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*Orchid Tree Hotel*

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ARCHITECTS

































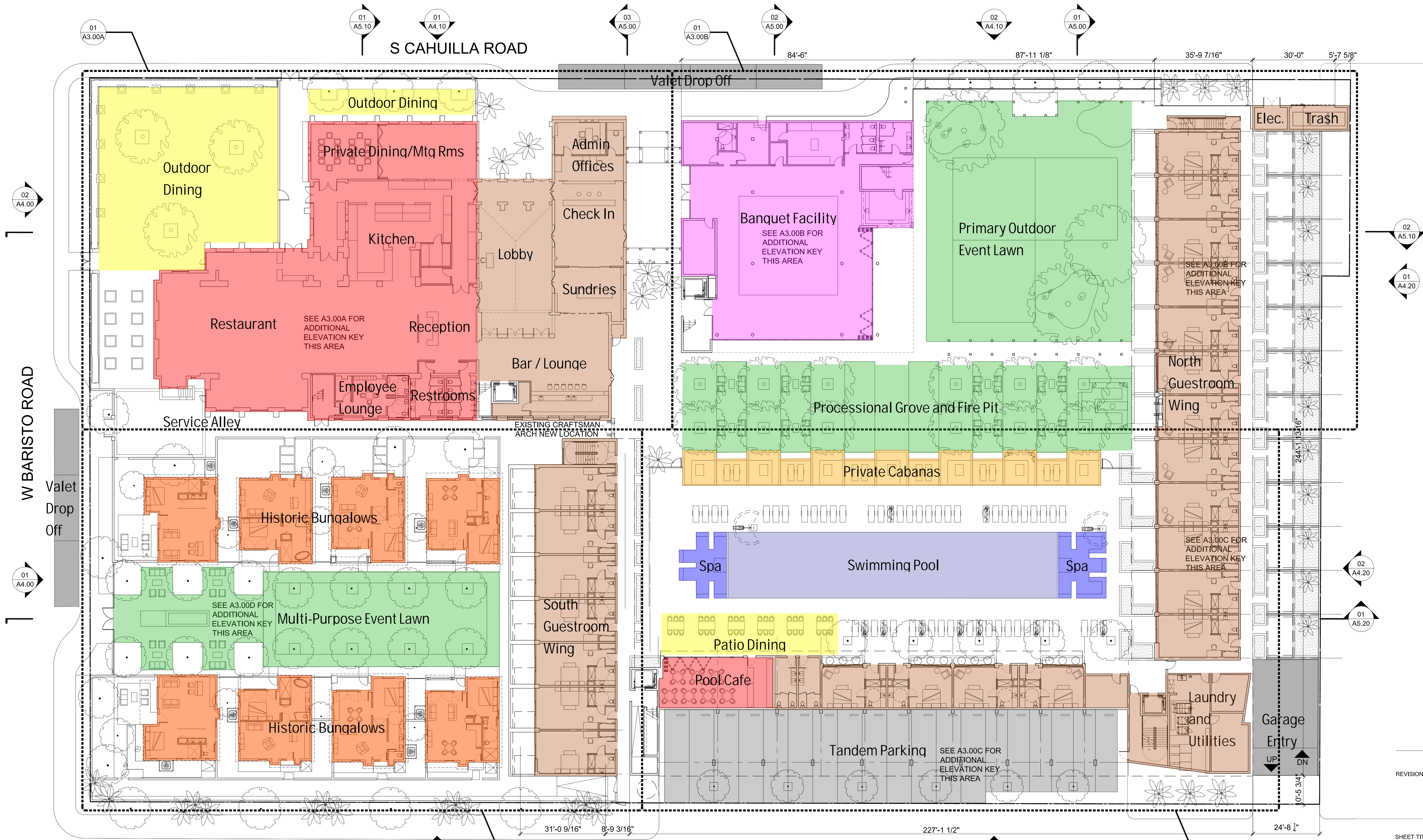
*Orchid Tree Hotel*





*Orchid Tree Hotel*





ORCHID TREE  
RESORT & SPA  
284 S CAHUILLA ROAD,  
PALM SPRINGS, CA, 92262  
PROJECT NUMBER: DROSE1







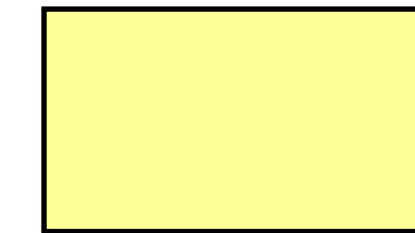
REVISIONS:

SHEET TITLE:  
LABELED FUNCTION  
SITE PLAN

SCALE: AS INDICATED  
DATE:



**LEGEND:**

						
Parking	Hotel Guestrooms and Services	Historic Bungalows	Banquet Area	Event Lawns	Cabanas	Outdoor Dining

1ST FLOOR PLAN  
SCALE: 1/16"=1'-0"

**A3.01**



# ORCHID TREE RESORT & SPA

## HOTEL-SPA PROJECT

284 S CAHUILLA ROAD  
PALM SPRINGS, CA 92262

### MAJOR ARCHITECTURAL APPLICATION SET

#### PROJECT DESCRIPTION

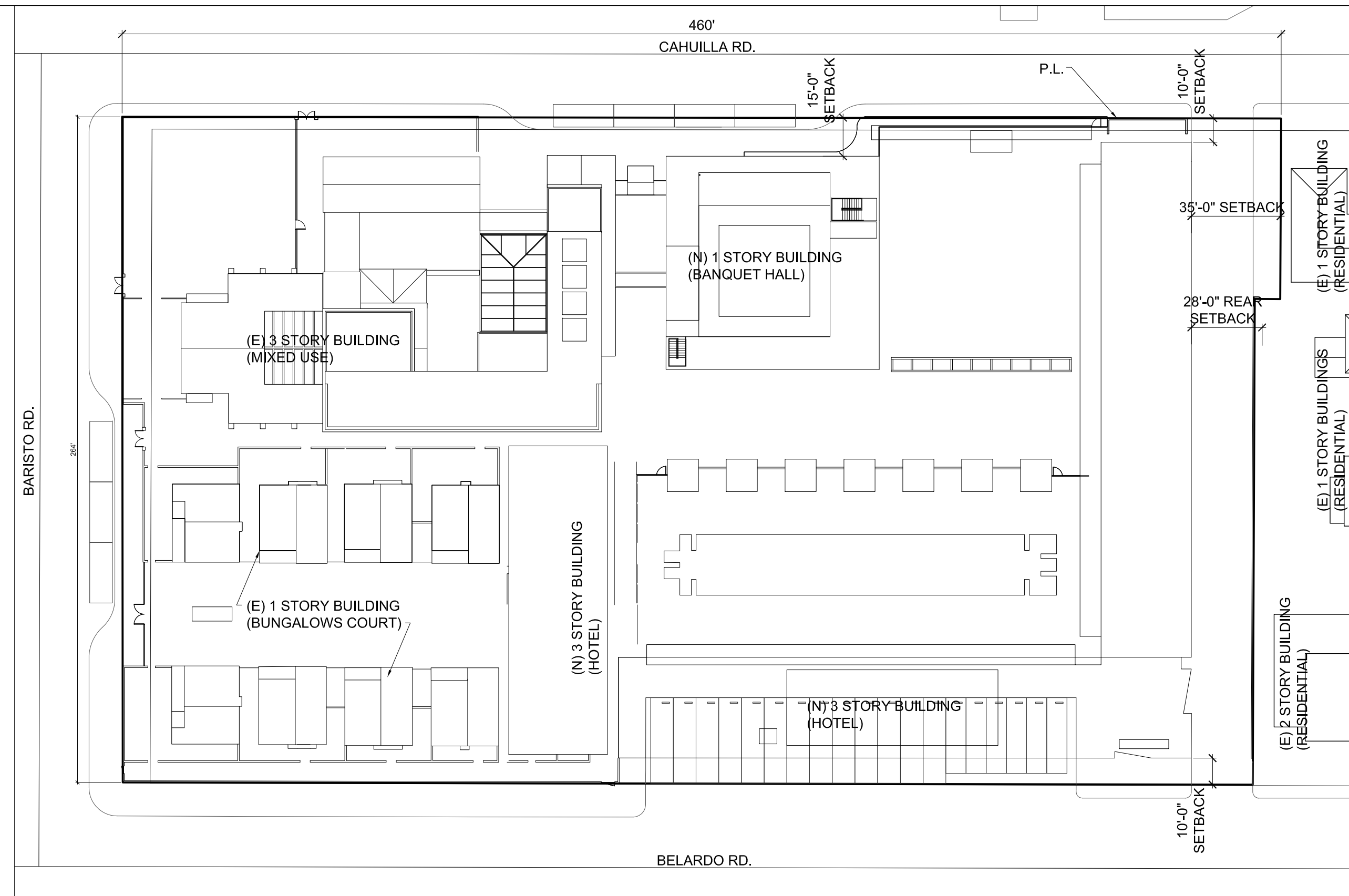
SCOPE OF WORK: THE PROJECT PROPOSES TO BUILD A RESORT SPA ON THE SITE THAT HAD SIMILAR USE WITH THE ESTABLISHMENT KNOWN AS ORCHID TREE HOTEL. IN ADDITION THE PROJECT PROPOSES THE REHABILITATION AND ADAPTIVE RE-USE OF EXISTING STRUCTURES PRESENT ON SITE LISTED AS HISTORIC SITES: THE COMMUNITY CHURCH AND THE GROUPING OF BUNGALOWS DESIGNATED AS ORCHID TREE PROPERTIES.

