



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: MARCH 6, 2023 UNFINISHED BUSINESS

SUBJECT: A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR A PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA). (NK)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

On January 17, 2023, the Architectural Review Committee (ARC) considered a proposed project which includes a partial demolition, a 1,973-square-foot addition, and exterior alterations to an existing 10,991-square-foot automotive dealership building, Genesis Palm Springs. Subsequently, the ARC voted unanimously for continuation with the direction that the applicant address the following design concerns:

1. A lack of adequate landscaping.
2. Differentiation of the building orientation to address solar heat gain.

An excerpt from the draft January 17, 2023 ARC meeting minutes is attached to this memorandum (Attachment 6).

RECOMMENDATION:

That the Architectural Review Committee adopt the resolution and approve the application subject to conditions of approval (Attachment 3), which include but are not limited to, the following:

1. The composition of the median landscape shall be improved. Consider installing additional boulders and/or adding more plant materials to achieve better composition. Mexican Beach Buff shall be applied to limited areas for an accent only.

PROPOSED CHANGES TO THE ORIGINAL PROPOSAL:

In response to the January 17, 2023 ARC comments, the applicant has made the following changes summarized in the table below:

	<i>Previous Proposal</i>	<i>Proposed Changes</i>	<i>Staff Comments</i>
Landscape	<p>Installation of Red Yucca (<i>Hesperaloe parviflora</i>) only and decomposed granite in the planting beds located in the north and west customer parking areas, as well as the planting bed next to the west side pedestrian entrance. No tree or palm installation was proposed. Landscape installation was not proposed for the median.</p>	<p>More diversified plant palette is proposed. In addition to the previously proposed Red Yucca, Date Palm, Blue Glow Agave, Barrel Cactus, Green Carpet, and New Gold Lantana have been added. Additionally, the existing Mexican Fan Palms, which are subject to removal due to the proposed building expansion, will be relocated to the west customer parking lot.</p> <p>Plant installation in the median is proposed. The proposed plant palette includes New Gold Lantana, Red Yucca, and Barrel Cactus. Except for the palms, the median plants will be 15 gallons in size. Mexican Beach Buff ranging from 3 to 5 inches in size is proposed as an accent. The area will be maintained with drip irrigation with a smart control irrigation system.</p>	<p>Date Palm installation will allow visual continuity along the dealership row, and its height is complementary to the proposed building height. The revision also includes landscape installation in the median. The applicant states in the Justification Letter (Attachment 4) that the existing underground utilities in the median limit plant materials that are suitable for the area. A rendering of the proposed landscape design has been submitted (Attachment 9). Due to the location of the existing building relative to the street, the area which is suitable for landscape installation is rather limited.</p> <p>Sparse planting arrangement is proposed in the median, which lacks composition. Staff recommends a condition of approval which requires the rearrangement of the</p>

	<i>Previous Proposal</i>	<i>Proposed Changes</i>	<i>Staff Comments</i>
			median landscape to create a composed space (PLN 4).
Solar Control	Application of expansive glazing on the north, west, and east elevations.	Additional solar control is provided via glazing. The Justification Letter (Attachment 4) states that low-emissivity glazing system (Solarban 72 - refer to Attachment 5) is proposed for improved solar control and thermal efficiency. Alternatively, Solarban 70 Optigray (darker than Solarban 72 – refer to Attachment 5) may be selected for enhanced performance. Supplementary to the proposed glazing system, mechanically operated solar shades (Attachment 9) can be installed indoors for additional microclimate control.	Applicant explains in the Justification Letter (Attachment 4) that the proposed “floating roof” and expansive glazing are essential elements of the corporate’s architectural design theme. The applicant responds to the ARC’s comments by proposing the use of construction materials which will provide better insulation and light transmittance. Building design which increases product visibility to the maximum extent possible is vital for the business.

CONCLUSION:

Applicant has submitted a revised plan based on the comments made by the ARC at the January 17, 2023 ARC meeting. The comments relating to inadequate landscaping has been addressed by the installation of additional planting materials in the median and the parking lot planting beds. The applicant has also addressed the ARC’s concerns relating to solar heat gain by utilizing construction materials and mediums that are specifically engineered for thermal efficiency and controlled light transmittance. Staff has determined that the revised plan is generally consistent with the ARC’s comments, and the proposed planting materials are consistent with the City’s landscape design guidelines. Therefore, staff recommends that the ARC adopt the resolution and approve the project subject to the conditions of approval attached to this staff memorandum (Attachment 3).

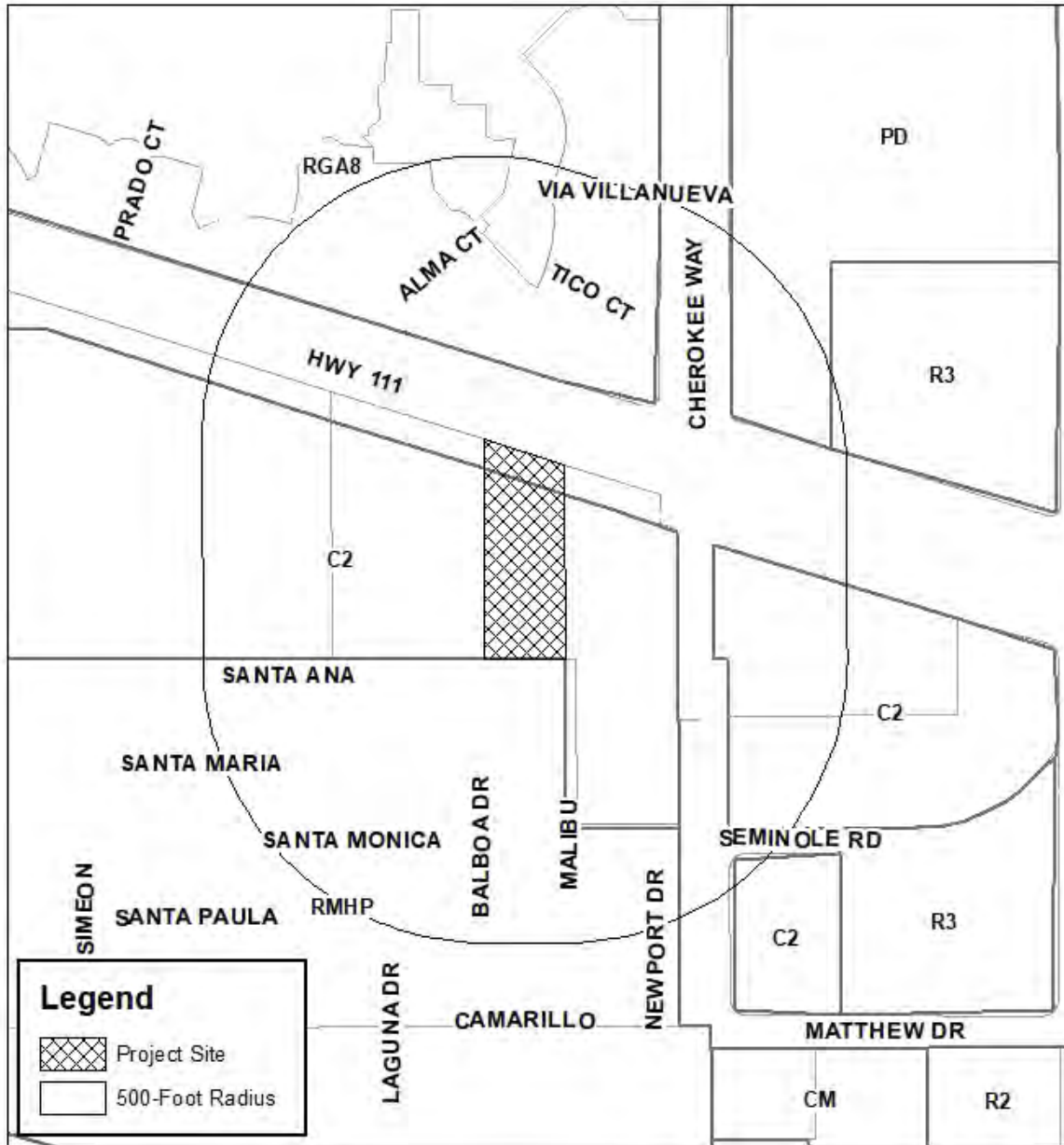
PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Planning Services Director

ATTACHMENTS:



1. Vicinity Map
2. Aerial View
3. Draft Resolution & Conditions of Approval
4. Justification Letter
5. Solarban Performance Comparison Sheet
6. Excerpt from January 17, 2023 ARC Meeting Minutes (DRAFT)
7. Staff Memorandum from January 17, 2023 ARC Meeting
8. Revised Plans & Exhibits
9. Plans (SUPERSEDED)



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  500-Foot Radius

CITY OF PALM SPRINGS

Case 3.1358 MAA
 4057 East Palm Canyon Drive (APN: 681-070-034)
 V.I.P. Motor Cars, Ltd.



 Project Site

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MINOR ARCHITECTURAL APPLICATION FOR A PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. V.I.P. Motor Cards, Ltd. ("Applicant") filed a Minor Architectural (MAA) application with the City of Palm Springs, pursuant to Palm Springs Zoning Code (PSZC) Section 94.04.00 (architectural review) for a partial demolition, a 1,973-square-foot addition, and exterior alterations to an existing automotive dealership, Genesis Palm Springs, located at 4057 East Palm Canyon Drive (APN: 681-070-034) ("the Project").

B. On January 17, 2023, the City's Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee voted unanimously for the continuation of the project.

C. On March 6, 2023, the City's Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed project is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee (ARC) has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15301 (Class 1, Existing Facilities).

Section 2: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.1358 MAA for a partial demolition, a 1,973-square-foot addition, and exterior alterations to an existing automotive dealership building, Genesis Palm Springs, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 6th day of March, 2023.

AYES:

NOES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Christopher Hadwin
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.1358 MAA

V.I.P. Motor Cars, Ltd.

4057 East Palm Canyon Drive
(APN: 681-070-034)

March 6, 2023

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.1358 MAA except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, which include site plans, architectural elevations, exterior materials and colors, and landscaping, on file in the Department of Planning Services except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning Services or his designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or

proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.1358 MAA. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. Time Limit on Approval. The time limit for the commencement of construction under an architectural approval shall be two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

PLANNING DEPARTMENT CONDITIONS

PLN 1. AMM Approval Required. Administrative Minor Modification (AMM) shall be approved for the proposed 110'-9" front yard setback.

PLN 2. Secondary Customer Parking (West Side). Shift the parking spaces towards the project site or a Lot Line Adjustment shall be approved subject to Engineering Department review so that the parking spaces will be fully located on the project site.

PLN 3. Sidewalk Easement. Locate the proposed primary customer parking (north

side) out of the sidewalk easement or vacate a portion of the sidewalk easement and dedicate a portion of the project site to the City to address the encroachment issue.

- PLN 4. Median Landscape. The composition of the median landscape shall be improved. Consider installing additional boulders and/or adding more plant materials to achieve better composition. Mexican Beach Buff shall be applied to limited areas for an accent only.
- PLN 5. Reciprocal Agreement Required. A reciprocal agreement shall be established between the project site and the adjacent parcels located at 4095 East Palm Canyon Drive and 3919 East Palm Canyon Drive for access. The agreement shall be established in the form acceptable to the City.
- PLN 6. Outdoor Lighting Fixtures. Any new outdoor lighting fixtures, including landscaping light fixtures, shall conform to the City's Outdoor Lighting Standards stated in Palm Springs Zoning Code Section 93.21.00. Such fixtures shall be reviewed and approved by the Department of Planning Services.
- PLN 7. Signage. Any new signage shall be reviewed and approved by the Department of Planning Services prior to installation.

BUILDING & SAFETY DEPARTMENT CONDITIONS

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

General Conditions

BLDG 1. Shall comply with the latest adopted edition of the following codes as applicable:

1. 2022 California Building Code
2. 2022 California Electrical Code
3. 2022 California Mechanical Code
4. 2022 California Plumbing Code
5. 2022 California Energy Code
6. 2022 California Fire Code
7. 2022 California Green Building Standards Code

BLDG 2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

ENGINEERING DEPARTMENT CONDITIONS

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

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

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

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.

EAST PALM CANYON DRIVE

ENG 2. Remove the existing driveway approach at the entrance to the parking lot and construct a 24 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205.

ENG 3. Construct Type C curb ramps meeting current California State Accessibility standards on each side of the new driveway approach in accordance with City of Palm Springs Standard Drawing No. 214.

ENG 4. An 8 feet wide sidewalk shall be maintained behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. Dedicate an easement for sidewalk purposes as needed for those portions of sidewalk to be located outside of the existing sidewalk easement. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.

ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

ENG 6. The proposed parking spaces to be located within the existing sidewalk easement will not be allowed and any proposed parking spaces will need to be outside of any easement.

- ENG 7. The on-site layout of drive aisles and parking spaces is subject to further review and approval by the City Engineer. Adjustment of proposed drive aisle alignments, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.
- ENG 8. For on-site bay parking in residential and commercial zones, paving material shall be decorative paving, colored and/or patterned to relate to the overall design in accordance with Zoning Code 93.06.00.C.15.e.
- ENG 9. The minimum pavement section for all on-site pavement (drive aisles and parking spaces) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 10. Proposed on-site drive aisles and parking lot modifications shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey surface drainage of the on-site improvements to an approved drainage system, in accordance with applicable City standards.
- ENG 11. The applicant shall provide a copy of an executed and recorded reciprocal ingress/egress easement for the shared parking lot area across the properties identified as Assessor's Parcel Number (APN) 681-070-033, 681-070-034, and 681-070-036. The recorded easement shall be provided to the City Engineer prior to issuance of grading or building permits.
- ENG 12. Parking shall be restricted along both sides of the 38 feet wide private drive aisle located along the frontage, as necessary to maintain a 24 feet wide clear two-way travel way. Regulatory Type R26 "No Parking" signs or red curb shall be installed along the drive aisles as necessary to enforce parking restrictions. The property owner shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions required for the development.
- ENG 13. A clearly designated pedestrian walkway of adequate width shall be provided for pedestrians crossing the entrance of the parking lot as well as entering or leaving the retail areas and accessing the retail parking. Traffic signage, lighting, pavement markings, and/or other visual cues shall be incorporated in the design of the on-site drive aisles and parking lot in order

to support the use of the walkway by pedestrians and alert vehicles of the potential for crossing pedestrians.

SANITARY SEWER

ENG 14. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

GRADING

ENG 15. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

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

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

ENG 16. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed at the limits of grading and/or disturbed areas. Fencing shall have screening that is tan in color; green

screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit and immediately prior to commencement of grading operations.

- ENG 17. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 18. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 19. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of eight hundred dollars (\$800) (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 20. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)
- ENG 21. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided even though there may not be a grading plan for the project. Prior to issuance of Building Permits.
- ENG 22. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval prior to issuance of Building Permits.
- ENG 23. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant

Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

DRAINAGE

ENG 24. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

GENERAL

ENG 25. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.

ENG 26. All proposed utility lines shall be installed underground.

ENG 27. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 28. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing filetype) and PDF (Adobe Acrobat document filetype) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 29. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 30. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 31. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 32. The proposed parking spaces and display area extend beyond the limits of the western property line. An application for a Lot Line Adjustment of the existing parcels identified as Assessor's Parcel No. (APN) 681-070-033 and 681-070-034 shall be submitted to and approved by the City Engineer prior to issuance of a building permit. A copy of a current title report and copies of record documents shall be submitted with the application for the lot line adjustment(s). The application(s) shall be submitted to and approved by the City Engineer prior to issuance of building permit.

TRAFFIC

ENG 33. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.

ENG 34. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 35. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 36. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

FID 1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.

FID 2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements and latest adopted NFPA Standards. Three (3) complete sets of plans for fire sprinkler system plans, underground water improvement plans, & fire alarm plans must be submitted prior to a building permit being released.

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

FID 4. **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

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

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

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

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

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

- FID 5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
- FID 6. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for
- FID 7. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.
- Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.
- FID 8. **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID 9. **Turning Radius:** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.

- FID 10. **Dead Ends:** Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.
- FID 11. **Designated Fire Lanes:** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering “ NO PARKING FIRE LANE”, or by approved signage, or by both red curb with lettering and signage.
- FID 12. **Fire Department Access Roads/Driveways:** Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
- FID 13. **Security Gates:** A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

END OF CONDITIONS



Mercedes-Benz

Mercedes-Benz of Palm Springs
Authorized Mercedes-Benz Dealer

February 1, 2023

Architectural Review Committee
c/o Palm Springs Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Redevelopment of 4057 E. Palm Canyon Dr.

