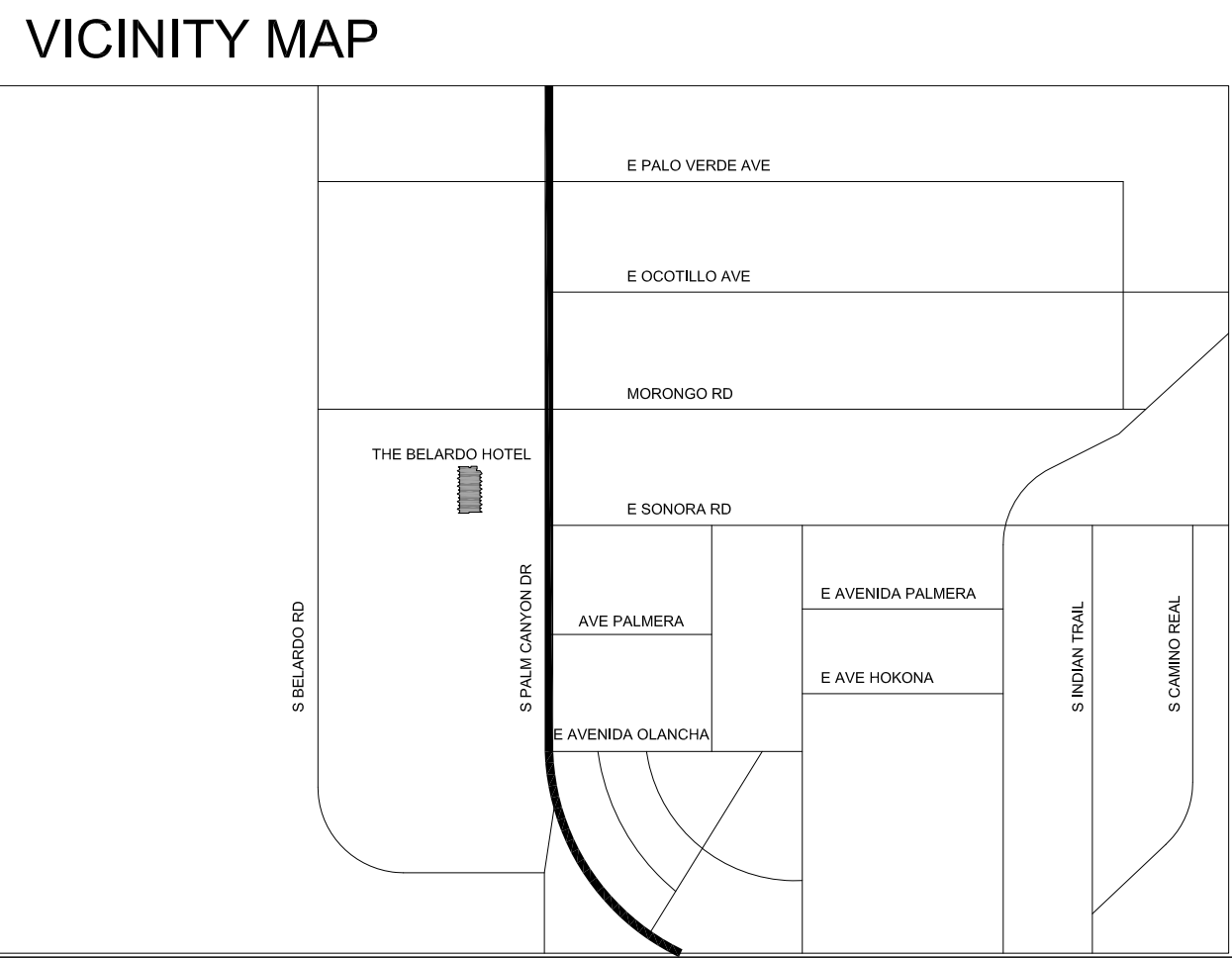


REVISIONS		
No.	Date	Description



GENERAL / SPECIFIC PLAN
GENERAL PLAN CITY OF PALM SPRINGS
APN: 513-300-038

LOT AREA:
756,205 Sq. Ft. (17.4 ACRES)

ZONING CLASSIFICATION
EXISTING ZONING: PD (INDIAN LAND)

BUILDING DATA

GROSS AREA	
1ST FLOOR	9904 Sq. Ft.
2ND FLOOR	9904 Sq. Ft.
3RD FLOOR	9904 Sq. Ft.
TOTAL	29,712 Sq. Ft.

LEGAL DESCRIPTION
INDIAN LAND
SECTION 22 TOWNSHIP 4 SOUTH RANGE 4 EAST

- NOTES**
- 1 THE EXISTING RESTAURANT WILL BE OPEN TO THE PUBLIC.
 - 2 THE EXISTING RESTAURANT'S WEST SIDE WILL BE REMODELED TO HOUSE THE HOTEL LOBBY, MEETING ROOMS, AND B.O.H.
 - 3 THE EXISTING POOL AND POOL BAR WILL BE PRIMARILY FOR HOTEL GUESTS BUT OPEN TO THE GENERAL PUBLIC.



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**The Belardo
Hotel**
**1555 Palm
Canyon Dr.**
Palm Springs, CA
APN# 513-300-038

