



PLANNING COMMISSION STAFF REPORT

DATE: JUNE 8, 2016

SUBJECT: PALM SPRINGS AIR MUSEUM, FOR A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 20,230-SQUARE FOOT HANGAR EXPANSION AT THE PALM SPRINGS AIR MUSEUM LOCATED AT 745 NORTH GENE AUTRY TRAIL, ZONE A. (CASE 3.1412 MAA)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

The Planning Commission to review a Minor Architectural Application to construct a 20,230-square foot hangar addition and associated parking lot revisions to the Palm Springs Air Museum.

RECOMMENDATION:

Approve as submitted with conditions.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
7/26/1996	Planning Commission approves Major Architectural Application for Palm Springs Air Museum Master Plan
<i>Most Recent Ownership</i>	
	City of Palm Springs
<i>Neighborhood Notification</i>	
	Email notification sent to Escena Neighborhood Organization
<i>Field Check</i>	
May 2016	Staff visited site to observe existing conditions
<i>Notification</i>	
	Notification not required.
<i>Site Area</i>	
Net Area	9.95-acres



Proposed Area of Hangar Expansion

ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	A (Airport)	Palm Springs Air Museum	A (Airport)
North	A (Airport)	Airport - Vacant	A (Airport)
South	A (Airport)	Airport - Vacant	A (Airport)
East	I (Industrial)	Desert Sun Newspaper Building	I (Industrial)
West	A (Airport)	Airport - Runway	A (Airport)

DEVELOPMENT STANDARDS:

	A - Airport	Proposed Project
Lot Area	No Requirement	9.95-acres
Lot Width	No Requirement	1,022 feet
Lot Depth	No Requirement	240 feet
Front Yard	25 feet	298 feet (conforms)
Side Yard	No Requirement	320 feet
Rear Yard	No Requirement	115 feet
Building Height (max.)	Minimum yard equal to height of building	36 feet max
Bldg. Coverage	No Requirement	18.6 %
Off-street parking	1 space per 500-sq ft = 160	218 spaces (conforms)
Landscaping	Front Yard / Parking Lot	Landscape plan provided (conforms)

PROJECT DESCRIPTION:

The Palm Springs Air Museum has submitted a Minor Architectural Application to construct a 20,230-square foot hangar to house the “Major General Kenneth P. Miles” Vietnam & Korean War Gallery. The Museum has been conducting a major fundraising effort earmarked for the construction of the new hangar and will result in a 2.5 million dollar investment in the property. An opening target date of the first quarter 2017 is planned. The new hangar will display several large planes, along with other exhibits focusing on the Vietnam and Korean Wars.

The original site master plan for the Air Museum was approved by the Planning Commission in 1996 and included two phased additions attached to the original buildings (Building A on the North, and Building B on the South). One 15,753-square foot expansion hangar was built in 2000 adjacent to Building A. The new hangar will be attached to Building B located on the south end of the complex on an existing graded gravel area equaling 20,230-square foot. The original master plan approved an overall square footage of 72,045 and the proposed new hangar will increase the total to 80,558-square feet. Section 94.04.00(E)(2)(a) of the Palm Springs Zoning Code allows a project to be reviewed as a Minor Architectural Application (MAA) if the addition does not increase the existing floor area by 25%. The proposed hangar expansion does not reach this threshold. The siting of the new building will require a revision to the museum parking lot and will extend beyond the existing chain link fenced airplane exhibit area.

The new hangar will be constructed of Butler Panel metal walls with color "Cool Country Sand" and will match the existing exterior of the museum. A glass storefront system will be placed in the middle of the front façade to break up the building massing and to provide an emergency exit. The glazing is semi reflective with a green/blue tint. The height of the building varies from 36 feet as it connects to the existing building sloping downward to a low point of 30 feet. The west façade (facing the airport runway) will utilize a telescoping hangar door opening onto the museum concrete runway apron.

The location of the new hangar attached to Building B will extend into the existing parking lot resulting in the displacement of sixteen (16) parking spaces and a trash enclosure. The reconfigured parking lot will include two (2) new parking lot islands and the relocation of two (2) light poles resulting in an increase of ten (10) parking spaces for a total of 218 spaces provided. In addition, at peak times the museum can utilize an overflow parking lot which can accommodate 130 cars. Landscaping is proposed in the area between the new building and parking lot consisting of shrubs, and trailing plants. Several existing mature trees currently within parking lot islands or planter areas will be transplanted and saved. New trees of 36" box size will be planted if trees do not survive. The trash enclosure will be relocated to the south end of the parking lot.

ARCHITECTURAL APPROVAL

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposed hangar totaling 20,230-square feet is part of an approved phased master plan for expansion at the Palm Springs Air Museum. The new hangar will display several large planes, along with other exhibits focusing on the Vietnam and Korean Wars. The structure will be built on an existing flat; graded area currently used for airplane display and will be situated so as to take maximum advantage of the opportunities associated with fronting on the airport runway apron. Large doors will open up to the west and allow airplane exhibits to be changed regularly. The

siting of the building will result in a revision to the main museum parking lot with an increase in the total number of parking spaces provided.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The Palm Springs Air Museum is located on property owned by the City of Palm Springs with vacant parcels adjacent on both sides. The site fronts on a major thoroughfare at the traffic signal controlled intersection of North Gene Autry Trail and Tamarisk Road. In the immediate area several industrial park developments are located along Gene Autry Trail with the headquarters of the Desert Sun across the highway. The hangar expansion will allow the museum to continue to provide a high quality experience to the general public and will not be a detriment to the surrounding neighborhood.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The maximum height of the proposed hangar varies from 36 feet as it connects to the existing building sloping downward to a low point of 30 feet. The west façade (facing the airport runway) will utilize a telescoping hangar door that will open onto the museum concrete runway apron. The height of the new hangar will be consistent with existing museum buildings with a parapet to conceal roof top mounted mechanical equipment. All setbacks based upon the building height have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The new hangar will be constructed of Butler Panel metal walls with color "Cool Country Sand" and will match the existing exterior of the museum. All proposed materials will be consistent and match the existing museum buildings. A glass storefront system will be placed in the middle of the front façade to break up the

building massing and to provide an emergency exit. The glazing is semi reflective with a green/blue tint. The building design will be consistent with existing museum structures in massing, color, and composition.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The planter areas adjacent to the new building will be landscaped with a combination of trailing plants and shrubs along with the transplanting of several mature trees into new parking lot islands. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings. A trash enclosure will be relocated to the south end of the parking lot.

ENVIRONMENTAL DETERMINATION:

The proposed project is part of the Palm Springs International Airport Master Plan. In connection with the 2014 Airport Master Plan Update, the City Council approved a Mitigated Negative Declaration (MND). The proposed hangar expansion was evaluated in the MND and will not result in any significant environmental effects.



