



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: October 19, 2020

SUBJECT: REQUEST BY BEST SIGNS, INC., ON BEHALF OF MARGARITAVILLE RESORT, FOR SIGN PROGRAM AMENDMENT APPROVAL TO INSTALL A MONUMENT SIGN AT THE NORTHEAST CORNER OF NORTH INDIAN CANYON DRIVE AND EAST VISTA CHINO ROAD ON THE HOTEL PROPERTY LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2 (CASE NO. 20-003 AMND) (NK).

FROM: Development Services Department

SUMMARY:

This is a Sign Program Amendment request for the Margaritaville Palm Springs hotel, the former Riviera Hotel, for the installation of one (1) monument sign on the property at the northeast corner of North Indian Canyon Drive and East Vista Chino. The current Sign Program was adopted in 2008 for the Riviera Hotel.

RECOMMENDATION:

That the Architectural Advisory Committee (AAC) recommend approval of the proposed Sign Program Amendment subject to the following condition:

1. Approval of this Sign Program Amendment application is for the proposed monument sign only. Other after-the-fact signs shall be reviewed under a separate Sign Permit or Sign Program Amendment application.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
07/09/2008	Planning Commission approved a Sign Program for the Riviera Hotel, which proposed the installation of an 86 square-foot monument sign and three (3) directional signs (SP 08-091). The AAC voted unanimously to recommend approval of the project to the Planning Commission on June 9, 2008.
09/17/2016	Planning Division administratively approved a Minor Architectural Review (MAA) application for the installation of a new sign on a landscaped trellis structure.

<i>Neighborhood Meeting/Notification</i>	
10/15/2020	The notification of the public meeting was forwarded to the neighborhood organizations located within one (1) mile from the site.

<i>Field Check</i>	
10/09/2020	Staff conducted a site visit to confirm the condition of the site.

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
Net Acres	16.215 Acres

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Margaritaville Resort (Hotel)	Tourist Resort Commercial (TRC)	Multiple-Family Residential and Hotel Zone (R-3)
North	Condominiums	TRC	Limited Multiple-Family Residential Zone (R-2)
South	Hotel	MU/MDR	R-2
East	Condominiums	High Density Residential (HDR)	R-3
West	Convenience Store Restaurants Hotel	TRC	R-3

BACKGROUND:

The project site is the 16.22-acre former Riviera Hotel site located at the northeast corner of North Indian Canyon Drive and East Vista Chino. There is an existing Sign Program for the hotel property, which was adopted in 2008 for the Riviera Hotel. The Sign Program allowed for the following signs:

1. One (1) 86-square-foot monument sign.
2. Three (3) directional signs, each of which is 2.6 square feet in area.

On September 18, 2020, the Riviera Hotel officially changed its name of business to Margaritaville Resort Palm Springs. Consequently, the 86-square-foot monument sign was removed.



**Image 1.1 Project Site Aerial View
([dashed box] Property Boundary)**



Image 1.2 Sign Installation Location

ANALYSIS:

Setting:

The proposed monument sign will be installed in the landscaped area located at the north east corner of North Indian Canyon Drive and East Vista Chino where the former Riviera Hotel monument sign existed. The sign will be located out of the protected intersection visibility area defined in Palm Springs Zoning Code Section 93.02.00(D).

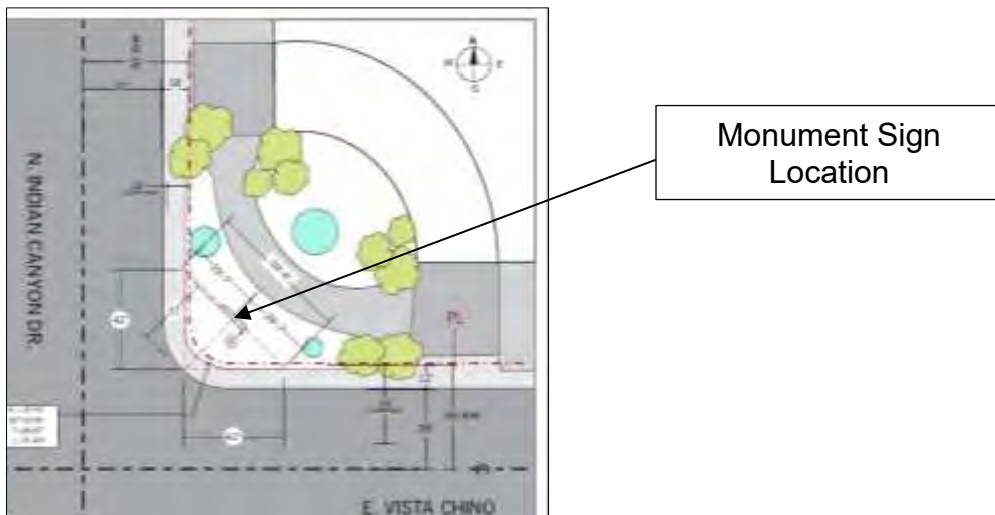


Image 1.3 Sign Installation Location

Sign Plan:

The application proposes the installation of one (1), eight (8)-foot-high monument sign. The total sign area is 105.33 square feet. The proposed monument sign design consists of two (2) main components and their details are further explained below:

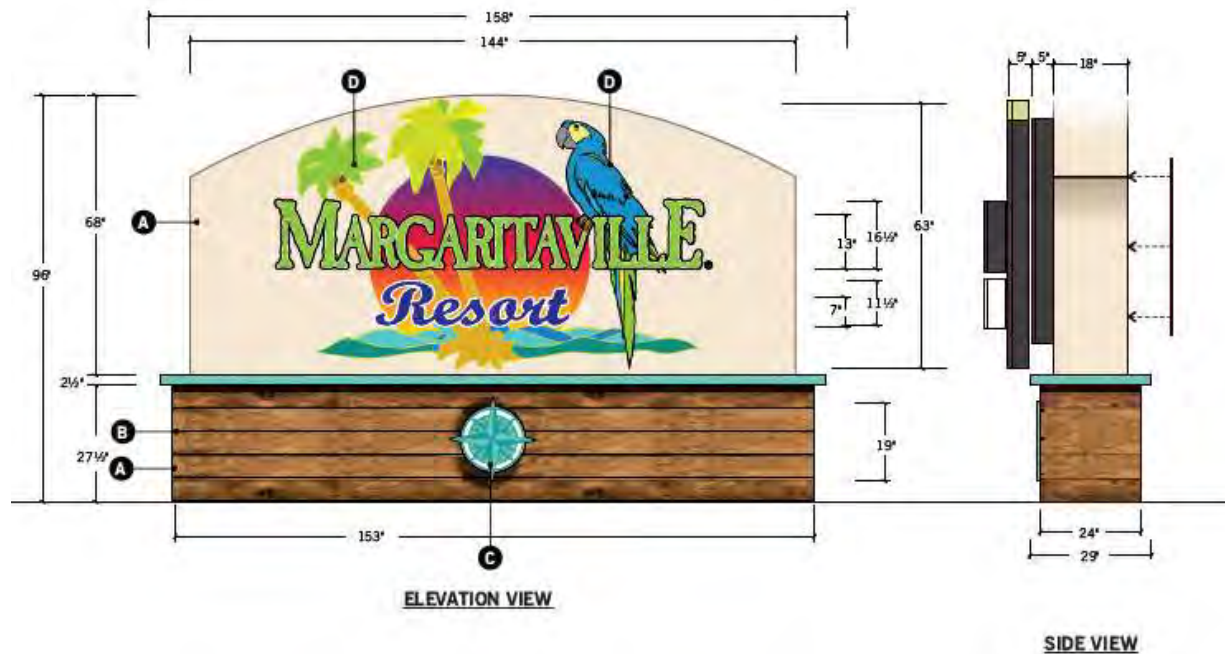


Image 1.4 Proposed Monument Sign Design

Sign Base:

The construction of the sign base consists of an aluminum box frame finished with composite wood panels in 'Tiki Torch.' A 19-inch circular cast Acrylic placard, which will be painted to display a graphic image of a compass, will be centrally located on the face of the sign base facing East Vista Chino. The dimensions of the sign base are 12.75 feet (length) by 2.23 feet (height) by 2 feet (depth). The top of the base will be finished with a 2.5-inch-thick cap upon which the upper portion of the sign will be placed. The decorative trim will be painted in Benjamin Moore 'Jamaican Aqua.'

Upper Sign:

The sign background will be smooth stucco, which will be painted in Benjamin Moore 'Deserted Island' to match the color of the exterior building walls. Three (3) layers of sign elements, which consist of illuminated undulated cabinet signs (far back and middle layers) and internally illuminated channel letters (front layer) will be affixed to the stucco background field. The dimensions of the sign background field are 5.7 feet (height) by 12 feet (length) by 18 inches (depth). The signs will be constructed of Acrylic sign faces,

painted black trim caps and returns, and applied vinyl graphics. The two (2) upper layers of the proposed signs (parrot, palms, 'Margaritaville' and 'Resort' signs) will be pin-mounted.



Image 1.5 Sign Installation Example



Image 1.6 Sign Section

Sign Colors & Materials:

The proposed sign color palette is consistent with the color palette of the corporate logo as shown below:



Image 1.7 Logo Color Palette



Image 1.8 Proposed Sign Color Palette

Zoning Code Analysis:

The project site is a 406-unit resort hotel, and the proposed sign is subject to the requirements of Palm Springs Zoning Code Section 93.20.07(A)(2). Conformance of the proposed sign to the applicable Sign Ordinance regulations is summarized in the table below:

Table 1.1 Sign Ordinance Regulations (PSZC Section 93.20.07.A.2)			
	Permitted	Proposed	Conformance
Sign Type	Monument Sign	Monument Sign	Y
Quantity of Sign permitted	One (1)	One (1)	Y
Maximum Allowable Sign Area	300 sq. ft.	105.33 sq. ft.	Y
Height	12 feet	8 feet	Y
Illumination	Illuminated or Non-Illuminated	Illuminated	Y

Cabinet signs are prohibited in the City pursuant to Palm Springs Zoning Code Section 93.20.04(B)(12). While the proposed monument sign design includes a cabinet

component, prohibited cabinet signs are typically referred to as box cabinet signs with an Acrylic inset face. The outline of the proposed cabinets will be undulated to show graphic details. Pursuant to Palm Springs Zoning Code Section 93.20.08(H)(3), a Sign Program that is fully conforming to the requirements of the Sign Ordinance regulations may be approved by the Development Services Director following a review and recommendation by the Architectural Advisory Committee (AAC). As shown in the table above, the proposed sign fully conforms to the Sign Ordinance requirements for a resort hotel.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>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;</i></p> <p>The proposed monument sign will be located at a prominent street intersection. The proposed sign incorporates a corporate logo which consists of multiple bright colors. The details and colors of the proposed sign complements a tall, expansive ficus hedge in the background. The proposed sign details, colors, height, and scale are appropriate for the building and busy street intersection.</p>	Y
2.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The proposed sign will be constructed of stucco, aluminum frame, and Acrylic for sign letters and logos. These are materials that are commonly utilized in sign fabrication. While the finish of the sign base is wood, the area to which the wood finish will be applied is limited. The composite wood is engineered to withstand the desert environment. The sign color palette is consistent with the company’s corporate logo, and the proposed paint color for the sign background is sympathetic with desert surroundings.</p>	Y
3.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The project proposes to paint the stucco background field of the cabinet sign in ‘Deserted Island’, which matches the material and color of the exterior building walls.</p>	Y

	Guidelines [PSZC 94.04.00(D)]	Compliance
4.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i>	Y
	The proposed composite wood panel finish on the sign base adds texture and detail to the sign design. The background field of the upper portion of the sign is kept minimal to create contrast against the colorful, detailed graphics of the signs. The proposed sign color palette is consistent with the corporation's color theme.	

CONCLUSION:

The application proposes an amendment to an existing Sign Program for a new hotel. The proposed sign incorporates the hotel's corporate logo and theme colors. The sign design consists of multiple bright colors and details, and these attributes will stand out against the existing tall, expansive ficus hedge in the background. The proposed sign will be located at the northeast corner of North Indian Canyon Drive and East Vista Chino, and the height and scale of the monument sign are contextually appropriate for the project area. Additionally, the proposed monument sign fully conforms to the applicable sign ordinance regulations. Considering these findings, staff recommends that the AAC recommends approval of the proposed project as conditioned in this report.



