



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: April 5, 2021

SUBJECT: REQUEST BY RYAN ALVAREZ, ON BEHALF OF WAL-MART STORES LLC., FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A FUEL STATION AND CONVENIENCE KIOSK LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE 3.4210 MAJ).

FROM: Development Services Department

SUMMARY:

This is a request for the Architectural Advisory Committee (AAC) to review a Major Architectural Application to develop a fuel station and convenience kiosk for Wal-Mart. The project site is within an undeveloped pad adjacent to the existing Walmart store located at 5601 East Ramon Road.

ISSUES:

- There are no proposed lights within the landscaped areas.
- The size of the kiosk does not meet the minimum size requirement for automotive service stations.
- The southern portion of the parcel will remain undeveloped.
- Vending doors are proposed on the exterior elevations.

RECOMMENDATION:

The AAC recommend approval of the applicant's request, subject to the following:

- Add lighting within the landscaped areas.
- Increase the building square footage to a minimum 750-square feet and orient all retail indoors, per Section 93.23.01 of the Zoning Code.
- Submit a Sign Program Amendment application for Walmart.

BACKGROUND INFORMATION:

<i>Field Check</i>	
03/24/2021	Site visit by the planner

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
Net Acres	1.90 Acres

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Vacant	RC (Regional Commercial)	M-1 (Service/Manufacturing)
North	Petsmart	RC (Regional Commercial)	M-1 (Service/Manufacturing)
South	Vacant	RC (Regional Commercial)	M-1 (Service/Manufacturing)
East	Vacant	RC (Regional Commercial)	M-1 (Service/Manufacturing)
West	Walmart Shopping Center	RC (Regional Commercial)	M-1 (Service/Manufacturing)

ANALYSIS:

Site Plan:

The proposed project site is located on the east side of an existing Walmart store near the intersection of Ramon Road and Crossley Road. The parcel is a vacant lot within the Destination Ramon shopping center and is approximately 1.90 acres in size. The site is relatively flat with desert landscape around the perimeter. A developed sidewalk and curb exist along the eastern side of the project site.

The applicant is proposing to install an eight-pump fuel station and 440-square foot kiosk along Crossley Road. It will be covered by a canopy with four parking stalls located along the west property line. As proposed, only the northern half of the project site will be developed. The site will have two access points, both of which are located on the west from the Walmart parking lot area. The proposed driveway on the north will be exit only towards Crossley Road. There are no access points to the subject site directly from Crossley Road.

Mass and Scale:

The proposed canopy sits 54'-0" back from the east property line. The convenience kiosk is approximately 440-square feet in size; 13'-0" high and 14'-0" wide and it will be located under the proposed fuel station canopy, which measures 17'-8" high, 59'-0" wide and 140'-0" long. The two closest buildings to the project site are PetSmart to the north and Walmart to the south, both of which are considerably larger and taller than the proposed project.

Building Design and Detailing:

The kiosk has a modern contemporary appearance with a mix of light brown, woodlock wall panels and a light gray stucco finish. The pre-metal fascia is proposed a dark gray and the factory prefinished cornice and railings will be the accent color, painted Wal-Mart blue. The canopy will be constructed out of factory prefinished metal and painted with Medium Wal-Mart Blue, gray and light gray along the top.

Landscaping and Buffers:

The project site is fully landscaped on the north, east and west sides of the property. Most of the landscape will remain and consist of Yucca Rigida, Senna Artemisioides, Fouquieria Splendens, Leucophyllum Frutescens, Phoenix Dactylifera, Aracia Anuera, Bougainvillea, Rosmarinus Officinalis and Simmondsia Chinensis. Additional vegetation is proposed and will include Dasylirion Wheeleri, Hesperaloe Parviflora and Lantana Camara. The current ground cover within the landscaped area are to remain, mulch /decomposed granite in the California Gold color will be used to match existing ground cover and will be placed where needed.

Parking:

The project requires three (3) parking spaces for the kiosk (440 SF / 200 SF) and an additional ADA parking space required per City Code. A total of four (4) parking spaces are proposed.

Signage:

The applicant will be required to amend the Walmart Sign Program. They are proposing to add signage to the fuel station canopy and the kiosk building. The canopy will have a backlit, white channel letter sign, "Walmart", on all four sides at approximately 18-square feet. The kiosk will have two vinyl signs which read "Refresh & Recharge" on the north and south elevations that are approximately 44-square feet each.

There are three existing monument signs for the Destination Ramon Shopping Center. The applicant is proposing to modify the existing 12-foot high monument sign on Ramon Road to make space for additional signage. As depicted in Figure 1 below, "Destination Ramon" will be moved up to align with the top cap of the monument sign, the green stucco element will be reduced from eight inches to four inches to match the remaining green elements, and the empty space under the monument sign will be reduced from 1'-6" to six inches. The purpose of the modifications is to create space to add a fuel station price sign under the name "Walmart" (see Figure 2).

Additionally, a state mandated fuel station monument sign is proposed off Crossley Road. The proposed sign will be 6'-0" tall and 8'-0" long. There are no proposed changes to the existing monument signs located on Crossley Road and San Luis Rey.



Figure 1



Figure 2

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.</i></p> <p>The proposed site configuration will consist of a new kiosk building, and eight (8) gas pumps located under a large proposed canopy. Four additional parking spaces are also proposed. Pedestrian and vehicular areas are distinct from one another as well as existing sidewalks and parking areas.</p>	Y
2.	<p><i>Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;</i></p> <p>The proposed kiosk is a programmatic prototypical pre-manufactured building that is the standard copy-righted design of Walmart. With its contemporary design, the commercial building will enhance the undeveloped property; however, it is not harmonious to the surrounding area, as it provides vending doors on the exterior elevations.</p>	N
3.	<p><i>Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;</i></p> <p>The height, setbacks and overall mass of the structure comply with the development standards in the M-1 zone; however, the area of the kiosk does not comply with the development standards for Automobile Service Stations (Section 93.23.01). The kiosk will have a modern contemporary design, with wooden accent walls. The canopy and the kiosk will be consistent with Walmart's exterior colors.</p>	Partial
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The kiosk utilizes a medium Walmart Blue on the Factory prefinished fascia, a light gray stucco for the main park of the building and wood lock wall panels as an accent. The canopy consists of prefinished metal, with gray, white and medium Walmart Blue colors. The kiosk will have a modern contemporary</p>	Partial

