

**Maximum allowed Square Footage and Building Mass and Open Space Calculations per Specific Plan**

Location	Allowed in CBD Zone	2)Allowed in Specific Plan Area	3)Current Plan proposed/ anticipated Blocks A, B & C in Specific Plan Area	Approvals Dec 19th 2012 Blocks A, B & C in Specific Plan Area	Proposed versus Dec 19th approvals
Maximum Potential Square Footage					
2,3)Block A - three story Retail, Restaurant and Office Block A 1 - anticipated future development	A+A1 475,675	220,000	51,484 89,900	52,507	
2)Block B Block B 1 - anticipated future development	B +B1 214,315	3,000	17,000 89,900	33,467	
4)Block C (Hotel/Retail/Restaurant, Multi -Family or Condo)	504,425	245,000	213,000	223,900	
<b>Subtotal - Blocks A/B/C:</b>	<b>1,194,415</b>	<b>468,000</b>	<b>461,284</b>	<b>309,874</b>	151,410
Block D & F - future development	823,285	455,000			
Block E, G & H - future development	1,027,145	520,000			
Block K1 - future development	174,240	181,000			
Block K2 - future development	155,075	151,000			
<b>TOTAL POTENTIAL Square Footage</b>	<b>3,374,160</b>	<b>1,775,000</b>	<b>461,284</b>	<b>309,874</b>	151,410
1 )Max. Building Mass (Cubic Feet)					
2,3)Block A - three story Retail, Restaurant and Office Block A 1 - anticipated future development	A+A1 4,058,320	2,000,000	463,356 809,100	472,563	
Block B (1 story retail) Block B 1 - anticipated future development	B +B1 588,000	27,000	153,000 809,100	301,203	
4)Block C (Hotel/Retail/Restaurant, Multi -Family or Condo)	4,200,280	2,100,000	1,917,000	2,015,100	
Subtotal - Blocks A/B/C:		<i>4,127,000</i>	<i>4,151,556</i>	<i>2,788,866</i>	
Block D & F	8,314,280	3,800,000			
Block E, G & H	10,067,400	5,000,000			
Block K	3,960,675	2,500,000			
<b>Total Building Mass (cubic feet)</b>	<b>31,188,955</b>	<b>15,427,000</b>	<b>4,151,556</b>	<b>2,788,866</b>	1,362,690

1) CF number is being calculated as SF multiplied by 9 feet as confirmed by Nicole Christ from Terra Nova

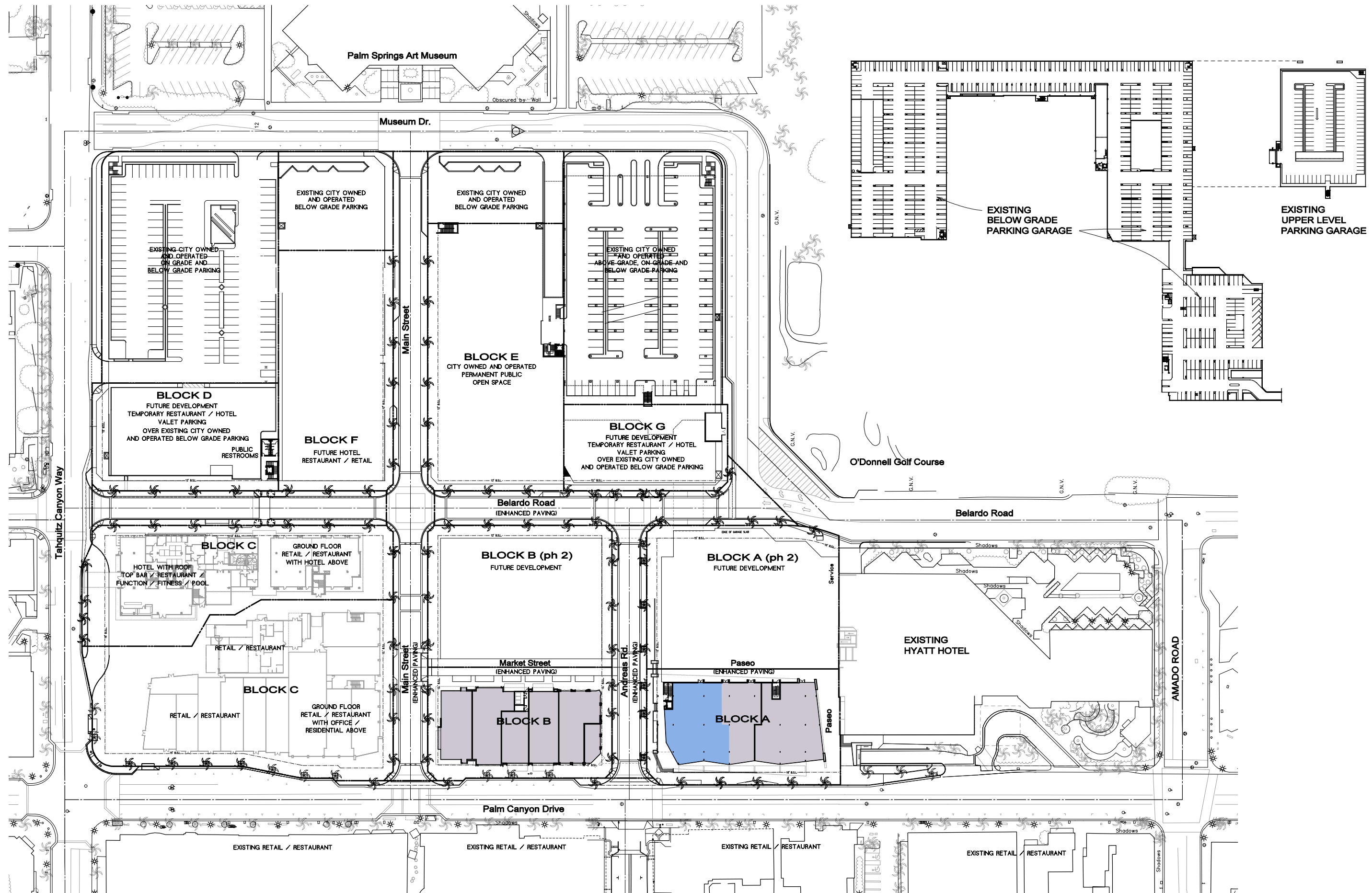
2)The SP originally limited Block B development to 3000 sf to allow for the project's open space. In Dec., 2012, Council approved relocation of the open space to Block E, thereby allowing Block B to be developed. At that time, the EIR addendum analyzed Block B development at 90,000 square feet

3)Blocks A and B will be split, for development purposes, into Blocks A, A1 and B, B1. The proposed/anticipated square footages for Blocks A and B are based on applications now pending before the City. The proposed/anticipated square footages for Blocks A1 and B1 are estimates which will be finalized in future applications that we expect to submit later this year.

4) Block C has been already approved

*Open Space	Proposed	Dec 19th 2012 Approvals
Block A		44.6%
Block A 1 (anticipated)		21.6%
Block B		37.1%
Block B 1 (anticipated)		33.1%
		37.5%
		33.9%

