



Planning Commission Staff Report

DATE: October 13, 2016 Public Hearing

SUBJECT: HOME PARTNERS, LLC, REQUEST FOR A CONDITIONAL USE PERMIT (CUP) AND A MAJOR ARCHITECTURAL APPLICATION (MAJ) TO CONSTRUCT FOURTEEN (14) HOTEL VILLAS, A BANQUET HALL AND CAFE ON AN UNDEVELOPED 1.8-ACRE PARCEL LOCATED AT 282 SOUTH INDIAN CANYON DRIVE, ZONE LSC, SECTION 14 (CASE 5.1396-CUP & 3.3965-MAJ) (ER).

FROM: Planning Services Department

SUMMARY

The Planning Commission to consider a proposal to construct fourteen (14) hotel villas, a banquet hall and café on an undeveloped parcel located along South Indian Canyon Drive. Each of the proposed hotel villas will be three-stories high with roof decks at a maximum height of 35 feet. The hotel villas will consist of five types of floor plans with five, six and seven bedrooms.

RECOMMENDATION:

The Planning Commission to approve the Conditional Use Permit and Major Architectural Application subject to the attached conditions of approval.

ISSUES:

- The location is within the Section 14 Specific Plan Area.
- Five, six and seven bedrooms in each unit.
- Ingress only on Indian Canyon Drive; egress on Calle Encilia.
- Parking requirement for the proposed hotel requires a Parking Management Plan.

PRIOR ACTIONS:

01/26/15	The AAC recommended approval of a 32-unit condo project to the Planning Commission.
03/11/15	The Planning Commission adopted an MND; approved PDD 376 for the 32-

	unit condo and recommended approval of the project to the City Council.
03/18/15	The City Council considered and approved the Canyon Lofts project.
09/06/16	The AAC reviewed the project design and recommended approval to the Planning Commission with conditions.
09/27/16	The Tribal Council of the Agua Caliente Band of Cahuilla Indians considered the proposal and recommended approval to the City.

<i>Most Recent Ownership</i>	
June 2016	Michael D. Chormicle
<i>Neighborhood Meeting</i>	
	None
<i>Site Area</i>	
	1.8 Acres

BACKGROUND:

On March 18, 2015, the City Council approved Planned Development District PDD 372 for a 32-unit condominium and two live-work units on an undeveloped 1.8-acre parcel situated between South Indian Canyon Drive on the west and South Calle Encilia to the east. The project was never built as approved, hence the current proposal for a fourteen-unit villa style hotel at the same site. The rectangular site is surrounded by a hotel use to the north and a partially developed commercial use to the south. The subject site is within the Section 14 Specific Plan Area. This proposal includes a Conditional Use Permit and Major Architectural Application for the development of fourteen (14) detached hotel villas with associated parking and landscaping.

Analysis:

Table 2

General Plan			
Land Use Designation	Density	Request	Compliance
Central Business District (CBD)	1.0 FAR	0.46 FAR	Conforms
Specific Plan			
Section 14 Specific Plan	86 rooms/acre (RA std.)	7.77 Units/acre	Conforms
Zoning – Uses & Lot Standards			
	Section 14 Specific Plan	Proposed Hotel Use	Compliance
Uses permitted	LSC (IL)	Hotel	Conforms
Density	86 rooms per acre.	7.77 Units/acre	Conforms
Lot Standards			
Min. Lot Area	9,600 sq. ft.	1.8 Acres	Conforms
Min. Width	Minimum: 130 ft. (City)	165 ft.	Conforms
Min. Depth	Minimum: 155 ft. (City)	478 ft.	Conforms
Bldg. Separations	Minimum: 5 ft.	5 ft.	Conforms
Zoning – Building Development Standards			
	Section 14 Specific Plan	Proposed Hotel	Compliance
Building Height	Maximum 35' per Sec. 14	35 Feet.	Conforms
Yard Setbacks	LSC Standards of Section 14 Specific Plan applies		

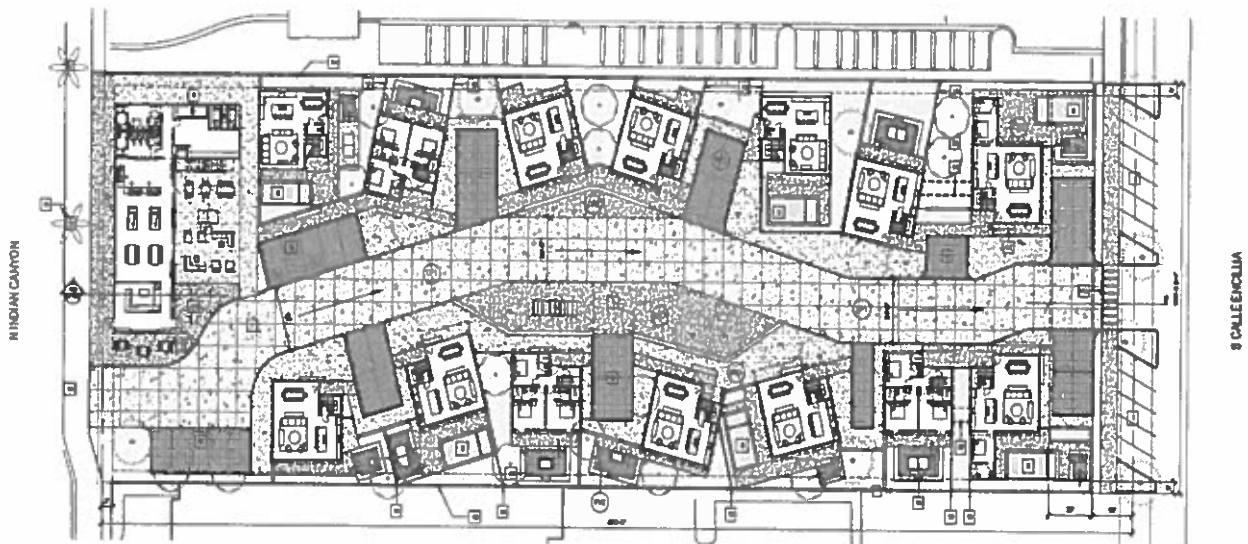
Front off Indian	5 feet	5 ft.	Conforms
Front off Encilia	20 feet	40 ft.	Conforms
Side (North side)	5 feet	6.35 ft.	Conforms
Side (South side)	5 feet	8.5 ft.	Conforms
Pools	5 Feet	6 ft.	Conforms
Building Envelope	Up to 60'	3 stories	Conforms

Table 3: Surrounding land uses, General Plan, Zoning

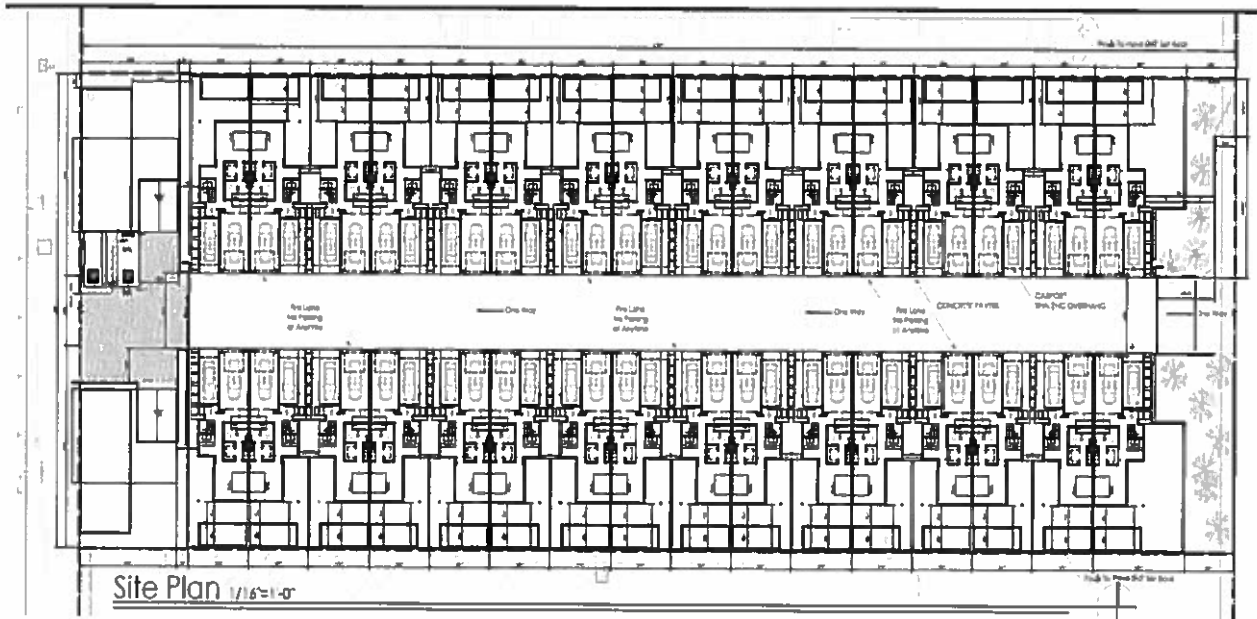
	Existing Land Use	General Plan Designation	Zone
Site	Undeveloped	Central Business District	LSC
North	Hotel	Central Business District	PDD
East	Undeveloped	HDR	HR
South	Commercial Building	Central Business District	LSC
West	City's Parking Structure	Central Business District	Civic Use

Site Plan and Project Design:

The subject site is an oblong shaped parcel stretching from South Indian Canyon Drive to Calle Encilia on the east side of the location. The proposed hotel villas to be known as "Azotea" will consist of fourteen (14) self-contained resort style buildings. There will be seven (7) free standing units on each side fronting on a driveway with decorative paving. A banquet hall and café fronts Indian Canyon Drive which also serves as the main point of access into the hotel development. The project design features a diverse scheme of architectural styles; proposed building materials will include stone walls, white plaster, anodized window frames, wood tiles and glass railing at the balconies. The existing sidewalk and street trees along Indian Canyon Drive will remain; a new sidewalk and angled parking spaces are proposed along South Calle Encilia.



Proposed Site Plan



Previously approved Site Plan for a 32-unit condo and a 2 live-work unit project

The villas will feature five main floor plan schemes; Unit Type 1, Type 2, Type 3, Type 4 and Type 5. Unit Type 1 is 2,933 square feet in size; Unit Type 2 is 2,918 square feet; Unit Type 3 is 2,903 square feet; Unit Type 4 is 3,261 square feet and Unit Type 5 is 2,934 square feet in size. Unit Type 1 has six (6) bedrooms; Unit Type 2 has five (5) bedrooms; Unit Type 3 has six (6) bedrooms; Unit Type 4 has seven (7) bedrooms and Unit Type 5 has six (6) bedrooms. All the units have a living room, a kitchen and a dining room. The detached villas will be three-story buildings with roof top decks and a maximum height of 35 feet. Section 14 Master Plan allows up to 35 foot high buildings. As proposed, six of the units will have swimming pools on the ground level; eight of the units will have roof deck pools. The main entrance to the development from Indian Canyon Drive is not proposed to be gated; the egress from Calle Encilia will be gated. According to the applicant, the gate is designed to prevent vehicular entrance from Calle Encilia; there will be a pedestrian gate on Calle Encilla.

Banquet Hall & Café:

The proposed development includes a banquet hall and café building fronting Indian Canyon Drive. The modern architecture designed structure is 4,479 square feet in size and 23.6 feet in height; the café will be opened to the public. The banquet hall is a multi-purpose building for meetings, weddings and other social events and is also opened to the public. The café will also serve as the lobby where arriving guests will be checked in to the hotel. The banquet hall building is a two-story structure. The first floor contains a 1,340-square foot banquet hall, a 540-square foot café and lobby area, a 1,507 square foot outdoor space, a 360 square-foot storage area and restrooms. On the second floor, there is a roof deck, a 560-square foot manager's unit, a 230-square foot storage area and a 250-square foot administration area. The exterior building materials and painting will be similar to the hotel buildings. Two dumpsters and electric car storage areas are located outside of the northerly portion of the building.

AAC Review:

The Architectural Advisory Committee (AAC), reviewed the project and provided comments on September 6, 2016. Overall, the AAC provided favorable comments on the project design and recommended approval to the Planning Commission. In general, the AAC supported the design and its creativity; in their discussions, the AAC implored the architect to consider larger sized trees to screen the buildings; windows to be adequately recessed and parking areas to be well distinguished from other event spaces.

Parking Requirements & Parking Study:

The applicant has proposed to designate a total of 34 parking spaces for the fourteen hotel units, the banquet hall and café. Typically, according to Section 93.06.00 of the Code, a 14-unit hotel will require 14 parking spaces plus spaces for the Banquet hall and Café. Due to the uniqueness of the Azotea hotel design, the applicant was required by staff to prepare a parking study prepared by an engineer to analyze the specific parking needs for this type of development. On September 1, 2016, a parking management plan prepared by RK Engineering Group Inc. was submitted to the Planning Department. The study concluded that the primary targeted guests of Azotea Hotel will be multi-generational family travelers. These groups according to the Study, travels in larger groups with travel parties averaging 4.95 travelers compared to traditional leisure travelers with an average of 2.13 travelers per trip. Furthermore, the applicant has stated that each hotel unit will have one key and therefore rooms will not be occupied by individual guests. With these assumptions, the applicant believes that parking demand at the hotel may be lower than other traditional hotels catering to leisure travelers.

According to the parking study, the projected parking demand for the proposed hotel use is determined by taking into account the peak number of employees and guests that will be on the site during peak occupancy times. Based on the information provided by the applicant, a total of six (6) employees will on site at any given time. One-hundred and twenty (120) guests will be on site during peak occupancy times. The Study stated that "according to data published by the ULI Shared Parking Manual, 23% of guests will utilize an alternative form of transportation to arrive at the hotel (i.e. taxi, shuttle, etc.)." In addition, based on the multi-generational guest market demographics for this hotel, it can be assumed that calculating 2.5 persons per vehicle rate for guests arriving by vehicle. (A traditional resort hotel would have 2 persons per vehicle). As a result, the projected peak parking demand for the project is 42 parking spaces. It is to be noted that calculates 34 parking spaces within the site; an additional nine parking spaces located along Encilla are not included by staff to the overall number of parking spaces for the project. Finally, the Study concluded that based on the projected peak parking demand for the Azotea hotel, a Parking Management Plan is required to eliminate the potential for any deficiency of parking spaces. Conditions of approval relative to parking issues for the hotel are as follows:

1. The number of parking spaces utilized on site shall be controlled by the hotel

- management. All guests must be informed that there are only two (2) parking spaces available per unit at the time of registration. Additional on site parking spaces may be provided via a fee based permit system if the hotel occupancy levels are not at a maximum.
2. Encourage employees to ride bicycles and utilize public transit in order to reduce parking demand. The hotel should communicate the benefits of bicycle riding and public transit to employees. This is a cost effective, eco friendly option that reduces parking demand.
 3. Information about transit, "Palm Springs Buzz" trolley, Uber/Lyft and taxi services should be readily available to guests staying at the resort. This information should also be easily found on the hotel website. This will encourage guests to utilize alternate modes of transportation.
 4. Parking demand for the hotel should be monitored within one (1) year of implementation with an updated observed parking study to ensure that parking is adequate and does not create an overflow parking situation into neighboring businesses. Additional parking management recommendations may be created at this time, at which time, applicant may be required to provide off-site parking facility.
 5. If at any point off-site parking is obtained by the hotel, the Parking Management Plan can be reevaluated to incorporate the additional parking spaces.
 6. Any special events at the Azotea Boutique Hotel will need to be addressed separately from a parking management perspective.

All the above recommendations have been incorporated into the Planning Commission draft conditions of approval.

Landscape Plan:

Proposed landscape design will include a mix of desert appropriate plant selections. Proposed plant selections for the project include different selections of trees, palm trees and shrubs. Proposed trees include thirty-six (36) inch box Palo Verde and thirty-six (36) inch box thornless Mesquite. The shrubs include fifteen (15) gallon Desert Willow, Prickly Pear and Desert Spoon. Proposed medium-sized shrub planting will include five (5) gallon Red Bird of Paradise, Ocotillo, Yellow Bells and Deer Grass; low-sized shrub planting will include five (5) gallon Victoria Agave, Pink Muhly Grass and Striped Yucca. The landscaping will also include the use of Desert Gold Decomposed Granite. The proposed hardscape design will include concrete permeable paving, colored concrete top cast finish, colored aggregate, decomposed granite and a water feature.

Conditional Use Permit:

The subject site is located within the Section 14 Specific Plan Area and is zoned LSC (Local Serving Commercial). Hotels, and resort/condo hotel uses are permitted in this zoning designation subject to the approval of a CUP. Findings in support of the proposal are provided below:

REQUIRED FINDINGS:

Findings for a Conditional Use Permit are outlined in Section 94.02.00(B)(6) of the Zoning Code. Section 94.02.00 of the Zoning Code requires that the following findings be made in order to approve the CUP: The findings are listed below followed by an evaluation of the project by Staff against these findings.

1. ***That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.***

According to the Section 14 Specific Plan, hotel uses within the designated zone will be permitted with the approval of a Conditional Use Permit. The project conforms to this finding.

2. ***That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.***

Approval of the CUP will allow this unique hotel serving the general public at this location. It is anticipated that the hotel will contribute to the tourism industry which is a vital component of the economy of Palm Springs. The proposed project is harmonious with the General Plan Community Design Element as follows:

- Policy LU 1.4; Encourage the expansion of existing facilities and new uses that contribute exceptional benefits to the City.
- Policy LU 7.1; Encourage a diversity of high-quality commercial uses.
- Goal CD3 "Establish strong and clearly defined nodes that add to the visual quality of the City" and
- Goal CD12 "Create active, vibrant and attractive gathering places."

Therefore the project conforms to this finding.

3. ***That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.***

The undeveloped 1.8-acre site is adequate in size and will contain the proposed 14 hotel units with yards and gathering spaces. Therefore, staff has concluded that the project conforms to this finding.

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4. ***That the site for the proposed use relates to the streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.***

The site is located in an area with existing hotels, restaurants, and multi-family residential uses and is configured with primary vehicular access from South Indian Canyon Drive, a major thoroughfare and Calle Encilla which is a collector street. Parking for the proposed hotel use is within the site, however proposed spaces maybe inadequate for the number of proposed hotel rooms. The applicant is adding on street spaces to contribute to parking in the area and has submitted a parking management plan. The new vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards. Therefore, staff has concluded that the project conforms to this finding.

5. ***That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.***

Conditions of Approval, which are attached as Exhibit A, are proposed to assure compatible integration of the proposed hotel use. Staff believes the proposed hotel use is consistent with the required findings necessary for approval of the required conditional use permit.

Required Findings; Major Architectural Application:

Section 94.04.00(D) of the Palm Springs Zoning Code (PSZC) requires that the application be 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 lot areas;***

As currently designed, the site layout is functional, and the proposed buildings relate appropriately to the surrounding. Proposed parking spaces close to the main entrance along South Indian Canyon Drive appear inadequate for maneuvering due to the short stacking space between parking and entrance spaces. The rest of the parking spaces are well distributed within the site. Sidewalks are provided along South Indian Canyon and along Calle Encilla.

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 hotel project will consist of 14 units and a banquet hall with café fronting South Indian Canyon Drive. The site is within a walking distance from the downtown proper, so the development will be harmonious with existing developments. The contrast of the proposed architectural design will enhance the immediate surrounding of the project site. The proposed project is compatible with the existing development in the vicinity.

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, overall mass, and density are all in keeping with the development standards of the Section 14 Specific Plan. The undeveloped property is 1.8 acres in size; the area is consistent with the Section 14 minimum lot size requirements for hotel development. The proposed heights of the hotel structures are comparable to existing buildings in the immediate vicinity; the hotel next door is a three-story building.

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

The building designs are different, but are sympathetic with desert appropriate designs. More importantly the proposed architectural character and building design are consistent with the Section 14 design guidelines.

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

The proposed materials, colors and other components of the new hotel unit types are consistent with the eclectic architectural style typical of the City of Palm Springs.

6. *Consistency of composition and treatment;*

Colors and materials are consistent throughout the project without being monotonous or repetitive. There is consistency in the composition and treatment of the new hotel project.

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 proposed conceptual landscape plan and plant materials are appropriate for the desert climate. With proper irrigation and regularly scheduled maintenance, the landscape will do well in the desert climate.

8. *Signs and graphics, as understood in architectural design including materials and colors;*

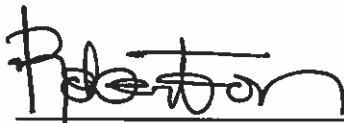
Signs and graphics for the development are not a part of this application and will be processed by staff pursuant to the requirements of the City's Sign Ordinance (PSZC Section 93.20.00).

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration (MND), was previously adopted by City Council on March 18, 2015 for a much larger project at the site. An assessment to the MND relative to the revised project has been prepared which finds that the revised project will not result in any new significant environmental impacts or substantially increase the severity of previously identified significant impacts as compared to the previously approved project. Furthermore, the reassessed MND found that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent MND or Environmental Impact Report have occurred and therefore the previously adopted MND is appropriate to satisfy CEQA requirements for the proposed project.

CONCLUSION:

The site plan generally conforms to the criteria of approval for major architectural application therefore, along with the recommendations of the AAC, staff is recommending that the Planning Commission approve the proposed project subject to the attached conditions of approval.



Edward O. Robertson
Principal City Planner



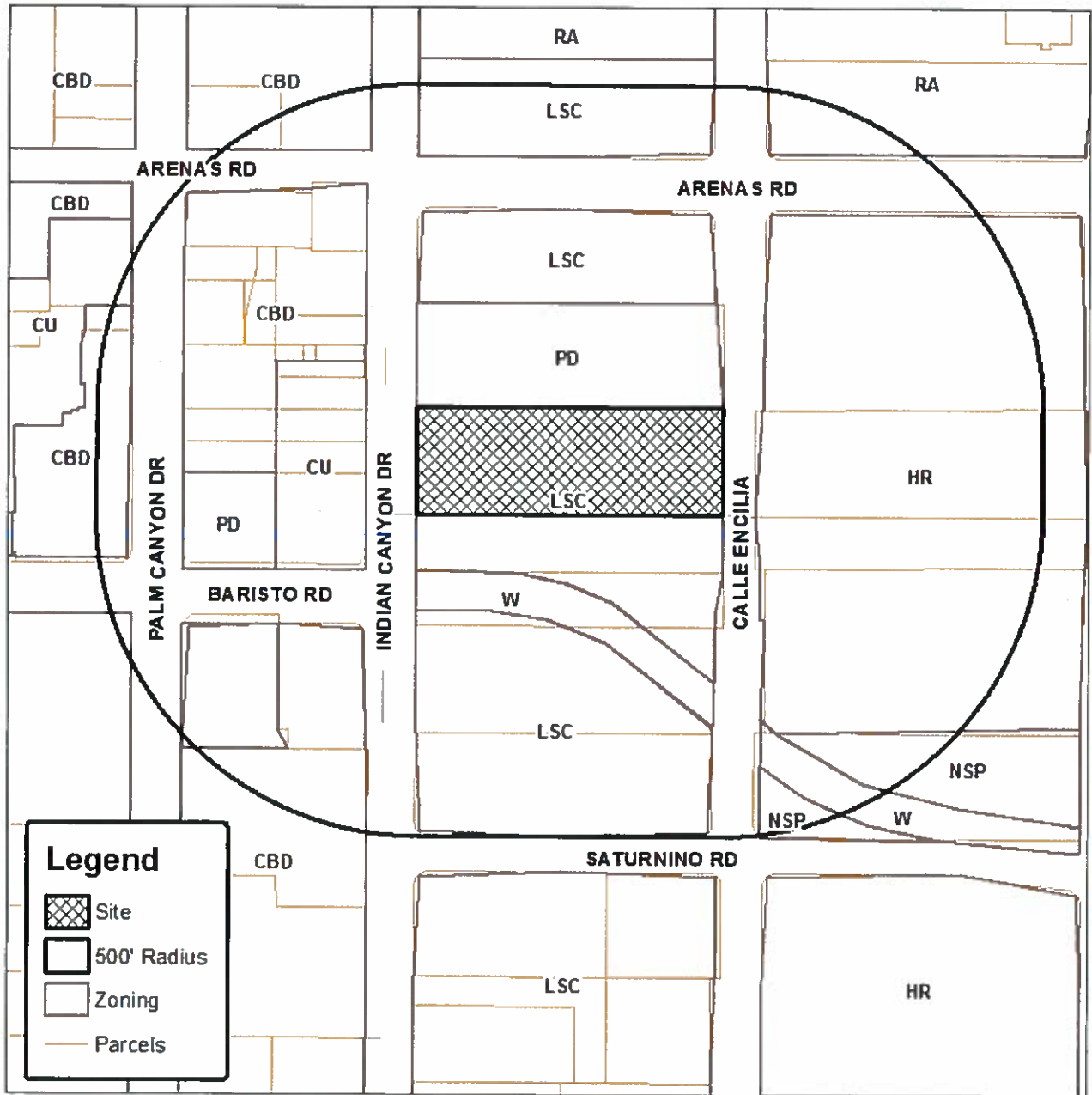
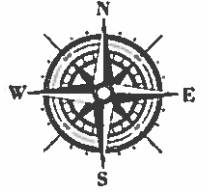
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Planning Commission Resolution
3. Draft Conditions of Approval
4. Parking Study
5. AAC Minutes from the meeting of September 6, 2016
6. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans



Department of Planning Services Vicinity Map



Legend

- Site
- 500' Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NOS. 5.1396, A CONDITIONAL USE PERMIT (CUP) AND 3.3965, A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION AND OPERATION OF A FOURTEEN (14) HOTEL VILLAS, A BANQUET HALL AND CAFÉ AT AN UNDEVELOPED 1.8-ACRE PARCEL LOCATED AT 282 SOUTH INDIAN CANYON DRIVE.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Home Partners, LLC, ("Applicant") has filed a Conditional Use Permit application and a Major Architectural Application with the City pursuant to Section 94.02.00 of the Zoning Code for the construction of a 14-hotel villas located at 282 South Indian Canyon Drive, Zone LSC, Section 14.
- B. Hotels may be permitted in the LSC zone subject to approval of a Conditional Use Permit, pursuant to the Section 14 Specific Plan.
- C. Notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case Nos. 5.1396-CUP and 3.3965-MAJ were given in accordance with applicable law.
- D. On October 13, 2016, a public hearing on the application was held by the Planning Commission in accordance with applicable law.
- E. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"); a Mitigated Negative Declaration (MND), was previously adopted by City Council on March 18, 2015 for a much larger project at the site. An assessment of the MND relative to the revised project has been prepared which finds that the revised project will not result in any new significant environmental impacts or substantially increase the severity of previously identified significant impacts as compared to the previously approved project.
- F. 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.
- G. Pursuant to Section 94.02.00(B)(6) of the Zoning Code, the Planning Commission finds as follows:

1. ***That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.***

According to the Section 14 Specific Plan, hotel uses within the designated zone will be permitted with the approval of a Conditional Use Permit. The project conforms to this finding.

2. ***That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.***

Approval of the CUP will allow this unique hotel serving the general public at this location. It is anticipated that the hotel will contribute to the tourism industry which is a vital component of the economy of Palm Springs. The proposed project is harmonious with the General Plan Community Design Element as follows:

- Policy LU 1.4; Encourage the expansion of existing facilities and new uses that contribute exceptional benefits to the City.
- Policy LU 7.1; Encourage a diversity of high-quality commercial uses.
- Goal CD3 "Establish strong and clearly defined nodes that add to the visual quality of the City" and
- Goal CD12 "Create active, vibrant and attractive gathering places."

Therefore the project conforms to this finding.

3. ***That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.***

The undeveloped 1.8-acre site is adequate in size and will contain the proposed 14 hotel units with yards and gathering spaces. Therefore, staff has concluded that the project conforms to this finding.

4. ***That the site for the proposed use relates to the streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.***

The site is located in an area with a existing hotels, restaurants, and multi-family residential uses and is configured with primary vehicular access from South Indian Canyon Drive, a major thoroughfare and Calle Encilia which is a collector street. Parking for the proposed hotel use is within the site, however proposed spaces maybe

inadequate for the number of proposed hotel rooms. The applicant is adding on street spaces to contribute to parking in the area and has submitted a parking management plan. The new vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards. Therefore, staff has concluded that the project conforms to this finding.

5. ***That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.***

Conditions of Approval, which are attached as Exhibit A, are proposed to assure compatible integration of the proposed hotel use. Staff believes the proposed hotel use is consistent with the required findings necessary for approval of the required conditional use permit.

Required Findings; Major Architectural Application:

Section 94.04.00(D) of the Palm Springs Zoning Code (PSZC) requires that the application be 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 lot areas;***

As currently designed, the site layout is functional, and the proposed buildings relate appropriately to the surrounding. Proposed parking spaces close to the main entrance along South Indian Canyon Drive appear inadequate for maneuvering due to the short stacking space between parking and entrance spaces. The rest of the parking spaces are well distributed within the site. Sidewalks are provided along South Indian Canyon and along Calle Encilia.

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 hotel project will consist of 14 units and a banquet hall with café fronting South Indian Canyon Drive. The site is within a walking distance from the downtown proper, so the development will be harmonious with existing developments. The contrast of the proposed architectural design will enhance the immediate surrounding of the project site. The proposed project is compatible with the existing development in the vicinity.

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, overall mass, and density are all in keeping with the development standards of the Section 14 Specific Plan. The undeveloped property is 1.8 acres in size; the area is consistent with the Section 14 minimum lot size requirements for hotel development. The proposed heights of the hotel structures are comparable to existing buildings in the immediate vicinity; the hotel next door is a three-story building.

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

The building designs are different, but are sympathetic with desert appropriate designs. More importantly the proposed architectural character and building design are consistent with the Section 14 design guidelines.

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

The proposed materials, colors and other components of the new hotel unit types are consistent with the eclectic architectural style typical of the City of Palm Springs.

6. *Consistency of composition and treatment;*

Colors and materials are consistent throughout the project without being monotonous or repetitive. There is consistency in the composition and treatment of the new hotel project.

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 proposed conceptual landscape plan and plant materials are appropriate for the desert climate. With proper irrigation and regularly scheduled maintenance, the landscape will do well in the desert climate.

8. *Signs and graphics, as understood in architectural design including materials and colors;*

Signs and graphics for the development are not a part of this application and will be processed by staff pursuant to the requirements of the City's Sign Ordinance (PSZC Section 93.20.00).

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1396 – CUP, a Conditional Use Permit to allow a fourteen (14) unit hotel project located along South Indian Canyon Drive, subject to the conditions set forth in the attached Exhibit A.

ADOPTED this 13th day of October, 2016.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

EXHIBIT A

CASE: 5.1396 CUP & 3.3965-MAJ – AZOTEA HOTEL

October 13, 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 5.1396-CUP & 3.3965-MAJ; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 13, 2016, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Department except as modified by the approved Mitigation Measures and 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 5.1396-CUP & 3.3965-MAJ. 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 Conditional Use Permit 5.1396 and Major Architectural Applications 3.3965-MAJ shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- 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. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed

pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ADM 11. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council, including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.

ADM 12. CC&R's. Prior to recordation of a Final Tentative Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:

- a. The document to convey title
- b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
- c. Provisions for joint access to the proposed parcels, and any open space restrictions.
- d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the Final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

ADM 13. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$3,500, for the review of the CC&R's by the City Attorney. A \$675 filing fee shall also be paid to the City Planning Department for administrative review purposes.

ADM 14. CC&R's Noise Disclosure. The CC&R's shall have a disclosure statement regarding the location of the project relative to roadway noise, City special events, roadway closures for special events and other activities which may occur in the Central Business District, Desert Museum and Desert Fashion Plaza. Said disclosure shall inform perspective buyers about traffic, noise and other activities which may occur in this area.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. All the Mitigation Measures contained in the adopted Mitigated Negative Declaration (MND) shall be part of the conditions of approval.
- ENV 2. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.
- ENV 4. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the MND will be included in the plans prior to City Council consideration of the environmental assessment. Mitigation measures are defined in the approved project description.
- ENV 5. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 6. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities.

a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 2. 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 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00.
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Provide 'smart controllers' for all irrigation systems.
- PLN 9. The number of parking spaces utilized on site shall be controlled by the hotel management. All guests must be informed that there are only two (2) parking spaces available per unit at the time of registration. Additional on site parking spaces may be provided via a fee based permit system if the hotel occupancy levels are not at a maximum.
- PLN 10. Encourage employees to ride bicycles and utilize public transit in order to reduce parking demand. The hotel should communicate the benefits of bicycle riding and public transit to employees. This is a cost effective, eco friendly option that reduces parking demand.
- PLN 11. Information about transit, "Palm Springs Buzz" trolley, Uber/Lyft and taxi services should be readily available to guests staying at the resort. This information should also be easily found on the hotel website. This will encourage guests to utilize alternate modes of transportation.
- PLN 12. Parking demand for the hotel should be monitored within one (1) year of implementation with an updated observed parking study to ensure that parking is adequate and does not create an overflow parking situation into neighboring businesses. Additional parking management recommendations may be created at this time, at which time, applicant may be required to provide off-site parking facility.
- PLN 13. If at any point off-site parking is obtained by the hotel, the Parking Management Plan can be reevaluated to incorporate the additional parking spaces.

PLN 14. Any special events at the Azotea Boutique Hotel will need to be addressed separately from a parking management perspective.

FIRE DEPARTMENT CONDITIONS:

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the plans received and dated August 1, 2016. Additional requirements may be required based on revisions to plans.

- FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Three (3) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal. No deferred submittals accepted.

- FID 3 **Conditions of Approval** – “Conditions of Approval” received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 4 Plans and Permits (CFC 105.1):

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID 5

Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6 **Aerial Fire Access Roads (CFC Appendix D105.1):** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

- **Aerial Fire Access Road Width (CFC Appendix D105.2):** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
- **Aerial Access Proximity to Building (CFC Appendix D105.3):** At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

Project Note: Demonstrate compliance with above requirements. Aerial apparatus access concerns due to building setbacks and tree locations

FID 7 **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.

Project Note: "Calle Encilla Exit Gate" – Show compliance with minimum width and turning radius requirements. Southbound apparatus shall not enter opposing traffic lane.

Project Note: Specified trees adjacent to this exit will obstruct vertical fire lane clearance requirements (26'w x 13'-6"h)

FID 8 **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

FID 9 Key Box Required to be Installed (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

- **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 10 Security Gates (CFC 503.6): The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

FID 11 Required Water Supply (CFC 507.1): An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

FID 12 Water Plan (CFC 501.3 & 901.2): A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), public water mains, Double Check Detector Assembly, Fire Department Connection and associated valves.

FID 13 Location of Fire Department Connections: The connection inlets must face the street, and be located on the street side of the building. The face of the inlets shall be 18 inches horizontal from the back edge of sidewalk (or back of curb, if no sidewalk), and shall be 36 to 44 inches in height to center of inlets above finished grade. No landscape planting, walls, or other obstructions are permitted within 3 feet of Fire Department connections. The FDC and supporting piping shall be painted OSHA safety red.

The address of the building served shall be clearly indicated on the Fire Department Connection (FDC). A sign with this information shall be placed on or near the FDC. The sign shall be constructed of metal. The sign face, lettering, and attachment shall be made of weather and vandal resistant materials. Sign background will be bright red. Letters will be bright white. Sign format will be substantially as follows:

FDC SERVES
222 S INDIAN
[Designate Buildings Served]

FID 14 Operational Fire Hydrant(s) (CFC 507.1, 507.5 & C105.1): An approved water supply capable of supplying the required fire flow for fire protection shall be provided.

- Maximum distance from any point on street frontage to a public hydrant – 250 feet
- Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction and shall be serviceable prior to and during construction

FID 15 Fire Hydrant & FDC Location (CFC 912.2): A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.

FID 16 Fire Department Connections (CFC 912.2.1 & 912.3): Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.

FID 17 Standpipes Required (Class 1) CFC 905.1: Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved.

- FID 18 **NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.
- Project Note:** Banquet Room, Café & Outdoor Seating building (occupancy group A-3)
- FID 19 **NFPA 13R Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13R, 2013 Edition, as modified by local ordinance.
- Project Note:** Hotel Rooms (occupancy group R-1)
- FID 20 **Floor Control Valves (CFC 903.3.8 & Ordinance 1781: Item 42):** Floor control valves and water flow detection assemblies shall be installed at each floor in buildings three or more stories in height. Valve locations will be determined and approved by the fire code official.
- FID 21 **Identification (CFC 509.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, roof access, electrical rooms, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 22 **Fire Sprinkler Supervision and Alarms System (CFC 903.4/4.1):** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed Fire Alarm Control Unit (FACU). The listed FACU alarm, supervisory and trouble signals shall be distinctly different and shall be monitored at a UL listed central station service. The fire sprinkler supervision and alarms system shall comply with the requirements of NFPA 72, 2013 Edition. All control valves shall be locked in the open position.
- FID 23 **Fire Alarm System:** Fire alarm system is required and installation shall comply with the requirements of NFPA 72, 2013 Edition.

- FID 24 Central Station Protective Signaling Service (CFC 903.4.1):** A UL listed and certified Protective Signaling Service (Central Station Service) is required. Provide the Fire Department with proof of listing and current certificate. The Fire Department shall be notified immediately of change in service.
- FID 25 HVAC Duct Smoke Detection/Shut Down with a Fire Sprinkler Supervision & Alarm System or Fire Alarm System (CFC 907.4.1, CMC 609.0 & NFPA 72):** All HVAC systems supplying greater than 2,000 CFM shall require a duct detector and HVAC shut down when smoke is detected. HVAC shut down shall be on an individual basis, not global. These systems shall supervise the Duct Detectors and activate the notification appliances. An accessory module shall be installed for each unit, including alarm LED, pilot LED and key-operated test/reset switch.
- FID 26 Smoke Alarm or Detector Locations - R-1 Occupancy (CFC 907.2.11.1):** Single or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:
1. In sleeping areas.
 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FID 27 Groups R-1 and R-2.1 Accessibility Requirements (CFC 907.6.2.3.3):** Group R-1 and R-2.1 dwelling units or sleeping units in accordance with Table 907.6.2.3.3 shall be provided with a visible alarm notification appliance, activated by both the in room smoke alarm and the building fire alarm system. Also comply with Section 1111B.4.5, Table 11B-3, and Table 11B-4 of the California Building Code.

FID 28 **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.

Portable Fire Extinguishers for Food Processing Equipment (CFC 906.1 & 4): In addition to the fixed system, a fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat processing equipment, as measured along an unobstructed path of travel. The preferred location is near the exit from the cooking equipment area.

FID 29 **“Exit Analysis Plans” required (CFC 104.7.2):** Prepared, stamped and signed by a state licensed architect in ¼" = 1' scale. The floor plans shall address the following for all assembly occupancies:

- Provide *net* occupant load calculations for interior (Banquet Room, Café & Outdoor Seating [if enclosed]). The occupant load determination shall be made by the Fire Marshal
- Seating/table diagram with compliant aisle widths
- Minimum required egress width to accommodate occupant load
- Exit access travel distance
- Egress paths to public way
- Means of egress illumination locations
- Illuminated EXIT sign locations
- Compliant exit doors/gates and door/gate hardware (panic hardware)
- Note any elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

Project Note: Check exiting from Banquet Room and intervening space (Café) for correct number of exits. *If* Café contains cooking equipment, this is not an acceptable second exit

Project Note: *If* Outdoor Seating space is enclosed – show compliant exiting

FID 30 Interior Finish, Decorative Materials and Furnishings (CFC 801.1): Scope. The provisions of this chapter shall govern interior finish, interior trim, furniture, furnishings, decorative materials and decorative vegetation in buildings. Existing buildings shall comply with Sections 803 through 808. New buildings shall comply with Sections 804 through 808, and Section 803 of the *California Building Code*.

Project Note: Submittal package to be prepared by a licensed design professional or fire consultant

FID 31 Hazardous Materials (CFC 5004.1): Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.

- Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required
- Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

Project Note: Show compliant chemical storage room on plans

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

ENGINEERING DEPARTMENT CONDITIONS:

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 3. When public dedications of easements or rights-of-way over Tribal Allottee land are required, the applicant shall be responsible for compliance with all Bureau of Indian Affairs (B.I.A.) requirements, including payment of any BIA fees, obtaining appraisals and payment of just compensation to the underlying owner. It is the applicant's responsibility to determine what additional costs or other requirements may be necessary to obtain any required public dedications as identified by the City for this development. Required public dedications for easements or rights-of-way are "without limitation as to tenure"; easements granted with a defined term, or made in connection with an underlying Indian Land Lease, shall not be accepted.
- ENG 4. Upon completion of required improvements by the applicant, and as a condition of acceptance by the City Engineer, the applicant shall prepare for the City Engineer's approval, an Affidavit of Completion in accordance with Section 169.16, Title 25, of the Code of Federal Regulations, for any improvements constructed by the applicant for which an easement was dedicated to the City through the Bureau of Indian Affairs. The Affidavit of Completion shall be provided to and approved by the City Engineer prior to final acceptance of the project, including issuance of a final certificate of occupancy. The applicant shall be responsible for obtaining the necessary form for the Affidavit of Completion from the Palm Springs Agency of the Bureau of Indian Affairs, and for having it completed as necessary by the applicant's Engineer of Record.

SOUTH INDIAN CANYON DRIVE

- ENG 5. Construct a 26 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 6. In accordance with the Final Section 14 Specific Plan (dated July 16, 2014), the applicant shall enhance existing pedestrian amenities (landscaping, furniture and facades). The specific landscaping improvements described in this condition may be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.

- ENG 7. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

CALLE ENCILIA

- ENG 8. Dedicate an additional 19 feet to provide the ultimate half street right-of-way width of 44 feet along the entire frontage.
- ENG 9. Construct a 6 inch curb and gutter, 32 feet west of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 10. Construct a 26 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 11. Construct a 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 12. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire Calle Encilia frontage in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ON-SITE

- ENG 13. The minimum pavement section for all on-site pavement drive aisles and parking spaces shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 14. All on-site drive aisles shall be two-way with a minimum 26 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.

SANITARY SEWER

ENG 15. All sanitary facilities shall be connected to the public sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.

GRADING

ENG 16. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report.

ENG 17. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as

early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 18. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 19. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 20. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 21. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 22. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 23. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

- ENG 24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan
- ENG 25. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 26. NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any). This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the
- ENG 27. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the on-site private drive aisles. Direct release of nuisance water to adjacent public

streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

a. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners.

DRAINAGE

- ENG 28. The applicant shall accept and convey all stormwater runoff across the property and conduct the runoff to an approved drainage system. On-site retention may be allowed on that portion of the property where historically, stormwater runoff is conveyed. The incremental increase of stormwater runoff due to development of the property shall be retained on-site to the satisfaction of the City Engineer.
- ENG 29. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Indian Canyon Drive and Calle Encilia. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- ENG 30. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

ENG 31. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 9212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 32. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Frontier, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 33. All proposed utility lines shall be installed underground.

ENG 34. All proposed utility lines shall be installed underground. The applicant shall coordinate with Southern California Edison to install underground conduit for future underground service from the street, for use at such time as the existing overhead utilities in the neighborhood are converted to an underground system.

ENG 35. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 36. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 37. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 38. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 39. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

ENG 40. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.

ENG 41. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 42. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (MUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 43. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

END OF CONDITIONS

PALM SPRINGS AZOTEA BOUTIQUE HOTEL PARKING MANAGEMENT PLAN City of Palm Springs



September 1, 2016

Mr. Ryan Jaleh
TMC GROUP
One Venture, Suite 230
Irvine, CA 92618

**Subject: Palm Springs Azotea Boutique Hotel Parking Management Plan,
City of Palm Springs**

Dear Mr. Jaleh:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this parking management plan for the proposed Azotea Boutique Hotel. The resort hotel will consist of 14 units. The number of bedrooms per unit will range from 5 bedrooms to 7 bedrooms. A total of approximately 80 bedrooms will be provided as part of the 14 unit hotel project. The project will also have a café and meeting space consisting of approximately 4,600 square feet that is primarily available for hotel guests. The development is located on the east side of S. Indian Canyon Drive north of Saturnino Road in the City of Palm Springs. An aerial location map is available in Exhibit A.

The proposed Azotea Boutique Hotel will offer guests a choice of one of 14 self-contained, private resort villas supported by a café/hotel center where the arriving guests will check in at the onsite café. Azotea will provide guests with the option of managing everything from the timing of arrivals and departures, to food and beverage service, to room amenity controls and other guest amenities such as use of hotel provided bicycles and the like. The three-story villas will occupy footprints of approximately 1,000 square feet and several will have a roof top pool and deck areas with six of the villas maintaining private pools at the ground level.

The hotel's proximity to recent revitalization of Downtown Palm Springs offers pedestrian travel to local restaurants, retail and attractions. There are many transportation modes offered in Downtown Palm Springs including a free trolley called "Palm Springs Buzz" which passes the project on S. Indian Canyon Drive. As a result, the Azotea hotel's location reduces the reliance of auto transportation. Information regarding the Palm Springs Buzz route can be found in Appendix D.

Traffic circulation for the project is provided by a two-way traffic pattern near the front lobby/café area of the property via a right-in/right-out access on the S. Indian Canyon

driveway. The vehicle circulation changes to a one-way traffic pattern for the villas section located towards the east side of the property. Vehicles can egress at Calle Encilia.

Parking for the project is provided by a total of 43 parking spaces. There are a total of 9 parking spaces located near the lobby/cafe and 28 (2 spaces per unit) tandem parking spaces provided onsite for the hotel use. With Section 14 Specific Plan calling for angled parking on Calle Encilia, the Plan allows counting half of the spaces created as part of the hotel parking. As a result, another 6 angled spaces are added on Calle Encilia directly adjacent to the site, therefore, a total of 43 parking spaces are provided for the site. A site plan for the project is provided in Exhibit B.

Multigenerational Family Traveler

The Azotea hotel is aimed at targeting the multigenerational family traveler. This type of traveler typically takes a trip with three or more generations. Multigenerational family travel in larger groups with travel parties averaging 4.95 travelers. Traditional leisure travelers average 2.13 travelers per trip. According to a summer 2014 AAA poll, 36% of American families planned to take a multigenerational trip by mid-2015, up 4% from the year before. In its 2014 Luxe Report, Virtuoso, a network of high-end travel agencies, named multigenerational travel the biggest trend—for the fourth year in a row. As a result, the parking demand may be lower compared to other traditional hotel uses that cater towards the leisure traveler. Additional information regarding multigenerational travelers can be found in Appendix C.

City of Palm Springs Municipal Parking Code

The Azotea Boutique Hotel consists of 14 units with a total of approximately 80 bedrooms and will provide a total of 43 parking spaces. Due to the unique use of the proposed Azotea Boutique Hotel, the City of Palm Springs Municipal Parking Code (Sec. 93.060.00 Off-Street Parking) for Resort Hotels may not be an accurate methodology to determine the required number of parking spaces. The parking code requires *"one (1) garage, carport or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment."* The City of Palm Springs Municipal Parking Code is located in Appendix A.

Projected Parking Demand

The projected parking demand for the project is determined by taking into account the peak number of employees and guests that are on-site during peak occupancy times. Based on information provided by representatives of the project, a total of seven (7) employees (only six (6) employees will be on-site at any one time) and one-hundred and twenty (120) guests will be on site during peak occupancy times. According to data published by the

ULI Shared Parking Manual, 23% of guests will utilize an alternative form of transportation to arrive at the hotel (i.e. taxi, shuttle, bus, etc.). In addition, based on the multigenerational guest market demographics for this hotel, it can be assumed that calculating a 2.5 persons per vehicle rate for guests arriving by vehicle. (A traditional resort hotel would have 2 persons per vehicle.) As a result, the projected peak parking demand for the project is 42 parking spaces. The project provides a total of 43 parking spaces. The Palm Springs Boutique Hotel Projected Peak Parking Demand is located in Table 1.

Parking Management Plan Recommendations

Based on the projected peak parking demand for the project, a Parking Management Plan is required to eliminate the potential for any deficiency of parking spaces. The goal of the Parking Management Plan is to effectively utilize available parking to ensure all guests are able to easily park their cars upon arrival and to ensure that parking does not negatively impact its neighbors by creating an overflow parking situation.

In order to efficiently maximize the parking conditions, mitigate any potential parking space deficiency and ensure that there is sufficient parking that does not negatively encroach on adjacent businesses; RK would recommend implementing the following recommendations:

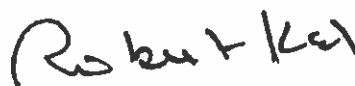
1. The number of parking spaces utilized on-site can be controlled by hotel management. All guests must be informed that there are only two (2) parking spaces available per unit at the time of registration. Additional on-site parking spaces can be provided via a fee based permit system if the hotel occupancy levels are not at a maximum.
2. Encourage employees to ride bicycles and utilize public transit in order to reduce parking demand. The hotel should communicate the benefits of bicycle-riding and public transit to employees. This is a cost-effective, eco-friendly option that reduces parking demand.
3. Information about transit, "Palm Springs Buzz" trolley, Uber/Lyft and taxi services should be readily available to guests staying at the resort. This information should also be easily found on the hotel website. This will encourage guests to utilize alternate modes of transportation.
4. Parking demand for the hotel should be monitored within one (1) year of implementation with an updated observed parking study to ensure that parking is adequate and does not create an overflow parking situation into neighboring businesses. Additional parking management recommendations may be created at this time.

5. If at any point off-site parking is obtained by the hotel, the Parking Management Plan can be reevaluated to incorporate the additional parking spaces.
6. Any special events at the Azotea Boutique Hotel will need to be addressed separately from a parking management perspective.

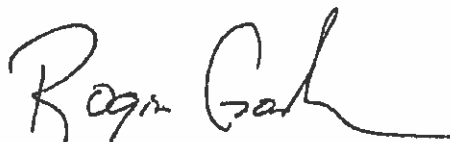
Conclusion

Due to the unique use of the proposed Azotea Boutique Hotel, a Parking Management Plan will need to be implemented in order to eliminate any potential parking deficiencies during typical peak parking demand conditions. RK is pleased to provide this Parking Management Plan for Azotea Boutique Hotel. If you have any questions regarding this study or would like further review, please do not hesitate to call us at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP, INC.



Robert Kahn, P.E.
Principal



Rogier Goedecke
President

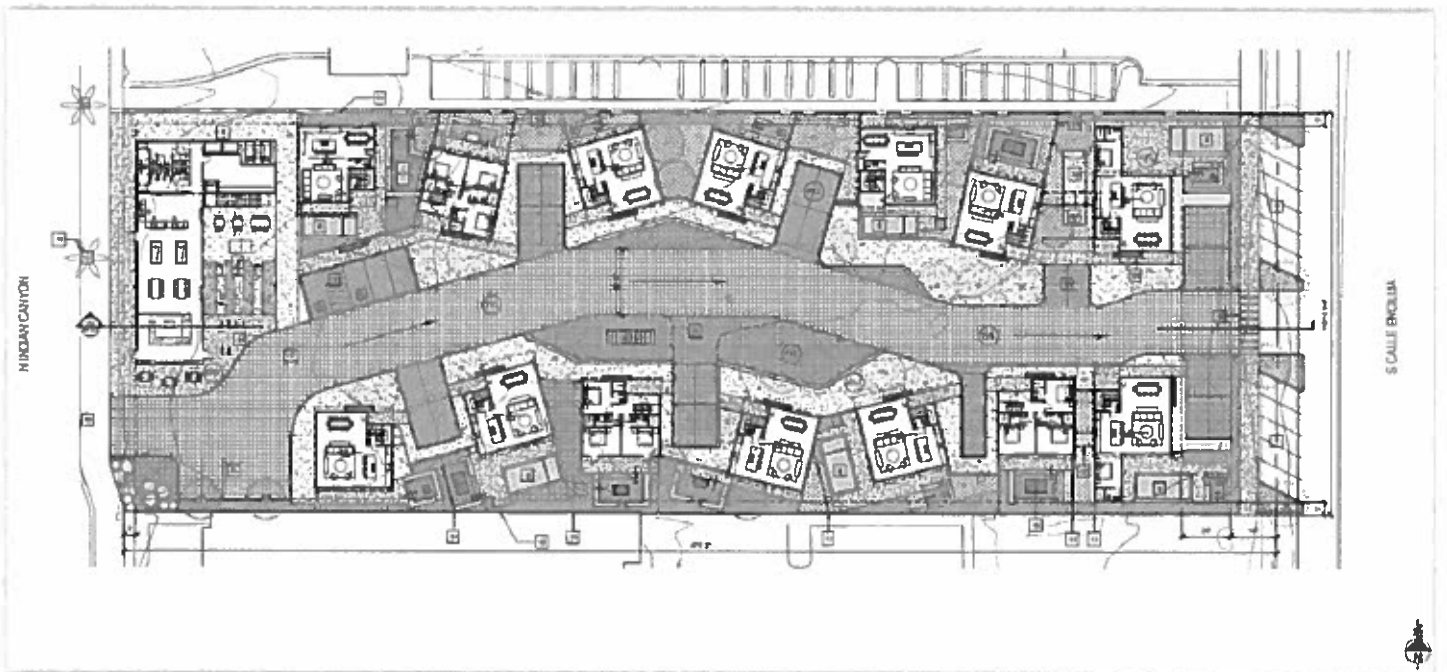
Attachments

Exhibits

Exhibit A
Location Map



Exhibit B
Site Plan



2621-2016-01 (E-B)
PALM SPRINGS AZOTEA BOUTIQUE HOTEL PARKING MANAGEMENT PLAN, City of Palm Springs

RK engineering
group, inc.

Tables

**Table 1
Palm Springs Azotea Boutique Hotel Projected Peak Parking Demand**

Peak Number of Employees ¹	Peak Number of Guests ²	Number of Guests per Unit (14 Units)	Guests per Unit with (ULI Modal Adjustment) ³	Vehicles Per Unit (2.5 People per Vehicle) ³	Total Number of Guest Vehicles	Employee Parking Required ⁴	Total Peak Parking Demand (Employee and Guest)	Number of Parking Spaces Available
6	120	8.57	6.60	2.64	37	5	42	43

Footnotes

¹ A total of seven (7) employees and one-hundred and twenty (120) guests are expected to be on-site during peak occupancy periods. Based on the ULI Shared Parking Methodology it is assumed that 23% will utilize an alternative mode of transit besides a single vehicle. Source: ULI Shared Parking Manual Second Edition.

² Representatives of the project assume that there will be 1.5 guests per room. (80 Rooms X 1.5 Guests = 120 Guests)

³ It is assumed that the resort hotel will have a vehicle occupancy rate of 2.5 persons per vehicle.

⁴ It is assumed that 90% of the employees will have to park their vehicle.

Appendices

Appendix A

City of Palm Springs Parking Requirements

Palm Springs Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[ZONING CODE](#)[Chapter 93.00 GENERAL CONDITIONS](#)**93.06.00 Off-street parking.**

A. Intent and Purpose.

1. These regulations are intended to create properly designed and integrated off-street parking areas, with adequate capacity, circulation and landscaping organized aesthetically to positively relate to the use or building being serviced.
2. "Off-street parking" means an area together with the required number of parking spaces and improvements thereon, as required by this section, for vehicle parking and maneuvering

necessary to serve particular land uses, irrespective of the zones in which they occur.

B. General Provisions.**1. Applicability.**

These standards shall apply:

- a. Upon construction of any main building;
- b. Upon establishment of any off-street parking;
- c. Upon alteration or enlargement of an existing building (including the addition of dwelling units or guest rooms or where the use is intensified by the addition of floor space or seating capacity).

2. a. Provision of Off-Street Parking.

Off-street parking required in connection with any existing building or use shall be provided so long as such building or use remains. Any off-street parking which is permitted but not required by this Zoning Code shall comply with all regulations herein.

- b. Nothing shall prohibit the employee of a particular use or building, for which off-street parking is being provided, from using such off-street parking.

3. Nonconforming Parking.

- a. Buildings or uses which have insufficient off-street parking per the requirements of this Zoning Code, shall not be expanded unless sufficient additional parking spaces can be provided in accordance with the standards of this Zoning Code. Existing parking shall be counted as meeting this requirement only if it is laid out in compliance with the standards at the time of its establishment.
- b. In the case where parking requirements for particular uses become equal to or more restrictive, those uses established prior to the change in parking requirements may be continued without providing additional parking, as long as there is no interruption of such use for a period greater than one hundred eighty (180) days.
- c. If such use is interrupted for a greater period, and the parking is nonconforming for such use, the planning commission may require reoccupation by a use which meets the intent of the current parking requirements or may grant continued nonconforming status according to Section 94.05.06.
- d. Where a use which is nonconforming according to the current parking standards is replaced by another type of use, such new use shall meet the intent of the current parking requirements.
- e. Exception.

Class I historic structures shall be exempt from the requirement to provide additional parking or pay in-lieu fees

for any new use allowed by the Zoning Code for the zone in which the Class 1 historic structure is located.

4. Computation of Required Off-Street Parking Spaces.

When computation of the required number of parking spaces results in a fractional parking space, one (1) additional parking space shall be required for one-half ($\frac{1}{2}$) or more fractional parking space and any fractional space less than one-half ($\frac{1}{2}$) of a parking space shall not be counted.

5. Location.

a. Single- or Multiple-family Dwellings and Hotels.

Parking facilities shall be located on the same lot or building site as the buildings they are required to serve.

b. Hospitals, Rest or Convalescent Homes, Boarding or Rooming Houses and Fraternity and Sorority Houses.

Parking facilities shall be located not more than one hundred fifty (150) feet from the building they are required to serve.

i. Exception.

When approved by the planning commission, hospitals may provide parking facilities more than one hundred fifty (150) feet from the building they are required to serve; provided that, an automatic parking gate or similar method of control approved by the commission shall be installed to insure that the parking lot will not be used by other developments in the area.

c. Other Uses.

Parking facilities shall be located not more than three hundred (300) feet from the building or use they are required to serve, except as follows:

i. Note.

Distances specified in subsections (B)(5)(a), (B)(5)(b) and (B)(5)(c) of this section shall be measured from the nearest point of the parking facility to the nearest point of the building or use served by such parking.

6. Mixed Uses or Occupancies.

In the case of mixed uses or occupancies, the total number of required off-street parking spaces shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities provided for one use shall not be considered as providing the required parking facilities for any other use, unless a joint use of parking facilities has been approved by the planning commission as specified in this section.

7. Joint Use of Off-Street Parking Facilities.

In the case of uses which operate at hours not coincident with adjacent uses, parking credit may be given for the use of those adjacent parking spaces under the following conditions:

- a. Sufficient evidence shall be presented to the director of planning and building demonstrating that no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed will exist;
- b. The credited space may not exceed the distance authorized in this section from the subject use;
- c. The spaces must be attributed to the user by a covenant running with the land from the owner designating the spaces and their hours of use to the subject use; or
- d. A lease agreement from the owner to the subject user specifying the spaces and their hours of use with a requirement to notify the city if the lease is broken.

8. a. In-Lieu Payments.

In the C-B-D zone, in-lieu of furnishing the parking spaces required by the provisions of this section, the parking

requirement or any portion thereof may be satisfied by the payment of such amount as may be prescribed by resolution of the city council, into the parking fund of the city prior to the issuance of a building permit. In-lieu parking may be used to satisfy requirements in other zones only if a parking district has been established to include the subject property.

b. Funds placed in the parking fund of the city, pursuant to the provisions of this section, shall be used and expended exclusively for the purpose of acquiring and developing off-street parking facilities, limited insofar as practicable to the general vicinity of the premises for which the in-lieu payments were made.

9. Uses Not Specified.

Where the parking requirement for a use is not specifically defined herein, the parking requirement for such use shall be determined by the planning commission in the manner set forth in Section 94.01.00; and such determination shall be based upon the requirement for the most comparable use specified herein.

10. Administrative Relief.

The director of planning and building may grant a reduction of width of required parking spaces by not more than six (6) inches and modification of other design standards subject to the finding that special circumstances would deprive the subject property of privileges enjoyed by other properties in the vicinity. Administrative relief from the number of parking spaces required by this section may be granted by the director of planning and building in the manner set forth in Section 94.06.01 (Minor modification).

11. Specific Parking Plan.

Economies in parking may be achieved by large or mixed use developments. The director of planning and building may approve a specific parking plan for these kinds of development under a land use permit.

C. Parking Design Standards.

1. Plot Layout Plan.

The layout plan of any proposed parking shall be completely dimensioned and shall include all of the informational requirements as set forth in the appropriate application forms.

In addition, the site plan shall indicate the following:

- a. School plot plans shall indicate: number of employees (including teachers and professional staff); number of students at ultimate enrollment; and square footage of assembly areas or number of seats;
- b. Plot plans for places of public assembly shall indicate, the number of seats in assembly area; or if no fixed seating, the total gross floor area of the assembly areas;
- c. Multiple-residential plot plans are to indicate the number of bedrooms in each unit as well as total number of units;
- d. Hospital plot plans shall indicate the number of beds and total gross floor area;
- e. Automotive repair shop plans are to indicate the number of service bays and number of hydraulic lifts;
- f. Restaurants, discotheques and cabarets are to indicate the square footage of area where the public is served and/or the amount of proposed seating.

2. Improvement of Parking Areas.

All parking areas shall be improved per city specifications as follows:

- a. Graded for Adequate Drainage.

All drainage flows shall be carried by concrete gutters or swales.

- b. The minimum pavement section shall be a minimum of two and one-half (2-1/2) inch asphalt concrete pavement over native soil, or equal. The pavement section shall be designed using “R” values, determined by a licensed soils engineer and submitted with the fine grading plan to the city engineer for approval.
- c. Parking stalls clearly delineated with a four (4) to six (6) inch stripe; “hairpin” or elongated “U” design; or other approved striping or stall delineation, except for single-family dwellings.
- d. Continuous six (6) inch concrete curbs installed to serve as wheel stops for cars, edging for planting areas, and protection for walls at entrances and exits, located no closer than five (5) feet from any building, hedge or fence, except for parking garages where a two (2) foot minimum protection space is required from the nose of the space to the face of the wall.

3. Landscape Treatment.

Landscaping shall be incorporated into the design of all off-street parking areas, including covered, decked or underground parking (but which may require special landscape treatment), as follows:

a. Parking Lot Shading.

Trees, of suitable eventual size, spread and climatic conditioning, shall be placed throughout the parking area to provide adequate shade for pedestrians and vehicles. Shade trees shall be placed so as to shade the following amount of the total parking area:

Parking Spaces Required	Percentage of Total Parking Area to be Shaded
5—24 spaces	30% minimum
25—49 spaces	40% minimum
50+ spaces	50% minimum

- i. Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years of age.
- ii. A shade plan shall be submitted with detailed landscaping plans, which shows canopies after fifteen (15) years growth to confirm the above percentages. Tree locations should not interfere with required lighting of public areas or parking areas.

b. Landscaped Planters and Perimeter Treatment.

Trees shall be placed in planters that must also include plant material such as groundcover or appropriate vines and screen shrubs. Boulders, gravel and the like, may be integrated with plant material into a well-conceived plan; berming or other aesthetic approaches integrating into the overall design are encouraged.

i. Alternative.

The planning commission may approve covered parking structures to be incorporated into the landscape shading for the purposes of providing equivalent shaded area.

c. Labeling the Plant Material.

A plant list shall be included giving the botanical and common names of the plants to be used.

d. Irrigation System.

An automatic irrigation system sufficient to sustain healthy planted areas shall be provided. Irrigation water shall be contained within property lines.

4. Lighting.

Parking lot lighting must be in accordance with Section 93.21.00, Outdoor lighting standards.

5. Bicycle Parking.

Bicycle racks or bicycle parking facilities may be required in any development submitted for architectural approval after the effective date of this Zoning Code. If required, the location and design of these facilities shall be shown on the site plan.

6. Tandem Parking.

Automobile parking so arranged as to require the moving of any vehicle in order to enter or leave any other stall shall be prohibited in any zone unless specifically approved by the director of planning and building.

7. Traffic Circulation Within Off-street Parking Areas.

Parking stalls, driveways, porte cocheres and landscape planters shall be arranged so that a free flow of vehicular traffic and adequate site clearances are permitted at all times. City standards and specifications relating to curve radii and similar maneuvering requirements shall apply.

8. On-site Turn-around.

Automobile parking so arranged as to require the backing of motor vehicles onto a major or secondary highway shall be prohibited in any zone.

9. Pedestrian Walkways.

Pedestrian walkways shall be provided between the parking area and the building or use being served.

10. Handicapped Parking Spaces (for all projects other than single-family residential development).

If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with this section and state and federal guidelines shall be provided according to the table below. These spaces need not be provided in the particular parking lot but may be provided in a different location, subject to Section 93.06.00(B) and approval by the director of planning and building, if equivalent or greater accessibility, cost and convenience is ensured.

Number of Parking Spaces Provided	Handicap Spaces Required
1—25 spaces	1 space
26—50 spaces	2 spaces
51—75 spaces	3 spaces
76—100 spaces	4 spaces
101—150 spaces	5 spaces
151-200 spaces	6 spaces
201—300 spaces	7 spaces
301—400 spaces	8 spaces
401—500 spaces	9 spaces
501—1000 spaces	2% of total
1001+ spaces	20, plus 1 for each 100 total spaces over 1000

At facilities providing medical care and other services for person with mobility impairments, parking space shall be provided according to the table above except as follows:

a. Outpatient Units and Facilities.

Ten (10) percent of the total number of parking spaces provided serving the unit or facility,

- b. Units and Facilities That Specialize in Treatment or Services for Person With Mobility Impairments.

Twenty (20) percent of the total number of parking spaces provided serving the unit or facility.

Individual spaces shall be nine (9) feet wide plus a five (5) foot walkway at the right side; two (2) spaces can share a common walkway. Ramp access shall be provided from the parking area to the interior walkway system. One (1) in every eight (8) accessible spaces, but not less than one (1), shall be served by an eight (8) foot walkway at the right side and shall be designated as "van accessible."

11. Controlled Access to Off-street Parking Areas.

Proposed off-street parking areas designed to control public access shall require planning commission approval upon recommendation from the fire and police departments and traffic engineer. Ingress and egress design should include vehicle maneuvering and "stacking" space to avoid internal and external traffic conflict.

12. Off-street Parking Adjacent to Streets.

Where parking areas front, side or rear on a street, there shall be a landscaped boarder of not less than ten (10) feet in depth, adjacent to the property line, and a decorative solid masonry wall and/or landscaped berm at least four (4) feet in height plus adequate landscaping shall be erected between the property line and the paved parking area, unless otherwise prescribed in this Zoning Code. Such wall or berming shall be reduced to thirty (30) inches in overall height within any corner cutoff area. (See Exhibit "B," found at the end of this section).

13. Off-street Parking Abutting Residential Zones.

Where parking areas side or rear directly on a residential zone, a solid masonry wall six (6) feet in height shall be installed on the property line, such wall shall be reduced to a maximum four and one-half (4 1/2) feet in height within the front or side front area of the adjacent property, and a landscape border not less than five (5) feet in width shall be installed between the wall and the paved parking area. (See Exhibit "C," found at the end of this section).

14. Off-street Parking Abutting Nonresidential Zones.

Where parking directly abuts a nonresidential zone, there shall be a five (5) foot landscape border adjacent to the property line. (See Exhibit "D," found at the end of this section).

15. Parking Bays.

Along local and collector streets in residential, commercial and industrial zones, parking may be provided in bays opening directly into the street, subject to the approval of the planning commission. The arrangement shall be developed in accordance with current city specifications and shall conform to the following standards (See Exhibit "E," found at the end of this section).

- a. Parking shall be installed at an angle of ninety (90) degrees with the street. Each stall shall be at least nine (9) feet wide and eighteen (18) feet deep, and entirely on private property.
- b. There shall be a landscaped area with a minimum width of nine (9) feet between each five (5) parking spaces in a parking bay.
- c. In the case of a corner lot, no bay shall be nearer than thirty (30) feet to the ultimate right-of-way lines of the intersecting local street. For intersecting streets other than local streets, no bay shall be nearer than one hundred (100) feet to the ultimate right-of-way of the intersecting major or secondary thoroughfare, and fifty (50) feet to the ultimate right-of-way line of the intersecting collector street. This dimension may be varied upon approval by the city traffic engineer where it can be determined there will not be a detrimental affect on public health, safety and welfare.
- d. No parking bay or driveway opening shall be installed closer than six (6) feet to any side or rear lot line.
- e. For residential and commercial zones, paving material shall be decorative paving, colored

and/or patterned to relate to the overall design.

f. For industrial zones paving material shall be six (6) inch concrete or asphalt concrete with minimum two and one-half (2 1/2) inch thickness.

g. A continuous six (6) inch concrete curb shall be installed to serve as a wheelstop, located no closer than five (5) feet from any building, wall or fence. Individual wheelstops shall be prohibited unless approved by the director of planning and building.

16. Underground, Decked and Covered Parking.

The minimum dimensions for underground, decked or covered parking shall be as required for uncovered surface area parking as specified throughout this section, except additional minimum dimensions may be necessary for specific circulation conditions resulting from underground or decked parking.

a. A level transition area between the street and a ramp serving underground or decked parking shall be provided for a distance which will provide adequate site distance at the street.

b. Landscaping shall be incorporated into parking structures to blend them into the environment. This shall include perimeter grade planting and rooftop landscaping as deemed appropriate by the planning commission.

17. Compact Car Parking.

Up to forty (40) percent of the total parking provided may be compact spaces, subject to planning commission approval. The first twenty (20) spaces of any proposal shall be standard sized spaces. Compact parking space dimensions shall be eight (8) feet by fifteen (15) feet (ninety (90) degree parking). Spaces shall be properly marked for compact cars only.

