

IRONWOOD ASSOCIATION IX
IRONWOOD COUNTRY CLUB
PALM DESERT ,CA



MSA CONSULTING, INC.

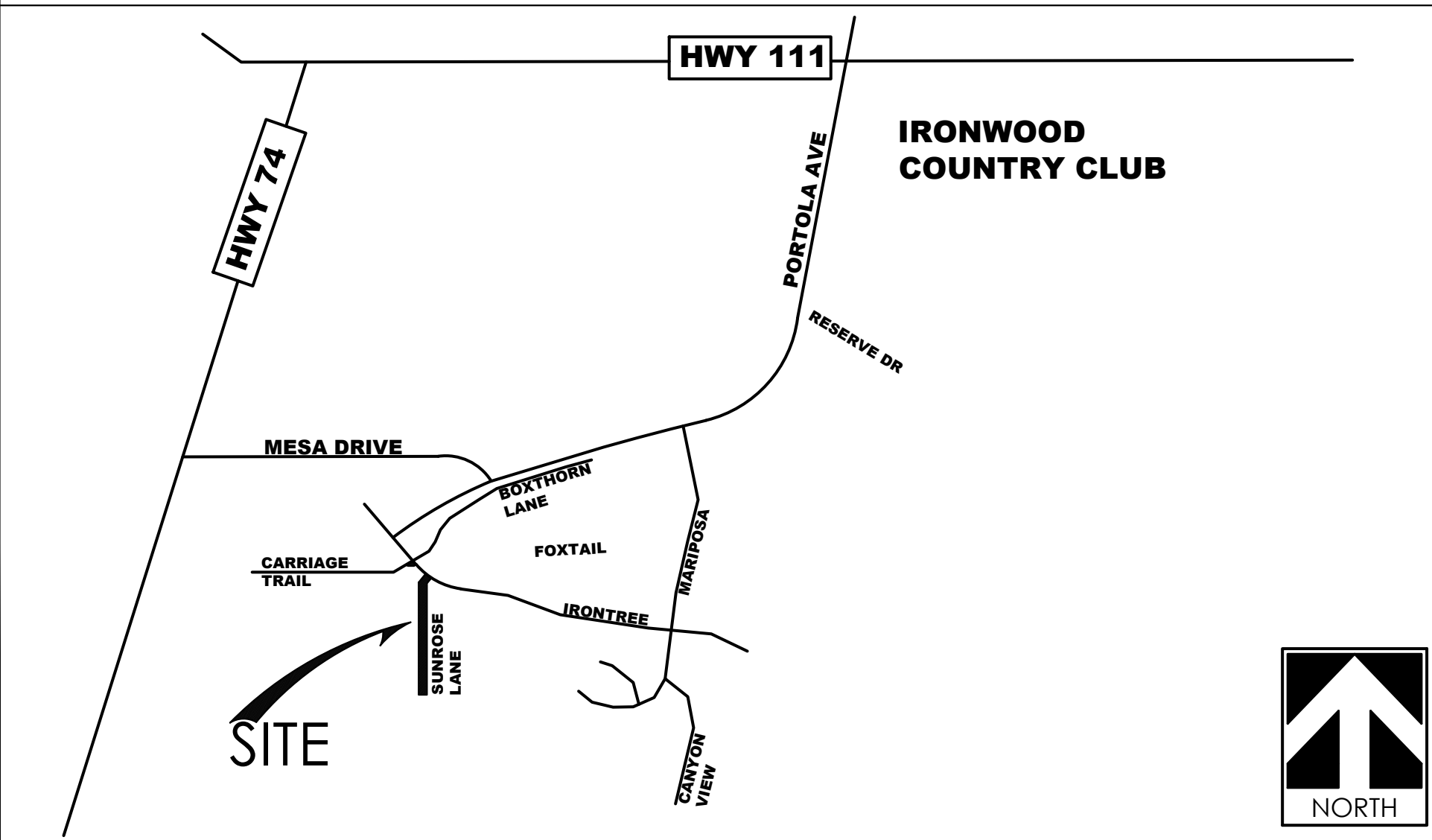
> LANDSCAPE ARCHITECTURE > PLANNING > CIVIL ENGINEERING > LAND SURVEYING

34200 BOB HOPE DRIVE, RANCHO MIRAGE, CA 92270
 760.320.9811 MSACONSULTINGINC.COM

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VICINITY MAP:



PREPARED FOR:

MR. DAVID ALTER
 SILVER CREST PROPERTIES, INC.
 P.O. BOX 729
 PALM DESERT, CA 92261

CONSULTANTS:

REVISIONS/SUBMITTALS

1	REVISIONS/SUBMITTAL DESCRIPTION	INITIALS	DATE

RG A PROJECT MANAGER:

DENISE RODARTE
 drodarte@msaconsultinginc.com

PROJ. NO.: 2503.001

ISSUED DATE: 6/7/19

STANDARD SYMBOLS AND ABBREVIATIONS

---	LIMIT OF WORK	HDR	HEADER BOARD
- - - -	SHEET MATCHLINE	ALIGN	ALIGN ACCORDINGLY
⌒	MOUNDING (NOT TO EXCEED 3:1)	TYP	TYPICAL
⊕	HIGH POINT OF MOUND (IN INCHES)	PA	PLANTING AREA
⊙	KEYNOTE, SEE MASTER LIST OF SHEET	CL	CENTER LINE
○	DETAIL NUMBER	PL	PROPERTY LINE
○	SHEET NUMBER	R	RADIUS
△	EXPANSION JOINT	DN	DOWN RISERS
△	SCORE JOINT	EQ	EQUAL
○	POINT OF BEGINNING FOR DIMENSIONING	WS	WATER SURFACE LEVEL
←	DIRECTION OF SLOPE, % MIN. ON HARDSCAPE	MIN	MINIMUM
⊕	ELEVATION DETAIL	COL	COLUMN
		HP	HEIGHT POINT
		LP	LOW POINT
		DIA	DIAMETER
		CONT	CONTINUOUS
		HT	HEIGHT
		SIM	SIMILAR
		O.C	ON CENTER
		DG	DECOMPOSED GRANITE
		TW	TOP OF WALL (AS MEASURED FROM THE ADJACENT FINISH GRADE)

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT ARE TO BE INCLUDED IN ELECTRONIC BOOK FORMAT. IF A COPY OF THE SPECIFICATIONS WAS NOT RECEIVED, PLEASE CONTACT THE LANDSCAPE ARCHITECT OF RECORD FOR A COPY.

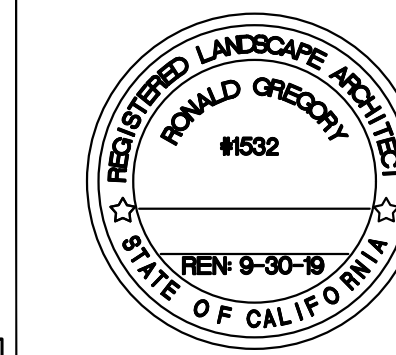
UNDERGROUND SERVICE ALERT



TWO WORKING DAYS BEFORE YOU DIG

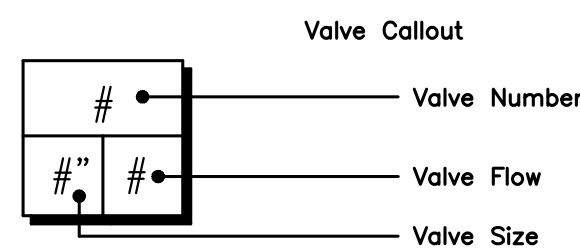
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LANDSCAPE ARCHITECT



PROJECT NAME: IRONWOOD ASSOCIATION IX
 PROJECT NO.: 2503.001

IRRIGATION_SCHEDULE						
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 1804-1400 FLOOD 1402	360	30	0.50	3'	F&G
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	RAIN BIRD XCZ-LF-100-PRF LOW FLOW DRIP CONTROL KIT, 1" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.					D
	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.					I
	RAIN BIRD XB-PC-1032 SINGLE OUTLET DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A 10-32 THREADED INLET X BARB OUTLET.					H
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.					C
	SHUT OFF VALVE - NIBCO T-FP-600 CLASS 125 FULL PORTED BALL VALVE, SMAE SIZE AS PIPE DIAMETER					B
	PRESSURE REDUCING VALVE ZURN WILKINS MODEL : 5000XL 1" PRESSURE REGULATOR					
	RAIN BIRD ESP4ME WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.					A
P.O.C.	POINT OF CONNECTION 3/4" CVWD EXISTING					
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40					J
	IRRIGATION MAINLINE: PVC SCHEDULE 40					E
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.					E



IRRIGATION NOTES:

1. THESE PLANS ARE DIAGRAMMATIC.
2. MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY.
3. EXISTING VALVE AND VALVE TIE IN LOCATIONS SHALL BE VERIFIED ON SITE.
4. EXISTING SLEEVES TO BE USED FOR CONTROLLER WIRING SHALL BE VERIFIED ON SITE.
5. POINT SOURCE IRRIGATION FOR PLANTS WITH LOW WATER USAGE WILL USE A .5 GPH EMITTER. FOR A PLANT WITH MODERATE WATER USAGES WILL USE A 1 GPH EMITTER AND FOR A PLANT WITH HIGH WATER USAGES WILL USE A 2 GPH EMITTER. SEE PLANT LEGEND FOR WATER USAGE.
6. ALL EQUIPMENT LISTED IN IRRIGATION SCHEDULE SHALL BE AS SPECIFIED OR APPROVED EQUAL

CRITICAL ANALYSIS

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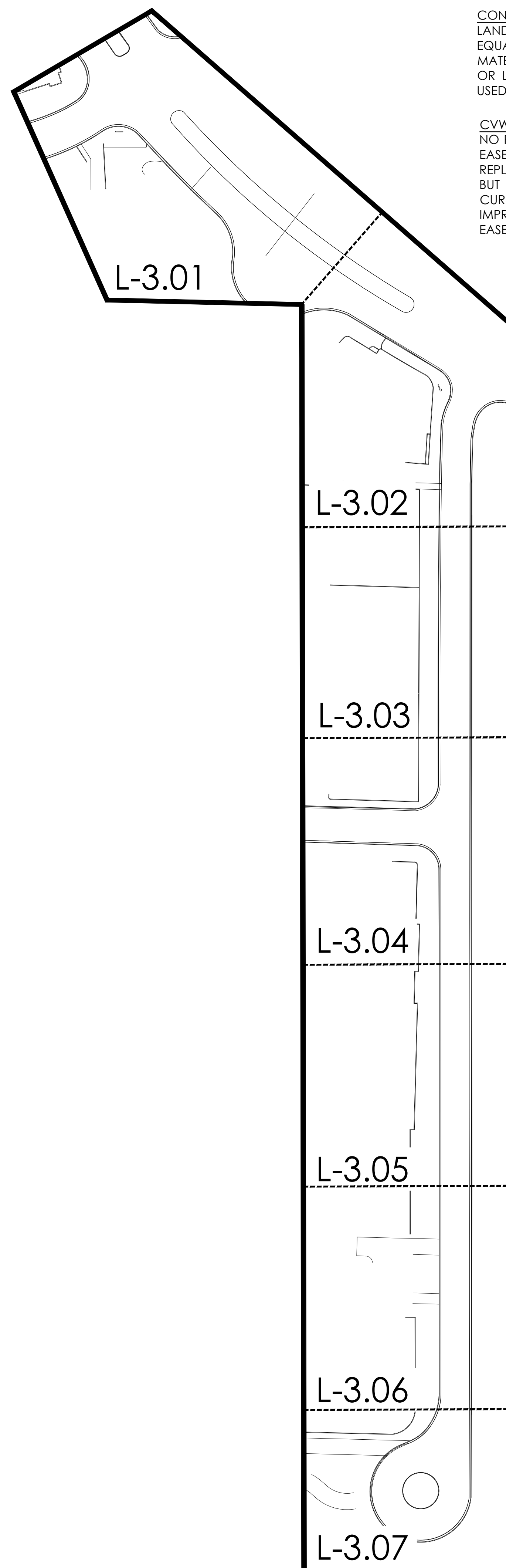
P.O.C. NUMBER: 01
Water Source Information: CVWD Existing

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 13.00 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 85.00 PSI
Pressure Regulator: 15.00 psi
Pressure Available: 70.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 10.00 gpm
Flow Available at POC: 13.00 gpm
Residual Flow Available: 3.00 gpm

Critical Station: 5
Design Pressure: 30.00 psi
Friction Loss: 4.14 psi
Fittings Loss: 0.41 psi
Elevation Loss: 0.00 psi
Loss through Valve: 1.80 psi
Pressure Req. at Critical Station: 36.36 psi
Loss for Fittings: 1.54 psi
Loss for Main Line: 15.42 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Critical Station Pressure at POC: 53.32 psi
Pressure Available: 70.00 psi
Residual Pressure Available: 16.68 psi



OVERALL KEY MAP



CONTINGENCY NOTE:
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IRRIGATION PLAN

IRONWOOD IX
PALM DESERT, CA

SHEET TITLE

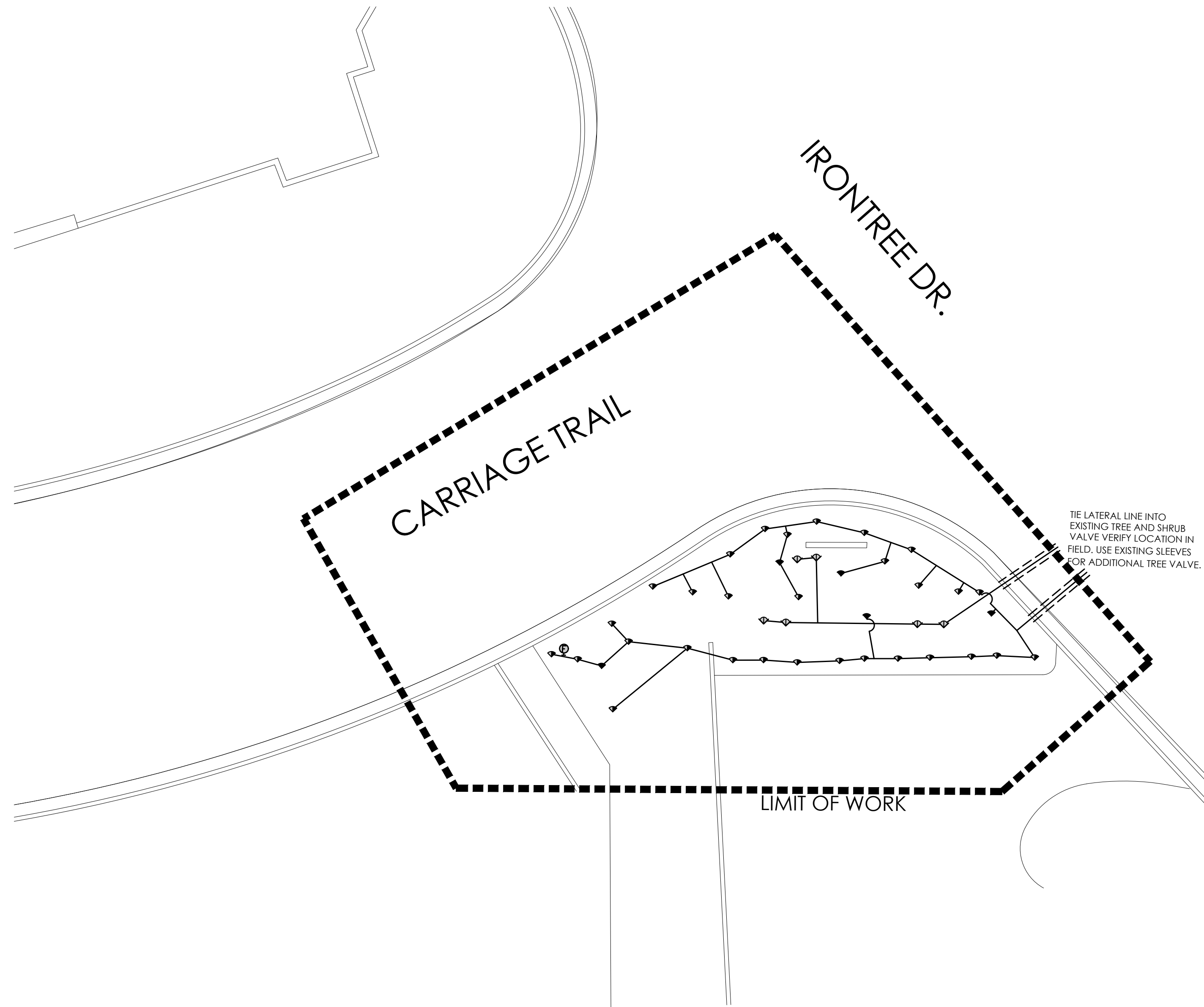
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LANDSCAPE ARCHITECT:

PROJECT MANAGER:	DR
DRAWN:	BM
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L-3.00

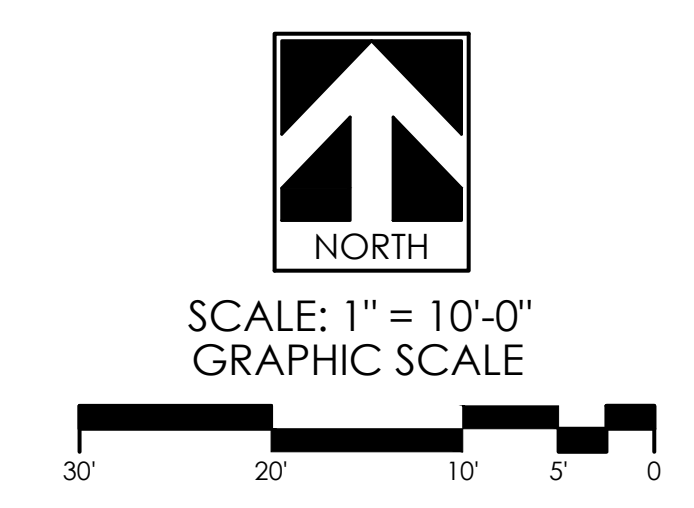
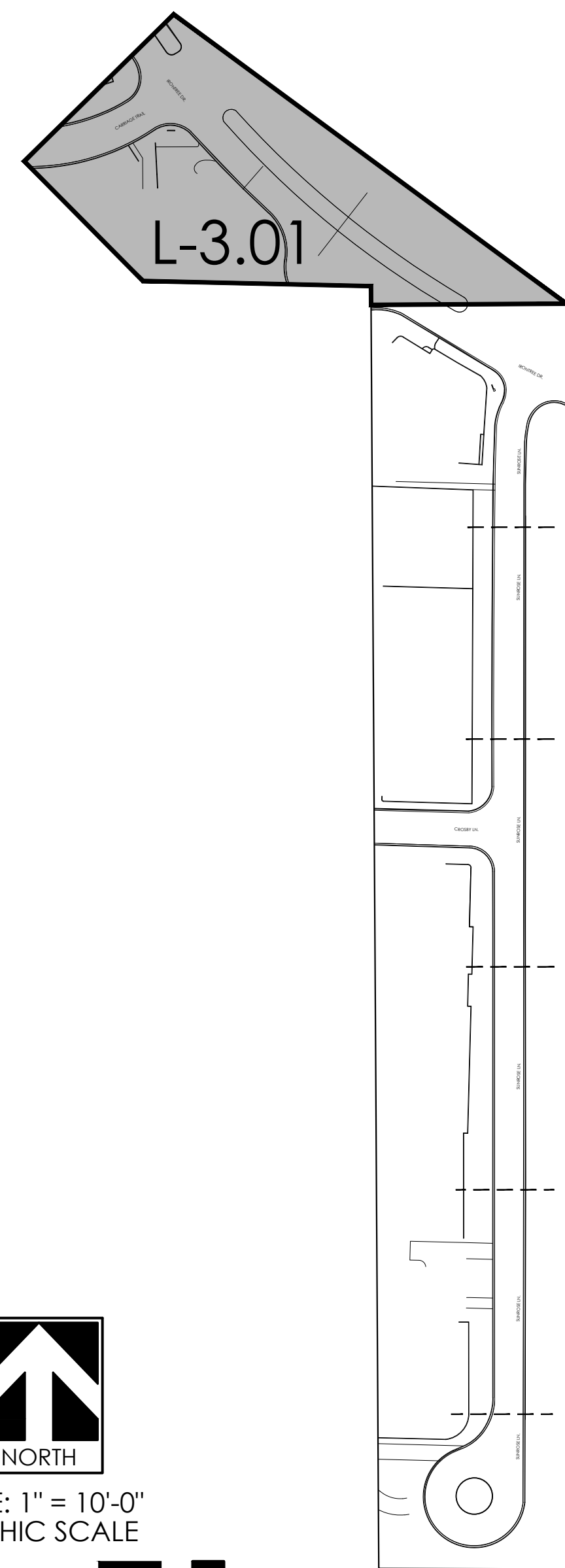


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LEGEND NOTE:
 SEE SHEET L-3.00 FOR IRRIGATION SCHEDULE.



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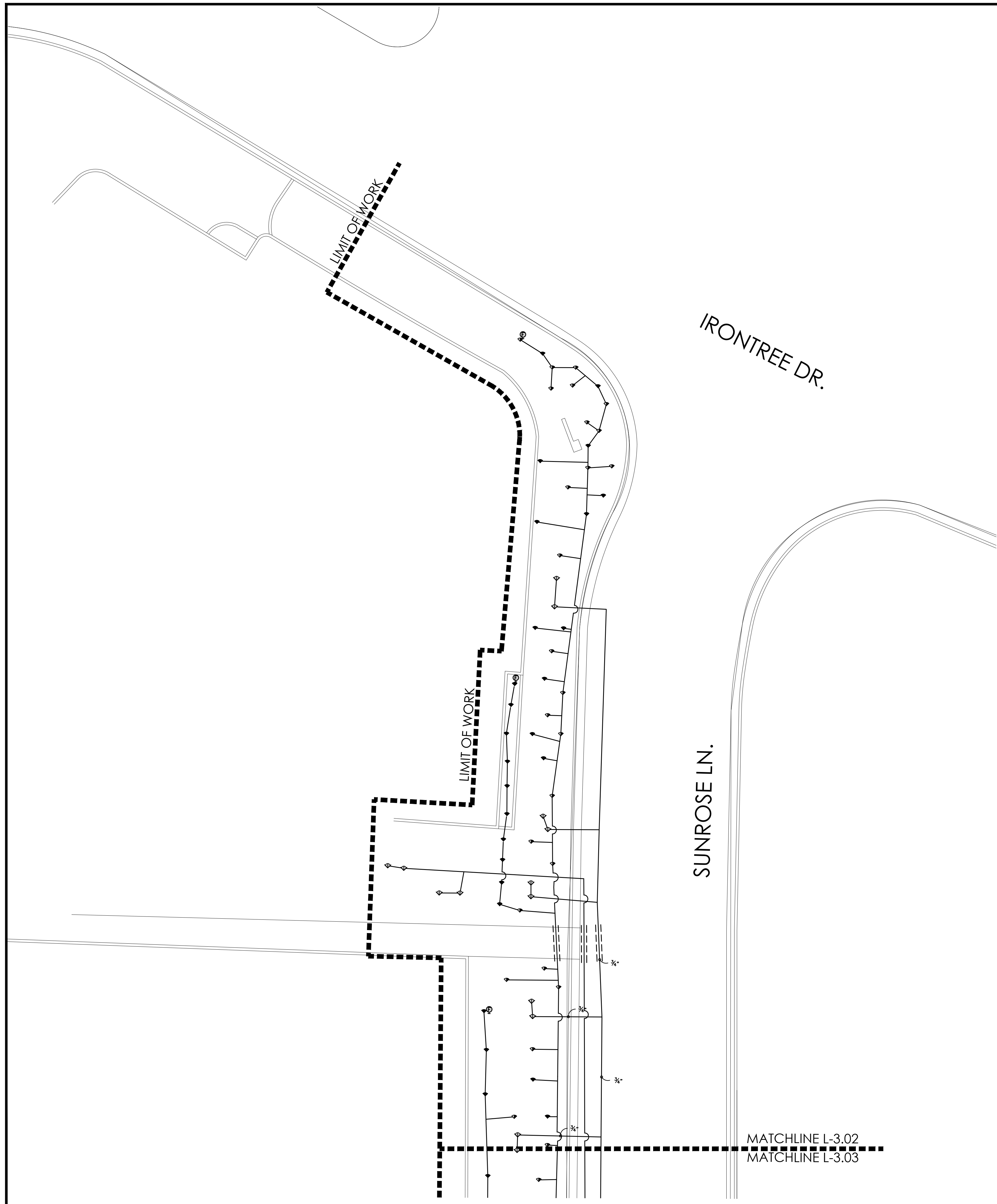
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PROJECT: **IRONWOOD IX
 PALM DESERT, CA**

LANDSCAPE ARCHITECT:

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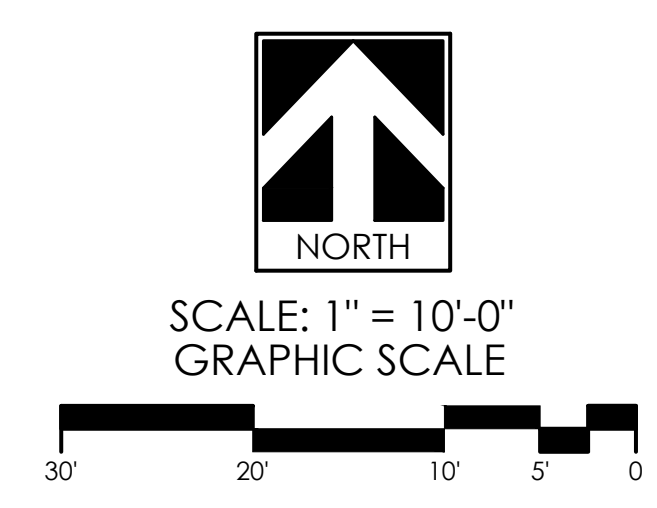
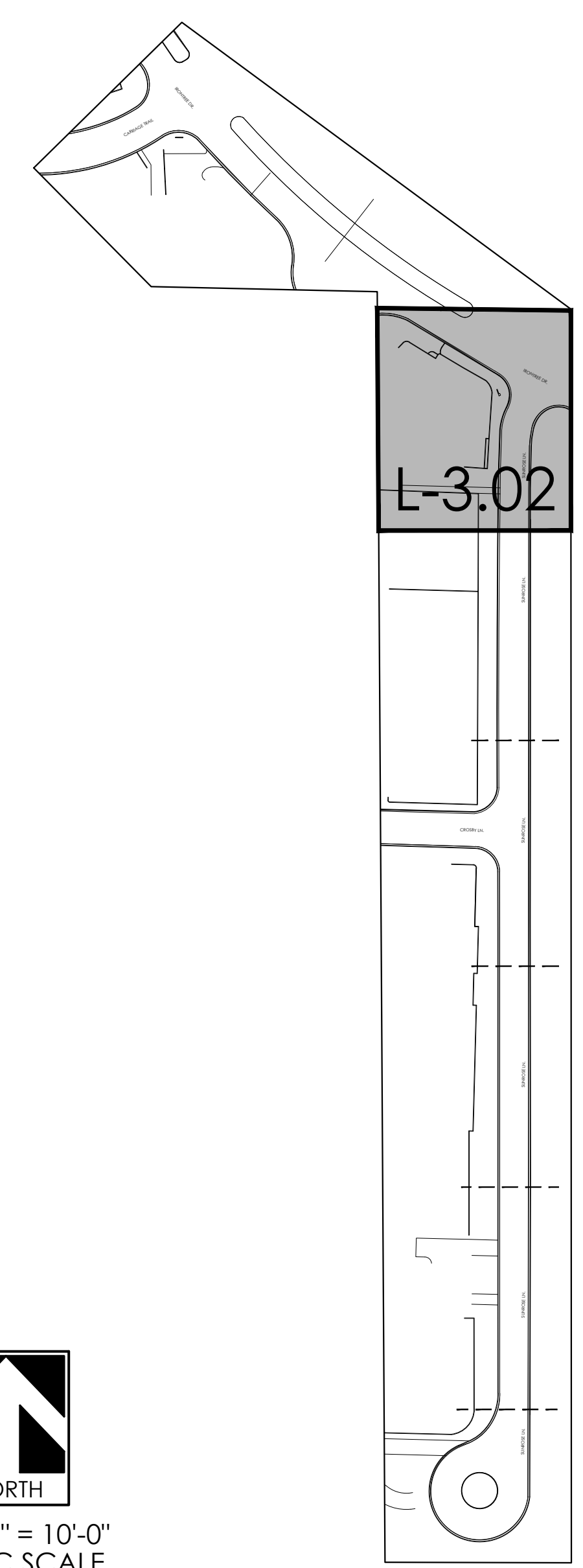


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IRRIGATION PLAN

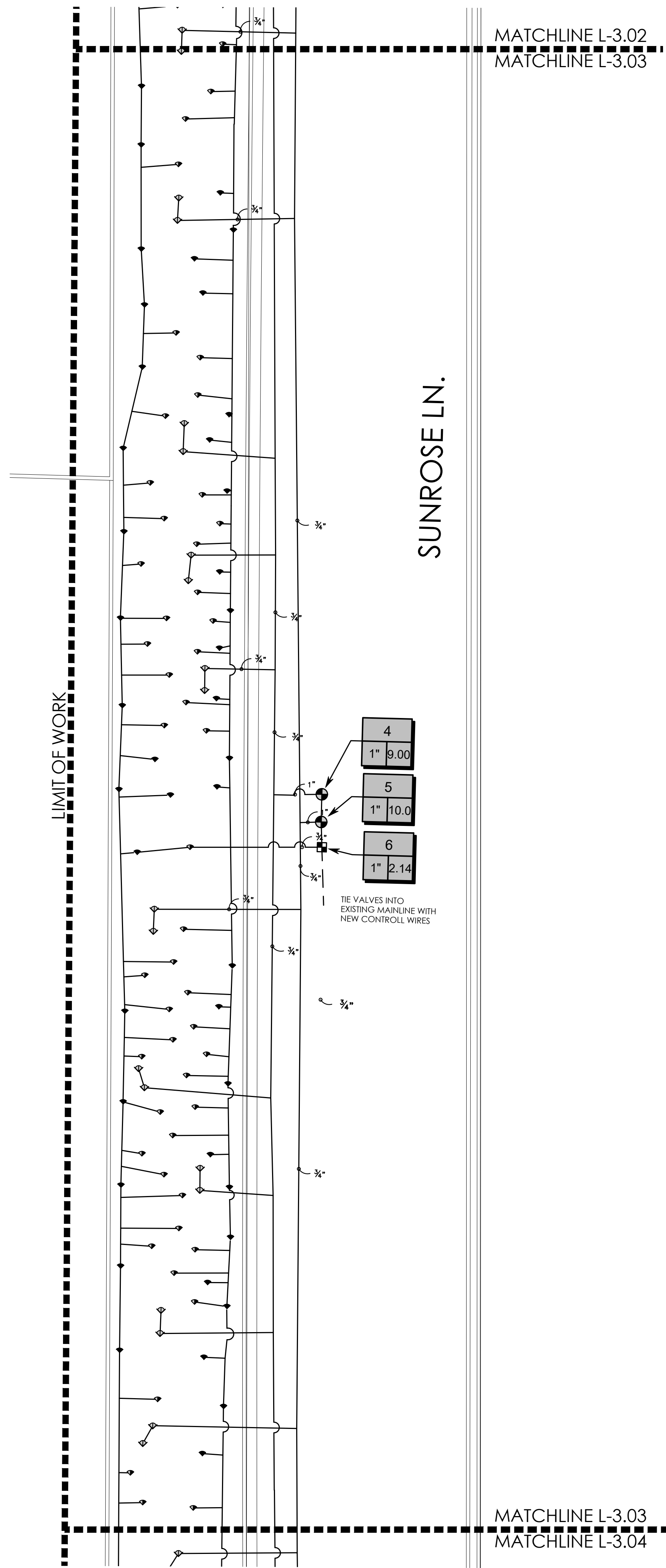
IRONWOOD IX
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MATCHLINE L-3.02
MATCHLINE L-3.03

SUNROSE LN.

MATCHLINE L-3.03
MATCHLINE L-3.04

GENERAL INSTALLATION NOTES

SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.

INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.

ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.

ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STEETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.

ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.

ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND 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.

CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.

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.

CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 18 INCHES PER CVWD. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, NO OVERTHROW IS PERMITTED ON HARDSCAPE.

120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.

RGA LANDSCAPE ARCHITECTS, INC. SHALL APPROVE ALL INFELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

RGA LANDSCAPE ARCHITECTS, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFELD DESIGN CHANGES WITHOUT APPROVAL.

RGA LANDSCAPE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.

SPECIAL NOTES

SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT PROP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.

CONTRACTOR SHALL PROVIDE THREE BUBBLERS AT THE EDGE OF THE ROOT BALL FOR EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR AND OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

POP-UP SPRAY SPECIFICATIONS
TWO OR THREE INCH POP-UP BODY IN STANDARD TURF GROUND COVER THREE OR FOUR INCH POP-UP BODY FOR LOW GROWING TYPES, FOUR OR SIX INCH POP-UP FOR TALLER TYPES.

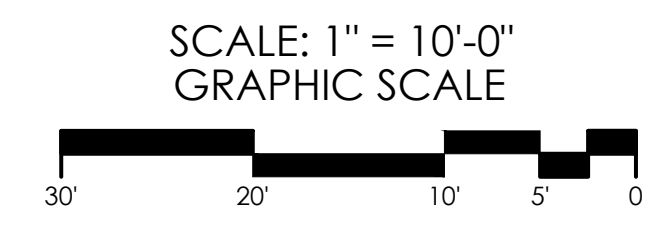
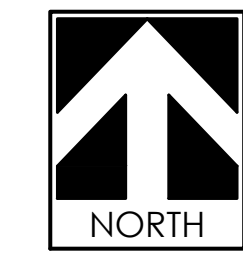
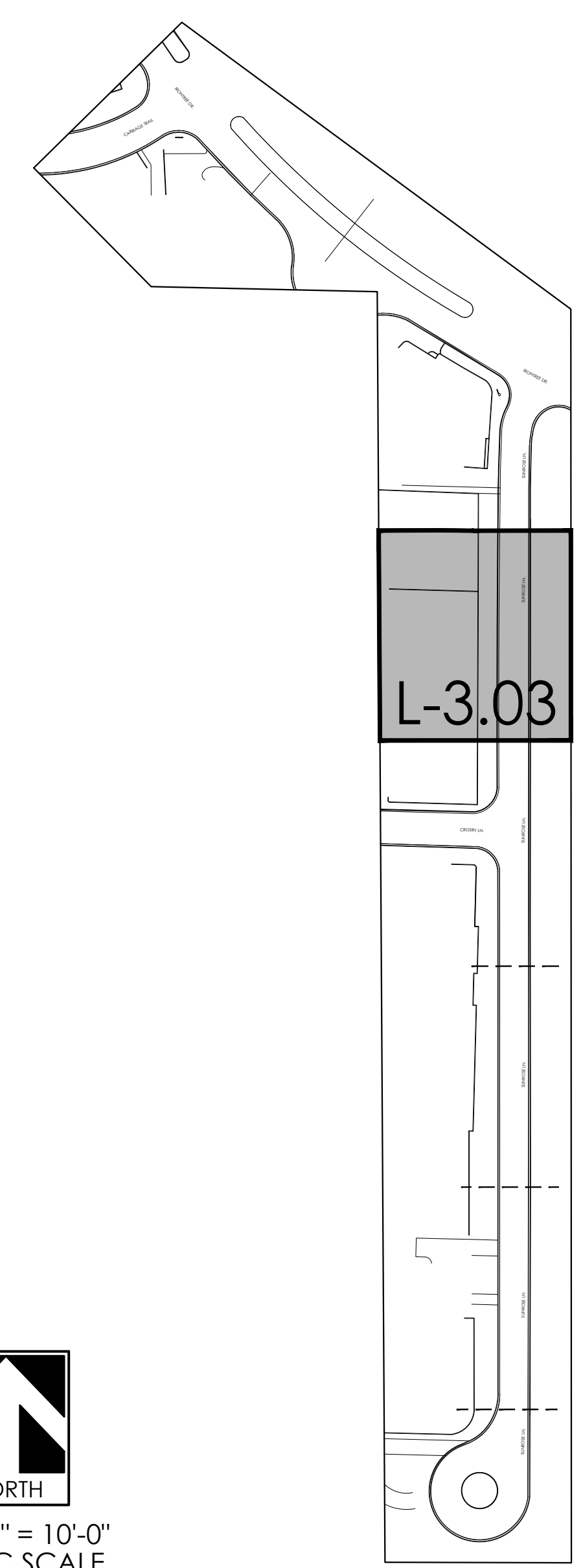
ANNUAL COLOR SIX OR TWELVE INCH POP-UP BODY
SHRUBBERY SIX OR TWELVE INCH POP-UP BODY

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LEGEND NOTE:
SEE SHEET L-3.00 FOR IRRIGATION SCHEDULE.



KEY MAP

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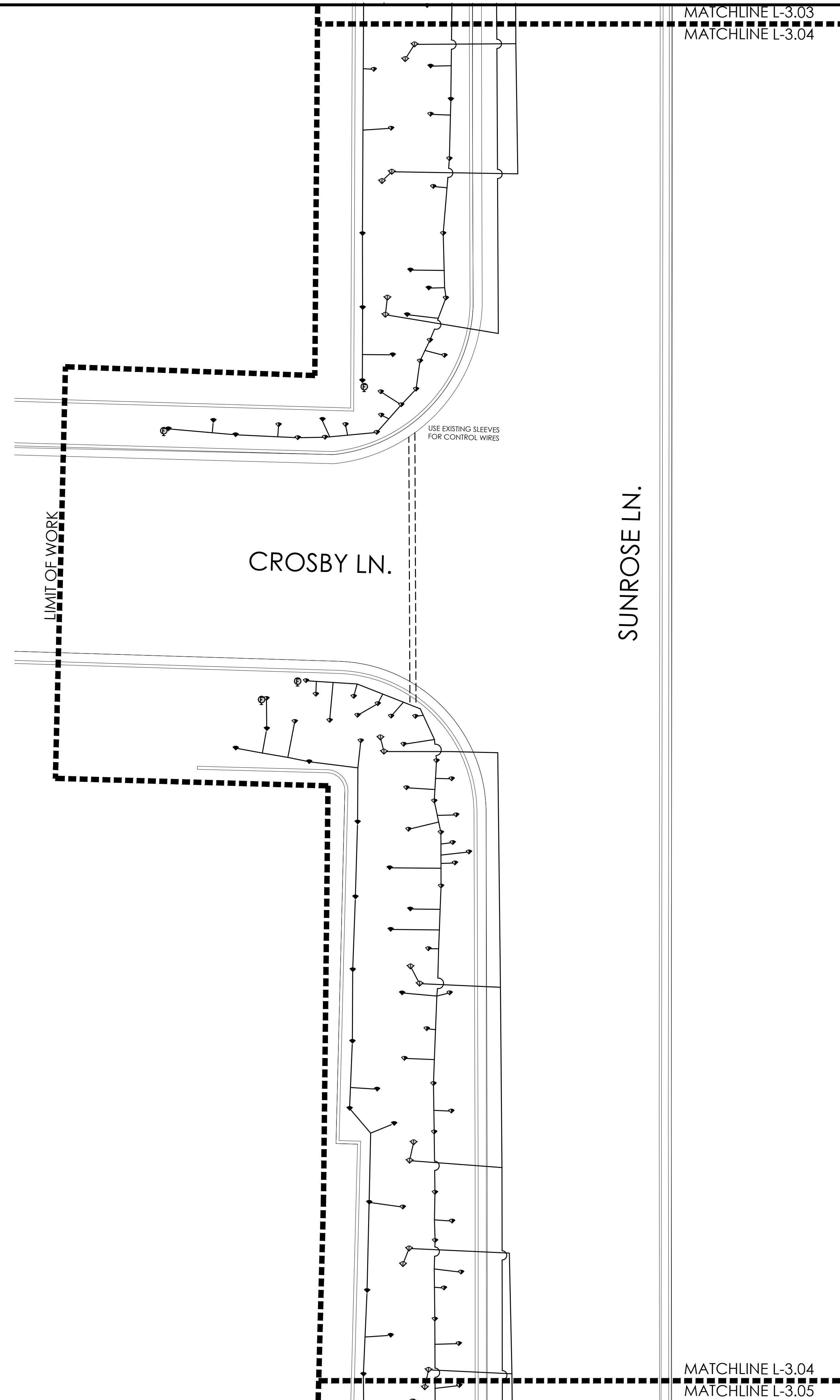
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PROJECT: IRONWOOD IX
PALM DESERT, CA

LANDSCAPE ARCHITECT:

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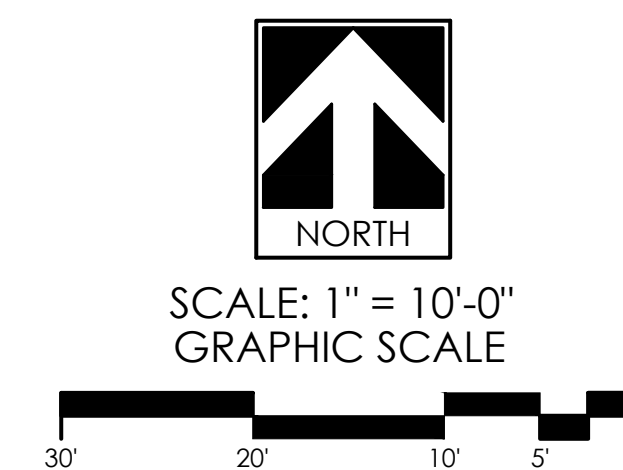
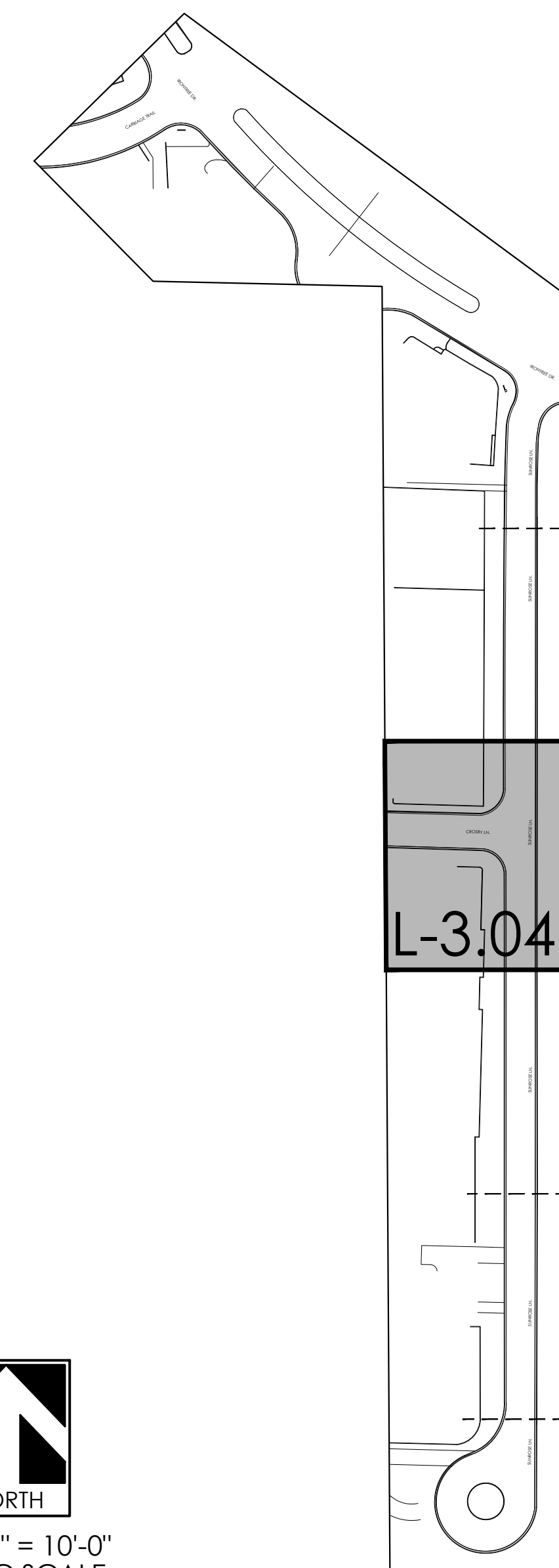


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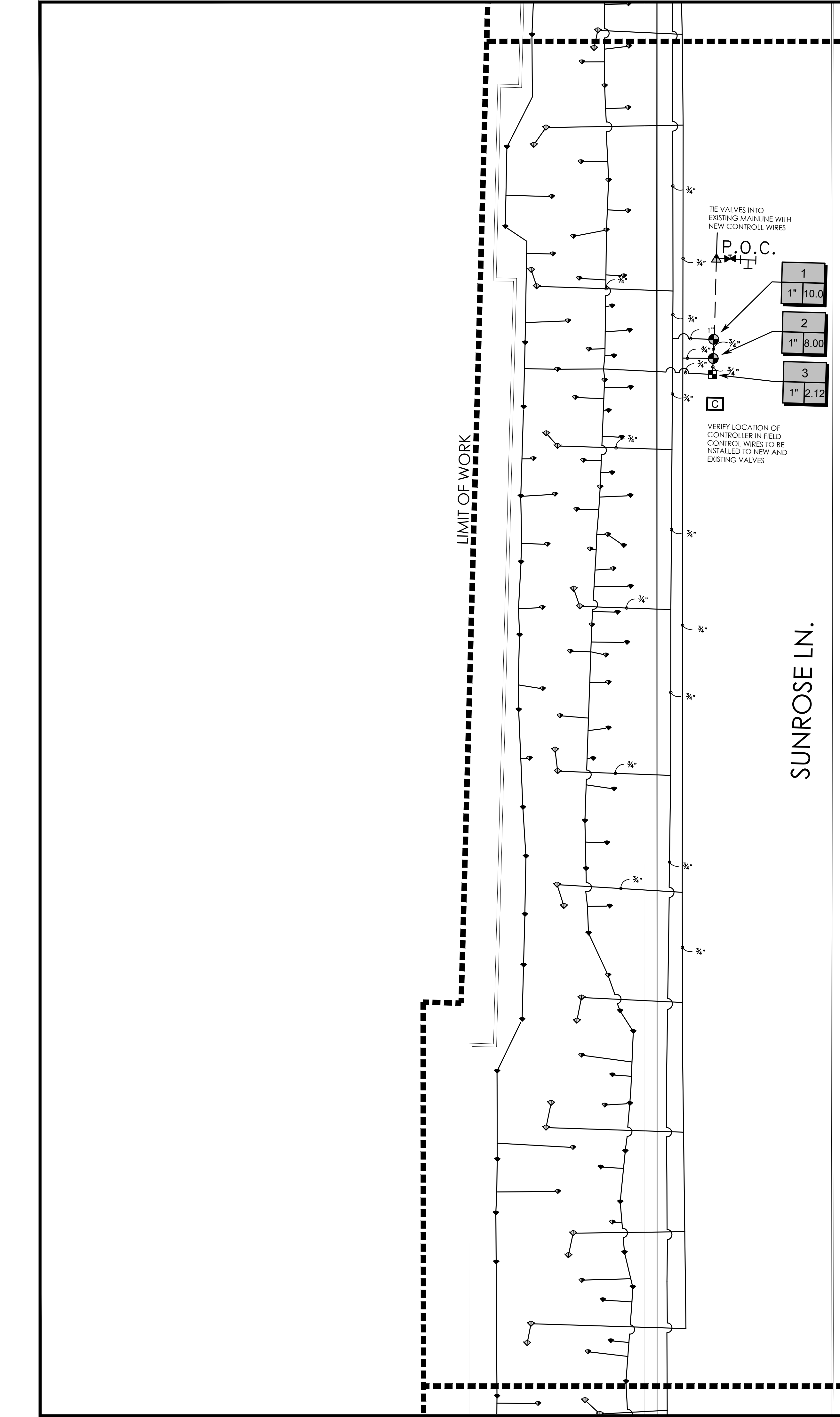
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MATCHLINE L-3.05

SUNROSE LN.

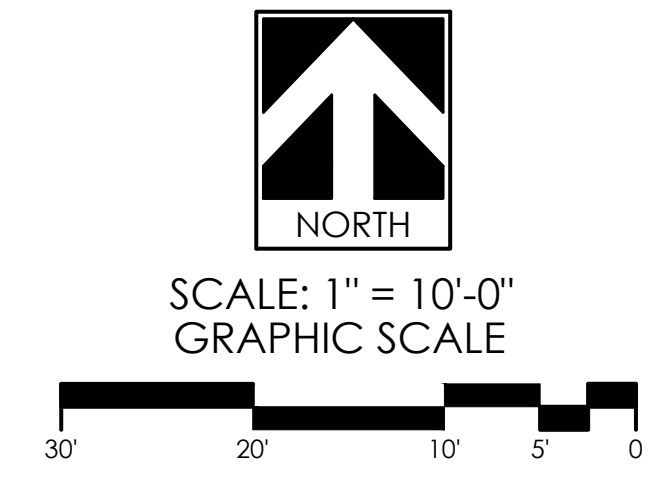
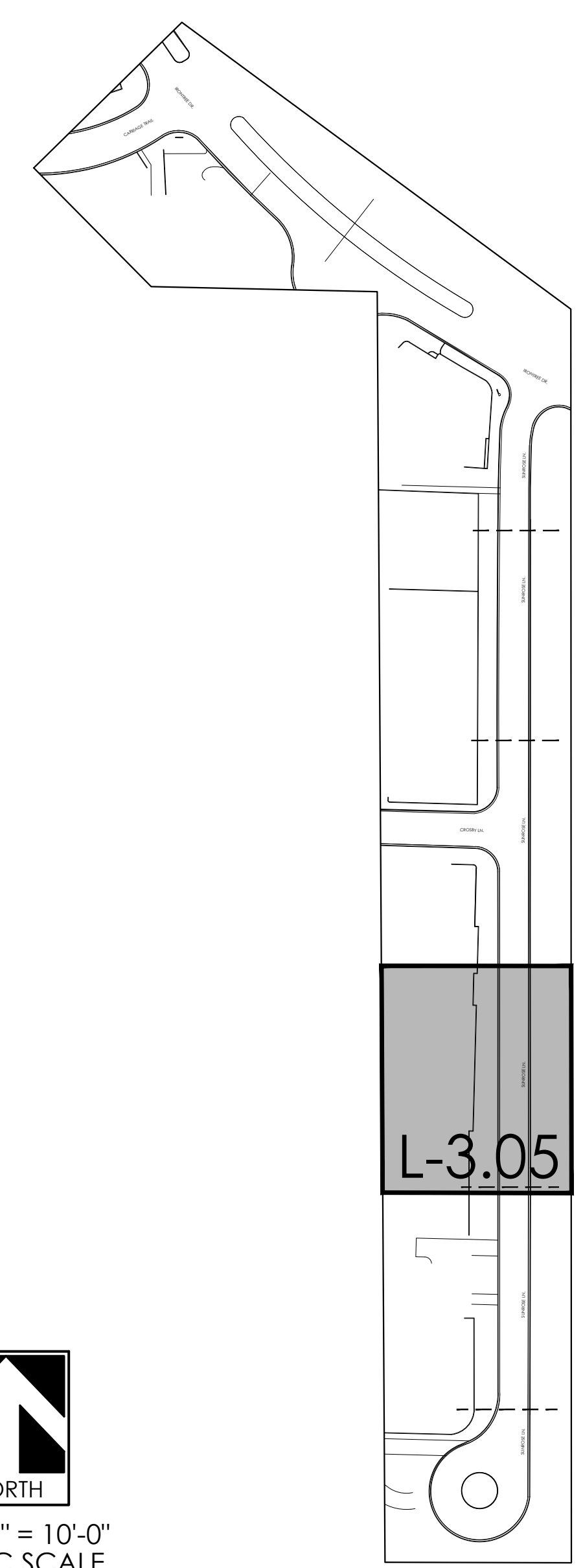
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RANCHO MIRAGE, CA 92270
760.320.9811

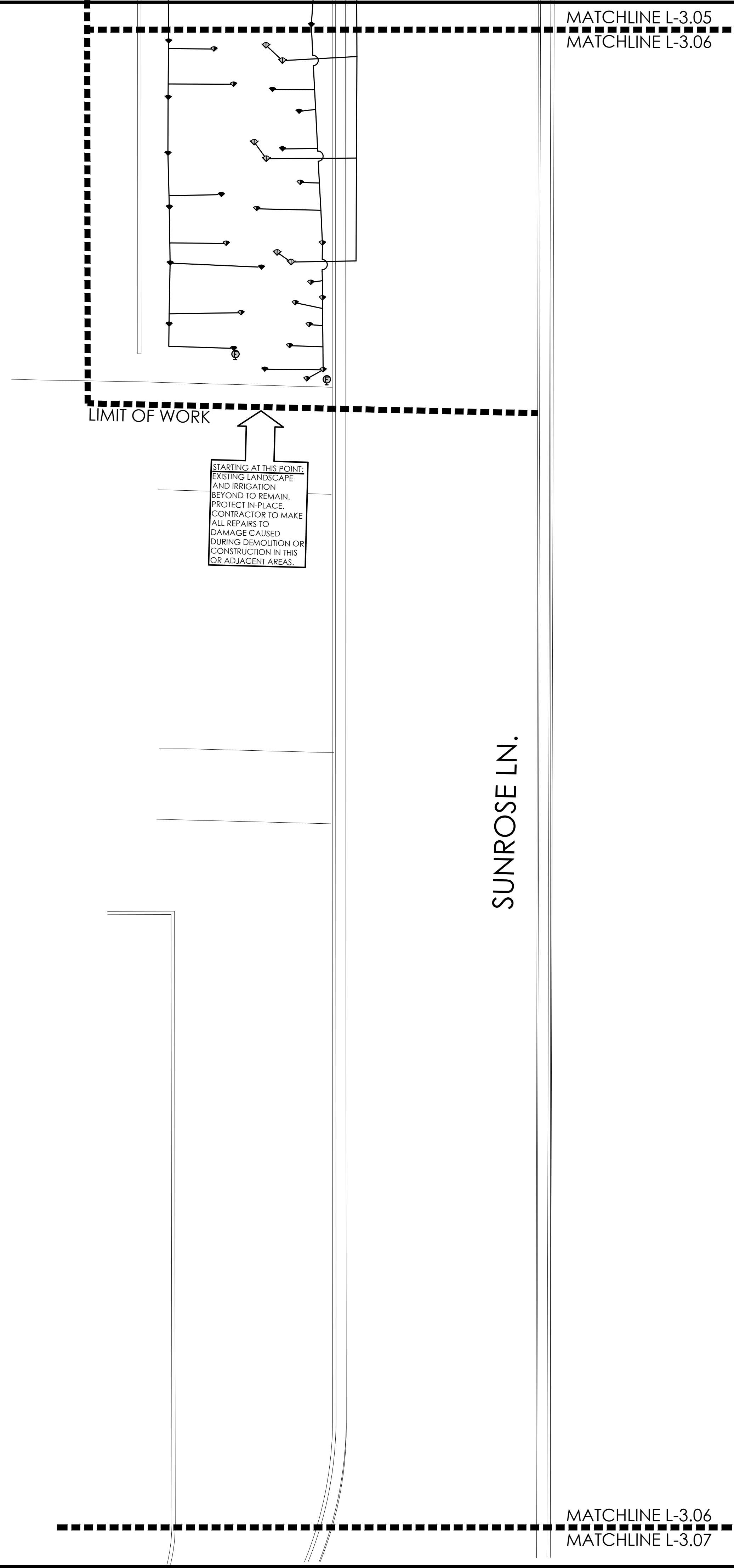
SHEET TITLE: IRRIGATION PLAN

PROJECT: IRONWOOD IX
PALM DESERT, CA

LANDSCAPE ARCHITECT:

PROJECT MANAGER:	DR
DRAWN:	BM
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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SHEET NO:
L-3.05



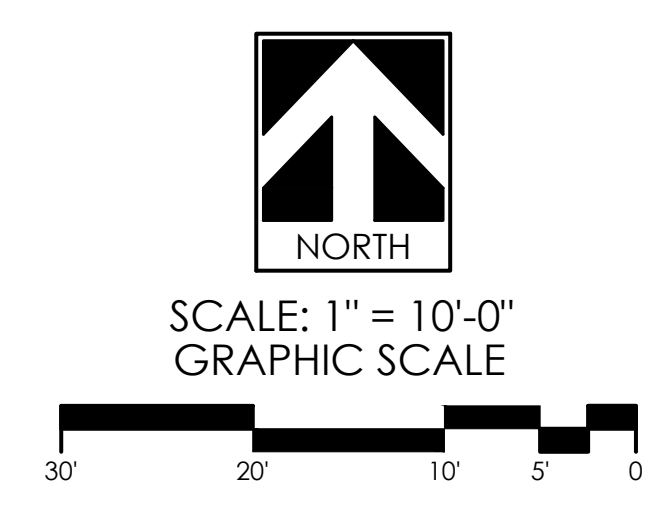
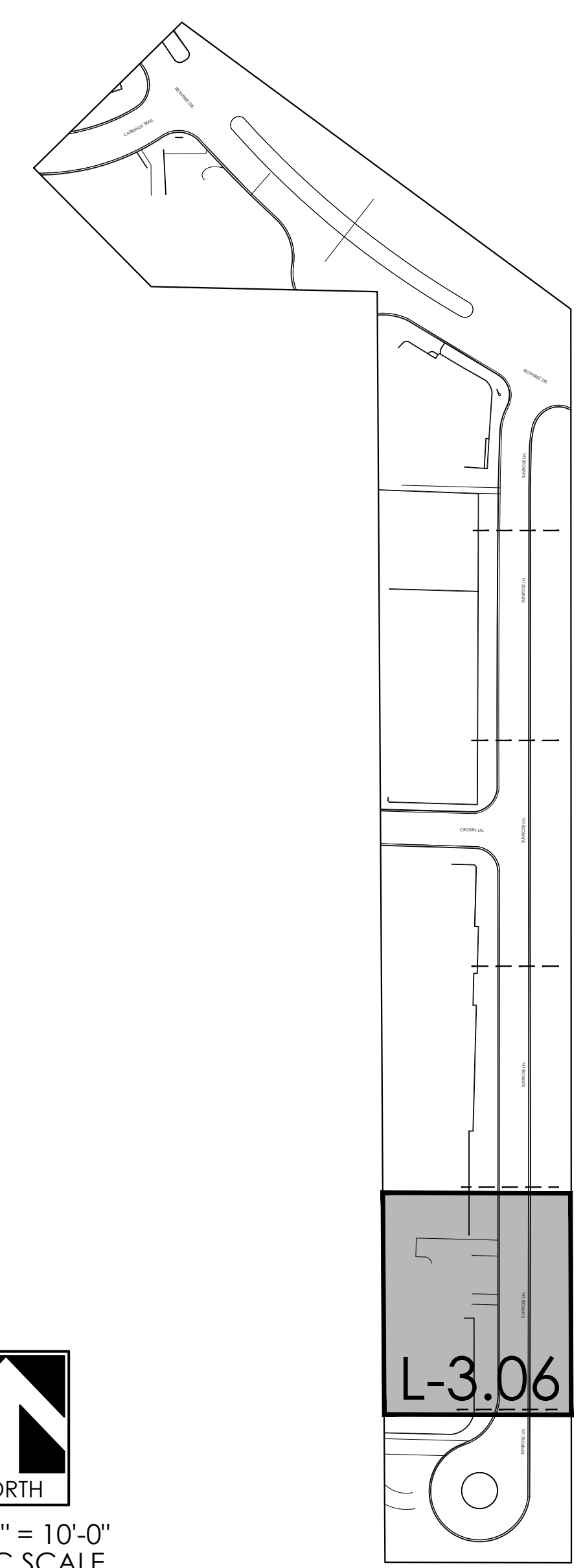
STARTING AT THIS POINT:
EXISTING LANDSCAPE
AND IRRIGATION
BEYOND TO REMAIN.
PROTECT IN-PLACE.
CONTRACTOR TO MAKE
ALL REPAIRS TO
DAMAGE CAUSED
DURING DEMOLITION OR
CONSTRUCTION IN THIS
OR ADJACENT AREAS.

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

CVWD NOTE:
NO PERMANENT STRUCTURES OR TREES WITHIN CVWD OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR CHANGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND /OR USBR EASEMENT

IRRIGATION NOTES:
1. IRRIGATION PLANS ARE DIAGRAMATIC.
2. MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE AREAS FOR CLARITY ONLY.

LEGEND NOTE:
SEE SHEET L-3.00 FOR IRRIGATION SCHEDULE.



