



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: April 26, 2017
To: Planning Commission
From: Department of Planning Services *DN*
Subject: Downtown Palm Springs Landscape and Hardscape Revisions. Case Nos. 5.1290 PD-361, 3.3605 MAJ, 3.3606 MAJ, 3.3607 MAJ, 3.3908 MAJ & 3.3948 MAJ.

On March 22, 2017, the Planning Commission held a study session on proposed amendments to the overall landscape and hardscape areas within the Downtown Palm Springs Specific Plan. The meeting was held to review proposed revisions to the public and private spaces within the downtown project. Immediately following the study session at their regular meeting, the Commission reviewed the amendments and expressed a number of concerns on the proposal, ultimately tabling the item with direction to make changes.

The applicant has resubmitted plans for the project. Staff has listed each Commission concern and the applicant's response to each below.

- 1. Revise the pedestrian crossing on Museum Way to match the November 2015 approval*
Applicant revised plan.
- 2. Provide an inventory (quantity, type) of all furniture (fixed and movable) and provide a plan that details all furniture placement*
Applicant included inventory on Sheet L-1.0 and depicted locations on Sheets L-1.0, L-1.1 and L-1.2.
- 3. Provide details for the water feature located on the Paseo*
No new information at this time; applicant seeks deferred review and approval of design to incorporate public art.
- 4. Provide a second water feature in the project*
Applicant proposes a second water feature adjacent to the public seating space located south of "Il Corso" restaurant; applicant seeks deferred review and approval of design to incorporate public art.

5. *Provide dimensions of the plaza at the SW corner of Museum Way/N. Palm Canyon*
Block C dimension plan provided for both pedestrian paseo and corner area of Palm Canyon Drive and Main St. See Sheets D1, D2 & D3.
6. *Provide details of the treatment and drainage for the decomposed granite (DG) treatment used in public seating areas*
Applicant has eliminated DG due to tenant concerns and maintenance. Area will now include permeable pavers. See detail P4 on Sheet L1.0.
7. *Finalize details of the planter at the NW corner of Tahquitz Canyon/N. Palm Canyon*
Applicant proposes design found on Sheet D-3.
8. *Provide sample of the colored concrete used in the parking bays and a justification for not using pavers (City Engineer)*
Sample provided and will be available for review at the meeting. Applicant notes the color is the same as the dark grey approved in hardscape plans.
9. *Show the location of bike racks throughout the project, and identify how many bikes may be stored (parked) at each rack*
Applicant has indicated bike rack locations on Sheets L-1.0, L-1.1 and L-1.2 and provided a fixture specification sheet, which shows various configurations of locked bikes.
10. *Provide construction details/materials and placement for each shade structure on N. Palm Canyon*
Applicant seeks deferred review and approval of design to incorporate public art.
11. *Provide public seating along the Belardo Road frontage and on Block B (include in inventory plan discussed above)*
Applicant has included one trash receptacle and two benches on the west side of Block B-1 (The Virgin Hotel), which is shown on Sheet L-1.1 and included in the inventory on Sheet L-1.0.
12. *Provide details/materials for all movable planters that are anticipated as part of the development*
Applicant has provided planter types and locations on Sheets L-1.0, L-1.1 and L-1.2. A specification on the planters is also provided.
13. *Provide details of the misting system, and identify where misters will be used throughout the project*
Applicant notes misting system will be custom-made and provides details on Sheet L-1.2.

14. Justify why no shade trees have been provided on Museum Way/Main Street

Applicant states the Museum requested only palm trees along Museum Way to not block view of building.

15. Provide a minimum of one drinking fountain on each block (provide details/spec sheet)

A drinking fountain is proposed inside of the building on Block C. The applicant believes exterior drinking fountains are visually unappealing and states retailers and restaurants offer free water to attract customers.

16. Provide more public seating on Block A and Block B

Applicant added four benches to Blocks A and B.

17. Show the tentative placement of bollards on Museum Way

No additional bollards shown at this time. Applicant notes bollard locations to be decided by Council subcommittee per the Conditions of Approval.

18. Provide a shading plan for the entire development

No information shown at this time. Applicant states this was provided in previous submittals.

19. Clearly show the differentiation of public seating vs. private seating

Applicant provided a color site plan showing different areas of public and private space throughout the project – see Attachment 5.

20. Provide dedication for public seating areas (so they can't later be changed to private seating areas)

Applicant is opposed to this request and notes any change to this plan would require approval in the future.

21. Show all lighting locations, placement, type of fixture

Applicant displayed the location of previously approved street fixture locations. No additional information is provided at this time.

22. Show where directional signage, wayfinding signage, directional kiosks will be placed

Applicant seeks deferred review and approval of overall sign package.

23. Establish standards for use of planters and greenery in the private outdoor seating areas or adjacent to storefronts

Applicant is opposed to this request and states a desire to have different appearances within each block to make a more interesting downtown experience.

24. Provide project visuals and illustrations with proposed amenities and lighting

No additional information provided. Applicant notes previous exhibits were submitted with prior approval in October, 2015.

25. Consider art in public spaces and possibly in shade structure design

Applicant is exploring this option and requests deferred review and approval of shade structures.

Attachments:

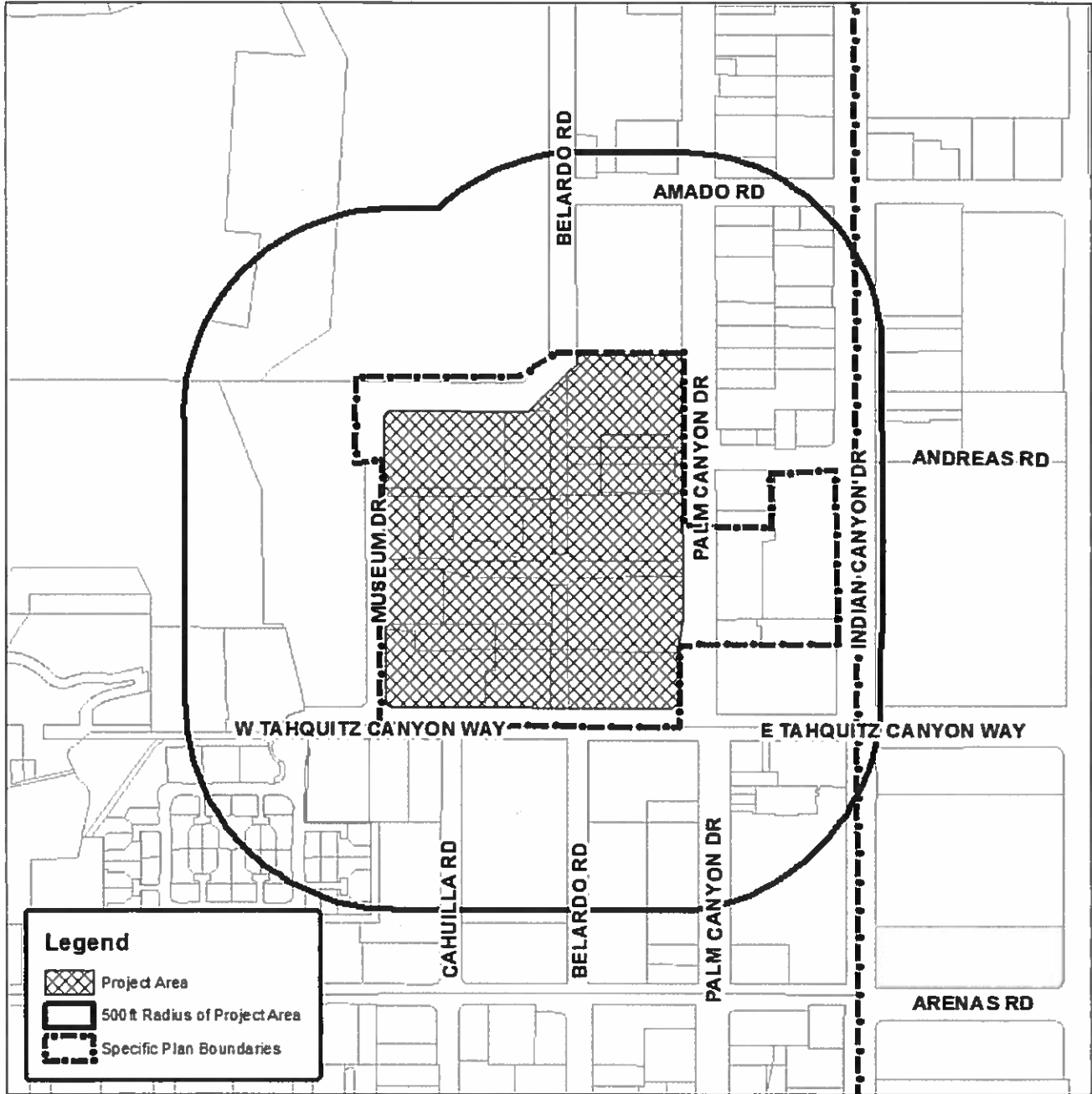
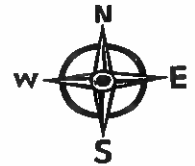
1. Vicinity Map
2. Approved Landscape/Hardscape Plans (PC Meeting of 11/09/15)
3. Applicant response to PC Comments
4. Site Furnishing Specification Sheets
5. Site Plan – color exhibit of public and private access and seating locations
6. Dimension Plans – black & white plans showing dimensions of paseo on Block C
7. Revised Landscape & Hardscape Plans

Attachment 1

Vicinity Map



Department of Planning Services Vicinity Map



Legend

-  Project Area
-  500 ft Radius of Project Area
-  Specific Plan Boundaries

CITY OF PALM SPRINGS

CASE NO: 5.1290 PD-361, 3.3605 MAJ, 3.3606 MAJ, 3.3607 MAJ, 3.3908 MAJ and 3.3948 MAJ

ADDRESS: Northwest corner of Palm Canyon Drive and Tahquitz Canyon Way

Attachment 2

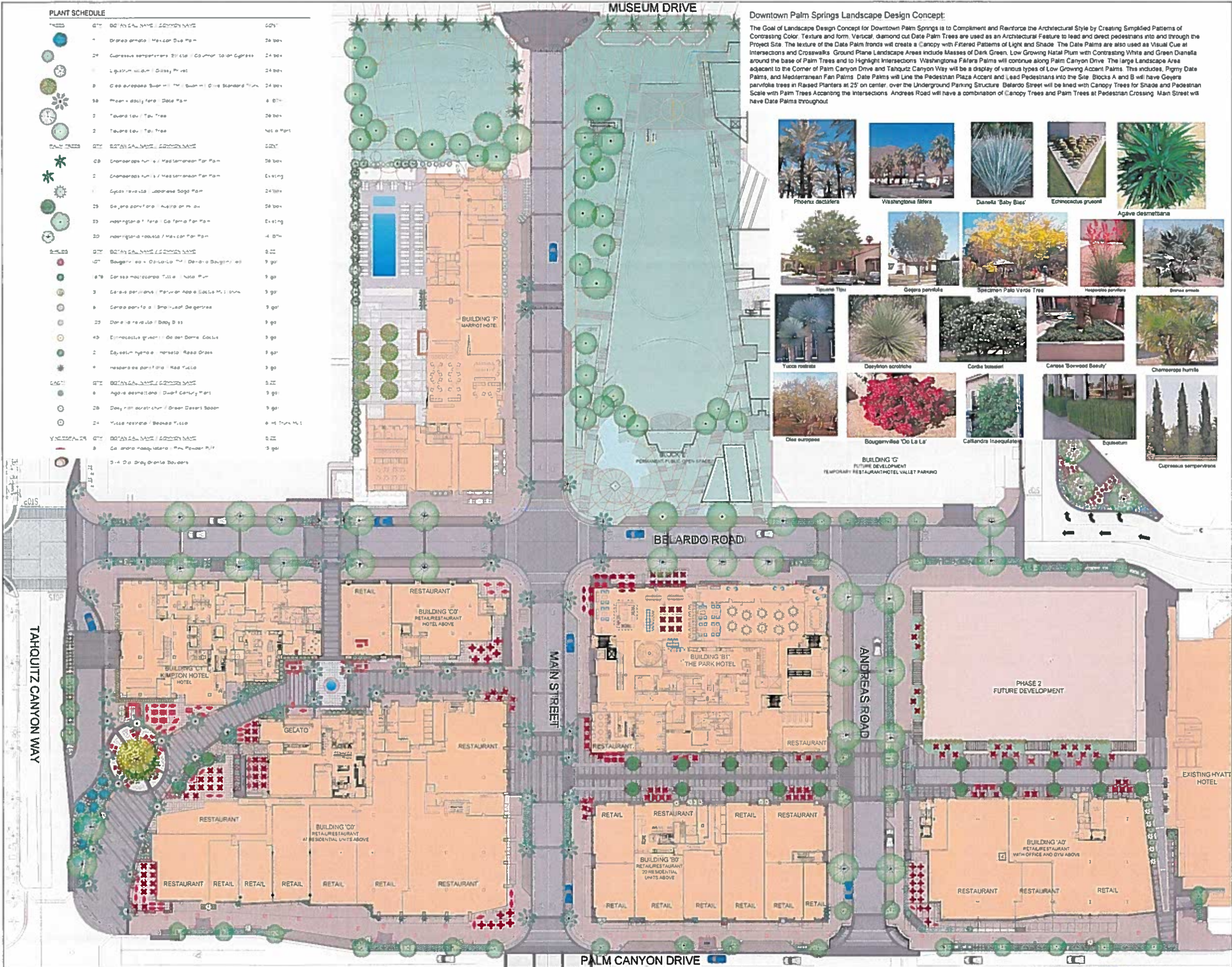
Approved Landscape/Hardscape Plans (PC Meeting of 11/09/15)

PLANT SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
1	<i>Dracaena ornata</i>	Mexican Date Palm	24 box
2	<i>Cupressus sempervirens</i>	Italian Cypress	24 box
3	<i>Ligustrum lucidum</i>	Shiny Privet	24 box
4	<i>Copaifera bicolor</i>	Spanish Olive	24 box
5	<i>Phoenix dactyloides</i>	Date Palm	4 1/2"
6	<i>Taxodium distichum</i>	Swamp Cypress	24 box
7	<i>Washingtonia filifera</i>	Washingtonia Palm	24 box
8	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	24 box
9	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	Existing
10	<i>Cycas revoluta</i>	Japanese Sago Palm	24 box
11	<i>Geophila parviflora</i>	Acacia Palm	24 box
12	<i>Washingtonia filifera</i>	Washingtonia Palm	Existing
13	<i>Washingtonia robusta</i>	Mexican Fan Palm	4 1/2"
14	<i>Phoenix dactyloides</i>	Date Palm	9 1/2"
15	<i>Phoenix dactyloides</i>	Date Palm	9 1/2"
16	<i>Cordia macrocarpa</i>	Native Palm	9 1/2"
17	<i>Cordia peruviana</i>	Peruvian Apple Cactus Palm	9 1/2"
18	<i>Cordia peruviana</i>	Peruvian Apple Cactus Palm	9 1/2"
19	<i>Dorstenia aegyptiaca</i>	Small Leafed Agave	9 1/2"
20	<i>Dorstenia aegyptiaca</i>	Small Leafed Agave	9 1/2"
21	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	9 1/2"
22	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	9 1/2"
23	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	9 1/2"
24	<i>Yucca rostrata</i>	Spine Yucca	9 1/2"
25	<i>Yucca rostrata</i>	Spine Yucca	9 1/2"
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100	<i>Yucca rostrata</i>	Spine Yucca	9 1/2"

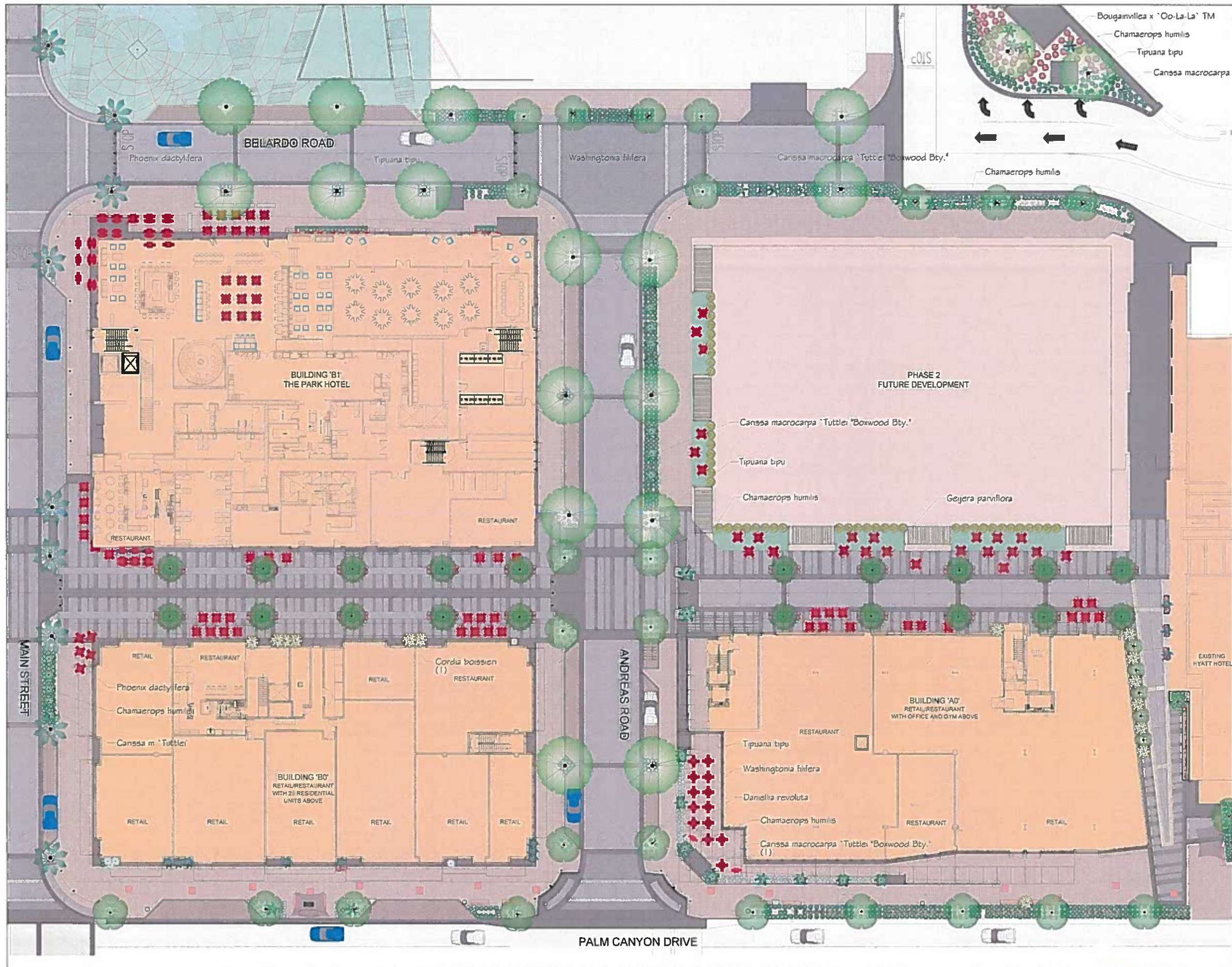
Downtown Palm Springs Landscape Design Concept:

The Goal of Landscape Design Concept for Downtown Palm Springs is to Complement and Reinforce the Architectural Style by Creating Simplified Patterns of Contrasting Color, Texture and Form. Vertical, diamond out Date Palm Trees are used as an Architectural Feature to lead and direct pedestrians into and through the Project Site. The texture of the Date Palm fronds will create a canopy with filtered patterns of light and shade. The Date Palms are also used as Visual Cues at Intersections and Crosswalks. Ground Plane Landscapes include Masses of Dark Green, Low Growing Metal Plum with Contrasting White and Green Danella around the base of Palm Trees and to Highlight Intersections. Washingtonia Filifera Palms will continue along Palm Canyon Drive. The large Landscape Area adjacent to the Corner of Palm Canyon Drive and Tahquitz Canyon Way will be a display of various types of Low Growing Accent Palms. This includes, Pigmy Date Palms, and Mediterranean Fan Palms. Date Palms will line the Pedestrian Plaza Accent and Lead Pedestrians into the Site. Blocks A and B will have Gevra parviflora trees in Raised Planters at 25' on center, over the Underground Parking Structure. Belardo Street will be lined with Canopy Trees for Shade and Pedestrian Scale with Palm Trees Accenting the Intersections. Andreas Road will have a combination of Canopy Trees and Palm Trees at Pedestrian Crossing. Main Street will have Date Palms throughout.



DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 PLANTING CONCEPT PLAN

SCALE: 1"=20'
 WESSMAN
 TKD ASSOCIATES, INCORPORATED
 LAND PLANNING, LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 711-711 San Jacinto Drive, Suite C
 RANCHO MIRAGE, CALIFORNIA 92703
 Phone: (760) 778-1733
 Fax: (760) 778-1733
 Email: tkd@tkd.com



DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 BLOCK A & B PLANTING CONCEPT PLAN

SCALE: 3/32"=1'-0"
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L-1.1
wessman
 LANDSCAPE ARCHITECTURE



TKD ASSOCIATES, INCORPORATED
 LAND PLANNING LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-711 San Jacinto Drive, Suite C
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 Phone: (781) 778-1781
 Fax: (781) 778-1783
 Email: tkd@tkd.com



DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
BLOCK C PLANTING CONCEPT PLAN

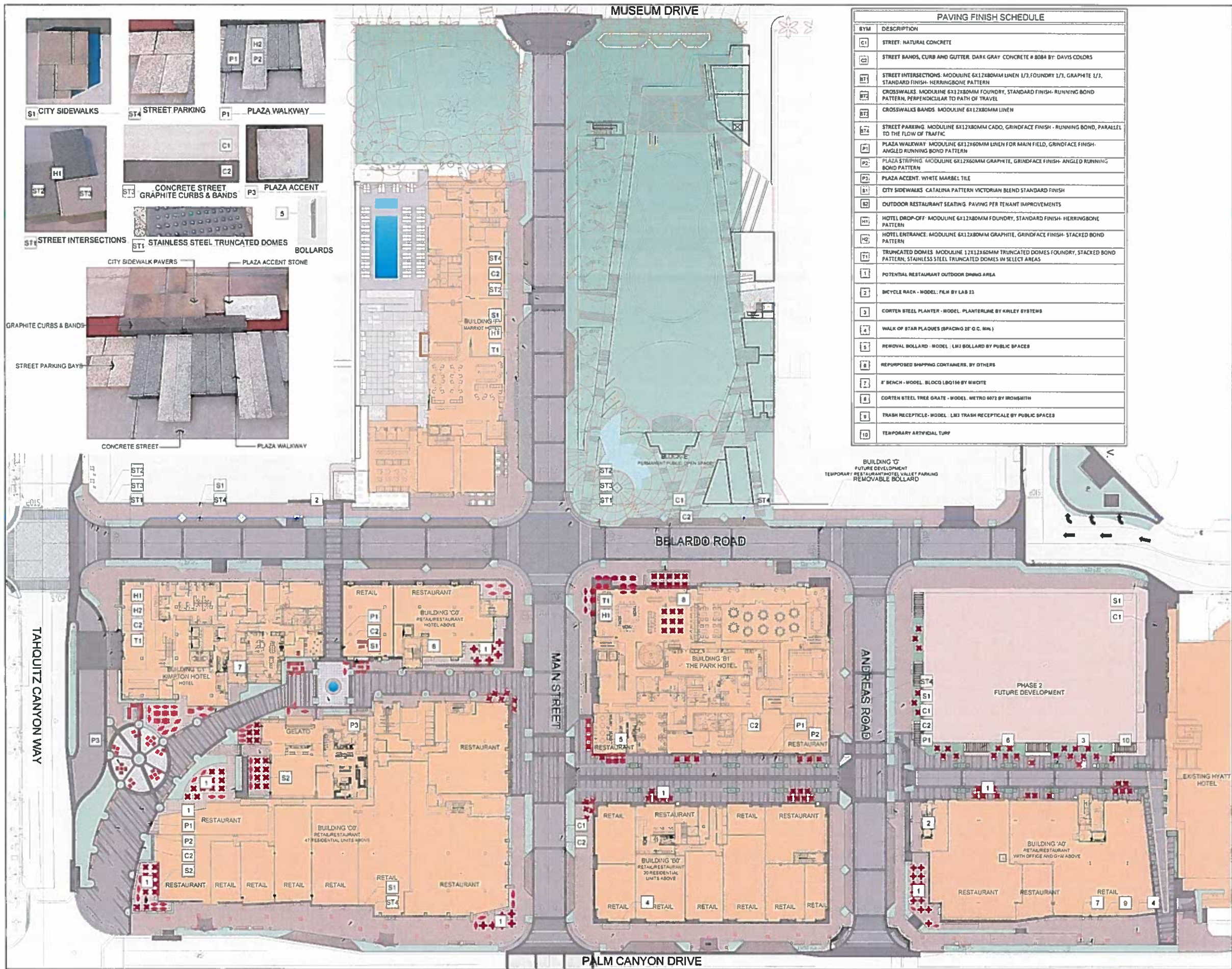
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WESSMAN
 LAND PLANNING & ARCHITECTURE

TKD

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 OCTOBER 28, 2014

L-1.2



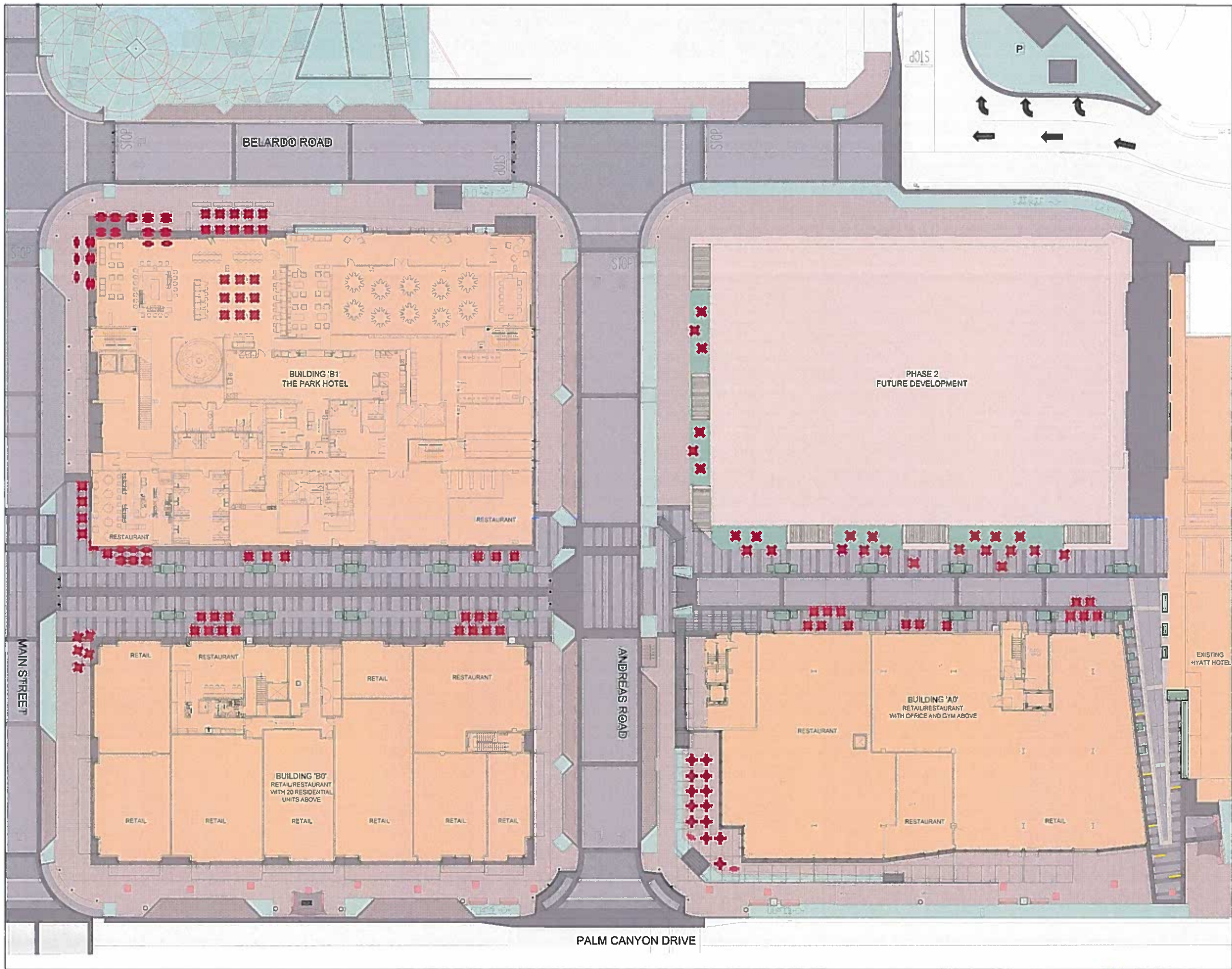
PAVING FINISH SCHEDULE	
BYM	DESCRIPTION
C1	STREET - NATURAL CONCRETE
C2	STREET BANDS, CURB AND GUTTER: DARK GRAY CONCRETE # 8084 BY DAVIS COLORS
ST1	STREET INTERSECTIONS: MODULINE 6X12X80MM LINEN 1/3, FOUNDRY 1/3, GRAPHITE 1/3, STANDARD FINISH- HERRINGBONE PATTERN
ST2	CROSSWALKS: MODULINE 6X12X80MM FOUNDRY, STANDARD FINISH- RUNNING BOND PATTERN, PERPENDICULAR TO PATH OF TRAVEL
ST3	CROSSWALKS BANDS: MODULINE 6X12X80MM LINEN
ST4	STREET PARKING: MODULINE 6X12X80MM CADO, GRINDFACE FINISH- RUNNING BOND, PARALLEL TO THE FLOW OF TRAFFIC
P1	PLAZA WALKWAY: MODULINE 6X12X60MM LINEN FOR MAIN FIELD, GRINDFACE FINISH- ANGLED RUNNING BOND PATTERN
P2	PLAZA STRIPING: MODULINE 6X12X60MM GRAPHITE, GRINDFACE FINISH- ANGLED RUNNING BOND PATTERN
P3	PLAZA ACCENT: WHITE MARBLE TILE
H1	CITY SIDEWALKS: CATALINA PATTERN VICTORIAN BLEND STANDARD FINISH
H2	OUTDOOR RESTAURANT SEATING: PAVING PER TENANT IMPROVEMENTS
H3	HOTEL DROP-OFF: MODULINE 6X12X80MM FOUNDRY, STANDARD FINISH- HERRINGBONE PATTERN
H4	HOTEL ENTRANCE: MODULINE 6X12X80MM GRAPHITE, GRINDFACE FINISH- STACKED BOND PATTERN
T1	TRUNCATED DOMES: MODULINE 12X12X60MM TRUNCATED DOMES FOUNDRY, STACKED BOND PATTERN; STAINLESS STEEL TRUNCATED DOMES IN SELECT AREAS
1	POTENTIAL RESTAURANT OUTDOOR DINING AREA
2	BICYCLE RACK - MODEL: FLM BY LAB 23
3	CORTEN STEEL PLANTER - MODEL: PLANTERLINE BY KINLEY SYSTEMS
4	WALK OF STAR PLAQUES (SPACING 2' O.C. MIN.)
5	REMOVAL BOLLARD - MODEL: LBI BOLLARD BY PUBLIC SPACES
6	REPURPOSED SHIPPING CONTAINERS, BY OTHERS
7	5' BENCH - MODEL: BLOCQ LBQ116 BY HICOTE
8	CORTEN STEEL TREE GRATE - MODEL: METRO 6072 BY IRONSMITH
9	TRASH RECEPTACLE - MODEL: LBI3 TRASH RECEPTACLE BY PUBLIC SPACES
10	TEMPORARY ARTIFICIAL TURF

DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 HARDSCAPE PLAN

SCALE: 1"=20'

L-2.0
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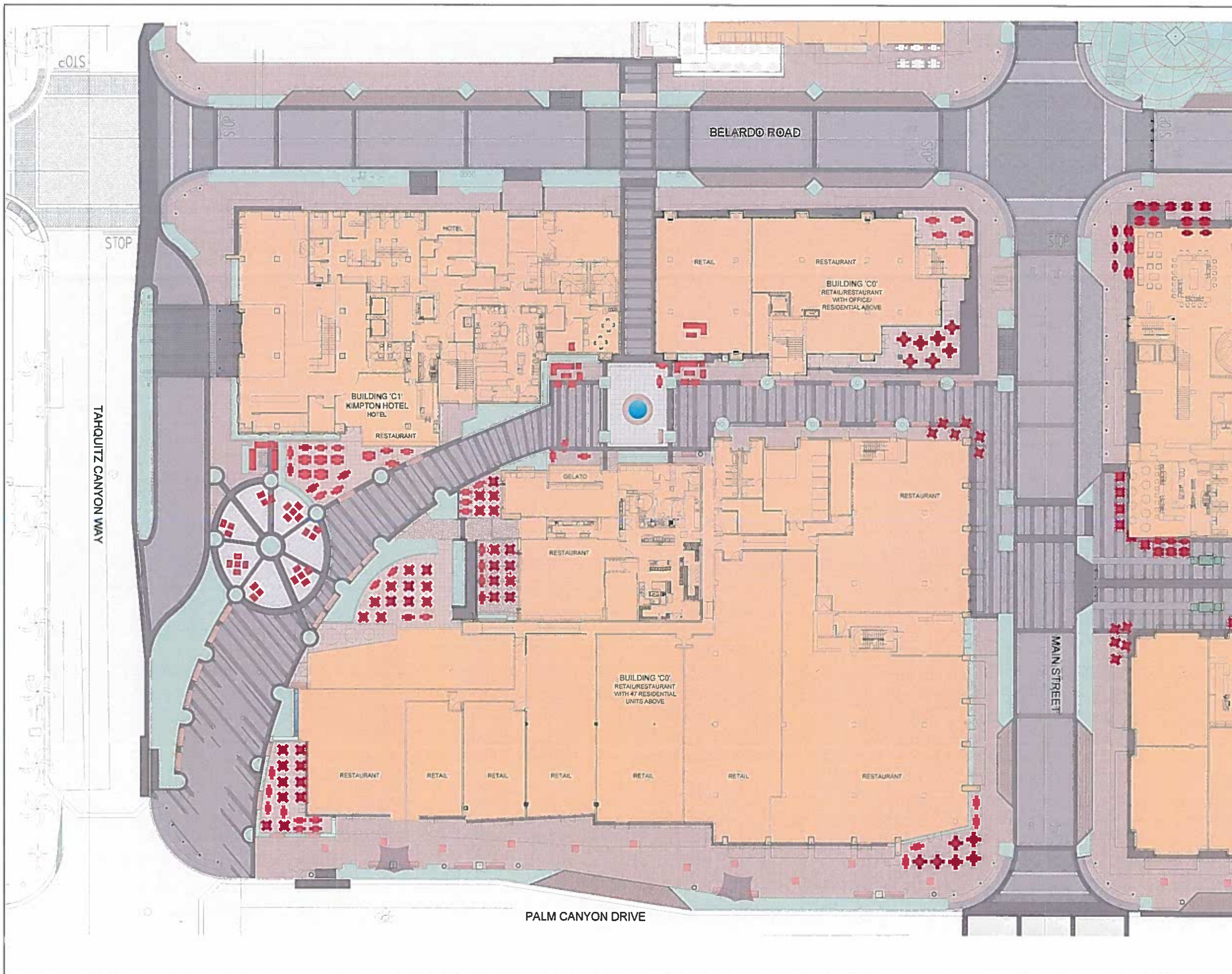
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DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 BLOCK A&B HARDSCAPE PLAN


L-2.1
 SCALE: 3/32" = 1'-0"


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 tkd.com



DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 BLOCK C HARDSCAPE PLAN

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

L-2.2
WESSMAN
LANDSCAPE ARCHITECTURE



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 LAND PLANNING, LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
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 Fax: (760) 778-1283
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 02/08/20 09:04

Attachment 3

Applicant response to PC Comments

PC Requirements – Landscape/Hardscape Plan

- Revise the pedestrian crossing on Museum Way to match the November 2015 approval: **(Revised and Completed) See Sheet L-1.0, L-1.2**
- Provide an inventory (quantity, type) of all furniture (fixed and movable) and provide a plan that details all furniture placement – **Completed; See Sheet L-1.0 thru L-1.2**
- Provide details for the water feature located on the Paseo; **Request deferral to incorporate "Art in Public Places"**
- Provide a second water feature in the project **-See Location near Public Seating at Central Promenade; Request Design deferral to incorporate "Art in Public Places"**
- Provide dimensions of the plaza at the SW corner of Museum Way/N. Palm Canyon **(See Dimension Plan and Seating Plan)**
- Provide details of the treatment and drainage for the decomposed granite treatment used in public seating areas **Decomposed Granite Eliminated due to Tenant Concerns and Maintenance. Replaced with Permeable Pavers; See Detail**
- Finalize details of the planter at the NW corner of Tahquitz Canyon/N. Palm Canyon **See Sheet D-3**
- Provide sample of the colored concrete used in the parking bays and a justification for not using pavers **(City Engineer)(COLORED CONCRETE IS SAME DARK GREY COLOR APPROVED WITH HARDSCAPE PLANS)**
- Show the location of bike racks throughout the project, and identify how many bikes may be stored (parked) at each rack **See Sheet L-1.0 thru L-1.2 and Site Furnishing Spread Sheet**
- Provide construction details/materials and placement for each shade structure on N. Palm Canyon **Request deferral to incorporate "Art in Public Places"**
- Provide public seating along the Belardo Road frontage and on Block B **(Included in inventory plan discussed above); we are providing seating in front of Block D on the West Side, East Side is service and exhaust outlets) Public Park is across street for seating and gathering**
- Provide details/materials for all movable planters that are anticipated as part of the development **See Sheet L-1.0 thru L-1.2 and Specification Legend**
- Provide details of the misting system, and identify where misters will be used throughout the project **See Sheet L-1.2**
- Justify why no shade trees have been provided on Museum Way **(MUSEUM DID NOT WANT THE VIEW BLOCKED BY ANY TREES OTHER THAN PALM TREES)**
- Provide a minimum of one drinking fountain on each block (provide details/spec sheet) – **One Drinking Fountain in Block C inside- If outside Visually not Pleasing and Homeless Magnet – Restaurants and Retailers offer free water to attract customers**
- Provide more public seating on Block A and Block B **Additional Benches (4) have been added to Block "A" Block A is approved, we are working with West Elm to add Benches – "West Elm Plaza"**
- Show the tentative placement of bollards on Museum Way **(BOLLARD LOCATIONS TO BE DECIDED BY SUBCOMMITTEE PER CONDITION OF APPROVAL) – expand Public Park via Street Closure around the Park, otherwise need traffic circulation and Valet and Hotel Drop off**
- Provide a shading plan for the entire development **(PROVIDED FOR IN PREVIOUS SUBMITTALS)**

- Clearly show the differentiation of public seating vs. private seating **See Color Public Seating and Gathering Color Diagram**
- Provide dedication for public seating areas (so they can't later be changed to private seating areas) **(NO – we need flexibility for future tenants, City needs to reapprove if we want to change it in the future.**
- Show all lighting locations, placement, type of fixture **(SEE LIGHTING PLAN) – Already Approved**
- Show where direction signage, wayfinding signage, directional kiosks will be placed **(TO BE SUBMITTED BY SIGN COMPANY AS A SIGN PERMIT)**
- Establish standards for use of planters and greenery in the private outdoor seating areas or adjacent to storefronts **(No, we have no established standards and need to accommodate tenants we want to see in downtown; more important this should not be a shopping mall... prefer different appearance in each block to make downtown interesting and an experience**
- Provide project visuals and illustrations with proposed amenities and lighting **(These Exhibits were previously submitted prior to October 2015 Approval. A Site Model was also presented.**
- Consider art in public spaces and possibly in shade structure design **(REQUEST SHADE STRUCTURE DESIGN TO BE DEFERRED WHILE EXPLORING THIS OPTION)**

Attachment 4

Site Furnishing Specification Sheets



DOWNTOWN PALM SPRINGS
SITE FURNISHINGS SPECIFICATIONS

April 20, 2017

RECEIVED

APR 20 2017

**PLANNING SERVICES
DEPARTMENT**

DOWNTOWN PALM SPRINGS PUBLIC BENCHES AND SEATING

	BLOCK B	BLOCK C	BLOCK F	TOTAL	
BENCHES	14	46	3	63	SEATS 252
BIKE RACKS	8	8	8	24	
OUTDOOR LOUNGE AREAS		4		4	SEATING FOR 40
SHADE STRUCTURES WITH SEATING	1	2		3	SEATS 12
SEATING CUBES		43			SEATS 43
					TOTAL SEATING 347

STRATA BEAM BENCH









Product Data Sheet



The STRATA Beam bench marries Meldstone™ technology and wood in a stylish variation on the concrete and wood classic. Cast concrete anchoring elements are bridged by wood seat slats to form an uninterrupted span. End pieces are subtly faceted, providing a pleasing play between light and shadow. The wood seat offers warmth and softness where the body interacts with the material. The three-seat bench is offered with and without back. Optional arms are available on both versions. STRATA Beam is solidly grounded while retaining a lightness of scale appropriate for use in multiple applications. A natural compliment to the original STRATA bench, it is designed for use with STRATA tables to create comfortable outdoor settings with a decided design edge.

