



PLANNING COMMISSION STAFF REPORT

DATE: November ¹⁸~~12~~, 2015

SUBJECT: NEW CHURCH II LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO RENOVATE AND MODIFY EXISTING BUILDINGS AND CONSTRUCT A NEW THREE-STORY BUILDING ON AN APPROXIMATELY TWO-ACRE SITE TO OPERATE A 52-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF BELARDO ROAD AND BARISTO ROAD (CASE 3.0678 MAJ).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review a proposal for the repurposing and partial demolition of existing structures, some of which are Class 1 historic, and the construction of a three-story hotel building on a 2.13-acre site located at the northwest corner of Baristo Road and Belardo Road.

RECOMMENDATION:

Approve the project, subject to conditions.

ISSUES:

- Downtown Urban Design Plan provides guidance for development downtown, including a "view corridor" through the project site.
- Portions of building are too close to north property line for the proposed height.
- Some off-street parking is proposed as tandem parking, which is prohibited (unless approved by Planning Director) pursuant to Section 93.06.00(C)(11).
- Bay parking includes tandem vehicle maneuvering along Belardo Road.

BACKGROUND AND SETTING:

Most Recent Change of Ownership

March 2010	New Church II LLC purchased the parcels
------------	---

Planning Areas

Specific Plan	None	
Design Plan	Yes	Downtown Urban Design Plan - Appendix A of 2007 Palm Springs General Plan.
Overlay Zone(s)	"R"	Resort Overlay zone, subject to the requirements of Section 92.25.00 of the Zoning Code.
Indian Land	None	

Sign Posting of Pending Project

N/a	Not required
-----	--------------

Neighborhood Meeting

None at his time

General Plan, Zoning and Land Uses of Site & Surrounding Areas

	<i>Existing General Plan Designations</i>	<i>Existing Zoning Designation</i>	<i>Existing Land Use</i>
Site	SH (Small Hotel)	R-3 (Multiple-family and Hotel)	Orchid Tree Inn
North	SH	R-3	2-story Apartment Building 1-story Hotels
South	SH	R-3	2-story Hotel (Del Marcos) Private Club
East	CBD (Central Business District)	CU (Civic Uses) and CBD (Central Business District)	Parking lot and 1- to 2- story commercial retail (The Vineyard)
West	SH	R-3	1- to 3-story residential

Related Relevant City Actions by Planning, Fire, Building, etc...	
October 26, 2015	<p>The Architectural Advisory Committee (AAC) recommended approval of the project, subject to subcommittee review. Two subcommittees were appointed as follows:</p> <ul style="list-style-type: none">• Architectural Subcommittee consisting of Members Song, Hirschbein and Secoy-Jensen to review colors and materials, modified renderings showing transition from modern to traditional, carport detail, pavement and demarcation and reference sections and elevations on plans.• Landscape Subcommittee consisting of Fredricks and Purnel to review drought tolerant plant materials and landscape plan.
November 10, 2015	<p>The Historic Site Preservation Board will review the proposed project and consider a certificate of approval. Staff will present the HSPB's decision to the Planning Commission.</p>



PROJECT DESCRIPTION:

The 2.1-acre site involves four parcels of land. At the southeasterly corner of the project site, eight of the free-standing bungalows will be renovated and reused as large suites; the two northerly bungalows will be mostly demolished and reconstructed with two three-room buildings. The remaining Class 3 structures on the project site will be partially or completely demolished for the construction of five one-story buildings, a two-story building and a three-story building.

Overall, the project includes a reception building, 52-rooms, private patio spaces, roof decks and a common pool area with cabanas. There are no accessory commercial operations proposed as a part of the project at this time.

ANALYSIS:

General Plan

Land Use: The current General Plan Land Use of the project site is Small Hotel, which is described as follows:

Small Hotel Resort Commercial (15 hotel rooms per net acre; 10 dwelling units per acre). This designation applies to areas with smaller-scale, boutique type hotels that are typically found in Warm Sands and Tennis Club neighborhoods. It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code. Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.

The 2.13-acre site would allow up to 31 hotel rooms. The proposed project consists of renovating and re-constructing the same number of units as previously approved for this site, thereby continuing its non-conforming status at 27 rooms per acre.

Downtown Urban Design Plan: Appendix A of the 2007 Palm Springs General Plan is a workbook that was produced to serve as design guidelines for future downtown development. Staff notes the following as it relates to the project:

Building Height:

- The site is located within the Tennis Club District of the Plan, which states "*building heights should be consistent with current heights and zoning restrictions.*"
- The Downtown Core requires that, "*building heights...should be a maximum of 30 feet on the street front stepping back to 60 feet in height with minor intrusions for architectural features.*"

- *"Building heights should result in a varied skyline. Taller buildings, if properly designed, will create dramatic view corridors that will add to the vitality of downtown."*
- *"Taller buildings (in excess of three stories) should compensate for their height through the provision of grade level public open space, preservation of views, superior design, and quality construction."*

Orientation & Massing:

- *"An east-west orientation of taller buildings will reduce the bulk facing the mountains, which will help create/ preserve view corridors in the downtown area. The east-west orientation of taller buildings is recommended when appropriate."*
- *"Building massing should step back above the ground floor to maintain and protect public view corridors along streets."*
- *"Buildings should have variable roof lines."*

Architecture & Architectural Detailing

- *"It is important that the rich architectural heritage of Palm Springs be protected. The City urges property owners to preserve, restore and productively use Class I and Class II historical buildings whenever practical."*
- *"New buildings should be sensitive to the architectural styles and detailing of surrounding buildings while adding to the architectural quality and eclectic nature of downtown."*

The largest building of the new construction is a three-story modern hotel building with simple rhythmic patterns around all facades. The L-shaped structure orients in both north-south and east-west directions with east-west being one-story and the north-south being three stories. The building does not step back above the ground floor, but is setback twenty feet from the easterly property line.

The project incorporates preserving and re-use of historical structures on-site. However, two of the ten historic bungalows (Class I structures) are proposed to be demolished and reconstructed. Historic Site Preservation Board will review the proposal on November 10th.

Zoning

The project site is zoned "R-3" (Multiple-family and Hotel) with an overlay zone of "R" (Resort).

Permitted Uses:

The proposed hotel use is permitted within the "R-3" zone, pursuant to Section 92.04.01(A)(1) of the Zoning Code. The accessory commercial uses that are part of the hotel are permitted with the approval of a Conditional Use Permit.

The Resort Overlay zone requires the approval of a Conditional Use Permit when a residential use is proposed.

Development Standards:

	R-3 Requirements	Proposed Project	Comply
A. Lot Area	20,000 sq. ft.	93,654 sq. ft.	Yes
B. Lot Dimension			
Min. Width	145 feet	265 feet	Yes
Min. Depth	150 feet	450 feet	Yes
C. Density	1,000 sq. ft. of net lot area for each unit of a hotel with surface parking	93,654 sq. ft. of lot area allows 93 rooms. Project proposes 52 rooms	Yes
D. Building Height	Hotels: 30 feet	30 feet	Yes
E. Yard Setbacks			
1. General Provisions	Front of garages / carports shall be located not less than 25 feet from property line abutting the street from which such garage has access.	Carport column >25 feet from east property line	Yes
2. Front Yard	25 feet	Existing	-
3. Side Yards	20 feet	West property line: >20 feet East property line: >20 feet	Yes
4. Rear Yard	Equal to building height	Not equal to building height	No, rev. required
F. Distance Between Buildings	15 feet minimum 30 feet minimum for interior court	>15 feet	Yes
G. Walls, Fences and Landscaping	Refers to Section 93.02.00	Walls to be consistent with this Code requirement	Yes
H. Access.	Required per to Section 93.05.00	Provided from two streets	Yes
I. Off-street Parking	1 space per room for first 50 rooms 0.75 space per room exceeding 50 However, Class 1 site exempt from providing additional parking	Total required: - 52 spaces w/o Class 1 exemption. - 44 spaces w/exemption Total provided: 65 spaces	Yes
J. Off-street Loading and Trash Areas.	1 loading space required Trash enclosure required	Loading to occur in driveways. Trash enclosure located at NE corner of site	Yes
Performance Standards	Minimum of 45 percent landscape open space	Undefined	TBD

REQUIRED FINDINGS:

Architectural Review: Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

	Guideline:	Conform?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The small hotel provides guests with a private patio space, common landscape area, an outdoor pool area and viewing decks. The renovation of historic structures retains the site charm and history, while modernizing for a desirable attraction.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is mostly compatible with the existing development in the surrounding areas. Structures of varied heights are located within surroundings.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project architecture includes eclectic contemporary-Spanish design with a variety of materials. Rhythmic building design and patterns create visual interest on the new structures. Existing materials on historic structures will be maintained and upgraded.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	A portion of the site layout is pre-existing with historic structures. The northerly half layout will center around a pool area. Buildings separation is provided. Pedestrian and vehicular spaces are clearly defined.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood / community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed land use is consistent with other uses in the surrounding Tennis Club neighborhood. The proposal respects the existing historic structures while integrating new hotel room buildings.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed structures are consistent with zoning code height limitations. All mechanical units will be screened.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Building designs incorporate stucco, red brick molding/cornice detailing and window awnings.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Awnings and building overhangs are shown over windows and doors for solar control. Low planter walls, roof variation and detailing, and window treatments create a harmony of composition.
9	Consistency of composition and treatment	Yes	Proposed building elevations include a variety of building materials and shapes that are crafted to create a unique contemporary design.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The proposed landscape plans are consistent with desert appropriate trees and plants.

ENVIRONMENTAL ANALYSIS:

The proposed alteration and reconfiguration of the Orchid Tree Inn is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "*Determining the Significance of Impacts on Historical and Unique Archeological Resources*", the Orchid Tree Inn is an "historic resource" under CEQA because it is listed in the local register of historic resources (Class 1, HSPB #72).

According to CEQA, a project with an effect that may cause a "*substantial adverse change*" in the significance of a historical resource is a project that may have a "*significant effect*" on that resource. "Substantial adverse change" includes alteration of *the immediate surroundings* of the historic resource such that the significance of the resource would be *materially impaired*.

CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer, 1995).

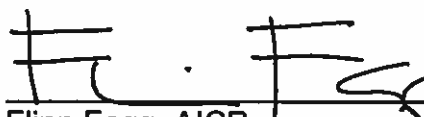
The project will not impact the site to the level of "a substantial adverse change" nor will it "materially impair" the significant defining historic characteristics of the building. Therefore, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of CEQA, a Class 31 Categorical Exemption is proposed for the project.

CONCLUSION:

The proposed mix of historic and new buildings will be integrated into a unified project. The historic structures will be rehabilitated and renovated for large hotel suites, and the newly proposed buildings will be designed in modern forms with Spanish Revival influences. The project will enhance the current site conditions as demonstrated by the project's evaluation against the Architectural Review guidelines. Therefore, staff is recommending approval of the project, subject to the conditions (which will be provided prior to the Planning Commission meeting).



David A. Newell
Associate Planner



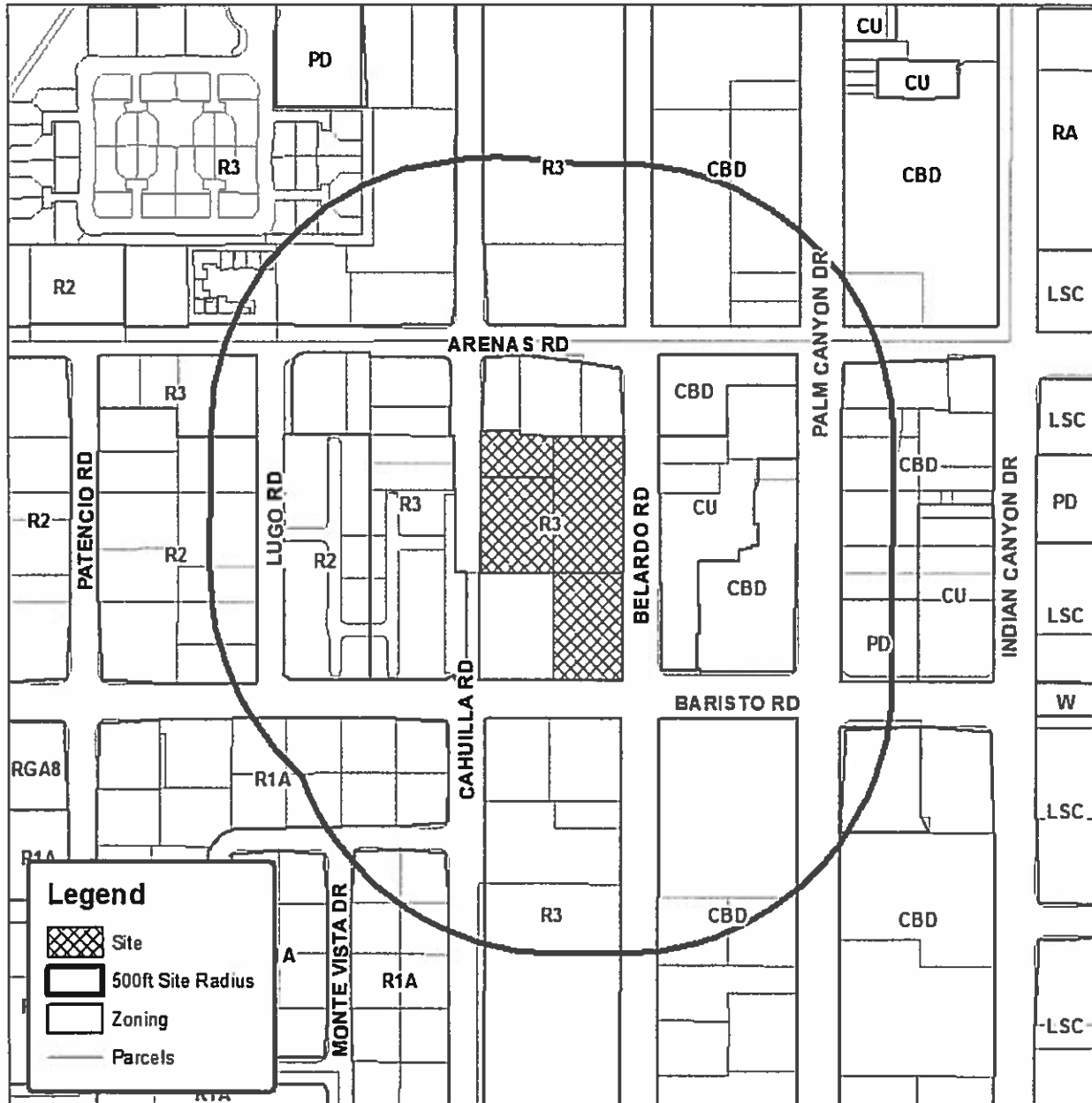
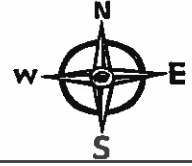
Flinn Fagg, AICP
Director of Planning Services

Attachments:





1. Vicinity Map
2. Downtown Urban Design Plan (excerpts)
3. Memorandum from Chattel, Inc. dated November 2, 2015
4. Public Comment Letters
5. AAC Minutes, 10/26/2015
6. Project Renderings
7. Reduced Plan



Department of Planning Services Vicinity Map



Legend

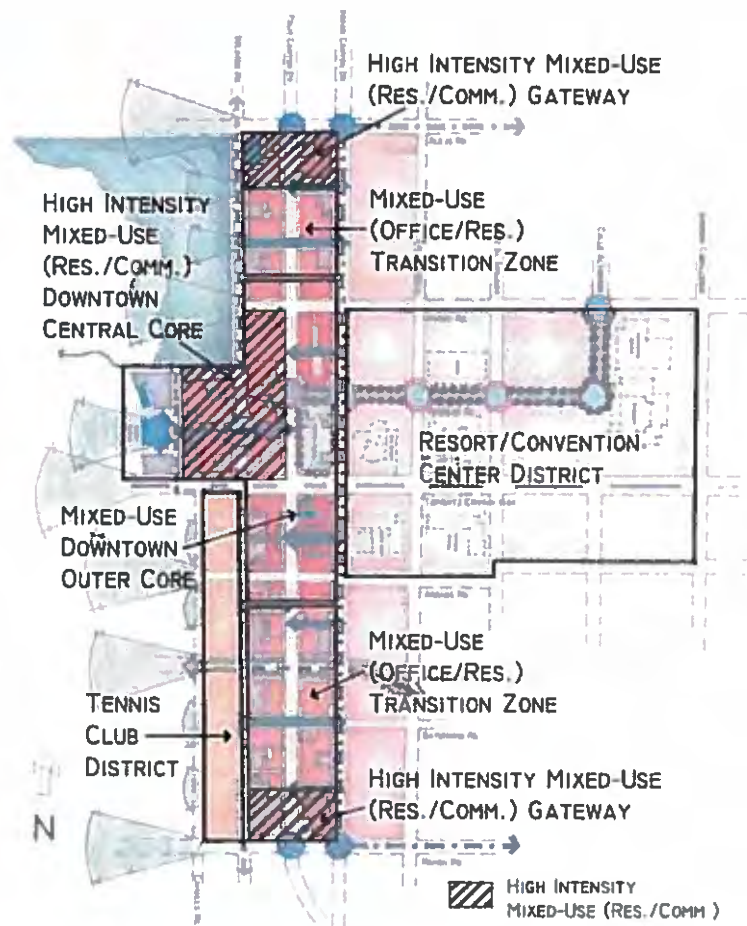
-  Site
-  500ft Site Radius
-  Zoning
-  Parcels

CITY OF PALM SPRINGS

land use & development / districts

Currently, the majority of downtown Palm Springs is used primarily during the daytime. However, there is potential to extend the hours of use and to create a more exciting and lively atmosphere in downtown Palm Springs through the introduction of mixed-use residential developments and the expansion of nighttime commercial/retail uses. People create a sense of vitality through activity and use of the streets and sidewalks. Downtown residents would enliven the area by using downtown areas when others have left and by creating a new nighttime market for activities, stores, and restaurants. Therefore, downtown Palm Springs would benefit from downtown residents and those new residents would benefit from the exciting and lively atmosphere of the area.

To achieve the desired mix of vitality and activity, downtown Palm Springs should be comprised of a number of different zones distinguished by land use and height. These zones include: the core (comprised of a high intensity mixed-use center with taller buildings surrounded by a vibrant mixed-use area); two shorter, less intense mixed-use transition zones to the north and south of the core; taller, more intense north and south gateway areas; the Resort/Convention Center District; and the Tennis Club District (see map to the right). Further defined theme based districts (areas identified by specialized uses, such as cultural and art uses, restaurant uses, nightlife uses, etc.) within these larger districts are encouraged and should be strengthened where they already exist when possible.



Above: A map of zones in downtown Palm Springs. (For building heights for the various zones see the "Building Height, Orientation, Massing, & Design" section starting on page thirty-six.) These zones should be further subdivided into theme based districts to create areas with separate and unique identities within the downtown.

Land Use & Development / Districts

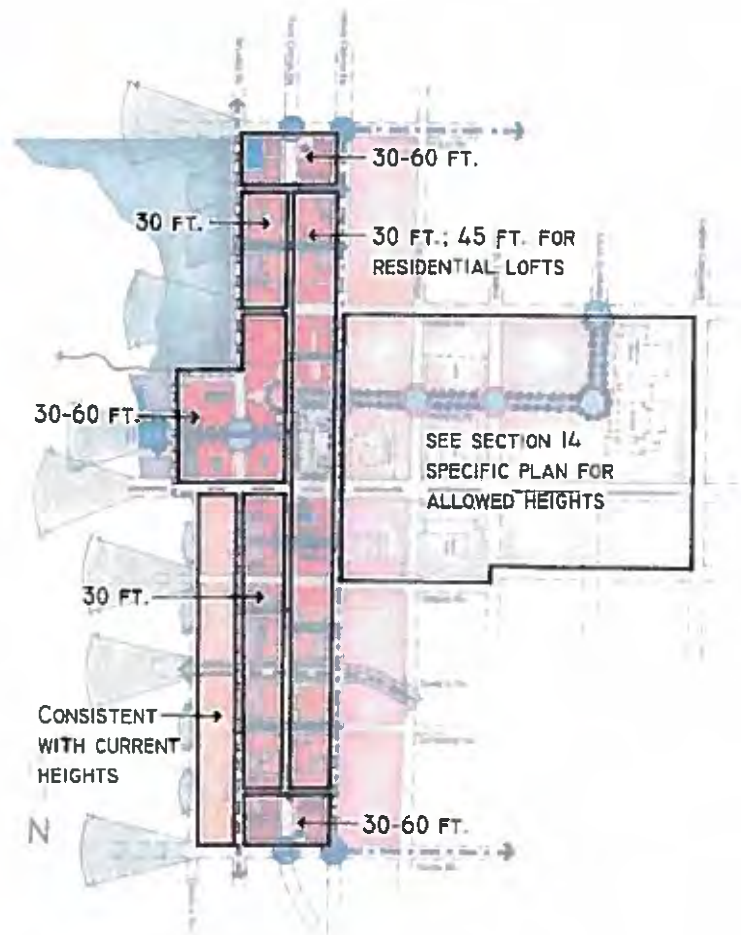
- **Downtown Core:** The downtown core (approximate area bounded by Amado Road and Arenas Road and Museum Drive and Indian Canyon Drive) should be a vibrant, compact, and walkable center of activity in the downtown area. The core should be comprised of a central core area consisting of taller (max. 60 ft; see “Building Height, Orientation, Massing, & Design” section starting on the next page for more detail on allowed building heights in the downtown), high intensity mixed-use (residential/commercial) buildings surrounded by an equally vibrant, but shorter (max. 30 to 45 ft.) mixed-use (commercial/office/residential) outer core area.
- **Transition Zones:** The transition zones should serve as less intense connector areas between the high intensity downtown core and north and south gateways to help create a varied downtown experience. These areas are ideal for theme based districts (areas with similar or complementary uses such as restaurants, art galleries, etc.) and should consist primarily of shorter, one to two story (max. 30 ft.) commercial/office mixed-use buildings. Slightly taller mixed-use buildings with ground floor retail/office and residential lofts above (max. 45 ft.) are permitted on the east side of Palm Canyon Drive.
- **Gateways:** The north and south entrances to the downtown (along Alejo Road and Ramon Road between Belardo Road and Indian Canyon Drive) should be well defined areas that make one’s entrance into the downtown a memorable experience. They should be taller (max. 60 ft.), high intensity mixed-use (residential/commercial) areas with distinctive landscaping and signage marking the entrance to downtown.
- **The Resort/Convention Center District:** This district is completely contained within the Section 14 area and its land uses are defined by the Section 14 Specific Plan. The district’s location adjacent to the downtown core makes it an integral part of the downtown. It should be well connected with the rest of the downtown to ensure the success of the entire downtown area.
- **The Tennis Club District:** The Tennis Club district is an important historic area in downtown Palm Springs. It contains many architecturally, socially, and culturally important hotels, small resorts, and residences. This district should continue to retain the current land uses, sense of place, and character that currently exists.
- Within all of the downtown zones (especially in the core and transition areas) theme based villages or districts are encouraged. These districts should be lively, walkable areas with similar or complementary uses that create a sense of district identity. These areas should be connected with each other and the central downtown core to create a dynamic and pedestrian friendly downtown. Existing theme based districts should be strengthened and new ones created when possible.

land use & develop- ment / districts

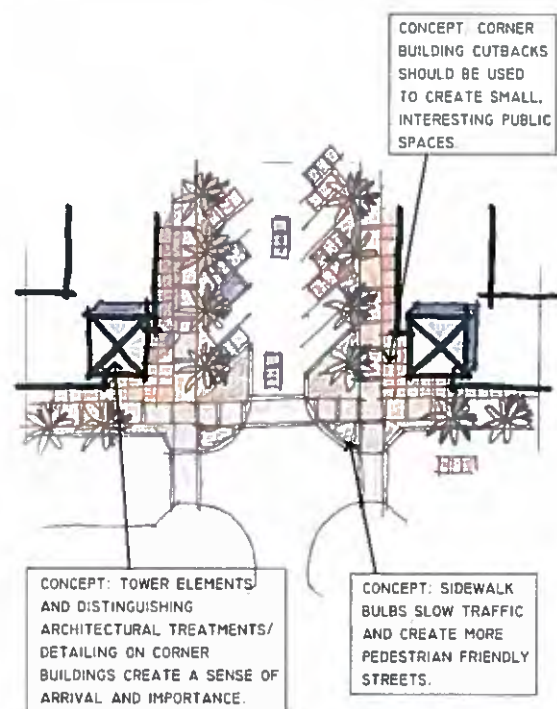
building height, orientation, massing, & design

Building height, orientation, and massing all affect the character of a downtown. Currently, the majority of buildings in downtown Palm Springs are low-rise structures facing onto the street. These building types help create the pedestrian friendly village character of downtown. If the correct techniques are used, taller buildings can produce the same effect while allowing for increased residential and retail uses in the downtown area. However, care must be taken to protect existing public view corridors along streets, and when possible, to create new ones.

