



ROVE DINAH SHORE DR- PALM DESERT

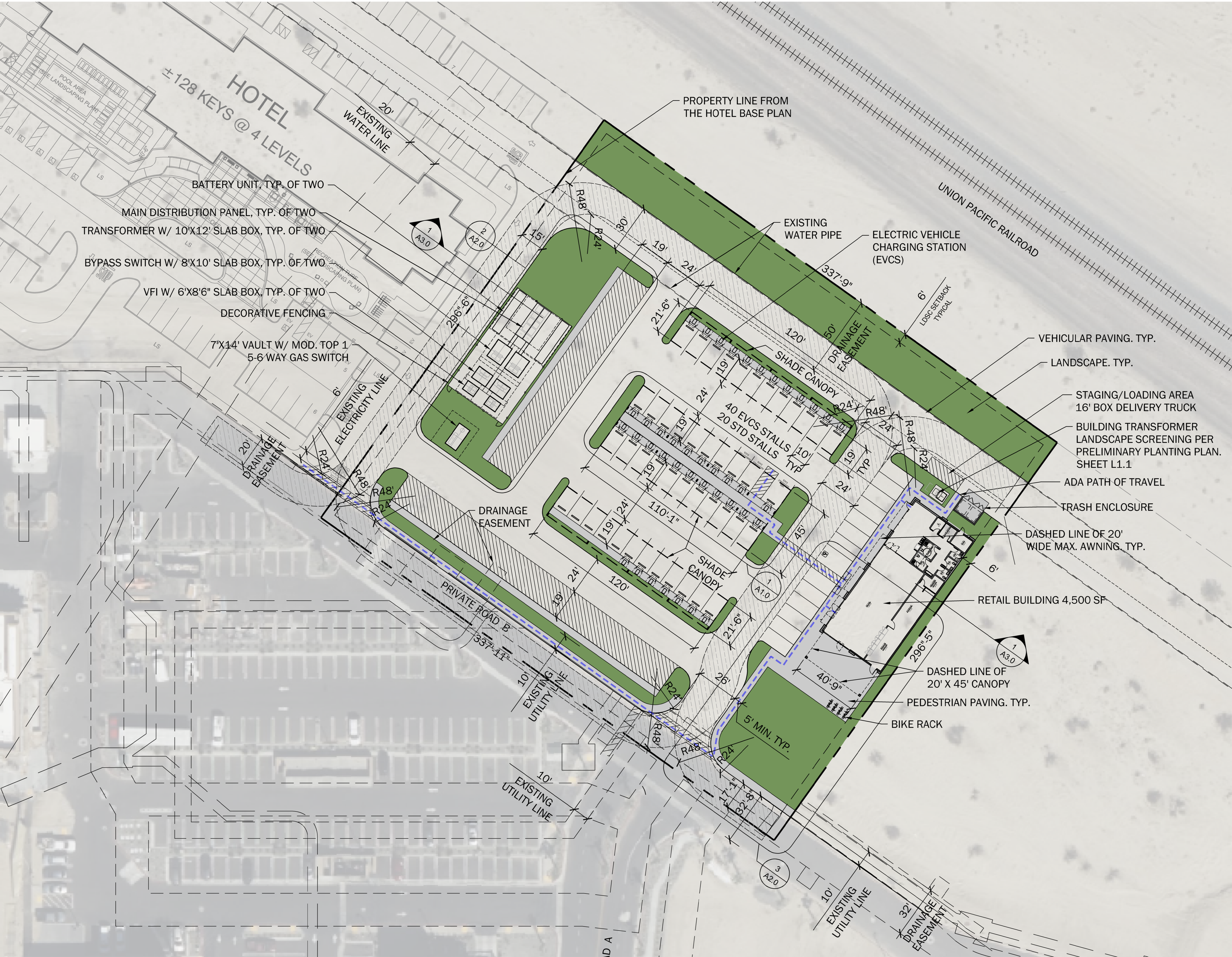
PRECISE PLAN SUBMITTAL

DINAH SHORE DRIVE & MONTEREY AVE.,
PALM DESERT, CALIFORNIA

IRV24-0017-00
DECEMBER 02, 2024

DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.

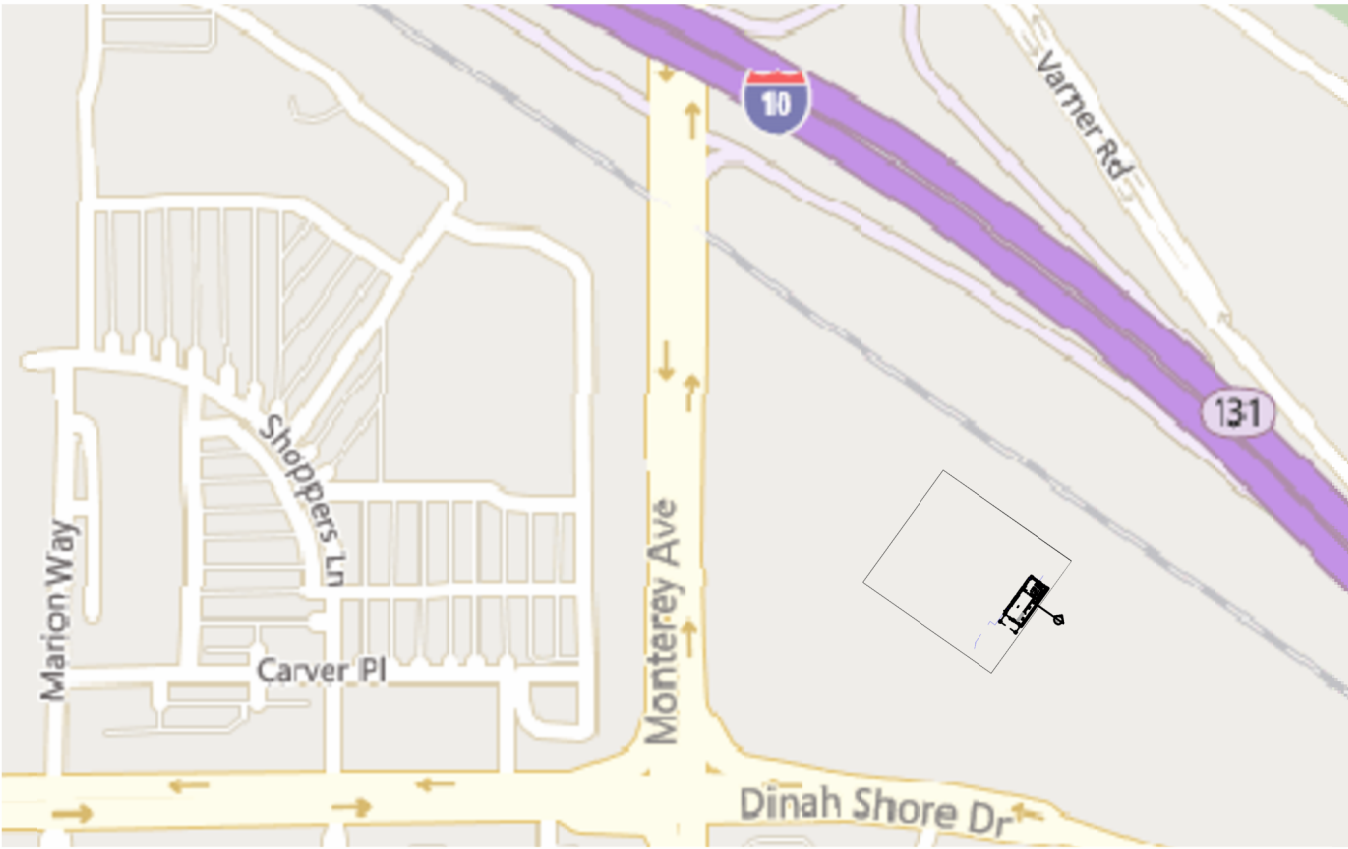
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WM ARCHITECTS, INC.



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	City of Palm Desert	
Zoning Designation	PC-3	
Max F.A.R	1.00	
Max Height	35 FT	
Max Stories	2 Stories	
Req. Landscape	20% ^{3,4}	
Building Setbacks	Front	None ¹
	Side	None
	Rear	None
Landscape Setbacks	Front	6 FT
	Side	6 FT
	Rear	6 FT
Parking Standards	Min Stall Size	9x18.5
	Drive Aisle	n/a
	Fire Lane	24 FT
	Tree Well	5 FT ²
Required Parking	Retail	3/1000 SF

PROJECT DATA			
Site Summary			
Gross Site Area	100,145 SF	2.30 AC	
FAR		Gross	0.04
Provided Landscape	22,999 SF		@ 23%
Building			
Building Area(s)	Footprint	4,500 SF	
Cars Required		14 Stalls	
Cars Provided	Non-EV Standard	19 Stalls	
Electric Vehicle Charging Station (EVCS) stalls	Non-EV Accessible	37 Stalls	
	Van Acc. EVCS	1 Stalls	
	Standard Acc. EVCS	1 Stalls	
	Ambulatory EVCS	1 Stalls	
	Total Provided	60 Stalls	
		@13.33/1,000 SF	

- Notes**
- For exterior lots or projects perimeter adjacent to public streets the setback standards below shall apply. Said setbacks shall be measured from the property line and shall be based on the street type designated by the General Plan.
 - Landscaping shall be provided and maintained to the extent that at least one medium- or large-scale tree is planted for every three parking stalls.
 - Shade coverage requirements may be replaced by installing carport structures throughout the parking lot with some trees throughout the parking lot. The use of carport structures shall be approved through the architectural review process. The provision of carports shall not preclude the necessity for providing on-site perimeter landscaping.
 - Table 25.16-5: Commercial and Industrial District Development Standards
Required landscaping, minimum percentage of lot area will be 20% as per specified zone (PC-3)
4. § 25.52.050 Parking Lot Landscaping Standards
A-1. minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.



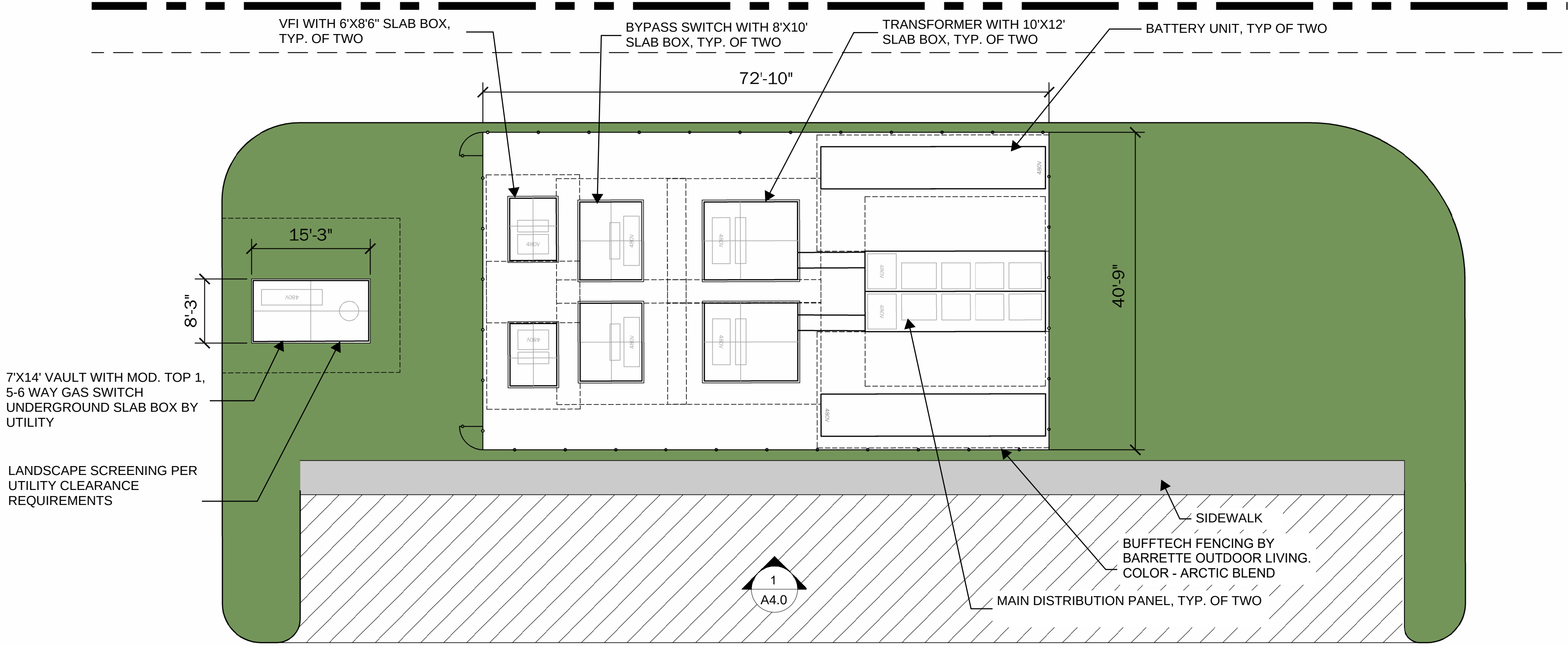
LEGEND

- FIRE LANE (HATCHED)
- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.

