

PHASE LEGEND

- PHASE 1 VIA MIRALESTE STREETSCAPE
- PHASE 2 TACHEVAH DR. STREETSCAPE
- PHASE 3 INTERIOR COURTYARDS
- PHASE 4 THE PARKING LOT
- PHASE 5 THE ALLEY

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
 LANDSCAPE DESIGN

DESERT MODERN
 LANDSCAPE DESIGN
 7775 SAN Geronimo ROAD
 PALM SPRINGS, CALIFORNIA 92262
 TELEPHONE (760) 327-1944 E-MAIL sd@desertmodern.com
 WWW.DESERTMODERN.COM

REVISION	DATE

SCALE: 1"=20'-0"

LANDSCAPE PLANS FOR:

Las Palmas Medical Plaza

555 EAST TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
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OWNER / DEVELOPER:

DESERT HEALTHCARE DISTRICT
& FOUNDATION
1140 N. INDIAN CANYON DRIVE
PALM SPRINGS, CA. 92262
D. CHRIS CHRISTENSEN, CPA
CHIEF ADMINISTRATION OFFICER
(760) 323-6365
Email: cchristensen@dhcd.org

SAMPLE WATER CONSERVATION CONCEPT STATEMENT

Project Site: 555 E. Tachevah Drive
Project Location: Palm Springs, California
Landscape Architect/Irrigation Designer/Contractor: Desert Modern Landscape Design
Included in this project submittal package are: (Check to indicate completion)

WATER METER 1

X 1. Maximum Annual Applied Water Allowance:
Conventional Landscape: 560.15 100 cubic feet/year
Maximum Annual Applied Water Allowance: 560.15 100 cubic feet/year
X 2. Estimated Annual Applied Water Use by Hydrozone:
Low Plant Hydrozones: 21.61 100 cubic feet/year
Medium Plant Hydrozones: 486.27 100 cubic feet/year
Fountain : 2.65 100 cubic feet/year
Estimated Annual Total Applied Water Use: 510.53 100 cubic feet/year

WATER METER 2

X 1. Maximum Annual Applied Water Allowance:
Conventional Landscape: 588.44 100 cubic feet/year
Maximum Annual Applied Water Allowance: 588.44 100 cubic feet/year
X 2. Estimated Annual Applied Water Use by Hydrozone:
Low Plant Hydrozones: 20.68 100 cubic feet/year
Medium Plant Hydrozones: 522.98 100 cubic feet/year
Fountain : 1.27 100 cubic feet/year
Estimated Annual Total Applied Water Use: 544.93 100 cubic feet/year

- X 3. EATAWU<MAAWA
- X 4. Landscape Design Plan
- X 5. Irrigation Design Plan
- X 6. Grading Design Plan - See Civil Engineer
- N/A 7. Soil Chemical Analysis (optional)

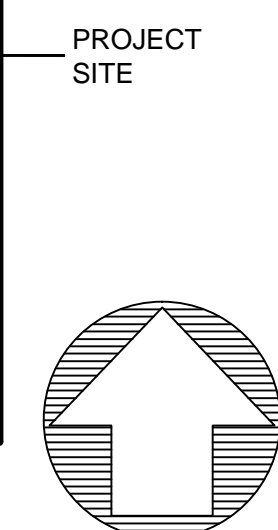
Description of Project: (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use:
The Medical Plaza is designed to utilize low and moderate water use plants along with Drip Irrigation to conserve and efficiently use water. Also, with the use of Deep Watering Irrigation practices for Trees and Palms will further promote low water conserving methods, thus providing a better sustainable environment and pleasing landscape setting for this project.

Date: February, 2020 Prepared By: Elena Adina Peterson



VICINITY MAP

NO SCALE



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555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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REVISION
02-18-2020
03-27-2020

SCALE:

SHEET
L-CS

DIAL BEFORE YOU DIG

1-800-422-4133

DIGALERT

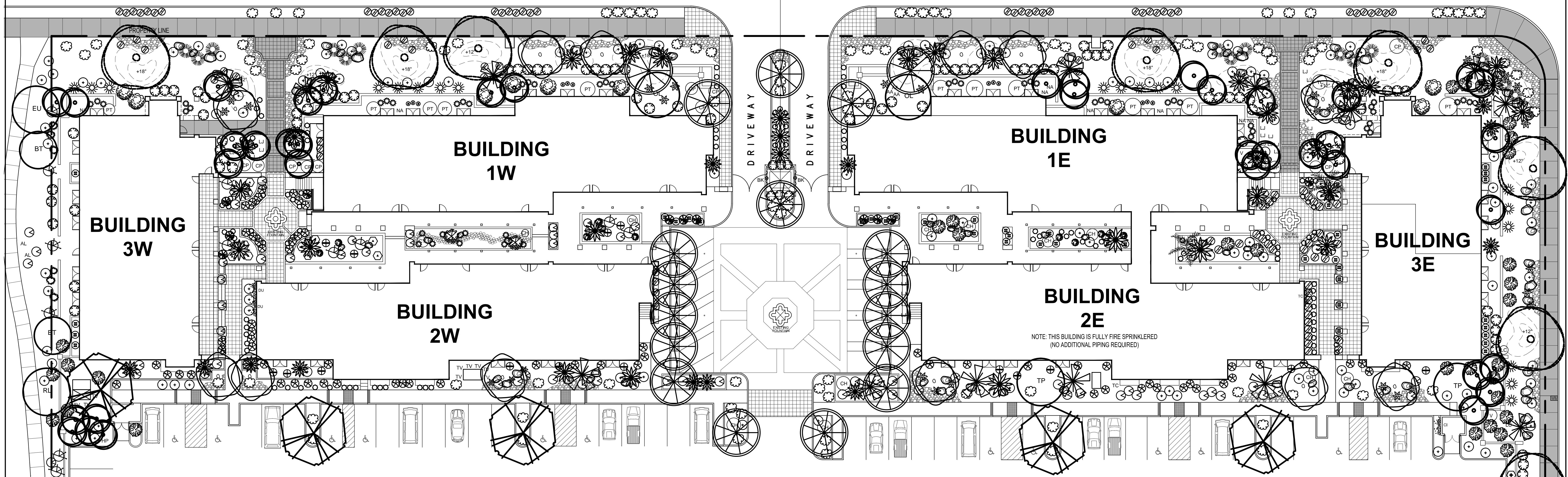
PLAY IT SAFE.
DIAL BEFORE
YOU DIG!



AT LEAST TWO
WORKING DAYS
PRIOR TO
EXCAVATING

TACHEVAH DRIVE

CITY WATER MAIN



(E) P A R K I N G A R E A

RECOMMENDED PLANTING LEGEND

TREE	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
5	24"-BOX Multi tr.	PROSOPIS CHILENSIS	CHILEAN MESQUITE
6	36"-BOX Multi tr.	OLEA EUROPAEA	FRUITLESS OLIVE TREE
2	Existing to remain	OLEA EUROPAEA	FRUITLESS OLIVE TREE
24	24"-BOX Multi tr. Specimens	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
8	24"-BOX Specimens	BUTIA CAPITATA	PINDO PALM
8	18" Height Diamond Cut	PHOENIX DACTYLIFERA	DATE PALMS
6	Existing to be removed	VOLUNTEER PALM	MEXICAN FAN PALM
1	Existing to remain	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
26	Existing to remain and be skinned	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
ACCENT/ SHRUBS			
15	15-GAL	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
3	Existing to remain	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
65	5-GAL	BOUGAINVILLEA 'OH LA LA' No Substitutions	BOUGAINVILLEA
13	Existing to remain	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE
63	5-GAL	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN
20	Existing to remain	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN
31	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
59	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
6	24"-BOX	DASYLIRION LONGISSIMA	MEXICAN TREE GRASS
8	15-GAL	DASYLIRION LONGISSIMA	MEXICAN TREE GRASS
13	15-GAL	DASYLIRION WHEELERI	DESERT SPOON
42	1-GAL	LIRIOPE MUSCARI	BIG LILY TURF
12	5-GAL	DIANELLA TASMANICA	TASMANIAN LILY
70	5-GAL	LITTLE OLLIE	DWARF OLIVE
8	Existing to remain	NANDINA DOMESTICA	HEAVENLY BAMBOO
8	5-GAL	PITTIOSPORUM T. 'VARIEGATA'	MOCK ORANGE
11	Existing to remain or	PITTIOSPORUM T. 'VARIEGATA' or add new RHAPIS EXCELSA	MOCK ORANGE LADY PALM
3	15-GAL	TECOMS STANS or DURANTA 'SWEET MEMORY'	YELLOW BELLS or DURANTA
TC	2 Existing to remain	TECOMA STANS	YELLOW BELLS
2"-4" DIA. MORTAR IN COBBLE - APROX. 1164 SQ.FT.			
Optional: DAVE'S Mix or 193 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE			
38Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT			

PLANTING NOTES

1. PLANTING AREAS TO RECEIVE AN OPTIONAL 2" MIN. LAYER OF DECOMPOSED GRANITE MATERIAL WHERE IS NEEDED AND TO BE APPROVED BEFORE ORDERING.
2. PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN PRIOR TO BID. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

RECOMMENDED PLANTING LEGEND

TREE	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
4	24"-BOX Multi tr.	PROSOPIS CHILENSIS or QUERCUS VIRGINIANA	CHILEAN MESQUITE or SOUTHERS LIVE OAK
2	24"-BOX Multi tr. Specimens	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
1	24"-BOX Specimen	BUTIA CAPITATA	PINDO PALM
5	Existing to remain and be skinned	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
2	Existing to remain	VOLUNTEER PALM	MEXICAN FAN PALM
ACCENT/ SHRUBS			
4	15-GAL	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
10	15-GAL	DASYLIRION WHEELERI	DESERT SPOON
18	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
5	Existing to remain	LANTANA 'NEW GOLD'	YELLOW LANTANA
24	5-GAL	LITTLE OLLIE or keep ex (7) Texas Rangers with (5) Little John	DWARF OLIVE
8	5-GAL	PORTULACARIA AFRA Prostrata or ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ELEPHANT FOOD or ROSMARY GROUNDCOVER
9	15-GAL	TECOMS STANS or DURANTA 'SWEET MEMORY' or DURANTA	YELLOW BELLS or DURANTA
2"-4" DIA. MORTAR IN COBBLE - APROX. 160 SQ.FT.			
Optional: DAVE'S Mix or 41.5 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE			
11Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT			

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Important Notice - Underground Service Alert

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

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

N. VIA
MIRALESTE

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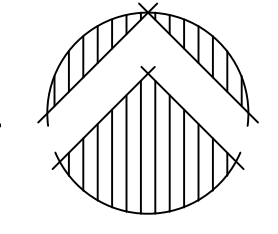
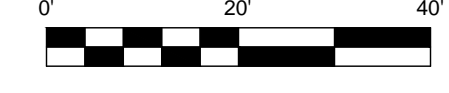
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REVISION
10-18-19
02-03-20
02-18-20

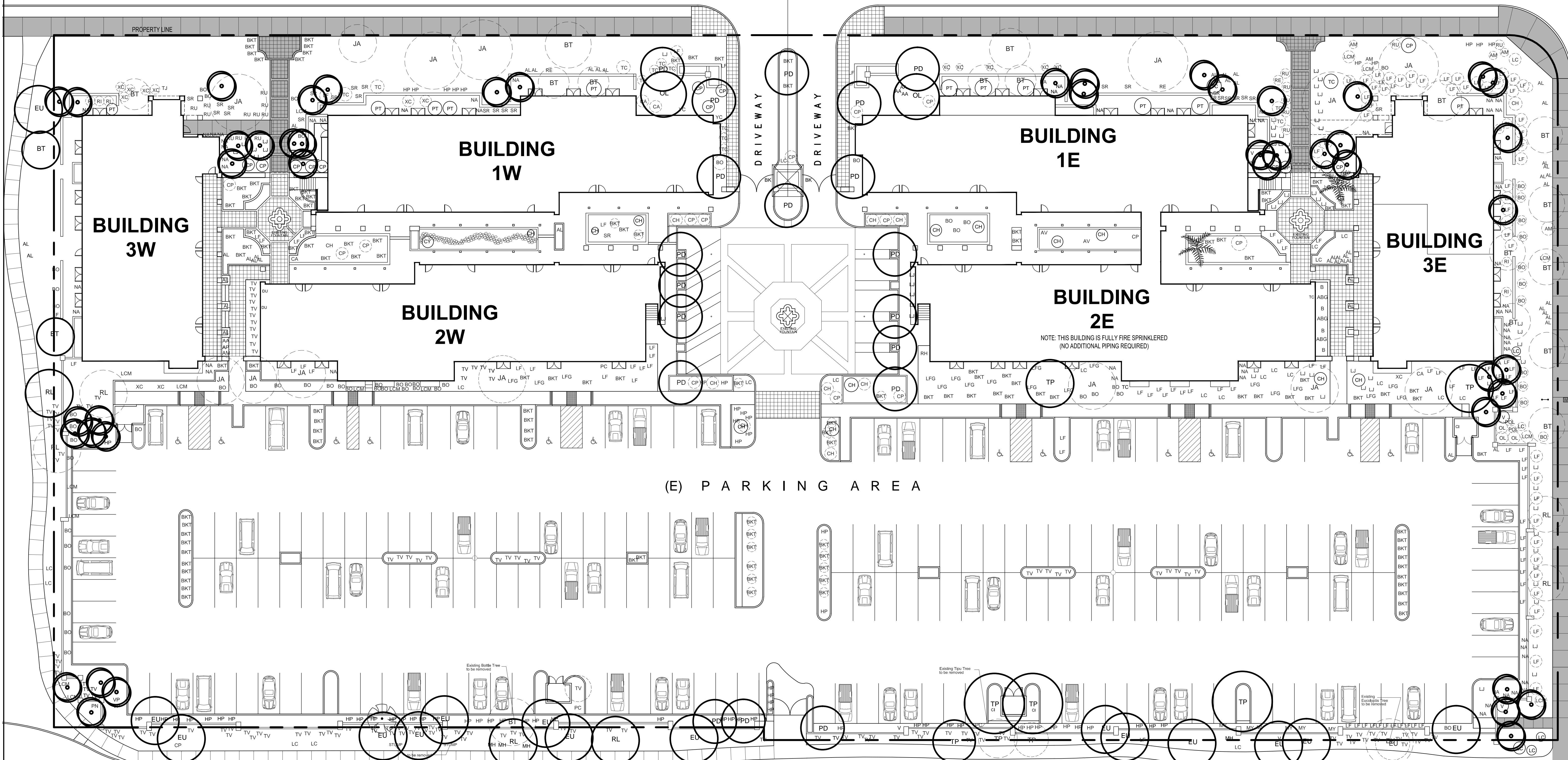
SCALE: 1"=20'-0"

