



**NOTES:**

- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
- 3) SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER. ONE 15-GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- 4) ALL LANDSCAPE AREAS SHALL RECEIVE 2" DECOMPOSED GRANITE
- 5) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL
- 6) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 7) ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- 8) A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:  
 - TREES: 24-INCH BOX (15 GALLON SIZE ACCEPTABLE FOR SLOPES).  
 - SHRUBS: 5-GALLON, AND  
 - SHRUBS: 1-GALLON (PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR).
- 9) DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION.
- 10) NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
- 11) THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.



**CONCEPTUAL PLANT LEGEND**

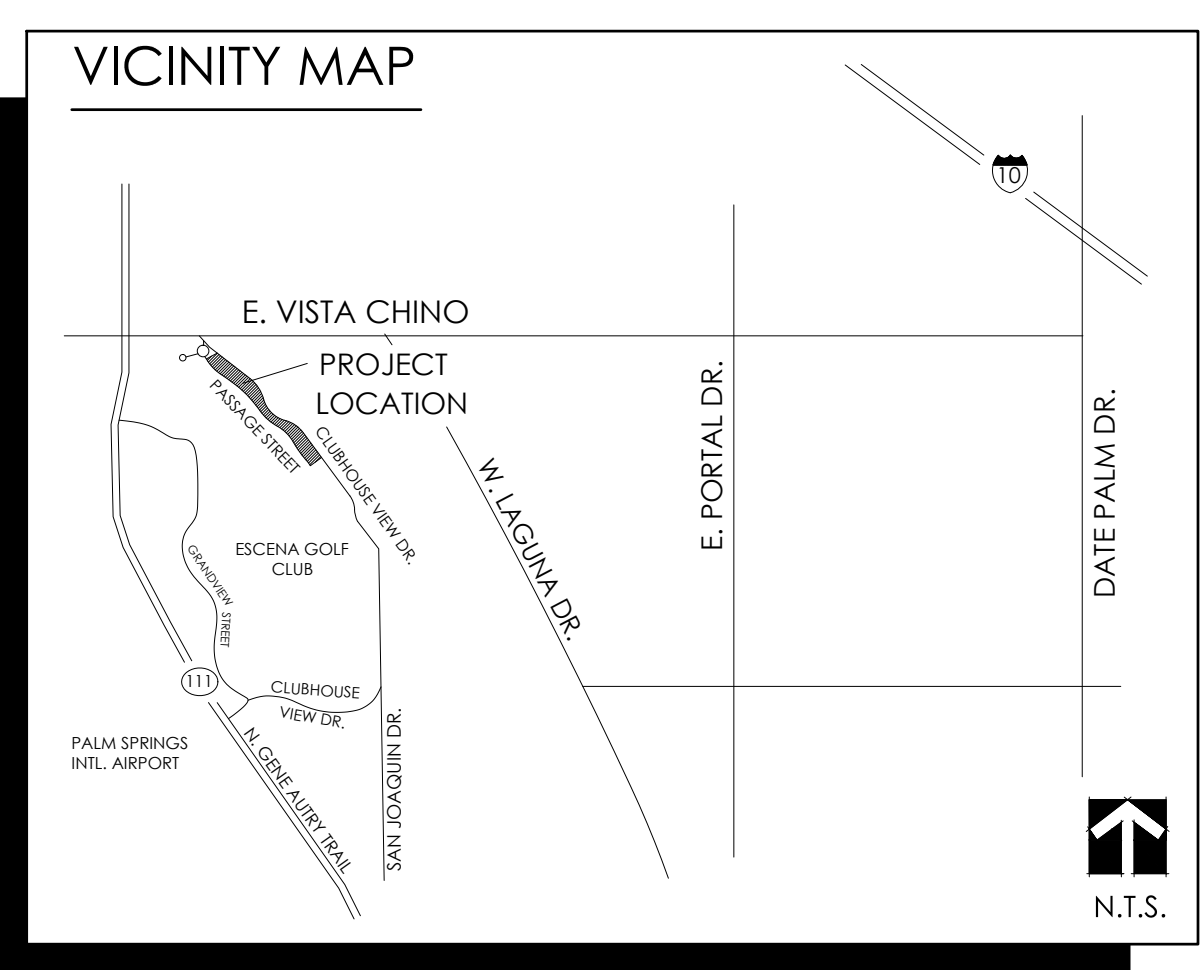
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USE	SPACING
<b>INTERIOR STREET TREES - PASSAGE STREET</b>						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	15' X 30'	LOW	AS SHOWN
<b>INTERIOR STREET TREES - SMALL COURT STREETS</b>						
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	15' X 25'	LOW	AS SHOWN
<b>OPEN SPACE TREES</b>						
	CERCIDIUM "DESERT MUSEUM"	PALO VERDE	24" BOX	15' X 20'	LOW	AS SHOWN
	OLEA EUROPAEA "WILSONII"	FRUITLESS OLIVE	24" BOX	15' X 20'	LOW	AS SHOWN
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	25' X 40'	LOW	AS SHOWN
<b>OPEN SPACE PALMS</b>						
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8-12 B.T.H.	10' X 90'	LOW	AS SHOWN
<b>SHRUBS / ACCENTS</b>						
	AGAVE AMERICANA	CENTURY PLANT	1 GALLON	5' X 5'	LOW	12" O.C.
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GALLON	3' X 3'	LOW	6' O.C.
	BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	4' X 4'	MEDIUM	8' O.C.
	CALLIANDRA CALIFORNICA	BAJAI FAIRY DUSTER	1 GALLON	4' X 4'	LOW	6' O.C.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	8' X 8'	LOW	12" O.C.
	DASYLIRION WHEELERI	DESERT SPOON	5 GALLON	3' X 3'	LOW	6' O.C.
	ENCELIA FARINOSA	BRITTLE BUSH	5 GALLON	3' X 3'	LOW	6' O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	3' X 3'	LOW	8' O.C.
	LANTANA C. "RADIATION"	LANTANA	5 GALLON	4' X 4'	LOW	8' O.C.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GALLON	4' X 4'	LOW	12" O.C.
	MUHLENBERGIA "REGAL MIST"	PINK MUHLY GRASS	1 GALLON	3' X 3'	LOW	4' O.C.
	OPUNTIA V. "SANTA RITA"	PURPLE OPUNTIA	5 GALLON	4' X 6'	LOW	15" O.C.
	ROSMARINUS "TUSCAN"	UPRIGHT ROSEMARY	5 GALLON	4' X 4'	LOW	6' O.C.
	RUPELLIA PENINSULARIS	DESERT RUELLEA	5 GALLON	5' X 5'	MEDIUM	8' O.C.
	ROSA "ICEBERG"	ICEBERG ROSE	5 GALLON	3' X 4'	MEDIUM	3' O.C.
<b>GROUNDCOVERS</b>						
	ACACIA R. "DESERT CARPET"	TRAILING ACACIA	1 GALLON	4' X 2'	LOW	36" O.C.
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GALLON	3' X 1'	LOW	36" O.C.
	BULBINE FRUTESCENS "HALLMARK"	BULBINE	1 GALLON	3' X 2'	LOW	36" O.C.
	CARISSA G. "GREEN CARPET"	NATAL PLUM	1 GALLON	4' X 2'	LOW	36" O.C.
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON	6' X 2'	LOW	36" O.C.
	LANTANA M. "NEW GOLD"	SPREADING LANTANA	1 GALLON	4' X 2'	LOW	36" O.C.
	ROSA "FLOWER CARPET RED"	GROUNDCOVER ROSE	1 GALLON	4' X 2'	MEDIUM	36" O.C.
	ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	4' X 2'	LOW	36" O.C.
<b>DECOMPOSED GRANITE - "APACHE BROWN" - 1/4" MINUS - 2" DEEP LAYER</b>						
<b>VINES</b>						
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE	5 GALLON	20' X 20'	LOW	15' O.C.
	ROSA BANKSAE	LADY BANK'S ROSE	5 GALLON	20' X 20'	MEDIUM	15' O.C.

DEVELOPER:  
**BEAZER HOMES**  
 1800 E. IMPERIAL HIGHWAY  
 BREA, CA 92821  
 PHONE: (714) 285-2900  
 CONTACT: STEPHEN KING

LANDSCAPE ARCHITECT:  
**DAVID NEAULT ASSOCIATES, INC.**  
 41877 ENTERPRISE CIRCLE NORTH #140  
 TEMECULA, CA 92590  
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 CONTACT: BRYAN LOVE

CIVIL ENGINEER:  
**ADAMS - STREETER CIVIL ENGINEERS, INC.**  
 15 Corporate Park  
 Irvine, CA 92606  
 PHONE: (949) 474-2330