Noriko Kikuchi
Associate Planner



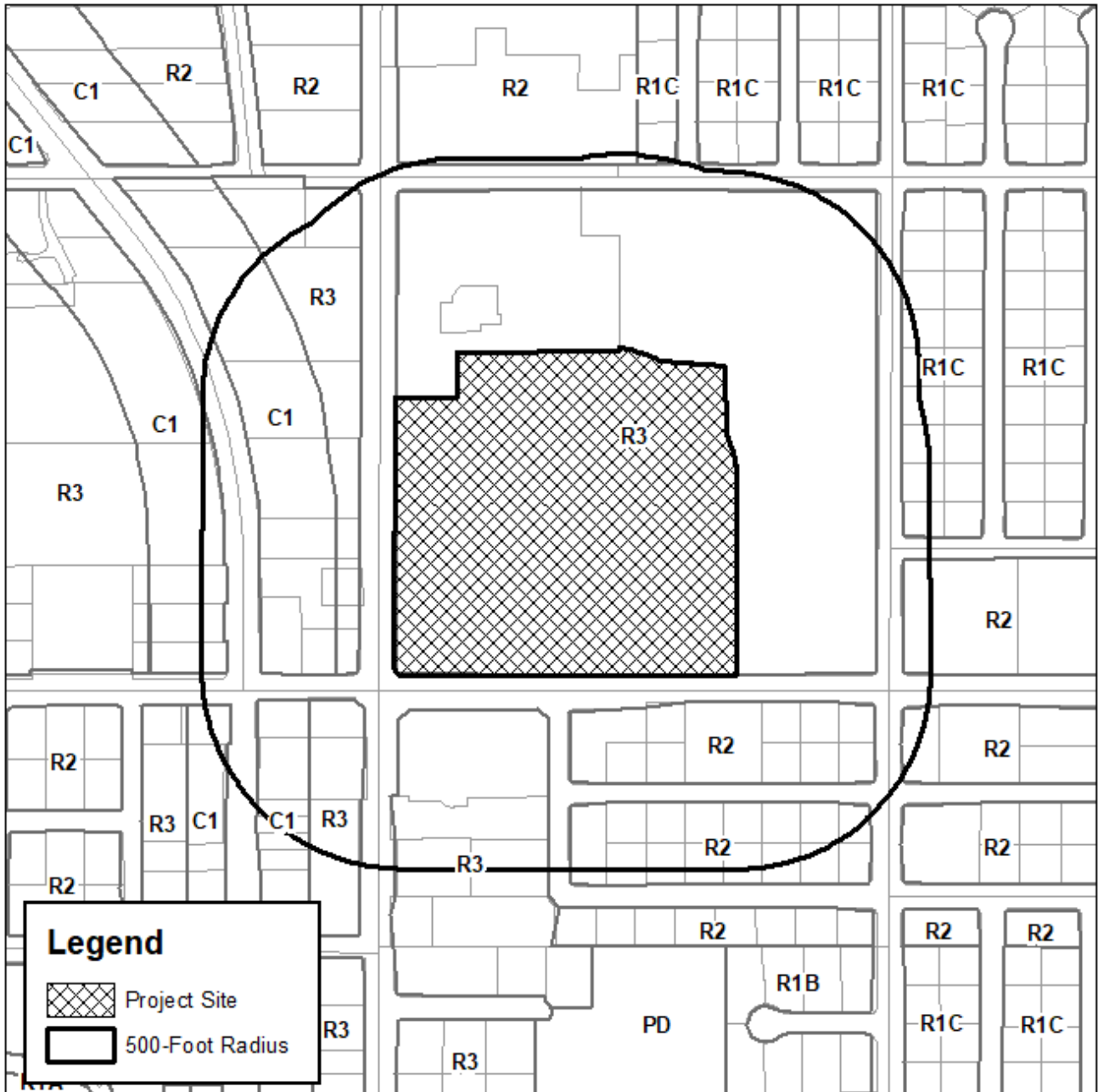
David Newell, AICP
Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Site Photograph
3. Sign Plans
4. SP 08-091 Riviera Hotel Sign Program



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

1600 North Indian Canyon Drive
Margaritaville Resort
Case SP 20-003 AMEND





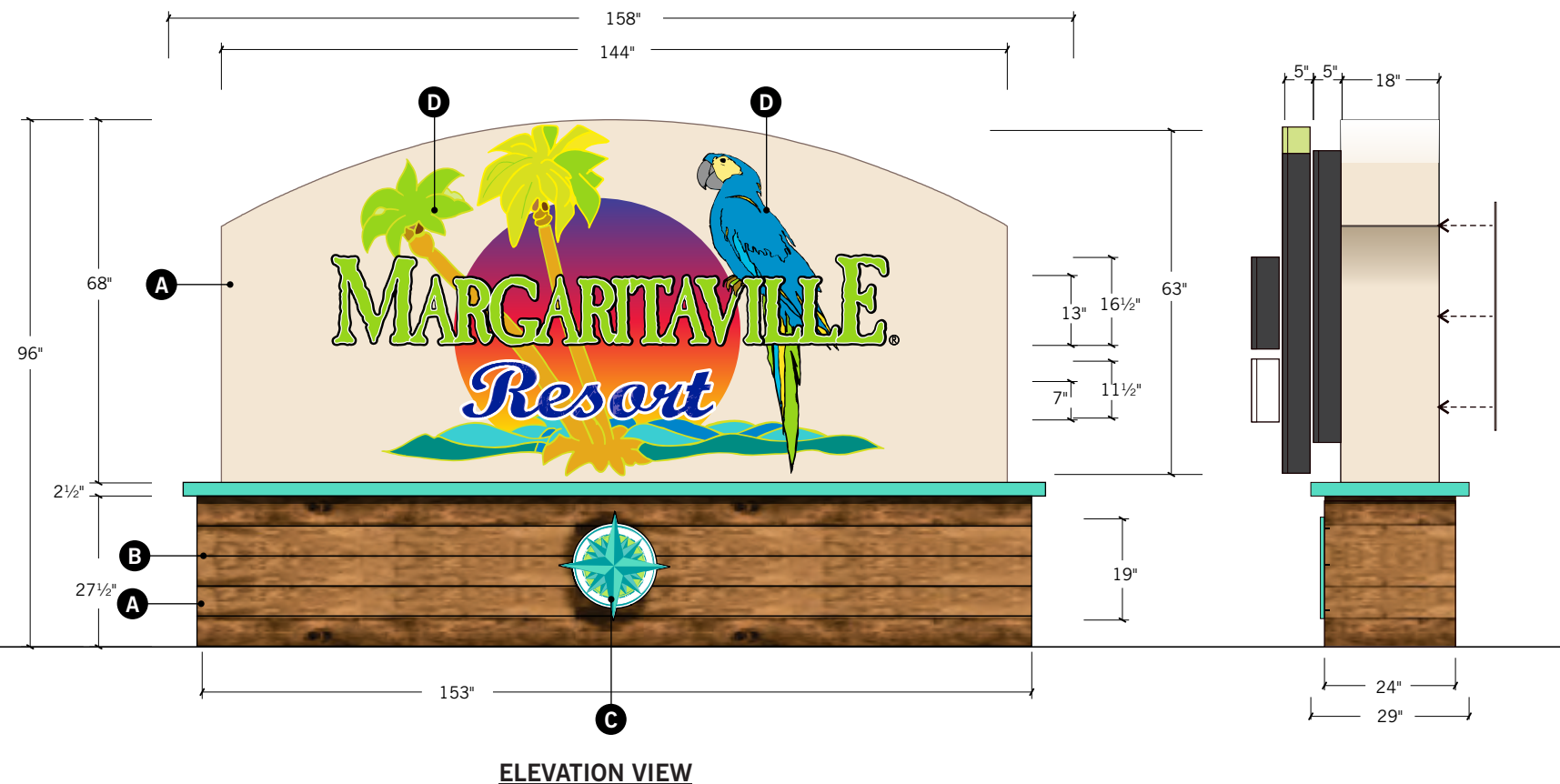


SCALE: 3/16"=1'-0"

EXISTING SIGN TYPE

PROPOSED RETO-FITTED SIGN

SIMULATED NIGHT VIEW



SCALE: 3/8"=1'-0"

ELEVATION VIEW

SIDE VIEW

SINGLE-SIDED PRIMARY ID MONUMENT SIGN DETAILS




















- A** ALL ALUMINUM FABRICATED MONUMENT UPPER CABINET AND BASE. SIGN PAINTED SMOOTH STUCCO FINISH TO MATCH BUILDING.
- B** 1" THICK X 5 1/2" TREX, SQUARE EDGE-TIKI TORCH COMPOSITE WOOD PANELS.
- C** 19" DIA. 13/4" THICK CAST ACRYLIC COMPASS ROSE PLACARD. PAINTED SMOOTH SATIN FINISH TO MATCH LOGO COLORS.
- D** ALL ALUMINUM FABRICATED STANDARD FACE LIT CHANNEL LETTERS, INTERNALLY ILLUMINATED WITH BRIGHT WHITE LED MODULES. LETTERS MOUNTED FLUSH TO MONUMENT CABINET ANCHOR SCREWS. 3/16" WHITE ACRYLIC LETTER FACE WITH BLACK TRIM CAP AND RETURN PAINTED SMOOTH SATIN BLACK FINISH. DIGITALLY PRINTED TRANSLUCENT VINYL AND STOCK TRANSLUCENT VINYL APPLIED TO CHANNEL LETTER FACE. COLORS TO MATCH LOGO COLORS.



SIGN COLOR PALETTE:
(LESS LOGO & COMPASS ROSE)

BENJAMIN MOORE OC-99, DESERTED ISLAND	MATCH BM OC-99	PMS 333C	PMS 577CV
BENJAMIN MOORE 2056-30, SURF BLUE (RAILINGS/DOORS)	PMS 320CV	PMS 321CV	PMS 541C
BENJAMIN MOORE 2048-60, JAMAICAN AQUA(ACCENT)			



 PMS 100	 PMS VIOLET / PMS YELLOW / PMS PURPLE / PMS RED 032 & PMS ORANGE 021	
 PROCESS YELLOW	 PMS 1255 CV	
 PMS 124 CV	 PMS 389 CV	
 PMS 3945 CV	 PMS 382 CV	
 PMS 327 CV	 PMS 375 CV	
 PMS 319 CV	 PMS 731 CV	 WHITE
 PMS 306 CV	 PMS 125 CV	 PMS REFLEX BLUE
 PMS 3005 CV	 BLACK	 PMS REFLEX BLUE @ 7