18. Drive-through Facilities.

Such facilities shall conform to the following regulations. Exceptions to these regulations may be permitted by the planning commission when existing on- or off-site conditions warrant alternative design solutions.

a. Safe on- and off-site traffic and pedestrian circulation shall be provided, including, but not limited to, traffic circulation which does not conflict with entering or exiting traffic to the site, parking or pedestrian movements.

b. A stacking area shall be provided for each service window or machine and shall provide a minimum of seven (7) tandem standing spaces inclusive of the vehicle being serviced. The standing spaces shall not extend into the public right-of-way nor interfere with any internal circulation patterns. Vehicles at service windows or machines shall be provided with a shade structure.

c. The drive-through facility shall be designed to integrate with existing or proposed structures, including roof lines, building materials, signage and landscaping.

d. Amplification equipment, lighting and location of drive-through elements and service windows shall be screened from public rights-of-way and adjacent properties.

D. Off-street Parking Requirements.

The number of off-street parking spaces required shall be no less than the following for all zones within the city of Palm Springs unless otherwise noted in this Zoning Code:

1. Automobile Rental Agencies.

One (1) space for each two hundred (200) square feet of gross floor area, plus one (1) storage parking space for each vehicle to be stored on the lot. (Number of storage spaces to be determined by the maximum number of vehicles to be stored at any one time.)

2. Automobile Service Stations.

Four (4) spaces plus four (4) spaces for each service bay. Exception: Stations with mini-marts shall provide parking at the rate of one (1) space for every two hundred (200) square feet of gross floor area within enclosed structures plus one (1) space for water/air dispensers, if provided.

Note: Submitted plans shall show the number of service bays and number of hydraulic lifts.

3. Banks, Savings and Loans, and Other Financial Institutions.

One (1) space for every two hundred (200) square feet of gross floor area. (For drive-through, see Section 93.06.00(C)(18)). Off-street parking spaces provided in the drive-through parking area may be considered as part of the required parking provision, at the discretion of the planning commission.

4. Bowling Alleys.

Five (5) spaces for each alley, plus two (2) for each billiard table, plus one (1) for each five (5) seats in any gallery.

5. Cabarets, Cocktail Lounges and Discotheques, as a Separate Use or Within a Restaurant.

One (1) space for every thirty-five (35) square feet of gross floor area where the public is served, or one (1) space for every three (3) seats.

6. Car Wash.

Four (4) spaces and stacking parking equal to five (5) times the capacity of the car wash; five (5) for every two (2) self-operated wash stalls.

7. C-B-D Zone (Central Business District) Parking Requirements.

a. Uses within the central business district (C-B-D) zone shall provide one (1) space for each three hundred (300) square feet of gross floor area where parking is to be provided on site at the time of development. Where "in-lieu" payments are used to satisfy parking requirements, then the parking requirement shall be at the ratio of one (1) space for each four hundred (400) square feet of gross floor area.

b. Mixed-use developments, which exceed twenty thousand (20,000) square feet of gross floor area, shall provide one (1) space for each three hundred twenty-five (325) square feet of gross floor area. Additional parking need not 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.

c. See Section 92.09.04(A) for requirements.

8. Convenience Markets, Supermarkets and Liquor Stores.

One (1) space for every two hundred (200) square feet of gross floor area.

9. Neighborhood Shopping Center (C-D-N) zone and community shopping center (C-S-C) zone uses.

One (1) space for each two hundred twenty-five (225) square feet of gross leasable floor area for all uses, including restaurants and theaters.

10. Furniture, Appliance Stores, Art Galleries and Interior Decorators.

One (1) space for every five hundred (500) square feet of gross floor area, but not less than five (5) spaces; and one (1) space for every company vehicles.

11. Game Courts.

Three (3) spaces for every one (1) court.

12. Golf Courses (full size) and Driving Ranges.

Six (6) spaces per hole plus the requirements for additional uses on the site; for driving ranges, one (1) space per tee, plus the requirements for additional uses on the site. Miniature golf, three (3) spaces per hole plus additional parking for ancillary commercial uses.

13. Gymnasiums and Health Studios.

One (1) space for each four hundred (400) square feet of gross floor area, plus one (1) for each employee.

14. Homes for the Aged, Sanitariums, Children's Homes, Asylums, Nursing and Convalescent Homes.

See Section 94.02.00(H)(7). One (1) space for each two (2) beds or one (1) space for each one thousand (1,000)

square feet of gross floor area, whichever provided the greater number, plus one (1) for each three (3) employees.

15. Hospitals.

Two (2) spaces for each bed, plus one (1) space for every vehicle owned and operated by the hospital.

16. Hotels and Clubs.

- a. There shall be provided one (1) garage, carport or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment.
- b. Establishments with more than fifty (50) guest rooms shall provide 0.75 garages/carports, or open parking space as an accessory for each guest room in excess of fifty (50).

Resort hotels and resort hotel complexes shall comply with the following additional standards:

- c. One (1) parking space shall be provided for every sixty (60) square feet of gross floor area of dining room, bar and dancing areas, and places where the public is served. As an alternative where seating can be determined, one (1) parking space for every five (5) seats shall be provided. An additional twenty (20) percent of the above required parking spaces shall be provided for the use of the employees.
- d. Commercial accessory uses shall provide one (1) parking space for each employee.
- e. Parking for the single largest places of public assembly only, such as auditoriums, exhibition halls, theaters, convention facilities, meeting rooms, and other places of public assembly (excluding foyers, corridors, restrooms, kitchens, storage, and other area not used for assembly of people) shall be based on the following standards:
 - i. Up to thirty (30) square feet of the single largest above ancillary facility may be provided per each guest room without providing additional parking.
 - ii. The single large public assembly floor area in excess of thirty (30) square feet per guest room shall provide off-street parking at the ratio of one (1) space for each thirty (30) square feet or one (1) space for each six seats if the seats are fixed.

17. Manufacturing and Industrial Uses (including open industrial uses).

One (1) space for each five hundred (500) square feet of gross floor area.

18. Mini-warehousing.

Self-storage or Dead Storage. A minimum of six (6) spaces per complex; additional parking to be as required by the director of planning and building. Where a caretaker's residence is provided, a minimum of two (2) parking spaces shall be provided for the exclusive use of such residence in addition to those required for the miniwarehouse function.

19. Mixed-use Developments (with a gross floor area exceeding twenty thousand (20,000) square feet, including retail but excepting the C-B-D zone).

One (1) space for each two hundred fifty (250) square feet of gross floor area. Additional parking need not 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.

20. Mortuaries and Funeral Homes.

One (1) space for each twenty (20) square feet of floor area of assembly rooms plus one (1) per employee, plus one (1) for each car owned by such establishments.

21. Motor Vehicle or Machinery Sales.

One (1) space for each eight hundred (800) square feet of gross floor area to be clearly delineated as public parking. Plus any parking required for repairs as specified in Section 93.06.00(D)(2).

22. Motor Vehicle Repair Shops.

Four (4) spaces for each service bay or lift or one (1) space per one hundred (100) square feet of gross floor area.

23. Plant Nurseries, Building Materials, Yards and Outdoor Display Sales.

One (1) space for every five hundred (500) square feet of gross floor area and/or outdoor display area, plus one (1) space for every company vehicle.

24. Offices, Nonmedical.

One (1) space for each two hundred (200) square feet of gross floor area for facilities up to ten thousand (10,000) square feet in floor area. Nonmedical offices with a floor area which exceeds ten thousand (10,000) square feet shall provide parking at one (1) space per two hundred fifty (250) square feet of gross floor area in excess of ten thousand (10,000) square feet.

25. Offices, Medical and Dental.

One (1) space for each one hundred fifty (150) square feet of gross floor area for facilities up to ten thousand (10,000) square feet in floor area. Medical and dental offices with a floor area which exceeds ten thousand (10,000) square feet shall provide parking at one (1) space per two hundred (200) square feet of gross floor area in excess of ten thousand (10,000) square feet.

26. Private Park and Recreation Uses.

One (1) space for every three persons based upon the approved capacity of the facility.

27. Public Park and Recreation Uses.

One (1) space for each eight thousand (8,000) square feet of active recreational area within a park or playground, plus one (1) space per acre of passive recreational area within a park or playground.

28. Places of Public Assembly.

Churches, auditoriums, exhibition halls, theatres, convention facilities, meeting rooms and other places of public assembly shall provide one (1) off-street parking space for every three (3) seats, if seats are fixed; one (1) space for each twenty-four (24) square feet of assembly area, which does not include foyer, corridors, restrooms, kitchens, storage and other areas not used for assembly of people. For churches, off-street parking shall be required for primary seating only.

a. Note.

Submitted plans shall show the number of seats in assembly area; or if no fixed seating, the total gross floor area of the assembly area.

29. Residential Uses.

Note.

Submitted plans shall show the number of bedrooms in each unit as well as total number of units.

a. Single-family Homes.

Two (2) spaces for each dwelling unit, within a garage or carport. Trellises, or other construction providing a seventy (70) percent shade factor, may be used.

b. Condominiums or Residences Within a Planned Development District (PD).

i. Primary parking (per unit) shall be required as follows:

(A) Studio and efficiency units	One (1) primary space
(B) One (1) bedroom unit	One and one-quarter (1 ¼) primary spaces

(C) Two (2) bedroom units	One and one-half (1 ½) primary spaces
(D) Three (3) or more bedrooms	Three-quarters (¾) primary space per bedroom
(E) Mobile home parks	Two (2) spaces per mobile site

ii. Guest Parking.

In addition to the primary parking required above, one (1) designated parking space per each four (4) units shall be provided for guest parking, except that mobile home parks shall provide designated guest parking at a rate of one (1) space per each seven (7) units, unless guest parking can be provided on a private street.

iii. Covered Parking.

(A) One (1) covered parking space shall be provided for each unit. Trellises providing a seventy (70) percent shade factor may be used.

(B) This requirement shall not apply to existing lots of record which are substandard in area or dimension requirements as established elsewhere in the Zoning Code.

c. Apartments.

Apartment uses shall have the same requirements as condominiums for primary parking and guest parking, except that covered or enclosed parking spaces are optional.

d. Rooming, Boarding and Fraternity Houses.

One (1) space for each sleeping room or one (1) space for each two (2) beds, whichever yields the greater number.

30. Restaurants (Freestanding).

One (1) space for each thirty-five (35) square feet of gross floor area where the public is served, or one (1) space for every three (3) seats.

a. Restaurants in Large Mixed-use Commercial Complexes.

Additional parking need not be provided for restaurants in mixed-use commercial complexes (commercial, office, retail) which have a gross floor area which exceeds twenty thousand (20,000) square feet; provided that, no more than twenty-five (25) of the total floor area of the whole complex is devoted to restaurant use.

b. Note.

Submitted plans shall show the square footage of area where the public is served and/or the amount of proposed seating.

31. Retail Stores Not Otherwise Specified Herein, Including Ice Cream Parlors and Donut Shops.

One (1) space for each three hundred (300) square feet of gross floor area.

32. Schools.

a. Day Nurseries.

One (1) space for each employee plus one (1) space for each five (5) children in attendance.

b. Elementary and Intermediate.

One (1) space for each employee.

c. High Schools.

One (1) space for each eight (8) enrolled students, plus one (1) space for each employee.

d. Colleges.

One (1) space for each three (3) enrolled daytime students, plus one (1) space for each employee.

e. Trade Schools and Business Colleges.

One (1) space for each one hundred fifty (150) square feet of gross floor area.

33. Self-service Laundries.

One (1) space for every three (3) machines.

34. Wholesaling and Warehousing.

One (1) space for each eight hundred (800) square feet of gross floor area, plus one (1) space for each company truck or motor vehicle.

E. Design Dimensions. The off-street parking area design criteria, as set forth as follows, exemplify minimum dimensions necessary for traffic circulation, ingress and egress, and public safety to and through parking areas, while setting aside ample open space to integrate landscaping, lighting and pedestrian design features into the plan to create an off-street parking area aesthetically complementary to the urban environment.

In order to allow for innovative designs to be explored, alternate designs may be considered and approved by the planning commission. While this provision is not intended to allow deviation from the minimums as set forth herein, it is to provide flexibility in the application and structuring of landscaping and related environmental elements.

The following parking lot dimensions shall apply to all parking lots constructed in accordance with this Zoning Code. In event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent buildings, or an irregular shaped parcel, administrative relief may be granted by the director of planning and building according to Section 93.06.00(B)(10) and Section 94.06.01 (Minor modifications).

Parking Dimensions—Ninety (90) Degree Angle (See Exhibit F-1 found at the end of this section).

1. Parking spaces shall be seventeen (17) feet deep (standard) and fifteen (15) feet deep (compact), except where nose-to-nose deep (see subsection E8 of this section).
2. Parking spaces shall be nine (9) feet wide (standard) and eight (8) feet wide (compact).
3. A driveway adjoining a double row of parking spaces shall be twenty-six (26) feet wide. Driveways adjoining a single row of spaces shall be twenty-four (24) feet wide.
4. Curbs shall be installed at a minimum of five (5) feet from face of walls, fences, buildings or other structures. This requirement excepts driveways that are not a part of the maneuvering area for parking.
5. Peripheral planting areas are required every ten (10) spaces. The planters shall have a minimum exterior width of nine (9) feet and provide at least six (6) foot minimum planting width.
6. Curbs shall be placed at a minimum of two feet from the face of walls, fences or buildings adjoining driveways which are not part of a maneuvering area. (See subsection E4 of this section where drive adjoins a maneuvering area).
7. Tree wells/median islands shall have a planting area of six (6) feet in diameter/width.
8. Nose-to-nose parking spaces shall be nineteen (19) feet long (standard) and seventeen (17) feet long (compact).
9. Cumulative dimensions.

(Deleted by Ord. 1300)

10. Driveway widths shall be twenty-four (24) feet minimum and constructed to city standards. The director of planning and building may require a wider driveway to accommodate needs.

11. First parking space shall be ten (10) feet minimum distance from property line adjacent to the street. The director of planning and building may require a greater distance.

- 12. Six (6) inch PCC curb and gutters shall be installed, except that six (6) inch PCC vertical curbs may be installed in lieu of curb and gutters if no drainage is carried along curb line. Where a six (6) inch PCC vertical curb is used, a two (2) foot wide concrete gutter section shall be installed along drainage lines. Individual wheelstops shall be prohibited unless approved by the director of planning and building.
- 13. Concrete walks with a minimum width of two (2) feet shall be installed adjacent to end parking spaces or end spaces may be increased to eleven (11) feet wide.
- 14. Curb radii shall be three (3) feet minimum.
- 15. One-way drives shall be fourteen (14) feet minimum wide. Two-way drives shall be twenty-four (24) feet minimum wide.
- 16. Cumulative dimension.

(Deleted by Ord. 1300)

- 17. Parallel parking spaces shall be eight (8) feet wide by twenty-four (24) feet long. The length may be reduced to eighteen (18) feet, if a six (6) foot separation (no parking area) is provided between every two (2) spaces.
- 18. Single-family covered parking spaces shall be ten (10) feet wide by twenty (20) feet long.
- 19. Handicapped Parking Spaces.

See subsection (C)(10) of Section 93.06.00.

Other dimensions as accepted by the Institute of Traffic Engineers may be approved by the director of planning and building or planning commission.

Aisle Width	Parking Angle (In Degrees) 30	Parking Angle (In Degrees) 45	Parking Angle (In Degrees) 60	Parking Angle (In Degrees) 75
One-way traffic	12'	14'	18'	20'
Two-way traffic	20'	21'	22'	22'

- * These dimensions are face-of-curb to face-of-curb for curb and gutter aisles, or edge of pavement to edge of pavement for strip paved aisles.
- * Nose-to-nose parking spaces shall be an additional two (2) feet in length.

Exhibit A

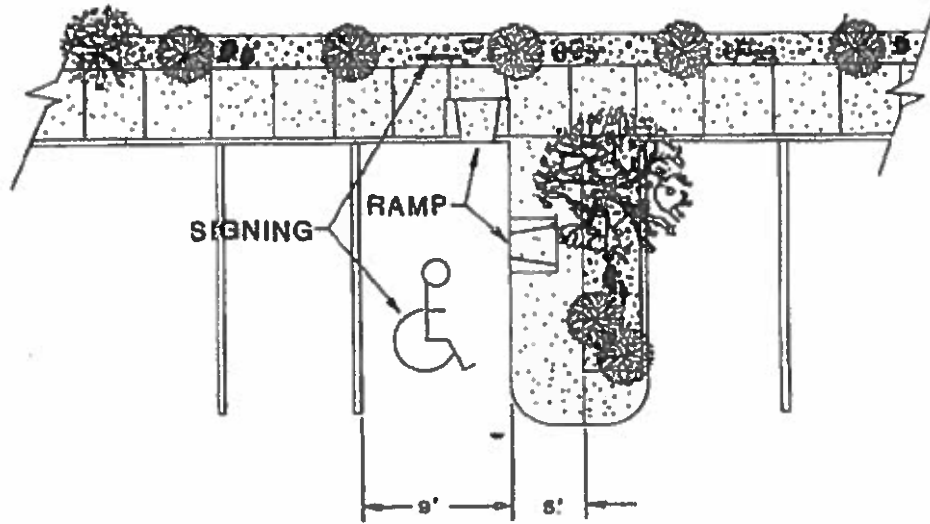


Exhibit B

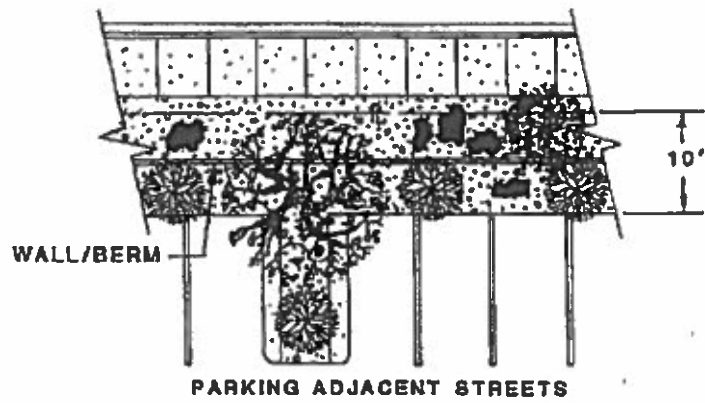


Exhibit C

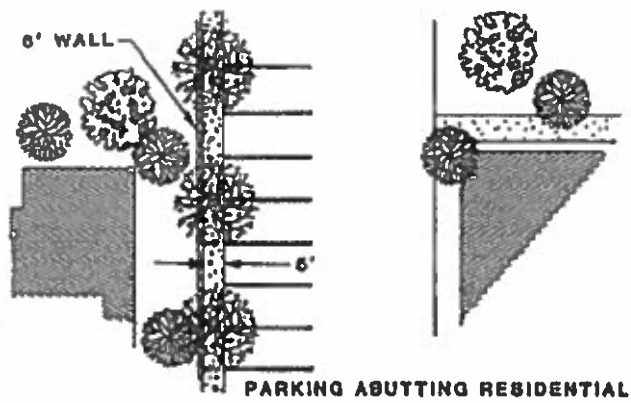


Exhibit D. Parking Abutting Non-Residential

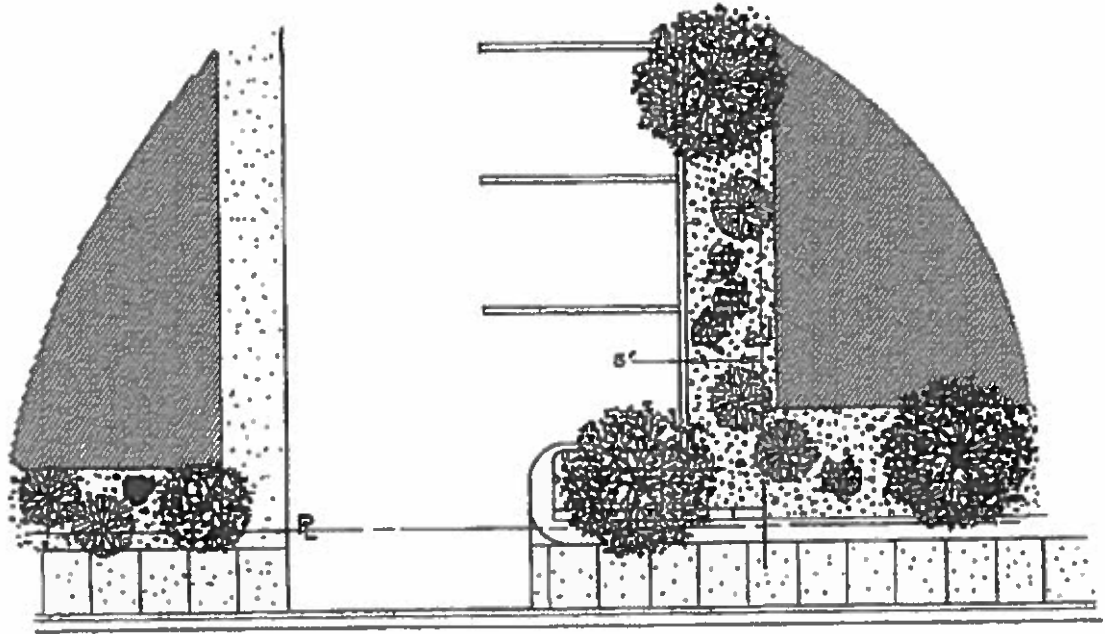
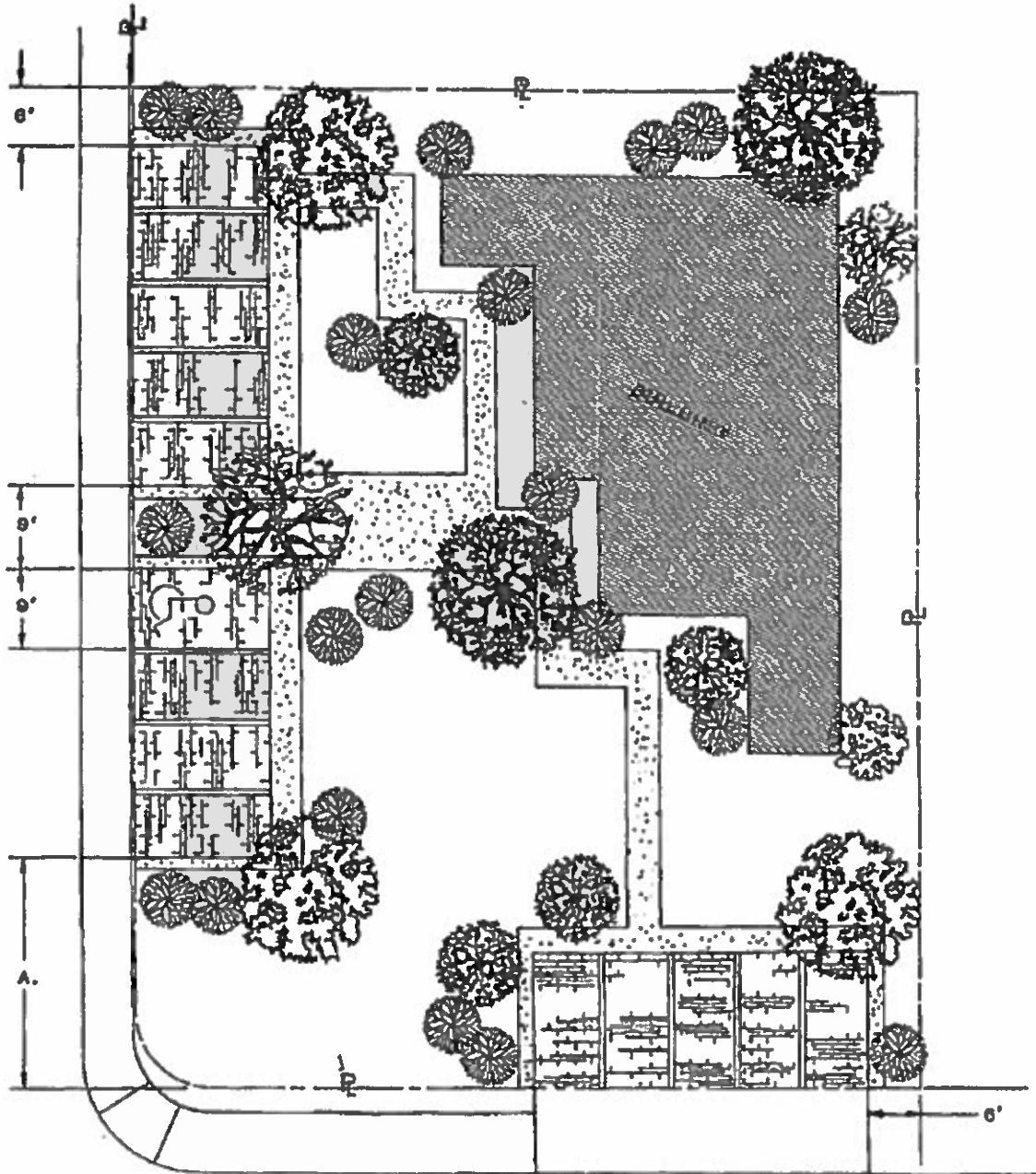
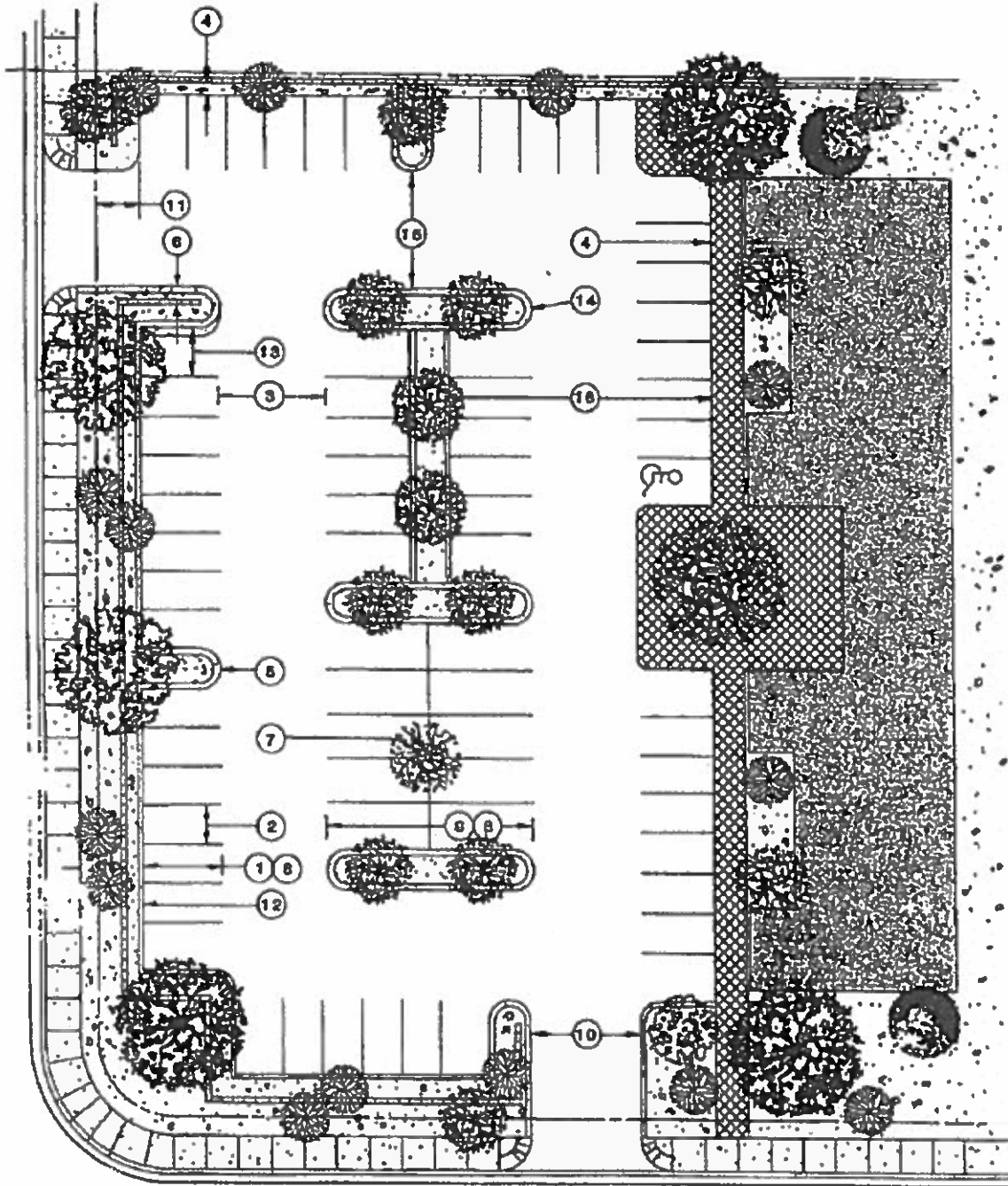


Exhibit E. Bay Parking



A. : 30' FROM LOCAL STREET
50' FROM COLLECTOR STREET
100' FROM SECONDARY OR MAJOR THOROUGHFARE

Exhibit F. Parking Design Dimensions

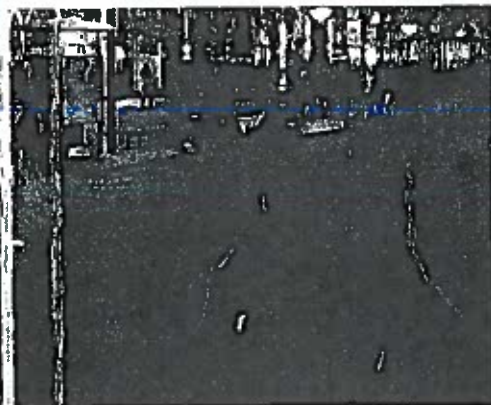
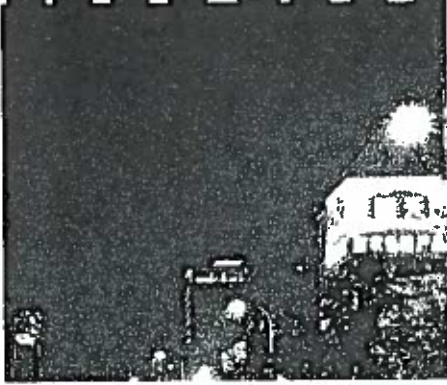
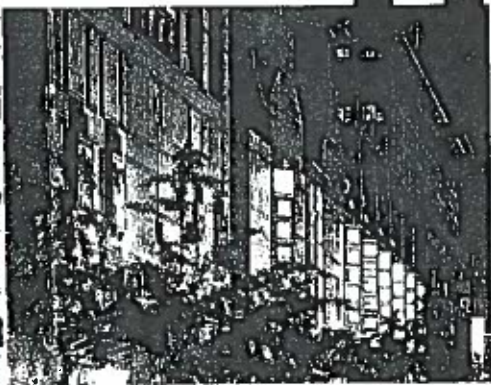


(Ord. 1840 § 1, 2014; Ord. 1590 §§ 15, 16, 2000; Ord. 1565, 1999; Ord. 1553, 1998; Ord. 1551, 1995; Ord. 1418, 1992; Ord. 1366, 1991; Ord. 1347, 1990; Ord. 1300, 1988; Ord. 1294, 1988)

Appendix B

Shared ULI Parking

SHARED PARKING



SECOND EDITION



 Urban Land
Institute


International Council
of Shopping Centers

could be modified for resort hotels, which have distinct tourist seasons. Suggested factors for hotels in climates that attract winter tourists are provided for resort hotels, but these may not be suitable for resorts in northern climates that only have summer seasons. Monthly factors for restaurants are the same as those for non-hotel-based restaurants, because the parking need is based on average patronage. The monthly factors for hotel convention centers are the same as those for freestanding convention centers.

The time-of-day factors developed in the 1988 study have been used for each component, with an additional set of factors for guest rooms at resort hotels to reflect the greater presence of vehicles there during the daytime. The time-of-day figures in *Parking Generation* reflect overall parking occupancy. To check the reasonableness of these factors, projections of parking accumulation for the average size of each component in each ITE subtype are shown in Table 4-17. Meeting and convention space were reported by seats rather than square feet were converted using 40 seats/ksf.

4-17 Hotel Parking Needs Projections Using Recommended Default Values

	Office Park		Full-Service		Airport		Business		Resort	
	WD	WE	WD	WE	WD	WE	WD	WE	WD	WE
	Salzman	Salzman	ITE Avg.	ITE Avg.	Salzman	Salzman	Suburban	Suburban	Resort	Resort
Rooms	300	300	350	350	300	300	130	130	450	450
Guest Room Mode Adjustment	66%	77%	66%	77%	54%	59%	66%	77%	66%	77%
Restaurant ksf	7,350	7,350	8,575	8,575	7,350	7,350	1,050	1,050	13,125	13,125
Percent Noncaptive	90%	30%	90%	30%	90%	30%	90%	30%	30%	30%
Mode Adjustment	70%	60%	70%	60%	70%	60%	70%	60%	60%	60%
Meeting Room ksf	7,000	7,000	—	—	7,000	7,000	1,310	1,310	—	—
Percent Noncaptive	60%	70%	60%	70%	60%	70%	60%	70%	60%	70%
Mode Adjustment	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention ksf	—	—	20,400	20,400	—	—	—	—	31,175	31,175
Percent Noncaptive	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Mode Adjustment	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Estimated Peak-Hour Demand	304	252	322	289	264	210	105	97	470	393
Peak Hour	9 p.m.	9 p.m.	Noon	9 a.m.	5 p.m.	9 p.m.	8 a.m.	8 a.m.	Noon	8 a.m.
Overall Ratio: Spaces per Room	1.0	0.8	0.9	0.8	0.9	0.7	0.8	0.7	1.0	0.9
ITE 85th Percentile	1.1	0.9	1.1	—	—	—	0.7	0.7	1.86	—

Notes

ksf = thousand sq ft.
 WD = Weekdays
 WE = Weekends

Appendix C

Multigenerational Family Traveler

FAMILY & MULTI-GENERATIONAL TRAVEL MARKET

Reference Guide

Family Travel Outlook

"Travel providers who embrace a new, broader definition of family travel can flourish in today's booming market." - Nancy Schretter, family travel expert and Travel Exchange speaker.

NTA's Leadership Role in Family & Multi-generational Travel?

"Family travel is a growing market for tour operators as families seek value and unique experiences in tour packages. The family vacation is becoming the new family dinner table: With our time-impooverished society, families need to make extra effort to spend quality time together. Family and multi-generational travel is one of the largest specialty markets that NTA tour operators serve."

- Lisa Simon, CTP, NTA president

Family Travel Facts

- 73% of all NTA members including tour operators, DMOs and suppliers are involved in the family travel market.
- 44% of all leisure travelers brought kids along on their trips. (Source: MMGY Portrait of American Travelers Survey)
- 22% of grandparents traveled with their grandchildren alone – no parents. (Source: MMGY Portrait of American Travelers Survey)
- Virtuoso ranks family and multi-generational travel as its No. 1 trend.
- 33% of cruise passengers sail with children. (Source: CLIA)
- Family travel accounts for 33% of the \$150 billion U.S. online travel market. (Sources: PhoCusWright, eMarketer and MMGY Global)
- In a Family Travel Network survey, readers said "making family memories" is the No. 1 reason for embarking on family trips.
- 40% of all active leisure travelers have taken at least one multi-generational trip (defined as a trip with three or more generations present) during the previous 12 months. Of these 20.8 million households, 40% have taken a leisure trip outside the continental United States. (Source: Preferred Hotel Group)
- Grandparents make up 26% of all leisure travelers in America and a third took at least one leisure trip with grandchildren last year. Over the next 18 years, 77,000,000 in the U.S. alone will turn 65. (Source: Preferred Hotel Group)
- "Desire to spend quality time together as a family" is the No. 1 factor influencing purchasing decisions of family travel clients. (Source: Ensemble Insights - 2013 Summer Family Travel)

Sources: Nancy Schretter 2013 Travel Exchange presentation and www.FamilyTravelNetwork.com

What to Know about Family Travel

What kids want when traveling differs by age according to Schretter:

- Ages 1-4: Sense and Sensibility – storytelling, fantasy and wonder
 - Ages 4-7: DIY Years – interactive, education and variety
 - Ages 8-11: Identity Quest – variety, education and interactive
 - Ages 12-17: The Thrill Years – thrills, authenticity and history
- Source: PGAV Destinations - The Art of the Family Vacation Study
- Young Adult: Connections – experiences, adventure, authenticity, making a difference
- Source: Nancy Schretter and www.FamilyTravelNetwork.com



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Lexington, KY 40509
800.682.8886 or +1.859.264.6540
www.NTAonline.com

FAMILY TRAVEL MARKET

Reference Guide

As Seen in Courier



[Q&A With Family Travel Expert, Nancy Schretter \(Jan 2013\)](#)

[Family travel stories also featured in....](#)

[NTA Trip Planner for Student Travel 2013–14](#)

[NTA Trip Planner for Student Travel 2012–13](#)

[NTA Trip Planner for Student Travel 2011–12](#)

For more information about NTA, please contact:



Kevin J. Wright

Director of Growth Markets

+1.859.264.6565 or kevin.wright@NTAstaff.com

Media Releases & NTA in the News

[Booming Family Travel is Hot Opportunity for Agents \(Feb 2013\)](#)

[NTA Holds First Forum for Family Travel, Adventure Travel \(Jan 2013\)](#)

[NTA's Travel Exchange Adds Plenty of 'New' to Proven Convention \(Oct 2012\)](#)

Travel Exchange Seminars, Forums & Presentations

All in the Family: [Audio](#) [PowerPoint](#) (2013)

Family Travel & Adventure Tourism Leaders Forum: [Audio](#) [PowerPoint](#) (2013)

Why Join NTA?

With members in more than 40 countries, NTA is the leading business-building association for travel professionals interested in the North American market—inbound, outbound and within the continent.

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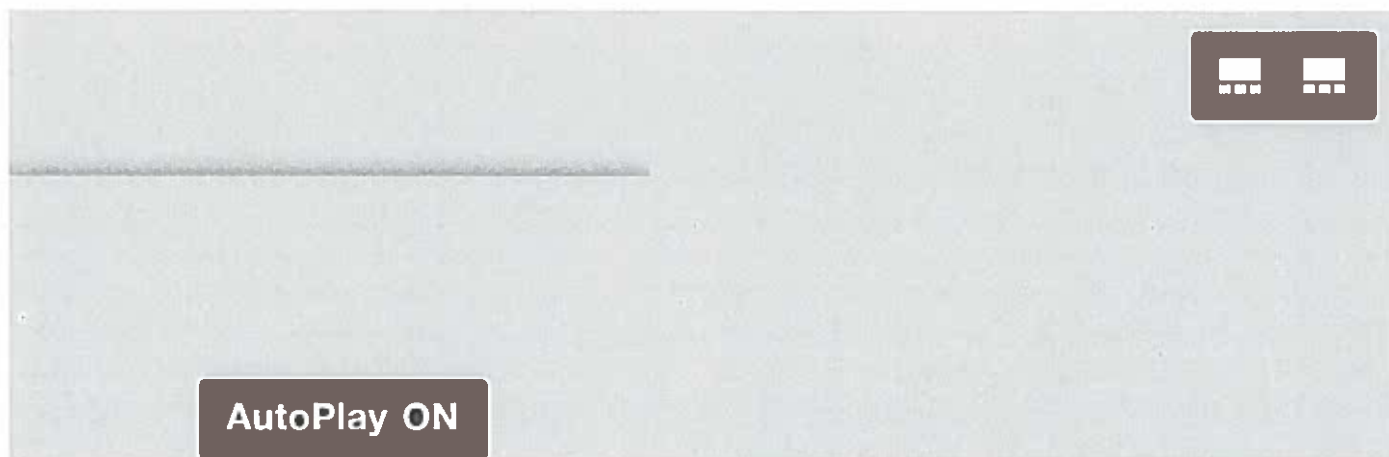
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Multigenerational Travel Reshaping Travel Industry

(<http://www.facebook.com/sharer.php?u=myfamilytravels.com/content/61922-multigenerational-travel-reshaping-travel-industry&t=myfamilytravels.com/content/61922-multigenerational-travel-reshaping-travel-industry>) (<http://twitter.com/share?url=myfamilytravels.com/content/61922-multigenerational-travel-reshaping-travel-industry&text=myfamilytravels.com/content/61922-multigenerational-travel-reshaping-travel-industry>) (<http://pinterest.com/pin/create/button/?url=myfamilytravels.com/content/61922-multigenerational-travel-reshaping-travel-industry&description=Family%20Travel%20Forum&media=>)

Author: Family Travel Forum Staff

Tags : FTF Media Room, Travel Trends





Dining is a big part of
Multigenerational Trips, which
often celebrate a life milestone.



"Elders First!" as Boomers with Family in Tow Top Leisure Travel Spending

(New York, September 10, 2014) With multigenerational travel up 30% over the past year, and senior-led groups spending an average of \$1,000 more per year than other travelers, the second **TMS Family Travel Summit** examined the opportunities and challenges of the multigenerational travel phenomenon.

Organized by **TMS Family Travel**(<http://www.tmsfamilytravel.com/>) and **Family Travel Consulting**(<http://www.familytravelconsulting.com/>), the Summit brought together 38 travel journalists, editors, publishers and marketers to hear the latest research, discuss travelers' needs, and determine marketing strategies for family groups led by retiring Boomers.

Jeffrey Eslinger, Director Account Services at **DK Shifflet and Associates**(<http://www.dksa.com/>) in McLean, VA, who defined multigenerational travel as a travel party comprised of at least one traveler over age 60 with at least one traveler under age 18 who resides in a different household, said:

- Multigenerational travel parties are big, averaging 4.95 travelers (v. 2.13 travelers for the leisure segment overall).
- Multigenerational travelers are busy, participating in more active activities in almost all categories, even visiting more theme parks.
- Multigenerational travelers have higher incomes (\$93,000 HHI) than other leisure travelers (\$81,000 HHI) and more leisure time.
- When grandparents arrange the trip, they most often pay (65%); when children and grandchildren organize, the adult children are most likely to pay (39%), with a third of traveling parties saying they share expenses.

Speakers representing other industry segments: **Linda Rutherford** of **Southwest Airlines**(<http://southwest.com/>), **AnneMarie Mathews** of **Norwegian Cruise**

Lines(<http://www.ncl.com/>), and **Jon Eichelberger** of the hotel metasearch engine **Trivago**(<http://www.trivago.com/>), presented trends and insights into two-generation (56.5% of the market) and three-generation (29.6%) travel parties found within their own markets.

Steve Cohen, V.P. Research & Insights for **MMGY Global**(<http://www.mmgyglobal.com/>), shared data on the multigenerational market culled from the 2014 "Travel Horizons" and "Portrait of American Travelers."

- Multigenerational travelers take an average 4 trips and spend \$1000+ per year more than leisure travelers.
- 70% of multigenerational travelers report children participate in travel planning; 66% say kids help decide where to travel and 50% where to stay.
- Multigenerational trips are often triggered by a special occasion, with 66% traveling to celebrate life milestones.
- The majority of multigenerational travelers visit online communities for travel advice, and more often than other leisure travelers.

Ten Insights from the TMS Family Travel attendees covering best practices and trends include:

1. Multigenerational Travelers are planning more trips and traveling more than general U.S. travelers.
2. This niche is potentially very lucrative because it involves multiple airfares, rooms, restaurant meals, and attraction tickets.
3. Today's grandparents are far more active than their parents, and destinations must design product that recognizes this.
5. Multigenerational travelers do their homework, searching up to 22 sites before confirming plans and booking.
5. Multigenerational travelers will "seize the moment" to travel together before children are grown, regardless of the economy.
6. There is great opportunity to attract multigenerational groups with preschoolers during the traditional, off peak spring and fall seasons.
7. Children are much more influential in planning trips, say 60% of parents and 66% of grandparents.
8. There is great variance in who pays for multigenerational trips, making it hard to target the right customers.
9. There is opportunity to market to Hispanics, African Americans, and international families who often travel in multigenerational groups.
10. Despite great opportunity in promoting travel to multigenerational families, the market is not well defined or understood.

###

About Family Travel Consulting

Family Travel Consulting(<http://www.familytravelconsulting.com/>) is the collaboration of Eileen Ogintz of Taking the Kids, the nationally syndicated travel column with millions of readers; and Kyle McCarthy of Family Travel Forum, the trusted vacation planning resource that's The Wall Street Journal's "Best for Grandparents" and a Forbes "Favorite FTC provides strategy, marketing, digital and social know-how to travel and family products, and hosts the TMS Family conference for media reaching the family vacation audience.

About TMS Family Travel

TMS Family Travel conferences(<http://www.tmsfamilytravel.com/>) bring you the latest in family travel trends, techniques, and technology. A division of Travel Media Showcase the annual tourism conference hosted by Convention & Visitors Bureaus throughout the United States, TMS Family Travel events are held at family friendly destinations and feature family travel experts, products, and brands. Both are produced by Joanne Vero, President of J. Vero & Associates (JVA), a Business Development firm which she established in 1994.

Note! This story was accurate when it was published. Please be sure to confirm all rates and details directly with the companies in question, and stay up to date with current events to ensure a safe and successful trip.

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OFF DUTY TRAVEL

The Multigenerational Family Vacation

More Americans are including children, grandparents and cousins on trips. In an age of special diets and gadget addictions, how to make sure your adventure isn't a road to ruin

By **SARA CLEMENCE**

Updated Nov. 8, 2014 8:35 p.m. ET

WHEN KATHLEEN DOYLE is on the road, she tends to seek out museum shows, opera performances and acclaimed restaurants. But during a three-week journey to Asia this year, she engaged in some far less refined activities—including zipping down the Great Wall of China on a toboggan.

BEN KIRCHNER

“Trust me, I would not have done that on my own,” said Ms. Doyle, chairman and CEO

of the auction house Doyle New York. But she was traveling with her daughter, son-in-law and their three sons, ages 10, 12 and 13—and that meant a very different kind of experience.

While some of us board airplanes and rent cars to escape relatives, many travelers are now vacationing with their extended families. For years, surveys have shown that “multigenerational travel” (trips involving at least three generations) is on the rise. According to a summer 2014 AAA poll, 36% of American families planned to take such a trip by mid-2015, up 4% from the year before. In its 2014 Luxe Report, Virtuoso, a network of high-end travel agencies, named multigenerational travel the biggest trend—for the fourth year in a row.

The biggest driver of all this togetherness, experts say: baby boomers with money and a hankering for meaningful experiences. “I think you’re seeing a desire to make moments count,” said Jason Guggenheim, the Boston Consulting Group’s global leader for lodging

and leisure. “Travel is often a way to do that.” Others see the boomers as more intrepid and able-bodied than their predecessors. “They tend to be more fit and active than, say, my grandparents,” said Carol Austin, co-founder of Montana-based travel outfitter Austin Adventures.

WSJ Radio

Sara Clemence tells WSJ's Tom Ortuso what you can do to have a multi-generational vacation go smoothly.



Group holidays are more accessible than ever. “You’ve seen real travel costs go down over generations,” Mr. Guggenheim pointed out. Thirty years ago, renting a villa in Tuscany involved wire transfers, expensive

international phone calls and a heap of trust that you weren’t booking a rotted-out barn. Today you can browse reviews on your phone, share them with cousins and pay via credit card.

All of which is great—if your family has no sibling rivalries, religious differences, out-of-control children or overanxious grandparents. For the rest of us, planning a multigenerational vacation might seem like a direct route to voluntary commitment—or, at least, a screaming match with in-laws.

But travel experts (and real people) say you can do it without losing your mind. And you don’t need to be relegated to routine Caribbean cruises or mouse-riddled theme parks. The multi-gen crowd is embarking on more adventurous, culturally inclined escapes—like touring Europe or going on safari in Africa.

“In the past, often you’d go to a big resort and...the grandparents would watch the kids play in the water,” said Melissa Biggs Bradley, founder and CEO of upscale travel company Indagare, which organized Ms. Doyle’s China trip. “In the last couple of years we’ve seen almost 90% of multigenerational trips have an emphasis on, ‘I’m going to be the global guide for my grandchild.’ ”

Here’s how to keep everyone happy and stay sane yourself.

Take Charge (Mostly)

Sometimes, it’s important to solicit lots of ideas and build total consensus on plans. This is not one of those times.

“One family really wants to go on a boat, another really wants to go on a hiking trip,” Ms. Biggs Bradley said. “You end up having sibling squabbling and parents who feel like they

are back to having teenagers again.”

TRIP TIPS: THREE SOLUTIONS FOR SOURCES OF FAMILY FRICTION

THE HITCH: Tech-addicted kids

The Fix: Look for a location that offers tons of hard-to-resist activities—kayaking, horseback riding, arts and crafts. At the start of the trip, establish gadget-free zones and times.

THE HITCH: Special diets

The Fix: Rent a house with a chef who will plan menus, shop and cook. Or, choose a cruise or resort with a number of dining options.

THE HITCH: Loud sleepers

The Fix: Seek out a property with a separate space—like a guest cottage—for outliers like snorers, newlyweds or parents whose infants are up all night.

Come up with two or three options—taking into consideration everyone’s ages, interests and limitations—and put them up for a vote. Or, if you’re paying, just set the agenda and ask who wants to come.

But, as Kim Gorsuch learned from a trip to Buenos Aires several years ago, make sure you’re not *too* in charge.

Ms. Gorsuch, the Austin, Texas-based founder of Weeva, which lets users compile stories and photos from different sources into books, was staying at a hotel with her husband, two children and parents, who were happy to let her lead the way. One afternoon, the family took two separate taxis to a tango spot—which Ms. Gorsuch and her husband were unable to find. Her parents didn’t know the hotel’s name or address. Nobody had cellphone service.

Ms. Gorsuch’s parents found their way back—three hours later. It makes things simpler to have one decision maker, but ensure everyone else is clued in.

Plan Ahead. Way Ahead.

It can be hard to herd all your relatives together for a trip. “You’re dealing with three

generations of calendars,” said Ms. Biggs Bradley. “There are school schedules, commitments in the summertime. How do you find those two weeks when someone doesn’t have a lacrosse tournament?”

Most families can go away over the winter holidays and in early June, after school ends and before summer programs begin. But those times also tend to be very busy for travel destinations—and in the case of a multigenerational escape, you’ll be looking for swaths of free rooms or entire villas. Everyone will also need to book transportation. So start planning a year or more in advance, if you can.

Pick Your Happy Place

It’s a big world—and there are a lot of factors to take into account when settling on where to take your family.

HOMES AWAY: BEST VILLAS FOR THE WHOLE FAMILY »

These villas can fit the whole clan—and come with views, pools and, in some cases, private chefs

FAMILY-FRIENDLY RESORTS »

All-in-one escapes that appeal to children and adults alike

“You really have to look at how people are going to get there,” said Lucretia Marmon, a retired journalist who has

organized several trips for her extended clan, which now includes babies and the over-75 set, and is scattered around the globe. One of her most successful trips involved renting a beach house a few hours from her own home outside Washington, D.C. “They could all come [to D.C.] and just load into cars,” she said.

Also consider the type of destination, keeping in mind what everyone likes (or is able) to do. Grandparents don’t necessarily want to watch the kids while the rest of the group goes skiing. Small children can only tolerate museums for so long.

“You want a place where young kids can be really active but older people can be really comfortable,” said Ms. Biggs Bradley.

Though often maligned, cruises offer an abundance of activities and dining options, let families be on the move without having to pack and unpack, and often have child care.

They don't have to have humdrum itineraries, either—trips to the Galápagos Islands and Turkey can easily include boats, said Ms. Biggs Bradley.

Ms. Austin, of Austin Adventures, suggests Costa Rica as an international destination; it's in the same time zone as Chicago, and has excellent beaches and tons of wildlife-viewing opportunities. Rent a villa in the Italian countryside or south of France and you can combine fantastic food, charming towns, cultural excursions and outdoor activities.

Make Accommodations

When looking at lodging options, two important considerations are budget and family must-haves.

“If a daily spa treatment is of key importance, a villa is not going to be the right solution,” said George Morgan-Grenville, CEO of bespoke travel agency Red Savannah. “If you need a fully equipped gym, a hotel is probably going to be the answer.”

For Ms. Doyle's trip to China, for instance, it was imperative that every hotel have a pool. “We knew it was going to be hot, we knew we were going to be jet-lagged,” she said. “We needed breaks in the day without just having the kids on their iPads.”

Some might shy away from villas—or, in less fancy terms, vacation rentals—because they can seem expensive. But a \$20,000-a-week property might end up being a comparative bargain if it can sleep 15; that comes out to roughly \$200 a night per person. Other advantages include privacy and the possibility of dedicated staff.

Arranging a happy house isn't just about counting heads and beds, however. If relatives have trouble navigating stairs, you'll want to look at single-story properties. When several parties are sharing costs, it helps to have what Red Savannah calls “multiple democratic bedrooms”—quarters of comparable size and quality, so nobody feels shortchanged.

“We look for places that have large dining areas,” Mr. Morgan-Grenville said. Some houses can sleep, but not seat, a dozen guests. “And what's really important is lots of hidden spaces—places where you can go and read a book after lunch or play Scrabble.”

Avert Food Fights

Nothing screams “conflict potential” like trying to choose a restaurant that will make 12 people happy—or settling on who's going to cook and clean up. And, chances are that at least one member of your group has dietary restrictions. By some estimates, about 5% of

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- Jason Gay on Multigenerational Family Travel (<http://online.wsj.com/articles/floating-like-a-happy-skinny-manatee-in-the-bahamas-1415392557?tesla=y>)

population is vegetarian. According to market research firm the NPD Group, in 2013 nearly a third of Americans said they were trying to avoid gluten. And then there are the plain old picky eaters.

Larger resorts and cruise ships tend to offer many dining options; if that's still a challenge, gather for just one meal a day.

Years of planning getaways taught Ms. Marmon to assign cooking teams for each night of the trip. "Put the non-cooks with people who can cook," she said. "Everyone had to cook twice."

Or, you can make meals someone else's problem. Many high-end rentals come with chefs; if yours doesn't, you can hire one to handle planning, shopping, cooking and cleaning. Sound extravagant? Mr. Morgan-Grenville rented a villa for his family that included a chef, and estimates that it came out to about \$25 a person per day.

Get Creative with Kids

The first time Ms. Doyle took her children to Paris, they went to the Louvre. Cue the groans. Don't worry, she told them—they'd only visit one painting. "Of course, to get to the 'Mona Lisa' you have to go through about 100 rooms," Ms. Doyle chuckled.

MORE TRAVELING WITH CHILDREN

- Traveling to Beijing With Kids (<http://online.wsj.com/articles/SB10001424052702304831304579544093159238778>)
- How to Take Children on an African Safari (<http://online.wsj.com/articles/how-to-take-children-on-an-african-safari-1404415439?tesla=y>)
- A Percy Jackson-Inspired Family Trip to Greece (<http://online.wsj.com/articles/a-percy-jackson-inspired-family-trip-to-greece-1405706218?tesla=y>)
- Exploring Paris Through Children's Books (<http://online.wsj.com/articles/SB10001424052702303360504577412481411822056>)

Traveling with a gaggle of children has its upsides—they have plenty of playmates, and older kids can (theoretically) help with younger ones. But given the potential for drama, it pays to discuss expectations in advance, and to be creative about avoiding problems.

Before their China trip, Ms. Doyle's son-in-law drew up a contract for his sons. One clause: "I am a New Yorker and New Yorkers walk. I will walk whenever it is required." Another promised that there would be fun every day—but not every moment of the day.

Ms. Marmon thought quickly when she arrived at a beach rental filled with objects that the children were liable to break. "I took a picture of each room, then I picked up every piece of pottery and art and put it in the office and closed the door," she said.

The last day, she put everything back. The property ended up being an ideal fit for her family. "I want that house again!" she said.

MORE ADVENTURE & TRAVEL

- [A Passport to Guatemala's Mayan Past \(http://online.wsj.com/articles/a-passport-to-guatemalas-mayan-past-1414778133\)](http://online.wsj.com/articles/a-passport-to-guatemalas-mayan-past-1414778133)
- [At the Maasai Olympics, Leaps Take the Place of Lions \(http://online.wsj.com/articles/at-the-maasai-olympics-leaps-take-the-place-of-lion-killings-1415300961?tesla=y\)](http://online.wsj.com/articles/at-the-maasai-olympics-leaps-take-the-place-of-lion-killings-1415300961?tesla=y)
- [A Drive Back Through Time in Germany's Black Forest \(http://online.wsj.com/articles/a-drive-back-through-time-in-germanys-black-forest-1414001047?tesla=y\)](http://online.wsj.com/articles/a-drive-back-through-time-in-germanys-black-forest-1414001047?tesla=y)

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Anthony Weiner, Already a Scandal Veteran, Faces Hardest Hit Yet

HOUSE CALL

Sully Sullenberger’s Serene Texas Home

HEALTH JOURNAL

Stem-Cell Treatments Become More Available, and Face More Scrutiny

ELECTION 2016

Donald Trump’s Unorthodoxy Extends to Spending

KEYWORDS

Why Electric Cars Will Be Here Sooner Than You Think

TRICKS OF THE TRADE

Family Vacation: The Business Trip

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Appendix D

Palm Springs Buzz Route

Route



Need help finding Perks around town? View the [BUZZ Perk Map!](#)

FULL-SIZE MAP
Click here!

LEGEND

- # ALL TIMES
- # NOT ON THURSDAY
- # THURSDAY ONLY

VIA ESCUELA TO SMOKETREE
11 am - 1 pm, Thu - Sat
Every 15 minutes **FREE!**

1 N INDIAN/VISTA CHINO	11 EPC/ALEJO	21 EPC/MESQUITE	31 VIA ESCUELA/RPC
2 EPC/VEREDA BRITTE	12 EPC/ARAMO	22 S INDIAN/CAMINO PARECIELA	32 CALLE ESCUELA/RPC
3 EPC/VIA LILA	13 EPC/TANQUITZ	23 S INDIAN/RAMON	33 TAMARISK/N INDIAN
4 EPC/EL ALAMEDA	14 EPC/ARENAS	24 S INDIAN/SARISTO	34 VIA ESCUELA/EPC
5 EPC/MOJITO	15 S TANQUITZ DR	25 S INDIAN/ARENAS	
6 EPC/ALEJO	16 EPC/CAMINO REAL	26 EPC/ARENILLA	
7 EPC/ARAMO	17 SMOKE TREE	27 EPC/BERMUDA PL	
8 EPC/TANQUITZ	18 EPC/SERRERA	28 EPC/TACHEVAH	
9 EPC/ARENAS	19 EPC/SERRERA	29 EPC/CAMINO MONTE VISTA	
10 S TANQUITZ DR	20 EPC/INDIAN TRAIL	30 YPO EPC	

RPC = NORTH PALM CANYON EPC = SOUTH PALM CANYON EPC = EAST PALM CANYON



VIA ESCUELA TO SMOKETREE
11 am - 1 am, Thu - Sun
Every 15 minutes
FREE!

© City of Palm Springs | Site Design by SMLZ

4. HOME PARTNERS REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT 14-UNIT HOTEL VILLAS, A BANQUET HALL AND CAFE AT AN UNDEVELOPED 1.8-ACRE PARCEL LOCATED AT 282 SOUTH INDIAN 6 CANYON DRIVE, ZONE LSC/C-1AA & C-2, SECTION 14 (CASE NOS. 5.1396-CUP / 3.3965-MAJ). (ER)

Principal Planner Robertson presented an overview of the proposed 14-unit hotel as outlined in the staff memorandum.

Member Rotman asked for clarification on the parking requirement per the zoning code.

Member Song questioned if having the five and six bedrooms assumes that large families will rent out the units.

Member Secoy-Jensen questioned the dimensions of driveway length before the first parking space.

PHILIP BATES, Home Partners, principal, explained the company's concept targets multi-generational families, corporate, wedding parties and groups of friends. He said the parking is different because groups are largely arriving together in one vehicle as opposed to the business traveler in one car.

BARBARA BESTOR, architect, provided details on the architectural design, materials, site plan and rooftop pools.

Member Song had the following technical questions:

- Details of the plaster finish.
- Details of the recessed windows vs. flush windows.
- Is the roof drain internal? (yes.)
- Design of parking.
- Size of landscape materials.
- Design of banquet building from the street side.

Member Secoy-Jensen noted concern about the length of the driveway throat depth; direction of angled parking on Calle Encilia; do units have to be ADA compliant? (and location of ADA parking stalls).

Vice-Chair Cassady asked if the units could be divided. (no)

Member Rotman thinks it's a fascinating concept and said he noticed sky bridges in the drawings (the last two units - is an option not set); function of banquet hall, loading space for food service.

Chair Fredricks requested a description of the perimeter wall and plantings at the Calle Encilia side.

Comments:

Member Secoy-Jensen said it's a creative solution to a design problem especially with a long narrow lot like this. She said that there are a lot of logistics to resolve but trusts that the applicant is creative and they can take it to the next step. She supports the project.

Member Song supports the project but the windows have to be recessed, the trees have to be large to shade the building and ensure that the paving on the central street distinguishes cars from pedestrians.

Vice-Chair Cassady concurs with the other comments and likes the idea of using the central courtyard for events; however, he suggested delineating traffic from pedestrians by using pavers and not concrete. He supports the project and thinks they will find that a pedestrian gate on Calle Encilia will be very helpful and to expect 1 car per occupant - a parking study is important.

Member Rotman said a loading space for the banquet hall needs to be looked at.

Chair Fredricks noted concern with: the landscaping, a parking study and a variation of tree sizes. He spoke in support of the project.

M/S/C (Fredricks/Cassady, 6-0-2 absent Lockyer, Purnel) Approve, as submitted.

~~5 SHIELDS RESIDENTIAL FOR A MINOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 804.7 SQUARE-FOOT ADDITION TO AN EXISTING 2,114 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, ESTABLISH A 771.6 SQUARE-FOOT ACCESSORY SECOND DWELLING UNIT AND A 425.1 SQUARE-FOOT TWO-CAR GARAGE ON A MAJOR THOROUGHFARE AT 1579 SOUTH SUNRISE WAY, ZONE R-1-C (CASE NO. 3.1255 MAA). (NK)~~

Assistant Planner Kikuchi presented an overview of the proposed project.

STEVEN SHIELDS, applicant, provided details on the proposed addition.

Member Song said the solar panels do not need to be screened; and would prefer a pitched roof at the garage.

Member Secoy questioned what is the garage door material (metal); and what is the material of the addition? (match existing)



PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL APR: 03 09 04
ALLOTMENT HQ P6-81A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO COUNTY AND MICHIGAN
ARCHITECT
BESTOR ARCHITECTURE 1026 GLENDALE BLVD LOS ANGELES CA 90024 T 323 998 5289 F 323 998 2414 HP www.bestorarchitecture.com
CIVIL ENGINEER
MSA CONSULTING, INC. 3429 BOB HOPE DRIVE RANCHO VILLAGES CA 92715 T 714 238 8117 F 714 231 7383 HQ RanchoVillages.com
LIGHTING DESIGN
KGM, INC. 2742ND CIRCLE EL SEGUINDO CA 92546 T 714 922 2701 HP www.kgmgroup.com
CONSULTANTS
KEY PLAN
SUBMISSION RECORD
01 - MSA P06 APR 08 10 10
02 - GAA 08 01 10
SCALE N.T.S.
DRAWING TITLE
PERSPECTIVE
SHEET NO.
G003.1



PROJECT NAME

PALM SPRINGS SOUTHWEST HOTEL
 APN: 021-054
 ALLOTMENT NO P841A, LOT 41 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 4 EAST, SAN BERNARDINO
 BASIN AND MERIDIAN

ARCHITECT

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CIVIL ENGINEER:

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 info@msacorp.com

LIGHTING DESIGN:

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 278 CAROL ORACLE
 B. BEAUMONT CA 92608
 T 949 262 2100
 info@kimgroup.com

CONSULTANTS:

KEY PLAN



SUBMISSION RECORD:

01 MAA PRE APP 08 14 18
 02 MAA 08 07 18

SCALE N.T.S.

DRAWING TITLE

PERSPECTIVE

SHEET NO

G003.2



PROJECT NAME:

PALM SPRINGS BOUTIQUE HOTEL
 APR. 108 - 109 - 014
 ALLOTMENT NO. PS-614 LOT 46 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 BASIN AND MERIDIAN

ARCHITECT:

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 ARCHITECTURE**
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CIVIL ENGINEER:

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 http://www.msaconsulting.com

LIGHTING DESIGN:

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 279 CAROL CIRCLE
 RANCHO SANTA ANITA CA 92709
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 http://www.kgm-lighting.com

CONSULTANTS:

KEY PLAN:



SUBMISSION RECORD:

01	PLAN PRELIM	02 15 10
02	PLAN	08 01 10

SCALE N.T.S.

DRAWING TITLE:

PERSPECTIVE

SHEET NO:

G003.3



A



B



C



D



E



F



G



H



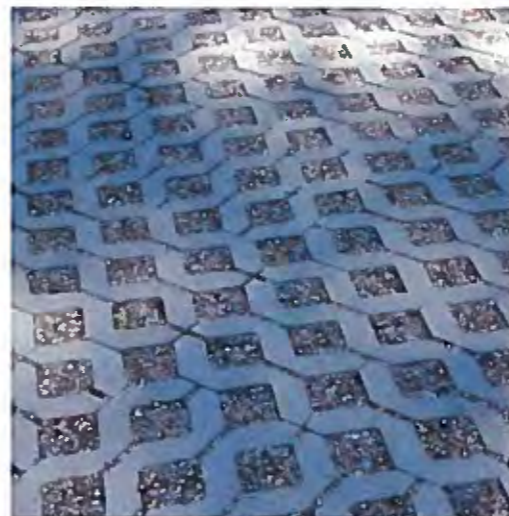
I



J



K



L

IMAGE REFERENCE LEGEND

ARCHITECTURAL MATERIALS

- A** WHITE PLASTER
MATERIAL TAG: PL1
- B** BOARD FORMED CONCRETE
MATERIAL TAG: CO1
- C** STONE WALL
MATERIAL TAG: S1
- D** STONE WALL
MATERIAL TAG: S1
- E** ANODIZED WINDOW FRAME, NATURAL COLOR
MATERIAL TAG: G2
- F** ANODIZED WINDOW FRAME
MATERIAL TAG: G2
- G** WOOD TILE INLAY
MATERIAL TAG: W1
- H** GLASS RAILING @ BALCONIES
MATERIAL TAG: G1

SITE MATERIALS

- I** SCORED INTEGRAL COLORED CONCRETE
TOP CAST FINISH, VEHICULAR RATED
MATERIAL TAG: CP2
- J** SEEDED INTEGRAL COLORED CONCRETE
MATERIAL TAG: CP1
- K** NATIVE COLORED AGGREGATE AND
DECOMPOSED GRANITE
MATERIAL TAG: DG1, DG2
- L** CONCRETE PERMIABLE PAVERS
VEHICULAR & PEDESTRIAN RATED
MATERIAL TAG: PV1, PV2

PROJECT NAME

PHILIP SPINER'S BOUTIQUE HOTEL
APRIL 2017 2021-2024
ALLOTMENT NO. P-81A, LOT 45 OF
THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SAN BERNARDINO
COUNTY, CALIFORNIA

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http://www.msaconsulting.com

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http://www.kgmgroup.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD

BY: MAA PREP APP. 06/10/10
BY: MAA 06/01/10

SCALE: N.T.S.

DRAWING TITLE

MATERIALS

SHEET NO.

G004

PALM SPRINGS BOUTIQUE HOTEL
 APN: 508 083 001
 ALLOTMENT NO. P9-41A (LOT 43 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY CALIFORNIA)

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CIVIL ENGINEER
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 100 Photos: msacollins.com

LIGHTING DESIGN
KGM, INC.
 275 CAROL DR. CIRCLE
 EL STANISLAO CA 94304
 T 714 922 2765
 100 Photos: kglm.com

CONSULTANTS

KEY PLAN



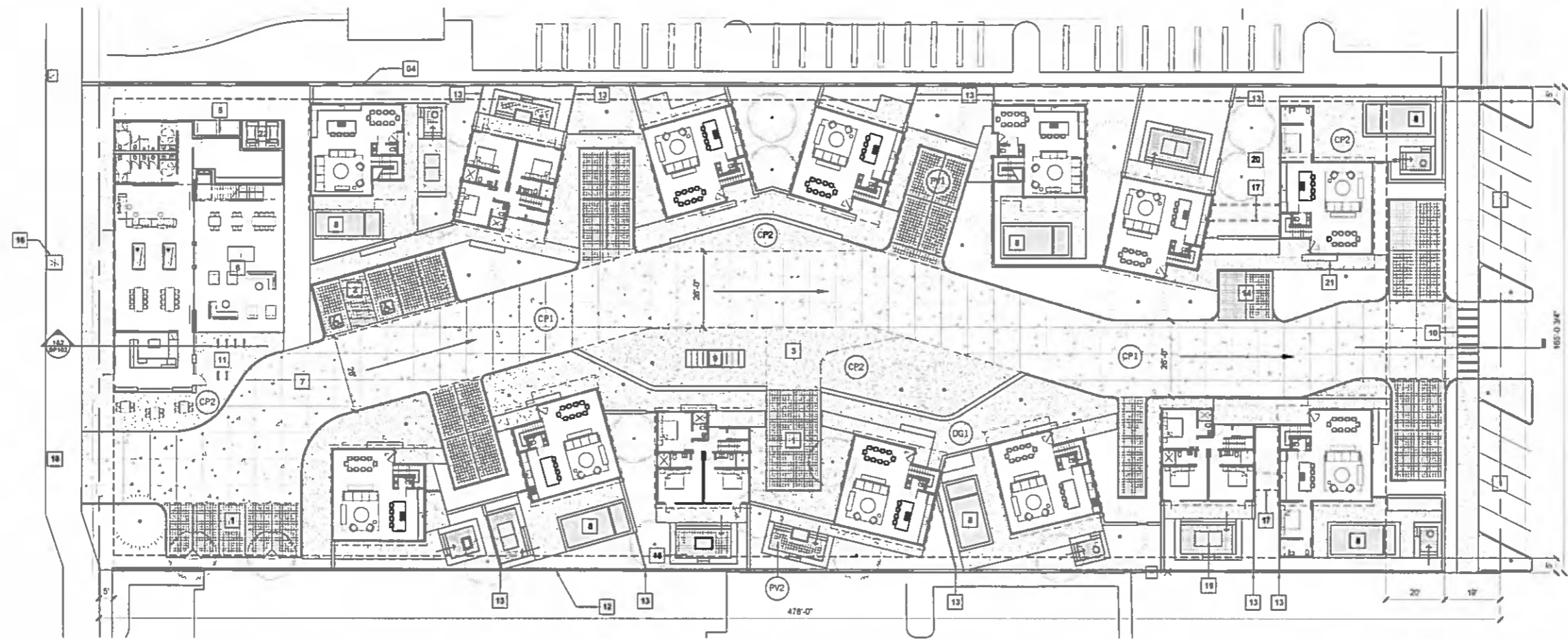
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 02 SAA 05 01 15

SCALE 1" = 28'-0"

DRAWING TITLE
SITE PLAN

SHEET NO.

