

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.B. DIVY HOSPITALITY, INC. (PROJECT PLANNER: JOCELYN TORRES)

An informational presentation for **Commission Review and Approval No. 931** – A request to construct a hotel for Tru Hotel by Hilton with 90 guest rooms and a total of 40,415 square feet, four stories high (50’9” to top of parapet), and related site improvements including parking lot, landscaping, and lighting on two parcels that will be merged into one lot totaling 1.52 acres. The project site is located on the south side of West Colton Avenue at Columbia Street and including 719 N. Eureka Street within the C-4, Highway Commercial District (APNs: 0169-142-07-0000 and 0169-155-05-0000). The project will require the demolition of an existing single-family residence that is over fifty (50) years of age located at 719 N. Eureka St. (APN: 0169-155-05-0000) which will require future review of a subsequent demolition permit by the Historic and Scenic Preservation Commission.

HISTORIC AND SCENIC PRESERVATION MEETING: FEBRUARY 3, 2022

SYNOPSIS

1. Historic Designation: The structure is not designated as a historic resource, nor is it located within a historic district, designated by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: Zoning: C-4, Highway Commercial District
General Plan: Commercial
3. Historic and Scenic Preservation Commission submittal dates:

(A) Submittal Dates:	January 4, 2022
(B) Date Deemed Complete:	January 20, 2022
(C) Historic and Scenic Preservation Commission Meeting:	February 3, 2022
4. Attachments:
 - (A) Location Map
 - (B) Site Photographs
 - (C) Demolition Plan
 - (D) Project Plans

PROPOSAL / BACKGROUND

The applicant has filed a Commission Review & Approval (CRA) application and a Lot Line Adjustment application for the proposed project which is a request to construct a hotel for Tru Hotel by Hilton, with 90 guestrooms and a total of 40,415 square feet, four

stories in height (50'-9" to top of parapet) and related site improvements including parking lot, landscaping, and lighting on two parcels that will be merged into one totaling 1.52 acres. Action on the CRA application is under the review authority of the City's Planning Commission. This presentation is being made to the Historic and Scenic Preservation Commission (HSPC) for informational purposes only, as the entitlement application would be required to include a condition of approval for the demolition of a structure over 50 years of age in order to accommodate the proposed site design. The review of a subsequent demolition permit would be under the review authority of the HSPC, and would request the demolition of an approximately 692 square foot single-family residence. No action is being sought from the HSPC at this time.

SUMMARY

The building permit record for this property does not indicate the year built for the single-family residence or for the accessory structure, a detached shed. The San Bernardino County Assessor Office indicates that that the residence was constructed in 1927. Historic aerials confirms the placement of the dwelling in the 1938 aerial image and the City's Directories begins to list the individuals that were associated to the subject property in 1927. The single-family residence is the only structure on the property that is at least 50years of age. The subject property also contains a detached corrugated metal shed that is located at the rear of the property. The exact year that the shed was constructed is unknown; however, aerial images begins to shows the placement of the shed in the 2011 aerial image. Based on aerial images the shed was constructed sometime between 2007 and 2011 and is less than 50 years of age.

The 628 square foot single-family residence exhibits modest elements of Craftsman style architecture with horizontal wood siding, overhanging eaves and rafter tails, a gabled pitch roof, a covered front porch with tapered columns, and a white trim along all exterior windows and doors. The utilitarian detached shed is located at the rear of the property and has a corrugated metal finish, typical of modern pre-fabricated storage sheds available at commercial home improvement stores. When this property was developed, historic aerial images indicates that this property was surrounded by residential uses to the north, east, and south, and citrus groves to the west. Since its construction, the Interstate-10 freeway was constructed, to the south, in the 1960s. The surrounding properties have now transitioned to commercial related uses consistent with the C-4 (Highway Commercial) zoning district and there are sporadic non-conforming single-family residential dwellings to the north of the subject property and throughout the vicinity.

The applicant has submitted a Commission Review and Approval application and a Lot Line Adjustment application to merge two parcels into one for the construction of a Tru Hotel by Hilton, with 90 guestrooms totaling 40,415 square feet, four stories high and related site improvements including parking lot, landscaping, and lighting on a 1.52 acre parcel. The proposed project will be developed on a parcel that is currently vacant (APN:

0169-142-07-0000) located on the south side of W. Colton Avenue and at 719 N. Eureka St. which is currently developed with a single-family residence. The applicant proposes to merge both parcels and demolish the dwelling located at 719 N. Eureka St. for the construction of a parking lot and a secondary access driveway with related on-site improvements.

ANALYSIS

The procedures outlined in RMC Section 2.24.090 through Section 2.24.140 apply to the demolition of property recorded in the City of Redlands List of Historic Resources. The subject property is not recorded in the list of local historic resources and is not subject to the procedures in Section 2.24 of the Redlands Municipal Code. However, Section 15.44.070 requires that prior to the demolition of any structure over 50 years old, the Historic and Scenic Preservation Commission is required to determine whether the structure is historically significant. Section 2.62.170 establishes the City's criteria for historic significance. Below, each City criteria is listed with justification as to why this structure is not historically significant.

Local Criteria for Significance

Section 2.62.170.A.: It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City of Redlands, State of California, or the United States.

Response: The building permit records for this property do not indicate the year the house was originally constructed. The San Bernardino County Assessor Office indicates that the dwelling was constructed in 1927. Historic aerial images shows the presence of the single-family residence in the 1938 aerial image. The building permits that are on file for the subject property include the following:

Permit Type	Year Issued	Work Proposed
Electrical Permit	May 20, 1959	Temporary Pole
Plumbing Permit	N/A	Dated: August 20, 1959 with no year issued date.
Building Permit	April 3, 1961	Concrete floor, rock roof
Plumbing Permit	April 3, 1961	Plumbing
Electrical Permit	April 3, 1961	Electrical
Roofing Permit	October 21, 1974	Shake Roof built-up rock

Based on historic aerial images and building permit records associated to the subject property the dwelling is at least 50 years of age. Staff also conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The newspaper search and research conducted at the A.K. Smiley Library Heritage Room revealed that the

individuals that were associated to the subject property were primarily orange grower/ranchers, a student, a city employee, or retired. Section 2.62.170.C (below) has more information regarding the individuals that are associated to the subject property. Overall, there is no significant evidence that this structure makes a significant contribution to the development, heritage or cultural characteristics of the City, State, or County.

Section 2.62.170.B.: It is the site of a significant historic event.

Response: Based on the research conducted by staff through local and regional newspaper database searches, building records, and ownership history, it has been determined that the land on which the building is located is not the site of a significant historic event.

Section 2.62.170.C.: It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city.

Response: Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (shown below) lists the residents associated to the subject property based on the information obtained from the City Directories located at the A.K. Smiley Library’s Heritage Room. The following names were associated with 719 N. Eureka St. (listed as 719 1st Street prior to 1958) in the Redlands city directories.

Directory Year	Name(s)	Occupation	Additional Information
1927	Clayton W. Tucker (owner)	Orange Grower/rancher	Was living at “ns W. Pioneer Ave. 2 E. of Tennessee”
1929	Clayton W. Tucker Margaret Tucker	Orange Grower/rancher Widow P P	Owned both this house and his other residence at “ns W. Pioneer Ave. 2 E. of Tennessee” at this time Margaret Tucker, possibly a relative of Clayton W. Tucker
1931	Clayton W. Tucker	Orange Grower/rancher	N/A
1933	Clayton W. Tucker	Orange Grower/rancher	N/A

HISTORIC AND SCENIC PRESERVATION COMMISSION
CRA NO. 931
FEBURARY 3, 2022

1936	Clayton W. Tucker	Orange Grower/rancher	N/A
1939	Clayton W. Tucker	Orange Grower/rancher	N/A
1941	Clayton W. Tucker	Orange Grower/rancher	N/A
1947	Neute J. Gibson	City employee	N/A
1947	Zelma Gibson & Don Gibson	Student	N/A
1950	Neute J. Gibson	City employee	N/A
1950	Zelma Gibson	Occupation not listed.	N/A
1952	Neute J. Gibson	City employee	Clarifies that Neute J. Gibson's city employee position is for the "city street department".
1952	Zelma Gibson & Don Gibson	Work	N/A
1954	Neute J. Gibson	City employee	N/A
1954	Zelma Gibson	Occupation not listed.	N/A
1958	Newton J. Gibson	Retired	Names changes from Neute to Newton Newton/Neute occupation changes to "retired"
1958	Zelma Gibson	Occupation not listed.	N/A
1961	Newton J. Gibson	Retired	N/A
1961	Zelma Gibson	Occupation not listed.	N/A
1965	Mrs. Zelma Gibson	Occupation not listed.	Listed as only one living in the household at this time.
1967	Mrs. Pearl M. Vincent	Retired	Listed as the only one listed as living in the household at this time

A newspaper from the Redlands Daily Facts dated February 8, 1966 indicated that there was a fire associated with the property that damaged the inside of the dwelling and that Mrs. Zelma Gibson was examining the few personal items that were recovered from the residence. The newspaper article also indicated that the fire was possibly started by a burglar who broke into the subject property while Mrs. Gibson and her sister Mrs. Pearl Vincent were not home. The individuals that were associated to the subject property had working class occupations and are not known to have significantly contributed to the culture, history or development of the city.