Glenn Mlaker, AICP
Associate Planner



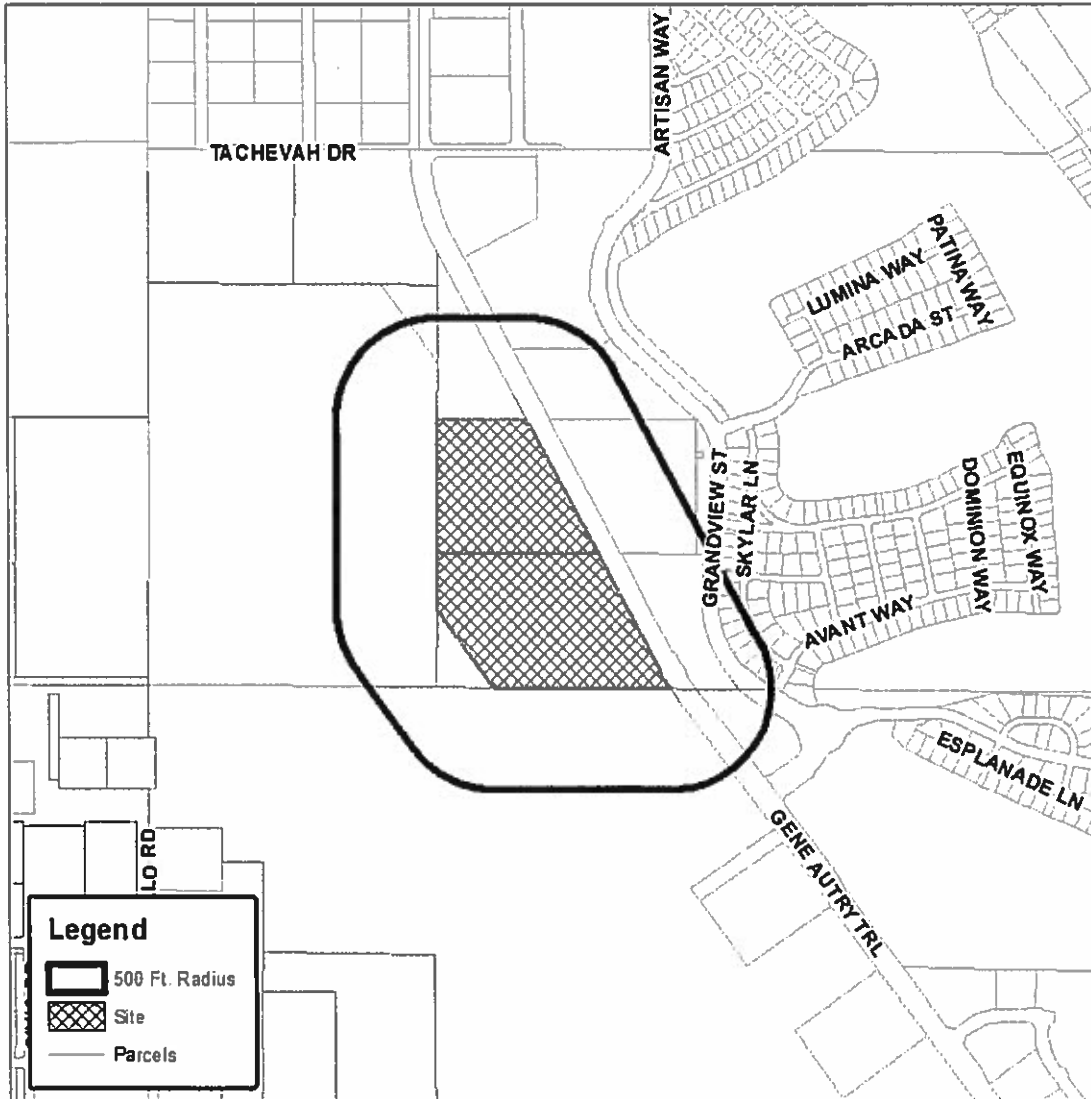
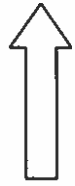
Flinn Fagg, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter from Applicant
5. Site Photos
6. Site Plan
7. Floor Plan
8. Landscape Plan
9. Grading Plan



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

PALM SPRINGS AIR MUSEUM, FOR A MINOR ARCHITECTURAL APPLICATION (MAA) FOR THE CONSTRUCTION OF A 20,230-SQUARE FOOT HANGAR EXPANSION AT THE PALM SPRINGS AIR MUSEUM LOCATED AT 745 NORTH GENE AUTRY TRAIL, ZONE A. (CASE 3.1412 MAA), SECTION 7.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. The Palm Springs Air Museum, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a 20,230-square foot hanger as an expansion of the Palm Springs Air Museum at 745 North Gene Autry Trail, Zone A, Section 7.

B. On June 8, 2016, a public meeting on the application to consider Case 3.1412 MAA was held by the Planning Commission in accordance with applicable law.

C. The proposed project is part of the Palm Springs International Airport Master Plan. In connection with the 2014 Airport Master Plan Update, the City Council approved a Mitigated Negative Declaration (MND). The proposed hangar expansion was evaluated in the MND and will not result in any significant environmental effects.

D. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

E. Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposed hangar totaling 20,230-square feet is part of an approved phased master plan for expansion at the Palm Springs Air Museum. The new hangar will display several large planes, along with other exhibits focusing on the Vietnam and Korean Wars. The structure will be built on an existing flat, graded area currently used for airplane display and will be situated so as to take maximum advantage of the opportunities associated with fronting on the airport runway apron. Large doors will open up to the west and allow airplane exhibits to be changed regularly. The siting of the building will result in a revision to the main museum parking lot with an increase in the total number of parking spaces provided.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The Palm Springs Air Museum is located on property owned by the City of Palm Springs with vacant parcels adjacent on both sides. The site fronts on a major thoroughfare at the traffic signal controlled intersection of North Gene Autry Trail and Tamarisk Road. In the immediate area several industrial park developments are located along Gene Autry Trail with the headquarters of the Desert Sun across the highway. The hangar expansion will allow the museum to continue to provide a high quality experience to the general public and will not be a detriment to the surrounding neighborhood.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The maximum height of the proposed hangar varies from 36 feet as it connects to the existing building sloping downward to a low point of 30 feet. The west façade (facing the airport runway) will utilize a telescoping hangar door that will open onto the museum concrete runway apron. The height of the new hangar will be consistent with existing museum buildings with a parapet to conceal roof top mounted mechanical equipment. All setbacks based upon the building height have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The new hangar will be constructed of Butler Panel metal walls with color "Cool Country Sand" and will match the existing exterior of the museum. All proposed materials will be consistent and match the existing museum buildings. A glass storefront system will be placed in the middle of the front façade to break up the

building massing and to provide an emergency exit. The glazing is semi reflective with a green/blue tint. The building design will be consistent with existing museum structures in massing, color, and composition.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The planter areas adjacent to the new building will be landscaped with a combination of trailing plants and shrubs along with the transplanting of several mature trees into new parking lot islands. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings. A trash enclosure will be relocated to the south end of the parking lot.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.1412 MAA for the construction of a 20,230-square foot hangar as part of a phased expansion of the Palm Springs Air Museum located at 745 North Gene Autry Trail subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 8th day of June, 2016.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.1412 MAA

Palm Springs Air Museum

745 North Gene Autry Trail

June 8, 2016

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.1412 MAA, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division dated May 26, 2016, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.1412 MAA. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City

of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once the use is implemented, the Conditional Use Permit does not have a time limit, provided the project has remained in compliance with all conditions of approval.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Approval is to be pursuant to plans date stamped May 26, 2016.
- PLN 2. Original Conditions of Approval for Case 3.1412 shall remain in full effect.
- PLN 3. Applicant to submit Form 7460 to the Federal Aviation Administration seeking building height approval and compliance with all regulations.
- PLN 4. Applicant to provide construction drawings and hold pre-construction meeting with Executive Director of the Palm Springs International Airport at time of Building Permit submittal.
- PLN 5. Applicant to comply with all regulations as determined by the Riverside County Airport Land Use Commission (ALUC)
- PLN 6. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 7. Smart Controller for landscape irrigation. The applicant is to use "smart controllers" available from the Desert Water Agency for water efficiency in the irrigation system.

