

01 - OVERALL SITE PLAN
SCALE 1"=150'-0"

FOR OFFICIAL USE ONLY

DEVELOPMENT SUMMARY

| | REQ'D | PROPOSED |
|-----------------------|-------------------------|--------------------------------|
| ZONING DISTRICT | CS | DESERT REGION |
| MIN LOT AREA | 5 AC | 23.42 AC (1,020,175 SF) |
| MIN LOT WIDTH | 60 FT | 1,040 FT |
| MIN LOT DEPTH | 100 FT | 989 FT |
| MAX WIDTH/DEPTH | 1:3 | 1:1 |
| NEW LODGING UNITS | | 106 DU |
| BUILDING HEIGHT LIMIT | 35' | 30' |
| ROW DEDICATION | 52' | 52' (FROM ϵ OF AMBOY) |
| SETBACKS | | |
| FRONT | 25' | 25' |
| SIDE-STREET | 25' | N/A |
| SIDE-INTERIOR | 10' | 10' |
| REAR | 10' | 10' |
| FLOOR:AREA RATIO | 0.3:1 | 0.08 |
| LOT COVERAGE | 80% | SEE A0.2 |
| PARKING | SEE PARKING CHART, A0.2 | |
| MIN LANDSCAPE RATIO | 40% | SEE LANDSCAPE |

SHEET INDEX

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APPLICANT
JASON LANDVER
78201 AMBOY RD, 29 PALMS, CA

LEGAL DESCRIPTION
NW 1/4 NW 1/4 NE 1/4 AND 1/2 NW 1/4 NE 1/4 SEC 20 TP 1N R 10E EX N 50 FT THEREOF

APN
0625-071-04 through 0625-071-10

DESIGN ARCHITECT
NUNZIO MARC DESANTIS ARCHITECTS
1617, HI LINE DRIVE, SUITE 190
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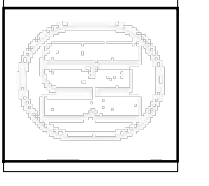
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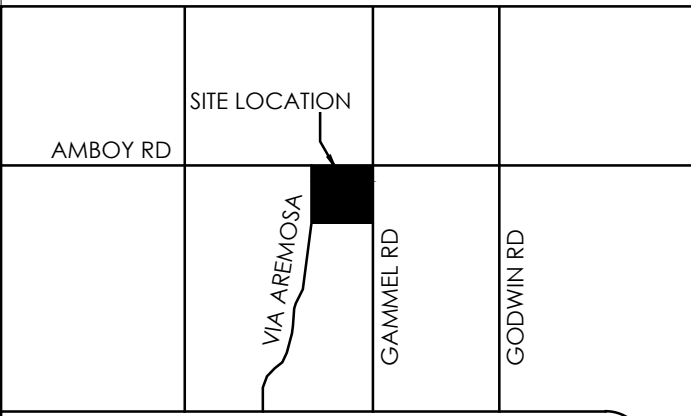


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THE WONDER INN
29 PALMS, CA

PROJECT NO. A10085
KEY MAP



TWENTYNINE PALMS HWY (CA62)
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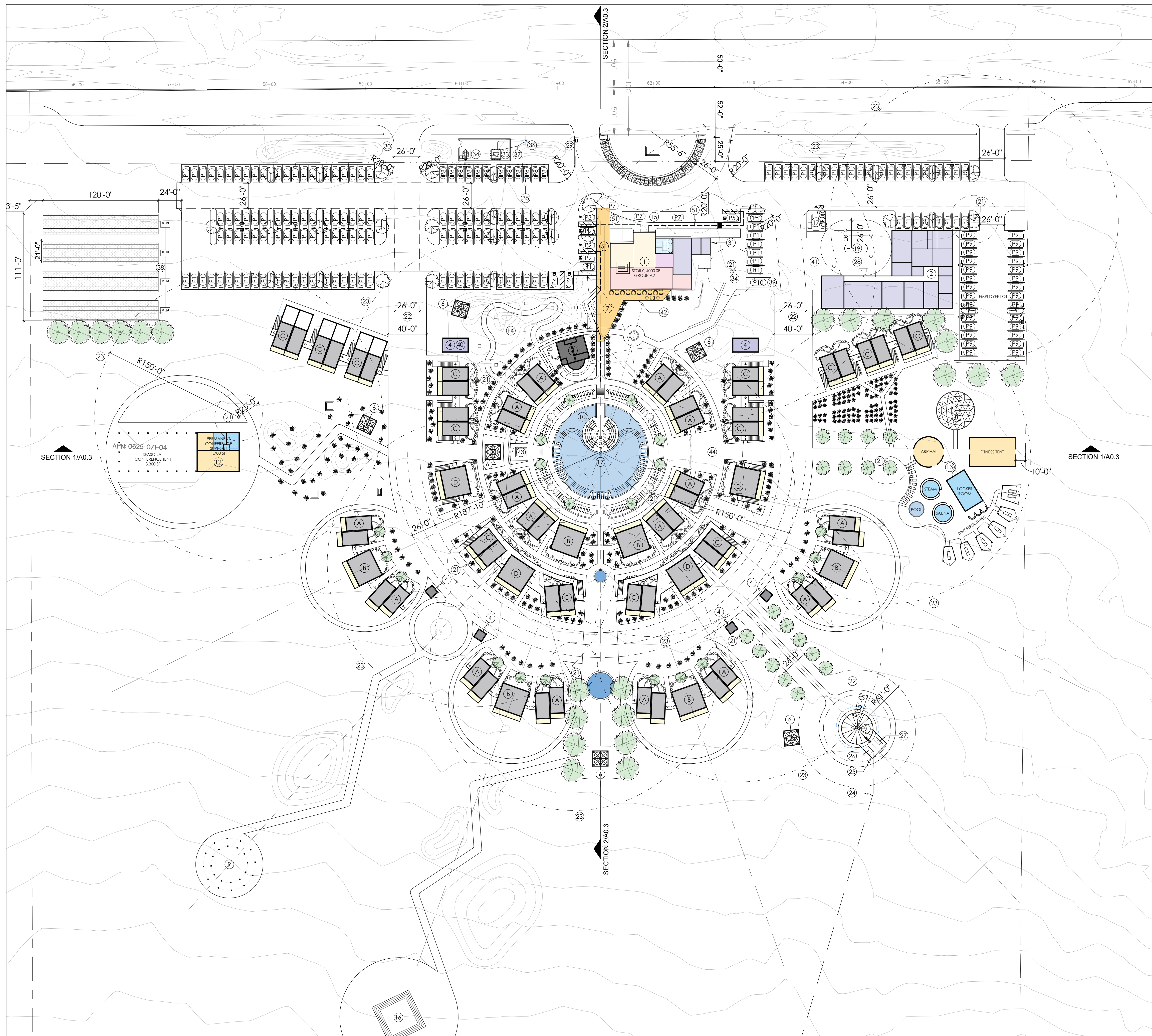
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CONDITIONAL USE PERMIT

