



Planning Commission Staff Report

DATE: April 12, 2017

New Business

SUBJECT: FREEHOLD COMMUNITIES, LLC, REQUESTING APPROVAL OF FINAL DEVELOPMENT PLANS FOR PHASE 1 LANDSCAPING AT THE MIRALON DEVELOPMENT LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848)(ER).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to review proposed final development plans for Phase 1 landscaping and open space planting at the Miralon development. On March 20, 2017, the AAC recommended approval of the landscaping plan and open space plantings subject to a final review by a subcommittee of two members of the AAC.

RECOMMENDATION:

The Planning Commission to approve the proposed Phase 1 landscaping and open space planting final development plans as submitted.

<i>Site Area</i>	
Net Acres	309.39 Acres

<i>Related Relevant City Actions</i>	
05/05/04	The City Council adopted a Mitigated Negative Declaration (MND) for the project and approved Case 5.0982 – PDD 290 and TTM 31848.
05/17/06	The Planning Commission approved an extension of time for PDD 290 and recommended approval of an extension of time for TTM 31848 to the City Council.
08/23/06	The Planning Commission approved final development plans for the community clubhouse, maintenance building and perimeter landscaping for the project.
11/02/06	Parcel for public park dedicated to the City of Palm Springs.
12/18/06	The City Council approved a Subdivision Improvement Agreement (SIA) for the development.

<i>Related Relevant City Actions</i>	
02/16/07	Phase I Final Map for TTM 31848 recorded.
05/18/07	The City Council approved a one-year extension of time for Phase II of TTM 31848.
02/03/16	An amendment to the SIA was approved by the City Council, with the new property owner to assume responsibility for all required improvements.
04/20/16	The City Council approved a one-year extension of time for Phase II of TTM 31848.
07/05/16	The AAC reviewed the proposed amendment to PDD 290, and recommended approval to the Planning Commission by a vote of 5-0.
10/13/16	The Planning Commission reviewed the proposed amendment to PDD 290, and recommended approval to the City Council, subject to conditions. Prior to taking action on the item, the Planning Commission held a Study Session on September 28, 2016.
11/02/16	The City Council approved a proposed amended project eliminating the golf course and changes to design and development standards of the project.
01/03/17	The AAC reviewed proposed Final Development plans for the Amenity Center and recommended approval to the Planning Commission subject to conditions of approval.
01/25/17	The Planning Commission approved Final Development plans for the Miralon Amenity Center / Clubhouse.
03/20/17	The AAC reviewed the proposed landscaping and open space planting final development plans and recommended approval to the Planning Commission subject to a final review by a subcommittee.

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Partially developed golf course and residential subdivision	Low Density Residential; Medium Density Residential; Open Space	PDD 290
North	Whitewater River	Open Space	Watercourse Zone
South	Single-Family Residential; Multifamily Residential	Very Low Density Residential; Medium Density Residential	R-1-C; C-M; PD
East	Single-Family Residential	Very Low Density Residential; Medium Density Residential	PD
West	Undeveloped; Commercial Uses; Multifamily Residential	School; Neighborhood Community Commercial; Mixed-use; Medium Density Residential	R-1-C; C-1; C-M

BACKGROUND AND SETTING:

The project, now commonly known as "Miralon", was originally approved on May 5, 2004. The original approval of the 309.39-acre parcel consists of 1,150 residential units; a breakdown of 752 single-family units and 398 multi-family units. An amendment to the Preliminary Planned Development District 290 (PDD 290) was approved by the Planning Commission on October 13, 2016 and City Council on November 2, 2016. The applicant is required to bring back the final development plans for substantial conformance review to ensure that approved landscaping and plantings are consistent with the amended development standards.

Landscape Plan:

Pursuant to Section 94.03.00(E)(4) of the Palm Springs Zoning Code, the applicant is required to bring back final development plans of the individual components for final approval by the Planning Commission. According to the Code, *"the final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary development plan made by the Commission and City Council"*. The proposed landscape final development plan covers Phase 1 of the site with the exception of the perimeter landscaping which was previously approved and currently under reconstruction. The applicant has also included a proposed view fence to be installed along North Indian Canyon Drive as part of the ongoing wall, sidewalks and perimeter landscaping repairs. The view fence will consist of tubular steel pickets installed at four inches (4") on center maximum with tubular steel posts at eight feet (8') on center maximum.

The final plans consist of detailed landscape plan which includes the replacement of the former golf course with a system of orchards combined with walking trails and social spaces. The final development plans also include the type of plants and the overall planting scheme. As designed, the scheme includes manicured desert landscape adjacent to the single-family lots; large stands of Olive trees arranged in a triangular grid. Series of trails meander through the orchards and are designed to provide residents and visitors opportunity to walk or bike amongst the trees as they grow.

Amenity Center:

The final landscape plans for the amenity center / clubhouse are not a part of this review process; they were previously reviewed by the AAC on January 3, 2017, and approved by the Planning Commission on January 25, 2017. The construction plans for the amenity center are currently going through plan check.

Gated Entries:

The gated entries were previously approved in 2006 along with the landscape final development plans for the amenity center / clubhouse and perimeter landscaping. At this time, the applicant has already commenced rehabilitation of those areas consistent with the previously approved final PDD landscape plans.

Social Spaces:

There are four social space locations within the Miralon development: one on the southwesterly portion and the second one on the southeasterly portion within Phase 1






of the site. As designed, the social spaces will have decorative screen walls, decorative masonry walls, decorative metal screens, metal trellises and shade structures, limited turf, sculptural plantings, decomposed granite, raised vegetable beds, trimmed hedges, trees, olive groves and waterfalls.

The other two are located on the northerly and northeasterly portion of Phase 2 of the site. Final development plans for these parts of the landscape plan along with the required pedestrian paths leading to streets will be submitted separately for review.

Olive Grove:

The olive trees will be planted in a triangular grid and will be irrigated using the polyethylene tubing that utilizes a combination of high efficiency micro-sprayers and drip typical of orchard plantings. This process is intended to minimize water waste by delivering just enough water to the trees as required. An exhibit showing the planting and varieties of proposed Olive trees to be planted on approximately 45 acres of the site can be found on page 4 of the attached drawings booklet.

Streetscape Palette

LEGEND		Primary	Secondary	Specimen	Accent				
<p>BOTANICAL:</p> <p> <i>Cercidium 'Desert Museum'</i> <i>Prosopis glandulosa</i> <i>Chilopsis linearis</i> <i>Chitalpa X tashkentensis</i> <i>Acacia saligna</i> <i>Yucca rostrata, Fouquieria splendens</i></p>		●	●●	●	●				
	<p> <i>Prosopis glandulosa</i> <i>Cercidium 'Desert Museum'</i> <i>Chilopsis linearis</i> <i>Jacaranda mimosifolia</i> <i>Yucca rostrata, Pochycereus marginatus</i></p>		●	●●	●	●			
		<p> <i>Parlatansonia praecox</i> <i>Oleaya tesota</i> <i>Rhus lancea</i> <i>Albizia julibrissin</i> <i>Chitalpa X tashkentensis</i> <i>Yucca rostrata, Fouquieria splendens</i></p>		●	●●	●	●		
			<p> <i>Prosopis glandulosa</i> <i>Rhus lancea</i> <i>Washingtonia filifera</i> <i>Yucca rostrata, Pochycereus marginatus</i></p>		●	●	●	●	
				<p> <i>Cercidium 'Desert Museum'</i> <i>Washingtonia filifera</i> <i>Acacia saligna</i> <i>Olea europaea</i> <i>Pochycereus marginatus, Chamaecrops humilis</i></p>		●●	●●	●	●

Streetscape:

The applicant has proposed a framework utilizing primary, secondary, specimen and accent plant selections for the streetscape. According to the applicant, the primary and secondary plant selections will bring continuity to the streets with some variation

allowed to provide interest. Specimen and accent planting selections will bring a unique character to the streetscene. The planting scheme will provide an oasis of palm grove and bougainvillea for historical context; Acacia, Albizia and Jacaranda will provide shading. The table above contains proposed plant palette for the streetscape.

Overall, the proposed plant materials are appropriate for the desert climate. As previously indicated at the preliminary review phase, the landscaped areas will have social spaces, community gardens, a sculptural shading structure, bocce courts and covered cabanas. Proposed plant palette, sizes and inert groundcovers are consistent with the materials recommended by the Coachella Valley Water District and are appropriate for Palm Springs climate and landscape. The table below contains proposed tree, accent shrub, shrub and ground cover schedules.

Planning Commission's Project Specific Conditions of Approval:

On November 2, 2016, the City Council reviewed the proposed open space planting and irrigation lakes project. The Council approved the project with the Planning Commission's specific conditions relative the site landscape. Below are the conditions and staff analysis on the applicant's responses:

PC 4. Sidewalk – Multi-family (Phase 1), Provide a temporary sidewalk along the street frontage of the Phase 1 multi-family parcel so as to provide a safe pedestrian connection for the southern trail loop.

The applicant has indicated to staff that the temporary sidewalk along the street frontage will be installed as a part of the multi-family parcel development. The applicant will submit a separate application for this phase of the development.

PC 6. Social Areas – Access. Provide adequate pedestrian access to the Social Areas from the nearest adjacent internal street.

The Social Spaces are not included with this final development plan review; a separate application for this component of the project will be submitted separately. A final development plan application to include social spaces and pedestrian access points to the facilities will be submitted at a later date.

PC 8. Trails – Clear Zone. Provide a minimum two-foot clear zone on either side of each trail path.

The proposed plans call for a two-foot clear zone on either side of the trails to allow pedestrians to step off the trails to avoid cyclists as needed.

PC 30. Trail and Common Area Orchards/Landscape/Amenities: The trails and any common area landscaping and improvements within each phase of the development shall be completed prior to completion of 50% of the single-family residences within that phase of the development. The parcels for multi-family residences in Phase 1A and 2A shall be excluded from the 50% calculation and completion requirement.

According to the applicant, common area improvements will be completed prior to the construction of the unit that represents half of the single family homes to be constructed in any one phase. The phasing is shown in the attached exhibit (Attachment 2); this phasing has been presented to both the Planning Commission and Council in the past.

Also, on January 25, 2017, the Planning Commission approved the preliminary plans for open space planting and irrigation plans subject to the condition below:

PC 1. With a preference for Olive trees that produces higher oil content.

The legend on page 4 of the attached drawings booklet shows a breakdown of the Olive trees varieties proposed at the site.

TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" - 48" box	Multi	Per plan
	Chilopsis linearis	Desert Willow	15 gal - 24" box	Multi	Per plan
	Citrus reticulata 'Tango'	Tango Mandarin Orange	36" box	Standard	20" o.c.
	Olea europaea	Olive Tree	Field Grown	-	Per plan
	Pinus halepensis	Aleppo Pine	24" - 36" box	Standard	Per plan
	Prosopis chilensis	Thornless Chilean Mesquite	15 gal - 48" box	Multi	Per plan
	Washingtonia filifera	California Fan Palm	8' - 16' BTH	-	Per plan

ACCENT SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Agave desmettiana	Smooth Agave	5 gal	-	36" o.c.
	Agave geminiflora	Twin-flowered Agave	5 gal	-	24" o.c.
	Agave victoriae-reginae	Queen Victoria Agave	5 gal	-	24" o.c.
	Aloe polyphylla	Spiral Aloe	5 gal	-	24" o.c.
	Aloe vera	Aloe Vera	15 gal	-	24" o.c.

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Agave americana	Century Plant	5 - 15 gal	-	Per Plan
	Agave deserti	Desert Agave	5 gal	-	Per Plan
	Agave parryi	Parry's Agave	5 - 15 gal	-	Per Plan
	Agave salmiana	Giant Agave	5 gal	-	Per Plan
	Agave tequilana	Blue Agave	5 gal	-	Per Plan
	Agave vilmoriniana	Octopus Agave	5 gal	-	Per Plan
	Caesalpinia pulcherrima	Red Bird of Paradise	5 gal	-	Per Plan
	Calliandra californica	Baja Fairy Duster	5 gal	-	Per Plan
	Dalea capitata	Lemon Dalea	1 gal	-	Per Plan
	Encelia farinosa	Brittlebush	1 gal	-	Per Plan
	Hesperaloe parviflora	Red Yucca	5 gal	-	Per Plan
	Lantana camara 'Gold Mound'	Gold Mound Lantana	1 gal	-	Per Plan
	Lantana sellowiana 'Monma'	White Lightnin' Trailing Lantana	1 gal	-	Per Plan
	Senna nemophila	Desert Cassia	5 gal	-	Per Plan
	Stenocereus thurberi	Organ Pipe Cactus	15 gal	-	Per Plan
	Yucca thompsoniana	Thompson Yucca	15 gal/24" box	-	Per Plan
	Yucca rostrata	Big Bend Yucca	15 gal	-	Per Plan

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Bougainvillea 'Oo-la-la'	Oo-la-la Bougainvillea (Red)	5 gal	-	24" o.c.
	Marathon Fescue II	Turf	Sodded	-	-

AAC Review Comments:

On March 20, 2017, the Architectural Advisory Committee reviewed the project and with a unanimous vote recommended approval to the Planning Commission subject to a final review by a subcommittee of two members of the AAC. Along with the recommendation of approval, the AAC directed the applicant to include quantities of trees and shrubs in the plan's legend. The applicant has met this requirement and can be found on page 7 of the attached drawings booklet.

The proposed plant materials are generally consistent with the materials recommended in the Lush and Efficient Landscape Guidelines published by the Coachella Valley Water District, and therefore, meet the material selection requirement stated in Section 8.60.060(b) of the Palm Springs Municipal Code (Water Efficient Landscaping – Landscape Design Plan). Additionally, the proposed landscape design incorporates material diversity requirement stated in the Technical Assistance for Turf Removal and Water Efficient Landscapes guidelines.

Items that will come back to the Commission:

This review process involve Phase 1 final landscaping and open space planting consisting of replacement of the former golf course with a system of orchards, desert themed landscaping along the edges of the Olive groves and finally, the view fence to be installed along North Indian Canyon Drive. The following items will be brought back to the Planning Commission for a separate review:

- Phase 2 landscape final plans.
- Phase 1 Social spaces landscape.
- Individual landscape for single-family and multi-family residential plans.

Architectural Review Guidelines:

Section 94.04.00(D), *Planning Commission Architectural Advisory Committee Review Guidelines* of the Palm Springs Zoning Code states the following:

The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

Item	Guideline:	Conforms	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Conforms	The project is in keeping with the original concept and the Amended Planned Development District. The proposed landscape final development plan for the site will provide a desirable environment for its occupants and visitors.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Conforms	The proposed final development plan is compatible with the character of the preliminary PDD and surrounding development. The revised plan with orchards, trails and community gardens is unique to the residential development but fits the location.
3	Is the proposed development of good composition, materials, textures, and colors?	Conforms	The new landscape design without the golf course has good composition and planting materials typical of a desert climate. The proposed design incorporates an organic pattern which follows the site's topography and size. The design of the residential landscape areas is differentiated from the rest of the project site enough to make the area stand out while maintaining the spatial and visual connectivity from the overall site.
4	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood / community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.	Conforms	The site layout will not change as a result of the proposed landscaping final development plan. As originally designed, the entire site layout of the project relates appropriately with the overall residential development. Proposed trails and other features are distinct from parking areas.
5	Consistency of composition and treatment	Conforms	There is consistency in the composition and design of the landscape plan. The scheme is distinctive given that olive groves, social spaces, trails, community gardens and lakes are unique features of the landscape plan..

6	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Conforms	Proposed plant materials are appropriate for the desert climate. Landscaped areas will have social spaces, community gardens, a sculptural shading structure, bocce courts and covered cabanas. Proposed plant palette, sizes and inert groundcovers are consistent with the materials recommended by the Coachella Valley Water District and are appropriate for Palm Springs climate and landscape. There are no specimen and landmark trees at the site for preservation. The irrigation system and on-site lakes will insure adequate water and maintenance of all plant materials.
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CONCLUSION:

This review involves the Miralon's Phase 1 landscape final development plan previously approved preliminary planned development district project which calls for substantial conformance with preliminary design and development standards of all individual components of the project. The proposed project is generally consistent with Section 94.04 (Architectural Review) and Section 8.60.060 (Water Efficient Landscaping - Landscape Design Plan) of the City of Palm Springs Municipal Code, as well as the Technical Assistance for Water Efficient Landscapes guidelines. Staff recommends approval of the proposed project as recommended by the AAC.


Edward Robertson
Principal Planner

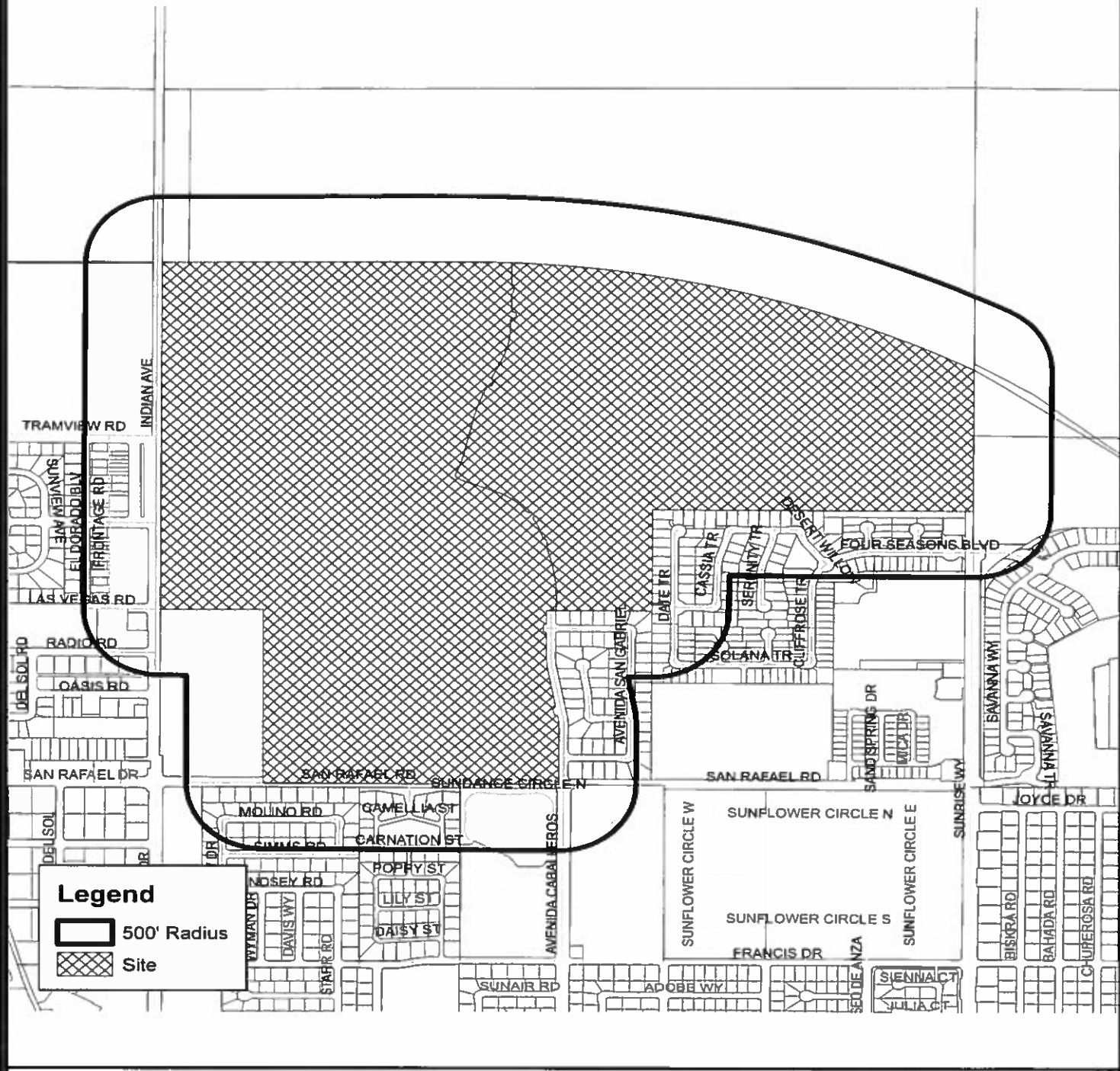

Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Planning Commission Draft Resolution
3. Phasing Plan
4. Proposed Landscape Final Development & Planting Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THE FINAL DEVELOPMENT PLANS FOR PHASE 1 LANDSCAPING AND OPEN SPACE PLANTING ARE IN SUBSTANTIAL CONFORMANCE, WITH THE PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT PLANS FOR THE MIRALON DEVELOPMENT; PLANNED DEVELOPMENT DISTRICT 290 LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY, ZONE PDD 290, SECTION 35.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Freehold Communities, LLC, ("Applicant") has filed a Final Planned Development District application with the City pursuant to Section 94.03.00(E)(4) of the City of Palm Springs Zoning Code for Phase 1 of landscaping and open space planting at the Miralon development located the northeast corner North Indian Canyon Drive and San Rafael Drive, Zone PD 290.

B. On May 5, 2004, the City Council adopted a Mitigated Negative Declaration MND; approved tentative tract map 34148 and Preliminary Planned Development District 290 for the development of 1,150 residential units.

C. On April 12, 2017, the Planning Commission held a public meeting to review the final development plans for the project.

D. On April 12, 2017, the Planning Commission found the Phase 1 Final Development Plans for landscaping and open space planting at the Miralon Development to be in substantial conformance with the Preliminary Plans.

E. A Mitigated Negative Declaration for the project was previously adopted by the City Council on May 5, 2004, in conjunction with the approval of Preliminary Planned Development District (PD-290) and Tentative Tract Map (TTM 34148); and

F. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the project, including but not limited to the staff reports, all written and oral testimony submitted by the applicant, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1:

An Addendum to the MND has been prepared which finds that the proposed project will not result in any new significant environmental impacts or substantially increase the

severity of previously identified significant impacts as compared to the previously approved project. Furthermore, the Addendum concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent MND or Environmental Impact Report have occurred and therefore the Addendum to the MND is appropriate to satisfy CEQA requirements for the proposed Phase 1 final plans for landscaping and open space planting at the Miralon development.

Section 2:

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission finds that the Phase 1 final development plans for landscaping and open space planting are in substantial conformance with the conditions imposed by the City Council for Planned Development District 290, Case No. 5.0982; PDD-290.

ADOPTED this 12th day of April, 2017.

AYES:

NOES:

ABSENT:

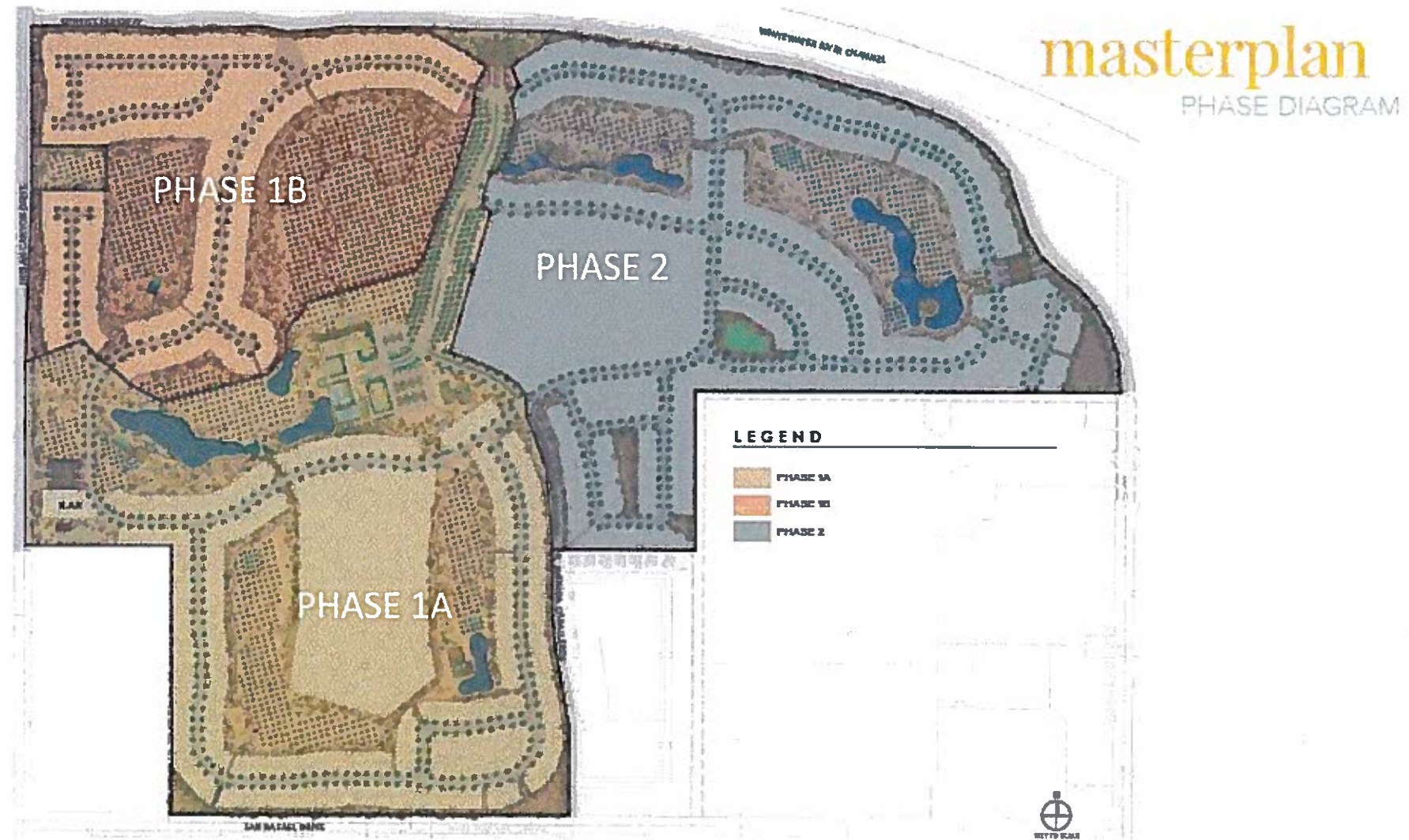
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

PHASED LAND PLAN



*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.