Dear Honorable ARC Members:

Thank you for consideration of our project for Genesis of Palm Springs. This brand has become a wonderful addition to the Auto Center, and we are pleased to now be pursuing a long-term exclusive home for Genesis in Palm Springs. Thank you for your constructive criticism of our project in the January meeting. We listened and have made some changes to address your concerns.

We have employed a landscape architect to assist us in improving the landscaping. Based on your feedback:

- We have increased the size of two landscape areas, including a significant increase in a planter on the west side of the building.
- In the expanded planter on the northwest side of the property, we have added three Washingtonian Palms which tie in nicely to Hyundai and Mercedes.
- In the planters adjacent to customer parking, we have added two Date Palms which tie in nicely to Porsche and BMW.
- We have added low shrubs in the median adjacent to East Palm Canyon around the car pads. Please note that as part of our previous projects the overhead utilities were all moved underground (at our million dollar plus cost). Thus, the median is within utility easement and has electric lines, phone lines, cable, conduit and multiple underground structures and thus has certain limitations. The original approval for development of the median thus allows for car pads and low shrubs.
- We enhanced our plantings in landscape areas and are providing details including a landscape plan and photos of the proposed plants.
- We have provided a new rendering of the building including the enhanced landscape plan.

In regard to your concern about the Solar aspects of the building

- The "floating roof" design and the use of glass as shown in our plans are essential elements of Genesis' international design intent. The roof as designed does have a five-foot overhang providing some benefit.



Mercedes-Benz - are registered trademarks of Daimler AG, Stuttgart, Germany

Mercedes-Benz of Palm Springs
4095 E. Palm Canyon Drive
Palm Springs, CA 92264-5233
760-328-6525
Fax 760-328-0153
www.mercedesofpalm Springs.com

- We will use efficient glass. Genesis specifications for glazing is Solarban 72 solar control low-e glass for dual glazed units with ½ inch air space, a very efficient solution.
- With approval from Genesis, we can further enhance the glazing by adding Optigray coating. This coating further reduces the heat gain coefficient and visible light transmittance.
- We can also add mechanical shades to the interior of the east and west side glazing for use seasonally during a few hours a day of direct sunlight. We are providing photos of this solution in use at Hyundai.

We believe our proposal is sensitive to the development goals of the city especially considering the site we are redeveloping has certain inherent challenges. Our proven desire over the past decades has been and continues to be to develop and operate an Auto Center that is a point of pride and economic advantage to us and the wonderful City of Palm Springs.

Very truly yours,



Jerry G. Johnson
Executive Vice President

Insulating Glass Unit Performance Comparisons 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites

Outdoor Lite: Coating if Any (Surface) Glass	Glass Type +	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) ² %	Visible Light Reflectance ²		(Btu/hr·ft ² ·°F) NFRC U-Value ³		Solar Heat Gain Coefficient (SHGC) ⁴	Light-to-Solar Gain (LSG) ⁵
				Exterior %	Interior %	Winter Nighttime	Winter Argon		

SOLARBAN® 67 Solar Control Low-E Glass (Continued)

SOLARBAN 67 (2) OPTIGRAY + Clear	38	12	15	0.29	0.24	0.24	1.58
SOLARBAN 67 (2) SOLARGRAY + Clear	27	8	15	0.29	0.24	0.20	1.35
ATLANTICA + SOLARBAN 67 (3) Clear	41	11	18	0.29	0.24	0.29	1.41
AZURIA + SOLARBAN 67 (3) Clear	42	11	18	0.29	0.24	0.29	1.45
SOLARBLUE + SOLARBAN 67 (3) Clear	34	9	18	0.29	0.24	0.30	1.13
PACIFICA + SOLARBAN 67 (3) Clear	26	7	18	0.29	0.24	0.23	1.13
SOLARBRONZE + SOLARBAN 67 (3) Clear	32	9	18	0.29	0.24	0.29	1.10
OPTIGRAY + SOLARBAN 67 (3) Clear	38	10	18	0.29	0.24	0.32	1.19
SOLARGRAY + SOLARBAN 67 (3) Clear	27	8	18	0.29	0.24	0.26	1.04
GRAYLITE II + SOLARBAN 67 (3) Clear	5	4	18	0.29	0.24	0.12	0.42

SOLARBAN® 70 Solar Control Low-E Glass[†] (formerly Solarban® 70XL Glass)

SOLARBAN 70 (2) [†] + Clear	64	13	14	0.28	0.24	0.27	2.37
SOLARBAN 70 (2) SOLEXIA + Clear	56	11	14	0.28	0.24	0.26	2.15
SOLARBAN 70 (2) ATLANTICA + Clear	49	10	13	0.28	0.24	0.23	2.13
SOLARBAN 70 (2) AZURIA + Clear	50	10	13	0.28	0.24	0.24	2.08
SOLARBAN 70 (2) SOLARBLUE + Clear	41	8	13	0.28	0.24	0.22	1.86
SOLARBAN 70 (2) PACIFICA + Clear	31	7	13	0.28	0.24	0.19	1.63
SOLARBAN 70 (2) SOLARBRONZE + Clear	39	8	13	0.28	0.24	0.20	1.95
SOLARBAN 70 (2) OPTIGRAY + Clear	46	9	13	0.28	0.24	0.23	2.00
SOLARBAN 70 (2) SOLARGRAY + Clear	32	7	13	0.28	0.24	0.19	1.68
SOLEXIA + SOLARBAN 70 (3) [†]	56	11	12	0.28	0.24	0.32	1.75
ATLANTICA + SOLARBAN 70 (3) [†]	48	9	11	0.28	0.24	0.28	1.71
AZURIA + SOLARBAN 70 (3) [†]	49	9	11	0.28	0.24	0.29	1.69
SOLARBLUE + SOLARBAN 70 (3) [†]	41	8	12	0.28	0.24	0.27	1.52
PACIFICA + SOLARBAN 70 (3) [†]	31	6	10	0.28	0.24	0.22	1.41
SOLARBRONZE + SOLARBAN 70 (3) [†]	38	8	11	0.28	0.24	0.26	1.46
OPTIGRAY + SOLARBAN 70 (3) [†]	46	9	12	0.28	0.24	0.28	1.64
SOLARGRAY + SOLARBAN 70 (3) [†]	32	7	11	0.28	0.24	0.24	1.33
GRAYLITE II + SOLARBAN 70 (3) [†]	6	4	10	0.28	0.24	0.11	0.55

Lite tint

SOLARBAN® 72 Solar Control Low-E Glass

SOLARBAN 72 (2) ACUITY + ACUITY	66	13	14	0.28	0.24	0.28	2.36
SOLARBAN 72 (2) STARPHIRE + STARPHIRE	68	13	14	0.28	0.24	0.28	2.43

Spec

SOLARBAN® 90 Solar Control Low-E Glass

SOLARBAN 90 (2) Clear + Clear	51	12	19	0.29	0.24	0.23	2.22
SOLARBAN 90 (2) ACUITY + ACUITY	53	12	19	0.29	0.24	0.23	2.30
SOLARBAN 90 (2) STARPHIRE + STARPHIRE	54	13	20	0.29	0.24	0.23	2.35
SOLARBAN 90 (2) SOLEXIA + Clear	44	10	19	0.29	0.24	0.22	2.00
SOLARBAN 90 (2) ATLANTICA + Clear	39	9	19	0.29	0.24	0.20	1.95
SOLARBAN 90 (2) AZURIA + Clear	39	9	19	0.29	0.24	0.21	1.86
SOLARBAN 90 (2) OPTIBLUE + Clear	37	8	19	0.29	0.24	0.20	1.85
SOLARBAN 90 (2) SOLARBLUE + Clear	32	8	18	0.29	0.24	0.19	1.68
SOLARBAN 90 (2) PACIFICA + Clear	24	6	18	0.29	0.24	0.17	1.41
SOLARBAN 90 (2) SOLARBRONZE + Clear	31	7	18	0.29	0.24	0.18	1.72
SOLARBAN 90 (2) OPTIGRAY + Clear	36	8	19	0.29	0.24	0.20	1.80
SOLARBAN 90 (2) SOLARGRAY + Clear	26	6	18	0.29	0.24	0.17	1.53
SOLEXIA + SOLARBAN 90 (3) Clear	44	16	12	0.29	0.24	0.30	1.47
ATLANTICA + SOLARBAN 90 (3) Clear	39	13	12	0.29	0.24	0.26	1.50
AZURIA + SOLARBAN 90 (3) Clear	39	13	12	0.29	0.24	0.27	1.44
SOLARBLUE + SOLARBAN 90 (3) Clear	32	10	11	0.29	0.24	0.25	1.28
PACIFICA + SOLARBAN 90 (3) Clear	24	8	11	0.29	0.24	0.21	1.14
SOLARBRONZE + SOLARBAN 90 (3) Clear	30	10	11	0.29	0.24	0.24	1.25
OPTIGRAY + SOLARBAN 90 (3) Clear	36	12	11	0.29	0.24	0.27	1.33
SOLARGRAY + SOLARBAN 90 (3) Clear	25	8	11	0.29	0.24	0.22	1.14
GRAYLITE II + SOLARBAN 90 (3) Clear	5	4	11	0.29	0.24	0.11	0.45

SOLARBAN® z50 Solar Control Low-E Glass^{††}

SOLARBAN 60 (2) OPTIBLUE + Clear	51	8	11	0.29	0.24	0.32	1.59
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SOLARBAN® z75 Solar Control Low-E Glass^{††}

SOLARBAN 70 (2) OPTIBLUE + Clear	46	9	13	0.28	0.24	0.23	2.00
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EXCERPT OF MINUTES

At the Architectural Review Committee (ARC) meeting of the City of Palm Springs held on January 17, 2023, the ARC took the following action:

- 4. A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA). (NK)**

Associate Planner Kikuchi provided a presentation.

Jerry Johnson, Applicant, provided a brief project introduction.

Questions to Applicant:

Member Thompson questioned the applicant whether the project proposes an EV charger on site or not. Applicant responded that two high-speed chargers are proposed. One of the chargers will be located next to the planter in front of the building, and the second charger will be located in the handicapped parking area located on the west side of the building.

Chair Jakway questioned the applicant whether the detached building in the rear is existing or proposed. The applicant responded that it is a proposed building for battery storage. Chair Jakway questioned if the exterior of the battery storage building will be exposed concrete blocks, and the applicant responded that the exterior of the building will be finished with stucco and there will be no exposed concrete blocks. Chair Jakway also questioned the applicant whether the design details of the proposed rooftop mechanical screens are available or not. Applicant referenced the existing mechanical equipment screen at the Porsche dealership. Chair Jakway requested more specific details of the proposed equipment screens.

Member Walsh questioned the applicant whether the proposed skylight is requested by the corporation or not. Applicant responded that the skylight is for a Zen garden, and it is required by the corporation.

Chair Jakway questioned whether interior shading is proposed or not. Applicant responded that the interior shading installed at the Hyundai dealership will be installed.

Member Thompson confirmed whether the exterior of the battery storage building will be stucco or not. Additionally, he asked if there will be a chain-link fence

between the proposed battery storage building and the primary building. The applicant responded that there will be no chain-link fence.

Member Lockyer commented that no landscaping is proposed for the frontage of the property even though it can be utilized for softening the hard surface.

Member Discussion:

Member Doczi stated that the landscape along the dealership row has evolved over the years, and a master landscape plan along the frontage including the parkways may be necessary. Member Doczi referenced the Porsche and BMW dealerships, which frontage is landscaped with Date Palms. Member Doczi added that the continuation of the landscape theme (Date Palm) to the project will tie the whole dealership row frontage together.

Chair Jakway stated that the proposed roof over the projecting entry door on the front elevation appears weak, and an increase in the volume of the roof similar to the main roof may add some strength to it. Chair Jakway agreed with the previous comments by Member Doczi regarding the landscape design and stated that the project site needs more landscaping.

Member Lockyer commented that the project site needs more landscaping. The proposed design may not be consistent with the City's landscape design guidelines. Member Lockyer added that he is not in support of the project as proposed, and he stated that the proposed landscape materials are not sufficient.

Member Doczi stated that the proposed landscape design does not include any vertical element and suggested the continuation of the landscape theme found at the Porsche and BMW dealerships. Member Doczi questioned whether the two vehicle display areas can be utilized for planting.

Member Lockyer stated that a more creative way to soften the hardscape is needed.

Member Thompson stated that the proposed building design is acceptable; however, additional landscaping is needed. He added that the site design with too many parked vehicles cheapens the appearance of the site.

Member Walsh stated that the building design which includes a large glass surface may not be appropriate for the local desert climate.

Chair Jakway stated that the incorporation of a large glazing area on the north elevation is reasonable as it does not face a solar gain issue. However, such design treatment on the east and west side elevations needs to be reconsidered. Chair Jakway added that the interior shades take away the design intent of the

“glass box” effect and wished to see much stronger landscape to create a more appropriate product for Palm Springs.

Member Doczi stated that he is willing to become a subcommittee member to address the median landscape along the street frontage.

Planning Services Director Hadwin stated that the ARC’s ability to impose conditions is limited to the project site only.

ACTION: Come back for restudy with a better landscape plan. Also, to study the solar heat gain and differentiation of the building orientation on all elevations (Thompson/Doczi) – Passed.

I, NORIKO KIKUCHI, Associate Planner for the City of Palm Springs, hereby certify that the above action was taken by Architectural Advisory Committee of the City of Palm Springs on the 17th day of January, 2023, by the following vote:

AYES: DOCZI, LOCKYER, THOMPSON, WALSH, JAKWAY
NOES: NONE
ABSENT: MCCOY, POEHLEIN, ROTMAN

Noriko Kikuchi, AICP
Associate Planner



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JANUARY 17, 2023

NEW BUSINESS

SUBJECT: A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA). (NK)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

This is a request for approval of a Minor Architectural (MAA) application for the proposed partial demolition, a 1,973-square-foot addition, and exterior alterations to an existing 10,991-square-foot automotive dealership building, Genesis Palm Springs.

ISSUES:

1. Except for one, the proposed parking area planting beds do not meet the minimum planting bed width of 9 feet required by the zoning code.
2. Only one plant material (Red Yucca) is proposed for the new parking area planting beds; there is no shade tree proposed for the new customer parking areas.

RECOMMENDATION:

That the Architectural Review Committee adopt the resolution and approve the application subject to conditions of approval, which include, but are not limited to, the following:

1. Convert the north-end handicapped space in the secondary customer parking area (west side) into a standard parking space and omit the adjacent walkway to provide a 9-foot-wide planting bed. Increase the shared pathway adjacent to the handicapped/EV charging space to 8 feet.
2. Increase the 7-foot-width of the planting bed in the primary customer parking (north side) to 9 feet to meet the code requirement.
3. Increase the plant diversity and arrange the plants to achieve better composition. Install shade trees in the new planting beds.

BUSINESS PRINCIPAL DISCLOSURE:

The name of the entity is V.I.P. Motor Cars, Ltd., which consists of officers named Jerry G. Johnson, Frank D. Hickingbotham, and Gene Whisenhunt. The breakdown of the company ownership is as follows: Frank D. Hickingbotham (90%), Jerry G. Johnson (5%), and Gene Whisenhunt (5%). Public Integrity Disclosure Form is attached to this report (Attachment 4).

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
06/07/2022	Building Permit was issued for non-structural interior demolition for the proposed work (Plan Check No. 2022-2662).

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	1.24 Acres (54,014 SF)

<i>General Plan & Zoning Development Density/Intensity Requirements</i>		
<i>General Plan Designation</i>	<i>Permitted Density (Max)</i>	<i>Compliance</i>
Regional Commercial (RC)	0.50 FAR	Y* *0.24 FAR proposed
<i>Zoning Designation</i>		
C-2	None* *Lot coverage	Y

DEVELOPMENT STANDARDS ANALYSIS:

The proposed project was analyzed for conformance to development standards stated in PSZC Section 92.12.03 below:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks • Front (North)	125 Feet	110.8 Feet	Y* *AMM application has been submitted, which is subject to Planning Services Director review and approval.
• Side (East)	None	14 Feet	Y
• Side (West)	None	12 Feet	Y
• Rear (South)	20 Feet	104.3 Feet	Y
Max. Lot Coverage	None	24%	Y

Standard	Required/ Allowed	Provided	Compliance
Max. Building Height	25 Feet	25 Feet*/Single-Story <i>*Excludes the rooftop mechanical equipment screen, which is allowed to exceed the building height limit per PSZC Section 93.03.00(A)(1).</i>	Y
Wall/Fence	6-foot-high wall along the south property line which abuts to the RMHP (Residential Mobilehome Park) Zone	Existing 6-foot-high wall along the south property line	Y
Parking	46 Spaces	46 Spaces* <i>*Although Sheet A notes 59, the site plan shows only 46 spaces on site</i>	Y

OFF-STREET PARKING ANALYSIS:

Use	Regulations	Required	Provided	Compliance
Showroom/ Sales Area (7,882 SF)	One (1) space for each eight hundred (800) square feet of gross floor area	7,882 SF/800 SF=9.85	46	Y
Service/ Repair Area (8 Bays)	Four (4) spaces plus four (4) spaces for each service bay	36 (4+[4x8 Bays]=36)		
Total		45.9 ≈ 46* <i>*Includes 3 handicapped spaces. No EV charging</i>	46* <i>*Includes 2 standard handicapped spaces, 2 EV</i>	Y

Use	Regulations	Required	Provided	Compliance
		<i>space is required per PSZC Section 93.06.00(B)(12)(b)(2).</i>	<i>spaces, and 1 handicapped/ EV charging space.</i>	
<i>*Based on 10 customer and 16 employee parking spaces, two (2) handicapped parking spaces is required per PSZC Section 93.06.00(C)(10).</i>				

The project proposes both primary and secondary customer parking spaces which will be located on the north and west sides of the building.

