



74777 TECHNOLOGY DRIVE, PALM DESERT, CA

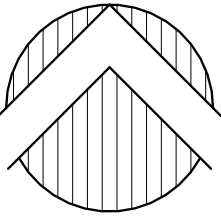


PREST | VUKSIC | GREENWOOD

A R C H I T E C T S • I N T E R I O R S



VICINITY MAP



PROJECT INFORMATION

OWNER

DESERT HOSPITALITY GROUP
61380 29 PALMS HWY 15-16
JOSHUA TREE, CA 92252
NINDERSINGH@GMAIL.COM

APPLICANT

PREST VUKSIC GREENWOOD ARCHITECTS
JOHN VUKSIC
44-530 SAN PABLO AVE., STE 200
PALM DESERT, CA 92260
760.779.5393
JOHN@PVGARCH.COM

ACCESSOR'S PARCEL NO.

APN: 694-190-085 & PORTION OF 694-190-086

PROJECT ADDRESS

74777 TECHNOLOGY DRIVE, PALM DESERT, CA

LEGAL DESCRIPTION

3.51 ACRES IN PAR 5 PM 239/009 PM 36792
Subdivision Name PM 36792 Acres 003.51
LotType Parcel Parcel 5 RecMapType Parcel
Map MapPlatB 239 MapPlatP 009

PROJECT DESCRIPTION / USE

The project is a new 4 story, 110 room, Staybridge Suites hotel on a vacant site.

LOCATION NO: 19614
INN CODE: UDDMM
IHG PROJECT NO: 40540
PVG PROJECT NO: 211229

CONSULTANTS

DESIGN ARCHITECT

PREST VUKSIC GREENWOOD ARCHITECTS
44-530 SAN PABLO AVE., STE 200
PALM DESERT, CA 92260
760.779.5393
JOHN VUKSIC

ARCHITECT OF RECORD

ACE DESIGN
2795 E. BIDWELL ST., STE 100-318
FOLSOM, CA 95630
702.780.1492

CIVIL ENGINEER

ACE DESIGN
1024 IRON POINT ROAD, STE 106
FOLSOM, CA 95630
702.396.5113

ELECTRICAL ENGINEER

ACE DESIGN
7455 ARROYO CROSSING, STE 220
LAS VEGAS, NV 89113
702.396.5113

LANDSCAPE ARCHITECT

GARZA CONCEPTS
P.O. BOX 5891
LA QUINTA, CA 92248
JOSE@GARZAConcepts.COM

DEVELOPMENT SUMMARY

ZONE: PC-2
SETBACKS: NONE
SPECIAL SETBACKS: COLLECTOR STREET 25'
HEIGHT LIMIT*: 35'
MAX. STORIES*: 2
MAX. FAR: 1
LANDSCAPE COVERAGE: 15%
*PRECISE PLAN REQUIRED

PROPERTY DATA

SITE AREA: 170,843 SF (3.92 AC)
BUILDING COVERAGE: 20,916.5 SQ.FT. (12%)
FAR: .48
LANDSCAPE COVERAGE: 13,855 SQ.FT. (8%)

BUILDING DATA

OCCUPANCY: R-1
TYPE OF CONSTRUCTION: TYPE VA
SPRINKLED YES
NO. OF STORIES 4
GREATEST HEIGHT 62'-0"

ROOM COUNT

FIRST FLOOR 14 ROOMS
1 ACCESSIBLE
4 COMM FEATURE

SECOND FLOOR 32 ROOMS
2 ACCESSIBLE
1 COMM FEATURE

THIRD FLOOR 32 ROOMS
2 ACCESSIBLE
3 COMM FEATURE

FOURTH FLOOR 32 ROOMS
1 ACCESSIBLE
1 COMM FEATURE

TOTAL: 110 ROOMS

PARKING DATA

PARKING REQUIRED (per PDMC Table 25.46-1)

STAYBRIDGE @ 1 PER GUEST UNIT 110 SPACES
TOTAL: 110 SPACES

ACCESSIBLE 5 (1 VAN) SPACES
LOADING 1 SPACE
CEV 11 SPACES
SHORT TERM BICYCLE 6 (5% OF REQ'D PARKING)
EVSE PER CAL GREEN 6 SPACES

PARKING PROVIDED:
STANDARD 94 SPACES
EVSE 12 SPACES
ACCESSIBLE 6 SPACES
TOTAL: 112 SPACES*

LOADING 1 (AT PORTE COCHERE)
SHORT TERM BICYCLE 6 SPACES
CEV 18 SPACES
EVSE PER CAL GREEN 12 SPACES

***2 SPACES SHARED WITH HOLIDAY INN EXPRESS**

| SHEET INDEX. | |
|--------------|--|
| Sheet No. | Sheet Name |
| GENERAL | |
| A000 | COVER SHEET |
| A001 | SHEET INDEX |
| A100 | OVERALL SITE PLAN |
| CIVIL | |
| C1 | CONCEPTUAL GRADING PLAN |
| C2 | CONCEPTUAL UTILITY PLAN |
| C3 | CONCEPTUAL RETENETION BASIN STORAGE PLAN |
| C4 | DETAIL SHEET |
| ARCHITECTURE | |
| A101 | ENLARGED SITE PLAN |
| A201 | FIRST FLOOR PLAN |
| A202 | SECOND FLOOR PLAN |
| A203 | THIRD FLOOR PLAN |
| A204 | FOURTH FLOOR PLAN |
| A301 | ELEVATIONS |
| A302 | ELEVATIONS |
| A310 | COLORLED ELEVATIONS |
| A311 | COLORLED ELEVATIONS |
| A320 | APPROVED / PROPOSED COMPARISON |
| A321 | APPROVED / PROPOSED COMPARISON |
| A322 | APPROVED / PROPOSED COMPARISON |
| A323 | APPROVED / PROPOSED COMPARISON |
| A401 | ROOF PLAN |
| A402 | UPPER ROOF PLAN |
| A501 | 3D VIEWS |
| A502 | 3D VIEWS |
| A510 | VIEW FROM TECHNOLOGY DRIVE |
| A511 | VIEW FROM COOK STREET |
| A601 | MATERIAL BOARD |
| ELECTRICAL | |
| E1.1 | FIXTURE CUT SHEETS |
| E2.2 | SITE PHOTOMETRIC PLAN |
| LANDSCAPE | |
| C1.0 | COVER SHEET |
| L1.0 | PRELIMINARY LANDSCAPE PLAN |
| L1.1 | PRELIMINARY LANDSCAPE PLAN |
| L1.2 | PLANT IMAGES |
| L1.3 | LANDSCAPE DETAILS |

| GROSS AREA | |
|----------------|-------------|
| NAME | AREA |
| FIRST FLOOR | 20,916.5 SF |
| SECOND FLOOR | 20,903.8 SF |
| THIRD FLOOR | 20,583.5 SF |
| FOURTH FLOOR | 20,583.5 SF |
| TOTAL LOT AREA | 82,987.3 SF |

OUTDOOR AREA

POOL AREA 1,943 SF
CANOPY AREA 2,323 SF



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

SHEET INDEX

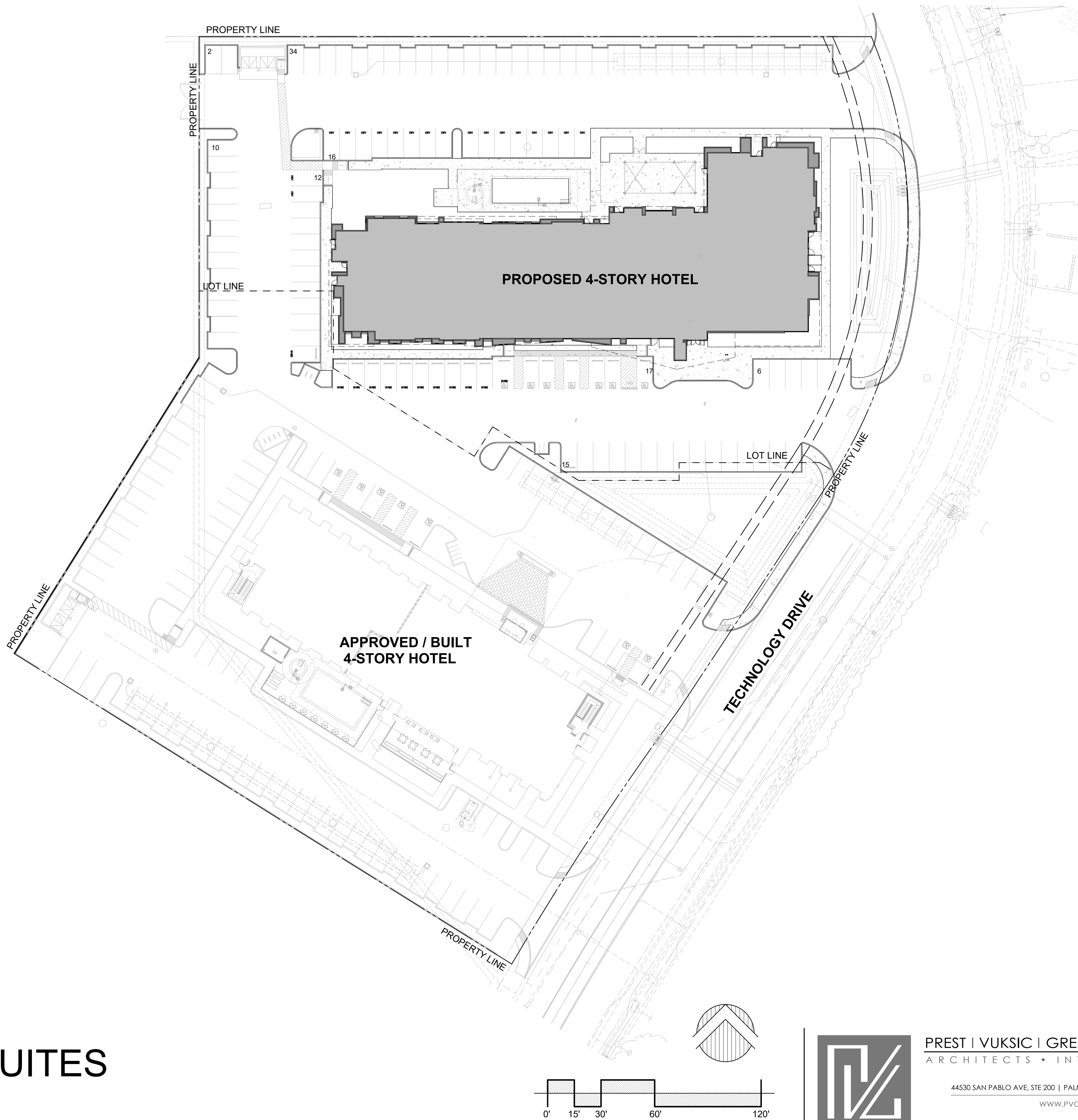
Scale:

Sheet:

A001

STAYBRIDGE SUITES

PALM DESERT, CA



NOTE:

STAYBRIDGE SUITES, PALM DESERT WAS DESIGNED WITH A LINEAR FOOTPRINT DUE TO THE SITE CONSTRAINTS, RATHER THAN THE PROTOTYPICAL U-SHAPED FOOTPRINT.

ROOMS IMPACED BY THIS DESIGN DEVIATION HAVE BEEN ARRANGED WITHIN THE NEW FOOTPRINT AT EACH END.

| PARKING DATA | |
|---|-------------------------|
| PARKING REQUIRED (per PDMC Table 25.46-1) | |
| STAYBRIDGE @ 1 PER GUEST UNIT | 110 SPACES |
| TOTAL: | 110 SPACES |
| ACCESSIBLE | 5 (1 VAN) SPACES |
| LOADING | 1 SPACE |
| CEV | 11 SPACES |
| SHORT TERM BICYCLE | 6 (5% OF REQ'D PARKING) |
| EVSE PER CAL GREEN | 6 SPACES |
| PARKING PROVIDED: | |
| STANDARD | 94 SPACES |
| EVSE | 12 SPACES |
| ACCESSIBLE | 6 SPACES |
| TOTAL: | 112 SPACES* |
| LOADING | 1 (AT PORTE COCHERE) |
| SHORT TERM BICYCLE | 6 SPACES |
| CEV | 18 SPACES |
| EVSE PER CAL GREEN | 12 SPACES |
| *2 SPACES SHARED WITH HOLIDAY INN EXPRESS | |

OVERALL SITE PLAN

Scale: 1" = 30'-0"

Sheet: **A100**

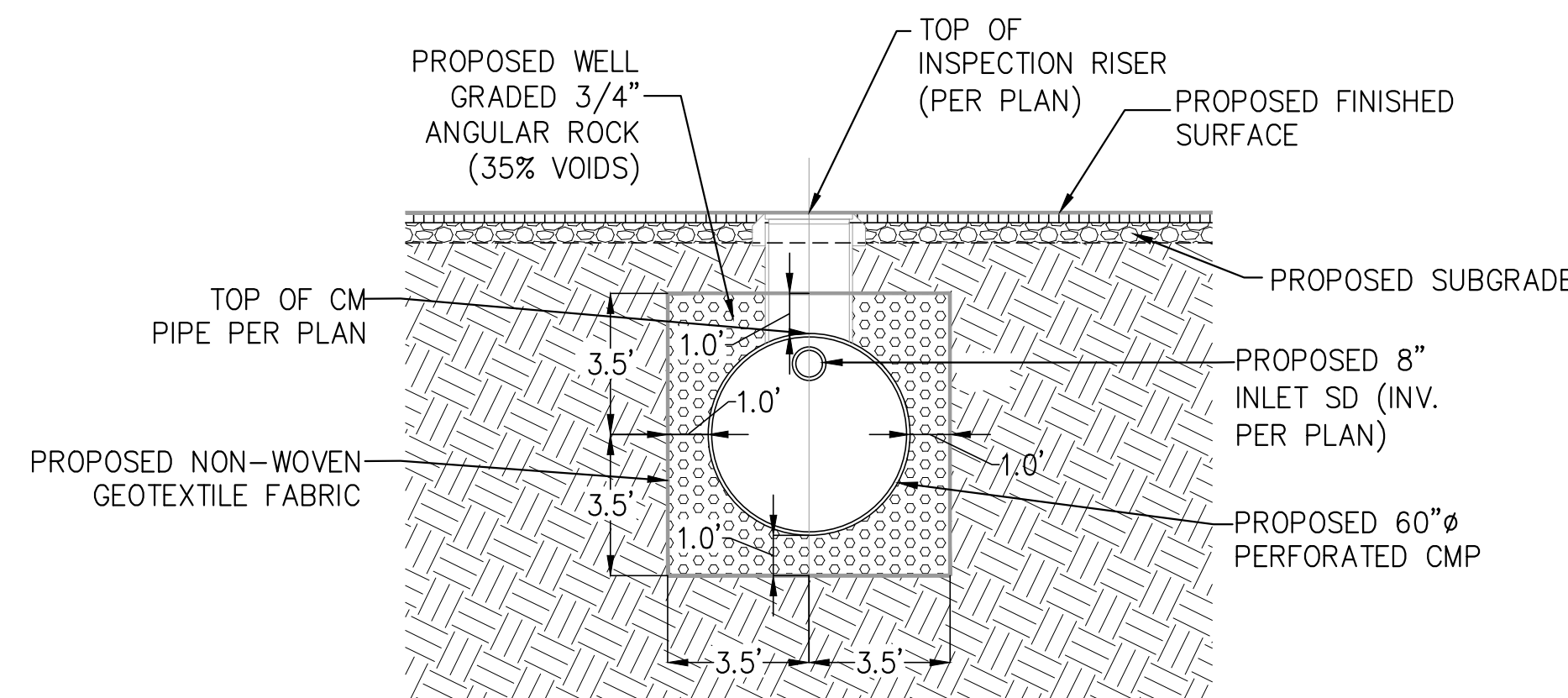
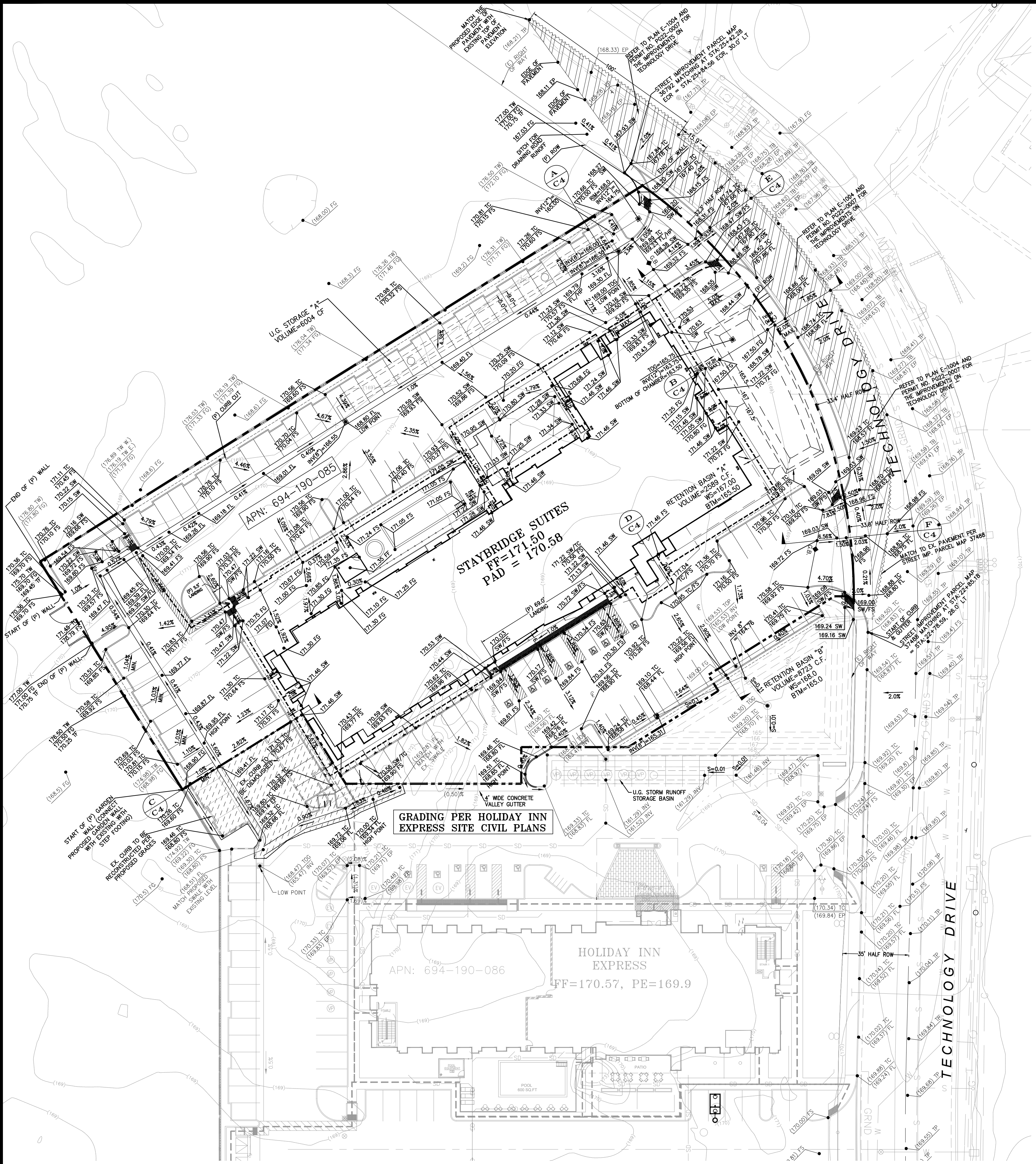


PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

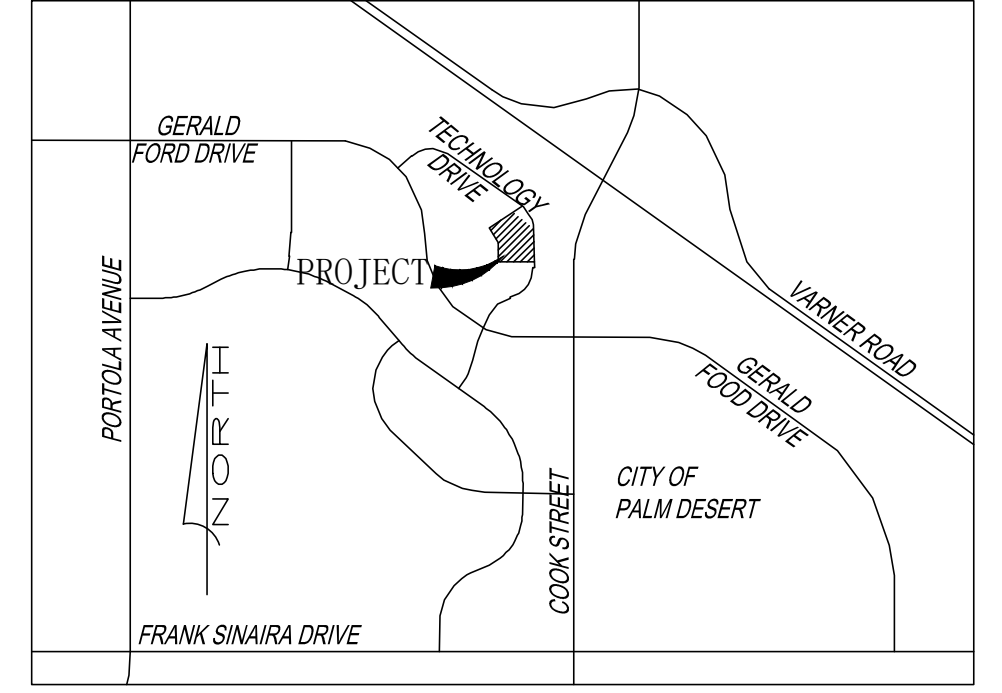
WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

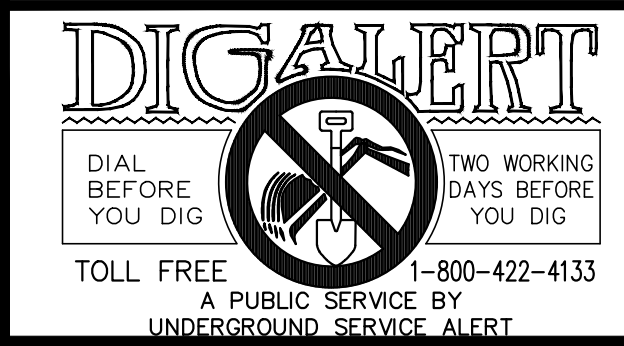
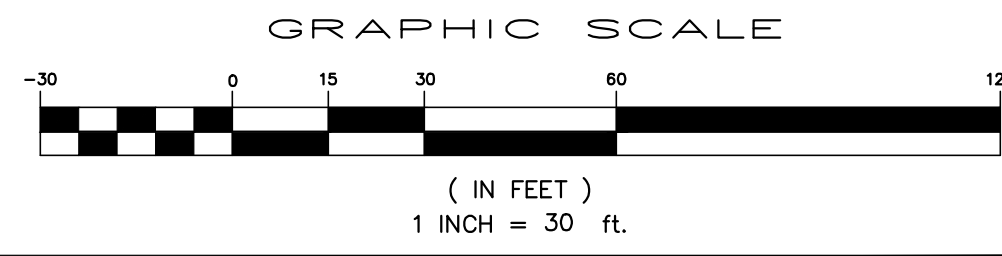


CONTECH UNDERGROUND 60" CORRUGATED METAL PIPE STORMWATER RETENTION SYSTEM TYPICAL SECTION N.T.S.

- LEGEND:
- EASEMENT LINE
 - SAW CUT LINE
 - CENTER LINE
 - FLOW DIRECTION & PERCENT
 - PROPOSED PROPERTY LINE
 - REMOVE & RECONSTRUCT
 - HANDICAP ACCESSIBLE ROUTE
 - ADDITIONAL LIMIT OF WORK IN ADJ. PROPERTY
 - 68.50 FF FINISHED FLOOR ELEVATION
 - 68.50 TC TOP OF CURB ELEVATION
 - 71.33 SW SIDEWALK ELEVATION
 - 68.50 FL FLOW LINE ELEVATION
 - 68.50 FS FINISHED SURFACE ELEVATION
 - 68.50 FG FINISHED GRADE ELEVATION
 - 68.50 HP HIGH POINT ELEVATION
 - 68.50 EP EDGE OF PAVEMENT ELEVATION
 - 68.50 PE PAD ELEVATION
 - 75.05 TW TOP OF WALL ELEVATION
 - 68.50 TF TOP OF FOOTING ELEVATION
 - (68.50) FS EX. FINISHED SURFACE ELEVATION
 - (68.50) TP EX. TOP OF PAVEMENT ELEVATION
 - (68.50) EP EX. EDGE OF PAVEMENT ELEVATION
 - (68.50) TB EX. TOP OF BERM ELEVATION
 - (68.50) TOG EX. TOP OF GRATE ELEVATION
 - (68.50) FL EX. FLOWLINE ELEVATION
 - (68.50) INV EX. INVERT LEVEL ELEVATION
 - (0.5%) EX. SLOPE
 - FENCE
 - EXISTING STREET LIGHTS
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING CONTOUR
 - SD STORM DRAIN PIPE
 - W WATER LINE
 - S SEWER LINE
 - E ELECTRICAL LINE
 - T TELEPHONE LINE
 - G GAS LINE
 - EXISTING PROPERTY LINE

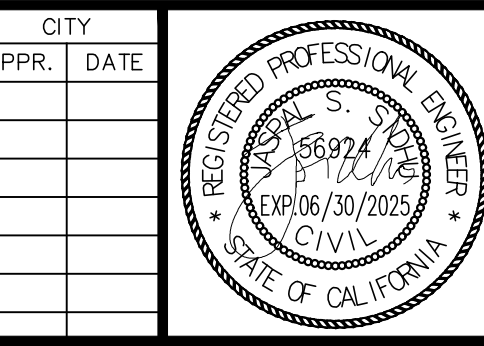


VICINITY MAP SCALE:N.T.S



BENCHMARK: 101
ELEVATION: 229.507 DATUM: NGVD29
LOCATION: 2" BRASS DISK AT THE SOUTHWEST CORNER OF PORTOLA AVENUE & GERALD FORD DR., NW CORNER OF CB, SOUTH OF SOUTHERLY PCR, FLUSH
BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY PER PARCEL MAP 239/9-15, BEING THE CENTERLINE OF TECHNOLOGY DRIVE TAKES AS N54°32'22" W.