SP101



N INDIAN CANYON

S CALLE ENCILLIA



KEYNOTES			LEGEND		SITE CONSTRUCTION NOTES:
1 PARKING (48 SPOTS TOTAL)	10 AUTOMATIC EGRESS GATE	19 PING PONG, TYP	TREE SEE LANDSCAPE DRAWINGS	CP1 DECOMPOSED GRANITE STABILIZED CALIFORNIA GOLD	1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE. 2. DO NOT SCALE TO DRAWINGS. 3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. 4. CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES. 5. FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE, REFER TO PLANTING PLAN DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CU STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.
2 ADA PARKING	11 BIKE RACKS	20 PROGRAMMABLE ACTIVITY MEADOW		CP2 CONCRETE TILE ROOFTOP	
3 COMMUNITY ZONE GATHERING SPACE	12 (N) PROPERTY LINE CMU WALL	21 STORAGE BENCH FOR CONCEALED GARBAGE		CP3 P-I-P CONCRETE DRIVEWAY 6" THICK SCORED VEHICULAR RATED INTEGRAL COLOR CONCRETE	
4 (EX) BLOCK WALL TO REMAIN	13 RETRACTABLE FENCING	22 ELECTRIC CART PARKING		CP4 P-I-P REEDED CONCRETE PAVING INTEGRAL COLOR NATURAL GREY 4" THICK PEDESTRIAN PAVING	
5 TRASH ENCLOSURE	14 PERMEABLE PAVING ON SITE DRAINAGE COLLECTION			CP5 CONCRETE PERMEABLE PAVERS VEHICULAR RATED	
6 BANQUET HALL - OUTDOOR TERRACE DECOMPOSED GRANITE PAVING	15 SUNKEN PATIO, TYP			CP6 CONCRETE PERMEABLE PAVERS PEDESTRIAN RATED	
7 ONE WAY ENTRANCE ROAD 26' WIDE FIRE LANE	16 EXISTING STREET TREE (PALM TREE)				
8 POOL, TYP	17 ROOFTOP SKY BRIDGES				
9 WATER FEATURE	18 PROPERTY ENTRANCE				

PROJECT NAME

PALM SPRINGS BOUTIQUE HO
 ALLOTMENT NO P6-81A, LOT 4
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY AND MICHIGAN

ARCHITECT

BESTON ARCHITECTURE
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 T 323 886 9389 F 323 886 3414
 PalmSpringsBoutiqueArchitect.com

CIVIL ENGINEER:

MSA CONSULTING, INC.
 3428 8th Street Drive
 Brea, CA 92623
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 MSA@msacoll.com

LIGHTING DESIGN

KGM, INC.
 238 CAROL DRIVE
 EL SEQUOYO, CA 95020
 T 408 462 2191
 KGM@kglighting.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD

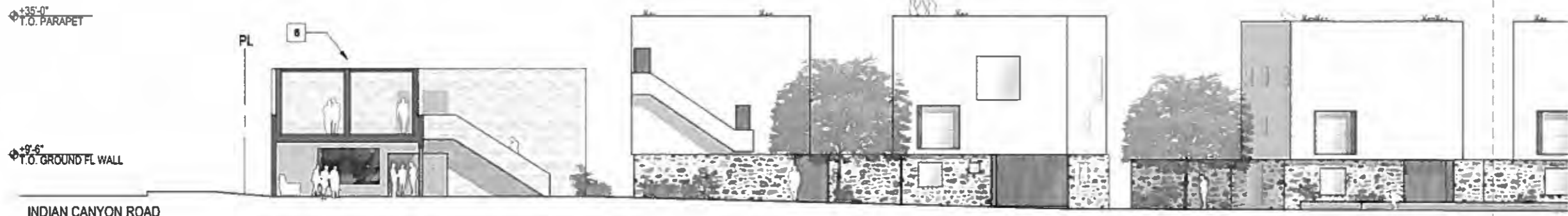
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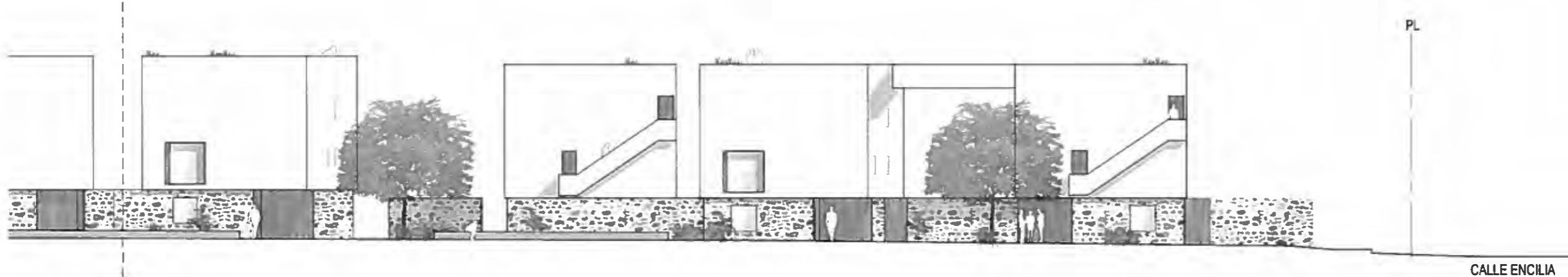
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SITE SECTION

SHEET NO

SP10



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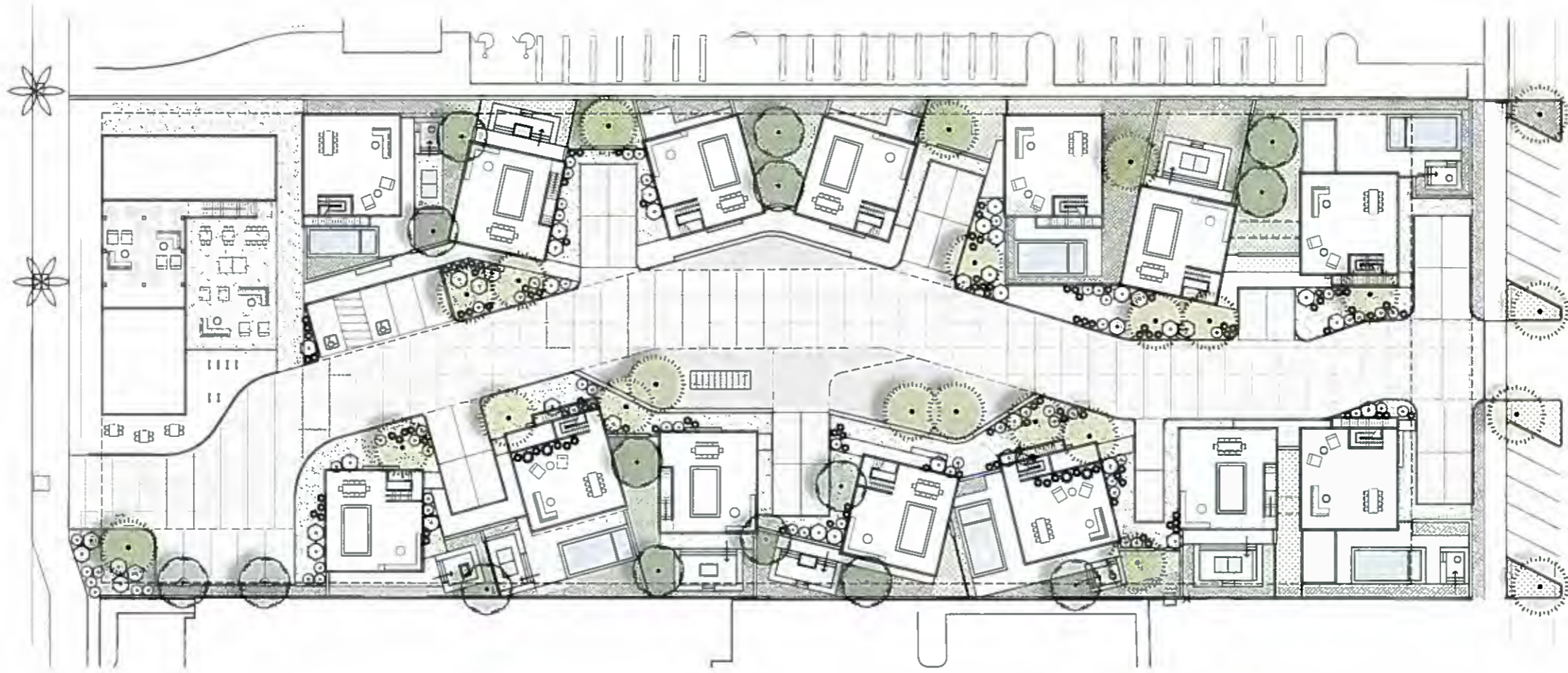


SITE SECTION 3/32" = 1'-0" 01

KEYNOTES	

LEGEND	
	WHITE PLASTER
	STONE WALL
	WELDED WIRE MESH GATES
	WOOD T L E INLAY
	CONCRETE BENCH

SITE CONSTRUCTION NOTES	
1	ALL DIMENSIONS ARE TO FACE OF STRUCTURE
2	DO NOT SCALE TO DRAWINGS
3	ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
4	CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES
5	FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE, REFER TO PLANTING PLAN, DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CU STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.



S INDIAN CANYON DR

S CALLE ENCILLIA



PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APN: 908 082 004
 ALLOTMENT NO P8-61A - 07 AS OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY CALIFORNIA

ARCHITECT
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 info@msacollins.com

LIGHTING DESIGN:
KGM, INC
 278 CAROL CIRCLE
 EL SEGUINDO CA 92546
 T 951 852 2781
 info@kglm.com

CONSULTANTS:

KEY PLAN



SUBMISSION RECORD
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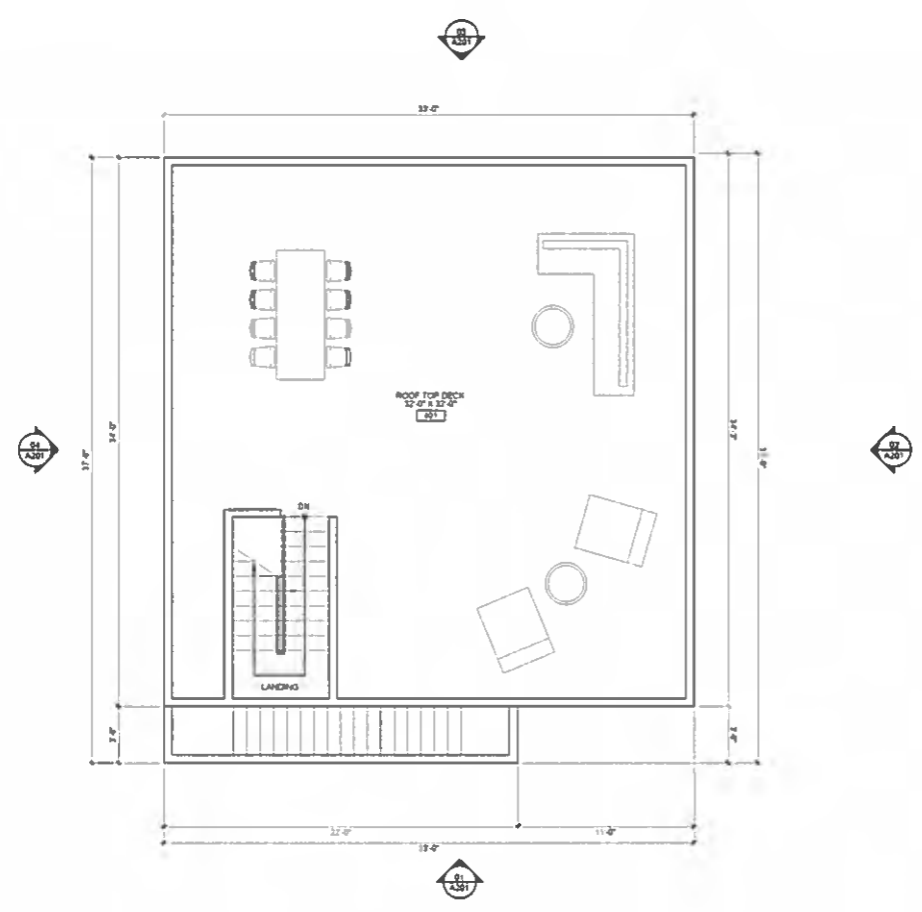
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LANDSCAPE PLAN

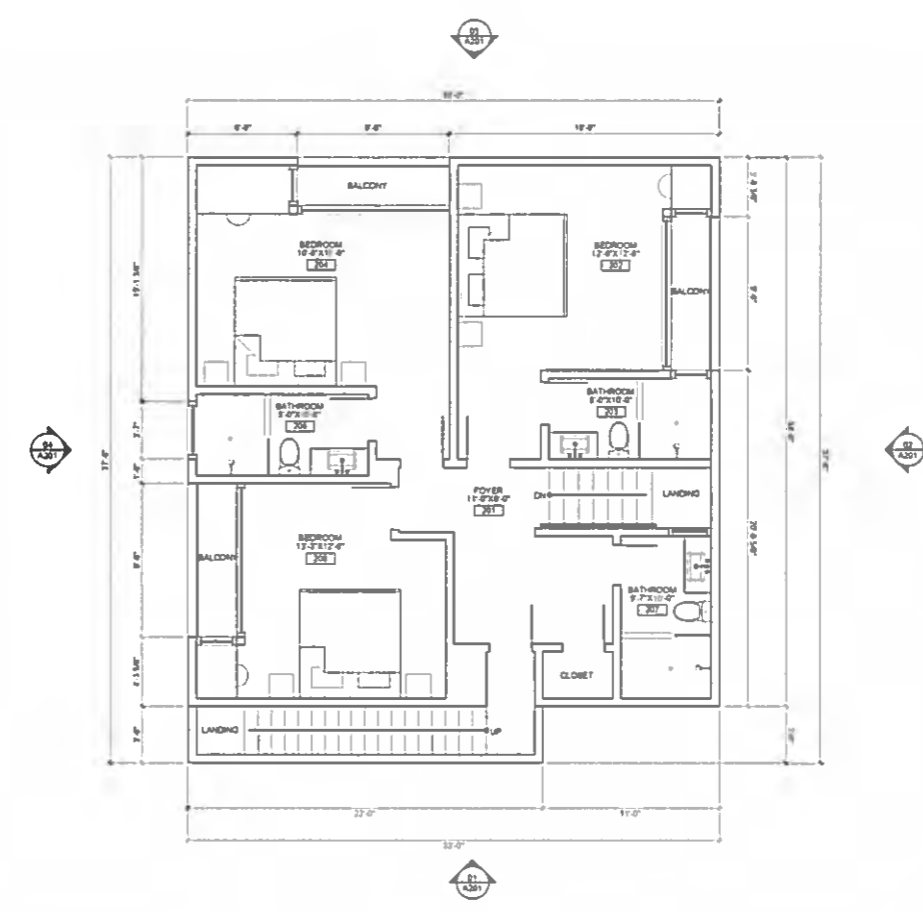
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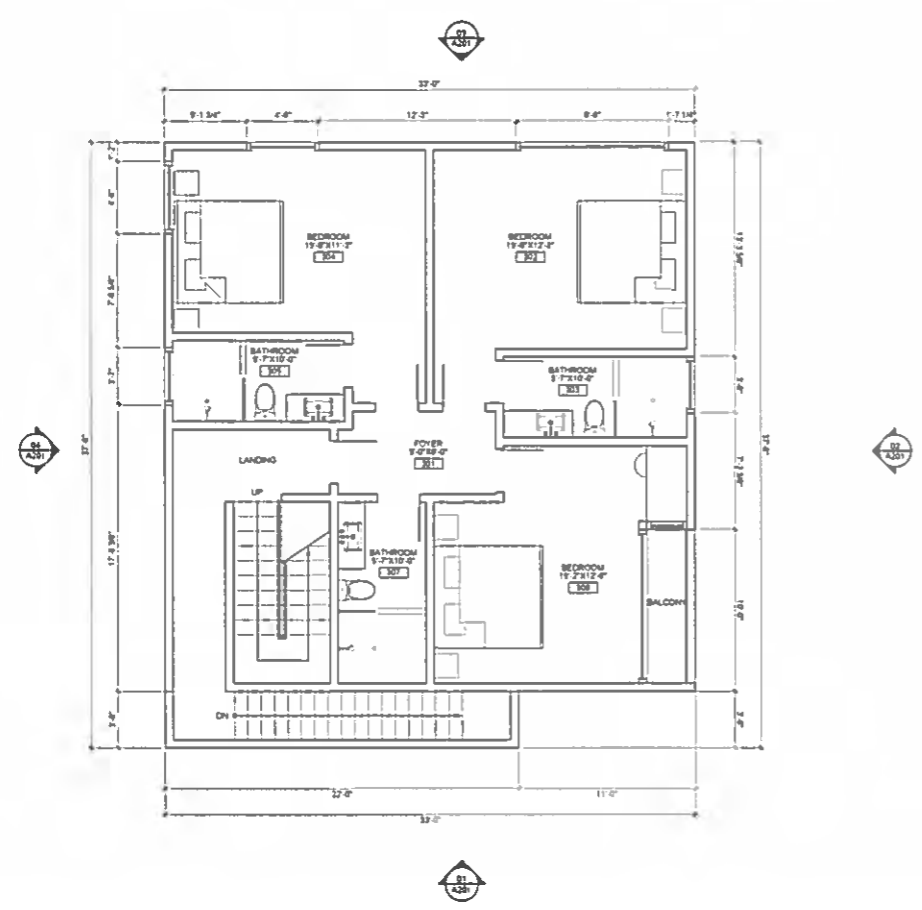
PLANTING LEGEND	TREE LEGEND	PLANTING NOTES:
<p> ORNAMENTAL PLANTING SHRUB MIX -DROUGHT TOLERANT -DRIP IRRIGATION -LOCAL AGGREGATE MULCH 20% - 15 GALLON, 8'-0" O.C SPACING 40% - 5 GALLON, 6'-0" O.C SPACING 40% - 1 GALLON, 3'-0" O.C SPACING</p> <p> SCREENING PLANTING SHRUB MIX -DROUGHT TOLERANT -DRIP IRRIGATION 20% - 15 GALLON, 8'-0" O.C SPACING 40% - 5 GALLON, 6'-0" O.C SPACING 40% - 1 GALLON, 3'-0" O.C SPACING</p> <p>* ALL PLANTING AND IRRIGATION TO ADHERE TO THE WATER EFFICIENT LANDSCAPING REGULATIONS AND REQUIREMENTS OF CHAPTER 8.00 OF PALM SPRINGS MUNICIPAL CODE</p>	<p> MEDIUM-HIGH SIZED SHRUB PLANTING SIZE: 15 GALLON QUANTITY: 40</p> <p>PRELIMINARY PALETTE: CHILOPSIS LINEARIS - DESERT WILLOW OPUNTIA SPP. PRICKLY PEAR DASTYRION WHEELERI - DESERT SPOON</p> <p> MEDIUM SIZED SHRUB PLANTING SIZE: 5 GALLON QUANTITY: 70</p> <p>PRELIMINARY PALETTE: CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE FOQUIERIA SPLENDENS - OCOTILLO TEGOMA STANS - YELLOW BELLS MUEHLENBERGIA RIGENS - DEER GRASS</p> <p> LOW SIZED SHRUB PLANTING SIZE: 5 GALLON QUANTITY: 70</p> <p>PRELIMINARY PALETTE: AGAVE VICTORIAE REGINAE - VICTORIA AGAVE MUEHLENBERGIA CAPILLARIS - PINK MUHLY GRASS YUCCA GLORIOSA VARIEGATA - STRIPED YUCCA</p>	<p> PARKINSONIA 'DESERT MUSEUM' - PALO VERDE TREE 36" BOX MINIMUM SPACING AS SHOWN QUANTITY: 23</p> <p> PRUNUS ALBA - THORNLESS MESQUITE 36" BOX MINIMUM SPACING AS SHOWN QUANTITY: 12</p>
<p>1 ALL DIMENSIONS ARE TO FACE OF STRUCTURE 2 DO NOT SCALE TO DRAWINGS 3 ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION 4 CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES 5 FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE REFER TO PLANTING PLAN, DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CURVE STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.</p>		



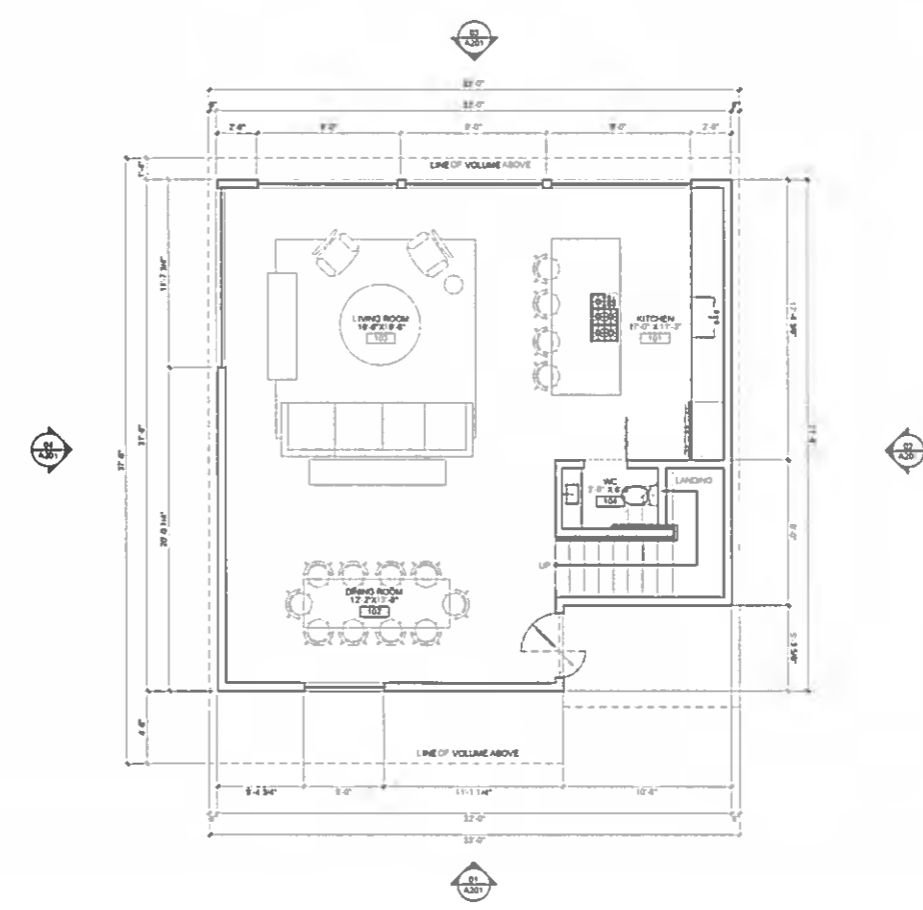
ROOF PLAN 04



PLAN SECOND FLOOR 02



PLAN THIRD FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME:
PALM SPRINGS BOUTIQUE HOTEL
 APN: 305-009-000
 ALLOTMENT AND PDS: 14-11-07-49 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND MERIDIAN

ARCHITECT:
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LIGHTING DESIGN:
KGM, INC.
 278 CAROL CIRCLE
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 www.kgm-lighting.com

CONSULTANTS:

KEY PLAN



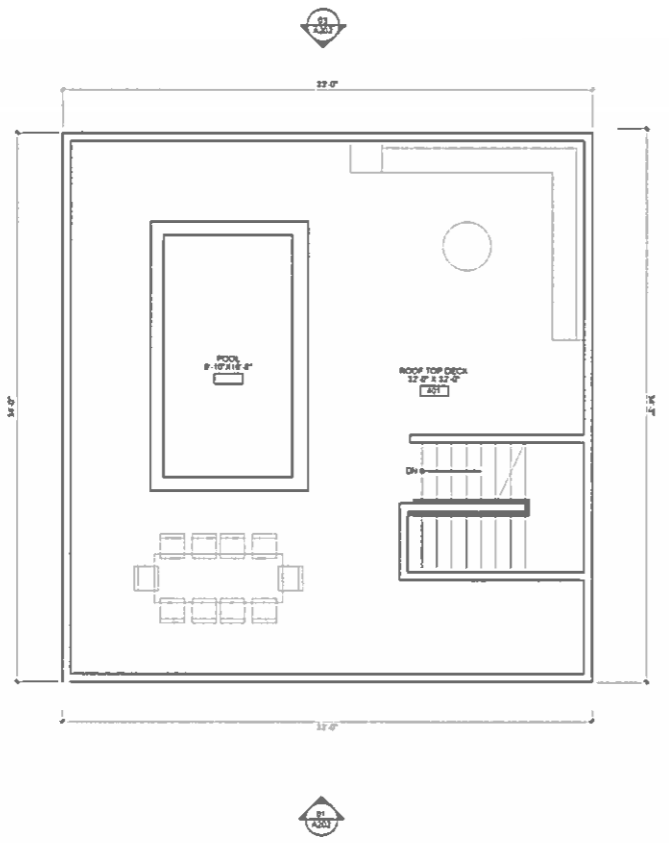
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**FLOOR PLAN
 UNIT TYPE 1
 (GF)**

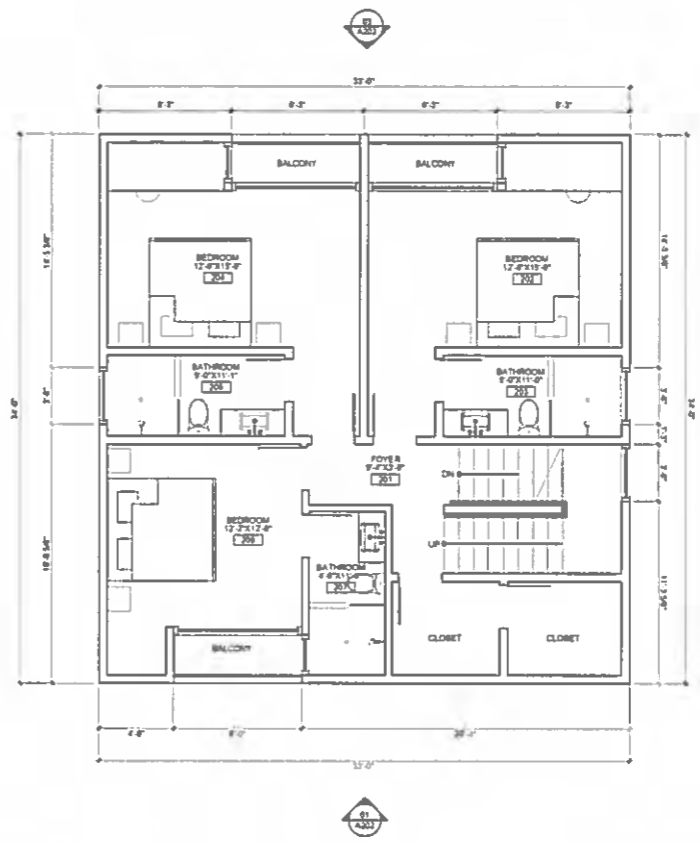
SHEET NO.

A101



ROOF PLAN

04 PLAN SECOND FLOOR



PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 201 065 054
 ALLOTMENT NO P8-01A LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY AND MICHIGAN

ARCHITECT
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 info@bestorarchitecture.com

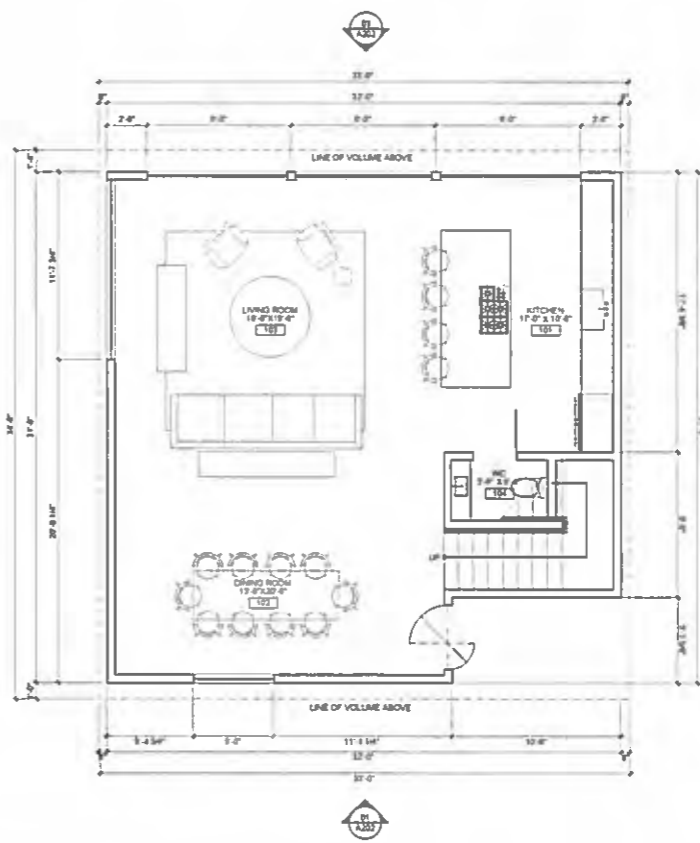
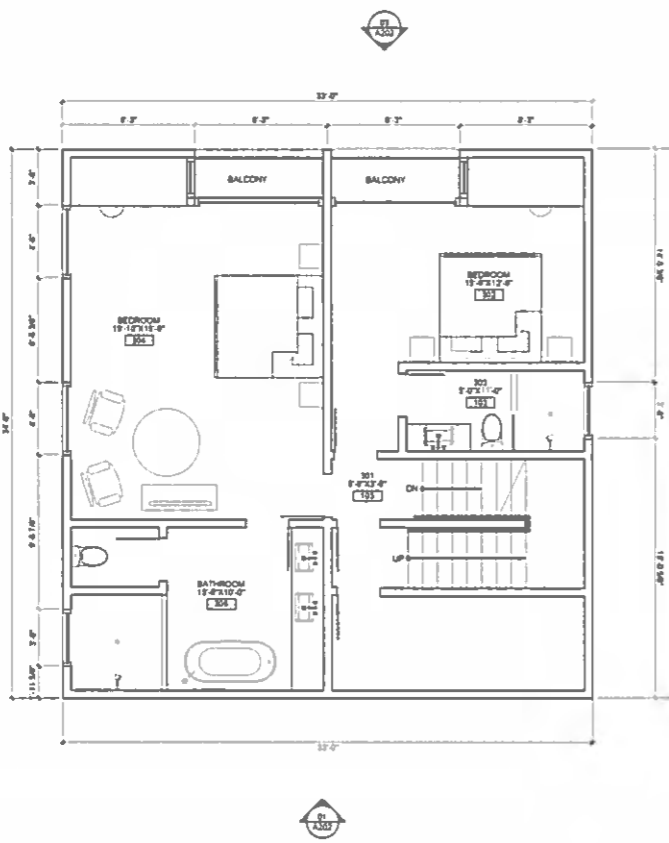
CIVIL ENGINEER
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CONSULTANTS

PLAN THIRD FLOOR

03 PLAN FIRST FLOOR



02

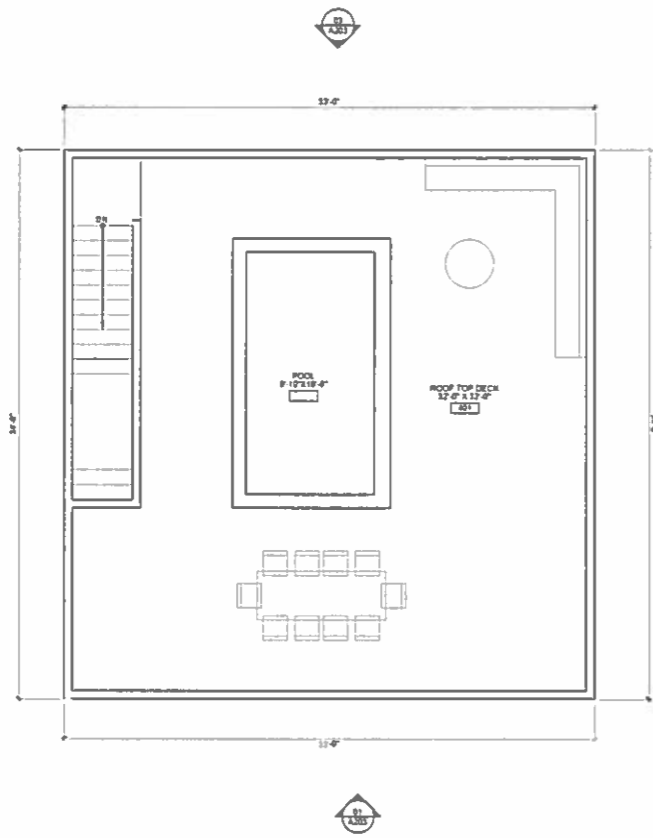
KEY PLAN

SUBMISSION RECORD
 01 MSA P8-01A 03 15 15
 02 MSA 03 15 14

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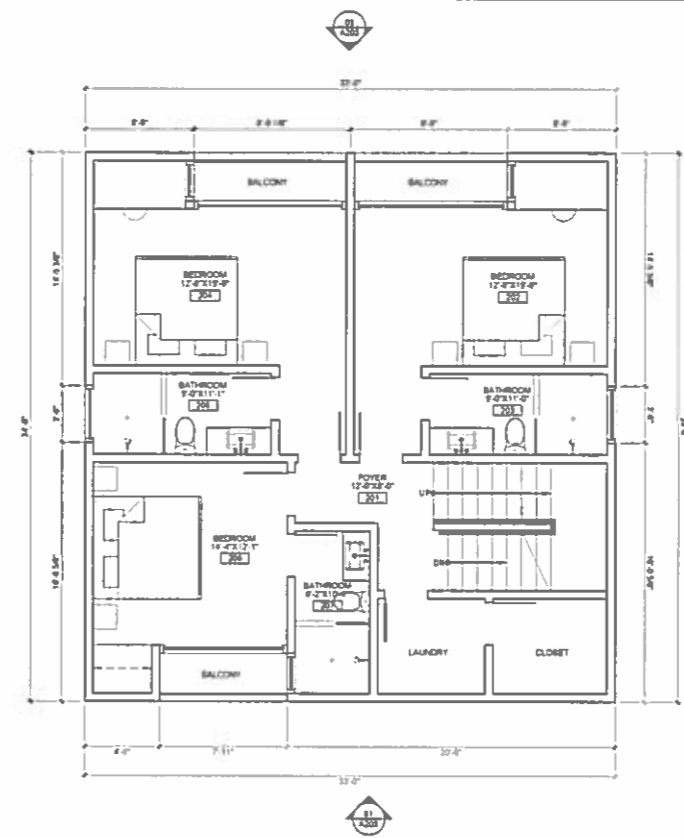
DRAWING TITLE
**FLOOR PLAN
 UNIT TYPE 2
 (RTG)**

SHEET NO.
A102

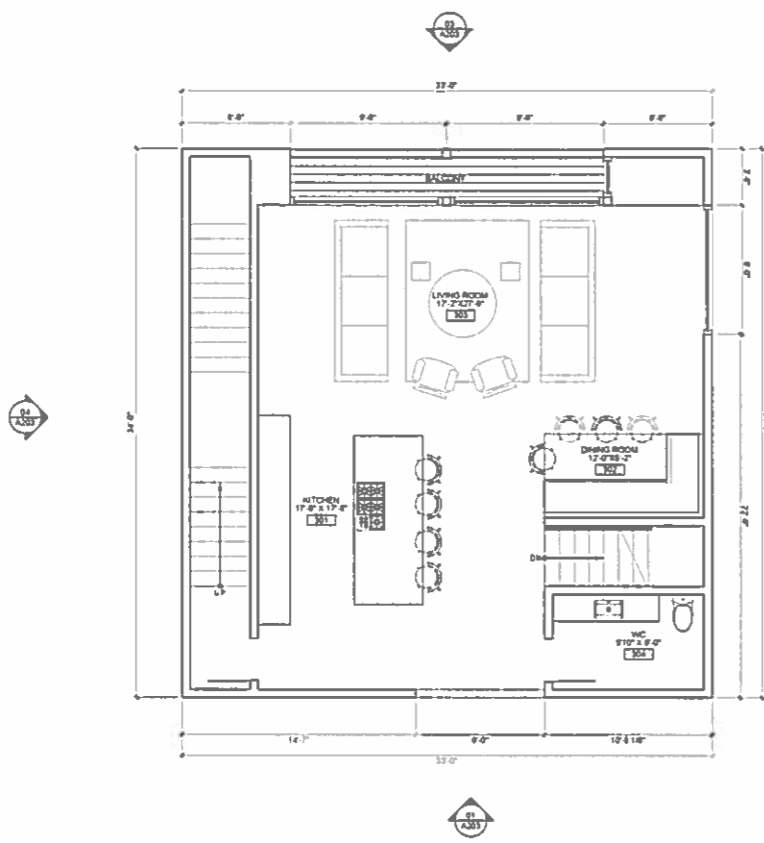


ROOF PLAN

04 PLAN SECOND FLOOR

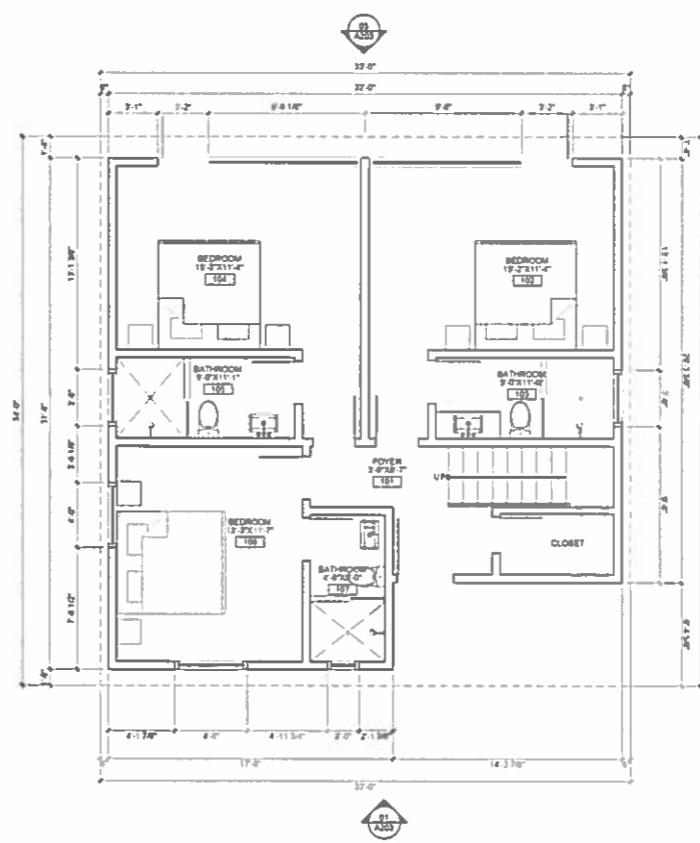


02



PLAN THIRD FLOOR

03 PLAN FIRST FLOOR



01

PROJECT NAME:
PALM SPRINGS BOUTIQUE HOTEL
APR: 000 - 000 - 000

ALLOTMENT NO: PS-81A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 4 EAST SAN BERNARDINO BASIN AND MERRICK

ARCHITECT:
BESTOR ARCHITECTURE
2000 BLUEMOUNT BLVD
LOS ANGELES, CA 90009
T 323 800 8009 F 323 800 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
3400 BOULDER DRIVE
BIRMGHAM, CA 92729
T 714 538 8111 F 714 537 7800
http://www.msaconsulting.com

LIGHTING DESIGN:
KGM, INC.
27000 ORCHARD CIRCLE
EL SEBASTO, CA 94946
T 708 552 2700
http://www.kgm-lighting.com

CONSULTANTS:

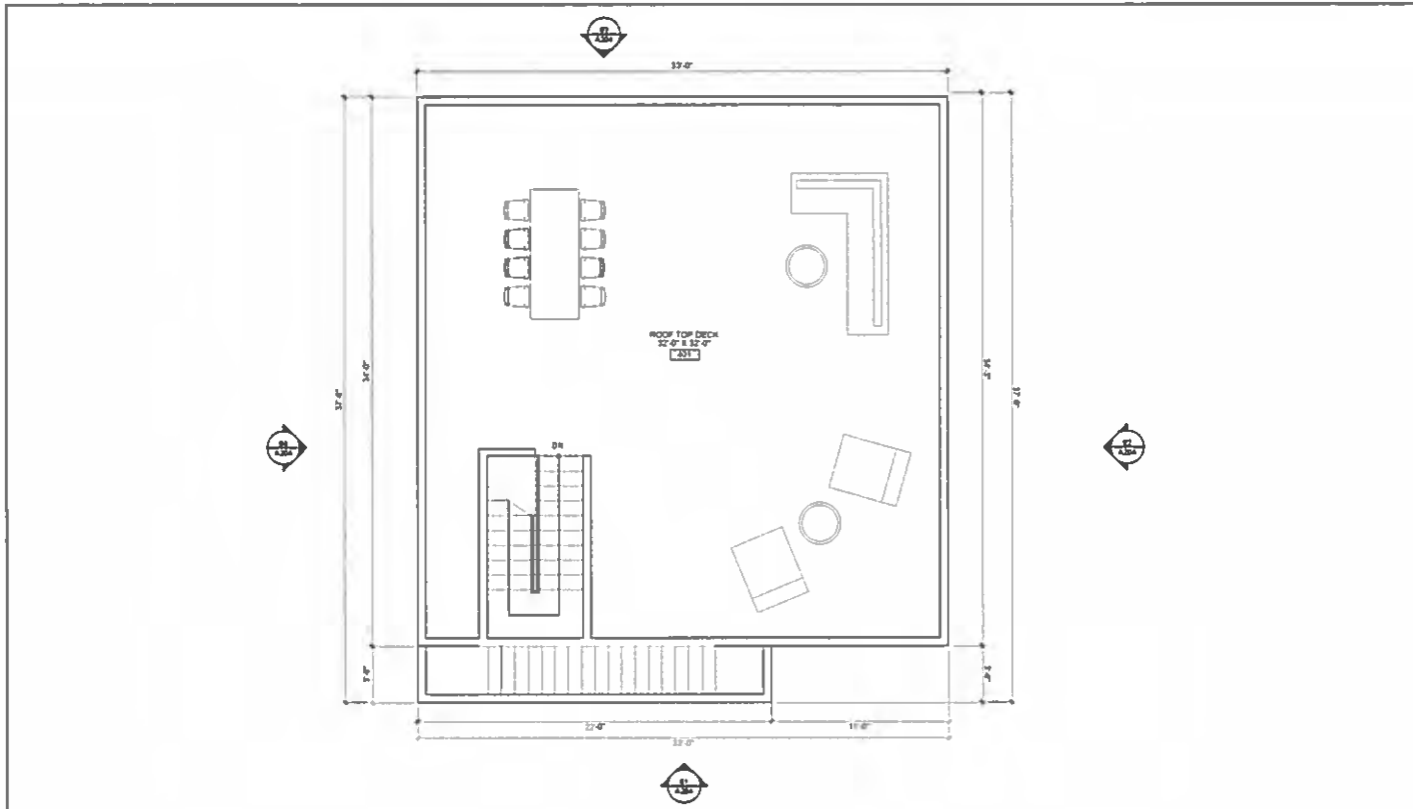
KEY PLAN:

SUBMISSION RECORD:
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02 MSA 000 000 00 10 10

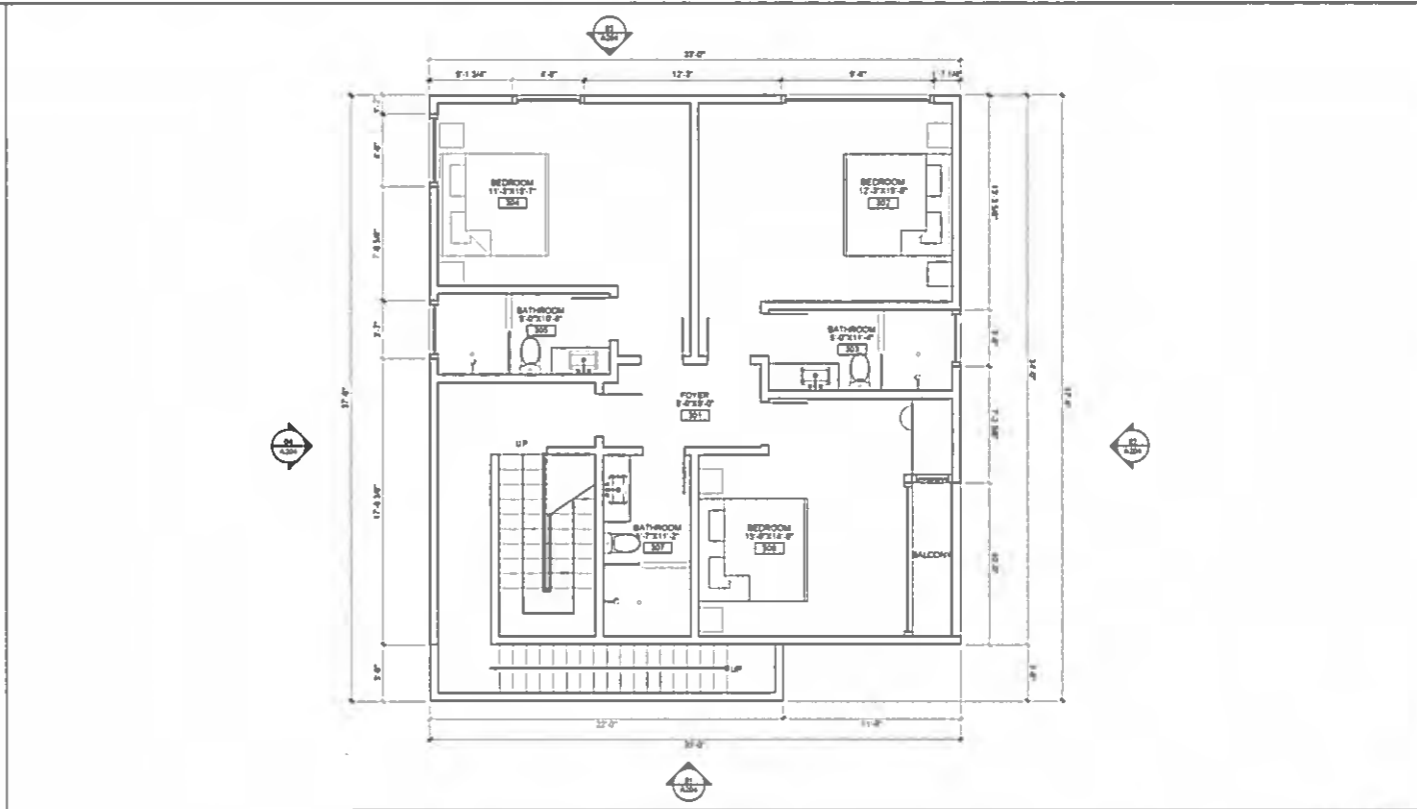
SCALE: 3/16"=1'-0"

DRAWING TITLE:
FLOOR PLAN UNIT TYPE 3 (RT3)

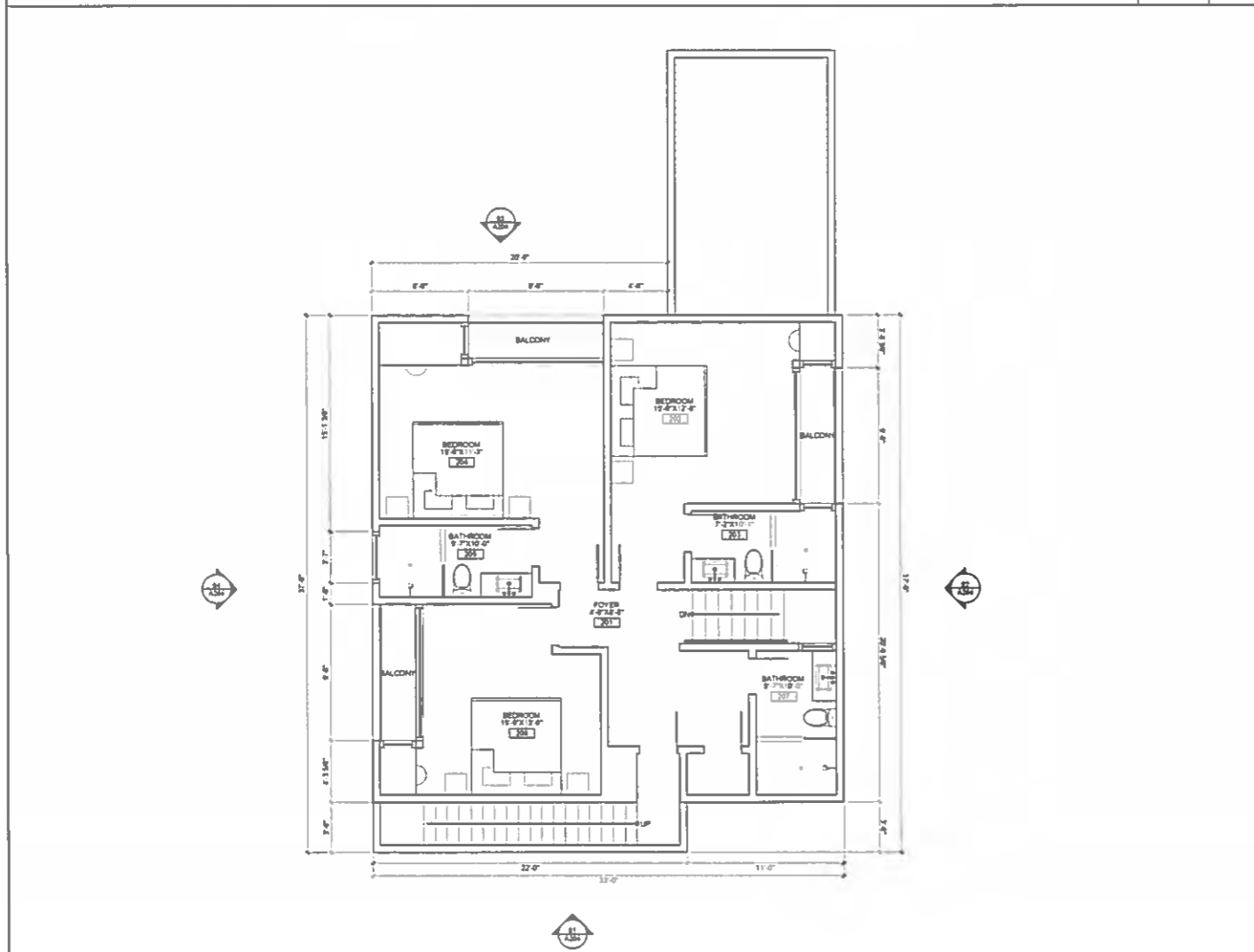
SHEET NO:
A103



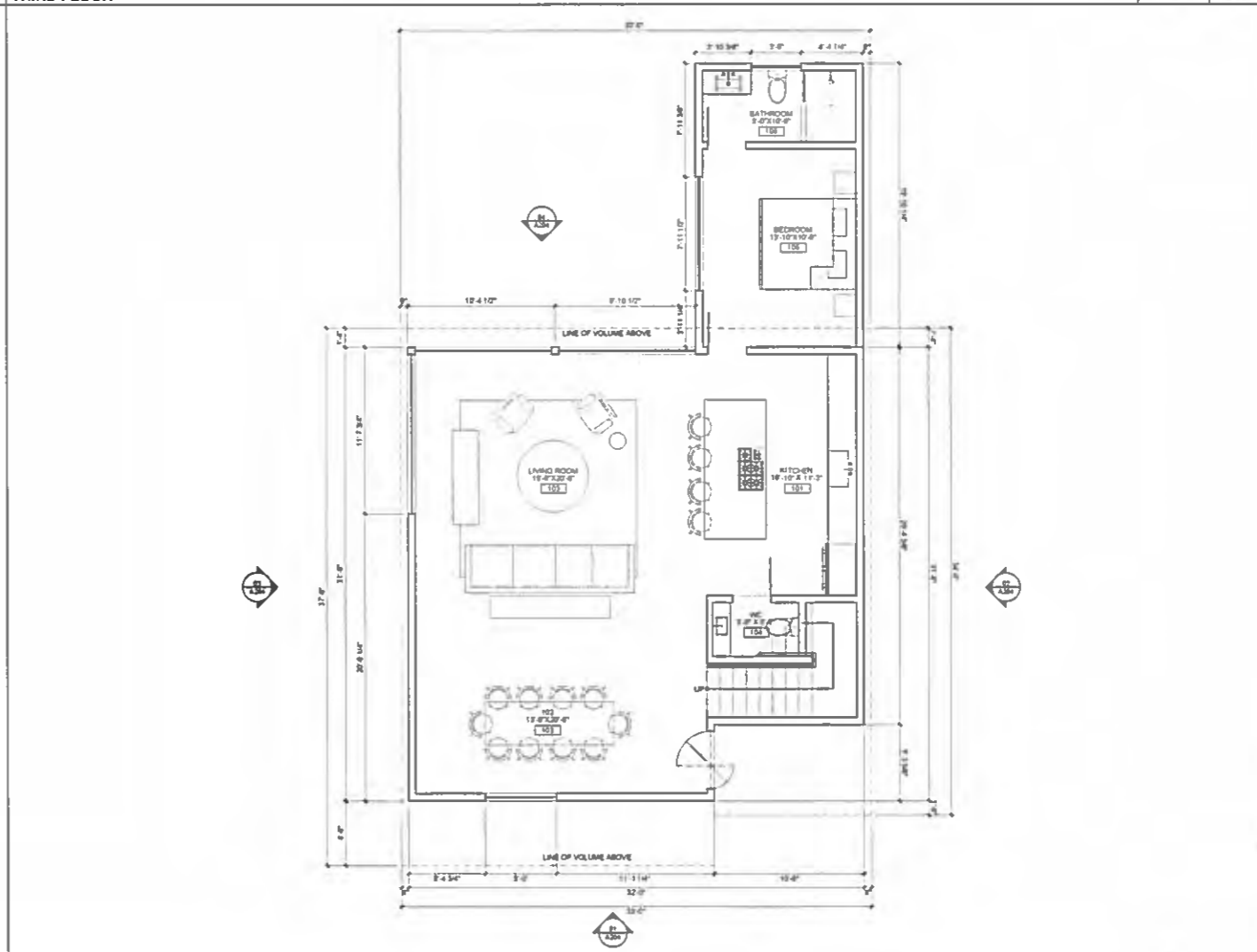
ROOF PLAN 04



PLAN THIRD FLOOR 02



PLAN SECOND FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 208 895 404

ALLOTMENT NO PS-61A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND MOUNTAIN

ARCHITECT
BESTOR ARCHITECTURE
 105 BALEWDALE BLVD
 LOS ANGELES CA 90009
 T 323 698 5209 F 323 698 2414
 info@bestorarchitecture.com

CIVIL ENGINEER
 MSA CONSULTING, INC
 3028 BOB HOPE DRIVE
 BAKERSFIELD CA 93311
 T 805 338 9111 F 805 338 7883
 info@msacivil.com

LIGHTING DESIGN
 KGM, INC.
 275 CANAL STREET
 EL SEUNDO CA 90540
 T 714 552 2701
 info@kgmlighting.com

CONSULTANTS

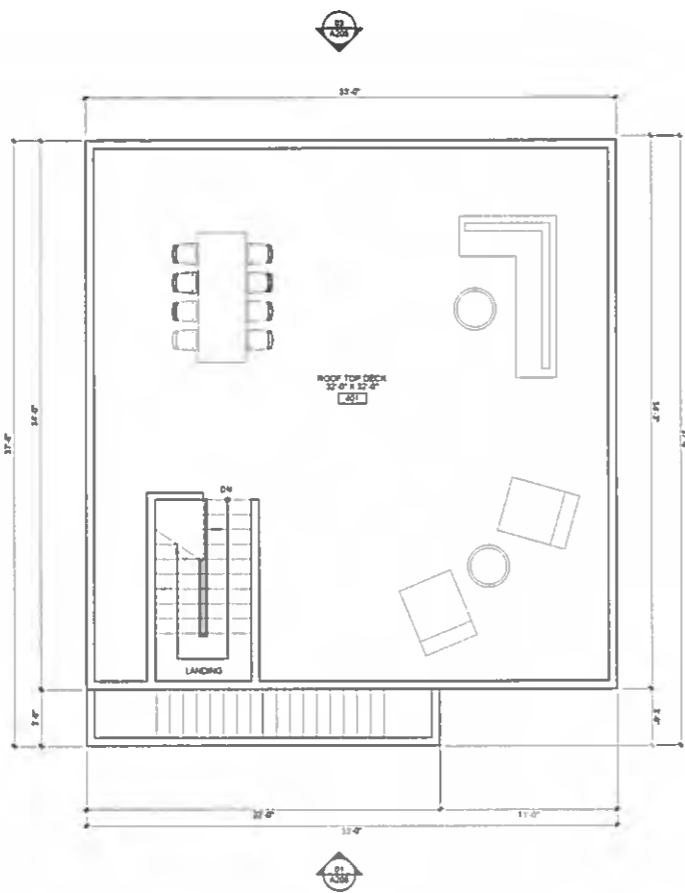
KEY PLAN

SUBMISSION RECORD
 01 MSA PRG APP 08 16 16
 02 MSA 08 21 16

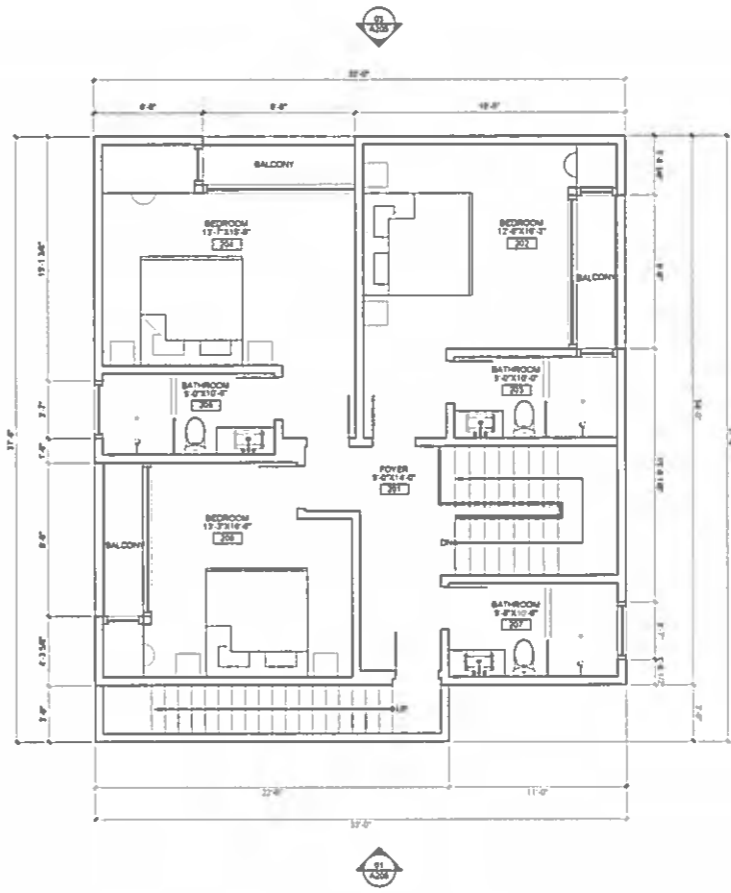
SCALE 3/16"=1'-0"

DRAWING TITLE
**FLOOR PLAN
 UNIT TYPE 4
 (GF7)**

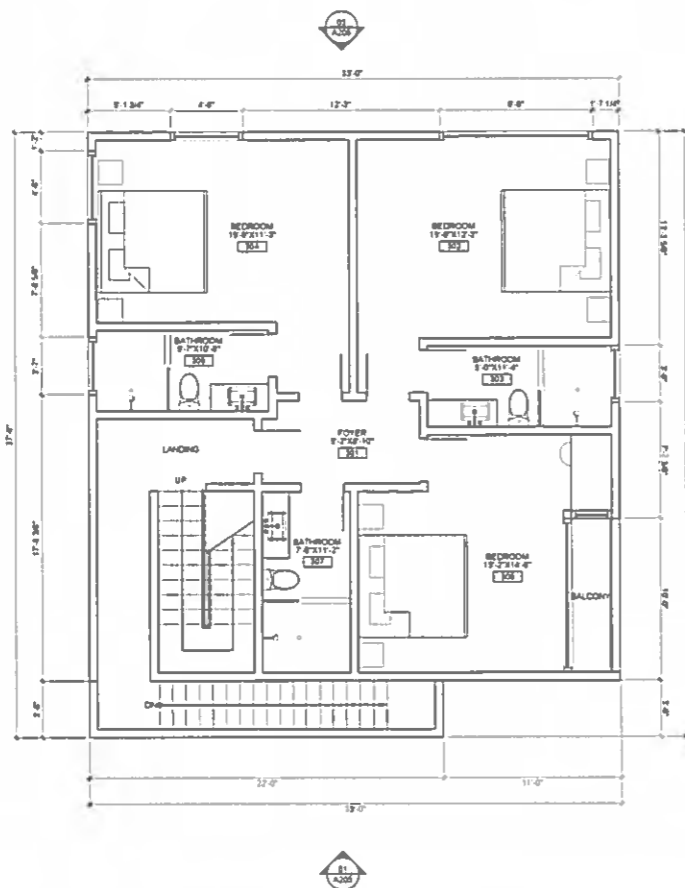
SHEET NO
A104



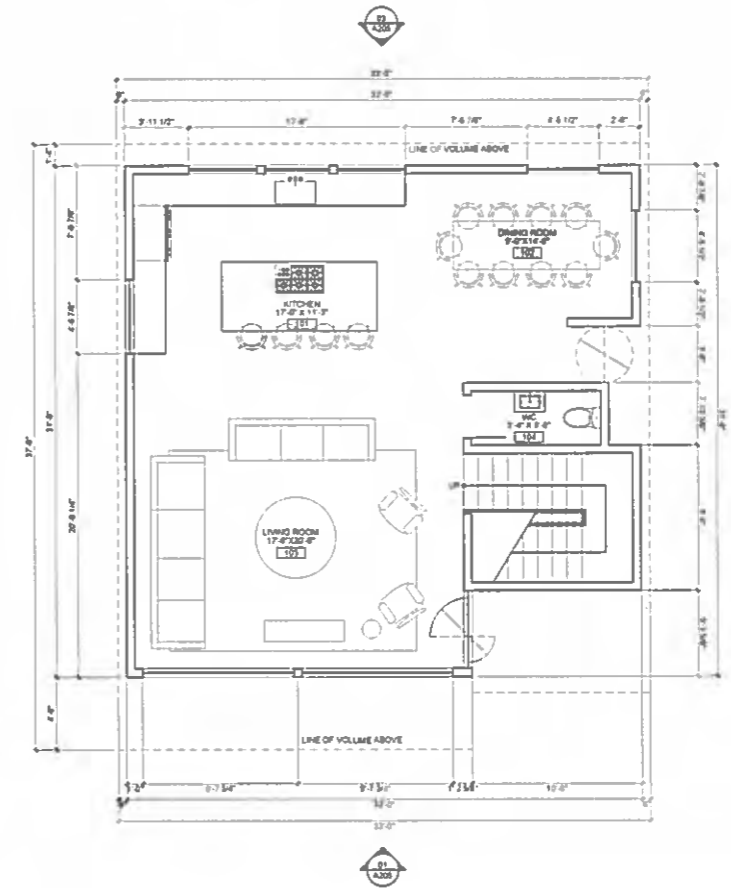
ROOF PLAN 04



PLAN SECOND FLOOR 02



PLAN THIRD FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME:
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 003 003 204

ALLOTMENT NO P6-61A LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
 2020 BLENDHART BLVD
 LOS ANGELES CA 90008
 T 323 886 6287 F 323 886 2414
 info@bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC
 3420 BOB HOPE DRIVE
 BAKINGFIELD CA 92379
 T 951 238 8811 F 951 225 7883
 info@msaconsulting.com

LIGHTING DESIGN
KGM, INC
 278 SAND CIRCLE
 EL SEGUINDO CA 92540
 T 951 952 2777
 info@kgsdesign.com

CONSULTANTS

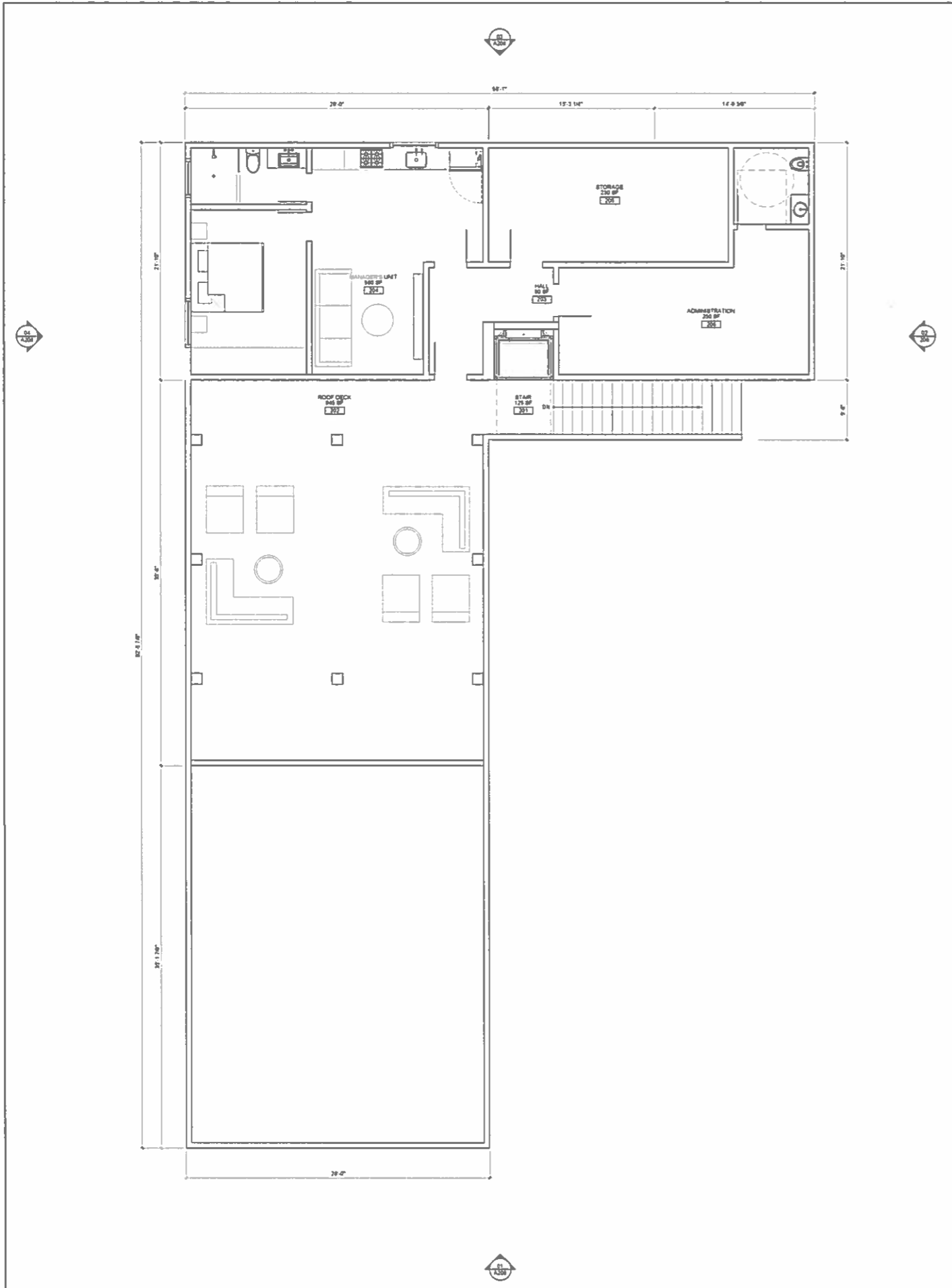
KEY PLAN

SUBMISSION RECORD:
 01 MSA PRE APP 08 16 16
 02 MSA 08 01 16

SCALE 3/16"=1'-0"

