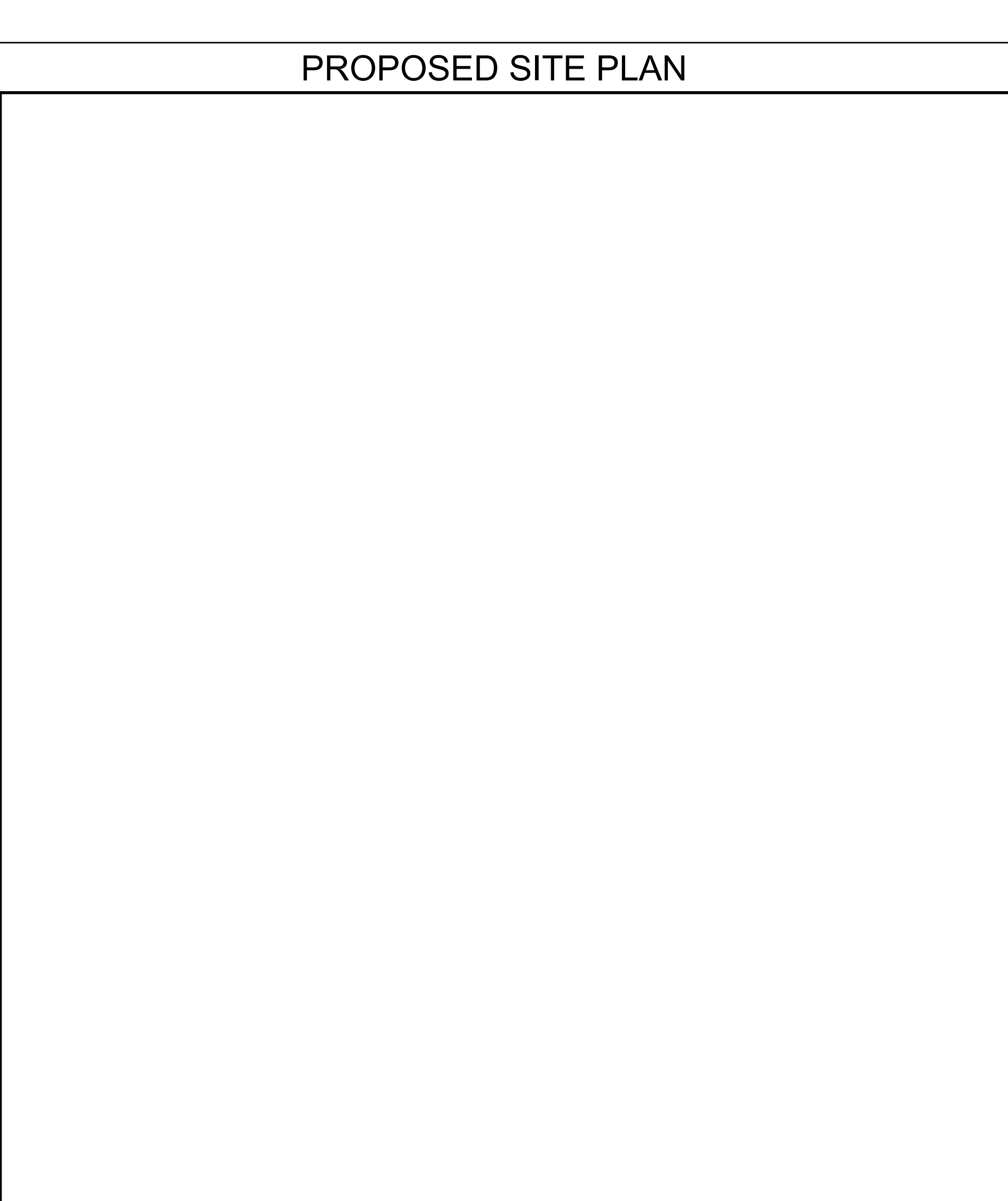
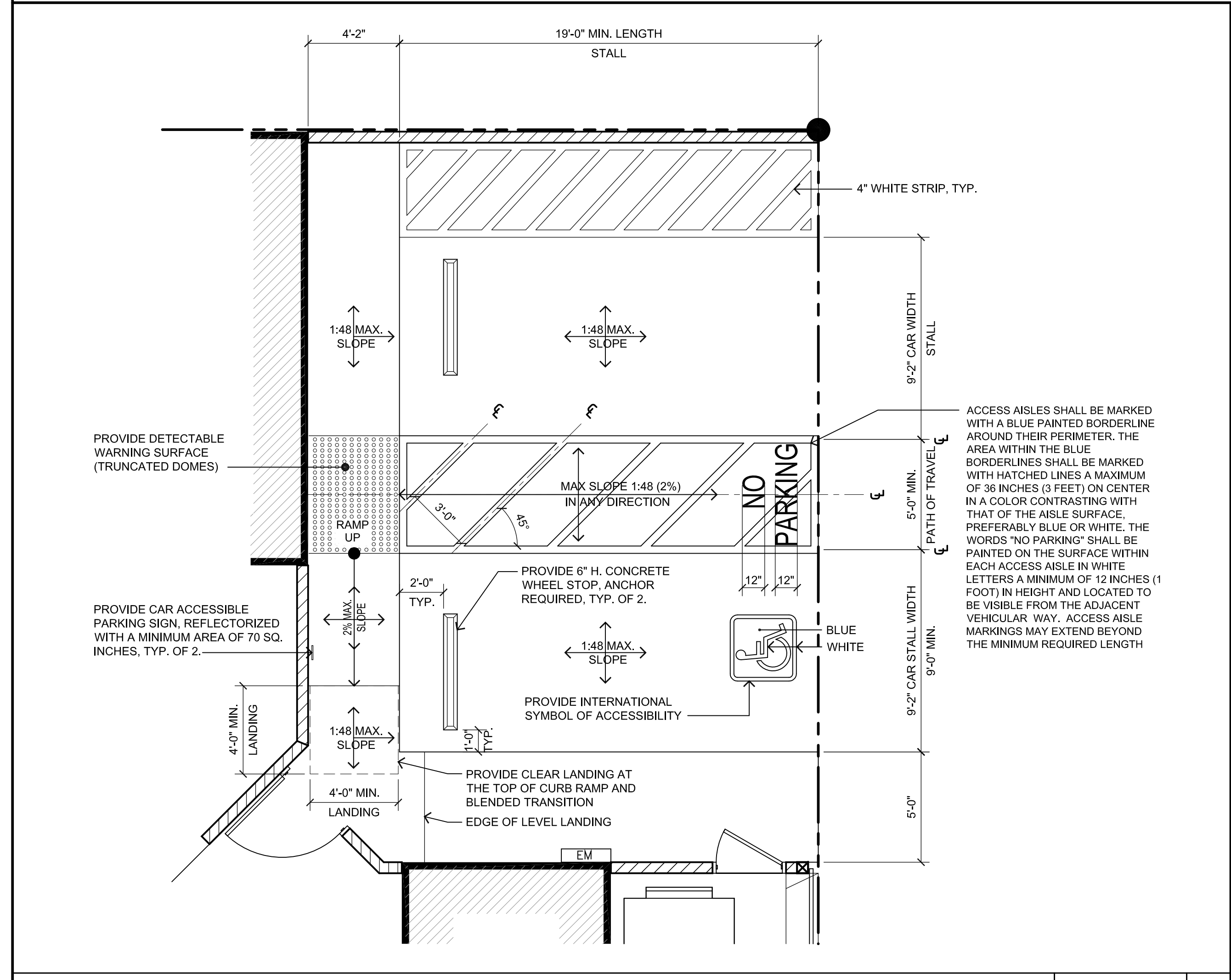


