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SHEET ONE ONLY

NOTES:
- ● INDICATES FOUND MONUMENT AS NOTED.
- ○ INDICATES SET 1" IRON PIPE TAGGED P.L.S. 4820, FLUSH, UNLESS NOTED OTHERWISE.

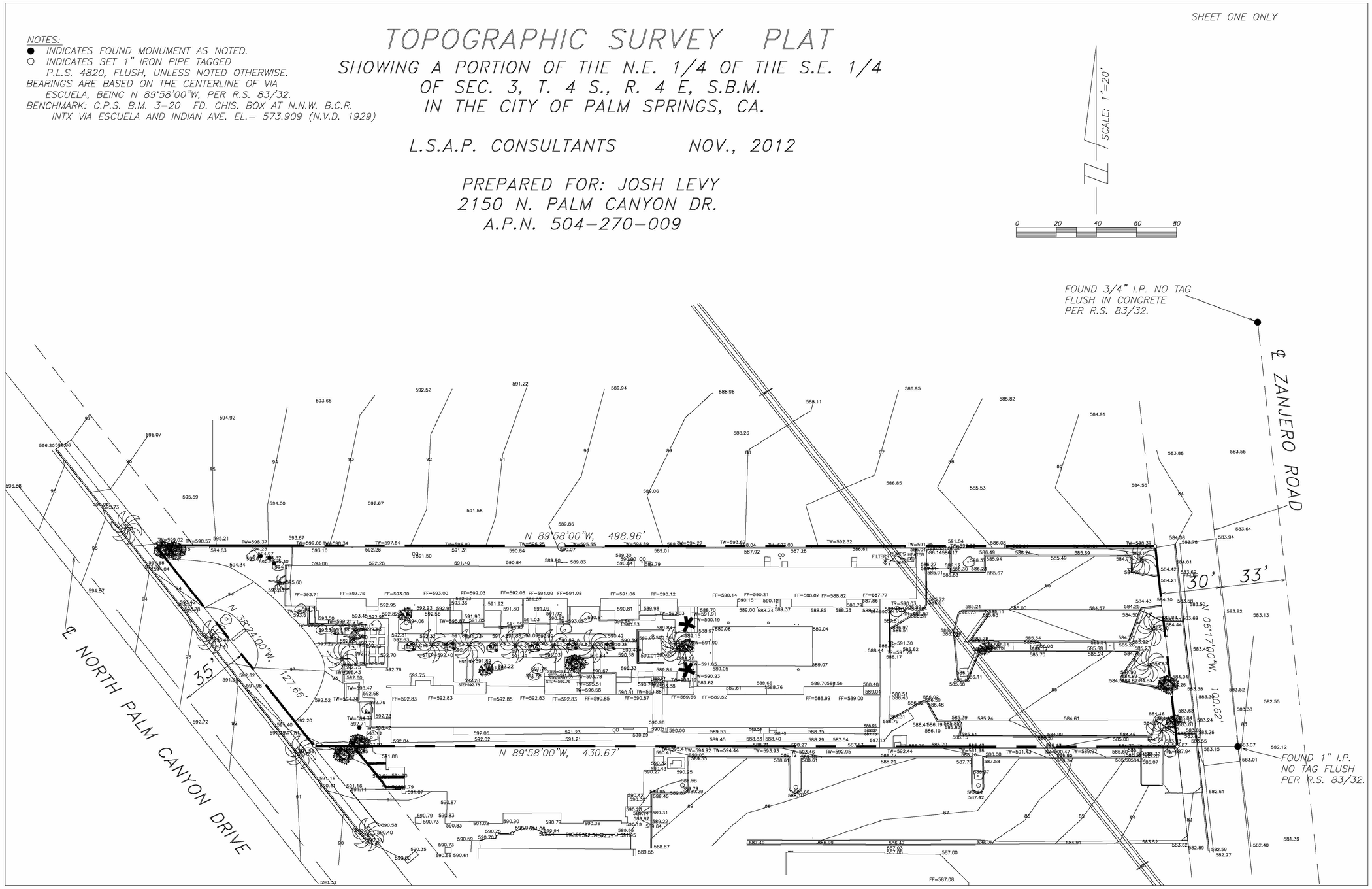
BEARINGS ARE BASED ON THE CENTERLINE OF VIA ESCUELA, BEING N 89°58'00"W, PER R.S. 83/32.
BENCHMARK: C.P.S. B.M. 3-20 FD. CHIS. BOX AT N.N.W. B.C.R. INTX VIA ESCUELA AND INDIAN AVE. EL.= 573.909 (N.V.D. 1929)

TOPOGRAPHIC SURVEY PLAT

SHOWING A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 3, T. 4 S., R. 4 E, S.B.M. IN THE CITY OF PALM SPRINGS, CA.

