

View at port cochere

# Legacy Palm Springs

1000 North Palm Canyon Drive  
Palm Springs, CA

**RECEIVED**  
Chris Sahlin A.I.A.  
architecture  
planning  
interior design  
MAY 27 2011  
PLANNING SERVICES  
DEPARTMENT

CSA  
 Chris Sahlin Architects  
 121 S. Palm Canyon Dr. Ste. 229  
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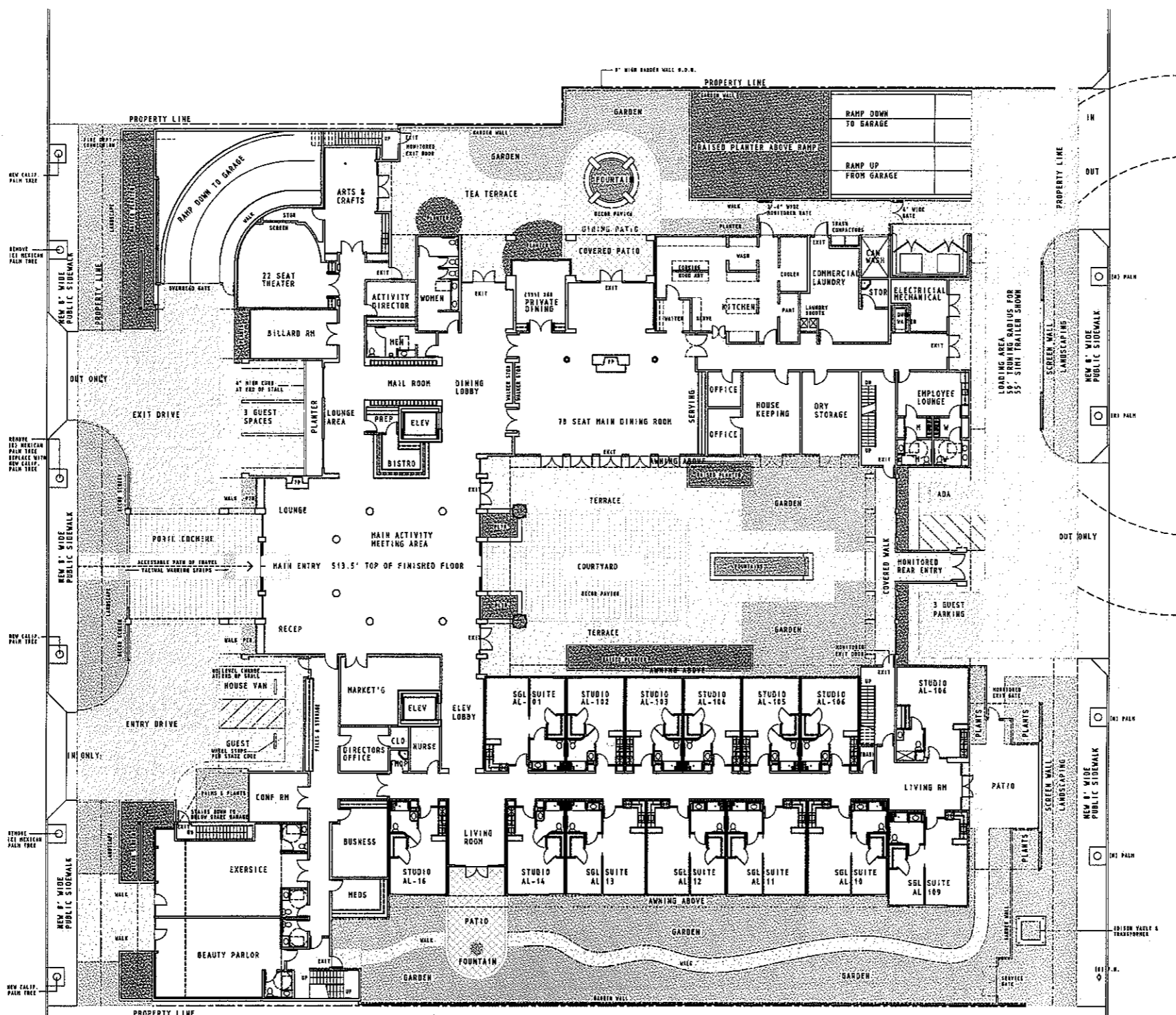


PROJECT Legacy Palm Springs  
 1000 North Palm Canyon Drive  
 Palm Springs, CA  
 FOR Tappan Enterprises L.L.C.