KEY MAP

LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

SHEET TITLE: IRRIGATION PLAN

PROJECT: IRONWOOD IX
PALM DESERT, CA

LANDSCAPE ARCHITECT:

PROJECT MANAGER:	DR
DRAWN:	BM
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
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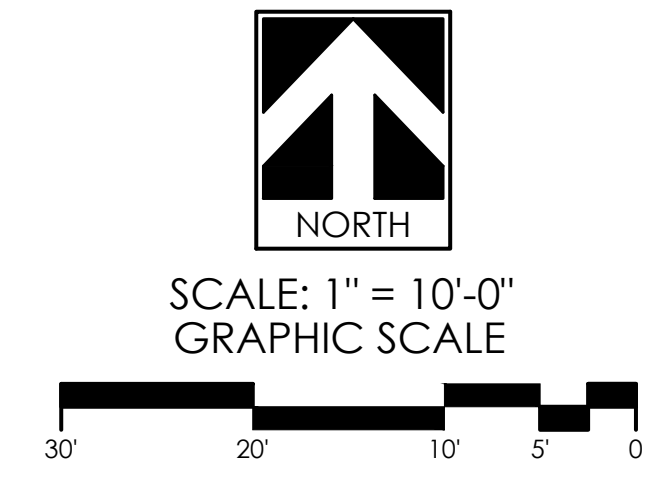
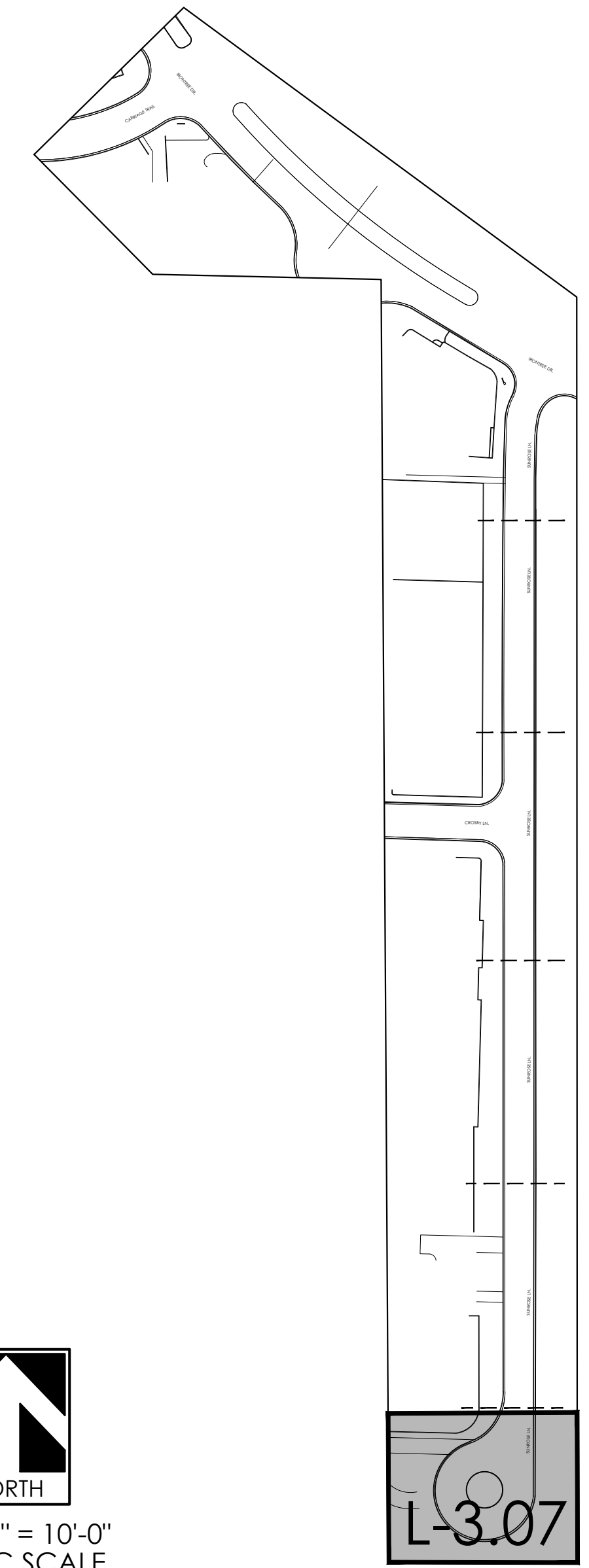
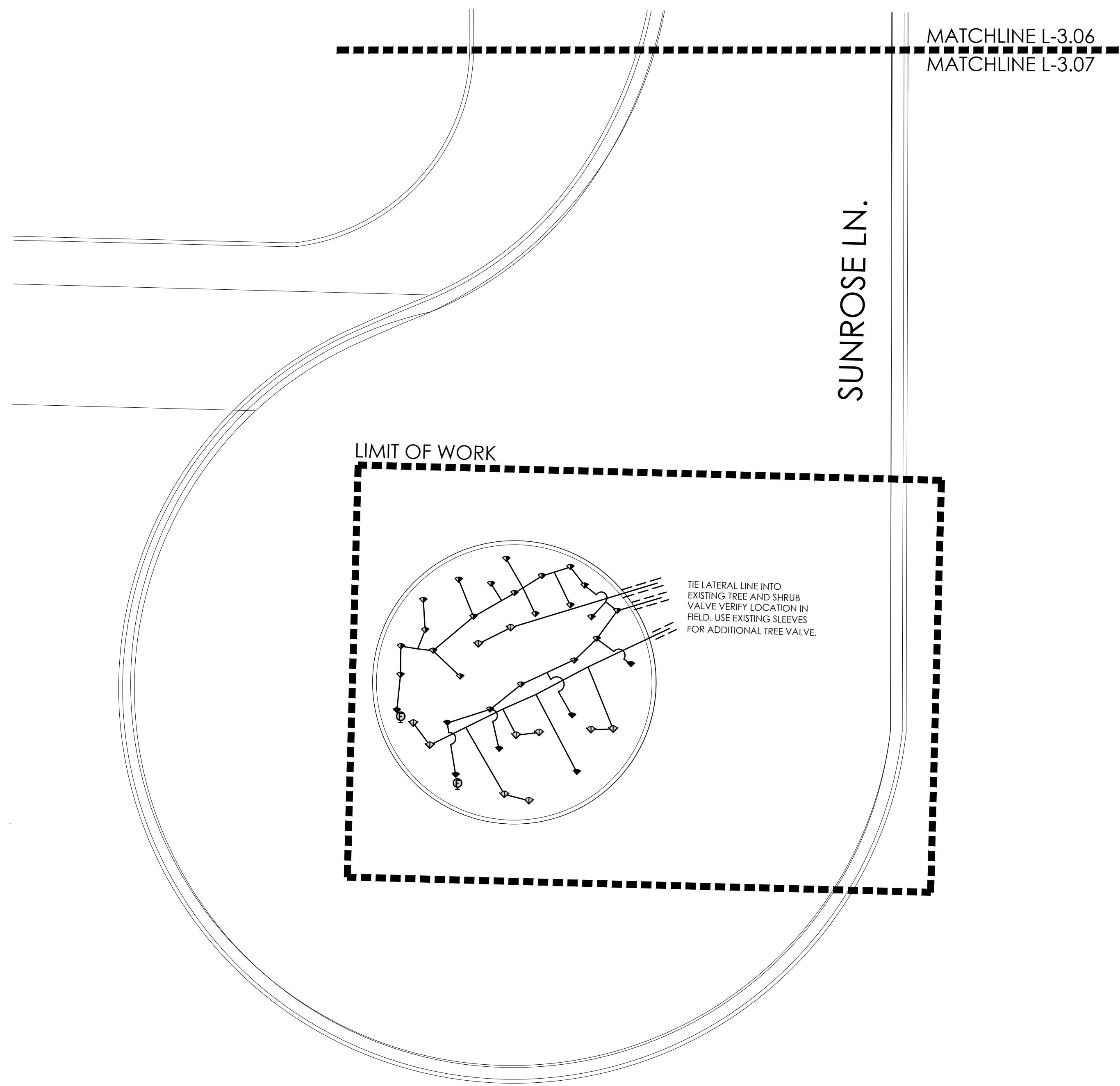
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CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

CVWD NOTE:
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IRRIGATION NOTES:
 1. IRRIGATION PLANS ARE DIAGRAMATIC.
 2. MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE AREAS FOR CLARITY ONLY.

LEGEND NOTE:
 SEE SHEET L-3.00 FOR IRRIGATION SCHEDULE.



KEY MAP

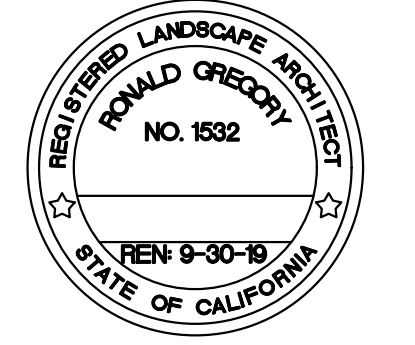
IRRIGATION PLAN

IRONWOOD IX
 PALM DESERT, CA

SHEET TITLE

PROJECT:

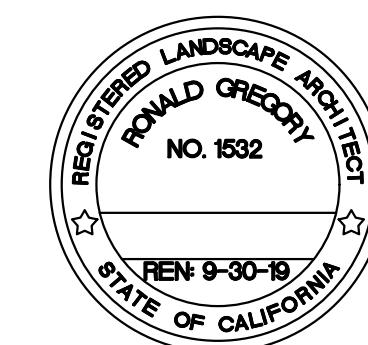
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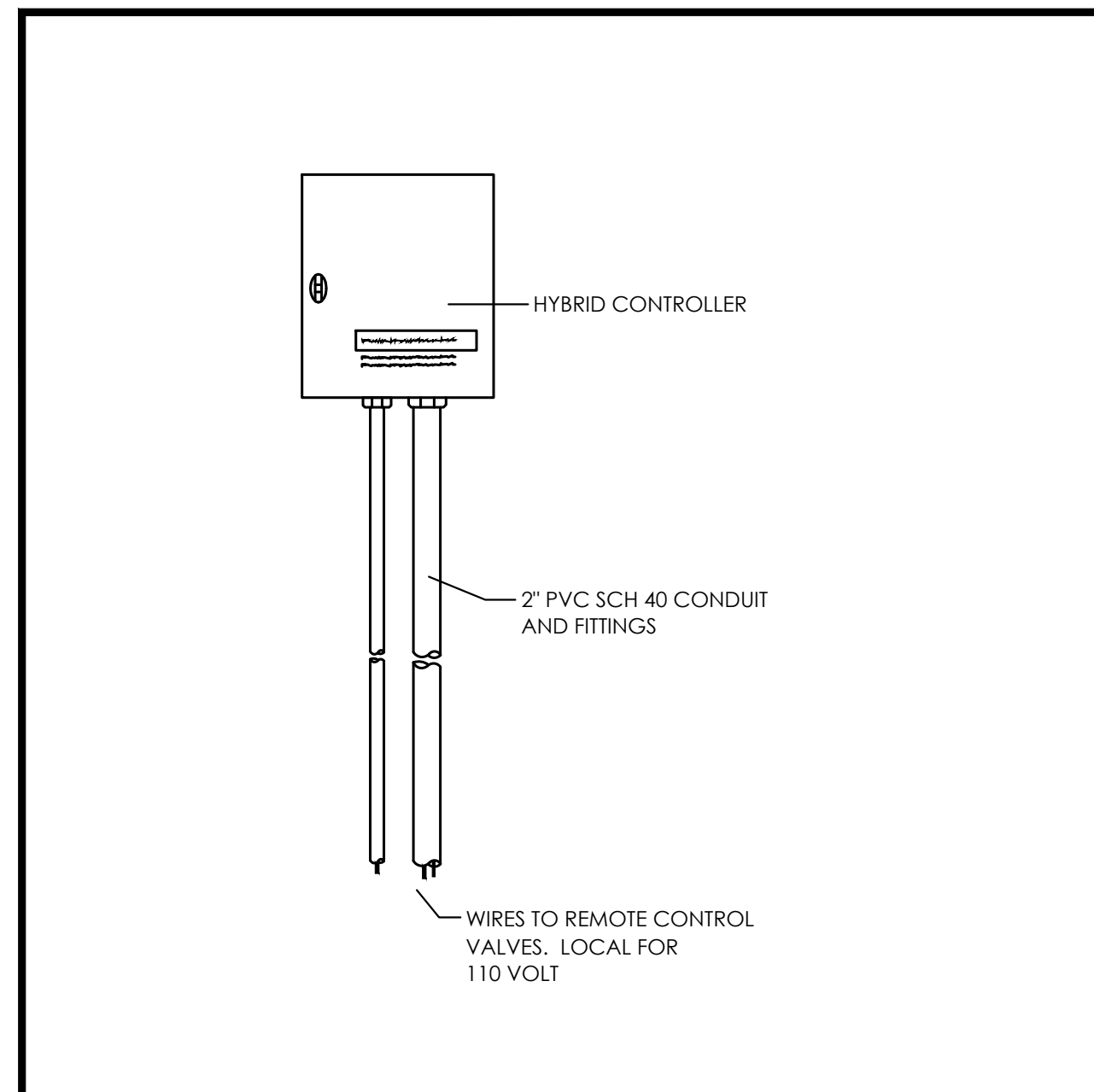
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DRAWN:	BM
CHECKED:	TM
PROJ. NO.	2503.001
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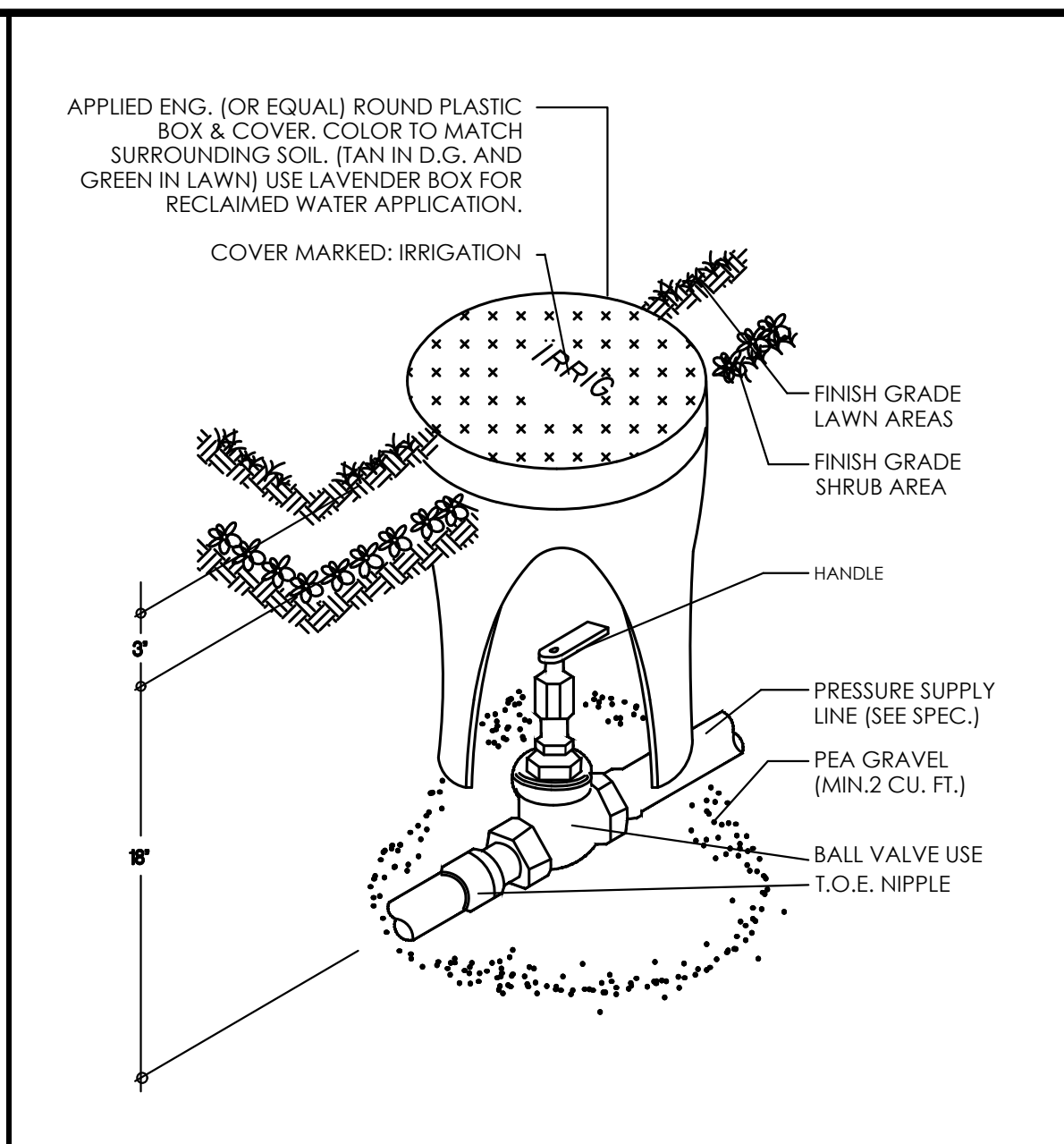
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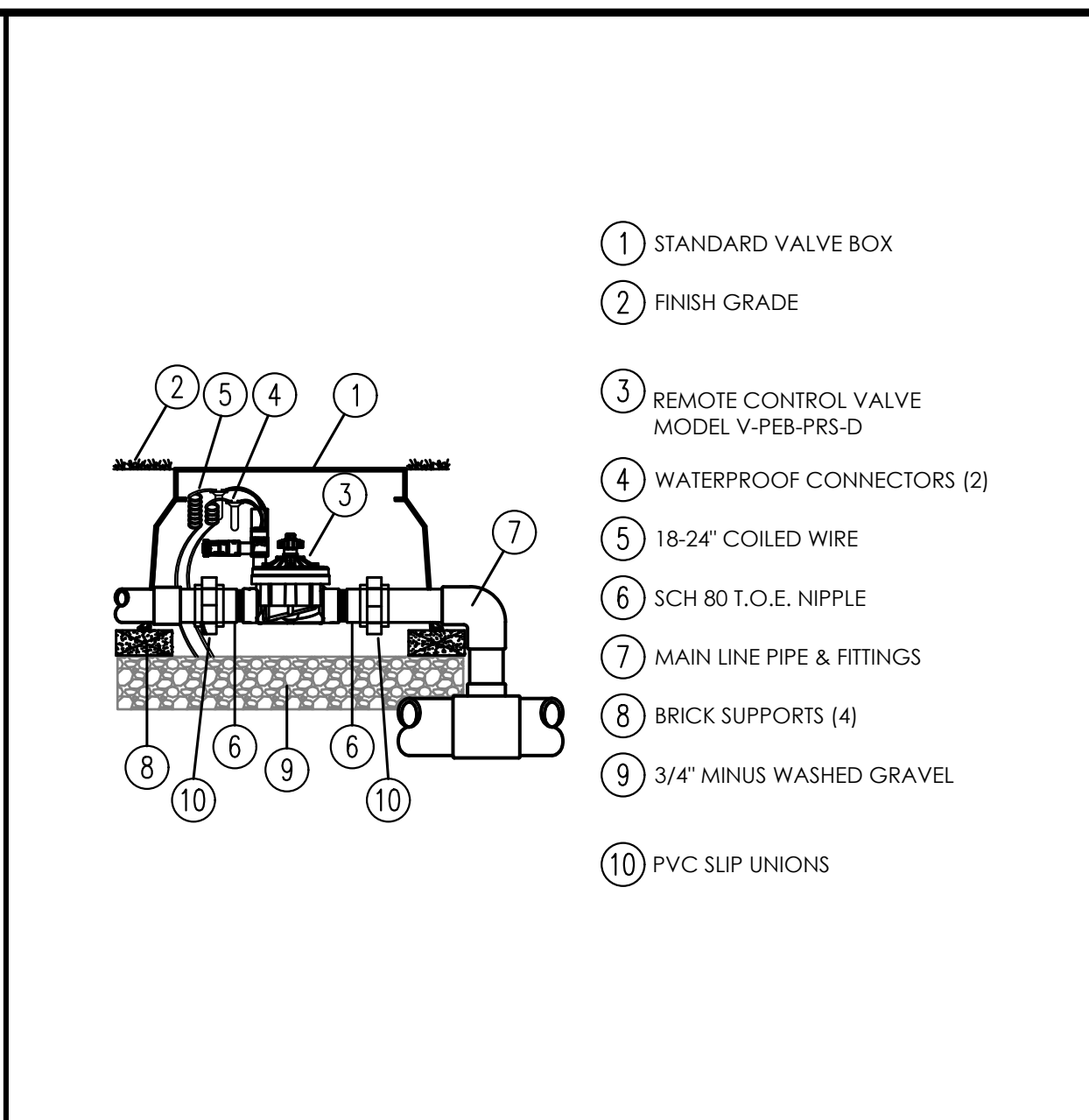
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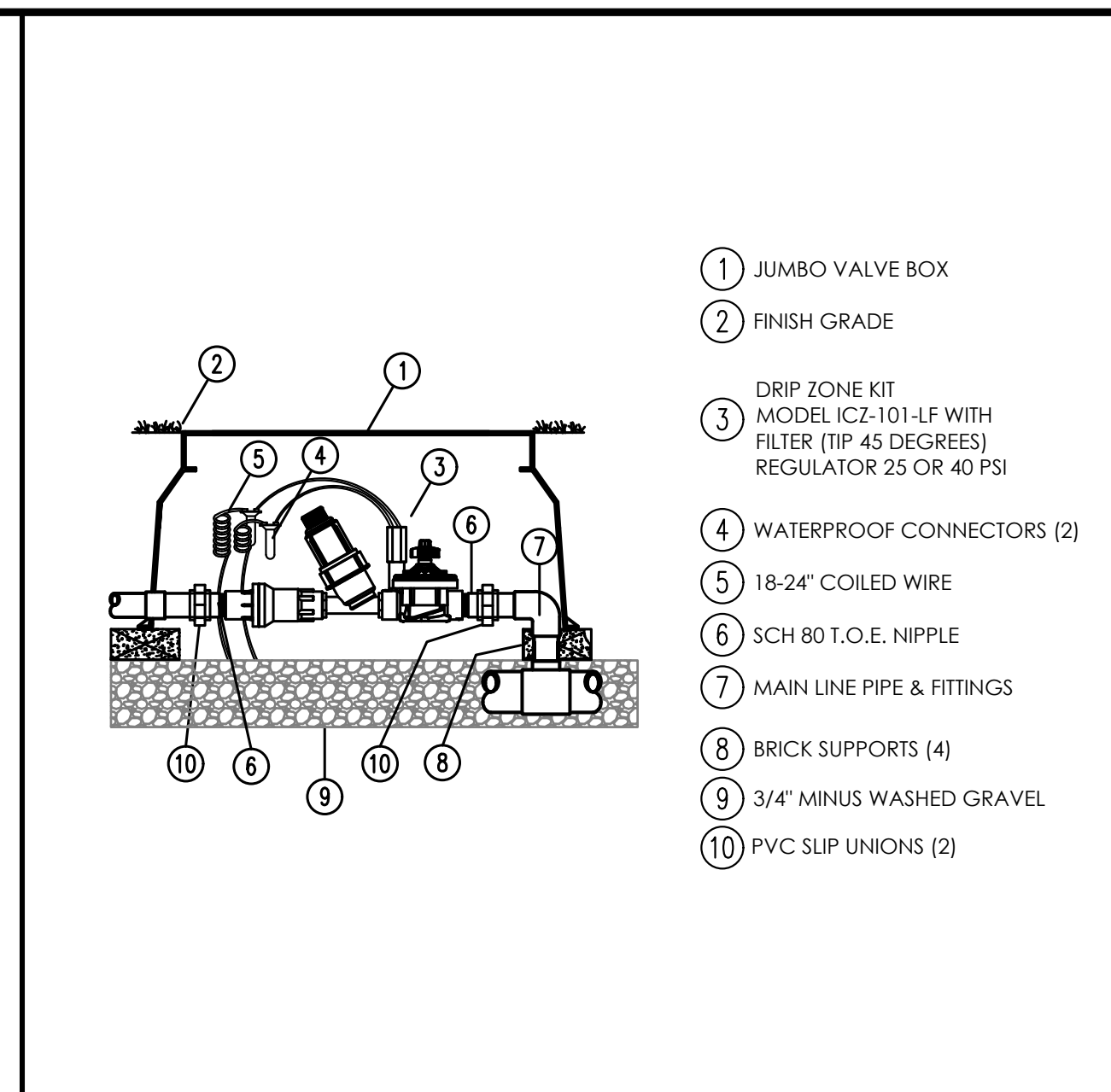
A AUTOMATIC CONTROLLER



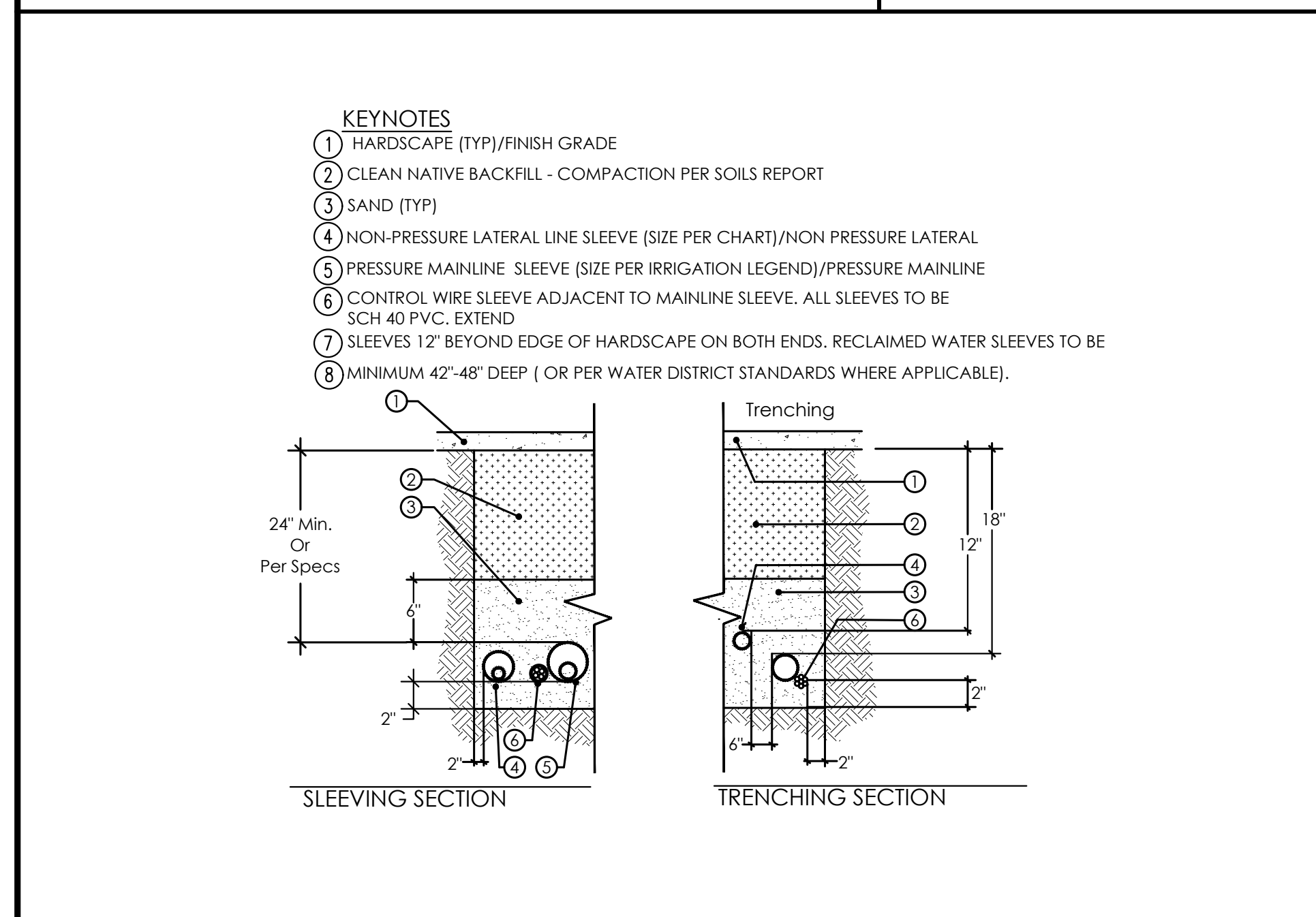
B SHUT OFF VALVE (BALL VALVE)