L.S.A.P. CONSULTANTS NOV., 2012

PREPARED FOR: JOSH LEVY
2150 N. PALM CANYON DR.
A.P.N. 504-270-009



1 A0.01 TOPOGRAPHIC SURVEY
SCALE: AS NOTED

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PROJECT TITLE:
DESERT MOON MOTEL
CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION
TOPOGRAPHIC SURVEY

DATE: 12.12.12

A0.01

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1 A0.02 AERIAL IMAGE
SCALE:

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PROJECT TITLE:
DESERT MOON MOTEL
CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE A. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION
AERIAL IMAGE

DATE: 12.12.12

A0.02

DESERT MOON ASSISTED LIVING

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PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

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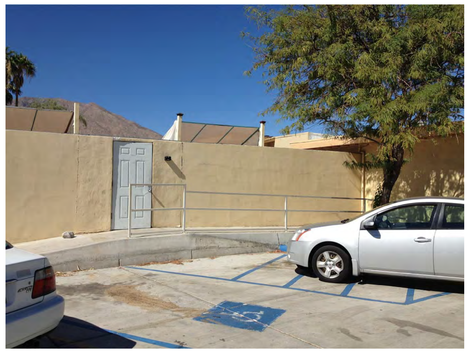


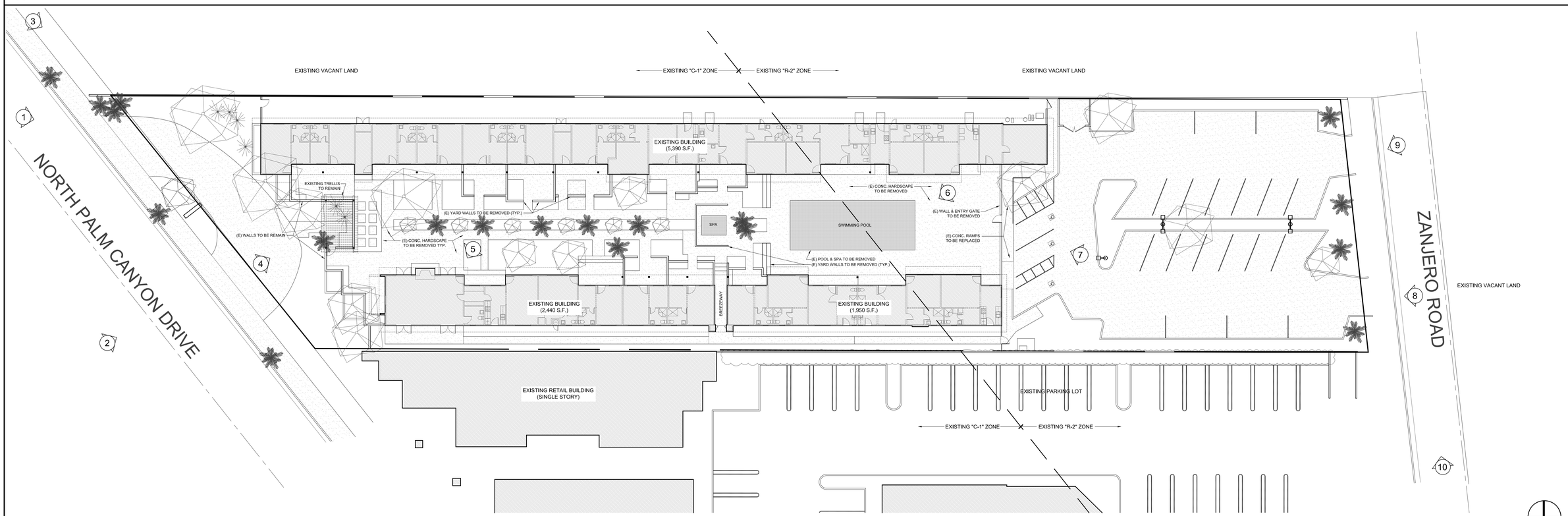
PHOTO 7

PHOTO 8

PHOTO 9

PHOTO 10

1 / A0.1 EXISTING SITE PHOTOGRAPHS
SCALE: N/A



2 / A0.1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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PROJECT TITLE:
DESERT MOON MOTEL
CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION:
EXISTING SITE PLAN AND PHOTOGRAPHS