**PROPOSED ACCESSIBLE STALLS & ACCESS AISLE PLAN**



KEY NOTES	LANDSCAPE STANDARDS
<ul style="list-style-type: none"> <li>1 → (E) EDGE OF SIDEWALK TO REMAIN</li> <li>2 → (E) PROPERTY LINE</li> <li>3 → (E) POWER POLE TO REMAIN</li> <li>4 → (E) FACE OF 18" ABOVE GRADE PLANTER (PA), REFER TO LANDSCAPE DRAWINGS</li> <li>5 → (E) WATER VALVE/BACK-FLOW-PREVENTER TO REMAIN</li> <li>6 → (E) WATER METER TO REMAIN</li> <li>7 → (E) WATER SEWER TO REMAIN</li> <li>8 → (E) TRASH CAN TO REMAIN</li> <li>9 → (E) BUS SIGN TO REMAIN</li> <li>10 → (E) CALTRANS PULL BOX TO REMAIN</li> <li>11 → (E) SIGNAGE AND POLE TO REMAIN, REPAIR AS NEEDED</li> <li>12 → (E) DRIVEWAY APRON TO REMAIN</li> <li>13 → (E) BUS BENCH TO REMAIN</li> <li>14 → (E) GRAVEL AND DIRT ALLEY</li> <li>15 → (E) BUILDING OUTLINE BELOW</li> <li>16 → ACCESSIBILITY ENTRY</li> <li>17 → ACCESSIBILITY PARKING SPACE</li> <li>18 → ACCESSIBILITY PARALLEL CURB RAMP WITH DETECTABLE WARNING SURFACE</li> <li>19 → ACCESSIBLE PATH OF TRAVEL FROM PARKING SPACE</li> <li>20 → UTILITIES AND RECYCLING AREA</li> <li>21 → LOADING/UNLOADING PARKING SPACE</li> <li>22 → STONE FLOORING, REFER TO LANDSCAPE DRAWINGS</li> <li>23 → CONCRETE FLATWORK</li> <li>24 → GAS METER LOCATION VERIFY WITH GAS COMPANY, PROVIDE METAL CABINET FINISH TO MATCH MAIN BUILDING</li> <li>25 → 6FT HT. CMU BLOCK AND RETAINING WALL STUCCO FINISH TO MATCH BUILDING</li> <li>26 → CATCH BASIN FOR ROOF DRAINAGE</li> <li>27 → SUB-PANEL FOR SPA EQUIPMENT</li> <li>28 → FUTURE STREET DEDICATION LINE</li> <li>29 → SLAB LEVEL CHANGE</li> <li>30 → LOCATION OF ELECTRICAL METER AND PANEL (UTILITY TO APPROVE FINAL LOCATION), PROVIDE RECESSED METAL CABINET TO CONCEAL METER AND PANEL</li> <li>31 → ACCESSIBILITY PARKING SIGNAGE, TYP. OF 2</li> <li>32 → ASPHALT CONCRETE PAVING, TYP.</li> </ul>	<p>NOTE: PARKING ANALYSIS REFER TO SHEET TS-1</p> <p><b>LANDSCAPE STANDARDS</b></p> <ol style="list-style-type: none"> <li>1. ALL LANDSCAPING SHALL BE CONSISTING WITH THE STANDARDS ESTABLISHED UNDER THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).</li> <li>2. PLANT MATERIALS SHOULD BE SELECTED FROM WESTERN GARDEN BOOK ZONE 11 AND USDA HARDINESS ZONE 8b.</li> </ol>

