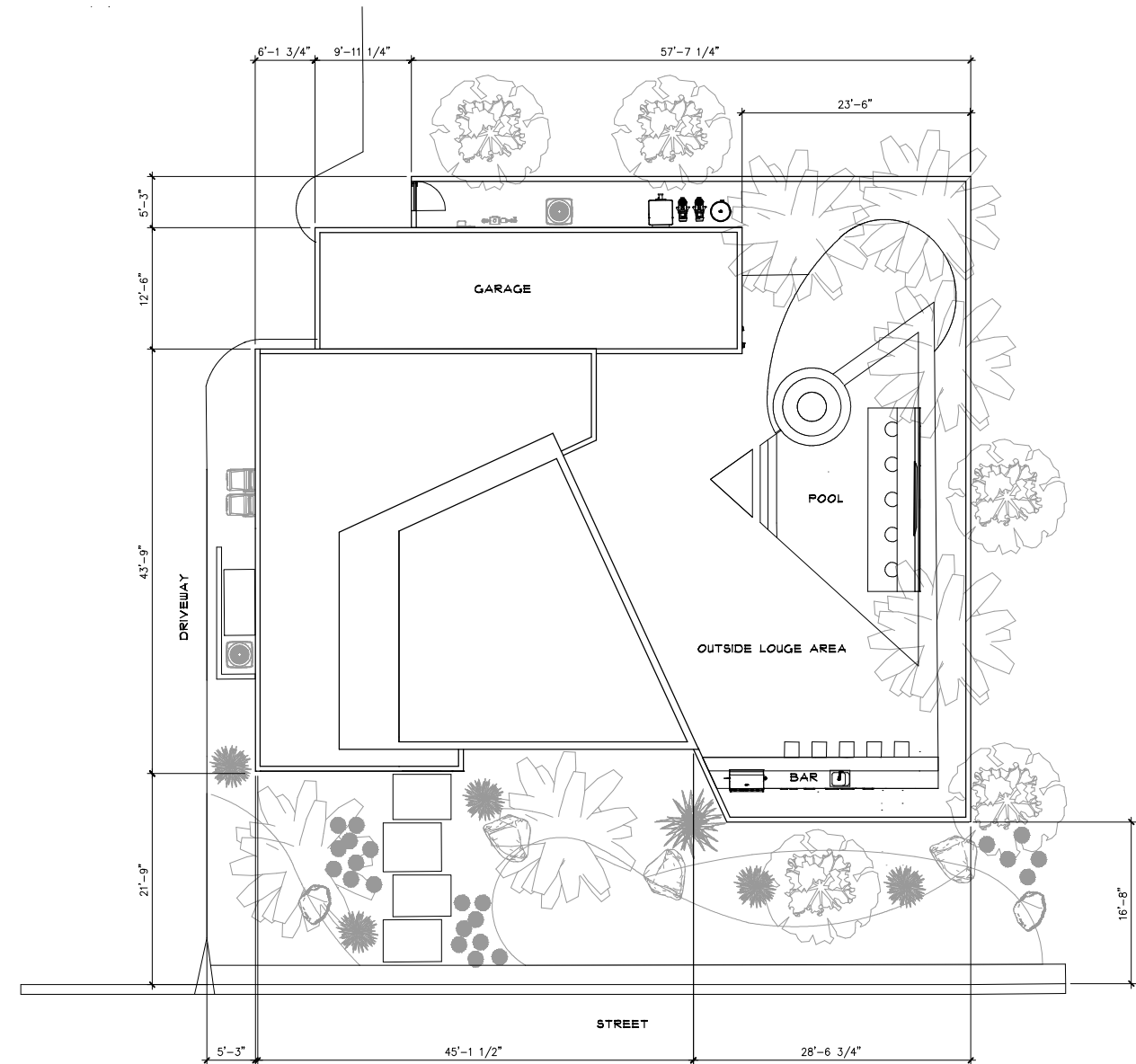
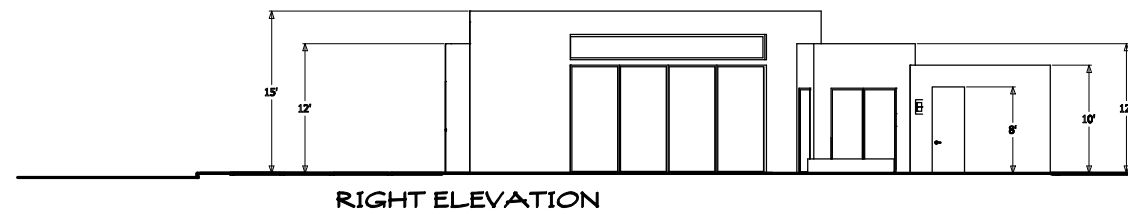
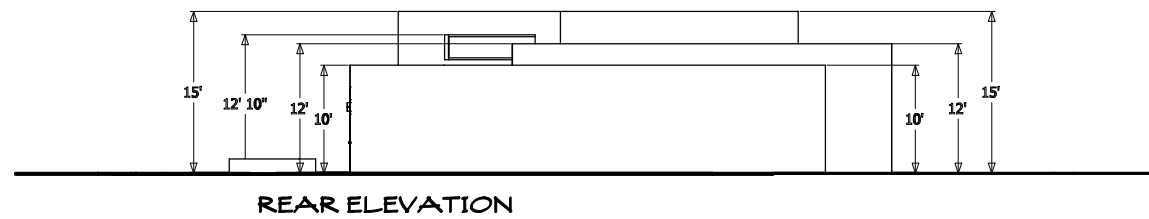
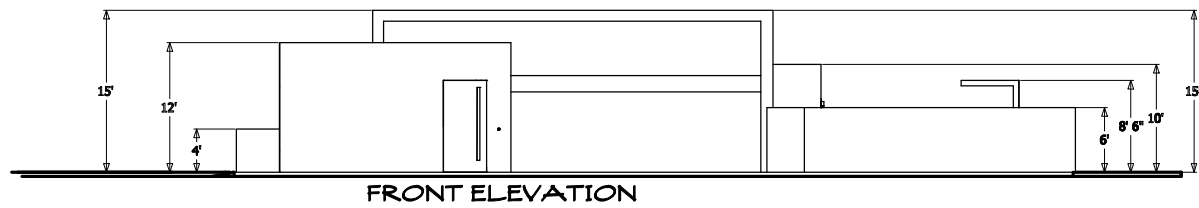


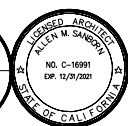
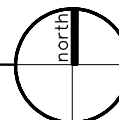


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PLAN 3 B

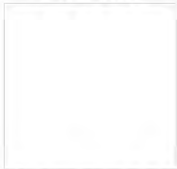
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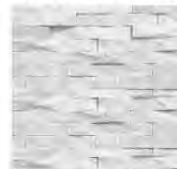
COLOR & MATERIAL BOARD

ALURE - PLAN 3

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FRONT DOOR  DUNN EDWARDS DE5349	ROOF  MEMBRANE COLOR WHITE	WINDOW FRAME  NATURAL ALUMINUM	CONCRETE  NATURAL SCORED WASHED FINISH

COLOR & MATERIAL BOARD

ALURE - PLAN 3A

STUCCO  DUNN EDWARDS DEW380	FRONT TEXTURE  NATURAL WHITE QUARTZ STACKED STONE	ACCENT  DUNN EDWARDS DET615	GARAGE DOOR  MODERN MASTERS SILVER ME-150 NON REFLECTIVE
FRONT DOOR  DUNN EDWARDS DET615	ROOF  MEMBRANE COLOR WHITE	WINDOW FRAME  NATURAL ALUMINUM	CONCRETE  NATURAL SCORED WASHED FINISH

COLOR & MATERIAL BOARD

ALURE - PLAN 3B

STUCCO  DUNN EDWARDS DEW380	FRONT TEXTURE  NATURAL WHITE TRAVERTINE TILE	ACCENT  DUNN EDWARDS DET615	
FRONT DOOR & ACCENT TRIM  BAROQUE WF204	ROOF  MEMBRANE COLOR WHITE	WINDOW FRAME  NATURAL ALUMINUM	CONCRETE  NATURAL SCORED WASHED FINISH