Backed or Backless Bench

- Available freestanding, surface mount or embedded.
- MeldStone™ end supports.
- Arm rests are powdercoated metal.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Metal components are available in all standard powdercoated color options.
- Recommended Meldstone and back support bracket pairings:
 natural black Meldstone with matte black powdercoat
 natural white Meldstone with white powdercoat
 natural ecru Meldstone with mercury powdercoat
 natural gray Meldstone with titanium powdercoat
- Available with arms for an additional upcharge.
- Offered in 4 standard MeldStone colors: natural black, natural white, natural ecru, natural grey.
- Available in Ipe and Jarrah exterior wood.
- Available in Jarrah Interior LF-80 finish wood.
- Pre-installed glides are standard on freestanding and surface mount benches.
- MeldStone™ is a new innovative material engineered by Landscape Forms that uses the latest in Ultra High Performance Concrete (UHPC) technology. These innovations include chemistry, mixing, molding and curing methods that allows a thinner cross section with higher abrasion resistance and lower permeability than ever before. MeldStone components are cast monolithic with integral color and rigorously tested for optimal performance.
- Bench meets ANSI/BIFMA performance and safety standards.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	backed	24.5"	80"	31"	320 lb
	backed end arms	24.5"	80"	31"	332 lb
	backed intermediate arms	24.5"	80"	31"	332 lb
	backed end and intermediate arms	24.5"	80"	31"	344 lb
	backless	21"	80"	23"	290 lb
	backless end arms	21"	80"	23"	292 lb
	backless intermediate arms	21"	80"	23"	292 lb
	backless end and intermediate arms	21"	80"	23"	304 lb

STRATA

Product Data Sheet



Finishes

- MoldStone™ is an engineered material that is inherently UV stable. MoldStone products ship standard with an environmentally friendly sealer that guards against water and environmental contaminants such as dirt or algae. An optional sealer is available to resist the most difficult food stains when cleaned with soap and water in a timely manner, or graffiti when cleaned using our care and maintenance instructions.
- Metal All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Exterior woods are unfinished and will weather to a soft powder gray, requiring no future maintenance.

To Specify

- **Bench** Select **backed** or **backless** bench. Specify **freestanding**, **surface mount** or **embedded**.
- Select **wood**, **powdercoat** and **MoldStone** colors.
- Specify with or without **arms**. Ships **fully assembled**.
- Ships **fully assembled**.

Visit <http://pricebook.landscapeforms.com>

Designed by **Jess Sorel**

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PARALLEL 42™





Product Data Sheet



Parallel 42 is a modular wood bench system that's much more than a bench. Three easy pieces provide elegantly simple building blocks for activating social space. Parallel 42 is about creating variable applications for specific situations. Use right hand, left hand and wedge modules—singly or in any combination. Form simple and complex configurations. Create borders, resting places and enclaves. Or frame space to activate settings around complementary site elements.

Parallel 42™

- Benching system units constructed of Jarrah.
- Multiple configurations meet a variety of applications.
- Units sold individually as Left Hand, Right Hand, Straight and Wedge units.
- Supporting frame is powder coated steel.
- Units can be freestanding or surface mounted.
- Units can be placed together to make many different benching systems.
- Left and Right units are 77" long.
- Wedge unit is 67" long.
- Leveling glides are pre-installed for ready field adjustment.
- Meets ANS/BFMA performance standards.
- Straight end bench should not be placed end-to-end with an angled bench.
- Units ship fully assembled.

LEFT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	77"	18"	181 lb
RIGHT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	77"	18"	181 lb
WEDGE	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	67"	18"	165 lb
STRAIGHT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	67"	18"	174 lb

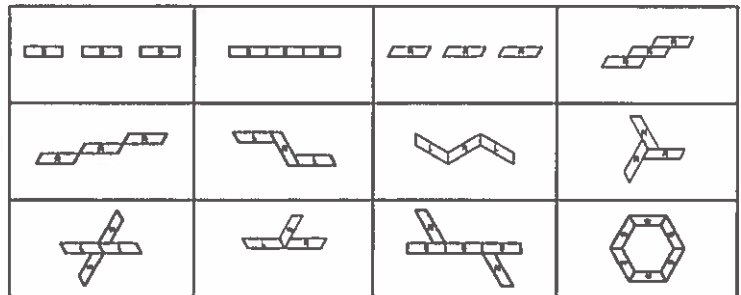
PARALLEL 42"

Product Data Sheet



Finishes

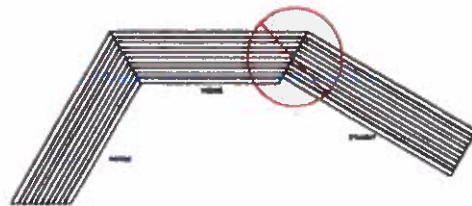
- Metal All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard, optional and custom colors are available.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.



To Specify

Visit <http://pricebook.landscapeforms.com>

Designed by Brian Revoir



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AUSTIN

Product Data Sheet



Austin blends modernist inspiration into a new interpretation that's as timely as today. The Austin Bench, designed by landscape architect Robert Chipman, is a study in beautiful balance. Inspired by architecture of the 20s and classic modern furniture of the 50s, it expresses familiar themes in thoroughly contemporary terms. Austin balances lightness and substance, is relaxed, yet refined, poised but never boring. The cantilever version is a natural for minimalist spaces, the four-legged version a fine fit within a range of architectural styles. Composed of minimal parts, (just two extrusions create the seat and back in all versions) Austin masters the details, from its tapered slats to the lovely winged shape of its end piece. In aluminum or wood Austin is a high-design solution — and a breath of fresh air — for corporate and healthcare courtyards, atria, small-scale public places, and private retail space.

Seat

- Austin benches are available in backed or backless, and in a selection of interior and exterior woods, as well as aluminum extruded boards.
- Unique cantilever style or freestanding/surface mount supports are cast iron.

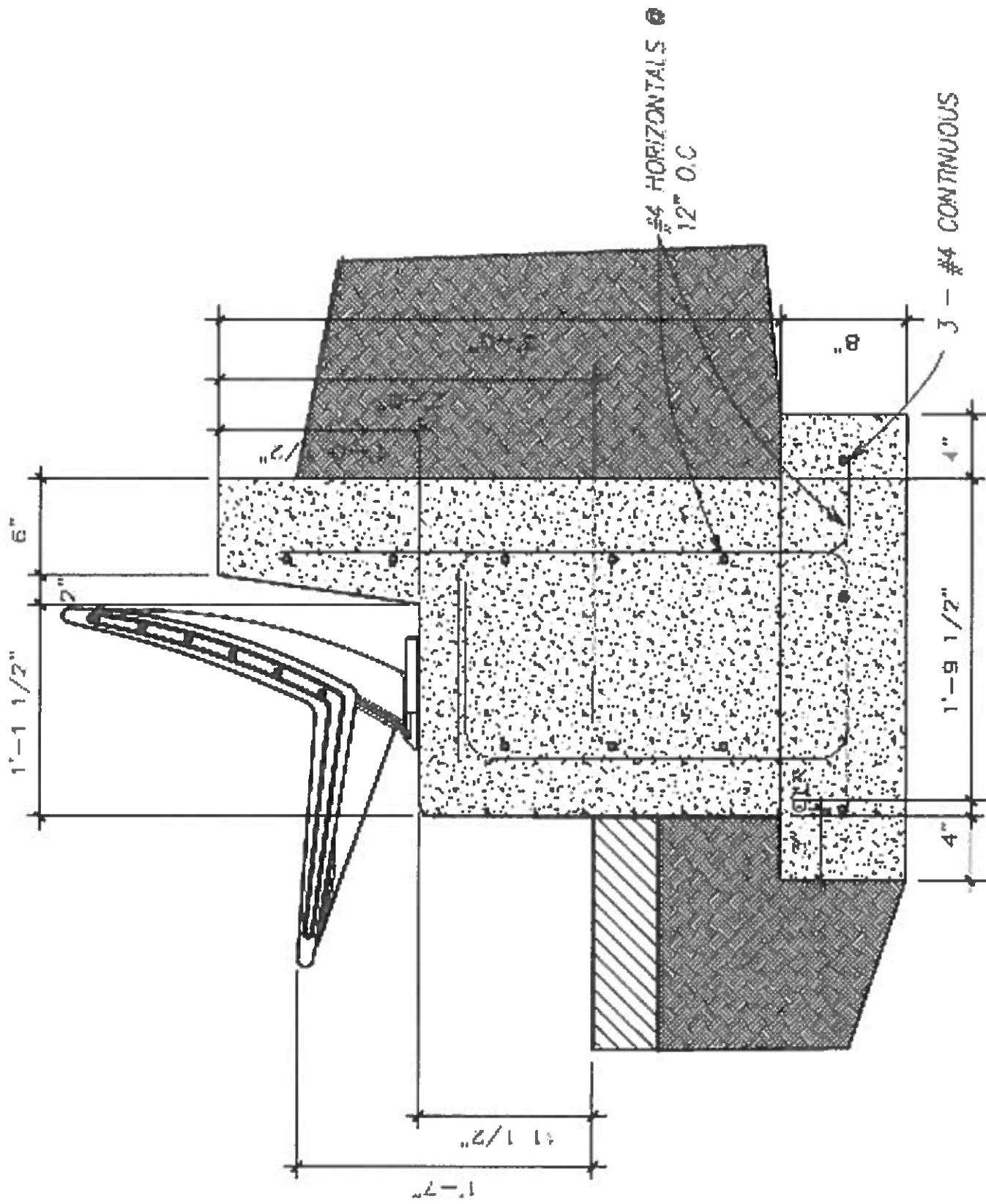
Arm Options

- Optional arms may be added to both ends, as well as the center position.
- Arms are available for either backed or backless benches.
- All arms are cast aluminum and attached to the seat boards.

Mounting Options

- Austin benches with freestanding/surface mount supports ship with glides which may be removed for surface mounting.
- All cantilever supports must be surface mounted into concrete.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	cantilever backed	23"	72"	33"	Alum: 118 lb Wood: 150 lb
	cantilever backless	22"	72"	18"	Alum: 68 lb Wood: 120 lb
	Freestanding/ Surface Mount backed	24"	72"	33"	Alum: 100 lb Wood: 130 lb
	Freestanding/ Surface Mount backless	22"	72"	18"	Alum: 66 lb Wood: 90 lb
Arm Options					
end and center position			end arms		
Mounting Options					
cantilever backed		cantilever backless		freestanding / surface mount	



SEATWALL DETAIL

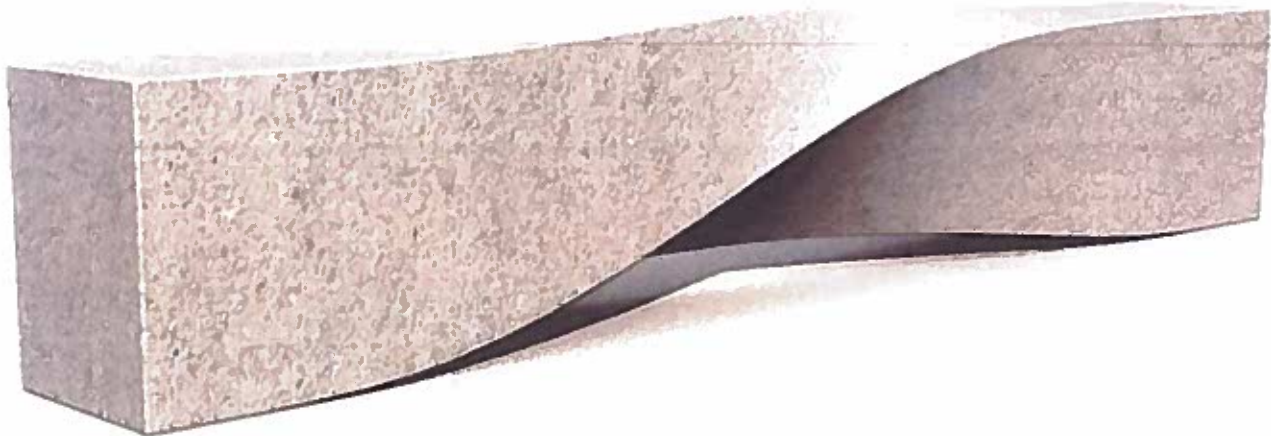
N.T.S.

Twist Series

Bench



A concrete bench with a subtle twist.



Color

- Goldenrod Yellow, Argent White, Slate Grey, Sage Green, Russet Brown
- Custom color mixing available

Surface Finish

- Acid Etched
- Heavy Acid Etched
- Rusticated Finish
- Optional honed or polished top surface

Size

Height: 18" tall
Width: 14" wide
Length: 9'-0" long

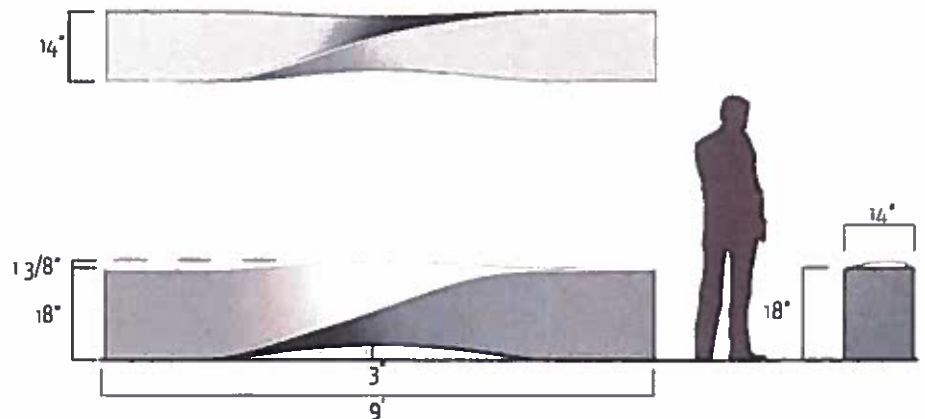
Weight
1771 lbs.

Model Number
Q1TW108B

*Two bench types
form continuous seating

Product Description

The Twist Bench is a rhythmic, sleek sweeping design featuring a prominent 'twist' that both guides the form and provides smooth and sensible seating for up to four. Its elegant curvature lifts to become a bridge before descending back to the ground. The Twist Bench is repeatable, allowing it to stand on its own or form links of continuous seating. Each Twist Bench has two different surface textures, that can be custom ordered.

