

TOMMY BAHAMA MIRAMONTE RESORT | EXTERIOR SITE

03/21/2023

45000 INDIAN WELLS LANE
INDIAN WELLS, CA 92210

INDIAN WELLS
CALIFORNIA

PLANNING DEPT

CASE # PSP-2023-0005

Submittal Date 02/01/2023

Comparison Date 06/07/2023

PLANNING DEPARTMENT OF THE CITY
OF INDIAN WELLS, CALIFORNIA

APPROVED
 APPROVED CONCEPTUALLY UNTIL
GRADING PLAN IS APPROVED IF
REQUIRED

APPROVED WITH CONDITIONS

REVISE AND RESUBMIT
DATE 06/07/2023

BY *[Signature]*

*CONDITIONS LISTED ON PC RESOLUTION
2023-03 SHALL REMAIN ENFORCEABLE.

*DRC approved modifications to sheet 10 &
11 allowing internally illuminated channel
letters for monument sign along Highway
111 on 7/17/23



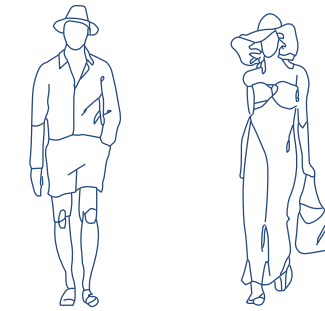
Linespace

meaningful brand experiences

21250 Hawthorne Blvd., Suite 160 A, Torrance, CA 90503

DESIGN INTENT

Tommy Bahama
MIRAMONTE
Resort & Spa



FINISHES

F1 Diamond Vogal 0017 luna moon	F3 Matthew's Paint MP43227 broccoli cream	F4 Matthew's Paint to match PANTONE 295U blue	F6 Matthew's Paint MP20158 Statuary Bronze	F9 Matthew's Paint to match Pantone 2339 Grapefruit Pink	F10 Sherwin Williams SW6726 Talipot Palm
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*satin finish for all paints.

** fabricator to provide full 4"x4" set of all materials and paints

***exterior grade satin clear coat to be used on all sign panels and exterior finishes

TYPOGRAPHY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Cera Pro Regular, Medium
wayfinding messages, code signs

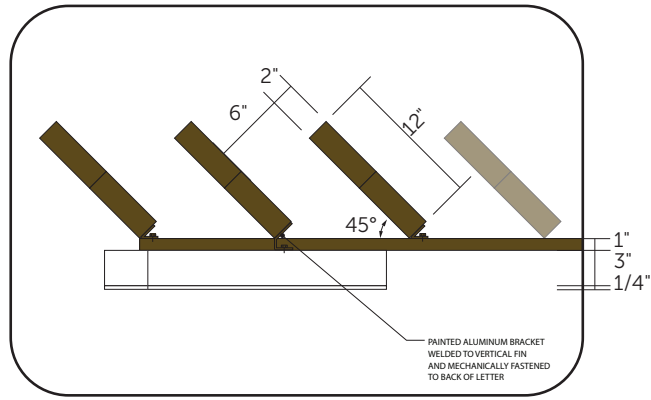
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

OPTIBeth Light
amenity spaces

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

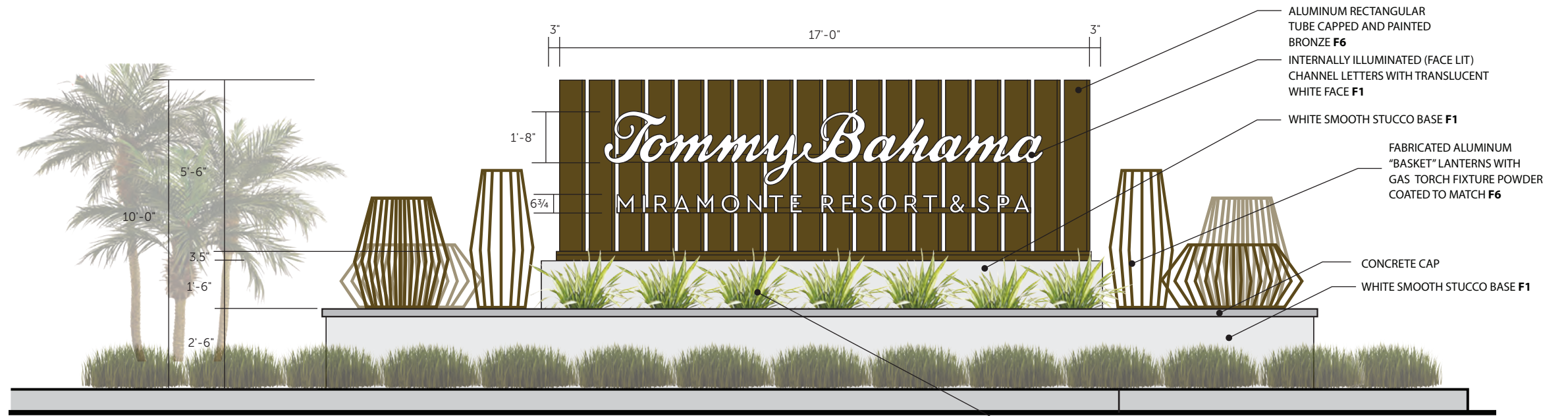
Cera Pro Medium
identity messages

IDENTITY | ID.01 PRIMARY EXTERIOR BRAND



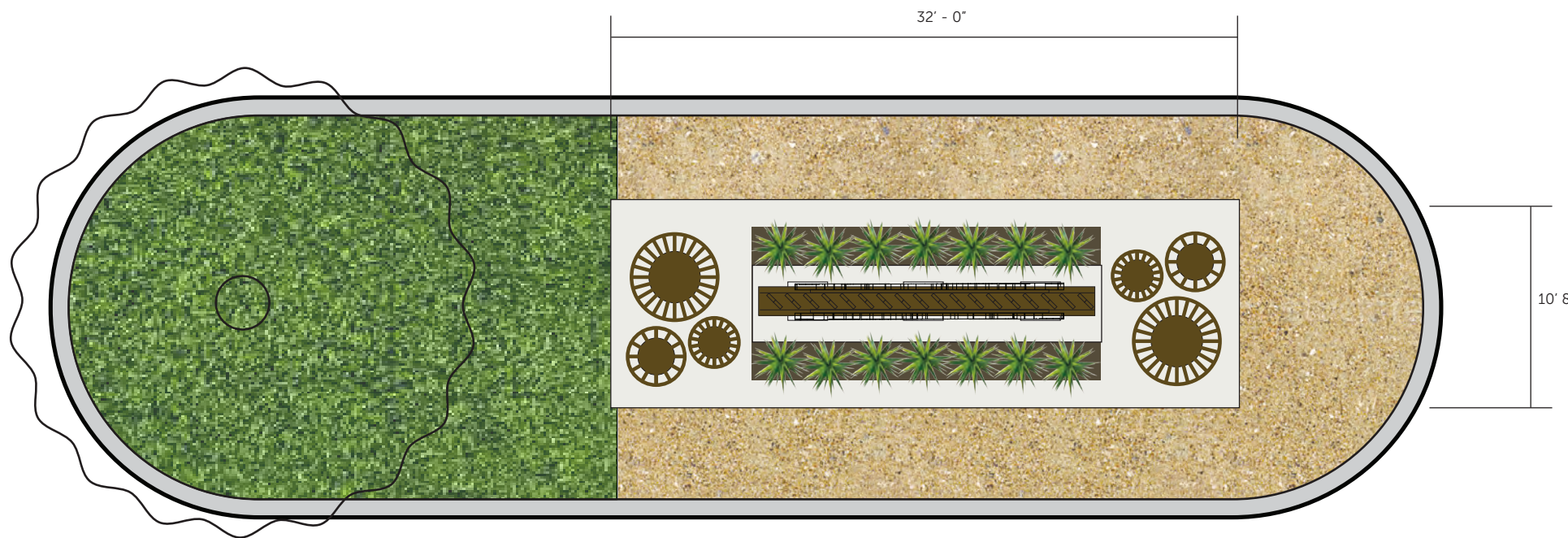
SIGN TOP VIEW DETAIL

SCALE 1 1/2" = 1'-0"



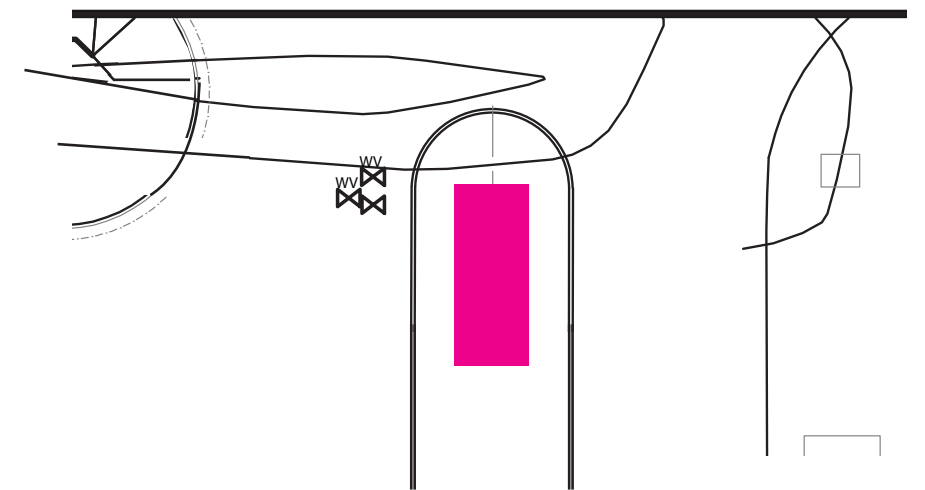
ELEVATION VIEW (east side)

SCALE 1/4" = 1'-0"