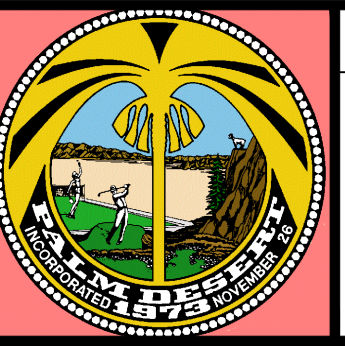
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ACE Design LLC
1024 IRON POINT ROAD, SUITE 1046
FOLSOM, CA 95630
Phone: (707) 396-5113, Fax: (707) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering
PREPARED UNDER THE DIRECT SUPERVISION OF:
JASPAL S. SIDHU, R.C.E. NO. 56924 DATE: 12/12/2024

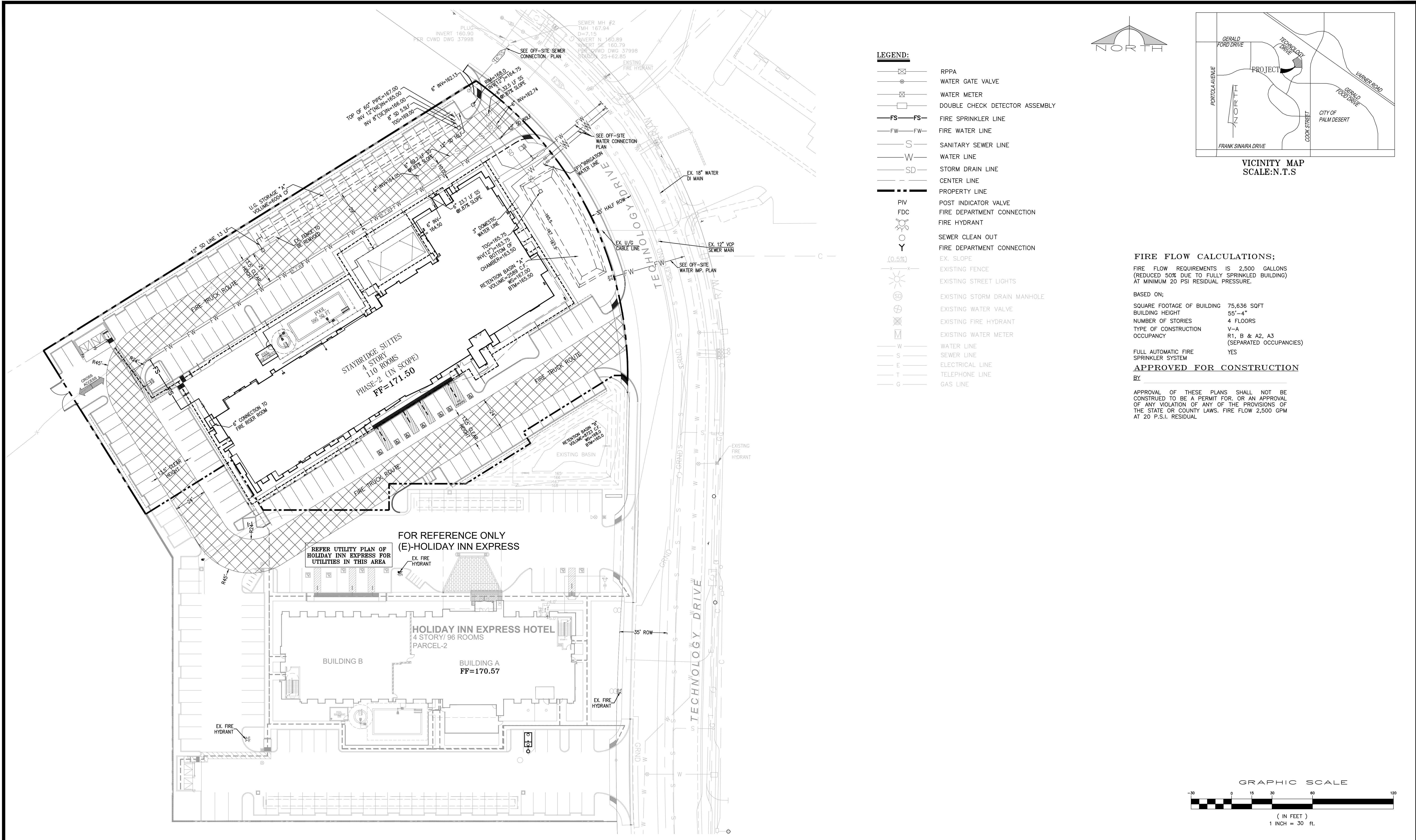
CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES
TIMOTHY R. JONASSON, P.E.
CONTRACTED CITY ENGINEER
R.C.E. 45843 EXP. 12/31/24
REVIEWED AND RECOMMENDED BY: DATE

| |
|------------------|
| PLAN CHECKED BY: |
| CIVIL |
| TRAFFIC |
| LANDSCAPE |



CITY OF PALM DESERT
CONCEPTUAL GRADING PLAN
APN 694-190-085 AND 694-190-086
STAYBRIDGE SUITES
PARCEL 5 AND A PORTION OF PARCEL 6 OF PM 239/9-15 OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

SHEET **2**
OF
SHEETS **7**
CITY FILE NUMBER



DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-422-4133

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK: 101

ELEVATION: 229.507 DATUM: NVD29

LOCATION: 2" BRASS DISK AT THE SOUTHWEST CORNER OF PORTOLA AVENUE & GERALD FORD DR., NW CORNER OF CB, SOUTH OF SOUTHERLY PCR, FLUSH

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY PER PARCEL MAP 239/9-15, BEING THE CENTERLINE OF TECHNOLOGY DRIVE TAKES AS N54°32'22" W.

| ENGINEER | | | REVISIONS | CITY | |
|----------|----|------|-----------|-------|------|
| MARK | BY | DATE | | APPR. | DATE |
| △ | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PREPARED UNDER THE DIRECT SUPERVISION OF:

JASPA S. SIDHU, R.C.E. NO. 56924 DATE: 12/20/2024

CITY OF PALM DESERT

DEPARTMENT OF DEVELOPMENT SERVICES

TIMOTHY R. JONASSON, P.E.

CONTRACTED CITY ENGINEER

R.C.E. 45843 EXP. 12/31/24

REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE

CITY OF PALM DESERT

CONCEPTUAL UTILITY PLAN

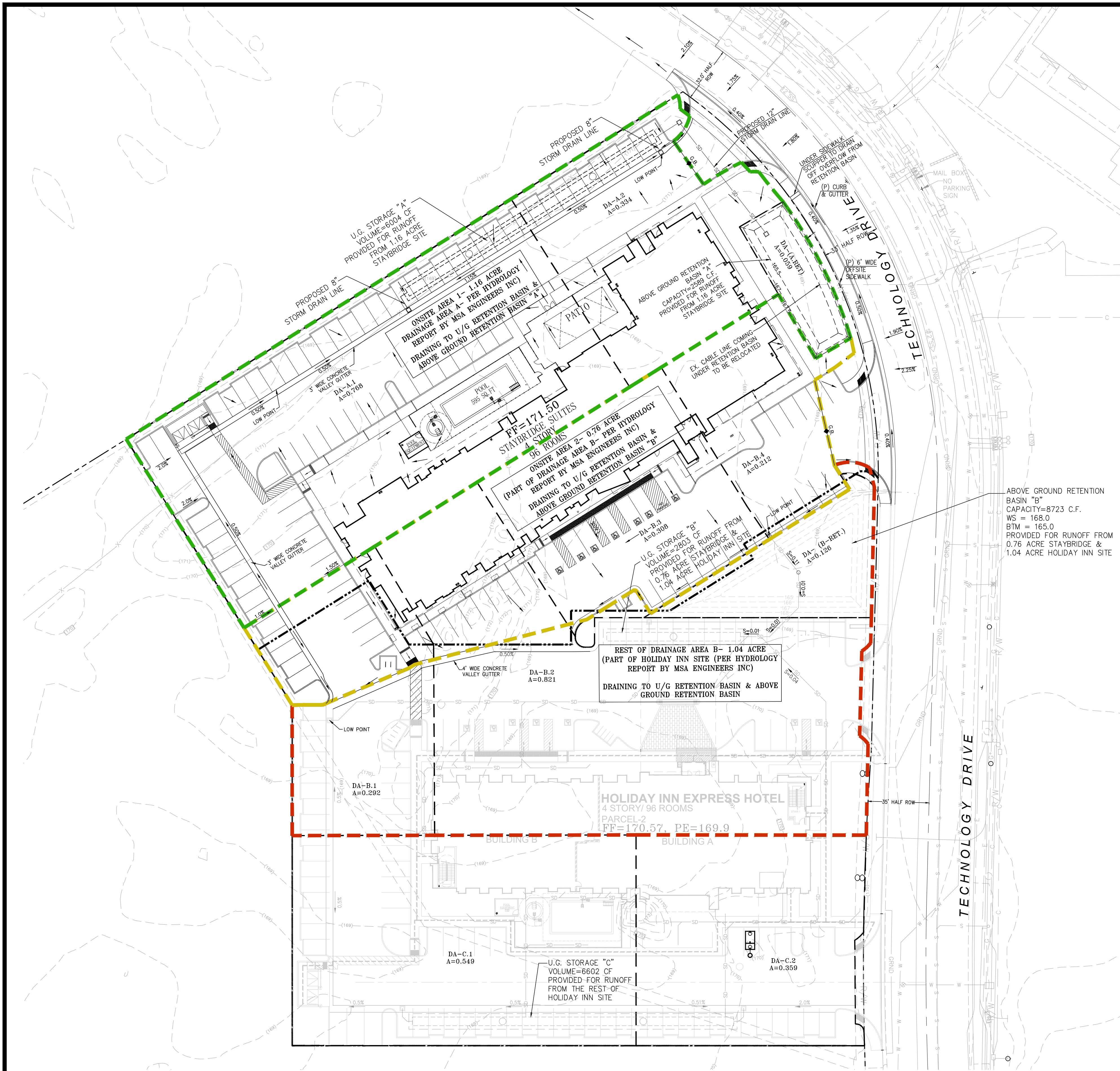
STAYBRIDGE SUITES

PARCEL 5 AND A PORTION OF PARCEL 6 OF PM 239/9-15 OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

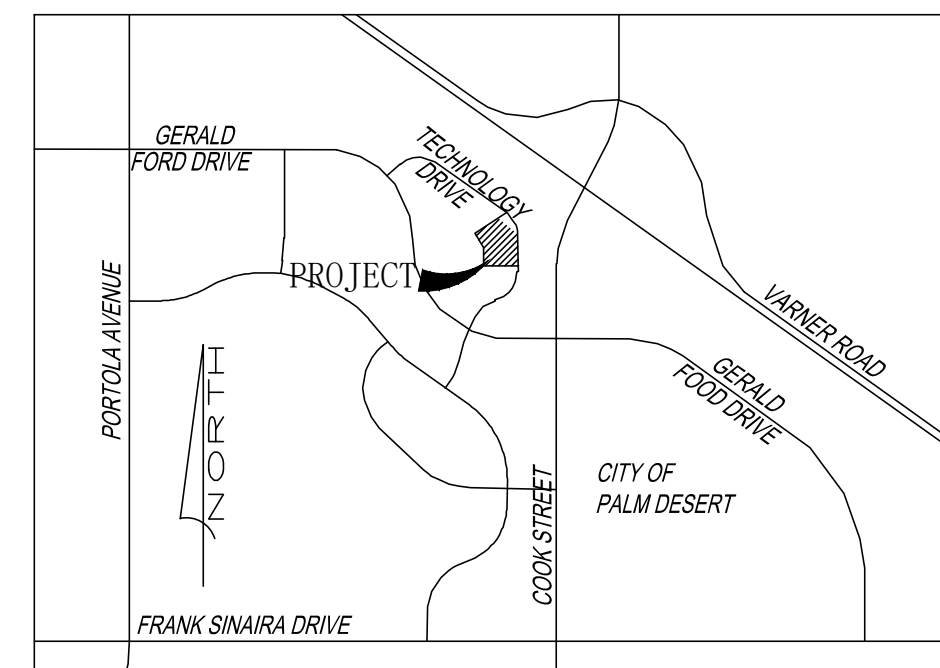
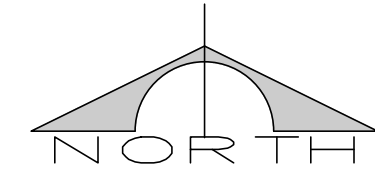
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OF SHEETS 3

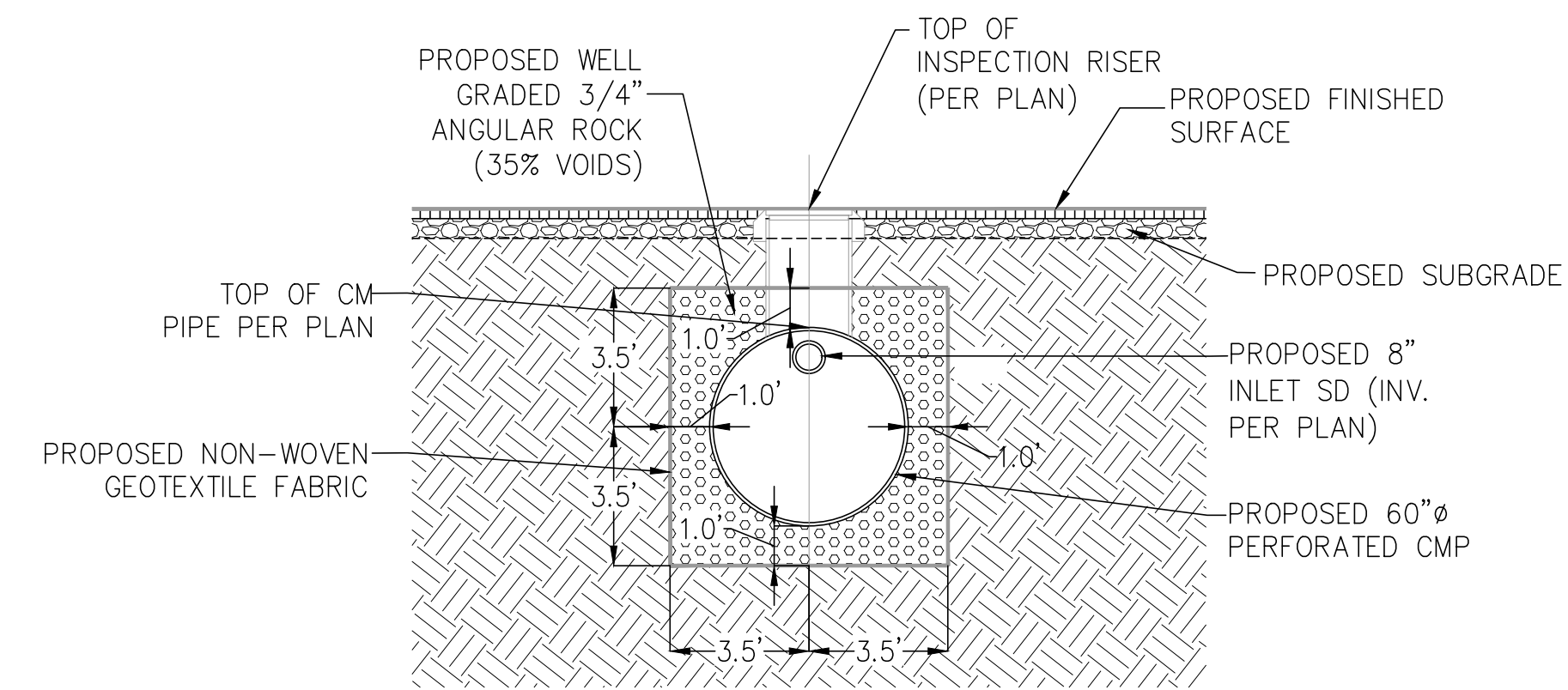
CITY FILE NUMBER



- LEGEND:**
- ONSITE AREA BOUNDARY
 - EASEMENT LINE
 - CENTER LINE
 - PROPERTY LINE
 - FINISHED FLOOR ELEVATION
 - EXISTING FENCE
 - EXISTING STREET LIGHTS
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING CONTOUR
 - SD STORM DRAIN PIPE
 - W WATER LINE
 - S SEWER LINE
 - E ELECTRICAL LINE
 - T TELEPHONE LINE
 - G GAS LINE



VICINITY MAP
SCALE:N.T.S



CONTECH UNDERGROUND 60" CORRUGATED METAL PIPE
STORMWATER RETENTION SYSTEM TYPICAL SECTION
N.T.S.

AREA DISTRIBUTION FOR STAYBRIDGE SUITES SITE:

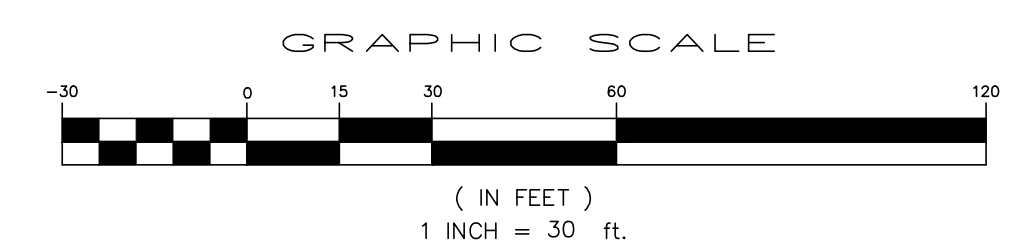
| DESCRIPTION | TOTAL AREA IN ACRES | IMPERVIOUS AREA IN ACRES | LANDSCAPE/GREEN AREA IN ACRES |
|---|------------------------|-----------------------------|----------------------------------|
| ONSITE 1 (DRAINAGE AREA A PER APPROVED DRAINAGE STUDY) | 1.160 | 0.938 | 0.222 |
| ONSITE 2 (DRAINAGE AREA B PER APPROVED DRAINAGE STUDY) | 0.76 | 0.70 | 0.06 |

WATER QUALITY SUMMARY TABLE:

| SR. NO. | DRAINAGE AREA | AREA IN ACRE | RETENTION VOLUME REQUIRED IN CFT | TREATMENT PROVIDED BY RETENTION VOLUME PROVIDED IN CFT |
|---------|--|-----------------|-------------------------------------|--|
| 1 | Onsite-1 (Drainage Area A) | 1.16 | 994 | 8,593 |
| 2 | Onsite-2 (Part of Drainage Area B) | 0.76 | 1,503 | 11,526 |
| 3 | Holiday Inn Express Site Area (Part of Drainage Area B) | 1.04 | | |
| Total | | 2.96 | 2,497 | 20,119 |

RETENTION BASIN SUMMARY TABLE:

| SR. NO. | DRAINAGE AREA | AREA IN ACRE | RETENTION VOLUME REQUIRED IN CFT | RETENTION VOLUME PROVIDED IN CFT |
|---------|--|-----------------|-------------------------------------|--|
| 1 | Onsite-1 (Drainage Area A) | 1.16 | 8,049 | 8,593 |
| 2 | Onsite-2 (Part of Drainage Area B) | 0.76 | 11,457 | 11,526 |
| 3 | Holiday Inn Express Site Area (Part of Drainage Area B) | 1.04 | | |
| Total | | 2.96 | 19,506 | 20,119 |



BENCHMARK: 101
ELEVATION: 229.507 DATUM: NAVD29
LOCATION: 2" BRASS DISK AT THE SOUTHWEST CORNER OF
PORTOLA AVENUE & GERALD FORD DR., NW CORNER OF CB,
SOUTH OF SOUTHERLY PCR, FLUSH

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY PER
PARCEL MAP 239/9-15, BEING THE CENTERLINE OF TECHNOLOGY
DRIVE TAKES AS N54°32'22" W.

| ENGINEER | MARK | BY | DATE | REVISIONS | CITY | APPR. | DATE |
|----------|------|----|------|-----------|------|-------|------|
| | | | | | | | |



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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PREPARED UNDER THE DIRECT SUPERVISION OF:
JASPAAL S. SIDHU, R.C.E. NO. 56924 DATE: 12/02/2022

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY: _____ DATE: _____

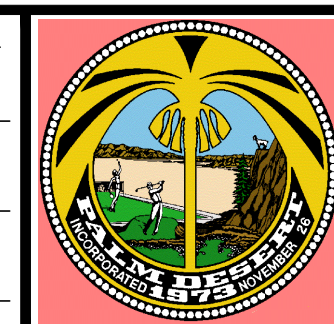
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:

CIVIL _____

TRAFFIC _____

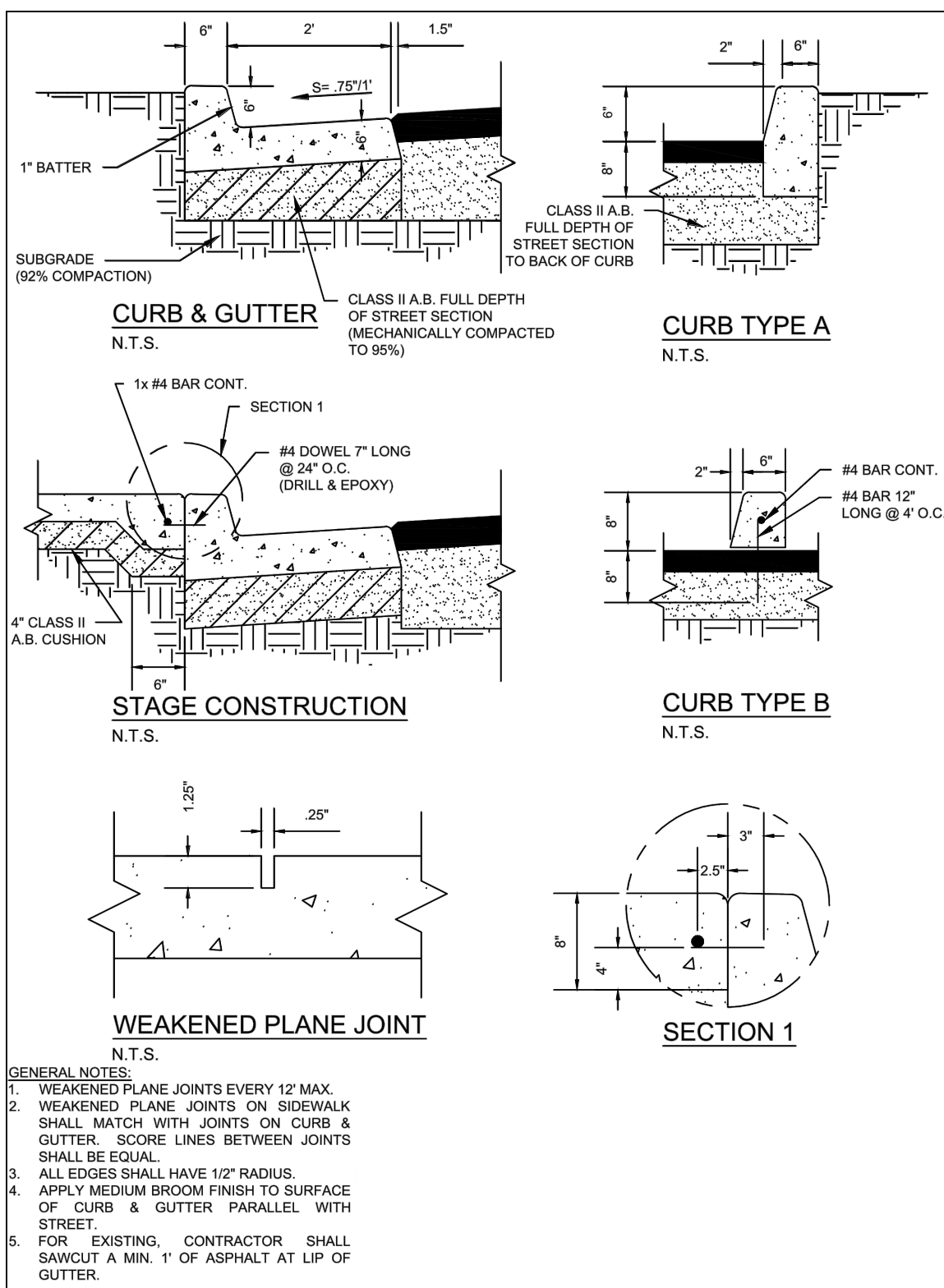
LANDSCAPE _____



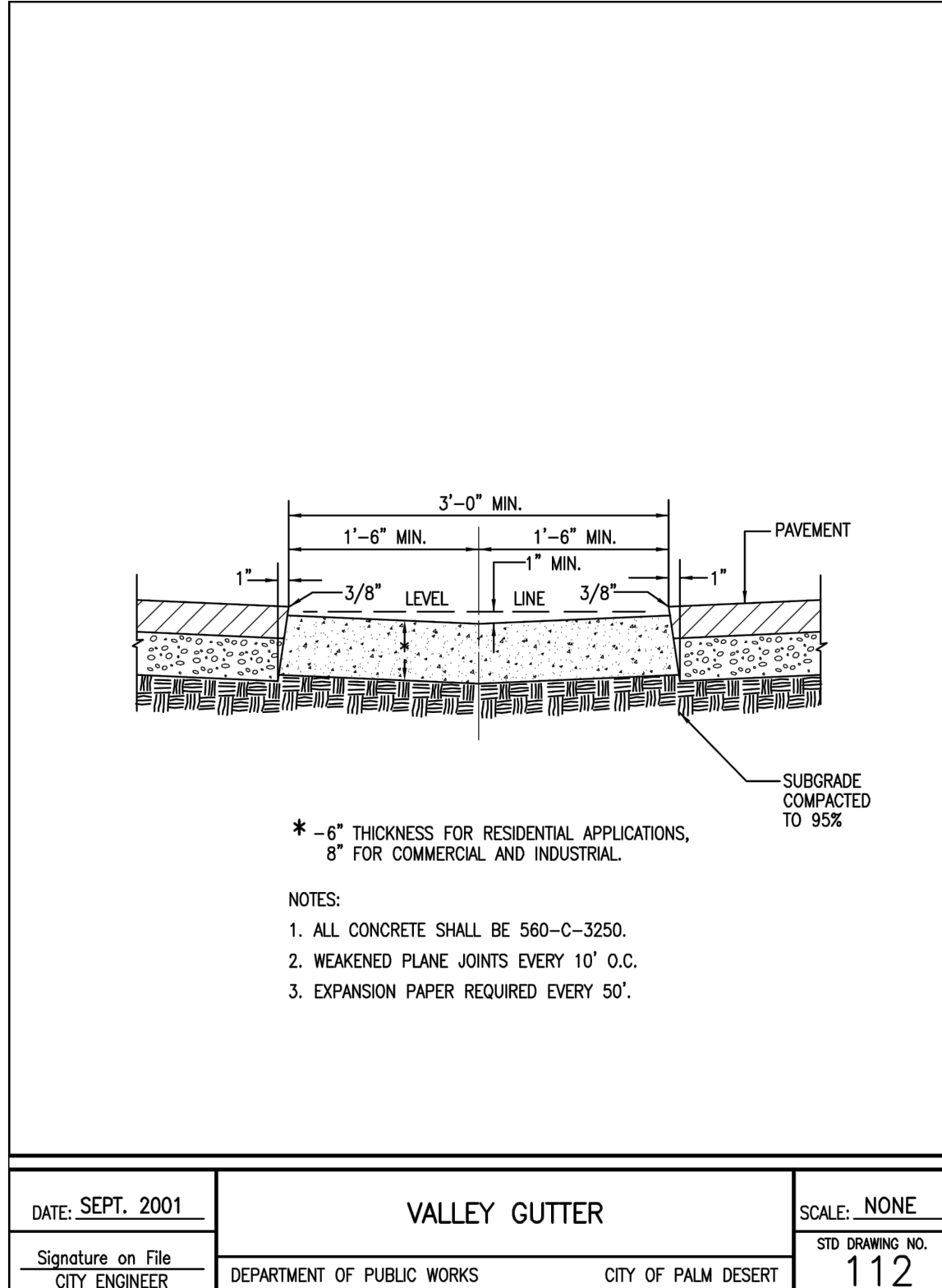
CITY OF PALM DESERT
RETENTION BASIN STORAGE PLAN
STAYBRIDGE SUITES

PARCEL 5 AND A PORTION OF PARCEL 6 OF PM 239/9-15 OF THE NORTH 1/2 OF
SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