MIRALON

PALM SPRINGS, CA



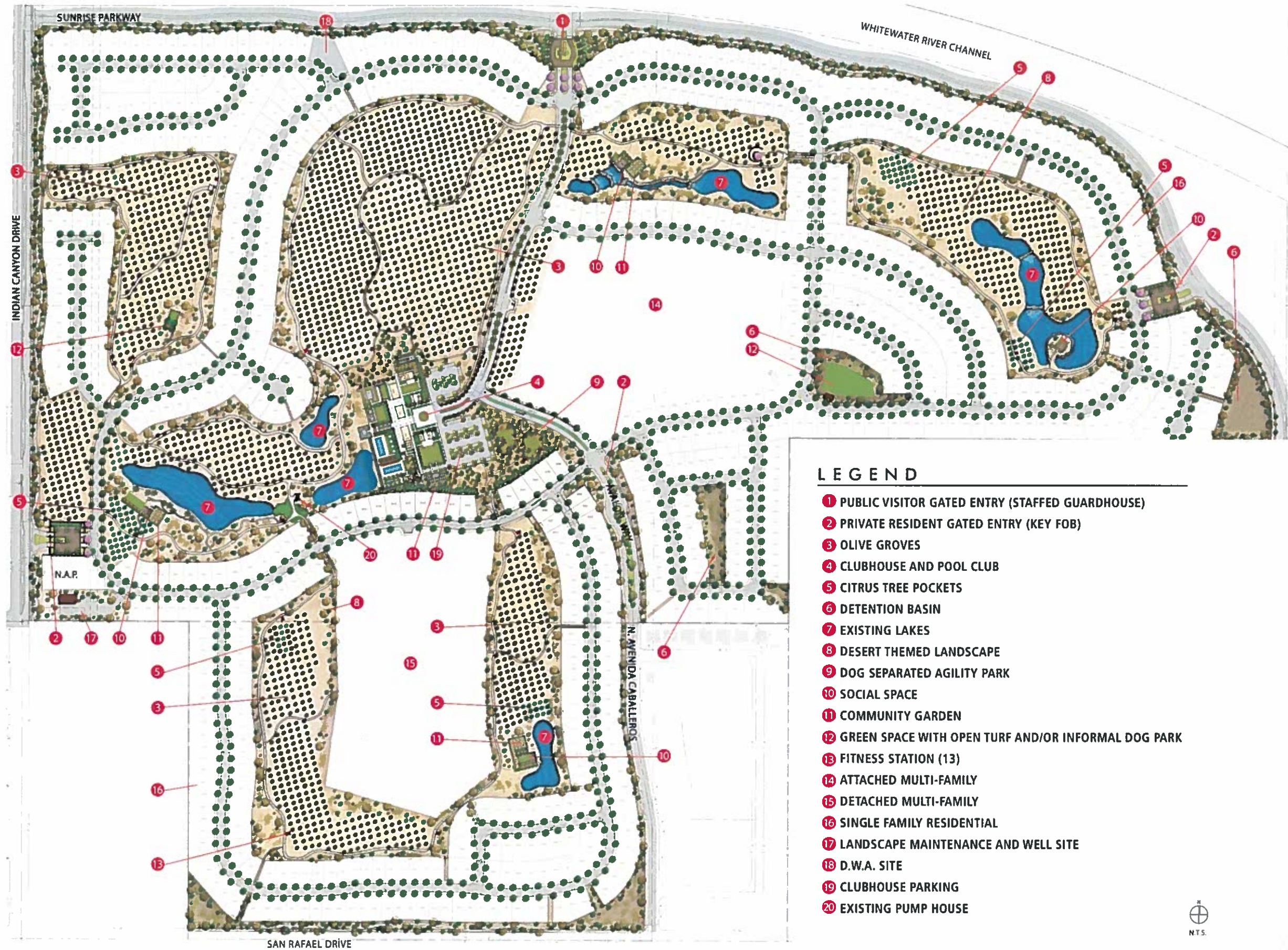
GROVE & DESERT LANDSCAPE DESIGN



RECEIVED

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**PLANNING SERVICES
DEPARTMENT**



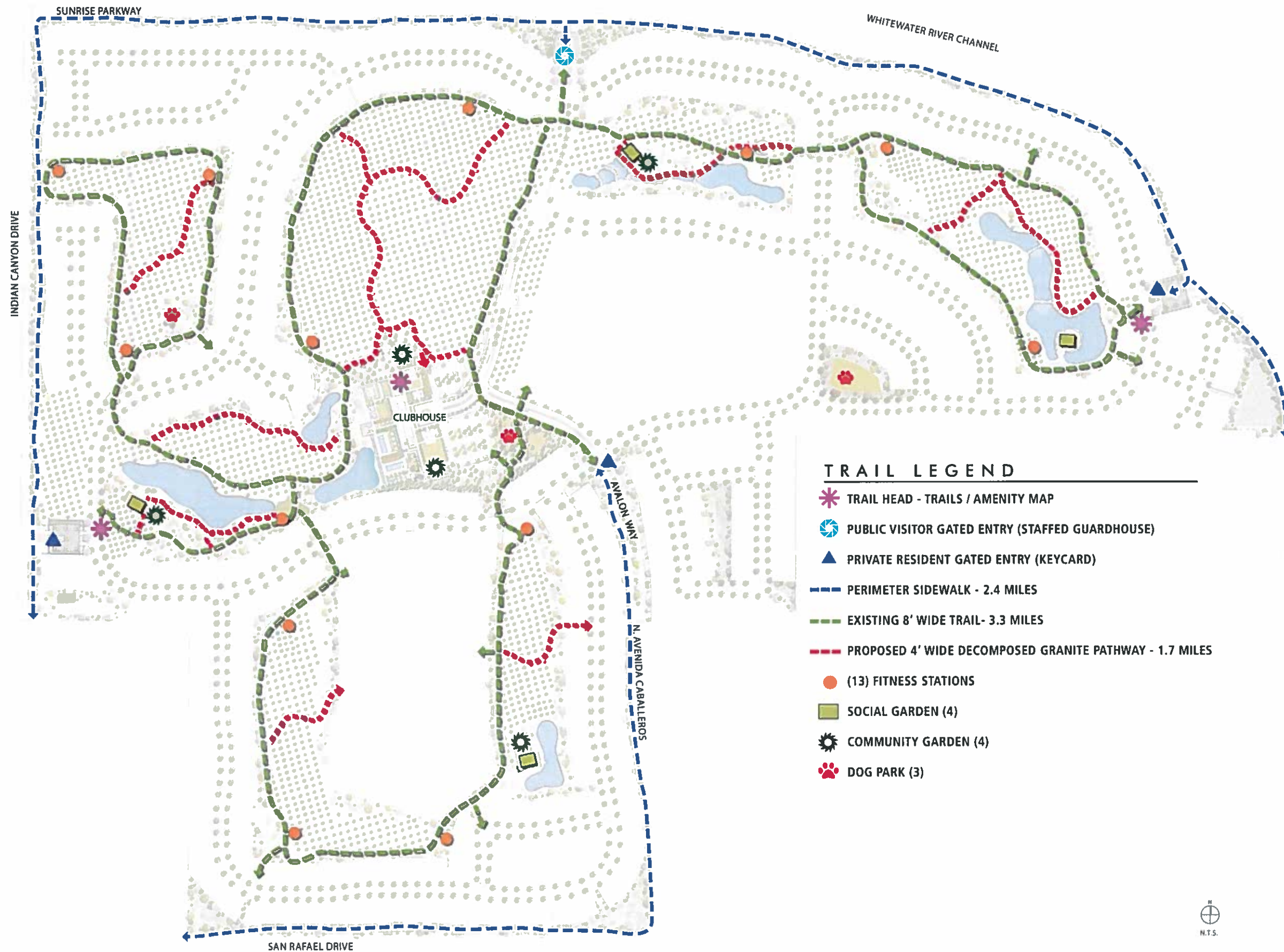
LEGEND

- 1 PUBLIC VISITOR GATED ENTRY (STAFFED GUARDHOUSE)
- 2 PRIVATE RESIDENT GATED ENTRY (KEY FOB)
- 3 OLIVE GROVES
- 4 CLUBHOUSE AND POOL CLUB
- 5 CITRUS TREE POCKETS
- 6 DETENTION BASIN
- 7 EXISTING LAKES
- 8 DESERT THEMED LANDSCAPE
- 9 DOG SEPARATED AGILITY PARK
- 10 SOCIAL SPACE
- 11 COMMUNITY GARDEN
- 12 GREEN SPACE WITH OPEN TURF AND/OR INFORMAL DOG PARK
- 13 FITNESS STATION (13)
- 14 ATTACHED MULTI-FAMILY
- 15 DETACHED MULTI-FAMILY
- 16 SINGLE FAMILY RESIDENTIAL
- 17 LANDSCAPE MAINTENANCE AND WELL SITE
- 18 D.W.A. SITE
- 19 CLUBHOUSE PARKING
- 20 EXISTING PUMP HOUSE



LANDSCAPE MASTERPLAN

MIRALON
PALM SPRINGS, CA



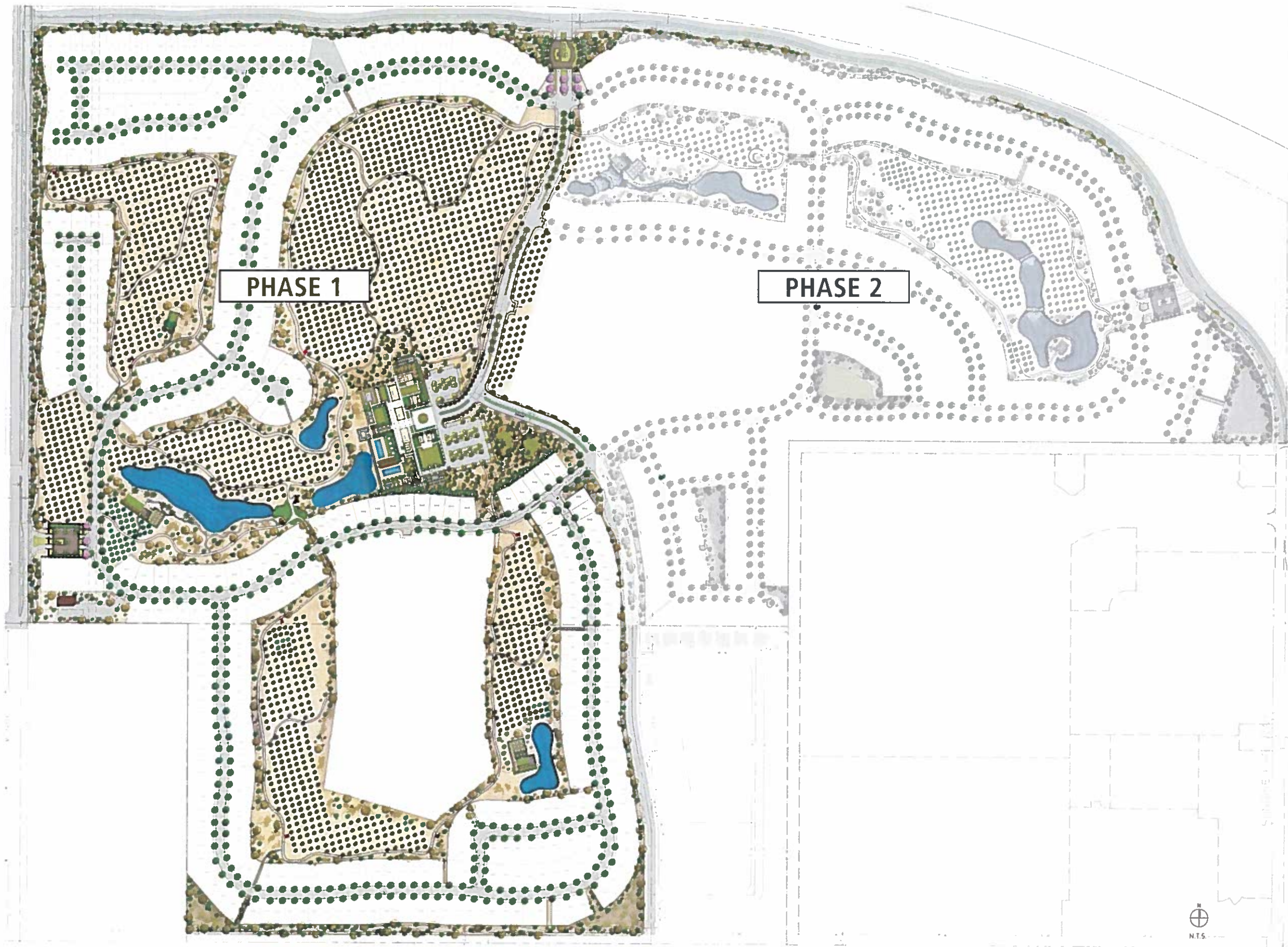
TRAIL LEGEND

- TRAIL HEAD - TRAILS / AMENITY MAP
- PUBLIC VISITOR GATED ENTRY (STAFFED GUARDHOUSE)
- PRIVATE RESIDENT GATED ENTRY (KEYCARD)
- PERIMETER SIDEWALK - 2.4 MILES
- EXISTING 8' WIDE TRAIL- 3.3 MILES
- PROPOSED 4' WIDE DECOMPOSED GRANITE PATHWAY - 1.7 MILES
- (13) FITNESS STATIONS
- SOCIAL GARDEN (4)
- COMMUNITY GARDEN (4)
- DOG PARK (3)



TRAILS AND CONNECTIVITY

MIRALON
PALM SPRINGS, CA



PHASE 1

PHASE 2

PHASE MAP

MIRALON

PALM SPRINGS, CA



LEGEND

DESERT LANDSCAPE - 18.2 ACRES

SOCIAL GARDEN 'A'

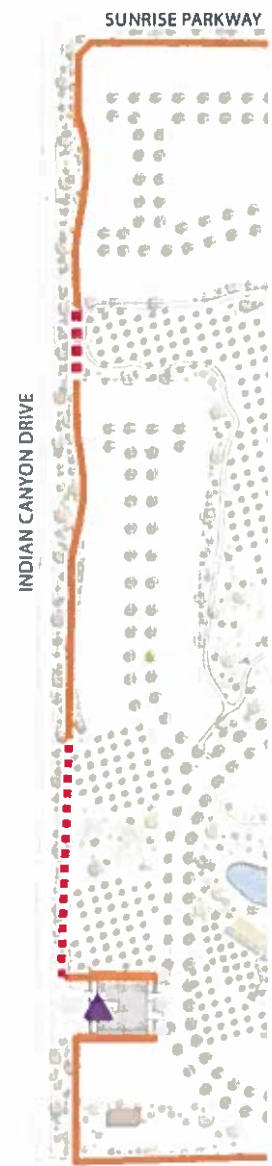
SOCIAL GARDEN 'B'

OLIVE GROVES - 45 ACRES

ZONE	ORIGIN	VARIETIES
A	SPAIN (SEVILLE)	HOJIBLANCA, EMPETRA, PICUAL
B	ITALIAN (TUSCANY)	FRANTOIO, LECCINO, PENDOLINO
C	ITALIAN (APULIA)	CORATINA, PENDOLINO
D	SPAIN (CORDOBA)	EMPELTRE, PICUAL
E	CALIFORNIA (MISSION)	LUCCA, MISSION
F	ITALY (RIVIERA)	TAGGIASCA, CORATINA






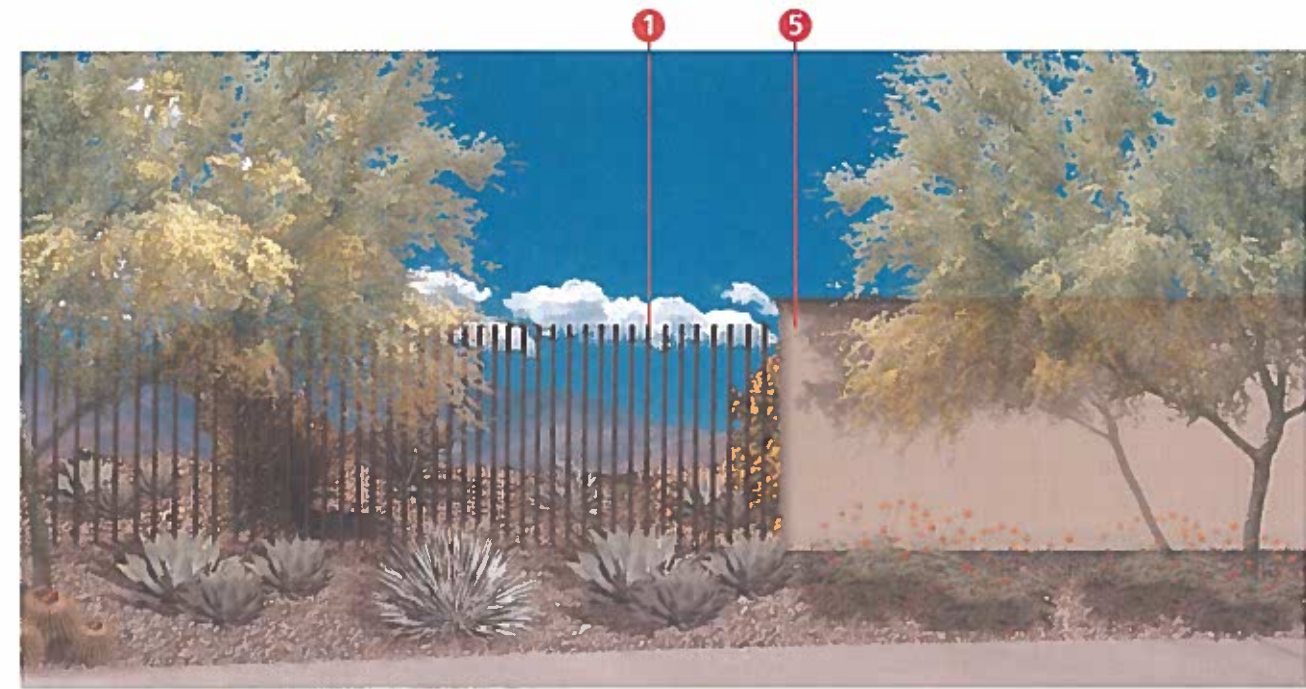
PLANTING ZONE DIAGRAM



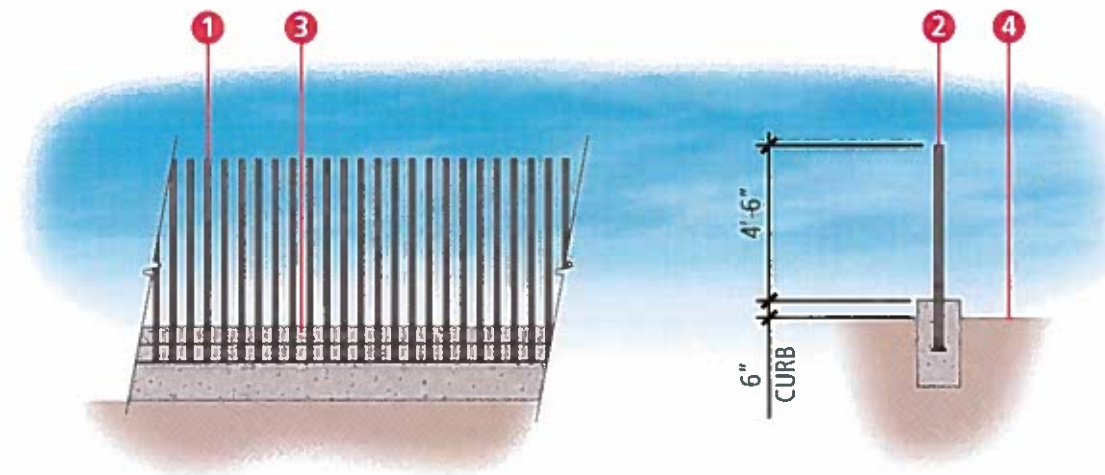
SITE PLAN
NTS

LEGEND

-  EXISTING WALL/FENCE
-  VIEW FENCE AT VIEW CORRIDOR
-  PRIVATE RESIDENT GATED ENTRY (KEYCARD)



PROPOSED DESIGN








ELEVATION

SECTION

TUBULAR STEEL VIEW FENCE
1/2" = 1'-0"

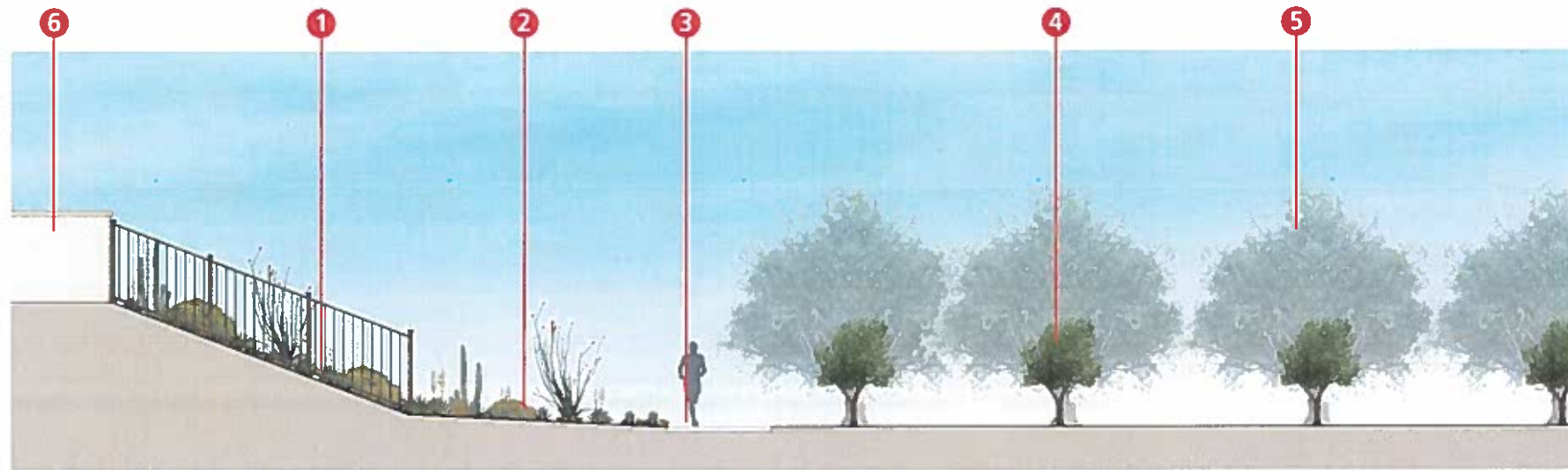
LEGEND

-  TUBULAR STEEL PICKETS AT 4" O.C. MAX.
-  TUBULAR STEEL POSTS AT 8' O.C. MAX.
-  6" CONCRETE CURB
-  ADJACENT FINISH GRADE/PLANTING AREA PER PLAN.
-  EXISTING WALL

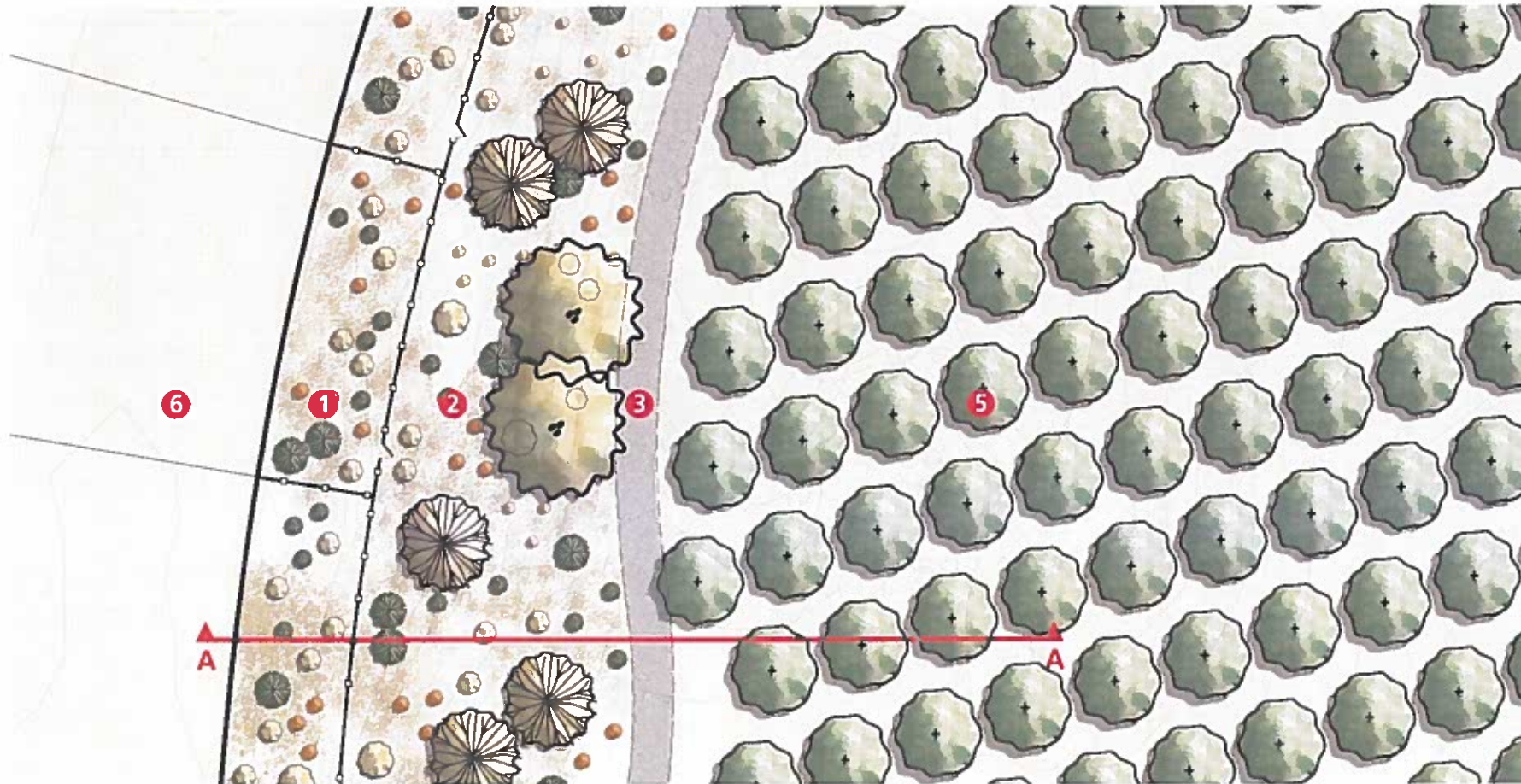
KEY MAP



VIEW FENCE AT VIEW CORRIDOR



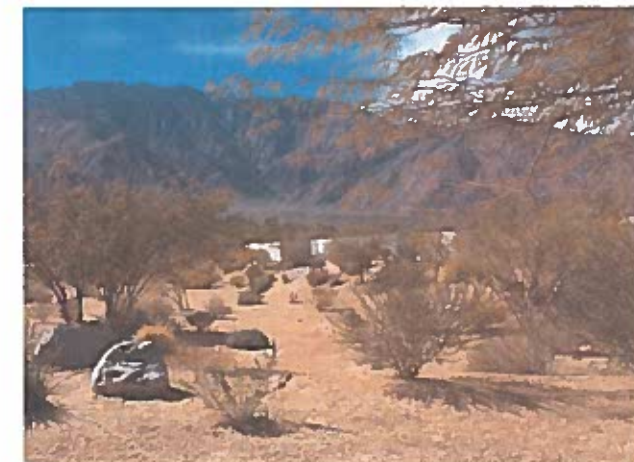
ELEVATION A
N.T.S.