PLAN VIEW

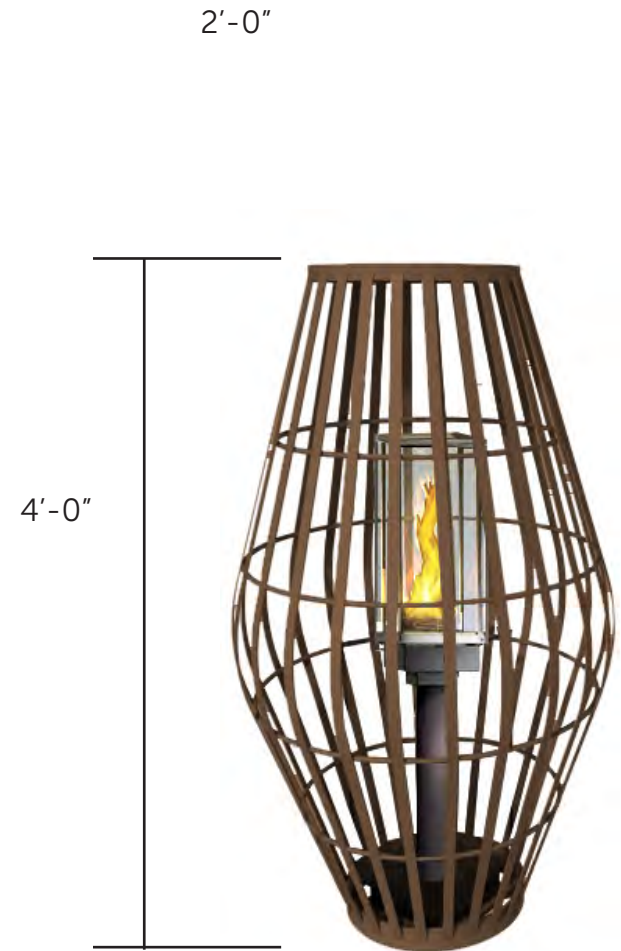
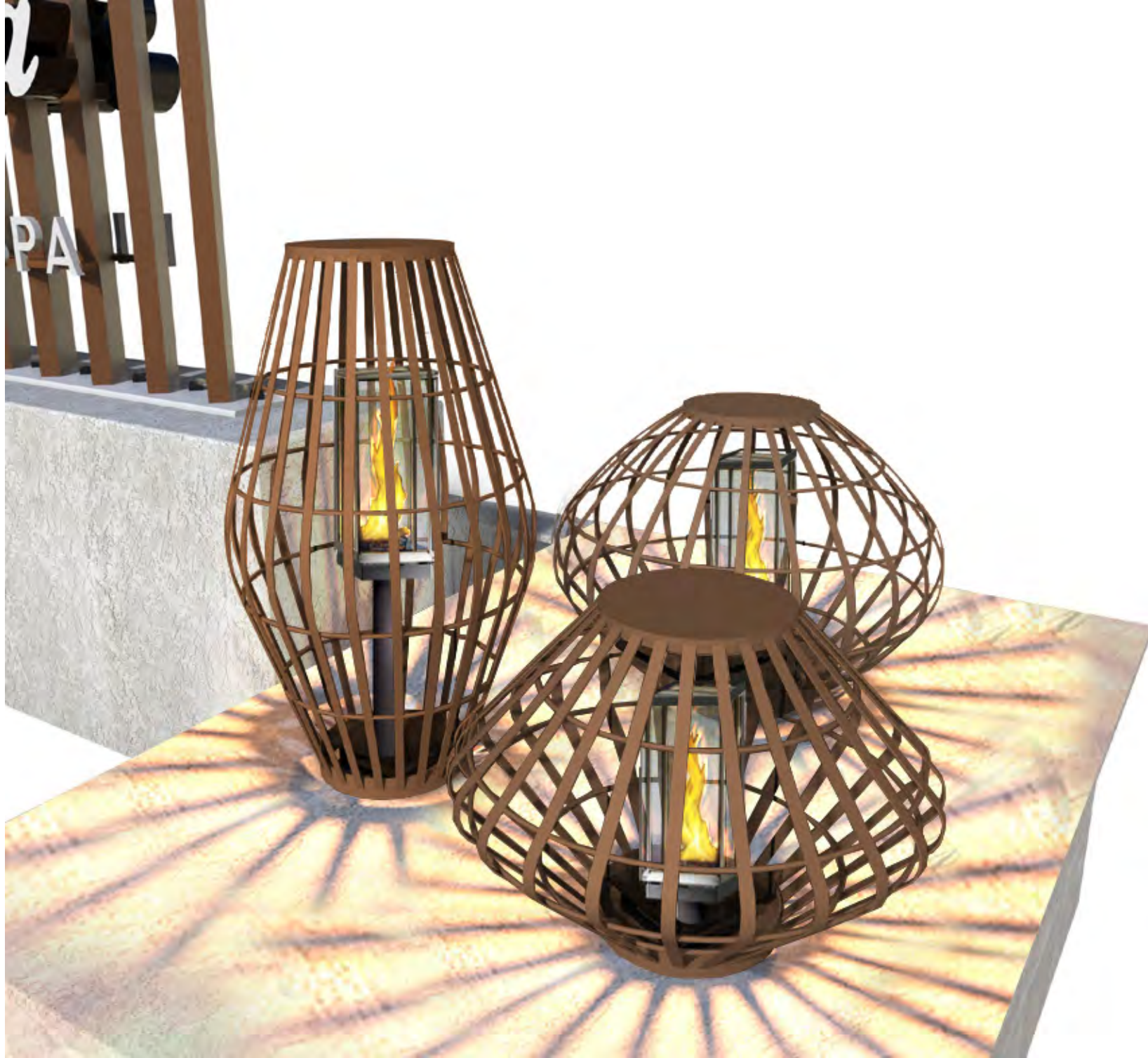
SCALE 1/8" = 1'-0"



LOCATION PLAN VIEW

NOT TO SCALE

IDENTITY | PRIMARY EXTERIOR BRAND - BASKET LANTERNS



Travis Industries
Tempest Torch





WESTBOUND VIEW



EASTBOUND VIEW

IDENTITY | ID.01 PRIMARY EXTERIOR BRAND



WESTBOUND VIEW

IDENTITY | ID.01 PRIMARY EXTERIOR BRAND



EASTBOUND VIEW

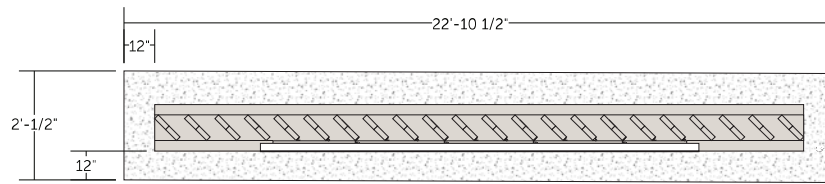
IDENTITY | ID.02 SECONDARY EXTERIOR BRAND



GENERAL LOCATION PLAN



CONTEXT RENDERING



TOP VIEW
SCALE 1/4" = 1'-0"



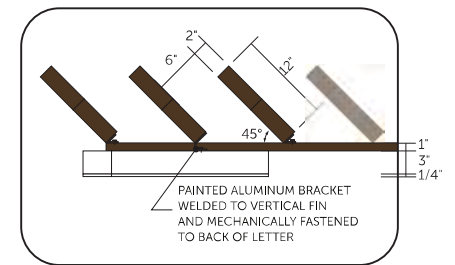
ELEVATION VIEW
SCALE 1/4" = 1'

NOTE: SEE ID.01 DETAILS (SHEET 7) FOR FIN, LETTER AND BASE DETAILS

F6 ALUMINUM RECTANGULAR TUBE CAPPED AND PAINTED DARK BRONZE

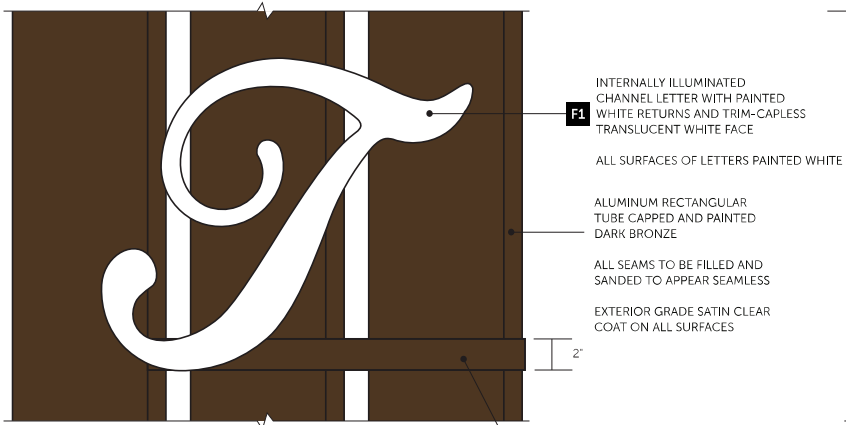
F1 INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRIM-CAPLESS TRANSLUCENT WHITE FACE RETURNS & BACK PAINTED WHITE
"TOMMY BAHAMA" 3" DEEP
SECONDARY TEXT 2" DEEP

POWER SUPPLY PROVIDED BY OTHERS & ACCOMMODATED BY BASE; COORDINATE W/ GC



SIGN TOP VIEW DETAIL
SCALE 1 1/2" = 1'-0"

IDENTITY | ID.01 PRIMARY EXTERIOR BRAND



FRONT DETAIL
SCALE 1 1/2"=1'-0

F1 INTERNALLY ILLUMINATED CHANNEL LETTER WITH PAINTED WHITE RETURNS AND TRIM-CAPLESS TRANSLUCENT WHITE FACE

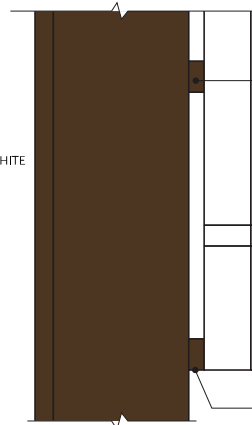
ALL SURFACES OF LETTERS PAINTED WHITE

ALUMINUM RECTANGULAR TUBE CAPPED AND PAINTED DARK BRONZE

ALL SEAMS TO BE FILLED AND SANDED TO APPEAR SEAMLESS

EXTERIOR GRADE SATIN CLEAR COAT ON ALL SURFACES

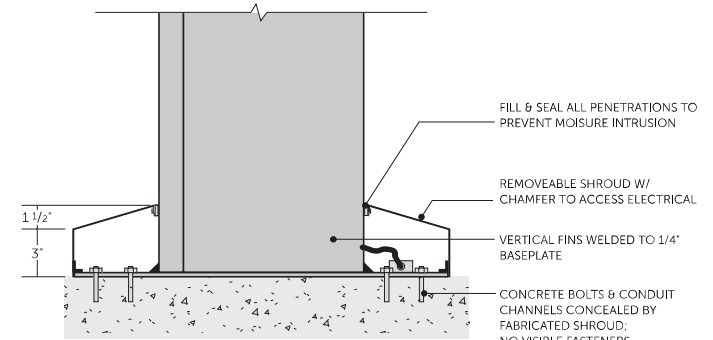
F6 PAINTED ALUMINUM TUBE SUPPORT/RACEWAY