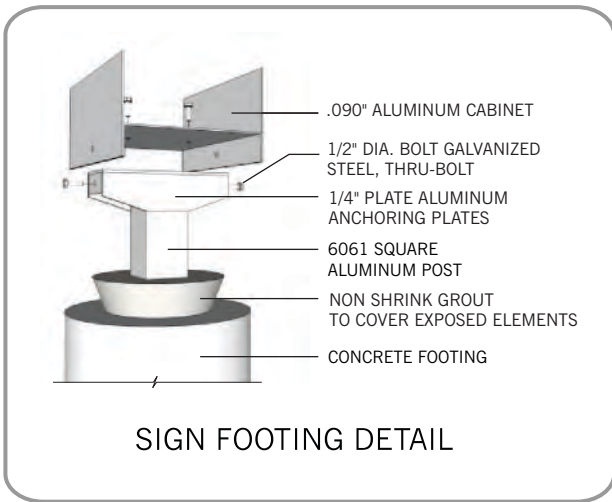
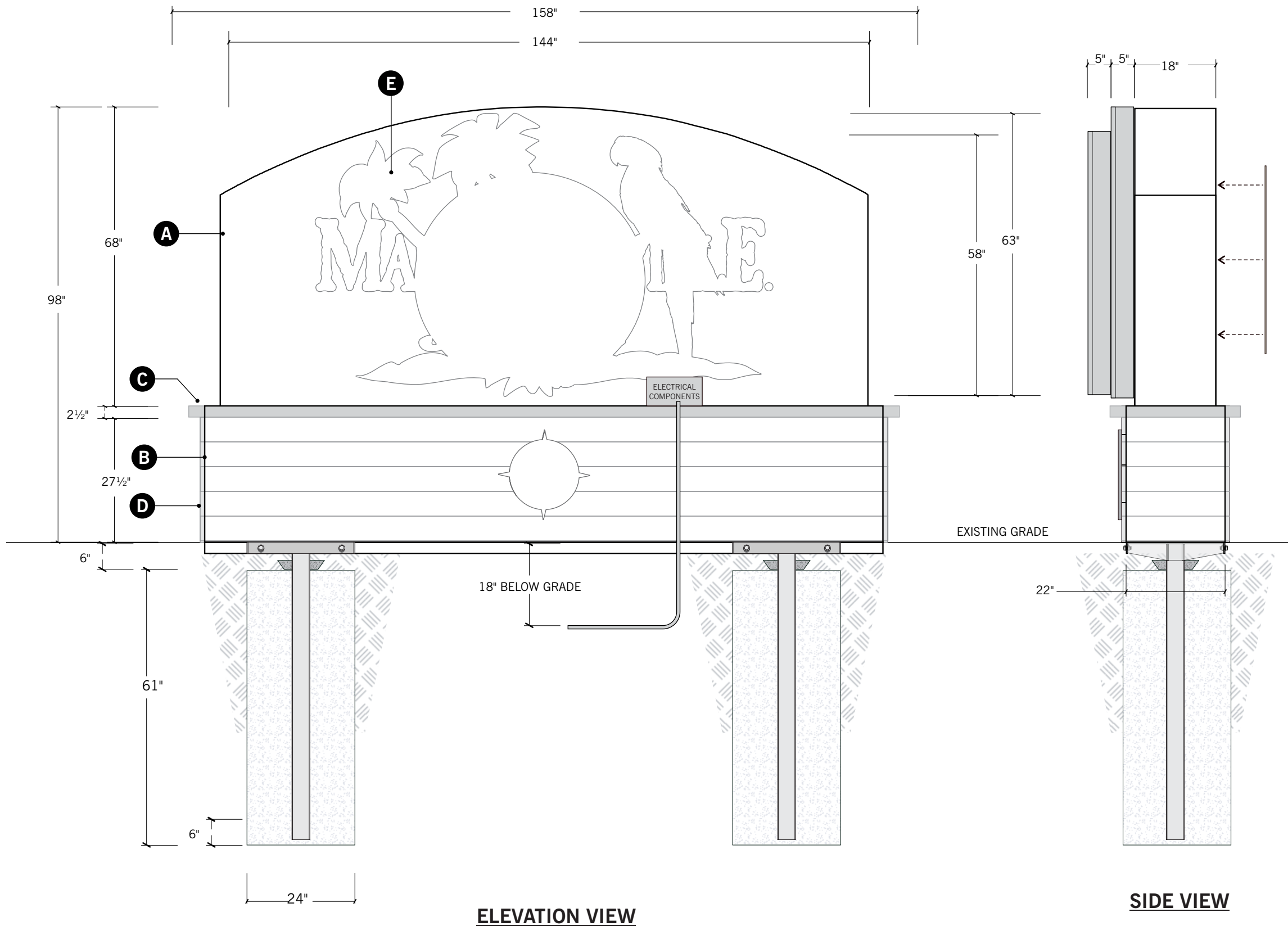
MARGARITAVILLE RESORT LOGO COLOR SPECS

MARGARITAVILLE RESORT
 1600 N. INDIAN CANYON DR.
 PALM SPRINGS, CA 92262

LEGEND 1/2" = 1'-0"

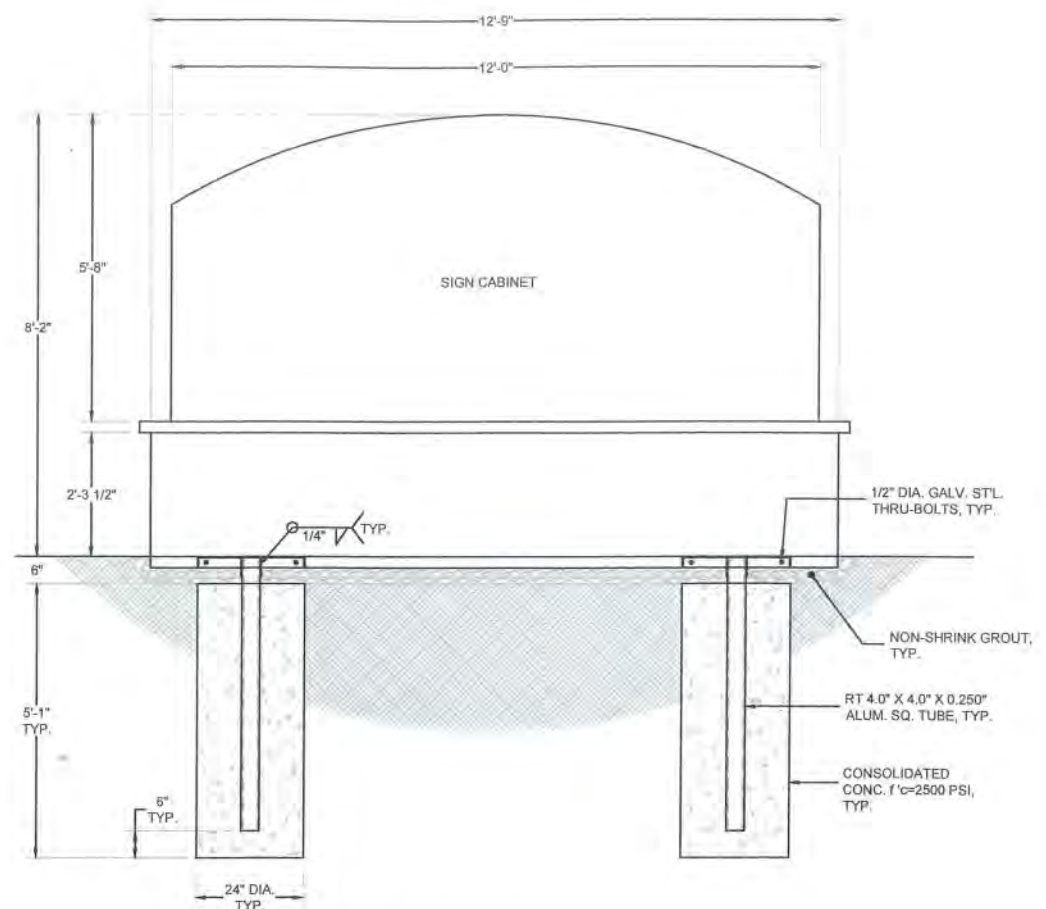
**ILLUMINATED MONUMENT -
 FABRICATION AND FOOTING DETAILS**

- (A) MONUMENT UPPER SIGN CABINET: FABRICATED FROM .090" ALUMINUM AND ALUMINUM ANGLE.
- (B) MONUMENT BASE: FABRICATED FROM .090" ALUMINUM AND ALUMINUM ANGLE.
- (C) 1" THICK X 5 1/2" TREX, SQUARE EDGE-TIKI TORCH COMPOSITE WOOD PANELS.
- (D) DECORATIVE TRIM- .090" ALUMINUM.
- (E) TYPICAL FACE LIT CHANNEL LETTER AND LOGO, INTERNALLY ILLUMINATED WITH WHITE LED MODULES.
- (F) MONUMENT ANCHORING PLATES 22"X24", FABRICATED FROM 1/4" THICK PLATE ALUMINUM WITH 4 ATTACHMENT POINTS. PLATES WELDED TO 3" X3" SQUARE POST. (3) LAYERS BITUMINOUS PAINT.
- (G) 1/2" DIA BOLT GALVANIZED STEEL, THRU-BOLT AS PER YJ ENGINEERING SPECS.
- (H) FOOTING- NON SHRINK GROUT TO COVER EXPOSED ELEMENTS, AS PER YJ ENGINEERING SPECS
- (I) MONUMENT SUPPORT POST: 4"X4" SQ. POST 1/4" THICK WALL - BY YJ ENGINEERING. WELDED TO 1/4" THICK PLATE ALUMINUM CABINET MOUNTING PLATES.
- (J) **CONCRETE FOOTING- (2) 24" DIA. X 61" DEEP** BY YJ ENGINEERING.

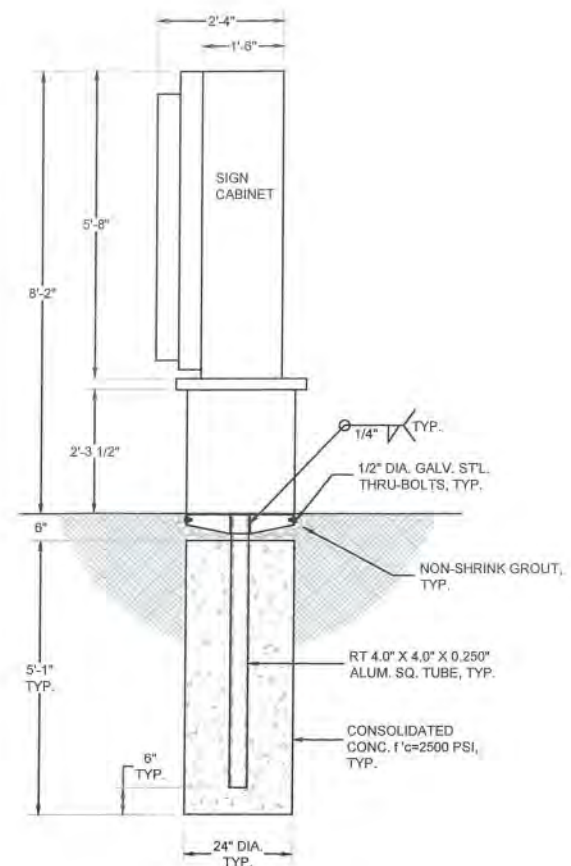


NOTE:
 WE PREFER "SONOTUBE" FORMED ROUND FOOTING. SHALLOWEST FOOTING ENGINEERING CALCULATIONS WILL ALLOW 24" - 36" DIAMETER FOOTING. SHALLOW AND WIDE FOOTING IS BEST FOR ON-SITE DIGGING.

PLEASE CALL **BEST SIGNS: 760-321-3042** WITH ANY QUESTIONS



ELEVATION
N.T.S.



SIDE VIEW
N.T.S.

Sign Design Based On 2019 CBC

Job # JTS_131420
 Project Margaritaville Resorts - Monument
 Job Location 1600 North Indian Canyon Drive
 Palm Springs, CA

INPUT DATA

Exposure category (B, C or D)	=	C
Risk Category	=	II
Ultimate Design Windspeed	V_{ULT}	= 110 MPH
Topographic factor	K_{zt}	= 1 Flat
Height of the sign	h	= 8.17 FT
Vertical dimension (for wall, $s = h$)	s	= 8.17 FT
Average Horizontal dimension	B	= 11.45 FT
Dimension of return corner	L_r	= 1.50 FT

ANALYSIS

Velocity pressure

$q_s = 0.00256 K_z K_{zt} K_d V^2 K_e$	=	22.38 PSF
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where:

q_s = velocity pressure at height h . (Eq. 26.10-1 page 268)	=	
K_z = velocity pressure exposure coefficient	=	0.85
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)	=	
K_d = wind directionality factor. (Tab. 26.6-1, page 266)	=	0.85
K_e = ground elevation factor, see (Tab. 26.9-1, page 268)	=	1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure = $p = q_s G C_f$	=	27 PSF
where: G = gust effect factor. (Sec. 26.11-1, page 269)	=	0.85
C_f = net force coefficient. (Fig. 29.3-1, page 323)	=	1.43
$A_s = B s$ = the gross area	=	93.52 FT ²
Estimated sign cabinet weight	=	362 LBS.