\*Open Space is calculated per Specific Plan Definition



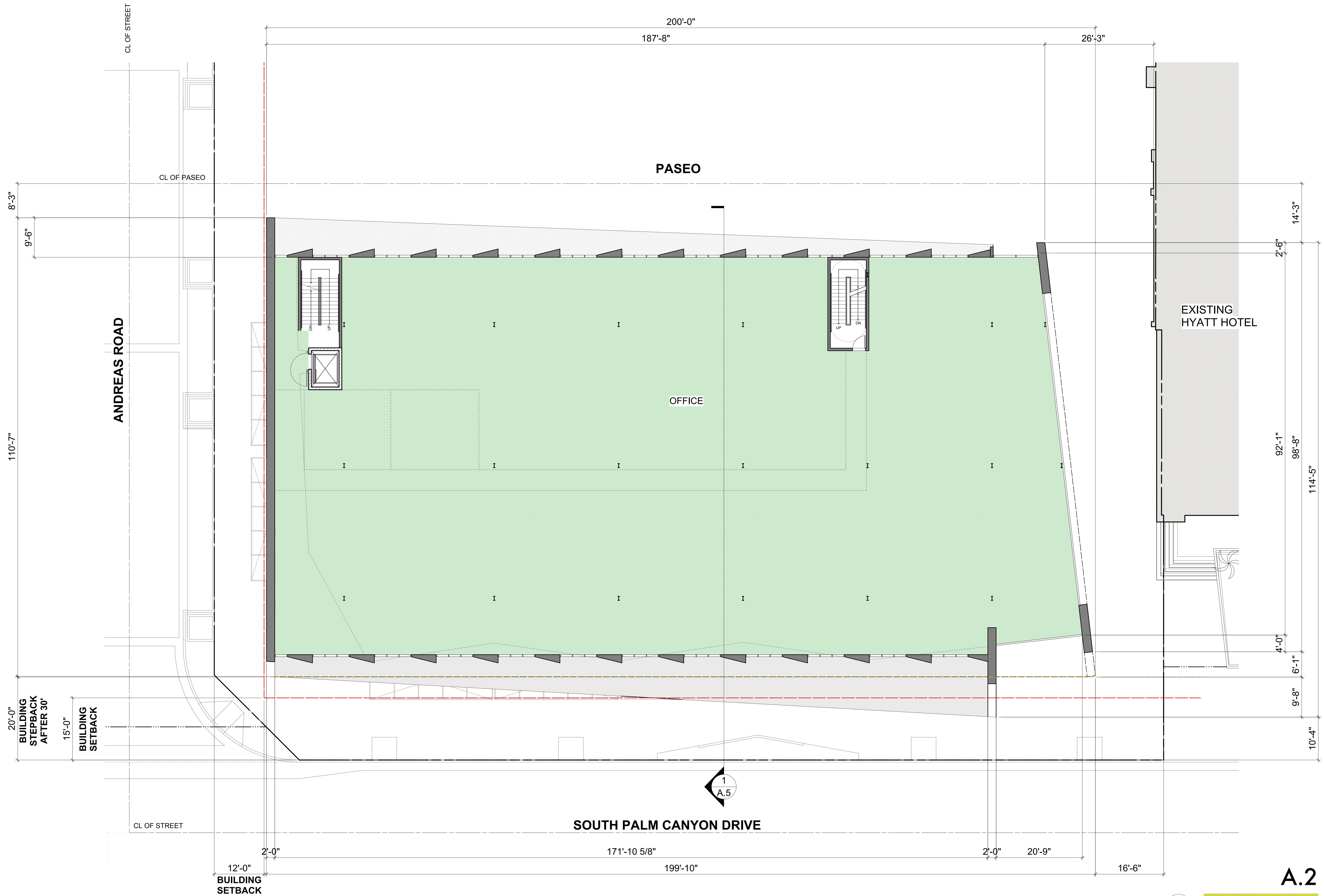
# DOWNTOWN PALM SPRINGS

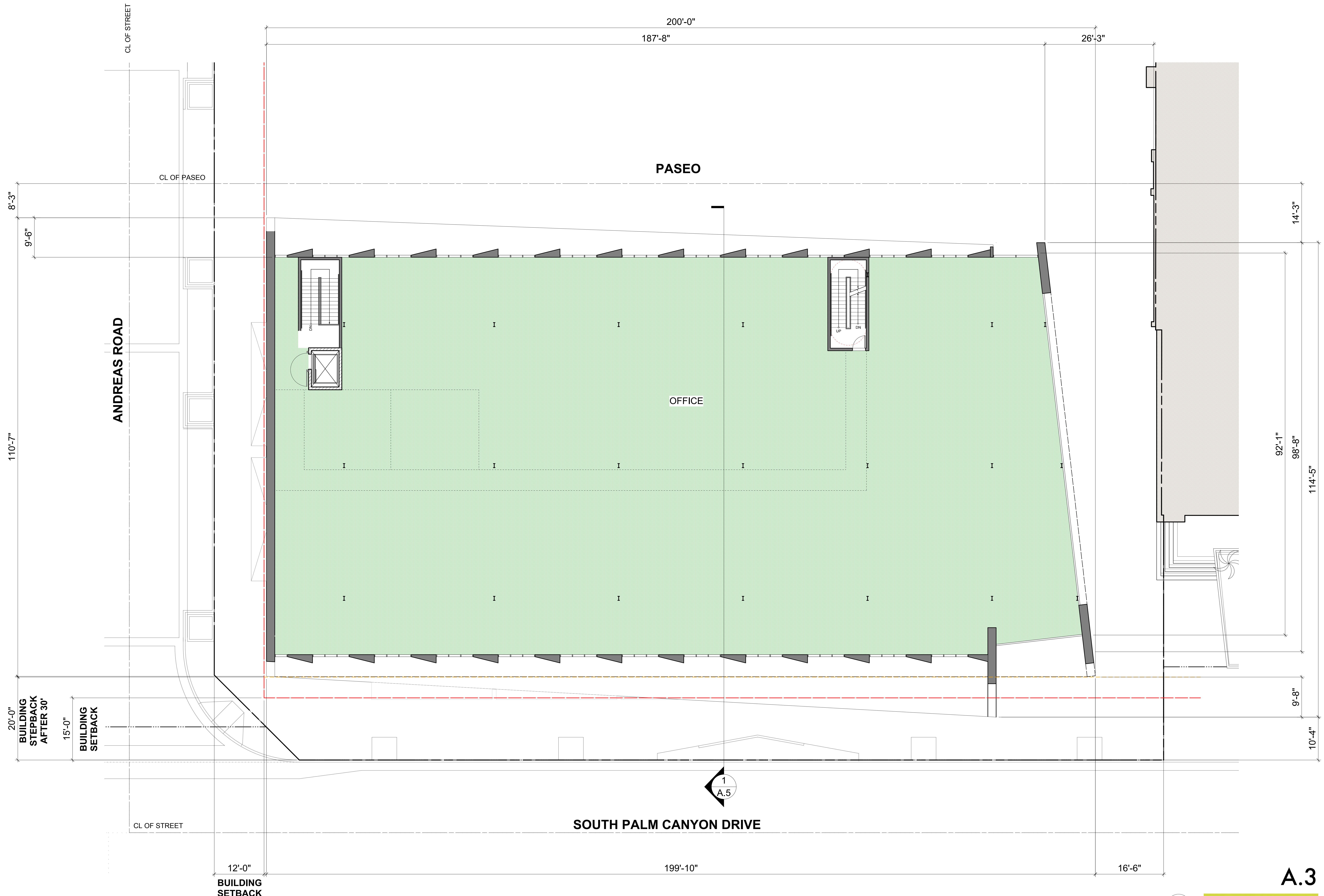
## WESSMAN DEVELOPMENT

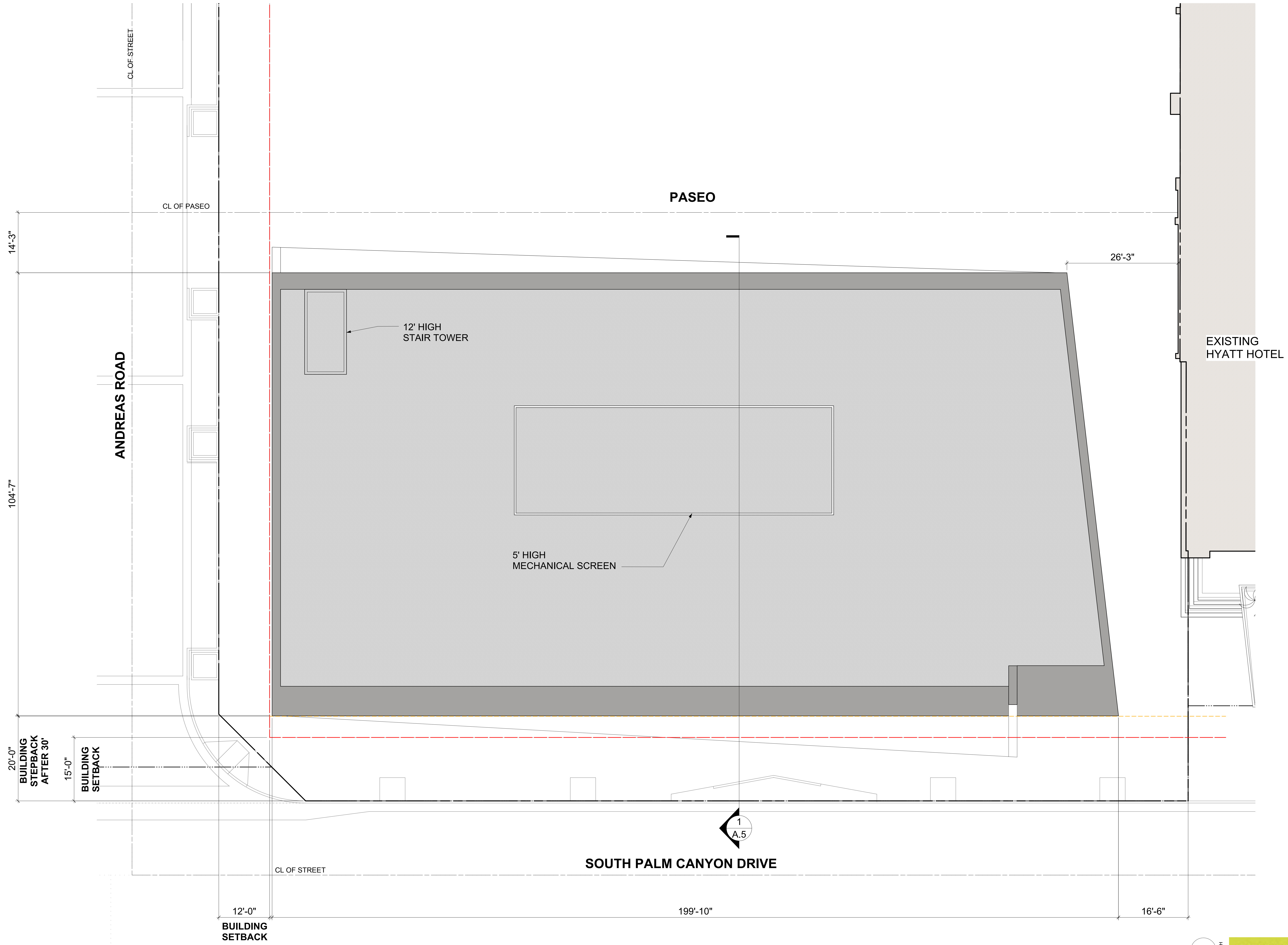
Prepared by SANBORN A/E, INC. - ARCHITECTURE-CIVIL ENGINEERING-SURVEYING - 760-423-0600