SIDE DETAIL
SCALE 1 1/2"=1'-0

F6 PAINTED ALUMINUM BRACKET WELDED TO VERTICAL FIN AND MECHANICALLY FASTENED TO BACK OF LETTER

F6 PAINTED ALUMINUM TUBE SUPPORT/RACEWAY



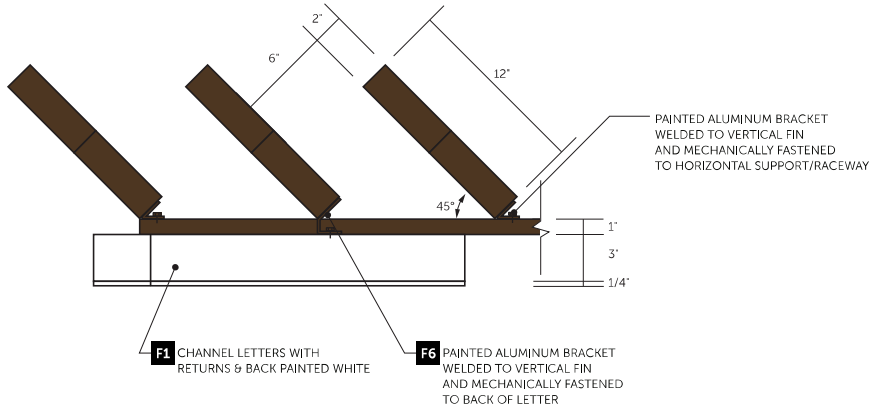
BASEPLATE DETAIL
SCALE 1 1/2"=1'-0

FILL & SEAL ALL PENETRATIONS TO PREVENT MOISURE INTRUSION

REMOVABLE SHROUD W/ CHAMFER TO ACCESS ELECTRICAL

VERTICAL FINS WELDED TO 1/4" BASEPLATE

CONCRETE BOLTS & CONDUIT CHANNELS CONCEALED BY FABRICATED SHROUD; NO VISIBLE FASTENERS

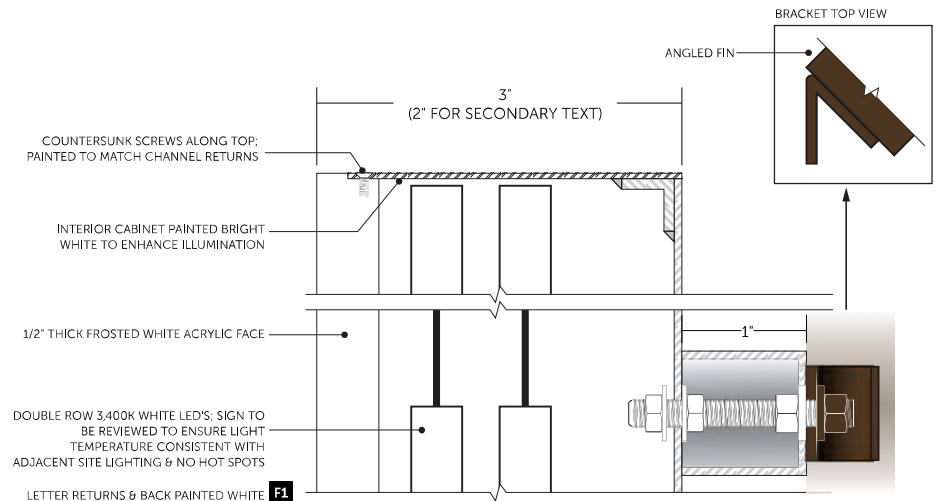


TOP DETAIL
SCALE 1 1/2"=1'-0

PAINTED ALUMINUM BRACKET WELDED TO VERTICAL FIN AND MECHANICALLY FASTENED TO HORIZONTAL SUPPORT/RACEWAY

F1 CHANNEL LETTERS WITH RETURNS & BACK PAINTED WHITE

F6 PAINTED ALUMINUM BRACKET WELDED TO VERTICAL FIN AND MECHANICALLY FASTENED TO BACK OF LETTER



LETTER DETAIL
FULL SIZE

COUNTERSUNK SCREWS ALONG TOP; PAINTED TO MATCH CHANNEL RETURNS

INTERIOR CABINET PAINTED BRIGHT WHITE TO ENHANCE ILLUMINATION

1/2" THICK FROSTED WHITE ACRYLIC FACE

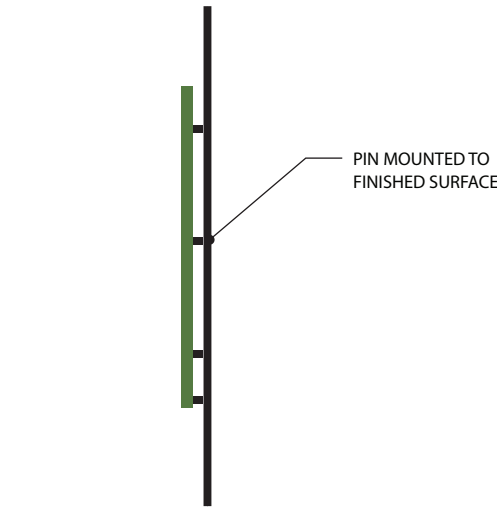
DOUBLE ROW 3400K WHITE LED'S; SIGN TO BE REVIEWED TO ENSURE LIGHT TEMPERATURE CONSISTENT WITH ADJACENT SITE LIGHTING & NO HOT SPOTS

LETTER RETURNS & BACK PAINTED WHITE **F1**

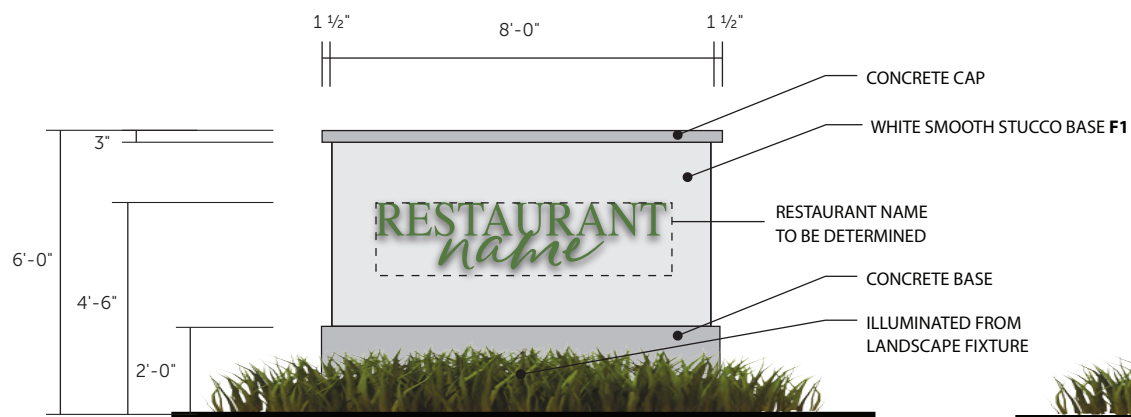
IDENTITY | ID.03 EXTERIOR RESTAURANT



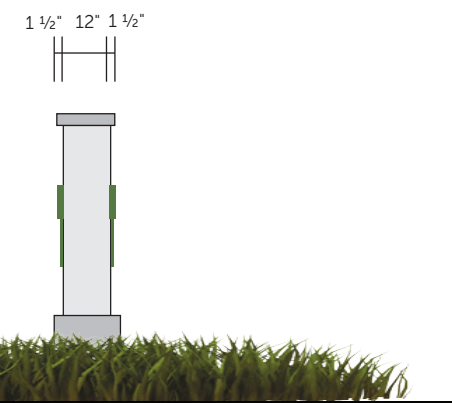
FRONT VIEW
SCALE 1" = 1'



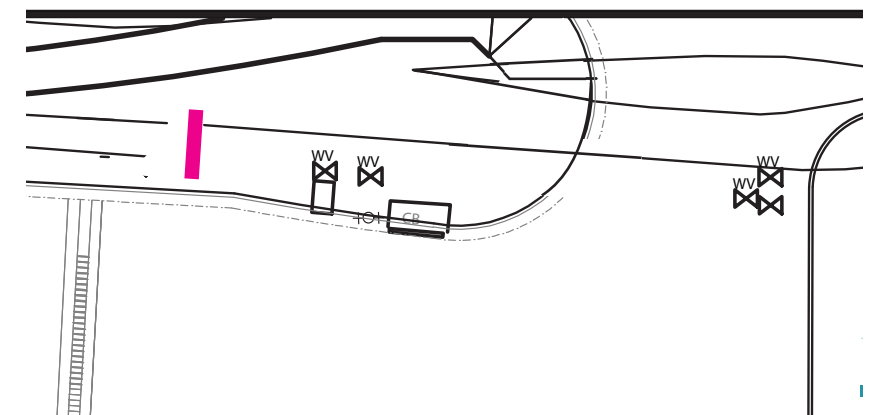
SIDE VIEW
SCALE 1" = 1'



ELEVATION VIEW (east side)
SCALE 1/4" = 1'



ELEVATION VIEW (north side)
SCALE 1/4" = 1'



LOCATION PLAN VIEW
NOT TO SCALE

IDENTITY | BUILDING ENTRY EXTERIOR IDENTIFICATION



(A) FRONT VIEW
SCALE: 3/4" = 1'-0"