DESIGN SUMMARY

Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 16.32$ PSF
Design Windforce, F =	$16.32 \times A_s = 1.53$ KIPS
Moment Arm =	4.28 FT
Design Moment =	$F \times \text{Moment Arm} = 6.53$ KIP-FT

Footing Design (Nonconstrained)

Diameter =	2.00 FT
Soil Pressure =	100.00 PSF/FT
S_1 =	338.00 PSF
A =	2.64 FT
EMBED. =	5.07 FT

Pole Design

Sec. Mod. Req'd.	ALUM. SQ. TUBE	USE	6061-T6 W
$S = 4.31$	RT 4.0" x 4.0" x 0.25"	$S = 4.41$	(OK)

NOTES :

<p>GENERAL :</p> <ul style="list-style-type: none"> SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS. PROVIDE ISOLATION OF DISSIMILAR MATERIALS. COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT. THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16. PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE. SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS ALL EXPOSED STEEL TO BE PRIMED & PAINTED OR ALTERNATIVELY USE GALVANIZED STEEL. <p>ANCHORS :</p> <ul style="list-style-type: none"> BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL. 	<p>STEEL :</p> <ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO 2019 CBC PLATE, ANGLE, CHANNEL TEE, AND WIDE FLANGE: ASTM A36 ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT. HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT. ALL ANCHORS BOLTS SHOULD BE: ASTM F1554 ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 OR ASTM A449 ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM A276 ALL BOLTS TO BE ZINC COATED: ASTM B633 DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60. <p>ALUMINUM :</p> <ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH. 	<p>WELDING :</p> <p>STEEL</p> <ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO AWS D1.1. AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS. E70 XX ELECTRODE FOR SMAW PROCESS. E70S XX ELECTRODE FOR GMAW PROCESS. ER7 XX ELECTRODE FOR GTAW PROCESS. E70T XX ELECTRODE FOR FCAW PROCESS. ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARTY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION. <p>ALUMINUM</p> <ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL. 	<p>CONCRETE :</p> <ul style="list-style-type: none"> DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14 COMPRESSIVE STRENGTH AT 28 DAYS, $f'c = 2500$ PSI MINIMUM. CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH. MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL. <p>SOIL:</p> <ul style="list-style-type: none"> LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT), MODIFIED PER SECTION 1806.3.4.
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www.yjinc.com
 P.O. BOX 802050
 SANTA CLARITA, CA 91380
 TEL (661)259-0700 FAX (661)259-0900

SHEET TITLE: **MARGARITAVILLE RESORTS MONUMENT**

DRN BY: M.L.	DATE LAST REVISED: Aug 05, 2020	REV. NO.	REV. DATE	REVISED BY
CHK BY: T.J.	PROJ. START DATE: Aug 5, 2020	1	---	---
REV BY: T.J.	SCALE: AS SHOWN	2	---	---
		3	---	---

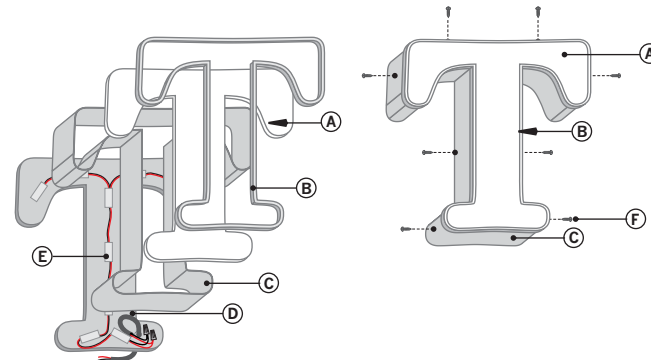
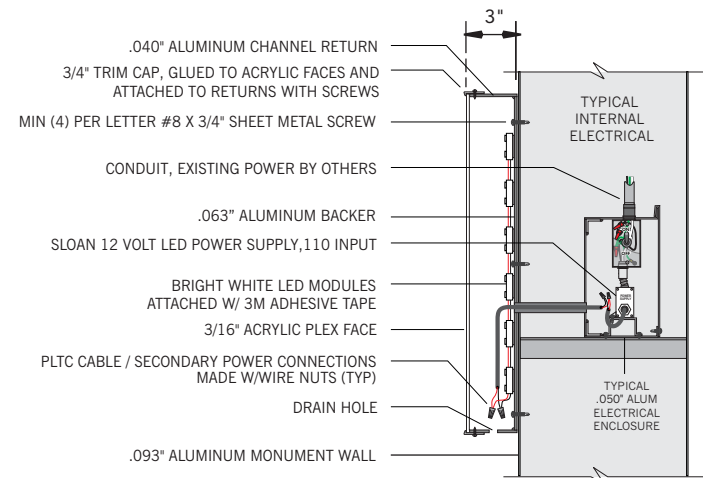
plotted by: Manuel on 8.5.2020 @ 2:33 PM

PROJECT JOB #: JTS_131420_Margaritaville Resort_Monument_North Indian Canyon Drive_Palm Springs_CA.dwg
 PROJECT LOCATION: MARGARITAVILLE RESORTS
 1600 NORTH INDIAN CANYON DRIVE
 PALM SPRINGS, CA
 SHEET # 1 OF 1



TYPICAL FRONT-LIT PAN CHANNEL LETTER DETAILS

NOT TO SCALE

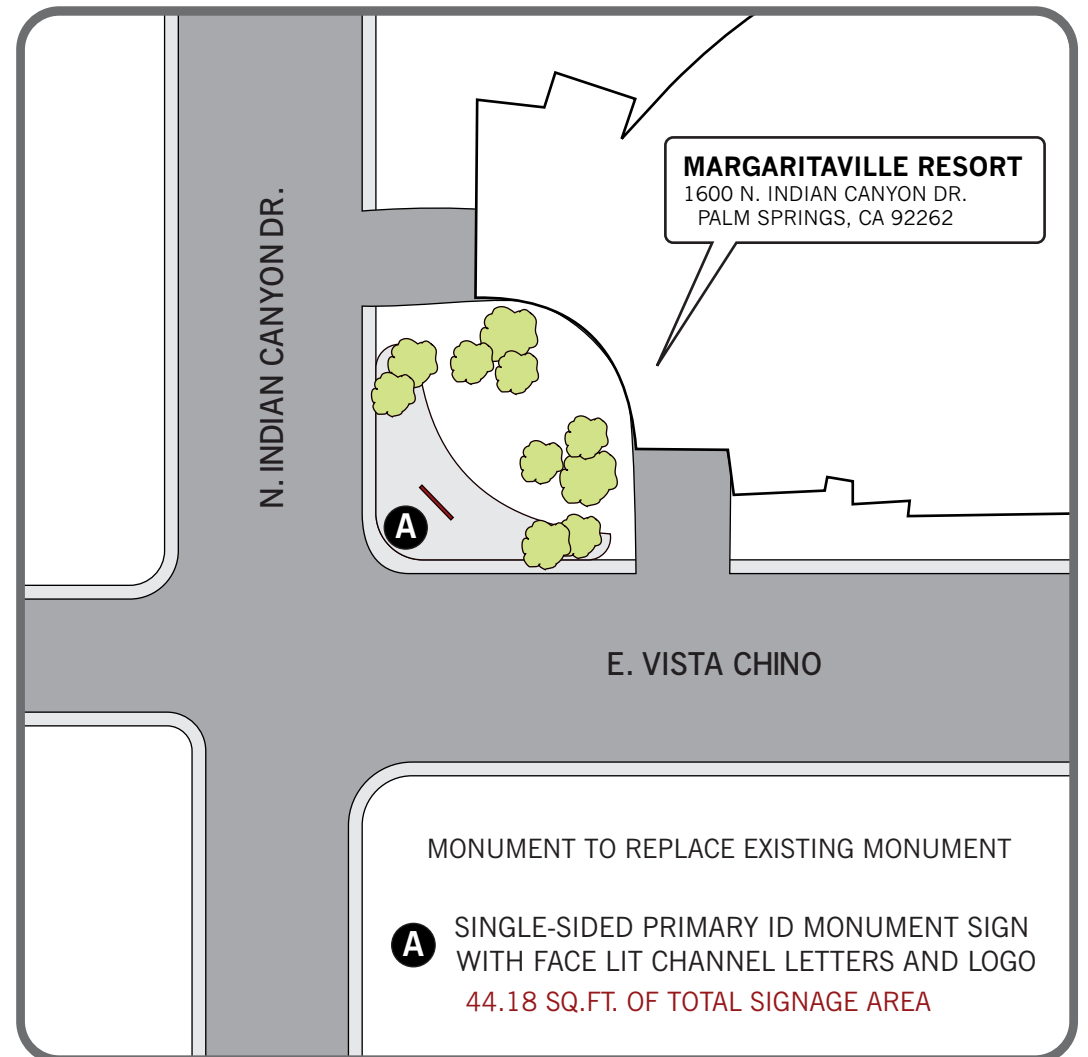


- A 3/16" ACRYLIC FACES
- B 3/4" TRIM CAP, GLUED TO ACRYLIC FACES AND ATTACHED TO RETURNS WITH SCREWS
- C 3" DEEP, .040" ALUMINUM RETURNS
- D .063" ALUMINUM BACKER
- E BRIGHT WHITE LED MODULES
- F #8 X 1/2" SHEET METAL SCREW SECURING FACE

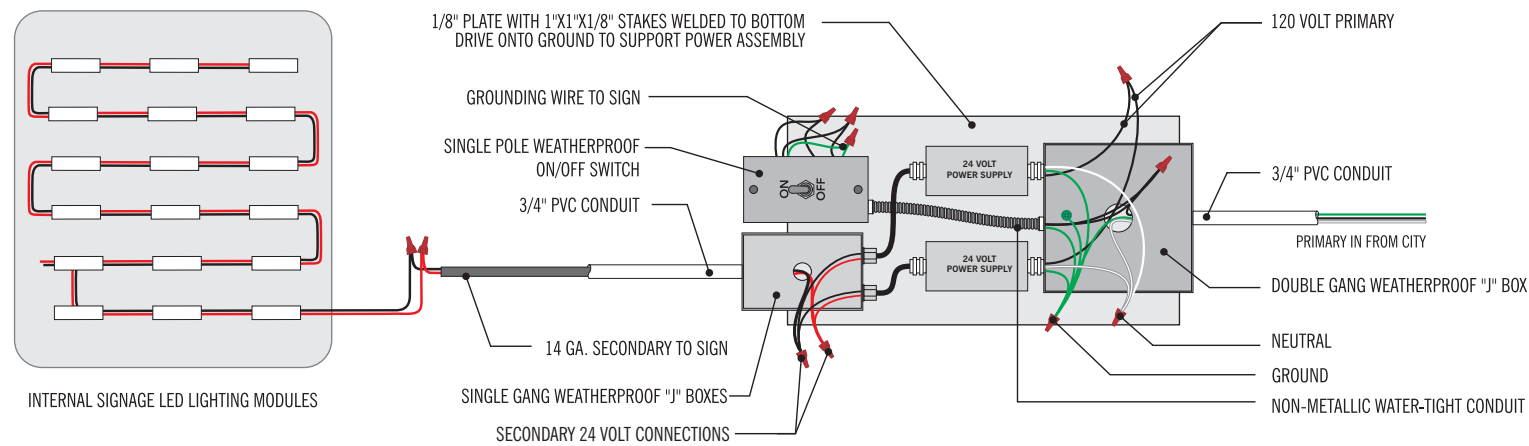
METHOD OF ATTACHMENT TO ALUMINUM MONUMENT BASE

