



VISAGE
MID CENTURY
COLOR SCHEME 1

ESCENA VIVANTE COLLECTION



RFT DESIGN 13700 ALTON PKWY
ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS T949.500.8947
RFTDESIGN.COM F949.833.9603

TOLL BROTHERS

PROJECT NO: 13026

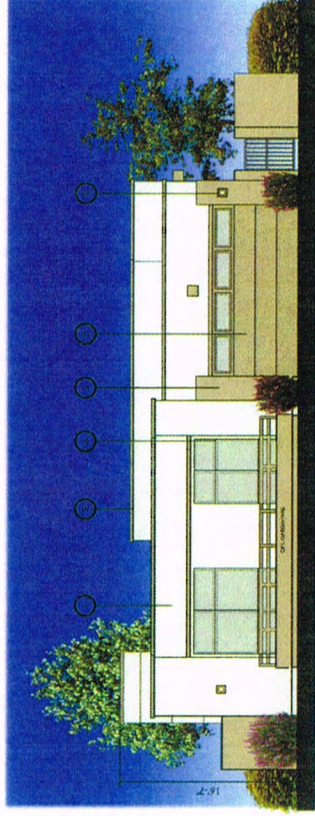
TITLE: 3D RENDERINGS

DATE: 03.13.14

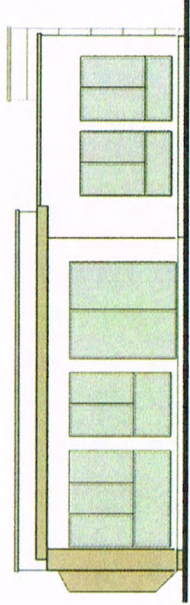
SCALE: N.T.S.

603-R

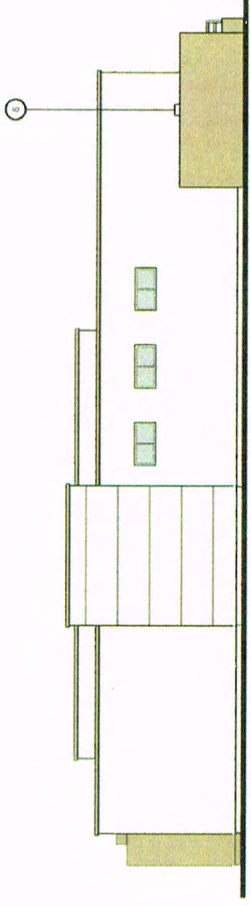
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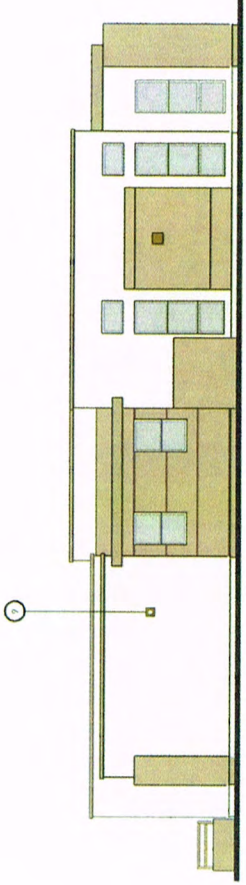
FRONT ELEVATION 60-3 C



REAR ELEVATION 60-3 C



LEFT ELEVATION 60-3 C



RIGHT ELEVATION 60-3 C

VISAGE CONTEMPORARY

LEGEND
COLOR SCHEME 7

- BUILDING WALLS:
MATERIAL: SAND FINISHED STUCCO
COLOR:
1. MAIN STUCCO BODY
2. ACCENT 1
3. ACCENT 2
4. ROOF: FIBERLITE SIMULATED METAL
5. GARAGE DOOR COLOR:
ACCENT 1
6. WINDOW FRAME COLOR:
STANDARD WHITE
7. OPTIONAL STONE VENEER
8. METER
9. EXTERIOR LIGHT

ESCENA VIVANTE COLLECTION

RFT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RFTDESIGN.COM

13700 ALTON PARK
IRVINE
CALIFORNIA
92618
714-500-8747
949-833-9603

TOU BROTHERS

PROJECT NO. 13026

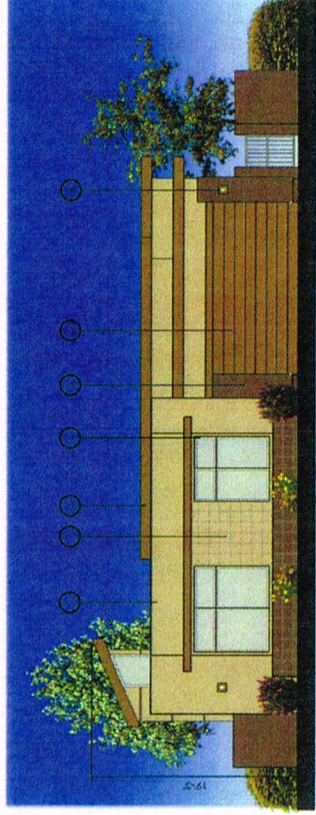
DATE: 01.24.14

ELEVATIONS

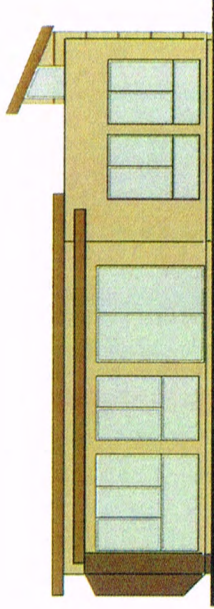
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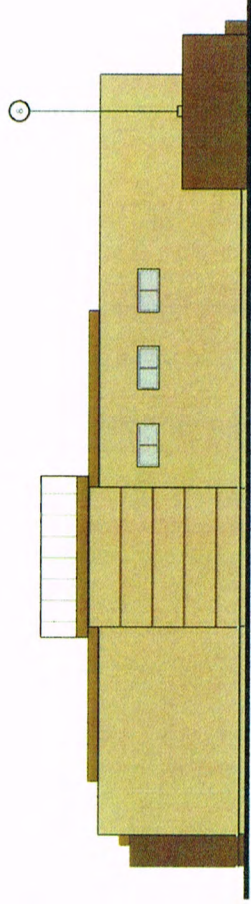
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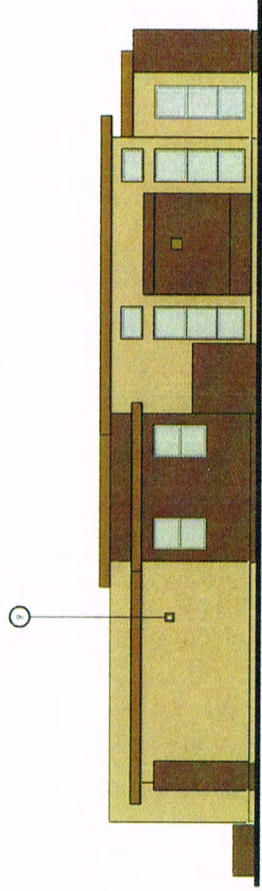
FRONT ELEVATION 60-3 INT



REAR ELEVATION 60-3 INT



LEFT ELEVATION 60-3 INT



RIGHT ELEVATION 60-3 INT

**VISAGE
INTERNATIONAL**

- LEGEND**
COLOR SCHEME 4
- BUILDING WALLS:**
MATERIAL: SAND FINISHED STUCCO
COLOR:
1. MAIN STUCCO BODY
2. ACCENT 1
3. ACCENT 2
4. ROOF: FIBERLITE SIMULATED METAL
- 5. GARAGE DOOR COLOR:**
ACCENT 1
6. WINDOW FRAME COLOR:
STANDARD WHITE
7. OPTIONAL STONE VENEER
8. METER
9. EXTERIOR LIGHT



RTI DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RTIDESIGN.COM

13700 ALTON PKWY
IRVINE
CALIFORNIA
92618
949.500.8947
949.833.9603

FOIL BKQ THEKS

PROJECT NO: 13026

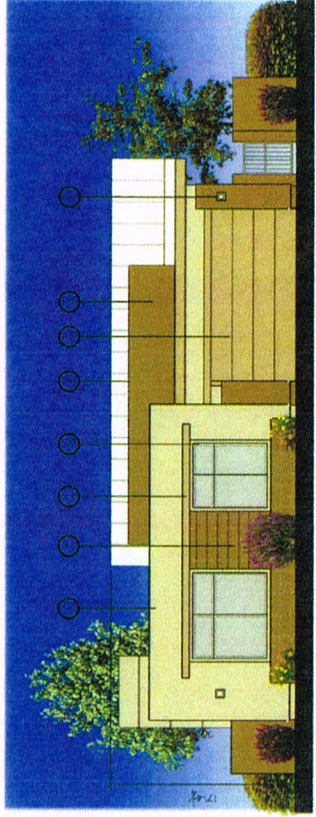
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ESCENA VIVANTE COLLECTION

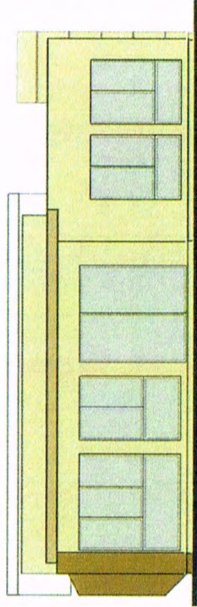
ELEVATIONS

1/8" = 1'-0"

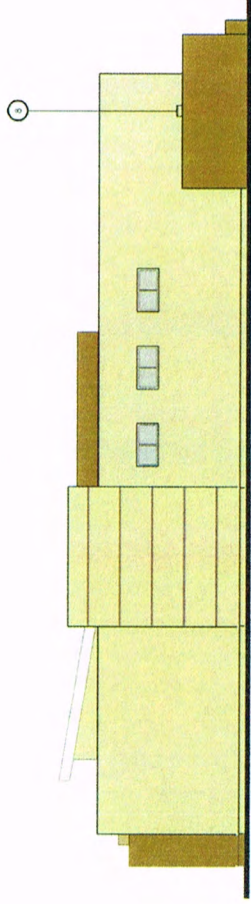
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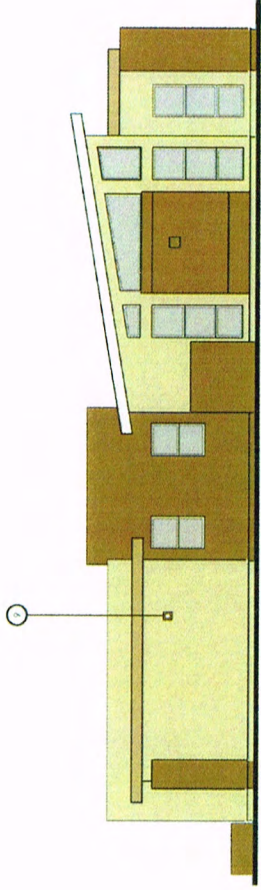
FRONT ELEVATION 60-3 MC



REAR ELEVATION 60-3 MC



LEFT ELEVATION 60-3 MC



RIGHT ELEVATION 60-3 MC

VISAGE MID CENTURY

LEGEND COLOR SCHEME 1

- BUILDING WALLS:
MATERIAL: SAND FINISHED STUCCO
COLOR:
1. MAIN STUCCO BODY
2. ACCENT 1
3. ACCENT 2
4. ROOF: FIBERLITE SIMULATED METAL
5. GARAGE DOOR COLOR:
ACCENT 1
6. WINDOW FRAME COLOR:
STANDARD WHITE
7. OPTIONAL STONE VENEER
8. METER
9. EXTERIOR LIGHT

ESCENA VIVANTE COLLECTION

RFT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RFTDESIGN.COM

13700 ALTON PKWY
IRVINE
CALIFORNIA
92618
1949-500 BVA/
1949-833-5603

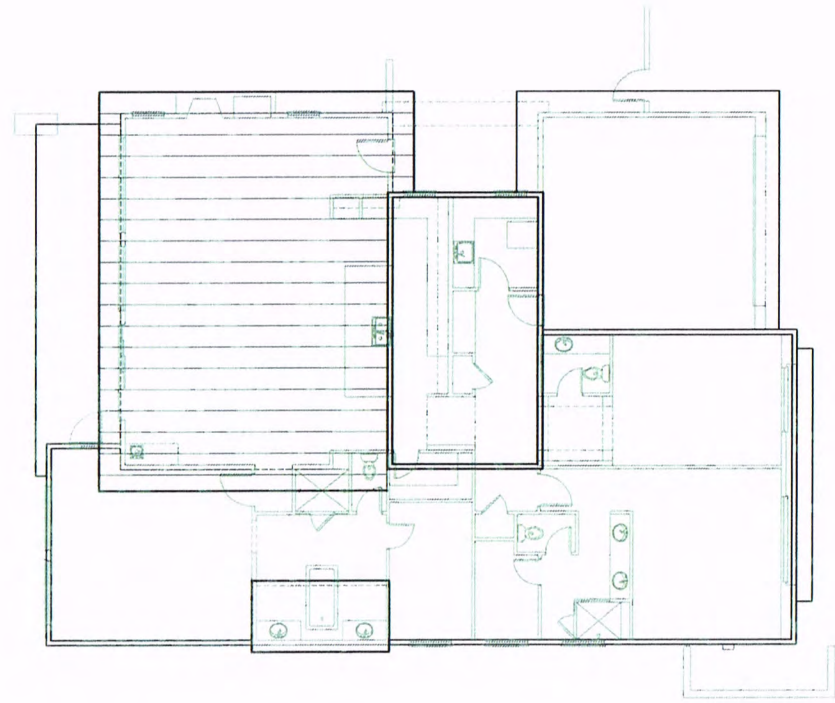


TOIL BROTHERS
PROJECT NO. 3026
DATE: 01.24.14

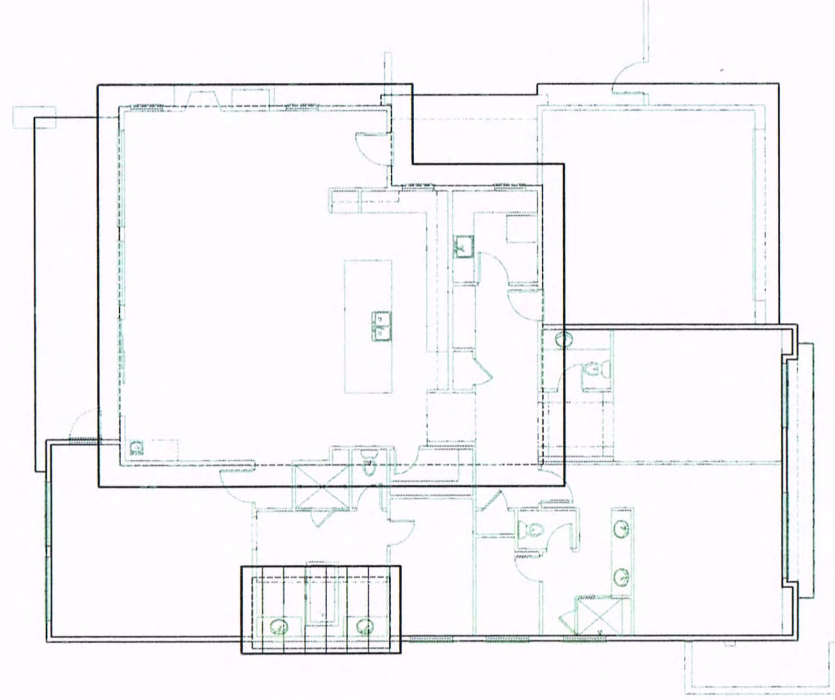
ELEVATIONS

1/8" = 1'-0"

