



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: JULY 14, 2015

UNFINISHED BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY THE CITY OF PALM SPRINGS REQUESTING APPROVAL OF A 3-PHASED LANDSCAPE PLAN AT THE PALM SPRINGS VISITOR'S CENTER, A CLASS 1 HISTORIC SITE LOCATED AT 2901 NORTH PALM CANYON DRIVE (HSPB #33) (ZONE ESA-SP-5A) AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA (CASE 3.0635 MAA).

FROM: Department of Planning Services

SUMMARY

The Historic Site Preservation Board to review a 3-phased landscape plan for areas surrounding the Tramway Gas Station (Palm Springs Visitor Center), a Class 1 Historic Site. HSPB previously reviewed a landscape plan at their April 14, 2015 meeting and voted to continue the project with direction to the application as follows:

1. Reflective of the original site "story" (use as a gas station).
2. Appropriate to scale of the historic architecture.
3. Simple in its overall design.
4. That emulates the natural environment, (not contrived).
5. The approach to the building should be visually open with nothing to impede sight lines directly to the canopy. (For example, gravel drive with landscaping on the side; not open space cluttered with trees, bushes, shrubs, and rocks). Board Member La Voie noted that the plantings should be on the sides of the open space and reflective of the sparsely vegetated, rocky open desert behind the building.

RECOMMENDATION:

Approve the certificate of approval

REVISED PLAN

Planning Staff has met several times with the project landscape architect to convey the direction of the HSPB. Significant progress has been made in revising the plan.

Changes to the plan include:

- The removal of turf area behind building.

- Removal of meandering sidewalks.
- Removal of water feature.
- Removal of all tall plantings from the front and sides of the canopy that would obstruct views.
- Site mounding to be minimized.

Additions to the new plan include:

- A new 40' foot wide curving gravel landscape feature reminiscent of the original driveway to be added to the front canopy area reflecting the former building use as a gas station. Gravel area to be ¼ to ¾ inch rock mix of tan colors placed over a 4" thick base with a flagstone ledger to demark edges.
- Simplified pathways along the side and rear of site to allow people to walk between the Visitor Center and the Palm Springs entry sign and the rear picnic area. Pathway rock to be 3/8 inch brown rock with flagstone ledger.
- Plantings have been pulled back from the sides and front of building allowing for greater sight lines.
- Plants clustered around the picnic area to provide shade.
- Picnic area to be a gently undulating surface constructed of 3/16 inch west coast rock within a flagstone boarder.
- Field areas in Phase 1 to be “Mission Viejo” color small bird’s eye 3/16 inch west coast rock.
- Benches and picnic tables to be manufactured by an American company named Patterson-Williams built specifically for municipal use able to withstand the elements and daily public use.
- Benches named “Forge” constructed of a square steel base with 4” x 4” recycled plastic planks in a sand color.
- Picnic tables with steel frame to be cemented into ground with a 4’ x 4’ foot square table top and four affixed benches utilizing recycled plastic planks in a sand color.

BACKGROUND:

Pursuant to Municipal Code Section 8.05.180, “*No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:*

- (1) *Construction of a new structure;*
- (2) *The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;*
- (3) *A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;*

- (4) *The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.”*

As noted in item 2, the proposed landscape project is an alteration to the overall *Tramway Gas Station* site and could be considered as an alteration of the exterior appearance of the subject Class 1 building and thus a Certificate of Approval from the HSPB is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1965	Building permit issued
9/8/1998	HSBP recommends Class 1 designation
1/6/1999	City Council designates property as Class 1 Site – Resolution # 19448
12/4/2002	City purchases property
3/23/2015	AAC reviews plans and makes the following recommendations: <ol style="list-style-type: none"> 1. Consider plant identification plaques. 2. Add trees (similar type) to the lawn and shading for seating area. 3. Existing benches be shown on the plan; with new benches to be reviewed by subcommittee.
4/14/2015	HSPB reviewed landscape proposal and voted 6-1 to continue the discussion to a date uncertain with the following direction: <ol style="list-style-type: none"> 1. Reflective of the original site “story” (use as a gas station). 2. Appropriate to scale or the historic architecture. 3. Simple in its overall design. 4. That emulates the natural environment, (not contrived). 5. The approach to the building should be visually open with nothing to impede sight lines directly to the canopy. (For example, gravel drive with landscaping on the side; not open space cluttered with trees, bushes, shrubs, and rocks). La Voie noted that the plantings should be on the sides of the open space and reflective of the sparsely vegetated, rocky open desert behind the building.

<i>Most Recent Ownership</i>	
12/4/2002	City of Palm Springs

<i>Neighborhood Notification</i>	
	Notification is not required

<i>Field Check</i>	
March 2015	Staff visited site to observe existing conditions

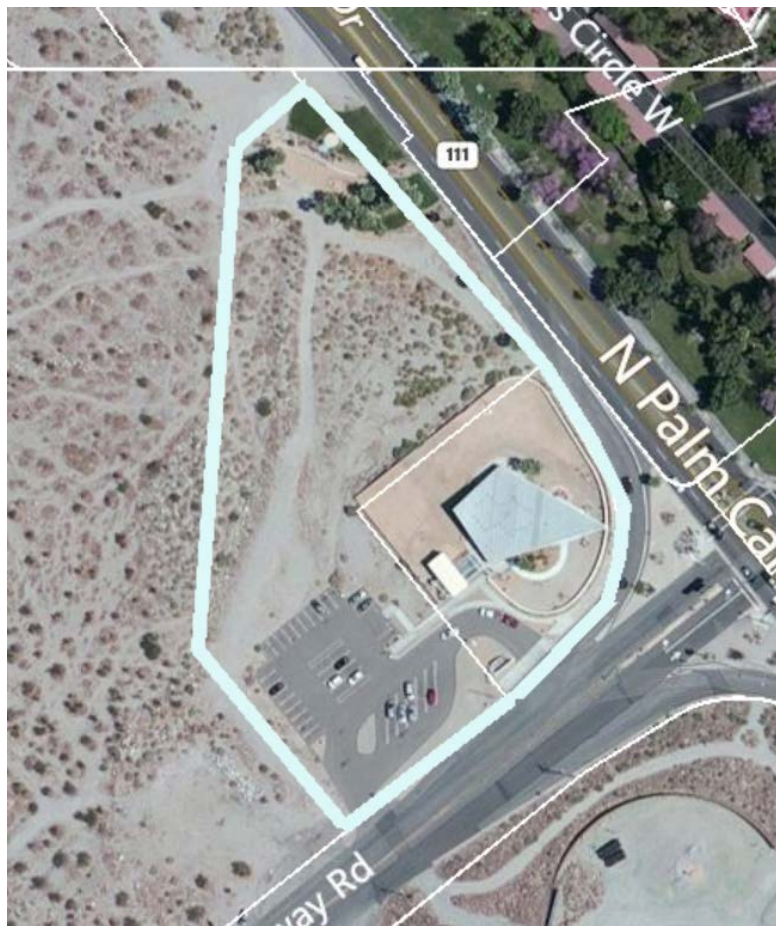
<i>Notification</i>	
	Notification is not required

<i>Details of Application Request</i>	
<i>Site Area</i>	

Net Area	42,253-square feet – Visitor Center Site – Phase 1 Proposal 121,097-square feet – Surrounding Area – Phase 2 & 3
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ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	SPA (Special Policy Area)	Public / Visitor Center	ESA-SP-5A (Environmental Sensitive Area Specific Plan, Plan Area 5A)
North	SPA (Special Policy Area)	Assisted Living Apartments	CC (Civic Uses)
South	HDR (High Density Residential)	Vacant – Approved Project	R-3 (Multiple Family Residential)
East	MDR (Medium Density Residential)	Multi-Family Residential	R-3 (Multiple Family Residential)
West	SPA (Special Policy Area)	Open Space	ESA-SP-5 (Environmental Sensitive Area Specific Plan, Plan Area 5A)



Subject Site: Palm Springs Visitor Center – 1901 N. Palm Canyon Dr.

HISTORIC SITE:

The *Tramway Gas Station* serves as a significant landmark, designed by master architect Albert Frey, and constructed during 1963-1965. It exemplifies a post-World War II period of architectural history in Palm Springs and is the first building seen by visitors entering the City. Frey intended that the building be designed as a “sign” that could be easily read from a moving vehicle driving along North Palm Canyon Drive.

