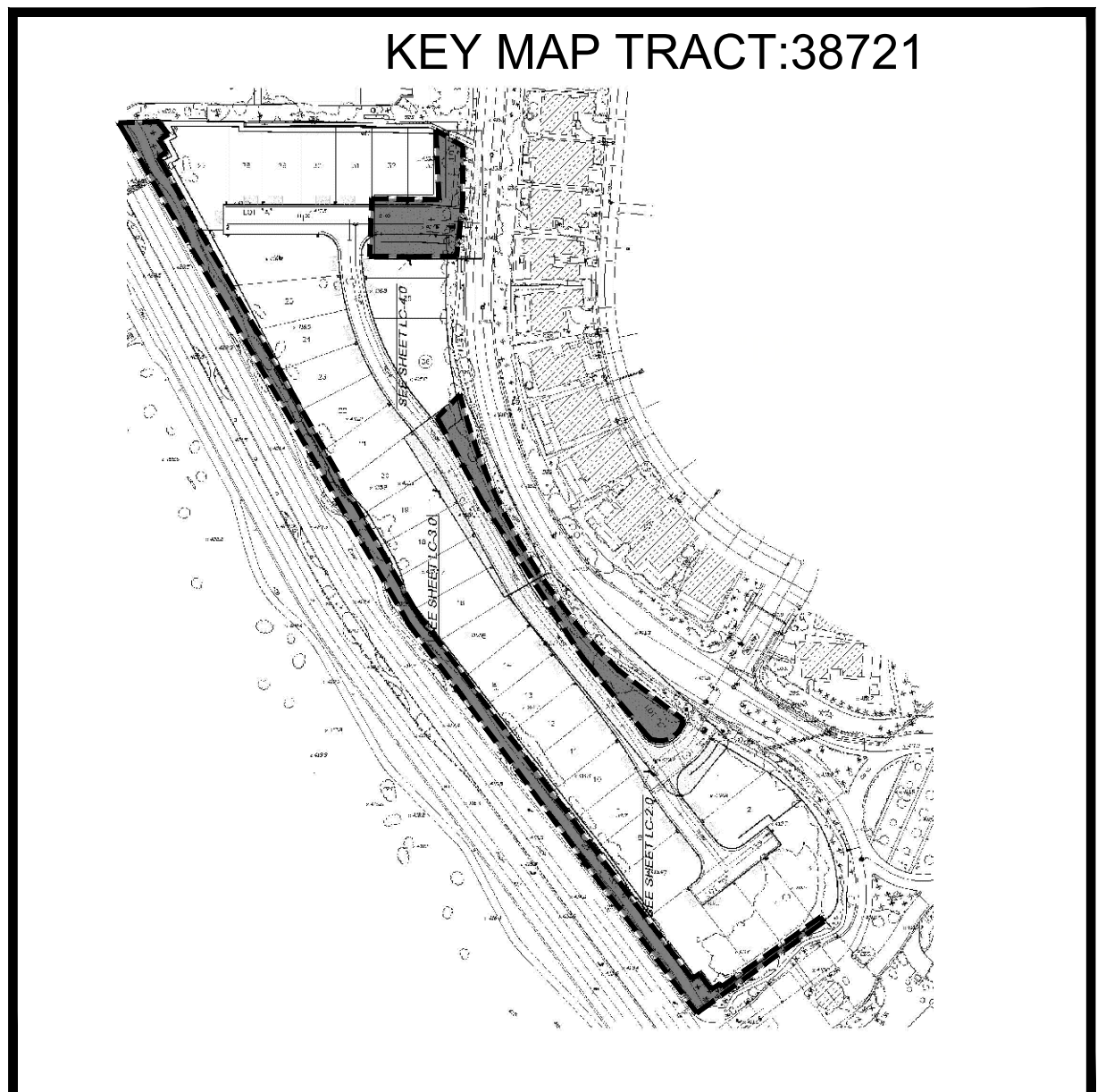
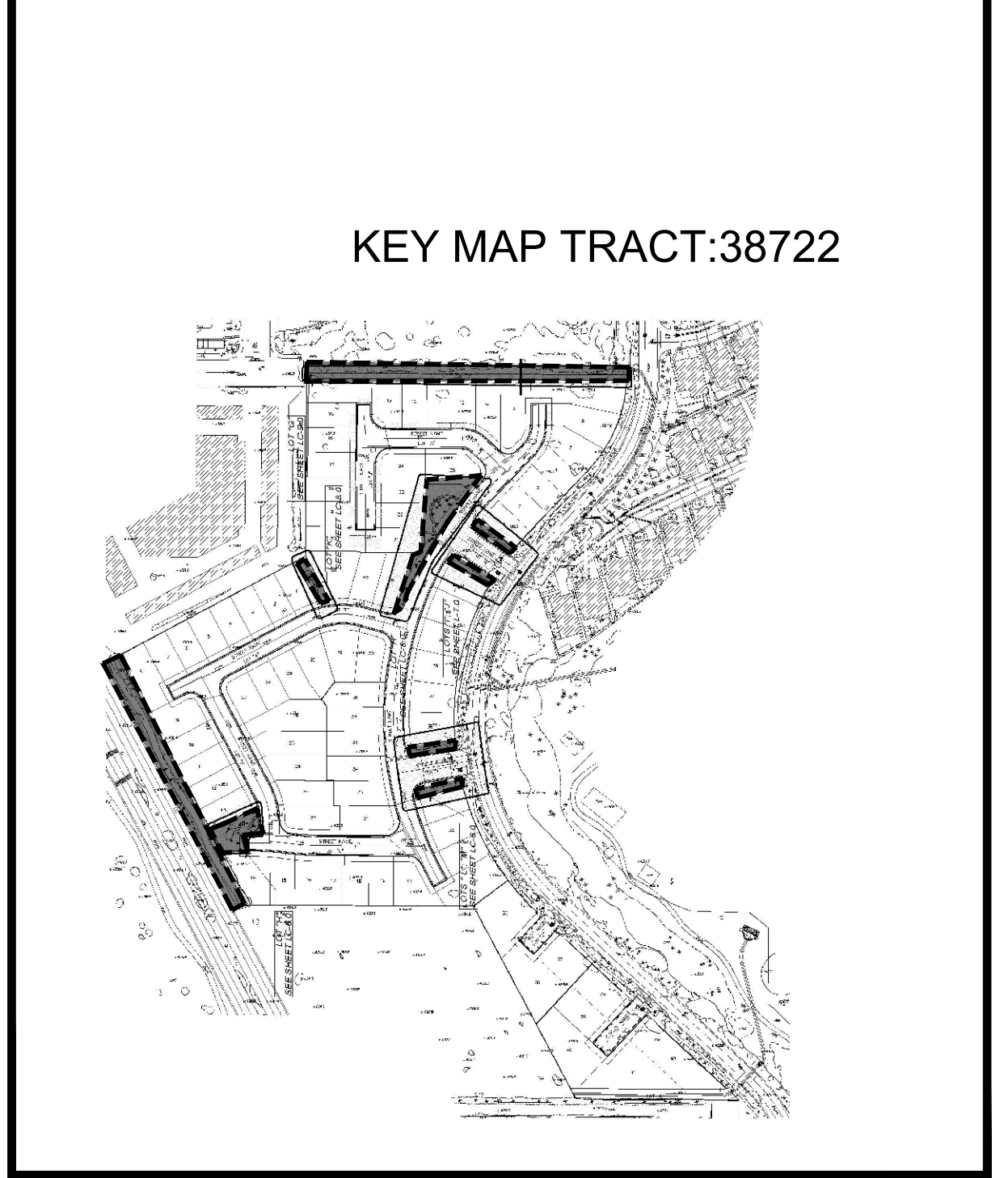
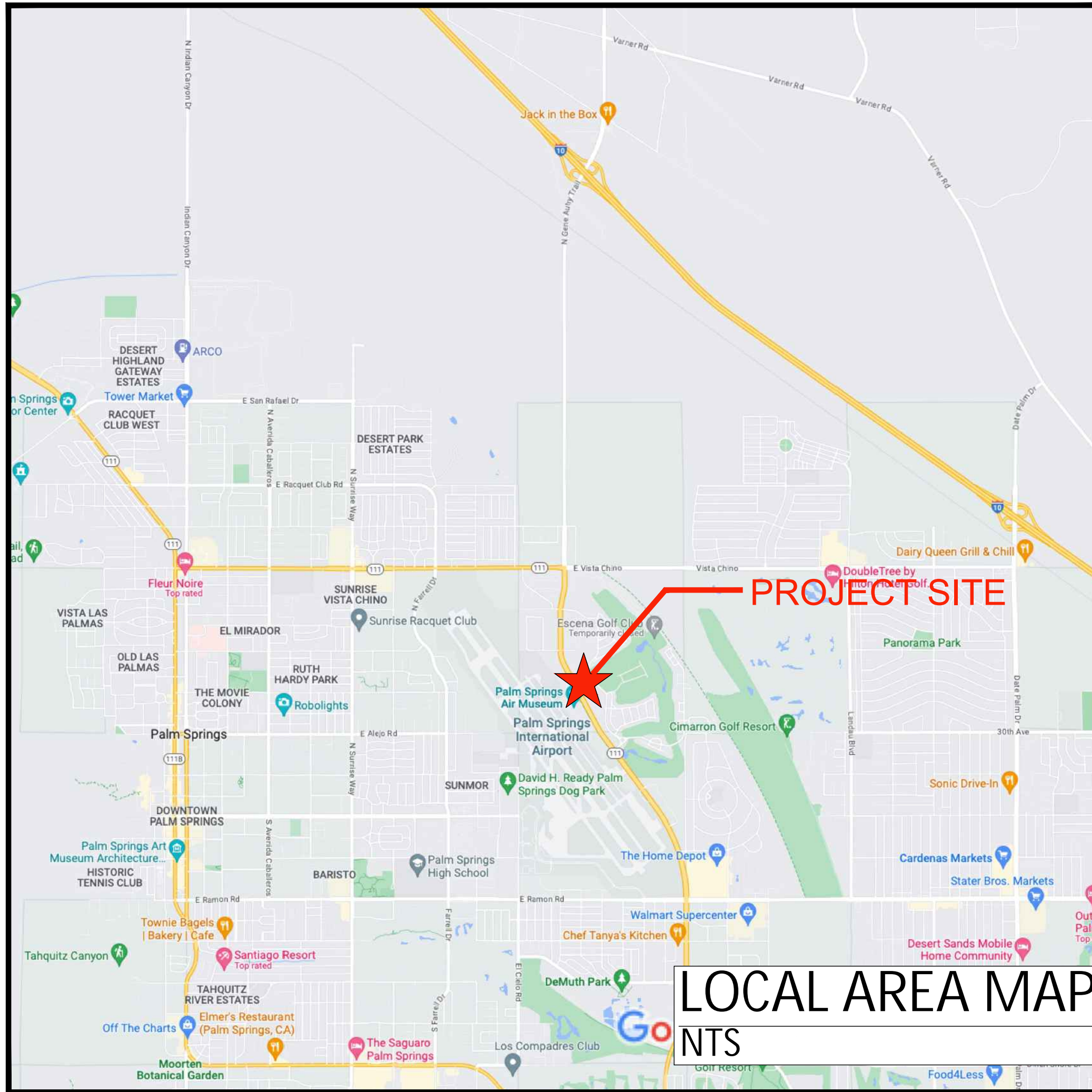
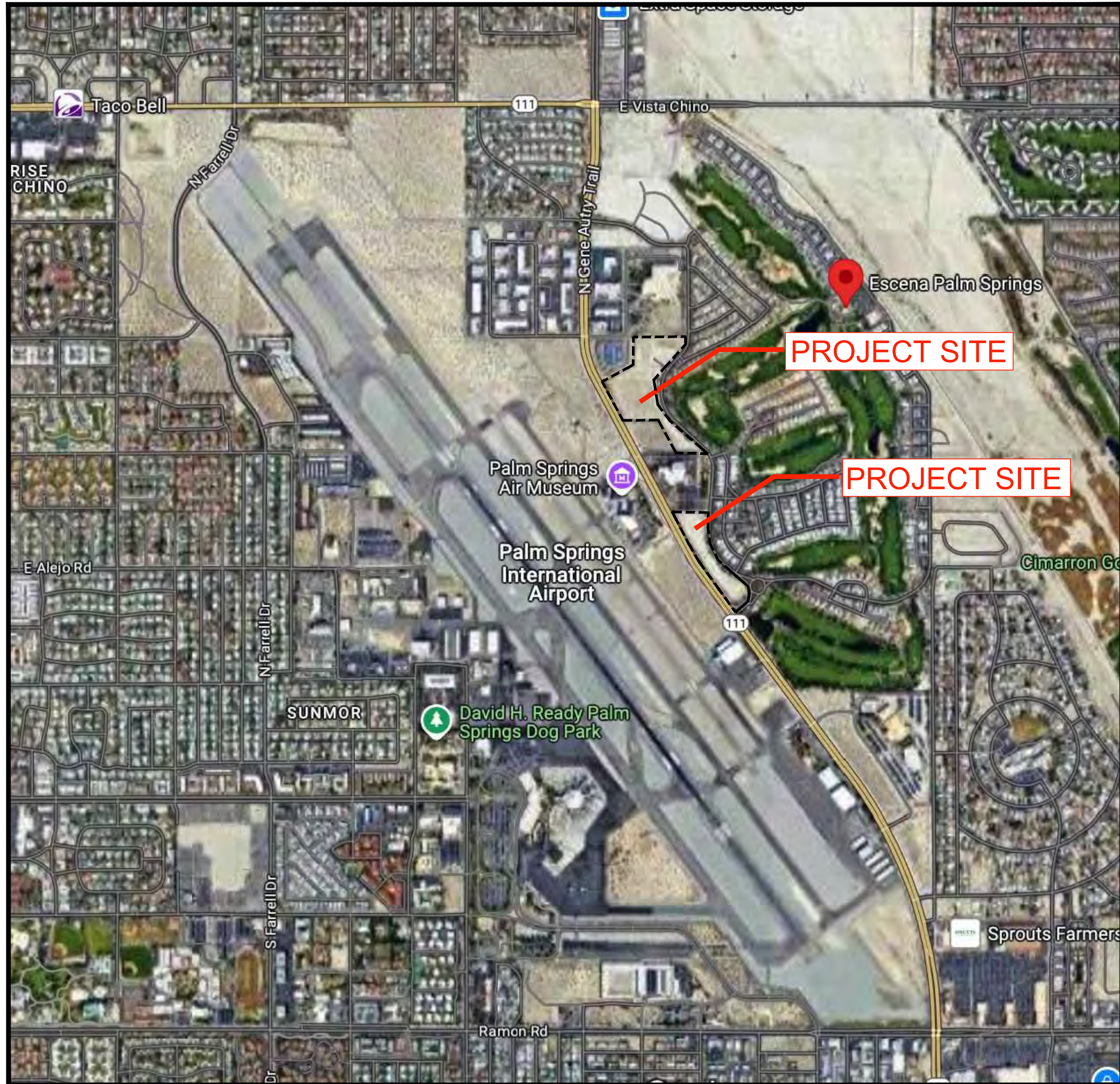


LANDSCAPE PLANS PREPARED FOR:
ESCENA ARIA
 BY TOLL BROTHERS

A NEW SINGLE FAMILY HOUSING DEVELOPMENT
 GRANDVIEW AVENUE
 PALM SPRINGS CA

PLANS PREPARED BY: TKD ASSOCIATES INC.
 LANDSCAPE ARCHITECT: THOMAS DOCZI

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®



SHEET INDEX

- L-CS COVERSHEET
- LS-C1.0 TRACT 38721 COMMON AREAS
- LS-C2.0 TRACT 38722 COMMON AREAS
- LS-1.0 SITE PLANTING PLAN. TRACT:38721
- LC-1.0 PLANTING PLAN TRACT:38721
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- LC-3.0 PLANTING PLAN TRACT:38721
- LC-4.0 PLANTING PLAN:TRACT:38721
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- LC-8.0 PLANTING PLAN TRACT:38722
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T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION

71-650 SAHARA ROAD SUITE 4
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
ESCENA ARIA
 COMMON AREA
 TYPICAL UNITS LANDSCAPE PLANS

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAPS: 38722; 38721

LICENSE STAMP:

Signature
 Date

CONSULTANTS:

SHEET TITLE
COMMON AREA
 TYPICAL UNIT
 LANDSCAPE PLANS

NORTH

SCALE
 SEE PLAN

PROJECT NUMBER
 3244

REVISIONS			
NO	DATE	TYPE	BY
1		UPDATE	

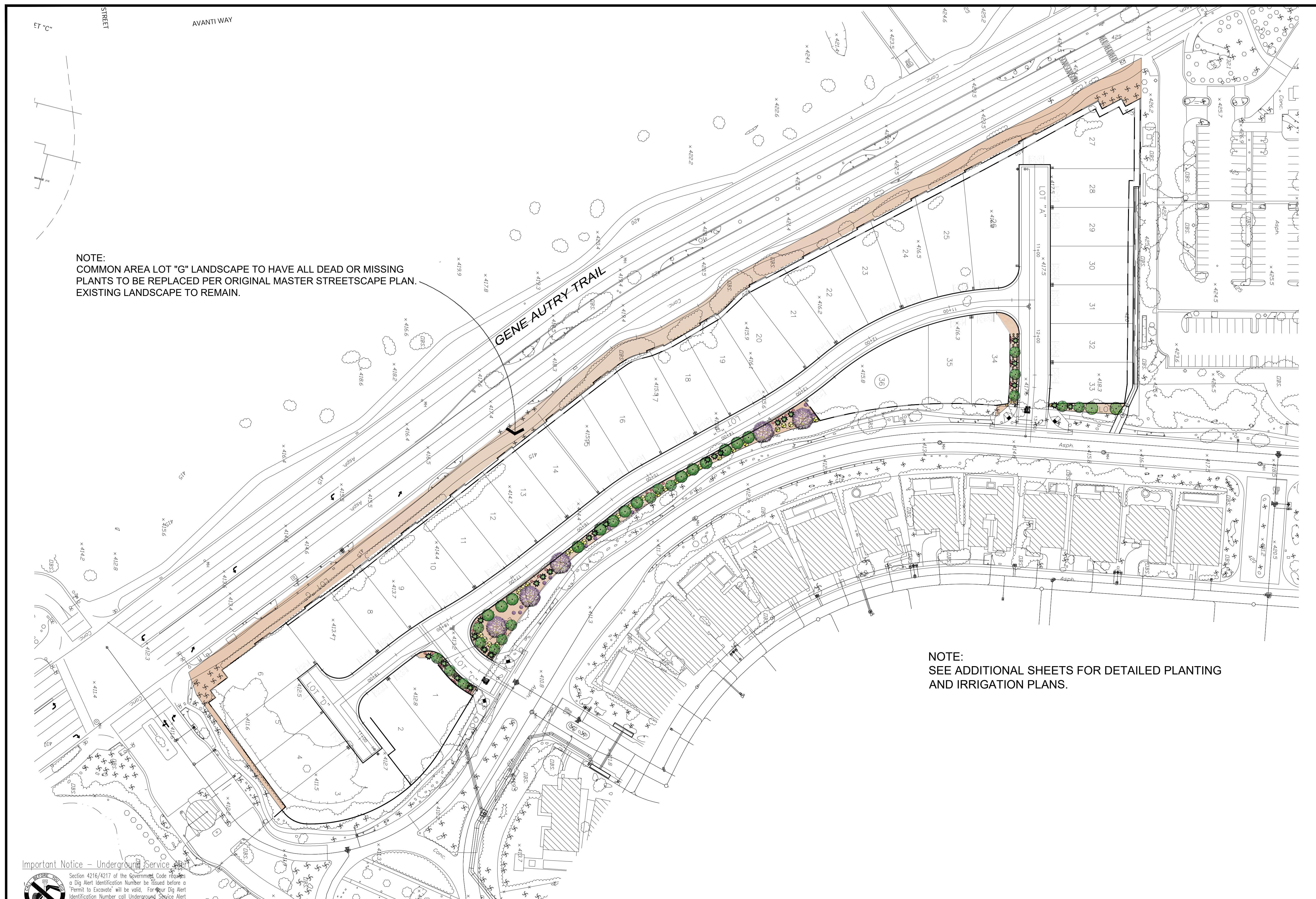
DATE: 08-08-25
 ISSUED FOR: REVIEW
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: TKD
 FILENAME: ESCENA ARIA

SHEET NO:
 TOTAL
 SHEETS **L-CS**

Important Notice - Underground Service Alert

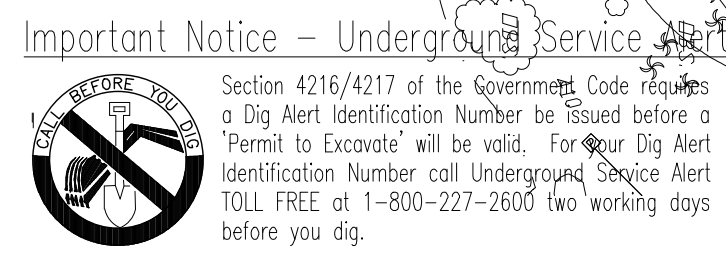
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Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, 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.



NOTE:
COMMON AREA LOT "G" LANDSCAPE TO HAVE ALL DEAD OR MISSING PLANTS TO BE REPLACED PER ORIGINAL MASTER STREETSCAPE PLAN. EXISTING LANDSCAPE TO REMAIN.

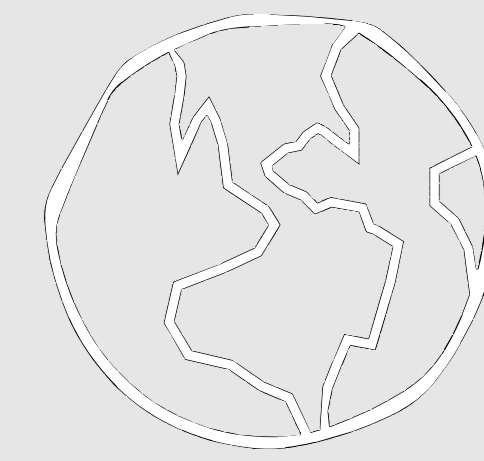
NOTE:
SEE ADDITIONAL SHEETS FOR DETAILED PLANTING AND IRRIGATION PLANS.



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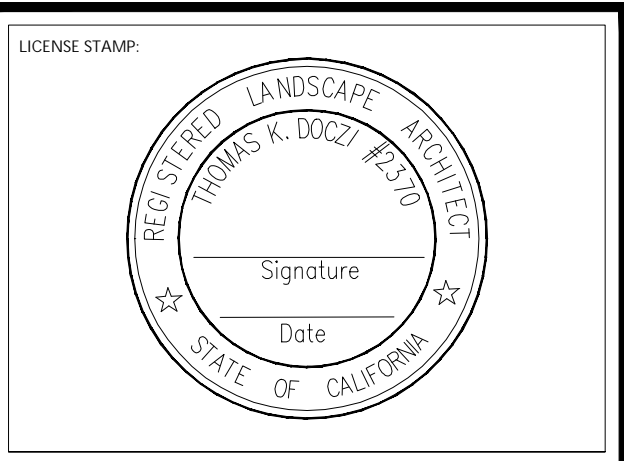
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NOTE:
COMMON AREA LANDSCAPE TO RECEIVE 3" OF DECOMPOSED GRANITE TO MATCH EXISTING COMMUNITY AREAS.



T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION
71-650 SAHARA RD. STE. 4 SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
COMMON AREAS**
PALM SPRINGS CALIFORNIA 92262
TENATIVE TRACT MAP 38722:38721



CONSULTANTS

THESE PLANS, SPECIFICATIONS, AND DESIGNS ARE PROPERTY OF TKD ASSOCIATES, INC. AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PROJECT FOR WHICH THEY WERE PREPARED AND TITLE HERETO REMAINS WITH TKD ASSOCIATES, INC. INCORPORATED IS STRICTLY PROHIBITED VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE
**TRACT: 38721
COMMON AREA
SITE PLAN**

NORTH

SCALE
1"=50'-0"

PROJECT NUMBER
3244

REVISIONS			
NO	DATE	TYPE	BY

DATE:
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY:
DRAWN BY:
FILENAME:

SHEET NO:
TOTAL
LS-C1
SHEETS

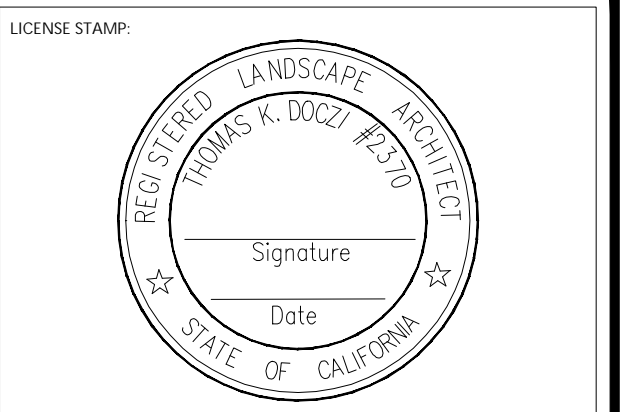


T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722:38721



CONSULTANTS

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SHEET TITLE
**TRACT: 38722
 COMMON AREA
 SITE PLAN**

NORTH

SCALE
1"=50'-0"

PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **LS-C2**
 SHEETS

NOTE:
 COMMON AREA LOT "I" LANDSCAPE TO HAVE ALL DEAD OR MISSING PLANTS TO BE REPLACED PER ORIGINAL MASTER STREETSCAPE PLAN. EXISTING LANDSCAPE TO REMAIN.



NOTE:
 COMMON AREA LANDSCAPE TO RECEIVE 3" OF DECOMPOSED GRANITE TO MATCH EXISTING COMMUNITY AREAS.

NOTE:
 SEE SHEET ADDITIONAL SHEETS FOR DETAILED PLANTING AND IRRIGATION PLANS.

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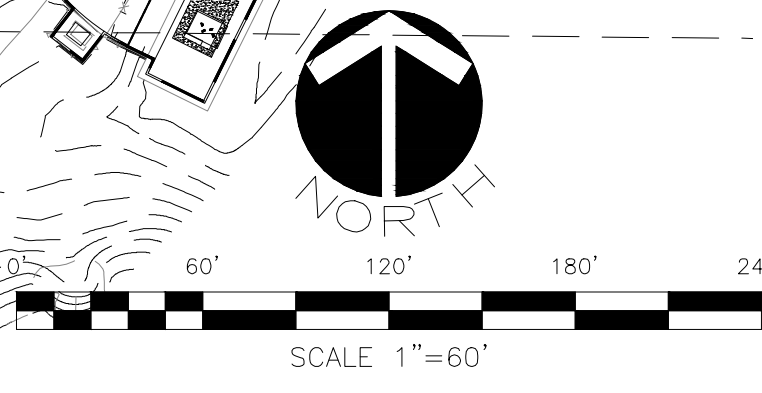
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	Acacia aneura / Mulga	---
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	36"box
	Cercidium praecox / Sonoran Palo Verde	36" Box Multi.
	Pithecellobium flexicaule / Texas Ebony	36"box
PALM TREES		
	Washingtonia hybrid / Hybrid Fan Palm	12' Ht.
SHRUBS		
	Carissa macrocarpa `Green Carpet` / Green Carpet Natal Plum	5 gal
	Chrysactinia mexicana / Damianita	5 gal
	Eremophila maculata `Valentine` / Spotted Emu Bush	5 gal
	Hesperaloe parviflora `perpa` / Breaklights Red Yucca	5 gal
	Ixora coccinea / Red Ixora	5 gal
	Lantana montevidensis / Trailing Lantana	5 gal
	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	Russelia equisetiformis / Firecracker Plant	5 gal.
	Tecoma x `Sunrise` / Sunrise Yellow Bells	15 gal.
CACTI		
	Agave geminiflora / Century Plant	5 gal.
	Agave x `Blue Glow` / Blue Glow Agave	15 gal.
	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
	Stenocereus marginata / Mexican Fence Post	3' Single
	Yucca rostrata / Beaked Yucca	3' Ht.
VINE/ESPALIER		
	Calliandra inaequilatera / Pink Powder Puff	15 gal

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TKD ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION

71-650 SAHARA RD. STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME

ESCENA ARIA
 COMMON AREAS
 TYPICAL UNITS

PALM SPRINGS CALIFORNIA 92262

TENATIVE TRACT MAP 38722;38721

LICENSE STAMP

THOMAS K. DOZIC ARCHITECT
 Signature
 Date

CONSULTANTS:

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SHEET TITLE

TRACT: 38721
 COMMON AREA
 PLANTING PLAN

NORTH	SCALE
	1"=60'-0"
PROJECT NUMBER	
3244	

REVISIONS			
NO	DATE	TYPE	BY

DATE:	5-15-25
ISSUED FOR:	
EFFECTIVE DATE:	
DESIGN BY:	TD
DRAWN BY:	TD
FILENAME:	

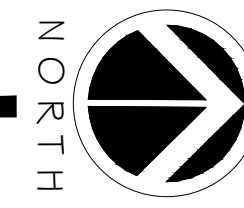
SHEET NO:

TOTAL **LC-1.0**

SHEETS



LOT "E" PLANTING PLAN
 Scale: 1"=10'



PLANT SCHEDULE

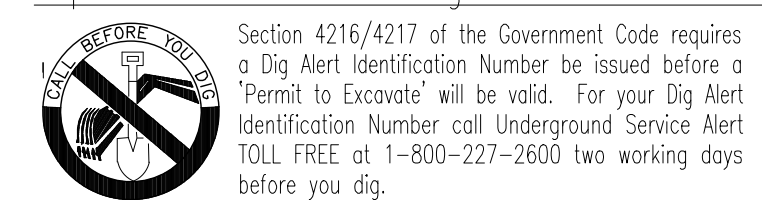
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	Olea europaea / Olive Multi-Trunk	36"box
	9	Olneya tesota / Desert Ironwood	24"box multi tr.
	33	Pithecellobium flexicaule / Texas Ebony	36"box
	28	Washingtonia filifera / California Fan Palm	---
PALM TREES			
	26	Chamaerops humilis / Mediterranean Fan Palm	24"box

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

INERT MATERIALS PROGRAM
 LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.