ISSUED FOR:  
LAND USE COMPLIANCE  
REVIEW

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PLAN CHECK	08.06.2019

**Architect of Record**

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**VULKAN ARCHITECTS**

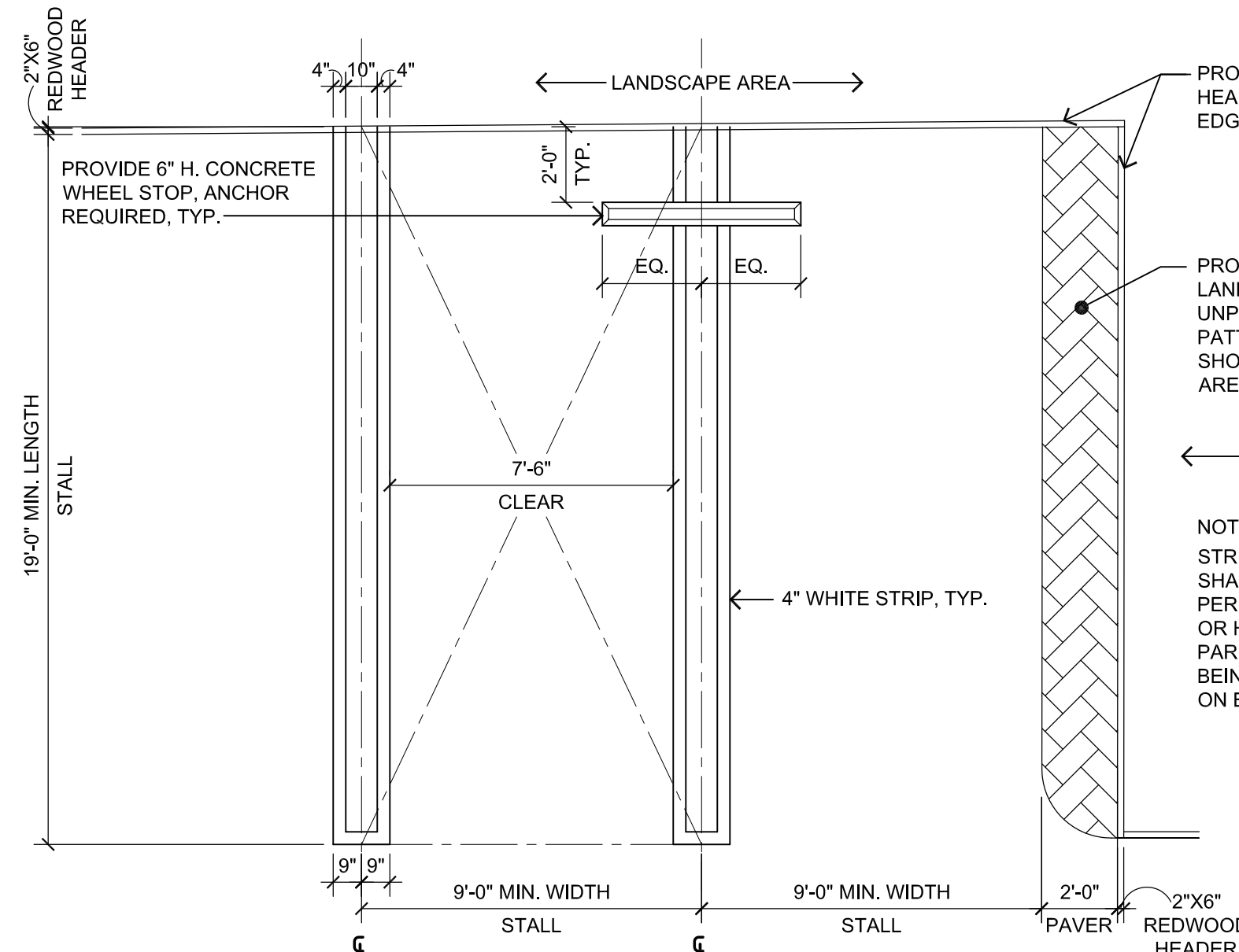
HOTEL RENOVATIONS FOR