1" = 30'

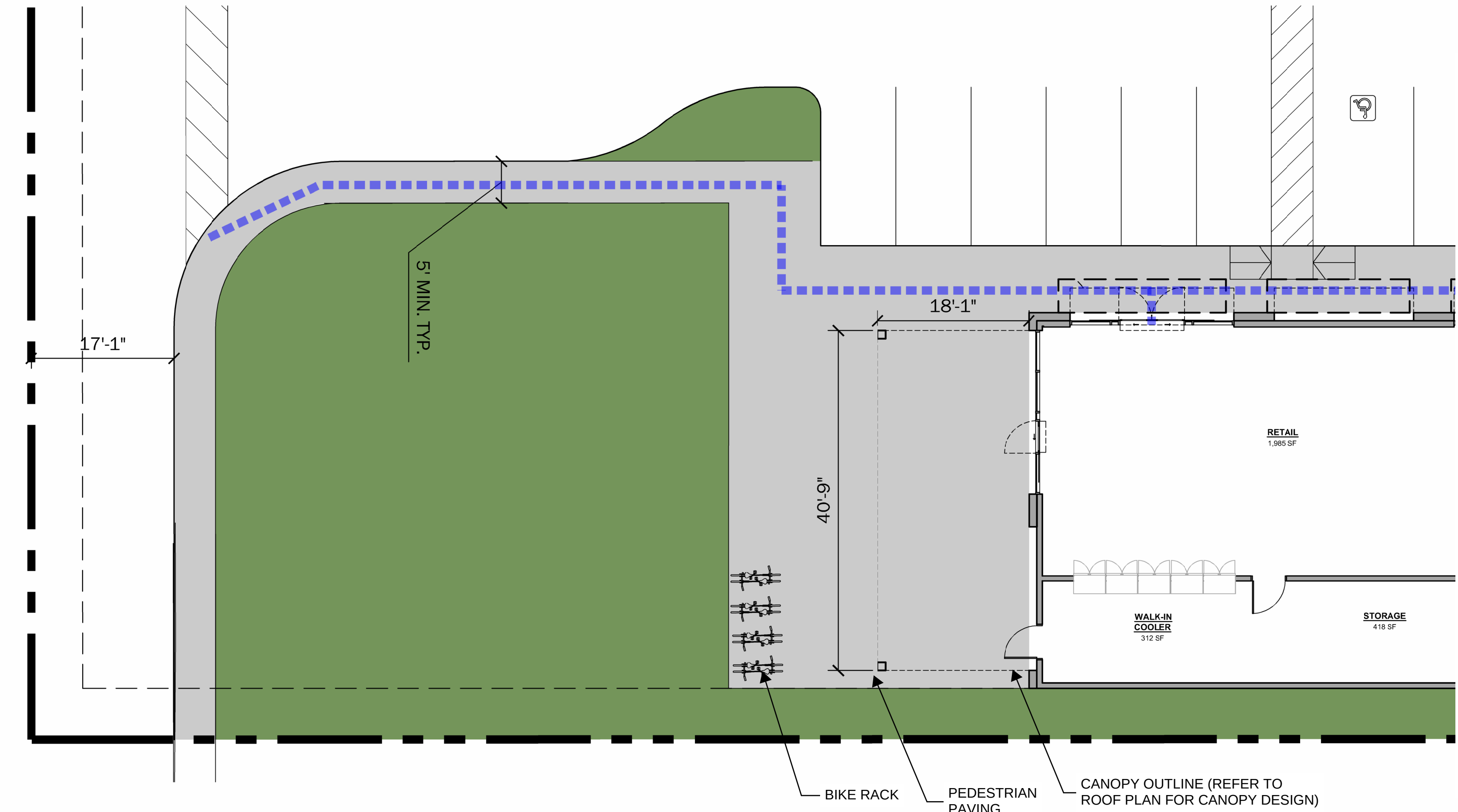
0 15 30 60 150

NORTH



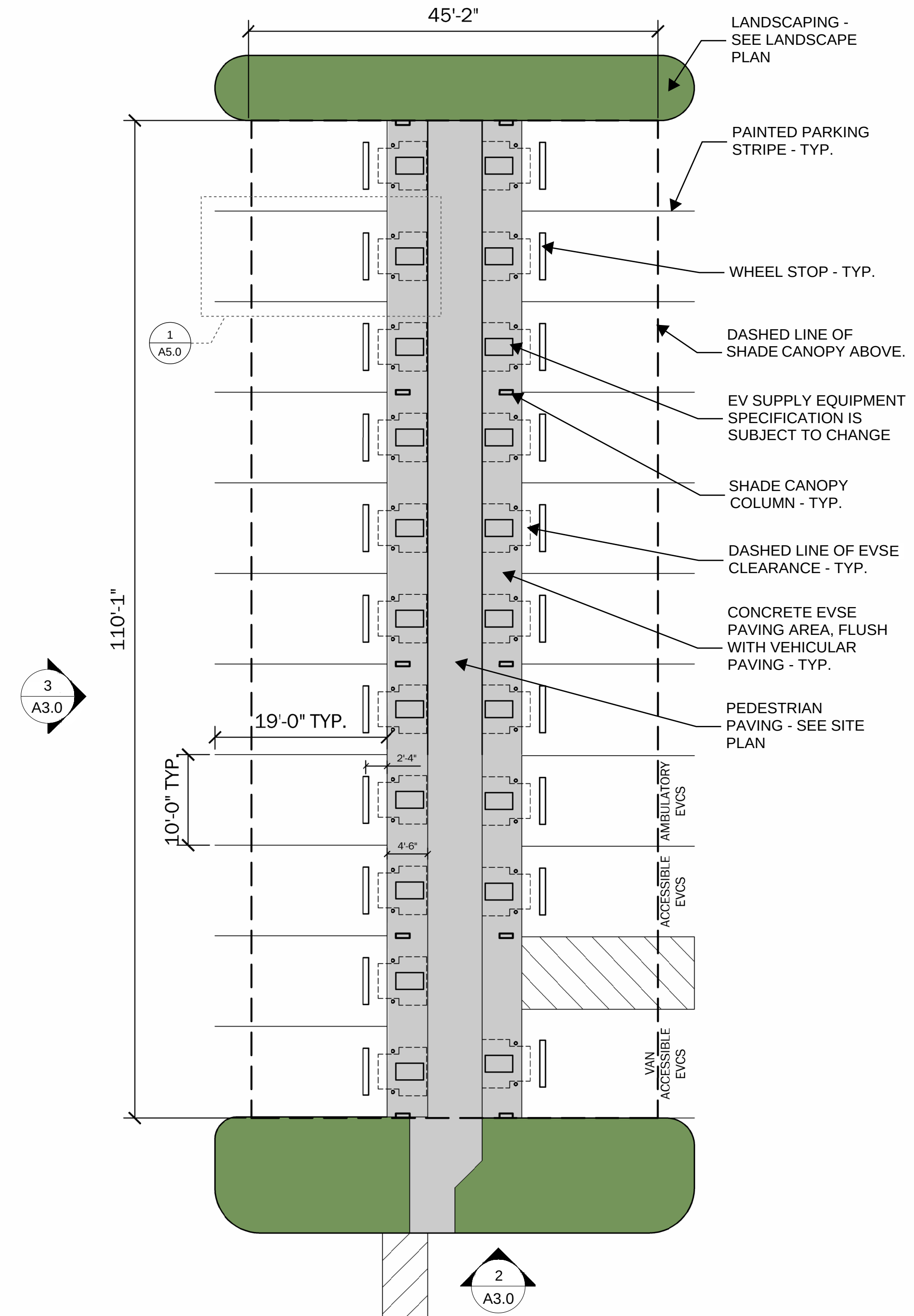
EQUIPMENT ENCLOSURE PLAN 2

SCALE: 1'-0" = 3/16"



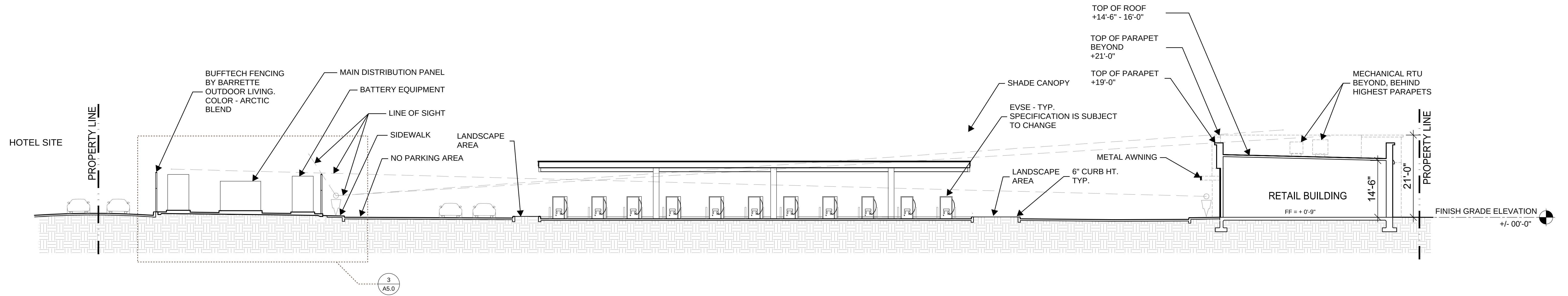
RETAIL CANOPY PLAN 3

SCALE: 1'-0" = 3/16"



ELECTRIC VEHICLE CHARGING STATION (EVCS) CANOPY PLAN 1

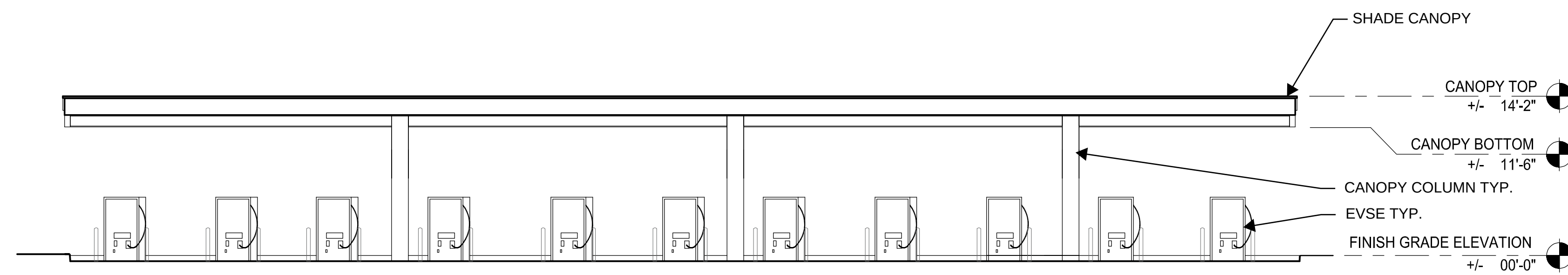
SCALE: 1'-0" = 3/16"



SITE SECTION VIEWED FROM SOUTH

SCALE: 1" = 12'-0"

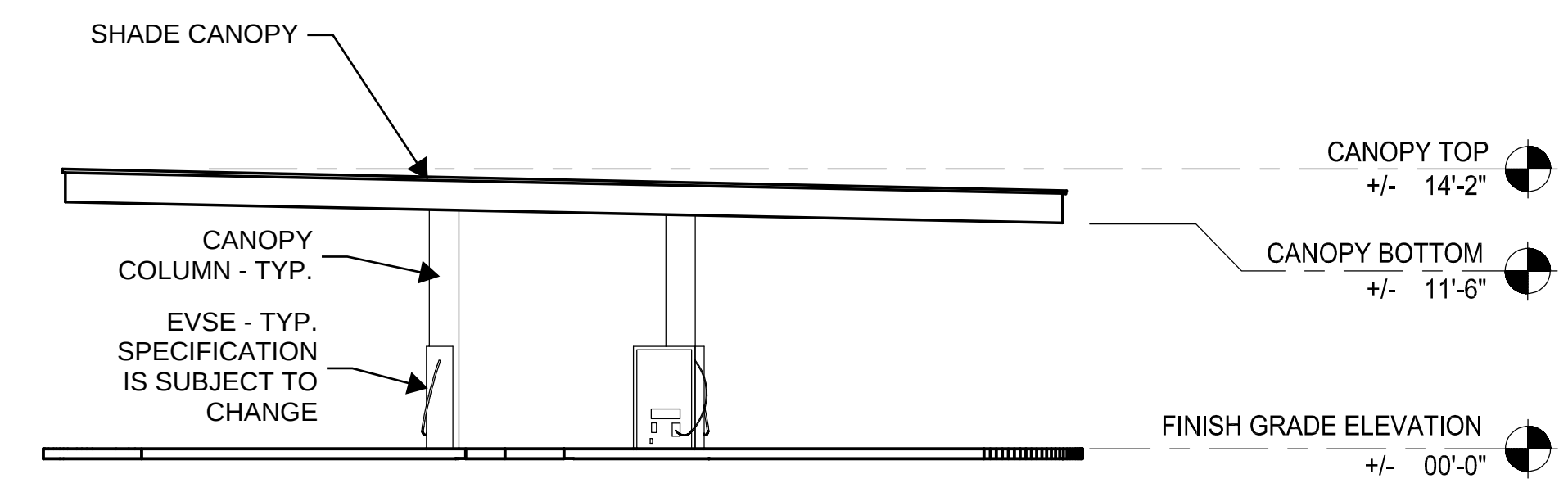
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EVCS CHARGING ELEVATION