SHEET NO.

A0.1

ARCHITECTURAL SITE PLAN



KEY LEGEND

- A ONE-STORY HOTEL MODULE, GROUP R-1, 10/A0.4
- B ONE-STORY HOTEL MODULE, SUITE, GROUP R-1
- C TWO-STORY HOTEL MODULE, GROUP R-1, 7/A0.4
- D TWO-STORY HOTEL MODULE W/ SUITE, GROUP R-1
- 1 CLUBHOUSE BUILDING (EXISTING), GROUP A2, 1/A0.4
- 2 BACK OF HOUSE SUPPORT, GROUP B, 2/A0.4
- 3 POOL BAR, GROUP S-2, RESTROOMS, 3/A0.4
- 4 HOUSEKEEPING, GROUP S-1, 4/A0.4
- 5 POOL PERGOLA, 5/A0.4
- 6 OPEN-AIR PYRAMID (EXISTING), 6/A0.4
- 7 COVERED WALKWAY
- 8 GEODESIC DOME (EXISTING), 8/A0.4
- 9 ASTRONOMY PERGOLA, 9/A0.4
- 10 POOL LOUNGE SHELF
- 11 WATER TANK, 180,000 GAL, 11/A0.4
- 12 CONFERENCE CENTER, GROUP A-3, 12/A0.4
- 13 WELLNESS CENTER, A-3 13/A0.4
- 14 SCULPTURE GARDEN
- 15 DROP-OFF ZONE
- 16 SUNKEN GARDEN
- 17 SWIMMING POOL
- 18 TRASH AND RECYCLING
- 19 PROPANE TANK, 6,500 GAL, 25' MIN CLEARANCE
- 20 26' CLEARANCE TO STRUCTURE
- 21 ON-SITE FIRE PROTECTION WATER SYSTEM CONNECTION WITH ADJACENT BLUE REFLECTIVE MARKER
- 22 26' WIDE FIRE APPARATUS ACCESS ROAD
- 23 150' RADIUS OF ON-SITE PROTECTION SYSTEM WATER CONNECTION
- 24 NEW 6" DIA. PVC WATER PIPE TO WELL
- 25 8' HIGH PROTECTION FENCE
- 26 WATER PUMP
- 27 EMERGENCY WATER PUMP BACK UP GENERATOR
- 28 EMERGENCY BACK UP PROPANE GENERATOR
- 29 PRIMARY EMERGENCY VEHICLE ACCESS WITH POSTED ADDRESS
- 30 SECONDARY EMERGENCY VEHICLE ACCESS WITH POSTED ADDRESS
- 31 4X4 CLOSET FOR FIRE ALARM CONTROL PANELS AND SPRINKLER RISER
- 32 POST INDICATOR VALVE (PIV) AND FIRE DEPARTMENT CONNECTION (FDC)
- 33 TRANSFORMER
- 34 SWITCH
- 35 DEMO EXISTING POWER POLE
- 36 EXISTING POWER POLE
- 37 NEW UNDERGROUND POWER FROM POLE TO NEW SWITCH AND TRANSFORMER
- 38 SEPTIC LEACH FIELD (TO BE DESIGNED BY OTHERS)
- 39 TRUCK DELIVERY AREA
- 40 POOL EQUIPMENT
- 41 PROPANE DELIVERY PARKING
- 42 OUTDOOR DINING
- 43 ACCESSIBLE HOT TUB
- 44 WATER FEATURE
- 45 PREMISE AND BUILDING IDENTIFICATION/ADDRESSING
- 46 GRAVELPAV2 ADA/EMERGENCY ACCESSIBLE PAVING
- 47 DECOMPOSED GRANITE PAVING
- 48 CONCRETE HARDSCAPE
- 49 EXISTING DRIVEWAY WITH TIRE TRACKING EDGE
- 50 SITE WALL, 36" NATURAL STONE
- 51 ACCESSIBLE PATH OF TRAVEL, NO SLOPE TO EXCEED 1:12 ALONG PATH, CHANGES IN GRADE TO COMPLY WITH ADA ACCESSIBILITY STANDARDS