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION

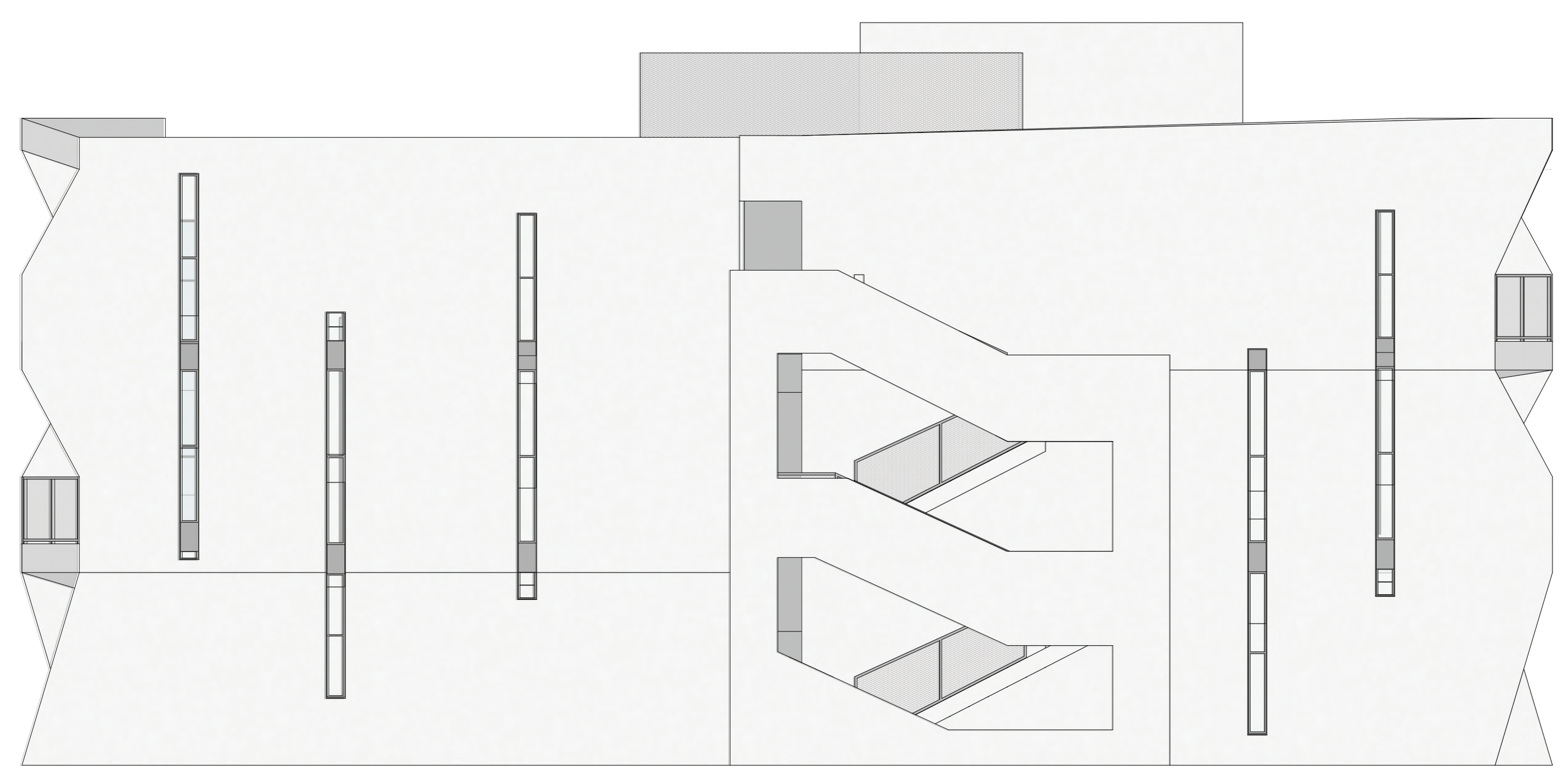
REVISIONS		
No.	Date	Description

**Facade
Diagram**

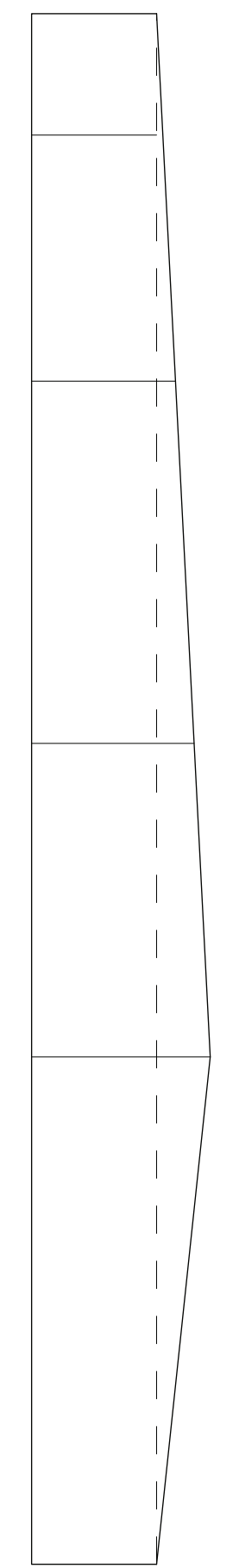
DATE 07.19.16

D1.1

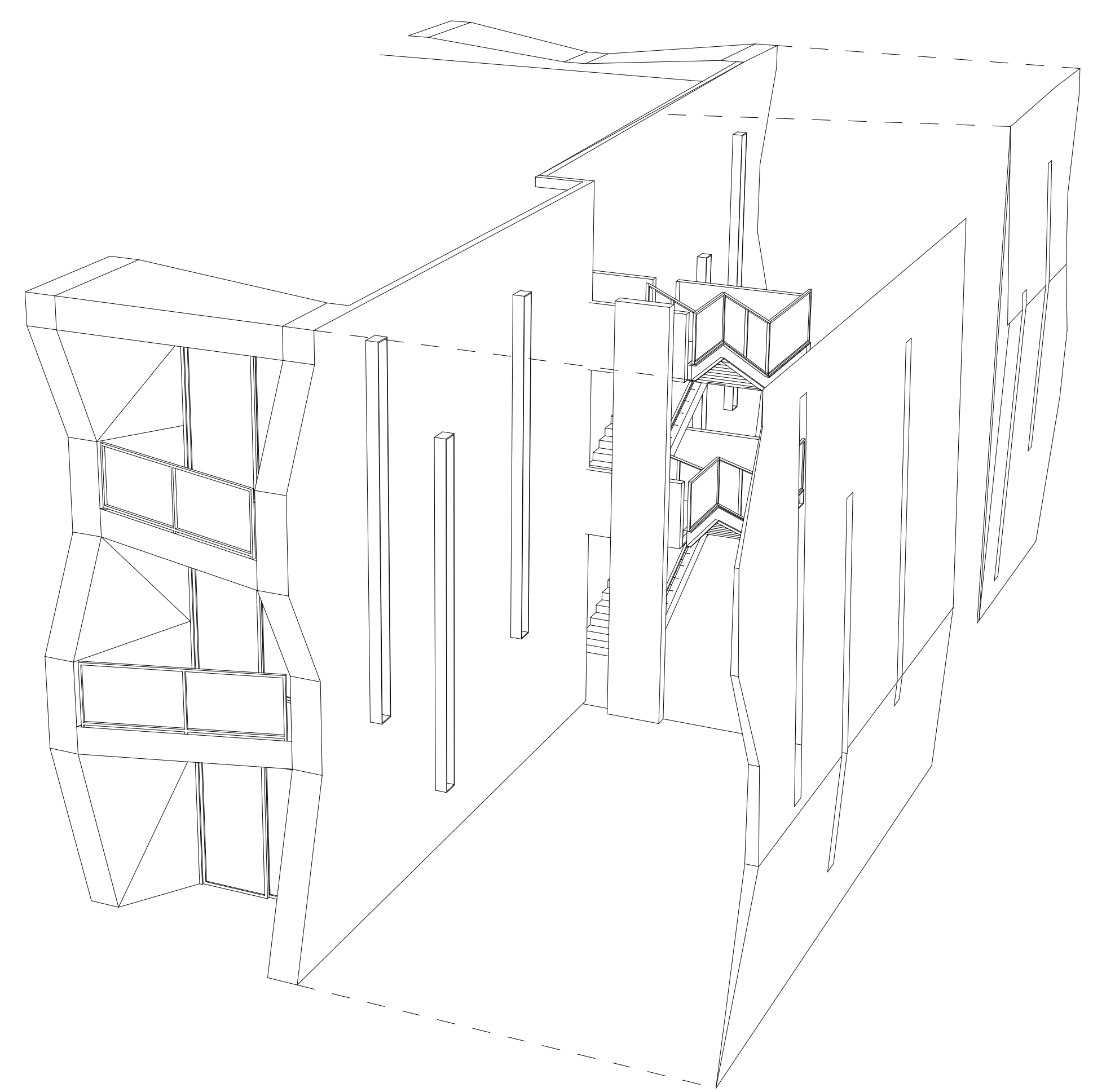
SHEET



South Elevation



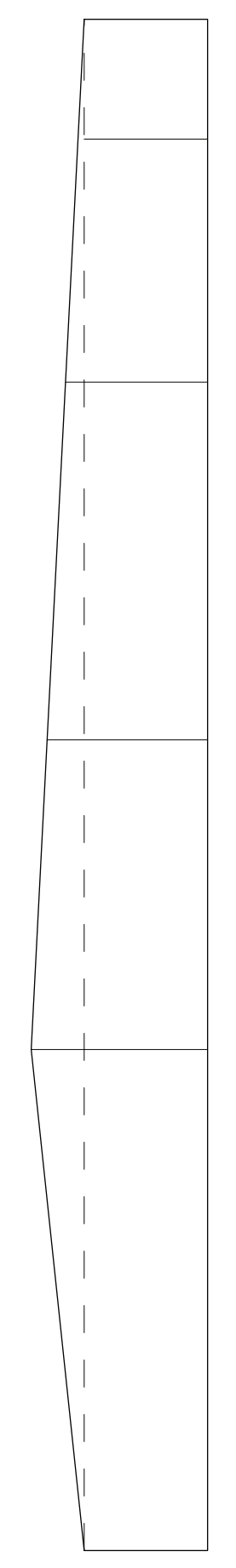
South Facade Profile



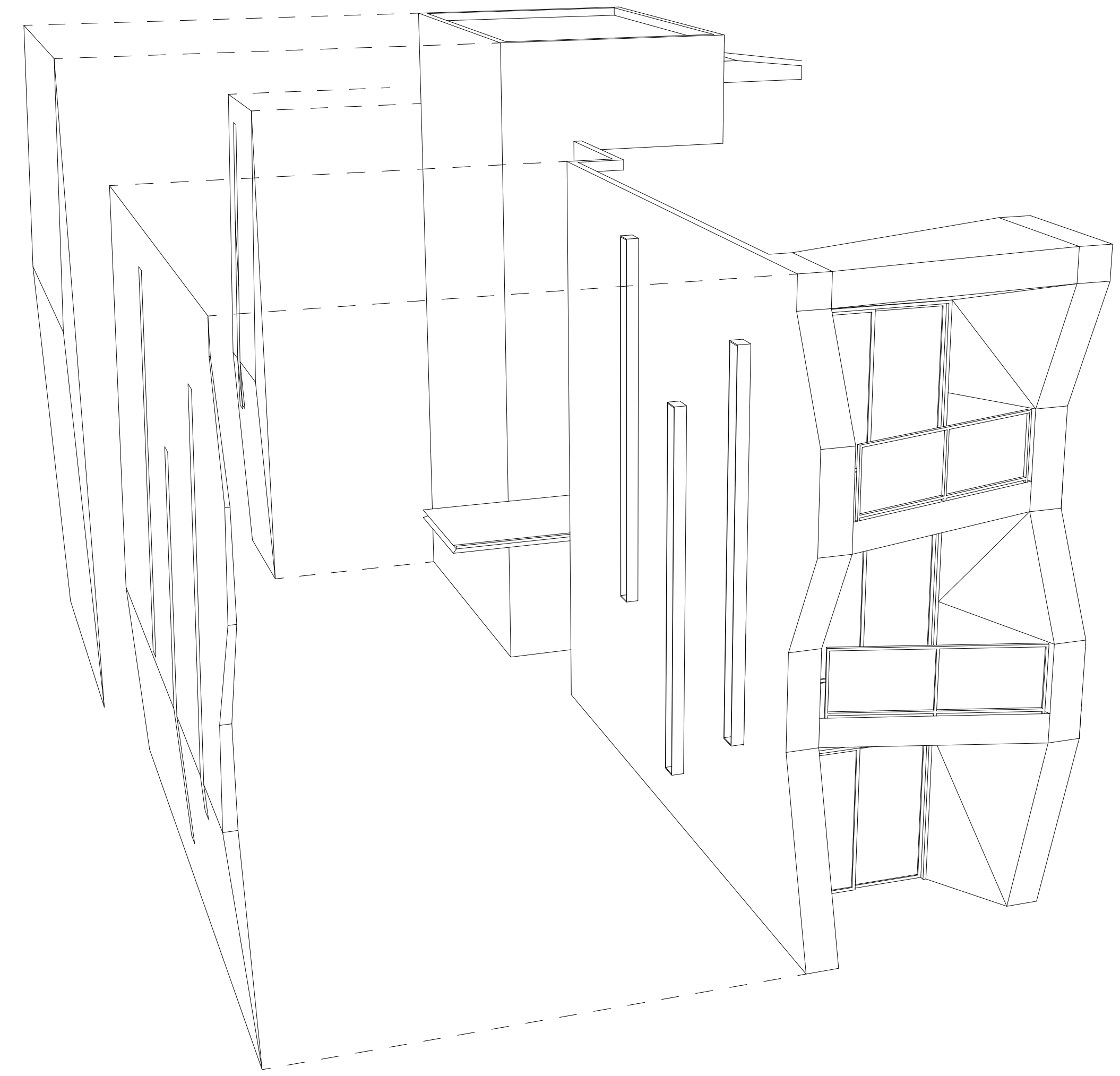
New Wall Articulation(South Facade)



North Elevation



North Facade Profile



New Wall Articulation (North Facade)



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**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 513-300-038

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS		
No.	Date	Description

West Block
Wall

DATE 08.29.16

R2.0

SHEET





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**The Belardo
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1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 513-300-038**

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION

REVISIONS		
No.	Date	Description

Stair Views

DATE 07.19.16

R2.1

SHEET



STAIR PERSPECTIVE



STAIR PERSPECTIVE



SOUTH ELEVATION

MORONGO RD.