MASTER STREETScape PLAN

SCALE: 1" = 20'



SHEET
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(E) PARKING AREA

EXISTING/ DEMOLITION PLANTING LEGEND
ALONG THE PARKING LOT

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
BT	6	EUCALYPTUS	EUCALYPTUS TREE
JA	1	JACARANDA MIMOSFOLIA	JACARANDA TREE
RL	1	RHUS LANCEA	AFRICAN SHUMAC
TP	5	TIPUANA TIPU	TIPU TREE
PD	3	PHOENIX DACTYLIFERA	DATE PALMS
LCM	13	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
BO	2	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
AL	1	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
BO	2	ALOE BARBADENSIS	ALOE VERA
BO	32	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA
BO	66	TORCH CLOW BOUGAINVILLEA	BOUGAINVILLEA
CA	1	CASSIA NEMOPHILA	DESERT CASSIA
LJ	10	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN
HP	34	HESPERALOE PARVIFOLIA	RED YUCCA
LCM	7	LANTANA CAMARA	LANTANA
LC	5	LANTANA 'NEW GOLD'	YELLOW LANTANA
LJ	64	LEUCOPHYLLUM 'G CLOUD'	TEXAS RANGER
LJ	17	LEUCOPHYLLUM F. CIMARRON	TEXAS RANGER
MY	6	MURRAYA PANICULATA	HEAVENLY BAMBOO
NA	19	NANDINA DOMESTICA	HEAVENLY BAMBOO
PC	3	PRUNUS CAROLINIANA	LAUREL CHERRY
PC	3	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
TV	21	THEVETIA PERUVIANA	YELLOW OLEANDER
XC	3	THEVETIA PERUVIANA	YELLOW OLEANDER

EXISTING/ DEMOLITION PLANTING LEGEND
ALONG TACHEVAH DRIVE

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
BT	8	BRACHYCHITON POPULNEUS	BOTTLE TREE
JA	6	EUCALYPTUS	EUCALYPTUS TREE
RL	4	RHUS LANCEA	AFRICAN SHUMAC
TP	2	TIPUANA TIPU	TIPU TREE
BO	2	ALOE BARBADENSIS	ALOE VERA
BO	2	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA
LCM	2	LANTANA CAMARA	LANTANA
LCM	5	LANTANA 'NEW GOLD'	YELLOW LANTANA
LCM	2	LEUCOPHYLLUM 'G CLOUD'	TEXAS RANGER
LCM	2	LEUCOPHYLLUM F. CIMARRON	TEXAS RANGER
NA	3	MULHBERGIA RIGENS	DEER GRASS
NA	3	NANDINA DOMESTICA	HEAVENLY BAMBOO
PN	3	PENISTEMA SETACEUM	FOUNTAIN GRASS
PN	90	THEVETIA PERUVIANA	YELLOW OLEANDER

EXISTING/ DEMOLITION PLANTING LEGEND
ALONG TACHEVAH DRIVE STREETSCAPE

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
BT	8	BRACHYCHITON POPULNEUS	BOTTLE TREE
JA	6	JACARANDA MIMOSFOLIA	JACARANDA TREE
OL	2	OLEA EUROPAEA	FRUITLESS OLIVE
PD	16	PHOENIX DACTYLIFERA	DATE PALMS
PD	27	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
CH	2	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
CH	4	ALOE BARBADENSIS	ALOE VERA
AM	4	AGAVE AMERICANA	CENTURY PLANT
BO	2	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA
BO	8	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA
BO	8	TORCH CLOW BOUGAINVILLEA	BOUGAINVILLEA
CA	2	CASSIA NEMOPHILA	DESERT CASSIA
CP	10	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE
LJ	4	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN
LCM	18	HESPERALOE PARVIFOLIA	RED YUCCA
LCM	2	LANTANA CAMARA	LANTANA
LC	3	LANTANA 'NEW GOLD'	YELLOW LANTANA
LC	27	LEUCOPHYLLUM 'GREEN CLOUD'	TEXAS RANGER
NA	20	NANDINA DOMESTICA	HEAVENLY BAMBOO
NA	8	PITOSPORUM T. VARIEGATA	VARIEGATED MOCK ORANGE
PI	3	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
RE	3	RUPELLIA PENINSULARIS	RUPELLIA
RU	17	RUPELLIA EQUISETIFORMIS	CORAL FOUNTAIN

EXISTING/ DEMOLITION PLANTING LEGEND
ALONG TACHEVAH DRIVE STREETSCAPE

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
SR	24	STRELITZIA REGINAE	BIRD OF PARADISE
TC	13	TECOMA STANS	YELLOW BELLS
XC	2	XYLOSMA CONCESTUM	XYLOSMA
XC	2	YUCCA GLORIOSA	YUCCA
EX BK 2		BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA

EXISTING/ DEMOLITION PLANTING LEGEND
ALONG NORTH VIA MIRALESTE STREETSCAPE

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
BT	7	BRACHYCHITON POPULNEUS	BOTTLE TREE
RL	2	RHUS LANCEA	AFRICAN SHUMAC
BO	5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
V	2	VOLUNTEER PALM	VOLUNTEER PALM
AL	10	ALOE BARBADENSIS	ALOE VERA
AM	11	AGAVE AMERICANA	CENTURY PLANT
BO	11	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA
LJ	13	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN
LC	5	LANTANA 'NEW GOLD'	YELLOW LANTANA
LCM	3	LANTANA CAMARA	LANTANA
LF	22	LEUCOPHYLLUM 'GREEN CLOUD'	TEXAS RANGER
NA	11	NANDINA DOMESTICA	HEAVENLY BAMBOO
OL	2	PETITE PINK OLEANDER	DWARF OLEANDER
OL	3	NERIUM OLEANDER	OLEANDER
RI	4	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN

DEMOLITION PLAN

SCALE: 1" = 20'



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REMODEL LANDSCAPE PLANS FOR
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555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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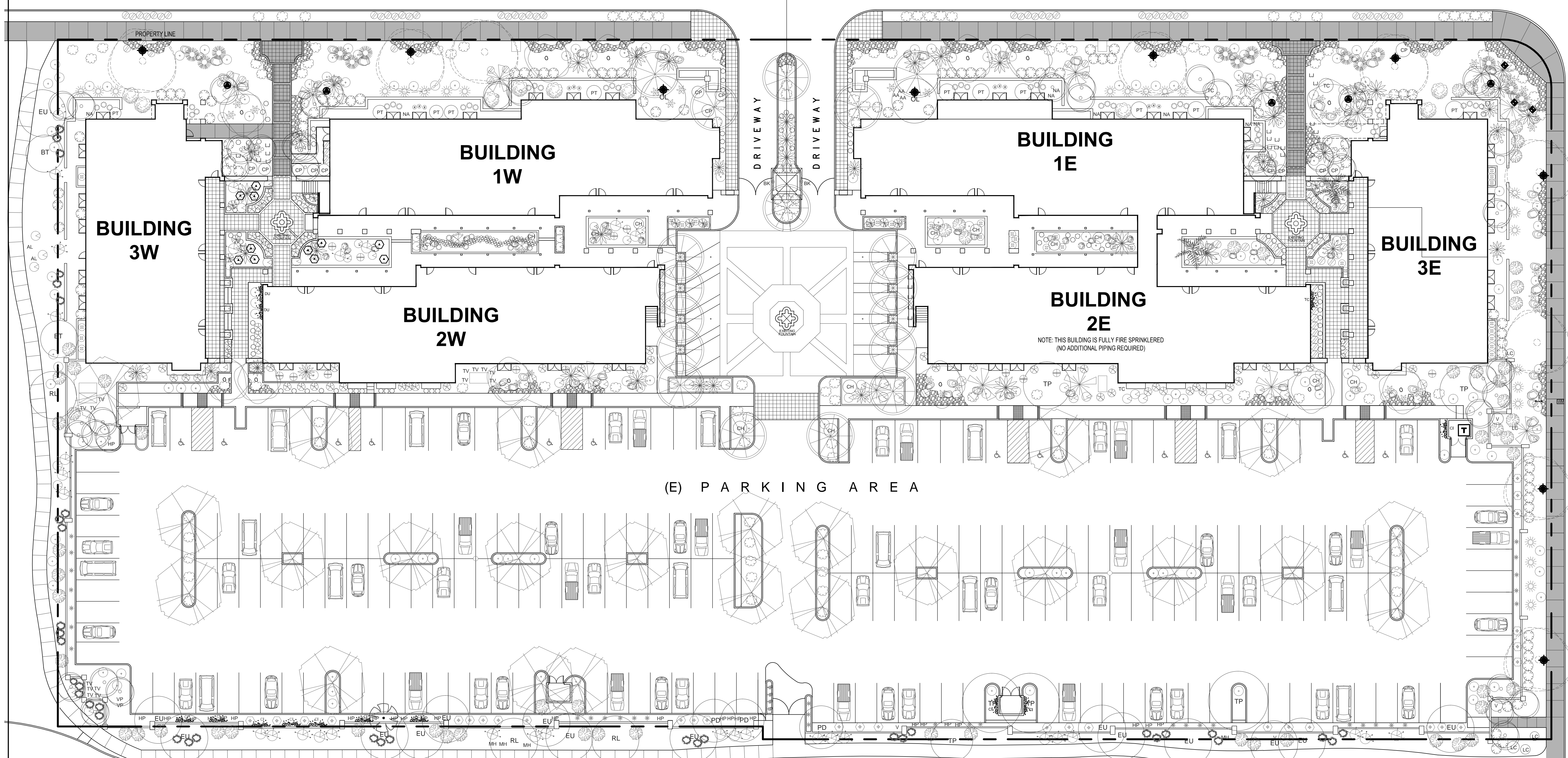
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www.desertmodernlandscape.com

REVISION

11-18-19
02-03-20

SCALE: 1"=20'-0"

SHEET
D-1.0



NOTES:

- ALL WIRING SHOULD BE INSTALLED IN ACCORDANCE WITH LOCAL STATE AND NATIONAL ELECTRICAL CODES, UL SAFETY STANDARDS AND BE INSTALLED BY QUALIFIED LICENSED ELECTRICIAN.
- SEE ASSEMBLY AND INSTALLATION INSTRUCTIONS PROVIDED WITH ALL KICHLER FIXTURE/ ACCESSORY FOR ACCURATE AND SAFE INSTALLATION.
- USE ONLY KICHLER FIXTURES AND ACCESSORIES FOR THIS INSTALLATION.
- FAILURE TO ADHERE TO ABOVE NEC CODES AND INSTRUCTIONS MAY RESULT IN SERIOUS INJURY AND/ OR PROPERTY DAMAGE.
- ALL FIXTURES MUST BE AT LEAST 10FT. AWAY FROM A SWIMMING POOL WHERE APPLIED TO MET THE NEC CODE.
- LAYOUT DESIGN FOR REFERENCE ONLY. FINAL PRODUCT PLACEMENT MAY BE SUBJECT TO CHANGE PER ELECTRICIAN OR INSTALLER.
- FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL FIELD PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
- INSTALLER SHALL BURY LOW VOLTAGE CABLE NO LESS THAN 6" IN GROUND.
- CONTRACTOR TO FOLLOW INSTALLATION INSTRUCTIONS TO SET UP FIXTURES FOR A BRIGHTER SETTING.

ELECTRICAL NOTES

- ELECTRICIAN IS TO PROVIDE ALL NECESSARY PLANS, SPECIFICATIONS, AND DOCUMENTS, ETC. AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS.
- UNLESS OTHERWISE PROVIDED BY CONTRACTOR, ELECTRICIAN IS TO SIZE AND CIRCUIT ALL ELECTRICAL REQUIREMENTS SHOWN ON PLANS. (I.E. LIGHTS, PUMPS, POOLS EQUIPMENT, TIME CLOCKS, IRRIGATION CONTROLLERS, ETC.) CONTRACTOR IS TO PROVIDE AS BUILTS.
- ALL MATERIALS AND WORMANSHIP SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES AND ACCEPTABLE STANDARDS OF PRACTICE.
- COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED.
- LIGHTING CONTROLLERS WILL BE LOCATED ADJACENT TO IRRIGATION CONTROLLERS WHENEVER POSSIBLE.
- ELECTRICIAN IS TO CONFIRM EXACT TREE LOCATION SO AS TO INSURE PROPOER INSTALLATION OF LIGHT FIXTURES.
- ALL JUNCTION BOXES WITHOUT A LIGHT FIXTURE WILL BE PUT IN A CARSON BELOW GRADE.
- JUNCTION BOXES ON WALK LIGHTS ARE TO BE 6" TO 8" ABOVE FINISH GRADE MEASURED TO THE BOTTOM OF THE BOX. THESE NEED TO BE 6" MIN. AWAY FROM THE EDGE OF THE CONCRETE DECKING.

SETBACK NOTES

- LOCATE LIGHT FIXTURES A MIN. OF 4'-0" FROM EDGE OF TREE.
- LOCATE LIGHT FIXTURES 1'-0" FROM EDGE OF PALMS.
- THESE MEASUREMENTS AREA SUPERSEDED ONLY WHEN FIELD CONDITIONS WARRANT CHANGE BY CLIENT.