DATE: 12.12.12

A0.1

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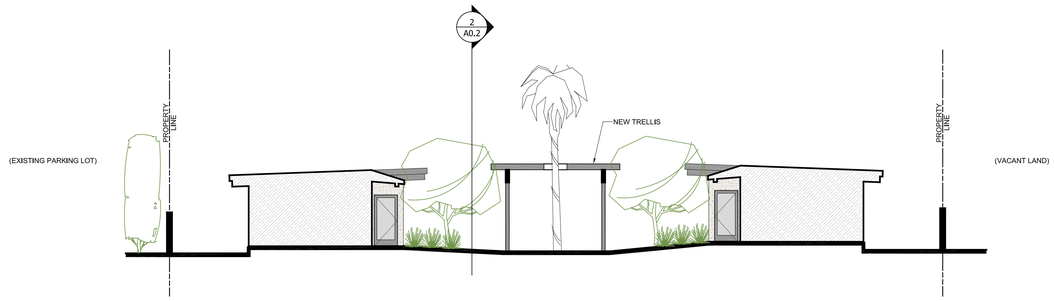


1 A0.2 PROPOSED SITE SECTION
SCALE: 1/8" = 1'-0"

SPACES REQUIRED:

1 PER EA. 2 BEDS @ 40 BEDS	= 20 SPACES
1 PER 3 EMPLOYEES @ 4 EMPLOYEES	= 2 SPACES
TOTAL	= 22 SPACES

ADA SPACES REQUIRED:

1 SPACE PER 25 SPACES	= 1 SPACE

PARKING PROVIDED:

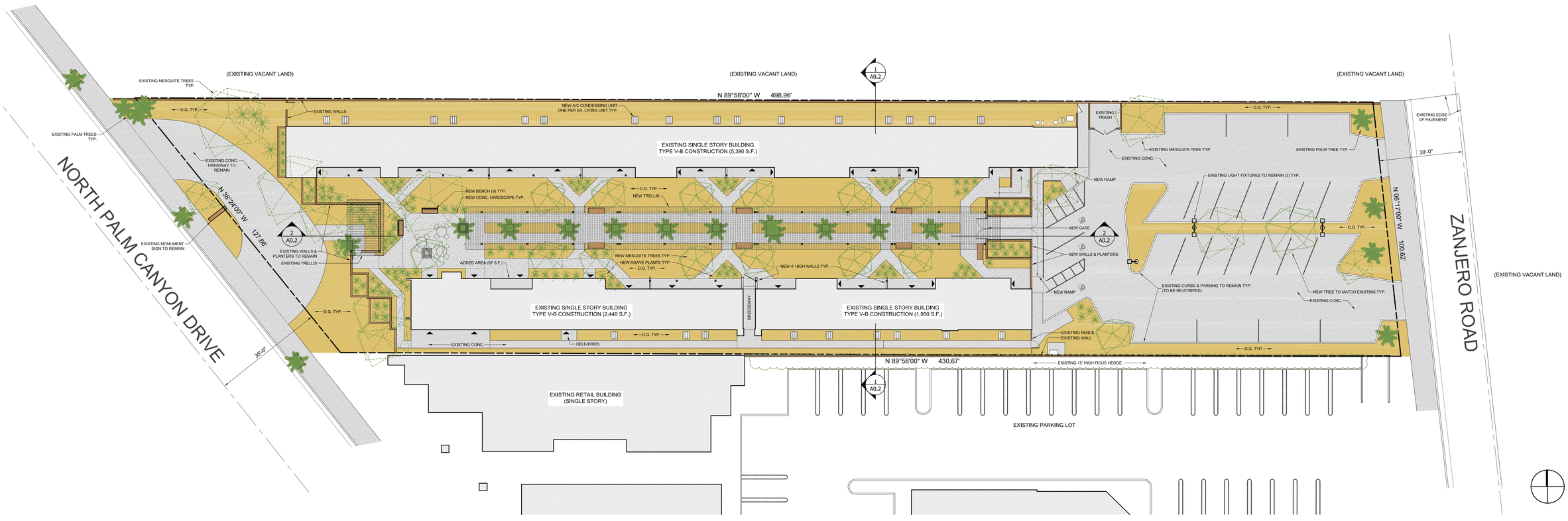
STANDARD SPACES	= 21 SPACES
ADA SPACES	= 3 SPACES
TOTAL	= 24 SPACES