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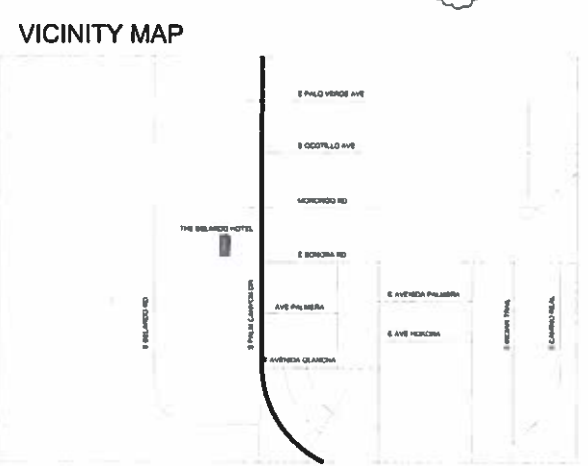
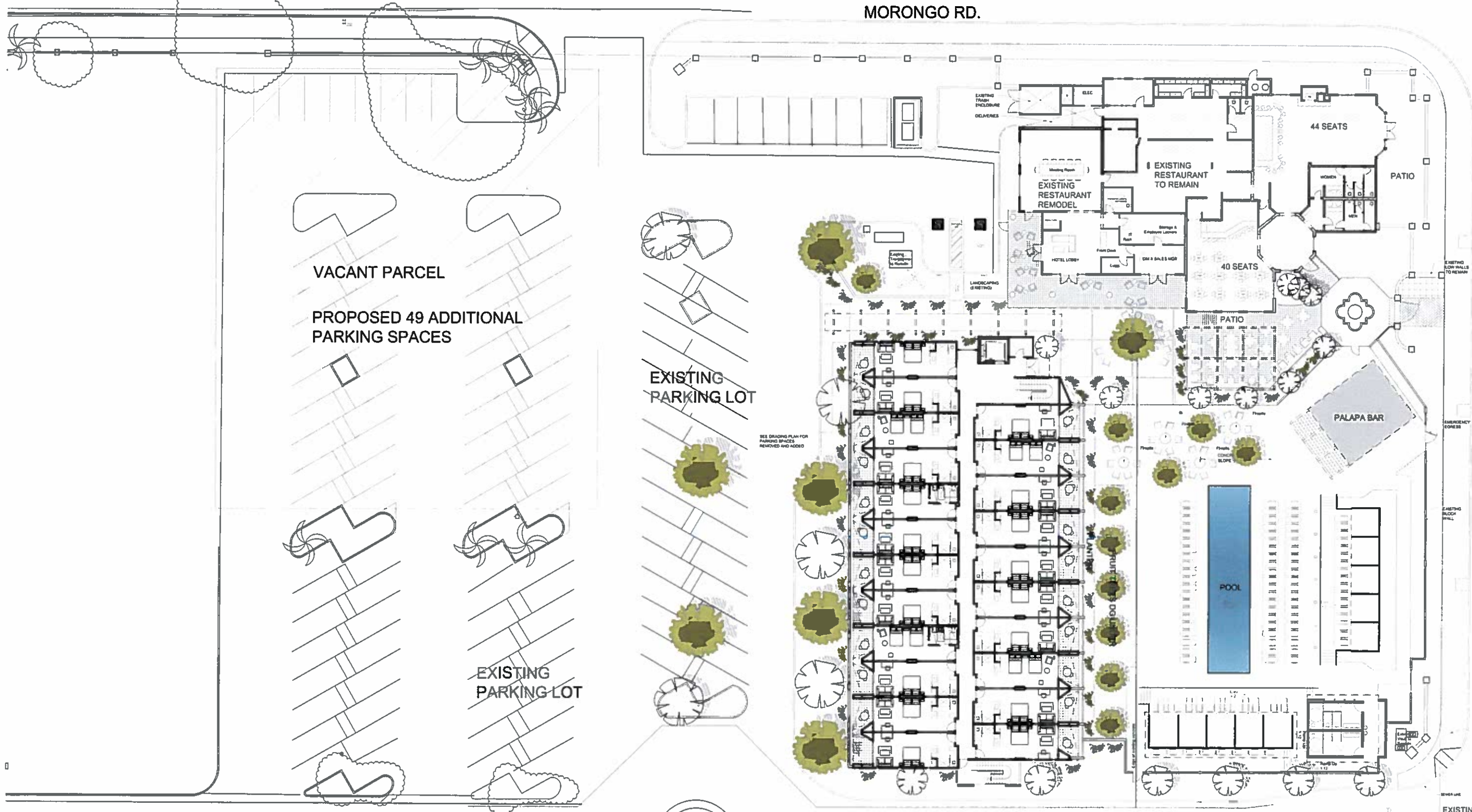
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The Belardo Hotel
1555 Palm Canyon Dr.
Palm Springs, CA
APN# 813-300-038

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NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description



Architectural Site Plan
SCALE: 1/16" = 1'-0"

GENERAL / SPECIFIC PLAN
GENERAL PLAN CITY OF PALM SPRINGS
APN: 513-300-038

LOT AREA:
756,205 Sq. Ft. (17.4 ACRES)

ZONING CLASSIFICATION
EXISTING ZONING: PD (INDIAN LAND)

BUILDING DATA
GROSS AREA

1ST FLOOR	9904 Sq. Ft.
2ND FLOOR	9904 Sq. Ft.
3RD FLOOR	9904 Sq. Ft.
TOTAL	29,712 Sq. Ft.

LEGAL DESCRIPTION
INDIAN LAND
SECTION 22 TOWNSHIP 4 SOUTH RANGE 4 EAST

RECEIVED
AUG 31 2016
PLANNING SERVICES DEPARTMENT

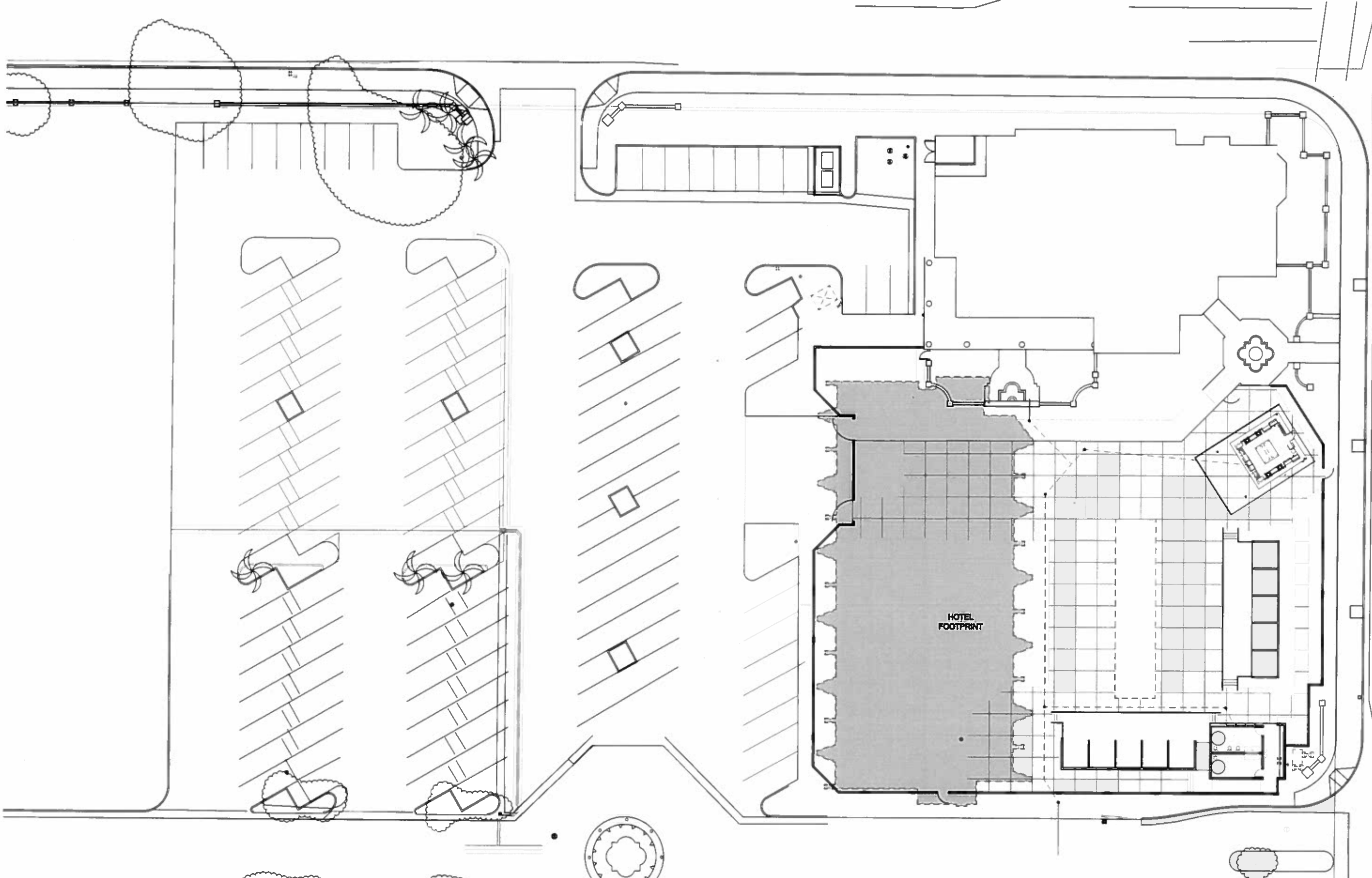
NOTES

- 1 THE EXISTING RESTAURANT WILL BE OPEN TO THE PUBLIC.
- 2 THE EXISTING RESTAURANT'S WEST SIDE WILL BE REMODELED TO HOUSE THE HOTEL LOBBY, MEETING ROOMS, AND B.O.H.
- 3 THE EXISTING POOL AND POOL BAR WILL BE PRIMARILY FOR HOTEL GUESTS BUT OPEN TO THE GENERAL PUBLIC.