FIRE DEPARTMENT CONDITIONS

- FID 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING CONDITIONS

ENG 1. Prior to any construction on-site, all appropriate permits must be secured.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

END OF CONDITIONS



Preserve Educate Honor

May 25, 2016

To Whom it May Concern:

The Palm Springs Air Museum has entered an exciting time in its history. Since our humble beginnings nineteen years ago the Museum has been able to grow and prosper. From those early days our mission has grown to walk in the footsteps of the Greatest Generation and use our collection to educate visitors about the entire spectrum of military aviation. The Museum has marked many milestones:

- We have been named one of the top five Air Museum's in the U.S. by CNN. This ranking included the Smithsonian Institution, The Boeing Museum, The Air Force Museum, and The Pima Air Museum. In ranking Air Museums in the World, our facility was ranked 14th CNN. We were the smallest and only private facility to make the list.
- Over the last five years the Air Museum has sponsored nearly twenty five thousand school children from throughout Coachella Valley. In that time the Museum has raised nearly one million dollars to cover attendance, transportation, lunch, and program costs for the kids.
- We have hosted one of a kind exhibits that have received national recognition. Such as the Bob Hope Tribute, The Traveling Scale Replica of the Vietnam Wall, and most recently the Ansel Adams photography of Manzanar.
- The Museum is consistently the second highest recommended paid attraction behind the Aerial Tramway in all social media outlets.
- According to the Greater Palm Springs Area Convention and Visitors Bureau 40%* of our visitors stay eight nights or more in local hotels and spend \$500 per day*. If one assigns one of those nights for the Air Museum that equates to \$17 million dollars per year to the local economy. One day visitors spend \$257* which adds another \$12.8 million dollars to the equation based on our attendance. In total the Air Museum contributes almost \$30 million dollars to the area in visitor spending per capita per year.

*Source Greater Palm Springs Convention and Visitors Bureau 2013 Economic Impact Study/2014/2015 on site Visitor Impact Survey.

RECEIVED

MAY 26 2016

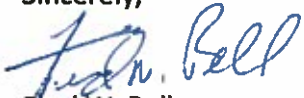
**PLANNING SERVICES
DEPARTMENT**

The Museum reached a point where expansion is now critical to continue to prosper:

- We have undertaken development of a 20K Sq. Ft. "Major General Kenneth P. Miles" Vietnam & Korean hangar gallery expansion and are happy to report that our fundraising has progressed to the point that the Museum has begun the construction process with the target date of opening the facility in the first quarter of 2017 to the general public. We will be moving our existing Vietnam and Korean collection aircraft into the new Hangar to allow the Museum to better interpret the artifacts and get them out of the weather.
- In total the facility will represent an additional \$2.5M investment in the leasehold when the project comes to fruition.
- Since the inception of the ground lease the Museum has invested \$6.5M in building and improvements on the raw property. With the proposed expansion the improvements to the property in non appreciated dollars will total \$9M dollars.
- The expanded wing incorporates the standard aircraft hangar construction of the rest of the facility. The wing design is based on the approved 1998 Master Plan for the Property and represents the balance of contemplated construction on the original ground lease.

The Museum would thank the City of Palm Springs for, what we believe, has been a mutually beneficial partnership over the past nineteen years. Both entities have been growing and dealing with the impacts from that growth. We are confident that we can find a way to work out these infrastructure issues as the Museum matures into a nationally recognized facility that compliments the City's brand.

Sincerely,



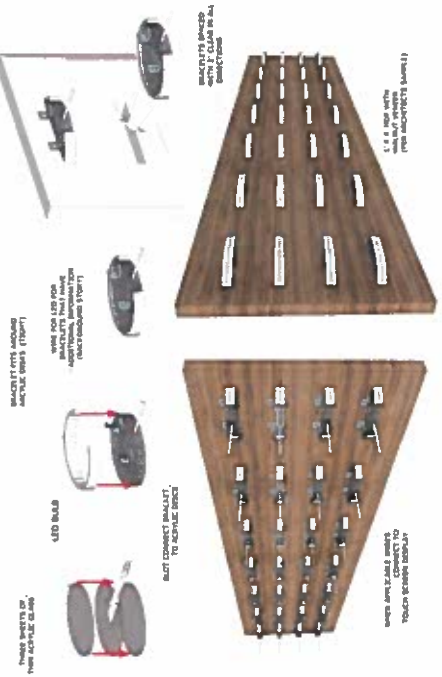
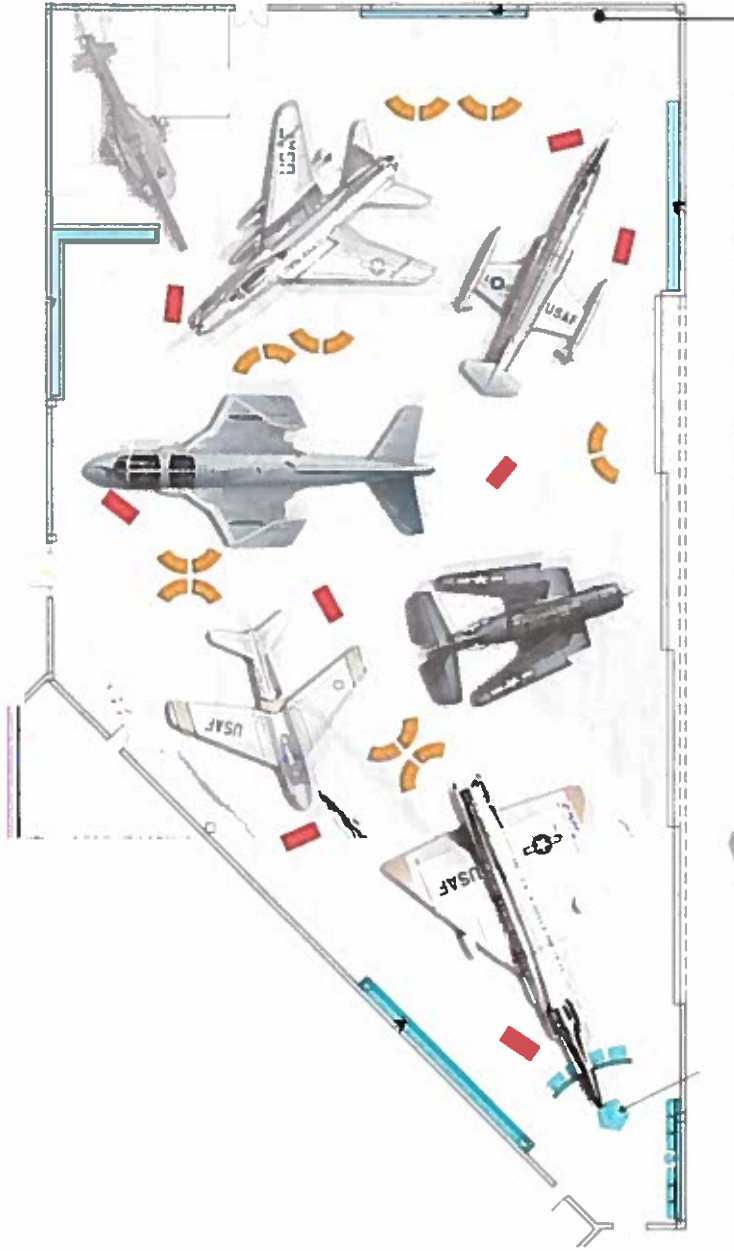
Fred W. Bell