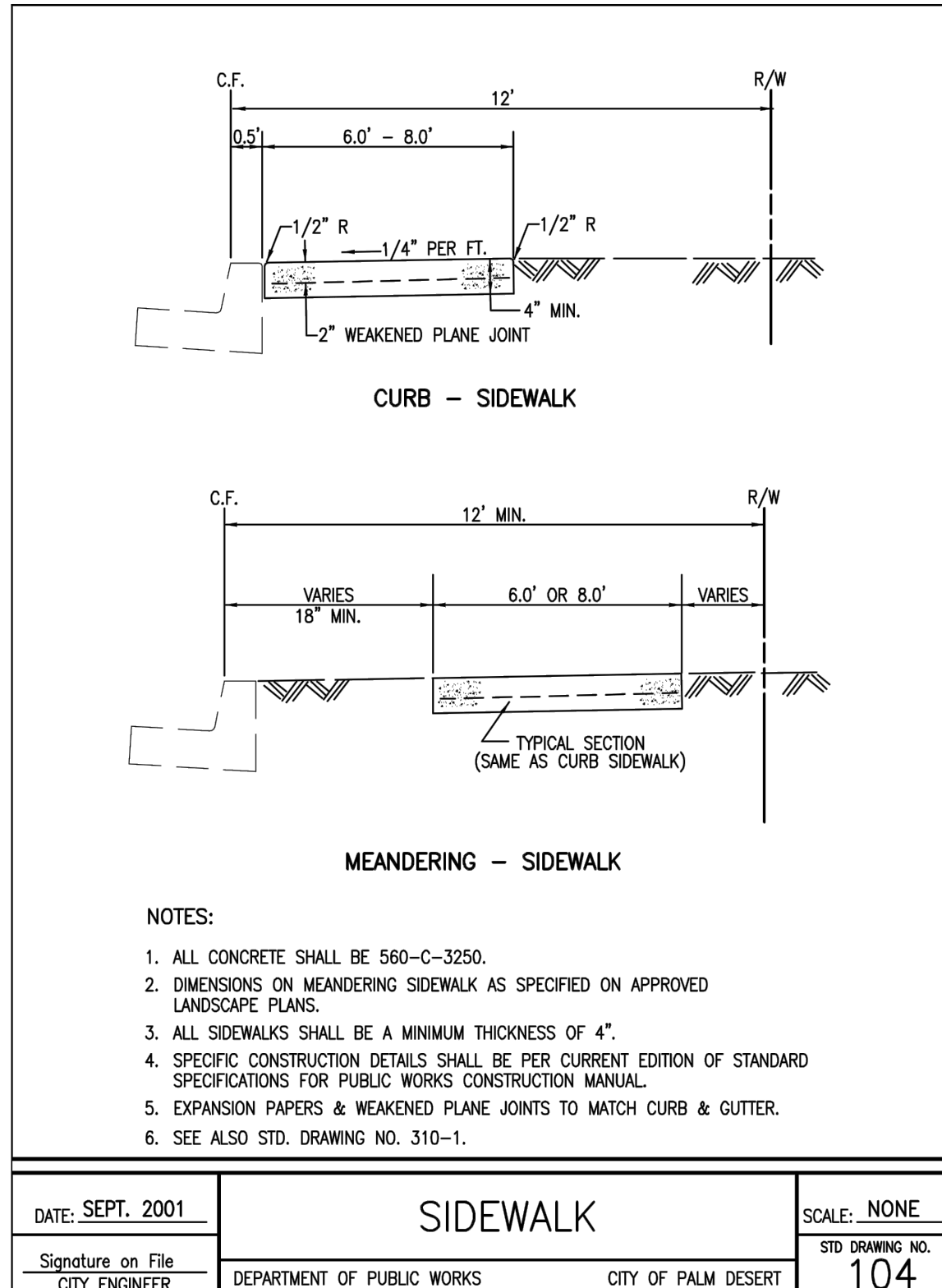
SHEET **3**
OF
SHEETS **4**
CITY FILE NUMBER



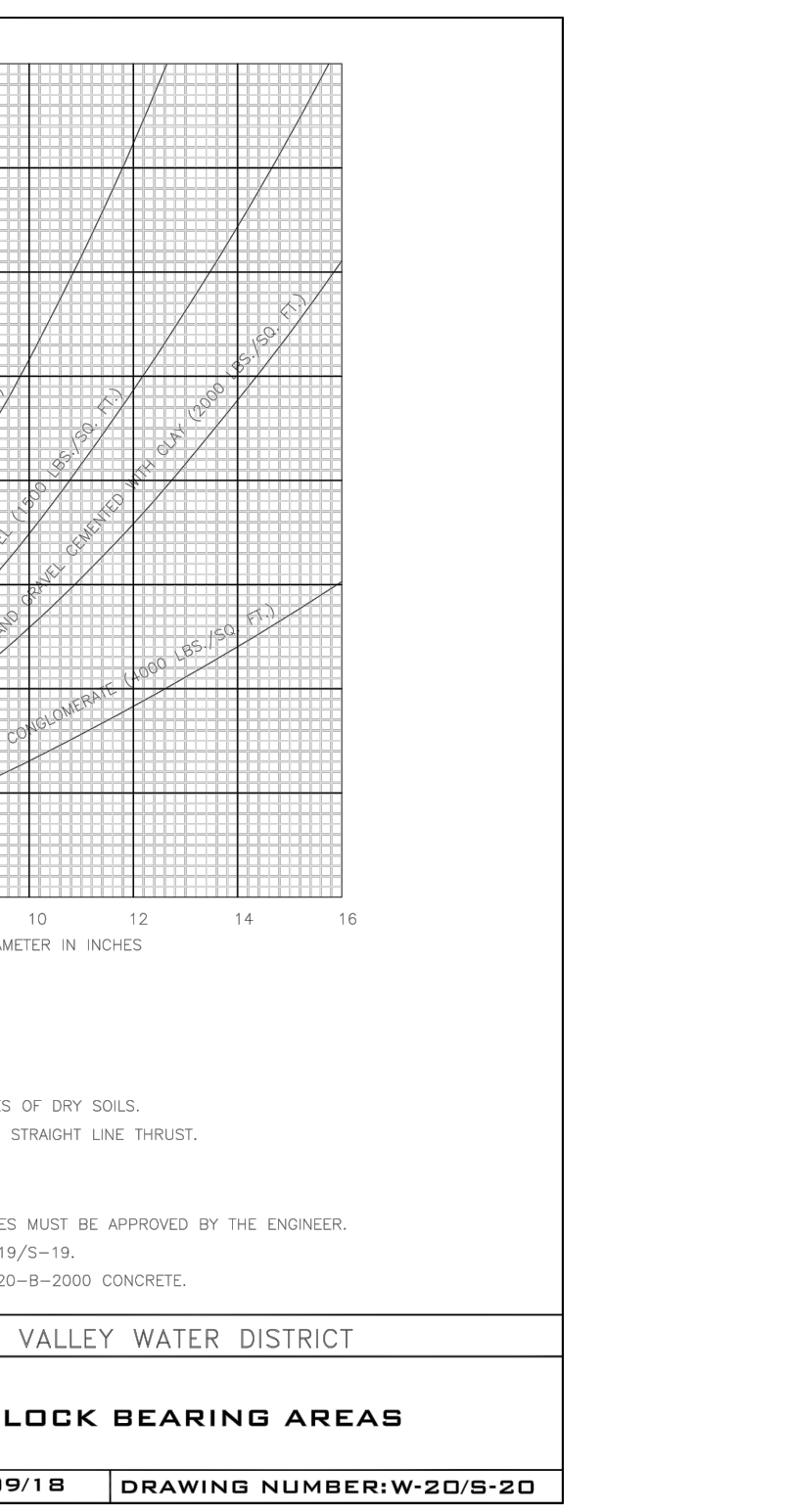
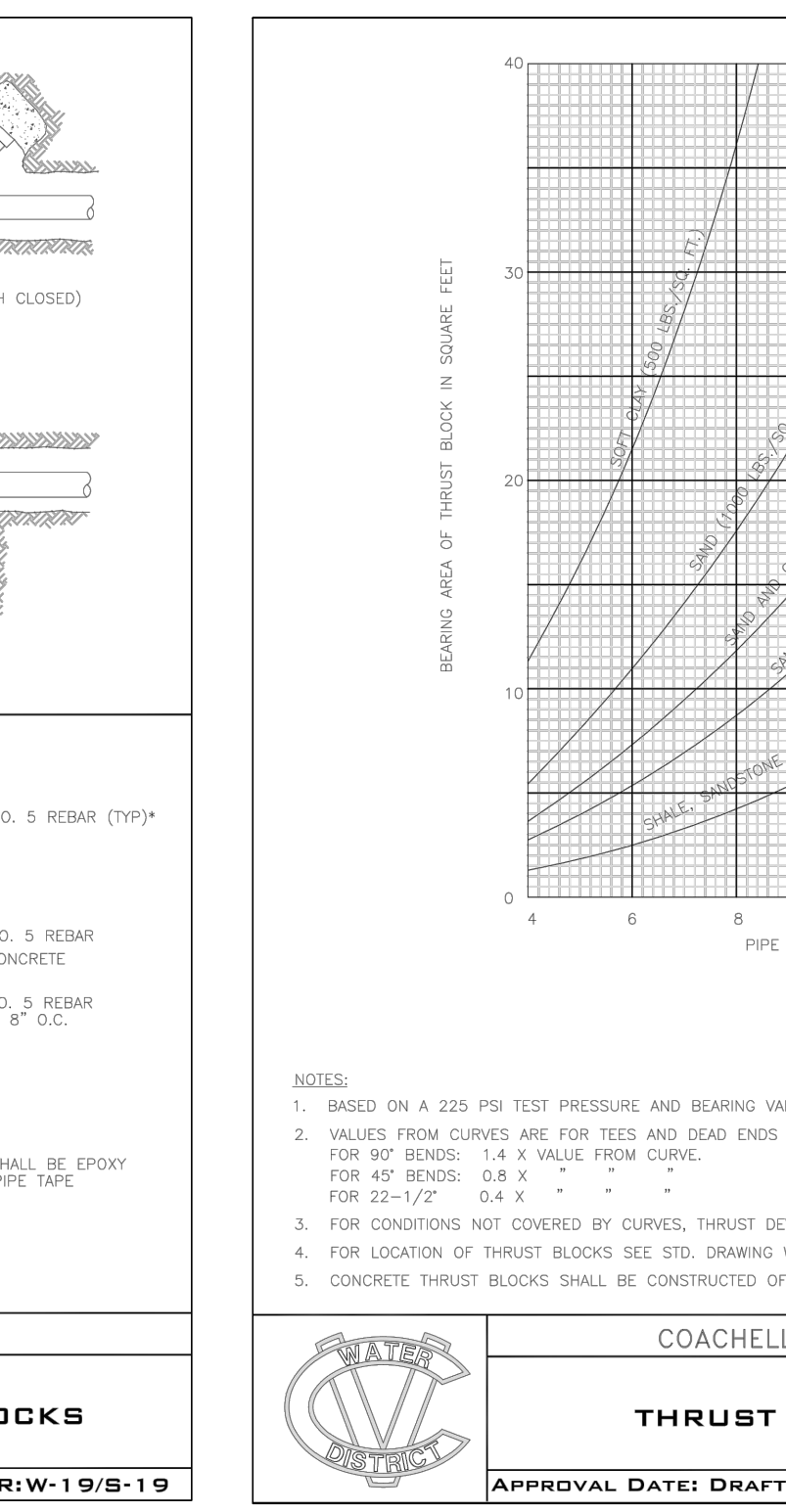
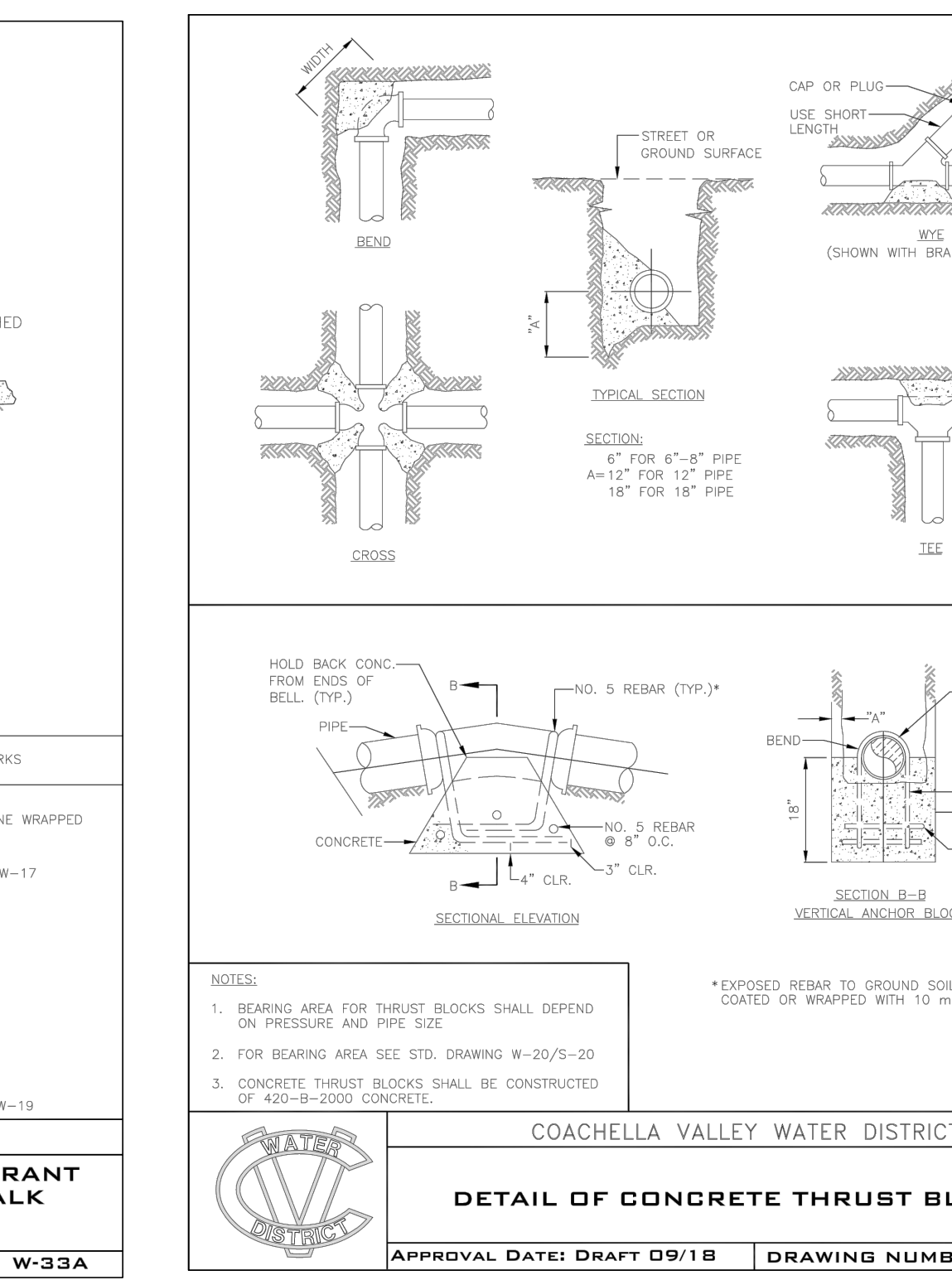
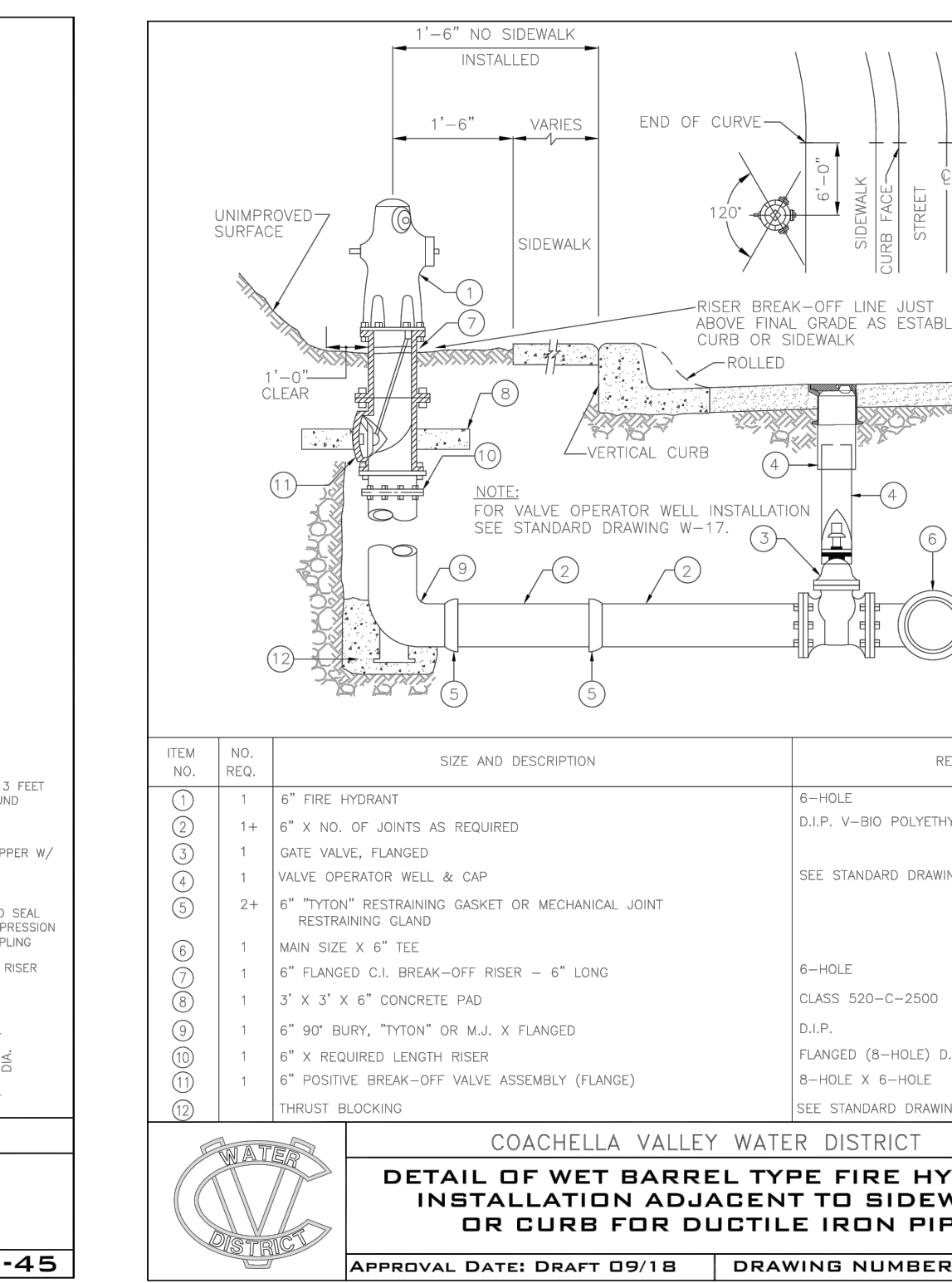
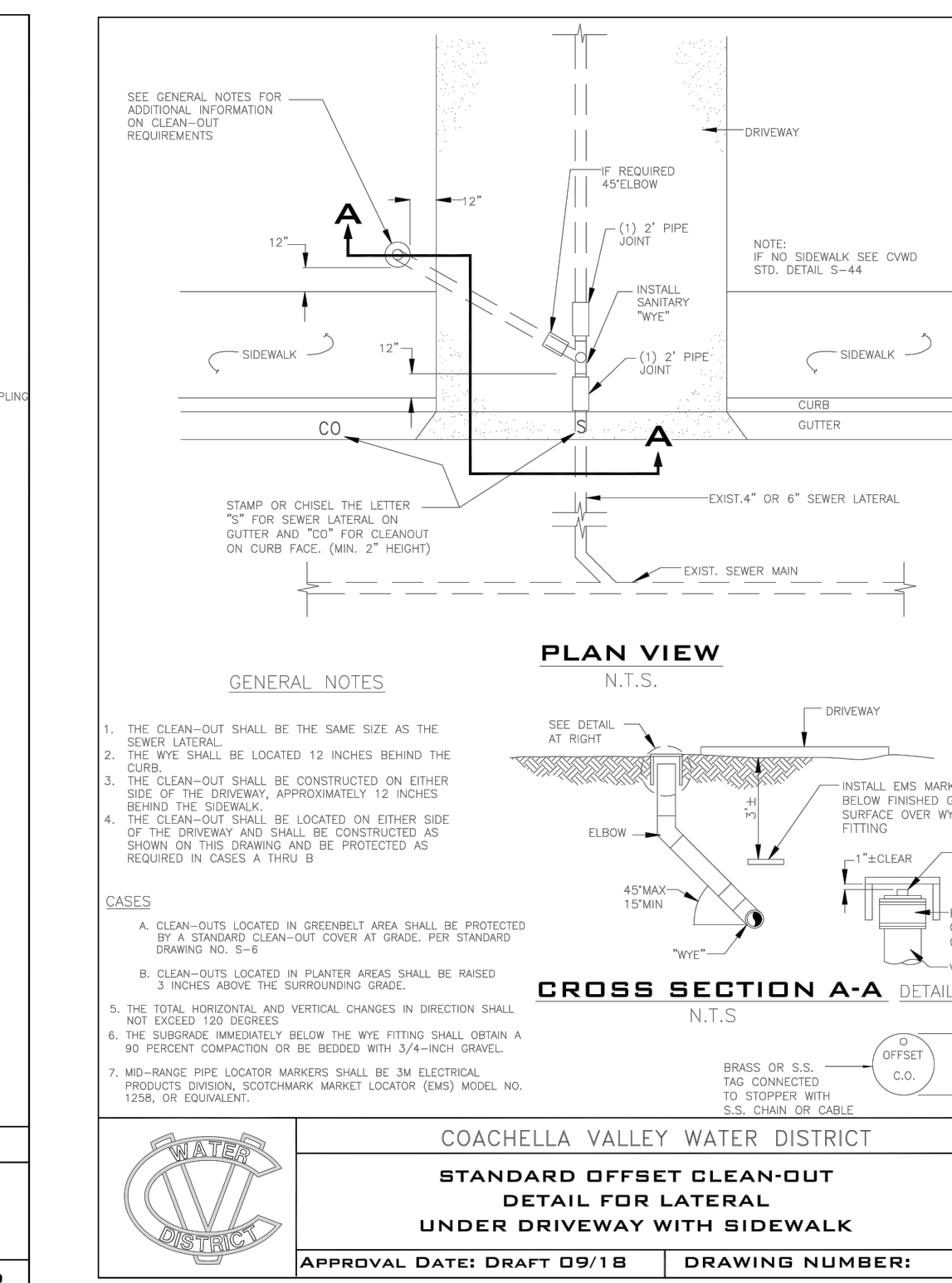
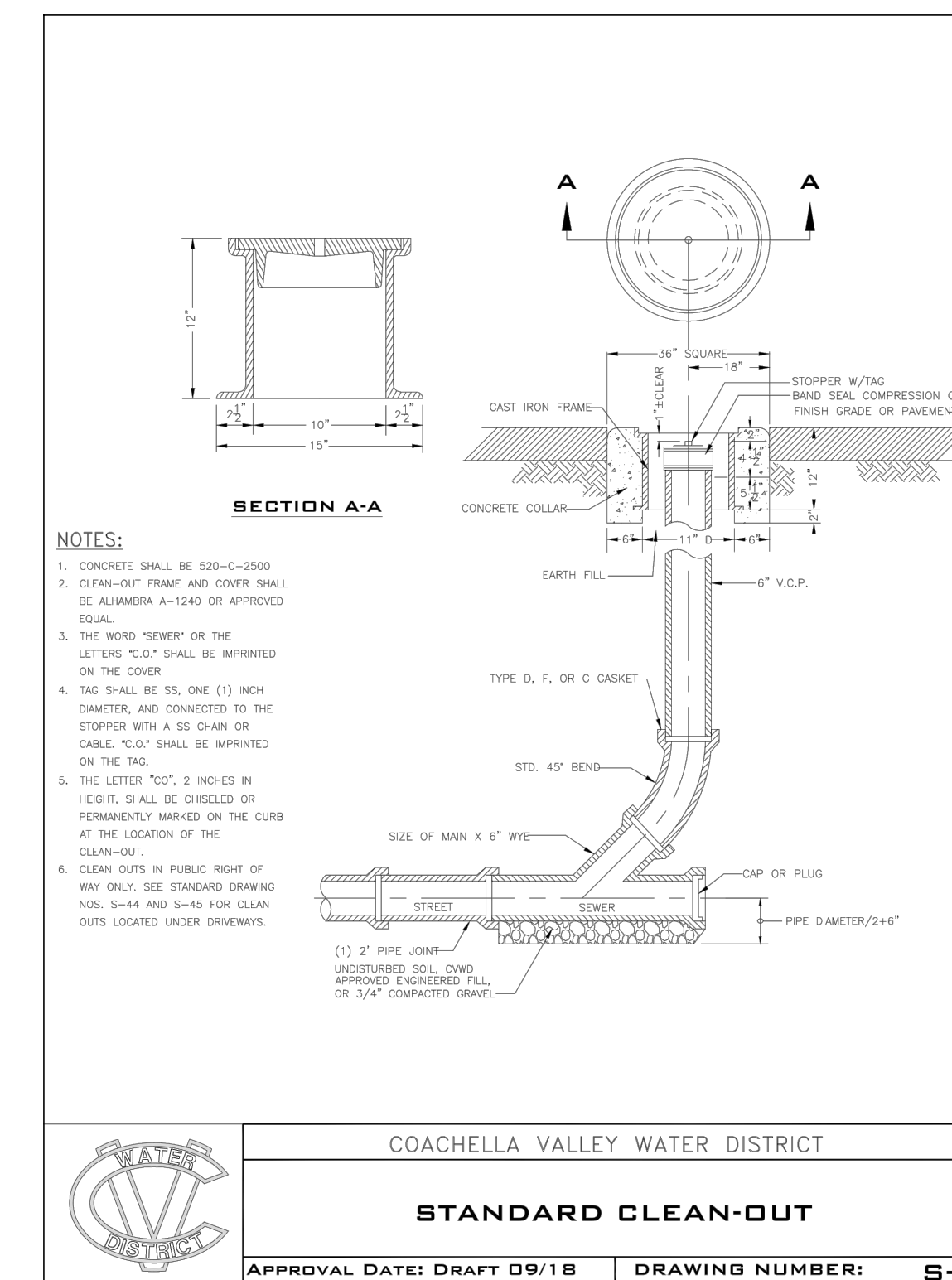
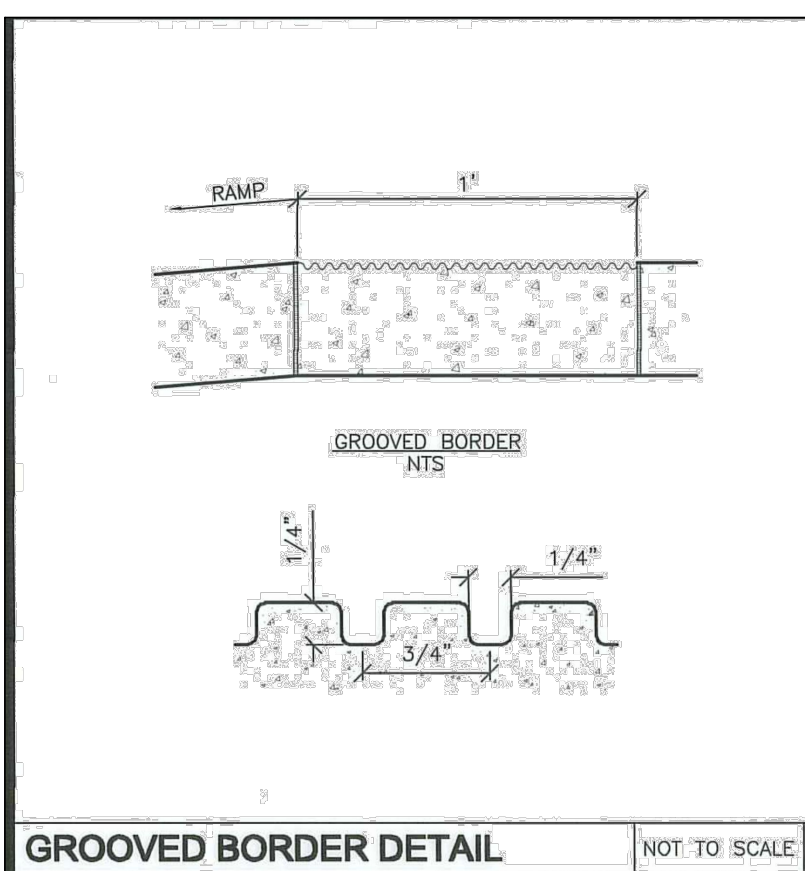
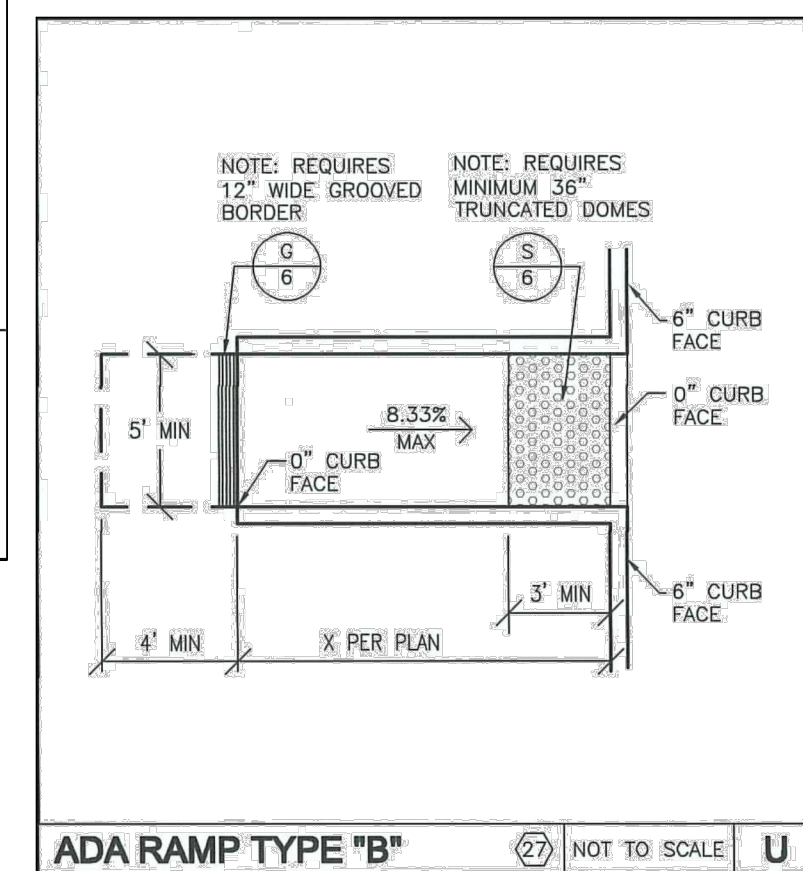
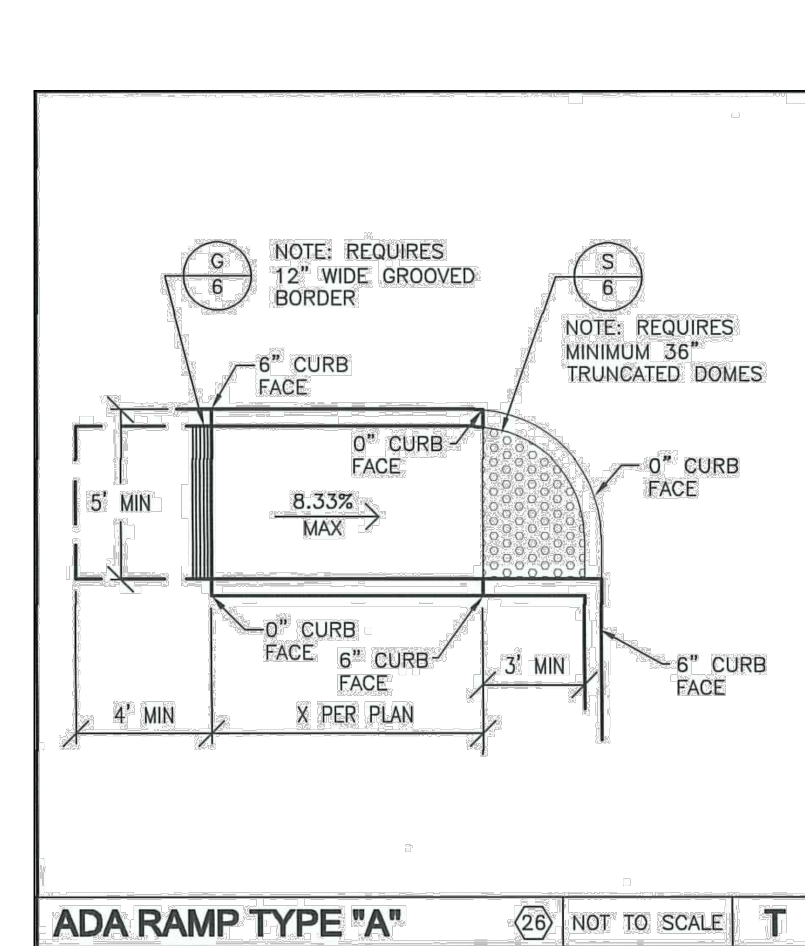
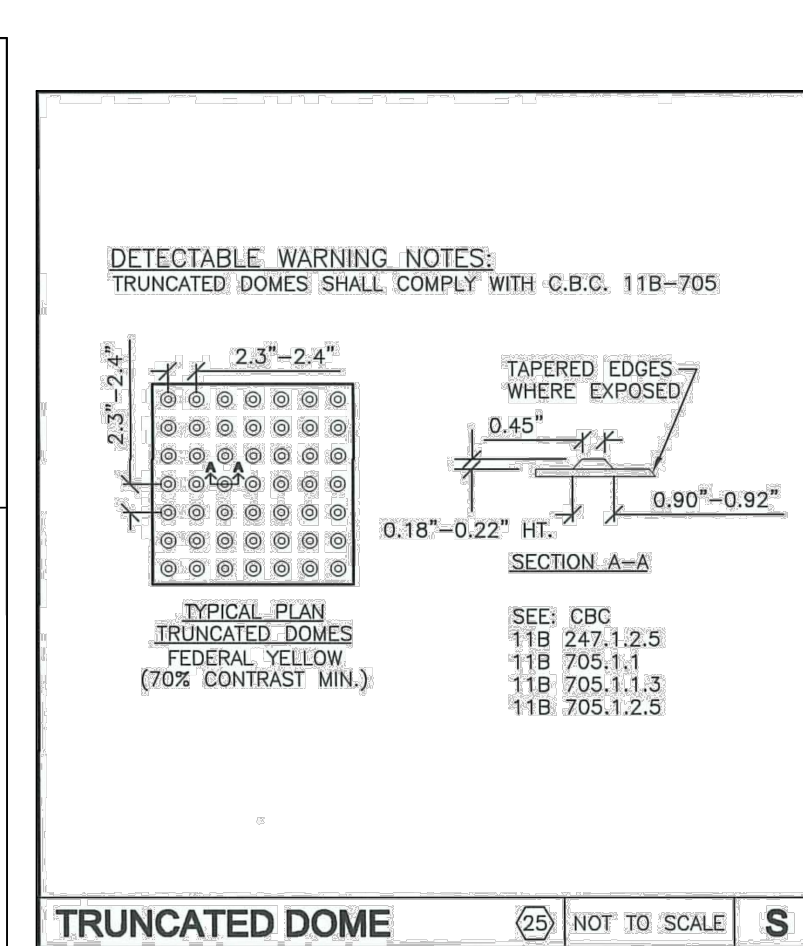
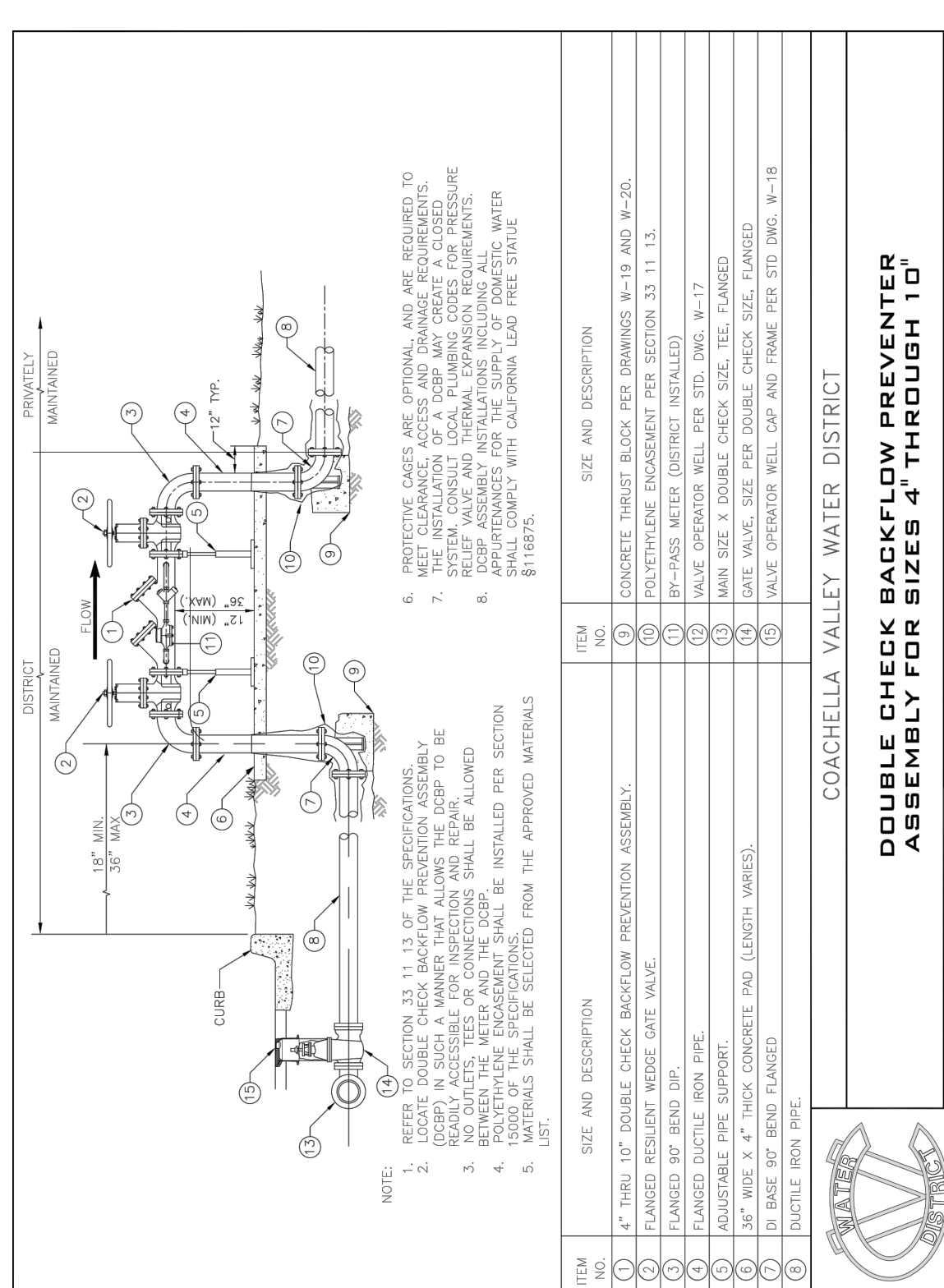
1 CURB AND GUTTER