Site Plan
DATE: 06.29.16

A1.0

3.3937



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ELEMENTAL

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**The Belardo
Hotel
Palm Canyon
Dr.**
Palm Springs, CA
APN# 913-300-028

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

Existing Site
Plan

DATE 02.11.16

Existing Site Plan
SCALE: 1/16" = 1'-0"



A1.1



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**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 813-380-028

**SCHEMATIC
DESIGN**

NOT FOR CONSTRUCTION

REVISIONS
No. Date Description

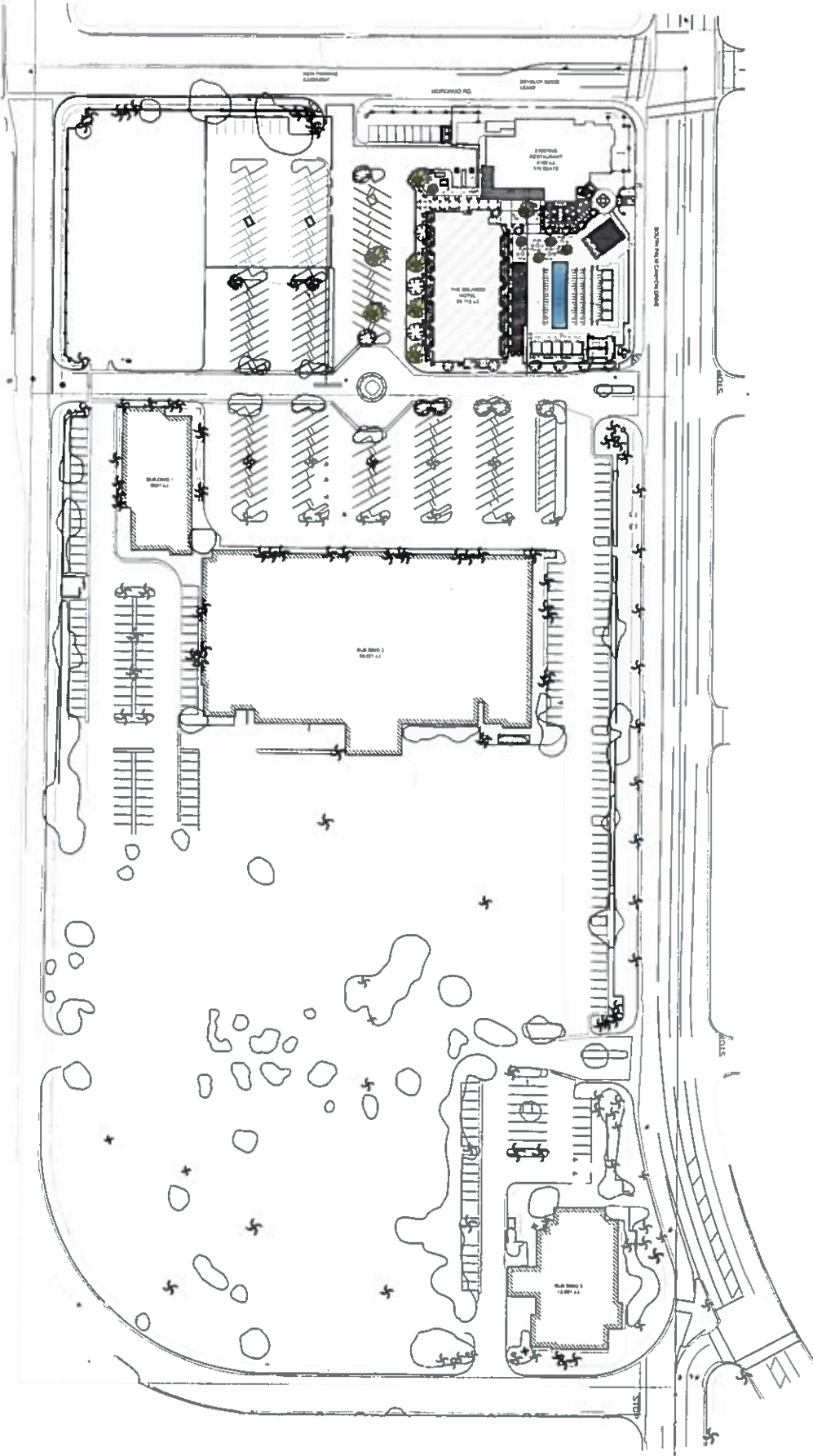
Project Data

DATE 06.29.16

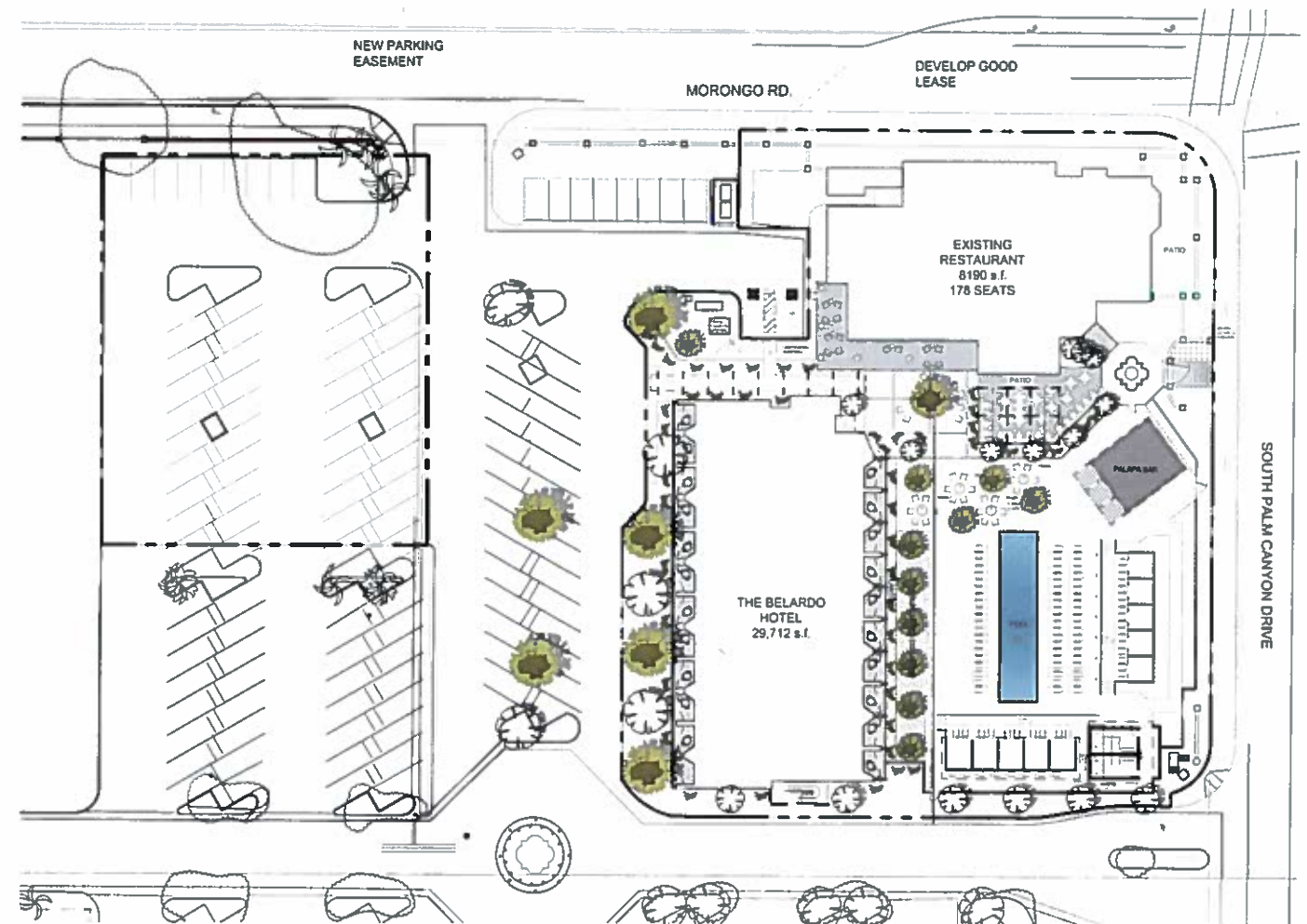
A1.2

Overall Project Data - The Belardo Hotel

OVERALL PROJECT AREA:	756,205 Sq. Ft. (17.4 ACRES)	
BUILDING FOOTPRINT:		
HOTEL	10,277 Sq. Ft.	
EXISTING RESTAURANT	8,190 Sq. Ft.	
EXISTING BUILDING 1	9501	
EXISTING BUILDING 2	58,031	
EXISTING BUILDING 3	12,081	
TOTAL BUILDING FOOTPRINT:	98,080 Sq. Ft.	13%
STREETS AND DRIVES:	234,406 Sq. Ft.	31%
OPEN SPACE:	298,412 Sq. Ft.	39%
LANDSCAPE:	69,600 Sq. Ft.	9%
HARDSCAPE:	55,802 Sq. Ft.	8%