#### PLANNING / ZONING INFORMATION

**DISTRICT MAP** :  
**APN/ PARCEL ID #** : 513-151-041, 513-151-042, 513-151-043, 513-151-044, 513-151-028-2, 513-151-037-0  
**ZONE** : R3  
**LOT AREA** : 135,834 S.F.  
**HEIGHT LIMIT** : 24' AND TWO (2) STORIES  
**REQ'D SETBACKS** : 30' BARISTO ROAD, 25' CAHUILLA & BELARDO ROAD, 10' REAR YARD/ OR BUILDING HEIGHT  
**REQ'D STEPBACKS** :  
**AVERAGE NATURAL GRADE CALCULATION:**  
 $(F1 + F2 + R1 + R2) / 4 = A.N.G.$   
 $(50.55' + 53.60' + 48.90' + 53.01') / 4 = 51.53'$   
**REQUIRED PARKING** : 104  
**TOTAL OF (N) PARKING SPACES:** 111

#### PLOT PLAN

SCALE: 1/40"=1'-0" SEE A1.00 FOR MORE INFO.



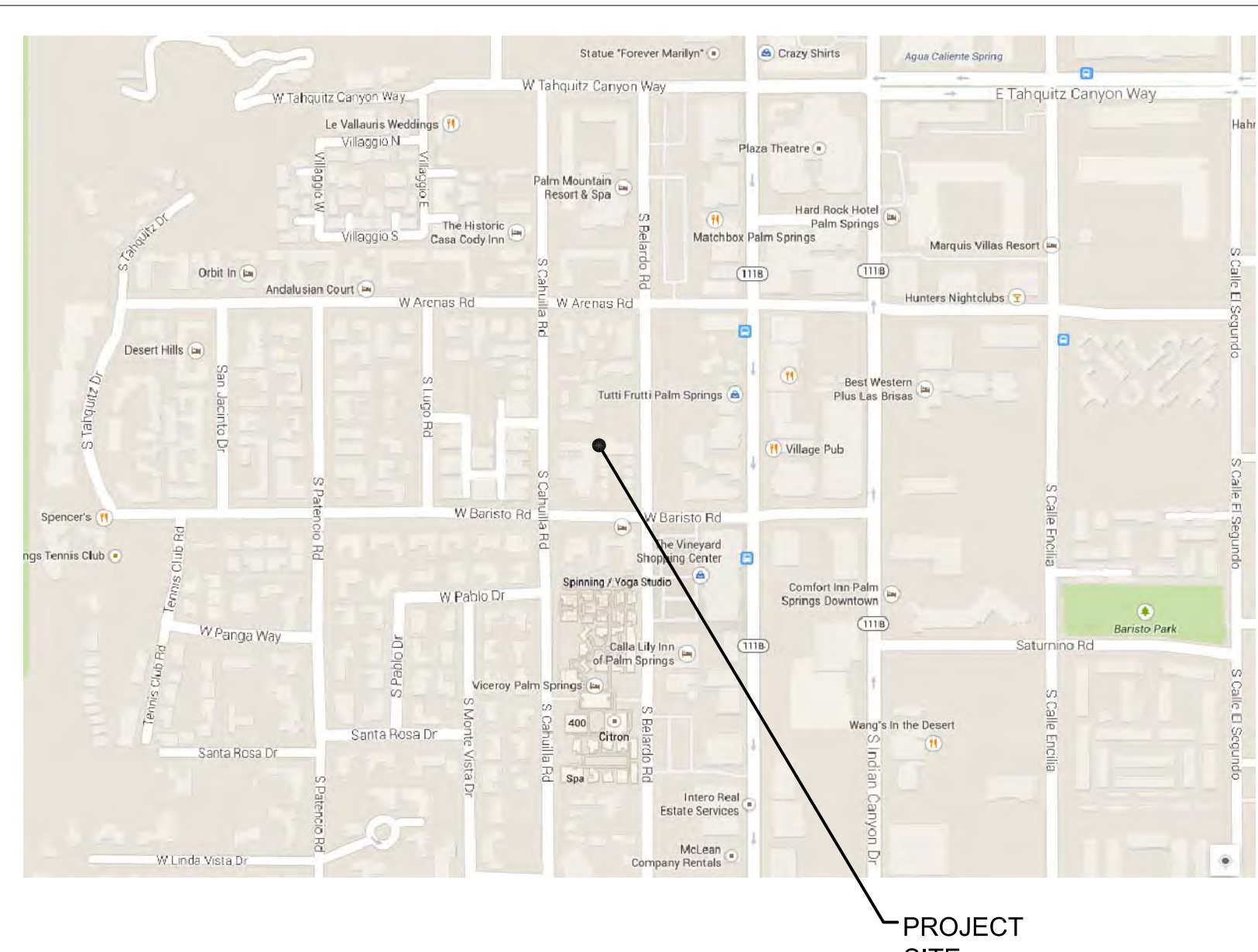
#### SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	CONSTRUCTION TYPE		FIRE EXTINGUISHER
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
			SECURITY CAMERA
			SECURITY GATED INTERCOM
			SECURITY GATE ALARM KEYPAD
			ALARMED DOOR/ SECURITY GATE
			FLOOR DRAIN (FD)
			EXIT PATH OF TRAVEL. SEE SHT. A1.20
			ACCESSIBLE PATH OF TRAVEL. SEE A3.00 & A3.10
			RESTROOM ACCESSORY MARKER
			KEYNOTE MARKER
			SIGN TYPE MARKER

#### PARTICIPANTS

<b>OWNER</b>	RICHARD WEINTRAUB (New Church II, LLC) P.O. Box 6528 MALIBU, CA 90264 T. (310) 456-2600 rweintraub@weintraubre.com	<b>HISTORIAN</b>	ROBERT CHATTEL CHATTEL, INC. HISTORIC PRESERVATION CONSULTANTS 13417 VENTURA BLVD SHERMAN OAKS, CA 91423 T. (818) 788-7954 robert@chattel.us
<b>DESIGN</b>	ROCCO LAUDIZIO SLICK+DESIGN USA 914 WEST RANDOLPH ST. CHICAGO, IL 60607 T. (312) 563-9000 rocco@slickdesign.com		
<b>LANDSCAPE ARCHITECT</b>	VICTORIA PAKSHONG PAKSHONG LANDSCAPE AND ARCHITECTURAL COLLABORATIVE 324 SUNSET AVENUE SUITE E VENICE, CA 90291 T. (310) 450 8100 victoria@plac-es.com		
<b>CIVIL ENGINEER</b>	STEPHEN CREVOISERAT NV5 - NOLTE VERTICAL FIVE 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211 T. (760) 341-3101 steve.crevoiserat@nv5.com		
<b>ELECTRICAL ENGINEER</b>	ALLEN CLARK SASCO 2750 MOORE AVE. FULLERTON, CA 92833 T. (714) 870-0217 aclark@sasco.com		

#### VICINITY MAP



#### ABBREVIATIONS

ABV	ABOVE
ACC	DISABLED ACCESS
ADJ	ADJACENT
A.E.	APPROVED EQUAL
AFF	ABOVE FINISH FLOOR
ALUM OR AL.	ALUMINUM
@	AT
BTWN	BETWEEN
BLDG	BUILDING
BM	BEAM
B.O.	BOTTOM OF
BRD	BOARD
BUR	BUILT UP ROOF
CEM	CEMENT
CER	CERAMIC
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
D.S.	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOWNSPOUT
DSL	DETAIL
DWGS	DRAWINGS
EA	EACH
EL (ELEV.)	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL / EQUAL TO
EQMT	EQUIPMENT
EXT	EXTERIOR
(E)	EXISTING
FFL	FINISH FLOOR LEVEL
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FLR	FLOOR
FLUOR	FLUORESCENT
FIN	FINISH
F.O.S	FACE OF STUD
F.O.F	FACE OF FINISH
F.O.P	FACE OF PLYWOOD
FSR	FLAME SPREAD RATING
F	FIXED
GA	GAUGE
GALV	GALVANIZED
GC	GYPCRETE
GLAZ	GLAZING
GWB	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HT	HEIGHT
INS	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LOC	LOCATION
MAX	MAXIMUM
MECH	MECHANICAL
MFC	MANUFACTURER
MIN	MINIMUM
MTL	METAL
N.I.C	NOT IN CONTRACT
NO.	NUMBER
(N)	NEW
O.A.E	OR APPROVED EQUAL
O.C.	ON CENTER
OPP	OPPOSITE
P.I.C.	POURED-IN-PLACE CONC.
PL	PROPERTY LINE
PLSTR	PLASTER
PLY	PLYWOOD
PNL	PANEL
P.O.T.	PATH OF TRAVEL
PR	PAIR
PTD	PAINTED
RAD	RADIUS
RE	REFER TO
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
(R)	RELOCATED
S.C.	SOLID CORE
SCHED	SCHEDULE
S.D.	STORM DRAIN
SECT	SECTION
SIM	SIMILAR
SPECS	SPECIFICATIONS
S.S.	STAINLESS STEEL
SSD	SEE STRUCT'L DRAWINGS
STL	STEEL
STRUCT	STRUCTURE
STRUCTL	STRUCTURAL
TBD	TO BE DETERMINED
TEMP	TEMPERED
THK	THICK
THRU	THROUGH
T.O.	TOP OF
TYP	TYPICAL
TPZ	TREE PROTECTION ZONE
U.N.O	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VNR	VENEER
W/	WITH
W/O	WITHOUT
WD	WOOD
WNDW	WINDOW
W.P.	WATERPROOFING