IDENTITY | SUMMARY OF PUBLIC FACING SIGNS



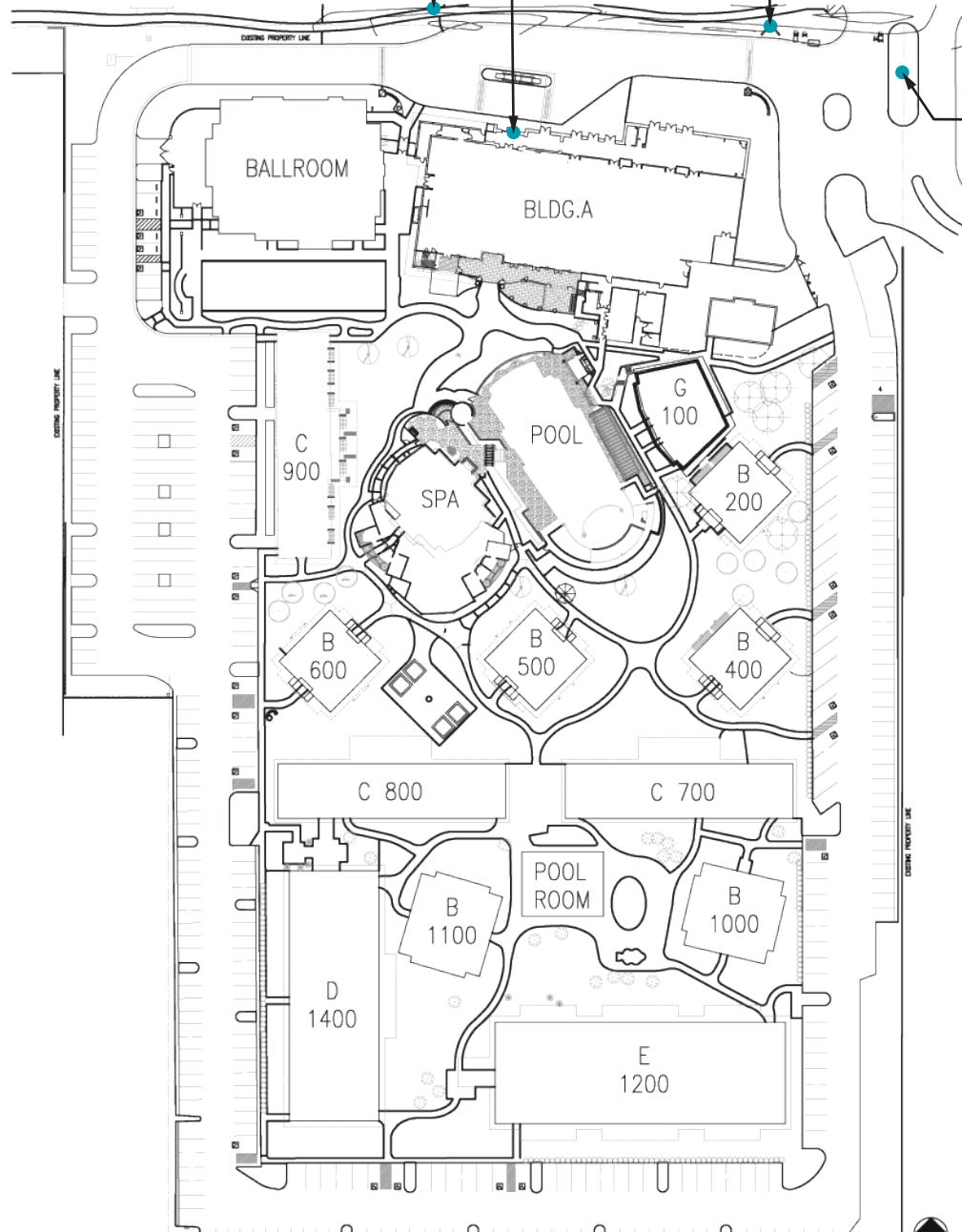
PROPERTY EDGE TB-MRS SIGN

BUILDING LOBBY ENTRY

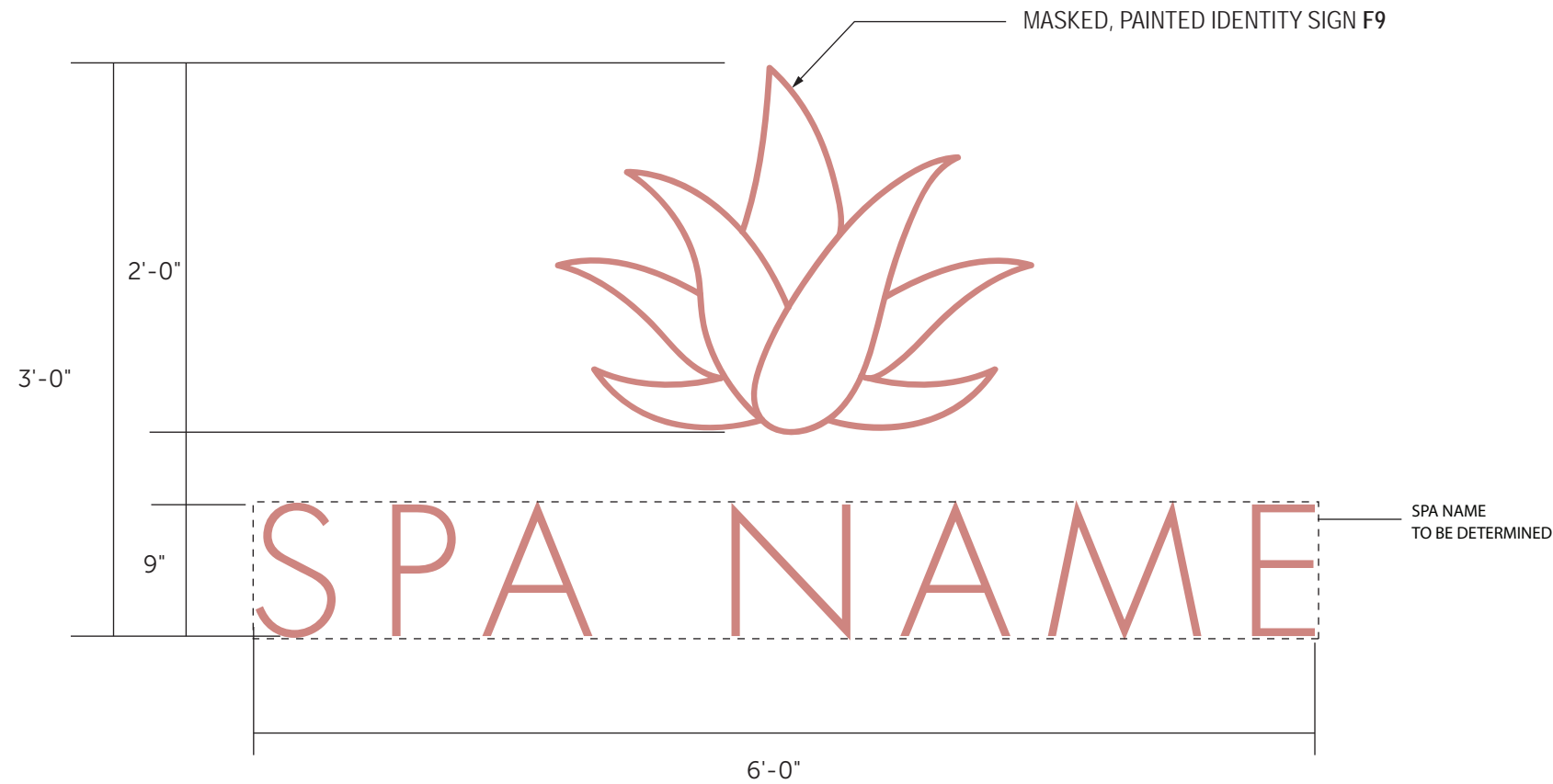
RESTAURANT MONUMENT SIGN



DRIVEWAY ENTRY TB-MRS MONUMENT SIGN

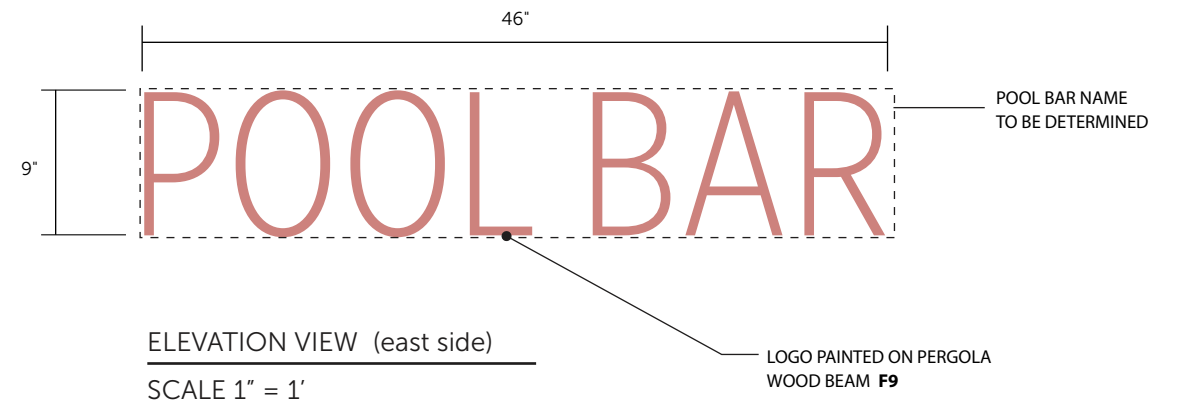


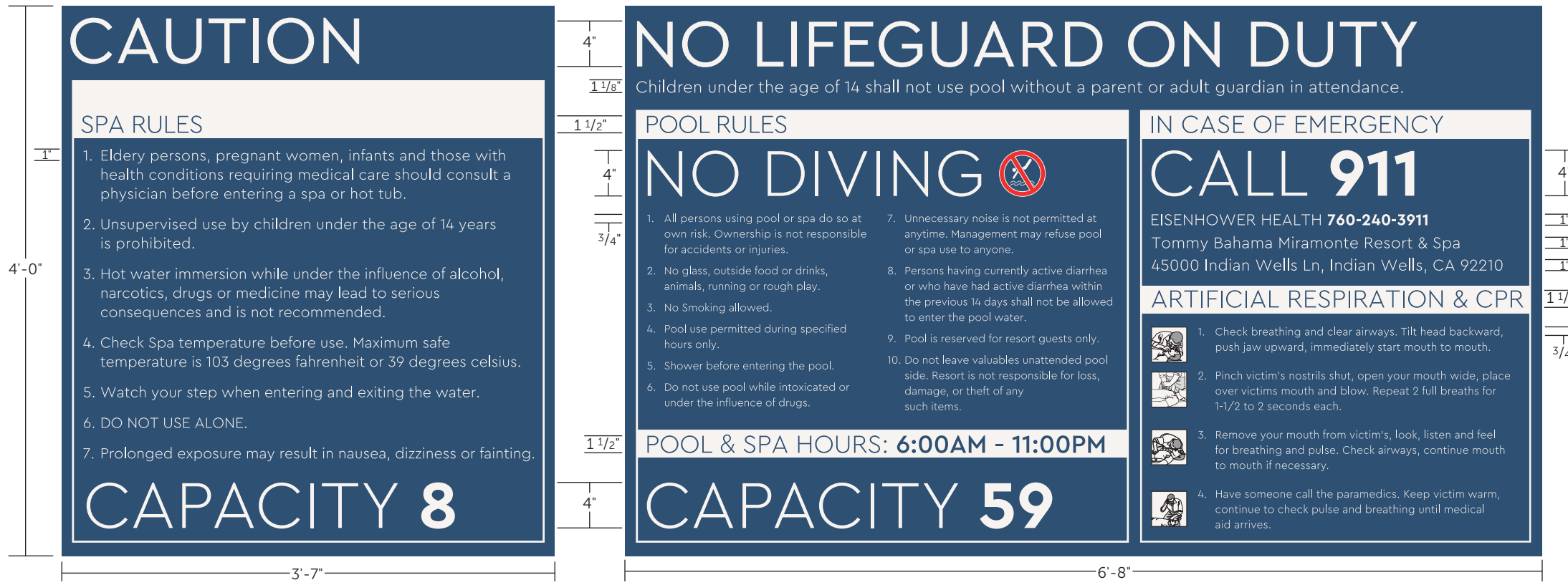
IDENTITY | EXTERIOR SPA IDENTITY



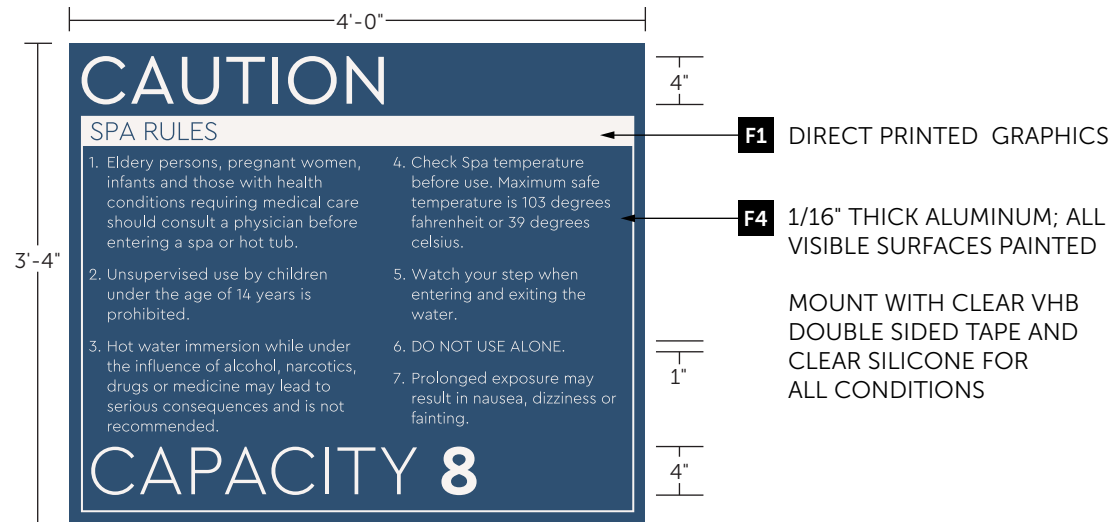