Parking Plan
SCALE: Not to Scale



Enlarged Parking Plan
SCALE: Not to Scale

PEDESTRIAN CIRCULATION
SCALE: Not to Scale

REVISIONS

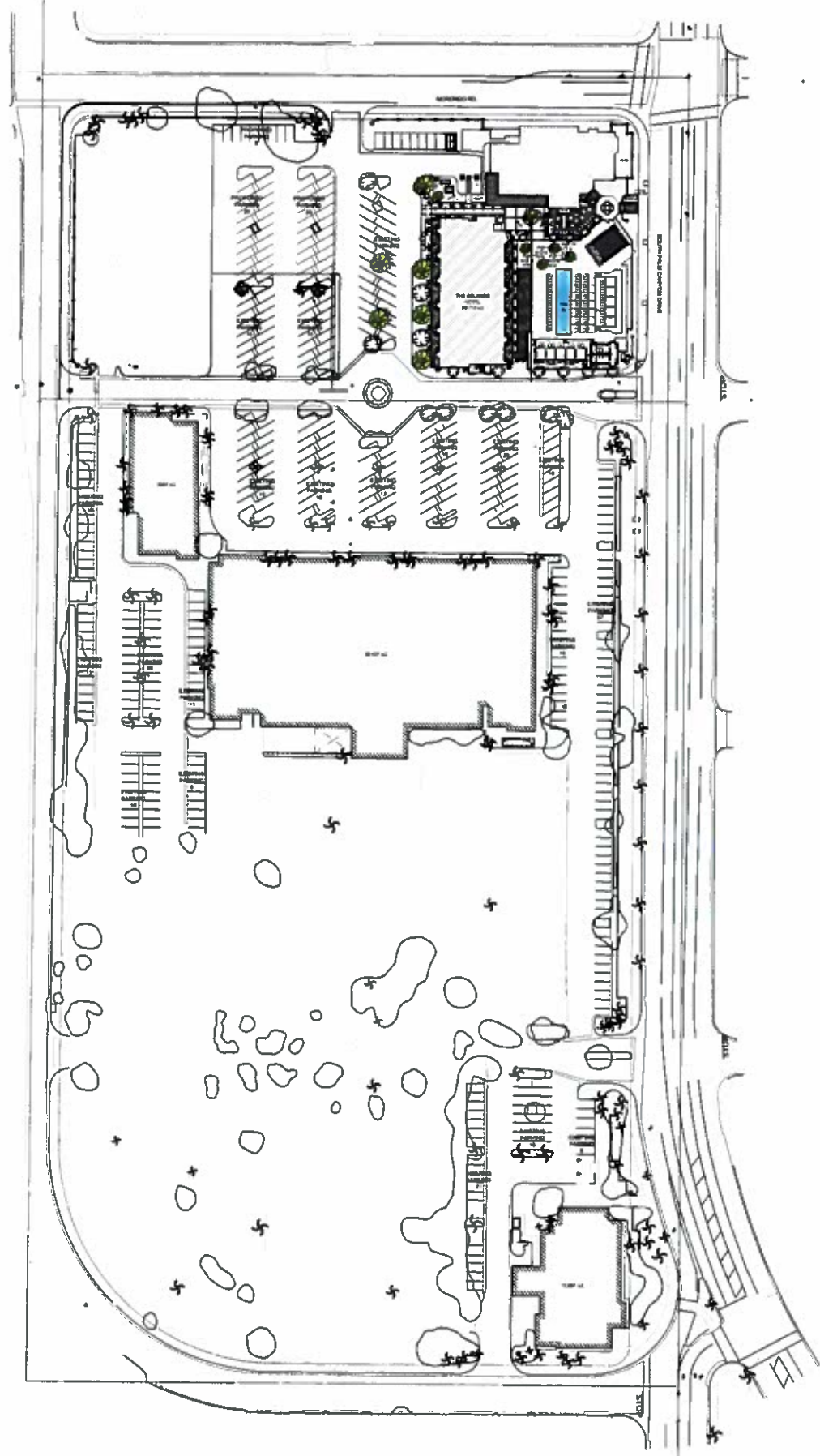
No.	Date	Description

Parking Study - The Belardo Hotel

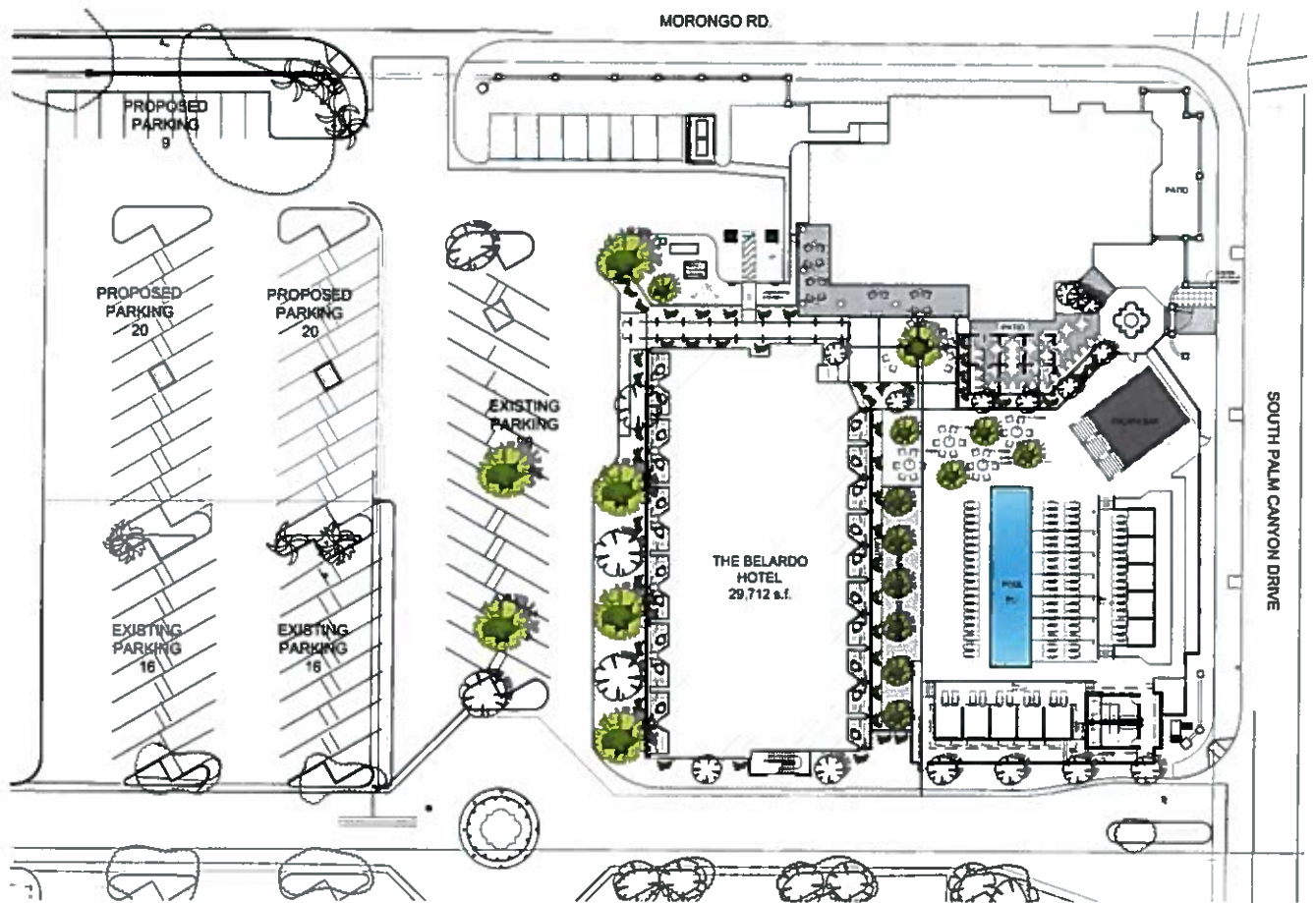
The current requirements for a shopping complex that exceeds 20,000 - square feet in size are as follows:
 Mixed - use Developments (with a gross floor area exceeding twenty thousand (20,000) square feet, including retail but excepting the CBC zone).
 One (1) space for each two hundred and fifty (250) square feet of gross floor area. Additional parking need to be provided for restaurants; provided that, no more than twenty - five (25) percent of the total floor area of the whole complex is devoted to restaurant use.

a. The percentage of floor area devoted to restaurant uses without additional parking may be increased by the planning commission where it finds that the nature of the use will not require increased parking, that other adequate arrangements exist to satisfy the parking demand or that other similar factors exist.

Hotel: 66 Rooms		
-First 50 rooms: 1 Space per each room	50	
-Remaining Rooms (16):	12	
Total	62 Spaces	
Commercial Space: 1 Space per 250 gross floor area @ 87,803	351	
Required Parking (See above):	413	
Current number of parking spaces:	401	
Parking Spaces Added:	49	
Parking Spaces Removed:	8	
Total Parking Spaces when complete:	442 Spaces	



Parking Plan
SCALE: Not to Scale



Enlarged Parking Plan
SCALE: Not to Scale

PEDESTRIAN CIRCULATION
SCALE: Not to Scale



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Shared drawing space is based on 3/24/16 (1/16)

**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
AP# 113-300-038

SCHEMATIC
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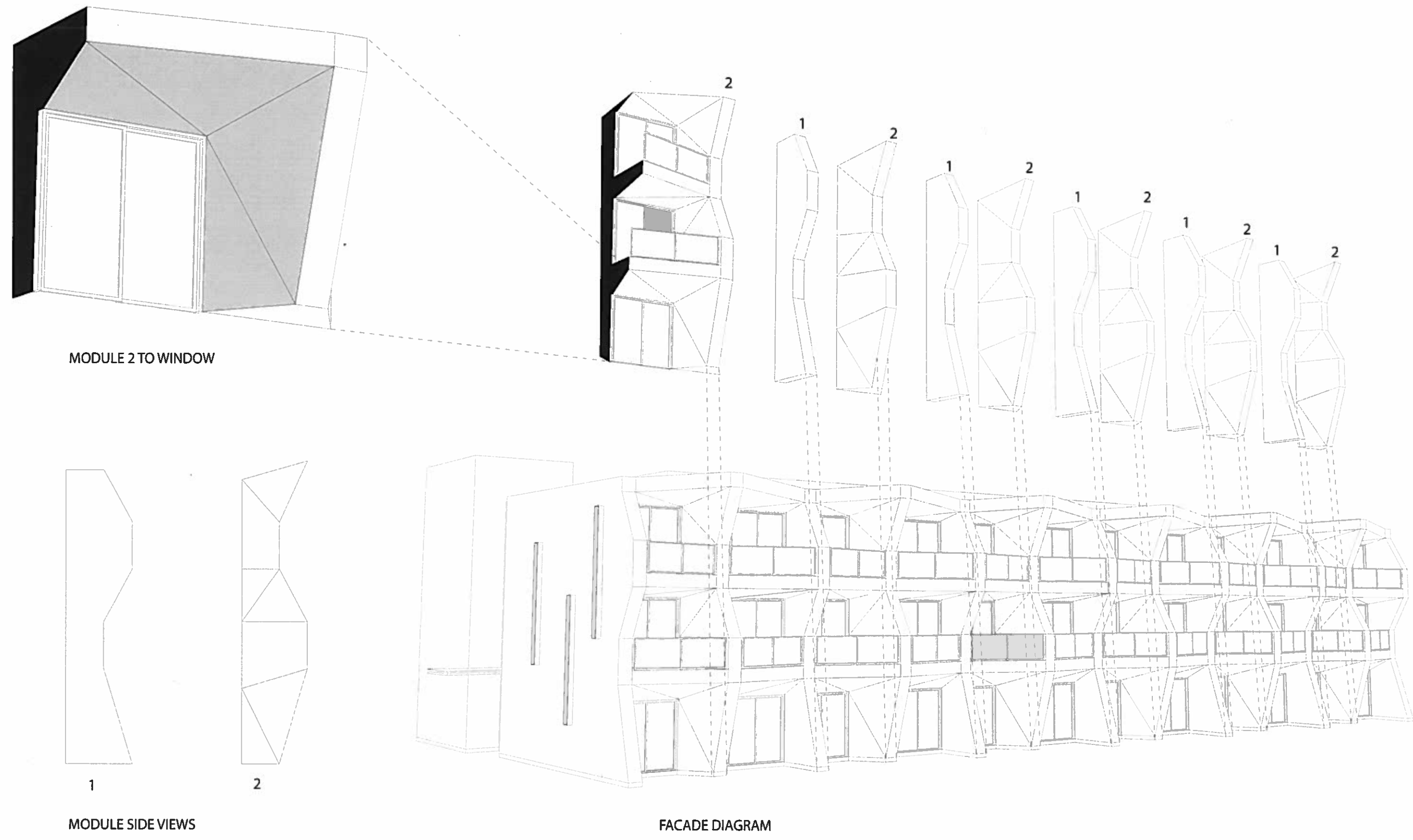
REVISIONS
No. Date Description