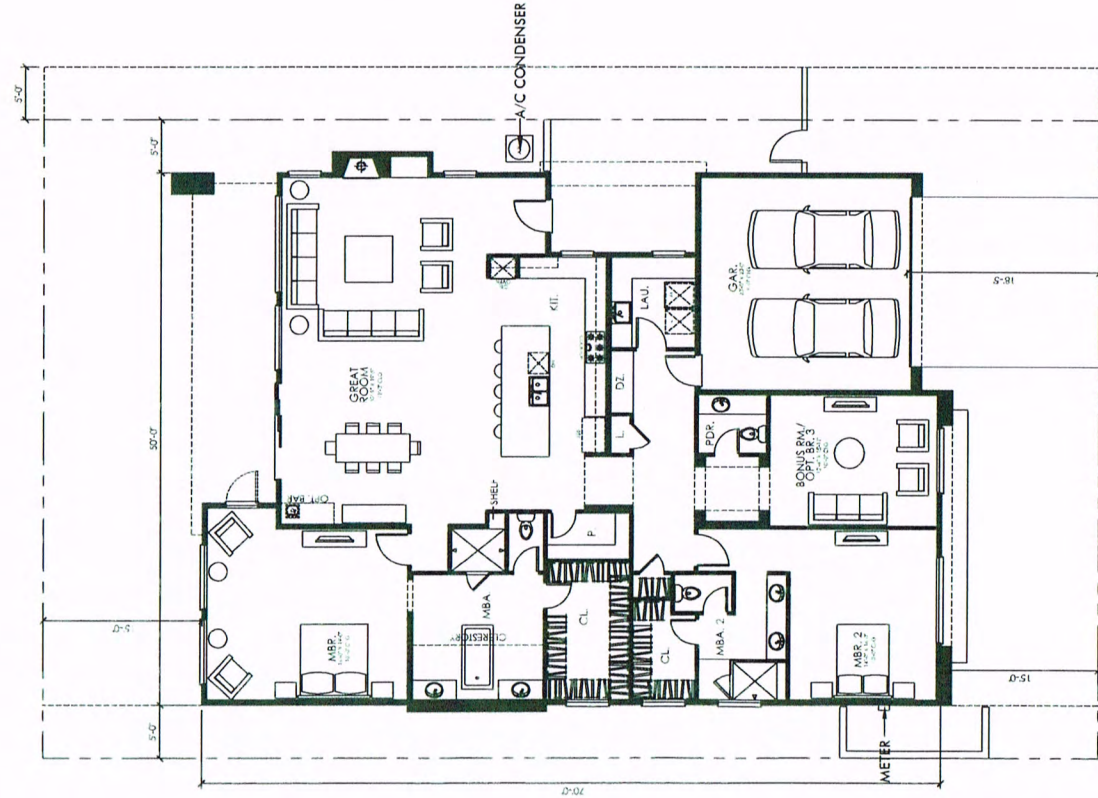
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MID CENTURY ROOF PLAN

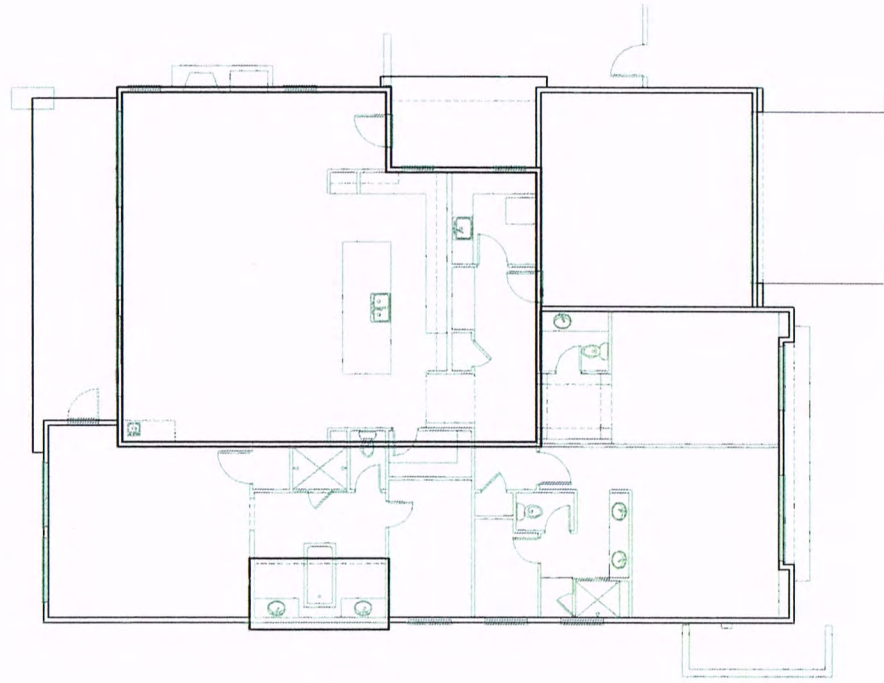


INTERNATIONAL ROOF PLAN



STANDARD PLAN (CONTEMPORARY)

VISAGE
SQ. FT. - 2,705 STANDARD



CONTEMPORARY ROOF PLAN



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PLANNING
LANDSCAPE
GRAPHICS
RTDDESIGN.COM

13700 ALTON PKWY
IRVINE
CALIFORNIA
92618
714-500-8047
949-833-5003

TOIL BROTHERS

PROJECT NO. 13026

DATE: 01.24.14

FLOOR PLAN

1/4" = 1'-0"

ESCENA VIVANTE COLLECTION

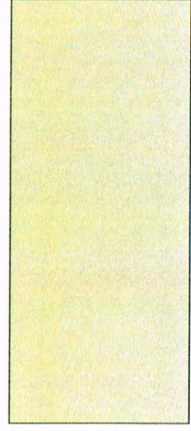
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ROOFING
(MID-CENTURY
SLOPED)



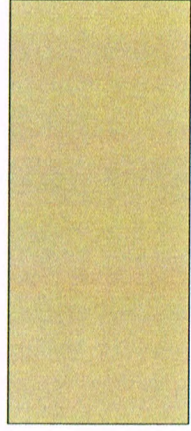
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



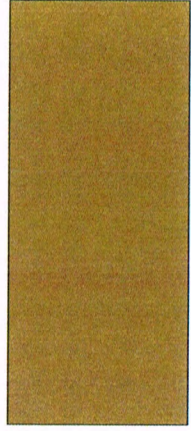
SHERWIN-WILLIAMS
KILIM BEIGE
SW 6106

STUCCO ACCENT 1



SHERWIN-WILLIAMS
LATTE
SW 6108

STUCCO ACCENT 2



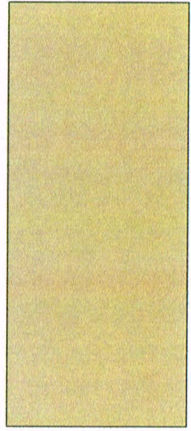
SHERWIN-WILLIAMS
CARDBOARD
SW 6124

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
COUNTRY BEIGE

GARAGE DOORS



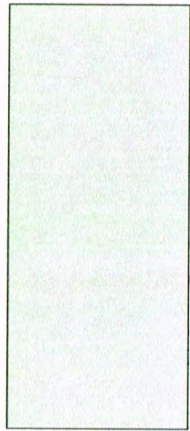
SHERWIN-WILLIAMS
LATTE
SW 6108

METAL GATES &
RAILING



SHERWIN-WILLIAMS
STURDY BROWN
SW 6097

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 1

ESCENA

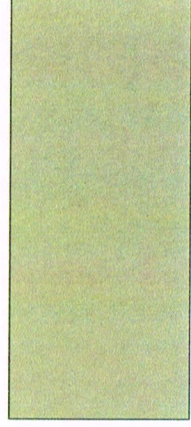
TOLL BROTHERS



02.27.14

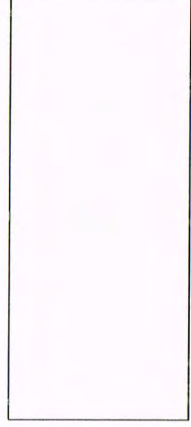
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ROOFING
(MID-CENTURY
SLOPED)



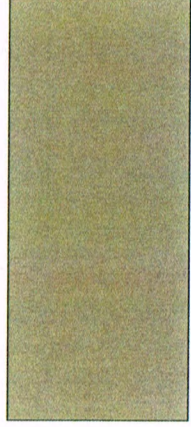
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



SHERWIN-WILLIAMS
GREEK VILLA
SW 7551

STUCCO ACCENT 1



SHERWIN-WILLIAMS
KEYSTONE GRAY
SW 7504

STUCCO ACCENT 2



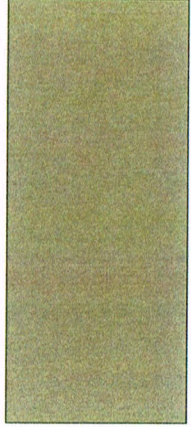
SHERWIN-WILLIAMS
SAND TRAP
SW 6066

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
COUNTRY BEIGE

GARAGE DOORS



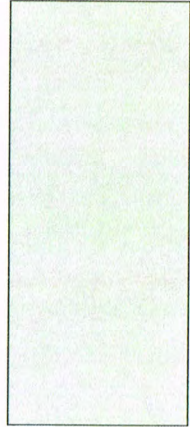
SHERWIN-WILLIAMS
KEYSTONE GRAY
SW 7504

METAL GATES &
RAILING



SHERWIN-WILLIAMS
BLACK MAGIC
SW 6991

WINDOW FRAMES



STANDARD
SLIVER

COLOR SCHEME 2

ESCENA

TOLL BROTHERS



02.27.14

13026

ROOFING
(MID-CENTURY
SLOPED)



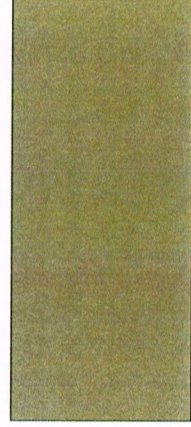
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



SHERWIN-WILLIAMS
BASKET BEIGE
SW 6143

STUCCO ACCENT 1



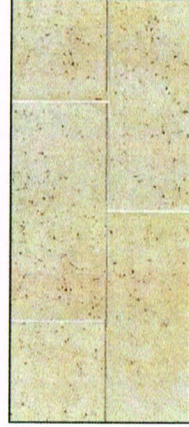
SHERWIN-WILLIAMS
CURIO GRAY
SW 0024

STUCCO ACCENT 2



SHERWIN-WILLIAMS
GREEK VILLA
SW 7551

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
COUNTRY BEIGE

GARAGE DOORS



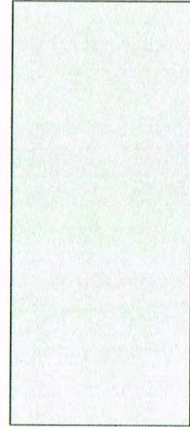
SHERWIN-WILLIAMS
CURIO GRAY
SW 0024

METAL GATES &
RAILING



SHERWIN-WILLIAMS
HUNT CLUB
SW 6468

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 3

**ESCENA
TOLL BROTHERS**



02.27.14

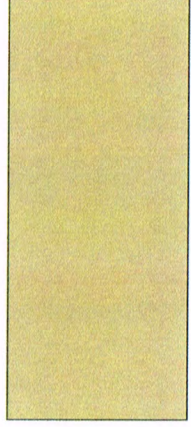
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ROOFING
(MID-CENTURY
SLOPED)



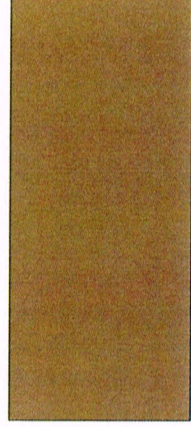
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



SHERWIN-WILLIAMS
SENSATIONAL SAND
SW 6094

STUCCO ACCENT 1



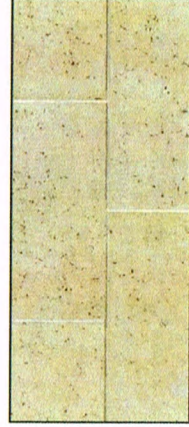
SHERWIN-WILLIAMS
TOASTY
SW 6095

STUCCO ACCENT 2



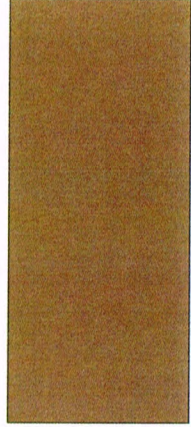
SHERWIN-WILLIAMS
COBBLE BROWN
SW 6082

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
COUNTRY BEIGE

GARAGE DOORS



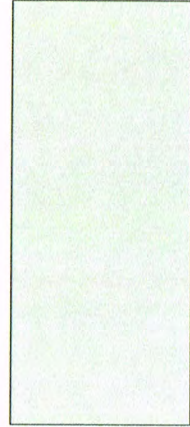
SHERWIN-WILLIAMS
TOASTY
SW 6095

METAL GATES &
RAILING



SHERWIN-WILLIAMS
IBIS WHITE
SW 7000

WINDOW FRAMES



STANDARD
SLIVER

COLOR SCHEME 4

ESCENA

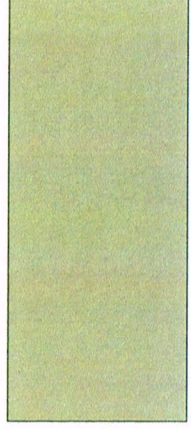
TOLL BROTHERS



02.27.14

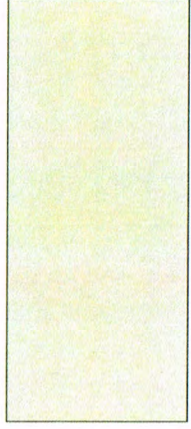
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ROOFING
(MID-CENTURY
SLOPED)



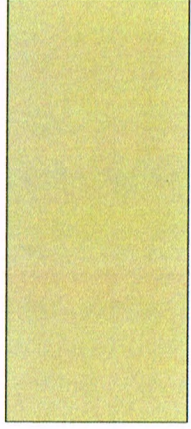
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SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



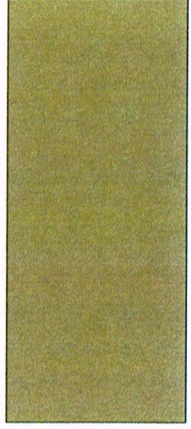
SHERWIN-WILLIAMS
RICE GRAIN
SW 6155

STUCCO ACCENT 1



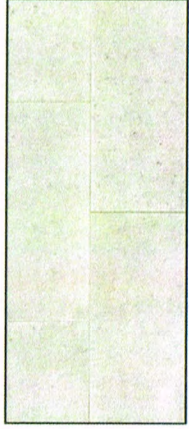
SHERWIN-WILLIAMS
FAVORITE TAN
SW 6157

STUCCO ACCENT 2



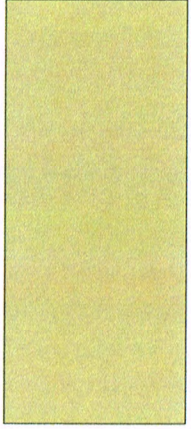
SHERWIN-WILLIAMS
SAWDUST
SW 6158

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
FRENCH WHITE

GARAGE DOORS



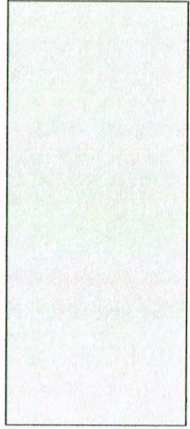
SHERWIN-WILLIAMS
FAVORITE TAN
SW 6157

METAL GATES &
RAILING



SHERWIN-WILLIAMS
BEST BRONZE
SW 6160

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 5

ESCENA

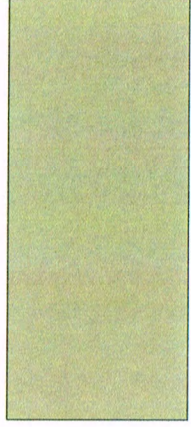
TOLL BROTHERS



02.27.14

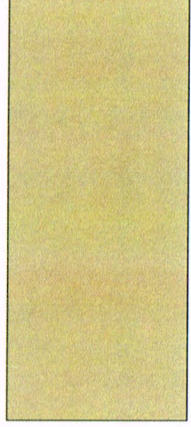
13026

ROOFING
(MID-CENTURY
SLOPED)



FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



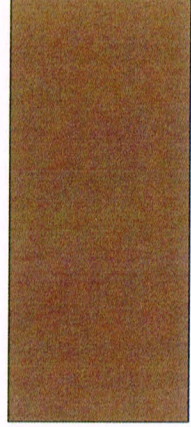
SHERWIN-WILLIAMS
SANDS OF TIME
SW 6101

STUCCO ACCENT 1



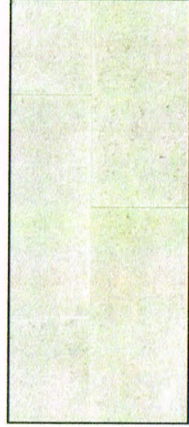
SHERWIN-WILLIAMS
TEA CHEST
SW 6103

STUCCO ACCENT 2



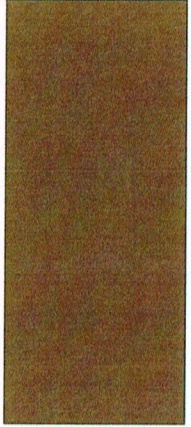
SHERWIN-WILLIAMS
TANBARK
SW 6061

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
FRENCH WHITE

GARAGE DOORS



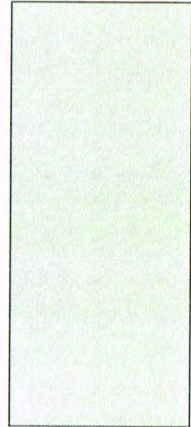
SHERWIN-WILLIAMS
TEA CHEST
SW 6103

METAL GATES &
RAILING



SHERWIN-WILLIAMS
LOYAL BLUE
SW 6510

WINDOW FRAMES



STANDARD
SLIVER

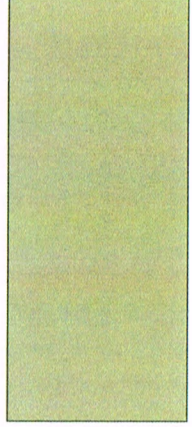
COLOR SCHEME 6
ESCENA
TOLL BROTHERS



02.27.14

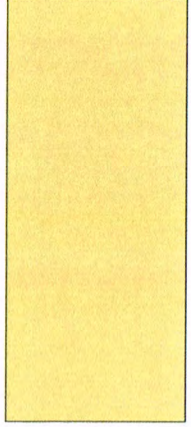
13026

ROOFING
(MID-CENTURY
SLOPED)



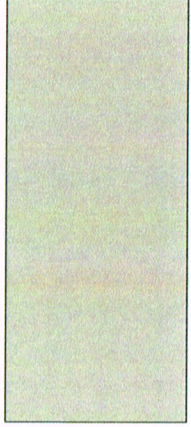
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



SHERWIN-WILLIAMS
BLONDE
SW 6128

STUCCO ACCENT 1



SHERWIN-WILLIAMS
VERSATILE GRAY
SW 6072

STUCCO ACCENT 2



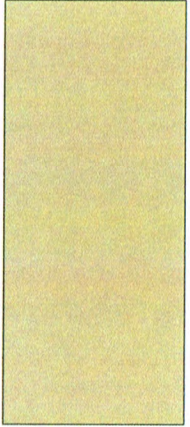
SHERWIN-WILLIAMS
DOWNY
SW 7002

STONE VENEER



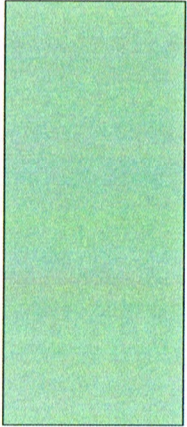
CORONADO STONE
FRENCH LIMESTONE
FRENCH WHITE

GARAGE DOORS



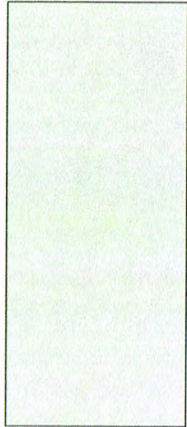
SHERWIN-WILLIAMS
NOMADIC DESERT
SW 6107

METAL GATES &
RAILING



SHERWIN-WILLIAMS
HAZEL
SW 6471

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 7

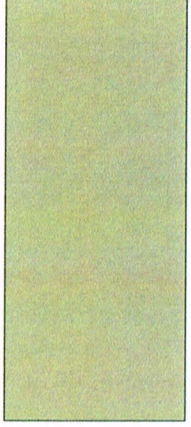
**ESCENA
TOLL BROTHERS**



02.27.14

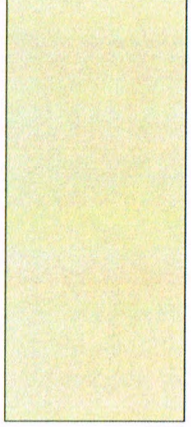
13026

ROOFING
(MID-CENTURY
SLOPED)



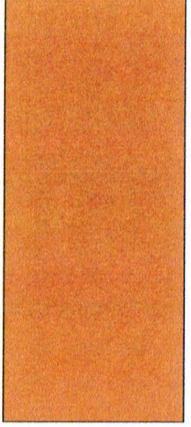
FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



SHERWIN-WILLIAMS
KILM BEIGE
SW 6106

STUCCO ACCENT 1



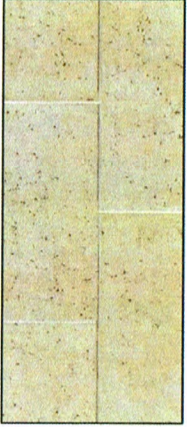
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BAKED CLAY
SW 6340

STUCCO ACCENT 2



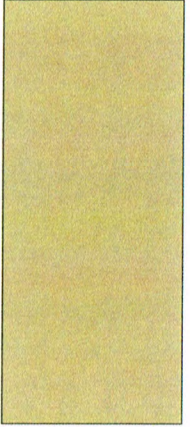
SHERWIN-WILLIAMS
MODEST WHITE
SW 6084

STONE VENEER



CORONADO STONE
FRENCH LIMESTONE
COUNTRY BEIGE

GARAGE DOORS



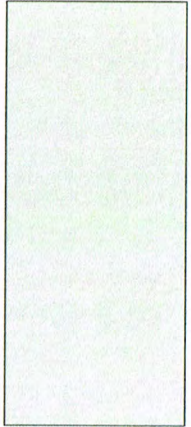
SHERWIN-WILLIAMS
LATTE
SW 6108

METAL GATES &
RAILING



SHERWIN-WILLIAMS
FIRED BRICK
SW 6335

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 8

**ESCENA
TOLL BROTHERS**



02.27.14

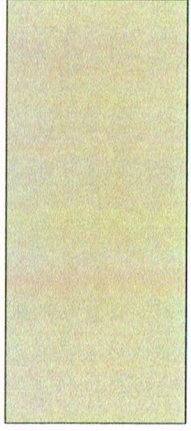
13026

ROOFING
(MID-CENTURY
SLOPED)



FIBERTITE
SIMULATED METAL
ROOF
THERMAL TAN

STUCCO
(PRIMARY)



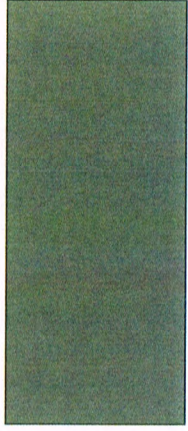
SHERWIN-WILLIAMS
SAND DUNE
SW 6086

STUCCO ACCENT 1



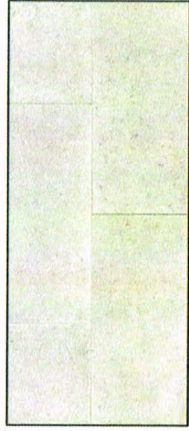
SHERWIN-WILLIAMS
NUTHATCH
SW 6088

STUCCO ACCENT 2



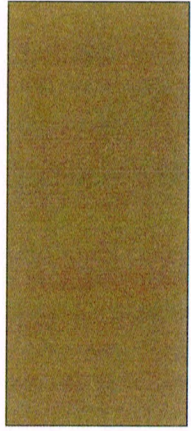
SHERWIN-WILLIAMS
ATTITUDE GRAY
SW 7060

STONE VENEER



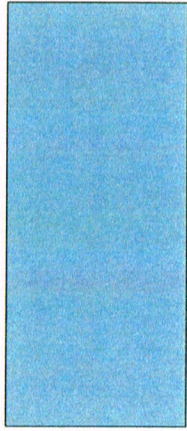
CORONADO STONE
FRENCH LIMESTONE
FRENCH WHITE

GARAGE DOORS



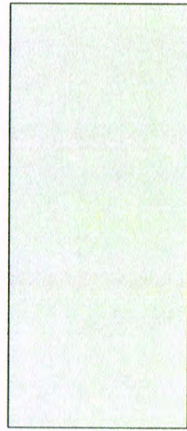
SHERWIN-WILLIAMS
NUTHATCH
SW 6088

METAL GATES &
RAILING



SHERWIN-WILLIAMS
RESPITE
SW 6514

WINDOW FRAMES



STANDARD
SILVER

COLOR SCHEME 9
ESCENA
TOLL BROTHERS



02.27.14

13026

LANDSCAPE PLANS FOR:

Escena Typical

TRACT 32233-5
PALM SPRINGS, CALIFORNIA

SHEET INDEX:

- L-CS COVER SHEET
- LT-1 PLANTING PLAN
- LT-2 PLANTING PLAN
- LT-3 IRRIGATION PLAN
- LT-4 IRRIGATION PLAN
- LD-1 PLANTING DETAILS
- LD-2 IRRIGATION DETAILS

ARCHITECT:

RFT DESIGN
13700 Alton Pkwy
Irvine, CA 92618
(949) 500-8947

CIVIL:

MSA Consulting, INC.
34200 Bob Hope Dr.
Rancho Mirage, CA 92270
(760) 320-9811

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor shall be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

Important Notice - Underground Service Alert

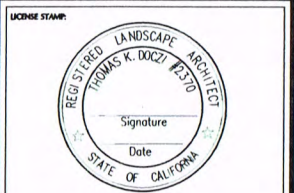


Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2609 two working days before you dig.



T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
71771 SAN JACINTO DR. SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
P.O. BOX 776-051 FAX: (760) 776-053

PROJECT NAME
ESCENA
ENCANTO COLLECTION
TRACT 32233-5
PALM SPRINGS CALIFORNIA



CONSULTANTS

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SHEET TITLE
COVER SHEET

NORTH
SCALE
PROJECT NUMBER
1817

REVISIONS			
NO	DATE	TYPE	BY

DATE: 1/28/14
ISSUED FOR:
EFFECTIVE DATE: TBD
DESIGN BY: KD
DRAWN BY: 1849
FILENAME: 1849 Cover Sheet.dwg

SHEET NO:
TOTAL
SHEETS
L-CS

4/8



Cercidium h. 'Desert Museum'



Calliandra inaequilatera



Cercidium praecox



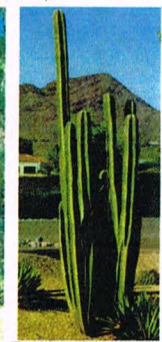
Acacia smallii



Yucca thompsonii



Beaucarnea recurvata



Pachycereus marginatus



Muhlenbergia rigens



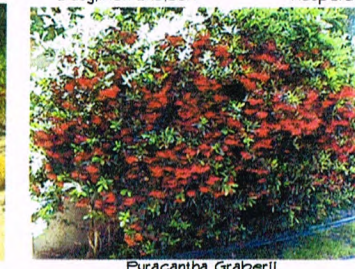
Dasylirion wheeleri



Hesperaloe parviflora



Echinocactus grusonii



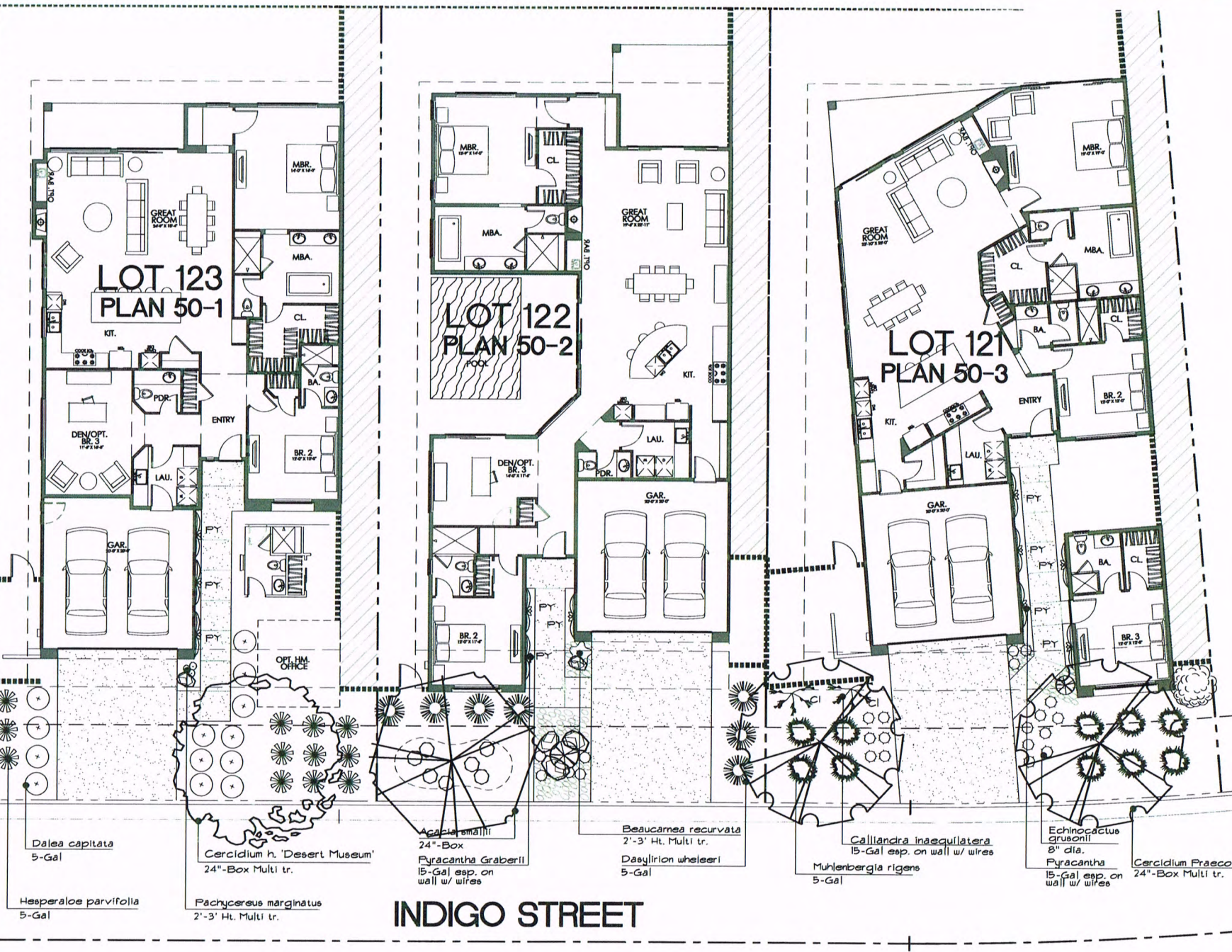
Pyracantha Graberli



Dalea capitata



Leucophyllum 'Green Cloud'



INDIGO STREET

PLANT LEGEND FOR TYPICAL 50-1

Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	(Tree symbol)	Cercidium h. 'Desert Museum'	Hybrid palo verde	24"-Box Multi tr.
Cactus				
1	(Cactus symbol)	Pachycereus marginatus	Mexican fan post	2'-3' Multi tr.
12	(Cactus symbol)	Hesperaloe parviflora	Red yucca	5-Gal
Ground Cover and Vines				
13	(Ground cover symbol)	Dalea capitata	Sierra Gold	5-Gal
3 PY	(Vine symbol)	Pyracantha Graberli	Firethorn	15-Gal esp. on wall with wires
DG	(Decorative granite symbol)	3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		
2	(Decorative granite symbol)	2'-3" dia. Select Boulders By Southwest Boulders and Stone		