The primary customer parking area (north side) includes two planting beds, one of which is only 7 feet in width and substandard to the minimum planting bed width requirement of 9 feet. To address this issue, staff is recommending a condition of approval which requires the width of the 7-foot-wide planting bed to be increased to 9 feet. In addition to the primary parking area, the proposed secondary customer parking (west side) also includes a planting bed which is nonconforming to the minimum width requirement. Staff recommends a condition of approval which requires the conversion of the north-end handicapped space into a standard parking space and omission of the adjacent walkway to provide a 9-foot-wide planting bed and an 8-foot-wide access path for the handicapped/EV parking space as required by the zoning code. The conversion of one handicapped space into a standard parking space remains compliant as the zoning code requires two handicapped off-street parking spaces while the project currently proposes three.

Palm Spring Zoning Code Section 93.06.00(C)(3)(a) requires at least 30% of the parking area to be developed with shade trees. The proposed plant palette includes Red Yucca only, and there is no shade tree proposed. Staff is recommending a condition of approval which requires an increase in plant diversity and arrangement of the plants to achieve better composition, as well as the installation of shade trees in the new planting beds.

ARCHITECTURAL REVIEW CRITERIA AND FINDINGS:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> The project proposes contemporary design which is characterized by rectangular form, simplistic architectural details, and the use of limited number of materials and colors. This design concept is applied to all elevations of the proposed building in a similar fashion for consistency.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>The proposed building is designed with west and east wings and a vestibule on the primary (north) elevation that are secondary in volume to the primary building. The east wing and vestibule are designed with matching glazing and fascia design. While the west wing, which exterior is designed with painted aluminum, is different from the treatment of the east wing and primary portion of the building, it is compatible with the rest of the building because it repeats the rectangular form, simplistic architectural treatment, and a similar color palette.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The primary (north) elevation of the proposed 25-foot-high building is designed with a 10.5-foot-high vestibule which projects approximately 7.4 feet. The primary building elevation is designed with a floor-to-ceiling glazing system which is topped with a 5-foot-high painted aluminum fascia. The fascia consists of multiple composite metal panels. The fascia panels and glazing cassettes create a grid pattern on the building elevation which provide a sense of scale. The transparency of the glazing system is juxtaposed with the horizontal metal fascia and the black composite metal panel finish of the secondary service building to the west. The secondary building to the east is designed in a similar fashion as the primary building and vestibule for visual consistency.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The proposed building includes an expansive glazing system and aluminum composite metal panels. A large glazing area is a typical design feature for automotive dealerships, and the use of aluminum composite metal panels as an exterior building material is observed at the nearby BMW and Hyundai dealerships that are part of the automotive dealership row.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	<p>The proposed exterior building colors include gray and black, which are considered desert-neutral colors. The project site is a part of the East Palm Canyon Drive automotive dealership row, which consists of buildings that are white or light gray in exterior color. While the proposed color scheme is much darker than others, the subject building is smaller in building size and it does not alter the character of the existing automotive dealership row. Therefore, it is contextually appropriate.</p>	
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>The proposed building is designed with a 4'-11" roof overhang on the north, east, and west elevations over secondary pedestrian entrances. As stated in section 9 of this table below, there will be no direct sun exposure on the primary (north) elevation of the building. The proposed glazing on the south elevation is limited to the area immediately under the building fascia and skylight to minimize sun exposure, and the exterior of the west wing is designed with aluminum to reduce late afternoon sun exposure.</p>	Y
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The project proposes the installation of Red Yucca (<i>Hesperaloe parviflora</i>) in the parking areas, which is on the plant list in the Lush and Efficient Landscape Guidelines. No turf is being proposed, and the proposed landscape will be irrigated via drip irrigation. Hence, the proposed landscape plan generally meets the requirements of PSMC Chapter 8.60.</p>	Y
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p> <p>Two of the four proposed planting beds are nonconforming to the minimum width requirement of 9 feet. Staff is recommending conditions of approval which require the width of the planting beds to be at least 9 feet for the substandard planting beds. The project proposes the installation of Red Yucca (<i>Hesperaloe parviflora</i>) only. While Red Yucca is on the plant list in the Lush and Efficient Landscape Guidelines, its sparse placement and single-plant landscape plan appear too monotonous and incomplete. In addition to the conditions mentioned earlier, staff is recommending a condition of approval which requires an increase in plant diversity and improved composition in each planting area to better complement the building, as well as the installation of shade trees. As conditioned, the proposed project meets this requirement.</p>	Yes, as conditioned

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p> <p>The proposed roof overhang above the primary entrance will be located at 20 feet above grade. While this is not human scale, the primary entrance is located on the north elevation which will not be exposed to sun directly. Additionally, the project proposes new customer parking (bay parking) on the north side of the building within a short walking distance. Because of the proposed 25-foot building height and proximity of the customer parking area to the primary entrance, the proposed project provides adequate solar control for pedestrians.</p>	Y
10.	<p><i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i></p> <p>Outdoor lighting information is not included in the submitted application packet. Staff is recommending a condition of approval, which requires any outdoor lighting fixtures (includes landscape lighting) to be reviewed and approved separately, should the business decide to include outdoor lighting fixture installation as a part of the project. As conditioned, the project meets this finding.</p>	Yes, as conditioned
11.	<p><i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i></p> <p>A Sign Permit (or Sign Program Amendment) application has not been submitted as a part of the MAA application, and it is not a part of this review. Sign installation requires a permit, and the proposed signage will be reviewed at a future date under a separate application. Staff is recommending a condition of approval which requires a separate review and permit for new signage.</p>	Yes, as conditioned
12.	<p><i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i></p> <p>Project proposes rooftop mechanical equipment screens with heights varying from 4'-2" to 4'-10". The height of the screens located closest to the north (primary) and east elevations is 4'-2", and they will be located approximately 9.5 feet and 37 feet away from the north and east building elevations, respectively. The proposed west-facing 4'-10"-high screen will be located in the mid-section of the building along approximately 42 feet away from the west building elevation. The proposed screens are adequate to conceal the visibility of the new equipment.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i>	Y
	The project site is neither a Planned Development District (PDD) nor located within a Specific Plan area. The proposed project is not subject to design standards or regulations that are specifically created for the project site.	

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”). The proposed project involves partial demolition, interior and exterior alterations, and an addition to an existing private structure. The proposed addition is less than 2,500 square feet, and it does not exceed 50% of the existing floor area. Therefore, the project been determined to be categorically exempt pursuant to Section 15301 of the CEQA Guidelines (Class 1, Existing Facilities).

CONCLUSION:

The proposed building and site design generally meet the required findings for architectural review approval. However, staff is recommending conditions of approval to address minor concerns. The implementation of the recommended conditions of approval to address these concerns does not alter the character of the proposed building and site design. Therefore, staff recommends that the ARC adopt the resolution and approve the project subject to the conditions of approval attached to this staff report (Attachment 3).

PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Planning Services Director

ATTACHMENTS:

1. Vicinity Map
2. Aerial View
3. Resolution and Conditions of Approval
4. Public Integrity Disclosure Form
5. Site Photographs
6. Plans
7. Material Sheets

GENESIS OF PALM SPRINGS

4057 E. PALM CANYON DR., PALM SPRINGS, CA 92264

GENERAL NOTES

- CONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK WHICH ARE LEGALLY REQUIRED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
- REFER TO DRAWING A002, A003, AND A004 FOR ACCESSIBILITY REQUIREMENTS. THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, OR FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
- REFER TO SOILS REPORT FOR GEOLOGICAL INFORMATION INCLUDING BUT NOT LIMITED TO SLAB AND FOUNDATION SPECIFICATIONS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR FINISH PAD ELEVATION, FINISH GRADES, SIDEWALKS, UTILITIES, AND DRAINAGE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR STRUCTURAL RELATED INFORMATION INCLUDING, BUT NOT LIMITED TO SLAB, FOUNDATION, FRAMING, SHEAR WALL, MASONRY, ETC.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL RELATED INFORMATION INCLUDING BUT NOT LIMITED TO HEATING, AIR CONDITIONING, DUCTING, VENTILATION, REGISTER SIZES, ENERGY CALCULATIONS, ETC.
- REFER TO PLUMBING ENGINEER'S DRAWINGS FOR PLUMBING RELATED INFORMATION INCLUDING BUT NOT LIMITED TO ROOF DRAINS AND OVERFLOWS, PLUMBING FIXTURES, DRAINS, CONDENSATES, WATER HEATER, AND HOSE BIBS.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL RELATED INFORMATION INCLUDING BUT NOT LIMITED TO POWER / SERVICE PANEL, REQUIREMENTS, WIRING, CONDUITS, OUTLETS, LIGHTING, SWITCHES, ETC.
- FIRE SPRINKLER SYSTEM TO BE TIED INTO AN ALARM SYSTEM PER 903 I.B.C.
- AUTOMATIC SPRINKLER SYSTEM SERVING MORE THAN 100 SPRINKLERS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.
- PROVIDE AND INSTALL R-13 BATT INSULATION AT INTERIOR METAL STUD WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
- GENERAL CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS THROUGH WALLS, FLOOR SLABS AND/OR ROOF FRAMING w/ MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS.
- CONTRACTOR TO PROVIDE SEPARATION BARRIER BETWEEN DISSIMILAR METALS.
- CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- PROVIDE UNISTRUT STRUCTURAL SUPPORT PLATFORM FOR AIR HANDLING UNITS ABOVE CEILING.
- PROVIDE FULL HEIGHT 5/8" MOISTURE RESISTANT GYPSUM BOARD AT DRINKING FOUNTAIN PLUMBING WALLS AND WALLS TO RECEIVE TILE.
- PROVIDE AND INSTALL SOUND ATTENUATING BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS OF RESTROOMS AND MECHANICAL ROOMS. EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
- REFER TO FLOOR PLANS AND WALL SECTIONS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR FIRE-RATED WINDOW SHUTTERS IN WALL CAVITY.
- PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS AND ACCESSORIES DUCTWORK AND PIPING RACEWAYS ACCESSORIES AT ROOMS NOTED AS "PAINTED EXPOSED STRUCTURE."
- AT PLUMBING WALLS, INSTALL PAIRS OF 3 5/8" METAL STUDS WITH SOUND BATTS. FRAMING SHALL EXTEND TO DECK AND SHALL BE BRACED TO STRUCTURE ABOVE. INSTALL 5/8" MOISTURE RESISTANT GYP BOARD FROM FLOOR TO 6" ABOVE LAY-IN CEILING. FINISHES SHALL BE AS SCHEDULED. INSTALL SOUND BATT INSULATION IN PLUMBING WALLS AND OTHER RESTROOM WALLS.
- CONTRACTOR TO PROVIDE BACKING PLATES AND SUPPORTS FOR ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ACCESSORIES, TOILET PARTITIONS, MIRRORS, CASEWORK, HANDRAILS, ETC.
- REFER TO FINISH FLOOR PLAN FOR FLOOR FINISH TRANSITION STRIP TYPES AND LOCATIONS.
- INSTALL 6" SOUND ATTENUATING BATT INSULATION ABOVE RESTROOMS CEILING.
- INSTALL 6" SOUND ATTENUATING BATT INSULATION ABOVE DEALER OFFICE CEILING, WHEN PROJECT-APPLICABLE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HOOK UP OF OWNER SUPPLIED EQUIPMENT AND SHALL COORDINATE WITH OWNERS VENDORS FOR ITEMS REQUIRING HOOK-UPS.
- EXTERIOR BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- CONNECT ROOF DRAINS DIRECTLY TO STORM DRAINS UNLESS OTHERWISE SHOWN OR NOTED. REFER TO CIVIL AND PLUMBING DRAWINGS.
- EXTERIOR AND INTERIOR EXPOSED STRUCTURE SHALL BE PAINTED. REFER TO FINISH SCHEDULE.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING AT PARTITION WALLS WHERE REQUIRED FOR TOILET ACCESSORIES SUPPORT.
- CONTRACTOR SHALL PROVIDE (3) 4'-0"X8'-0"X3/4" THICK A-C-GRADE PAINTED PLYWOOD PANEL BOARDS AT EACH COMMUNICATION AND DATA EQUIPMENT ROOM. LOCATION TO BE DETERMINED BY ARCHITECT.
- WALL LOUVERS SHALL BE PAINTED AND PROVIDED W/BIRO SCREENS.

PROJECT INFORMATION

PROJECT:
GENESIS OF PALM SPRINGS

PROJECT DESCRIPTION:
INTERIOR & EXTERIOR RENOVATION OF AN EXISTING AUTO DEALERSHIP

BUILDING ADDRESS:
4057 E. PALM CANYON DR., PALM SPRINGS, CA 92264

LOT SIZE:
1.24 ACRE

TYPE OF CONSTRUCTION:
TYPE V-B, NON-SPRINKLERED

OCCUPANCY GROUP:
B & S1

NUMBER OF STORES:
1

BUILDING HEIGHT:
25' - 0"

BUILDING AREA:

EXISTING	10,991 SF
PROPOSED	12,964 SF

PARKING SPACE CALCULATION

TABLE 93.06.00

ZONING CODE	SPACES REQUIRED	AREA (SF)	REQUIRED	PROVIDED
MOTOR VEHICLE SALES	1 / 800 SF	7,882 SF	10	10
MOTOR VEHICLE REPAIR SHOP	4 PER BAY	8 BAYS	32	41
PARTS STORAGE WAREHOUSE	1 / 800 SF	676 SF	01	08
TOTAL			43	59

VICINITY MAP



SHEET INDEX

#	SHEET NAME
A	COVER SHEET
AS1.0	EXISTING SITE PLAN
AS1.1	SITE PLAN
AS1.1.1	SITE DETAILS
AS1.2	DEMO FLOOR PLAN
AS1.2.1	FLOOR PLAN
AS1.3	ROOF PLAN
AS1.4	DEMO ELEVATIONS
AS1.4.1	ELEVATIONS

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PROJECT NAME
GENESIS OF PALM SPRINGS

PROJECT DESCRIPTION
INTERIOR & EXTERIOR RENOVATION OF AN EXISTING AUTO DEALERSHIP

PROJECT ADDRESS
4057 E. PALM CANYON DR.,
PALM SPRINGS, CA 92264

OWNER INFORMATION
V.I.P. CARS LTD.
CONTACT: CHRIS HECTOR,
OWNERS REPRESENTATIVE
PHONE: (760)-898-7743
EMAIL:
CHECTOR_9@YAHOO.COM