| | | |
|------------------------------------|---|------------------------|
| DATE: SEPT. 2001 | VALLEY GUTTER | SCALE: NONE |
| Signature on File CITY ENGINEER | DEPARTMENT OF PUBLIC WORKS CITY OF PALM DESERT | STD DRAWING NO. 112 |



| | | |
|------------------------------------|---|------------------------|
| DATE: SEPT. 2001 | SIDEWALK | SCALE: NONE |
| Signature on File CITY ENGINEER | DEPARTMENT OF PUBLIC WORKS CITY OF PALM DESERT | STD DRAWING NO. 104 |



BENCHMARK: 101
ELEVATION: 229.507
LOCATION: 2" BRASS DISK AT THE SOUTHWEST CORNER OF PORTOLA AVENUE & GERALD FORD DR., NW CORNER OF CB, SOUTH OF SOUTHERLY PCR, FLUSH

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY PER PARCEL MAP 239/9-15, BEING THE CENTERLINE OF TECHNOLOGY DRIVE TAKES AS N54°32'22" W.

| MARK | ENGINEER | BY | DATE | REVISIONS | CITY | APPR. | DATE |
|------|----------|----|------|-----------|------|-------|------|
| | | | | | | | |



ACE Design LLC
1024 IRON POINT ROAD, SUITE 1046
FOLSOM, CA 95630
Phone: (702) 394-5113, Fax: (702) 444-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PREPARED UNDER THE DIRECT SUPERVISION OF:

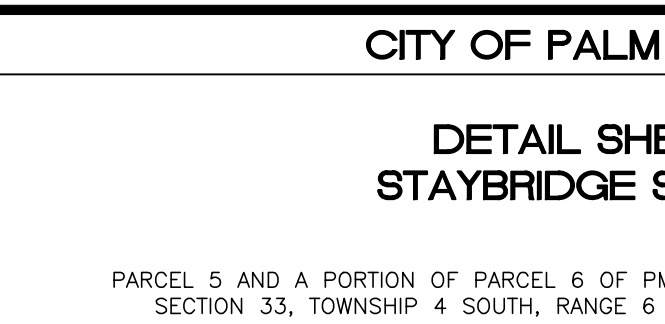
JASPA S. SIDHU, R.C.E. No. 56924 DATE: 12/02/2022

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY:

DATE

REVIEWED AND RECOMMENDED BY: DATE

| PLAN CHECKED BY: | CIVIL | TRAFFIC | LANDSCAPE |
|------------------|-------|---------|-----------|
| | | | |

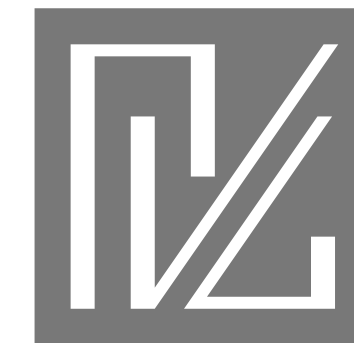
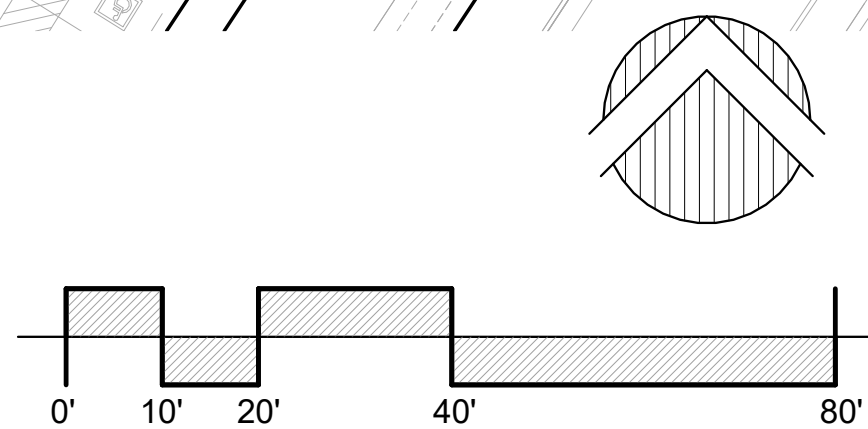


SHEET 4
OF SHEETS 4
CITY FILE NUMBER

PARCEL 5 AND A PORTION OF PARCEL 6 OF PM 239/9-15 OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

STAYBRIDGE SUITES

PALM DESERT, CA



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

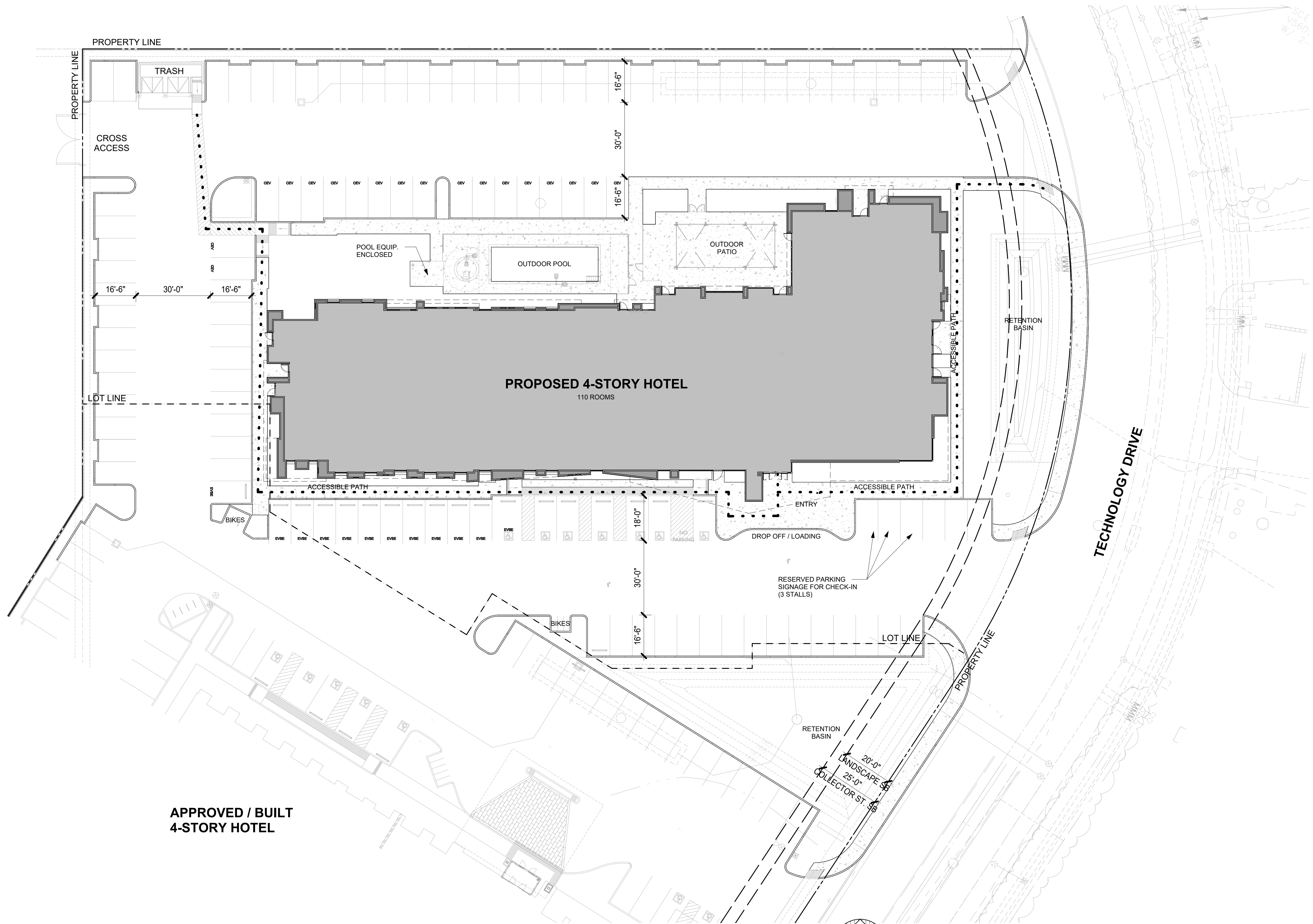
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ENLARGED SITE PLAN

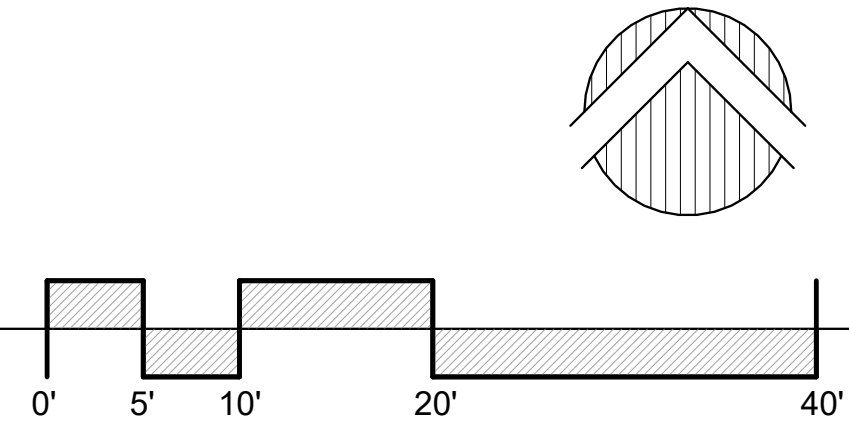
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FEBRUARY 1, 2025
221166