PARKING LEGEND

- (P1) PARKING, STANDARD 9'X19' (149)
- (P2) PARKING, ACCESSIBLE 9'X19' W/ 5' AISLE (4)
- (P3) PARKING, ACCESSIBLE VAN 10'X19' W/ 5' AISLE (1)
- (P4) PARKING, ACCESSIBLE HC VAN 12'X19' W/ 5' AISLE (1)
- (P5) PARKING, ACCESSIBLE LOADING W/ AISLE, RAMP (1)
- (P6) PARKING, MOTORCYCLE 4'X8' (34)
- (P7) PARKING, STANDARD PARALLEL LOADING (3)
- (P8) PARKING, STANDARD EV 9'X19' (12)
- (P9) PARKING, STANDARD EMPLOYEE 9'X19' (28)
- (P10) PARKING, FREIGHT LOADING 10'X26' (1)

PARKING BREAKDOWN

| | |
|--|------------------|
| HOTEL (1 PER UNIT @106 UNITS) | 106 |
| RESTAURANT (1 PER 50SF OF SEATING) | 38 |
| POOL (1 PER 500SF POOL AREA) | 13 |
| EMPLOYEE (APPROX. 10 PER SHIFT) | 10 |
| LOADING DOCK | 1 |
| CONFERENCE CENTER (1 PER 3 UNITS) | 36 |
| TOTAL REQUIRED | 204 |
| DISABLED (4 CAR, 1 VAN, 1 HC VAN, 1 DROPOFF) | 7 |
| CLEAN AIR VEHICLES | 12 |
| MOTORCYCLE (2=1 STANDARD, 34/2) | 17 |
| EMPLOYEE PARKING | 28 |
| LOADING DOCK | 1 |
| DROP-OFF | 3 |
| STANDARD | 149 |
| TOTAL PROPOSED | 217 |
| Total Building | 88,129 |
| Total Paving | 312,628 |
| Total CS Zone | 1,062,975 |

01 - ENLARGED SITE PLAN
SCALE 1"=50'-0"

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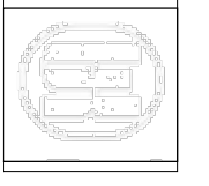
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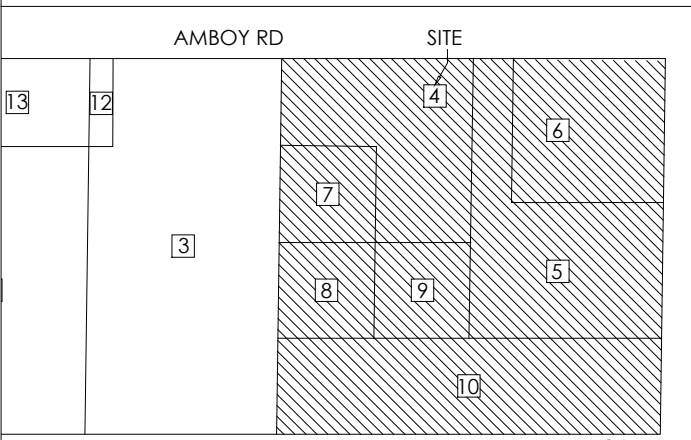


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THE WONDER INN
29 PALMS, CA

PROJECT NO. A10085
KEY MAP



REVISIONS

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ISSUE DATE: 11-15-2021

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SHEET NO.

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ENLARGED ARCHITECTURAL SITE PLAN



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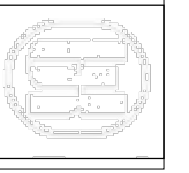
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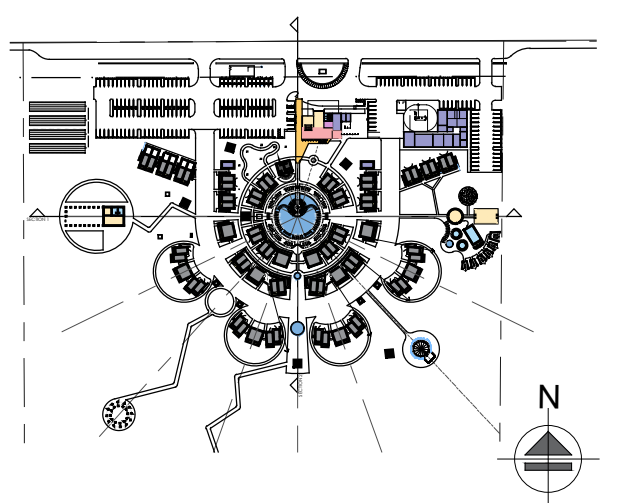