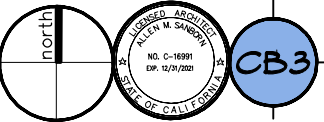


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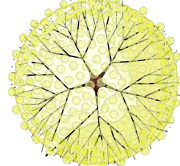
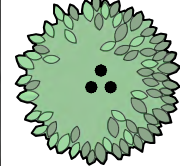
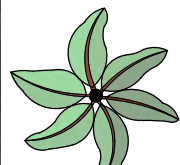
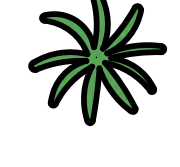
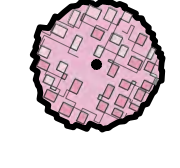
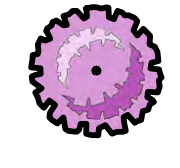
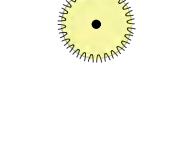
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5/31/2021

PLAN 3

0 5 10 15 20
SCALE 1/8"=1'-0"





PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Cercidium praecox Palo Verde	36"box	1
	Pithecellobium flexicaule Texas Ebony	24" Box	3
PALM TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Chamaerops humilis Mediterranean Fan Palm	15 gal	3
	Washingtonia Hybrid Hybrid Fan Palm	12' Ht.	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum	5 gal.	15
	Dasyliroion longissimum Toothless Desert Spoon	5 gal	2
	Leucophyllum frutescens 'Green Cloud' TM Green Cloud Texas Ranger	5 gal.	2
	Leucophyllum frutescens 'Silver Cloud' Texas Ranger	5 gal	10
CACTI	BOTANICAL / COMMON NAME	SIZE	QTY
	Echinocactus grusonii Golden Barrel Cactus	12"	10

TYPICAL LANDSCAPE PLAN



Chamaerops humilis



Washingtonia hybrid



Pithecellobium flexicaule



Cercidium praecox



Dasyliroion Longissimum



Leucophyllum frutescens 'Silver Cloud'



Echinocactus grusonii



Leucophyllum 'Green Cloud'



3/4" Pewter Grey Rock



Graphite Grey Decomposed Granite



1.5" - 3" Sierra Cobble



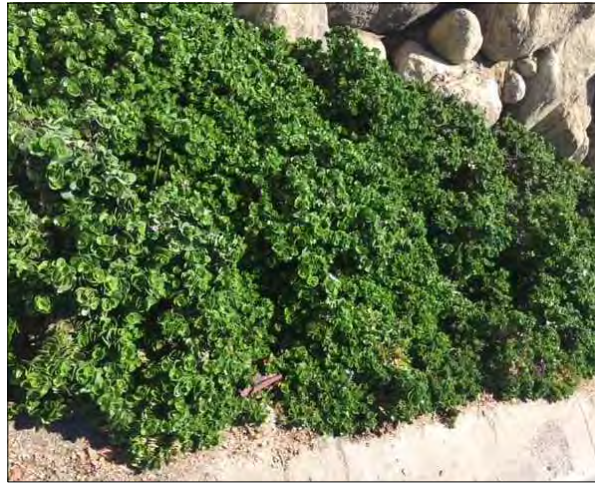
3'-4" Smoke Grey Boulders



Artificial Turf



Agave weberi



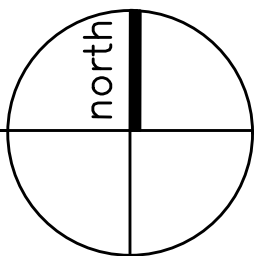
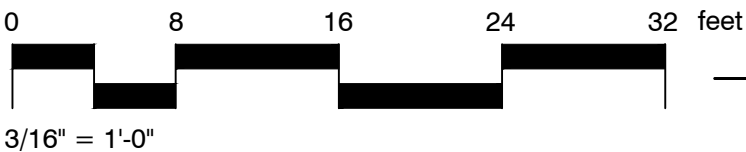
Carissa macrocarpa 'Boxwood Beauty'



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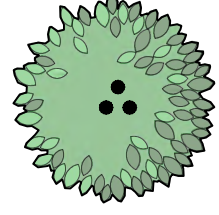
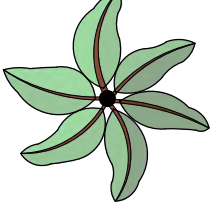
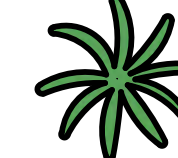
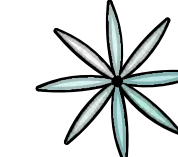
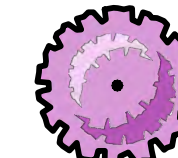
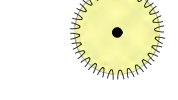
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5/18/2021

PLAN 1





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Pithecellobium flexicaule Texas Ebony	24" Box	2
PALM TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Chamaerops humilis Mediterranean Fan Palm	15 gal	5
	Washingtonia Hybrid Hybrid Fan Palm	12' Ht.	7
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum	5 gal.	4
	Dasylirion longissimum Toothless Desert Spoon	5 gal	1
	Dasylirion wheeleri Grey Desert Spoon	5 gal	2
	Leucophyllum frutescens 'Silver Cloud' Texas Ranger	5 gal	11
CACTI	BOTANICAL / COMMON NAME	SIZE	QTY
	Echinocactus grusonii Golden Barrel Cactus	12"	18
	Stenocereus marginata Mexican Fence Post	4' Multi	2



Chamaerops humilis



Washingtonia hybrid



Pithecellobium flexicaule



Dasylirion wheeleri



Dasylirion Longissimum



Leucophyllum frutescens 'Silver Cloud'



Echinocactus grusonii



3/4" Pewter Grey Rock



Graphite Grey Decomposed Granite



1.5" - 3" Sierra Cobble



3'-4' Smoke Grey Boulders



Artificial Turf



Carissa macrocarpa 'Boxwood Beauty'