Another defining feature of the village atmosphere of downtown Palm Springs is its eclectic architecture. Early homes were constructed primarily in Spanish Colonial and Mediterranean styles. Mid-century and post-World War II buildings and homes were designed by an array of well-known Modern architects. The result is an architecturally rich and varied downtown. New buildings should be sensitive to the historic context and complement the unique mix of architectural styles. In addition, new projects should strive for excellence in architectural design.



Above: A map of building heights by zone in downtown Palm Springs. (For more detail on the characteristics of the zones see the "Land Use & Development/Districts" section starting on page thirty-four.)



Above: Gateway corners, which have distinguishing buildings set back from the corner, should be used at entrances to the downtown area.

Building Height

- **Downtown Core:** Building height in the central core area should be a maximum of 30 feet on the street front stepping back to 60 feet in height with minor intrusions for architectural features. The surrounding mixed-use areas in the downtown outer core should be a maximum of 30 feet with intrusion areas for architectural features on the west side of Palm Canyon Drive and a maximum of 30 feet for office/retail mixed-use and 45 feet for buildings with ground floor office/commercial uses and second story residential lofts with intrusion areas for architectural features on the east side of Palm Canyon Drive.
- **Transition Zones:** Building height in transition areas should be a maximum of 30 feet with intrusion areas for architectural features. On the east side of Palm Canyon Drive mixed-use buildings with residential lofts are excepted from the 30 foot restriction. They should be a maximum of 45 feet (18 feet on street front stepping back to 45 feet on the second floor) to accommodate the residential lofts.
- **Gateways:** Building height in the north and south gateway areas should be a maximum of 30 feet on the street front stepping back to 60 feet in height with minor intrusions for architectural features.
- **The Resort/Convention Center District:** Allowed building heights can be found in the Section 14 Specific Plan.
- **The Tennis Club District:** Building heights should be consistent with current heights and zoning restrictions.
- Building heights should result in a varied skyline. Taller buildings, if properly designed, will create dramatic view corridors that will add to the vitality of downtown.
- Taller buildings (in excess of three stories) should compensate for their height through the provision of grade level public open space, preservation of views, superior design, and quality construction.
- First and second floors of taller buildings should be pedestrian friendly through the use of large display windows, awnings or other shade covers, architectural detailing, etc. They should contain elements at a pedestrian scale and provide pedestrian uses, such as retail, restaurant, and office spaces.

Orientation & Massing

- An east-west orientation of taller buildings will reduce the bulk facing the mountains, which will help create/preserve view corridors in the downtown area. The east-west orientation of taller buildings is recommended when appropriate.
- Building massing should step back above the ground floor to maintain and protect public view corridors along streets. (See the bottom of page twenty-four for a graphic representation of a building step back.)
- Buildings should have variable roof lines.

*building height,
orientation, massing,
& design*

Architecture & Architectural Detailing

- It is important that the rich architectural heritage of Palm Springs be protected. The City urges property owners to preserve, restore, and productively use class I and class II historical buildings whenever practical. An appropriate high level of maintenance is also an important prerequisite to the preservation of historic buildings as well as the ambiance of downtown. (See the historic sites map on page forty-one.) Listings of historical buildings can be found in the Historic Site Preservation Board 30-June-03 List of Class I and Class II Historic Sites and the June 2004 *City of Palm Springs Department of Planning and Zoning Citywide Historic Resources Survey*.

- New buildings should be sensitive to the architectural styles and detailing of surrounding buildings while adding to the architectural quality and eclectic nature of downtown.

- Detailed architectural treatment should be integrated and consistent on all of a building's exteriors (360 degree architecture). Provide the same level of detail on rear-facing building facades as on front and side elevations.



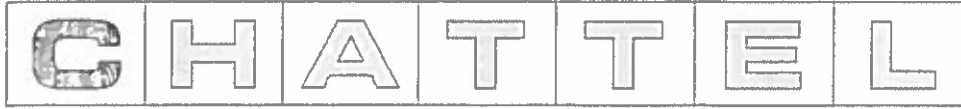
Top & Left: Arcades, such as those at Santana Row (above) and La Plaza (left), add character to the streetscape and provide shade for pedestrians. They are recommended in areas of pedestrian oriented retail.



- Storefronts are the most important component of commercial architecture. They should have appropriate decorative trim, ample window exposure, and clearly marked entrances.
- Distinctive architectural treatments should be incorporated into building design when appropriate to the architectural style of the building.
- Buildings placed on street corners define the street edge and create visual and pedestrian interest. These buildings should contain special design features and architectural detailing.
- Arcades, colonnades, overhangs, and awnings can add to the character of a building as well as provide pedestrians with protection from the hot desert sun. They are all encouraged when appropriate to the architectural style of the building.
- Building colors and materials should be consistent with downtown architectural styles and landscaping themes. They should complement surrounding buildings and public spaces while retaining a sense of uniqueness and individual building identity.

Top & Bottom: The eclectic collection of Spanish Colonial, Mediterranean, and Modern architectural styles in downtown Palm Springs is a valuable asset. New buildings should strive for excellence in architectural design while preserving or adding to the eclectic nature of downtown.





Chattel, Inc. | Historic Preservation Consultants

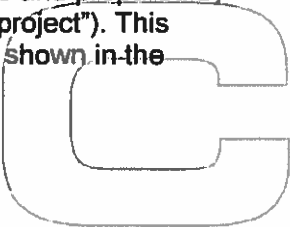
Memorandum

DATE November 2, 2015
TO Bruce McBride, Jake Jesson, New Church II, LLC
FROM Robert Chattel, AIA, President, Gabrielle Harlan, Ph.D., Principal Associate, Christine Mathieson, Associate, Chattel Inc.
RE Orchid Tree Resort and Spa Project, Palm Springs, California

We understand that New Church II, LLC is proposing a development, the Orchid Tree Resort & Spa Project (proposed project), for the property located at 284 S. Cahuilla Road in Palm Springs, California (subject property). The proposed project entails rehabilitation and demolition of existing buildings and new construction. The subject property includes previously identified historical resources: the Orchid Tree Inn and a stone arch. Under the California Environmental Quality Act (CEQA), proposed projects that may impact historical resources must be evaluated. Projects that are found in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) are generally considered to have a less than significant historical resources impact or be otherwise exempt under CEQA.

Chattel, Inc. (Chattel) is a historic preservation consulting firm based in Los Angeles, and was retained by the developer of the proposed project, New Church II, LLC, to consult on design and evaluate conformance of the proposed project with the Secretary's Standards. To this end, Chattel performed research on the history of the subject property and participated in a design collaboration process with the project architect, Gwynne Pugh Urban Studio, to help guide the proposed project design toward conformance with the Secretary's Standards. These plans, collectively referred to as the proposed project, are evaluated in detail in a historical resources evaluation report previously prepared by our firm for New Church II, LLC dated June 6, 2014 (hereinafter also referred to as "June 2014 report"—see Attachment 1). This evaluation was based on an architectural drawing set dated March 6, 2014 (62 sheets), landscape plans dated May 29, 2014 (2 sheets), and lighting plans dated May 9, 2014 (2 sheets), and a material board (undated, 1 sheet). There were also civil plans prepared by Nolte Vertical Five (2 sheets).

However, since our report was first issued, the design of the proposed project has undergone several revisions in response to comments provided by the City of Palm Spring (hereinafter also referred to as "City"). Therefore, the following memo describes the most recent revisions to the proposed project as shown in an architectural drawing set dated November 2, 2015 and prepared by Burdge & Associates Architects (hereinafter also referred to as "revised proposed project"). This memo provides a summary of potential impacts of the revised proposed project as shown in the revised drawing set dated November 2, 2015.



In an effort to provide some background for the revised proposed project, this memo also summarizes some of the information provided in our previous June 2014 report, such as the identification of character-defining features and a description of CEQA and Secretary's Standards provisions related to historical resources.

Qualifications

Chattel is a full service historic preservation consulting firm based in Los Angeles. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61, Appendix A) in architectural history and historic architecture, the firm offers professional services including historic resources evaluation and project effects analysis, and consultation on federal, state and local historic preservation statutes and regulations. Chattel is committed to responsible preservation, but recognizes that we live in a real world. Assessing effects on historic resources requires not only professional expertise, but the ability to work effectively toward consensus and compromise. We invite you to explore our website www.chattel.us. This memo was prepared by firm President, Robert Chattel, Principal Associate, Gabrielle Harlan, and Associate Christine Mathieson, all of whom meet the Secretary of the Interior's Professional Qualifications Standards. The subject property was visited by firm President, Robert Chattel on April 5, 2014 and May 3, 2014. Brief biographies follow.

Robert Chattel, AIA, President/Historic Architect

Both a licensed general contractor and architect in California with more than 30 years' experience in planning, design and construction, Robert Chattel's unique qualifications include meeting the *Secretary of the Interior's Professional Qualifications Standards* in architectural history and historic architecture. Robert has experience working for non-profit, government, and for-profit entities, including the Los Angeles Conservancy, the Community Redevelopment Agency of the City of Los Angeles and a private real estate developer. He holds a B.A. in Architecture from U.C. Berkeley and a M.S. in Historic Preservation from Columbia University. In 1994, he established Chattel, Inc. With offices in Los Angeles and San Francisco, the firm works on design collaboration, environmental review and preservation policy projects in the western United States. As President, Mr. Chattel specializes in applying the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and interpreting federal, state and local historic preservation law and regulations. Mr. Chattel and his firm have received awards from the California Preservation Foundation, Los Angeles Conservancy, American Planning Association and the City of Los Angeles for projects ranging from preservation of the Beverly Hills Waterworks (the subject of his master's thesis) to stabilization of the Breed Street Shul in east Los Angeles and rehabilitation of the downtown Los Angeles Central Library.

Gabrielle Harlan, Ph.D., Principal Associate/ Architectural Historian

With a Ph.D. in the History of Art and Architecture and an M.A. in Architectural History (both awarded from the University of Virginia), and a B.Arch. in Architecture from the University of Arizona, Gabrielle meets the *Secretary of the Interior's Professional Qualifications Standards* in historic architecture, architecture, history, and architectural history. Gabrielle's role at Chattel includes professional work in preparing Historic Structures Reports, researching and writing historic contexts, and conducting architectural assessments and surveys. Prior to joining Chattel, Gabrielle worked for more than five years as a Historic Architect for the National Park Service at Yosemite National Park. Previously, she also worked as a Project Manager for a Phoenix, Arizona based architectural firm called Metropolis Design Group, where she developed the historic contexts for the nomination of 24

properties to the National Register of Historic Places. She also surveyed areas in Clifton, Arizona and Albuquerque, New Mexico to identify National Register eligible properties. Gabrielle worked as a member of a three-person team to research and develop historic contexts for two early twentieth century neighborhoods for the 2002 Historic Chicago Bungalow Initiative sponsored by Mayor Richard M. Daley, the results of which were submitted in a Chicago Bungalow Multiple Property Nomination to the National Register of Historic Places. Gabrielle's doctoral dissertation investigates late-nineteenth and twentieth century American Southwest regional imagery, while her master's thesis was on the nationally-recognized Arizona architect, Judith Chafee.

Christine Mathieson, Associate II / Architectural Historian

Christine Mathieson is an Associate at Chattel with 12 years of diverse experience in historic preservation, interior design, and client-oriented financial services. Before moving to Los Angeles, Christine was the National Register Coordinator for the Tennessee Historical Commission (SHPO) where she was responsible for all aspects of the National Register Program. There, she wrote multiple National Register nominations, collaborated on tax credits projects, and reviewed projects for compliance/Section 106. While living in New York she worked as an Architectural Historian for DMS Consulting where she was responsible for FCC/FAA/NEPA/SHPO filings. Prior to DMS she served as Edward I. Koch Fellow at the Historic House Trust of New York City, and worked for the Greenwich Village Society for Historic Preservation. Christine earned her undergraduate degree from Harvard University, also studying in Florence at the Lorenzo DeMedici School, and at the University of Saint Andrews in Scotland where she documented Scottish castles. She accepted a fellowship to attend graduate school in Charleston, SC, where she earned an MS in Historic Preservation from the Clemson University/College of Charleston program. Her thesis research on the specifics and significance of private art galleries in Charleston and New York was used to inform restoration projects at the Aiken-Rhett house. Her thesis is now published as a book entitled *Ambition's Apex: The Private Art Gallery of the Aiken-Rhett House*. Christine's postgraduate coursework includes National Park Service Historic Preservation Tax Credits workshop for SHPOs, National Preservation Institute (NPI) seminars in Preservation Maintenance and Historic Structures Reports, NPI Section 4(f) Compliance for Historic Properties, and the Section 106 Essentials Course given by the Advisory Council on Historic Preservation. She meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History.

Regulatory Setting

Summary

In the "June 2014 report" that described the previously proposed project, the subject property contained three historic resources: the Orchid Tree Inn, a stone arch, and the Palm Springs Community Church. However, the boundaries of the revised proposed project have been revised; therefore, the subject property now only contains two designated City of Palm Springs Historic Sites: the Orchid Tree Inn, designated as both a Class 1 and Class 2 Historic Site in 2010; and the stone arch, designated as a Class 1 Historic Site in 2010. There are no historical resources on the subject property that are listed in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register), nor do any other buildings or features appear so eligible. However, due to these two designations as City of Palm Springs Historic Sites, they are considered historical resources for purposes of CEQA review.

City of Palm Springs

The City of Palm Springs municipal code defines a Historic Site as any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural

elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:¹

- 1) That is associated with events that have made a meaningful contribution to the nation, state or community; or
- 2) That is associated with lives of persons who made meaningful contribution to national, state or local history; or
- 3) That reflects or exemplifies a particular period of the national, state or local history; or
- 4) That embodies the distinctive characteristics of a type, period or method of construction; or
- 5) That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or
- 6) That represents a significant and distinguishable entity whose components may lack individual distinction; or
- 7) That has yielded or may be likely to yield information important to national, state or local history or prehistory.

Historic Districts are defined as: any area of the city of Palm Springs containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter.

The City Council may designate one or more Historic Sites or Historic Districts by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution.²

- *Class 1:* Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects removed without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued. (Intended for use when the structure or site still exists as it did during the historical period or is restorable).
- *Class 2:* Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing. (Intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).
- *Class 3:* Structure/site was constructed before 1945, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the HSPB [Historic Site Preservation Board] may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.
- *Historic District:* Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified. Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted for each district.

Relationship to This Report:

¹ City of Palm Springs Municipal Code, Ord. 1320 § 1, 1988; Ord. 1140 § 1, 1981.

² City of Palm Springs Municipal Code, Ord. 1320 § 5, 1988; Ord. 1140 § 1, 1981.

The subject property contains two previously designated Historic Sites: the Orchid Tree Inn bungalow court (with ten buildings), and the stone arch, both of which were designated as Class 1 Historic Sites in 2010 and are located at 262 S. Cahuilla Road. However, it should also be noted that there are technically four different components of the Orchid Tree Inn designation: the Inn and the stone arch each represent one component, but there were previously two Class 2 Historic Sites also on the subject property. However, these had already been demolished at the time of the designation: one was a Craftsman bungalow, located at 262 S. Cahuilla Road, which was destroyed by fire. The other was the Premiere Apartments building designed by noted architect Albert Frey, located at 292 S. Belardo Road.

California Register

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria). PRC §5024.1 states:

- g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
 - 1) The survey has been or will be included in the State Historical Resources Inventory.
 - 2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
 - 3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
 - 4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Relationship to This Report:

The subject property is not listed in the California Register, nor does it appear eligible for listing in the California Register.

California Environmental Quality Act (CEQA)

According to CEQA,

an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

If the proposed project were expected to cause *substantial adverse change* in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (PRC§15064.5 (b)(1)). PRC §15064.5 (b)(2) describes *material impairment* taking place when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

Relationship to This Report:

The Orchid Tree Inn bungalows and the stone arch have presumptive significance under the CEQA statute based on substantive evidence contained in Class 1 documentation supporting local designation and in this report. Thus, the subject property contains identified historical resources for purposes of CEQA review. It should be noted, however, that the Class 2 local designations attached to the two buildings now demolished are not historical resources for the purposes of CEQA.

California Historical Building Code (CHBC)

Defined in Sections 18950 to 18961 of Division 13, Part 2.7 of California's Health and Safety Code, the CHBC exists to preserve California's architectural heritage by recognizing unique construction issues inherent in maintaining and rehabilitating historical resources. The CHBC provides alternative building regulations for permitting repairs, alterations, and additions necessary for preservation, rehabilitation, relocation, related construction, change of use, or continued use of a "qualified historical building or structure."

Section 18955 of the CHBC defines such a "qualified historical building or structure" as follows:

Any structure or property, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.

Relationship to This Report:

The subject property contains qualified historical buildings and is eligible for use of the CHBC.

National Register of Historic Places

The National Register is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior.

Resources are eligible for the National Register if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in or past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.³

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for "integrity." Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria listed above. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance from their identified period of significance. Period of significance describes the period in time during which a property's importance is established. It can refer simply to the date of construction, or it can span multiple years, depending on the reason the property is important. The period of significance is established based on the property's relevant historic context and as supported by facts contained in the historic context statement.

Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance."⁴ A property significant under criterion A or B may still retain sufficient integrity to convey its significance even if it retains a low degree of integrity of design, materials or workmanship. Conversely, a property that derives its significance exclusively for its architecture under Criterion C must retain a high degree of integrity of design, materials, and workmanship. For some properties, comparison with similar properties is considered during the evaluation of integrity, especially when a property type is particularly rare.

While integrity is important in evaluating and determining significance, a property's physical condition, whether it is in a deteriorated or pristine state, has relatively little influence on its significance. A property that is in good condition may lack the requisite level of integrity to convey its

³ National Register Bulletin #15, "How to Apply the National Register Criteria for Evaluation" (National Park Service, 1990, revised 2002).

⁴ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

significance due to alterations or other factors. Likewise, a property in extremely poor condition may still retain substantial integrity from its period of significance and clearly convey its significance.

Relationship to This Report:

The subject property is not listed in the National Register, nor does it appear eligible for listing in the National Register.

Character-Defining Features

Chattel previously prepared a June 2014 report for New Church II, LLC. Much of the following is summarized from information provided in that document.

The site of the proposed Orchid Tree Resort & Spa Project contains two designated City of Palm Springs Historic Sites: the Orchid Tree Inn (or "Inn") and stone arch, designated as Class 1 and Class 2 Historic Sites in 2010. Both are considered historical resources for purposes of CEQA review. The first historic resource—the Orchid Tree Inn—comprises ten existing Spanish Colonial Revival Style bungalows, which are located in the southeast quadrant of the proposed project site. The second historic resource, the stone arch, is currently located to the north of the the Palm Springs Community Church building. Previously, the Church, a Class 1 Historic Site designated in 1989 which is located to the southwest of the proposed project site, was included in the project site. It has since been omitted from the plan. A more thorough discussion of this change and others is discussed in the below "Revised Proposed Project Review" section.

With respect to the ten existing bungalows that comprise the Orchid Tree Inn and according to Palm Springs City Council Resolution No. 22819 designating the Orchid Tree Inn as a Class 1 Historic Site, the "defining historic characteristics" of the Orchid Tree Inn are as follows:

- The grouping of the cottages around a central courtyard.
- The presence of 10 lodging units.
- One-story with wide overhanging eaves.
- Projecting rafters and an informal plan to the common area.
- Clay barrel tile roof, wooden doors, and casement windows.

With respect to the stone archway located to the north of the Church building, and according to the Palm Springs City Council Resolution No. 22819 which found that it meets the standards for Class 1 Historic Site designation, its defining historic characteristics are as follows:

- Hand cut stone.
- Hand-built mortared and stone archway.
- Remaining example of early twentieth century rural development.

Revised Proposed Project Review

Introduction

The proposed project involves redevelopment of the project site as a new hotel that incorporates existing buildings of the Orchid Tree Inn (hereinafter also referred to as "Inn"). Our previous June 2014 report for New Church II, LLC described the proposed changes to the site in detail. Therefore, for the purposes of this memo, only the significant changes between the earlier proposed design and the revised proposed project, as of November 2, 2015 are described here, with a brief summary of the earlier design and the revised proposed design provided for each significant change.