Revisions	Date

SHEET TITLE  
 Site Plan  
 Colored

DRAWN BY CLS  
 DATE 6-20-10  
 JOB NO 09-916  
 SHEET NO ©  
 SD-11-C



PALM CANYON DR.

INDIAN CANYON DR.

**SITE COVERAGE TABULATIONS**

Total Site Area	62,411 s.f.
Ground Floor Building	29,499 s.f.
Driveways and Parking	9,746 s.f.
Covered Trash Area	544 s.f.
Walks, Patios & Landscape	22,622 s.f.
Above Ground Balconies	7,452 s.f.
Total Open Space	30,074 s.f.
Open Space Percent of Site Area	= 48%

**Building & Site Areas**

Ground Level - Total Covered Area	33,555 s.f. 53%
Below Grade Parking Garage	26,706 s.f.
Ground Floor Interior Building Area	28,045 s.f.
Second Floor Interior Building Area	30,420 s.f.
Third Floor Interior Building Area	30,204 s.f.
Total Interior Building Area	88,669 s.f. 1.42 FAR
Total Site Area	1.43 Acres 62,411 s.f.

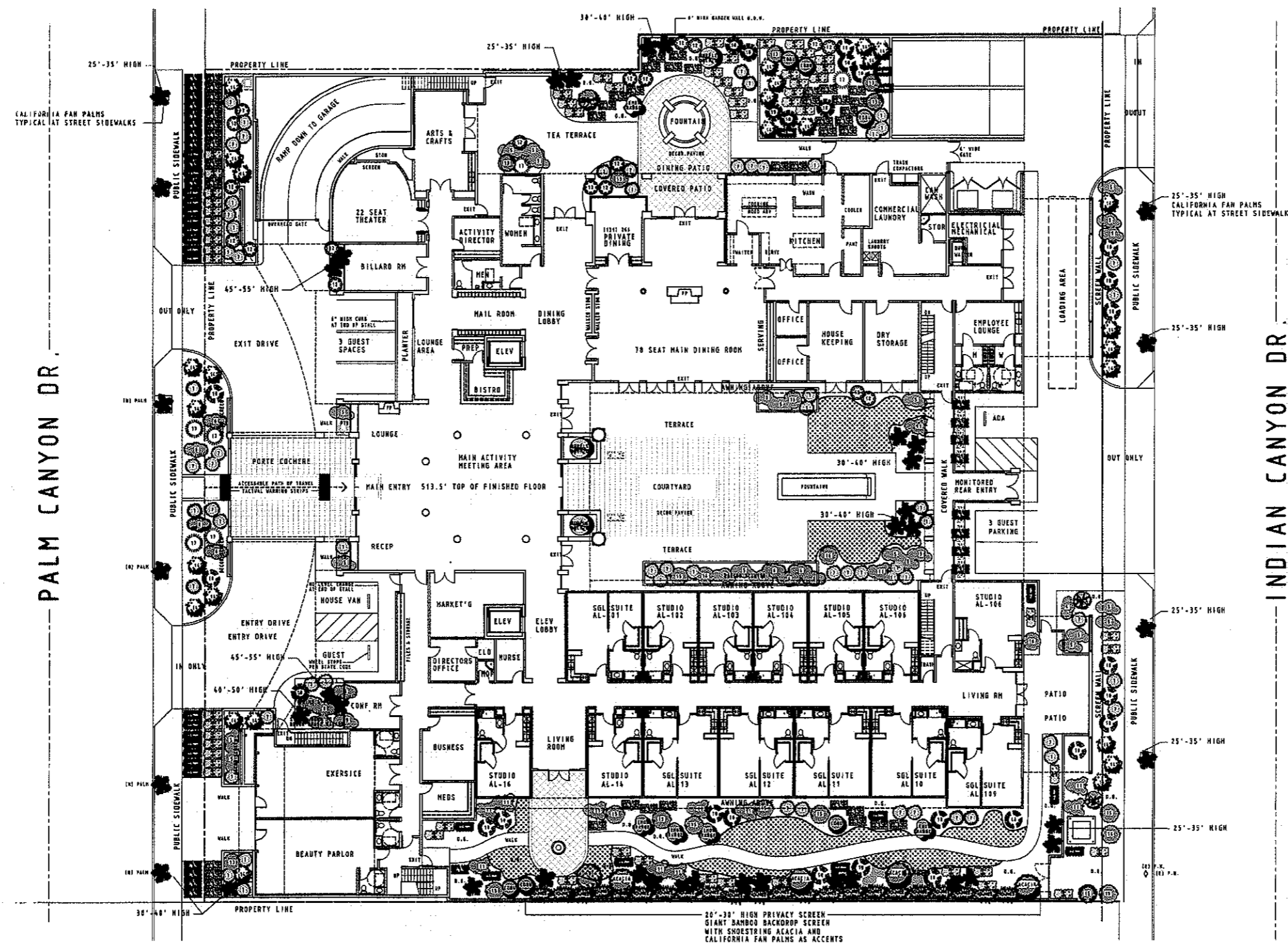
	1ST FLR	2ND FLR	3RD FLR	TOTAL RMS/STES	TOTAL BEDS	RMS/STES S.F.	TOTAL S.F.
SINGLE	8	2	20	30	30	424	12,720
SINGLE SUITE	6	2	14	22	22	583	12,826
DOUBLE SUITE	0	4 (8)	6 (12)	10	20	848	8,480
MC SINGLE	0	16	0	16	16	424	6,784
MC DOUBLE	0	10 (20)	0	10	20	583	5,830
<b>TOTAL</b>				<b>88</b>	<b>108</b>		<b>46,640</b>