	Guidelines [PSZC 94.04.00(D)]	Compliance
	design, with wooden accent walls. The canopy and the kiosk will be consistent with Walmart's exterior colors. The kiosk is a programmatic prototypical pre-manufactured building that is the standard copy-righted design of Walmart.	
5.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The building walls will consist of a white and light grey stucco finish, a dark gray fascia, medium gray for the metal doors, and accent materials and colors such as the wood lock panels and Walmart blue color. The materials, colors and composition are harmonious with each other and the surrounding area.</p>	Y
6.	<p><i>Consistency of composition and treatment;</i></p> <p>In general, there is consistency with the proposed colors and materials.</p>	Y
7.	<p><i>Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;</i></p> <p>The project site is fully landscaped on the north, east and west sides of the property. The majority of the existing landscape will remain and is consistent with the desert surrounding. Additional landscape will be planted and will include Dasylirion Wheeleri, Hesperaloe Parviflora and Lantana Camara.</p>	Y
8.	<p><i>Signs and graphics, as understood in architectural design including materials and colors.</i></p> <p>The applicant is proposing to add signage to the fuel station canopy, the kiosk building, the existing monument sign on Ramon Road and a new monument sign on Crossley Road. A Sign Program Amendment application is required for all proposed signage.</p>	Partial

CONCLUSION:

The proposed development of the kiosk and gas station will be an enhancement to the undeveloped parcel. Staff advises AAC to recommend approval to the Planning Commission, subject to the following conditions:

- Add lighting within the landscaped areas.
- Increase the building square footage to a minimum 750-square feet and orient all retail indoors, per the Zoning Code.
- Submit a Sign Program Amendment application for Walmart.



Alex Perez
Assistant Planner



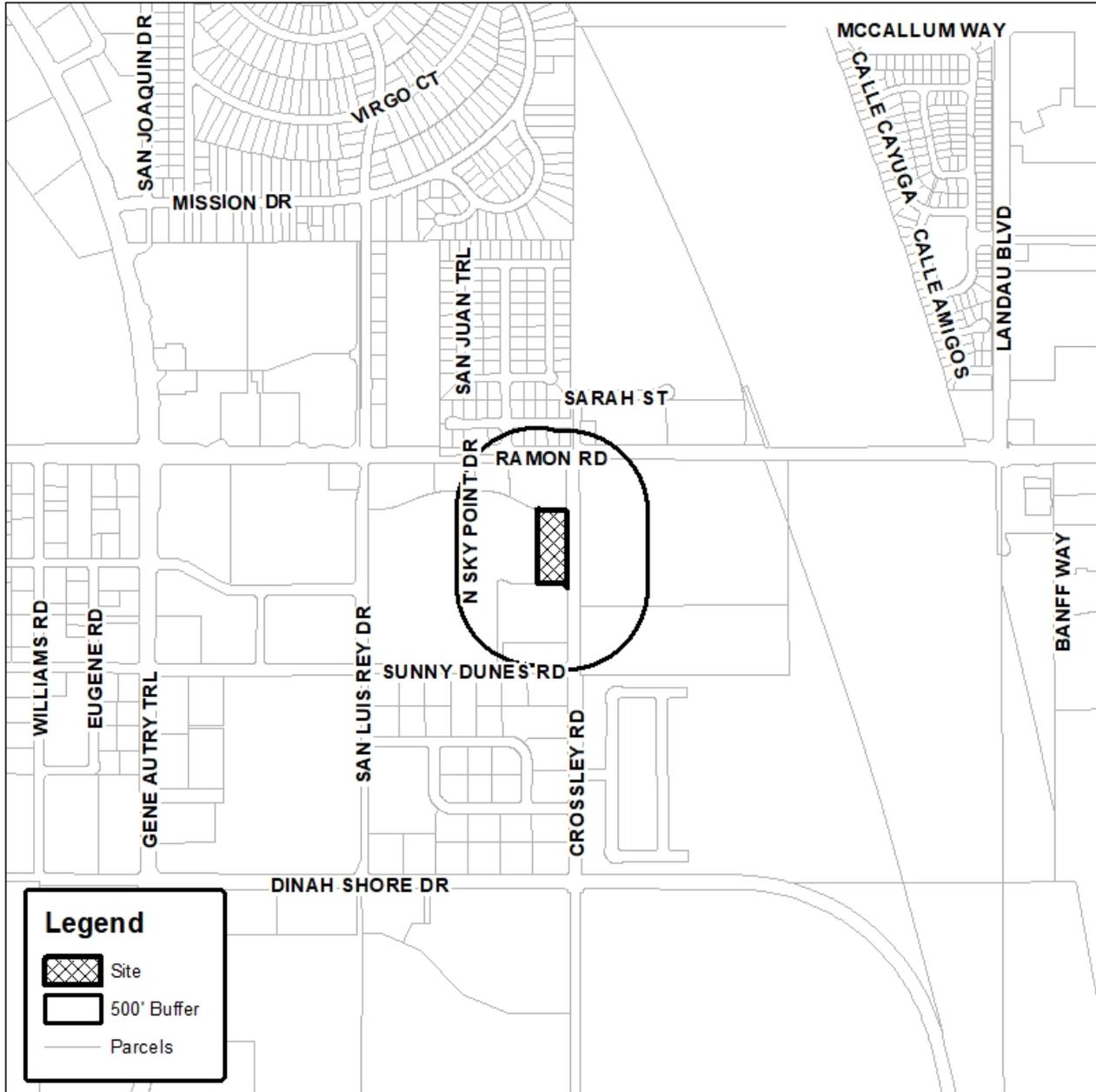
David Newell, AICP
Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Site Plan/Floor Plan
4. Canopy/ Kiosk Elevations
5. Photometric Plan
6. Renderings
7. Landscape Plan



Department of Planning Services Vicinity Map



Legend

- Site
- 500' Buffer
- Parcels

CITY OF PALM SPRINGS
5601 East Ramon Road

Memorandum

To: Palm Springs Department of City Planning
From: Ryan Alvarez – Project Manager– Kimley-Horn
Date: December 21th, 2020
Subject: Walmart Palm Springs - Fuel
5601 E Ramon Rd, Palm Springs, CA

Project Description

The proposed fuel station at the existing Walmart Supercenter is located at 5601 E Ramon Road. The proposed project also includes the demolition of existing asphalt, the re-striping of adjacent existing parking stalls, new curbed landscape islands, proposed concrete pavement, and a kiosk for the sale of convenience goods. The proposed conditions comply with city standards and codes. The project complies with the Palm Springs Land Use Criteria, and is by use Per M1 Service/Manufacture zone. The expansion will be consistent with the existing architectural characteristic of the supercenter, surrounding buildings and the Specific Plan.