Frey’s exploration of the roof plane as a sculptural element is best seen with the *Tramway Gas Station*. The roof is a hyperbolic paraboloid and pointed at the terminus of the roof, consequently, the majority of the walls are not rectangular. The roof plane spans more than 95 feet over the front of the site and is supported by six steel pipe columns. It is constructed of ribbed galvanized steel panels resting on steel beams. The *Tramway Gas Station* is an excellent and unique example of Albert Frey’s work in the International Style of architecture and reflects his response to innovative approaches to architecture in Palm Springs as a machine-age modernist.

Improvements were made to the building and grounds when the gas station was changed to the Visitor Center from 2003 to 2006. An amphitheater was constructed under the roofline with concrete flatwork and grade difference that allows speakers to stand in an elevated position and address an audience sitting. Minimal landscaping was added in conjunction with the amphitheater along with a low perimeter wall at the front of the parcel with associated bougainvillea hedge.

The Palm Springs Municipal Code Section 8.05.185 states that a Class 1 Historic Structure or Site may not be modified, or altered without first obtaining a Certificate of Appropriateness granted by the City Historic Site Preservation Board (HSPB). Staff has determined that the proposed phased landscape project warrants a recommendation by the City Architectural Advisory Committee to HSPB.

PROJECTION DESCRIPTION:

The City of Palm Springs is seeking approval for a 3-phased landscape project at the Palm Springs Visitor Center as part of the City’s Measure J fund initiative. Implementation of the phases will depend on available funding. The overall project includes Phase 1 comprised of the immediate area around the Visitor Center; Phase 2 is the area surrounding the existing parking lot; and Phase 3 extends west to the Palm Springs City entry sign.

Review of the proposal against the Historic Preservation Ordinance.

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;

The Tramway Gas Station (Palm Springs Visitor Center) was designated a Class 1 historic site by the City Council in 1999 and serves as a significant landmark, designed by master architect Albert Frey constructed during 1963-1965. It exemplifies a post-World War II period of architectural history in Palm Springs and is the first building seen by visitors entering the City. Frey intended that the building be designed as a “sign” that could be easily read from a moving vehicle driving along North Palm Canyon Drive. The proposed landscape plan with a 40’ wide gravel area meant to look like a gas station driveway telling the story of the original buildings and the use of native plants arranged so as to not block views of the building will not diminish the architectural value or significance of the building.

- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;

The Tramway Gas Station is an excellent and unique example of Albert Frey’s work in the International Style of architecture and reflects his response to innovative approaches to architecture in Palm Springs as a machine-age modernist. The signature architectural feature of the building is a hyperbolic paraboloid pointed roof which spans more than 95 feet over the front of the site supported by six steel pipe columns. The proposed landscape plan has taken careful consideration in determining the placement of plants so as to not block views of the historic building from North Palm Canyon Drive. The use of low branching trees planted out of sight lines will protect views of the building and mountain.

- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;

The proposed landscape material with a mix of box and plant sizes commonly found in the immediate area will provide a variety of texture and color. The use of different colored gravel and stones as a driveway, pathways, ground cover plus varying sized boulders will enhance the overall historic site. The addition of hardscape elements such as benches, picnic tables, and pathways, will enhance the visitors experience by

providing access to the surrounding desert, and provide places to sit and rest and view the majestic scenery.

- (4) Archaeological or ecological significance of the area.

The proposed project does not impact any known archaeological or ecological significance of the site.

Staff believes the proposed modifications meet the guidelines for granting a certificate of approval by the HSPB.

ENVIRONMENTAL ASSESSMENT

The proposed building modification is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 “*Determining the Significance of Impacts on Historical and Unique Archeological Resources*”, the Tramway Gas Station is a “historic resource” under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 22).

According to CEQA, a project with an effect that may cause a “*substantial adverse change*” in the significance of a historical resource is a project that may have a “*significant effect*” on that resource. “Substantial adverse change” includes alteration of the historic resource such that the significance of the resource would be *materially impaired*.


The proposed landscape project does not affect the historic resource by potentially blocking the appearance of the structure. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

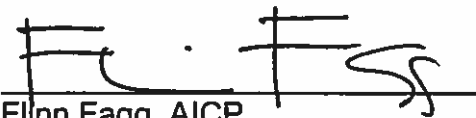
Consistent with the Secretary of the Interior Standards, the proposed plantings will be arranged in a manner that preserves views of the building and surrounding mountains. The new landscape plan will not obstruct the significant views of the building and does not rise to the level of “a substantial adverse change,” nor does it materially impair the significance or character-defining elements of the building. Staff therefore proposes a Class 31 Categorical Exemption for the project.

CONCLUSION:

The proposed 3-phased landscape plan utilizing low branching trees, palms, and other ground cover plantings along with the placement of a 40’ wide gravel landscape feature telling the story of the sites original use as a gas station will enhance the overall visitor experience. The placement of hardscape to include pathways, benches, and picnic

tables will not adversely change the view sheds of the building, and staff recommends approval.


Glenn Mlaker, AICP
Assistant Planner


Flinn Fagg, AICP
Director of Planning Services

Attachments:

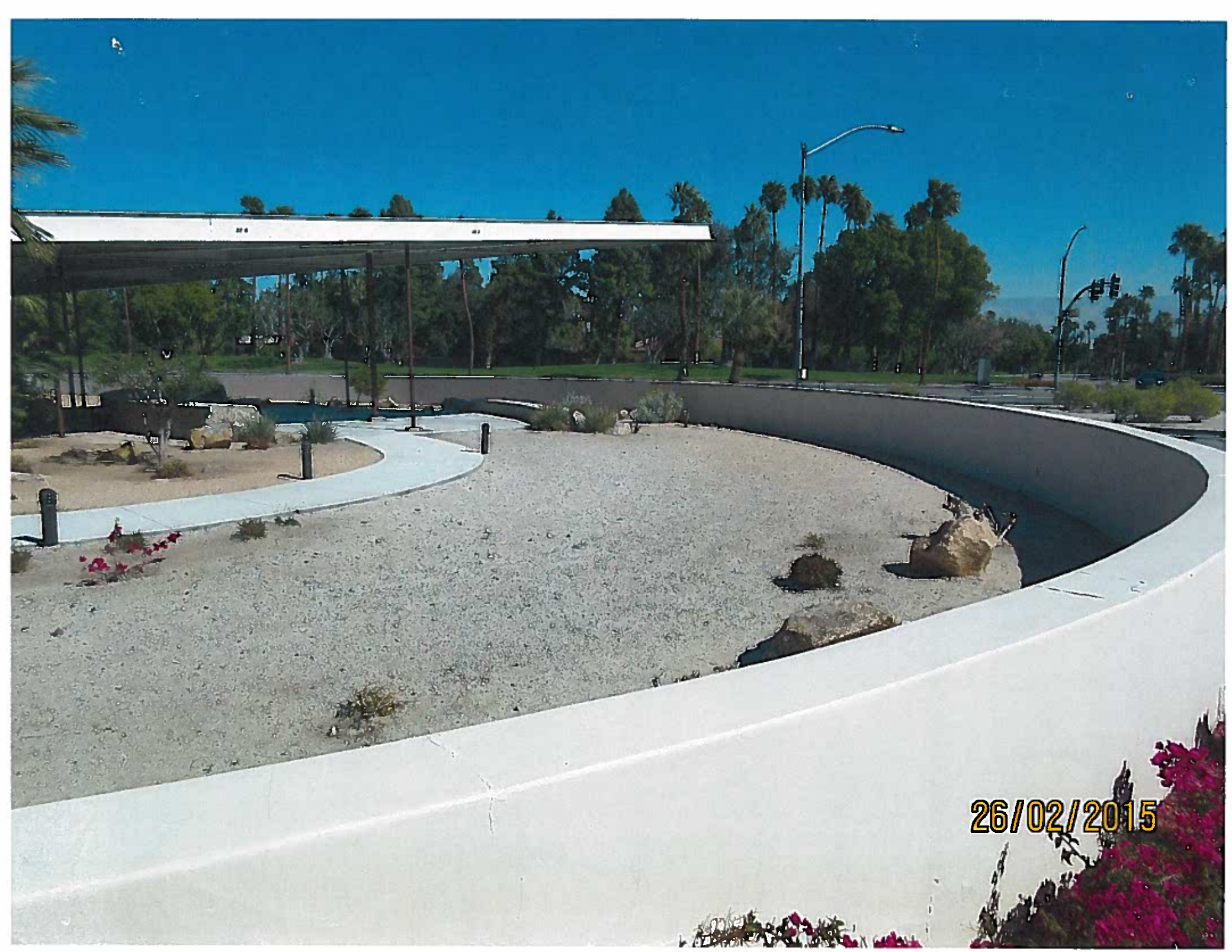
1. Vicinity Map
2. Minutes of HSPB meeting of April 14, 2015
3. Minutes of AAC meeting March 23, 2015
4. Site Photos
5. Previous Landscape Plan
6. Revised Landscape Plan
7. Bench and Picnic Table Detail