Site Plan





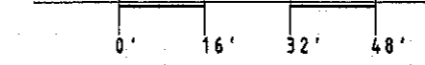


**PLANTING LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
[Symbol]	SHRUBS			[Symbol]	TEXAS BARBER	LEUCOPHYLLON PROSTRATUS	5 GAL	[Symbol]	GREEN'S WREATH	ARTISTONIA LEUCOPHYLLA	1 GAL	[Symbol]	TURP. PAVLOV / NARAYAN 2 TO 3 GAL	HYDRANGEA	
[Symbol]	MEXICAN FAN PALM	WASHINGTONIA ROSTRATA	30'-45' HIGH	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	RED CHINDAGAN WANDERWELL	BOERHAVIA TYPICOLLA	5 GAL	[Symbol]	[Symbol]	[Symbol]	1 1/2" x 4" LEGS
[Symbol]	CALIFORNIA FAN PALM	WASHINGTONIA ROSTRATA	25'-35' HIGH	[Symbol]	DESERT BARBER	LEUCOPHYLLON PROSTRATUS	5 GAL	[Symbol]	RED BROWNEA	BOERHAVIA TYPICOLLA	5 GAL				
[Symbol]	SPYRANTHUS	SPYRANTHUS	31" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	ACCENT PLANT	FRAXINUS	24" DIA.				
[Symbol]	TEXAS BERRY	FRAXINUS	24" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	SCOTTS	FRAXINUS	24" DIA.				
[Symbol]	MEXICAN MONARD	FRAXINUS	24" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	24" DIA.				
[Symbol]	BLAC PALM	FRAXINUS	24" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	24" DIA.				
[Symbol]	OLIVE	FRAXINUS	18" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	24" DIA.				
[Symbol]	PURPLE ORCHID	FRAXINUS	24" DIA.	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	24" DIA.				
[Symbol]	LEAVY TREE	FRAXINUS	18 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	5 GAL	[Symbol]	FRAXELINE (FRAXINUS)	FRAXINUS	24" DIA.				