#### DRAWING INDEX

Sheet List Table	
Sheet Number	Sheet Title
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.00E	1ST FLOOR EXG PLAN
A2.00EA	1ST FLOOR EXG PLAN
A2.00ED	1ST FLOOR EXG PLAN
A2.20E	2ND FLOOR EXG PLAN
A2.20EA	2ND FLOOR EXG PLAN
A2.20ED	2ND FLOOR EXG PLAN
A2.00	1ST FLOOR DEMO PLAN
A2.00A	1ST FLOOR DEMO PLAN
A2.00D	1ST FLOOR DEMO PLAN
A2.20	2ND FLOOR DEMO PLAN
A2.20A	2ND FLOOR DEMO PLAN
A2.20D	2ND FLOOR DEMO PLAN
A3.00	BASEMENT FLOOR PLAN
A3.10	1ST FLOOR PLAN
A3.10A	1ST FLOOR PLAN
A3.10B	1ST FLOOR PLAN
A3.10C	1ST FLOOR PLAN
A3.10D	1ST FLOOR PLAN
A3.20	2ND FLOOR PLAN
A3.20A	2ND FLOOR PLAN
A3.20B	2ND FLOOR PLAN
A3.20C	2ND FLOOR PLAN
A3.20D	2ND FLOOR PLAN
A3.30	3RD FLOOR PLAN
A3.30A	3RD FLOOR PLAN
A3.30B	3RD FLOOR PLAN
A3.30C	3RD FLOOR PLAN
A3.30D	3RD FLOOR PLAN
A3.40	ROOF PLAN
A3.40A	ROOF PLAN
A3.40B	ROOF PLAN
A3.40C	ROOF PLAN
A3.40D	ROOF PLAN
A4.00	ELEVATIONS
A4.10	ELEVATIONS
A4.20	ELEVATIONS
A4.30	ELEVATIONS
A4.40E	EXG ELEVATIONS
A4.41E	EXG ELEVATIONS
A4.42E	EXG ELEVATIONS
A4.40	ELEVATIONS
A4.41	ELEVATIONS
A4.42	ELEVATIONS
A4.50	ELEVATIONS
A4.60	ELEVATIONS
A4.61	ELEVATIONS
A4.70E	EXG ELEVATIONS
A4.71E	EXG ELEVATIONS
A4.72E	EXG ELEVATIONS
A4.70	ELEVATIONS
A4.71	ELEVATIONS
A4.72	ELEVATIONS
A4.73	ELEVATIONS
A4.74	ELEVATIONS
A5.00	SITE SECTION
A5.10	SECTIONS
A5.20	SITE SECTION
A9.01	SIGN PROGRAM
A9.02	PARKING SHADE EXHIBIT

CIVIL	
Sheet Number	Sheet Title
C-0	EXISTING TOPOGRAPHY
C-1	CONCEPTUAL GRADING AND DRAINAGE PLAN

ELECTRICAL	
Sheet Number	Sheet Title
SKE SL-1	SITE LIGHTING PHOTOMETRICS
SKE SL-2	SITE UP-LIGHTING PHOTOMETRICS
SKE SL-3	SITE LIGHTING PHOTOMETRICS FIXTURE SCHEDULE

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#### ORCHID TREE RESORT & SPA

284 S CAHUILLA ROAD.  
PALM SPRINGS, CA, 92262  
PROJECT NUMBER: DROSE1

REVISIONS:

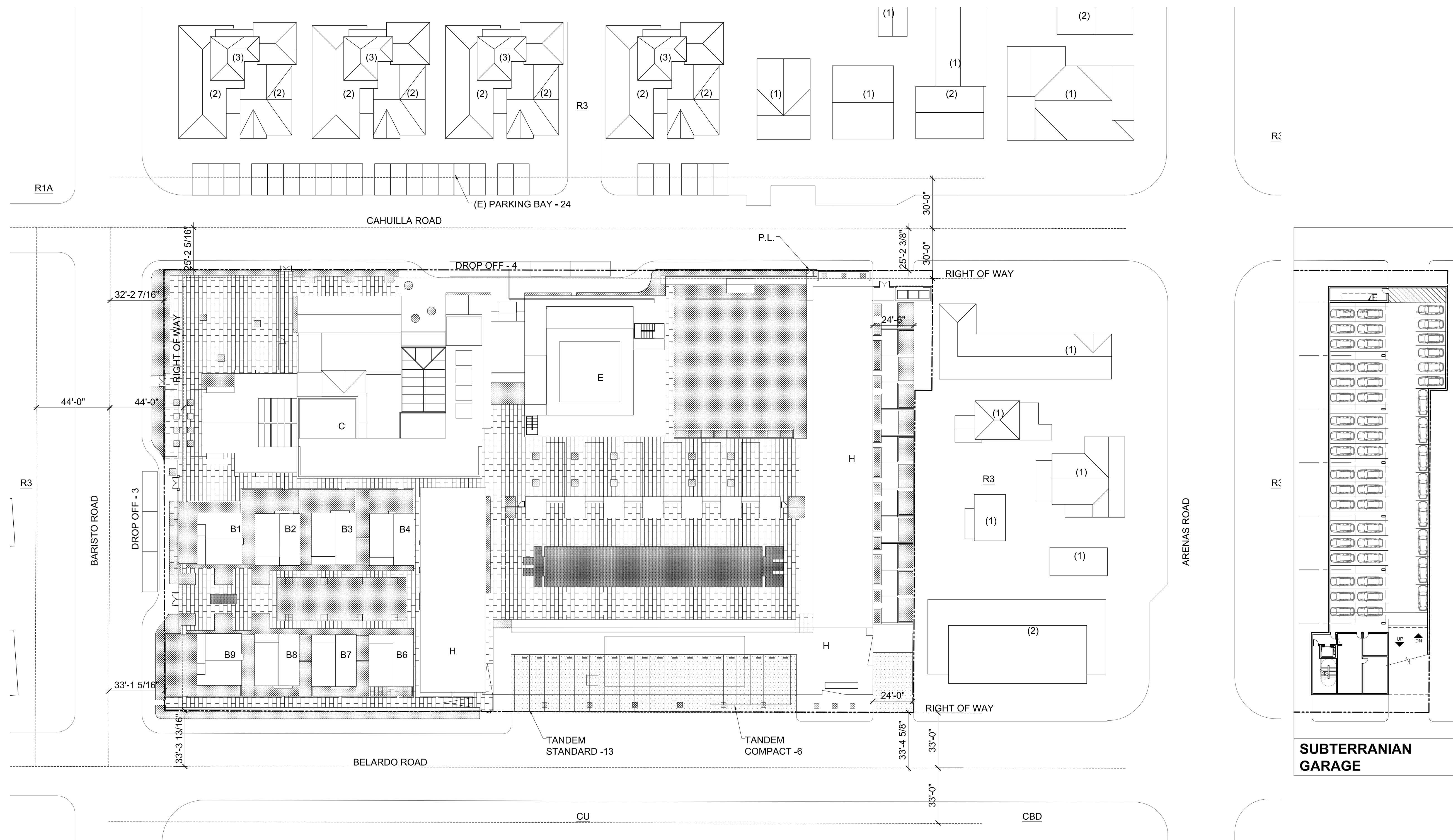
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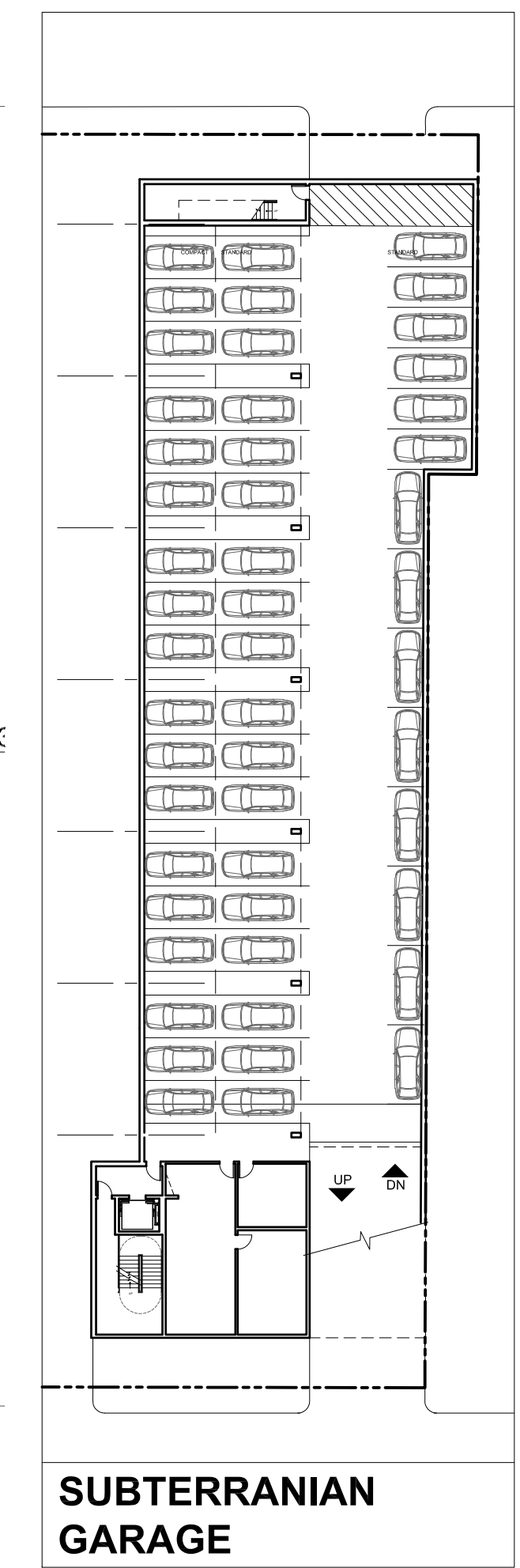
SCALE: AS INDICATED  
DATE: 02.03.2015