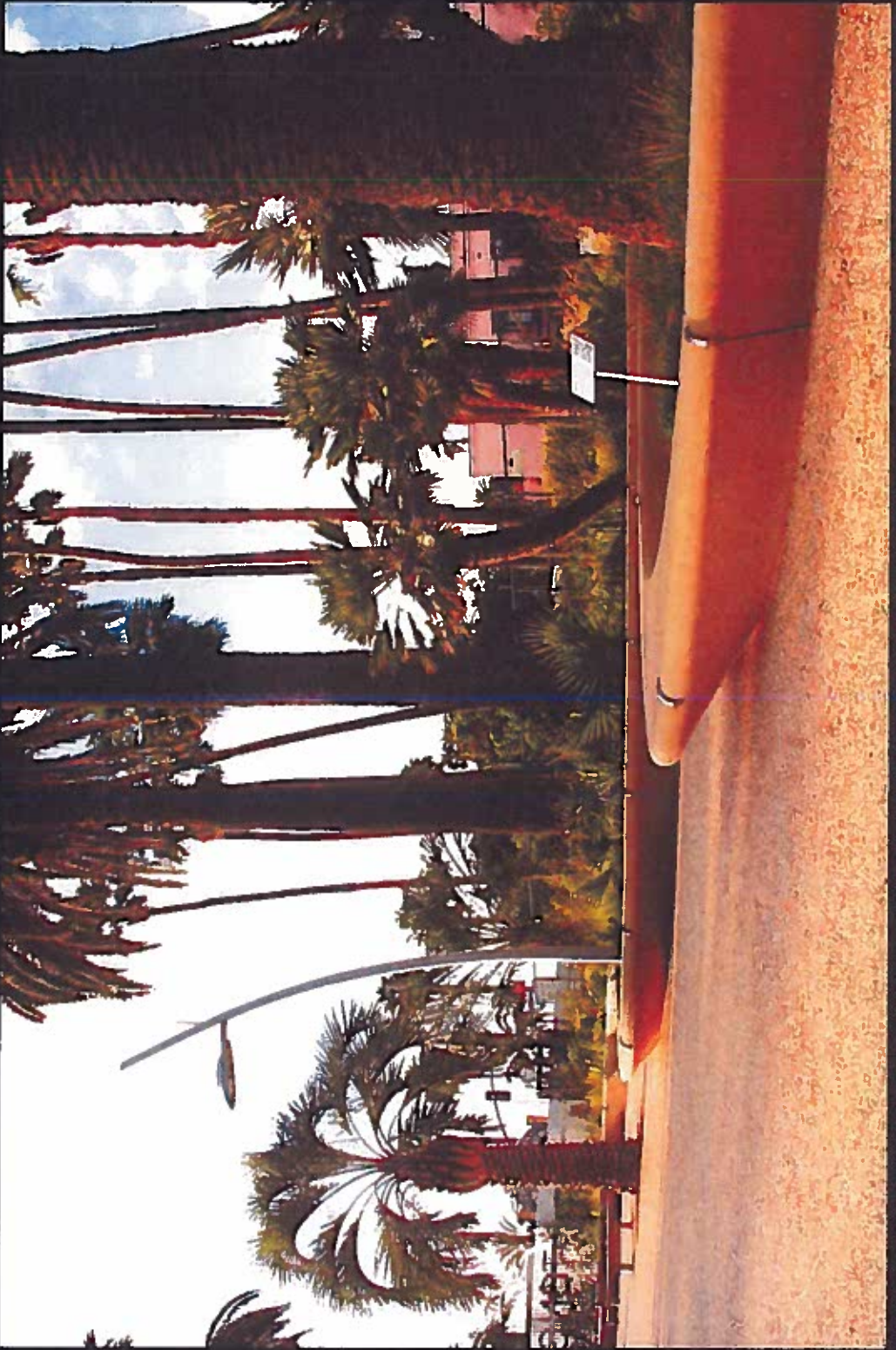


CLIFF GARTEN STUDIO FOR



Twist Series

Cast Recycled Concrete Products
by Cliff Garten Studio for QCP

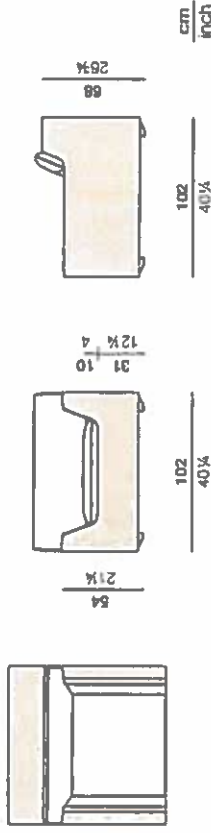


LOU

Lounge chair

Design by Toan Nguyen | Item code: 079005 | Weight 16 kg/36 lbs | Volume 0,71 m³/26 cu ft | COM (Customer Own Material): 2,06 m/3,00 yd (plain fabric only)

Measurements



Collection: Combining traditional DEDON craftsmanship with innovations in cushions, weave and material mix, the LOU modular system by Toan Nguyen takes outdoor lounging to a new level. Perfect for settings large or small, a range of accessories wide enough to create a total atmosphere. LOU features a curved module that brings a special twist to the otherwise rectilinear design.

Lounge chair: With its extra-thin yet extremely comfortable reversible cushions, this contemporary lounge chair is the perfect complement to the LOU modular lounge system.

Frame: Aluminum

Finishing: Electrostatic powder-coated in a color similar to that of the fiber.

Characteristics: Contemporary, low-seating, convenient, comfortable, luxuriously woven.

Frame Maintenance: Clean with a soft cloth and warm water.

Cushion Maintenance: All cushion covers can be removed and washed.

Fiber Standard



107
clay

Additional Items



Incl. „Connector“ piece for secure connection of individual sections



Cover

Special Features



- The furniture is fitted with sliding mechanisms for height adjustment.
- The seat cushion on this item may be flipped.

Fabrics

Item code: 95079005

Please see Fabric Options Fact Sheet

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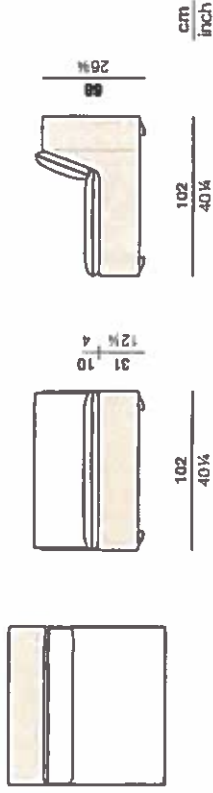


LOU

Center module

Design by Toan Nguyen | Item code: 079008 | Weight 13 kg/29 lbs | Volume 0,71 m³/26 cu ft | COM (Customer Own Material): 2,25 m/5.00 yd (plain fabric only)

Measurements



Collection: Combining traditional DEDON craftsmanship with innovations in cushions, weave and material mix, the LOU modular system by Toan Nguyen takes outdoor lounging to a new level. Perfect for settings large or small, a range of accessories wide enough to create a total atmosphere, LOU features a curved module that brings a special twist to the otherwise rectilinear design.

Center module: With its extra-thin yet extremely comfortable reversible cushions, the LOU center module comes with other modules to take contemporary lounge systems to the next level.

Frame: Aluminum

Finishing: Electrostatic powder-coated in a color similar to that of the fiber

Characteristics: Contemporary, low-seating, convenient, comfortable, luxuriously woven

Frame Maintenance: Clean with a soft cloth and warm water.

Cushion Maintenance: All cushion covers can be removed and washed.

Fiber Standard



107 clay

Additional Items



Incl. "connector" piece for secure connection of individual sections



Cover

Special Features



- The furniture is fitted with sliding mechanisms for height adjustment.
- The seat cushion on this item may be flipped.

Fabrics

Item code: 95079008

Please see Fabric Options Fact Sheet

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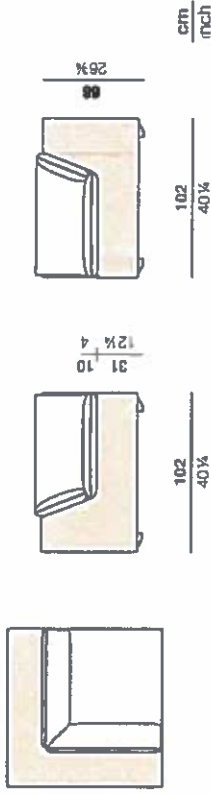


LOU

Corner Module

Design by Toan Nguyen | Item code 079009 | Weight 14 kg/31 lbs | Volume 0,71 m³/26 cu ft | COM (Customer Own Material) 2,35 m/3.50 yd (plain fabric only)

Measurements



Collection: Combining traditional DEDON craftsmanship with innovations in cushions, weave and material mix, the LOU modular system by Toan Nguyen takes outdoor lounging to a new level. Perfect for settings large or small, a range of accessories wide enough to create a total atmosphere, LOU features a curved module that brings a special twist to the otherwise rectilinear design.

Corner module: With its extra-thin yet extremely comfortable reversible cushions, the LOU corner module combines with other modules to take contemporary lounge systems to the next level.

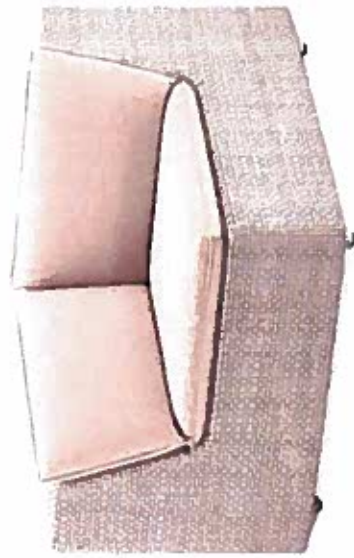
Frame: Aluminum

Finishing: Electrostatic powder-coated in a color similar to that of the fiber

Characteristics: Contemporary, low-seating, convenient, comfortable, luxuriously woven

Frame Maintenance: Clean with a soft cloth and warm water.

Cushion Maintenance: All cushion covers can be removed and washed.



Fiber Standard



107 clay

Additional Items



Incl. "Connector" piece for secure connection of individual sections



Cover

Special Features



The furniture is fitted with sliding mechanisms for height adjustment.



The seat cushion on this item may be flipped.

Fabrics

Item code: 95079009

Please see Fabric Options Fact Sheet

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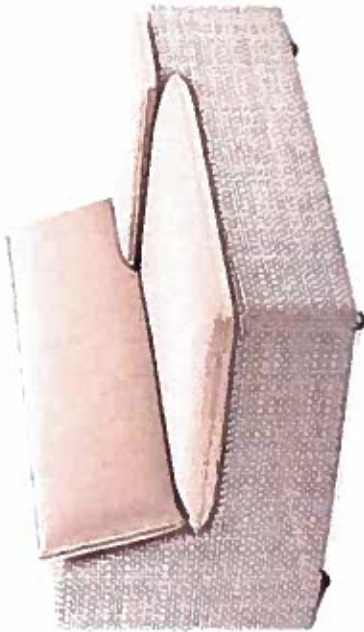
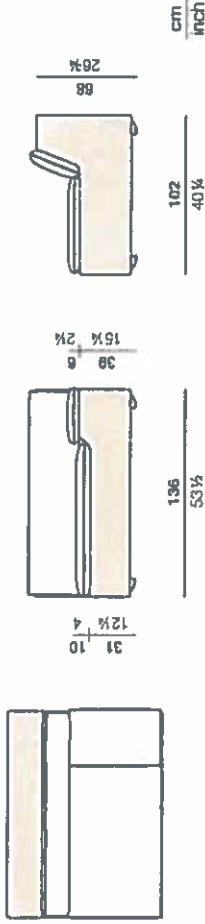
DEDON

LOU

Left module

Design by Toan Nguyen | Item code: 079007 | Weight: 16 kg/36 lbs | Volume: 0,95 m³/34 cu ft | COM (Customer Own Material): 2,93 m/4,00 yd (plain fabric only)

Measurements



Collection: Combining traditional DEDON craftsmanship with innovations in cushions, weave and material mix, the LOU modular system by Toan Nguyen takes outdoor lounging to a new level. Perfect for settings large or small, a range of accessories wide enough to create a total atmosphere, LOU features a curved module that brings a special twist to the otherwise rectilinear design.

Left module: With its extra-thin yet extremely comfortable reversible cushions, the LOU left module combines with other modules to take contemporary lounge systems to the next level.

Frame: Aluminum

Finishing: Electrostatic powder-coated in a color similar to that of the fiber

Characteristics: Contemporary, low-seating, convenient, comfortable, luxuriously woven

Frame Maintenance: Clean with a soft cloth and warm water.

Cushion Maintenance: All cushion covers can be removed and washed.

Fiber Standard



107
clay

Additional Items



Incl. "Connector" piece for secure connection of individual sections



Cover



Tray
79099201

Special Features



The furniture is fitted with sliding mechanisms for height adjustment.

The seat cushion on this item may be flipped.

Fabrics

Item code: 95079007

Please see Fabric Options Fact Sheet

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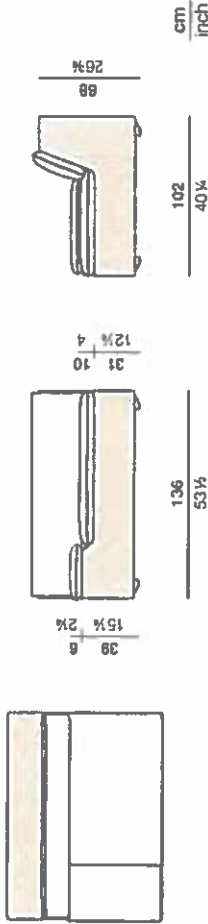
DEDON

LOU

Right module

Design by Toan Nguyen | Item code 079006 | Weight 16 kg/36 lbs | Volume 0,95 m³/34 cu ft | COM (Customer Own Material) 2,93 m/4,00 yd (plain fabric only)

Measurements



Collection: Combining traditional DEDON craftsmanship with innovations in cushions, weave and material mix, LOU modular system by Toan Nguyen takes outdoor lounging to a new level. Perfect for settings large or small, a range of accessories wide enough to create a total atmosphere. LOU features a curved module that brings a special twist to the otherwise rectilinear design.

Right module: With its extra-thin yet extremely comfortable reversible cushions, the LOU right module combine other modules to take contemporary lounge systems to the next level.

Frame: Aluminum

Finishing: Electrostatic powder-coated in a color similar to that of the fiber

Characteristics: Contemporary, low-seating, convenient, comfortable, luxuriously woven

Frame Maintenance: Clean with a soft cloth and warm water.

Cushion Maintenance: All cushion covers can be removed and washed.



Fiber Standard



107
clay

Additional Items



Incl. „Connector“ piece for secure connection of individual sections



Cover



Tray

79099201

Special Features



- The furniture is fitted with sliding mechanisms for height adjustment.
- The seat cushion on this item may be flipped.

Fabrics

Item code: 95079007

Please see Fabric Options Fact Sheet

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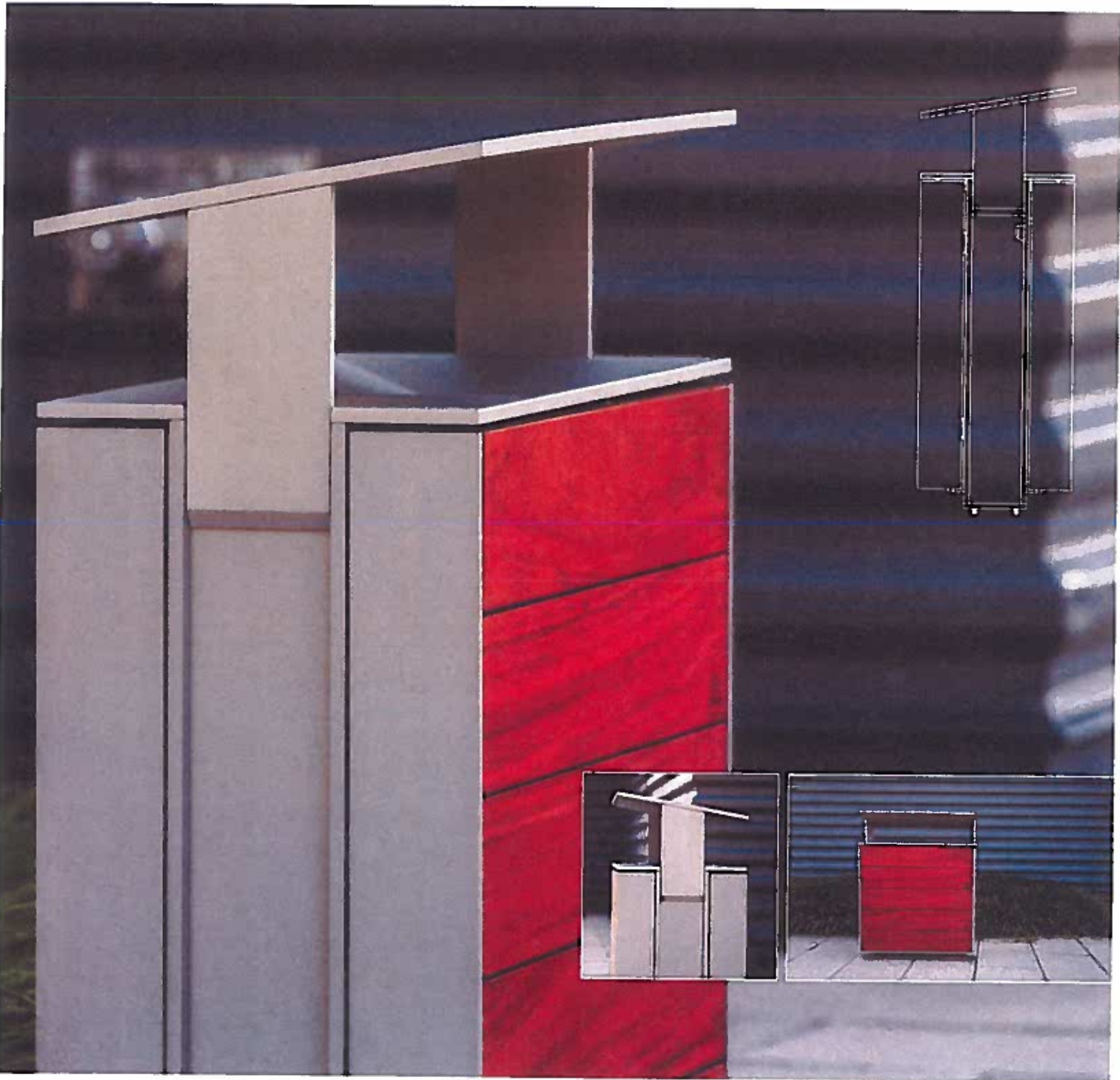
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DEDON



APEX™ LITTER & RECYCLING RECEPTACLE

PRODUCT DATA



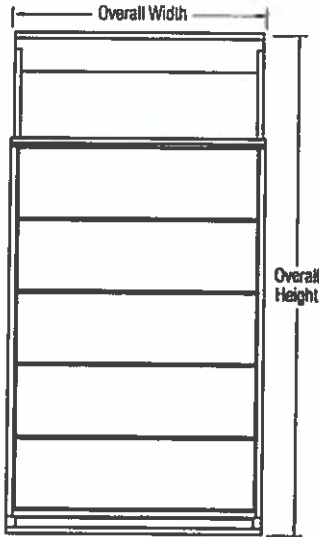
FORMS+SURFACES®



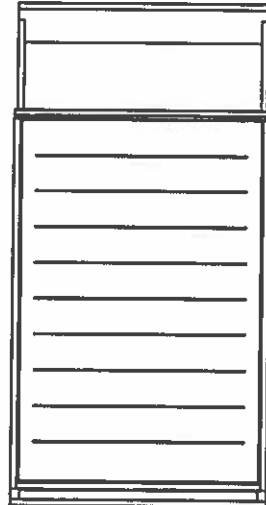
APEX™ LITTER & RECYCLING RECEPTACLE

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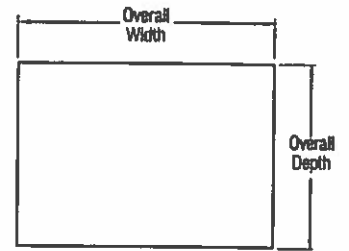
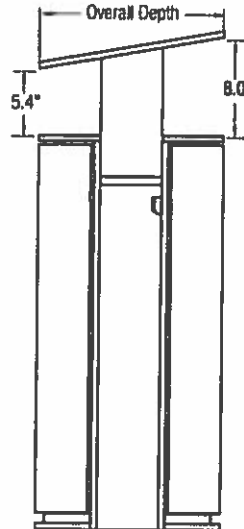
NOMINAL DIMENSIONS (Continued)



WOOD SLAT INSETS WITH RAIN COVER

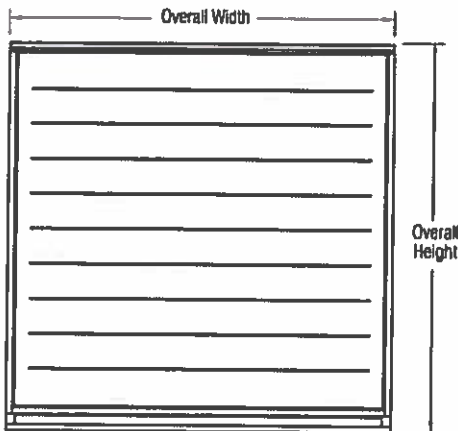


STAINLESS STEEL INSET WITH RAIN COVER

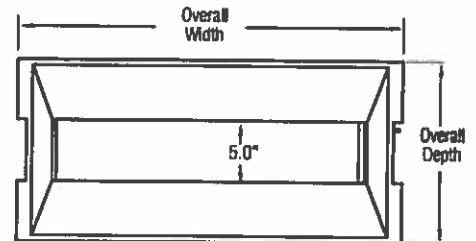
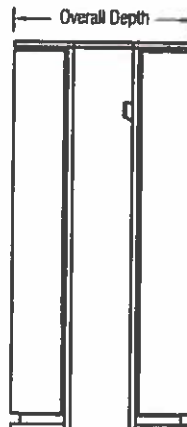