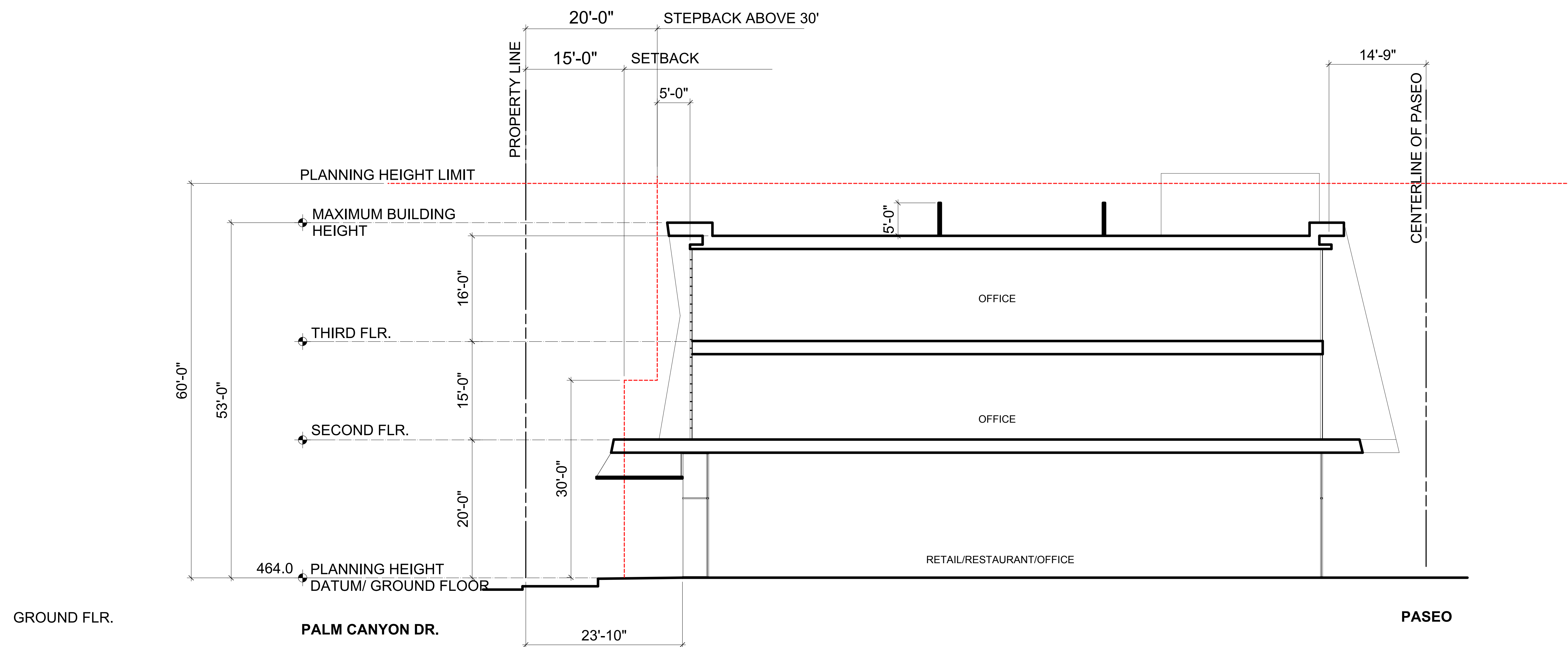
**PARCEL A - ROOF PLAN**

PHASE 1

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



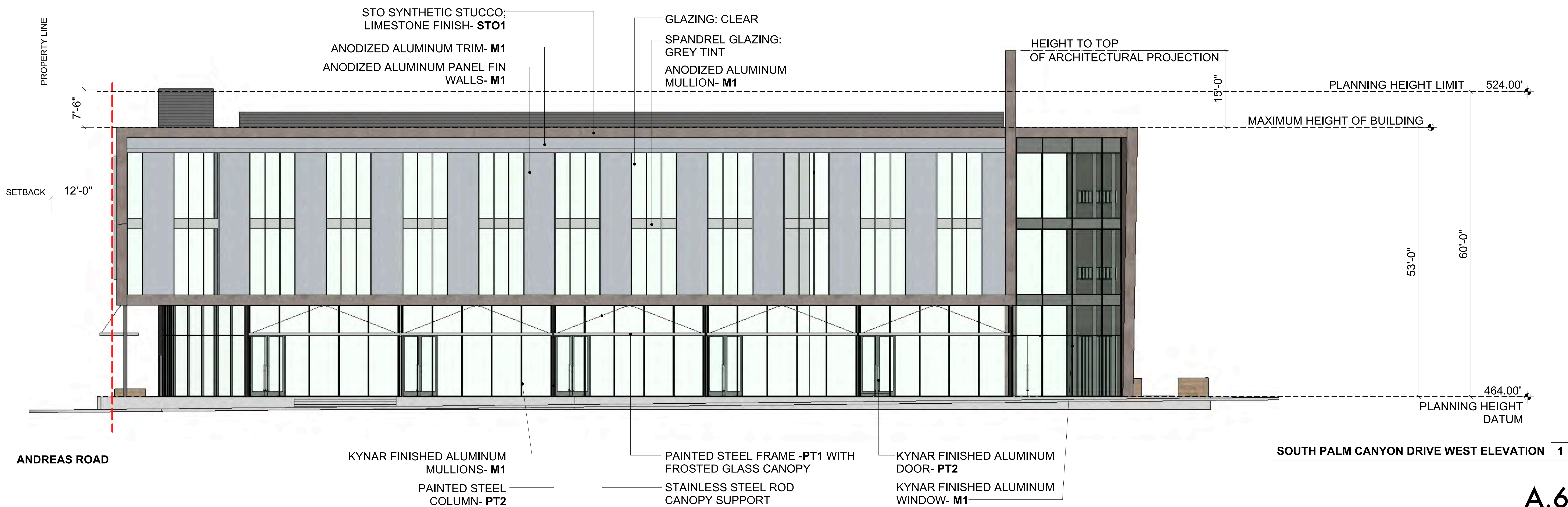
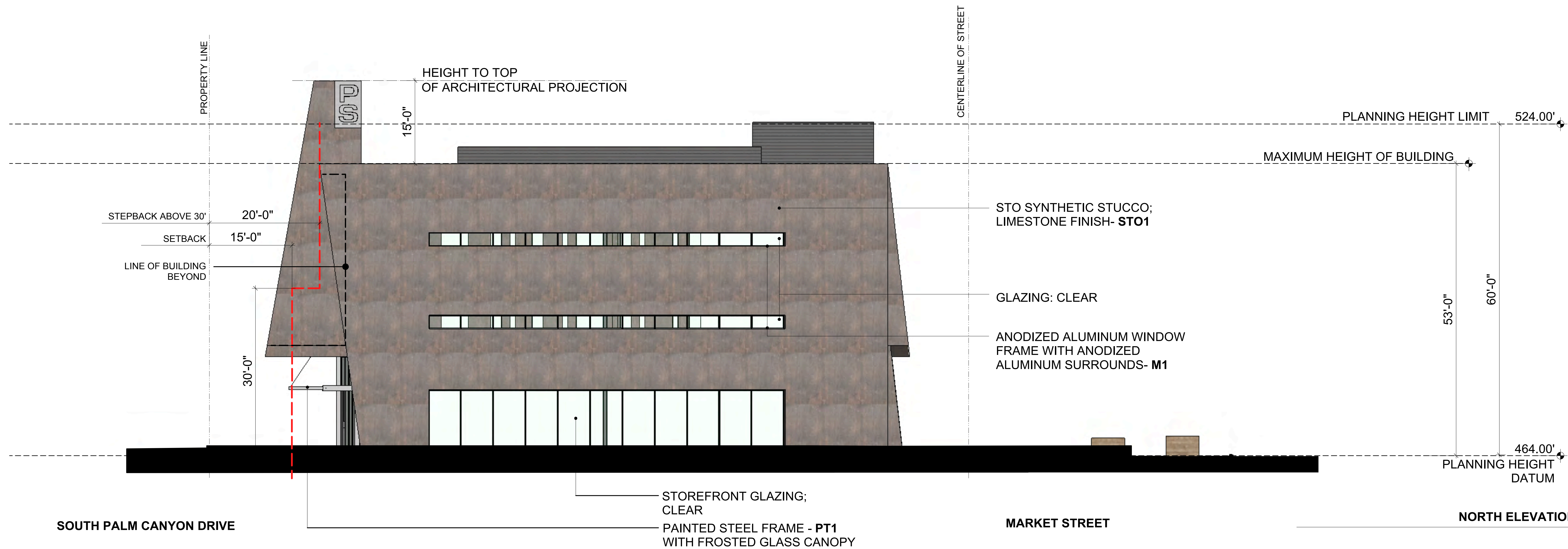
2528 Overland Ave., CA 90064 © 2010-2014 DESIGNARC  
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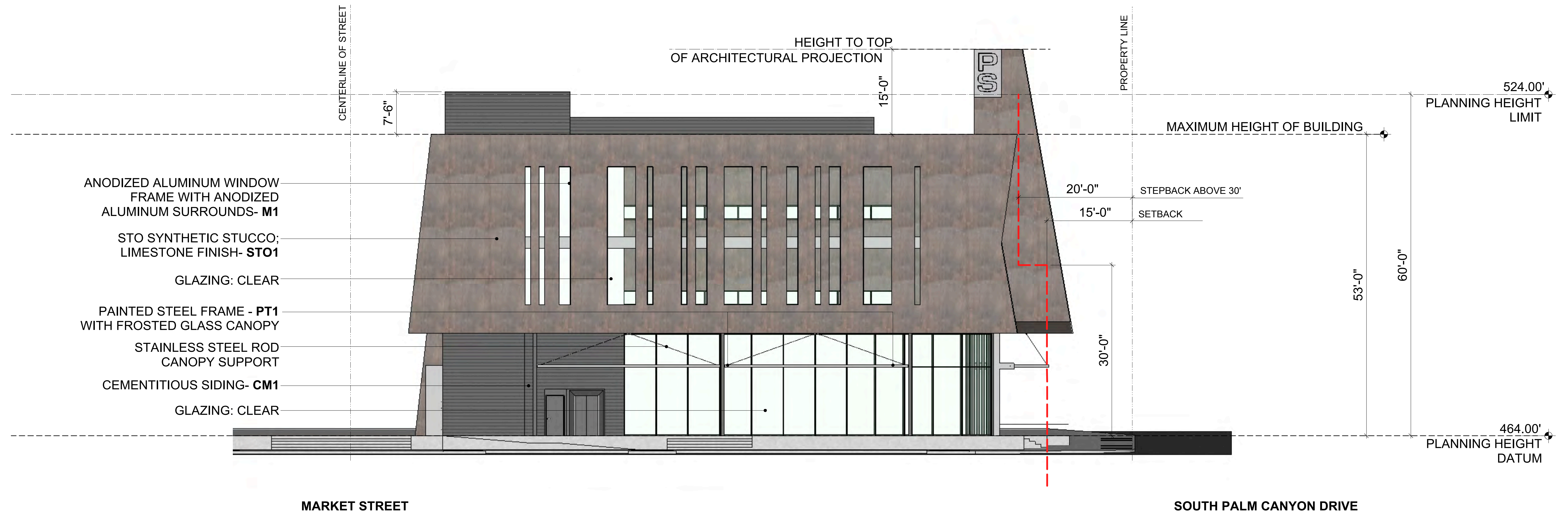
BUILDING SECTION 1



2008 Overland Ave., CA 92004 1-310-254-8900 www.designarc.com  
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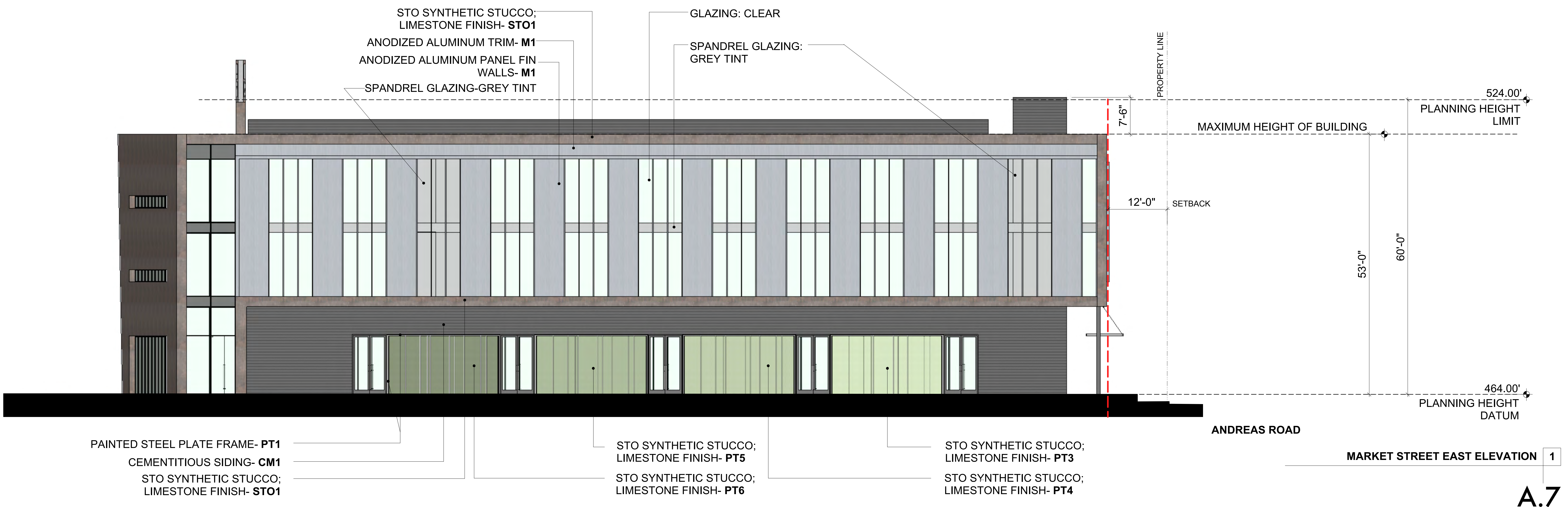


- ANODIZED ALUMINUM WINDOW FRAME WITH ANODIZED ALUMINUM SURROUNDS- **M1**
- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **STO1**
- GLAZING: CLEAR
- PAINTED STEEL FRAME - **PT1** WITH FROSTED GLASS CANOPY
- STAINLESS STEEL ROD CANOPY SUPPORT
- CEMENTITIOUS SIDING- **CM1**
- GLAZING: CLEAR

MARKET STREET

SOUTH PALM CANYON DRIVE

ANDREAS ROAD SOUTH ELEVATION 2



- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **STO1**
- ANODIZED ALUMINUM TRIM- **M1**
- ANODIZED ALUMINUM PANEL FIN WALLS- **M1**
- SPANDREL GLAZING- GREY TINT
- GLAZING: CLEAR
- SPANDREL GLAZING: GREY TINT

- PAINTED STEEL PLATE FRAME- **PT1**
- CEMENTITIOUS SIDING- **CM1**
- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **STO1**

- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **PT5**
- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **PT6**

- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **PT3**
- STO SYNTHETIC STUCCO; LIMESTONE FINISH- **PT4**

ANDREAS ROAD

MARKET STREET EAST ELEVATION 1





ANDREAS ROAD AND PALM CANYON  
DRIVE VIEW (FROM SOUTH/WEST) 4



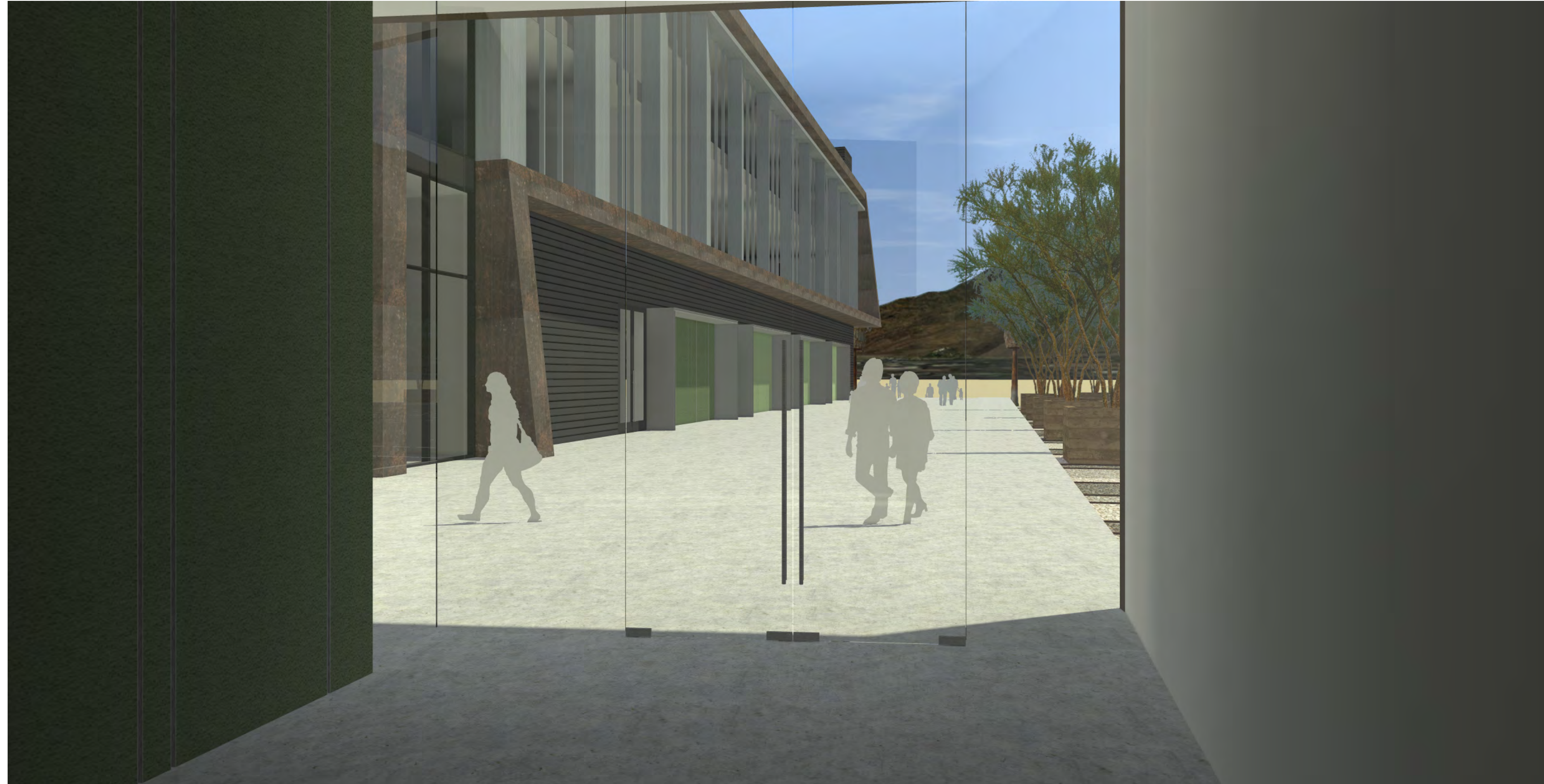
PALM CANYON DRIVE VIEW 3



PALM CANYON DRIVE VIEW 2



PALM CANYON DRIVE VIEW  
(FROM NORTH) 1



MARKET STREET VIEW  
(FROM HOTEL) 8



MARKET STREET VIEW  
(FROM SOUTH) 7



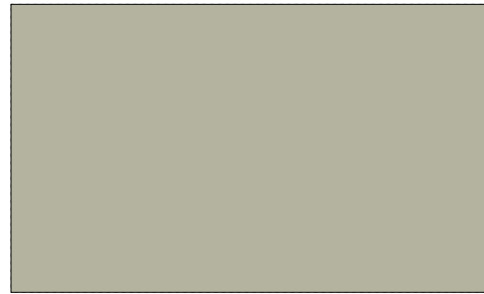
MARKET STREET VIEW  
(FROM SOUTH) 6



ANDREAS STREET VIEW  
(FROM SOUTH) 5



**PT3** - PRATT AND LAMBERT  
#19-29 SOLITARY



**PT4** - PRATT AND LAMBERT  
#18-24 WOODGATE



**MT 1**- CLEAR ANODIZED ALUMINUM



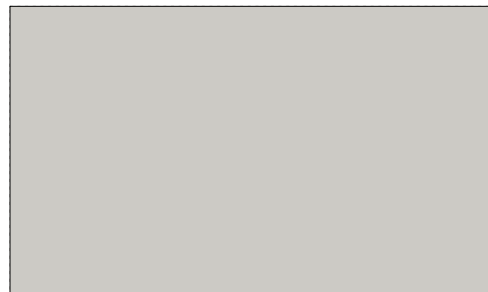
SHIPLAP PATTERN



**PT5** - PRATT AND LAMBERT  
#18-21 OLIVE FOG



**PT6** - PRATT AND LAMBERT  
#18-19 MOSS STONE



**PT1** - PRATT AND LAMBERT  
#28-24 CAPE COD GRAY



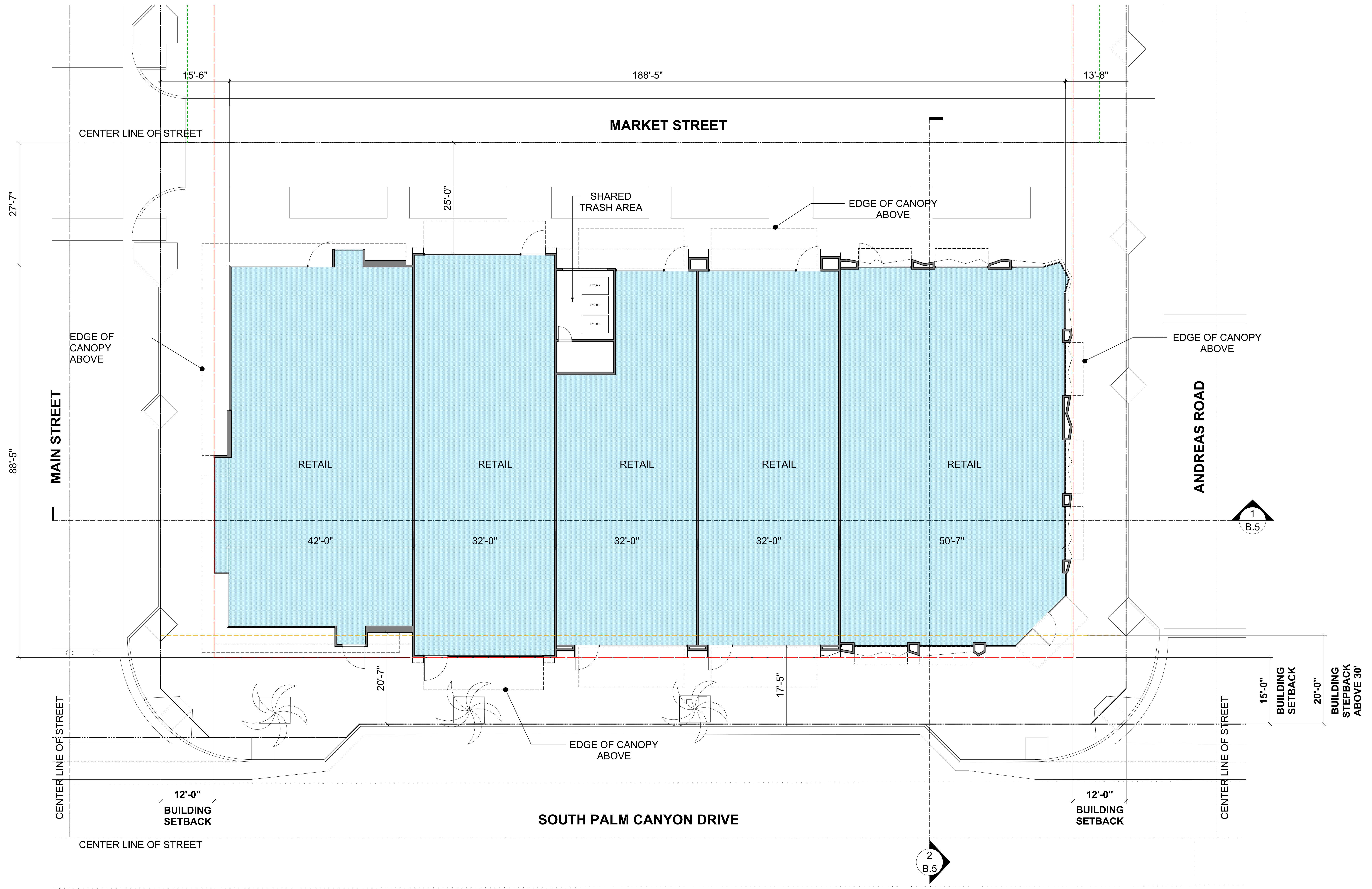
**PT2** - PRATT AND LAMBERT  
#33-15 GUN POWDER