# A0.00





PARKING ANALYSIS	# OF UNITS	MULTIPLYING FACTOR	PARKING REQUIRED
HOTEL ROOMS	50	1	50
HOTEL ROOMS	43	0.75	33
ACCESSORY (BANQUET HALL)			
NET AREA			3,480s.f.
PS MUNICIPAL CODE 93.06.00 SECTION D, POINT 16, LETTER E			
93.06.00 SECTION D, POINT 16, LETTER I	93	30 sf	2,790
93.06.00 SECTION D, POINT 16, LETTER II	690	/30	23
<b>TOTAL REQUIRED</b>			<b>106</b>
PARKING PROVIDED			
TANDEM STANDARD	13	2	26
TANDEM COMPACT	6	2	12
TANDEM COMBO	18	2	36
STANDARD	6	1	6
PARALLEL STD	8	1	8
(E) PARKING BAY S CAHULLA RD	24	1	24
DROP OFF	7	1	7
<b>TOTAL PROVIDED</b>			<b>119</b>



- (A) # OF FLOORS
- A ZONE
- WATER
- LANDSCAPE AREA
- PAVING - CARS
- PAVING - OPEN SPACE

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**ORCHID TREE RESORT & SPA**  
 284 S CAHULLA ROAD.  
 PALM SPRINGS, CA, 92262  
 PROJECT NUMBER: DROSE1



**SITE PLAN** 01  
 SCALE: 1/32" = 1'-0"

**LEGAL DESCRIPTION**  
 LOT 7 THROUGH 24 INCLUSIVE, BLOCK 16 MAP OF PALM SPRINGS, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 432 OF SAN DIEGO COUNTY RECORDS.  
 THE SOUTH 10.00 FEET OF LOT 1 AND THE SOUTH 10.00 FEET OF THE WEST HALF OF LOT 2 IN BLOCK 16 OF PALM SPRINGS, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 432 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA.  
 TOGETHER WITH THAT PORTION OF THE EAST 8.00 FEET OF CAHULLA ROAD (FORMERLY KNOWN AS ORANGE STREET), ADJOINING THE SOUTH 10.00 FEET OF SAID LOT 1 AND LOT 18 THROUGH 24 ON THE WEST, AS VACATED AND CLOSED TO PUBLIC USE BY ORDER RECORDED MARCH 27, 1926, IN BOOK 532 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BUILDING USES	s.f.
<b>HOTEL TOWER (H)</b>	<b>53,774</b>
<b>BUNGALOWS COURT (B)</b>	<b>6,105</b>
B1	739
B2	775
B3	776
B4	755
B6	745
B7	776
B8	776
B9	763
<b>BANQUET HALL (E)</b>	<b>6,140</b>
<b>CHURCH (C)</b>	<b>22,753</b>
C1 - HOTEL LOBBY	5,213
C2 - RESTAURANT	9,710
C3 - SPA	7,830

CONSTRUCTION TYPE	
<b>HOTEL TOWER (H)</b>	(N) 1ST FL - TYPE I - SPRINKLERED FL 2ND TO 3RD - TYPE V - SPRINKLERED
<b>BUNGALOWS COURT (B)</b>	(E) TYPE V NON RATED
<b>BANQUET HALL (E)</b>	(N) TYPE V - SPRINKLERED
<b>CHURCH (C)</b>	(E) TYPE III - SPRINKLERED

TABULATION OF LAND USE	s.f.	percentage
PROJECT SITE AREA	135,834	100%
BUILDING COVERAGE	47,543	35%
PAVING, PARKING, DRIVES	38,599	28.4%
OPEN SPACE	49,692	36.6%
(LANDSCAPE AND RECREATION)		
<b>PARKING</b>		
PARKING SPACES REQUIRED	106	
PARKING SPACES PROVIDED	119	

REVISIONS:  
 SHEET TITLE:  
**SITE PLAN**  
 SCALE: AS INDICATED  
 DATE: 02.03.2015

**A1.00**



01  
A2.00A

S CAHULLA ROAD

EXISTING CRAFTSMAN  
ARCH TO  
BE RELOCATED

W BARISTO ROAD

01  
A2.00D

S BELARDO ROAD

NOTE: DASHED ITEMS TO BE DEMOLISHED

### 1ST FLOOR DEMOLITION PLAN

REF: -

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

01

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PROJECT NUMBER: DROSE1

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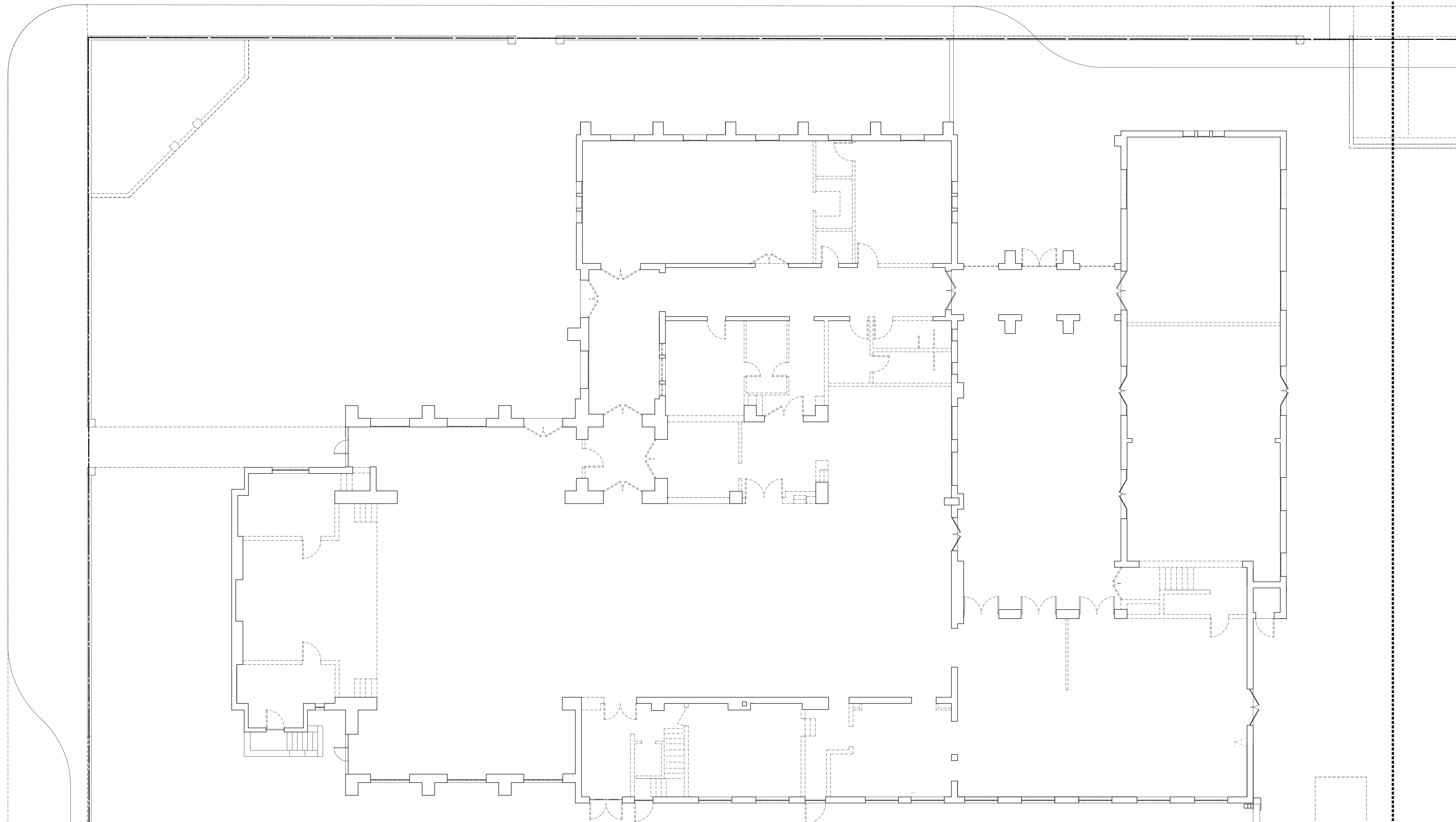
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### 1ST FLOOR DEMO PLAN