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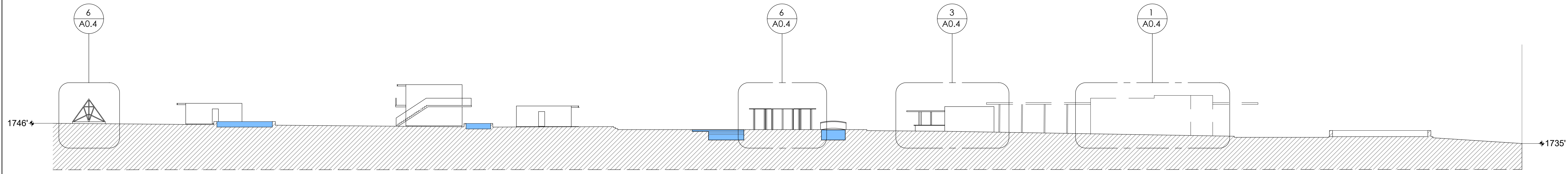
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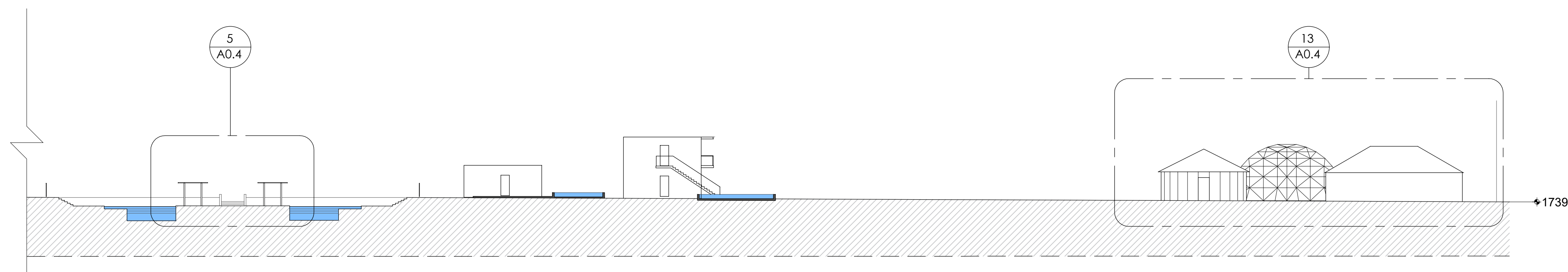
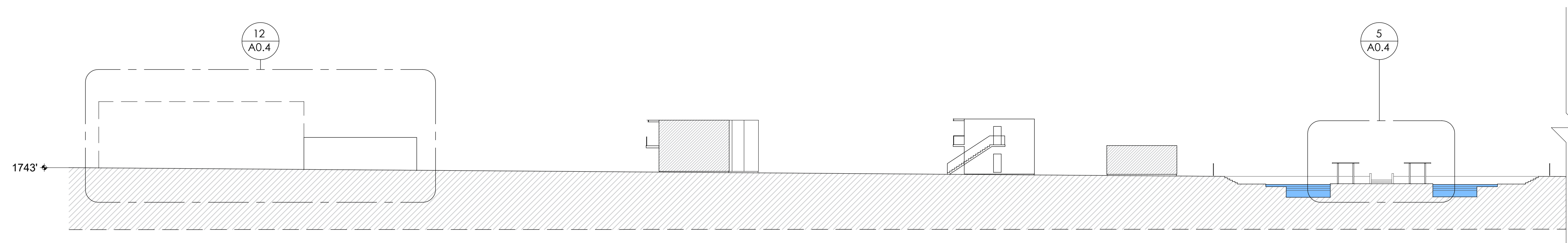
A0.3

SITE SECTIONS



02 - SITE SECTION 2

SCALE 1"=25'-0"



01 - SITE SECTION 1

SCALE 1"=25'-0"



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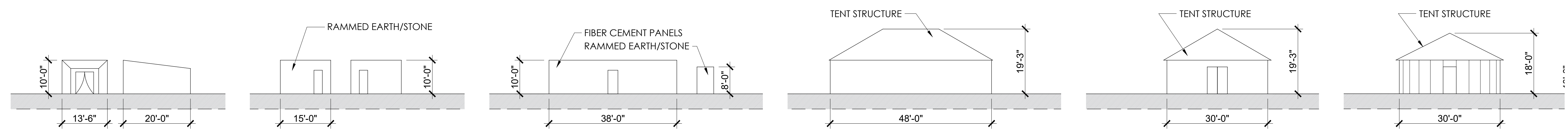
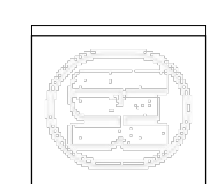
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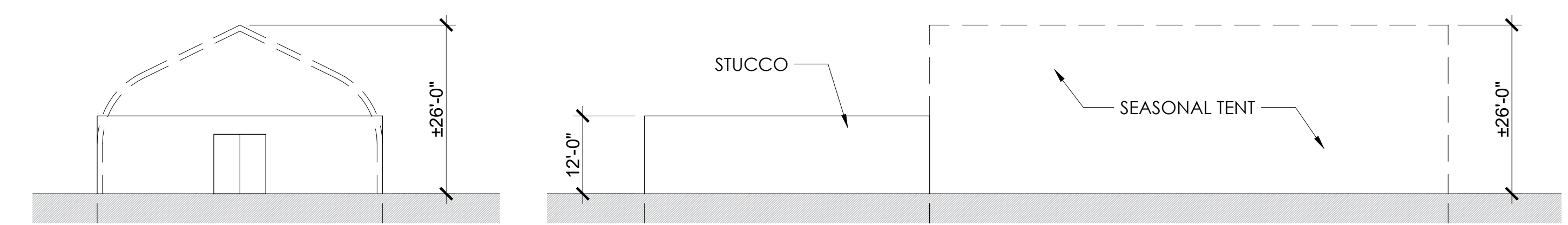
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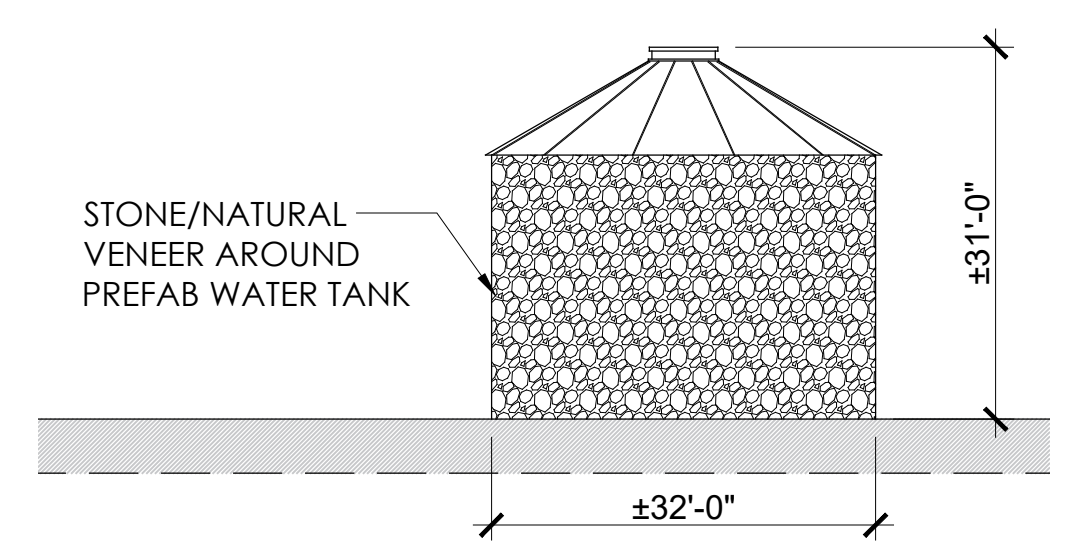
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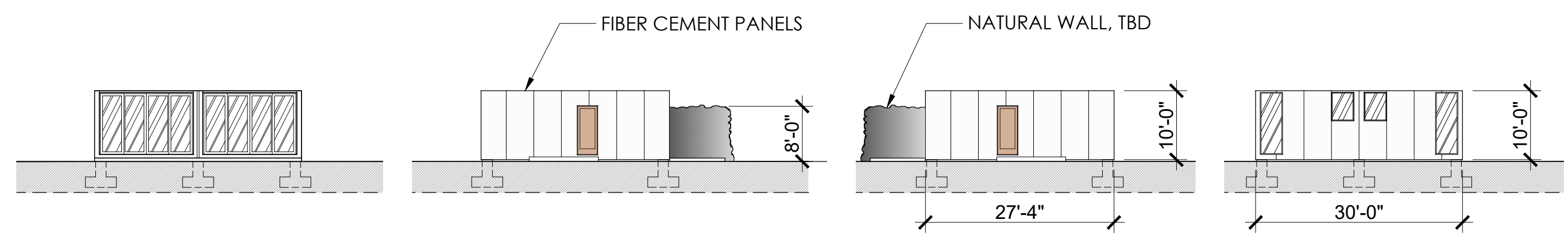
13 - WELLNESS CENTER
 SCALE 1/16"=1'-0"