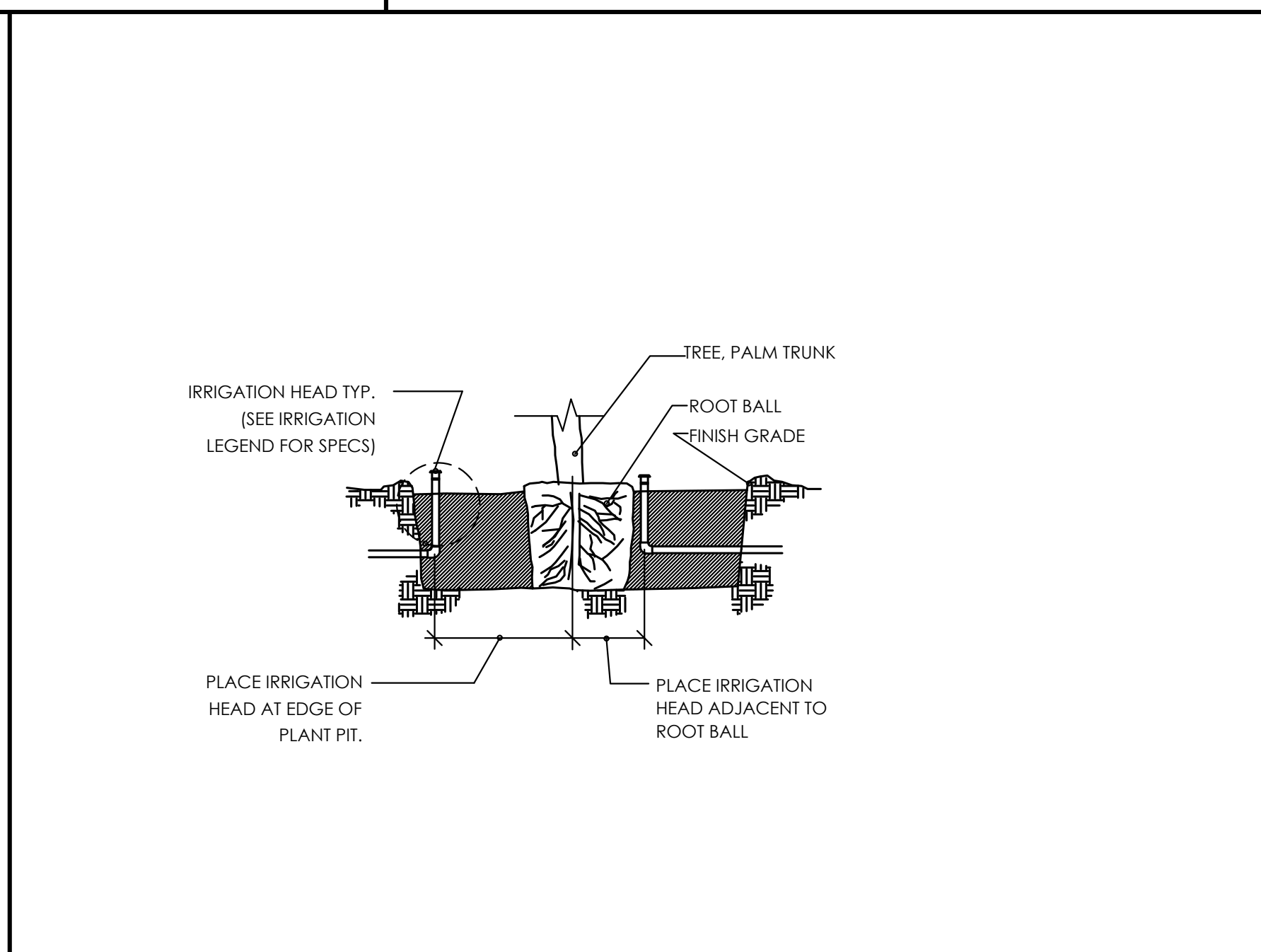
C REMOTE CONTROL VALVE



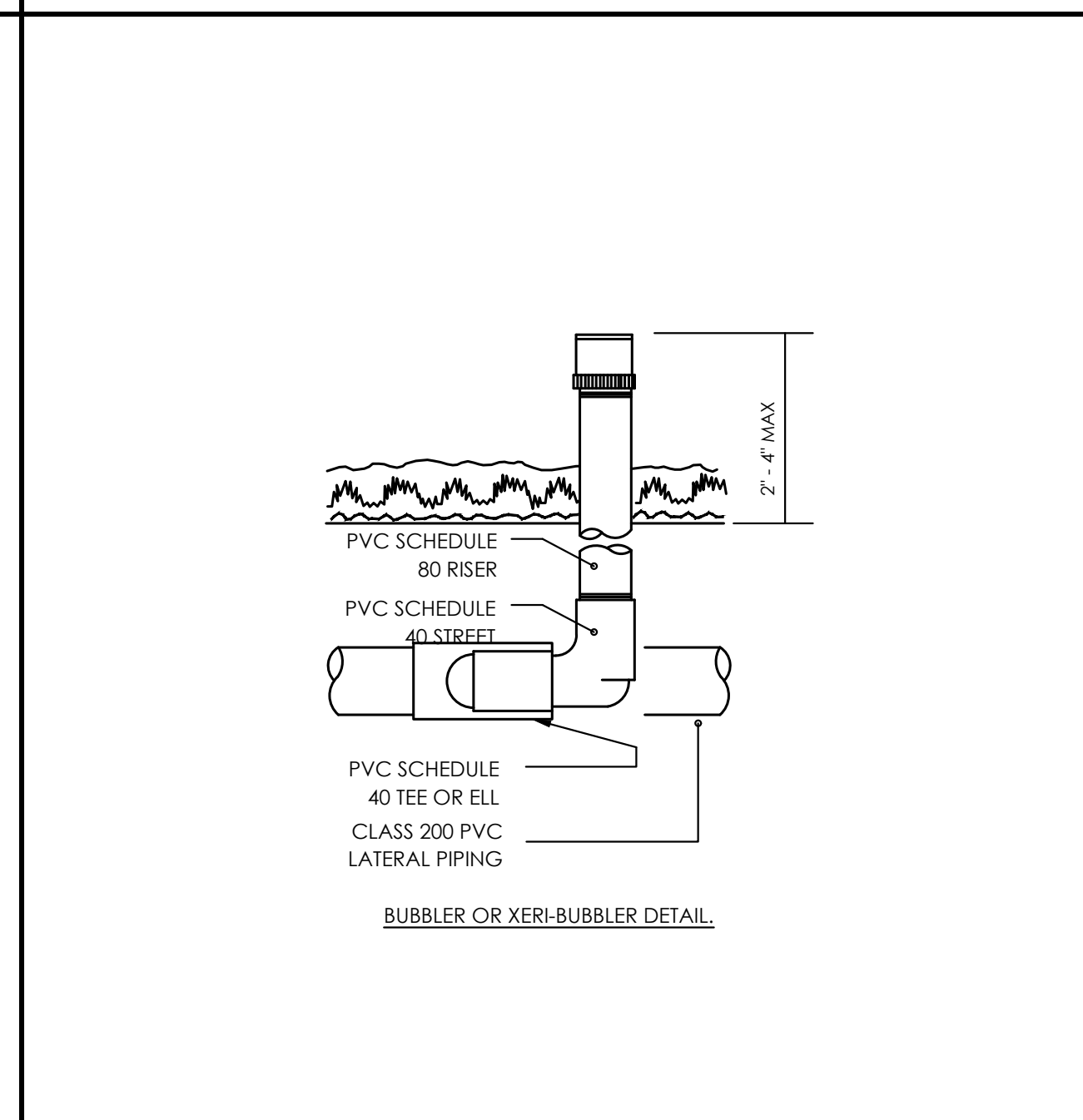
D DRIP CONTROL ZONE KIT



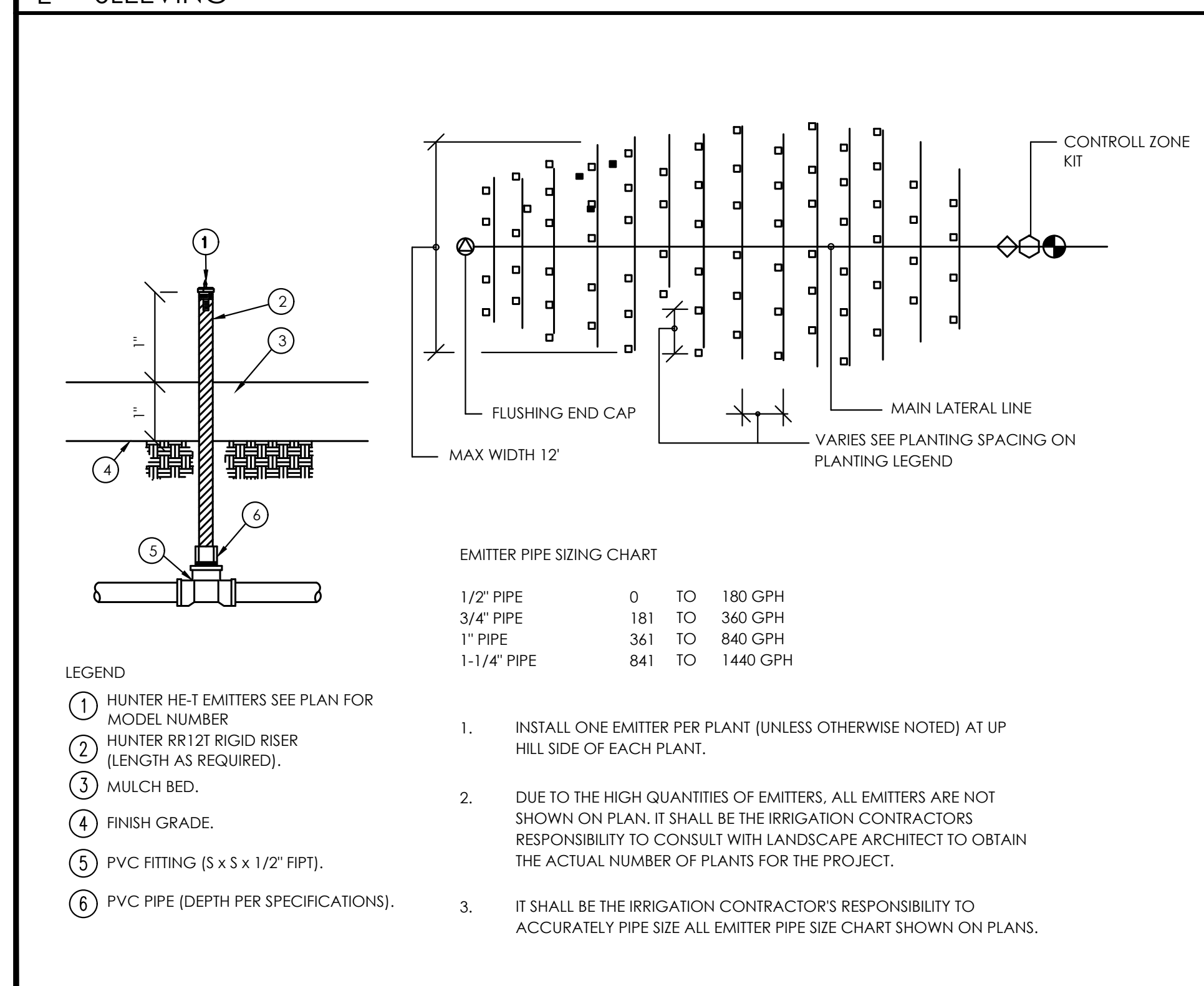
E SLEEVING



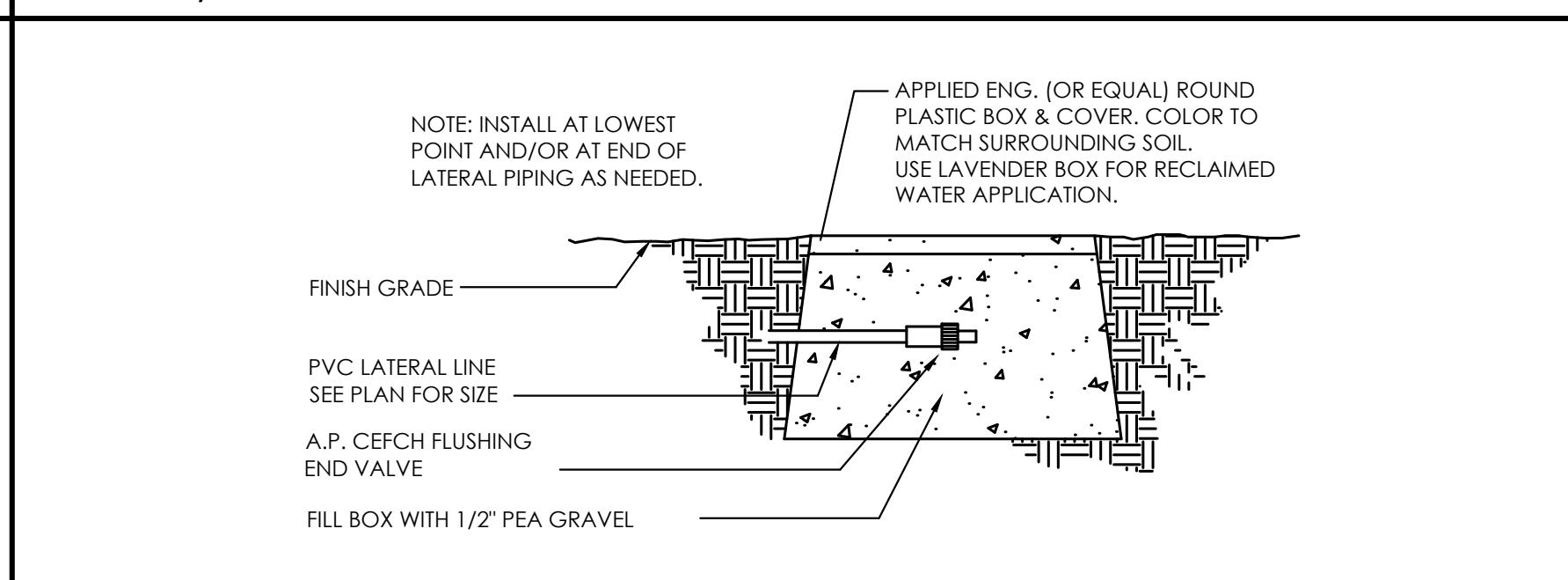
F TREE/ PALM IRRIGATION DETAIL



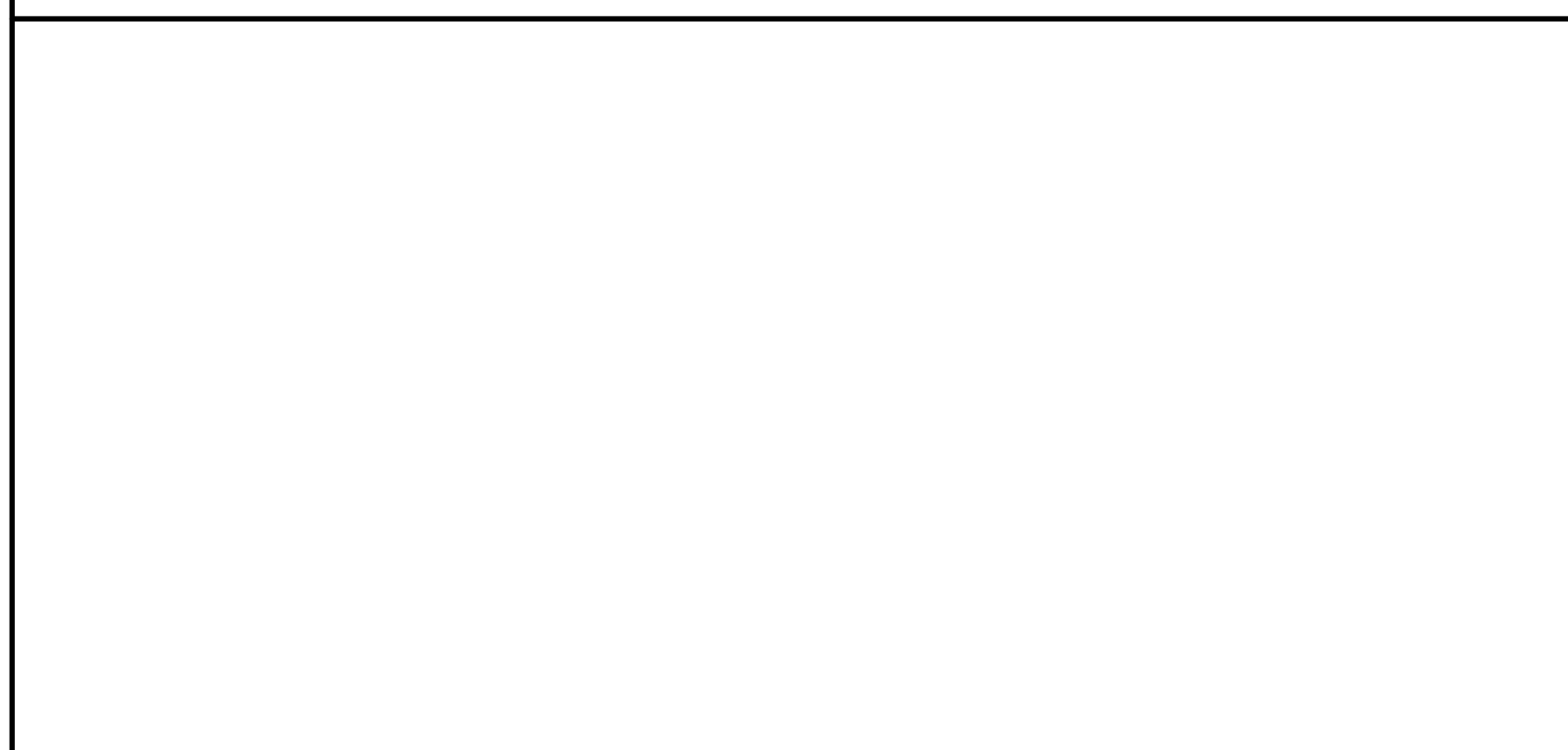
G TREE/PALM BUBBLER



H EMITTER/LAYOUT



I END SELF FLUSHING VALVE



J END SELF FLUSHING VALVE

CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.



PLANT SCHEDULE PRELIMINARY PLANT LEGEND

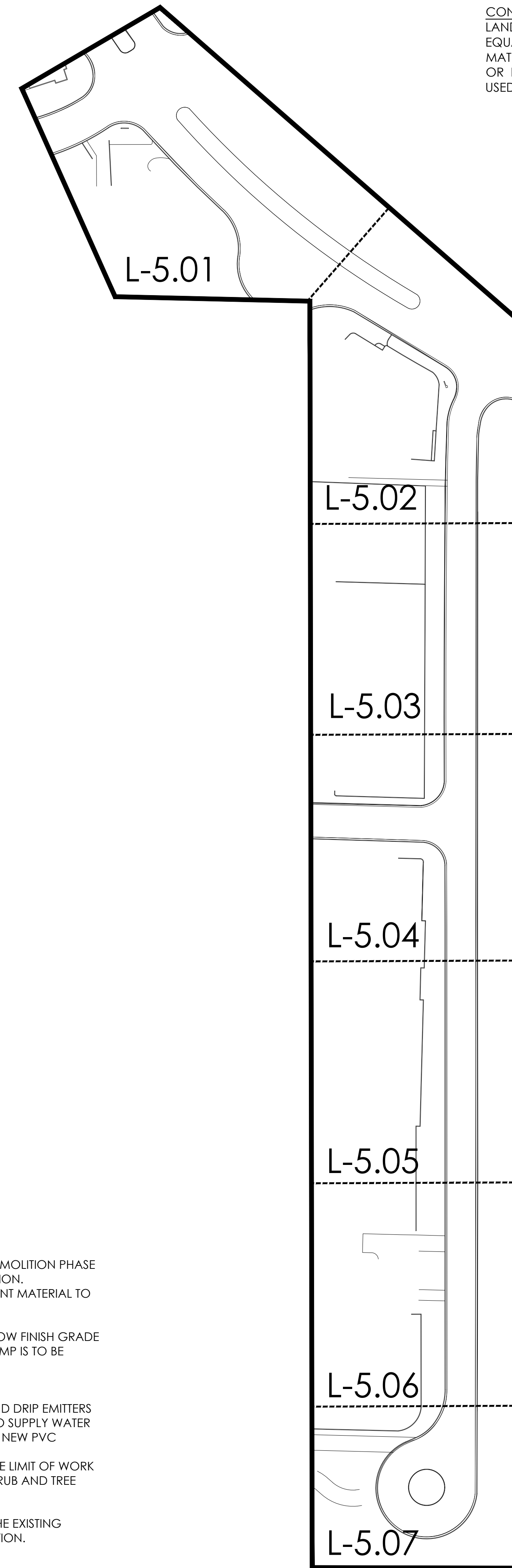
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	CAESALPINIA CACALACO "SMOOTHE"	CASCALOTE	24"BOX	LOW 0.2	15	
	CORDIA BOISSIERI	TEXAS OLIVE	24"BOX	LOW 0.2	2	
	DALEA SPINOSA	SMOKE TREE	EXISTING	LOW 0.2	1	EXISTING TO REMAIN
	PARKINSONIA FLORIDUM	BLUE PALO VERDE	48"BOX	LOW 0.2	2	
	PARKINSONIA FLORIDUM - EXISTING	BLUE PALO VERDE	EXISTING	LOW 0.2	5	EXISTING TO REMAIN
	PROSOPIS	MESQUITE	EXISTING	LOW 0.2	1	TO REMAIN
PALMS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	EXISTING	MOD 0.5	27	TO REMAIN UNLESS OTHERWISE NOTED
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	MOD 0.5	23	TO REMAIN UNLESS NOTED OTHERWISE
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
BL	BOUGAINVILLEA X 'LA JOLLA'	BOUGAINVILLEA	5 GAL	MOD 0.5	12	
CP	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	15 GAL	LOW 0.2	8	
FF	FICUS NITIDA	INDIAN LAUREL COLUMNS	15 GAL	MOD 0.5	6	
FF2	FICUS NITIDA	INDIAN LAUREL COLUMNS	EXISTING	MOD 0.5	4	
LP	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	5 GAL	MOD 0.5	45	
LFL	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	15 GAL	LOW 0.2	10	
LFR	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	BAROMETERBUSH	15 GAL	LOW 0.2	21	
RUE	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL	MOD 0.5	39	
TEO	TECOMA X 'ORANGE JUBILEE'	'ORANGE JUBILEE' YELLOW BELLS	15 GAL	MOD 0.5	23	
TSA	TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT	15 GAL	MOD 0.5	11	
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
AGS	AGAVE SISALANA	SISAL HEMP	EXISTING	LOW 0.2	1	EXISTING
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
AAC	AGAVE AMERICANA	CENTURY PLANT	15 GAL	LOW 0.2	21	5 - EXISTING, 16 NEW, RE-USE/TRANSPLANT EXISTING AS NEEDED
AA2	AGAVE AMERICANA - EXISTING	CENTURY PLANT	EXISTING	LOW 0.2	2	TO REMAIN
AV	AGAVE ANGUSTIFOLIA VARIEGATA	VARIEGATED CENTURY PLANT	15 GAL	LOW 0.2	41	23 - EXISTING RELOCATE/TRANSPLANT AS NEEDED, 18 - NEW
AT	AGAVE TEQUILIANA	BLUE AGAVE	15 GAL	LOW 0.2	12	1- EXISTING, 11 - NEW
ABG	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	LOW 0.2	20	
CHE	CEREUS HILDMANNIANUS	HEDGE CACTUS	EXISTING	LOW 0.2	6	
CH2	CEREUS HILDMANNIANUS	HEDGE CACTUS	MULTI STEM - 3'-5' HT.	LOW 0.2	2	
DW	DASYLIRION WHEELERI	GREY DESERT SPOON	15 GAL	LOW 0.2	25	
EC	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	EXISTING	LOW 0.2	39	53 EXISTING RE-USE/TRANSPLANT
FER	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	LOW 0.2	10	
FS	FOUQUIERIA SPLENDENS	OCOTILLO	EXISTING	LOW 0.2	2	
HPP	HESPERALOE PARVIFLORA 'PINK PRADE'	PINK YUCCA	5 GAL	LOW 0.2	21	
YEE	YUCCA ELATA	SOAP TREE YUCCA	EXISTING		3	
VINE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
BLE	BOUGAINVILLEA	BOUGAINVILLEA	EXISTING	MOD 0.5	6	EXISTING
BK	BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL	MOD 0.5	32	WIRE TO WALL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	USE	QTY	REMARKS
	3" - 6" CRUSHED ROCK				5,154 SF	"HORSE CREEK" OR "HICKORY CREEK" PROVIDE SAMPLE FOR REVIEW PRIOR TO ORDERING

GENERAL PLANTING NOTES:

- PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.
- LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
- UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING THEIR BID TO THE OWNER.
- WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE.
- MOUNDING: ALL MOUNDING INDICATED ON THIS PLANTING PLAN SHALL BE CONSIDERED DECORATIVE, AND IS NOT INTENDED TO BE A PART OF THE SITE DRAINAGE SYSTEM. ALL MOUNDING SHALL BE INSTALLED SO THAT THE TOE OF THE MOUND IS A MINIMUM OF 18 INCHES FROM CURB OR A MINIMUM OF 3 FEET FROM ANY WALLS AND BUILDING. MOUNDING SLOPES SHALL NOT BE STEEPER THAN 3:1.
- ALL TREES TO BE SINGLE LEADER, LOW BRANCHING WITH SIDE BRANCHING TO REMAIN. PER ARIZONA NURSERY STANDARDS.

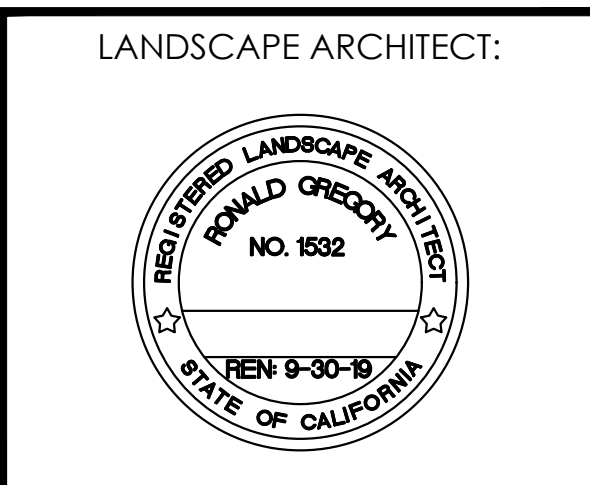
PLANTING AND IRRIGATION DEMOLITION NOTES:

- PLANTS/TREES LISTED TO BE RE-USED AND TRANSPLANTED ARE TO BE REMOVED DURING THE DEMOLITION PHASE AND SHOULD BE PLACED IN CONTAINERS TO BE MAINTAINED ON SITE UNTIL TIME OF INSTALLATION.
 - CONTRACTOR RESPONSIBLE TO CONTACT LANDSCAPE ARCHITECT TO FLAG EXISTING PLANT MATERIAL TO BE RE-USED AND TRANSPLANTED, PROVIDE A MINIMUM OF 24 HOURS NOTICE PRIOR.
- ANY TREES BEING REMOVED ARE TO HAVE STUMPS GROUND DOWN TO A MINIMUM OF 4" BELOW FINISH GRADE OF NATIVE SOIL OR IF NEW TREE IS SHOWN TO BE IN CONFLICT WITH THE EXISTING TREE, THE STUMP IS TO BE REMOVED IN ITS ENTIRETY.
- EXISTING IRRIGATION:
 - SUNROSE LANE: ALL EXISTING IRRIGATION CONTROL VALVES, LATERAL LINES, BUBBLERS AND DRIP EMITTERS ARE TO BE REMOVED. IRRIGATION MAINLINE TO BE PROTECTED IN PLACE AND RE-USED TO SUPPLY WATER TO NEW VALVES. IF MAINLINE IS IN POOR CONDITION, CONTRACTOR IS TO REPLACE WITH NEW PVC SCHEDULE 40 MAINLINE.
 - CARRIAGE TRAIL: REMOVE IRRIGATION LATERALS, BUBBLERS AND DRIP EMITTERS WITHIN THE LIMIT OF WORK AREA SHOWN ON PLANS. CONNECT NEW SHRUB AND TREE IRRIGATION INTO EXISTING SHRUB AND TREE IRRIGATION LATERALS, UTILIZING EXISTING CONTROL VALVES.
- REMOVE EXISTING IRRIGATION CONTROLLER AND INSTALL NEW IRRIGATION CONTROLLER IN THE EXISTING CONTROLLER ENCLOSURE. SEE IRRIGATION EQUIPMENT LEGEND FOR CONTROLLER SPECIFICATION.



OVERALL KEY MAP

SHEET TITLE: **PLANTING PLAN**
 PROJECT: **IRONWOOD IX PALM DESERT, CA**



PROJECT MANAGER: DR
 DRAWN: -
 CHECKED: TM
 PROJ. NO. 2503.001
 DATE: 6/7/19

REVISIONS:	INIT.
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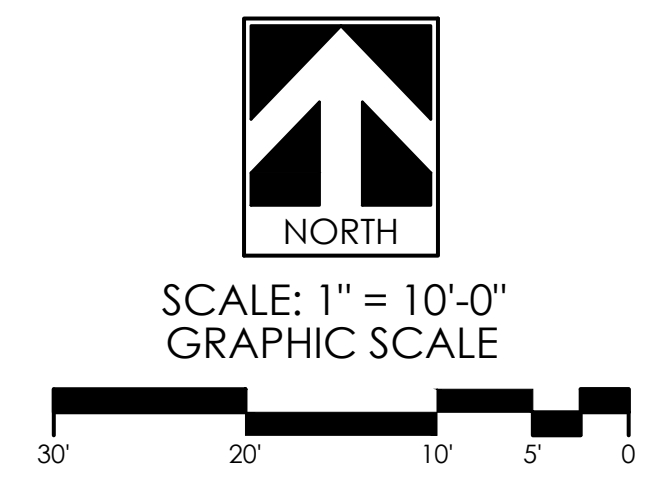
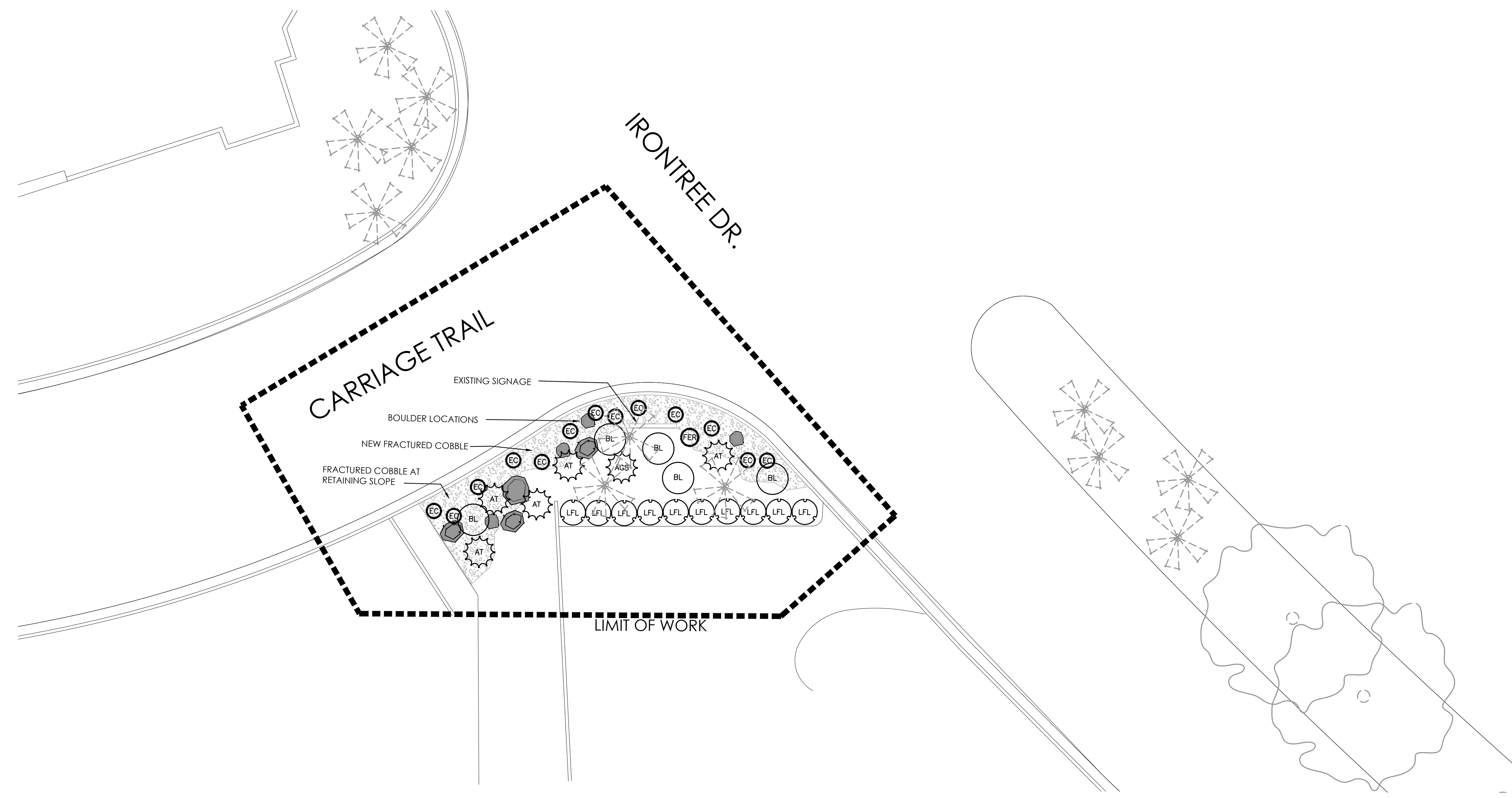
SHEET NO: **L-5.00**

CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.



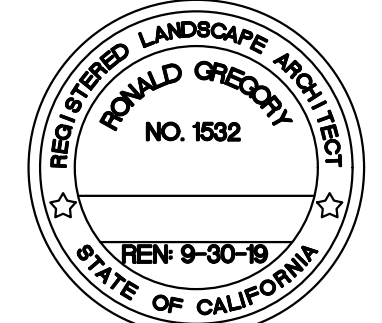
RGA
 LANDSCAPE ARCHITECTS
 A DESIGN STUDIO OF MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 760.320.9811



KEY MAP

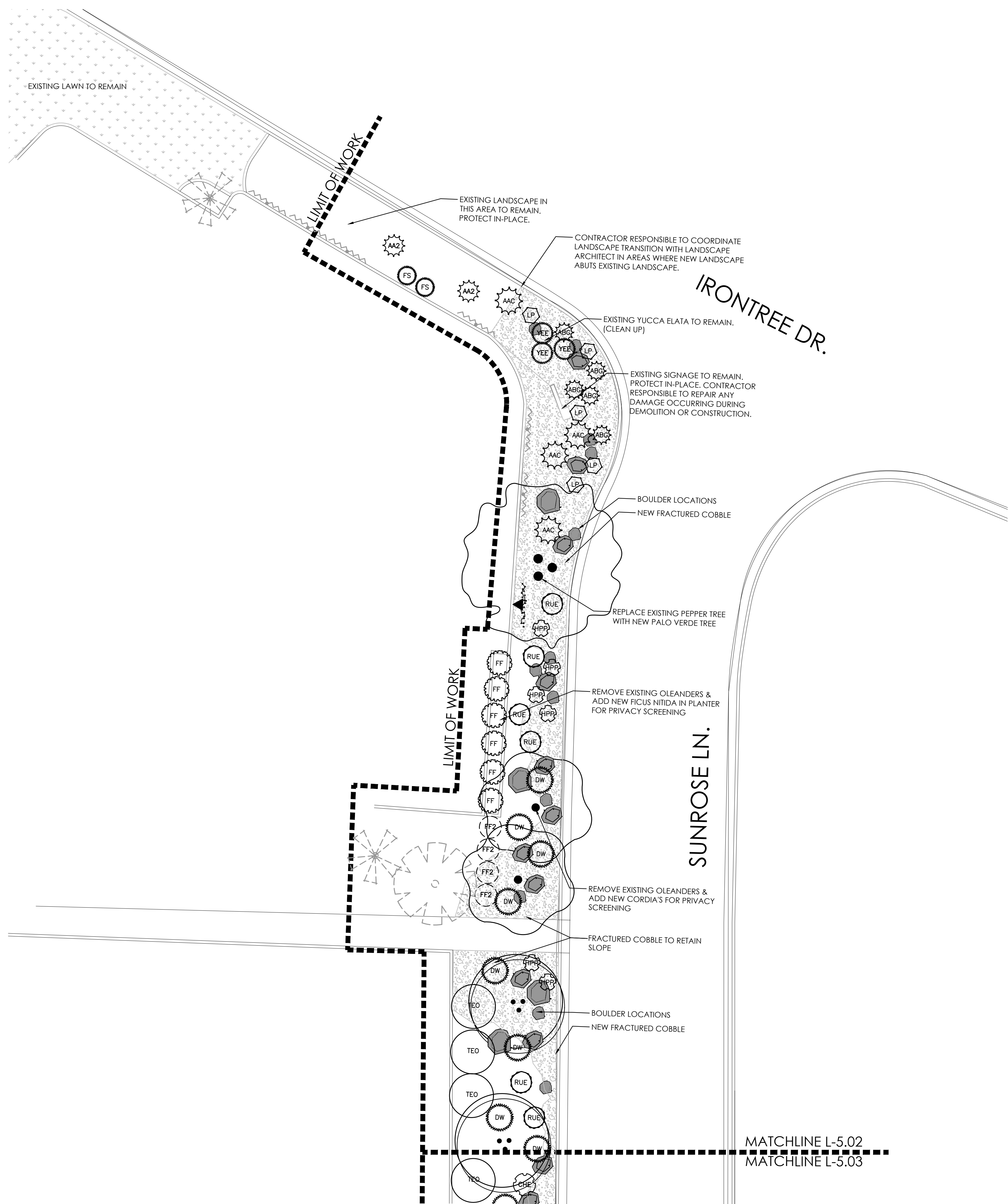
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 PROJECT: **IRONWOOD IX
 PALM DESERT, CA**

LANDSCAPE ARCHITECT:



PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
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SHEET NO:
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CONTINGENCY NOTE:
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NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.