CHANNEL LETTER CONSTRUCTION DETAILS

SITE PLAN / NO SCALE



UL LISTING SUBSCRIBER - E237484

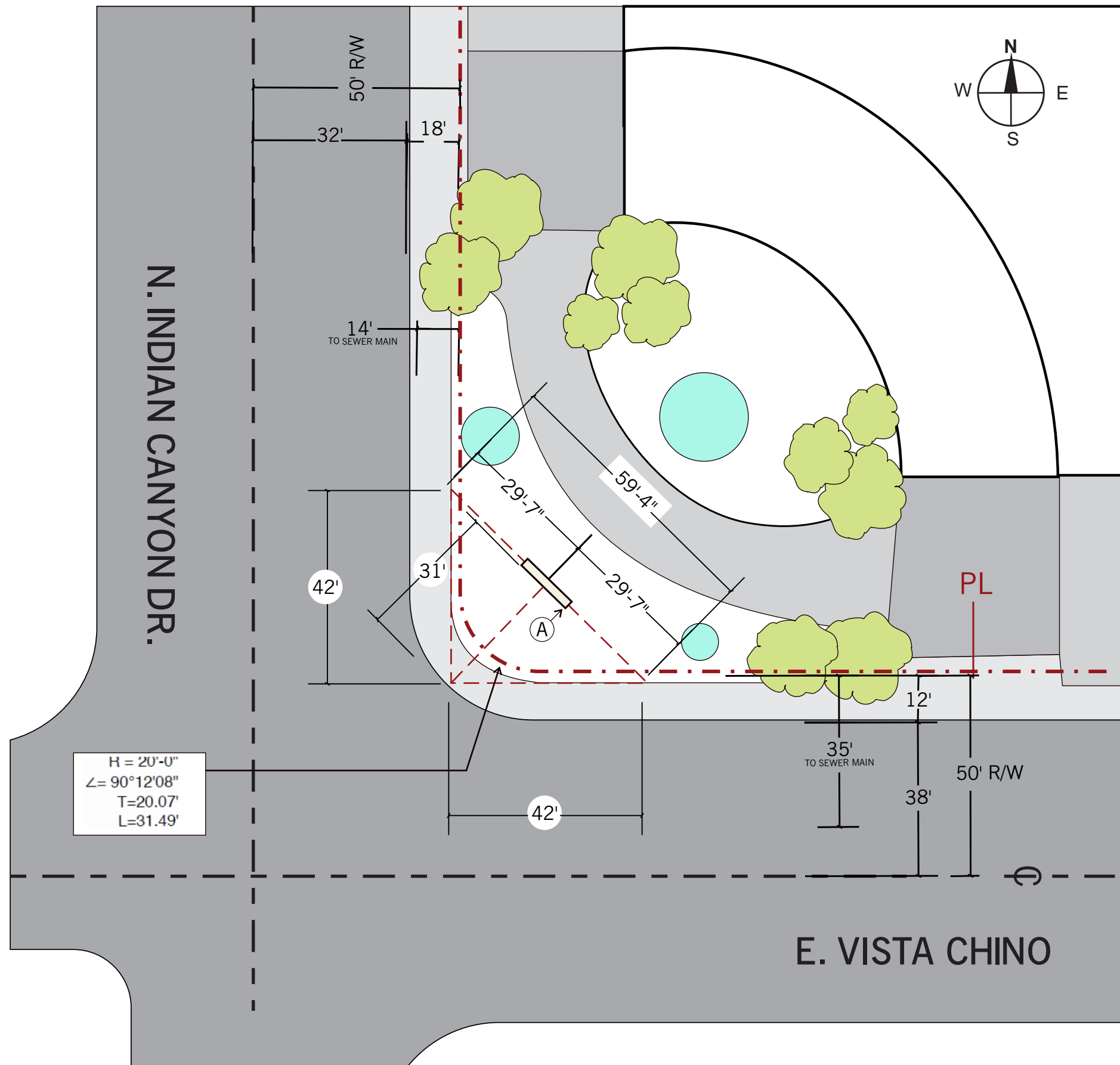


ELECTRICAL WIRING INSTALLATION NTS

LIGHTING DESIGNER

Super Flores

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2019 NATIONAL ELECTRICAL CODE, 2019 CEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN. TITLE-24 COMPLIANT 2019 ENERGY STANDARDS SECTION 6.8. SIGN COMPLIES WITH SECTION 140.8 OF THE 2019 CA ENERGY CODE.



CORNER CUTBACK SITE PLAN

SCALE: 1:300

Ⓐ 24" X 158" SIGN BASE FOOT PRINT

CITY OF PALM SPRINGS
 APPROVED BY PLANNING COMMISSION
 Case # 08-091 Date 7/8/08 Initial GN
 APPROVED BY CITY COUNCIL
 Case # _____ Date _____ Initial _____
 Resolution # _____ Ordinance # _____
 APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS BY ABOVE BODIES



Project: 1600 N. Indian Canyon Drive
 Palm Springs CA 92262

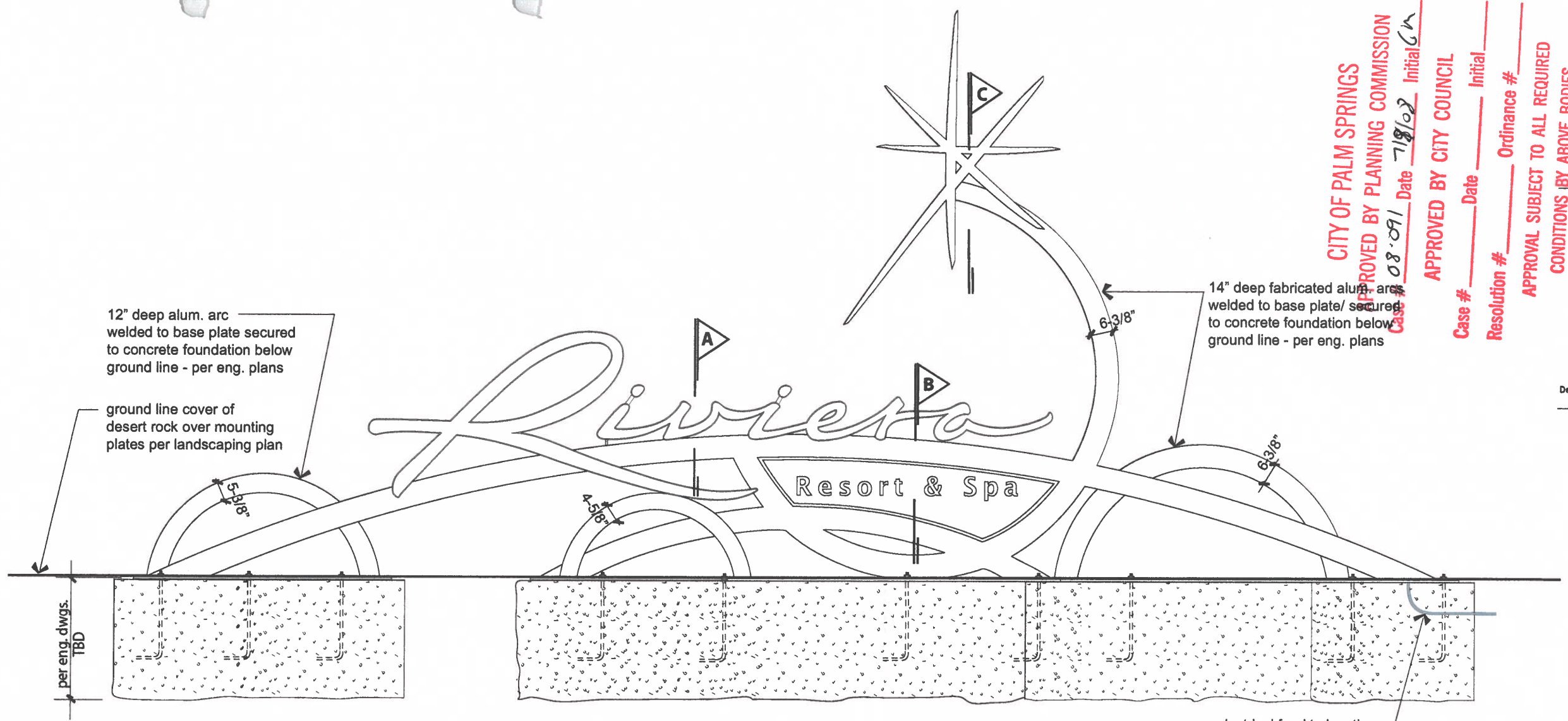
Scope: Property Identification:
 Signage & Wayfinding Program



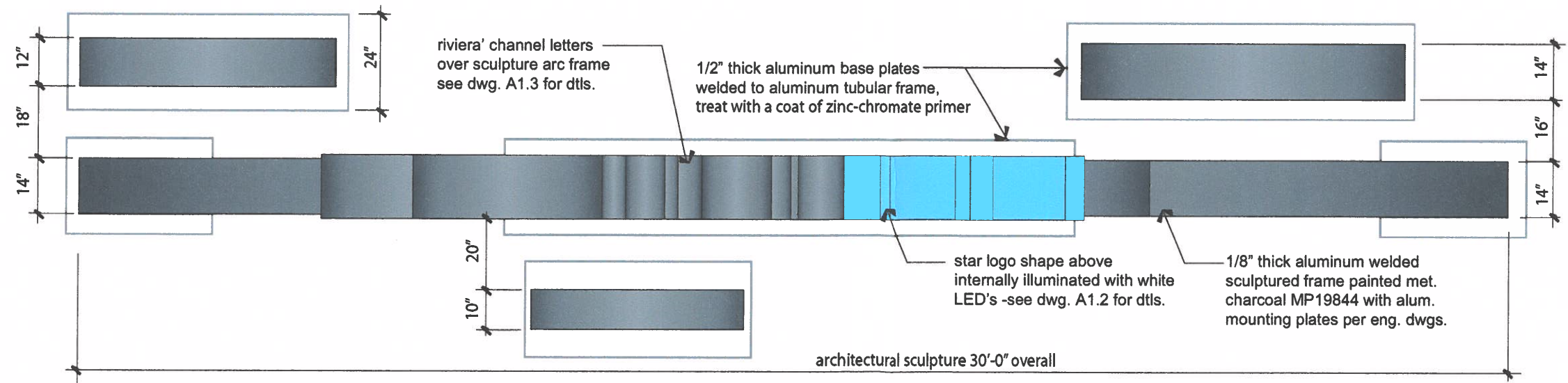
Design/Build: 123 Mercer Ave. Hartsdale NY 10530
 914/ 948.1828 www.ribbitinc.com

EXTERIOR
 Property Identification
 Main Ground Sign

sign area: 61.5 sf
 star area: 24.5 sf
 total sign area proposed: 86 sf
 sign area allowed: 300 sf



2 Sign A1 - Mounting Overview - Elevation



3 Sign Type A1 - Ground ID Layout Detail - Plan View
 scale: 3/8" = 1'-0"

Drawing: **A1 - 1.1**

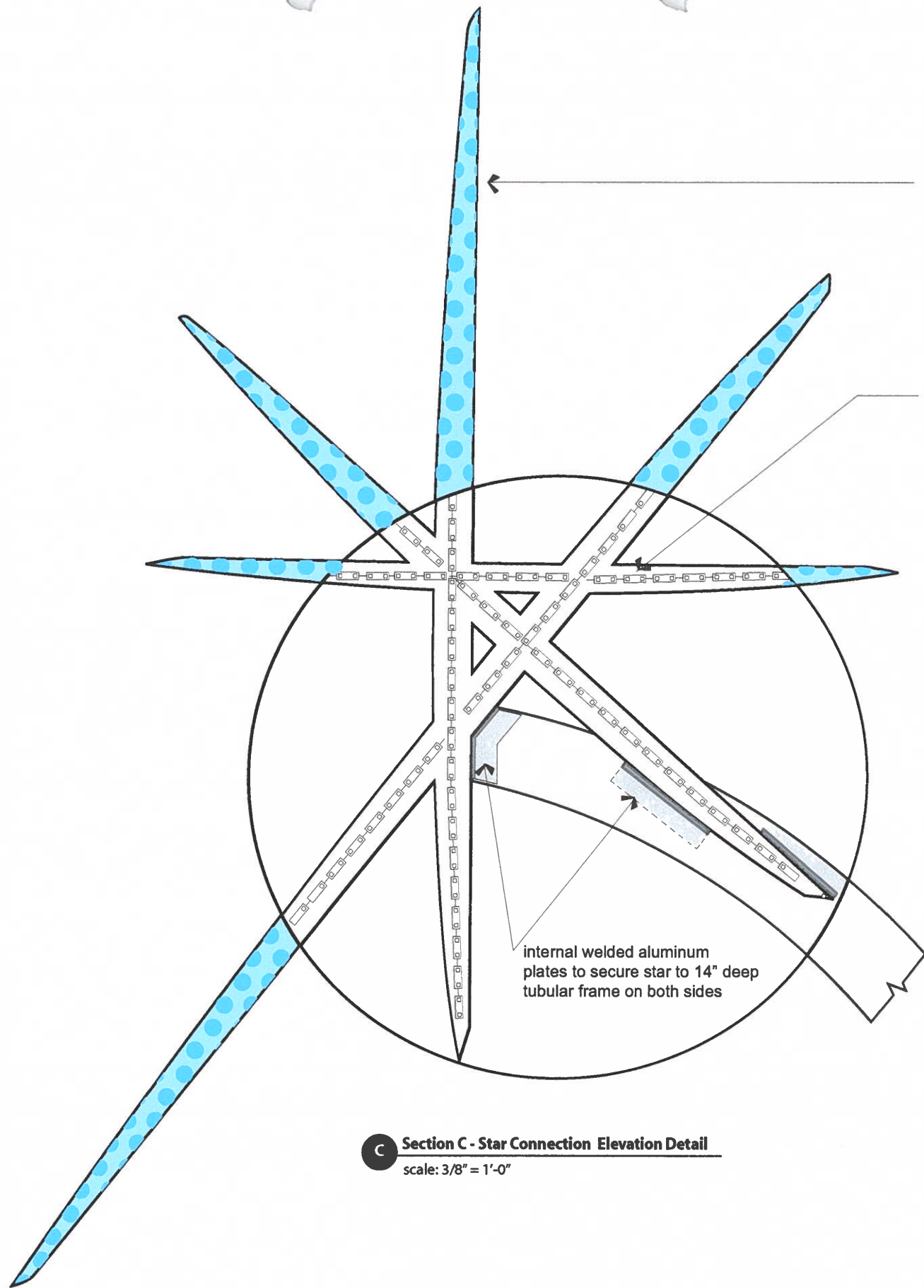
NOBLE HOUSE
 HOTELS & RESORTS

Client: 10900 ne 4th street, suite 1000
 Bellevue, WA 88004

Date: 8 april, 2008
 4/11/08
 4/22/08

RECEIVED
 MAY 29 2008
 PLANNING SERVICES

08-091



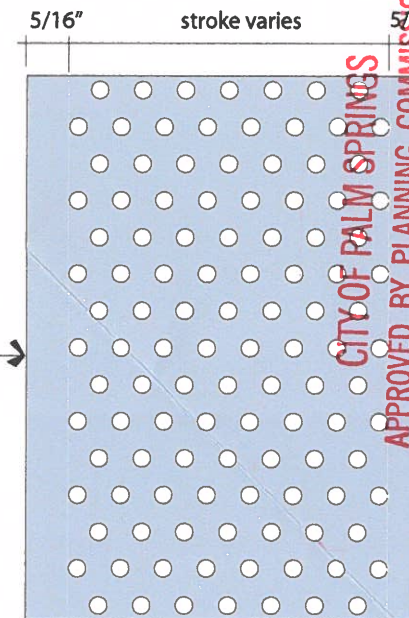
C Section C - Star Connection Elevation Detail
 scale: 3/8" = 1'-0"

star logo shape from perforated metal on face/returns internally illuminated with white LED's paint fin. met. MP 22078 silver/blue