**Conceptual Landscape Plan**



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

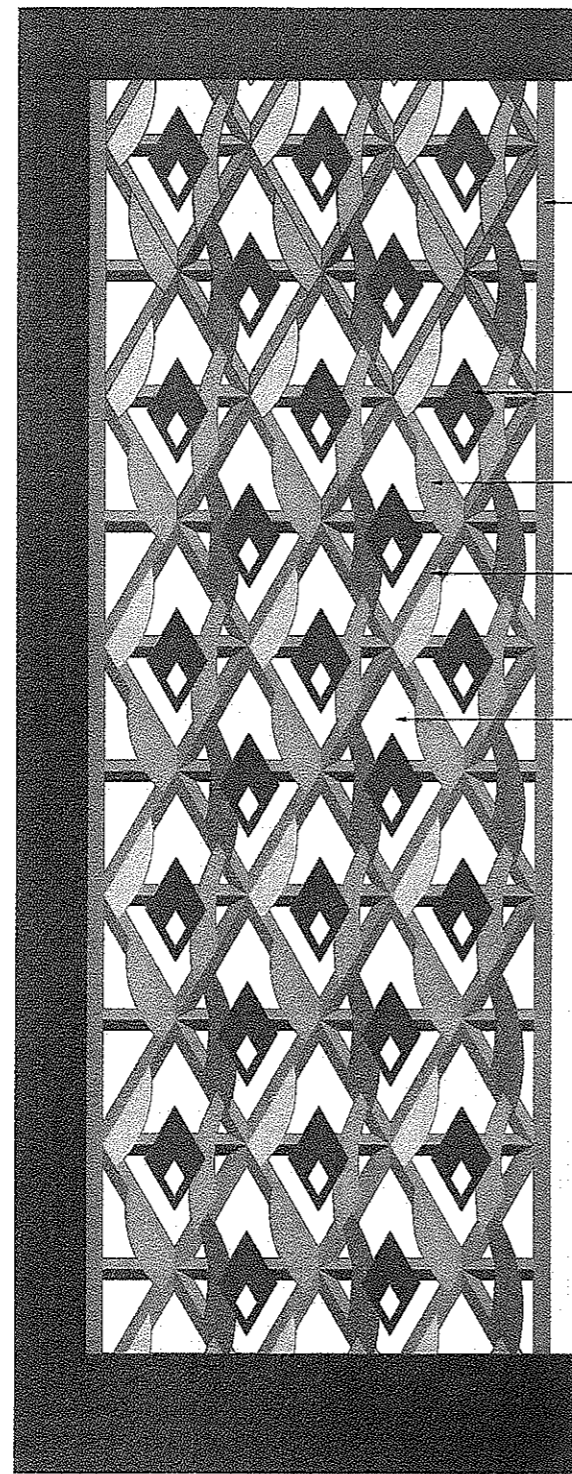
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 1000 North Palm Canyon Drive  
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SHEET TITLE  
**Landscape Plan**

DRAWN BY **CJS**  
 DATE **4-20-10**  
 JOB NO. **09-916**  
 SHEET NO. **5048.1**



3 DARK PLASTER TRIM COLOR

4 DARK METAL TRIM COLOR

RED CATUS FLOWER

GREEN CATUS PLANT

GOLD TRELLIS

OPEN CUT-OUTS

CSA

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1000 North Palm Canyon Drive  
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FOR Tappan Enterprises L.L.C.