26/02/2015



26/02/2015



26/02/2015

PLANT LEGEND				
TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol: Circle with a dot]	36	OLNEYA TESOTA	'IRONWOOD' LOW BRANCHED	36" BOX
	10	OLNEYA TESOTA	'IRONWOOD' LOW BRANCHED	24" BOX
[Symbol: Circle with a central dot]	14	WASHINGTONIA FLUFERA	'CALIFORNIA FAN PALM'	TRUNK HT. SHOWN AT EACH TREE
[Symbol: Circle with a starburst]	17	FOUQUERIA SPLENDENS	OCOTILLO	10' TALL 10-12 HEAVY CANE MIN.
[Symbol: Circle with a cross]	119	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.
[Symbol: Circle with a starburst]	21	PSOROTHAMNUS SPINOSA	SMOKE TREE	5 GAL.
[Symbol: Circle with a starburst]	133	KRAMERIA PARVIFOLIA	RANGE RATANT	2 GAL.

EXISTING PALMS TO REMAIN

NOTE:
PLANTS TO BE PLACED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND PLANTED BY THE LANDSCAPE CONTRACTOR.

- BAILEYA MULTIRADIATA-DESERT MARIGOLD. 1 GAL. QTY. 25
- CYLINDROPUNTA RAMOSISSIMA-PENCIL CHOLLO. 5 GAL. QTY. 15
- ENCELIA FARINOSA. BRITTLE BUSH. 2 GAL. QTY. 20
- FEROCACTUS CYLINDRACEUS-COMPASS BARREL CACTUS 5 GAL. QTY. 20
- PSILOTOPHE TAGETINA-PAPER FLOWER. GAL. QTY. 25
- PHAERALCEA AMBIGUA-DESERT MALLOW. 5 GAL. QTY. 15



PREVIOUS



MICHAEL BUCCINO ASSOCIATES
Landscape Architecture
77 734 COUNTRY CLUB DRIVE, SUITE A-2 • PALM DESERT, CALIFORNIA 92211
PHONE (760) 772-7166 • FAX (760) 772-7168
www.mibuccino.com EMAIL: design@mibuccino.com

PALM SPRINGS VISITORS CENTER
PHASE 1
2901 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

PLANTING PLAN

DATE	11/03/14
SCALE	1/8" = 1'-0"
DRAWN BY	
APPROVED	

L-2.0
OF 11

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

PLANT LEGEND				
TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	19	OLNEYA TESOTA	"IRONWOOD" LOW BRANCHED	36" BOX
PALMS				
	6	WASHINGTONIA FILIFERA	"CALIFORNIA FAN PALM"	TRUNK HT SHOWN AT EACH TREE
SHRUBS				
	10	FOUQUIERIA SPLENDENS	OCOTILLO	10' TALL 10-12 HEAVY CANE MIN.
	46	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.
	10	PSOROTHAMNUS SPINOSA	SMOKE TREE	5 GAL.
	46	KRAMERIA PARVIFOLIA	RANGE RATANY	2 GAL.

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BAILEYA MULTIRADIATA-DESERT MARIGOLD
1 GAL. QTY. 25

CYLINDROPUNTIA RAMOSISSIMA-PENCIL CHOLLO.
5 GAL. QTY. 15

ENCELIA FARINOSA, BRITTLE BUSH, 2 GAL. QTY. 20
FEROCACTUS CYLINDRACEUS-
COMPASS BARREL CACTUS, 5 GAL. QTY. 20

PSILOTROPHE TAGETINA-PAPER FLOWER,
GAL. QTY. 25

PHAERALCEA AMBIGUA-DESERT MALLOW
5 GAL. QTY. 15

NOTE:
PICNIC TABLES AND PARK BENCHES WILL BE PROVIDED
BY THE CITY OF PALM SPRINGS. THEY ARE THE CITY OF
PALM SPRINGS STANDARD PICNIC TABLES AND PARK BENCHES.

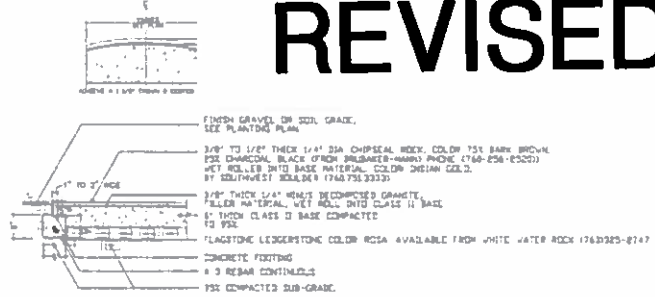
PICNIC TABLE MODEL #1144
BENCH MODEL #4401
MADE BY PATTERSON-WILLIAMS PHONE (888)442-2925

ROCK ON DRIVEWAY:
67 STONE (SIZE 1/4" TO 3/4") NATURAL STONE FROM
WEST COAST ROCK HWY 86
THERMAL, CALIFORNIA (760)399-1891

DRIVEWAY ROCK:
COVER DRIVEWAY WITH 1/4" THICK 67 STONE SIZE (1/4" TO 3/4")
NATURAL STONE. LAY 1/4" OVER 4" OF CLASS II BASE
COMPACTED TO 95% WET ROLL 67 STONE INTO COMPACTED
BASE MATERIAL.

NATIVE SOIL COVER:
COVER ALL EXISTING NATIVE SOIL WITH 1 1/4" THICK 'MISSION
VIEJO BIRDS EYE MINUS' STONE ROCK AVAILABLE FROM
'WEST COAST ROCK' ON HIGHWAY 86 IN THERMAL,
CALIFORNIA. PHONE (760-399-1891).

REVISED



1 GRAVEL PATH AND DRIVEWAY DETAIL

PHASE 2

PHASE 2



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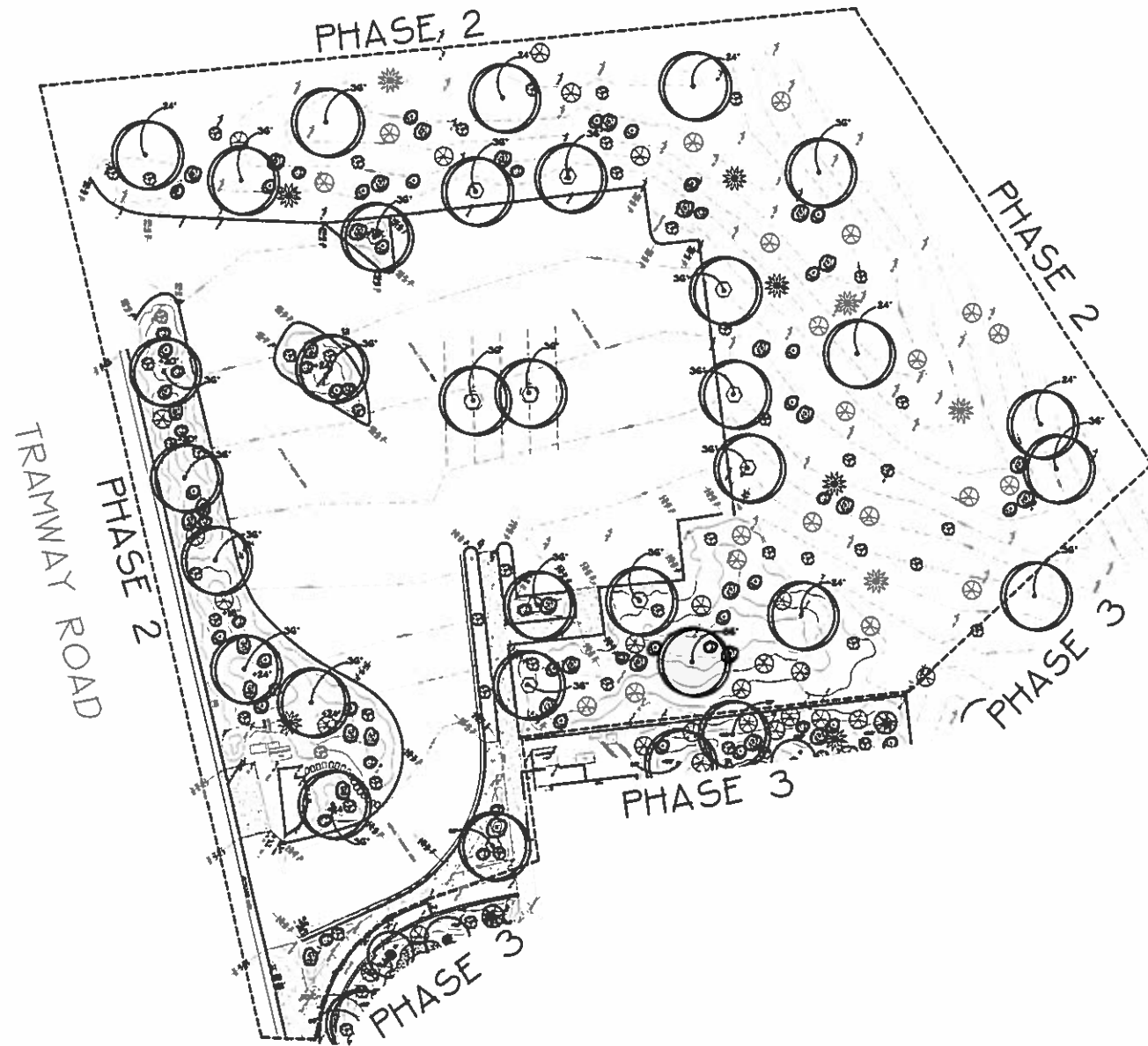
PALM SPRINGS VISITORS CENTER
PHASE 1
2901 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