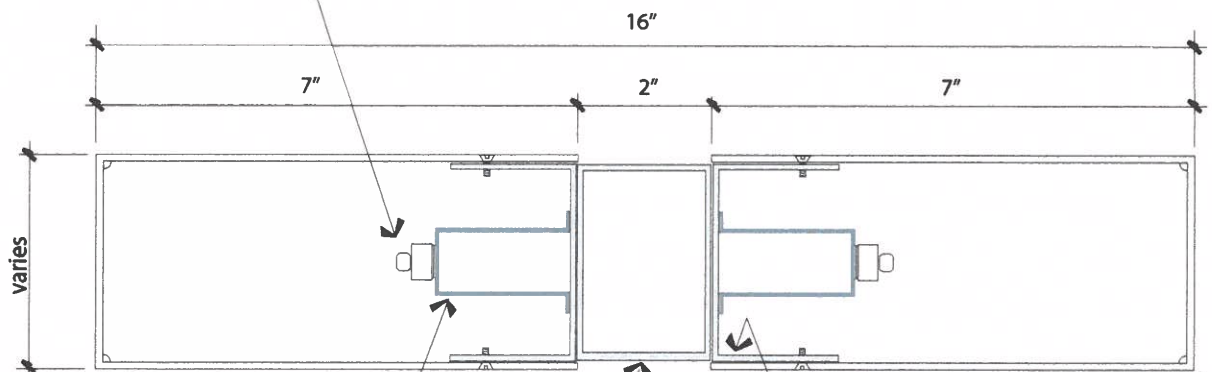
1/8" dia. holes 5/16" o.c. staggered - typ

U.L approved L.E.D. 1" on center typical both sides

internal welded aluminum plates to secure star to 14" deep tubular frame on both sides



Star Perforated Pattern - Faces/Returns



brake-formed aluminum bridge to support L.E.D.s
 1/8" thick aluminum structural frame welded to intersecting arc tubing

brake-formed aluminum "U" clips to support perforated face & returns
 perforated aluminum faces and returns with perforation pattern to top 1/4" from edge, to allow for welding.

1 Star Structure - Plan Detail

5/16" stroke varies
 1/8" dia. holes 5/16" o.c. staggered - typ
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APPROVED BY PLANNING COMMISSION
 Case # 08-091 Date 7/9/08 Initial [initials]
APPROVED BY CITY COUNCIL
 Case # _____ Date _____ Initial _____
 Resolution # _____ Ordinance # _____
APPROVAL SUBJECT TO ALL REQUIRED CONDITIONS BY ABOVE BODIES



1600 N. Indian Canyon Drive
 Palm Springs CA 92262

Project: Property Identification:
 Signage & Wayfinding Program



Design/Build: 123 Mercer Ave. Hartsdale NY 10530
 914/ 948.1828 www.ribbitinc.com

EXTERIOR
 Property Identification
 Main Ground Sign

sign area: 61.5 sf
 star area: 24.5 sf
 total sign area proposed: 86 sf
 sign area allowed: 300 sf

Drawing: **A1 - 1.2**

NOBLE HOUSE
 HOTELS & RESORTS

Client: 10900 ne 4th street, suite 1000
 Bellevue, WA 88004

Date: 8 april, 2008
 4/11/08
 4/22/08

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 Case # _____ Date _____ Initial _____
 Resolution # _____ Ordinance # _____
 APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS BY ABOVE BODIES



Project: 1600 N. Indian Canyon Drive
 Palm Springs CA 92262

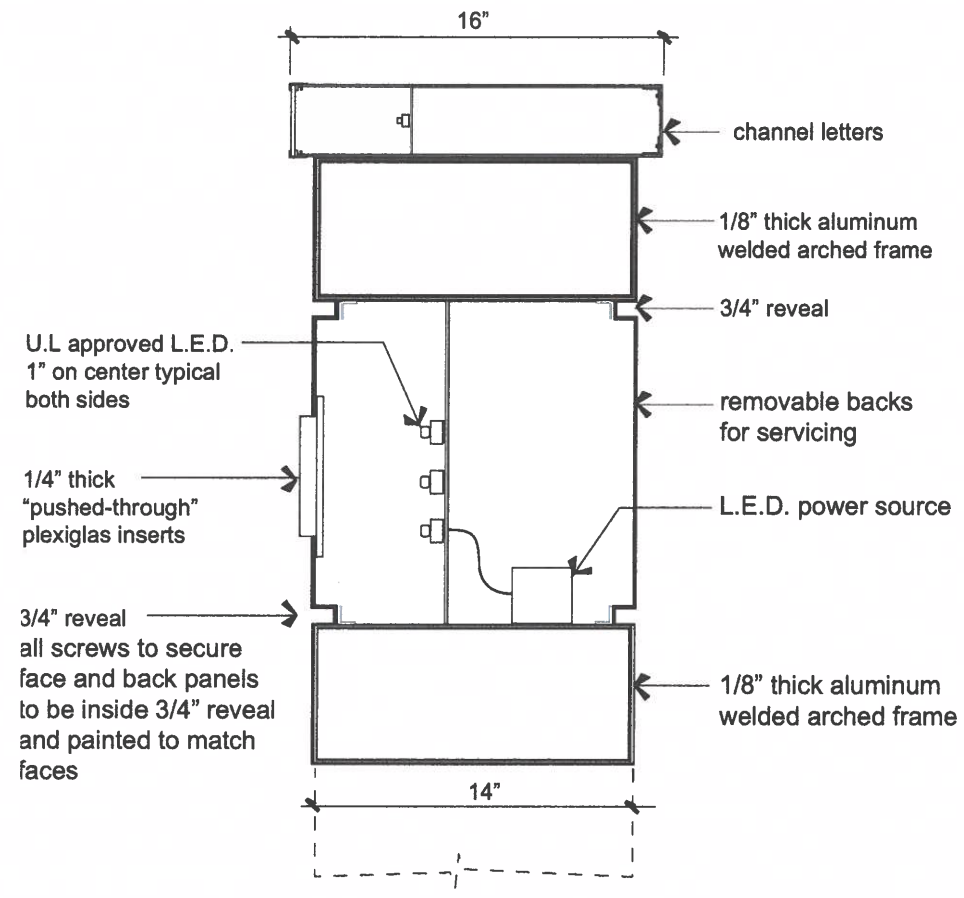
Scope: Property Identification:
 Signage & Wayfinding Program



Design/Build: 123 Mercer Ave. Hartsdale NY 10530
 914/ 948.1828 www.ribbitinc.com

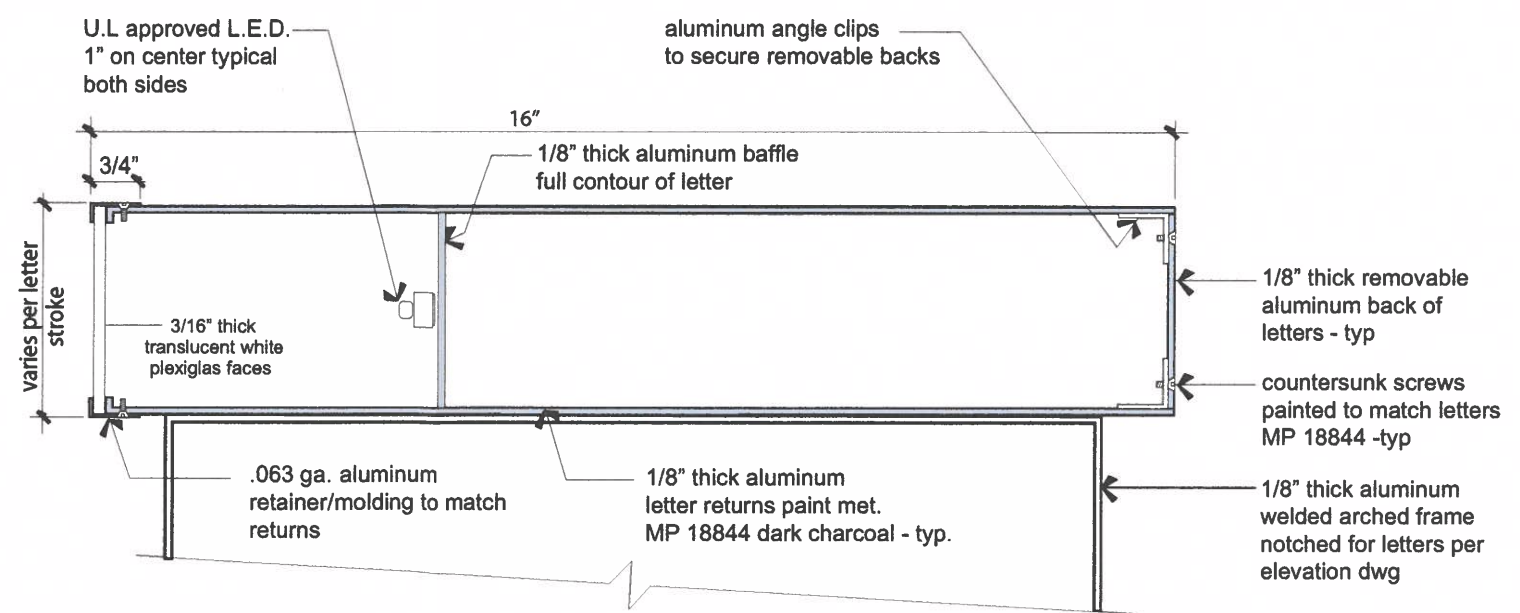
EXTERIOR
 Property Identification
 Main Ground Sign

sign area: 61.5 sf
 star area: 24.5 sf
 total sign area proposed: 86 sf
 sign area allowed: 300 sf



B Sign Type A1 - Section B Structure Detail
 scale: 3/8" = 1'-0"