GOREE PROJECT NUMBER
GW2211

STAMP / SIGNATURE

ISSUE DATE
11/29/2022

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

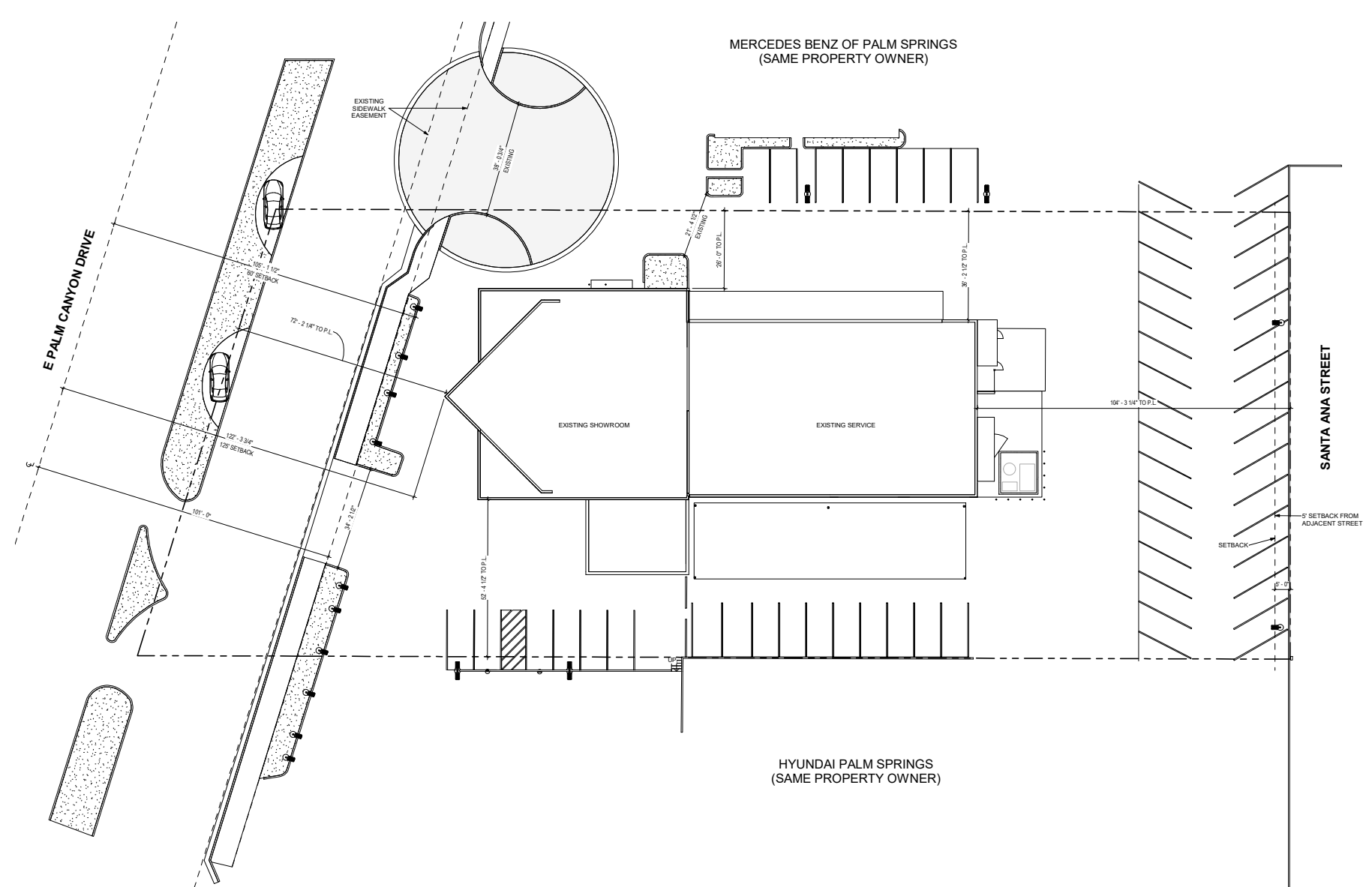
SHEET NAME
COVER SHEET

SHEET NUMBER
A

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MERCEDES BENZ OF PALM SPRINGS
 (SAME PROPERTY OWNER)

HYUNDAI PALM SPRINGS
 (SAME PROPERTY OWNER)

1 EXISTING SITE PLAN
 1/16" = 1'-0"



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PROJECT NAME
GENESIS OF PALM SPRINGS

PROJECT DESCRIPTION
 INTERIOR & EXTERIOR
 RENOVATION OF AN EXISTING
 AUTO DEALERSHIP
PROJECT ADDRESS
 4057 E. PALM CANYON DR.,
 PALM SPRINGS, CA 92264

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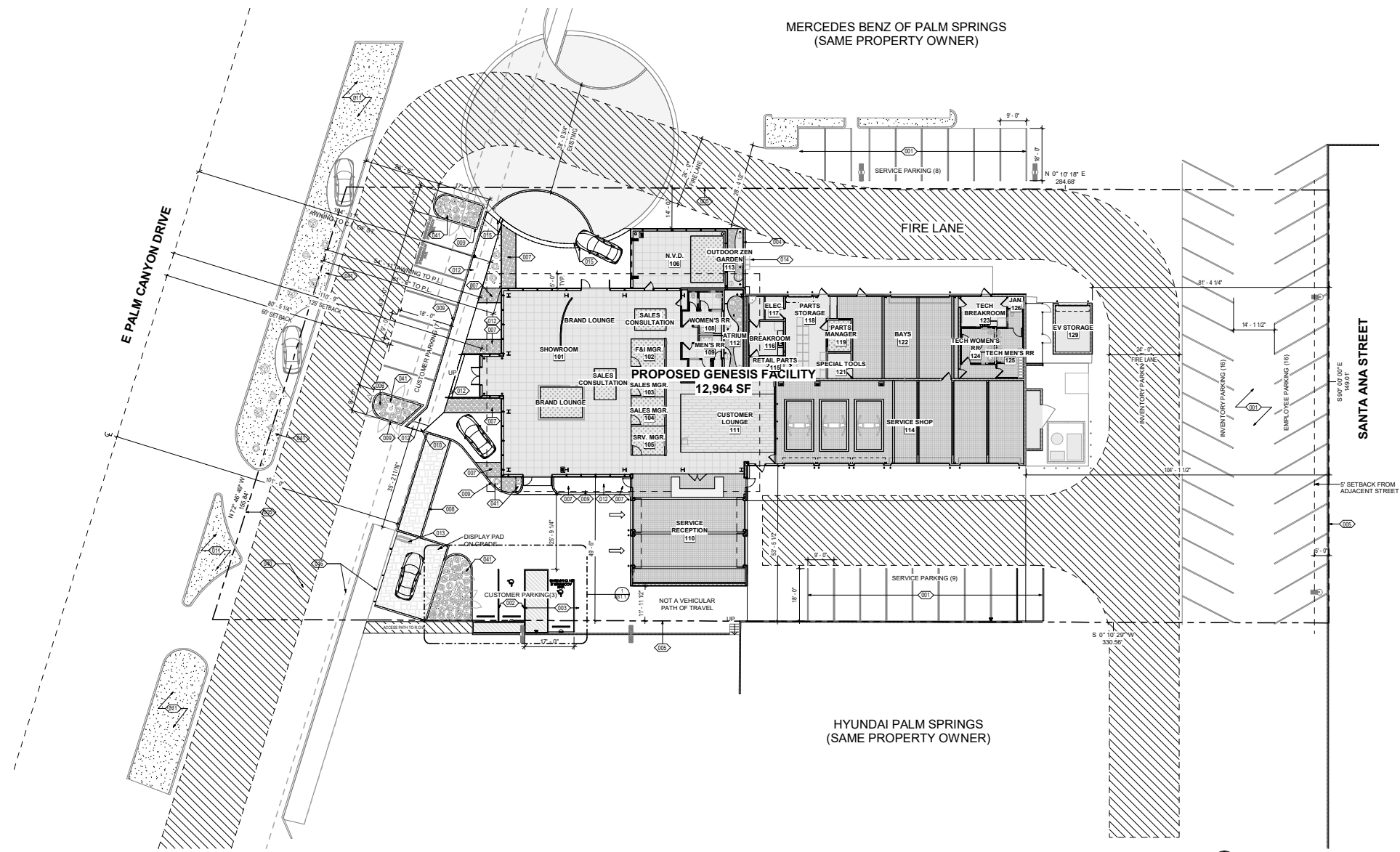
SHEET NAME
 EXISTING SITE PLAN

SHEET NUMBER

AS1.0

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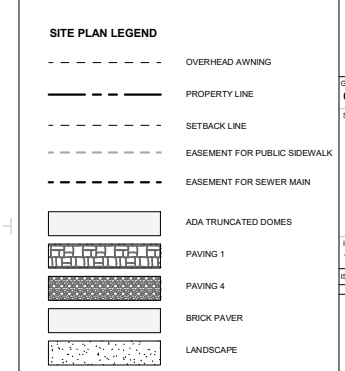



PARKING SPACES CALCULATION

ZONING CODE	SPACES REQUIRED	AREA (SF)	REQUIRED	PROVIDED
MOTOR VEHICLE SALES	1 / 800 SF	7,882 SF	10	10
MOTOR VEHICLE REPAIR SHOP	4 PER BAY	8 BAYS	32	41
PARTS STORAGE WAREHOUSE	1 / 800 SF	676 SF	01	8
TOTAL			43	59

- SITE WORK GENERAL NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND SCOPE OF WORK REQUIREMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF CURBS, PAVING AND PLANTERS ADJACENT TO BUILDINGS.
 - CONTRACTOR SHALL EXECUTE THE WORK IN STRICT ACCORDANCE WITH THESE DRAWINGS, LOCAL GOVERNING BUILDING, FIRE, MECHANICAL, AND PLUMBING CODES, THE CURRENTLY APPLICABLE STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTING REQUIREMENTS TO THE ARCHITECT FOR INTERPRETATION.
 - DEALER SITE BSI'S AND THEIR REQUIRED FOUNDATIONS ARE NOT IN CONTRACT UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL PROVIDE / COORDINATE POWER REQUIREMENTS CONDUITS, AND PROVIDE HOOK-UPS FOR POWER.
 - PARKING AND CURB DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODES. PROVIDE SIGNS SHOWING SYMBOL OF ACCESSIBILITY AT EACH SPACE. PROVIDE "VAN ACCESSIBLE" SIGN AT VAN SPACE. REFERENCE ACCESSIBILITY SHEETS FOR MOUNTING DETAILS.
 - POST SITE ADDRESS DURING CONSTRUCTION AND AFTER THE BUILDING IS OCCUPIED IN ACCORDANCE WITH FIRE MARSHAL REQUIREMENTS.
 - REFER TO CIVIL FOR FIRE AND SITE YARD HYDRANTS INFORMATION.
 - REFER TO LANDSCAPE & IRRIGATION PLANS FOR APPROXIMATE LOCATIONS AND QUANTITIES.
 - REFER TO ELECTRICAL PLANS FOR POWER.

- SITE PLAN KEYNOTES**
- EXISTING PARKING STRIPES TO REMAIN
 - NEW PARKING STRIPES
 - NEW ADA PARKING STRIPES & SIGNAGE. REF: ACCESSIBILITY SHEETS
 - SCREEN WALL CMU SURFACED WITH EIFS & PAINTED P-1. RE: FINISH SCHEDULE
 - PROPERTY LINE. RE: CIVIL
 - GENESIS 5' HIGH DIRECTIONAL SIGNAGE BY OTHERS. SHOWN FOR REFERENCE
 - 5'-0" WIDE ACCENT BANDS USING PV-4. RE: FINISH SCHEDULE
 - WALKWAY TO BE P-1. RE: FINISH SCHEDULE
 - NEW 6" CURB. RE: CIVIL
 - NEW ACCESSIBLE CURB RAMP PER CBC 11B-405 WITH TRUNCATED DOMES (11B-406) RE: CIVIL
 - EXISTING FRONTAGE, LANDSCAPE, & PAVING TO REMAIN OUTSIDE OF PROPERTY LINE
 - NEW PAVING. RE: CIVIL
 - GENESIS 5' HIGH MONUMENT SIGN
 - SWITCH GEAR. RE: MECHANICAL
 - FLOOR TO BE FLUSHED. WITH CHANGE IN MATERIAL. RE: CIVIL
 - EASEMENT FOR PUBLIC SIDEWALK. RE: CIVIL
 - FRESH SLURRY COAT
 - EXISTING CONCRETE, PRESSURE WASH
 - NEW CUTTER. RE: CIVIL DRAWINGS
 - ASPHALT PAVING PER CIVIL. PROVIDE FRESH SLURRY COAT WHERE EXISTING
 - EXISTING CMU WALL TO REMAIN
 - EXISTING STAIR TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING FUEL TANK TO REMAIN
 - NEW TRANSFORMER. RE: ELECTRICAL
 - NEW PLANTING BED, TO MATCH ADJACENT LANDSCAPING AT HYUNDAI. DROUGHT TOLERANT PLANTS. IRRIGATION BY OTHERS
 - ACCESSIBLE PATH OF TRAVEL PER 11B-206, 2% MAX CROSS SLOPE, 5% MAX RUNNING SLOPE. REFER TO A002. ALSO RE: CIVIL
 - NEW EV STORAGE
 - EXISTING EXTERIOR STORAGE
 - PAVERS BROUGHT TO GRADE
 - NEW PAVING TO SLOPE FROM VEHICLE DOORS TOWARDS ROLL-OVER CURB
 - ROLL-OVER CURB TO MATCH THICKNESS OF EXISTING PAVING BAND
 - NEW SIDEWALK TO SLOPE WITH ADJACENT PAVING AREA
 - NEW PAVING, ON GRADE, BETWEEN EXISTING PAVERS AT GRADE AND THE PAVERS THAT HAVE BEEN BROUGHT DOWN TO GRADE
 - EXISTING PAVERS TO REMAIN
 - FULLY RECESSED CONCRETE DOMES IN CONTRASTING COLOR PER 11B-702 & 11B-247. RE: A002 & RE: CIVIL
 - EXISTING LIGHT POLES AND BASES TO REMAIN. POLES AND HEADS ARE TO BE PAINTED P-3. EXISTING HEADS TO BE REPLACED WITH LED, ENERGY EFFICIENT HEADS. RE: EXTERIOR LIGHT FIXTURE SCHEDULE
 - 6" CURB CONDITION FOR VEHICLE ACCESS. RE: CIVIL
 - EXISTING WALL TO BE PAINTED P-1
 - EASEMENT FOR SEWER MAIN. RE: CIVIL
 - NEW LANDSCAPING. RE: LANDSCAPE SHEETS LP-1 & LP-2
 - 6" CONCRETE BORDER BETWEEN PAVERS AND ASPHALT.





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PROJECT NAME
GENESIS OF PALM SPRINGS


PROJECT DESCRIPTION
 INTERIOR & EXTERIOR RENOVATION OF AN EXISTING AUTO DEALERSHIP

PROJECT ADDRESS
 4057 E. PALM CANYON DR.,
 PALM SPRINGS, CA 92264

OWNER INFORMATION
 V.I.P. CARS LTD.
 CONTACT: CHRIS HECTOR,
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 PHONE: (760)-898-7743
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GOREE PROJECT NUMBER
 GW2211

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ISSUE DATE
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ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

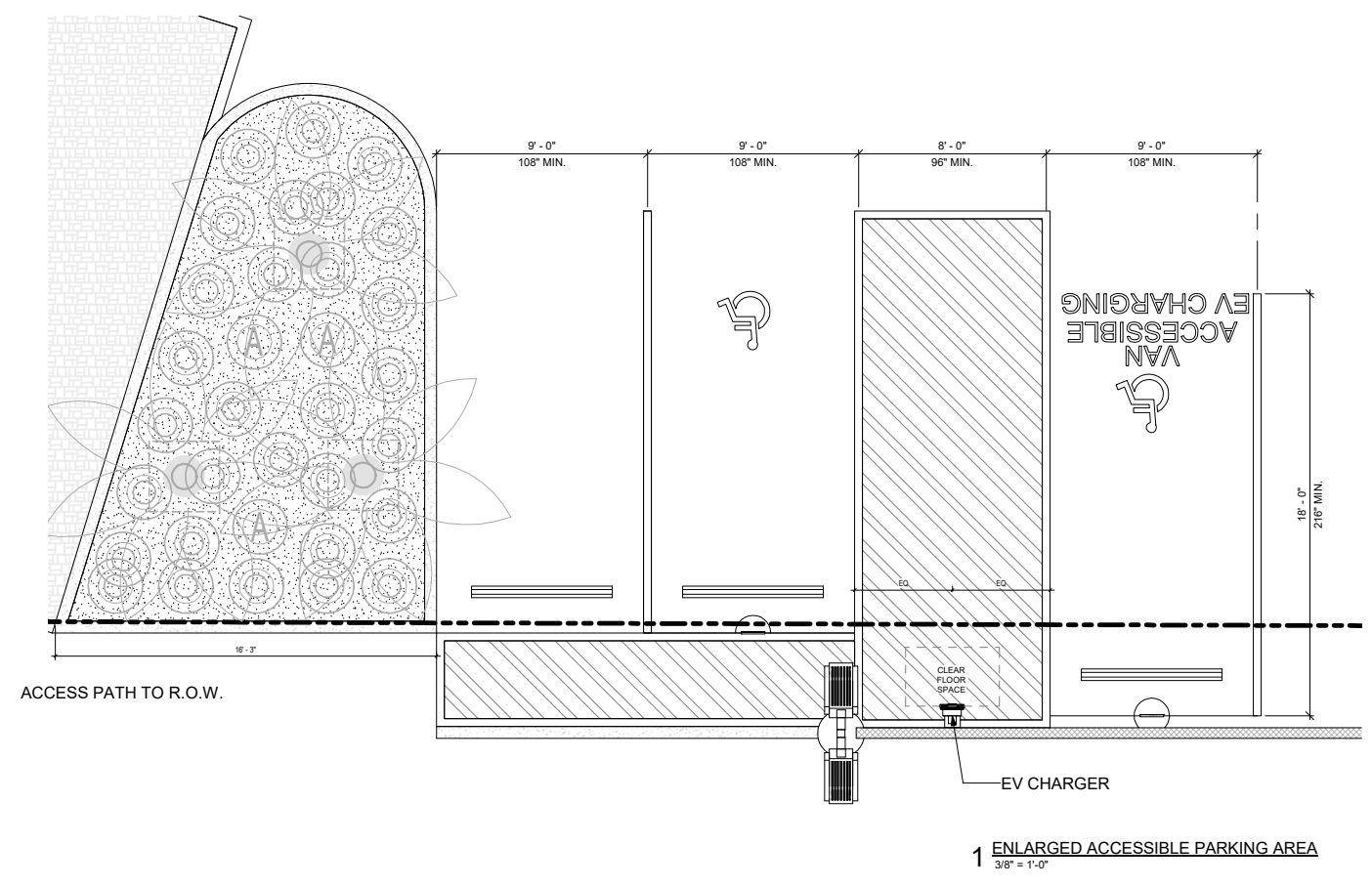
SHEET NAME
 SITE PLAN

SHEET NUMBER
AS1.1

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1 SITE PLAN
 1/16" = 1'-0"