Important Notice – Underground Service Alert



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T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD., STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721

LICENSE STAMP

 Signature
 Date

CONSULTANTS:

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SHEET TITLE
**TRACT: 38721
 PLANTING PLAN**

NORTH
 SCALE
1"=10'-0"
 PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

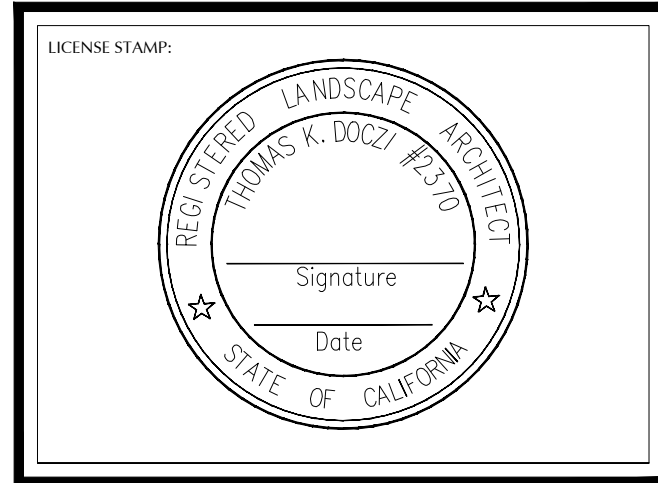
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 DESIGN BY:
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SHEET NO:
 TOTAL
LC-2.0
 SHEETS



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA TOMD@TKDINC.NET
 PFE 760.776.1751

PROJECT NAME
ESCENA ARIA
COMMON AREAS
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



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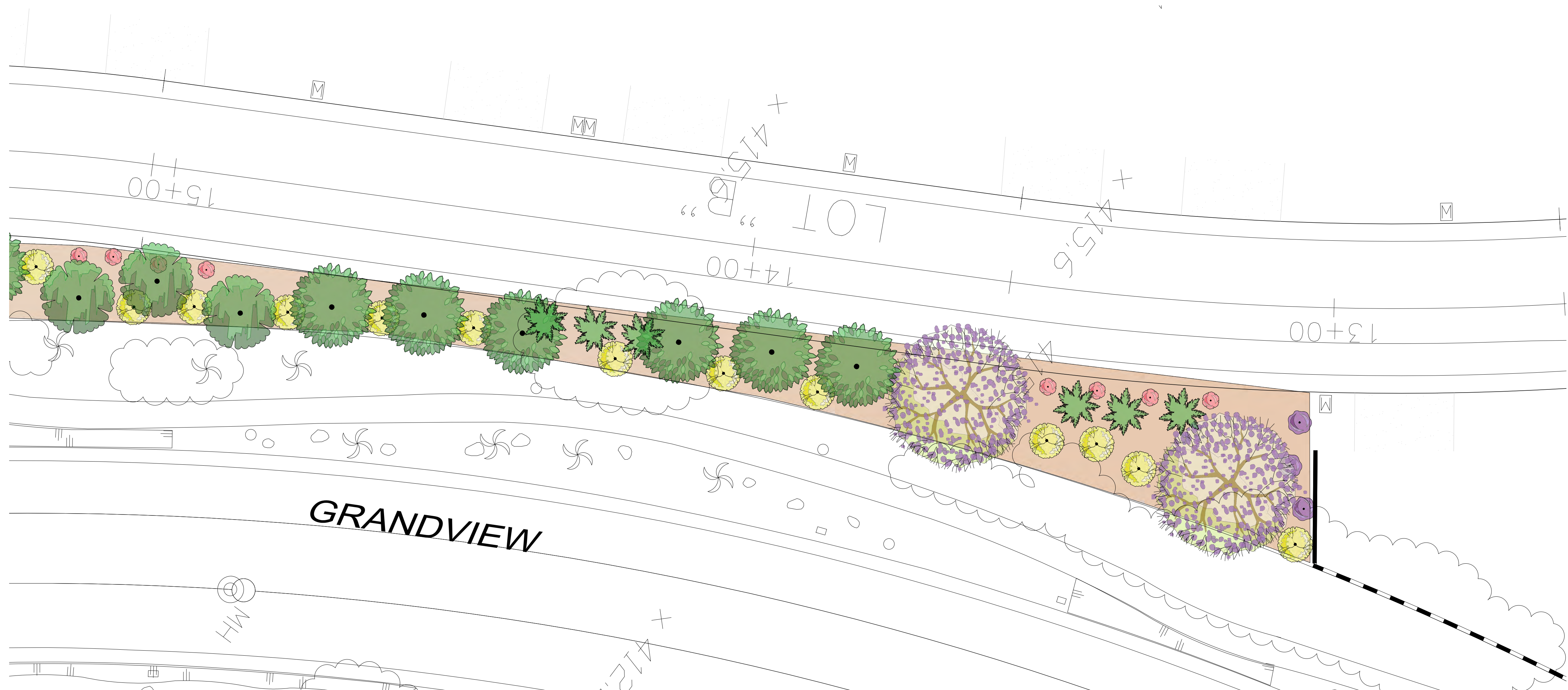
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PLANTING PLAN

NORTH
 SCALE: 1"=10'-0"
 PROJECT NUMBER

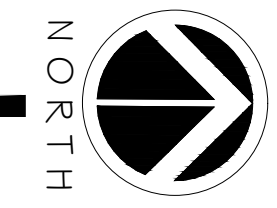
REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **LC-3.0**
 SHEETS



LOT "E" PLANTING PLAN
 Scale: 1"=10'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	Olea europaea / Olive Multi-Trunk	36"box
	9	Olneya tesota / Desert Ironwood	24"box multi tr.
	33	Pithecellobium flexicaule / Texas Ebony	36"box
	28	Washingtonia filifera / California Fan Palm	---
PALM TREES			
	26	Chamaerops humilis / Mediterranean Fan Palm	24"box

INERT MATERIALS PROGRAM
 LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasyliroa longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

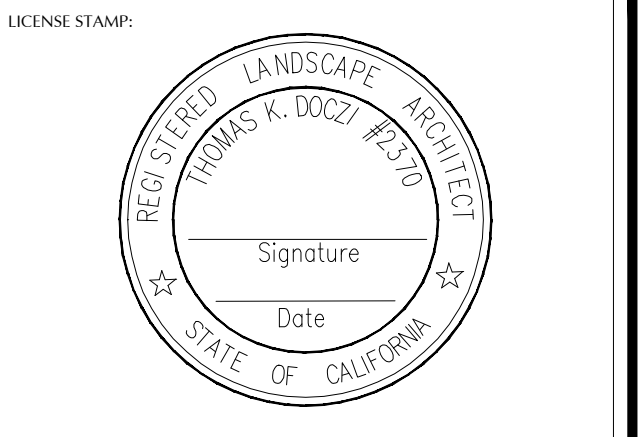
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T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA TEL: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



CONSULTANTS:

SHEET TITLE
**TRACT: 38721
 PLANTING PLAN**

NORTH
 SCALE
1"=10'-0"
 PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL
LC-4.0
 SHEETS

PLANT SCHEDULE

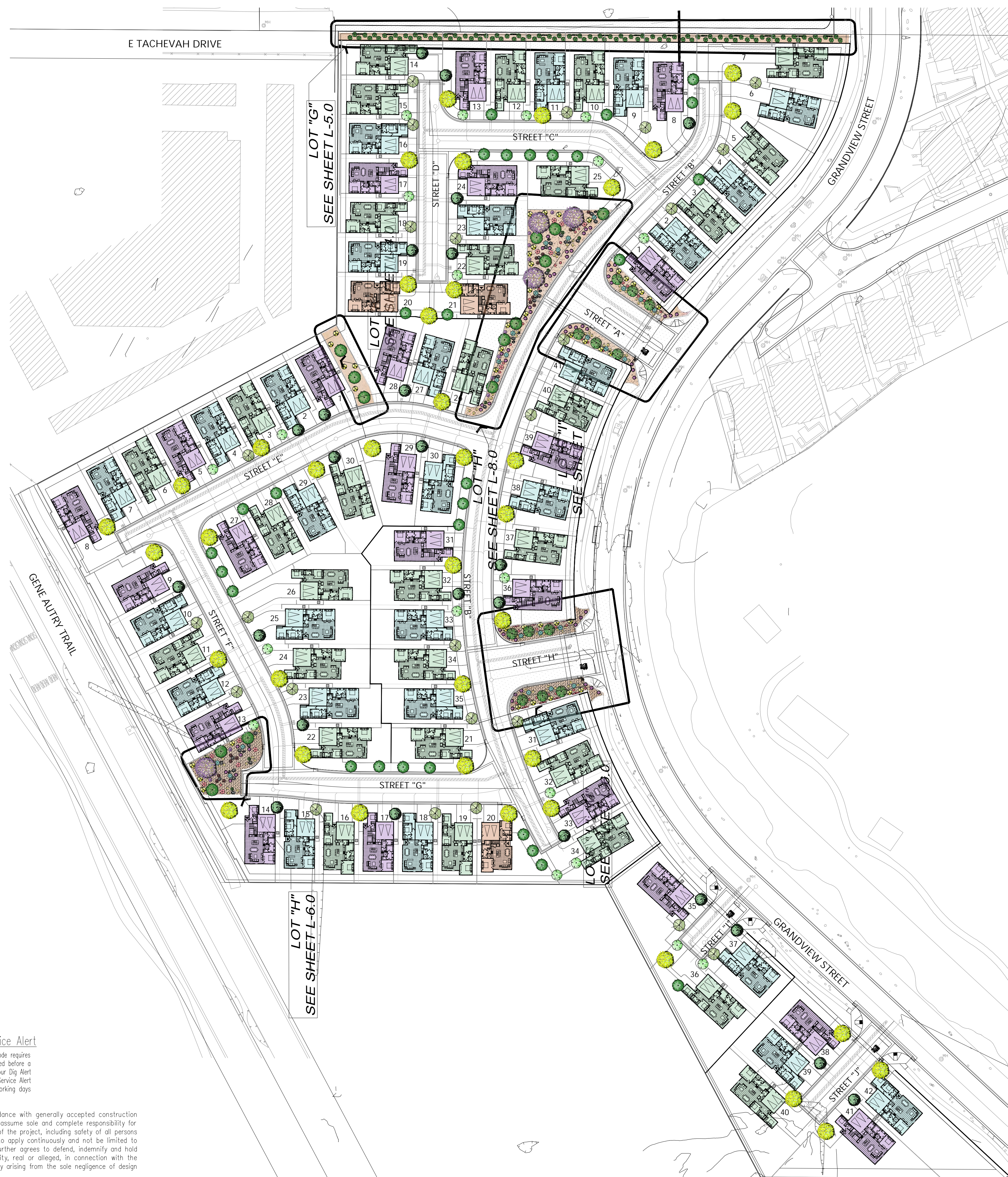
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	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

INERT MATERIALS PROGRAM
 LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.



Important Notice - Underground Service Alert
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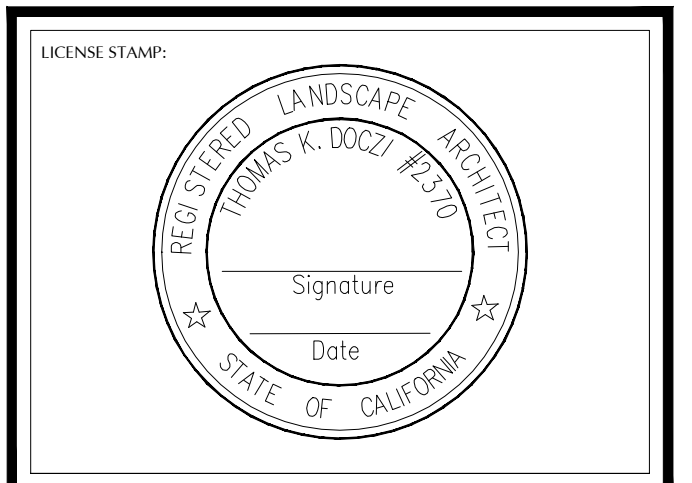
PLANT SCHEDULE		
SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	Acacia aneura / Mulga	---
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	36"box
	Cercidium praecox / Sonoran Palo Verde	36" Box Multi.
	Pithecellobium flexicaule / Texas Ebony	36"box
PALM TREES		
	Washingtonia hybrid / Hybrid Fan Palm	12' Ht.
SHRUBS		
	Carissa macrocarpa `Green Carpet` / Green Carpet Natal Plum	5 gal
	Chrysactinia mexicana / Damianita	5 gal
	Eremophila maculata `Valentine` / Spotted Emu Bush	5 gal
	Hesperaloe parviflora `perpa` / Breaklights Red Yucca	5 gal
	Ixora coccinea / Red Ixora	5 gal
	Lantana montevidensis / Trailing Lantana	5 gal
	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	Russelia equisetiformis / Firecracker Plant	5 gal.
	Tecoma x `Sunrise` / Sunrise Yellow Bells	15 gal.
CACTI		
	Agave geminiflora / Century Plant	5 gal.
	Agave x `Blue Glow` / Blue Glow Agave	15 gal.
	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
	Stenocereus marginata / Mexican Fence Post	3' Single
	Yucca rostrata / Beaked Yucca	3' Ht.
VINE/ESPALIER		
	Calliandra inaequilatera / Pink Powder Puff	15 gal

NOTE:
SEE DETAILED PLANS FOR COMMON AREA LANDSCAPE.



TKD ASSOCIATES, INC.
LAND PLANNING • LANDSCAPE ARCHITECTURE
WATER CONSERVATION
71-650 SAHARA RD. STE. 4 SUITE C 92270
RANCHO MIRAGE, CALIFORNIA PH: (760) 776-1751 TDM@TKDINC.NET

PROJECT NAME
ESCENA ARIA
COMMON AREAS
TYPICAL UNITS
PALM SPRINGS CALIFORNIA 92262
TENATIVE TRACT MAP 38722;38721



CONSULTANTS:

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SHEET TITLE
SITE LANDSCAPE PLAN

NORTH	SCALE 1"=60'-0"
PROJECT NUMBER 3244	

REVISIONS			
NO	DATE	TYPE	BY

DATE:
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY:
DRAWN BY:
FILENAME:

SHEET NO:
TOTAL **LS-1.0**
SHEETS

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	Olea europaea / Olive Multi-Trunk	36"box
	9	Olneya tesota / Desert Ironwood	24"box multi tr.
	33	Pithecellobium flexicaule / Texas Ebony	36"box
	28	Washingtonia filifera / California Fan Palm	---
PALM TREES			
	26	Chamaerops humilis / Mediterranean Fan Palm	24"box
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal.
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal.
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal.
	72	Chrysanthera mexicana / Damianita	5 gal.
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal.
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal.
	63	Lantana montevidensis / Trailing Lantana	5 gal.
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal.
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal.
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmetiana / Dwarf Century Plant	5 gal.
	7	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/SPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

INERT MATERIALS PROGRAM
LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.

T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION

71-711 SAN JACINTO DR. SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 FAX: (760) 776-1753

PROJECT NAME

**ESCENA ARIA
COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722:38721

LICENSE STAMP

THOMAS K. DOQUI #2570
Signature
Date
STATE OF CALIFORNIA

CONSULTANTS

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SHEET TITLE

**TRACT: 38722
SITE PLAN**

NORTH

SCALE
1"=60'-0"

PROJECT NUMBER

REVISIONS

NO	DATE	TYPE	BY

DATE: _____
ISSUED FOR: _____
EFFECTIVE DATE: _____
DESIGN BY: _____
DRAWN BY: _____
FILENAME: _____

SHEET NO:

TOTAL **LC-5.0**
SHEETS

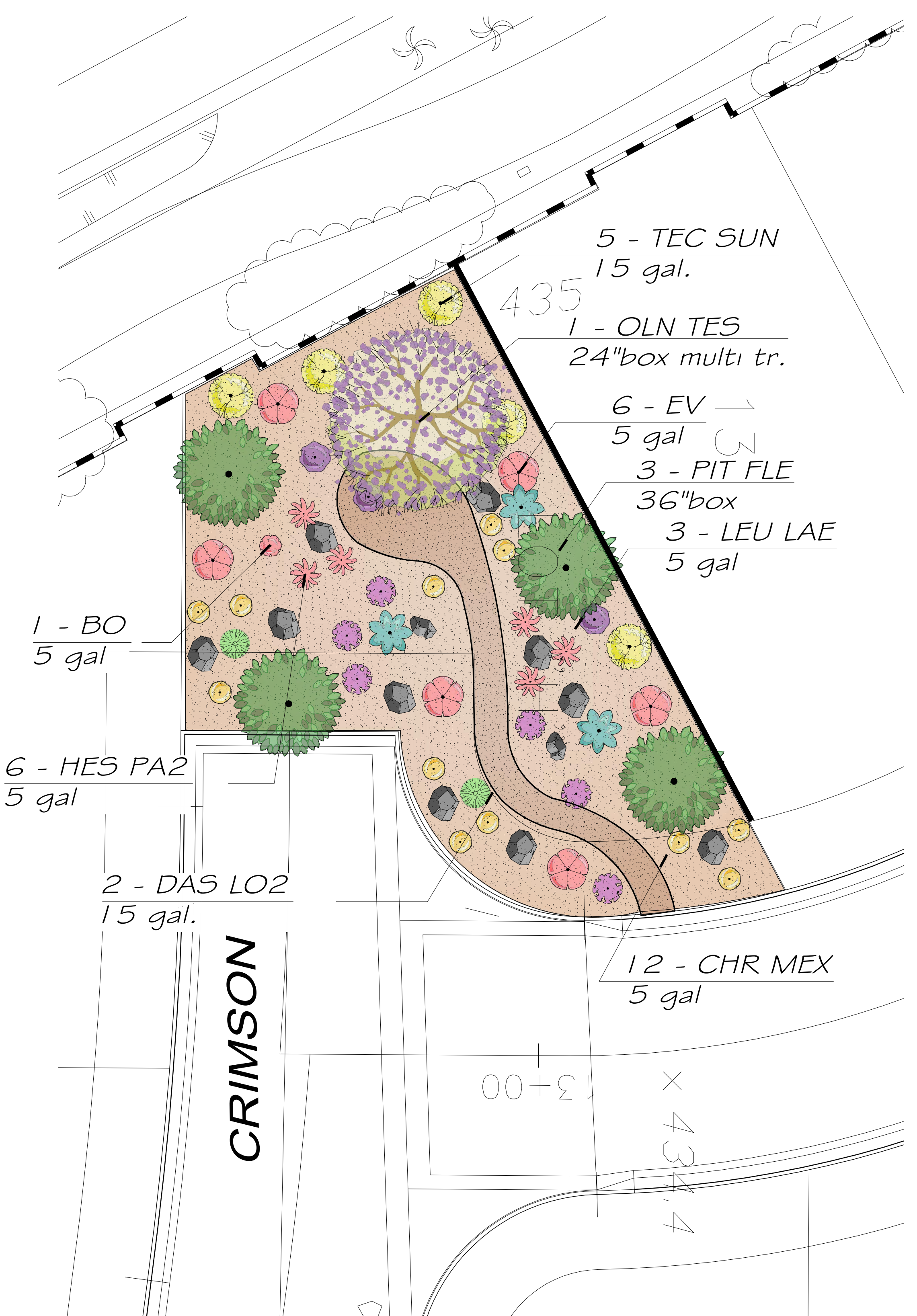
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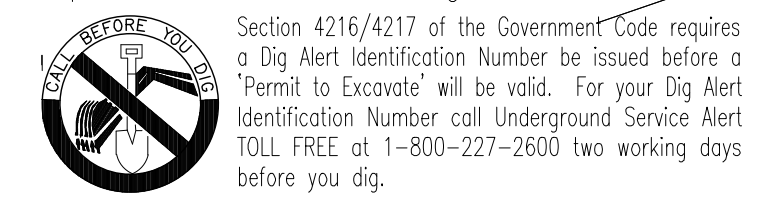


LOT "L, M" PLANTING PLAN
 Scale: 1"=10'



LOT "H" PLANTING PLAN
 Scale: 1"=10'

Important Notice - Underground Service Alert



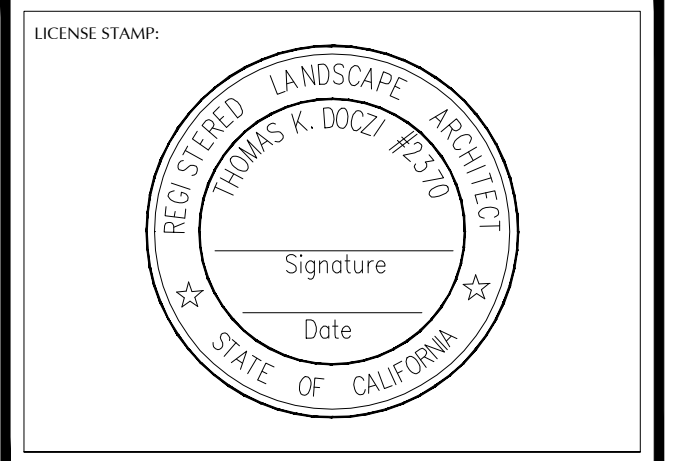
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 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 FAX: (760) 776-1751

PROJECT NAME
ESCENA ARIA COMMON AREAS
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



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SHEET TITLE
TRACT: 38722 PLANTING PLAN

NORTH	SCALE
	1"=10'-0"
	PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **LC-6.0**
 SHEETS



LOT "I"; "J" PLANTING PLAN

Scale: 1"=10'

PLANT SCHEDULE

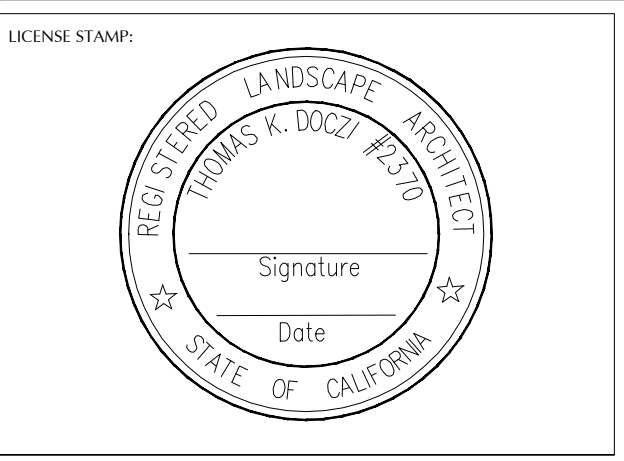
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	Olea europaea / Olive Multi-Trunk	36"box
	9	Olneya tesota / Desert Ironwood	24"box multi tr.
	33	Pithecellobium flexicaule / Texas Ebony	36"box
	28	Washingtonia filifera / California Fan Palm	---
PALM TREES			
	26	Chamaerops humilis / Mediterranean Fan Palm	24"box
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

INERT MATERIALS PROGRAM
LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.



T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION
71-650 SAHARA RD. STE. 4 SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 TDM@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
COMMON AREAS**
PALM SPRINGS CALIFORNIA 92262
TENATIVE TRACT MAP 38722;38721



CONSULTANTS:

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SHEET TITLE
**TRACT: 38722
PLANTING PLAN**

NORTH
SCALE
1"=10'-0"
PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY:
DRAWN BY:
FILENAME:

SHEET NO:
TOTAL **LC-7.0**
SHEETS

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	2	Olea europaea / Olive Multi-Trunk	36"box
	9	Olneya tesota / Desert Ironwood	24"box multi tr.
	33	Pithecellobium flexicaule / Texas Ebony	36"box
	28	Washingtonia filifera / California Fan Palm	---
PALM TREES			
	26	Chamaerops humilis / Mediterranean Fan Palm	24"box

INERT MATERIALS PROGRAM
LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasylirion longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

15 - CHR MEX
5 gal

432.6

5 - AA
24"box

00+7.1
6 - PIT FLE
36"box

4 - AA
24"box

9 - LAN PUR
5 gal

2 - DAS LO2
15 gal.

6 - HES PA2
5 gal

1 - OLN TES
24"box multi tr.

7 - TEC SUN
15 gal.

5 - EV
5 gal

5 - TEC SUN
15 gal.

3 - PIT FLE
36"box

D.G. PATH
42"WIDTH

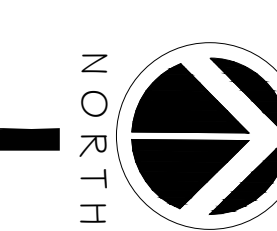
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13+00

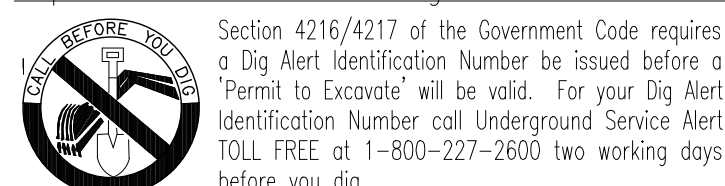
431.3

LOT "K" PLANTING PLAN

Scale: 1"=10'



Important Notice - Underground Service Alert

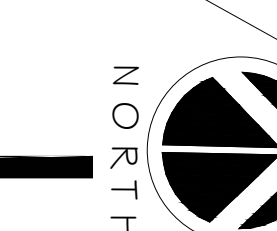


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LOT "H" PLANTING PLAN

Scale: 1"=10'



TKD ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION
71-711 SAN JACINTO DR. SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 FAX: (760) 776-1753

PROJECT NAME
**ESCENA ARIA
COMMON AREAS**
PALM SPRINGS CALIFORNIA 92262
TENATIVE TRACT MAP 38722:38721

LICENSE STAMP
THOMAS K. DOCZI #23300
Signature
Date
STATE OF CALIFORNIA

CONSULTANTS:

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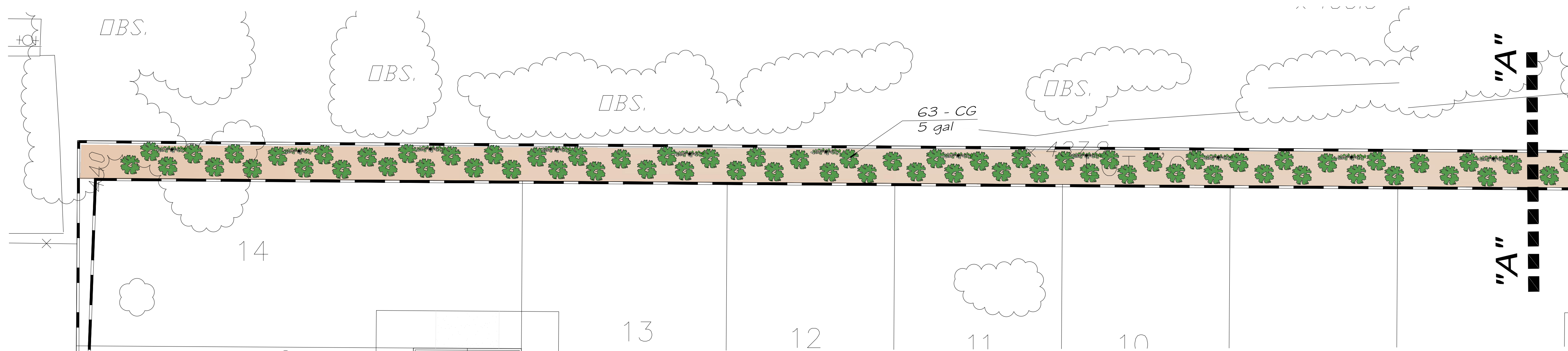
SHEET TITLE
**TRACT:38722
PLANTING PLAN**

NORTH	SCALE
	1"=10'-0"
PROJECT NUMBER	

REVISIONS			
NO	DATE	TYPE	BY

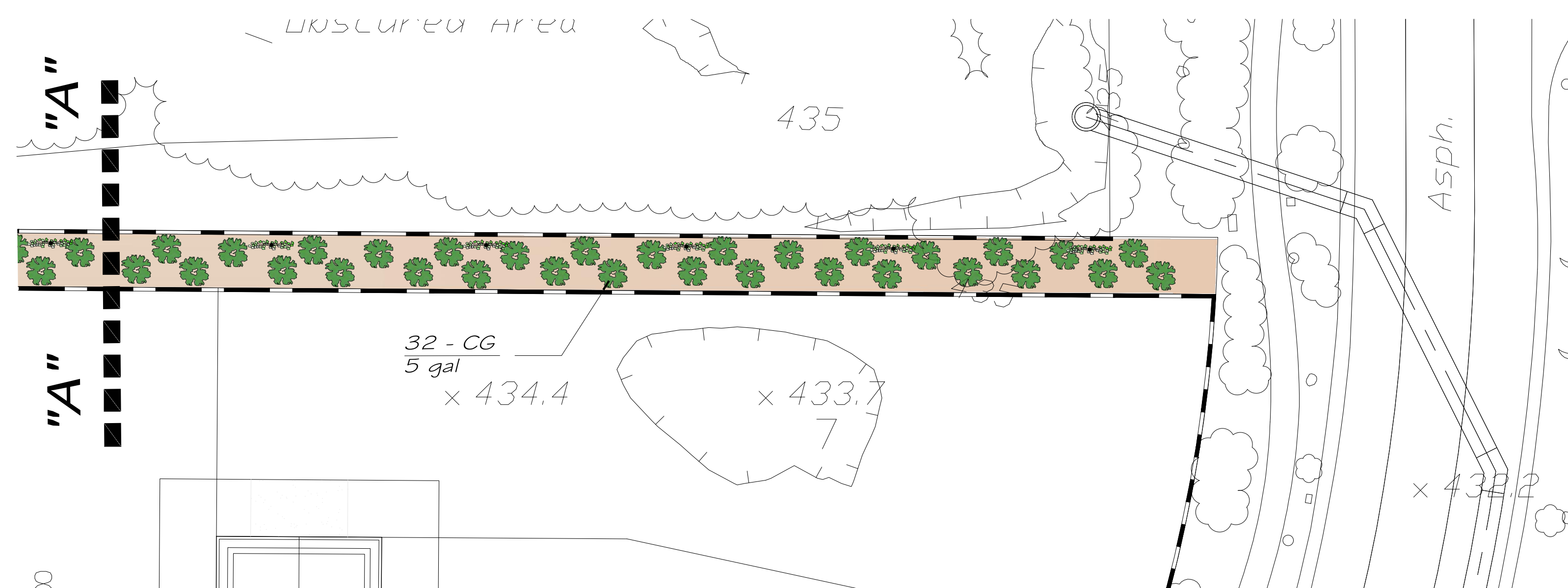
DATE:
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY:
DRAWN BY:
FILENAME:

SHEET NO:
TOTAL SHEETS
LC-8.0



LOT "G" PLANTING PLAN

Scale: 1/16"=1'-0"



LOT "G" PLANTING PLAN

Scale: 1/16"=1'-0"



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	54	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	9	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	95	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	72	Chrysactinia mexicana / Damianita	5 gal
	12	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal
	16	Hesperaloe parviflora 'perpa' / Breaklights Red Yucca	5 gal
	63	Lantana montevidensis / Trailing Lantana	5 gal
	7	Lantana x 'New Gold' / New Gold Lantana	5 gal
	29	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
	74	Tecoma x 'Sunrise' / Sunrise Yellow Bells	15 gal.
CACTI			
	24	Agave americana / Century Plant	24"box
	5	Agave desmettiana / Dwarf Century Plant	5 gal.
	7	Dasyliroium longissimum / Toothless Desert Spoon	15 gal.
	60	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
VINE/ESPALIER			
	14	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal. esp.
	16	Calliandra inaequilatera / Pink Powder Puff	5 gal.