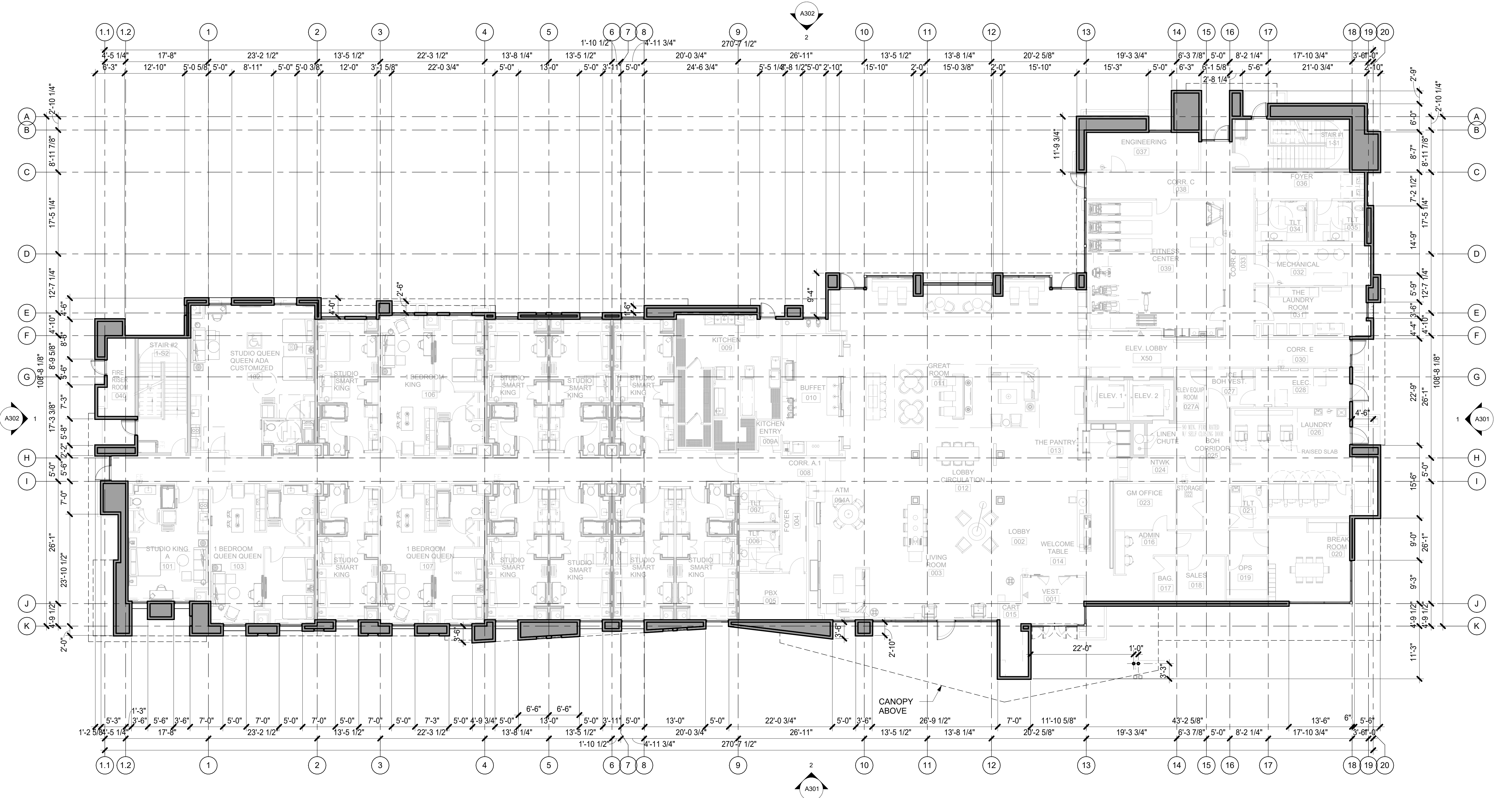
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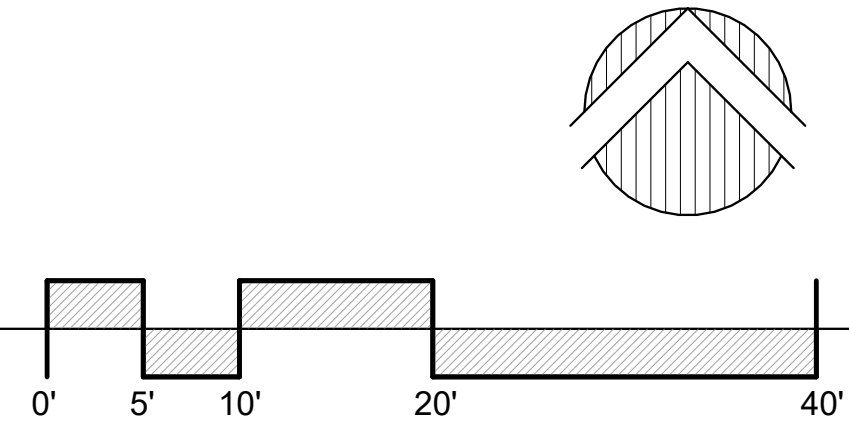
FIRST FLOOR PLAN
Scale: 1" = 10'-0"
Sheet: A201

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221166



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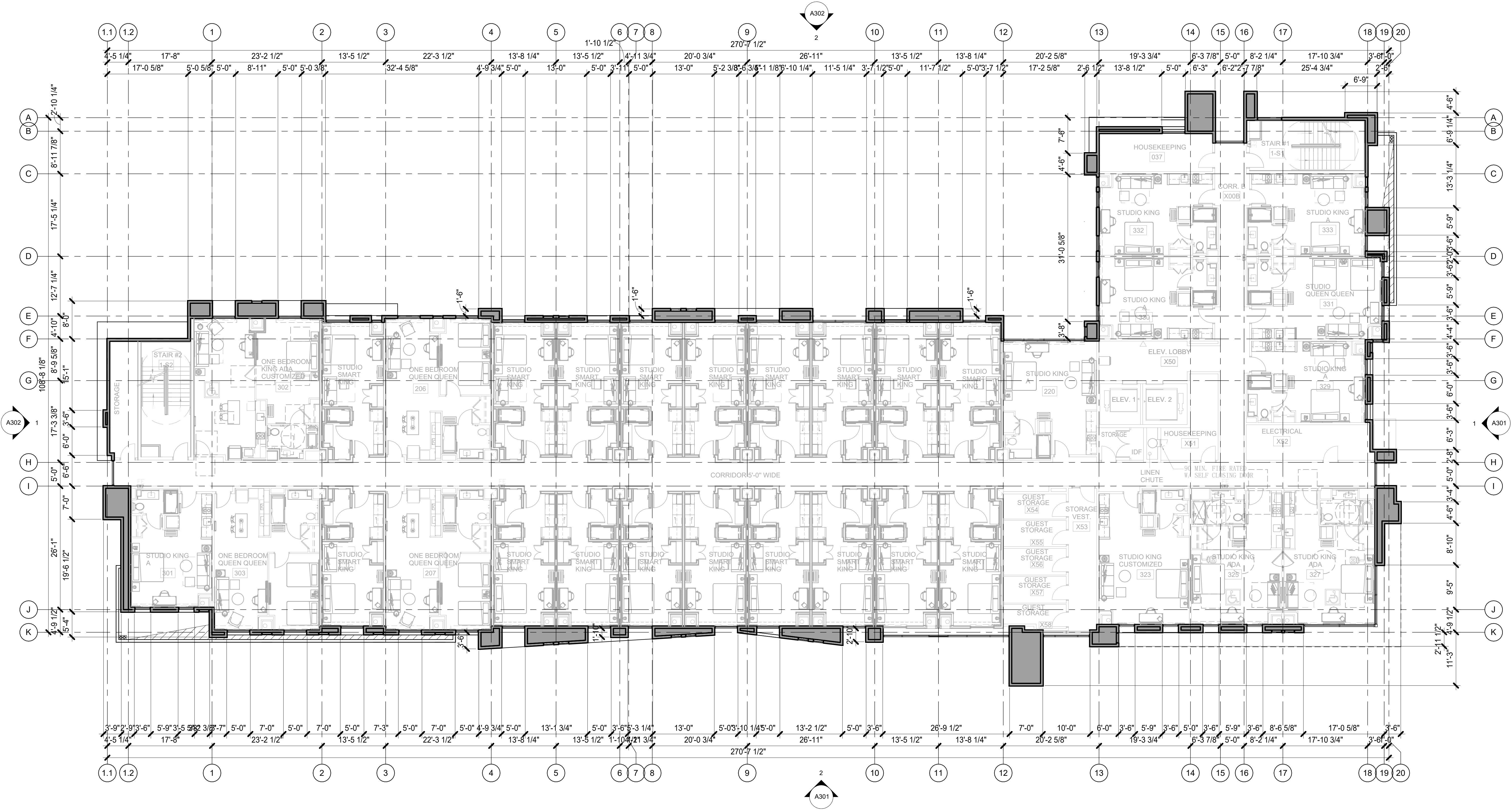
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
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THIRD FLOOR PLAN

Scale: 1" = 10'-0"

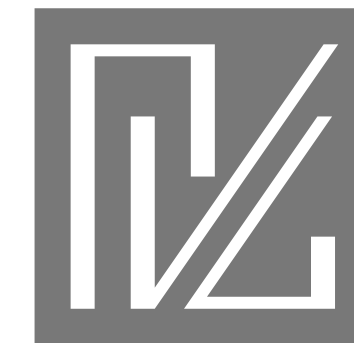
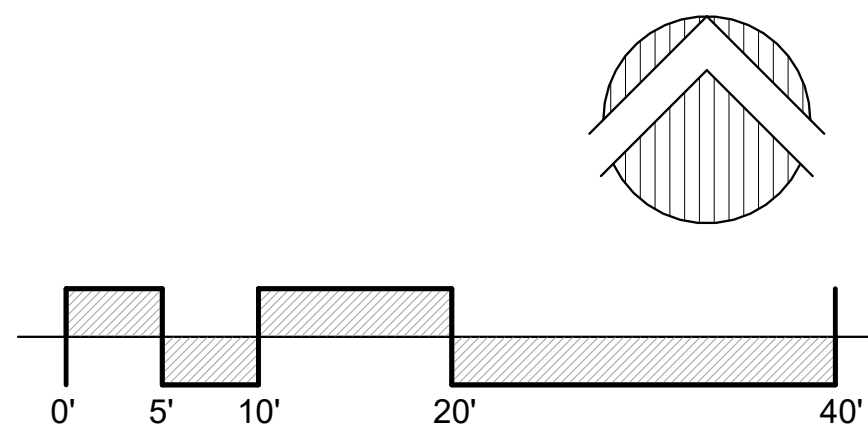
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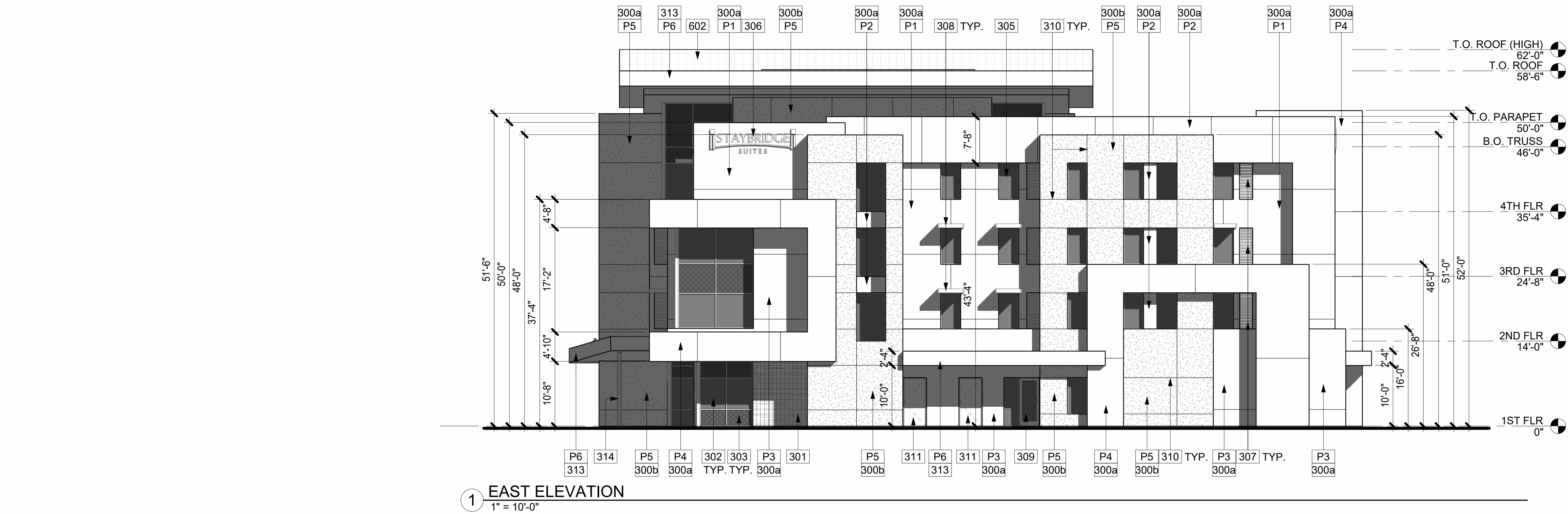
FOURTH FLOOR PLAN

Scale: 1" = 10'-0"

Sheet: **A204**

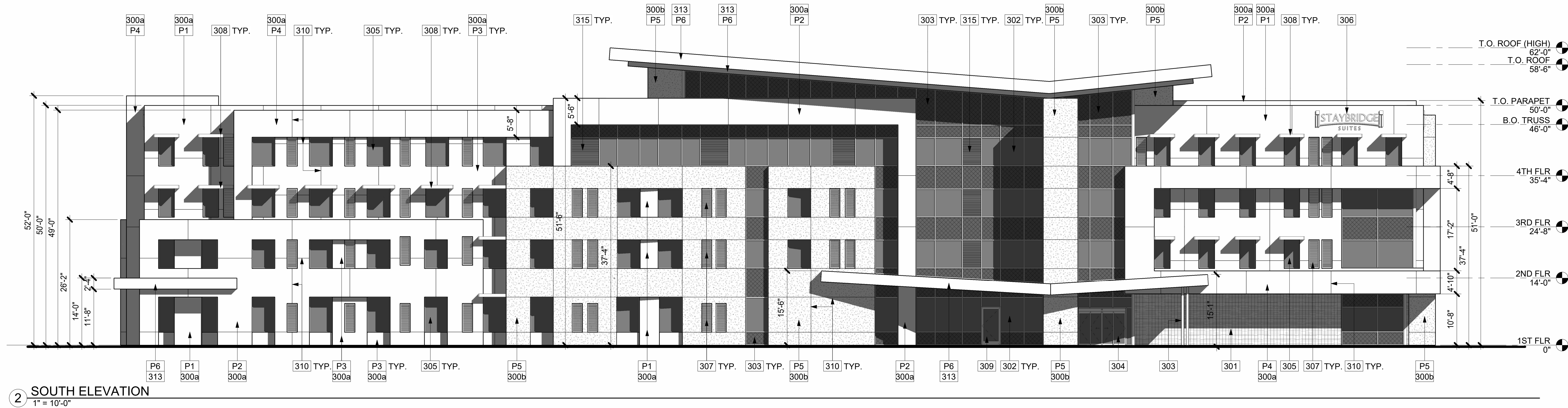
FEBRUARY 1, 2025
221166





| KEYNOTES | |
|----------|---|
| NO. | DESCRIPTION |
| 300a | 7/8" (3 COAT) OMEGA FLEX FINE ACRYLIC FINISH, COLOR: SEE PAINT SCHEDULE |
| 300b | 7/8" (3 COAT) OMEGA SANTA BARBARA ACRYLIC FINISH, COLOR: SEE PAINT SCHEDULE |
| 301 | PORCELAIN TILE, MFR: ARIZONA TILE, COLOR: SAV WOOD IROKO |
| 302 | FIXED STOREFRONT GLASS, FRAME CLEAR ANODIZED ALUMINUM |
| 303 | FIXED STOREFRONT SPANDREL, FRAME CLEAR ANODIZED ALUMINUM |
| 304 | AUTOMATIC SLIDING GLASS ENTRY DOORS |
| 305 | PRE-MANUFACTURED WINDOW |
| 306 | ILLUMINATED BRAND SIGNAGE BY OTHERS |
| 307 | A/C GRILLE PAINTED TO MATCH ADJACENT PLASTER |
| 308 | MANUFACTURED ALUMINUM TRELLIS, COLOR TO MATCH STANDING SEAM ROOF |
| 309 | STOREFRONT GLASS DOOR, FRAME CLEAR ANODIZED ALUMINUM |
| 310 | #15 CONTROL JOINT, CARRY BELOW SOFFITS AND AROUND CORNERS. |
| 311 | HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT PLASTER |
| 313 | SHEET METAL FASCIA, COLOR TO MATCH STANDING SEAM ROOF |
| 314 | STEEL COLUMN, PAINTED TO MATCH STANDING SEAM ROOF |
| 315 | A/C GRILLE INTEGRATED INTO STOREFRONT FRAME |
| 602 | STANDING SEAM ROOFING, MFR: AEP SPAN PRODUCT-SELECT SEAM NARRO BATTEN COLOR: COOL DARK BRONZE |

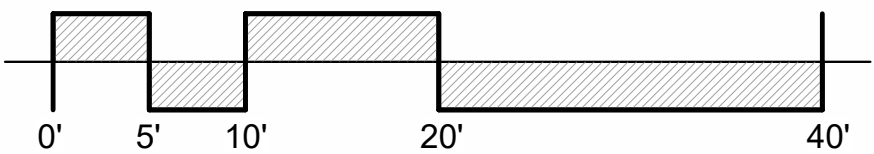
| PAINT LEGEND | |
|--------------|--|
| NO. | DESCRIPTION |
| P1 | MFR: DUNN EDWARDS, COLOR: DE6205 STUCCO TAN |
| P2 | MFR: DUNN EDWARDS, COLOR: DEC755 COCOA |
| P3 | MFR: DUNN EDWARDS, COLOR: DE8214 PIGEON GRAY |
| P4 | MFR: DUNN EDWARDS, COLOR: CEDAR CHEST DE6112 |
| P5 | MFR: DUNN EDWARDS, COLOR: METALLIC RUST/IRON CUSTOM MIX |
| P6 | MFR: DUNN EDWARDS, COLOR: PAINTED TO MATCH STANDING SEAM |



*NOTE: MINOR MODIFICATIONS IN HEIGHT HAVE OCCURED TO OCCOMODATE DESIGN CHANGES; HOWEVER, MAX HEIGHTS HAVE NOT CHANGED

STAYBRIDGE SUITES

PALM DESERT, CA



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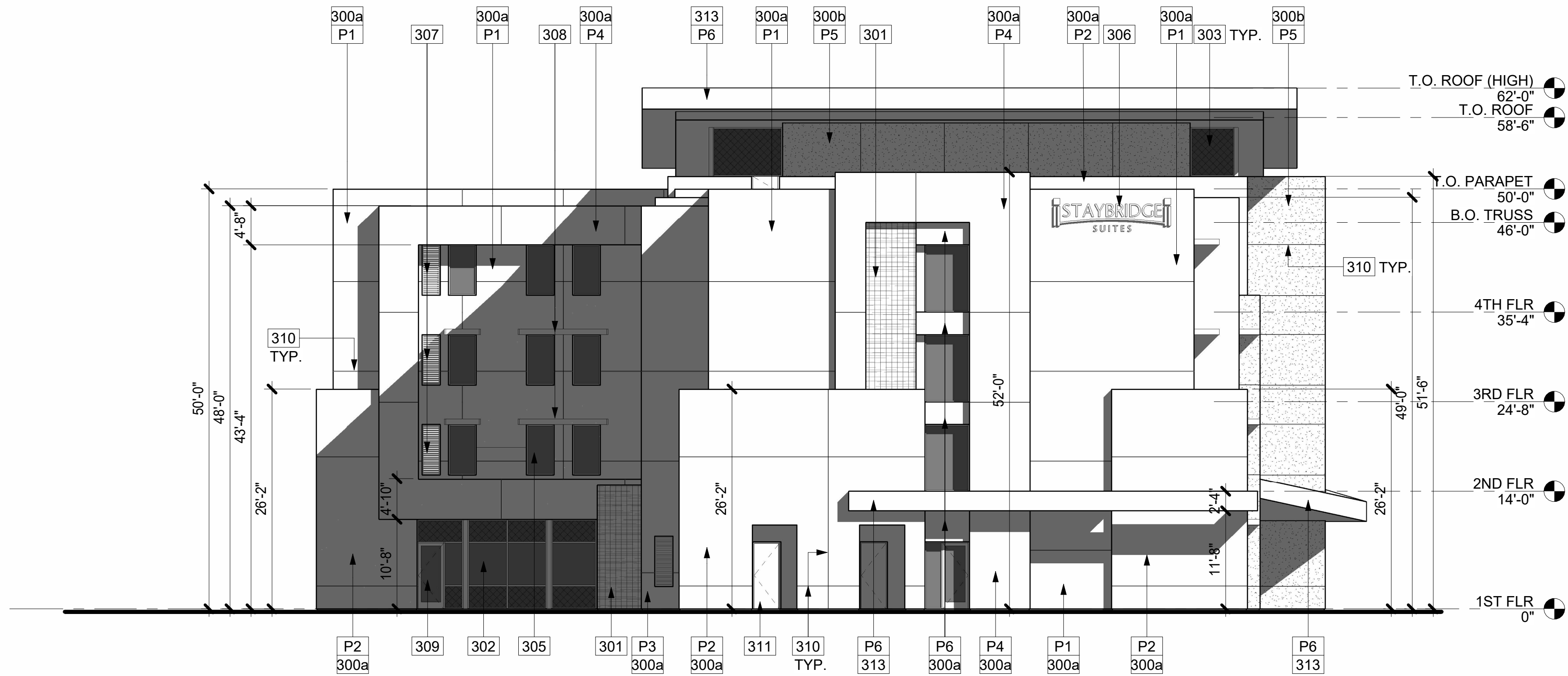
ELEVATIONS

Scale: 1" = 10'-0"

Sheet:

A301

FEBRUARY 1, 2025
221166



1 WEST ELEVATION
1" = 10'-0"

| KEYNOTES | |
|----------|---|
| NO. | DESCRIPTION |
| 300a | 7/8" (3 COAT) OMEGA FLEX FINE ACRYLIC FINISH, COLOR: SEE PAINT SCHEDULE |
| 300b | 7/8" (3 COAT) OMEGA SANTA BARBARA ACRYLIC FINISH, COLOR: SEE PAINT SCHEDULE |
| 301 | PORCELAIN TILE, MFR: ARIZONA TILE, COLOR: SAV WOOD IROKO |
| 302 | FIXED STOREFRONT GLASS, FRAME CLEAR ANODIZED ALUMINUM |
| 303 | FIXED STOREFRONT SPANDREL, FRAME CLEAR ANODIZED ALUMINUM |
| 305 | PRE-MANUFACTURED WINDOW |
| 306 | ILLUMINATED BRAND SIGNAGE BY OTHERS |
| 307 | A/C GRILLE PAINTED TO MATCH ADJACENT PLASTER |
| 308 | MANUFACTURED ALUMINUM TRELLIS, COLOR TO MATCH STANDING SEAM ROOF |
| 309 | STOREFRONT GLASS DOOR, FRAME CLEAR ANODIZED ALUMINUM |
| 310 | #15 CONTROL JOINT, CARRY BELOW SOFFITS AND AROUND CORNERS |
| 311 | HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT PLASTER |
| 313 | SHEET METAL FASCIA, COLOR TO MATCH STANDING SEAM ROOF |

| PAINT LEGEND | |
|--------------|--|
| NO. | DESCRIPTION |
| P1 | MFR: DUNN EDWARDS, COLOR: DE6205 STUCCO TAN |
| P2 | MFR: DUNN EDWARDS, COLOR: DEC755 COCOA |
| P3 | MFR: DUNN EDWARDS, COLOR: DE6214 PIGEON GRAY |
| P4 | MFR: DUNN EDWARDS, COLOR: CEDAR CHEST DE8112 |
| P5 | MFR: DUNN EDWARDS, COLOR: METALLIC RUST/IRON CUSTOM MIX |
| P6 | MFR: DUNN EDWARDS, COLOR: PAINTED TO MATCH STANDING SEAM |

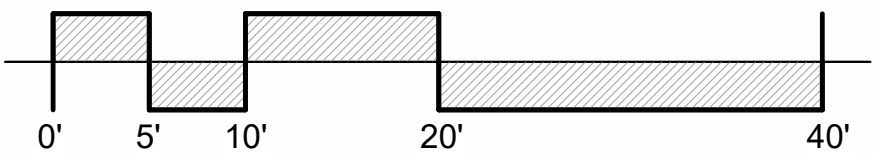


2 NORTH ELEVATION
1" = 10'-0"

*NOTE: MINOR MODIFICATIONS IN HEIGHT HAVE OCCURED TO OCCOMDATE DESIGN CHANGES; HOWEVER, MAX HEIGHTS HAVE NOT CHANGED

STAYBRIDGE SUITES

PALM DESERT, CA



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ELEVATIONS

Scale: 1" = 10'-0"
Sheet: A302

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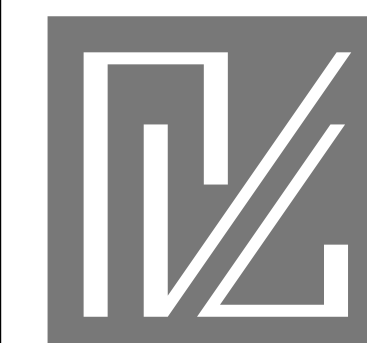
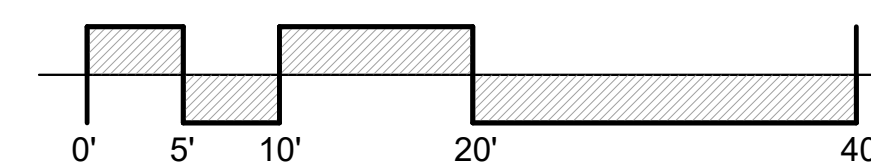
EAST ELEVATION