Decorative  
Screen  
Detail

DRAWN BY CLS  
DATE 12-29-09  
JOB NO. 09-916  
SHEET NO. ©

C&M-3

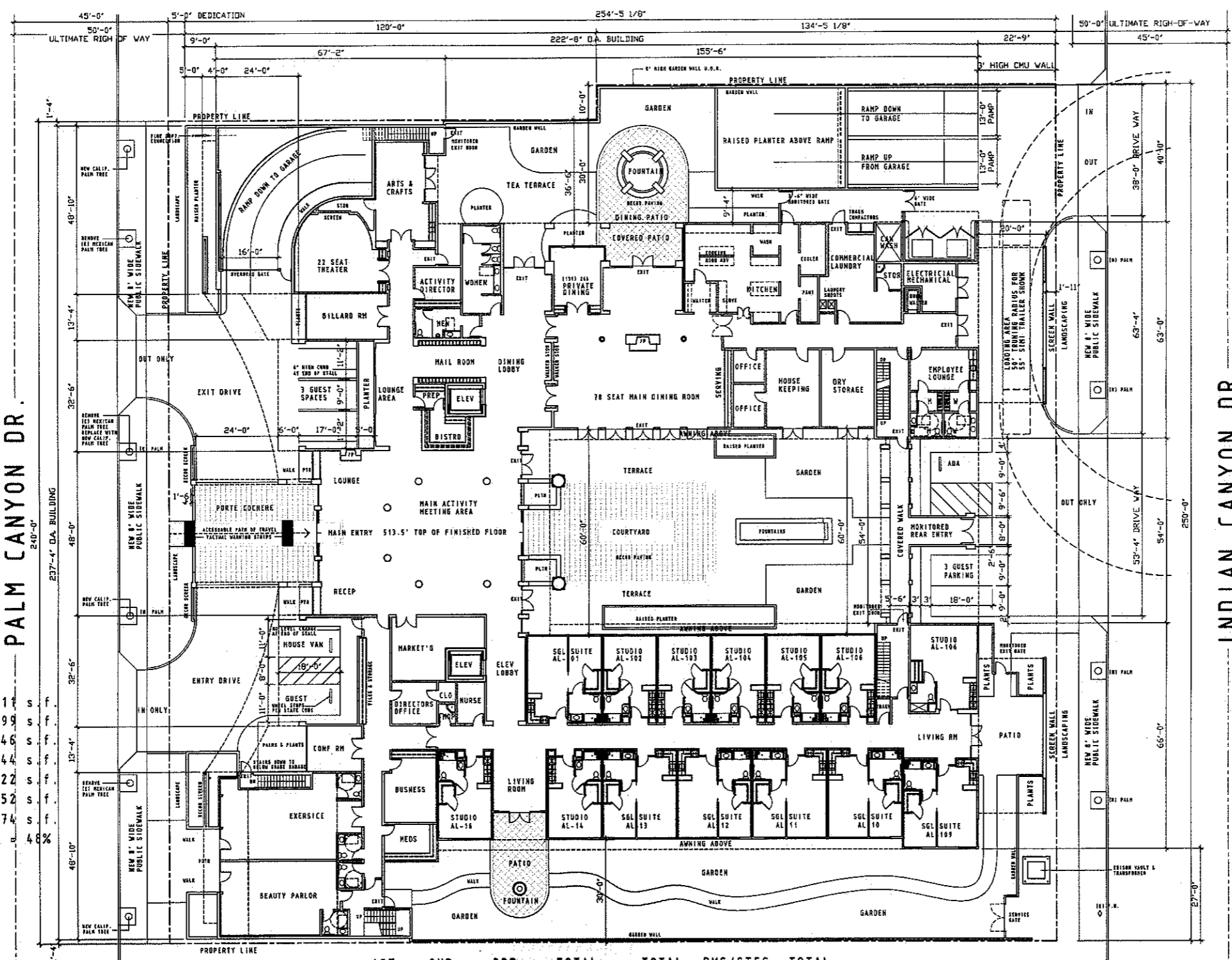
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PROJECT Legacy Palm Springs  
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SHEET TITLE  
 Site Plan

DRAWN BY CLS  
 DATE 4-20-10  
 JOB NO. 09-916  
 SHEET NO. 1



**SITE COVERAGE TABULATIONS**

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Ground Floor Interior Building Area	28,045 s.f.	DOUBLE SUITE	0	4 (8)	6 (12)	10	20	848	8,480
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Site Plan

0' 16' 32' 48' SCALE: 1/16" = 1'-0"