INERT MATERIALS PROGRAM
LANDSCAPE AREAS TO BE MULCHED WITH 2" THICK APPLICATION OF DESERT GOLD DECOMPOSED GRANITE.

TKD ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION

71-711 SAN JACINTO DR. SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 FAX: (760) 776-1753

PROJECT NAME

ESCENA ARIA COMMON AREAS

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722:38721

LICENSE STAMP:

CONSULTANTS:

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SHEET TITLE

TRACT: 38722 PLANTING PLAN

NORTH

SCALE
1/16"=1'-0"

PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:

ISSUED FOR:

EFFECTIVE DATE:

DESIGN BY:

DRAWN BY:

FILENAME:

SHEET NO:

TOTAL **LC-9.0**

SHEETS

Important Notice - Underground Service Alert

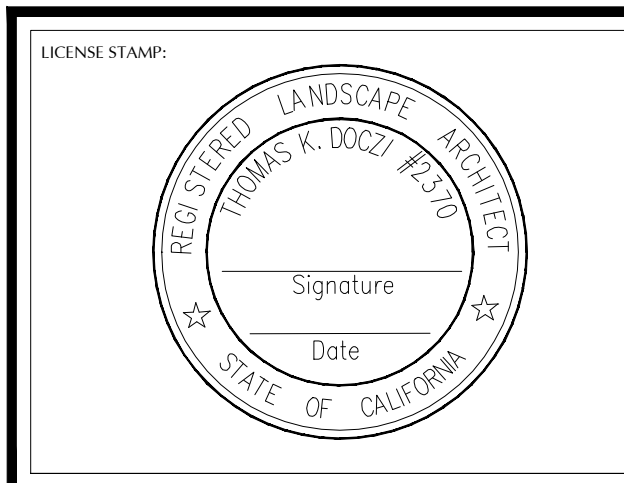
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 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA TDM@TKDINC.NET
 PH: (760) 776-1751

PROJECT NAME
ESCENA ARIA
 COMMON AREAS
 TYPICAL UNITS
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



CONSULTANTS:

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SHEET TITLE
**FRONT YARD
 TYPICAL HARDSCAPE**

NORTH

SCALE
 1/8"=1'-0"

PROJECT NUMBER
 3244

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **LT-1.0**
 SHEETS

REFERENCE NOTES SCHEDULE PLAN 1

SYMBOL	DESCRIPTION	QTY
	3'-4 Grey Granite Boulders	2
	3/4" Gravel - Indian Painted	470 sf

REFERENCE NOTES SCHEDULE PLAN 2

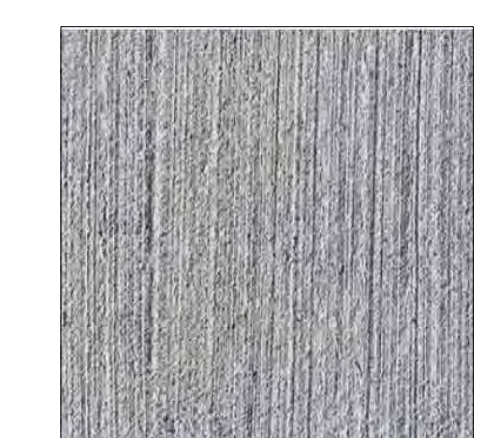
SYMBOL	DESCRIPTION	QTY
	3'-4 Grey Granite Boulders	2
	3/4" Gravel - Indian Painted	353 sf

REFERENCE NOTES SCHEDULE PLAN 3

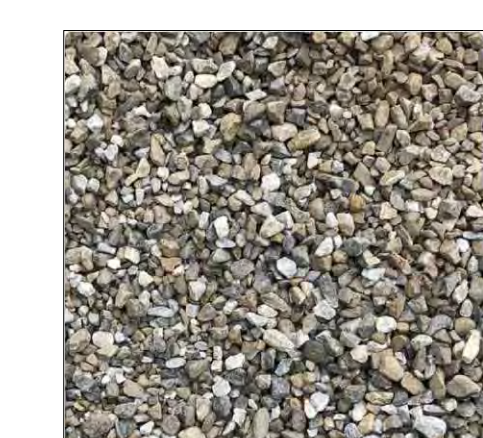
SYMBOL	DESCRIPTION	QTY
	3'-4 Grey Granite Boulders	3
	3/4" Gravel - Indian Painted	324 sf

REFERENCE NOTES SCHEDULE PLAN 4

SYMBOL	DESCRIPTION	QTY
	3/4" Gravel - Indian Painted	567 sf

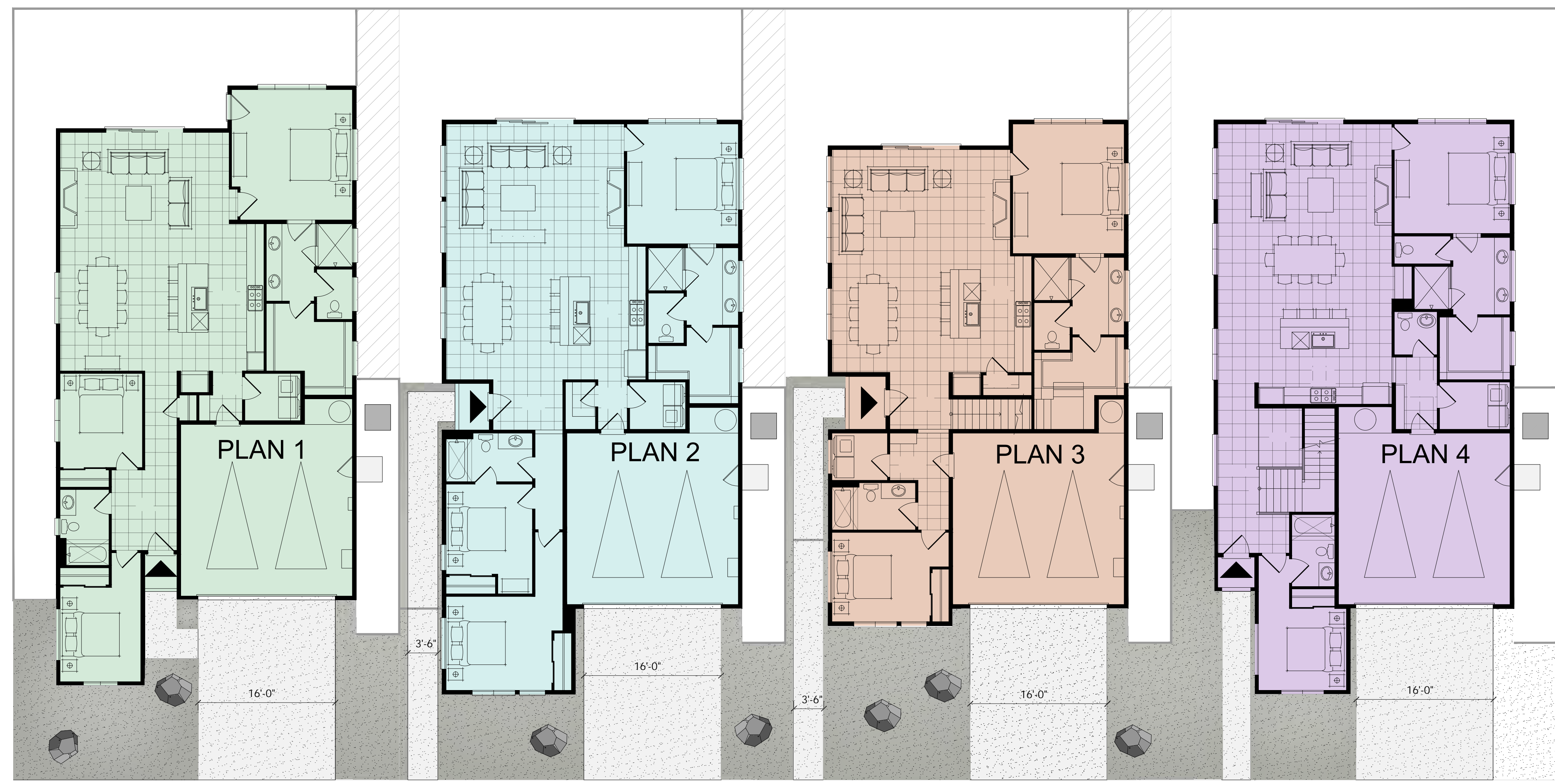


Natural Grey Concrete w/ Broom Finish for Walks and Driveways

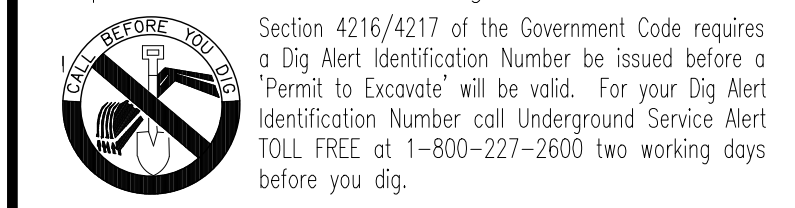


Indian Painted 3/4" Gravel

NOTE:
 SEE CIVIL ENGINEERING PLANS FOR WALLS ,FENCING, STOOPS, PATIOS AND ARCHITECTURAL CONCRETE.



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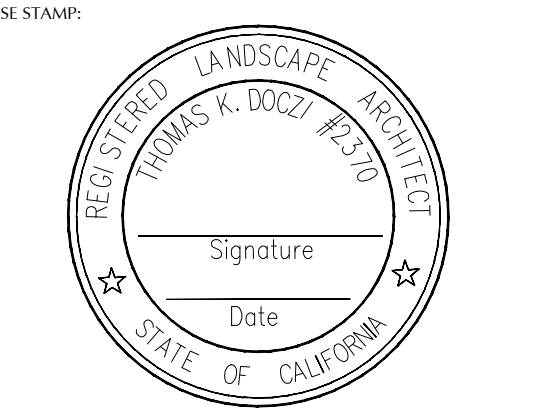
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 WATER CONSERVATION
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 RANCHO MIRAGE, CALIFORNIA PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS
 TYPICAL UNITS**
 PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722;38721



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SHEET TITLE
**FRONT YARD TYPICAL
 LIGHTING PLAN**

NORTH
 SCALE
 1/8"=1'-0"
 PROJECT NUMBER
 3244

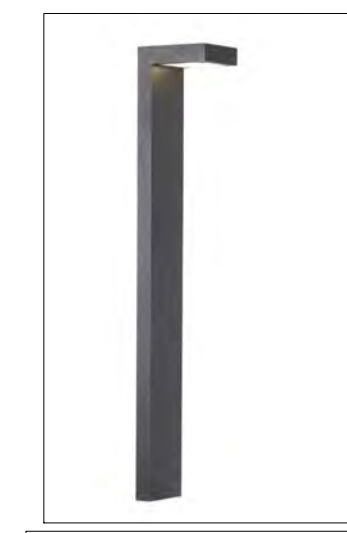
REVISIONS			
NO	DATE	TYPE	BY

DATE
 ISSUED FOR
 EFFECTIVE DATE
 DESIGN BY
 DRAWN BY
 FILENAME

SHEET NO:
 TOTAL **LT-3.0**
 SHEETS

LIGHTING_SCHEDULE_PLAN_1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	SPJ TRANSFORMER	1
●	SPJ Lighting SPJ-3124 Solid Brass, PVD Polished (PVDP) Lamp: FB-2WREC-TA125-2700K, 2W 2VA, 2700K	2

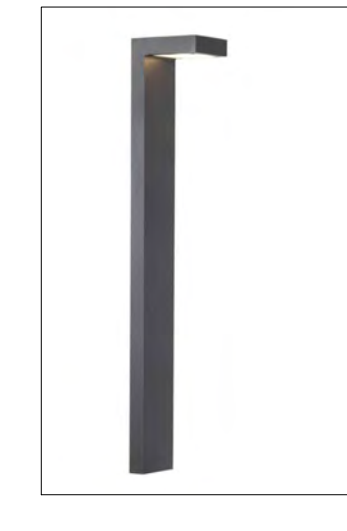


◀	SPJ Lighting SPJ-Alpha Cast Brass, PVD Polished (PVDP), 1/2in. NPT Lamp: FB-8W-TA16, 8W 8VA, 2700K	3
---	--	---



LIGHTING_SCHEDULE_PLAN_2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	SPJ TRANSFORMER	1
●	SPJ Lighting SPJ-3124 Solid Brass, PVD Polished (PVDP) Lamp: FB-2WREC-TA125-2700K, 2W 2VA, 2700K	4

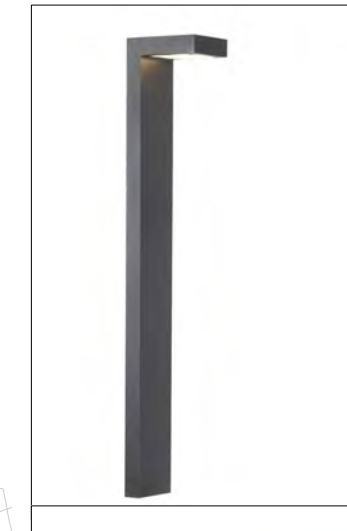


◀	SPJ Lighting SPJ-Alpha Cast Brass, PVD Polished (PVDP), 1/2in. NPT Lamp: FB-8W-TA16, 8W 8VA, 2700K	2
---	--	---



LIGHTING_SCHEDULE_PLAN_3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	SPJ TRANSFORMER	1
●	SPJ Lighting SPJ-3124 Solid Brass, PVD Polished (PVDP) Lamp: FB-2WREC-TA125-2700K, 2W 2VA, 2700K	4

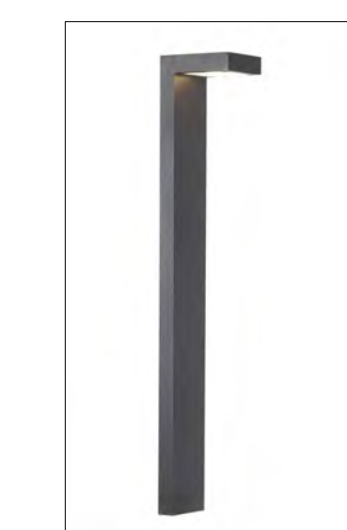


◀	SPJ Lighting SPJ-Alpha Cast Brass, PVD Polished (PVDP), 1/2in. NPT Lamp: FB-8W-TA16, 8W 8VA, 2700K	3
---	--	---



LIGHTING_SCHEDULE_PLAN_4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	SPJ TRANSFORMER	1
●	SPJ Lighting SPJ-3124 Solid Brass, PVD Polished (PVDP) Lamp: FB-2WREC-TA125-2700K, 2W 2VA, 2700K	3



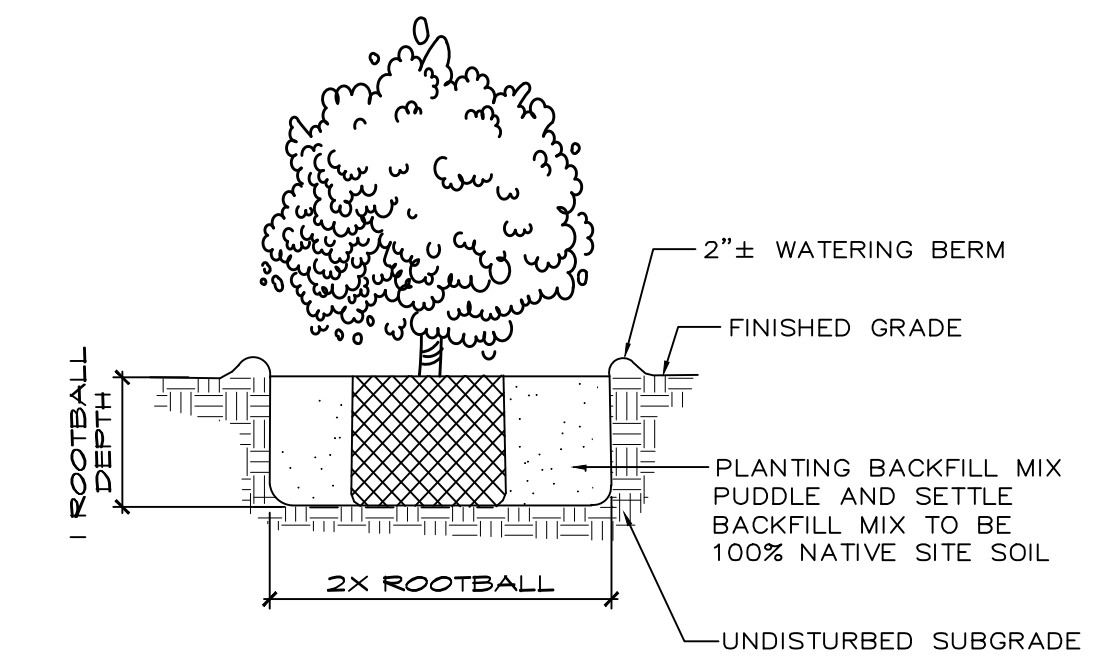
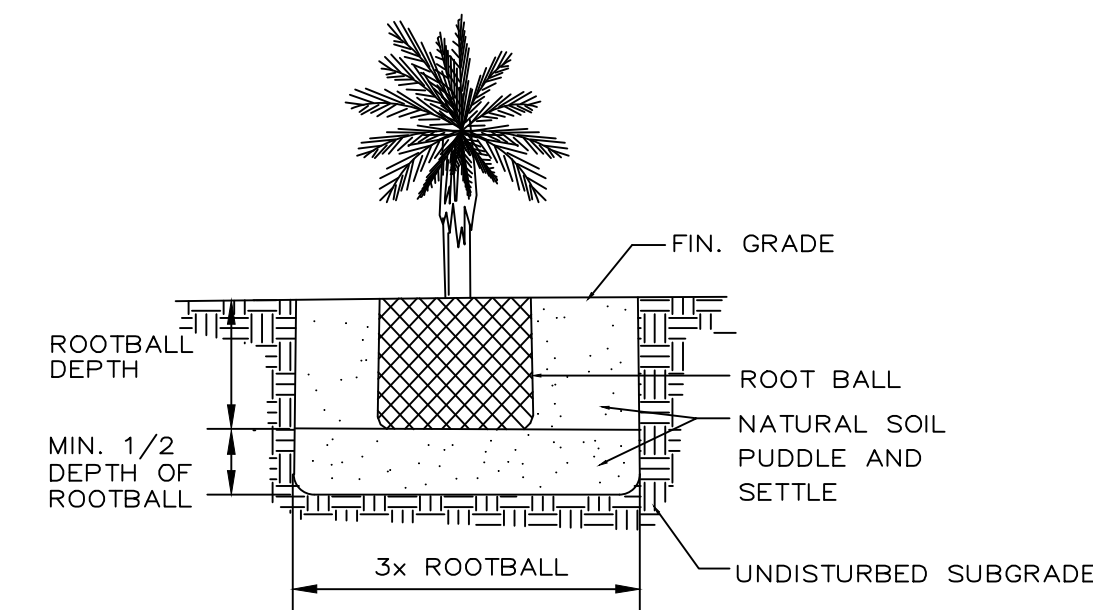
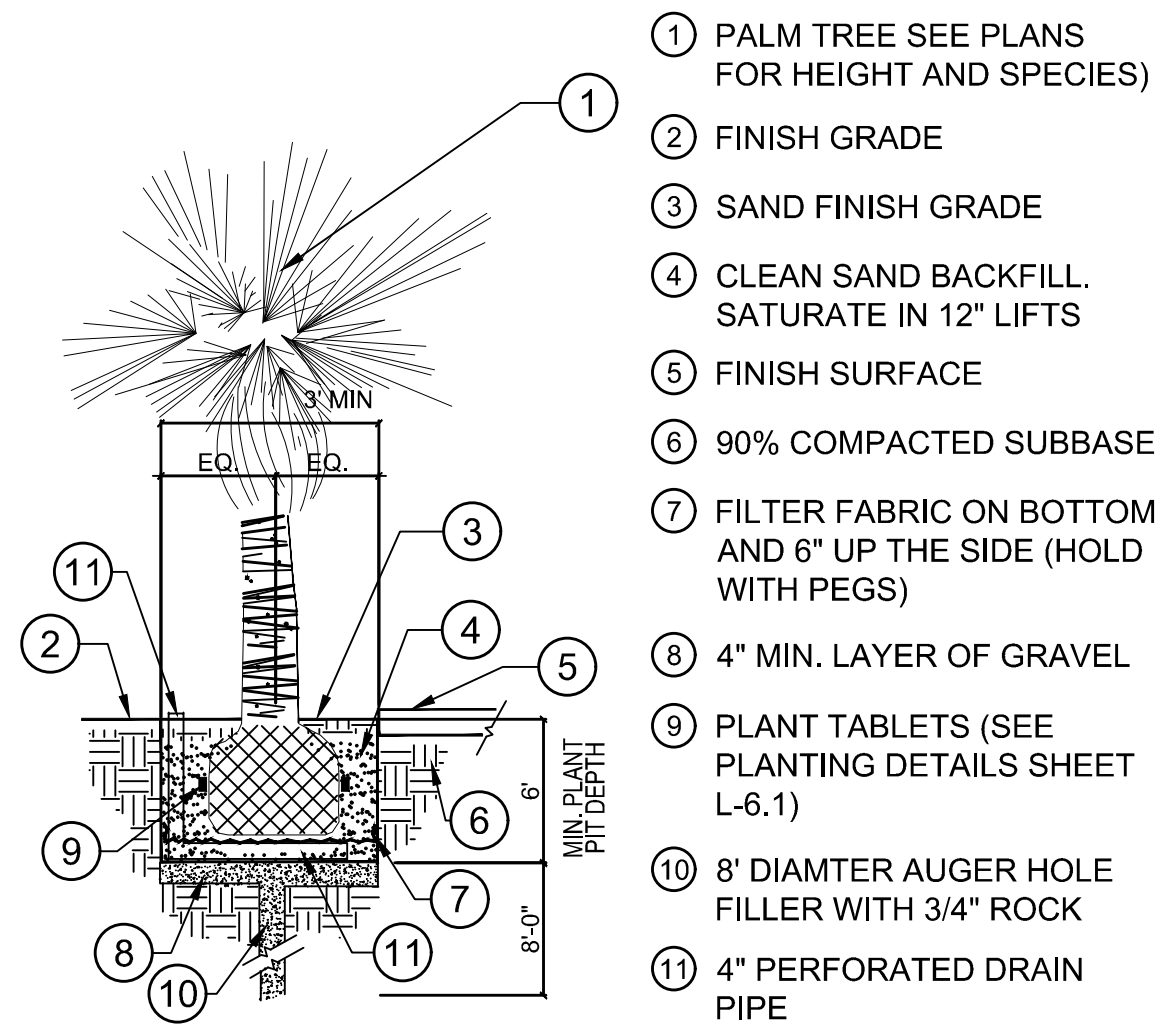
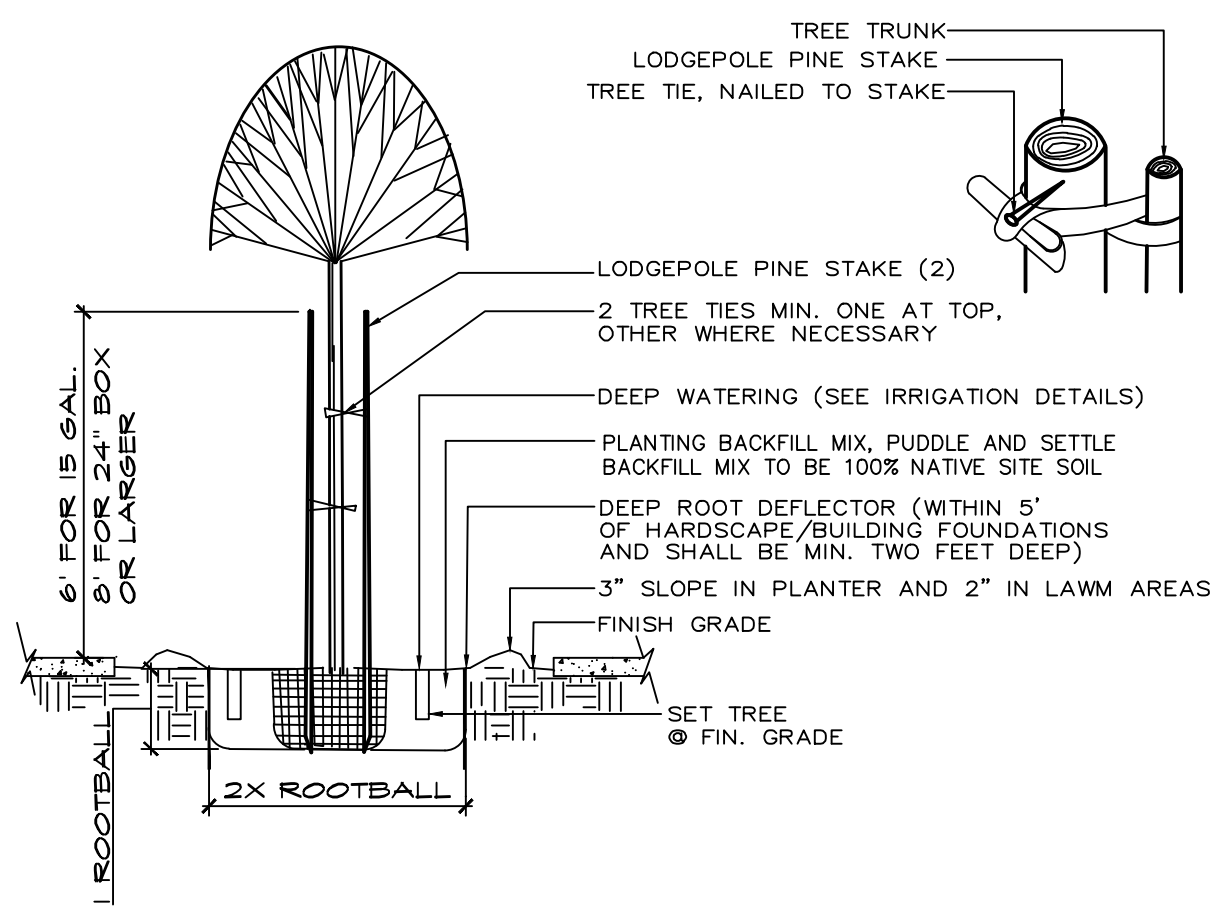
◀	SPJ Lighting SPJ-Alpha Cast Brass, PVD Polished (PVDP), 1/2in. NPT Lamp: FB-8W-TA16, 8W 8VA, 2700K	2
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A STANDARD TREE PLANTING