PLANTING PLAN

08/24/15
1/8" = 1'-0"

L-2.0
OF 10

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



PLANT LEGEND				
TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	36	OLNEYA TESOTA	"ROWWOOD" LOW BRANCHED	36" BOX
	10	OLNEYA TESOTA	"ROWWOOD" LOW BRANCHED	24" BOX
	14	WASHINGTONIA FILIFERA	"CALIFORNIA FAN PALM"	TRUNK HT. SHOWN AT EACH TREE
	17	FOULGIERIA SPLENDENS	COOTLO	10' TALL 10-12 HEAVY CANE HR.
	119	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.
	21	PSOROTHANUS SPINOSA	SMOKE TREE	5 GAL.
	133	KRAEPIA PARVIFOLIA	RANGE RATANY	2 GAL.

EXISTING PALMS TO REMAIN

NOTE:
PLANTS TO BE PLACED IN THE FIELD BY THE
LANDSCAPE ARCHITECT-AND PLANTED BY THE
LANDSCAPE CONTRACTOR

BAILEYA MULTIRADIATA-DESERT MARIGOLD
1 GAL. QTY. 25

CYLINDROPUNTIA RAMOSISSIMA-PENCIL CHOLLO.
5 GAL. QTY. 15

ENCELIA FARNOSA, BRITTLE BUSH 2 GAL. QTY. 20
FEROCACTUS CYLINDRACEUS-
COMPASS BARREL CACTUS 5 GAL. QTY 20

PSILOTOPHE TAGETINA-PAPER FLOWER.
GAL. QTY 25

PHAERALCEA AMBIGUA-DESERT MALLOW
5 GAL. QTY. 15

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PHASE 2
2901 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

PLANTING PLAN AND
LEGEND

DATE	11/03/14
SCALE	1" = 20'-0"
PROJECT	
REVISIONS	

L-2.0
10

NORTH
SCALE: 1" = 20'-0"

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward toward the root ball. (This is very important, otherwise the roots will become graded by traveling around the smooth walled surface.)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardwoods.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (25mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"-6" (10cm-15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGuard® Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com.

For information regarding distributors please call 1 800 LV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at 1 800 ROOT TEK (766.8835).

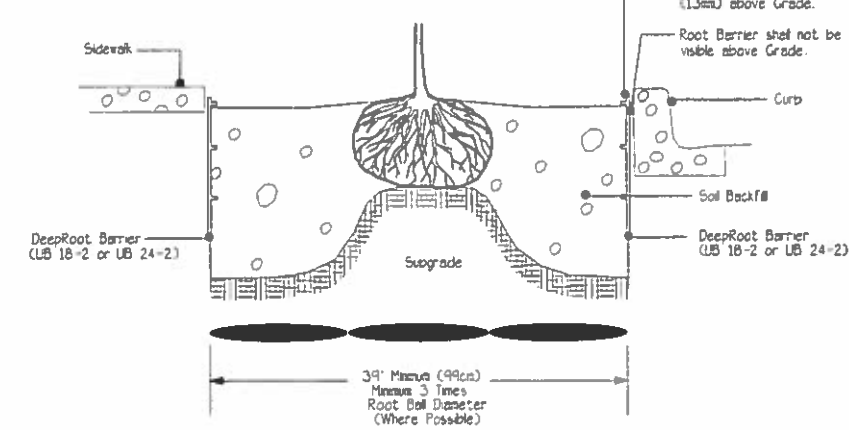
PLANTING NOTES

- ANY CHANGES, DEVIATIONS, OR DISCREPANCY IN THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND DECISION PRIOR TO INSTALLATION.
- ALL GRADES AND MOUNDING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- EXACT LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL IN THE NURSERY OR ON SITE PRIOR TO ITS PLACEMENT IN THE FIELD.
- THERE ARE TO BE NO SUBSTITUTIONS OF LANDSCAPE MATERIALS WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL.
- ALL PLANTS CALLED FOR ON THE DRAWINGS AS ESPALIERS SHALL HAVE BEEN GROWN ON A TRELIS THAT WILL BE REMOVED AND THE PLANT MATERIAL WIRED AND TIED TO THE WALL. PLASTIC TIES WILL BE USED TO FASTEN THE VINE TO THE WIRE. ALL OTHER VINES CALLED FOR ON THE DRAWING SHALL BE TIED TO THE WALL ON WIRE AS SPECIFIED ABOVE, UNLESS DIRECTED OTHERWISE.
- THE LAWN SHALL BE SOO, TIFGREEN BERMUDA OVER SEEDED WITH PERENNIAL RYE GRASS BY THE GROWER BEFORE DELIVERED TO SITE.
- THE LANDSCAPE CONTRACTOR SHALL CARRY IN HIS BID A CASH ALLOWANCE OF \$9500. THIS AMOUNT IS TO BE USED BY THE LANDSCAPE ARCHITECT FOR THE ADDITION OF PLANT MATERIAL TO THE PROJECT AT HIS DISCRETION. THE MONEY NOT EXPENDED WILL REVERT BACK TO THE OWNER AND BE DEDUCTED FROM THE TOTAL CONTRACT AMOUNT.
- ALL AREAS SPECIFIED TO BE COVERED WITH GRAVEL, DECOMPOSED GRANITE, STONE OR RAVED EARTH SHALL BE LAID OVER WEED CLOTH. A PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO SOIL PRIOR TO THE INSTALLATION OF GRAVEL. USE PENNULIN OR EQUAL. APPLY AT MANUFACTURER'S RECOMMENDED RATE.
- ALL PALM HEIGHTS SPECIFIED ARE TRUNK LENGTH. ALL PALMS SHALL BE SKINNED TO WITHIN 3' OF THE HEART (QUEEN PALMS NOT INCLUDED). NO AIR ROOTS WILL BE SHOWING ABOVE GROUND.
- ALL BOLLERS SPECIFIED ARE COACHELLA VALLEY NATIVE NATURAL STONE. COLOR GRAY TO TAN. BOLLERS ARE AVAILABLE FROM WEST COAST QUARTZ ON DILLON ROAD. THE BOLLERS SHALL BE HAND PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT.
- THIS SYMBOL INDICATES TREES OR PALMS TO BE INSTALLED WITH DEEP ROOT BARRIER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. FROM 19-TECH (800) 444-7660. PHONE # (760) 773-9224. SEE PLANTING DETAILS, DEEP WATERING/DEEP ROOT BARRIER DETAIL FOR INSTALLATION.
- SOIL ADDITIVE MATERIALS SPECIFIED HEREIN SHALL BE PURCHASED DIRECTLY FROM EARTHWORKS BY THE LANDSCAPE CONTRACTOR. EARTHWORKS: CALL JIM DANIEL 951.782.0260 (OR EQUAL).
- ALL CACTUS MATERIAL USED ON THIS PROJECT SHALL BE TREATED WITH NERT APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE. THERE SHALL BE NO SUBSTITUTIONS FOR THIS PRODUCT.
- THE LANDSCAPE CONTRACTOR SHALL UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT REMOVE ALL SAGE BRUSH AND ALL GREASE BUSH FROM THE PROJECT SITE.
- THE LANDSCAPE CONTRACTOR SHALL SPREAD FILL AS NECESSARY TO ACCOMPLISH THE DESIGN LAYOUT. ALL IMPORTED FILL SHALL MATCH THAT THAT EXIST ON THE SITE.