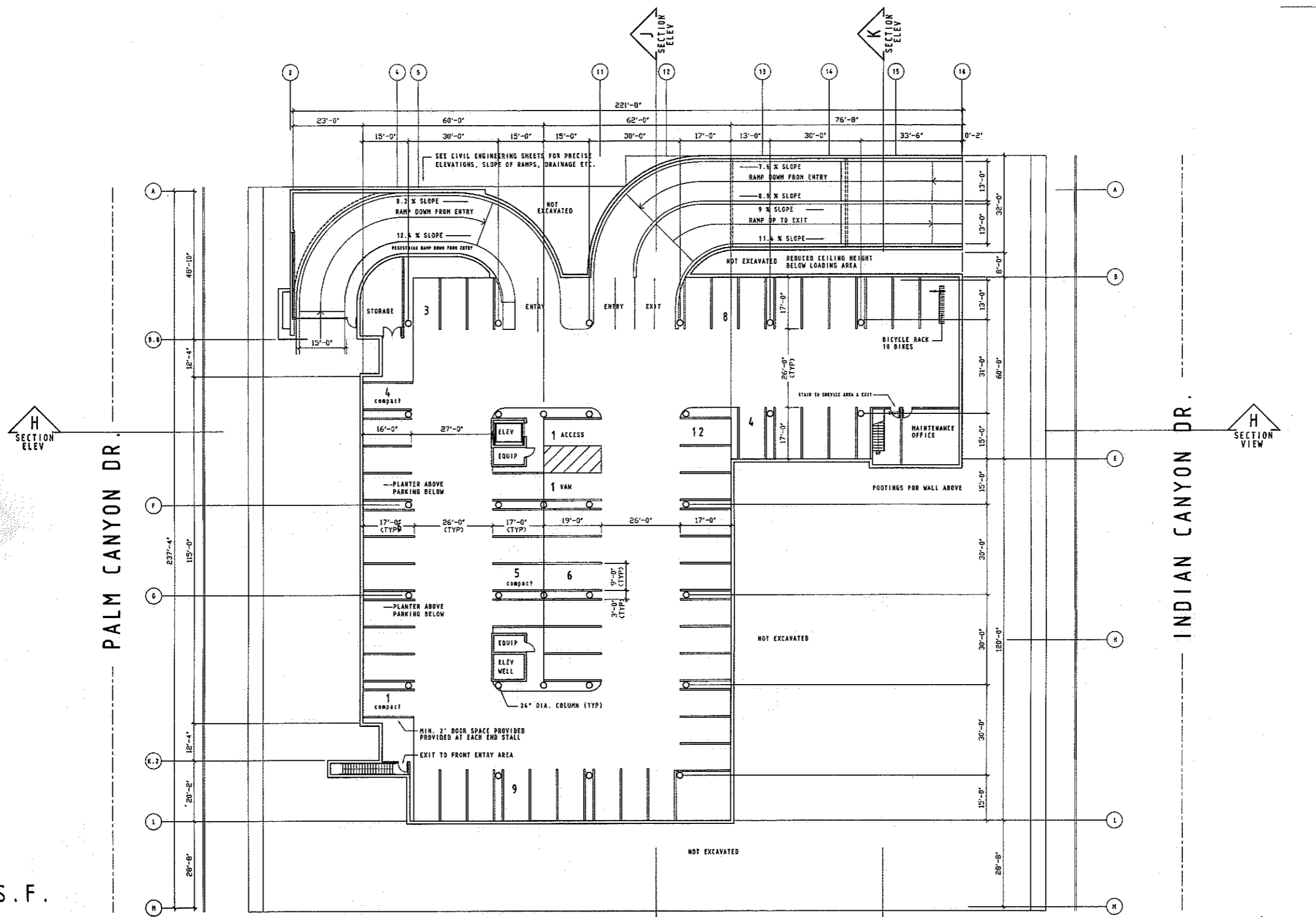
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SHEET TITLE  
 Below  
 Grade  
 Garage  
 Plan

DRAWN BY CLS  
 DATE 4-20-10  
 JOB NO. 09-916  
 SHEET NO. SD-210



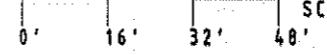
26,706 S.F.

- Required Parking Spaces (per 93.06.14)
- 1 per 2 beds (108 = 54 spaces)
  - 1 per 3 employees (40 / 3 = 14)
  - 60 total parking spaces required
  - 60 parking spaces provided in garage
  - 5 guest parking spaces provided at main entry
  - 3 parking spaces provided at rear entry
  - 60 total spaces provided
  - 50 standard - 10 compact (13 @ 20% compact allowed)