- LIGHT FIXTURES LOCATED WITHIN (10) TEN FEET FROM EDGE OF WATERFEATURES ARE TO BE EQUIPPED WITH A GFCI PER ELECTRICAL ENGINEERS PLAN AND PER LOCAL AND COUNTY CODES.
- THE DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FOR THE METHODS AND MEANS OF INSTALLATION, SAFETY IN/ON, OR ABOUT THE SITE, PERFORMANCE OF WORK OR TIMELINESS IN WHICH WORK IS PERFORMED.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO ELIMINATE GLARE AND INSURE OPTIMUM LIGHTING EFFECT.
- ALL WIRE SHOULD RUN PARALLEL TO HARD SURFACES, SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS, WHEN POSSIBLE.
- COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING SLEEVES UNDER THE HARD SURFACES, USING A 1-INCH PIPE MINIMUM.
- ALL 120 VOLT OUTSIDE ELECTRICAL OUTLETS SHALL BE PROTECTED BY THE GFI AS PER NATIONAL ELECTRICAL CODE.
- THE LIGHTING PLAN IS DIAGRAMMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATION OF CABLE RUNS. THE INSTALLING CONTRACTOR SHALL RUN WIRES TO BEST SUIT FIELD CONDITIONS. AN AS-BUILT PLAN IS TO BE COMPLETED AND LEFT WITH THE OWNER.

NOTES:

- THIS SHEET IS FOR REFERENCE ONLY AND THESE LIGHTING REQUIREMENTS ARE INCORPORATED ON THE ELECTRICAL PLAN.
- LIGHTING CONTRACTOR TO CONTACT KICHLER LIGHTING FOR ANY TYPE OF ASSISTANCE IN LAYOUT OF WIRE AND SIZE.
- LIGHTING CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR FOR LOCATION OF IRRIGATION CLOCK AND LIGHTING TRANSFORMER(S) AWAY FROM PUBLIC VIEW.
- PROVIDE LIGHTING TRANSFORMERS WATTAGE AS NECESSARY WITH PHOTOCELL. PHOTOCELLS ARE TO BE LOCATED IN SUN ACCESSIBLE AREAS.



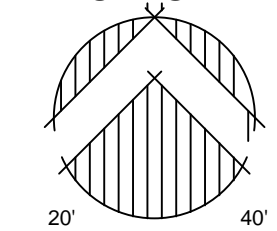
VLO (Variable Lumen Output)

LIGHTING SCHEDULE

SYMBOL	QTY.	FIXTURE	COMMENTS
Palm	5	VLO (Variable Lumen Output) Model: 16019 AZT 27, 3.5 W (Max 17W) Electrical: 12V 35" flood	LED PALM UPLIGHT Architectural Bronze Finish 2700 K Warm White (Max 17W)
Tree	9	VLO (Variable Lumen Output) Model: 16020 AZT 27, 4 W 60" wide flood (Max 17W) Electrical: 12V	LED TREE FLOOD LIGHT Architectural Bronze Finish 2700 K Warm White
Accent	3	VLO (Variable Lumen Output) Model: 16017 AZT 27, 2 W 60" flood (Max 7.5W) Electrical: 12V	ACCENTS LED ACCENT LIGHT Architectural Bronze Finish 2700 K Warm White
TOTAL	17		
T	1	Model: 15-PR-600 Electrical: 12V 15557 BK Mechanical Transformer Timer 15565 BK Plug-In Transformer Cell	TRANSFORMER

LIGHTING CONTRACTOR TO VERIFY LIGHTING COUNT BEFORE ORDERING FIXTURES.
 (H) - SATELLITE HUB (WIRE JUNCTION MANIFOLD)
 Lights are available through CH Sales, Inc. www.chsalesinc.com
 Please contact Chuck Hoover for questions. Cell: (818) 519-0247

SCALE: 1" = 20'



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REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA

DESERT MODERN
 LANDSCAPE DESIGN
 1175 SAN JORDAN ROAD
 BAKERSFIELD, CALIFORNIA 93311
 TELEPHONE (805) 834-1144 E-MAIL: info@desertmodern.com
 www.desertmodern.com

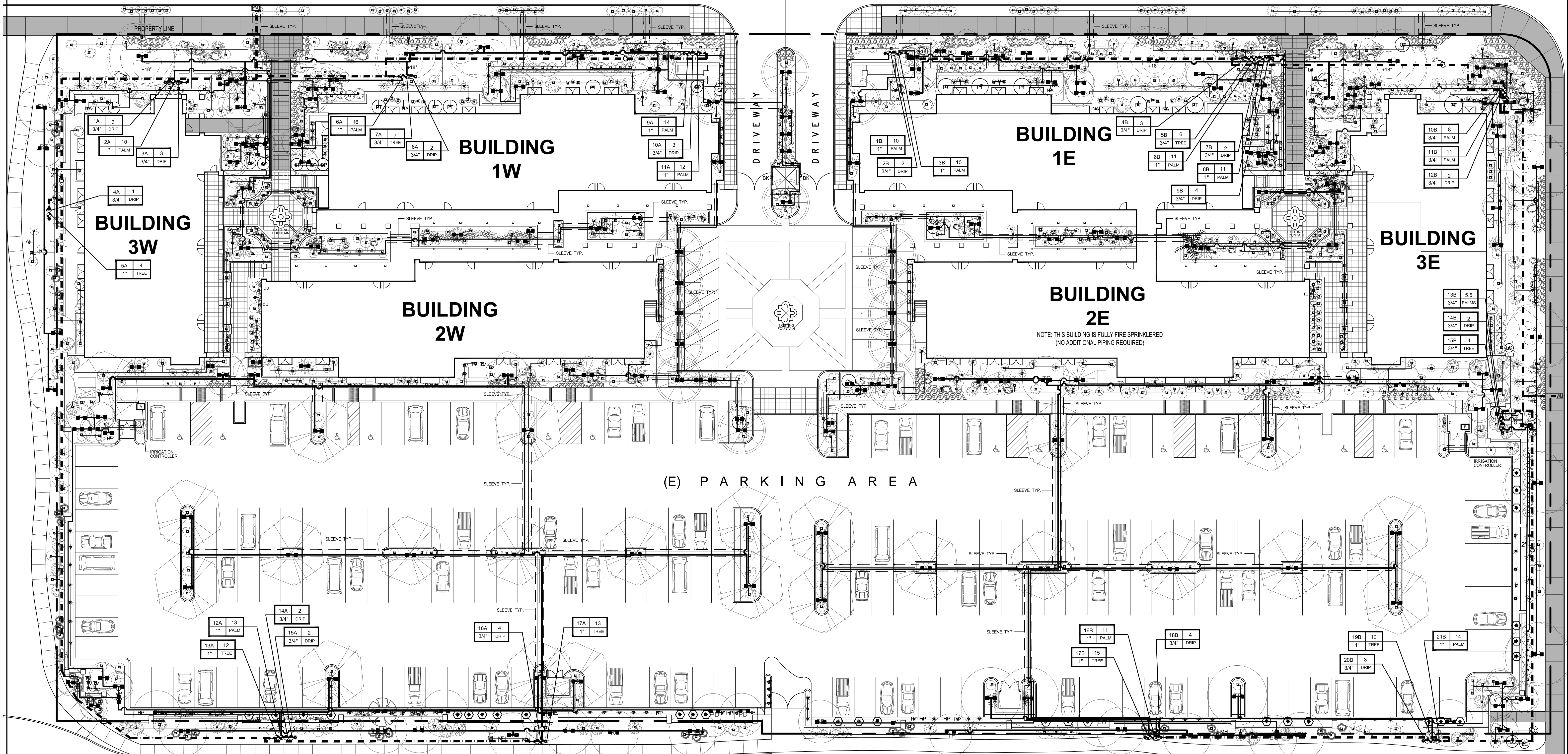
REVISION	DATE
11-03-19	
02-03-20	

SCALE: 1"=20'-0"

SHEET

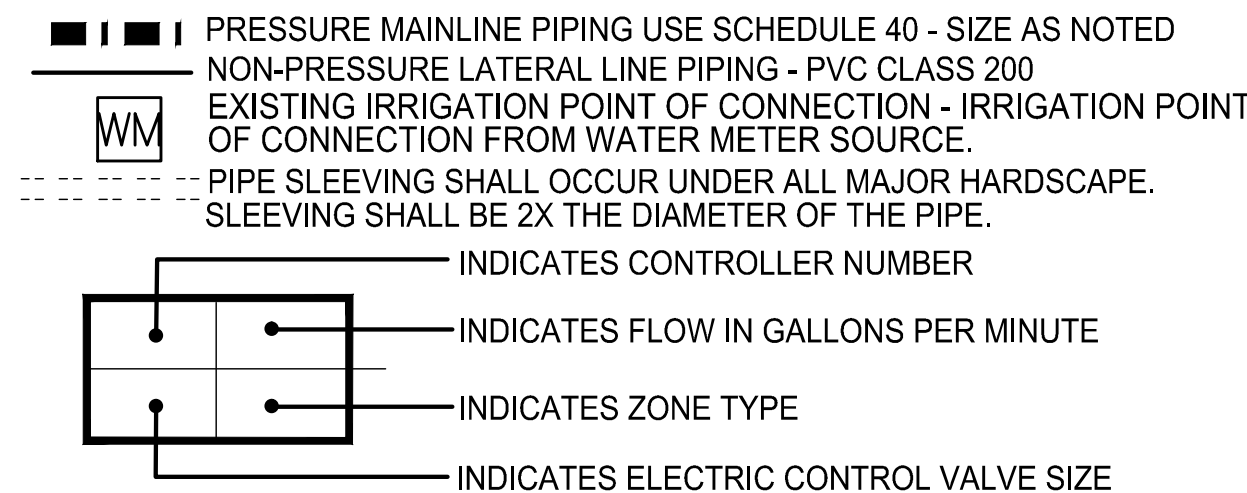
L-4.0

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
 MIRALESTE
 LANDSCAPE DESIGN



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	FLOW GPM	PSI	PATTERN
⊕	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-20PC-1032	.20	30	DRIP
▽	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-10PC-1032	.10	30	DRIP
■	RAINBIRD	SCH. 80 RISER	BUBBLER	1402	.50	30	TRICKLE PATTERN
A	RAINBIRD	ESP-LXMEF	24 WEATHER BASED CONTROLLER SEE SHEET LD-2				
⊗	RAINBIRD	100-EFB-CP	MASTER BRASS VALVE WITH 1" BRASS TEE FLOW SENSOR				
⊙	RAINBIRD	PEB SERIES	ELECTRIC CONTROL VALVE FOR TREE & PALM TREE				
⊖	RAINBIRD	100-PEB-PRS-D	BUBBLERS, SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET				
⊕	RAINBIRD	XCZ-075 -PRF	ELECTRIC CONTROL VALVE FOR DRIP AREAS. SIZE AS NOTED ON PLAN.				
⊖	NETAFIM	-	2" AUTOMATIC END FLUSH VALVE BY NETAFIM OR APPROVED EQUAL				
⊕	NIBCO	T-113	FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2.				
⊖	RAINBIRD	33DRC	3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET				
Z	EXISTING		BACKFLOW PREVENTOR				



- NOTES:**
- IRRIGATION LAYOUT IS DIAGRAMMATIC.
 - ALL VALVES AND MAINLINE ARE TO BE LOCATED ON PROPERTY AND IN THE PLANTING AREAS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE
 - NO OVER SPRAY ON HARDSCAPE OR WALLS WILL BE PERMITTED.
 - CONTRACTOR TO SLEEVE ALL LATERALS UNDER HARDSCAPE USING SCH. 40 PVC 2 TIMES LATERAL SIZE.
 - VALVE BOXES WILL BE BASED WITH PEA GRAVEL.
 - VALVE BOXES WILL BE TAN COLOR WHEN IN DG AREAS
 - THERE ARE NO CONFLICTING UTILITIES WITHIN THE PROJECT AREA
 - LANDSCAPE CONTRACTOR TO VERIFY EXISTING IRRIGATION CONTROLLER LOCATIONS. CONTRACTOR TO INSTALL A NEW SMART CONTROLLER.

PIPE SIZING CHART

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

WATER METER 1 WATER USE CALCULATIONS

Zone 3 - 23500 square feet - Proposed Landscape Area
 Low Plants EAAW= 64.00 x 0.2 x 1650 s.f. x 0.62 / 748 / 0.81 = 21.61 CCF
 Moderate Plants EAAW= 64.00 x 0.5 x 14850 s.f. x 0.62 / 748 / 0.81 = 486.27 CCF
 Crushed Rock EAAW= 64.00 x 0 x 7000 s.f. x 0.62 / 748 / 0.81 = 0 CCF
 Fountain EAAW= 64.00 x 1.0 x 50 s.f. x 0.62 / 748 / 1 = 2.65 CCF
TOTAL = 510.53 CCF
 Maximum Water Allowance = 64.00 x 0.45 x 23500 s.f. x 0.62 / 748 = 560.98 CCF
 511.15 CCF hundred-cubic-feet per year = 382340.20 gallons per year

WATER METER 2 WATER USE CALCULATIONS

Zone 3 - 24650 square feet - Proposed Landscape Area
 Low Plants EAAW= 64.00 x 0.2 x 1579 s.f. x 0.62 / 748 / 0.81 = 20.68 CCF
 Moderate Plants EAAW= 64.00 x 0.5 x 15971 s.f. x 0.62 / 748 / 0.81 = 522.98 CCF
 Crushed Rock EAAW= 64.00 x 0 x 7000 s.f. x 0.62 / 748 / 0.81 = 0 CCF
 Fountain EAAW= 64.00 x 1.0 x 24 s.f. x 0.62 / 748 / 1 = 1.27 CCF
TOTAL = 544.93 CCF
 Maximum Water Allowance = 64.00 x 0.45 x 24650 s.f. x 0.62 / 748 = 588.44 CCF
 545.23 CCF hundred-cubic-feet per year = 407832.04 gallons per year

- LANDSCAPE CONTRACTOR TO SIZE ALL LATERALS ACCORDING TO WATER DEMANDS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR DRIP IRRIGATION LAYOUT. ALL PLANTS ARE TO RECEIVE 100% IRRIGATION.
- NOTE:** MAINLINE, LATERALS AND VALVES ARE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. THEY SHOULD BE INSTALLED IN SHRUB AREAS WITHIN THE PROPERTY LINES. LANDSCAPE CONTRACTOR IS TO RUN A PRESSURE TEST AT THE P.O.C. LOCATION TO ASSURE ADEQUATE PRESSURE.