24-GALLON RAIN COVER

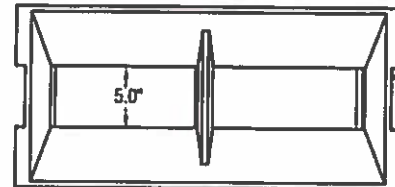
MODEL	OVERALL HEIGHT (FREESTANDING)	OVERALL HEIGHT (SURFACE MOUNT)	OVERALL WIDTH	OVERALL DEPTH	OVERALL WEIGHT	CAPACITY
SLAPX-24J	40.5" (1029 mm)	41.0" (1041 mm)	21.0" (533 mm)	15.0" (381 mm)	114 lbs (52 kg)	24 gallons (83 liters)
SLAPX-24S	40.5" (1029 mm)	41.0" (1041 mm)	21.0" (533 mm)	15.0" (381 mm)	117 lbs (53 kg)	24 gallons (83 liters)



STAINLESS STEEL INSET



36-GALLON SINGLE-STREAM OPENING



36-GALLON SPLIT-STREAM OPENING

MODEL	OVERALL HEIGHT (FREESTANDING)	OVERALL HEIGHT (SURFACE MOUNT)	OVERALL WIDTH	OVERALL DEPTH	OVERALL WEIGHT	CAPACITY
SLAPX-136J	32.0" (813 mm)	32.5" (826 mm)	32.0" (813 mm)	15.0" (381 mm)	112 lbs (51 kg)	36 gallons (136 liters)
SLAPX-136S	32.0" (813 mm)	32.5" (826 mm)	32.0" (813 mm)	15.0" (381 mm)	120 lbs (54 kg)	36 gallons (136 liters)
SLAPX-36J	32.0" (813 mm)	32.5" (826 mm)	32.0" (813 mm)	15.0" (381 mm)	112 lbs (51 kg)	36 (18 x 2) gallons (136 liters)
SLAPX-36S	32.0" (813 mm)	32.5" (826 mm)	32.0" (813 mm)	15.0" (381 mm)	120 lbs (54 kg)	36 (18 x 2) gallons (136 liters)

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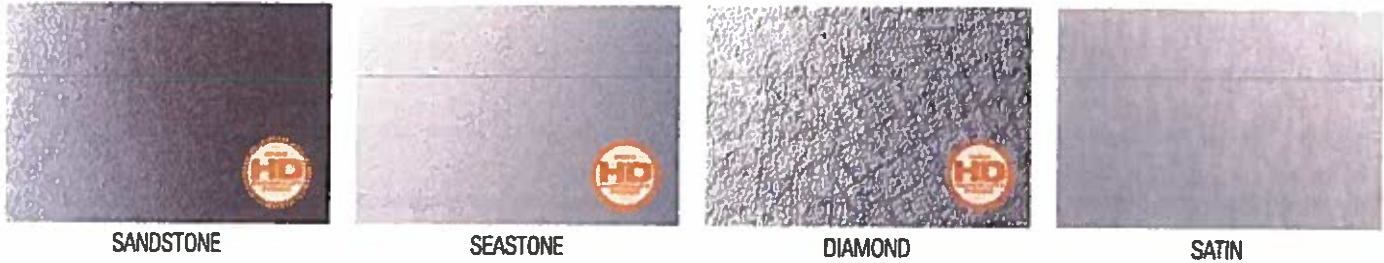


APEX™ LITTER & RECYCLING RECEPTACLE

PRODUCT DATA

STAINLESS STEEL BODY FINISH OPTIONS

Stainless steel is available in a variety of distinctive finishes, including standard and High-Durability options. High-Durability finishes—designated by the "HD" logo below—are manufactured in a process that creates a work-hardened surface with enhanced resistance to abrasion and wear.



ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Apex Litter & Recycling Receptacle Environmental Data Sheet for detailed environmental impact information.
- All Apex Receptacle metal components are fully recyclable.
- All Apex Receptacle wood is FSC® 100%.
- Rustproof aluminum construction ensures a long product life cycle.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.

NET PRICING AND ORDERING INFORMATION (pricing does not include freight)

MODEL	DESCRIPTION	NET PRICE (US \$)
SLAPX-24J	Apex Receptacle, 24-gallon, single-stream, FSC 100% Jatoba hardwood	\$1,335
SLAPX-24S	Apex Receptacle, 24-gallon, single-stream, stainless steel	\$1,335
SLAPX-36J	Apex Receptacle, 36-gallon, single-stream, FSC 100% Jatoba hardwood	\$1,695
SLAPX-36S	Apex Receptacle, 36-gallon, single-stream, stainless steel	\$1,715
SLAPX-36J	Apex Receptacle, 36-gallon, split-stream, FSC 100% Jatoba hardwood	\$1,725
SLAPX-36S	Apex Receptacle, 36-gallon, split-stream, stainless steel	\$1,745
	Optional aluminum rain cover, 24-gallon model	+ \$175 per receptacle
	Optional aluminum rain cover, 36-gallon model	+ \$270 per receptacle
	Optional Premium Texture from Forms+Surfaces Powdercoat Chart	+ \$200 per color/per order
	Custom RAL powdercoat color	please call for pricing

TO ORDER SPECIFY: quantity, model, stainless steel finish, powdercoat color, with or without rain cover, lid graphics, liner, with or without bag straps and drain holes, freestanding or surface mount.

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

NOTE: Because different computers will render colors and textures differently, actual colors and finishes may vary from those shown here.



TRIO™ BIKE RACK

PRODUCT DATA





TRIO™ BIKE RACK

PRODUCT DATA

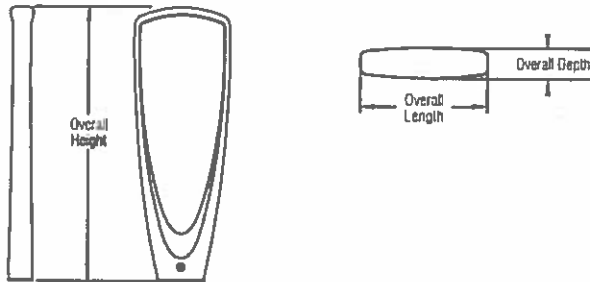
The Trio Bike Rack is the perfect complement to our Trio product line. Providing an excellent opportunity for design continuity, the Trio Bike Rack draws on the same triangular shape and exaggerated void seen in both our Trio Bench and Trio Lighting. Contemporary in design, its simple yet sculptural form allows it to be integrated into a myriad of settings.

MATERIAL & FINISHES

INSTALLATION & MAINTENANCE

MATERIAL	FINISHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
<ul style="list-style-type: none"> Body is made of corrosion-resistant cast aluminum with powdercoat finish. 	<ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components. 	<ul style="list-style-type: none"> Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. A locking point detail and mounting configurations that meet APBP guidelines can be found on pages 1 and 2 of this document. 	<ul style="list-style-type: none"> Trio Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel screws are included. 	<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS




OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
12" (305 mm)	2.75" (70 mm)	33.5" (851 mm)	25 lbs (11.3 kg)

LOCKING POINT AND CONFIGURATION EXAMPLES

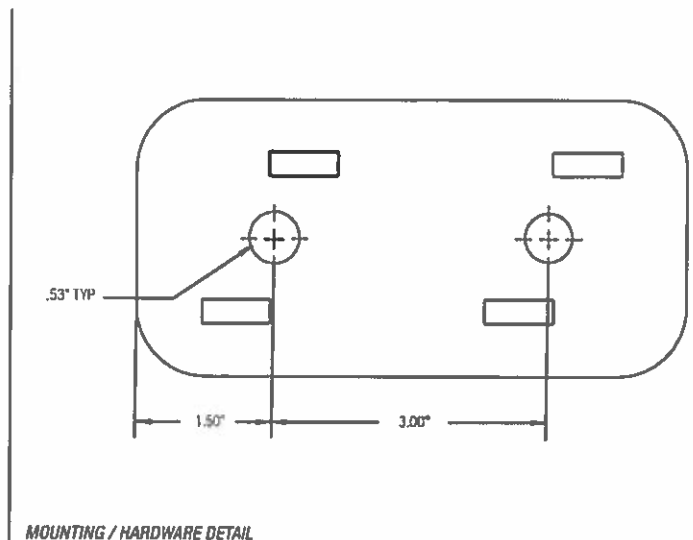
The Trio Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



 A standard U-lock can be locked at this location to meet APBP guidelines for security and functionality.

LOCKING POINT EXAMPLE

T 800.451.0410 | www.forms-surfaces.com



MOUNTING / HARDWARE DETAIL

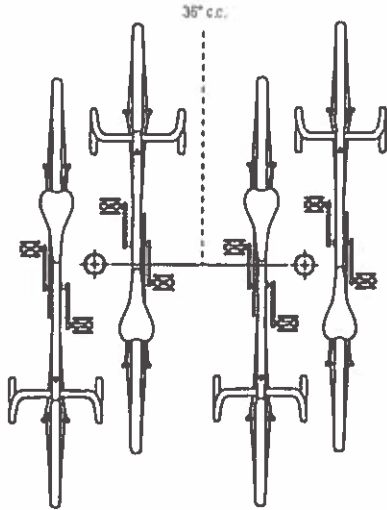
FORMS+SURFACES



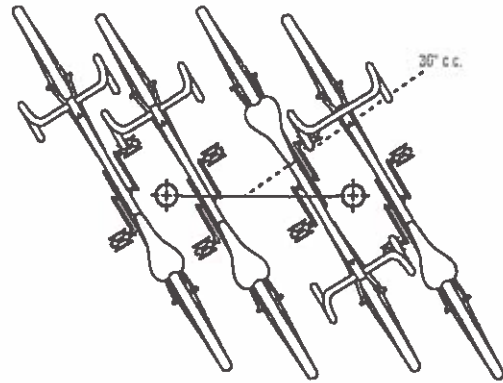
TRIO™ BIKE RACK

PRODUCT DATA

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A



CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Trio Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Trio aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

NET PRICING AND ORDERING INFORMATION (pricing does not include freight)

MODEL	DESCRIPTION	NET PRICE (US \$)
SKTRO	Trio Bike Rack	\$440
	Optional Premium Texture from Forms+Surfaces Powdercoat Chart	+ \$200 per color/per order
	Custom RAL powdercoat color	please call for pricing

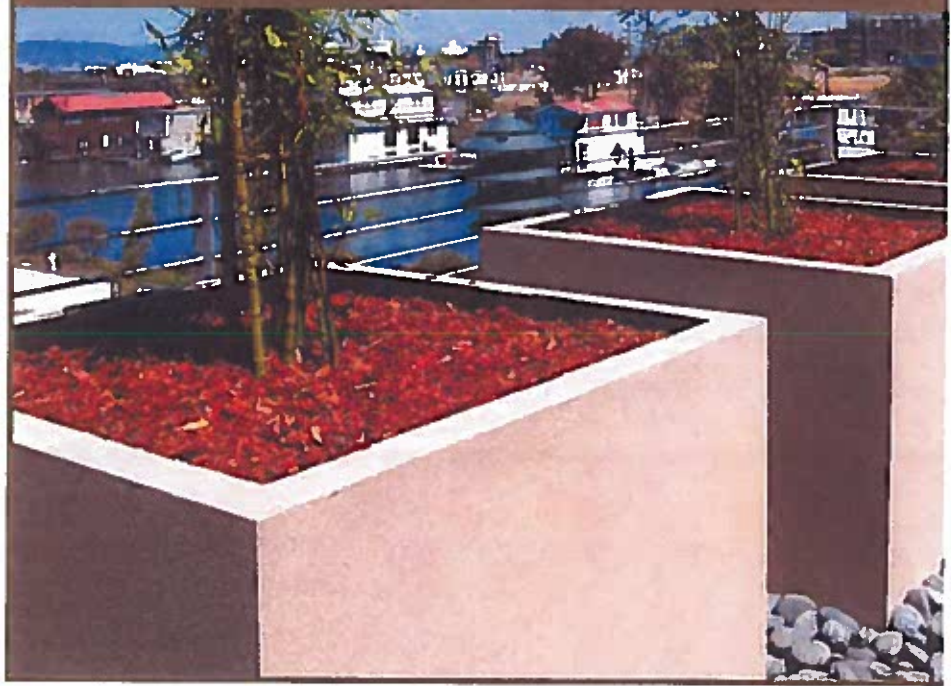
TO ORDER SPECIFY: quantity, model and powdercoat color for body casting.

LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

One of our most popular planters, the California from Quick Crete is the go anywhere, do anything planter solution for any project, large or small.

Available in SRC and Lite Crete.

CALIFORNI



s q u a r e



QS-CAL1824P



QS-CAL2418P



QS-CAL2422P



QS-CAL2430P



QS-CAL3030P



QS-CAL3622P



QS-CAL3624P



QS-CAL3630P



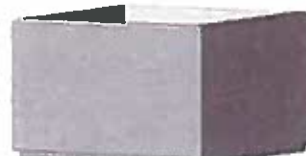
QS-CAL3636P



QS-CAL4818P



QS-CAL4824P



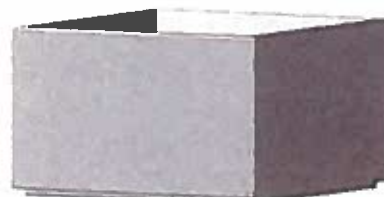
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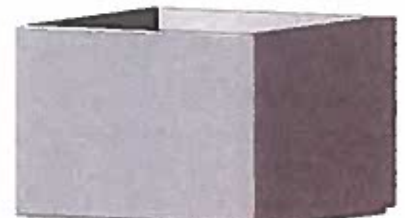
QS-CAL4836P[®]



QS-CAL6022P



QS-CAL6036P



QS-CAL6042P[®]



Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no connection method necessary. Interior dimensions change for PSP planters – please confirm when placing order.





731 Parkridge Ave., Norco, CA 92860 951/737-6240 fax 951/737-7032 www.quickcrete.com sales@quickcrete.com



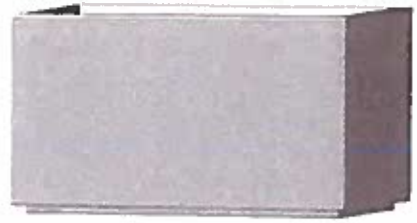


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Model #	O.D.	Btm. O.D.	Height	Top I.D.	Btm I.D.	Depth
QS-CAL1824P	18"	12"	24"	14"	10"	20"
QS-CAL2418P	24"	19"	18"	20"	17"	14"
QS-CAL2422P	24"	20"	22"	20"	18"	18"
QS-CAL2430P	24"	20"	30"	19"	17"	26"
QS-CAL3030P	30"	24"	30"	26"	19"	27"
QS-CAL3622P	36"	33"	22"	31"	25"	18"
QS-CAL3624P	36"	33"	24"	30"	26"	20"
QS-CAL3630P	36"	31"	30"	31"	25"	25"
QS-CAL3636P	36"	34"	36"	31"	29"	32"
QS-CAL4818P	48"	45"	18"	42"	40"	16"
QS-CAL4824P	48"	44"	24"	43"	40"	20"
QS-CAL4830P	48"	45"	30"	42"	39"	26"
 QS-CAL4836P	48"	45"	36"	43"	40"	31"
QS-CAL6022P	60"	55"	22"	55"	52"	17"
QS-CAL6036P	60"	55"	36"	55"	50"	31"
 QS-CAL6042P	60"	57"	42"	55"	52"	39"



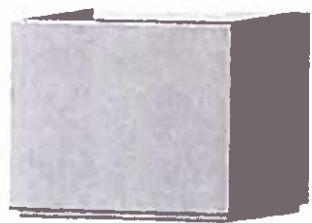
QS-CAL186030P



QS-CAL247236P



QS-CAL249624P 



QS-CAL304836P 





QS-CAL305420P



QS-CAL305430P

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Model #	O.D.	Btm. O.D.	Height	Top I.D.	Btm I.D.	Depth
QS-CAL186030P	18" x 60"	17" x 59"	30"	14" x 56"	3" x 45"	27"
QS-CAL247236P	24" x 72"	19" x 67"	36"	18" x 66"	14" x 61"	31"
 QS-CAL249624P	24" x 96"	20" x 92"	24"	21" x 91"	17" x 88"	20"
 QS-CAL304836P	30" x 48"	26" x 44"	36"	25" x 43"	22" x 40"	33"
QS-CAL305420P	30" x 54"	26" x 50"	20"	19" x 43"	15" x 39"	16"
QS-CAL305430P	30" x 54"	27" x 51"	30"	25" x 49"	23" x 47"	27"



Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no connection method necessary. Interior dimensions change for PSP planters – please confirm when placing order.



Specifications

1.0 General

1.1 Work Included

- A. Provision of fiberglass parts and/or the provision and installation of custom fiberglass planter liners.

1.2 Related Work

- A. Section 03300 Cast-in-Place concrete
- B. Section 04200 Masonry
- C. Section 06100 Rough Carpentry
- D. Section 06200 Finish Carpentry

1.3 Submittals

- A. Product Data: Manufacturer's standard catalog cut sheets.
- B. Samples: As required for color/finish selection or material thickness.
- C. Shop drawings for custom planter liners as necessary, showing critical sizes and dimensions for installation and integration with other work.

1.4 Delivery, Storage and Handling

- A. Contractor to inspect fiberglass parts and/or planter liners after delivery for signs of damage during transit.
- B. Contractor to protect fiberglass parts and/or planter liners and components from damage during storage on job-site.

1.5 Project Conditions

- A. Contractor to provide adequate structural support for fiberglass parts and/or planter liner units.
- B. Contractor to protect fiberglass parts and/or planter liners from damage by adjacent work.

2.0 Products

2.1 Acceptable Manufacturers

- A. Fiberglass Planters and Fiberglass Planters Liners manufactured and installed by:
 - Old Town Fiberglass, Inc.
 - 456 South Montgomery Way
 - Orange, CA 92868-4015
 - Tel: 714.633.3732
 - Fax: 714.633.3917
 - E-mail: Info@OldTownFiberglass.com
 - On-line: OldTownFiberglass.com

2.2 Fiberglass Parts and Custom Fiberglass Liner Construction

- A. Materials: All parts shall be constructed of glass fiber reinforced polyester resin.
 - 1. Glass fibers shall be Owens Corning or equivalent, 1/2" to 3/4" long.
 - 2. Polyester resin shall be compounded by a reputable manufacturer.
 - 3. Glass matting shall be Owens Corning or equal with a chrome finish.
 - 4. Gelcoat shall be Revchem Plastics, Inc. in specified color.
- B. Construction: fiberglass parts, planter liners or liner components shall be fabricated by the spray laminate method using suitable molds to attain the desired surface finish. The finished reinforced plastic material shall be not less than 5/32" thick and thicker in those areas requiring additional structural strength. Where ribs or stiffeners are to be fabricated to planter or liner sections by spray laminating over premolded forms, the stiffeners or ribs shall be located and spray laminated into position before the section to which they are to be attached has passed the gel state of curing and the finished joint shall be strong and durable.