Below Grade  
 Garage Plan

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



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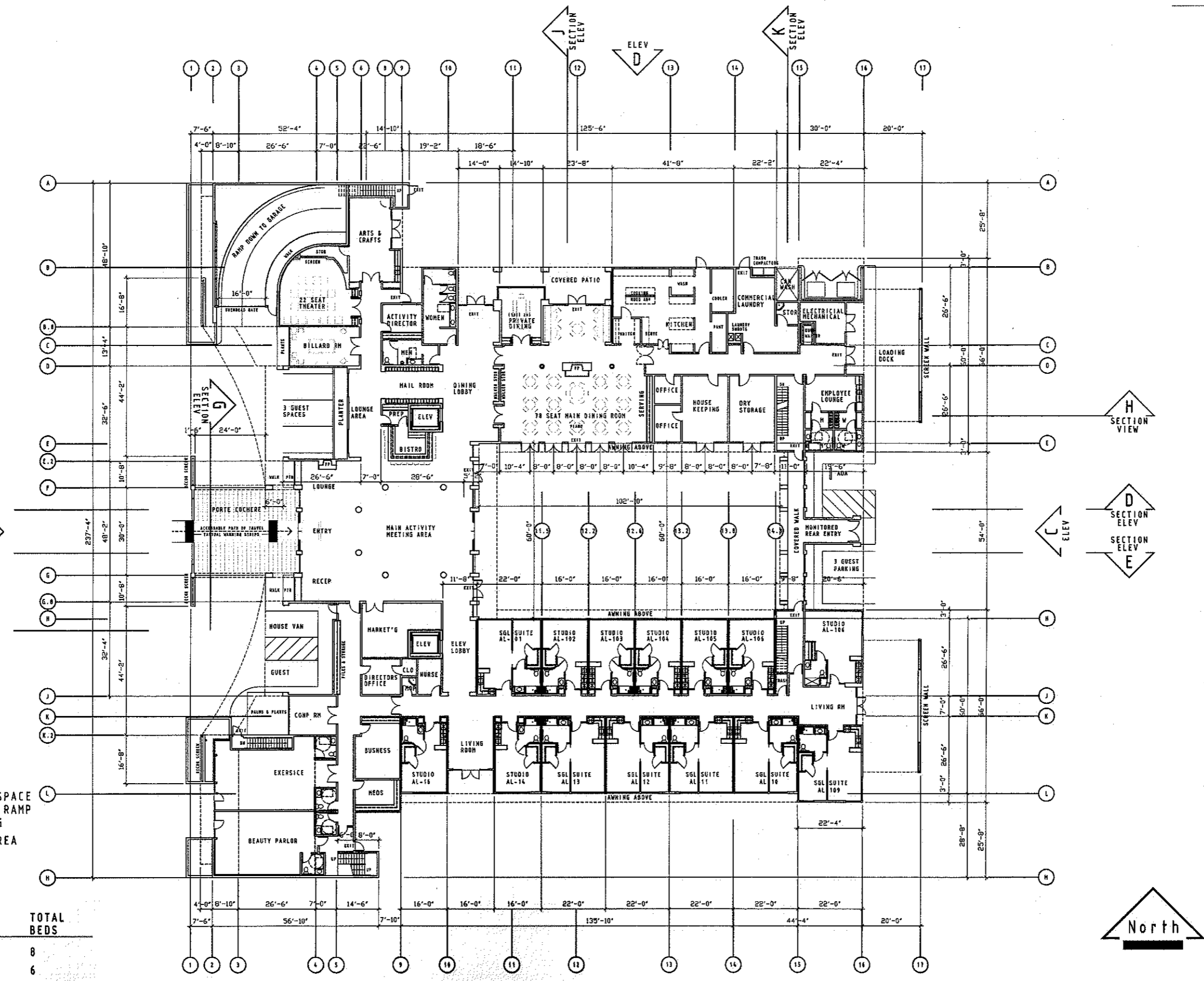
**PROJECT Legacy Palm Springs**  
 100 North Palm Canyon Drive  
 Palm Springs, CA  
**FOR Tappan Enterprises L.L.C.**

Revisions	Date

**SHEET TITLE**  
 First Floor Plan

**DRAWN BY** ELS  
**DATE** 12-28-09  
**JOB NO.** 09-916  
**SHEET NO.**

SD-2.1



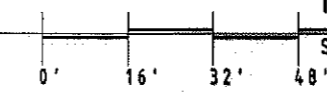
28,045 SQ. FT. INT SPACE  
 1,454 S.F. COVERED RAMP  
 29,499 S.F. BUILDING  
 544 COVERED TRASH AREA

