



City Council Staff Report

Date: May 15, 2013

NEW BUSINESS

Subject: APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO BID FOR THE LANDSCAPING AND IRRIGATION REPAIR AT THE FRANCES STEVENS PARK COURTYARD (CITY PROJECT NO. 13-01)

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Approval of this item will authorize staff to bid the landscaping and irrigation improvements necessary to repair the area that suffered storm damage last year.

In accordance with 7.03.040 of the Procurement and Contracting Code the Council is required to approve and adopt plans, specifications and working details, and authorize the bid request for all public projects in excess of \$100,000. Project cost estimate \$90,245

RECOMMENDATION:

- 1) Approve and adopt plans and specifications and authorize Staff to advertise and solicit bids for the construction of the Frances Stevens Park Courtyard Landscaping and Irrigation repair, City Project 13-01.

STAFF ANALYSIS:

In 2012 a large windstorm toppled many trees in Palm Springs. Included were about 10 large trees in the courtyard area of Frances Stevens Park, just west of the Indian Canyon Way parking lot. Many shrubs were also destroyed and when the trees came down the roots tore up and destroyed many of the irrigation lines. Staff has received approval from the Architectural Advisory Committee (AAC) and the Historic Site Preservation Board (HSPB) for replacement of the landscaping design similar to what previously existed. Staff has contracted with Ron Gregory & Associates (RGA) to prepare plans, specifications and estimate for the work. Staff has included this estimate cost in its claim submitted to Travelers Insurance Company.

Section 7.03.040 of the Procurement and Contracting Code requires that for public projects in excess of \$100,000 Council approve and adopt the plans, specifications and working details, and authorize staff to advertise for construction bids. The Engineer's

ITEM NO. 5B

Estimate for this project is \$90,245. Approval of the recommended action will allow staff to proceed with bidding of this project. Plans and specifications are available for review in the office of the City Engineer.

FISCAL IMPACT:

Funding for the Project is anticipated to be available through the Risk Fund as approved by the City Attorney in account number 540-5904-43098. This item does not approve expenditure of any funds. At the time of award of construction contract, the staff report to Council will verify the account with available insurance funds.

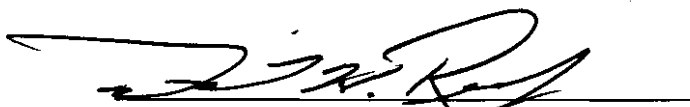
SUBMITTED:

Submitted by:



David J. Barakian
Director of Public Works/City Engineer

Approved by:



David H. Ready, City Manager

FRANCES STEVENS PARK

538 N. PALM CANYON DRIVE
 PALM SPRINGS, CA 92262
 CITY OF PALM SPRINGS PROJECT NO. 13-01

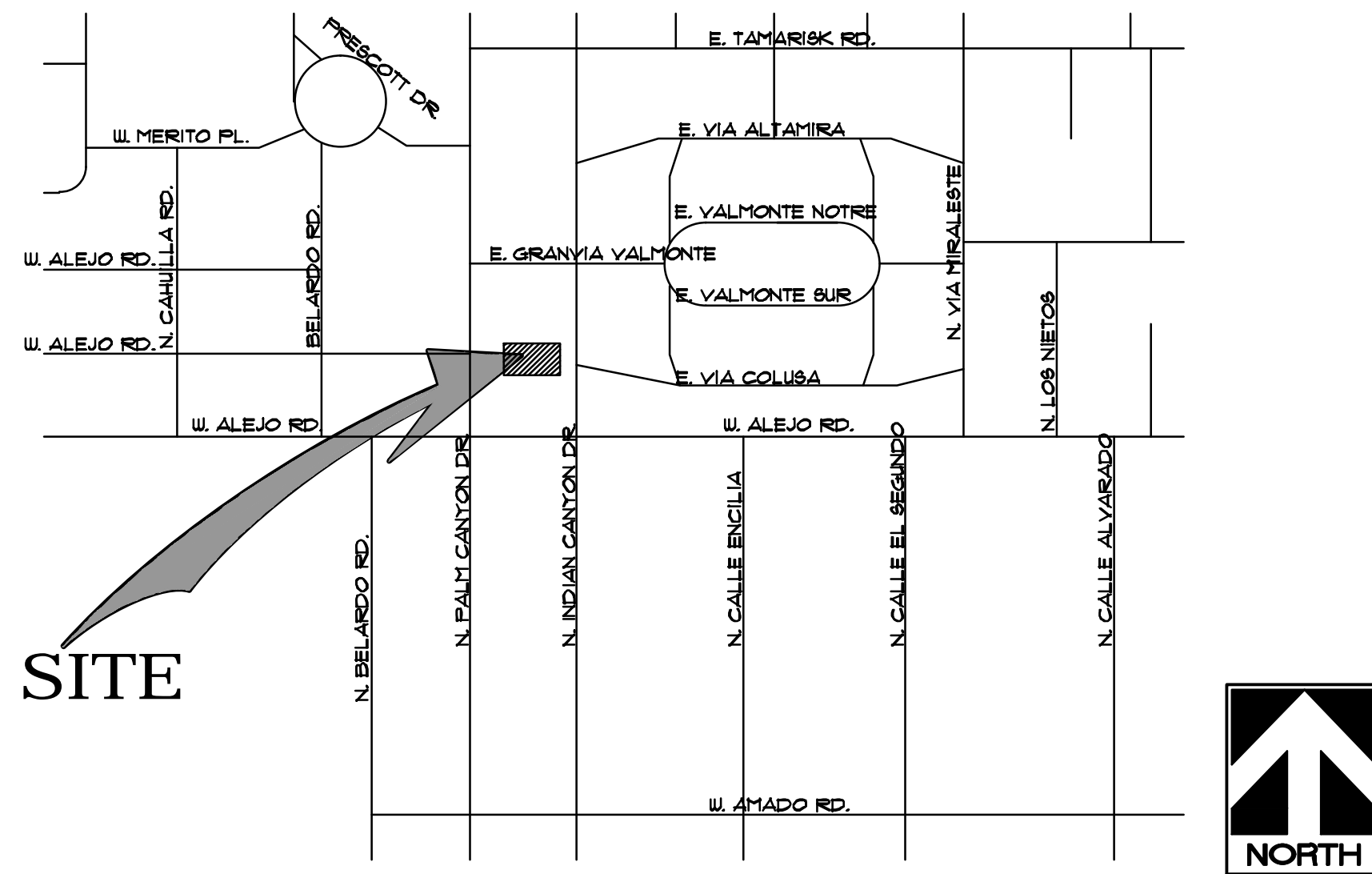


LANDSCAPE ARCHITECTS, INC.
 73061 EL PASEO, SUITE "210"
 PALM DESERT, CA
 (760) 568-3624 FAX (760) 773-5615
 E-MAIL; rga@rga-pd.com

INDEX:

IRRIGATION PLAN	L-3.00
IRRIGATION DETAILS	L-4.00
PLANTING PLAN	L-5.00
PLANTING DETAILS	L-6.00

VICINITY MAP:



PREPARED FOR:

PARKS DIVISION, CITY OF PALM SPRINGS
 c/o RICK MINJARES, PARKS MAINTENANCE SUPERVISOR
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 P.O. BOX 2743
 PALM SPRINGS, CA 92263-2743

CONSULTANTS:

REVISIONS		
REVISIONS DESCRIPTION	INITIALS	DATE

STANDARD SYMBOLS AND ABBREVIATIONS

---	LIMIT OF WORK	HDR	HEADERBOARD
- - -	SHEET MATCHLINE	ALIGN	ALIGN ACCORDINGLY
~ ~ ~	MOUNDING (NOT TO EXCEED 3:1)	TYP.	TYPICAL
○	HIGH POINT OF MOUND (IN INCHES)	PA	PLANTING AREA
○	KEYNOTE, SEE MASTER LIST ON SHEET	CL	CENTER LINE
○	DETAIL NUMBER	PRO	PROPERTY LINE
○	SHEET NUMBER	R	RADIUS
○	EXPANSION JOINT	DOWN	DOWN RISERS
△	SCORE JOINT	EQUAL	EQUAL
○	POINT OF BEGINNING FOR DIMENSIONING	W.S.	WATER SURFACE LEVEL
○	DIRECTION OF SLOPE, 1% MIN. ON HARDSCAPE	MIN	MINIMUM
○	ELEVATION DETAIL	HT	HIGH POINT
		LOW	LOW POINT
		DIA	DIAMETER
		CONT	CONTINUOUS
		HT	HEIGHT
		SIM	SIMILAR
		O.C.	ON CENTER
		DG	DECOMPOSED GRANITE