Section 2.62.170.D.: It is one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type or specimen.

Response: The single family residential dwelling has a Craftsman architectural style and is approximately 692 square feet in size. The dwelling contains a covered front porch, a low-pitched gabled roof, overhanging eaves with exposed rafter tails, and horizontal siding at the exterior of the residence. There is an existing detached shed that is located at the rear of the main residence. The detached shed has a corrugated metal finish and is approximately 135 square feet in size. The dwelling has a simple design and its Craftsman elements are modest and understated. The metal shed is a modernly available pre-fabricated structure on a concrete slab, and is utilitarian in design and function. These structures are not one of the few remaining examples in the City possessing distinguishing characteristics of this architectural type or specimen.

Section 2.62.170.E.: It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city.

Response: A local and regional newspaper records database search was conducted for the subject site. The city's building permits do not have information regarding the specific year the dwelling or the shed were constructed and there is no indication of the builder and/or architects name in the building permit.

Section 2.62.170.F.: It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation.

Response: As discussed under Section 2.62.170.D above, the dwelling and the shed do not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation. While the dwelling utilizes elements from Craftsman style architecture, they are simple and modest in design and the dwelling does not have unique features that distinguish this property from other Craftsman style homes. The shed that is located at the rear of the property is a pre-fabricated corrugated metal shed that was placed on the property sometime between 2007 and 2011 based on aerial images and is less than 50 years of age.

Section 2.62.170.G.: It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

Response: The property is located at 719 N. Eureka Street which is on the west side of Eureka Street and approximately 150 feet south from W. Colton Avenue. At the time the dwelling was constructed the subject property was surrounded with orange groves to the west; single-family residences to the north; single-family residences, vacant parcels, and orange groves to the east; and single-family residences and vacant parcels to the south. Historic aerial images shows that the Interstate 10-freeway was constructed in the 1960s. The surrounding characteristics of the neighborhood has changed over the years as the surrounding properties are now zoned for commercial related uses. The surrounding parcels to the north include non-conforming single-family residences, commercial related uses to the east, to the south is Caltrans right-of-way and the Interstate 10 freeway, and a commercial shopping center (across from the Interstate 10 freeway), and to the west is a vacant parcel. The property is not located within a unique location and the structure is not a familiar visual feature of the neighborhood, community, or city. The surrounding properties are as follows:

	General Plan	Zoning	Land Use
North:	Commercial	C-4 (Highway Commercial)	Non-conforming single-family residences
South:	Commercial	Specific Plan 45 Town Center	Shopping Center
West:	Commercial	C-4 (Highway Commercial)	Vacant Lot
East:	Commercial	C-4 (Highway Commercial)	Commercial businesses

The site is not located within any registered Historic and Scenic Districts and is not listed as a designated historic resource.

Section 2.62.170.H.: It has unique design or detailing.

Response: The residence incorporates horizontal wood siding, overhanging eaves with exposed rafter tails, a gabled pitch roof, a white trim along all exterior windows and doors, tapered columns, as well as other features. These features are generally modest and simple in design and would not represent a unique design or detailing specific to this home. The detached shed is a pre-fabricated storage structure that consists of corrugated metal. The architectural features that are incorporated into the dwelling and the shed are common features and are not unique to the overall design of the subject property.

Section 2.62.170.I.: It is a particularly good example of a period or style.

Response: The architectural characteristics of the residence do not embody distinctive features that represent a particularly good example of a period or style. The dwelling incorporates simplistic features such as the exterior finishes and window trims, representative of the Craftsman style, however the dwelling would not represent one of the best examples of this period or style because of its modest, simple appearance. The city has a wide variety of Craftsman style homes that illustrate better examples of the period or style. The City's Historic Context Statement indicates that the bar of significance would be significantly higher for styles that are more common throughout the City; therefore, the structure which has limited unique architectural features would not be considered a particular good example or one of the best examples of this style within Redlands.

Section 2.62.170.J.: It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbing, and signs).

Response: The dwelling or the shed do not contribute in any way to a group of historic or scenic properties within the City. The existing landscaping onsite consists of dry vegetation, shrubs and trees. No light standards, curbing or signs that could be considered significant are present on site.

Section 2.62.170.K.: It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

Response: Refer to the response under 2.62.170.J above. The site is not located within any historic district.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), the project which includes merging two parcels into one for the construction of a four story, 90 guestroom hotel totaling 40,415 square feet qualifies for a categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects), 15305 (Minor Alternations in Land Use Limitations), and Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15332 (Infill Development) pertains to development on infill sites under 5 acres in size where the proposal meets the criteria for this exemption. Section 15305 (Minor Alternations in Land Use Limitations) applies to minor lot line adjustments not resulting in the creation of a new

parcel. Section 15301 (Existing facilities) applies to the demolition and removal of individual small structures.

STAFF RECOMMENDATION

This project presentation is an informational item only. The Historic and Scenic Preservation Commission may discuss or provide comments on matters relevant to the historic and scenic aspects of this project, including potential demolition of the structures over 50 years of age.

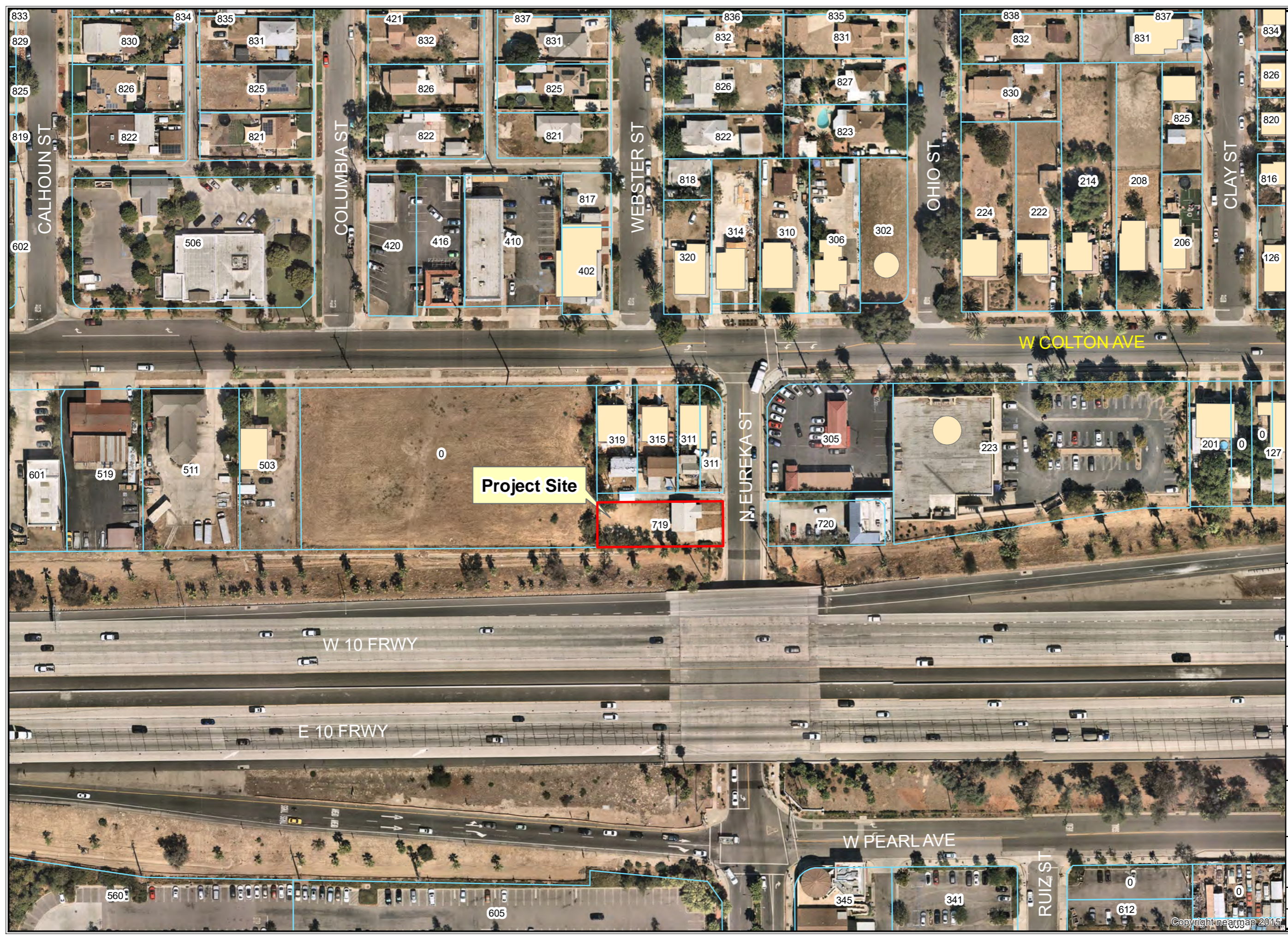
MOTIONS

At this time, staffs presentation is an informational item only, and a motion is not necessary. Should the Planning Commission approve Commission Review and Approval No. 931 and Lot Line Adjustment No. 665, a demolition permit will be required as part of the conditions of approval, and will require subsequent Historic and Scenic Preservation Commission action.