PLANT LEGEND FOR TYPICAL 50-2

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Tree and Accent				
1	(Tree symbol)	Acacia smallii	Desert Sweet Acacia	24"-Box
1	(Tree symbol)	Beaucarnea recurvata	Elephant Foot Tree	2'-3' Ht. Multi tr.
Vines				
1 PY	(Vine symbol)	Pyracantha Graberli	Firethorn	15-Gal esp. on wall with wires
Shrubs				
1	(Shrub symbol)	Dasylirion wheeleri	Desert spoon	5-Gal
1	(Shrub symbol)	Yucca thompsonii	Yucca	2'-3' Ht. Multi tr.
5	(Shrub symbol)	Echinocactus grusonii	Barrel cactus	8" dia
1	(Shrub symbol)	Chrysantha mexicana	Damianita	5-Gal
DG	(Decorative granite symbol)	4"-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		
DG	(Decorative granite symbol)	3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		

PLANT LEGEND FOR TYPICAL 50-3

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Tree				
2	(Tree symbol)	Cercidium praecox	Sonoran Palo Verde	24"-Box Multi tr.
Vines				
2 CL	(Vine symbol)	Calliandra inaequilatera	Pink Powder Puff	15-Gal esp. on wall with wires
5 PY	(Vine symbol)	Pyracantha Graberli	Firethorn	15-Gal esp. on wall with wires
Shrub				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	(Shrub symbol)	Leucophyllum f. 'Green Cloud'	Texas sage	5-Gal
Cacti and Yucca/Yucca-like				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
10	(Cactus symbol)	Muhlenbergia capillaris	Regal Mist	5-Gal
1	(Shrub symbol)	Yucca thompsonii	Yucca	2'-3' Ht. Multi tr.
17	(Cactus symbol)	Echinocactus grusonii	Barrel cactus	8" dia
DG	(Decorative granite symbol)	3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		
DG	(Decorative granite symbol)	4"-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		

NOTE: ALL PALMS SHOULD BE PURCHASED FROM ONE OF THE COACHELLA VALLEY NURSERIES.
 WJ YOUNG NURSERY
 81-910 Arus Avenue, Indio, CA 92201 (760) 347-7906
 PRICE'S NURSERY
 80420 Avenue 52, La Quinta CA 92253 (760) 328-0910

T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 7471 SAN JACINTO DR. SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-0751 FAX: (760) 776-0753

PROJECT NAME
ESCENA
 ENCANTO COLLECTION
 TRACT 32233-5
 PALM SPRINGS CALIFORNIA

LICENSE STAMP
 REG. STATE LANDSCAPE ARCHITECT
 THOMAS K. DOCZI PLS 130
 Signature
 Date
 STATE OF CALIFORNIA

CONSULTANTS

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SHEET TITLE
PLANTING PLAN FOR TYPICAL UNITS

NORTH
 SCALE
 1/8"=1'-0"
 PROJECT NUMBER
 1849

REVISIONS

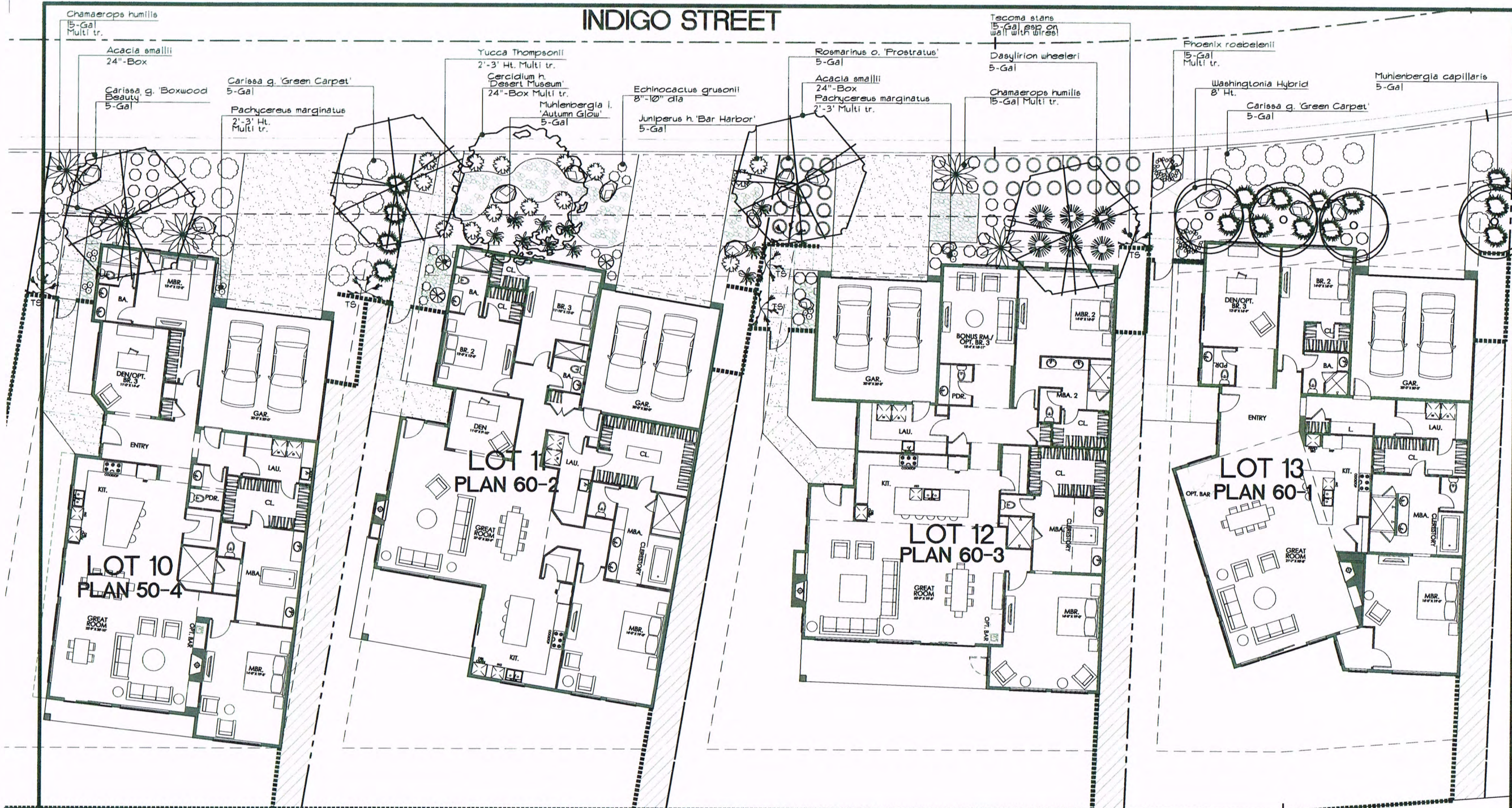
NO	DATE	TYPE	BY

DATE: 03-13-14
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: EP
 FILENAME: 1848TypicalPlans.dwg

SHEET NO:
 TOTAL
LT-1
 SHEETS

419

INDIGO STREET



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 7171 SAN JACINTO DR. SUITE C 92270
 PALM SPRINGS, CALIFORNIA PH: (760) 776-0751 FAX: (760) 776-0753

PROJECT NAME
ESCENA
 ENCANTO COLLECTION
 TRACT 32233-5
 PALM SPRINGS CALIFORNIA

LICENSE STAMP

 REGISTERED LANDSCAPE ARCHITECT
 THOMAS K. DORZI 1849
 Signature
 Date

CONSULTANTS:

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SHEET TITLE
PLANTING PLAN FOR TYPICAL UNITS

SCALE
1/8" = 1'-0"

PROJECT NUMBER
1849

REVISIONS			
NO	DATE	TYPE	BY

DATE: 3-13-14
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: EP
 FILENAME: 1849TypicalBase.dwg

SHEET NO:
 TOTAL
LT-2
 SHEETS

PLANT LEGEND FOR TYPICAL 50-4
 Tree and Palm

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	⊗	Acacia smallii	Desert Sweet Acacia	24"-Box
3	☼	Chamaerops humilis	Mediterranean fan palm	15-Gal Multi tr.

Cactus

Qty.	Symbol	Scientific Name	Common Name	Planting Size
3	⊗	Pachycereus marginatus	Mexican fan post	2'-3' Ht. Multi tr.

Vine and Shrubs

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	TS	Tecoma stans	Yellow bells	15-Gal
12	○	Chrysanthia mexicana	Damianita	5-Gal
22	○	Carissa g. 'Green Carpet'	Natal plum	5-Gal
4	○	Muhlenbergia capillaris	Regal Mist	5-Gal
5	⊗	2'-3' dia. Select Boulders By Southwest Boulders and Stone		
		3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		

PLANT LEGEND FOR TYPICAL 60-2
 Tree

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	⊗	Cercidium h. 'Desert Museum'	Hybrid palo verde	24"-Box Multi tr.

Cactus / Yucca like

Qty.	Symbol	Scientific Name	Common Name	Planting Size
10	○	Echinocactus grusonii	Barrel cactus	8"-10" dia
3	⊗	Yucca thompsonii	Yucca	2'-3' Ht. Multi tr.

Grass

Qty.	Symbol	Scientific Name	Common Name	Planting Size
10	☼	Muhlenbergia l. 'Autumn Glow'	Yellow Devils Shoestring	5-Gal
14	☼	Juniperus h. 'Bar Harbor'	Juniper	5-Gal
DG		3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		
2	⊗	2'-3' dia. Select Boulders By Southwest Boulders and Stone		
		4"-6" dia. Brown Cresta Fractured Granite By Southwest Boulders and Stone		

PLANT LEGEND FOR TYPICAL 60-3
 Tree and Palm

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	⊗	Acacia smallii	Desert Sweet Acacia	24"-Box
2	☼	Chamaerops humilis	Mediterranean fan palm	15-Gal Multi tr.

Cactus

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	⊗	Pachycereus marginatus	Mexican fan post	2'-3' Multi tr.

Vine

Qty.	Symbol	Scientific Name	Common Name	Planting Size
3	TS	Tecoma stans	Yellow bells	15-Gal esp on wall with wires

Shrub

Qty.	Symbol	Scientific Name	Common Name	Planting Size
17	○	Chrysanthia mexicana	Damianita	5-Gal
27	○	Rosmarinus o. 'Prostratus'	Dwarf rosemary	5-Gal
6	☼	Dasyliiron wheeleri	Desert spoon	5-Gal
5	⊗	2'-3' dia. Select Boulders By Southwest Boulders and Stone		
DG		3/8" Desert Gold Decomposed Granite By Southwest Boulders and Stone		
		4"-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		

PLANT LEGEND FOR TYPICAL 60-1
 Palm

Qty.	Symbol	Scientific Name	Common Name	Planting Size
2	☼	Phoenix roebelenii	Pigmy date palm	15-Gal Multi tr.
4	○	Washingtonia Hybrid	Hybrid fan palm	8' Ht.

Shrub

Qty.	Symbol	Scientific Name	Common Name	Planting Size
9	○	Chrysanthia mexicana	Damianita	5-Gal
11	○	Carissa g. 'Green Carpet'	Prostrate natal plum	5-Gal
11	☼	Muhlenbergia capillaris	Regal Mist	5-Gal
DG		3/8" Desert Gold Decomposed Granite By Southwest Boulders and Stone		
5	⊗	2'-3' dia. Select Boulders By Southwest Boulders and Stone		

NOTE: ALL PALMS SHOULD BE PURCHASED FROM ONE OF THE COACHELLA VALLEY NURSERIES.
 WD YOUNG NURSERY
 81-910 Arus Avenue, Indio, CA 92201 (760) 341-1926
 PRICE'S NURSERY
 80420 Avenue 52, La Quinta CA 92253 (760) 328-0910

- NOTE:**
- IRRIGATION LAYOUT IS DIAGRAMMATIC.
 - ALL VALVES, MAINLINE AND LATERALS SHOWN OUTSIDE PLANTING AREAS ARE FOR GRAPHIC CLARITY ONLY. THEY SHOULD BE INSTALLED ON PROPERTY AND IN THE PLANTING AREAS.
 - ALL TRIF SPRAY SPRINKLERS SHALL BE INSTALLED FOR HEAD TO HEAD COVERAGE.
 - CONTRACTOR TO USE PCS SCREENS TO ENSURE THERE IS NO OVER SPRAY FROM LAWN SPRAYS.
 - NO OVER SPRAY ON HARDSCAPE OR WALLS WILL BE PERMITTED.
 - SET BACK ALL 1800 SPRINKLERS 24" FROM CURBS AND SIDEWALKS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE.
 - CONTRACTOR TO SLEEVE ALL LATERAL UNDER HARDSCAPE USING SCH. 40 PVC 2 1/2 TIMES LATERAL SIZE.
 - VALVE BOXES WILL BE BASED WITH PEA GRAVEL, AND WILL BE TAN COLOR IN DG AREAS ONLY AND GREEN IN LAWN AREAS.
 - IRRIGATION CONTRACTOR TO FIELD VERIFY LOCATION OF P.O.C. FOR (WATER SOURCE).
 - LANDSCAPE CONTRACTOR TO FIELD LOCATE ELECTRICAL POWER SOURCE FOR NEW IRRIGATION CONTROLLER.
 - THE PLAN RELIES ON THE LANDSCAPE CONTRACTOR TO SIZE ALL LATERALS ACCORDING TO WATER DEMANDS.
 - UNDERGROUND AND OVERHEAD UTILITIES SHOWN ON PLAN IS FOR INFORMATION ONLY. REFER TO UNDERGROUND SERVICE ALERT FOR ACTUAL LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK.

PCS SELECTION CHART

DESCRIPTION	MODEL	PCS-016	PCS-020	PCS-040	PCS-060	PCS-080	PCS-125	PCS-175
	COLOR	0.3	0.3	0.3	0.3	0.3	0.3	0.3
		Brown	Silver	Orange	Black	White	Green	Yellow
SPRAY 5" TRAJECTORY	5F 5H 5Q	- 2' 3'	1' 4' 5'	1' 5' 7'	3' 7' 10'	5' 10' 15'	8' 15' 22'	- - -
SPRAY 5" TRAJECTORY	10F 10H 10Q	- 2' 3'	2' 6' 8'	2' 7' 10'	5' 10' 15'	8' 15' 22'	10' 20' 30'	11' - -
SPRAY 23" TRAJECTORY	5F 5H 5Q	- 1' 1'	1' 4' 5'	1' 5' 7'	3' 7' 10'	5' 10' 15'	8' 15' 22'	8' 12' 15'
STREAM BUBBLER	5F 5H-B 5Q-B 5QBT-B	3' 3' 10' 14'	4' 10' 3' 3'	6' 1' 5' 5'	1' 2' - -	2' - - -	3' - - -	- - - -

WHEN RADIUS OF SPRINKLER HEADS, REQUIRED FOR PROPER COVERAGE, IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A RAIN BIRD "PCS" PRESSURE COMPENSATING SCREEN FOR LOW FLOW AND RADIUS CONTROL. SELECT SCREEN ON CHART ABOVE FOR PROPER RADIUS.