STONE COVER NOTES

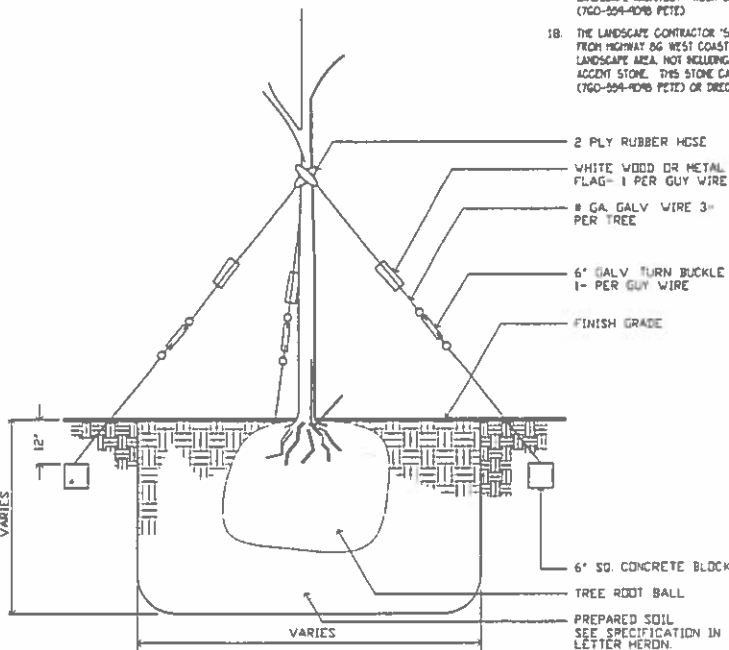
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY 25 TONS OF PETE'S DESERT BLEND ACCENT STONE TO BE LAYED IN ACCENT AREAS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ROCK SUPPLIED BY SOUTHWEST BOLLER OR EQUAL. (760-394-4048 PETE)
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY 19500 YDLS BROSAGE PLUS ROCK FROM HIGHWAY 80 WEST COAST ROCK. ROCK TO BE LAYED 1" THICK OVER ENTIRE LANDSCAPE AREA, NOT INCLUDING THE AREAS COVERED WITH PETE'S DESERT BLEND ACCENT STONE. THIS STONE CAN BE PURCHASED FROM SOUTHWEST BOLLER (760-394-4048 PETE) OR DIRECT FROM WEST COAST ROCK (760-394-1941).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



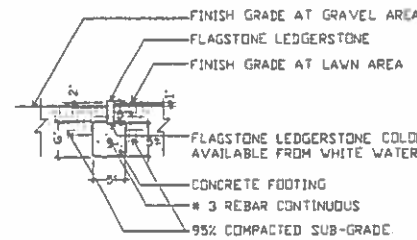
ROOT BARRIER DETAIL

NOT TO SCALE



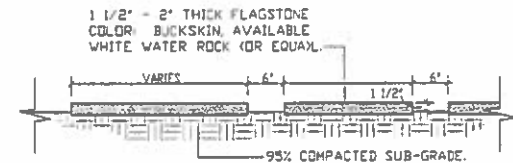
TREE GUYING DETAIL

NOT TO SCALE



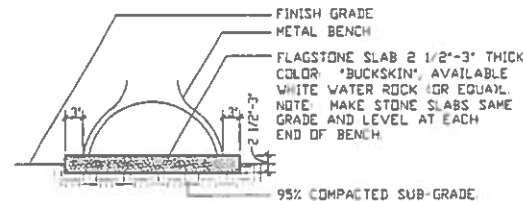
2 STONE EDGE AT LAWN AREA

1/2" = 1'-0"



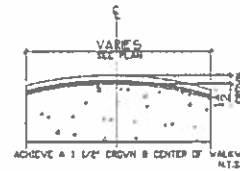
4 FLAGSTONE WALK

1/2" = 1'-0"



5 BEACH PAD DETAIL

1/2" = 1'-0"



1 GRAVEL PATH DETAIL

1/2" = 1'-0"

CUSTOM SOIL ADDITIVE



October 28, 2014
Michael Buccino
77750 Country Club Drive
Palm Desert, CA 92260

RE: Soil Test Analysis, Palm Springs Visitors Center

Dear Mike,

The following recommendations are for the Palm Springs Visitors Center. The information is based on the soil analysis generated by Helms Labs, test number 14-200-05. The soil is classified with a pH of 8.88. The salinity is normal at 8.48 millimhos/cm. Nitrogen is available. Phosphorus, potassium, iron, magnesium, copper, boron, and zinc are low. Limestone is slightly present. Soil conditions can be improved by incorporating organic matter into the soil profile and leaching.

pH: The pH at 8.88 is high but typical for the area. With limestone slightly present the pH can be reduced. Avoid acid loving plants unless soil replacement is done for specific plants.

Salinity: The ECe level is 8.48 (should be less than 2.0) and SAR level is 5.4 (should be less than 3.0). Alkalinity should be avoided in future fertilizer applications.

Organic Matter: Texture, silt/clay: The soil is of a heavy sand texture with low amounts of organic matter. The infiltration rate is low and the soil structure will improve with the addition of organic matter.

Nutrients: The nutrient level is acceptable and will be further reduced with the leaching. Future nitrogen applications should be applied in a slow release form to prevent leaching. The phosphorus and potassium levels are low. A balanced fertilizer like CalMag 7-10-7 or ProMag 7-10-7 should be used on a quarterly basis for maintenance. Any additional nitrogen should be slow release only.

Recommendations: General Soil Amending and Conditioning: The following amendments will help restore sustained plant growth.

Per 1,000 sq. ft.	3 1/2\"/>
130	Earthworks WCP23
40	30-0-0
40	(5-0-20) K-Mag
100	(5-0-0) Triple Superphosphate
100	Agriculture Gypsum

Amendment Application Method: 1. Broadcast the following per 1,000 sq. ft. (approximately 1/2\"/>

2. Till amendments into the top soil to a minimum depth of 4\"/>

Plant Pot Back Fill (30% = 7 parts native soil:3 parts amendment)

- Chop plant into 1/2\"/>
- Place soil into in center of planting pit.
- Back fill pit with following mixture:

3 1/2\"/>	
30	30-0-0
130	(5-0-20) K-Mag
40	(5-0-0) Triple Superphosphate
100	Agriculture Gypsum

Apply thoroughly to entire soil.

Cost Analysis: (per 1,000 sq. ft. general soil preparation)
\$108.00 per 1,000 sq. ft. (or \$26.40 / 1,000 sq. ft.) Plus freight and taxes.

If you have any questions regarding the above recommendations please call me at (760) 338-3322.
Sincerely,
Jim Dawe

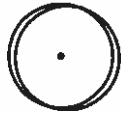





MICHAEL BUCCINO ASSOCIATES
Landscape Architecture
77 754 COUNTRY CLUB DRIVE, SUITE A-2 • PALM DESERT, CALIFORNIA 92211
PHONE (760) 772-7166 • FAX (760) 772-7166
www.mbuccino.com EMAIL: design@mbuccino.com

PALM SPRINGS VISITORS CENTER
PHASE 1
2901 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

PLANTING DETAILS AND NOTES

DATE	11/03/14
BY	N.T.S.
SCALE	
PROJECT NO.	



PLANT LIST					PLANT USAGE FACTOR	PLANT FACTOR
TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE		
	46	OLNEYA TESOTA	'IRONWOOD' LOW BRANCHED	36"-24" BOX	L	0.20
PALMS						
	14	WASHINGTONIA FILIFERA	'CALIFORNIA FAN PALM'	TRUNK HT. SHOWN AT EACH TREE	M	0.50
SHRUBS						
	17	FOUQUIERIA SPLENDENS	OCOTILLO	10' TALL 10"-12' HEAVY CANE MIN.	L	0.20
	119	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	L	0.20
	21	PSOROTHAMNUS SPINOSA	SMOKE TREE	5 GAL.	L	0.20
	133	ALOYSIA VIRGATA	INSENCE BUSH	2 GAL.	L	0.20

WATER BUDGET CALCULATIONS

ESTIMATED WATER USE FOR: PALM SPRINGS VISITOR CENTER.