Information:

The proposed fuel station will have one employee working in the kiosk during operation hours (6am – 10pm). The proposed fuel station is to be apart of the Walmart Supercenter located southwest of the proposed site.

Findings:

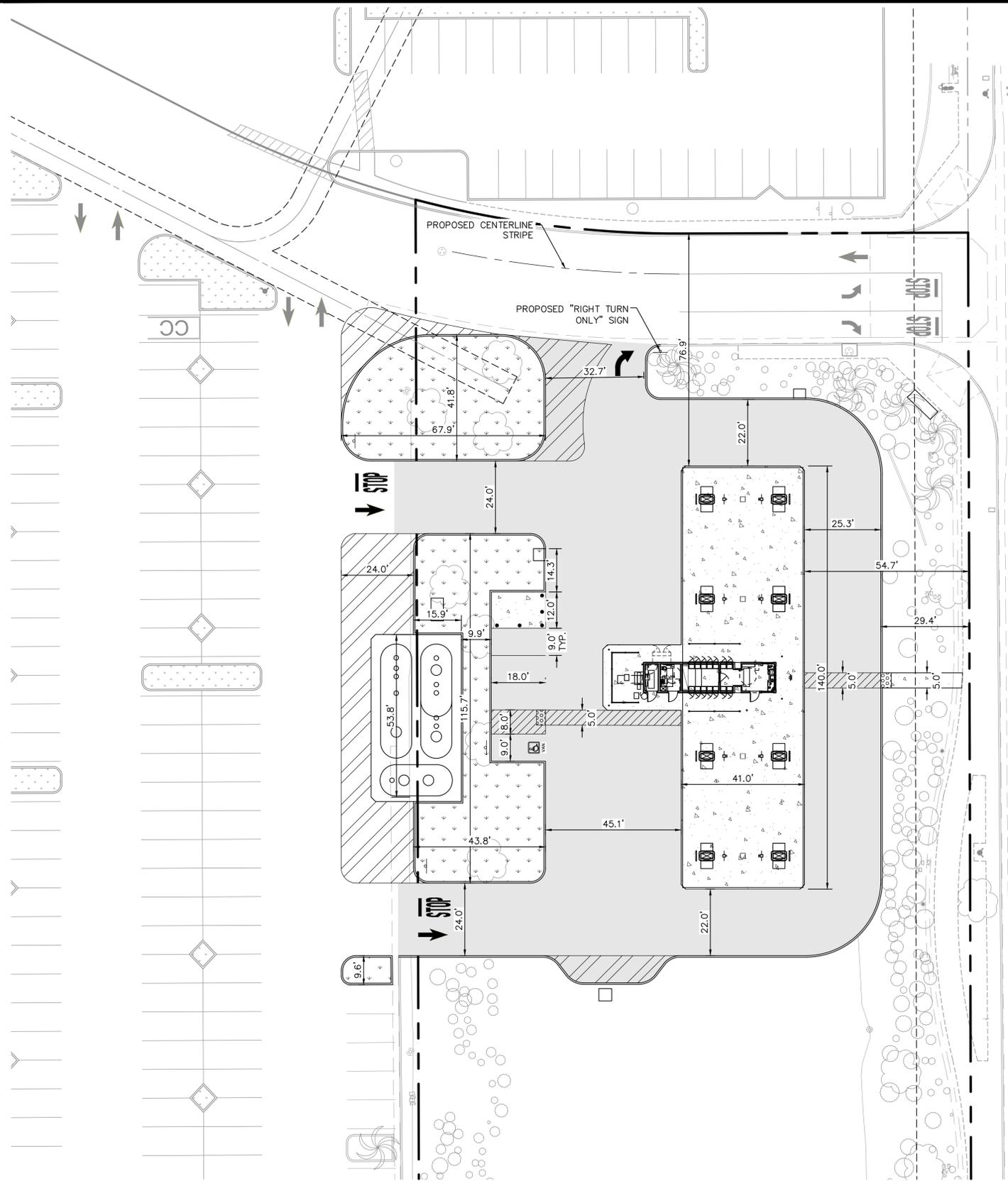
The proposed project will meet planning commission recommendations, planning commission architectural advisory committee review guidelines, commission findings and regulations, and condition necessary to granting a variance. This project does not require a change of zone.

Should you have any further questions please contact me via email at ryan.alvarez@kimley-horn.com or via phone at 714-786-6322.

Sincerely,



Ryan Alvarez



WALMART FUEL STATION - STORE #1832
5601 E RAMON RD. PALM SPRINGS, CA 92264
SITE PLAN

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING

PROJECT TEAM

<p>DEVELOPER/OWNER WAL-MART STORES INC. 2001 SE 10TH STREET BENTONVILLE, AR 72716</p>	<p>CIVIL ENGINEER KIMLEY-HORN & ASSOCIATES C/O JACOB GLAZE, P.E. 765 THE CITY DRIVE SOUTH, SUITE 200 ORANGE, CA 92868 (714) 705-1374</p>
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DATA SUMMARY

APN:	680-170-060
ZONING DISTRICT:	SERVICE/MANUFACTURE ZONE (M1)
LAND USE:	SELF SERVICE GAS STATION
FLOOD ZONE:	ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA FLOOD MAP 06065C1578G

SITE COVERAGE

TOTAL SITE AREA:	±40,093 S.F.	(0.92 AC)	100%
BUILDING AREA:	440 S.F.	(0.01 AC)	1.1%
IMPERVIOUS AREA:	35,173 S.F.	(0.80 AC)	87.2%
LANDSCAPE AREA:	6,066 S.F.	(0.14 AC)	15.7%
FLOOR AREA RATIO:			1.1%

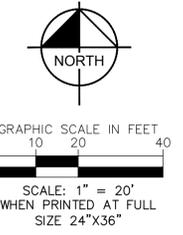
SETBACK

FRONT:	10'
REAR:	50' FROM STREET CENTER LINE
SIDE (N):	10'
SIDE (S):	10'