LAND PLANNER:  
**ROME PLANNING AND DESIGN**  
 21861 ONTUR MISSION  
 VIEJO, CA 92692  
 PHONE: (949) 855-6370



LANDSCAPE MASTER PLAN FOR:  
**PHASE 6 ESCENA**  
 PALM SPRINGS CLASSIC TRACT NO. 32233

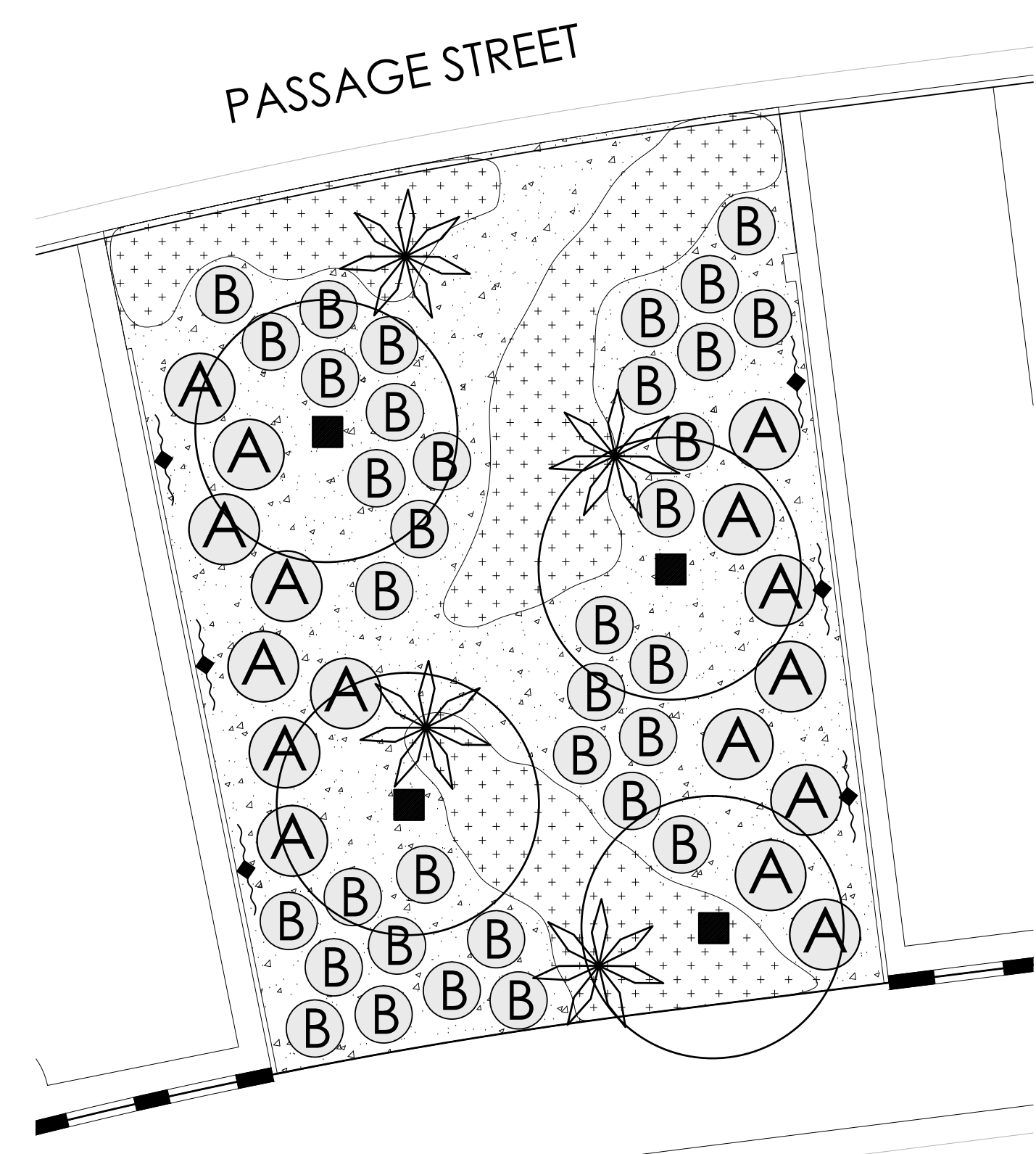


SHEET 1 OF 3  
 LANDSCAPE MASTER PLAN

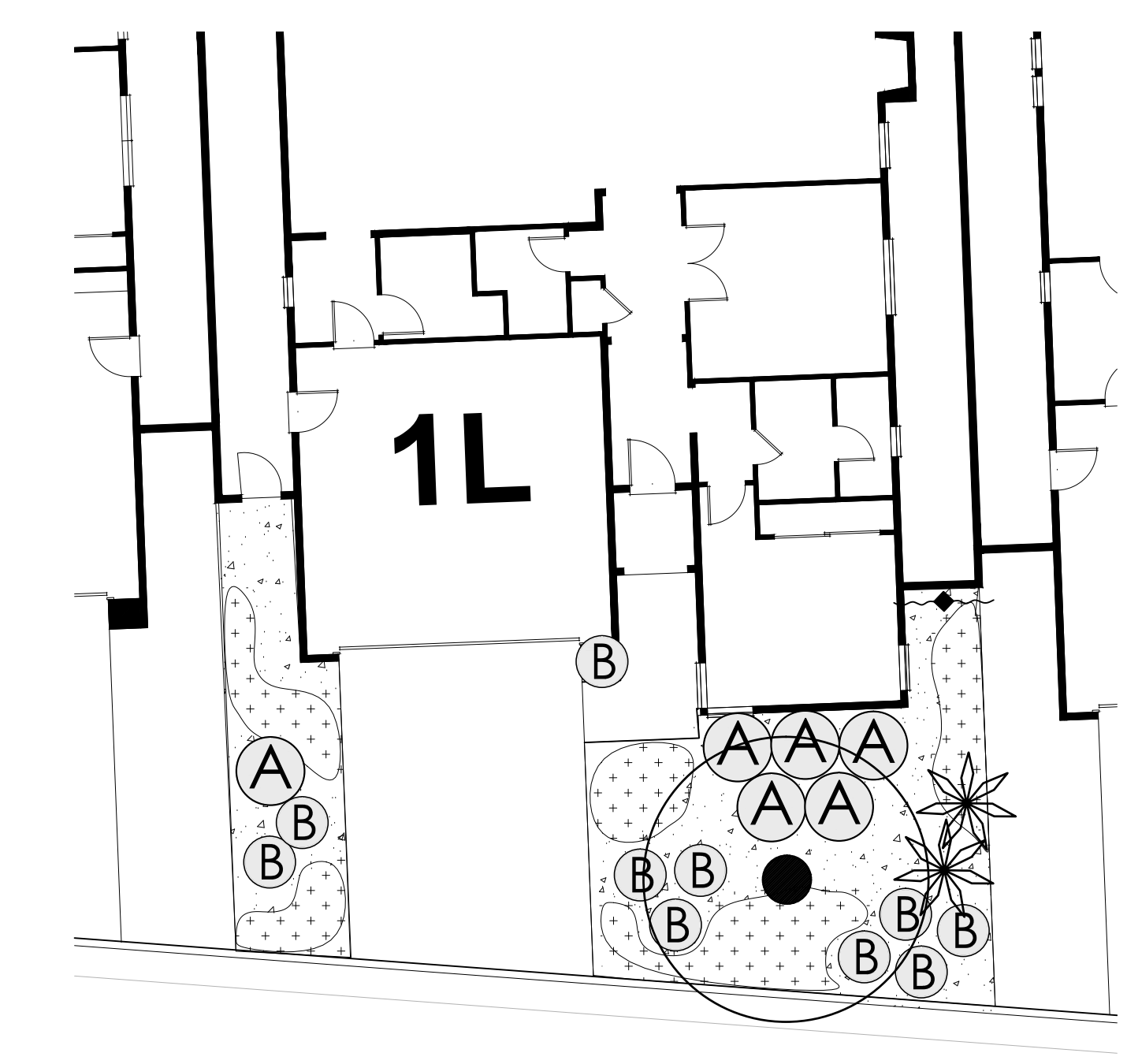
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CITY OF PALM SPRINGS

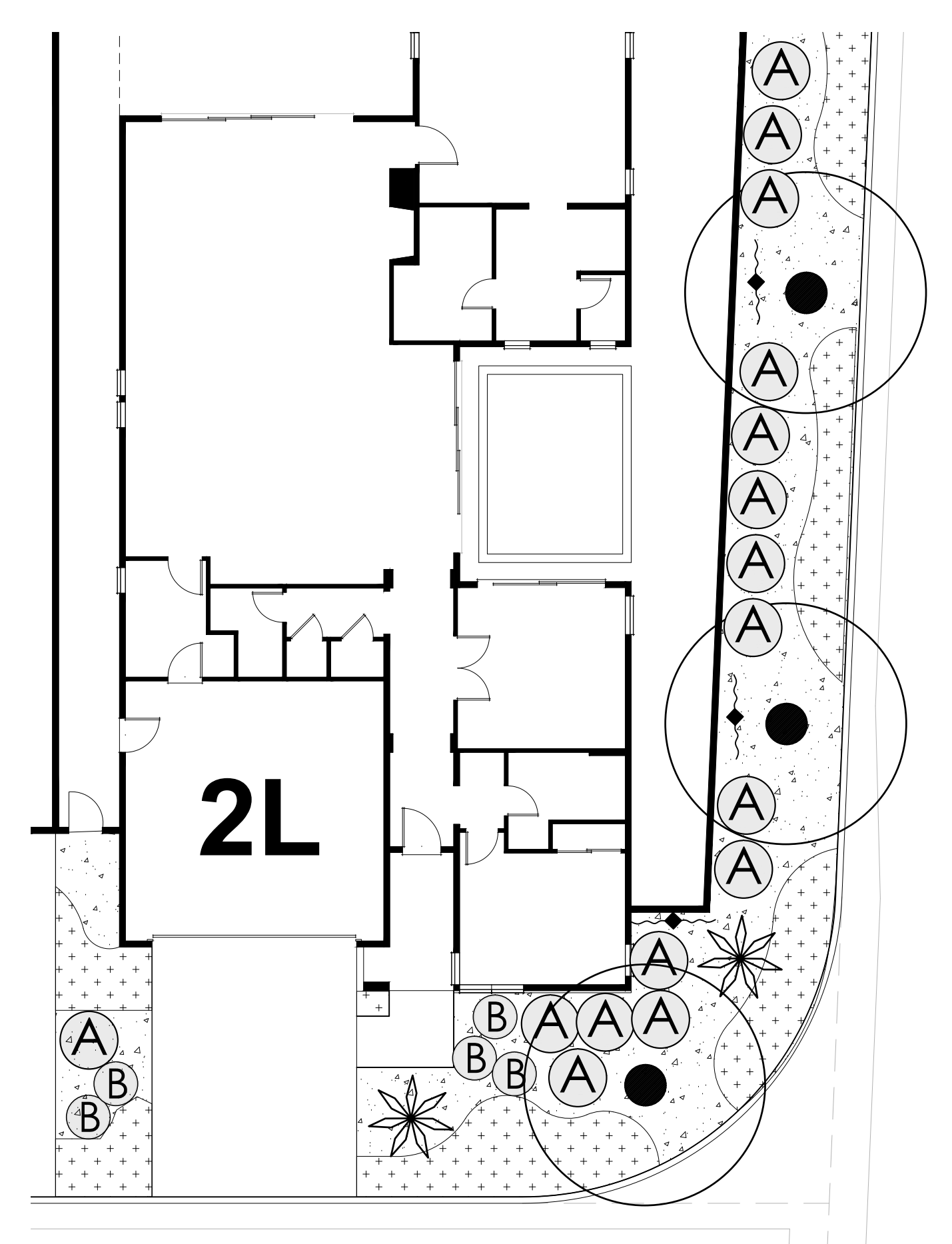
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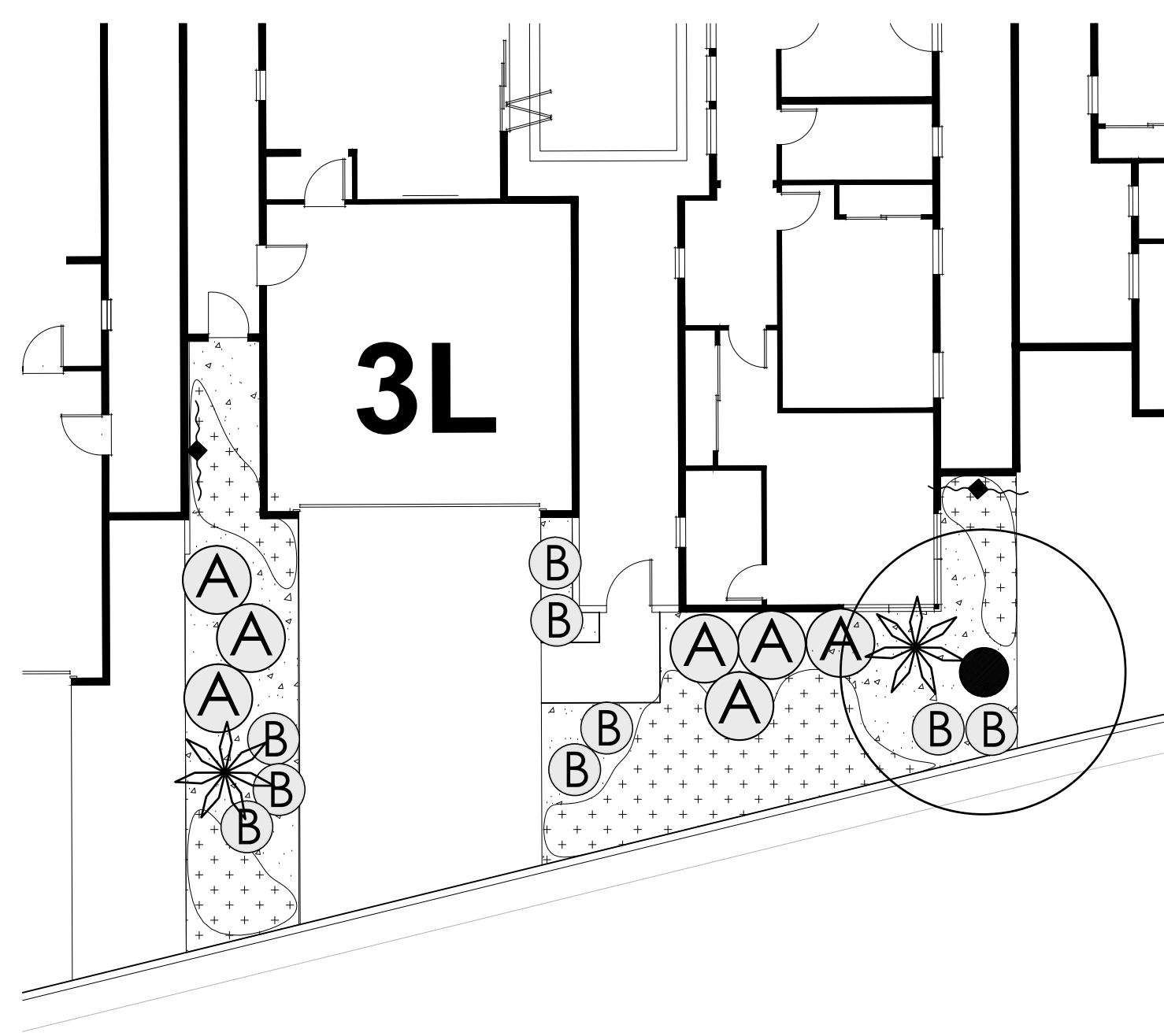
TYPICAL H.O.A. PLANTING PLAN 1"=10'