Previously, our report evaluated the construction of a new, five-story, L-shaped hotel building with guest rooms and pool area. However, this plan was significantly revised as of the architectural drawing set dated November 2, 2015, in response to City concerns. The most notable changes from the previously proposed project are:

- the building massing has been substantially reduced to two stories above the parking garage level
- the Palm Springs Community Church parcel has been removed from the plan, resulting in a simpler L-shaped site just incorporating the hotel and bungalow court.
- the rear (northernmost) two bungalows are no longer attached to the hotel units. In the current plan, there is now a breezeway between the two northern units and the hotel to the north.
- A 12'x60' pool and a 12'x12' spa is now located in the center of the bungalow court. The entire bungalow court is enclosed from the street by a 7'-high wall that serves to prevent access from the street to the pool area. Each bungalow patio is enclosed with a 5' high steel post fence that serves to create a physical barrier between each bungalow and the pool, while also allowing the courtyard to retain its historically open appearance. The choice by the design team to utilize a steel post fence, rather than a solid wall, at the location of each of the bungalows also helps the courtyard to retain a visually open quality.
- Bungalow parapets, walls, and chimneys are now topped with Mission tile, in lieu of the less historically appropriate brick shown in previous iterations of the design.
- The stone arch has been relocated to the west of Bungalow #5, where the wall abuts the Church property. This new location is highly appropriate as it will allow the arch to have a continuing functional use, not simply existing as a non-functional decorative element on the landscape as it might if located elsewhere on the project site.
- The solid perimeter wall on Baristo was aligned so that it is now symmetrical with the wall on the opposite side of the entrance; this change will also help tie in the new walls with the existing church wall more gracefully.
- The breezeway between the northern bungalows (#5 and #6 in current plans) was covered with a roof. This is a positive change, as this will give the breezeway space a look that is similar to what was there historically.
- A solid wall was added on the east wall of Bungalow #5 so that it now mirrors the termination of Bungalow #6. Additionally the covered breezeway now continues in an L-shape over the top of Bungalow #5's south patio. Visually this makes Bungalow #5 and #6 more symmetrical on the south elevation.
- The gate with entry to the patio of Bungalow #5 was relocated to support the breezeway roof and altered to a solid wall. This will contribute to making the breezeway roof more similar to its historic appearance. It will also eliminate an awkward and asymmetrical opening where the Breezeway abuts Bungalow #5, and previously was left open. The gate was also moved to the south so that it is located on the east wall of the uncovered portion of the patio, within the steel picket fence. The gate in the previous plan was located in an awkward position opening right into the door to the bungalow.
- The solid patio walls, to the east on Bungalow #6 and to the west on Bungalow #5 were inset from Bungalows #7 and #4, respectively, so that there is greater differentiation and openness between the buildings and the patios.
- On the south elevations of Bungalows #5 and #6, steel picket fences were added instead of solid patio walls facing the bungalow court pool and spa. This will allow for a more open, and historically appropriate, appearance.

The following describes the revisions to the previously proposed project in detail, and evaluates conformance with the *Secretary's Standards*.

Palm Springs Community Church—Proposed Alterations

The plan has been revised to exclude the Palm Springs Community Church from the project area. The current project area, as described in the revised proposed project, only incorporates the L-shaped Orchid Tree Hotel property.

Orchid Tree Inn—Proposed Alterations

Previously, our June 2014 report evaluated the proposed addition of second floors to the two rear (northernmost) bungalows in the grouping of ten. All of the ten bungalows that comprise the Orchid Tree Inn are currently one-story. In that report, we described how the new second floor would step back a full bay from the first floor parapet, working to distinguish the new construction from the existing buildings, and interpreting the fact that the buildings were historically only one-story. We also described how the overall mass and scale of the addition would work well in the context of the larger project, as it would provide a visual transition by allowing the bungalows to “step-up” to the new five-story L-shaped hotel building that was proposed at that time. We also described how the second floor addition would be contemporary in style with exterior walls incorporating contemporary, perforated aluminum panels, stainless steel bar railings for terraces, aluminum storefront system doors, and a flat aggregate roof. We also described how the modest intentional opposition would help to integrate the Spanish Colonial Revival style bungalows with the contemporary architecture of the new buildings and additions that were part of the larger proposed project. Finally, we described how we believed that this was an appropriate intervention as these two bungalows had seen the most inappropriate change of the ten in the grouping, as they were substantially altered at some point in time—the northeast bungalow was altered to become the office and reception area for the Inn, and the northwest bungalow had a substantial addition to the north.

Since we issued the June 2014 report, the proposed project has been revised so that there are no longer second-floor additions being proposed to the two rear (northernmost) bungalows, in which the two modified bungalows would then “step-up” to a new five-story L-shaped hotel building. Instead, the massing of the new proposed hotel building is dramatically reduced to two stories over the garage level, making such a transition unnecessary. Like the previous proposed design, the revised proposed design also calls for demolishing these two rear bungalows and rebuilding them, but not as an addition to the hotel building as previously proposed; additionally, the bungalows will be rebuilt on their existing footprints. This treatment is much simpler than previous plans, and has less of an effect on the historic integrity of the bungalow court. As stated in the June 2014 report and in the March 2015 memo, these two bungalows are the most substantially altered of the ten in the grouping, and the demolition and rebuilding of them on the same footprint is acceptable. In our previous report, we described how they were the most altered of the bungalow grouping as they “have seen the most inappropriate change, becoming the office and the reception area for the Inn” (p. 8). The November 2, 2015 plans have opened up the space surrounding these two bungalows, allowing for a breezeway between them that leads to the new hotel building to the north. As designed in the revised proposed project, the building footprint of the Inn will continue to maintain its historic footprint as a grouping of ten bungalows. It will provide hotel units in the same location as they were located historically, while also maintaining the important sense of enclosure and termination to the courtyard that the two modified bungalows have provided historically.

Additionally, a 12'x60' pool and a 12'x12' spa are located in center of the bungalow court. We recommended after the October 15, 2015 drawings that the perimeter fence enclosing the pool be removed from the plan, and in its place there are now steel post fences around each individual bungalow's patio. This visually opens the space surrounding the pool, making the space more akin the openness of the courtyard historically.

Similar to the manner in which the new hotel building relates to the historical resources elsewhere on the site, the contemporary architecture of the new hotel building will provide intentional opposition from the historical style of the Spanish Colonial Revival bungalow court, clearly distinguishing the new from the old. This new south façade of the new hotel building also serves to provide a contemporary interpretation of the historic footprints of the two bungalows it will replace. This south façade is also distinguished from other parts of the new hotel by its stark simplicity, which helps to accentuate the importance of the historic architecture as the focal point of the courtyard setting. The pool located in the courtyard of the new hotel contains a pool and spa, clearly reflecting the historic bungalow court. Similarly, the color scheme will tie in the new hotel from the historic bungalow court, but the more stark modern design of the new construction will allow for clear differentiation from the new to the old.

The Existing Stone Arch—Proposed Location

The June 2014 report described how the existing stone arch appears to have been recently reconstructed. Nevertheless, it was identified as a Class 1 Historic Site in 2010. In that report, we described how the proposed project would ensure that it was retained in a manner that would preserve its existing materials by relocating it within the proposed project. Previously, it was proposed to be relocated in front of the center of the south elevation of the east-west arm of the new hotel building. It is our understanding that in subsequent design iteration, the stone arch was proposed to be located in the fire pit area, but that this location was not considered as ideal as other potential locations on the site by the City.

In the revised proposed design dated November 2, 2015, the stone arch has been relocated to the west of Bungalow #5, where the wall abuts the Church property. This new location is highly appropriate as it will allow the arch to have a continuing functional use, not simply existing as a non-functional decorative element on the landscape as it might if located elsewhere on the project site.

Conformance

As stated above, the proposed project should conform with the Secretary's Standards. Under CEQA, effects on historical resources resulting from a project found in conformance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation* (Secretary's Standards) are generally considered mitigated to a less than significant level or exempt, as provided in CEQA Guidelines §15064.5(b)(3). The Secretary's Standards include four treatments; the appropriate, overarching treatment for this project is rehabilitation, which is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."⁵

The rehabilitation standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

⁵ Kay D. Weeks, "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings" (National Park Service, 1995).

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There is currently only one character-defining feature that is somewhat affected by the proposed project. This is in respect to the ten existing bungalows that comprise the Orchid Tree Inn, two of which are proposed to be demolished and rebuilt. One of the identified character defining features of the Orchid Tree Inn is currently "the grouping of the cottages around a central courtyard." Another is "the presence of 10 lodging units." However, as our previous report described, the two northernmost bungalow units are currently the most altered of the grouping, and they will be demolished and rebuilt on their existing footprints. We do not believe this is a significant impact to the property since the two units will be rebuilt on their existing footprints. This will ensure both that "the grouping of the cottages around a central courtyard" and "the presence of 10 lodging locations" is retained.

Conclusion

The November 2, 2015 plans, which have been dramatically scaled back and simplified since the last time that we reviewed plans for the proposed project in June 2014, are in conformance with *Secretary's Standards*.

Respectfully submitted,

CHATTEL, INC.

By:


Robert Jay Chatel, AIA, President

October 29, 2015

Architectural Advisory Committee

City of Palm Springs

3200 East Tahquitz Canyon Way

Palm Springs, Ca. 92262

Attention: Gary Fredicks Chair, Kenny Cassady Vice Chair

cc: Flinn Fagg AICP

RECEIVED
NOV 03 2015
PLANNING SERVICES
DEPARTMENT

Subject: New Church LLC for major architectural application to renovate and modify existing structures for 52-unit hotel off of Balardo Road and Baristo Road (case3.0678 MAJ)

Reference Palm Springs meeting agenda Oct. 26th 2015.

I am an owner of a condominium located at 285 S. Cahuilla Road, Palm Springs, which is part of the St. Baristo condominium complex.

We have been looking at a burnt so-called historic church for 3 years. We have written letters to the City, have attended planning meetings regarding development of the subject property by Mr. Wientraub when he was trying to build 104 units without ample parking and have continued to ask the City as to how long we the owners along Cahuilla and the Tennis Club neighborhood have to look at this burnt church structure.

We were told the City was working with Mr. Wientraub for the redevelopment of this property and when approved (told this year) he would be renovating the burnt church.

Now after reading the latest proposal for Mr. Wientraube, this proposal conveniently leaves out any modifications, improvements' etc to the burnt church. This is unacceptable. Any re-development of this property must include the renovation of the church and if not at least the complete demolishment of the existing burnt structure.

Three long years of looking at this burnt mess across the street is enough. We have been told a year ago that the city lawyers were working on placing a limit on how long a structure like this could remain in it's damaged state.

I'm all for renovation and will gladly give my support to the re-development of this property but it must also include plans for the church renovation.

Please let me know that you acknowledge receipt of this letter and it will be entered into the minutes on any further discussions regarding the subject property.

Best regards

A handwritten signature in black ink, appearing to read "R. C. Kasper". The signature is written in a cursive style with a large, looping initial "R" and "K".

R. C. Kasper

Historic Tennis Club Neighborhood Organization
Palm Springs, California

July 20, 2015

David Ready
Palm Springs City Manager
3200 E Tahquitz Canyon Way
Palm Springs, California

RECEIVED
JUL 21 2015
PLANNING SERVICES
DEPARTMENT

Re: The Orchard Tree Renovation

Dear Mr. Ready,

We are extremely happy with the revised plans of developer Richard Weintraub for the renovation of the Orchard Tree Hotel. His new plans are to restore existing buildings and rebuild ten burned out units along Belardo Road, bringing the total number of units back to the formerly existing 56 units.

It appears that the existing codes do not allow for this, but do allow for an appeal to the Planning Commission. Whatever changes it takes, this renovation is what would not only restore the Orchard Tree to its original glory, but take it to a whole new level. Both our neighborhood and the city at large would greatly benefit from eliminating the present eyesore.

This also draws attention to the unfriendliness of the present ordinances for historic preservation by only allowing an unrealistic time frame for rebuilding burned out buildings and by not allowing any rebuilding of historic properties if more than 50% is destroyed. Thus, if a major earthquake or fire would hit our town, our unique character could never be restored.

We recommend that our ordinances be revised at the earliest possible time to allow for rebuilding of any historic property regardless of how much has been destroyed, eliminating any unrealistic time frame, and allowing the existing density and setbacks to be maintained.

We must also mention that in exercising patience and not tearing down La Serena, we can look forward to a beautifully restored \$6,000,000 project which is now in the planning stage. Meanwhile, we must do everything in our power to assist and facilitate Mr. Weintraub, who is trying to be a public-spirited developer and wishes to do the right thing for our city.

The Historic Tennis Club Neighborhood Board

M/S/C (Fauber/Fauber, 5-0-2 absent Cassidy/Purnel) Resubmit plans with consideration of AAC comments.

A recess was taken at 4:20 pm. The meeting resumed at 4:30 pm.

4. **NEW CHURCH II LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO RENOVATE AND MODIFY EXISTING BUILDINGS AND CONSTRUCT A NEW THREE-STORY BUILDING ON AN APPROXIMATELY TWO-ACRE SITE TO OPERATE A 52-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF BELARDO ROAD AND BARISTO ROAD (CASE 3.0678 MAJ). (DN)**

Associate Planner Newell presented the proposed project.

RICHARD WEINTRAUB, New Church II, LLC, provided an overview of the proposed project. Mr. Weintraub addressed the parking, renovation of bungalows, configuration and architectural style.

Public Comments:

FRANK TYSEN, spoke in support of the project.

MIKE GUERRA, said he likes the new design and it addresses the parking problems. He spoke in support of the project.

Member Secoy-Jensen requested clarification on:

- The check-in process (in terms of circulation).
- Valet parking for tandem spaces will be provided during the high season.
- Adhere to the Secretary of Interior Standards for the Rehabilitation of the existing units.
- Possibility of integrating the church in the future.

Member Fauber asked for clarification on the railing details, height of 3rd story and detail of wall on Belardo building.

Member Hirschbein commented that a sidewalk needs to be differentiated from the bay parking.

Member Secoy-Jensen said she is fully supportive of the project; however, she would like more information on color and materials, additional renderings and reference sections and elevations on the plans.

Member Fauber likes the simplicity of modern elements amongst the historical but is

concerned about the church. He spoke in support of the project.

Member Song said that overall the project is amazing but would like to see more details on the architectural elements: the transition between the modern and traditional, softening of the tandem carport area, and additional pavement or striping to separate the pedestrian pathway.

Chair Fredricks suggested establishing two subcommittees to provide further review and allow the applicant to address their concerns.

M/S/C (Fredricks/Fauber, 5-0-2 absent Cassady/Purnel) Approve, subject to subcommittee review. Two subcommittees were appointed as follows:

- Architectural Subcommittee consisting of: Song, Hirschbein and Secoy-Jensen to review colors and materials, modified renderings showing transition from modern to traditional, carport detail, pavement and demarcation and reference sections and elevations on plans.
- Landscape Subcommittee consisting of: Fredricks and Purnel to review drought tolerant plant materials and landscape plan.



COMMITTEE MEMBER COMMENTS:

Member Song requested staff address how to be consistent in allowing the applicants to speak.

STAFF MEMBER COMMENTS:

Planning Director Fagg thanked the AAC for attending three meetings this month (joint meeting regarding landscape/hardscape for the Downtown project) and explained the proposed changes to the meeting calendar for 2016.

ADJOURNMENT:

The Architectural Advisory Committee adjourned at 5:35 pm to the next regular meeting at 3:00 pm on November 9, 2015, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

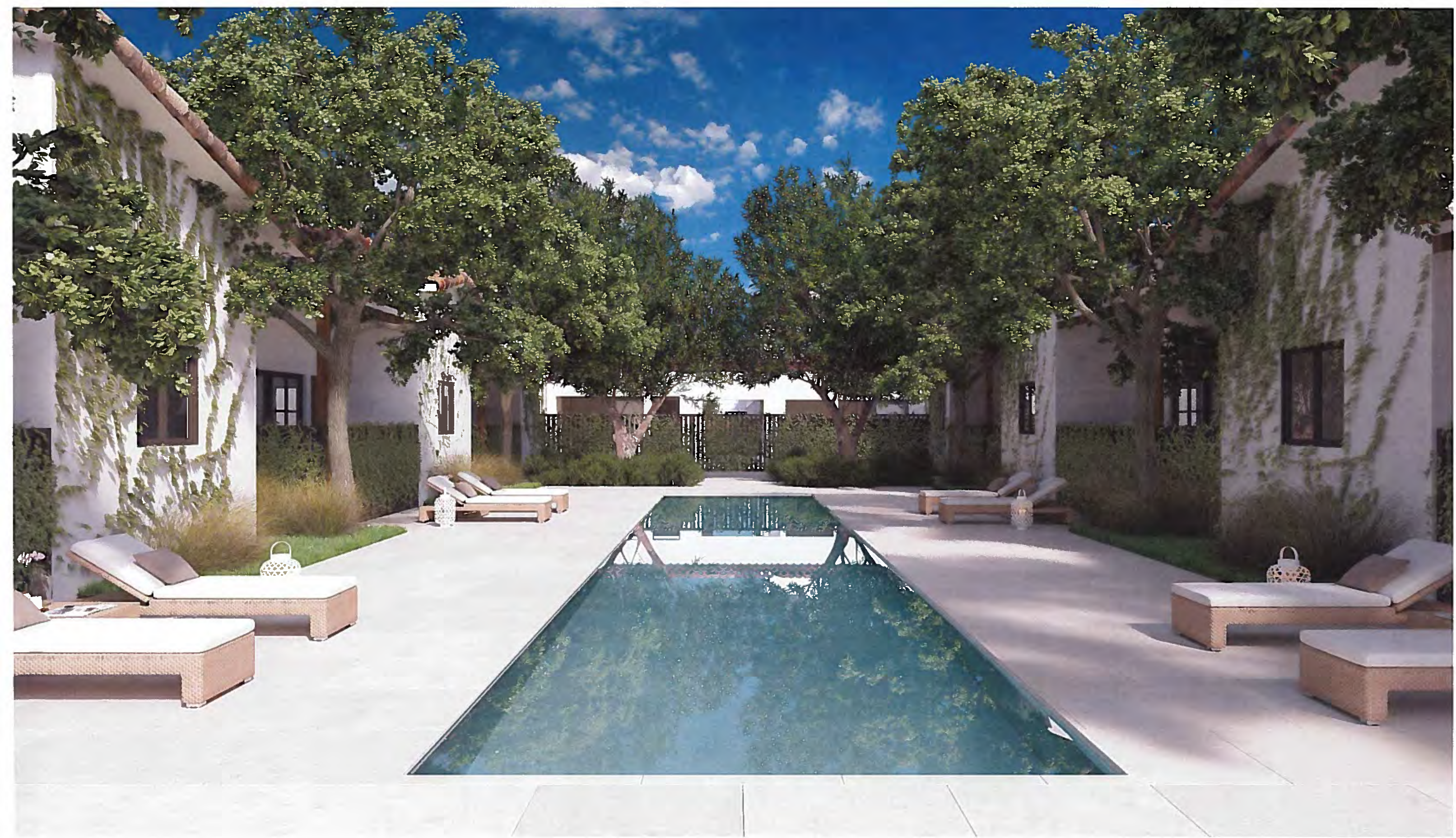
Flinn Fagg, AICP
Director of Planning Services



RECEIVED

NOV 2 2005







THE ORCHID TREE

NOVEMBER 2, 2015



VICINITY MAP

GENERAL

T-1.1 COVER SHEET / PROJECT INDEX

ARCHITECTURAL

A-0.1 SITE PLAN

A-1.1 BUILDING 1 - FIRST FLOOR
 A-1.2 BUILDING 1 - SECOND FLOOR
 A-1.3 BUILDING 1 - PARTIAL SECOND LEVEL
 A-1.4 BUILDING 1 - SECOND LEVEL
 A-1.5 BUILDING 1 - PARTIAL UPPER LEVEL
 A-1.6 BUILDING 2 - MAIN FLOOR
 A-1.7 BUILDING 3 - MAIN LEVEL & ROOF
 A-1.8 BUILDING 4 - MAIN LEVEL & ROOF
 A-1.9 BUILDING 5 - MAIN LEVEL & ROOF
 A-1.10 BUILDING 6 - FIRST FLOOR & SECOND FLOOR
 A-1.11 RECEPTION - FIRST FLOOR & ROOF PLAN
 A-1.12 HISTORIC BUNGALOW #5 & 6 - FIRST FLOOR
 A-1.13 HISTORIC BUNGALOW #1-4 & #6-9 - FIRST FLOOR

A-2.1 BUILDING 1 - ELEVATIONS
 A-2.2 BUILDING 1 - ELEVATIONS
 A-2.3 BUILDING 1 - ELEVATIONS
 A-2.4 BUILDING 2 - ELEVATIONS
 A-2.5 BUILDING 2 - ELEVATIONS
 A-2.6 BUILDING 3 - ELEVATIONS
 A-2.7 BUILDING 4 - ELEVATIONS
 A-2.8 BUILDING 5 - ELEVATIONS
 A-2.9 BUILDING 6 - ELEVATIONS
 A-2.10 RECEPTION - ELEVATIONS
 A-2.11 HISTORIC BUNGALOWS #5 & 6 - ELEVATIONS
 A-2.12 HISTORIC BUNGALOW #1-4 & #7-10 - SOUTH ELEVATIONS
 A-2.13 HISTORIC BUNGALOW #1-4 & #7-10 - NORTH ELEVATIONS
 A-2.14 HISTORIC BUNGALOW #1-4 & #7-10 - EAST / WEST ELEVATIONS

LANDSCAPE

L1.00 DEVELOPMENT PLAN
 L2.00 PLANTING PLAN
 L3.00 PLANTING LEGEND

CIVIL

C-1 CONCEPTUAL GRADING AND DRAINAGE PLAN

THE ORCHID TREE

222 S. CAHUILLA RD
 PALM SPRINGS,
 CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIJA.COM

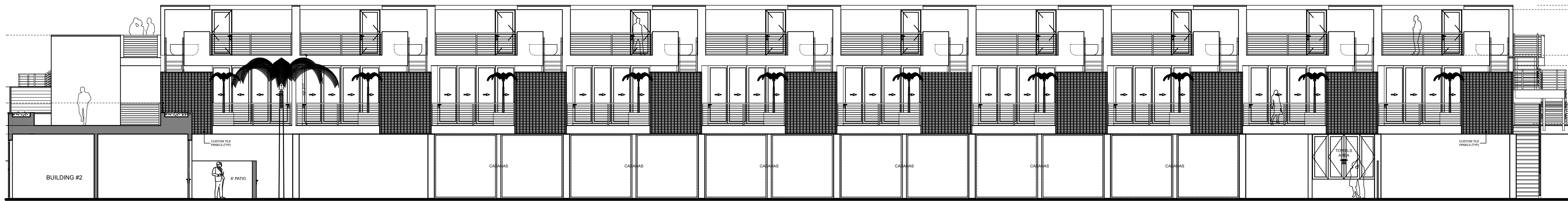
21235 PACIFIC COAST HWY SUITE 204 C, MALIBU, CA 90265 TEL: 310-456-5905
 480 WASHINGTON AVE, KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

COVER SHEET / PROJECT INDEX

DRAWING NO. T-1.1

PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	
DRAWN BY	D.W.B.



