

ADJACENT RESIDENTIAL/VACANT PARCEL

- PROPERTY LINE

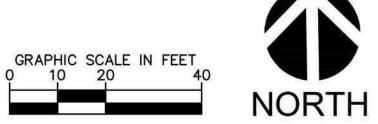
LANDSCAPE DATA TABLE				
CITY OF DESERT HOT SPRINGS MUNICIPAL CODE	REQUIRED	PROPOSED		
LANDSCAPE AREA	15% NET PARKING AREA	19% (13,769 SQFT)		
TREES (1:4 PARKING STALLS)	17	20		
TREES 15' FROM LIGHTPOLES	YES	YES		
TREES: 20% 24-INCH BOX, 50% 15-GALLON	YES	YES		
SHRUBS: 80% 5-GALLON, 20% 1-GALLON	YES	YES		

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH WITH CALIFORNIA GOLD DECOMPOSED GRANITE TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF DESERT HOT SPRINGS MUNICIPAL CODE. ALL TREES IN PARKING ISLANDS AND PLANTERS LESS THAN 10' WIDE, SHALL HAVE ROOT BARRIERS. ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES LOCATED WITHIN 5'-0" IN ANY DIRECTION OF ADJACENT HARDSCAPE. ROOT BARRIER SHALL EXTEND LINEAR ALONG FACE OF ADJACENT HARDSCAPE FOR A DISTANCE OF 10' ON EACH SIDE OF TREE TRUNK.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THIS DESIGN WILL UTILIZE POINT SOURCE DRIP IRRIGATION SYSTEM. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF DESERT HOT SPRINGS MUNICIPAL CODE.





ARCHITECT OF RECORD:
JAMES A. HAILEY
BRR ARCHITECTURE, INC
6700 ANTIOCH PLAZA, SUITE 300
MERRIAM, KS 66204
www.brrarch.com TEL: 415-782-4100

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401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619-234-9411

SEST DEVELOPMENT GROUP

NO.	DATE	DESCRIPTION
1157	Di tita	DECOME HOM



DATE:	7/10/201
DRAWN BY:	MJH
CHECKED BY:	
JOB#	

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET NO.

L1.0

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