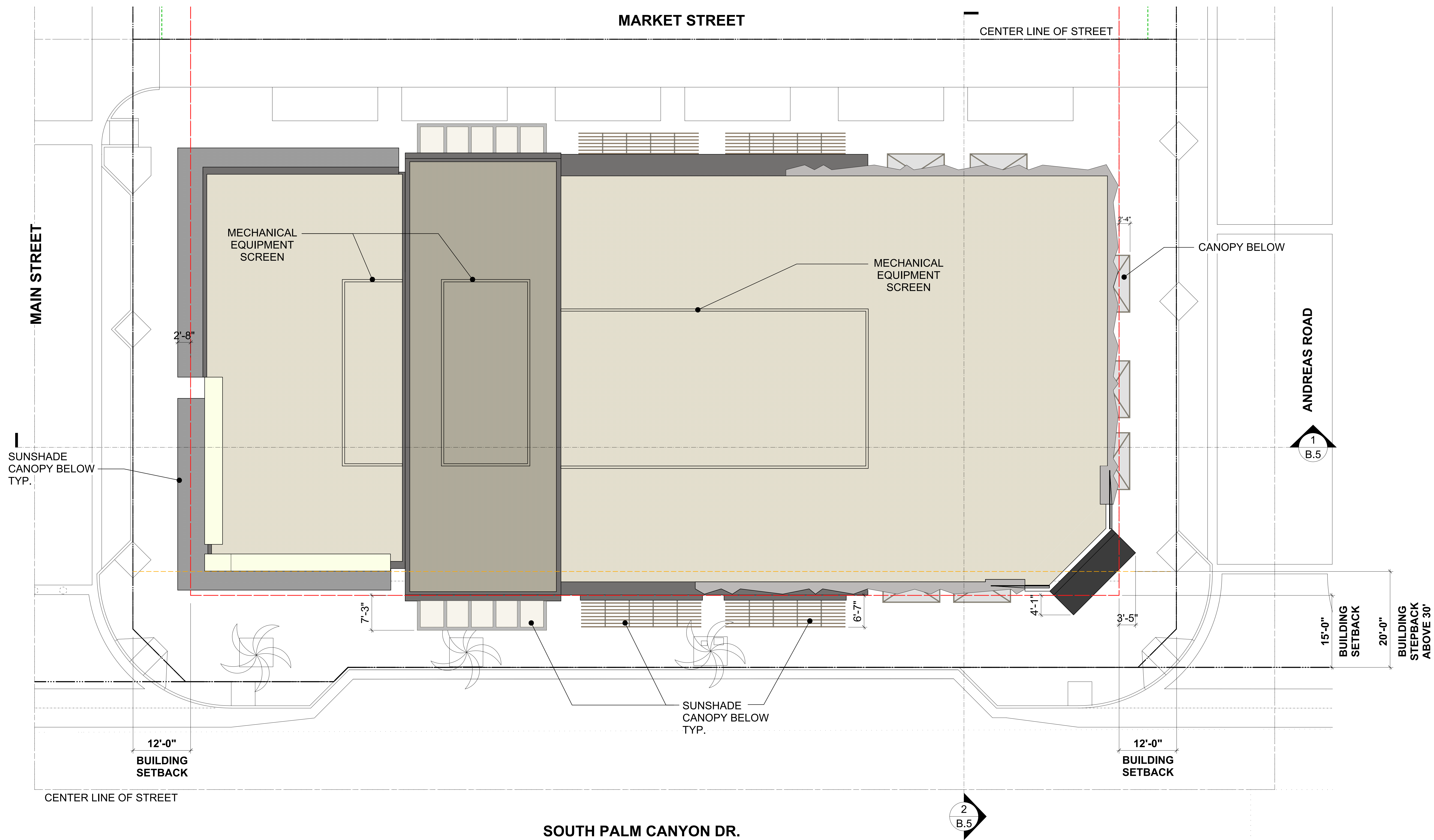


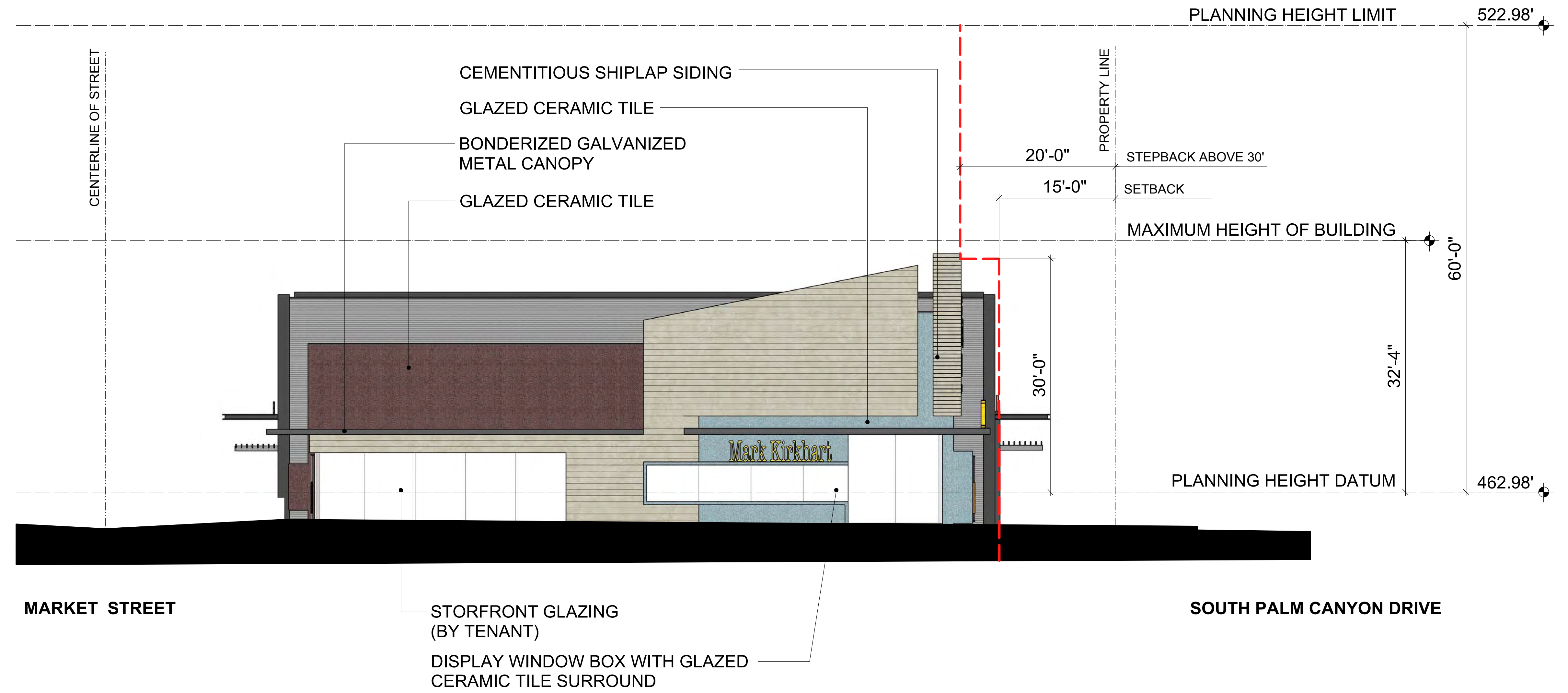
**STO1** - SYNTHETIC STUCCO



**CM1** - CEMENTITIOUS SIDING

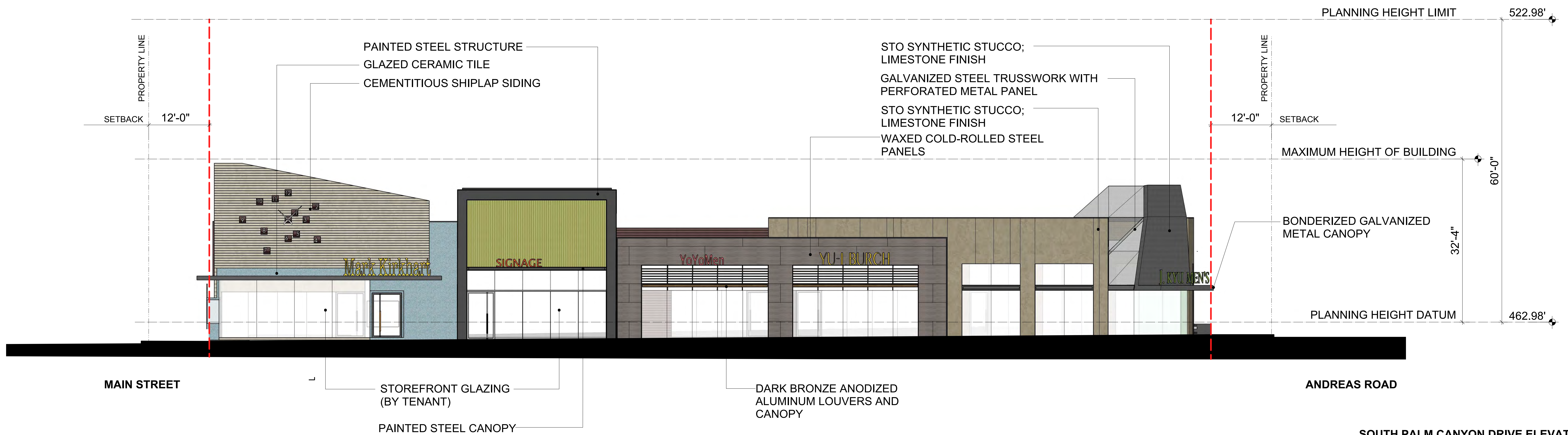




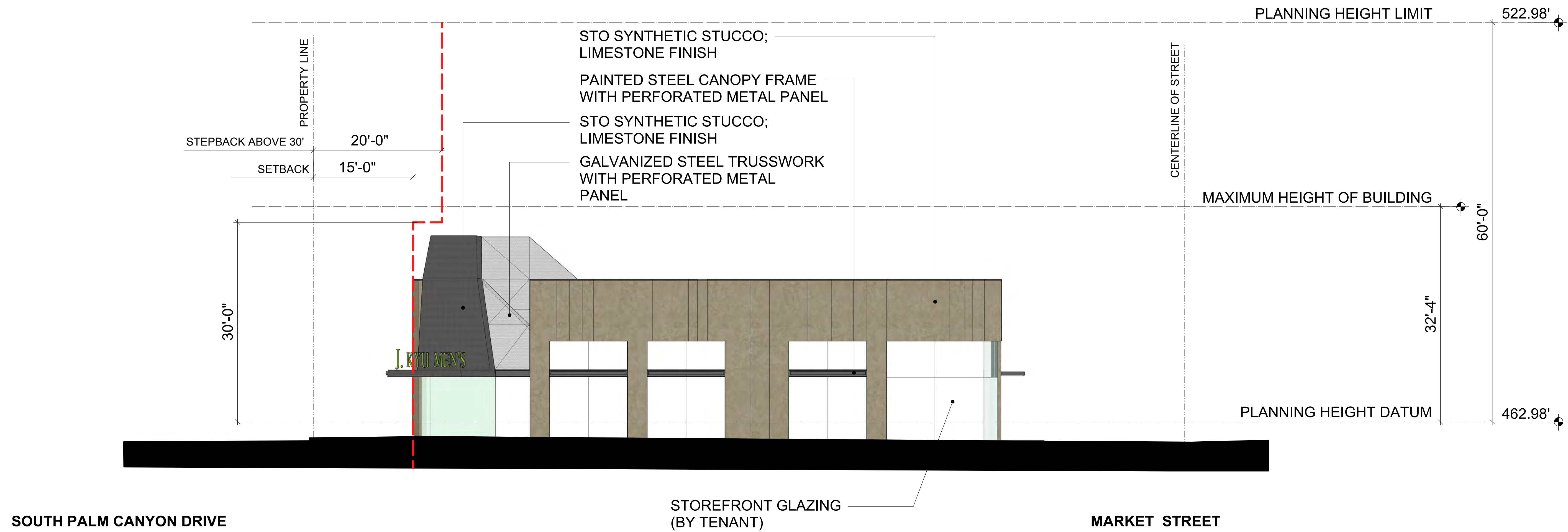


**NOTE:**  
STOREFRONT GLAZING SHOWN AS POSSIBLE INSTALLATION;  
ACTUAL GLAZING DESIGN TO BE PART OF TENANT IMPROVEMENT DRAWINGS

MAIN STREET ELEVATION 2



SOUTH PALM CANYON DRIVE ELEVATION 1



ANDREAS ROAD ELEVATION 2

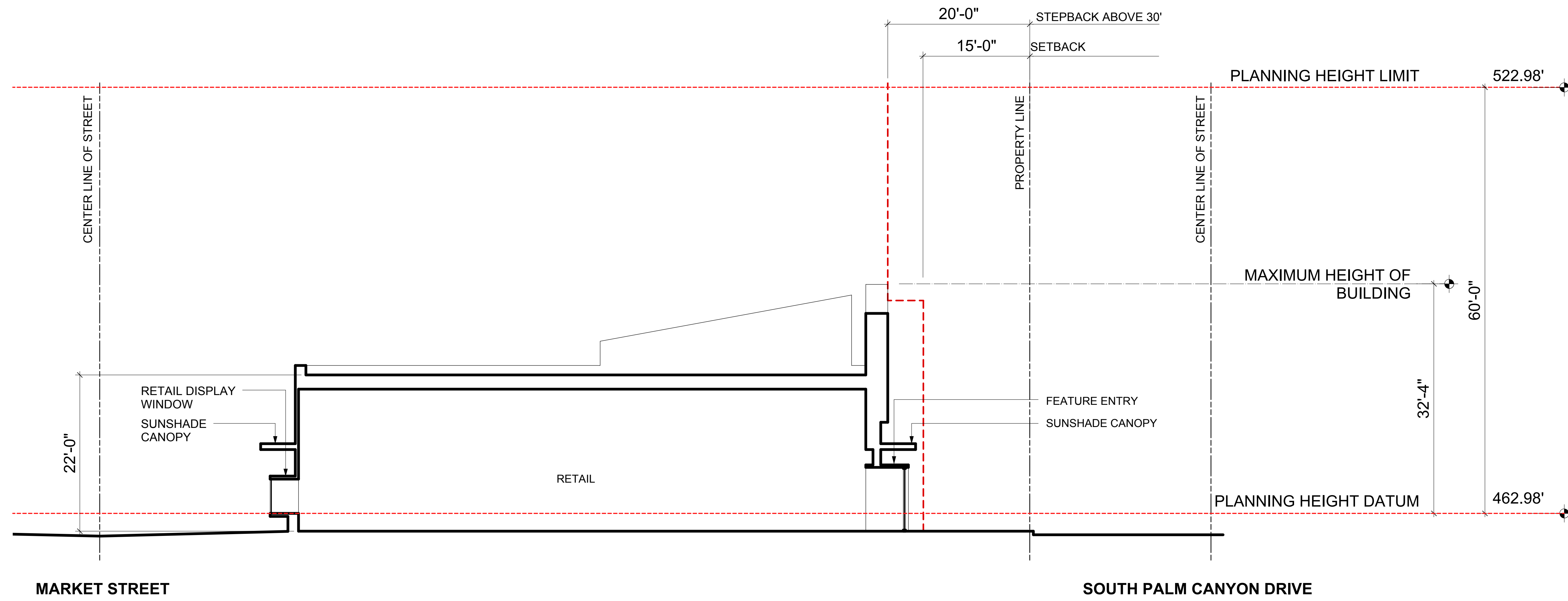
**NOTE:**  
 STOREFRONT GLAZING SHOWN AS POSSIBLE INSTALLATION;  
 ACTUAL GLAZING DESIGN TO BE PART OF TENANT IMPROVEMENT  
 DRAWINGS