NTS 329344-02

B PALM PLANTING

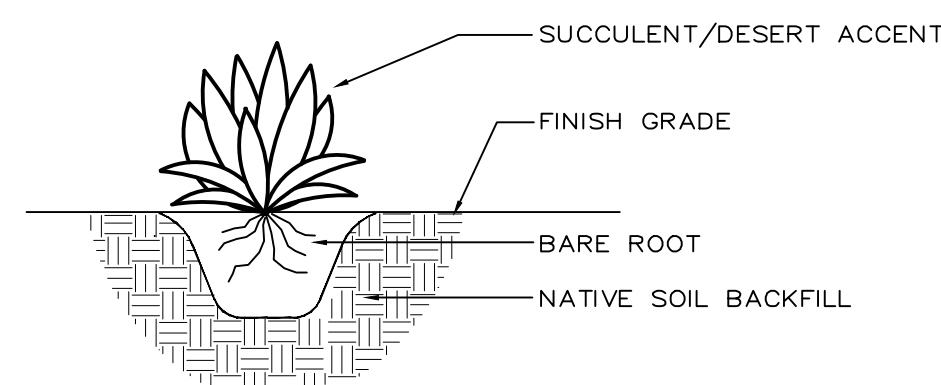
1/8" = 1'-0" 329344-02

C ORNAMENTAL PALM PLANTING

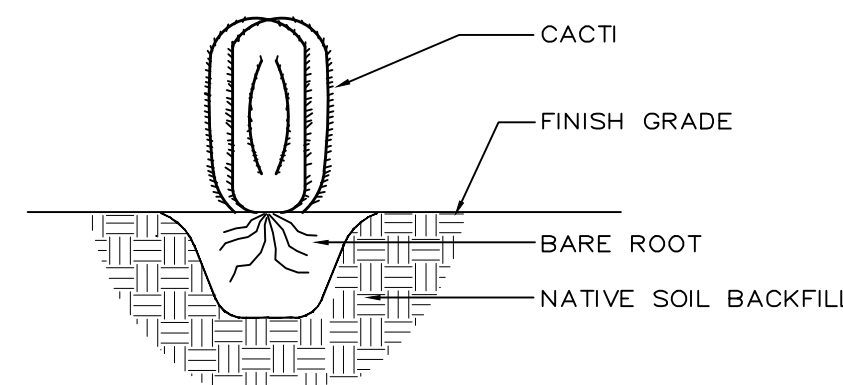
NTS 329344-02

D SHRUB PLANTING

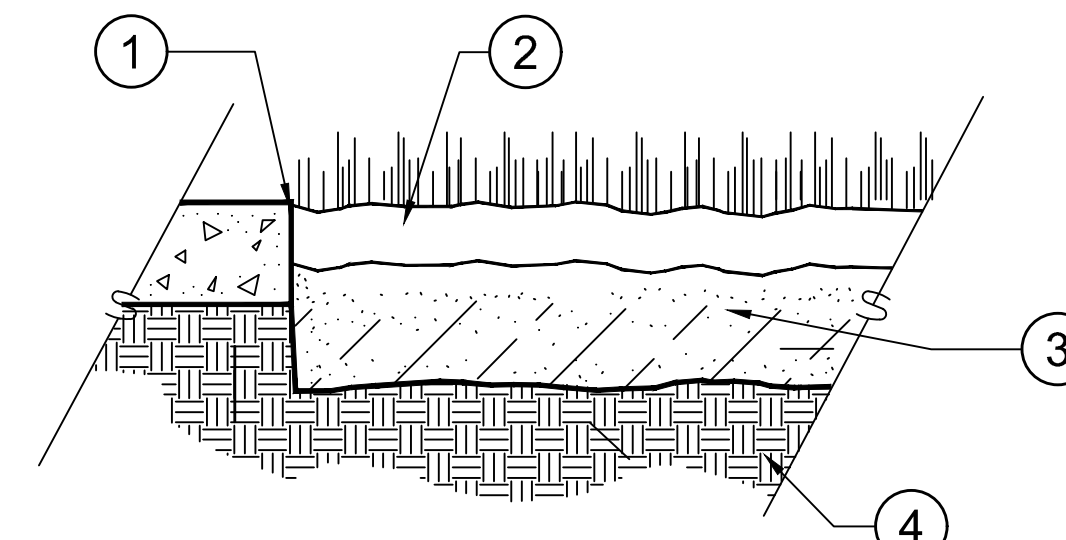
NTS 329344-02



- NOTE:
- NATIVE SOIL TO BE USED FOR BACKFILL OF ALL SHRUBS AND DESERT ACCENTS. TAMP SOIL IN PLACE.
 - NO FERTILIZER TO BE USED.
 - HOLE TO BE AS DEEP AND AS WIDE AS ROOT MASS.
 - NO BASINS.
 - DRIP EMITTERS TO BE AT LEAST 12" AWAY FROM CENTER OF PLANT.



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 - NO BASINS.
 - DRIP EMITTERS TO BE AT LEAST 12" AWAY FROM CENTER OF PLANT.



- EDGE OF HARDSCAPE
- TURF OR GROUND COVER SOD (SEE LEGEND FOR TYPE)
- TILLED AND AMENDED PLANTING BED PER PLANTING NOTES BELOW
- UNDISTURBED NATIVE SOIL (SUBGRADE)

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON. WET SOIL BEFORE INSTALLATION OF SOD

G SOD PLANTING

NTS 329313-02

- GENERAL PLANTING NOTES**
- THE LANDSCAPE CONTRACTOR SHALL BE LICENSED AND CARRY ALL NECESSARY WORKMEN'S COMPENSATION INSURANCE AND BONDS REQUIRED BY THE STATE.
 - THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL RELATED TRADES.
 - WORKMANSHIP AND MATERIAL ARE EXPECTED TO BE OF THE HIGHEST STANDARDS AND QUALITY.
 - ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - 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.
 - GRADE AT PLANTERS SHALL BE 2" BELOW FINISHED GRADE OF ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED ON GRADING OR BERMING PLAN.
 - 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.
 - 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.
 - 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.
 - 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
 - ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
 - CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURER'S SPECIFICATIONS FOR CONTAINER SIZE.
 - 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" SWALE. ALL TREES TO HAVE BELOW GRADE WATER RETENTION BASIN WITH A 3" GRADUAL SWALE IN PLANTER BEDS AND 2" IN TURF AREAS. WATER BASIN TO BE LARGE ENOUGH SO THAT THERE IS NO WATER RUN-OFF.
 - ALL HOLES SHALL BE THOROUGHLY PRE-SOAKED WITH WATER AND ALLOWED TO DRAIN PRIOR TO PLANTING.
 - ALL SHRUBS AND TREES SHALL BE BACKFILLED WITH 100% NATURAL SOIL.
 - CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.
 - 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.
 - ALL BOULDERS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 33% OF BOULDER SIZE.
 - 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.
 - UPON ACCEPTANCE OF THE COMPLETED PROJECT, THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR A 90-DAY MAINTENANCE PERIOD. THE CONTRACTOR SHALL WEED ALL PLANTING AREAS AS NEEDED TO MAINTAIN A NEAT AND CLEAN APPEARANCE; MAINTAIN IRRIGATION AND LIGHTING SYSTEMS (WHERE APPLICABLE) IN A LIKE-NEW CONDITION; AND APPLY A UNIFORM FERTILIZER APPLICATION AT 30 DAYS, 60 DAYS, AND 90 DAYS, AS NEEDED TO MAINTAIN PROPER GROWTH FOR ALL PLANTING.
 - ACCEPTANCE OF LANDSCAPE INSTALLATION AND MAINTENANCE WILL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL WHETHER CAUSED BY OTHER TRADE ACTIVITY AND/OR NATURAL CAUSES AT NO EXTRA COST TO OWNER.



TKD ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-711 SAN JACINTO DR. SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA
 PH: (760) 776-1751 FAX: (760) 776-1753

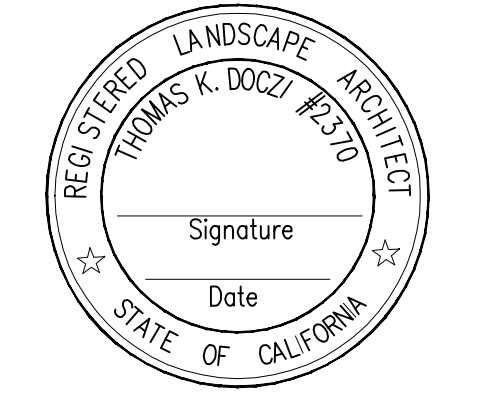
PROJECT NAME

ESCENA ARIA
 COMMON SPACE PLANS

PALM SPRINGS CALIFORNIA 92262

VESTING TENTATIVE TRACT MAP 37706

LICENSE STAMP:



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SHEET TITLE

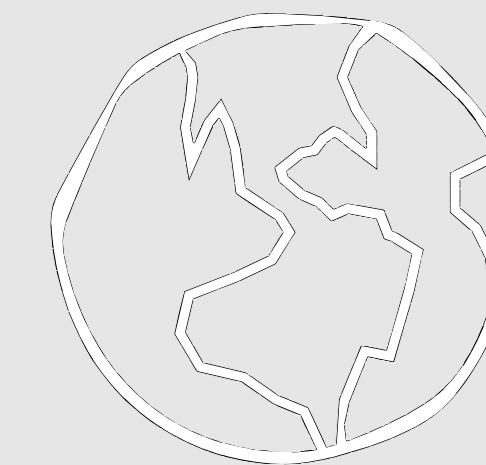
**PLANTING & IRRIG
 DETAILS**

NORTH	SCALE
	PROJECT NUMBER 3096

REVISIONS			
NO	DATE	TYPE	BY
		UPDATE	RDL

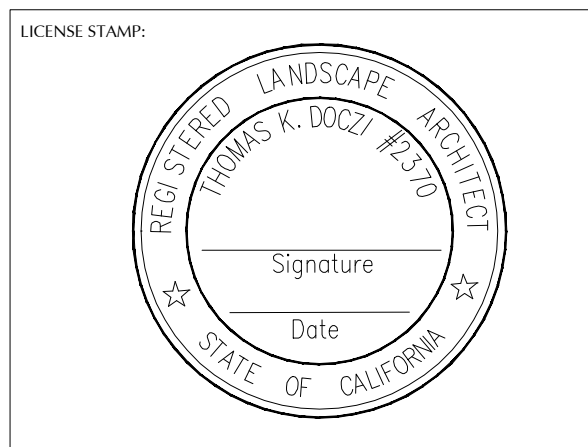
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 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TDM@TKDINC.NET

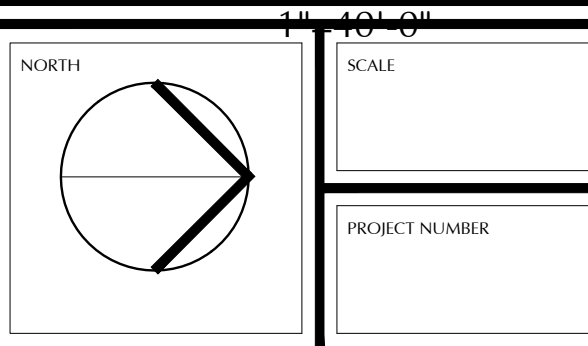
PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



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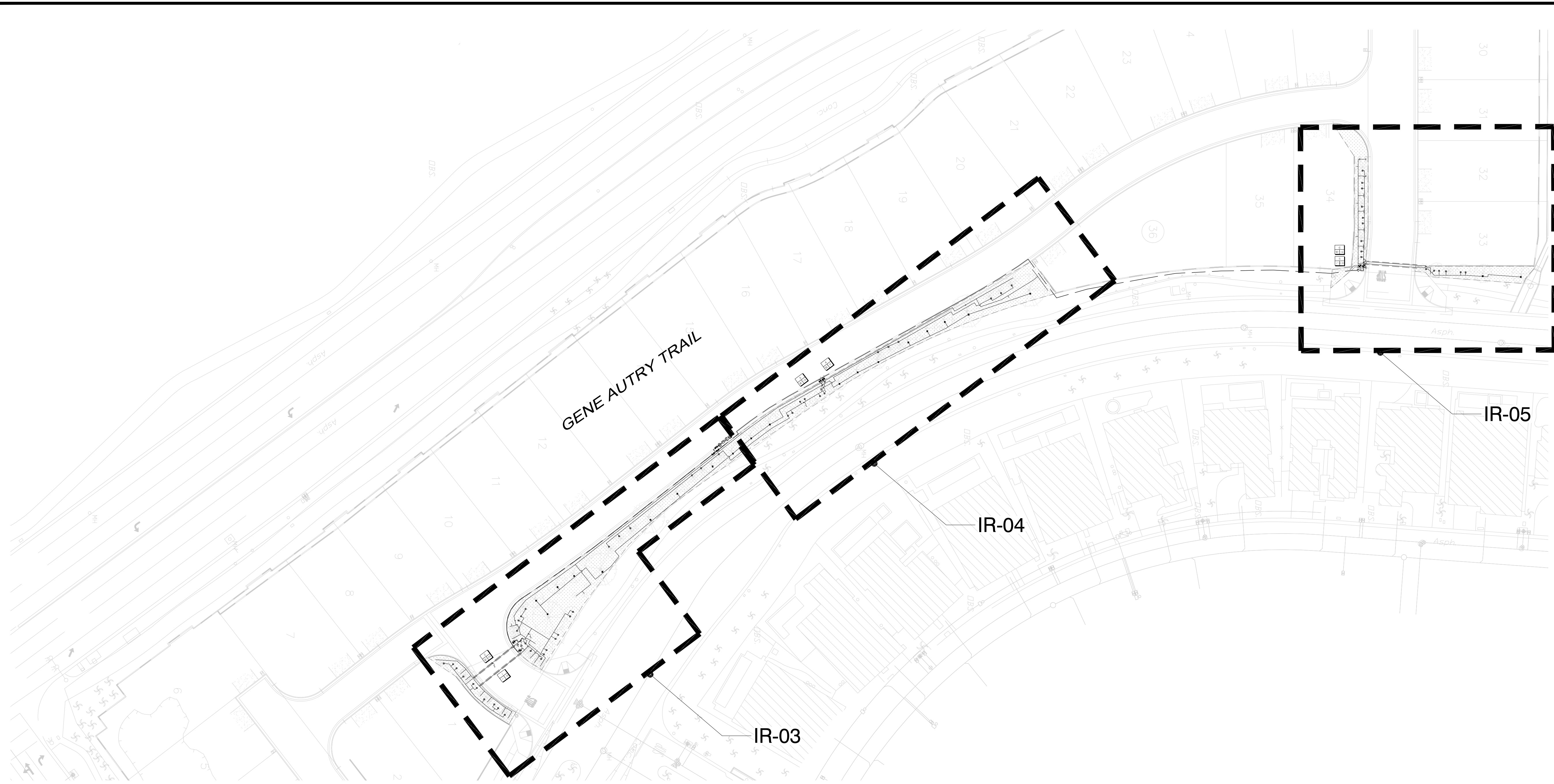
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**TRACT: 38721
 COMMON AREA
 IRRIGATION PLAN**



REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **IR-1.0**
 SHEETS



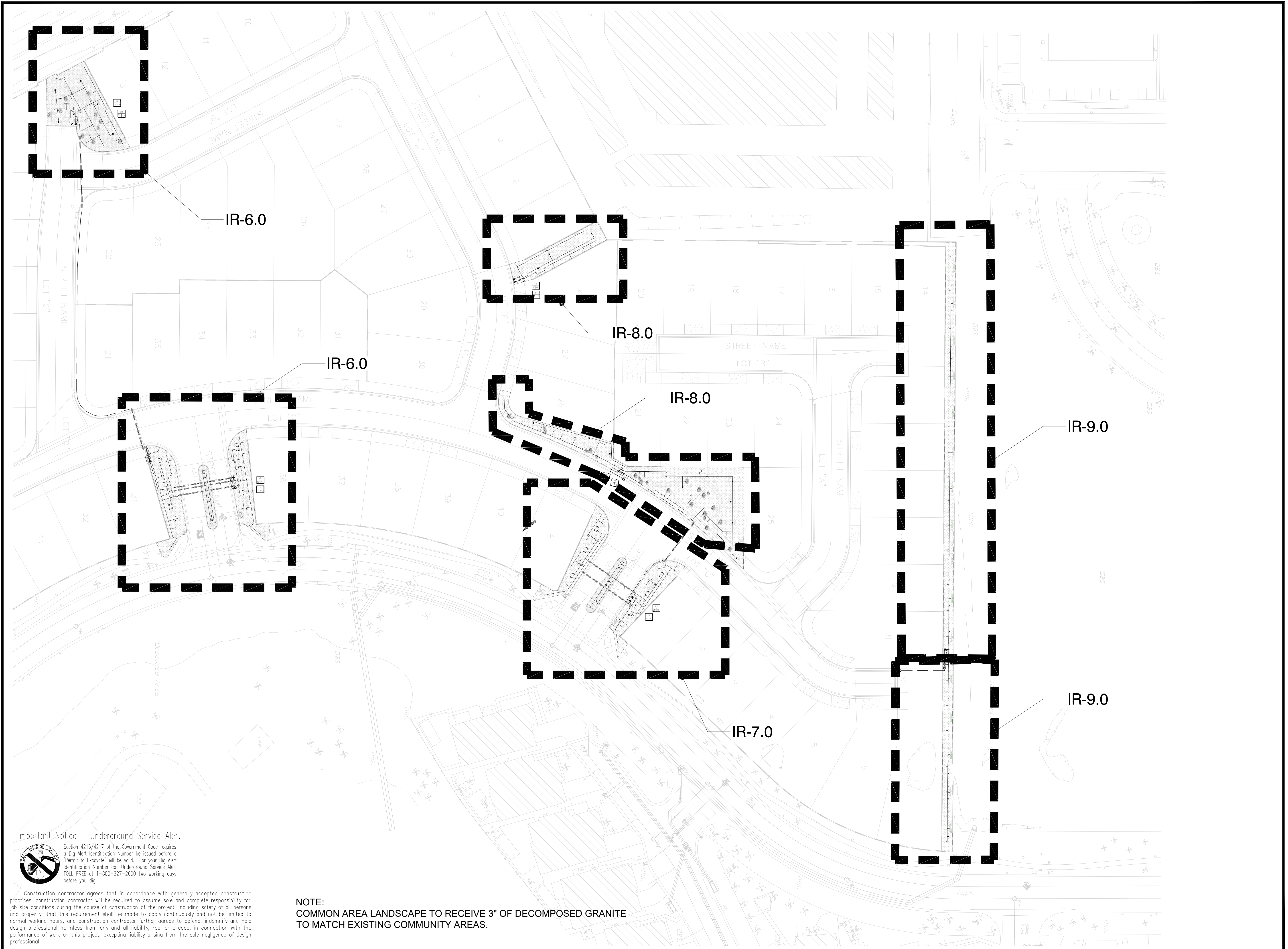
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	1.59		35.2		0.19 in/h
2	Rain Bird DV	3/4"	Bubbler	24		39.8		3.75 in/h
3	Rain Bird DV	3/4"	Bubbler	18		42.5		3.55 in/h
4	Rain Bird DV	3/4"	Bubbler	9		38.6		1.7 in/h
5	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	0.39		35.0		0.32 in/h
6	Rain Bird DV	3/4"	Bubbler	16		39.6		3.45 in/h
7	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	10.63		44.1		0.28 in/h
8	Rain Bird DV	3/4"	Bubbler	17		39.0		3.77 in/h
9	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	0.85		35.0		0.21 in/h
10	Rain Bird DV	3/4"	Bubbler	2.5		34.0		1.7 in/h
11	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	13.54		46.6		0.29 in/h
12	Rain Bird DV	3/4"	Bubbler	18		39.7		3.76 in/h
13	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	0.23		35.0		0.16 in/h
14	Rain Bird DV	3/4"	Bubbler	1.5		33.5		1.7 in/h
15	Rain Bird DV	3/4"	Bubbler	5		35.6		1.7 in/h
16	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	1.66		35.2		0.21 in/h
17	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	1.98		35.3		0.28 in/h

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NOTE:
 COMMON AREA LANDSCAPE TO RECEIVE 3" OF DECOMPOSED GRANITE TO MATCH EXISTING COMMUNITY AREAS.



T K D ASSOCIATES, INC.
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 WATER CONSERVATION

71-650 SAHARA RD. STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TDM@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722;38721

LICENSE STAMP:

THOMAS K. DOCHOW #2370
 Signature
 Date
 STATE OF CALIFORNIA

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SHEET TITLE
**TRACT: 38721
 COMMON AREA
 IRRIGATION PLAN**

NORTH

SCALE

PROJECT NUMBER

REVISIONS

NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

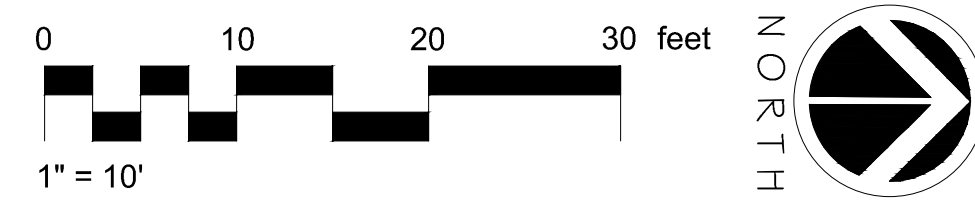
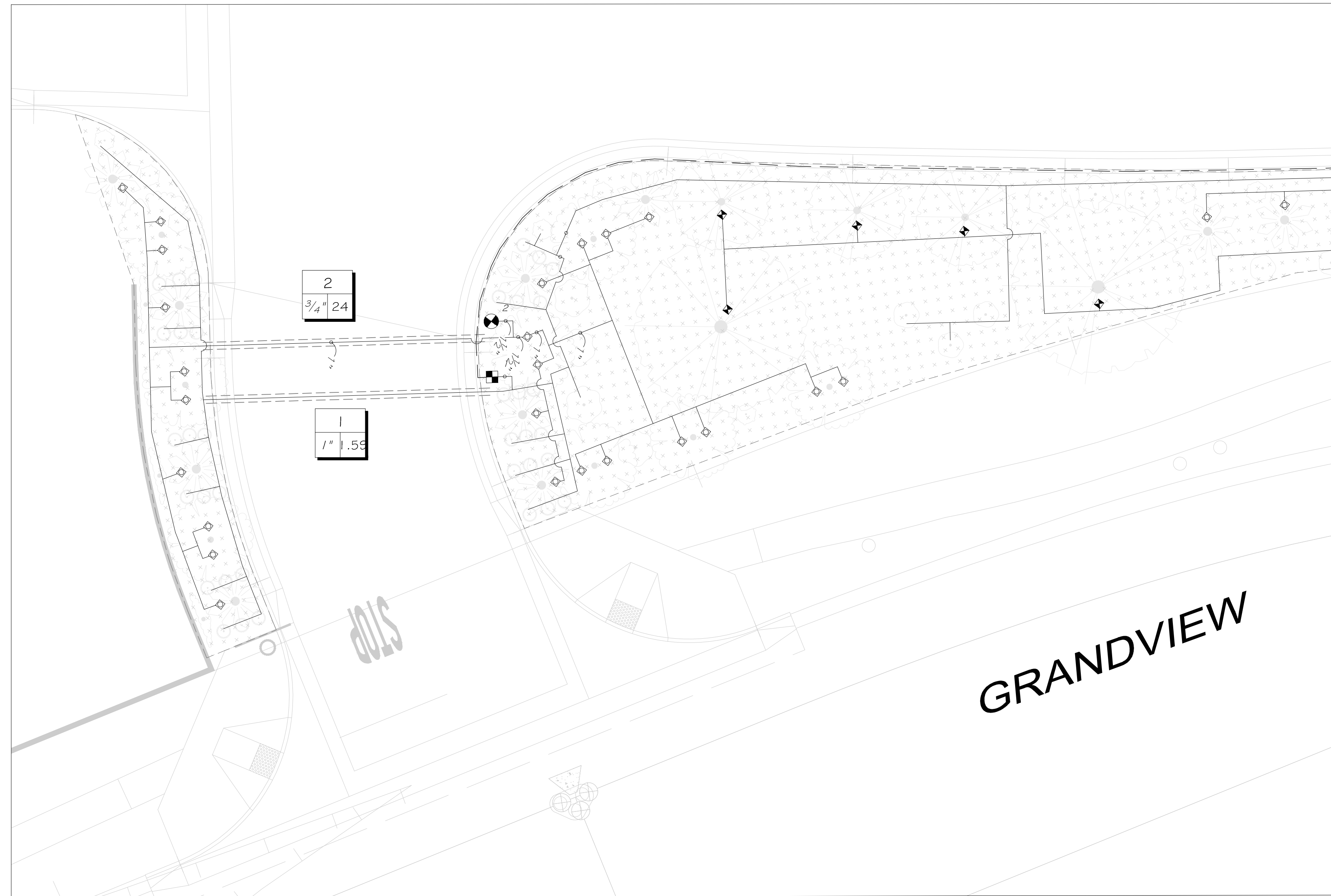
SHEET NO:
 TOTAL **IR-2.0**
 SHEETS

Important Notice - Underground Service Alert

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NOTE:
 COMMON AREA LANDSCAPE TO RECEIVE 3" OF DECOMPOSED GRANITE TO MATCH EXISTING COMMUNITY AREAS.



