATION FEATURES**

Dimensions	See Below
Lamp	2-Quad26 4pin
Material	Aluminum
Finish	Standard Powdercoat TBD
Lens	White Acrylic
Label	Wet Location
Voltage	120
Description	0000

**Project:** Gyoro  
**Specifier:** 0000

**Feature Dimensions**

W" X H" Sq
14" X 5"
18" X 4 1/2"
10" X 8"

**MADE IN USA**

EVERGREEN LIGHTING • WWW.EVERGREENLIGHTING.COM  
1378 Ridgeway St. • Pomona, CA 91768 • PHONE: (909) 865-5559 • FAX: (909) 855-5539

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TYPE **DP2,4**  
8 of 71

**INTENSE** DP1A, B

**IVG30** Round Ground RFI Low Voltage

**DESCRIPTION**

The IVG30 is a round ground RFI low voltage lighting fixture. It is designed for use in wet locations and is made of aluminum. The fixture has a diameter of 3.0 inches and a height of 1.5 inches. It is available in two finishes: white and black. The fixture is compatible with 120V AC voltage and has a power rating of 30W.

**Features:**

- Round Ground RFI Low Voltage
- Aluminum Construction
- White or Black Finish
- 120V AC Voltage
- 30W Power Rating

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TYPE **DP1A, B**  
12 of 71

**LIGHTOLIER** Lytospo® Track Lighting **9173B**  
MiniForm® Cylinder MR16

**DESCRIPTION**

The Lytospo Track Lighting 9173B is a MiniForm® Cylinder MR16 track lighting fixture. It is designed for use in dry locations and is made of aluminum. The fixture has a diameter of 1.5 inches and a height of 1.5 inches. It is available in two finishes: white and black. The fixture is compatible with 120V AC voltage and has a power rating of 15W.

**Features:**

- MiniForm® Cylinder MR16
- Aluminum Construction
- White or Black Finish
- 120V AC Voltage
- 15W Power Rating

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TYPE **JR1**  
13 of 71

**DIRECTIONAL LIGHTS DL-22-SERIES** TYPE **LR1**

**DESCRIPTION**

The DL-22-Series directional lights are designed for use in dry locations. They are made of aluminum and have a diameter of 2.2 inches. They are available in two finishes: white and black. The lights are compatible with 120V AC voltage and have a power rating of 15W.

**Features:**

- Directional Light
- Aluminum Construction
- White or Black Finish
- 120V AC Voltage
- 15W Power Rating

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TYPE **LR1**  
15 of 71

**BWB8** LINEAR T8 FLUORESCENT

**DESCRIPTION**

The BWB8 linear T8 fluorescent fixture is designed for use in dry locations. It is made of aluminum and has a length of 8 inches. It is compatible with 120V AC voltage and has a power rating of 15W.

**Features:**

- Linear T8 Fluorescent
- Aluminum Construction
- 120V AC Voltage
- 15W Power Rating

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TYPE **PF1A, B, C, D**  
16 of 71

**ICRL4** 4" LED Overlight Drop Reflector Fixture

**DESCRIPTION**

The ICRL4 4-inch LED overhead drop reflector fixture is designed for use in dry locations. It is made of aluminum and has a diameter of 4 inches. It is compatible with 120V AC voltage and has a power rating of 15W.

**Features:**

- 4-inch LED Overlight
- Aluminum Construction
- 120V AC Voltage
- 15W Power Rating

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**RP4 / IC435** 4" Architectural LED Round Recessed Progress / Wash Wash Reflector

**DESCRIPTION**

The RP4 / IC435 4-inch architectural LED round recessed progress/wash reflector is designed for use in dry locations. It is made of aluminum and has a diameter of 4 inches. It is compatible with 120V AC voltage and has a power rating of 15W.