SOUTH ELEVATION

STAYBRIDGE SUITES

PALM DESERT, CA

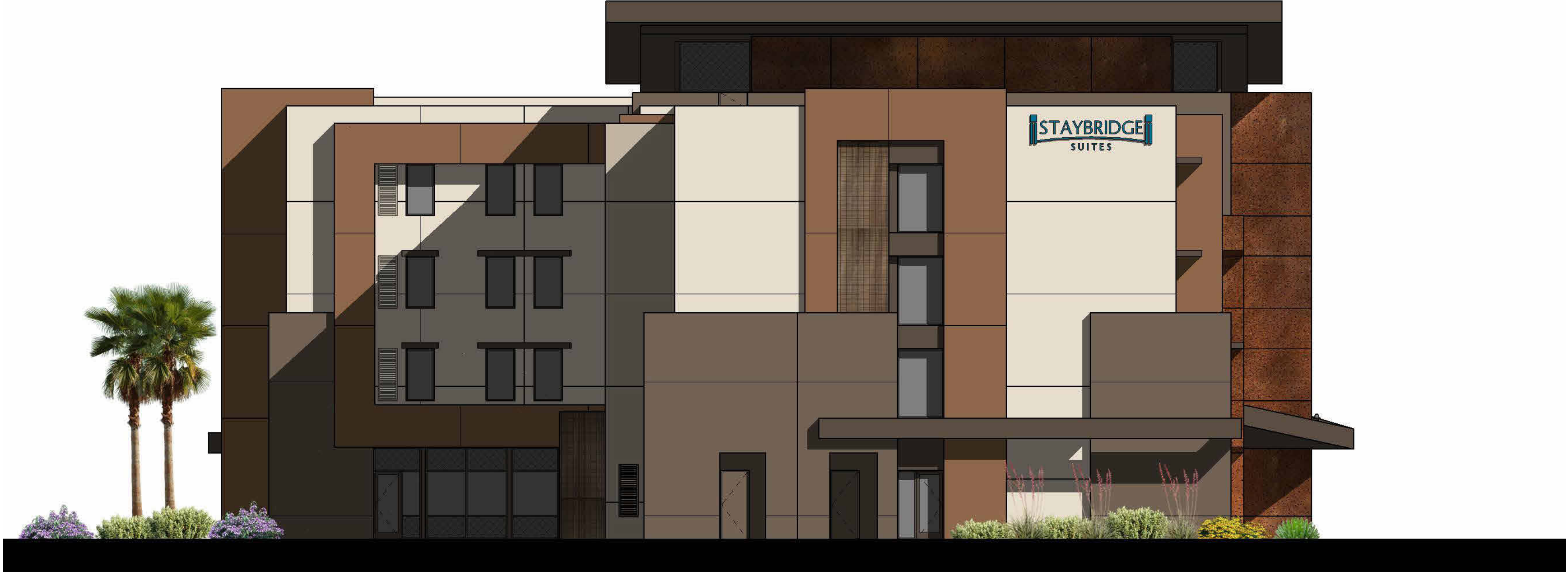


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COLORED
ELEVATIONS

Scale: _____
Sheet: **A310**

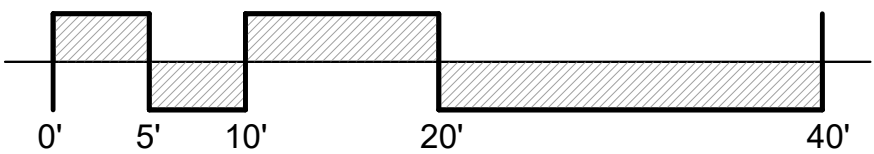


WEST ELEVATION



NORTH ELEVATION

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COLORED
ELEVATIONS

Scale: _____
Sheet: **A311**

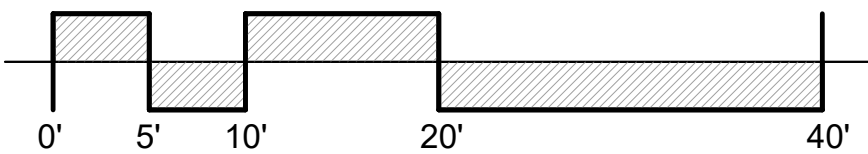


PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

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APPROVED /
PROPOSED
COMPARISON
Scale:
Sheet: **A320**



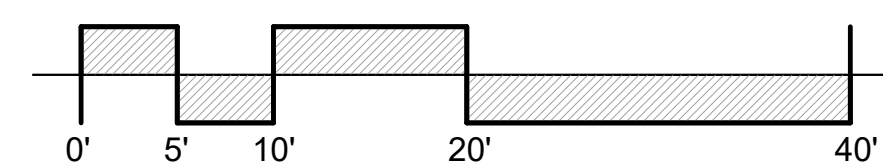
PROPOSED NORTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION

STAYBRIDGE SUITES

PALM DESERT, CA

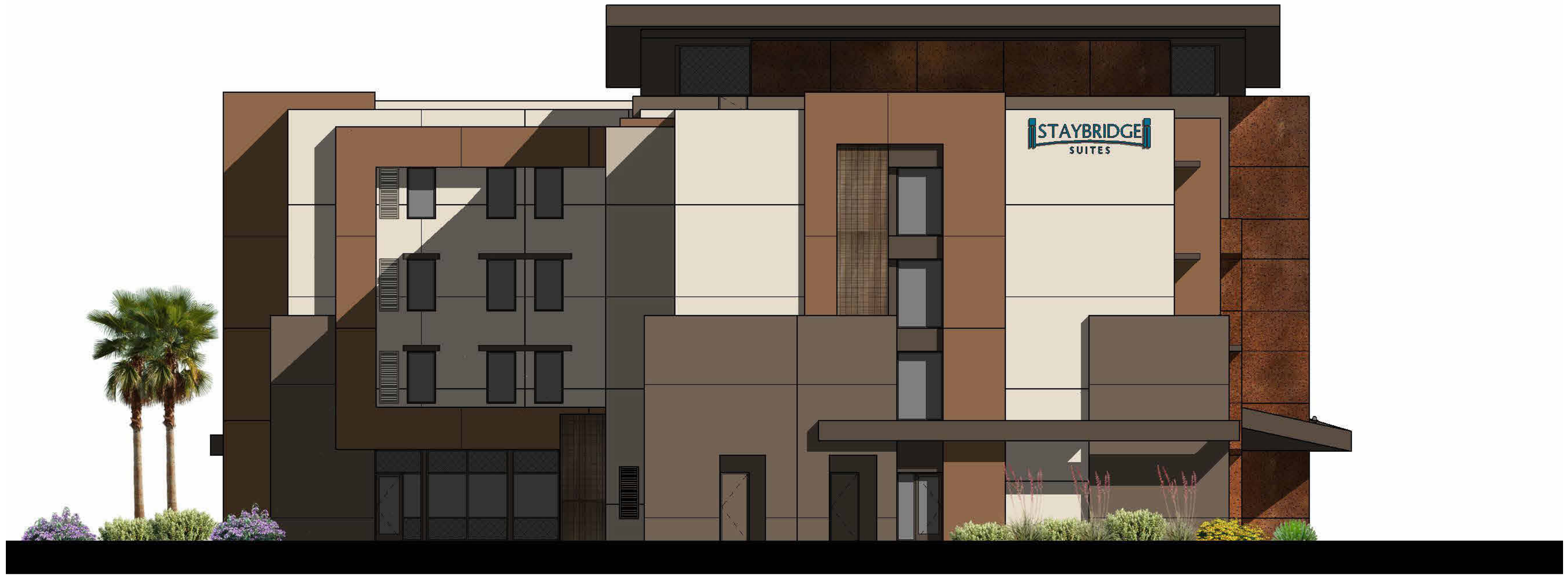


PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

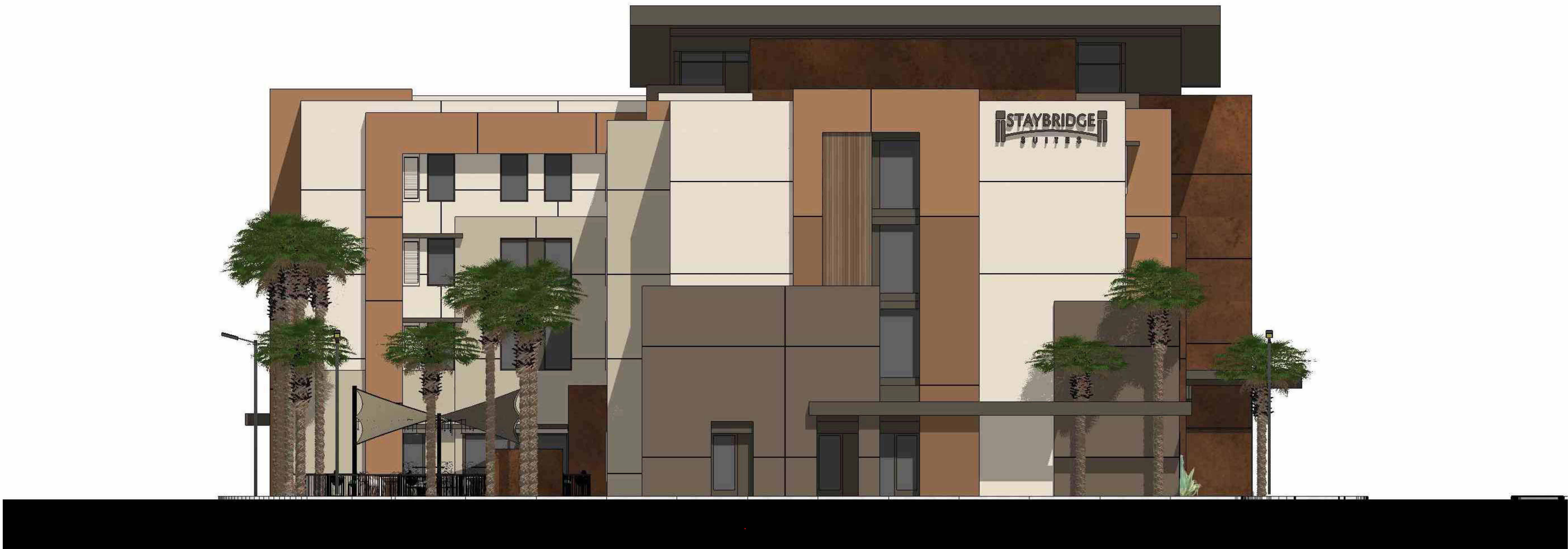
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APPROVED /
PROPOSED
COMPARISON

Scale:
Sheet: **A321**

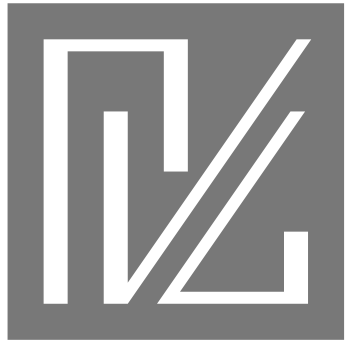
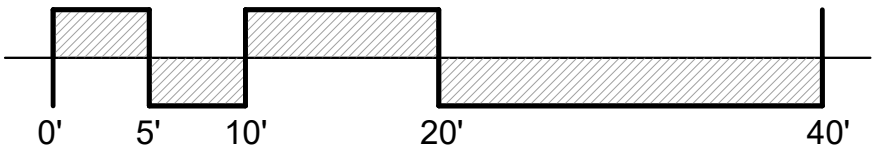


PROPOSED WEST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION

STAYBRIDGE SUITES
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APPROVED /
PROPOSED
COMPARISON
Scale:
Sheet: **A322**



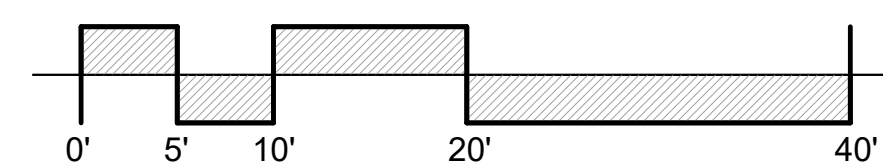
PROPOSED SOUTH ELEVATION



PREVIOUSLY APPROVED SOUTH ELEVATION

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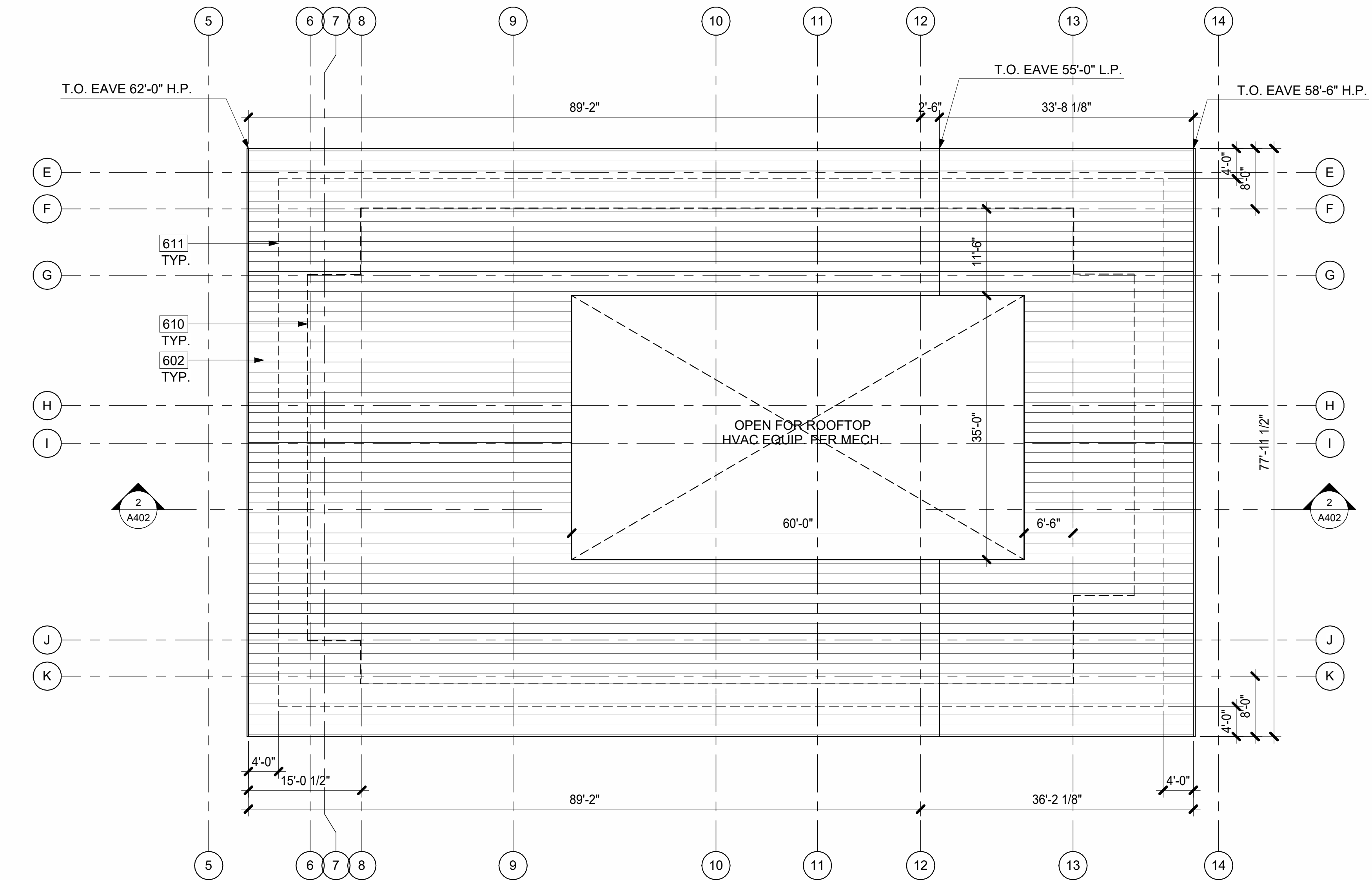
APPROVED /
PROPOSED
COMPARISON

Scale:
Sheet:

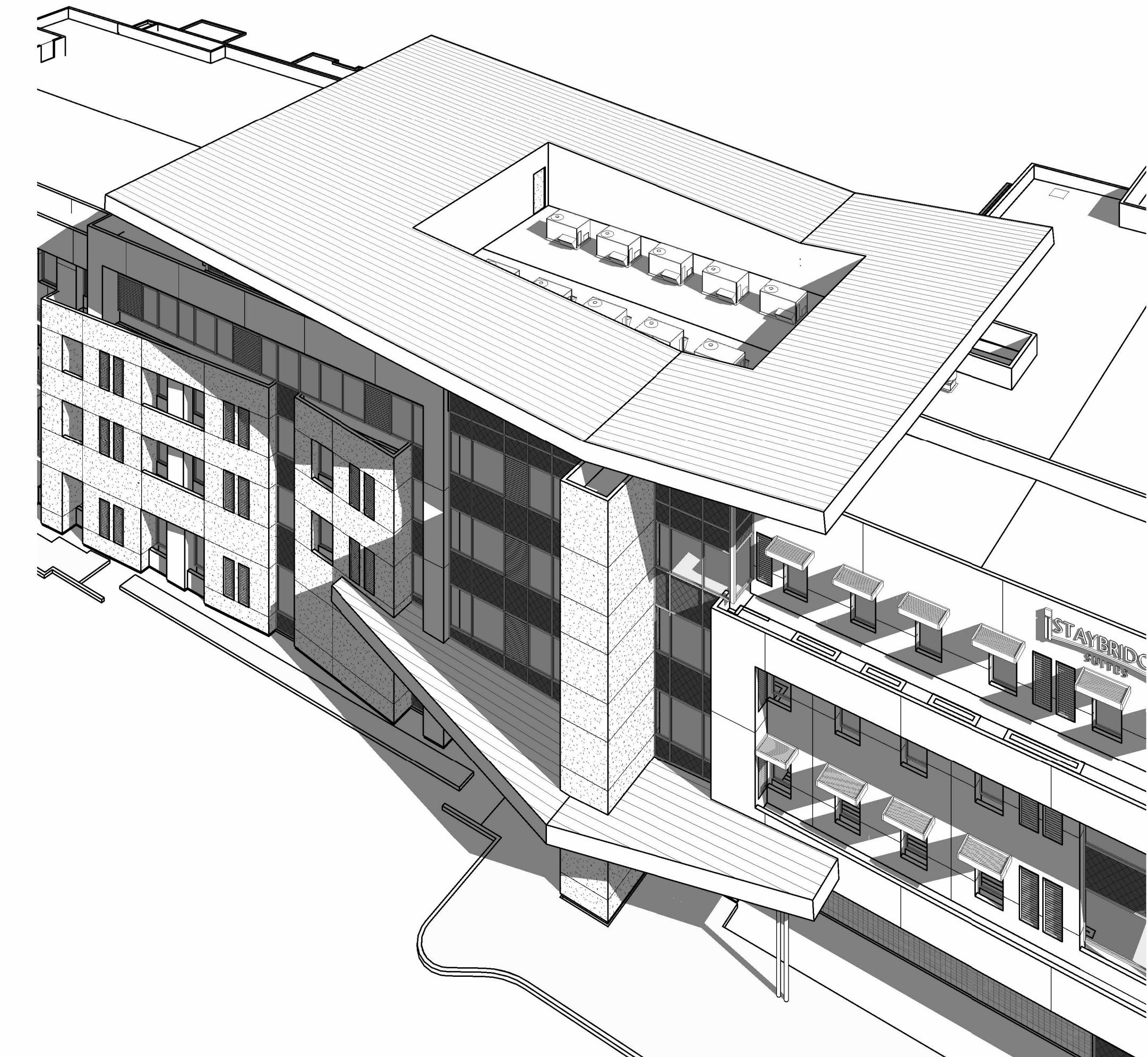
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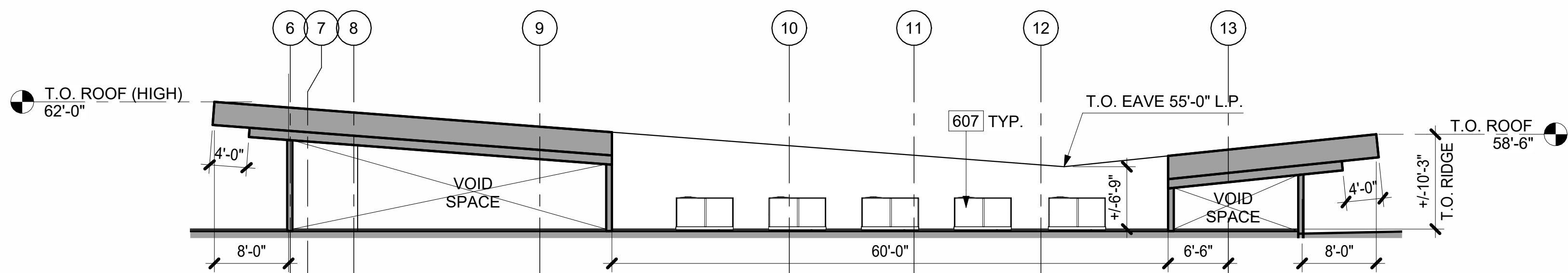




1 UPPER ROOF PLAN
1" = 10'-0"



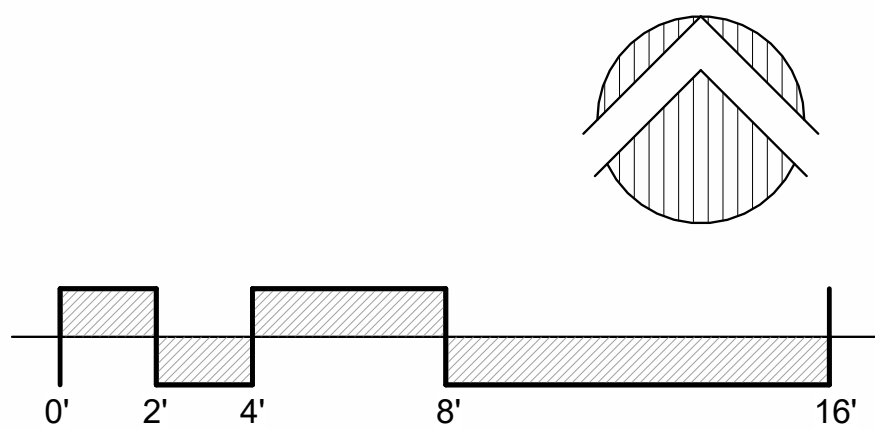
3 3D VIEW



2 MECHANICAL WELL SECTION
1" = 10'-0"

| KEYNOTES | |
|----------|---|
| NO. | DESCRIPTION |
| 602 | STANDING SEAM ROOFING, MFR: AEP SPAN, PRODUCT: SELECT SEAM NARRO BATTEN COLOR: COOL DARK BRONZE |
| 607 | MECH. EQUIP. HEIGHT BELLOW TOP OF ADJACENT MECH. SCREEN |
| 610 | WALLS BELOW, TYP. |
| 611 | BUTTERFLY ROOF ADDITIONAL SUPPORT / FASCIA BELOW |

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UPPER ROOF PLAN

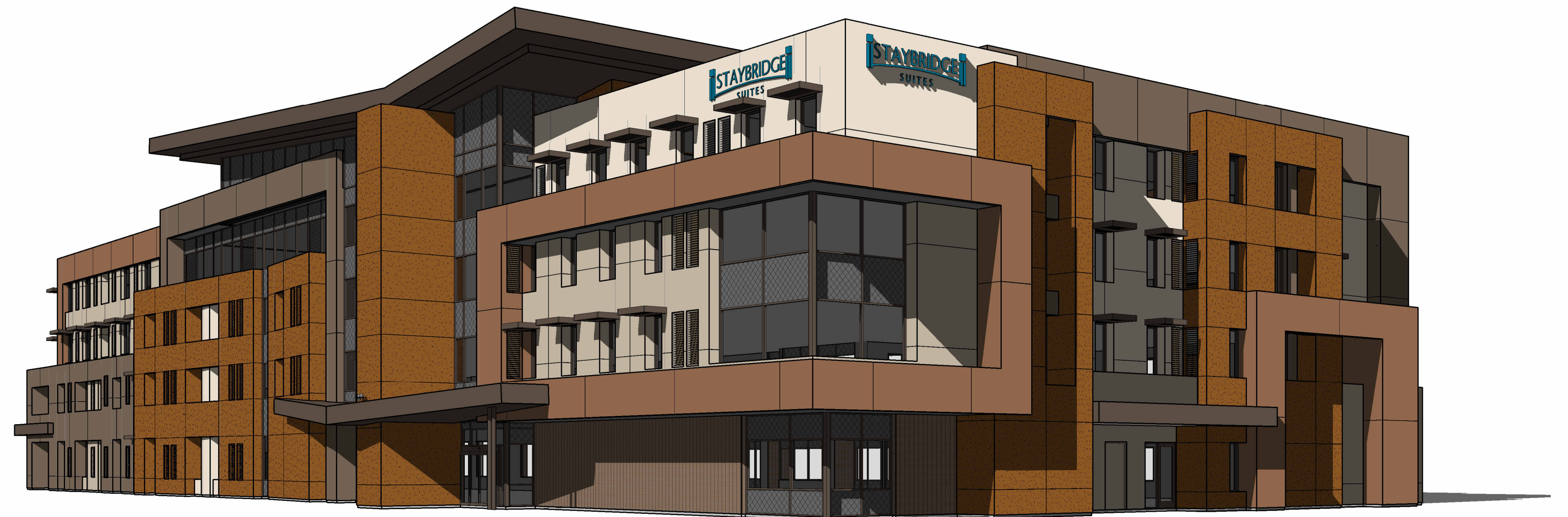
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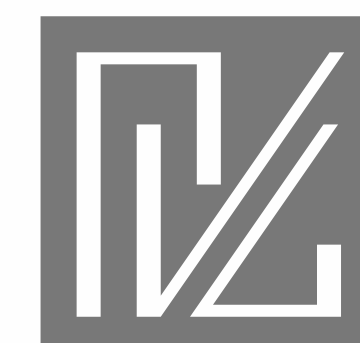
① SOUTHWEST VIEW