WATER USE CALCULATIONS

TYPICAL 50-1 Zone 5 550 sq.ft.
 Low Native Plants EAALW=93.9 x 0.2 x 251 sq.ft. x 0.62 / 148 / 0.90 = 4.44 CCF
 Moderate Plants EAALW=93.9 x 0.5 x 293 sq.ft. x 0.62 / 148 / 0.90 = 12.61 CCF
 TOTAL = 17.05 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 550 sq.ft. x 0.62 / 148 = 21.40 CCF

TYPICAL 50-2 Zone 5 550 sq.ft.
 Low Native Plants EAALW=93.9 x 0.2 x 291 sq.ft. x 0.62 / 148 / 0.90 = 5.13 CCF
 Moderate Plants EAALW=93.9 x 0.5 x 93 sq.ft. x 0.62 / 148 / 0.90 = 4.02 CCF
 High Plants EAALW=93.9 x 0.1 x 200 sq.ft. x 0.62 / 148 / 0.90 = 13.62 CCF
 TOTAL = 22.77 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 550 sq.ft. x 0.62 / 148 = 22.36 CCF

TYPICAL 50-3 Zone 5 150 sq.ft.
 Low Native Plants EAALW=93.9 x 0.2 x 382.5 sq.ft. x 0.62 / 148 / 0.90 = 6.61 CCF
 Moderate Plants EAALW=93.9 x 0.5 x 300 sq.ft. x 0.62 / 148 / 0.90 = 12.31 CCF
 High Plants EAALW=93.9 x 0.8 x 61.5 sq.ft. x 0.62 / 148 / 0.90 = 4.67 CCF
 TOTAL = 24.25 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 150 sq.ft. x 0.62 / 148 = 29.19 CCF

BUBBLER /EMITTER SCHEDULE FOR TYPICAL 50-1

Qty	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
1	☉	Cercidium h. Desert Museum	Hybrid palo verde	Low	20	2 (1402)
1	☉	Pachycereus marginatus	Mexican fan post	Low	20	XB-10-PC-1032
12	☉	Hesperaloe parviflora	Red yucca	Low	20	XB-10-PC-1032
13	☉	Dalea capitata	Sierra Gold	Moderate	50	XB-20-PC-1032
3	☉	Pyracantha Gräberii	Firethorn	Moderate	50	XB-20-PC-1032

FOR TYPICAL 50-2

Qty	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
1	☉	Acacia smallii	Sweet Acacia	Low	20	2 (1402)
1	☉	Beaucarnea recurvata	Elephant Foot	Low	20	XB-10-PC-1032
3	☉	Pyracantha Gräberii	Firethorn	Moderate	50	XB-20-PC-1032
8	☉	Dasylirion wheeleri	Desert spoon	Low	20	XB-10-PC-1032

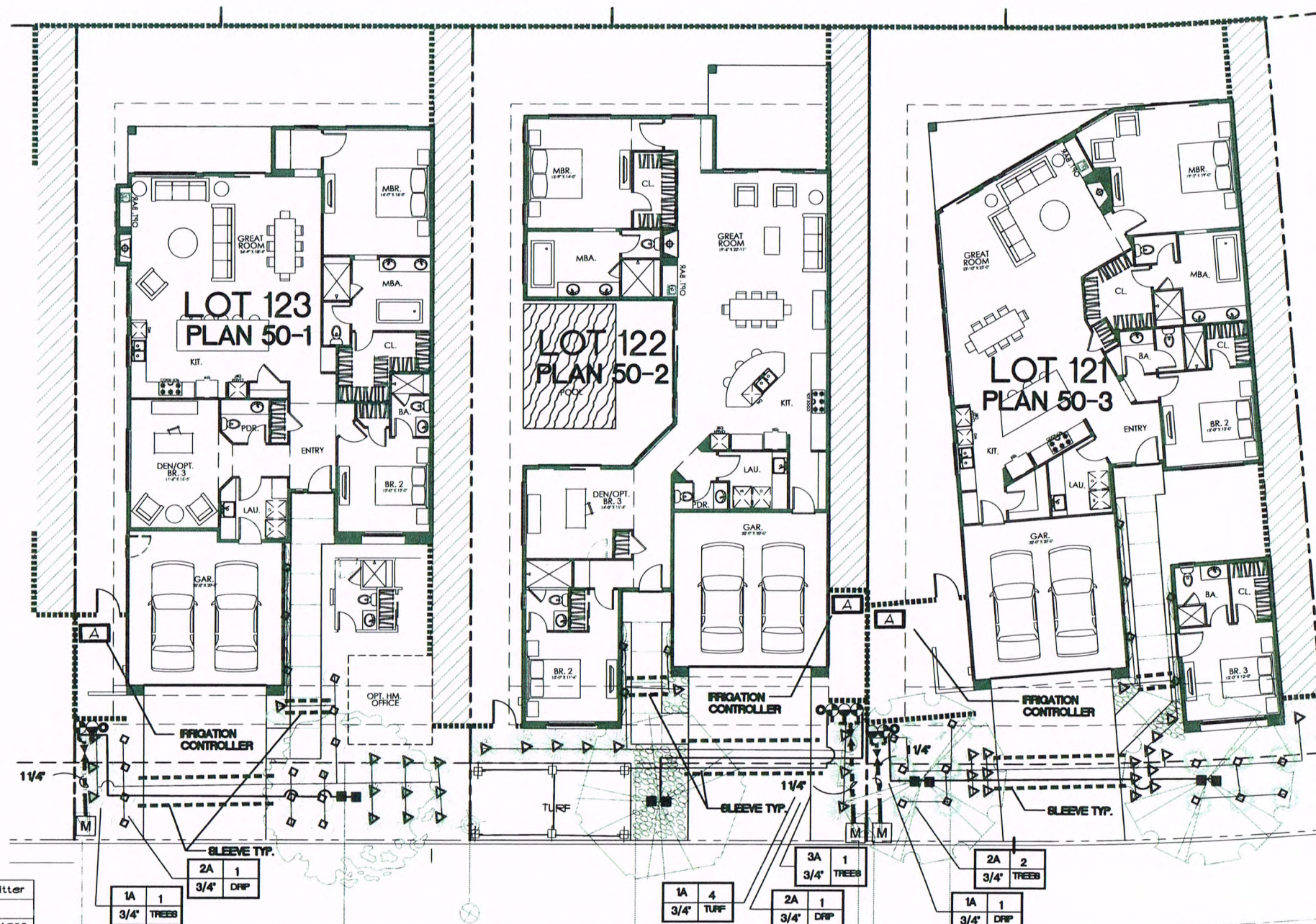
FOR TYPICAL 50-3

Qty	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
2	☉	Cercidium praecox	Sonoran Palo Verde	Low	20	2 (1402)
3	☉	Calliandra inaequilatera	Pink Powder Puff	High	10	XB-20-PC-1032
5	☉	Pyracantha Gräberii	Firethorn	Moderate	50	XB-20-PC-1032
1	☉	Leucophyllum f. Green Cloud	Texas sage	Low	20	XB-10-PC-1032
10	☉	Muhlenbergia capillaris	Regal Mist	Moderate	50	XB-20-PC-1032
2	☉	Yucca thompsonii	Yucca	Low	20	XB-10-PC-1032
14	☉	Echinocactus grusonii	Barrel cactus	Low	20	XB-10-PC-1032

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW GPM	PIB	PATTERN
☐ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	10F	17	158	30	FULL
☐ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	10H	17	79	30	HALF
☐ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	10Q	17	39	30	QUARTER
○ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	8VAN	8"	155	30	ADJUSTABLE
☐ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	8H	8"	32	30	HALF
☐ **	RANERD	1004-SAM-FRS	4" POP-UP SPRAY HEAD	8Q	8"	26	30	QUARTER

☉ SYMBOL INDICATES BUBBLER GROUPING REFER TO DETAIL ON SHEET LD-2
 ** WHEN RADIUS OF SPRINKLER HEADS REQUIRED FOR PROPER COVERAGE IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A "RAIN BIRD" "PCS" PRESSURE COMPENSATING SCREEN FOR FLOW AND RADIUS CONTROL. SELECT SCREEN FROM PCS NOZZLE SCREEN SELECTION GUIDE THIS SHEET FOR APPROPRIATE RADIUS.

PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

REFER TO EXAMPLE DRIP EMITTER LATERAL SYSTEM ON DETAIL SHEET.

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW GPM	PIB	PATTERN
☐	RANERD	PPR/FRA	KEY-BUBBLER	XB-10PC-1032	-	-	30	DRIP
☐	RANERD	PPR/FRA	KEY-BUBBLER	XB-20PC-1032	-	-	30	DRIP
☉	RANERD	SCH. 80 RIER	BUBBLER	1402	-	.50	30	UMBRELLA
☐	RANERD	BIP-LX	4 STATION IRRIGATION CONTROLLER	-	-	-	-	-
☐	RANERD	ET MANAGER + CARTRIDGE	WEATHER-SMART IRRIGATION SENSOR	-	-	-	-	-
☉	RANERD	ASVF SERIES	ELECTRIC CONTROL VALVE FOR TURF AREAS AND PALM TREE BUBBLERS, SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET	-	-	-	-	-
☉	RANERD	KACZ-075-PRF	ELECTRIC CONTROL VALVE KIT FOR DRIP AREAS SIZE AS NOTED ON PLAN	-	-	-	-	-
☉	NETAFM	-	AUTOMATIC END FLUSH VALVE BY NETAFM OR APPROVED EQUAL	-	-	-	-	-
☉	NETAFM	-	3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET	-	-	-	-	-
☉	NETAFM	T-10	FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2	-	-	-	-	-
☉	NETAFM	330RC	3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET	-	-	-	-	-
☐	NETAFM	-	NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200 FOR TURF AND PALM TREE BUBBLERS	-	-	-	-	-
☐	NETAFM	-	IRRIGATION POINT OF CONNECTION - 3/4" IRRIGATION POINT OF CONNECTION FROM WATER METER SOURCE.	-	-	-	-	-
☐	NETAFM	-	PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.	-	-	-	-	-
☐	NETAFM	-	INDICATES CONTROLLER NUMBER	-	-	-	-	-
☐	NETAFM	-	INDICATES FLOW IN GALLONS PER MINUTE	-	-	-	-	-
☐	NETAFM	-	INDICATES ZONE TYPE	-	-	-	-	-
☐	NETAFM	-	INDICATES ELECTRIC CONTROL VALVE SIZE	-	-	-	-	-

SEE SHEET LD-2 FOR IRRIGATION DETAILS

T K D ASSOCIATES, INC.
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 RANCHO MIRAGE, CALIFORNIA PH (760) 776-0751 FAX (760) 776-1753

PROJECT NAME
ESCENA
 ENCANTO COLLECTION
 TRACT 32233-5
 PALM SPRINGS CALIFORNIA

LICENSE STAMP

 Signature
 Date

CONSULTANTS

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IRRIGATION PLAN FOR TYPICAL UNITS

NORTH

 SCALE
 1/8"=1'-0"
 PROJECT NUMBER
 1849

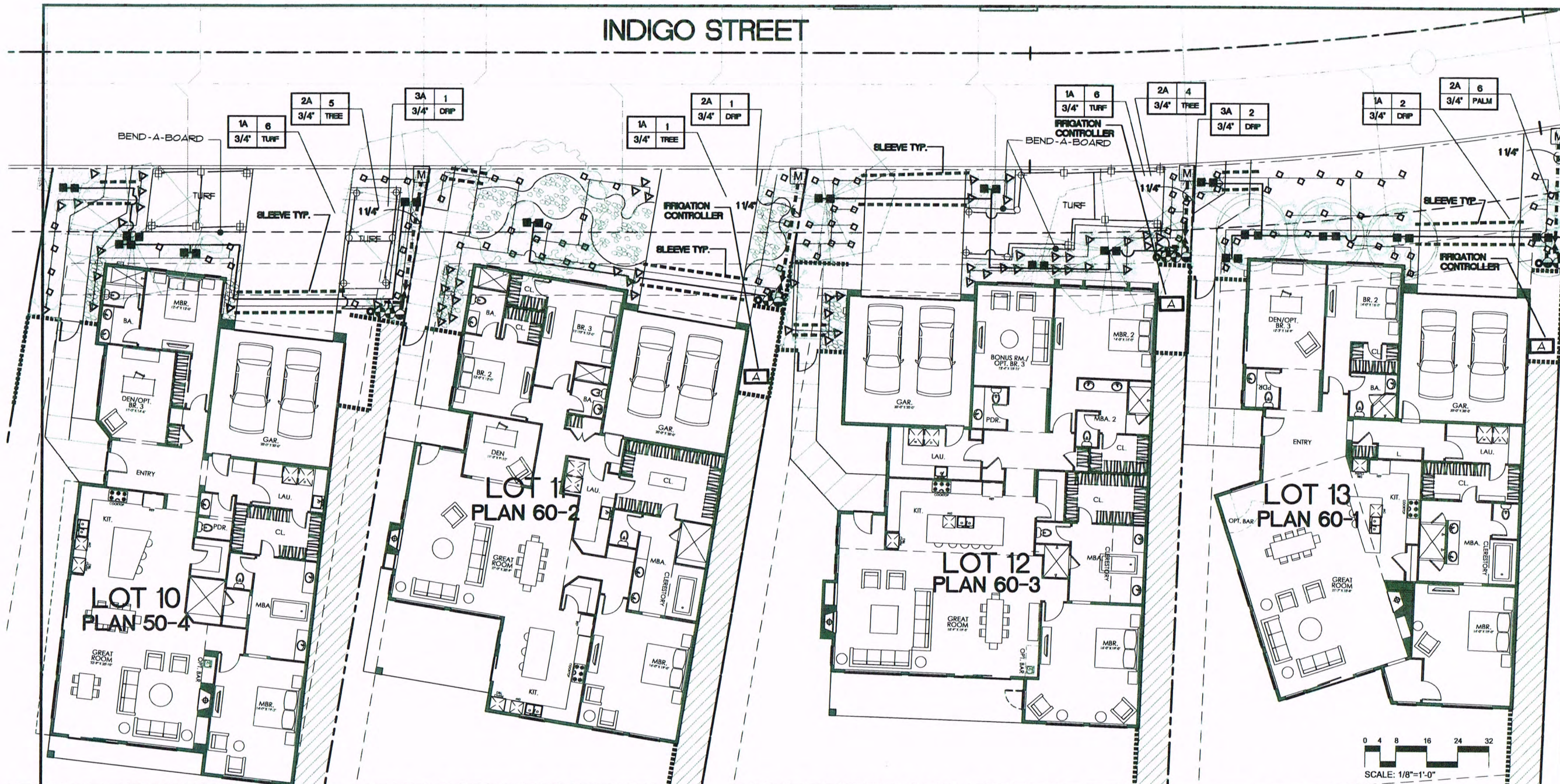
REVISIONS

NO	DATE	TYPE	BY

DATE: 01-28-14
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: EP
 FILENAME: 1849TypicalIrrg.dwg

SHEET NO:
 TOTAL
 SHEETS
LT-3 51

INDIGO STREET



WATER USE CALCULATIONS

TYPICAL 50-4 Zone 5 600 sq.ft.
 Low Native Plants EAAW=93.9 x 0.2 x 22.5% = 0.62 / 148 / 0.30 = 356 CCF
 Moderate Plants EAAW=93.9 x 0.5 x 22.5% = 0.62 / 148 / 0.30 = 132 CCF
 Turf EAAW=93.9 x 0.1 x 22.5% = 0.62 / 148 / 0.30 = 10.9 CCF
TOTAL = 25.11 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 600 sq. ft. x 0.62 / 148 = 26.46 CCF

WATER USE CALCULATIONS

TYPICAL 60-2 Zone 5 115 sq.ft.
 Low Native Plants EAAW=93.9 x 0.2 x 310 sq. ft. x 0.62 / 148 / 0.30 = 536 CCF
 Moderate Plants EAAW=93.9 x 0.5 x 465 sq. ft. x 0.62 / 148 / 0.30 = 2010 CCF
TOTAL = 25.46 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 115 sq. ft. x 0.62 / 148 = 30.15 CCF

WATER USE CALCULATIONS

TYPICAL 60-3 Zone 5 885 sq.ft.
 Low Native Plants EAAW=93.9 x 0.2 x 436 sq. ft. x 0.62 / 148 / 0.30 = 154 CCF
 Moderate Plants EAAW=93.9 x 0.5 x 149 sq. ft. x 0.62 / 148 / 0.30 = 6.44 CCF
 Turf EAAW=93.9 x 0.1 x 300 sq. ft. x 0.62 / 148 / 0.30 = 20.43 CCF
TOTAL = 34.41 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 885 sq. ft. x 0.62 / 148 = 34.44 CCF