ADDITIONAL ADJUSTABLE ABOVE FINISHED FLOOR AIR CONDITIONING ALTERNATE ARCHITECT (URAL) AREA DRAIN	ADDL ADJ A.F.F A.R.F A/C ALT ARCH A.D	JOINT MANUFACTURE MANUFACTURER'S MATERIAL MAXIMUM MECHANICAL METAL MINIMUM MISCELLANEOUS	JT MFR MFR'S MATL MAX MECH MTL MIN MISC
BLOCKING BOARD BUILDING	BLKG BD BLDG	NORTH NOT IN CONTRACT NOT TO SCALE NUMBER	N N.LC N.TS NO. OR X
CABINET CEILING CENTER CENTER LINE CERAMIC TILE CLEAR CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS CONTROL JOINT	CAB CLG CTR CL C.T CLR CONC C.M.LI CONST CONT CJ	ON CENTER OUTSIDE DIAMETER OPENING PAIR PERFORATED(ED) PIECE/PIECES PLANTER AREA	O.C O.D OPG PR PERF PC./PCS PA
DIAMETER DIMENSION DOUBLE DOUBLE HUNG DOWN DRAWING	D.I.A. DIM DBL D.H DN DWG	QUANTITY RADIUS REFERENCE REFRIGERATOR REINFORCE/REINFORCING REQUIRED RETURN AIR ROUGH OPENING	QTY RAD REF REFRIG REINF REQ R.A R.O
ELECTRIC ELECTRIC PANEL ELEVATOR ENCLOSURE ENGINEER EQUAL EQUIPMENT EXISTING EXTRUDE OR EXTRUSION	ELECT. PNL. ELEV ENCL ENGR EQ EQUIP EXIST EXTR	SHEET SIMILAR SOUTH SMOKE DETECTOR SPEAKER SPECIFICATIONS SPRINKLER HEAD SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL	SHT SIM S SD SPKR SPECS S.H SQ S.S STD STL STRUCT
FABRICATE(ED) FINISH FIXTURE FLOOR FLUORESCENT FOOT FRESH AIR INTAKE (OR INLET) FURNISHED) FURNING	FAB FIN FIXT FL FLUOR FT F.A.I. FURN FUR	TELEPHONE TELEVISION TEMPORARY TONGUE AND GROOVE TYPICAL UNLESS OTHERWISE NOTED	TEL TV TEMP T. & G TYP U.O.N
GAUVANIZED GALVE GROUND GYPSUM BOARD	CALV GA GRND GYP. BD	VERTICAL VINYL COMPOSITION TILE	VERT V.C.T
HEIGHT HOLLOW METAL HORIZONTAL HOT WATER	HT H.M HORIZ H.W	WITH WITHOUT WOOD	W/ W/O WD
INSIDE DIAMETER	I.D		

•APPLICABLE CODES:
 - 2013 CALIFORNIA BUILDING CODE
 - PALM SPRINGS MUNICIPAL CODE

Project consists of a 52 Guestrooms on a 2.13 acre site, retaining the same use previously existing as the Orchid Tree Inn.

1. Renovation of existing one and two-story Orchid Tree Inn buildings.
2. Renovation of ten (10) existing single-story Historic bungalows
3. Construction of a new two-story Hotel wing with parking spaces included on the ground floor.
4. A reception building, swimming pool/spa, poolside Cabanas, extensive landscaping and open spaces.
5. Parking along Cahulla (25 stalls including 2 HC) and Tandem parking along Belardo (41 stalls including 2 HC and 1 van). Total 66 stalls.

APPLICABLE CODES

PROJECT DESCRIPTION

- Architect: Douglas W. Burdge, A.A.A Burdge & Associates Architects, Inc 21235 Pacific Coast Hwy Malibu, CA 90265 Tel. (310) 456-5905 Fax. (310) 456-2467
- Civil Engineer: NV5 Scott Vinton 200 South Park Road, Suite 350 Hollywood, FL 33021 Tel. (858) 385-2146 Cel.(951) 440-1332
- Owner: Richard Weintraub C/O: New Church II, LLC P.O. Box 6528, Malibu, CA 90264 TEL: 310-456-2600 Email: rweintraub@weintraubre.com
- Landscape Architect: Victoria Pakshong 324 Sunset Avenue Suite E Venice, CA 90291 Tel. 310-450-8100 Fax: 310-450-8144
- Historical Consultant Robert Jay Chattel 13417 Ventura Boulevard Sherman Oaks, CA 91423 Tel. 818-788-7954 Cel. 818-421-7167 Email: robert@chattel.us
- Design Consultant Rachel Goddard Paint/Design/Decor, Inc www.paintdesigndecor.com Tel. 310-770-1566 Email: rgoddard@paintdesigndecor.com

Area: 2.13 Acres
 Setbacks: Required Front: 25.00' (Exempt) Side: 20' Rear: Equal to Building Height
 Parking: Required: 37 Stalls Proposed Parking: 66 Stalls

LOT INFO

Structure	# of Stories	# of Units	1st Floor Gross Building Area	2nd Floor Gross Building Area
Bungalow 1	1	1	739	
Bungalow 2	1	1	775	
Bungalow 3	1	1	776	
Bungalow 4	1	1	755	
Bungalow 7	1	1	745	
Bungalow 8	1	1	776	
Bungalow 9	1	1	776	
Bungalow 10	1	1	763	
Building 1/2	2 + Roof	14	8,900	6,683
Building 3	1	7	3,192	
Building 4	1	5	2,280	
Building 5	1	5	2,312	
Building 6	2	6	1,368	1,368
Bungalow 5	1	4	1,912	
Bungalow 6	1	3	1,362	
Reception	1		1,062	
TOTAL		52	28,493 Sq. Ft.	8,051 Sq. Ft.
			GRAND TOTAL AREA	36,544 Sq. Ft.

PROJECT TEAM

- ADDRESS: 222 S. CAHUILLA RD PALM SPRINGS, CA, 92262
- OWNER: Richard Weintraub C/O: New Church II, LLC P.O. Box 6528, Malibu, CA 90264 TEL: 310-456-2600 Email: rweintraub@weintraubre.com
- LEGAL DESCR.: See Survey
- A.P.N.: 513-151-044, 513-151-041, 513-151-042
- OCCUPANCY GROUP: R-3/Multi-Family Residential and Small Hotel
- TYPE OF CONSTRUCTION: VB
- NUMBER OF STORIES: 1 to 2
- SPRINKLERED: YES

ABBREVIATIONS

ZONING INFO

AREA SUMMARY

SHEET INDEX

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE
THE PROPERTY AND COPYRIGHT OF THE
ARCHITECT AND SHALL NOT BE USED ON
ANY OTHER WORK EXCEPT BY WRITTEN
AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED
ON THE JOB SITE. DISCREPANCIES SHALL
BE BROUGHT TO THE ATTENTION OF THE
ARCHITECT PRIOR TO THE
COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAI.A.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL: 310-456-5905

480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

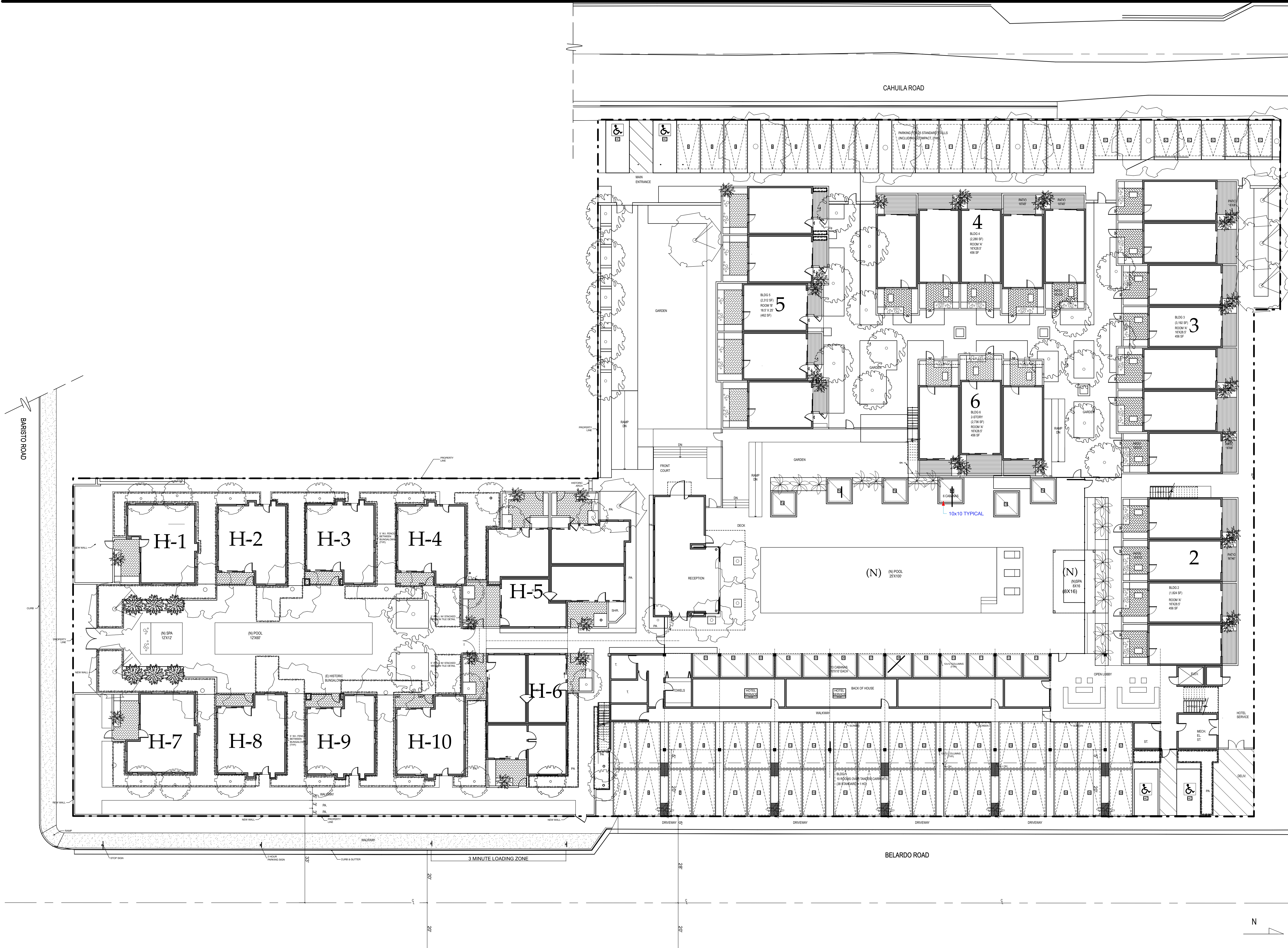
DESCRIPTION:

SITE PLAN

DRAWING NO

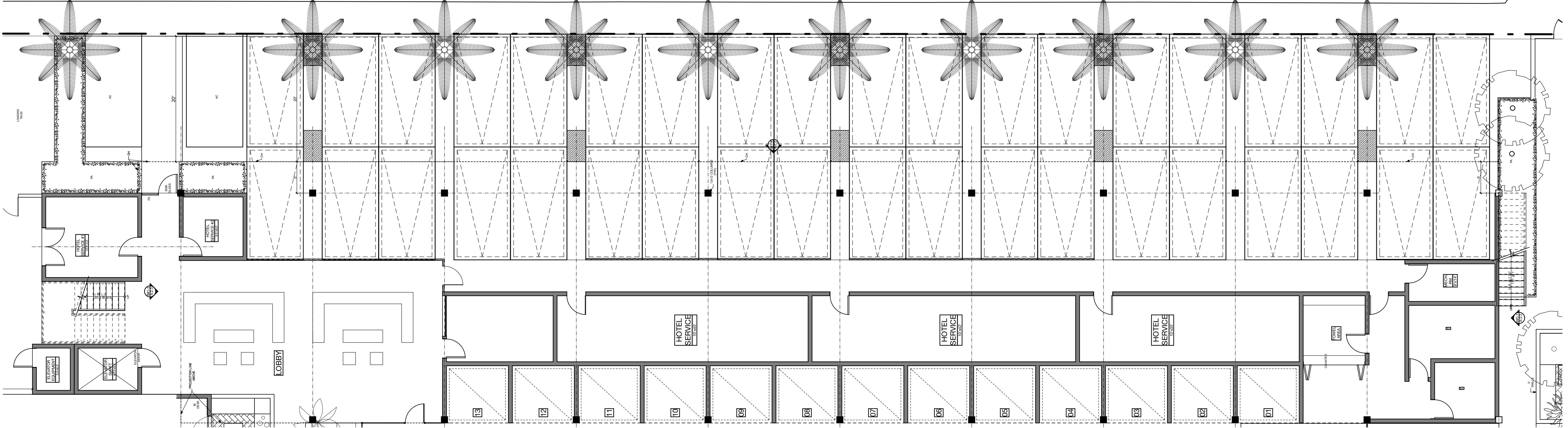
A-0.1

PROJECT ORCHID TREE HOTEL
DATE Plot Date: 11/2/15
SCALE 1/16"=1'-0"
DRAWN BY D.W.B.



THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY

WWW.BUAIA.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL: 310-456-5905

480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

BUILDING 1 - FIRST FLOOR

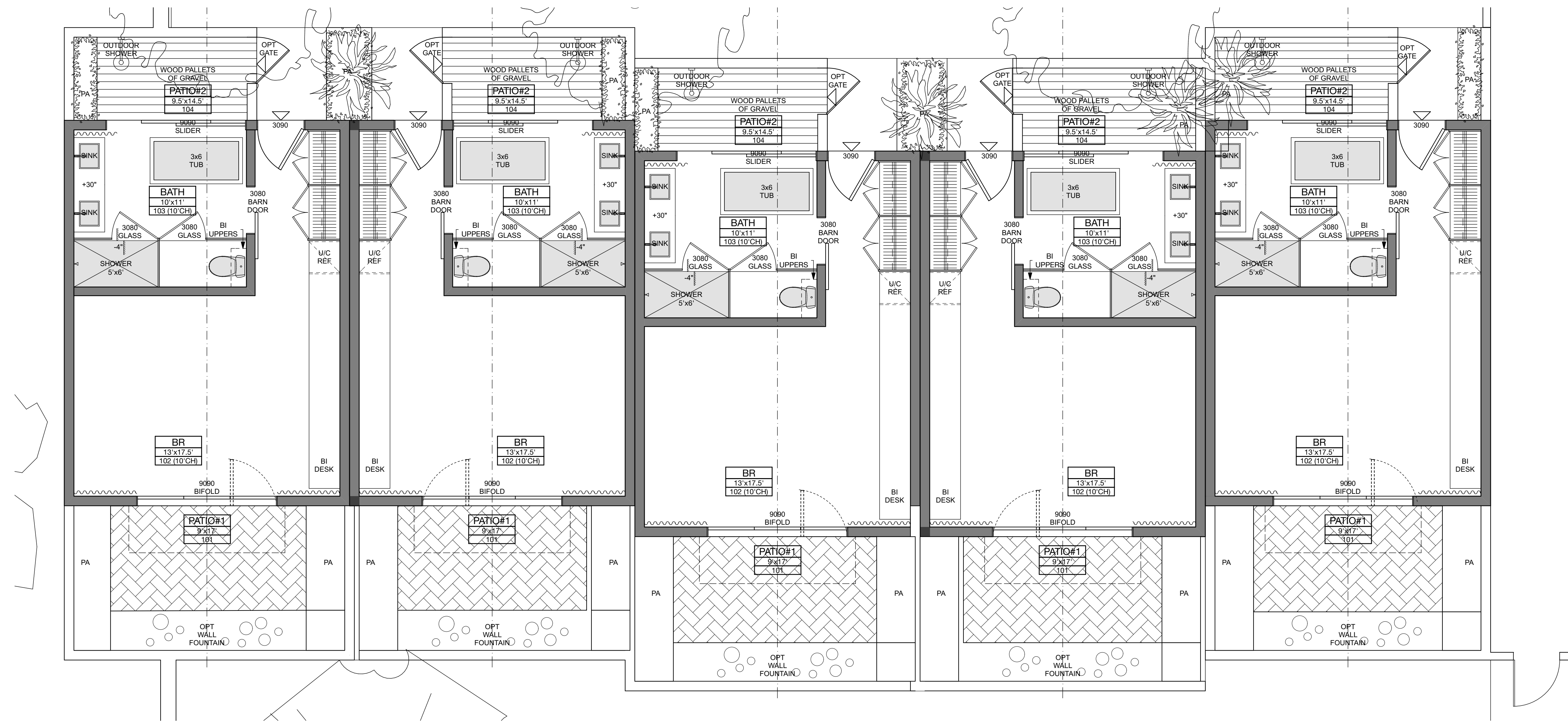
DRAWING NO

A-1.1

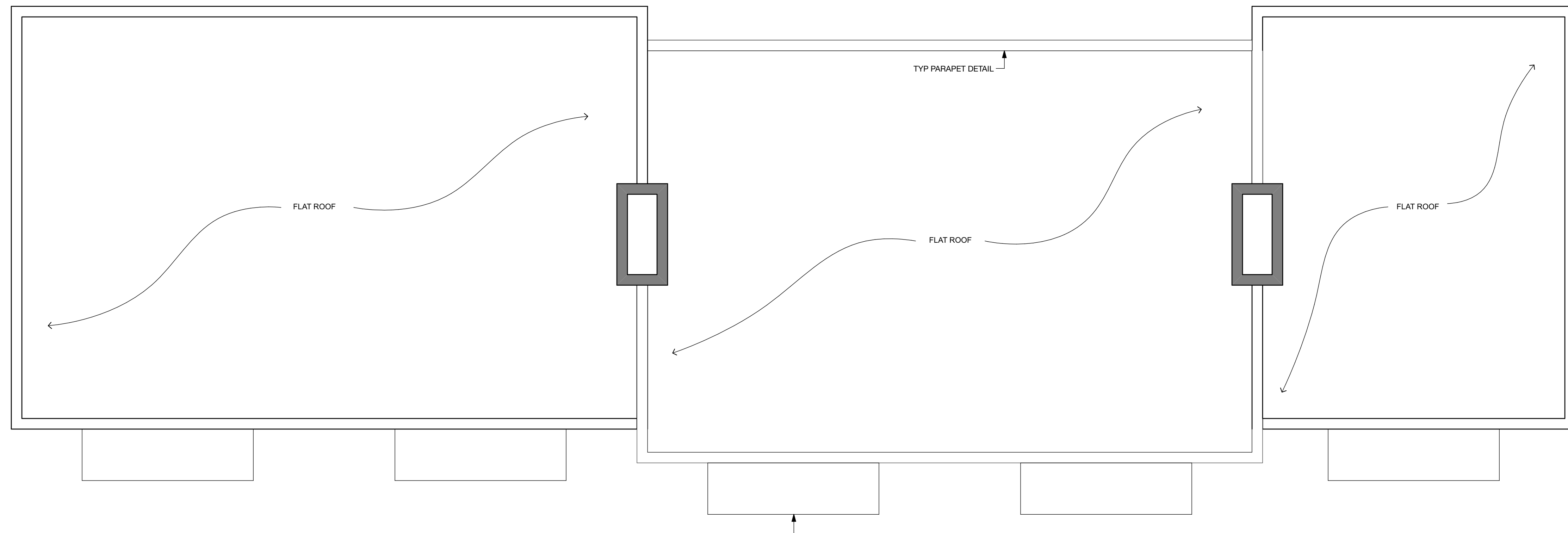
PROJECT	THE ORCHID TREE
DATE	Plot Date: 11/2/15
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.

ORCHID TREE RESORT

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262



ROOF PLAN 2
1/4" = 1'-0"



ROOF PLAN 2
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL. 310-456-5905

480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

BUILDING 5 - MAIN LEVEL & ROOF

DRAWING NO **A-1.9**

PROJECT ORCHID TREE HOTEL
DATE Plot Date: 11/2/15
SCALE
DRAWN BY D.W.B.