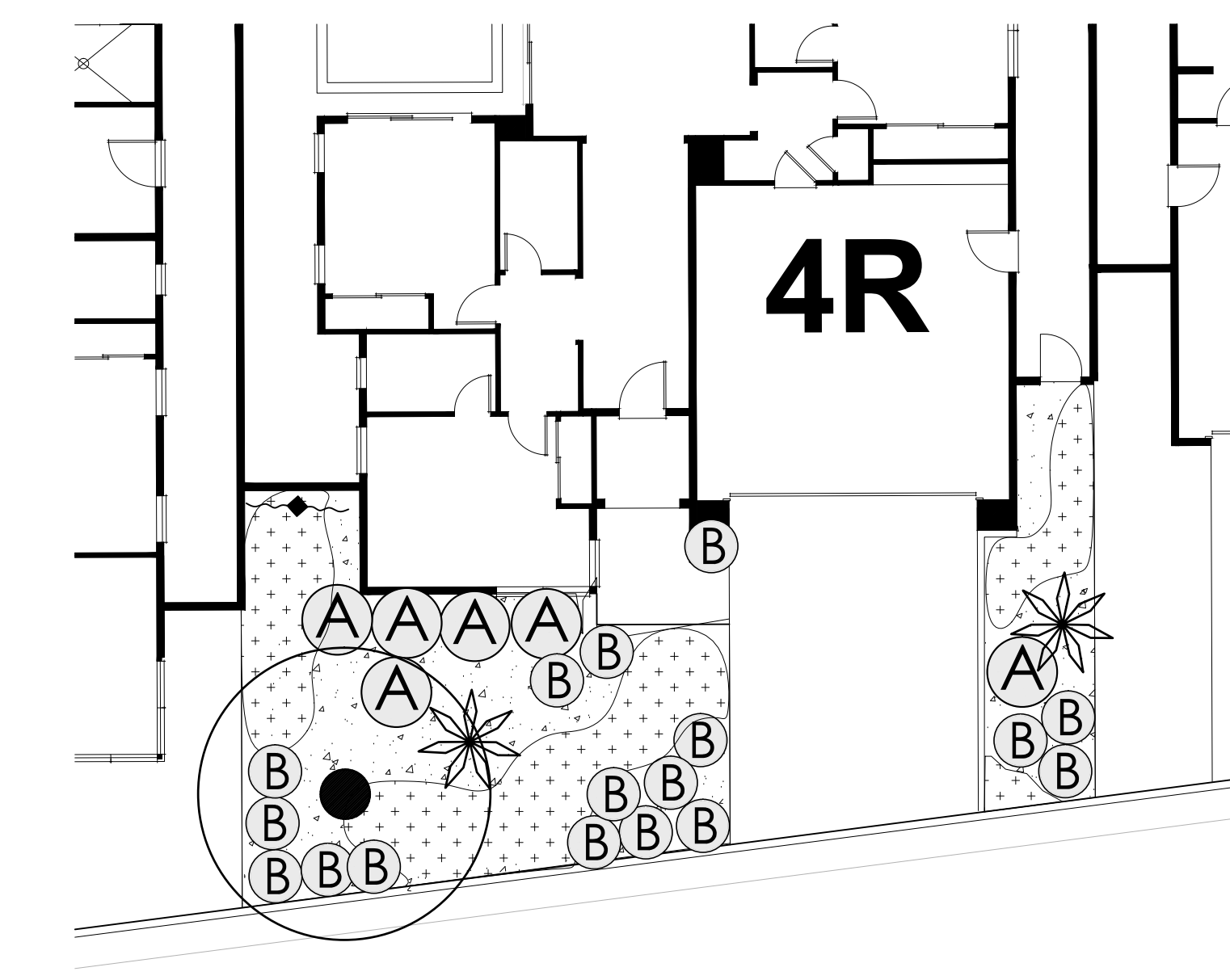
TYPICAL FRONTYARD PLANTING - PLAN 1 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 2 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 3 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 4 1"=10'

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
<b>OPEN SPACE TREES</b>				
CERCIDIUM "DESERT MUSEUM"	PALO VERDE	24" BOX	AS SHOWN	LOW
OLEA EUROPAEA "WILSONII"	FRUITLESS OLIVE	24" BOX	AS SHOWN	LOW
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	AS SHOWN	LOW
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8-12" B.T.H.	AS SHOWN	LOW
* YEARLY MAINTENANCE TO BE PROVIDED				
<b>INTERIOR STREET TREES</b>				
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	AS SHOWN	LOW
RHUS LANCEA	AFRICAN SUMAC	24" BOX	AS SHOWN	LOW
<b>ACCENTS</b>				
AGAVE AMERICANA	CENTURY PLANT	5 GALLON	AS SHOWN	LOW
AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GALLON	AS SHOWN	LOW
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HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	LOW
OPUNTIA V. "SANTA RITA"	PURPLE OPUNTIA	5 GALLON	AS SHOWN	LOW
<b>LARGE / MEDIUM SHRUBS</b>				
BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	AS SHOWN	LOW
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GALLON	AS SHOWN	LOW
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LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GALLON	AS SHOWN	LOW
RUELLIA PENINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	LOW
<b>SMALL / MEDIUM SHRUBS</b>				
ENCELIA FARINOSA	BRITTLE BUSH	5 GALLON	AS SHOWN	LOW
LANTANA C. "RADIATION"	LANTANA	5 GALLON	AS SHOWN	LOW
MUHLENBERGIA "REGAL MIST"	PINK MUHLY GRASS	5 GALLON	AS SHOWN	LOW
ROSMARINUS "TUSCAN"	UPRIGHT ROSEMARY	5 GALLON	AS SHOWN	LOW
SALVIA GREGGII	AUTUMN SAGE	5 GALLON	AS SHOWN	MEDIUM
<b>VINES</b>				
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	AS SHOWN	LOW
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<b>GROUNDCOVERS</b>				
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CARISSA G. "GREEN CARPET"	NATAL PLUM	1 GALLON	24" O.C.	LOW
LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON	24" O.C.	LOW
LANTANA M. "NEW GOLD"	SPREADING LANTANA	1 GALLON	24" O.C.	LOW
RUELLIA BRITTONIANA "KATIE"	DWARF RUELLIA	1 GALLON	24" O.C.	LOW
ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	24" O.C.	LOW
DECOMPOSED GRANITE - "APACHE BROWN" - 1/4" MINUS - 2" DEEP LAYER				

NOTES:

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LANDSCAPE MASTER PLAN FOR:  
**PHASE 6 ESCENA**  
 PALM SPRINGS CLASSIC TRACT NO. 32233