DESERT WATER AGENCY LANDSCAPE AND IRRIGATION
 Approved in based upon information provided by the Engineer or Designer, following the California Code of Regulations (23 CCR § 490).
 DWA review and approval are for Water Calculations Only.

ACCEPTED [] REJECTED []
 REVISE AND RESUBMIT [] OTHER []
 PLANS REVIEWED BY: _____ DATE: 03/31/2020
 COMMENTS:

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REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE,
 PALM SPRINGS, CALIFORNIA

REMEL LANDSCAPE ARCHITECTURAL SERVICES BY:
 N. VIA LANDSCAPE ARCHITECTURAL SERVICES BY:
 MIRALESTE
 DESERT MODERN
 LANDSCAPE DESIGN

MASTER IRRIGATION PLAN

SCALE: 1" = 20'

SHEET
L-5.0



PROSOPIS HYBRID 'PHOENIX'



or QUERCUS VIRGINIANA



CHAMAEROPS HUMILIS WITH CARISSA 'BOXWOOD BEAUTY'



TECOMS STANS



PORTULACARIA AFRA



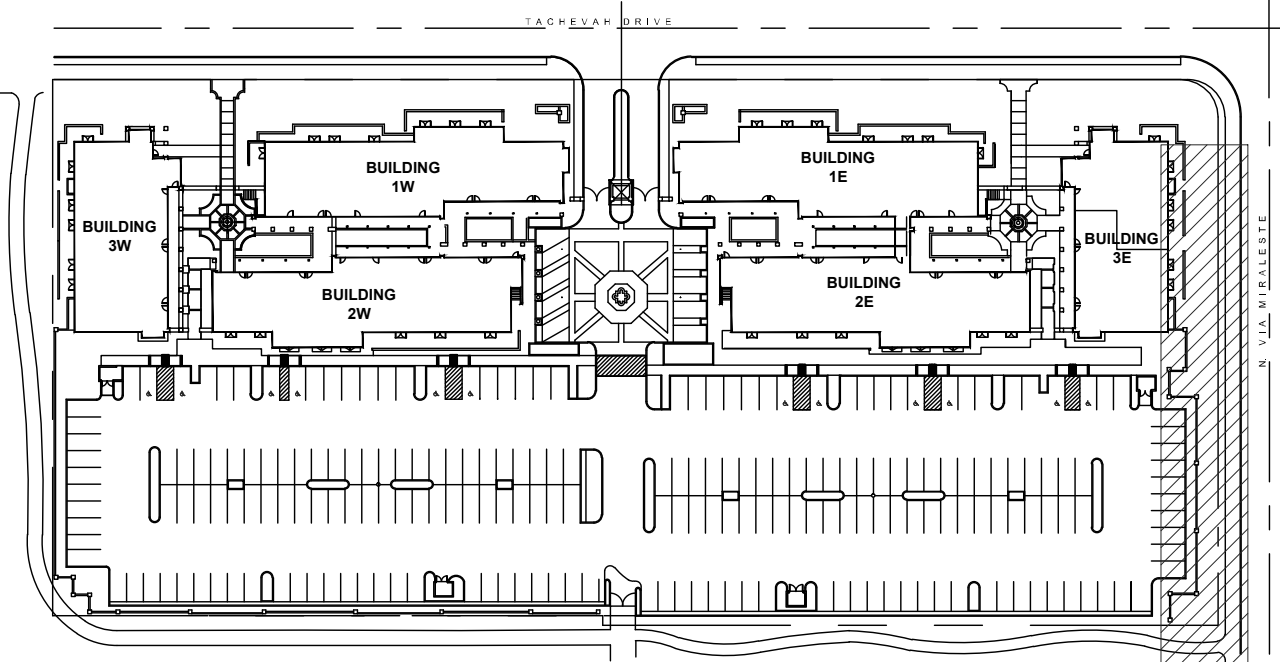
DASYLIRION WHEELERI



or ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'



LITTLE OLLIE - DWARF OLLIVE



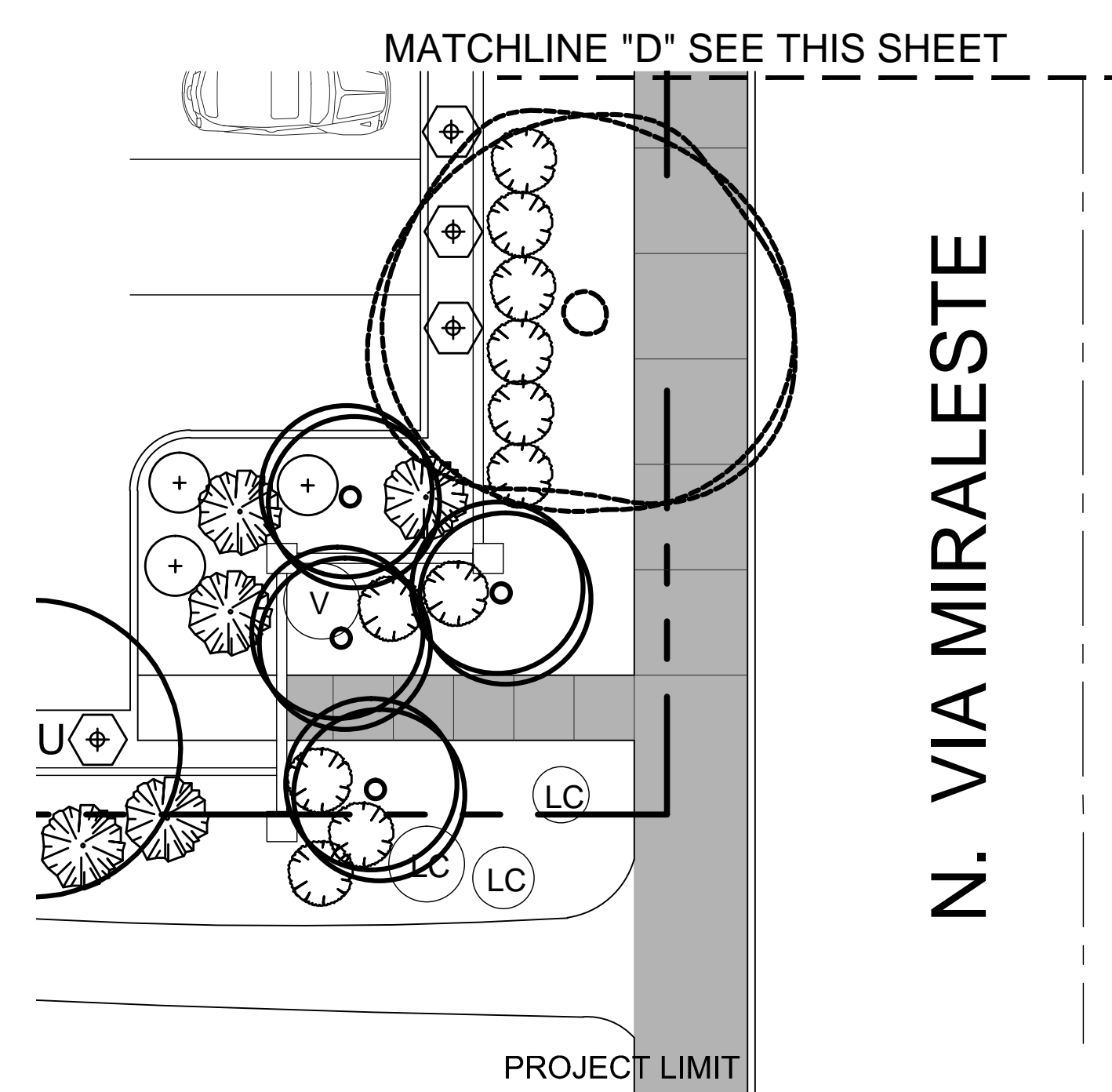
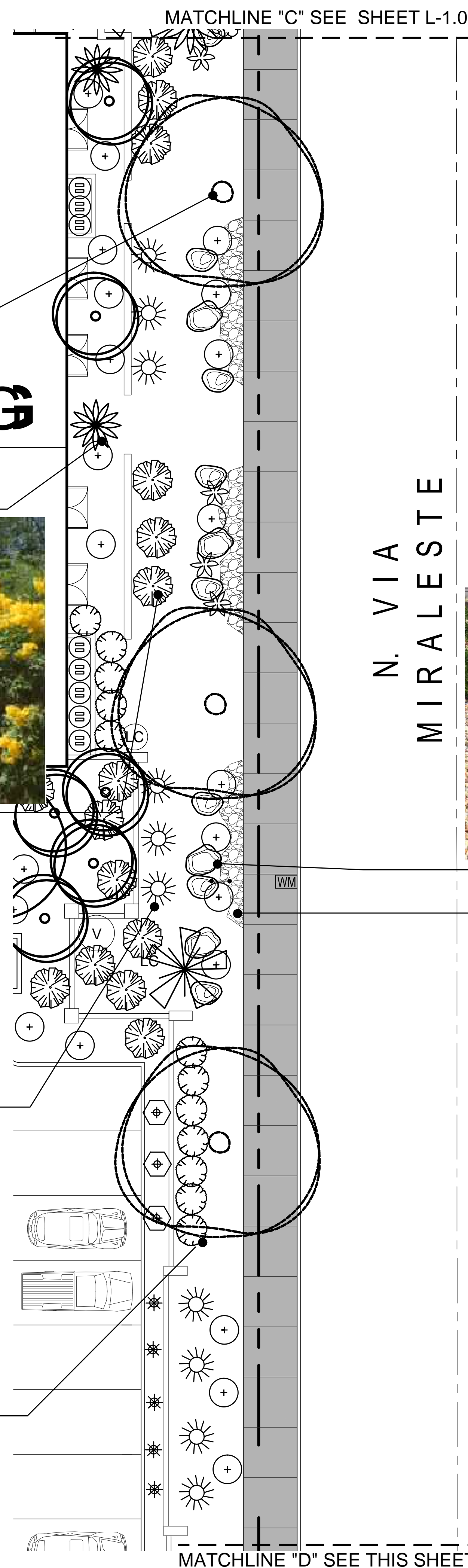
KEY MAP

SCALE: N.T.S.

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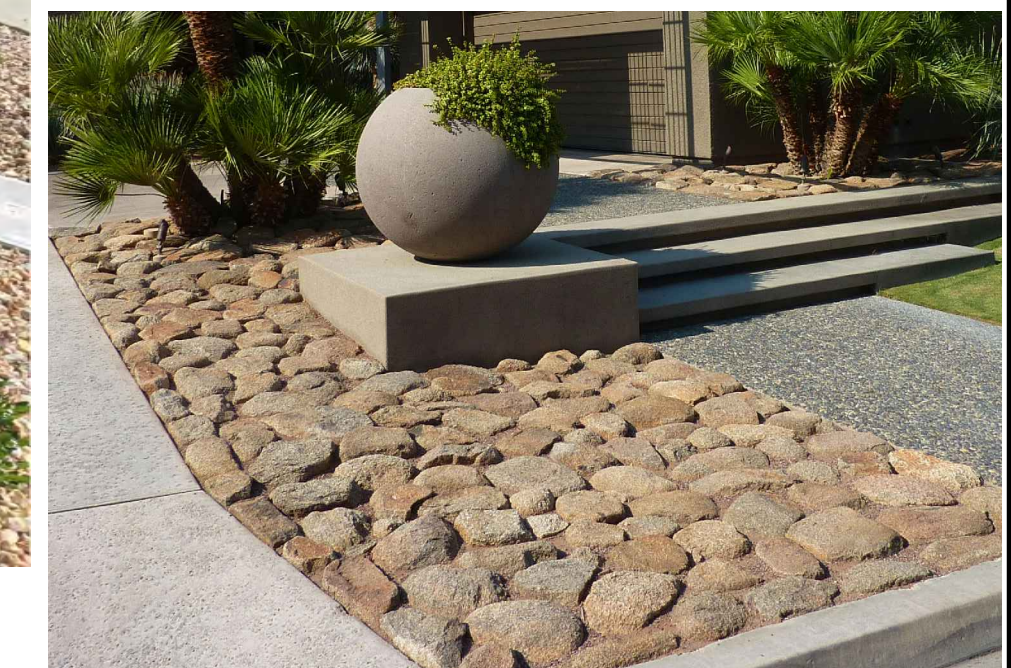
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N. VIA MIRALESTE



CARISSA 'GREEN CARPET'