Volume:Project:MENTAL:8 - Grand Tree Hotel:2015:ORCHID TREE-RESA.dwg

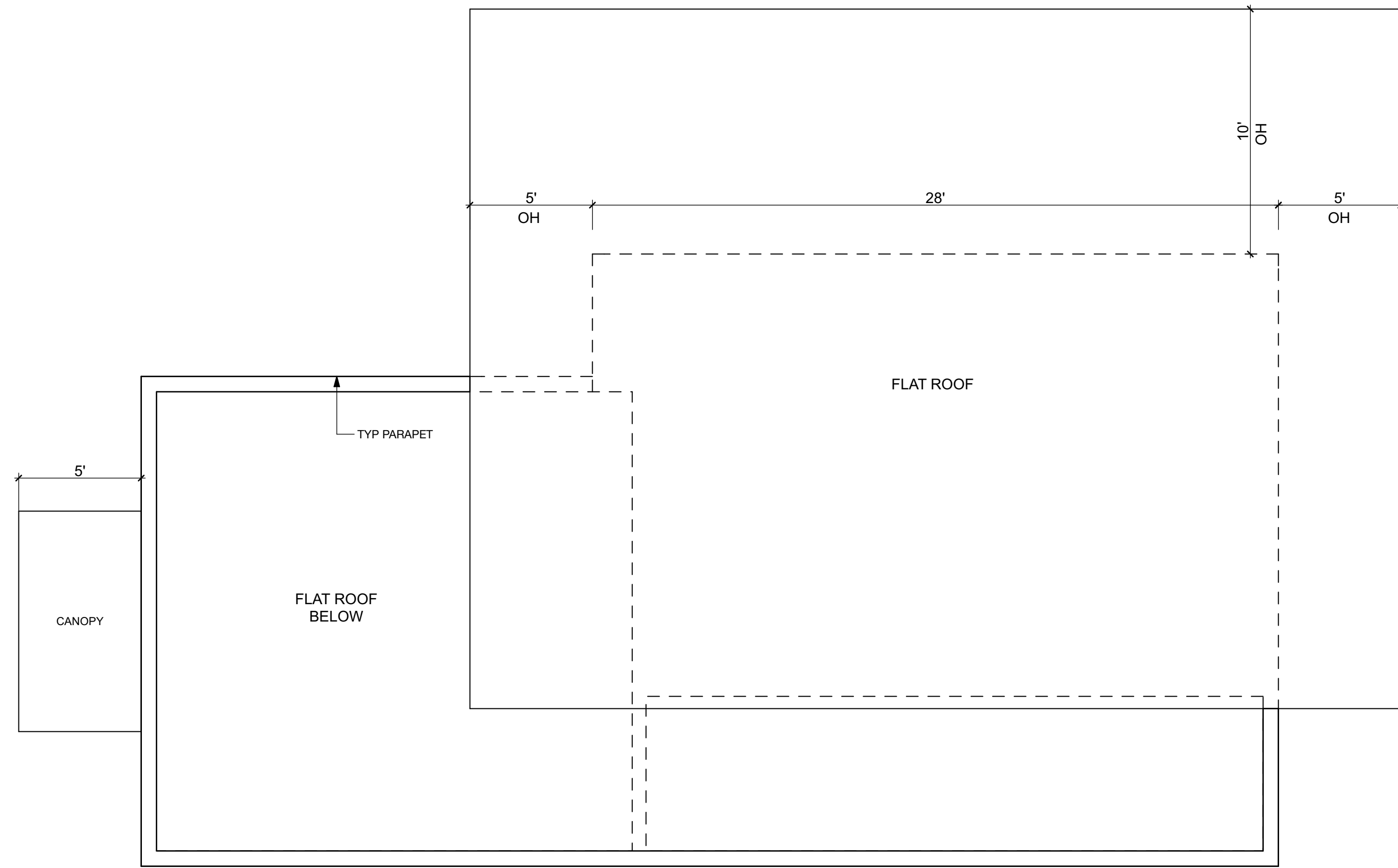
ORCHID TREE RESORT

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

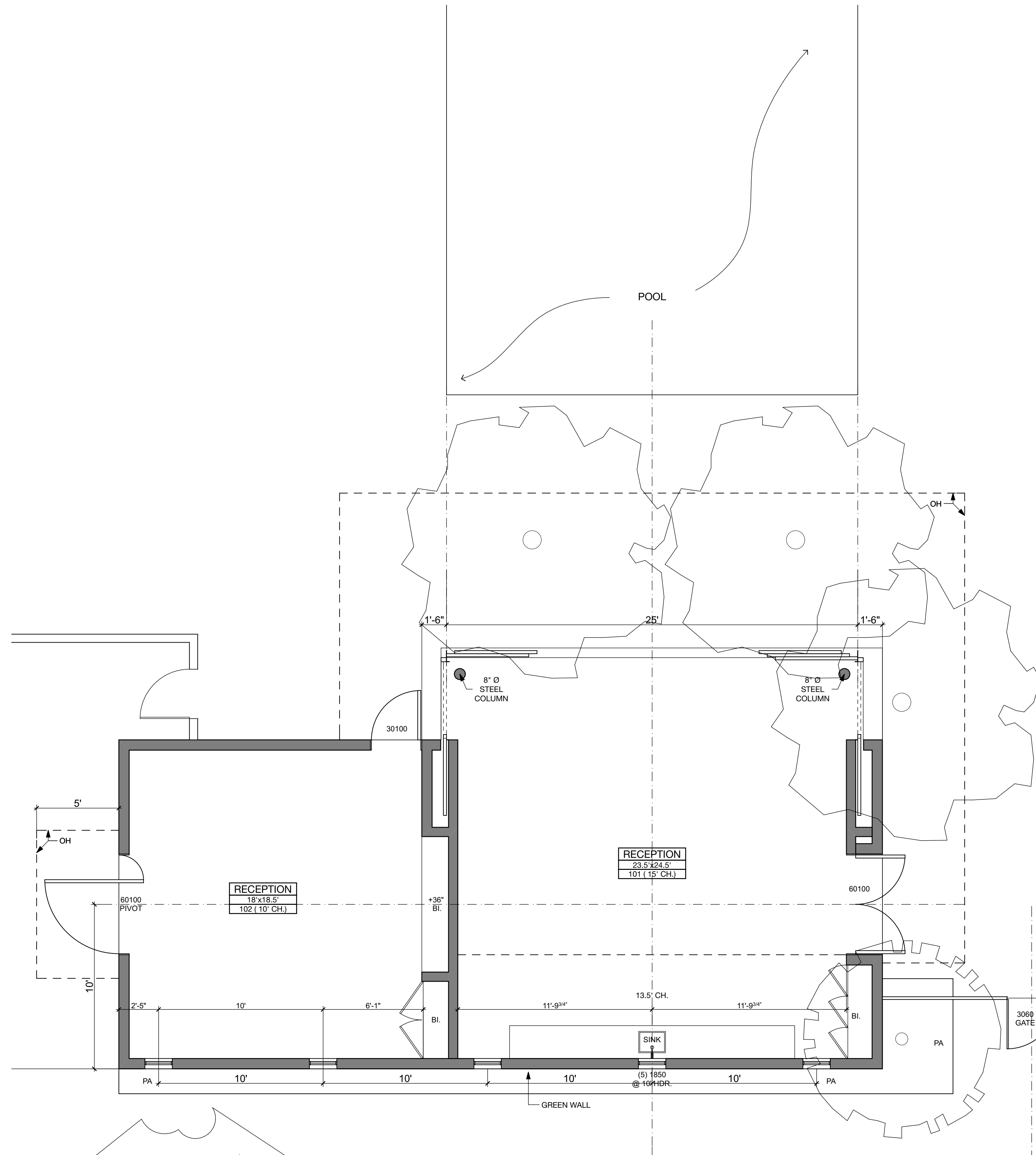
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE



ROOF PLAN 2
1/4" = 1'-0"



FLOOR PLAN 1
1/4" = 1'-0"

BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAI.A.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL. 310-456-5905
480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:
RECEPTION - FIRST FLOOR & ROOF PLAN

DRAWING NO **A-1.11**

PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

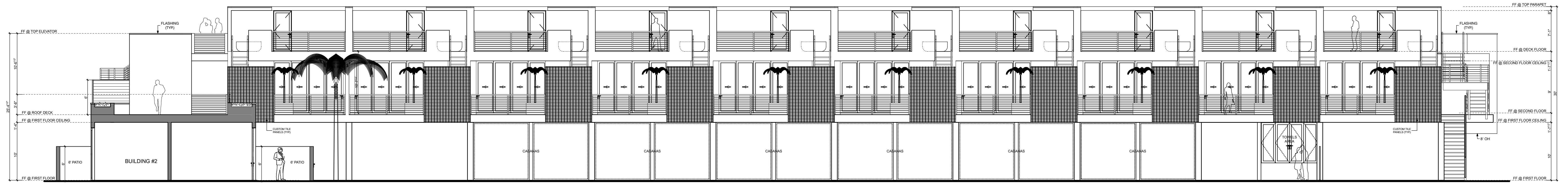
NO	DATE	ISSUE

THE ORCHID TREE
 222 S. CAHUILLA RD
 PALM SPRINGS,
 CA 92262

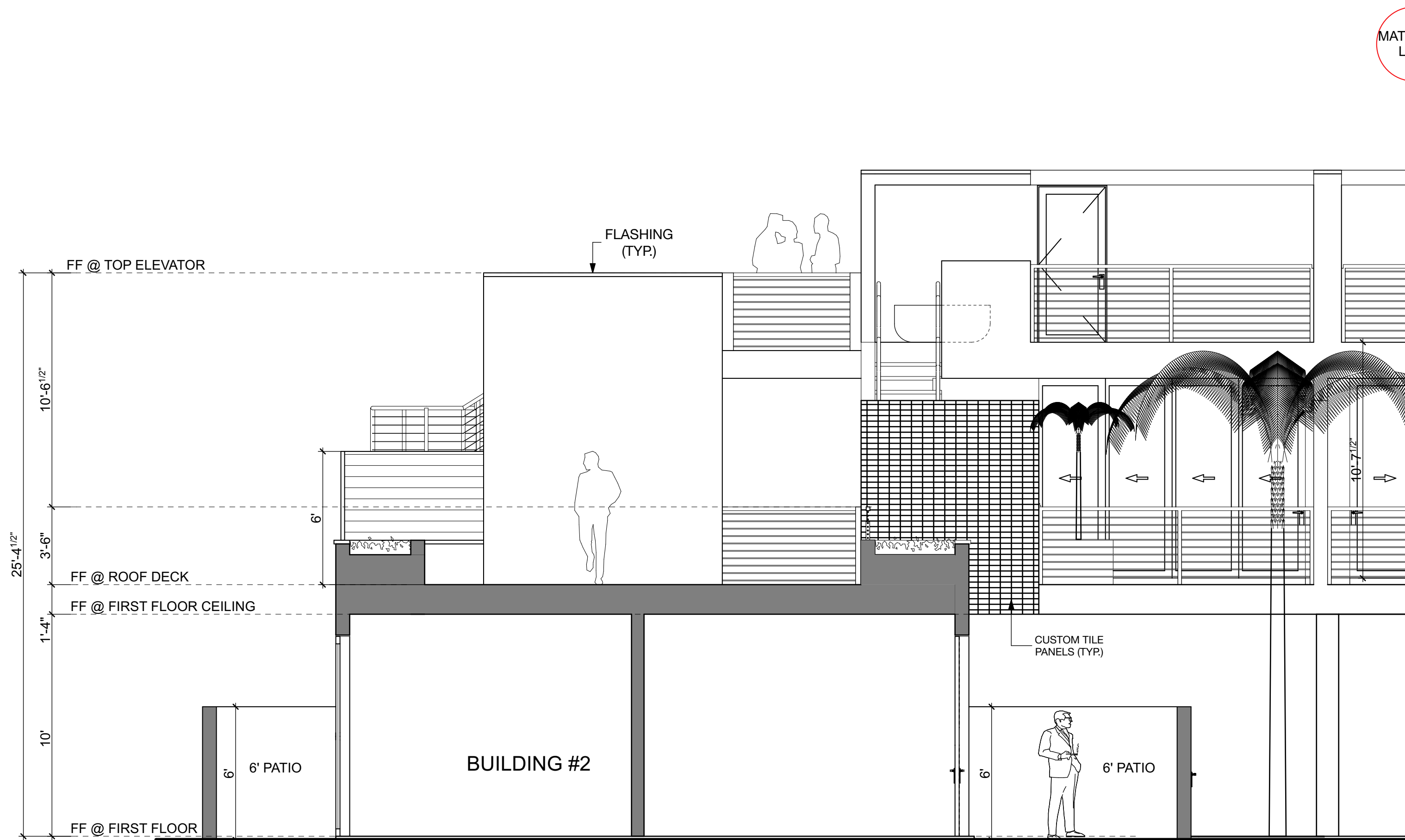
BURDGE & Associates
 ARCHITECTS
 MALIBU SUN VALLEY

21235 PACIFIC COAST HWY
 MALIBU, CA 90265
 TEL: 310-456-5905
 480 WASHINGTON AVE.
 SUITE 204 C
 KETCHUM, ID 83340
 TEL: 208-495-3228
 WWW.BUAIA.COM

DESCRIPTION:
 HISTORIC BUNGALOW
 #5 & 6 - FIRST FLOOR
DRAWING NO
A-1.12
 PROJECT: ORCHID TREE HOTEL
 DATE: 11/2/15
 DRAWN BY: D.W.B.
 SCALE: 1/4" = 1'-0"



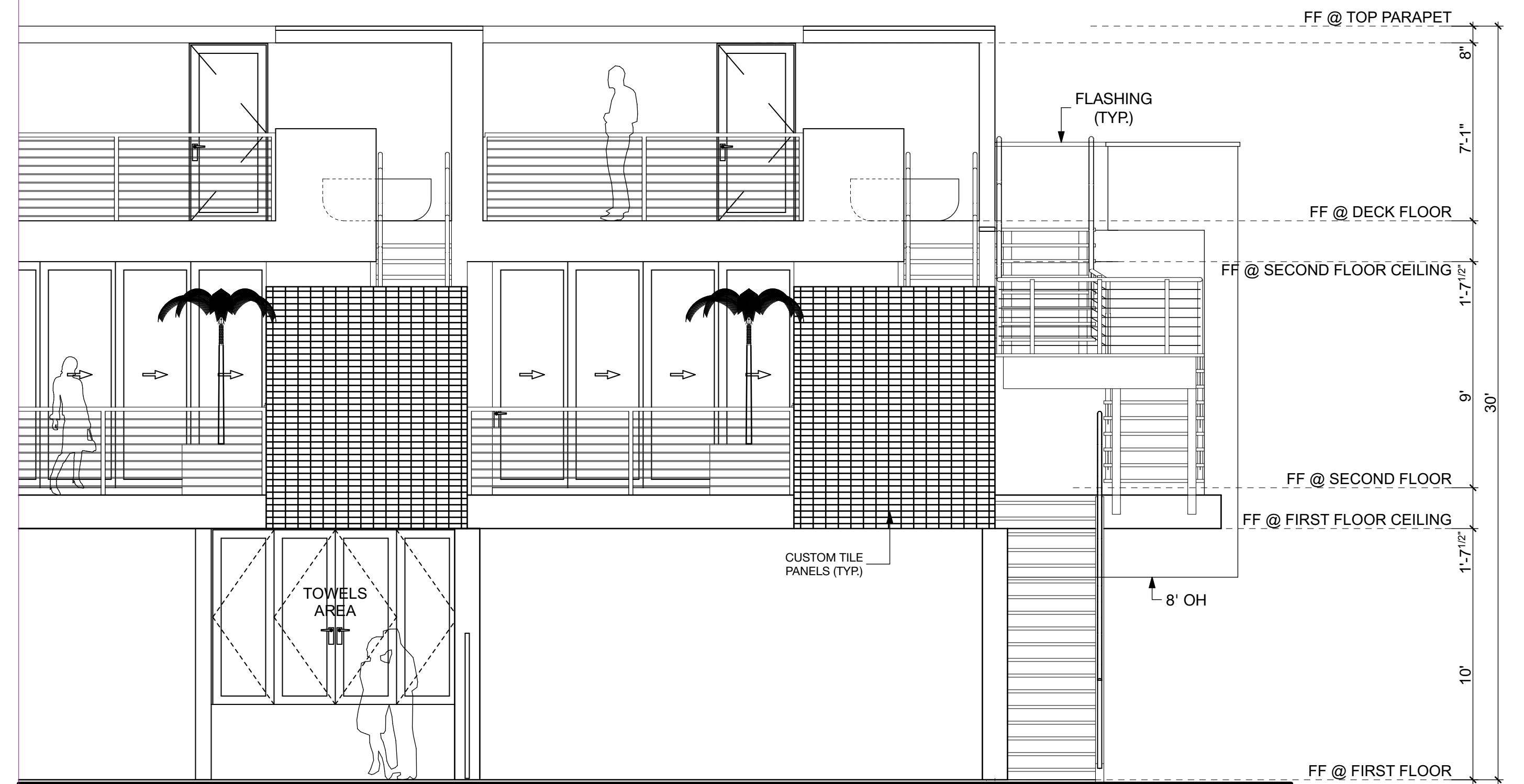
B#1-2 ELEVATION 1
1/8" = 1'-0"



B#1-2 ELEVATION 3
1/4" = 1'-0"

MATCHING LINE

MATCHING LINE



B#1-2 ELEVATION 2
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

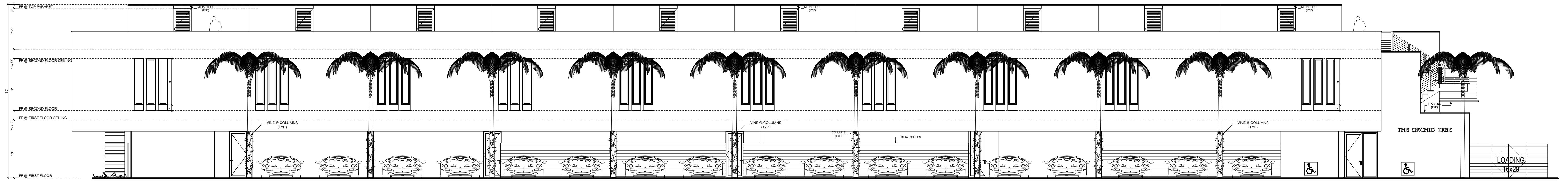
NO	DATE	ISSUE

THE ORCHID TREE
222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

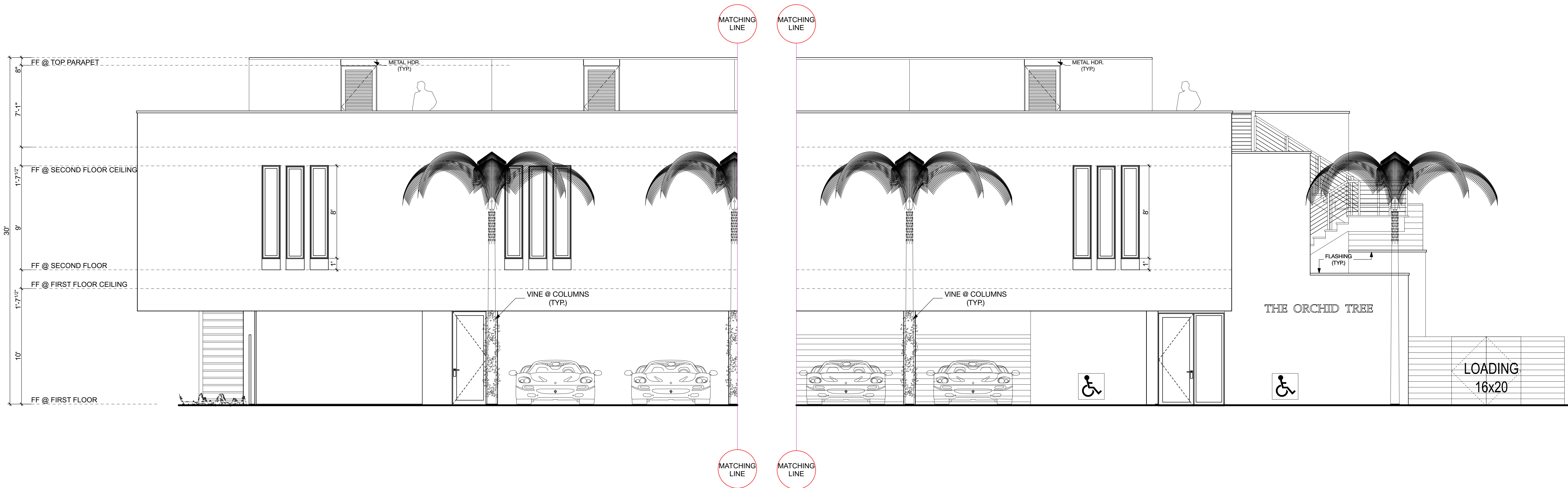
BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY

21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5905
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228
WWW.BUAIA.COM

DESCRIPTION:
ELEVATIONS (BUILDING #1)
DRAWING NO
A-2.1
PROJECT THE ORCHID TREE
DATE Plot Date: 11/2/15
DRAWN BY D.W.B.
SCALE:



B#1-4 ELEVATION 1
1/8" = 1'-0"



B#1-4 ELEVATION 3
1/4" = 1'-0"

B#1-4 ELEVATION 2
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

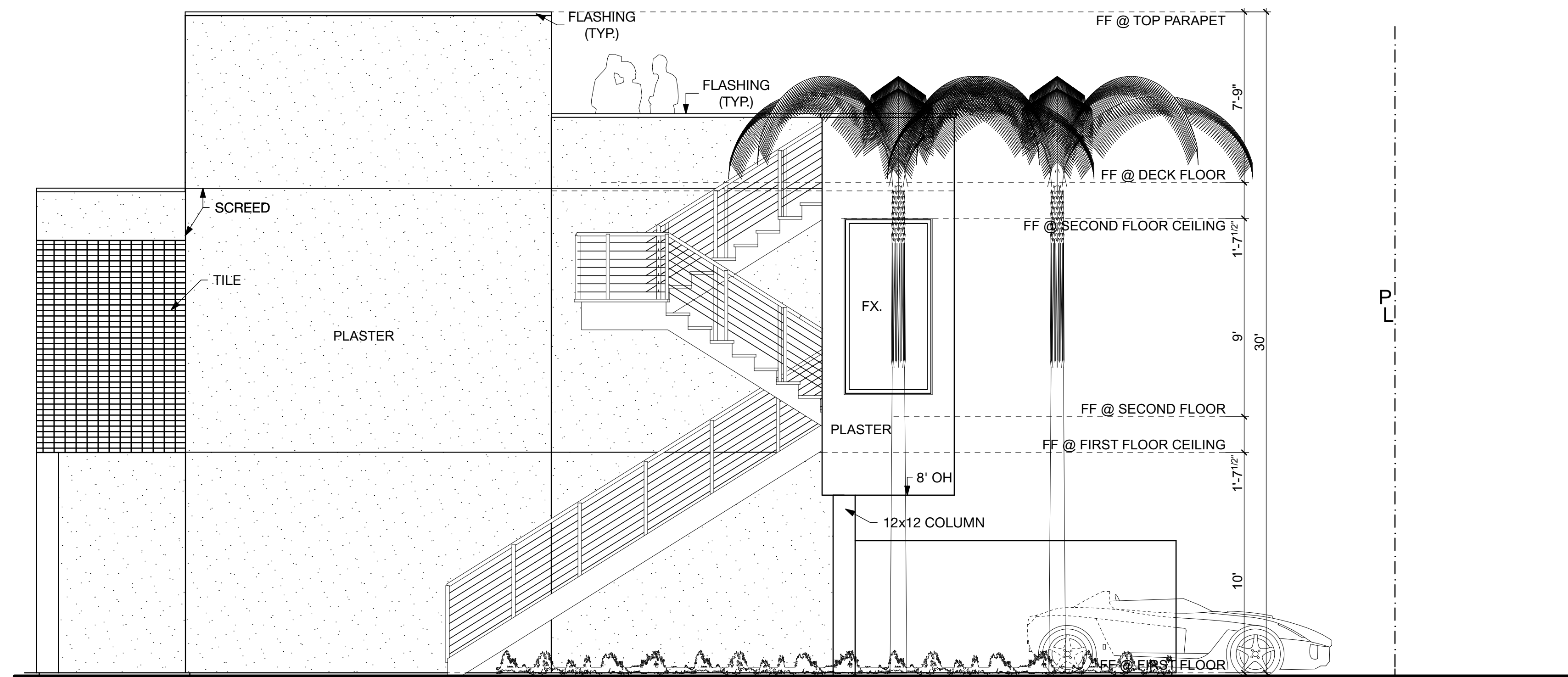
THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

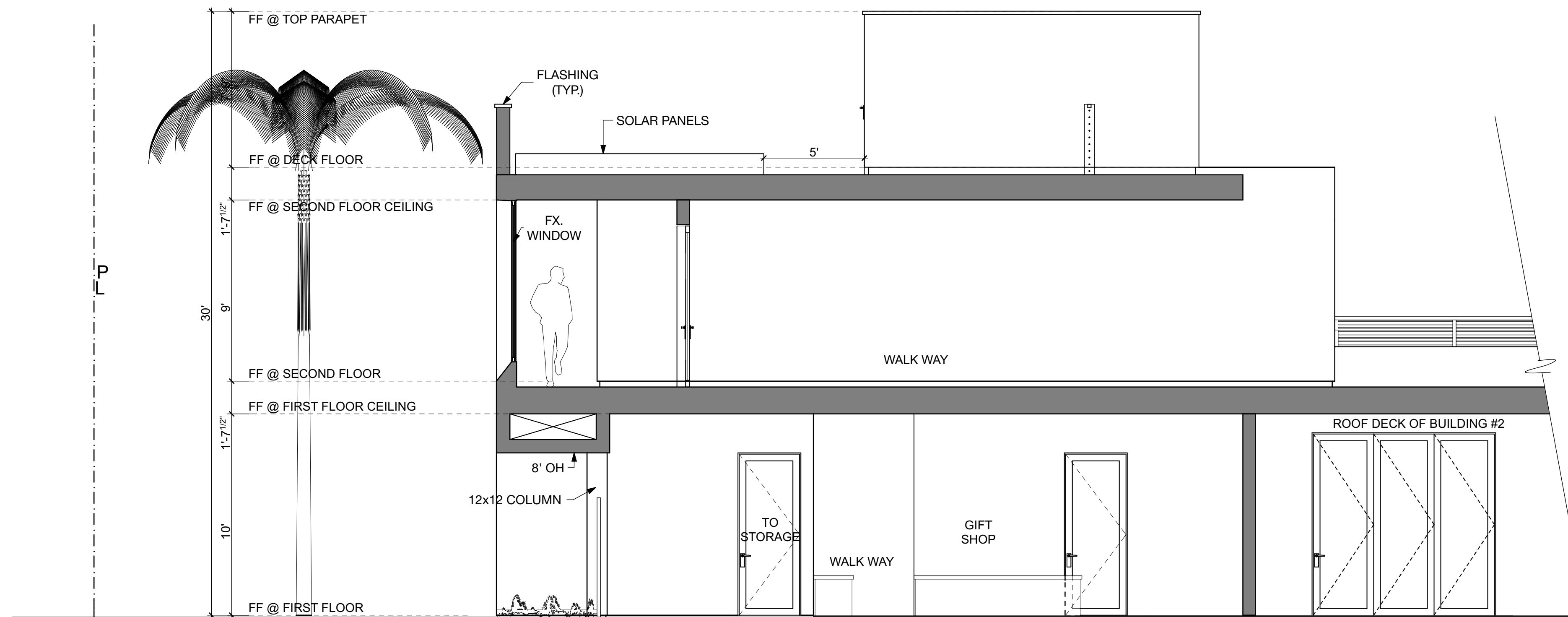
BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY

21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5905
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228
WWW.BUAIA.COM

DESCRIPTION: ELEVATIONS (BUILDING #1)	
DRAWING NO A-2.2	
PROJECT THE ORCHID TREE	DATE Plot Date: 11/2/15
DRAWN BY D.W.B.,	SCALE:



B#1-1 ELEVATION 1
1/4" = 1'-0"



B#1-3 ELEVATION 2
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

THE ORCHID TREE
222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY

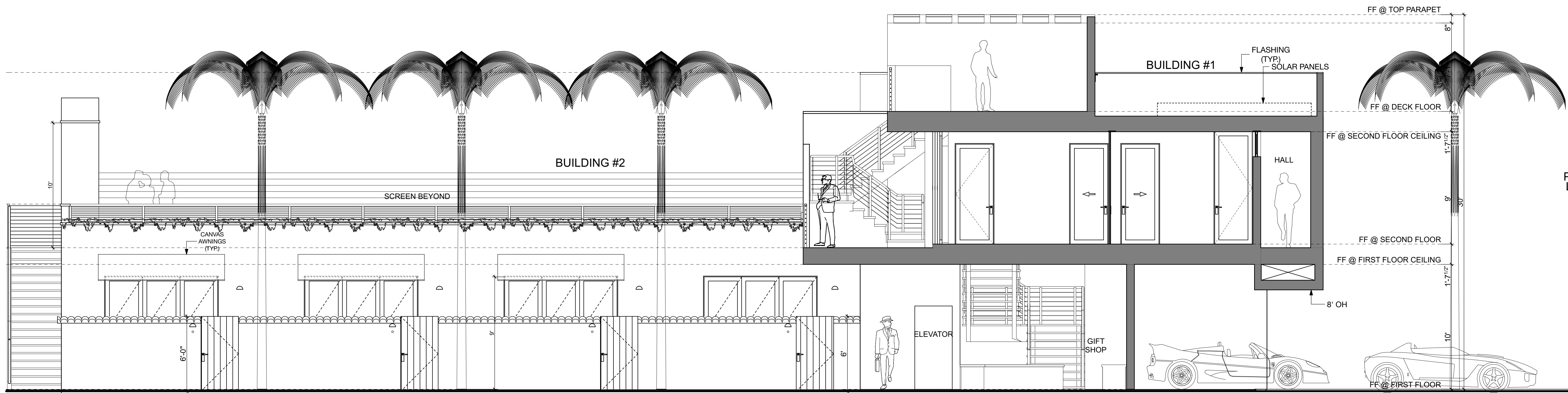
21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

PROJECT: THE ORCHID TREE
DATE: Plot Date: 11/2/15
DRAWN BY: D.W.B.,

DESCRIPTION: ELEVATIONS (BUILDING #1)
DRAWING NO: **A-2.3**
SCALE:

\\source\projects\ENTRALS - Orchid Tree\101025\01\OrchidTreeR01.dwg



B#2-1 ELEVATION

1
1/4" = 1'-0"

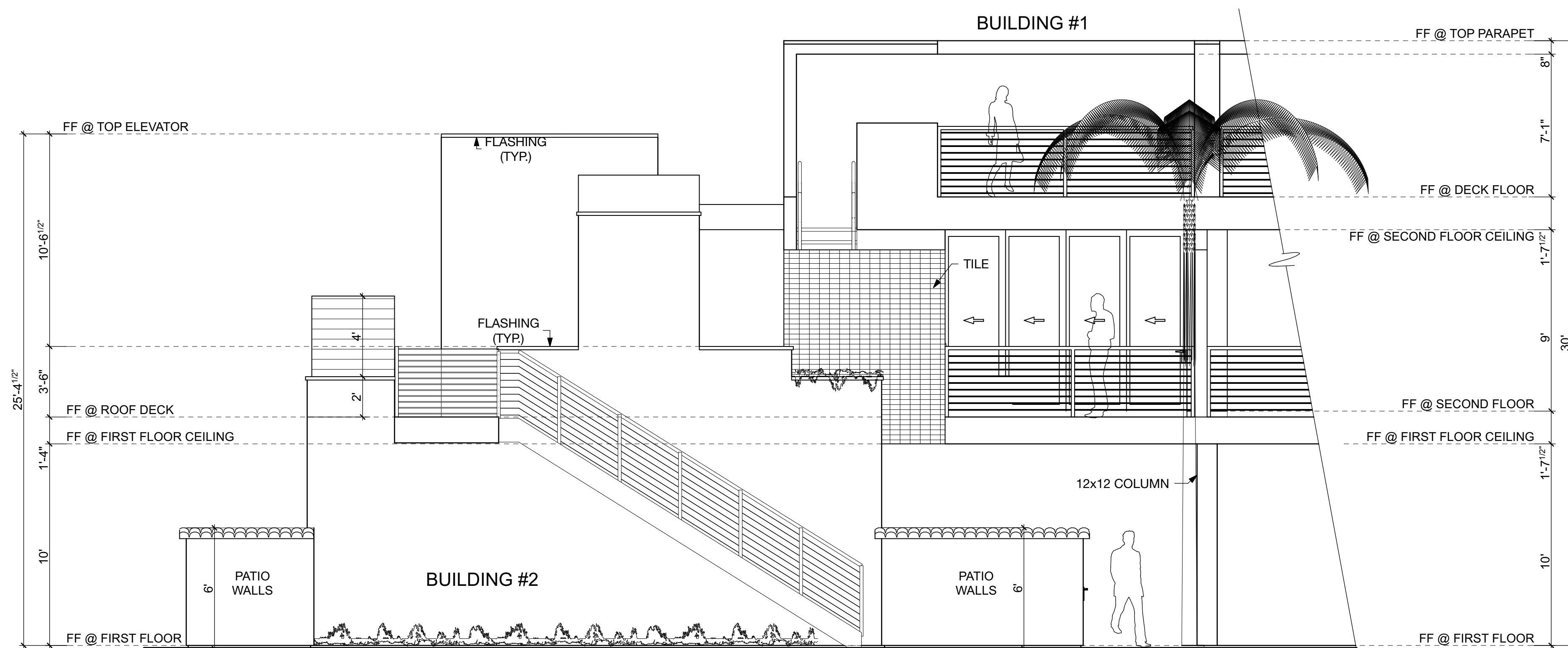
THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE



B#2-2 ELEVATION

2
1/4" = 1'-0"

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM
21235 PACIFIC COAST HWY 480 WASHINGTON AVE SUITE 204 C MALIBU, CA 90265 TEL. 310-456-5905 KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

ELEVATIONS (BUILDING #2)

DRAWING NO

A-2.4

PROJECT	THE ORCHID TREE
DATE	Plot Date: 11/2/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B.

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL. 310-456-5905 480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

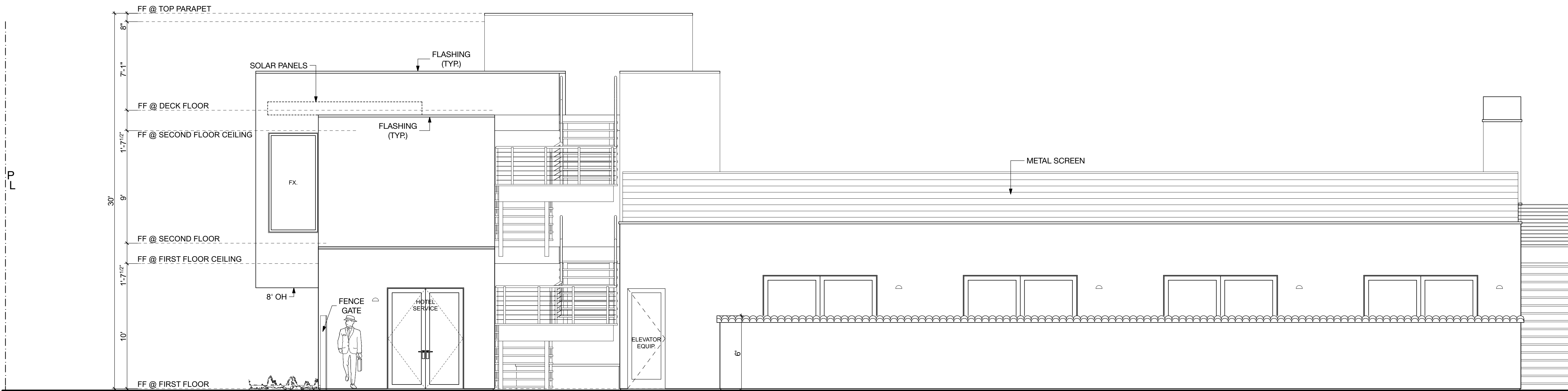
DESCRIPTION:

ELEVATIONS (BUILDING #2)

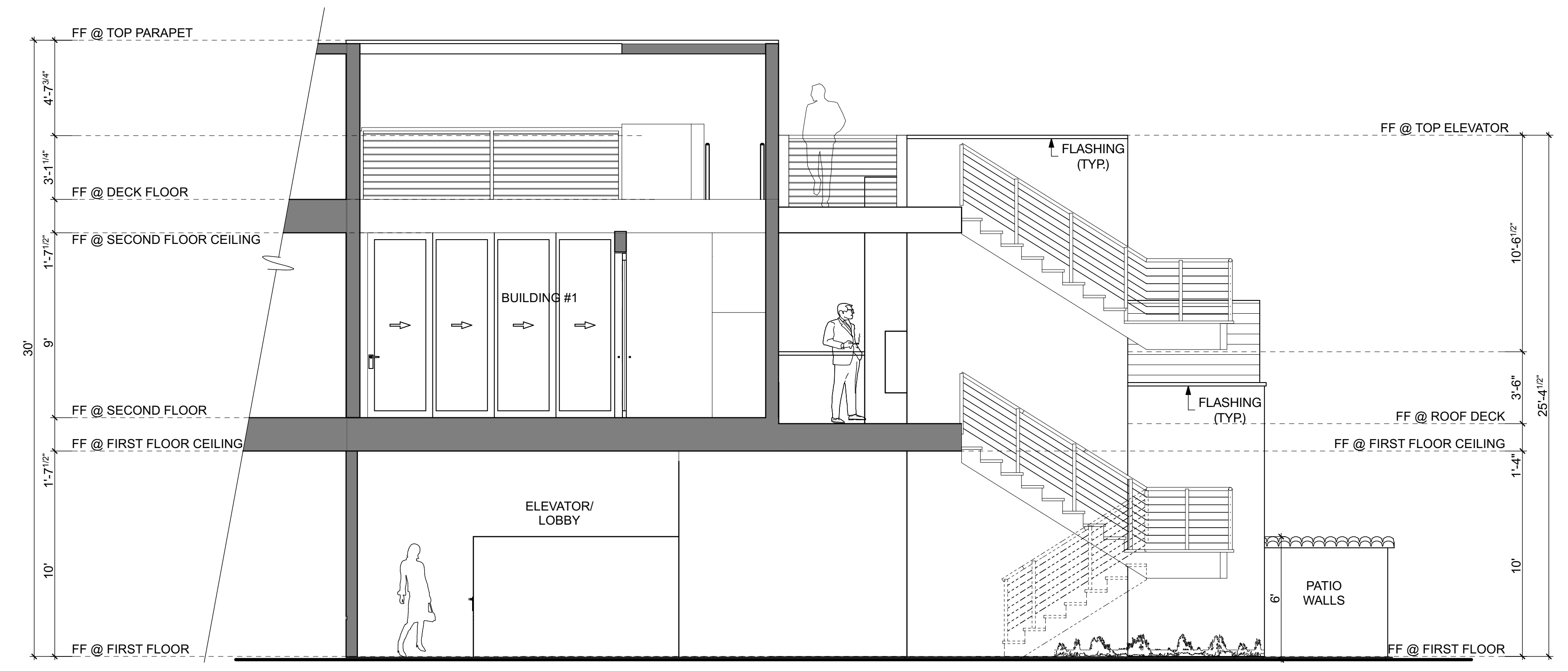
DRAWING NO

A-2.5

PROJECT	THE ORCHID TREE
DATE	Plot Date: 11/2/15
SCALE	
DRAWN BY	D.W.B.



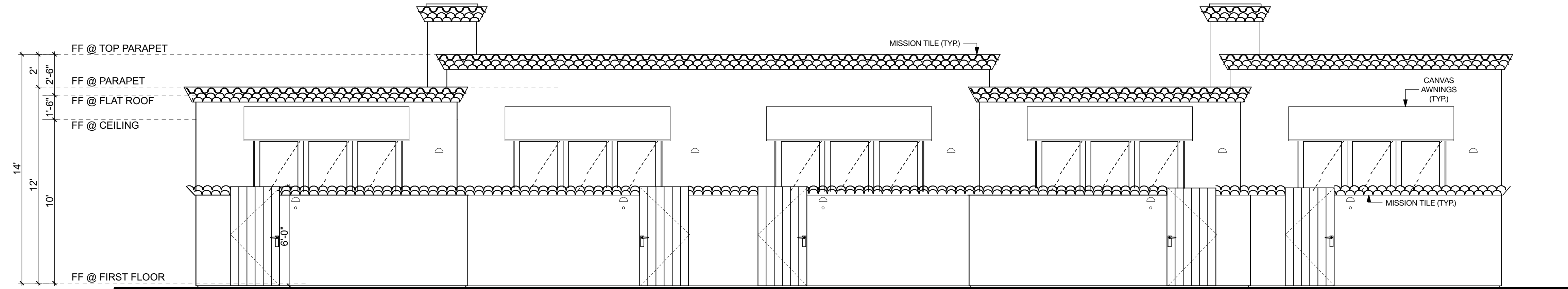
B#2-3 ELEVATION 1
1/4" = 1'-0"



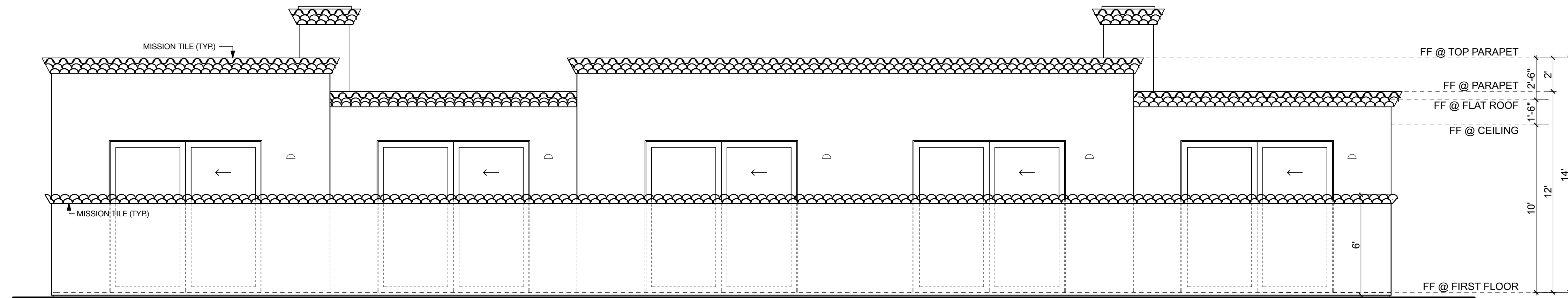
B#2-4 ELEVATION 2
1/4" = 1'-0"

ORCHID TREE RESORT

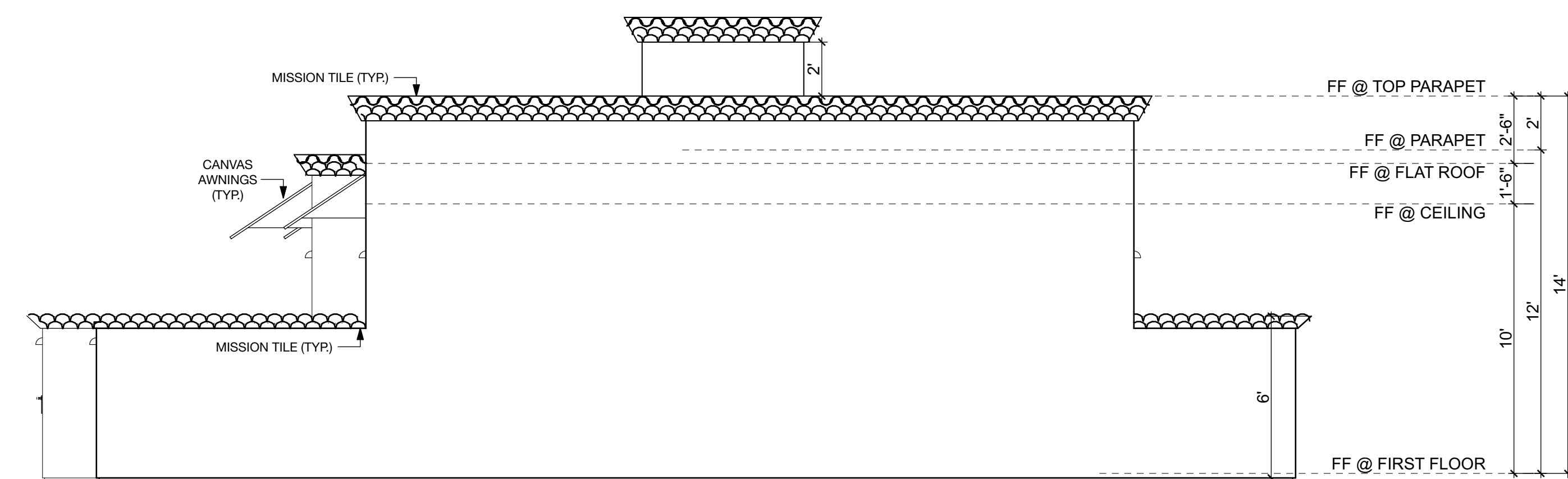
222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262



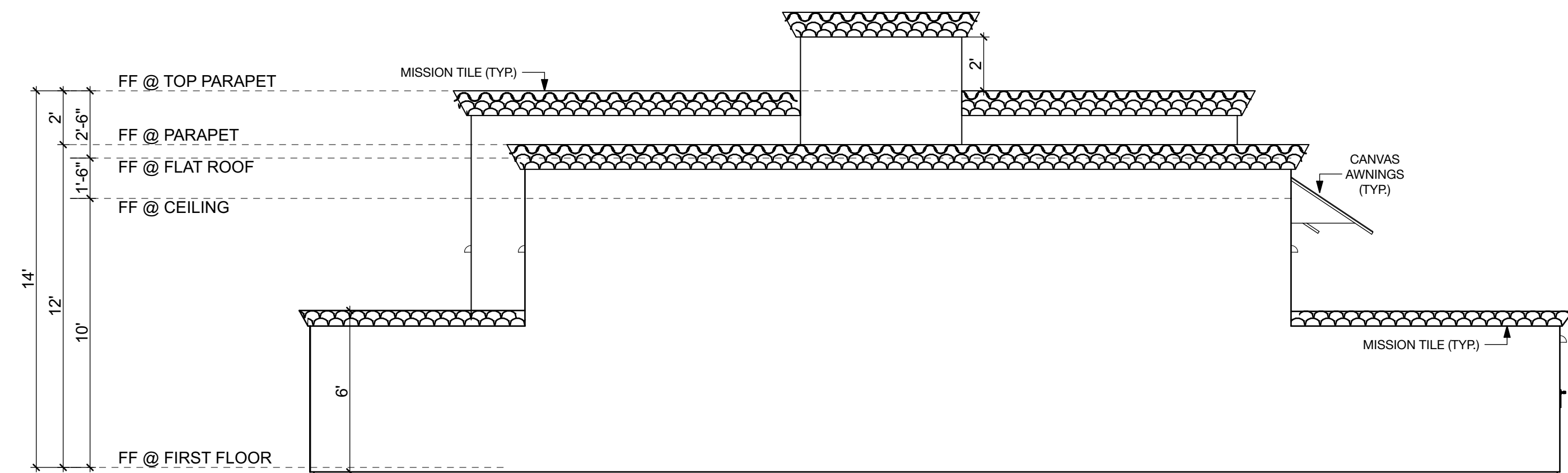
B#4-1 ELEVATION 1
1/4" = 1'-0"



B#4-2 ELEVATION 2
1/4" = 1'-0"



B#4-4 ELEVATION 4
1/4" = 1'-0"



B#4-3 ELEVATION 3
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM
21235 PACIFIC COAST HWY SUITE 204 C MALIBU, CA 90265 TEL: 310-456-5905 480 WASHINGTON AVE KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

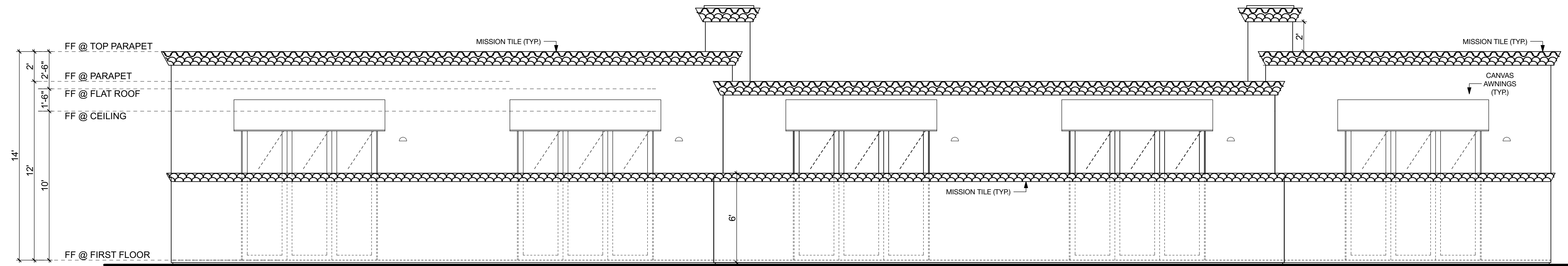
ELEVATIONS (BUILDING #4)

DRAWING NO
A-2.7

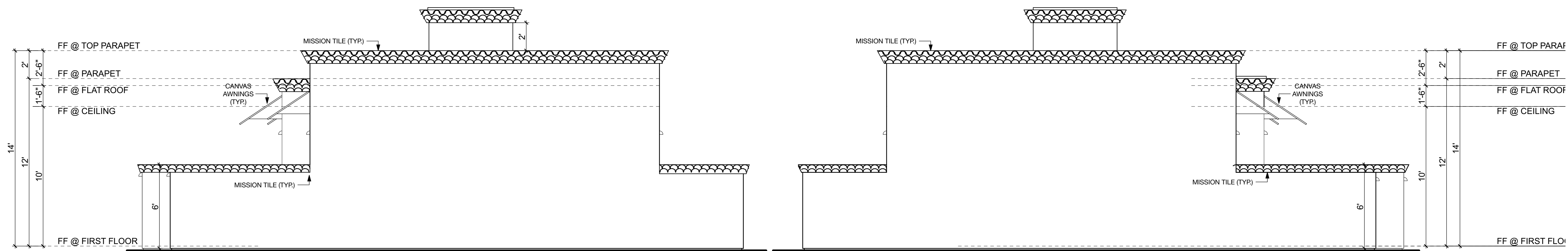
PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	
DRAWN BY	D.W.B.