Stenocereus marginata



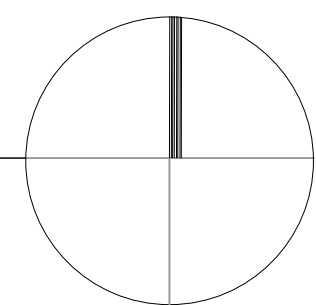
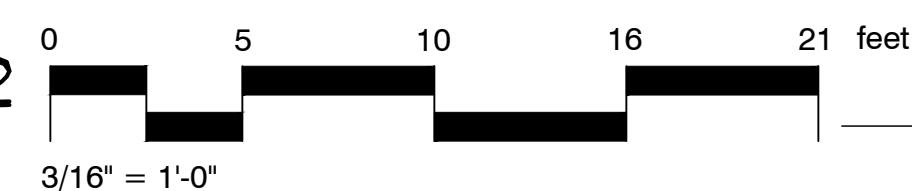
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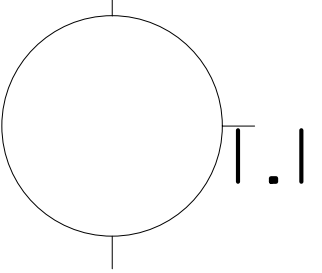
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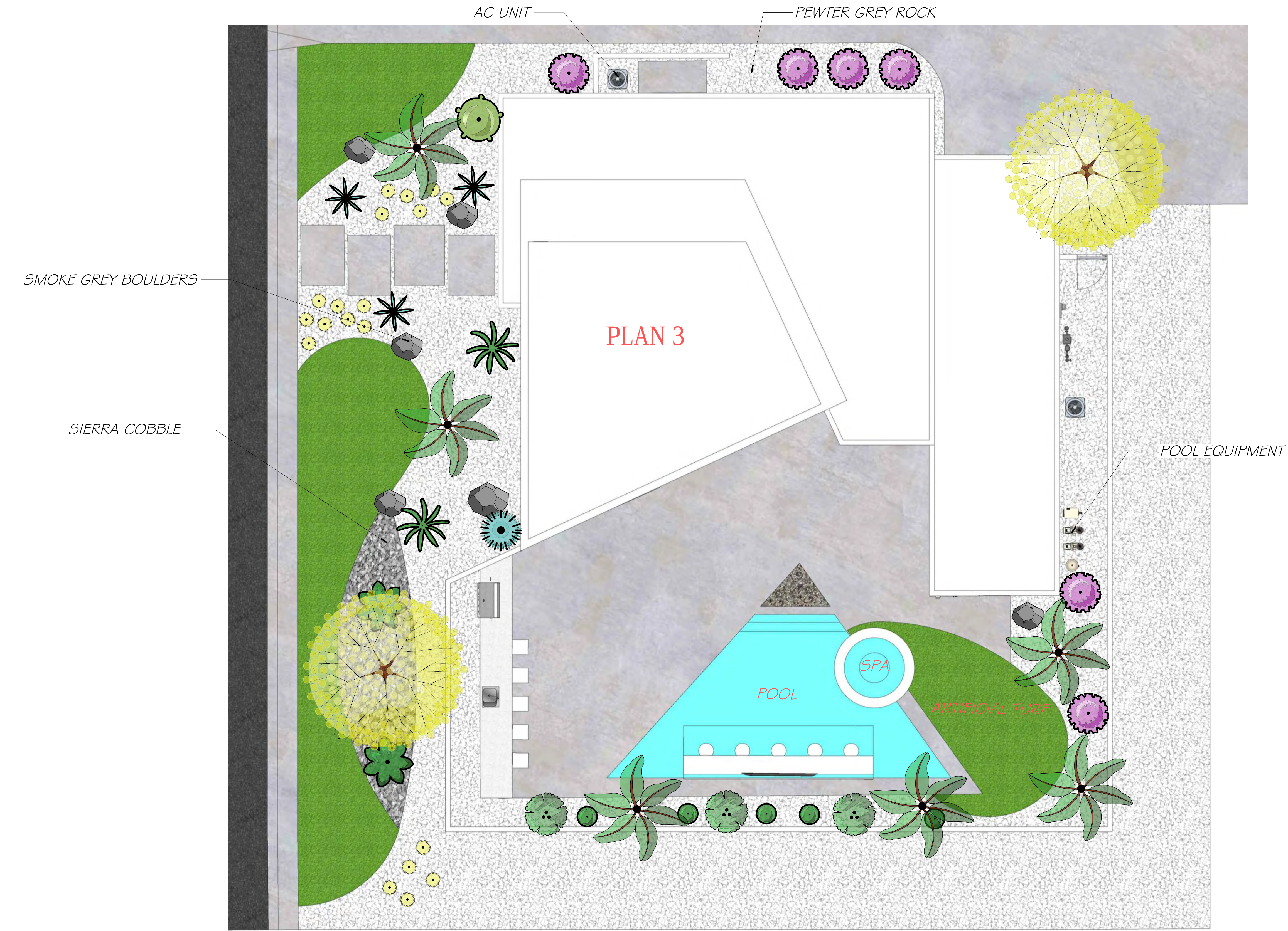
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PLAN 2

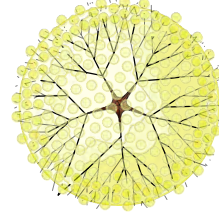
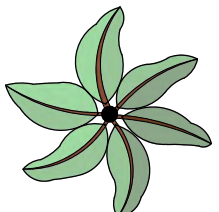
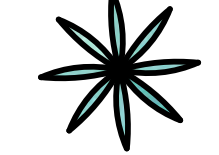
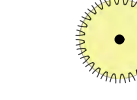
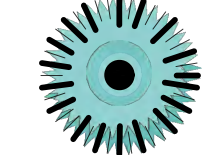


TYPICAL LANDSCAPE PLAN





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Cercidium praecox Palo Verde	36"box	2
PALM TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Chamaerops humilis Mediterranean Fan Palm	15 gal	3
	Washingtonia Hybrid Hybrid Fan Palm	12' Ht.	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave weberi Weber Agave	15 gal.	2
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum	5 gal.	5
	Dasylirion longissimum Toothless Desert Spoon	5 gal	2
	Dasylirion wheeleri Grey Desert Spoon	5 gal	3
	Leucophyllum frutescens 'Silver Cloud' Texas Ranger	5 gal	6
CACTI	BOTANICAL / COMMON NAME	SIZE	QTY
	Echinocactus grusonii Golden Barrel Cactus	12"	19
	Stenocereus marginata Mexican Fence Post	4' Multi	1
	Yucca rostrata 'Blue Velvet' Blue Velvet Beaked Yucca	3' Ht.	1



Chamaerops humilis



Washingtonia hybrid



Stenocereus marginata



Cercidium praecox



Dasylirion Longissimum



Leucophyllum frutescens 'Silver Cloud'



Echinocactus grusonii



Dasylirion wheeleri



3/4" Pewter Grey Rock



Graphite Grey Decomposed Granite



1.5" - 3" Sierra Cobble



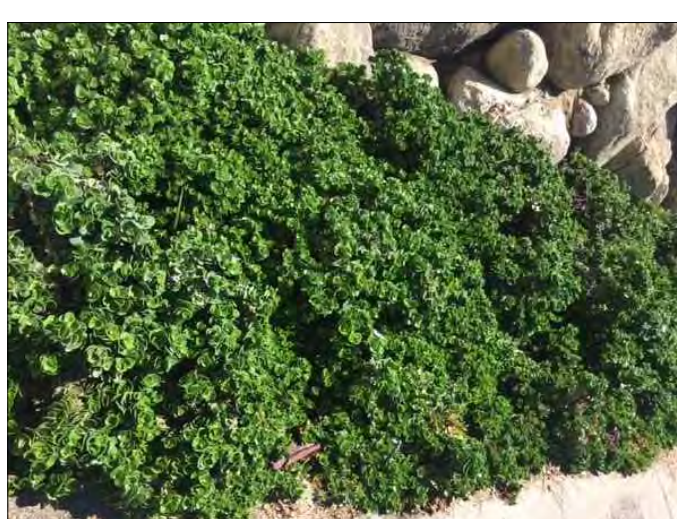
3'-4' Smoke Grey Boulders



Artificial Turf



Agave weberi



Carissa macrocarpa 'Boxwood Beauty'



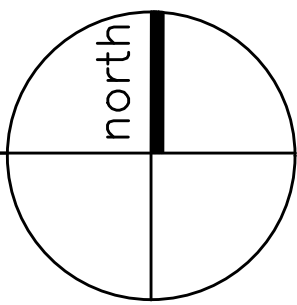
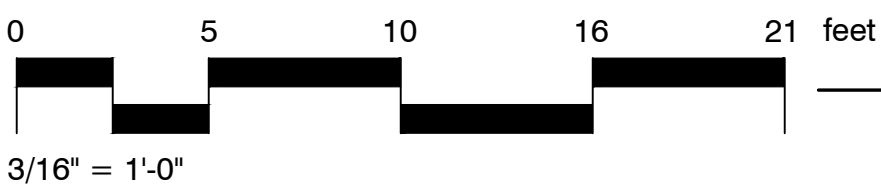
Yucca Rostrata