PARKING SUMMARY

PARKING REQUIREMENTS: (440 S.F. * 1 STALL/200 S.F.) = 3 STALLS
 REQUIRED PER CITY CODE
 ADA PARKING FOR 1-25 PARKING STALLS = 1 ADA PARKING STALLS REQUIRED PER CITY CODE

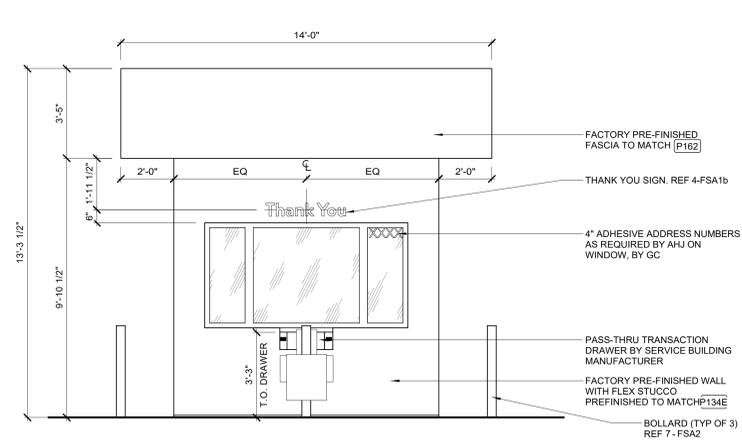
PARKING TABLE:	REQUIRED	PROVIDED
STANDARD	3	3
COMPACT (C)	N/A	0
CLEAN AIR / VANPOOL / EV	0	0
EV CAPABLE	1	1
ACCESSIBLE	1	1
TOTAL:	4	4



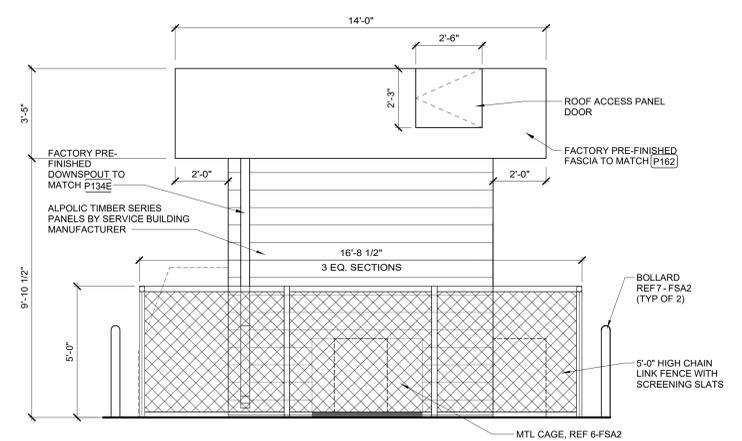
SHEET NOTES

1. EXTERIOR FINISHES AND WALL PANELS (INCLUDING PAINT), PLYWOOD DECK, TRUSSES, ROOF AND WALL FRAMING (INTERIOR AND EXTERIOR) ARE BY PRE-ENGINEERED BLDG SYSTEM MANUFACTURER UNO. REF SHOP DRAWINGS.

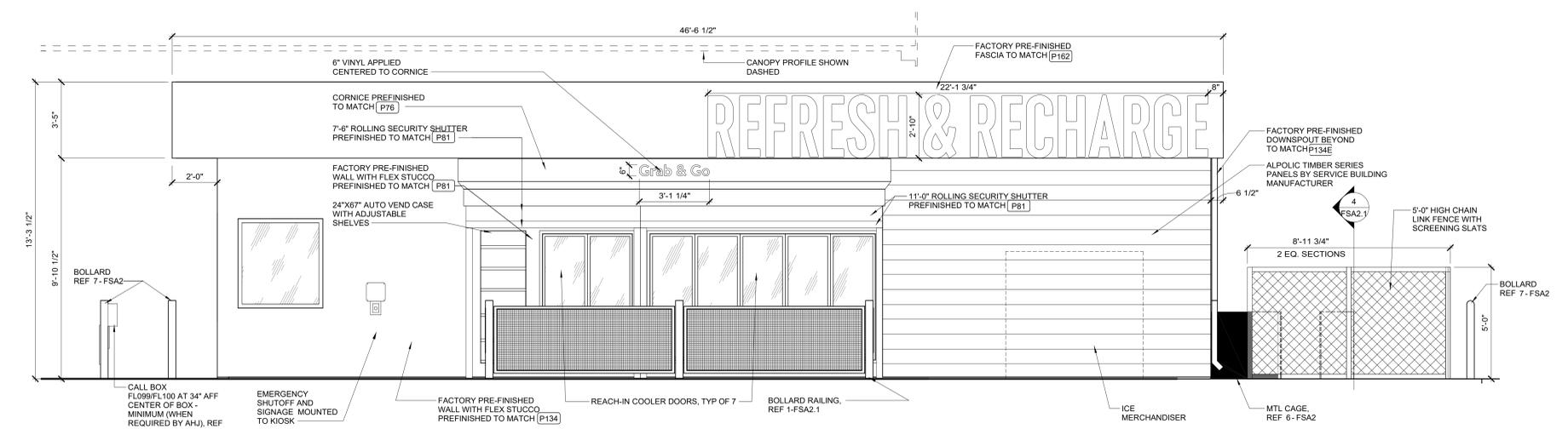
COLOR LEGEND	
P76	WALMART MEDIUM BLUE
P134E	LIGHT GRAY
P134E	DORIAN GRAY
P162E	PEPPERCORN
P5	SAFETY YELLOW
P81	TRICORN BLACK