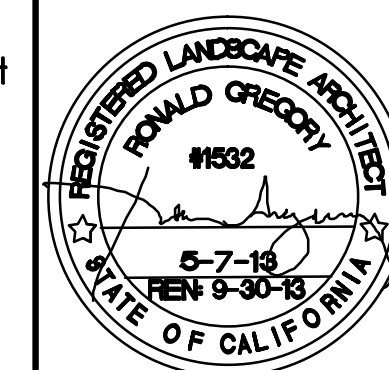
PROJ. NO.: R1305
 DATE: 5/7/13

APPROVALS

SPECIFICATIONS
 SHEET BOOK

Underground Service Alert

 Call: TOLL FREE 811
 TWO WORKING DAYS BEFORE YOU DIG



DAVID J. BARAKIAN, RCE #C28931
 CITY OF PALM SPRINGS CITY ENGINEER
 APPROVED BY: _____

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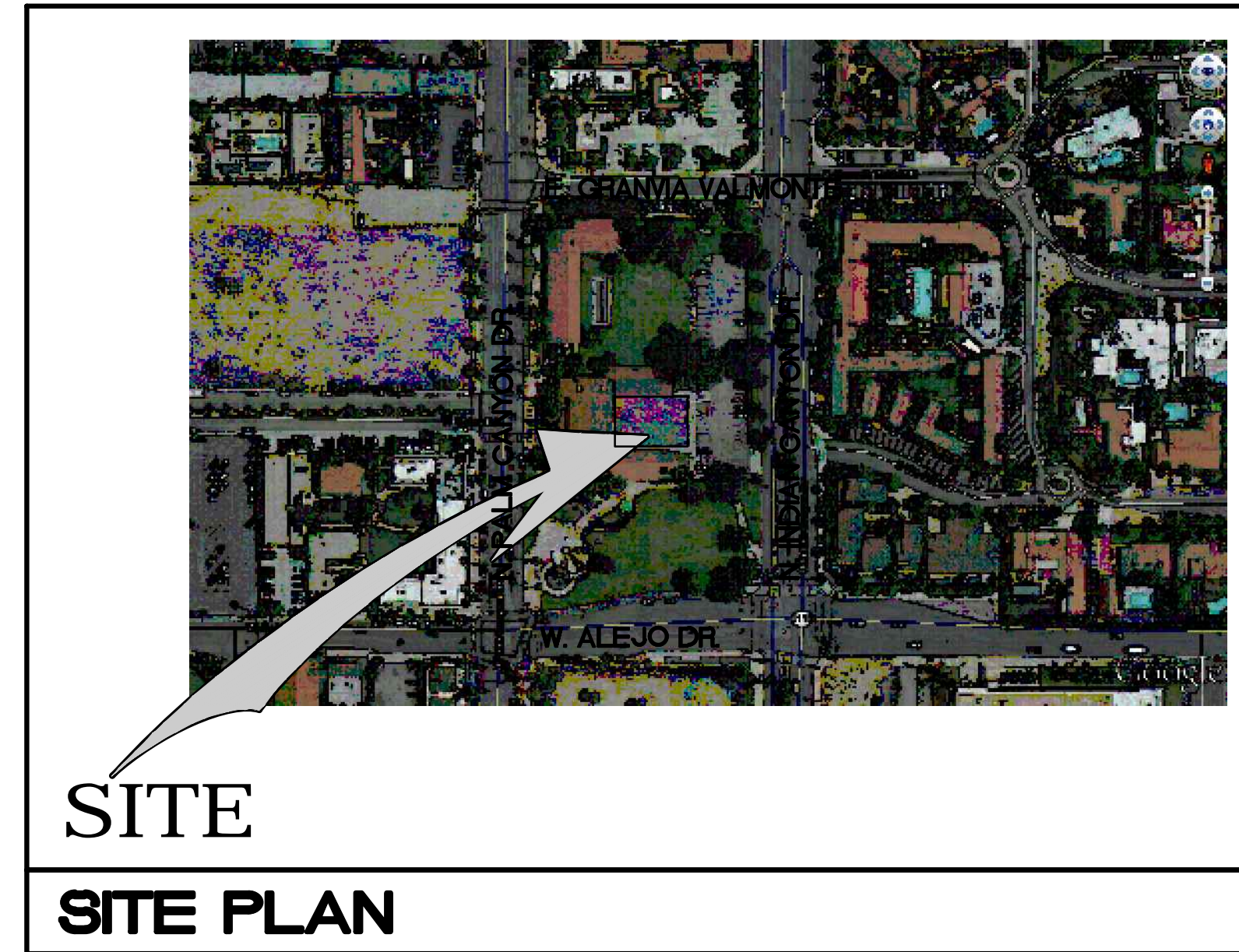
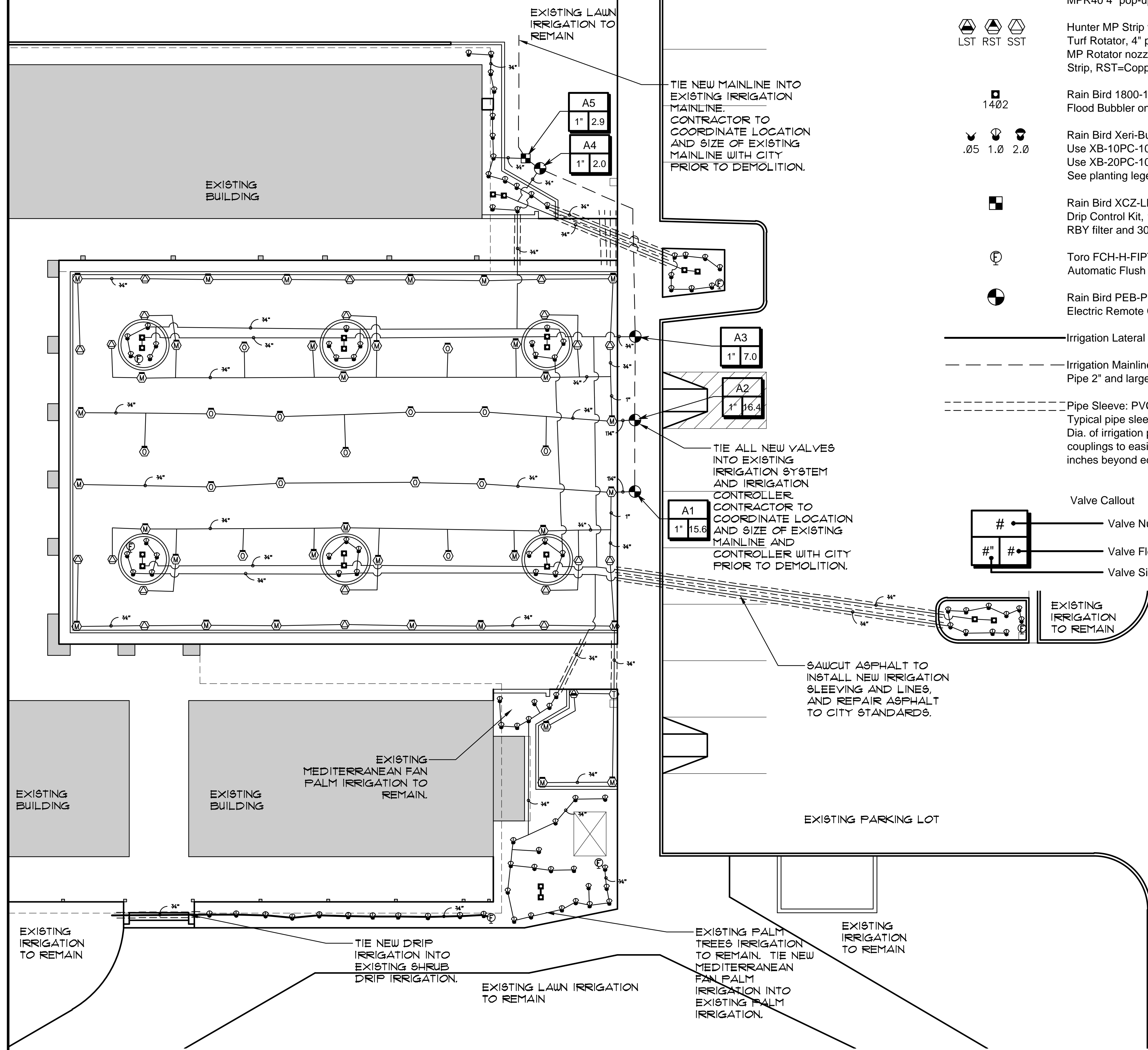
LANDSCAPE ARCH.

CITY OF PALM SPRINGS STAMP/SIGNATURES

PROJECT NAME: FRANCES STEVENS PARK
 CITY PROJECT NO.: #13-01
 PROJECT NO.: R1305

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL	REMARKS
M L O	Hunter MP1000 w/ MPR40-04-CV Turf Spray 4" popup with check valve, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc, on MPR40 4" pop-up body.	40	0.19-0.75	14'	G	
T	Hunter MP Corner w/ MPR40-04-CV Turf Rotator, 4" pop-up with factory installed check valve, MP Rotator nozzle. T=Turquoise adj arc 45-105, on MPR40 4" pop-up body.	40	0.19-0.45	14'	G	
LST RST SST	Hunter MP Strip w/ MPR40-04-CV Turf Rotator, 4" pop-up with factory installed check valve, MP Rotator nozzle. LST=Ivory Left Strip, SST=Brown Side Strip, RST=Copper Right Strip, on MPR40 4" pop-up body.	40	0.19-0.75	14'	G	
1402	Rain Bird 1800-1400 Flood Flood Bubbler on fixed riser	30	.5	0	I	
.05 1.0 2.0	Rain Bird Xeri-Bug Emitters Use XB-10PC-1032 Emitters on plants that are Low and Low/Moderate water use. Use XB-20PC-1032 Emitters on plants that are Moderate to High water use. See planting legend for Plant Water use requirements.	30	1-2 GPH	0	J	
■	Rain Bird XEZ-LF-100-PRF Drip Control Kit, 1" Low Flow valve, 3/4" pressure regulating RBY filter and 30psi pressure regulator.				K	
⊕	Toro FCH-H-FIPT Automatic Flush Valve, plumbed to flush lines at the end if drip pipe runs.				L	
⊖	Rain Bird PEB-PRS-D Electric Remote Control Valve with Pressure Regulator.				C	
—	Irrigation Lateral Line: PVC SCH 40 (SEE PLAN FOR PIPE SIZING)				O	
- - -	Irrigation Mainline: Pipe up to 1-1/2" to be PVC SCH 40, Pipe 2" and larger to be PVC Class 315.				O	
- - - -	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall be 2x Dia. of irrigation pipe to allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.				O	



SCALE: 1" = 10'-0"
GRAPHIC SCALE



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SHEET TITLE: IRRIGATION PLAN

PROJECT: FRANCES STEVENS PARK
PALM SPRINGS, CA

SPECIFICATIONS	
SHEET □	BOOK ■
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	-
PROJ. NO:	R1305
DATE:	5/7/13
SCALE:	1"-10'-0"
REVISIONS:	INIT.
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SHEET NO:

L-3.00

SHEET TITLE:

PROJECT:

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: **RG**

DRAWN: **LT**

CHECKED:

PROJ. NO: **R1305**

DATE: **5/7/13**

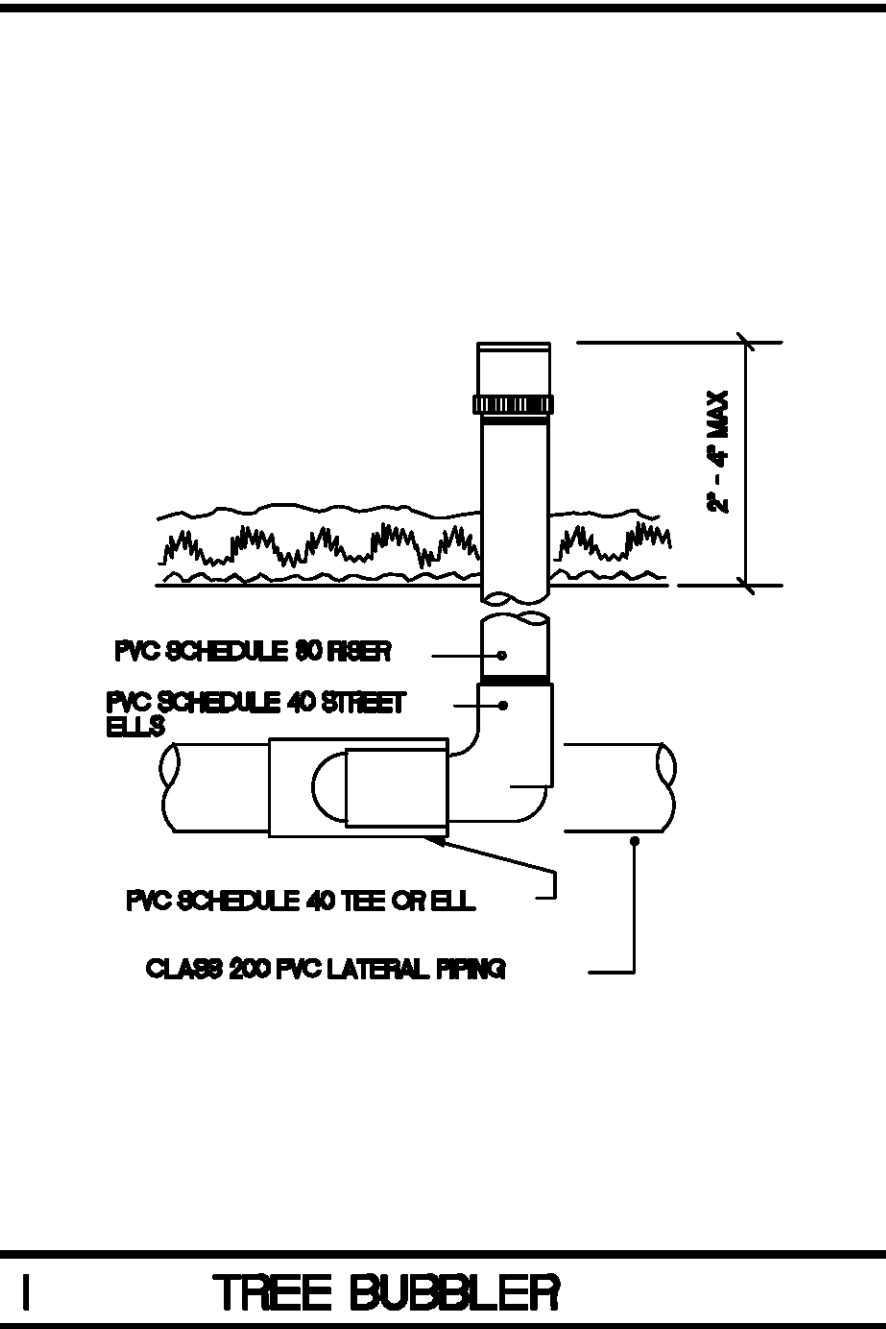
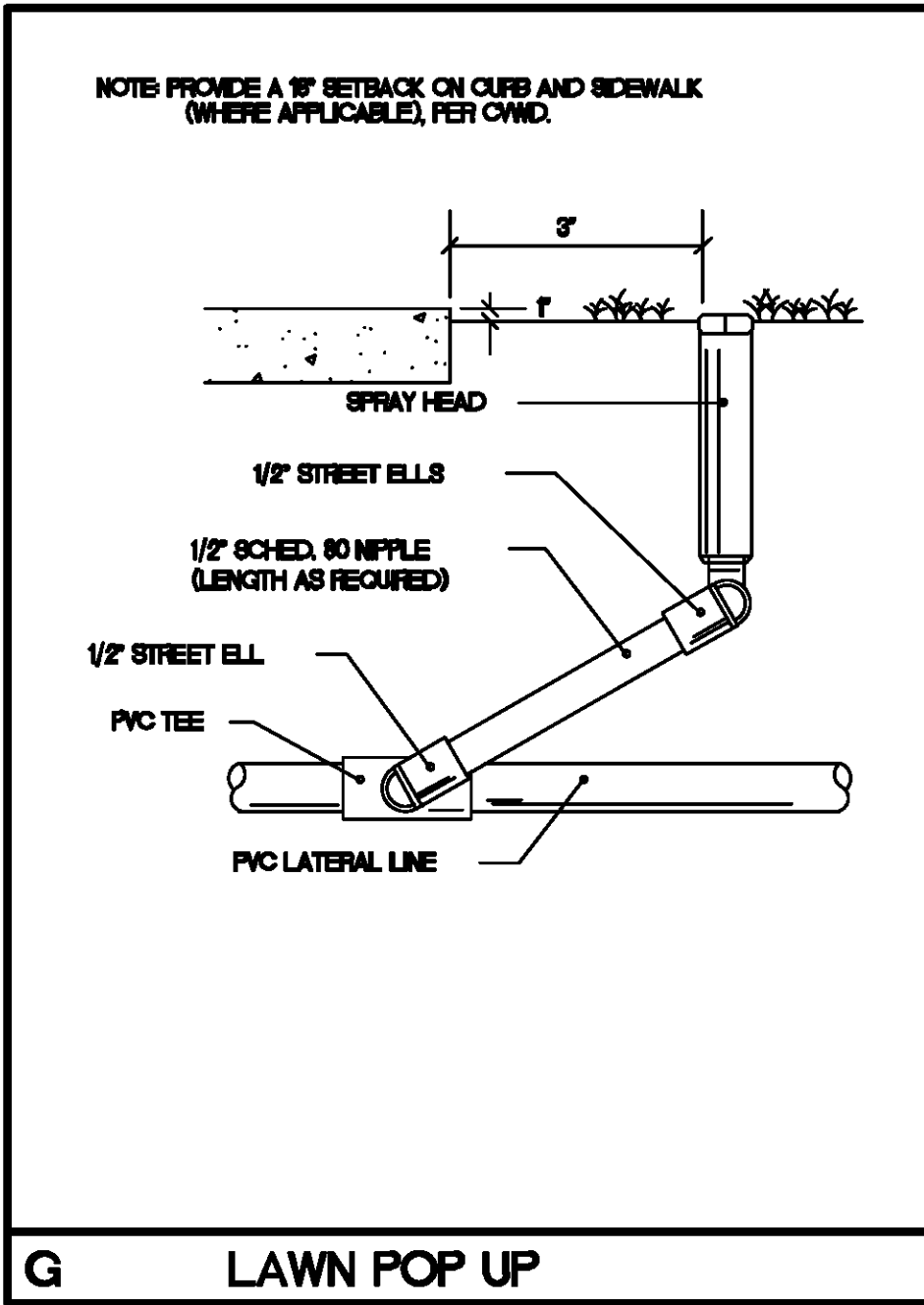
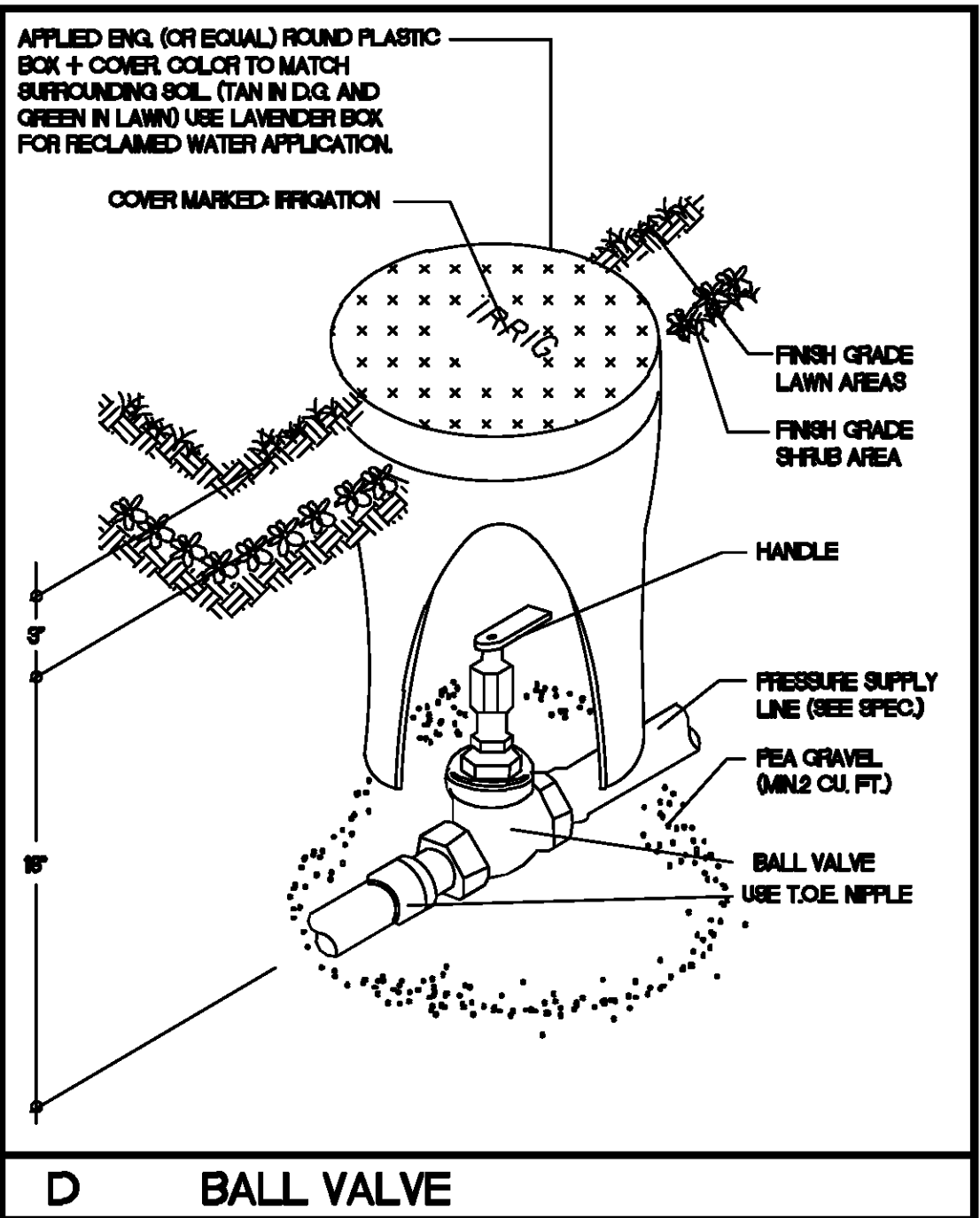
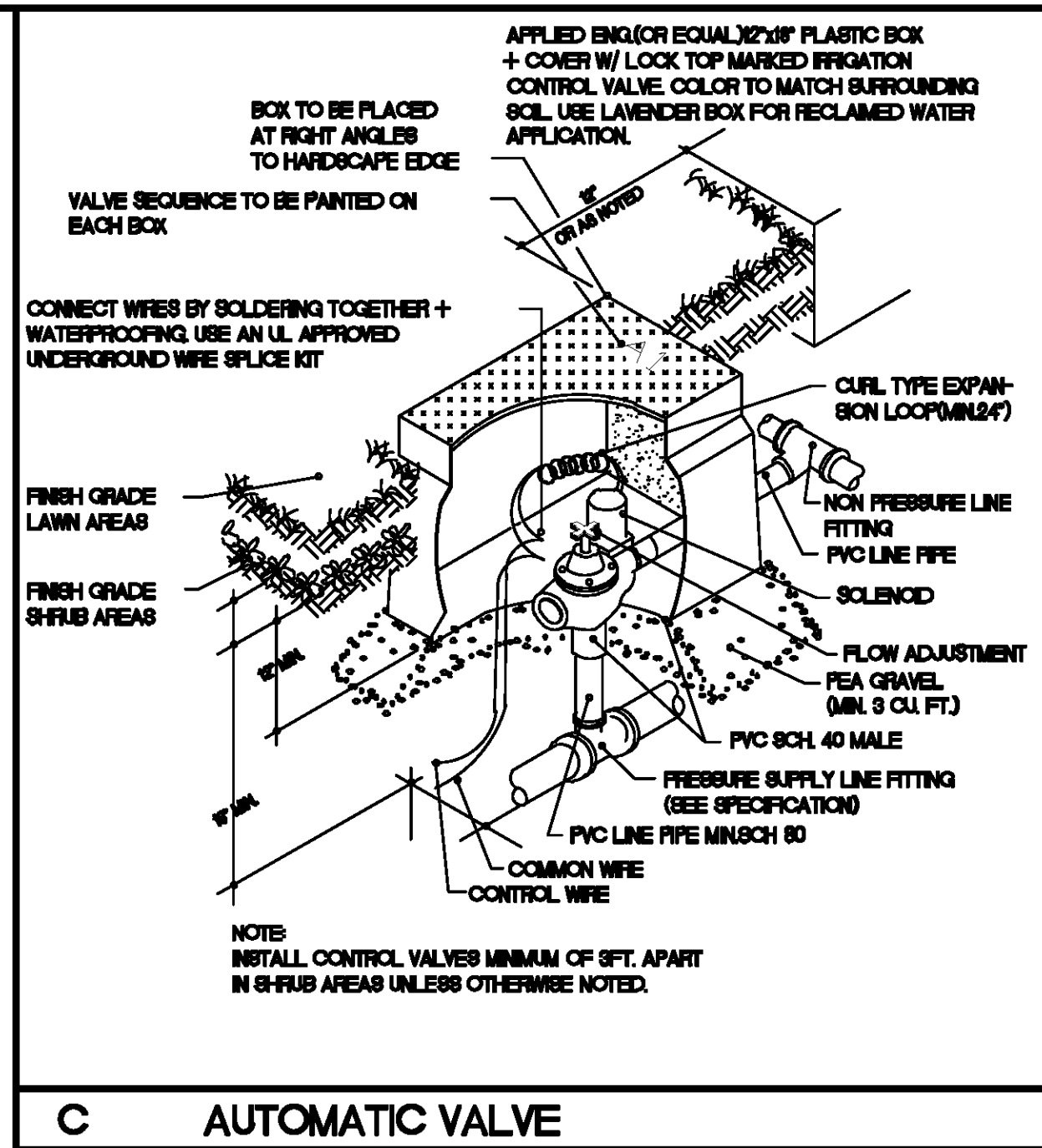
SCALE: **1"=10'-0"**

REVISIONS:

NO.	DESCRIPTION	DATE
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SHEET NO:

L-4.00



GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SHARP TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS, REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 1\"/>

12. 120 VOLT POWER FOR CONTROLLER IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT. BREAKER, IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. RONALD GREGORY ASSOCIATES, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE SOIL SUFFICIENCY COVERAGE OF THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. RONALD GREGORY ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEMS DUE TO CONTRACTOR NOT FOLLOWING PLAN FILE DESIGN OR INADEQUATE STARTUP PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. RONALD GREGORY ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

1. SHRUB SPRAY HEADS ON A RIVER WALL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVE, PATIO AREAS AND ALL AREAS REQUIRING TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. CONTRACTOR SHALL PROVIDE THREE BUBBLES AT THE EDGE OF THE ROOT BALL FOR EACH FIELD GROWN OR BY AND LARGER BOWED TREE OR OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