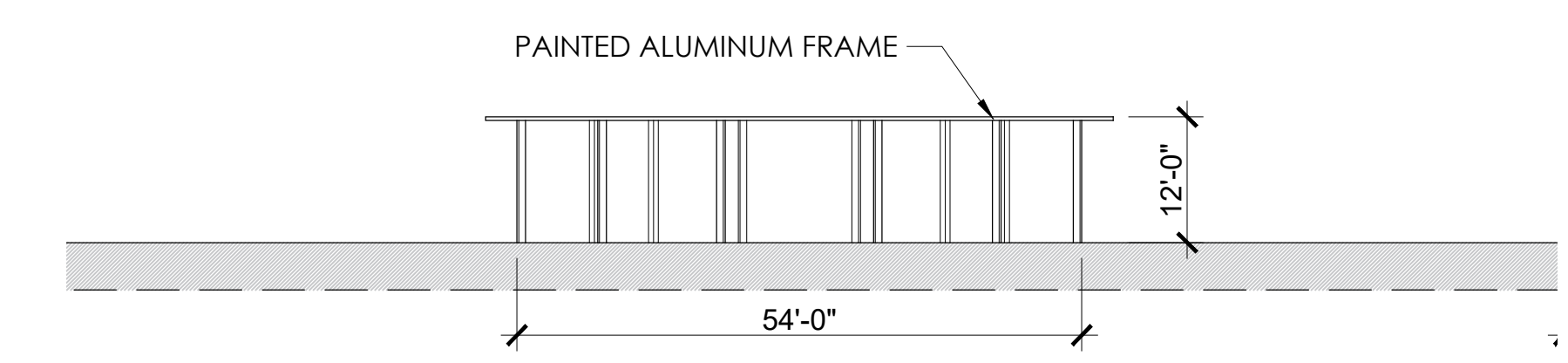
12- CONFERENCE CENTER
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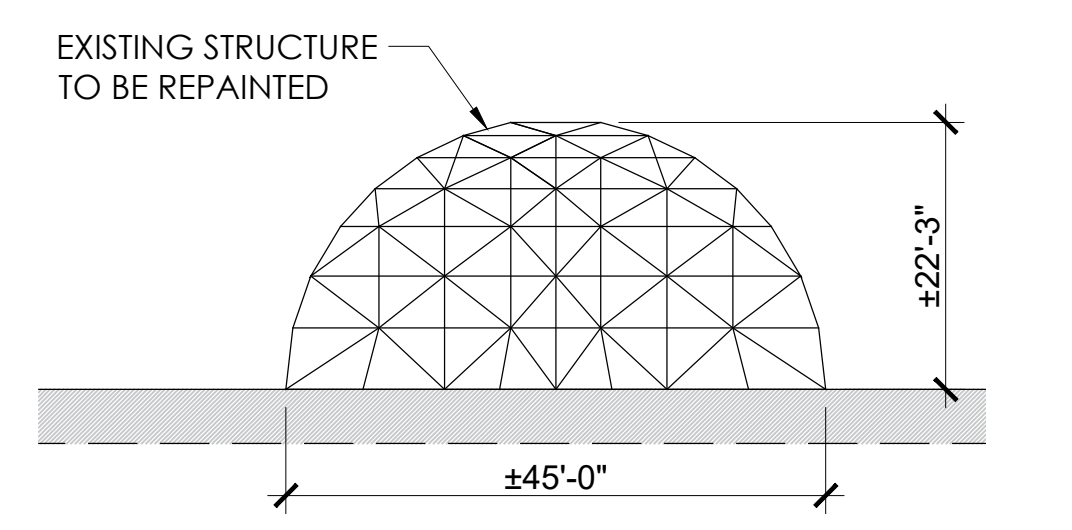
11 - WATER TOWER
 SCALE 1/16"=1'-0"