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1 ENLARGED ACCESSIBLE PARKING AREA
 3/8" = 1'-0"

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INTERIOR & EXTERIOR RENOVATION OF AN EXISTING AUTO DEALERSHIP

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ISSUE DATE
 12/27/22

ISSUE HISTORY

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KEY PLAN

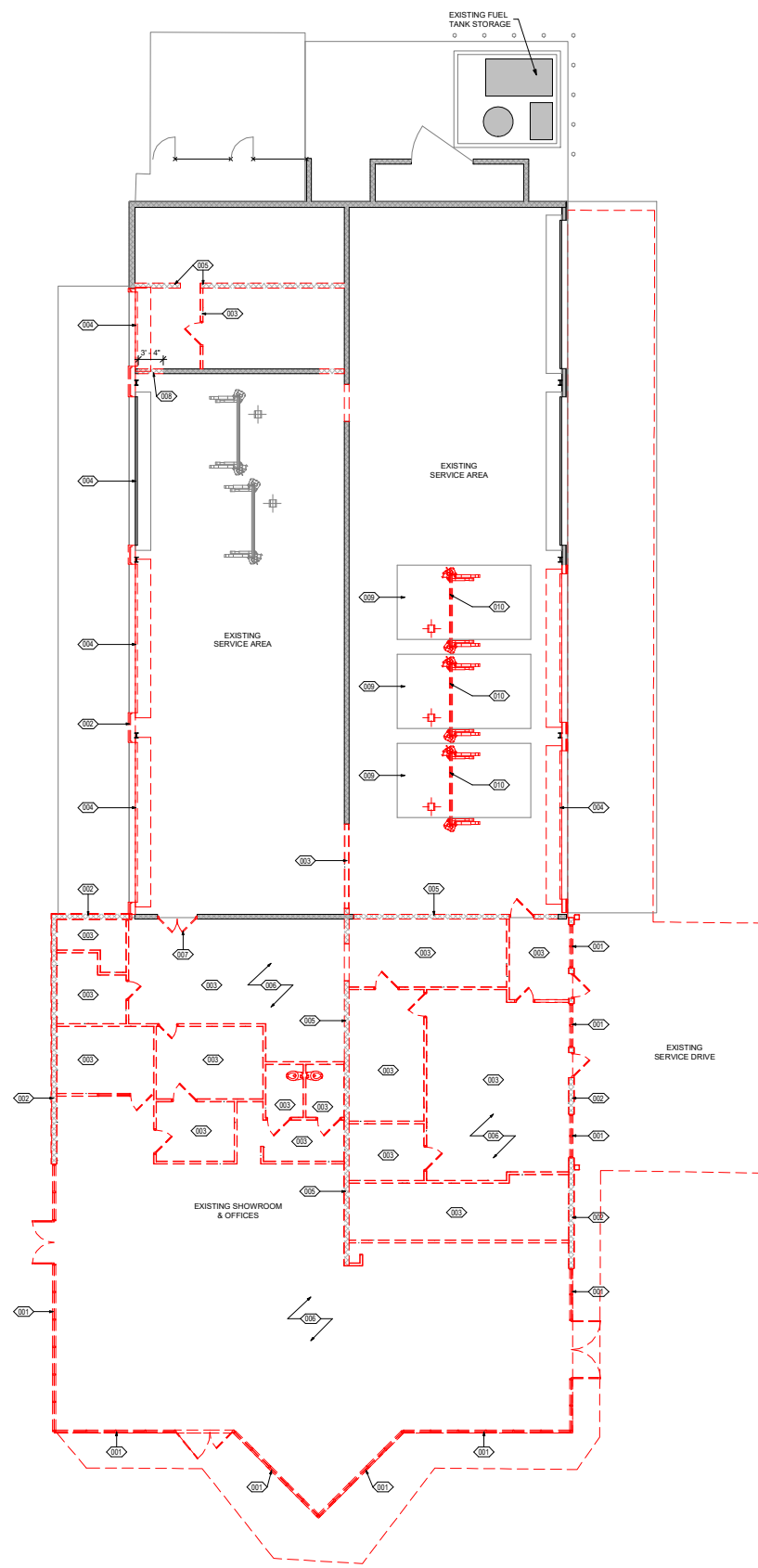
SHEET NAME
 SITE DETAILS

SHEET NUMBER

AS1.1.1

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- DEMOLITION GENERAL NOTES:**
1. CONTRACTOR IS TO SECURE ALL PERMITS AND EXPEDITE SAME, INCLUDING ALL EXPRESS FEES.
 2. PROVIDE A COMPREHENSIVE TIME ESTIMATE FOR THE WORK WITH INITIAL PROPOSAL ESTIMATE.
 3. ON A WEEKLY BASIS CONTRACTOR SHALL PROVIDE THE OWNER WITH A WEEKLY SCHEDULE CLEARLY OUTLINING WORK TO BE DONE IN THAT WEEK AND ADVISE OWNER OF WORK GOALS COMPLETED AND/OR NOT COMPLETED IN THE PRIOR WEEK.
 4. CONTRACTOR TO COORDINATE DEMOLITION WORK WITH THE OWNERS APPOINTED REPRESENTATIVE AND PREPARE FOR REVIEW A DETAILED "DEMOLITION SCHEDULE" WITH OWNERS REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF ANY DEMOLITION WORK TO BE DONE.
 5. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS, WINDOWS AND SUPPORTING STRUCTURAL MEMBERS.
 6. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION OVER WORK.
 7. PROVIDE DEMOLITION IN EXCESS OF THAT REQUIRED FOR NEW CONSTRUCTION AT EXISTING TO REMAIN CONDITIONS. TERMINATE EXTENTS OF DEMOLITION AT A SIGNIFICANT POINT INCLUDING BUT NOT LIMITED TO EDGE OF FOUNDATION, STRUCTURE, ROOF OR WALL.
 8. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
 9. REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
 10. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND THE OWNER.
 11. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CAPACITIES AND SHALL INCREASE CAPACITY AS REQUIRED FOR NEW CONSTRUCTION INCLUDING ELECTRICAL SWITCH GEAR, PRIMARY ELECTRICAL SERVICE, HVAC SYSTEMS AND PLUMBING SYSTEMS.
 12. CONTRACTOR SHALL COORDINATE WITH THE OWNERS USE OF EXISTING BUILDINGS IN CONJUNCTION WITH THE WORK AND SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
 13. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURE. PROTECT AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
 14. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
 15. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING FEES, INCLUDING REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN OWNER APPROVAL BEFORE STARTING THIS WORK.
 16. CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
 17. CONTRACTOR SHALL ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS.
 18. CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
 19. CONTRACTOR SHALL FIELD VERIFY, IDENTIFY AND MARK LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.

- DEMOLITION FLOOR PLAN KEYNOTES**
- 001 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
 - 002 EXISTING EXTERIOR WALL TO BE DEMOLISHED
 - 003 EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED
 - 004 EXISTING OVERHEAD DOOR AND FRAME TO BE DEMOLISHED
 - 005 PORTION OF EXISTING CMU WALL TO BE DEMOLISHED, RE-STRUCTURAL
 - 006 ALL EXISTING MILLWORK TO BE DEMOLISHED
 - 007 EXISTING DOOR TO BE REMOVED, OPENINGS TO BE INFILLED W/ MATCHING WALL TYPE
 - 008 NEW OPENING IN EXISTING CMU WALL, RE- STRUCTURAL
 - 009 PREF FLOOR FOR NEW IN GROUND LIFT, RE- STRUCTURAL
 - 010 EXISTING LIFT TO BE MOVED
 - 011 PREF AREA FOR NEW BATTERY STORAGE BUILDING
 - 012 EXISTING WALL, REMOVE ALL EXISTING WALL TREATMENTS, PROVIDE NEW ELECTRICAL AS SHOWN ON ARCHITECTURAL AND ELECTRICAL DRAWINGS. PATCH ANY DAMAGE AREAS FOR SMOOTH AND EVEN SURFACE. ALL EXISTING WALLS TO REMAIN TO RECEIVE NEW WALL PAINT AND/OR WALL FINISH AND BASE. REFER TO FINISH PLAN AND SCHEDULE ON A-S-0, TYP.
 - 013 EXISTING G LIFTS, PROTECT IN PLACE
 - 014 EXISTING OVERHEAD DOOR TO REMAIN, PROTECT IN PLACE
 - 015 EXISTING STRUCTURAL COLUMN AND STRUCTURAL BEAMS TO REMAIN, PROTECT IN PLACE. SAND DOWN EXISTING FINISH AND PREP FOR NEW PAINT FINISH, TYP.
 - 016 WHERE REQUIRED, PROVIDE SUBFLOOR TRENCH, BACKFILL AND SLAB POURBACK PER DETAIL, AS REQUIRED FOR NEW PLUMBING FUTURE LOCATIONS (PER PLUMBING DRAWINGS), GC TO F.V. EXTENT TO TRENCH AND F.V. CONNECTION TO EXISTING SEWER/WATER LINES, ECT.

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PROJECT NAME
GENESIS OF PALM SPRINGS

PROJECT DESCRIPTION
INTERIOR & EXTERIOR RENOVATION OF AN EXISTING AUTO DEALERSHIP

PROJECT ADDRESS
4057 E. PALM CANYON DR., PALM SPRINGS, CA 92264

OWNER INFORMATION
V.I.P. CARS LTD.
CONTACT: CHRIS HECTOR,
OWNERS REPRESENTATIVE
PHONE: (760)-898-7743
EMAIL: CHECTOR_9@YAHOO.COM

GOREE PROJECT NUMBER
GW2211



ISSUE DATE
11/29/2022

ISSUE HISTORY		
DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
DEMO FLOOR PLAN

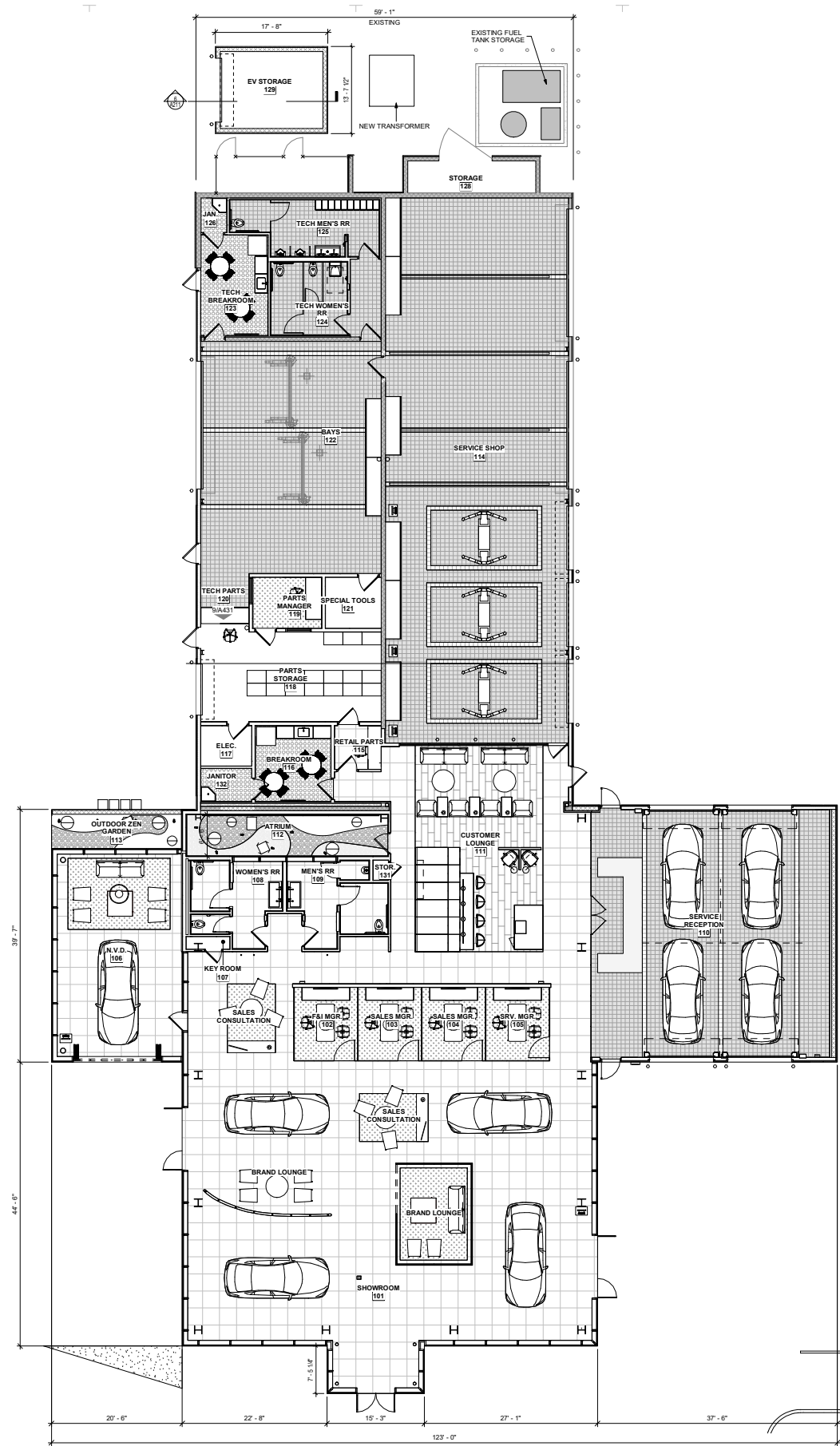
SHEET NUMBER
AS1.2

1 DEMO FLOOR PLAN Copy 1
 1/8" = 1'-0"



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1 PROPOSED FLOOR PLAN
 1/8" = 1'-0"

- GENERAL PLAN NOTES:**
1. INTERIOR PARTITIONS TO BE TYPE AT, UNLESS NOTED OTHERWISE.
 2. THE WORK SHALL CONFORM TO REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. PROVIDE FULL HEIGHT 5/8" CEMENT BACKER BOARD AT TOILET AND JANITOR ROOMS, AND AT WALLS TO RECEIVE TILE.
 5. PROVIDE AND INSTALL SOUND DAMPENING INSULATION AT ALL PERIMETER METAL STUD WALLS OF RESTROOMS AND MECHANICAL ROOMS. EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
 6. REFER TO NOTED FLOOR PLANS AND CODE ANALYSIS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR ALL FIRE-RATED SHUTTERS IN WALL CAVITIES.
 7. PROVIDE AND INSTALL THERMAL BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
 8. REFER TO ACCESSIBILITY STANDARDS SHEETS FOR ACCESSIBILITY REQUIREMENTS THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 9. ACCESSIBLE RESTROOMS SHALL CONFORM TO LOCAL, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 10. CONTRACTOR SHALL PROVIDE BLOCKING WHERE REQUIRED FOR TOILET ACCESSORIES.
 11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONNECTIONS OF THE EQUIPMENT. THE CONTRACTOR SHALL COORDINATE WITH OWNERS VENDORS FOR ITEMS REQUIRING HOOK-UPS.
 12. CONTRACTOR SHALL PROVIDE (3) 4" x 8" x 3/4" THICK A.C. GRADE PAINTED PLYWOOD PANEL BOARDS FOR COMMUNICATION AND DATA EQUIPMENT. LOCATION TO BE DETERMINED BY ARCHITECT.
 13. GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
 14. PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES AT ROOMS NOTED AS PAINT EXPOSED STRUCTURE.
 15. PAINT VISIBLE CONDUIT, PIPING, BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES ABOVE RETURN AIR GRILLS WHEN RETURN AIR FLENUM IS DESIGNED.
 16. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL, BOTH SIDES, UNLESS NOTED OTHERWISE. TYP.
 17. PROVIDE CORNER GUARDS AT WALLS INDICATED AND SPECIFIED.