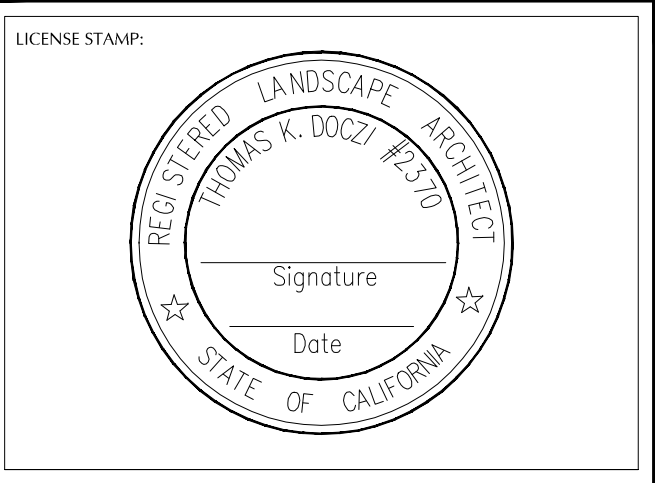
LOT "E" IRRIGATION PLAN

MATCHLINE - SEE SHEET IR-4.0



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENATIVE TRACT MAP 38722;38721



CONSULTANTS:

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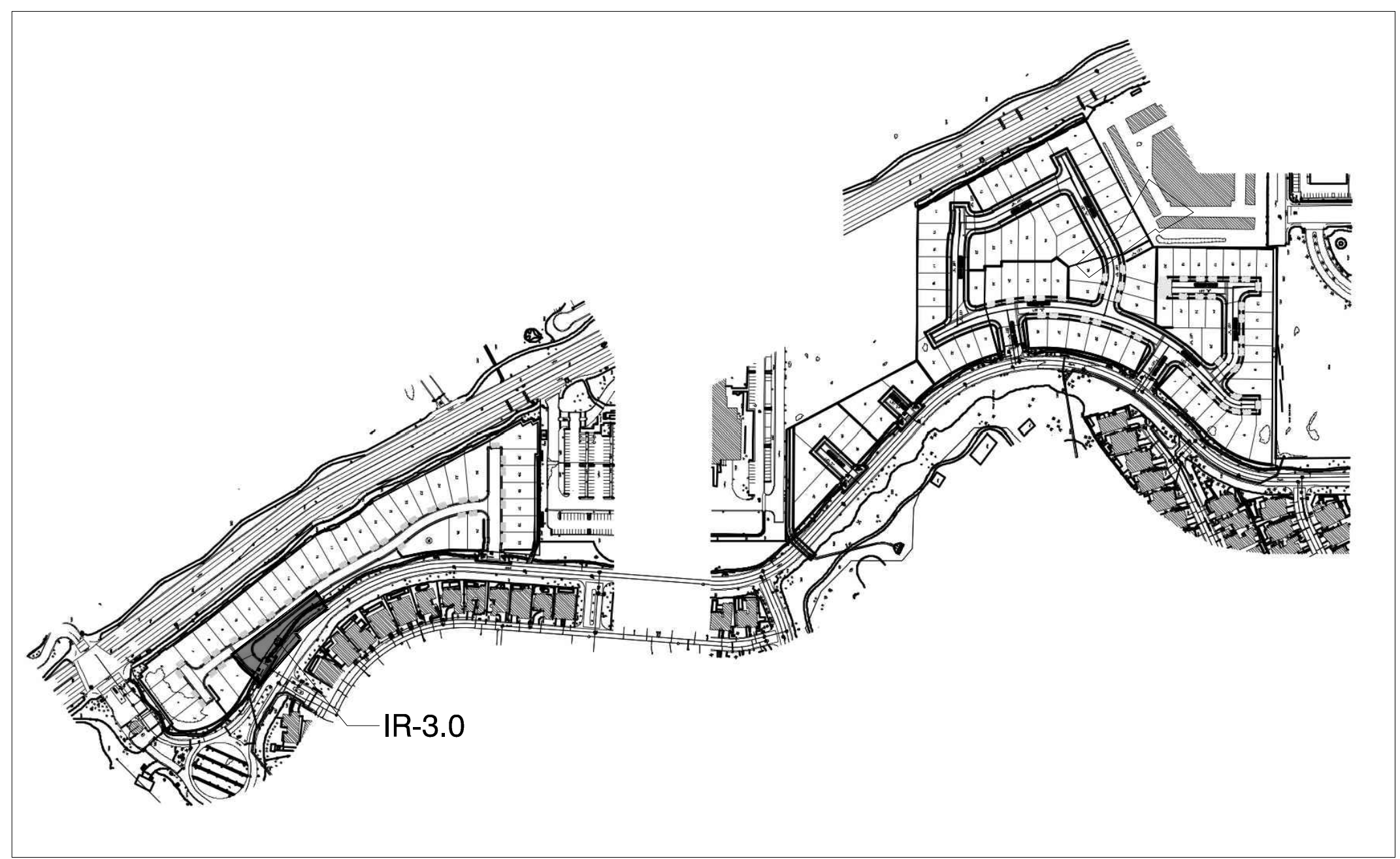
SHEET TITLE
**TRACT: 38721
 IRRIGATION PLAN**

NORTH
 SCALE
1"=10'-0"
 PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

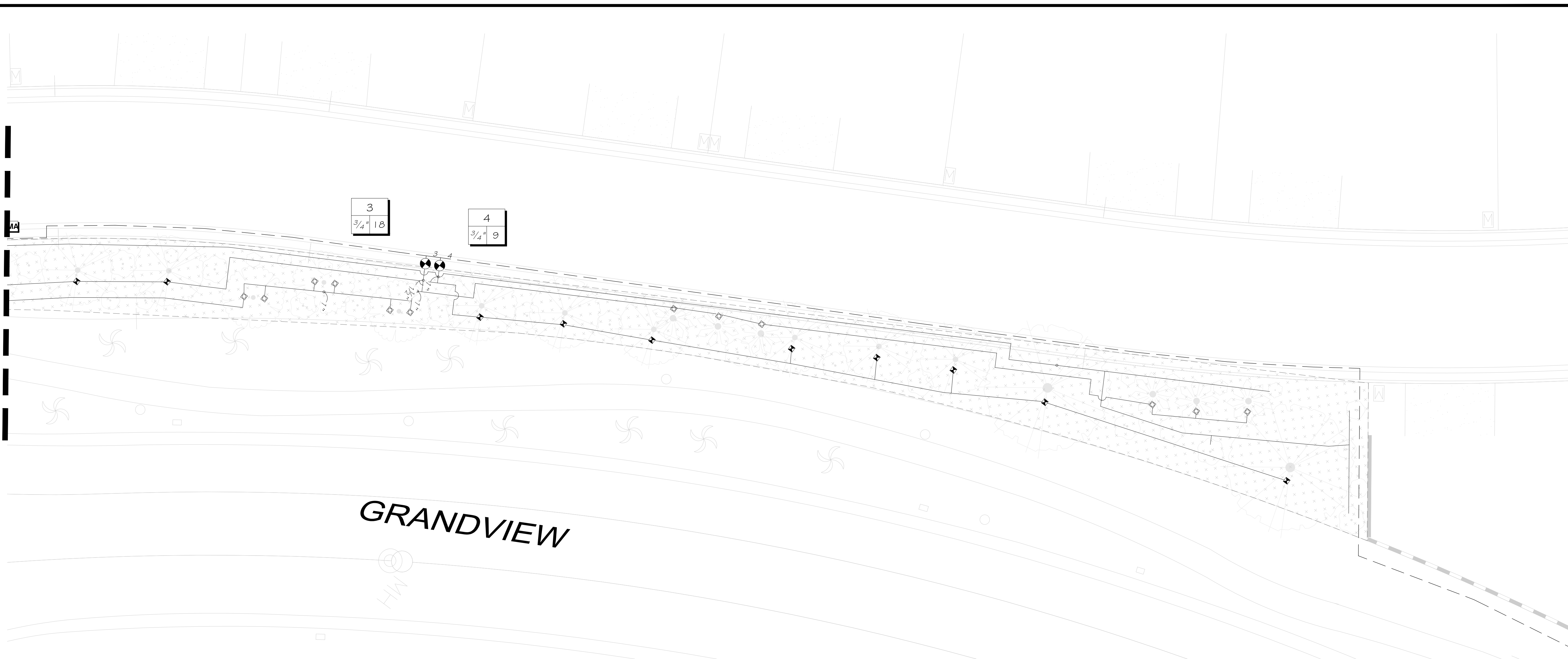
SHEET NO:
 TOTAL **IR-3.0**
 SHEETS



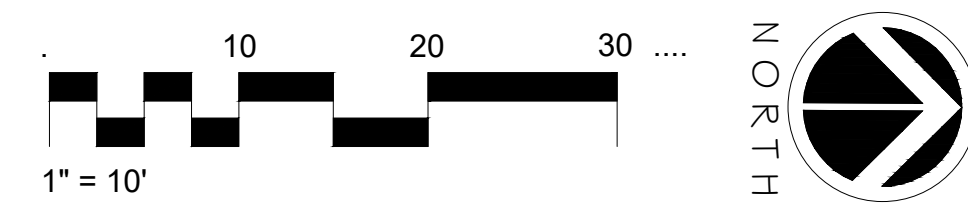
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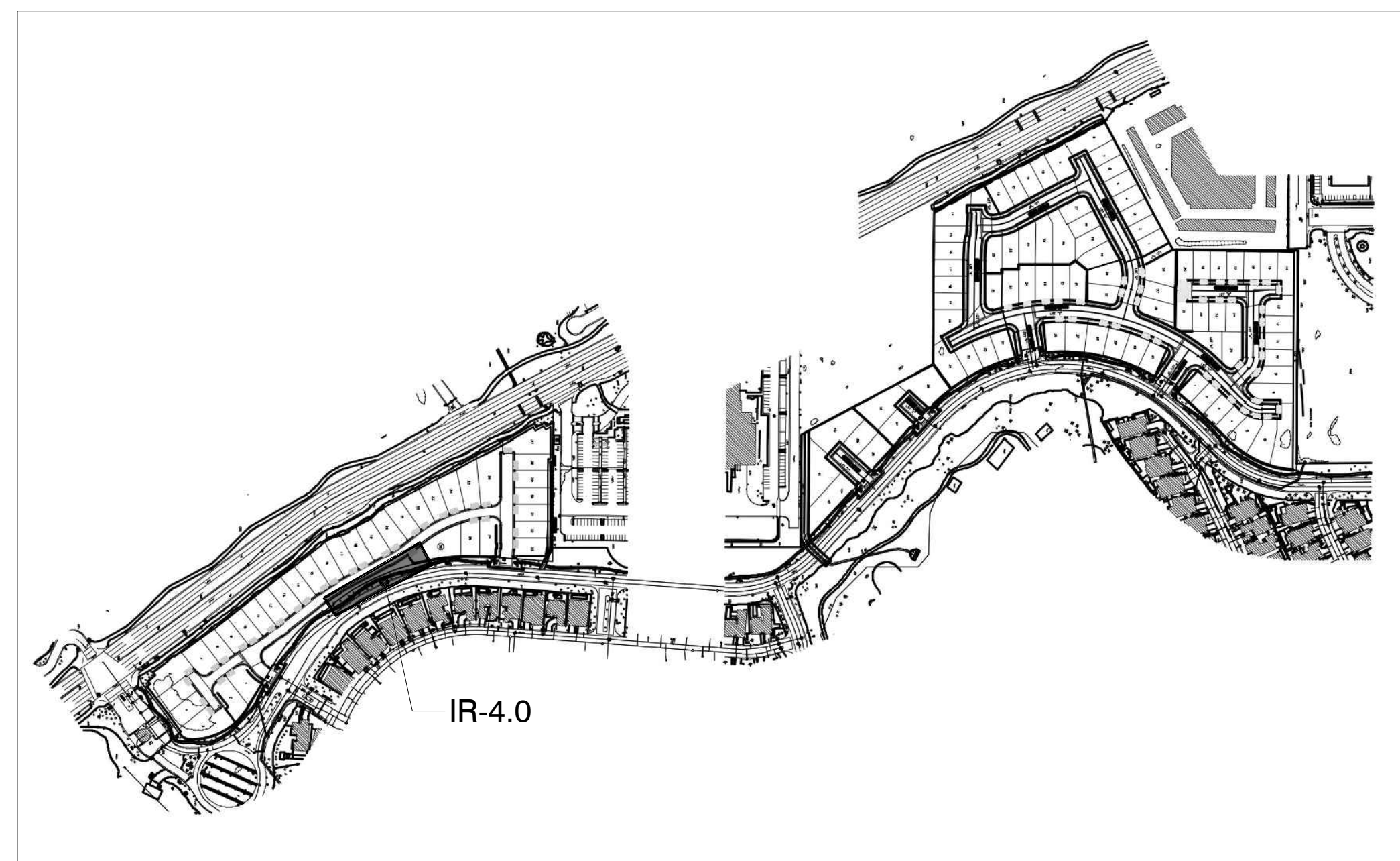
MATCHLINE - SEE SHEET IR-3.0



GRANDVIEW



LOT "E" IRRIGATION PLAN



Important Notice - Underground Service Alert

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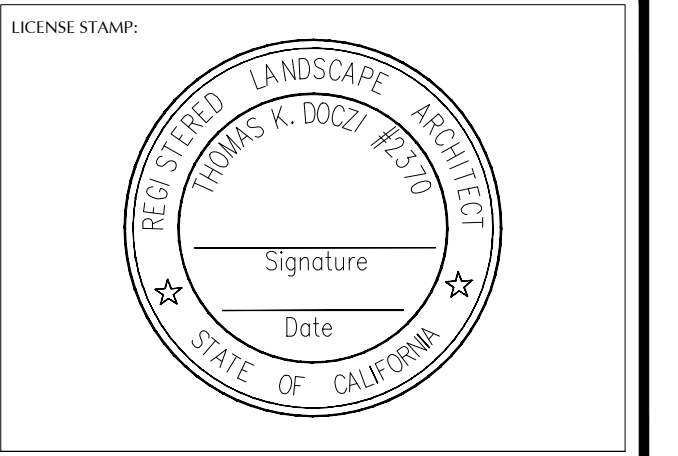


T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71450 SAHARA RD. STE. 4 SUITE C RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722;38721



CONSULTANTS:

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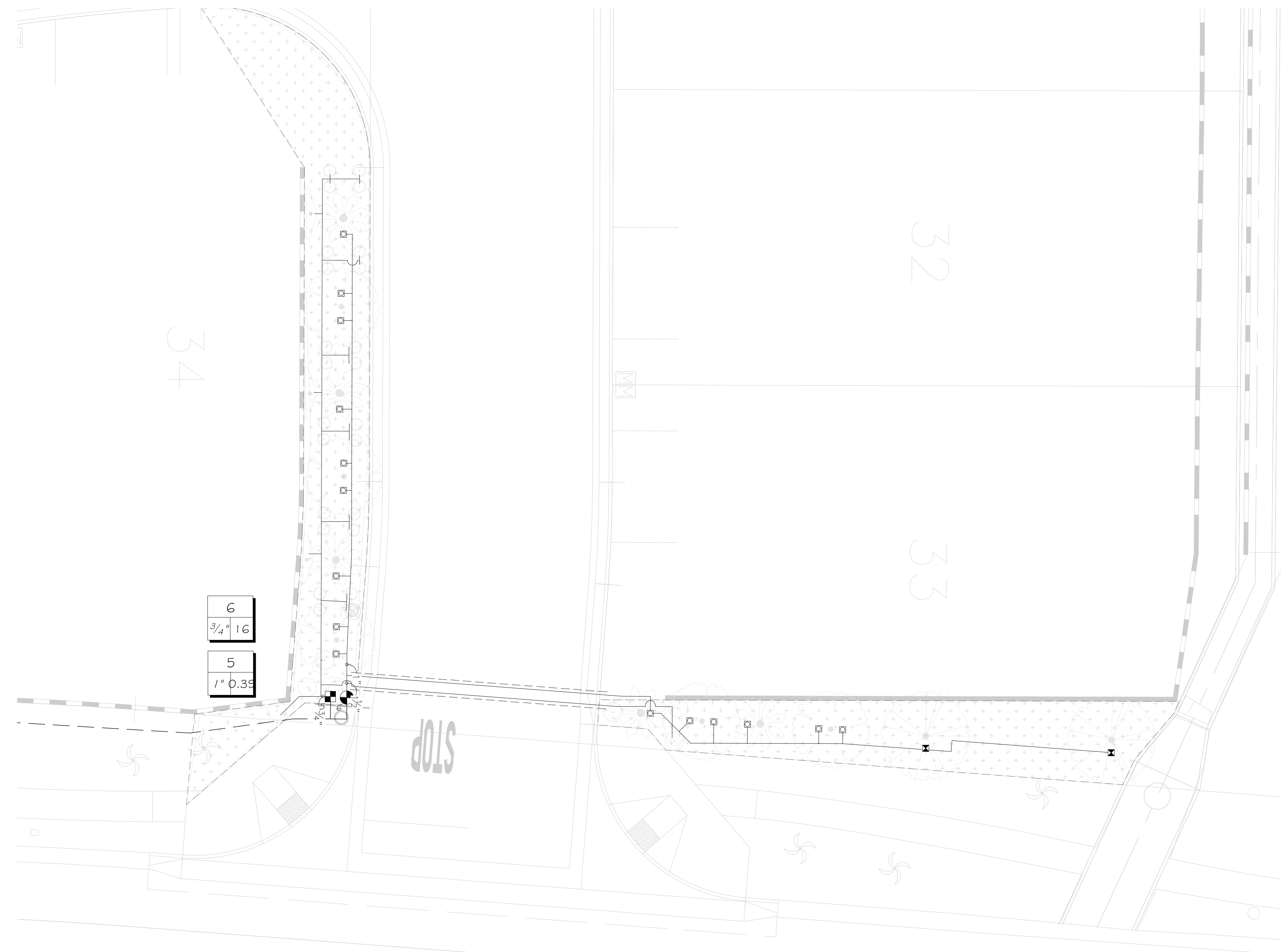
SHEET TITLE
**TRACT: 38721
 IRRIGATION PLAN**

NORTH	SCALE 1"=10'-0"
PROJECT NUMBER	

REVISIONS			
NO	DATE	TYPE	BY

DATEA
 ISSUED FORA
 EFFECTIVE DATEA
 DESIGN BYA
 DRAWN BYA
 FILENAMEA

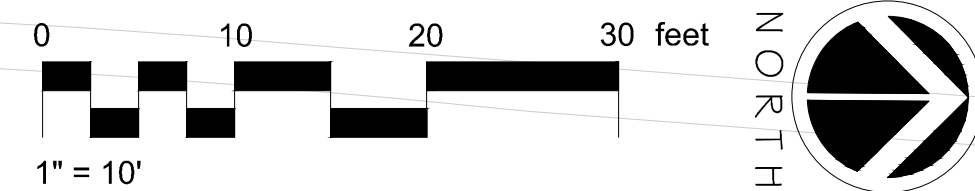
SHEET NO:
 TOTAL **IR-4.0**
 SHEETS



6	3/4" 16
5	1" 0.35

GRANDVIEW

Asph.



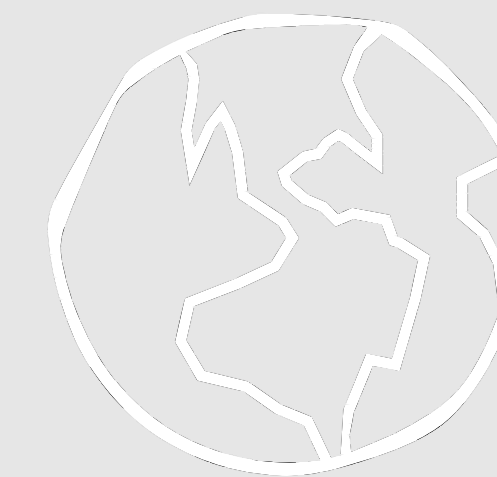
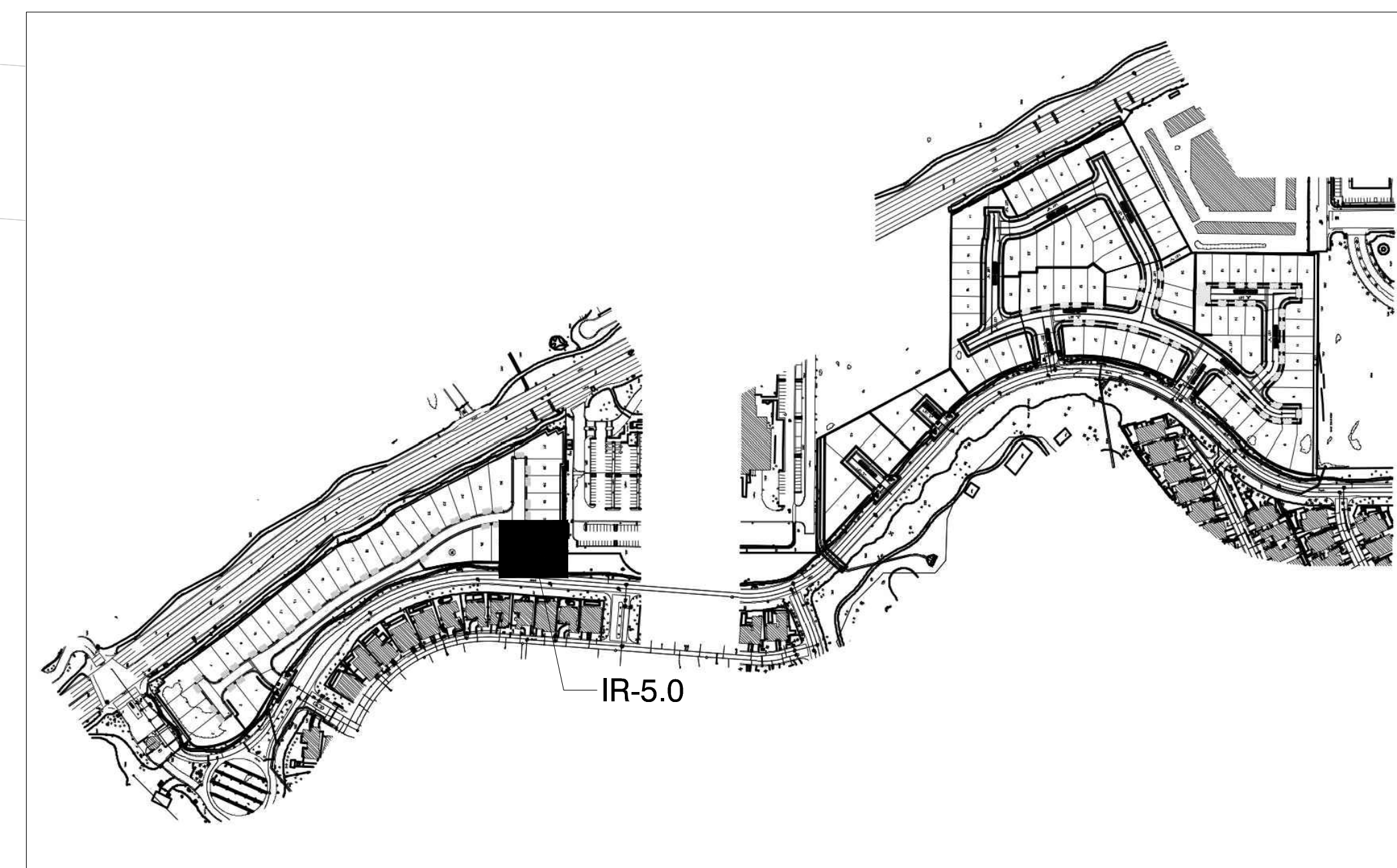
LOT "F" IRRIGATION PLAN

Important Notice - Underground Service Alert



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 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-630 SAHARA RD., STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA
 PH: (760) 776-1751 TOMD@TKDINC.NET

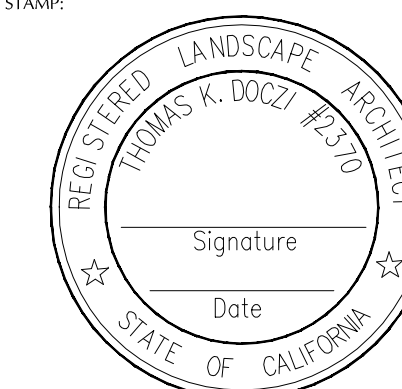
PROJECT NAME

**ESCENA ARIA
 COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENATIVE TRACT MAP 38722;38721

LICENSE STAMP



CONSULTANTS

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SHEET TITLE

**TRACT: 38721
 IRRIGATION PLAN**

NORTH

SCALE
1"=10'-0"

PROJECT NUMBER

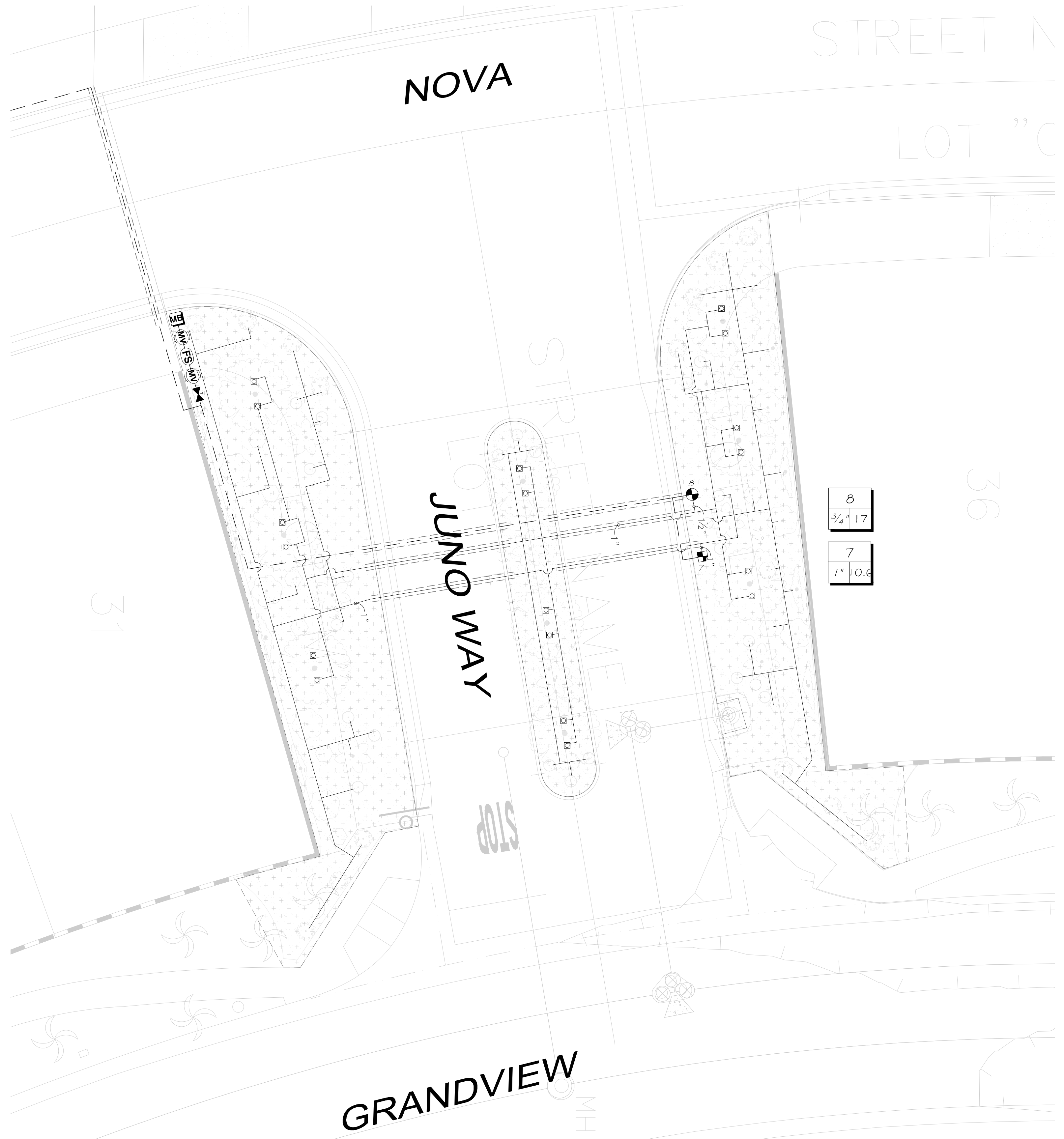
REVISIONS

NO	DATE	TYPE	BY

DATE: _____
 ISSUED FOR: _____
 EFFECTIVE DATE: _____
 DESIGN BY: _____
 DRAWN BY: _____
 FILENAME: _____

SHEET NO:

TOTAL **IR-5.0**
 SHEETS



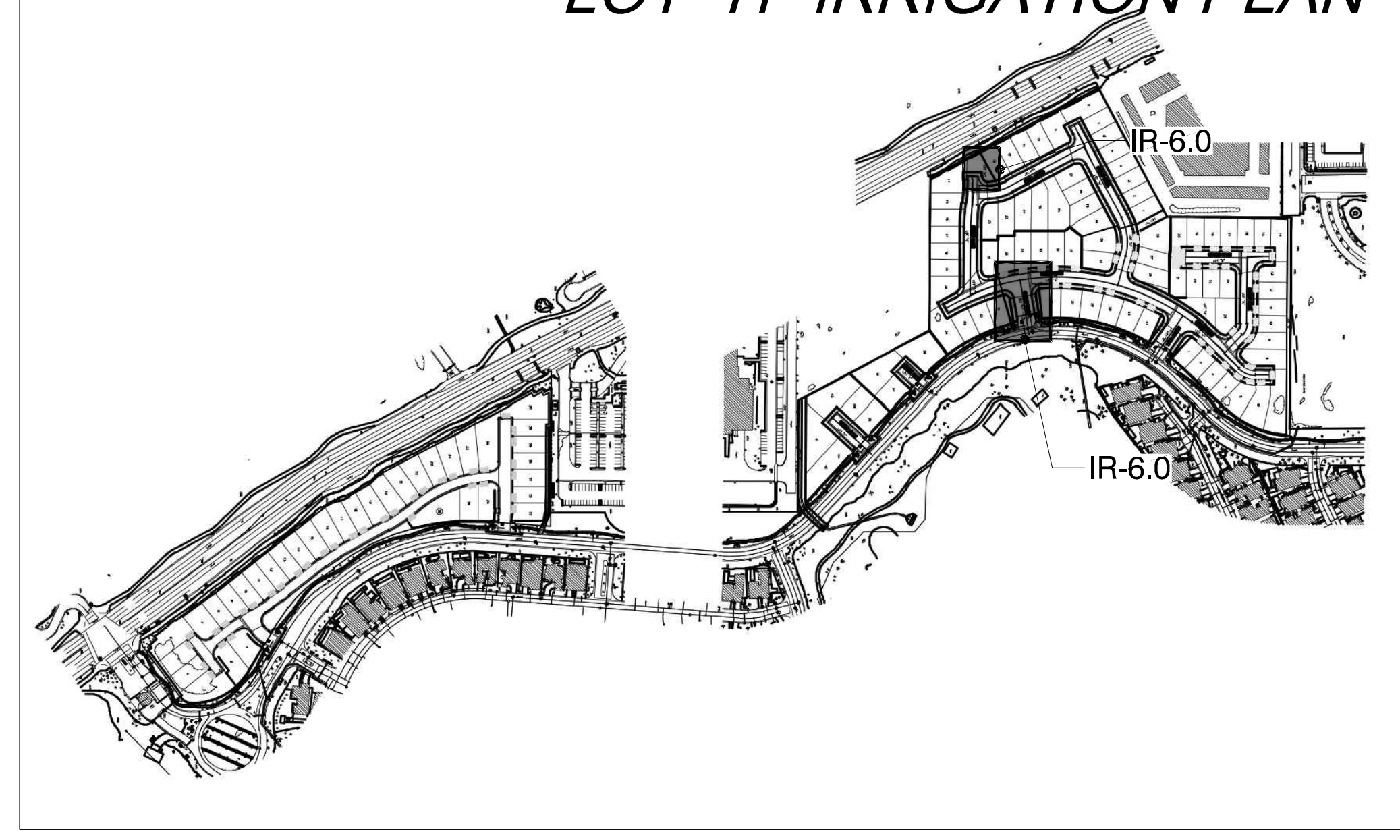
0 10 20 30 feet
1" = 10' NORTH

LOT "L, M" IRRIGATION PLAN



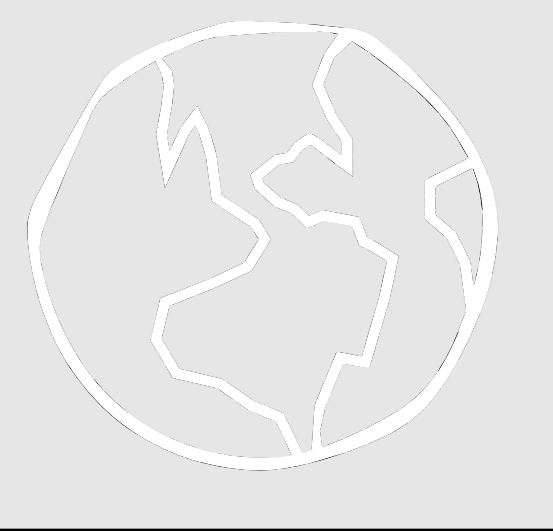
0 10 20 30 feet
1" = 10' NORTH

LOT "H" IRRIGATION PLAN



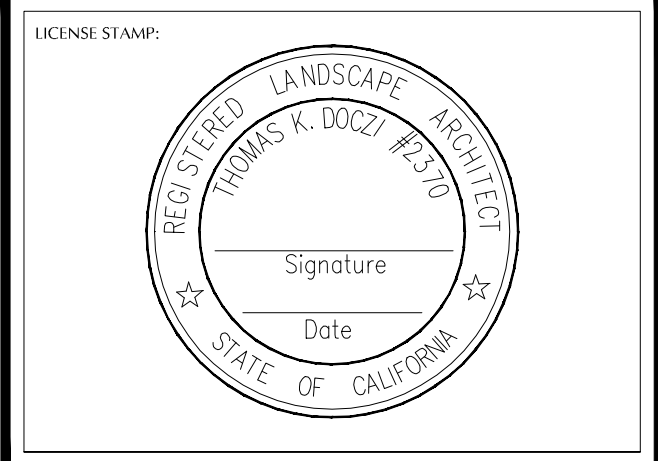
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 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TDM@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