ATTACHMENT "A"

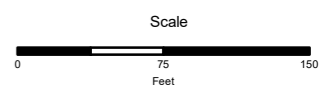
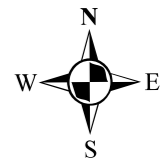
Location Map & Aerial Photograph

Location Map



Project Site

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January 20, 2022

OneStop.mxd

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W COLTON AVE

Aerial

Project Site



NEUREKA ST

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January 20, 2022

OneStop.mxd

ATTACHMENT "B"

Site Photographs



Front Elevation facing Eureka St. (East)



Front Porch facing Eureka St.



Side (North) Elevation



Side (South) Elevation



Rear (West) Elevation



Rear Yard



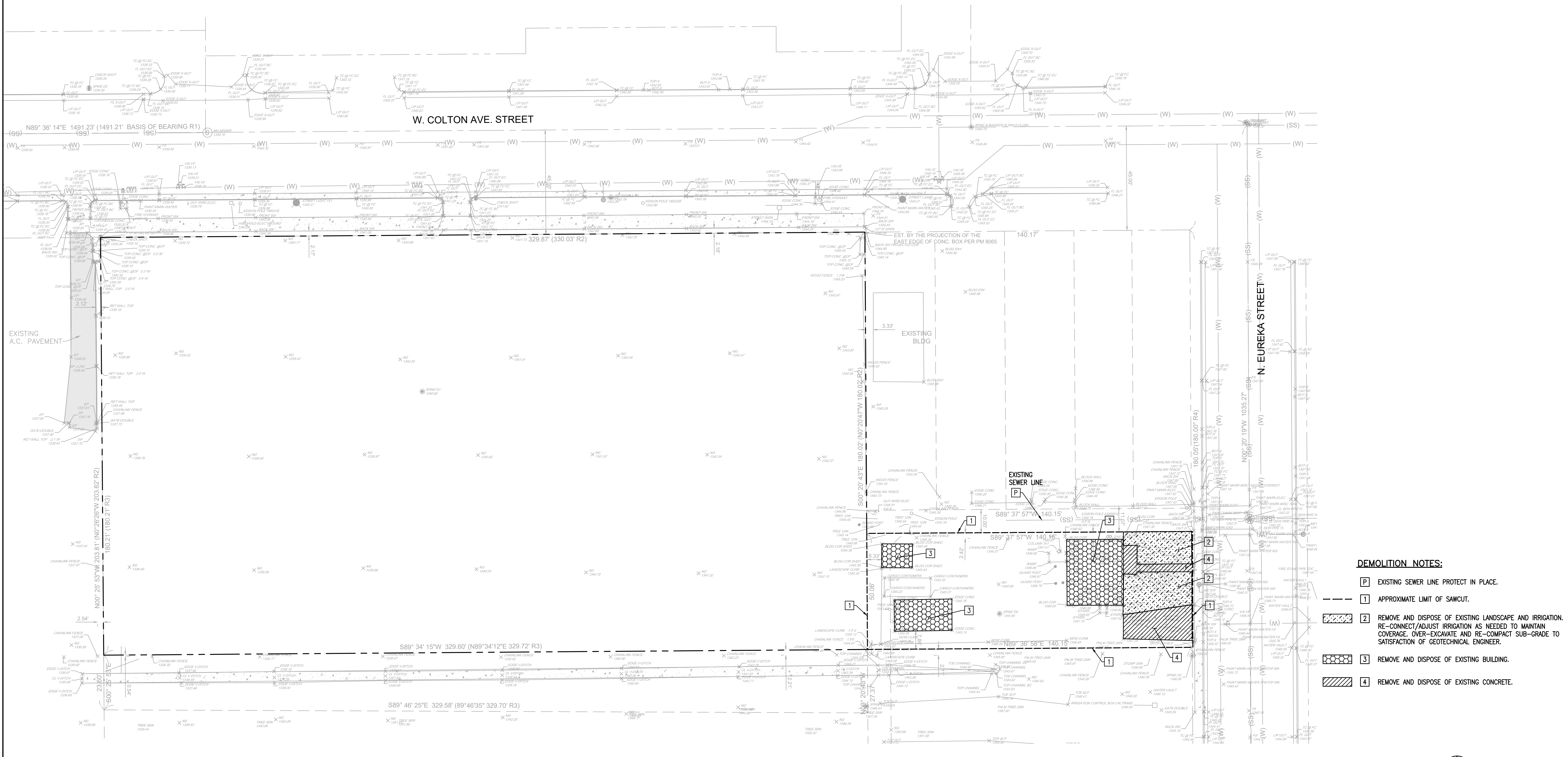
Detached Shed located at rear



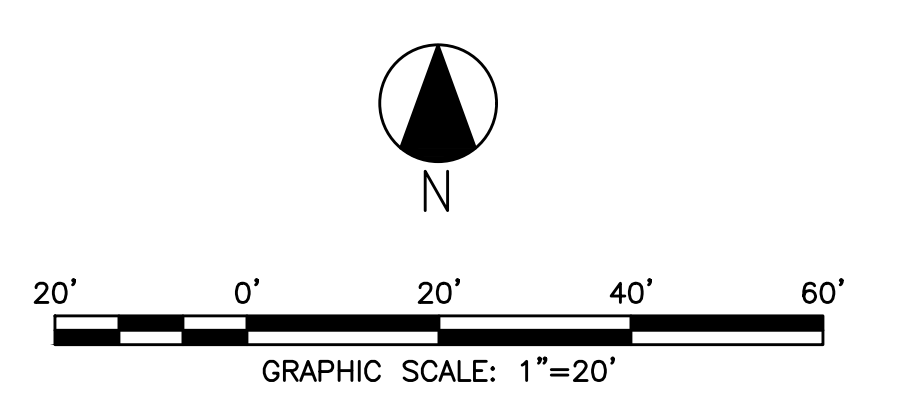
Detached Shed located at rear of the residence

ATTACHMENT "C"

Demolition Plan



- DEMOLITION NOTES:**
- [P] EXISTING SEWER LINE PROTECT IN PLACE.
 - [---] [---] 1 APPROXIMATE LIMIT OF SAWCUT.
 - [---] [---] 2 REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND IRRIGATION. RE-CONNECT/ADJUST IRRIGATION AS NEEDED TO MAINTAIN COVERAGE. OVER-EXCAVATE AND RE-COMPACT SUB-GRADE TO SATISFACTION OF GEOTECHNICAL ENGINEER.
 - [---] [---] 3 REMOVE AND DISPOSE OF EXISTING BUILDING.
 - [---] [---] 4 REMOVE AND DISPOSE OF EXISTING CONCRETE.



PREPARED BY:
HARIYA INC
26121 Wallack Place
Loma Linda, CA 92354
(909)499-8270
M. B. Hariya 12/06/2021
MANOJ HARIYA R.C.E. 74429 DATE



CITY OF REDLANDS
MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
GRADING PLAN
TRU BY HILTON
W. COLTON AVE. REDLANDS, CA
DEMOLITION PLAN

REVISIONS		Date	Initial
Letter	Description	Date	Initial

Designed by _____ Date _____ Checked by _____ Date _____ Drawn by _____ Date _____ Checked by _____ Date _____	REVIEWED BY: _____ Date _____ Donald P. Young, One Stop Permit Center Mgr., R.C.E. 49918 ACCEPTED BY: _____ Date _____ Goutam K. Dabey, Engineering Manager, R.C.E. 75646 Approved by: _____ Date _____
	Sheet 01 of 01 Sheets

ATTACHMENT "D"

Project Plans

TRU HOTEL COLTON AVE. REDLANDS, CA

DEVELOPMENT APPLICATION DRAWING SET



Gwen Jarick Architecture LLC
17823 E Cindercone Rd
Rio Verde, AZ 85263
480.686.2203
gwen@gj-arch.com



DRAWING INDEX

SHEET #	DESCRIPTION
A001	COVER
A100	SITE PLAN
A110	FIRE MASTER SITE PLAN
A201	GROUND FLOOR PLAN
A202	SECOND LEVEL PLAN
A203	THIRD LEVEL PLAN
A204	FOURTH LEVEL PLAN
A210	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	RENDERED ELEVATIONS
A303	RENDERED ELEVATIONS
A304	LINE OF SITE STUDY
AMAT	MATERIALS BOARD
C01	CONCEPTUAL GRADING PLAN
C02	DRIVEWAY DETAILS
C03	STORM DRAIN PLANS
C04	UTILITY PLAN
L1	LANDSCAPE CONCEPT
L2	PLANTING IMAGES
ALTA	ALTA SURVEY