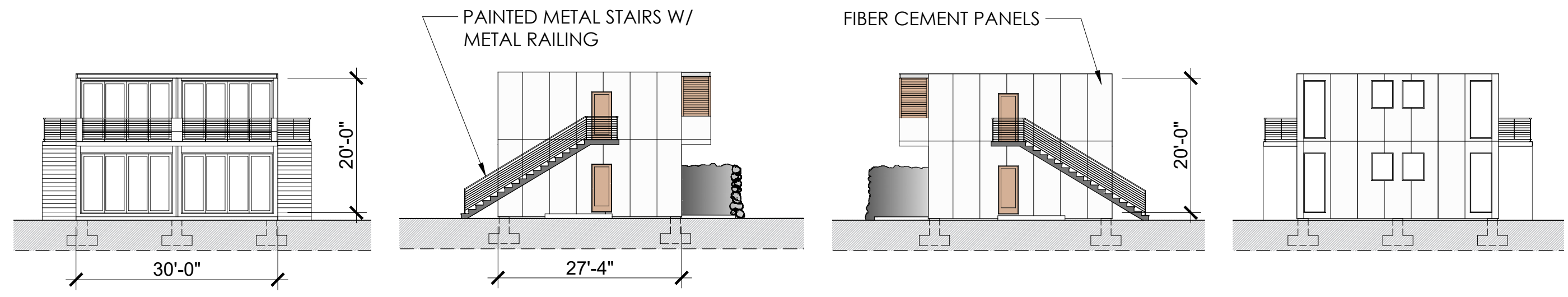
10 - SINGLE-STORY HOTEL MODULE (TYP)
 SCALE 1/16"=1'-0"



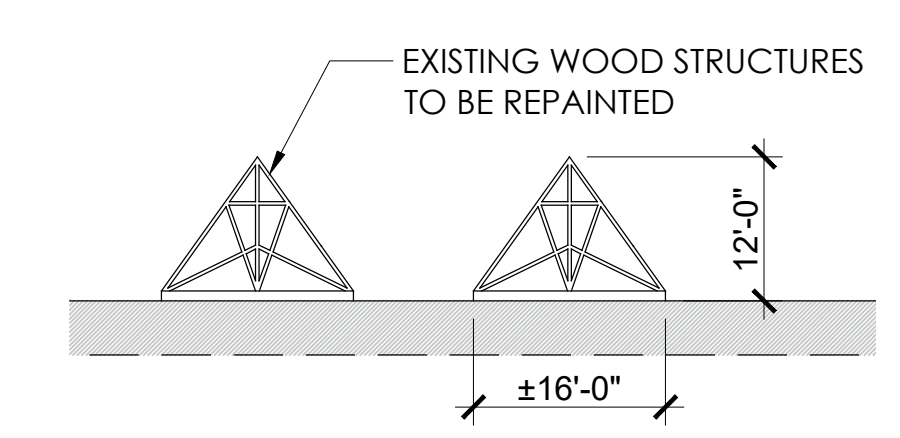
09 - ASTRONOMY PERGOLA
 SCALE 1/16"=1'-0"



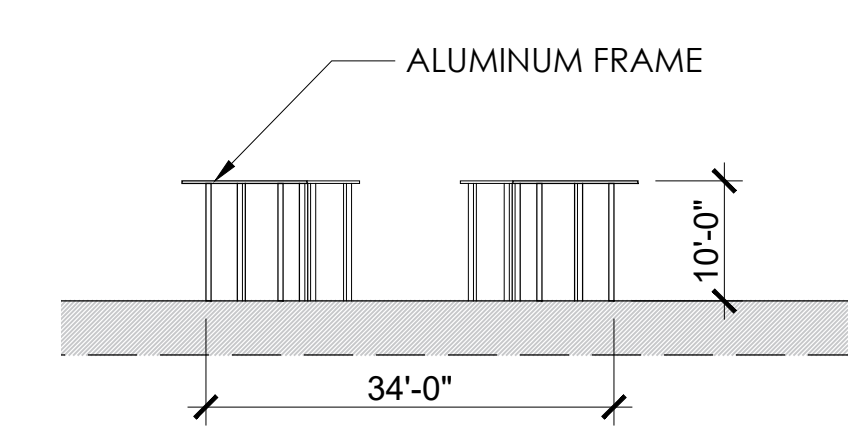
08 - GEODESIC DOME
 SCALE 1/16"=1'-0"



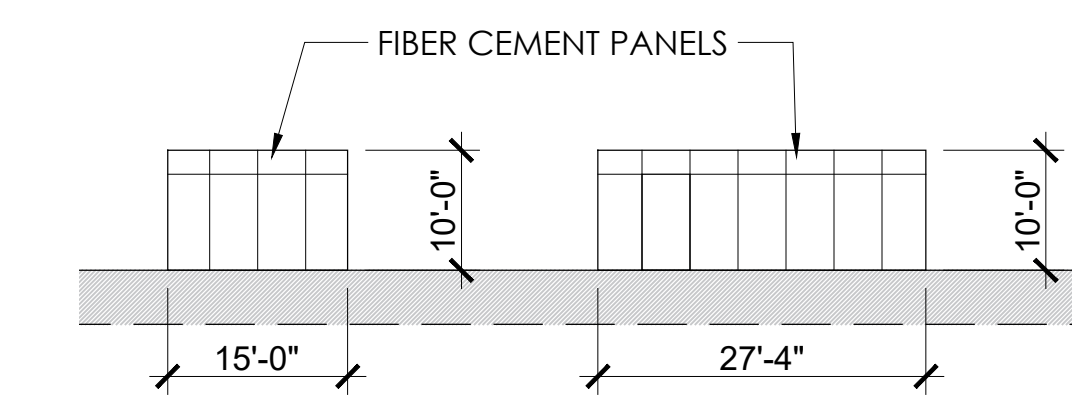
07 - DOUBLE-STORY HOTEL MODULE (TYP)
 SCALE 1/16"=1'-0"