ORCHID TREE RESORT

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262



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



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

ELEVATION 2
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

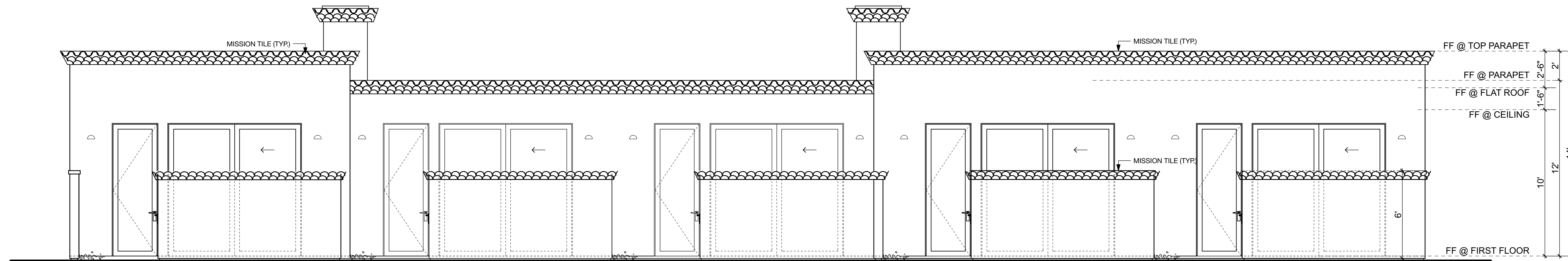
BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL: 310-456-5905 480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

ELEVATIONS (BUILDING #5)



ELEVATION 3
1/4" = 1'-0"

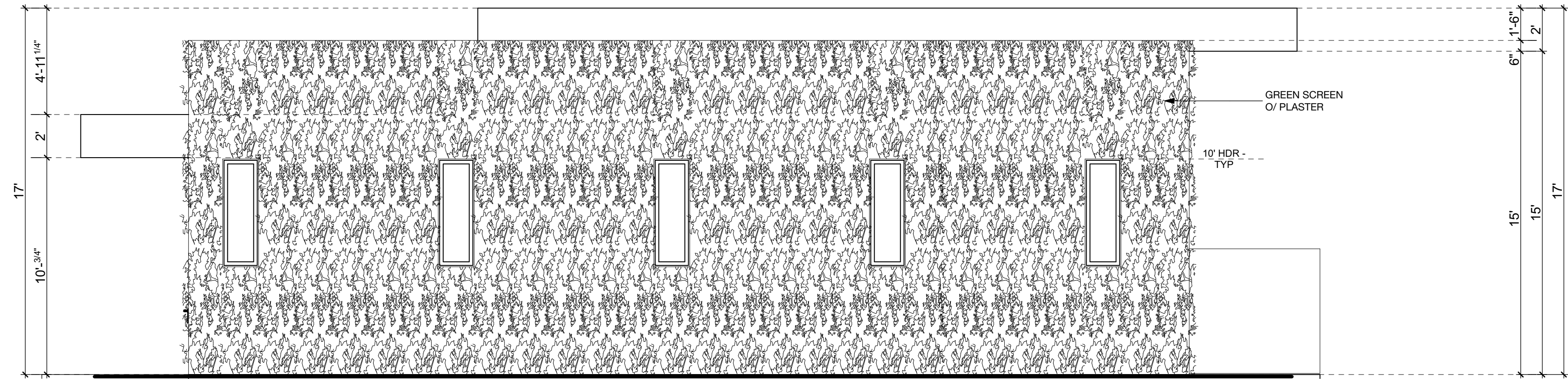
DRAWING NO

A-2.8

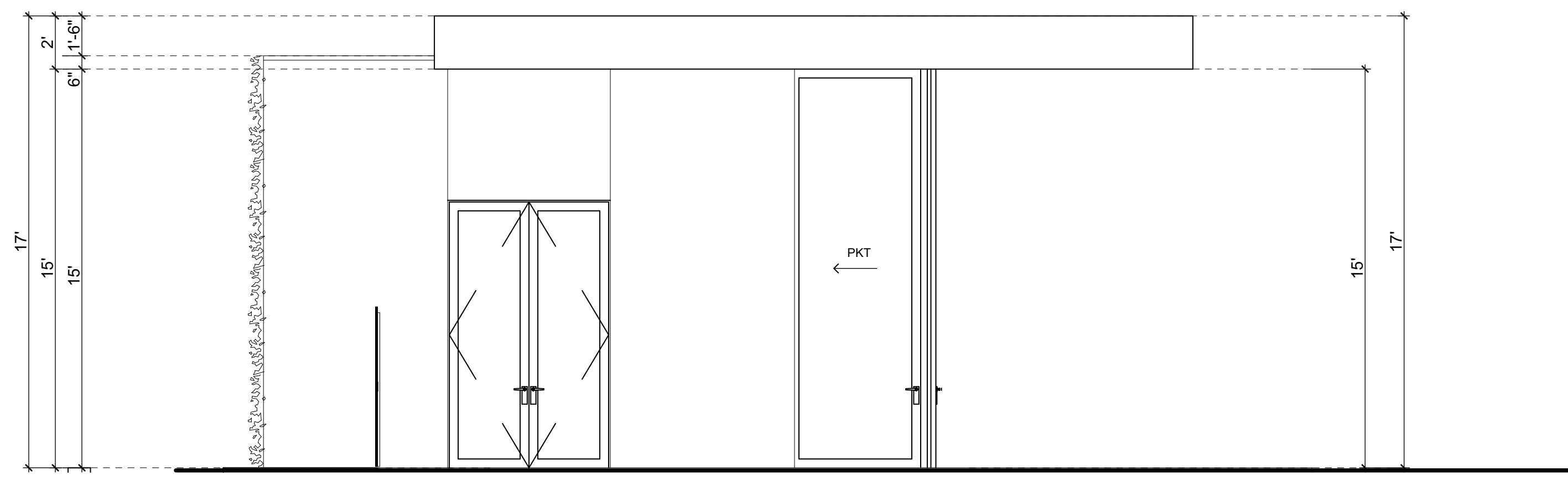
PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	
DRAWN BY	D.W.B.

ORCHID TREE RESORT

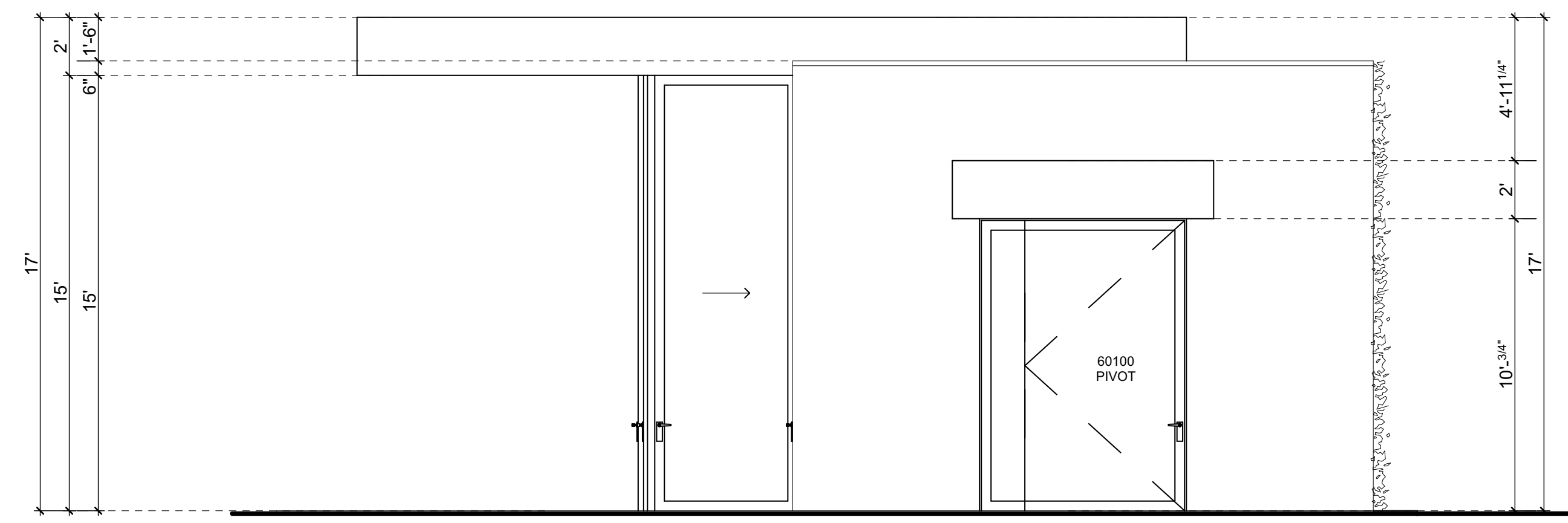
222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262



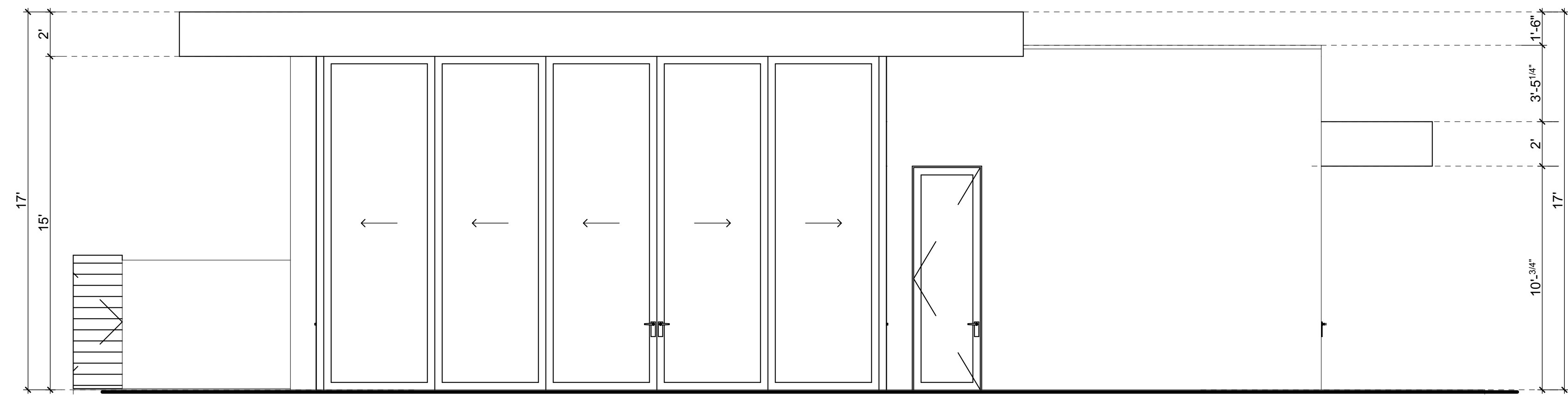
SOUTH ELEVATION 1
1/4" = 1'-0"



EAST ELEVATION 4
1/4" = 1'-0"



WEST ELEVATION 2
1/4" = 1'-0"



NORTH ELEVATION 3
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

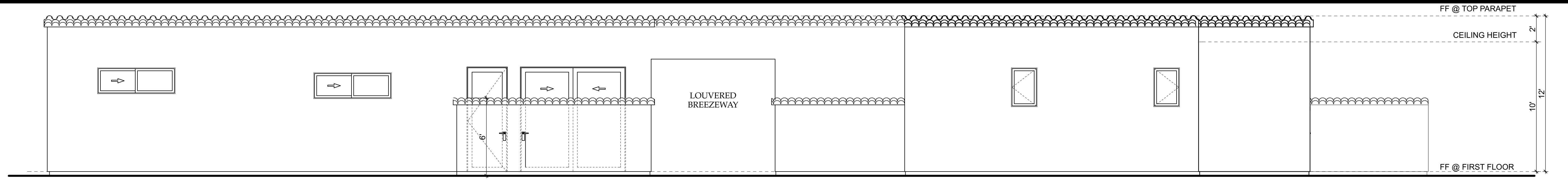
BURDGE & Associates
ARCHITECTS

MALIBU SUN VALLEY WWW.BUAI.A.COM

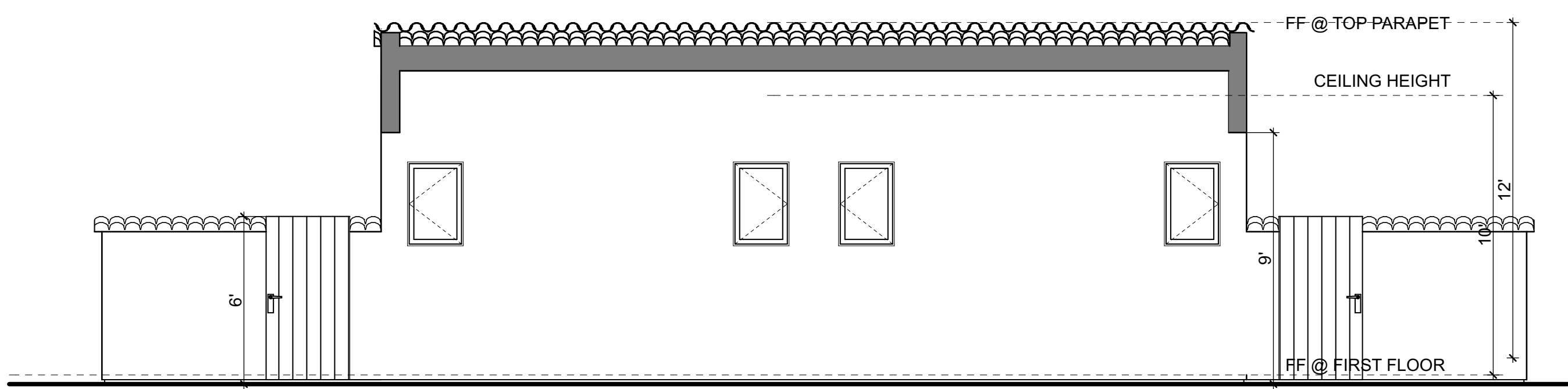
21235 PACIFIC COAST HWY 480 WASHINGTON AVE. SUITE 204 C
MALIBU, CA 90265 TEL: 310-456-5905 KETCHUM, ID 83340
TEL: 208-495-3228

DESCRIPTION:
ELEVATIONS
RECEPTION

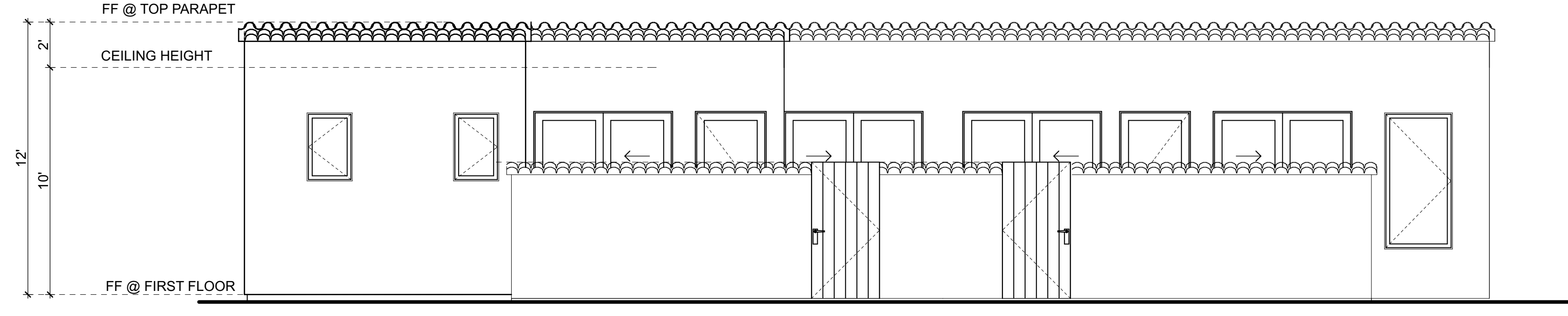
DRAWING NO	A-2.10
PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	
DRAWN BY	D.W.B.



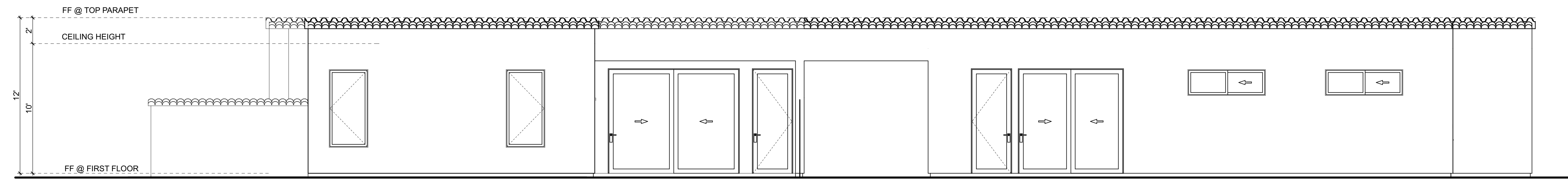
H-5/6 NORTH
1
1/4" = 1'-0"



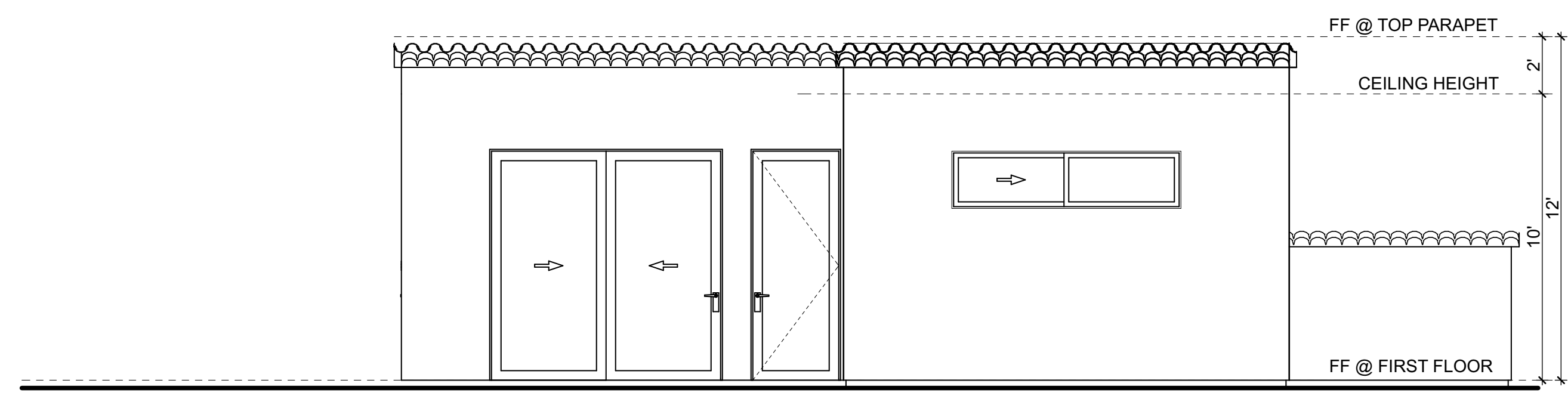
H-6 WEST
5
1/4" = 1'-0"



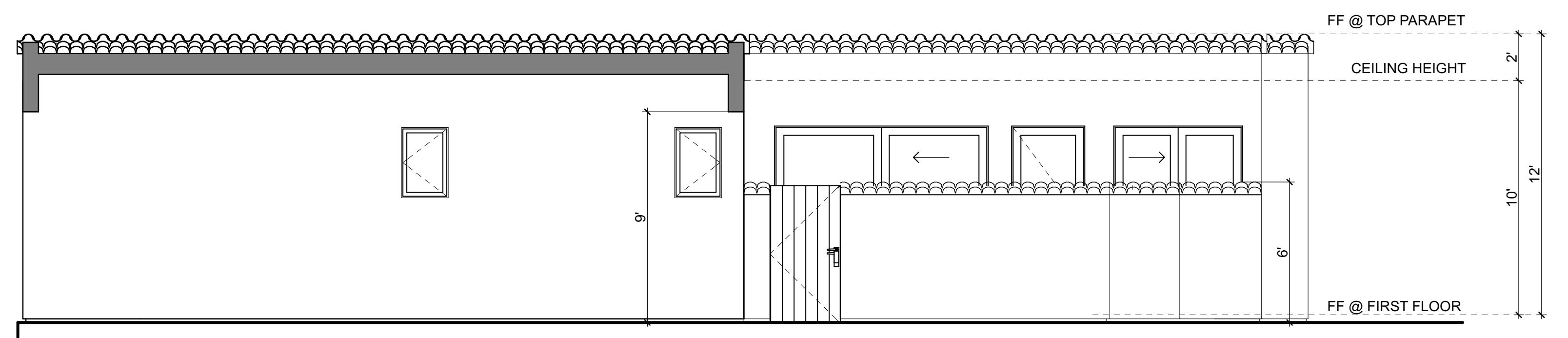
H-5 WEST
2
1/4" = 1'-0"



H-5/6 SOUTH
3
1/4" = 1'-0"



H-6 EAST
6
1/4" = 1'-0"



H-5 EAST
4
1/4" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

BURDGE & Associates
ARCHITECTS

MALIBU
SUN VALLEY

21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

WWW.BUAIA.COM

PROJECT: THE ORCHID TREE
DATE: Plot Date: 11/2/15
DRAWN BY: D.W.B.