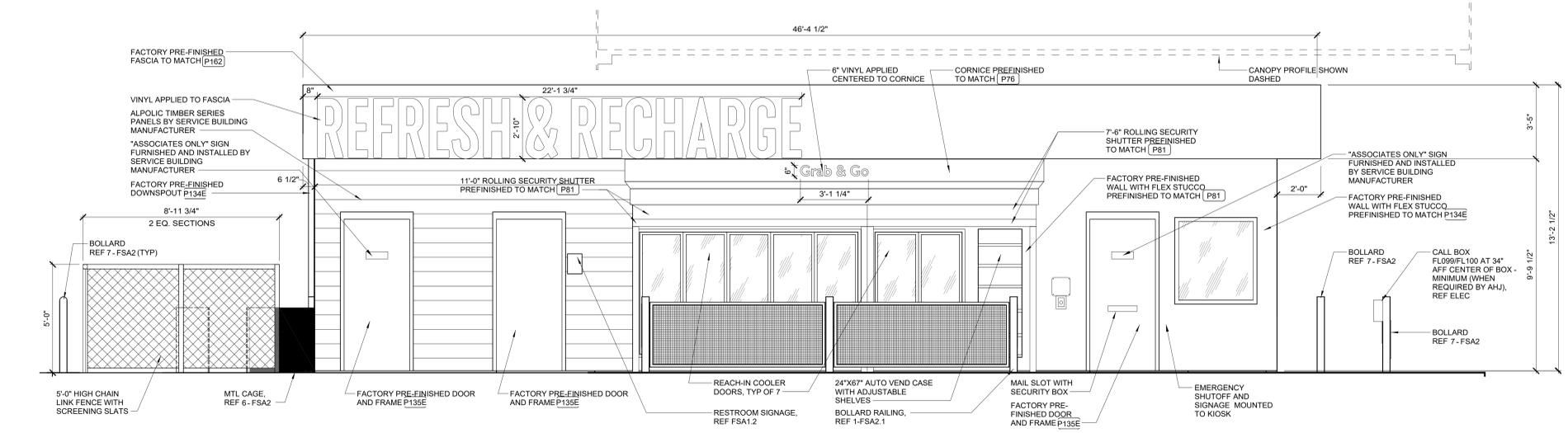
4 FRONT ELEVATION
3/8" = 1'-0" 1 FSA2



3 REAR ELEVATION
3/8" = 1'-0" 1 FSA2



2 LEFT ELEVATION
3/8" = 1'-0" 1 FSA2



1 RIGHT ELEVATION
3/8" = 1'-0" 1 FSA2a

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE USE OF THE PROJECT AND SITE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

CONSULTANTS

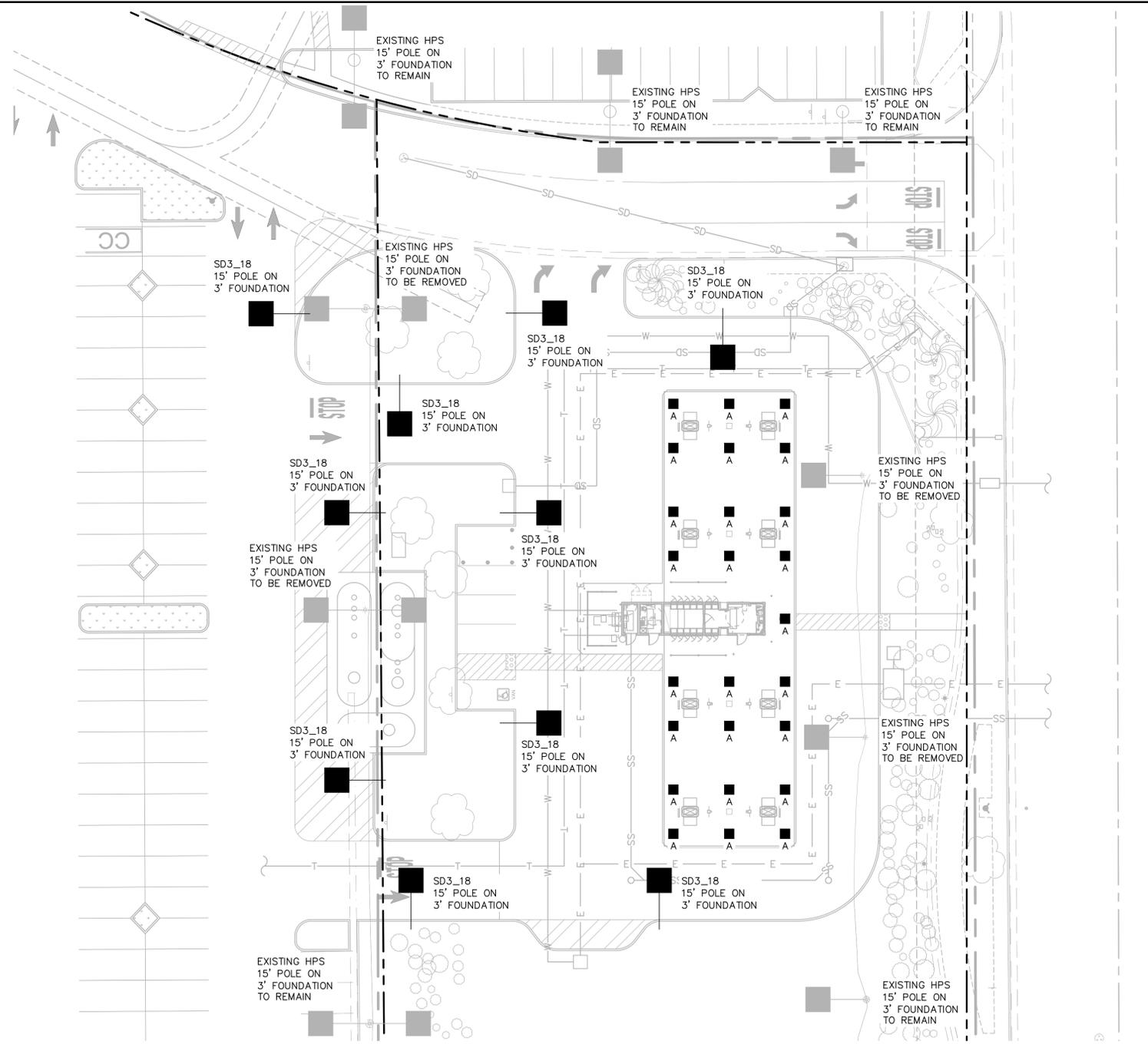
Walmart
PALM SPRINGS, CA
STORE NO: 1832-543
JOB NUMBER: WALFS0008 | PHOTO: SUPP-0440-DWD

ISSUE BLOCK	

CHECKED BY:	HC
DRAWN BY:	TA
FILE NAME:	440-FSA2b
PROTO CYCLE:	120420
DOCUMENT DATE:	02/28/2021

SERVICE BUILDING ELEVATIONS

SHEET: FSA2b



A PHOTOMETRIC SITE PLAN
1' = 20'