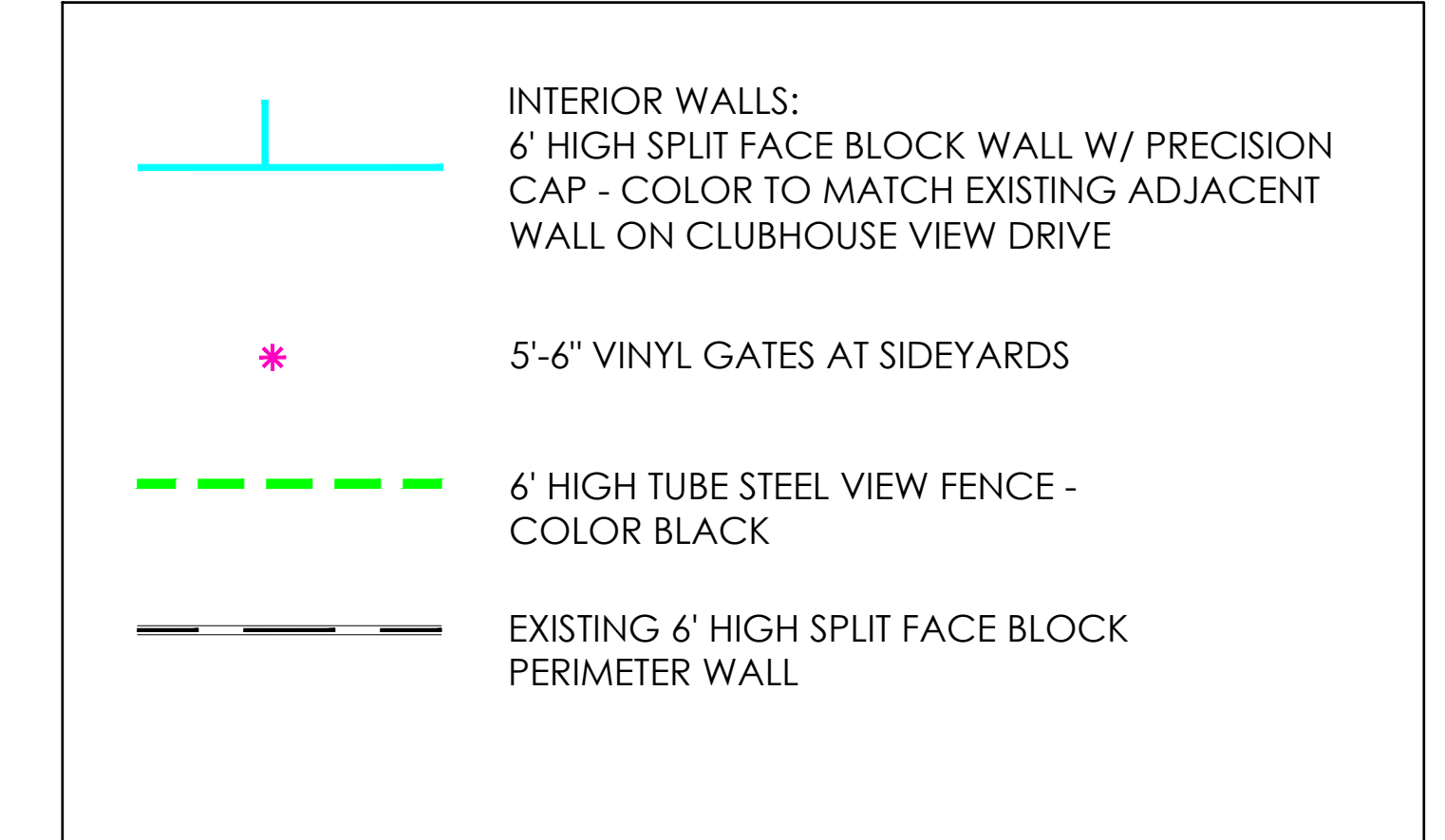
SHEET 2 OF 3  
TYPICAL PLANTING PLAN

CITY OF PALM SPRINGS

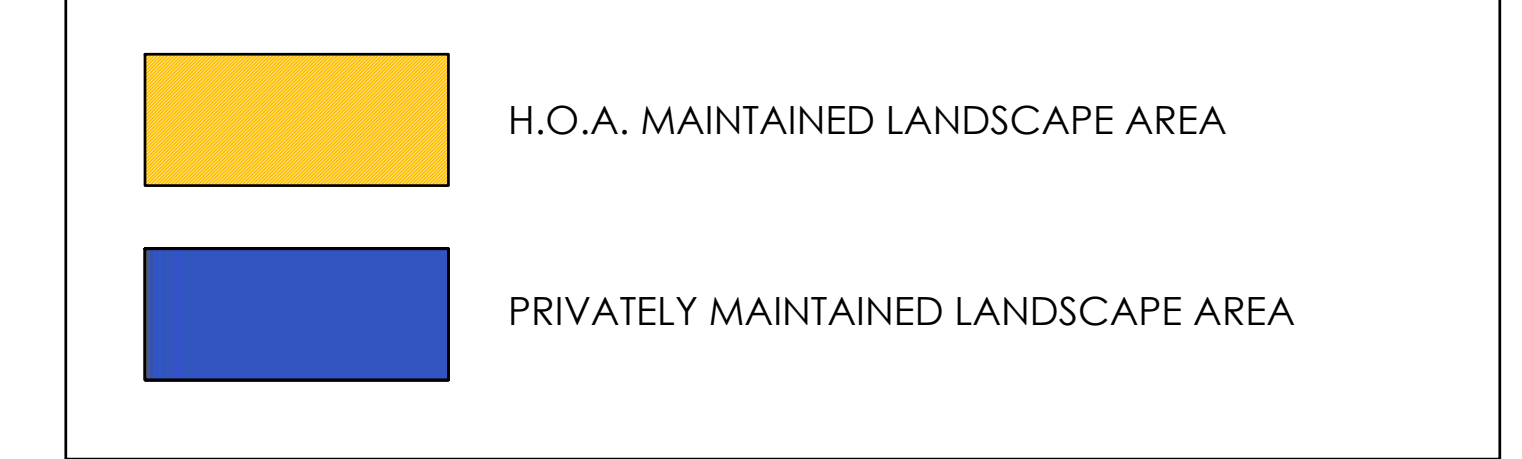
951 | 296 | 3430  
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07.01.14



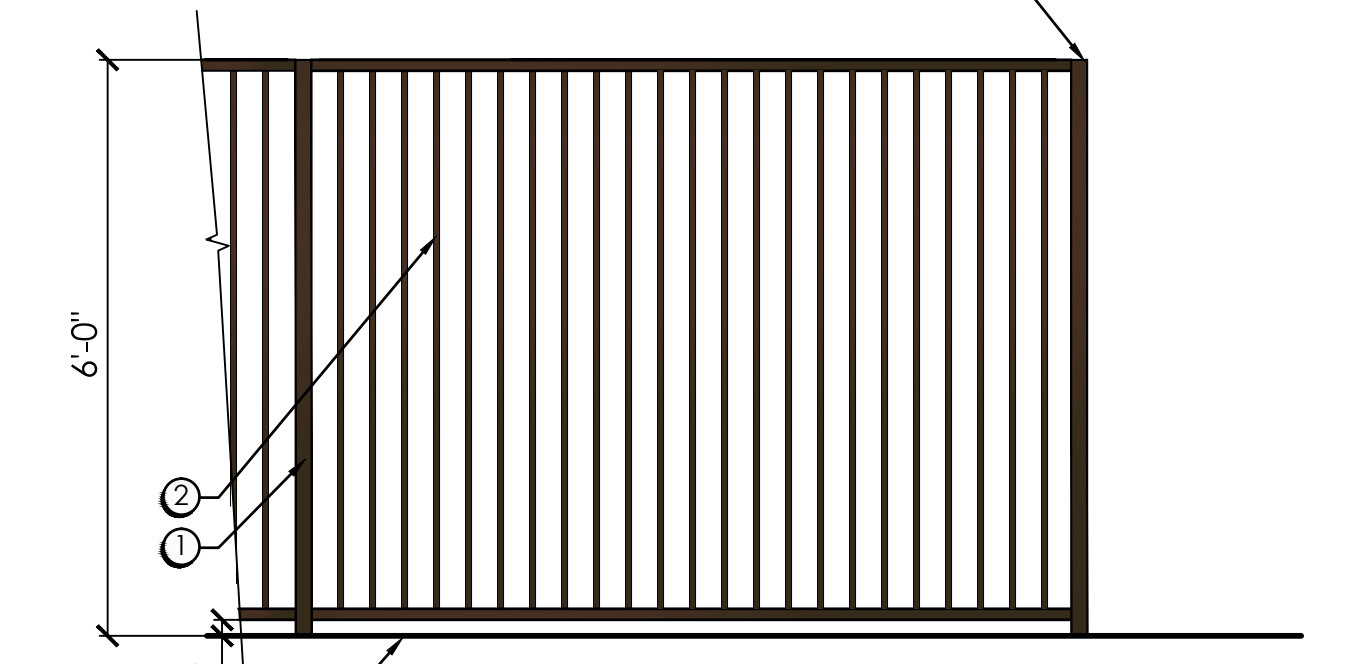
**WALL AND FENCE LEGEND**



**MAINTENANCE LEGEND**

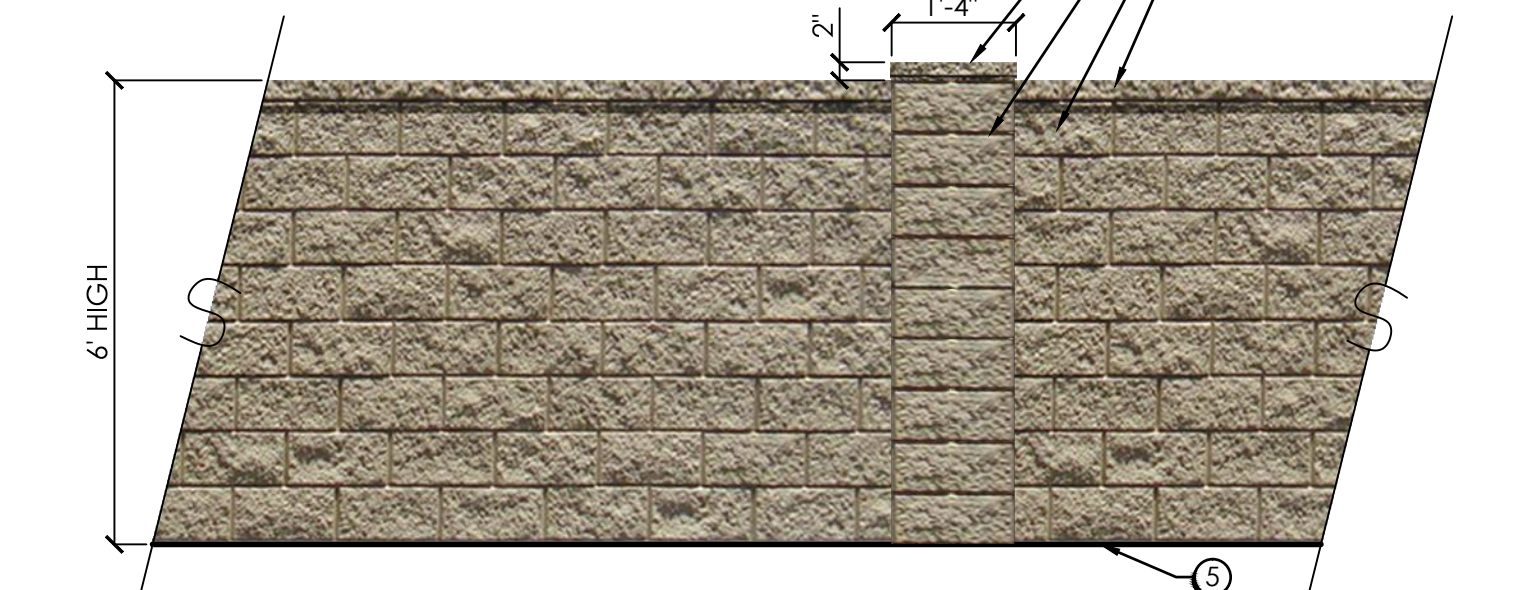


- ① TUBULAR STEEL POST @ 8'-0" O.C. MAX.
- ② TUBULAR STEEL PICKETS
- ③ FINISH GRADE



6' TUBE STEEL VIEW FENCE 1/2"=1'-0"