LAWN = 2730 sq. ft. (3%)
 TREES/SHRUBS/CC - (LOW) = 82133 sq. ft. (90%)
 TREES/SHRUBS/CC - (MODERATE) = 8183 sq. ft. (7%)
 TOTAL LANDSCAPE - Square Feet = 91046 sq. ft. (100%)

ETc (ZONE 4) FOR: SPRING = 19.36
 SUMMER = 53.68
 FALL / WINTER = 14.98
 TOTAL = 88.00

PLANT FACTOR: TREE/SHRUB/CC(MODERATE) = 0.50
 TREE/SHRUB/CC(LOW) = 0.20
 COMBINED TURFSAVER = 0.70

LAWN: SPRAYS
 SPRING $\frac{19.36 \times 0.70 \times 2730 \times 0.62}{7.5} = 40.88 \text{ CCF}$
 SUMMER $\frac{53.68 \times 0.70 \times 2730 \times 0.62}{7.5} = 113.59 \text{ CCF}$
 FALL / WINTER $\frac{14.98 \times 0.70 \times 2730 \times 0.62}{7.5} = 31.59 \text{ CCF}$
 TOTAL = 185.86 CCF

TREE/SHRUB/CC: LOW
 SPRING $\frac{19.36 \times 0.20 \times 82133 \times 0.62}{9} = 292.74 \text{ CCF}$
 SUMMER $\frac{53.68 \times 0.20 \times 82133 \times 0.62}{9} = 812.40 \text{ CCF}$
 FALL / WINTER $\frac{14.98 \times 0.20 \times 82133 \times 0.62}{9} = 226.17 \text{ CCF}$
 TOTAL = 1331.31 CCF

TREE/SHRUB/CC: MODERATE
 SPRING $\frac{19.36 \times 0.50 \times 8183 \times 0.62}{9} = 95.12 \text{ CCF}$
 SUMMER $\frac{53.68 \times 0.50 \times 8183 \times 0.62}{9} = 292.83 \text{ CCF}$
 FALL / WINTER $\frac{14.98 \times 0.50 \times 8183 \times 0.62}{9} = 42.39 \text{ CCF}$
 TOTAL = 430.34 CCF

COMBINED TOTAL = 1767.71 CCF

MAXIMUM WATER ALLOWANCE = 88.00 x 0.50 x 91046 x 0.62 / 7.48 = 3320.50 CCF

DESERT WATER AGENCY WATER CONSERVATION CONCEPT STATEMENT

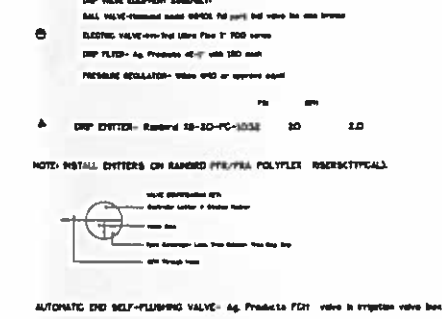
Project Site: PALM SPRINGS VISITOR CENTER.
 Project Assessor's Parcel Number (APH):
 Project Location: TRAM WAY AND PALM CANYON DR.
 Landscape Architect/Irrigation Designer/Contractor: MICHAEL BUCCINO AND ASSOCIATES/
 SANTA ROSA IRRIGATION DESIGNS
 Included in this project submittal package are: (Check to indicate completion)

- WATER BUDGET CALCULATIONS**
- Maximum Annual Applied Water Allowance (MAAWA):
 Conventional Landscape: 3320.50 100 cubic feet/year
 +Recreational Turf Grass Landscape: -0- 100 cubic feet/year (if applicable)
 Maximum Annual Applied Water Allowance: 3320.50 100 cubic feet/year
 - Estimated Applied Water Use By Hydrozones:
 Turf Grass Hydrozones: 185.86 100 cubic feet/year
 Recreational Turf Grass Hydrozones: -0- 100 cubic feet/year
 Low Plant Hydrozones: 1331.31 100 cubic feet/year
 Medium Plant Hydrozones: 250.54 100 cubic feet/year
 High Plant Hydrozones (Annular): 15.76 100 cubic feet/year
 Water Features: -0- 100 cubic feet/year
 Other: -0- 100 cubic feet/year
 Estimated Annual Total Applied Water Use: 1767.71 100 cubic feet/year
 - EATAW < MAAWA
 - PLAN SETS
 Landscape Design Plan
 Irrigation Design Plan
 Dredging Design Plan
 Soil Chemical Analyses (Optional)

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Date: 9-25-2014 APPLICANT:

- IRRIGATION LEGEND**
- SYMBOL DESCRIPTION MANUFACTURER AND MODEL #
 - PISTON VALVE: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - MANIFOLD: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - WATER PIPING: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - LATERAL PIPING: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - ELECTRIC CONTROLLER: PIR DIVISION CONTROLLER SPECIFICATIONS (VSBT)
 - ELECTRIC VALVE: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - SOIL VALVE: 1/2" Brass 300 PSI max. valve pressure = 10 PSI
 - SOIL COUPLER VALVE: 1/2" Brass 300 PSI max. valve pressure = 10 PSI



NOTE: INSTALL EMITTERS ON BANNED PPE/PFA POLYETHYLENE TEREPHTHALATE.

NOTE: CONSULT WITH THE LANDSCAPE ARCHITECT (MICHAEL BUCCINO) BEFORE ANY INSTALLATION OF TREE RINGS. CELL: 760-409-2935.

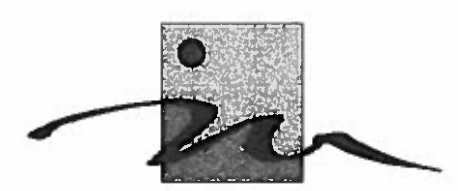
MICHAEL BUCCINO ASSOCIATES
Landscape Architecture
 7773 COUNTRY CLUB DRIVE, SUITE A-2 • PALM DESERT, CALIFORNIA 92211
 PHONE (760) 772-7168 • FAX (760) 772-7168
 www.mbuccino.com EMAIL: design@mbuccino.com

PALM SPRINGS VISITORS CENTER
 2901 NORTH PALM CANYON DRIVE
 PALM SPRINGS, CALIFORNIA

IRRIGATION WATER CALCULATIONS

DATE: 11/03/14
 BY: N.T.S.
 CHECKED:
 APPROVED:

L-14
 OF 11



Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become graded by traveling around the smooth walled surface.)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (25mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"-6" (10cm-15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details).

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGuard Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com.)

H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call 1 800 LV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