LEGEND									
SYMBOL	QTY	LABEL	ARRANGEMENT	LFE	DESCRIPTION	ARR. WATTS	ARR. LUMENS	INITIAL LUMENS	BUG RATING
■	25	A	SINGLE	0.864	CRUS-SC-LED-LW-CW MOUNTED AT 15'	73	15607	11148	B3-U0-G1
●	10	SD3_18	SINGLE	0.864	1-EALP035D3AW750NDD1BLCKF 15FT POLE ON 3FT FOUNDATION	74	14000	10000	B2-U0-G2
●	5	EXISTING TO REMAIN	EXISTING	N/A	EXISTING SINGLE AND DOUBLE FIXTURES 15FT POLE ON 3FT FOUNDATION	N/A	N/A	N/A	N/A
●	4	EXISTING TO BE REMOVED	EXISTING	N/A	EXISTING SINGLE AND DOUBLE FIXTURES 15FT POLE ON 3FT FOUNDATION TO BE REMOVED	N/A	N/A	N/A	N/A

- NOTES:
- VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACAKGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO PURCHASE AND SHIPPING.
 - ARRANGEMENT LUMEN VALUE INCREASED BY VALUE OF 1.4 PER WALMART SITE LIGHTING DESIGN AND COORDINATION CRITERIA
 - INFORMATION OF EXISTING FIXTURES SHOWN ON SITE ARE UNKNOWN. EXISTING MOUNTING HEIGHT MEASURED TO BE 35' POLE ON 3' FOUNDATION.
 - B-U-G RATING COMPLIANT WITH 'B-U-G ALLOWABLE RATINGS' PER WALMART DESIGN AND COORDINATION CRITERIA.
 - ONLY EXISTING POLES WITHIN OR NEAR PROPERTY LIMITS ARE SHOWN ON SITE PLAN. CONTRACTOR WILL SEE ADDITIONAL EXISTING POLES OUTSIDE PROJECT LIMITS ON SITE.

Ordering Number Logic

Evolve™ LED Area Light (EALP-03)

EALP 03 7

MOD ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION	CH. CCT	CH. CCT	CONTROLS	HOUSING	COLOR	OPTIONS
E	Evolve	SD	3	3	3	3	3	3	3

TYPE 3 - D3 - ASYMMETRIC WIDE

Ordering Number Logic

Evolve™ LED Area Light (EALP-03)

EALP 03 7

MOD ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION	CH. CCT	CH. CCT	CONTROLS	HOUSING	COLOR	OPTIONS
E	Evolve	SD	3	3	3	3	3	3	3

TYPE 3 - D3 - ASYMMETRIC WIDE

B SITE LIGHTING FIXTURE CUTSHEET
N.T.S.

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

IP66

OVERVIEW

Lumen Package: 5,000 - 22,000
Voltage Range: 90 - 132
Efficacy Range (LPW): 94 - 156
Weight (each): 23 (0.4)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

- Construction: Features a ultra-slim 1 1/8" profile die-cast housing with flat clear tempered glass lens.
- Standard color is white and is finished with LSI's Duragrip polyester powder coat process.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.
- Optical System: Features an array of angled, mid-profile, high brightness, high efficiency LED, 3000K, 4000K, 5000K color and temperature. Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern.
- Six Lumen Packages: 5,000, 9,000, 10,000, 15,000, 18,000 and 22,000 Lumens.
- High performance factory programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection with integral 8kV surge protection that meets IEEE C82.42 and ANSI C82.7-5 Location Category C Low standards. Custom lumen and wattage packages available.
- Additional field replaceable 10kV surge protection device that meets a minimum Category C Low operation (per ANSI/IEEE C82.42) is standard.
- Driver components are fully enclosed in potting for moisture resistance. Comes with IEC and FCC standards. 0-10V dimming supplied standard with all drive performance over the life of the fixture.
- Die-cast aluminum, wet location rated with LSI's Duragrip polyester powder coat process. DurableGrip™ connection of primary wiring and acts as the primary weathering seal ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- 40°C to 55°C (-40°F to 131°F) ambient operating temperature. Varies based on lumen package and mounting style see performance data for specifics.
- Maximum 60,000 to 100,000 hours (depending upon the ambient temperature, location and performance data for specifics).
- One-person installation.
- Installs in a 12" or 18" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Bezo panels are available for existing Enclosures as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.
- LSI LED fixtures carry a 5-year warranty (contact your LSI representative for extended warranty options).
- UL and ETL listed to UL 1588, UL 8750 and other UL and International safety standards. Suitable for wet locations.
- DesignLights Consortium™ DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
- Meets Buy American Act requirements.
- DMA compliant with 3000K or lower color temperature.

Scottsdale® Legacy LED Canopy Luminaire (CRUS)

ORDERING GUIDE

CRUS SC LED SS 50 UE WHT

CONTRACTOR TO COORDINATE PRIOR TO PURCHASE AND INSTALLATION

PERFORMANCE

Lumen Package	Dist. Type	Defocused Lumens	Efficiency	BUG Rating	Defocused Lumens	Efficiency	BUG Rating	Defocused Lumens	Efficiency	BUG Rating	Weight
WD	SC	2130	140	B3-U0-G2	2130	144	B4-U0-G2	2280	150	B4-U0-G2	152

PHOTOMETRIC PLAN (APP D)

C CANOPY LIGHTING FIXTURE CUTSHEET
N.T.S.



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL W/M GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DATE: _____

REVISIONS

No. _____

DATE: _____

DATE SIGNED: 03/30/2021

SCALE: AS SHOWN

DESIGNED BY: DA

DRAWN BY: DA

CHECKED BY: BRB

PHOTOMETRIC PLAN (APP D)

Walmart FUEL STATION PALM SPRINGS, CA STORE #1832 WAL-MART STORES WEST, LP PALM SPRINGS CA

DATE: _____

PROJECT NO. 094507274

SHEET NUMBER E2.0



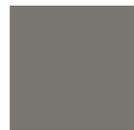
P76A
Medium Walmart Blue
Factory prefinished fascia