A FRONT VIEW
SCALE: 1"=1'-0"

IDENTITY | EXTERIOR POOL BAR IDENTITY

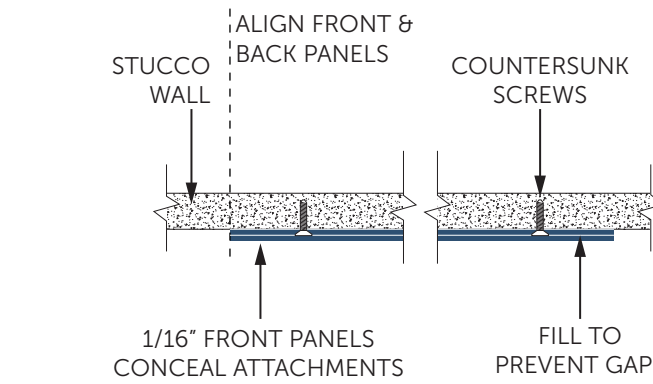




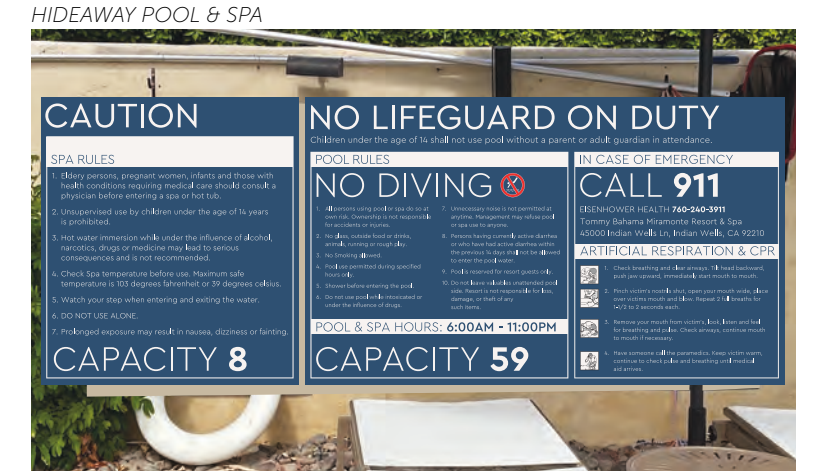
A FRONT VIEW
SCALE: 1"=1'-0"



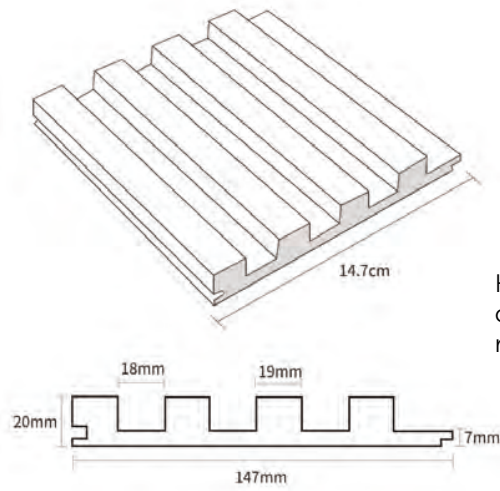
B HEIGHT VARIATION - MIRAMONTE SPA
SCALE: 3/4"=1'-0"



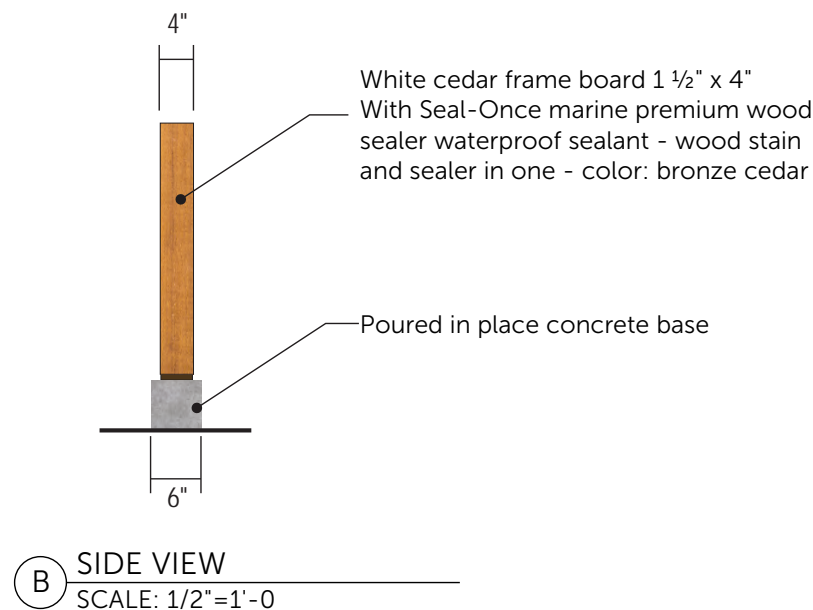
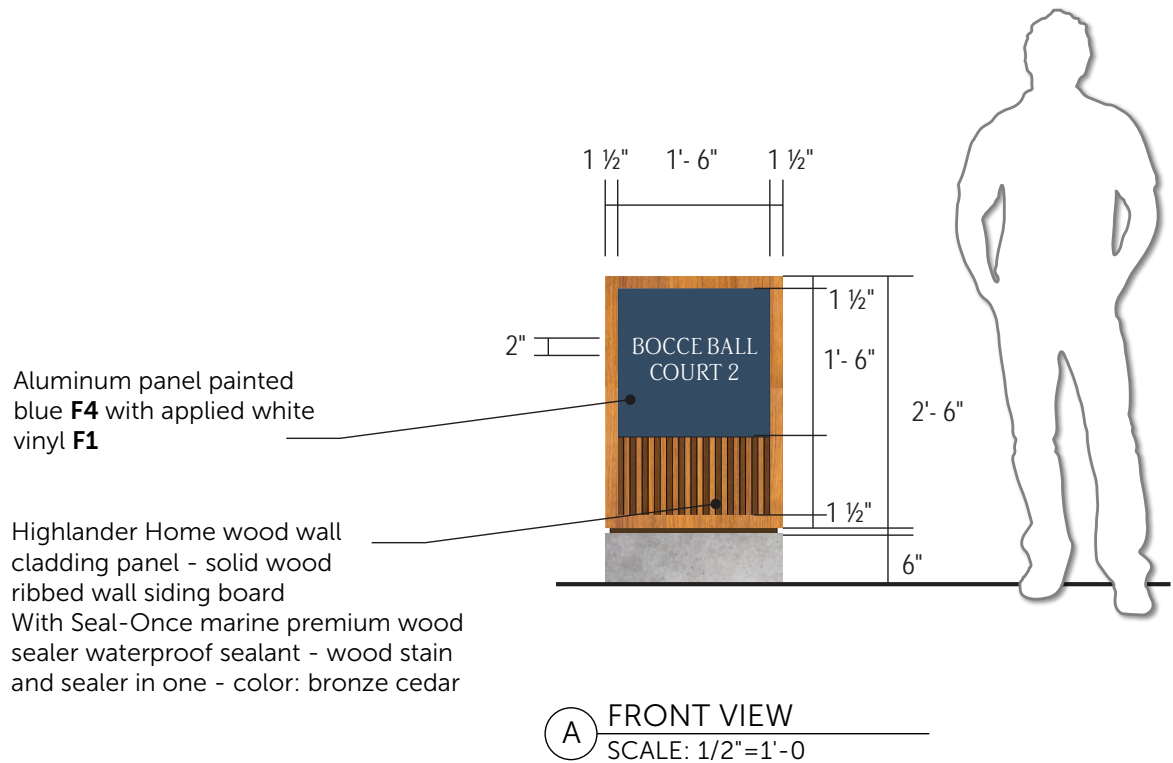
C SECTION DETAIL
SCALE: 6"=1'-0"