ENLARGEMENT
N.T.S.

LEGEND

- 1 OPEN SPACE EASEMENT WITH DESERT PLANTING
- 2 DESERT PLANTING
- 3 EXISTING CART PATH/D.G. TRAIL
- 4 OLIVE GROVE (2YR. GROWTH)
- 5 OLIVE GROVE (MATURE GROWTH)
- 6 RESIDENTIAL LOT



TYPICAL OLIVE GROVE AND DESERT PLANTING



DESERT PLANTING ENLARGEMENT



TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" - 48" box	Multi	Per plan
	Chilopsis linearis	Desert Willow	15 gal - 24" box	Multi	Per plan
	Citrus reticulata 'Tango'	Tango Mandarin Orange	36" box	Standard	20' o.c.
	Olea europaea	Olive Tree	Field Grown	-	Per plan
	Pinus halepensis	Aleppo Pine	24" - 36" box	Standard	Per plan
	Prosopis chilensis	Thornless Chilean Mesquite	15 gal - 48" box	Multi	Per plan
	Washingtonia filifera	California Fan Palm	8' - 16 BTH	-	Per plan

ACCENT SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Agave desmettiana	Smooth Agave	5 gal	-	36" o.c.
	Agave geminiflora	Twin-flowered Agave	5 gal	-	24" o.c.
	Agave victoriae-reginae	Queen Victoria Agave	5 gal	-	24" o.c.
	Aloe polyphylla	Spiral Aloe	5 gal	-	24" o.c.
	Aloe vera	Aloe Vera	15 gal	-	24" o.c.

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Agave americana	Century Plant	5 - 15 gal	-	Per Plan
	Agave deserti	Desert Agave	5 gal	-	Per Plan
	Agave parryi	Parry's Agave	5 - 15 gal	-	Per Plan
	Agave salmiana	Giant Agave	5 gal	-	Per Plan
	Agave tequilana	Blue Agave	5 gal	-	Per Plan
	Agave vilmoriniana	Octopus Agave	5 gal	-	Per Plan
	Caesalpinia pulcherrima	Red Bird of Paradise	5 gal	-	Per Plan
	Calliandra californica	Baja Fairy Duster	5 gal	-	Per Plan
	Dalea capitata	Lemon Dalea	1 gal	-	Per Plan
	Encelia farinosa	Brittlebush	1 gal	-	Per Plan
	Hesperaloe parviflora	Red Yucca	5 gal	-	Per Plan
	Lantana camara 'Gold Mound'	Gold Mound Lantana	1 gal	-	Per Plan
	Lantana sellowiana 'Monma'	White Lightnin' Trailing Lantana	1 gal	-	Per Plan
	Senna nemophila	Desert Cassia	5 gal	-	Per Plan
	Stenocereus thurberi	Organ Pipe Cactus	15 gal	-	Per Plan
	Yucca thompsoniana	Thompson Yucca	15 gal/24" box	-	Per Plan
	Yucca rostrata	Big Bend Yucca	15 gal	-	Per Plan

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING
	Bougainvillea 'Oo la la'	Oo la-la Bougainvillea (Red)	5 gal	-	24" o.c.
	Marathon Fescue II	Turf	Sodded	-	-

TREE QUANTITIES:

15 gal : 30%
 24" box : 35%
 36" box : 25%
 48" box : 10%

SHRUB QUANTITIES:

1 gal : 35%
 5 gal : 60%
 15 gal : 5%

TYPICAL OLIVE GROVE AND DESERT PLANTING

MIRALON

PALM SPRINGS, CA



GROVE & DESERT LANDSCAPE DESIGN



GENERAL PLANTING NOTES:

- 1. Refer to planting details and specifications for additional planting information.
2. Consult with site superintendent, appropriate agencies, and Drawings to verify existing locations of underground utilities, pipes and structures.
3. Do not willfully proceed with planting operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during the design process.
4. Coordinate other contractor's work related to proper installation of Contractor's work.
5. Obtain approval of final grade conditions from Owner prior to beginning planting operations that involve that rough grade are within 1/10th of an inch from specified grades.
6. Existing site and any to be used in planting areas, however, it may need to be corrected as indicated in the horticultural site report.
7. Submit representative photos of each tree species to Owner's Authorized Representative for approval.
8. Plant material must be approved by Owner's Authorized Representative prior to installation.
9. Final location of plant materials are subject to approval of the Owner's Authorized Representative prior to installation.
10. Notify Owner's Authorized Representative in sufficient time to perform a required site observation visit.
11. Furnish plant material free of pests, year conditions, or diseases, including pre-selected or 'tagged' plant material provided by Owner's Authorized Representative.
12. After final grading operations have been completed and prior to beginning soil preparation, take a minimum of (2) horticultural soil samples...
13. If conflicts arise between actual site of planting areas on-site and those areas indicated on Drawings, contact Owner's Authorized Representative for resolution.
14. Ensure that turf areas are separated from groundcover and shrub areas with specified edging.
15. Triangular grass groundcover and shrubs, unless indicated otherwise on Drawings - refer to planting details.
16. Provide a representative example of a typical tree staking and guying if any installation for Owner's Authorized Representative review before performing tree staking and guying (if any) operations.
17. Excavate plant pits to specified dimensions per planting details.
18. Do not plant trees closer than 4 feet to hard edges such as sidewalks and walls unless indicated otherwise on Drawings.
19. Ensure that top of tree materials are set 2" above finish grade and shrub materials are set 1" above finish grade.
20. Install plant material with its best side facing predominant view of public.
21. Provide the required setbacks between trees and elements such as utilities, i.e. gas, electric, sewer, water and related walls, streetslights, fire hydrants, and signage.
22. Replace or repair existing materials that are damaged by Contractor during planting operations.
23. Verify property lines prior to commencing planting operations.
24. Refer to City and County standards for shrubbed landscape plans and specifications, where applicable.
25. Keep top 2' clear of two walls. Apply decorative rock in this buffer zone.

DECORATIVE ROCK SCHEDULE:

- 1. Place decorative rock these planting areas with a 1-1/2 inch deep layer, approximately 100,477 sf:
A. Shrub areas.
B. Groundcover areas.
2. Rock Type: Copper Canyon 2/4. Available from Southeast Boulder (781) 238-5877.
3. Comments: Provide Owner's Authorized Representative with (1) baggie of decorative rock for review and approval prior to placement of rock.
4. Refer to the Landscape Planting specifications for additional information.

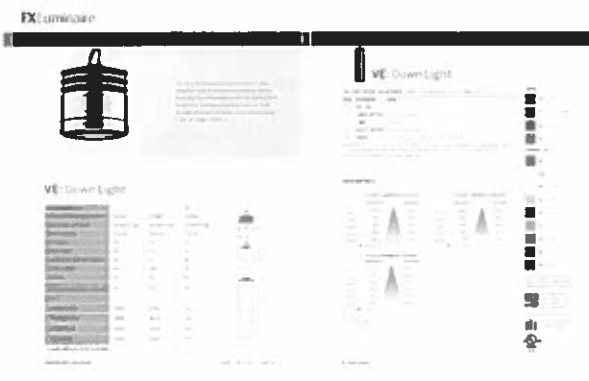
TREE ROOT BARRIER SCHEDULE:

- 1. Provide root control barriers for trees planted within 5-feet of a landscape edge such as paving, walls, curbs, steps, etc.
2. Type: City of Palm Springs Standard Drawing #9048B. Refer to detail 71P-5.B1
3. Comments:
A. Set top of barrier a minimum of 1/2" above finish grade and below surface of weed mat/soil or turf.
B. Alternatives may be submitted for review.

TREE SCHEDULE:

Table with columns: Qty, REV, BOTANICAL NAME, COMMON NAME, SIZE, FORM, SPACING, STAKE/OUT, DETAIL, COMMENTS. Rows include Cordallia 'Dwarf Mammoth', Olive 'variegated', Ficus 'bicolor', and Thuja 'columnar'.

Notes: 1. Final ground conditions must be balanced, upright form, no existing branches and to have a full head. Olive Trees to be 1/4" x 1/4" with a 7" clearance from finish grade.
2. Every final Olive tree to include (1)9" down light, model 'VE-11ED-9" from PL Landscapes. See light fixture cut sheet below. Detail per manufacturer's detail/specs. Contractor to place light fixture per landscape architect's direction, five feet to top of tree canopy.



PAVING SCHEDULE:

Table with columns: SET, DESCRIPTION, COLOR, FINISH, MFG./SUPPLIER, PARTNO, SWK, BINDER, CEMENT, BASE, JOINTING, DETAIL. Rows include Concrete Paving and City Standard.

GENERAL CONSTRUCTION NOTES:

- 1. Conform Work to requirements of latest adopted edition of Uniform Building Code and applicable local and state codes, plans, specifications, ordinances and regulations.
2. Prior to beginning work, become familiar with existing site conditions, including underground utilities, and above grade features such as grading, walls, fences, structures, etc.
3. Upon being awarded Contract, make necessary arrangements to insure that materials, supplies, and equipment will be available when needed to construct this project in an orderly and timely fashion.
4. Do not begin work until Contractor's 'Construction Set' drawings are current and have required public agency approval.
5. Verify property lines and limits of work prior to commencing work.
6. Refer to project specifications for additional information.
7. Obtain necessary permits and pay for related inspection fees required to build Work.
8. Witness discussions take precedence over scaling of Drawings.
9. Where conflicts occur between Drawings and actual field conditions, notify Owner's Authorized Representative immediately for clarification.
10. Prior to installing paving, refer to the project's geotechnical report.
11. Do not willfully proceed with construction operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during the design process.
12. Be responsible for coordinating work with Owner, Owner's Authorized Representative, General Contractor and his sub-contractor's, public agencies, and project design consultant.
13. Ensure that rough grade has been accepted by Owner prior to beginning work.
14. Ensure that the grades have been established correctly and approved by Owner's Authorized Representative prior to beginning landscape work.
15. Provide the following grade slopes from paving finish surface: Turf areas - 1/12', groundcover and shrub areas - 2'.
16. Ensure that Contractor-installed underground elements such as driveways, irrigation mainlines and laterals, electrical conduits, showers, etc. are in place, operational, and approved by public agency inspectors prior to installation of landscape work.
17. Paving mark-ups may be required on this project - refer to Paving Schedule and specifications for additional information.
18. Ensure that curved edges such as walkways, landscape, and masonry have smooth and continuous curves.
19. Notify Owner's Authorized Representative with proper amount of lead time as indicated in specifications prior to a Contractor-requested site meeting.
20. Refer to CM Engineer's drawings for precise grading, step quantities, and drainage information.
21. Dimensions are to the face of CMU or wood studs, unless indicated otherwise.
22. Provide isolation joints when paving above vertical edges such as walls, steps, curbs, and columns.

SYMBOLS LEGEND:

Legend defining symbols for Indicate View, Indicate Elevation, Quantity of Plants in Planting Area, Indicate Tree Type, Indicate Tree Quantity, Indicate Tree Size, Indicate View Type, Indicate View Size, Center Line, Property Line, Limit of Work Line, Matchline, Align, Indicate Tree Bar Size, Indicate Palm Broom Trunk Height.

SHRUB SCHEDULE:

Table with columns: Qty, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, FORM, SPACING, DETAIL, COMMENTS. Rows include Agave 'sativum var. marginata', Agave 'desert', Agave 'parviflora', Adiantum 'nigrum', Callisaya 'stephalya', Carex 'remota', Delonix 'regina', Dianthus 'shirley', Ficus 'sagittata', Hebe 'parviflora', Ligularia 'spicata', Opuntia 'monocarpa', and Yucca 'filamentosa'.

GROUND COVER SCHEDULE:

Table with columns: Qty, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, FORM, SPACING, DETAIL NO., COMMENTS. Rows include Bougainvillea 'San Diego Red', Lantana 'Gold Mount', and Lantana 'suburba Mammoth'.

ESCAPLIER SCHEDULE:

Table with columns: Qty, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, SPACING, DETAIL, COMMENTS. Row includes Calliandra 'brevistylis'.



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Miralton Internal Streetscapes
Palm Springs, CA
Freehold Communities



PLANTING SCHEDULES

Project Name: FCT00-01
Sheet Number: 01
Project Location: CI

LP-0.01

NOT FOR CONSTRUCTION
FCT00-01: Bld Ser 2nd Submittal (02-03-2017)

180
399

181
396

29

299

300

301

302

Refer to Gated Entries landscape package prepared by C2 Collaborative

Refer to Desert Planting landscape package prepared by C2 Collaborative

FLAMINGO BLVD.

Limit of Work

Limit of Work

Limit of Work

AVALON WAY

LOT 'D'
AVALON WAY

303

304

305

306

307

182
15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

15' 0" x 15' 0" Planters

Matchline - See Sheet LP-1.02

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Agave americana</i> var. <i>marginata</i>	Verticillate Century Plant
(B)	<i>Agave americana</i> var. <i>marginata</i>	Verticillate Century Plant
(C)	<i>Agave deserti</i>	Desert Agave
(D)	<i>Agave parviflora</i>	Two-Rowed Agave
(E)	<i>Beltia monticola</i>	Desert Marigold
(F)	<i>Conoclinium subulatum</i>	Red Bird of Paradise
(G)	<i>Callisota setyifolia</i>	Pink Fairy Duster
(H)	<i>Croton roseus</i>	Desert Croton
(I)	<i>Dalea repens</i>	Lemon Dalea
(J)	<i>Dryopteris integrifolia</i>	Spore Vase
(K)	<i>Eucalyptus fulgens</i>	Bottlebrush
(L)	<i>Farquharia splendens</i>	Cholla
(M)	<i>Hesperaloe parviflora</i>	Red Yucca
(N)	<i>Liquidambar styraciflua 'Tangerine'</i>	Waxleaf Plum
(O)	<i>Opuntia arborescens</i> var. <i>rubra</i>	Cholla Cactus
(P)	<i>Bougainvillea</i>	Open Pipe Cactus
(Q)	<i>Yucca filamentosa</i>	Thorny-tipped Yucca

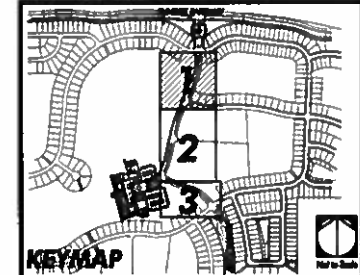
GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(R)	<i>Brugmansia 'Chir-It'</i>	Chir-It Brugmansia (Flr)
(S)	<i>Lantana 'Gold Mead'</i>	Gold Mead Lantana (Flr)
(T)	<i>Lantana subulata 'Whisper'</i>	White Lightbulb Twining Lantana

ESCAPER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(U)	<i>Callisota leucostachya</i>	Pink Powder Puff

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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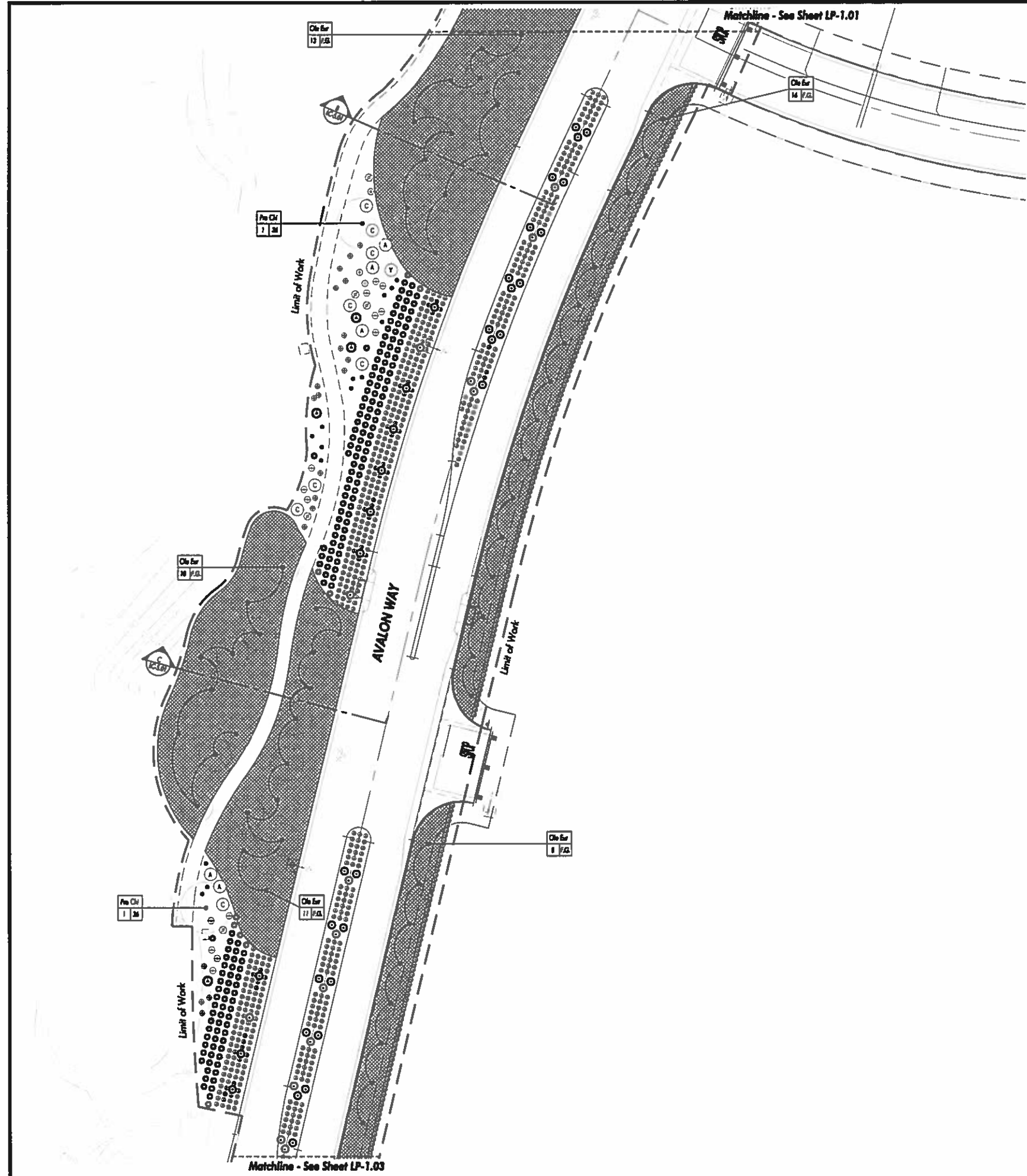


PLANTING PLAN

NOT FOR CONSTRUCTION

Project No.:	FC100-15
Scale:	1" = 20'
Sheet No.:	1

LP-1.01



SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana var. marginata	Vegetated Century Plant
(B)	Agave americana var. marginata	Vegetated Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave gnomifolius	Two-Headed Agave
(E)	Bulleya sudanensis	Desert Mangold
(F)	Conoclinium puberulum	Red Bird of Paradise
(G)	Callitriche arborescens	Pink Fairy Duster
(H)	Ceanothus velutinus	Desert Ceanoth
(I)	Dalea confertiflora	Lemon Dalea
(J)	Dasylirion wheeleri	Spine Yucca
(K)	Echinops leucostachyus	Baldchick
(L)	Fouquieria splendens	Cholla
(M)	Hesperaloe parviflora	Red Yucca
(N)	Ipomoea japonica Tenoreana	Wooded Plant
(O)	Opuntia microdasys var. subula	Cholla Cactus
(P)	Sarcocolla aurea	Organ Pipe Cactus
(Q)	Yucca baccata	Thompson Yucca

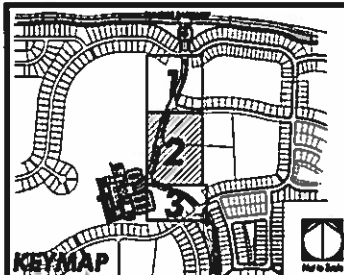
GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(R)	Bouteloua 'Chickadee'	Chickadee Bouteloua (Pink)
(S)	Lantana 'Gold Medal'	Gold Medal Lantana (Yellow)
(T)	Lantana 'White Light'	White Light Lantana

ESCAPER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(U)	Callitriche leucostachyos	Pink Powder Puff

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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TWO

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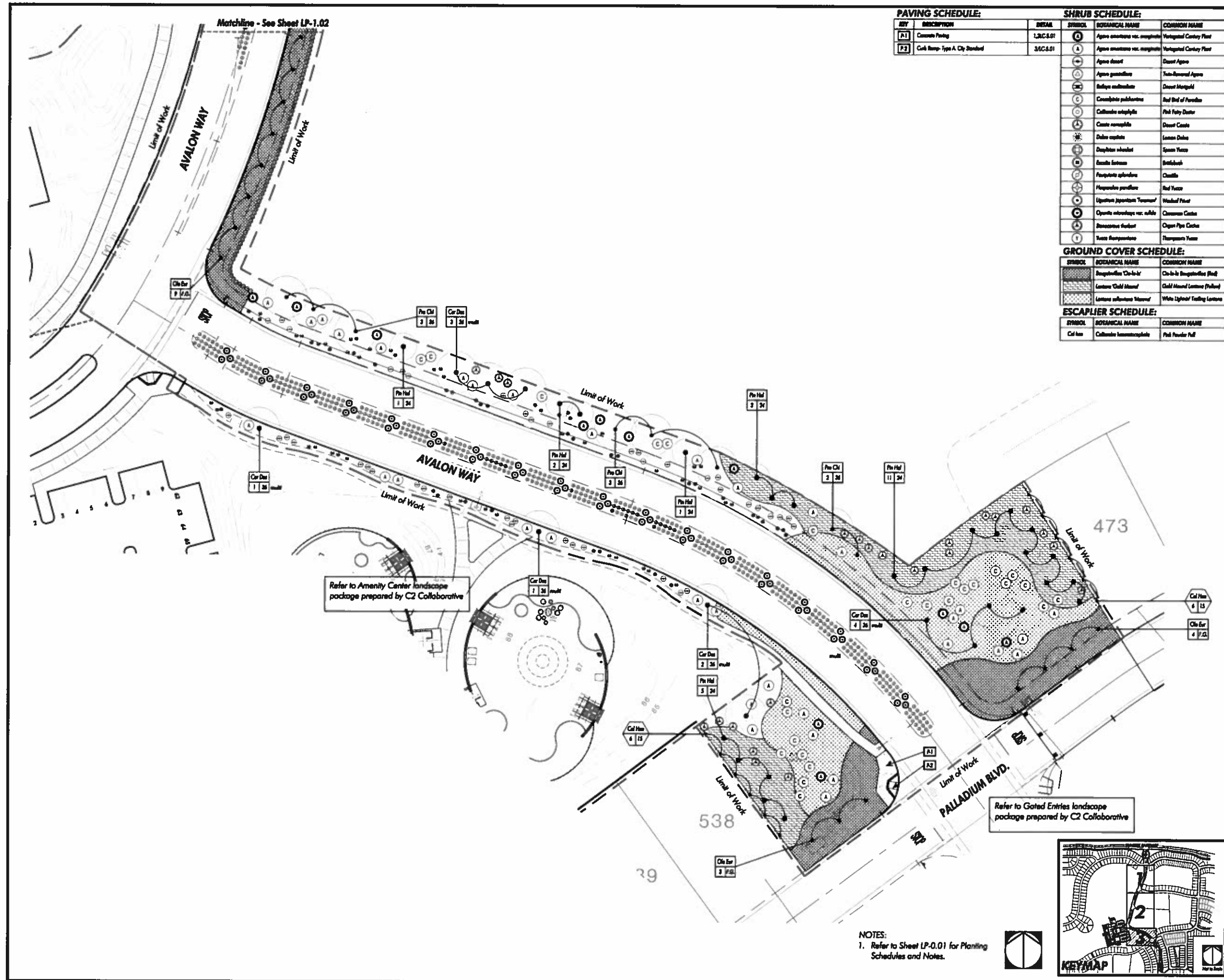
Planting Plan

NOT FOR CONSTRUCTION

Sheet No.: FC100-S
Scale: 1" = 20'
Date: 07
Author: C

Sheet Number: **LP-1.02**

FC100-S: Bid Set 2nd Submittal (02-03-2017)



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DATE	REVISION



PLANTING PLAN

Job No. FCT00-15
Scale: 1" = 20'
Drawn: BY
Checked: C

Sheet Number: **LP-1.03**

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FCT00-15: Bid Set 2nd Submittal (02-03-2017)



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Table with 2 columns: Item, Quantity. Multiple rows for item tracking.



PLANTING SPECIFICATIONS
Job No.: FCT00-6
Date: None
Drawn: HW
Checked: CI

Sheet Number:
LP-6.01

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

- 1.1 Description:
A. Work Included:
1. The work included in these specifications shall consist of the furnishing of all labor, tools, materials, permits, appliances, taxes and all other costs...
2. No deviation from these specifications or from the agreement or from the general conditions is authorized...
1.2 Interpretation of Plans and Specifications:
A. The Landscape Architect will interpret the meaning of any part of the any plans and specifications...
1.3 Quality Assurance:
A. Quality of work: The Landscape Architect shall be notified at least two days prior to work commencement...
B. Permits: The Contractor will be responsible for obtaining any and all necessary building permits...
C. License requirements: The Contractor shall carry necessary Contractor's California State License...
D. Insurance coverage: The contractor shall carry all necessary compensation and liability insurance...
E. Property, etc., Damage responsibility:
1. The Contractor is to protect at all times all existing utilities, structures, trees, plants and other features...
2. Should any part of the work under this contract be damaged by other contractors...
F. Knowledge of site: It is assumed that the Contractor has visited the site and familiarized himself...
1.4 Costs:
A. Segregation of costs: At the time of execution of the contract, the Contractor shall furnish...
B. Extras or changes: Any extras or changes from the contract on the job shall have the prior approval...
C. Increased costs: If the extra or change is to be done at or increased cost over and above...
1.5 Product protection, storage and handling:
A. Site conditions: The Contractor, in the course of his work, is to keep the site in a neat and tidy condition...
B. Site clearance: Upon completion of the work, the Contractor shall properly clean and tidy each work...
C. Owner's materials: During the course of the work, any materials, equipment and services may be provided...
D. Plans and specifications: All landscaping including plants, ground covers, soil additives and other miscellaneous landscape items...
E. Changes: The Owner shall have the right to make minor changes in the landscape design and installation...