Tru Hotel by Hilton
Colton Ave. Redlands, CA

Project Team

Owner:
Divy Hospitality
6746 N Glasner Lane
West Hills, CA 91307
714-726-8571

Design Architect:
Gwen Jarick Architecture LLC
17823 E. Cindercone Rd
Rio Verde, AZ 85263
480.686.2203

Civil Engineer:
Hariya Inc
26121 Wallack Place
Loma Linda, CA 92354
909.499.8270

ISSUE DATE: 6/11/2021
REVISION DATE:
GENERATION:
DECOR:

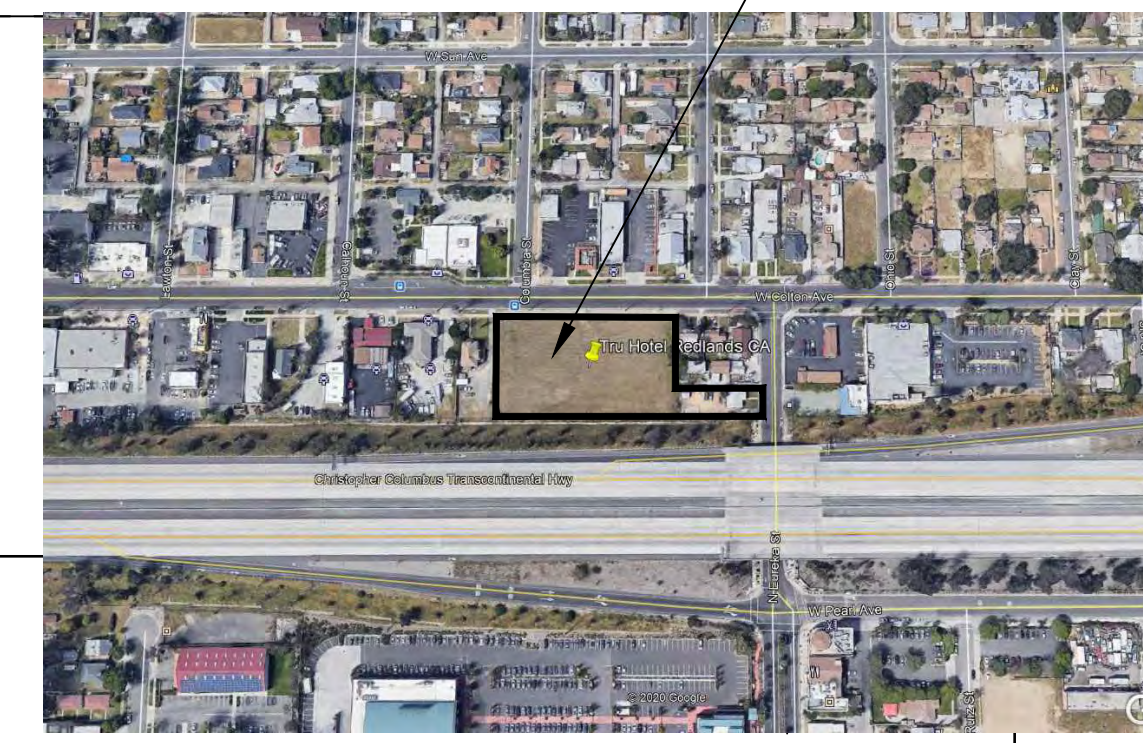
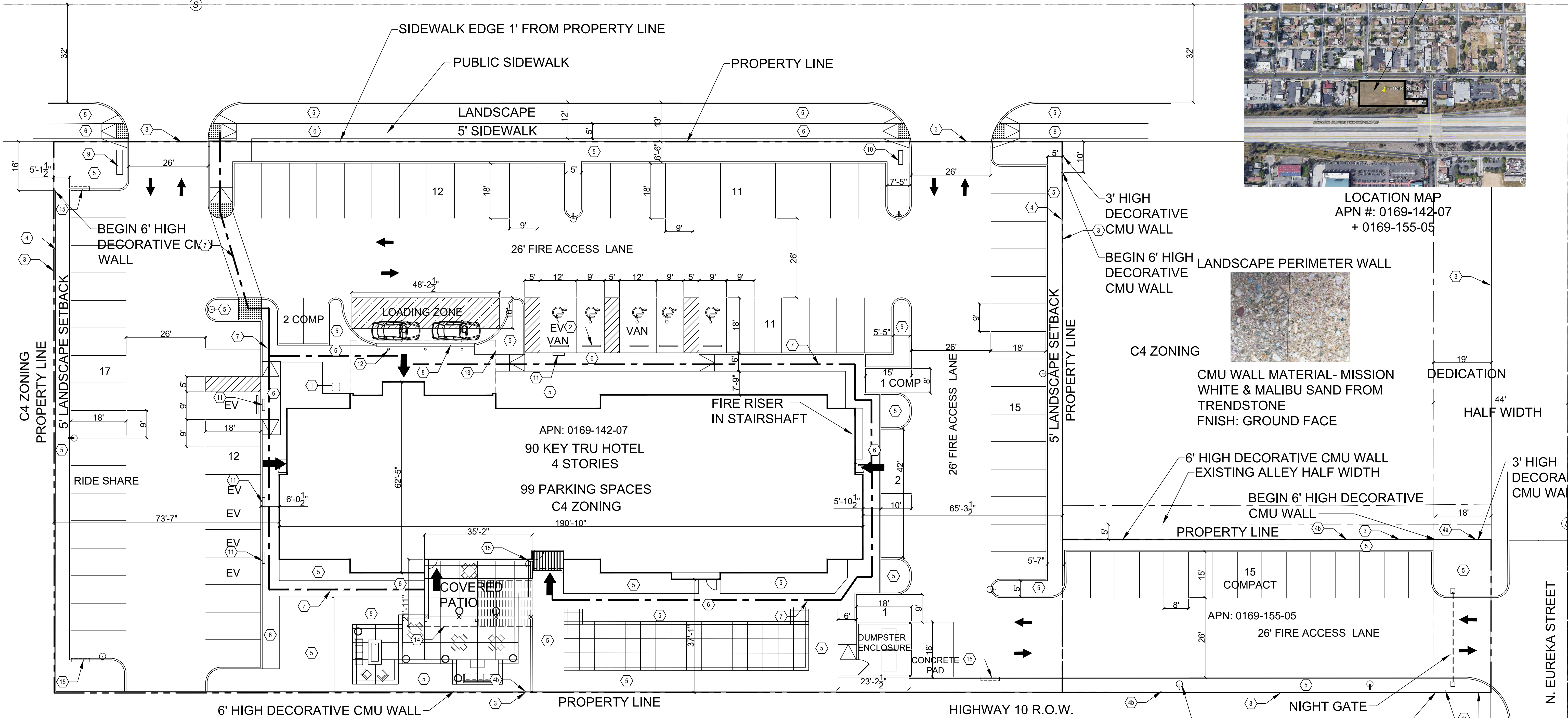
COVER SHEET

A001

NOT FOR CONSTRUCTION

W. COLTON AVE. STREET HALFWIDTH

Site Location



LOCATION MAP
APN #: 0169-142-07
+ 0169-155-05



CMU WALL MATERIAL- MISSION
WHITE & MALIBU SAND FROM
TRENDSSTONE
FINISH: GROUND FACE

6' HIGH DECORATIVE CMU WALL
EXISTING ALLEY HALF WIDTH
BEGIN 6' HIGH DECORATIVE
CMU WALL

KEY NOTES:

- ① BIKE RACK
- ② WHEEL STOP
- ③ PROPERTY LINE
- ④a 3' DECORATIVE CMU WALL
- ④b 6' DECORATIVE CMU WALL
- ⑤ PLANTER/ LANDSCAPE
- ⑥ SIDEWALK
- ⑦ ACCESSIBLE PATH
- ⑧ NO CURB TRANSITION
- ⑨ MONUMENT SIGN
- ⑩ DIRECTIONAL SIGN
- ⑪ EV CHARGING STATION
- ⑫ LIT BOLLARD
- ⑬ PORTICO
- ⑭ COVERED PATIO
- ⑮ CATCH BASIN

LEGEND:

- LOADING ZONE
 - ACCESSIBLE LOADING
 - ACCESSIBLE PATH
 - PROPERTY LINE
 - PARKING LOT LIGHTING
HOUSE SIDE SHIELD
WILL BE PROVIDED
AT PROPERTY LINE
- OCCUPANCY:**
- RESIDENTIAL GROUP R (GUEST ROOMS)
 - ASSEMBLY GROUP A-2 (BREAKFAST DINING)
 - ASSEMBLY GROUP A-3 (FITNESS ROOM)