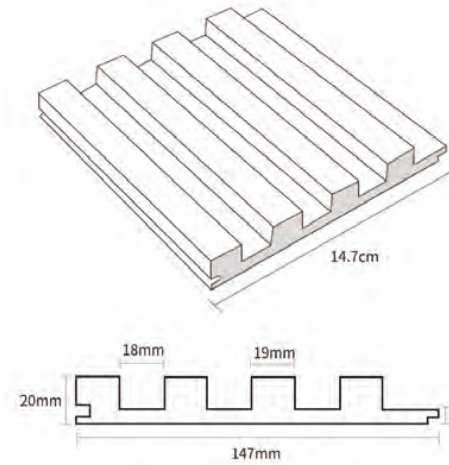
IDENTITY | ID.05 EXTERIOR AMENITY



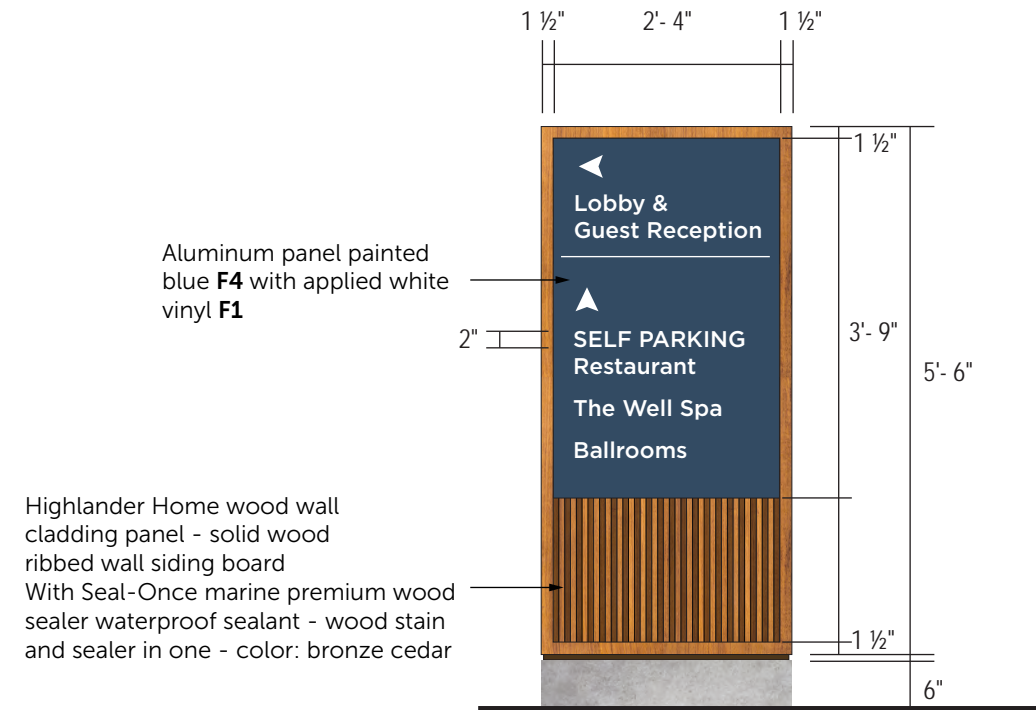
Highlander Home wood wall cladding panel - solid wood ribbed wall siding board



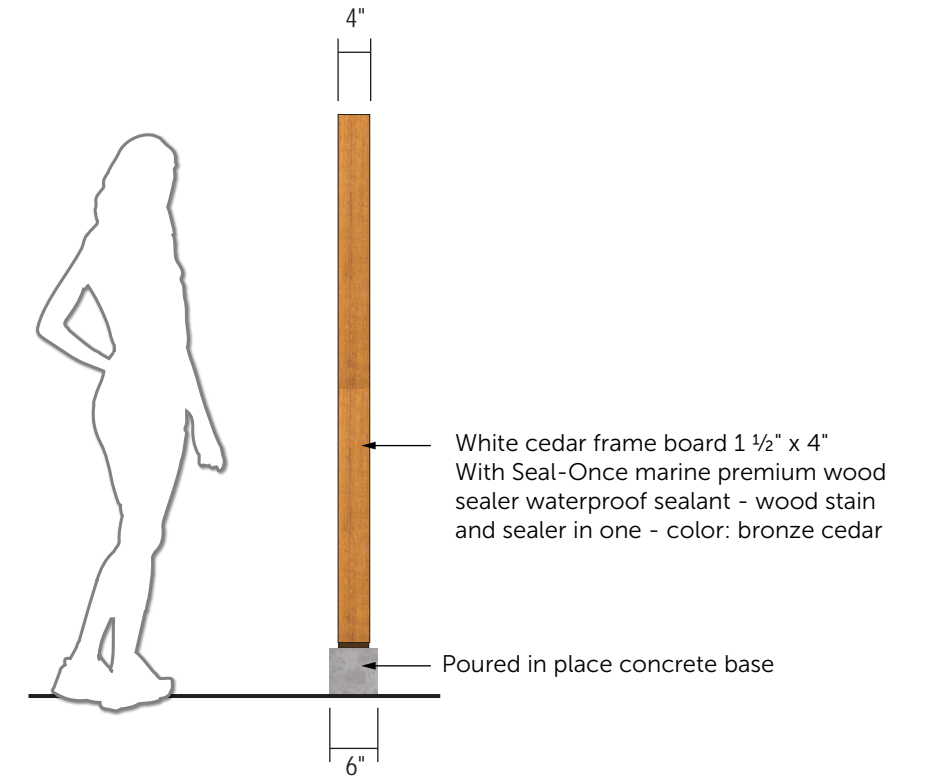
WAYFINDING | WA.01A VEHICULAR DIRECTION - SINGLE