No.	Date	Description

Facade
Diagram

DATE 07.19.16

D1.0



MODULE 2 TO WINDOW

MODULE SIDE VIEWS

FACADE DIAGRAM



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**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 815-300-028

**SCHEMATIC
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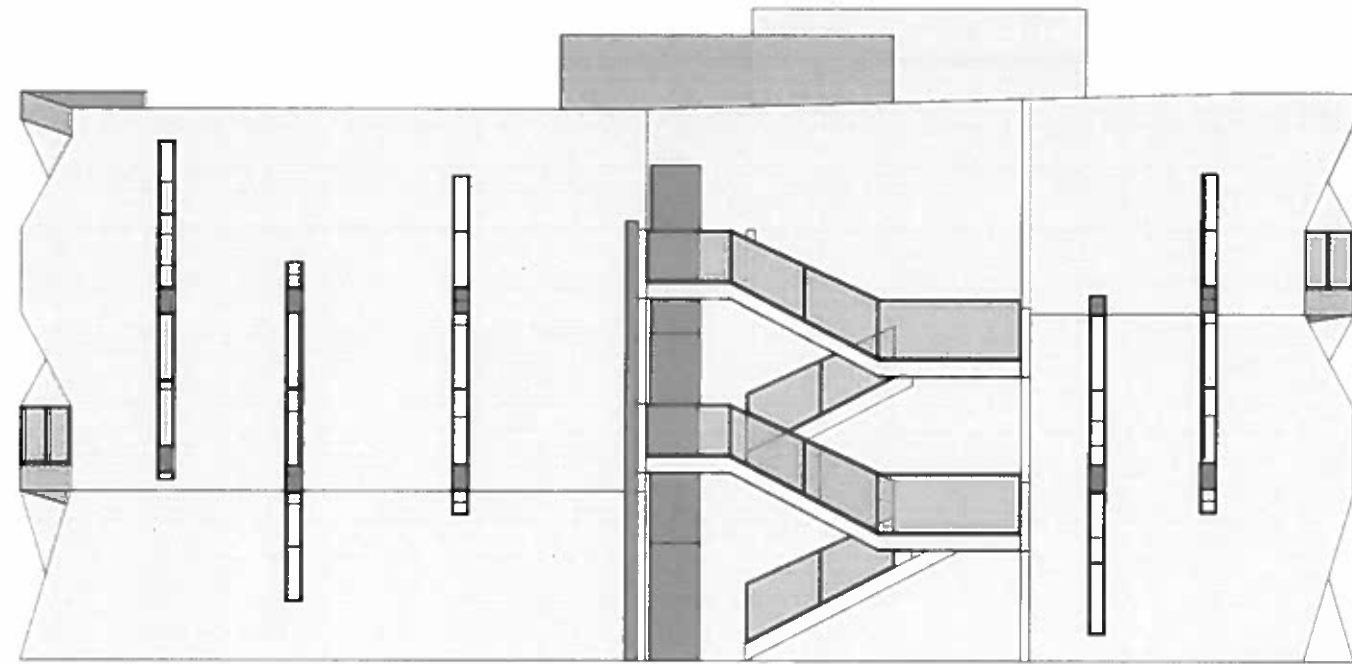
REVISIONS
No. Date Description

No.	Date	Description

**Facade
Diagram**

DATE 07 10 16

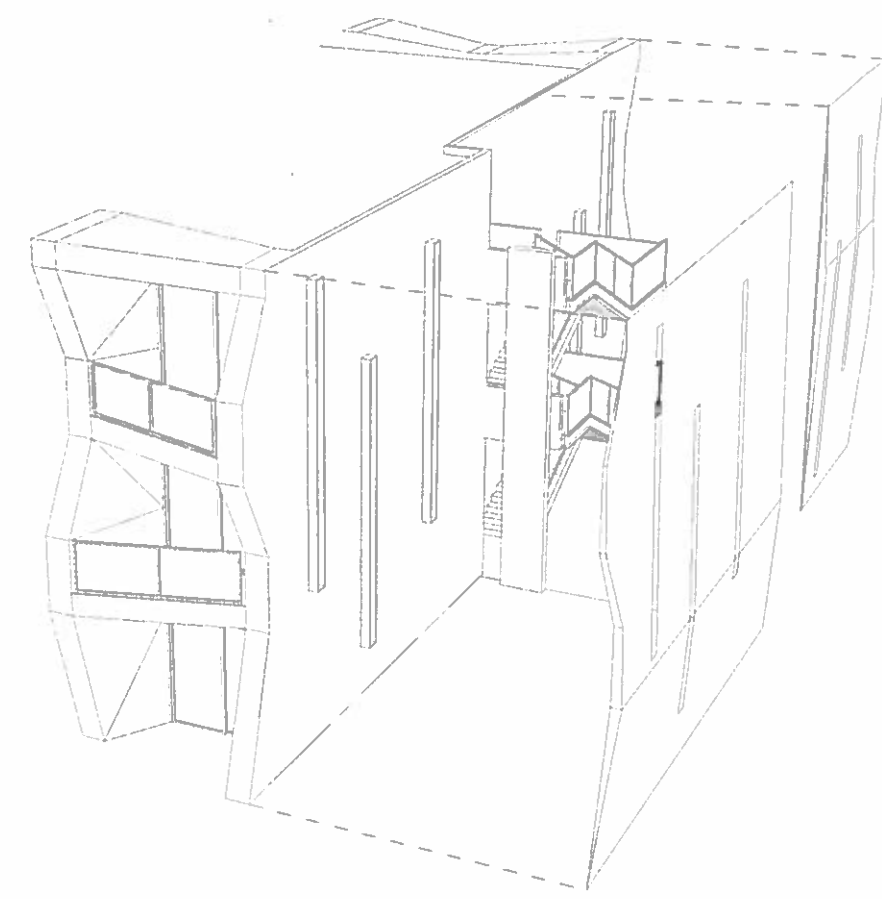
D1.1



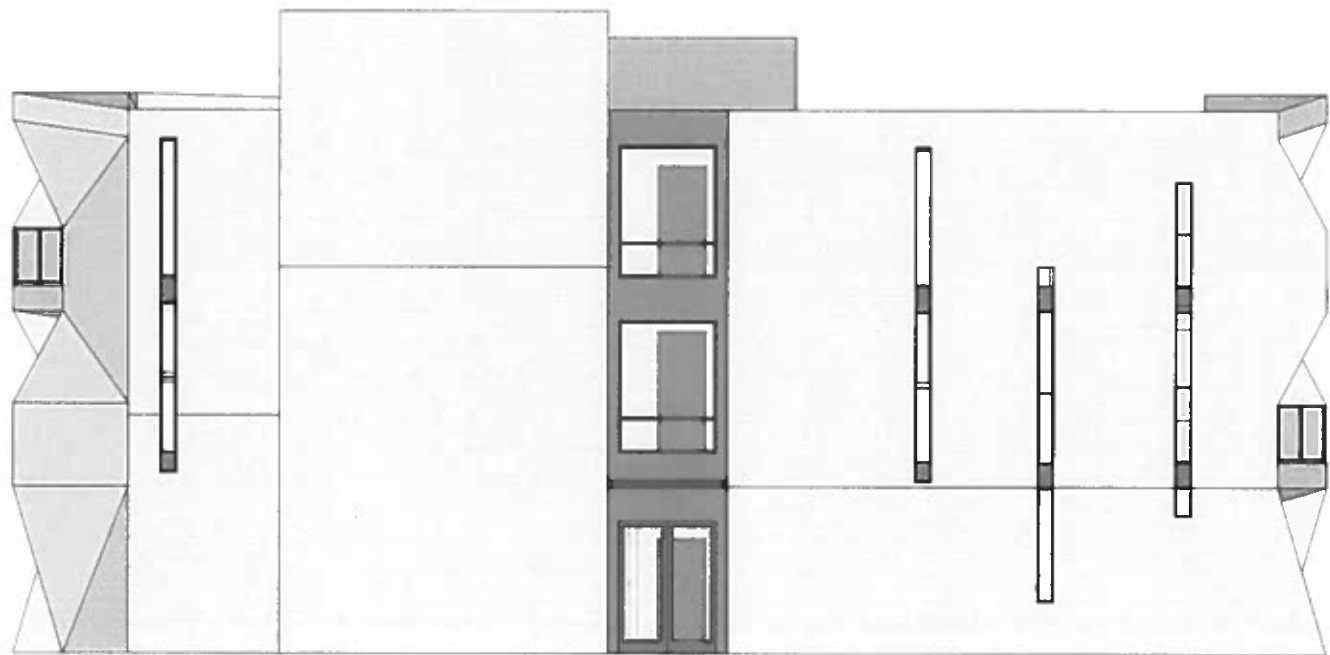
South Elevation



South Facade Profile



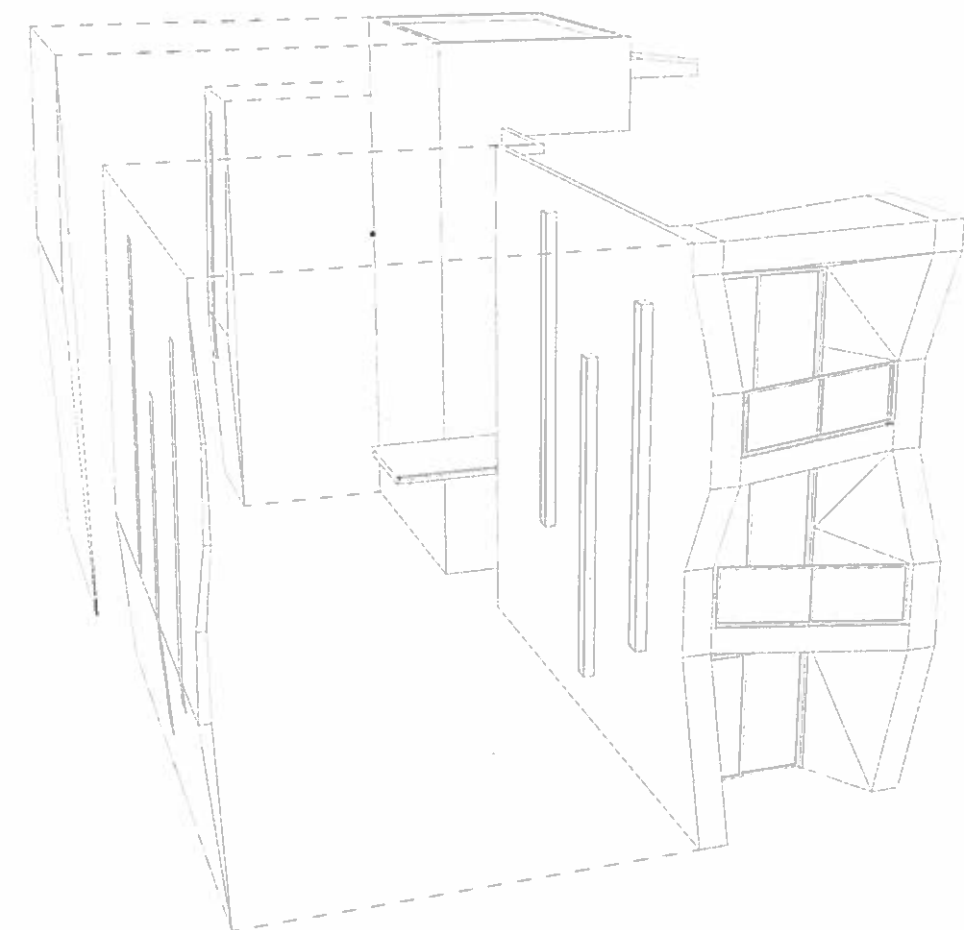
New Wall Articulation(South Facade)