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ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
FLOOR PLAN

SHEET NUMBER

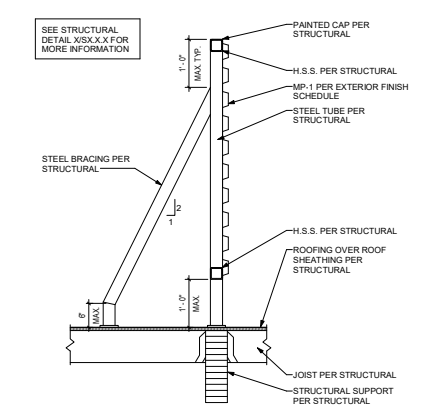
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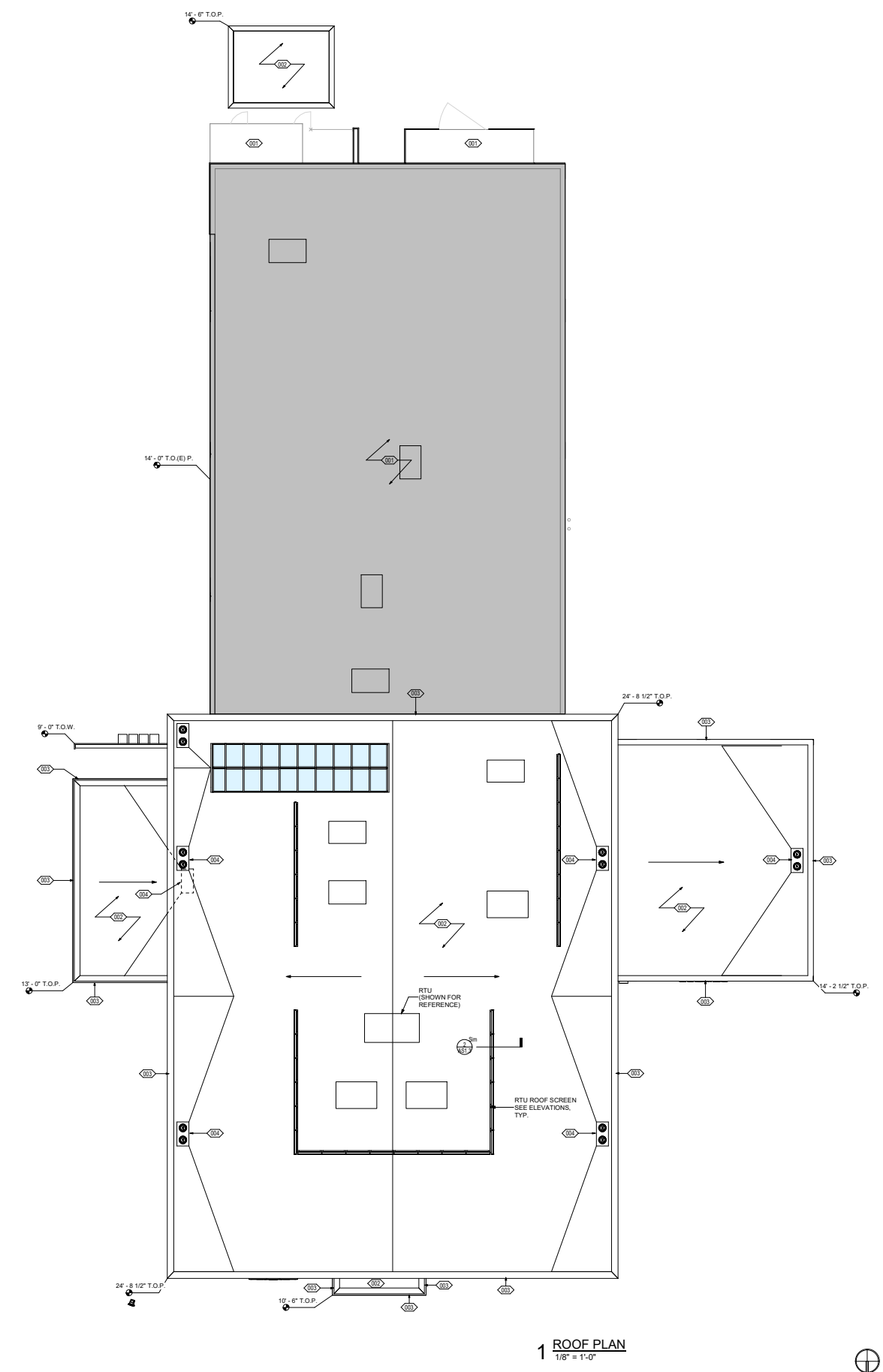
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3 ROOF SCREEN EXAMPLE
1" = 1'-0"



2 ROOF SCREEN SECTION
3/4" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

ROOF GENERAL NOTES:
 1. GC TO COORDINATE WITH MECHANICAL SCREEN MANUFACTURER ON LOCATION OF MECHANICAL SCREEN POSTS. REFER TO STRUCTURAL FOR BRACING.
 2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING FOR OTHER ROOF EQUIPMENT.
 3. PLACE ROOF WALK PAD AT PERIMETER OF MECHANICAL EQUIPMENT, ROOF HATCHES, AND TRAVEL ROUTES FROM ROOF LADDERS.

ROOF PLAN KEYNOTES
 001 EXISTING ROOF TO REMAIN
 002 NEW FULLY ADHERED TPO ROOF OVER 1/2" ROOFING BOARD, OVER RIGID INSULATION (R-30) ON METAL DECK
 003 ACM INTEGRATED PARAPET CAP. COLOR TO MATCH ADJACENT WALL.
 004 NEW ROOF DRAIN
 005 MECHANICAL ROOFTOP UNIT. RE: MECHANICAL DRAWINGS

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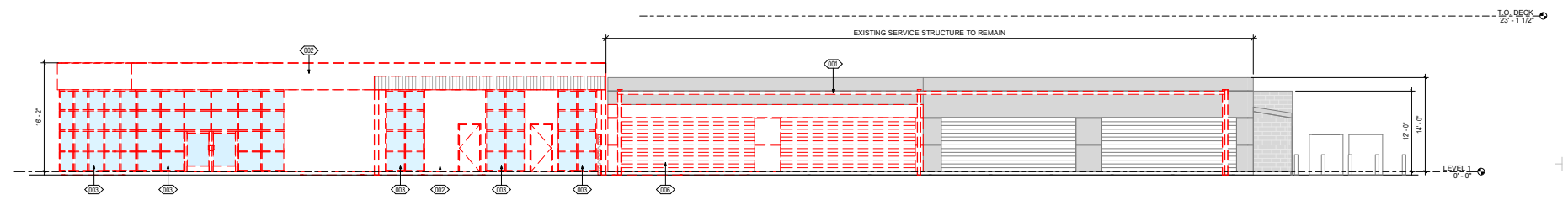
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SHEET NAME
 ROOF PLAN

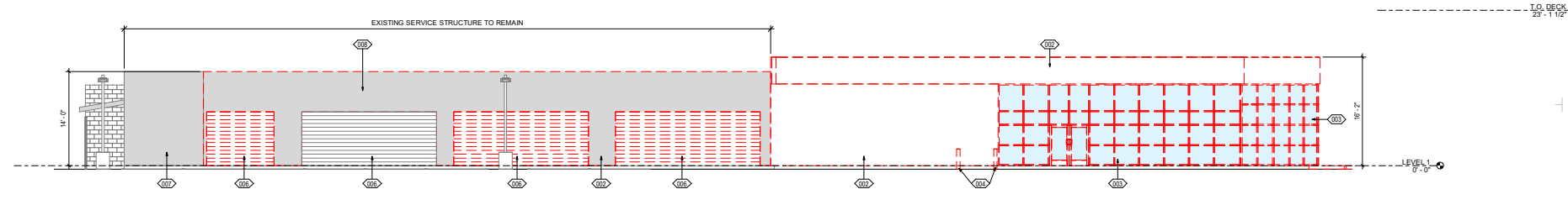
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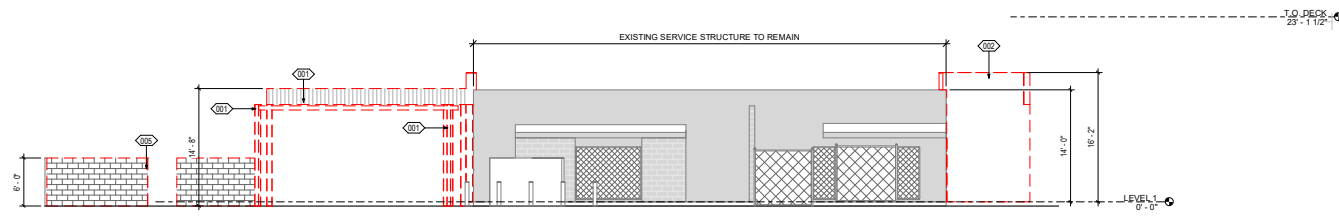
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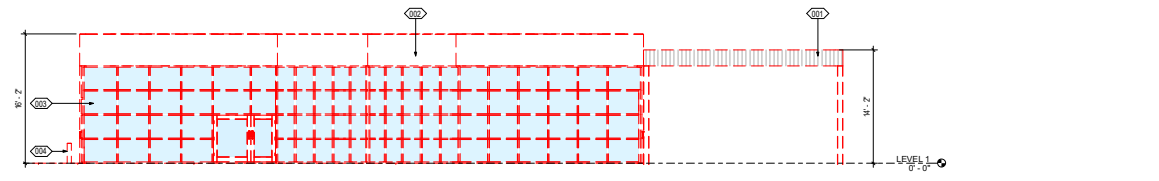
4 WEST DEMO ELEVATION PLAN SET
1/8" = 1'-0"



1 EAST DEMO ELEVATION PLAN SET
1/8" = 1'-0"



3 SOUTH DEMO ELEVATION PLAN SET
1/8" = 1'-0"



2 NORTH DEMO ELEVATION PLAN SET
1/8" = 1'-0"

- DEMOLITION ELEVATION KEYNOTES**
- 001 EXISTING CANOPY & STRUCTURE TO BE DEMOLISHED
 - 002 EXISTING EXTERIOR WALL TO BE DEMOLISHED
 - 003 EXISTING GLAZING TO BE DEMOLISHED
 - 004 EXISTING BOLLARD TO BE REMOVED
 - 005 EXISTING CMU WALL TO BE DEMOLISHED
 - 006 EXISTING OVERHEAD DOOR AND FRAME TO BE DEMOLISHED
 - 007 EXISTING CMU WALL TO REMAIN
 - 008 EXISTING CLADDING TO BE DEMOLISHED AND PREP FOR NEW PLASTER FINISH
 - 009 EXISTING OVERHEAD DOOR TO REMAIN, PROTECT IN PLACE

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PROJECT NAME
GENESIS OF PALM SPRINGS

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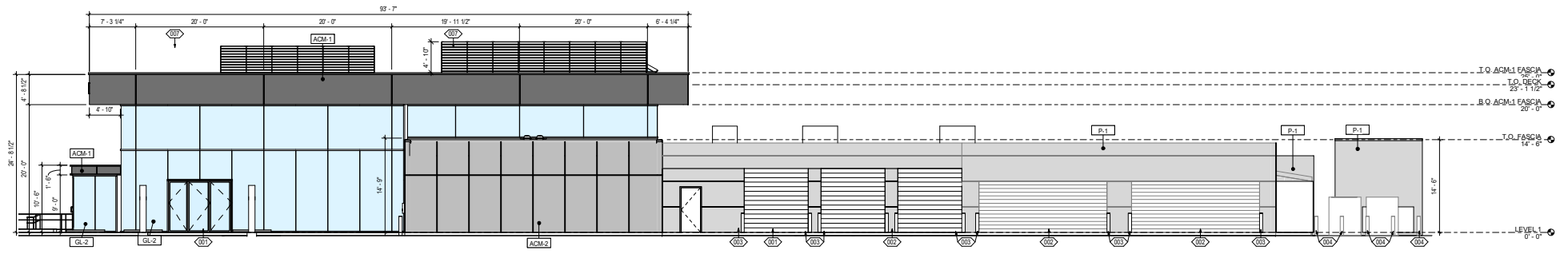
KEY PLAN

SHEET NAME
 DEMO ELEVATIONS

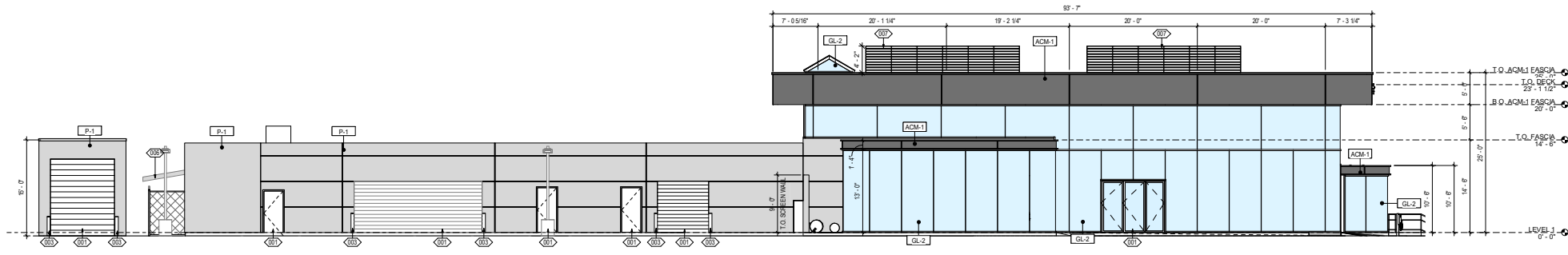
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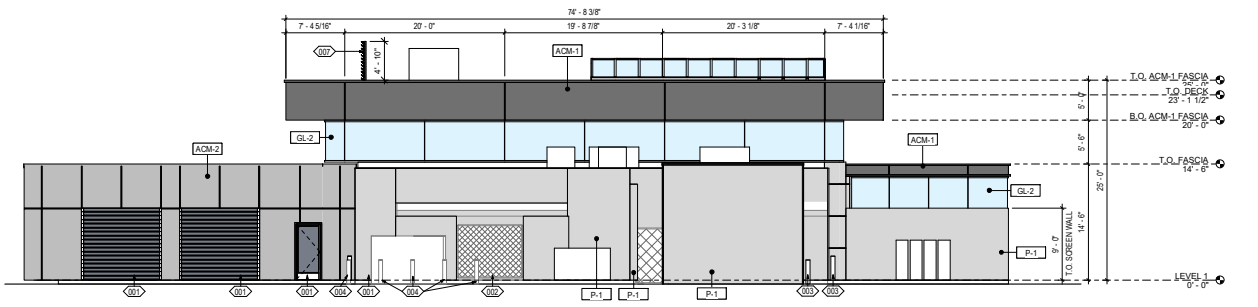
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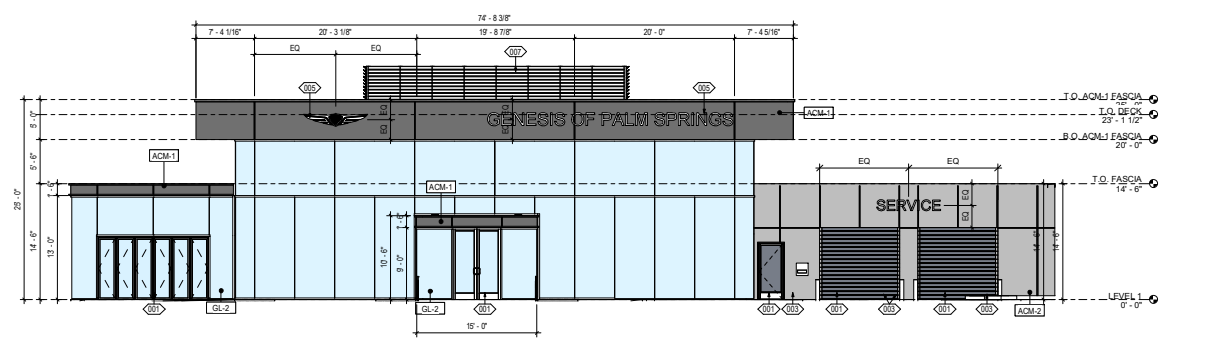
4 WEST ELEVATION
1/8" = 1'-0"