Highlander Home wood wall cladding panel - solid wood ribbed wall siding board

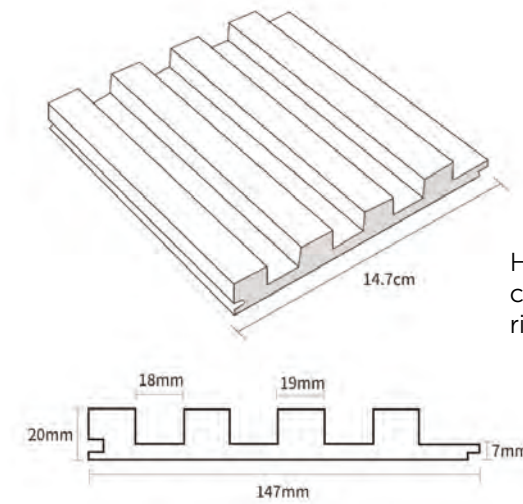


(B) FRONT VIEW
SCALE: 1/2"=1'-0

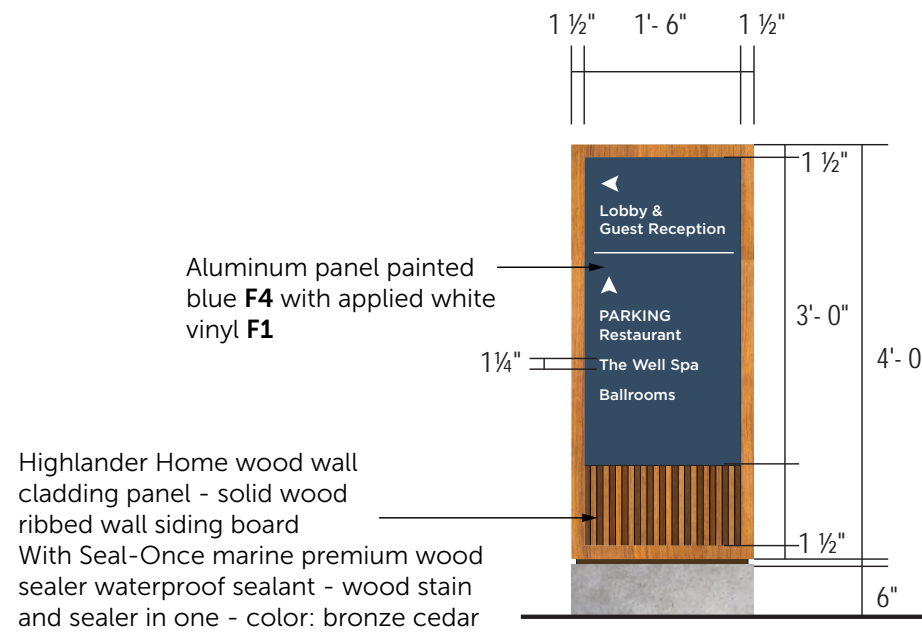


(A) SIDE VIEW
SCALE: 1/2"=1'-0

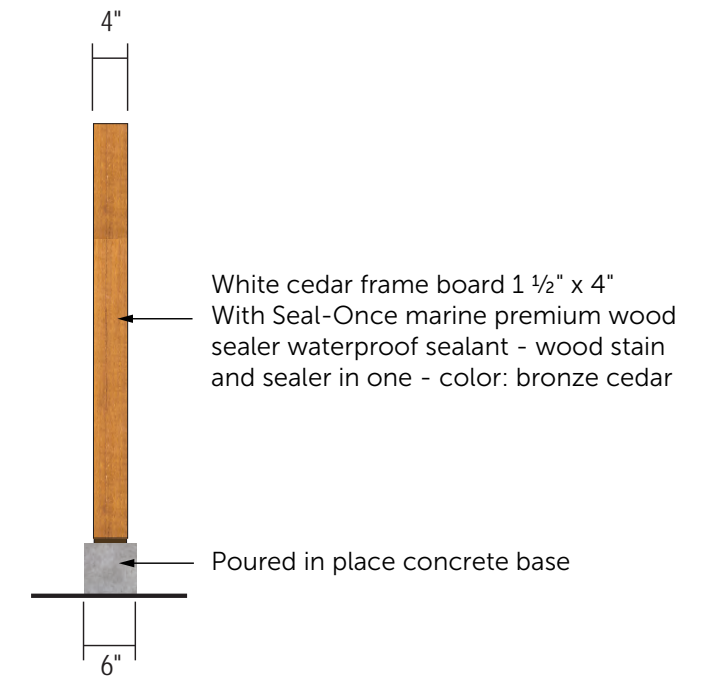
WAYFINDING | WA.02A PEDESTRIAN DIRECTION - SINGLE



Highlander Home wood wall cladding panel - solid wood ribbed wall siding board

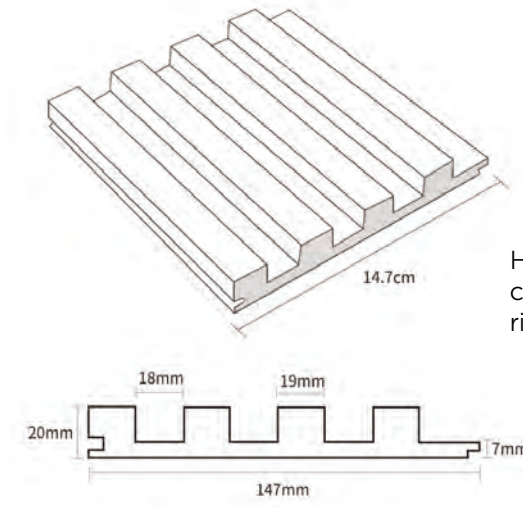


(B) FRONT VIEW
SCALE: 1/2"=1'-0

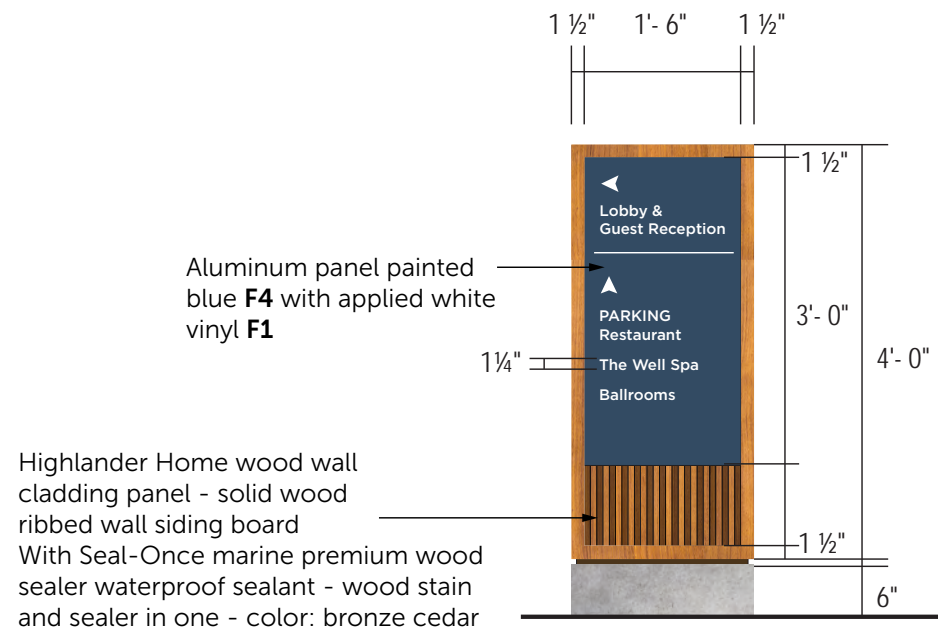


(A) SIDE VIEW
SCALE: 1/2"=1'-0

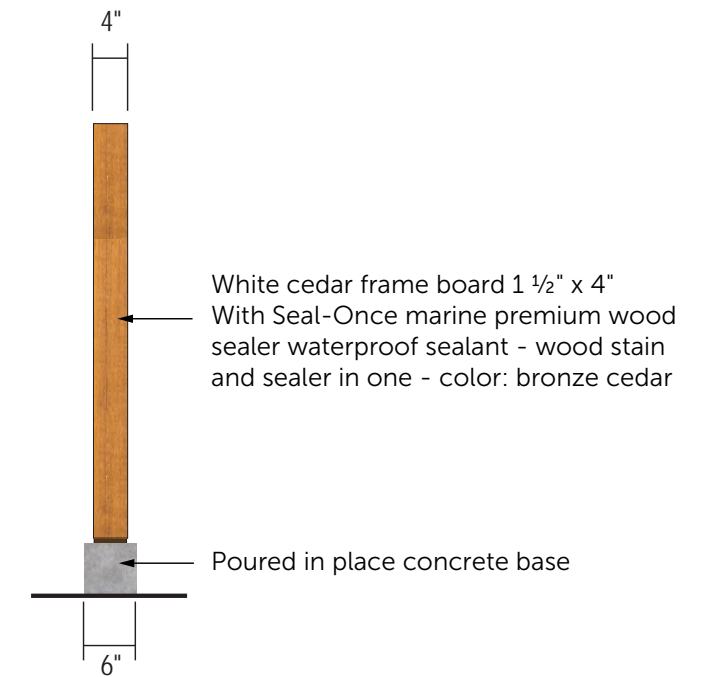
WAYFINDING | WA.02B PEDESTRIAN DIRECTION - DOUBLE