PARKING:

90 Keys x 1.1 spaces per key = 99 parking spaces required
99 Parking Spaces Provided

18 Compact Parking Spaces
2 Parallel Parking Spaces
79 Regular Parking Spaces
99 Total Parking Spaces

Accessible Parking Spaces
1 Van Space
4 Car Spaces

EV Parking Spaces
1 EV Van Accessible Space
1 Car Accessible Space (unmarked per state guidelines)
4 Regular EV Spaces

SITE PLAN DATA	
4-Story, 90 Guestrooms	
APN's	0169-142-07, 0169-155-05
Site	66,415 sf/ 1.524 Acres
Total Parking Prov	99 Parking Spaces (5 H.C. Spaces, 18 Compact, 2 Parallel)
EV Parking Provided	6 Total includes: 1 Van, 1 Possible ACC
Bike Parking Provided	4 Spaces (4 Required)
Zoning	C4
Lot Coverage	16.7%
FAR	.61
Parking Area	32,470 sf
Landscaping Req	2,273 sf (7% of Parking Area)
Landscaping Prov- Parking	5,267 sf - 44% of Total Landscaping
Landscaping Prov- Total	11,995 sf (Total on site) 18% of Total Site
Building GBA	40,415 sf
1st Floor	10,340 sf
2nd Floor	10,025 sf
3rd Floor	10,025 sf
4th Floor	10,025 sf

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



Gwen Jarick Architecture LLC
17823 E. Cindercone Rd
Rio Verde, CA 95263
480.686.2203
gwen@gj-arch.com

Divy Hospitality
6746 N. Glasner Lane
West Hills, CA 91307
714-726-8751
jayhotel@gmail.com

Tru by Hilton
W. Colton Ave., Redlands, CA



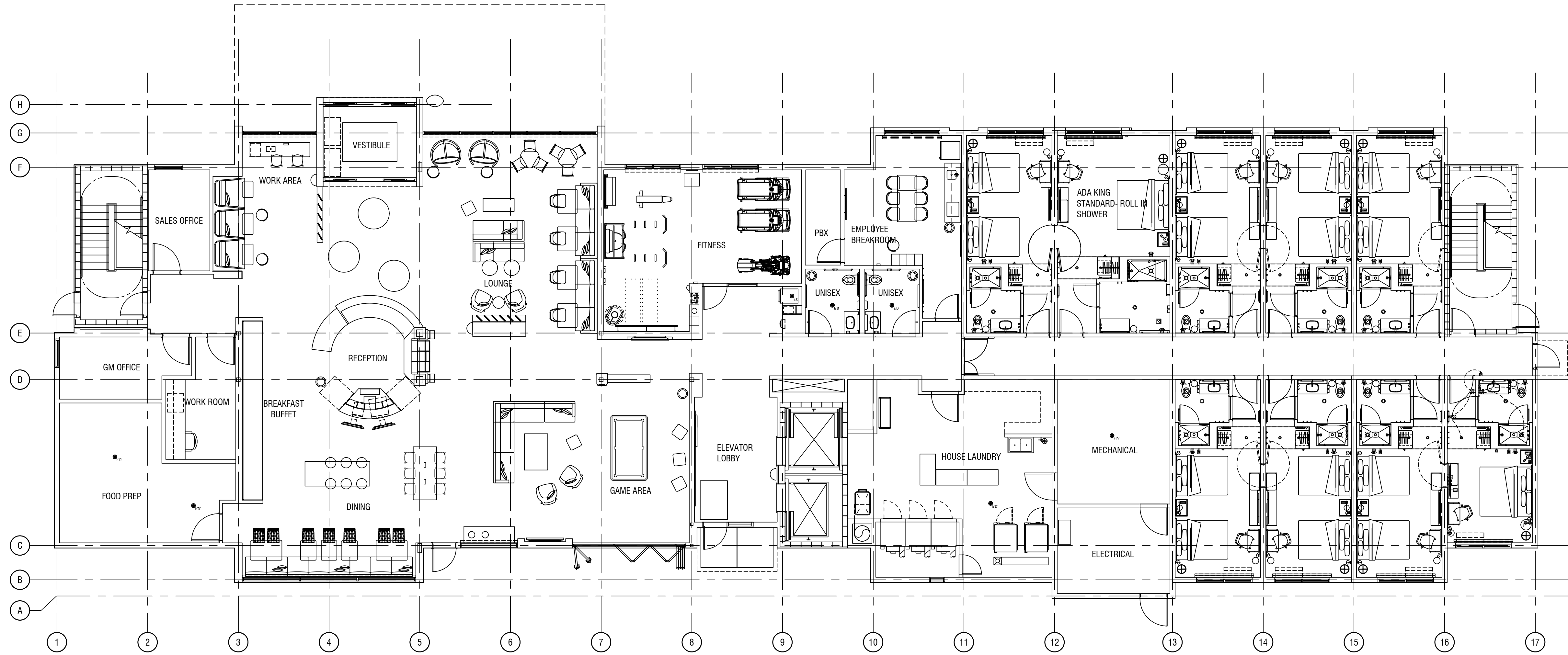
ISSUE DATE: 05.26.2021
REVISION DATE: 09.03.2021
GENERATION:
DECOR:

SITE PLAN

A100
NOT FOR CONSTRUCTION



Gwen Jarick Architecture LLC
 17823 E Cindercone Rd
 Rio Verde, AZ 85263
 480.686.2203



1 GROUND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Tru by Hilton
 W. Colton Ave., Redlands, CA



ISSUE DATE: 06.15.2021
 REVISION DATE:
 GENERATION:
 DECOR:
 GROUND LEVEL FLOOR
 PLAN

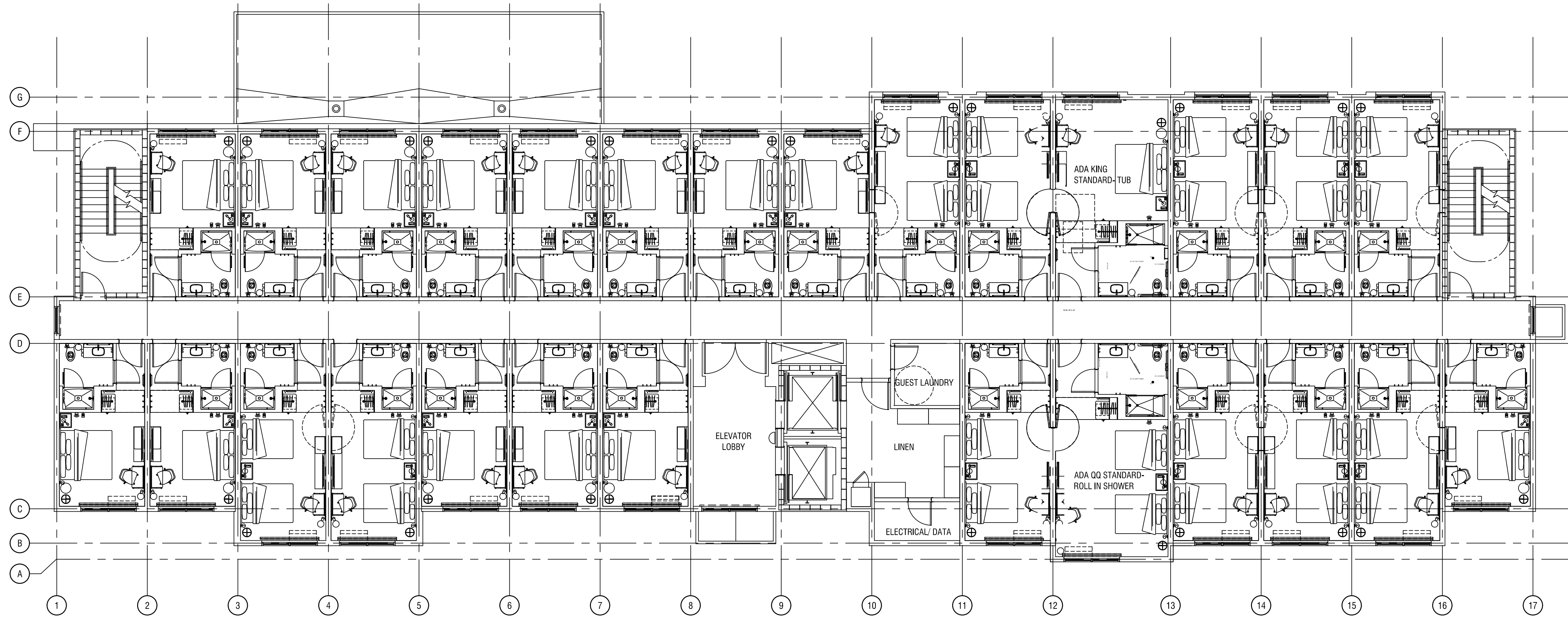
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 Rio Verde, AZ 85263
 480.686.2203

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 W. Colton Ave., Redlands, CA