Vice Chairman

The Palm Springs Air Museum

Plan / exhibit features

POW Bracelets



POW BRACELETS
Donated Bracelets put in display with Audio Stories and Historical background



DIGITAL MEMORIAL WALL
LED Screens listing names on the Memorial wall, coinciding with the POW bracelets



01/06/2016

THIS AREA UNDER 24 HOUR VIDEO SURVEILLANCE

PARKING
for
MUSEUM PATRONS ONLY
No Overnight Parking

 
**MAJOR GENERAL KENNETH P. MILES
KOREA & VIETNAM TRIBUTE HANGAR**
COMING FALL 2016
TO DONATE CALL
760.482.1836



01/06/2016



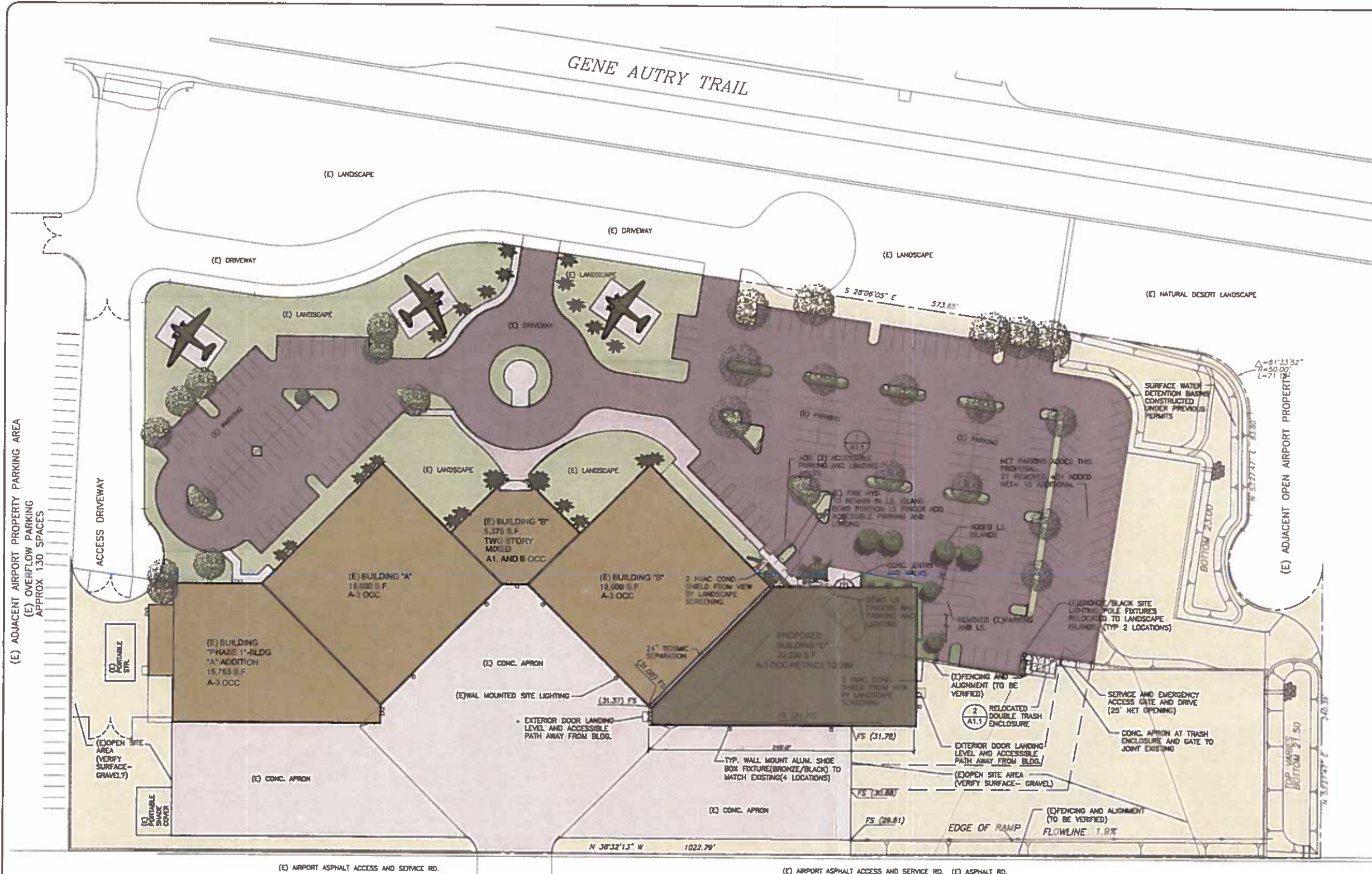
01/06/2016



01/06/2016

GENE AUTRY TRAIL

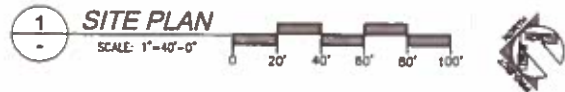
(E) ADJACENT AIRPORT PROPERTY PARKING AREA
(E) OVERFLOW PARKING APPROX 130 SPACES



(E) AIRPORT ASPHALT ACCESS AND SERVICE RD.

(E) AIRPORT ASPHALT ACCESS AND SERVICE RD. (E) ASPHALT RD.

(E) AIRPORT PLANE TAXI WAY



GENERAL SITE DATA

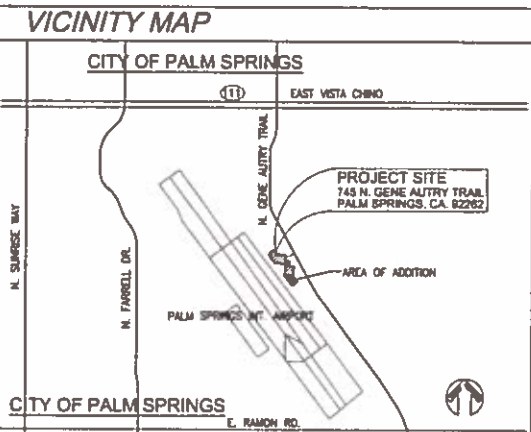
A.P.N.# 877-260-012,017,018
 OWNER: PALM SPRINGS AIR MUSEUM
 ADDRESS: 745 N. GENE AUTRY TRAIL
 PHONE: 760-837-7400
 LOT SIZE: 433,485 S.F. 9.95 A.C.
 EXISTING BUILDING AREAS: 60,328 SF

SITE DATA SUMMARY-THIS PERMIT

ADDED AREA PREVIOUSLY MASTER PLANNED
 (13,735 SF) DISPLAY HANGAR- ADDED FLOOR AREA..... 6,475 SF
 GROSS SITE COVERAGE OF DISPLAY HANGAR..... 20,230 SF
 ADD 10 NEW PARKING STALLS AT (E)PAVING..... 218 PARKING PROVIDED
 PLUS OVERFLOW PARKING AT ADJ. AIRPORT LDT UNDER CONTRACT WITH
 PSAM.(LOT CAPACITY OF AN ADDITIONAL APPROX. 130 SPACES)