SCALE: AS INDICATED  
DATE: 02.03.2015

# A2.00





MATCHLINE

MATCHLINE



NOTE: DASHED ITEMS TO BE DEMOLISHED

1ST FLOOR DEMOLITION PLAN

REF: -

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

01

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**1ST FLOOR  
 DEMO PLAN**

SCALE: AS INDICATED  
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**A2.00A**



MATCHLINE



NOTE: DASHED ITEMS TO BE DEMOLISHED

1ST FLOOR DEMOLITION PLAN 01  
 REF: - SCALE: 1/8" = 1'-0"

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**1ST FLOOR  
 DEMO PLAN**

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# A2.00D



S CAHULLA ROAD

W BARISTO ROAD



S BELARDO ROAD



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SHEET TITLE:

**1ST FLOOR  
 EXG PLAN**

SCALE: AS INDICATED  
 DATE: 02.03.2015

**1ST FLOOR EXISTING PLAN**

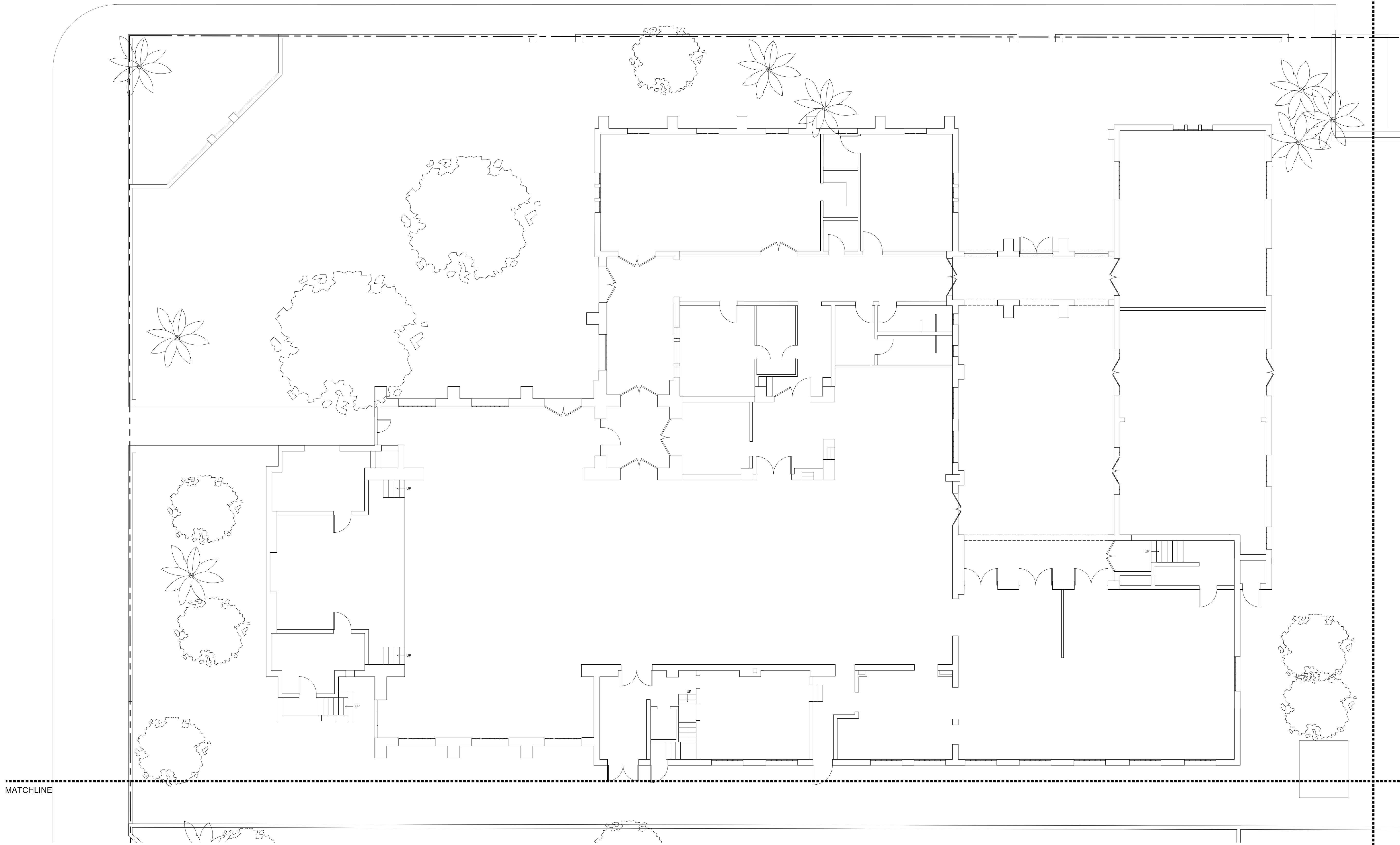
01

REF: -

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

**A2.00E**





1ST FLOOR EXISTING PLAN

01

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

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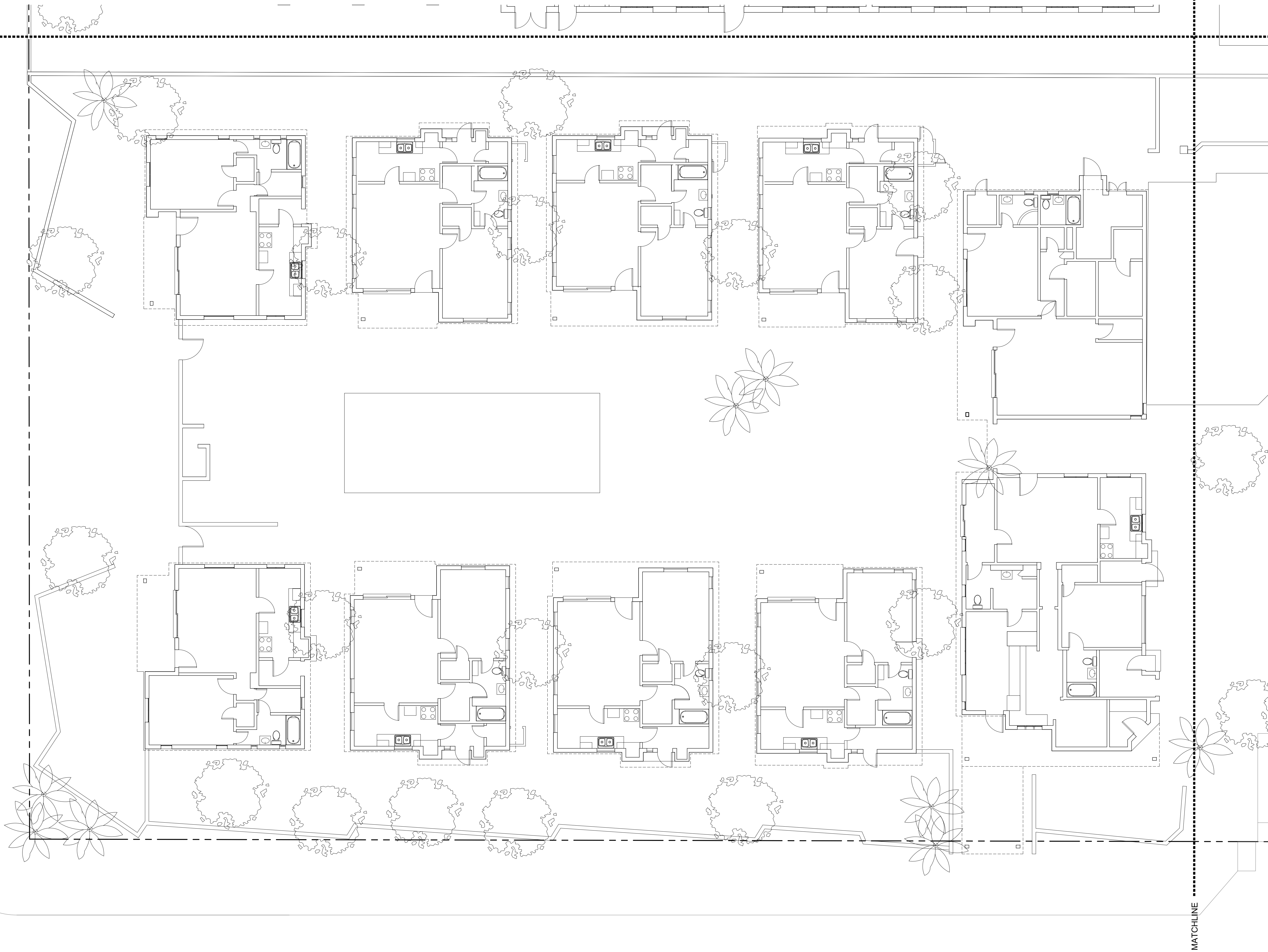
**1ST FLOOR  
 EXG PLAN**