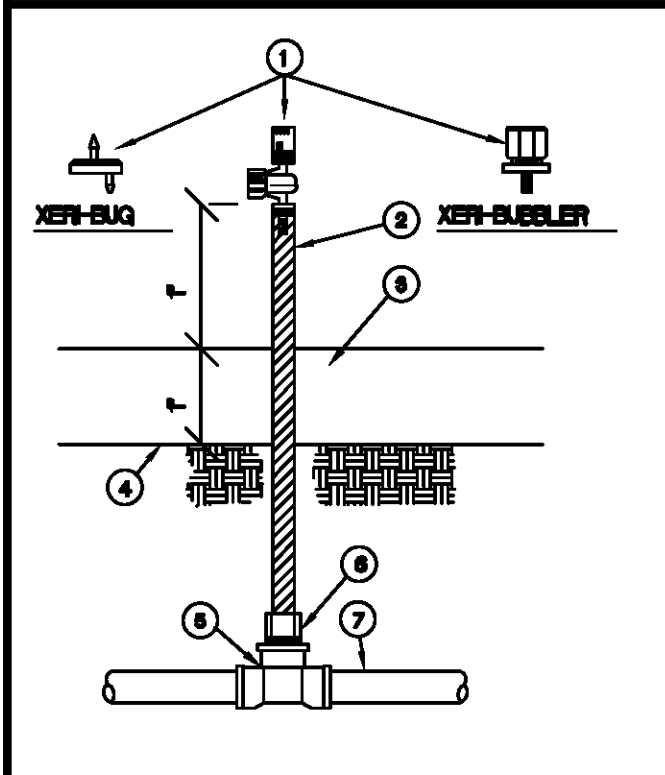
POP-UP SPRAY SPECIFICATIONS

LAWN TWO OR THREE INCH POP-UP BODY IN STANDARD TURF

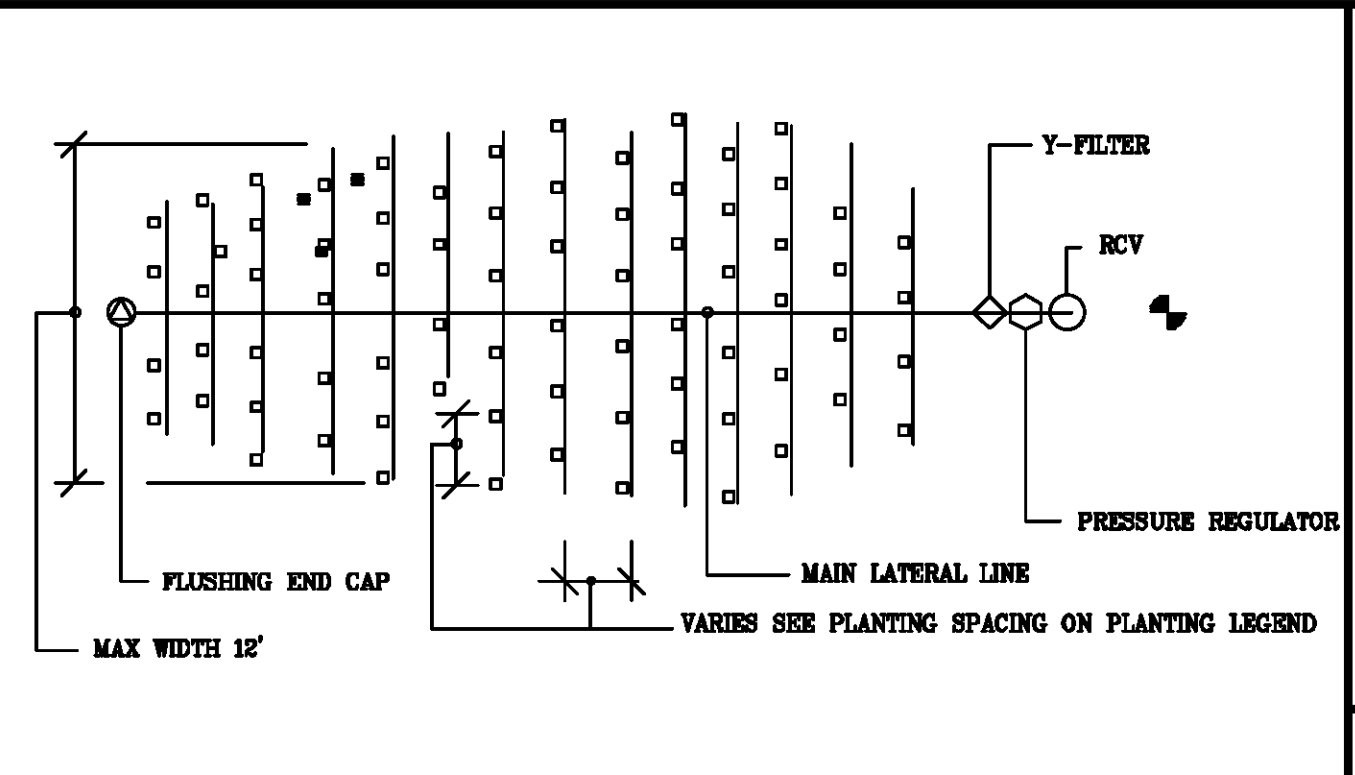
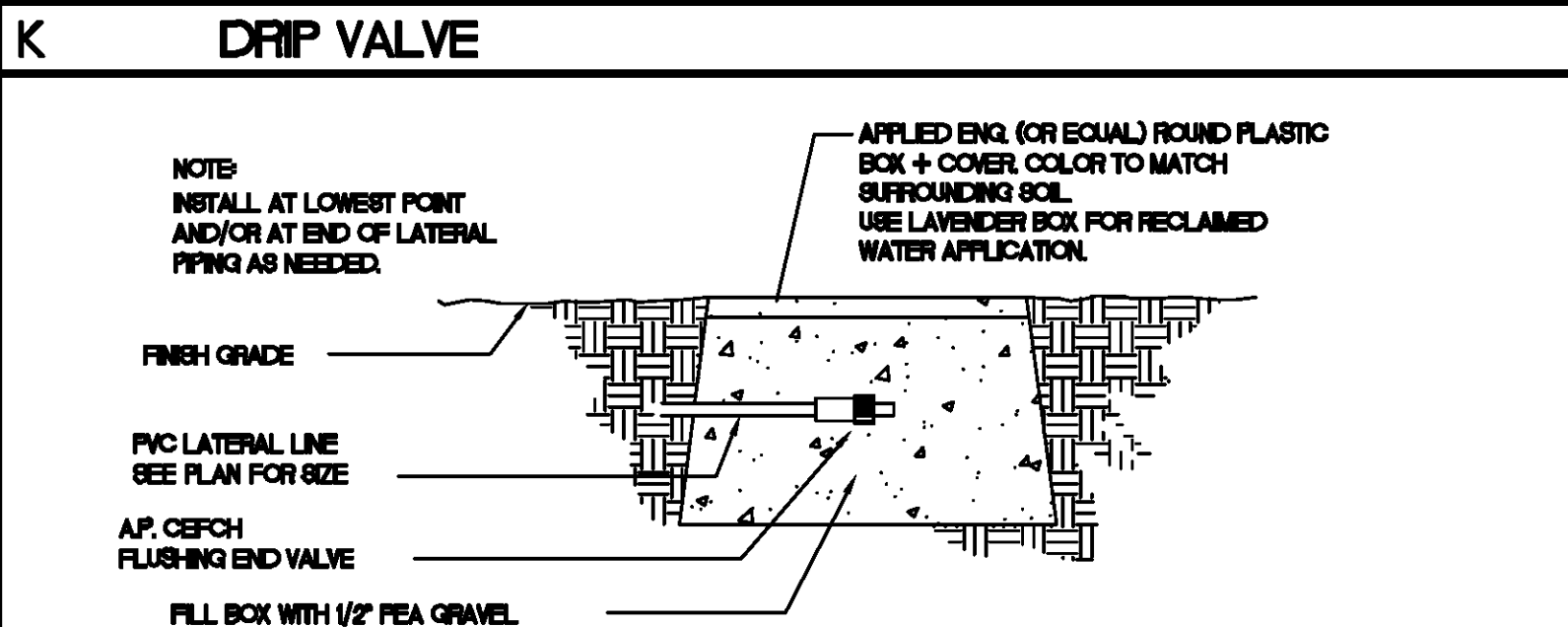
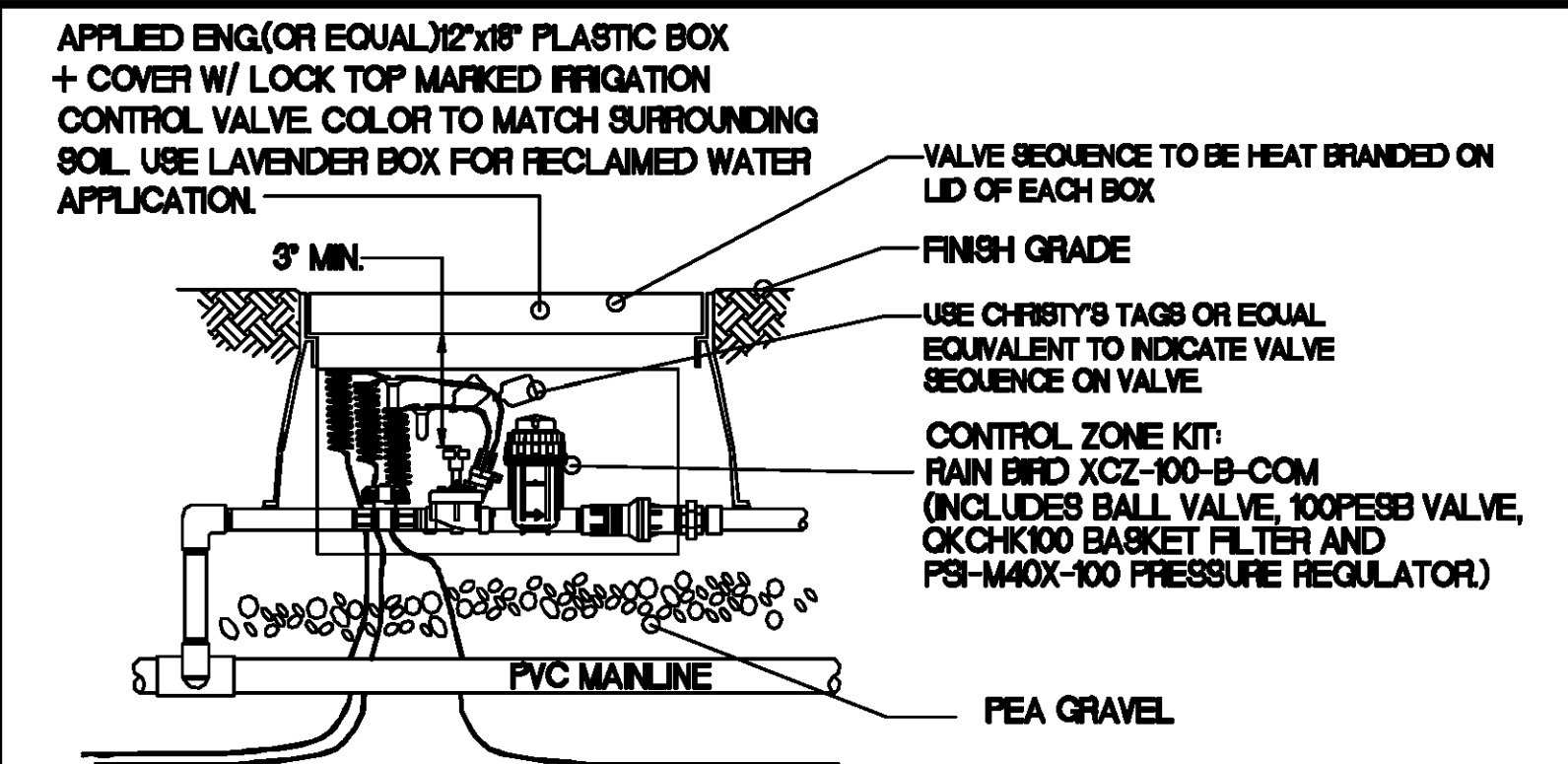
GROUNDCOVER THREE OR FOUR INCH POP-UP BODY FOR LOW GROWING TYPES, FOUR OR SIX INCH POP-UP FOR TALLER TYPES