Old Town Fiberglass, Inc.
456 South Montgomery Way
Orange, CA 92868-4015

Tel: 714.633.3732
Fax: 714.633.3917

E-mail: Info@OldTownFiberglass.com
On-line: OldTownFiberglass.com

Fiberglass Parts and Planter Liners

Specifications (Continued)

- C. Performance characteristics and capacities: Finished planter and planter liner to meet the following minimum performance standards:
- | | |
|---------------------------------|---------|
| Ultimate flexural strength, psi | 16,500 |
| Ultimate tensile strength, psi | 8,500 |
| Flexural modulus, psi | 620,000 |
| Tensile modulus, psi | 630,000 |
| Compressive strength, psi | 23,000 |
| Glass content, average | 35% |
| Barcol hardness | 80 |
- D. Fiberglass part finish: semi-gloss, smooth matte, sand or orange peel gelcoat in 21 standard or custom colors.
Liner finish: natural fiberglass with option of on-site spraying of exposed surfaces
- E. Sizes: Standard or custom fabricated sizes to match existing sizes and configurations.
- F. Fire-retardant properties can be added upon request.

2.3 Planter and Planter Liner Accessories

- A. Field installed drainage and irrigation systems and/or "Perforated Sub-Floor" as specified.

3.0 Execution

3.1 Preparation

- A. Prior to planter liner fabrication, Contractor shall verify as-built dimensions of planter area or receptacles to ensure proper size, fit and quantity required.
- B. Contractor to ensure that supporting structure is adequate for the weight of the planter and/or planter liner and the contents including: vegetation, soil, and irrigation water. Weight calculations should consider a "worst case scenario" when a drain may become plugged and the planter or liner fills with rain or irrigation water. To calculate the weight of a planter filled with water determine the total volume of the planter or liner in cubic feet and multiply by 62.5 lbs./cubic foot. Add this weight to the weight of the planter and the weight of the vegetation (at maturity) to be planted.
- C. Contractor to provide holes in adjacent structure to allow for drain and irrigation supply lines as required. Old Town Fiberglass will coordinate.

3.2 Installation

- A. Install planters and/or planter liners permanently or to allow for easy removal if necessary.
- B. Install planters and/or liners to permit adequate drainage and irrigation.
- C. Contractor to provide flashing if specified—Old Town Fiberglass will coordinate.
- D. Contractor to provide plumbing connections to supply and drain lines as required.
- E. Contractor to conduct comprehensive water test to ensure the integrity of the planter and/or liner and all plumbing fittings and lines.

Old Town Fiberglass, Inc.

456 South Montgomery Way

Orange, CA 92868-4015

Tel: 714.633.3732

Fax: 714.633.3917

E-mail: Info@OldTownFiberglass.com

On-line: OldTownFiberglass.com



Attachment 5

Site Plan – color exhibit of public and private access and seating locations

DOWNTOWN - Palm Springs

PUBLIC SEATING AND GATHERING
4/19/2017

- Public Access :
Public Property
- Public Access :
Private Property
- Public Seating/Gathering:
Public & Private Property
- Private Access:
Restaurant Dining



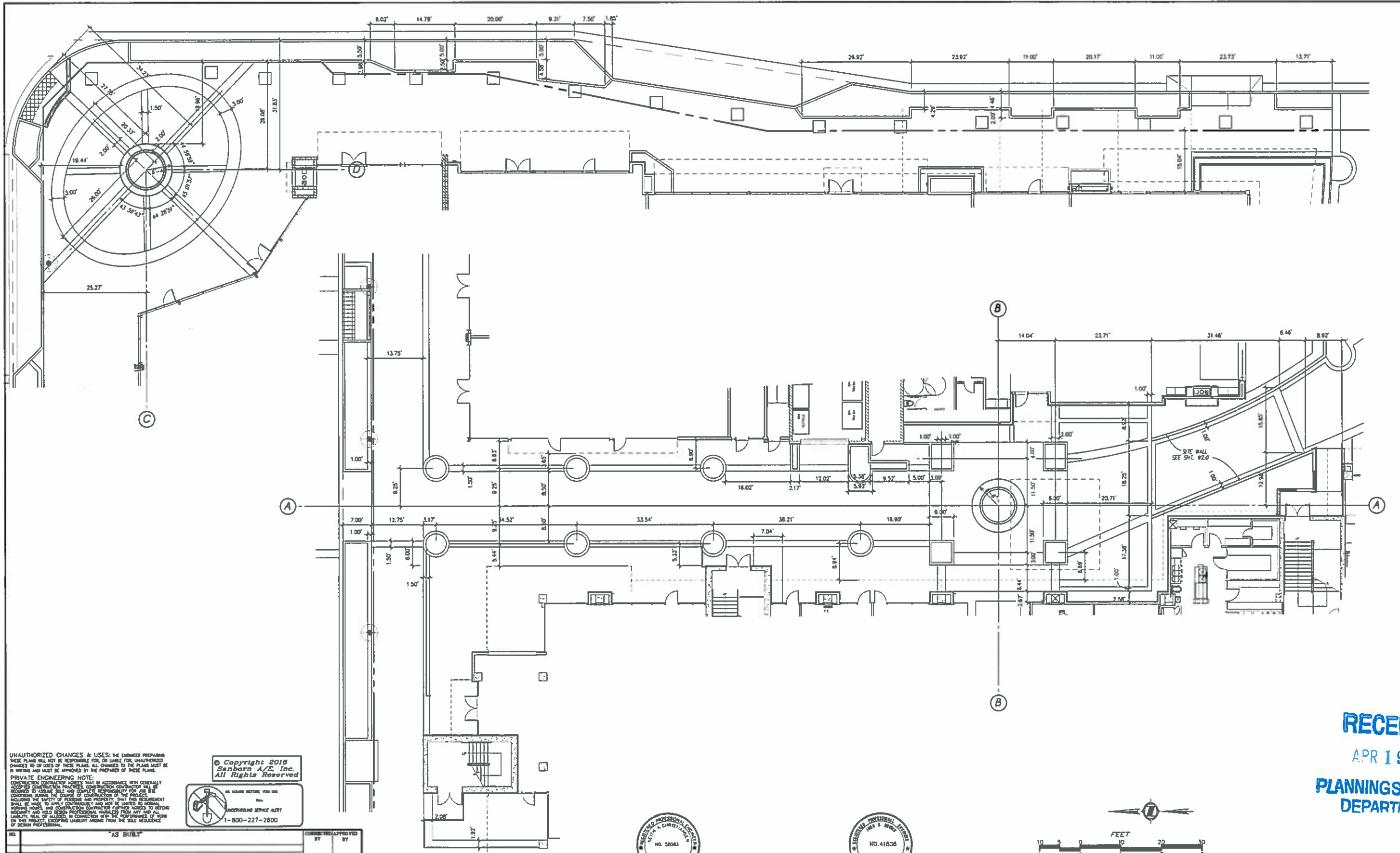
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TENANT SPACE AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS THE PROJECT DESIGN DEVELOPS

Attachment 6

Dimension Plans – black & white plans showing dimensions of paseo on Block C



UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

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NO.	REVISION	APPROVED BY	DATE

NO.	REVISION	APPROVED BY	DATE

SANBORN A/E, Inc.
71780 SAN JACINTO PK
RANCHO MIRAGE, CA 92670
TEL: (781) 433-8803

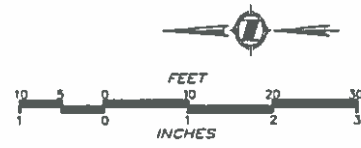
PREPARED UNDER THE DIRECT SUPERVISION OF:
R.C.E. GOODES
KEVIN A. CHRISTIANSEN
DATE

DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.
R.C.E. NO. 41838
DATE

APPROVED BY:
MANCUS FULLER
R.C.E. NO. 82761
DATE

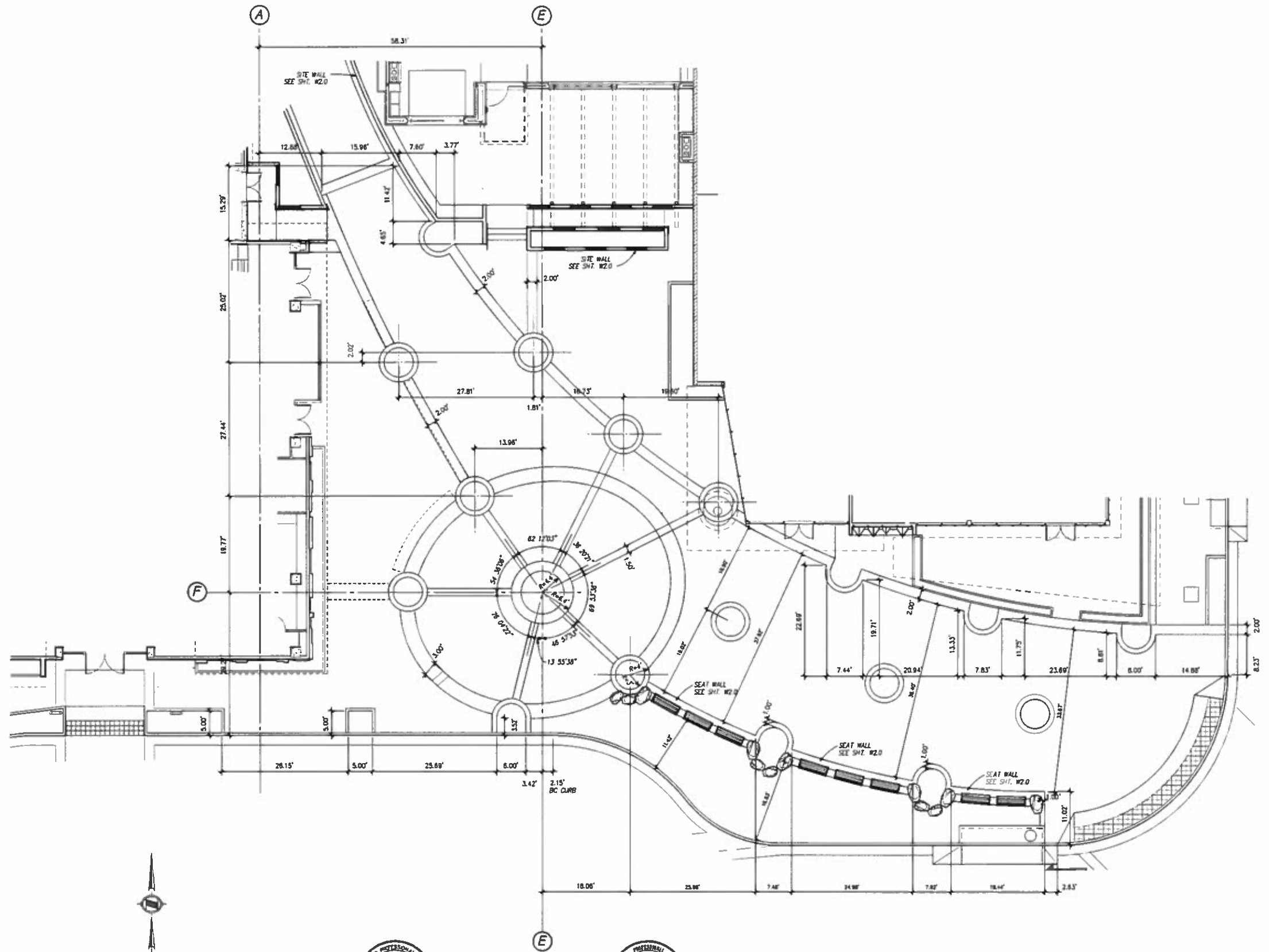
CITY OF PALM SPRINGS, CALIFORNIA
DIMENSION CONTROL PLAN for
PARCEL "A" OF L.L.A. 14-04 & PARCEL "A" OF P.M. 16-04
BLOCK "C"
IN SECTION 15, T4S, R4E, S.B.M.

FILE NO. PM 36448
SHEET D1
OF 8 SHEETS



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ELEV. 451.523

SANBORN A/E, Inc.
71780 SAN JACINTO BLVD.
RANCHO MIRAGE, CA 91302
TEL (781) 423-0800
FAX (781) 423-0800

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

DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.

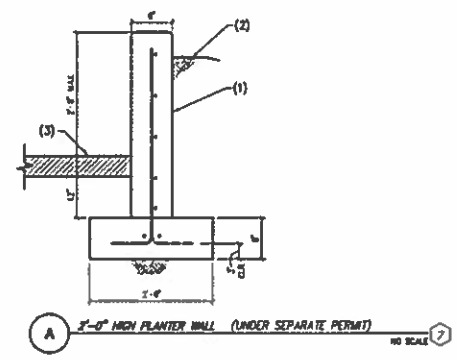
REVIEWED BY: JOHN M. BRUDEN
APPROVED BY: MARCUS FULLER

CITY OF PALM SPRINGS, CALIFORNIA
DIMENSION CONTROL PLAN for
PARCEL "A" OF L.L.A. 14-04 & PARCEL "A" OF P.M. 18-04
BLOCK "C"
IN SECTION 15, T4S, R4E, S.B.M.

W.O.: 13-110
FILE NO. PM 36446
SHEET D2
OF 8 SHEETS

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- NOTES:
- 1" HIGH CONCRETE WALL
 - 1/4" AT 12" O.C. EACH WAY
 - FINISHED GRADE
 - 3" WIDE FINISH AS SHOWN



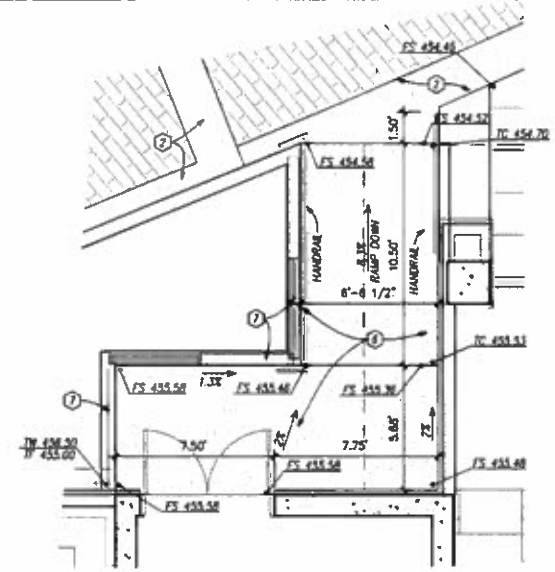
RPK Associates, L.L.C.
1434 E. Redwood Drive
Dana Point, California 92629
Phone (949) 852-8884
Fax (949) 852-3729
Email: info@rpkassociates.com
Website: www.rpkassociates.com

PROJECT: NEIGHBORHOOD BLOCK - A
PALM SPRINGS, CALIFORNIA

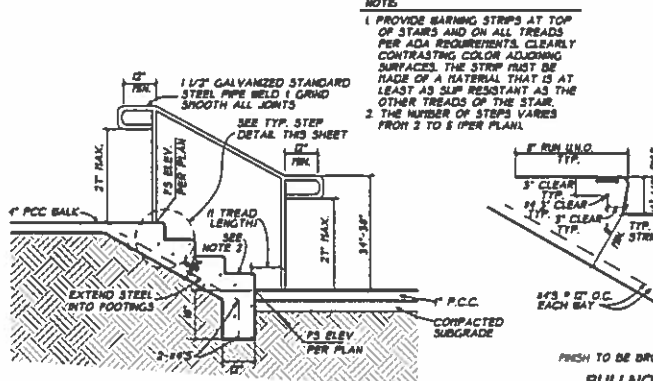
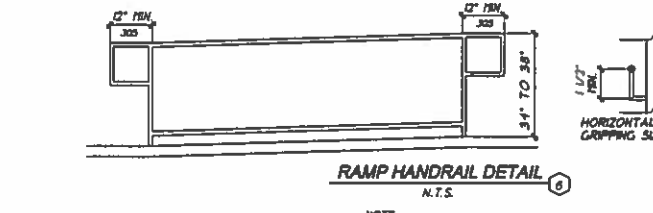
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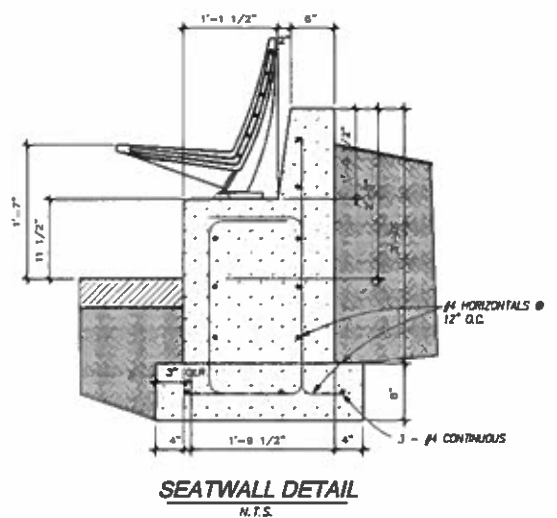
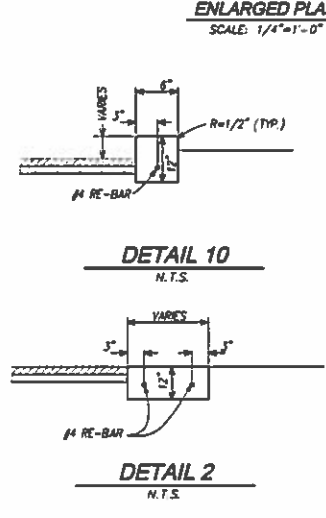
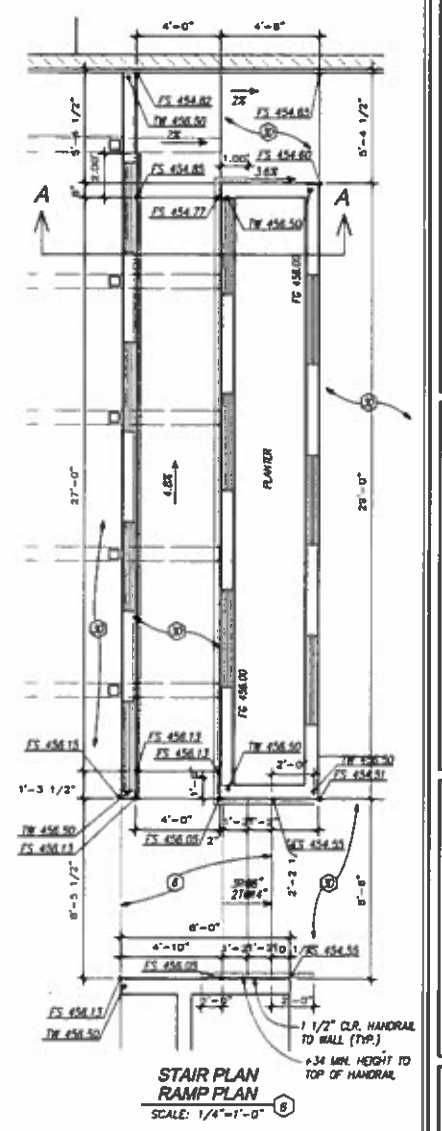
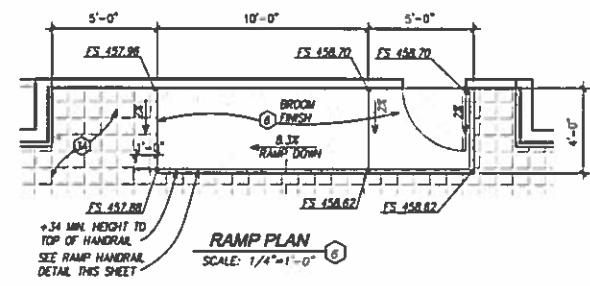
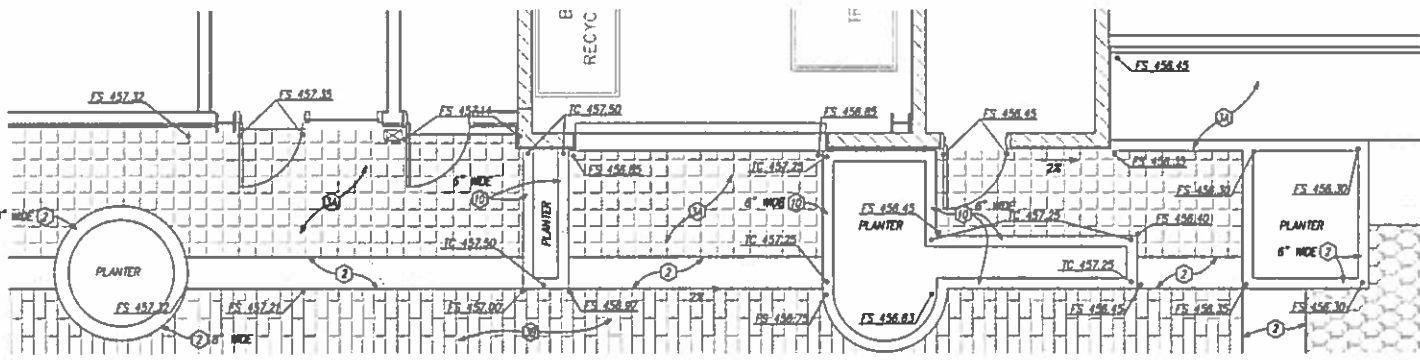
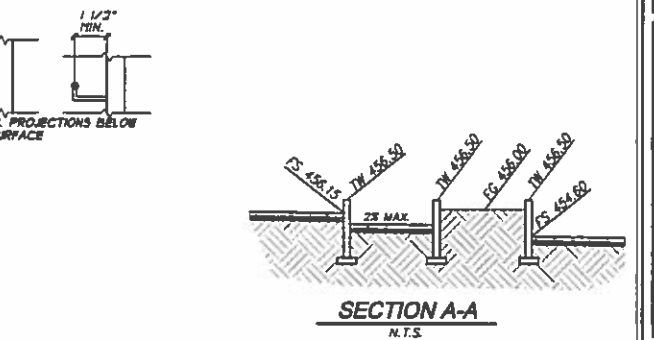
SSK1