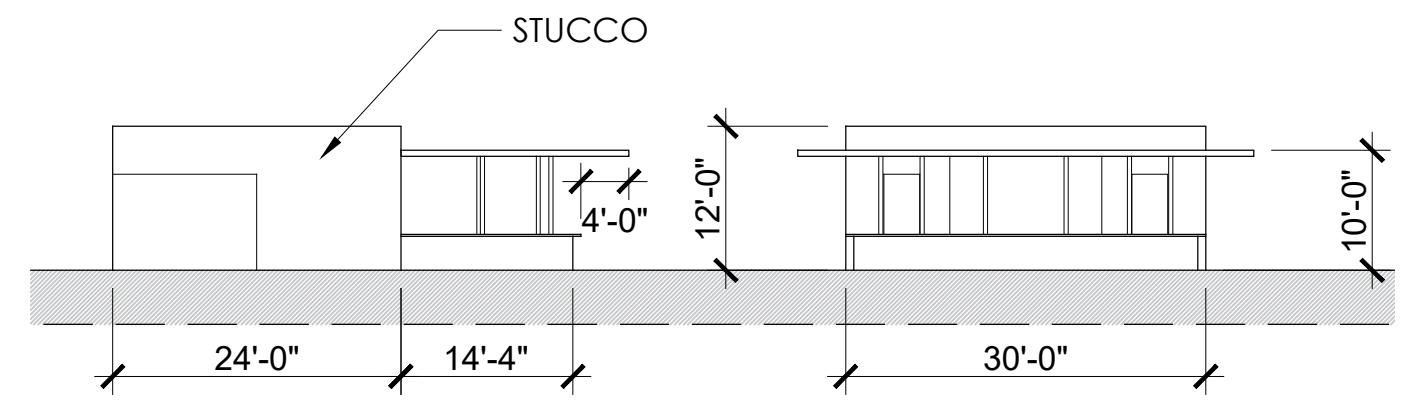
06 - OPEN-AIR PYRAMID
 SCALE 1/16"=1'-0"



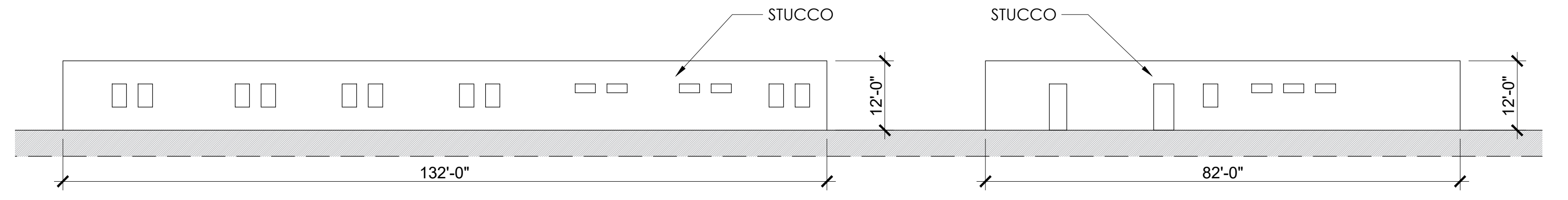
05 - POOL PERGOLA
 SCALE 1/16"=1'-0"