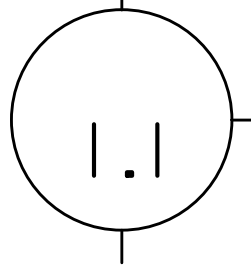
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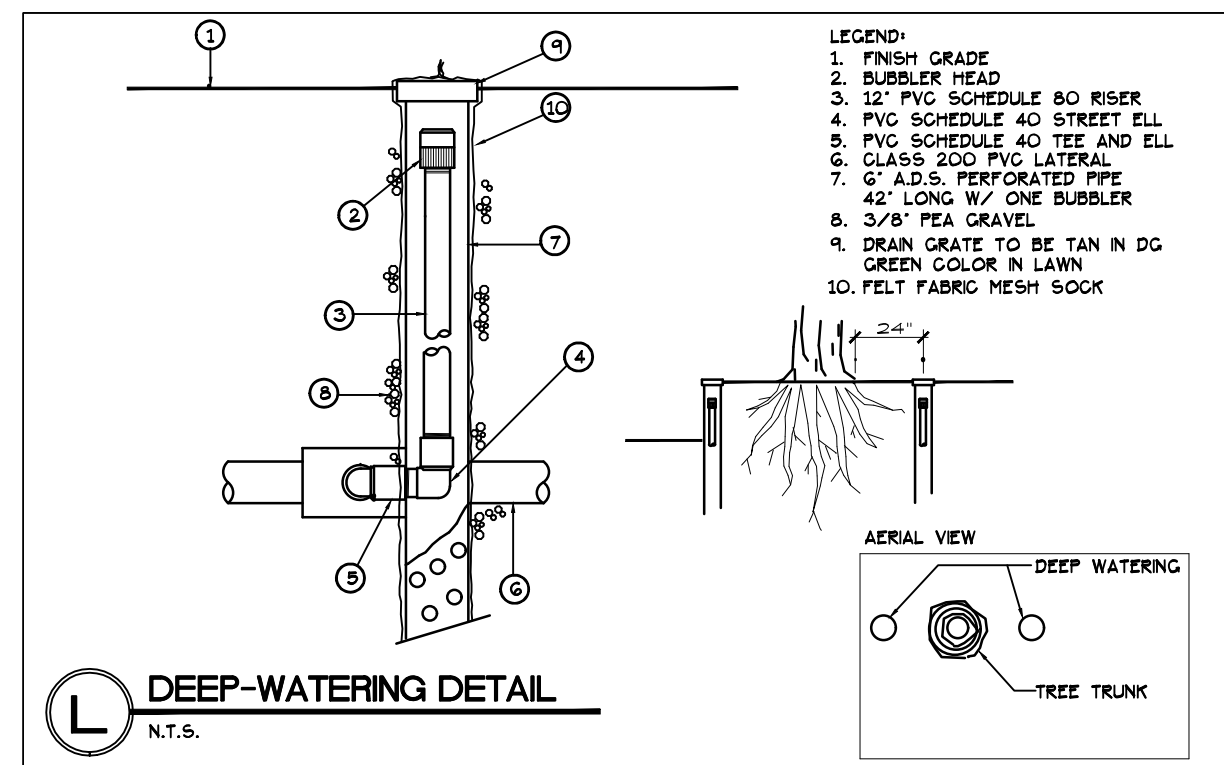
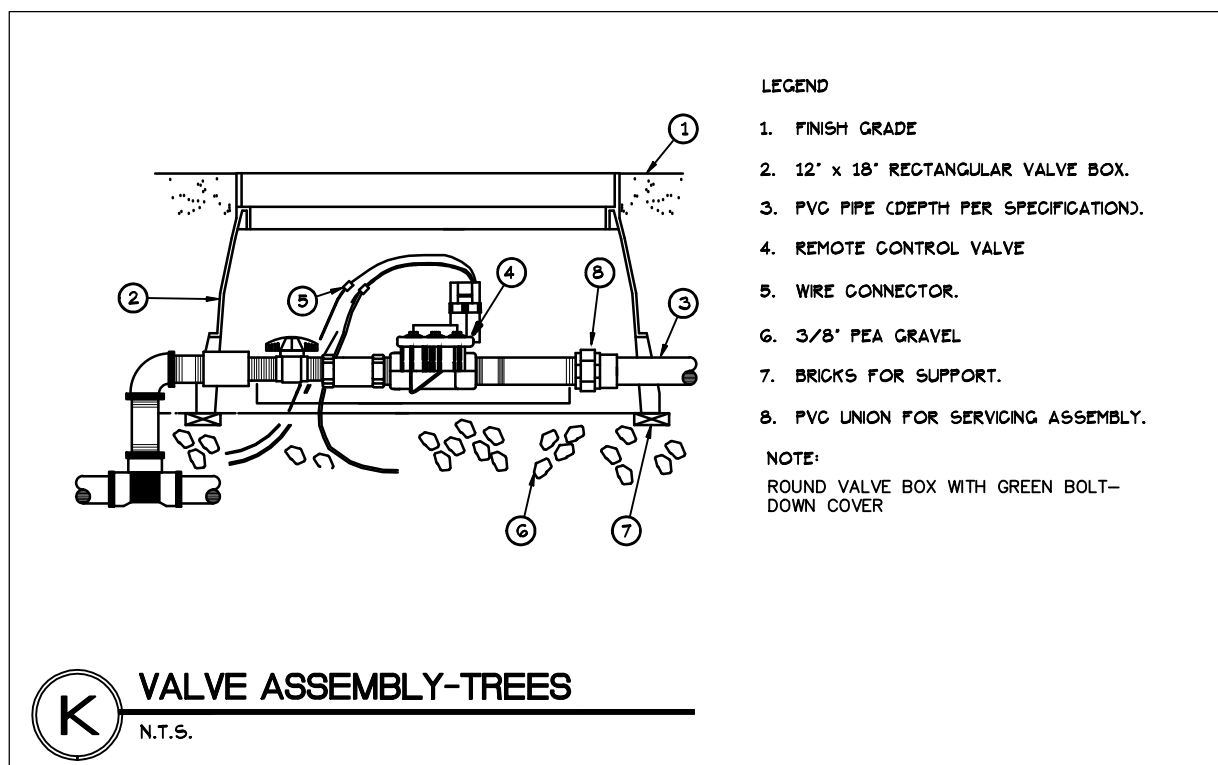