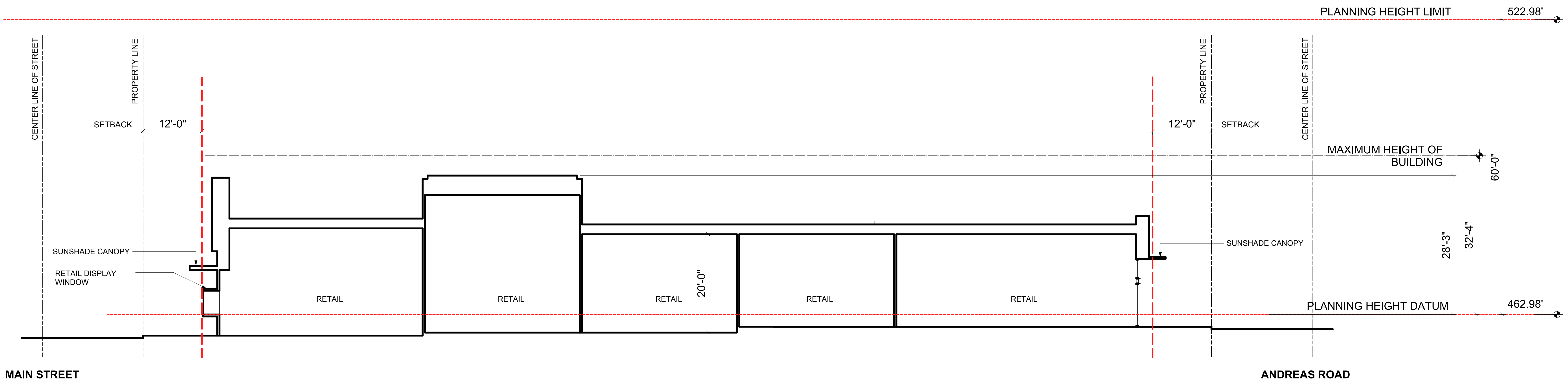
MARKET STREET ELEVATION 1







BUILDING SECTION 2



BUILDING SECTION 1





MARKET ST VIEW  
(FROM SOUTH) 4



PALM CANYON DR AND MAIN ST VIEW  
(FROM SOUTH) 3



PALM CANYON DR VIEW 2



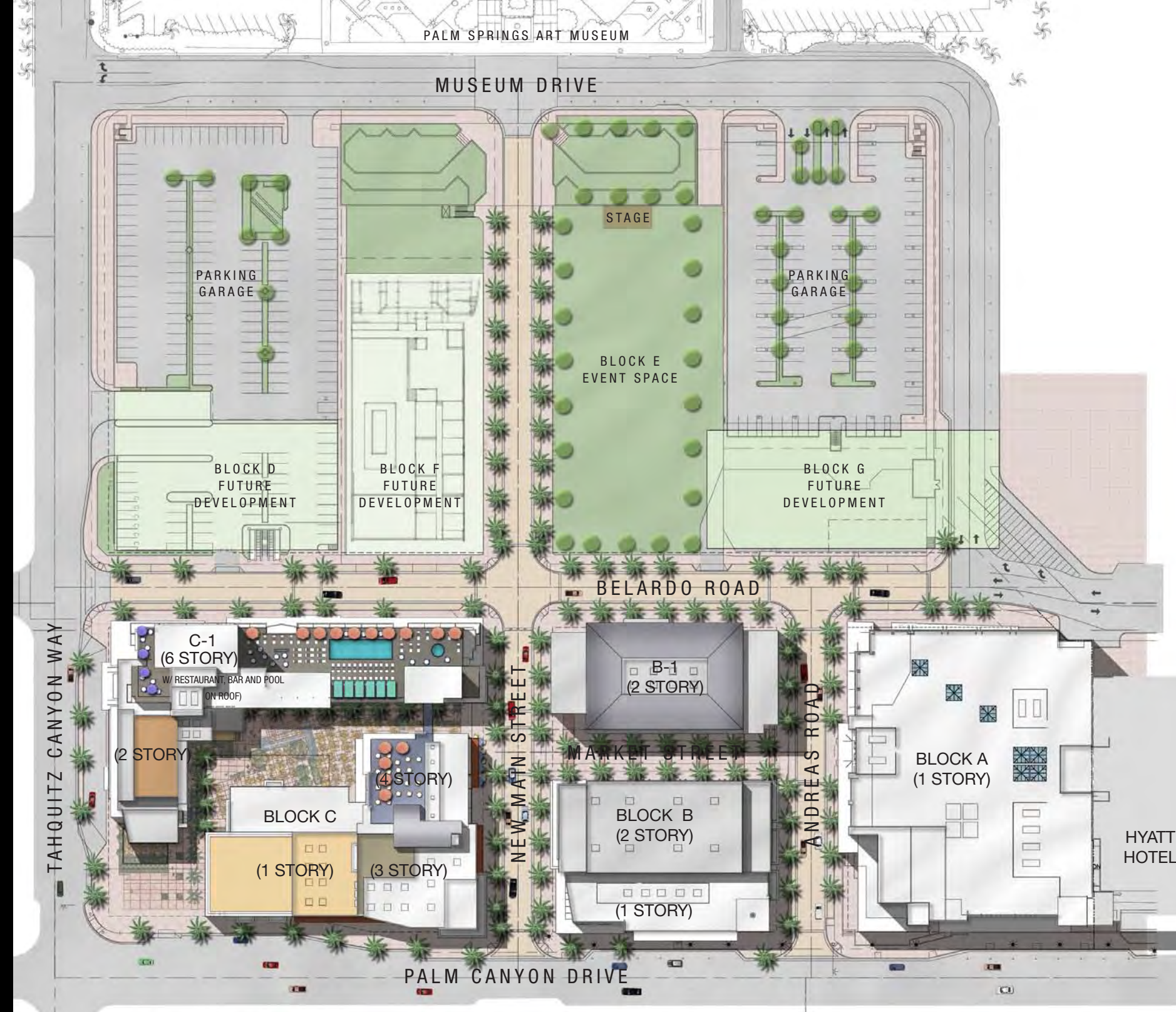
PALM CANYON DR AND ANDREAS RD VIEW 1

December 17, 2012

City Council

Approved Exhibits

Block A



OVERALL SITE PLAN



BLOCK 'A' STREET LEVEL FLOOR PLAN

11.28.2012

Allen+Philp  
architects+interiors





BLOCK 'A' SCENE ONE

**WESSMAN**

DOWNTOWN PALM SPRINGS

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BLOCK 'A' SOUTH ELEVATION

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WESSMAN

DOWNTOWN PALM SPRINGS



BLOCK 'A' SCENE TWO

**WESSMAN**

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BLOCK 'A' NORTH ELEVATION

11.28.2012

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WESSMAN

DOWNTOWN PALM SPRINGS

08 41 13-A1

UNCOATED		
1/4" (6mm) Visteon Versalus Green		
	1/4" Monolithic	1" Insulated Unit With Clear
Shading Coefficient	0.71	0.57
% Visible Light Transmittance	76	68
U-Value (Btu/h-ft <sup>2</sup> -°F)	1.25	1.36
U-Value (W/m <sup>2</sup> -K)	0.93	0.50
U-Value (W/m <sup>2</sup> -K)	1.03	0.47

Visteon  
 More information available at [www.visteon.com/Products](http://www.visteon.com/Products) or 1-800-331-2667  
 Data Generated by BNL Window 5.2 v.5.2.17 Analysis

08 81 00-D3

05 12 13-F1

09 24 00-B2

05 12 13-C1

05 12 13-F2

07 42 13-B

04 43 13

07 64 19

VMZINC

05 12 13-C2

09 24 00-B1

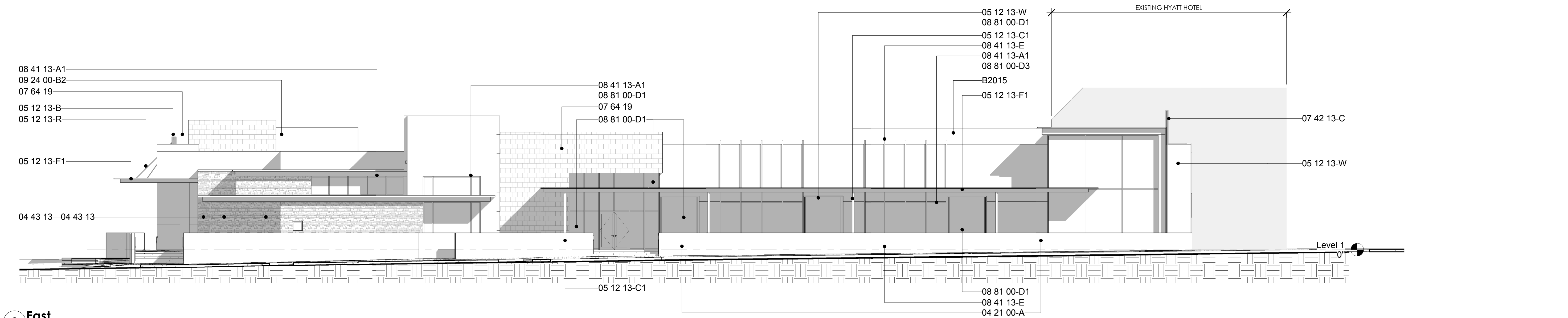
04 72 00

04 21 00-A

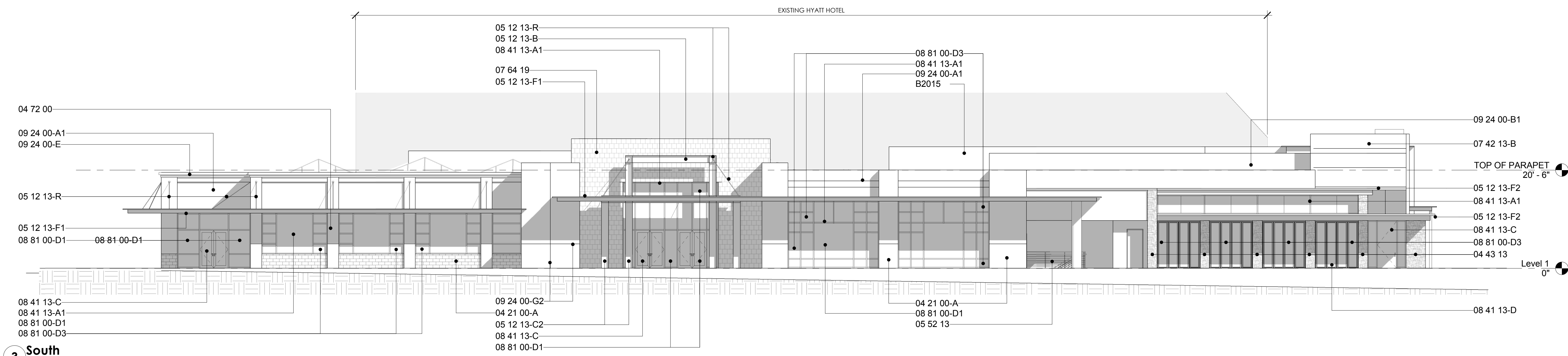
BLOCK 'A' MATERIALS



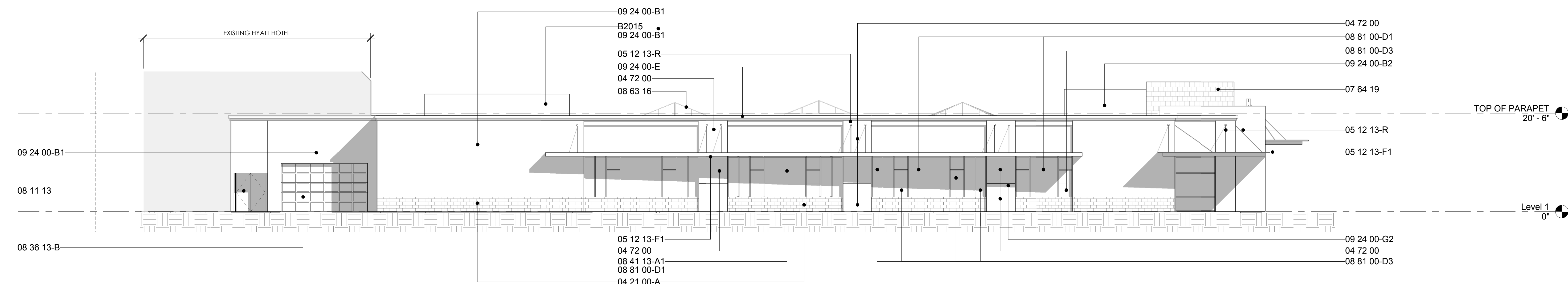
**1 North**  
SCALE: 3/32" = 1'-0"