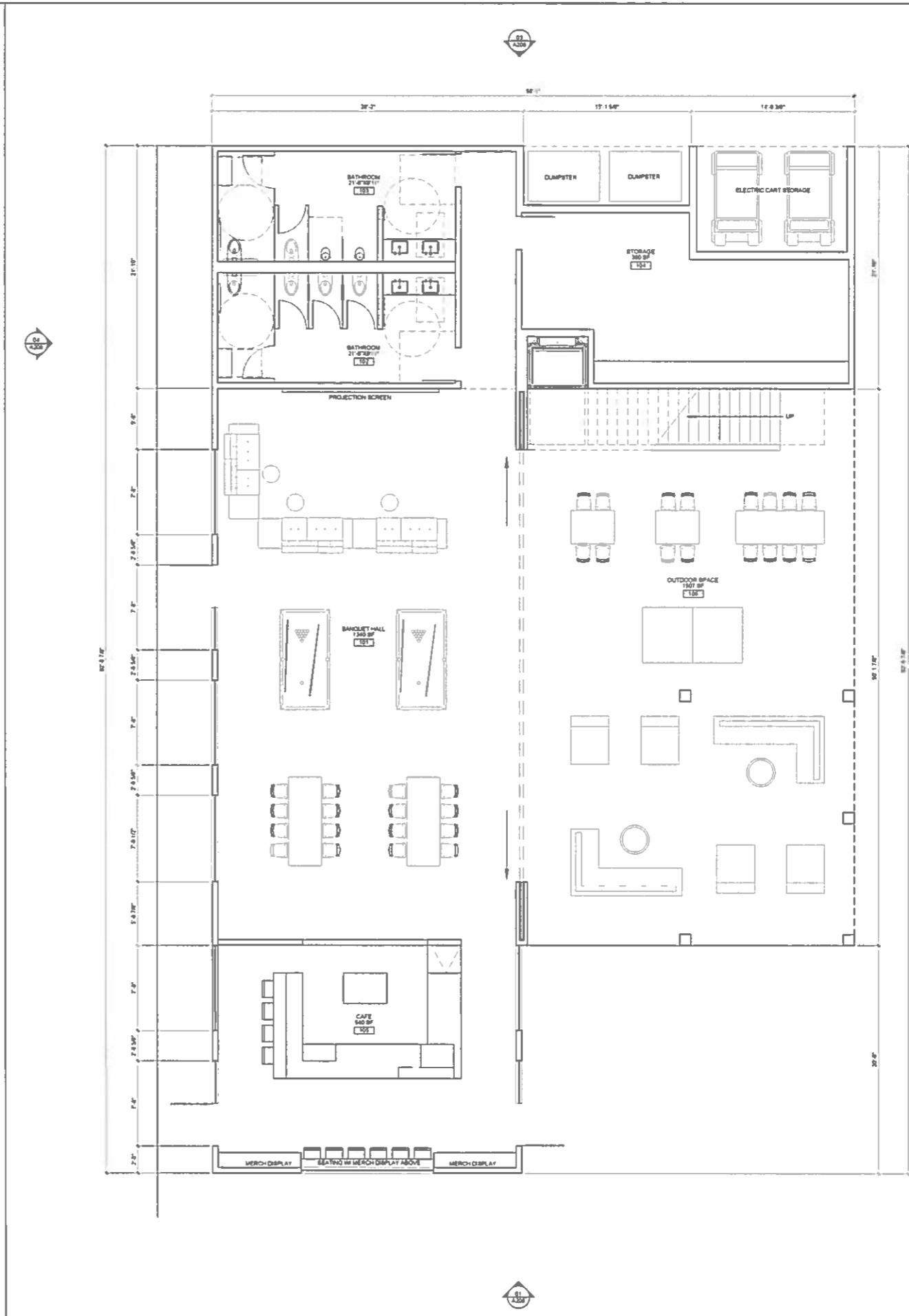
DRAWING TITLE
**FLOOR PLAN
 UNIT TYPE 5
 (GFF)**

SHEET NO
A105



PLAN SECOND FLOOR

3/8" = 1'-0" 03



PLAN FIRST FLOOR

3/8" = 1'-0" 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 A/E: 909 995 404
 ALLOTMENT NO PB-81A, LOT 40 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST SAN BERNARDINO BASS AND MERIDIAN

ARCHITECT
BESTOR ARCHITECTURE
 825 BALDWIN BLVD
 LOS ANGELES CA 90015
 T: 323 688 6888 F: 323 388 2414
 info@bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC.
 3408 BOB HOPE DRIVE
 BAKINGFIELD, CA 92311
 T: 760 336 9811 F: 760 333 7383
 info@msaconsulting.com

LIGHTING DESIGN
KGM, INC.
 275 CAROL DR
 EL SECONDO, CA 90540
 T: 714 942 2179
 info@kglighting.com

CONSULTANTS

KEY PLAN

SUBMISSION RECORD
 01 MSA PRE APP 02 10 16
 02 MSA 02 11 16

SCALE: 3/16" = 1'-0"

DRAWING TITLE
FLOOR PLAN BANQUET HALL

SHEET NO.
A108

PROJECT NAME

PALM SPRINGS SOUTHWEST HOTEL
 APR. 2007 PHS 024
 ALLOTMENT NO. PHS 014, LOT 45 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 4 EAST, SAN BERNARDINO
 COUNTY, CALIFORNIA

ARCHITECT

**DESIGN
 ARCHITECTURE**
 2008 OLINGDALE BLVD
 LOS ANGELES CA 90008
 T 323 906 8288 F 323 906 2414
 http://www.designarchitecture.com

CIVIL ENGINEER:

MSA CONSULTING, INC.
 2428 BOB HOPE DRIVE
 BAYWOOD VILLAGE CA 92709
 T 909 592 9111 F 909 522 7800
 http://www.msaconsulting.com

LIGHTING DESIGN

KGM, INC.
 278 DAVIS CIRCLE
 SUITE 100 BAKERSFIELD CA 93311
 T 805 832 7291
 http://www.kgm-lighting.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD:

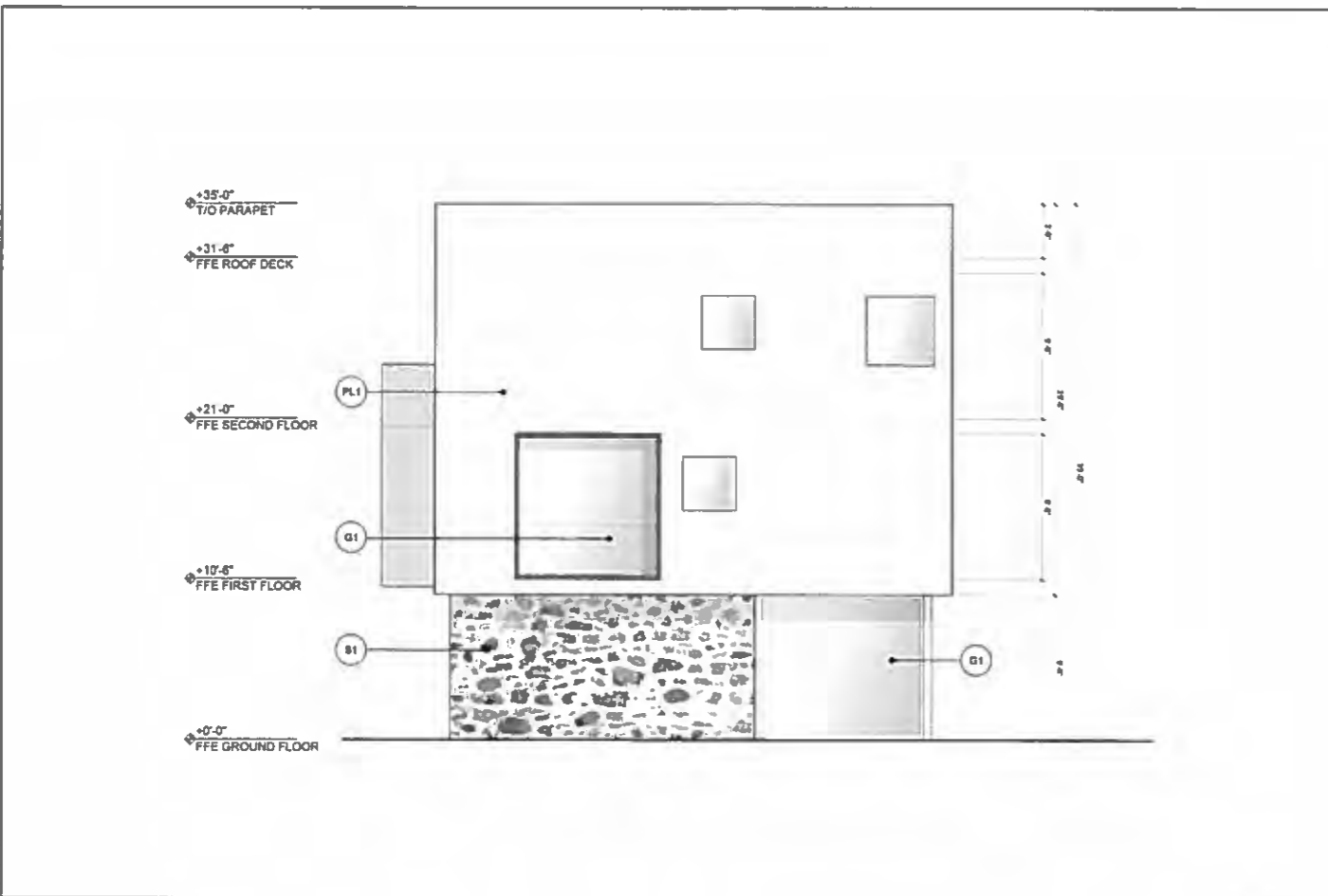
01 MSA PRE APP 08-10-10
 02 MSA 09-01-10

SCALE: 3/16" = 1'-0"

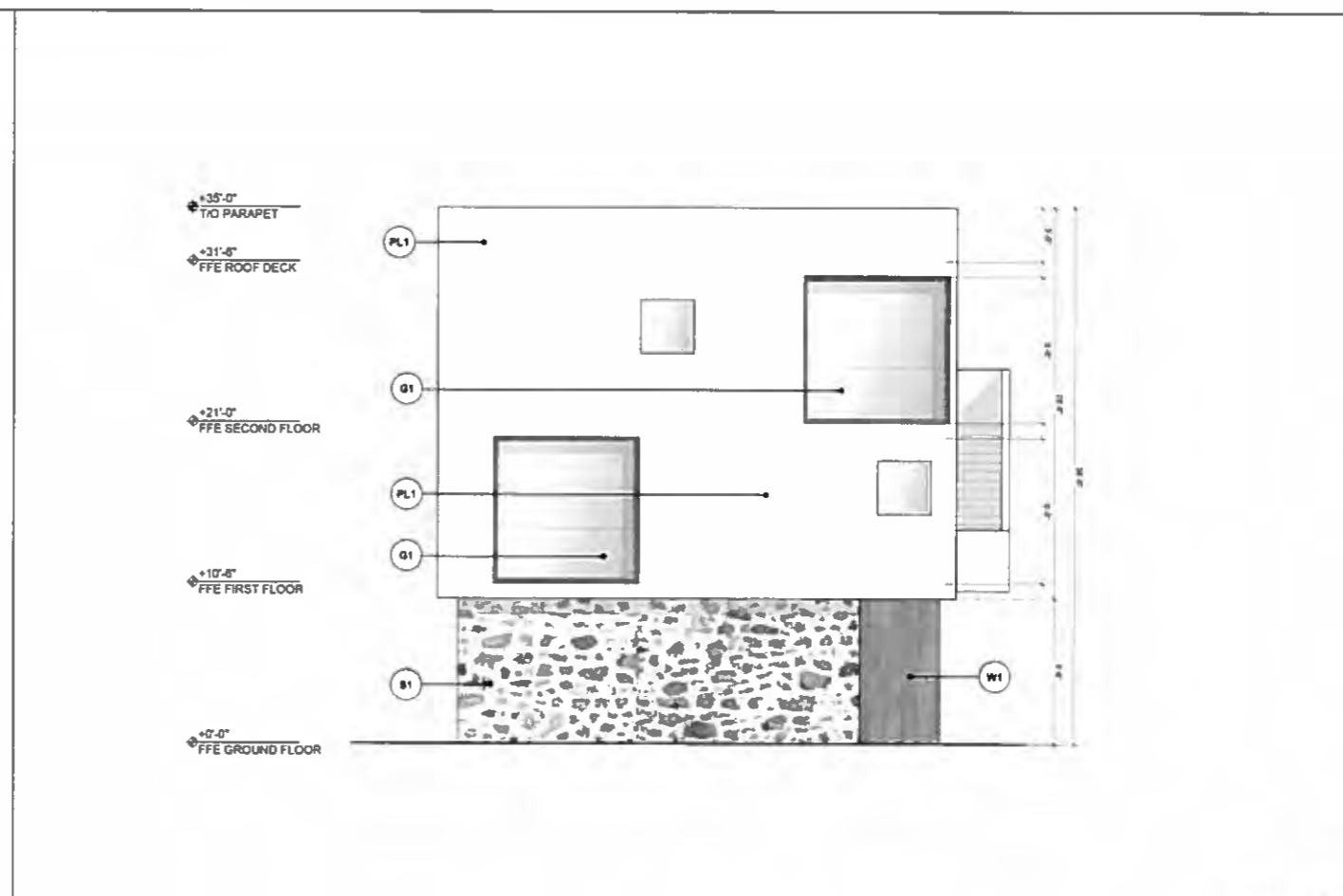
DRAWING TITLE
**ELEVATIONS
 UNIT TYPE 1
 (GF)**

SHEET NO

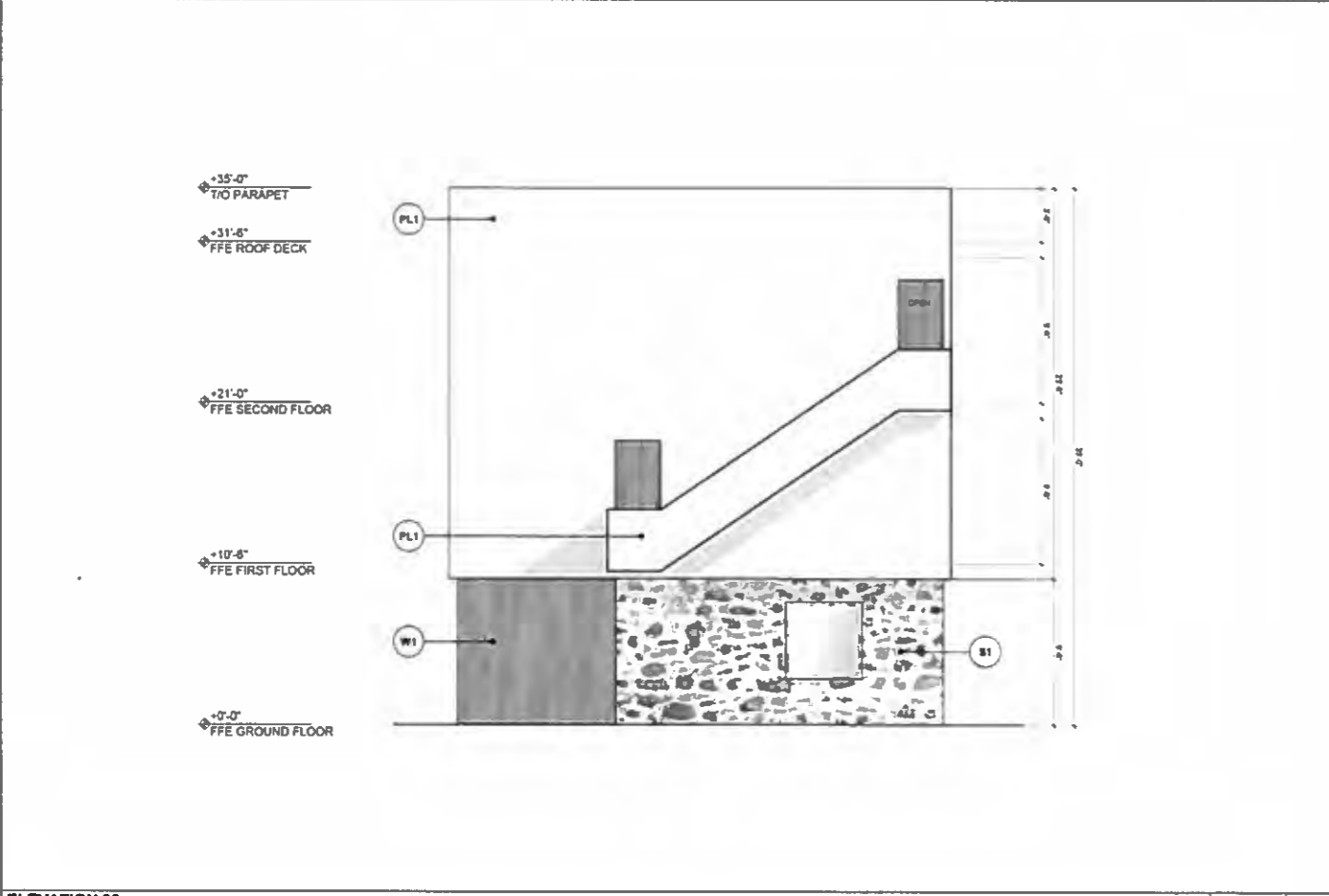
A201



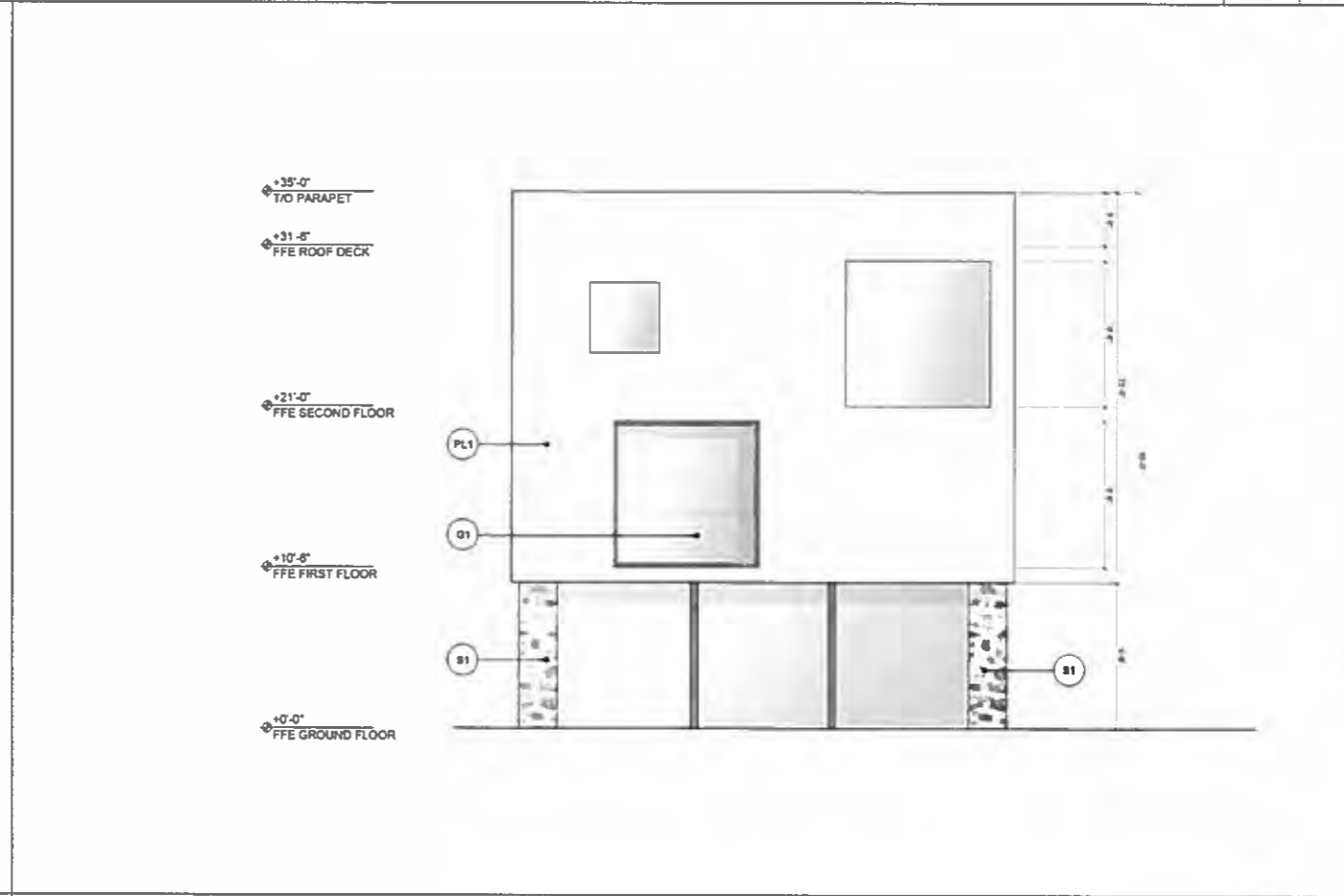
ELEVATION 04



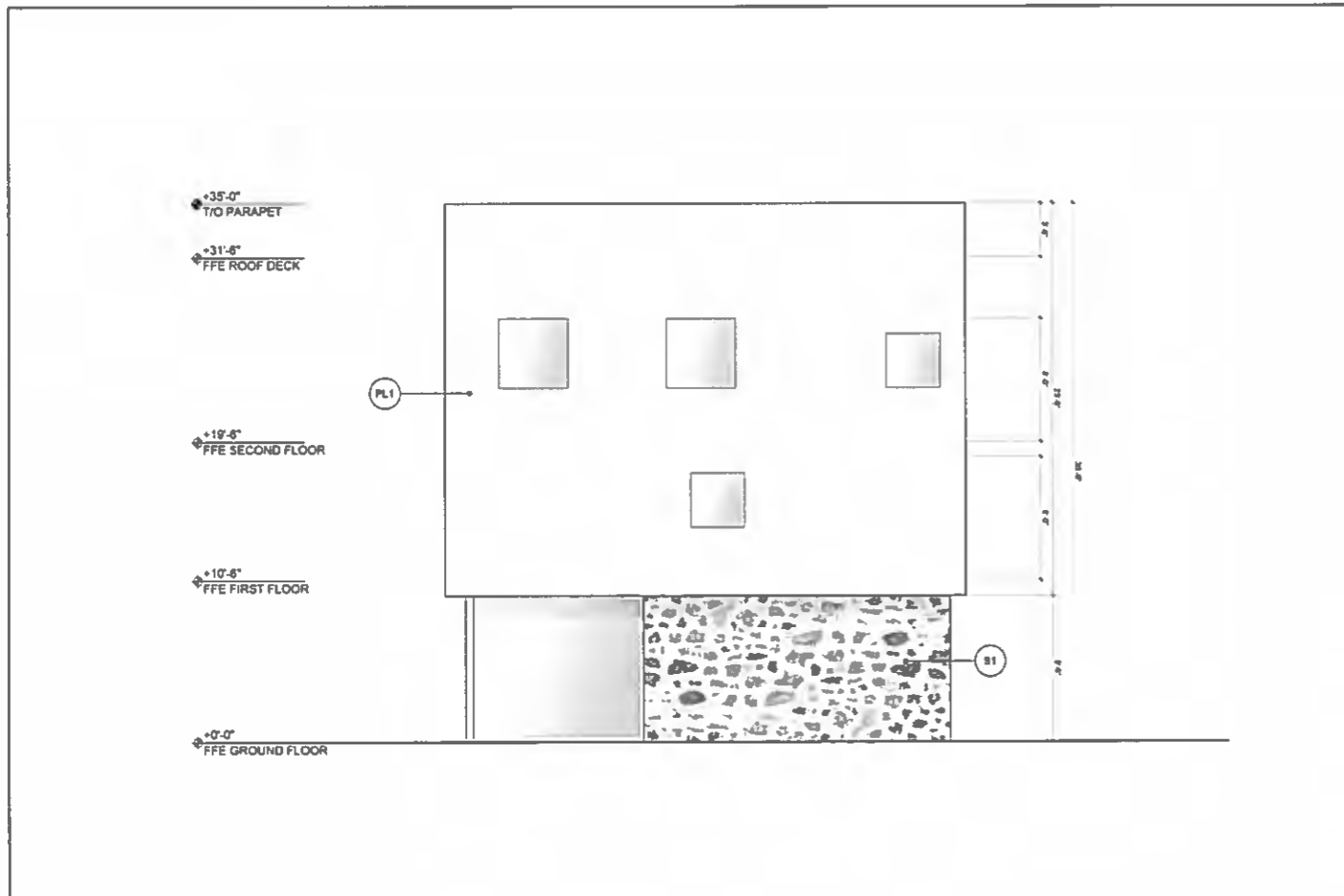
ELEVATION 02



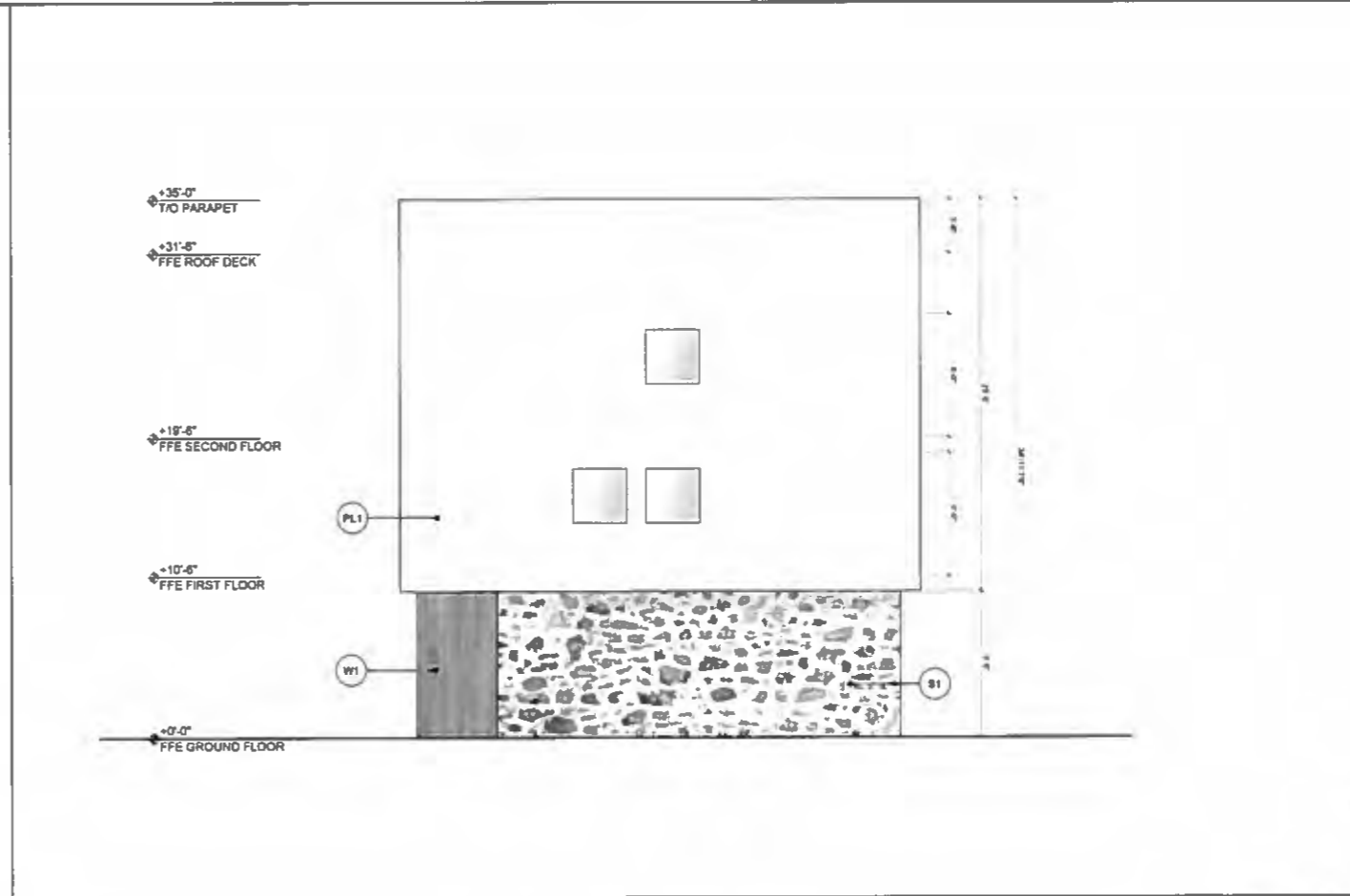
ELEVATION 03



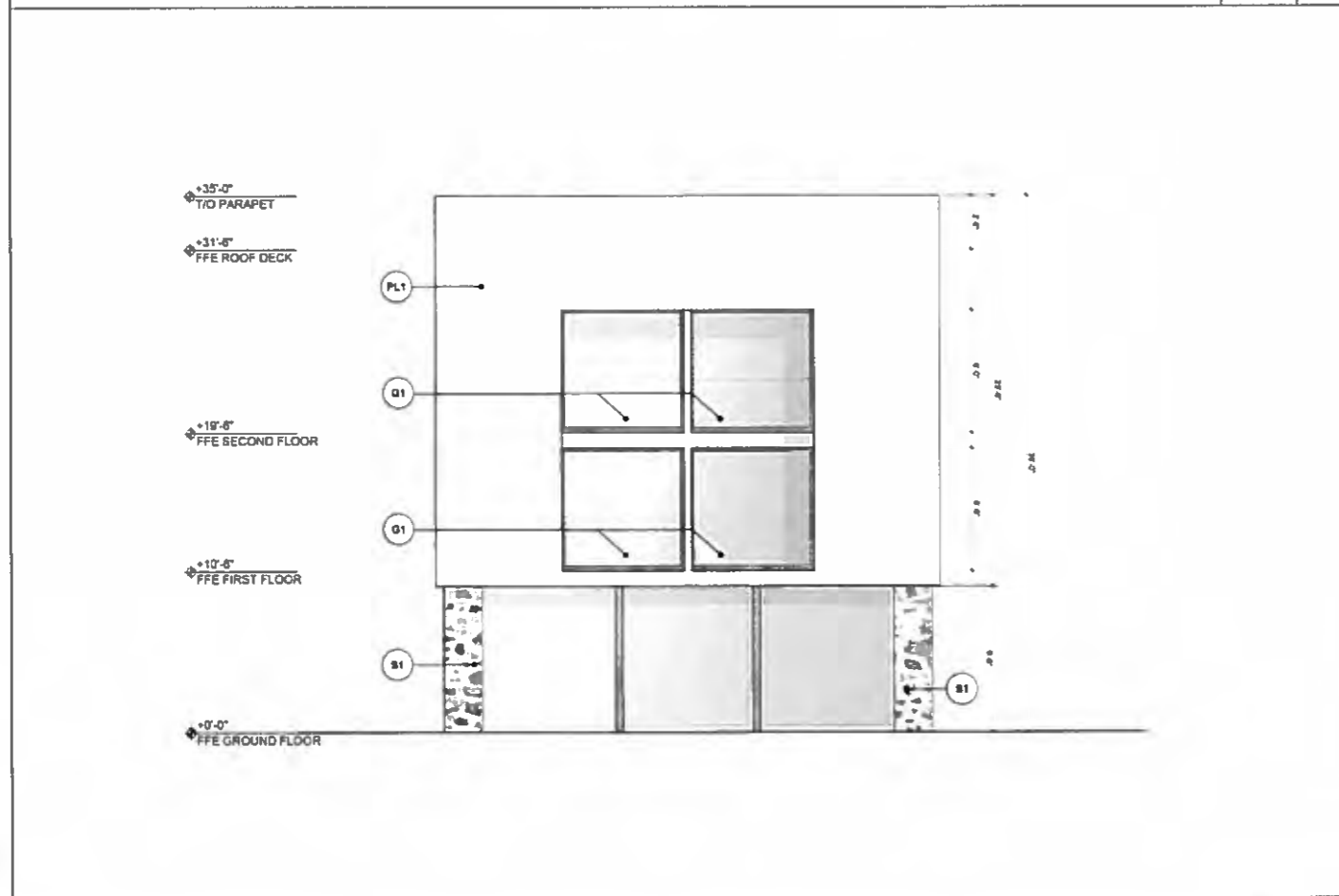
ELEVATION 01



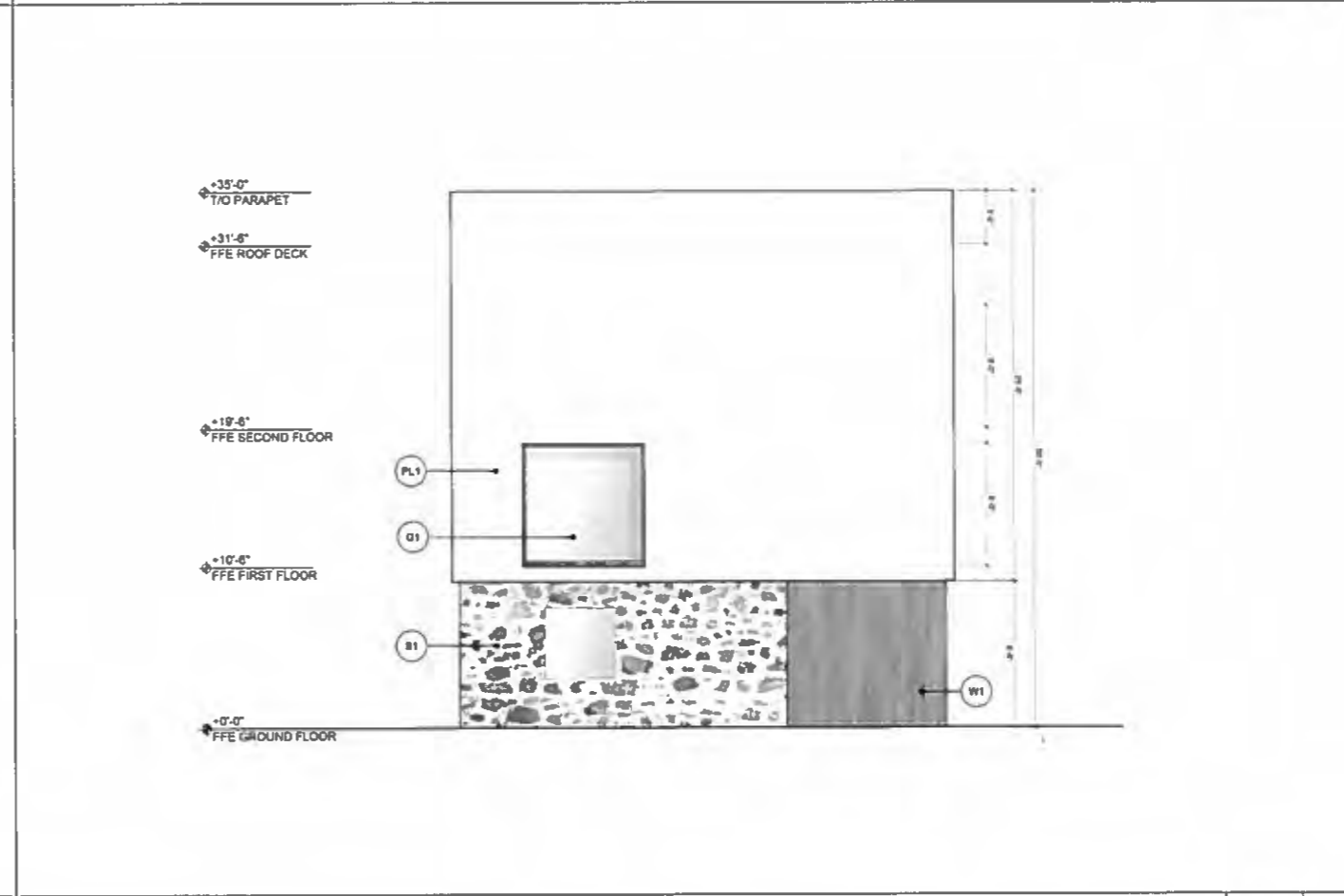
ELEVATION 04



ELEVATION 02



ELEVATION 03



ELEVATION 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
APN 808 006 004
ALLOTMENT NO P6 61A LOT 46 OF
THE SOUTHWEST QUARTER OF
SECTION 14 TOWNSHIP 4 SOUTH
RANGE 4 EAST SAN BERNARDINO
COUNTY CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
3800 BLUEBIRD BLVD
LOS ANGELES CA 90008
T 323 686 9388 F 323 686 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC
2020 BOCA HORNE DRIVE
BUNICO HILLS CA 92521
T 951 338 9117 F 951 323 7865
http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
221 GARDEN CIRCLE
BIRDMOND CA 92626
T 949 382 2791
http://www.lightinginc.com

CONSULTANTS

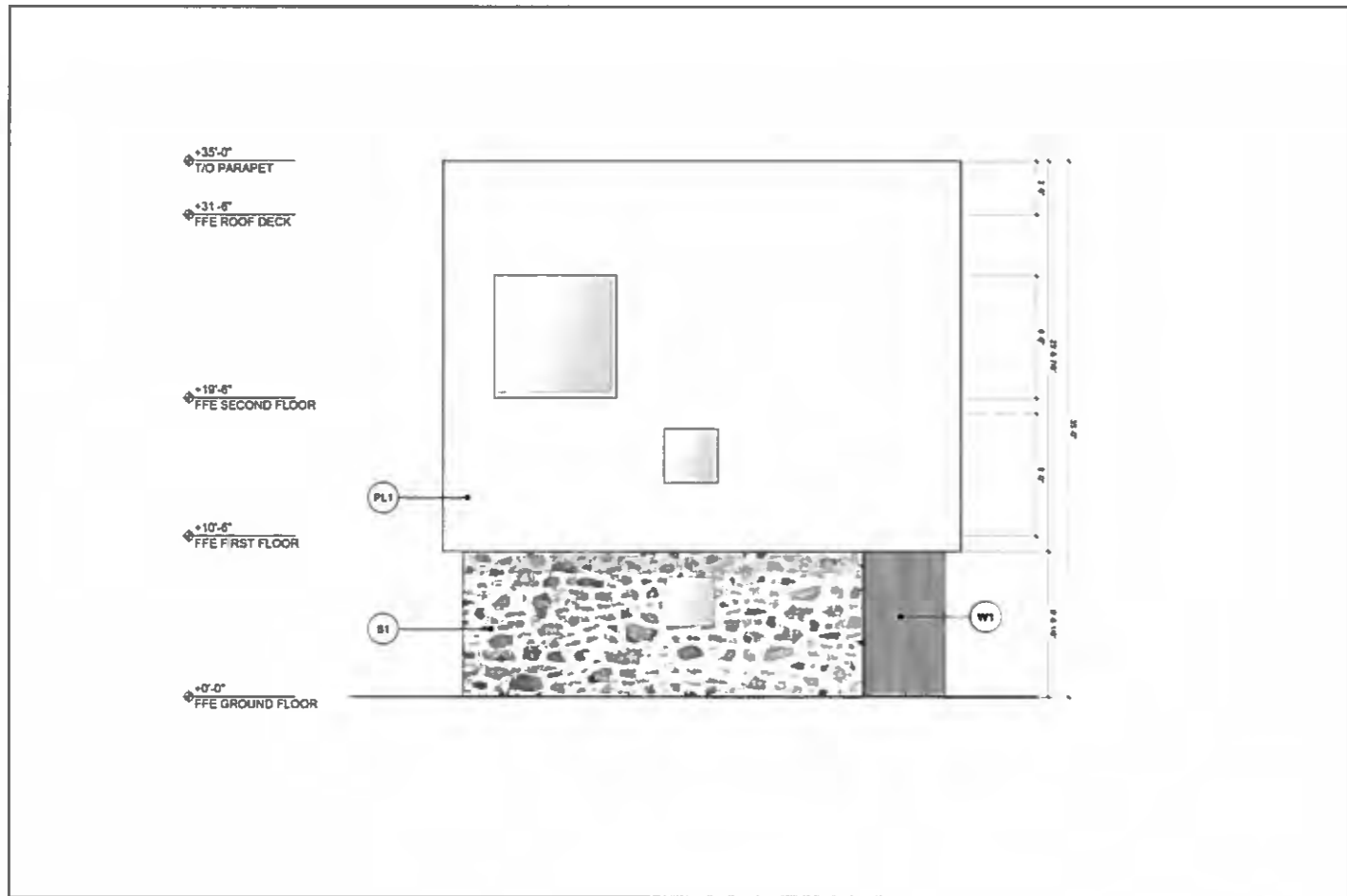
KEY PLAN

SUBMISSION RECORD:
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02 MSA 08 01 15

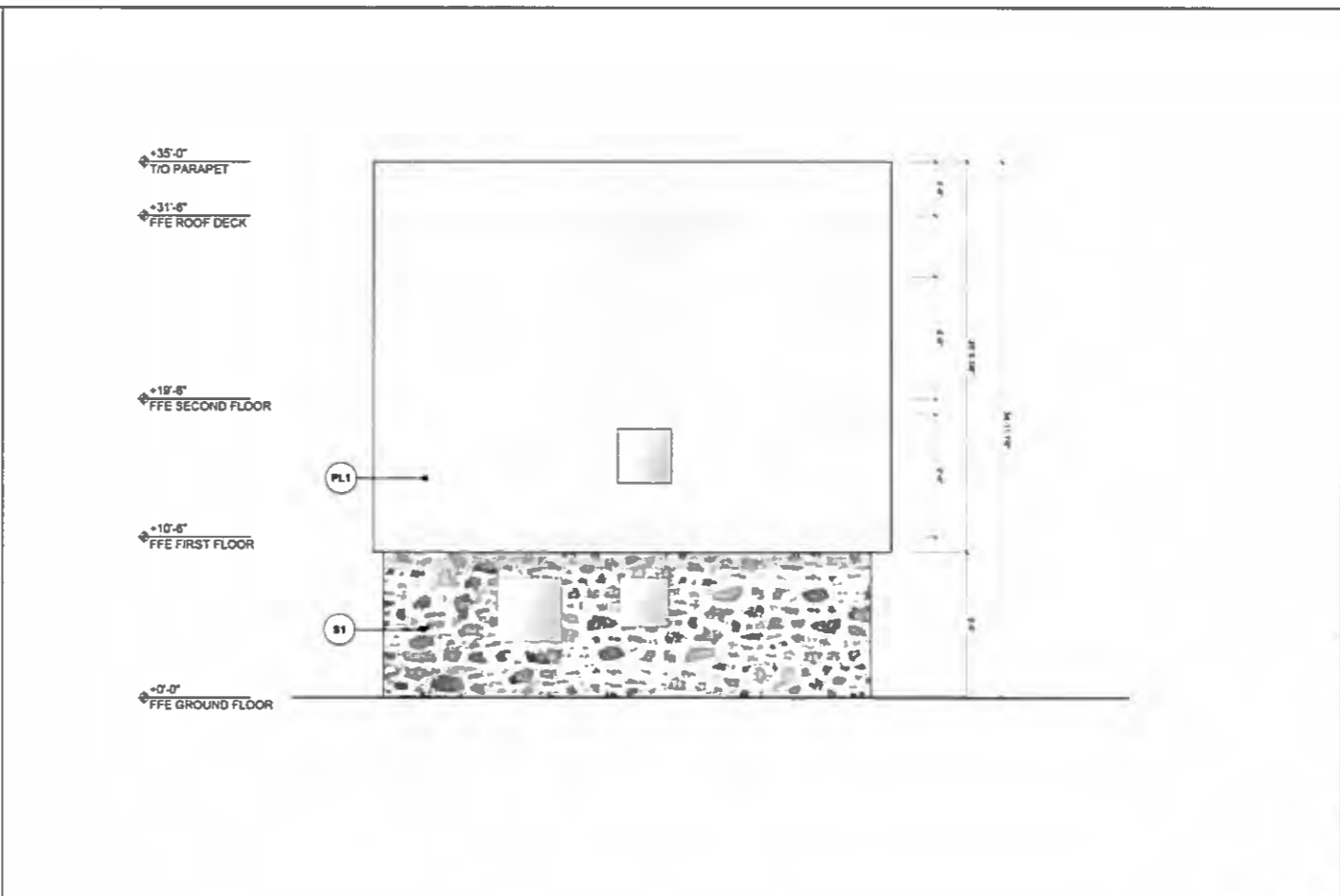
SCALE 3/16"=1'-0"

DRAWING TITLE
**ELEVATIONS
UNIT TYPE 2
(RTG)**

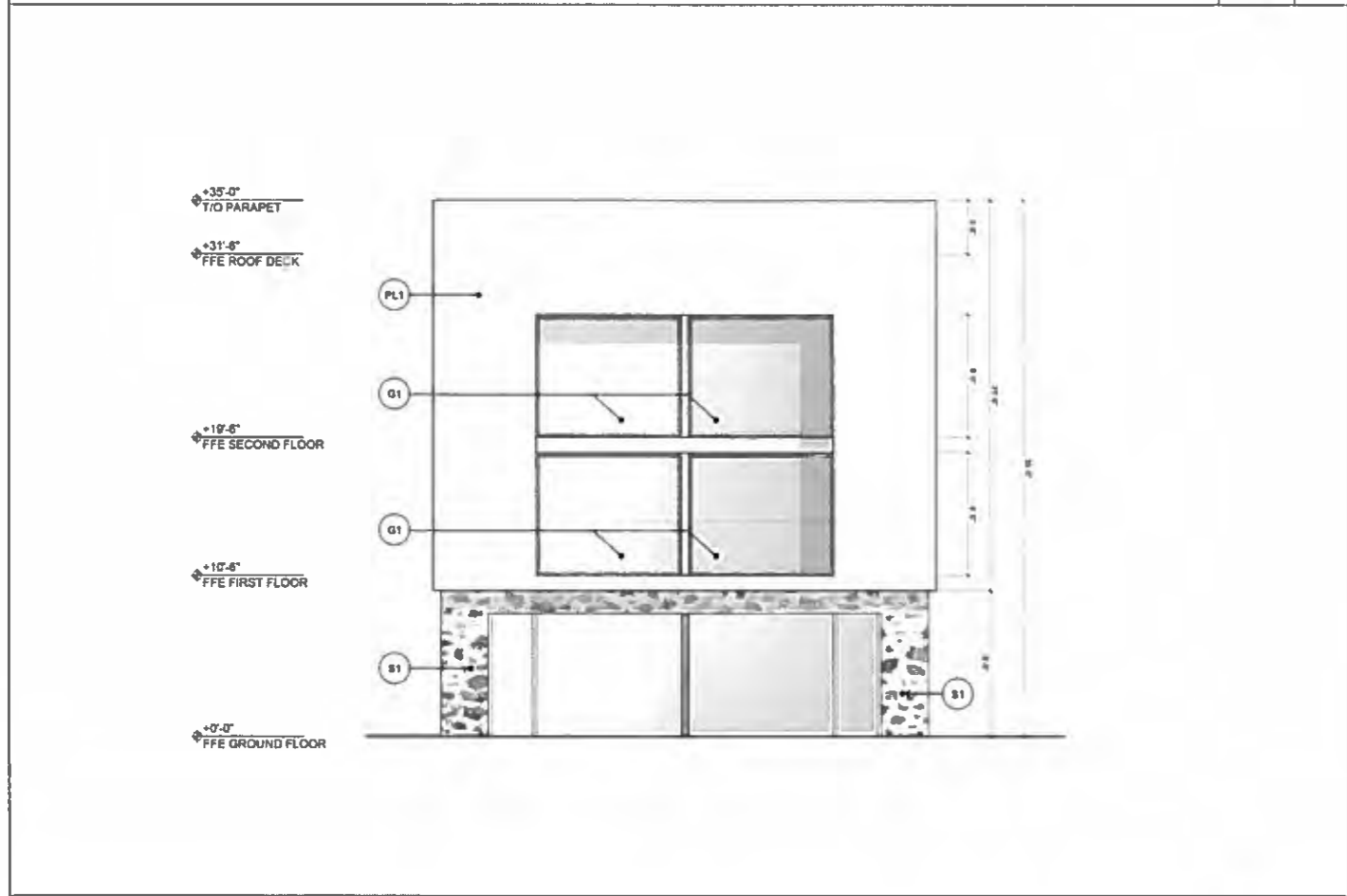
SHEET NO
A202



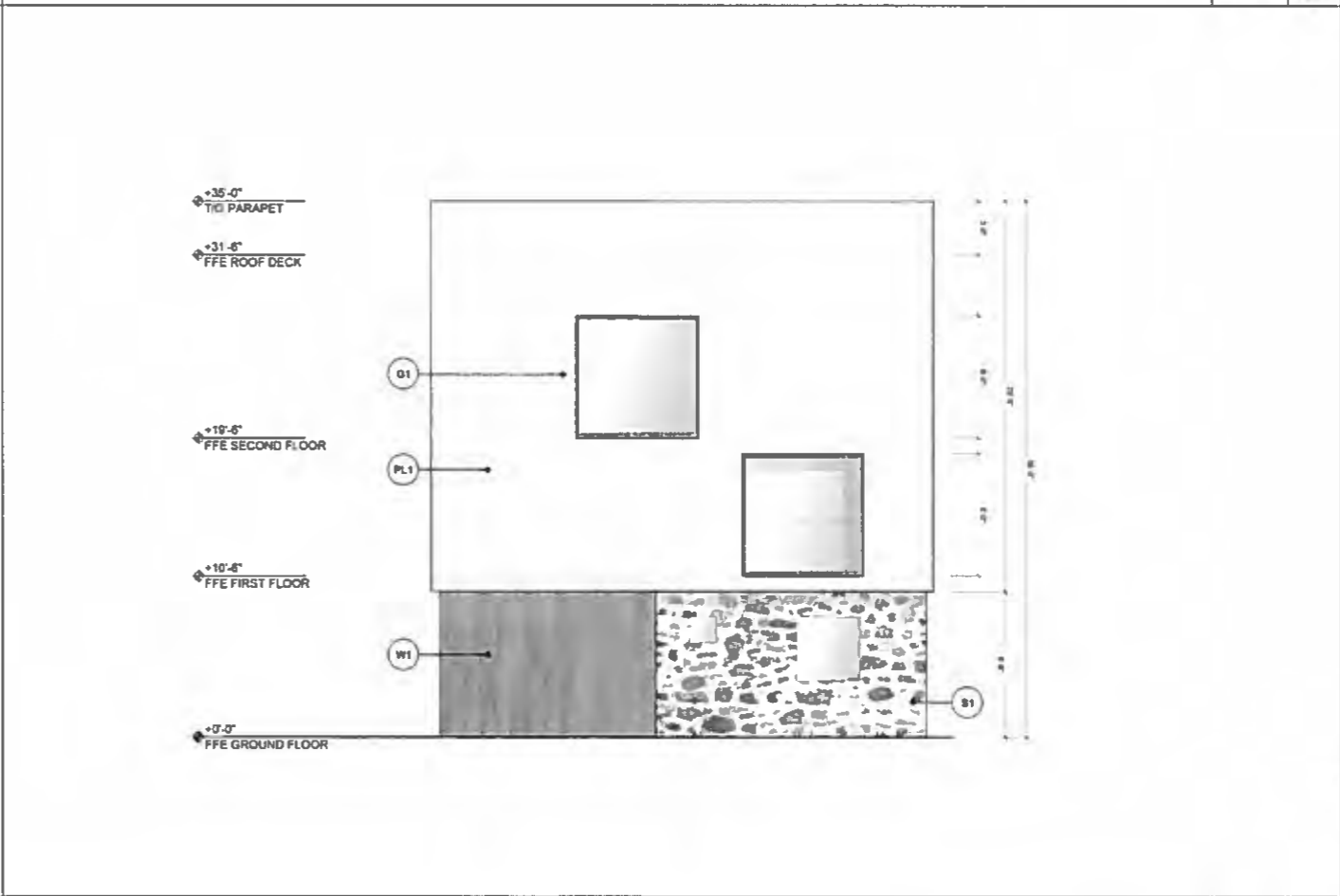
ELEVATION 04



ELEVATION 02



ELEVATION 03



ELEVATION 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
APR. 2016 006.054

ALLOTMENT NO. PS 81A, LOT 48 OF
THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SAN BERNARDINO
COUNTY, CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
3025 BLENDALE BLVD.
LOS ANGELES, CA 90008
T 323 886 8389 F 323 886 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
3025 BLENDALE BLVD.
BANKS BRANCH, CA 90008
T 818 348 9111 F 818 322 7892
http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
221 CAROL CIRCLE
IRVINE, CA 92614
T 949 261 7271
http://www.kgm-lighting.com

CONSULTANTS

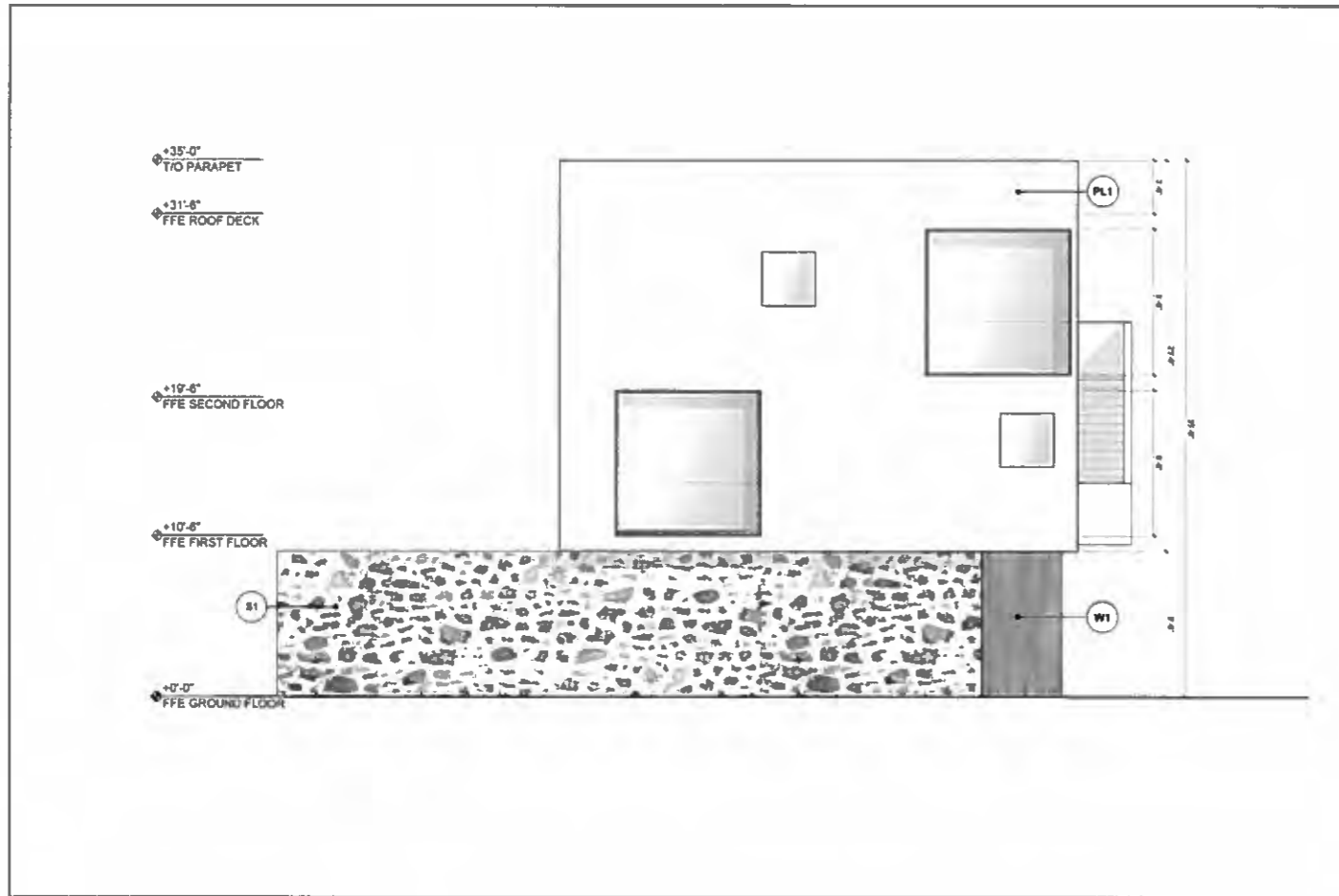
KEY PLAN
[Key plan diagram showing the location of the building on the site]

SUBMISSION RECORD:
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02 SBA 08.15.16

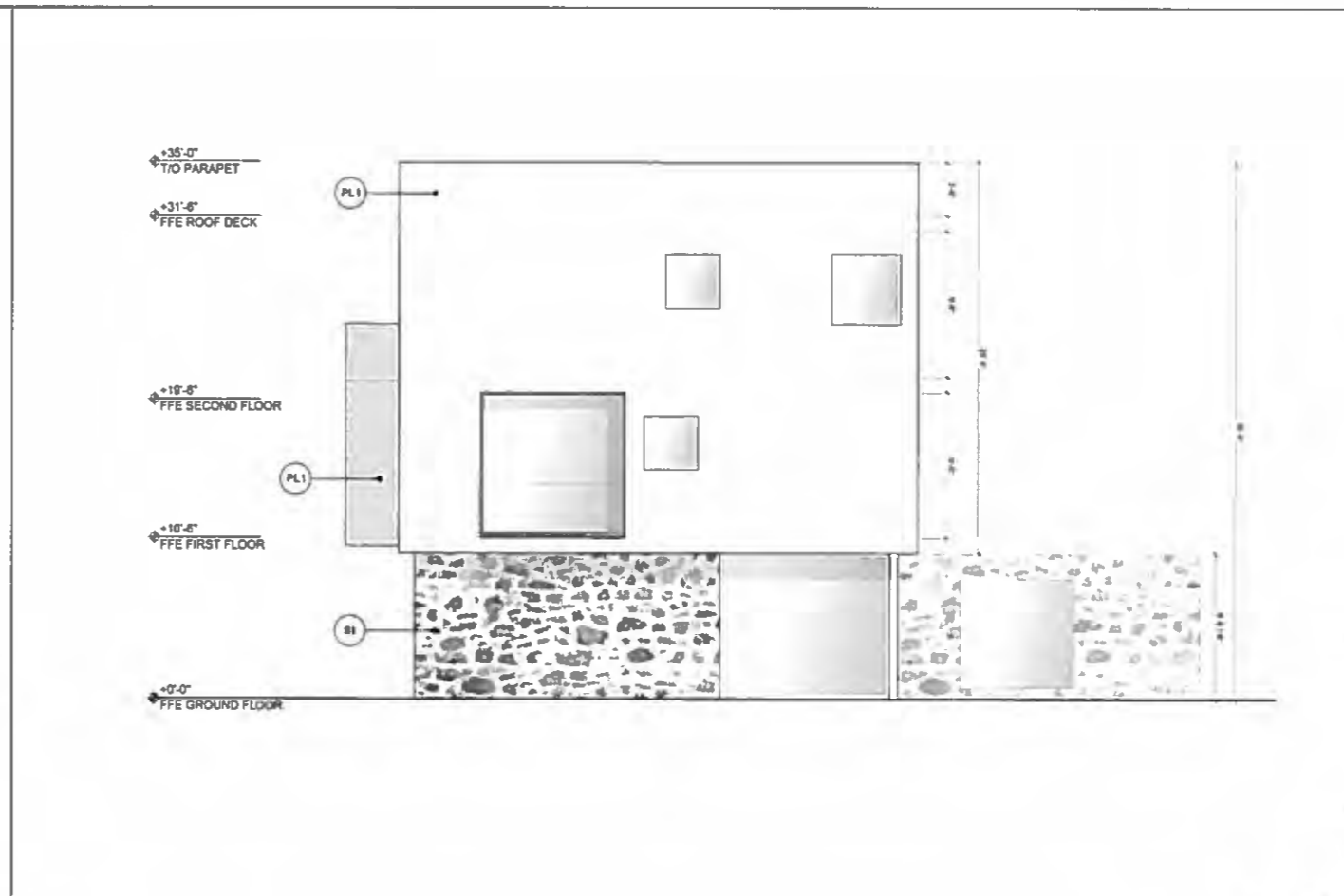
SCALE: 3/16"=1'-0"

DRAWING TITLE
ELEVATIONS
UNIT TYPE 3
(R13)

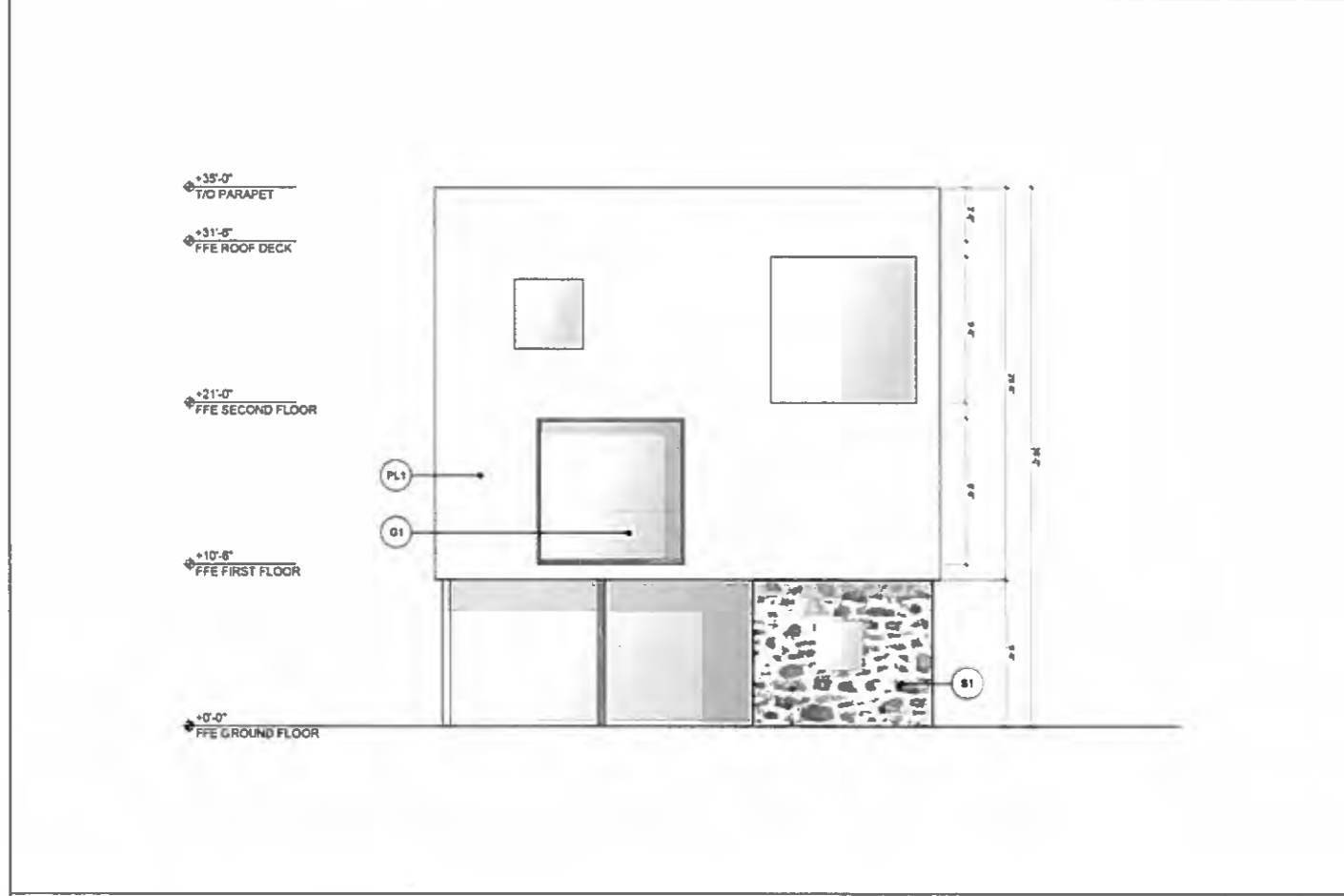
SHEET NO.
A203



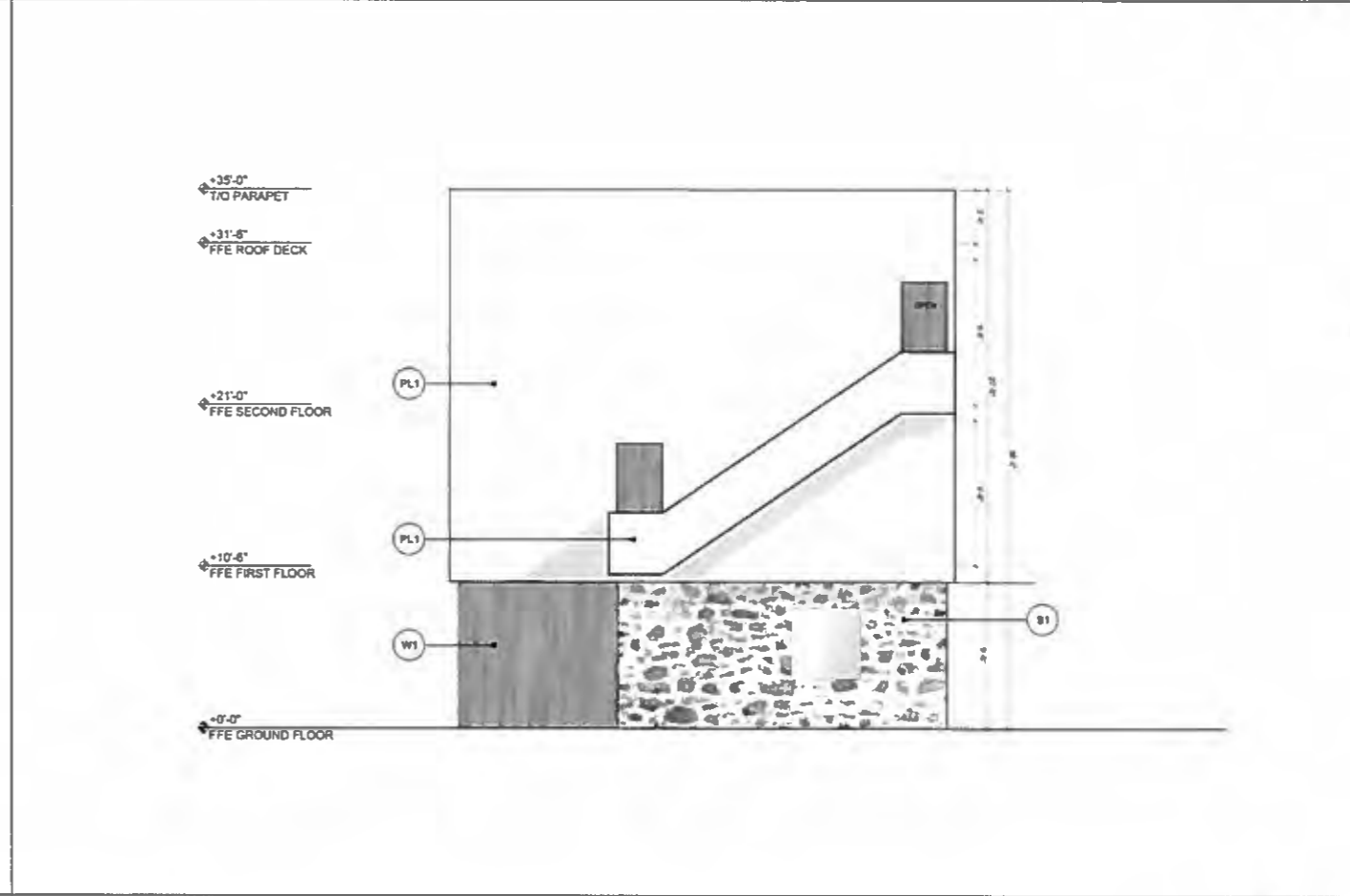
ELEVATION 04 3/8" = 1'-0" 04



ELEVATION 02 3/8" = 1'-0" 02



ELEVATION 03 3/8" = 1'-0" 03



ELEVATION 01 3/8" = 1'-0" 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 A/E: 08 08 04
 ALLOTMENT NO PLS 61A, LOT 45 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH,
 RANGE 4 EAST, SAN BERNARDINO
 BASIN AND MERRIAM

ARCHITECT
BESTOR ARCHITECTURE
 3935 WILSHIRE BLVD
 LOS ANGELES, CA 90010
 T 323 598 9288 F 323 598 3414
 http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
 32000 HOPE DRIVE
 BANCROFT, CA 92576
 T 951 928 8111 F 951 928 7855
 http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
 27000 CHINA CIRCLE
 IRVINE, CA 92614
 T 949 827 7878
 http://www.kgm.com

CONSULTANTS:

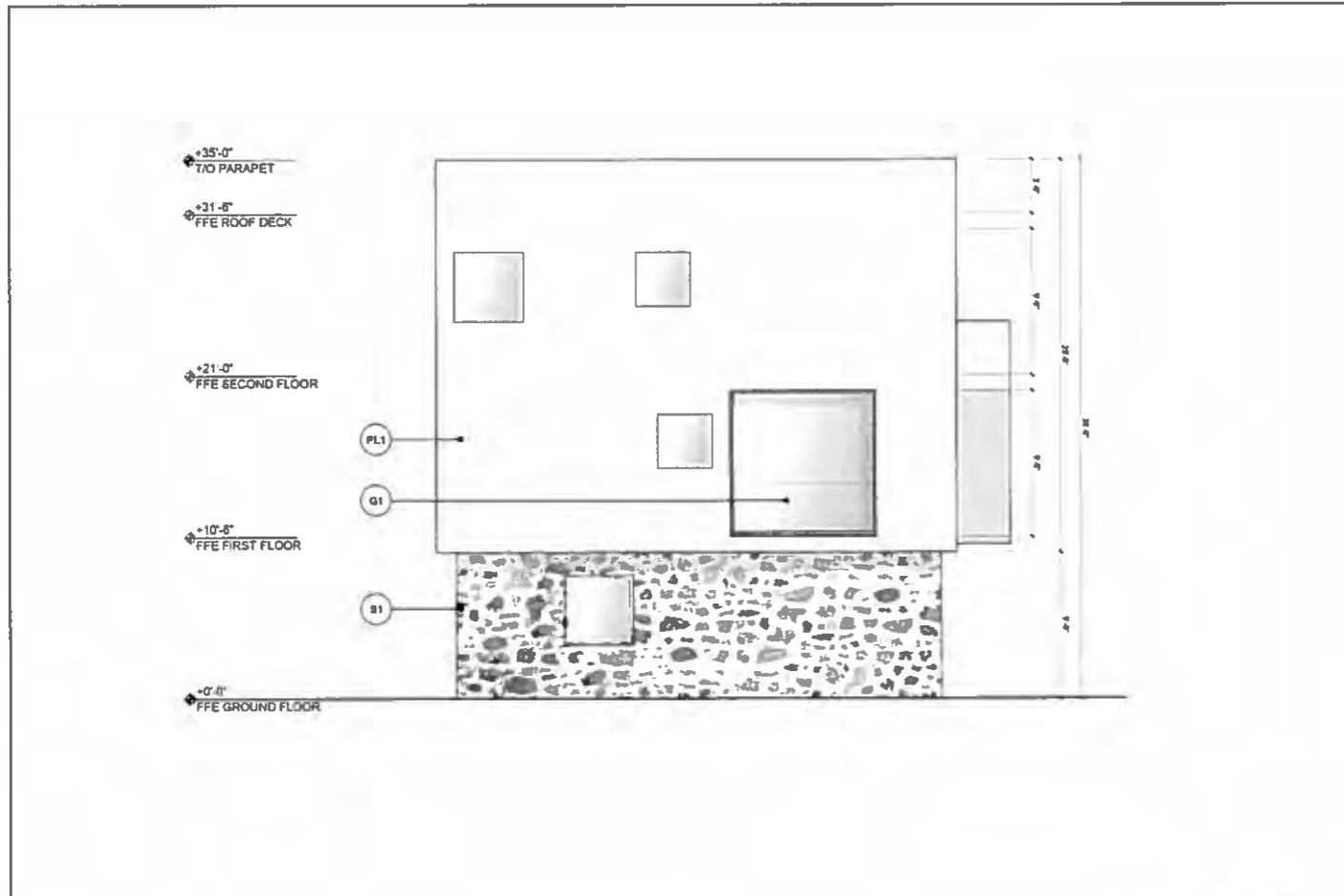
KEY PLAN

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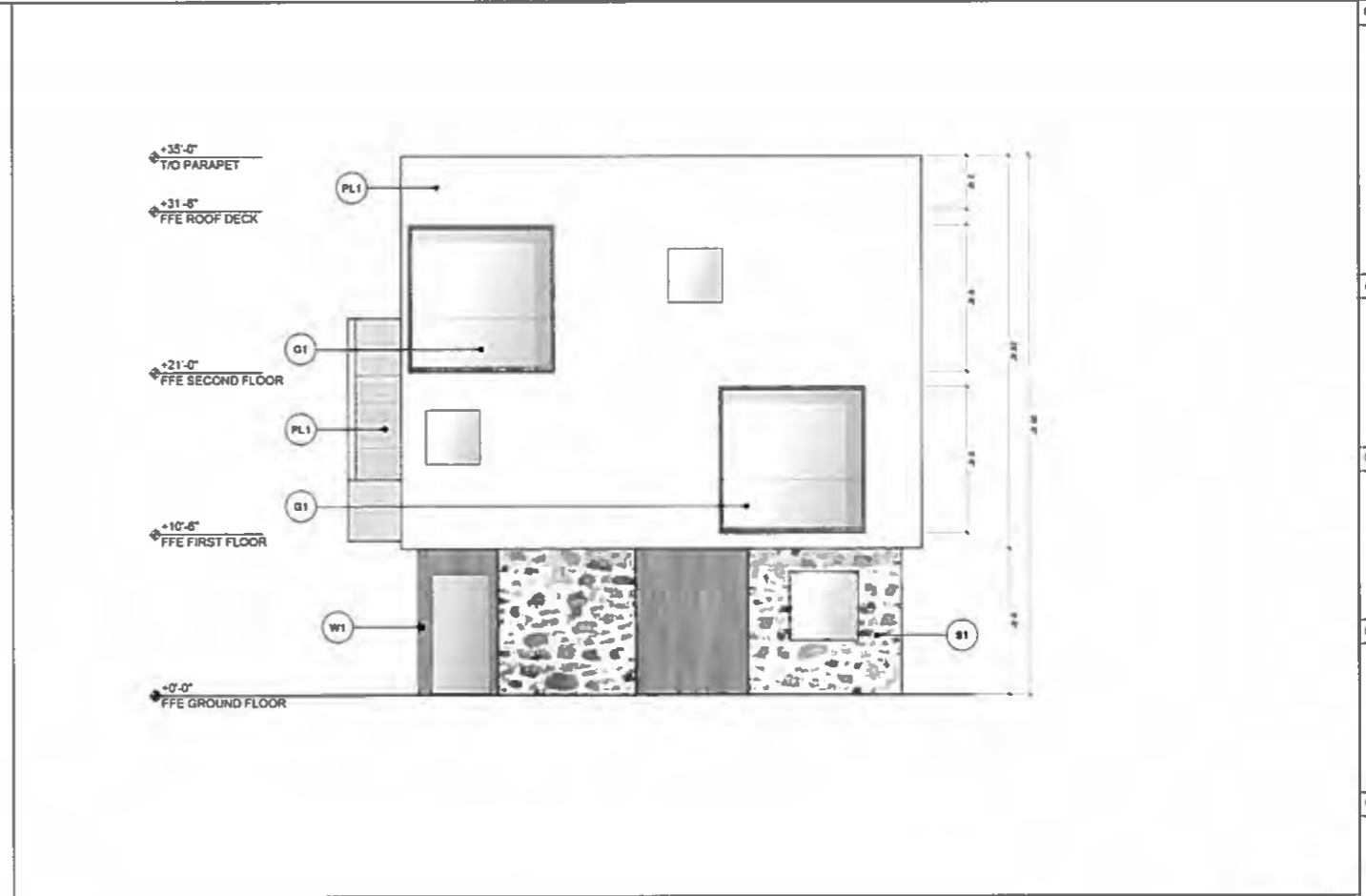
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ELEVATIONS
UNIT TYPE 4
(GF7)

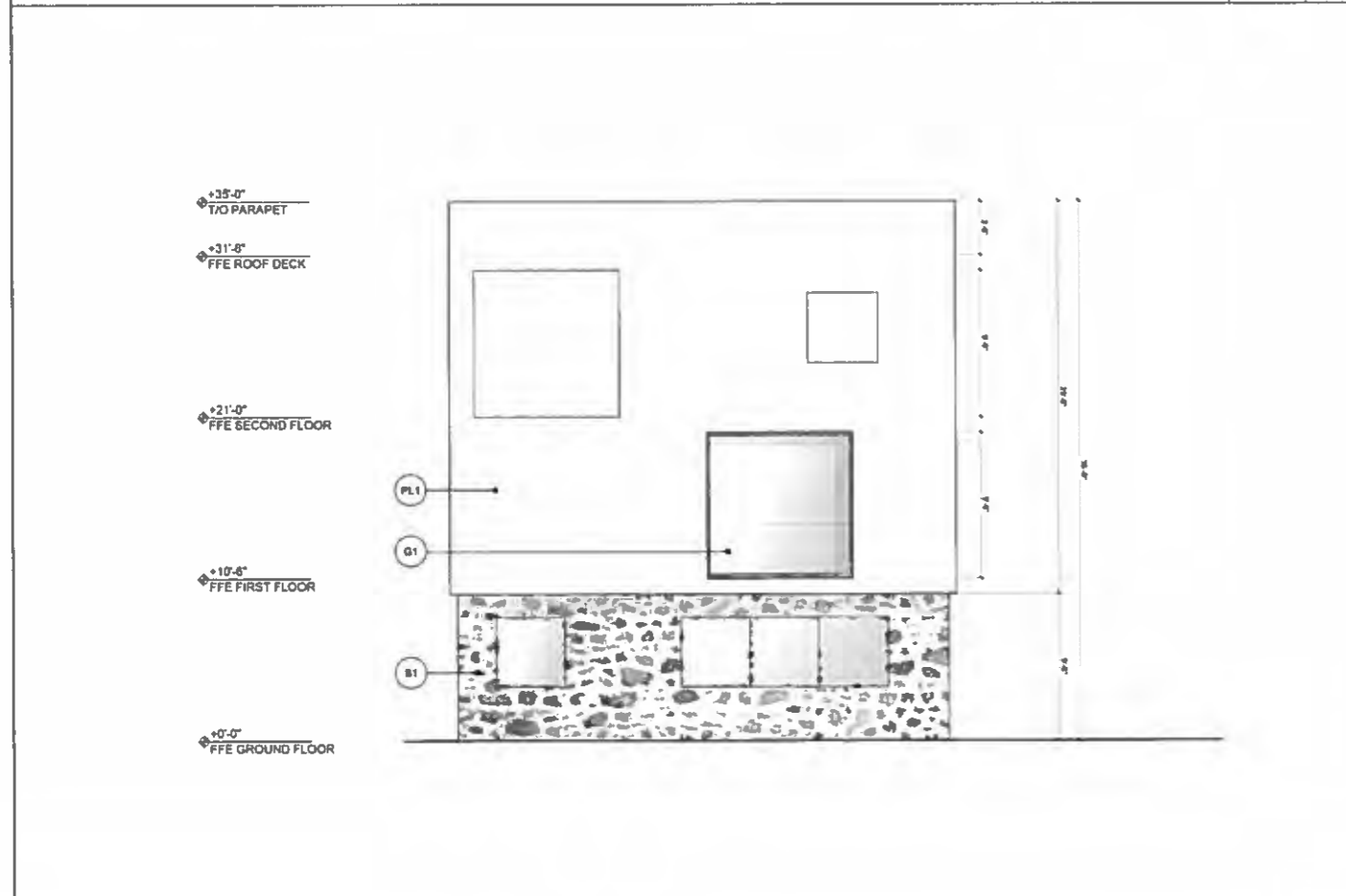
SHEET NO
A204



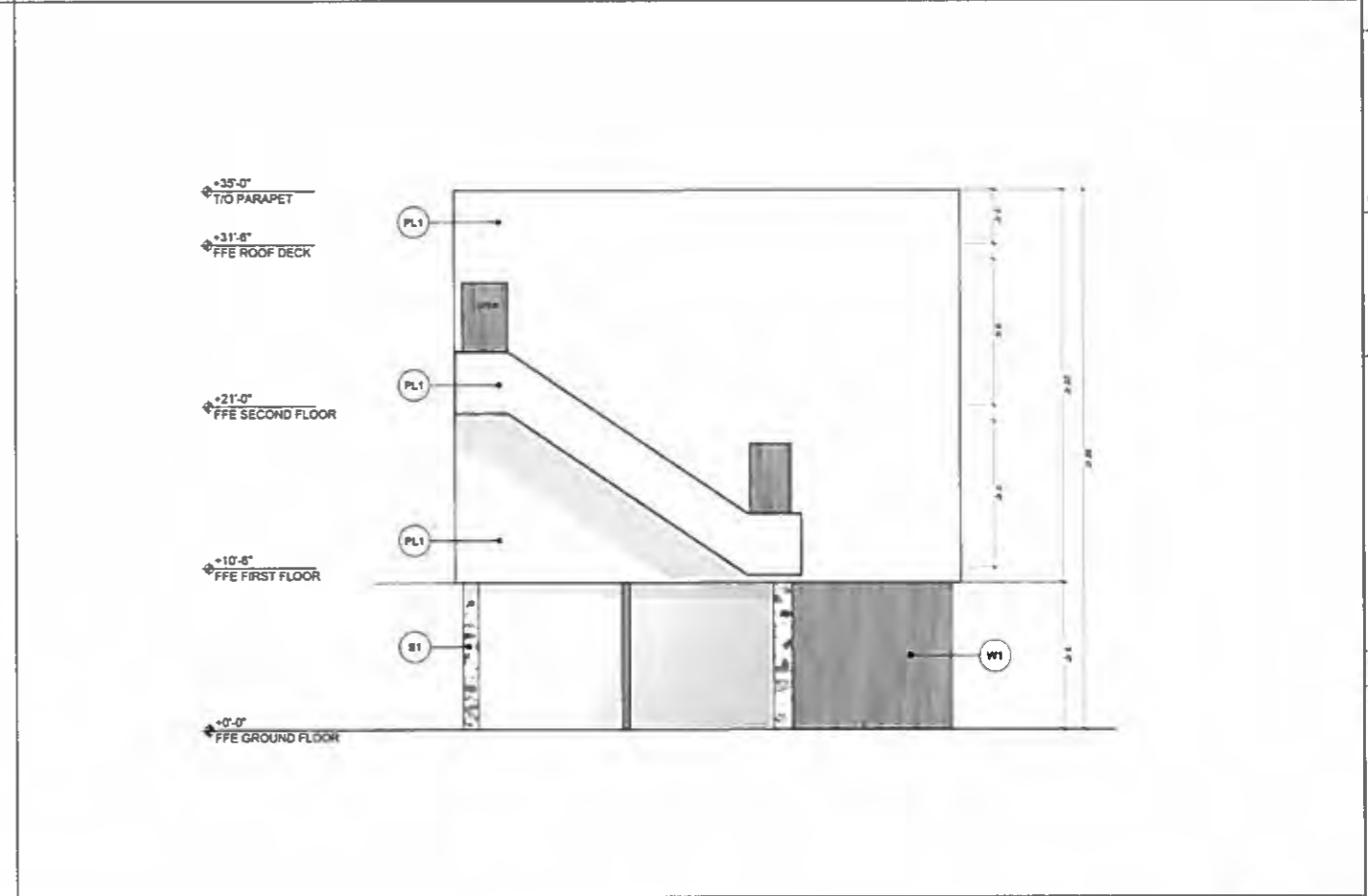
ELEVATION 04



ELEVATION 02



ELEVATION 03



ELEVATION 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APN: 808 004
 ALLOTMENT NO PS 81A, LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH,
 RANGE 4 EAST SAN BERNARDINO
 COUNTY, CALIFORNIA

ARCHITECT
**BESTOR
 ARCHITECTURE**
 3028 HOLMADALE BLVD
 LOS ANGELES, CA 90008
 T 323 886 9388 F 323 886 2414
 http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
 3520 RICE HOPKINS DRIVE
 RANCHO MESA, CA 92703
 T 951 226 1111 F 951 226 1100
 http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
 28 CAROL CIRCLE
 EL SEBASTO, CA 94928
 T 415 882 2701
 http://www.kgm.com

CONSULTANTS

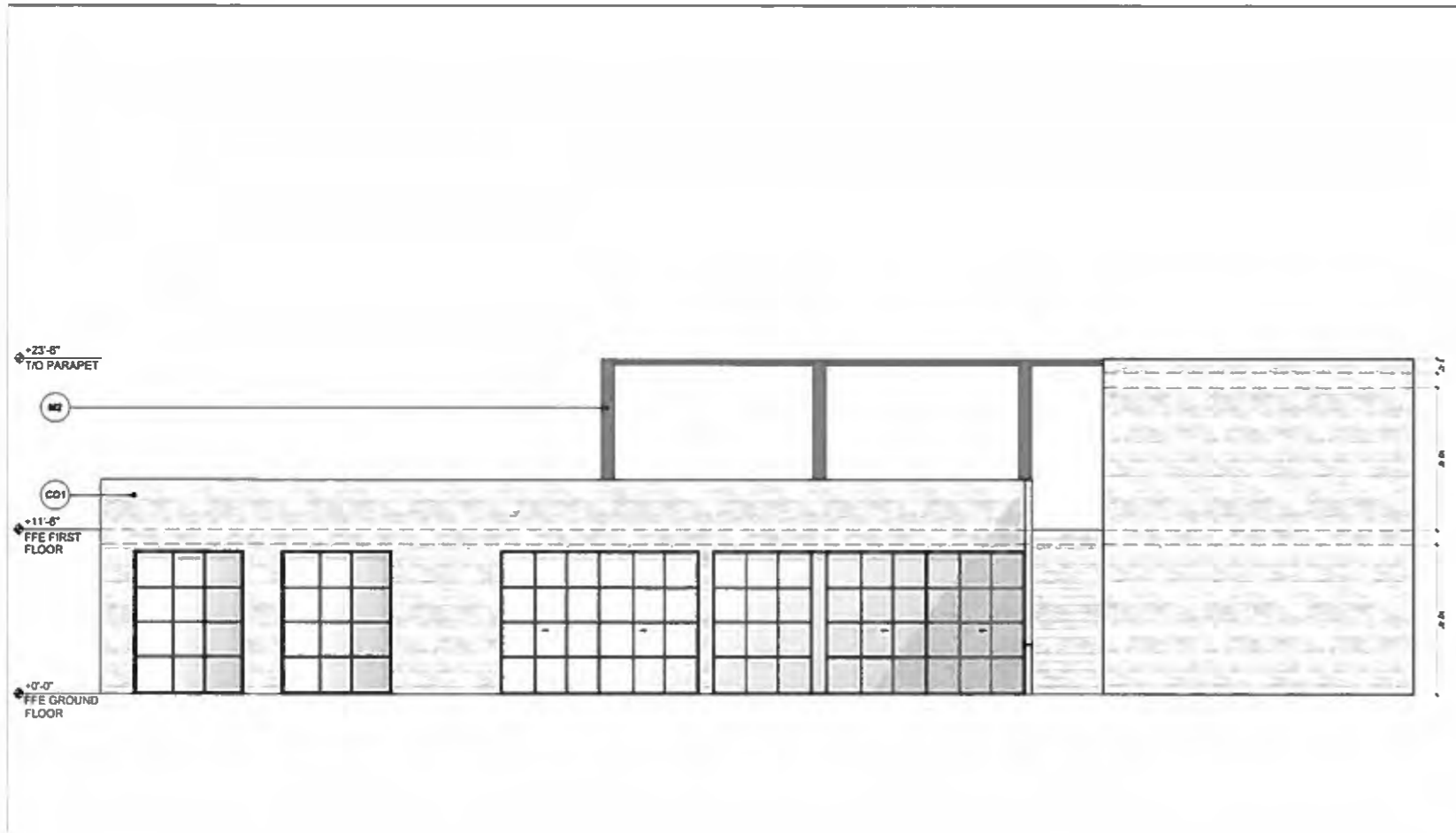
KEY PLAN:

SUBMISSION RECORD:
 01 SAA PREL APPR 08 15 15
 02 SAA 09 01 16

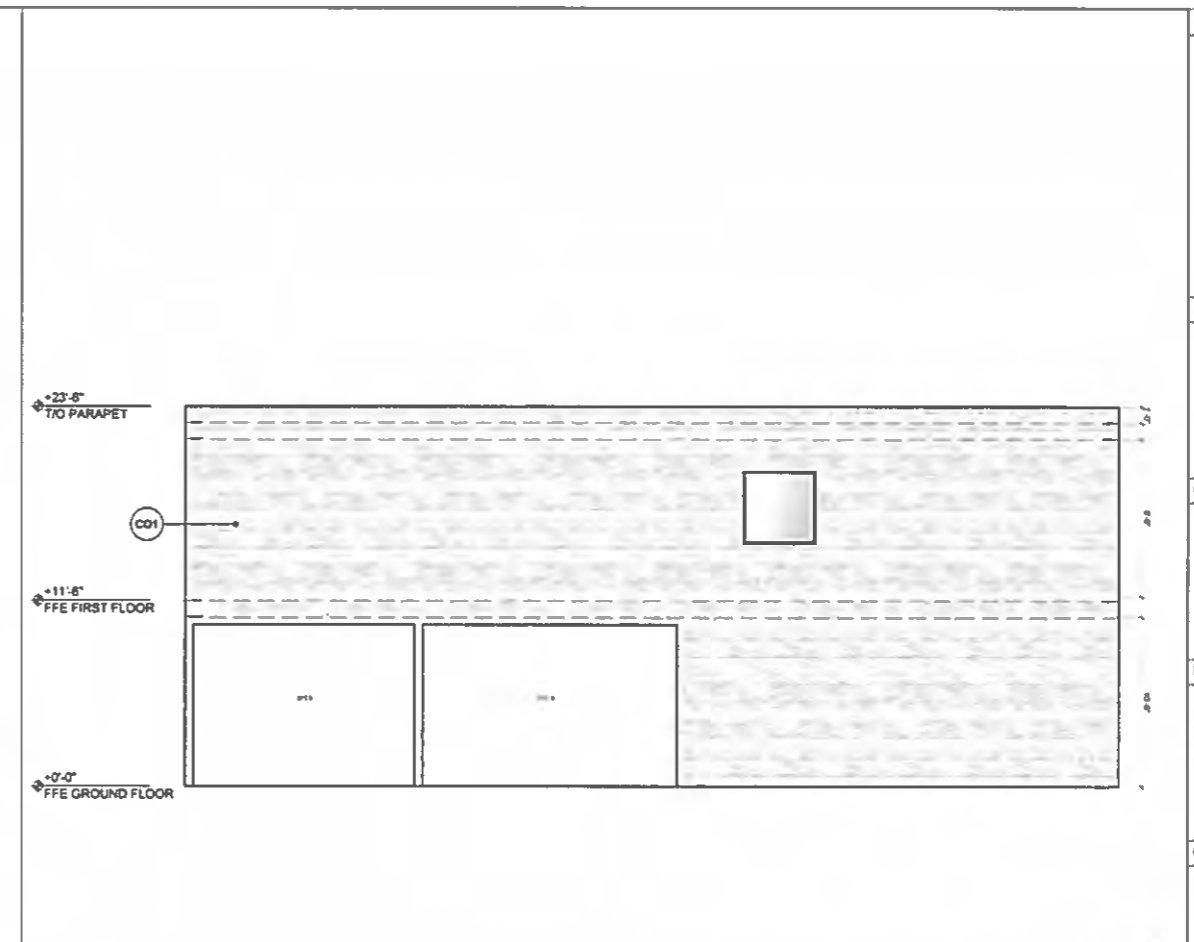
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DRAWING TITLE
**ELEVATIONS
 UNIT TYPE 5
 (GFF)**

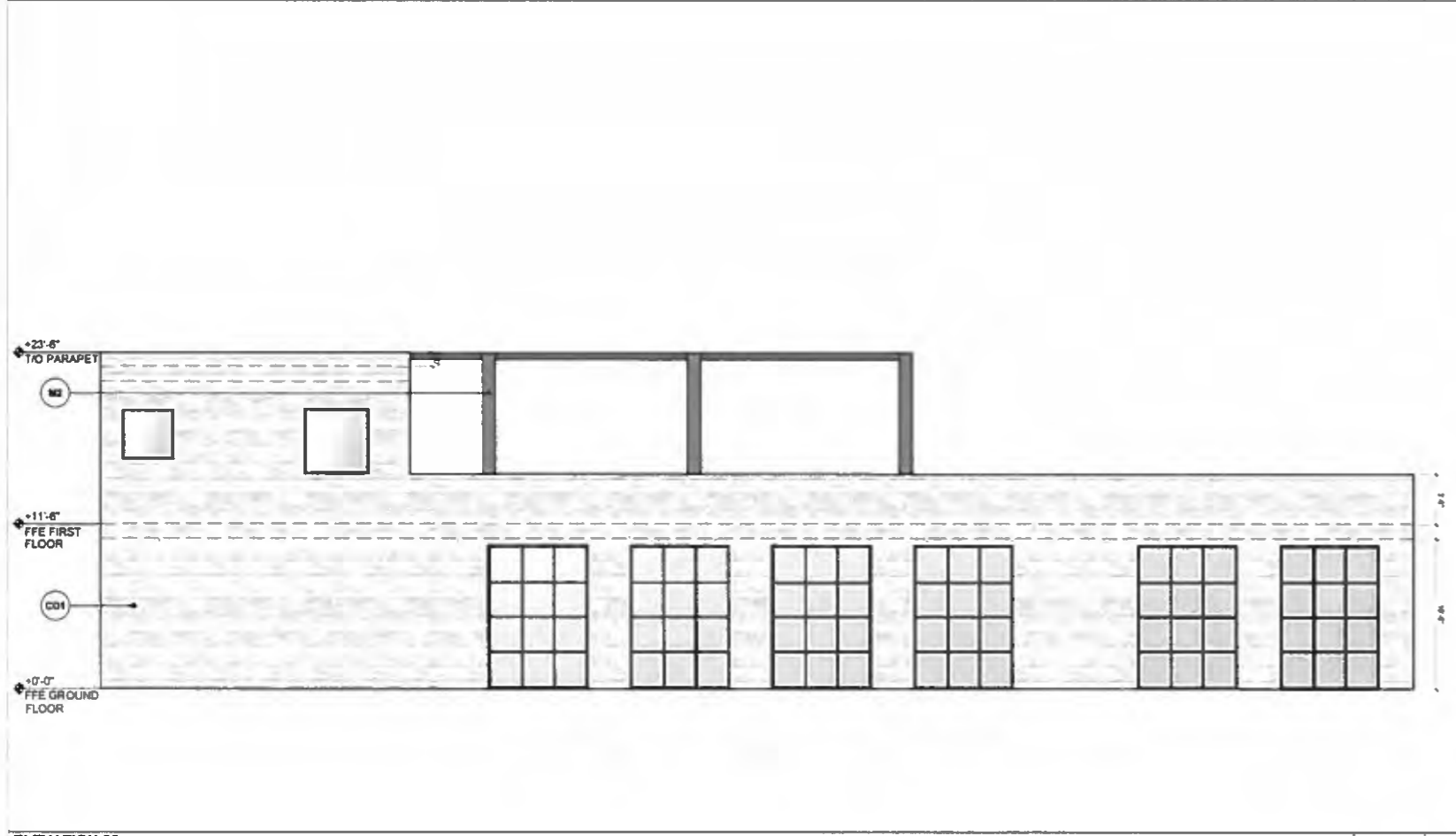
SHEET NO
A205



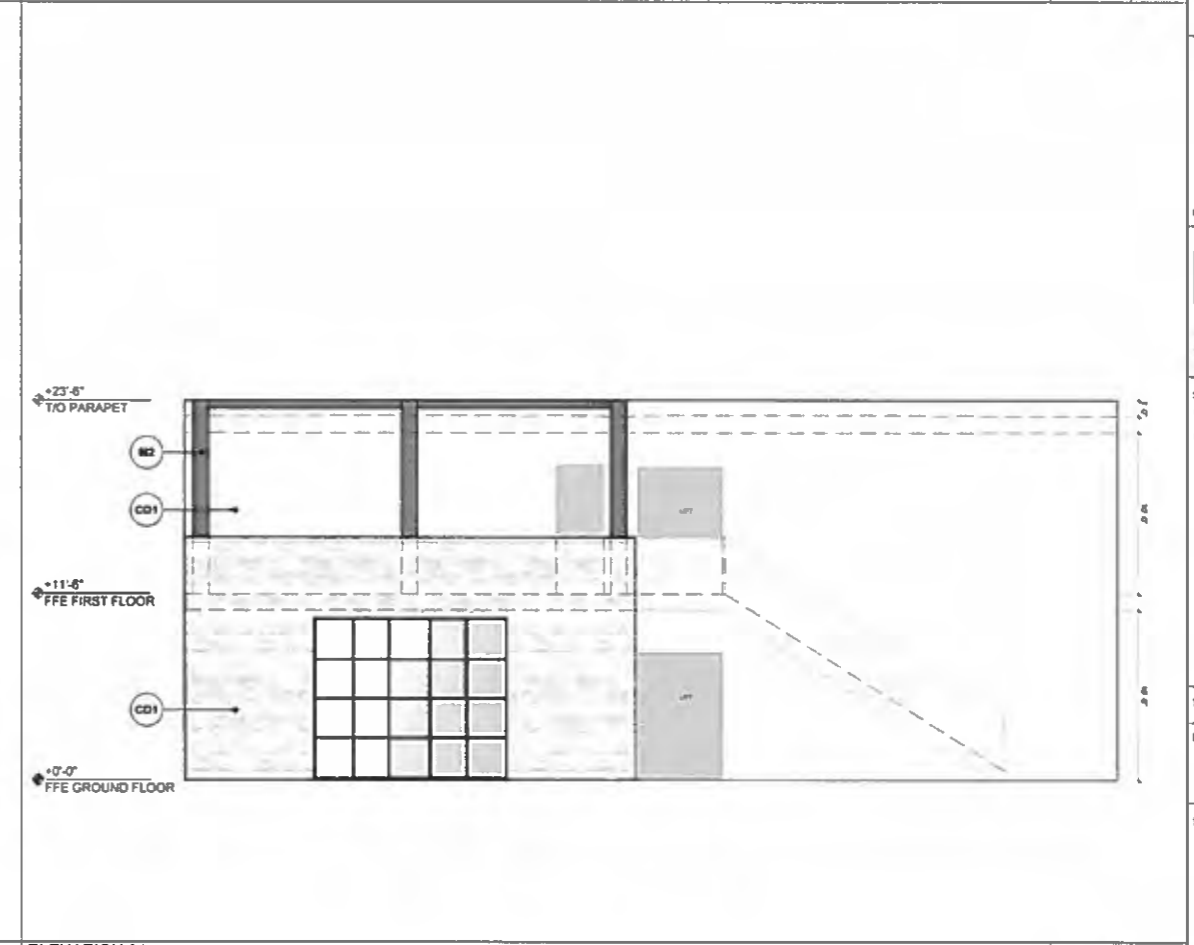
ELEVATION 04



ELEVATION 03



ELEVATION 02



ELEVATION 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR. 2011 - 2012

ALTERNATE NO. PD-01A, LOT 48 OF
 THE SOUTHWEST QUARTERS OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 41 EAST, SAN BERNARDINO
 COUNTY, CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
 3030 OLIVHALL BLVD
 LOS ANGELES, CA 90008
 T 323 999 8388 F 323 999 2414
 www.bestorarchitecture.com

CIVIL ENGINEER:
 MSA CONSULTING, INC.
 3428 525 FIVE DRIVE
 RANCHO VENTURA, CA 92271
 T 951 220 8111 F 951 222 7889
 www.msaconsulting.com

LIGHTING DESIGN
 KGM, INC.
 171 CAROL CIRCLE
 EL SECAO, CA 92526
 T 951 261 1717
 www.kgm-lighting.com

CONSULTANTS:

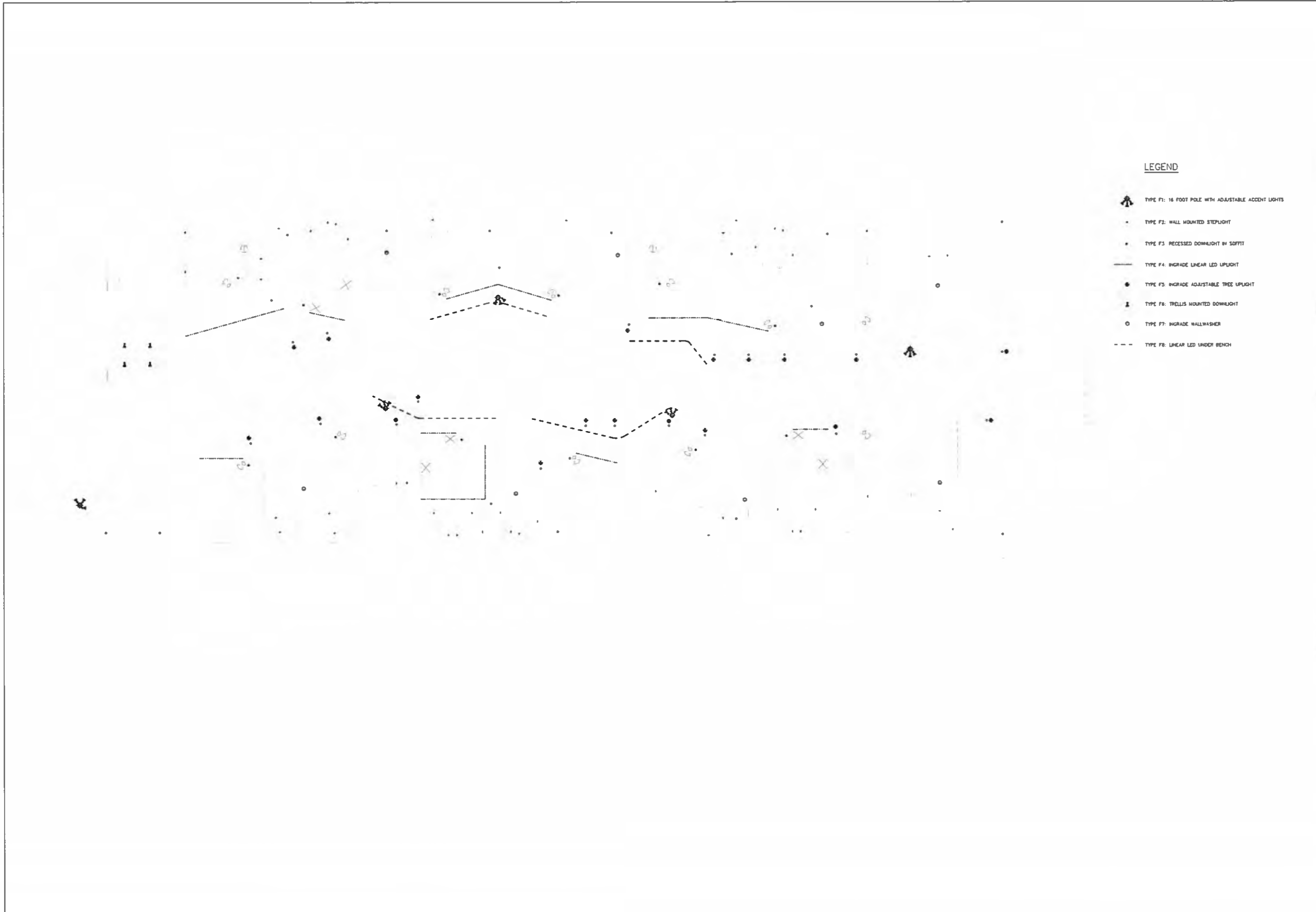
KEY PLAN:

SUBMISSION RECORD
 01 3/14/11 3:00 PM
 02 3/14/11 3:00 PM









SCALE: 3/16"=1'-0"

DRAWING TITLE
ELEVATIONS BANQ HALL

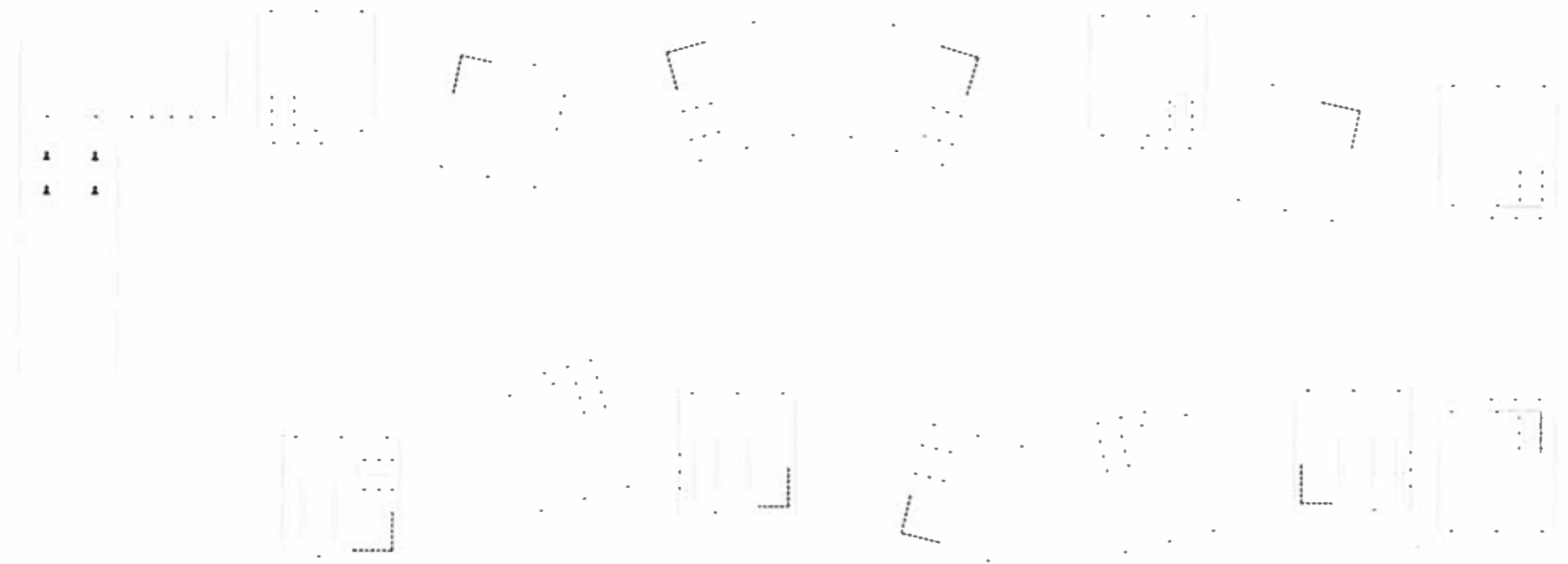
SHEET NO
A208



LEGEND

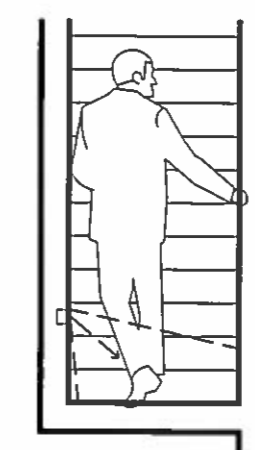
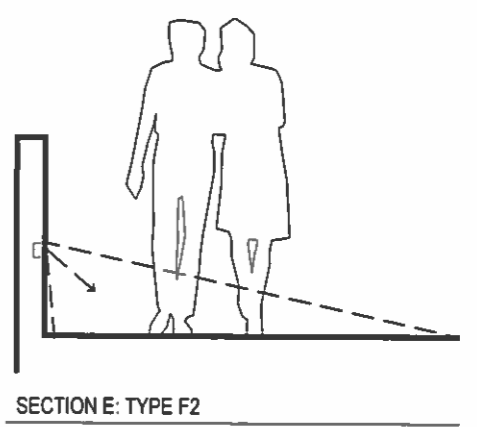
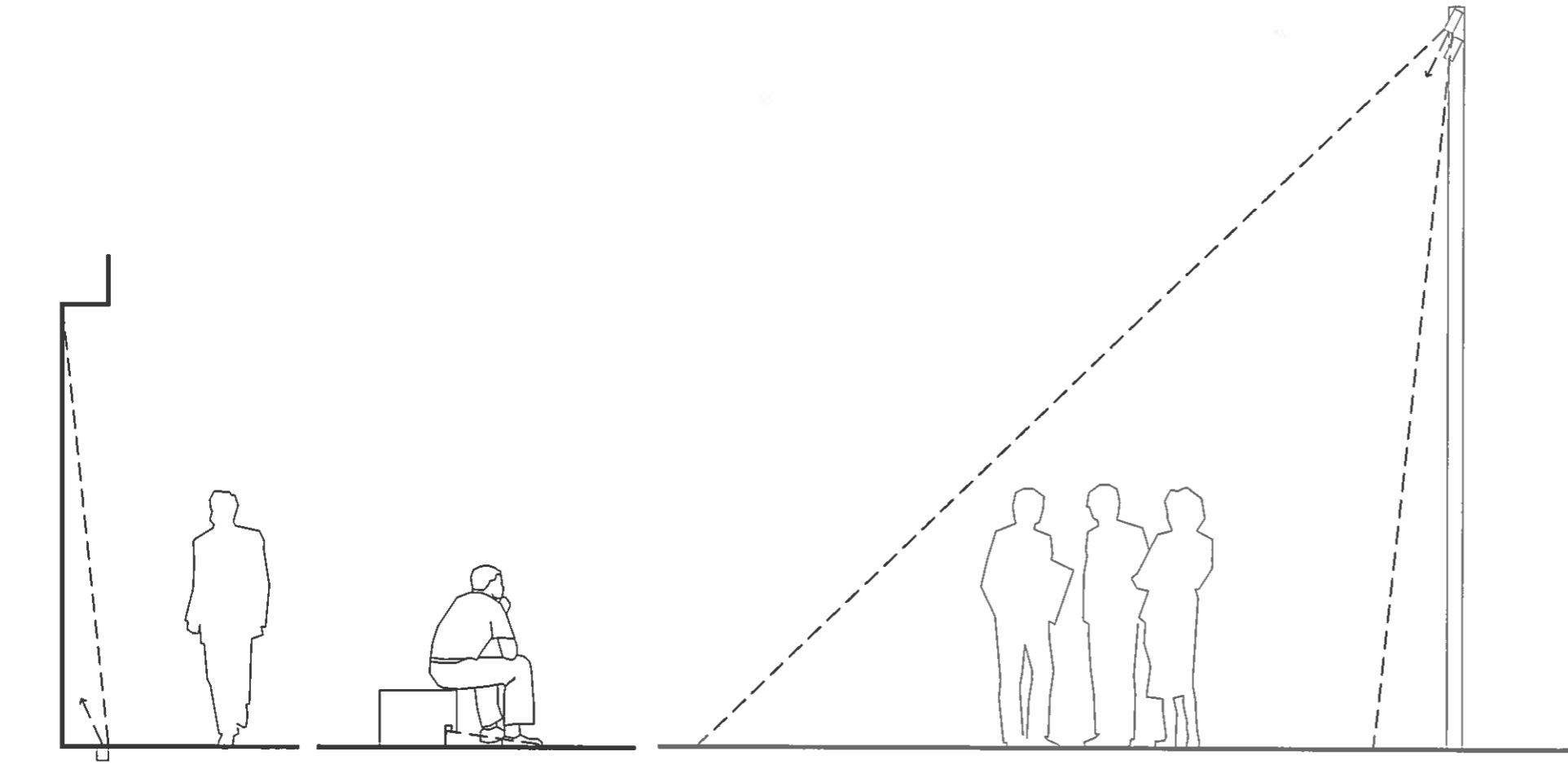
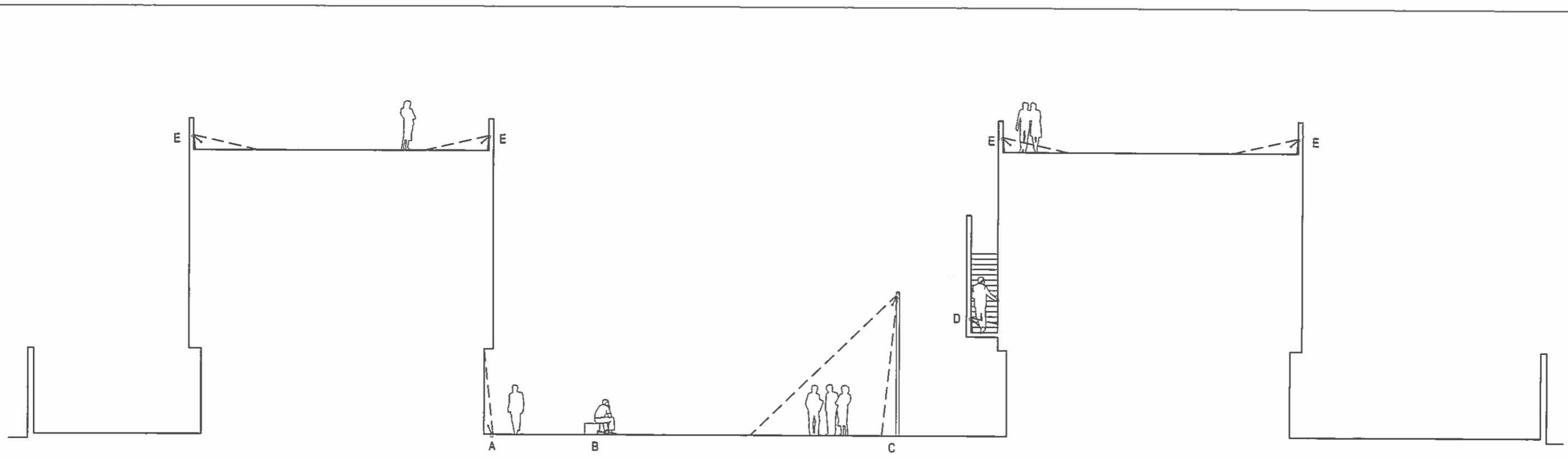
-  TYPE F1: 16 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS
-  TYPE F2: WALL MOUNTED STEPLIGHT
-  TYPE F3: RECESSED DOWNLIGHT BY SOFFIT
-  TYPE F4: INGRADE LINEAR LED UPLIGHT
-  TYPE F5: INGRADE ADJUSTABLE TREE UPLIGHT
-  TYPE F6: TRELIS MOUNTED DOWNLIGHT
-  TYPE F7: INGRADE WALLWASHER
-  TYPE F8: LINEAR LED UNDER BENCH

<p>PROJECT NAME:</p> <p>PALM SPRINGS BOUTIQUE HOTEL APT: 505 505 004 ALLOTMENT NO P8-81A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND VICINITY</p>
<p>ARCHITECT:</p> <p>BESTOR ARCHITECTURE 8001 BALBOUDA BLVD LOS ANGELES CA 90048 T 323 688 8888 F 323 688 3414 HQ: www.bestorarchitecture.com</p>
<p>CIVIL ENGINEER:</p> <p>MISA CONSULTING, INC 3408 BOB HOPE DRIVE BAKINGFIELD CA 92309 T 951 539 9111 F 951 533 7900 HQ: www.misaconsulting.com</p>
<p>LIGHTING DESIGN:</p> <p>KGM 270 CORAL CIRCLE EL SEGUIUNDO CA 90245 TEL: 310 552 2701 FAX: 310 552 2702 www.kgmighting.com</p>
<p>CONSULTANTS:</p>
<p>KEY PLAN:</p>
<p>SUBMISSION RECORD</p> <p>01 MAA 198 0000 00 10 10 02 MAA 00 01 10</p>
<p>SCALE: 1" = 20'-0"</p>
<p>DRAWING TITLE SITE LIGHTING PLAN</p>
<p>SHEET NO: LT101</p>



- LEGEND**
-  TYPE F1. 16 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS
 -  TYPE F2. WALL MOUNTED STEP LIGHT
 -  TYPE F3. RECESSED DOWNLIGHT IN SOFFIT
 -  TYPE F4. INGRADE LINEAR LED UPLIGHT
 -  TYPE F5. INGRADE ADJUSTABLE TREE UPLIGHT
 -  TYPE F6. TRELLIS MOUNTED DOWNLIGHT
 -  TYPE F7. INGRADE WALLWASHER
 -  TYPE F8. LINEAR LED UNDER BENCH

PROJECT NAME PALM SPRINGS BOUTIQUE HOTEL APRIL 200 - 2004 ALLOTMENT NO P8-1A, LOT 48 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA
ARCHITECT  3830 WILSHIRE BLVD LOS ANGELES CA 90010 T 323 906 0387 F 323 906 2414 www.bestorarchitecture.com
CIVIL ENGINEER MSA CONSULTING, INC. 3408 ROYCE DRIVE SAN DIEGO BRIDGE, CA 92118 T 760 328 8811 F 760 323 7989 www.msaconsulting.com
LIGHTING DESIGN  270 CORAL CIRCLE EL SEGUNDO, CA 90245 TEL 310 552 2191 FAX 310 552 2192 www.kgmarchitect.com
CONSULTANTS
KEY PLAN 
SUBMISSION RECORD 01 MSA PRE APP 00 10 10 02 MSA 00 01 10
SCALE 1" = 20'-0"
DRAWING TITLE ROOF LIGHTING PLAN
SHEET NO. LT201



SECTION A: TYPE F4

SECTION B: TYPE F8

SECTION C: TYPE F1

SECTION D: TYPE F2

<p>PROJECT NAME</p> <p>PALM SPRINGS BOUTIQUE HOTEL APN: 009 005 004 ALLOTMENT NO P8-81A, LOT 15 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SAN BERNARDINO COUNTY, CALIFORNIA</p>
<p>ARCHITECT</p> <p>BESTOR ARCHITECTURE 3005 OLINDALE BLVD LOS ANGELES, CA 90008 T 323 466 0388 F 323 888 2414 WEB www.bestorarchitecture.com</p>
<p>CIVIL ENGINEER:</p> <p>MSA CONSULTING, INC. 34900A HOME DRIVE RANCHO MIRAGE, CA 92703 T 714 338 8811 F 714 333 7882 WWW.MSAENGINEERING.COM</p>
<p>LIGHTING DESIGN</p> <p>KGM 270 CORAL CIRCLE EL SEGUNDO, CA 90245 TEL: 310 552 2781 FAX: 310 552 2782 WWW.KGMLIGHTING.COM</p>
<p>CONSULTANTS</p>
<p>KEY PLAN</p>
<p>SUBMISSION RECORD</p> <p>BY: MSA, PREP: APP 08 18 18 DT: MSA 08 01 18</p>
<p>SCALE: VARIES</p>
<p>DRAWING TITLE</p> <p>LIGHTING SECTIONS</p>
<p>SHEET NO.</p> <p>LT301</p>



Aluminum made Entirely Weld-free

Height from 5 to 16 m according to the poles

K Structure Poles
 Made from a exclusive aluminum profile, with internal structure and 4 external functional rails

- K140 Structure Ø 140 mm height 5 to 8 m
- K160 Structure Ø 160 mm height 8 to 10 m
- K200 Structure Ø 200 mm height 8 to 14 m
- K250 Structure Ø 250 mm height 14 to 18 m

Access doors
 Interchangeable, made from a specific aluminum profile

- K140 opening 500 x 90 mm, at 600 mm from the base
- K160 & K200 opening 500 x 100 mm, at 600 mm from the base
- K250 opening 500 x 110 mm, at 600 mm from the base (Other heights upon request)

Baseplate (with insulating rings)
 Made of die-cast aluminum

- Dimensions (K140, 160 & 200) Dimensions: 400 x 400 mm Fixing distance: 300 x 300 mm Dimensions (K250) Dimensions: 570 x 570 mm Fixing distance: 450 x 450 mm

Possible variations
 Pole closing with lighting system made of Aluglas slats interspersed with part out aluminum sheets
 Floodlights support frame 5m
 Needle or conical extension piece at the top of the pole
 Palino extension piece
 Fixation of functional elements (floodlight shackles, bins, signage, etc.)

Finish
 Polyester powder coating
 RAL colors or special finish
 Natural anodization (20 microns)

LED OPTIONS

Quantity	LED	Color	Beam angle	Power	Beam diameter
100	100	100	100	100	100

LED Light Emitting Diode (LED) is a semiconductor light source that is used as a solid-state light source. It is a small semiconductor wafer with a p-n junction. When an electric current is applied to the junction, electrons and holes recombine, releasing energy in the form of light.

SPECIFICATIONS

Source: Xicato 4TM LED module - up to 2000 lumens
 C.C.T.: 2700K, 3000K, 3500K or 4000K
 Color Consistency: 1+2 SDCM (MacAdam) along BBL CCT + 1-40K to 70K, Duv +/- 0.01
 CRI (Ra): 83 or 90

Driver / Location: Included. Remote mount or deep canopy options
 Dimming: 0-10V or phase dimming to 10% standard. DALI, DMX and 1% dimming available
 Input Voltage: 100 to 277VAC phase dimming versions are 120VAC only
 Power: Up to 24 watts (max depending on LED module & driver)
 Reflector: 20°, 40° or 60° field replicable without ICES
 Material: CNC machined aluminum with stainless steel hardware
 Finish: Powder coat, TGIC polyester for exterior and interior use
 Weight: 2.75 lb (1.25 kg)
 Location: Listed for Wet & Damp locations

Approvals: ETL, listed to UL 1598, 7108, 8750 and CSA C22.2 # 4 & 750.0
 LED Life: > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
 Warranty: Lifetime Limited Warranty. See warranty for details.
 U.S. Files: LM 79-08 IES files available at www.v2lighting.com/downloads
 Modifications: Any modification or customization is possible. Consult factory.



ORDERING LOGIC

Order	Quantity	Color	Beam angle	Power	Beam diameter	Options
1	100	100	100	100	100	100

TYPE F1



Recessed luminaires: unshielded or shielded light with LEDs or fluorescent lamps
 Die cast aluminum
 White or marine safety glass
 LED's with integral electronic driver - dimmable to 1%
 Color temperature 3000K (for 4000K, 4300K, 5000K, 5700K and 7200K require remote 1-4 x 1.5" Class 2 power supply
 Beam angle 15°
 Floodlight with electronic ballast
 Finish: Black (BK), White (WH), Silver (SLV), Bronze (BRZ)
 UL or CSA listed, suitable for wet locations (see page 4)
 Protection class: IP55



TYPE F2

PHILIPS LIGHTOLIER



Down lighting
LyteCaster
 3" Accent round downlight
 800 Lumens

Features light and LyteCaster LED Accent Round Downlight with a 2.5" beam diameter. Light beam is adjustable. The LyteCaster LED Accent Round Downlight is available in three different beam diameters: 2.5", 3.5" and 4.5". The LyteCaster LED Accent Round Downlight is available in three different beam diameters: 2.5", 3.5" and 4.5".

Complete product = Frame-in-kt + Light engine + Trim. Order each separately

Ordering guide

Series	Frame type	Beam angle	Input voltage
L3	Accent	27°	120V

Ordering guide

Series	Beam angle	Color	Beam diameter	Beam	Beam	Options
L3	27°	2700K	2.5"	5	Soft 27°	DM Chromaline

Ordering guide

Series	Beam angle	Color	Beam diameter	Beam	Beam	Options
L3	27°	2700K	2.5"	5	Soft 27°	DM Chromaline

3000K and Chromaline must be ordered separately

TYPE F3

LIGHTING FIXTURE SCHEDULE

TYPE DESCRIPTION	LAMP	FULL CUTOFF	4-800 LUMENS	SHIELDED?
F1 16 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS	12 WATT 1000 LUMEN 3000K LED	YES	YES	YES (PHOTOCOMB LUMINER)
F2 WALL MOUNTED STEPLIGHT	2 x WATT 7000K LED		YES	YES
F3 RECESSED DOWNLIGHT	12 WATT 800 LUMEN 3000K LED	YES	YES	
F4 HORIZONTAL LINEAR LED UPLIGHT	14 WATT 521 LUMEN 3000K LED		YES	YES (INTERNAL LUMINER)
F5 HORIZONTAL ADJUSTABLE FREE UPLIGHT	3 WATT 1300 LUMEN 3000K LED		YES	YES (PHOTOCOMB LUMINER)
F6 TRUSS MOUNTED DOWNLIGHT	12 WATT 800 LUMEN 3000K LED	YES	YES	YES
F7 HORIZONTAL WALL WASHER	10 x WATT 848 LUMEN 3000K LED		YES	YES
F8 LINEAR LED UNDER BENCH	3 WATT 270 LUMEN 3000K LED	YES	YES	

TYPE F4

Provides an even, continuous and powerful light output with excellent color rendering

Available in 3 lengths, 16" (400mm), 32" (800mm), 48" (1200mm)

Choice of three fit options - 0", 5" and 10"

Fittings can be installed end to end for a continuous wallwash effect

Micro louver minimizes glare and shields LEDs from view

Architectural grade aluminum extrusion with a choice of finishes: anodized aluminum block, anodized aluminum titanium, hard anodized black, hard anodized titanium, chlorine anodized black, chlorine anodized titanium

High efficiency LEDs tested to LM80 standards, 50,000hrs lifetime with lumen maintenance at L70

Dual binned for optimum color consistency - 2 step MacAdam ellipse

A range of optics is available to suit every application: 18°, 24°, 30°, 50° x 20°

Fixture design makes this product suitable for elevated temperatures: 122°F (50°C)

Max static load 2200lbs (1000kg), impact resistant IK 07



PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 08 080-004

ALLOTMENT NO P6-61A (OFF AS OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 4 EAST SAN BERNARDINO COUNTY AND MICHIGAN)

ARCHITECT
 BESTOR ARCHITECTURE
 2026 OLDFIELD BLVD
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LIGHTING DESIGN
 KGM
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310 552 2791
 FAX: 310 552 2793
 www.kgmighting.com

CONSULTANTS

KEY PLAN

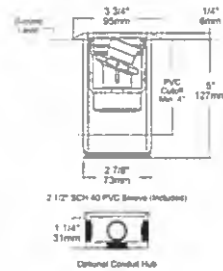
SUBMISSION RECORD
 BY: MSA PRC, JPP 08 18 10
 CC: MSA 08 01 10

SCALE: 1" = 20'-0"

DRAWING TITLE
LIGHTING FIXTURES

SHEET NO
LT401

LMWL MICRO WELL



The Award-Winning LMWL Micro Well light is a state of the art higher performance LED luminaire. It is packed with features, yet remains small in size. The light source can be raised or lowered up to one inch, tilted 18 degrees side to side and rotated a full 360 degrees, to provide superior aiming performance.

Features include:

- 3 Watts
- Cree XLAMP® (XR-E) LED
- 2700, 3000 or 4500K
- Fully Integrated LED
- Rated for Interior and Exterior Use
- Dimmable to <10% typ
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Brass Body with Brass or Stainless Steel Faceplate



FACEPLATE OPTIONS



ORDERING GUIDE LMWL (LED) MWL (MICRO WELL LIGHT)

REF INDICATES REQUIRED FIELD

FACEPLATES

- [BR] Brass
- [SS] Stainless Steel
- [CB] Brass Clear Bezel**
- [SO-SS] Square Brass
- [SO-SS] Square Stainless Steel w/ Round Corner

OPTIC

- [N] 10° Narrow
- [M] 25° Medium
- [W] 40° Wide
- [A] All

LED

- [27] 2700K
- [30] 3000K
- [45] 4500K
- [27D] 2700K
- [30D] 3000K
- [45D] 4500K
- [D] Dimmable

ACCESSORIES/MOUNTING

- [H] Hex Bolt (Included)
- [L] Lens Screw
- [P] Premium Lens
- [MP] Micro Premium
- [F] Face (Optional)
- [O] Opt Lens
- [R1, 2, 3 or 4] Red
- [O1, 2, 3, or 4] Green
- [B1, 2, 3, or 4] Blue
- [Y1, 2, 3 or 4] Yellow

- [CON] Conduit Hub - Aluminum
- [CH] Conduit Hub - Brass

TYPE F5



TYPE F8



Natural Stainless Steel Finish (NAT)

FEATURES

- Thick-walled cap and optimized high temperature silicone O-ring placement prevents leaking
- ADA compliant with remote transformer
- Thick-walled cap allows for more threads and larger set screw to prevent slipping
- LED modules are field replaceable and feature replaceable lenses
- LED drivers utilize dynamic transformer recognition to simplify installation and patented LEDSense™ thermal management to keep LED running at the optimum temperature

CONSTRUCTION

Material: Available in machined aluminum, brass, or stainless steel. Stainless steel hardware.
Cap: Removable cap is available in four cutoff styles. Tempered borosilicate glass lens is factory sealed to cap using high temperature silicone adhesive. Also available with Flush Lens option.
Accessories: Up to 3 lens or shielding options can be specified (see spec. sheet for limitations).
Lamp: MR16 halogen lamp up to 50W, 10W LED module with integral driver and a High/Low switch for selection of 35 Watt or 20 Watt halogen equivalent output, or 12 SW LED module with integral driver and push button selection of 4 outputs (50 Watt, 35 Watt, 20 Watt & 12 Watt halogen equivalent).
Finishes: 14 standard powder coat finishes, clear anodized aluminum finish, 3 brass finishes & 3 stainless steel finishes available. See FINISHES section of catalog, inside back cover.
Mountings: Available with standard round canopy or optional square canopy to fit 4 D.J. box. Universal mounting ring supplied with hardware. Also available with surface mount canopy and integral electronic transformer for 120V, 230V or 277V systems.
Certification: CSA tested and certified to US and Canadian safety standards for use in wet locations.

All features and ratings subject to change without notice. See web site or contact V3 for most current info.

APPLICATIONS

Wall



TYPE F6

TYPE F7

8-groove footcandle with LED or for halogen and H.I.D. lamps.
 Cast bronze faceplate
 Stainless steel housing
 Clear safety glass
 Reflector of pure anodized aluminum
 Halogen with integral electronic transformer
 LED with integral electronic driver, dimmable 0-10V
 Color temperature 4000K for 3000K and 5000K
 Finish: Cast Bronze
 I.E. or CSA listed, suitable for wet locations (see page 477)
 Protection class: IP67
Temperature cautions: The column "T" in this chart indicates the temperature in degrees Celsius, which is reached on the center of the top cap during operation. Surface temperatures are for interior applications. For outdoor applications, add 10°C to temperatures shown.

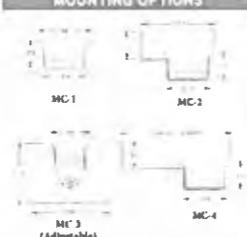


- APPLICATIONS:** Accent, Cove, Under Cabinet Lighting
- PRIMARY VOLTAGE:** 120V or 277V
- SECONDARY VDC:** 24VDC
- LAMP TYPE:** High, Mid & Standard Output LEDs (No Mercury)
- LENGTH:** Built to Order
- CONSTRUCTION:** Aluminum Extrusion
- MOUNTING:** Mounting Clips
- LISTING:** Damp Location (Indoor/Outdoor)
- CRF:** High Output (90) / Mid Output (80) / Standard Output (50)
- DIMMING:** Forward Phase, 0-10V, DALI

ELECTRICAL

When LEDs remote drivers (included) are available with 120V or 277V primary voltage and 24VDC secondary voltage.

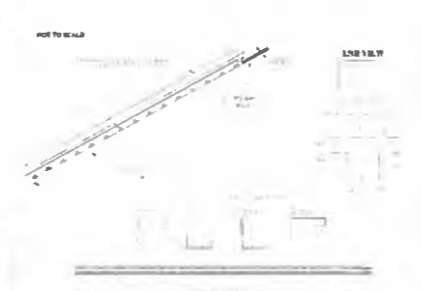
MOUNTING OPTIONS



HOW TO ORDER OR SPECIFY Product Code: (FN) in the Blanks

SERIES	FINISH	LED	WATTS PER FOOT	DIMMING	OUTPUT	DRY OR WET	PRIMARY VOLTAGE	LENGTH OF FIXTURE
ALS50T (Clear Lens)	Marine (DRA)	LED-2.4E	1.5 Watts (1.5W)	0-10V (10V)	High	Indoor (DRY)	120V	Specify Length
ALS50T SF (Semi-Frosted Lens)	Polished (PA)	LED-2.7E	2 Watts (2W)	Forward Phase (FP)	Mid	Indoor (DRY)	277V	
ALS50T F (Frosted Lens)	White (W)	LED-3.0E	3 Watts (3W)	Only Available For Standard Output (SO) and 120V Line Voltage	Mid	Indoor (DRY)		
ALS50T F (Frosted Lens)	Satin (SA)	LED-3.5E	4 Watts (4W)		Standard Output (SO)	Indoor (DRY)		
	Black (BK)	LED-4.0E	5 Watts (5W)		Standard	Indoor (DRY)		
	Green (GR)	LED-4.5E	6 Watts (6W)	DALI	Standard	Indoor (DRY)		
	Red (RD)	LED-5.0E	8 Watts (8W)		Leave Blank For Non-Dimming			
	Silver (SR)	LED-5.7E	12 Watts (12W)					

* 1 SW to 6W and Standard or Mid Output only



LAMP NUMBER	DESCRIPTION	LUMENS PER FOOT	WATTS PER FOOT
LED-2.4E	2400K Neutral White	50,000 hrs.	1.70
LED-2.7E	2700K Warm White	50,000 hrs.	1.70
LED-3.0E	3000K Warm White	50,000 hrs.	1.70
LED-3.5E	3500K Neutral White	50,000 hrs.	1.70
LED-4.0E	4000K Neutral White	50,000 hrs.	1.70
LED-4.5E	4500K Neutral White	50,000 hrs.	1.70
LED-5.0E	5000K Cool White	50,000 hrs.	1.70
LED-5.7E	5700K Cool White	50,000 hrs.	1.70

PROJECT NAME:
PALM SPRING BOULEVARD HOTEL
APR: 506 008 404

ALLOTMENT NO: PB-61A, LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MICHIGAN

ARCHITECT:
BESTOR ARCHITECTURE
3005 BLINDHOLE BLVD
LOS ANGELES, CA 90025
T 323 888 8088 F 323 888 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
3428 BOB HOPE DRIVE
RANCHO BUREAU, CA 92229
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http://www.msaconsulting.com

LIGHTING DESIGN:
KGM
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL 310 552 2961
FAX 310 552 2792
www.kglmighting.com

CONSULTANTS:

KEY PLAN:

SUBMISSION RECORD:
01 MSA PRE APP 06.16.16
02 MSA 08.31.16

SCALE: 1" = 2'-0"

DRAWING TITLE:
LIGHTING FIXTURES

SHEET NO.:
LT402



PROJECT NAME

PALM SPRINGS BOUTIQUE HOTEL
 APR: 03 09 04
 ALLOTMENT HQ P6-81A LOT 45 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY AND MICHIGAN

ARCHITECT

**BESTOR
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 1026 GLENDALE BLVD
 LOS ANGELES CA 90024
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CIVIL ENGINEER

MSA CONSULTING, INC.
 3429 BOB HOPE DRIVE
 RANCHO VILLAGO CA 92718
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 Web: www.msaconsulting.com

LIGHTING DESIGN

KGM, INC.
 2742ND CIRCLE
 EL SEGUINDO CA 92546
 T 714 922 2701
 Web: www.kgm.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD

01 - MSA P06 APR 08 10 10

02 - GAA 08 01 10

SCALE N.T.S.

DRAWING TITLE
PERSPECTIVE

SHEET NO.

G003.1



PROJECT NAME

PALM SPRINGS SOUTHWEST HOTEL
 APN: 021-054
 ALLOTMENT NO P841A, LOT 41 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 4 EAST, SAN BERNARDINO
 BASIN AND MERIDIAN

ARCHITECT

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 info@msaconsulting.com

LIGHTING DESIGN:

KGM, INC.
 278 CAROL ORACLE
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 info@kmglighting.com

CONSULTANTS:

KEY PLAN



SUBMISSION RECORD:

01 MAA PRE APP 08 14 18
 02 MAA 08 07 18

SCALE N.T.S.

DRAWING TITLE

PERSPECTIVE

SHEET NO

G003.2



PROJECT NAME:

PALM SPRINGS BOUTIQUE HOTEL
 APR. 108 / 283 / 034
 ALLOTMENT NO. PS-614 LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 BASIN AND MERIDIAN

ARCHITECT:

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 info@bestorarchitecture.com

CIVIL ENGINEER:

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 info@msacorp.com

LIGHTING DESIGN:

KGM INC.
 279 CAROL CIRCLE
 RANCHO SANTA ANITA CA 92709
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CONSULTANTS:

KEY PLAN:



SUBMISSION RECORD:

01 SCA PRE APP 02 16 16
 02 SCA 08 01 16

SCALE N.T.S.

DRAWING TITLE:

PERSPECTIVE

SHEET NO:

G003.3



A



B



C



D



E



F



G



H



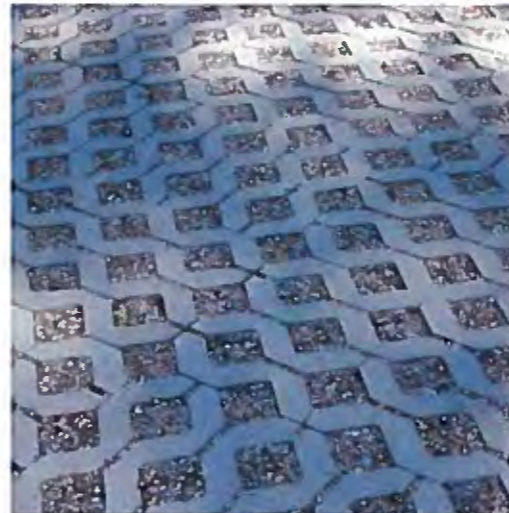
I



J



K



L

IMAGE REFERENCE LEGEND

ARCHITECTURAL MATERIALS

- A** WHITE PLASTER
MATERIAL TAG: PL1
- B** BOARD FORMED CONCRETE
MATERIAL TAG: CO1
- C** STONE WALL
MATERIAL TAG: S1
- D** STONE WALL
MATERIAL TAG: S1
- E** ANODIZED WINDOW FRAME, NATURAL COLOR
MATERIAL TAG: G2
- F** ANODIZED WINDOW FRAME
MATERIAL TAG: G2
- G** WOOD TILE INLAY
MATERIAL TAG: W1
- H** GLASS RAILING @ BALCONIES
MATERIAL TAG: G1

SITE MATERIALS

- I** SCORED INTEGRAL COLORED CONCRETE
TOP CAST FINISH, VEHICULAR RATED
MATERIAL TAG: CP2
- J** SEEDED INTEGRAL COLORED CONCRETE
MATERIAL TAG: CP1
- K** NATIVE COLORED AGGREGATE AND
DECOMPOSED GRANITE
MATERIAL TAG: DG1, DG2
- L** CONCRETE PERMEABLE PAVERS
VEHICULAR & PEDESTRIAN RATED
MATERIAL TAG: PV1, PV2

PROJECT NAME

PHILIP SPINER'S BOUTIQUE HOTEL
APRIL 2017 2017-2018
ALLOTMENT NO. P-81A, LOT 45 OF
THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SAN BERNARDINO
COUNTY, CALIFORNIA

ARCHITECT

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LIGHTING DESIGN

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CONSULTANTS

KEY PLAN



SUBMISSION RECORD

BY: MAA PREP APP. 06/10/10
BY: MAA 06/01/10

SCALE: N.T.S.

DRAWING TITLE

MATERIALS

SHEET NO.