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



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES

- 001 DOOR AS SCHEDULED
- 002 EXISTING DOOR TO REMAIN, PRIME AND PAINT P-1
- 003 NEW 6" DIAMETER STEEL PIPE BOLLARD PRIMED AND PAINTED P-1
- 004 EXISTING BOLLARD TO BE PRIMED AND PAINTED P-1
- 005 GENESIS SIGNAGE, PROVIDED BY OWNER, G.C. TO PROVIDE ELECTRICAL & COORDINATE WITH SIGN SUPPLIER
- 006 EXISTING ROOF TO REMAIN
- 007 METAL ROOF SCREENS TO BE TRAPEZOIDAL SHEET - CENTRA - MATCH SW7073 NETWORK GREY
- 008 NEW 6" DIAMETER STEEL PIPE BOLLARD PRIMED AND PAINTED P-1

MATERIAL LEGEND

	ACM-1 BASALT GRAY ACM
	ACM-2 TRICORN BLACK ACM
	GL-2 EXTERIOR CURTAIN WALL GLAZING
	P-1 SW 7078 CYBERSPACE



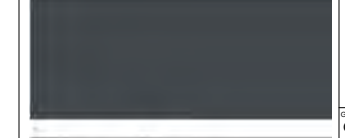
ACM-1

Material	Aluminum composite metal panel
Manufacturer	Alucobond
Product	Basalt Grey PVDF-2, Matte
Dimension	
Location	Exterior fascia



ACM-2

Material	Aluminum composite metal panel
Manufacturer	Alucobond
Product	Tricorn Black SMP, Matte
Dimension	
Location	Service write-up exterior



GL-2

Material	Aluminum
Manufacturer	Shawin Williams
Product	See finish schedule for details
Dimension	
Location	Entry vestibule, exterior of showroom



P-1

Material	Paint
Manufacturer	Shawin Williams
Product	SW 7078 Cyberspace
Dimension	
Location	Exterior of service stpp

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 ELEVATIONS

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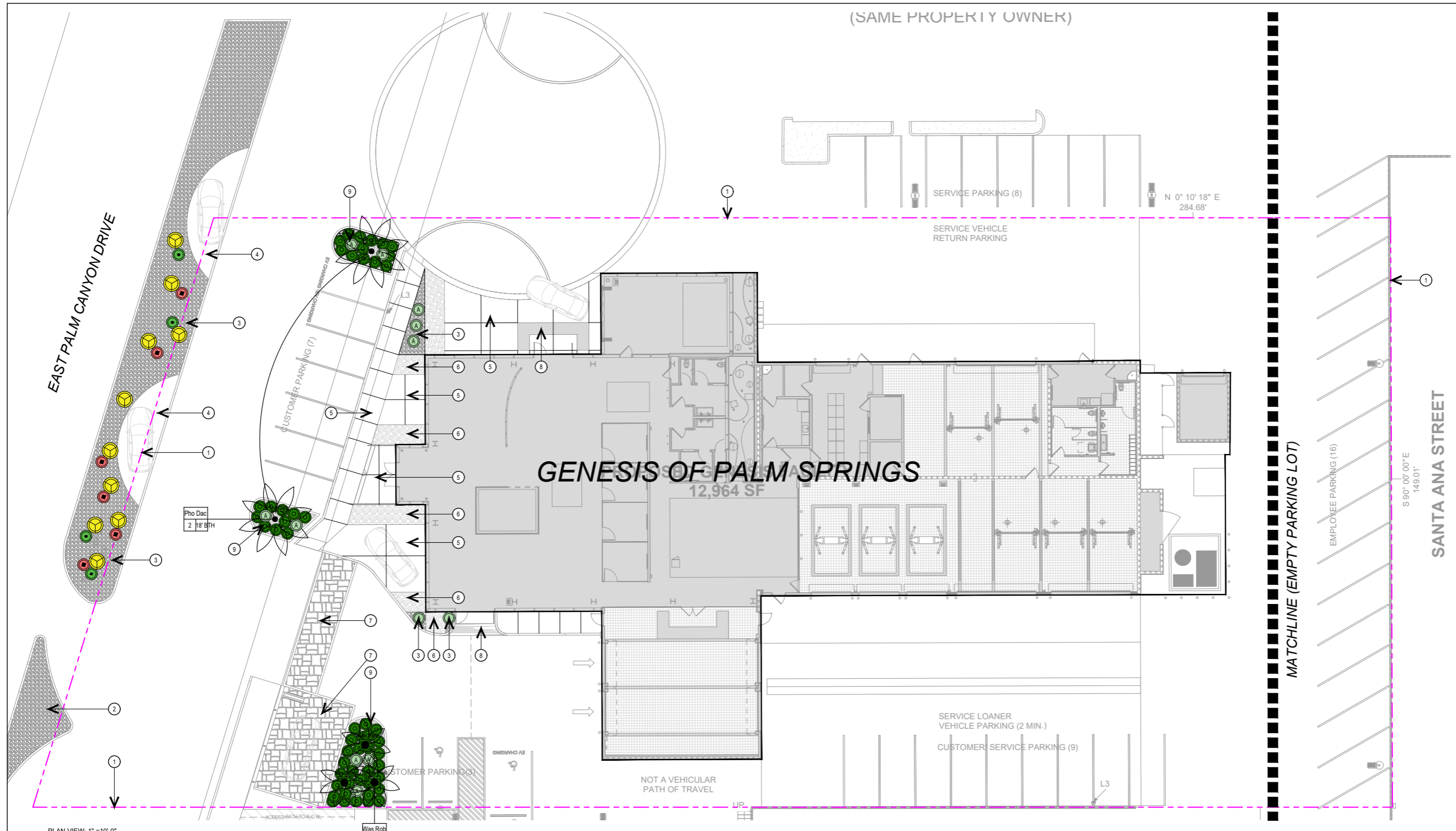
(SAME PROPERTY OWNER)

REVISIONS:

DATE	DESCRIPTION



SHEET DESCRIPTION:
LANDSCAPE PLAN
DESIGNED AS/LA
DATE 02/23/2023
SCALE 1"=10'-0"
CAD FILE GENESIS PALM SPRINGS
SHEET NUMBER:



PLAN VIEW: 1" = 10'-0"

PALM LEGEND

SYMBOL	NAME/BOTANICAL	SIZE	SPACING	WUCOLS	QTY
	PHOENIX DACTYLIFERA (DATE PALM)	18" BTH/DIAMOND CUT	AS SHOWN	L	2
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	TRANSPLANT EXISTING	AS SHOWN	L	3

PALM NOTE:
PALMS SHALL BE PLACED A MINIMUM 5' AWAY FROM GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.

ROCK MULCH NOTE:
ALL PLANTING AREAS TO RECEIVE 3" OF DECORATIVE ROCK MULCH (MEXICAN BEACH BUFF 3-5"). INCLUDE WEED BARRIER AT FINISH GRADE, PRIOR TO ROCK INSTALL.

SHRUB LEGEND

SYMBOL	NAME/BOTANICAL	SIZE	SPACING	WUCOLS	QTY
	AGAVE 'BLUE GLOW' (BLUE GLOW AGAVE)	15 GAL.	36" O.C.	L	13
	ECHINOCACTUS GRUSONII (BARREL CACTUS)	15 GAL.	AS SHOWN	L	2
	CARISSA MACROCARPA (GREEN CARPET)	15 GAL.	36" O.C.	L	54
	HESPERALOE SPECIES (RED YUCCA)	15 GAL.	AS SHOWN	L	3
	LANTANA (NEW GOLD LANTANA)	15 GAL.	48" O.C.	L	5

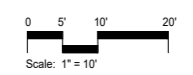
IRRIGATION NOTES AND REQUIREMENTS:
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM:

LOW PRECIPITATION SHRUB DRIP SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A BRASS GATE VALVE (IN VALVE BOX) AT THE POINT OF CONNECTION, BACK FLOW DEVICE (PER LOCAL CODES), ELECTRICALLY OPERATED REMOTE CONTROL VALVES AND POINT SOURCE DRIP SYSTEM IN SHRUB BEDS. ALL SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATION. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM. SEPARATE VALVE INCLUDED FOR ALL PALMS AND ANY FUTURE POTTED PLANTS.

FINISH SCHEDULE

- PROJECT PROPERTY LINE.
- EXISTING GRAVEL IN CENTER MEDIAN ISLAND TO REMAIN.
- NEW GRAVEL ROCK IN PLANTER AREAS- SEE IMAGE, SHEET LP-2 FOR ROCK SPECIFICATION. 3-5" IN PLANTER ALONG E. PALM CANYON, 2-3" IN PLANTERS ADJACENT BUILDING.
- EXISTING CAR DISPLAY TO REMAIN.
- NEW NATURAL GRAY CONCRETE WITH LIGHT SAND FINISH.
- ENHANCED PAVING PER GENESIS DESIGN SPECIFICATIONS.
- ENHANCED PAVERS PER GENESIS DESIGN SPECIFICATIONS.
- TRUNCATED DOMES PER ARCHITECT SPECIFICATIONS.
- BARK MULCH IN PLANTER AREAS.

PROJECT SUMMARY:
NEW PLANTING AREAS: ±1,670 SF



LP-1



AGAVE 'BLUE GLOW'



ECHINOCACTUS GRUSONII (BARREL CACTUS)



LANTANA 'NEW GOLD LANTANA'



CARISSA MACROCARPA 'GREEN CARPET'



MEXICAN BEACH BUFF 3-5"



HESPERALOE 'RED YUCCA'



PHOENIX DACTYLIFERA (DATE PALM)

PLAN CONTROL: A 02/02/2023

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LANDSCAPE
ARCHITECTURE

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PROJECT NAME:

**GENESIS OF
PALM SPRINGS**
NEW AUTO DEALERSHIP

4095 E. PALM CANYON DRIVE
PALM SPRINGS, CA 92264

REVISIONS:

DATE	DESCRIPTION



SHEET DESCRIPTION:

**PLANTING/MATERIAL
IMAGES**

DESIGNED AS/LA
DATE 02/23/2023
SCALE 1"=10'-0"
CAD FILE GENESIS PALM SPRINGS

SHEET NUMBER:

LP-2

PARTS ←
RESTROOMS ←
SERVICE ←



FIRE ↓







-chargepoint-

AVAILABLE



♿
PARKING ONLY FOR ACCESSIBLE
VEHICLES
NO OTHER VEHICLES

♿
PARKING ONLY FOR ACCESSIBLE
VEHICLES
NO OTHER VEHICLES

♿
PARKING ONLY FOR ACCESSIBLE
VEHICLES
NO OTHER VEHICLES

...
PARKING
→



GENESIS OF PALM SPRINGS

SERVICE

GENESIS
OF
PALM SPRINGS

WENJIE STUDIO

WENJIE STUDIO '23

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SITE WORK GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND SCOPE OF WORK REQUIREMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF CURBS, PAVING AND PLANTERS ADJACENT TO BUILDINGS.
- CONTRACTOR SHALL EXECUTE THE WORK IN STRICT ACCORDANCE WITH THESE DRAWINGS, LOCAL GOVERNING BUILDING, FIRE, MECHANICAL AND PLUMBING CODES, THE CURRENT ACCESSIBILITY STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. THE CONTRACTOR SHALL REPORT CONFLICTING REQUIREMENTS TO THE ARCHITECT FOR INTERPRETATION.
- DEALER SITE SIGNS AND THEIR REQUIRED FOUNDATIONS ARE NOT IN CONTRACT UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL PROVIDE/COORDINATE POWER REQUIREMENTS CONDUITS, AND PROVIDE HOOK-UPS FOR POWER.
- PARKING AND CURB DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODES. PROVIDE SIGNS SHOWING SYMBOL OF ACCESSIBILITY AT EACH SPACE. PROVIDE "VAN ACCESSIBLE" SIGN AT VAN SPACE. REFERENCE ACCESSIBILITY SHEETS FOR MOUNTING DETAILS.
- POST SITE ADDRESS DURING CONSTRUCTION AND AFTER THE BUILDING IS OCCUPIED IN ACCORDANCE WITH FIRE MARSHAL REQUIREMENTS.
- REFER TO CIVIL FOR FIRE AND SITE YARD HYDRANTS INFORMATION.
- REFER TO LANDSCAPE & IRRIGATION PLANS FOR APPROXIMATE LOCATIONS AND QUANTITIES.
- REFER TO ELECTRICAL PLANS FOR POWER.

PARKING SPACES CALCULATION

ZONING CODE	SPACES REQUIRED	AREA (SF)	REQUIRED	PROVIDED
MOTOR VEHICLE SALES	1 / 800 SF	7,882 SF	10	33
MOTOR VEHICLE REPAIR SHOP	4 PER BAY	8 BAYS	32	33
PARTS/STORAGE WAREHOUSE	1 / 800 SF	676 SF	01	9
TOTAL			43	75

SITE PLAN KEYNOTES

- 001 EXISTING PARKING STRIPES TO REMAIN
- 002 NEW PARKING STRIPES
- 003 NEW ADA PARKING STRIPES & SIGNAGE. REF. ACCESSIBILITY SHEETS
- 004 SCREEN WALL. CMU SURFACED WITH EIFS & PAINTED P-1. RE: FINISH SCHEDULE
- 005 PROPERTY LINE
- 006 GENESIS 5' HIGH DIRECTIONAL SIGNAGE
- 007 5'-0" WIDE ACCENT BANDS USING PV-4. RE: FINISH SCHEDULE
- 008 WALKWAY TO BE PV-1. RE: FINISH SCHEDULE
- 009 NEW 6" CURB
- 010 NEW ACCESSIBLE RAMP. RE: CIVIL
- 011 EXISTING FRONTAGE, LANDSCAPE, & PAVING TO REMAIN
- 012 NEW PAVING. RE: CIVIL
- 013 GENESIS 6' HIGH MONUMENT SIGN
- 014 SWITCH GEAR. RE: MECHANICAL.
- 015 FLOOR TO BE FLUSHED, WITH CHANGE IN MATERIAL. RE: CIVIL
- 016 EASEMENT FOR PUBLIC SIDEWALK. RE: CIVIL

SITE PLAN LEGEND

- OVERHEAD AWNING
- PROPERTY LINE
- EXISTING SITE EASEMENT
- ADA TRUNCATED DOMES
- PAVING 1
- PAVING 4
- BRICK PAVER
- LANDSCAPE

PROJECT NAME

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PROJECT DESCRIPTION

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OWNER INFORMATION

V.I.P. CARS LTD.
CONTACT: CHRIS HECTOR,
OWNERS REPRESENTATIVE
PHONE: (760)-898-7743
EMAIL:
CHECTOR_9@YAHOO.COM

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GOREE PROJECT NUMBER
GW2211

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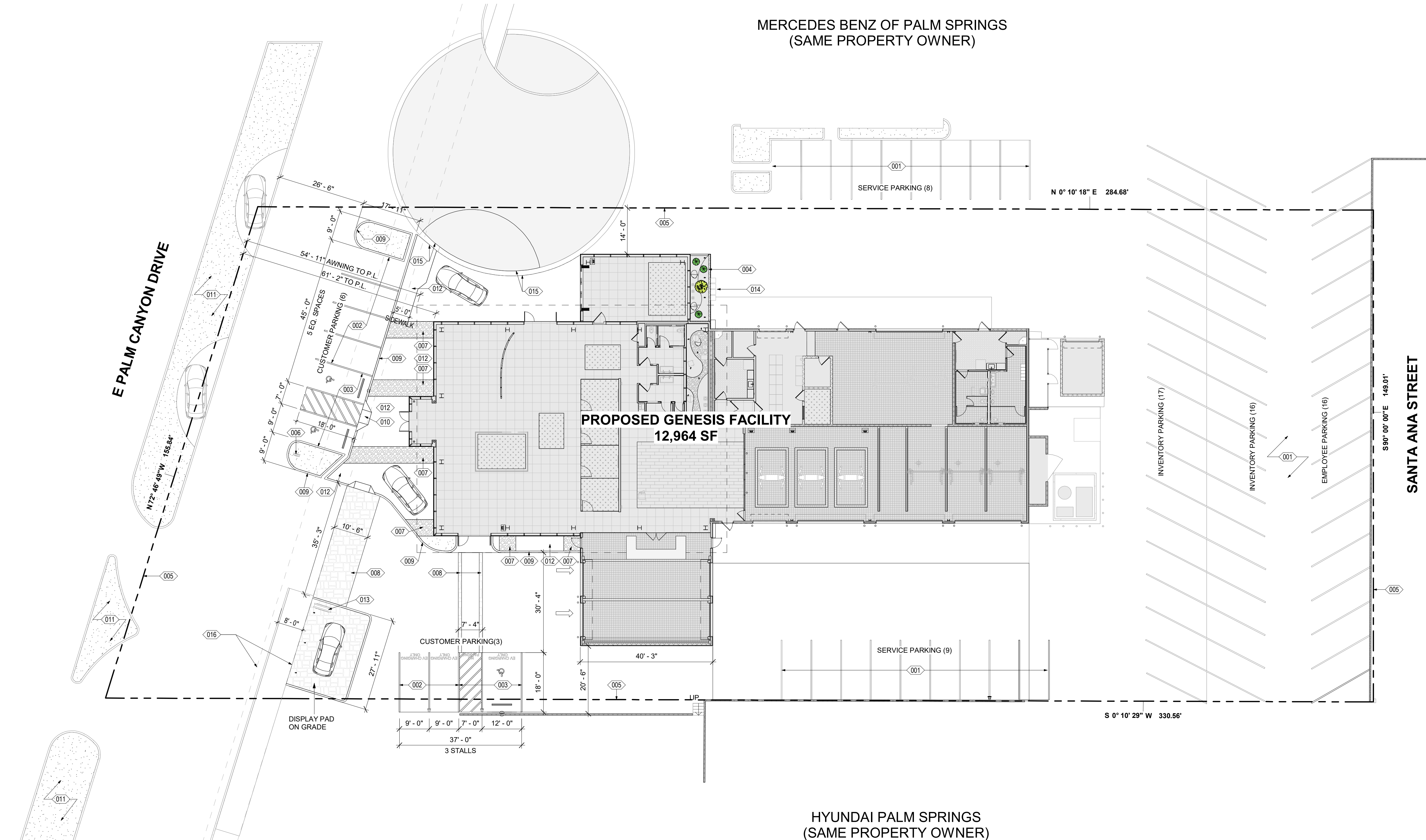
KEY PLAN