SCALE: 1/8" = 1'-0"

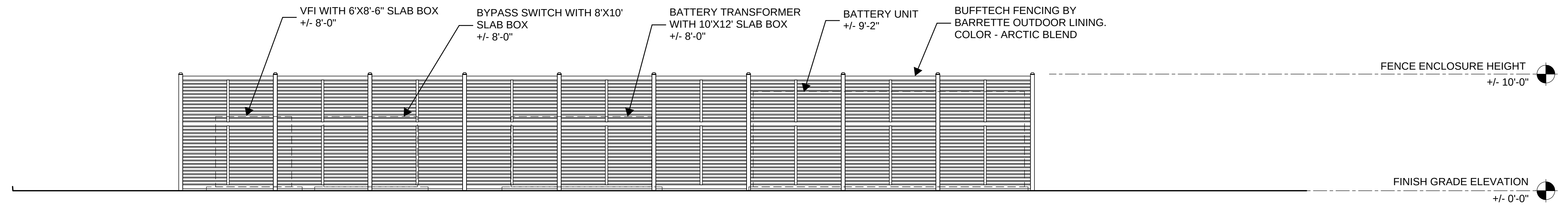
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EVCS CHARGING ELEVATION

SCALE: 1/8" = 1'-0"

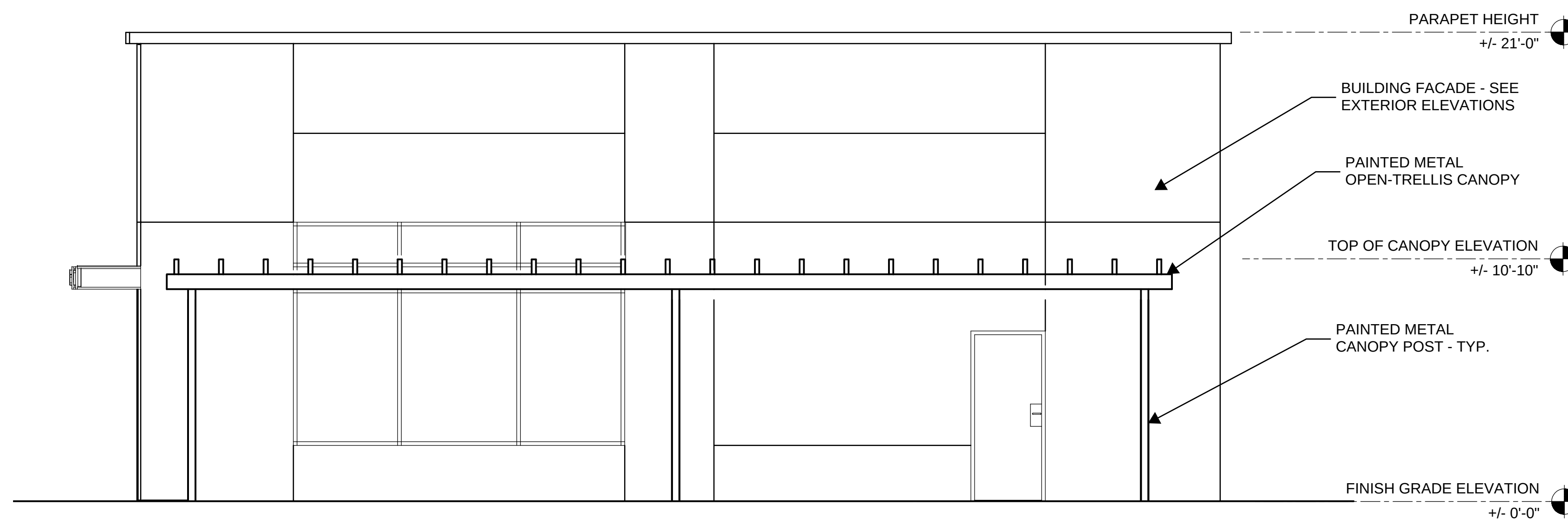
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EQUIPMENT ENCLOSURE ELEVATION

SCALE: 1'-0" = 3/16"

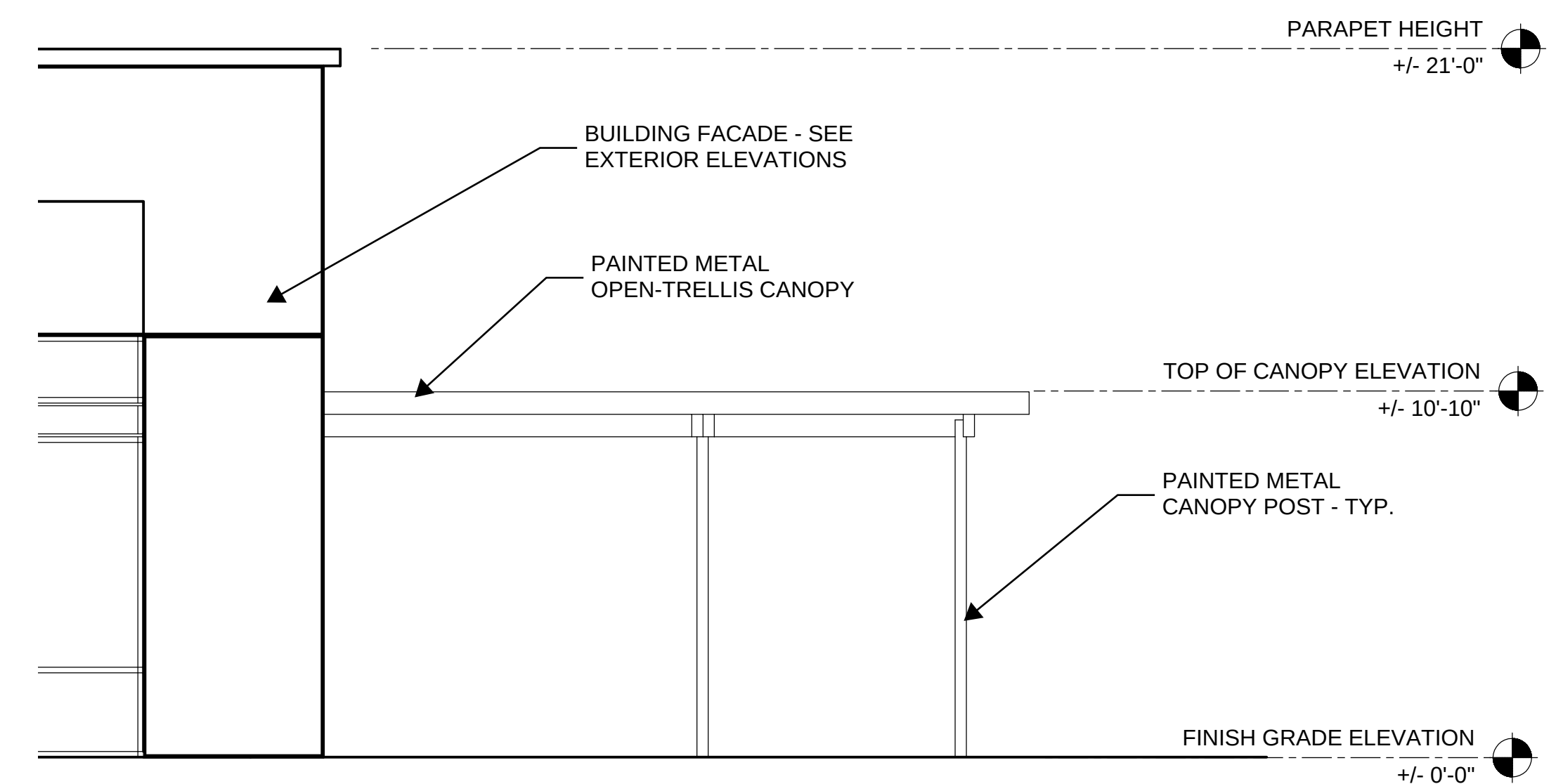
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CANOPY ELEVATION AT NORTH FACADE

SCALE: 1/4" = 1'-0"

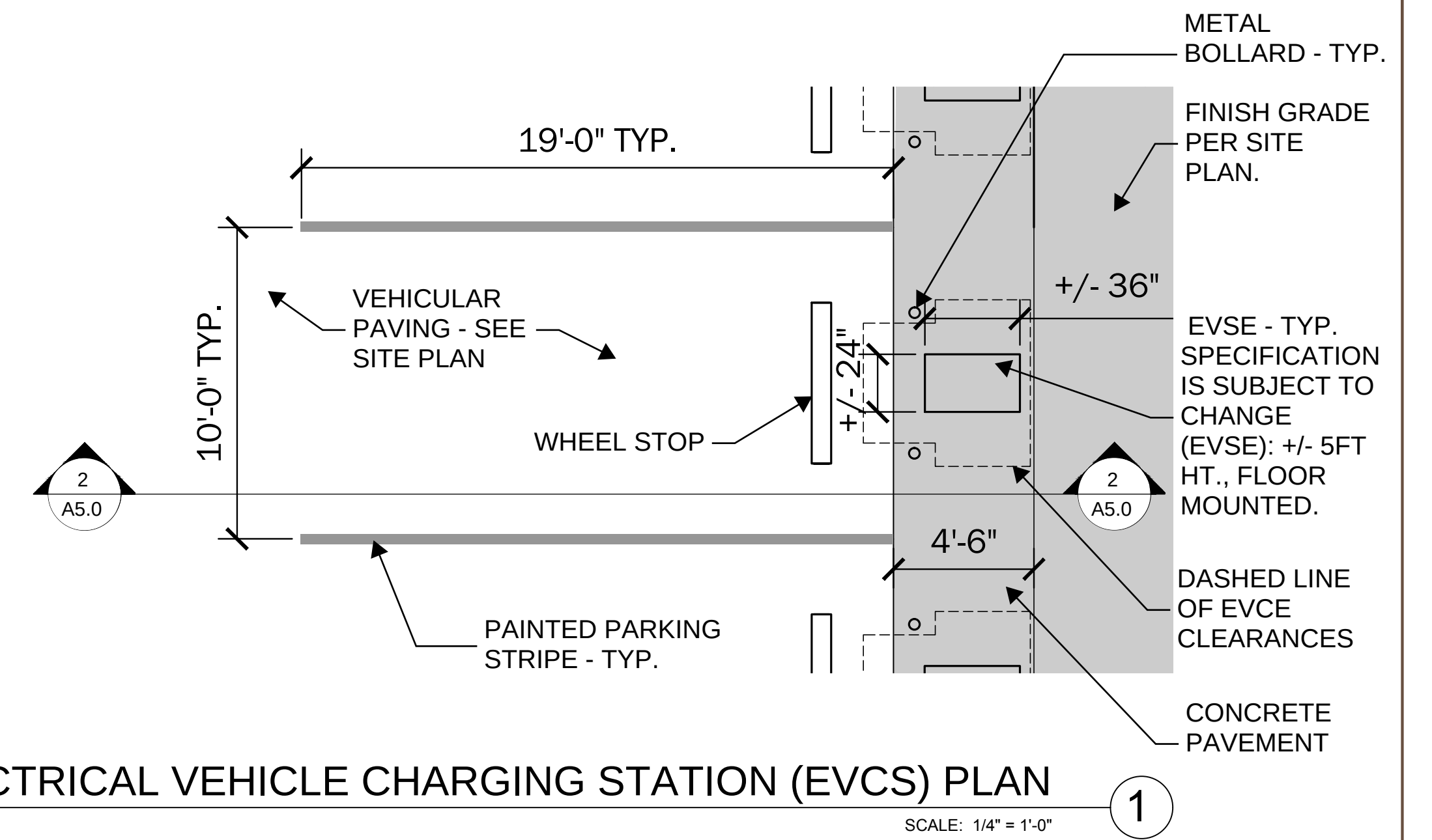
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CANOPY ELEVATION AT EAST FACADE

SCALE: 1/4" = 1'-0"