- ① SPLIT FACE BLOCK COLUMN (WHERE OCCURS)
- ② PRECISION BLOCK WALL CAP
- ③ PRECISION BLOCK PILASTER CAP
- ④ FINISH GRADE
- ⑤ 8"X16" SPLIT FACE BLOCK



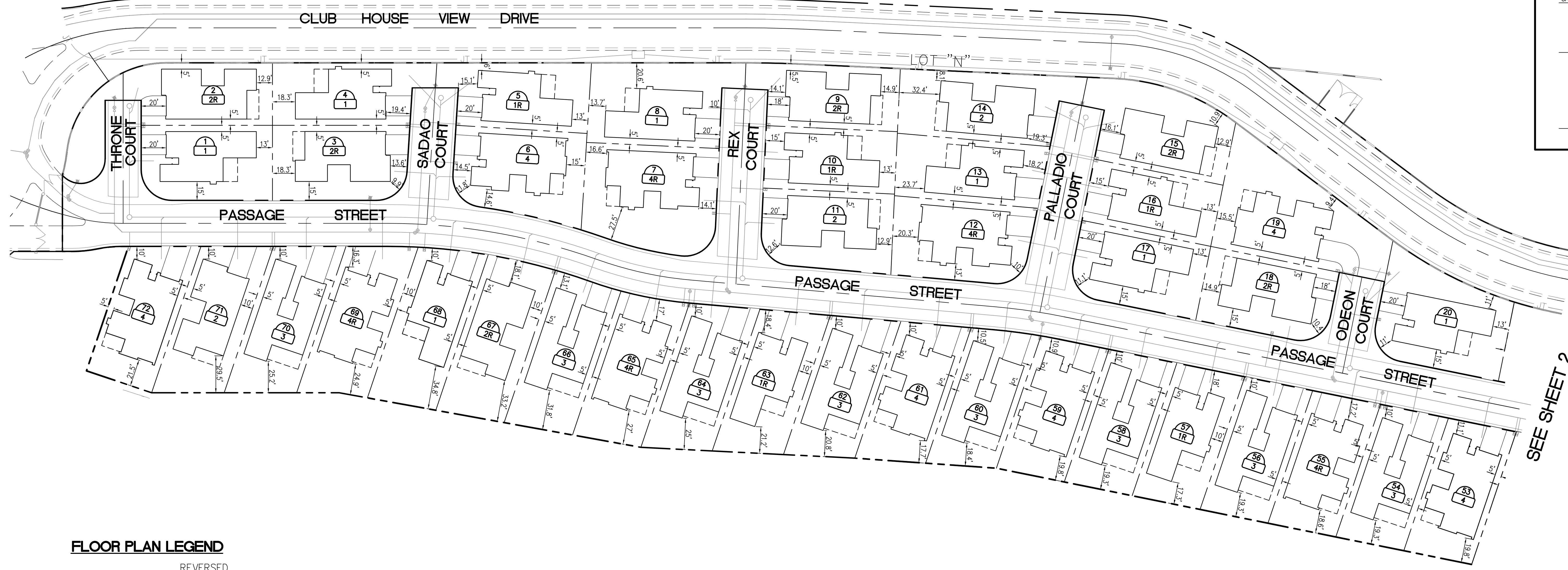
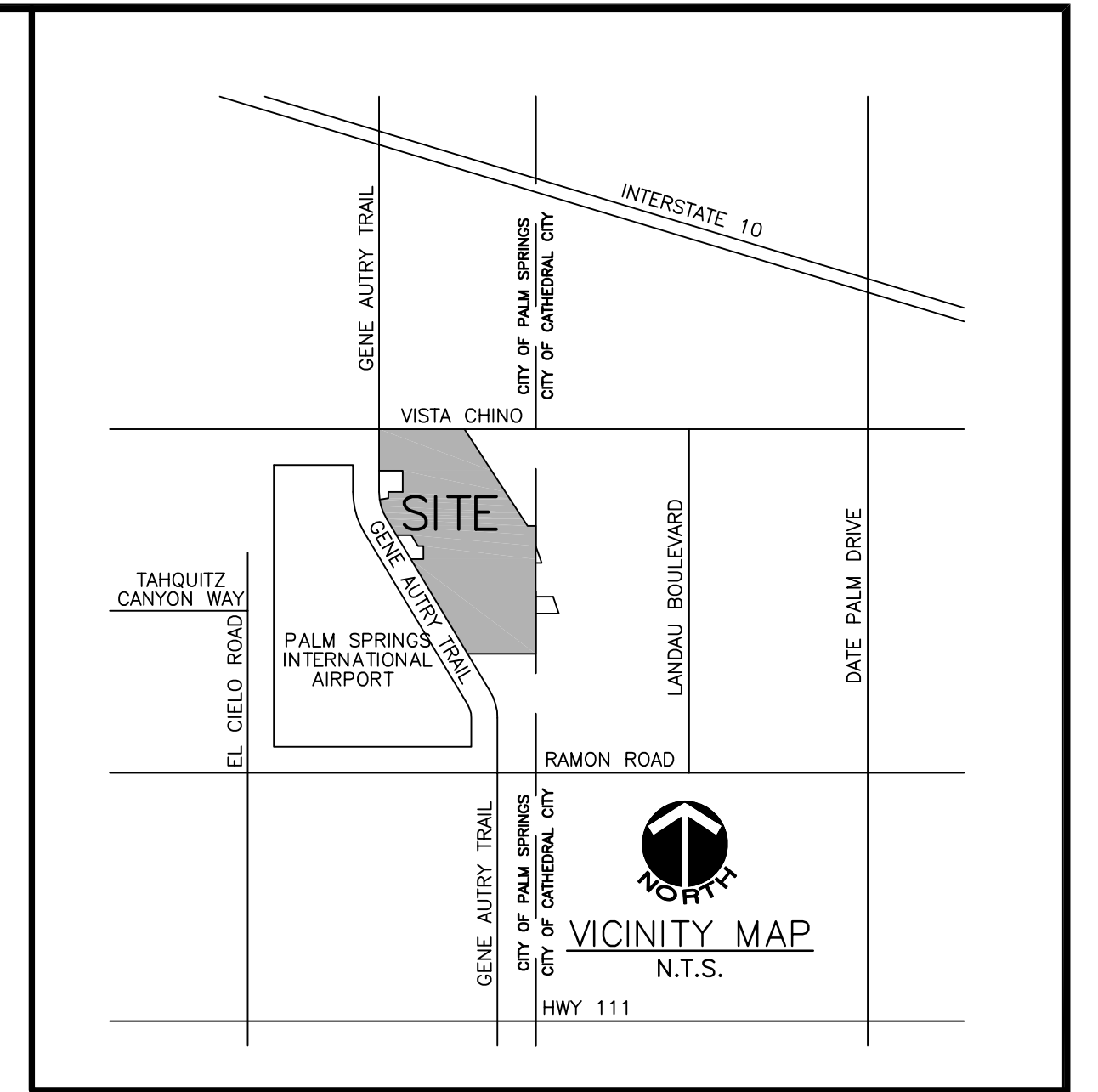
6' SPLIT FACE BLOCK WALL 1/2"=1'-0"



LANDSCAPE MASTER PLAN FOR:  
**PHASE 6 ESCENA**  
 PALM SPRINGS CLASSIC TRACT NO. 32233

SHEET 3 OF 3  
 WALL AND FENCE PLAN  
 MAINTENANCE EXHIBIT

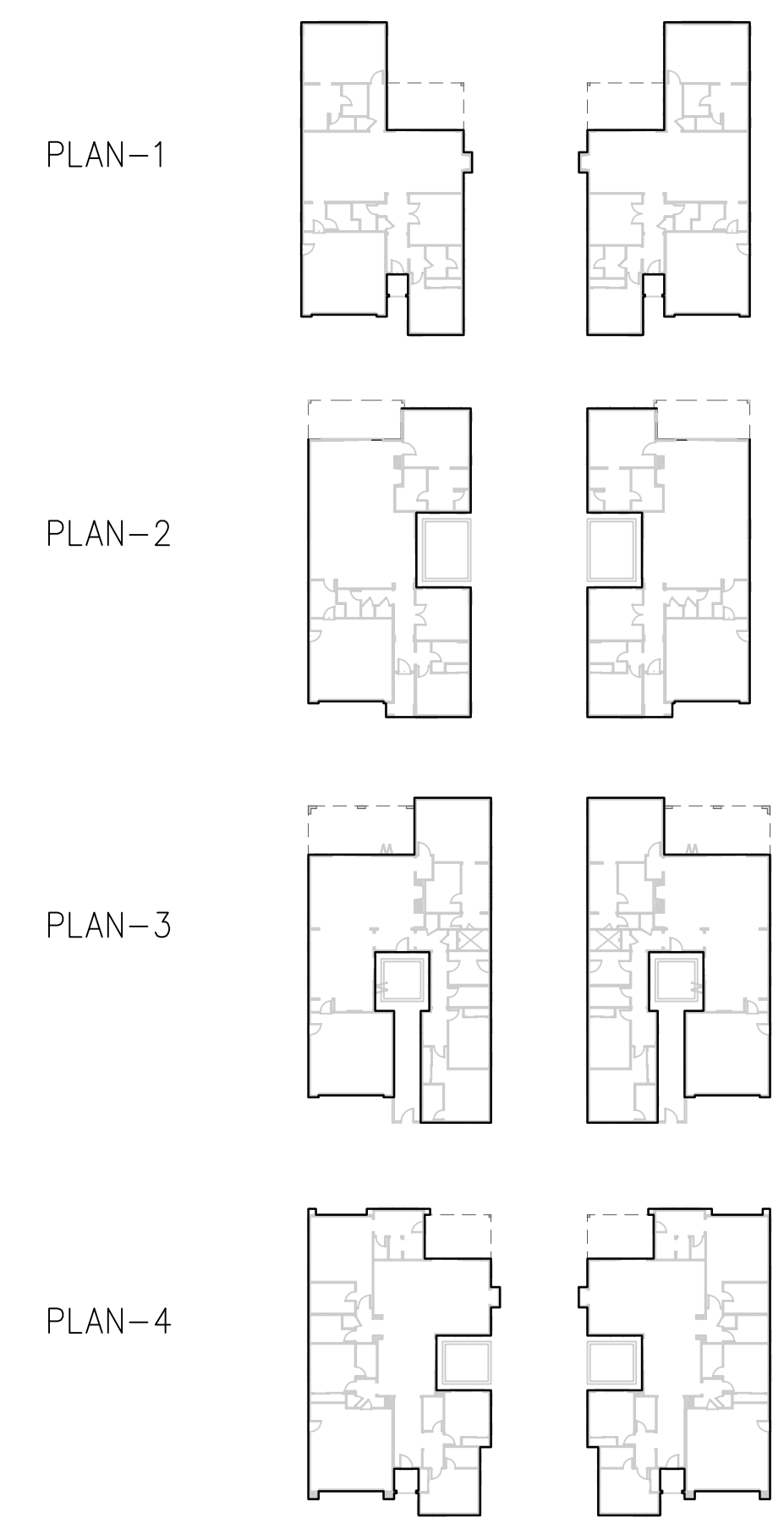
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 NORTH  
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SEE SHEET 2