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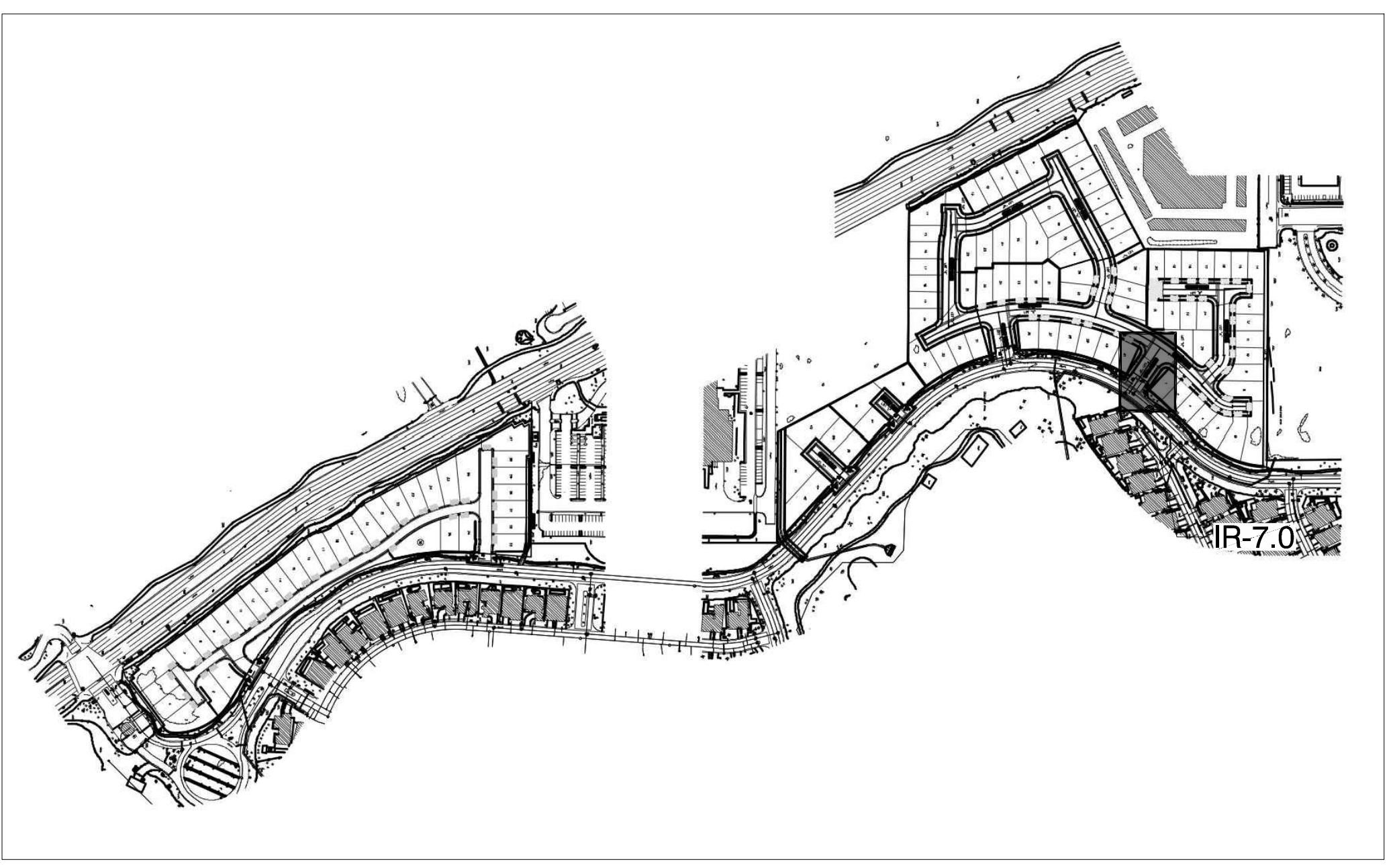
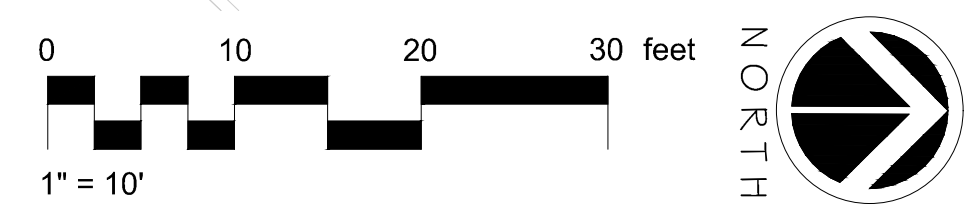
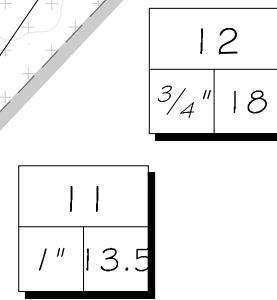
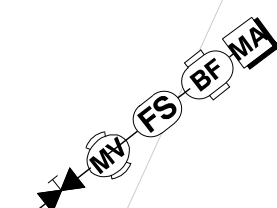
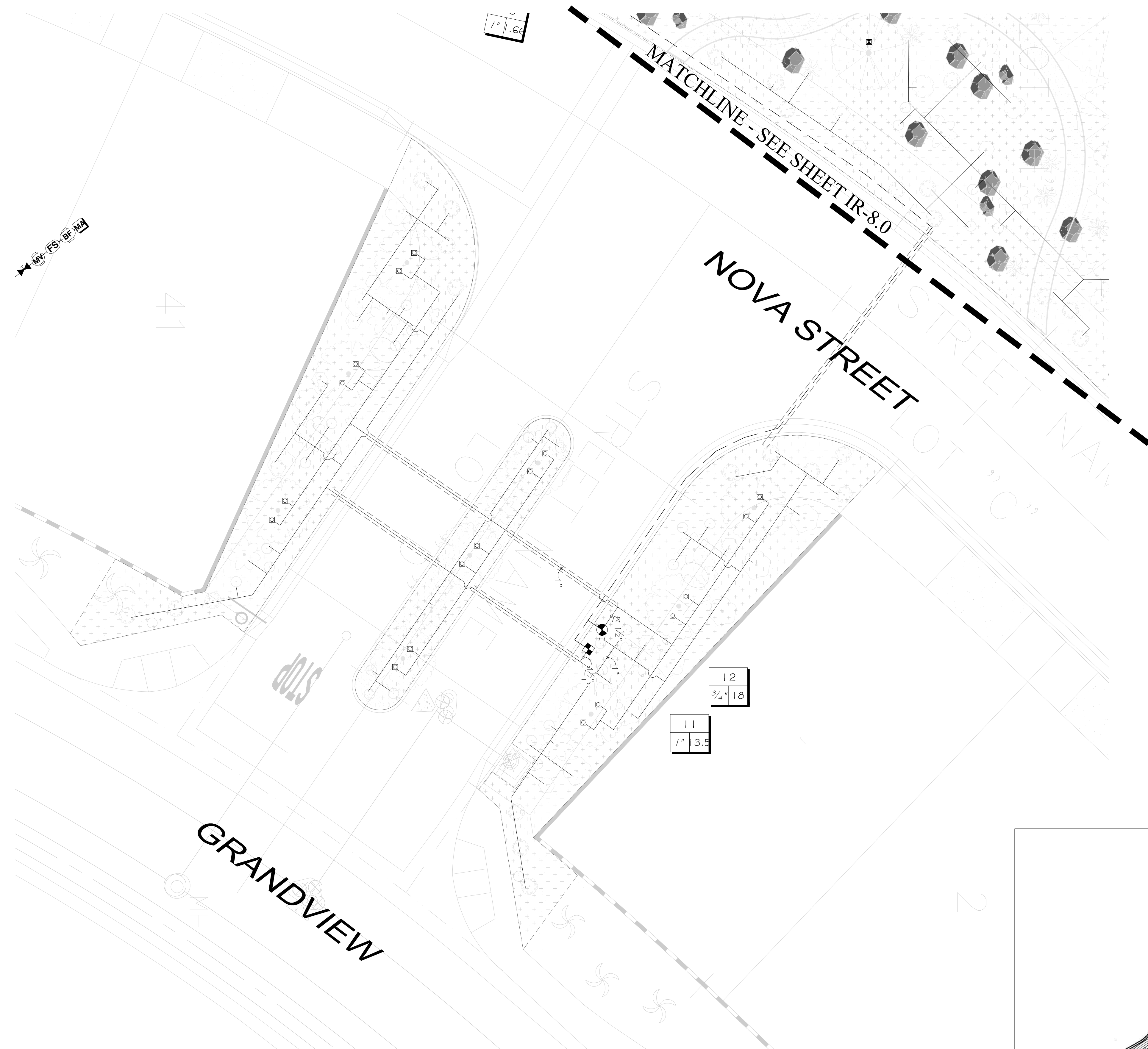
SHEET TITLE
**TRACT: 38722
 IRRIGATION PLAN**

NORTH	SCALE
	1"=10'-0"
	PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **IR-6.0**
 SHEETS



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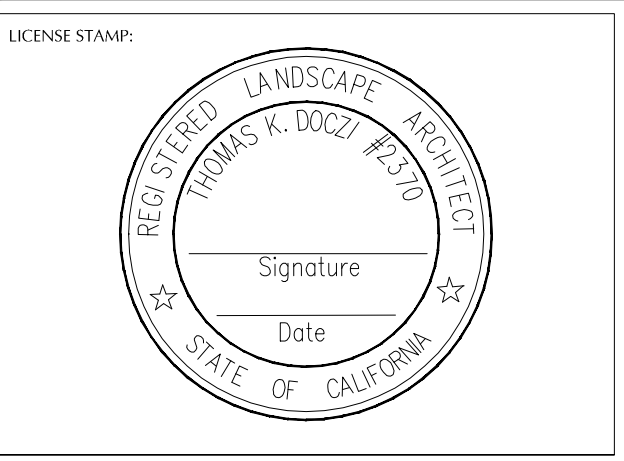
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LOT "I"; "J" PLANTING PLAN



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD, STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1731 TDM@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721



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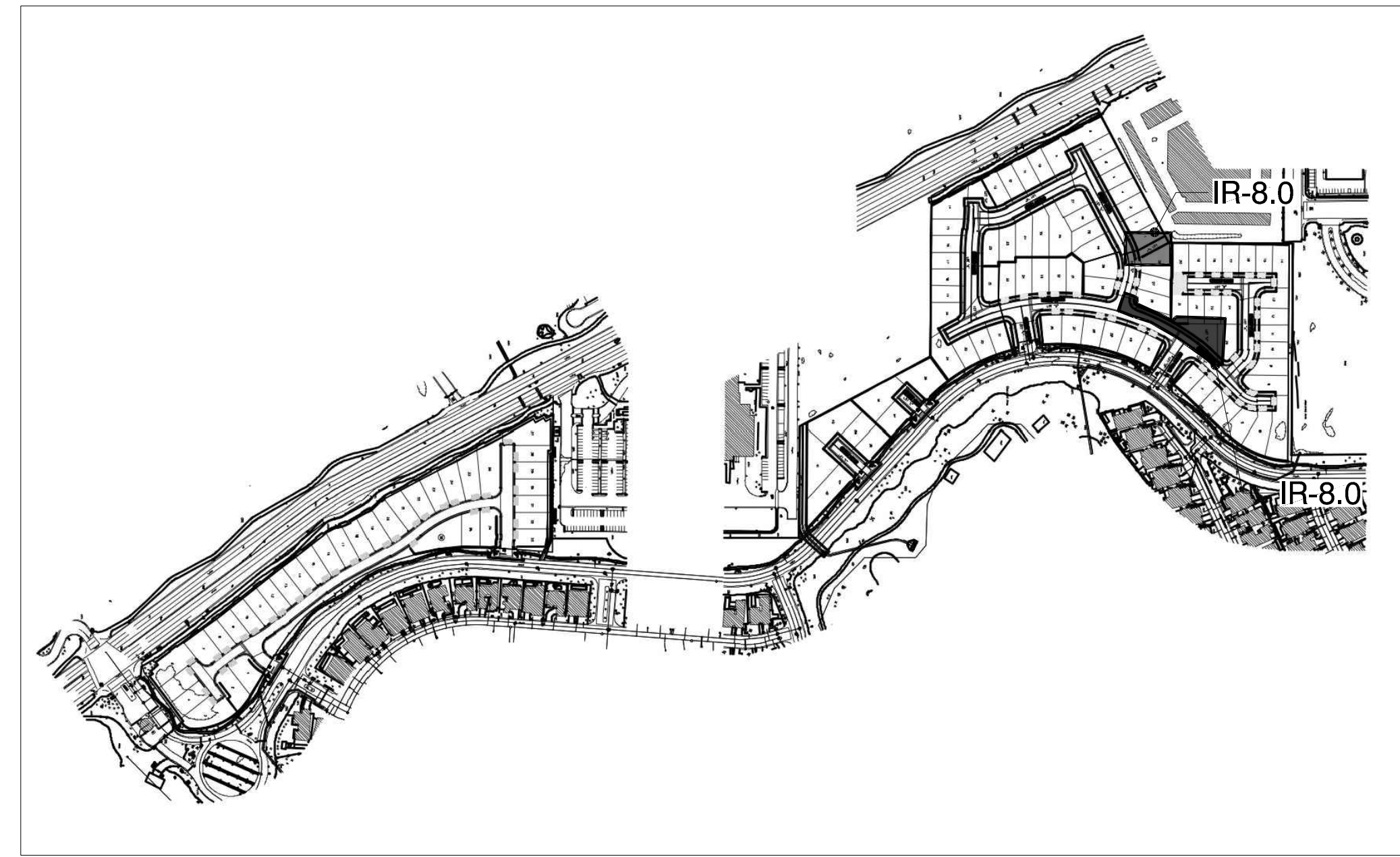
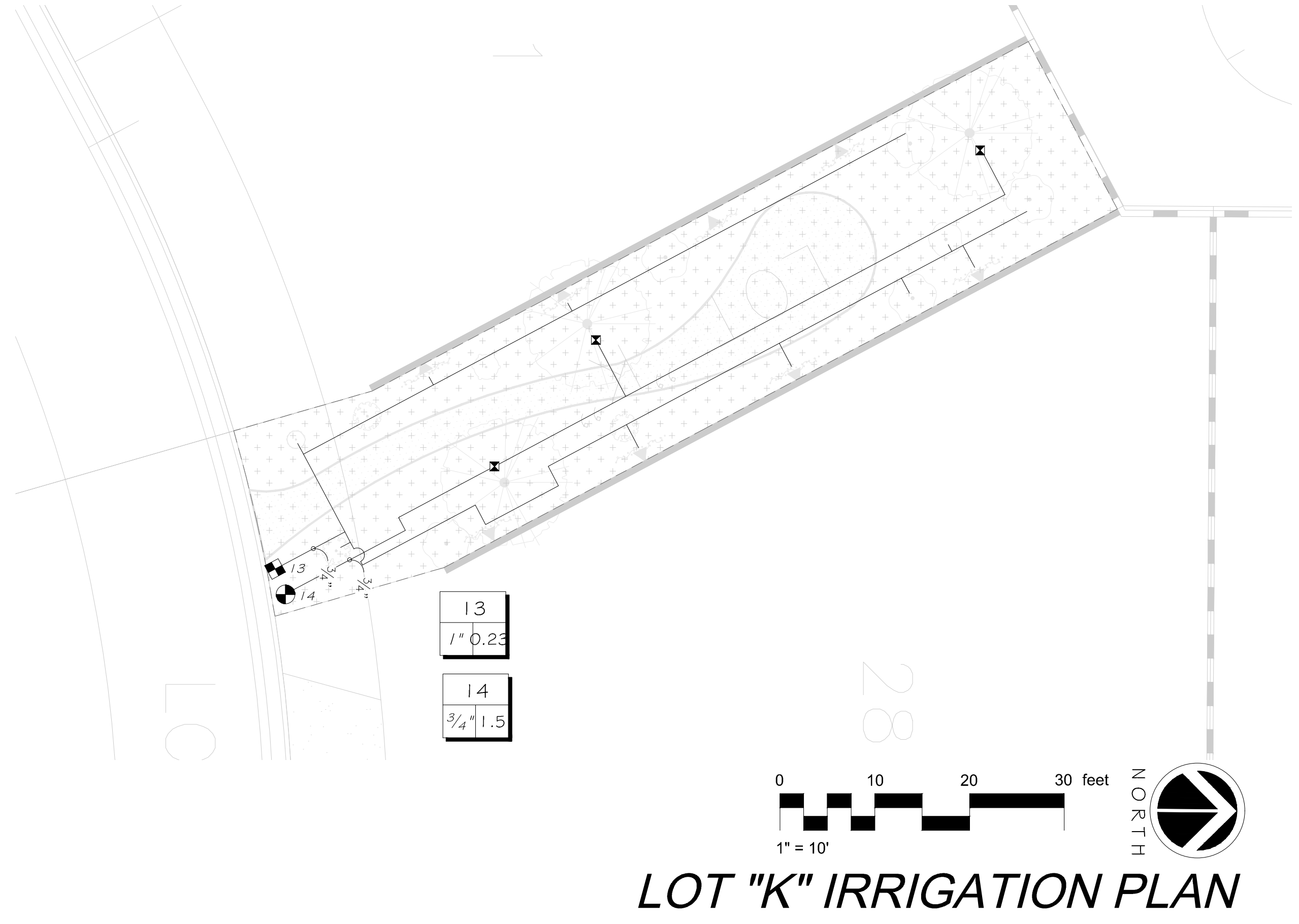
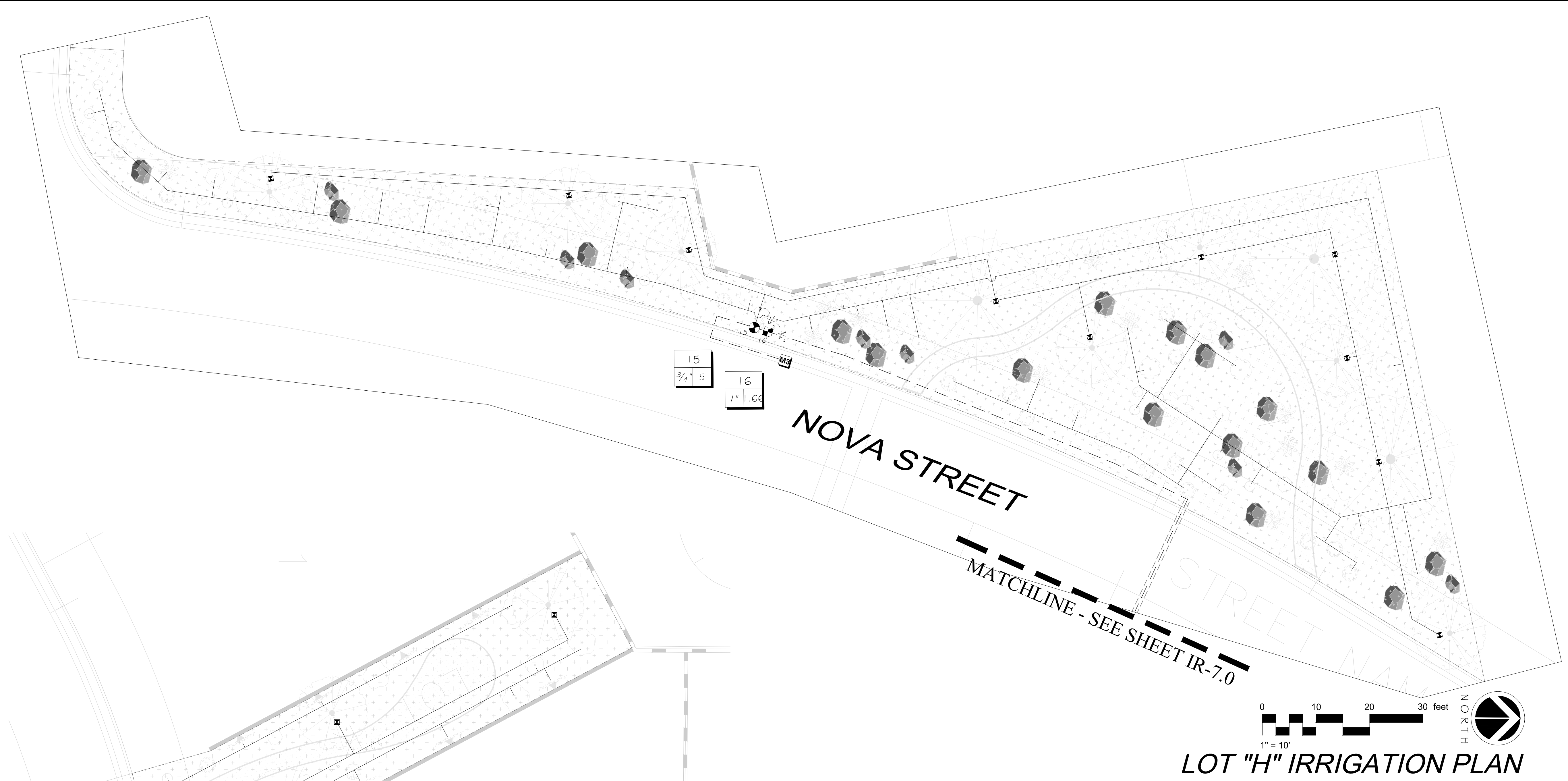
SHEET TITLE
**TRACT: 38722
 IRRIGATION PLAN**

NORTH
 SCALE
1"=10'-0"
 PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

DATE:
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY:
 DRAWN BY:
 FILENAME:

SHEET NO:
 TOTAL **IR-7.0**
 SHEETS



TKD ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION

71-650 SAHARA RD. STE. 4 SUITE C
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TOMD@TKDINC.NET

PROJECT NAME

**ESCENA ARIA
 COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENATIVE TRACT MAP 38722;38721

LICENSE STAMP:

CONSULTANTS:

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SHEET TITLE

**TRACT:38722
 IRRIGATION PLAN**

NORTH

SCALE

1"=10'-0"

PROJECT NUMBER

REVISIONS

NO	DATE	TYPE	BY

DATE:

ISSUED FOR:

EFFECTIVE DATE:

DESIGN BY:

DRAWN BY:

FILENAME:

SHEET NO:

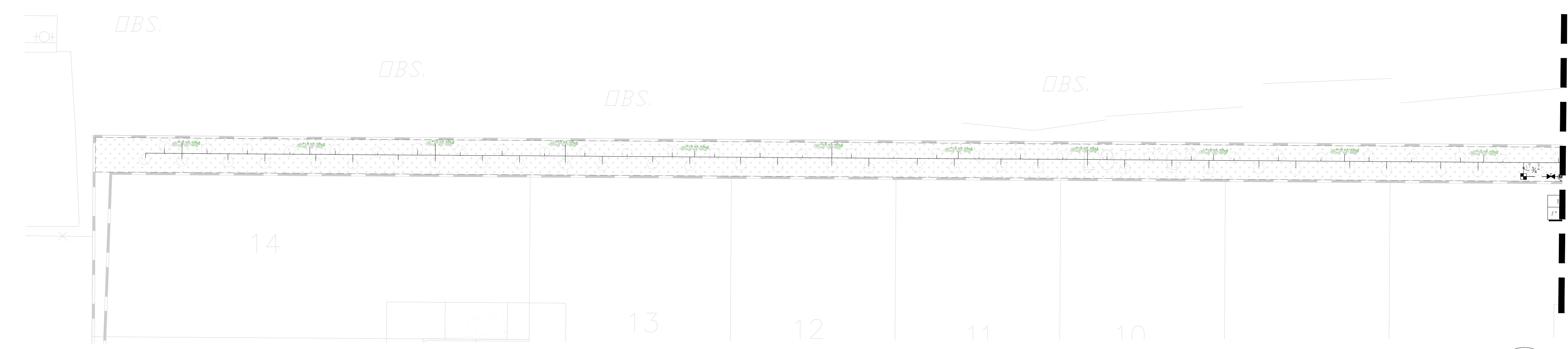
TOTAL **IR-8.0**

SHEETS

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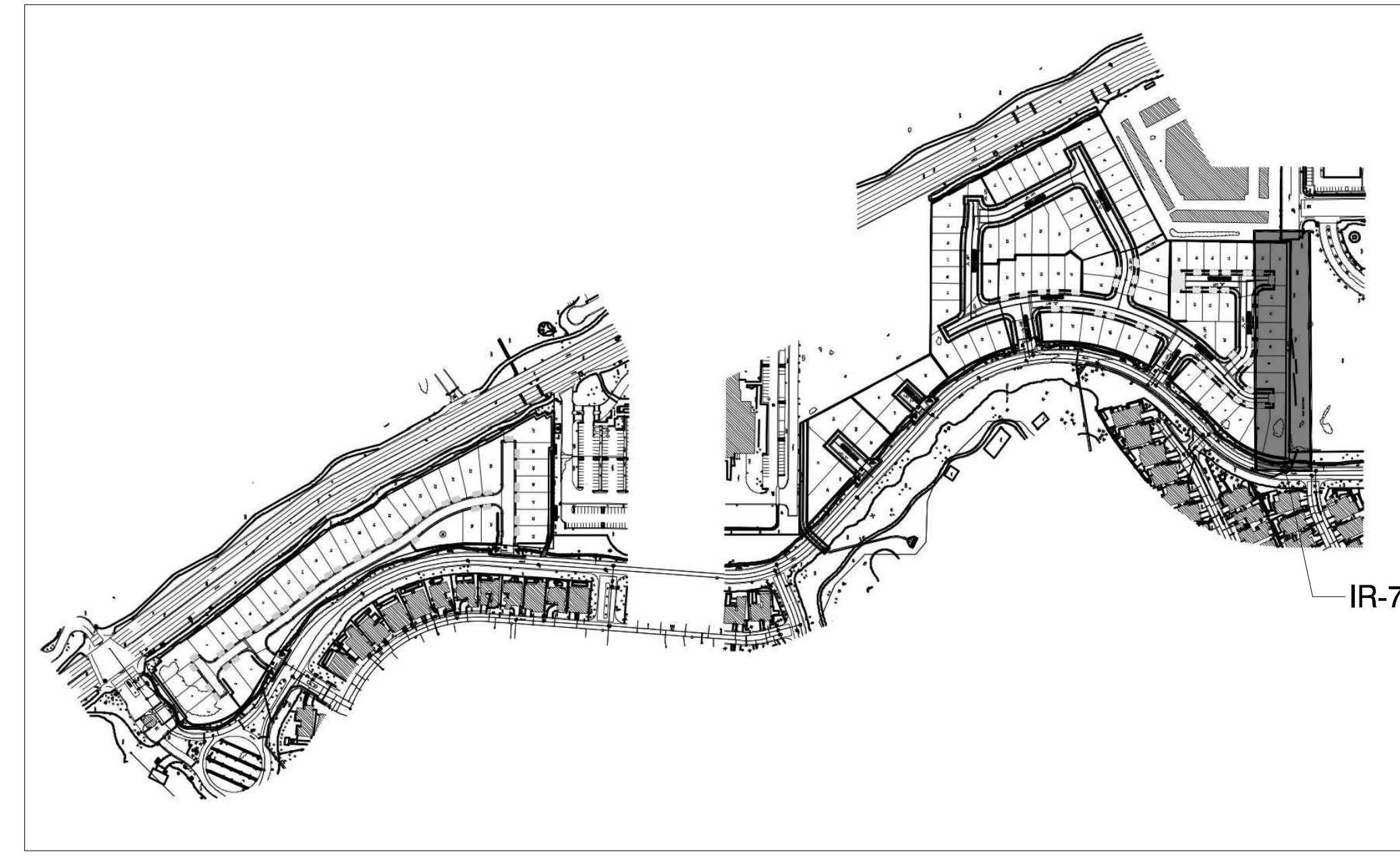
MATCHLINE - SEE SHEET BELOW

MATCHLINE - SEE SHEET ABOVE



LOT "G" IRRIGATION PLAN

LOT "G" IRRIGATION PLAN



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA RD. STE. 4 SUITE C 92270
 RANCHO MIRAGE, CALIFORNIA 92270
 P/E: (760) 776-1751 T/KD@TKDINC.NET