- HANDRAIL CLEARANCE**
1. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM. GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH WHERE PROVIDED. HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACES. CIRCULAR CROSS SECTION-HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 1 1/2 INCHES MAXIMUM. THE HANDRAIL PORTION SHALL HAVE A SMOOTH SURFACE, WITHOUT ANY SHARP CORNERS.
 2. STAIRWAYS OCCURRING OUTSIDE BUILDING SHALL COMPLY WITH SECTION 4336.4 AS FOLLOWS:
 - A) THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED WITH A STRIP OF CONTRASTING COLOR AS FOLLOWS:
 - 1) PLACED PARALLEL TO AND 7" FROM THE STEP OR LANDING.
 - 2) THE STRIP IS REQUIRED TO BE AS SLIP RESISTANT AS THE TREADS OF THE STAIRS.
 - B) TREADS SHALL BE:
 - 1) SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES.
 - 2) HAVE NO ABRUPT EDGES AT THE NOSING PROJECTING 1" PAST THE FACE OF THE RISER ABOVE.
 3. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A) A GUIDE CURB A MINIMUM OF 2" IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP, OR
 - B) A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" TO 4" ABOVE THE SURFACE OF THE RAMP.



4. ALL BALL SURFACES ADJACENT TO HANDRAILS WILL BE FREE OF SHARP OR ABRASIVE ELEMENTS, PER SECTION 4336.6.1.
5. HANDRAILS MEET THE FOLLOWING REQUIREMENTS, PER SECTION 4336.6.1:
 - A) ARE CONTINUOUS.
 - B) ARE TO BE LOCATED 2 1/2" BUT 3 1/2" ABOVE THE RAMP SURFACE.
 - C) EXTENDED 2" BEYOND THE TOP AND THE BOTTOM OF THE RAMP. EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE RAMP RUN.
 - D) END ARE TO BE RETURNED.
6. STAIRWAY WIDTH MUST BE AT LEAST 44 INCHES WHEN SERVING 50 OR MORE OCCUPANTS, 54 INCHES WHEN LESS THAN 50, SECTION 4304.1.
7. STAIRWAY RISER MUST BE 4 INCHES MINIMUM AND 7 INCHES MAXIMUM AND MINIMUM RUN SHALL BE 8 INCHES SECTION 4304.1.2.



- CONSTRUCTION NOTES:**
- 1) INSTALL P.S. WALK OF STAIRS "STAR" PER C.P.S. REQUIREMENTS
 - 2) CONSTRUCT VARIABLE WIDTH P.C.C. CONCRETE BAND - DAVIS COLOR "DARK GREY"
 - 3) CONSTRUCT CONCRETE PAVERS - SEE LEGEND BELOW
 - 4) CONSTRUCT CONCRETE CURB RAMP "CASE 1" PER CALTRANS STD. DWG. NO. AB84 DAVIS COLOR "DARK GREY"
 - 5) INSTALL DETACHABLE WARNING TILES-3" DEEP-MAUSAU PAVERS ADA2 12"x12" COLOR A100
 - 6) CONSTRUCT P.C.C. STAIRS & RAMPS PER DETAIL 8 - DAVIS COLOR "DARK GREY"
 - 7) CONSTRUCT P.C.C. RETAINING WALL PER DETAIL "A" SHEET 5
 - 8) CONSTRUCT P.C.C. CONCRETE PLANTER
 - 9) CONSTRUCT CURB RAMP PER APPROVED STREET PLANS
 - 10) CONSTRUCT VARIABLE WIDTH/HEIGHT CONCRETE CURB PER DETAIL 10 - DAVIS COLORS "DARK GREY"
- NOTE:**
- DENOTES NO DOORS
 - ||||| DENOTES STEM WALL
 - LOCATION OF P.S. WALK OF STAIRS "STAR" (TYP.)
 - SEE ELECTRICAL CONSULTANT PLANS FOR STREET LIGHT SPECIFICATION AND INSTALLATION DETAILS
- A) MODULINE 60 MM "VICTORIAN BLEND" STANDARD FINISH - 5 PIECE PATTERN
 - B) MODULINE 40x60 MM "GRANITE, FOUNDRY, LIME" COUNTERFACE FINISH - RUNNING BOND PATTERN (SEE ANGLE AND NOTICES ON LANDSCAPE PLANS)
 - C) WHITE MARBLE TILE
 - D) FUTURE PAVERS SELECTION BY TENANTS
 - E) MODULINE 60x60 MM "GRANITE, FOUNDRY, LIME" COUNTERFACE FINISH - RUNNING BOND PATTERN PERPENDICULAR PAIR OF TRAIL & STREET BANKING (SEE ANGLE AND NOTICES ON LANDSCAPE PLANS)
 - F) DECORATIVE CONCRETE PAVERS (TO BE SELECTED BY OWNER)

AC
SANBORN
ARCHITECTURE
GROUP, Inc.

ALLEN M. SANBORN
ARCHITECT

LICENSED ARCHITECT
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RANCHO MIRAGE, CA. 92270
TEL (760) 433-0100
FAX (760) 423-0103

PROJECT TITLE:
**BLOCK C
SITEWORK**

Palm Springs, Ca.

SHEET TITLE:
SITE DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

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NO. 17-101 SCALE 1"=10'

FILE NAME WALL DETAILS

SAVE DATE 1/19/2017

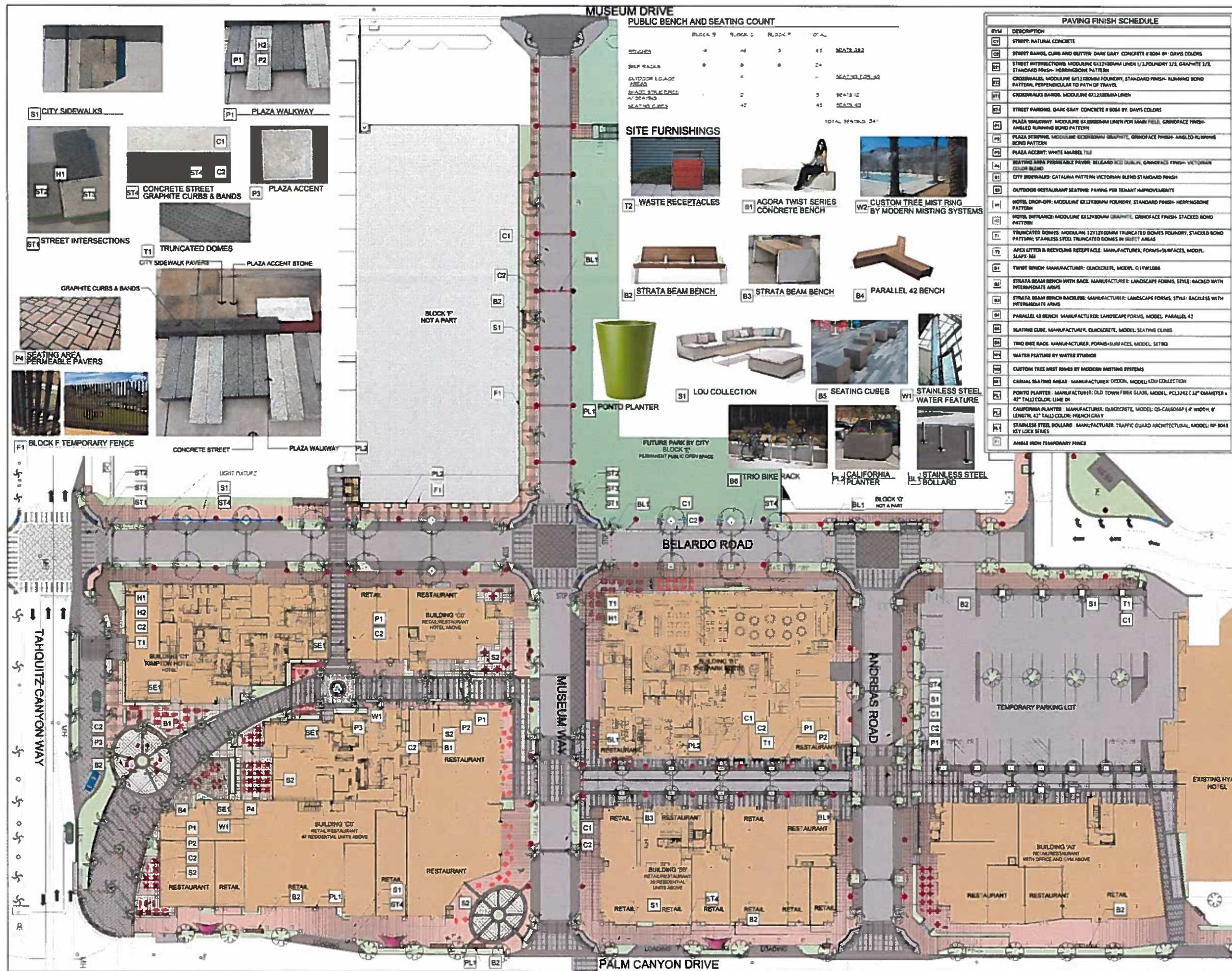
DRAWN Allen Sanborn

SHEET NO.

D3

Attachment 7

Revised Landscape & Hardscape Plans



MUSEUM DRIVE PUBLIC BENCH AND SEATING COUNT

ITEM	BLOCK 9	BLOCK 10	BLOCK 11	TOTAL	SCALE
SEATING	4	48	3	55	SCALE 382
BIKE RACKS	0	0	0	0	SCALE 102, 103, 104
OUTDOOR LIGHTING AREAS	1	4	1	6	SCALE 12
WASTE RECEPTACLES	1	2	1	4	SCALE 40
PLANTERS	1	42	1	44	SCALE 40
TOTAL SEATING: 54					

SITE FURNISHINGS

- T2 WASTE RECEPTACLES** (Image of a green trash bin)
- B1 AGORA TWIST SERIES CONCRETE BENCH** (Image of a modern concrete bench)
- W2 CUSTOM TREE MIST RING BY MODERN MISTING SYSTEMS** (Image of a misting ring)
- B2 STRATA BEAM BENCH** (Image of a wooden beam bench)
- B3 STRATA BEAM BENCH** (Image of another wooden beam bench)
- B4 PARALLEL 42 BENCH** (Image of a parallel beam bench)
- S1 LOU COLLECTION** (Image of a lounge sofa)
- B5 SEATING CUBES** (Image of modular seating cubes)
- W1 STAINLESS STEEL WATER FEATURE** (Image of a water feature)
- PL1 PONTO PLANTER** (Image of a planter box)
- B6 TRIO BIKE RACK** (Image of a bike rack)
- PL2 CALIFORNIA PLANTER** (Image of a planter box)
- BL1 STAINLESS STEEL BOLLARD** (Image of a bollard)

PAVING FINISH SCHEDULE

ITEM	DESCRIPTION
C1	STREET: NATURAL CONCRETE
C2	STREET: BANDS, CURB AND BUTTER: DARK GRAY CONCRETE # 8084 BY: DAVID COLORS
ST1	STREET INTERSECTIONS: MODULAR 6X12X30MM LINEN 1/1 POLYURETHANE 1/1, GRAPHITE 1/1, STANDARD FINISH- HERRINGBONE PATTERN
ST2	CROSSWALKS: MODULAR 6X12X30MM POLYURETHANE, STANDARD FINISH- RUNNING BOND PATTERN, PERPENDICULAR TO PATH OF TRAVEL
ST3	CROSSWALKS BANDS: MODULAR 6X12X30MM LINEN
ST4	STREET PARKING: DARK GRAY CONCRETE # 8084 BY: DAVID COLORS
PL1	PLAZA WALKWAY: MODULAR 6X12X30MM LINEN FOR MAIN FIELD, GRINDFACE FINISH- ANGLED RUNNING BOND PATTERN
PL2	PLAZA STRIPES: MODULAR 6X12X30MM GRAPHITE, GRINDFACE FINISH- ANGLED RUNNING BOND PATTERN
PL3	PLAZA ACCENT: WHITE MARBLE TILE
PL4	SEATING AREA PERMEABLE PAVERS: BELGARD ICE DUBLIN, GRINDFACE FINISH- VICTORIAN COLOR BLEND
PL5	CITY SIDEWALKS: CATALINA PATTERN VICTORIAN BLEND STANDARD FINISH
PL6	OUTDOOR RESTAURANT SEATING: PAVING PER TENANT IMPROVEMENTS
PL7	HOTEL DROP-OFF: MODULAR 6X12X30MM POLYURETHANE, STANDARD FINISH- HERRINGBONE PATTERN
PL8	HOTEL ENTRANCE: MODULAR 6X12X30MM GRAPHITE, GRINDFACE FINISH- STACKED BOND PATTERN
PL9	TRUNCATED DOMES: MODULAR 12X12X30MM TRUNCATED DOMES POLYURETHANE, STACKED BOND PATTERN; STAINLESS STEEL TRUNCATED DOMES IN SELECT AREAS
PL10	APEX LETTER & RECYCLING RECEPTACLE: MANUFACTURER: FORMS-SURFACES, MODEL: SLAPS 30
PL11	TRUST BENCH: MANUFACTURER: QUACKERTEL, MODEL: Q1 FW1088
PL12	STRATA BEAM BENCH WITH BACK: MANUFACTURER: LANDSCAPE FORMS, STYLE: BACKED WITH INTERMEDIATE ARMS
PL13	STRATA BEAM BENCH BACKLESS: MANUFACTURER: LANDSCAPE FORMS, STYLE: BACKLESS WITH INTERMEDIATE ARMS
PL14	PARALLEL 42 BENCH: MANUFACTURER: LANDSCAPE FORMS, MODEL: PARALLEL 42
PL15	SEATING CUBE: MANUFACTURER: QUACKERTEL, MODEL: SEATING CUBES
PL16	TRIO BIKE RACK: MANUFACTURER: FORMS-SURFACES, MODEL: SET180
PL17	WATER FEATURE BY WATER STUDIOS
PL18	CUSTOM TREE MIST RINGS BY MODERN MISTING SYSTEMS
PL19	CARNIVAL SEATING AREAS: MANUFACTURER: DEDON, MODEL: LOU COLLECTION
PL20	PONTO PLANTER: MANUFACTURER: OLD TOWN FIBER GLASS, MODEL: PCL3242 1 1/2" DIAMETER x 42" TALL COLOR: LIME OIL
PL21	CALIFORNIA PLANTER: MANUFACTURER: QUACKERTEL, MODEL: QS-CALSDAMP (4" WIDTH, 6" LENGTH, 42" TALL) COLOR: FRENCH GRAY
PL22	STAINLESS STEEL BOLLARD: MANUFACTURER: TRAFFIC GUARD ARCHITECTURAL, MODEL: RP 3041 KEY LOCK SERIES
PL23	AREAS FROM TEMPORARY PHASE

DOWNTOWN PALM SPRINGS

PALM SPRINGS, CALIFORNIA
HARDSCAPE PLAN

SCALE 1"=20'
 YKO ASSOCIATES, INCORPORATED
 LAND PLANNING, LANDSCAPE ARCHITECTURE
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 APRIL 2017

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 PLANNING SERVICES
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ST1 STREET INTERSECTIONS