G004

PALM SPRINGS BOUTIQUE HOTEL
 APN: 508 083 001
 ALLOTMENT NO. P9-41A (1) OF 43 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY CALIFORNIA

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 100 Photos: bestorarchitecture.com

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 100 Photos: msaconsulting.com

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KGM, INC.
 275 CAROL DR. CIRCLE
 EL STANISLAO CA 94304
 T 925 322 7265
 100 Photos: kglm.com

CONSULTANTS

KEY PLAN



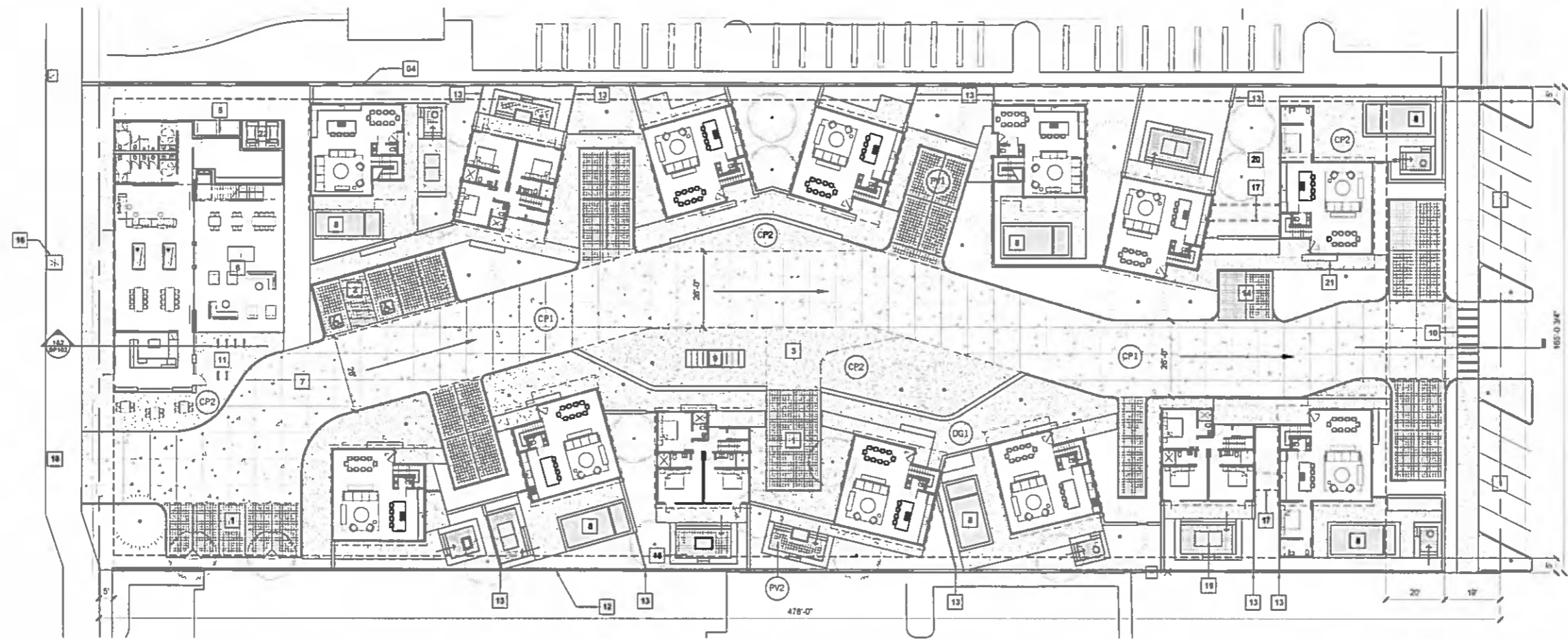
SUBMISSION RECORD
 01 SAA PRE APP 05 15 15
 02 SAA 05 01 15

SCALE 1" = 28'-0"

DRAWING TITLE
SITE PLAN

SHEET NO.

SP101



N INDIAN CANYON

S SCALE ENCILLIA



KEYNOTES			LEGEND		SITE CONSTRUCTION NOTES:
1 PARKING (48 SPOTS TOTAL)	10 AUTOMATIC EGRESS GATE	19 PING PONG, TYP	TREE SEE LANDSCAPE DRAWINGS	CP1 DECOMPOSED GRANITE STABILIZED CALIFORNIA GOLD	1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE. 2. DO NOT SCALE TO DRAWINGS. 3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. 4. CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES. 5. FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE, REFER TO PLANTING PLAN DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CU STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.
2 ADA PARKING	11 BIKE RACKS	20 PROGRAMMABLE ACTIVITY MEADOW		CP2 CONCRETE TILE ROOFTOP	
3 COMMUNITY ZONE GATHERING SPACE	12 (N) PROPERTY LINE CMU WALL	21 STORAGE BENCH FOR CONCEALED GARBAGE		CP3 P-I-P CONCRETE DRIVEWAY 6" THICK SCORED VEHICULAR RATED INTEGRAL COLOR CONCRETE	
4 (EX) BLOCK WALL TO REMAIN	13 RETRACTABLE FENCING	22 ELECTRIC CART PARKING		CP4 P-I-P REEDED CONCRETE PAVING INTEGRAL COLOR NATURAL GREY 4" THICK PEDESTRIAN PAVING	
5 TRASH ENCLOSURE	14 PERMEABLE PAVING ON SITE DRAINAGE COLLECTION			CP5 CONCRETE PERMEABLE PAVERS VEHICULAR RATED	
6 BANQUET HALL - OUTDOOR TERRACE DECOMPOSED GRANITE PAVING	15 SUNKEN PATIO, TYP			CP6 CONCRETE PERMEABLE PAVERS PEDESTRIAN RATED	
7 ONE WAY ENTRANCE ROAD 26' WIDE FIRE LANE	16 EXISTING STREET TREE (PALM TREE)				
8 POOL, TYP	17 ROOFTOP SKY BRIDGES				
9 WATER FEATURE	18 PROPERTY ENTRANCE				

PROJECT NAME
 PALM SPRINGS BOUTIQUE HO
 ALLOTMENT NO P6-81A, LOT 4
 THE SOUTHWEST QUARTER O
 SECTION 14 TOWNSHIP 4 SOU
 RANGE 4 EAST SAN BERNARD
 BASSE AND MICHIGAN

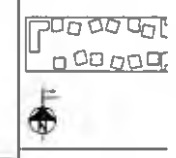
ARCHITECT
DESIGN ARCHITECTURE
 2038 OLIVEHILL BLVD
 LOS ANGELES CA 90023
 T 323 886 9389 F 323 886 3414
 Pdp@designarchitecture.com

CIVIL ENGINEER:
 MSA CONSULTING, P
 3438 94th STREET DRIVE
 BAKERSFIELD CA 93311
 T 805 328 8111 F 805 328 7888
 MS@msaconsulting.com

LIGHTING DESIGN
 KGM, INC.
 239 CAROL DRIVE
 EL SEGUERO, CA 92620
 T 714 882 1261
 KGM@kglighting.com

CONSULTANTS

KEY PLAN



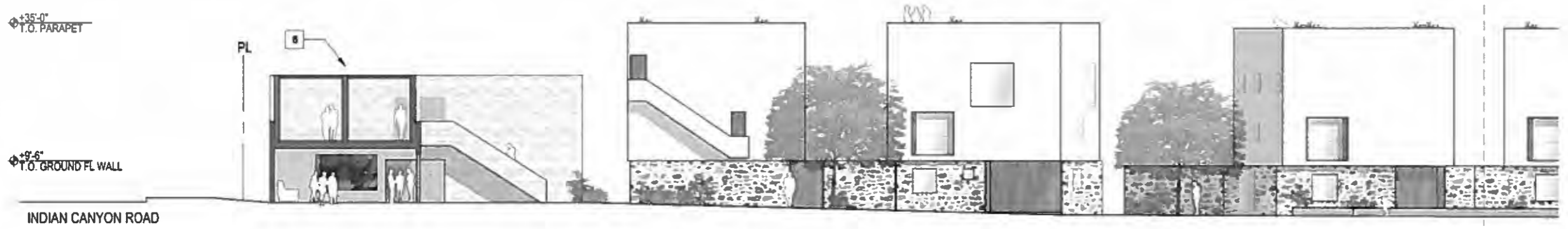
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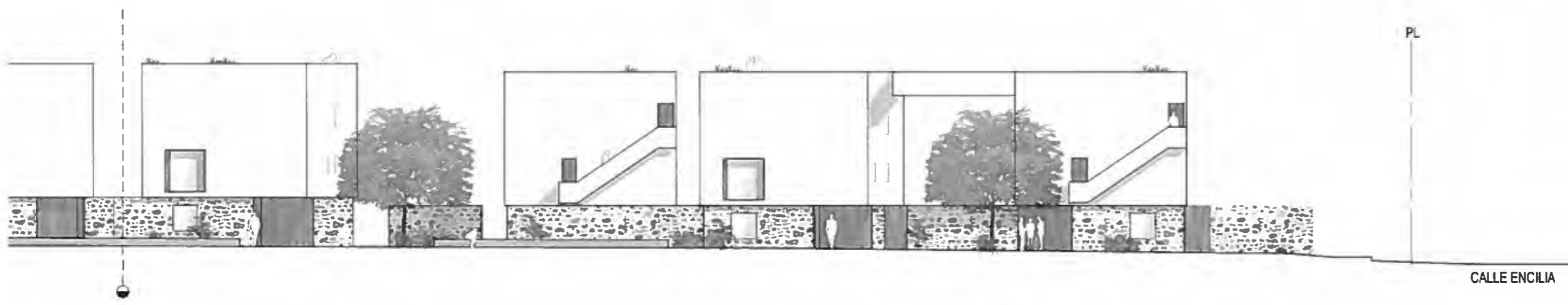
DRAWING TITLE
SITE SECTIC

SHEET NO

SP10



SITE SECTION 3/32" = 1'-0" 03



SITE SECTION 3/32" = 1'-0" 01

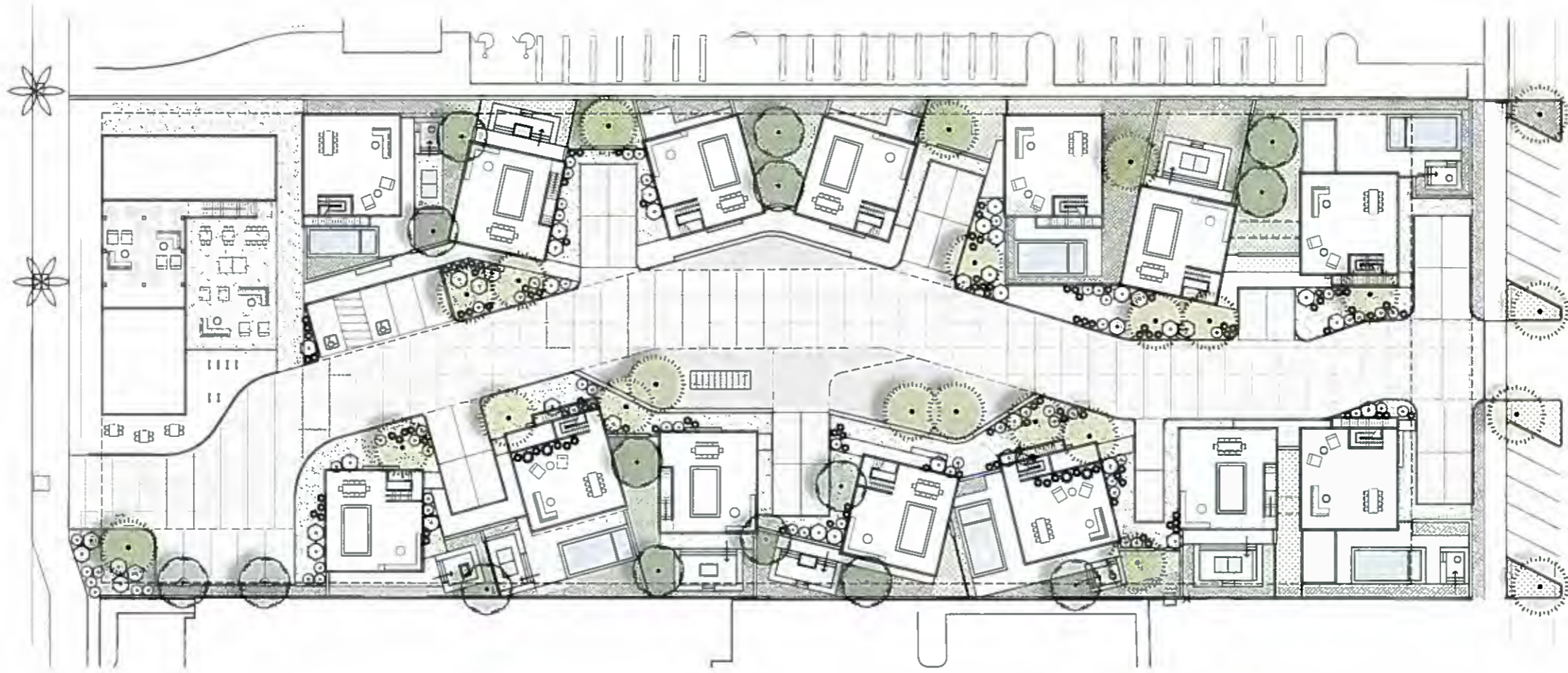
KEYNOTES

LEGEND

	WHITE PLASTER
	STONE WALL
	WELDED WIRE MESH GATES
	WOOD T L E INLAY
	CONCRETE BENCH

SITE CONSTRUCTION NOTES

- ALL DIMENSIONS ARE TO FACE OF STRUCTURE
- DO NOT SCALE TO DRAWINGS
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
- CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES
- FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE, REFER TO PLANTING PLAN, DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CU STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.



S INDIAN CANYON DR

S CALLE ENCILLIA



PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APN: 908 082 004
 ALLOTMENT NO P8-61A - 07 AS OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
 2038 OLIVEHURST BLVD
 LOS ANGELES CA 90029
 T 323 806 8588 F 323 806 2414
 info@bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC.
 3408 908 HOPKINS DRIVE
 BIRMGHAM ALABAMA 35279
 T 766 226 7811 F 766 223 7803
 info@msacollins.com

LIGHTING DESIGN:
KGM, INC
 278 CAROL CIRCLE
 EL SEGUINDO CA 90546
 T 766 822 2781
 info@kglm.com

CONSULTANTS:

KEY PLAN



SUBMISSION RECORD
 01 MSA P8-61A APP 08 15 19
 02 MSA P8-61A 08 21 19

SCALE 1" = 20' @ 0"

DRAWING TITLE
LANDSCAPE PLAN

SHEET NO

L101

PLANTING LEGEND

- ORNAMENTAL PLANTING SHRUB MIX
 -DROUGHT TOLERANT
 -DRIP IRRIGATION
 -LOCAL AGGREGATE MULCH
 20% - 15 GALLON, 8'-0" O.C SPACING
 40% - 5 GALLON, 6'-0" O.C SPACING
 40% - 1 GALLON, 3'-0" O.C SPACING
- SCREENING PLANTING SHRUB MIX
 -DROUGHT TOLERANT
 -DRIP IRRIGATION
 20% - 15 GALLON, 8'-0" O.C SPACING
 40% - 5 GALLON, 6'-0" O.C SPACING
 40% - 1 GALLON, 3'-0" O.C SPACING

* ALL PLANTING AND IRRIGATION TO ADHERE TO THE WATER EFFICIENT LANDSCAPING REGULATIONS AND REQUIREMENTS OF CHAPTER 8.00 OF PALM SPRINGS MUNICIPAL CODE

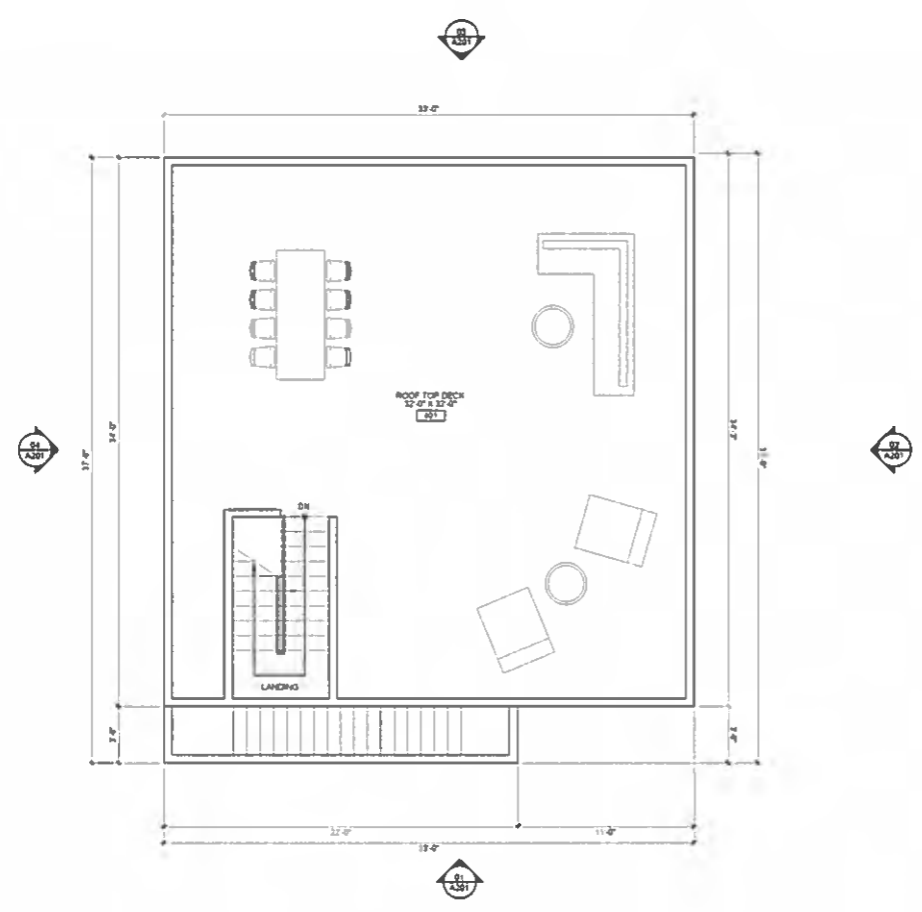
- MEDIUM-HIGH SIZED SHRUB PLANTING
 SIZE: 15 GALLON
 QUANTITY: 40
PRELIMINARY PALETTE:
 CHILOPSIS LINEARIS - DESERT WILLOW
 OPUNTIA SPP. PRICKLY PEAR
 DASTYLRION WHEELERI - DESERT SPOON
- MEDIUM SIZED SHRUB PLANTING
 SIZE: 5 GALLON
 QUANTITY: 70
PRELIMINARY PALETTE:
 CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
 FOQUIERIA SPLENDENS - OCOTILLO
 TEGOMA STANS - YELLOW BELLS
 MUEHLENBERGIA RIGENS - DEER GRASS
- LOW SIZED SHRUB PLANTING
 SIZE: 5 GALLON
 QUANTITY: 70
PRELIMINARY PALETTE:
 AGAVE VICTORIAE REGINAE - VICTORIA AGAVE
 MUEHLENBERGIA CAPILLARIS - PINK MUHLY GRASS
 YUCCA GLORIOSA VARIEGATA - STRIPED YUCCA

TREE LEGEND

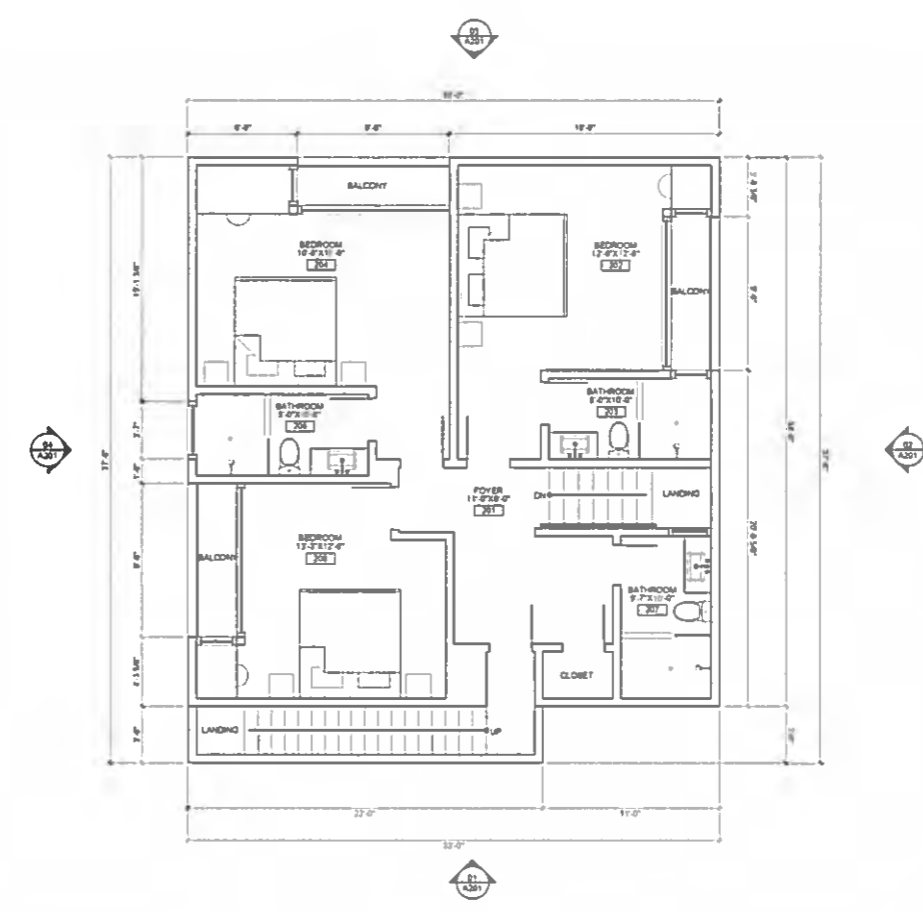
- PARKINSONIA 'DESERT MISSION' - PALO VERDE TREE
 36" BOX MINIMUM SPACING AS SHOWN
 QUANTITY: 23
- PRUNUS ALBA - THORNLESS MESQUITE
 36" BOX MINIMUM SPACING AS SHOWN
 QUANTITY: 12

PLANTING NOTES:

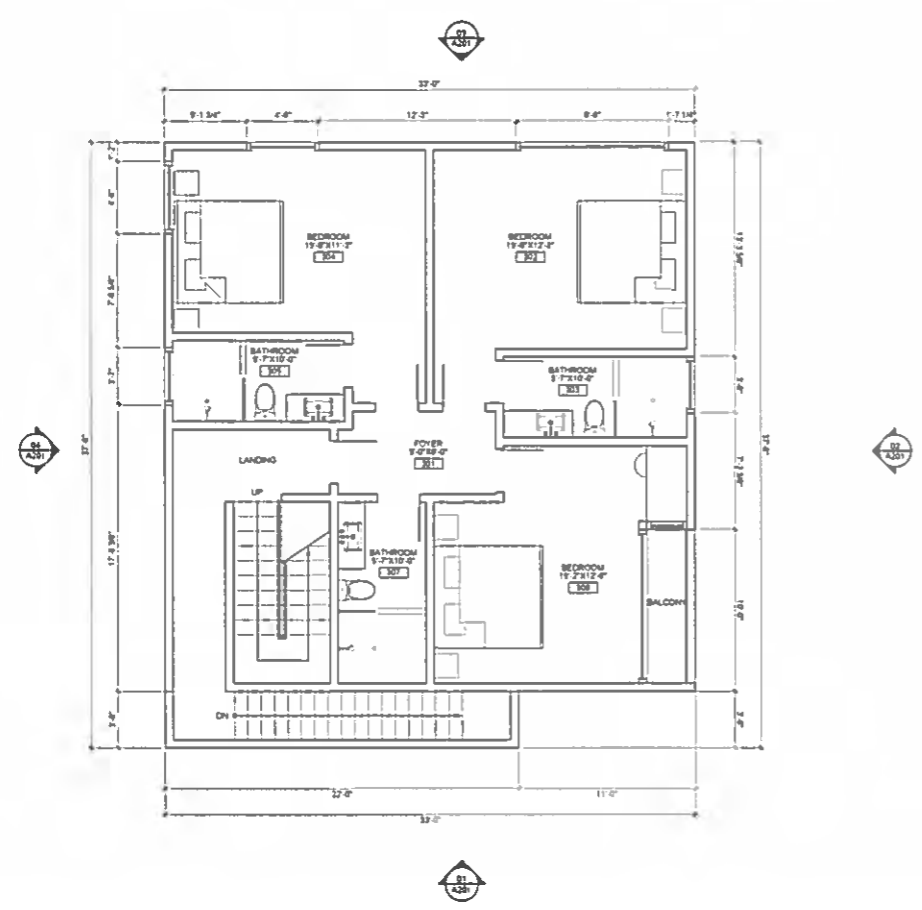
- 1 ALL DIMENSIONS ARE TO FACE OF STRUCTURE
- 2 DO NOT SCALE TO DRAWINGS
- 3 ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
- 4 CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES
- 5 FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE REFER TO PLANTING PLAN, DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CURB STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.



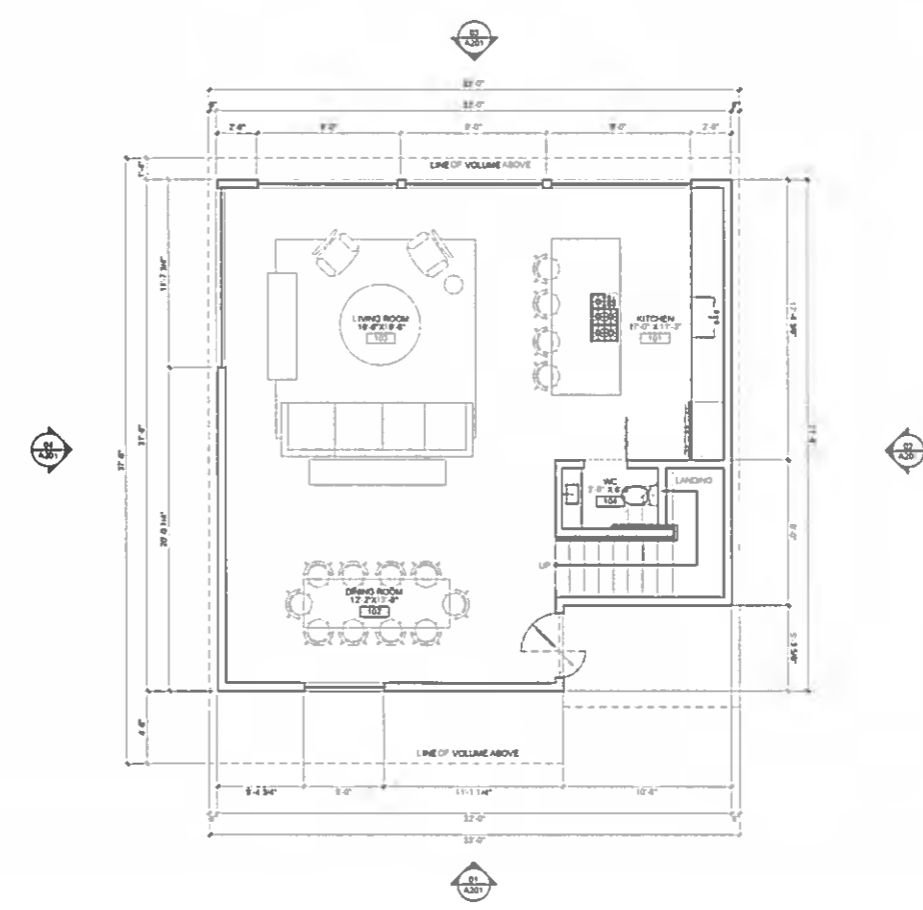
ROOF PLAN 04



PLAN SECOND FLOOR 02



PLAN THIRD FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
 APN: 305-009-0001
 ALLOTMENT AND PDS-11A, LOT 49 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MERRIMAN

ARCHITECT
BERNARD ARCHITECTURE
 3228 BLENDALE BLVD
 LOS ANGELES CA 90023
 T 213 686 8387 F 213 686 2414
 www.bernardarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC.
 3020 BIRNBOURNE DRIVE
 RANCHO MIRAGE, CA 92703
 T 714 226 8811 F 714 222 7903
 www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
 219 CAROL CIRCLE
 EL SEGUIN, CA 95020
 T 209 252 2101
 www.kgm-lighting.com

CONSULTANTS

KEY PLAN



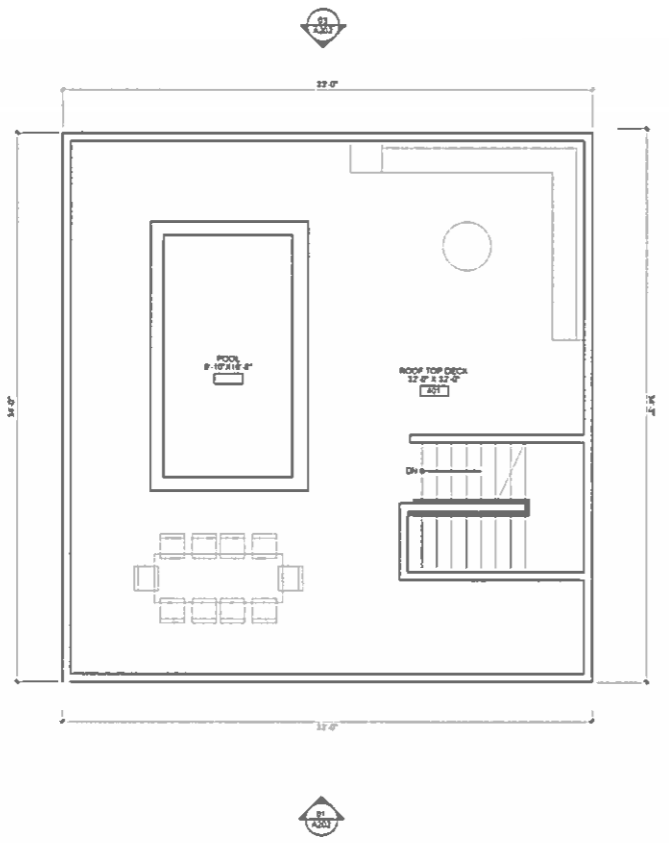
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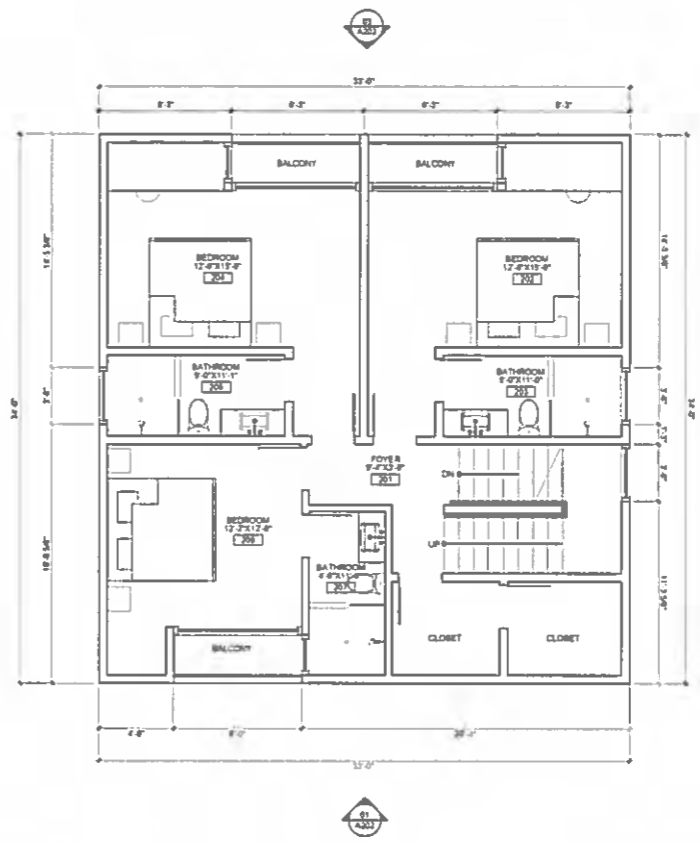
SHEET NO.

A101



ROOF PLAN

04 PLAN SECOND FLOOR



PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 201 065 054
 ALLOTMENT NO P8-01A LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14 TOWNSHIP 4 SOUTH
 RANGE 4 EAST SAN BERNARDINO
 COUNTY AND MICHIGAN

ARCHITECT
**BESTOR
 ARCHITECTURE**
 2208 BALDWIN BLVD
 LOS ANGELES CA 90005
 T 323 899 8289 F 323 899 2414
 info@bestorarchitecture.com

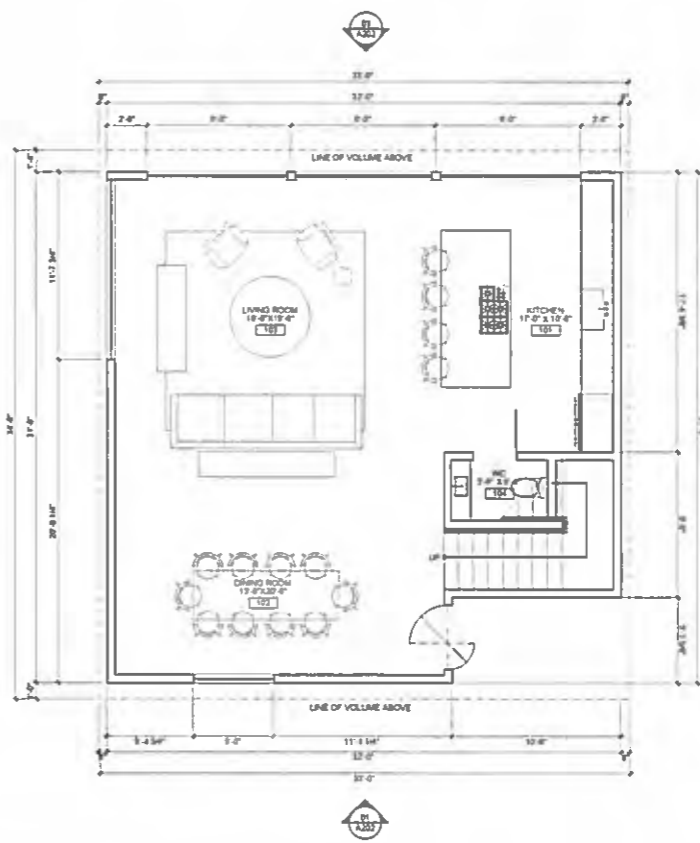
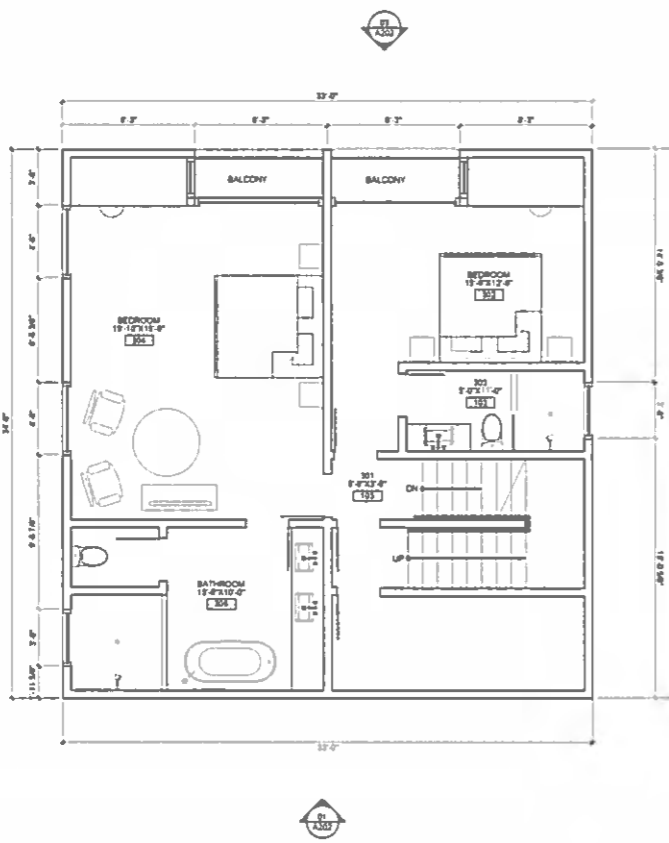
CIVIL ENGINEER
 MSA CONSULTING, INC.
 3028 308 HOPE DRIVE
 RANDOLPH HILLS, CA 92779
 T 714 281 8111 F 714 281 7885
 info@msaconsulting.com

LIGHTING DESIGN
 KGM, INC.
 271 CAROL CIRCLE
 EL SEGUIN, CA 95026
 T 925 221 2291
 info@kgm-lighting.com

CONSULTANTS

PLAN THIRD FLOOR

03 PLAN FIRST FLOOR



02

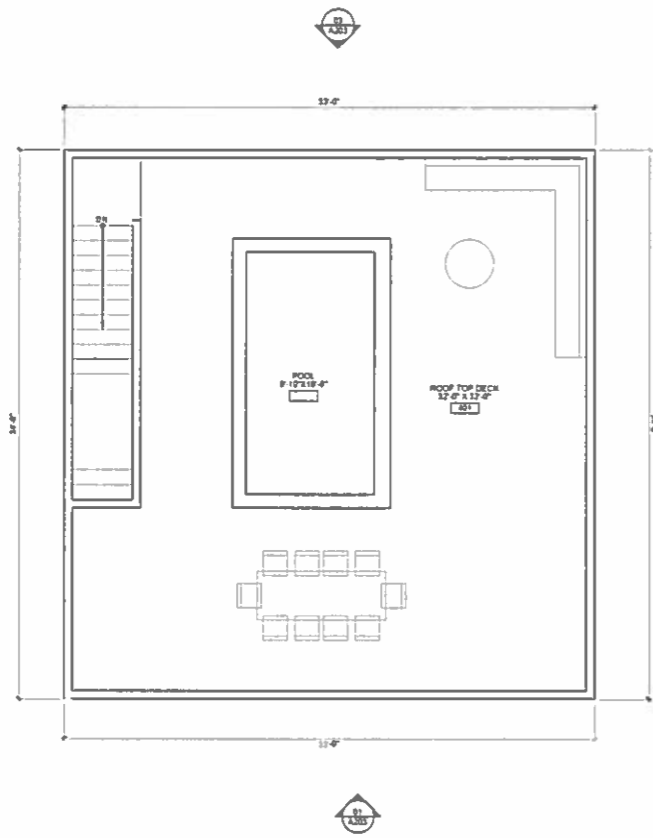
KEY PLAN

SUBMISSION RECORD
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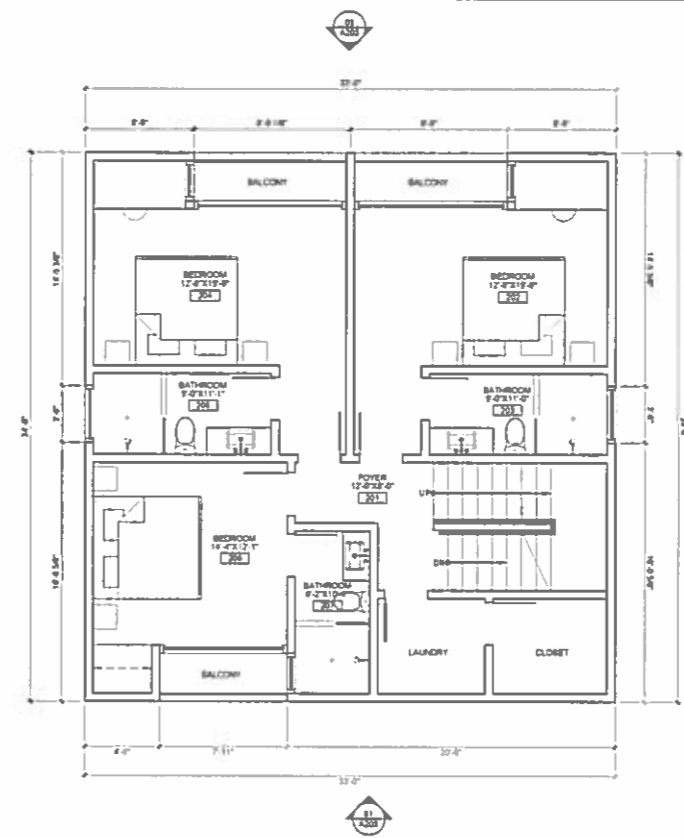
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**FLOOR PLAN
 UNIT TYPE 2
 (RTG)**

SHEET NO.
A102

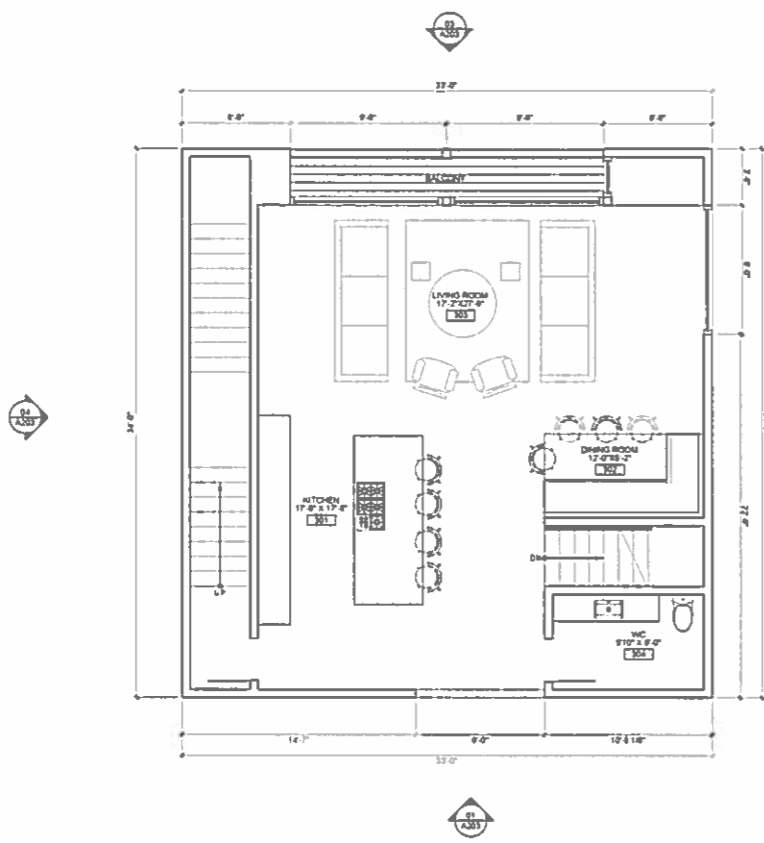


ROOF PLAN

04 PLAN SECOND FLOOR

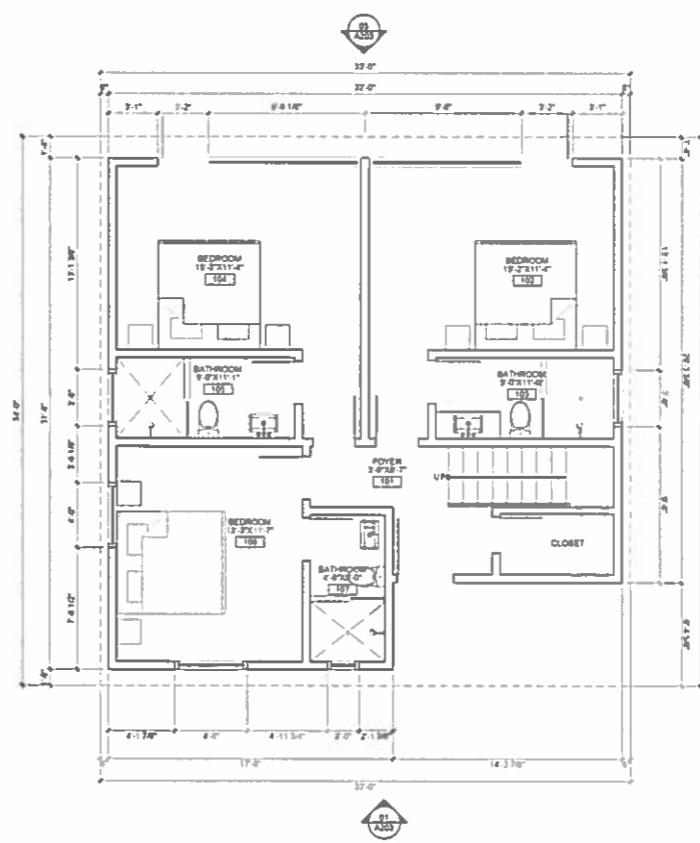


02



PLAN THIRD FLOOR

03 PLAN FIRST FLOOR



01

PROJECT NAME:
PALM SPRINGS BOUTIQUE HOTEL
APR: 000 - 000 - 000

ALLOTMENT NO P8-81A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 8 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND MERRIDIAN

ARCHITECT:
BESTOR ARCHITECTURE
2000 BLUEMOUNT BLVD
LOS ANGELES CA 90009
T 323 800 8089 F 323 800 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
3400 BOHOPPE DRIVE
BIRMGHAM CA 92729
T 714 538 9111 F 714 537 7893
http://www.msaconsulting.com

LIGHTING DESIGN:
KGM, INC.
27000 CIRCLE
EL BERSICO CA 94640
T 925 552 2700
http://www.kgm-lighting.com

CONSULTANTS:

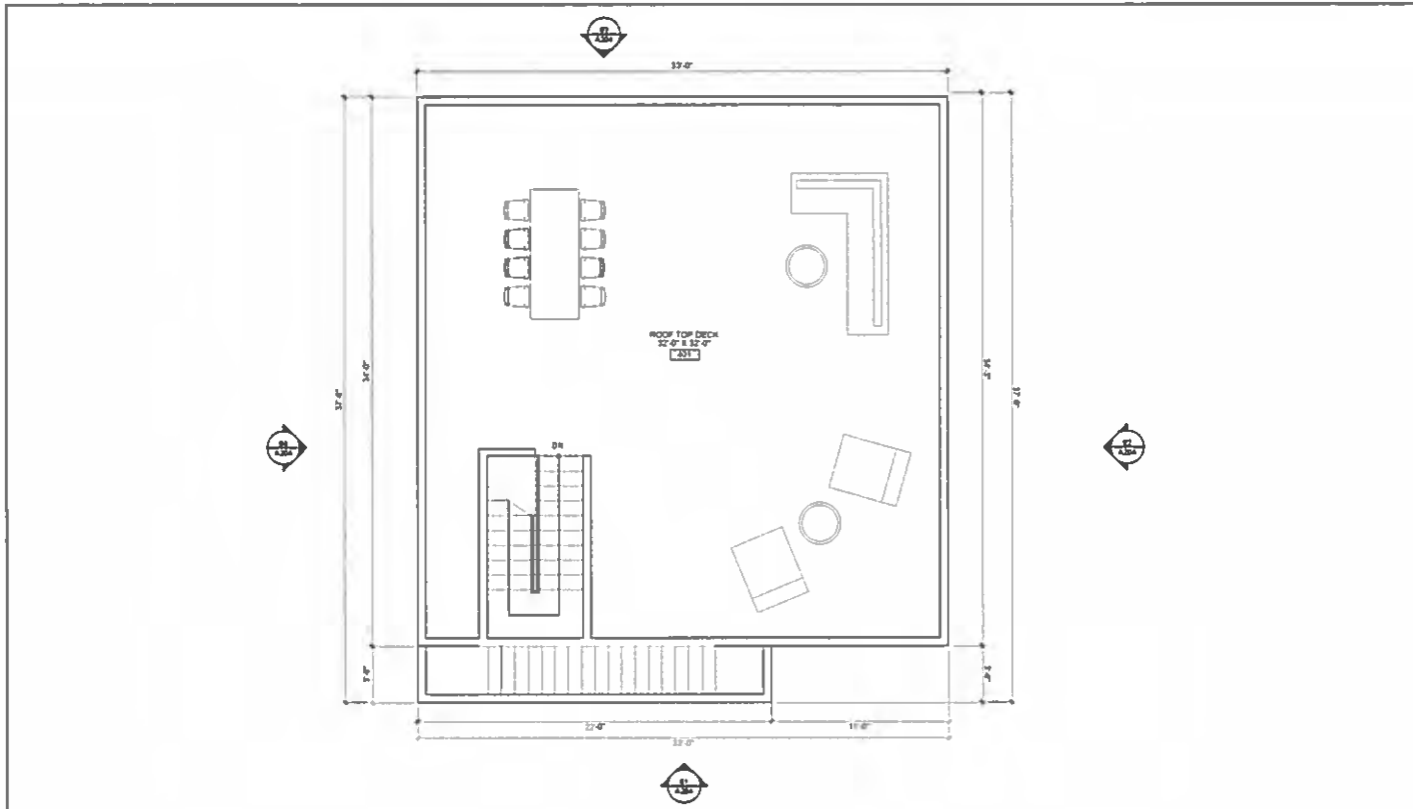
KEY PLAN:

SUBMISSION RECORD:
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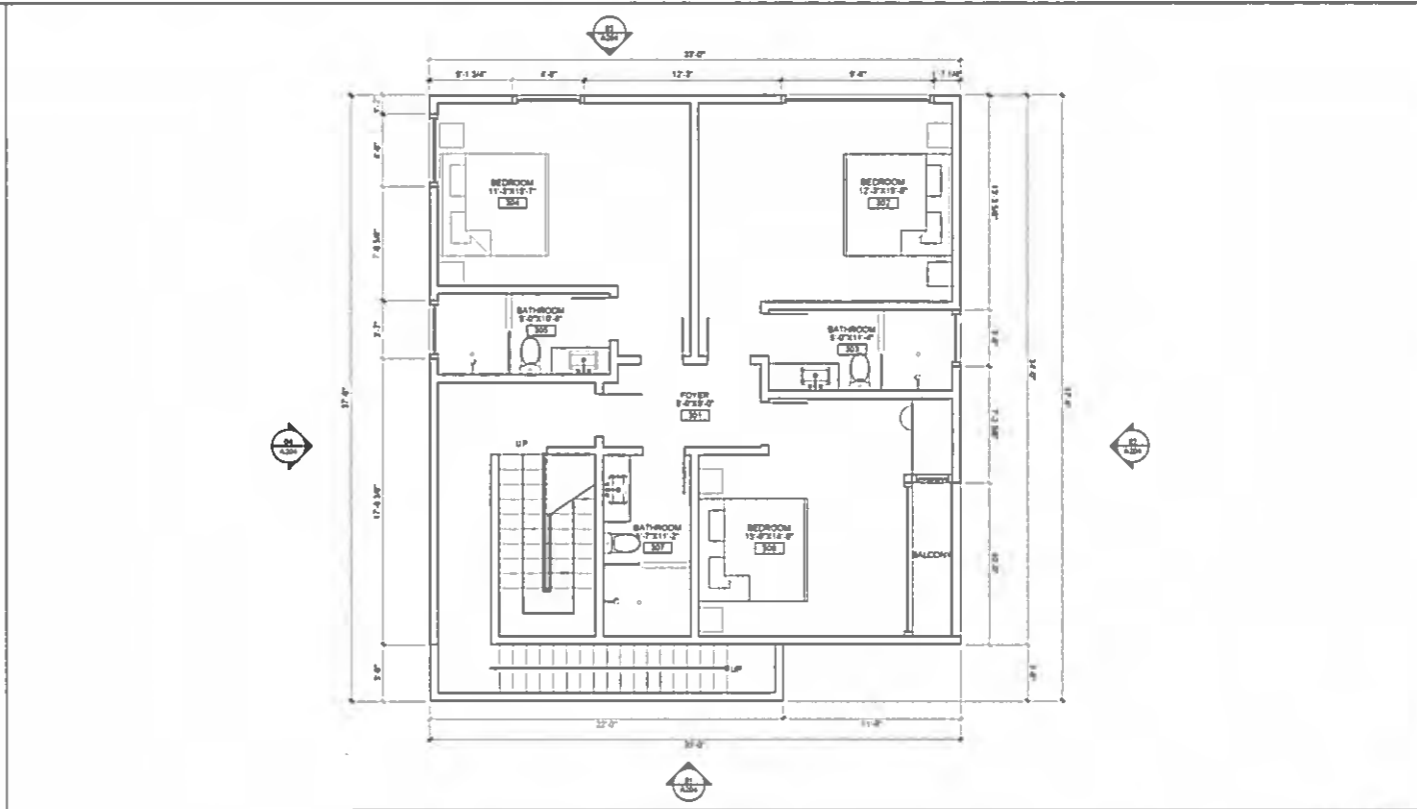
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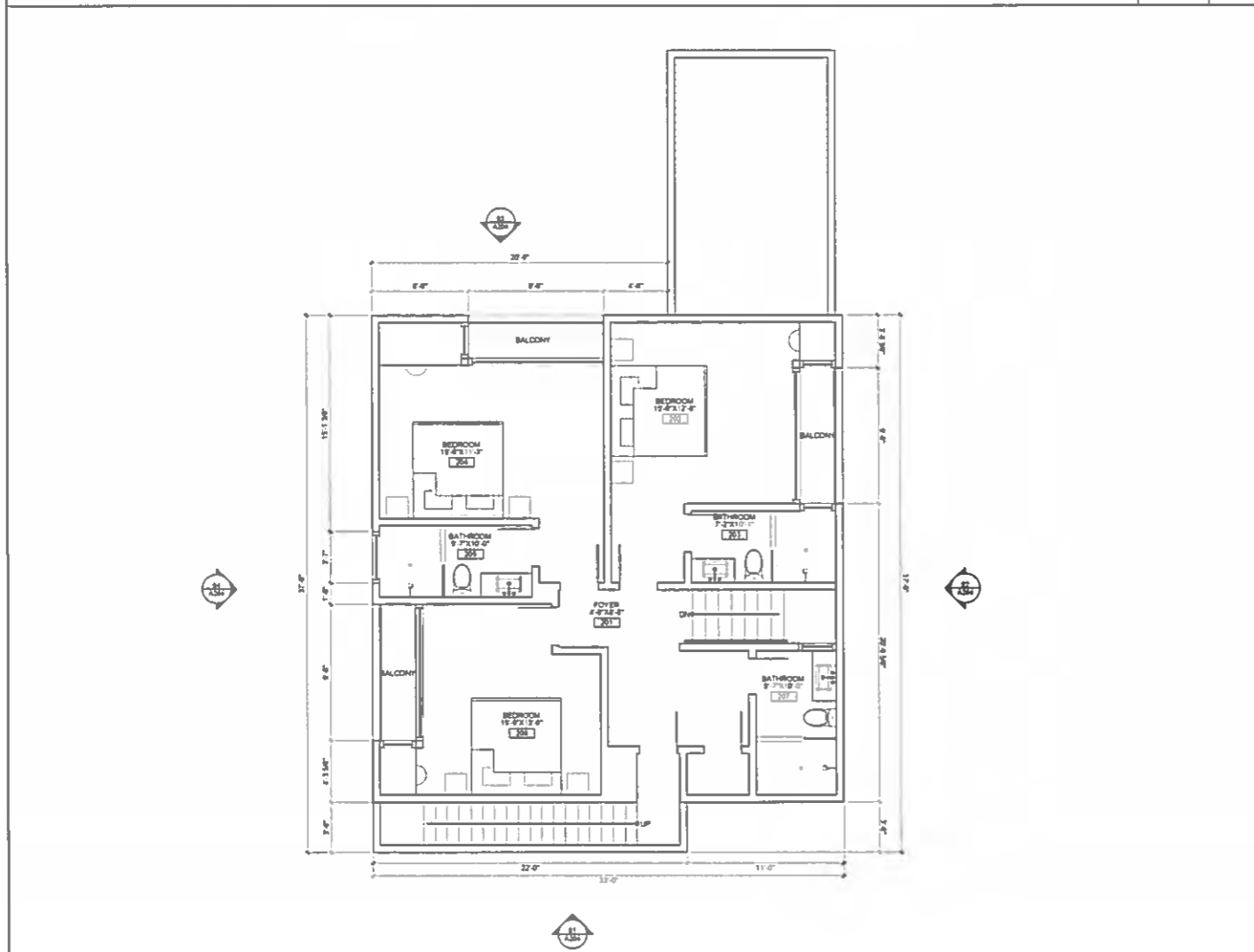
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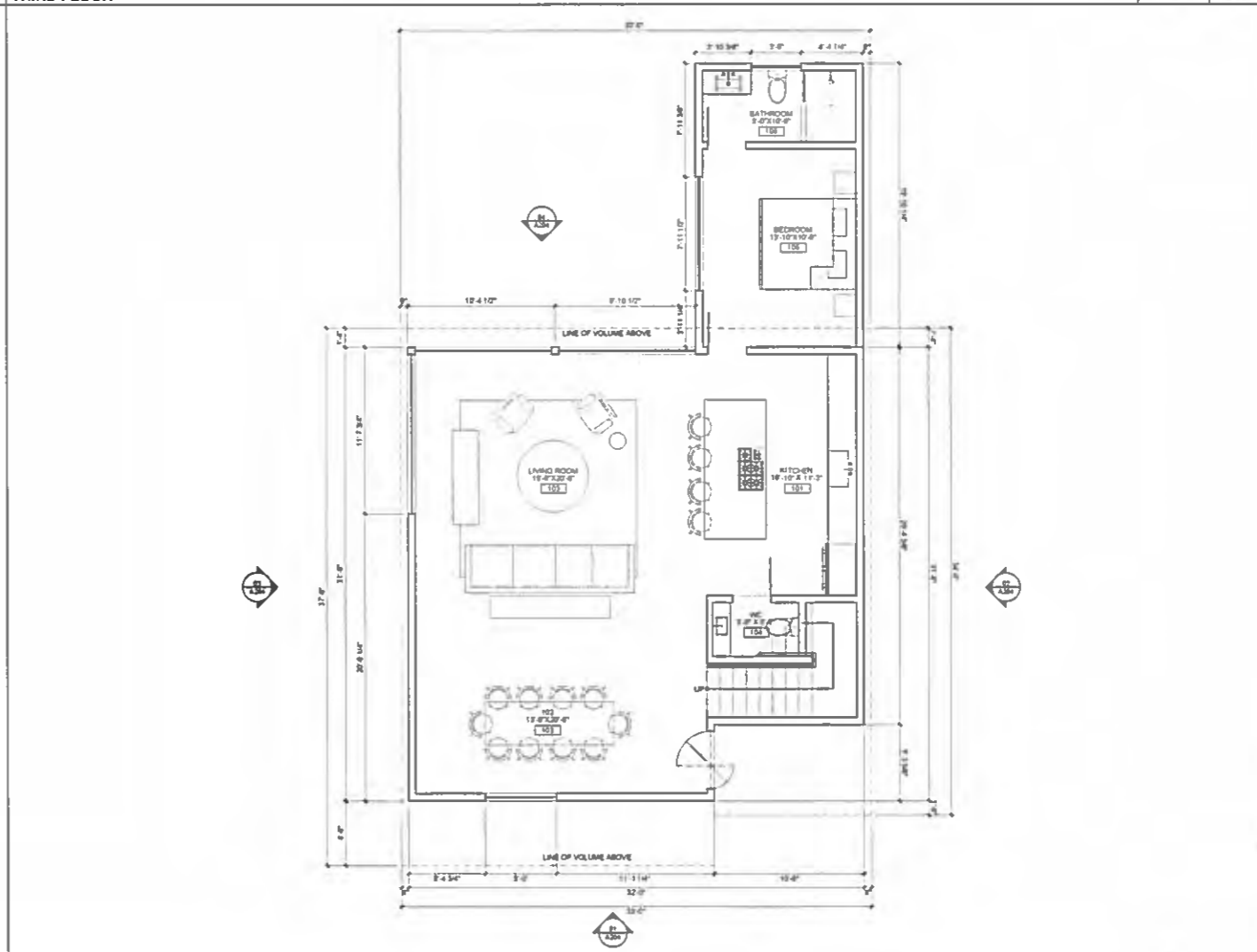
ROOF PLAN 04



PLAN THIRD FLOOR 02



PLAN SECOND FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
APP: 008 005 004

ALLOTMENT NO PS-61A LOT 40 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND MOUNTAIN

ARCHITECT
BESTOR ARCHITECTURE
105 BALBOA BLVD
LOS ANGELES CA 90009
T 323 698 5000 F 323 698 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC
3020 BOB HOPE DRIVE
BARKING HILLS CA 92723
T 714 538 9111 F 714 535 7883
http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
275 CANAL STREET
ST. ROSENDO CA 95068
714 552 2700
http://www.kgm-lighting.com

CONSULTANTS

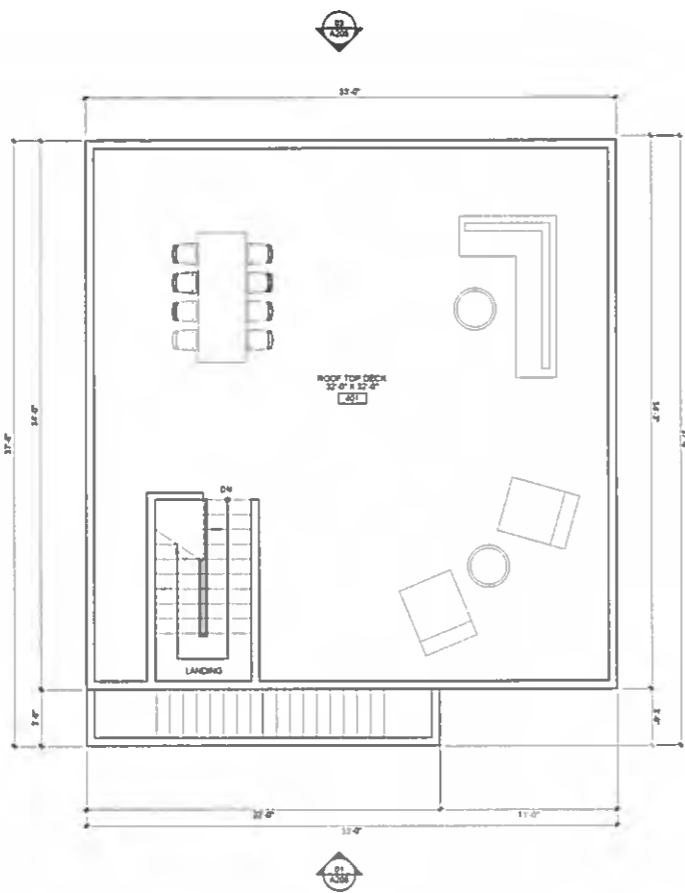
KEY PLAN

SUBMISSION RECORD
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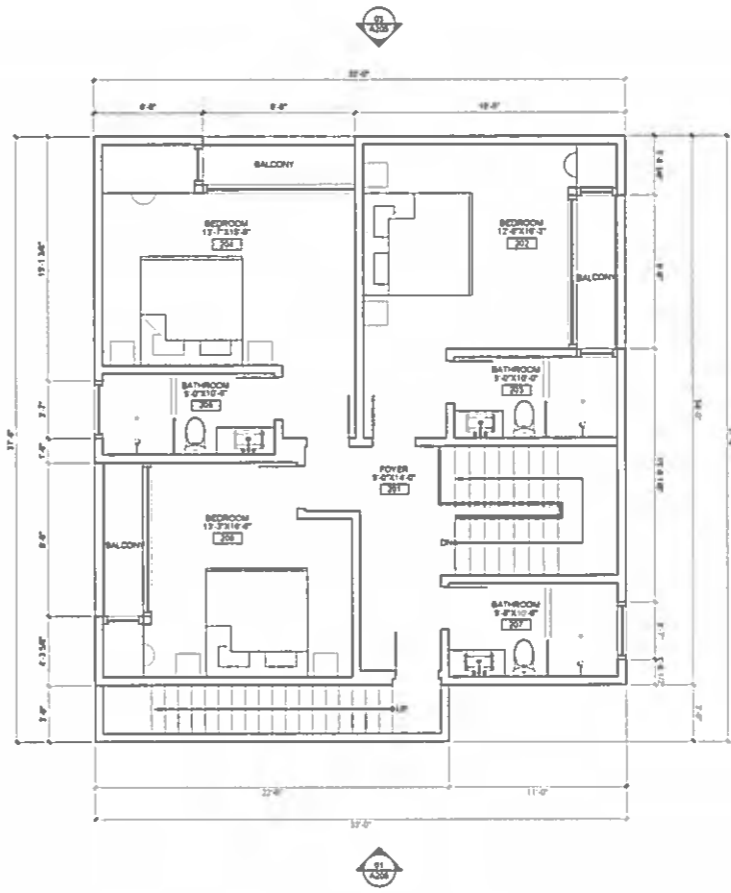
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UNIT TYPE 4
(GF7)**

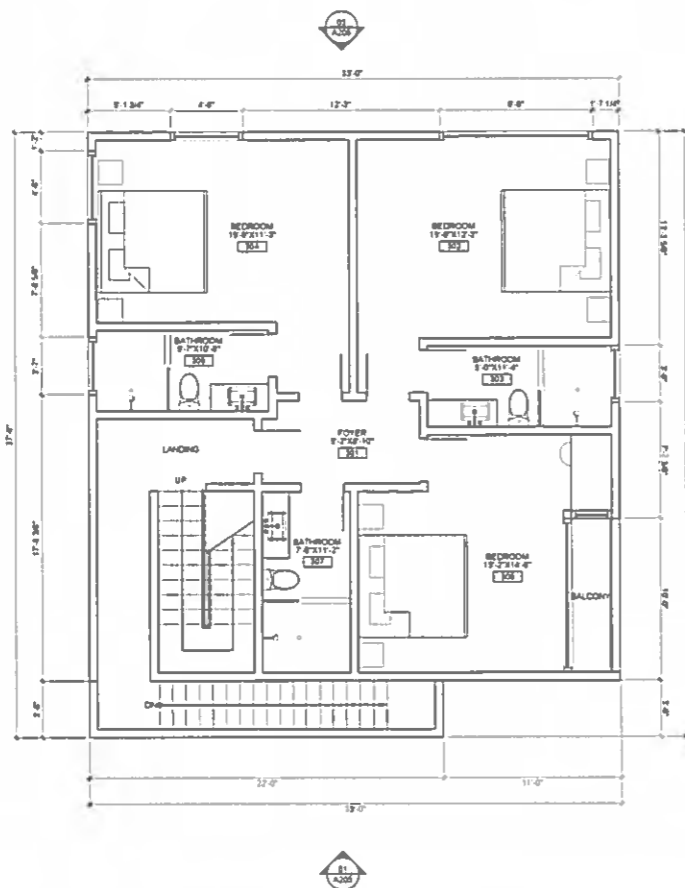
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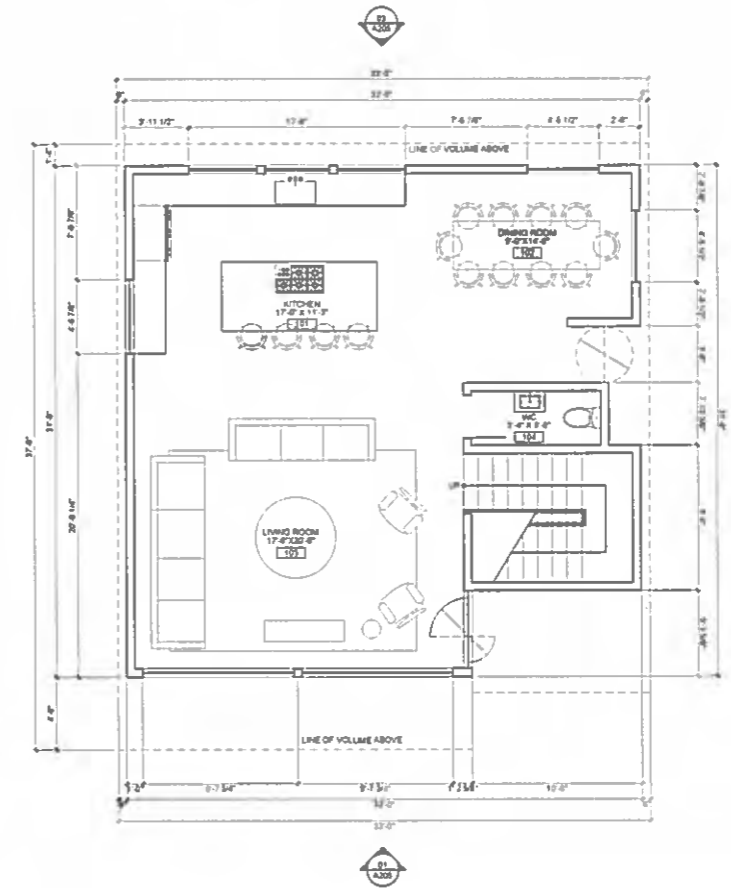
ROOF PLAN 04



PLAN SECOND FLOOR 02



PLAN THIRD FLOOR 03



PLAN FIRST FLOOR 01

PROJECT NAME:
PALM SPRINGS BOUTIQUE HOTEL
APR 08 08 204

ALLOTMENT NO P6-61A LOT 48 OF
THE SOUTHWEST QUARTER OF
SECTION 14 TOWNSHIP 4 SOUTH
RANGE 4 EAST SAN BERNARDO
COUNTY CALIFORNIA

ARCHITECT:
BESTOR ARCHITECTURE
2020 BLENDHART BLVD
LOS ANGELES CA 90008
T 323 886 6287 F 323 886 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC
3420 BOB HOPE DRIVE
BURNING WOODS CA 92705
T 951 238 8811 F 951 253 7883
http://www.msaconsulting.com

LIGHTING DESIGN:
KGM, INC
278 SAND CIRCLE
EL SEQUOYO CA 95626
T 916 362 2777
http://www.kgm-lighting.com

CONSULTANTS:

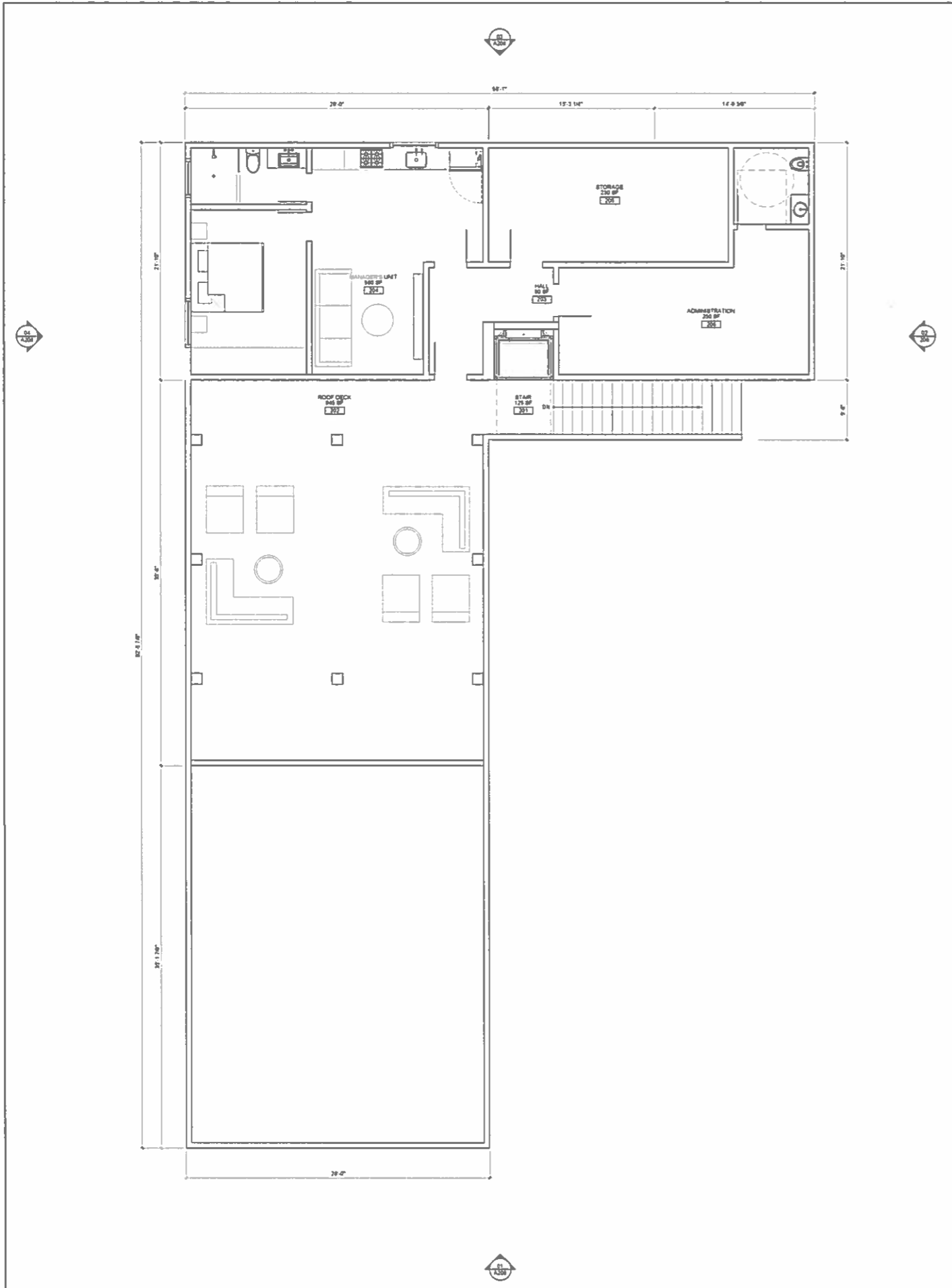
KEY PLAN:

SUBMISSION RECORD:
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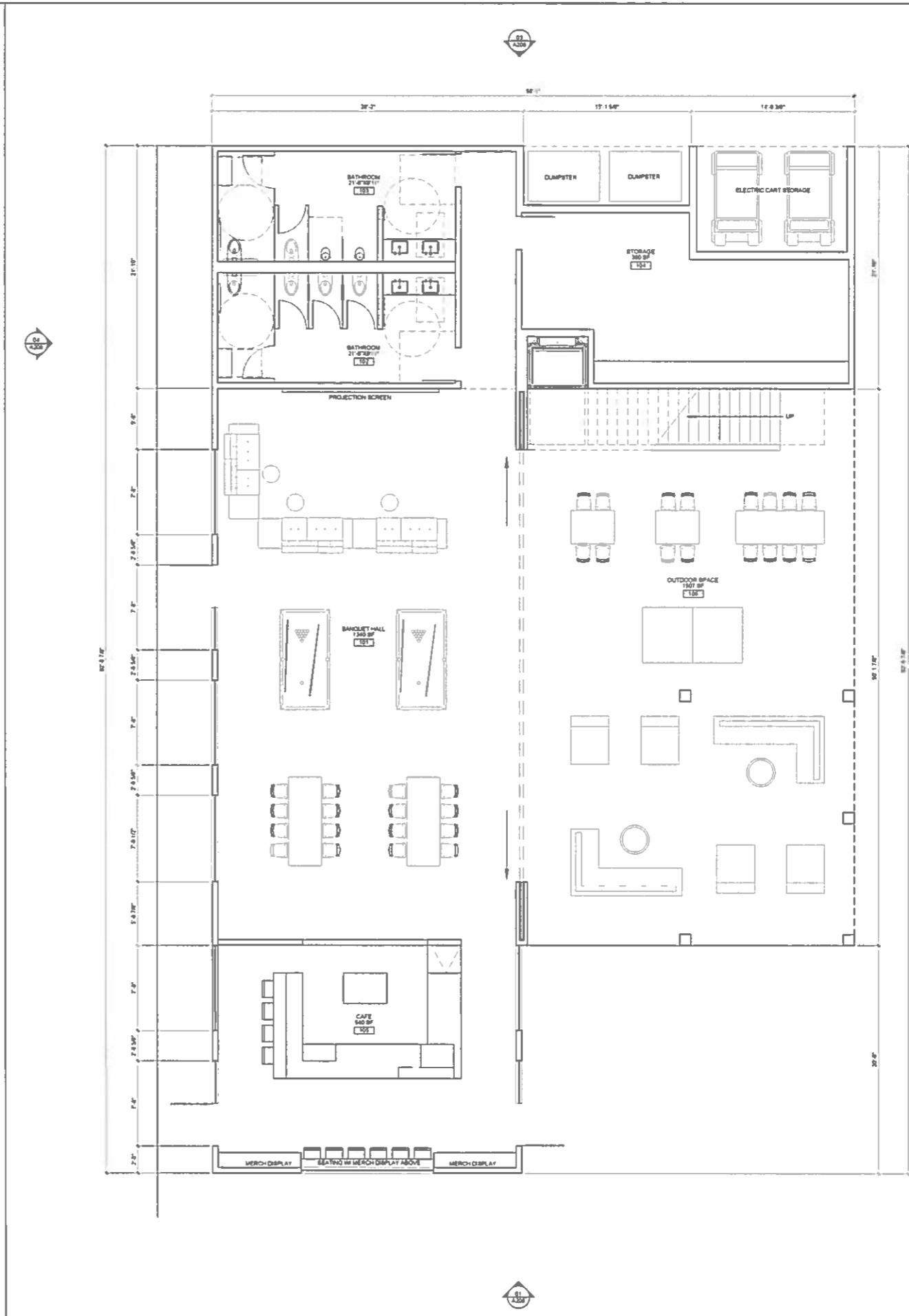
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**FLOOR PLAN
UNIT TYPE 5
(GFF)**

SHEET NO
A105



PLAN SECOND FLOOR

3/8" = 1'-0" 03



PLAN FIRST FLOOR

3/8" = 1'-0" 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 A/E: 909 995 404
 ALLOTMENT NO PB-81A, LOT 40 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST SAN BERNARDINO BASS AND MERIDIAN

ARCHITECT
BESTOR ARCHITECTURE
 825 BALDWIN BLVD
 LOS ANGELES CA 90015
 T 323 688 6888 F 213 388 2414
 info@bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC.
 3408 908 HOPKINS DRIVE
 BAKERSFIELD, CA 93311
 T 760 336 9811 F 760 333 7383
 info@msaconsulting.com

LIGHTING DESIGN
KGM, INC.
 275 CAROL DR
 EL SECONDO, CA 90540
 T 714 942 2179
 info@kglighting.com

CONSULTANTS

KEY PLAN

SUBMISSION RECORD

01	MAA PRE APP	02 10 16
02	MAA	02 11 16

SCALE: 3/16" = 1'-0"

DRAWING TITLE
FLOOR PLAN BANQUET HALL

SHEET NO.
A108

PROJECT NAME

PALM SPRINGS SOUTHWEST HOTEL
 APR. 2007 PHS 024
 ALLOTMENT NO. PHS 014, LOT 45 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 4 EAST, SAN BERNARDINO
 COUNTY, CALIFORNIA

ARCHITECT

**DESIGN
 ARCHITECTURE**
 2008 OLIVEHOLE BLVD
 LOS ANGELES CA 90009
 T 323 906 8288 F 323 906 2414
 http://www.designarchitecture.com

CIVIL ENGINEER:

MSA CONSULTING, INC.
 2408 BOB HOPE DRIVE
 BAYWOOD VILLAGE CA 92709
 T 909 592 9911 F 909 522 7800
 http://www.msaconsulting.com

LIGHTING DESIGN

KGM, INC.
 278 DAVIS CIRCLE
 SUITE 100 BAKERSFIELD CA 93311
 T 805 832 7291
 http://www.kgm-lighting.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD:

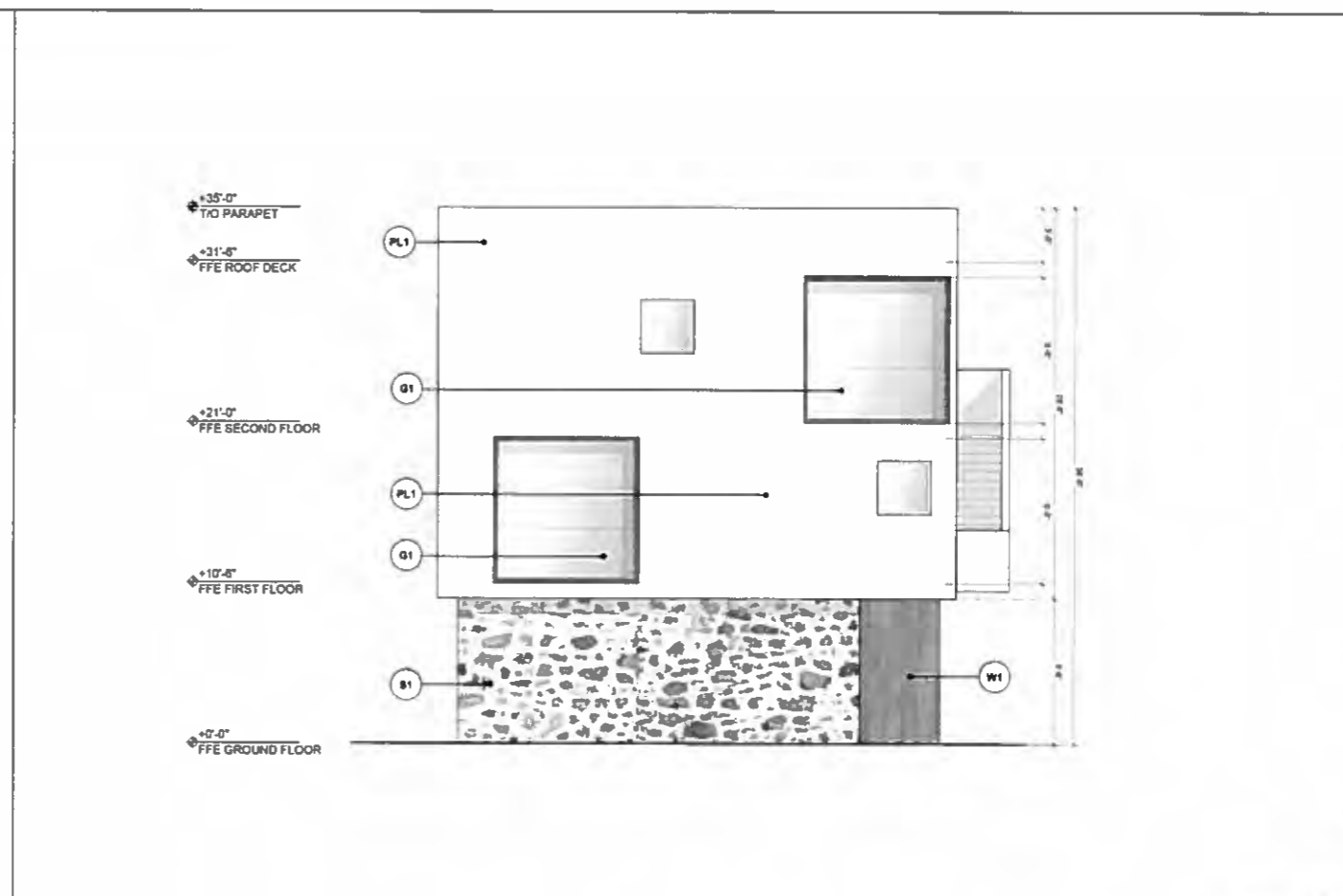
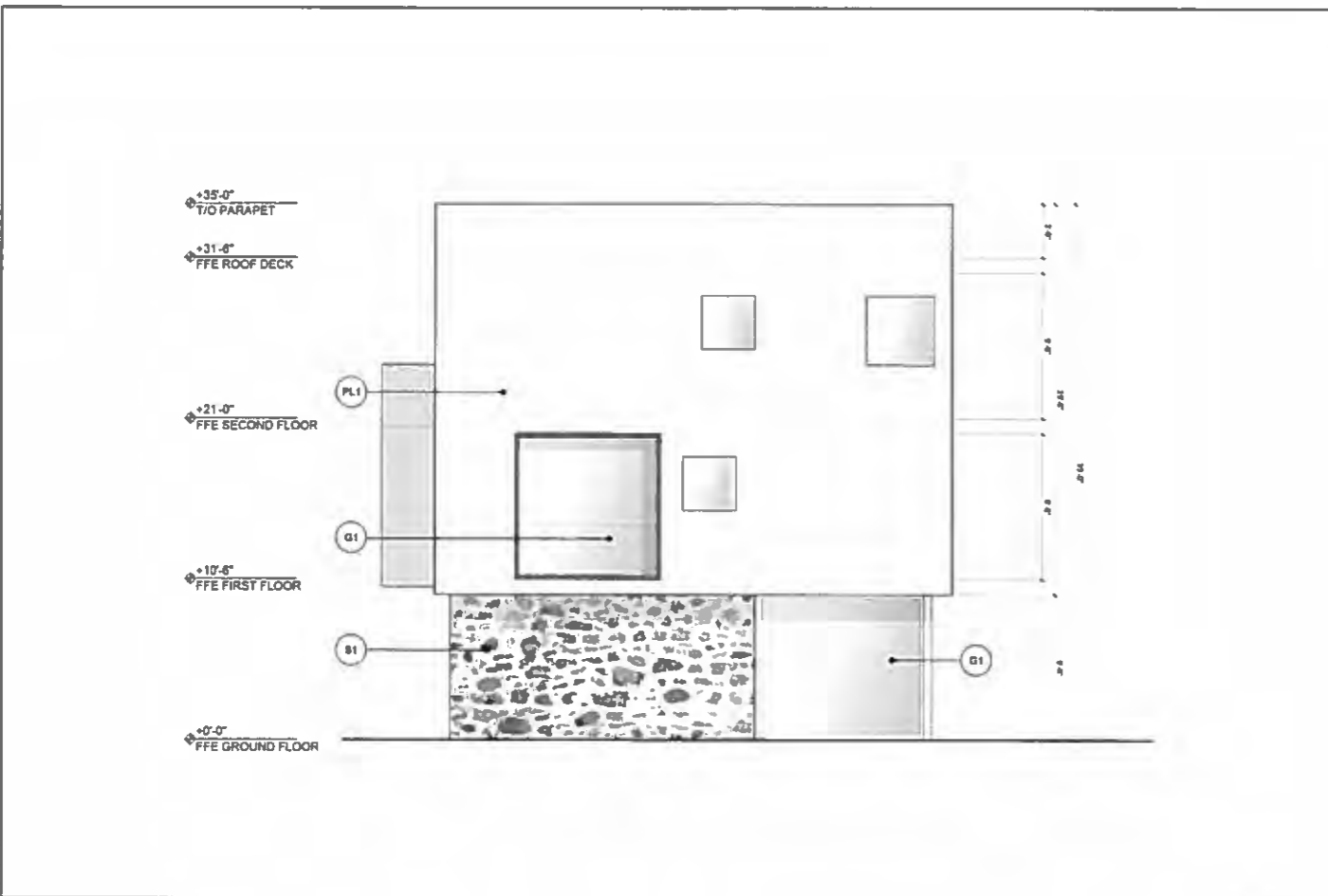
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 02 MSA 09-01-10

SCALE: 3/16" = 1'-0"

DRAWING TITLE
**ELEVATIONS
 UNIT TYPE 1
 (GF)**

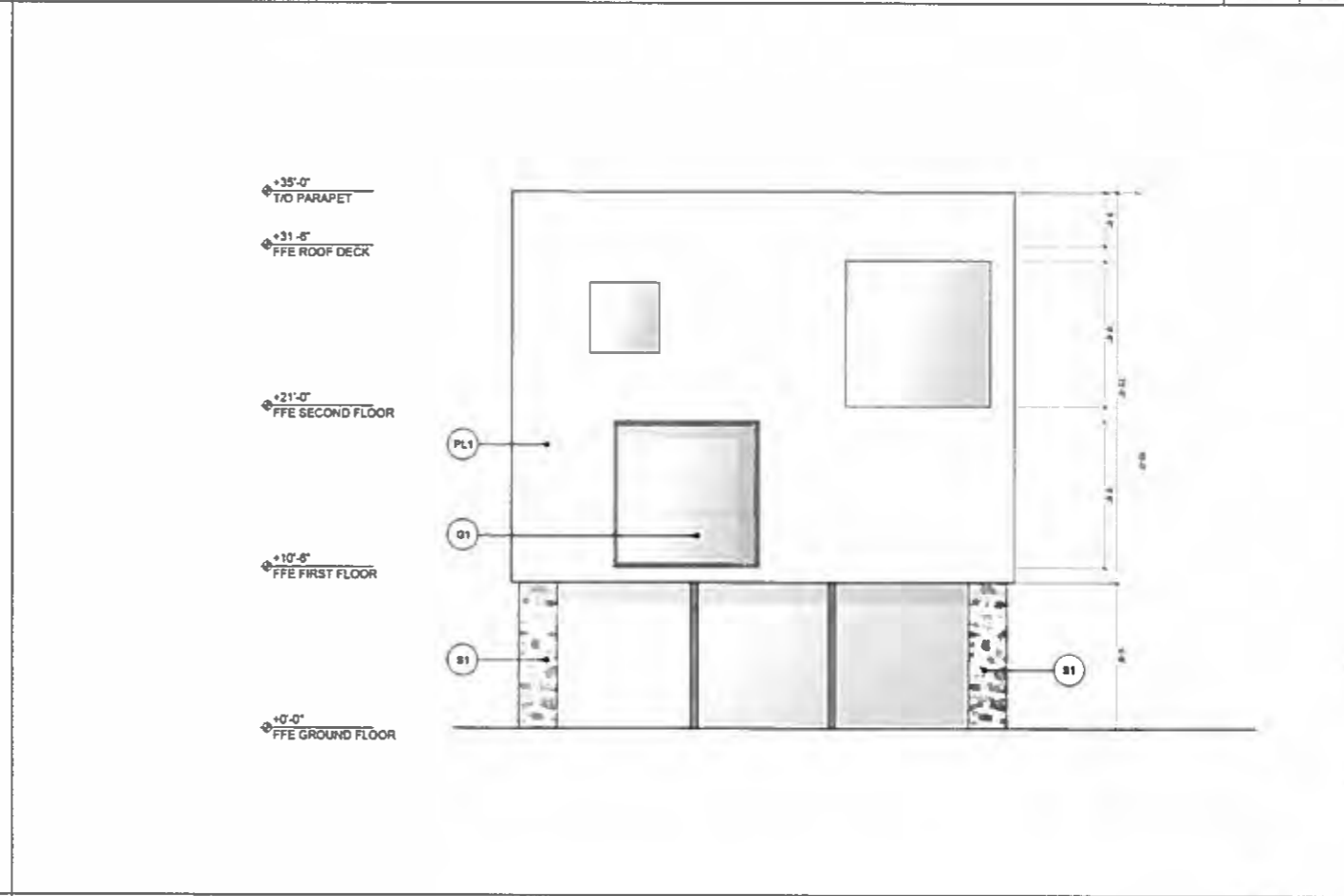
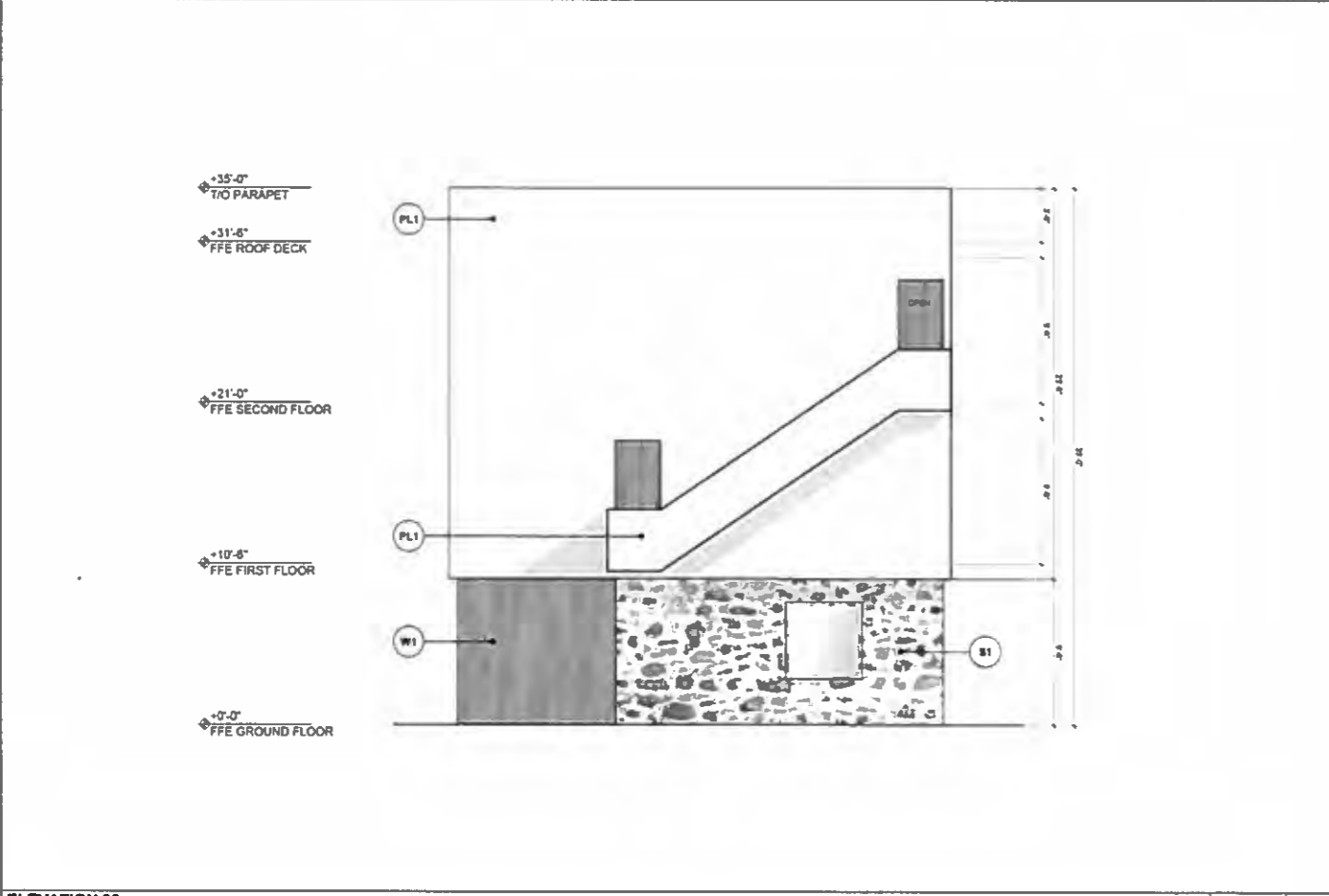
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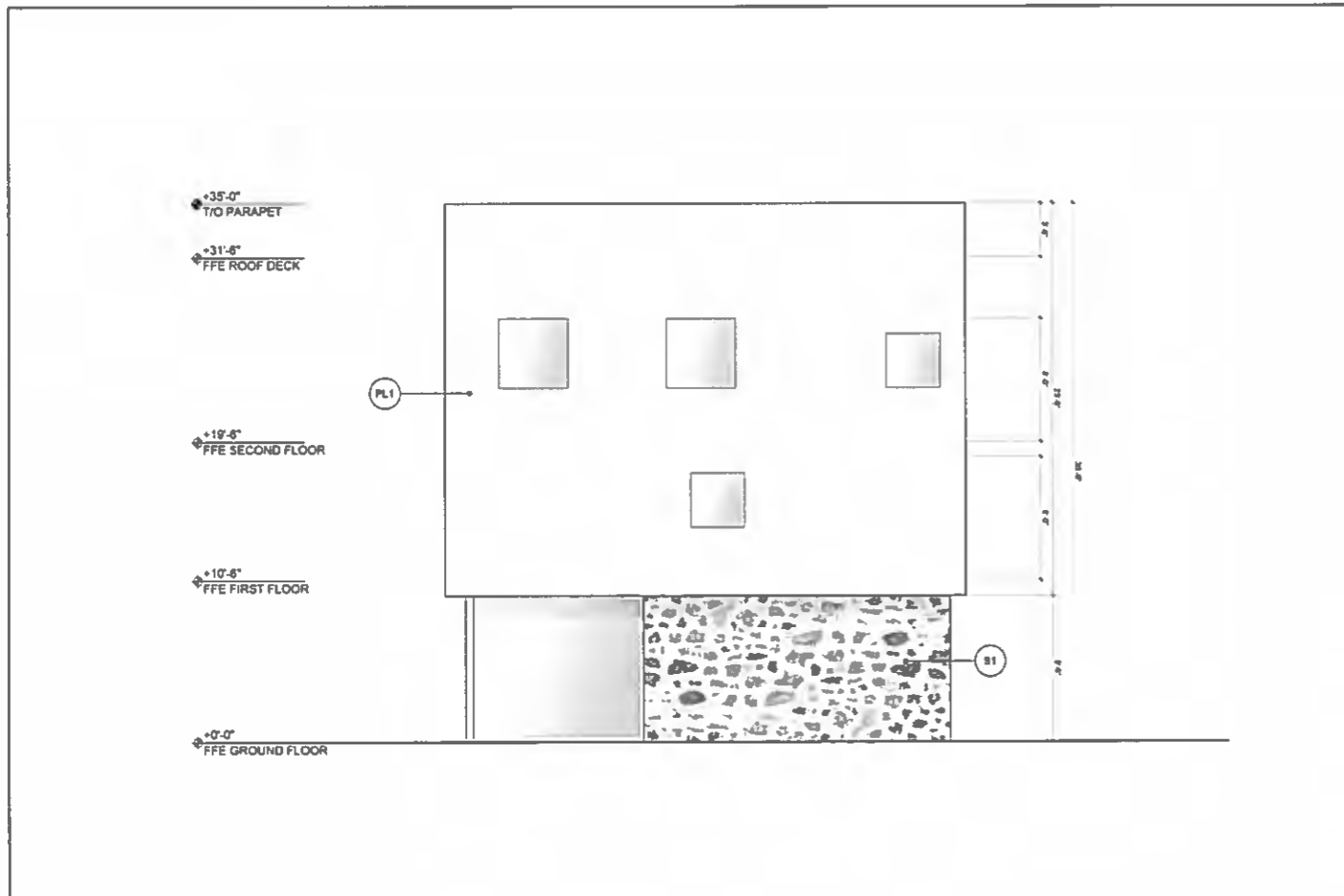
ELEVATION 04 04

ELEVATION 02 02

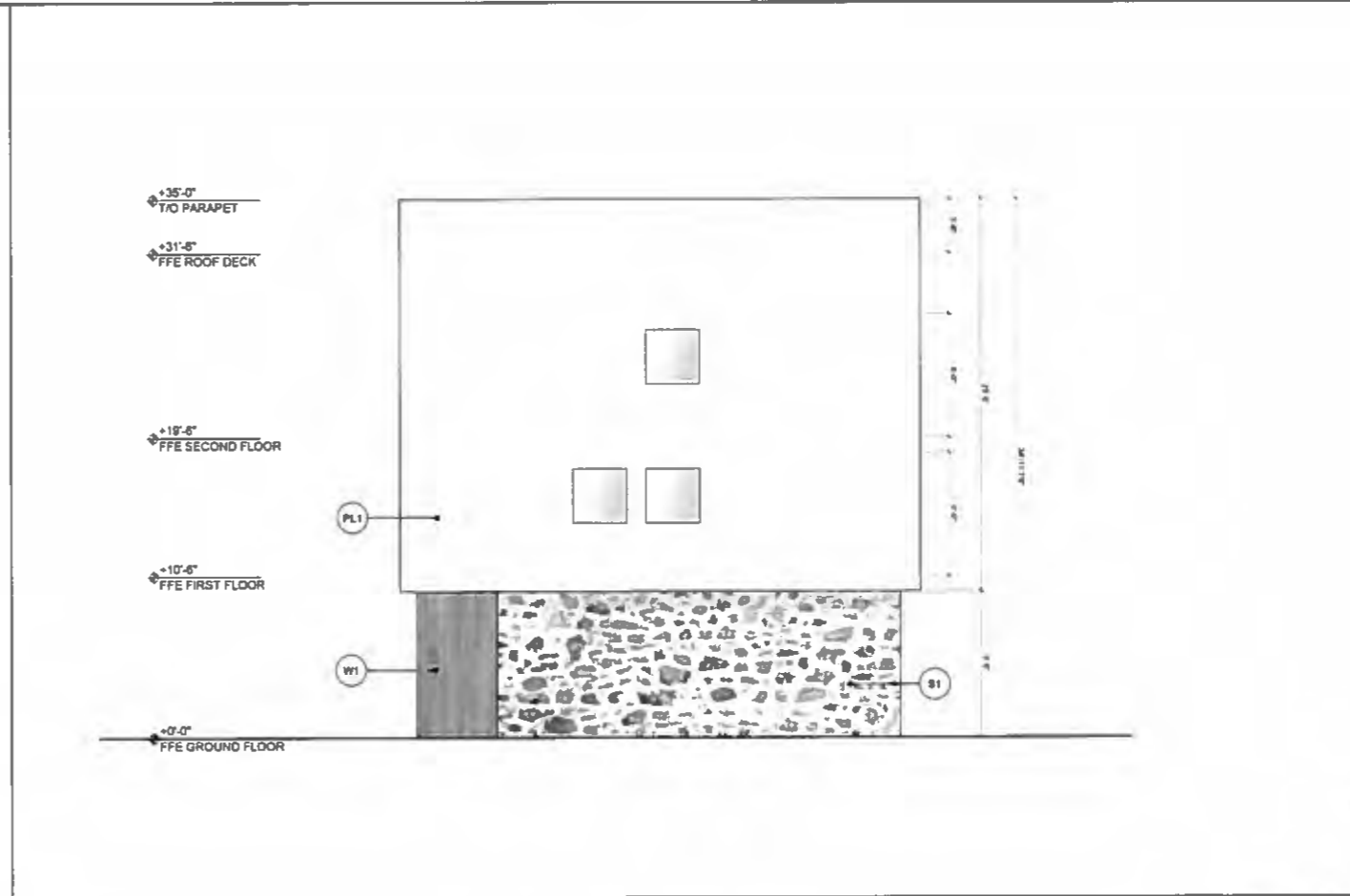


ELEVATION 03 03

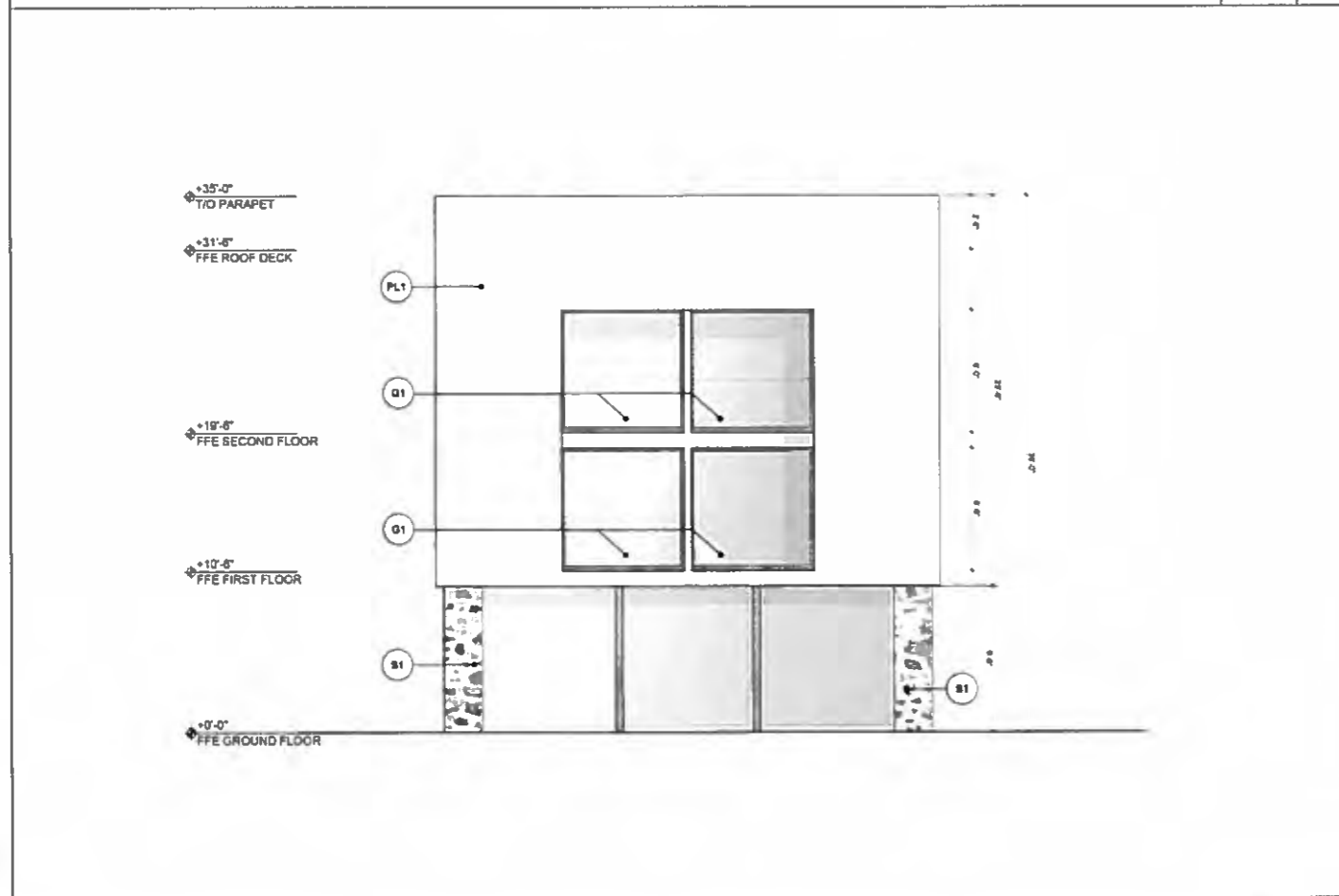
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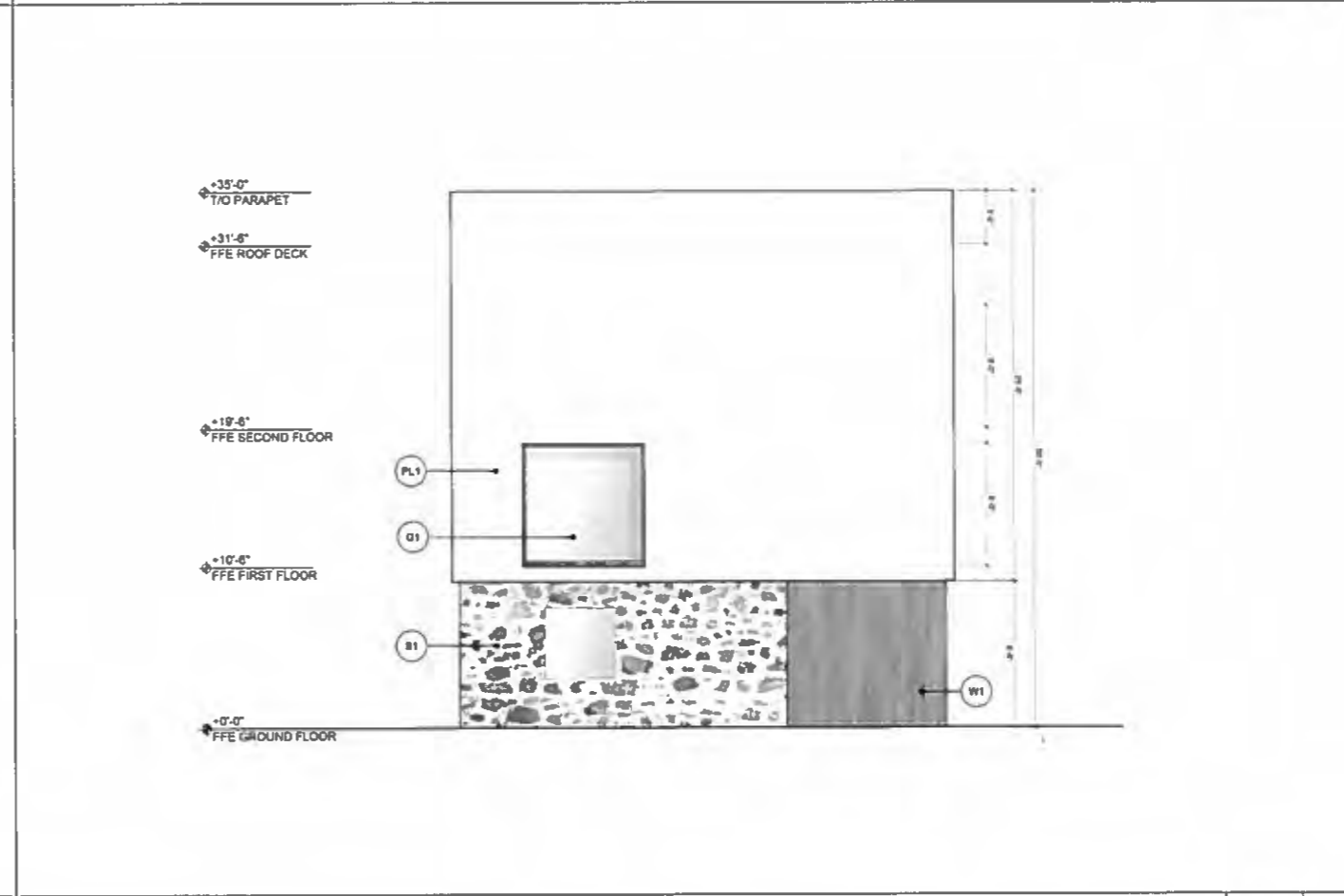
ELEVATION 04 SW-TP 04



ELEVATION 02 SW-TP 02



ELEVATION 03 SW-TP 03



ELEVATION 01 SW-TP 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
APN: 808 006 004
ALLOTMENT NO. P6 61A LOT 46 OF
THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 4 SOUTH
RANGE 4 EAST SAN BERNARDINO
COUNTY AND MICHIGAN

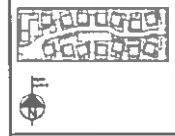
ARCHITECT
BESTOR ARCHITECTURE
3800 BLUEBIRD BLVD
LOS ANGELES, CA 90008
T 323.686.9388 F 323.686.2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
2020 BOCA HORNE DRIVE
BUNICO HILLS, CA 92521
T 951.339.9117 F 951.333.7865
http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
221 GARDEN CIRCLE
BIRDMOND, CA 92620
T 949.382.2791
http://www.lightinginc.com

CONSULTANTS

KEY PLAN



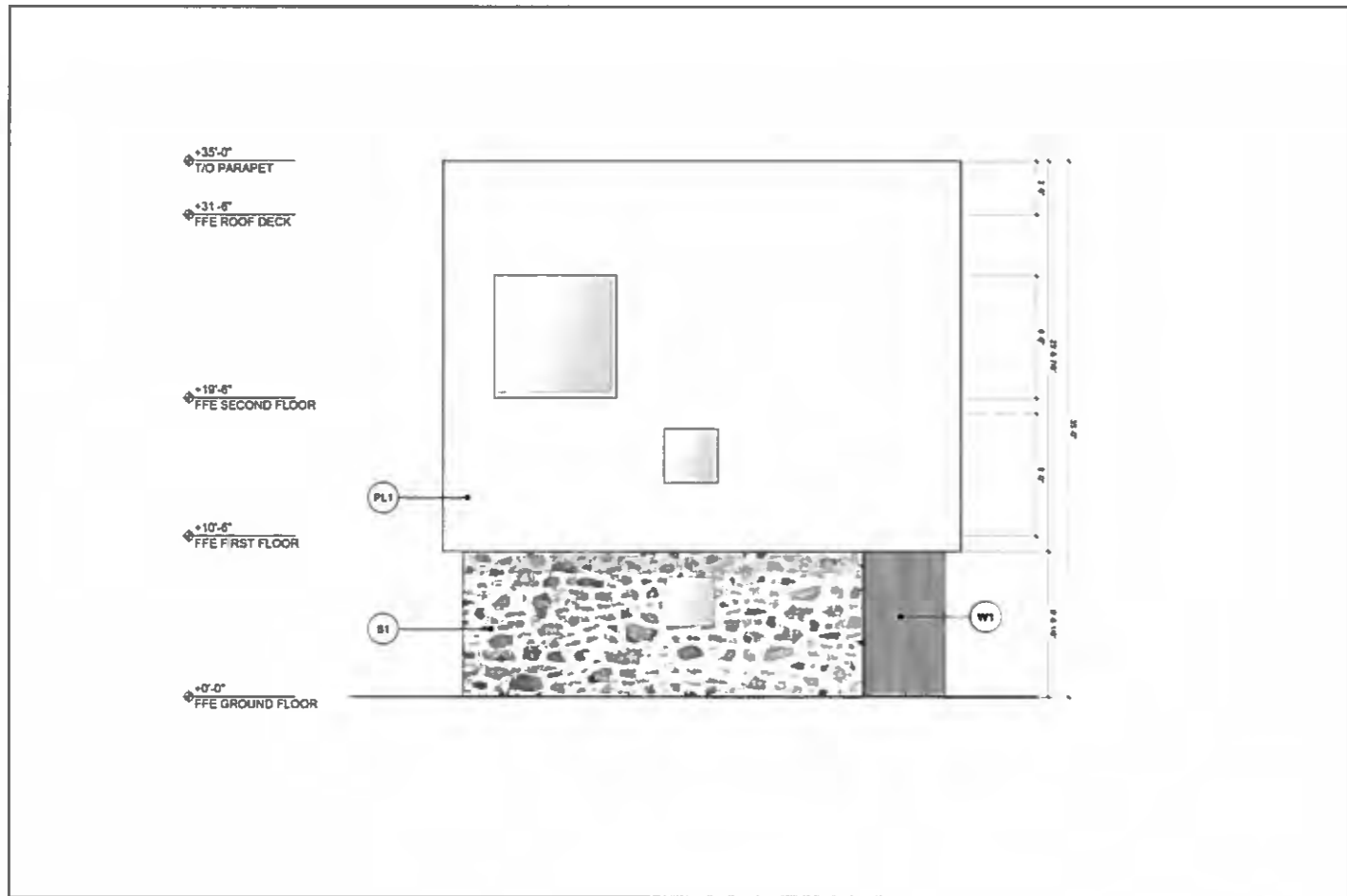
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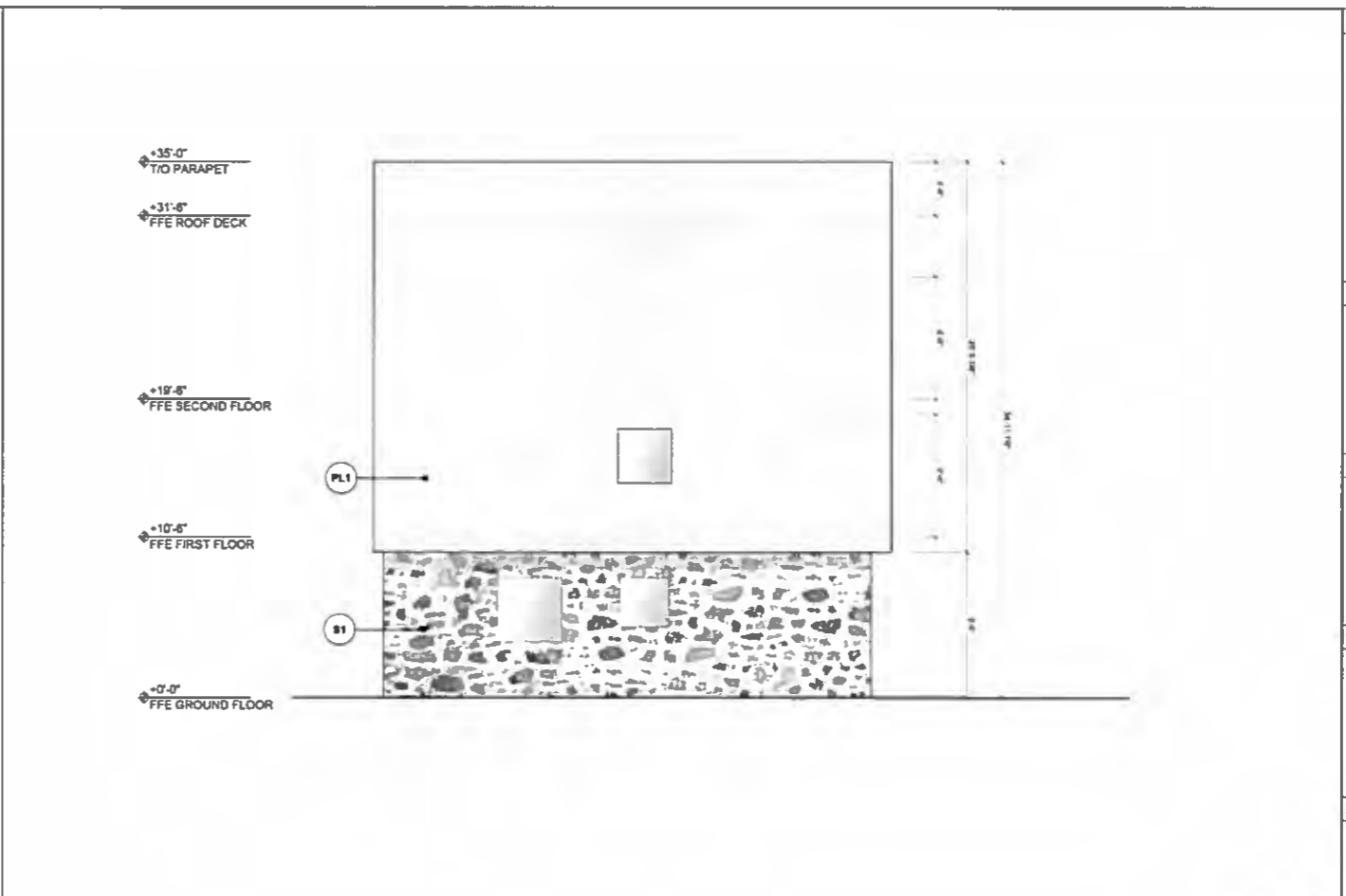
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**ELEVATIONS
UNIT TYPE 2
(RTG)**

SHEET NO

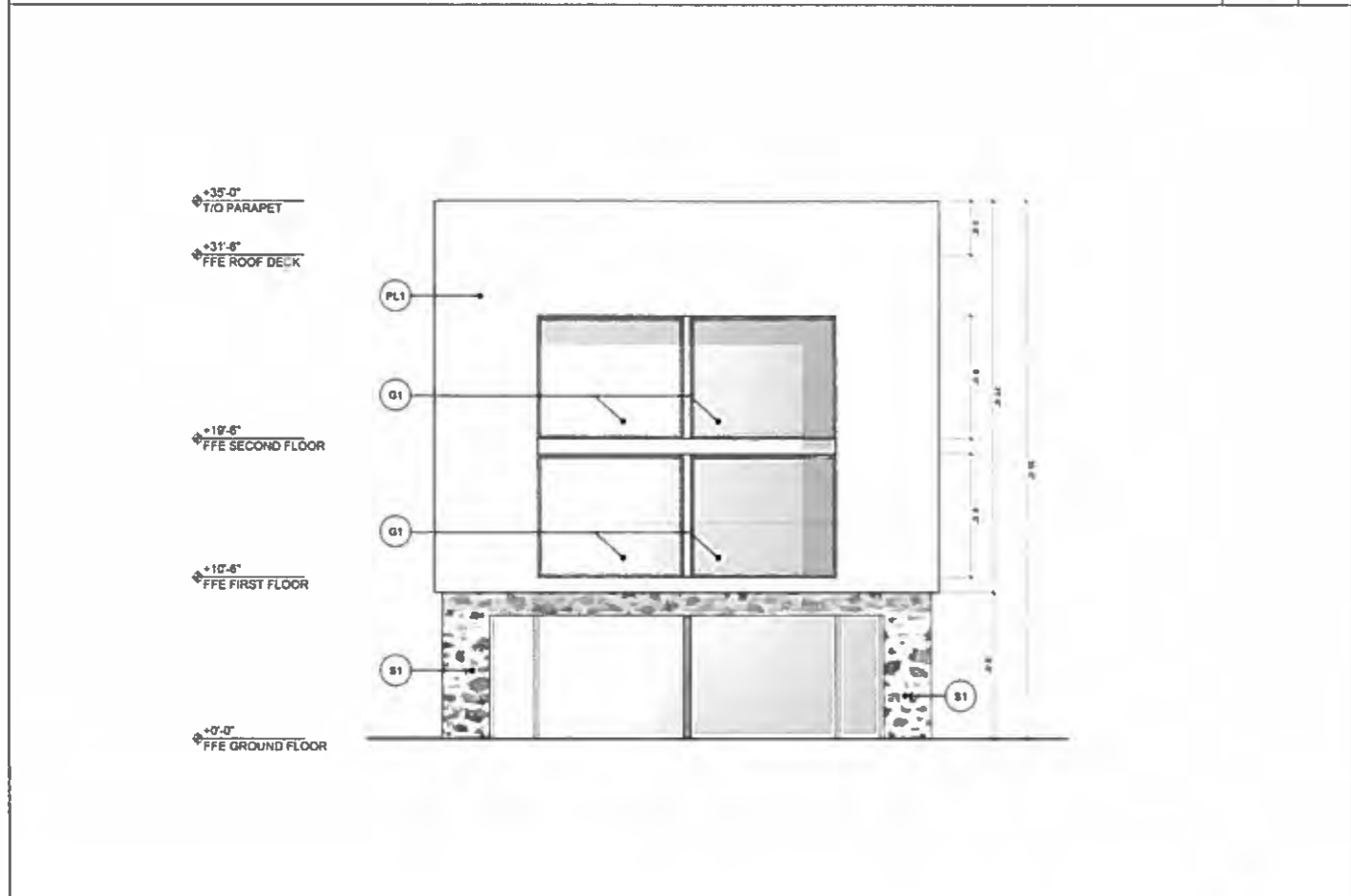
A202



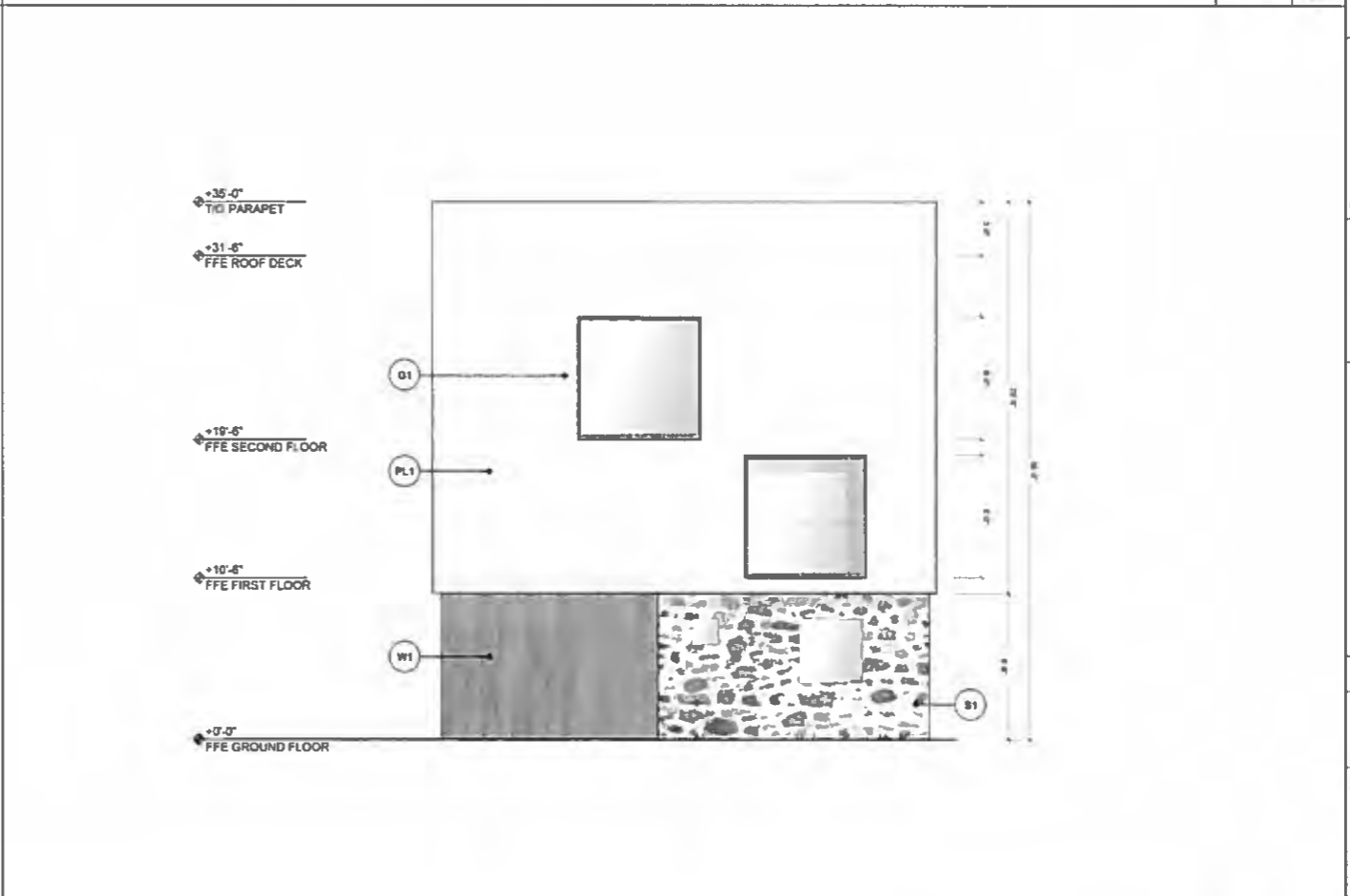
ELEVATION 04



ELEVATION 02



ELEVATION 03



ELEVATION 01

PROJECT NAME
PALM SPRINGS BOUTIQUE HOTEL
APR. 2016 006.024

ALLOTMENT NO. PS 81A, LOT 48 OF
THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SAN BERNARDINO
COUNTY, CALIFORNIA

ARCHITECT
BESTOR ARCHITECTURE
3025 BLENDALE BLVD.
LOS ANGELES, CA 90008
T 323 886 8389 F 323 886 2414
http://www.bestorarchitecture.com

CIVIL ENGINEER:
MSA CONSULTING, INC.
3025 BLENDALE BLVD.
BANKS BRANCH, CA 90008
T 323 886 8389 F 323 886 2414
http://www.msaconsulting.com

LIGHTING DESIGN
KGM, INC.
270 CAROL CIRCLE
IRVINE, CA 92614
T 949 261 1111 F 949 261 7892
http://www.kgm-lighting.com

CONSULTANTS

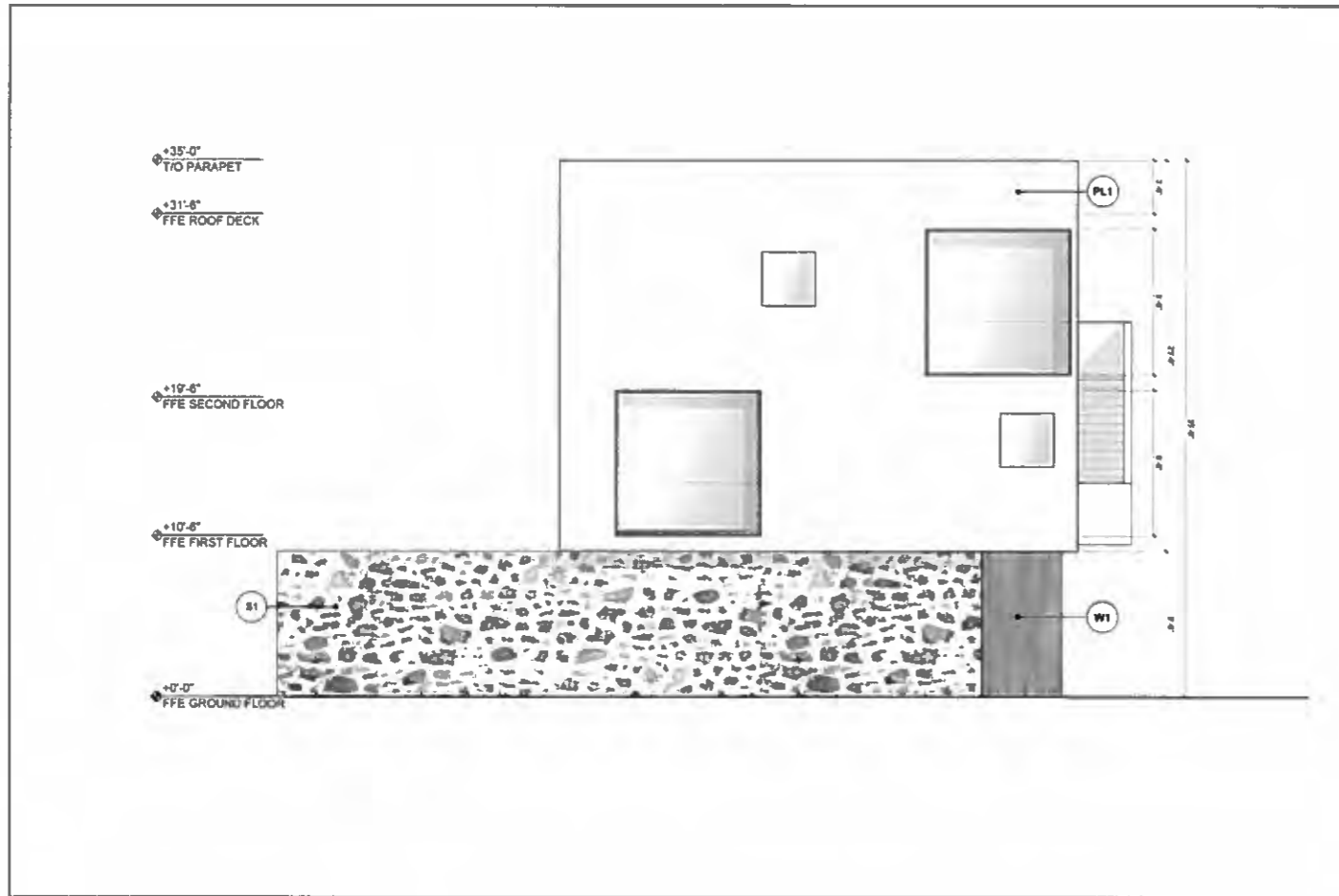
KEY PLAN
[Key plan diagram showing the location of the building on the site]

SUBMISSION RECORD:
01 SBA PRELIM APP 08.15.16
02 SBA 08.15.16

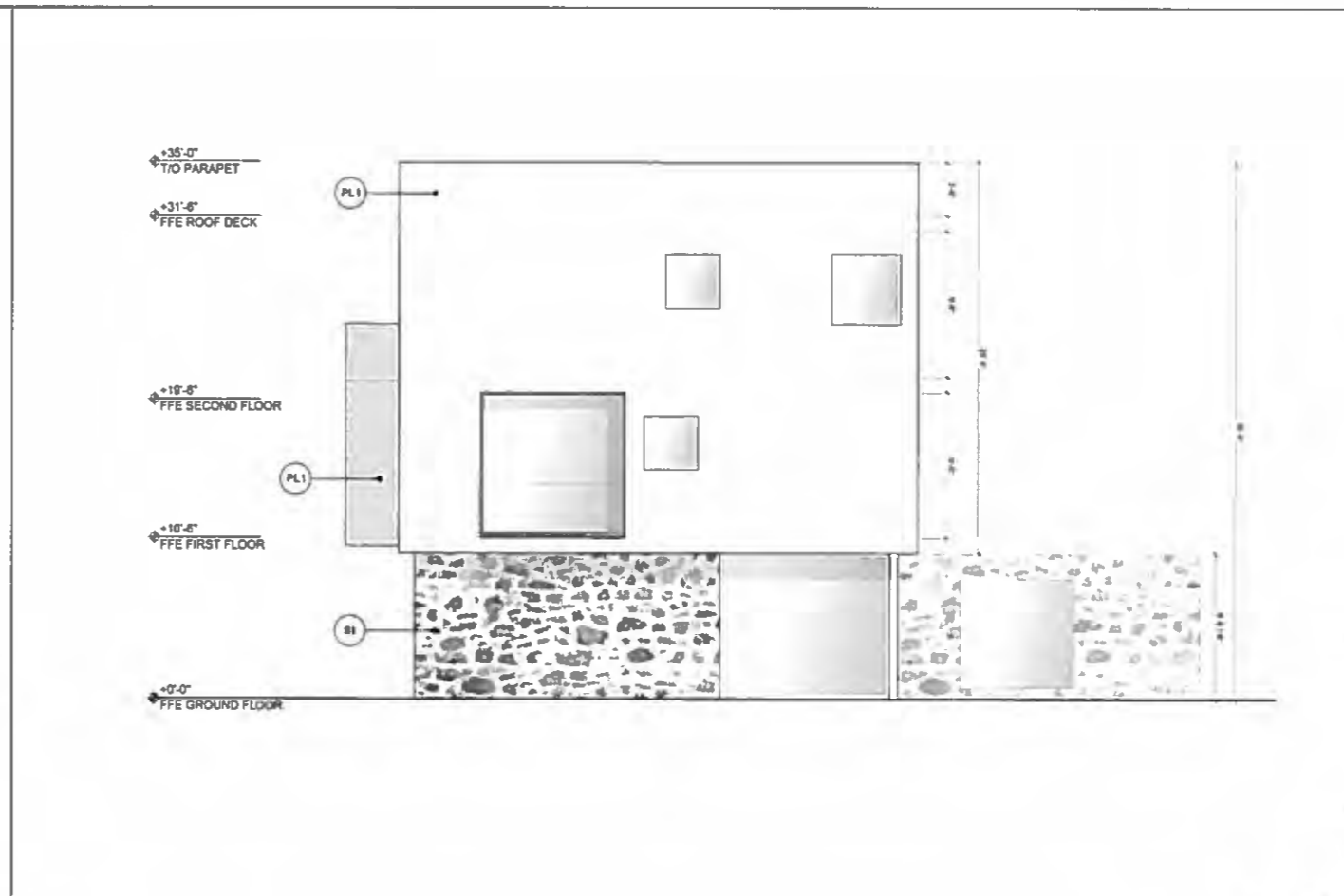
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ELEVATIONS
UNIT TYPE 3
(R13)