PROJECT NAME
**ESCENA ARIA
 COMMON AREAS**
 PALM SPRINGS CALIFORNIA 92262
 TENTATIVE TRACT MAP 38722;38721

LICENSE STAMP

CONSULTANTS

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SHEET TITLE
IRRIGATION PLAN

NORTH

SCALE
1/16"=1'-0"

PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

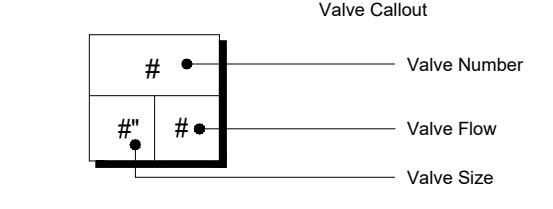
DATE:
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 EFFECTIVE DATE:
 DESIGN BY:
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 FILENAME:

SHEET NO:
 TOTAL SHEETS **IR-9.0**

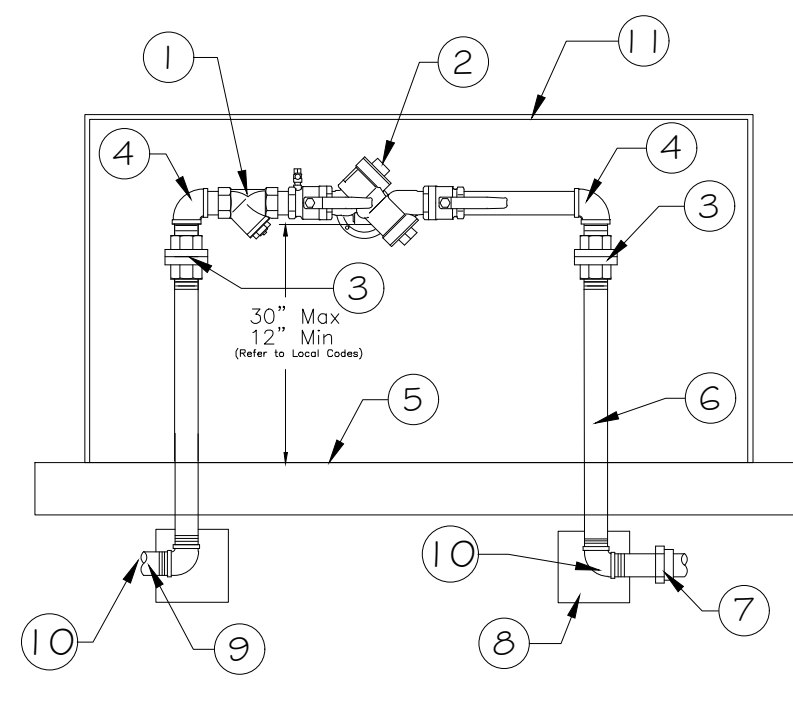
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IRRIGATION SCHEDULE

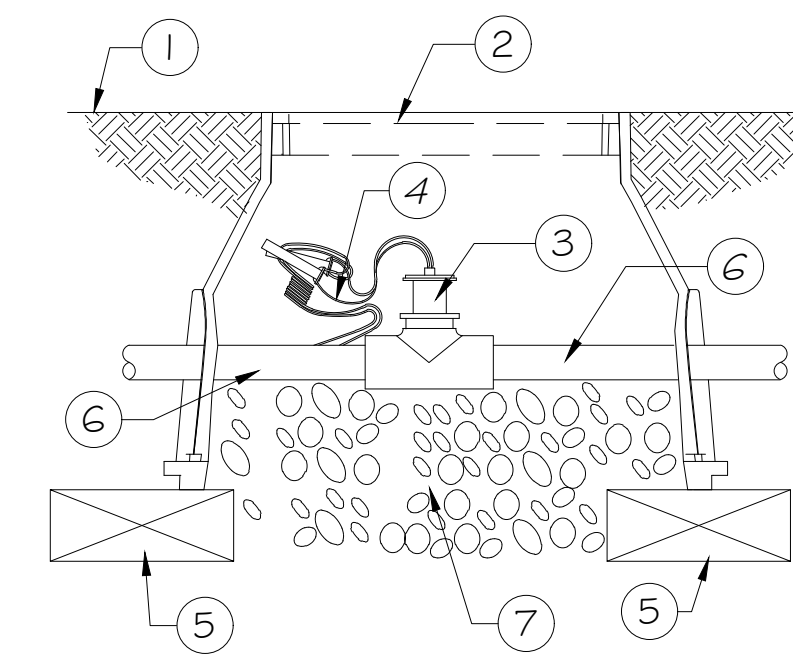
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	132	30
	Rain Bird XZ-100-PRF Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 5 GPM-20 GPM.	8	
	Area to Receive Drip Emitters Rain Bird XB-PC-1032 Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a 10-32 threaded inlet x barb outlet. Emitter Notes: 0.5 emitters (1 assigned to each 3' Ht. plant) 0.5 emitters (1 assigned to each 12"-14" Dia. plant) 1.0 emitters (1 assigned to each 5 gal plant) 1.0 emitters (1 assigned to each 15 gal. plant)	38,766 sf	
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in..	9	
	PVC Shut Off Valve MATCH MAINLINE SIZE	6	
	Rain Bird PEB-PRS-D 1-1/2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4	
	Rain Bird PEB-PRS-D 1" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	1	
	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. 2 above highest downstream outlet and the highest point in the downstream piping.	2	
	Febco 765 3/4" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. 1 above highest downstream outlet and the highest point in the downstream piping.	1	
	Rain Bird FS-100-P 1in. Flow Sensor, Plastic PVC Model. Suggested Operating Range 5.4 GPM to 54 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXVM(P) LXJ LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box	4	
	Water Meter 1" Common Space Water Meter	1	
	Water Meter 1" Common Space Water Meter	1	
	Water Meter 1" Common Space Water Meter	2	
	Water Meter 1" Common Space Water Meter	1	
	Irrigation Lateral Line: PVC Schedule 40	6,539 lf	
	Irrigation Mainline: PVC Schedule 40	1,610 lf	
	Pipe Sleeve: PVC Schedule 80	507.1 lf	



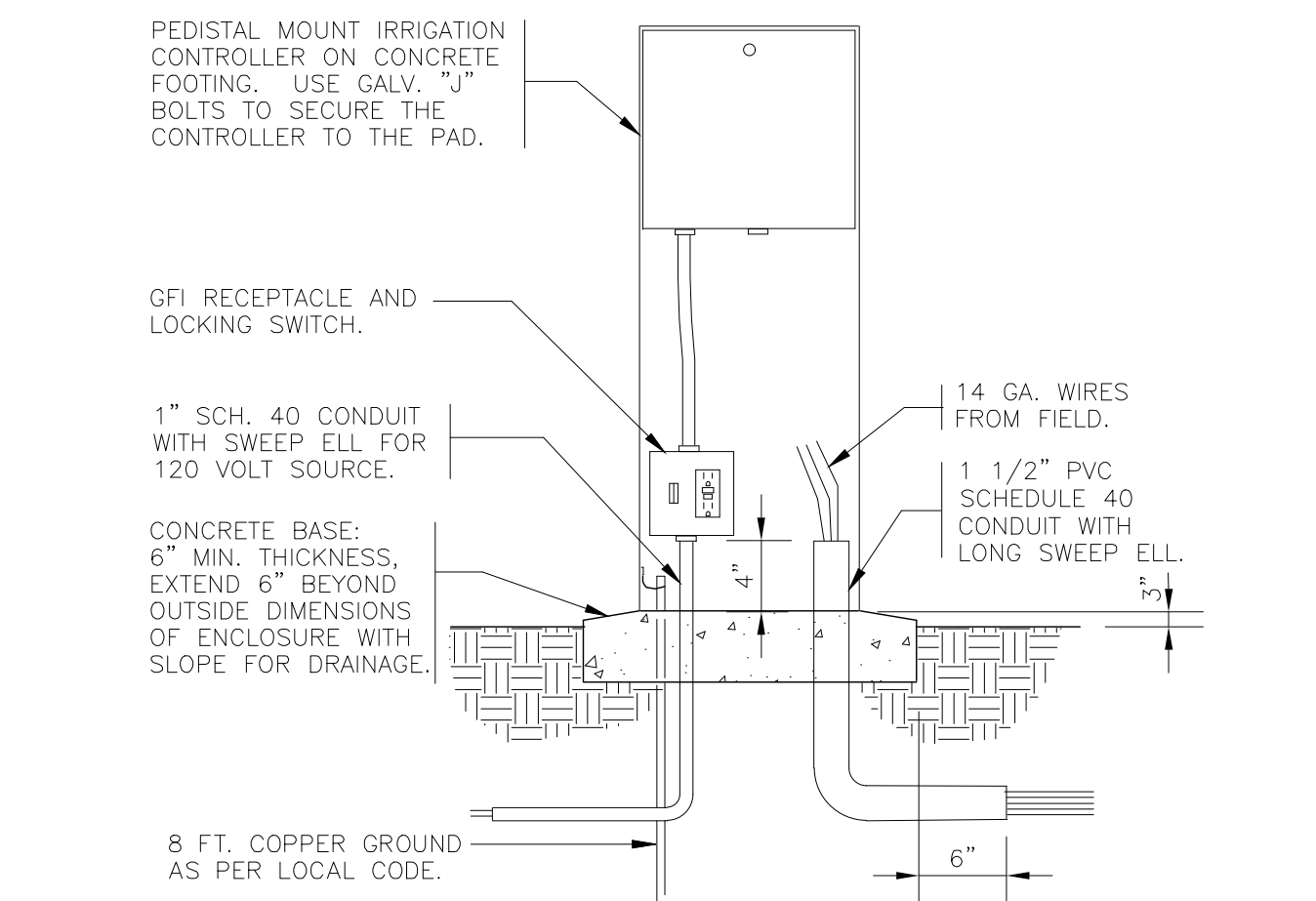
ENCLOSURE NOTE:
BACKFLOW ENCLOSURE TO BE LE MEUR OR EQUAL 18" X 36" X 30" HIGH AND HINGED AT ONE END WITH TWO HOLES FOR EQUIPMENT ACCESS. SECURE TO 8" FOOTING WITH 4 "J" BOLTS (EQUIPMENT TO BE CENTERED IN HOUSING).



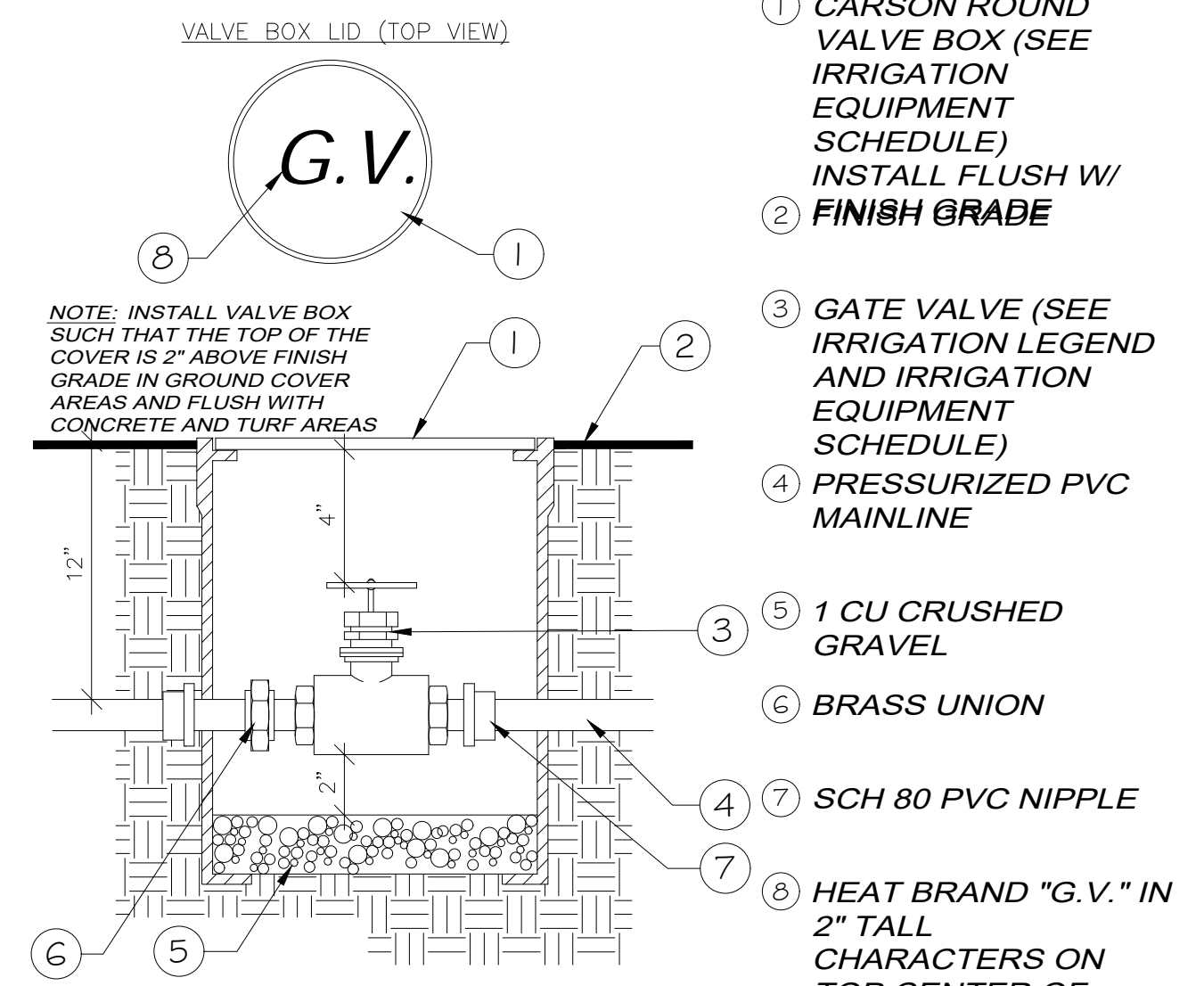
A ENCLOSED BACKFLOW
3/4" = 1'-0" 328409.46-06



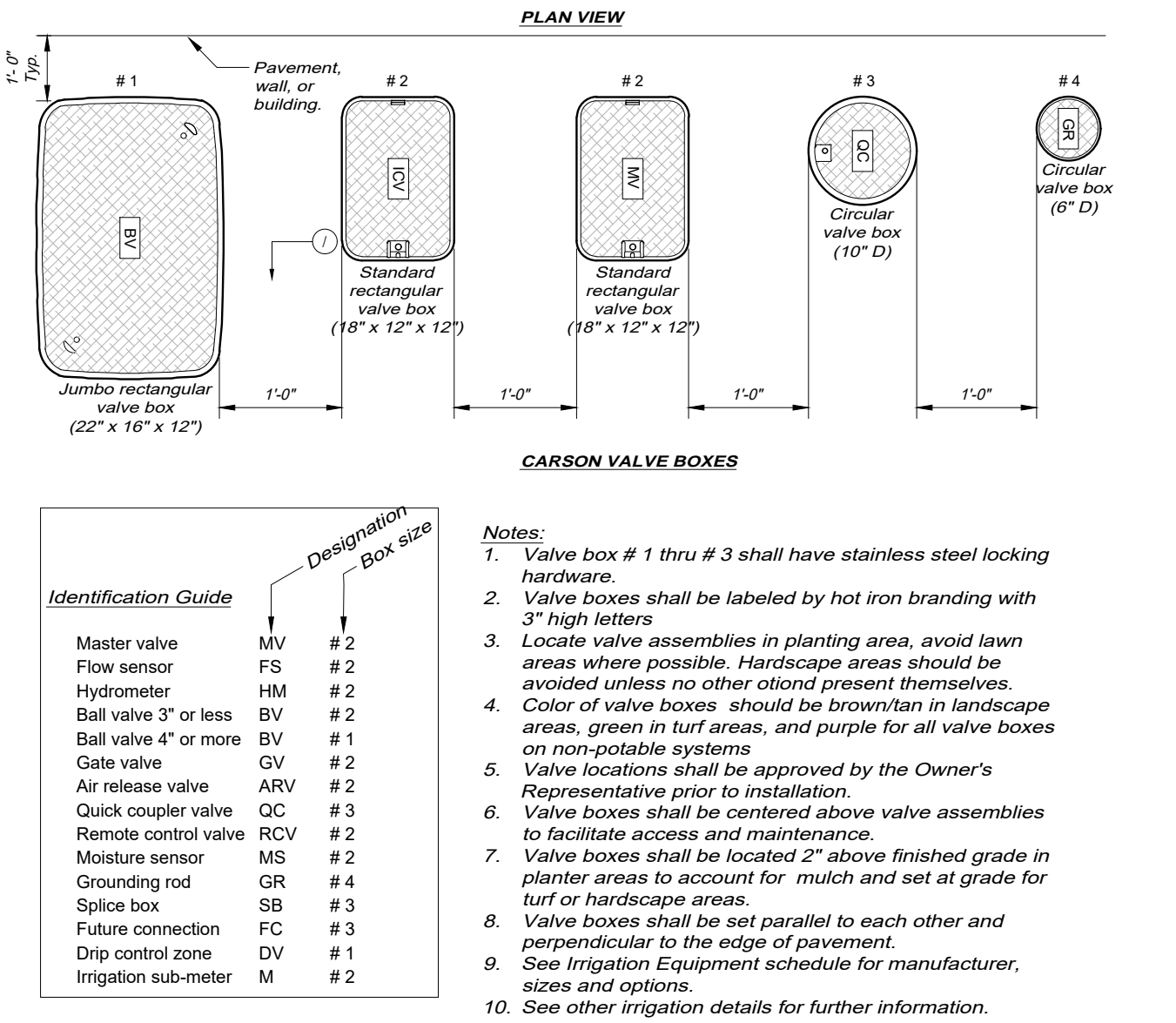
D FLOW SENSOR
NTS 328409.63-03



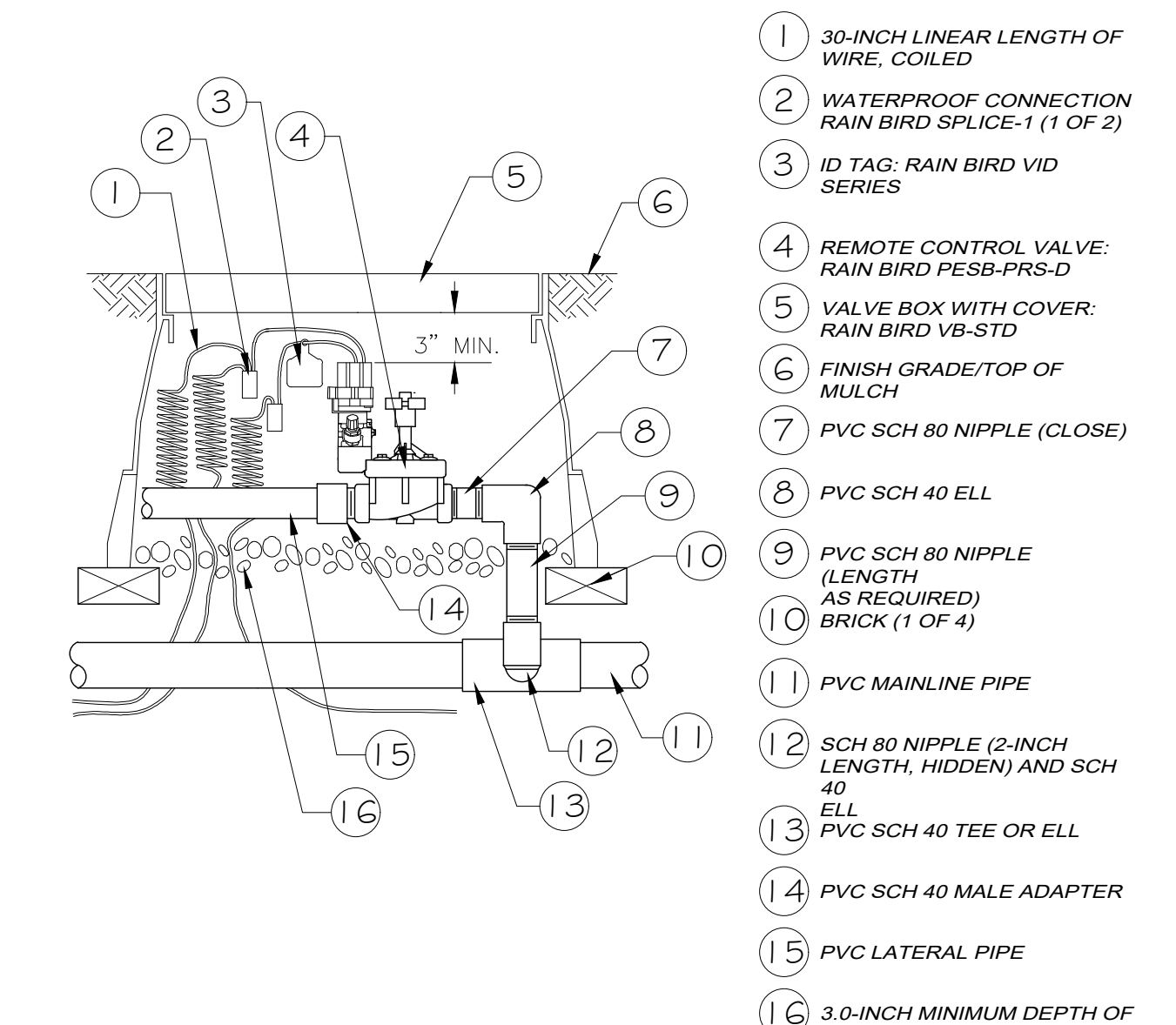
G PEDESTAL MOUNT CONTROLLER
1" = 1'-0" FX-IR-FX-CONT-16



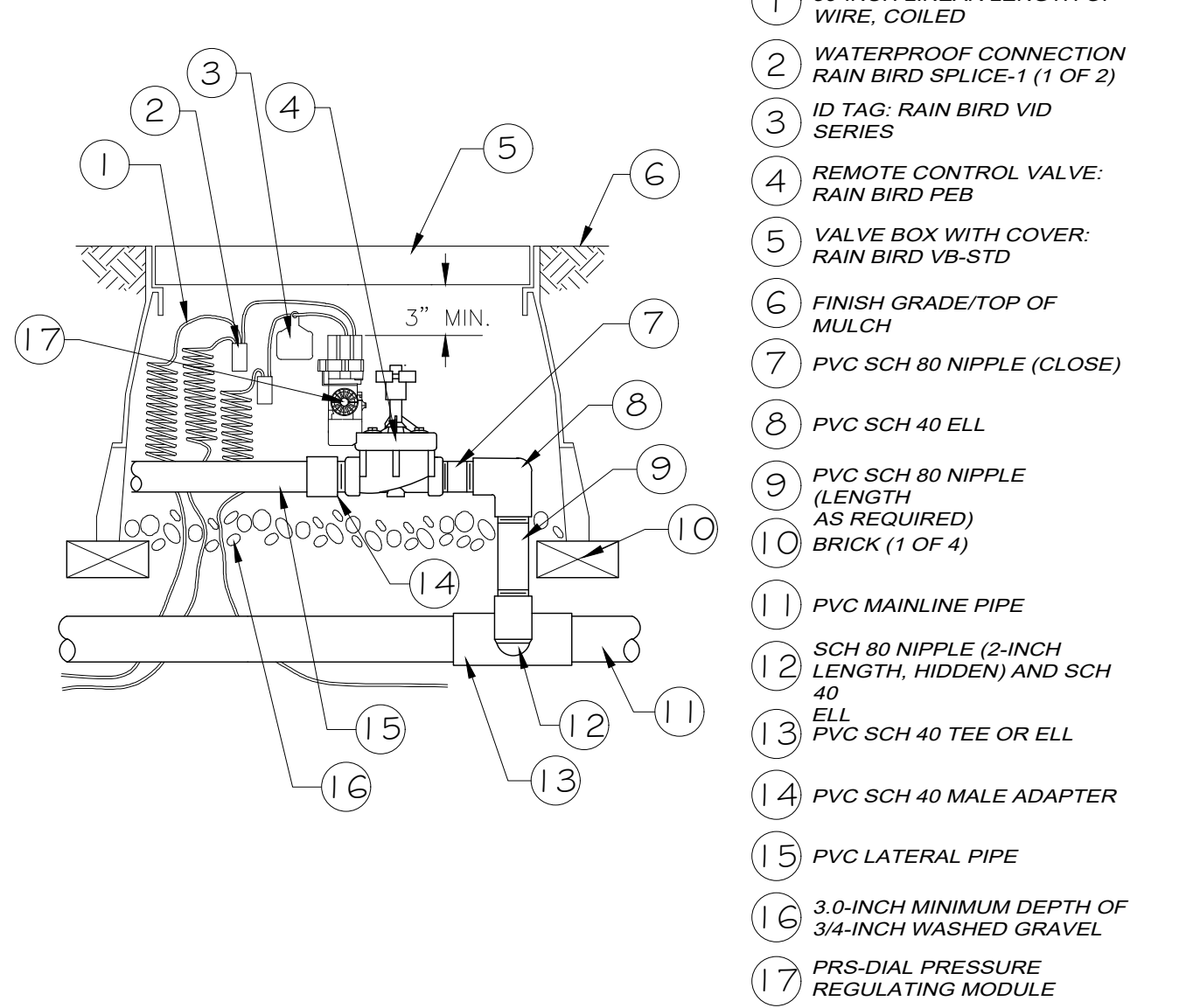
B ISOLATION SHUT OFF VALVE
Not to Scale 328406.33-07



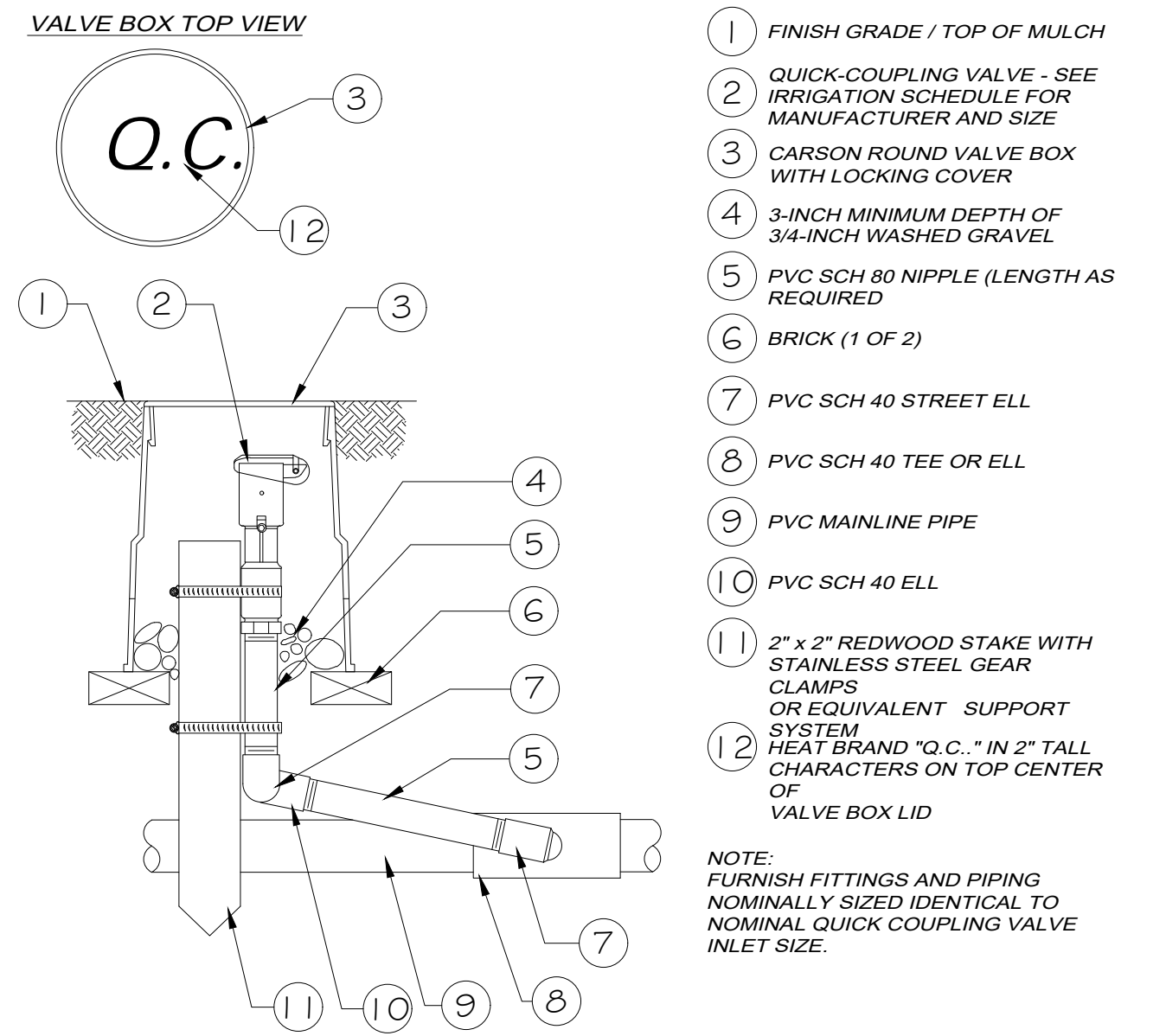
E VALVE LAYOUT / VALVE BOXES
3/4" = 1'-0" 328406.01