B2 STRATA BEAM BENCH

BIKE RACK
PARKING FOR
6 BIKES



B6 TRIO BIKE RACK



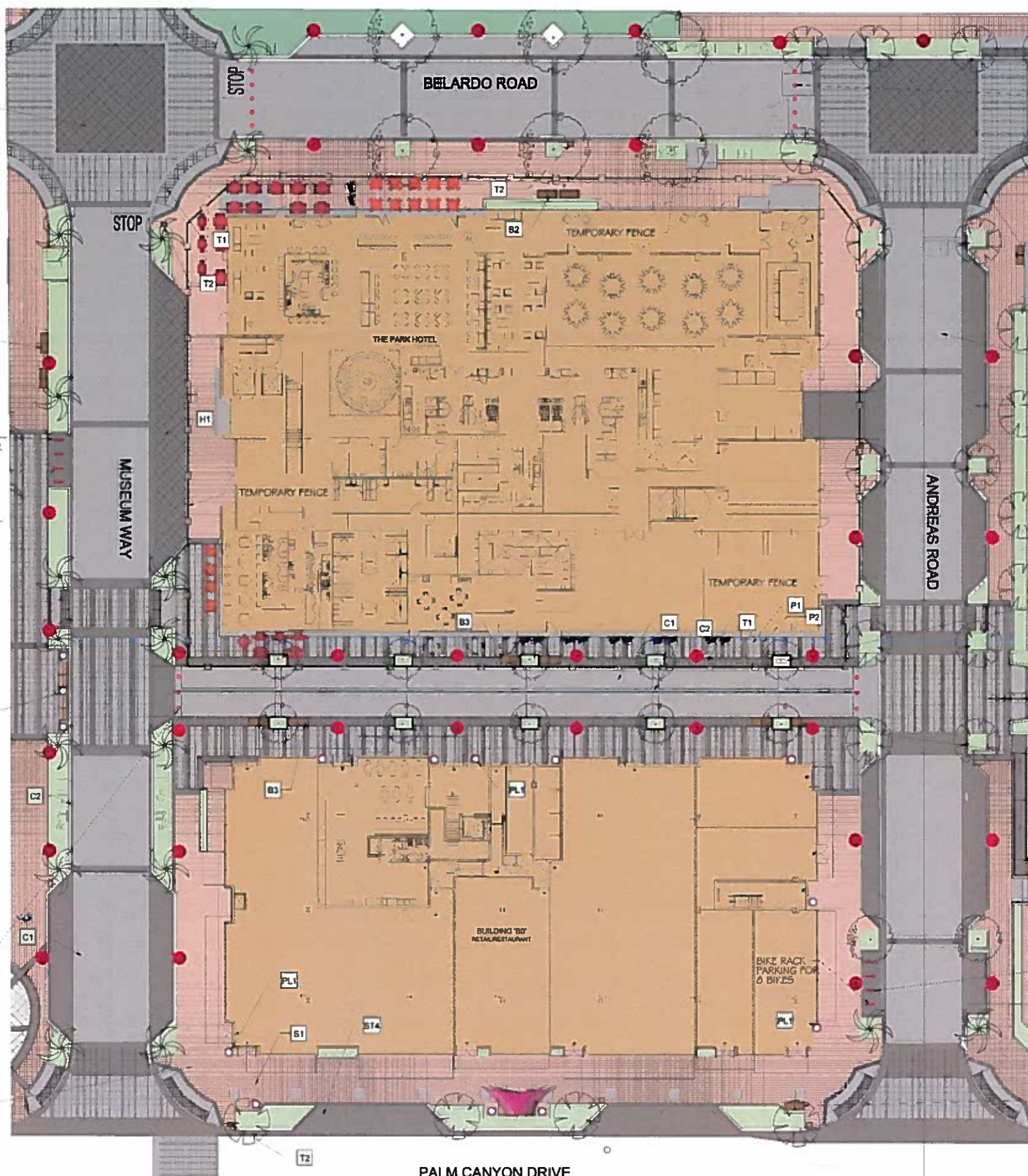
PL1 PONTO PLANTER



BL1 STAINLESS STEEL BOLLARD



S1 CITY SIDEWALKS



BL1 STAINLESS STEEL BOLLARD



T1 TRUNCATED DOMES



ST4 CONCRETE STREET GRAPHITE CURBS & BANDS



PL2 CALIFORNIA PLANTER



B3 STRATA BEAM BENCH



B6 TRIO BIKE RACK



B2 STRATA BEAM BENCH

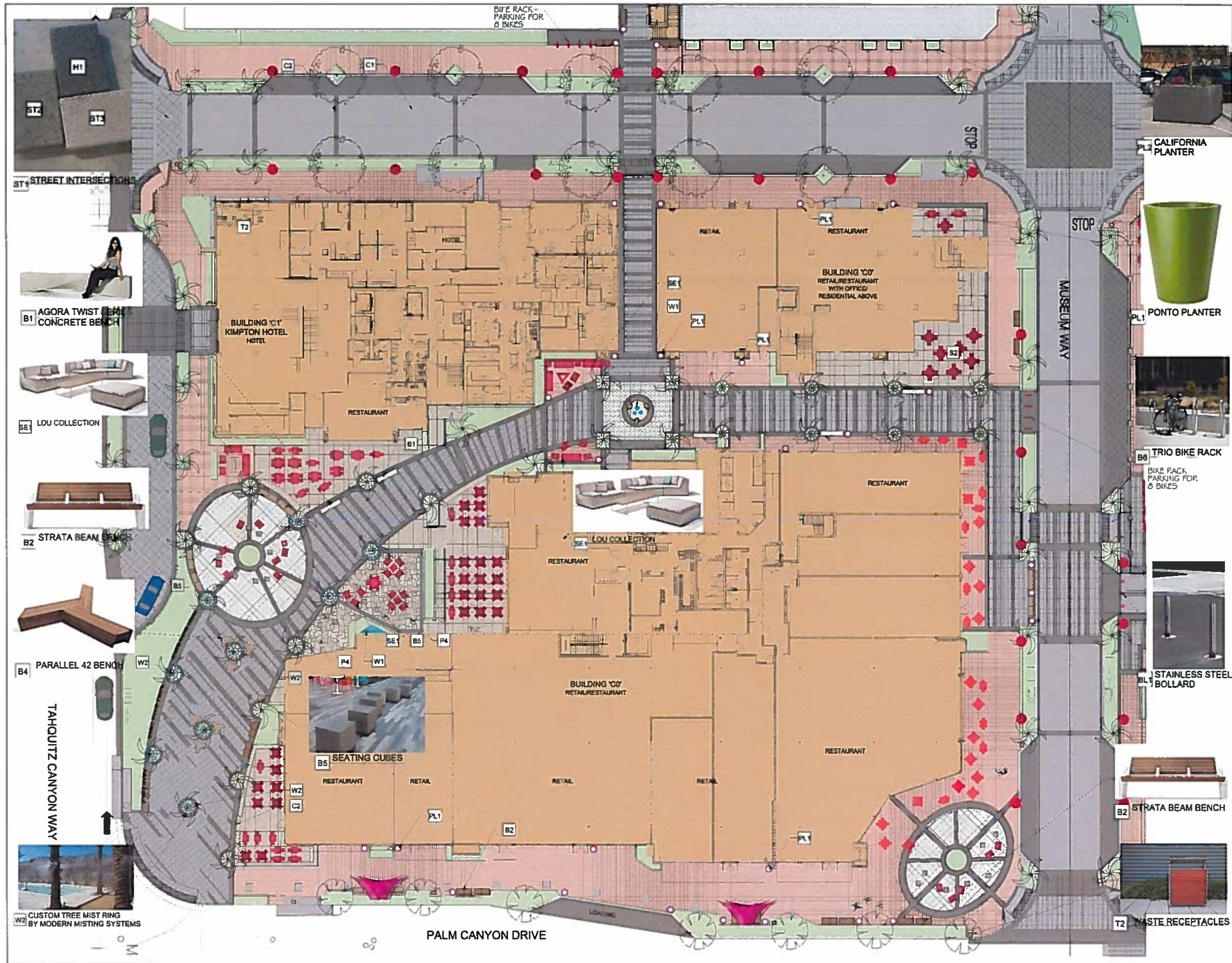
DOWNTOWN PALM SPRINGS

PALM SPRINGS, CALIFORNIA
BLOCK B CONCEPT PLAN

➔ L-1.1
SCALE: 1"=10'



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APR 23 2017



ST1 STREET INTERSECTIONS



B1 AGORA TWIST SERIES CONCRETE BENCH



SE1 LOU COLLECTION



B2 STRATA BEAM BENCH



B4 PARALLEL 42 BENCH

TAHQUITZ CANYON WAY



W2 CUSTOM TREE MIST RING BY MODERN MISTING SYSTEMS

BIKE RACK - PARKING FOR 8 BIKES

PL2 CALIFORNIA PLANTER



PL1 PONTO PLANTER



B6 TRIO BIKE RACK

BIKE RACK PARKING FOR 8 BIKES



BL1 STAINLESS STEEL BOLLARD



B2 STRATA BEAM BENCH



T2 WASTE RECEPTACLES

DOWNTOWN PALM SPRINGS

PALM SPRINGS, CALIFORNIA
BLOCK C HARDSCAPE PLAN

L-1.2
SCALE: 1"=10'



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APRIL 20 2017



PHOENIX DACTYLIFERA



CHAMAEROPS HUMILIS



CARISSA BOXWOOD BEAUTY



DIANELLA TASMANICA 'SILVER STREAK'



WASHINGTONIA FILIFERA



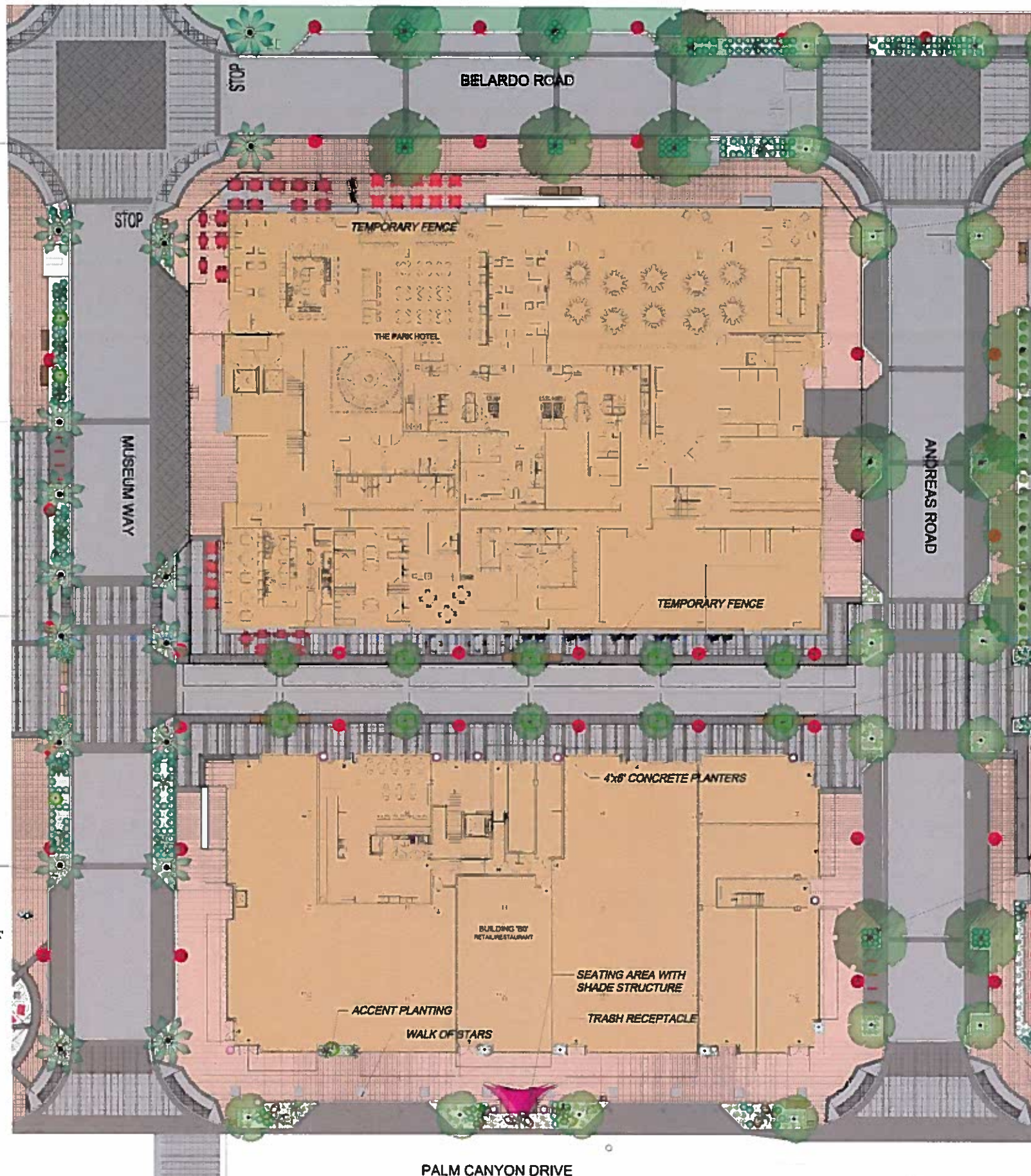
TIPUANA TIPU



GEIJERA PARVIFOLIA



CARISSA BOXWOOD BEAUTY



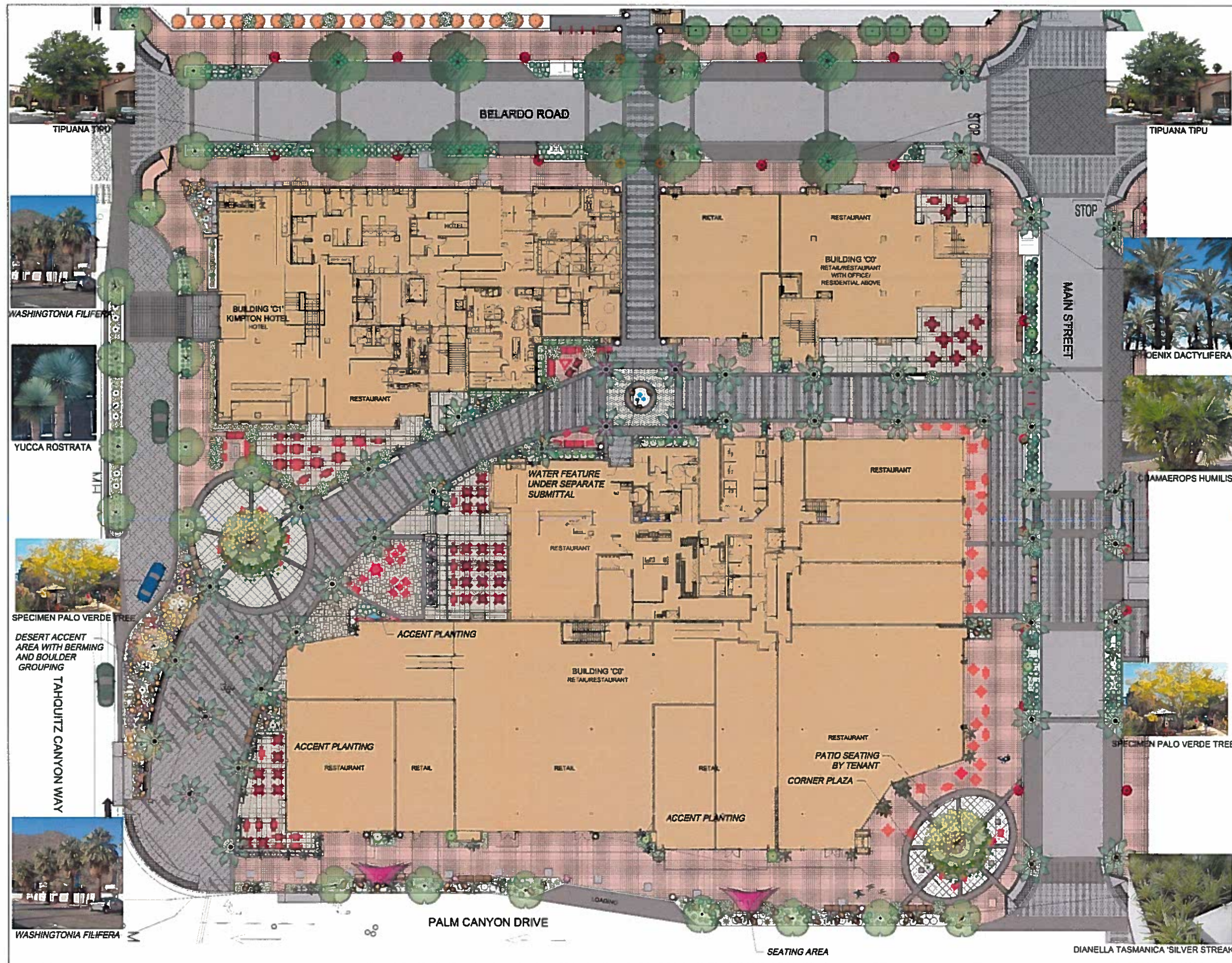
DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 BLOCK B CONCEPT PLAN



L-2.1
 SCALE: 1"=10'
 0 10 20 30



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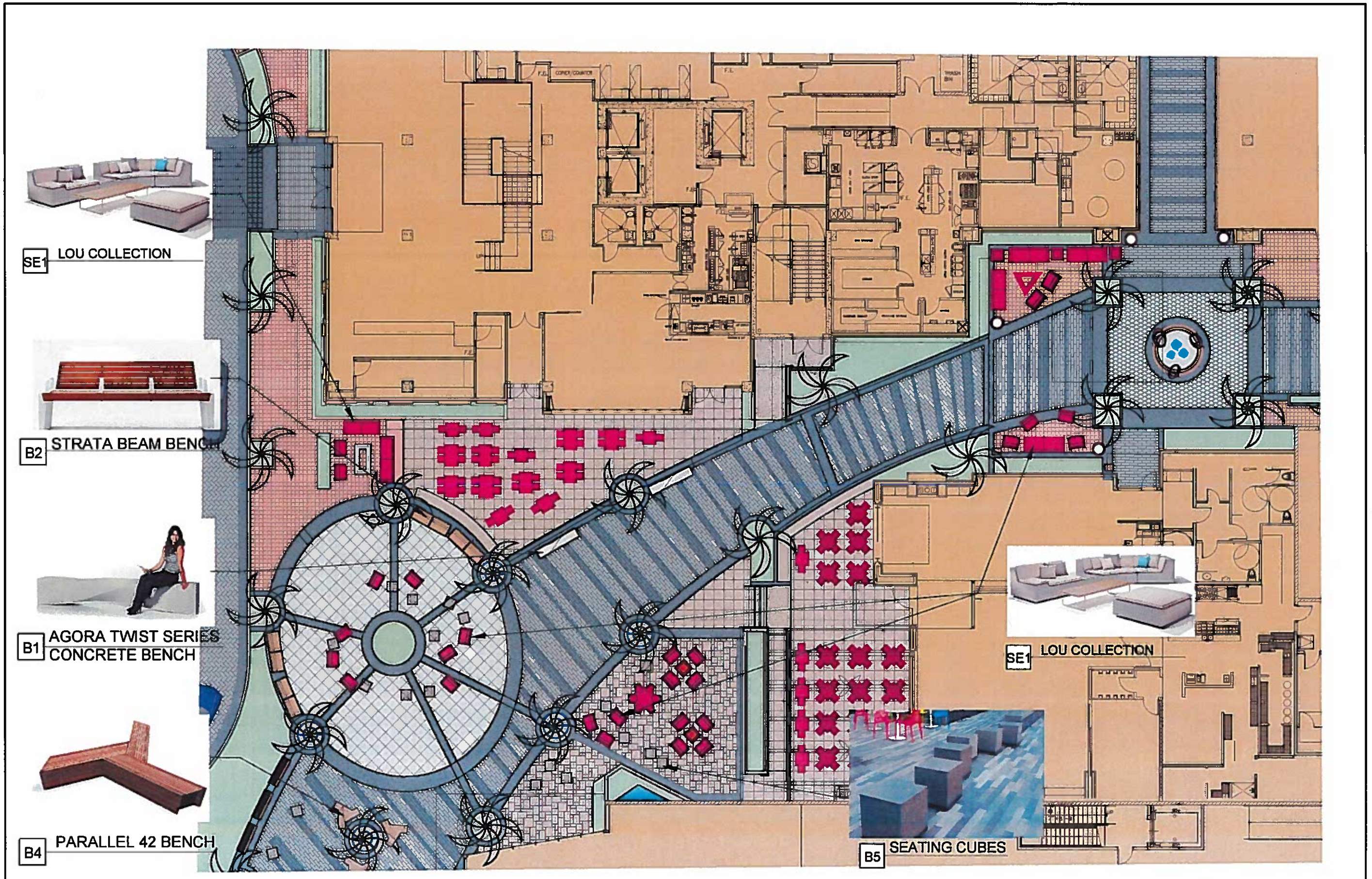


DOWNTOWN PALM SPRINGS
 PALM SPRINGS, CALIFORNIA
 BLOCK C PLANTING CONCEPT PLAN

L-2.2
 SCALE: 1"=10'



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 APRIL 22, 2017



DOWNTOWN PALM SPRINGS

PALM SPRINGS, CALIFORNIA
BLOCK C SEATING AREAS