1 SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ISSUE DATE: 6.15.2021
 REVISION DATE:
 GENERATION:
 DECOR:
 SECOND LEVEL FLOOR PLAN

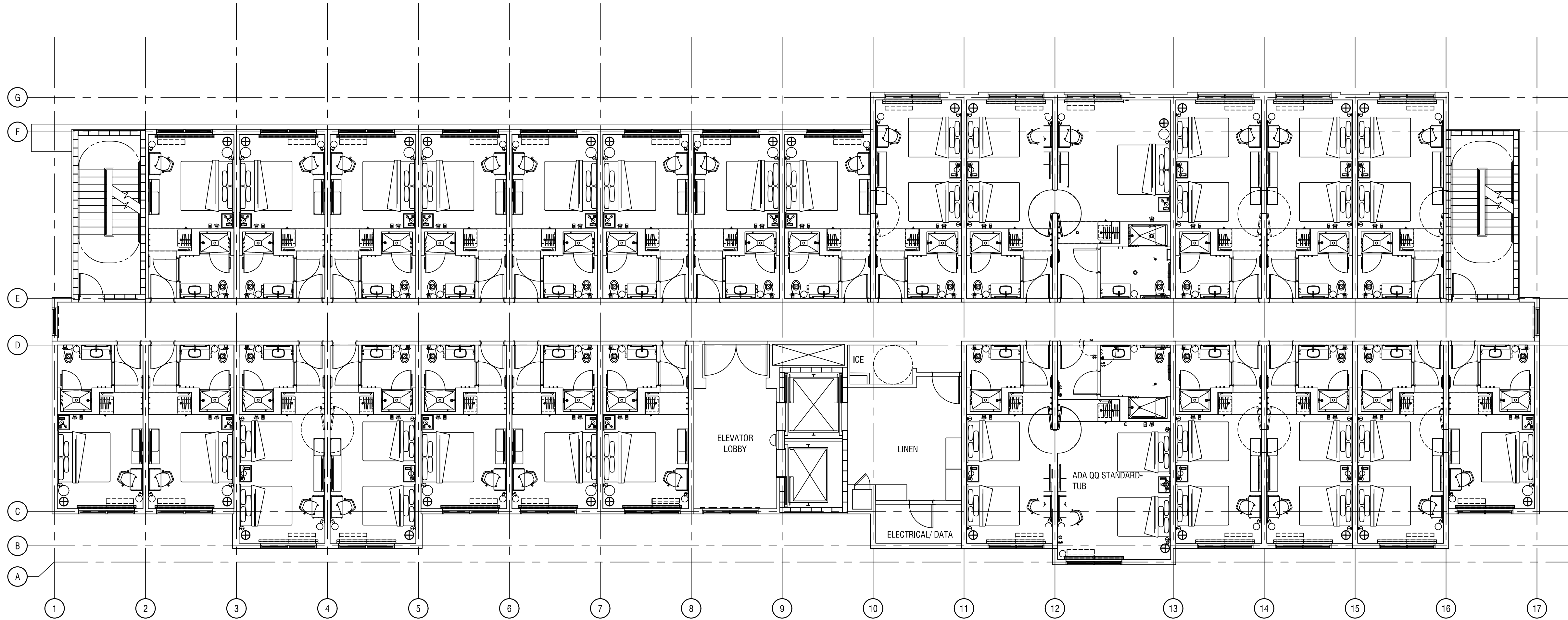
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Gwen Jarick Architecture LLC
 17823 E Cindercone Rd
 Rio Verde, AZ 85263
 480.686.2203

Tru by Hilton
 W. Colton Ave., Redlands, CA



1 THIRD LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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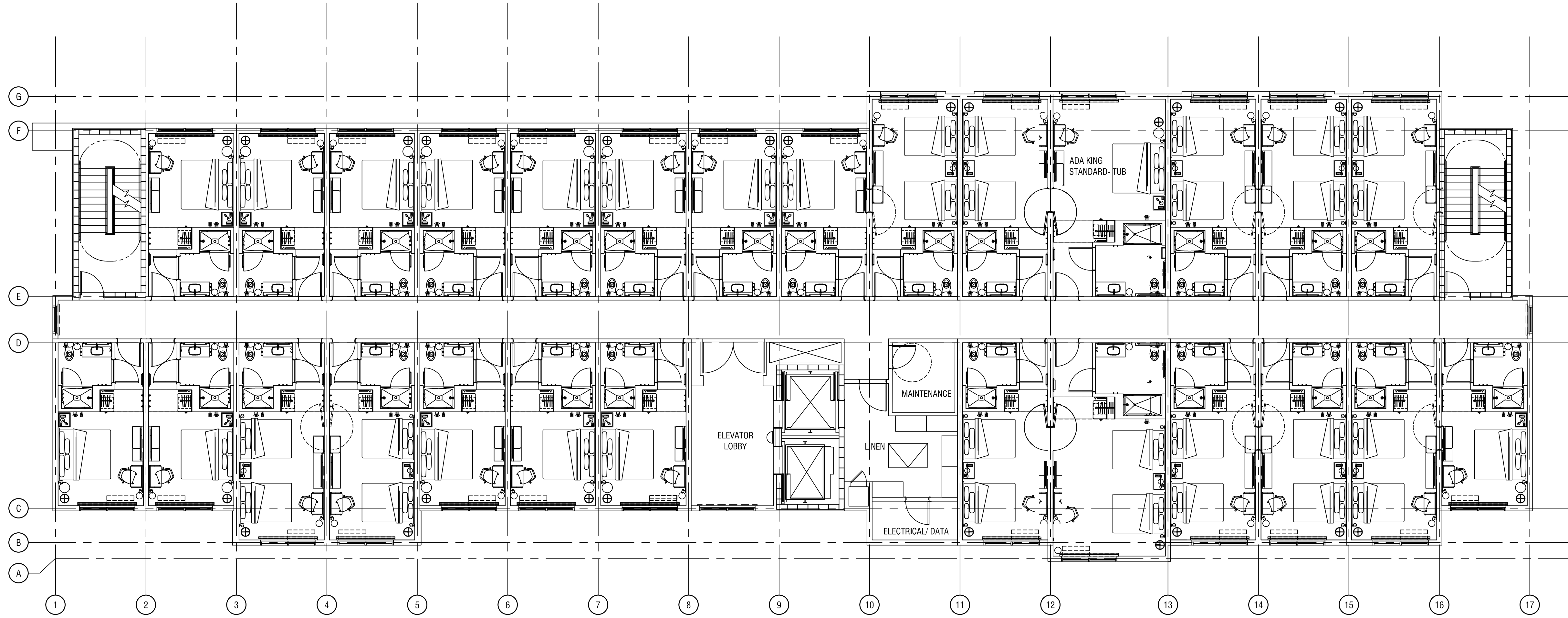
THIRD LEVEL FLOOR PLAN

A203

NOT FOR CONSTRUCTION



Gwen Jarick Architecture LLC
 17823 E Cindercone Rd
 Rio Verde, AZ 85263
 480.686.2203



1 FOURTH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Tru by Hilton
 W. Colton Ave., Redlands, CA



ISSUE DATE: 6.15.2021
 REVISION DATE:
 GENERATION:
 DECOR:
 FOURTH LEVEL FLOOR
 PLAN

A204

NOT FOR CONSTRUCTION



Gwen Jarick Architecture LLC
17823 E. Cordercone Rd
Rio Verde, AZ 85263
480.686.2203
gwen@gj-arch.com

Tru Hotel by Hilton
W. Colton Ave, Redlands, CA



ISSUE DATE: 06.11.2021
REVISION DATE: 09.03.2021
GENERATION:
DECOR:

Exterior Elevations

A301

NOT FOR CONSTRUCTION

FILE NAME: MSPxe_E01.dwg

KEY NOTES:

- 1 APPROXIMATE LINE OF GRADE
- 2 ABOVE GRADE EXPOSED FOUNDATION WALL
- 3 NOT USED
- 4 ALUMINUM SLIDER WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING, 4" OPENING STOP - 4x WITH INSULATED INFILL PANEL - EX-13
- 5 ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING
- 6 ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
- 7 NOT USED
- 8 ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
- 9 METAL CANOPY/ PATIO COVER
- 10 ARCHITECTURAL METAL EYEBROW
- 11 KYMAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 ACCENT "V" JOINT
- 16 DOWNLIGHT & IN-GROUND UPLIGHT TO ACCENT MULTI-COLORED BUILDING RECESSES

- NOTE:
1. ALL GLASS IS TO BE SOLARBAN 90 ON CLEAR OR EQUIVALENT
 2. FRAMES - ARCADIA ALUMINUM - FINISH AS BLACK
 3. EXPANSION JOINTS AT FLOOR LINES WITH BACKER ROD AND SEALANT SHALL BE PROVIDED.