**FLOOR PLAN LEGEND**

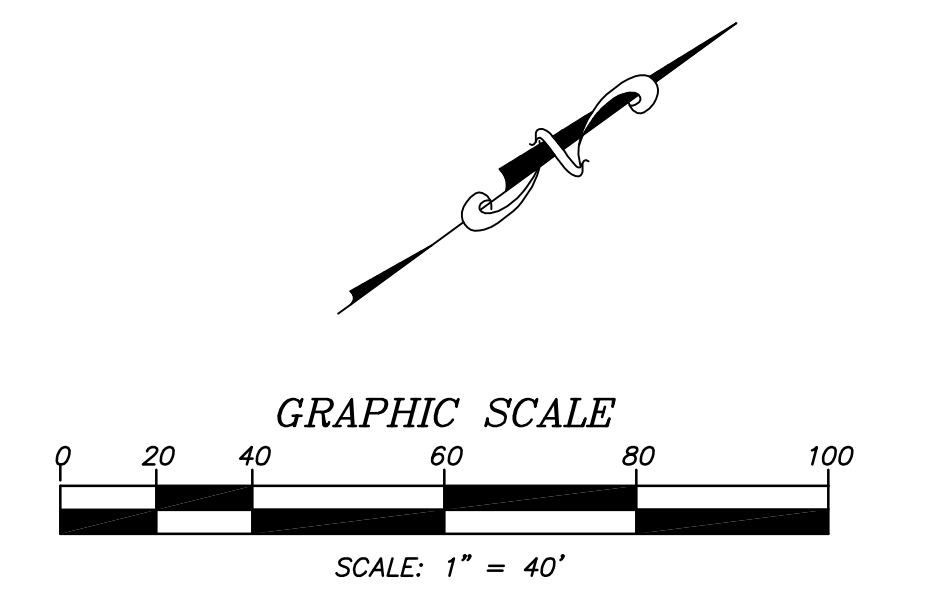
REVERSED



5 — LOT NUMBER  
1R — BUILDING PLAN TYPE

LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
1	6170	2406	39.00%
2	5597	2492	44.52%
3	6372	2492	39.11%
4	5945	2406	40.47%
5	5975	2406	40.27%
6	7038	2750	39.07%
7	7374	2750	37.29%
8	8618	2406	27.92%
9	5695	2492	43.76%
10	5250	2406	45.83%
11	6412	2492	38.86%
12	7302	2750	37.66%
13	5934	2406	40.55%
14	6829	2492	36.49%
15	7195	2492	34.64%
16	5250	2406	45.83%
17	6171	2406	39.00%
18	6171	2492	40.38%
19	9556	2750	28.78%
20	7839	2406	30.69%

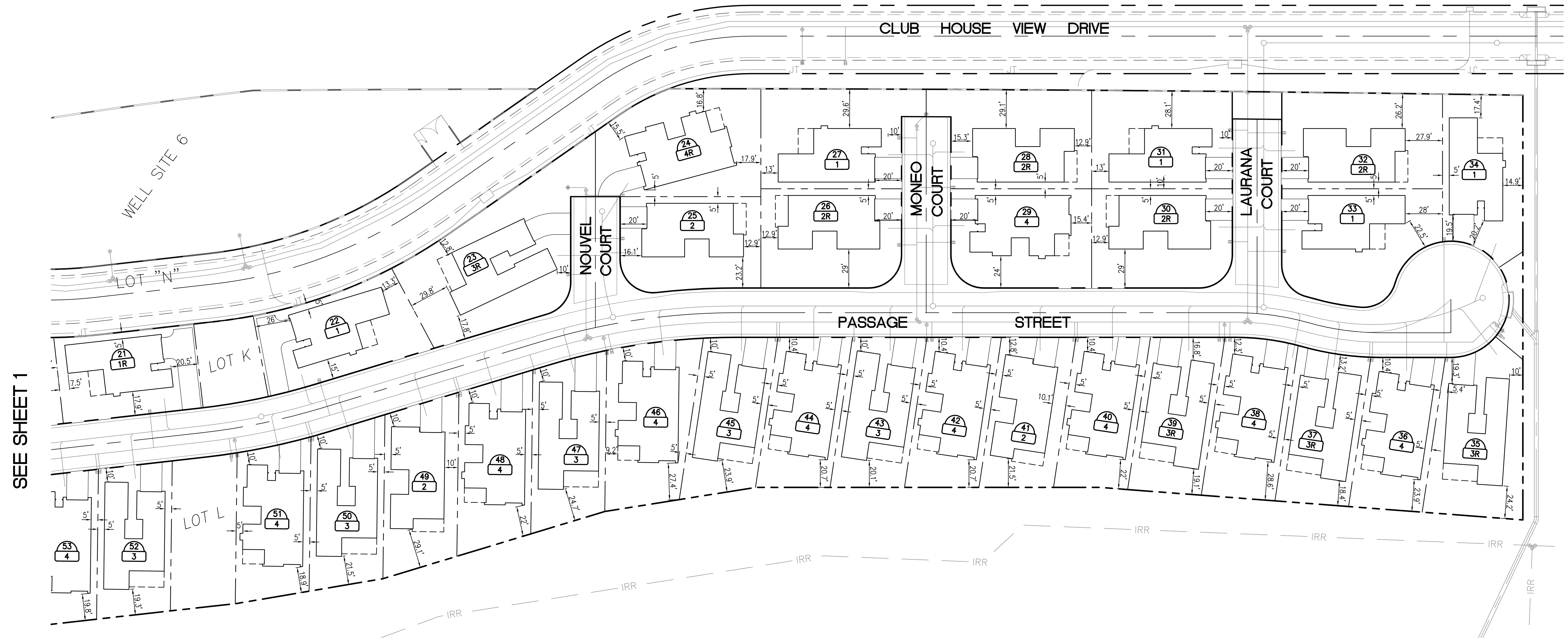
LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
53	6155	2750	44.68%
54	6156	2755	44.75%
55	6156	2750	44.67%
56	6156	2755	44.75%
57	6156	2406	39.08%
58	6156	2755	44.75%
59	6154	2750	44.69%
60	6238	2755	44.16%
61	6312	2750	43.57%
62	6398	2755	43.06%
63	6518	2406	39.91%
64	6638	2755	41.50%
65	6645	2750	41.38%
66	6874	2755	40.08%
67	7174	2492	34.74%
68	7137	2406	33.71%
69	6838	2750	40.22%
70	6794	2755	40.55%
71	6794	2775	36.68%
72	6285	2750	43.75%



DESIGN BY: NS  
DRAWN BY: NS  
CHECK BY: NS  
PREPARED BY: ADAMS • STREETER CIVIL ENGINEERS, INC.  
15 Corporate Park, Irvine, CA 92606  
Ph. 949 474-2330 Fax. 949 474-0281

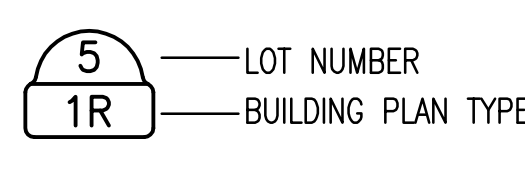
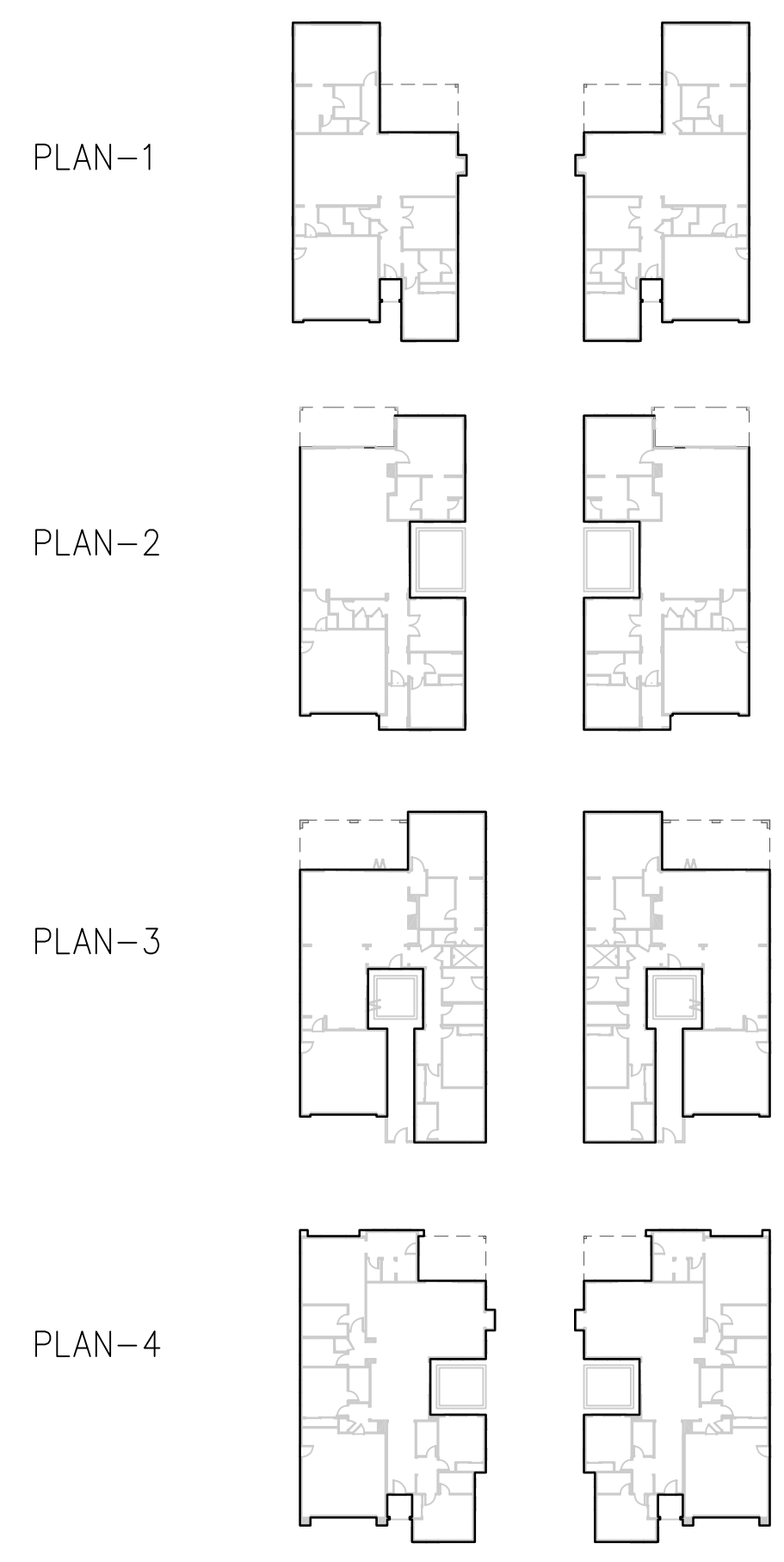
CITY OF PALM SPRINGS, CALIFORNIA  
SITE PLAN  
LOTS 1-20, 53-72  
ESCENA - TRACT 32233