WATER USE CALCULATIONS

TYPICAL 60-1 Zone 5 120 sq.ft.
 Low Native Plants EAAW=93.9 x 0.2 x 173 sq. ft. x 0.62 / 148 / 0.30 = 299 CCF
 Moderate Plants EAAW=93.9 x 0.5 x 541 sq. ft. x 0.62 / 148 / 0.30 = 23.65 CCF
TOTAL = 26.64 CCF
 Maximum Water Allowance = 93.9 x 0.5 x 120 sq. ft. x 0.62 / 148 = 28.07 CCF

BUBBLER / EMITTER SCHEDULE FOR TYPICAL 50-4

Qty.	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
2	☉	Acacia smallii	Desert Sweet Acacia	Low	20	2 (1402)
3	☼	Chamaerops humilis	Mediterranean fan palm	Moderate	50	2 (1402)
3	☼	Pachycereus marginatus	Mexican fan post	Low	20	XB-10-PC-1032
2	☼	Tecoma stans	Yellow bella	Low	20	XB-10-PC-1032
8	☼	Ruellia b. 'Katie'	Dwarf ruellia	Low	20	XB-10-PC-1032
16	☼	Carissa g. 'Desert Carpet'	Natal plum	Moderate	50	XB-20-PC-1032

BUBBLER / EMITTER SCHEDULE FOR TYPICAL 60-3

Qty.	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
2	☉	Acacia smallii	Desert Sweet Acacia	Low	20	2 (1402)
2	☼	Chamaerops humilis	Mediterranean fan palm	Moderate	50	2 (1402)
2	☼	Pachycereus marginatus	Mexican fan post	Low	20	XB-10-PC-1032
4	☼	Tecoma stans	Yellow bella	Low	20	XB-10-PC-1032
17	☼	Ruellia b. 'Katie'	Dwarf ruellia	Low	20	XB-10-PC-1032
20	☼	Rosmarinus o. 'Prostratus'	Dwarf rosemary	Moderate	50	XB-20-PC-1032
4	☼	Dasylium wheeleri	Desert spoon	Low	20	XB-10-PC-1032

FOR TYPICAL 60-2

Qty.	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
2	☉	Cercidium h. 'Desert Museum'	Hybrid palo verde	Low	20	2 (1402)
10	☉	Echinocactus grusonii	Barrel cactus	Low	20	XB-10-PC-1032
4	☼	Yucca thompsonii	Yucca	Low	20	XB-10-PC-1032
10	☼	Muhlenbergia l. 'Autumn Glow'	Yellow Devils Grass	Moderate	50	XB-20-PC-1032
14	☼	Juniperus h. 'Bar Harbor'	Juniper	Moderate	50	XB-20-PC-1032

FOR TYPICAL 60-1

Qty.	Symbol	Scientific Name	Common Name	Water Needs	Plant Factor	Bubbler/Emitter
2	☉	Phoenix roebelenii	Pigmy date palm	Low	20	2 (1402)
4	☼	Washingtonia Hybrid	Hybrid fan palm	Moderate	50	2 (1402)
9	☼	Ruellia b. 'Katie'	Dwarf ruellia	Low	20	XB-10-PC-1032
11	☼	Carissa g. 'Green Carpet'	Prostrate natal plum	Moderate	50	XB-20-PC-1032
11	☼	Muhlenbergia capillaris	Regal Mist	Moderate	50	XB-20-PC-1032

Important Notice - Underground Service Alert

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW GPM	PIR	PATTERN
▽	RANERD	PFMFA	XEB-BUBBLER	XB-10PC-032	-	-	30	DRP
□	RANERD	PFMFA	XEB-BUBBLER	XB-20PC-032	-	-	30	DRP
■	RANERD	SCH 80 FIBER	BUBBLER	1402	-	20	30	UMBRELLA
A	RANERD	EBF-LX	4 STATION IRRIGATION CONTROLLER					
+	RANERD	ET MANAGER + CARTRIDGE	WEATHER-SMART IRRIGATION SENSOR					
⊕	RANERD	ABVF SERIES	ELECTRIC CONTROL VALVE FOR TURF AREAS AND PALM TREE BUBBLERS, SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET					
⊖	RANERD	XACZ-075-PFF	ELECTRIC CONTROL VALVE KIT FOR DRP AREAS SIZE AS NOTED ON THE PLAN					
⊗	NETAFM	-	2" AUTOMATIC END FLUSH VALVE BY NETAFM OR APPROVED EQUAL					
⊙	NBCO	T-10	FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2					
⊚	RANERD	300RC	3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET					
—			PRESSURE MAINLINE PIPING USE SCHEDULE 40 - SIZE AS NOTED					
—			NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200 FOR TURF AND PALM TREE BUBBLERS					
—			IRRIGATION POINT OF CONNECTION - 3/4" IRRIGATION POINT OF CONNECTION FROM WATER METER SOURCE					
—			PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.					
—			INDICATES CONTROLLER NUMBER					
—			INDICATES FLOW IN GALLONS PER MINUTE					
—			INDICATES ZONE TYPE					
—			INDICATES ELECTRIC CONTROL VALVE SIZE					

SEE SHEET LT-3 FOR IRRIGATION LEGENDS AND NOTES
 SEE SHEET LD-2 FOR IRRIGATION DETAILS

T K D ASSOCIATES, INC.
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 PH: (951) 776-9251 FAX: (951) 776-9253

PROJECT NAME
ESCENA
 ENCANTO COLLECTION
 TRACT 32233-5
 PALM SPRINGS CALIFORNIA

LICENSE STAMP

 REG. ST. LANDSCAPE ARCHITECT
 THOMAS K. DOZZI #2520
 Signature
 Date

CONSULTANT

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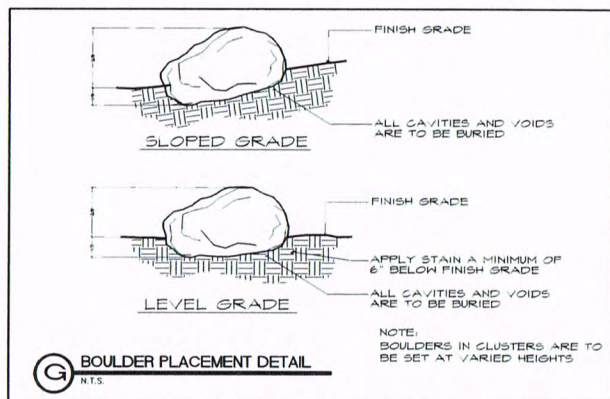
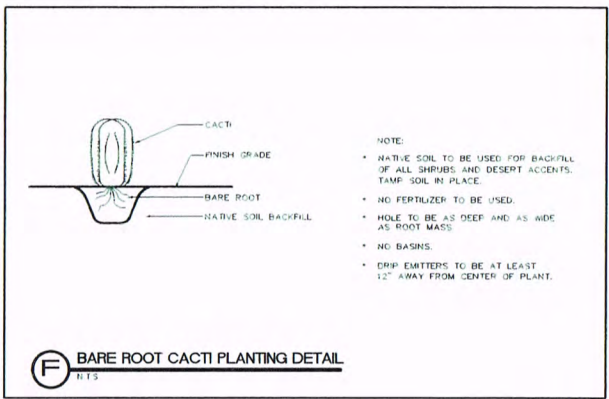
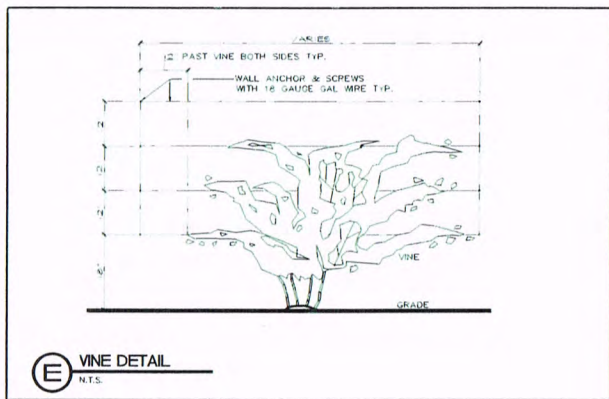
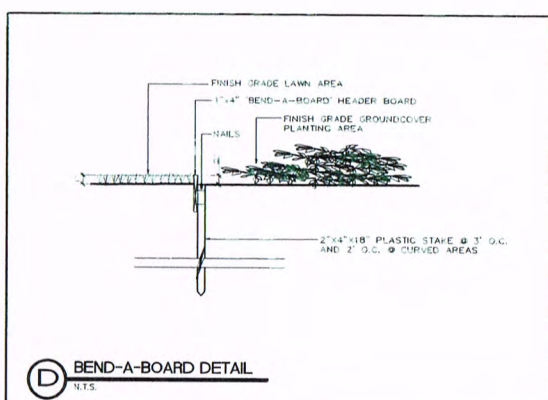
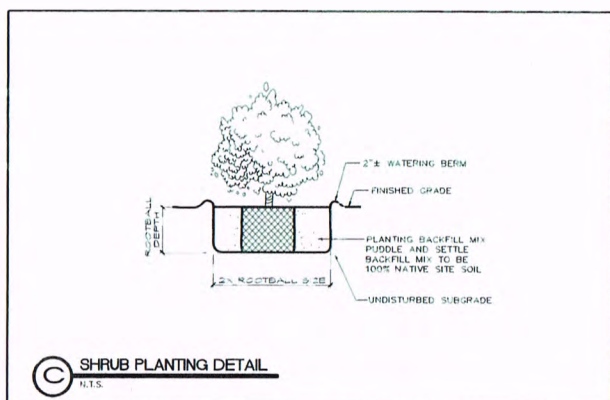
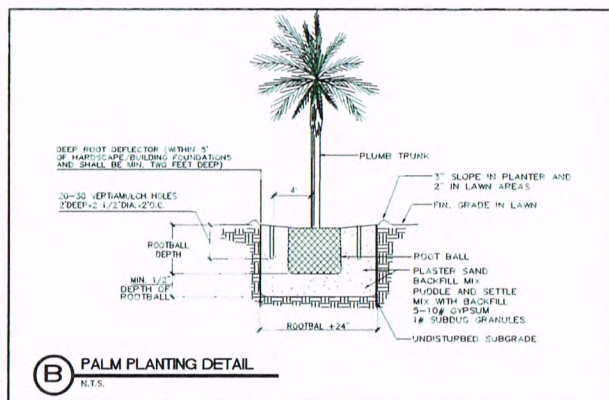
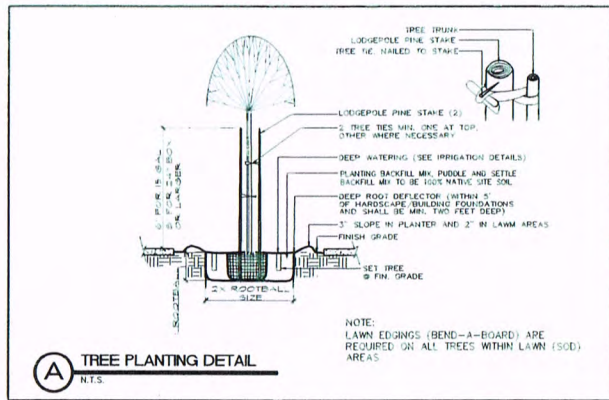
SHEET TITLE
IRRIGATION PLAN FOR TYPICAL UNITS

NO. DATE REVISIONS TYPE BY

SCALE: 1/8"=1'-0"
 PROJECT NUMBER: 1849

DATE: 01-28-14
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: EP
 FILENAME: 1849typicalirr.dwg

SHEET NO:
 TOTAL SHEETS: **LT-4** 52



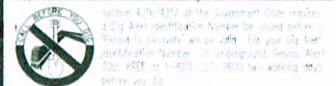
GENERAL PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE LICENSED AND CARRY ALL NECESSARY WORKMEN'S COMPENSATION INSURANCE AND BONDS REQUIRED BY THE STATE.
2. THE CONTRACTOR SHALL APPLY FOR PAY FOR AND OBTAIN ALL REQUIRED PERMITS.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL RELATED TRADES.
4. WORKMANSHIP AND MATERIAL ARE EXPECTED TO BE OF THE HIGHEST STANDARDS AND QUALITY.
5. ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. PRIOR TO BEGINNING WORK, THE SITE SHALL BE FREE OF ALL DEBRIS, WEEDS, OR ROCKS GREATER THAN 2" DIAMETER WITH FINISH GRADING COMPLETED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING PLANT MATERIAL UNLESS OTHERWISE NOTED ON PLANS. LANDSCAPE CONTRACTOR SHALL VISIT SITE IN ORDER TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
7. GRADE AT PLANTERS SHALL BE 2" BELOW FINISHED GRADE OF ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED ON GRADING OR BERMING PLAN.
8. TREAT PLANTED AREAS, DECOMPOSED GRANITE AND GRAVEL AREAS WITH PRE-EMERGENT WEED AGENT PRIOR TO AND AFTER PLACING LANDSCAPE TOPPING AND AS PER MANUFACTURER'S SPECIFICATIONS ONLY. INSIDE THE COURTYARD, PRE-EMERGENT WEED AGENTS AND SOIL ADJUSTMENTS ARE NOT ALLOWED OUTSIDE THE COURTYARD AREAS.

9. THE CONTRACTOR SHALL PROVIDE ALL PLANTS AS INDICATED ON THE PLANS UNLESS OTHERWISE SPECIFIED. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AT THE TIME OF DELIVERY. THE CONTRACTOR SHALL PROVIDE THE DELIVERY INVOICE TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW.
10. ALL PLANT MATERIAL SHALL BE FULL, HEALTHY, SHAPELY, DISEASE-FREE, AND INSECT-FREE, BEING OF A SIZE THAT IS STANDARD FOR THE NURSERY INDUSTRY AND PER THE PLANT LEGEND. ALL PLANTS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
11. BEFORE EXCAVATION PLANTS IN CONTAINERS SHALL BE PLACED AS INDICATED ON PLANTING PLAN. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 36HRS IN ADVANCE AND SHALL CHECK LOCATION OF ALL PLANTS IN THE FIELD AND SHALL INDICATE THE EXACT POSITIONS BEFORE ACTUAL PLANTING OPERATIONS PROCEED.
12. ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
13. CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURER'S SPECIFICATIONS FOR CONTAINER SIZE.
14. ALL PLANTS SHALL BE PLANTED IN HOLES AS PER PLANTING DETAIL (SEE DETAIL THIS SHEET). TREE AND SHRUB ROOT CROWNS SHALL BE SET FLUSH WITH THE ADJACENT FINISH GRADE. ALL SHRUBS TO HAVE BELOW GRADE WATER RETENTION BASIN WITH GRADUAL 2" SWALE. ALL TREES TO HAVE BELOW GRADE WATER RETENTION BASIN WITH A 3" GRADUAL SWALE IN PLANTER BEDS.