- A0.2 PARKING ANALYSIS
SCALE: N/A

TOTAL LOT AREA:	=	45,202 S.F.	(1.04 AC)
BUILDING COVERAGE:			
NORTH BUILDING	=	5,390 S.F.	(12%)
SOUTH BUILDING	=	4,390 S.F.	
+PROPOSED AREA TO BE ADDED	=	67 S.F.	(10%)
TOTAL	=	9,847 S.F.	(22%)
HARDSCAPE COVERAGE:			
PARKING AND DRIVES	=	11,288 S.F.	(25%)
PATIOS AND WALKWAYS	=	7,173 S.F.	(16%)
TOTAL	=	18,461 S.F.	(41%)
LANDSCAPE AND OPEN AREA:	=	16,894 S.F.	(37%)

- A0.2 AREA TABULATIONS
SCALE: N/A

2 A0.2 PROPOSED SITE SECTION
SCALE: 1/8" = 1'-0"



3 A0.2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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PROJECT TITLE:
DESERT MOON MOTEL CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION:
PROPOSED SITE PLANS AND SITE SECTIONS

DATE: 12.12.12

A0.2

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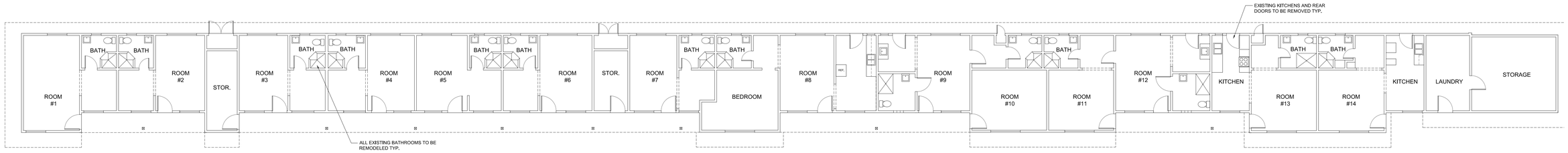
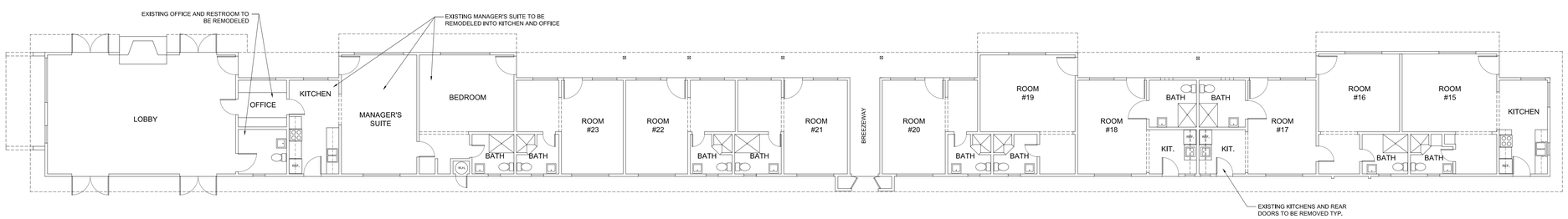


(SEE SHEET A0.1 FOR EXISTING SITE PLAN)



1 A1.1 EXISTING FLOOR PLAN
SCALE: 1/8" =1'-0"

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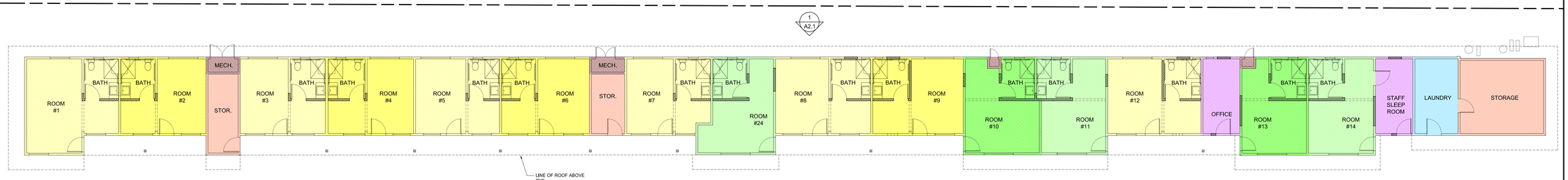