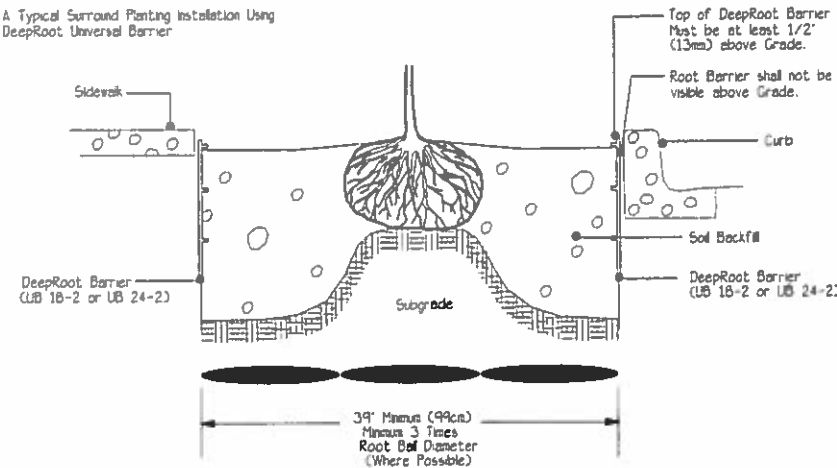
PLANTING NOTES

- ANY CHANGES, DEVIATIONS, OR DISCREPANCY IN THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND DECISION PRIOR TO INSTALLATION.
- ALL GRADES AND MOUNDING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- EXACT LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL IN THE NURSERY OR ON SITE PRIOR TO ITS PLACEMENT IN THE FIELD.
- THERE ARE TO BE NO SUBSTITUTIONS OF LANDSCAPE MATERIALS WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL.
- ALL PLANTS CALLED FOR ON THE DRAWINGS AS ESPALIERS SHALL HAVE BEEN GROWN ON A TRELIS THAT WILL BE REMOVED AND THE PLANT MATERIAL WIRED AND TIED TO THE WALL. PLASTIC TIES WILL BE USED TO FASTEN THE VINE TO THE WIRE. ALL OTHER VINES CALLED FOR ON THE DRAWING SHALL BE TIED TO THE WALL ON WIRE AS SPECIFIED ABOVE, UNLESS DIRECTED OTHERWISE.
- THE LAWN SHALL BE SOO, TUFFGREEN BERMUDA OVER SEEDED WITH PERENNIAL RYE GRASS BY THE GROWER BEFORE DELIVERED TO SITE.
- THE LANDSCAPE CONTRACTOR SHALL CARRY IN HIS BID A CASH ALLOWANCE OF \$3500. THIS AMOUNT IS TO BE USED BY THE LANDSCAPE ARCHITECT FOR THE ADDITION OF PLANT MATERIAL TO THE PROJECT AT HIS DISCRETION. THE MONEY NOT EXPENDED WILL REVERT BACK TO THE OWNER AND BE DEDUCTED FROM THE TOTAL CONTRACT AMOUNT.
- ALL AREAS SPECIFIED TO BE COVERED WITH GRAVEL, DECOMPOSED GRANITE, STONE OR RAVED EARTH SHALL BE LAD OVER WEED CLOTH. A PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO SOIL PRIOR TO THE INSTALLATION OF GRAVEL. USE PENNALIN OR EQUAL. APPLY AT MANUFACTURER'S RECOMMENDED RATE.
- ALL PALM HEIGHTS SPECIFIED ARE TRUNK LENGTH. ALL PALMS SHALL BE SKINNED TO WITHIN 3" OF THE HEART (QUEEN PALMS NOT INCLUDED). NO AIR ROOTS WILL BE SHOWING ABOVE GROUND.
- ALL BOULDERS SPECIFIED ARE COACHELLA VALLEY NATIVE NATURAL STONE, COLOR GRAY TO TAN. BOULDERS ARE AVAILABLE FROM WEST COAST QUARY ON DILLON ROAD. THE BOULDERS SHALL BE HAND PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT.
- THIS SYMBOL INDICATES TREES OR PALMS TO BE INSTALLED WITH DEEP ROOT BARRIER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. FROM 18-TECH IRRIGATION PHONE # (760) 773-0234. SEE PLANTING DETAILS, DEEP WATERING/DEEP ROOT BARRIER DETAIL FOR INSTALLATION.
- SOIL ADDITIVE MATERIALS SPECIFIED HEREON SHALL BE PURCHASED DIRECTLY FROM EARTHWORKS BY THE LANDSCAPE CONTRACTOR. EARTHWORKS' CALL JIM DANIEL 951.782.0260 (OR EQUAL).
- ALL THE CACTUS MATERIAL USED ON THIS PROJECT SHALL BE TREATED WITH WERT APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE. THERE SHALL BE NO SUBSTITUTIONS FOR THIS PRODUCT.
- THE LANDSCAPE CONTRACTOR SHALL UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT REMOVE ALL SAGE BRUSH AND ALL CHEESE BUSH FROM THE PROJECT SITE.
- THE LANDSCAPE CONTRACTOR SHALL REPORT FILL AS NECESSARY TO ACCOMPLISH THE DESIGN LAYOUT. ALL REPORTED FILL SHALL MATCH THAT THAT EXIST ON THE SITE.

STONE COVER NOTES

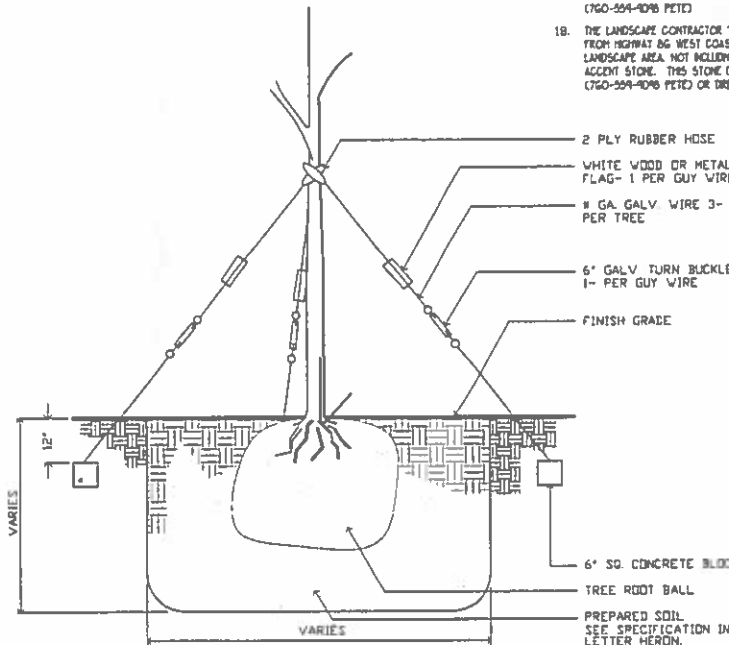
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY 25 TONS OF PETE'S DESERT BLEND ACCENT STONE TO BE LAYED IN ACCENT AREAS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ROCK SUPPLIED BY SOUTHWEST BOULDER OR EQUAL. (760-594-4098 PETE)
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY MICHIGAN VELO BROSSEZ PINUS ROCK FROM HIGHWAY 86 WEST COAST ROCK. ROCK TO BE LAYED 1" THICK OVER ENTIRE LANDSCAPE AREA NOT INCLUDING THE AREAS COVERED WITH PETE'S DESERT BLEND ACCENT STONE. THIS STONE CAN BE PURCHASED FROM SOUTHWEST BOULDER. (760-594-4098 PETE) OR DIRECT FROM WEST COAST ROCK (760-594-4098).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



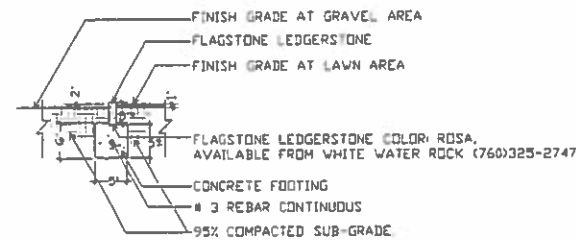
ROOT BARRIER DETAIL

NOT TO SCALE

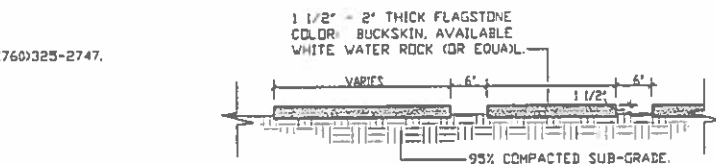


TREE GUYING DETAIL

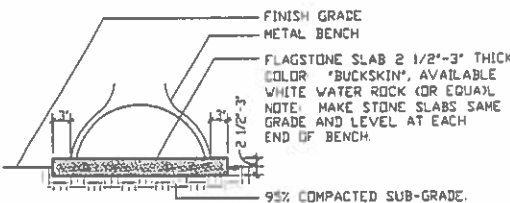
NOT TO SCALE



2 STONE EDGE AT LAWN AREA

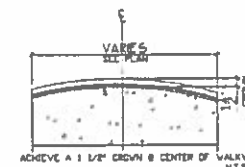


4 FLAGSTONE WALK



5 BEACH PAD DETAIL

1/2" = 1'-0"



1 GRAVEL PATH DETAIL

1/2" = 1'-0"

CUSTOM SOIL ADDITIVE



October 26, 2014
Michael Buccino
Palm Desert, CA 92260

RE: Soil Test Analysis, Palm Springs Visitors Center

Dear Mike,

The following recommendations are for the Palm Springs Visitors Center. This information is based on the soil analysis generated by Wallace Labs, test number 14-28024. The soil is similar to a soil of 8.26. The salinity is normal at 0.44 millimhos/cm. Nitrogen is available. Phosphorus, potassium, iron, magnesium, calcium, boron, and zinc are low. Lithium is slightly present, but conditions can be improved by incorporating organic matter into the soil profile and watering.