MORTAR IN COBBLE STONE

RECOMMENDED PLANTING LEGEND
ALONG N. VIA MIRALESTE STREETScape

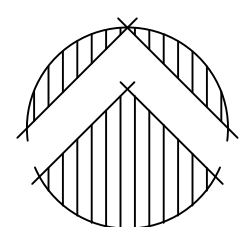
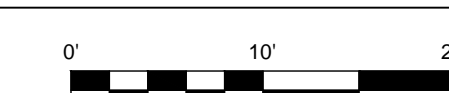
TREE	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
(Symbol)	4 24"-BOX Multi tr.	PROSOPIS CHILENSIS or QUERCUS VIRGINIANA	CHILEAN MESQUITE or SOUTHERS LIVE OAK
(Symbol)	2 24"-BOX Multi tr. Specimens	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
(Symbol)	1 24"-BOX Specimen	BUTIA CAPITATA	PINDO PALM
(Symbol)	5 Existing to remain and be skinned	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
(Symbol)	2 Existing to remain	VOLUNTEER PALM	
(Symbol)	4 15-GAL	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
(Symbol)	10 15-GAL	DASYLIRION WHEELERI	DESERT SPOON
(Symbol)	18 5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
(Symbol)	5 Existing to remain	LANTANA 'NEW GOLD'	YELLOW LANTANA
(Symbol)	24 5-GAL	LITTLE OLLIE or keep ex (7) Texas Rangers with (5) Little John	DWARF OLLIVE
(Symbol)	8 5-GAL	PORTULACARIA AFRA Prostrata or ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ELEPHANT FOOD or ROSMARY GROUNDCOVER
(Symbol)	9 15-GAL	TECOMS STANS or DURANTA 'SWEET MEMORY' or DURANTA	YELLOW BELLS
(Symbol)	2'-4" DIA. MORTAR IN COBBLE - APPROX. 160 SQ.FT. Optional: DAVE'S Mix or 41.5 L. 3/8" MOHAVE GOLD DECOMPOSED GRANITE		
(Symbol)	11 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT		

PLANTING NOTES

1. PLANTING AREAS TO RECEIVE AN OPTIONAL 2" MIN. LAYER OF DECOMPOSED GRANITE MATERIAL WHERE IS NEEDED AND TO BE APPROVED BEFORE ORDERING.
2. PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN PRIOR TO BID. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

PLANTING PLAN
ALONG N. VIA MIRALESTE

SCALE: 1" = 10'



LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
7575 SAN GORDON ROAD
BANKING SERVICE, CALIFORNIA 92503
TELEPHONE (760) 267-5144 E-MAIL: info@desertmodern.com
www.desertmodernlandscape.com

REVISION
10-18-19
02-03-20

SCALE: 1"=10'-0"

SHEET
L-1.2



BEFORE

REMOVE EXISTING RHUS LANCEA TREES
AND ADD MULTI TR. MESQUITE TREES
TO MATCH THE PARK STREETSCAPE



REMOVE EXISTING TEXAS RANGER
AND LITTLE JOHNS AND ADD
DWARF LITTLE OLLIE SHRUBS

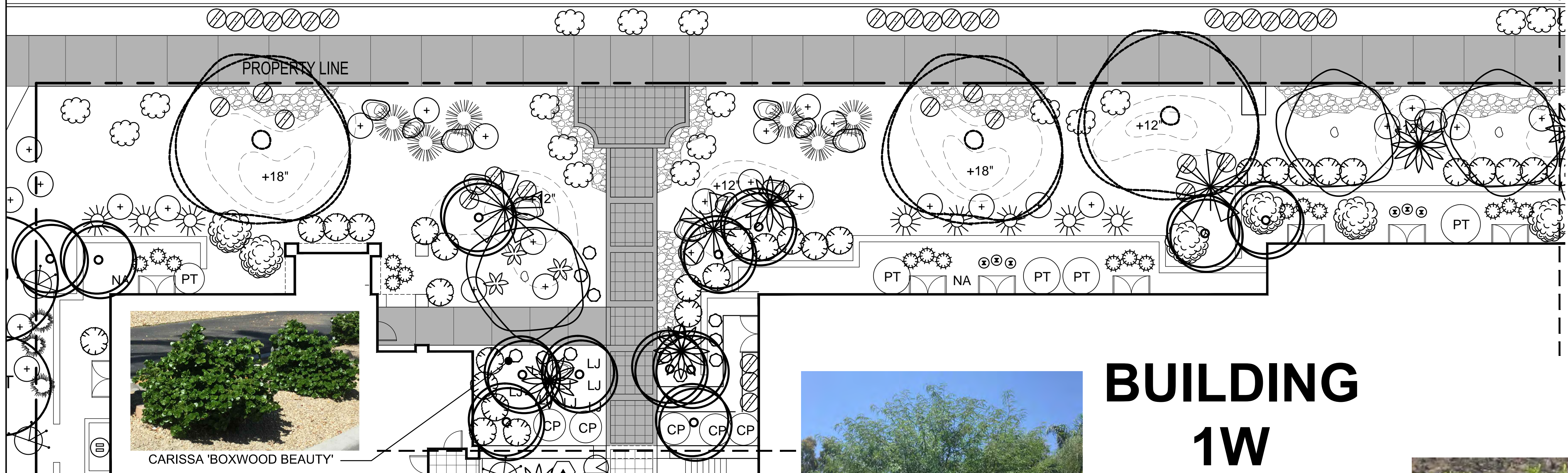
AFTER VIA MIRALESTE STREETSCAPE OPTION II PERSPECTIVE

DESET SPOONS ACCENT PLANTS AND
CARISSA 'GREEN CARPET' GROUNDCOVER

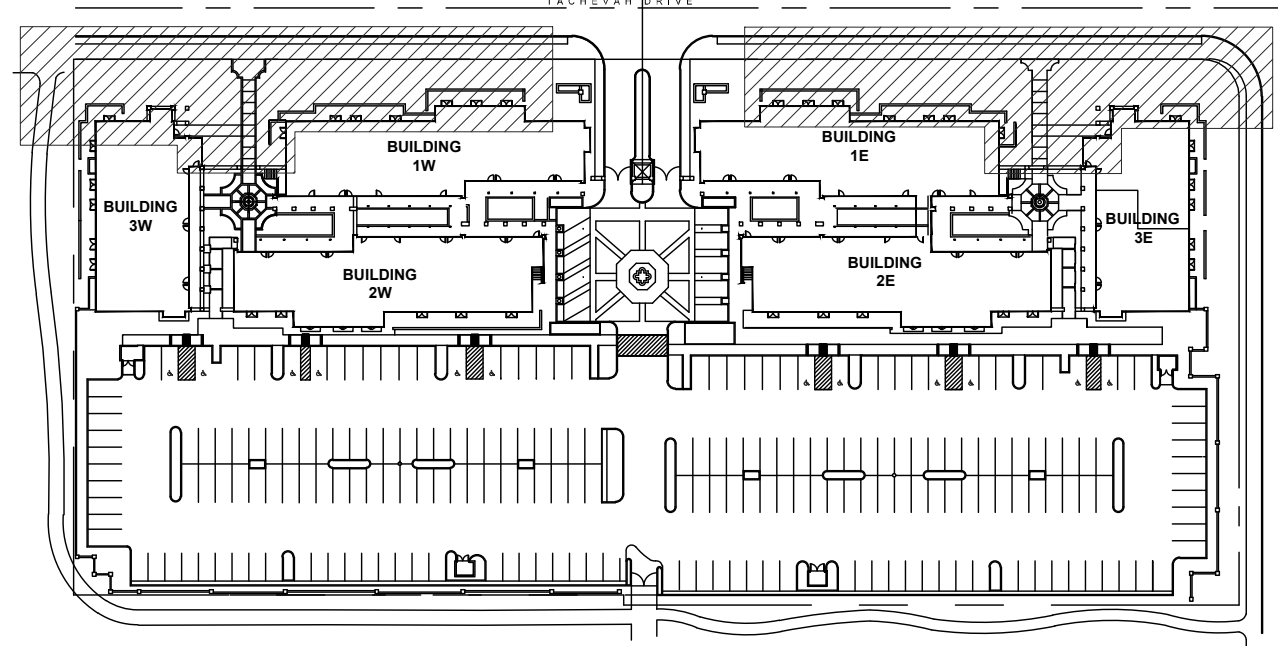
REVISION
10-18-19

SCALE

TACHEVAH DRIVE



CARISSA 'BOXWOOD BEAUTY'



KEY MAP
SCALE: N.T.S.



CALLISTEMON 'LITTLE JOHN'



PROSOPIS HYBRID 'PHOENIX'



BOUGAINVILLEA 'OH LA LA'



BUTIA CAPITATA

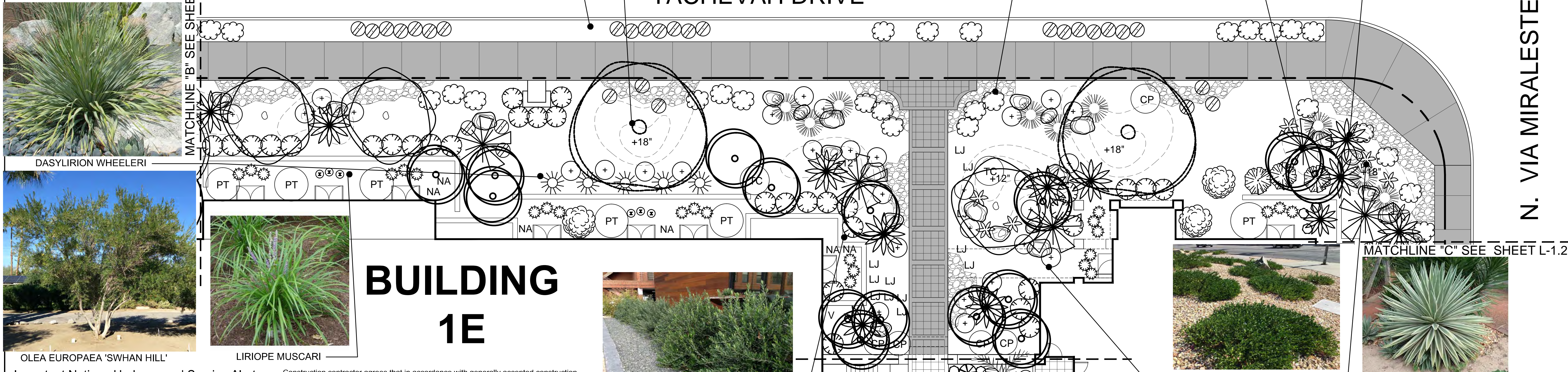


CHAMAEROPS HUMILIS

BUILDING 1W

CITY WATER MAIN

TACHEVAH DRIVE



DASYLIRION WHEELERI



OLEA EUROPAEA 'SWAN HILL'



LIRIOPE MUSCARI

BUILDING 1E



LITTLE OLLIE - DWARF OLLIE



CARISSA 'GREEN CARPET'



AGAVE AUGUSTIFOLIA

N. VIA MIRALESTE

RECOMMENDED PLANTING LEGEND
ALONG TACHEVAH DRIVE STREETScape

TREE / PALM	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
5	24"-BOX Multi tr.	PROSOPIS CHILENSIS	CHILEAN MESQUITE
6	36"-BOX Multi tr.	OLEA EUROPAEA	FRUITLESS OLIVE TREE
2	Existing to remain	OLEA EUROPAEA	FRUITLESS OLIVE TREE
24	24"-BOX Multi tr. Specimens	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
8	24"-BOX Specimens	BUTIA CAPITATA	PINDO PALM
8	18" Height Diamond Cut	PHOENIX DACTYLIFERA	DATE PALMS
1	Existing to remain	VOLUNTEER PALM	MEXICAN FAN PALM
26	Existing to remain and be skinned	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
ACCENT SHRUBS			
15	15-GAL	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
3	Existing to remain	BOUGAINVILLEA 'OH LA LA' By Monrovia Only	BOUGAINVILLEA
65	5-GAL	CAESALPINIA PULCHERRIMA	No Substitutions OF PARADISE MEXICAN BIRD
13	Existing to remain		
63	5-GAL	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN
20	Existing to remain	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN
31	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
59	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
6	24"-BOX	DASYLIRION LONGISSIMA	MEXICAN TREE GRASS
8	15-GAL	DASYLIRION WHEELERI	DESERT SPOON
13	15-GAL	LIRIOPE MUSCARI	BIG LILY TURF
42	1-GAL	DIANELLA TASMANICA	TASMANIAN LILY
12	5-GAL	LITTLE OLLIE	DWARF OLIVE
8	Existing to remain	NANDINA DOMESTICA	HEAVENLY BAMBOO
8	5-GAL	PITTIOSPORUM T. 'VARIEGATA'	MOCK ORANGE
11	Existing to remain or	PITTIOSPORUM T. 'VARIEGATA' or add new RHAPIS EXCELSA	MOCK ORANGE LADY PALM
3	15-GAL	TECOMA STANS	YELLOW BELLS
TC	2 Existing to remain	or DURANTA 'SWEET MEMORY' or DURANTA 'SWEET MEMORY' or DURANTA 'SWEET MEMORY'	YELLOW BELLS

- 2"-4" DIA. MORTAR IN COBBLE - APPROX. 1164 SQ.FT.
Optional: DAVE'S Mix or 193 L 3/8" MOHAVE GOLD DECOMPOSED GRANITE
38 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT
- PLANTING NOTES**
1. PLANTING AREAS TO RECEIVE AN OPTIONAL 2" MIN. LAYER OF DECOMPOSED GRANITE MATERIAL WHERE IS NEEDED AND TO BE APPROVED BEFORE ORDERING.
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 3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

PLANTING PLAN

ALONG TACHEVAH DRIVE

SCALE: 1" = 10'

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN LANDSCAPE DESIGN
17135 SAN GONZALO ROAD
INDIAN WELLS, CALIFORNIA 92032
TELEPHONE (951) 704-1144 Email: info@desertmodern.com

REVISION
10-18-19
02-03-20
02-18-20

SCALE: 1" = 10'-0"

SHEET
L-1.0

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BEFORE INTERIOR COURTYARD WITH FOUNTAIN

PROPOSED MULTI TRUNK
OLIVE TREE
EXISTING JACARANDA TREE TO BE REMOVED

PROPOSED ICEBERG
WHITE ROSES WITH
CARISSA 'BOXWOOD BEAUTY'

PROPOSED YUCCA
'SKY BLUE' WITH
TRAILING ROSMARY



AFTER INTERIOR COURTYARD WITH FOUNTAIN

PROPOSED DURANTA
'SWEET MEMORY'

PROPOSED YUCCA 'SKY BLUE'
WITH TRAILING ROSMARY

PROPOSED MEDITERRANEAN
FAN PALM WITH BLUE EYES
GROUND COVER

REVISION
11-18-19

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



ARTEMISIA 'SILVER MOUND'



