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APN: 656-020-034
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[illegible]

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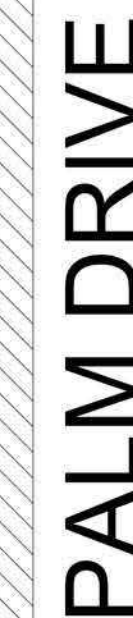
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SHEET TITLE






CONCEPTUAL LANDSCAPE PLAN

SHEET NO.

L1.0



CONCEPTUAL PLANT SCHEDULE

<u>STREET TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>WUCOLS</u>
		CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	LOW
		PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE	LOW
<u>SHRUBS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	
		AGAVE DESERTI / DESERT AGAVE ACCENT SUCCULENT	LOW
		CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE SCREENING SHRUB	LOW
		CALLIANDRA ERIOPHYLLA / FAIRY DUSTER BORDER SHRUB	LOW
		CONVOLVULUS CNEORUM / BUSH MORNING GLORY BORDER GROUNDCOVER	LOW
		DALEA CAPITATA 'SIERRA GOLD' TM / SIERRA GOLD DALEA BORDER GROUNDCOVER	LOW
		DALEA GREGGII / TRAILING INDIGO BUSH BORDER GROUNDCOVER	LOW
		DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON ACCENT SUCCULENT	LOW
		FOUQUIERIA SPLENDENS / OCOTILLO TALL ACCENT SUCCULENT	LOW
		HESPERALOE PARVIFLORA / RED YUCCA ACCENT SUCCULENT	LOW
		LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH BORDER SHRUB	LOW
		RUPELLIA PENINSULARIS / WILD PETUNIA BORDER SHRUB	LOW
		SENNA ARTEMISIOIDES / SILVER SENNA SCREENING SHRUB	LOW
		SIMMONDSIA CHINENSIS / JOJOBA SCREENING SHRUB	LOW
		YUCCA ELATA / SOAPTREE YUCCA TALL ACCENT SUCCULENT	LOW
<u>INERT MATERIALS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	
		BOULDERS / 2' X 2' X 2'	
		BOULDERS / 4' X 4' X 4'	
<u>GROUND COVERS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	
		MULCH / DECOMPOSED GRANITE 3/8" MINUS, COLOR TO BE CALIFORNIA GOLD TO BE LOCATED IN ALL PLANTING AREAS.	

LANDSCAPE DATA TABLE

LANDSCAPE DATA TABLE		
<u>CITY OF DESERT HOT SPRINGS MUNICIPAL CODE</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
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: NEW PLANT CODE, TREE CODE, SHRUB CODE, AND PLANTING SCHEDULE. THE 3' WIDE, SHALL HAVE ROOT BARRIERS, ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES LOCATED WITHIN 5'-0" IN ANY DIRECTION OF ADJACENT HARDSCAPE, ROOT BARRIES SHALL EXTEND LINEAR ALONG FACE OF ADJACENT HARDSCAPE FOR A DISTANCE OF 10' ON EACH SIDE OF JREF 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 SYSTEMS SHALL ADDUALLY BE SUBJECT TO REGULAR PERIODIC INSPECTIONS TO VERIFY THE RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF DESERT HILLS SPRINGS MUNICIPAL CODE.

GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The segment between 10 and 20 feet is shaded black.