PART 2 - MATERIALS

- 2.1 Grading: Grade of areas by filling and/or removing surplus soil as needed to ensure proper grades and drainage...
2.2 Moisture content: The soil shall not be worked when moisture content is so great that excessive compaction will occur...
2.3 Weed removal: Weeds, plus Bermuda grass, etc., shall be dug out from all planting areas...
2.4 Plants:
A. Inspection: Plants shall be subject to inspection and approval or rejection by the Landscape Architect...
B. Conditions: Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant diseases...
2.5 Protection: Protect and maintain all plants from sun, drought, wind, frost, rain and heat...
2.6 Planting requirements for trees and shrubs:
A. Plant materials in quantities and class specified shall, after grading operations, be spotted approximately as shown...
B. All backfill materials shall be mixed thoroughly on site before using.

PART 3 - EXECUTION

- 3.1 Planting:
A. Container-grown plants to be planted in plant pits two (2) times wider than plant container and a depth of twice the height...
B. Plant pits as directed by Landscape Architect.
C. All plants shall be watered immediately, before backfilling planting pits.
D. All areas receiving plants and/or hydroseeding shall be moist to a depth of 6" at time of planting.
E. Plant all plants 3' minimum from irrigation heads (sprinklers only).
F. Scarify the sides of each root ball prior to planting if circular root is evident.
G. Plant quantities on the plan are for the Contractor's convenience and not guaranteed to be accurate.
H. Plant symbols take precedence over quantities specified.
3.2 All work shall be as directed by Owner's field representative, who shall be appointed prior to the commencement of the work.
3.3 Contractor shall submit all material receipts to Landscape Architect.
3.4 Maintenance:
A. Maintenance period shall not begin until entire installation is accepted by the Owner.
B. Maintenance period shall be for the following duration: 90 days.
1. All plants and planting shall be guaranteed for the following durations beginning at the first day of the maintenance period.
Trees and shrubs, 15 gallon and larger: 1 Year
Shrubs, 5 gallon and smaller: 90 Days
Ground cover: 90 Days
Lawns: 90 Days
2. All dead, damaged or broken plant material, including sodded and seeded lawns and ground covers, shall be replaced at two-week intervals.
C. Fertilize with 2 lbs. actual nitrogen per 1000 sq. ft. at end of each 30 days. Landscape Architect will specify type, depending on season. Perform last fertilizing at end of maintenance period in the presence of the Landscape Architect.

PART 4 - PLANTING NOTES

- 4.1 Landscape Contractor shall repair and/or replace any damaged plant material which is damaged due to his negligence.
4.2 Landscape Contractor shall be held responsible for Landscape Architect's time in locating any landscape material as requested by the construction manager.
4.3 Landscape Contractor shall submit all environmental quantity receipts to construction manager and/or Landscape Architect for approval.
4.4 Contractor shall perform all fertilizing in the presence of the construction manager or Landscape Architect. See Soil Preparation Requirement, this sheet.
4.5 Contractor is responsible for maintaining all areas in a weed and debris free condition throughout the maintenance period. (See specifications).
4.6 Plant symbols take precedence over plant quantities.

- 4.7 All plants shall be protected against heat, sun, wind and frost during transportation to the site and while being held at the site. Do not store plants in total darkness for more than one day.
4.8 Withed plant material shall not be planted or used on the project.
4.9 Do not damage plant root during transportation or planting process.
4.10 Plant material may be rejected at any time by the Landscape Architect due to condition, form or damage before or after planting.
4.11 Landscape Architect shall approve final placement of all trees, shrubs and vines prior to planting.
4.12 All surface rock and debris 3" and larger shall be removed from planting areas and then from the site.
4.13 Crown of plant shall be slightly higher, after settling, than adjacent soil.
4.14 Prune trees as directed by Landscape Architect after inspection.
4.15 Remove water leaks from all trees located in lawn areas prior to hydroseeding installation.
4.16 Any and all damage in new and existing paving caused by the Contractor shall be the responsibility of the Contractor and be repaired by the Contractor.
4.17 Install all trees and shrubs prior to planting of groundcover and/or hydroseeding.

PART 5 - HYDROSEEDING MATERIALS.

- 5.1 Seed:
A. Label seed and furnish in sealed standard containers with signed copies of a statement from seed vendor certifying that each container of seed delivered is fully labeled in accordance with California State Agricultural Code and is equal to or better than requirements of this section.
B. Contractor shall submit all seed labels and certification letter to landscape architect for verification and approval.
C. Seed which has become wet, moldy or otherwise damaged in transit or storage will be rejected.
5.2 Fiber Mulch:
A. Composed of green colored wood cellulose fiber containing no germination or growth inhibiting factors.
B. Mulch is to be manufactured in such a manner that after the addition of seed, fertilizer, water and additives in a special 1,500 gallon slurry tank, the fibers and above materials will become uniformly mixed to form a homogeneous slurry.
C. Weight specifications of this material from the supplier and for all applications, shall refer only to the air dry weight of the fiber materials. Absolute air dry weight is based on the normal standards of the Technical Association of the Pulp Industry for wood cellulose and is considered equivalent to 10% moisture. Each package of the cellulose fiber shall be marked by the manufacturer to show the air dry weight content.
D. Acceptable Manufacturer: Comved.
5.3 Seed:
A. Dry, organic powder hydroseeding formulation.
B. Hydrate and disperse in a mixing tank with circulating water from a homogeneous slurry, either alone or in combination with other materials. pH to be stable in presence of fertilizer.
C. Application of soil and mulch tender to be made at a minimum rate of:
a. Flat areas-80 pounds per acre.
b. Sloped areas (2:1 or steeper)-120 pounds per acre.
D. Acceptable Manufacturer: Ecology control-M Binder by Comved.
E. Chemical germinating additives shall be 'Catalytic Pro-Emerge' or approve equal.
F. Urea formaldehyde shall be a patented commercial fertilizer for hydromulch slurry.

END

Soil Preparation
For 50' Process Only
Recommendation:
To the extent of new landscape areas should thoroughly be filled to a minimum 6" depth.
For turf and ground cover planting, the following amendments should be uniformly broadcast and thoroughly incorporated to a minimum 6" depth by means of a rototiller or equivalent.
AMOUNT 1,000 sq. ft.
- 4 cu. yds. Nitrogen stabilized organic amendment derived from rendered, 8% or water content.
- 200 lbs. granular gypsum
- 25-25-25 fertilizer
The backfill mix for use around the method should be prepared as follows:
- 6 parts by volume gravel and soil
- 4 parts by volume nitrogen stabilized organic amendment
- 12 lb. 20-20-20 fertilizer
Contractor to provide Soil Test Form
Soil & Plant Lab
1804 Mark Main Street
Orange, CA 92665
714-963-0777

NOT FOR CONSTRUCTION

FCT00-05: Bldg Set 2nd Submittal (02-03-2017)

GENERAL PLANTING NOTES:

- Refer to planting details and specifications for additional planting information.
- Consult with site superintendent, appropriate agencies, and Drawings to verify existing locations of underground utilities, pipes and structures. Take sole responsibility for open located due to damage of these utilities, pipes, or structures if proper verification by Contractor was not performed.
- Do not utilize ground with planting operations when it is shown that unknown obstructions and grade differences exist that may not have been known during the design process. Stop these activities immediately in the opinion of the Owner's Authorized Representative for resolution. Assume full responsibility for costs incurred due to lack of providing such notification.
- Coordinate other contractors work related to proper execution of Contractor's work.
- Obtain approval of final grade verification from Owner prior to beginning planting operations that confirm that rough grades are within 1/16th of an inch from specified grades. Ensure that final grade elevations of planting areas are set to the proper elevations relative to the finish surfaces of paving, utility covers, and curbs.
- Existing site soil may be used in planting areas, however, it may need to be amended as indicated in the horticultural note report. Should report not be necessary to bring site to specified finish grades, indicate source location. Ensure that report not be of a nearby farm return, containing no toxic chemicals or elements that might inhibit or retard normal plant growth. Submit soil test results of report not to Owner's Authorized Representative for approval prior to delivering soil to site.
- Select representative photos of each tree species in Owner's Authorized Representative for approval. Trees of a similar species and variety are to have matching form.
- Final material must be approved by Owner's Authorized Representative prior to installation. Final material installed without Owner's Authorized Representative approval may be subject to removal and replacement with related costs borne by Contractor.
- Final location of plant materials are subject to approval of the Owner's Authorized Representative prior to installation. Perform the following before beginning planting operations:
 - Stake - place in consistent voids in "final" locations.
 - Tree - stake or tag unobscured by soil.
 - Container Plant - locate tags prior to planting.
- Notify Owner's Authorized Representative in sufficient time to perform a required site observation visit. Refer to specifications for specific site visit notification tasks and times. Inadequate notification time gives Owner's Authorized Representative may require the site visit to be cancelled, or possibly, make Contractor responsible to compensate Owner's Authorized Representative for overtime.
- Provide plant material free of pests, poor condition, or disease, including pre-infested or "tagged" plant material provided by Owner's Authorized Representative.
- After tree planting operations have been completed and prior to beginning soil preparation, take a minimum of (2) horticultural soil samples where soil conditions or plant types vary, i.e. soil, shade, slope, etc. Soil samples are to be collected and tested by a qualified soil testing laboratory (licensed member of the California Association of Agricultural Labs) and a written report prepared which includes recommendations for soil amendments, fertilization, planting methods, and maintenance. Submit a copy of the report to the Owner's Authorized Representative. These recommendations may be varied to conform to recommendations noted in this and report, however, only upon receipt of written change order from Owner.
- If conflicts arise between actual site of planting areas on-site and those areas indicated on Drawings, contact Owner's Authorized Representative for resolution. Failure to make such contacts leaves to Owner's Authorized Representative in a timely fashion may result in Contractor's own liability to address plant materials.
- Ensure that tree areas are supported from groundwaters and shock areas with specified edging - refer to Drawings.
- Triangular grass groundwaters and shade, unless indicated otherwise on Drawings - refer to planting details.
- Provide a representative example of a typical tree staking and tagging (if any) installation for Owner's Authorized Representative review before performing tree staking and tagging (if any) operations - refer to planting details.
- Excavate plant pits to specified dimensions per planting details.
- Do not plant trees closer than 4-feet to final edge such as sidewalks and walls unless indicated otherwise on Drawings.
- Ensure that top of tree supports are set 2" above finish grade and shade materials are set 1" above finish grade.
- Install plant material with its feet side facing predominant view of public.
- Provide the required setbacks between trees and elements such as utilities, i.e. gas, electric, sewer, water and related voids, structures, fire hydrants, and signs.
- Replace or repair existing materials that are damaged by Contractor during planting operations.
- Verify property lines prior to commencing planting operations.
- Refer to City and County standards for standard landscape plans and specifications, where applicable.
- Keep top 2' clear of tree trunks. Apply decorative rocks in this buffer zone.

DECORATIVE ROCK SCHEDULE:

- Contractor shall place crushed gravel in all planter areas with a 1" deep layer of 3/4" washed clean Desert Gold unless otherwise specified. Refer to construction legend UC-01 for the other (2) types of gravel and the Construction Plan for location.
 - Gravel Types:
 - Type 1: Decorative Gravel (P-0): 3/4" Palm Springs Gold
 - Type 2: Decorative Gravel (P-7): 3/4" and 1"-2" Aquatic Sunset
 - Type 3: Retaining Planter Areas: 3/4" washed Desert Gold
- Available from Southwest Supplier (760) 328-5877.
- Comments: Provide Owner's Authorized Representative with (1) bags of decorative rocks for review and approval prior to placement of rocks.
- Refer to the Landscape Planning specification for additional information.

TREE ROOT BARRIER SCHEDULE:

- Provide root control barriers for trees planted within 5-foot of a landscape edge such as paving, walls, curbs, steps, etc.
- Type: City of Palm Springs Standard Drawing P704/B. Refer to detail 7/A-S-01
- Comments:
 - Set top of barrier a minimum of 1/2" above finish grade and below surface of wood mulch or turf.
 - Alternatives may be submitted for review.

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	START/BUY	DETAIL	COMMENTS
212	Can Dec	Carleton's Desert Mesquite	Desert Mesquite Palo Verde	Per plan	Mult	Per plan	See comments	7/A-S-01 Stake 36" and under, pay 48" and above.
229	Ch Lit	Chaparral Ironwood	Desert Willow	Per plan	Mult	Per plan	-	7/A-S-01 -
122	Ch Int	Citrus reticulata 'Tanger'	Tanger Mandarin Orange	Per plan	Standard	20' o.c.	-	7/A-S-01 -
5	Ch Str	Citrus aurantium 'Marschallii' or 'Sudford'	Mandarin or Seville Orange Tree	Field grown	See Purchase	Per plan	Per Detail	13/A-S-01 See footnotes 1 & 2 below.
25	Pa Nil	Prunus indica	Almond Peach	Per plan	Standard	Per plan	Stake	5/A-S-01 -
128	Pa Fla	Prunus edulis	Thornless Chinese Plum	Per plan	Mult	Per plan	See comments	7/A-S-01 Stake 36" and under, pay 48" and above.
19	Wa Fl	Washingtonia filifera	California Fan Palm	Per plan	-	Per plan	-	4/A-S-01 Staked trunk

- Notes:**
- Field grown specimen trees to be lateral, upright form, no existing branches and to have a full head. Citrus Trees to be 18" x 18" with a 7' clearance from finish grade. Field grown specimen trees are available at Yucca Trees LLC (949) 274-5222. Contractor to coordinate with Landscape Architect for tree selection and tagging for review and approval.
 - Every field Citrus tree to receive (2) down lights (2) down lights model 'VE 120-02' from FX Luminare. See light fixture cut sheet below. Install per manufacturer's directions. Contractor to place light fixture per Landscape Architect's direction. See bottom to top of tree canopy.



SHRUB SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	DETAIL	COMMENTS
308	(A)	Agave americana	Century Plant	5 gal.	-	Per plan	2/A-S-01 -
34	(A)	Agave americana	Century Plant	15 gal.	-	Per plan	2/A-S-01 -
884	(A)	Agave deserti	Desert Agave	5 gal.	-	30" o.c.	2/A-S-01 -
215	(A)	Agave desertiana	Smooth Agave	5 gal.	-	30" o.c.	1,2/A-S-01 -
418	(A)	Agave parviflora	Yucca-flowered Agave	5 gal.	-	30" o.c.	1,2/A-S-01 -
1164	(A)	Agave parviflora	Parry's Agave	5 gal.	-	Per plan	2/A-S-01 -
46	(A)	Agave parviflora	Parry's Agave	15 gal.	-	Per plan	2/A-S-01 -
16	(AS)	Agave schottiana	Chert Agave	5 gal.	-	Per plan	1,2/A-S-01 -
13	(AT)	Agave torreyana	Blue Agave	5 gal.	-	Per plan	1,2/A-S-01 -
780	(C)	Agave victoria-regina	Queen Victoria Agave	5 gal.	-	30" o.c.	1,2/A-S-01 -
8	(AV)	Agave vivipara	Chaparral Agave	5 gal.	-	Per plan	1,2/A-S-01 -
719	(E)	Albizia rosea	Albizia Rose	5 gal.	-	30" o.c.	1,2/A-S-01 -
162	(E)	Albizia polyphylla	Spiral Albiz	5 gal.	-	30" o.c.	1,2/A-S-01 -
690	(B)	Begonia 'Chick-B'	Chick-B Begonia (Red)	1 gal.	-	Per plan	2/A-S-01 -
415	(C)	Conoclinium puberulum	Red Bird of Paradise	5 gal.	-	Per plan	2/A-S-01 -
190	(C)	Callitriche occidentalis	Red Fairy Duster	5 gal.	-	Per plan	2/A-S-01 -
390	(C)	Dalea serotina	Lemon Dalea	1 gal.	-	Per plan	2/A-S-01 -
1227	(B)	Eranda laetevirens	Bottlebrush	1 gal.	-	Per plan	2/A-S-01 -
2229	(C)	Hesperaloe parviflora	Red Yucca	5 gal.	-	Per plan	2/A-S-01 -
1161	(LS)	Lantana camara 'Gold Meand'	Gold Meand Lantana	1 gal.	-	Per plan	2/A-S-01 -
1071	(LS)	Lantana camara 'Mantel'	White Lighted Tuffing Lantana	1 gal.	-	Per plan	2/A-S-01 -
223	(C)	Senecio nemoralis	Desert Cactus	5 gal.	-	Per plan	2/A-S-01 -
81	(ST)	Shannonia heurtii	Open Pine Cactus	15 gal.	-	Per plan	2/A-S-01 -
8	(Y)	Yucca filamentosa	Thompson Yucca	15 gal.	-	Per plan	2/A-S-01 -
26	(Y)	Yucca filamentosa	Thompson Yucca	24" box	-	Per plan	2/A-S-01 -
367	(Z)	Yucca rostrata	Ry Bird Yucca	15 gal.	-	Per plan	2/A-S-01 -

GROUND COVER SCHEDULE:

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	DETAIL	COMMENTS
1293	(G)	Begonia 'Chick-B'	Chick-B Begonia (Red)	5 gal.	-	30" o.c.	1,2/A-S-01	-
894	(G)	Mertensia Ficus II	Turf	Subbed	-	-	-	-

SYMBOLS LEGEND:

- Indicates View
- Indicates Elevation
- Quantity of Plants in Planting Area
- Indicates Tree Type
- Indicates Tree Size
- Indicates View Type
- Indicates View Size
- Center Line
- Property Line
- Unit of Work Line
- Mudline
- Align
- Indicates Tree Root Size
- Indicates Palm Broom Trunk Height

Note: Plant quantities shown on plans are for contractor convenience and reference only. Contractor is responsible to provide all plant material required to conform to specified plant quantities.



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Sheet Title:

PLANTING SCHEDULES

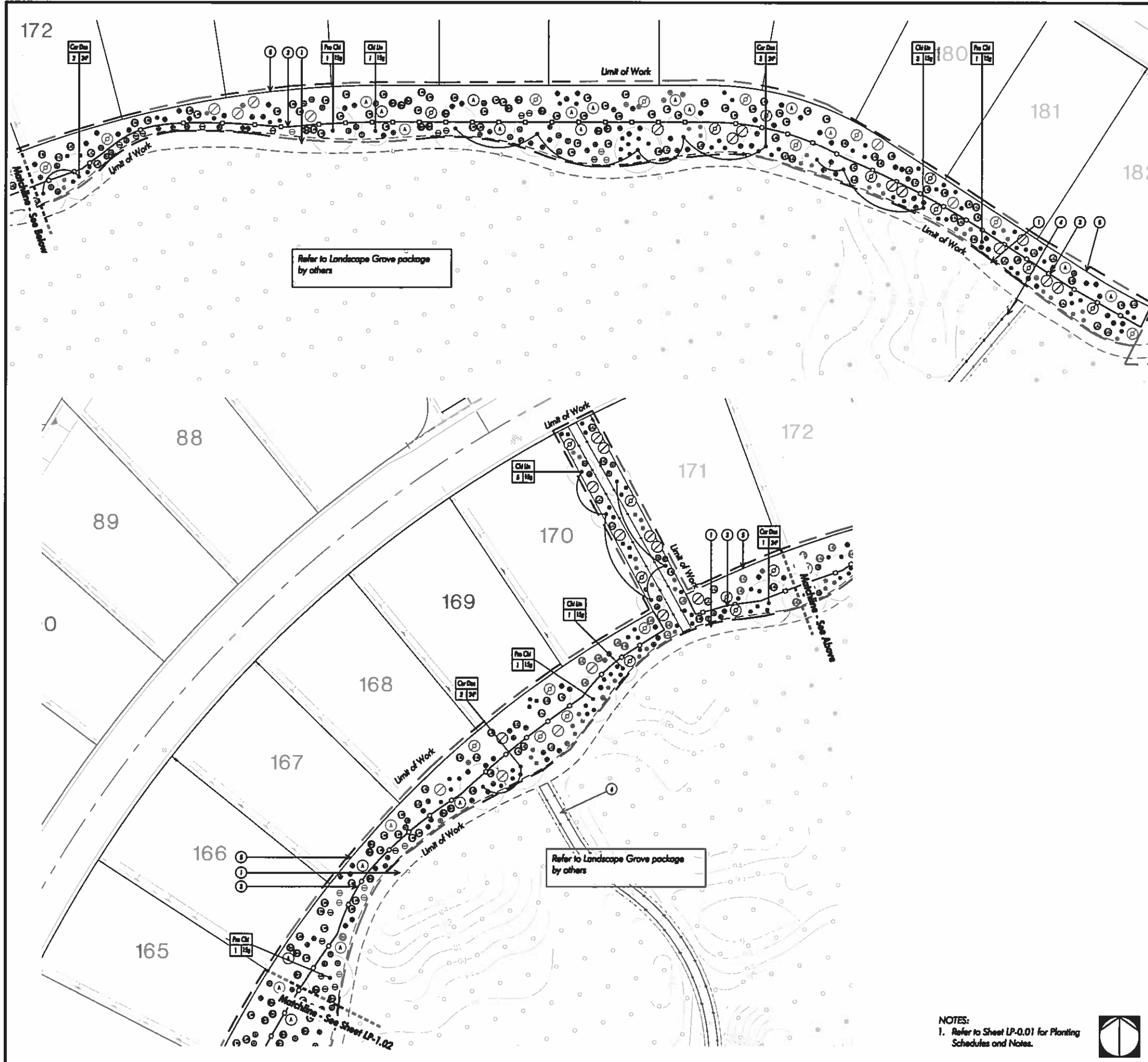
Job No.: FC100-SG
Scale: None
Drawn: JVF
Checked: CJ

Sheet Number:

LP-0.01

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FC100-SG: 3rd Submittal (3-3-2017)



SHRUB SCHEDULE:

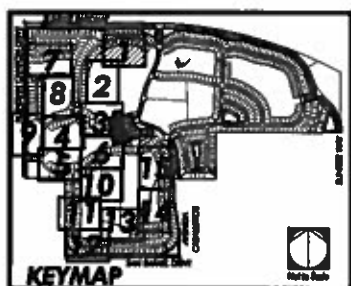
SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave americana	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave desmetiana	Smooth Agave
(E)	Agave greggiana	Tule-Rosedog Agave
(F)	Agave pinnatifida	Fench Agave
(G)	Agave pinnatifida	Fench Agave
(H)	Agave schottiana	Shawl Agave
(I)	Agave torreyana	Blue Agave
(J)	Agave vivipara-vulgata	Queen Victoria Agave
(K)	Agave vivipara	Queen Agave
(L)	Alouatta	Alouatta
(M)	Alouatta	Alouatta
(N)	Alouatta	Alouatta
(O)	Alouatta	Alouatta
(P)	Alouatta	Alouatta
(Q)	Alouatta	Alouatta
(R)	Alouatta	Alouatta
(S)	Alouatta	Alouatta
(T)	Alouatta	Alouatta
(U)	Alouatta	Alouatta
(V)	Alouatta	Alouatta
(W)	Alouatta	Alouatta
(X)	Alouatta	Alouatta
(Y)	Alouatta	Alouatta
(Z)	Alouatta	Alouatta

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Alouatta	Alouatta
(2)	Alouatta	Alouatta

CONSTRUCTION KEY NOTES:

(1)	Existing Cur Path to Remove
(2)	Existing Pump House to Remove
(3)	Existing Pavers by Others
(4)	Discontinued Grounds Tool by Others
(5)	Property Line/Lotline
(6)	Existing Info by others.



NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



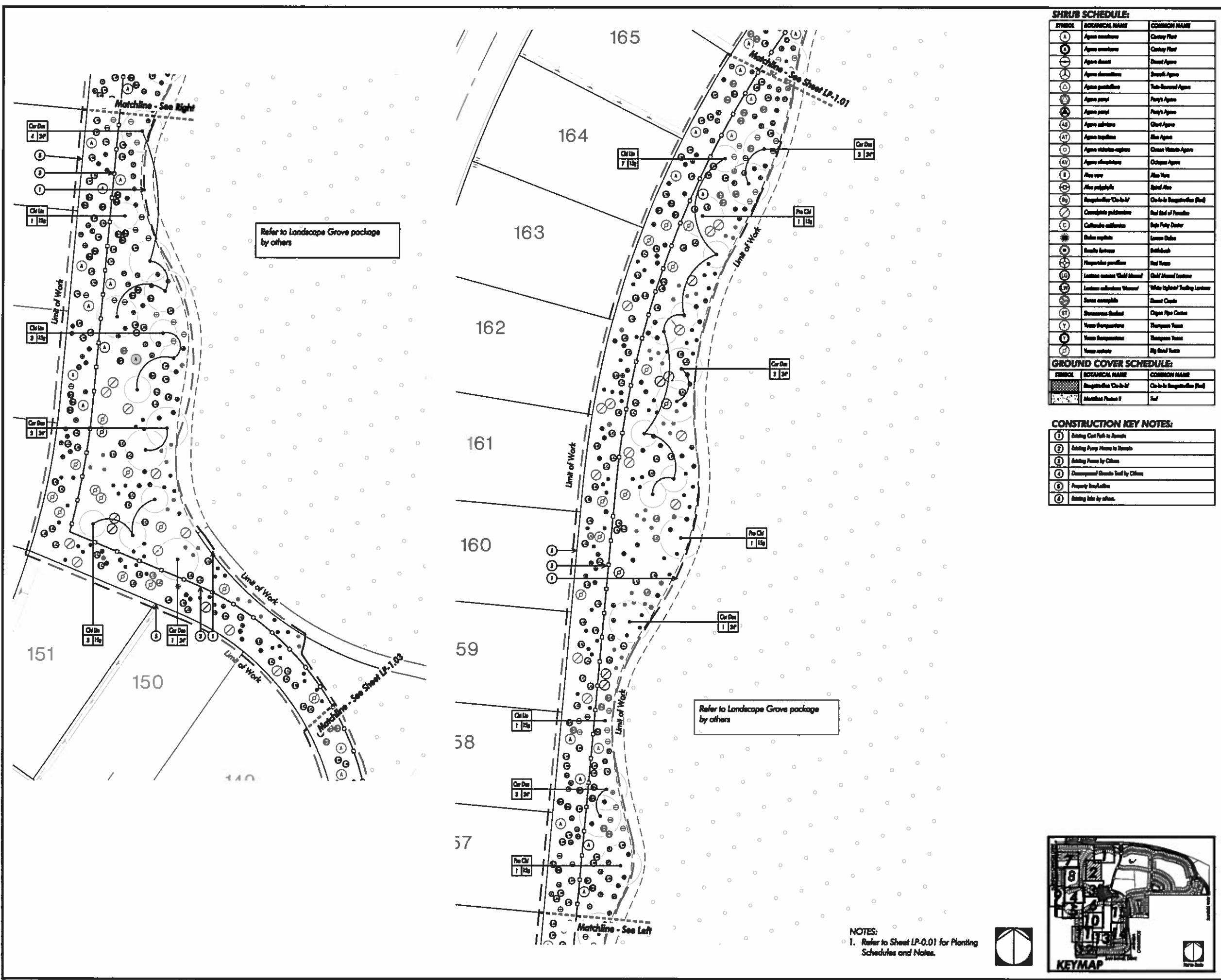
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No.	Notes



Sheet No: **PLANTING PLAN**
 Job No: FC100SG
 Date: 7-27
 Design: BT
 Check: CT
 Scale:
 Sheet Number:
LP-1.01



Refer to Landscape Grove package by others

Refer to Landscape Grove package by others

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Agave americana</i>	Century Plant
(B)	<i>Agave americana</i>	Century Plant
(C)	<i>Agave deserti</i>	Desert Agave
(D)	<i>Agave desertiana</i>	Spanish Agave
(E)	<i>Agave guineensis</i>	Tule-Rumped Agave
(F)	<i>Agave parryi</i>	Parry Agave
(G)	<i>Agave parryi</i>	Parry Agave
(H)	<i>Agave salmiana</i>	Giant Agave
(I)	<i>Agave torreyana</i>	Blue Agave
(J)	<i>Agave victoria-regina</i>	Crown Victoria Agave
(K)	<i>Agave victoria-regina</i>	Crown Victoria Agave
(L)	<i>Alca zoeae</i>	Blue Yucca
(M)	<i>Alca polyphylla</i>	Spinal Aloe
(N)	<i>Bougainvillea 'Chickadee'</i>	Chickadee Bougainvillea (Red)
(O)	<i>Conoclinium puberulum</i>	Red Bird of Paradise
(P)	<i>Callitriche californica</i>	Red Pine Deutzia
(Q)	<i>Dalrymplea</i>	Lemon Dade
(R)	<i>Encelia torreyana</i>	Britchbush
(S)	<i>Hesperaloe parviflora</i>	Red Yucca
(T)	<i>Lantana canescens 'Gold Medal'</i>	Gold Medal Lantana
(U)	<i>Lantana canescens 'Wassail'</i>	White Lighted Tasting Lantana
(V)	<i>Scaevola taccada</i>	Desert Cactus
(W)	<i>Yucca baccata</i>	Yucca Yucca
(X)	<i>Yucca baccata</i>	Yucca Yucca
(Y)	<i>Yucca elata</i>	Big Head Yucca

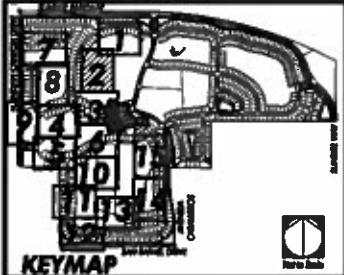
GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	<i>Bougainvillea 'Chickadee'</i>	Chickadee Bougainvillea (Red)
(2)	<i>Muhlenbergia pauciflora</i>	Red

CONSTRUCTION KEY NOTES:

1	Adding Cart Path to Rough
2	Adding Paving Stones to Rough
3	Adding Pavers by Others
4	Demolished Granite Tied by Others
5	Property Boundary
6	Adding Inlets by others.