North Elevation



North Facade Profile



New Wall Articulation (North Facade)



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Shaded drawing scale is based on 3/8" = 1'-0"

**The Belardo
Hotel
1555 Palm
Canyon Dr.
Palm Springs, CA
APR# 612-399-626**

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS

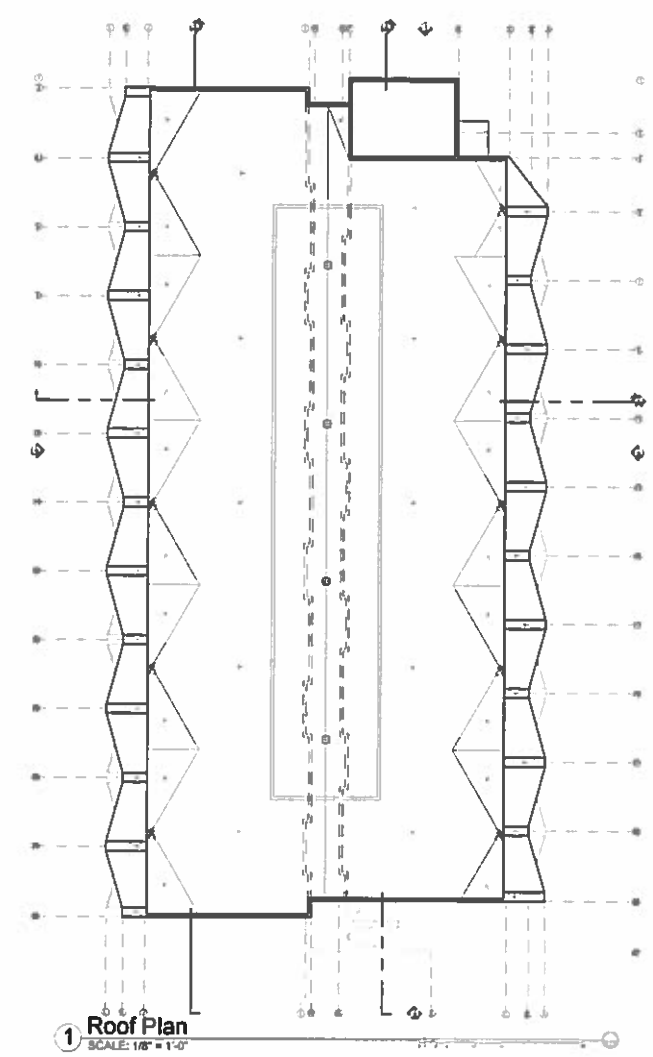
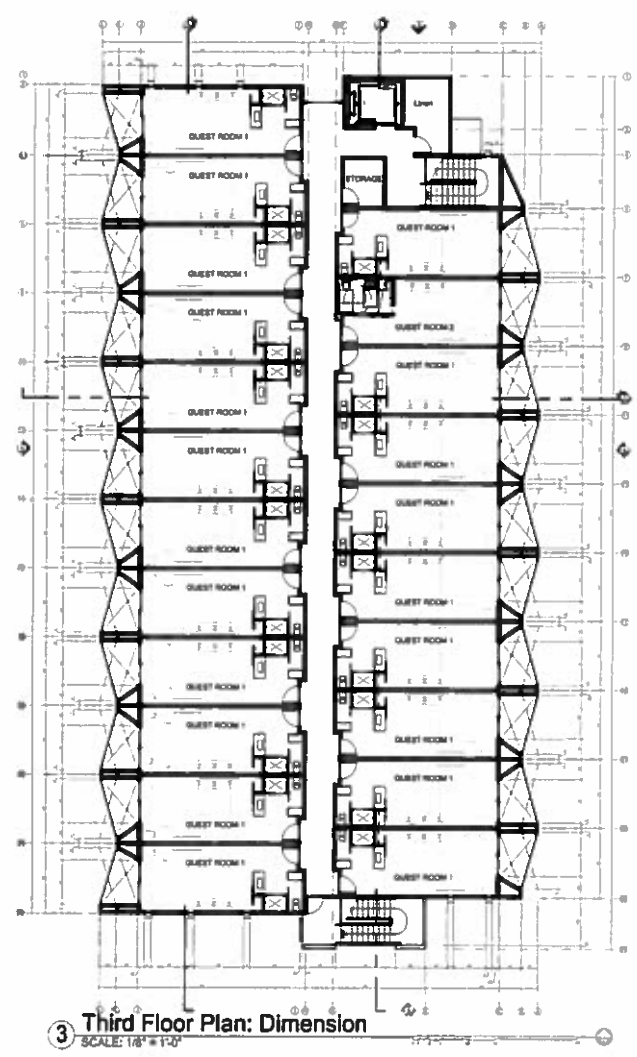
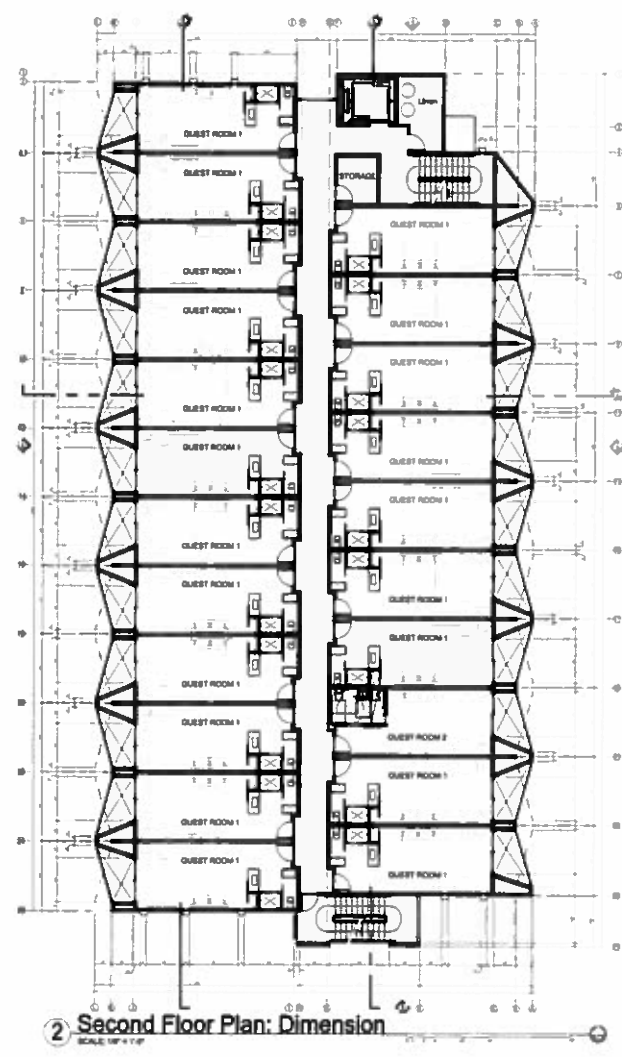
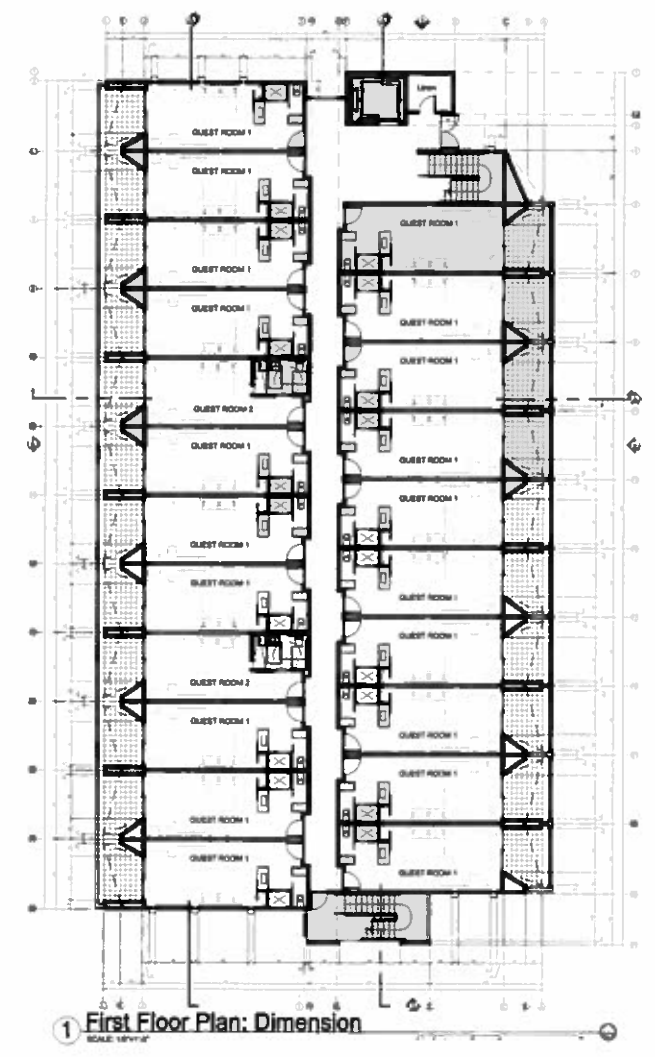
No.	Date	Description

Floor Plans & Roof plan

DATE 06.29.16

A2.0

SHEET





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Batter (working) scale is based on 20x34 sheet.