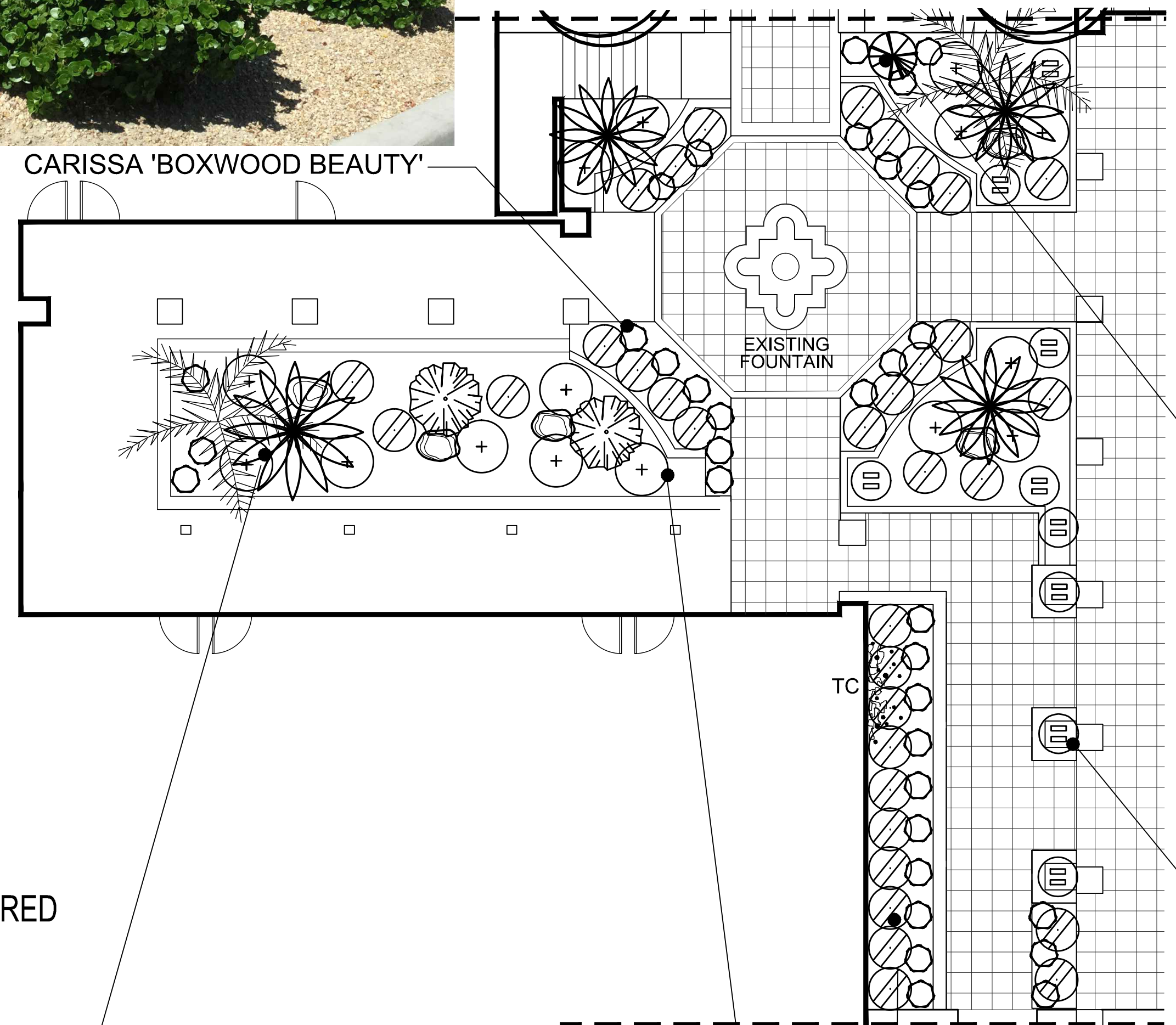
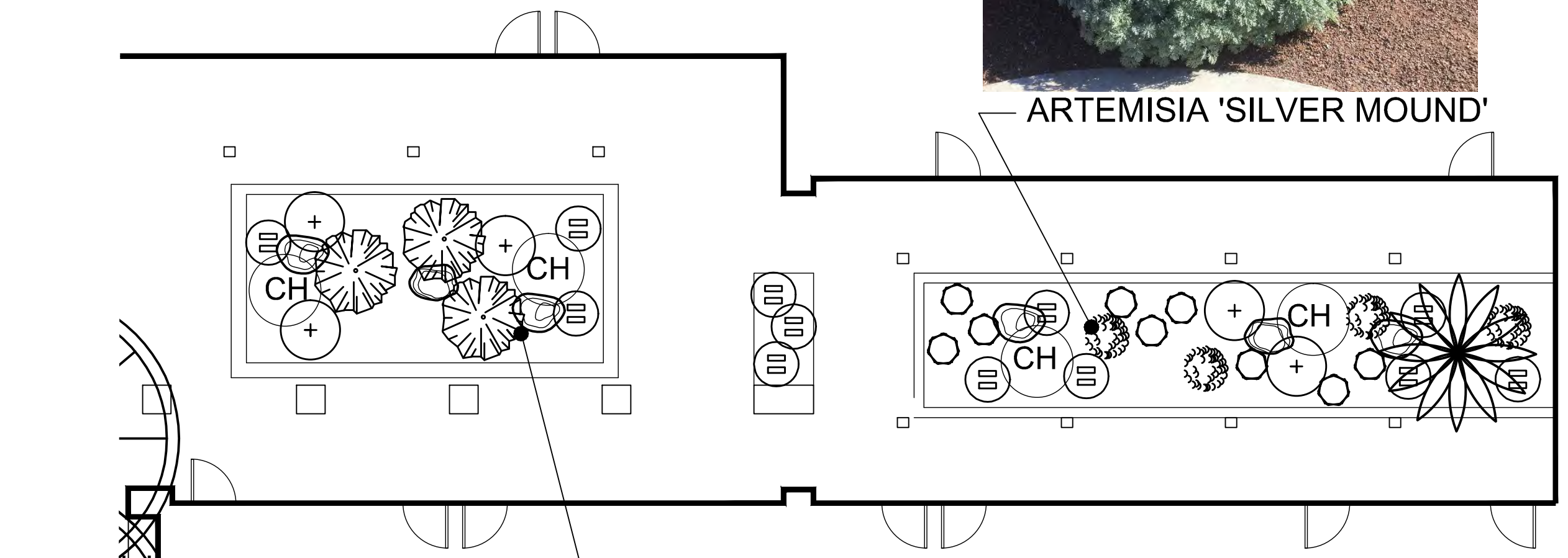
CARISSA 'BOXWOOD BEAUTY'



YUCCA 'SKY BLUE'



PORTULACARIA AFRA



BUILDING 2E

NOTE: THIS BUILDING IS FULLY FIRE SPRINKLERED
 (NO ADDITIONAL PIPING REQUIRED)



TECOMA STANS



CHAMAEROPS HUMILIS



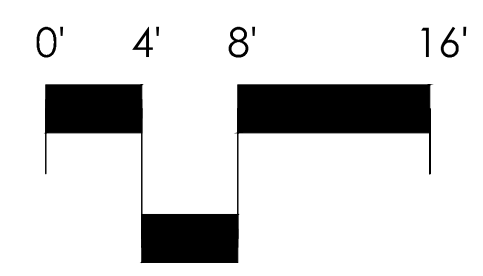
CARISSA 'GREEN CARPET'



KNOCKOUT ROSES

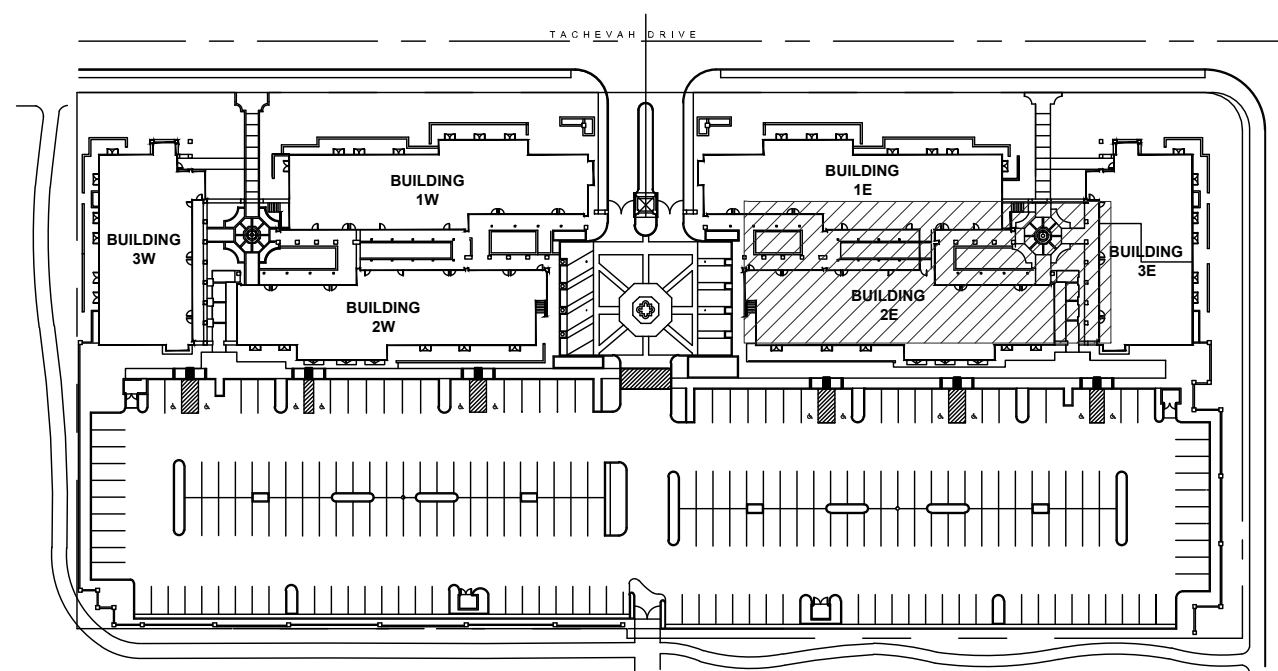
EAST INTERIOR COURTYARD

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



ACCENTS	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
2	Existing to remain	ARECASTRUM ROMANZOFFIANUM	QUEEN PALMS
1	Existing to remain	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
SHRUBS / GROUNDCOVER			
4	5-GAL	ARTEMISIA 'SILVER MOUND'	SILVER MOUND
5	24"-BOX Multi tr.	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
42	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
20	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
34	5-GAL	KNOCKOUT ROSES	DESERT RED ROSE
21	5-GAL	PORTULACARIA PROSTRATUS	TRAILING ELEPHANT BUSH
5	5-GAL	TECOMA STANS	SALVIA
1	6"-1' Trunk Height	YUCCA 'SKY BLUE' specimen	YUCCA
1	1TC15-GAL esp. on wall	TECOMA STANS	YELLOW BELLS
19 TONS Optional; DAVE'S Mix or 19 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE			
11 Optional BOULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT			


- PLANTING NOTES**
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KEY MAP
 SCALE: N.T.S.

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YUCCA 'SKY BLUE'



DURANTA 'SWEET MEMORY'



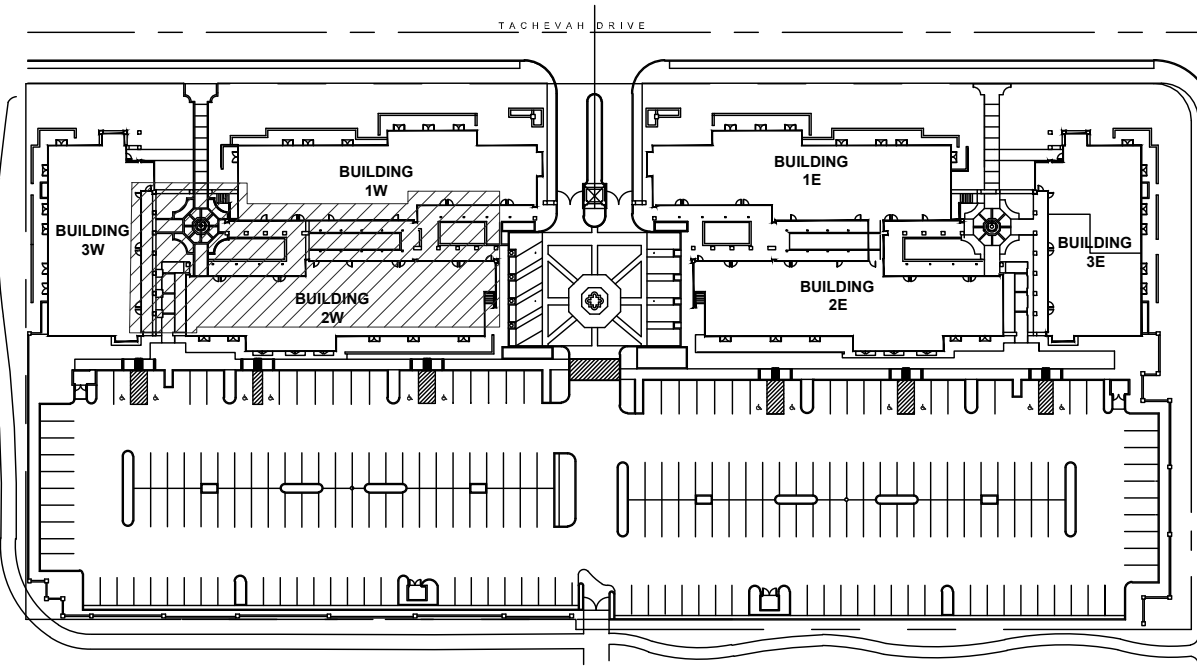
EVOLVULUS 'BLUE EYES' GROUNDCOVER



CHAMAEROPS HUMILIS



CARISSA 'BOXWOOD BEAUTY'



KEY MAP

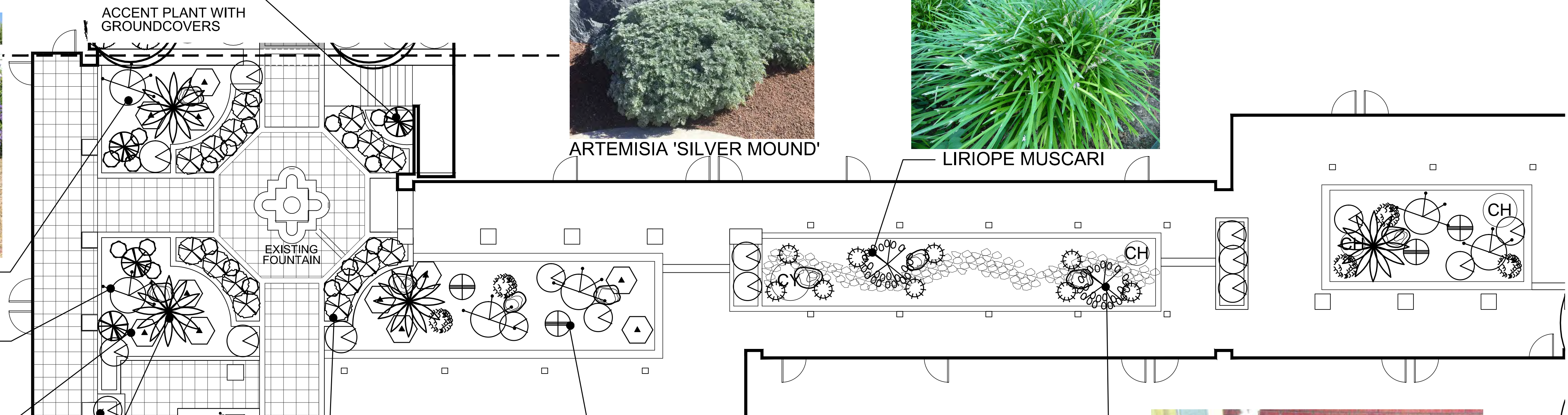
SCALE: N.T.S.