1 Sign Type A1 - Partial Elevation Detail ID Letters



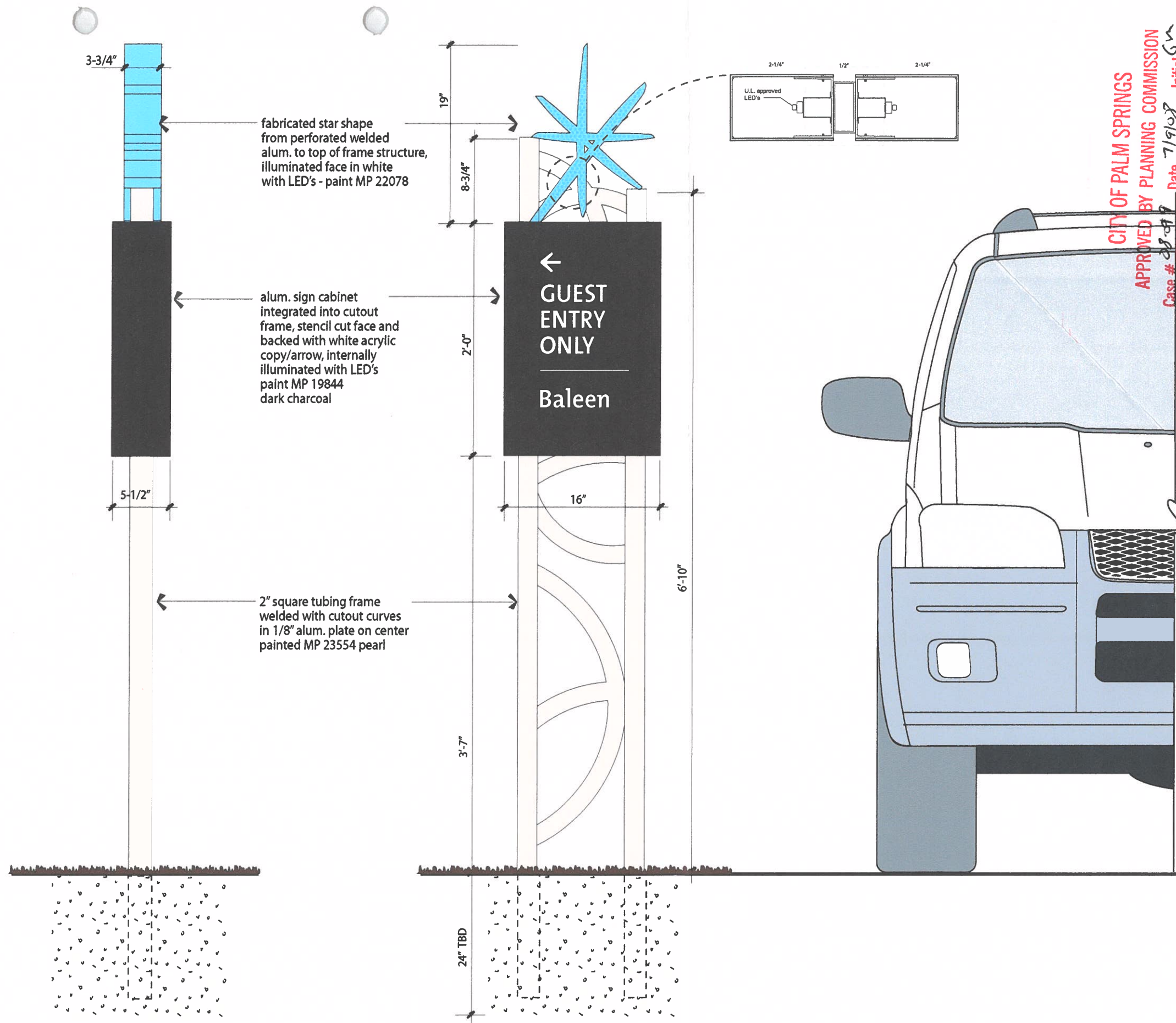
A Sign Type A1 - Section A - Typical Letter Detail

Drawing: **A1 - 1.3**

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 Bellevue, WA 88004

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A Sign Type A2 - Pole ID End View

1 Sign Type A2 - Entry Pole Directional Sign - Elevation
(2) Required - Double Sided

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 Case # 08-091 Date 7/19/08 Initial GM
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 Case # _____ Date _____ Initial _____
 Resolution # _____ Ordinance # _____
 APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS B ABOVE BODIES



1600 N. Indian Canyon Drive
Palm Springs CA 92262

Project: Property Identification:
Signage & Wayfinding Program



123 Mercer Ave. Hartsdale NY 10530
914/ 948.1828 www.ribbitinc.com

EXTERIOR
Property Identification
Entry Pole Directional

sign area : 5 sq. ft.
(sign panel w/star)

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 ARCHITECTURAL ADVISORY COMMITTEE
 CASE # 08-091
 DATE 6/18/09 INITIALS GM

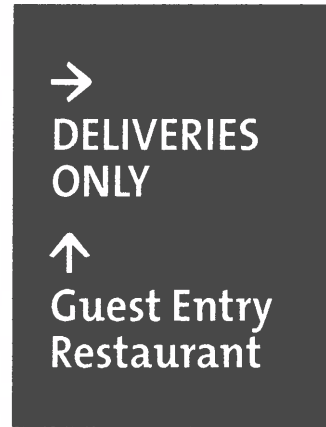
Drawing: **A2 - 1.0**

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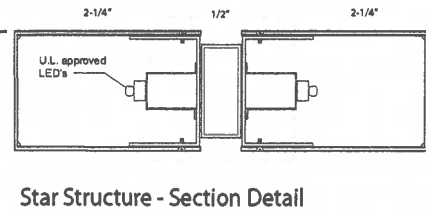
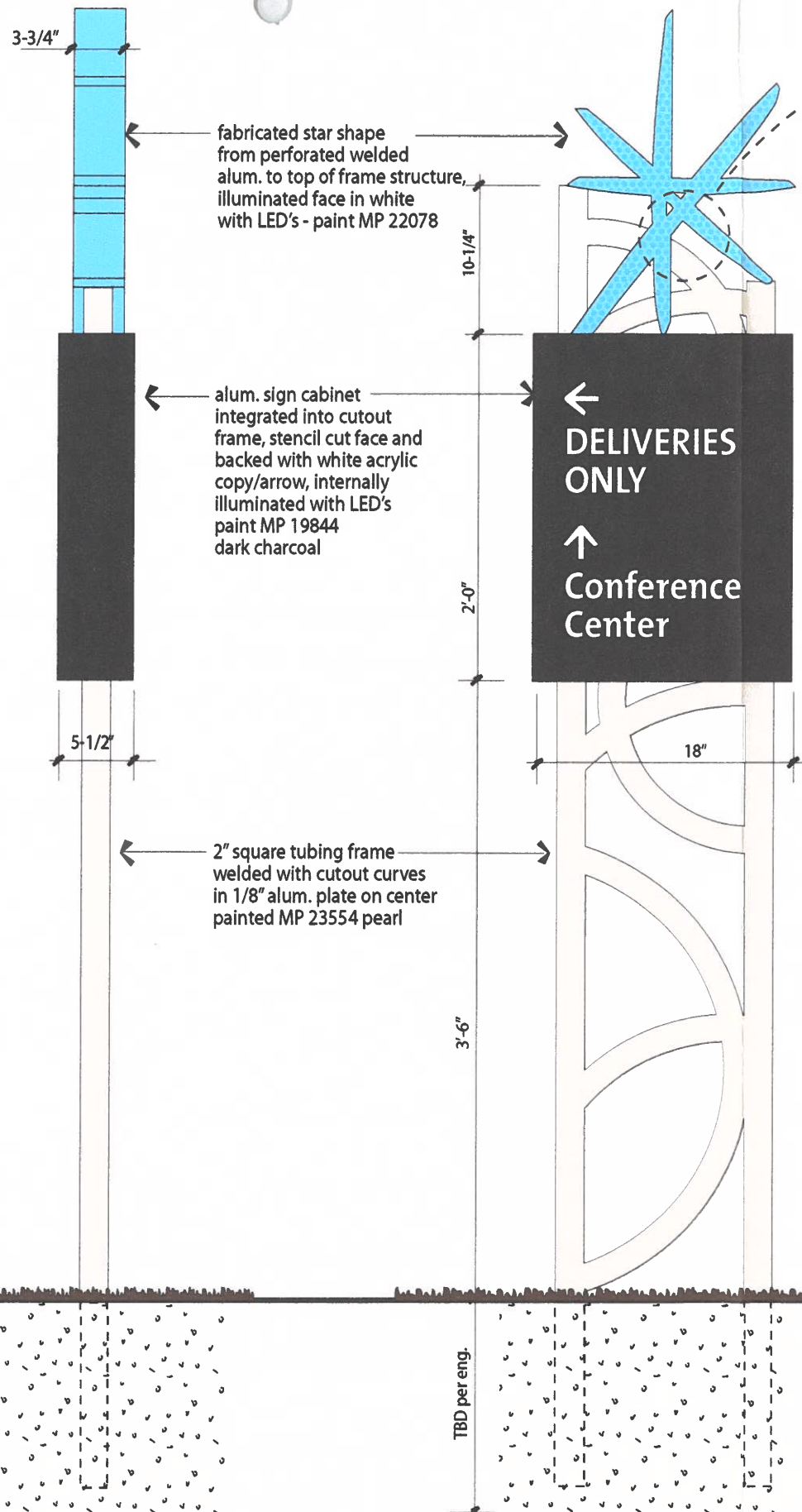
Client: 10900 ne 4th street, suite 1000
Bellevue, WA 88004

Date: 6 Feb. 2008
8 Mar. 2008
3 April, 2008
8 April, 2008
4/22/08

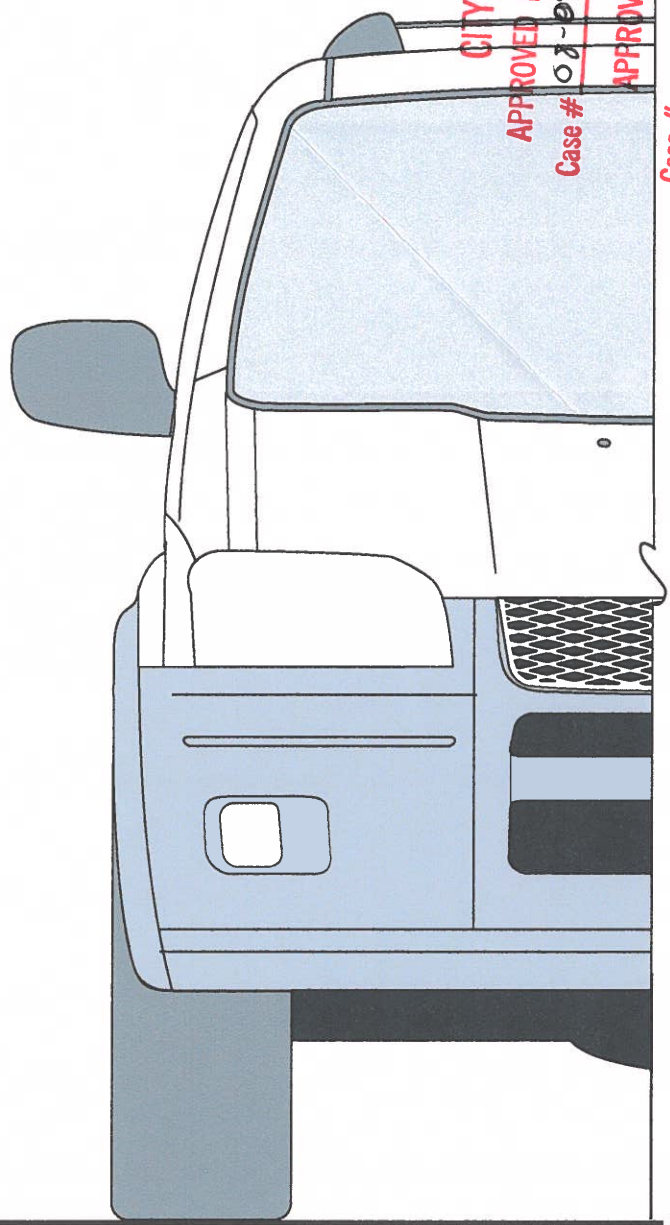
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Sign Panel Other Surface



Star Structure - Section Detail



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APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS BY ABOVE BODIES



1600 N. Indian Canyon Drive
 Palm Springs CA 92262

Project: Property Identification:
 Signage & Wayfinding Program



Design/Build: 123 Mercer Ave. Hartsdale NY 10530
 914/ 948.1828 www.ribbitinc.com

EXTERIOR
 Property Identification
 Pole Directional

sign area : 5 sq. ft.
 (sign panel w/star)

Drawing: **A3 - 0**

NOBLE HOUSE
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Client: 10900 ne 4th street, suite 1000
 Bellevue, WA 88004