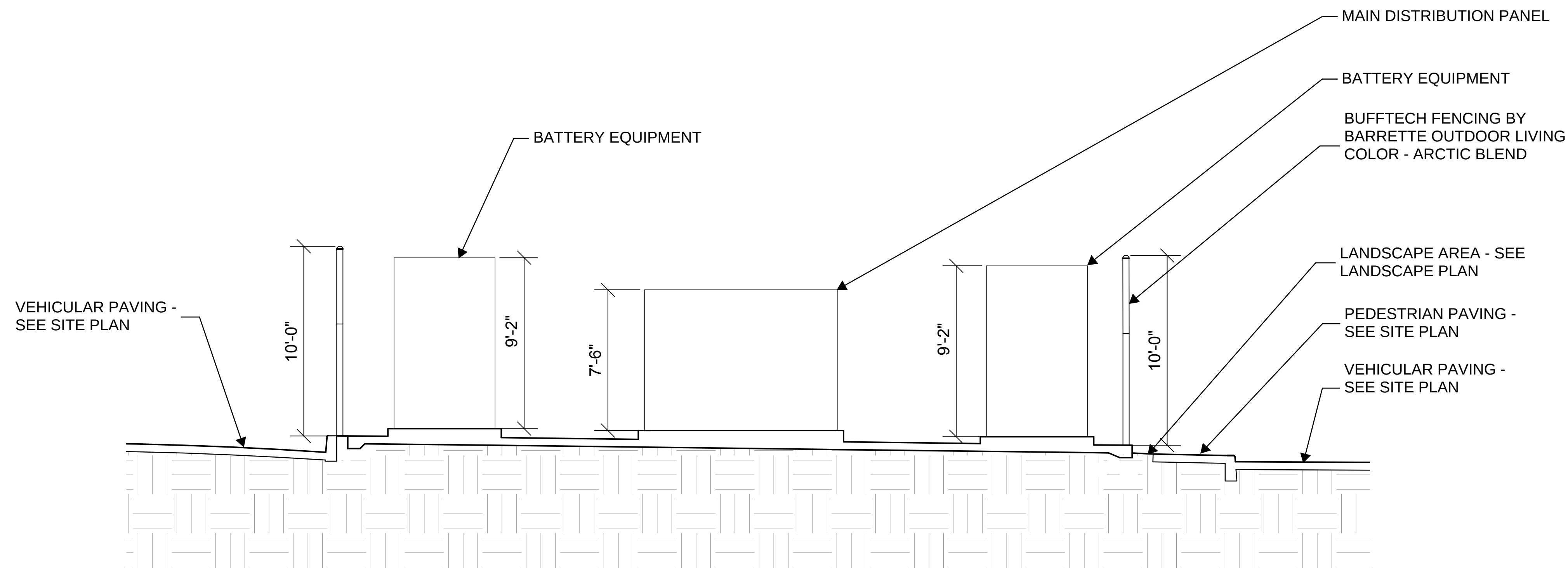
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TYPICAL ELECTRICAL VEHICLE CHARGING STATION (EVCS) PLAN

SCALE: 1/4" = 1'-0"

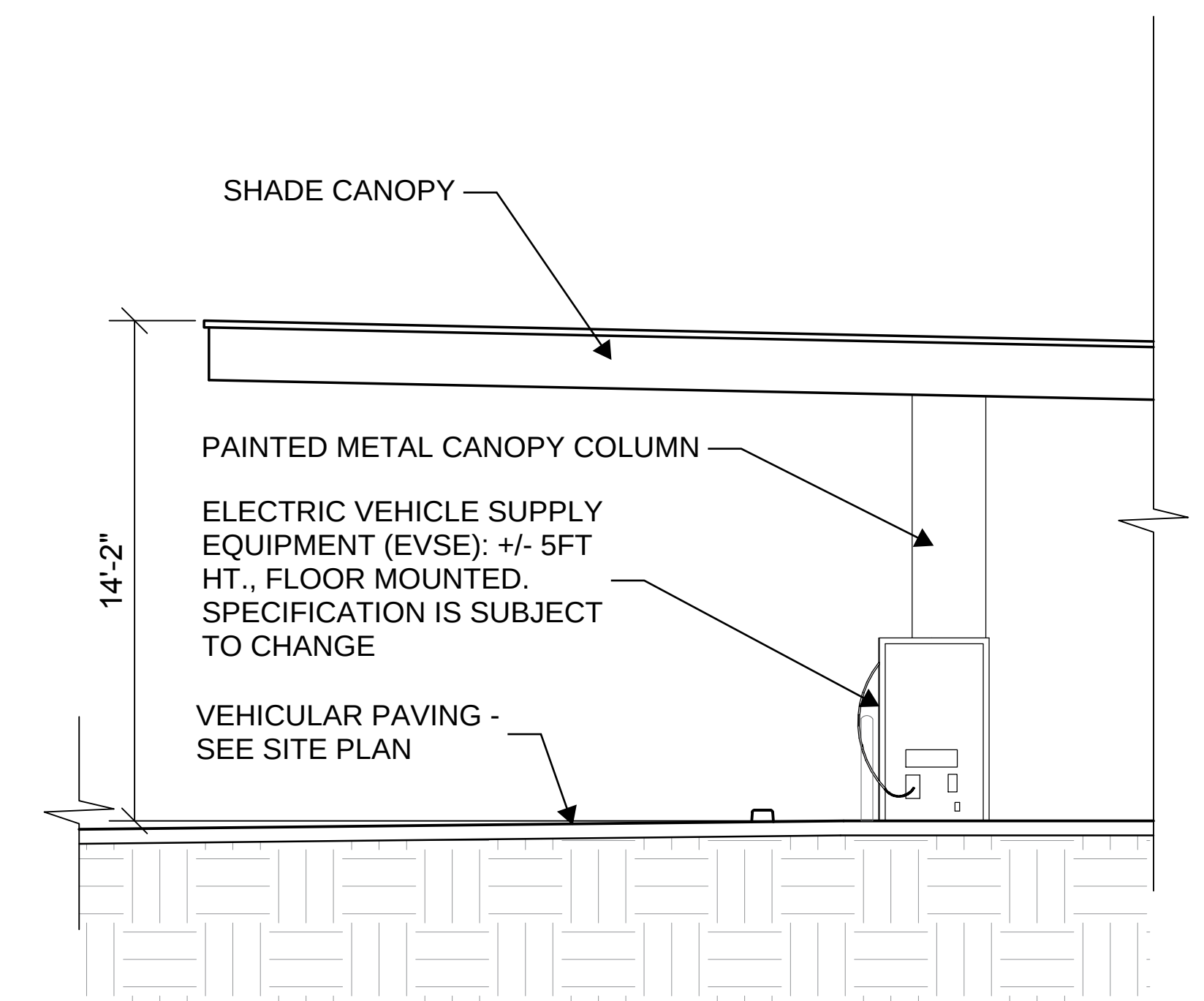
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BATTERY EQUIPMENT ENCLOSURE SECTION

SCALE: 1/4" = 1'-0"

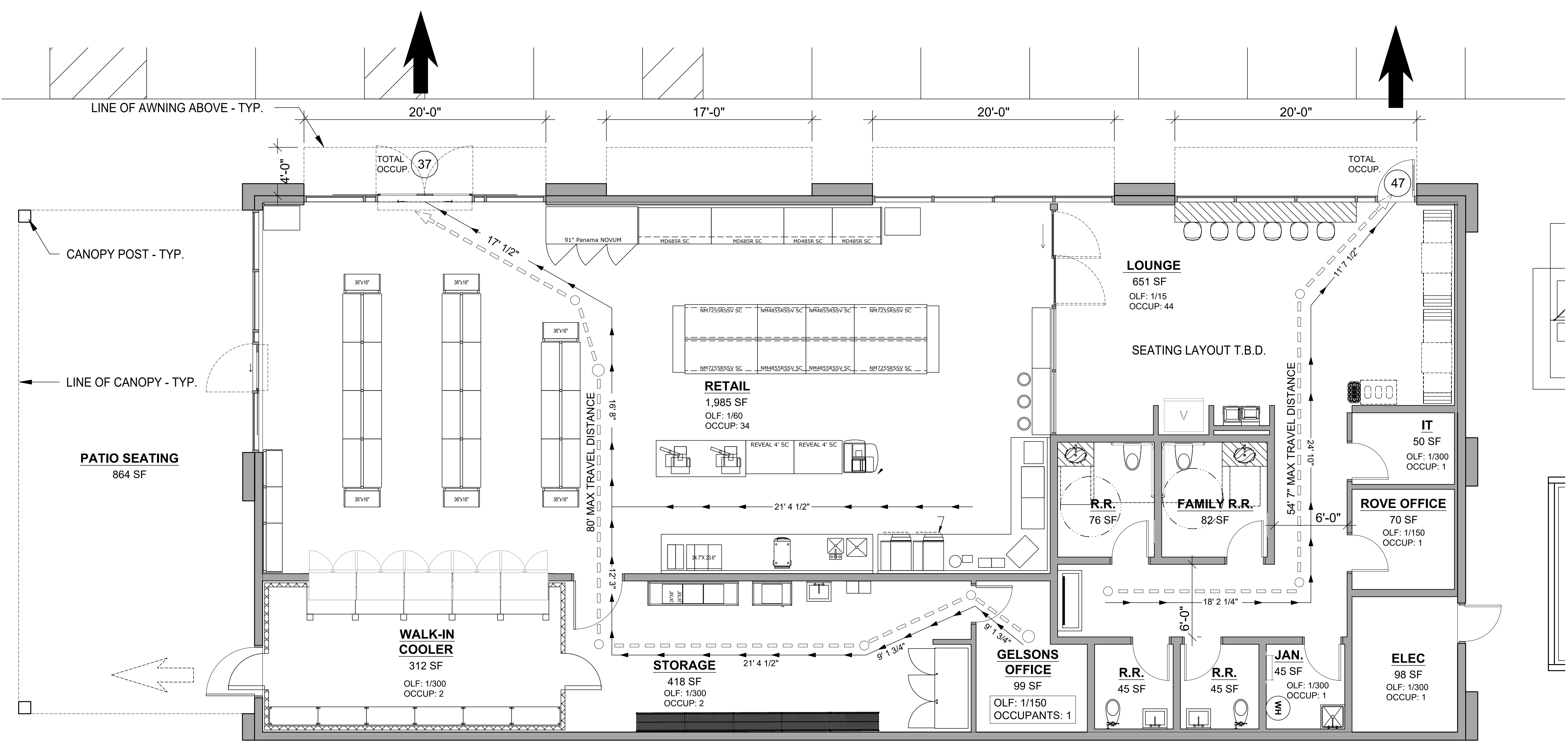
3



EVSC STALL SECTION

SCALE: 1/4" = 1'-0"

2



APPLICABLE CODES:

CITY: City of Palm Desert Municipal Code
BUILDING: 2022 California Building Code

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE:

OCCUPANCY TYPE: M Mercantile
CONSTRUCTION TYPE: Type VB
SPRINKLER CONDITION: Sprinklered
USE: Electric Vehicle Charging Facility, Market.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

	BUILDING HEIGHT (CBC, Table 504.3)	NUMBER OF STORIES (CBC, Table 504.4)	BUILDING AREA (CBC, Table 506.2)
ALLOWABLE	60'-0"	2 STORIES	36,000 SF
PROPOSED:	21'-0"	1 STORY	4,500 SF

CHAPTER 10 - MEANS OF EGRESS:

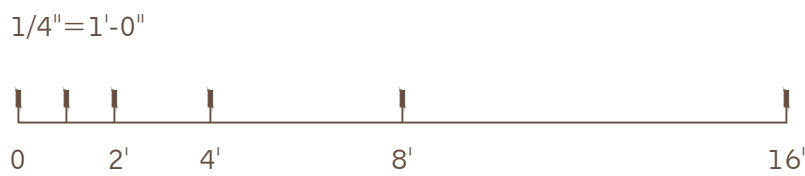
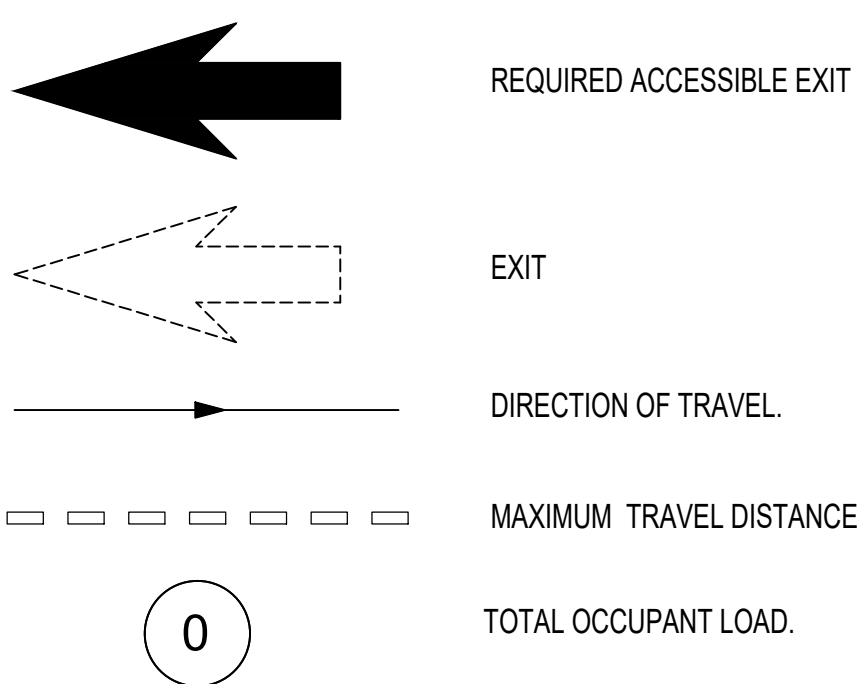
OCCUPANCY	(N) GROSS AREA (SF)	(F) AREA PER OCC. FACTOR 1004.1	(OL) = N/F OCCUPANT LOAD	NUMBER OF EXITS REQ'D 1006	DOOR (AND OTHER EGRESS COMPONENTS) WIDTH REQ'D 1005.3.2 EXCEPTION 1	NUMBER OF 32" CLR. EXITS PROVIDED (PER PLAN)	NUMBER OF 44" CLR. EXITS PROVIDED (PER PLAN)	NUMBER OF 64" CLR. EXITS PROVIDED (PER PLAN)	TOTAL DOOR WIDTH PROVIDED
M	4330	60	72	1	72* .15 11"	1	-	1	96"

ABBREVIATIONS:

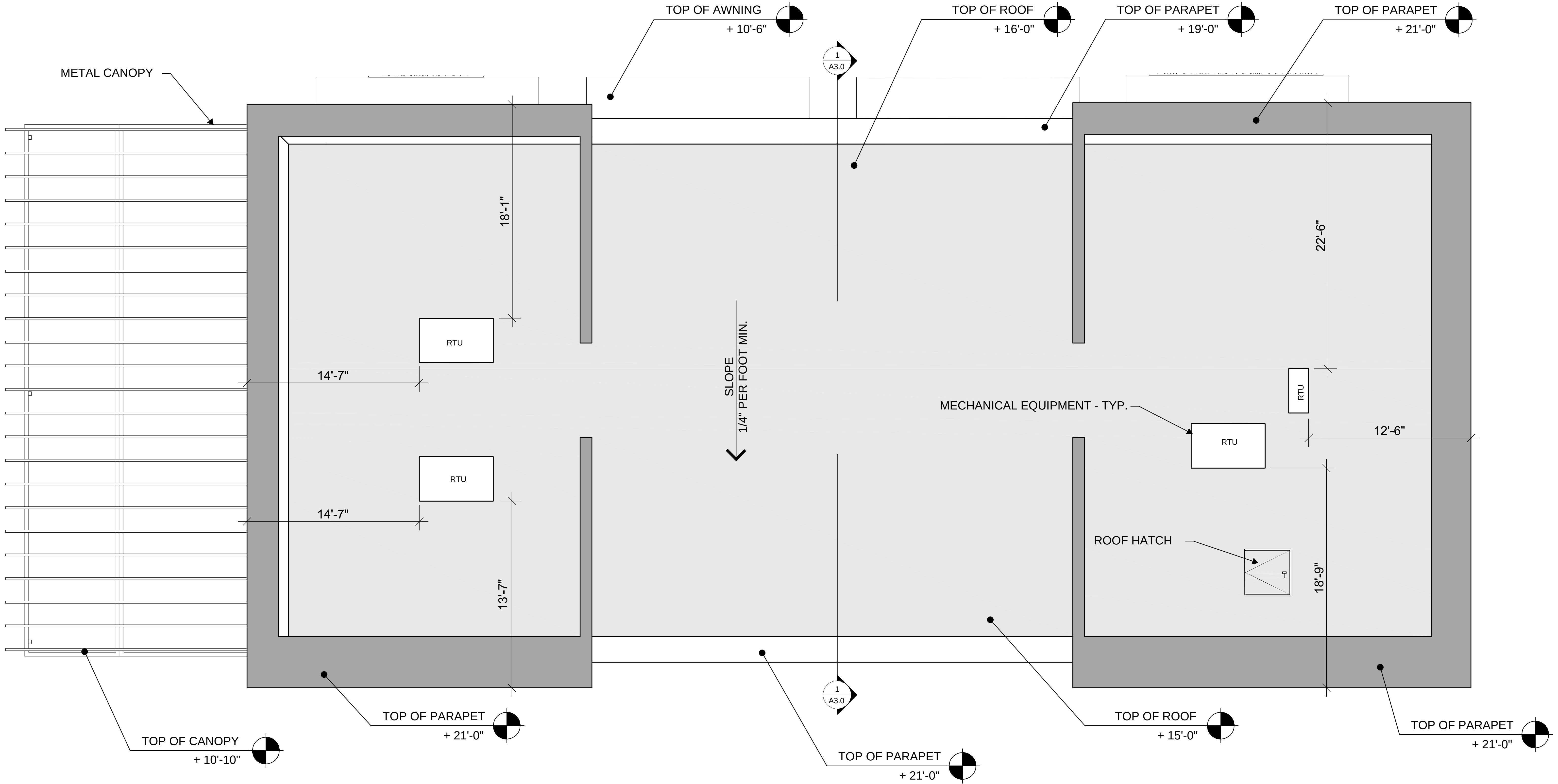
OLF Occupancy Load Factor
OCCUP Occupants

Architectural Floor Plan

LEGEND:



ROVE





ROVE

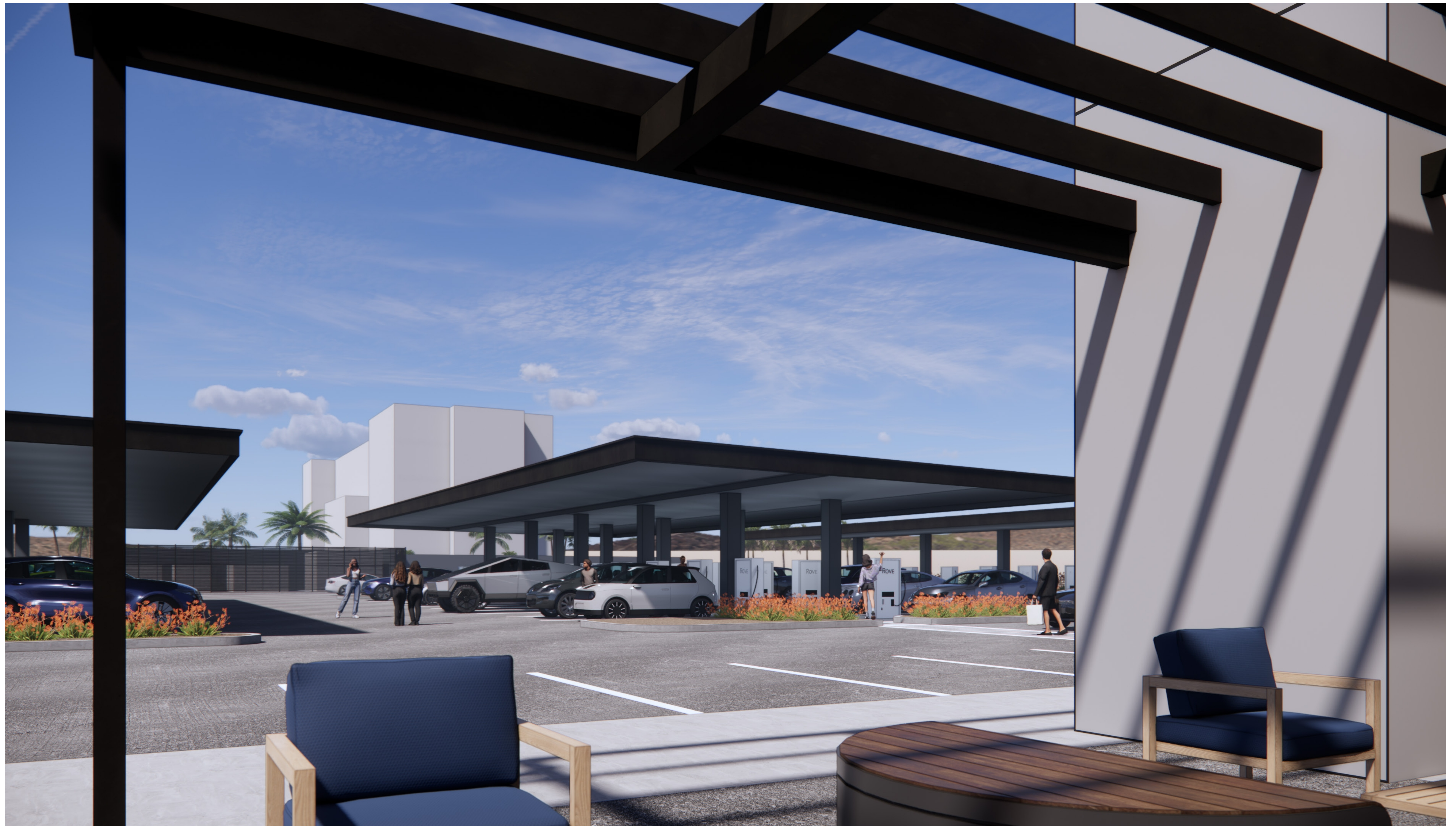
Perspective View

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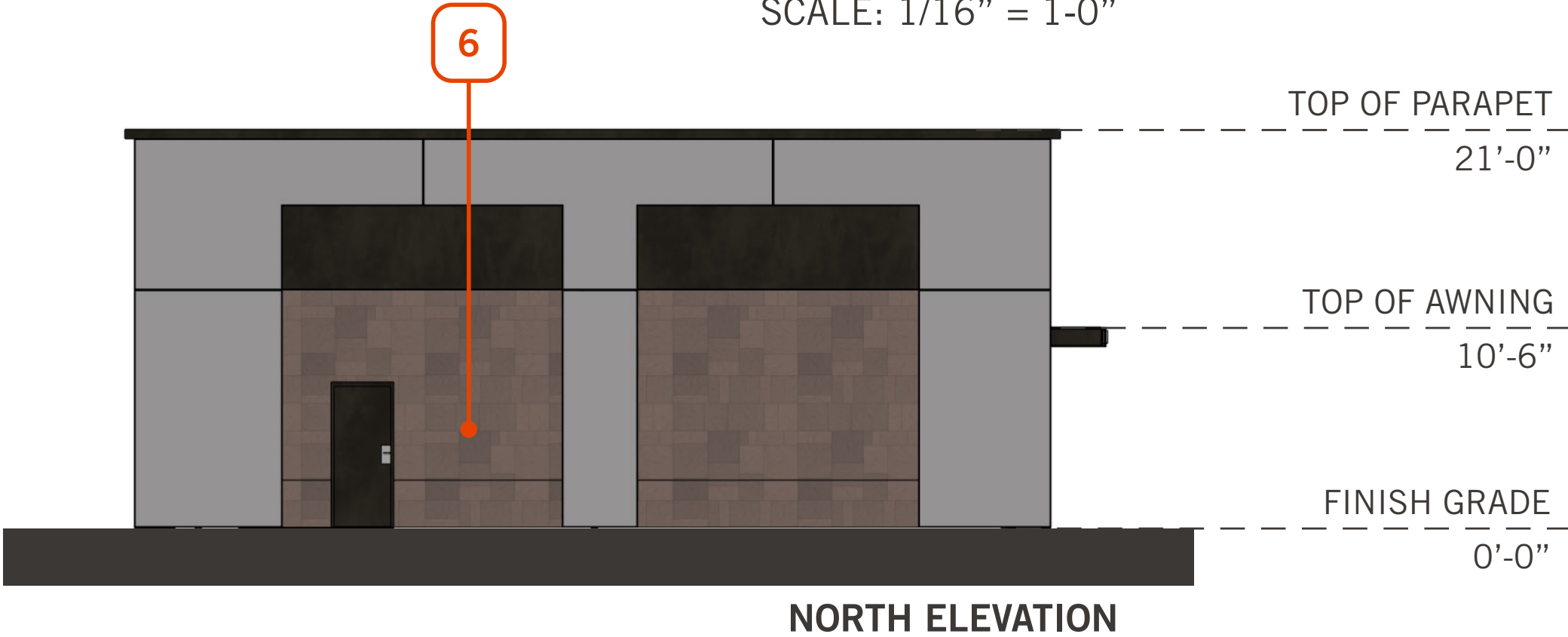
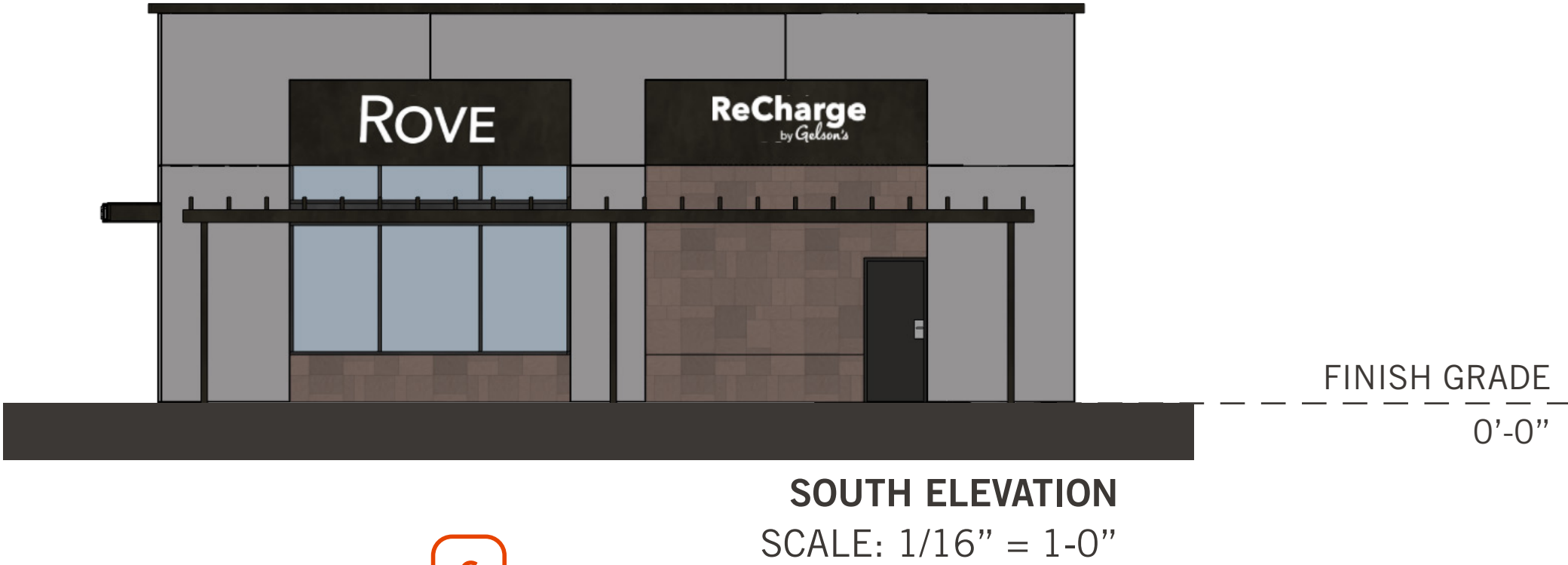
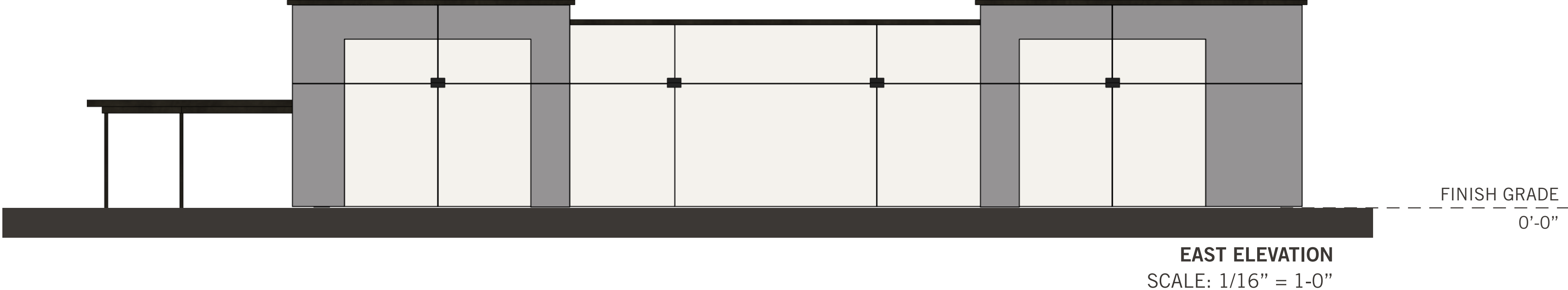
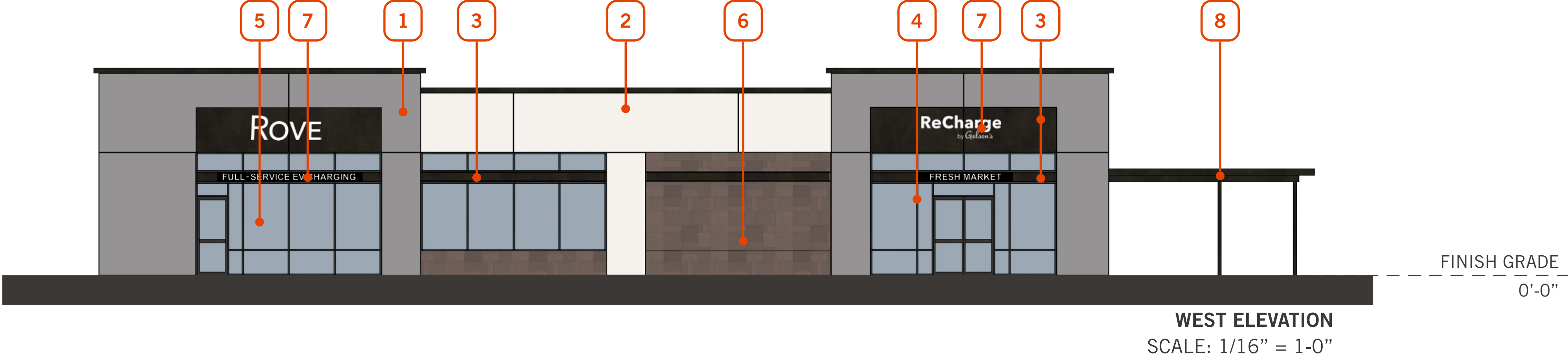
Perspective View

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KEYNOTES

- 1

PAINTED STUCCO
PAINT - SHERWIN WILLIAMS
SW7634 PEDIMENT
- 2

PAINTED STUCCO
PAINT - SHERWIN WILLIAMS
SW 7004 SNOWBOUND
- 3

PAINTED STUCCO/METAL AWNING
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE
- 4

ALUMINUM STOREFRONT
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE
- 5

GLAZING
VITRO OPTI-BLUE
- 6

CORONADO STONE INLAY
SAND CANYON FLAGSTONE
PALOMAR BLEND
- 7

SIGNAGE
- 8

PAINTED METAL CANOPY
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE

ROVE

Architectural Elevations
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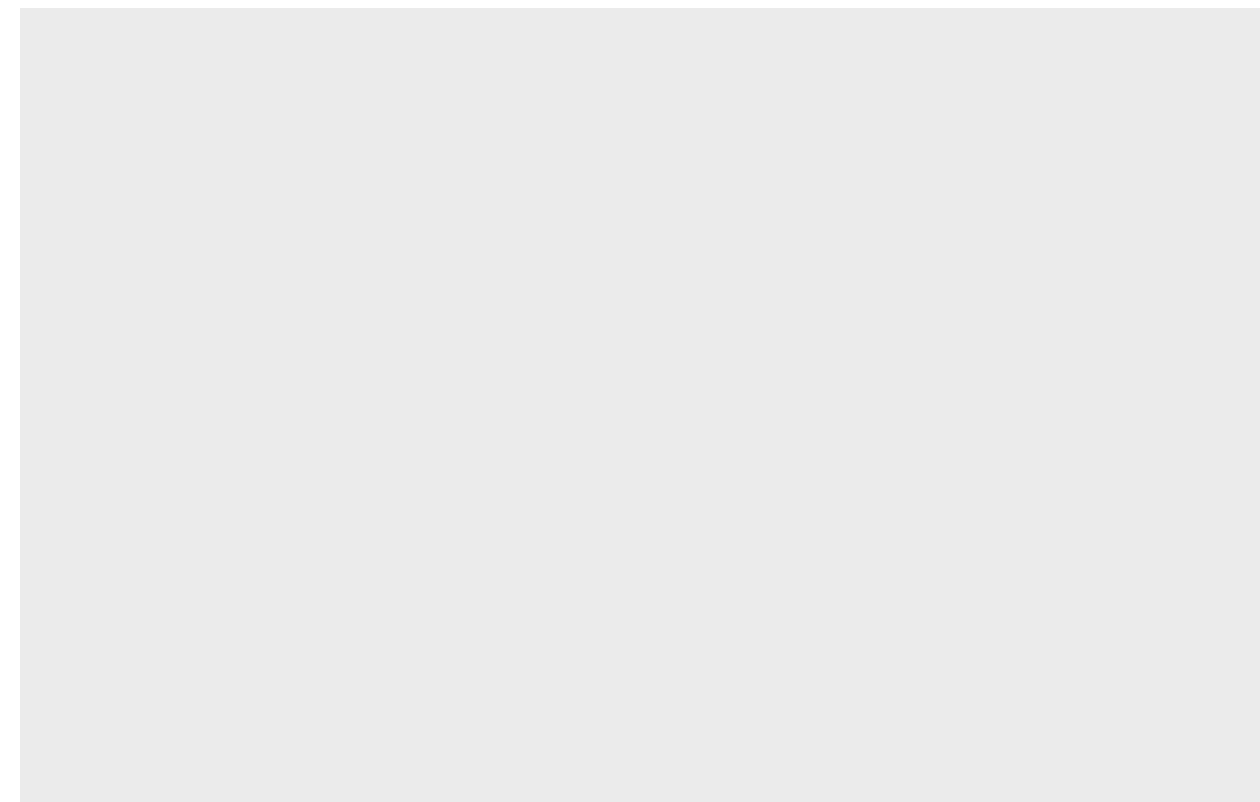
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1 PAINTED STUCCO
PAINT - SHERWIN WILLIAMS
SW7634 PEDIMENT