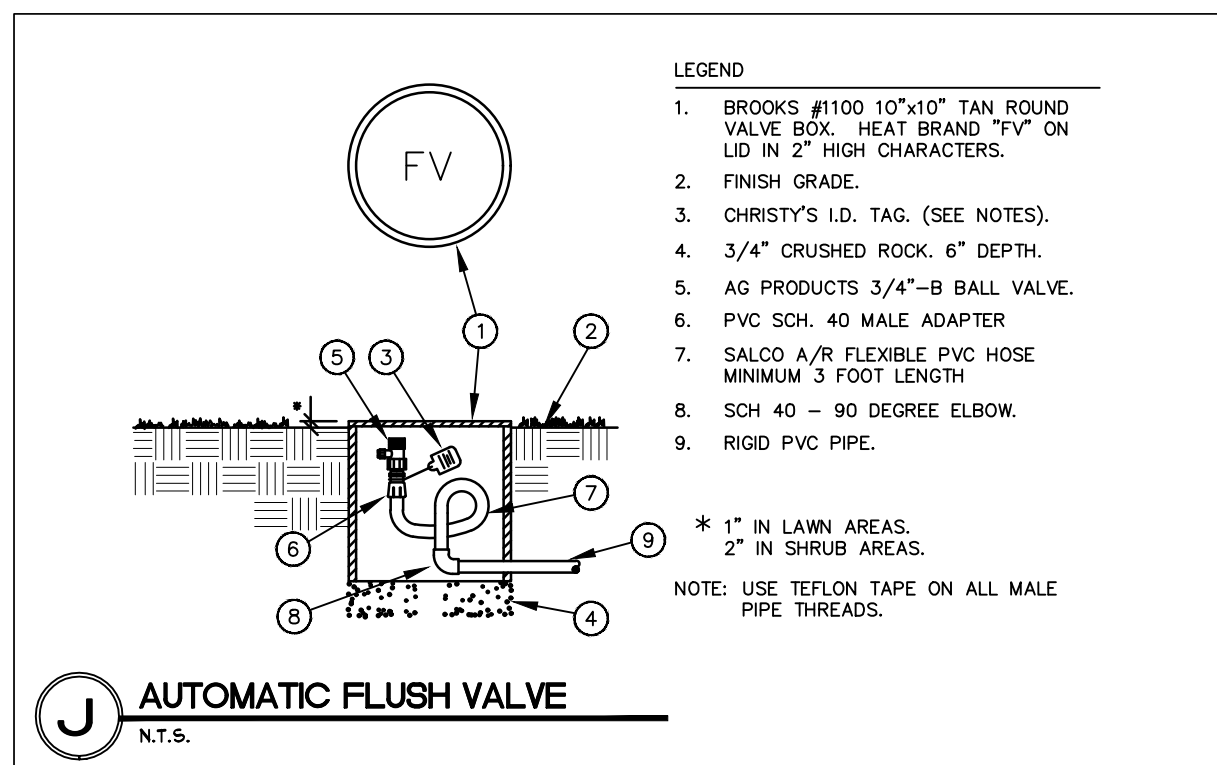
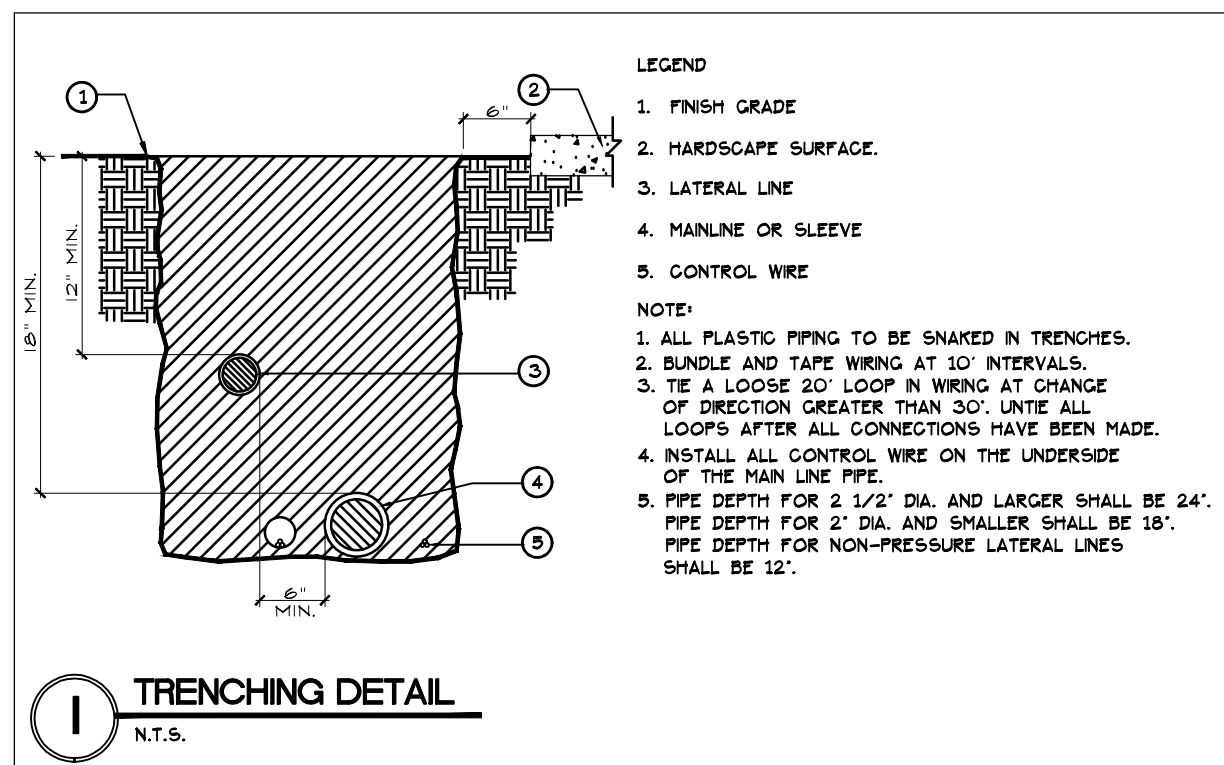
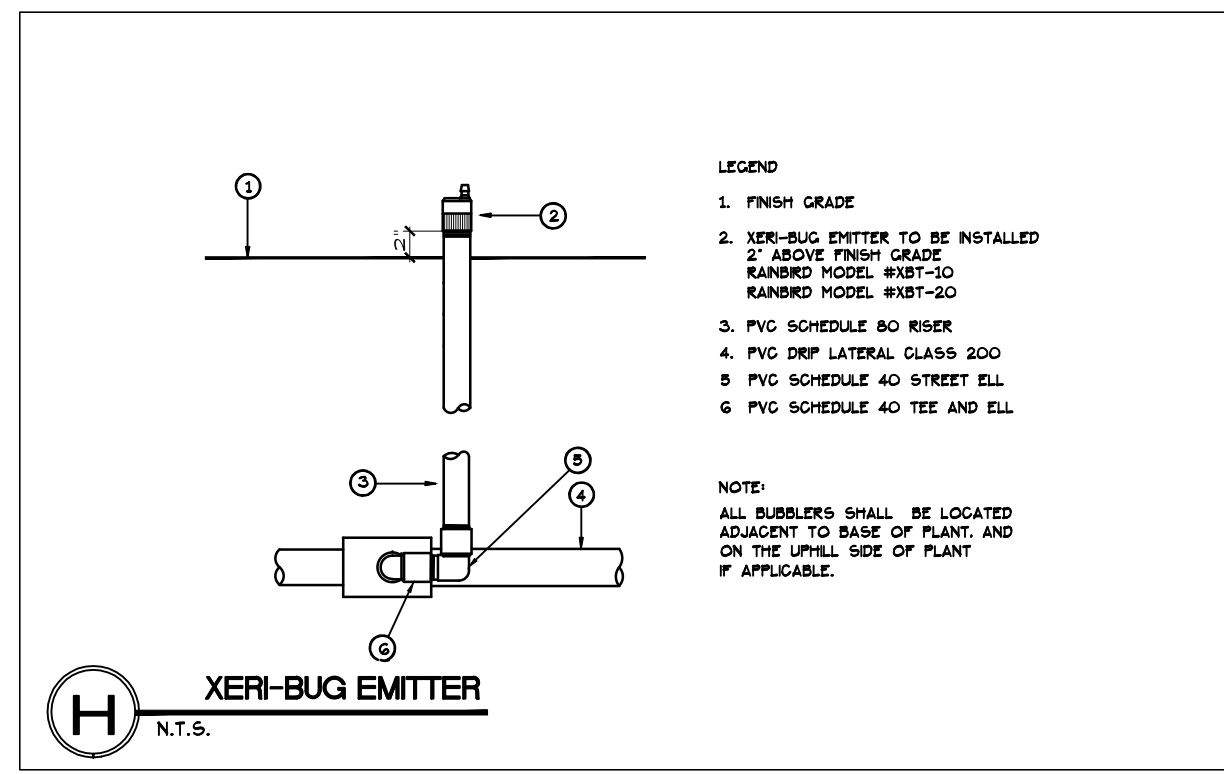
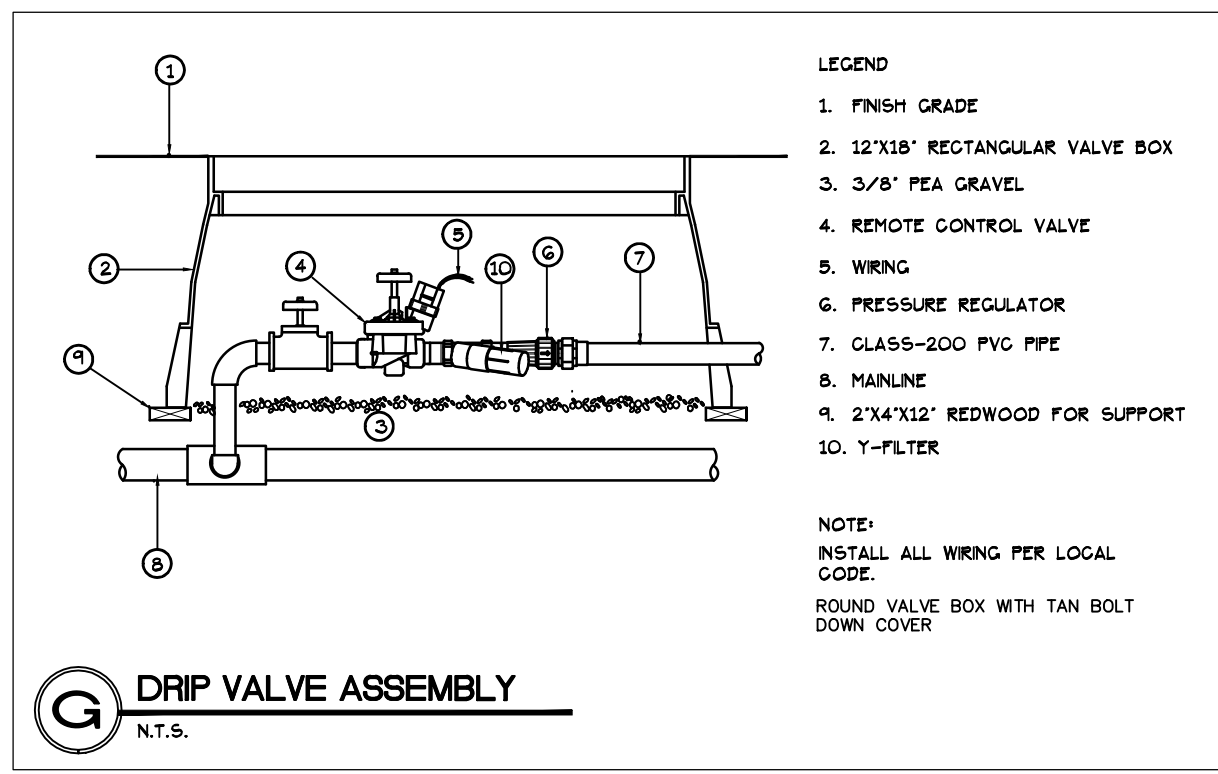
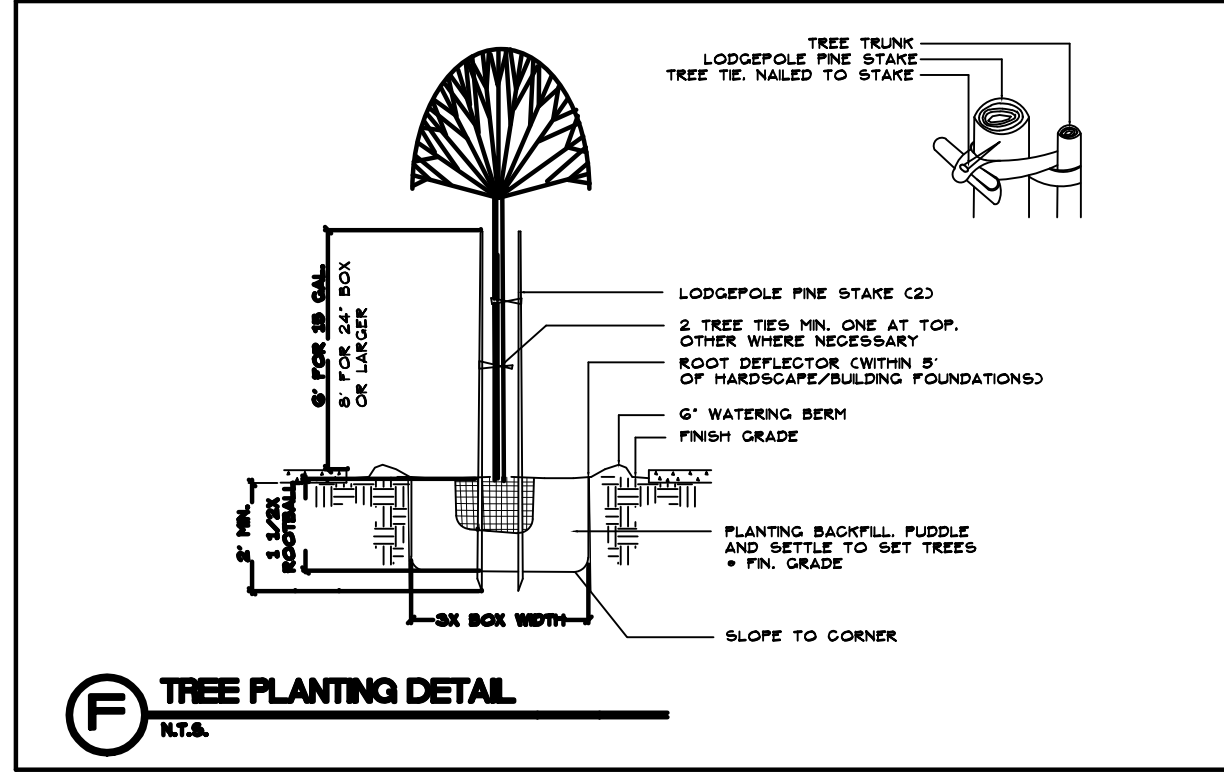