DESCRIPTION: ELEVATIONS (H #5)
DRAWING NO: **A-2.11**
SCALE:

Source: Projects\ENTRALS - Orchid Tree\H6\2015\01\Ortho\TheOrchidTree.dwg

MATERIALS KEY
MATERIAL / DESCRIPTION FINISH - COLOR / NOTES

- BUILDING WALLS & SCREENS**
- 1 STUCCO PTD. SAND, COL. MERLEX 706, COTTONSED
 - 2 SPLIT FACE TRAVERTINE
 - 3 PERFORATED ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605, CUSTOM PATTERN
 - 4 ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605
 - 5 SCREENING STEEL FRAME POWDER COATED, COL. VISTA PAINT 8605
 - 6 DECORATIVE CINDER BLOCK WHITE
 - 7 (E) CONCRETE BLOCK
 - 8 COLD FORMED METAL PANEL

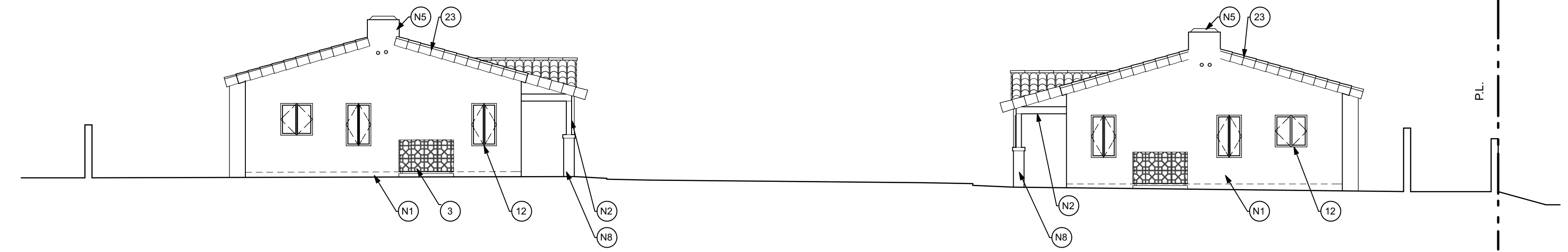
- DOORS & WINDOWS**
- 9 ALUMINUM SLIDING DOOR SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 10 ALUMINUM STOREFRONT SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 11 ALUMINUM NANA SYSTEM FOLDING WALLS COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 12 PTD. STEEL SASH WINDOW & DOOR COL. DARK GREY, DOUBLE GLAZED, LOW-E
 - 13 ALUMINUM COUNTERWEIGHT WINDOW COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 14 PTD. STEEL DOOR
 - 15 CUSTOM WOOD DOOR STAIN TO MATCH EXISTING
 - 16 PTD. STEEL GATE FARROW & BALL COL. PIGEON No 25

- TERRACES**
- 17 STAINLESS STEEL BAR RAILING 1" FLAT BAR
 - 18 STAINLESS STEEL HANDRAIL 1.5" DIAM ROUND BAR
 - 19 WHITE CEDAR CEILING VENEER CLEAR STAIN, 3" WIDE SLATS
 - 20 FRAMELESS GLASS RAILING ½" THICK CLEAR GLASS

- ROOF/ DECK/ CANOPIES**
- 21 IPE WOOD DECK CLEAR STAIN
 - 22 AGGREGATE-SURFACED BUR
 - 23 MISSION BARREL TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 24 FLAT ROOF TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 25 ALUMINUM CLAD CANOPY POWDER COATED, COL. VISTA PAINT 8605
 - 26 SOLAR PANEL 60 CELL MULTICRYSTALLINE PANEL

RESTORATION NOTES

- N1 EXG PLASTER TO BE CLEANED WITH LOW PRESSURE WATER
EXG PAINTED SURFACES TO BE PROPERLY PREPARED, REPAIRED AS REQUIRED AND REPAINTED PLASTER INFILL TO BE FLUSH TO AND MATCH EXG PLASTER
- N2 WOOD POST AND BEAM TO BE PAINTED
- N3 WOOD SIDING TO BE REPAIRED AND PAINTED
- N4 SALVAGED SHUTTERS TO BE REPAIRED AND PAINTED
- N5 EXTERIOR PLASTER CHIMNEY
- N6 MODIFIED EXG OPENING AS REQUIRED
- N7 PLASTER PILASTER AND ARCH
- N8 EXPOSED BRICK BASE
- N9 REMOVE NON HISTORIC ADDITION
- N10 PATCH WALL WITH SALVAGED BLOCKS
- N11 PATCH ROOF WITH SALVAGED TERRACOTTA TILES



SOUTH ELEVATIONS (H. BUNGALOWS) 4
1/8" = 1'-0"



SOUTH ELEVATIONS (H. BUNGALOWS) 3
1/8" = 1'-0"



SOUTH ELEVATIONS (H. BUNGALOWS) 2
1/8" = 1'-0"



SOUTH ELEVATIONS (H. BUNGALOWS) 1
1/8" = 1'-0"

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY MALIBU, CA 90265 TEL: 310-456-5905

WWW.BUAI.A.COM SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

21235 PACIFIC COAST HWY 480 WASHINGTON AVE. MALIBU, CA 90265 SUITE 204 C KETCHUM, ID 83340 TEL: 310-456-5905 TEL: 208-495-3228

DESCRIPTION:

ELEVATIONS (SOUTH H #1-4 & #7-10)

DRAWING NO	A-2.12
PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.

Volume/Project/VENTRALS - Grand Tree Hotel/2015/01/21/Architectural/Architectural Elevation/Architectural Elevation.dwg

MATERIALS KEY
MATERIAL / DESCRIPTION FINISH - COLOR / NOTES

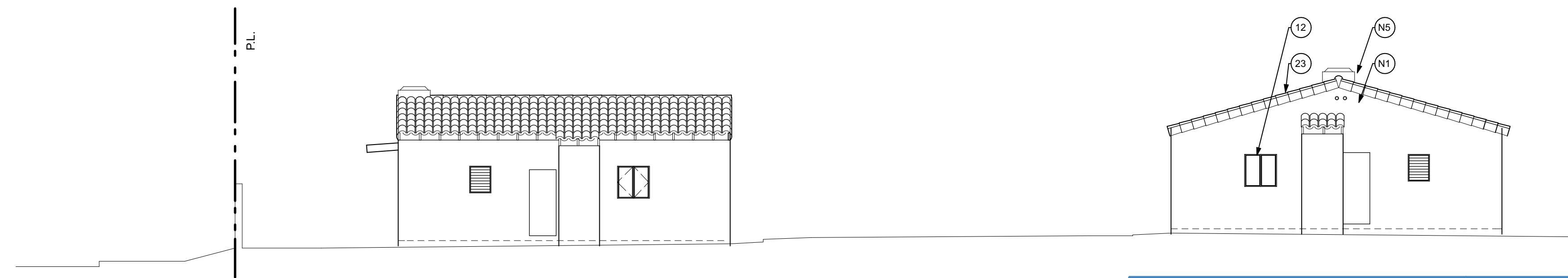
- BUILDING WALLS & SCREENS**
- 1 STUCCO PTD. SAND, COL. MERLEX 706, COTTONSED
 - 2 SPLIT FACE TRAVERTINE
 - 3 PERFORATED ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605, CUSTOM PATTERN
 - 4 ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605
 - 5 SCREENING STEEL FRAME POWDER COATED, COL. VISTA PAINT 8605
 - 6 DECORATIVE CINDER BLOCK WHITE
 - 7 (E) CONCRETE BLOCK
 - 8 COLD FORMED METAL PANEL

- DOORS & WINDOWS**
- 9 ALUMINUM SLIDING DOOR SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 10 ALUMINUM STOREFRONT SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 11 ALUMINUM NANA SYSTEM FOLDING WALLS COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 12 PTD. STEEL SASH WINDOW & DOOR COL. DARK GREY, DOUBLE GLAZED, LOW-E
 - 13 ALUMINUM COUNTERWEIGHT WINDOW COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 14 PTD. STEEL DOOR
 - 15 CUSTOM WOOD DOOR STAIN TO MATCH EXISTING
 - 16 PTD. STEEL GATE FARROW & BALL COL. PIGEON No 25

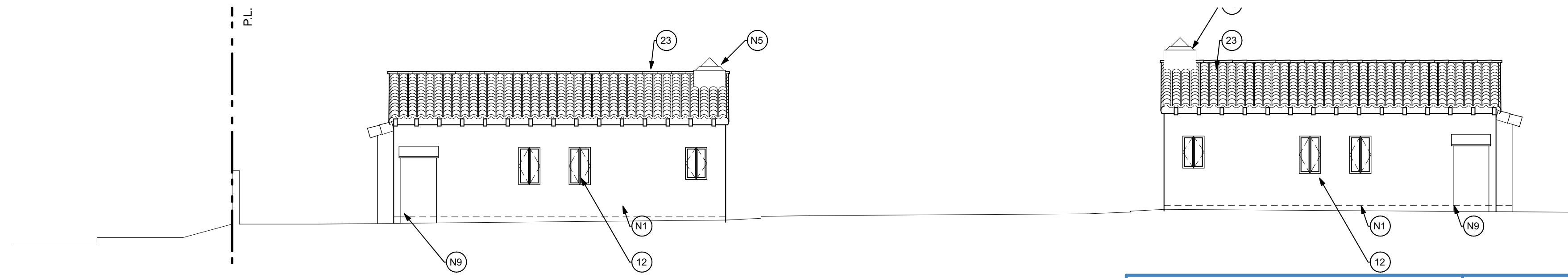
- TERRACES**
- 17 STAINLESS STEEL BAR RAILING 1" FLAT BAR
 - 18 STAINLESS STEEL HANDRAIL 1.5" DIAM ROUND BAR
 - 19 WHITE CEDAR CEILING VENEER CLEAR STAIN, 3" WIDE SLATS
 - 20 FRAMELESS GLASS RAILING ½" THICK CLEAR GLASS

- ROOF/ DECK/ CANOPIES**
- 21 IPE WOOD DECK CLEAR STAIN
 - 22 AGGREGATE-SURFACED BUR
 - 23 MISSION BARREL TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 24 FLAT ROOF TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 25 ALUMINUM CLAD CANOPY POWDER COATED, COL. VISTA PAINT 8605
 - 26 SOLAR PANEL 60 CELL MULTICRYSTALLINE PANEL

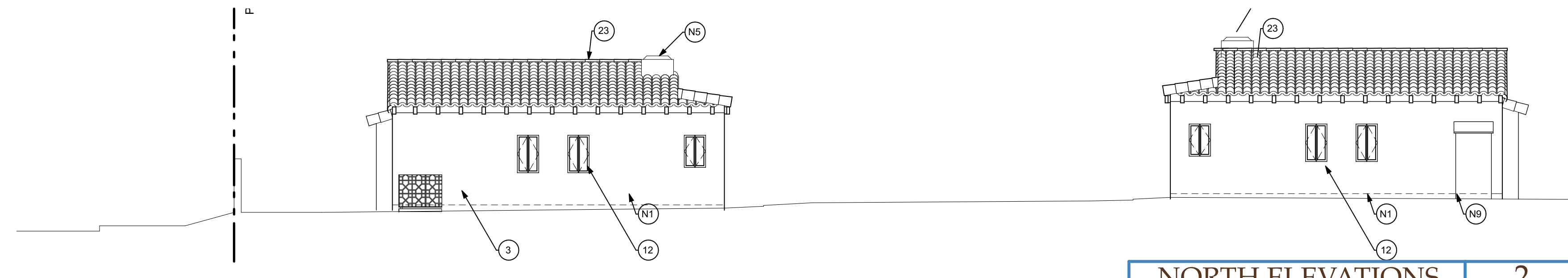
- RESTORATION NOTES**
- N1 EXG PLASTER TO BE CLEANED WITH LOW PRESSURE WATER
 - EXG PAINTED SURFACES TO BE PROPERLY PREPARED, REPAIRED AS REQUIRED AND REPAINTED
 - PLASTER INFILL TO BE FLUSH TO AND MATCH EXG PLASTER
 - N2 WOOD POST AND BEAM TO BE PAINTED
 - N3 WOOD SIDING TO BE REPAIRED AND PAINTED
 - N4 SALVAGED SHUTTERS TO BE REPAIRED AND PAINTED
 - N5 EXTERIOR PLASTER CHIMNEY
 - N6 MODIFIED EXG OPENING AS REQUIRED
 - N7 PLASTER PILASTER AND ARCH
 - N8 EXPOSED BRICK BASE
 - N9 REMOVE NON HISTORIC ADDITION
 - N10 PATCH WALL WITH SALVAGED BLOCKS
 - N11 PATCH ROOF WITH SALVAGED TERRACOTTA TILES



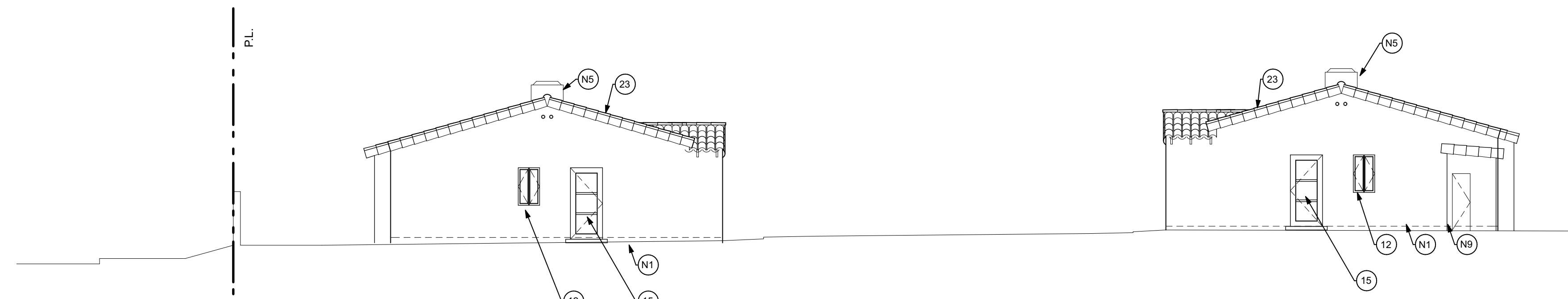
NORTH ELEVATIONS (H. BUNGALOWS) 4
1/8" = 1'-0"



NORTH ELEVATIONS (H. BUNGALOWS) 3
1/8" = 1'-0"



NORTH ELEVATIONS (H. BUNGALOWS) 2
1/8" = 1'-0"



NORTH ELEVATIONS (H. BUNGALOWS) 1
1/8" = 1'-0"

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL. 310-456-5905 480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

ELEVATIONS (NORTH H #1-4 & #7-10)

DRAWING NO **A-2.13**

PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.

MATERIALS KEY
MATERIAL / DESCRIPTION FINISH - COLOR / NOTES

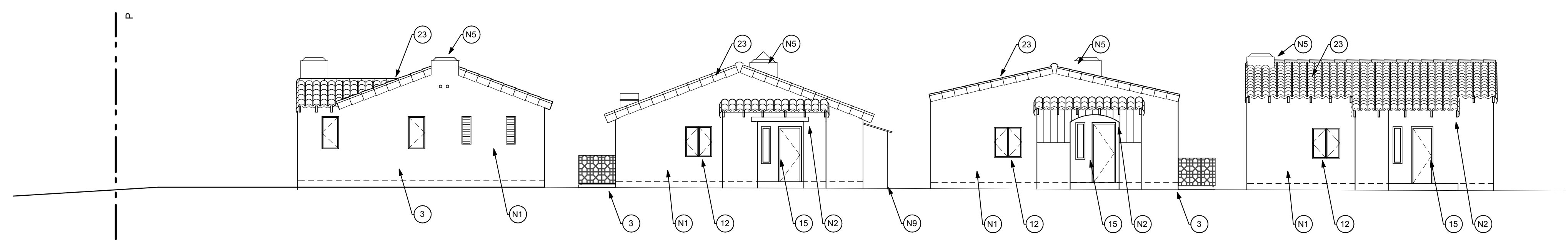
- BUILDING WALLS & SCREENS**
- 1 STUCCO PTD. SAND, COL. MERLEX 706, COTTONSED
 - 2 SPLIT FACE TRAVERTINE
 - 3 PERFORATED ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605, CUSTOM PATTERN
 - 4 ALUMINUM PANEL POWDER COATED, COL. VISTA PAINT 8605
 - 5 SCREENING STEEL FRAME POWDER COATED, COL. VISTA PAINT 8605
 - 6 DECORATIVE CINDER BLOCK WHITE
 - 7 (E) CONCRETE BLOCK
 - 8 COLD FORMED METAL PANEL

- DOORS & WINDOWS**
- 9 ALUMINUM SLIDING DOOR SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 10 ALUMINUM STOREFRONT SYSTEM COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 11 ALUMINUM NANA SYSTEM FOLDING WALLS COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 12 PTD. STEEL SASH WINDOW & DOOR COL. DARK GREY, DOUBLE GLAZED, LOW-E
 - 13 ALUMINUM COUNTERWEIGHT WINDOW COL. MEDIUM BRONZE, DOUBLE GLAZED, LOW-E
 - 14 PTD. STEEL DOOR
 - 15 CUSTOM WOOD DOOR STAIN TO MATCH EXISTING
 - 16 PTD. STEEL GATE FARROW & BALL COL. PIGEON No 25

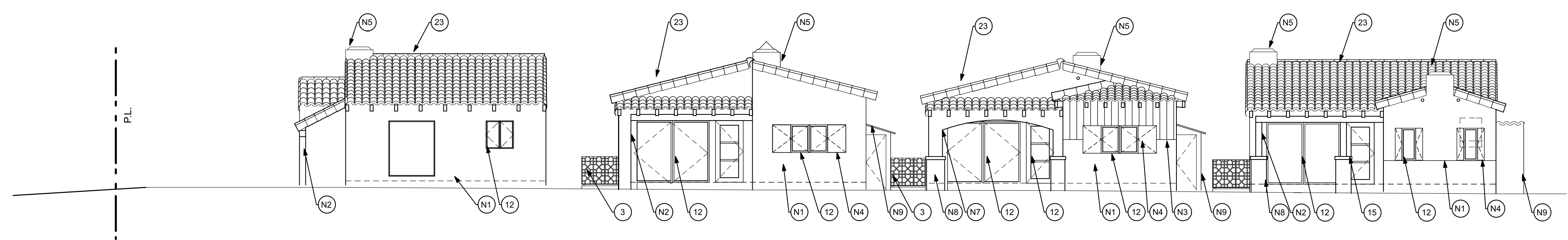
- TERRACES**
- 17 STAINLESS STEEL BAR RAILING 1" FLAT BAR
 - 18 STAINLESS STEEL HANDRAIL 1.5" DIAM ROUND BAR
 - 19 WHITE CEDAR CEILING VENEER CLEAR STAIN, 3" WIDE SLATS
 - 20 FRAMELESS GLASS RAILING ½" THICK CLEAR GLASS

- ROOF/ DECK/ CANOPIES**
- 21 IPE WOOD DECK CLEAR STAIN
 - 22 AGGREGATE-SURFACED BUR
 - 23 MISSION BARREL TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 24 FLAT ROOF TILE TERRACOTTA, COL. RED (CLAY TONE)
 - 25 ALUMINUM CLAD CANOPY POWDER COATED, COL. VISTA PAINT 8605
 - 26 SOLAR PANEL 60 CELL MULTICRISTALLINE PANEL

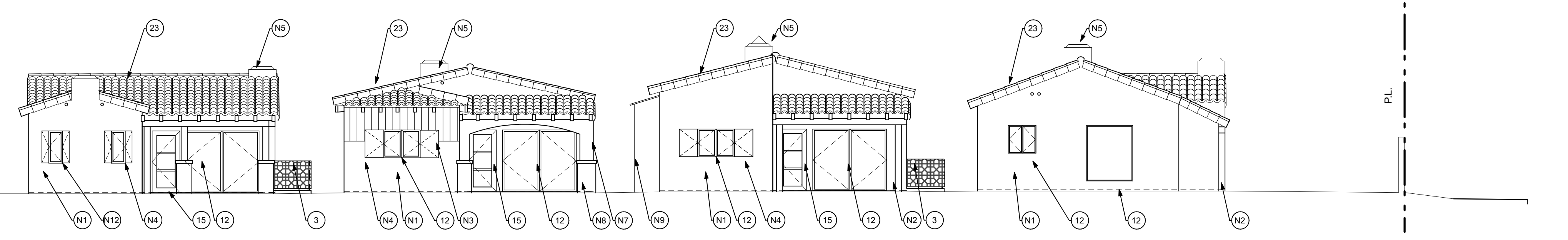
- RESTORATION NOTES**
- N1 EXG PLASTER TO BE CLEANED WITH LOW PRESSURE WATER
 - EXG PAINTED SURFACES TO BE PROPERLY PREPARED, REPAIRED AS REQUIRED AND REPAINTED
 - PLASTER INFILL TO BE FLUSH TO AND MATCH EXG PLASTER
 - N2 WOOD POST AND BEAM TO BE PAINTED
 - N3 WOOD SIDING TO BE REPAIRED AND PAINTED
 - N4 SALVAGED SHUTTERS TO BE REPAIRED AND PAINTED
 - N5 EXTERIOR PLASTER CHIMNEY
 - N6 MODIFIED EXG OPENING AS REQUIRED
 - N7 PLASTER PILASTER AND ARCH
 - N8 EXPOSED BRICK BASE
 - N9 REMOVE NON HISTORIC ADDITION
 - N10 PATCH WALL WITH SALVAGED BLOCKS
 - N11 PATCH ROOF WITH SALVAGED TERRACOTTA TILES



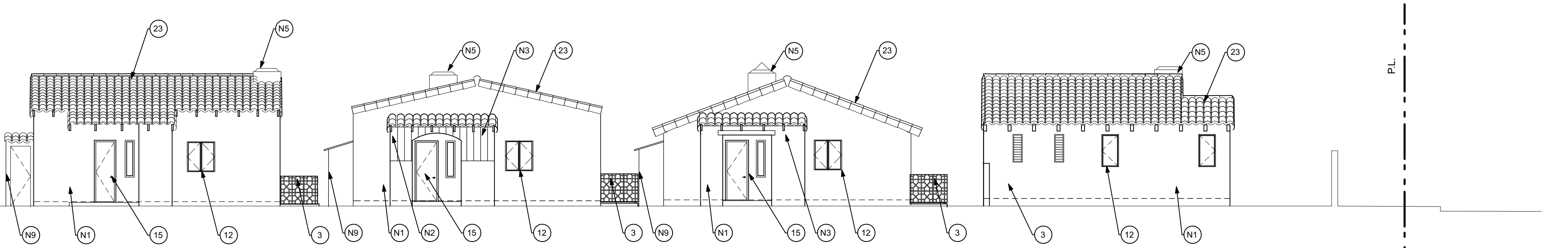
EAST ELEVATIONS (H. BUNGALOWS) 2
1/8" = 1'-0"



EAST ELEVATIONS (H. BUNGALOWS) 1
1/8" = 1'-0"



WEST ELEVATIONS (H. BUNGALOWS) 2
1/8" = 1'-0"



WEST ELEVATIONS (H. BUNGALOWS) 1
1/8" = 1'-0"

THE ORCHID TREE

222 S. CAHUILLA RD
PALM SPRINGS,
CA 92262

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

NO	DATE	ISSUE

BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY SUITE 204 C MALIBU, CA 90265 TEL. 310-456-5905

480 WASHINGTON AVE. KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

ELEVATIONS (EAST/ WEST H #1-4 & #7-10)

DRAWING NO **A-2.14**

PROJECT	ORCHID TREE HOTEL
DATE	Plot Date: 11/2/15
SCALE	1/8"=1'-0"
DRAWN BY	D.W.B.

Volume\Projects\CENTRALB - Grand Tree Hotel\2015\01\11\final\01_Historical Bungalows.rvt