SHEET NAME

SITE PLAN

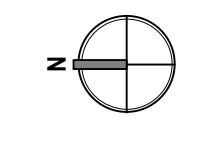
SHEET NUMBER

AS1.1



SUPERSEDED

1 SITE PLAN
1/16" = 1'-0"



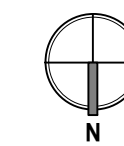
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SUPERSEDED



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

EV CHARGING
PARKING
EV CHARGING
EV CHARGING



- GENERAL PLAN NOTES:**
- INTERIOR PARTITIONS TO BE TYPE "A1", UNLESS NOTED OTHERWISE.
 - THE WORK SHALL CONFORM TO REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - PROVIDE FULL HEIGHT 5/8" CEMENT BACKER BOARD AT TOILET AND JANITOR ROOMS, AND AT WALLS TO RECEIVE TILE.
 - PROVIDE AND INSTALL SOUND DAMPENING INSULATION AT ALL PERIMETER METAL STUD WALLS OF RESTROOMS AND MECHANICAL ROOMS, EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
 - REFER TO NOTED FLOOR PLANS AND CODE ANALYSIS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR ALL FIRE-RATED SHUTTERS IN WALL CAVITIES.
 - PROVIDE AND INSTALL THERMAL BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
 - REFER TO ACCESSIBILITY STANDARDS SHEETS FOR ACCESSIBILITY REQUIREMENTS. THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 - ACCESSIBLE RESTROOMS SHALL CONFORM TO LOCAL, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE BLOCKING WHERE REQUIRED FOR TOILET ACCESSORIES.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONNECTIONS OF THE EQUIPMENT. THE CONTRACTOR SHALL COORDINATE WITH OWNERS VENDORS FOR ITEMS REQUIRING HOOKUPS.
 - CONTRACTOR SHALL PROVIDE (3) 4'-7" x 8'-0" x 3/4" THICK A-C GRADE PAINTED PLYWOOD PANEL BOARDS FOR COMMUNICATION AND DATA EQUIPMENT. LOCATION TO BE DETERMINED BY ARCHITECT.
 - GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
 - PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES AT ROOMS NOTED AS "PAINT EXPOSED STRUCTURE."
 - PAINT VISIBLE CONDUIT, PIPING, BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES ABOVE RETURN AIR GRILLS WHEN RETURN AIR PLENUM IS DESIGNED.
 - HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL, BOTH SIDES, UNLESS NOTED OTHERWISE, TYP.
 - PROVIDE CORNER GUARDS AT WALLS INDICATED AND SPECIFIED.

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KEY PLAN

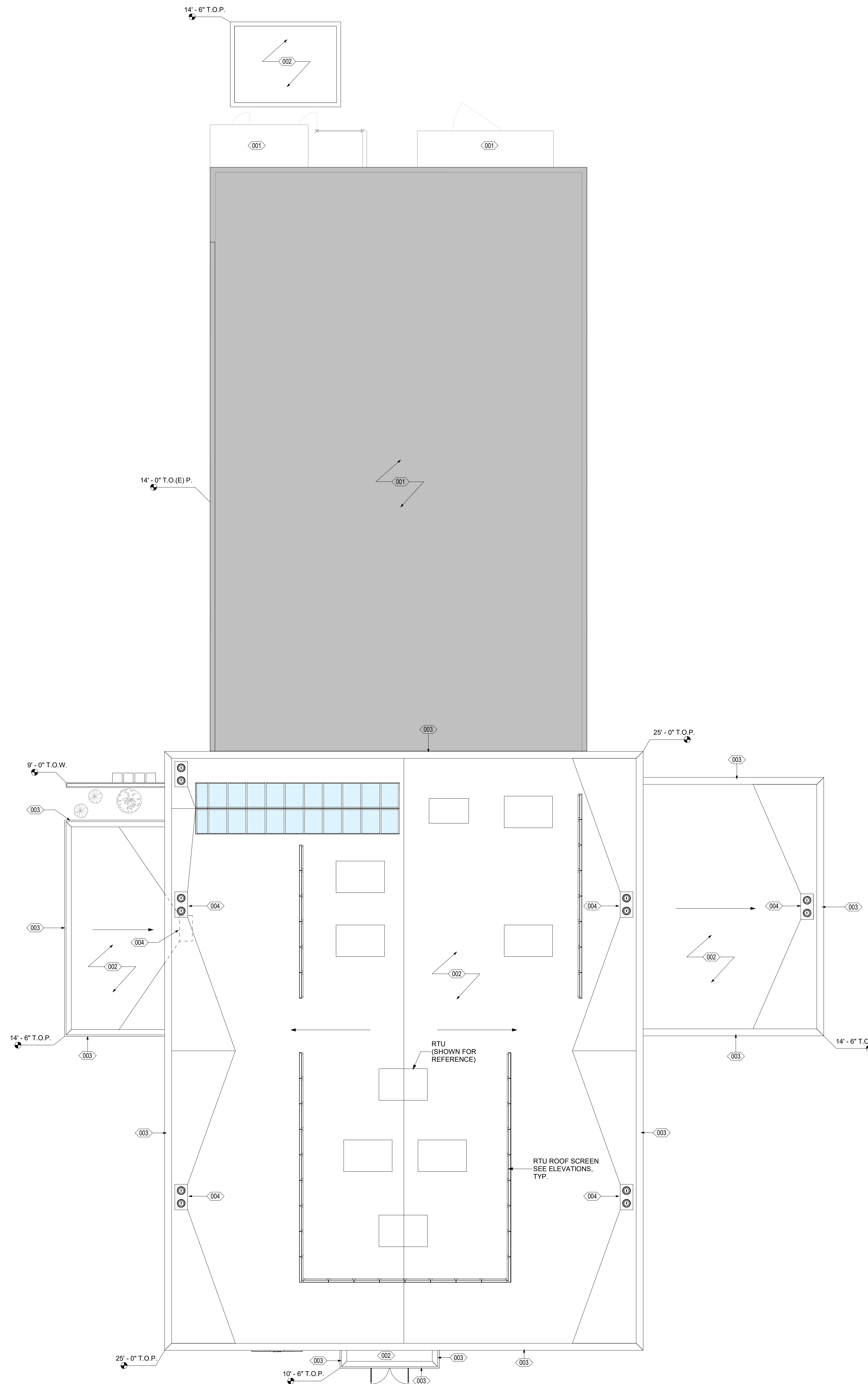
SHEET NAME
FLOOR PLAN

SHEET NUMBER
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SUPERSEDED



1 ROOF PLAN
1/8" = 1'-0"

ROOF GENERAL NOTES:
1. GC TO COORDINATE WITH MECHANICAL SCREEN MANUFACTURER ON LOCATION OF MECHANICAL SCREEN POSTS. REFER TO STRUCTURAL FOR BRACING.
2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING FOR OTHER ROOF EQUIPMENT.
3. PLACE ROOF WALK PAD AT PERIMETER OF MECHANICAL EQUIPMENT, ROOF HATCHES AND TRAVEL ROUTES FROM ROOF LADDERS.

ROOF PLAN KEYNOTES
001 EXISTING ROOF TO REMAIN
002 NEW FULLY ADHERED TPO ROOF OVER 1/2" ROOFING BOARD, OVER RIGID INSULATION (R-30) ON METAL DECK
003 ACM INTEGRATED PARAPET CAP. COLOR TO MATCH ADJACENT WALL.
004 NEW ROOF DRAIN

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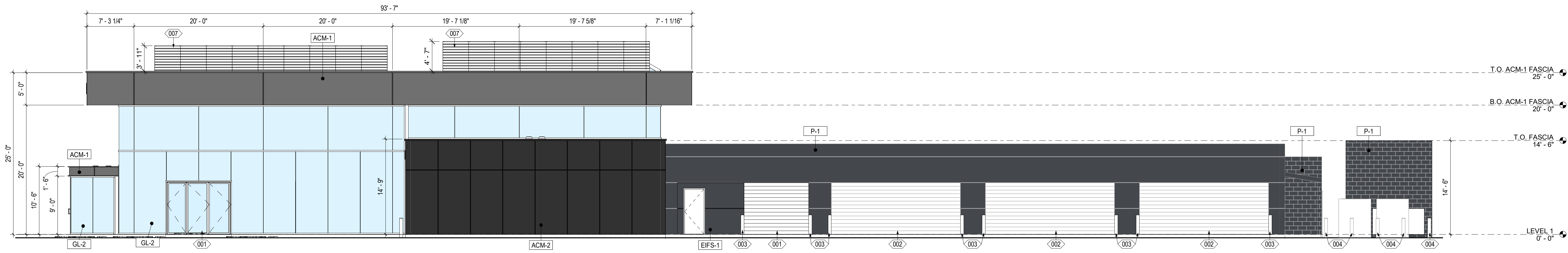
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ROOF PLAN

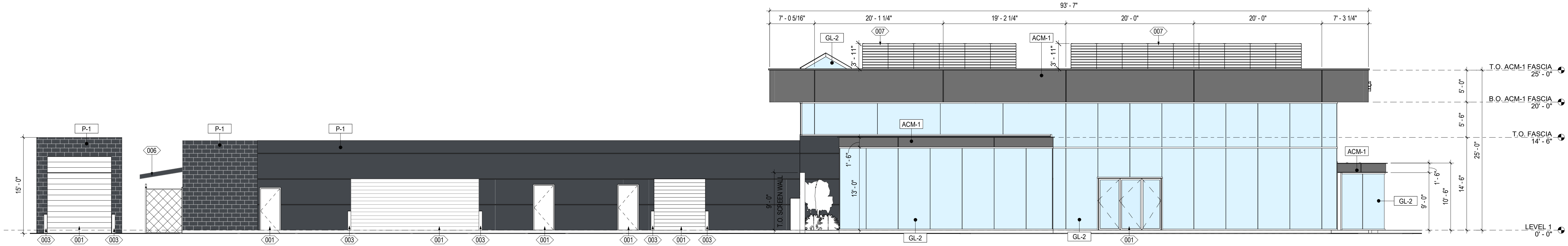
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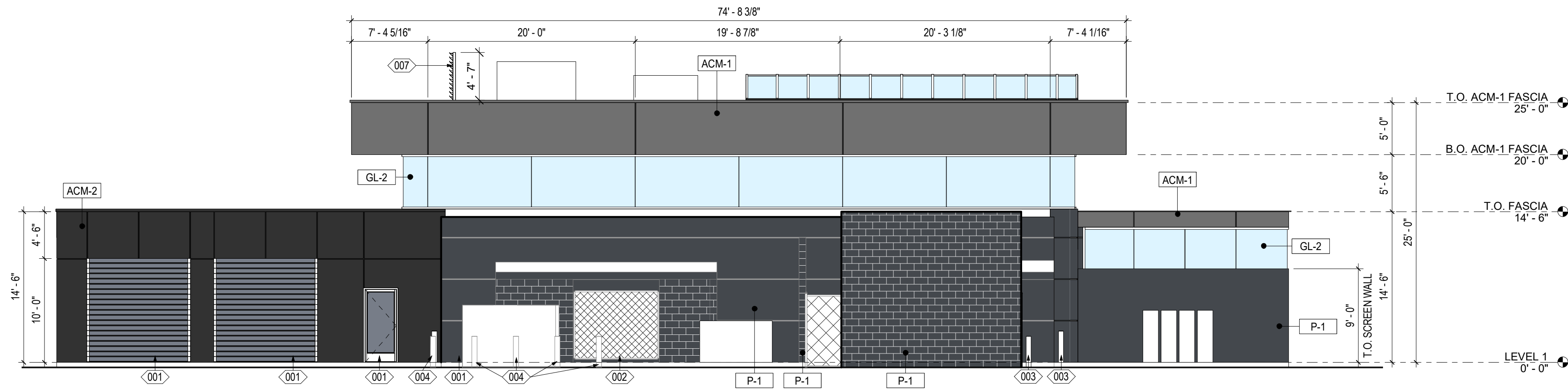
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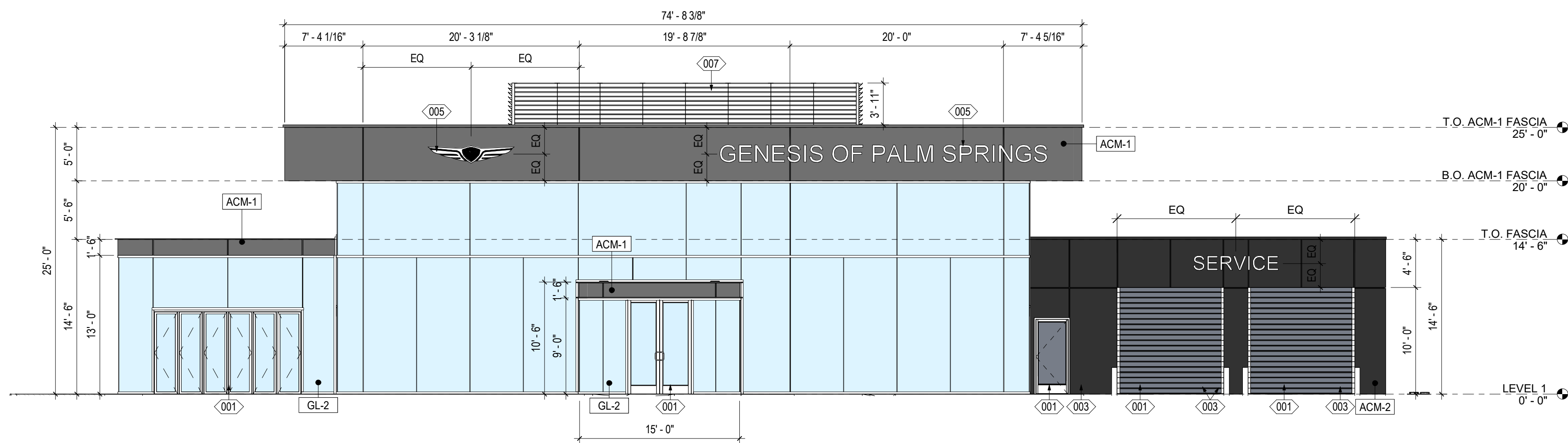
4 WEST ELEVATION
1/8" = 1'-0"



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



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

SUPERSEDED

EXTERIOR ELEVATION KEYNOTES

- 001 DOOR AS SCHEDULED
- 002 EXISTING DOOR TO REMAIN, PRIME AND PAINT P-1
- 003 NEW 6" DIAMETER STEEL PIPE BOLLARD PRIME AND PAINTED P-1
- 004 EXISTING BOLLARD TO BE PRIME AND PAINTED P-1
- 005 GENESIS SIGNAGE, PROVIDED BY OWNER, G.C. TO PROVIDE ELECTRICAL & COORDINATE WITH SIGN SUPPLIER
- 006 EXISTING ROOF TO REMAIN
- 007 METAL ROOF SCREEN TO MATCH THE COLOR OF ACM-1

MATERIAL LEGEND

- ACM-1 BASALT GRAY ACM
- ACM-2 TRICORN BLACK ACM
- GL-2 EXTERIOR CURTAIN WALL GLAZING
- P-1 SW 7076 CYBERSPACE

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