EC: The EC at 0.44 is high but typical for the area. With structure slightly present the pH can be reduced. Avoid acid loving plants unless soil replacement is done for landscape plants.

Salts: The SAR level is 6.48 (should be less than 2.0) and SAR level is 8.4 (should be less than 2.0). Amendments should be used in LAWA for these applications.

Organic Matter, Texture, Nutrients:

The soil is of a heavy sand texture with low amounts of organic matter. The infiltration rate is fast and the soil structure will improve with the addition of organic matter.

Nutrient: The nutrient level is acceptable and will be further reduced with the watering. Plant nutrient applications should be based on a soil release test to prevent leaching. The phosphorus and potassium levels are low. A balanced fertilizer like CalMag Organics 7-10-7 or Progro 7-10-2 should be used on a quarterly basis for maintenance. Any additional nitrogen should be slow release only.

Other notes: Trees should be watered during construction from plant tags or an irrigation system.

Recommendations:

General Soil Amending and Conditioning:
The following amendments will help reduce soil salinity.

Per 1,000 sq. ft.	1 Yr	Earthworks MCP23
20	20-0-0	
20	0-0-20 N-Mag	
40	0-10-0	Thom superphosphate
100	Agricultural Gypsum	

Amendment Distribution Method:
1. Broadcast the following per 1,000 sq. ft. (approximately 1.2' x 6'):

1 Yr	Earthworks MCP23
20	20-0-0
20	0-0-20 N-Mag
40	0-10-0
100	Agricultural Gypsum

2. Till amendments into the top 6\"/>

3. Irrigate thoroughly to bottom.

4. Plant.

Plant Pit Back Fill (30% = 7 parts native soil:3 parts amendment)

1. Dig plant pits to maximum depth and twice at width.

2. Place root ball in center of planting pit.

3. Back fill pit with following mixture:

1 Yr	Earthworks MCP23
20	20-0-0
20	0-0-20 N-Mag
40	0-10-0
100	Agricultural Gypsum

Irrigate thoroughly to entire back fill.

Cost Analysis: (per 1,000 sq. ft. general soil preparation)
\$100.00 per 1,000 sq. ft. for (2500 L) Plus freight and other fee.

If you have any questions regarding the above recommendations please call me at (760) 325-2747.

MBR-3022,
Smooth,
Jim Daniel

MICHAEL BUCCINO ASSOCIATES
Landscape Architecture

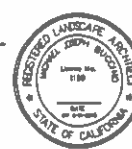
77 734 COUNTRY CLUB DRIVE, SUITE A-2 • PALM DESERT, CALIFORNIA 92211
PHONE (760) 772-7166 • FAX (760) 772-7168
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PALM SPRINGS VISITORS CENTER
PHASE 1
2901 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

PLANTING DETAILS AND NOTES

DATE	11/03/14
SCALE	N.T.S.
DESIGNED BY	
CHECKED BY	
APPROVED BY	

L-2.1
11





Industrial Model 4405-06



Armor Model 4406-06



Saxon Model 4408-06



Forge Model 4401-06

The Blacksmith line provides old world charm with steel frame and faux wood.

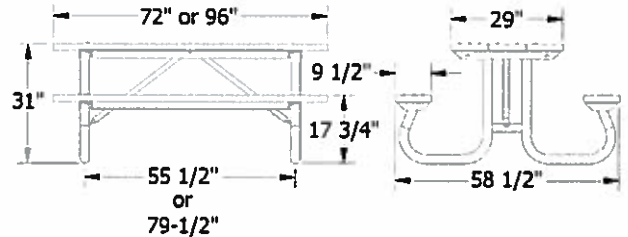
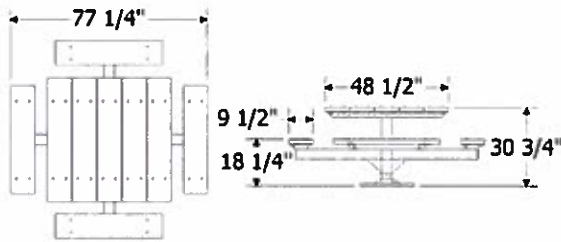
- Legs/Understructure: Heavy duty steel
- Seats: 4" x 4" recycled plastic plank
- Finish: Super durable powder coat
- Colors (page 5): 26 powder coat colors
15 recycled plastic plank colors

Blacksmith Collection

Model	Description	Weight	Price
4401-06	"Forge" 6' Bench with 2x4 Ends	125 lbs.	\$ 825
4401-08	"Forge" 8' Bench with 2x4 Ends	156 lbs.	\$1,000
4405-06	"Industrial" 6' Bench with 3" I Beam Ends	138 lbs.	\$ 750
4405-08	"Industrial" 8' Bench with 3" I Beam Ends	162 lbs.	\$ 900
4406-06	"Armor" 6' Bench with 4" Strap & Expanded Metal Ends	151 lbs.	\$ 700
4406-08	"Armor" 8' Bench with 4" Strap & Expanded Metal Ends	182 lbs.	\$ 850
4408-06	"Saxon" 6' Bench with 4" Strap & 3/4" X Rod Ends	153 lbs.	\$ 700
4408-08	"Saxon" 8' Bench with 4" Strap & 3/4" X Rod Ends	184 lbs.	\$ 850

Please select powder coat color and recycled plastic plank color when ordering.

Picnic Tables



Model 1144				Model 1120			
Seat/Table Top:	2" x 10" recycled plastic planks			Seat/Table Top:	2" x 10" recycled plastic planks		
Understructure:	4" x 4" heavy duty steel tube seat arms w/2" x 4" steel tube seat and table top supports			Understructure:	2-3/8" heavy gauge aluminum		
Center Post:	4" x 4" heavy duty steel post			Legs:	2-3/8" galvanized steel tube		
Hardware:	Stainless steel			Hardware:	Stainless steel		
Finish:	Super durable powder coat			Finish:	Super durable powder coat		
Colors:	26 powder coat colors (page 5) 15 recycled plastic colors (page 5)			Colors:	26 powder coat colors (page 5) 15 recycled plastic colors (page 5)		
Mounting:	Surface or In-Ground			Mounting:	Portable (anchors available)		
1144-04	4' long	426 lbs.	\$2,398	1120-06	6' long	250 lbs.	\$1,189
1144-04-ADA	Modification		(\$100)	1120-08	8' long	325 lbs.	\$1,298
Surface Mount Option			\$89	1120-04-ADA	8' Table, 6' bench		\$1,398

OPTIONS

Super Durable Powder Coat Colors

APPLE	VIOLET	YELLOW	ORANGE
WHITE	RED	KELLY GREEN	ROYAL BLUE
HUNTER GREEN	SIENNA	PW BRONZE	PURPLE
IVORY	BROWN	TAN	CAST BRONZE
NAVY BLUE	SILVER	CRANBERRY	DARK GREEN
SLATE GREY	FLAT BLACK	GLOSS BLACK	RAVEN (TEXTURED)
		TERRA COTTA	CLAY

Ask about custom colors and textures (surcharges will apply).

Recycled Plastic Plank

20 year limited Warranty Against Structural Failure

TURF GREEN	CEDAR	FEATHERED WOOD	SAND
CHERRY WOOD	LIGHT GRAY	BROWN	DARK GRAY

Special Order Colors

Call for Estimated Lead Time and Add 5% to Unit Cost

YELLOW	ORANGE	BRIGHT RED	LIGHT GREEN
COBALT	BLACK	WHITE	

Honorarium or Memorial Message

Choose a style of bench and add engraved plaque or plank

Option A: Recycled Plastic Plank Engraved	+ \$100
Option B: Aluminum Plaque Engraved	+ \$130
Option C: Cast Bronze Plaque Engraved	+ \$150

Max: 3 lines per plaque or plank, Max: 20 characters per line

Line 1: _____

Line 2: _____

Line 3: _____

GAME TABLE OPTION

Add an 18" x 18" game board + \$200 Powder coated finish 18" x 18" including 1" border.



MOUNTING OPTIONS

When applicable to product ordered, please select your preferred mounting option. Indicate by adding option to end of model. EX: 3225-M5



M1
Permanent Mount



M2
Portable



M3
Round Surface Mount



M4
Rectangle Surface Mount



DC1
1 Piece
\$25 per post



DC2
2 Piece
\$50 per post



Drop In Anchor
\$15 Each