Important Notice - Underground Service Alert

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ACCENT PLANT WITH GROUNDCOVERS



ARTEMISIA 'SILVER MOUND'

LIRIOPE MUSCARI

COLORFUL LARGE SHRUB TO ATTRACT HUMIBIRDS

TRAILING PLANT

EXISTING FOUNTAIN



ICEBERG ROSES

BUILDING 2W



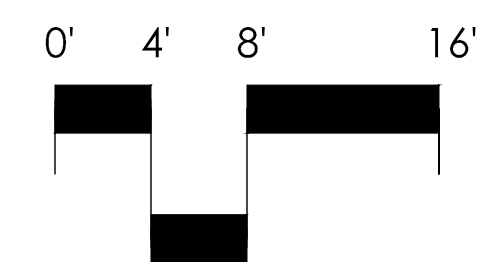
SALVIA LEUCANTHA



CYCAS REVOLUTA WITH BOULDER AND LIRIOPE

WEST INTERIOR COURTYARD

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



RECOMMENDED PLANTING LEGEND

ACCENTS	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
4	Existing to remain	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
2	24"-BOX Multi tr. Specimens	CYCAS REVOLUTA	SAGO PALM
1	Existing to remain	CYCAS REVOLUTA	SAGO PALM
2	24"-BOX	CYCAS REVOLUTA	SAGO PALM
SHRUBS / GROUNDCOVER			
5	5-GAL	ARTEMISIA 'SILVER MOUND'	SILVER MOUND
28	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
3	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
3	Existing to remain or use Duranta	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE
6	5-GAL	DURANTA 'SWEET MEMORY'	DURANTA
11	5-GAL	EVOLVULUS GLOMERATUS	'HAWAIIAN BLUE EYES'
9	1-GAL	LIRIOPE MUSCARI	BIG LILY TURF
21	5-GAL	ICEBERG ROSES	DESERT ROSE
5	5-GAL	PORTULACARIA PROSTRATUS	TRAILING ELEPHANT BUSH
19	5-GAL	OR ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	OR ROSEMARY GROUNDCOVER
4	5-GAL	SALVIA LEUCANTHA	SALVIA
4	6"-1' Trunk Height	YUCCA 'SKY BLUE' specimen	YUCCA
2	2DU15-GAL esp. on wall	DURANTA 'SWEET MEMORY' OR CALLIANDRA INAEQUILATERA	SWEET MEMORY OR PINK POWDER PUFF
18	TONS Optional: DAVE'S Mix or 3/8" MOHAVE GOLD DECOMPOSED GRANITE		
9	Optional BOULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT		

PLANTING NOTES

1. PLANTING AREAS TO RECEIVE AN OPTIONAL 2" MIN. LAYER OF DECOMPOSED GRANITE MATERIAL WHERE IS NEEDED AND TO BE APPROVED BEFORE ORDERING.
2. PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN PRIOR TO BID. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.



TRAILING ROSMARINUS OFFICINALIS OR PORTULACARIA



DURANTA 'SWEET MEMORY'



OR CALLIANDRA INAEQUILATERA

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555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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REVISION
11-18-19
02-03-20

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

SHEET
L-3.0



Proposed PHOENIX DACTYLIFERA
or keep existing date palms



BOUGAINVILLEA 'OH LA LA'



CARISSA 'BOXWOOD BEAUTY'



CHAMAEROPS HUMILIS



CARISSA 'GREEN CARPET'



AGAVE AUGUSTIFOLIA



LITTLE OLLIE - DWARF OLLIVE



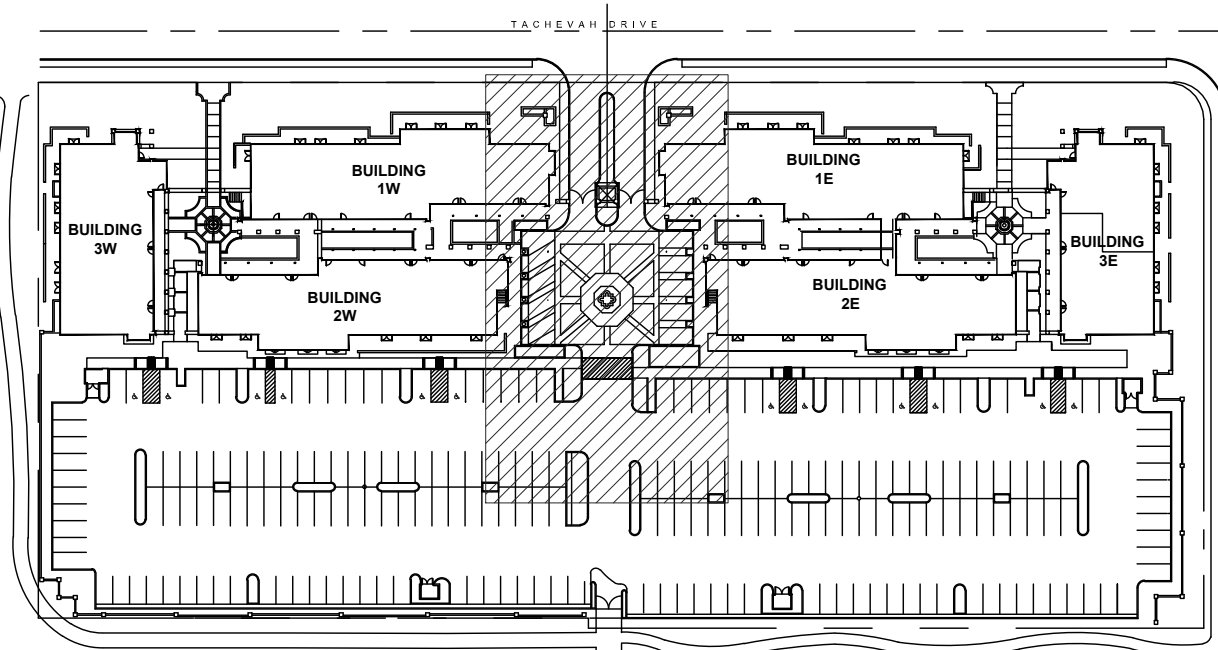
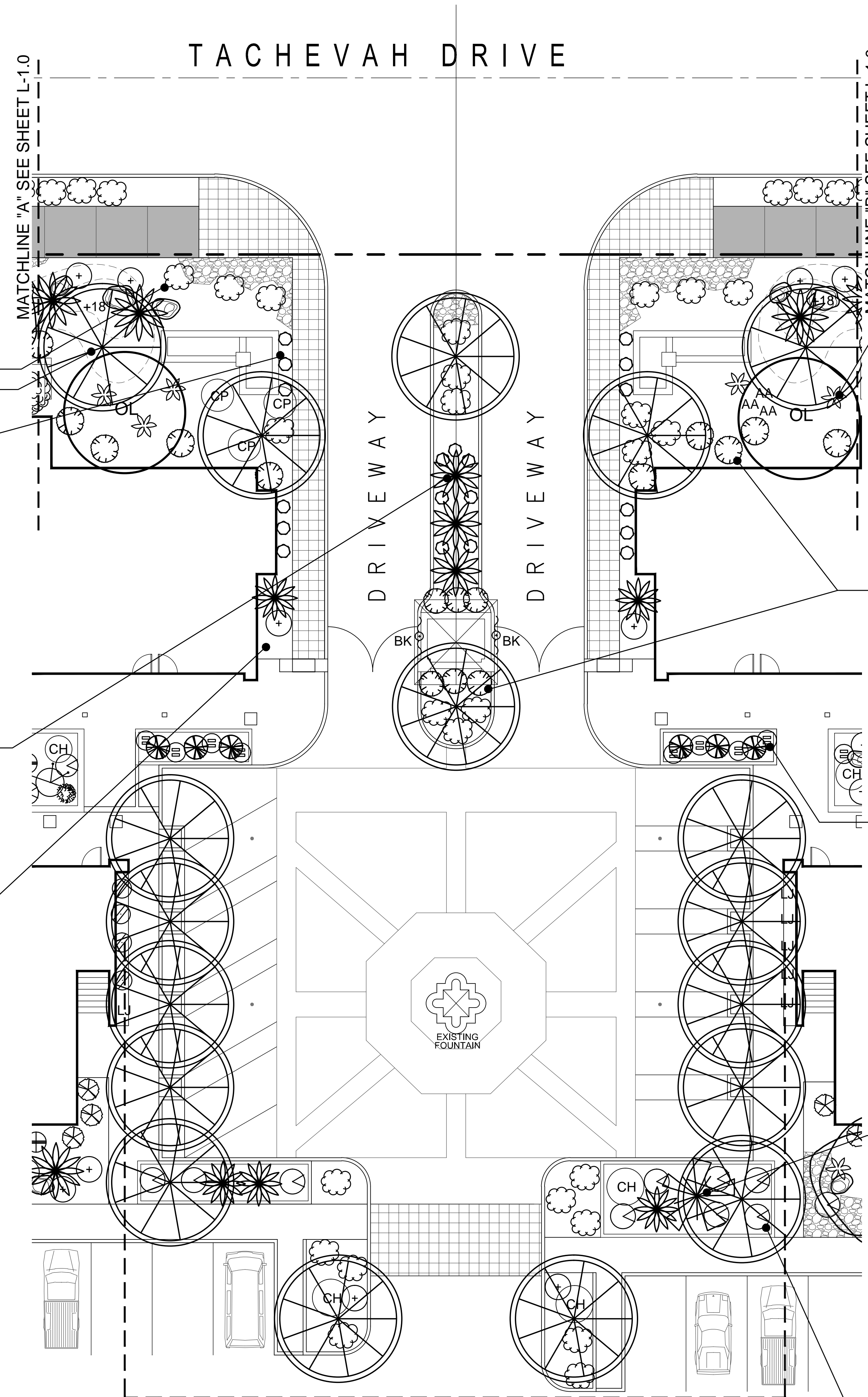
TRAILING PORTULACARIA AFRA



BUTIA CAPITATA



CALLISTEMON 'LITTLE JOHN'



KEY MAP

SCALE: N.T.S.