3 A2.1

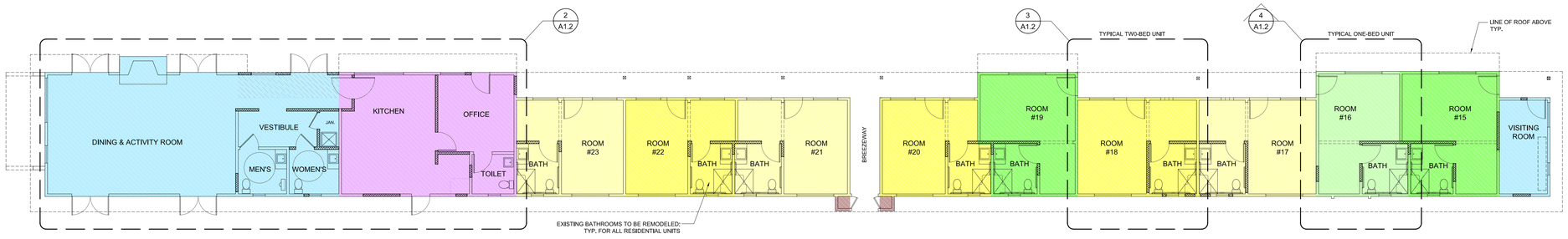
(SEE SHEET A0.2 FOR PROPOSED SITE PLAN)

4 A2.1

5 A2.1

BUILDING AREAS:

DOUBLE OCC. UNIT@ 16 UNITS =	32 RESIDENTS	298 S.F/UNIT
SINGLE OCC. UNIT @ 8 UNITS =	8 RESIDENTS	298 S.F./UNIT
TOTAL =	40 RESIDENTS	7,164 S.F.
PUBLIC/COMMON AREA		1,293 S.F.
STAFF/ADMINISTRATION AREA		823 S.F.
STORAGE AREA		491 S.F.
MECH./ELEC. AREA		76 S.F.
TOTAL BUILDING AREA		9,847 S.F.



6 A2.1

LEGEND
EXISTING WOOD STUD WALL
NEW WOOD STUD WALL
INDICATES ADDED BUILDING AREA (67 SQ.FT. TOTAL)

2 A1.1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT TITLE:
DESERT MOON MOTEL
CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION:
EXISTING FLOOR PLAN
AND PROPOSED FLOOR PLAN