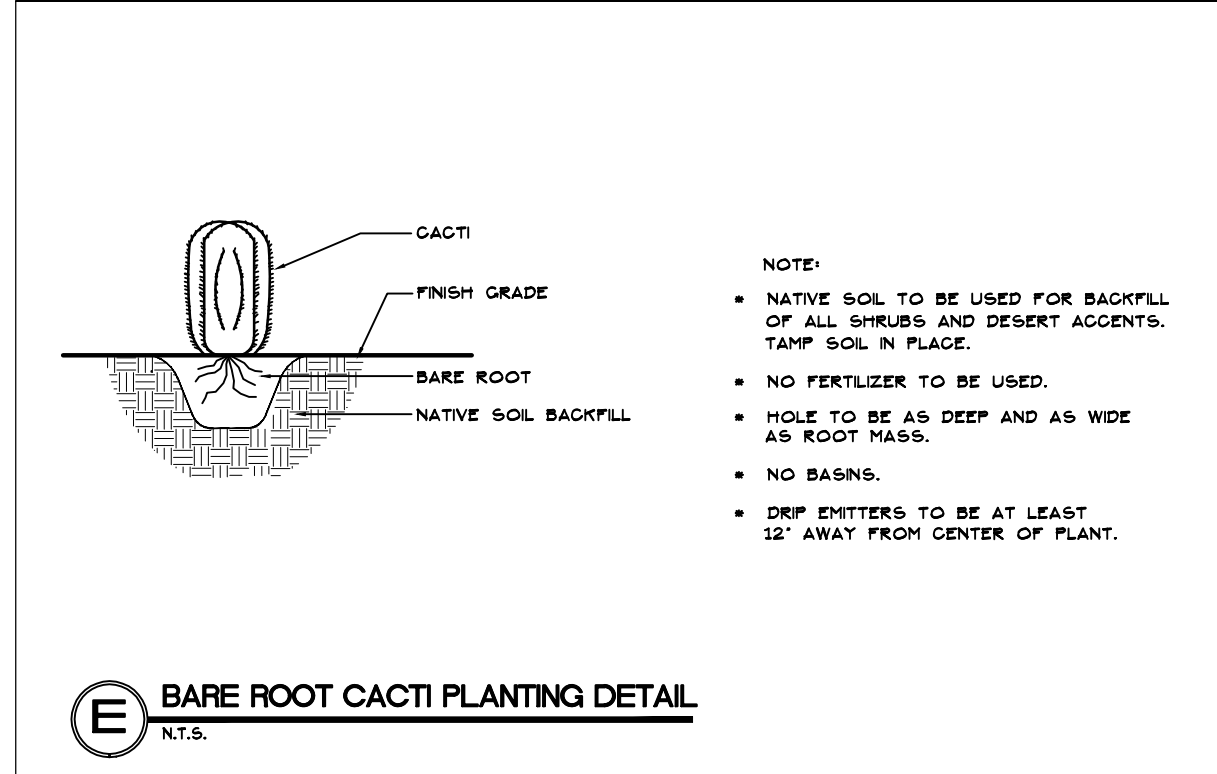
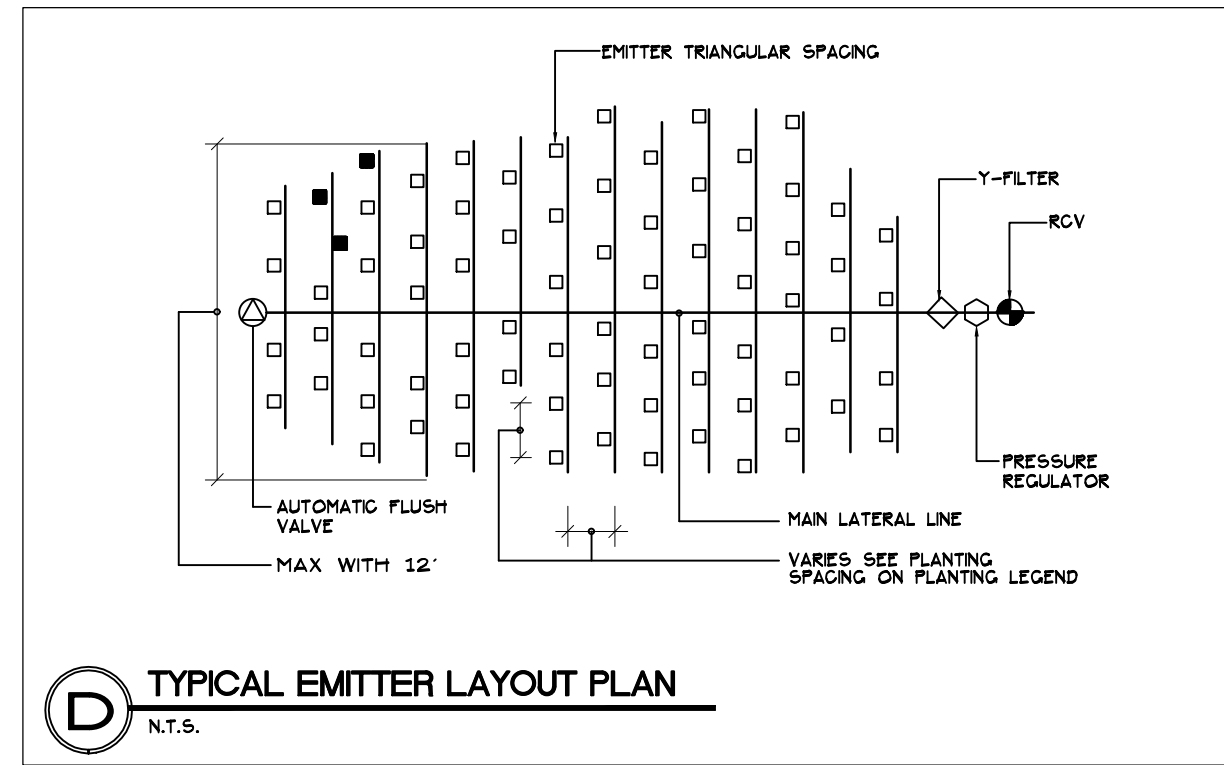
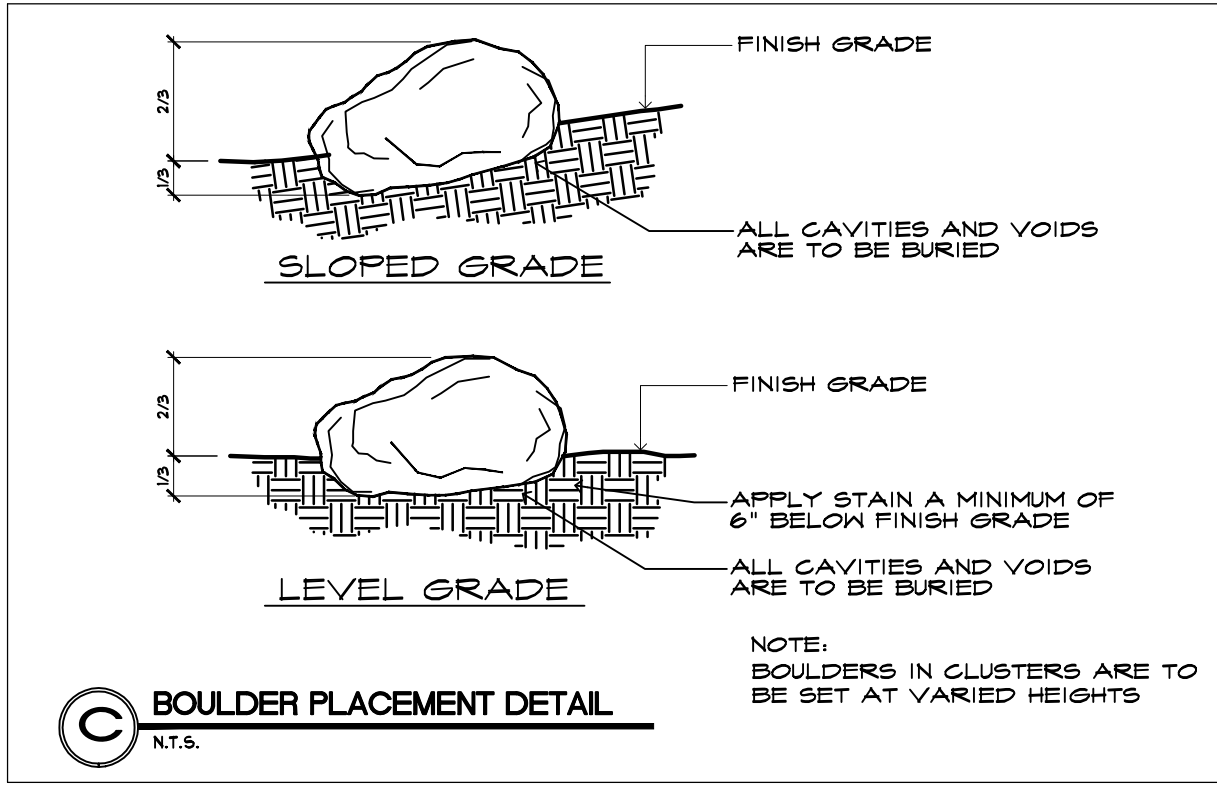
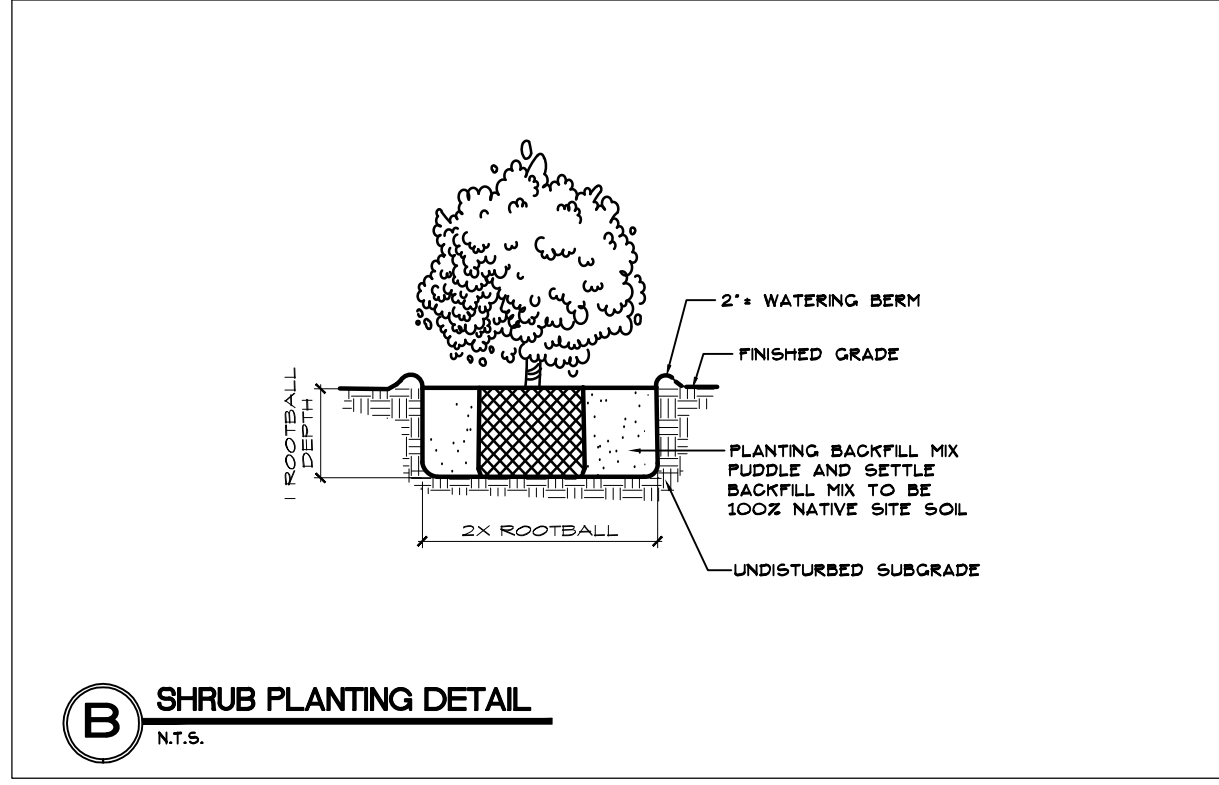
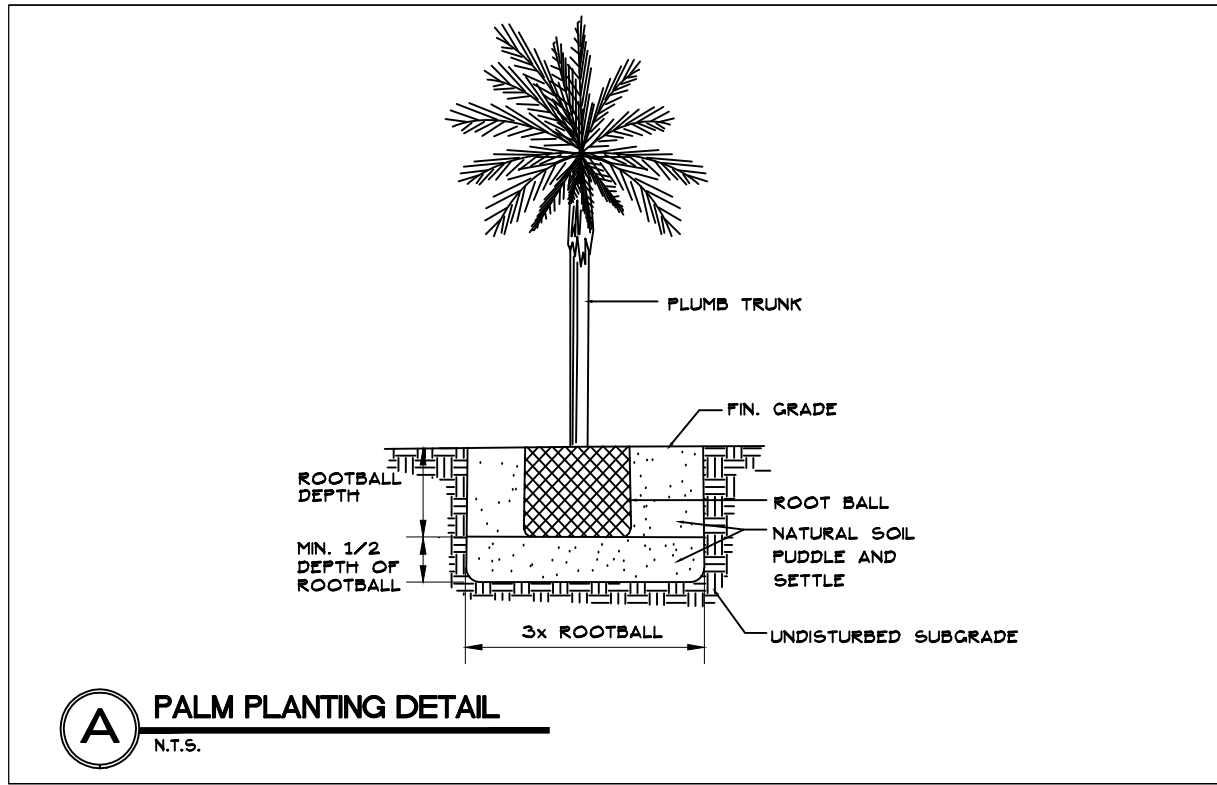
T K D ASSOCIATES, INC. LAND PLANNING - LANDSCAPE ARCHITECTURE 711 SAN JACINTO DR. - SUITE 100 MIRAGE, CA PH: (760) 776-1751
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PLAN 3