# The Ellaria Hotel

55875 Twentynine Palms Hwy  
Twentynine Palms, CA 92284

Project:  
Job Number:  
2019-09  
Date:  
09.17.2019  
Sheet Name:  
SITE PLAN  
Sheet Number:

## A-2.0



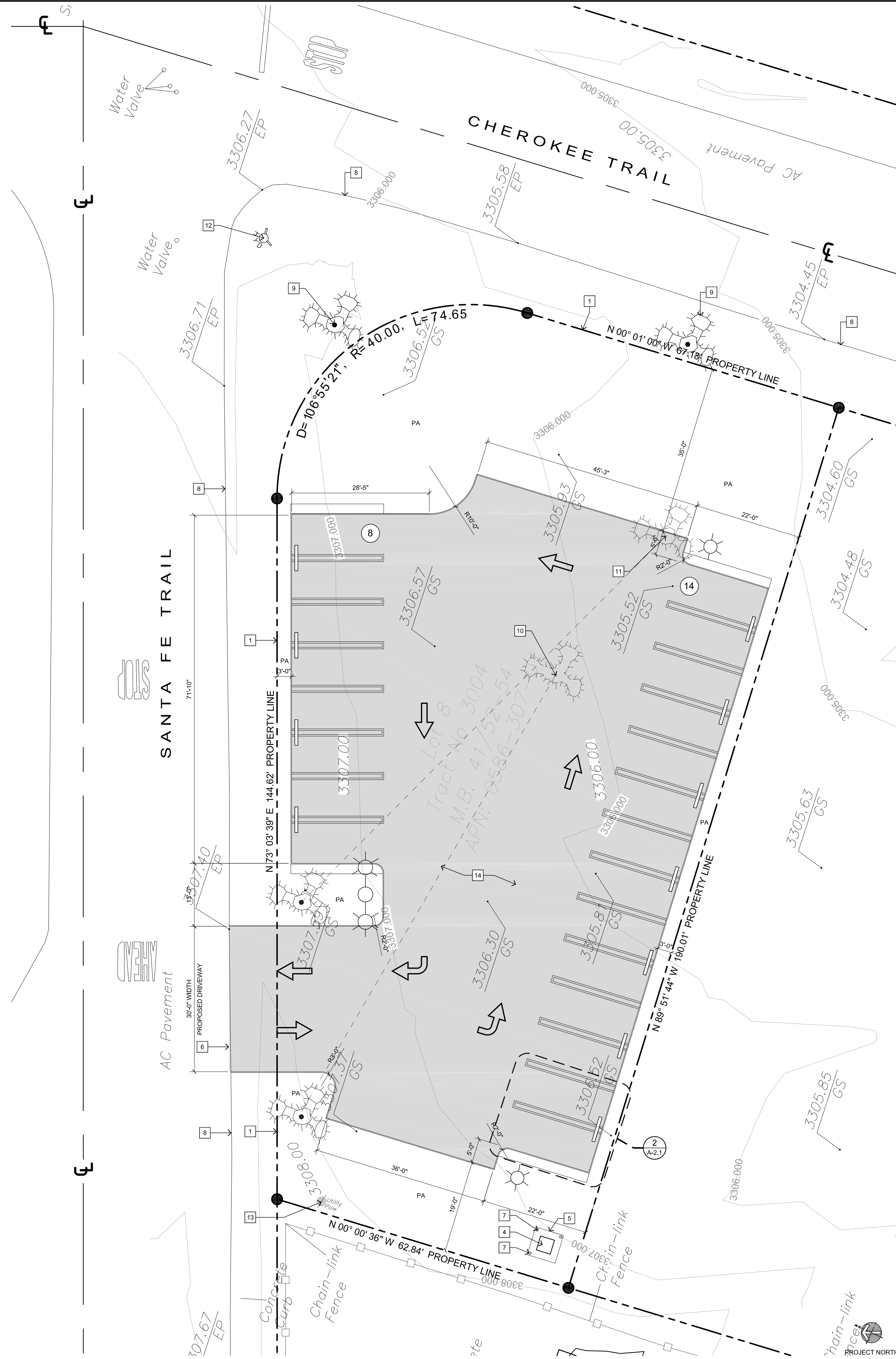
PROVIDE 2"x6" CONSTRUCTION HEART S4S REDWOOD LUMBER AT EDGE OF PAVEMENT.