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 RANCHO MIRAGE, CA 92270
 760.320.9811

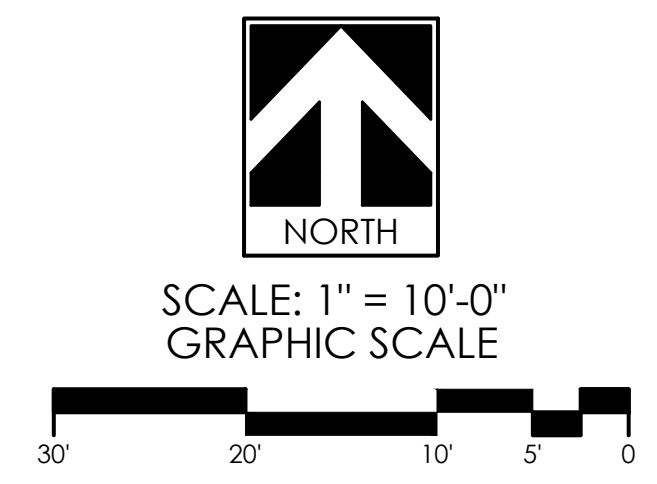
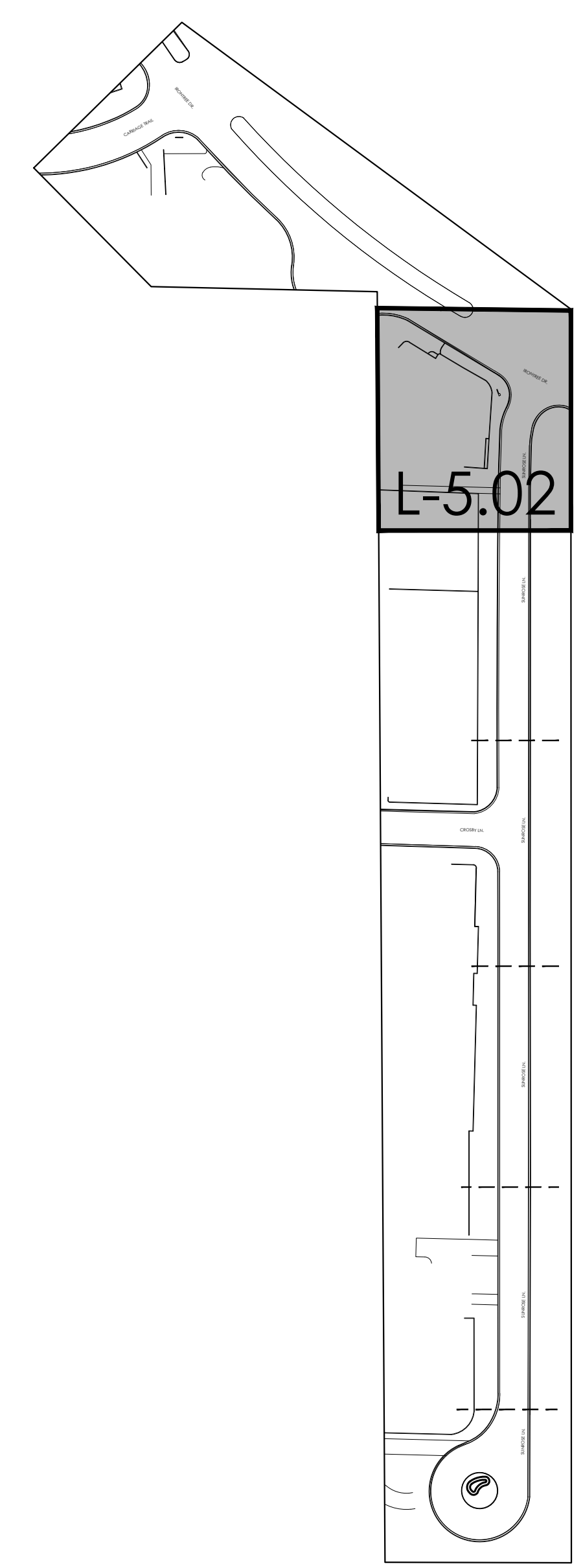
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 PROJECT: **IRONWOOD IX
 PALM DESERT, CA**

LANDSCAPE ARCHITECT:

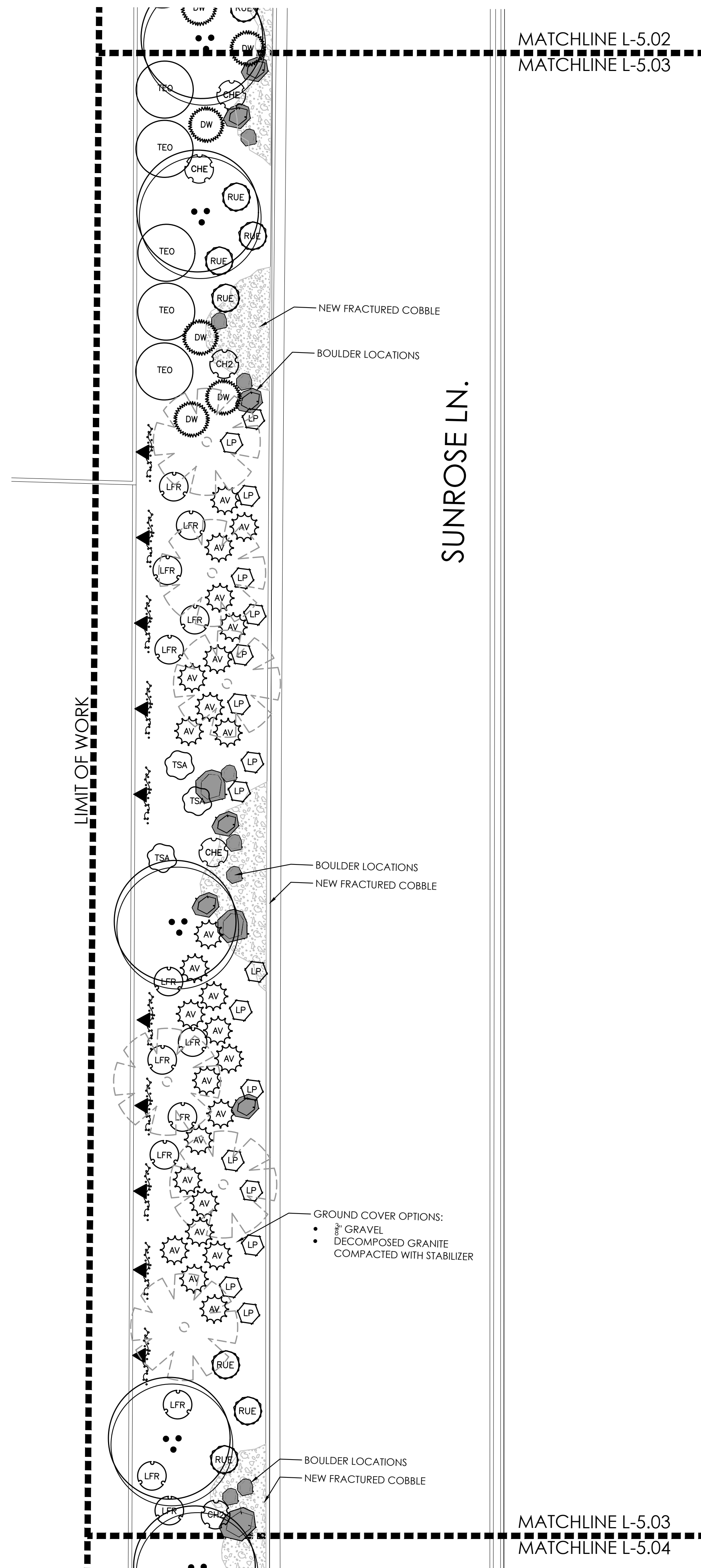
 RONALD GREGORY
 NO. 1532
 EXPIRES 9-30-19
 STATE OF CALIFORNIA

PROJECT MANAGER:	DR
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PROJ. NO.	2503.001
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SHEET NO:
L-5.02



KEY MAP



CONTINGENCY NOTE:
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NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.

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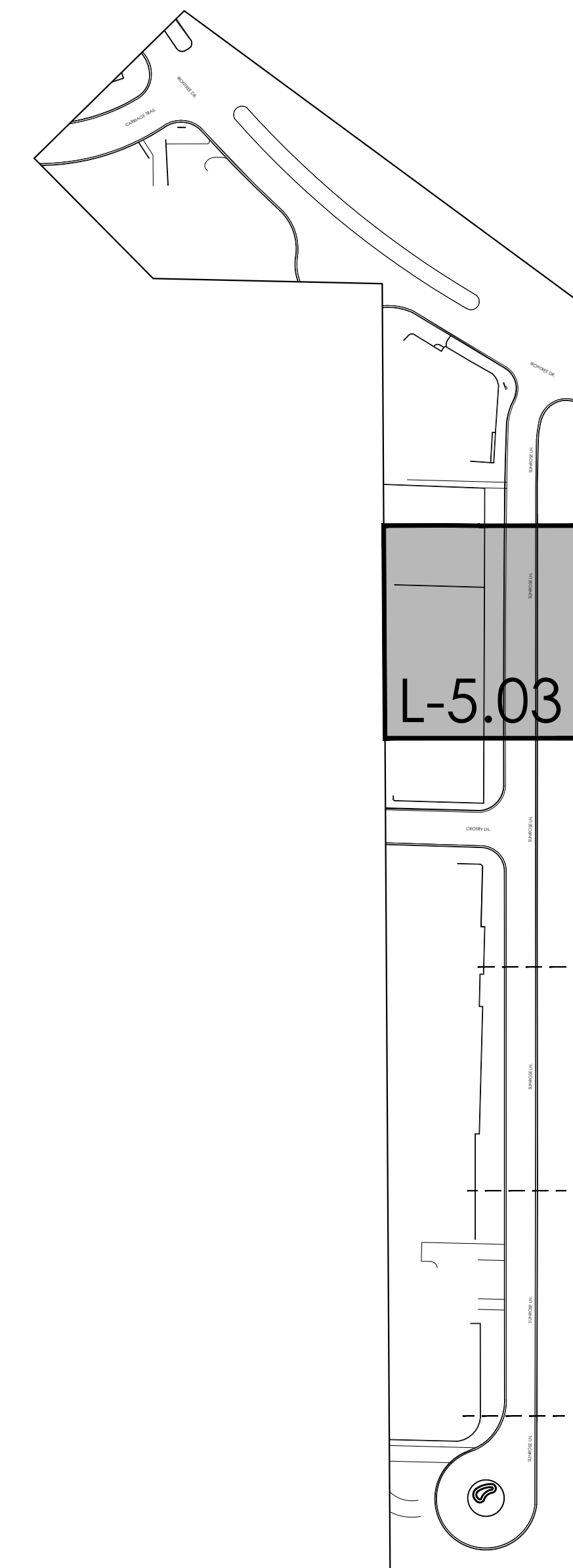
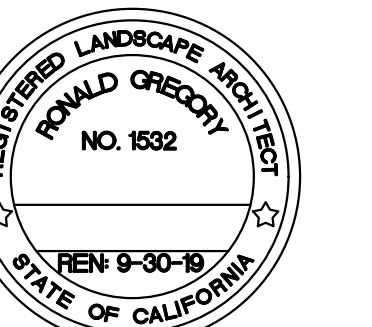
PLANTING PLAN

IRONWOOD IX
 PALM DESERT, CA

SHEET TITLE

PROJECT:

LANDSCAPE ARCHITECT:



KEY MAP



SCALE: 1" = 10'-0"
 GRAPHIC SCALE



PROJECT MANAGER: DR

DRAWN: -

CHECKED: TM

PROJ. NO. 2503.001

DATE: 6/7/19

SCALE: 1"=10'-0"

REVISIONS:

NO.	DATE	INIT.
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SHEET NO:

L-5.03

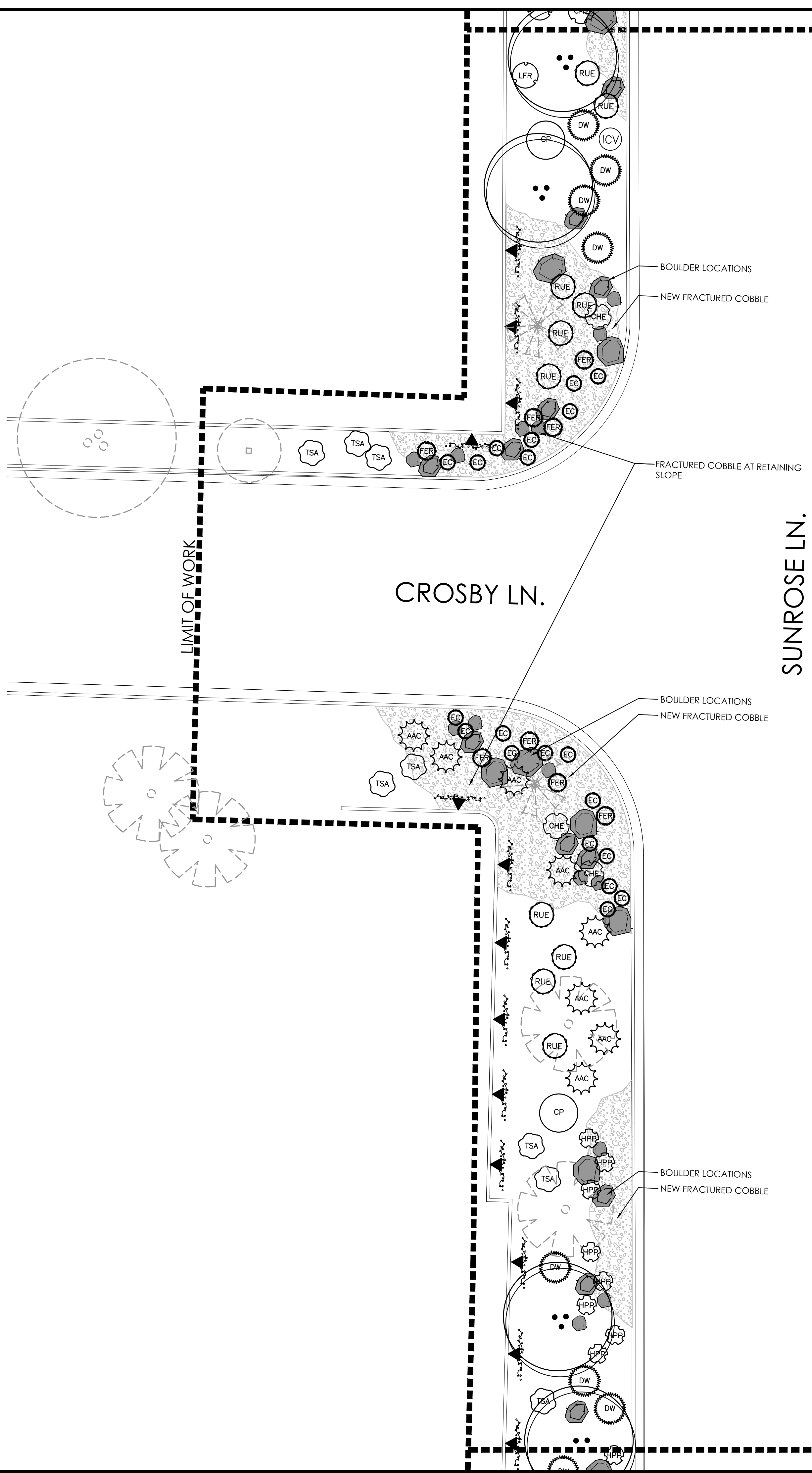
MATCHLINE L-5.03
MATCHLINE L-5.04

CONTINGENCY NOTE:
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NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.




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760.320.9811



PLANTING PLAN
IRONWOOD IX
PALM DESERT, CA

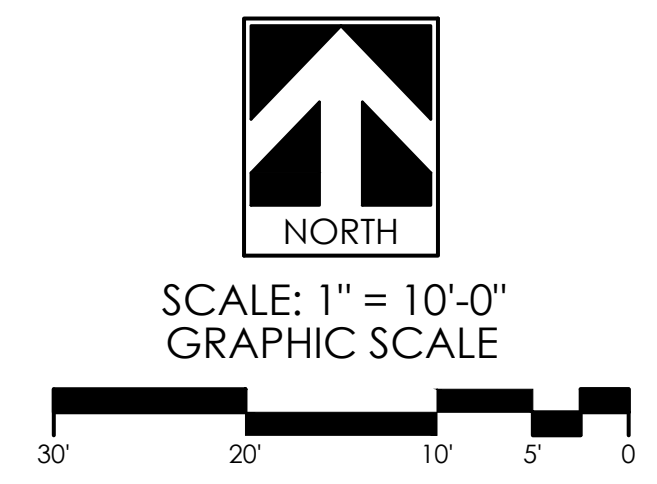
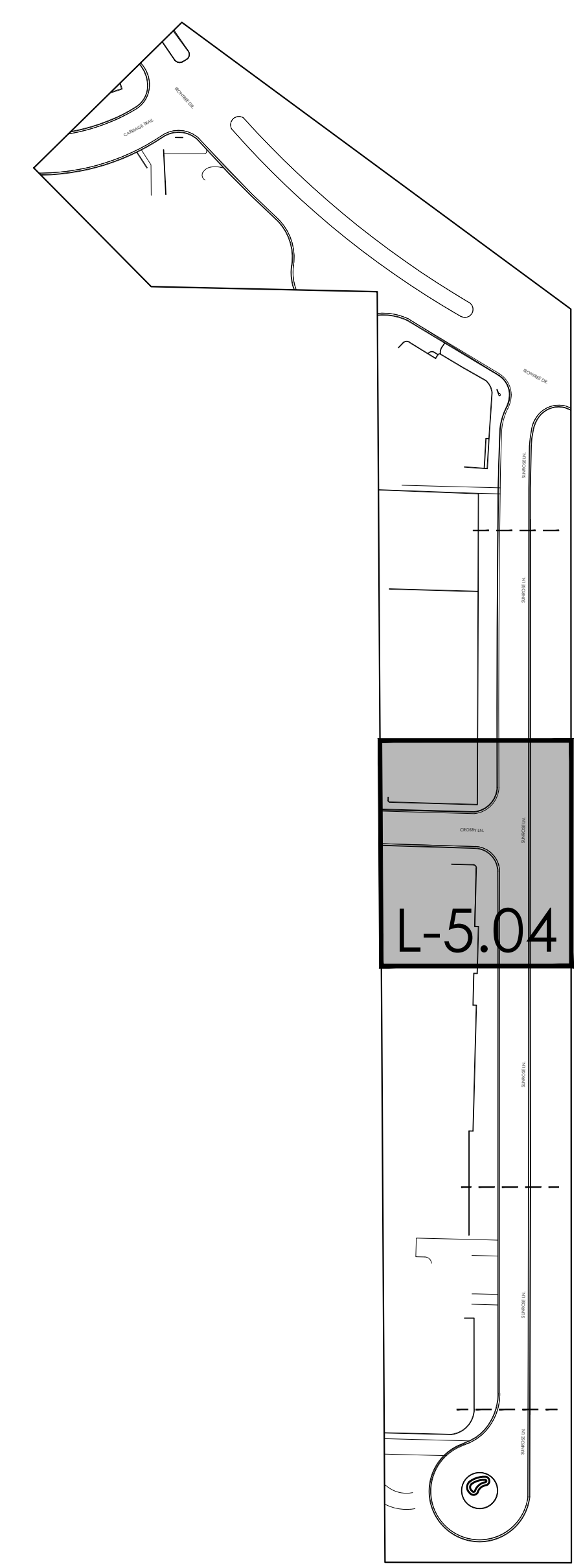
SHEET TITLE
PROJECT:

LANDSCAPE ARCHITECT:



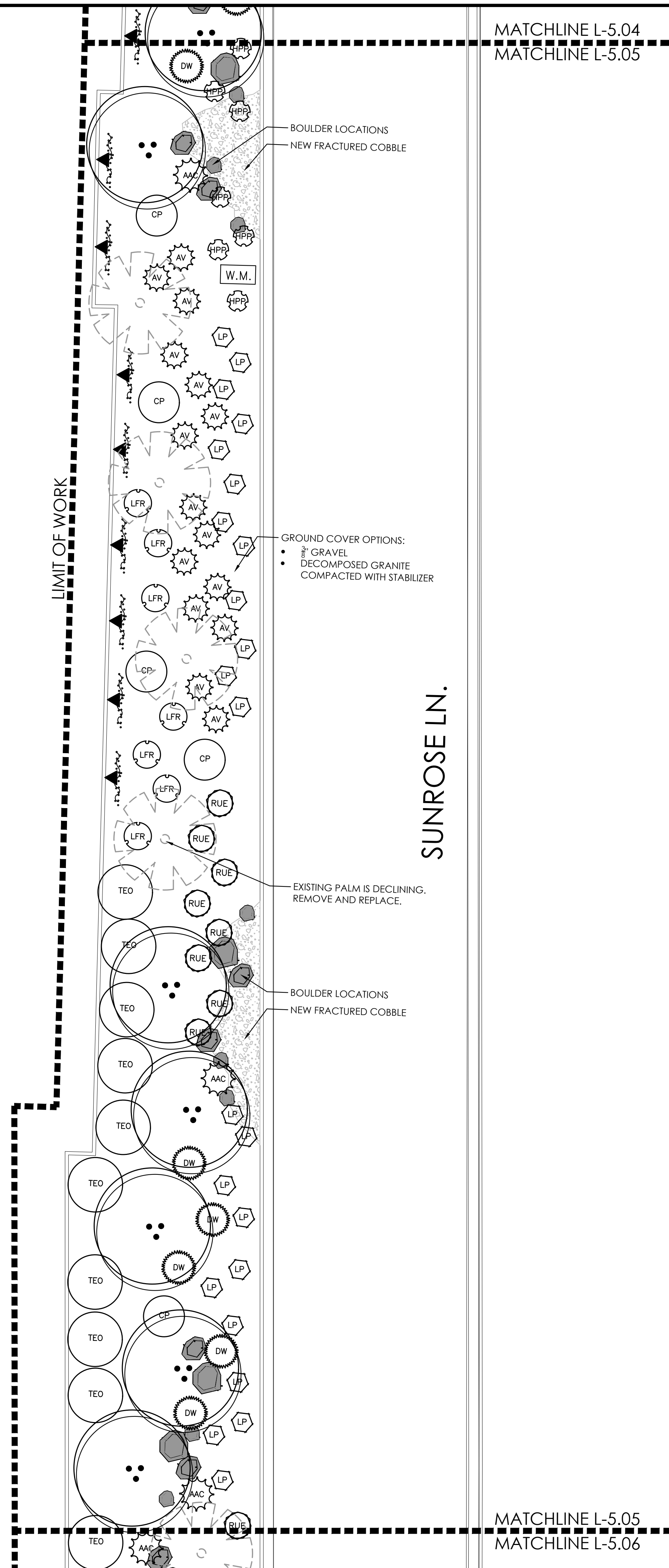
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DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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SHEET NO:
L-5.04



KEY MAP

MATCHLINE L-5.04
MATCHLINE L-5.05



MATCHLINE L-5.04
MATCHLINE L-5.05

SUNROSE LN.

MATCHLINE L-5.05
MATCHLINE L-5.06

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.

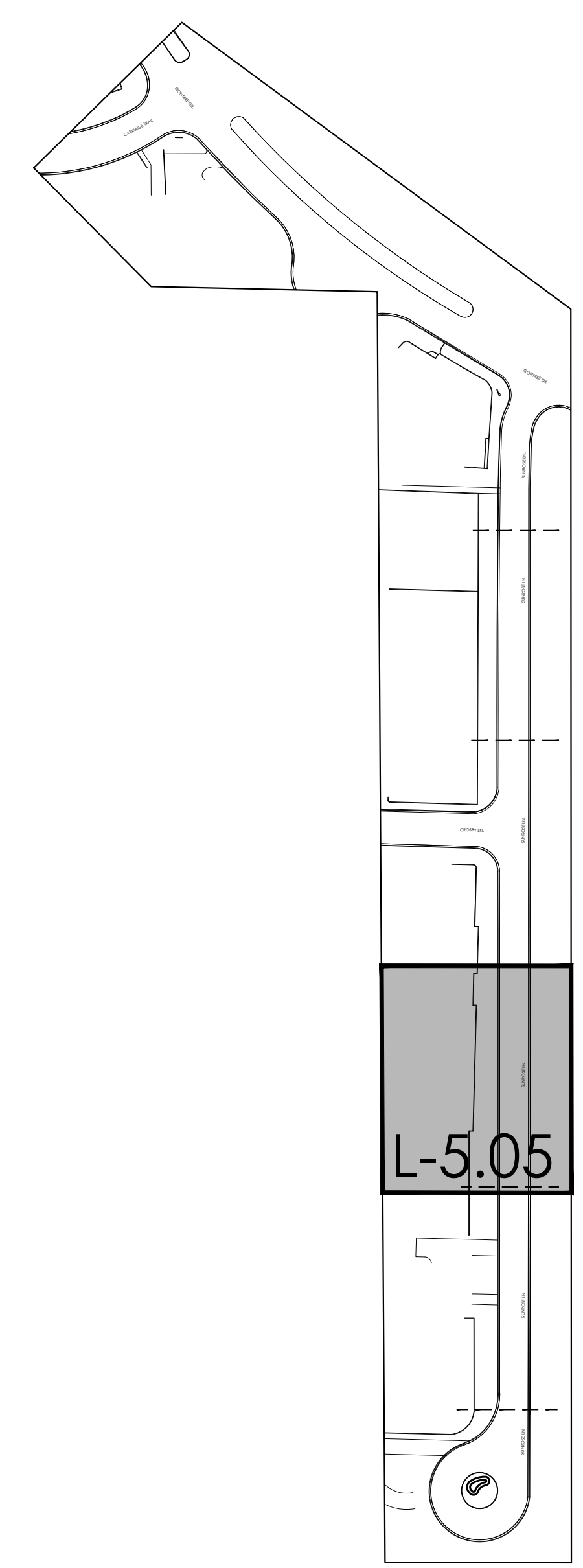
ROGA
LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

SHEET TITLE: **PLANTING PLAN**
PROJECT: **IRONWOOD IX
PALM DESERT, CA**

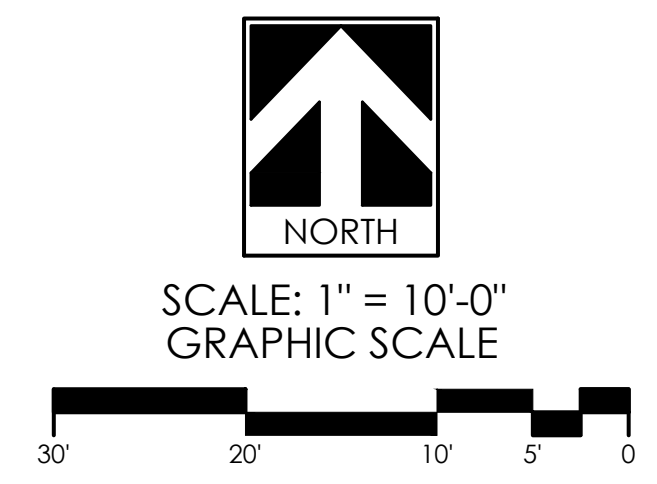
LANDSCAPE ARCHITECT:

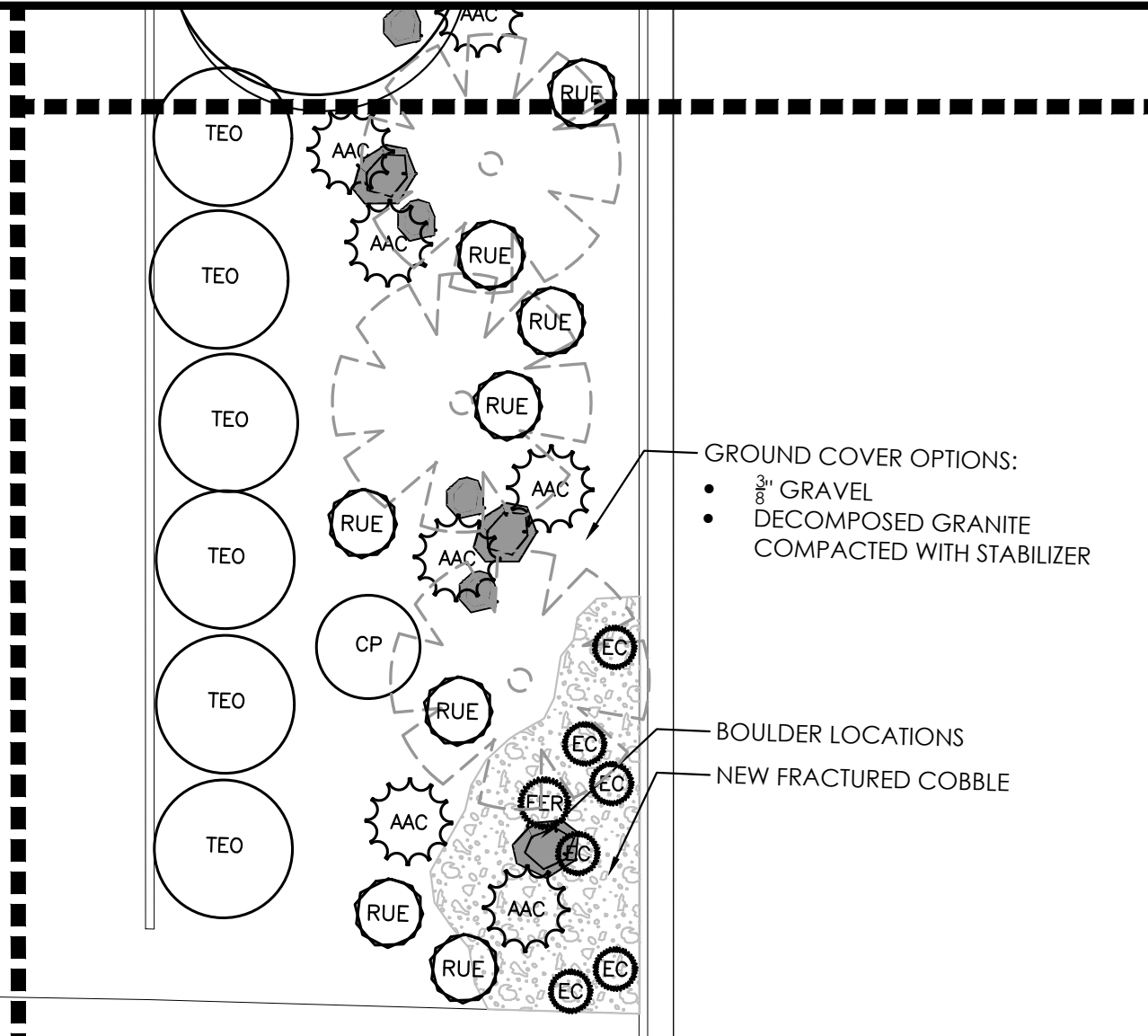
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PROJ. NO.	2503.001
DATE:	6/7/19
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SHEET NO:
L-5.05



KEY MAP





MATCHLINE L-5.05
MATCHLINE L-5.06

- GROUND COVER OPTIONS:
- GRAVEL
 - DECOMPOSED GRANITE COMPACTED WITH STABILIZER

BOULDER LOCATIONS
NEW FRACTURED COBBLE

LIMIT OF WORK

EXISTING LANDSCAPE IN THIS AREA TO REMAIN. PROTECT IN-PLACE.

EXISTING LANDSCAPE IN THIS AREA TO REMAIN. PROTECT IN-PLACE.

SUNROSE LN.

MATCHLINE L-5.06
MATCHLINE L-5.07

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.

LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

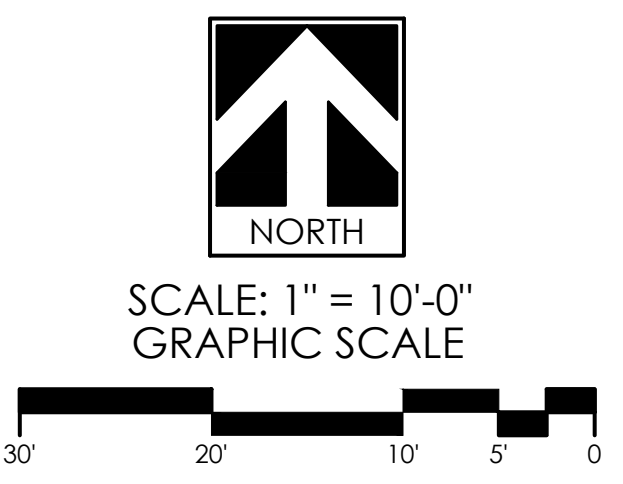
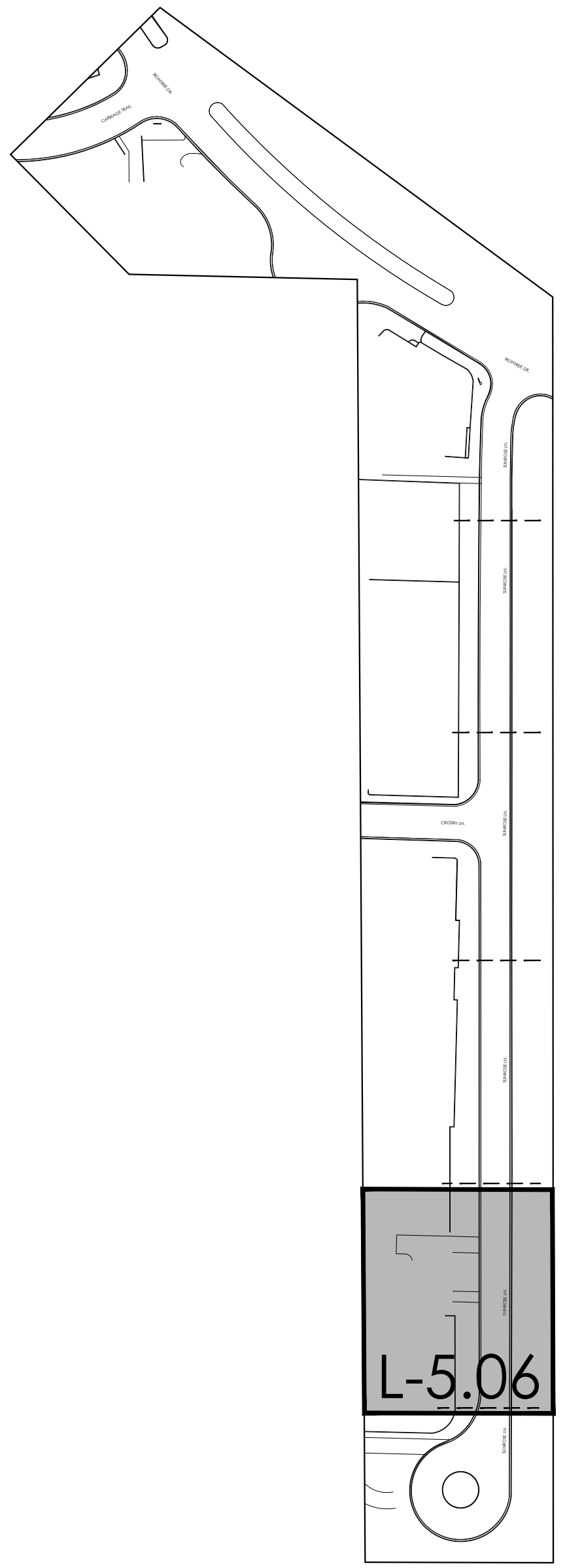
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PROJECT: **IRONWOOD IX
PALM DESERT, CA**

LANDSCAPE ARCHITECT:

PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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SHEET NO:
L-5.06



KEY MAP

CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-5.00 FOR PLANT LEGEND, GENERAL PLANTING NOTES AND DEMOLITION NOTES.