SCALE: AS INDICATED  
 DATE: 02.03.2015

**A2.00EA**



MATCHLINE



1ST FLOOR EXISTING PLAN

01

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

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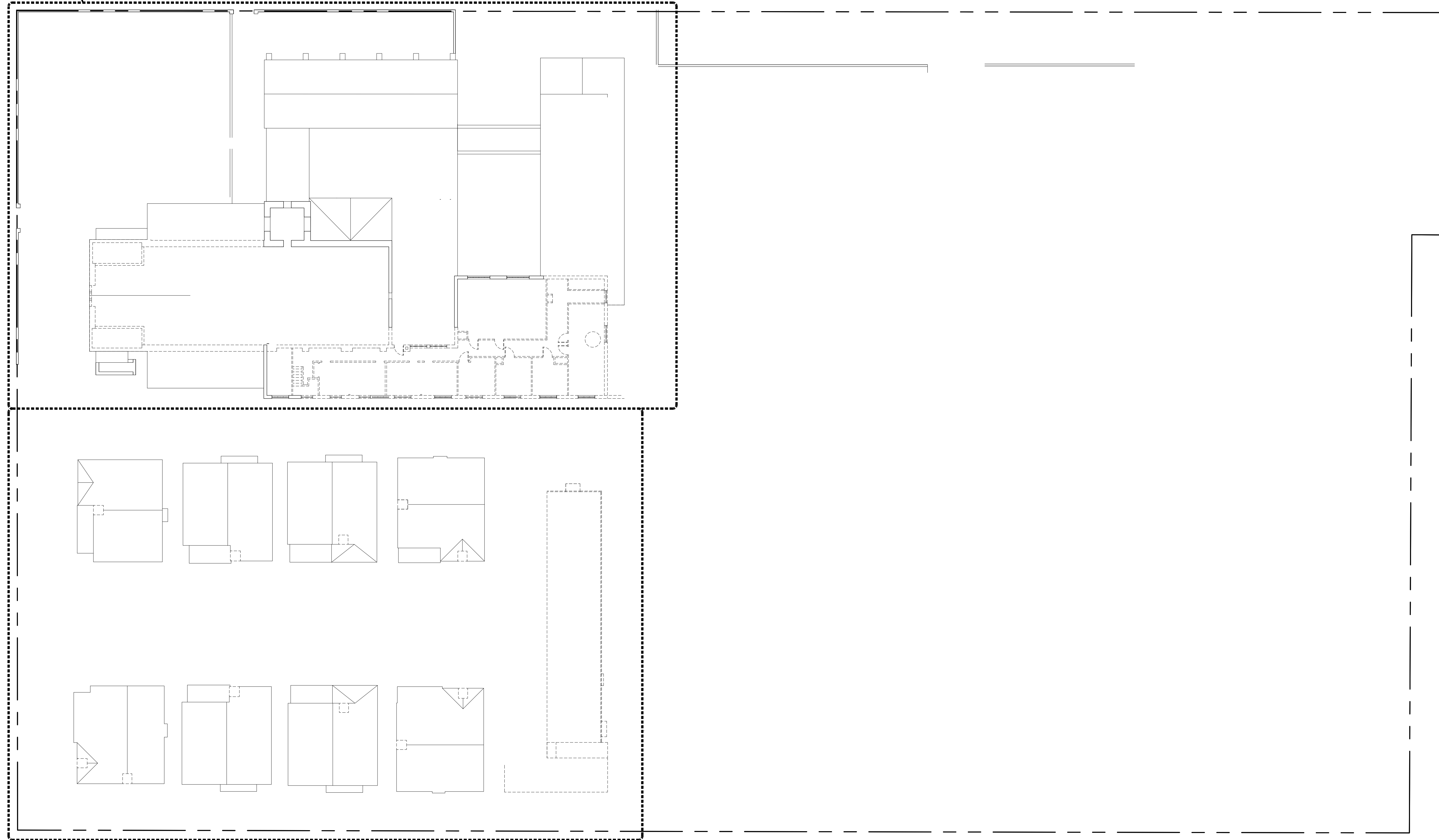
**A2.00ED**



01  
A2.20A

S CAHUILLA ROAD

W PARISIO ROAD



S BELARDO ROAD

01  
A2.20D



NOTE: DASHED ITEMS TO BE DEMOLISHED

2ND FLOOR DEMO PLAN

REF: -

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

01

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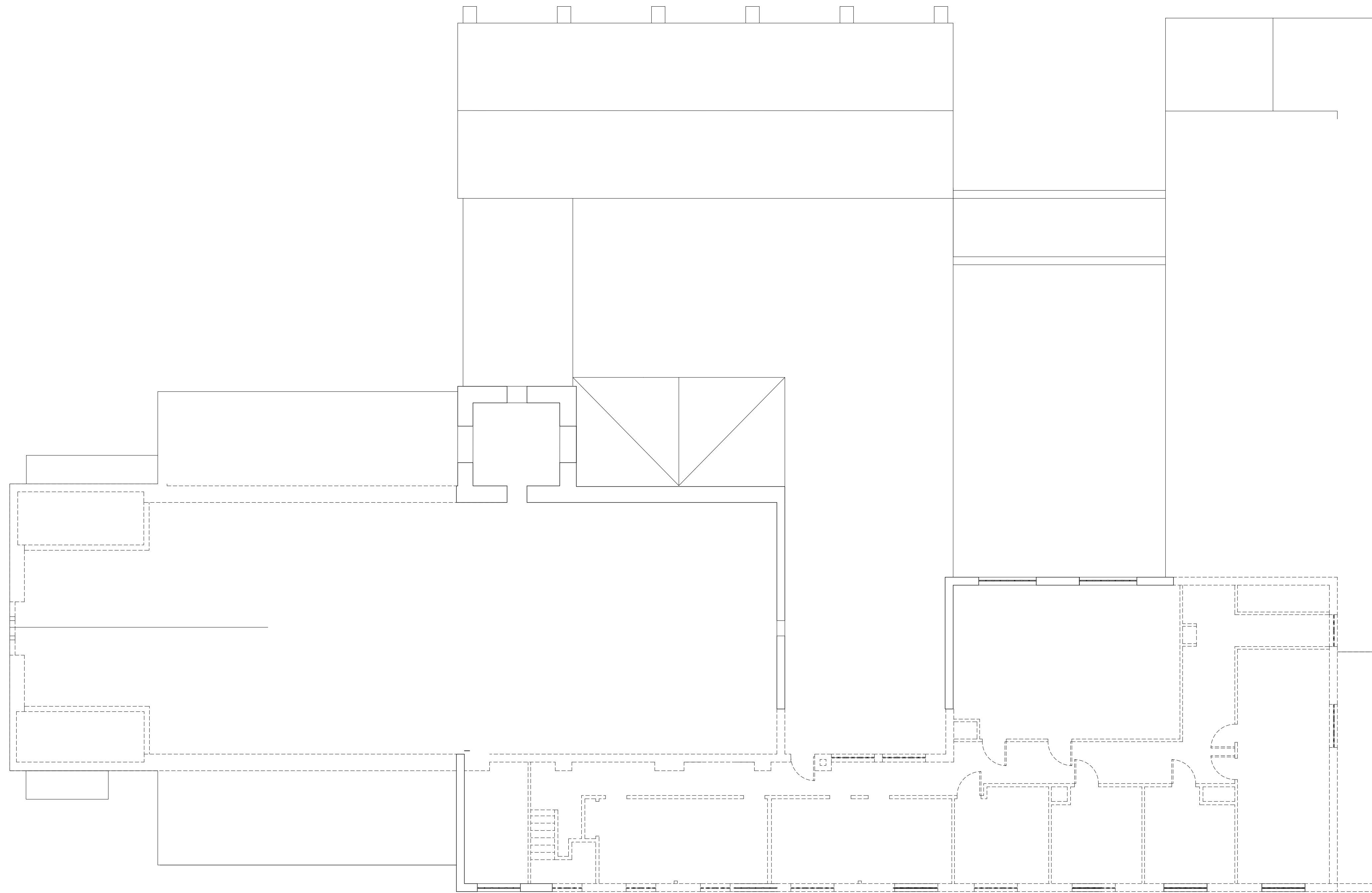
SHEET TITLE:

2ND FLOOR  
DEMO PLAN

SCALE: AS INDICATED  
DATE: 02.03.2015

A2.20





MATCHLINE

MATCHLINE



NOTE: DASHED ITEMS TO BE DEMOLISHED

2ND FLOOR DEMOLITION PLAN

REF: -

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

01

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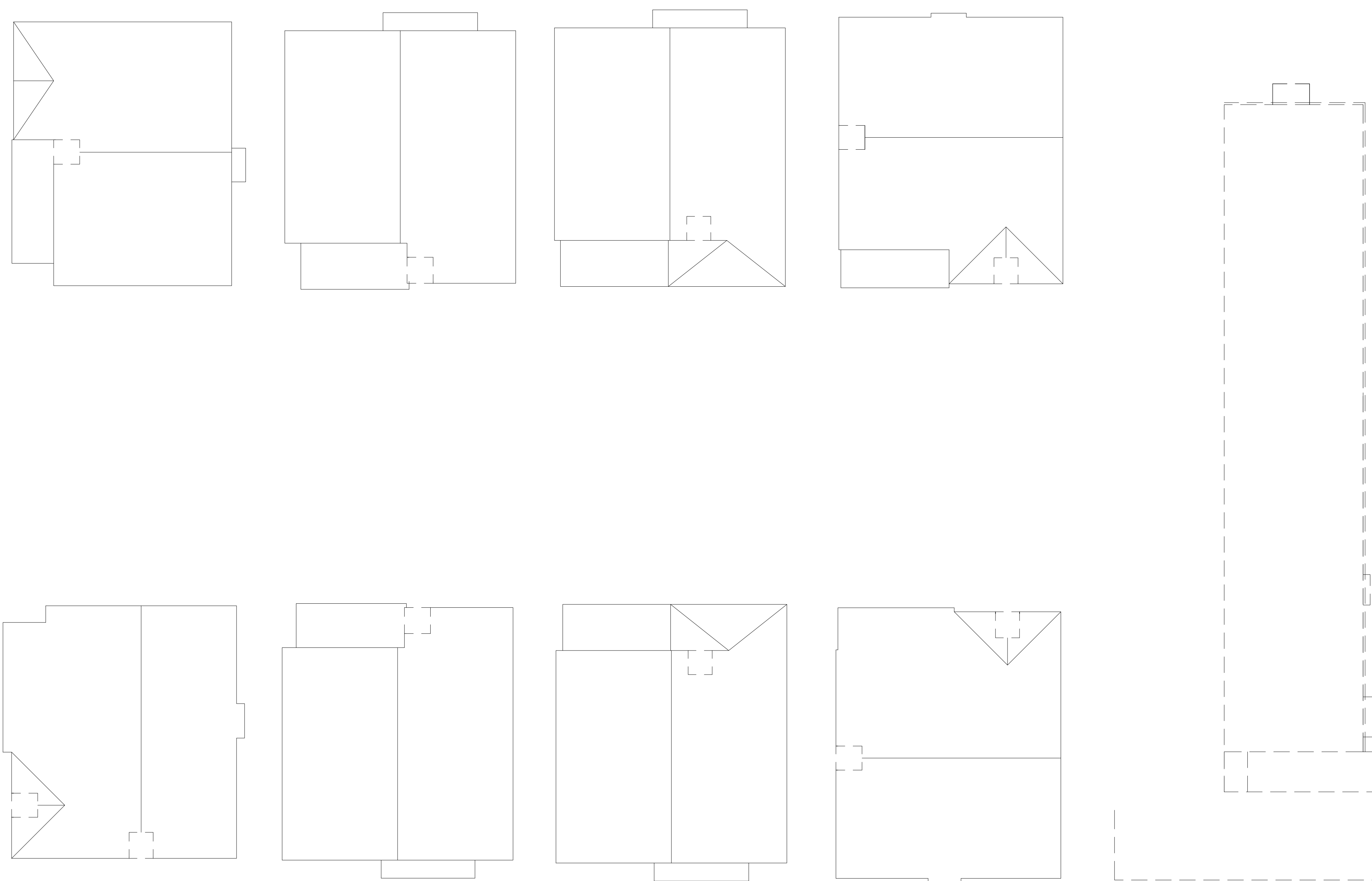
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**2ND FLOOR  
 DEMO PLAN**

SCALE: AS INDICATED  
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**A2.20A**



MATCHLINE



MATCHLINE



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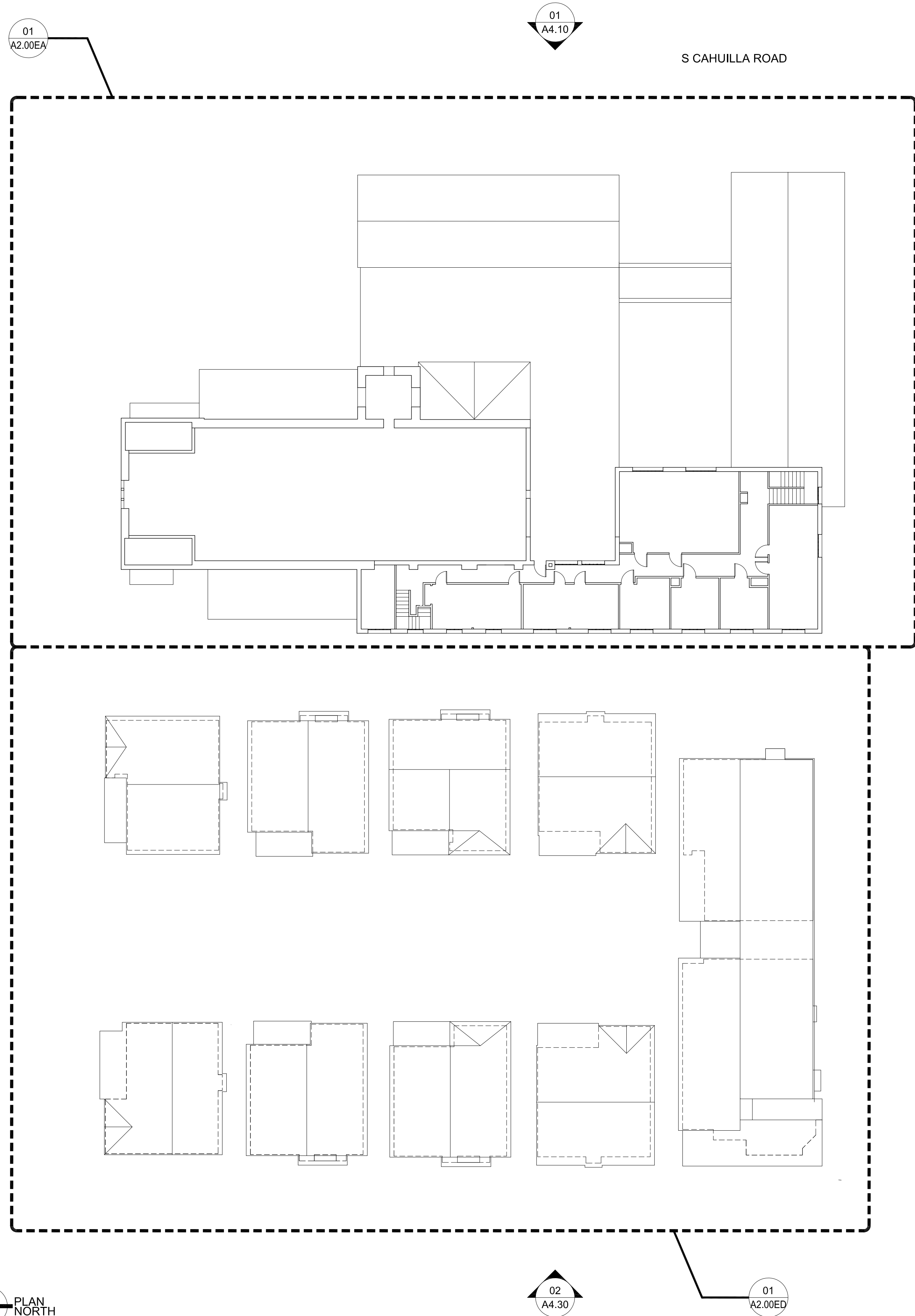
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**A2.20D**