	1ST FLR	TOTAL BEDS
STUDIO	8	8
SINGLE SUITE	6	6
<b>TOTAL</b>	<b>14</b>	<b>14</b>



**First Floor Plan**

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





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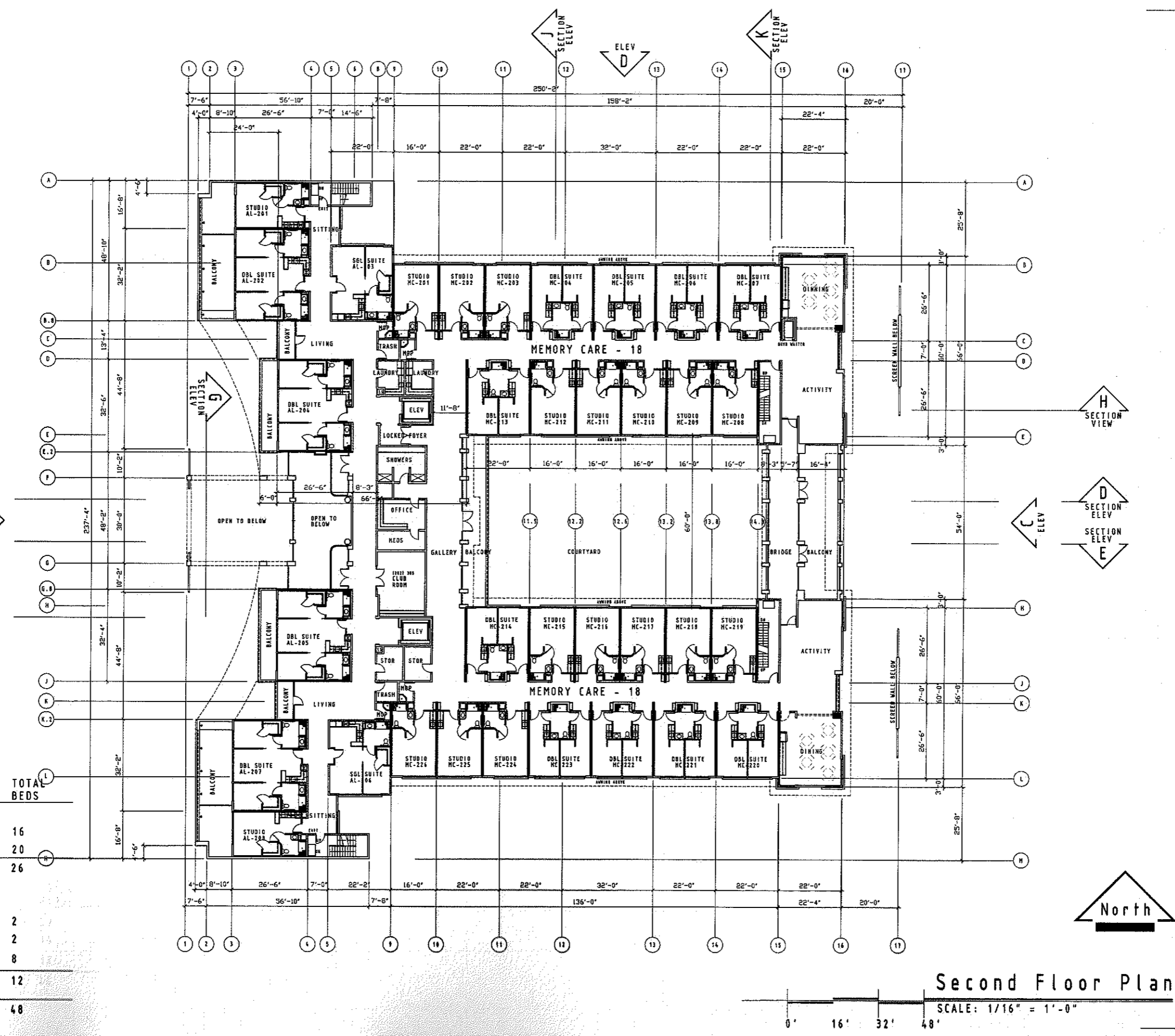


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Revisions	Date

SHEET TITLE  
 Second Floor Plan

DRAWN BY CLS  
 DATE 4-20-10  
 JOB NO. 09-916  
 SHEET NO. SD-2.2



29,708 SQ. FT.

2ND FLR	TOTAL BEDS
MEMORY CARE	
STUDIO	16
DOUBLE SUITE	10
TOTAL	26
ASSISTED LIVING	
STUDIO	2
SINGLE SUITE	2
DOUBLE SUITE	4
TOTAL	8
TOTAL	34
	48

Second Floor Plan

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