DATE: 12.12.12

A1.1

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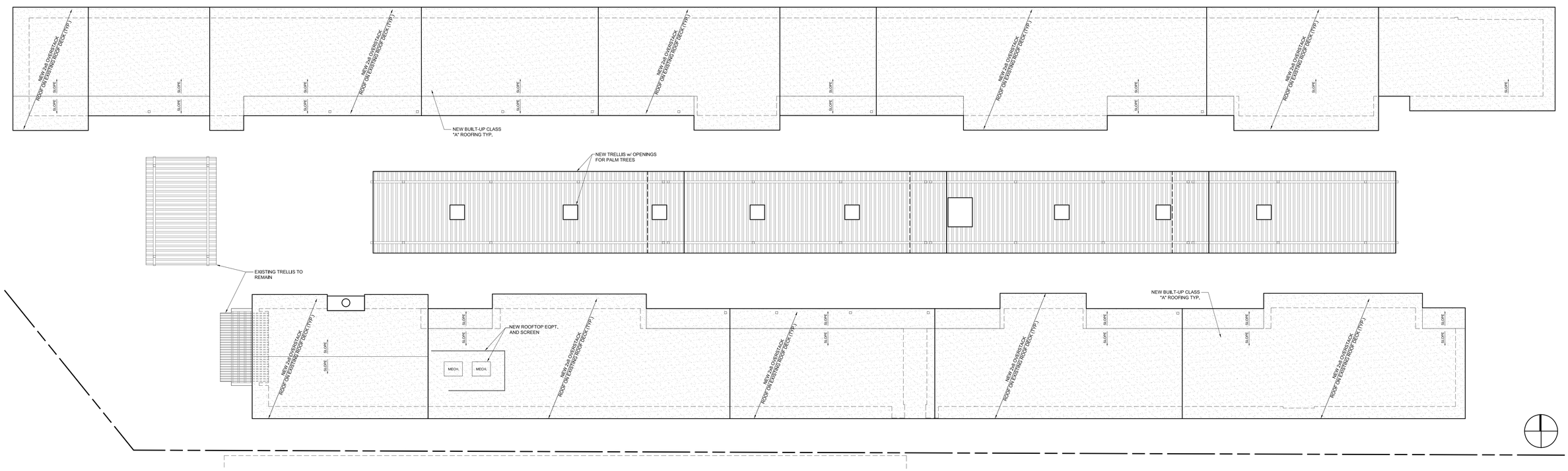
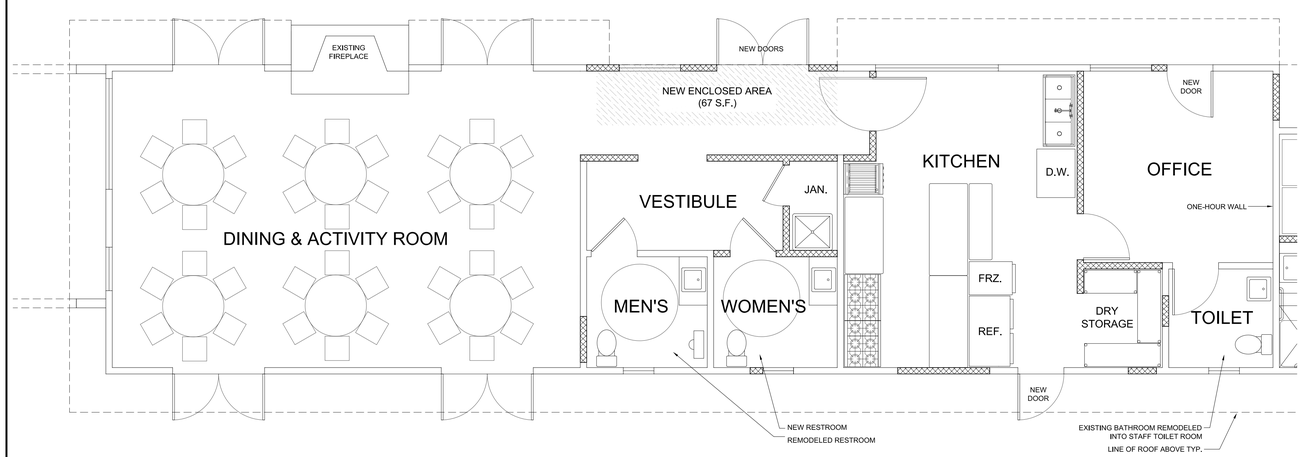


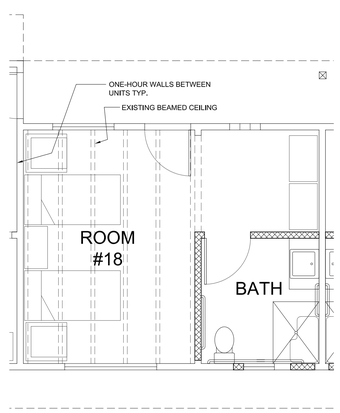
1 A1.2 PROPOSED ROOF PLAN
SCALE: 1/8" =1'-0"



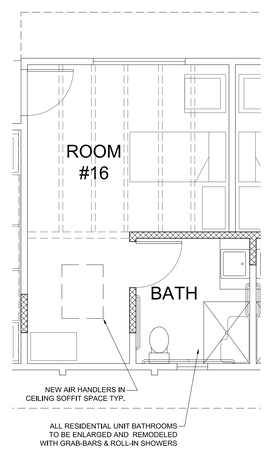
LEGEND

- EXISTING WOOD STUD WALL
- NEW WOOD STUD WALL
- INDICATES ADDED BUILDING AREA (67 SQ.FT. TOTAL)