PARCEL COVERAGES:

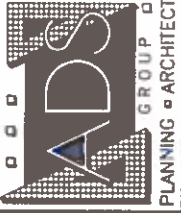
BUILDING COVERAGE:	TOTAL FIXED BLDGS.....	80,558 SF	(18.6%)
LANDSCAPE AREA:	TOTAL LANDSCAPE/NATIVE.....	123,359 SF	(28.4%)
OPEN SITE-IMPERVIOUS AREA:	53,370 SF	(12.3%)
PAVEMENT COVERAGE:	176,188 SF.	(40.7%)
			(100 %)



PROGRESS
DATE: 05-25-16

Waltom Construction, Inc.
 License No. 650961
 Walter Calhoun
 621 Via Alondra, Suite 606
 Camarillo, Ca. 93012
 PHONE: 805.383.2888
 FAX: 805.383.2889

ALEXANDER D. SEMCHENKO
 ARCHITECT
 VENTURA PROFESSIONAL CENTER
 5700 RALSTON STREET, SUITE 302
 VENTURA, CA 93003
 PHONE: (805) 650-6084
 FAX: (805) 650-6086



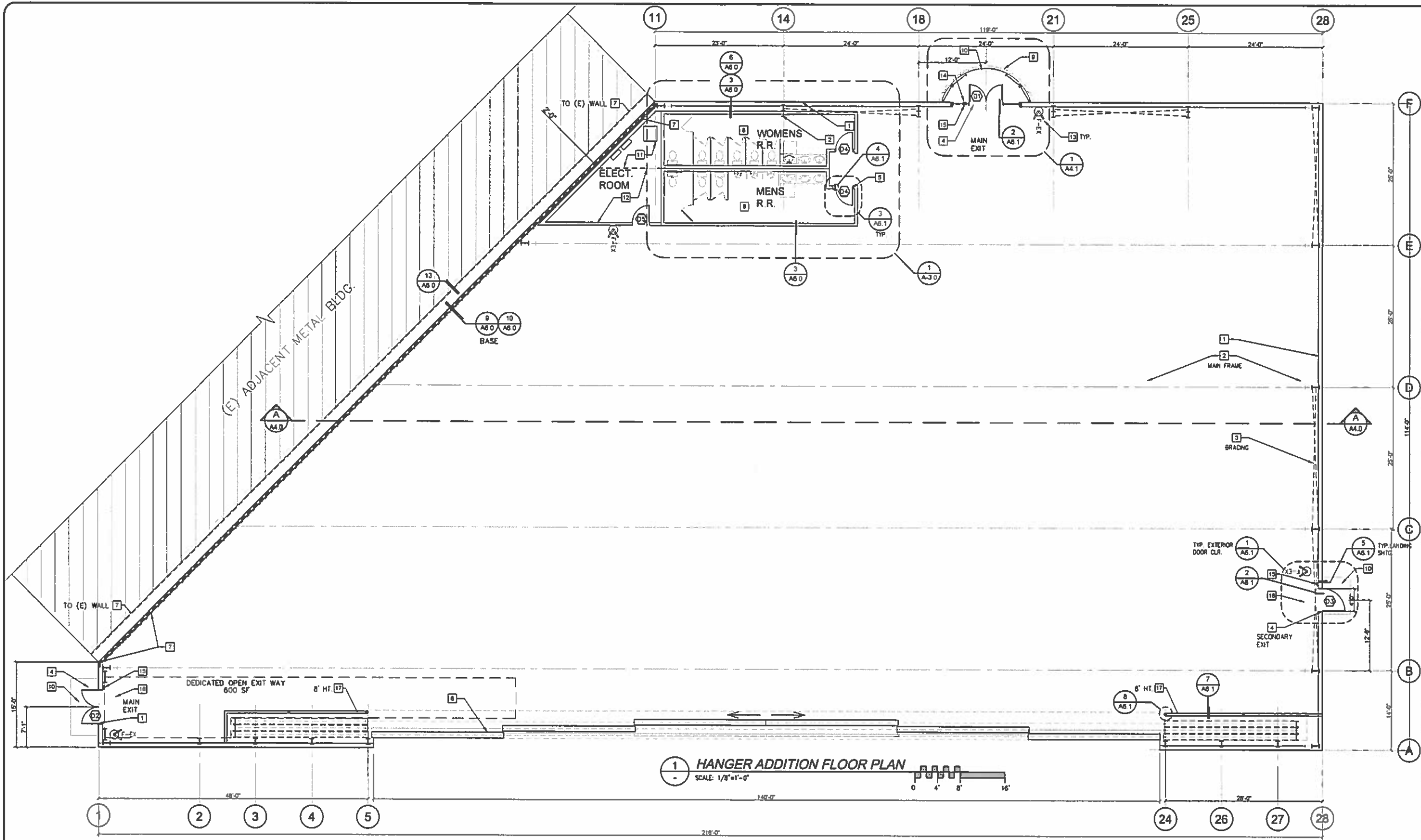
PLANNING & ARCHITECTURE & DEVELOPMENT SERVICES

PRELIM SITE PLAN AND OVERALL BLDG.
PHASE 2-WESTERLY HANGAR ADDITION
PALM SPRINGS AIR MUSEUM
 745 N. GENE AUTRY TRAIL PALM SPRINGS AIRPORT
 PALM SPRINGS, CA. 92262

REVISIONS

NO.	REVISION	DATE	BY
1	RE- ISSUE T-B BORDER	03-11-16	PRELIM
2	SITE PLAN-1005	04-20-16	05-11-16
3	PROGRESS SET	05-11-16	

PILOT DATE: 05-11-16
 SCALE: 1"=40'-0"
PR-1C
 SHEET



1 HANGER ADDITION FLOOR PLAN
SCALE: 1/8"=1'-0"

FLOOR PLAN KEY NOTES

- 1. PRE-ENGINEERED METAL BUILDING.
- 2. STEEL BUILDING COLUMN.
- 3. PRE-ENGINEERED BLDG. WALL/ROOF BRACING-SEE MFR'S DRAWINGS.
- 4. ACCESSIBLE ENTRY EXIT DOOR WITH PANIC HARDWARE.
- 5. ACCESSIBLE INTERIOR DOOR AND FRAME UNIT. SEE DOOR SCHEDULE.
- 6. CUSTOM FABRICATED SLIDING HANGER DOOR. ENG. & SHOP DWGS BY MFR.
- 7. FULL HT., FULL LENGTH 2 HR. HANGER SPRINKLER AREA SEPARATION WALL THIS LINE TO HIGHEST ROOF LEVEL ABOVE.
- 8. ACCESSIBLE RESTROOMS. (SEE DETAIL REFERENCED PLAN).
- 9. MAIN PUBLIC ENTRY WITH CANOPY AND STOREFRONT GLASS WIND SCREEN.
- 10. ACCESSIBLE DOOR LANDING AND PATHWAY-TYP. ALL EXTERIOR DOORS.
- 11. AREA RESERVED FOR ELECT. TRANSFORMER AND PANELS.
- 12. WOODEN STORAGE AREA.