② SOUTHEAST VIEW

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3D VIEWS

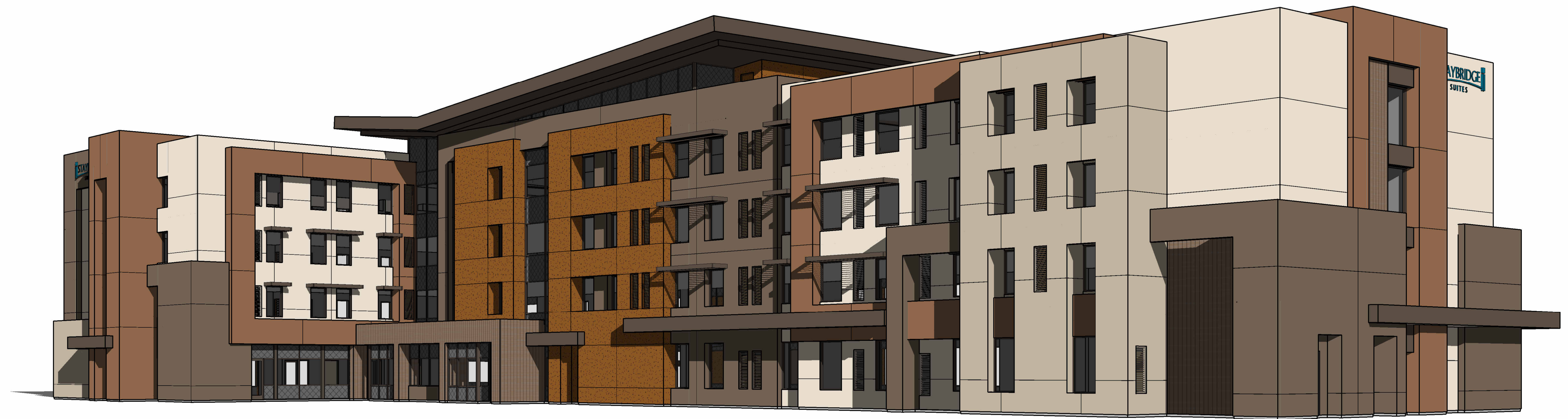
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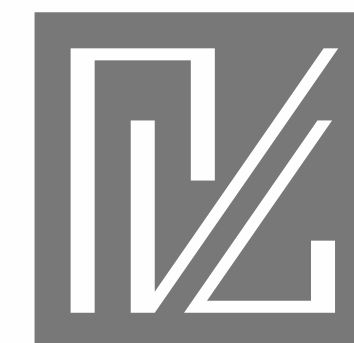
① NORTHEAST VIEW



② NORTHWEST VIEW

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3D VIEWS

Scale:

Sheet:

A502



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VIEW FROM
TECHNOLOGY DRIVE

Scale: _____
Sheet: **A510**



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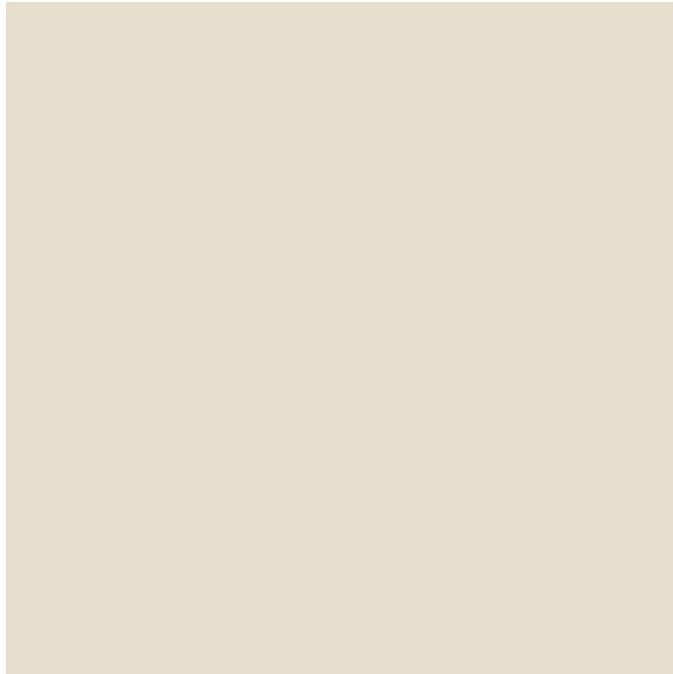
PREST | VUKSIC | GREENWOOD
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VIEW FROM
COOK STREET

Scale:
Sheet:

A511



P1 PLASTER WALL
MFR: DUNN EDWARDS,
COLOR: DE6205 STUCCO TAN



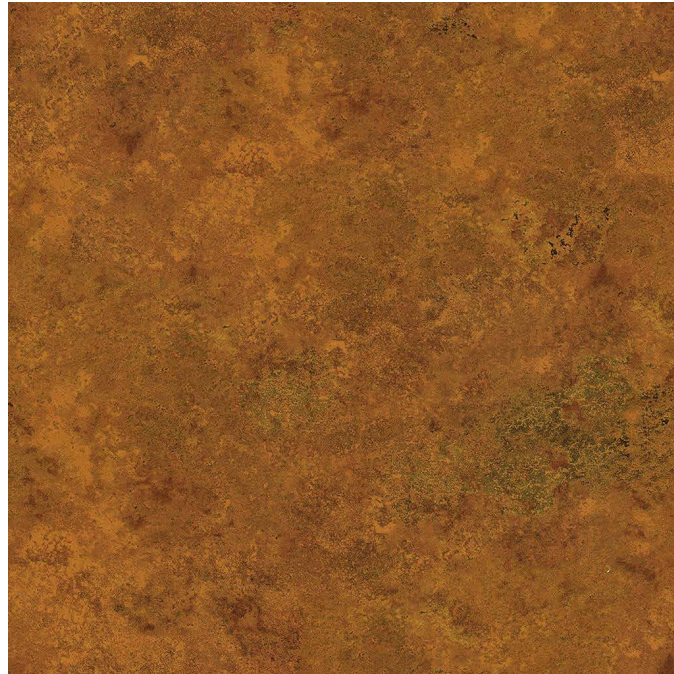
P2 PLASTER WALL
MFR: DUNN EDWARDS
COLOR: DEC755 COCOA



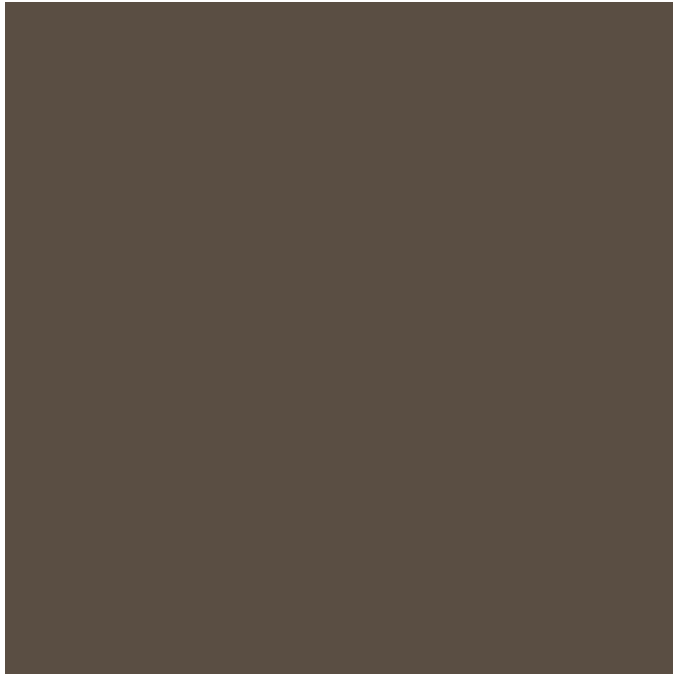
P3 PLASTER WALL
MFR: DUNN EDWARDS
COLOR: DE6214 PIGEON GRAY



P4 PLASTER WALL
MFR: DUNN EDWARDS
COLOR: CEDAR CHEST DE6112



P5 PLASTER WALL
MFR: DUNN EDWARDS
COLOR: PLAY ON GRAY DE6228



**P6/M1 STANDING SEAM ROOFING /
METAL FASCIA**
MFR: AEP SPAN
COLOR: COOL DARK BRONZE



T1 PORCELAIN TILE
MFR: ARIZONA TILE
COLOR: SAV WOOD IROKO

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MATERIAL BOARD

Scale: 12" = 1'-0"

Sheet: **A601**

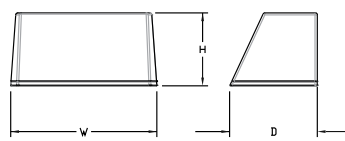


WST LED Architectural Wall Sconce



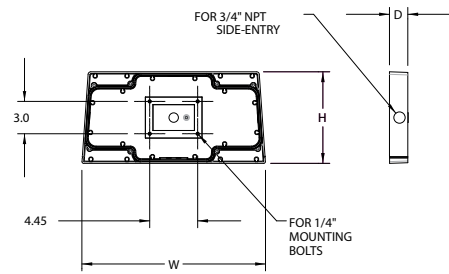
Specifications Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



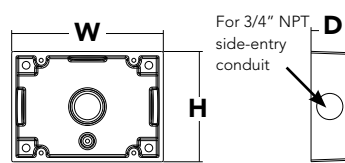
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



| |
|----------------|
| Catalog Number |
| Notes |
| Type |

Visit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

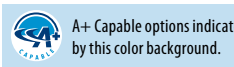
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DUL equipped luminaires meet the A+ specification for luminaire to photocell interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#), [Link to DTL](#), [Link to DTL](#)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

| Series | Performance Package | Color temperature | Distribution | Voltage | Mounting |
|---------|--|--|---|-----------------------------------|---|
| WST LED | P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package | 27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K | VF Visual comfort forward throw VW Visual comfort wide | MVOLT 120V 208V 240V 347V 480V | Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ¹⁴ Shipped separately BBW Surface-mounted back box ¹⁴ |

| Options | Finish (required) |
|---|-------------------------------------|
| NLTAR2 PIR nLIGHT AR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{14,2} | DDBXD Dark bronze |
| NLTAR2 PIRH nLIGHT AR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{14,2} | DDBXD Natural aluminum |
| PE Photocell cell, button type ⁴ | DDBVD White |
| PER nEMA twist-lock receptacle only (controls ordered separately) ⁴ | DDBSD Sandstone |
| PER5 Five-wire receptacle only (controls ordered separately) ⁴ | DDBTDX Textured dark bronze |
| PER7 Seven-wire receptacle only (controls ordered separately) ⁴ | DDBLXD Textured black |
| PIR Motion/Ambient Light Sensor, 8-15' mounting height ¹⁴ | DDBATX Textured natural aluminum |
| PIRHCIV Motion/Ambient sensor, 8-15' mounting height, ambient sensor enabled at 16'-14" | DDBWDX Textured white |
| PIRH Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'-14" | DDBTDX Textured sandstone |
| PIRHCIV Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'-14" | |
| SF Single fuse (120, 277, 347V) ¹ | |
| DF Double fuse (208, 240, 480V) ¹ | |
| DS Dual switching ¹ | |
| DMG 0-10V dimming extend out back of housing for external control (control ordered separately) ¹ | |
| E7WH Emergency battery backup, Non-CEC compliant (7W) ¹ | |
| | Shipped separately |
| | BBWP Remote back plate ¹ |
| YG Vandal guard ¹ | |
| WG Wire guard ¹ | |

Accessories

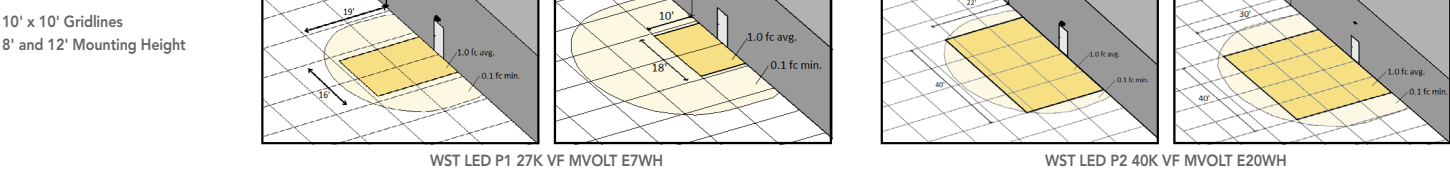
Ordered and shipped separately.
WSTKBBW DDBXD Premium surface-mounted back box
WSTBBW DDBXD Surface-mounted back box
RBPW DDBXD Remote back plate
DUL127-15-D Photocell - SL twist-lock (120-277V)¹
DUL147-15-D Photocell - SL twist-lock (147V)¹
DUL140F-15-D Photocell - SL twist-lock (480V)¹

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available with 347/480V.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensor/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3 years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 70/NEC 700.16. Luminaire is mounted at an appropriate height and illuminates an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 40°C (104°F).

| Ambient Temp | Lat Multiplier |
|--------------|----------------|
| 0°C | 32% |
| 10°C | 50% |
| 20°C | 68% |
| 25°C | 77% |
| 30°C | 86% |
| 40°C | 104% |

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance factor | 1.0 | >0.95 | >0.92 | >0.87 |

Electrical Load

| Performance Package | System Watts | 120 | 208 | 240 | 277 | 347 | 480 |
|---------------------|--------------|------|------|------|------|------|------|
| P1 | 11 | 0.1 | 0.06 | 0.05 | 0.04 | --- | --- |
| P1.05 | 14 | 0.12 | 0.07 | 0.06 | 0.06 | --- | --- |
| P2 | 30 | --- | --- | --- | --- | 0.09 | 0.06 |
| P2.05 | 25 | 0.21 | 0.13 | 0.11 | 0.1 | --- | --- |
| P3 | 50 | 0.42 | 0.24 | 0.21 | 0.19 | --- | --- |
| P3.05 | 52 | 0.43 | 0.26 | 0.23 | 0.21 | --- | --- |

| Option | Dimmed State | High Level (when triggered) | Photocell Operation | Ramp-up Time | Dimmable Time | Ramp-down Time |
|--------------------|-----------------|-----------------------------|---------------------|--------------|---------------|----------------|
| *PIR or PIRH | 3V (37%) Output | 10V (100%) Output | Enabled @ 5FC | 3 sec | 5 min | 5 min |
| PBRHCIV or PBRHCIV | 3V (37%) Output | 10V (100%) Output | Enabled @ 1FC | 3 sec | 5 min | 5 min |

*For use with side wide Deck to Down control

PER Table

| Control | PER (3 min) | PER5 (5 min) | PER7 (7 min) |
|--------------------------|-------------|--------------|--------------|
| Photocell Only (No DTL) | ✓ | ✗ | ✗ |
| ROAM | ✗ | ✓ | ✗ |
| ROAM with Motion | ✗ | ✓ | ✗ |
| Futureproof* | ✗ | ✓ | ✗ |
| Futureproof* with Motion | ✗ | ✓ | ✗ |

- Recommended
- Will not work
- Alternate

*Futureproof means: Ability to change controls in the future.

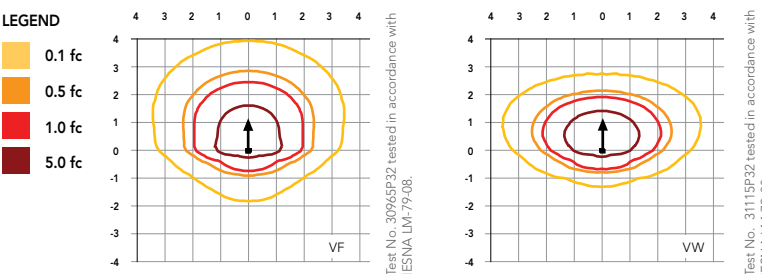
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

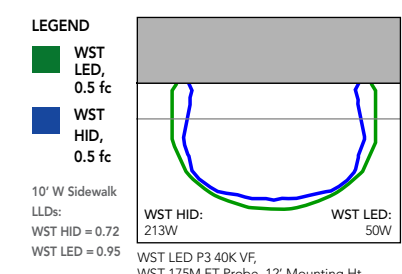
| Performance Package | System Watts (MVOLT) | Dist. Type | 27K (2700K, 70 CRI) | 30K (3000K, 70 CRI) | 40K (4000K, 70 CRI) | 50K (5000K, 70 CRI) |
|---------------------|----------------------|------------|---------------------|---------------------|---------------------|---------------------|
| P1 | 12W | VF | 1,694 | 1,694 | 1,694 | 1,694 |
| P2 | 22W | VF | 3,201 | 3,201 | 3,201 | 3,201 |
| P3 | 50W | VF | 6,025 | 6,025 | 6,025 | 6,025 |

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Sensor parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate change without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficiency LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C L80). Class 2 electronic driver has a power factor >0.95, THD <20%, EMI/RFI serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

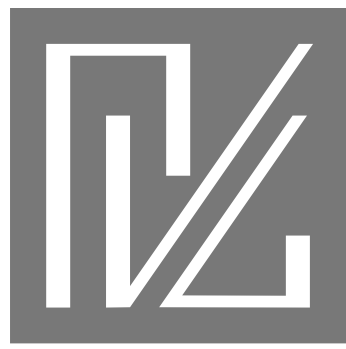
BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](#) for additional information.

WARRANTY

3-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at [www.acuitybrands.com/support/warranty-terms-and-conditions](#).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

FIXTURE CUTSHEETS

Scale:

Sheet:

E1.1

NEW LANDSCAPE CONSTRUCTION PLANS FOR:

STAYBRIDGE SUITES
TECHNOLOGY DRIVE AND GERALD FORD
PALM DESERT, CALIFORNIA

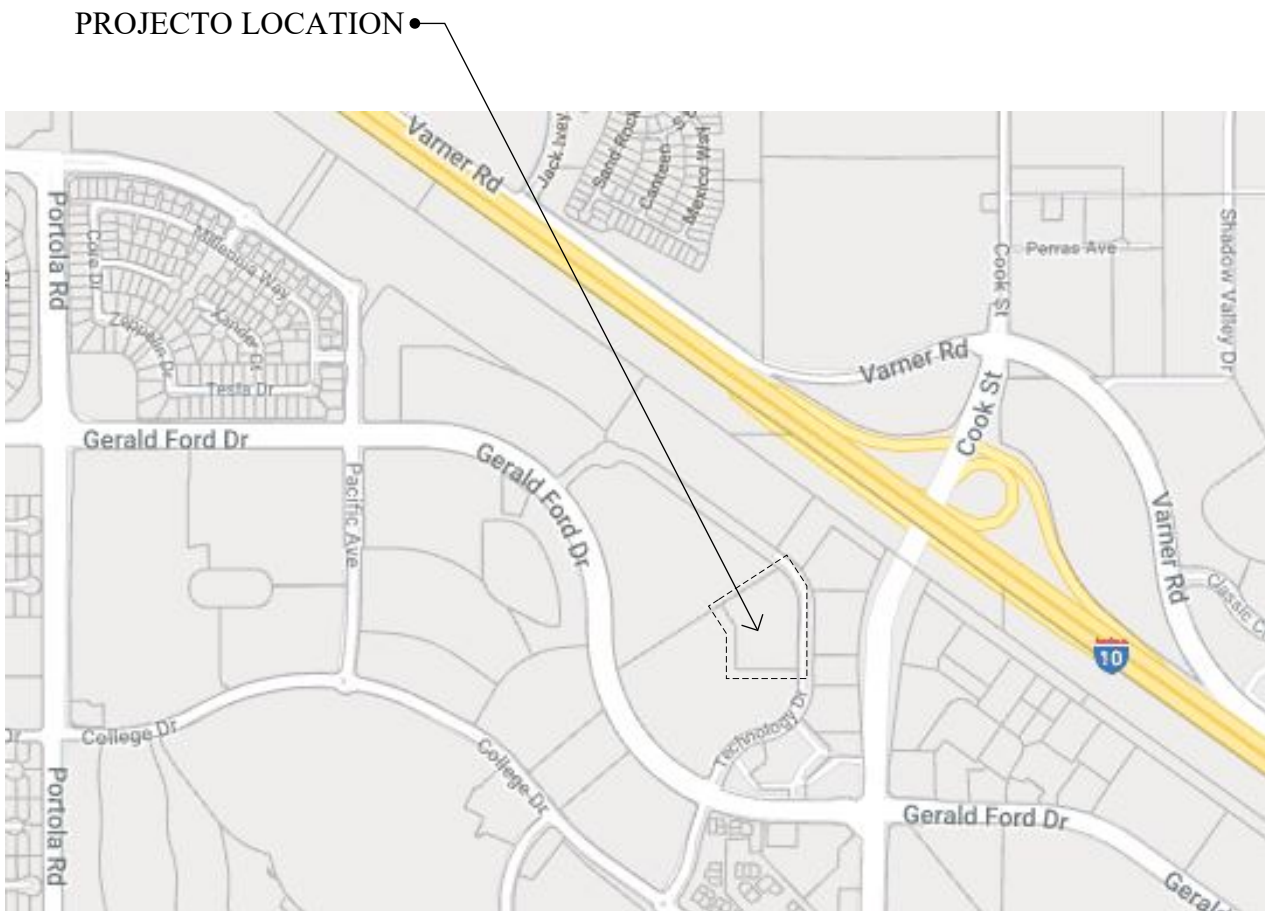
APN: 694-190-085 & a portion of 694-190-086

| HOURS OF CONSTRUCTION | |
|--|--|
| May 1st through September 30th: Monday - Friday: 6:00AM to 7:00PM Saturday: 8:00AM - 5:00PM Sunday: None Government Code Holidays: None | October 1st through April 30th: Monday - Friday: 7:00AM to 5:30PM Saturday: 8:00AM - 5:00PM Sunday: None Government Code Holidays: None |
| No person doing or causing work prohibited by Subsection A of this section, after being informed orally or in writing that the work has caused noise or sounds which disturb any other person's peace and quiet, shall fail, refuse or neglect to take whatever steps or use whatever means are necessary to assure that the work does not again disturb the other person's peace and quiet. | |
| PROJECT INFORMATION | |
| SCOPE OF WORK: Installation of Irrigation, Plant Material and Landscape Lighting | DESIGNER: GARZA CONCEPTS JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING S |
| LEGAL ADDRESS: STAYBRIDGE SUITES TECHNOLOGY DRIVE & GENERAL FORD PALM DESERT, CALIFORNIA | |
| PARCEL NUMBER A.P.N. 694-190-085 & portion of 694-190-086 | |
| PROJECT DESCRIPTION: 96 ROOM 4 STORY HOTEL | |

SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION |
|-----------|--------------------|
| C1.0 | TITLE SHEET |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE LEGEND |
| L1.2 | LANDSCAPE PICTURES |
| L1.3 | LANDSCAPE DETAILS |

SITE MAP



Important Notice - Underground Service Alert



Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number call Underground Service Alert. TOLL FREE at 1-800-227-2600 two working days before you dig.

NOTE:

NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHING CVWD AND/OR USBR EASEMENTS

NO TREES SHALL BE INSTALLED WITHIN 15ft OF A CVWD AND/OR USBR PIPELINE. SURFACE IMPROVEMENTS MAY BE INSTALLED WITHIN CVWD AND/OR USBR EASEMENT ONLY UPON THE PRIOR CONSENT OF CVWD, WHICH CONSENT MAY BE GRANTED OR DENIED AT CVWD'S SOLE DISCRETION. IN THE EVENT OF SUCH CONSENT, THEN A NON-INTERFERENCE REVIEW LETTER (NIRL) MAY APPLY PER SECTION 3.4 OR CVWD'S DEVELOPMENT DESIGN MANUAL.

PLAN CHECK BY: _____

APPROVED BY: _____

CITY ENGINEER _____



These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

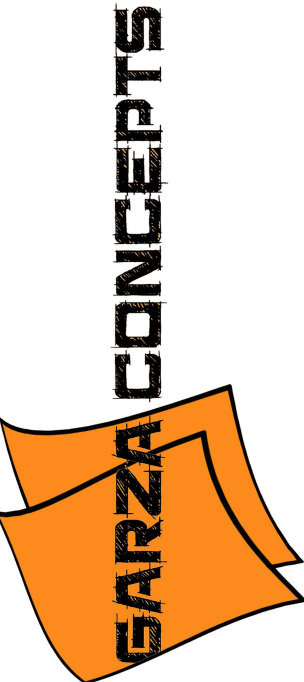
Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR right-of way. Trees, plants, walls and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or Right-of-Way without first obtaining an encroachment permit from CVWD.