ANNUAL COLOR SIX OR TWELVE INCH POP-UP BODY

SHRUBBERY SIX OR TWELVE INCH POP-UP BODY



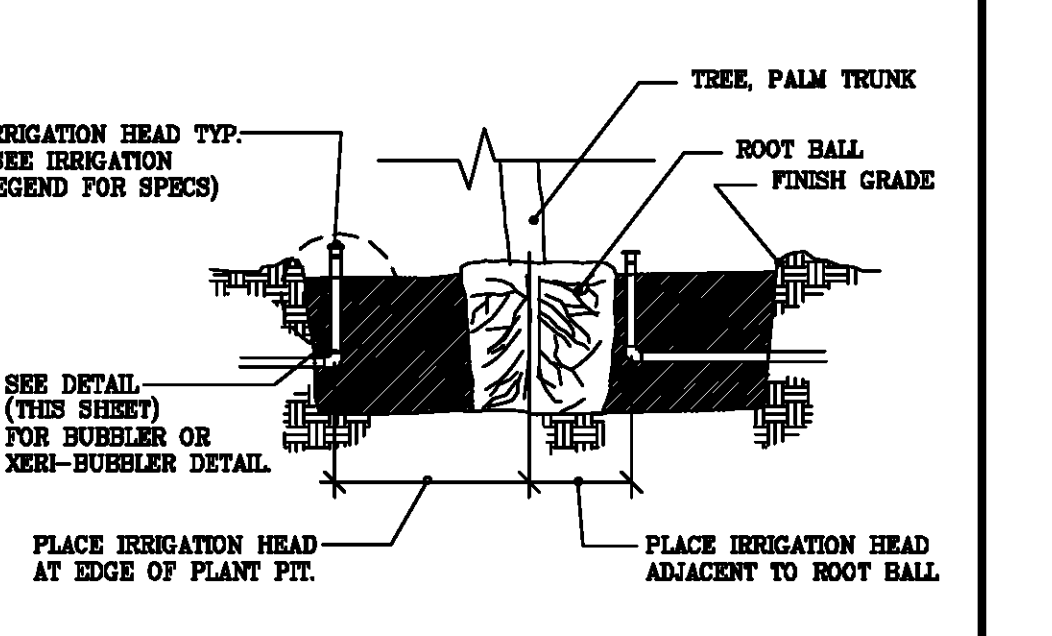
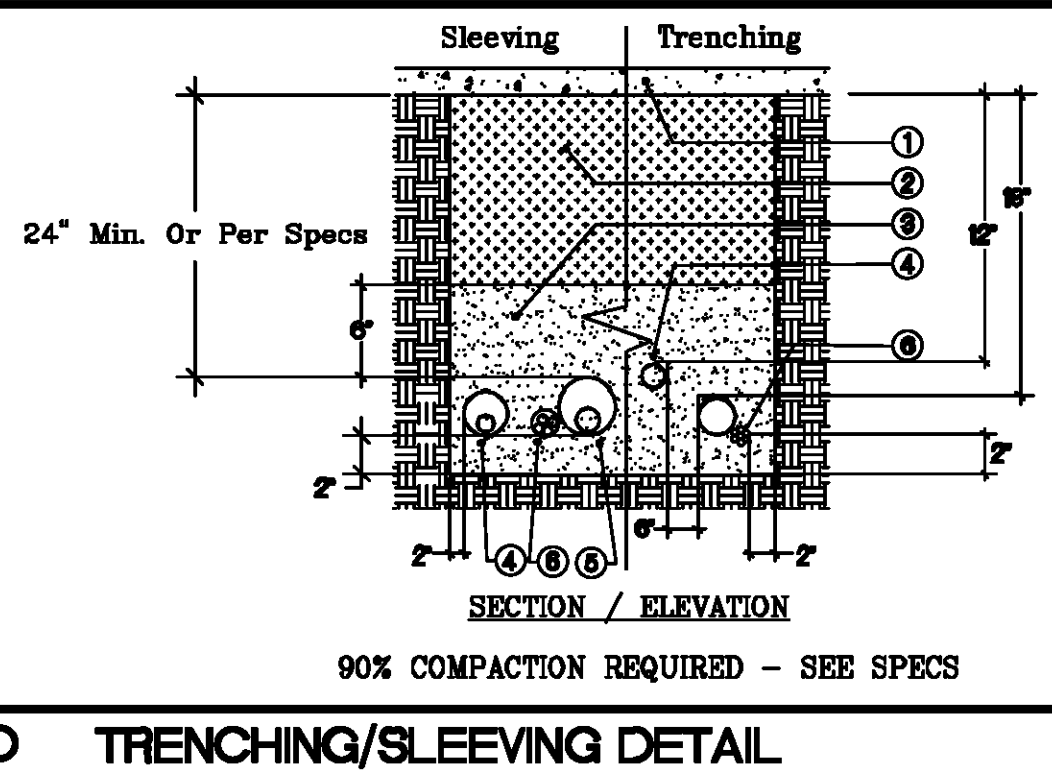
- LEGEND**
1. RAIN BIRD XER-SPRAY OR XER-BUBBLER OR XER-FLUX EMISSION DEVICE (SEE IRRIGATION EQUIPMENT LEGEND FOR MODEL #).
 2. RAIN BIRD MODEL #PFR-12 POLY FLEX RISER (LENGTH AS REQUIRED).
 3. MULCH BED.
 4. FINISH GRADE.
 5. PVC FITTING (8 x 8 x 1/2\"/>



EMITTER PIPE SIZING CHART

1/2" PIPE	0 TO 180 GPH
3/4" PIPE	181 TO 360 GPH
1" PIPE	361 TO 840 GPH
1-1/4" PIPE	841 TO 1440 GPH

1. INSTALL ONE EMITTER PER PLANT (UNLESS OTHERWISE NOTED) AT UP HILL SIDE OF EACH PLANT.
2. DUE TO THE HIGH QUANTITIES OF EMITTERS, ALL EMITTERS ARE NOT SHOWN ON PLAN. IT SHALL BE THE IRRIGATION CONTRACTORS RESPONSIBILITY TO CONSULT WITH LANDSCAPE ARCHITECT TO OBTAIN THE ACTUAL NUMBER OF PLANTS FOR THE PROJECT.
3. IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ACCURATELY PIPE SIZE ALL EMITTER PIPE SIZE CHART SHOWN ON PLANS.