- 13. PORTABLE FIRE EXTINGUISHER LOCATIONS- SUBJECT TO FIRE AUTHORITY PRE INSTALLATION DIRECTION.
- 14. ADD SIGN MOUNTED ADJ. TO ENTRY-UNIVERSAL SIGN OF ACCESSIBILITY.
- 15. NOTE: SEE COVER SHEET FOR TACTILE EXIT SIGN REQUIREMENTS.
- 16. SEE CEILING PLAN A-2.1 & ELECT. DRAWINGS FOR EXIT SIGNS & EXIT PATHWAY LIGHTING.
- 17. PARTIAL HT. PARTITION SCREEN (W/ANCHOR POSTS) AT ROLLING DOOR POCKET (CWB ONE SIDE- OTHER SIDE 48" BACK).

DOOR SCHEDULE

- 01. 3'-0" x 7'-0" (PAIR) ALUM. STOREFRONT DOOR(S) WINDOW/SYS- TEMPERED GLASS W/PUSH/PULL HARDWARE & SELF CLOSURE. PANIC EXIT HARDWARE TO COMPLY WITH EXITING REQUIREMENTS AND CBC/ADA ACCESSIBILITY COMPLIANT ON COVER SHEET.
 - 02. 3'x7'(PAIR) H.M. DOOR(S) & FRAME W/LEVER HARDWARE. LOCKSET & PANIC EXITING HARDWARE.
 - 03. 4'x7' H.M. DOOR. & FRAME W/LEVER HARDWARE, LOCKSET & PANIC EXITING HARDWARE WHERE NOTED ON PLAN.
 - 04. 3'-0" x 7'-0" SC DOOR, PUSH/PULL HARDWARE W/SELF CLOSURE, AND KICK PLATES- H.C. SIGNAGE ON ENTRY SIDE AND ADJACENT PER ACCESSIBLE RESTROOM DETAILS.
 - 05. 3'-0" x 7'-0" SC DOOR & FRAME, W/LOCKING LEVER HARDWARE.
- NOTE: SEE DETAIL #AA/A-1.1 FOR FURTHER DOOR NOTES & REQUIREMENTS

WALL TYPE LEGEND

- WALL TYPE**
- | WALL TYPE | SYMBOL OF WALL |
|--|----------------|
| 1. NON-BEARING INTERIOR FULL HT. PARTITION WALL TO OLG HEIGHT. METAL STUD FRAMING 16" O.C. 5/8" TYP X CWB BOTH SIDES & R.13 SOUND/THERMAL INSUL. (6" AT PLUMB). | |
| 2. FIRE BARRIER-2 HOUR RATED NON-BEARING INTERIOR FULL HT. PARTITION WALL TO ROOF ABOVE METAL STUD FRAMING 16" O.C. (AS INDICATED ON PLANS) TWO LAYERS 5/8" TYP. X CWB ALL SEAMS TAPED & SEALED. | |
| 3. PRE-ENGINEERED METAL BLDG WALL & STRUCT. | |
- CEMCO METAL FRAMING:**
VIPERSTUD 205 3-5/8" & 6" DRYWALL STUDS, STANDARD
ICC-ES # ESR-2620
NOTE: FOR METAL STUD WALL FRAMING SIZES AND DETAILS REFER TO SHEET A-6.0

PROGRESS
DATE: 05-23-16

Walton Construction, Inc.
Ca. License No. 650961
Walter Colhoun
671 Via Alondra, Suite 606
Compton, Ca. 93012
PHONE: 805.383.2868
FAX: 805.383.2869

ALEXANDER D. SEMCHENKO
ARCHITECT
VENTURA PROFESSIONAL CENTER
5700 BALSTON STREET, SUITE 302
VENTURA, CA 93003
PHONE: (805) 650-6064
FAX: (805) 650-6060
EMAIL: ASEMCHENKO@AASGROUP.COM

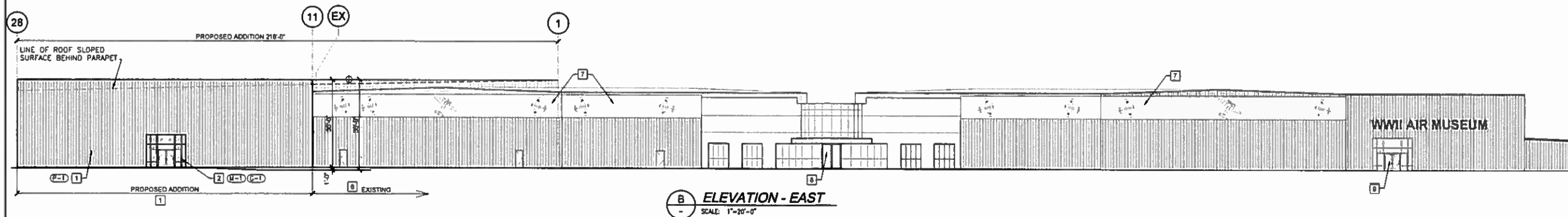


FLOOR PLAN
PHASE 2-WESTERLY HANGAR ADDITION
PALM SPRINGS AIR MUSEUM
745 N. GENE AUTRY TRAIL PALM SPRINGS AIRPORT
PALM SPRINGS, CA. 92262

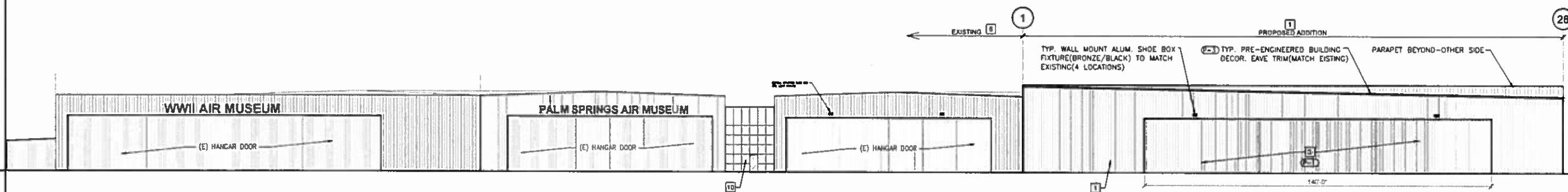
REVISIONS	BY
PRELIM-BUTLER	
01-21-16	
RE-ISSUE - 10' BARRIER PRELIM	
03-11-16	
RE-ISSUE BUTLER-ROOM PRELIM	
04-28-16	
PROGRESS 05-11-16	

PLOT DATE: 05-11-16
SCALE: 1/8"=1'-0"