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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PLANTING PLAN
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Sheet No: F010.02
Scale: 1" = 30'
Date: 07
Checked: 0
Sheet Number:
LP-1.02

F0100-SG-3rd Submitted (3-3-2017)



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Scale: 1" = 20'

1/8" = 1' = 120'
1/4" = 1' = 60'
1/2" = 1' = 30'
3/4" = 1' = 20'
1" = 1' = 15'
1 1/4" = 1' = 12'
1 1/2" = 1' = 10'
1 3/4" = 1' = 9'
2" = 1' = 8'
2 1/4" = 1' = 7'
2 1/2" = 1' = 6'
2 3/4" = 1' = 5'
3" = 1' = 4'
3 1/4" = 1' = 3'
3 1/2" = 1' = 2'
3 3/4" = 1' = 1'
4" = 1' = 0'



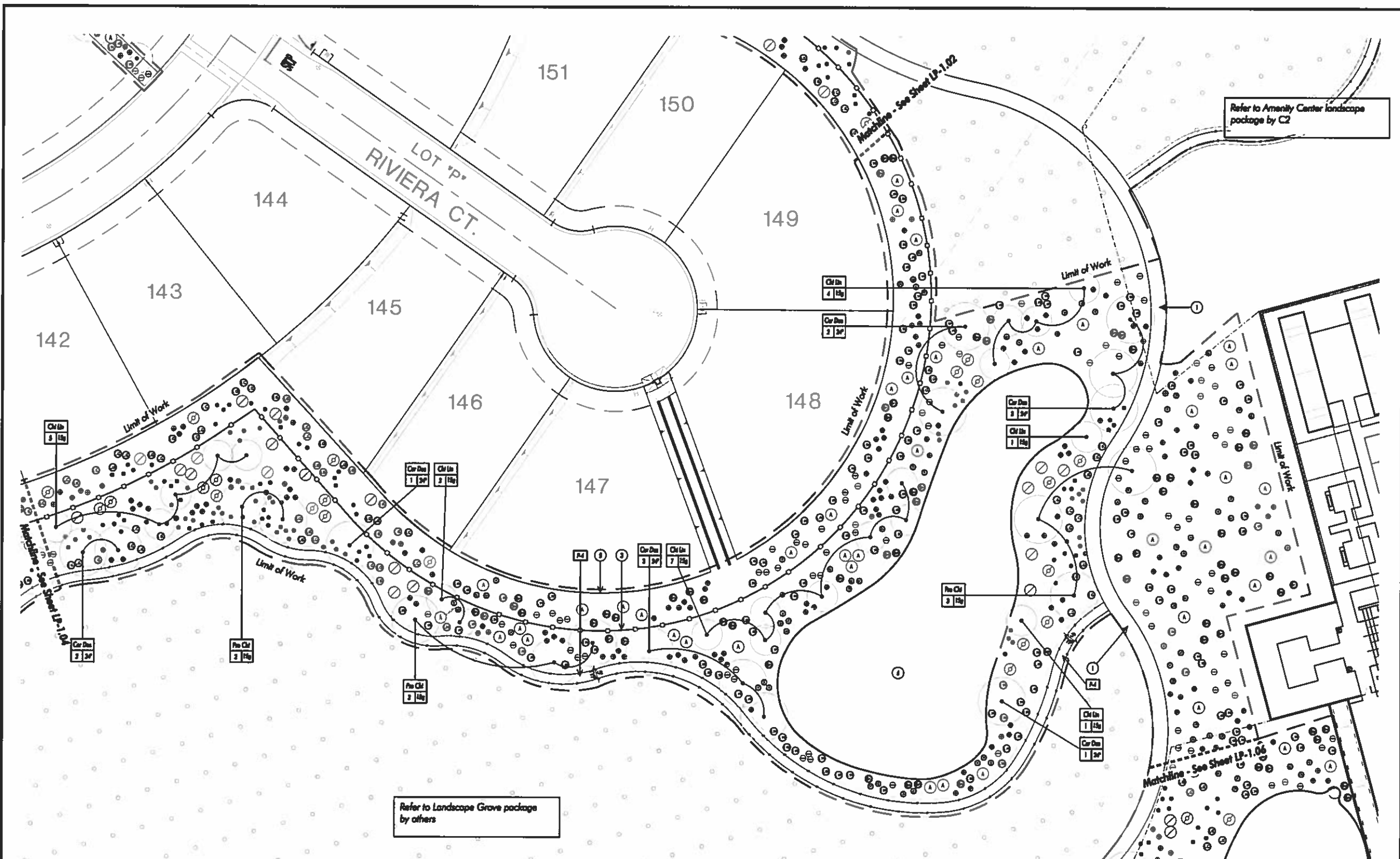
NOT FOR CONSTRUCTION

PLANTING PLAN

Job No.: FC100SG
Scale: 1" = 20'
Date: 07
Checked: C2

Sheet Number: **LP-1.03**

FC100-SG: 3rd Submitted (3-3-2017)



SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
A	Agave americana	Century Plant
B	Agave americana	Century Plant
C	Agave deserti	Desert Agave
D	Agave desertiana	Smooth Agave
E	Agave parviflora	True Desert Agave
F	Agave parviflora	True Agave
G	Agave parviflora	True Agave
H	Agave schottii	Claret Agave
I	Agave schottii	Claret Agave
J	Agave schottii	Claret Agave
K	Agave schottii	Claret Agave
L	Agave schottii	Claret Agave
M	Agave schottii	Claret Agave
N	Agave schottii	Claret Agave
O	Agave schottii	Claret Agave
P	Agave schottii	Claret Agave
Q	Agave schottii	Claret Agave
R	Agave schottii	Claret Agave
S	Agave schottii	Claret Agave
T	Agave schottii	Claret Agave
U	Agave schottii	Claret Agave
V	Agave schottii	Claret Agave
W	Agave schottii	Claret Agave
X	Agave schottii	Claret Agave
Y	Agave schottii	Claret Agave
Z	Agave schottii	Claret Agave

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
1	Ceanothus pubescens	Red Bud of Paradise
2	Callitriche villosa	Blue Fairy Duster
3	Dalea serotina	Ironwood
4	Dasylirion wheeleri	Spine Yucca
5	Echinops setaceus	Ballhead
6	Hesperaloe parviflora	Red Yucca
7	Lantana camara 'Gold Medal'	Gold Medal Lantana
8	Lantana camara 'Yellow'	White Lightbulb Trailing Lantana
9	Sarcocolla	Desert Cactus
10	Sarcocolla	Desert Cactus
11	Sarcocolla	Desert Cactus
12	Sarcocolla	Desert Cactus
13	Sarcocolla	Desert Cactus
14	Sarcocolla	Desert Cactus
15	Sarcocolla	Desert Cactus
16	Sarcocolla	Desert Cactus
17	Sarcocolla	Desert Cactus
18	Sarcocolla	Desert Cactus
19	Sarcocolla	Desert Cactus
20	Sarcocolla	Desert Cactus

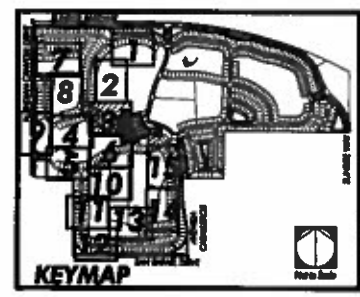
PAVING SCHEDULE:

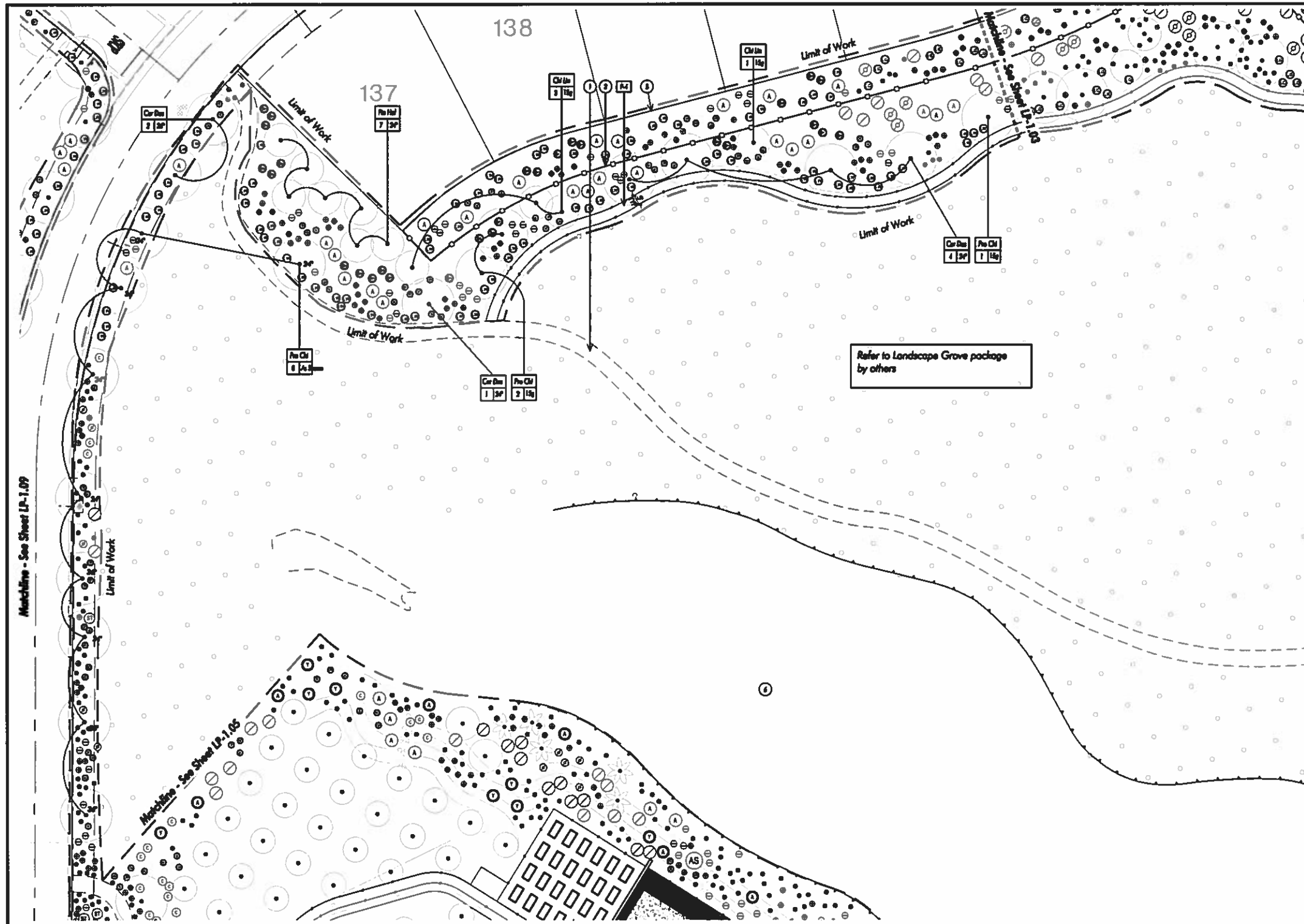
KEY	DESCRIPTION	DETAIL
F1	Concrete Paving of Social Garden W	L2AC&F1
F2	Concrete Paving of Social Garden W	L2AC&F1
F3	Concrete Slabs of Social Garden W	W2C&F1
F4	Decorative Gravel	4C&F1
F5	Red Edging	3C&F1
F6	3/4" Decorative Gravel	3C&F1
F7	3/4" Decorative Gravel	3C&F1
F8	1/2" Decorative Gravel	3C&F1
F9	1/4" Decorative Gravel	3C&F1
F10	1/4" Gravel (Subfill Mat)	3C&F1

CONSTRUCTION KEY NOTES:

- 1. Existing Curbs to Remain
- 2. Existing Paving to Remain
- 3. Existing Forms by Others
- 4. Decomposed Granite Tied by Others
- 5. Property Tree/Landscaping
- 6. Existing Inlets by others.

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
A	Agave americana	Century Plant
B	Agave americana	Century Plant
C	Agave deserti	Desert Agave
D	Agave desertiana	Desert Agave
E	Agave greggiana	Tree-Rosewood Agave
F	Agave parviflora	Pony Agave
G	Agave parviflora	Pony Agave
H	Agave schottiana	Giant Agave
I	Agave torreyana	Blue Agave
J	Agave victoria-reginae	Queen Victoria Agave
K	Agave viviparosa	Chaparral Agave
L	Alca vera	Alca Vera
M	Alca polyphylla	Spiral Alca
N	Argemone 'Chick-M'	Chick-Argemone (Red)
O	Conoclinium pulcherrimum	Red Hot of Paradise
P	Callitriche californica	Red Flycatcher
Q	Delonix regia	Lotus Eater
R	Eucalyptus	Bottlebrush
S	Hesperaloe parviflora	Red Yucca
T	Leucaena cuneata 'Gold Mount'	Gold Mount Leucaena
U	Leucaena cuneata 'Mount'	White Lighter/Trailing Leucaena
V	Senecio nemoralis	Desert Cactus
W	Stemodia aculeata	Copper Pipe Cactus
X	Yucca baccata	Thompson Yucca
Y	Yucca baccata	Thompson Yucca
Z	Yucca baccata	Big Red Yucca

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
1	Argemone 'Chick-M'	Chick-Argemone (Red)
2	Moroccan Fescue #1	Fescue

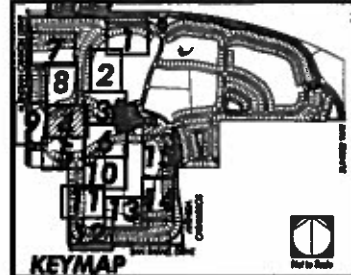
CONSTRUCTION KEY NOTES:

1	Existing Cart Path to Branch
2	Existing Pump House to Branch
3	Existing Fences by Others
4	Development Gravel Soil by Others
5	Property Boundary
6	Existing Utility by others.

PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL
P1	Concrete Paving of Rural Garden V	L3AC&H
P2	Concrete Paving of Rural Garden V	L3AC&H
P3	Concrete Slabs of Rural Garden V	M3C&H
P4	Development Gravel	4C&H
P5	Soil Edging	3C&H
P6	3/4" Decomposed Gravel	3C&H
P7	3/4" Decomposed Gravel	3C&H
P8	1/2" Decomposed Gravel	3C&H
P9	1/4" Mulch (60/40 1/4)	3C&H

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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Palm Springs, CA

Freehold Communities



Sheet Title
PLANTING PLAN

Scale: 1" = 30'

Project: FCG-03

Client: M

Drawn: C

Sheet Number
LP-1.04

NOT FOR CONSTRUCTION

FCT100-SG: 3rd Submittal (3-3-2017)



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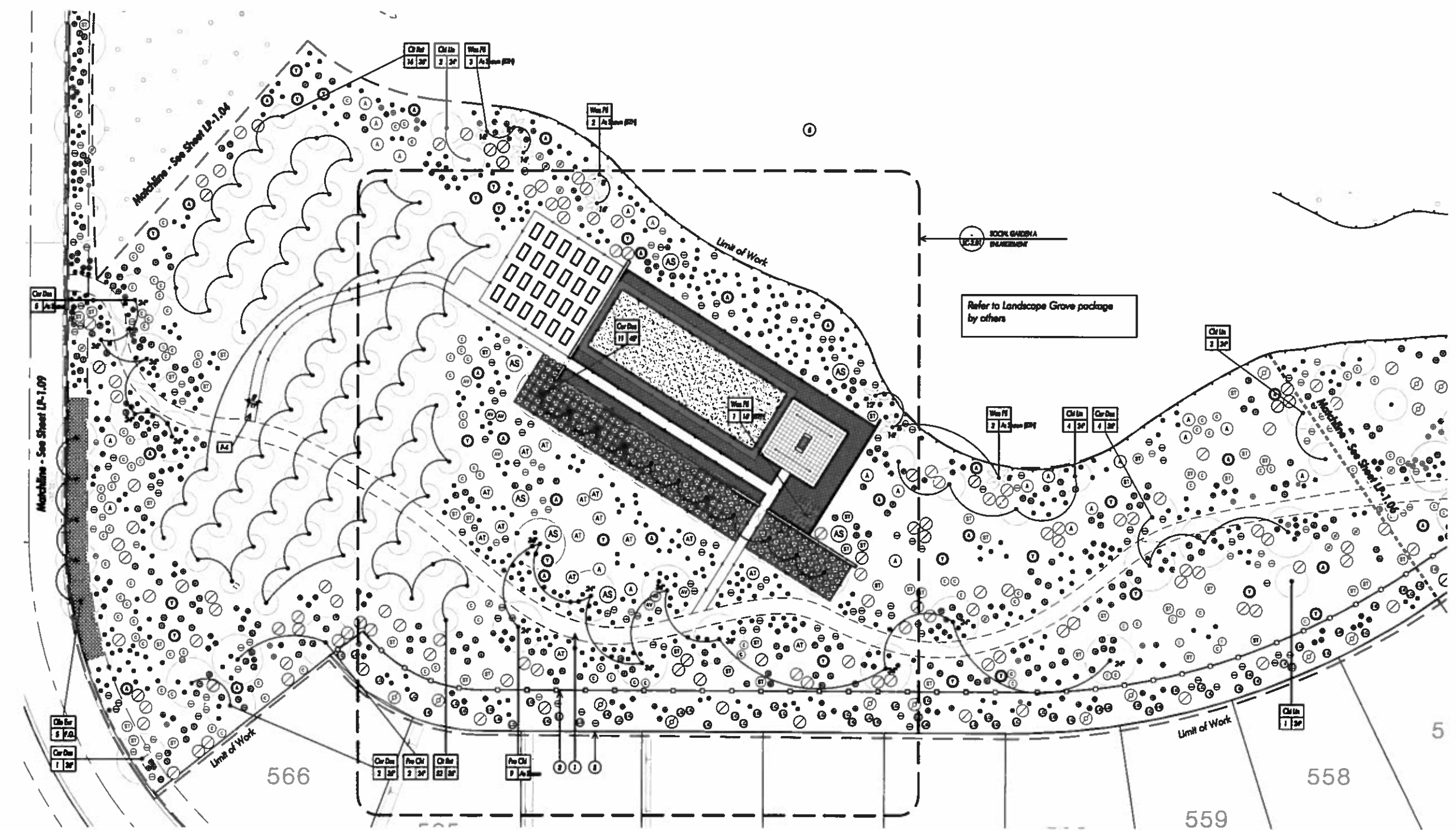
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 Palm Springs, CA
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Sheet No:
PLANTING PLAN
 Job No.: FC08-02
 Scale: 1" = 30'
 Drawn: BT
 Checked: CJ
 Sheet Number:

LP-1.05

FC100-SG-3rd Submittal (3-3-2017)



SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
A	Agave americana	Century Plant
B	Agave americana	Century Plant
C	Agave deserti	Desert Agave
D	Agave desertiana	Smooth Agave
E	Agave parviflora	Palm Springs Agave
F	Agave parviflora	Palm Springs Agave
G	Agave parviflora	Palm Springs Agave
H	Agave parviflora	Palm Springs Agave
I	Agave parviflora	Palm Springs Agave
J	Agave parviflora	Palm Springs Agave
K	Agave parviflora	Palm Springs Agave
L	Agave parviflora	Palm Springs Agave
M	Agave parviflora	Palm Springs Agave
N	Agave parviflora	Palm Springs Agave
O	Agave parviflora	Palm Springs Agave
P	Agave parviflora	Palm Springs Agave
Q	Agave parviflora	Palm Springs Agave
R	Agave parviflora	Palm Springs Agave
S	Agave parviflora	Palm Springs Agave
T	Agave parviflora	Palm Springs Agave
U	Agave parviflora	Palm Springs Agave
V	Agave parviflora	Palm Springs Agave
W	Agave parviflora	Palm Springs Agave
X	Agave parviflora	Palm Springs Agave
Y	Agave parviflora	Palm Springs Agave
Z	Agave parviflora	Palm Springs Agave

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
1	Conoclinium puberulum	Red Bird of Paradise
2	Callitriche ciliolata	Blue Fairy Duster
3	Dalea serotina	Lemon Daisies
4	Suaeda frutescens	Sagebrush
5	Hesperaloe parviflora	Red Yucca
6	Lantana camara 'Gold Medal'	Gold Medal Lantana
7	Lantana camara 'Yellow'	White Lightbulb™ Spreading Lantana
8	Sesuvium portulacastrum	Desert Cactus
9	Stemodia frutescens	Crown Pipe Cactus
10	Yucca filamentosa	Thompson Yucca
11	Yucca filamentosa	Thompson Yucca
12	Yucca filamentosa	Big Leaf Yucca

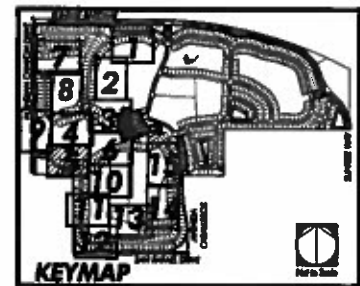
PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL
R1	Concrete Paving of Social Garden W	L3AC&H
R2	Concrete Paving of Social Garden W	L3AC&H
R3	Concrete Slabs of Social Garden W	WCA&H
R4	Decomposed Granite	4AC&H
R5	Red Slip	5AC&H
R6	3/4" Decomposed Gravel	5AC&H
R7	3/4" Decomposed Gravel	5AC&H
R8	1/2" Decomposed Gravel	5AC&H
R9	1/2" Gravel (Sub-1 1/2")	5AC&H

CONSTRUCTION KEY NOTES:

- Existing Car Park to Remain
- Existing Pump House to Remain
- Existing Fences by Others
- Decomposed Gravel Tied by Others
- Proprietary Irrigation
- Existing Idea by others.

NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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Sheet Title

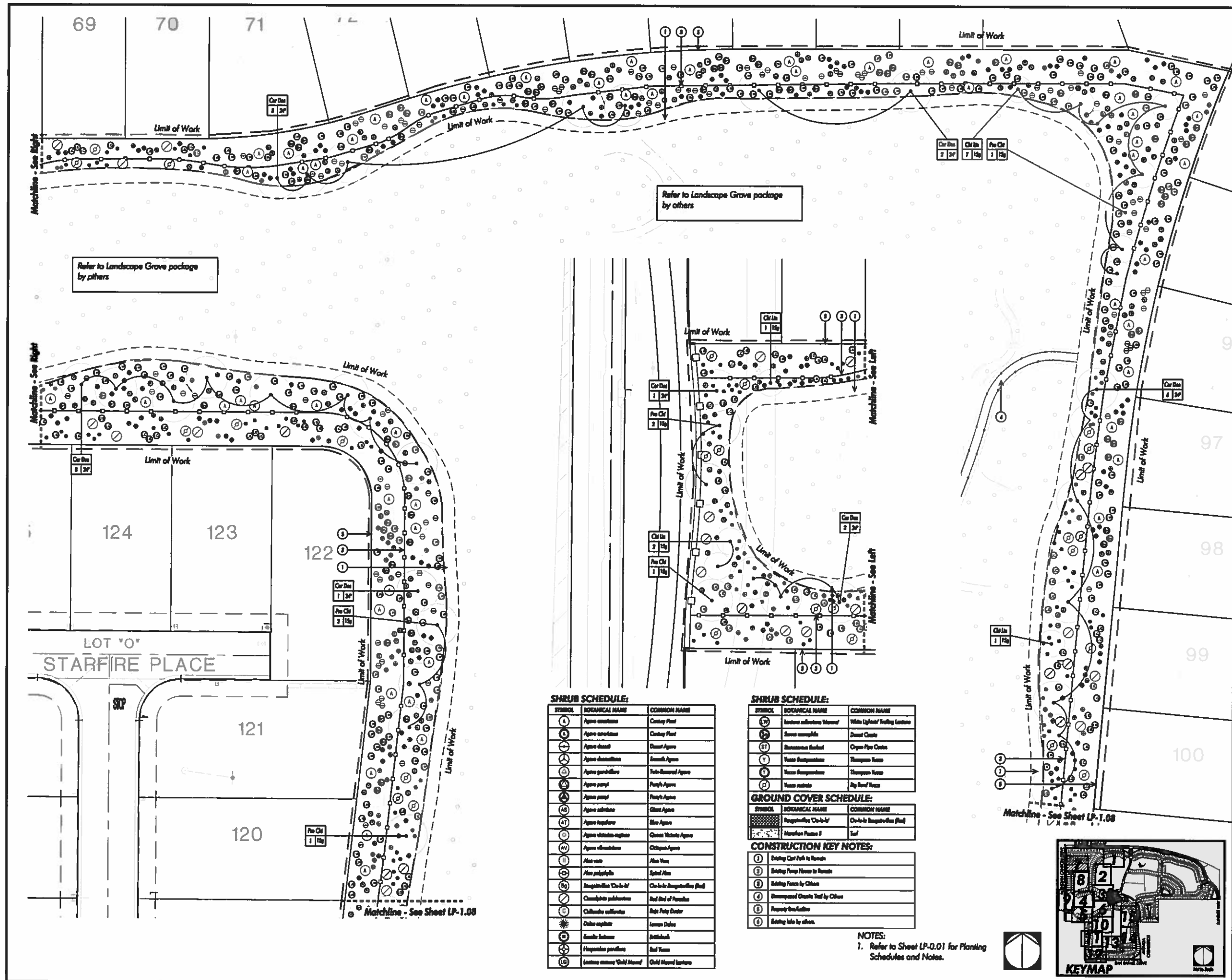
PLANTING PLAN

Job No.: FC100-SG
Scale: 1" = 30'
Drawn: BT
Checked: CJ
Sheet Number

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LP-1.07

FC100-SG: 3rd Submitted (3-3-2017)



SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Agave americana</i>	Century Plant
(AA)	<i>Agave soterifolia</i>	Century Plant
(B)	<i>Agave deserti</i>	Desert Agave
(C)	<i>Agave attenuata</i>	Smooth Agave
(D)	<i>Agave parviflora</i>	Palm-Reared Agave
(E)	<i>Agave parviflora</i>	Purple Agave
(F)	<i>Agave parviflora</i>	Purple Agave
(G)	<i>Agave attenuata</i>	Smooth Agave
(H)	<i>Agave attenuata</i>	Smooth Agave
(I)	<i>Agave attenuata</i>	Smooth Agave
(J)	<i>Agave attenuata</i>	Smooth Agave
(K)	<i>Agave attenuata</i>	Smooth Agave
(L)	<i>Agave attenuata</i>	Smooth Agave
(M)	<i>Agave attenuata</i>	Smooth Agave
(N)	<i>Agave attenuata</i>	Smooth Agave
(O)	<i>Agave attenuata</i>	Smooth Agave
(P)	<i>Agave attenuata</i>	Smooth Agave
(Q)	<i>Agave attenuata</i>	Smooth Agave
(R)	<i>Agave attenuata</i>	Smooth Agave
(S)	<i>Agave attenuata</i>	Smooth Agave
(T)	<i>Agave attenuata</i>	Smooth Agave
(U)	<i>Agave attenuata</i>	Smooth Agave
(V)	<i>Agave attenuata</i>	Smooth Agave
(W)	<i>Agave attenuata</i>	Smooth Agave
(X)	<i>Agave attenuata</i>	Smooth Agave
(Y)	<i>Agave attenuata</i>	Smooth Agave
(Z)	<i>Agave attenuata</i>	Smooth Agave
(1)	<i>Agave attenuata</i>	Smooth Agave
(2)	<i>Agave attenuata</i>	Smooth Agave
(3)	<i>Agave attenuata</i>	Smooth Agave
(4)	<i>Agave attenuata</i>	Smooth Agave
(5)	<i>Agave attenuata</i>	Smooth Agave
(6)	<i>Agave attenuata</i>	Smooth Agave
(7)	<i>Agave attenuata</i>	Smooth Agave
(8)	<i>Agave attenuata</i>	Smooth Agave
(9)	<i>Agave attenuata</i>	Smooth Agave
(0)	<i>Agave attenuata</i>	Smooth Agave

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	<i>Leucosiphon salsola</i>	White Lightbulb Twining Lantana
(2)	<i>Sarcocaulis</i>	Desert Cactus
(3)	<i>Besnoyia</i>	Organ Pipe Cactus
(4)	<i>Yucca brevifolia</i>	Thompson Yucca
(5)	<i>Yucca brevifolia</i>	Thompson Yucca
(6)	<i>Yucca brevifolia</i>	Big Reed Yucca

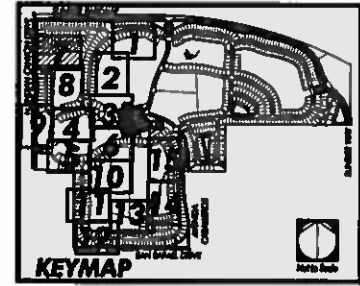
GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	<i>Reynoldsia 'Cobalt'</i>	Cobalt Reynoldsia (Red)
(2)	<i>Morphaea</i>	Red

CONSTRUCTION KEY NOTES:

1. Existing Cart Path to Remove
2. Existing Pump House to Remove
3. Existing Fence by Others
4. Decomposed Granite Tied by Others
5. Property Line/Right of Way
6. Existing Info by others.

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





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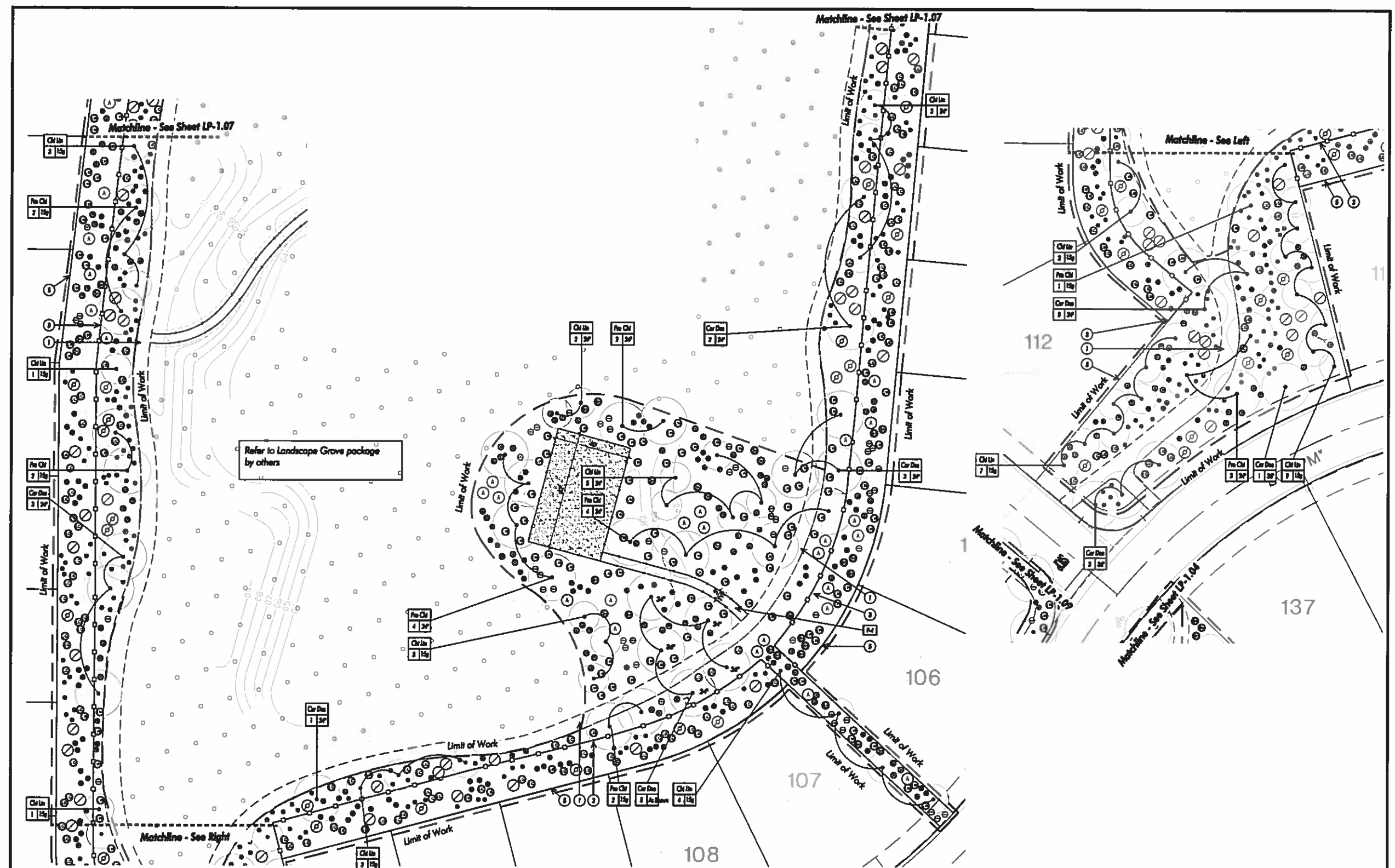
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Date:		
Scale:	1" = 3'	
Drawn:	DW	
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Sheet Number:		

LP-1.08

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Refer to Landscape Grove package by others

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
A	Agave americana	Century Plant
B	Agave americana	Century Plant
C	Agave deserti	Desert Agave
D	Agave schottlandii	Smooth Agave
E	Agave parviflora	Yucca-Parrot Agave
F	Agave parviflora	Parrot's Agave
G	Agave parviflora	Parrot's Agave
H	Agave americana	Century Plant
I	Agave torreyana	Blue Agave
J	Agave victoria-reginae	Queen Victoria Agave
K	Agave schottlandii	Outcrop Agave
L	Alcazar	Alcazar
M	Alcazar	Alcazar
N	Beaucarnea confertiflora (Red)	Red Beaucarnea (Red)

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
1	Ceanothus velutinus	Red Bud of Paradise
2	Callitriche confertiflora	Blue Fairy Duster
3	Delosmia elaeagnifolia	Sagebrush
4	Dasylirion wheeleri	Spine Yucca
5	Bouteloua curtipendula	Blackchop
6	Hesperaloe parviflora	Red Yucca
7	Lantana major 'Gold Medal'	Gold Medal Lantana
8	Lantana major 'White Light'	White Light's Trailing Lantana
9	Senecio nemoralis	Desert Crane
10	Senecio nemoralis	Chop Chop Crane
11	Yucca brevifolia	Truncated Yucca
12	Yucca brevifolia	Truncated Yucca
13	Yucca rotunda	Big Leaf Yucca

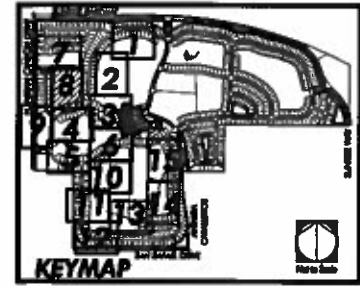
PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL
[R1]	Concrete Paving at Social Garden W	L3AC&P
[R2]	Concrete Paving at Social Garden E	L3AC&P
[R3]	Concrete Steps at Social Garden E	W3CA&P
[R4]	Decorative Gravel	4AC&P
[R5]	Steel Edging	3AC&P
[R6]	3/4" Decorative Gravel	3AC&P
[R7]	3/4" Decorative Gravel	3AC&P
[R8]	1 1/2" Decorative Gravel	3AC&P
[R9]	1 1/2" Mosaic (M&H/M)	3AC&P

CONSTRUCTION KEY NOTES:

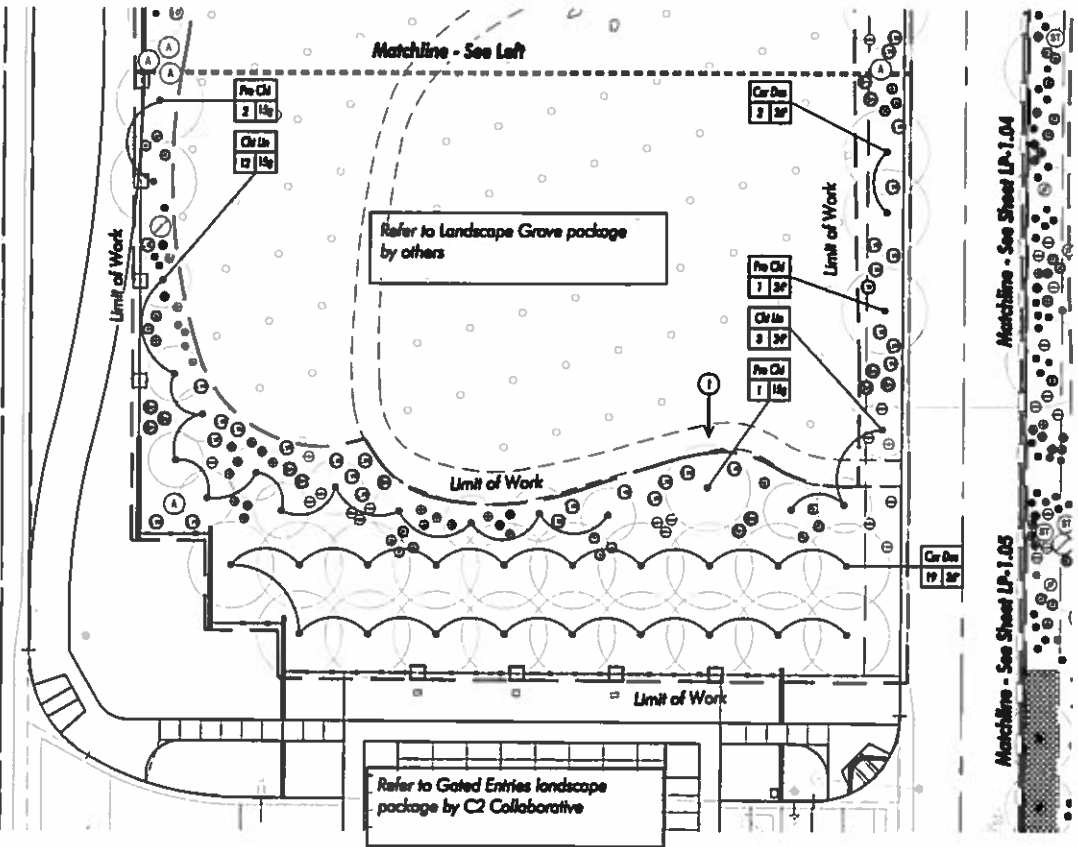
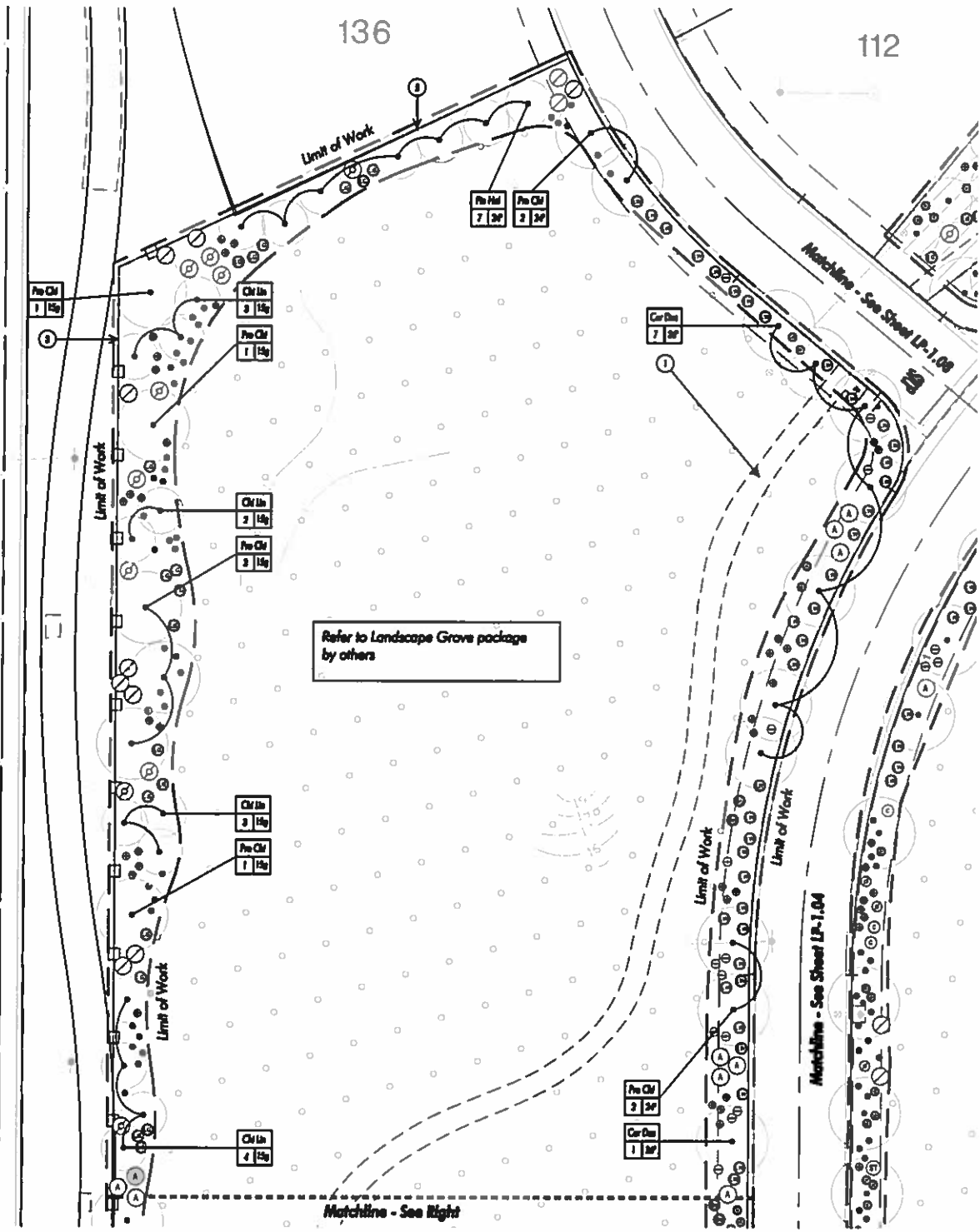
- 1 Existing Cur Park to Remain
- 2 Existing Pump House to Remain
- 3 Existing Pavers to Clean
- 4 Decomposed Gravel Tied by Chain
- 5 Properly Insulated
- 6 Existing Holes by others.

NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



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SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave attenuata	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave desertiana	Smooth Agave
(E)	Agave guineensis	Yucca-Botanical Agave
(F)	Agave parviflora	Pony's Agave
(G)	Agave parviflora	Pony's Agave
(H)	Agave schottii	Ghost Agave
(I)	Agave torreyana	Blue Agave
(J)	Agave utriculata-angustata	Queen Victoria Agave
(K)	Agave utriculata	Chiquita Agave
(L)	Alca zoeae	Alca Yucca
(M)	Alca polyphylla	Spiral Alca
(N)	Bougainvillea 'Chaco'	Chaco-Bougainvillea (Red)

SYMBOL	BOTANICAL NAME	COMMON NAME
(O)	Conoclinium puberulum	Red Bud of Paradise
(P)	Callitriche californica	Red Fody Decid
(Q)	Callitriche californica	Red Fody Decid
(R)	Callitriche californica	Red Fody Decid
(S)	Callitriche californica	Red Fody Decid
(T)	Callitriche californica	Red Fody Decid
(U)	Callitriche californica	Red Fody Decid
(V)	Callitriche californica	Red Fody Decid
(W)	Callitriche californica	Red Fody Decid
(X)	Callitriche californica	Red Fody Decid
(Y)	Callitriche californica	Red Fody Decid
(Z)	Callitriche californica	Red Fody Decid

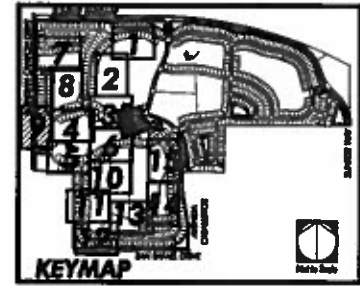
GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(AA)	Bougainvillea 'Chaco'	Chaco-Bougainvillea (Red)
(AB)	Monarda tomentosa	Tul

CONSTRUCTION KEY NOTES:

- 1 Existing Cur Path to Remove
- 2 Existing Pump House to Remove
- 3 Existing Fence to Remove
- 4 Discontinued Growth Tied by Others
- 5 Property Line Easement
- 6 Existing Gate by others.

NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



PLANTING PLAN

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Sheet No.: FC100-SG
 Date: 11-27
 Design: RY
 Checked: C2

Sheet Number: **LP-1.09**

FC100-SG: 3rd Submitted (3-3-2017)



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Sheet Title

PLANTING
PLAN

Job No.: FCH0-SG
Scale: 1" = 30'
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Checked: CJ

Sheet Number

LP-1.10

NOT FOR CONSTRUCTION

FC100-SG: 3rd Submittal (3-3-2017)

SHRUB SCHEDULE:

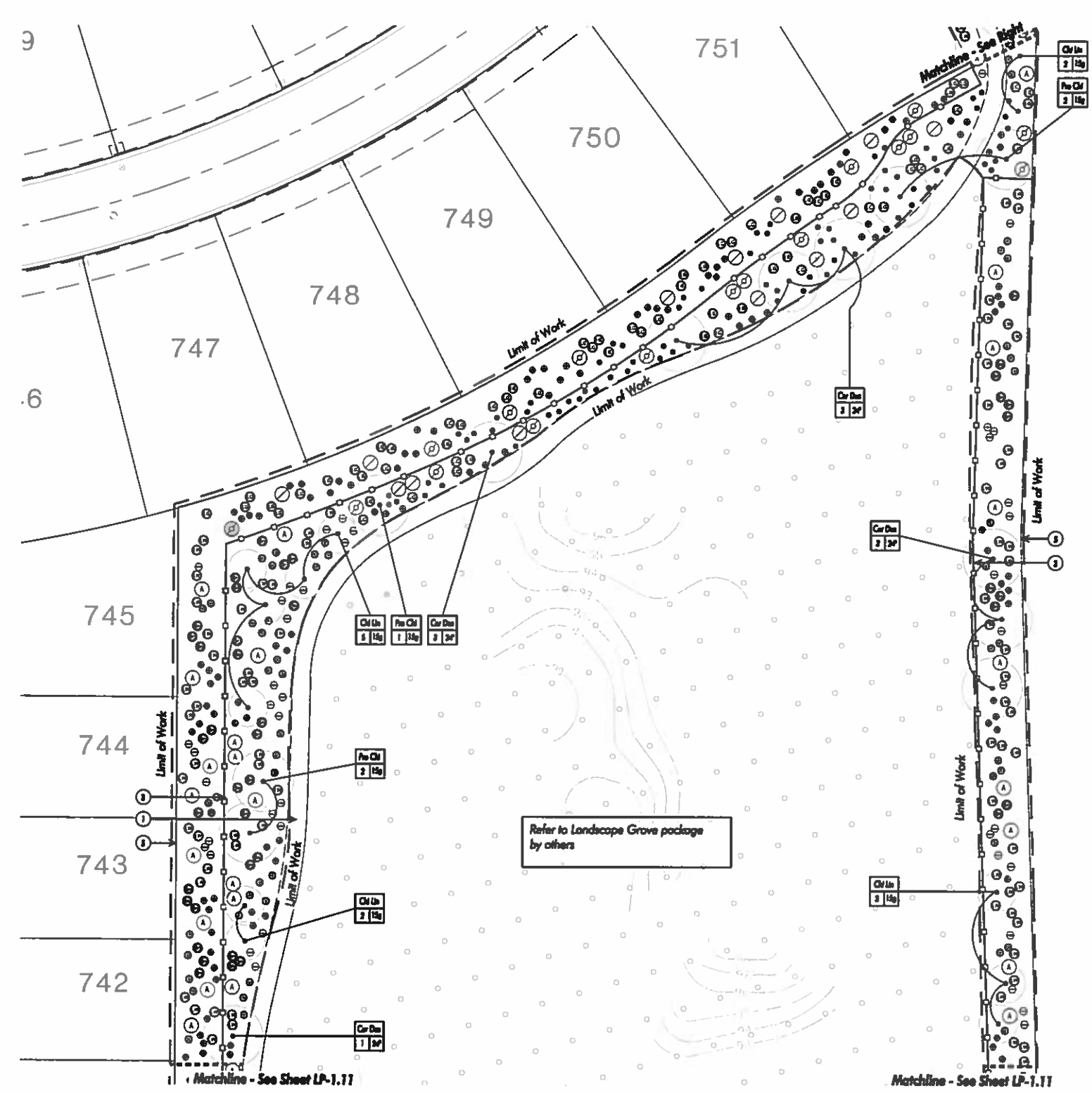
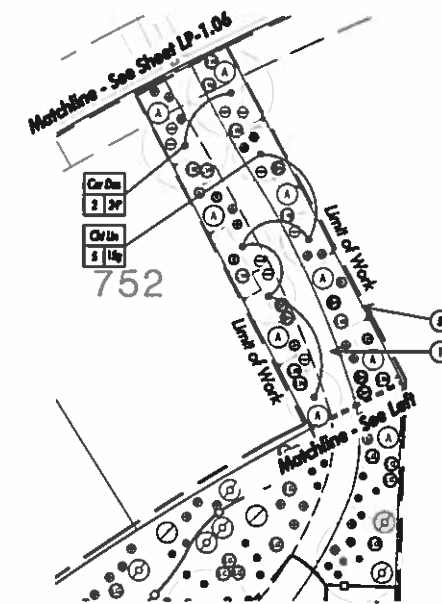
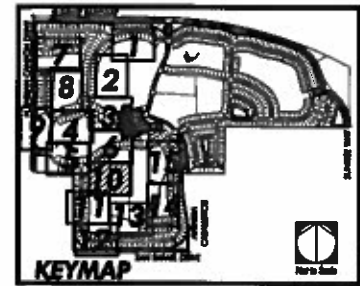
SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave americana	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave desertiana	Small Agave
(E)	Agave parviflora	Two-Seeded Agave
(F)	Agave parviflora	Parviflora Agave
(G)	Agave parviflora	Parviflora Agave
(H)	Agave schottii	Shott Agave
(I)	Agave schottii	Shott Agave
(J)	Agave schottii	Shott Agave
(K)	Agave schottii	Shott Agave
(L)	Agave schottii	Shott Agave
(M)	Agave schottii	Shott Agave
(N)	Agave schottii	Shott Agave
(O)	Agave schottii	Shott Agave
(P)	Agave schottii	Shott Agave
(Q)	Agave schottii	Shott Agave
(R)	Agave schottii	Shott Agave
(S)	Agave schottii	Shott Agave
(T)	Agave schottii	Shott Agave
(U)	Agave schottii	Shott Agave
(V)	Agave schottii	Shott Agave
(W)	Agave schottii	Shott Agave
(X)	Agave schottii	Shott Agave
(Y)	Agave schottii	Shott Agave
(Z)	Agave schottii	Shott Agave