2 A1.2 DINING/ACTIVITY ROOM, KITCHEN & OFFICE - ENLARGED FLOOR PLAN
SCALE: 1/4" =1'-0"



3 A1.2 TYPICAL TWO-BED UNIT
SCALE: 1/4" = 1'-0"



4 A1.2 TYPICAL ONE-BED UNIT
SCALE: 1/4" = 1'-0"

PROJECT NOTES

1. NEW FLOORING TO BE INSTALLED THROUGHOUT ALL RESIDENTIAL UNITS AND REMODEL AREAS; FLOORING T.B.D.
2. EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
3. NEW FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ALL BUILDINGS.
4. EXISTING THRU-WALL A/C UNITS TO BE REMOVED; NEW AIR HANDLERS TO BE INSTALLED IN CEILING SOFFIT SPACE IN ALL RESIDENTIAL UNITS.
5. EXISTING EXPOSED BEAM CEILINGS TO REMAIN.
6. BATHROOMS IN ALL RESIDENTIAL UNITS TO BE REMODELED TO BE ADA ACCESSIBLE w/ ROLL-IN SHOWERS.
7. NEW ROOF INSULATION TO BE INSTALLED WITHIN BAYS OF NEW 2x8 OVERSTACK ROOF.
8. ALL EXISING KITCHENS AND REAR DOORS IN RESIDENTIAL UNITS TO BE REMOVED.

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PROJECT TITLE:
DESERT MOON MOTEL
CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION:
PROPOSED ROOF PLAN & ENLARGED FLOOR PLANS

DATE: 12.12.12

A1.2

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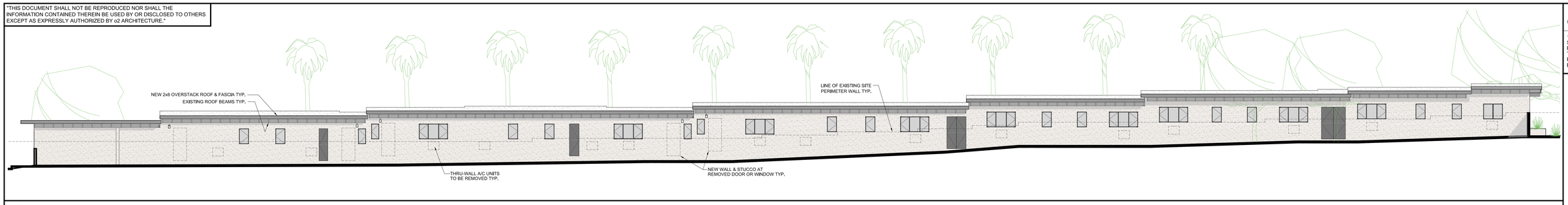
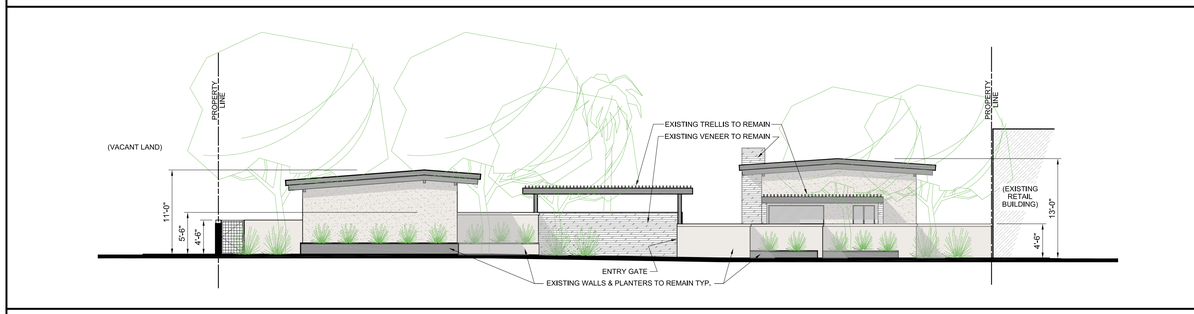
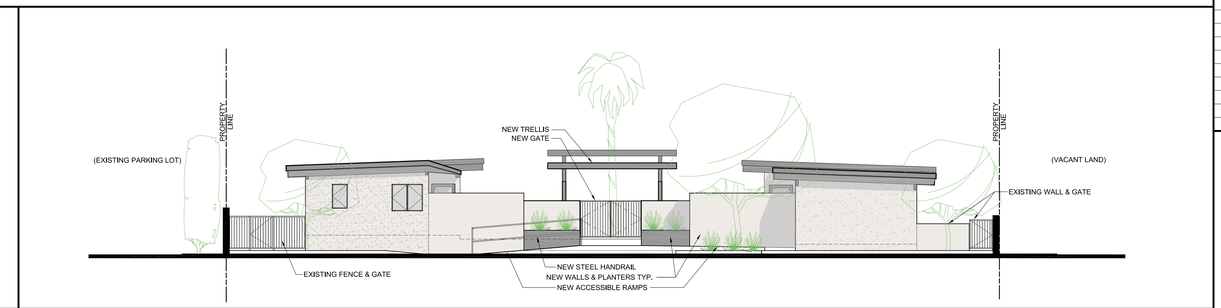