ARCHITECTURAL LIGHTING LEGEND:

- L-19 DOWNLIGHT @ FACADE RECESSES
- L-20 IN-GROUND UPLIGHT @ FACADE RECESSES

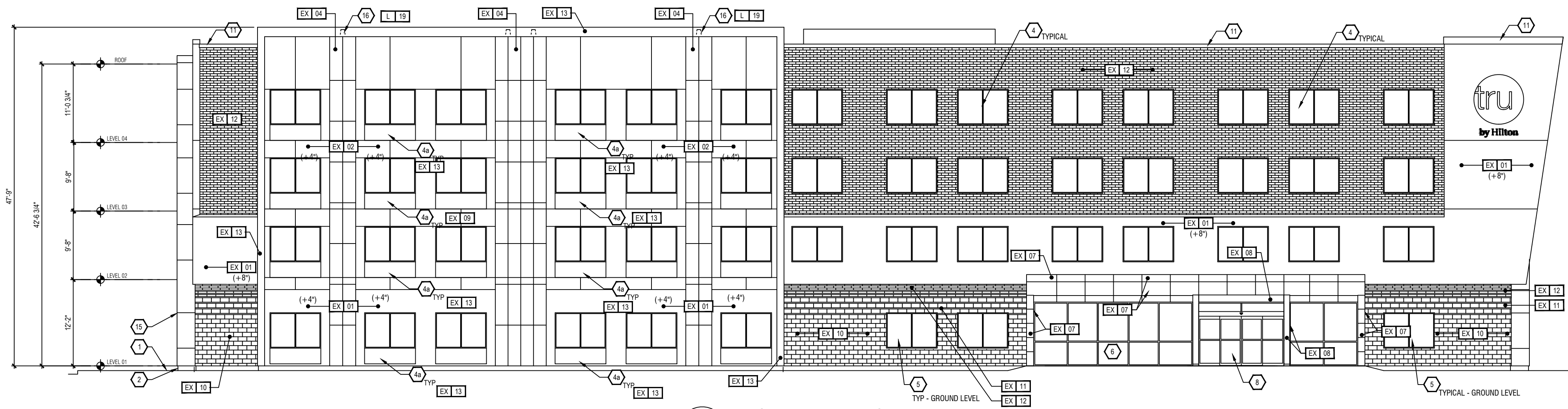
BUILDING SIGNAGE:

ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION, SIZE, ETC. TO BE DETERMINED ON A SEPARATE SUBMITTAL.
RACEWAYS/ WIREWAYS ARE NOT ALLOWED

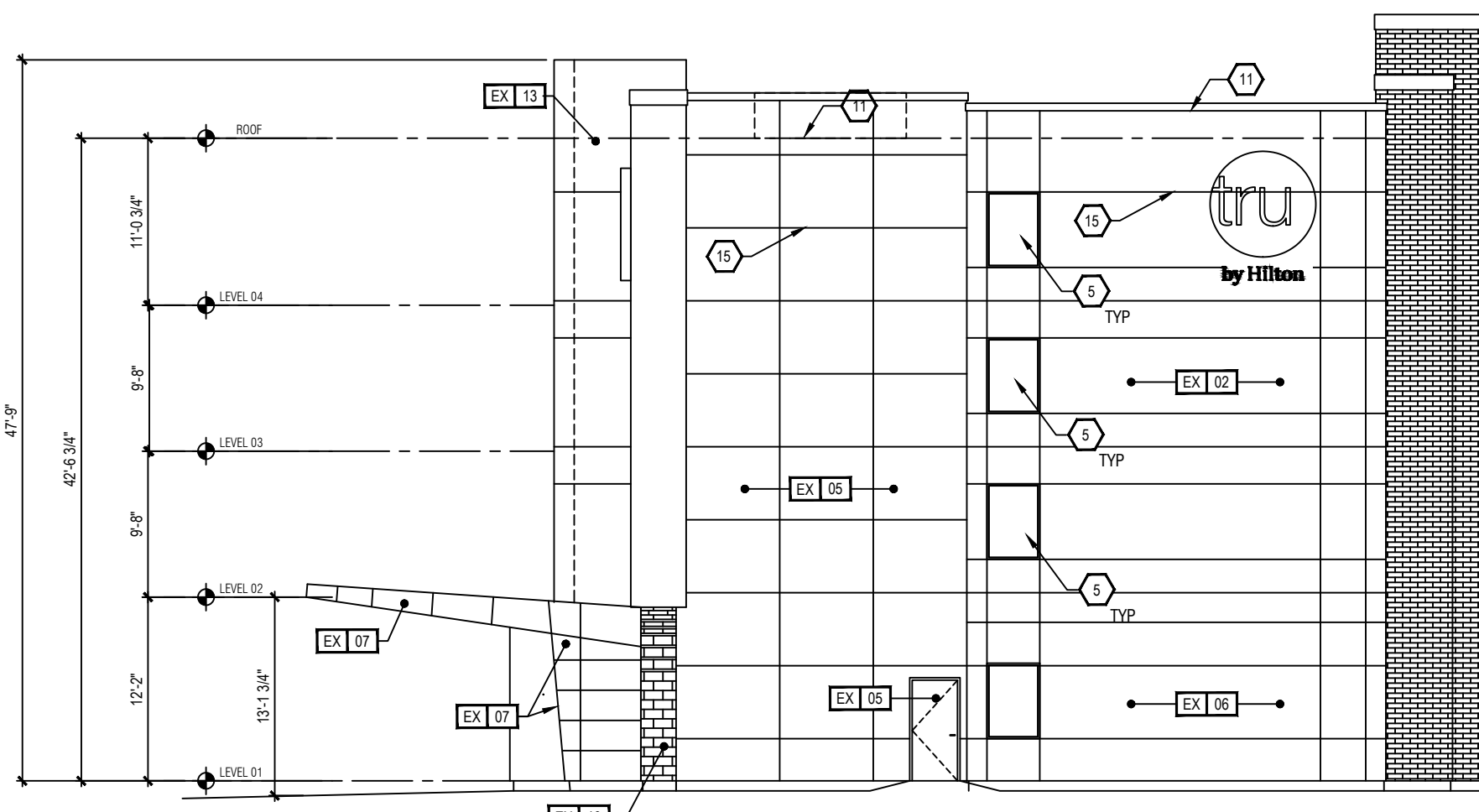
FINISH LEGEND:

EFS CLADDING SYSTEM (EX) - BASIS OF DESIGN - "OUTSULATION PLUS MD EFS" BY DRYVIT SYSTEMS, INC.
PROVIDE EFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE. BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANKER 20 02" HIGH IMPACT MESH
COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS / R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING AREAS.