W BARISTO ROAD

S CAHULLA ROAD

S BELARDO ROAD

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**ORCHID TREE  
 RESORT & SPA**

284 S CAHULLA ROAD.  
 PALM SPRINGS, CA, 92262  
 PROJECT NUMBER: DROSE1

REVISIONS:

SHEET TITLE:

**2ND FLOOR  
 EXG PLAN**

SCALE: AS INDICATED  
 DATE: 02.03.2015

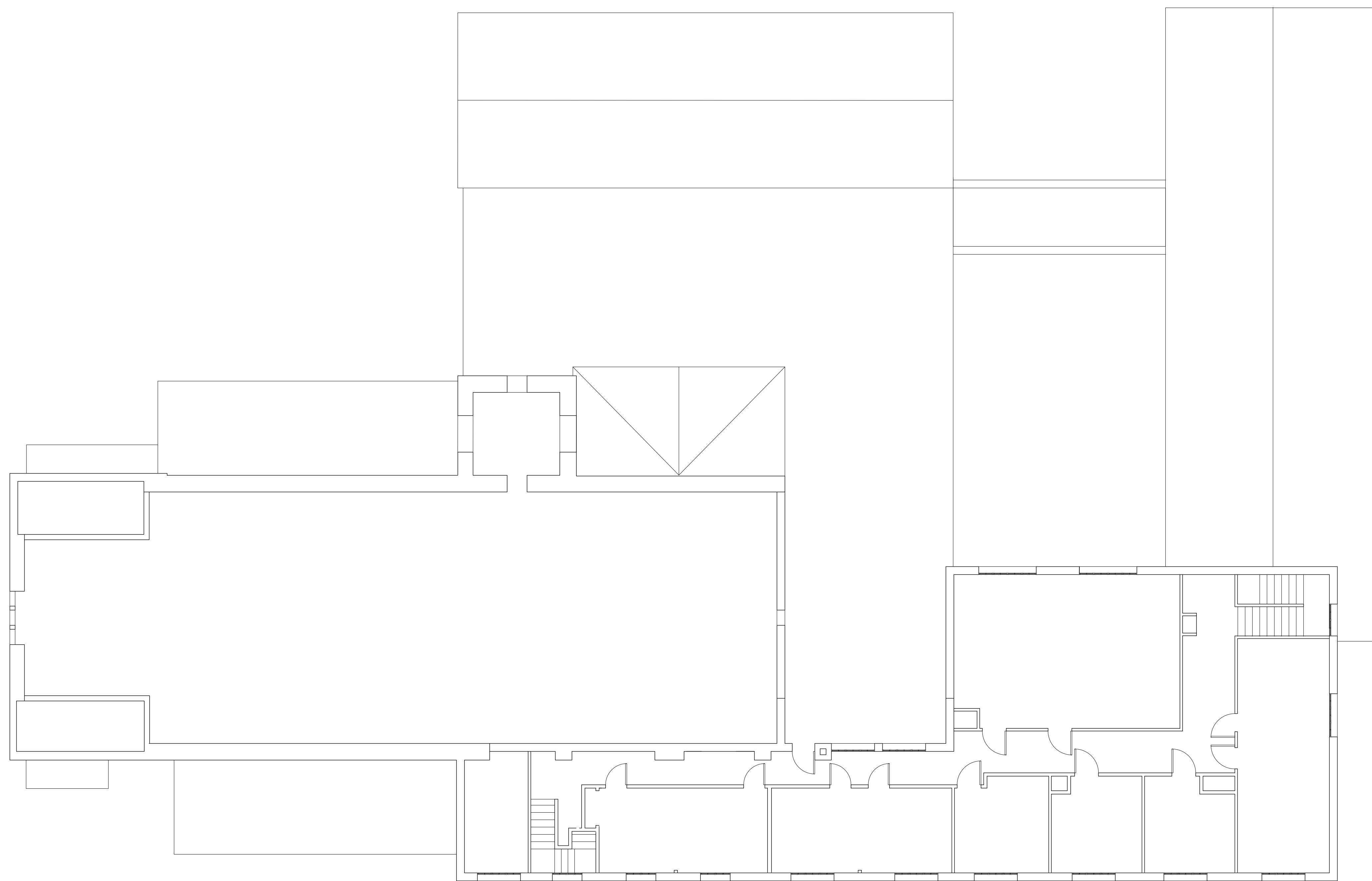
**2ND FLOOR EXISTING PLAN**

REF: -

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

**A2.20E**





MATCHLINE

MATCHLINE

2ND FLOOR EXISTING PLAN

REF: -

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

01



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SHEET TITLE:

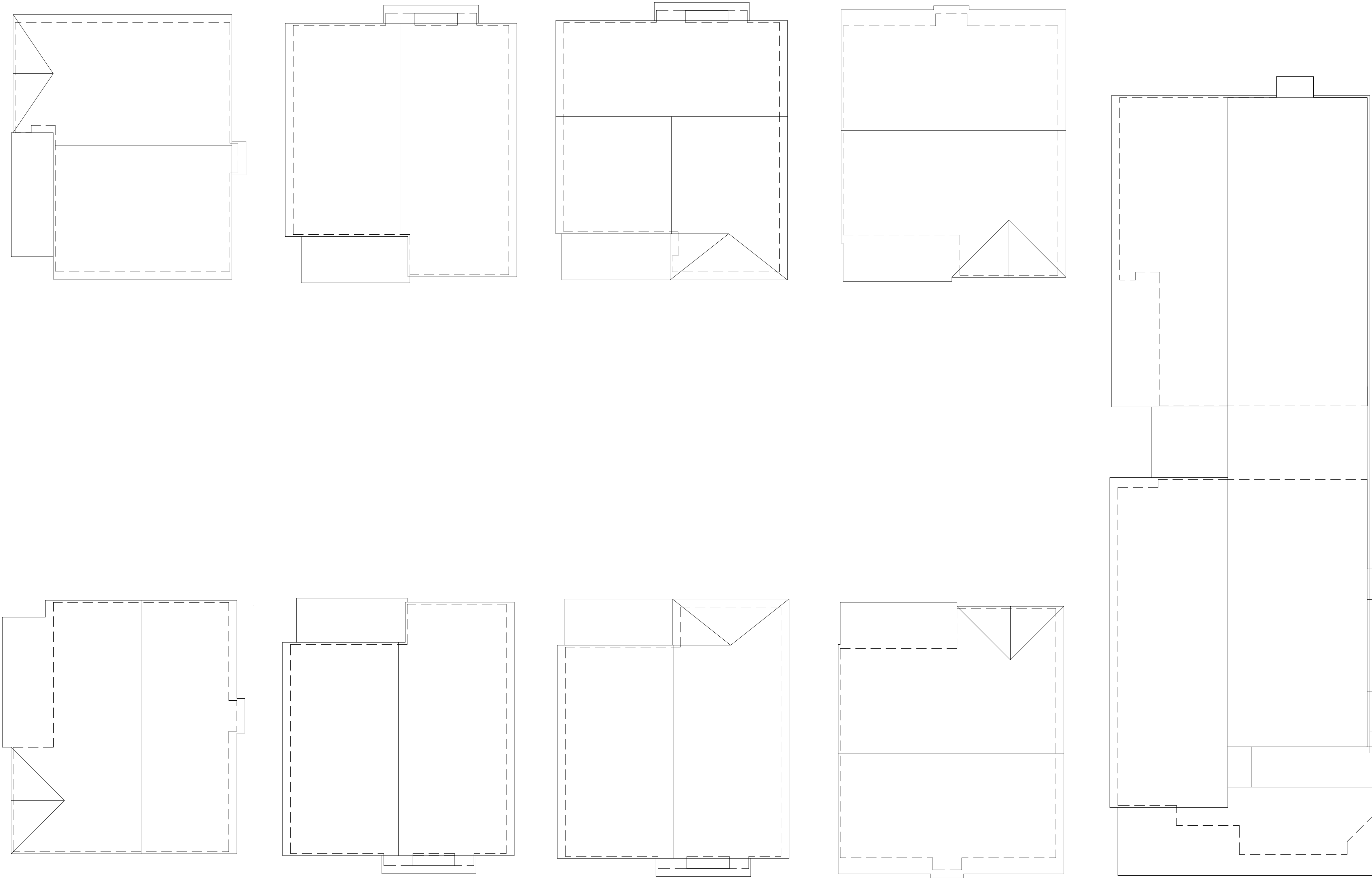
**2ND FLOOR  
 EXG PLAN**

SCALE: AS INDICATED  
 DATE: 02.03.2015

**A2.20EA**



MATCHLINE



REF: -

2ND FLOOR EXISTING PLAN

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

01

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PROJECT NUMBER: DROSE1

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SHEET TITLE:

**2ND FLOOR  
EXG PLAN**

SCALE: AS INDICATED  
DATE: 02.03.2015

**A2.20ED**

MATCHLINE