**Features:**

- 4-inch Architectural LED
- Aluminum Construction
- 120V AC Voltage
- 15W Power Rating

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### ERIF 2-WIRE, ROUND INSTANT FLEXI LIGHT (ROPELIGHT)

The Round Instant Flexi Light (ERIF) is made of high quality 2500 hour LED beads, long lasting LEDs. Because only one high quality LED is used, the light output is consistent and the light beam is uniform. The instant flexi light is made of high quality LED beads, long lasting LEDs. Because only one high quality LED is used, the light output is consistent and the light beam is uniform. The instant flexi light is made of high quality LED beads, long lasting LEDs. Because only one high quality LED is used, the light output is consistent and the light beam is uniform.

**TECHNICAL SPECIFICATIONS**

SHAPE	THICKNESS	AVERAGE LIFE SPAN	PACKAGE SIZE
Round	1/2" Diameter	25,000 Hours	100' Roll

STRUCTURE	VOLTAGE	CUT LENGTH	MAX. RUN	BEADS/FOOT	WATTAGE
Standard	120V	4"	20'	12	2.1W/foot
Standard	24V	8"	40'	12	2.1W/foot
Standard	120V	24"	240'	12	3W/foot

**COLOR CODES**

Color	Code	Color	Code	Color	Code
Clear	C	Fluorescent Green	FG	Fluorescent Orange	FO
Blue	B	Fluorescent Purple	FP	Fluorescent Red	FR
Green	G	Fluorescent Yellow	FY	Fluorescent White	FW
Orange	O	Fluorescent Pink	FPK	Fluorescent Blue	FB

**ACCESSORIES FOR ORDER SEPARATELY**

Part #	Description	Part #	Description
ERIF-120	Round Instant Flexi Light Power Cord	ERIF-120	Round Instant Flexi Light Power Cord
ERIF-120	Round Instant Flexi Light Power Cord	ERIF-120	Round Instant Flexi Light Power Cord
ERIF-120	Round Instant Flexi Light Power Cord	ERIF-120	Round Instant Flexi Light Power Cord

Example: ERIF-120V-150'-CLEAR

1-800-850-8500  
www.elite-lighting.com

LIGHT

### Lytspan® Track Lighting 9173B MiniTrack™ Cylinder MR16

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**Technical Specifications**

Category	Part #	Track Mounting	Notes
Track Mounting	9173B	MiniTrack	See page 2

**Job Information**

Job Name	Type

1-800-850-8500  
www.elite-lighting.com

LIGHT

### Basic Lytspan® 1 Circuit Track 6000

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**Technical Specifications**

Category	Part #	Track Mounting	Notes
Track Mounting	6000	Basic Track	See page 2

**Job Information**

Job Name	Type

1-800-850-8500  
www.elite-lighting.com

LIGHT

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### JUNO MINI LED STEP LIGHT IP65 LED LMSW

Outdoor/Wet Location

**Product Description**

The JUNO Mini LED Step Light is designed for outdoor use in wet and damp locations. It features a rugged, weather-resistant housing and a high-quality LED chip. The light is easy to install and provides a long service life.

**Environmental Friendly, Energy Efficient**

- High quality LED chip
- Low power consumption
- Long service life

**Product Specifications**

- LED Chip: High Quality LED Chip
- Voltage: 120V AC
- Power: 1W
- Dimensions: 1.5" x 1.5" x 1.5"

**Electrical Data**

Parameter	Value
Voltage	120V
Power	1W
Dimensions	1.5" x 1.5" x 1.5"

1-800-850-8500  
www.elite-lighting.com

LIGHT

### FOCUS DIRECT BURIAL JUNCTION BOXES DB-SERIES

TYPE

**Product Description**

The Focus Direct Burial Junction Boxes are designed for outdoor use in wet and damp locations. They feature a rugged, weather-resistant housing and a high-quality LED chip. The boxes are easy to install and provide a long service life.

**Specifications**

- Material: High Quality Plastic
- Dimensions: 2.5" x 2.5" x 2.5"
- Weight: 0.5 lbs

**Ordering Information**

Part #	Description	Weight
DB-12-1212	Direct Burial Junction Box, 12" x 12" x 12"	0.5 lbs
DB-12-1218	Direct Burial Junction Box, 12" x 12" x 18"	0.5 lbs
DB-12-1818	Direct Burial Junction Box, 12" x 18" x 18"	0.5 lbs

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LIGHT

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