Highlander Home wood wall cladding panel - solid wood ribbed wall siding board

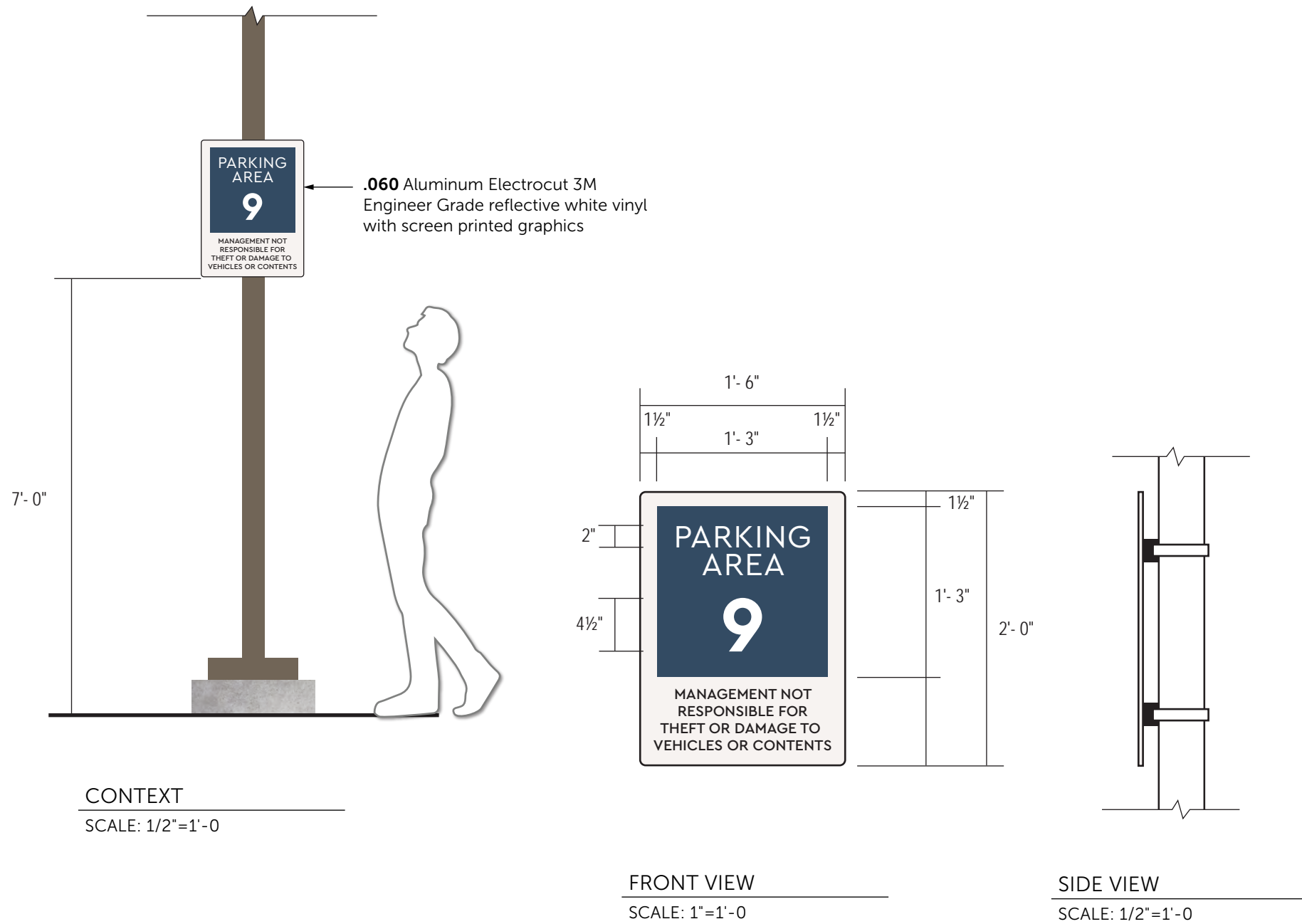


(B) FRONT VIEW
SCALE: 1/2"=1'-0



(A) SIDE VIEW
SCALE: 1/2"=1'-0

IDENTITY | ID.04 PARKING ZONES



SIGN LOCATION PLAN | VEHICULAR WAYFINDING



7 Vehicular Wayfinding Signs
 (2 Replacement & 5 New)

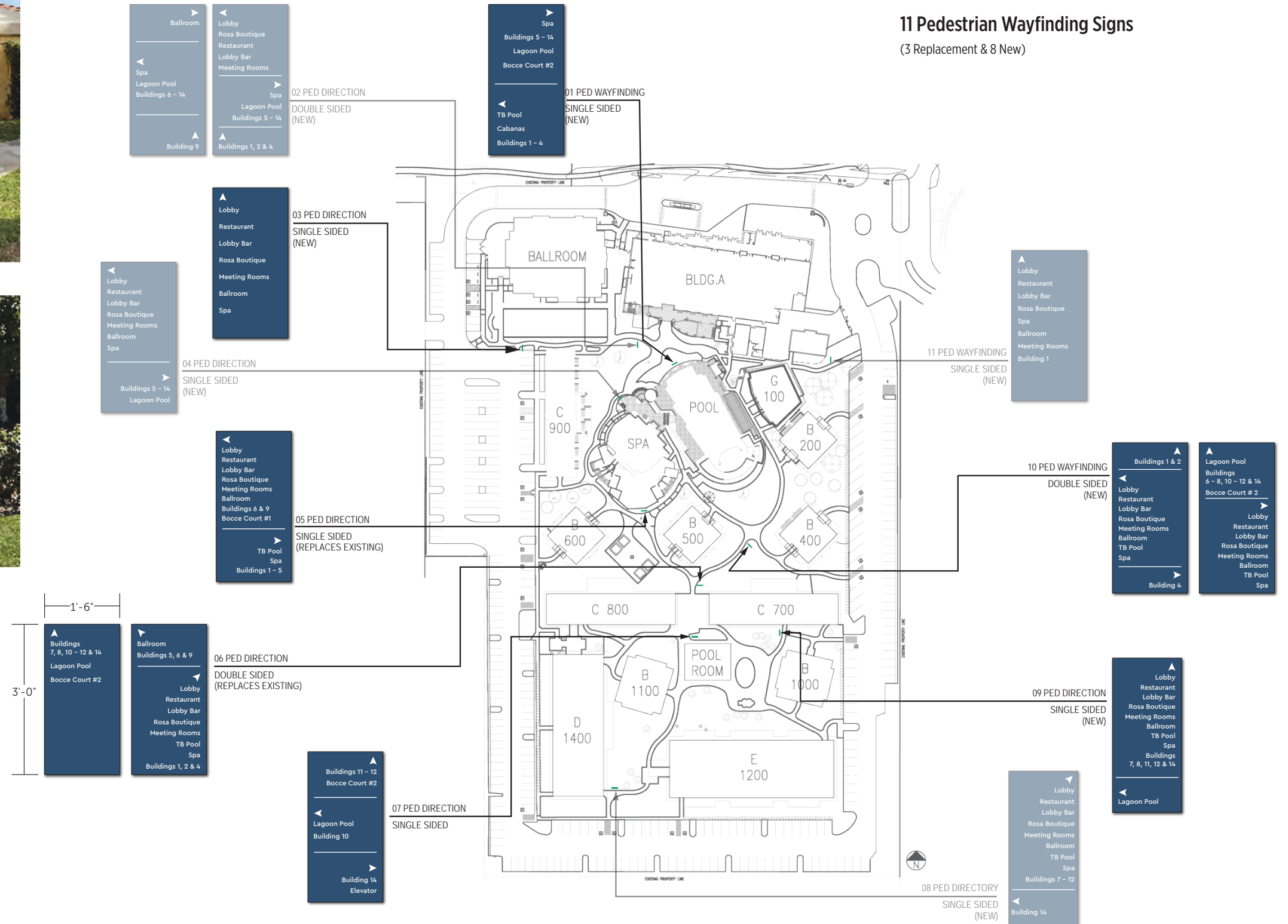
SIGN LOCATION PLAN | PEDESTRIAN WAYFINDING



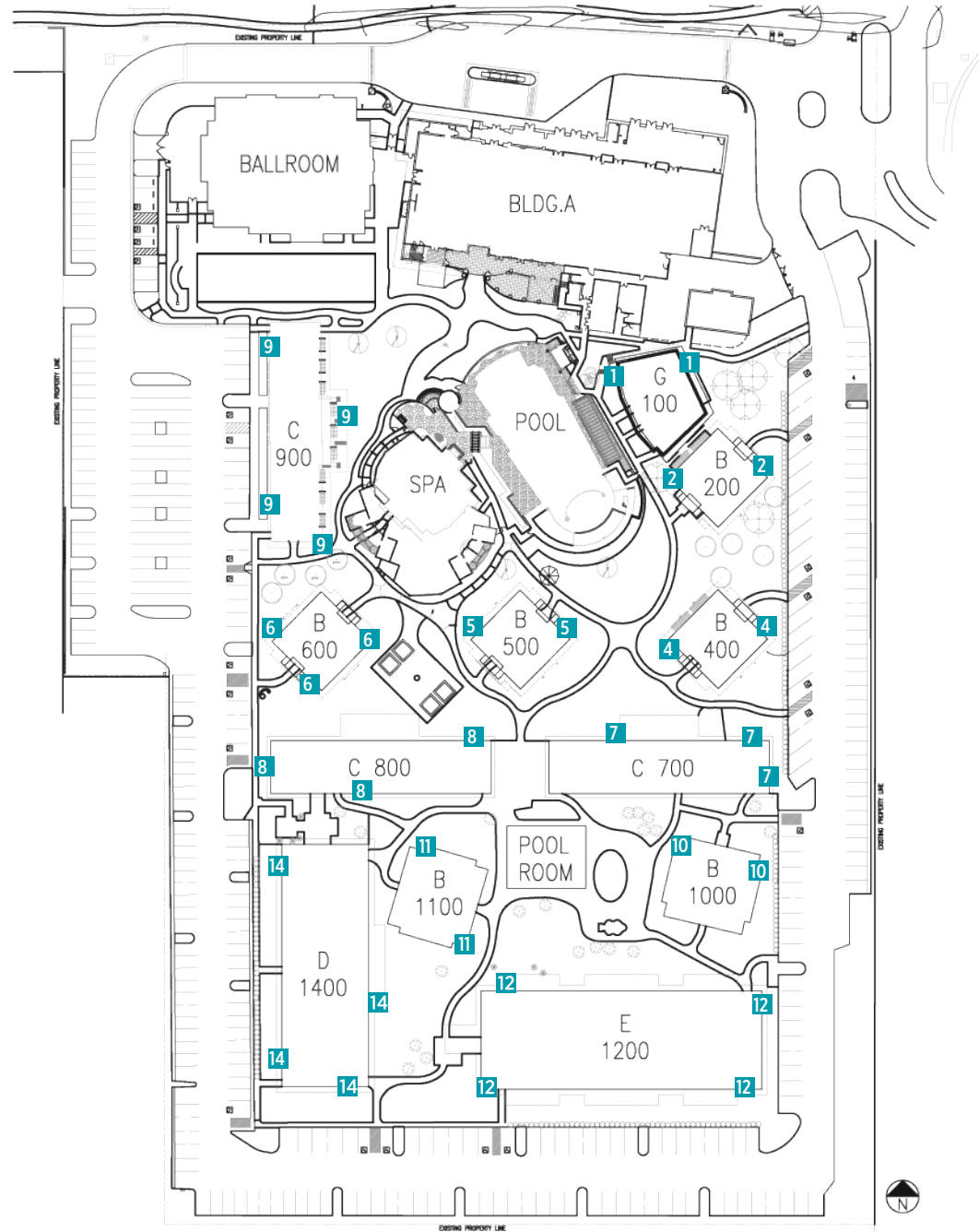
05 PED DIRECTION - SINGLE SIDED (REPLACES EXISTING)



10 PED DIRECTION - DOUBLE SIDED (NEW SIGN)



SIGN LOCATION PLAN | GUEST BUILDING IDENTIFICATION



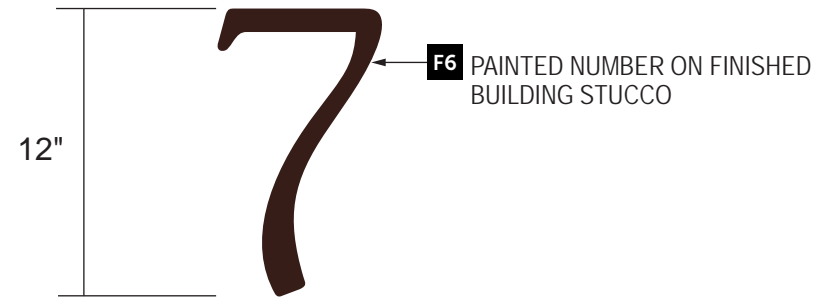
BUILDING 4 ID SIGN - ORIENTED TO PARKING LOT



BUILDING 7 ID SIGN - ORIENTED TO PARKING LOT

29 Building # Identity Signs (HIGH)
(large # oriented to parking lot)

SIGN LOCATION PLAN | GUEST BUILDING IDENTIFICATION



(A) FRONT VIEW
SCALE: 1 1/2"=1'-0

1 2 4 5 6 8 7
9 10 11 12 14

(B) ALL BUILDING NUMBERS
SCALE: 3/4"=1'-0