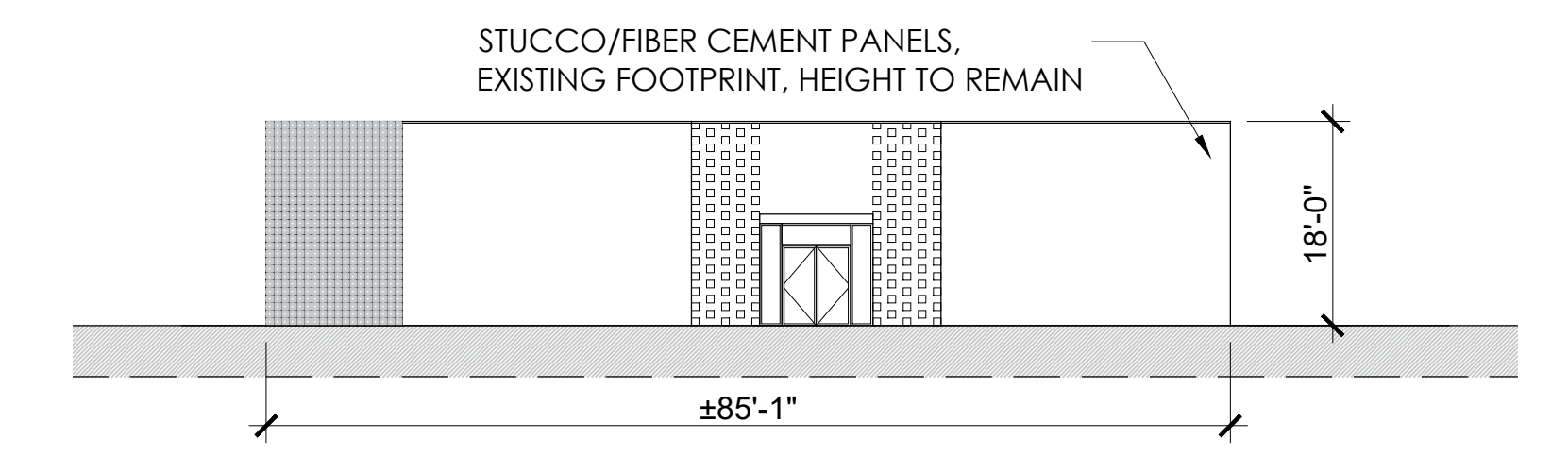
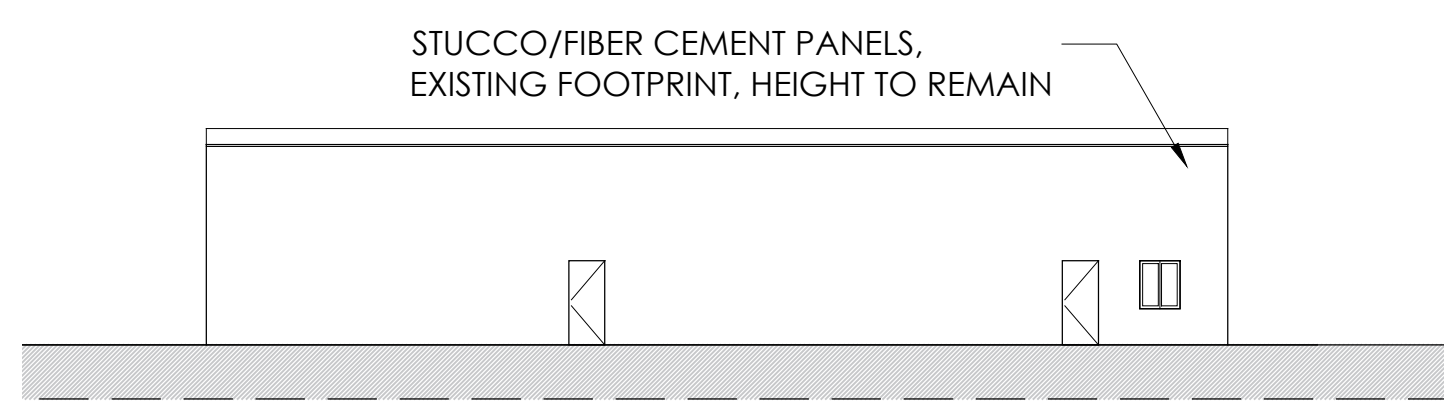
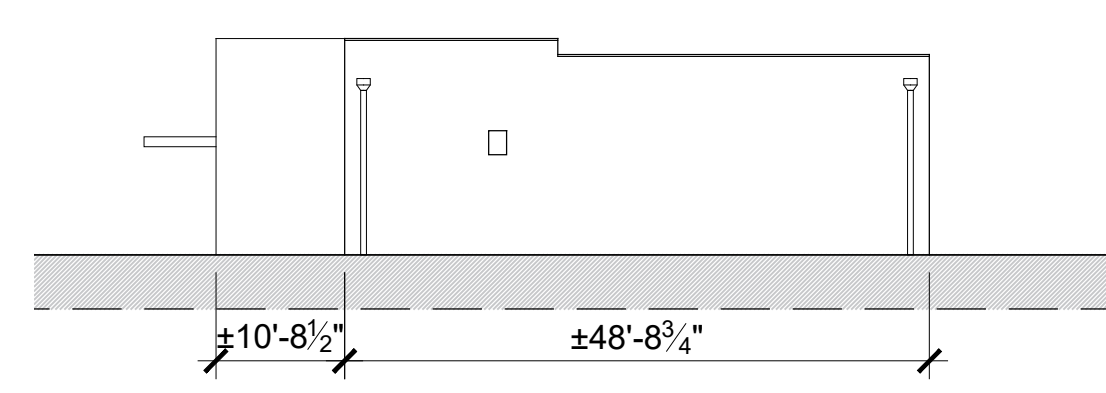
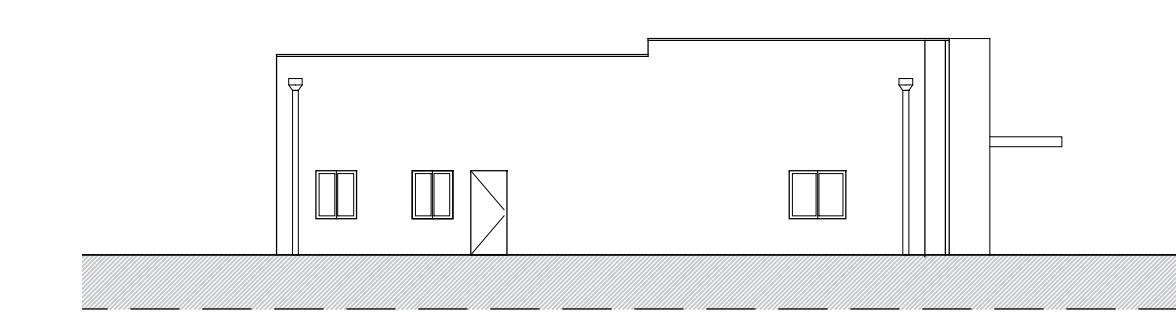
04 - HOUSEKEEPING (TYP)
 SCALE 1/16"=1'-0"



03 - POOL BAR
 SCALE 1/16"=1'-0"



02 - BACK OF HOUSE SUPPORT
 SCALE 1/16"=1'-0"



01 - CLUBHOUSE (EXISTING)
 SCALE 1/16"=1'-0"

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