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Bouteloua curtipendula	Chalk-bush Bouteloua Plant
(2)	Stemmatococcus	Turf

CONSTRUCTION KEY NOTES:

(1)	Existing Car Path to Remain
(2)	Existing Pump House to Remain
(3)	Existing Fence to Remain
(4)	Dispersed Gravel Tied by Chain
(5)	Proprietary Irrigation
(6)	Existing Info by others



NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





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PLANTING PLAN

Job No.: FC100-SG
Scale: 1" = 30'
Drawn: BF
Checked: CI

LP-1.11

FC100-SG: 3rd Submittal (3-3-2017)

SHRUB SCHEDULE:

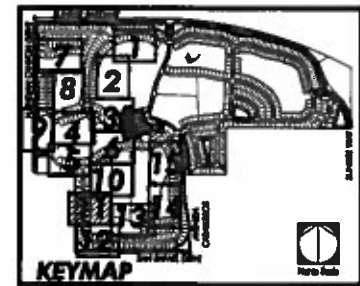
SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave americana	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave desertiana	Smooth Agave
(E)	Agave guineensis	Two-headed Agave
(F)	Agave parryi	Parry's Agave
(G)	Agave parryi	Parry's Agave
(H)	Agave schottii	Short Agave
(I)	Agave torreyana	Blue Agave
(J)	Agave victoria-regina	Queen Victoria Agave
(K)	Agave viviparous	Octopus Agave
(L)	Alca zinn	Alca Yucca
(M)	Alca polyphylla	Spined Alca
(N)	Argemone 'Chick-bird'	Chick-bird Argemone (Red)
(O)	Conoclinium parviflorum	Red Bird of Paradise
(P)	Callitriche californica	Red Fairy Duster
(Q)	Salvia leucantha	Lavender Salvia
(R)	Samolus laetiflorus	Bedstraw
(S)	Hesperaloe parviflora	Red Yucca
(T)	Lesqueris cuneata 'Gold Medal'	Gold Medal Lesqueris
(U)	Lesqueris cuneata 'Wasson'	White Lightbulb/Trailing Lesqueris
(V)	Senecio nemoralis	Desert Ceanothus
(W)	Stemmatococcus leucanthus	Organ Pipe Cactus
(X)	Yucca elata	Joshua Tree
(Y)	Yucca elata	Joshua Tree
(Z)	Yucca elata	Big Bend Yucca

GROUND COVER SCHEDULE:

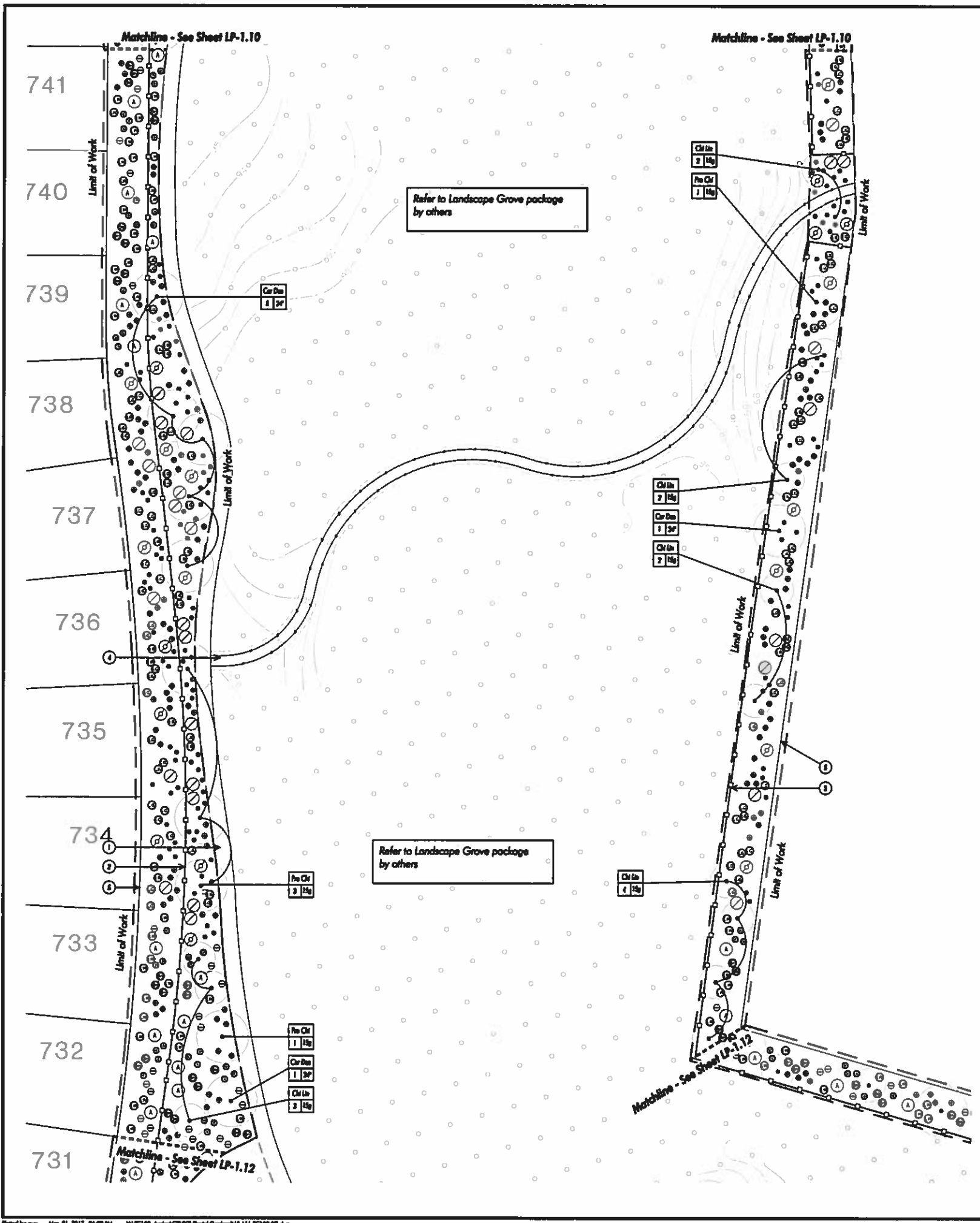
SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Argemone 'Chick-bird'	Chick-bird Argemone (Red)
(2)	Marrubium pascuense	Tuft

CONSTRUCTION KEY NOTES:

1	Adding Cart Path to Baseline
2	Adding Pump House to Baseline
3	Adding Pavers to Closes
4	Discontinued Gravel Tuff by Closes
5	Property Line/Lotline
6	Existing Info by others



NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



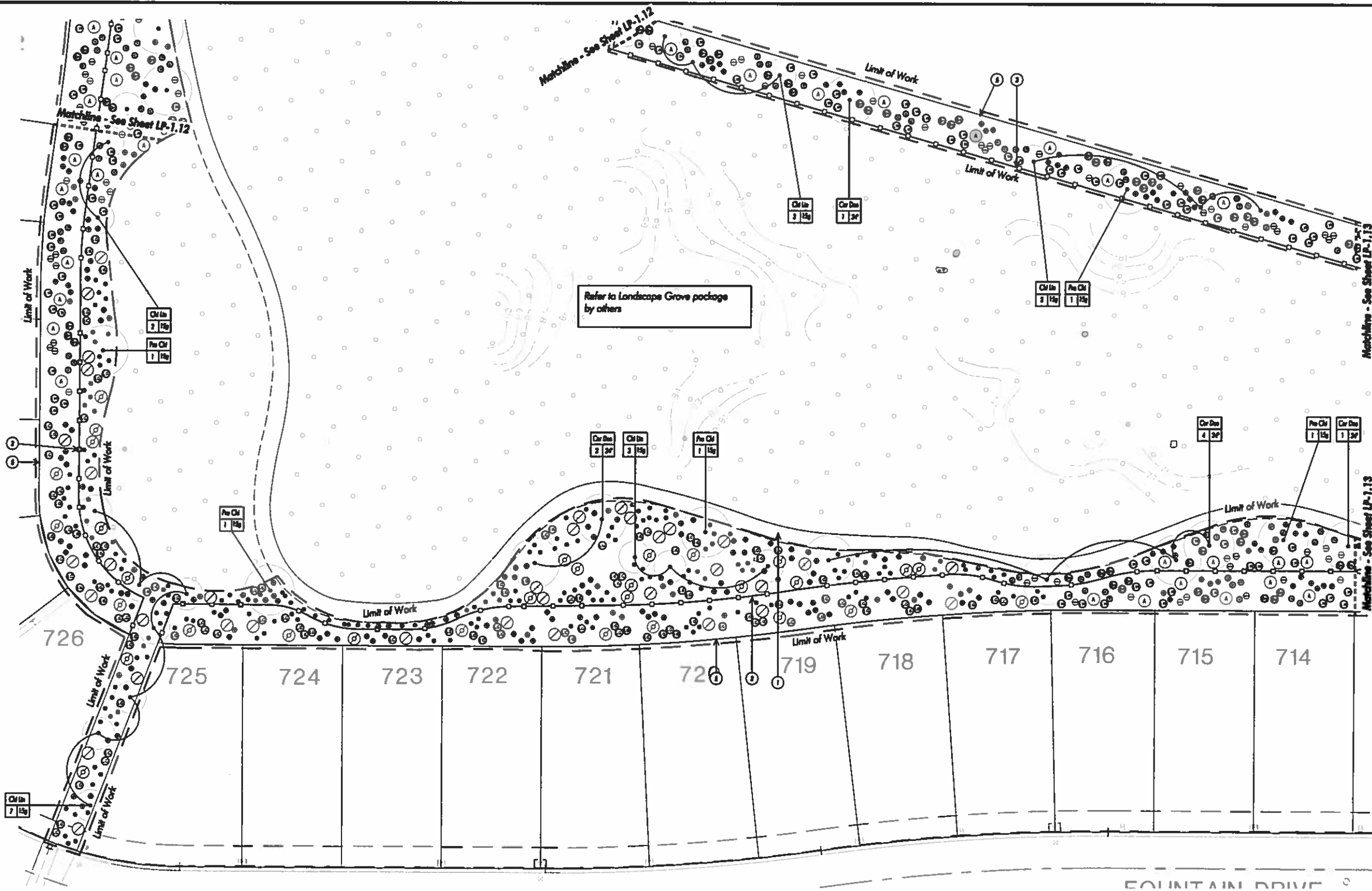


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SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Agave americana</i>	Century Plant
(B)	<i>Agave americana</i>	Century Plant
(C)	<i>Agave deserti</i>	Desert Agave
(D)	<i>Agave desertorum</i>	Smooth Agave
(E)	<i>Agave greggiana</i>	Twin-Strapped Agave
(F)	<i>Agave parviflora</i>	Pony's Agave
(G)	<i>Agave parviflora</i>	Pony's Agave
(H)	<i>Agave schottlandii</i>	Cloud Agave
(I)	<i>Agave torreyana</i>	Blue Agave
(J)	<i>Agave utriculata</i>	Green Water Agave
(K)	<i>Agave utriculata</i>	Chiquita Agave
(L)	<i>Albizia julibrissin</i>	Silk Tree
(M)	<i>Albizia julibrissin</i>	Spiral Silk Tree
(N)	<i>Bougainvillea spectabilis</i>	Chin-Chin Bougainvillea (Red)

SYMBOL	BOTANICAL NAME	COMMON NAME
(O)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(P)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(Q)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(R)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(S)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(T)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(U)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(V)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(W)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(X)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(Y)	<i>Callisiphon puberulum</i>	Red Rod of Paradise
(Z)	<i>Callisiphon puberulum</i>	Red Rod of Paradise

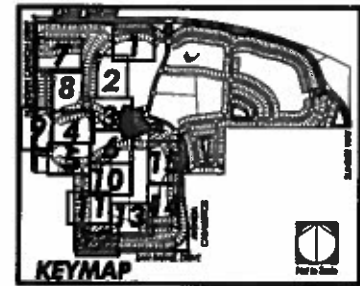
GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	<i>Bouteloua Curupai</i>	Cholla-Bouteloua (Red)
(2)	<i>Marssonia Pectinifera</i>	Turf

CONSTRUCTION KEY NOTES:

- (1) Existing Car Park to Remove
- (2) Existing Pump House to Remove
- (3) Existing Fences by Client
- (4) Decomposed Granite Tied by Client
- (5) Property Line/Utilities
- (6) Existing Hole by others.

NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.



PLANTING PLAN

NOT FOR CONSTRUCTION

Sheet Number: LP-1.12

Scale: 1" = 30'

Drawn: BT

Checked: []

FC100-SG: 3rd Submittal (3-3-2017)



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Petaluma Springs, CA

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Table with 2 columns: No., Date. Multiple empty rows.



Sheet Title

PLANTING PLAN

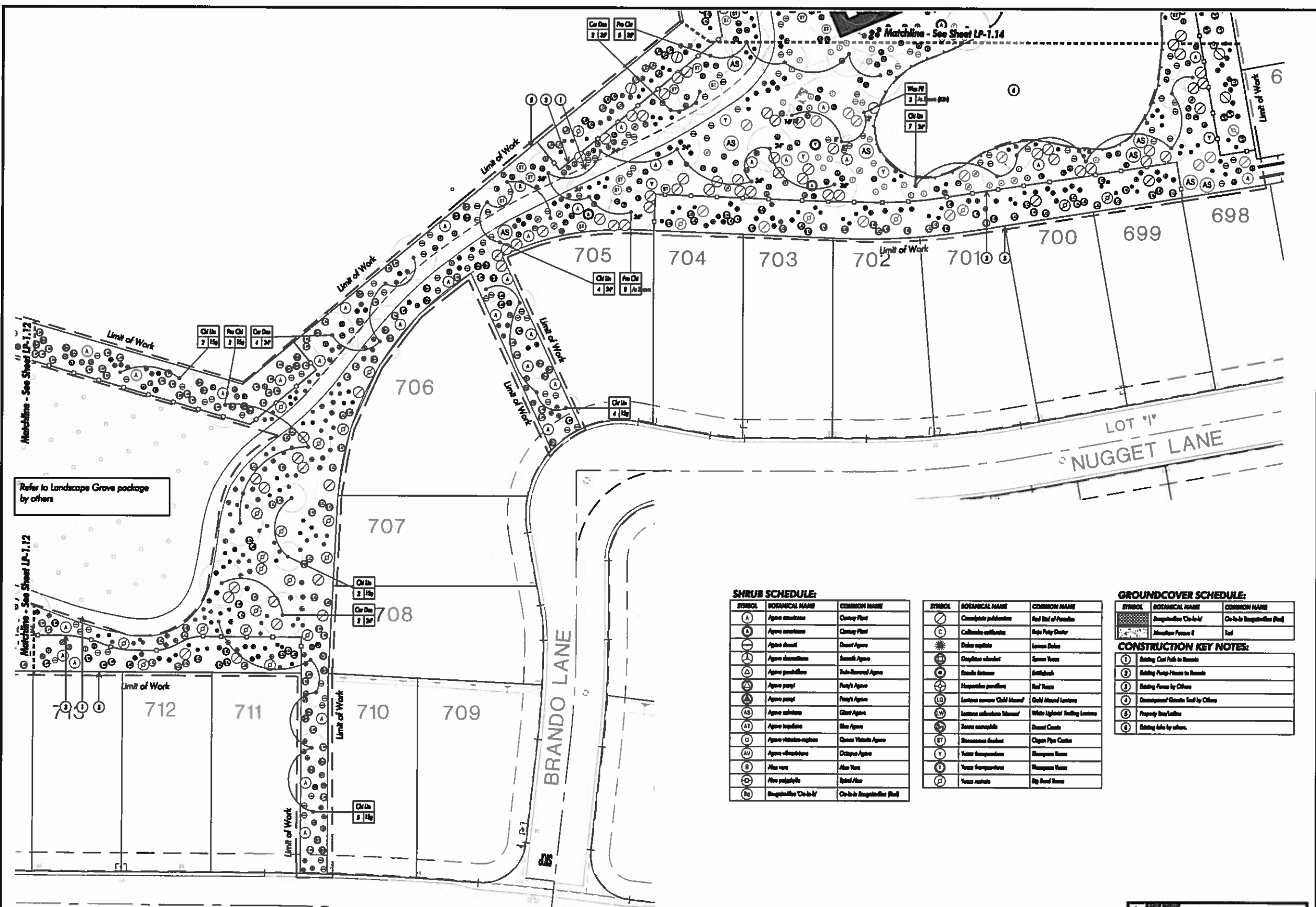
Job No.: FC100-SG
Scale: 1" = 30'
Date: 07
Checked: CJ

Sheet Number

LP-1.13

NOT FOR CONSTRUCTION

FC100-SG: 3rd Submitted (3-3-2017)



Refer to Landscape Grove package by others

Matchline - See Sheet LP-1.12

Matchline - See Sheet LP-1.12

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave americana	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave desertiana	Small Agave
(E)	Agave parviflora	Yucca-Rooted Agave
(F)	Agave parviflora	Yucca's Agave
(G)	Agave parviflora	Yucca's Agave
(H)	Agave schottii	Claret Agave
(I)	Agave torreyana	Blue Agave
(J)	Agave victoria-reginae	Queen Victoria Agave
(K)	Agave vivipara	Octopus Agave
(L)	Alca vera	Alca Vera
(M)	Alca polyphylla	Spinal Alca
(N)	Bougainvillea 'Chicklet'	Chicklet Bougainvillea (Red)

GROUNDCOVER SCHEDULE:

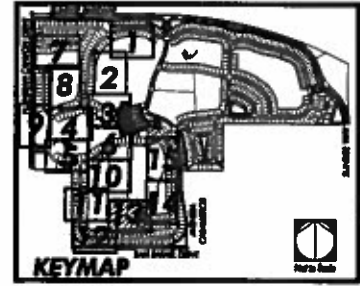
SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Chamaelirium luteolum	Red Root of Paradise
(2)	Callitriche verticillata	Soft Foliy Duster
(3)	Dalea serotina	Lemon Dalea
(4)	Dasylirion wheeleri	Sageo Yucca
(5)	Dasylirion wheeleri	Sageo Yucca
(6)	Dasylirion wheeleri	Sageo Yucca
(7)	Dasylirion wheeleri	Sageo Yucca
(8)	Dasylirion wheeleri	Sageo Yucca
(9)	Dasylirion wheeleri	Sageo Yucca
(10)	Dasylirion wheeleri	Sageo Yucca
(11)	Dasylirion wheeleri	Sageo Yucca
(12)	Dasylirion wheeleri	Sageo Yucca
(13)	Dasylirion wheeleri	Sageo Yucca
(14)	Dasylirion wheeleri	Sageo Yucca
(15)	Dasylirion wheeleri	Sageo Yucca
(16)	Dasylirion wheeleri	Sageo Yucca
(17)	Dasylirion wheeleri	Sageo Yucca
(18)	Dasylirion wheeleri	Sageo Yucca
(19)	Dasylirion wheeleri	Sageo Yucca
(20)	Dasylirion wheeleri	Sageo Yucca

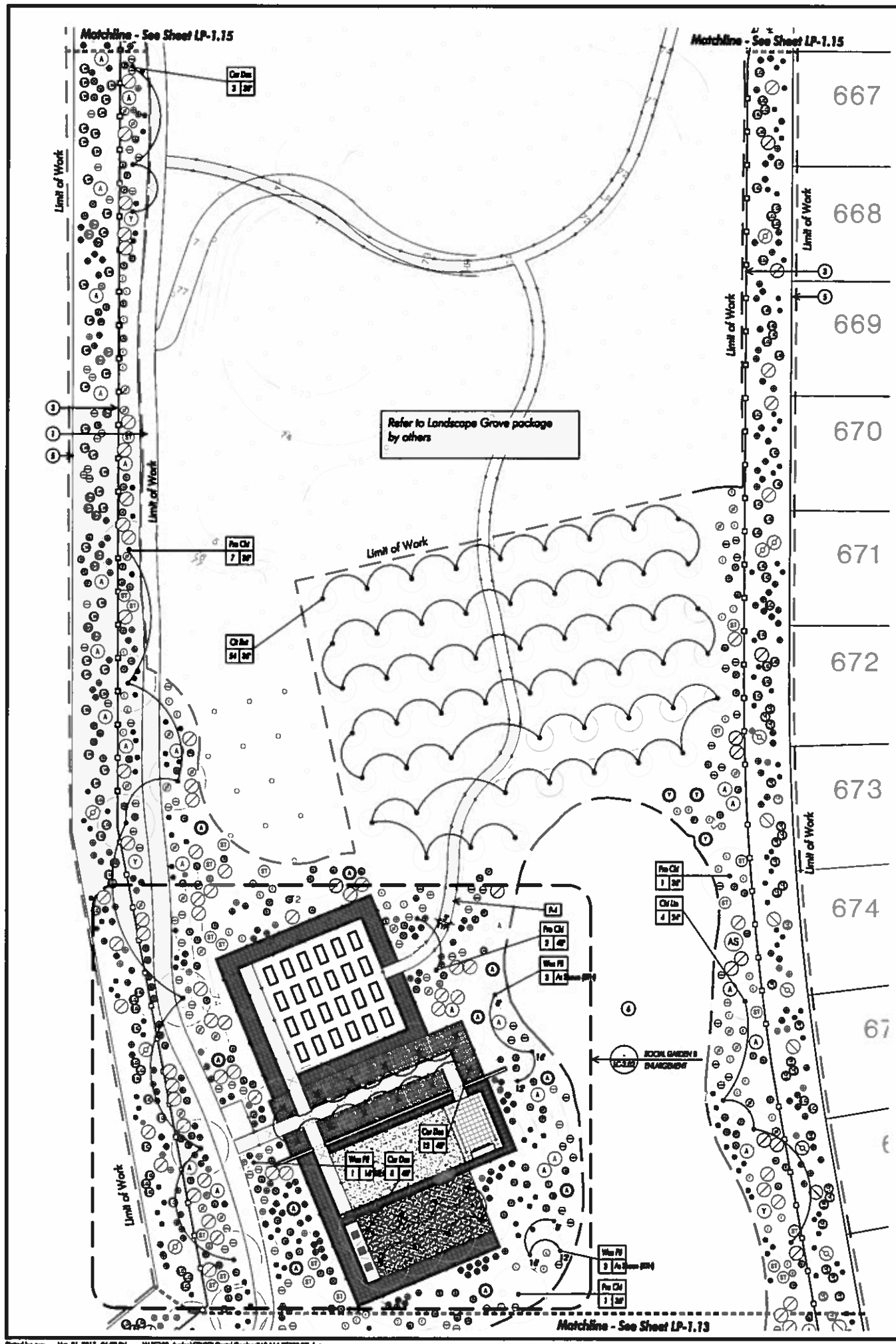
CONSTRUCTION KEY NOTES:

SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Bougainvillea 'Chicklet'	Chicklet Bougainvillea (Red)
(2)	Dasylirion wheeleri	Sageo Yucca

1. Existing Car Pads to Remove
2. Existing Pump House to Remove
3. Existing Fence by Chain
4. Decomposed Granite Filled by Chain
5. Property Tree/Landscaping
6. Existing Site by others.

NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Agave americana</i>	Century Plant
(B)	<i>Agave americana</i>	Century Plant
(C)	<i>Agave deserti</i>	Desert Agave
(D)	<i>Agave desertifera</i>	Beaumont Agave
(E)	<i>Agave greggiana</i>	Twin-Branched Agave
(F)	<i>Agave parryi</i>	Parry's Agave
(G)	<i>Agave parryi</i>	Parry's Agave
(H)	<i>Agave schottii</i>	Shott's Agave
(I)	<i>Agave texensis</i>	Blue Agave
(J)	<i>Agave victoria-regina</i>	Queen Victoria Agave
(K)	<i>Agave vivipara</i>	Child Agave
(L)	<i>Alca vera</i>	Alca Vera
(M)	<i>Alca polyphylla</i>	Spiney Alca
(N)	<i>Bougainvillea 'Choko'</i>	Choko Bougainvillea (Red)
(O)	<i>Chamaelirium luteolum</i>	Red Bird of Paradise
(P)	<i>Callitriche californica</i>	Red Fairy Duster
(Q)	<i>Dalea spicata</i>	Ironwood
(R)	<i>Eucalyptus</i>	Eucalyptus
(S)	<i>Hesperaloe parviflora</i>	Red Yucca
(T)	<i>Lantana camara 'Gold Movie'</i>	Gold Mound Lantana
(U)	<i>Lantana camara 'Wimmer'</i>	White Lightnin' Walking Lantana
(V)	<i>Larrea tridentata</i>	Desert Cholla
(W)	<i>Shoreopsis robusta</i>	Cholla Pine Cactus
(X)	<i>Yucca baccata</i>	Thompson Yucca
(Y)	<i>Yucca baccata</i>	Thompson Yucca
(Z)	<i>Yucca elata</i>	Big Leaf Yucca

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	<i>Bougainvillea 'Choko'</i>	Choko Bougainvillea (Red)
(B)	<i>Monarda punctata</i>	Tall

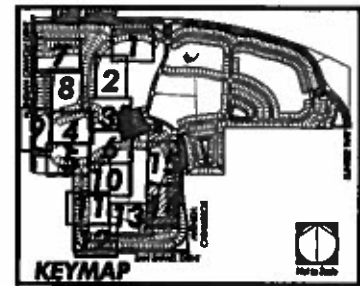
CONSTRUCTION KEY NOTES:

1	Existing Cart Path to Remove
2	Existing Pump House to Remove
3	Existing Fence by Others
4	Development Grade Soil by Others
5	Property boundary
6	Existing info by others.

PAVING SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
P1	Concrete Paving of Social Garden W	LSAC&R
P2	Concrete Paving of Social Garden W	LSAC&R
P3	Concrete Slabs of Social Garden W	MC&R
P4	Development Grade	4AC&R
P5	Soil Edging	SAC&R
P6	3/4" Destructive Guard	SAC&R
P7	3/4" Destructive Guard	SAC&R
P8	1/2" Destructive Guard	MC&R
P9	1/4" Slope (Solid Ink)	SAC&R

NOTES:
 1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





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Social Gardens and Desert Planning
Palm Springs, CA

Freehold Communities

Revisions table with columns for revision number and description.