3 PAINTED STUCCO/METAL AWNING
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE



2 PAINTED STUCCO
PAINT - SHERWIN WILLIAMS
SW 7004 SNOWBOUND



4 ALUMINUM STOREFRONT
DARK BRONZE TO MATCH
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE



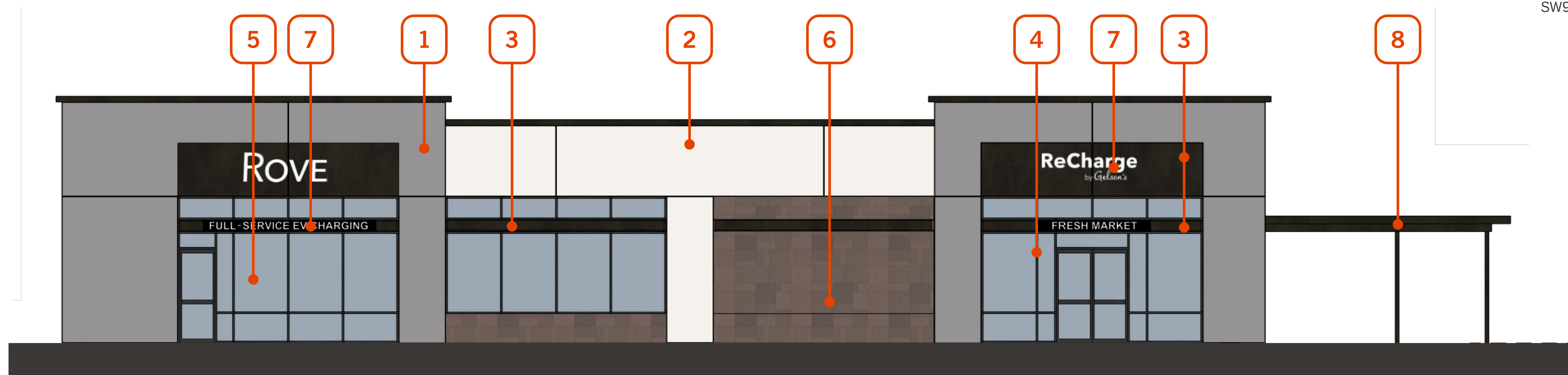
5 GLAZING
VITRO OPTI-BLUE



6 CORONADO STONE INLAY
SAND CANYON FLAGSTONE
PALOMAR BLEND

7 SIGNAGE

8 PAINTED METAL CANOPY
PAINT - SHERWIN WILLIAMS
SW9605 CLOVE



ROVE

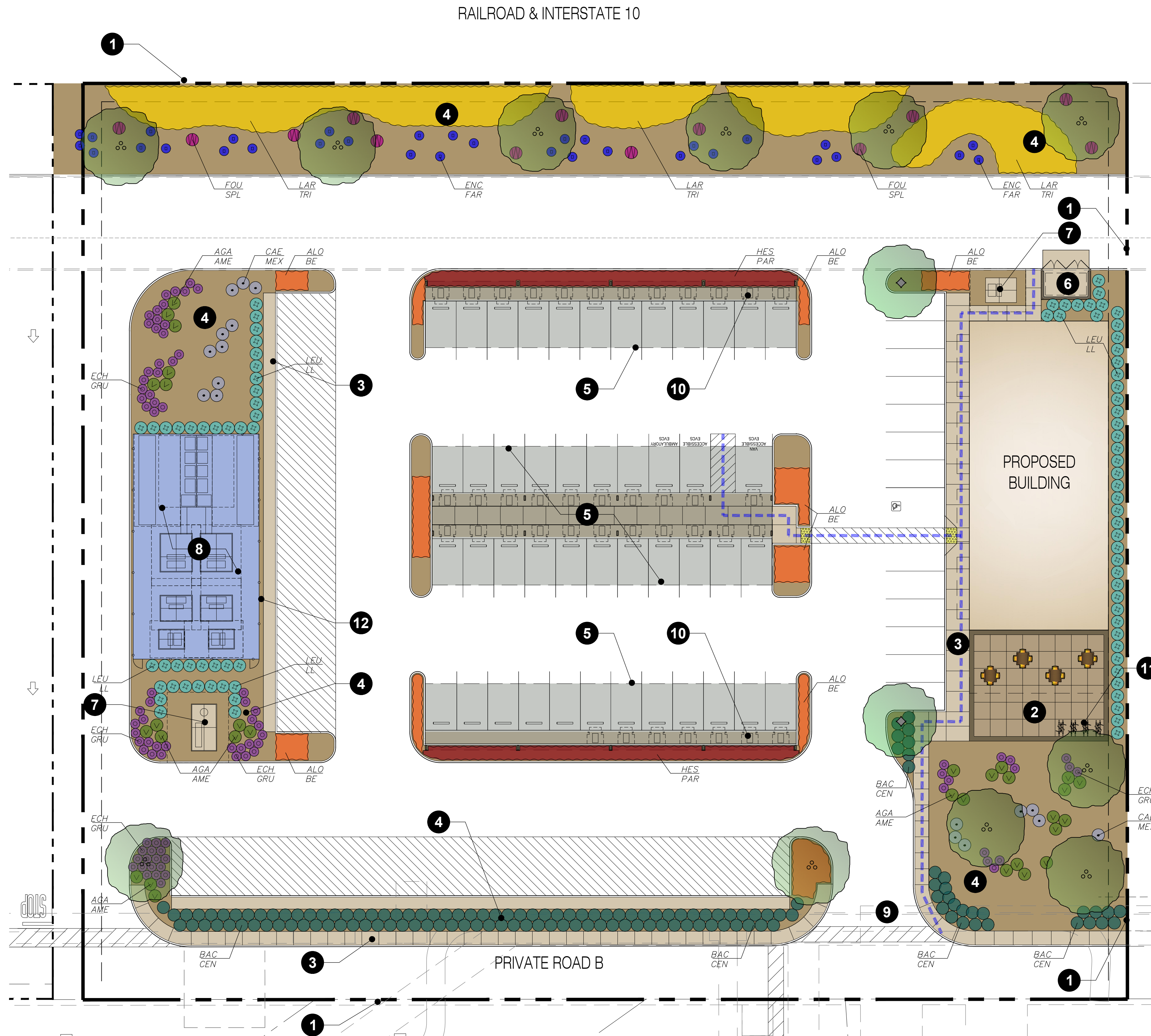
Exterior Material Board

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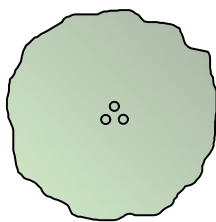
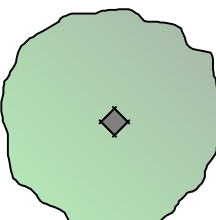
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PLANT SCHEDULE

TREES							
SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION
		PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX MULTI.	6'H X 4'W	L	FLOWERING TREE
		OLNEYA TESOTA	DESERT IRONWOOD	24" BOX MULTI.	4'H X 2.5'W	L	FLOWERING TREE
SHRUBS, GRASSES, & GROUNDCOVERS							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGA AME	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
	BAC CEN	BACCHARIS 'CENTENNIAL'	COYOTE BUSH	5 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	SUCCULENT ACCENT
	CAE MEX	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	ENC FAR	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	ECH GRU	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	FOU SPL	FOQUIERIA SPLENDENS	OCOTILLO	5 GAL.	48" O.C.	L	UPRIGHT ACCENT
	HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	LEU LL	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	TEXAS SAGE	5 GAL.	48" O.C.	L	FLOWERING SHRUB
	LAR TRI	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	36" O.C.	L	FLOWERING SHRUB

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF PAM

LEGEND

- 1 PROPERTY LINE

2 ENHANCED PAVING AT THE PATIO

3 SIDEWALK

4 DROUGHT TOLERANT LANDSCAPE WITH DG GROUNDCOVER

5 SHADE STRUCTURES

6 TRASH ENCLOSURE

7 TRANSFORMER
- 8 UTILITY YARD

9 ENTRANCE / EXIT

10 EV CHARGING STATION

11 BIKE PARKING

12 PRIVACY FENCE PER ARCHITECTURE PLAN



SCHEME: Preliminary Planting Plan

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L1.1

TREES



OLNEYA TESOTA / DESERT IRONWOOD



PROSOPIS CHILENSIS / CHILEAN MESQUITE

SHRUBS



HESPERALOE PARVIFLORA / RED YUCCA



LEUCOPHYLLUM L. 'LYNN'S LEGACY' / TEXAS SAGE



LARREA TRIDENTATA / CREOSOTE BUSH



CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE



ENCELIA FARINOSA / BRITTLEBUSH



ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS



FOUQUIERIA SPLENDENS / OCOTILLO



AGAVE AMERICANA / CENTURY PLANT

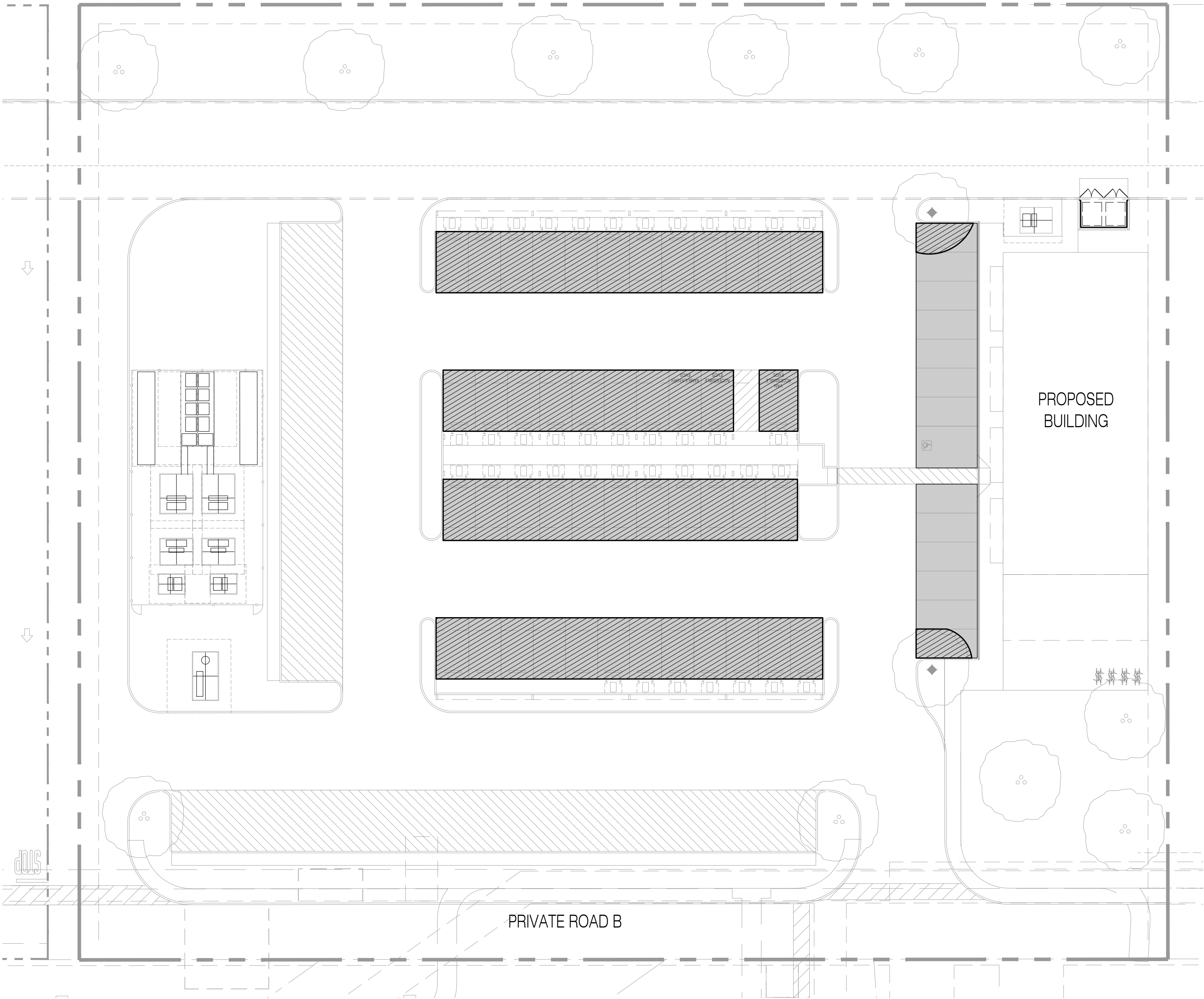


BACCHARIS 'CENTENNIAL' / COYOTE BUSH



ALOE 'BLUE ELF' / BLUE ELF ALOE

RAILROAD & INTERSTATE 10



LANDSCAPE CALCULATIONS

GROSS LOT AREA: 100,145 S.F.
GROSS BUILDING AREA: 4,500 S.F.
PROPOSED LANDSCAPE AREA: 22,999 S.F.
OVERALL LANDSCAPE COVERAGE: 23%
REQUIRED MINIMUM PARKING AREA TO BE LANDSCAPED: 15% (OR 1,659S.F.)
PROVIDED PARKING AREA TO BE LANDSCAPED: 19% (OR 2,074 S.F.)

PARKING STALL SHADE CALCULATION

TOTAL PARKING STALL AREA = 11,060 S.F. (.25 AC)

REQUIRED % OF PARKING STALL AREA TO BE SHADED. = 50% (OR 5,530 S.F.) (.12 AC)

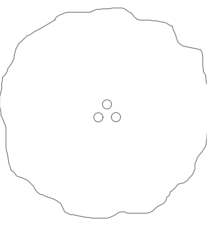
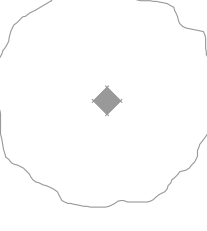
PROVIDED SQUARE FOOTAGE OF PARKING STALL AREA TO BE SHADED. =8,859 SF. (.20 AC)

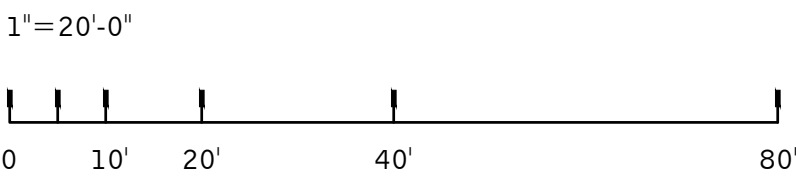
PROVIDE % OF PARKING STALL AREA SHADED BY TREE AND SHADE STRUCTURE. $\frac{8,859 \text{ S.F.}}{11,060 \text{ S.F.}} = 80\%$