H RAIN BIRD PESB ELECTRONIC CONTROL VALVE
1" = 1'-0" 328406.13-07



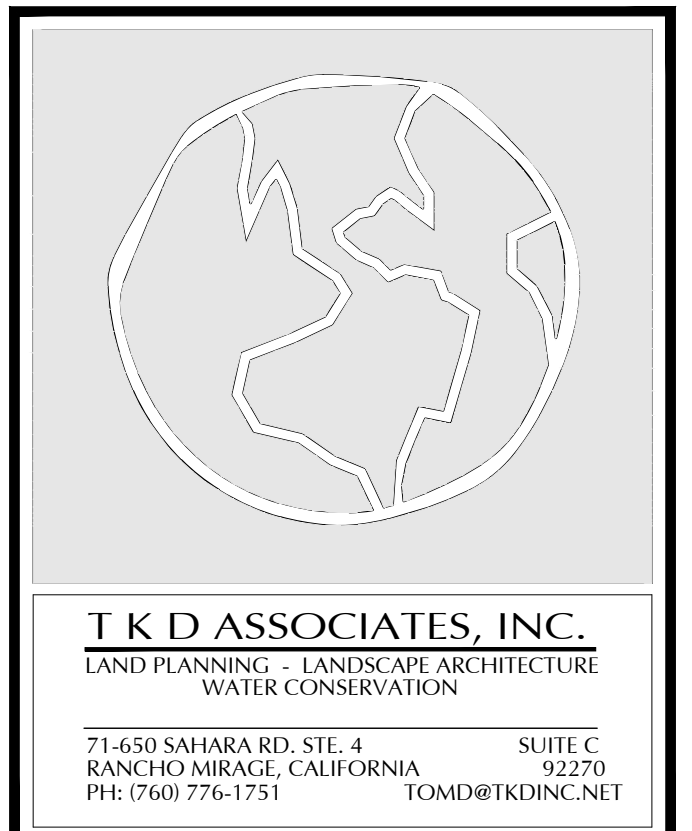
C RAIN BIRD MASTER VALVE WITH PRS-DIAL
1" = 1'-0" 328406.23-05



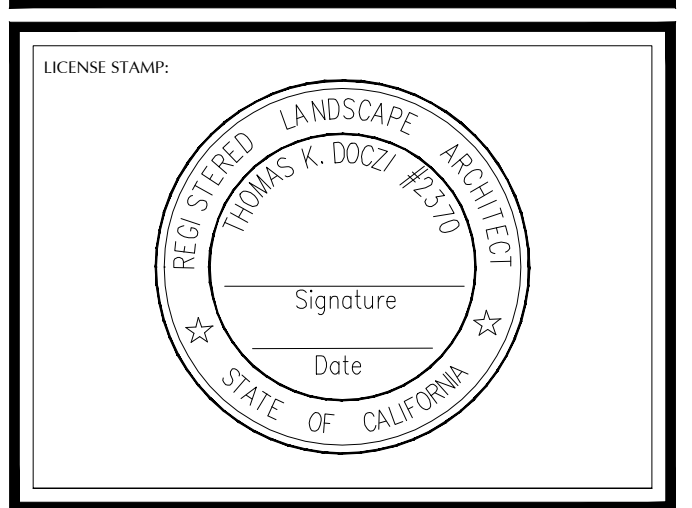
F QUICK COUPLER IN ROUND VALVE BOX
NTS 328406.43-08



G PEDESTAL MOUNT CONTROLLER
1" = 1'-0" 328406.13-07



PROJECT NAME
ESCENA ARIA COMMON AREAS
PALM SPRINGS CALIFORNIA 92262
TENATIVE TRACT MAP 38722;38721



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SHEET TITLE
IRRIGATION DETAILS

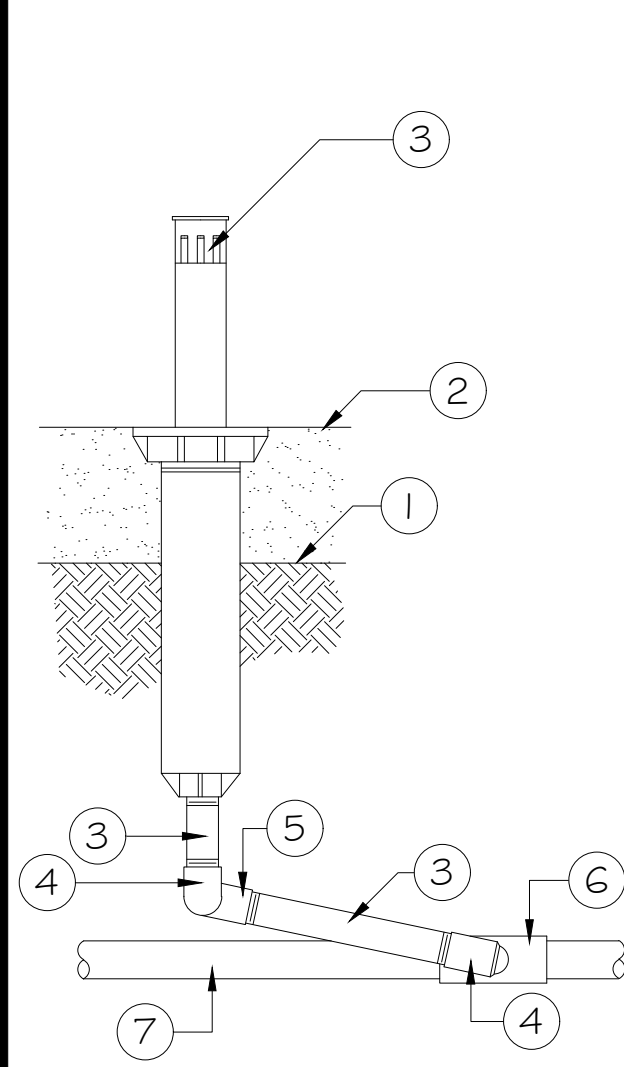
North Arrow	SCALE
	PROJECT NUMBER

REVISIONS			
NO	DATE	TYPE	BY

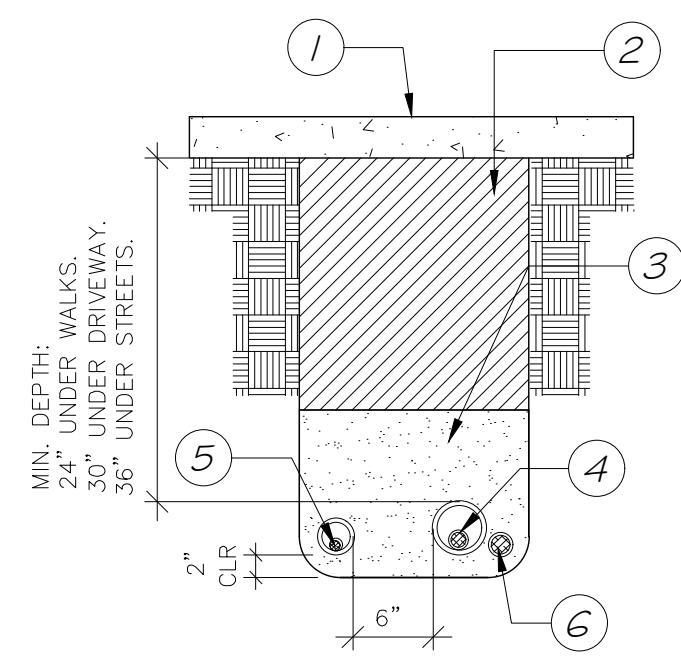
DATE:
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY:
DRAWN BY:
FILENAME:

SHEET NO:
TOTAL
IR-10.0
SHEETS

Important Notice - Underground Service Alert
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2600 two working days before you dig.
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.



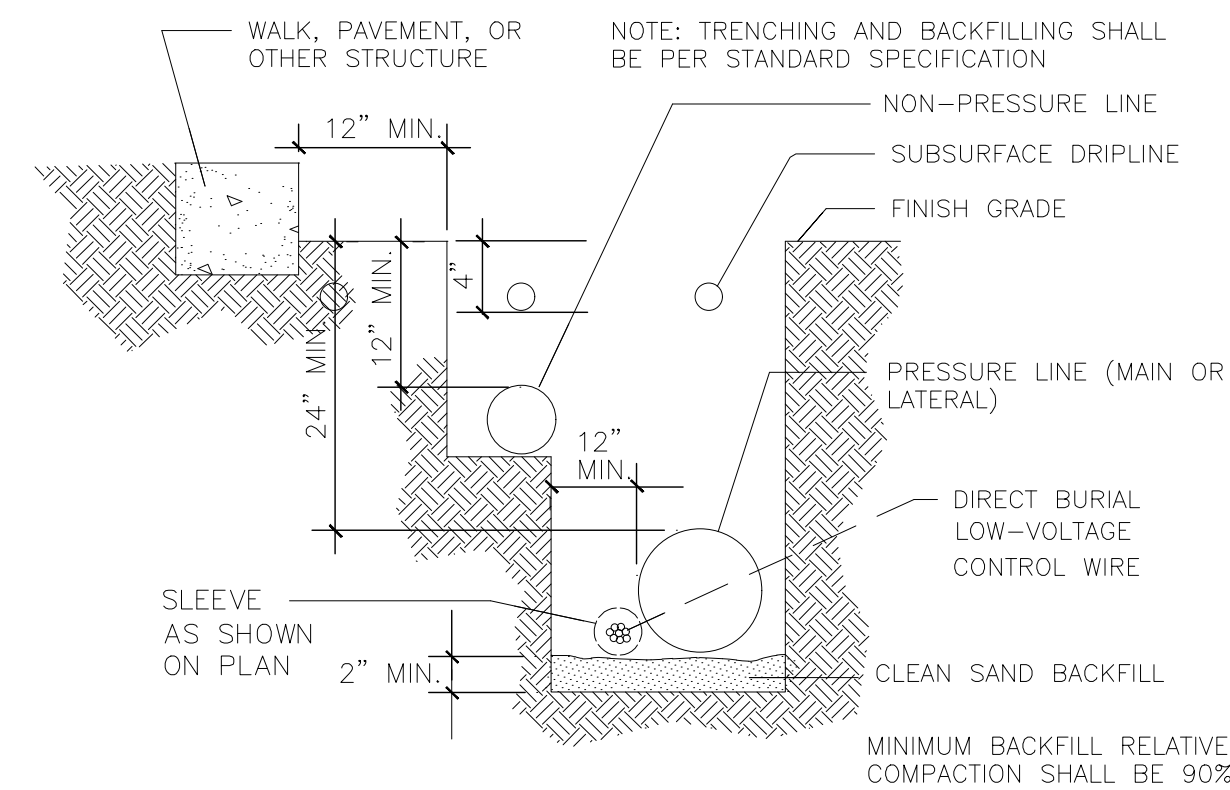
- 1 FINISH GRADE
- 2 TOP OF MULCH
- 3 SHRUB BUBBLER (SEE IRRIGATION LEGEND AND EQUIPMENT SCHEDULE FOR MANUFACTURER, MODEL, AND OPTIONS)
- 4 PVC SCH 40 ELL
- 5 PVC SCH 40 STREET ELL
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE



- 1 HARDSCAPE SURFACE
- 2 CLEAN BACKFILL AS REQUIRED TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS. CLEAN SAND
- 3 PRESSURE MAINLINE WITH SLEEVE
- 4 LATERAL LINE WITH SLEEVE
- 5 CONTROL WIRES AND WIRE SLEEVE
- 6 CLEAN SAND

NOTES:

1. ALL SLEEVES TO BE PVC, SCH. 80
2. ALL SLEEVES TO BE TWO (2X) TIMES THE DIA. OF THE WORKING PIPE.
3. ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES. CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.



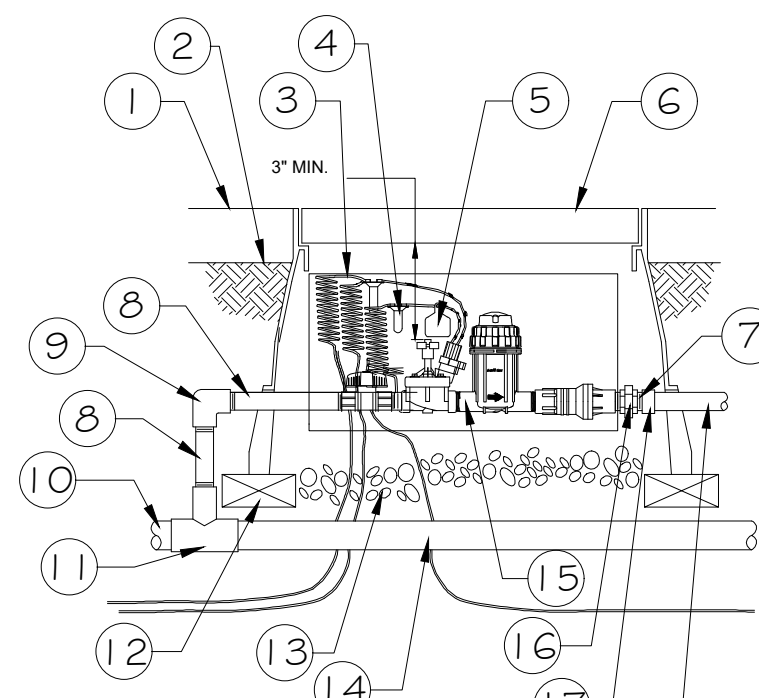
NOTE:

1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE & TAPE WIRING AT 10' INTERVALS
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAINLINE PIPE.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
6. PIPE DEPTH FOR 2 1/2" AND LARGER SHALL BE 36" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 24" MINIMUM.
8. PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.
9. PIPE DEPTH FOR ALL LINES UNDER PAVEMENT SHALL BE 36" MINIMUM.

A POP-UP BUBBLER ON SWING JOINT

NTS 328403.56-03

- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30-INCH LINEAR LENGTH OF WIRE COILED WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2) ID TAG: RAIN BIRD VID SERIES
- 4 JUMBO VALVE BOX WITH COVER: RAINBIRD VB-JMB
- 5 PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
- 6 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 9 PVC SCH 40 TEE OR ELL
- 10 BRICK (1 OF 4)
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 12 PVC MAINLINE
- 13 CONTROL ZONE KIT: RAIN BIRD KCZ-FRB-100 COM
- 14 PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- 15 PVC SCH 40 MALE ADAPTER
- 16 PVC LATERAL SUPPLY LINE



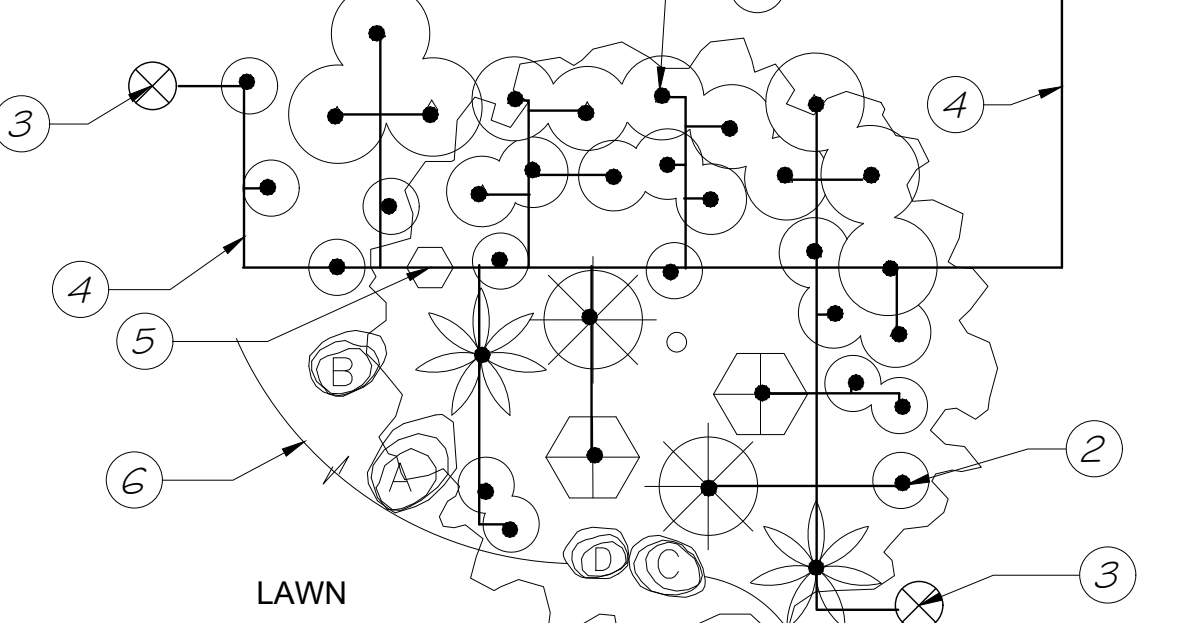
D 1\"/>

NTS 328413.46-07

B SLEEVING DETAIL

Not to Scale 328409.76-06

- 1 ELECTRIC DRIP CONTROL VALVE (SEE IRRIGATION LEGEND AND EQUIPMENT SCHEDULE FOR MANUFACTURER, MODEL, AND OPTIONS)
- 2 EMITTER - FOR ASSEMBLY DETAIL SEE IRR-11.0
- 3 AUTOMATIC FLUSH VALVE H/IR-11.0
- 4 DRIP LATERAL - PVC CLASS 200 PIPE
- 5 AIR RELIEF VALVE LOCATE ONE PER VALVE AT THE HIGHEST POINT G/IR-11.0
- 6 HEADER BOARD

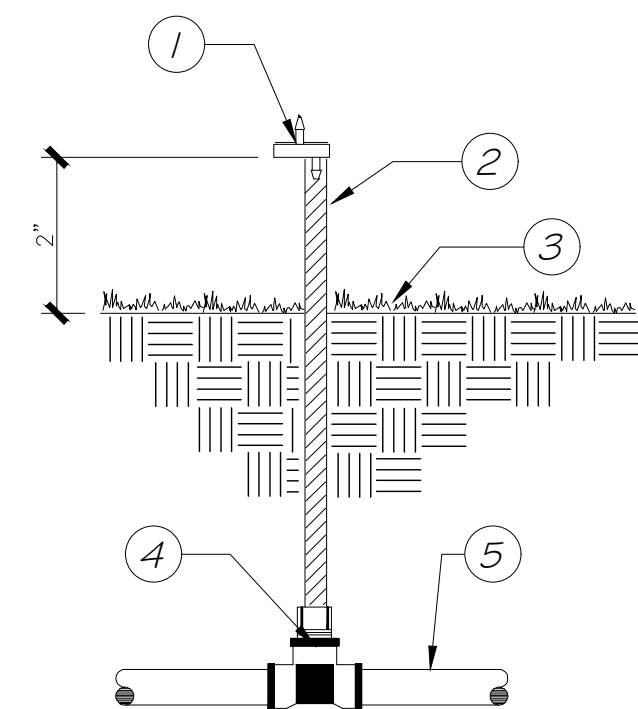


E EXAMPLE DRIP LATERAL/EMITTER LAYOUT

NTS HSA-IRR-DRIP-01

C TRENCHING DETAILS

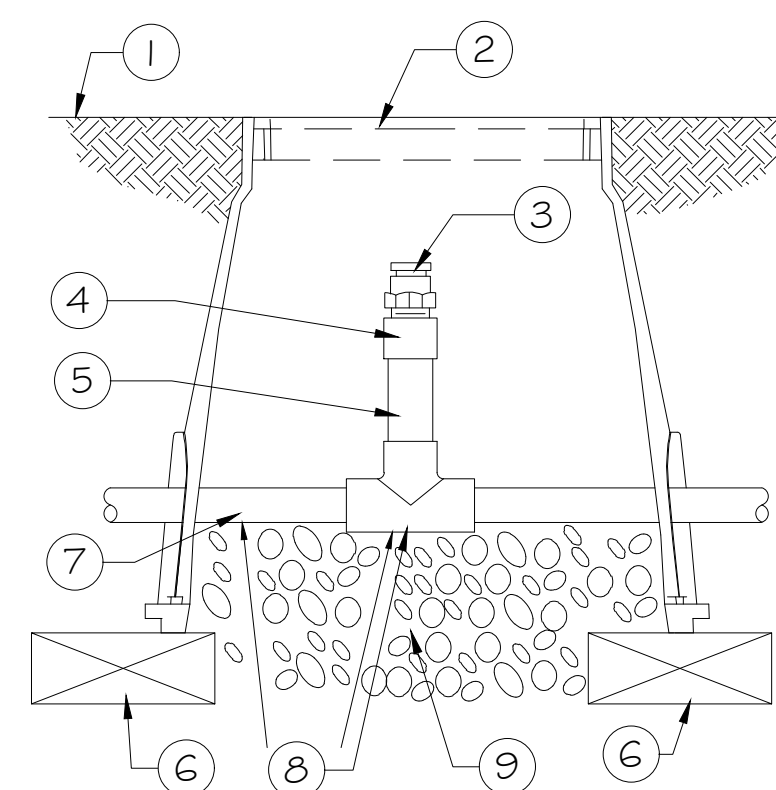
1/2" = 1'-0" 328409.76-07



- 1 DRIP EMITTER (SEE IRRIGATION LEGEND AND EQUIPMENT SCHEDULE) (SEE EMITTER CHART FOR SIZE AND QUANTITY OF EMITTERS)
- 2 12" POLYFLEX RISER
- 3 FINISH GRADE
- 4 PVC FITTING (S X S X 1/2" FTP)
- 5 PVC PIPE (DEPTH PER SPECIFICATION)

F DRIP EMITTER ASSEMBLY (FOR SHRUBS AND GROUND COVERS)

NTS HSA-IRR-DRIP-03

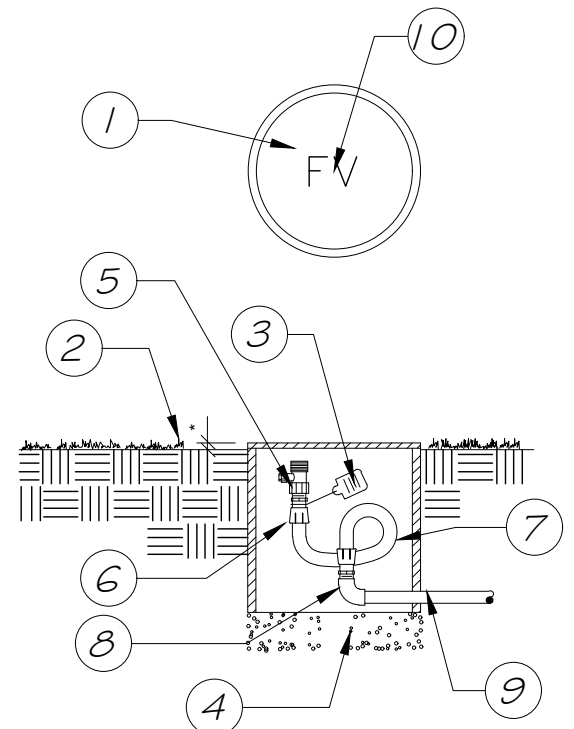


- 1 FINISH GRADE
- 2 SMALL CARSON VALVE BOX
- 3 DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANIFOLD OR MALE ADAPTER
- 4 PVC SCH 80 RISER
- 5 BRICK
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

G AIR RELIEF VALVE IN PVC HEADER

NTS 328413.53-04

F DRIP EMITTER ASSEMBLY (FOR SHRUBS AND GROUND COVERS)



- 1 SMALL ROUND CARSON VALVE BOX
- 2 FINISH GRADE (PLACE VALVE BOX 1" ABOVE GRADE IN LAWN AREAS AND 2" ABOVE IN SHRUB AREAS)
- 3 ID TAG
- 4 3/4" CRUSHED GRAVEL
- 5 AUTOMATIC FLUSH VALVE (SEE EQUIPMENT SCHEDULE FOR MANUFACTURER AND OPTIONS) MHT BY SPIN LOC
- 6 DRIP TUBING
- 7 SCH 40 STREET ELBOW
- 8 PVC MANIFOLD OR HEADER
- 9 HEAT BRAND THE VALVE COVER WITH "FV" PER VALVEBOX DETAIL THIS SHEET

NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

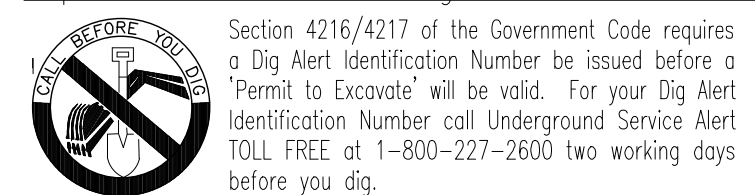
H AUTOMATIC FLUSH VALVE

NTS HSA-IRR-DRIP-04

IRRIGATION NOTES

1. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE CITY INSPECTORS A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION.
2. THE DESIGN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, BACKFLOW PREVENTOR, WIRING, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED IN WRITING, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FIXTURES, UTILITIES, SIGNS, POSTS, POLES, WALLS AND PAVING. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS (IF ANY) FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND UNDER PAVING, ETC.
5. ALL IRRIGATION EQUIPMENT SHALL BE OF FIRST QUALITY AND OF MANUFACTURER AS SPECIFIED ON THE DRAWINGS. THESE MATERIALS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
6. ALL LATERAL, MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE OUTSIDE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING REFER TO PLAN.
7. ALL SLEEVES UNDER ROADWAYS SHALL BE SCHEDULE 80 (NEW). EXISTING SLEEVES SHALL REMAIN IN PLACE, IF EXTENSIONS ARE REQUIRED THE PIPE SHALL BE SCH. 80. LATERAL LINE SLEEVE UNDER PAVING SHALL BE SCHEDULE 40. ALL SLEEVES SHALL BE P.V.C. OR AS NOTED ON PLANS.
8. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAYBE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
9. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
10. ADV (ANTI-DRAIN VALVE) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND LOWEST HEAD ON A VALVE CIRCUIT, THE ADV'S SHALL BE INSTALLED.
11. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE, ELIMINATING OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
13. POP-UP SPRAY HEADS SHALL BE INSTALLED IN ALL TURF AREAS, LANDSCAPE AREAS ADJACENT TO WALKS AND DRIVE. INSTALL POP-UPS TO THE HEIGHT SPECIFIED IN THE IRRIGATION LEGEND AND DETAILS.
14. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC. CONTROL VALVES SHALL BE INSTALLED PER DETAILS.
15. ALL SLEEVES SHALL EXTEND BEYOND THE EDGE OF PAVING OR BACK OF CURB TO 3'.
16. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 75 PSI.
17. CONTRACTOR SHALL GUARANTY ALL WORK & WORKMANSHIP FOR (1) FULL YEAR FROM ACCEPTANCE.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE 100% COVERAGE.
19. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS, NOTES, AND DETAILS, AS WELL AS LOCAL STANDARDS AND SPECIFICATIONS.
20. VERIFICATION OF THE EXACT LOCATION AND SIZE OF THE POINT OF CONNECTION (POC) AND AVAILABLE WATER PRESSURE SHALL BE MADE BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
21. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NEW 120V, 60 CYCLE, 2 AMP SERVICE TO EACH CONTROLLER LOCATION, UNLESS OTHERWISE NOTED ON PLAN. ALL ELECTRICAL WORK SHALL MEET OR EXCEED CITY, COUNTY, STATE, OR NATIONAL CODES.
22. COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS, TO AVOID INTERFERING WITH TREES, SHRUBS, OR OTHER PLANTING.
23. WATER SUPPLY: CONNECTIONS TO THE EXISTING POINTS OF CONNECTION SHALL BE AT THE APPROPRIATE LOCATION(S) SHOWN ON THE DRAWING. MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
24. PRESSURE TEST FOR THE NEW IRRIGATION MAINLINE WILL BE 150 LBS. FOR A DURATION OF 2 HOURS.
25. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS: TWO (2) KEYS FOR EACH AUTOMATIC CONTROLLER. 10% OF EACH TYPE OF ALL SPRINKLER HEADS. TWO (2) KEYS FOR VALVE BOXES.
26. THE ENTIRE IRRIGATION AND WATER SYSTEM SHALL BE GUARANTEED TO GIVE SATISFACTORY SERVICE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.
27. RECORD ACCURATELY ON ONE SET OF PRINTS "RECORD DRAWINGS" OF ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING LOCATION CHANGES IN BOTH PRESSURE AND NON-PRESSURE LINES.
28. ALL VALVES SHALL BE TAGGED WITH IDENTIFYING 'CHRISTIE' TAGS. AND ALL VALVE BOXES WITH REMOTE CONTROL VALVES SHALL BE HEAT BRANDED WITH THE VALVE NUMBER ALL VALVE BOXES WITH OTHER VALVES OR EQUIPMENT SHALL BE HEAT BRANDED WITH VALVE OR EQUIPMENT TYPE.

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T.K.D. ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION

71-650 SAHARA RD. STE. 4 SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751 TOM@TKDINC.NET

PROJECT NAME

**ESCENA ARIA
COMMON AREAS**

PALM SPRINGS CALIFORNIA 92262

TENTATIVE TRACT MAP 38722;38721

LICENSE STAMP

REG. NO. 10000
THOMAS K. DOODY
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

CONSULTANTS

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SHEET TITLE

IRRIGATION DETAILS

NORTH

SCALE

PROJECT NUMBER

REVISIONS			
NO.	DATE	TYPE	BY

DATE:

ISSUED FOR:

EFFECTIVE DATE:

DESIGN BY:

DRAWN BY:

FILENAME:

SHEET NO:

TOTAL **IR-11.0**

SHEETS