PLANTING PLAN
Job No.: FC100-SG
Scale: 1" = 30'
Date: 2/17
Client: C2
Sheet Number:
LP-1.15

NOT FOR CONSTRUCTION

FC100-SG: 3rd Submitted (3-3-2017)

SHRUB SCHEDULE:

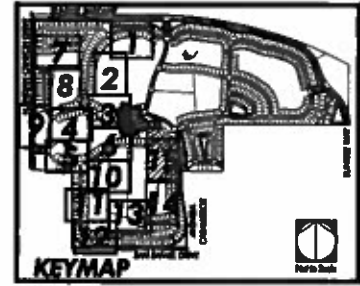
SYMBOL	BOTANICAL NAME	COMMON NAME
(A)	Agave americana	Century Plant
(B)	Agave attenuata	Century Plant
(C)	Agave deserti	Desert Agave
(D)	Agave filamentosus	Smooth Agave
(E)	Agave greggii	Tule-Leafed Agave
(F)	Agave parviflora	Pony's Agave
(G)	Agave parviflora	Pony's Agave
(H)	Agave schottii	Short Agave
(I)	Agave torreyana	Blue Agave
(J)	Agave victoria-regina	Crown Victoria Agave
(K)	Agave vivipara	Clayton Agave
(L)	Alcaeus	Alcaeus
(M)	Alcaeus polyphyllus	Spined Alcaeus
(N)	Beaumontia 'Chick-B'	Chick-B Beaumontia Plant
(O)	Conoclinium parviflorum	Red Bird of Paradise
(P)	Callitriche confertiflora	Blue Peony Shrub
(Q)	Banksia repens	Lemon Shrub
(R)	Encelia farinosa	Bottlebrush
(S)	Hesperaloe parviflora	Red Yucca
(T)	Leucostemum 'Gold Medal'	Gold Medal Leucostemum
(U)	Leucostemum 'Wasson'	White Lighted' Scalloped Leucostemum
(V)	Senecio nemoralis	Desert Cactus
(W)	Stemmatocactus	Chapel Pine Cactus
(X)	Yucca angustifolia	Thompson Yucca
(Y)	Yucca angustifolia	Thompson Yucca
(Z)	Yucca elata	Big Leaf Yucca

GROUND COVER SCHEDULE:

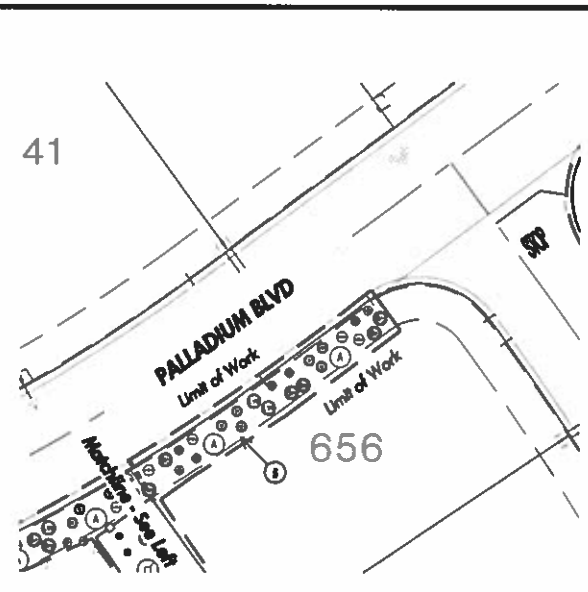
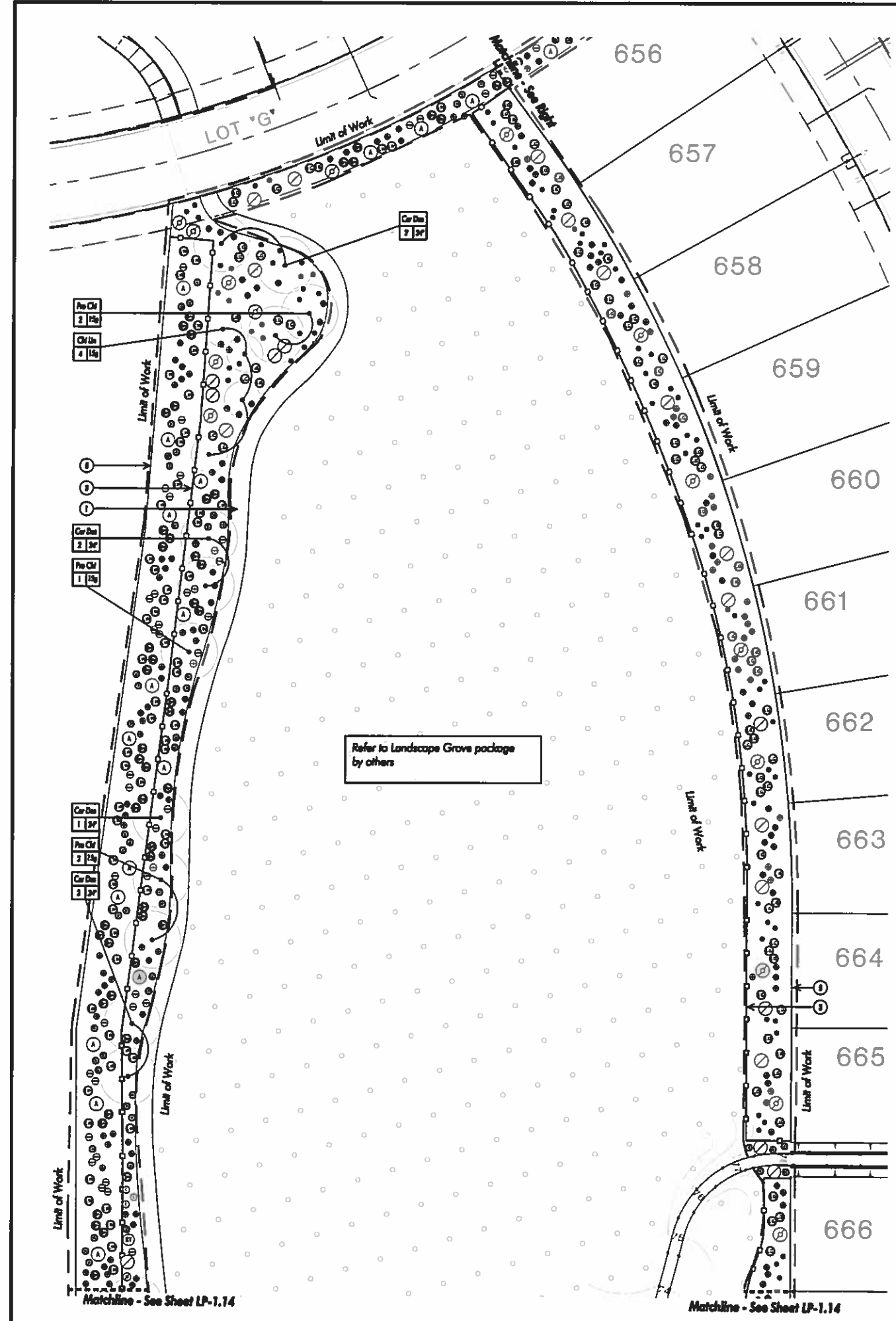
SYMBOL	BOTANICAL NAME	COMMON NAME
(1)	Beaumontia 'Chick-B'	Chick-B Beaumontia Plant
(2)	Horsetail Pavers II	Soil

CONSTRUCTION KEY NOTES:

(1)	Setting Cast Path to Remarks
(2)	Setting Pump House to Remarks
(3)	Setting Fence by Citrus
(4)	Demographic Gravel Soil by Citrus
(5)	Property Boundary
(6)	Setting Inlet by others



NOTES:
1. Refer to Sheet LP-0.01 for Planting Schedules and Notes.





LEGEND

1. Tree rootball - centered to pit - install 9"-12" above adjacent grade
2. 2" thick layer of gravel over rootball - Refer to Construction schedule
3. Earthworks Custom backfill mix per planting specifications
4. 4" deep watering basin at edge of planting pit
5. Fertilizer and/or root stimulator packets - Refer to specifications for application, quantity and brand - Place 1/2 the depth of rootball surface
6. Scarify sides and bottom of planting pit
7. Cover center of planting 3" minimum
8. 4" diameter PVC drain cap shall be installed flush with grade - N.D.S. #11 (black)
9. 4" diameter PVC vertical inspection pipe (SDR 35 pipe)
10. 4" diameter perforated PVC drain pipe (SDR 35 pipe) with filter sock around bottom of planting pit - perforated holes shall face sides
11. 4" diameter PVC drain pipe connection to storm drain system where applicable - refer to civil drawings plans for connection
12. Root barrier where landscape is less than 5 feet away from rootball - See Detail 13 / This Sheet
13. Unbarbed native soil
14. Flush grade (grass)
15. 6" Compacted amended backfill

NOTES

- A. Do not cut off any existing anchor growth or base of trunk
- B. Patch areas in trunk with plywood-SD plus wood putty - Wep applied area with clear caulk/sealant
- C. Refer to planting specifications for soil amendments and proportions, fertilizers and root stimulants, and any additional information related to tree planting
- D. Any pruning must first be approved by the owner's representative
- E. Irrigation shall be held back 1'-0" minimum from the root collar
- F. See civil engineering plans for storm drain connection and lower - Verify lower and rootball depth prior to installation

PLAN VIEW
SECTION

13 OLIVE TREE PLANTING AND DRAINAGE TO STORM DRAIN Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Tree file
3. 2" dia. x 10' Landscape Pine stakes - keep clear of rootball
4. 3" deep water basin - no basin in turf areas
5. Flush grade
6. Plant tablets - quantity per specifications
7. Unbarbed native soil
8. Rootball - set top 2" above flush grade
9. 12" deep layer of amended backfill
10. 3" high native soil pad
11. Non-amended backfill

NOTES

- A. Refer to planting specifications for additional information
- B. Keep top 2" clear of trunk - match file area and keep inside 2" clear of trunk

PLAN VIEW
SECTION

7 MULTI-TRUNK TREE PLANTING (Staked) Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Tree file
3. 2" dia. x 10' Landscape Pine stakes - no basin in turf areas
4. 3" deep water basin - no basin in turf areas
5. 1/2" white PVC "wanding" stakes
6. Flush grade
7. Staked specimens
8. Plant tablets - quantity per specifications
9. 12" deep layer of amended backfill
10. Unbarbed native soil
11. Rootball - set 2" above flush grade
12. 3" high native soil pad
13. Non-amended backfill

NOTES

- A. Refer to planting specifications for additional information
- B. Keep top 2" clear of trunk - match file area and keep inside 2" clear of trunk

SECTION

4 PALM PLANTING Scale: N.T.S. Date: 01.25.14

LEGEND

1. Edge of paving, sidewalk, wall or curb
2. Shrub or groundcover plant
3. Locate plant equal distance from each other - spacing per Plant Legend
4. 1/2 of plant spacing distance - 12" min.

NOTES

- A. Refer to planting specifications for additional information
- B. Set rootball 1" above flush grade

TRIANGULAR SPACING
SQUARE SPACING

1 SHRUB/GROUNDCOVER SPACING Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Tree file
3. 2" dia. x 10' Landscape Pine stakes - keep clear of root ball
4. 3" high water basin
5. Plant tablets - quantity per specifications
6. Original back grade of slope
7. Unbarbed native soil
8. 12" deep layer of amended backfill
9. 3" high native soil pad
10. Non-amended backfill

NOTES

- A. Refer to planting specifications for additional information
- B. Provide two irrigation tubes - refer to call report
- C. 4" layer of 3/4" washed gravel on bottom of pit around pipe

SECTION

8 TREE PLANTING (Double Stake - Slope) Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Tree file
3. 2" deep water basin - no basin in turf areas
4. Clay as required to support tree - (2) min. at 120'
5. 1/2" white PVC "wanding" stakes
6. Flush grade
7. Staked specimens
8. Plant tablets - quantity per specifications
9. 12" deep layer of amended backfill
10. Unbarbed native soil
11. Rootball - set 2" above flush grade
12. 3" high native soil pad
13. Non-amended backfill

NOTES

- A. Refer to planting specifications for additional information
- B. Keep top 2" clear of trunk - match file area and keep inside 2" clear of trunk

SECTION

5 TREE PLANTING (Guyed) Scale: N.T.S. Date: 01.25.14

LEGEND

1. Shrub - center in pit
2. 3" deep water basin
3. Flush grade
4. Amended backfill
5. Plant tablets - quantity per specifications
6. Unbarbed native soil
7. Original back grade of slope
8. Unbarbed flush grade

NOTES

- A. Refer to planting specifications for additional information
- B. Set rootball 1" above flush grade

SECTION

2 SHRUB PLANTING Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Flush grade
3. Native backfill, but not substrate soil - refer to call report
4. Unbarbed native soil
- 6" layer of 3/4" washed gravel on bottom of pit around pipe
- 4" dia. perforated PVC V ramp pipe with self seal. Terminate top of pipe with 4" female adapter and 4" PVC, flanged end cap - refer to fabricator for dimensions. Set top of cap no higher than 4" above back grade to drain areas and 2" to turf areas. Cap to be black
- Shape bottom of pit to drain. Minimum 2%
- Connect PVC standpipes to adjacent drain system where access
- Bottom of stand bar full to back to drainage
- Clay as required to support tree - 3 min. @ 120'. Add 7" PVC wanding stakes
- Filter fabric

NOTES

- A. Refer to planting schedule and specifications for additional information
- B. Provide two irrigation tubes
- C. Plant specimen tree high by 4" to 1 foot from back grade

SECTION A-A
SECTION B-B

9 TREE ROOT BARRIER (CITY STD) Scale: N.T.S. Date: 01.25.14

LEGEND

1. Tree - center in pit
2. Tree file
3. 2" deep water basin - no basin in turf areas
4. Clay as required to support tree - 3 min. @ 120'. Add 7" PVC wanding stakes
5. 1/2" white PVC "wanding" stakes
6. Flush grade
7. Staked specimens
8. Plant tablets - quantity per specifications
9. 12" deep layer of amended backfill
10. Unbarbed native soil
11. Rootball - set 2" above flush grade
12. 3" high native soil pad
13. Non-amended backfill

NOTES

- A. Refer to planting specifications for additional information
- B. Keep top 2" clear of trunk - match file area and keep inside 2" clear of trunk

SECTION

6 SPECIMEN TREE PLANTING Scale: N.T.S. Date: 01.25.14

LEGEND

1. Shrub - center in pit
2. 3" deep water basin
3. Flush grade
4. Amended backfill
5. Plant tablets - quantity per specifications
6. Unbarbed native soil
7. Original back grade of slope
8. Unbarbed flush grade

NOTES

- A. Refer to planting specifications for additional information
- B. Set rootball 1" above flush grade

SECTION

3 SHRUB PLANTING (on Slope) Scale: N.T.S. Date: 01.25.14

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work included:

- 1. The work included in these specifications shall consist of the furnishing of all labor, back, materials, permits, appliances, tools and all other costs, foreseeable and unforeseeable at the time of contracting necessary and appropriate for the installation of the accompanying drawings.
2. No deviation from these specifications or from the agreement or from the general conditions is authorized and no such deviation shall be made unless the written authorization, therefore signed by the Owner or his duly authorized representative, has been obtained in advance.

1.2 Interpretation of Plans and Specifications:

- A. The Landscape Architect will interpret the meaning of any part of the any plans and specifications about which any misunderstanding may arise, and his decision will be final.
B. Should there appear to be an error or discrepancy in or between the plans, specifications & planting list, the Contractor shall refer the matter to the Landscape Architect for adjustment before proceeding with the work. Should the Contractor proceed with the work without so referring the matter, he does so at his liability.

1.3 Quality Assurance:

- A. Quality of work: The Landscape Architect shall be notified at least two days prior to work commencement, by the Contractor and prior to inspection visits by the Landscape Architect. All work shall be done in a good workmanlike manner in accordance with all plans and specifications and best construction practices, shall meet with the approval of the Landscape Architect and Owner and shall be in accordance with the requirements of local building codes and laws. Any defective work will be refused at the Contractor's expense as directed by the Landscape Architect.

- B. Permits: The Contractor will be responsible for obtaining any and all necessary building permits from the city of other governmental authorities.

- C. License requirements: The Contractor shall carry necessary Contractor's California State License or Certificate for type of work listed, such as the Landscape Contractor's License.

- D. Insurance coverage: The contractor shall carry all necessary transportation and liability insurance to cover his workmen and work to protect the Owner from any possible damage to or loss on the Owner's property in the course of the work by the Contractor and will show the Owner such evidence of above indicated insurance coverage prior to initiating work.

E. Property, etc., Damage responsibility:

- 1. The Contractor is to protect at all times all existing utilities, structures, trees, plants and other features intended to remain on and adjacent to the job site and to repair or replace any damaged items in a neat and good workmanlike manner during and due to his work on the job and he shall assume all damage or injury that may result in all such property and/or persons where such damage or injury is caused in connection with his work or is due to his negligence or to his leaving open or unprotected portions of streets or other property.
2. Should any part of the work under this contract be damaged by other contractors, the Contractor and party causing such damage shall make adjustments between themselves and not with the Owner relative to the repairs or reconstruction and payment for same.
F. Knowledge of site: It is assumed that the Contractor has visited the site and familiarized himself as to the site conditions and shall have verified all dimensions as well as ascertaining the means of getting into the site and any other factors affecting the work.

1.4 Costs:

- A. Segregation of costs: At the time of execution of the contract, the Contractor shall furnish to the office of the Owner, for purposes of accounting and scheduling, a segregated cost schedule or breakdown of the contract price, listing the various components in the plans as well as unit prices of each component specified in a form satisfactory to the Owner. These schedules shall also be used as the basis in formulating the progress payments to be made to the Contractor and these cost breakdowns shall be part of the contract.

- B. Extra or changes: Any extra or changes from the contract on the job shall have the prior approval of the Landscape Architect and must be approved in writing by the Landscape Architect and Owner.

- C. Increased costs: If the extra or change is to be done at increased cost over and above the contract fee, the Owner shall sign the Contractor's written request for such additional funds for extra work prior to actually doing the work.

1.5 Product protection, storage and handling:

- A. Site condition: The Contractor, in the course of his work, is to keep the site in a neat and tidy condition as much as is practical as to not disturb the normal usage of the surrounding areas by the Owner or by others.

- B. Site clearance: Upon completion of the work, the Contractor shall properly clean and tidy such work and the surrounding areas used by and remove any or all excess materials, site, debris from the site or to dispose of same as directed by the Landscape Architect.

- C. Owner's materials: During the course of the work, any materials, equipment and services may be provided by the Owner and used by the Contractor in the job, for such materials, equipment, and services, the Contractor is to give credit to the Owner at the standard current rate for such items. Such credit, if any, will appear in the final billing by the Contractor to the Owner.

- D. Plans and specifications: All landscaping including plants, ground covers, soil additives and other miscellaneous landscape items shall be provided and installed in strict accordance with plans and specifications prepared by Owner.

- E. Changes: The Owner shall have the right to make minor changes in the landscape design and installation to improve practicality of design and for aesthetic reasons at no additional cost.

PART 2 - MATERIALS

- 2.1 Quality: Goods of every kind to be used for any purpose shall be of the highest quality and shall conform to the standards set forth in the specifications. Goods shall be delivered to the job site in a timely manner and shall be protected from damage during transport and storage.

- 2.2 Moisture content: The soil shall not be worked when moisture content is so great that excessive compaction will occur nor shall it be so dry that dust will occur and form in the air or that dust will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for filling.

- 2.3 Weed removal: Weeds, plus Bermuda grass, etc., shall be dug out from all planting areas by their roots wherever possible and removed from the site. Where necessary to discourage recurrence of this material, the Contractor shall apply one or more treatments of a satisfactory chemical per manufacturer's directions in regard to application plus observation of an ample period of time for effective performance prior to cultivation. The site shall be maintained in a weed and litter free condition during the maintenance period. Weeds shall be removed at frequencies adequate to prevent the maturation of weed seeds.

2.4 Plants:

A. Inspection:

Plants shall be subject to inspection and approval or rejection by the Landscape Architect at place of growth and/or the project site at any time before or during progress of work for site, variety, condition, latent defects and injuries. Rejected plants shall be removed from the site immediately.

B. Conditions:

Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs and shall have healthy normal root systems, well filling their containers, but not to the point of being root bound.

- 2.5 Protection: Protect and maintain all plants from sun, drought, wind, theft, rain and heat at all times before and during planting operation.

2.6 Planting requirements for trees and shrubs:

- A. Plant materials in quantities and sizes specified shall, after grading operations, be spaced approximately as shown on the landscape drawings and are to be approved by the Landscape Architect before being removed from containers and covering soil for planting.

- B. All backfill materials shall be mixed thoroughly on site before using.

PART 3 - EXECUTION

3.1 Planting:

- A. Container-grown plants to be planted in plant pits two (2) times wider than plant container and a depth of twice the height of plant container. Plant crown to be slightly higher than its normal growing height after settlement.

- B. Prune plants as directed by Landscape Architect.

- C. All plants shall be watered immediately, before backfilling planting pits.

- D. All areas receiving plants and/or hydroseeding shall be moist to a depth of 6" at time of planting.

- E. Plant all plants 2' minimum from irrigation heads (lines) only.

- F. Secure the sides of each root ball prior to planting if circular root is evident.

- G. Plant quantities on the plan are for the Contractor's convenience and not guaranteed to be accurate.

- H. Plant symbols take precedence over quantities specified.

- 3.2 All work shall be as directed by Owner's field representative, who shall be appointed prior to the commencement of the work.

- 3.3 Contractor shall submit all material receipts to Landscape Architect.

3.4 Maintenance:

- A. Maintenance period shall not begin until entire installation is accepted by the Owner.

- B. Maintenance period shall be for the following duration: 90 days.

- 1. All plants and planting shall be guaranteed for the following durations beginning on the first day of the maintenance period.

Table with 2 columns: Item and Duration. Rows include: Trees and shrubs, 15 gallon and larger (1 Year); Shrubs, 5 gallon and smaller (90 Days); Ground cover (90 Days); Lawn (90 Days).

- 2. All dead, damaged or broken plant material, including sodded and seeded lawns and ground cover, shall be replaced at two-week intervals.

- C. Fertilizer with 2 lbs. actual nitrogen per 1000 sq. ft. at end of each 30 days. Landscape Architect will specify type, depending on season. Perform last fertilizing at end of maintenance period in the presence of the Landscape Architect.

PART 4 - PLANTING NOTES

- 4.1 Landscape Contractor shall repair and/or replace any damaged plant material which is damaged due to his negligence.

- 4.2 Landscape Contractor shall be backcharged for Landscape Architect's time in locating any landscape material as requested by the construction manager.

- 4.3 Landscape Contractor shall submit all amendment quantity receipts to construction manager and/or Landscape Architect for approval.

- 4.4 Contractor shall perform all fertilizing in the presence of the construction manager or Landscape Architect. See Soil Preparation Requirement, this sheet.

- 4.5 Contractor is responsible for maintaining all areas in a weed and debris free condition throughout the maintenance period. (See specifications).

- 4.6 Plant symbols take precedence over plant quantities.

- 4.7 All plants shall be protected against heat, sun, wind and frost during transportation to the site and while being held at the site. Do not store plants in total darkness for more than one day.

- 4.8 Without plant material shall not be planted or used on the project.

- 4.9 Do not damage plant root during transportation or planting process.

- 4.10 Plant material may be rejected at any time by the Landscape Architect due to condition, form or damage before or after planting.

- 4.11 Landscape Architect shall approve final placement of all trees, shrubs and vines prior to planting.

- 4.12 All surface rock and debris 3" and larger shall be removed from planting areas and then from the site.

- 4.13 Crown of plant shall be slightly higher, after settling, than adjacent soil.

- 4.14 Prune trees as directed by Landscape Architect after inspection.

- 4.15 Remove water basins from all trees located in lawn areas prior to hydroseeding installation.

- 4.16 Any and all damage in new and existing paving caused by the Contractor shall be the responsibility of the Contractor and be repaired by the Contractor.

- 4.17 Install all trees and shrubs prior to planting of groundcover and/or hydroseeding.

PART 5 - HYDROSEEDING MATERIALS.

5.1 Seed:

- A. Label seed and furnish in sealed standard containers with signed copies of a statement from seed vendor certifying that each container of seed delivered is fully labeled in accordance with California State Agricultural Code and is equal to or better than requirements of this section.

- B. Contractor shall submit all seed labels and certification letter to landscape architect for verification and approval.

- C. Seed which has become wet, moldy or otherwise damaged in transit or storage will be rejected.

5. Fiber Mulch:

- A. Composed of green colored wood cellulose fiber containing no germinators or growth inhibiting factors.

- B. Mulch is to be manufactured in such a manner that after the addition of seed, fertilizer, water and additives in a special 1,500 gallon slurry tank, the fibers and above materials will become uniformly mixed to form a homogeneous slurry.

- C. Weight specifications of this material from the suppliers and for all applications, shall refer only to the air dry weight of the fiber materials. Absolute air dry weight is based on the normal standards of the Technical Association of the Pulp Industry for wood cellulose and is considered equivalent to 10% moisture. Each package of the cellulose fiber shall be marked by the manufacturer to show the air dry weight content.

- D. Acceptable Manufacturer: Cervid.

5.1 Slurry:

- A. Dry, organic powder hydrocolloid formulation.

- B. Hydrate and disperses in a mixing tank with circulating water from a homogeneous slurry, either alone or in combination with other materials. pH to be stable in presence of fertilizer.

- C. Application of soil and mulch together to be made at a minimum rate of: a. Flat areas-80 pounds per acre. b. Sloped areas (2:1 or steeper)-120 pounds per acre.

- D. Acceptable Manufacturer: Ecology control-M Binder by Cervid.

- E. Chemical germinating additives shall be "Catalytic Pro-Energy" or approve equal.

- F. Urea formaldehyde shall be a pelleted commercial fertilizer for hydroseeding slurry.

END

Soil Preparation
For Bid Purpose Only
To the extent of new landscape areas should thoroughly be filled to a minimum 2" depth.
For turf and ground cover planting, the following amendments should be uniformly broadcast and thoroughly incorporated to a minimum 4" depth by means of a roller or equal.
AMOUNT / 1,000 sq. ft.
- 4 cu. yds. Nitrogen stabilized organic amendment derived from natural, 4% or better content.
- 200 lbs. agricultural gypsum
- 25-25-25 fertilizer
The backfill soil for use around the mulch should be prepared as follows:
- 4 parts by volume peatite soil
- 4 parts by volume nitrogen stabilized organic amendment
- 15 lb. 20-20-20 fertilizer
Contractor to provide Soil Test form
Soil & Plant Lab
1804 North Main Street
Chicago, IL 60643
(714) 303-6777



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PLANTING
SPECIFICATIONS

Job No.: FC0602
Date: N/A
Drawn: HW
Checked: CJ

Sheet Number:

LP-6.01

NOT FOR CONSTRUCTION

FC100-SG: 3rd Submitted (3-3-2017)