**The Belardo
Hotel
1555 Palm
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Palm Springs, CA
AP# 15-268-036**

PERMIT SET
NOT FOR CONSTRUCTION

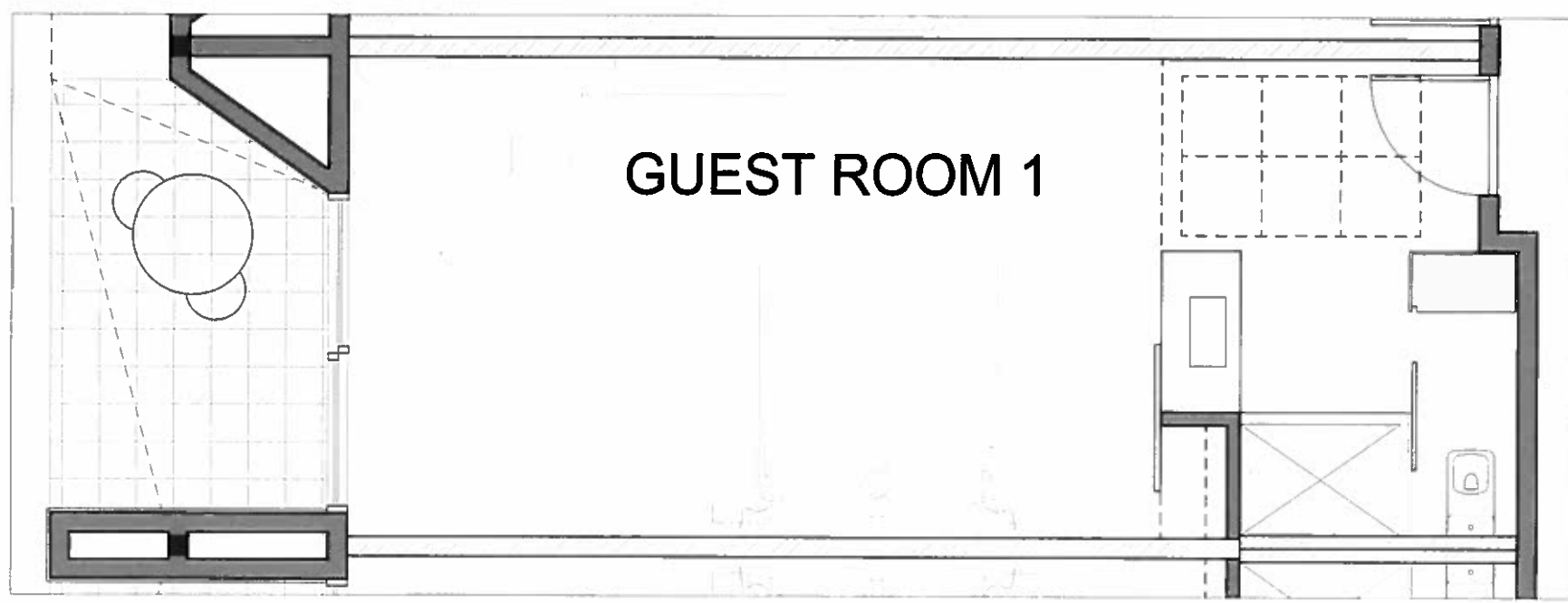
REVISIONS		
No.	Date	Description

**Enlarged Floor
Plans**

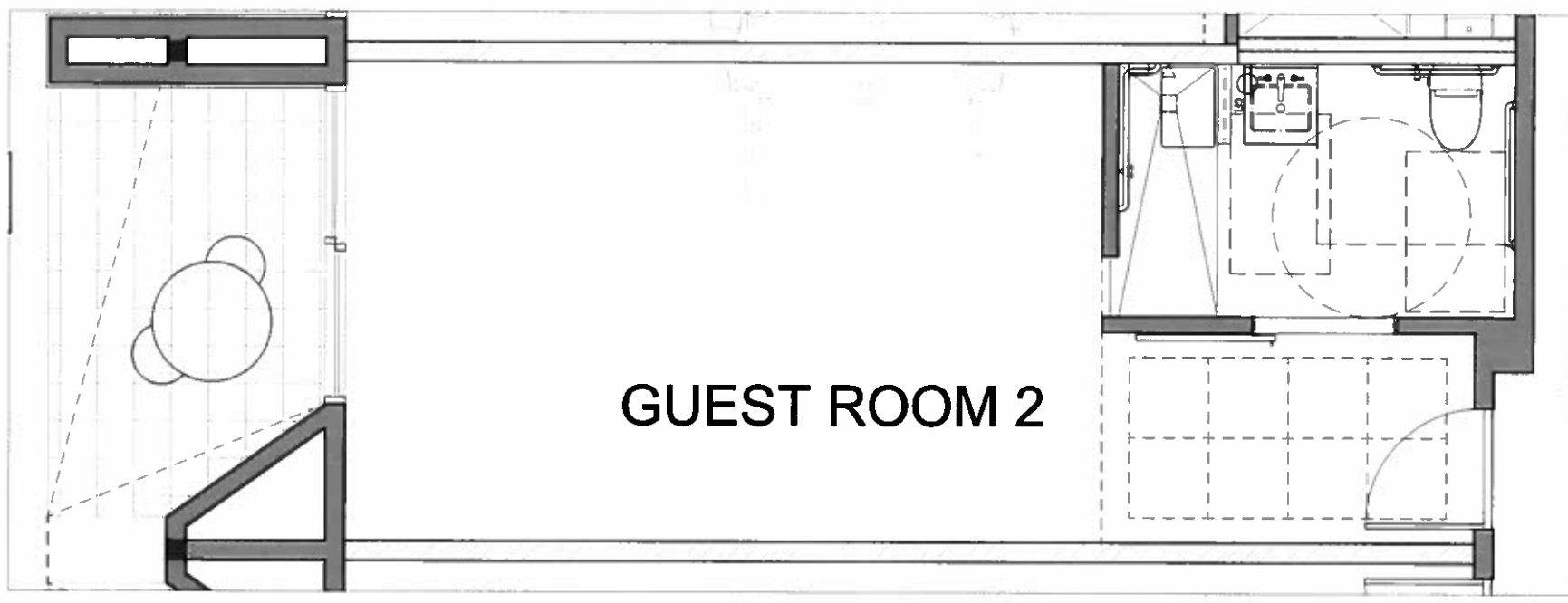
DATE 08.29.16

A2.01

SHEET



1 GUEST ROOM 1 ENLARGED
SCALE: 1/2" = 1'-0"



2 GUEST ROOM 2 ENLARGED: ACCESSIBLE ROOM
SCALE: 1/2" = 1'-0"



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**The Belardo
Hotel
Palm Canyon
Dr.**
Palm Springs, CA
AP# 813-300-028

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION

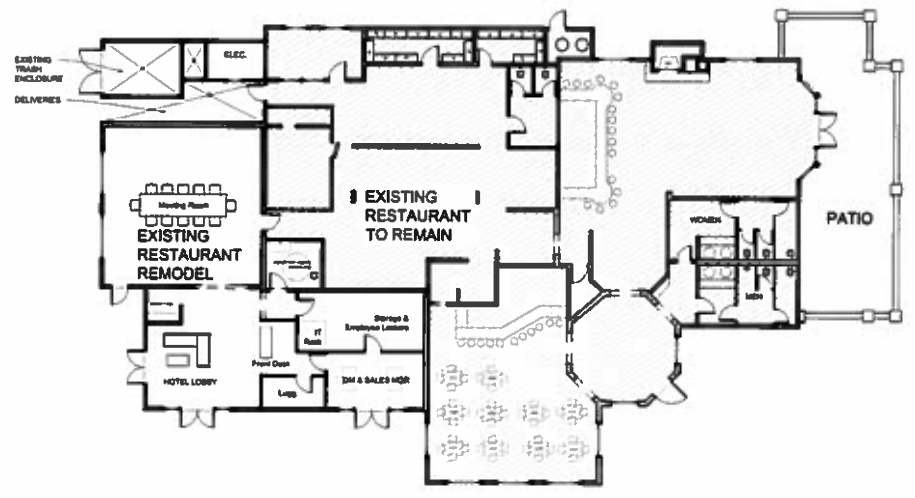
REVISIONS

No.	Date	Description

Roof Plan

DATE 03.31.16

A2.1



1 Existing Restaurant to Remain and Remodel
SCALE: 1/8"=1'-0"

Existing to Remain:	5,890 sqft
Existing to be remodeled:	2,578 sqft
Total	8,468 sqft



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**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 813-303-006



1 The Belardo Hotel - North Elevation
SCALE: 1/8" = 1'-0"



2 The Belardo Hotel - South Elevation
SCALE: 1/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

Elevations

DATE 08.29.18

A3.0

SHEET



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Based drawing made or based on 2014 sheet

**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
APN# 813-300-028



1 The Belardo Hotel - East Elevation
SCALE: 1/8" = 1'-0"



2 The Belardo Hotel - West Elevation
SCALE: 1/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

Elevations
DATE 08.29.16

A3.1
SHEET



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Digital drawing made in AutoCAD

**The Belardo
Hotel**
1555 Palm
Canyon Dr.
Palm Springs, CA
AP# 113-300-036



1 The Belardo Hotel - South Side Section
SCALE: NTS



2 The Belardo Hotel - South Site Section: Perspective
SCALE: NTS

PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

Site Sections

DATE: 08/29/16

A4.0

SHEET



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ELEMENTAL ARCHITECTURE

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Based drawing scale is listed on sheet's border.

The Belardo Hotel
Palm Canyon
Dr.
Palm Springs, CA
APH# 000-000-000



The Belardo Hotel

Existing Restaurant

1 The Belardo Hotel - East Site Section
SCALE: NTS



Existing Restaurant

The Belardo Hotel

2 The Belardo Hotel - West Site Section
SCALE: NTS

**SCHMATIC
DESIGN**
NOT FOR CONSTRUCTION

REVISIONS

No. Date Description

No.	Date	Description

Site Section

DATE 02.11.16

A4.1