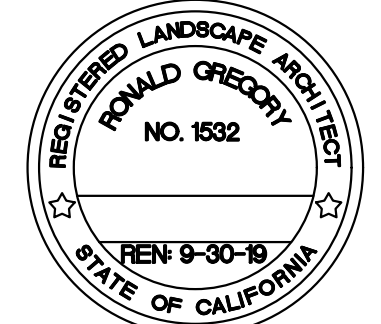


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 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 760.320.9811

SHEET TITLE: **PLANTING PLAN**

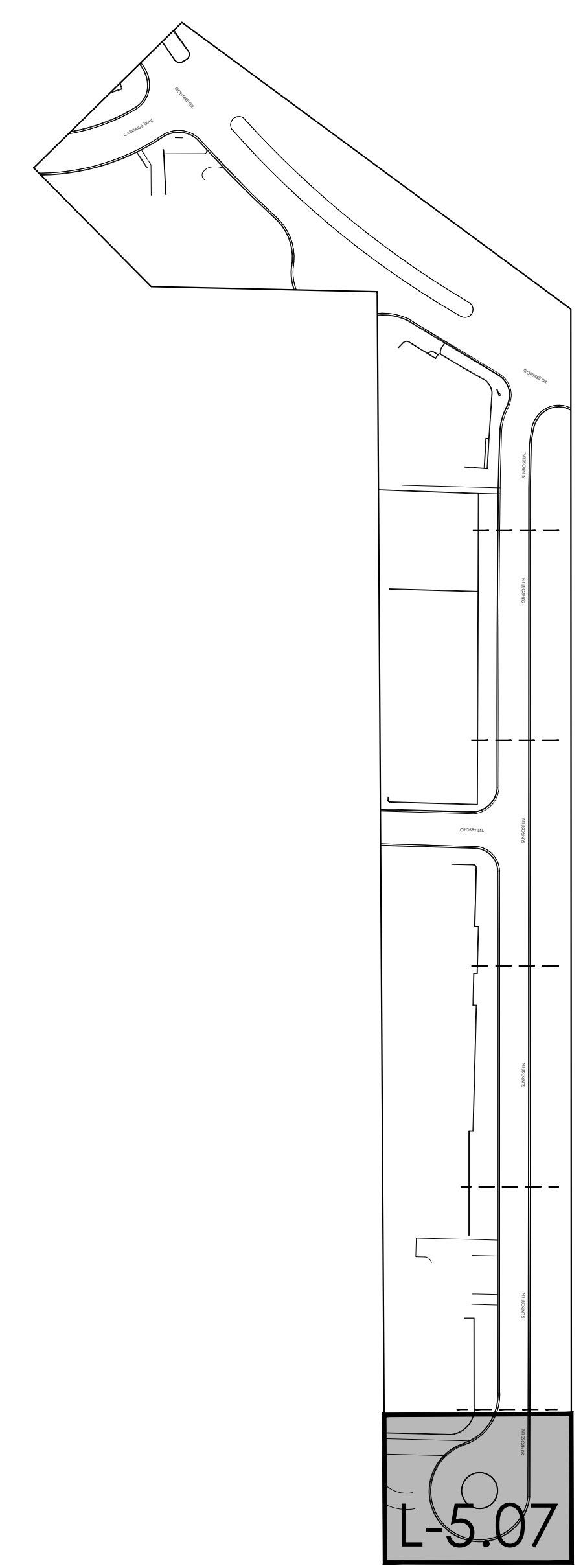
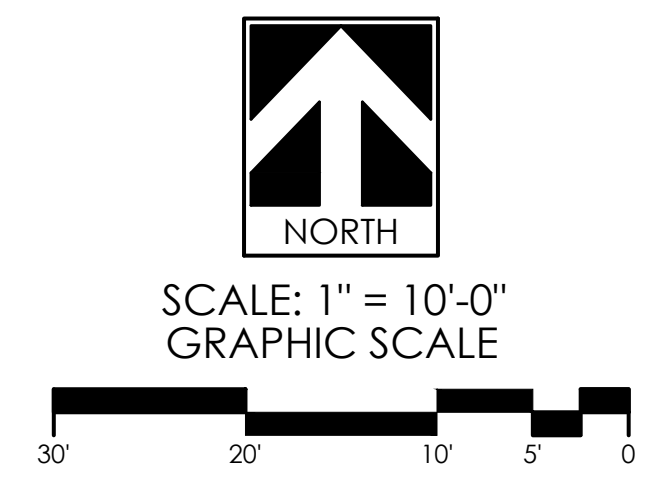
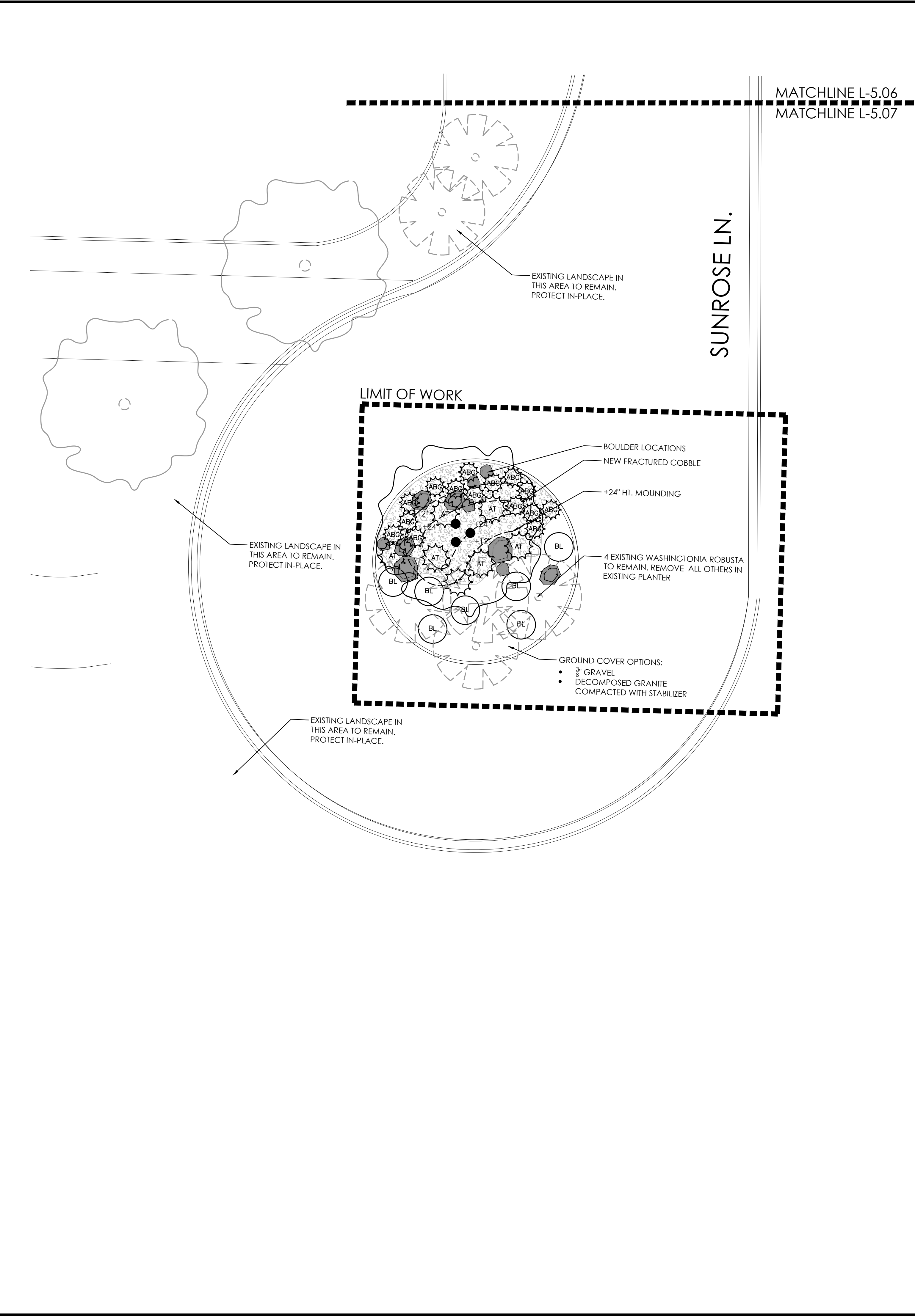
PROJECT: **IRONWOOD IX
 PALM DESERT, CA**

LANDSCAPE ARCHITECT:

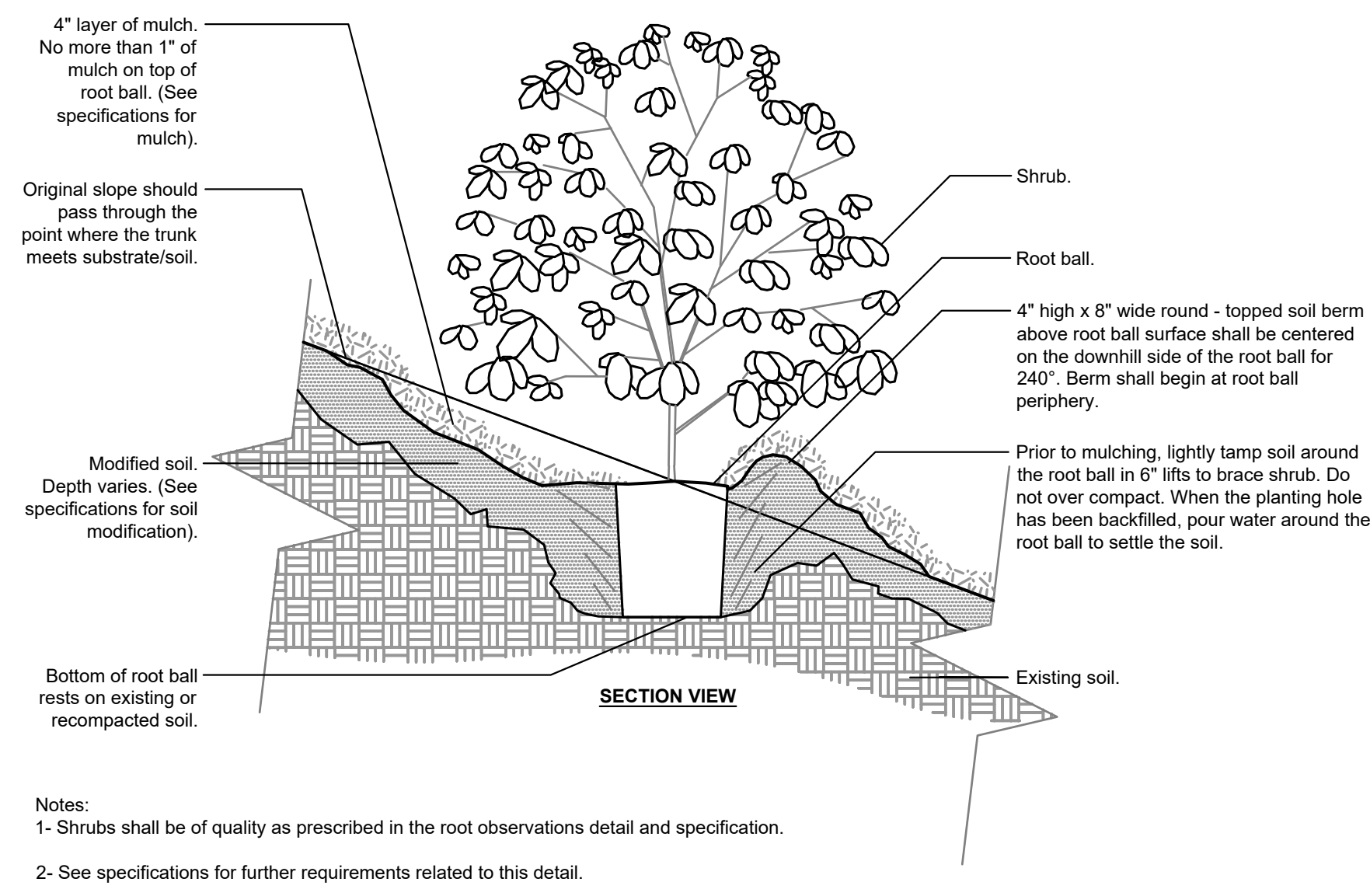
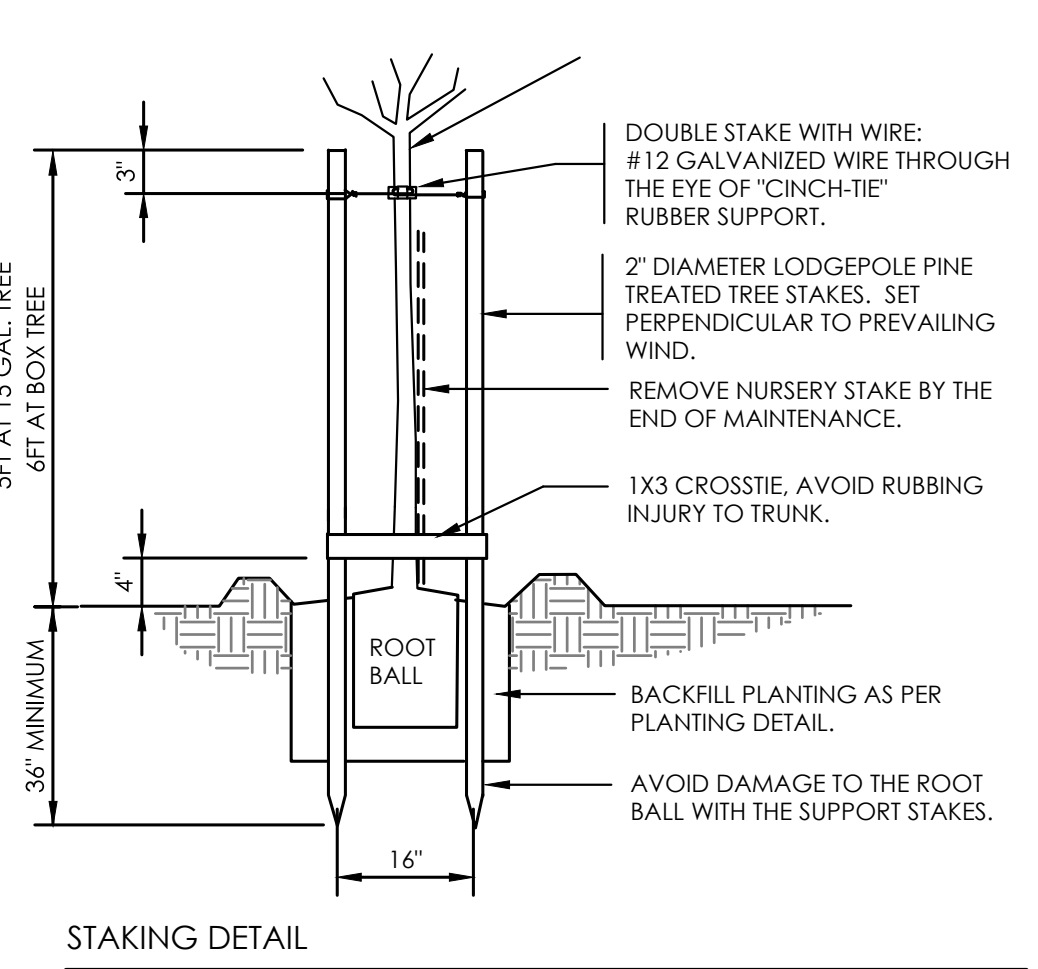
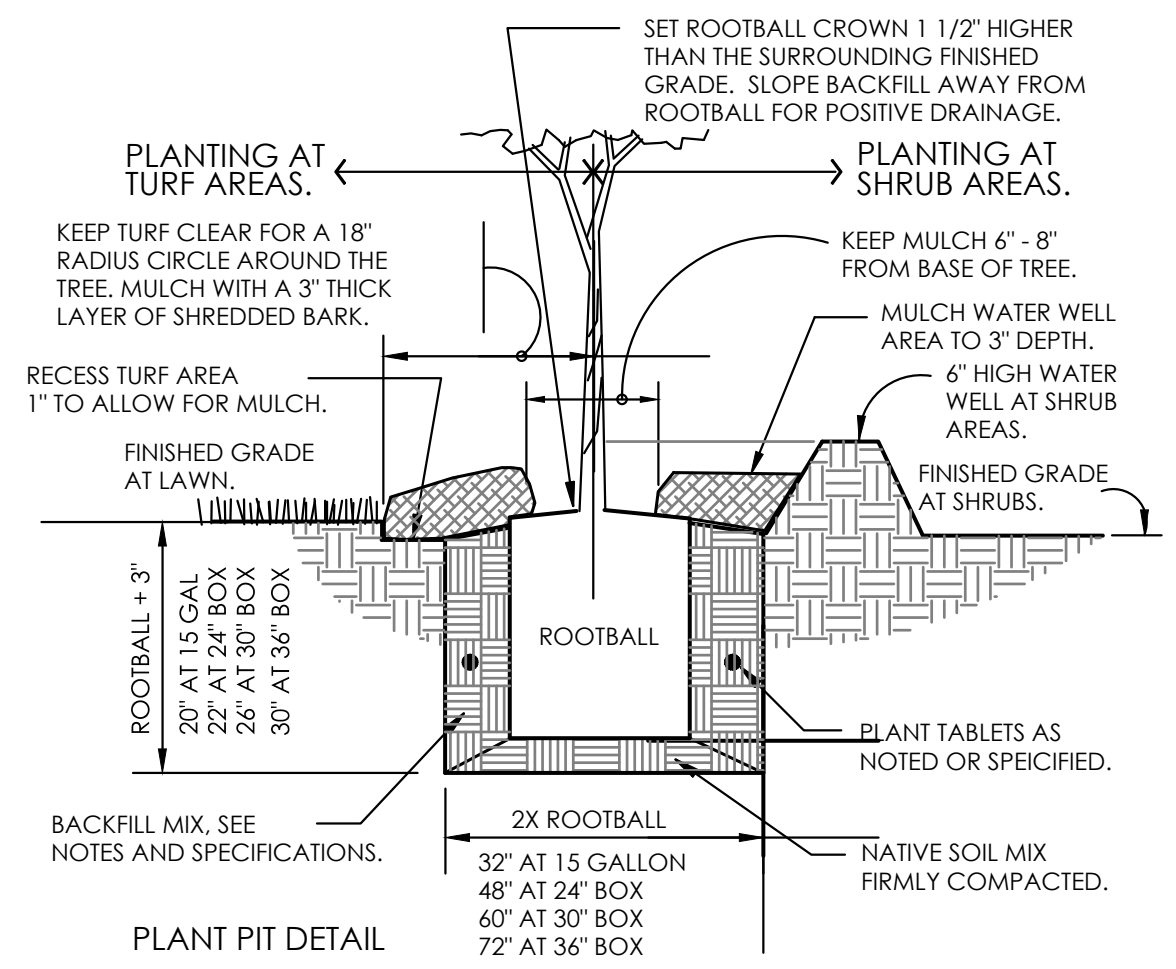
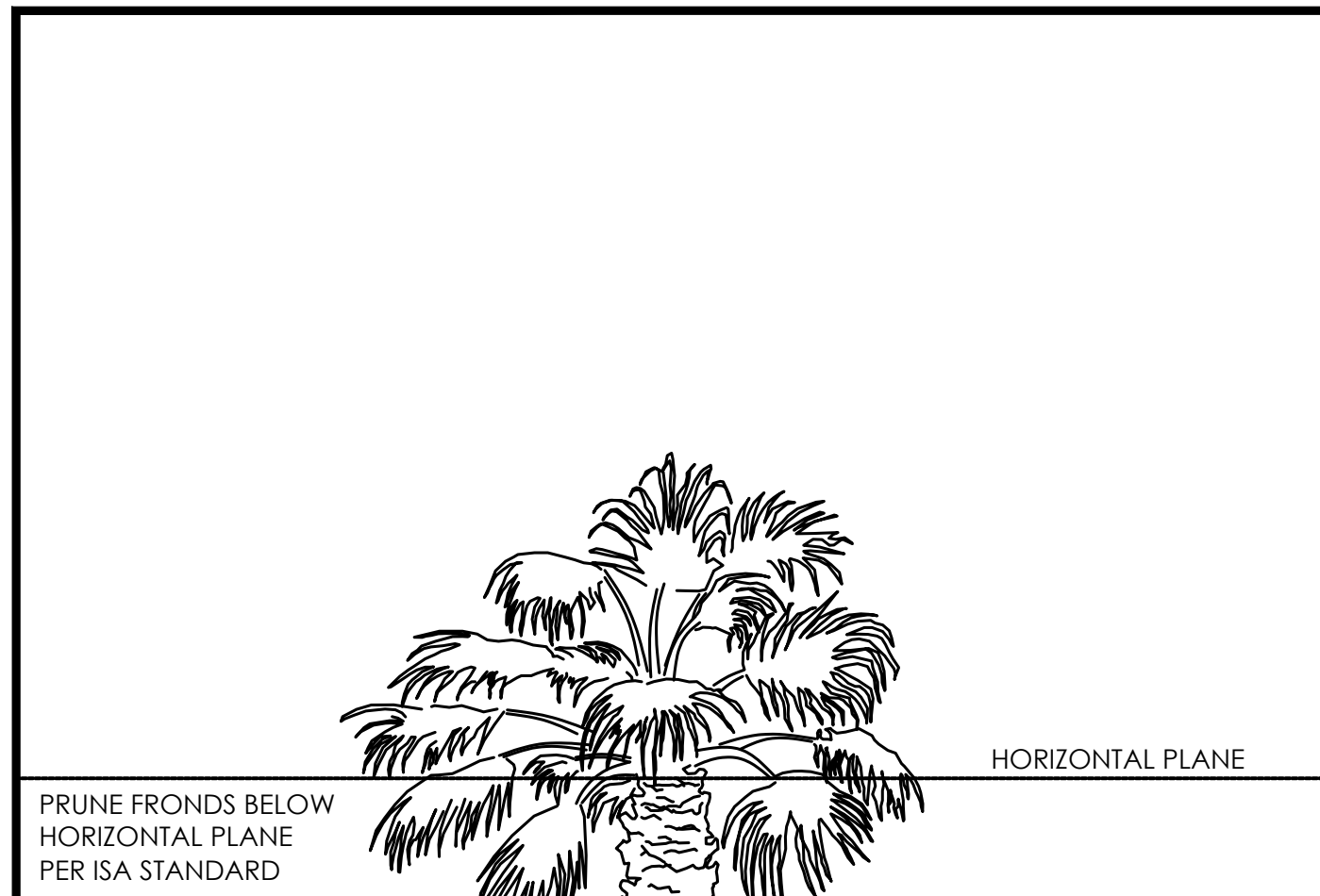


PROJECT MANAGER:	DR
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CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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SHEET NO:
L-5.07



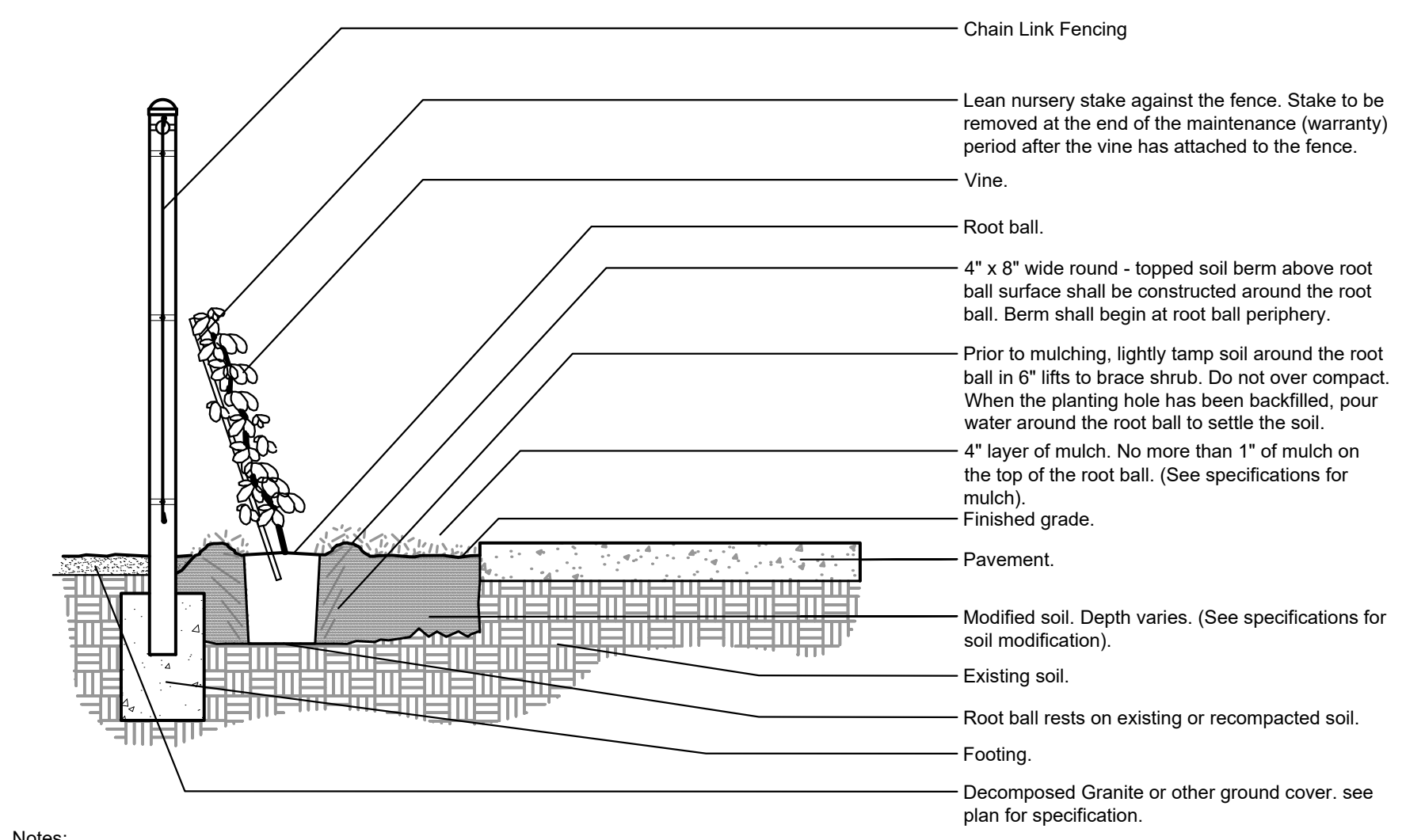
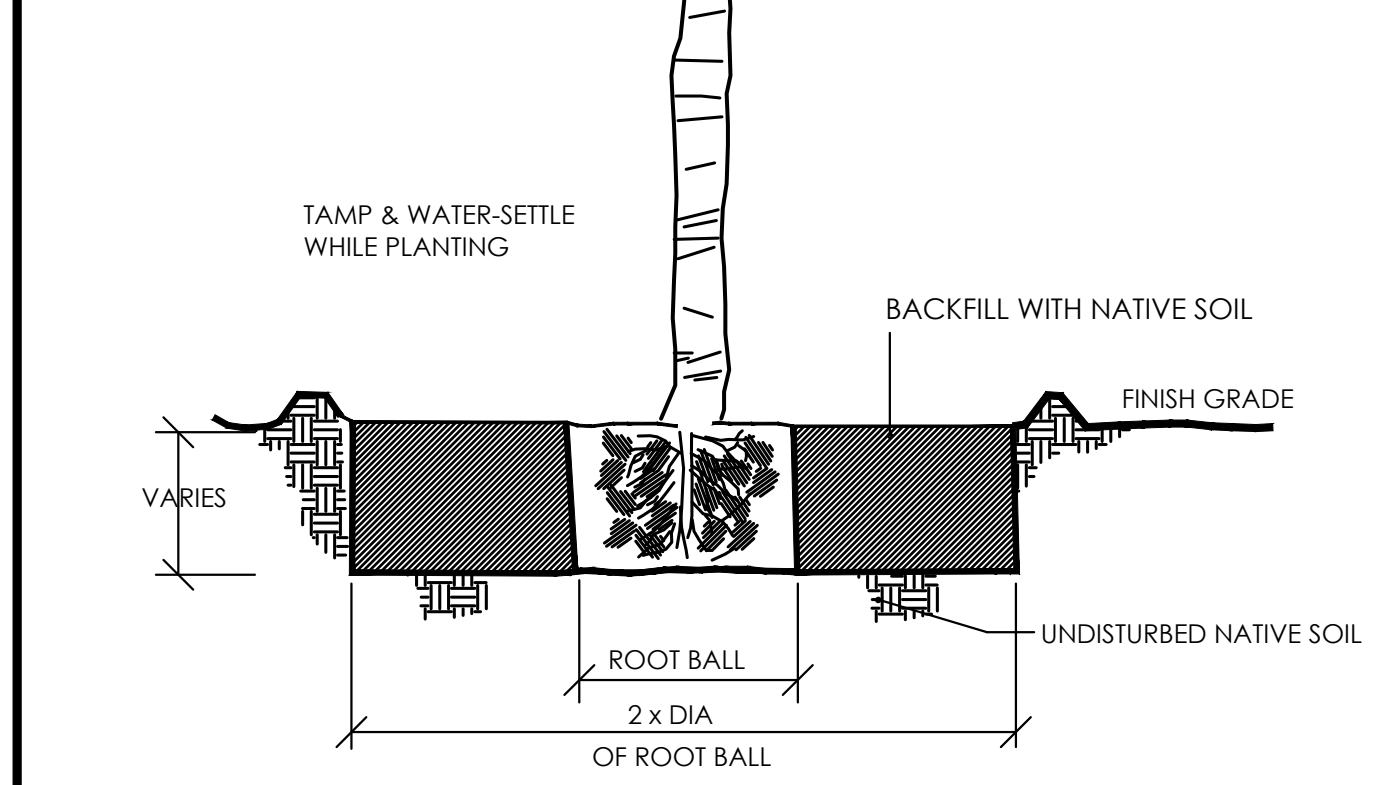
KEY MAP