15. ALL HOLES SHALL BE THOROUGHLY PRE-SOAKED WITH WATER AND ALLOWED TO DRAIN PRIOR TO PLANTING.
16. ALL SHRUBS AND TREES SHALL BE BACKFILLED WITH 100% NATURAL SOIL.
17. CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.
18. TREES (ONLY IF STAKING IS REQUIRED) 15-GALLON OR LARGER ARE TO BE STAKED WITH 2" DIAMETER LODGEPOLE PINE STAKES, 2 PER TREE. REFER TO PLANTING DETAILS FOR PLANTING, STAKING, AND GUYING.
19. ALL BOULDERS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 50% OF BOULDER SIZE. CONTRACTOR TO DISTRIBUTE 2" x 4" GREY GRANITE GOBBLE FOUND ON SITE TO ADD TEXTURE TO GRADED AREAS.
20. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, PLANT BOXES AND CONTAINERS, MATERIALS, SUPPLIES OR EQUIPMENT, LEAVING THE SITE IN A CLEAN CONDITION UPON COMPLETION OF LANDSCAPE INSTALLATION.
21. UPON ACCEPTANCE OF THE COMPLETED PROJECT, THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR A 90-DAY MAINTENANCE PERIOD. THE CONTRACTOR SHALL WEED ALL PLANTING AREAS AS NEEDED TO MAINTAIN A NEAT AND CLEAN APPEARANCE, MAINTAIN IRRIGATION AND LIGHTING SYSTEMS (WHERE APPLICABLE) IN A LIKE-NEW CONDITION, AND APPLY A UNIFORM FERTILIZER APPLICATION AT 30 DAYS, 60 DAYS, AND 90 DAYS, AS NEEDED TO MAINTAIN PROPER GROWTH FOR ALL PLANTING.
22. ACCEPTANCE OF LANDSCAPE INSTALLATION AND MAINTENANCE WILL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL WHETHER CAUSED BY OTHER TRADE ACTIVITY AND/OR NATURAL CAUSES AT NO EXTRA COST TO OWNER.
23. SIGNIFICANT DEVIATION FROM THE PLANTING PLAN WILL NOT BE ALLOWED DURING INSTALLATION.

Important Notice - Underground Service Alert



Contractor/contractor agrees that it is obligated to identify and locate all underground utilities and services prior to any excavation work. It is the contractor's responsibility to obtain all necessary permits and approvals for this requirement. It is the contractor's responsibility to apply and pay for all applicable fees and to coordinate with all utility owners and construction contractors to identify, locate, and mark all underground utilities and services. The contractor shall be responsible for the performance of all work on this project, including identifying and marking all underground utilities and services.

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PROJECT NAME
ESCENA
ENCANTO COLLECTION
TRACT 32233-5
PALM SPRINGS CALIFORNIA

LICENSE STAMP
REGISTERED LANDSCAPE ARCHITECT
THOMAS K. DOCKEY, ARCHT.
Signature
Date
STATE OF CALIFORNIA

CONSULTANTS

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SHEET TITLE
PLANTING DETAILS

NORTH
SCALE
PROJECT NUMBER
1849

REVISIONS			
NO	DATE	TYPE	BY

DATE: 01-28-14
ISSUED FOR:
EFFECTIVE DATE:
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FILENAME: 1849TypicalBase.dwg

SHEET NO:
TOTAL
SHEETS **LD-1**



TKD ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
7171 SAN JACINTO DR. SUITE C
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TEL (951) 776-9751 FAX (951) 776-9753

PROJECT NAME
ESCENA
ENCANTO COLLECTION
TRACT 32233-5
PALM SPRINGS CALIFORNIA

LICENSE STAMP
REGISTERED LANDSCAPE ARCHITECT
THOMAS R. DOUGHERTY
Signature
Date

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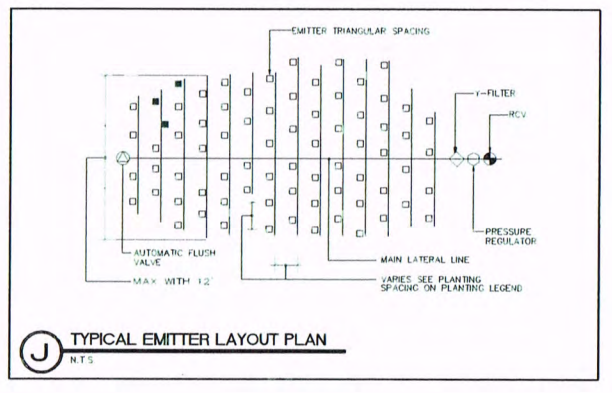
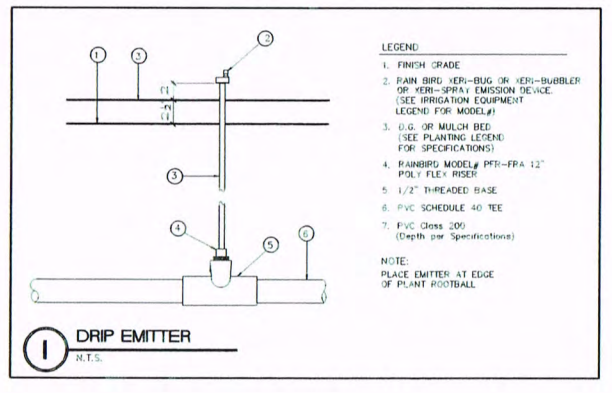
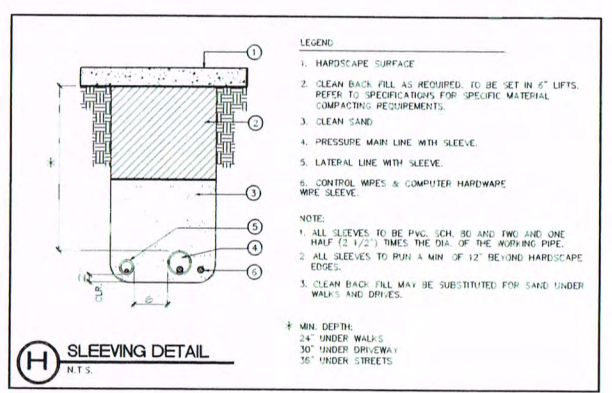
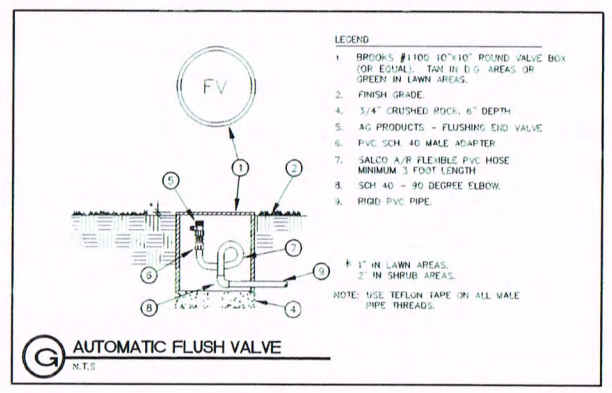
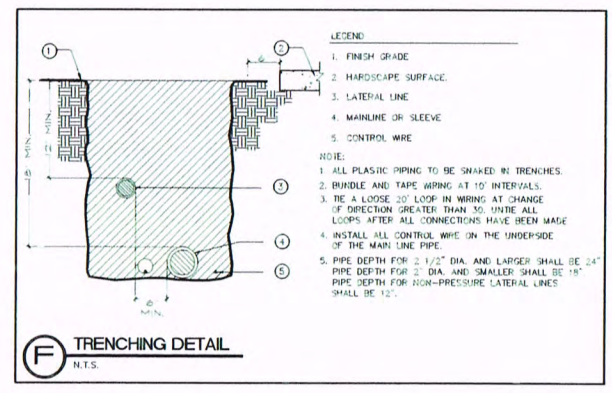
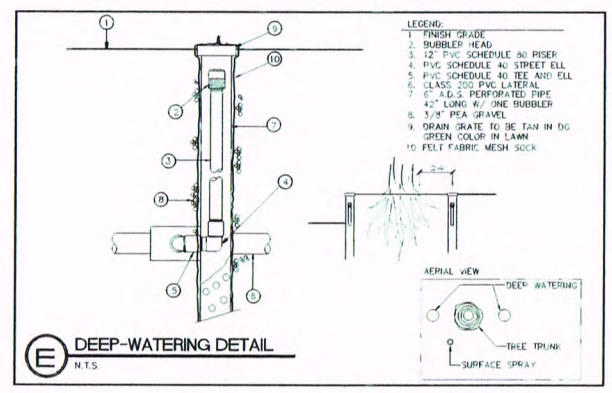
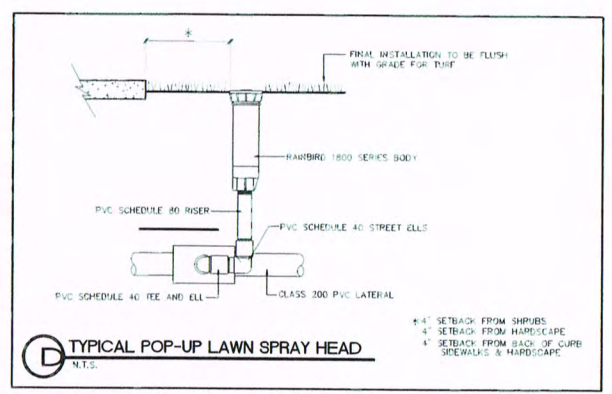
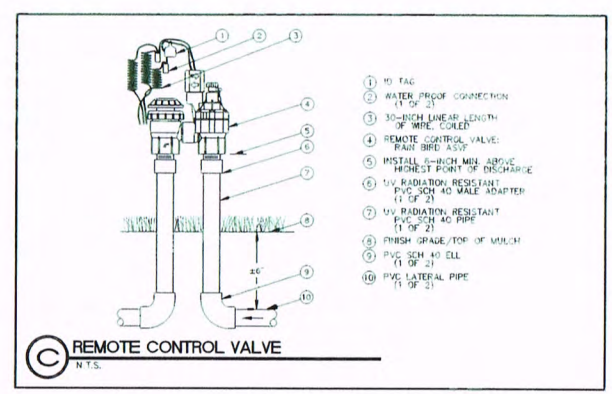
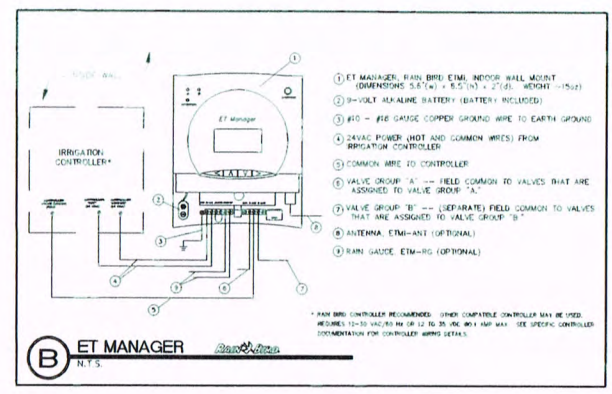
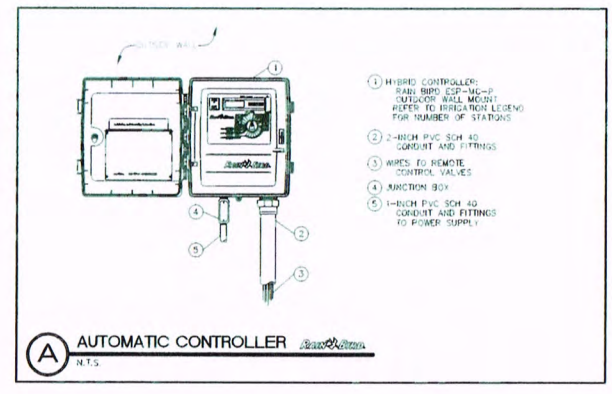
SHEET TITLE
IRRIGATION DETAILS

NORTH
SCALE
PROJECT NUMBER
1849

REVISIONS			
NO	DATE	TYPE	BY

DATE: 01-28-14
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY: TKD
DRAWN BY: EP
FILENAME: 1849TypicalBase.dwg

SHEET NO:
TOTAL
LD-2
SHEETS



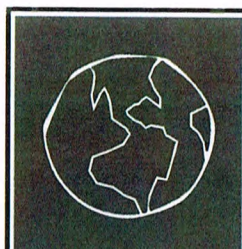
GENERAL INSTALLATION NOTES

- SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFG'S INSTRUCTIONS AND SPECIFICATIONS.
- BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. CONTRACTOR SHALL SCREEN FROM VIEW.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
- ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS AND IF RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14 TYPE UF, DIRECT BURIAL WIRE USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
- ALL TRENCH BACK FILL SOIL SHALL BE CLEAN FREE OF ROCKS, TRASH, GLASS, SOLVENT CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS AND PRIOR TO INSTALLING NOZZLES.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
- SHRUB DRIP EMITTERS AND TREE BUBBLER EMITTERS SHALL BE PLACED ON SEPARATE VALVES.
- CONTRACTOR SHALL INSTALL MIPT X FIPT HEAD LOK' BELOW GRADE AS MFG. BY KING BROTHERS IND. OR EQUIVALENT UNDER EACH EMITTER THAT MIGHT BE SUSCEPTIBLE TO HEAD LOSS OR VANDALISM.
- ALL EMITTERS TO BE PLACED 6"-12" FROM EACH CENTER OF PLANT AND AT THE TOP OF SLOPE WHERE APPLICABLE.

Contractor agrees that it is bound by all general, specific, and special conditions, specifications, and notes on these drawings and shall be responsible for the job site conditions during the course of construction of this project, including safety of all persons and property. This agreement shall be made to apply continuously and not be limited to normal working hours, and contractor further agrees to adhere to safety and health regulations, and to all applicable laws, rules, and regulations, and to all other conditions of work on this project, including safety, which may be required by any professional.

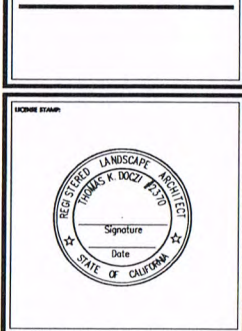
Important Notice - Underground Service Alert

Before any excavation, call 811 to have your project location marked. A 24-hour response time is required before a permit to excavate will be issued. For your Dig Alert, visit www.digalert.com. Underground Service Alert, 1-800-485-3277. Working Safely. Before you dig.



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 7475 San Bruno Drive, Suite C, Palmdale, CA 91362
 (818) 776-9551 Fax: (818) 776-9551

PROJECT NAME
ESCENA
 ENCANTO COLLECTION
 TRACT 32233-5
 PALM SPRINGS, CALIFORNIA



COMMENTS

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DATE: 05-13-14
PLANTING PLAN FOR MODEL HOMES



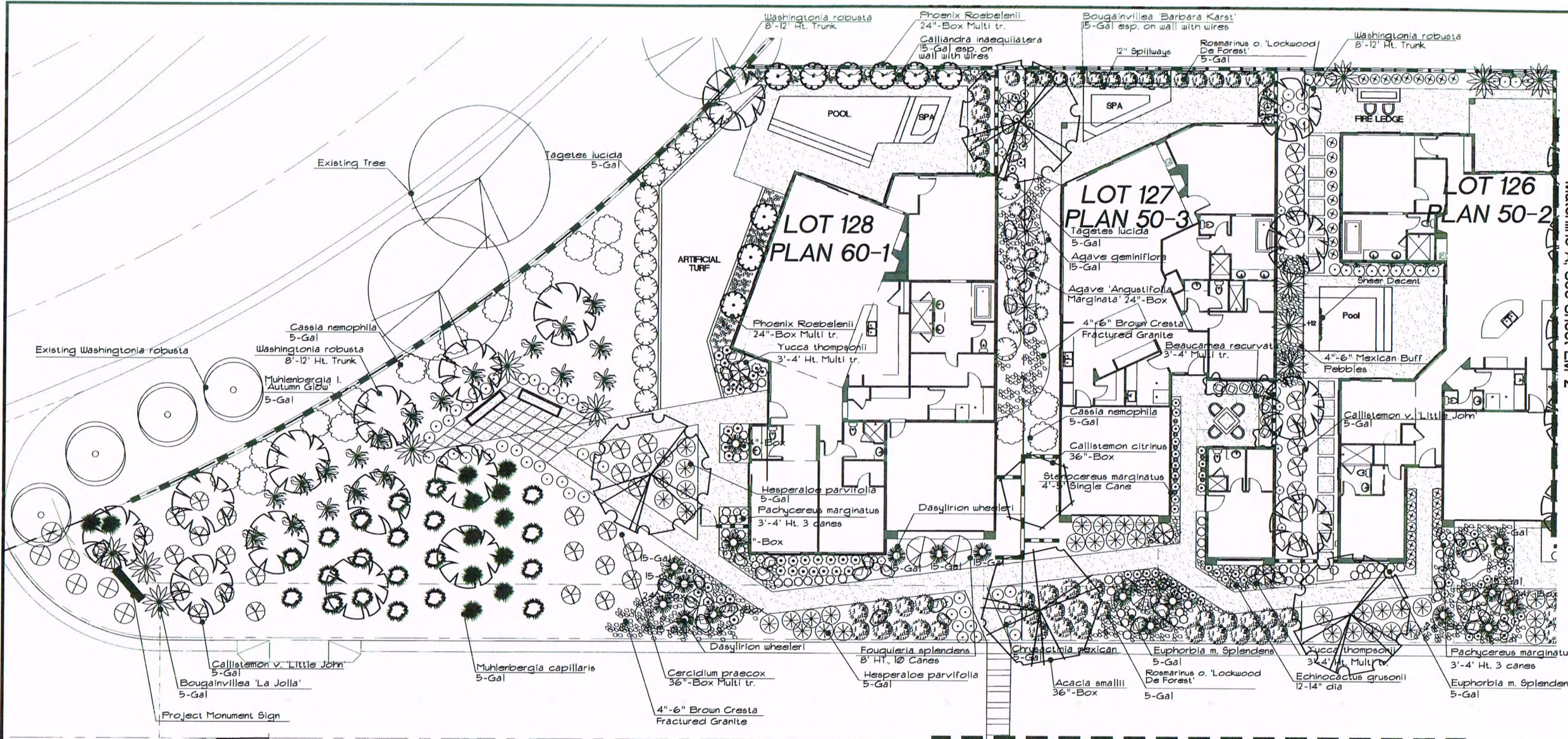
SCALE: 1"=10'-0"