Date _____

Water Management Department

CVWD Plan # _____

Development Services Department



GARZA CONCEPTS

JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

PROJECT
STAYBRIDGE SUITES

TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 694-190-086

TITLE SHEET

Date Created
12/04/22

REVISED

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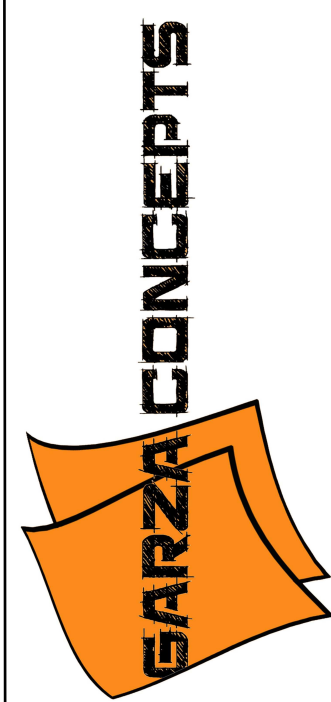
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C1.0



GARZA CONCEPTS

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jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

**PROJECT
STAYBRIDGE SUITES**

TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 6994-190-086

**PRELIMINARY
LANDSCAPE PLAN**

Date Created
12/04/22
REVISED


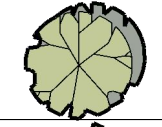

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L1.0

PLANT LEGEND

| SYMBOL | BOTANICAL NAME COMMON NAME | QTY | SIZE | WATER NEEDS | PLANT FACTOR | NOTES |
|--------|-------------------------------|-----|------|----------------|-----------------|-------|
|--------|-------------------------------|-----|------|----------------|-----------------|-------|

PALMS & TREES

| | | | | | | |
|---|---|--------------|-------------------------------|-----|-----|---------------|
|  | California Fan Palm Washingtonia Fillifera | 3 3 12 | 18' bth 15' bth 12' bth | MOD | .50 | SKINNED |
|  | Olea Europaea 'Swan Hill' Swan Hill Olive | 4 | 24" box | MOD | .50 | LOW BRANCHING |
|  | Acacia Aneura Mulga Tree | 15 | 24" box | MOD | .50 | STANDARD |

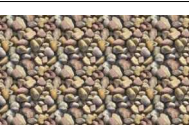


SHRUBS

| | | | | | | |
|---|--|----|-------|-----|-----|--|
|  | Agave Ocahui Ocahui Agave | 18 | 5 gal | LOW | 0.2 | |
|  | Agave Parryi Parry's Agave | 24 | 5 gal | LOW | 0.2 | |
|  | Aloe Barbadensis Barbados Aloe | 18 | 5 gal | LOW | 0.2 | |
|  | Carissa Macrocarpa 'Boxwood' Beauty Natal Plum | 18 | 5 gal | MOD | 0.5 | |
|  | Carissa Macrocarpa "Green Carpet" Green Carpet Natal Plum | 21 | 5 gal | MOD | 0.5 | |
|  | Dasylirion Wheeleri Grey Desert Spoon | 13 | 5 gal | LOW | 0.2 | |
|  | Eremophila Hygrophana Bluebell Emu Bush | 19 | 5 gal | LOW | 0.2 | |
|  | Eremophila Maculata 'Valentine' Spotted Emu Bush | 19 | 5 gal | MOD | 0.5 | |
|  | Hesperaloe X 'Pink Parade' Pink Parade Yucca | 30 | 5 gal | LOW | 0.2 | |
|  | Lantana Montevicensis 'Purple' Purple Lantana | x | 5 gal | MOD | 0.5 | |
|  | Lantana Montevicensis 'New Gold' New Gold Lantana | 18 | 5 gal | MOD | 0.5 | |
|  | Leucophyllum Zygephyllum' Cimarron' Cimeron | 81 | 5 gal | LOW | 0.2 | |
|  | Olea Europaea 'Little Ollie' Little Illie Olive | 20 | 5 gal | LOW | 0.2 | |
|  | Philodendron X 'Xanadu' Philodendron | 44 | 5 gal | MOD | 0.5 | |

VINES / ESPALIER

| | | | | | | |
|---|-------------------------------------|---|-------|-----|-----|--|
|  | Tecoma Capensis Cape Honeysuckle | 8 | 5 gal | MOD | 0.5 | |
|---|-------------------------------------|---|-------|-----|-----|--|

GROUND COVER

| | | | | | | |
|---|-----------------------------------|---------------|-------------------------------|--|--|--|
|  | COBBLE COPPER CANYON | 3,050 sq.ft. | 1" - 3" | | | |
|  | DECOMPOSED GRANITE MOJAVE GOLD | 10,082 sq.ft. | 3/8" MINUS | | | |
|  | BOULDERS DESERT SELECT | 46 28 8 | 1' X 2' 2' X 3' 3' X 4' | | | |

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

Project Site: Technology Drive Palm Desert

Tract or Parcel Number: n/a

Project Assessor's Parcel Number (APN): 694-190-086

Project Location: Technology Drive Palm Desert

Landscape Architect/Irrigation Designer/Contractor Name and Contact Information:

Garza Concepts, jose@garzaconcepts.com P.O. Box 5891 La Quinta, CA. 92253

Included in this Landscape Documentation Package are:

X 1. Water Efficient Landscape Worksheet (Appendix B)

WATER BUDGET CALCULATIONS (Appendix D)

X 2. Maximum Applied Water Allowance (MAWA):

Conventional Landscape: 338.19 100 cubic feet/year

Recreational Turf Grass Landscape: 100 cubic feet/year

(if applicable) Maximum Applied Water Allowance: 338.19 100 cubic feet/year

X 3. Estimated Total Water Use by Hydrozone:

Turf grass Hydrozones: 0.00 100 cubic feet/year

Recreational Turf grass Hydrozones: 100 cubic feet/year

Low Plant Hydrozones: 164.26 100 cubic feet/year

Medium Plant Hydrozones: 6.88 100 cubic feet/year

High Plant Hydrozones: 100 cubic feet/year

Water Features: 0.00 100 cubic feet/year

Other: 100 cubic feet/year

Estimated Total Water Use: 171.14 100 cubic feet/year

X 4. ETWU<MAWA

PLAN SETS

X 5. Landscape Design Plan

X 6. Irrigation Design Plan

n/a 7. Grading Design Plan

n/a 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape Ordinance 1302.5, and submit a complete Landscape Documentation Package.

Date: 7/11/2022

Applicant: Jose Garza



GARZA CONCEPTS

JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

PROJECT
STAYBRIDGE SUITES

TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 6994-190-086

PRELIMINARY
LANDSCAPE PLAN

Date Created
12/04/22

REVISED

1

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L1.1



California Fan Palm
Washingtonia Filifera

| | |
|---|---------|
| 3 | 18' bth |
| 3 | 15' bth |
| 9 | 12' bth |



Olea Europaea 'Swan Hill'
Swan Hill Olive

| | |
|---|---------|
| 4 | 24" box |
|---|---------|



Acacia Aneura
Mulga Tree

| | |
|----|---------|
| 15 | 24" box |
|----|---------|



Agave Ocahui
Ocahui Agave

| | |
|---|-------|
| 9 | 5 gal |
|---|-------|



Agave Parryi
Parry's Agave

| | |
|----|-------|
| 24 | 5 gal |
|----|-------|



Aloe Barbadensis
Barbados Aloe

| | |
|---|-------|
| 8 | 5 gal |
|---|-------|



Carissa Macrocarpa 'Boxwood'
Beauty Natal Plum

| | |
|----|-------|
| 12 | 5 gal |
|----|-------|



Carissa Macrocarpa "Green Carpet"
Green Carpet Natal Plum

| | |
|----|-------|
| 21 | 5 gal |
|----|-------|



Dasylirion wheeleri
Grey Desert Spoon

| | |
|----|-------|
| 13 | 5 gal |
|----|-------|



Eremophila Hygrophana Bluebell
Emu Bush

| | |
|----|-------|
| 15 | 5 gal |
|----|-------|



Eremophila Maculata 'Valentine'
Spotted Emu Bush

| | |
|----|-------|
| 19 | 5 gal |
|----|-------|



Hesperaloe X 'Pink Parade'
Pink Parade Yucca

| | |
|----|-------|
| 24 | 5 gal |
|----|-------|



Lantana montevidensis 'Purple'
Purple Lantana

| | |
|---|-------|
| x | 5 gal |
|---|-------|



Lantana montevidensis 'New Gold'
New Gold Lantana

| | |
|----|-------|
| 18 | 5 gal |
|----|-------|



Leucophyllum Zygephyllum'
Cimarron'
Cimeron

| | |
|----|-------|
| 58 | 5 gal |
|----|-------|



Olea Europaea 'Little Ollie'
Little Illie Olive

| | |
|----|-------|
| 15 | 5 gal |
|----|-------|



Philodendron X 'Xanadu'
Philodendron

| | |
|----|-------|
| 44 | 5 gal |
|----|-------|



Tecoma Capensis
Cape Honeysuckle

| | |
|---|-------|
| 8 | 5 gal |
|---|-------|



COBBLE
COPPER CANYON
2,406 sq.ft. 1" - 3"

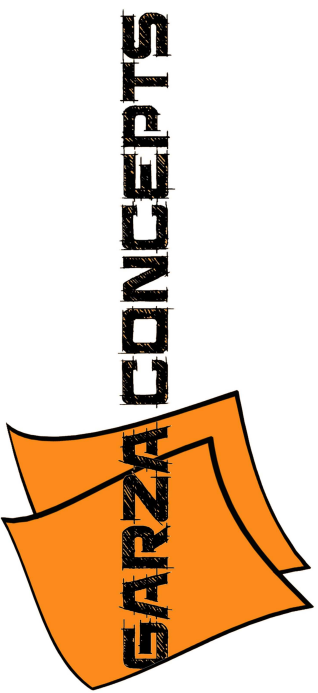


DECOMPOSED GRANITE
MOJAVE GOLD
8,190 sq.ft. 3/8" MINUS



BOULDERS
DESERT SELECT

| | |
|----|---------|
| 46 | 1' X 2' |
| 28 | 2' X 3' |
| 8 | 3' X 4' |



GARZA CONCEPTS

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PROJECT
STAYBRIDGE SUITES

TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 6994-190-086

PLANT IMAGES

Date Created
12/04/22

REVISED

1

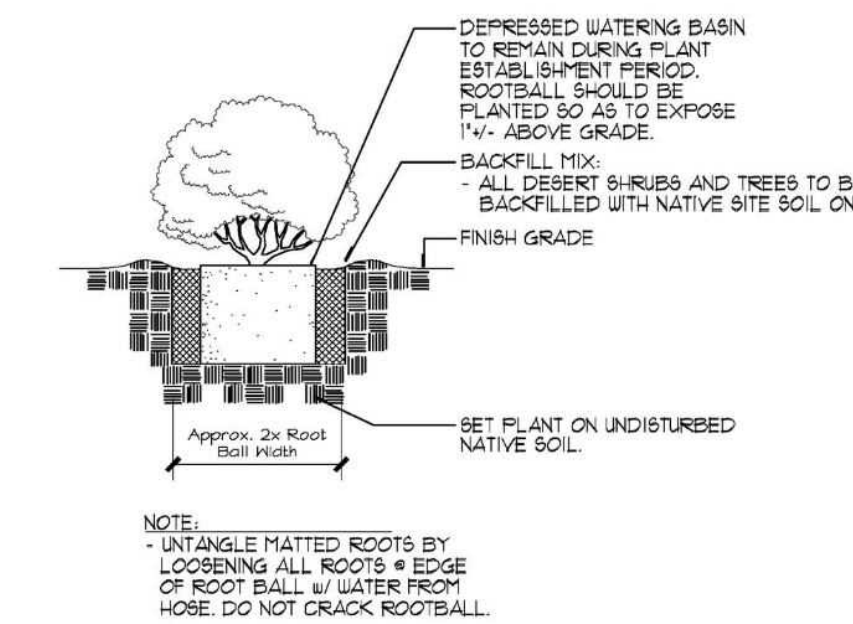
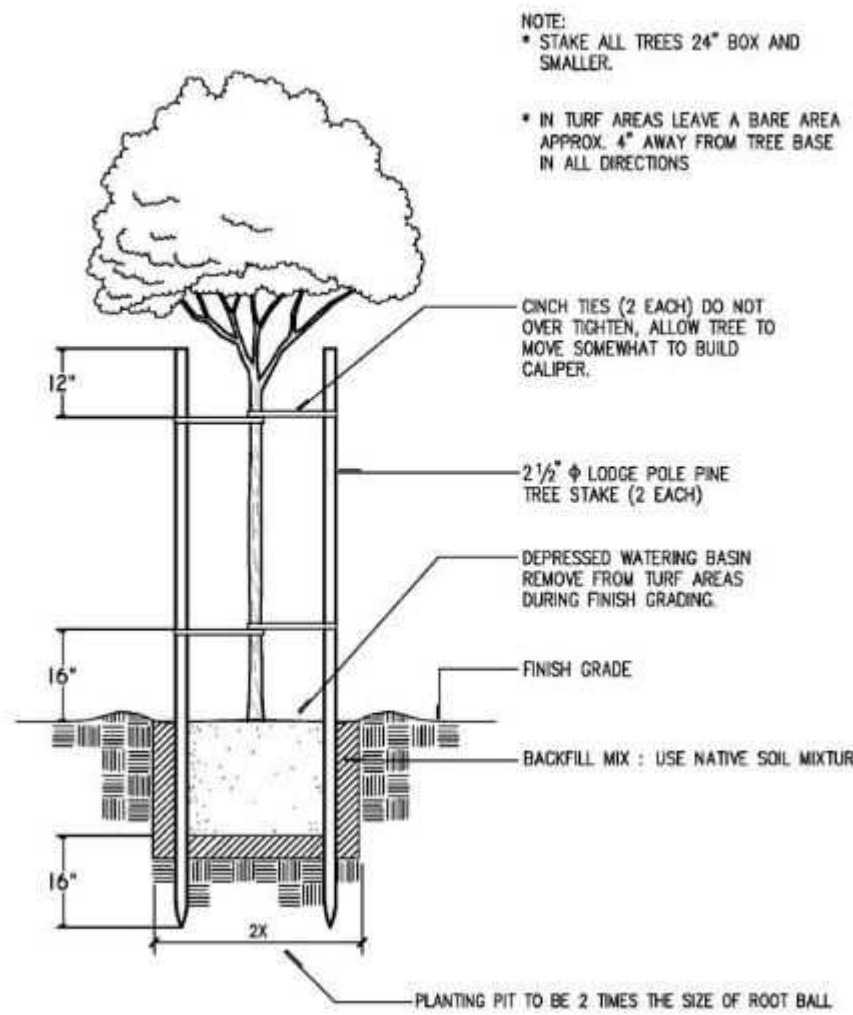
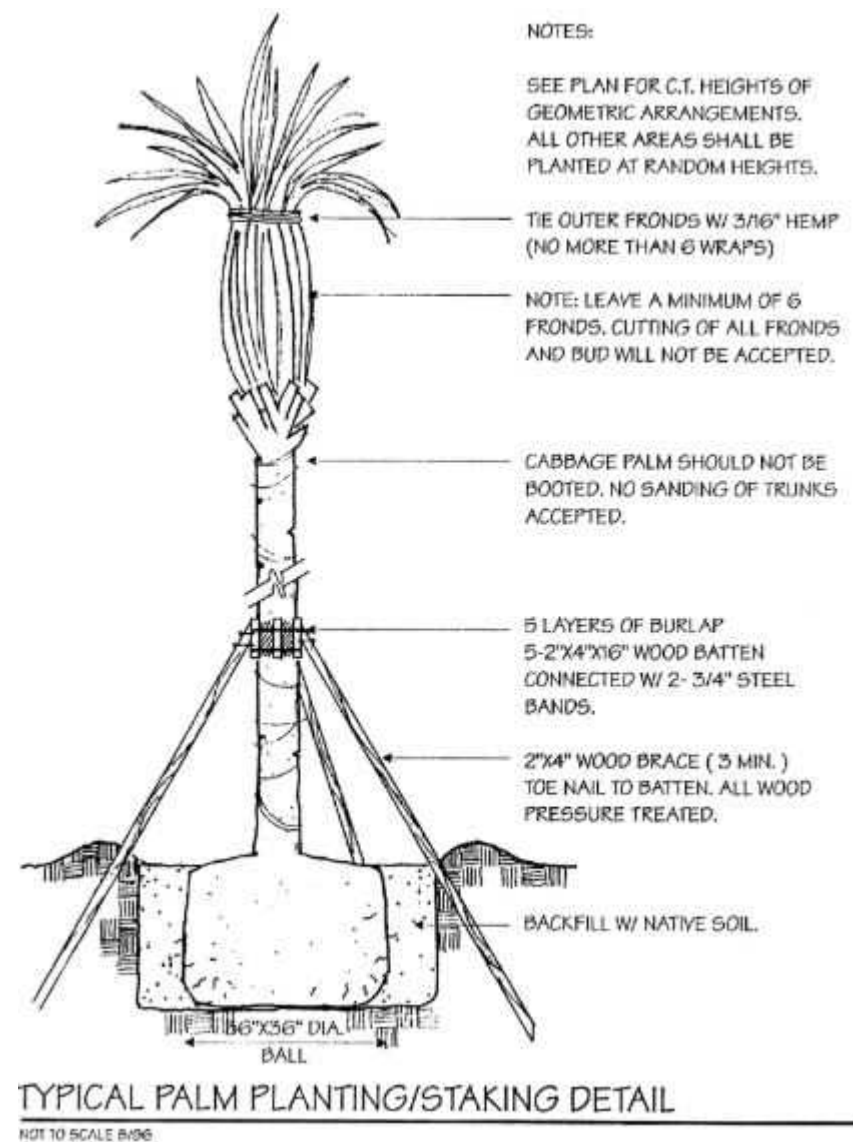
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NATIVE SHRUB & TREE PLANTING

SCALE: N.T.S.

PLANTING NOTES

- BEFORE ANY PLANTS ARE PLANTED, ALL PLANTING AREAS MUST BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE DRADING NOTES.
- WHERE CIRCUMSTANCES PERMIT, TREES TO BE PLANTED NO CLOSER THAN 18" TO AN EDGE OF HARDSCAPE.
- REMOVE ALL STAKES FROM VINES.
- PLANTING MATERIAL THAT IS ACCILMATED TO THE COACHELLA VALLEY MUST BE USED WHENEVER POSSIBLE.
- WHEN TYING VINES OR ESPALIERS, WIRES SHOULD BE SPACED AS FOLLOWS:
1ST (2) AT 1'-6" APART FROM FINISHED GRADE, THE NEXT (3) AT 1'-0" APART TO MAKE THE TOOP WIRE AT 6'-0" ABOVE FINISHED GRADE. WIRES SHOULD BE A MINIMUM OF 8'-0" LONG CENTERE ON PLANTS. WHEN VINE OR SPALIERS ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS..
- PLANT MATERIAL LISTED ON LEGEND MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRATOR TO CONTACT THE DEVELOPER FOR STATUS OF AGRUCULTURAL COMISSIONER'S APPROVAL OR DENIAL. PLANT MATIERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DETROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE RED SCALE (AONIDIELLA AURANTII).
- NO SHRUBS ARE TO BE PLANTED WITHIN 18" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

DEEP ROOT BARRIER APPLICATION

- PREPARE THE INITIAL PLANTING HOLE AS ILLUSTRATED ON PLANTING NOTES. IT'S BASED UPON THE COMBINATION OF DESIRE BARRIER DIAMETER AND DEPTH. CONSIDER IF DRAINAGE DEVICES OR AMENDMENTS ARE NEEDED TO CORRECT ANY ADVERSE SOIL OR PLANTING CONDCTIONS IN THE BACKFILL AREA.
- ASSEMBLE THE APPROPRATE NUMBER OF DEEP ROOT UNIVERSAL BARRIER PANELS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE ROOT BALL. THIS IS VERY IMPORTANT, OTHERWISE THE ROOTS WILL BECOME GIRDLED BY TRAVELING AROUND THE SMOOTH WALLED SURFACE.
- NEXT PLACE THE BARRIER IN THE CENTER OF THE PLANTING HOLE, KEEPING IN MIND THAT THE DOUBLE TOP EDGE OF THE BARRIER SHULD BE POSITIONED APPROXIMATELY 1/2" ABOVE GRADE. THIS HELPS RETARD POTENTIAL ROOT OVERGROWTH WHICH CAN LEAD TO UPROOTED HARDSCAPES.
- BACKFILL AND COMPACT WITH SOIL INSIDE THE BARRIER TO THE LEVEL WHERE THE BOTTOM OF THE ROOT BALL APPROXIMATELY 1" ABOVE GRADE.
- REMOVE THE TREE FROM ITS CONTAINER, OR CUT AWAY THE TOP PORTION OF BURLAP AND POSITION IN THE CENTER OF THE BARRIER. COMPLETE THE BACKFILL OF THE SOIL. DISTRIBUTE EVENLY TO MAINTAIN THE SHAPE OF THE BARRIER AND COMPACT THE BACKFILL EVERY 4"-6". ROOTS WILL DIE QUICKLY IF LEFT EXPOSED TOT HE ELEMENTS SO KEEP EXPOSURE OF THE ROOTS TO A MINIMUM.
- IF STOKING OF GUYING IS REQUIRED, IT IS RECOMMENDED OF USING THE SOFT, SAFE AND ECONOMICAL ALTERNATIVE TO TRADITIONAL WIRE AND HOSE, ARBORTIE(SEE WWW.DEEPROOT.COM FOR DETAILS)
- IF THE TREE(S) WILL BE SUBJECT TO MAINTENANCE WORK SUCH AS LAWN MOWING OR WEED TRIMMING IT IS RECOMMENDED TO INSTALL THE ARBORGARD+ TREE TRUNK PROTECTOR WHICH IS PLACED AROUND THE BASE OF YOUNG TREES TO PROTECT THEM FROM DAMAGE BY WEED TRIMMERS, LAWN MOWERS AND SMALL RODENTS.
- WATER AND FOLLOW TREE MAINTENANCE PRACTICES.
- TREES DO REQUIRE CARE AND NURTURING AFTER PLANTING. CONSULT WITH YOUR LOCAL SUPPLIER FOR PROPER CARE PROCEDURES FOR THE SPECIES YOU ARE PLANTING. THE PLANTING INSTRUCTION NOTED ABOVE ARE BY NO MEANS A COMPREHENSIVE GUIDE. RATHER THEY ARE GENERAL GUIDELINES TO PLANTING WITH DEEPROOT BARRIERS AND A SURVEY OF CURRENT PLANTING METHODS. CONDITIONS WILL VARY HOWWER AND IT IS RECOMMENDED THAT AN ARBORIST BE CONSULTED BEFORE PLANTING. ADDITIONAL INFORMATION IS AVAILABLE AT WWW.DEEPROOT.COM

PALM TREE PLANTING NOTES

- PALMS SHALL BE PLANTED USING ESTABLISHED PLANTING PROCEDURES NOTED ON PLANTING DETAILS.
- PALM TREE ROOT BALLS SHALL BE TRIMMED OR CUT TO ENSURE RECOVERY FROM TRANSPLANTING SHOCK.
- PALM TREES MUST BE IN A HEALTHY CONDITION AT TIME OF DELIVERY. PALM TREES DETERMINED UNHEALTHY OR DAMAGED AT TIME OF DELIVERY OR INTALLATION SHALL BE REJECTED BY CONTRACTOR AND REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.
- ALL PALMS SHALL BE CLEANED OF ECESSIVE DEAD AND RAGGED FRONDS OR FROND STUBBLE. CUT FRONDS SHOULD BE CUT TO A MAXIMUM LENGHT OF 6".
- CALLED OUT HEIGHTS OF PALMS SHALL BE THE HEIGHT FROM TOP OF ROOT BALL TO BOTTOM OF LIVE FRONDS.
- PALM TREES TO BE PROPERLY WATERED IN A SOIL PROPERLY TAMPED AROUND THE ROOT BALL WHEN PLANTING. DO NOT LEAVE ANY VOIDS OF SOIL AROUND ROOT BALLS.
- PALM TREES SHALL BE PLANTED VERTICALLY, UNLESS NOTED ON THE PLAN.
- TRUNKS SHOULD BE ROUGHT WITH FRONDS BASES STILL SECURELY ATTACHED.
- TRUNKS MAY NOT BE TOTALLY SKINNED UNLESS NOTED ON PLAN.
- TRUNK BASES MAY BE SKINNED TO A MAXIMUM HEIGHT OF 3'-4" (TALLER PALM 6'-0").
- SKINNED AREAS ABOVE THE 6'-0" MARK WILL BE ACCEPTED, AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CARE SHOULD BE EXERCISED IN THE CABLING DURING TRANSPORT AND PLANTING SO AS NOT TO DAMAGE BARK.
- SEVERE CRACKING OR HOLED IN THE BASAL TRUNK AREA WILL BOT BE ACCEPTABLE.
- ONE INITIAL WATERING WILL BE PERFORMED BY SUBCONTRACTOR. BASIN WILL BE LEFT ON EACH PALM SO SUBSEQUENT WATERING CAN BE PERFORMED BY OTHERS. BASIN TO BE REMOVED DURING FINISH GRADING.
- SUBCONTRACTOR TO UNTIE FROND TOPS (60) DAYS AFTER PLANTING.
- PALM TREES SHALL BE PLANTED A MINIMUM OF 18" AWAY FROM BUILDING EAVES.
- IT IS RECOMMENDED THAT ANY PALM TREE PLANTED WITHIN 5'-0" OF ANY WALKWAY, WALL, OR STRUCTURE BE PLANTED WITH DEEP ROOT BARRIER TO A DEPTH OF 2'-0" MINIMUM.
- WASHINGTONIA ROBUSTA TRUNKS ARE TO HAVE A MINIMUM DIAMETER OF 14" MEASURED 4'-0" HIGH.
- NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO PLANTING.

NOTE:

NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHING CVWD AND/OR USBR EASEMENTS

NO TREES SHALL BE INSTALLED WITHIN 15ft OF A CVWD AND/OR USBR PIPELINE. SURFACE IMPROVEMENTS MAY BE INSTALLED WITHIN CVWD AND/OR USBR EASEMENT ONLY UPON THE PRIOR CONSENT OF CVWD, WHICH CONSENT MAY BE GRANTED OR DENIED AT CVWD'S SOLE DISCRETION. IN THE EVENT OF SUCH CONSENT, THEN A NON-INTERFERENCE REVIEW LETTER (NIRL) MAY APPLY PER SECTION 3.4 OF CVWD'S DEVELOPMENT DESIGN MANUAL.



These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR right-of way. Trees, plants, walls and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or Right-of-Way without first obtaining an encroachment permit from CVWD.

Date _____ Water Management Department

CVWD Plan # _____ Development Services Department



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LANDSCAPE DETAILS

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