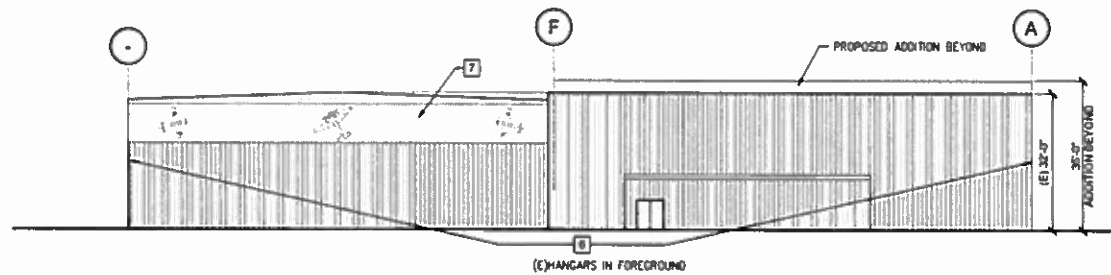
PR-2
SHEET



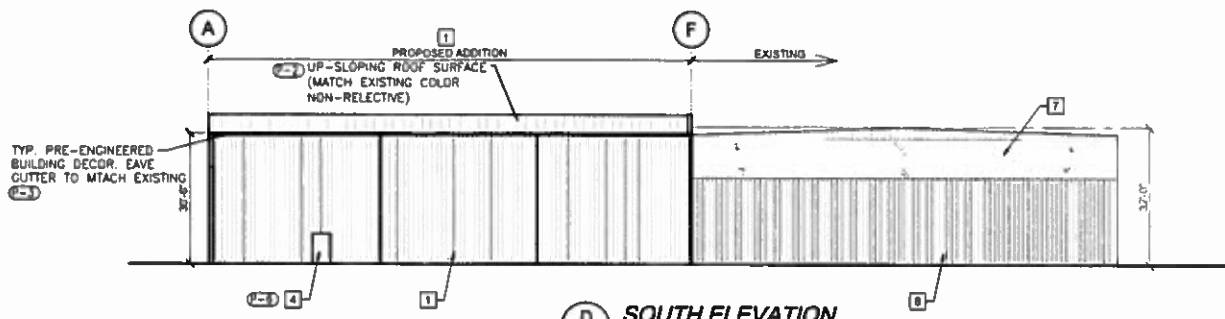
(B) ELEVATION - EAST
SCALE: 1"=20'-0"



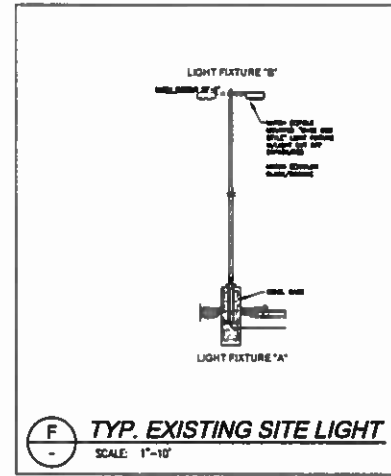
(A) ELEVATION - WEST
SCALE: 1"=20'-0"



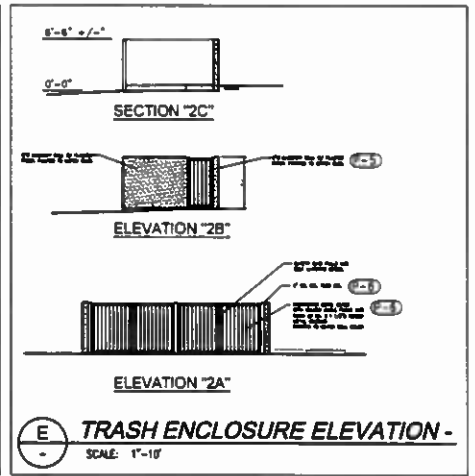
(E) BLDG. VIEW FROM NORTH
SCALE: 1"=20'-0"



(D) SOUTH ELEVATION
SCALE: 1"=20'-0"



(F) TYP. EXISTING SITE LIGHT
SCALE: 1"=10'



(E) TRASH ENCLOSURE ELEVATION -
SCALE: 1"=10'

COLOR AND MATERIALS	
SYM	COLOR/MATERIAL
(P-1)	METAL BLDG. WALLS BUTLER PANEL R.I.B. WALL SHEETING COLOR: MATCH EXISTING-VERIFY "COOL COUNTRY SAND"
(P-2)	METAL BLDG. ROOF BUTLER PANEL R.I.B. WALL SHEETING COLOR: MATCH EXISTING-VERIFY "COOL IVORY WHITE"
(P-3)	METAL BLDG. EAVE TRIMS AND GUTTERS BUTLER STAND. COLOR COLOR: MATCH EXISTING-VERIFY BRONZE
(P-4)	PLASTER FINISH AT TRASH ENCLOSURE STIPLE SAND FINISH PAINTED TO MATCH BUILDING COLOR
(P-5)	W/SH: METALS T. BLDG. SECONDARY DOORS, TRASH ENCLOSURE DOORS & POSTS) PAINT SAME AS WALLS TO MATCH BLDG.
(M-1)	ALUMINUM ENTRY STOREFRONT SYSTEM COLOR: NATURAL MILL ALUM. FINISH
(G-1)	GLAZING (MATCH (E) SEM REFLECTIVE GREEN/BLUE TINTED COLOR: OGDCASTLE GLASS-BLUE AZURA (VERIFY)

- KEY NOTES**
1. NEW PRE-ENGINEERED METAL BUILDING (BUTLER) WITH WALL COLOR RIBBED METAL WALL AND ROOF PANELS TO MATCH EXISTING.
 2. CANOPY & ALUM. STOREFRONT GLASS WIND SCREEN TO MATCH (E) OTHER SIDE. STOREFRONT ENTRY DOORS AND SIDELIGHTS TO MATCH ADJ.
 3. ROLLING AIRCRAFT HANGAR DOOR SYSTEM-MATCH (E) ADJACENT.
 4. H.M. DOORS TO MATCH (E)
 5. PAINT BUILDING TO MATCH (E)
 6. (E) BUILDING
 7. (E) BUILDING DECORATIVE GRAPHICS BAND (THIS AREA CORE BLDG. ONLY)
 8. (E) MAIN BUILDING ENTRANCE-GLASS & ALUM STOREFRONT SYSTEM
 9. (E) STOREFRONT DOORS W/SIDELIGHTS, CANOPY & STOREFRONT GLASS
 10. (E) HANGAR SIDE ALUM. STOREFRONT & ENTRY DOOR SYSTEM

PROGRESS
DATE: 05-23-18

Waltom Construction, Inc.
Co. License No. 850981
Walter Colhoun
621 Via Alondra, Suite 606
Camarillo, CA 93012
PHONE: 805.383.2868
FAX: 805.383.2869

ALEXANDER D. SEMCHENKO
ARCHITECT
VENTURA PROFESSIONAL CENTER
5700 RALSTON STREET, SUITE 302
VENTURA, CA 93003
PHONE: (805) 650-6084
FAX: (805) 650-6080
WWW.ADSGROUP.COM



EXTERIOR ELEVATIONS
PHASE 2-WESTERLY HANGAR ADDITION
PALM SPRINGS AIR MUSEUM
745 N. GENE AUTRY TRAIL PALM SPRINGS AIRPORT
PALM SPRINGS, CA. 92262