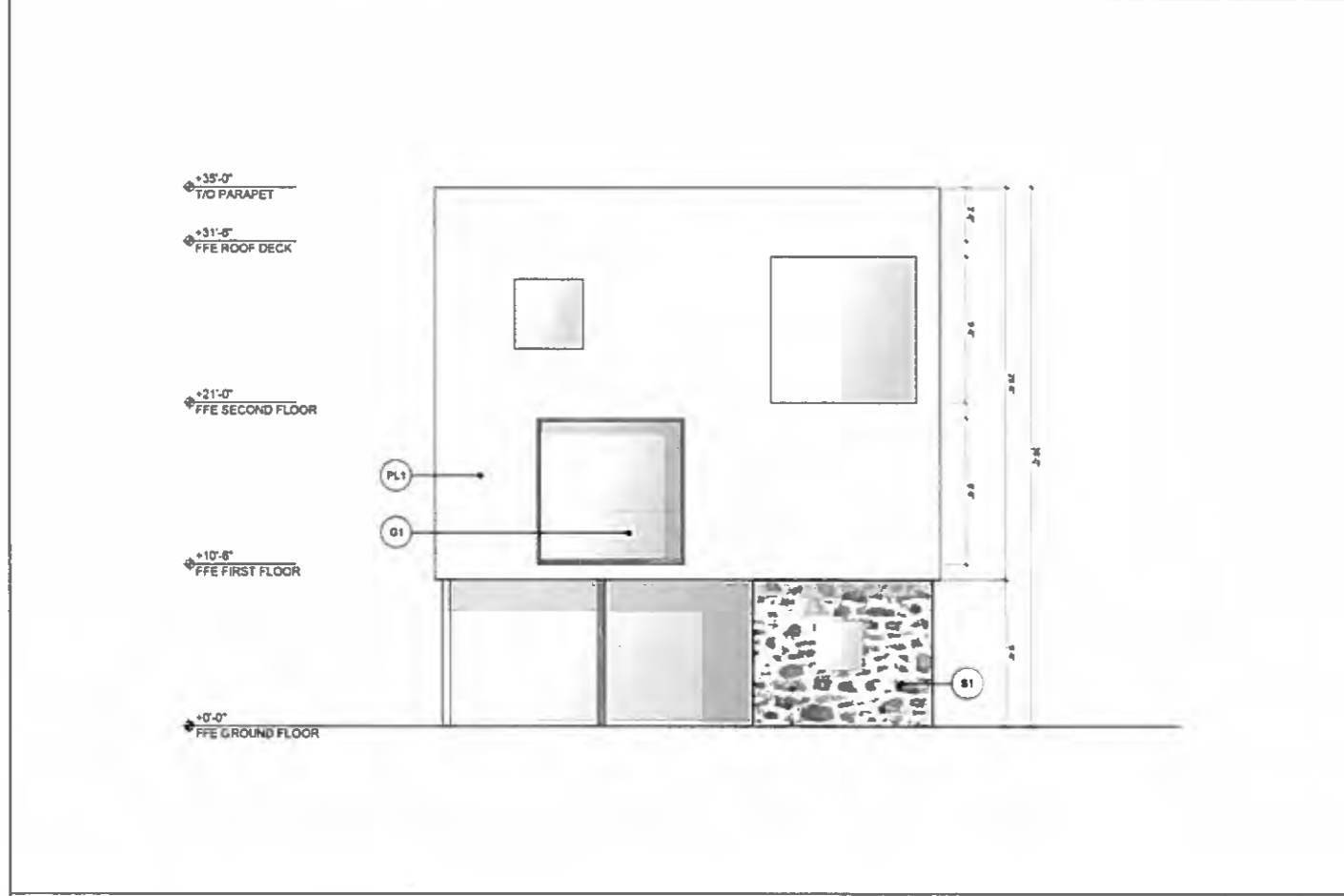
SHEET NO.
A203



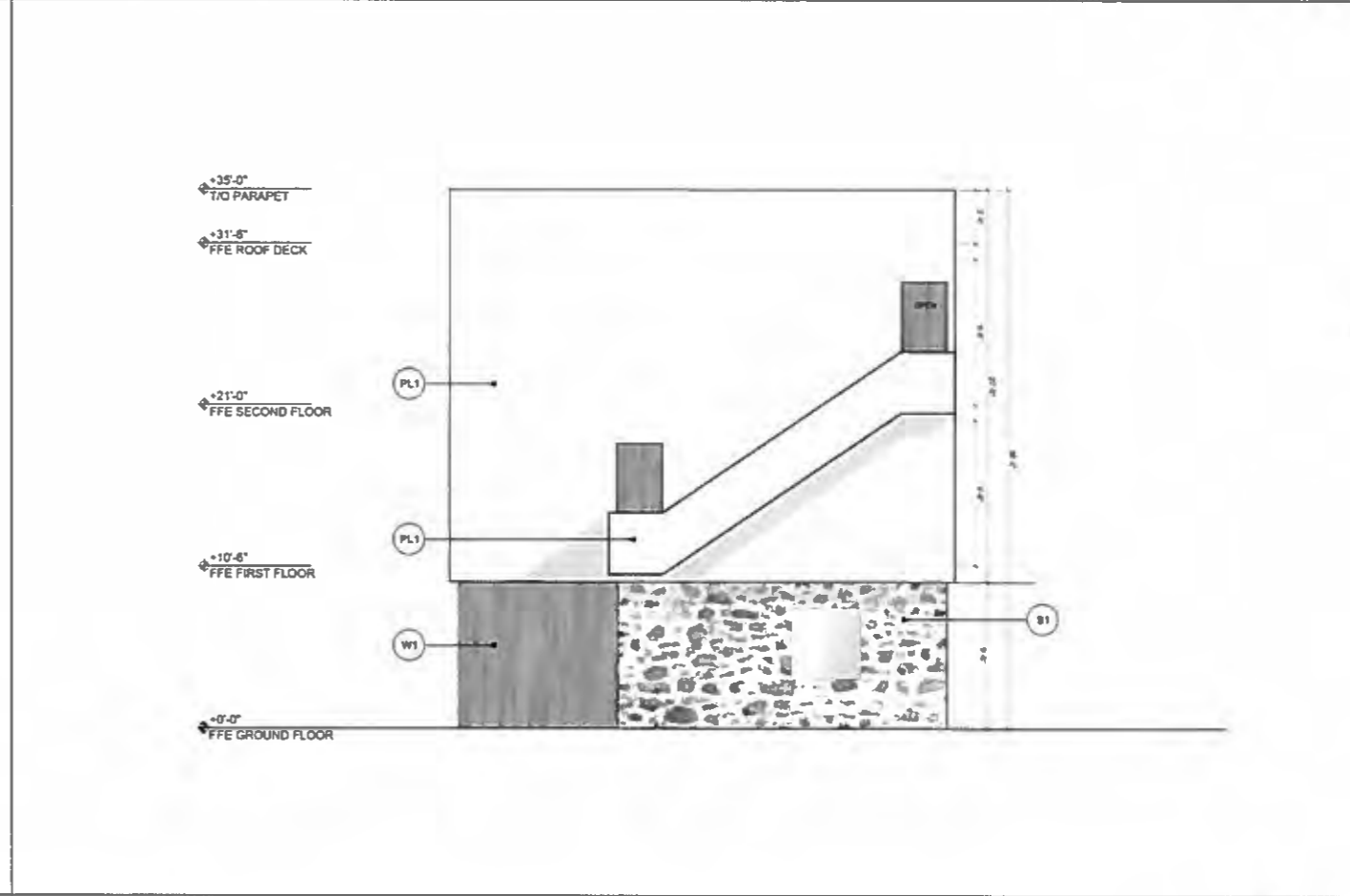
ELEVATION 04 3/8" = 1'-0" 04



ELEVATION 02 3/8" = 1'-0" 02

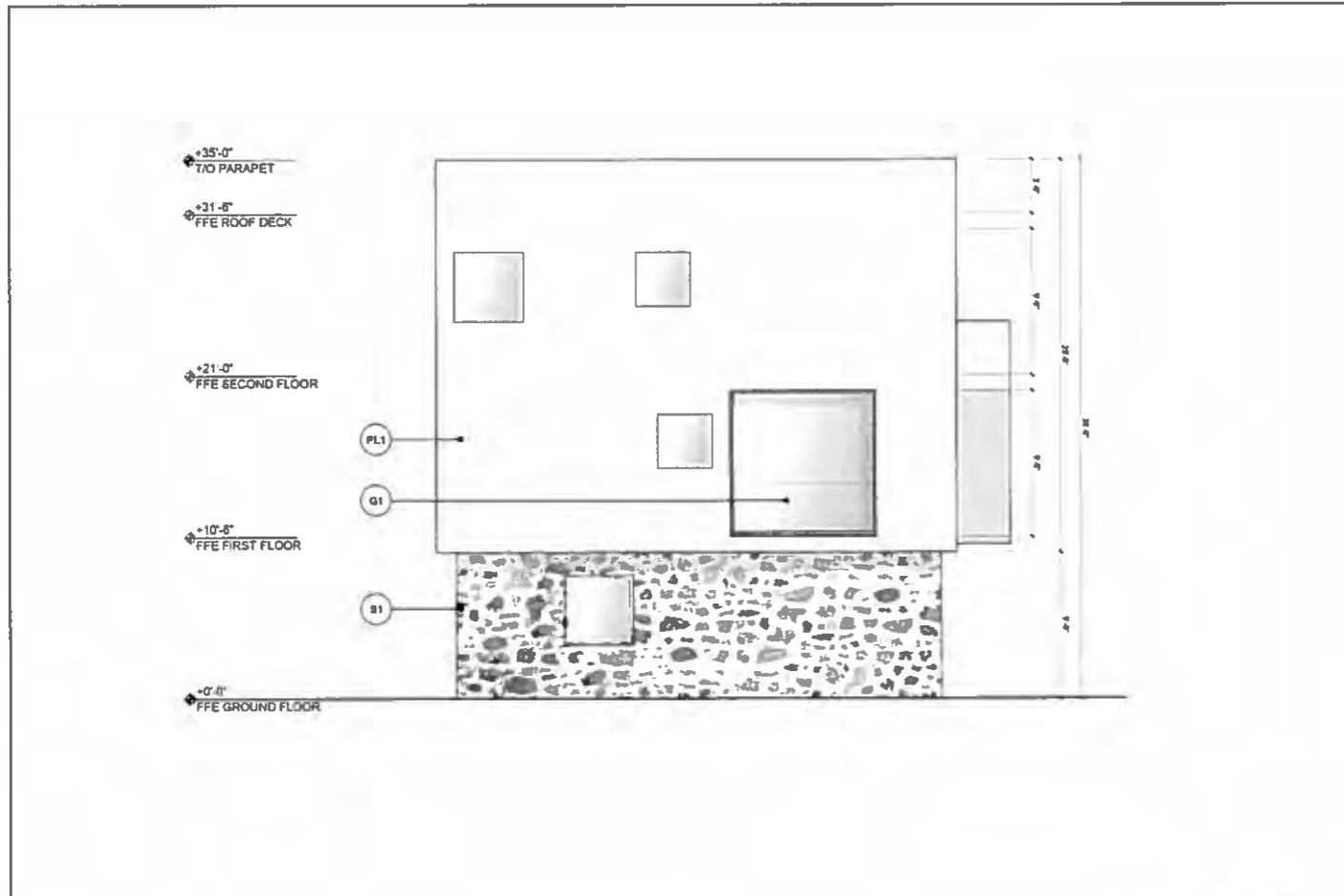


ELEVATION 03 3/8" = 1'-0" 03

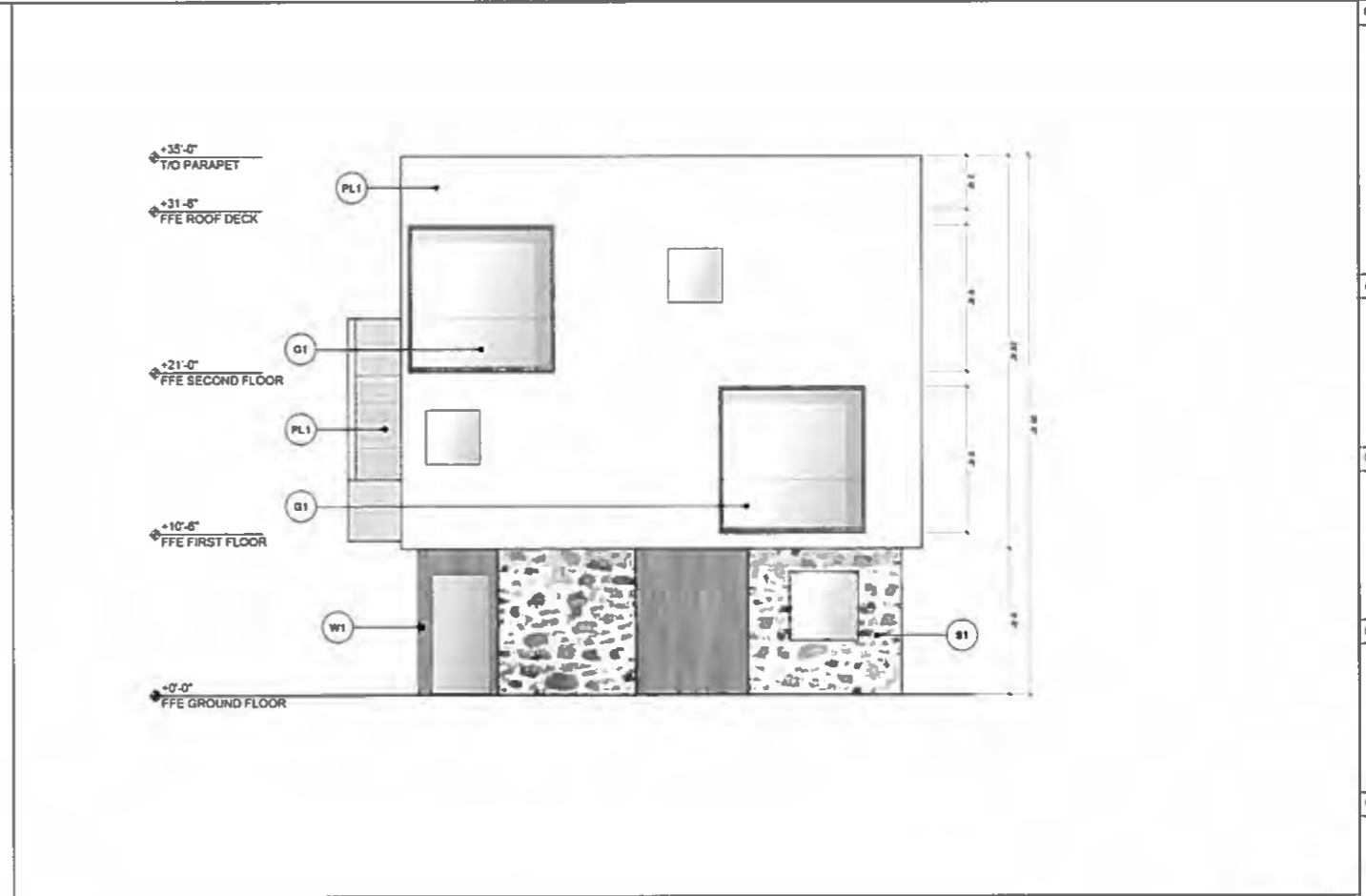


ELEVATION 01 3/8" = 1'-0" 01

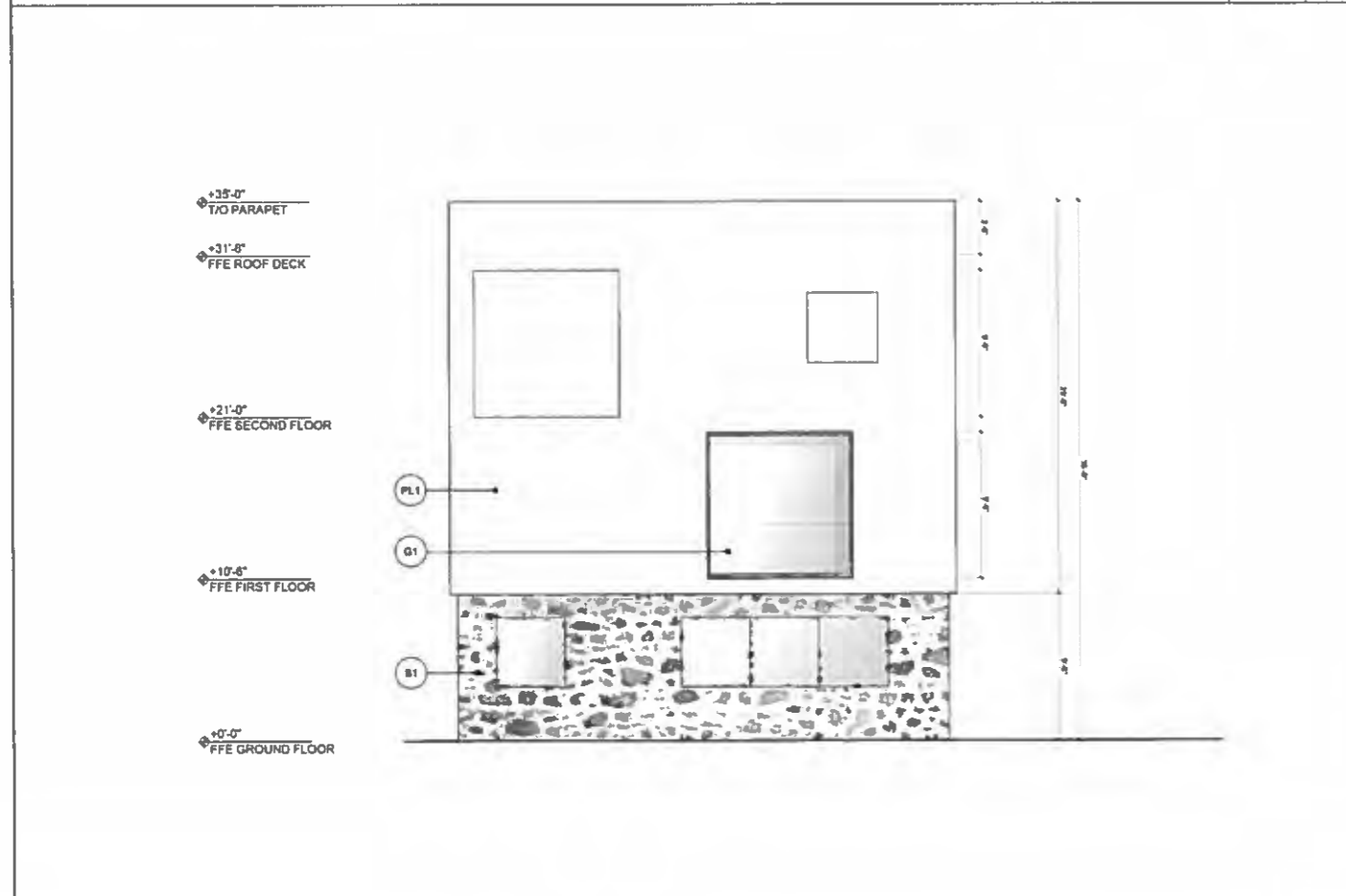
PROJECT NAME	<p>PALE SPRINGS BOUTIQUE HOTEL APL 08 086 004 ALLOTMENT NO P1 61A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND MERRIAM</p>
ARCHITECT	<p>BESTOR ARCHITECTURE 3935 WILSHIRE BLVD LOS ANGELES CA 90010 T 323 598 9288 F 323 598 3414 http://www.bestorarchitect.com</p>
CIVIL ENGINEER	<p>MSA CONSULTING, INC. 32000 HOPE DRIVE RANCHO BUREAU CA 92709 T 949 392 9911 F 949 322 7888 http://www.msaconsulting.com</p>
LIGHTING DESIGN	<p>KGM, INC. 27000 CHINA CIRCLE IRVINE CA 92614 T 949 852 7878 http://www.kgm.com</p>
CONSULTANTS	
KEY PLAN	
SUBMISSION RECORD	<p>01 SAA PRE APP 05 15 18 02 SAA 08 01 18</p>
SCALE	3/16" = 1'-0"
DRAWING TITLE	ELEVATIONS UNIT TYPE 4 (GF7)
SHEET NO	A204



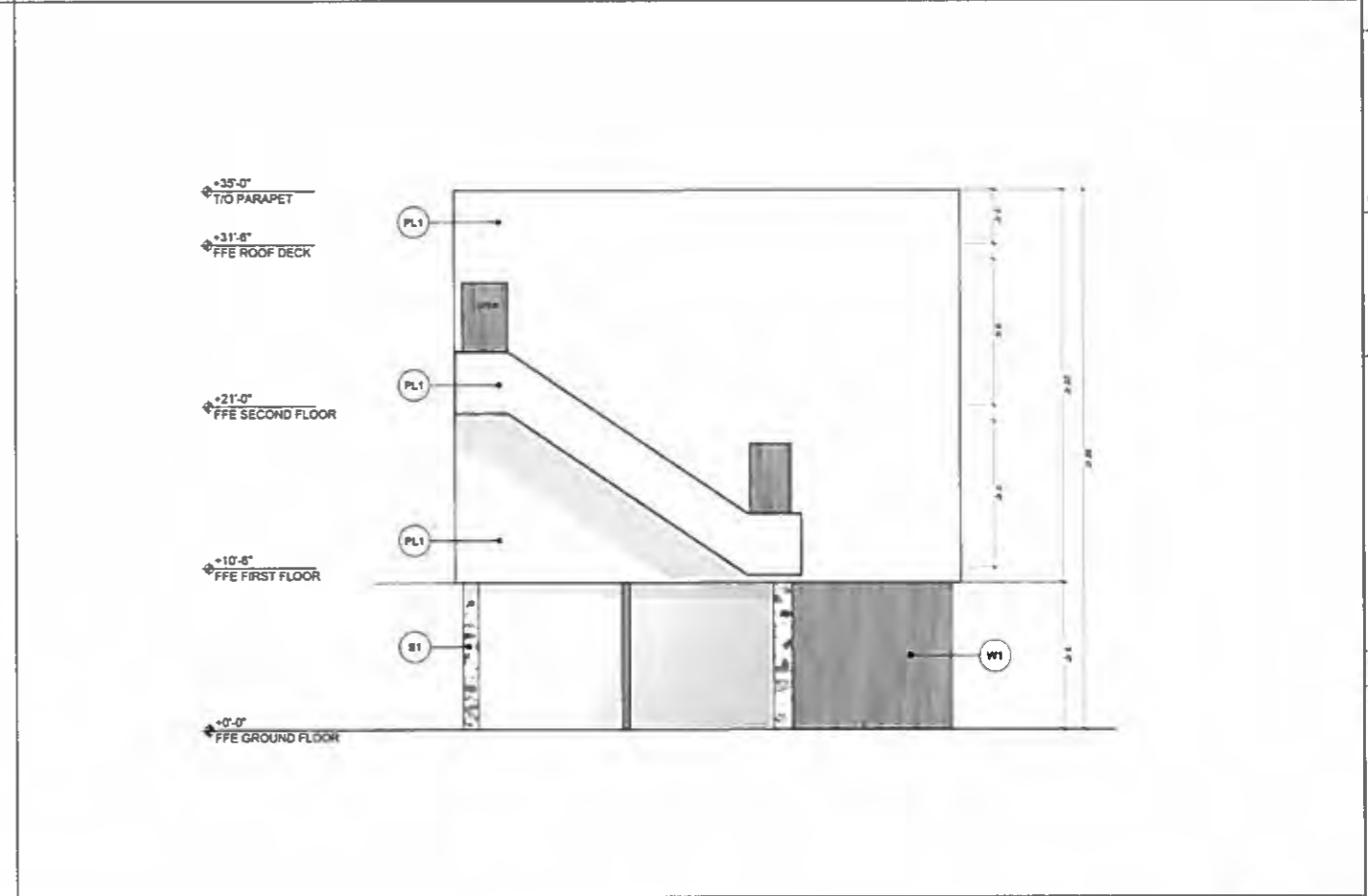
ELEVATION 04



ELEVATION 02



ELEVATION 03



ELEVATION 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APN: 808 004
 ALLOTMENT NO PS 81A, LOT 48 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH, RANGE 4 EAST SAN BERNARDINO BASIN AND MERIDIAN

ARCHITECT
BESTOR ARCHITECTURE
 3028 HOLMADALE BLVD
 LOS ANGELES, CA 90008
 T 323 886 9388 F 323 886 2414
 http://www.bestorarchitecture.com

CIVIL ENGINEER:
 MSA CONSULTING, INC.
 8520 RICE HOPKINS DRIVE
 RANCHO MESA, CA 92703
 T 951 226 9111 F 951 223 7892
 http://www.msacivil.com

LIGHTING DESIGN
 KGM, INC.
 28 CAROL CIRCLE
 EL SEBASTO, CA 94928
 T 415 882 2769
 http://www.kgm.com

CONSULTANTS

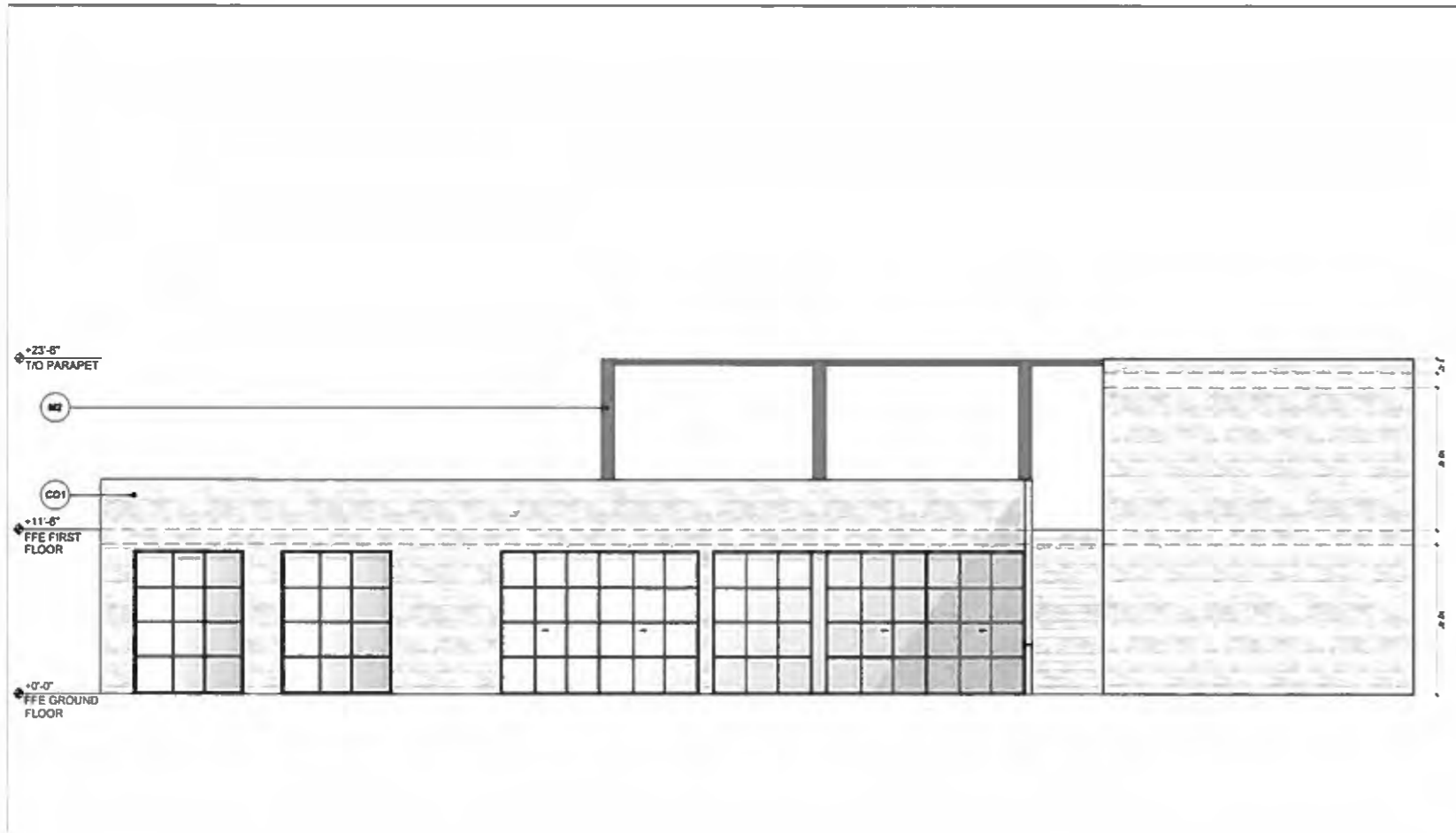
KEY PLAN:

SUBMISSION RECORD:
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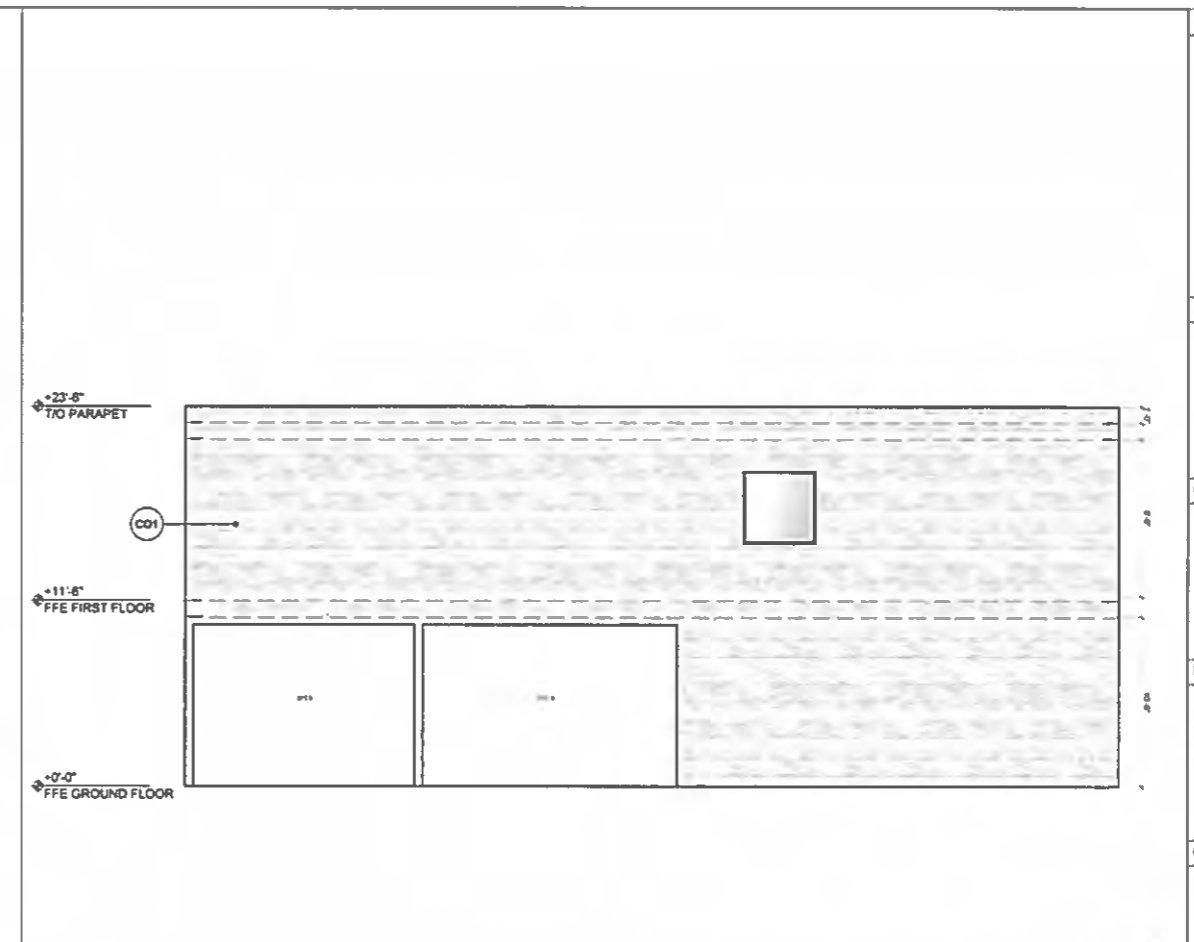
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DRAWING TITLE
**ELEVATIONS
 UNIT TYPE 5
 (GFF)**

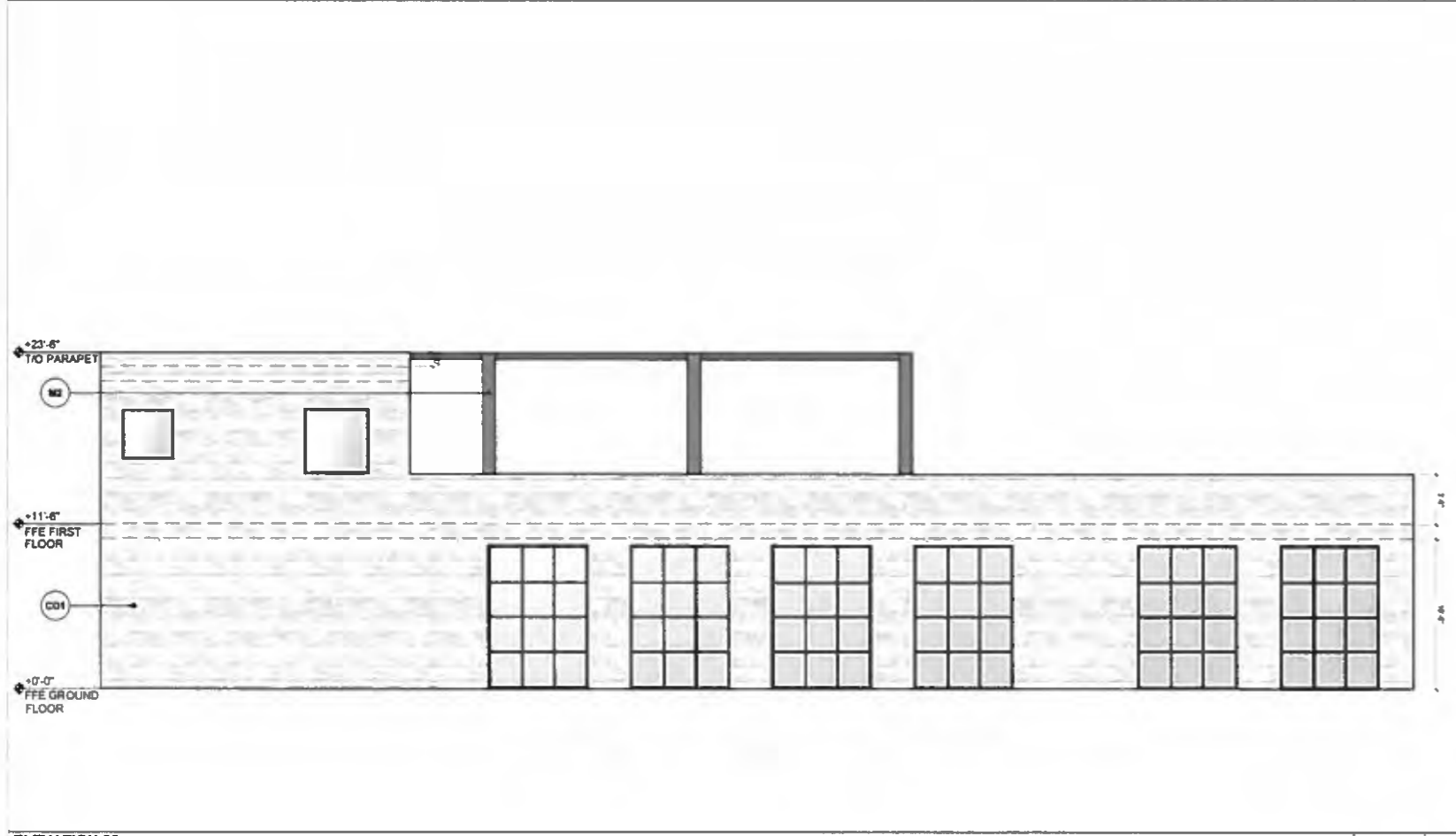
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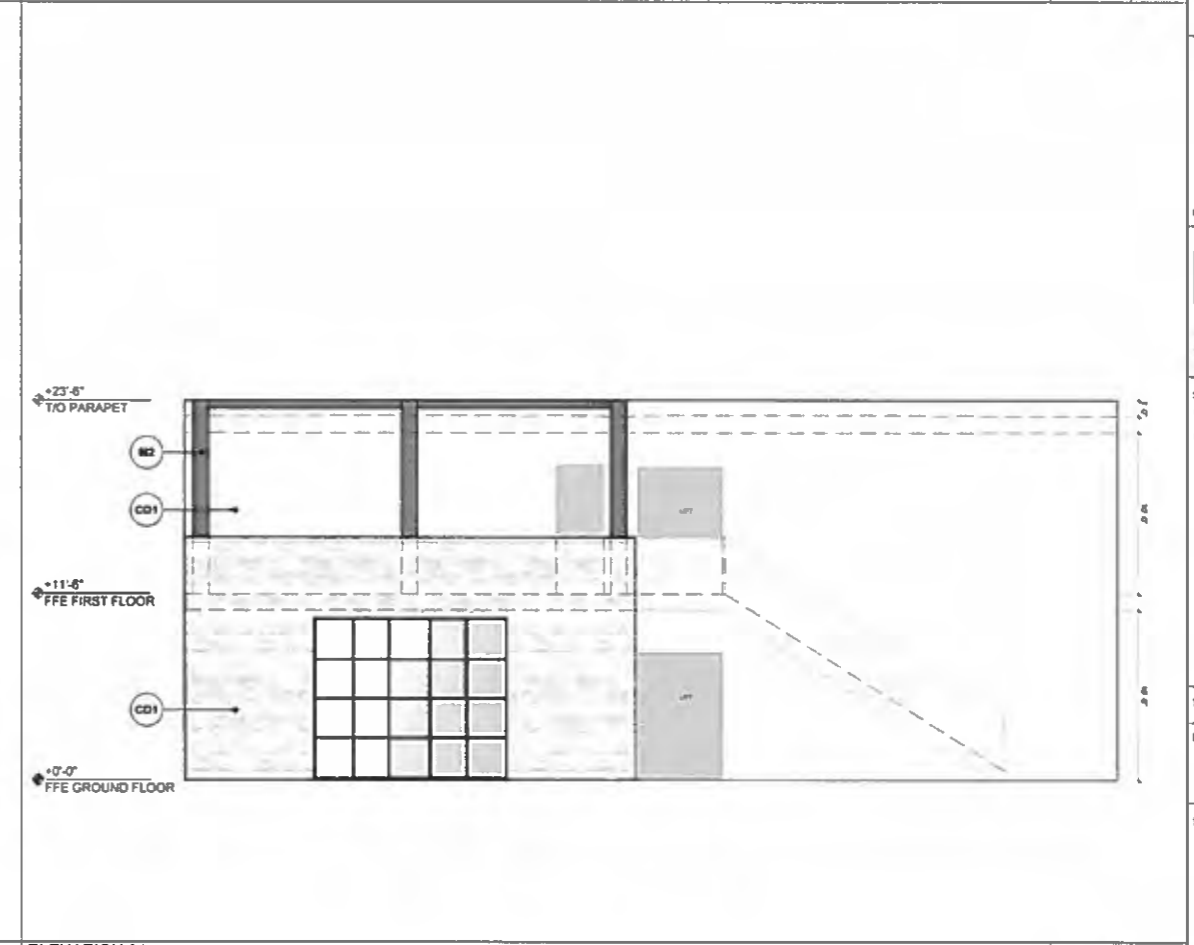
ELEVATION 04



ELEVATION 03



ELEVATION 02



ELEVATION 01

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APR. 2011 - 2012

ARCHITECT
BESTOR ARCHITECTURE
 3000 OLIVENHALL BLVD
 LOS ANGELES CA 90008
 T 323 999 8388 F 323 999 2414
 www.bestorarchitecture.com

CIVIL ENGINEER:
 MSA CONSULTING, INC.
 3400 50TH DRIVE
 RANCHO VENTURA, CA 92271
 T 951 220 8111 F 951 222 7880
 www.msaconsulting.com

LIGHTING DESIGN
 KGM, INC.
 170 CAROL CIRCLE
 BEVERLY HILLS, CA 90210
 T 310 961 1111
 www.kgm-lighting.com

CONSULTANTS:

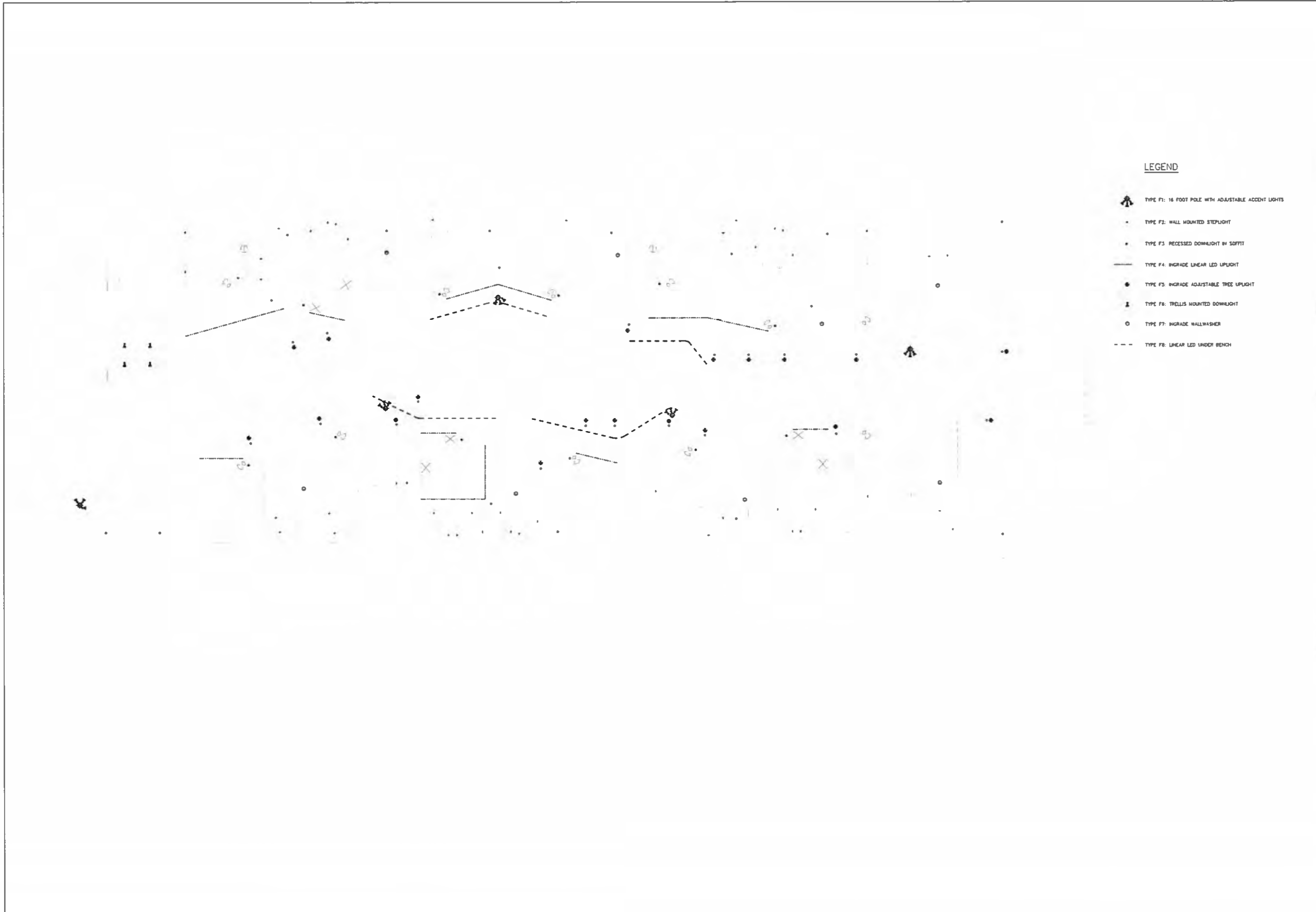
KEY PLAN:

SUBMISSION RECORD
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 02 3/14/11 3:00 PM









SCALE: 3/16"=1'-0"

DRAWING TITLE
ELEVATIONS BANQ HALL

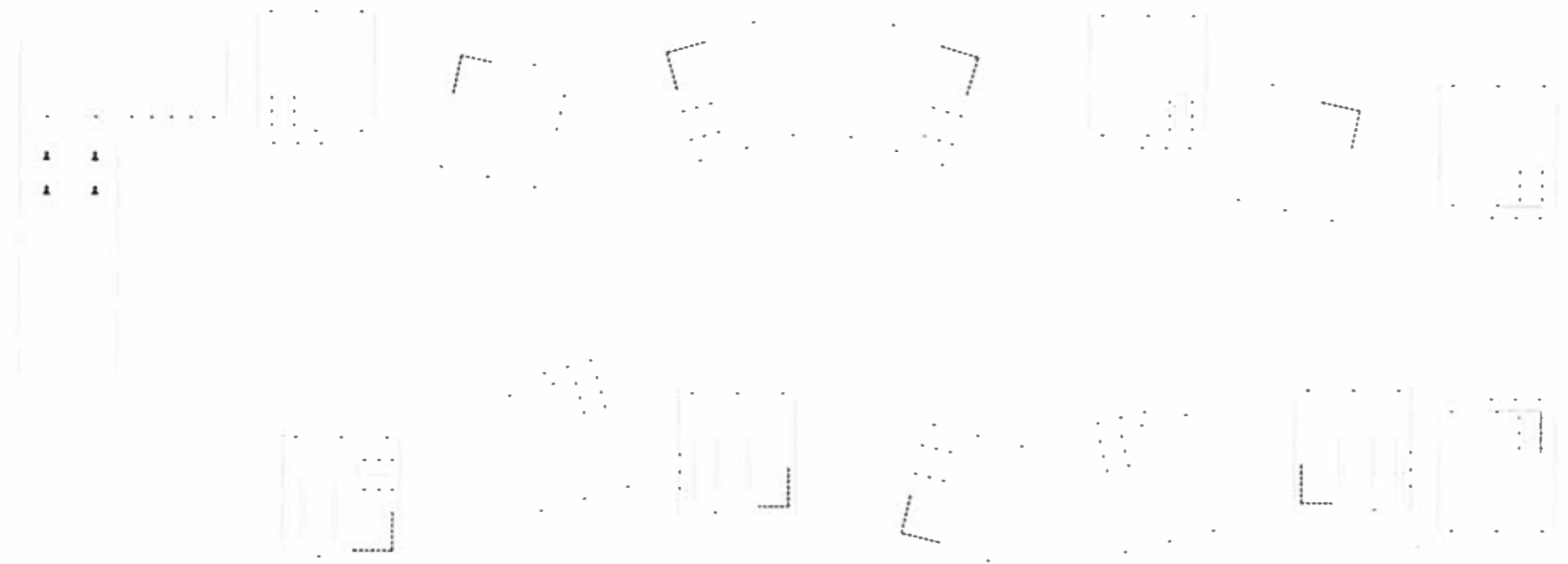
SHEET NO
A208



LEGEND

-  TYPE F1: 16 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS
-  TYPE F2: WALL MOUNTED STEPLIGHT
-  TYPE F3: RECESSED DOWNLIGHT BY SOFFIT
-  TYPE F4: INGRADE LINEAR LED UPLIGHT
-  TYPE F5: INGRADE ADJUSTABLE TREE UPLIGHT
-  TYPE F6: TRELLIS MOUNTED DOWNLIGHT
-  TYPE F7: INGRADE WALLWASHER
-  TYPE F8: LINEAR LED UNDER BENCH

<p>PROJECT NAME:</p> <p>PALM SPRINGS BOUTIQUE HOTEL API: 006 006 004</p> <p>ALLOTMENT NO P8-81A LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 SOUTH RANGE 4 EAST SAN BERNARDINO BASIN AND VICINITY</p>
<p>ARCHITECT:</p> <p>BESTOR ARCHITECTURE</p> <p>8001 BALDWIN BLVD LOS ANGELES CA 90009 T 323 688 8888 F 323 688 3414 HQ: www.bestorarchitecture.com</p>
<p>CIVIL ENGINEER:</p> <p>MISA CONSULTING, INC</p> <p>3408 BOB HOPE DRIVE BAKINGFIELD CA 93309 T 760 538 9611 F 760 533 7900 HQ: www.misaconsulting.com</p>
<p>LIGHTING DESIGN:</p> <p>KGM</p> <p>270 CORAL CIRCLE EL SEGUIUNDO CA 90245 TEL: 310 552 2701 FAX: 310 552 2702 www.kgmighting.com</p>
<p>CONSULTANTS:</p>
<p>KEY PLAN:</p>
<p>SUBMISSION RECORD</p> <p>01 MAA 198 007 00 10 10</p> <p>02 MAA 00 01 10</p>
<p>SCALE: 1" = 20'-0"</p>
<p>DRAWING TITLE:</p> <p>SITE LIGHTING PLAN</p>
<p>SHEET NO:</p> <p>LT101</p>



- LEGEND**
-  TYPE F1. 16 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS
 -  TYPE F2. WALL MOUNTED STEP LIGHT
 -  TYPE F3. RECESSED DOWNLIGHT IN SOFFIT
 -  TYPE F4. INGRADE LINEAR LED UPLIGHT
 -  TYPE F5. INGRADE ADJUSTABLE TREE UPLIGHT
 -  TYPE F6. TRELLIS MOUNTED DOWNLIGHT
 -  TYPE F7. INGRADE WALLWASHER
 -  TYPE F8. LINEAR LED UNDER BENCH

PROJECT NAME
 PALM SPRINGS BOUTIQUE HOTEL
 APRIL 2011 - 004
 ALLOTMENT NO P8-1A, LOT 48 OF
 THE SOUTHWEST QUARTER OF
 SECTION 14, TOWNSHIP 4 SOUTH
 RANGE 4 EAST, SAN BERNARDINO
 COUNTY, CALIFORNIA


ARCHITECT
BESTOR ARCHITECTURE
 3838 WILSHIRE BLVD
 LOS ANGELES CA 90010
 T 323 906 0387 F 323 906 2114
 Web: www.bestorarchitecture.com

CIVIL ENGINEER
MSA CONSULTING, INC.
 3408 ROYCE DRIVE
 SAN DIEGO, CA 92108
 T 760 528 8811 F 760 523 7989
 Web: www.msaconsulting.com

LIGHTING DESIGN
KGM
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL 310 552 2191
 FAX 310 552 2192
 www.kgmighting.com

CONSULTANTS

KEY PLAN



SUBMISSION RECORD

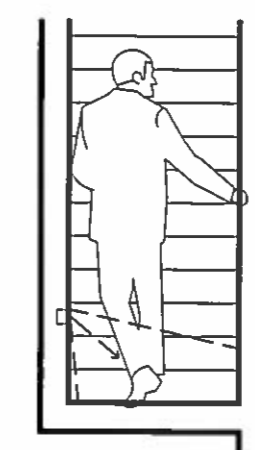
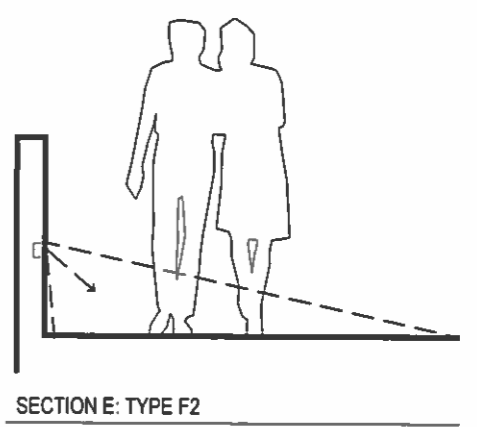
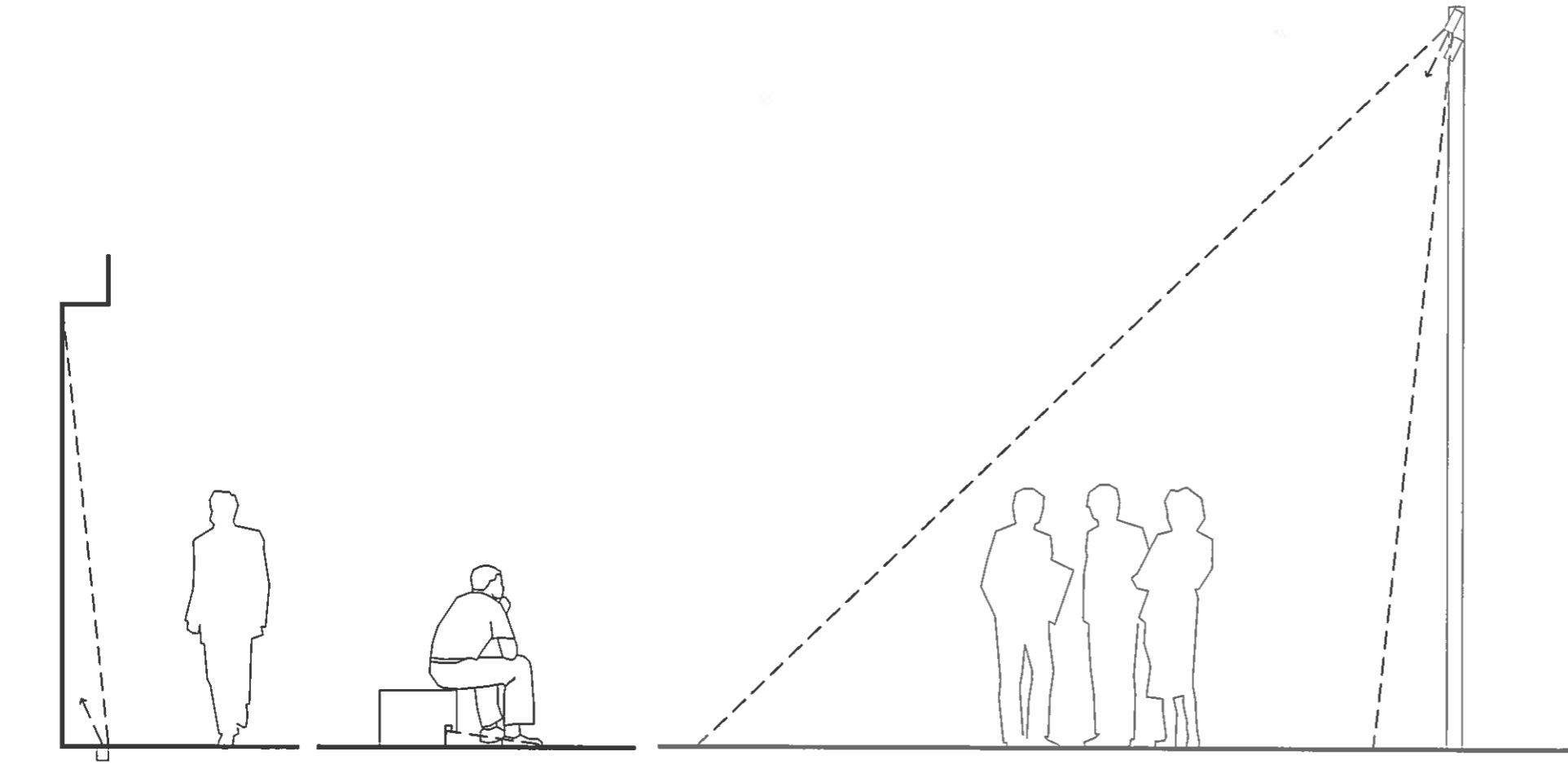
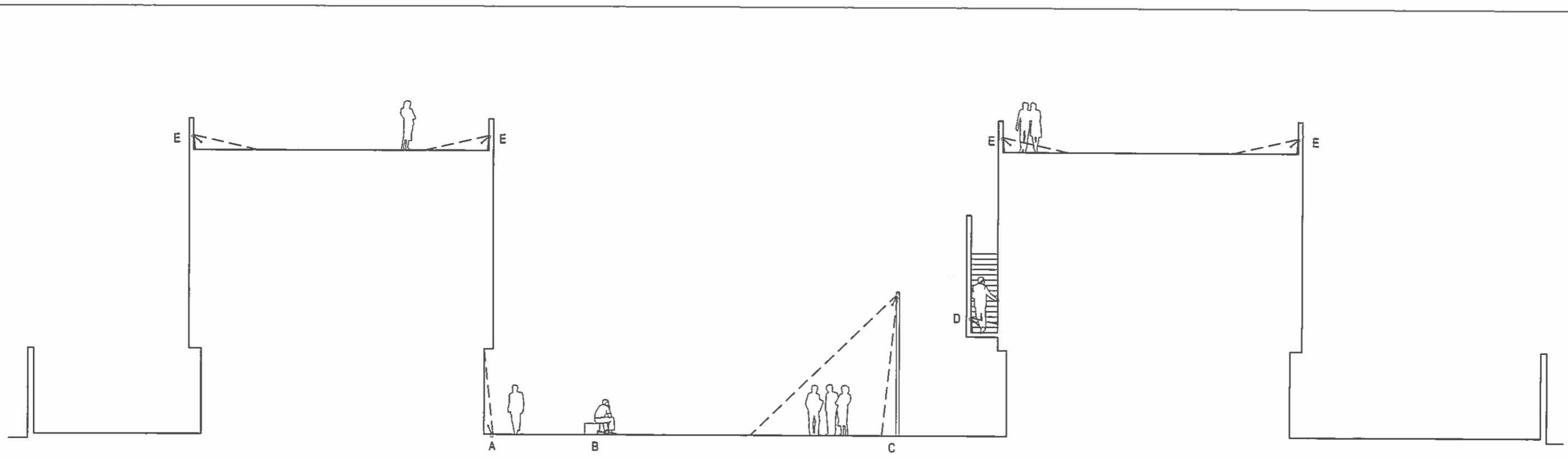
01	MSA PRE APP	02 10 10
02	MSA	02 01 10

SCALE 1" = 20'-0"

DRAWING TITLE
ROOF LIGHTING PLAN

SHEET NO.

LT201



SECTION A: TYPE F4

SECTION B: TYPE F8

SECTION C: TYPE F1

SECTION D: TYPE F2

SECTION E: TYPE F2

PROJECT NAME PALM SPRINGS BOUTIQUE HOTEL APN: 009 005 004 ALLOTMENT NO P8-81A, LOT 15 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SAN BERNARDINO COUNTY, CALIFORNIA
ARCHITECT BESTOR ARCHITECTURE 3005 OLINDALE BLVD LOS ANGELES, CA 90008 T 323 666 0388 F 323 666 2414 WWW.BESTORARCHITECTURE.COM
CIVIL ENGINEER: MSA CONSULTING, INC. 34000 HOME DRIVE SAN JOSE, CA 95135 T 408 328 8811 F 408 323 7082 WWW.MSAENGINEERING.COM
LIGHTING DESIGN KGM 270 CORAL CIRCLE EL SEGUNDO, CA 90245 TEL: 310 552 2791 FAX: 310 552 2792 WWW.KGMIGHTING.COM
CONSULTANTS
KEY PLAN
SUBMISSION RECORD BY: MSA, PREP: APP 09 16 16 DATE: MAA 08 01 16
SCALE: VARIES
DRAWING TITLE LIGHTING SECTIONS
SHEET NO. LT301



Aluminum made Entirely Weld-free

Height from 5 to 16 m according to the poles

K Structure Poles
 Made from a exclusive aluminum profile, with internal structure and 4 external functional rails
 - K140 Structure Ø 140 mm height 5 to 8 m
 - K160 Structure Ø 160 mm height 8 to 10 m
 - K200 Structure Ø 200 mm height 8 to 14 m
 - K250 Structure Ø250 mm height 14 to 18 m

Access doors
 Interchangeable, made from a specific aluminum profile
 - K140 opening 500 x 90 mm, at 600 mm from the base
 - K160 & K200 opening 500 x 100 mm, at 600 mm from the base
 - K250 opening 500 x 110 mm, at 600 mm from the base (Other heights upon request)

Baseplate (with insulating rings)
 Made of die-cast aluminum
 - Dimensions (K140, 160 & 200) Dimensions: 400 x 400 mm
 Fixing distance: 300 x 300 mm
 Dimensions (K250) Dimensions: 570 x 570 mm
 Fixing distance: 450 x 450 mm

Possible variations
 Pole closing with lighting system made of Aluglas slats interspersed with part out aluminum sheets
 Floodlights support frame 5m
 Needle or conical extension piece at the top of the pole
 Palino extension piece
 Fixation of functional elements (floodlight shackles, bins, signage, etc.)

Finish
 Polyester powder coating
 RAL colors or special finish
 Natural anodization (20 microns)

LED OPTIONS

Quantity	LED	Color	Lumen/ft²	Weight (kg)	Beam angle
10' x 10' x 10'	100	3000K	100	0.2	120
10' x 10' x 10'	100	5000K	100	0.2	120
10' x 10' x 10'	100	3000K	100	0.2	120
10' x 10' x 10'	100	5000K	100	0.2	120

LED Light Emitting Diode (LED) is a semiconductor light source.
 LED lights are more energy efficient than incandescent lights.
 LED lights have a long life span (up to 100,000 hours).
 LED lights are available in many colors and beam angles.
 LED lights are available in many sizes and shapes.

SPECIFICATIONS

Source: Xicato 41M LED module - up to 2000 lumens
 C.C.T.: 2700K, 3000K, 3500K or 4000K
 Color Consistency: 1+2 SDCM (MacAdam) along BBL CCT + 1-4K to 70K, Dev +/- 0.01
 CRI (Ra): 83 or 90
 Driver / Location: Included Remote mount or deep canopy options
 Dimming: 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
 Input Voltage: 100 to 277VAC phase dimming versions are 120VAC only
 Power: Up to 24 watts (max depending on LED module & driver)
 Reflector: 20°, 40° or 60° field replicable without ICES
 Material: CNC machined aluminum with stainless steel hardware
 Finish: Powder coat, TGIC polyester for exterior and interior use
 Weight: 2.75 lb (1.25 kg)
 Location: Listed for Wet & Damp locations
 Approvals: ETL, listed to UL 1598, 7108, 8750 and CSA C22.2 # 4 & 750.0
 LED Life: > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
 Warranty: Lifetime Limited Warranty, see warranty for details
 U.S. Files: LM 79-08 IES files available at www.v2lighting.com/downloads
 Modifications: Any modification or customization is possible - consult factory



ORDERING LOGIC

Order	Quantity	Material	Color	Finish	Options
10' x 10' x 10'	100	3000K	100	0.2	120
10' x 10' x 10'	100	5000K	100	0.2	120
10' x 10' x 10'	100	3000K	100	0.2	120
10' x 10' x 10'	100	5000K	100	0.2	120

TYPE F1



Recessed luminaires: unshielded or shielded light with LEDs or fluorescent lamps
 Die cast aluminum
 White or marine safety glass
 LEDS with integr. electronic driver - dimmable 0-10V
 Color temperature 3000K (for 4000K, 4300K, 5000K, 5700K and 7200K require remote 24V/1A Class 2 power supply
 Beam angle 24°
 Floodlight with electronic ballast
 Finish: Blue (BK) White (WH)
 Silver (SLV) Bronze (BRZ)
 UL or CSA listed, suitable for wet locations (see page 4)
 Protection class: IP55



TYPE F2

PHILIPS LIGHTOLIER



3" Accent round downlight
 800 Lumens

Feature: Lightolier LyteCaster LED Accent Round Downlight is a 2.5" diameter light that comes with premium optics in fixed configurations, adjustable optics and a diffuser. The modular and interchangeable design allows for an easy future upgrade. The accent downlight is lamp location listed and comes in 3 main sizes: 1.5", 2.5" and 3.5".

Complete product = Frame-in-Kit + Light engine + Trim. Order each separately

Ordering guide (Example 1.341)

Series	Frame type	Beam angle	Input voltage
L3	Accord	27°	120V

Ordering guide (Example 1.308/309)

Series	Lumens	Color	Beam angle	Beam	Options
L3	800	3000K	27°	5 Spot 27°	DM Chromaline

Ordering guide (Example 1.308/300)

Series	Beam	Luminaire type	Finish	Power
L3	Round	Downlight	Chroma cone	Mark White

3000K and Chromaline must be ordered separately
 LyteCaster LED Downlight 06/16 page 1 of 7

TYPE F3

LIGHTING FIXTURE SCHEDULE

TYPE DESCRIPTION	LAMP	FULL CUTOFF	4-800 LUMENS	SHIELDED?
F1 10 FOOT POLE WITH ADJUSTABLE ACCENT LIGHTS	12 WATT 1000 LUMEN 3000K LED	YES	YES	YES (PHOTOCOMB LUMINER)
F2 WALL MOUNTED STEPLIGHT	2 x WATT 7000K LED		YES	YES
F3 RECESSED DOWNLIGHT	12 WATT 800 LUMEN 3000K LED	YES	YES	
F4 HORIZONTAL LINEAR LED UPLIGHT	14 WATT 521 LUMEN 3000K LED		YES	YES (INTERNAL LUMINER)
F5 HORIZONTAL ADJUSTABLE FREE UPLIGHT	3 WATT 1300 LUMEN 3000K LED		YES	YES (FREE SHIELD)
F6 TRILLES MOUNTED DOWNLIGHT	12 WATT 800 LUMEN 3000K LED	YES	YES	YES
F7 HORIZONTAL WALL WASHER	10 x WATT 848 LUMEN 3000K LED		YES	YES
F8 LINEAR LED UNDER BENCH	3 WATT 270 LUMEN 3000K LED	YES	YES	

Provides an even, continuous and powerful light output with excellent color rendering

Available in 3 lengths, 16" (400mm), 32" (800mm), 48" (1200mm)

Choice of three fit options - 0°, 5° and 10°

Fittings can be installed end to end for a continuous wallwash effect

Micro louvre minimizes glare and shields LEDs from view

Architectural grade aluminum extrusion with a choice of finishes: anodized aluminum block, anodized aluminum titanium, hard anodized black, hard anodized titanium, chlorine anodized black, chlorine anodized titanium

High efficiency LEDs tested to LM80 standards, 50,000hrs lifetime with lumen maintenance at L70

Dual binned for optimum color consistency - 2 step MacAdam ellipse

A range of optics is available to suit every application: 18°, 24°, 30°, 50° x 20°

Fixture design makes this product suitable for elevated temperatures: 122°F (50°C)

Max static load 2200lbs (1000kg), impact resistant IK 07



TYPE F4

PROJECT NAME:
 PALM SPRINGS BOUTIQUE HOTEL
 APR: 08 080-004

ALLOTMENT NO P6-61A (OFF 45 OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 4 EAST SAN BERNARDINO COUNTY AND NEIGHBOR)

ARCHITECT:
 BESTOR ARCHITECTURE
 2026 OLIVEHEDGE BLVD
 LOS ANGELES, CA 90008
 T: 323 688 8288 F: 323 688 2416
 http://www.bestorarchitecture.com

CIVIL ENGINEER:
 MSA CONSULTING, INC.
 3400 808 HOPE DRIVE
 FORTHERINGHAM, CA 92723
 T: 714 528 8111 F: 714 525 7810
 http://www.msaconsulting.com

LIGHTING DESIGN:
 KGM
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310 552 2791
 FAX: 310 552 2793
 www.kgmighting.com

CONSULTANTS:

KEY PLAN:

SUBMISSION RECORD:
 BY: MSA PRC, JPP 08 18 10
 CC: MSA 08 01 10

SCALE: 1" = 28'-0"

DRAWING TITLE:
 LIGHTING FIXTURES

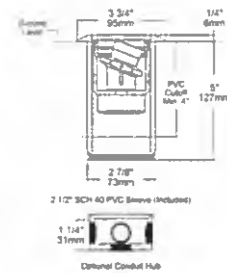
SHEET NO:
 LT401

LMWL MICRO WELL

The Award-Winning LMWL Micro Well light is a state of the art higher performance LED luminaire. It is packed with features, yet remains small in size. The light source can be raised or lowered up to one inch, tilted 18 degrees side to side and rotated a full 360 degrees, to provide superior aiming performance.

Features include:

- 3 Watts
- Cree XLAMP® (XR-E) LED
- 2700, 3000 or 4500K
- Fully Integrated LED
- Rated for Interior and Exterior Use
- Dimmable to <10% typ
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Brass Body with Brass or Stainless Steel Faceplate



FACEPLATE OPTIONS



ORDERING GUIDE LMWL (LED) MWL (MICRO WELL LIGHT)

REO INDICATES REQUIRED FIELD

FACEPLATES

- [BR] Brass
- [SS] Stainless Steel
- [SB] Brass Clear Bezel**
- [SQ-BR] Square Brass
- [SQ-SS] Square Stainless Steel or Brushed Stainless Steel

OPTIC

- [N] 10° Narrow
- [M] 25° Medium
- [W] 40° Wide
- [A] All

LED

- [27] 2700K
- [30] 3000K
- [45] 4500K
- [27D] 2700K
- [30D] 3000K
- [45D] 4500K

ACCESSORIES/MOUNTS

- [H] Heat Sink (Included)
- [L] Lens Screw
- [P] Protective Lens
- [M] Mount Plate
- [F] Face (Optional)
- [O] Opt Lens
- [R1, 2, 3 or 4] Red
- [B1, 2, 3, or 4] Blue
- [Y1, 2, 3 or 4] Yellow

FINISH

- [NAT] Natural
- [BR] Brushed Living Paint
- [NAT] Natural (PVC)
- [PVC] Powder Coat - Specialty Colors (Applied to BR, GB, SO-SS)

MOUNTS (Select One)

- [CON] Conduit Hub - Aluminum
- [CON] Conduit Hub - Brass

TYPE F5



TYPE F8

FEATURES

- Thick walled cap and optimized high temperature silicone O-ring placement prevents leaking
- ADA compliant with remote transformer
- Thick walled cap allows for more threads and larger set screw to prevent slipping
- LED modules are field replaceable and feature replaceable lenses
- LED drivers utilize dynamic transformer recognition to simplify installation and patented LEDSense™ thermal management to keep LED running at the optimum temperature

CONSTRUCTION

Material Available in machined aluminum, brass, or stainless steel. Stainless steel hardware
Cap Removable cap is available in four cutoff styles. Tempered borosilicate glass lens is factory sealed to cap using high temperature silicone adhesive. Also available with Flush Lens option
Accessories Up to 3 lens or shielding options can be specified (see spec. sheet for limitations)
Lamp MR16 halogen lamp up to 50W, 10W LED module with integral driver and a High/Low switch for selection of 35 Watt or 20 Watt halogen equivalent output, or 12 SW LED module with integral driver and push button selection of 4 outputs (50 Watt, 35 Watt, 20 Watt & 12 Watt halogen equivalent)
Finishes 14 standard powder coat finishes, clear anodized aluminum finish, 3 brass finishes & 3 stainless steel finishes available. See FINISHES section of catalog, inside back cover
Mountings Available with standard round canopy or optional square canopy to fit 4 D.J. box. Universal mounting ring supplied with hardware. Also available with surface mount canopy and integral electronic transformer for 120V, 230V or 277V systems.
Certification CSA tested and certified to US and Canadian safety standards for use in wet locations

All features and ratings subject to change without notice. See web site or contact V3 for most current info

APPLICATIONS

Wall



TYPE F6

TYPE F7



8-groove footcandle with LED or for halogen and H.I.D. lamps
 Cast bronze faceplate
 Stainless steel housing
 Clear safety glass
 Reflector of pure anodized aluminum
 Halogen with integral electronic transformer
 LEDs with integral electronic driver, dimmable 0-10V
 Color temperature 4000K (for 3000K and 5000K)
 Finish - Cast Bronze
 UL or CSA listed, suitable for wet locations (see page 47)
 Protection class: IP67

Temperature cautions: The column "T" in this chart indicates the temperature in degrees Celsius, which is reached on the center of the top cap during operation. Surface temperatures are for interior applications. For other applications, add 10°C to temperatures shown.

Footcandle (lm)	A	M	B	E	T
77016 105W LED	4	8	9	14.6	41.7C
	6	10	8	6.5	23.1C
	17	4	2	0.10	1.67C

Footcandle (lm)	A	M	B	E	T
77016 105W LED	4	8	9	14.6	41.7C
	6	10	8	6.5	23.1C
	17	4	2	0.10	1.67C

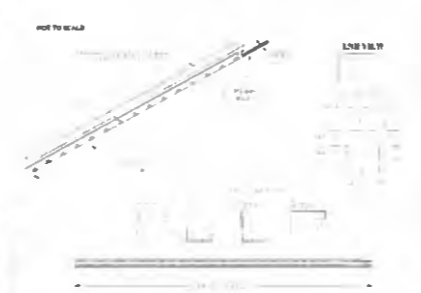
FEATURES

- APPLICATIONS** Accent, Cove, Under Cabinet Lighting
- PRIMARY VOLTAGE** 120V or 277V
- SECONDARY VDC** 24VDC
- LAMP TYPE** High, Mid & Standard Output LEDs (No Mercury)
- LENGTH** Built to Order
- CONSTRUCTION** Aluminum Extrusion
- MOUNTING** Mounting Clips
- LISTING** Damp Location (Indoor/Outdoor)
- CRI** High Output (90) > 90
Mid Output (80) > 90
Standard Output (80) > 90
- DIMMING** Forward Phase, 0-10V, DALI

ELECTRICAL

When LEDs remote drivers (included) are available with 120V or 277V primary voltage and 24VDC secondary voltage.

MOUNTING OPTIONS



LAMP SPECIFICATIONS

Lamp Reference	DESCRIPTION	LUMENS PER FOOT	WATTAGE PER FOOT	OUTPUT PER FOOT	LENGTH OF FIXTURE
LED-2-4E	2400K Standard, White	50,000 hrs.	120	95	90
LED-2-TE	2700K Warm White	50,000 hrs.	120	95	90
LED-3-2K	3000K Warm White	50,000 hrs.	120	95	90
LED-3-3K	3500K Neutral White	50,000 hrs.	120	95	90
LED-4-2K	4000K Neutral White	50,000 hrs.	120	95	90
LED-4-3K	4500K Neutral White	50,000 hrs.	120	95	90
LED-5-0K	5000K Cool White	50,000 hrs.	130	95	90
LED-5-TE	5700K Cool White	50,000 hrs.	130	95	90

HOW TO ORDER OR SPECIFY Product Code: (FR) in the Blanks

SERIES	FINISH	LED	WATTS PER FOOT	DIMMING	OUTPUT	DRY OR WET	PRIMARY VOLTAGE	LENGTH OF FIXTURE
ALS507 (Clear Lens)	Marble (MRA)	LED-2-4E	1.5 Watts (1.5W)	0-10V (10V)	High	Indoor (DRY)	120V	Specify Length
ALS507 SF (Semi-Frosted Lens)	Polished (PA)	LED-2-7E	2 Watts (2W)	Forward Phase (FP)	Mid	Indoor (DRY)	277V	
ALS507 F (Frosted Lens)	White (W)	LED-3-3K	3 Watts (3W)	Only Available For Standard Output (SO) and 120V Line Voltage	Mid	Indoor (DRY)		
ALS507 F (Frosted Lens)	Satin (SA)	LED-3-5E	4 Watts (4W)	Standard Output (SO)	Mid	Indoor (DRY)		
	Black (BK)	LED-4-0E	5 Watts (5W)	Standard Output (SO) and 120V Line Voltage	Mid	Indoor (DRY)		
	Green (GR)	LED-4-3E	6 Watts (6W)	DALI	Mid	Indoor (DRY)		
	Red (RD)	LED-5-0E	8 Watts (8W)	Leave Blank For Non-Dimming	High	Indoor (DRY)		
	Silver (SR)	LED-5-7E	12 Watts (12W)		High	Indoor (DRY)		

* 1.5W to 6W and Standard or Mid Output only

PROJECT NAME
 PALM SPRING BOUTIQUE HOTEL
 APR: 006 008 004

ALLOTMENT NO PB-61A, LOT 45 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MICHIGAN

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CONSULTANTS

KEY PLAN

SUBMISSION RECORD
 BY MSA PRE APP 06-16-16
 BY MSA 06-21-16

SCALE 1" = 24"-0"

DRAWING TITLE
LIGHTING FIXTURES

SHEET NO.
LT402