**2 East**  
SCALE: 3/32" = 1'-0"



**3 South**  
SCALE: 3/32" = 1'-0"



**4 West**  
SCALE: 3/32" = 1'-0"

Keynote Legend	
Key No.	Keynote Text
04 21 00-A	UNIT MASONRY NON-LOAD-BEARING VENEER - PRODUCT: TRENYTH 8X16 TRENDSTONE - COLOR: MISSION WHITE
04 43 13	NATURAL STONE MASONRY VENEER: 1" - NOMINAL THICKNESS: CUT CORNERS - PRODUCT: LOCALLY SOURCED - FINISH: WEATHERED
04 72 00	CAST LIMESTONE MASONRY PANEL - FINISH: HONED, COLOR 'NATURAL'
05 12 13-B	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL WIDE FLANGE BEAM - FINISH: DUNN-EDWARDS PAINT DE6371 'BLACK JACK'
05 12 13-C1	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL ROUND HOLLOW STRUCTURAL SECTION COLUMN - FINISH: DUNN-EDWARDS PAINT DEC 793 'CHALKY'
05 12 13-C2	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL WIDE FLANGE COLUMN - FINISH: DUNN-EDWARDS PAINT DE6371 'BLACK JACK'
05 12 13-F1	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL CHANNEL/STEEL PLATE COMPOSITE FASCIA - FINISH: DUNN-EDWARDS PAINT DE6271 'ELEMENTAL GREEN'
05 12 13-F2	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL CHANNEL FASCIA - FINISH: DUNN-EDWARDS PAINT DEA122 'BRASSY'
05 12 13-R	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL SOLID TENSION ROD - FINISH: DUNN-EDWARDS PAINT DE6371 'BLACK JACK'
05 12 13-W	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL PLATE WINDOW ENCLOSURE - MILL FINISH; 'HOT BLUING' ELECTROCHEMICAL CONVERSION COATING
05 52 13	STEEL TUBE RAILING - FINISH: DUNN-EDWARDS PAINT DEC 793 'CHALKY'
07 42 13-B	METAL WALL PANEL - LINEAR FORMAT; FLUSH; STAGGERED JOINTS; PREFINISHED - COLOR: FLUOROPOLYMER KYNAR 500 'CLASSIC COPPER'
07 42 13-C	METAL SIGN PANEL - FLUSH ALUMINUM COMPOSITE PANEL, PREFINISHED - COLOR: MATCH DUNN-EDWARDS PAINT FLAT SEAM SHEET METAL WALL SHINGLE, 12"x12" - METAL: EXPOSED ZINC
08 11 13	HOLLOW METAL DOORS & FRAMES - COLOR: MATCH ADJACENT WALL COLOR
08 36 13-B	SECTIONAL DOOR - FRAME: CLEAR ANODIZED ALUMINUM - GLAZING: FROSTED
08 41 13-A1	ALUMINUM-FRAMED STOREFRONT - FRAME FINISH: CLEAR ANODIZED
08 41 13-C	ALUMINUM-FRAMED STOREFRONT ENTRANCE - FRAME: NARROW STILE; MATCH ADJACENT STOREFRONT - HINGES: PIVOT
08 41 13-D	ALUMINUM-FRAMED STOREFRONT DOOR/S - FRAME: NARROW STILE; MATCH ADJACENT HINGES: FOLDING
08 41 13-E	ALUMINUM-FRAMED MULLION EXTENSION; WALL ATTACHMENT CLIP - FRAME FINISH: CLEAR ANODIZED
08 63 16	PYRAMIDAL METAL-FRAMED SKYLIGHT; EXISTING TO REMAIN
08 81 00-D1	GLASS GLAZING; DUAL-INSULATED RADIANT LOW-E - COLOR: CLEAR
08 81 00-D3	GLASS GLAZING; DUAL-INSULATED RADIANT LOW-E - COLOR: GREEN
09 24 00-A1	CEMENT PLASTER WALL; 3-COAT POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, SMOOTH HAND-TROWELLED - INTEGRAL COLOR: MATCH DUNN-EDWARDS DEC 793 'CHALKY'
09 24 00-B1	CEMENT PLASTER WALL; 3-COAT POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, FINE SAND - INTEGRAL COLOR: MATCH DUNN-EDWARDS DEC 793 'CHALKY'
09 24 00-B2	CEMENT PLASTER WALL; 3-COAT POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, FINE SAND - INTEGRAL COLOR: MATCH DUNN-EDWARDS DEC 793 'CHALKY'
09 24 00-E	CEMENT PLASTER COPING - SUBSTRATE: EXPANDED POLYSTYRENE CUT TO SHAPE - FINISH COAT: FULL POLYMER; FINE SAND FINISH - INTEGRAL COLOR: LIMESTONE PLASTER
09 24 00-G2 B2015	CEMENT PLASTER REVEAL JOINT ROOF SCREEN

**Downtown Palm Springs**

Project Address: North Palm Canyon Drive  
Project Issue Date: 2012-12-10  
Project Number: AP\_1206  
Reviewed By: MM  
Drawn By: SH

NUM	ISSUE TITLE	DATE
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**BUILDING ELEVATIONS**

December 17, 2012

City Council

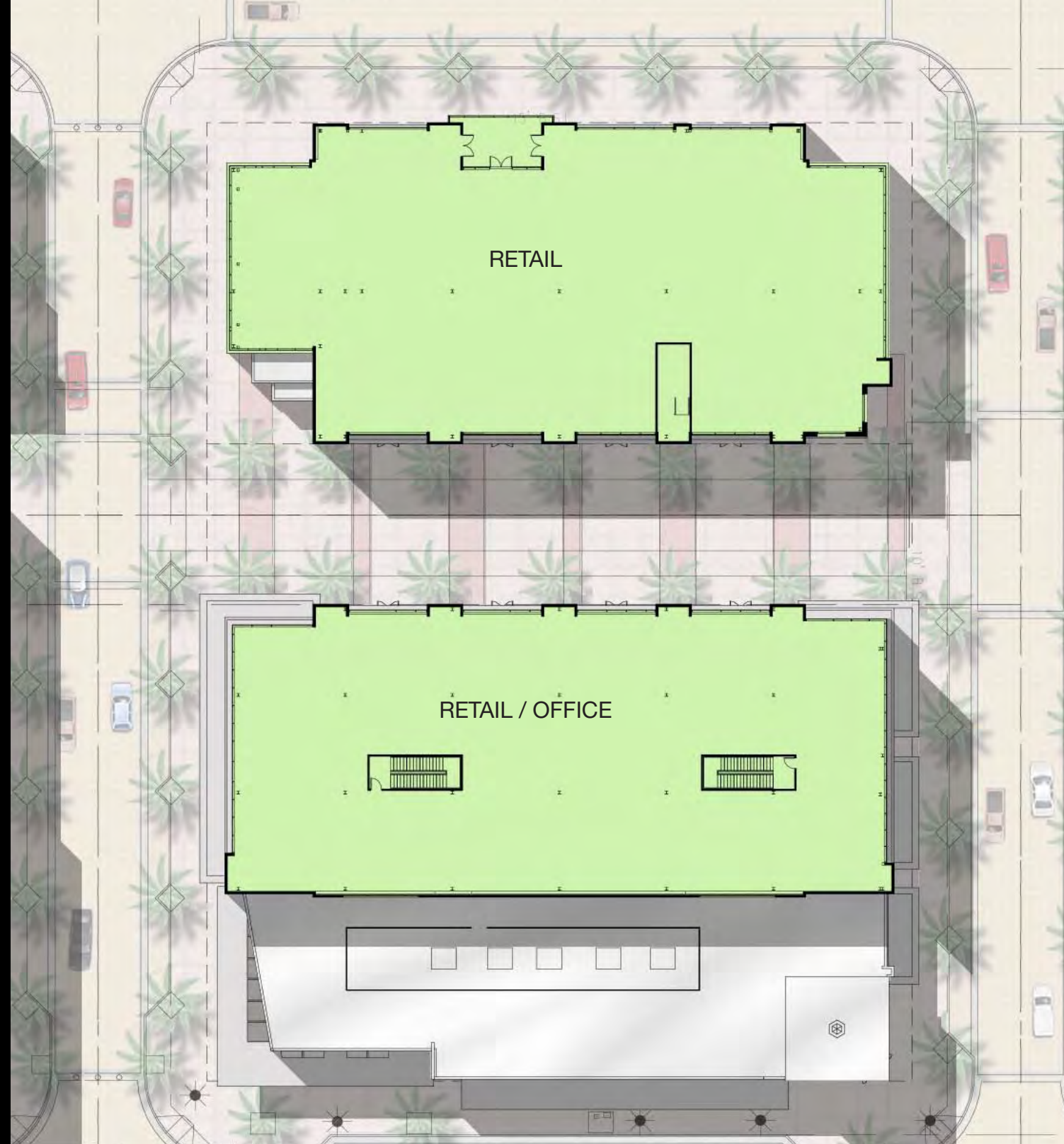
Approved Exhibits

Block B



BLOCK 'B' STREET LEVEL FLOOR PLAN





BLOCK 'B' 2nd LEVEL FLOOR PLAN

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BLOCK 'B' EAST ELEVATION

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WESSMAN

DOWNTOWN PALM SPRINGS



BLOCK 'B' SCENE ONE



BLOCK 'B' SOUTH ELEVATION

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WESSMAN

DOWNTOWN PALM SPRINGS



BLOCK 'B' SCENE TWO



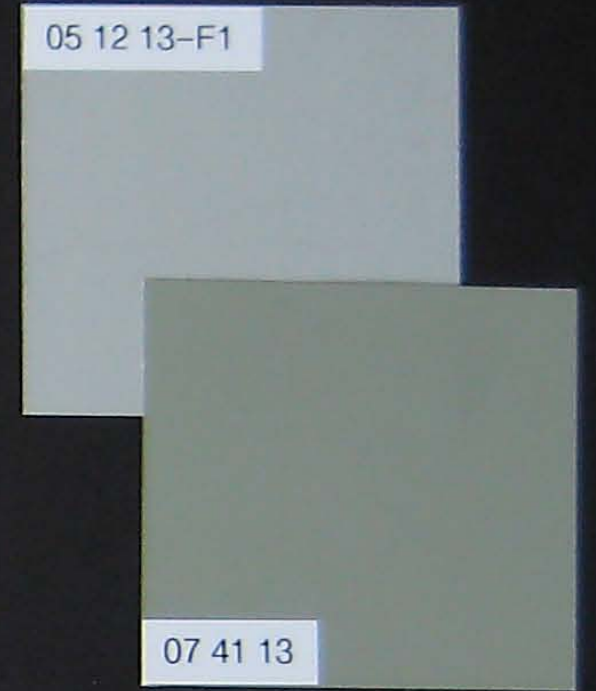
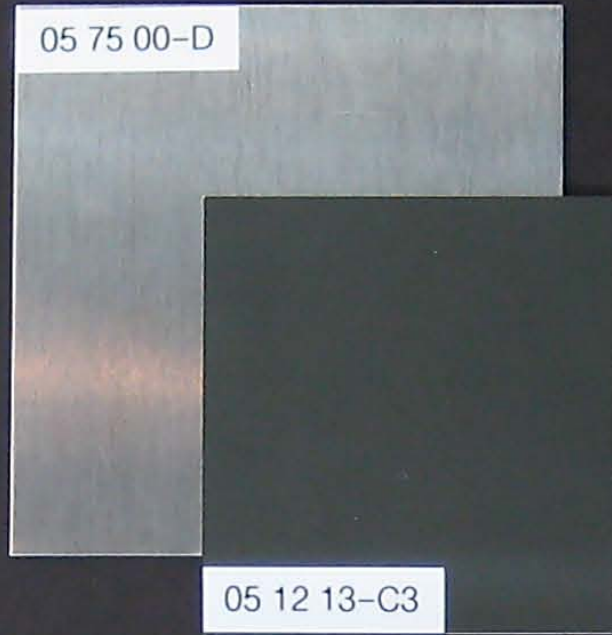
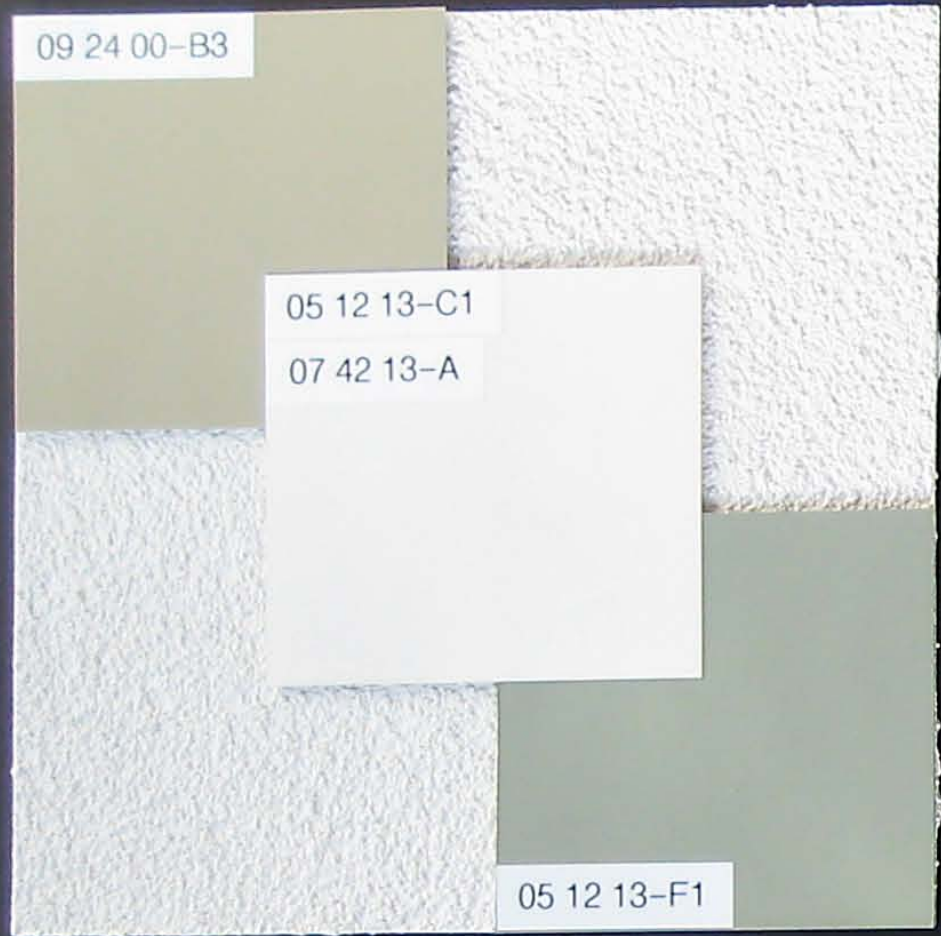
BLOCK 'B' NORTH ELEVATION