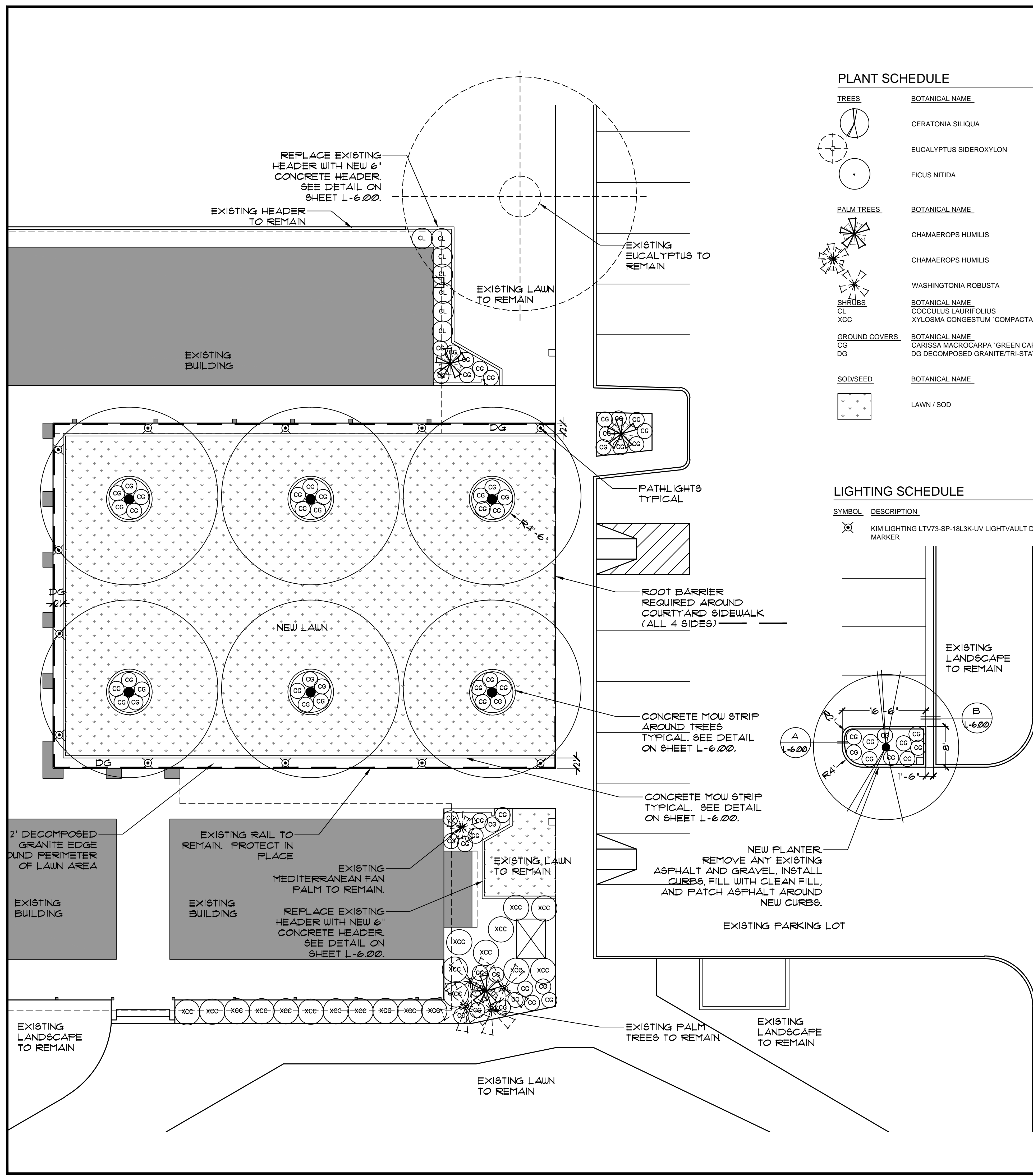




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E-MAIL: rge@rga-pd.com

SHEET TITLE: **PLANTING PLAN**

PROJECT: **FRANCES STEVENS PARK
PALM SPRINGS, CA**

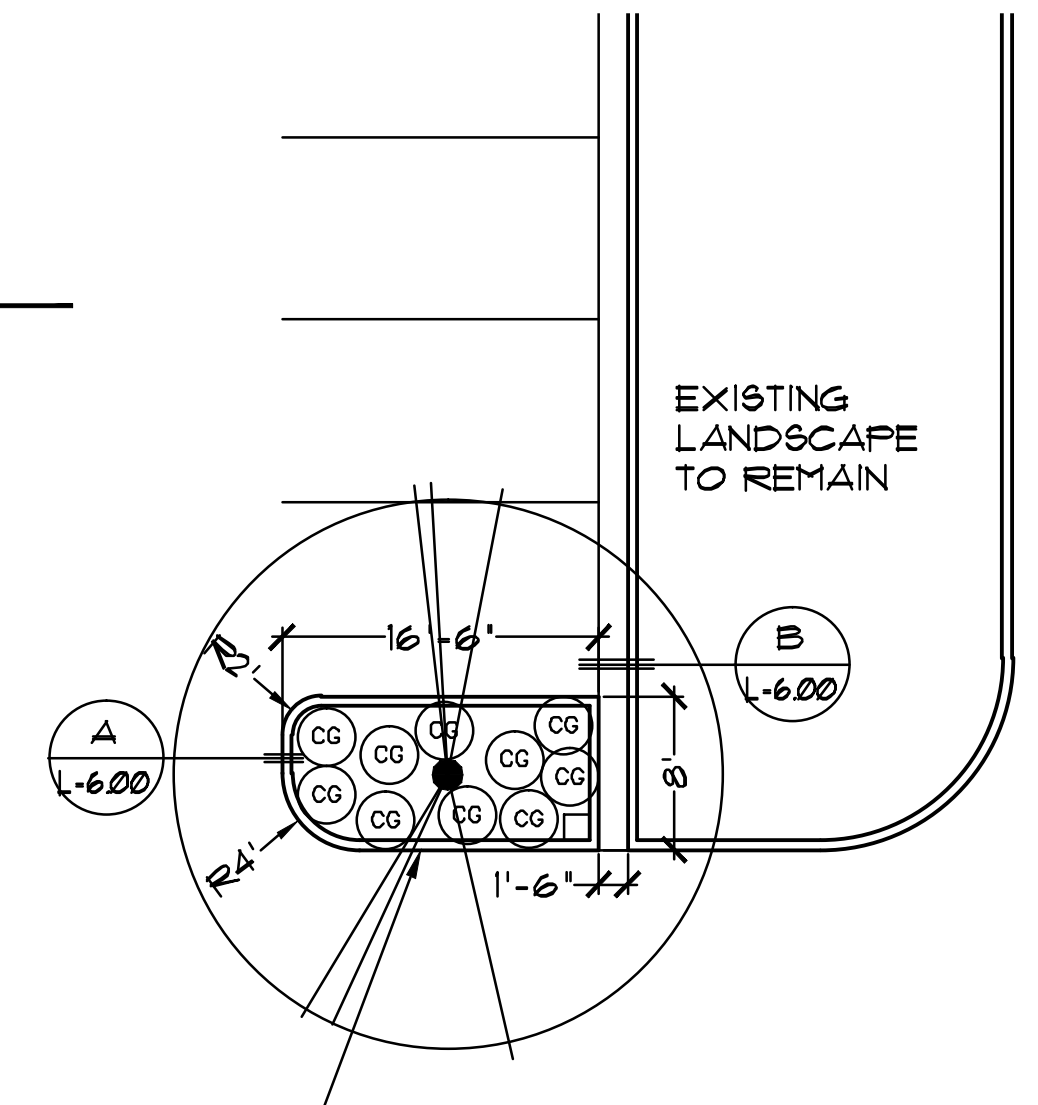


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	CERATONIA SILIQUA	CAROB TREE	36"BOX	.02 LOW	1	
	EUCALYPTUS SIDEROXYLON	RED IRONBARK	EXISTING	.05 MOD	1	PROTECT IN PLACE
	FICUS NITIDA	WEEPING FIG	72"BOX	.05 MOD	6	OR EXISTING TREES TRANSPLANTED FROM WESTMAN S DEVELOPMENT
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24"BOX	.05 MOD	3	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	EXISTING	.05 MOD	1	PROTECT IN PLACE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	.05 MOD	4	PROTECT IN PLACE
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	COCCULUS LAURIFOLIUS	PLATTER LEAF	5 GAL	MOD 0.5	7	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL	MOD 0.5	20	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	MOD 0.5	72	
	DG DECOMPOSED GRANITE/TRI-STATE MATERIALS	MATCH EXISTING	3/8" MINUS W/ 11% FINES		873 SF	PLACE IN ALL NEW SHRUB PLANTER AREAS.
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	USE	QTY	REMARKS
	LAWN / SOD			HIGH 0.8	5,909 SF	COMMON BERMUDA APR 1-SEP 31 OVERSEED WITH PERENNIAL RYE OCT 1-MARCH31 (FROM SEED)

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP.	MOUNTING
	KIM LIGHTING LTV73-SP-18L3K-UV LIGHT/VAULT DIRECTIONAL MARKER	12		BRONZE	BRONZE	120V	18 LED	28W	3500K	IN GROUND



SCALE: 1" = 10'-0"
GRAPHIC SCALE

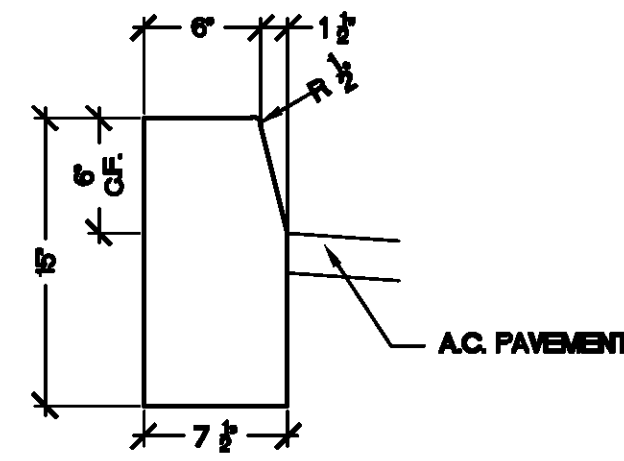


SPECIFICATIONS

SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	-
PROJ. NO:	R1305
DATE:	5/7/13
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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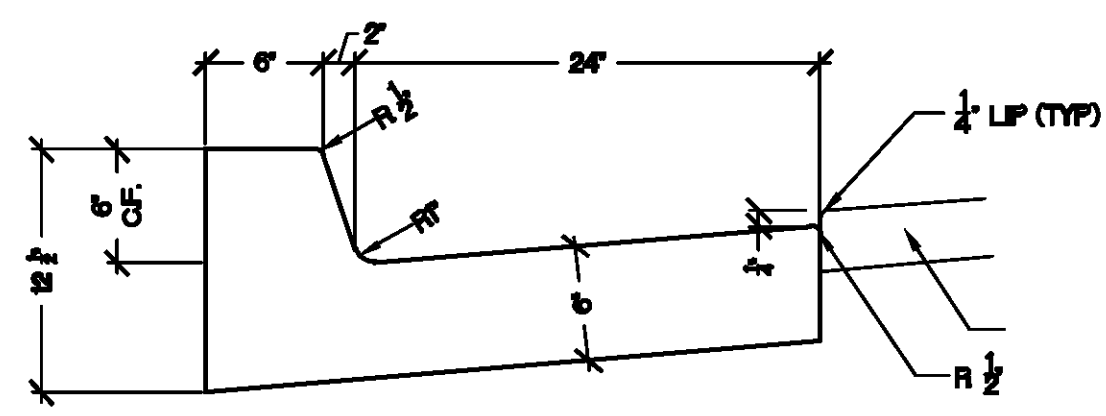
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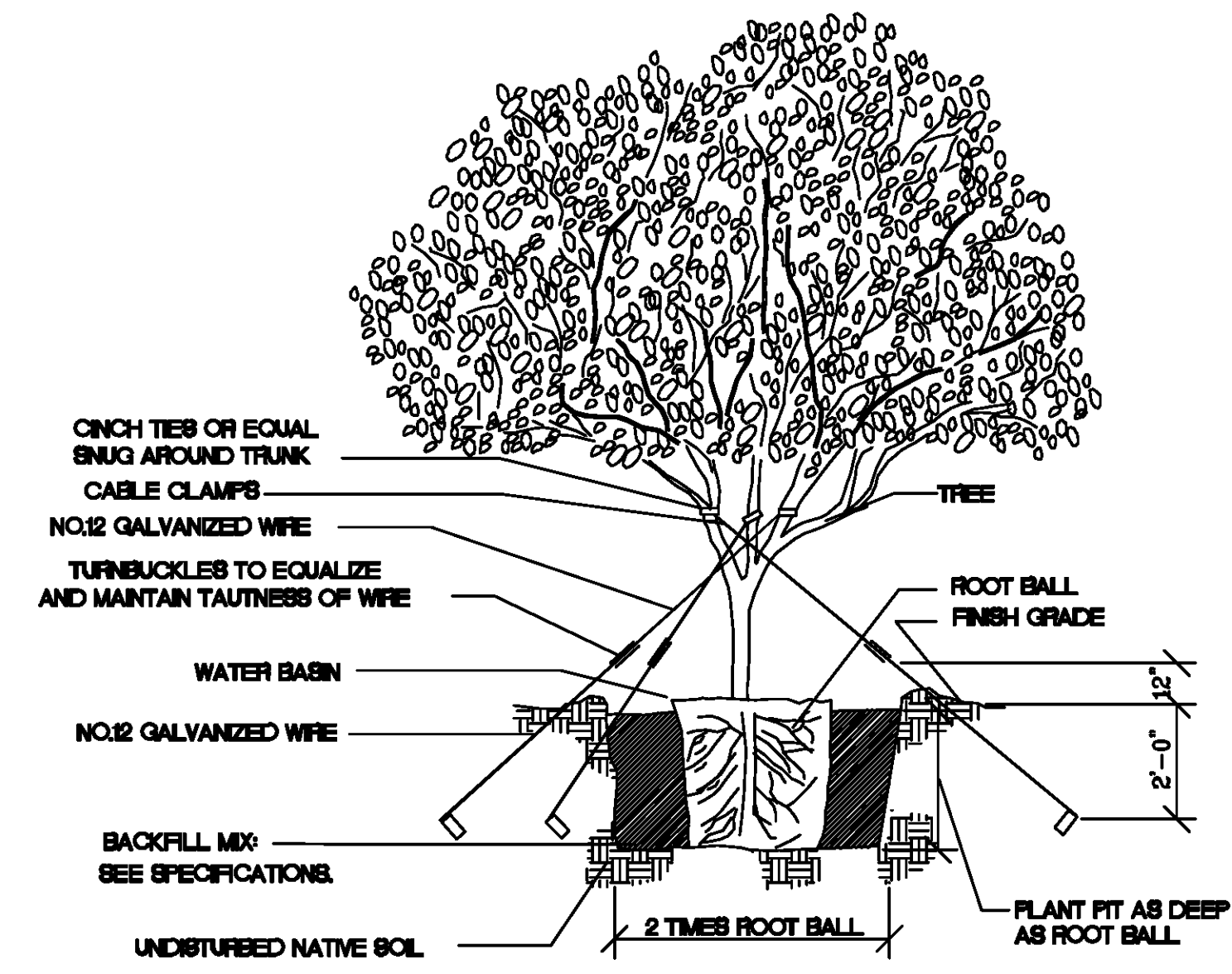
NOTE:
1. CITY OF PALM SPRINGS STANDARD CURB DETAIL # 200 A-1