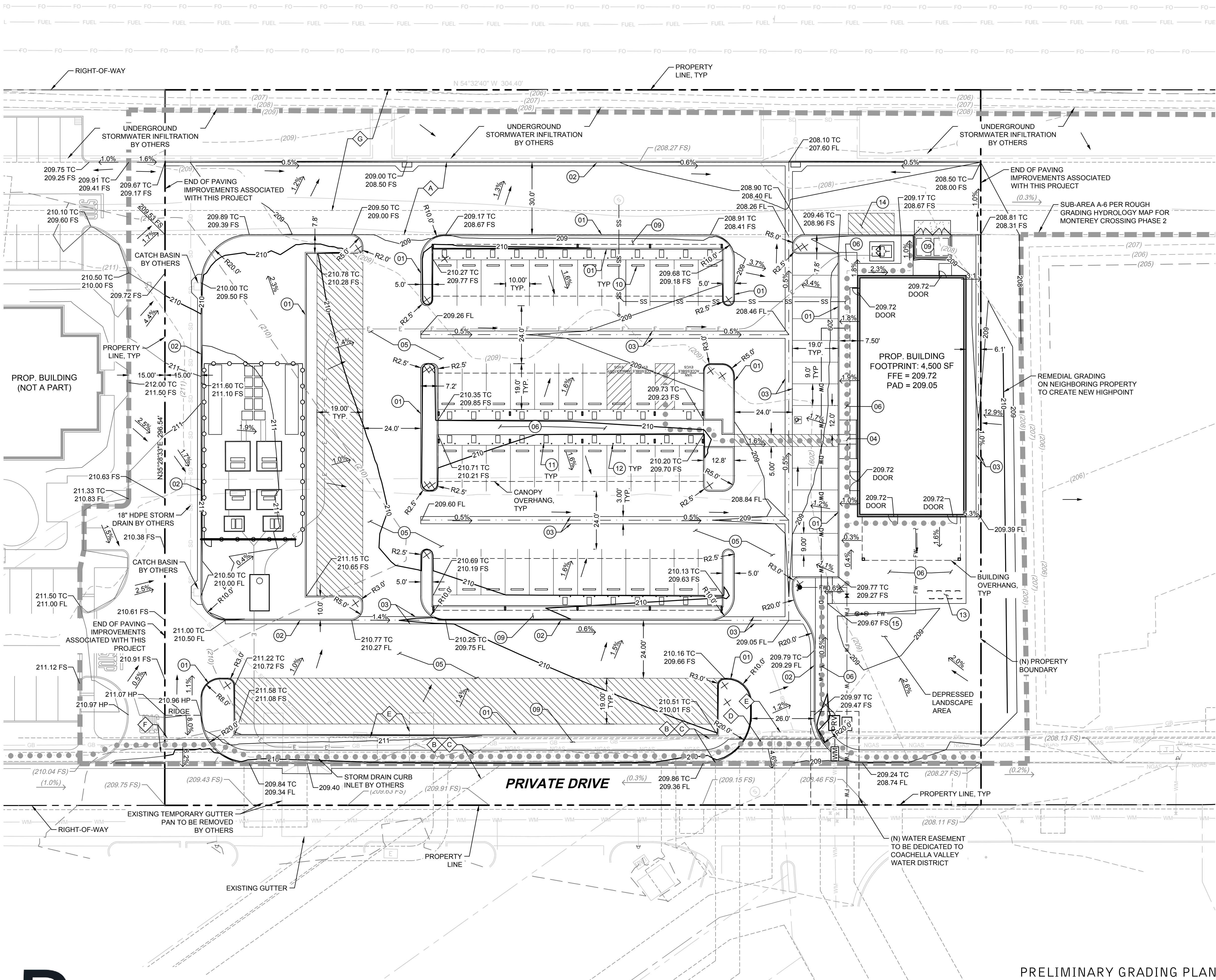
SHADE AND PAVING LEGEND

 SHADE PROVIDED BY SHADE STRUCTURE AND TREES AT 10 YEARS GROWTH

PLANT SCHEDULE

TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION	
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX MULTI.	6'H X 4"W	L	FLOWERING TREE	
	OLNEYA TESOTA	DESERT IRONWOOD	24" BOX MULTI.	4'H X 2.5"W	L	FLOWERING TREE	





LEGEND:

- PROPERTY LINE
- 290 --- PROPOSED 5' CONTOUR
- 289 --- PROPOSED 1' CONTOUR
- 300 --- EXISTING 5' CONTOUR
- 299 --- EXISTING 1' CONTOUR
- PROPOSED SWALE
- ACCESSIBLE PATH OF TRAVEL
- DRAINAGE SUB-AREA BOUNDARY
- XX.XX PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
- XXX% PROPOSED SLOPE AND DIRECTION

PRELIMINARY EARTHWORK TOTALS

80	CUT
1,420 CY	FILL
1,340 CY	NET (IMPORT)

EARTHWORK QUANTITIES ARE BASED ON RAW QUANTITY NUMBERS ONLY AND DO NOT ACCOUNT FOR SHRINKAGE AND/OR SWELL, REMEDIAL GRADING, UTILITY TRENCHING AND OVEREXCAVATION.

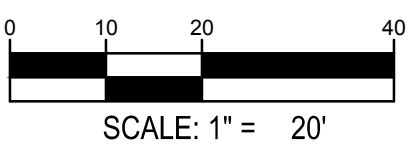
ABBREVIATIONS

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
DOOR	ELEVATION AT DOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
RIM	RIM ELEVATION
RL	RIDGE LINE
TC	TOP OF CURB
TG	TOP OF GRADE

- CONSTRUCTION NOTES**
- 01 CONCRETE VERTICAL CURB
 - 02 CONCRETE CURB & GUTTER
 - 03 CONCRETE VALLEY GUTTER
 - 04 CURB RAMP
 - 05 VEHICULAR AC PAVING
 - 06 PEDESTRIAN CONCRETE PAVING
 - 07 CONCRETE DRIVEWAY
 - 08 LANDSCAPING
 - 09 TRASH ENCLOSURE
 - 10 WHEELSTOPS
 - 11 ELECTRIC VEHICLE CHARGER
 - 12 BOLLARD
 - 13 BICYCLE PARKING
 - 14 LOADING ZONE FOR MARKET SUPPLIER
 - 15 SIDEWALK CULVERT (OVERFLOW)

- NOTES:**
- SEE ARCHITECTURAL SITE PLAN FOR TRUCK TURNING TEMPLATES.
 - FOR FULL EASEMENT DESCRIPTIONS AND ADDITIONAL INFORMATION REGARDING PROPERTY BOUNDARIES SEE SHEET 2.

A EASEMENT IDENTIFIER, SEE SHEET 2



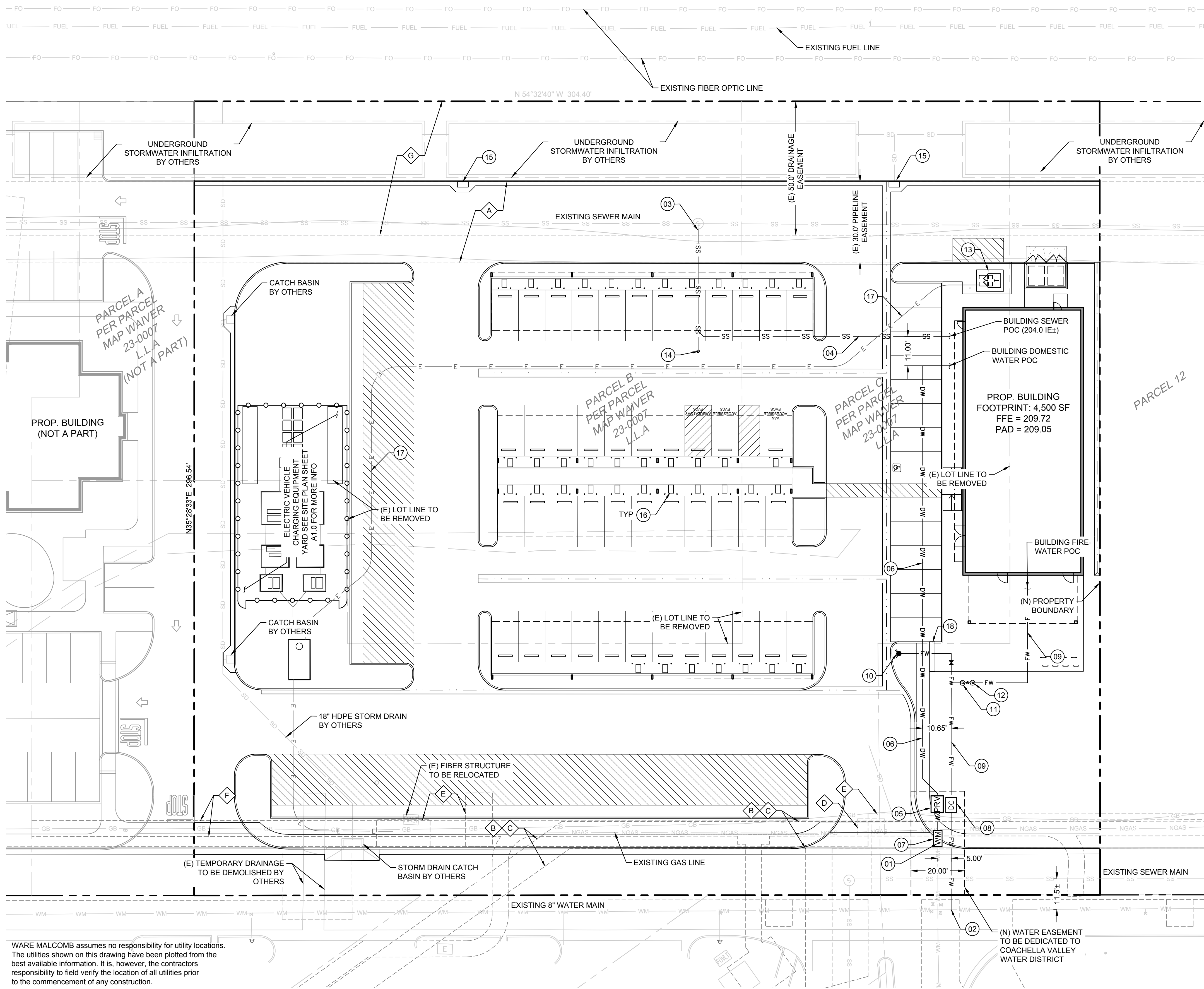
NOT FOR CONSTRUCTION

ROVE

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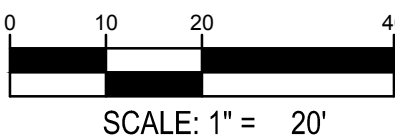
LEGEND:

---	PROPERTY LINE	⋈	EXISTING WATER VALVE
---	EXISTING EASEMENT	⋈	PROPOSED WATER VALVE
SD	EXISTING STORM DRAIN	⋈	EXISTING FIRE HYDRANT
---	PROPOSED STORM DRAIN	⋈	PROPOSED FIRE HYDRANT
WM	EXISTING WATER	⋈	EXISTING LIGHT POLE
DW	PROPOSED DOMESTIC WATER		
FW	PROPOSED FIRE WATER		
SS	EXISTING SEWER		
SS	PROPOSED SEWER		
E	EXISTING UNDERGROUND ELECTRICAL		
OH	EXISTING OVERHEAD ELECTRICAL		
NGAS	EXISTING GAS		

- CONSTRUCTION NOTES
- 01 DOMESTIC WATER SERVICE CONNECTION. CONNECT TO EXISTING WATER STUB
 - 02 FIRE WATER SERVICE CONNECTION. CONNECT TO EXISTING WATER MAIN
 - 03 CONNECT TO (E) SEWER MANHOLE
 - 04 6" SDR 35 PVC SEWER PIPE, S=0.021 MIN.
 - 05 2" REDUCED PRESSURE BACKFLOW ASSEMBLY
 - 06 2" PVC SCH 40 WATER PIPE
 - 07 WATER METER
 - 08 10" REDUCED PRESSURE DETECTOR ASSEMBLY
 - 09 6" PVC FIRE-WATER LATERAL
 - 10 FIRE HYDRANT
 - 11 FIRE DEPARTMENT CONNECTION
 - 12 POST INDICATOR VALVE
 - 13 ELECTRICAL TRANSFORMER BY OTHERS
 - 14 6" SEWER CLEANOUT
 - 15 DROP INLET CATCH BASIN. CONNECT TO STUB PROVIDED BY OTHERS.
 - 16 ELECTRIC VEHICLE CHARGER
 - 17 ELECTRIC CONDUIT BY OTHERS
 - 18 SIDEWALK CULVERT (OVERFLOW)

EASEMENT NOTES

A	PIPELINE EASEMENT DEDICATED TO COACHELLA VALLEY WATER DISTRICT RECORDED ON DECEMBER 12, 2013 PER 2013-0577940 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
B	PUBLIC UTILITY EASEMENT DEDICATED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED ON JULY 28, 2021 PER 2021-0449357 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
C	PUBLIC UTILITY EASEMENT DEDICATED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED ON JULY 28, 2021 PER 2021-0449363 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
D	PIPELINE EASEMENT DEDICATED TO COACHELLA VALLEY WATER DISTRICT RECORDED ON MAY 21, 2021 PER 2021-0314477 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
E	DOMESTIC & SANITATION EASEMENT DEDICATED TO COACHELLA VALLEY WATER DISTRICT RECORDED ON JUNE 21, 2019 PER PARCEL MAP NO. 37157 BOOK 247, PAGES 1 THROUGH 7 OF PARCEL MAPS. EASEMENT TO REMAIN.
F	ELECTRICAL EASEMENT DEDICATED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON FEBRUARY 22, 2021 PER 2021-0113140 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
G	DRAINAGE EASEMENT DEDICATED TO CITY OF PALM DESERT RECORDED ON MARCH 18, 2015 PER 2015-0108086 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.



NOT FOR CONSTRUCTION

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.