REVISIONS	BY
1. PROG. 05-11-18	

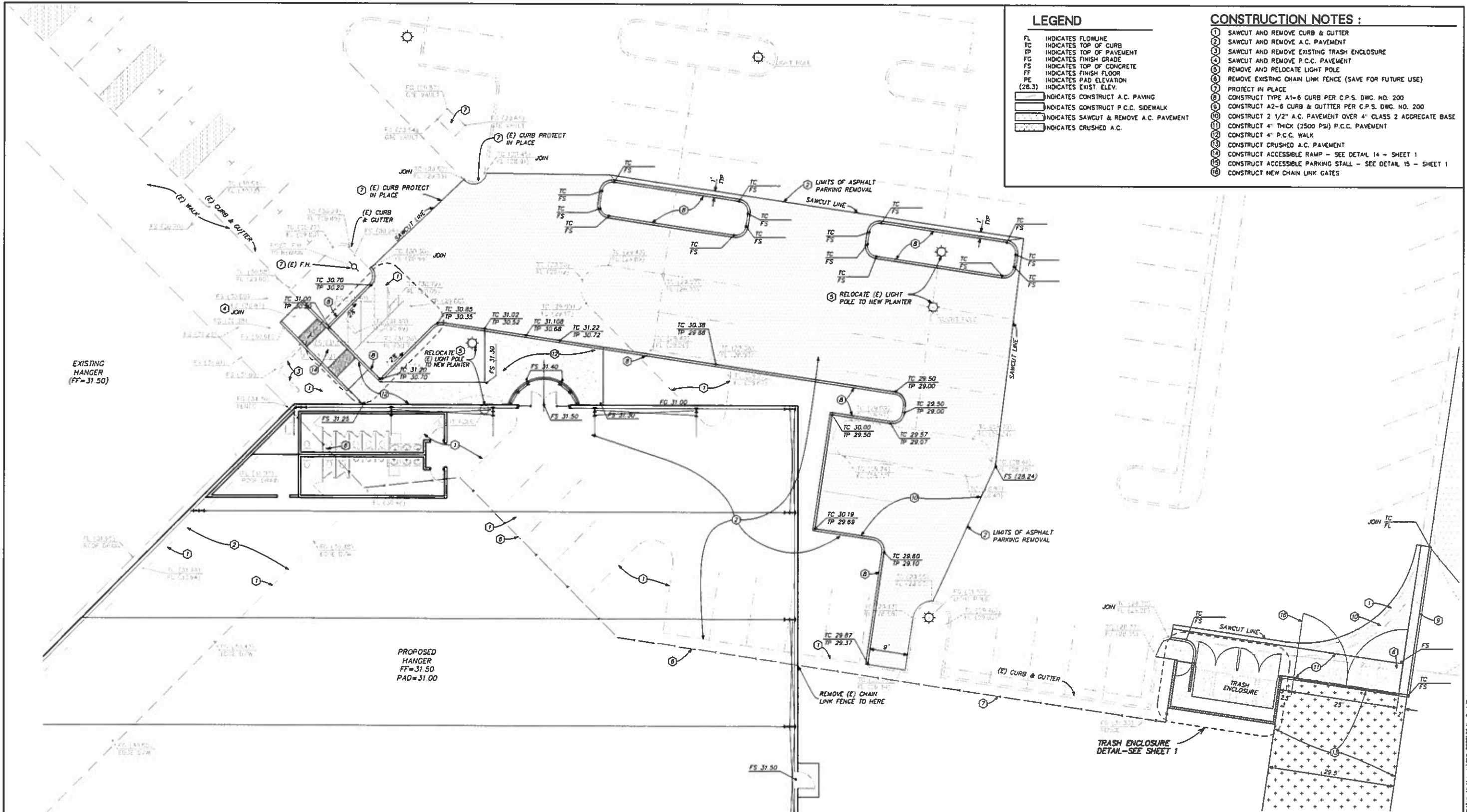
PLOT DATE: 05-11-18
SCALE: 1"=20'-0"
PR-3
SHEET

LEGEND

- FL INDICATES FLOWLINE
- TC INDICATES TOP OF CURB
- TP INDICATES TOP OF PAVEMENT
- FG INDICATES FINISH GRADE
- FS INDICATES TOP OF CONCRETE
- FF INDICATES FINISH FLOOR
- PE INDICATES PAD ELEVATION (28.3)
- INDICATES EXIST. ELEV.
- INDICATES CONSTRUCT A.C. PAVING
- INDICATES CONSTRUCT P.C.C. SIDEWALK
- INDICATES SAWCUT & REMOVE A.C. PAVEMENT
- INDICATES CRUSHED A.C.

CONSTRUCTION NOTES :

- 1 SAWCUT AND REMOVE CURB & GUTTER
- 2 SAWCUT AND REMOVE A.C. PAVEMENT
- 3 SAWCUT AND REMOVE EXISTING TRASH ENCLOSURE
- 4 SAWCUT AND REMOVE P.C.C. PAVEMENT
- 5 REMOVE AND RELOCATE LIGHT POLE
- 6 REMOVE EXISTING CHAIN LINK FENCE (SAVE FOR FUTURE USE)
- 7 PROTECT IN PLACE
- 8 CONSTRUCT TYPE A1-6 CURB PER C.P.S. DWG. NO. 200
- 9 CONSTRUCT A2-6 CURB & GUTTER PER C.P.S. DWG. NO. 200
- 10 CONSTRUCT 2 1/2" A.C. PAVEMENT OVER 4" CLASS 2 AGGREGATE BASE
- 11 CONSTRUCT 4" THICK (2500 PSI) P.C.C. PAVEMENT
- 12 CONSTRUCT 4" P.C.C. WALK
- 13 CONSTRUCT CRUSHED A.C. PAVEMENT
- 14 CONSTRUCT ACCESSIBLE RAMP - SEE DETAIL 14 - SHEET 1
- 15 CONSTRUCT ACCESSIBLE PARKING STALL - SEE DETAIL 15 - SHEET 1
- 16 CONSTRUCT NEW CHAIN LINK GATES



PRIVATE ENGINEERING NOTE:
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OTHER PROFESSIONAL PARTIES HARMLESS FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK OF THIS PROJECT, INCLUDING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ANY PROFESSIONAL.

Copyright 2018
 Sanborn A/E, Inc.
 All Rights Reserved



NO.	REVISION	DATE	APPROVED BY

BENCH MARK	7-12	ELEV	441.556
LOCATION	3" BROWN DISC STAMPED "C.P.S. B.M. 7-12 RESET 1978" SET IN NEW CURB RETURN AT INTERSECTION OF BOGUE RD. & TADDEVAN DR.		

SANBORN A/E, Inc.
 71780 SAN JACINTO DR.
 RANCHO MIRAGE, CA 91737
 TEL (781) 433-8400
 FAX (781) 433-0403

PREPARED UNDER THE DIRECT SUPERVISION OF:
 KEITH A. CHRISTENSEN
 REG # 90083
 DATE

DESIGN BY: K.A.C.
 DRAWN BY: F.J.
 CHECKED BY: K.A.C.

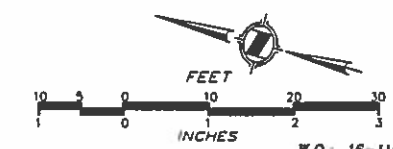
REVIEWED BY: JOHN M. BRUGH
 R.C.E. NO 41838
 DATE

APPROVED BY: MARCUS L. FULLER
 R.C.E. NO 52761
 DATE

"80% COMPLETE DRAWING"

CITY OF PALM SPRINGS, CALIFORNIA
 GRADING PLAN for
 PHASE 2 - WESTERLY HANGER ADDITION
 PALM SPRINGS AIR MUSEUM

FILE NO	E-
DWG NO	2
SHEET	2



2: Unintentional Palm 116-118 Modified AP Maximum 1074, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743,