1 - NORTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

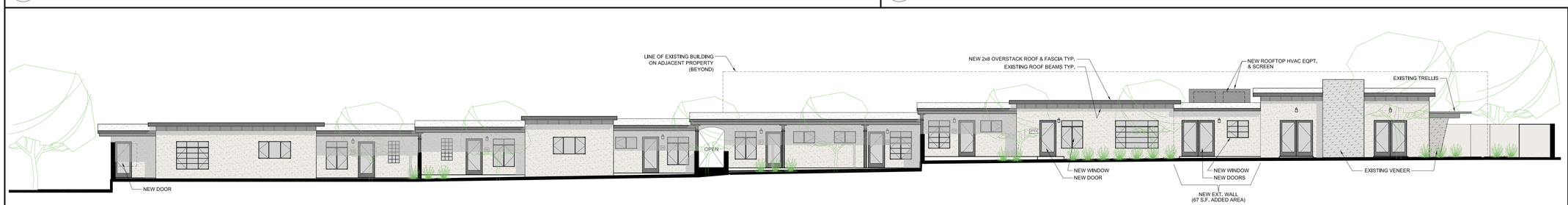
2 - NORTH BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



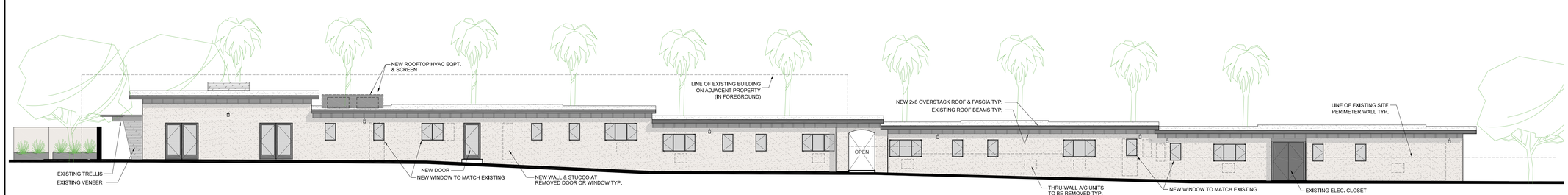
3 - WEST ELEVATION - (VIEW FROM NORTH PALM CANYON DRIVE)
SCALE: 1/8" = 1'-0"



4 - EAST ELEVATION - (VIEW FROM ZANJERO ROAD)
SCALE: 1/8" = 1'-0"



5 - SOUTH BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 - SOUTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1. EXISTING STUCCO TO REMAIN; NEW PAINT COLOR SHALL BE: LIGHT GREY DUNN EDWARDS #DE6381 "SILVER BULLET"
2. ALL PAINTED BEAMS, COLUMNS AND FASCIA SHALL BE: DARK GREY DUNN EDWARDS #DE6383 "BANK VAULT"
3. ALL EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
4. NEW DOORS AND WINDOWS SHALL MATCH EXISTING.
5. EXISTING LANDSCAPE TO BE PRUNED AND ENHANCED; ADDED PLANTS & TREES SHALL MATCH EXISTING.

PROJECT NOTES

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PROJECT TITLE:
DESERT MOON MOTEL CONVERSION TO ASSISTED LIVING
2150 NORTH PALM CANYON DRIVE
PALM SPRINGS, CA 92262

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-13
STATE OF CALIFORNIA

SHEET DESCRIPTION
PROPOSED EXTERIOR ELEVATIONS

DATE: 12.12.12

A2.1