Date: 6 Feb. 2008
 8 Mar. 2008
 3 April, 2008
 8 April, 2008
 4/25/08

08-091

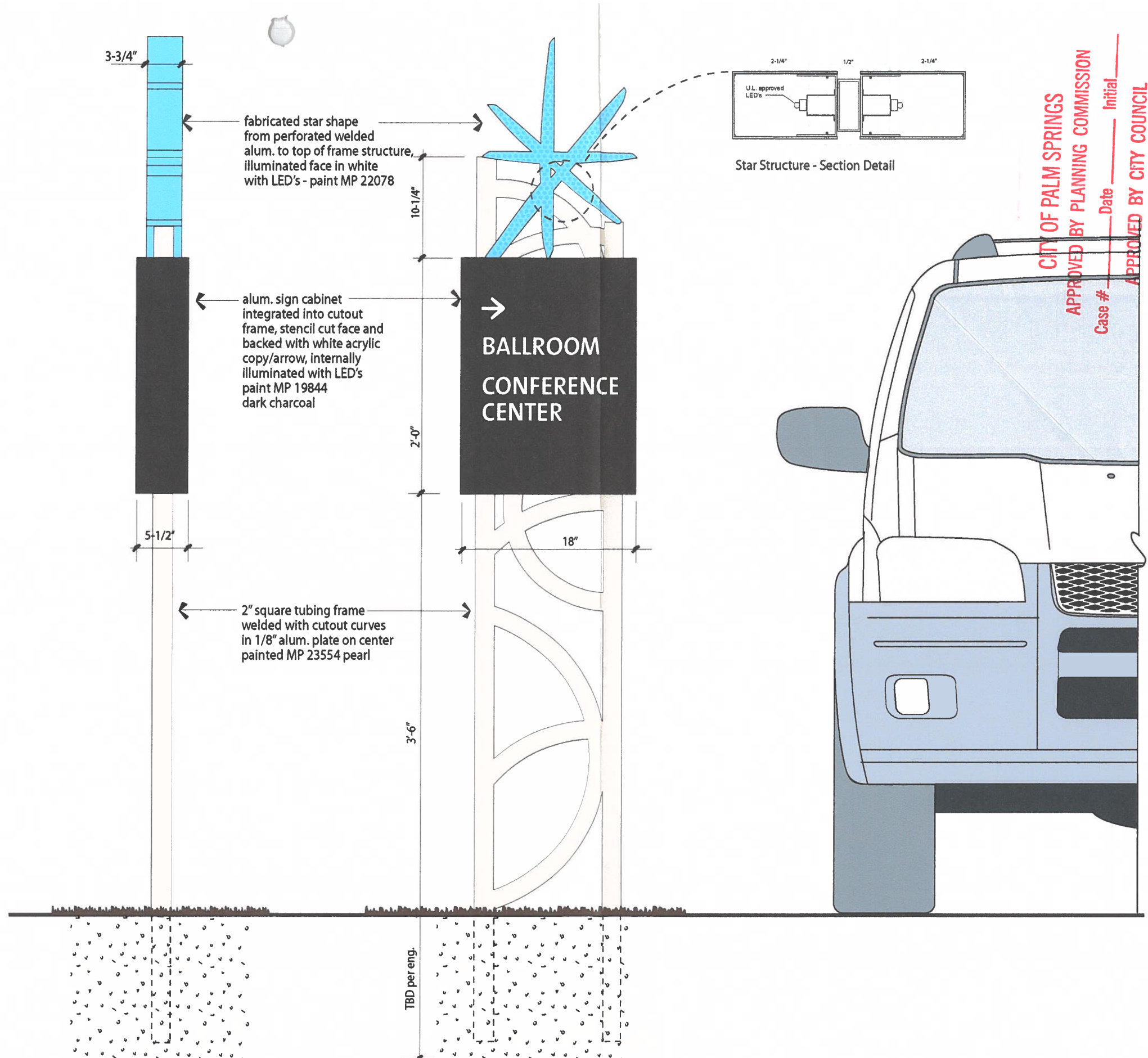
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A Sign Type A3 - Pole ID End View

1 Sign Type A3.0 - Pole Directional Sign - Elevation
 (1) Required - Double Sided



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1600 N. Indian Canyon Drive
Palm Springs CA 92262

Property Identification:
Signage & Wayfinding Program



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EXTERIOR
Property Identification
Pole Directional

sign area : 5 sq. ft.
(sign panel w/star)

Drawing: **A3 - 1.0**

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Bellevue, WA 88004

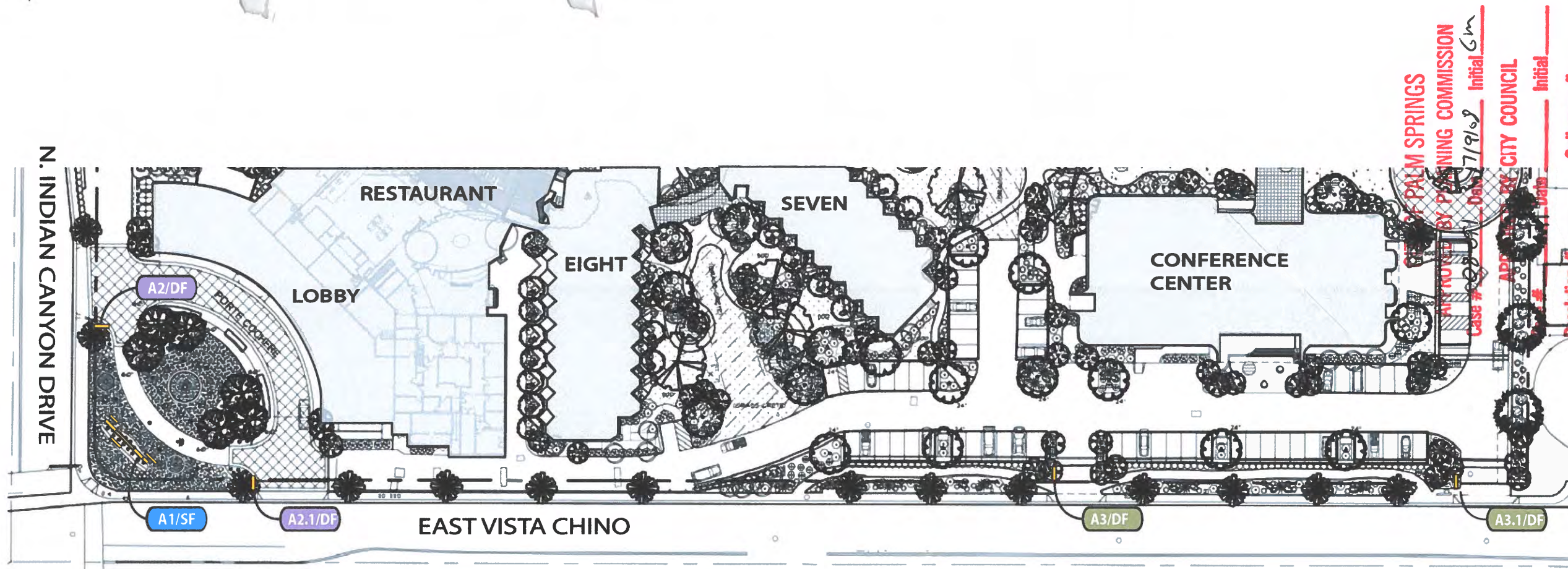
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A Sign Type A3 - Pole ID End View

1 Sign Type A3.1 - Pole Directional Sign - Elevation
(1) Required - Double Sided



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Signage & Wayfinding Program



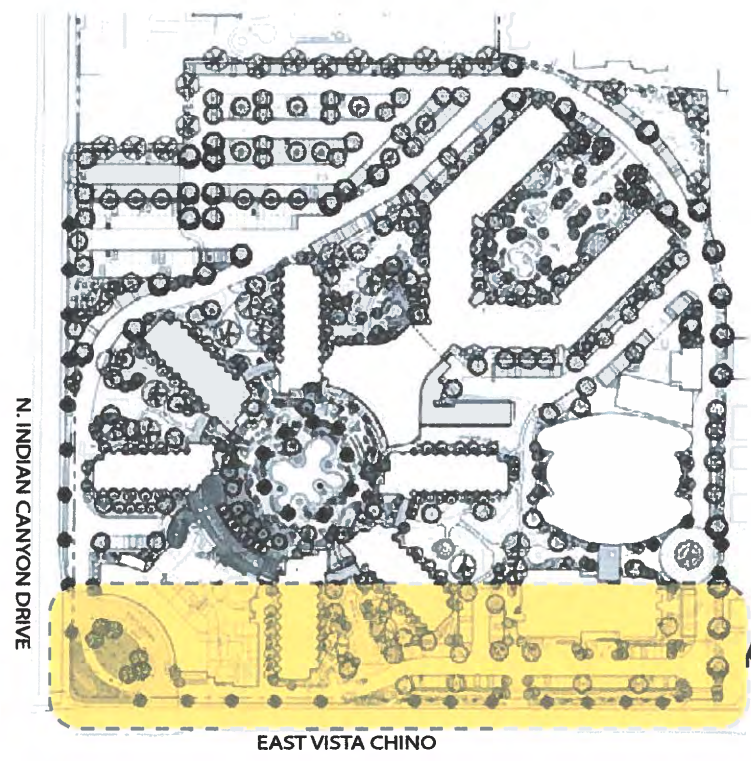
123 Mercer Ave. Hartsdale NY 10530
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EXTERIOR
Property Identification
Sign Location Plan

APPROVAL SUBJECT TO ALL REQUIRED
CONDITIONS BY ABOVE BODIES
 Ordinance # _____
 Resolution # _____
 APPROVED BY PALM SPRINGS
PLANNING COMMISSION
 Case # 08-091 Date 7/9/08 Initial Gm
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 Ordinance # _____
 Resolution # _____

Sign Location Plan - Exterior Sign at Corner and Entries to Property

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 CASE # 08-091
 DATE 6/9/08 INITIALS Gm



detail area
above for sign location
at entries to property

key

- Main Property ID - Ground/Monument
- Guest Entry Pole Vehicular ID - Freestanding
- Conf. Entry Pole Vehicular ID - Freestanding
- Vehicular Directional ID - Freestanding

Drawing: SLP - 1

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Sign Type A1 - 3D Study



1 Sign Type A1 - Main Ground Sign- Elevation
 (1) Required
 > located at Corner of Vista Chino & Indian Canyon Dr.

sign area: 61.5 sf
 star area: 24.5 sf
 total sign area proposed: 86 sf
 sign area allowed: 300 sf

CITY OF PALM SPRINGS
APPROVED BY PLANNING COMMISSION
 Case # 08-091 Date 7/9/08 Initial Gm
APPROVED BY CITY COUNCIL
 Case # _____ Date _____ Initial _____
 Resolution # _____ Ordinance # _____
APPROVAL SUBJECT TO ALL REQUIRED
CONDITIONS BY ABOVE BODIES



Project: 1600 N. Indian Canyon Drive
 Palm Springs CA 92262

Scope: Property Identification:
 Signage & Wayfinding Program



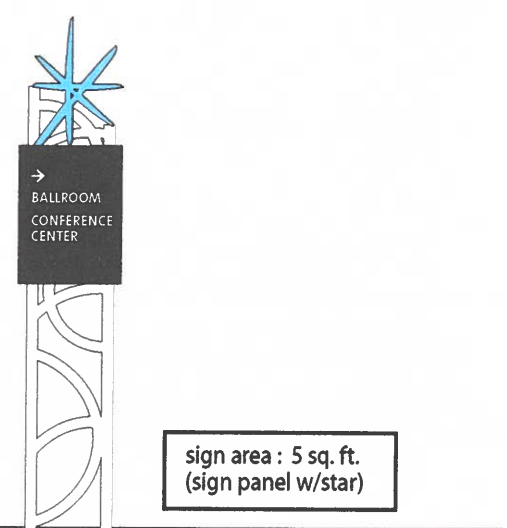
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EXTERIOR
 Property Identification
 Exterior Signs Overview

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 CASE # 08-091
 DATE 6/9/08 INITIALS Gm



sign area : 5 sq. ft.
 (sign panel w/star)



sign area : 5 sq. ft.
 (sign panel w/star)



sign area : 5 sq. ft.
 (sign panel w/star)

4 Sign Type A3.1 - Entry Sign ID at Vista Chino
 (1) Required
 > located at Vista Chino Entry

3 Sign Type A3.0 - Entry Sign ID at Vista Chino
 (1) Required
 > located at Vista Chino Entry

2 Sign Type A2 - Main Entry Sign at Vista Chino & Indian Canyon
 (2) Required
 > located at Main Guest Entry, Vista Chino & Indian Canyon Entry

Drawing: **S - types**

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Main Property Sign at Corner - Overview



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 APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS BY ABOVE BODIES



Project: 1600 N. Indian Canyon Drive
 Palm Springs CA 92262

Scope: Property Identification:
 Signage & Wayfinding Program



Design/Build: 123 Mercer Ave. Hartsdale NY 10530
 914/ 948.1828 www.ribbitinc.com

EXTERIOR
 Property Identification
 Main Ground Sign

sign area: 61.5 sf
 star area: 24.5 sf
 total sign area proposed: 86 sf
 sign area allowed: 300 sf

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1 Sign Type A1 - Main Ground Sign- Elevation
 (1) Required

resort & spa letters to be stencil cut with 1/4" push-thru translucent white acrylic inserts internally lit white - see dtl. 3 dwg. A1.3

Drawing: A1 - 1.0

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