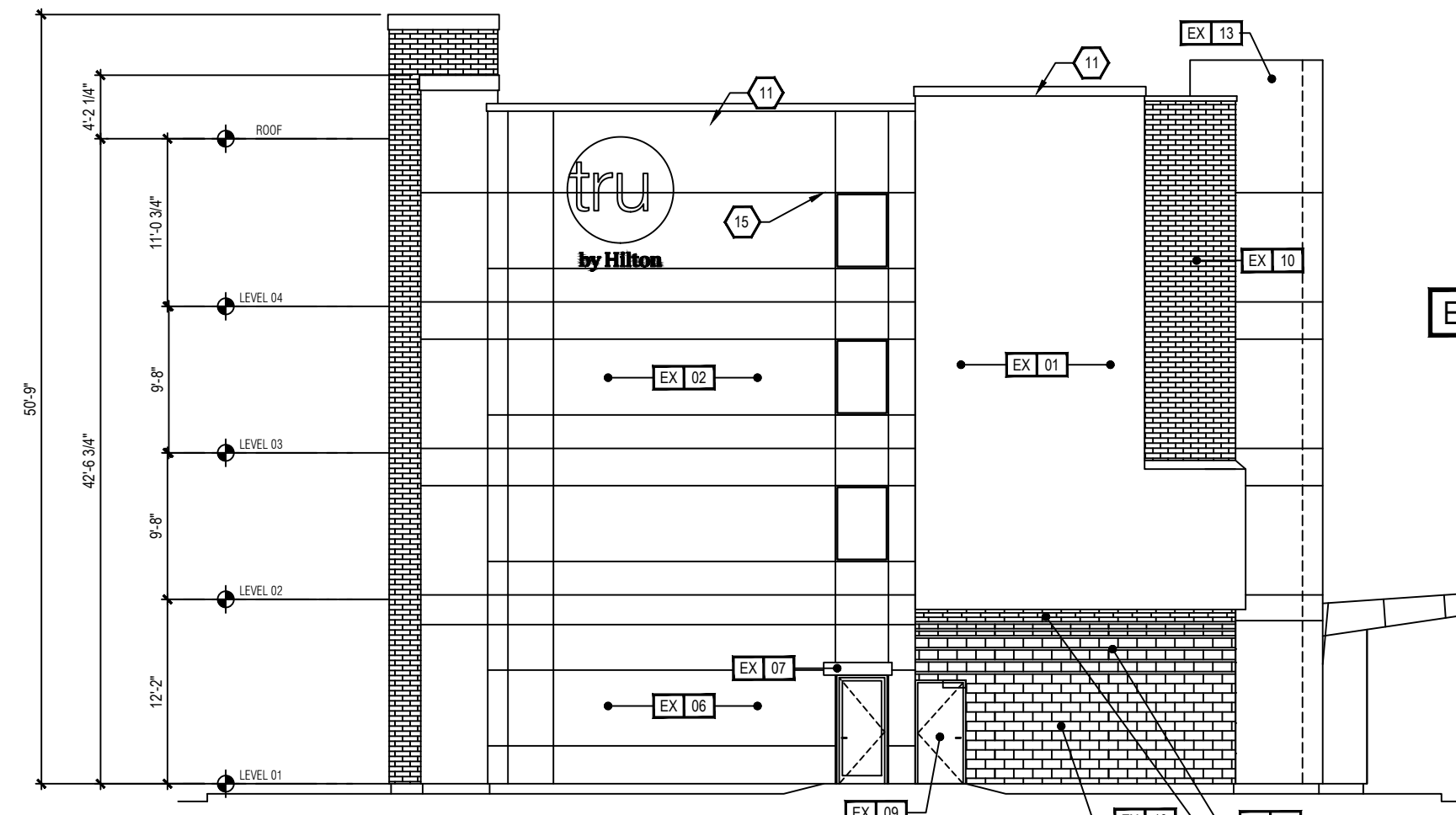
- EX 01 DRYVIT SYSTEMS: SW 6991 BLACK MAGIC - SANDBLASTED FINISH
- EX 02 DRYVIT SYSTEMS: DRYVIT #6285T WHITE HAZE - SANDBLASTED FINISH
- EX 03 NOT USED
- EX 04 FIBER CEMENT PANELS: HARDIE PANEL - SMOOTH FINISH- PAINTED VARIES - REFER TO DIAGRAM 16E
- EX 05 DRYVIT SYSTEMS: COLOR TO MATCH SW6508 SECURE BLUE-SANDBLASTED FINISH
- EX 06 DRYVIT SYSTEMS: DRYVIT #615A TATTLETALE - SANDBLASTED FINISH
- EX 07 PORCELAIN TILE - TILE BAR -BOND- INDI BLUE- 24" X 48"
- EX 08 FIBER CEMENT PANEL - HARDIE PANEL - SMOOTH FINISH-PAINTED: SW 6673 BANANA CREAM
- EX 09 EXTERIOR PAINT: SW6991 BLACK MAGIC
- EX 10 STONE- ECHELON FRANKLIN VENEER UNIT- SIZE: 8" X 24" COLOR: MONUMENT WHITE
- EX 11 STONE- ECHELON FRANKLIN VENEER UNIT- SIZE: 2 1/2" X 24" COLOR: MONUMENT WHITE
- EX 12 THIN BRICK - BELDEN BRICK SHERWOOD GRAY VELVET - SIZE: NORMAN - COURSE 1/2 OFFSET
- EX 13 REYNOLDBOND ALCOA ACM PANEL- COLOR TO MATCH SW6991 BLACK MAGIC
- EX 14 DECORATIVE CMU BLOCK - 8" X 16" - TRENDSTONE BY TRENDWYTHE- COLOR: MISSION WHITE - FINISH- GROUND FACE
- EX 15 DECORATIVE CMU BLOCK - 8" X 16" - TRENDSTONE BY TRENDWYTHE - COLOR: MALBU SAND- FINISH- GROUND FACE



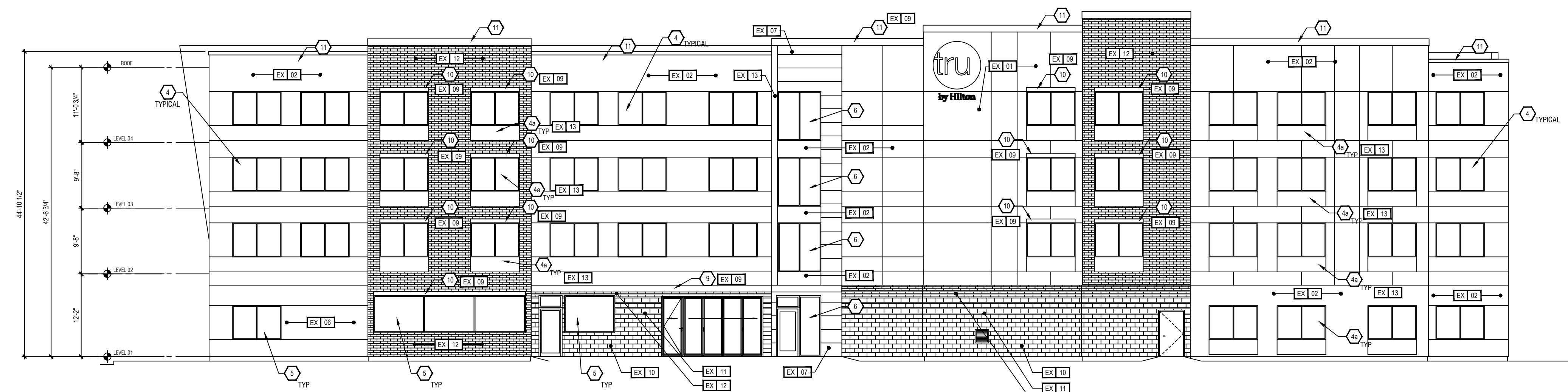
4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

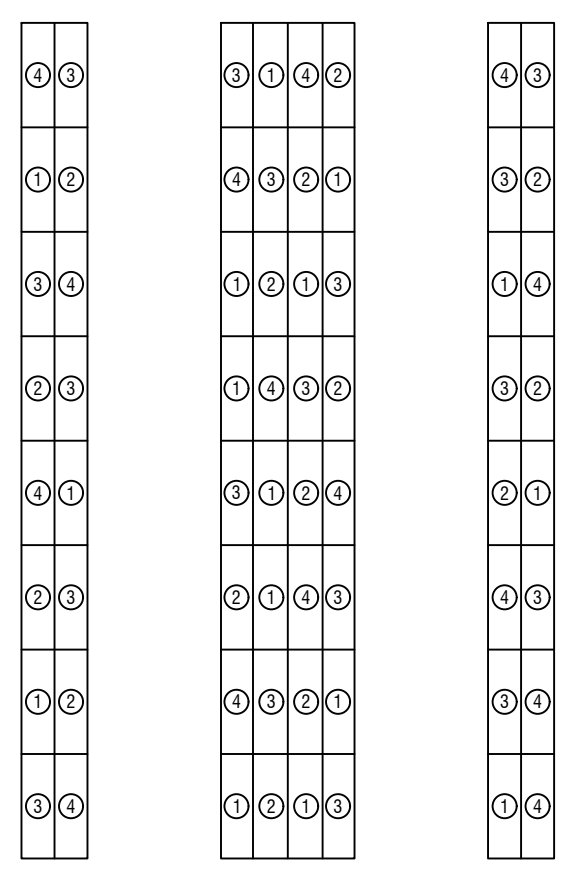


2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- COLOR DIAGRAM FOR EX-04
- 1 EFS: COLOR-SW 6497 BLUE HORIZON
 - 2 EFS: COLOR-SW 6673 BANANA CREAM
 - 3 EFS: COLOR-SW 6608 SECURE BLUE
 - 4 EFS: COLOR-SW 6624 COMMOOCORE





NORTH ELEVATION



SOUTH ELEVATION



Gwen Jarick Architecture LLC
 17823 E. Cindercone Rd
 Rio Verde, CA 95263
 480.686.2203
 gwen@gj-arch.com

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Rendered Elevations

A302

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17823 E. Cindercone Rd
Rio Verde, CA 95263
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gwen@gj-arch.com



WEST ELEVATION

EAST ELEVATION

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EX-07



PROCELAIN TILE- TILEBAR BOND INDIO BLUE

EX-08
EX-04-2



SW 6673
BANANA CREAM

EX-05

EX-10/ EX-04-3



SW 6508
SECURE BLUE

EX-04-1



SW 6497
BLUE HORIZON

EX-04-4



SW 6524
COMMODORE

EX-01
EX-09



SW 6991
BLACK MAGIC

EX-12

BELDEN THIN BRICK
SHERWOOD GRAY VELVET



EX-10

ECHELON FRANKLIN VENEER STONE
FINISH: GROUND FACE
COLOR: MONUMENT WHITE



DRYVIT 615ST TATTLETALE
EX-06



DRYVIT 628ST WHITE HAZE
EX-02



STOREFRONT AND WINDOW
ARCADIA AB-8 BLACK



TRENDSTONE GROUND FACE
MASONRY UNITS
COLOR: MALIBU SAND
AND MISSION WHITE

TRU HOTEL - COLTON AVE. REDLANDS CA

MATERIAL BOARD | JUNE 11 2021