TYPICAL LANDSCAPE PLAN





GENERAL PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE LICENSED AND CARRY ALL NECESSARY WORKMEN'S COMPENSATION INSURANCE AND BONDS REQUIRED BY THE STATE.
2. THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL RELATED TRADES.
4. WORKMANSHIP AND MATERIAL ARE EXPECTED TO BE OF THE HIGHEST STANDARDS AND QUALITY.
5. ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. PRIOR TO BEGINNING WORK, THE SITE SHALL BE FREE OF ALL DEBRIS, WEEDS, OR ROCKS GREATER THAN 2" DIAMETER WITH FINISH GRADING COMPLETED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING PLANT MATERIAL UNLESS OTHERWISE NOTED ON PLANS. LANDSCAPE CONTRACTOR SHALL VISIT SITE IN ORDER TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
7. GRADE AT PLANTERS SHALL BE 2" BELOW FINISHED GRADE OF ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED ON GRADING OR BERMING PLAN.
8. TREAT PLANTED AREAS, DECOMPOSED GRANITE AND GRAVEL AREAS WITH PRE-EMERGENT WEED AGENT PRIOR TO, AND AFTER PLACING LANDSCAPE TOPPING AND AS PER MANUFACTURER'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL PROVIDE ALL PLANTS AS INDICATED ON THE PLANS, UNLESS OTHERWISE SPECIFIED. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. AT THE TIME OF DELIVERY THE CONTRACTOR SHALL PROVIDE THE DELIVERY INVOICE TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW.
10. ALL PLANT MATERIAL SHALL BE FULL, HEALTHY, SHAPELY, DISEASE-FREE, AND INSECT-FREE, BEING OF A SIZE THAT IS STANDARD FOR THE NURSERY INDUSTRY, AND PER THE PLANT LEGEND. ALL PLANTS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.

11. BEFORE EXCAVATION, PLANTS IN CONTAINERS SHALL BE PLACED AS INDICATED ON PLANTING PLAN. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 36HRS IN ADVANCE AND SHALL CHECK LOCATION OF ALL PLANTS IN THE FIELD AND SHALL INDICATE THE EXACT POSITIONS BEFORE ACTUAL PLANTING OPERATIONS PROCEED.
12. ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
13. CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURERS SPECIFICATIONS FOR CONTAINER SIZE.
14. ALL PLANTS SHALL BE PLANTED IN HOLES AS PER PLANTING DETAIL (SEE DETAIL THIS SHEET). TREE AND SHRUB ROOT CROWNS SHALL BE SET FLUSH WITH THE ADJACENT FINISH GRADE. ALL SHRUBS TO HAVE BELOW GRADE WATER RETENTION BASIN WITH GRADUAL 2" SHALE.
15. ALL HOLES SHALL BE THOROUGHLY PRE-SOAKED WITH WATER AND ALLOWED TO DRAIN PRIOR TO PLANTING.
16. ALL SHRUBS AND TREES SHALL BE BACKFILLED WITH 100% NATURAL SOIL.
17. CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.
18. TREES (ONLY IF STAKING IS REQUIRED) 15-GALLON OR LARGER ARE TO BE STAKED WITH 2" DIAMETER LODGEPOLE PINE STAKES, 2 PER TREE. REFER TO PLANTING DETAILS FOR PLANTING, STAKING, AND GUYING.
19. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, PLANT BOXES AND CONTAINERS, MATERIALS, SUPPLIES OR EQUIPMENT, LEAVING THE SITE IN A CLEAN CONDITION UPON COMPLETION OF LANDSCAPE INSTALLATION.

GENERAL INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE A DRIP EMITTER FOR EACH PLANT.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFG.'S INSTRUCTIONS AND SPECIFICATIONS.
4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
5. ALL TRENCH BACK FILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
6. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS AND PRIOR TO INSTALLING NOZZLES.
7. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
8. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 24 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDSCAPE.
9. SHRUB DRIP EMITTERS AND TREE EMITTERS SHALL BE PLACED ON SEPARATE VALVES.
10. ALL EMITTERS TO BE PLACED 6"-12" FROM EACH CENTER OF PLANT AND AT THE TOP OF SLOPE WHERE APPLICABLE.