A - CURB DETAIL



NOTE:
1. CITY OF PALM SPRINGS STANDARD CURB AND GUTTER DETAIL # 200 A-3

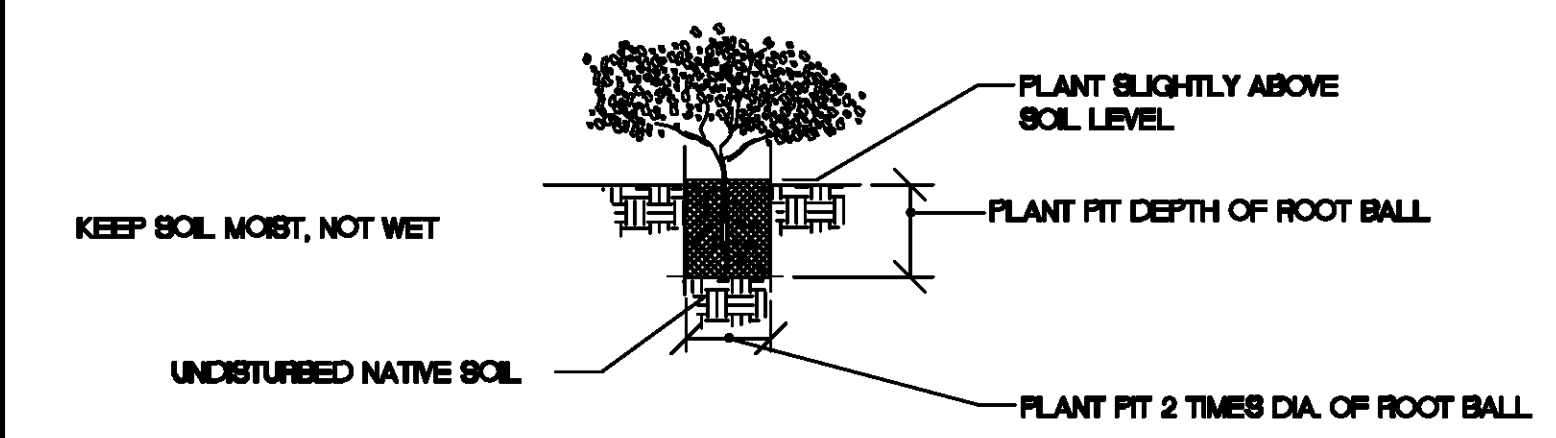
B - CURB AND GUTTER DETAIL



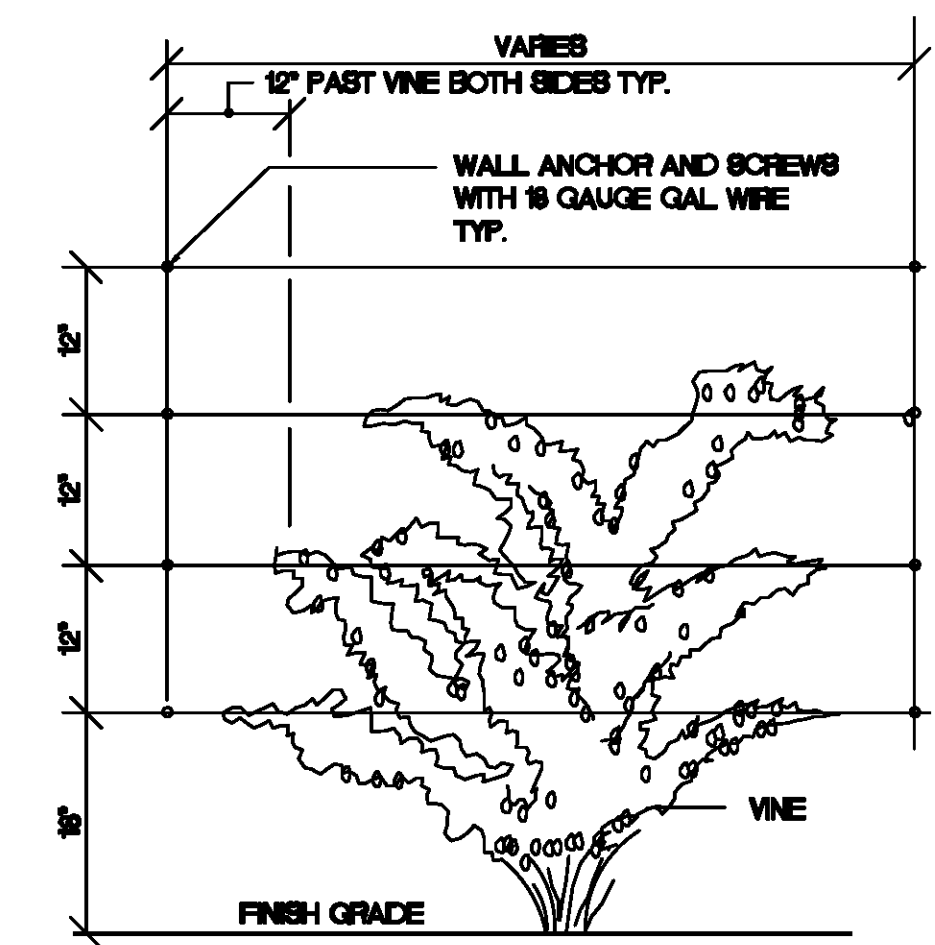
NOTE:
1. ALL NATIVE TREES AND SHRUBS TO BE BACKFILLED WITH NATIVE SOIL ONLY.
2. SUB-TROPICAL TREES SHALL BE PLANTED WITH FERTILIZER TABLETS (SEE SPEC'S)

NOTE: GUYING DETAIL ONLY APPLIES TO STANDARD TRUNK TREES.

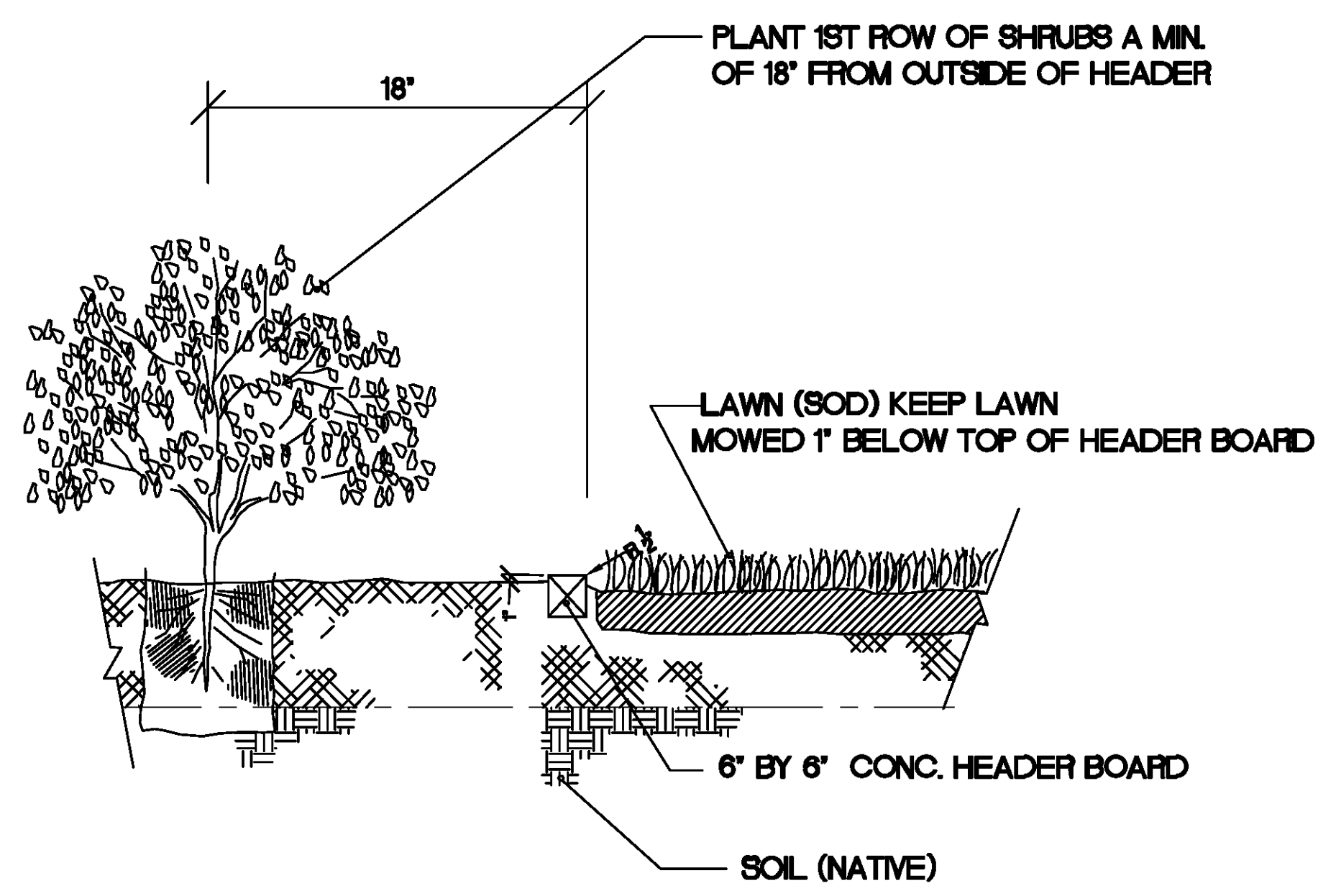
TREE GUYING DETAIL
36" BOX



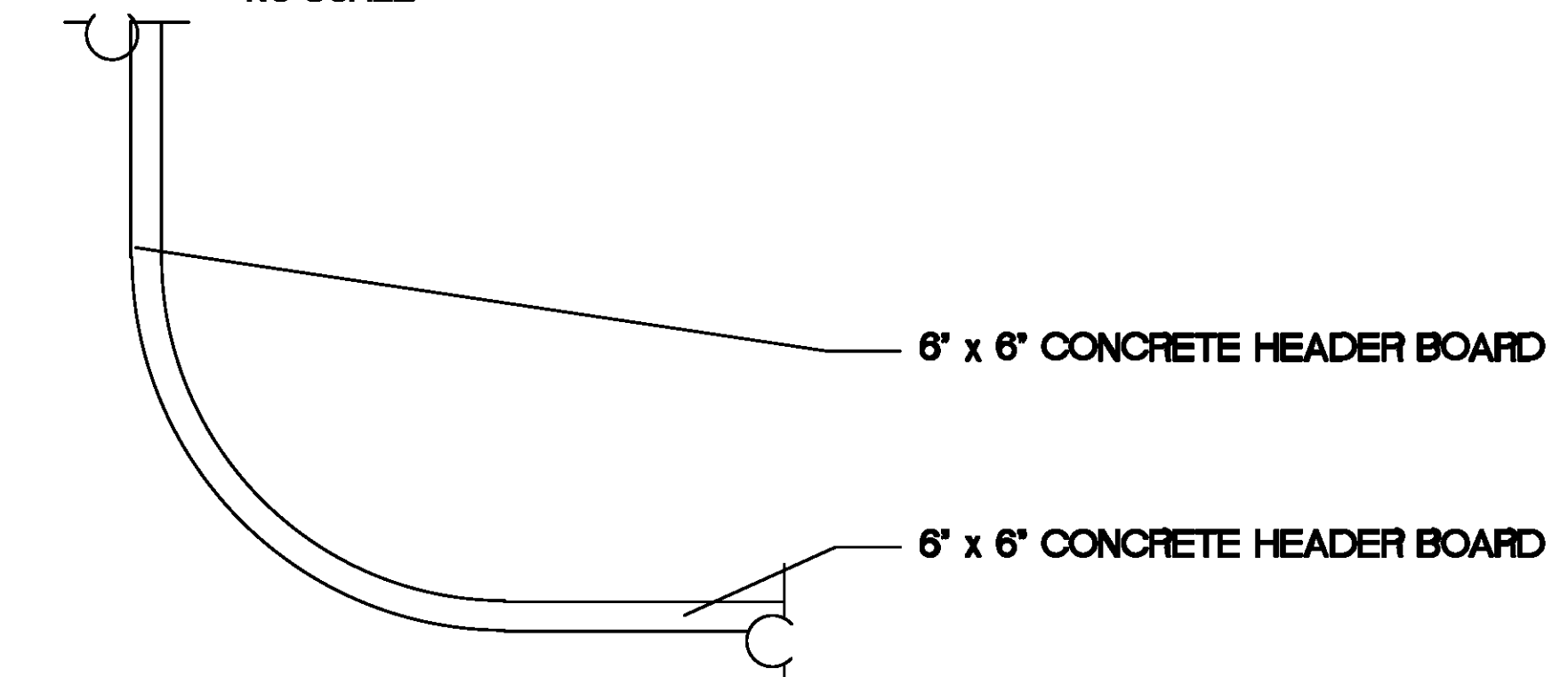
ALL NATIVE PLANTS SHALL BE BACKFILLED WITH NATIVE SOIL ONLY.
SOIL MIX FOR SUB-TROPICALS:
2/3 NATIVE SOIL
1/3 KELLOGG NITROHUMUS