SHEET  
1  
OF 2 SHEETS  
13-1953  
PLAN SET: D DATE: 07/02/2014



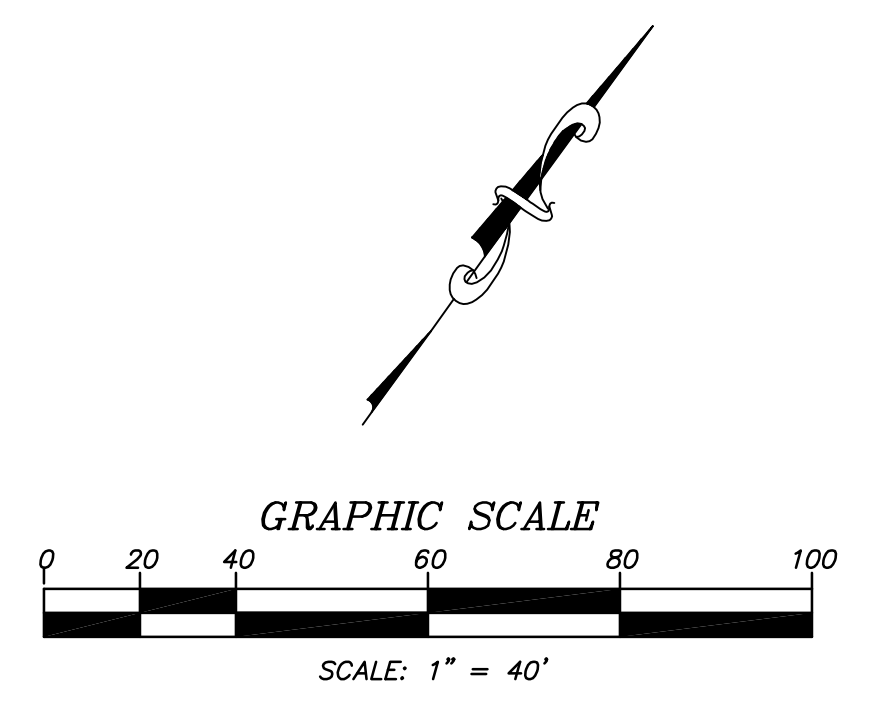
**FLOOR PLAN LEGEND**

REVERSED



LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
21	6620	2406	36.34%
22	7355	2406	32.71%
23	11920	2755	23.11%
24	9167	2750	30.00%
25	7190	2492	34.66%
26	7641	2492	32.61%
27	8213	2406	29.30%
28	8147	2492	30.59%
29	7641	2750	35.99%
30	7641	2492	32.61%
31	8063	2406	29.84%
32	8968	2492	27.79%
33	8695	2406	27.67%
34	7011	2406	34.32%
35	8200	2755	33.60%
36	6305	2750	43.62%
37	6259	2775	44.02%
38	6573	2750	42.84%
39	6434	2755	42.82%
40	6245	2750	44.04%

LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
41	6229	2492	40.01%
42	6229	2750	44.15%
43	6229	2755	44.23%
44	6229	2750	44.15%
45	6477	2755	42.54%
46	7666	2750	35.87%
47	6702	2755	41.11%
48	6733	2750	40.84%
49	6733	2492	37.01%
50	6531	2755	42.18%
51	6237	2750	44.09%
52	6155	2755	44.76%



DESIGN BY: NS  
 DRAWN BY: NS  
 CHECK BY: NS

PREPARED BY: ADAMS - STREETER CIVIL ENGINEERS, INC.  
 15 Corporate Park, Irvine, CA 92606  
 Ph. 949 474-2330 Fax. 949 474-0281

CITY OF PALM SPRINGS, CALIFORNIA

SITE PLAN

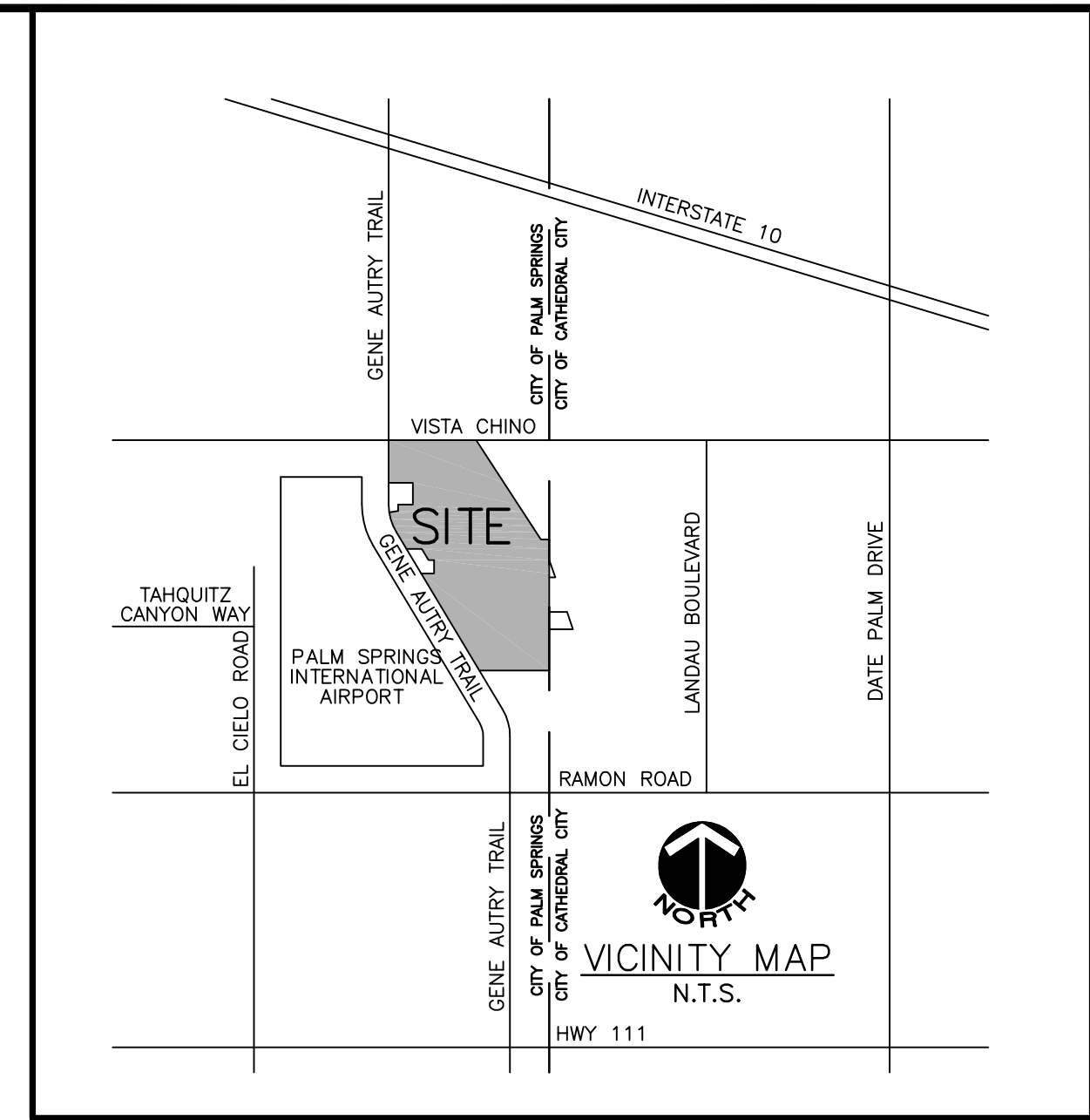
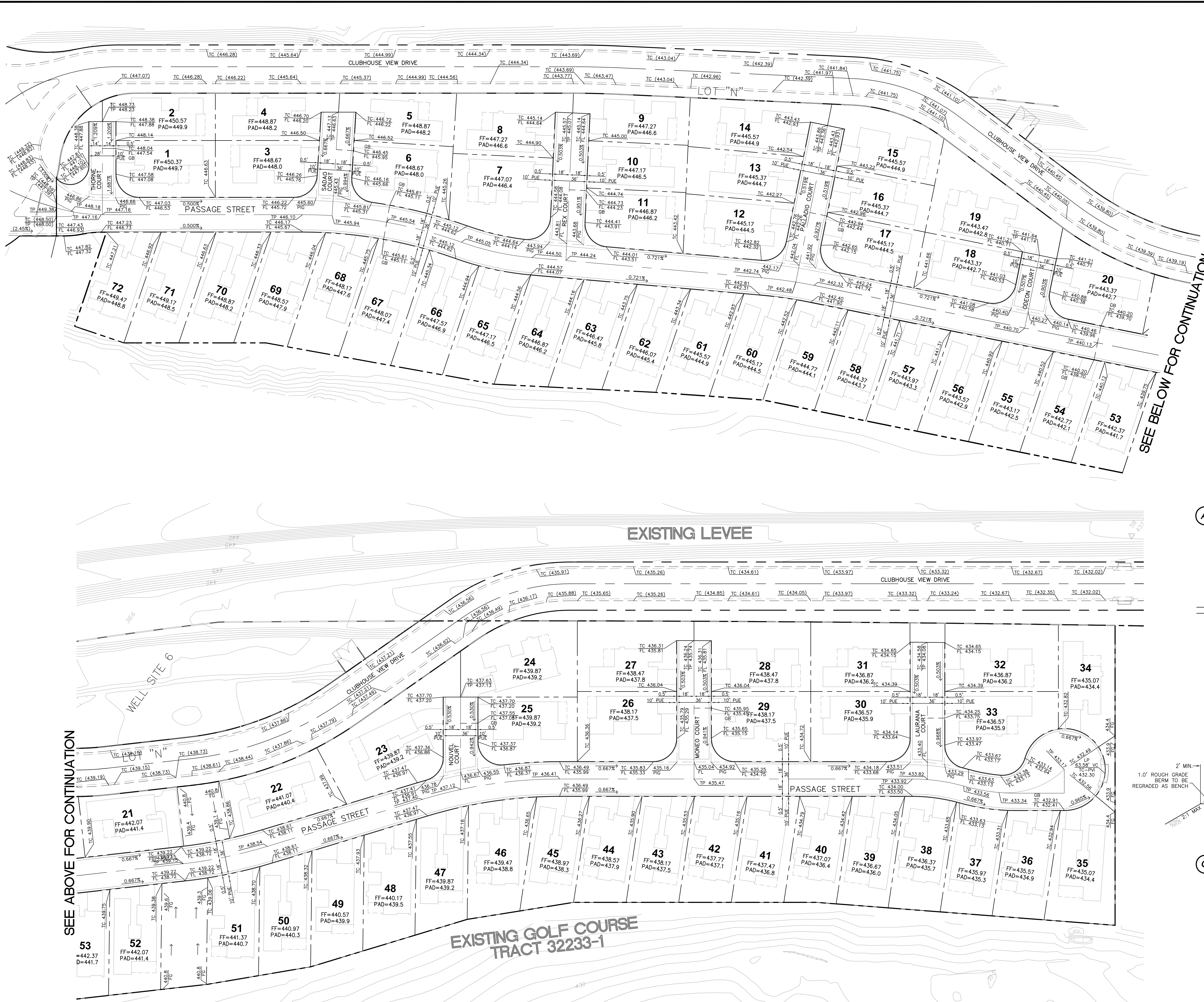
LOTS 21-52