P134
Light Gray
SW #7015 Repose Gray
Stucco Finish



P135
Medium Gray
SW #7017 Dorian Gray
Prefinished metal door and frames

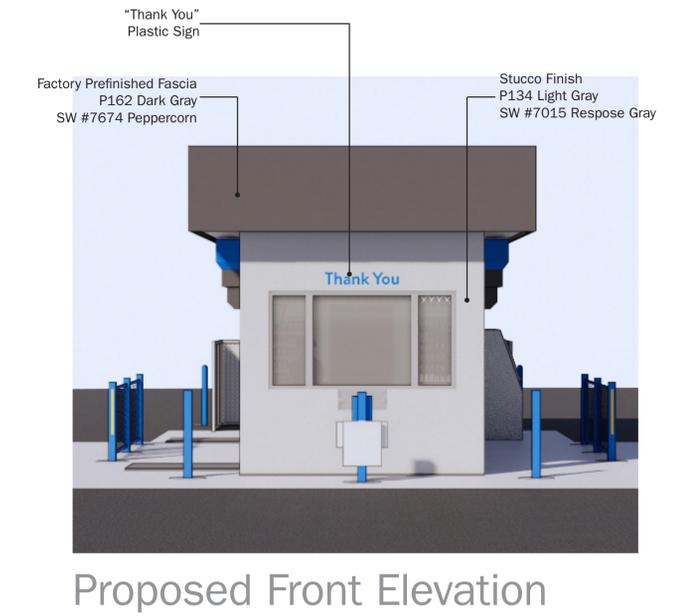
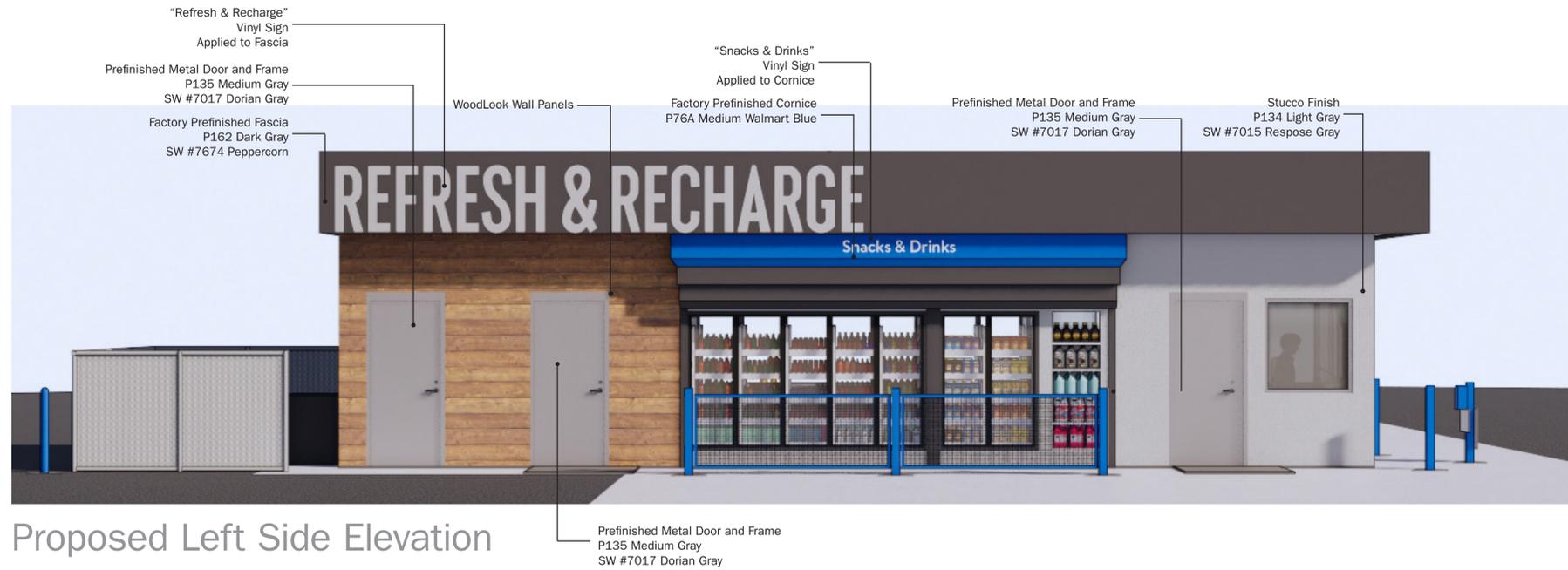