11.28.2012

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WESSMAN

DOWNTOWN PALM SPRINGS



BLOCK 'B' MATERIALS



MARKET STREET

URBAN OUTFITTERS

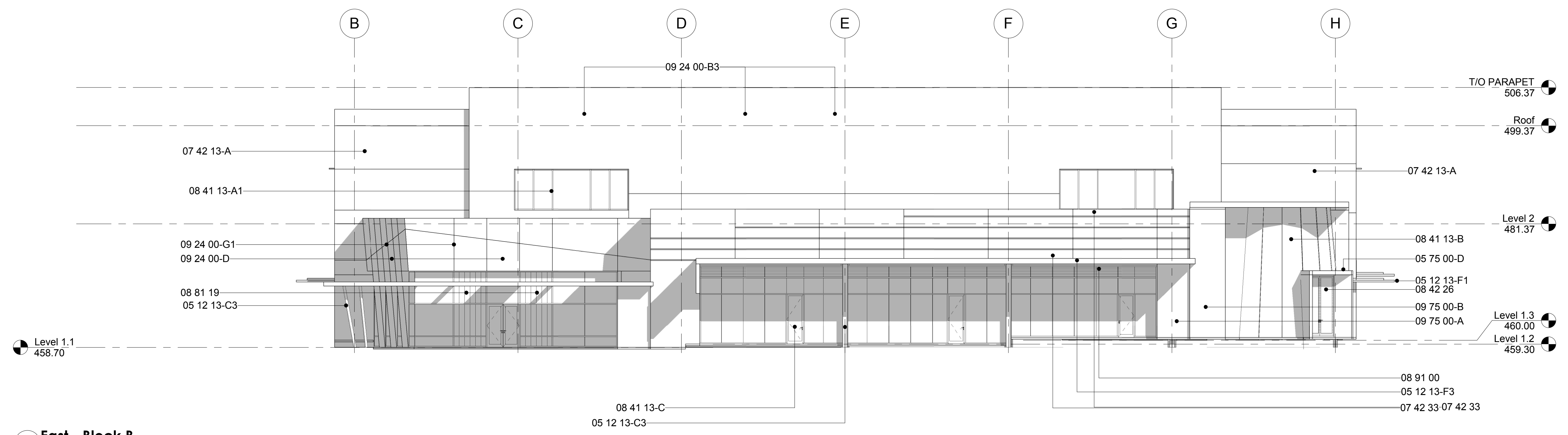
lalbata





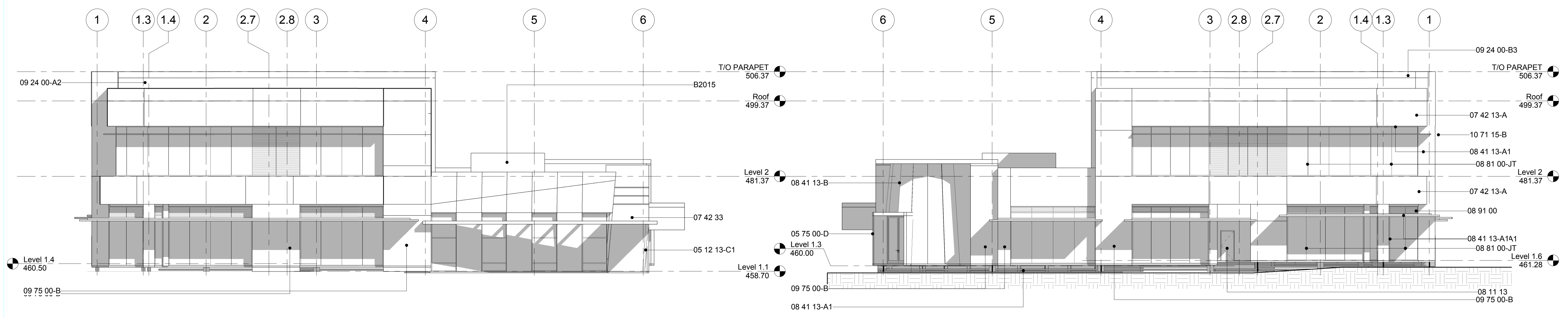
BLOCK 'B' MARKET STREET LOOKING EAST





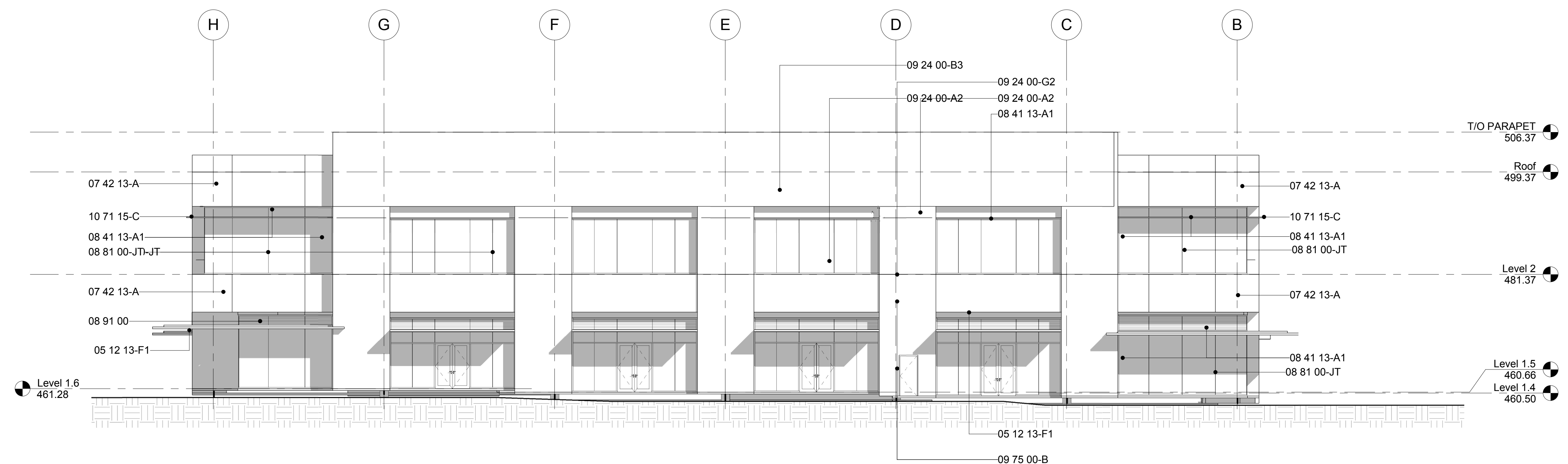
**1 East - Block B**  
SCALE: 3/32" = 1'-0"

Keynote Legend	
Key No.	Keynote Text
05 12 13-C1	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL ROUND HOLLOW STRUCTURAL SECTION COLUMN - FINISH: DUNN-EDWARDS PAINT DEC 793 'CHALKY'
05 12 13-C3	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL ROUND HOLLOW STRUCTURAL SECTION COLUMN - FINISH: DUNN-EDWARDS PAINT DEA 176 'IRON RIVER'
05 12 13-F1	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL CHANNEL/STEEL PLATE COMPOSITE FASCIA - FINISH: DUNN-EDWARDS PAINT DE6271 'ELEMENTAL GREEN'
05 12 13-F3	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL CHANNEL FASCIA - FINISH: DUNN-EDWARDS PAINT DE5250 'CARAMEL BAR'
05 75 00-D	DECORATIVE FORMED DOOR ENCLOSURE - PRODUCT: BRUSHED STAINLESS STEEL
07 42 13-A	METAL WALL PANEL - LARGE FORMAT, FLUSH; STAGGERED JOINTS, PREFINISHED - COLOR: MATCH DUNN-EDWARDS PAINT DE6202 'ABSTRACT WHITE'
07 42 33	PLASTIC WALL PANEL - COLOR: 'DARK ALMOND'
08 11 13	HOLLOW METAL DOORS & FRAMES - COLOR: MATCH ADJACENT WALL COLOR
08 41 13-A1	ALUMINUM-FRAMED STOREFRONT - FRAME FINISH: CLEAR-ANODIZED
08 41 13-B	ALUMINUM-FRAMED SLOPED STOREFRONT - FRAME FINISH: ALUMINUM, CLEAR-ANODIZED
08 41 13-C	ALUMINUM-FRAMED STOREFRONT ENTRANCE - FRAME: NARROW STYLE, MATCH ADJACENT STOREFRONT
08 42 28	ALL-GLASS ENTRANCES - TOP & BOTTOM RAILS: POLISHED STAINLESS STEEL
08 91 00-JT	GLAZING BUTT JOINT; CLEAR SILICONE
08 81 19	CHANNEL GLASS GLAZING
08 91 00	LOUVERS - PRODUCT: EXTRUDED ALUMINUM - COLOR: MATCH ADJACENT ALUMINUM STOREFRONT
09 24 00-A2	CEMENT PLASTER WALL, 3-COAT - POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, SMOOTH - INTEGRAL COLOR: DE6258 'SPRUCE WOOD'
09 24 00-B3	CEMENT PLASTER WALL, 3-COAT - POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, FINE SAND - INTEGRAL COLOR: DUNN-EDWARDS DE6235 'NORTH GATE GREEN'
09 24 00-D	CEMENT PLASTER WALL, 3-COAT - POLYMER-MODIFIED SCRATCH & BROWN - FINISH COAT: FULL-POLYMER, QUARTZ AGGREGATE - INTEGRAL COLOR: MATCH DUNN-EDWARDS DE6254 'SERENE THOUGHT'
09 24 00-G1	CEMENT PLASTER CONTROL JOINT
09 24 00-G2	CEMENT PLASTER REVEAL JOINT
09 75 00-A	CAST STONE FACING - PRODUCT: TERRAZZO - FINISH: HONED; MATRIX COLOR 'ALMOND'; MIXED STONE
09 75 00-B	CAST STONE FACING - PRODUCT: TERRAZZO - FINISH: HONED; MATRIX COLOR 'BLACK'; MIXED STONE
10 71 15-B	EXTERIOR SUN CONTROL LOUVER - PRODUCT: ALUMINUM, POWDER-COATED COLOR
10 71 15-C	EXTERIOR SUN CONTROL HORIZONTAL SHADE - PRODUCT: ALUMINUM, CLEAR ANODIZED
B2015	ROOF SCREEN



**3 South - Block B**  
SCALE: 3/32" = 1'-0"

**2 North - Block B**  
SCALE: 3/32" = 1'-0"



**4 West - Block B**  
SCALE: 3/32" = 1'-0"

**Downtown Palm Springs**

Project Address: North Palm Canyon Drive  
Project Issue Date: 2012-12-10  
Project Number: AP\_1206  
Reviewed By: MM  
Drawn By: SH

NUM	ISSUE TITLE	DATE

EXTERIOR ELEVATIONS