ESCENA - TRACT 32233

SHEET 2 OF 2 SHEETS

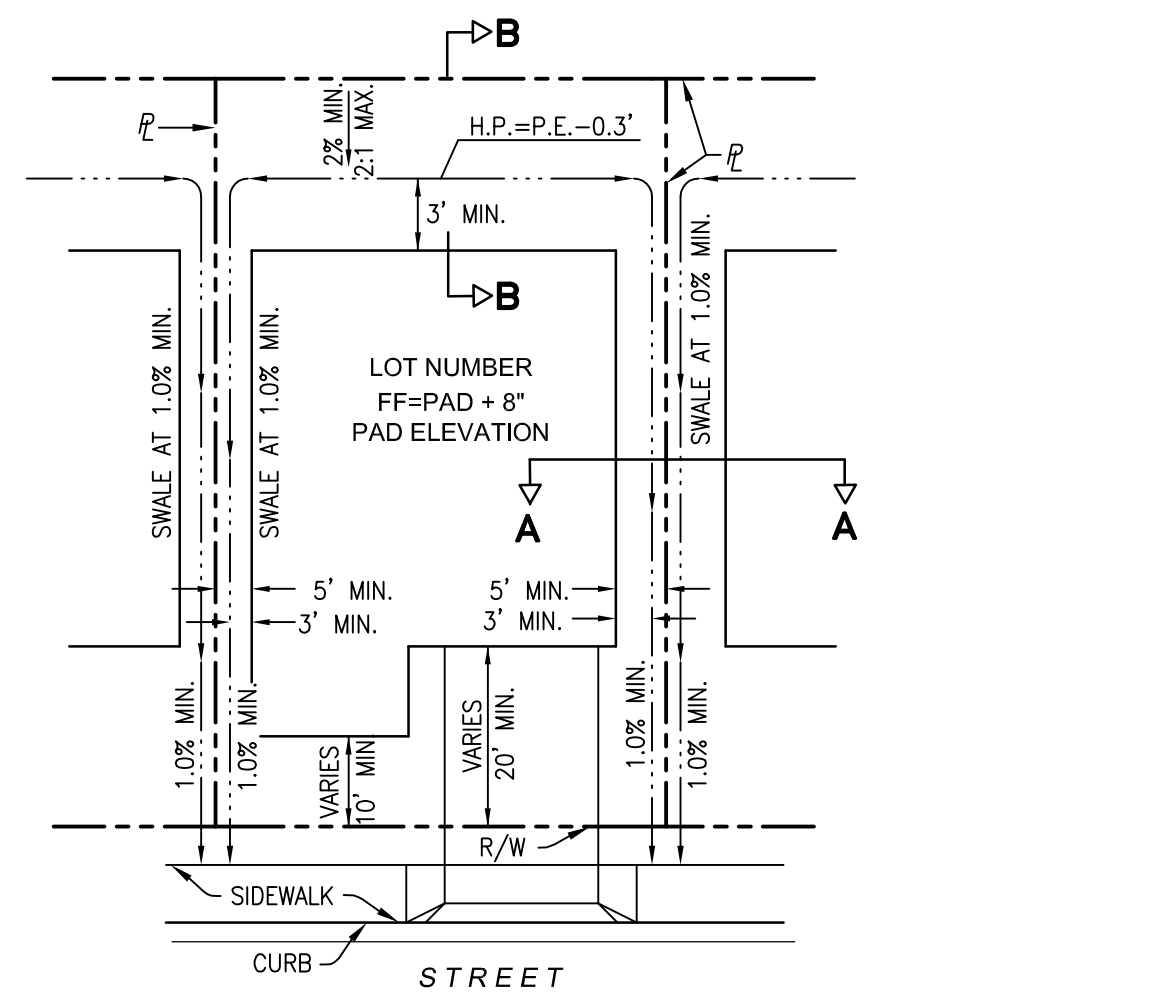
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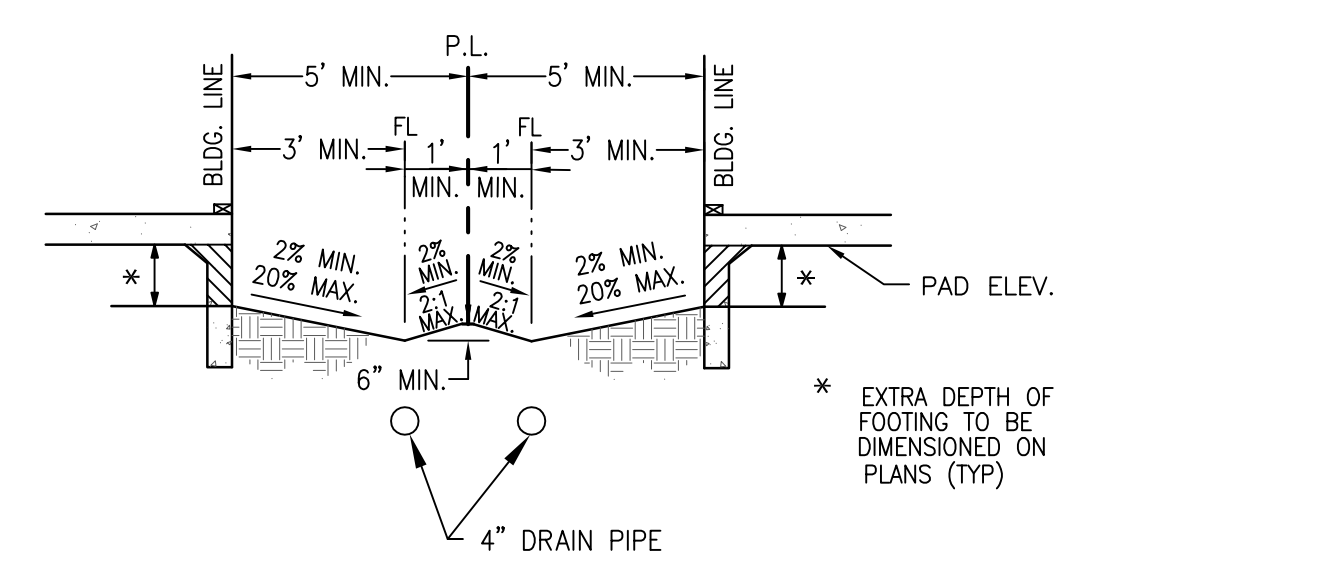


SEE BELOW FOR CONTINUATION

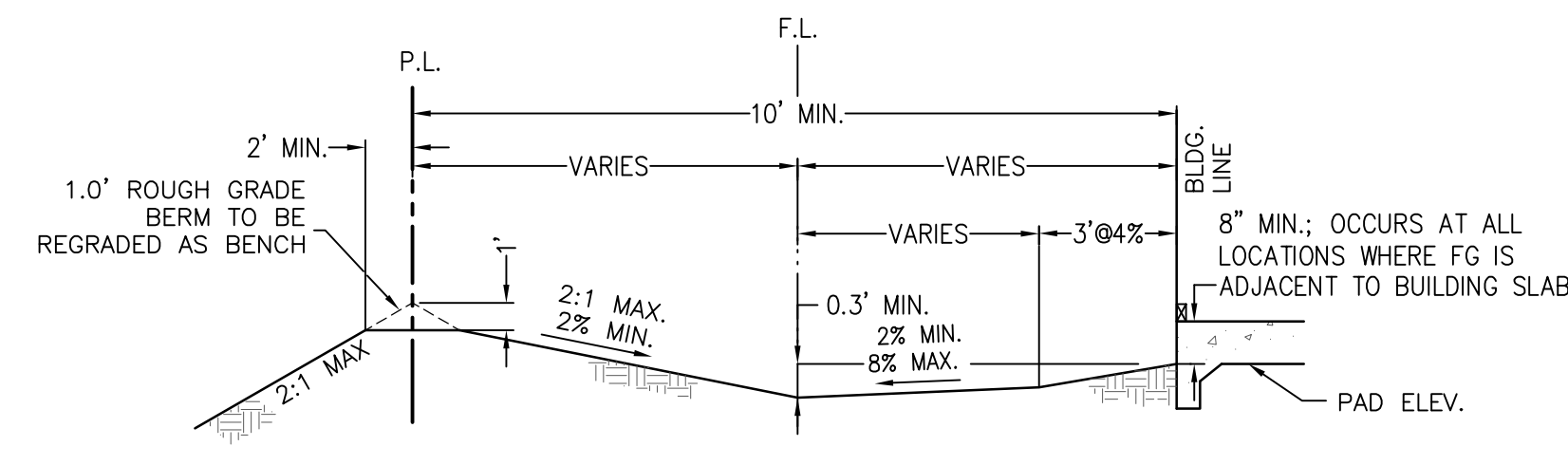
SEE ABOVE FOR CONTINUATION



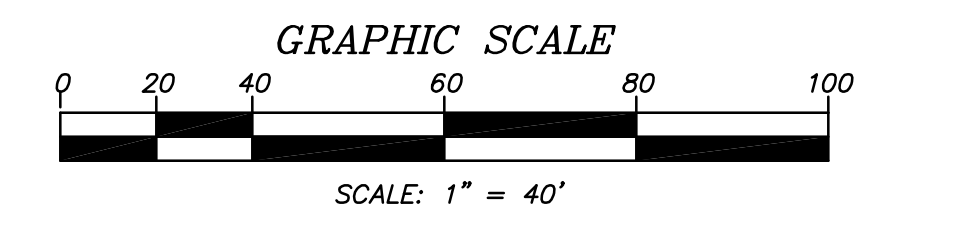
**(A) TYPICAL LOT GRADING AND DRAINAGE DETAIL**  
NTS



**(B) SECTION A-A TYPICAL SIDEROAD SECTION**  
NTS



**(C) SECTION B-B TYPICAL REAR YARD SECTION**  
NTS



PLAN SET: A DATE: 06/25/2014