PROJECT NUMBER: 1849

REVISIONS			
NO.	DATE	TYPE	BY

JOB NAME:
 SHEET TITLE:
 DATE: 05-13-14
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: TKD
 JOB NUMBER:
 FILENAME: 1849Bowlcok.dwg

SHEET NO:
 TOTAL: **LM-1**
 SHEETS



Matchline A, See Sheet LM-2

Matchline B, See Sheet LM-2

PLANT LEGEND FOR MODEL LOT 128 (60-1)

Trees and Palm				
Qty.	Symbol	Scientific Name	Common Name	Planting Size
12		<i>Washingtonia robusta</i>	Mexican fan palm	8'-12" Ht. Trunk
1		<i>Cercidium praecox</i>	Sonoran Palo Verde	36"-Box Multi tr.
10		<i>Phoenix Roebelenii</i>	Flying Date Palm	24"-Box Multi tr.
6		<i>Chamerops humilis</i>	Mediterranean Fan Palm	36"-Box
Vine				
7		<i>Calliandra inaequilatera</i>	Pink Powder Puff	15-Gal esp. on wall with wires
Shrub				
19		<i>Muhlenbergia l. Autumn Glow</i>	Yellow Devils	5-Gal
23		<i>Euphorbia m. Splendens</i>	Crown of Thorns	5-Gal
32		<i>Muhlenbergia capillaris</i>	Regal Mist	5-Gal
14		<i>Rosmarinus o. Lockwood De Forest</i>	Dwarf Rosemary	5-Gal
49		<i>Chrysoactinia mexicana</i>	Dimianita	5-Gal
26		<i>Callistemon v. Little John</i>	Little John	5-Gal
14		<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal
15		<i>Tagetes lucida</i>	Licorice Marigold	5-Gal
6		<i>Bougainvillea 'La Jolla'</i>	Bougainvillea	5-Gal
14		<i>Cassia nemophila</i>	Bushy Senna	5-Gal
Cacti and Yucca				
3		<i>Pachycereus marginatus</i>	Mexican Organ Pipe	3'-4" Ht. 3 canes
1		<i>Yucca thompsonii</i>	Yucca	3'-4" Ht. Multi tr.
36		<i>Echinocactus grusonii</i>	Barrel cactus	12-14" dia
10		<i>Dasylirion wheeleri</i>	Desert Spoon	(6) 15 gal. (4) 24"-Box
3		<i>Fouquieria splendens</i>	Ocotillo	8' HT. 10 Canes
Turf				
ARTIFICIAL TURF				
DG		4"-6" dia. Brown Cresta Fractured Granite By Southwest Boulders and Stone		
DG		3/8" Brimstone Decomposed Granite By Southwest Boulders and Stone		
DG		2'-3" dia. Select Boulders By Southwest Boulders and Stone		

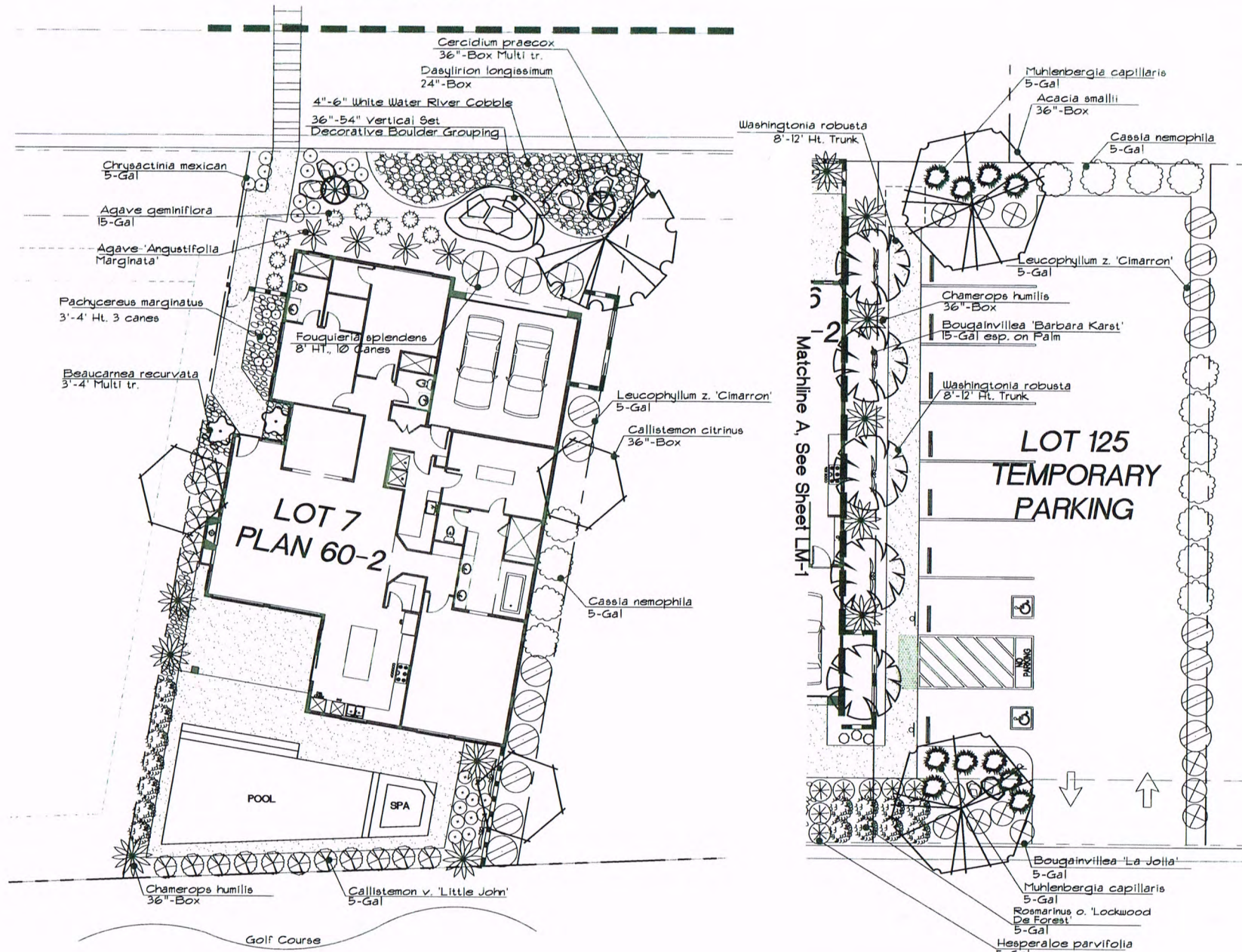
NOTE: ALL PALMS SHOULD BE PURCHASED FROM ONE OF THE COACHELLA VALLEY NURSERIES: LD YOUNG NURSERY 81-910 Arus Avenue, Indio, CA 92201 (760) 341-1926 PRICE 5 NURSERY 80470 Avenue 57, La Quinta CA 92253 (760)328-0910

PLANT LEGEND FOR MODEL LOT 127 (50-3)

Tree and Palm				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Cercidium praecox</i>	Sonoran Palo Verde	36"-Box Multi tr.
1		<i>Callistemon citrinus</i>	Bottlebrush	36"-Box
1		<i>Acacia smallii</i>	Desert Sweet Acacia	36"-Box
Vine				
7		<i>Calliandra inaequilatera</i>	Pink Powder Puff	15-Gal esp. on wall with wires
5		<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	15-Gal esp. on wall with wires
Shrub				
37		<i>Rosmarinus o. Lockwood De Forest</i>	Dwarf Rosemary	5-Gal
10		<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal
23		<i>Euphorbia Splendens</i>	Crown of Thorns	5-Gal
8		<i>Carissa g. Boxwood Beauty</i>	Natal Plum	5-Gal
3		<i>Cassia nemophila</i>	Bushy Senna	5-Gal
2		<i>Tagetes lucida</i>	Licorice Marigold	5-Gal
2		<i>Beaucarnea recurvata</i>	Elephant Foot Tree	3'-4" Multi tr. Specimen
Cacti and Yucca				
10		<i>Stenocereus marginatus</i>	Mexican fan post	4'-5' Single Cane
8		<i>Agave geminiflora</i>	Agave	15-Gal
3		<i>Agave 'Angustifolia Marginata'</i>	Agave	24"-Box
2		<i>Yucca thompsonii</i>	Yucca	3'-4" Ht. Multi tr.
46		<i>Echinocactus grusonii</i>	Barrel cactus	12"-14" dia
3		<i>Dasylirion wheeleri</i>	Desert Spoon	(7) 15 gal. (1) 24"-Box
1		<i>Fouquieria splendens</i>	Ocotillo	8' HT. 10 Canes
DG		3/8" Brimstone Decomposed Granite By Southwest Boulders		
DG		4"-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		
DG		2'-3" dia. Select Boulders By Southwest Boulders and Stone		

PLANT LEGEND FOR MODEL LOT 126 (50-2)

Tree and Palm				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Cercidium praecox</i>	Sonoran Palo Verde	36"-Box Multi tr.
4		<i>Washingtonia robusta</i>	Mexican fan palm	8'-12" Ht. Trunk
6		<i>Chamerops humilis</i>	Mediterranean Fan Palm	36"-Box
Vine				
7		<i>Calliandra inaequilatera</i>	Pink Powder Puff	15-Gal esp. on wall with wires
5		<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	15-Gal esp. on wall with wires
Shrub				
4		<i>Rosmarinus o. Lockwood De Forest</i>	Dwarf Rosemary	5-Gal
14		<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal
16		<i>Euphorbia Splendens</i>	Crown of Thorns	5-Gal
22		<i>Chrysoactinia mexicana</i>	Dimianita	5-Gal
12		<i>Callistemon v. Little John</i>	Little John	5-Gal
31		<i>Equisetum laevigatum</i>	Smooth Horsetail	5-Gal
Cacti and Yucca				
1		<i>Pachycereus marginatus</i>	Mexican Organ Pipe	3'-4" Ht. 3 canes
19		<i>Echinocactus grusonii</i>	Barrel cactus	12"-14" dia
5		<i>Dasylirion wheeleri</i>	Desert Spoon	(3) 15 gal. (2) 24"-Box
2		<i>Fouquieria splendens</i>	Ocotillo	8' HT. 10 Canes
DG		3/8" Brimstone Decomposed Granite By Southwest Boulders and Stone		
DG		4"-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		
DG		2'-3" dia. Select Boulders By Southwest Boulders and Stone		



PLANT LEGEND FOR MODEL LOT 7 (60-2)

Trees				
Qty.	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Cercidium praecox</i>	Bonoran Palo Verde	36"-Box Multi tr.
3		<i>Callistemon citrinus</i>	Bottlebrush	36"-Box
5		<i>Chamerops humilis</i>	Mediterranean Fan Palm	36"-Box
Cactus / Yucca				
Qty.	Symbol	Scientific Name	Common Name	Planting Size
3		<i>Fouquieria splendens</i>	Ocotillo	8' HT., 8 Canes
4		<i>Agave 'Angustifolia Marginata'</i>	Agave	24"-Box
3		<i>Pachycereus marginatus</i>	Mexican Organ Pipe	3'-4' Ht. 3 canes
2		<i>Dasylirion longissimum</i>	Mexican Grass Tree	24"-Box
8		<i>Agave geminiflora</i>	Agave	15-Gal
Vines				
Qty.	Symbol	Scientific Name	Common Name	Planting Size
2		<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	15-Gal esp. on wall with wires
Shrubs				
Qty.	Symbol	Scientific Name	Common Name	Planting Size
2		<i>Beaucarnea recurvata</i>	Elephant Foot Tree	3'-4' Multi tr. Specimen
18		<i>Callistemon v. 'Little John'</i>	Little John	5-Gal
4		<i>Cassia nemophila</i>	Bushy Senna	5-Gal
1		<i>Rosmarinus o. 'Lockwood De Forest'</i>	Dwarf Rosemary	5-Gal
8		<i>Leucophyllum z. 'Cimarron'</i>	Texas Ranger	5-Gal
23		<i>Chrysoactinia mexicana</i>	Dimianita	5-Gal
DG				
3/8"		3/8" Desert Gold Decomposed Granite by Southwest Boulders and Stone		
2'-3"		2'-3" dia. Select Boulders By Southwest Boulders		
4'-6"		4'-6" dia. White Water River Cobble		
4'-6"		4'-6" dia. Mexican Beach Pebbles By Southwest Boulders and Stone		

PLANT LEGEND FOR MODEL PARKING LOT 125

Tree and Palm				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
2		<i>Acacia smallii</i>	Desert Sweet Acacia	36"-Box
4		<i>Washingtonia robusta</i>	Mexican fan palm	8'-12' Ht. Trunk
5		<i>Chamerops humilis</i>	Mediterranean Fan Palm	36"-Box
Vines				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
4		<i>Bougainvillea 'La Jolla'</i>	Bougainvillea	15-Gal esp. on Palm
Shrub				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
4		<i>Rosmarinus o. 'Lockwood De Forest'</i>	Dwarf Rosemary	5-Gal
11		<i>Bougainvillea 'La Jolla'</i>	Bougainvillea	5-Gal
8		<i>Leucophyllum z. 'Cimarron'</i>	Texas Ranger	5-Gal
10		<i>Muhlenbergia capillaris</i>	Regal Mist	5-Gal
11		<i>Cassia nemophila</i>	Bushy Senna	5-Gal
DG				
3/8"		3/8" Brimstone Decomposed Granite by Southwest Boulders		
4'-6"		4'-6" dia. Mexican Buff Pebbles By Southwest Boulders and Stone		
4'-6"		4'-6" dia. Brown Cresta Fractured Granite By Southwest Boulders and Stone		
2'-3"		2'-3" dia. Select Boulders By Southwest Boulders and Stone		

T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
7775 San Ramon Drive SUITE C RANCHO MIRAGE, CALIFORNIA 92703
TEL: 951 776-0571 FAX: 951 776-0573

PROJECT NAME
ESCENA
ENCANTO COLLECTION
TRACT 32233-5
PALM SPRINGS, CALIFORNIA

SCALE

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SHEET TITLE
PLANTING PLAN FOR MODEL HOMES

NO. 1

SCALE
1"=10'-0"

PROJECT NUMBER
1849

REVISIONS			
NO.	DATE	TYPE	BY

JOB NAME:
SHEET TITLE:
DATE: 3-13-14
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY: TKD
DRAWN BY: EP
JOB NUMBER:
FILENAME: 1849Model Planting.dwg

SHEET NO:
TOTAL
SHEETS **LM-2**

56