PROVIDE TWO FEET (2') AT THE END OF LANDSCAPE ISLANDS SHOULD BE LEFT UNPLANTED. THE USE OF COBBLES, PATTERNED CONCRETE, OR BRICK PAVERS SHOULD BE CONSIDERED IN THESE END AREAS.

NOTE:  
STRIPING: INDIVIDUAL PARKING STALLS SHALL BE CLEARLY STRIPED AND PERMANENTLY MAINTAINED WITH DOUBLE OR HAIRPIN LINES ON THE SURFACE OF THE PARKING FACILITY. WITH TWO (2) LINES BEING LOCATED AN EQUAL NINE INCHES (9") ON EITHER SIDE OF THE STALL SIDELINES.

PROPOSED STANDARD PARKING SPACE

1/4"=1'-0" 2



PROPOSED OFF-SITE PARKING PLAN

1" = 10'-0" 1

- KEY NOTES**
- 1 PROPERTY LINE
  - 2 SETBACK LINE
  - 3 (E) WALL / FENCE
  - 4 PROPOSED LOCATION FOR NEW ELECTRICAL TRANSFORMER. TO BE COORDINATED WITH ELECTRICAL PLANS.
  - 5 (N) MECH. CONCRETE PAD. VERIFY SIZE REQUIREMENTS WITH ELECTRICAL ENGINEER.
  - 6 (N) APRON. REFER TO CIVIL DRAWINGS.
  - 7 (N) BOLLARD
  - 8 (E) EDGE OF PAVEMENT
  - 9 (E) JOSHUA TREE (FLAG 2&4) TO REMAIN. PROTECT IN PLACE.
  - 10 (E) JOSHUA TREE (FLAG 5) TO BE RELOCATED. PER BIOLOGICAL REPORT
  - 11 (E) JOSHUA TREE (FLAG 3) TO BE RELOCATED. PER BIOLOGICAL REPORT
  - 12 (E) FIRE HYDRANT TO REMAIN
  - 13 (E) UTILITY POLE TO REMAIN
  - 14 (N) ASPHALT CONCRETE PAVING, TYP.

NOTE: PARKING ANALYSIS REFER TO SHEET TS-1

**SITE PLAN AND DIMENSION NOTES**

FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THIS SITE PLAN IS BASED ON SITE SURVEY BY A SEPARATE CONSULTANT. EXISTING CONDITIONS MAY VARY FROM SITE PLAN. THE CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS PRIOR TO ANY CONSTRUCTION, TRENCHING AND/OR FABRICATION. IF THE EXISTING DIMENSIONS ARE DIFFERENT THAN THOSE ON THIS SITE PLAN THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY ON HOW TO PROCEED.

**LEGEND**

- |           |  |
|-----------|--|
| T.O.S.    | TOP OF SLAB                                      |
| T.O.W.    | TOP OF WALL                                      |
| T.O.F.    | TOP OF FENCE                                     |
| T.O.R.    | TOP OF ROOF                                      |
| PA        | PLANTING AREA                                    |
| XX        | KEYNOTE SYMBOL                                   |
| X<br>L-XX | ELEVATION / SECTION SYMBOL                       |
| XX<br>XX  | HEIGHT BENCHMARK SYMBOL MEASURED FROM ADJ. GRADE |

ISSUED FOR:  
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