PLANTING PLAN
ALONG TACHEVAH DRIVE MAIN ENTRANCE

0' 10' 20' SCALE: 1" = 10'

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555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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www.desertmodernlandscape.com

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SCALE: 1"=10'-0"

SHEET

L-1.1

MATCHLINE "A" SEE THIS SHEET

BUILDING 2W

BUILDING 2E

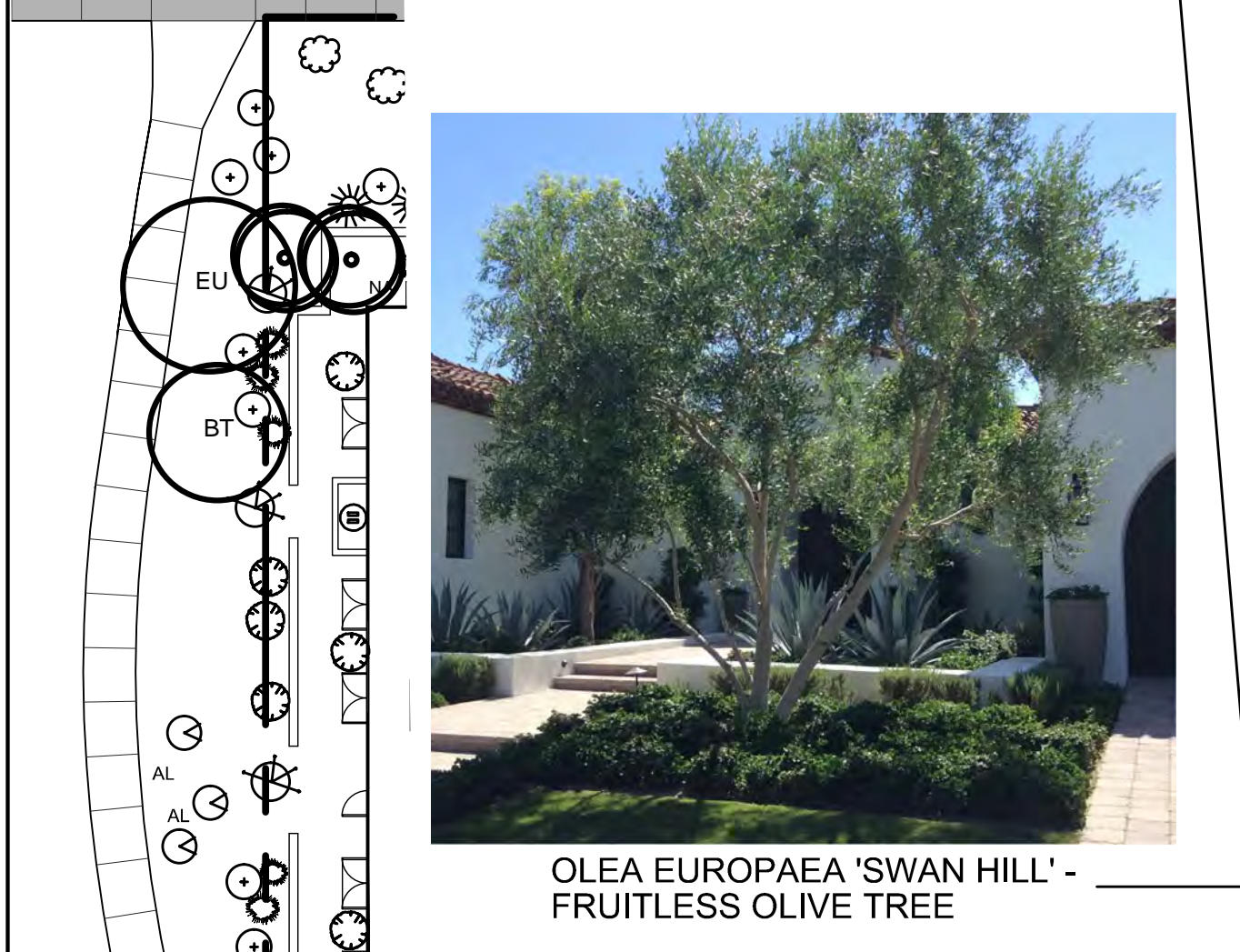
NOTE: THIS BUILDING IS FULLY FIRE SPRINKLERED (NO ADDITIONAL PIPING REQUIRED)

(E) PARKING AREA

TACHEVAH DRIVE

MASTER PARKING LOT PLAN

0' 20' 40' SCALE: 1" = 20'



OLEA EUROPAEA 'SWAN HILL' - FRUITLESS OLIVE TREE



PROPOSED TIJUANA TIJU TREES IN THE PARKING LOT



BOUGAINVILLEA 'OH LA LA'



HESPERALOE PARVIFOLIA



CARISSA 'BOXWOOD BEAUTY'



PORTULACARIA AFRA PROSTRATUS



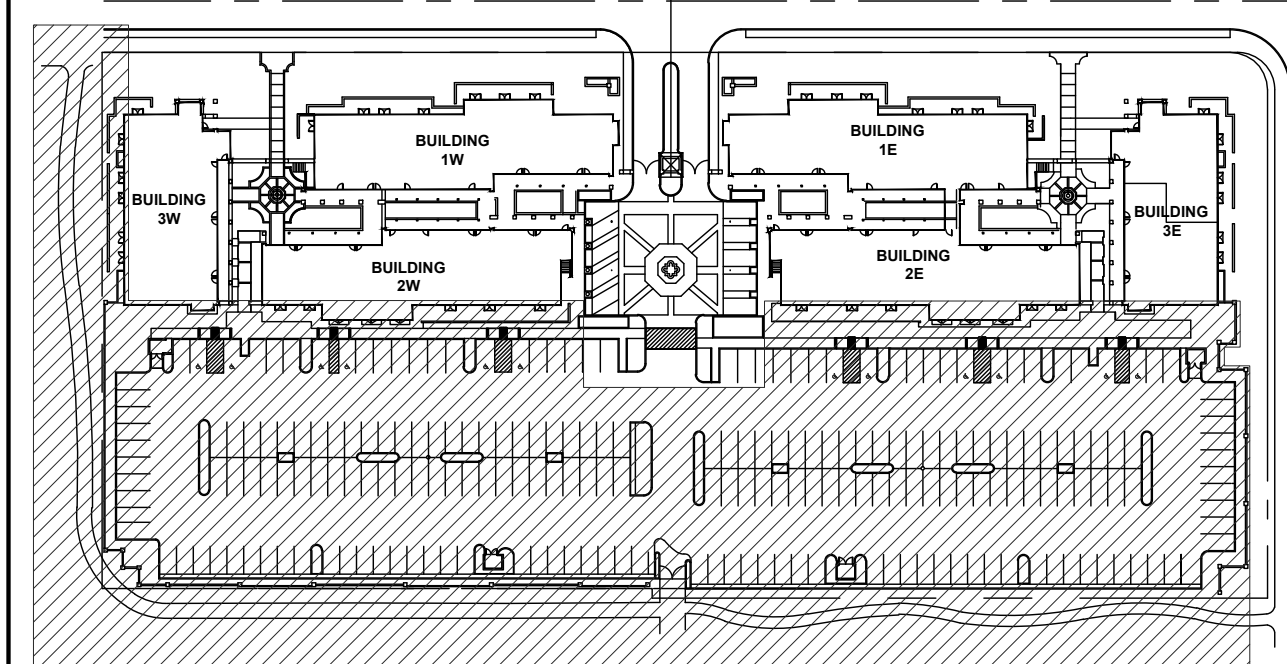
CALLIANDRA INAEQUILATERA

RECOMMENDED PLANTING LEGEND ALONG THE PARKING LOT		
TREE/ PALM PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
24 24"-BOX Multi tr.	QUERCUS VIRGINIANA or PROSOPIS CHILENSIS or TIJUANA TIPU	OAK TREE or CHILEAN MESQUITE or TIJU TREE
6 36"-BOX Multi tr.	OLEA EUROPAEA	FRUITLESS OLIVE
5 Existing to remain	TIJUANA TIPU	TIJU TREE
3 Existing to remain	PHOENIX DACTYLIFERA	DATE PALMS
Optional 18' Height Diamond Cut	PHOENIX DACTYLIFERA	DATE PALMS
7 24"-BOX Multi tr. Specimens	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
5 Existing to remain	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
5 24"-BOX	BUTIA CAPITATA	PINDO PALM
3 Existing to remain	VOLUNTEER PALM	CALIFORNIA FAN PALM
1 Existing to remain	WASHINGTONIA FILIFERA	MEXICAN FAN PALM
13 Existing to remain and be skinned	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
ACCENT/ SHRUBS		
9 5-GAL	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARIBBEAN AGAVE
42 5-GAL	BOUGAINVILLEA 'OH LA LA' By Monrovia Only	BOUGAINVILLEA No Substitutions
4 5-GAL	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN
14 5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
33 Existing to remain	HESPERALOE PARVIFOLIA	RED YUCCA
33 5-GAL	HESPERALOE PARVIFOLIA	RED YUCCA
14 Relocated	CARISSA 'GREEN CARPET'	GREEN CARPET
52 5-GAL	ICEBERG ROSES	DESERT ROSE
45 5-GAL	PORTULACARIA AFRA	ELEPHANT BUSH
8 5-GAL	PORTULACARIA AFRA	ELEPHANT BUSH
30 5-GAL	PORTULACARIA PROSTRATUS	ELEPHANT BUSH
11 5-GAL	SALVIA LEUCANTHA	SALVIA
27 5-GAL	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSMARY GROUNDCOVER
6 6"-1' Trunk Height	YUCCA 'SKY BLUE' specimen	YUCCA
13 5-GAL	TECOMS STANS	YELLOW BELLS
1 Existing to remain	TECOMA STANS	YELLOW BELLS
14 Existing to remain	THEVETIA PERUVIANA	YELLOW OLEANDER
10 5-GAL esp. on wall	CALLIANDRA INAEQUILATERA	PINK POWDER PUFF
128 TONS Optional DAVE'S Mix or 3/8" MOHAVE GOLD DECOMPOSED GRANITE	Optional BULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT	Optional BULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT
2"-4" DIA. MORTAR IN COBBLE - APPROX. 400 SQ.FT.		

RECOMMENDED PLANTING LEGEND ALONG THE ALLEY		
PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
BT 2 Existing to remain	BRACHYCHITON POPULNEUS	BOTTLE TREE
EU 12 Existing to remain	EUCALYPTUS	EUCALYPTUS TREE
1 Existing to be removed	Contractor to check additional trees that need to be removed	
3 Existing to remain	RHUS LANCEA	AFRICAN SHUMAC
1 Existing to remain	TIJUANA TIPU	TIJU TREE
1 Existing to be removed	ALOË BARBADENSIS	ALOË
2 Existing to remain	CARISSA 'GREEN CARPET'	GREEN CARPET
13 5-GAL	DURANTA 'SWEET MEMORY'	DURANTA
26 5-GAL	LITTLE OLLIE	DWARF OLIVE
5 5-GAL	MUHLBERGIA RIGENS	DEER GRASS
4 Existing to remain	MUHLBERGIA CAPILARIS	REGAL MIST
21 5-GAL	PORTULACARIA PROSTRATUS	TRAILING ELEPHANT BUSH
4 5-GAL	ROSMARINUS OFFICINALIS	ROSMARY GROUNDCOVER
7 5-GAL	HUNTINGTON CARPET	GROUNDCOVER
27 5-GAL	TECOMS STANS	YELLOW BELLS
Optional: 83 TONS. ADDITIONAL 3/8" MOHAVE GOLD DECOMPOSED GRANITE		

- PLANTING NOTES**
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MATCHLINE "A" SEE THIS SHEET



KEY MAP

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TELEPHONE (951)277-1544 E-mail: adm@desertmodern.com
www.desertmodern.com

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02-03-20	
02-18-20	

SCALE: 1"=20'-0"

SHEET
L-2.0



BEFORE



AFTER VIA MIRALESTE STREETSCAPE PERSPECTIVE

PROPOSED MESQUITE TREES TO MATCH ACROSS THE STREET STREETSCAPE

PROPOSED ACCENT DESERT SPOON PLANTS AGAINST THE WALL

PROPOSED GROUNDCOVER WITH MORTAR IN COBBLE

ACCENT AGAVE WITH BOULDER GROUPINGS

PROPOSED COLORFUL SHRUBS
TECOMA STANS or
DURANTA

PROPOSED MEDITERRANEAN
FAN PALM

PROPOSED BUTIA PALM

PROPOSED MORTAR
IN COBBLE

PROPOSED BOUGAINVILLEA
'OH LA LA' GROUNDCOVER



BEFORE ALLEY BEHIND PARKING LOT

PROPOSED TECOMA STANS SHRUBS

PROPOSED GRASSES WITH GROUDCOVERS

PROPOSED TECOMA STANS SHRUBS

ALTERNATE TECOMA STANS WITH DURANTA 'SWEET MEMORY' SHRUBS TO CREATE PRIVACY



BEFORE ALLEY BEHIND PARKING LOT

REMOVE ALL THEVETIA HEDGE ALONG THE EXISTING WALL

PROPOSED GRASSES

ADD DECOMPOSED GRANITE TO FRESHEN UP EXISITNG

REVISION
11-18-19

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



BEFORE



PROPOSED GROUNDCOVER WITH MORTAR IN COBBLE

PROPOSED MESQUITE TREES TO MATCH ACROSS THE STREET STREETSCAPE

PROPOSED COLORFUL SHRUBS TECOMA STANS or DURANTA

PROPOSED BUTIA PALM

PROPOSED MEDITERRANEAN FAN PALM

PROPOSED MESQUITE TREES

PROPOSED LITTLE OLIVE SHRUBS

PROPOSED MORTAR IN COBBLE

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

PROPOSED CALLISTEMON LITTLE JOHN

AFTER CORNER OF VIA MIRALESTE AND TACHEVAH DRIVE COMPUTER GENERATED PERSPECTIVE

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SCALE

SHEET
L-1.3



BEFORE



AFTER TACHEVAH DRIVE COMPUTER GENERATED STREETSCAPE PERSPECTIVE

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SCALE

SHEET

L-1.4

PROPOSED ACCENT BUTIA AND CHAMAEROP PALMS AND GROUNDCOVER

PROPOSED ACCENT PLANTS WITH BOULDERS AND GROUNDCOVER

PROPOSED COLORFUL SHRUBS TECOMA STANS or DURANTA

PROPOSED LITTLE OLLIE SHRUBS

PROPOSED MESQUITE TREE

PROPOSED OLIVE TREE WITH ACCENT AGAVE

EXISTING BIRD OF PARADISE TO REMAIN

EXISTING TECOMA SHRUB TO REMAIN

BUTIA PALM AND GROUNDCOVER

PROPOSED ACCENT PLANTS ALONG THE WALL

PROPOSED MESQUITE TREE

PROPOSED MORTAR IN COBBLE

EXISTING BIRD OF PARADISE TO REMAIN

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

PROPOSED ACCENT PLANTS WITH BOULDERS AND GROUNDCOVER

PROPOSED MORTAR IN COBBLE



BEFORE



EXISTING OLIVE TREE TO REMAIN

EXISTING (16) DATE PALMS TO REMAIN or REMOVE THEM AND USE NEW 18' HT.

DWARF LITTLE OLLIE SHRUBS AND GATE HOUSE

EXISTING OLIVE TREE TO REMAIN

PROPOSED MESQUITE TREES ALONG TACHEVAH

AFTER TACHEVAH DRIVE MAIN ENTRANCE PERSPECTIVE

PROPOSED MORTAR IN COBBLE

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

PROPOSED MEDITERRANEAN FAN PALMS AND GROUNDCOVER

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

PROPOSED MORTAR IN COBBLE

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SCALE: _____

SHEET
L-1.4