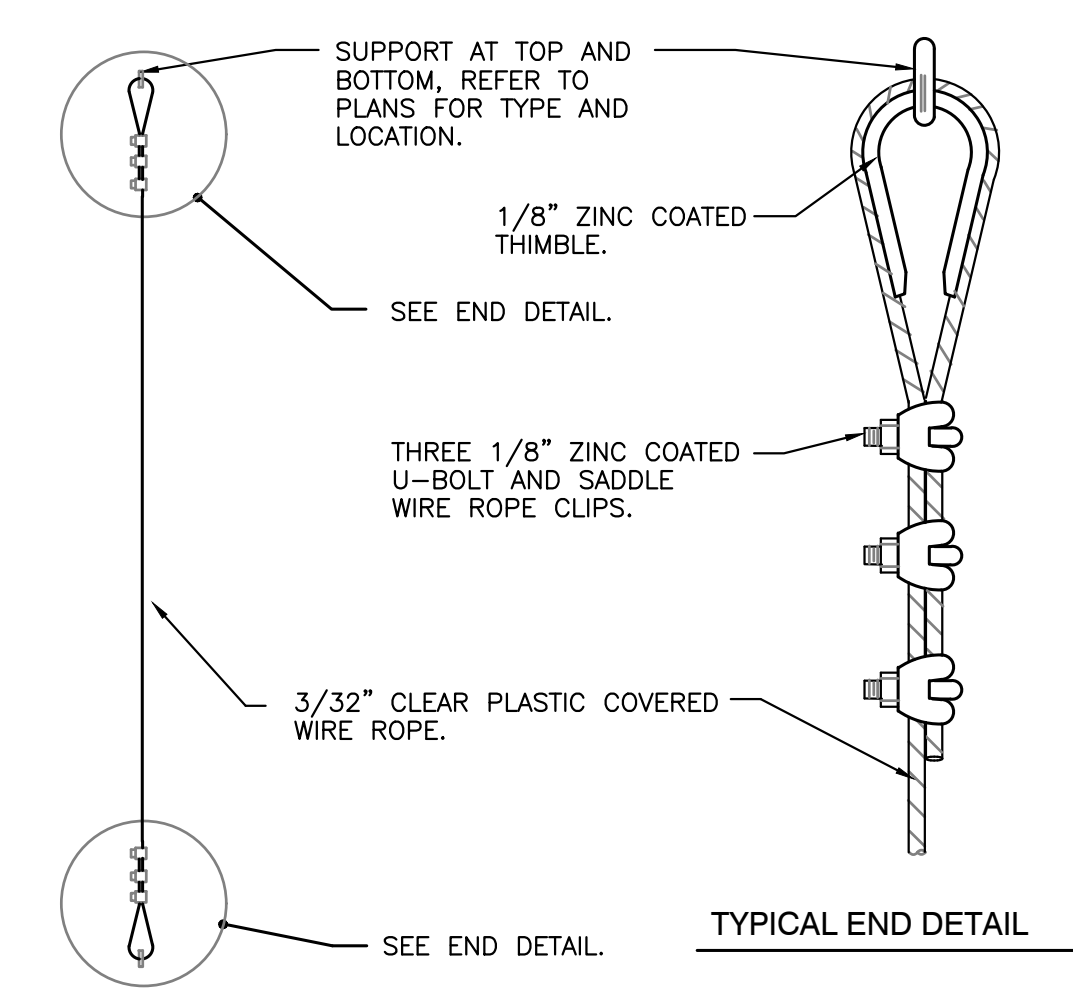
33 TREE DOUBLE STAKE PLANTING
1" = 1'-0"

NOTE:
BACKFILL TO BE NATIVE SITE SOIL ONLY
FX-PL-FX-TREE-11

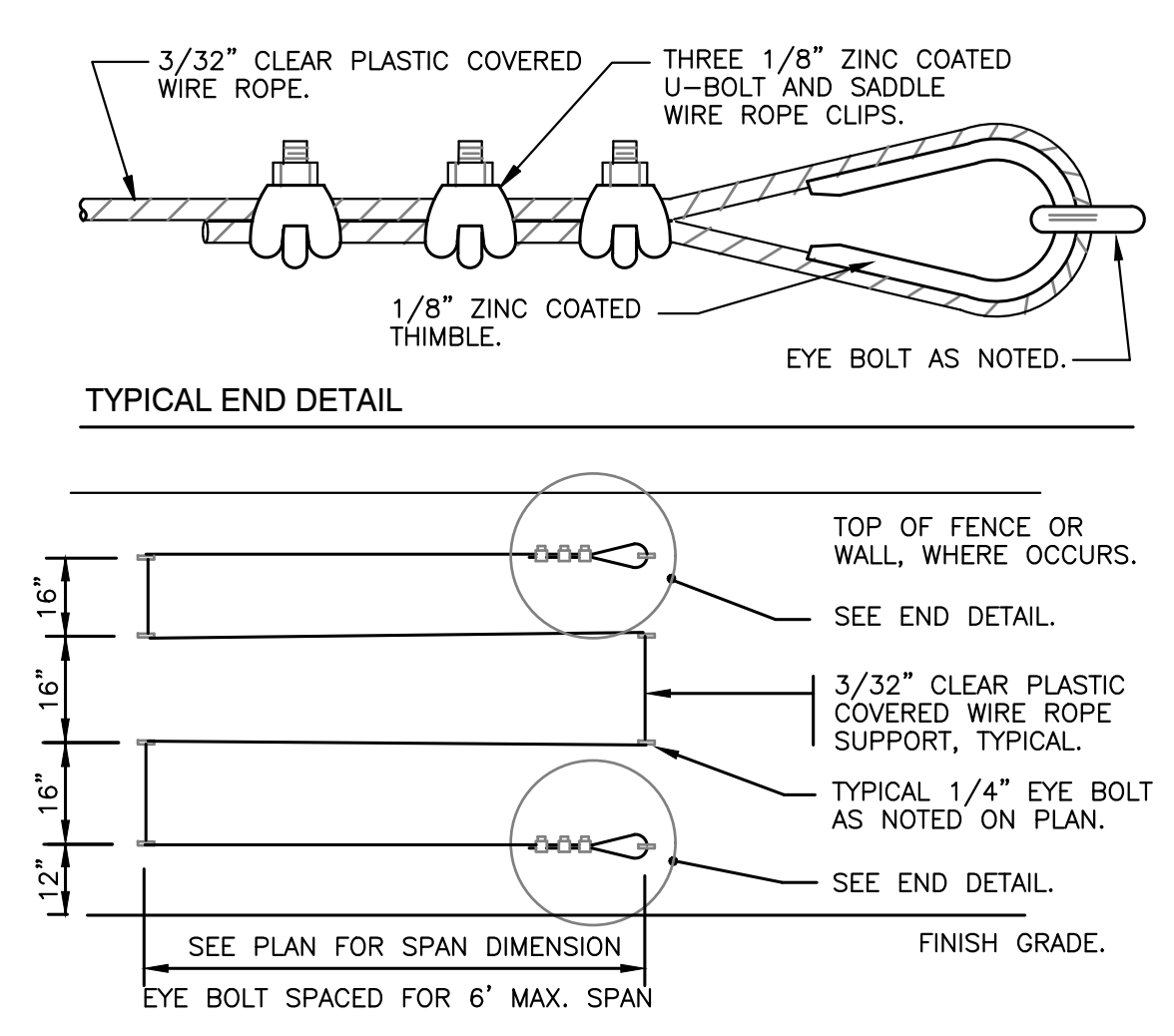
00 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL
3/4" = 1'-0" DETAIL-FILE



00 VINE - CHAIN LINK FENCE - MODIFIED SOIL
1/2" = 1'-0"

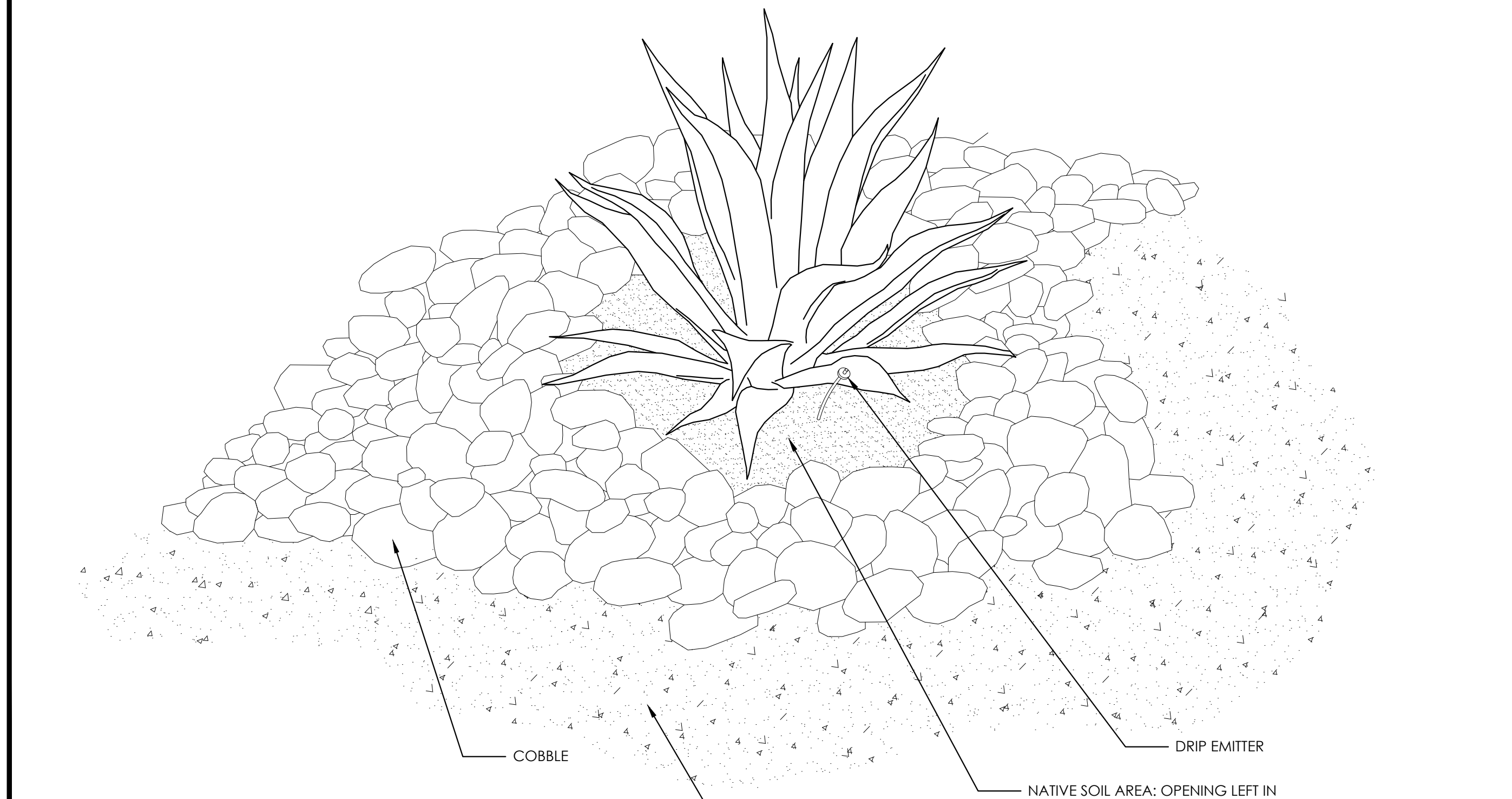


24 VERTICAL WIRE ROPE SUPPORT
1" = 1'-0" DETAIL-FILE



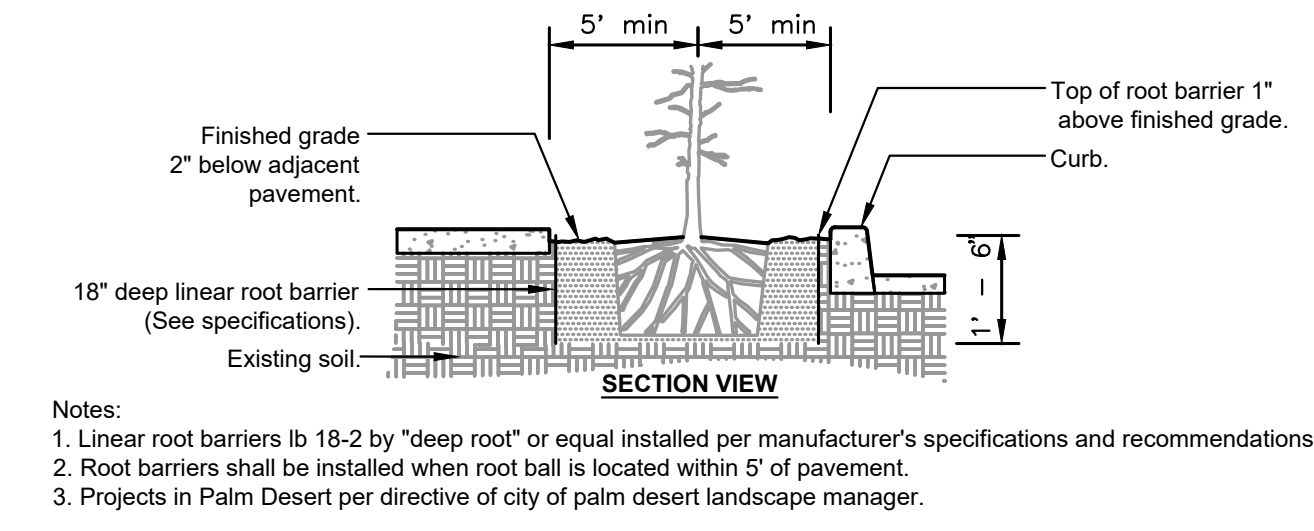
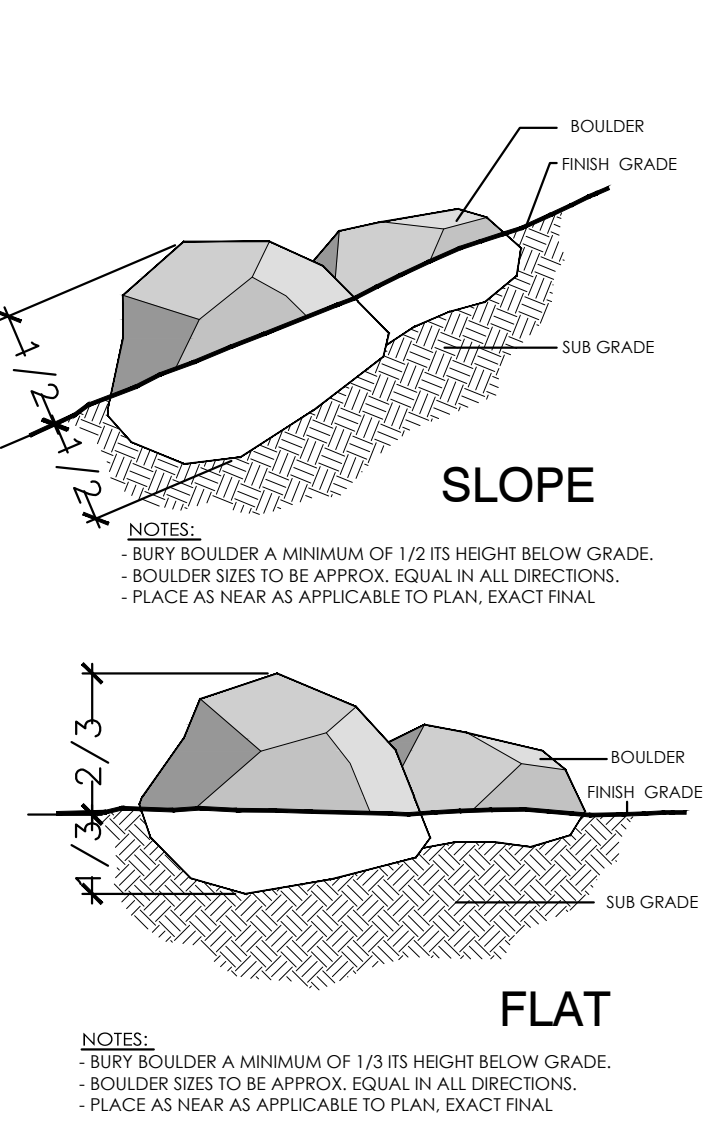
25 TYPICAL WIRE ROPE SUPPORT
1" = 1'-0" DETAIL-FILE

22 PALM TREE - NON - SKIRTED
NO SCALE R-PL-04



00 PLANT MATERIAL IN COBBLE
NO SCALE DETAIL-FILE


9 BOULDER
NO SCALE R-PL-08



2 ROOT BARRIERS
3/8" = 1'-0"

PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	-
REVISIONS:	INIT.
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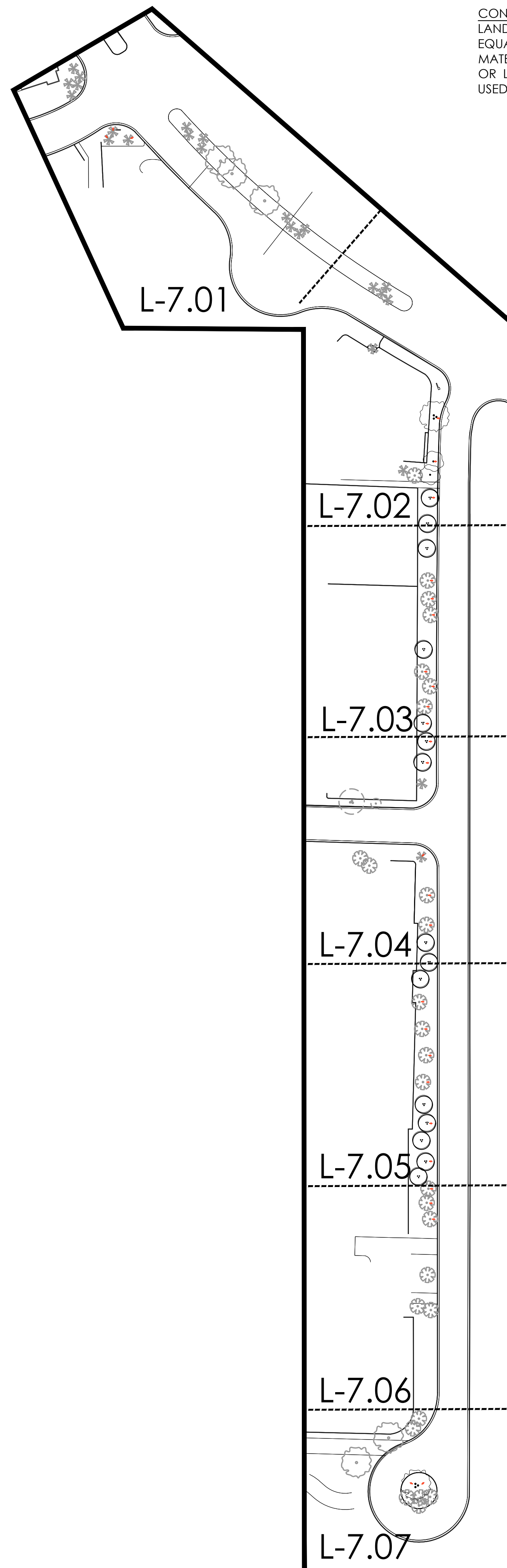
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	TREE ACCENT LIGHT	32	

GENERAL LIGHTING NOTES:

1. INSTALL ALL LIGHT FIXTURES ON PERM-POST.
2. INSTALL ALL LIGHT FIXTURES PER MANUFACTURER'S SPECIFICATIONS.
3. LIGHTING CONTRACTOR SHALL SUPPLY OWNERS REPRESENTATIVE WITH ONE SAMPLE OF EACH FIXTURE FOR APPROVAL PRIOR TO INSTALLATION.
4. NO SUBSTITUTIONS ALLOWED WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
5. ALL LIGHTING CIRCUITS SHALL BE BY OTHERS.
6. QUANTITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED ON THE PLAN BY THE BIDDING CONTRACTOR.
7. LANDSCAPE LIGHTING AT GENERAL LANDSCAPE SHALL BE OPERATED BY PHOTO CELL 'ON', 24 HR. TIMER 'OFF'.

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.



OVERALL KEY MAP



LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

SHEET TITLE: LIGHTING PLAN

PROJECT: IRONWOOD IX
PALM DESERT, CA

LANDSCAPE ARCHITECT:



PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	-
REVISIONS:	INIT.
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SHEET NO:
L-7.00

CONTINGENCY NOTE:
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NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

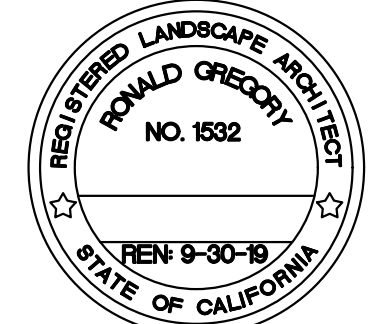


LANDSCAPE ARCHITECTS
 A DESIGN STUDIO OF MSA CONSULTING, INC.
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 RANCHO MIRAGE, CA 92270
 760.320.9811

SHEET TITLE: LIGHTING PLAN

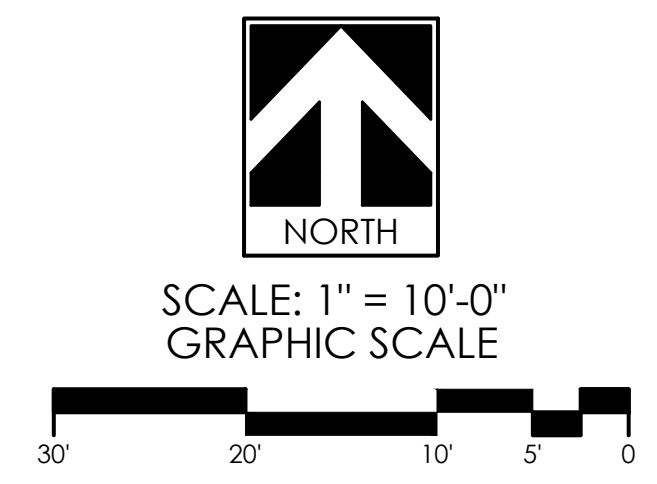
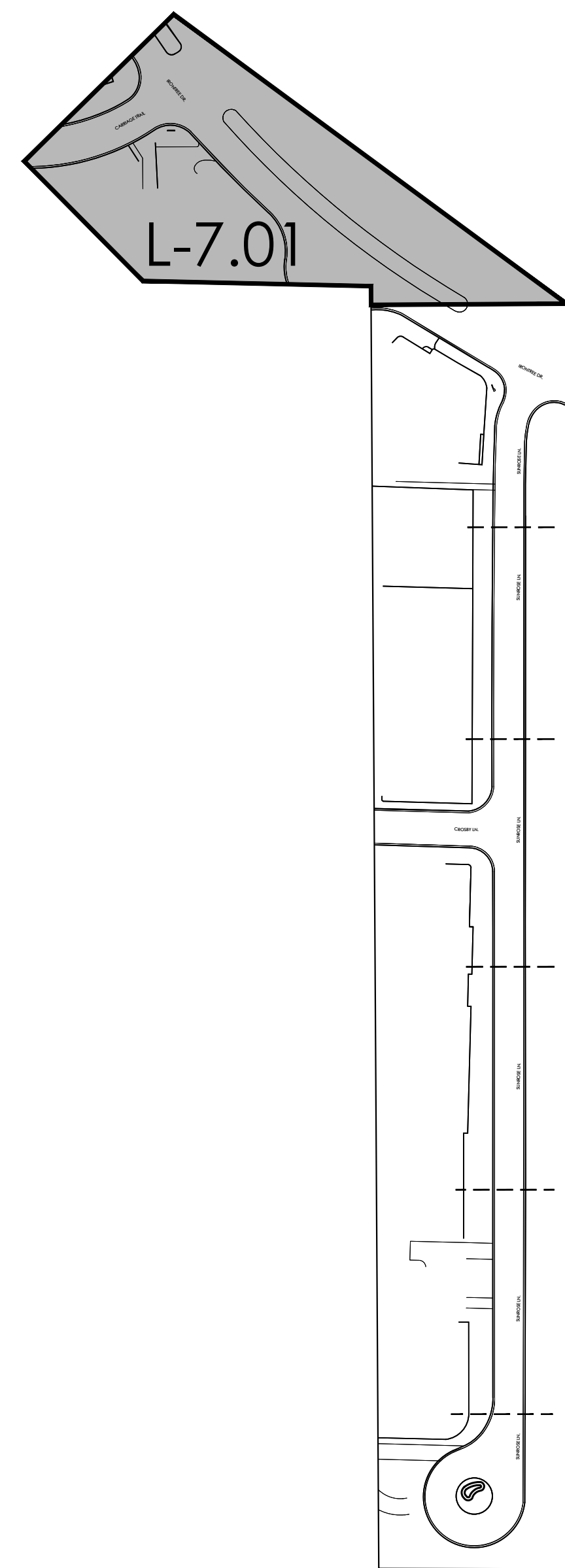
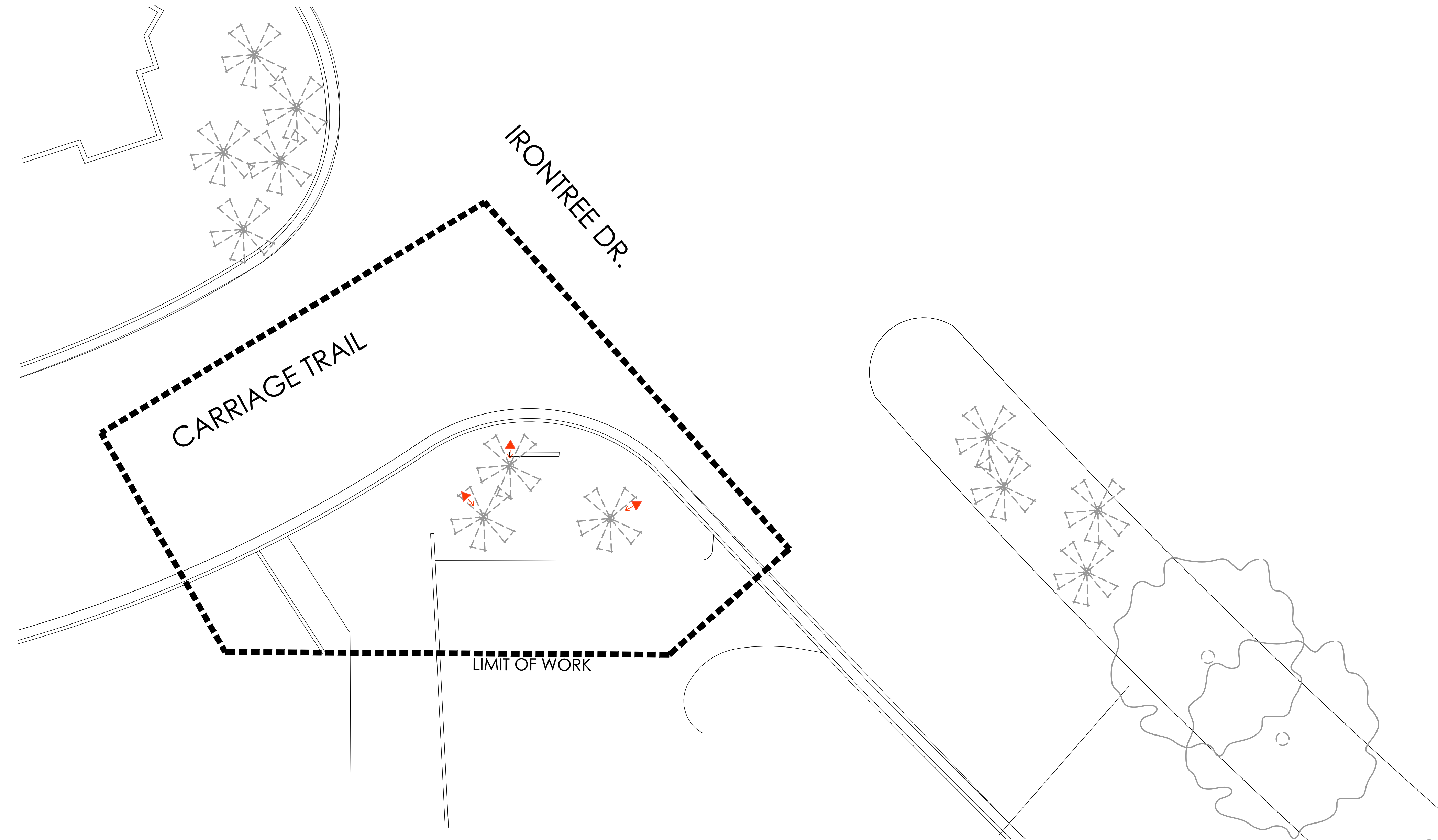
PROJECT: IRONWOOD IX
 PALM DESERT, CA

LANDSCAPE ARCHITECT:



PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
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SHEET NO:
 L-7.01



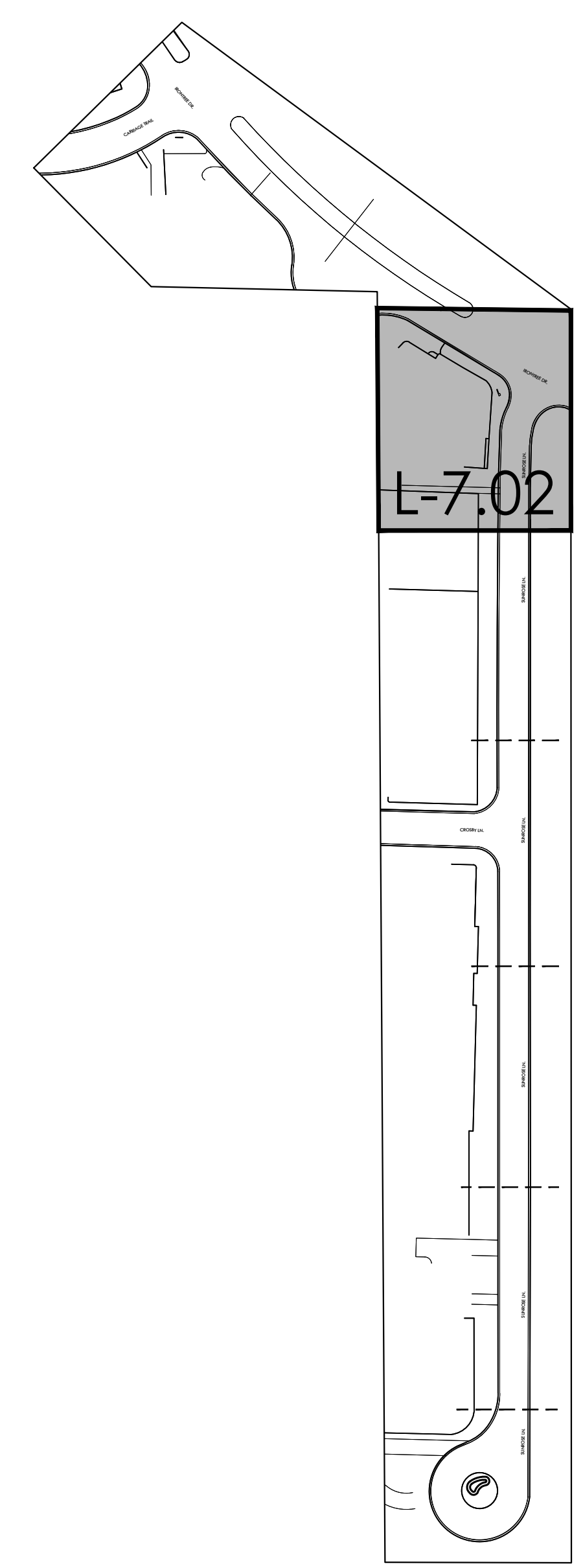
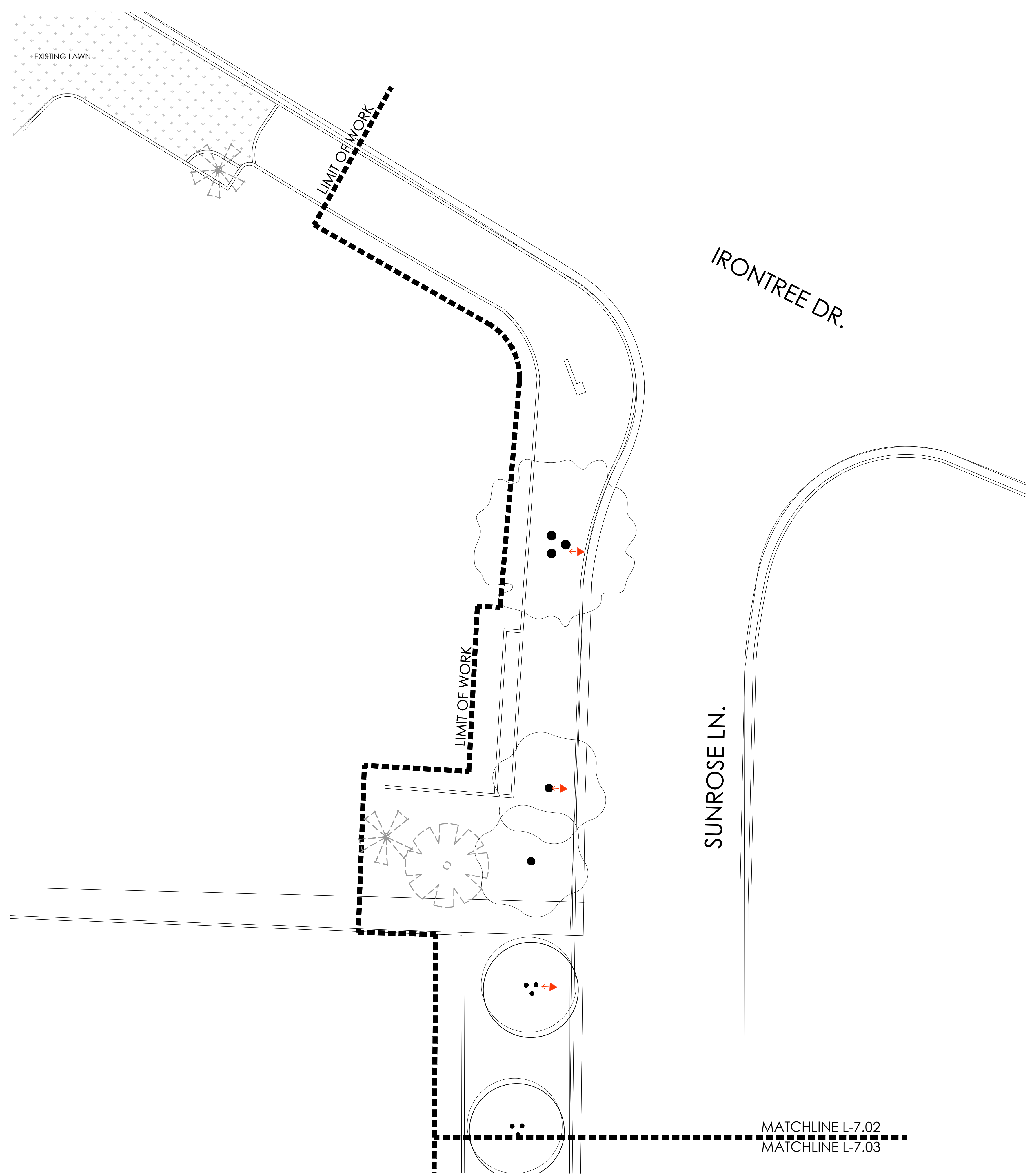
KEY MAP

CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

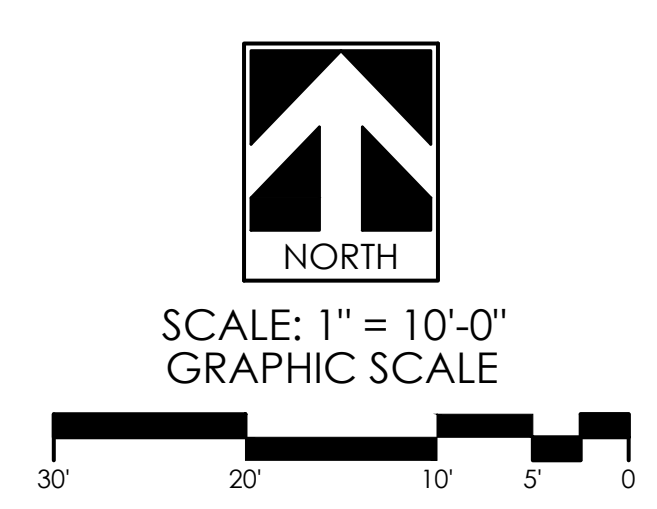
NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.