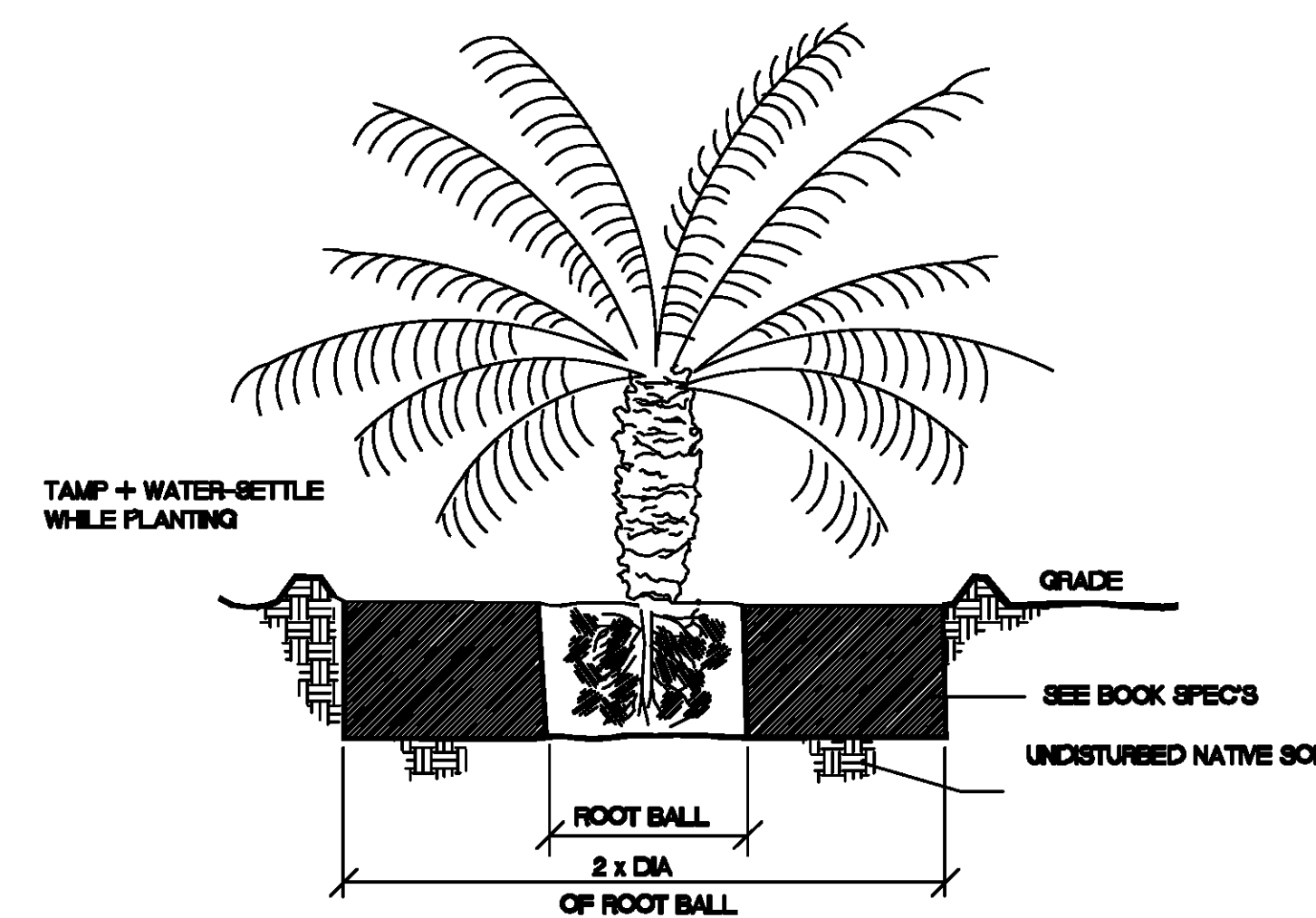
SHRUB PLANTING + VINE ESPALIER DETAIL



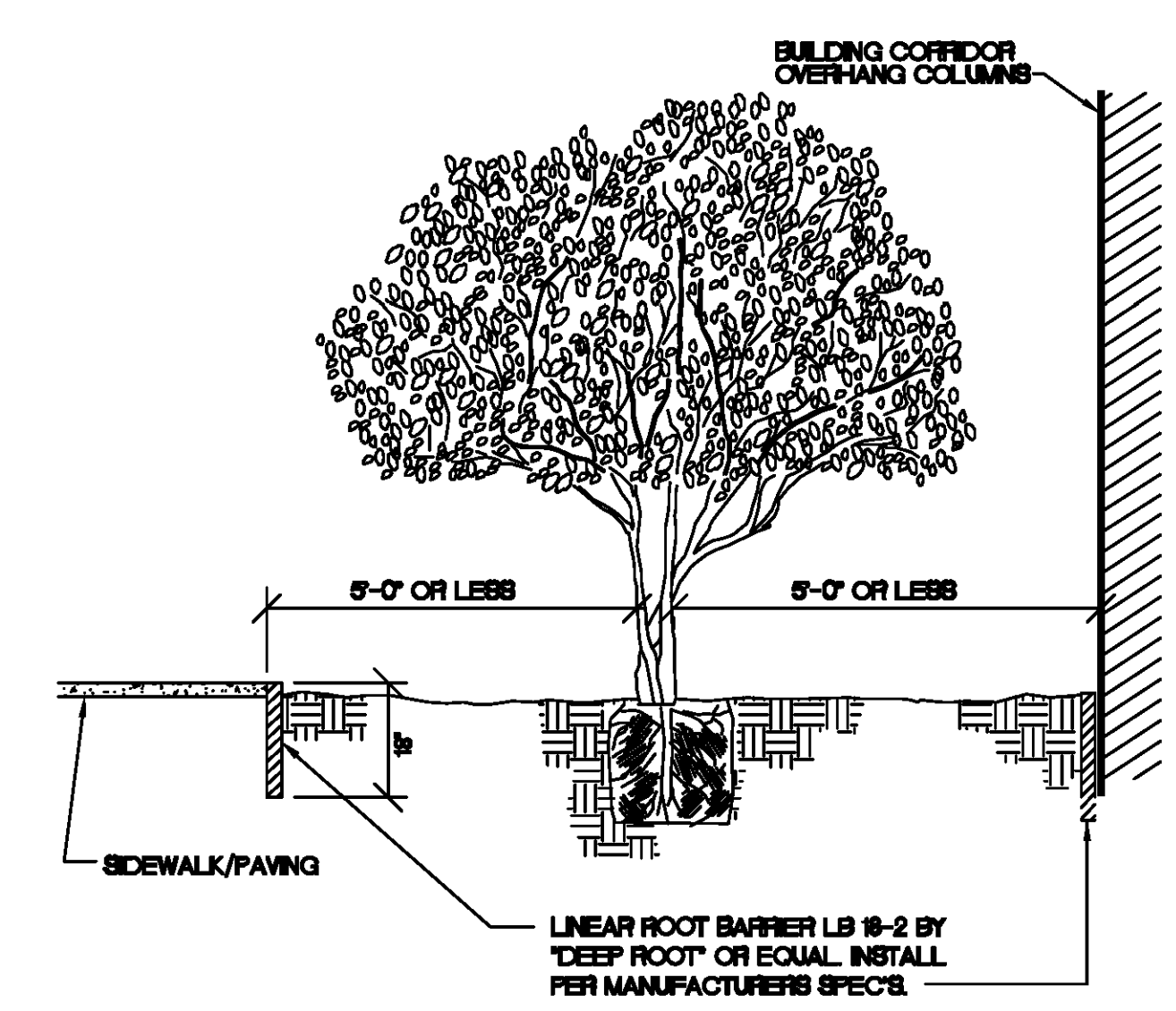
CONCRETE HEADER BOARD SECTION
NO SCALE



CONCRETE MOW STRIP DETAIL



PALM TREE DETAIL



NOTE:
ROOT GUARDS SHALL NOT BE INSTALLED ON PROJECTS IN PALM DESERT PER DIRECTIVE OF CITY OF PALM DESERT LANDSCAPE MANAGER.

ROOT BARRIER DETAIL

PLANTING NOTES

1. PLANTING PLANS ARE DIAGNOSTIC FOR CLARITY OF READING. PLANTING IS TO BE ADJUSTED IN FIELD AS NECESSARY.
2. PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS AS INDICATED ON THE PLANS.
3. MOUNDING AND ROUGH GRADE TO 1/8 FT. TO BE PROVIDED BY OTHERS. FINISH GRADE TO BE PROVIDED BY LANDSCAPE CONTRACTOR.
4. WHERE MOUNDING OCCURS ADJACENT TO STREET OR WALKS, SHOULDS SHALL BE FORMED ALONG THE STREET OR WALK TO CONTROL IRRIGATION RUN OFF.
5. BEFORE ANY PLANTS ARE LOCATED, ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
6. SEPARATE ALL ANNUAL AND SHRUBS/GROUNDER AREAS FROM LAWN AREAS WITH HEADERBOARD AS SPECIFIED OR APPROVED BY LANDSCAPE ARCHITECT.
7. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT TREES CLOSER THAN 6' (SIX FEET) TO AN EDGE OF PAVING, HEADERBOARD OR ROOF LINE. ANY TREE PLANTED WITHIN 6' OF HARDSCAPE SURFACE EDGE OF SIDEWALK, WALLS, CURBS, ETC.) MUST HAVE LINEAR ROOT BARRIER INSTALLED AT TIME OF PLANTING PER MANUFACTURER'S SPECIFICATIONS, EXCLUDING PROJECTS IN PALM DESERT PER DIRECTIVE OF CITY PALM DESERT LANDSCAPE MANAGER. (SEE DETAIL.)
8. DO NOT PLANT SHRUBS CLOSER THAN 6' (SIX FEET) TO AN EDGE OF PAVING OR HEADERBOARD, OR 30" FROM LANDSCAPE LIGHT FIXTURES.
9. REMOVE ESPALIERED PLANTS FROM THEIR TRAINING FRAMEWORKS AND ATTACH TO THE WALL AGAINST WHICH THEY ARE PLANTED. ATTACH PLANTS IN THE SAME PATTERN THEY HAVE BEEN TRAINED.
10. IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURE DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
11. BEFORE BACKFILLING THE ROOT BALL, WATER THE PLANT IN THE HOLE AND THEN PROCEED WITH BACKFILLING.

LIGHTING NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODES AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR OTHER REPRESENTATIVE OF OWNER.
2. ALL LIGHT FIXTURE LOCATIONS ARE SHOWN DIAGNOSTICALLY ON THIS PLAN. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT AFTER TREES HAVE BEEN PLANTED.
3. QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ARE NOT INTENDED FOR ACCURATE BIDDING USE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LIGHT AS INDICATED ON THE PLANS.
4. ALL LIGHT FIXTURES SHALL BE LOCATED AT A MINIMUM OF 6' (SIX FEET) FROM POOL, SPA, LAKE OR FOUNTAIN EDGE. ALL LIGHTS WHICH ARE INSTALLED WITHIN 10' (TEN FEET) OF WATER'S EDGE TO HAVE GFI.
5. INSTALL COMMENCEMENT OUTLETS AS LOW AS LOCAL CODES PERMIT.
6. INSTALL ELECTRICAL CONDUIT TO THE EDGE OF PLANTING AREAS SO AS NOT TO INTERFERE WITH PLANT HOLE EXCAVATION. CONDUITS IN THE WAY OF TREE HOLES SHALL BE RELOCATED AT NO EXTRA CHARGE.
7. LIGHT FIXTURES ARE TO BE LOCATED NO CLOSER THAN 6" (SIX INCHES) FROM THE EDGE OF PAVING AND LAWN AREAS.
8. INSTALL PHOTOELECTRIC SWITCH WITH TIMER SHUT-OFF. MANUAL OVERRIDE SWITCH TO BE LOCATED PRIOR TO INSTALLATION. COORDINATE LOCATION OF SWITCHES WITH OWNER.
9. ALL LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. MOUNT FIXTURES AS LOW AS POSSIBLE SO LONG AS POSSIBLE WITH PLANTING.
11. ALL CONDUIT TO BE 6CH 40 PVC WITH GALVANIZED 30 RIBS. USE BELL SP. GALVANIZED STEEL UL LISTED EXTENSION BELOW GRADE JUNCTION BOXES, OR AS PER NEC SPECIFICATIONS.
12. ALL CIRCUITING, SWITCHING AND CONNECTIONS TO BE BY ELECTRICAL CONTRACTOR. LIGHTING PLAN INDICATES FIXTURE LOCATIONS ONLY AND IS NOT INTENDED TO BE AN ELECTRICAL PLAN.

PLANTING DETAILS

FRANCES STEVENS PARK
PALM SPRINGS, CA

SHEET TITLE:

PROJECT:

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1305
DATE:	5/7/13
SCALE:	1"=10'-0"
REVISIONS:	INT.
△ -	-
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SHEET NO:
L-6.00