P162
Dark Gray
SW #7674 Peppercorn
Prefinished metal fascia



Wood Look Wall Panels







P76A
Medium Walmart Blue
Factory prefinished fascia



P240
Gray
Pantone Color System 427C
Factory prefinished canopy



P134
Light Gray
SW #7015 Repose Gray
Stucco Finish



P135
Medium Gray
SW #7017 Dorian Gray
Prefinished metal door and frames



P162
Dark Gray
SW #7674 Peppercorn
Prefinished metal fascia

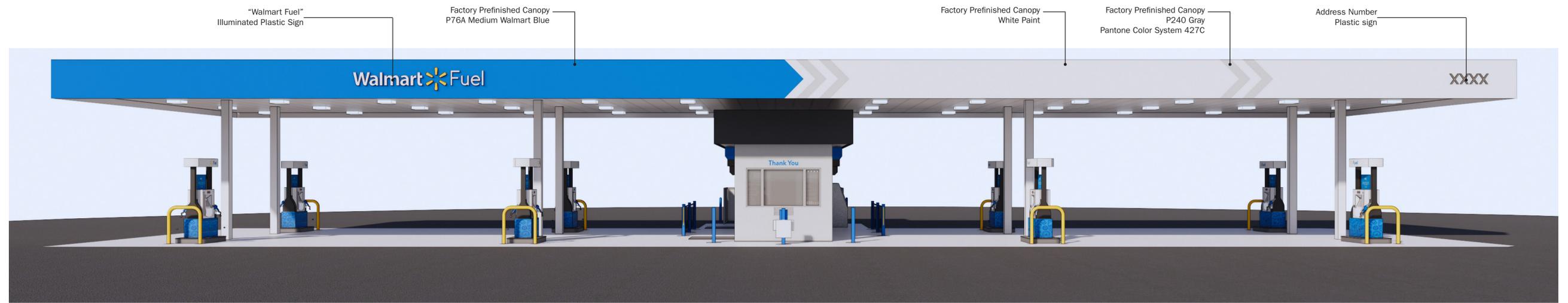


White
Prefinished metal canopy fascia

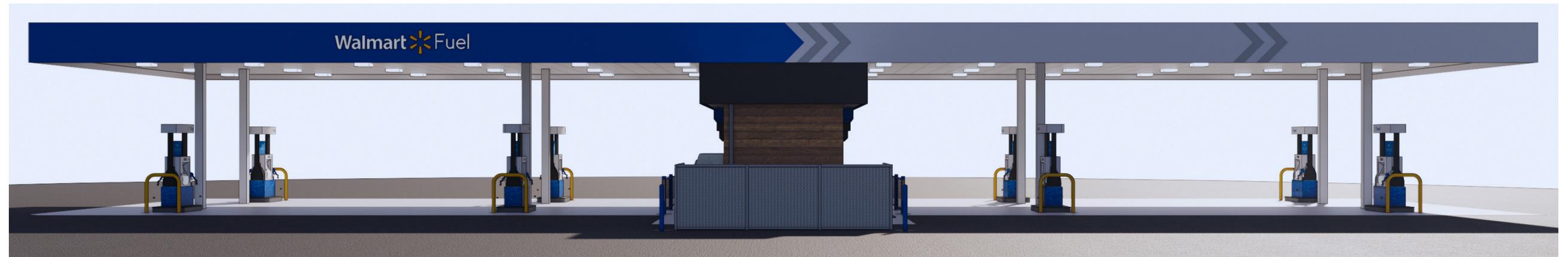


Wood Look Wall Panels





Proposed Front Elevation - Overall



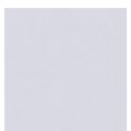
Proposed Back Elevation - Overall

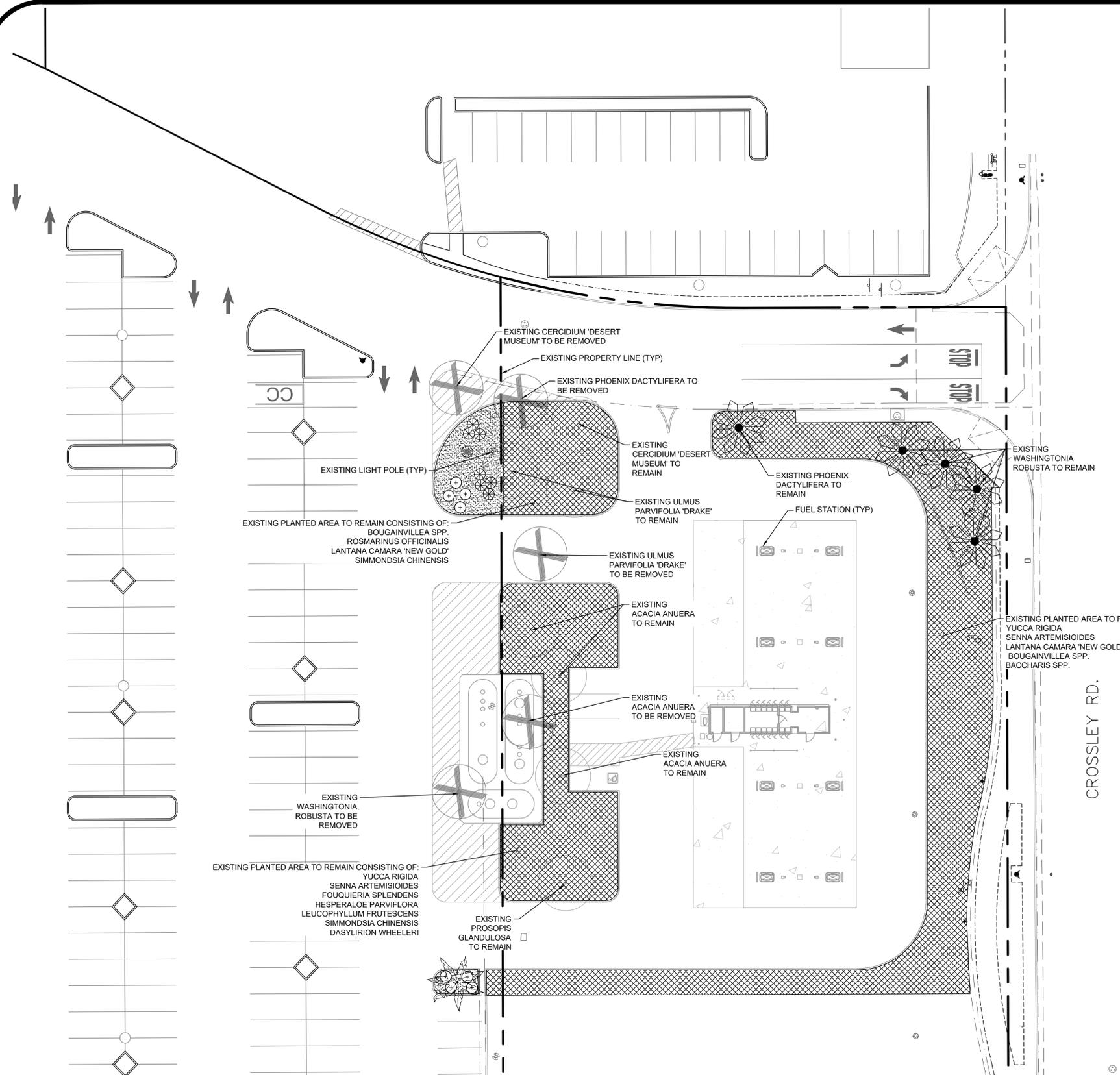


Proposed Left Side Elevation - Overall



Proposed Right Side Elevation - Overall

	P76A Medium Walmart Blue Factory prefinished fascia		P240 Gray Pantone Color System 427C Factory prefinished canopy		P134 Light Gray SW #7015 Repose Gray Stucco Finish		P135 Medium Gray SW #7017 Dorian Gray Prefinished metal door and frames		P162 Dark Gray SW #7674 Peppercorn Prefinished metal fascia		White Prefinished metal canopy fascia		Wood Look Wall Panels
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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS
	5	EXISTING PALM / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	5	EXISTING TREE / TO BE REMOVED	-	-	-	-
	7	EXISTING TREE / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	1	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	-	8' BTH	-	LOW
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	1	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.	4' O.C.	LOW	
	7	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	4' O.C.	LOW	
	8	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.	4' O.C.	LOW	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME				
	11,702 SF	EXISTING LANDSCAPE / EXISTING TO REMAIN - PROTECT IN PLACE				
	759 SF	MULCH / DECOMPOSED GRANITE 1/2\"/>				

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Michael P. Madson
MICHAEL P. MADSEN, LLA 5798

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CONCEPTUAL LANDSCAPE PLAN - 02/04/21