LANDSCAPE ARCHITECTS
 A DESIGN STUDIO OF MSA CONSULTING, INC.
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 760.320.9811



KEY MAP



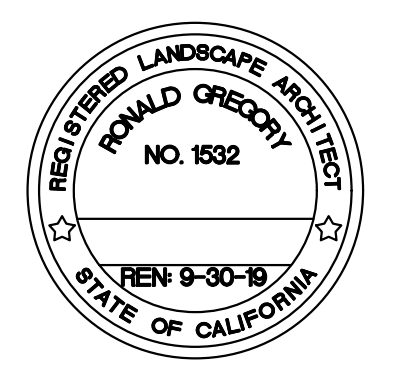
LIGHTING PLAN

IRONWOOD IX
 PALM DESERT, CA

SHEET TITLE

PROJECT:

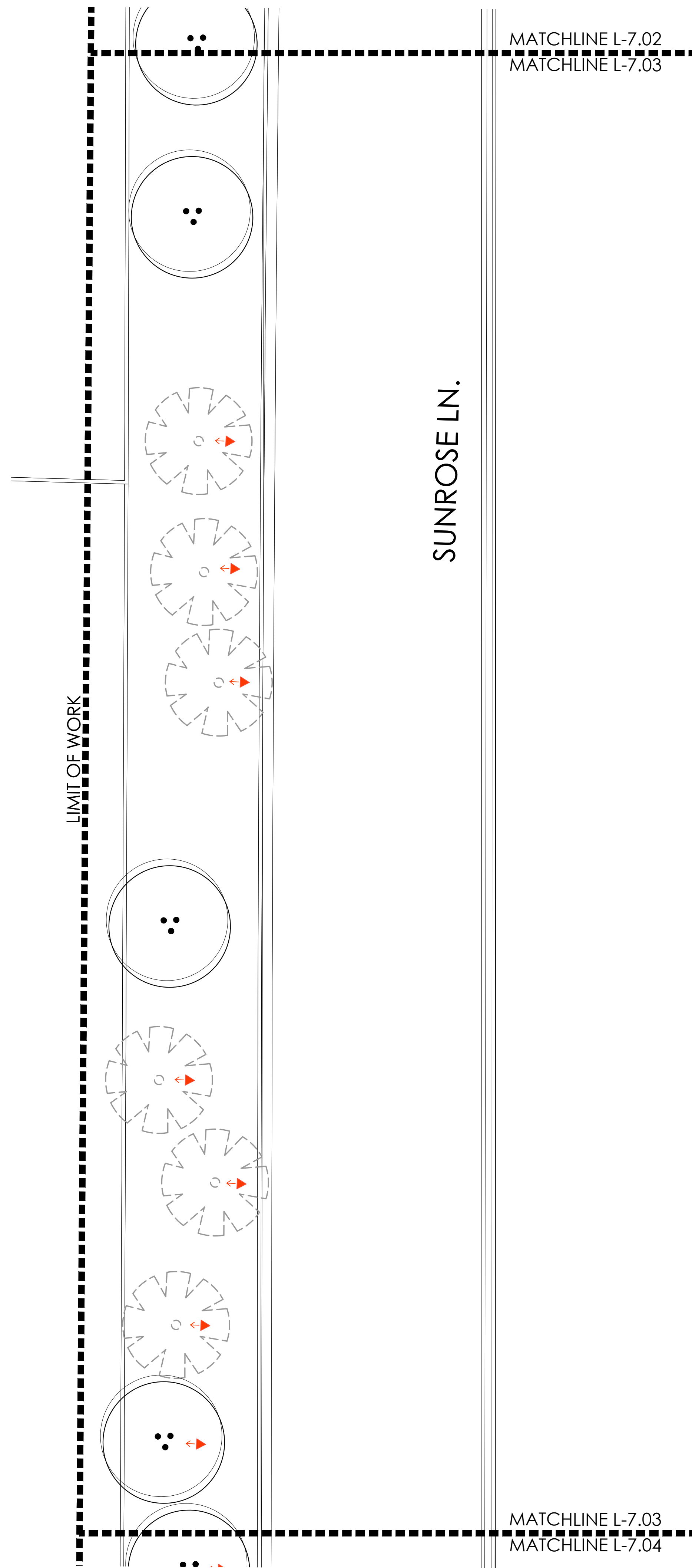
LANDSCAPE ARCHITECT:



PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
SCALE:	1"=10'-0"
REVISIONS:	INIT.
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SHEET NO:

L-7.02



CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

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 LANDSCAPE ARCHITECTS
 A DESIGN STUDIO OF MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 760.320.9811

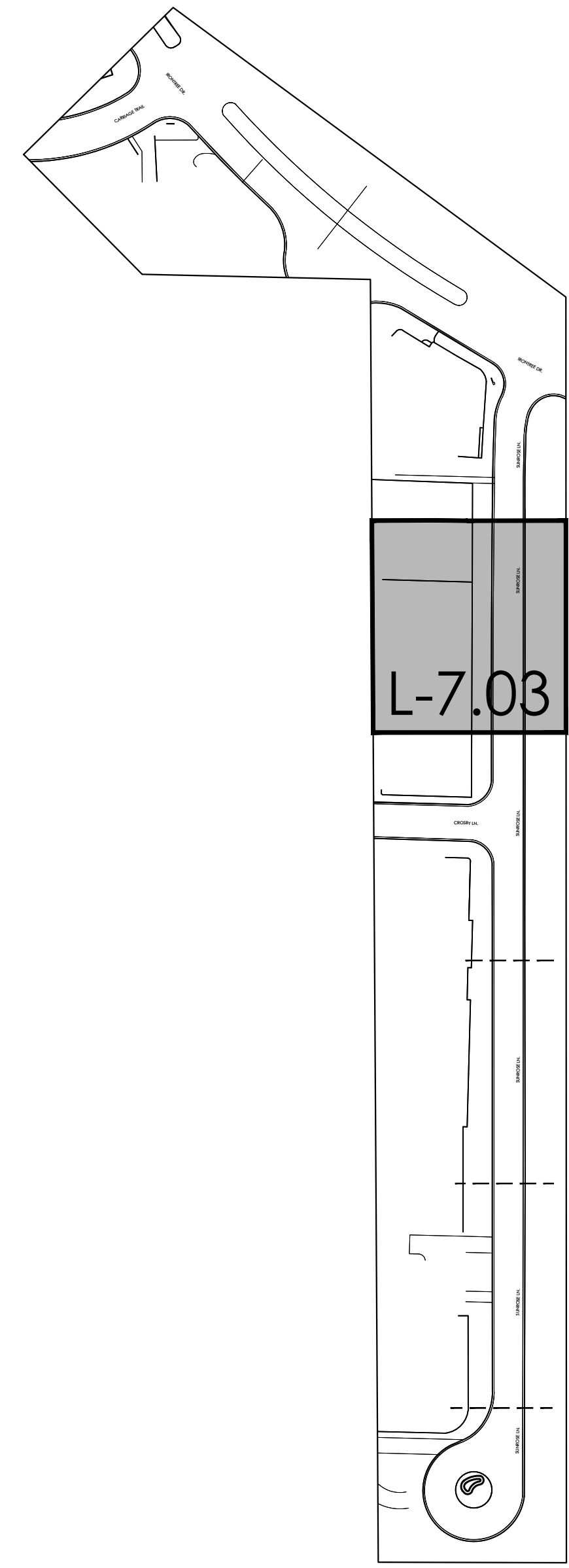
LIGHTING PLAN

IRONWOOD IX
 PALM DESERT, CA

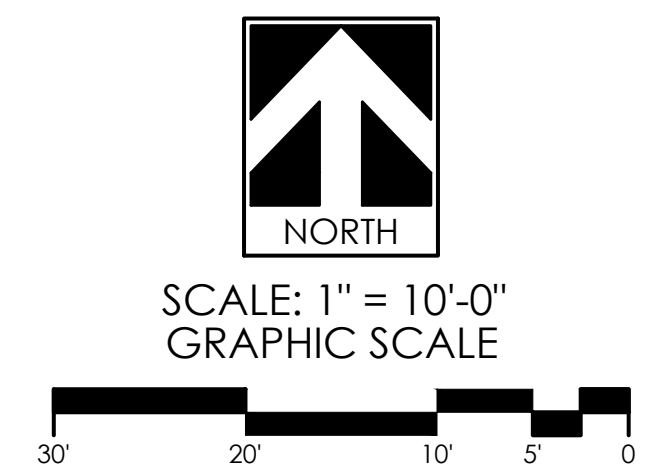
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PROJECT:

LANDSCAPE ARCHITECT:



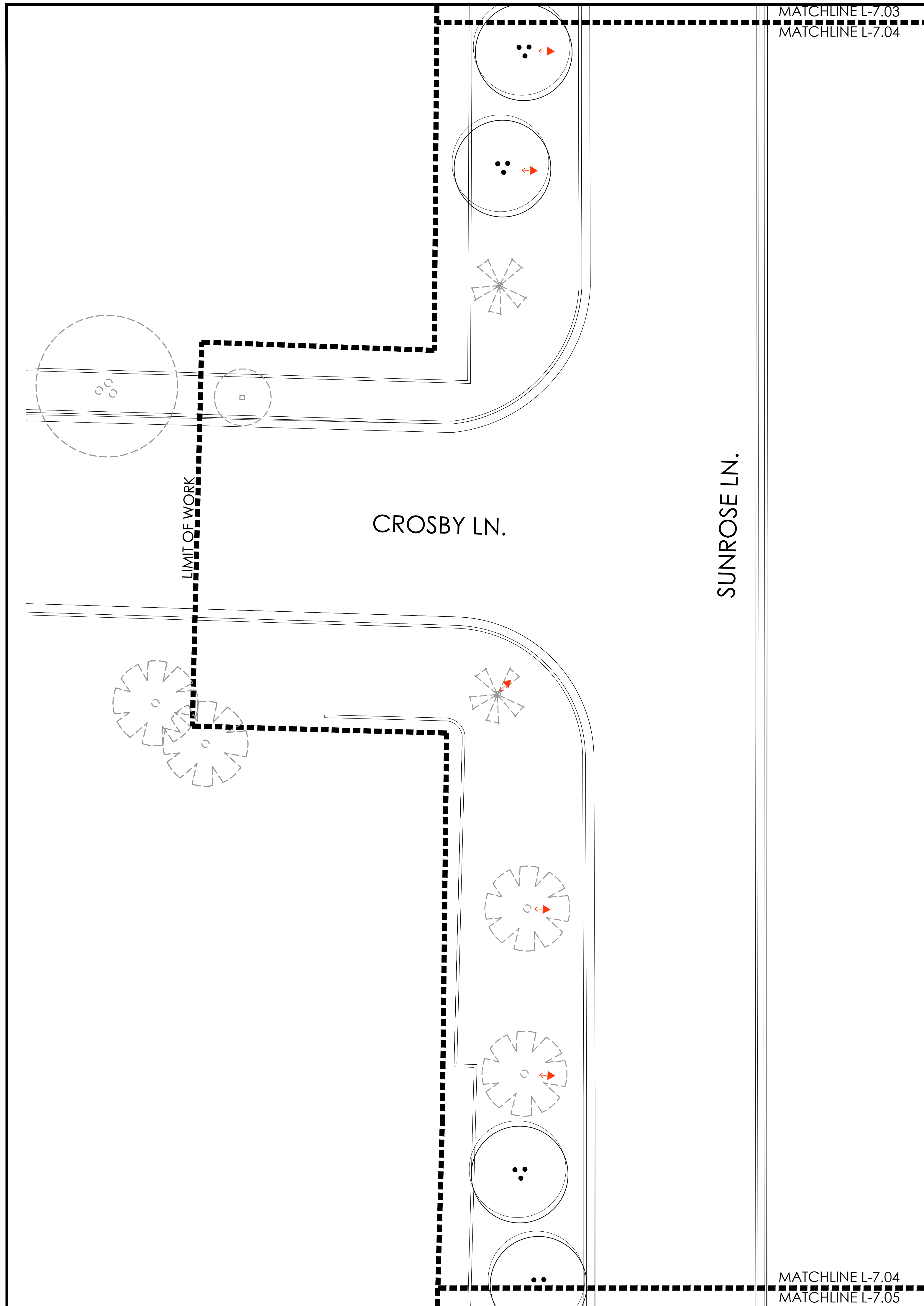
KEY MAP



PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
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SHEET NO:

L-7.03



CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

LANDSCAPE ARCHITECTS
 A DESIGN STUDIO OF MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
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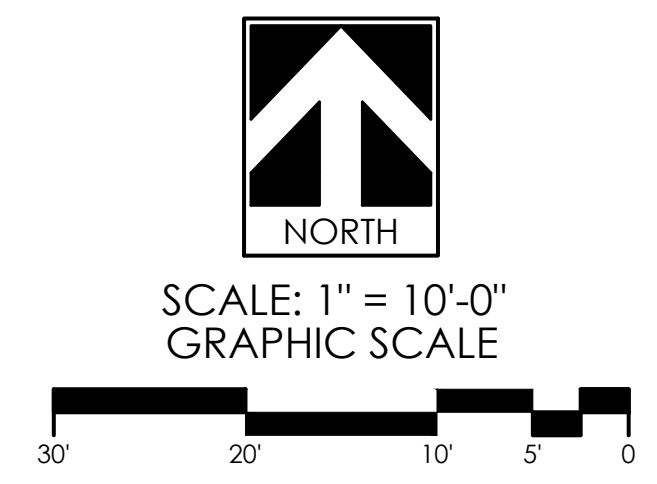
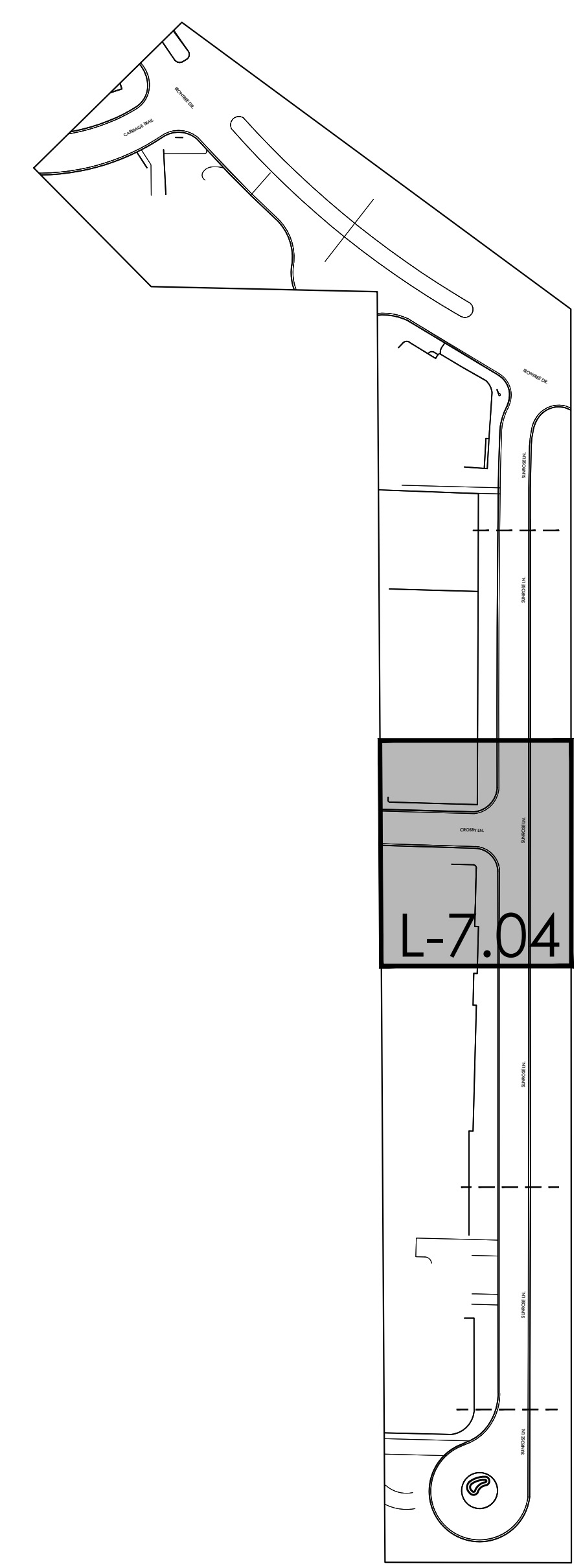
SHEET TITLE: LIGHTING PLAN

PROJECT: IRONWOOD IX
 PALM DESERT, CA

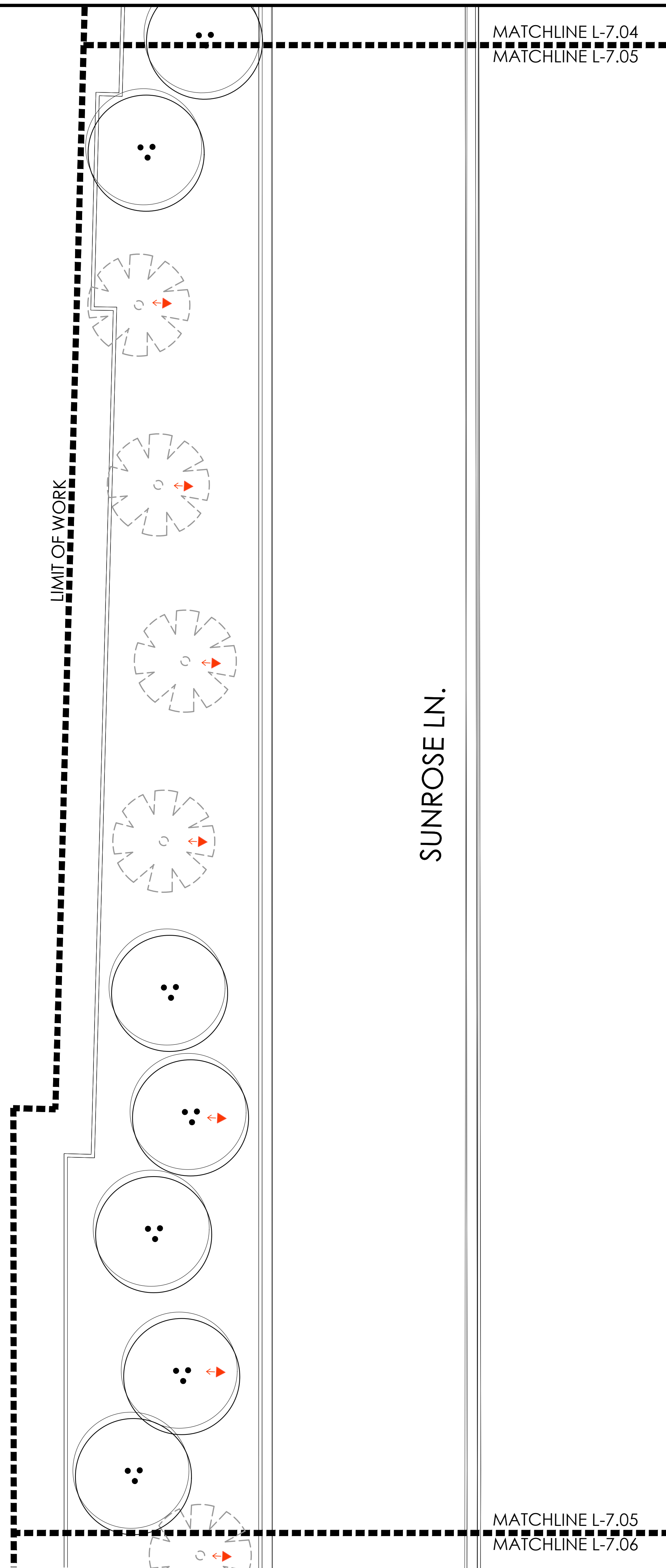
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SHEET NO:
 L-7.04



KEY MAP



MATCHLINE L-7.04
MATCHLINE L-7.05

SUNROSE LN.

MATCHLINE L-7.05
MATCHLINE L-7.06

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

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LANDSCAPE ARCHITECTS
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34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

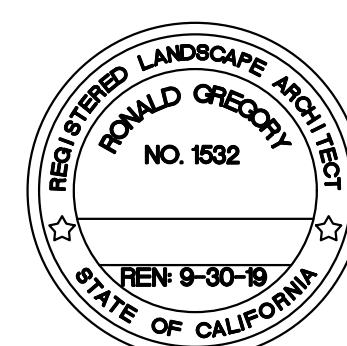
LIGHTING PLAN

IRONWOOD IX
PALM DESERT, CA

SHEET TITLE

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: DR

DRAWN: -

CHECKED: TM

PROJ. NO. 2503.001

DATE: 6/7/19

SCALE: 1"=10'-0"

REVISIONS: INIT.

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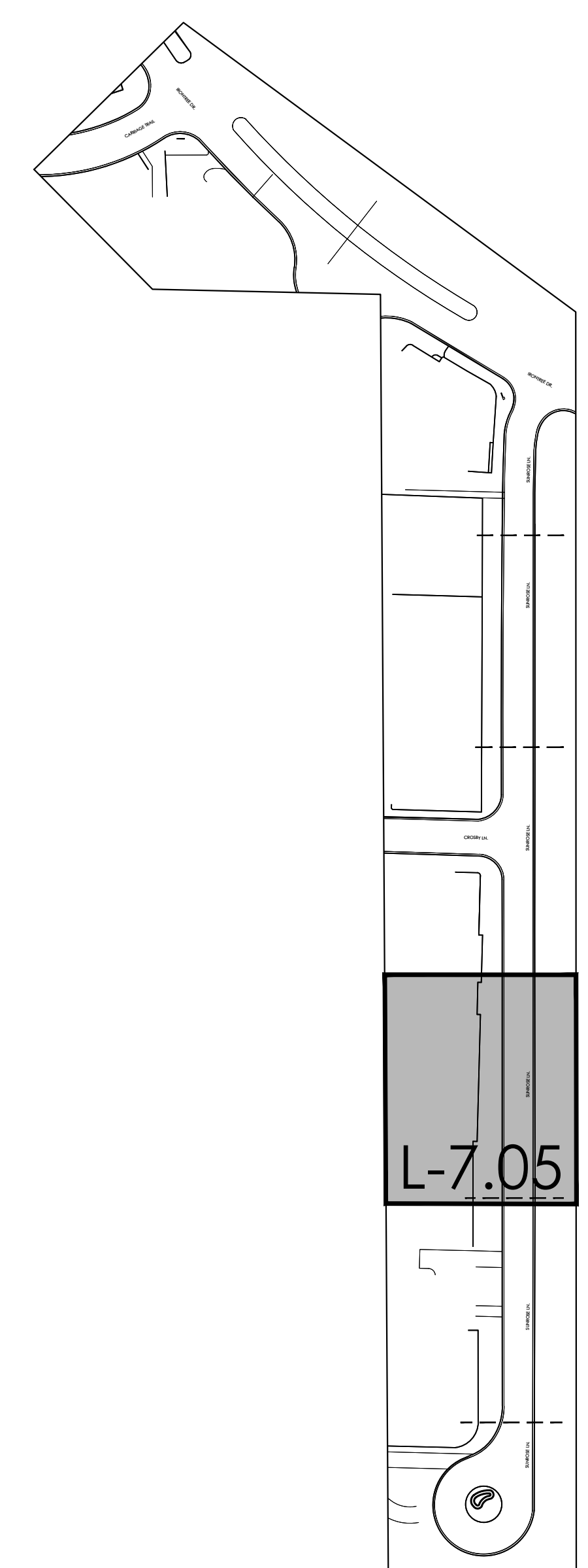
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SHEET NO:

L-7.05



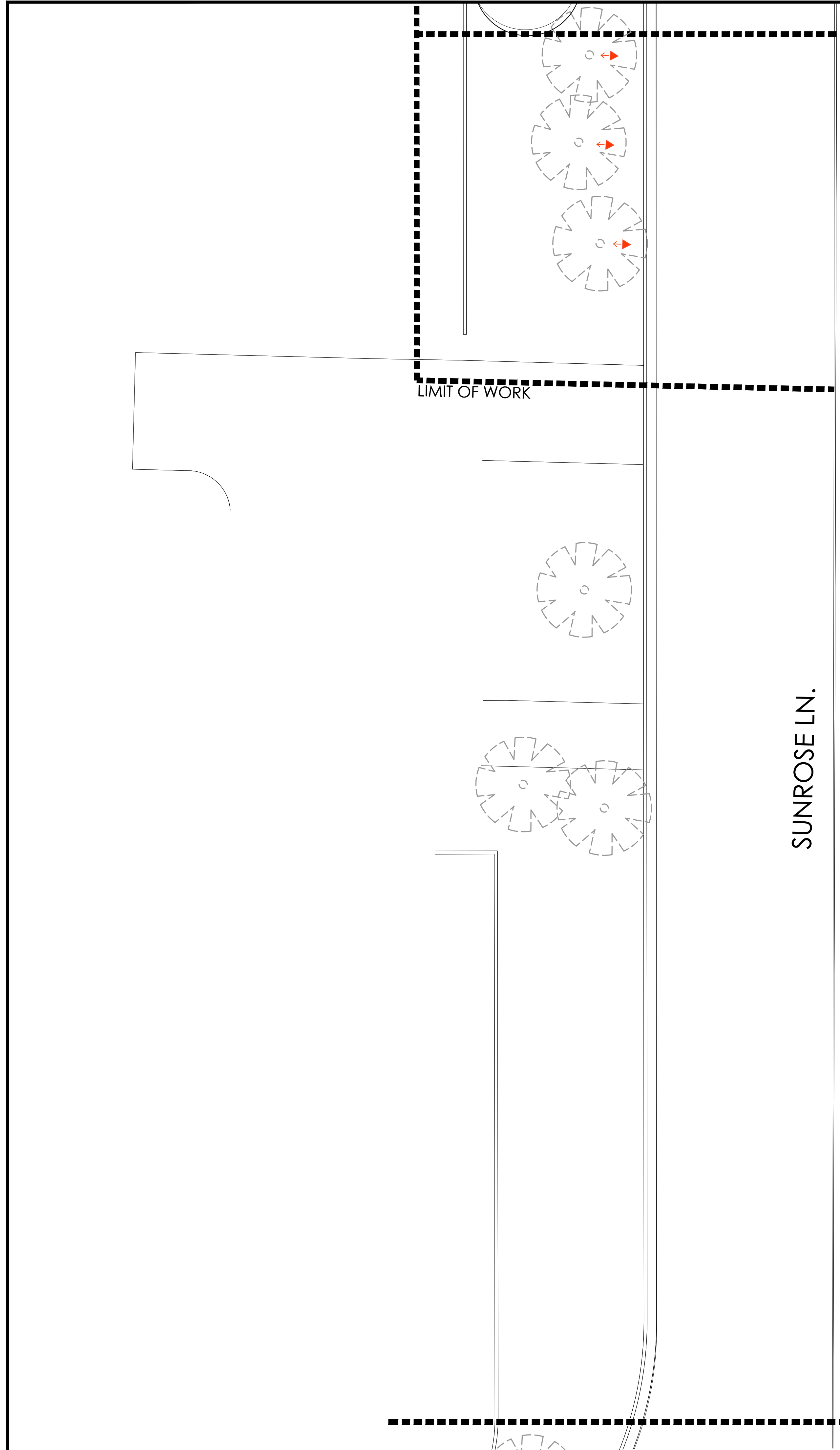
L-7.05

KEY MAP



SCALE: 1" = 10'-0"
GRAPHIC SCALE





MATCHLINE L-7.05
MATCHLINE L-7.06

SUNROSE LN.

MATCHLINE L-7.06
MATCHLINE L-7.07

CONTINGENCY NOTE:
LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

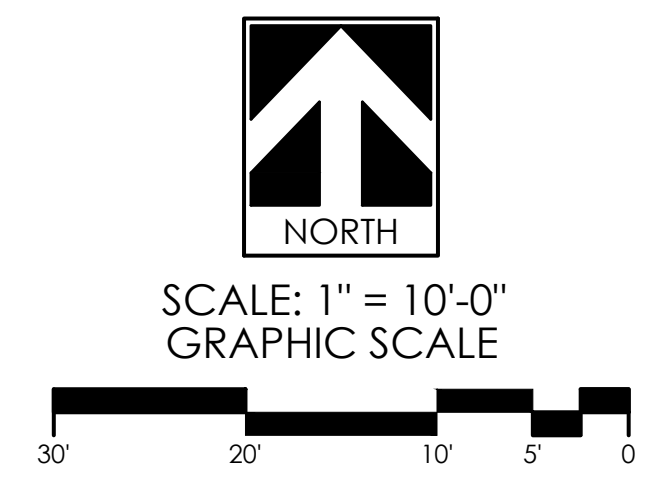
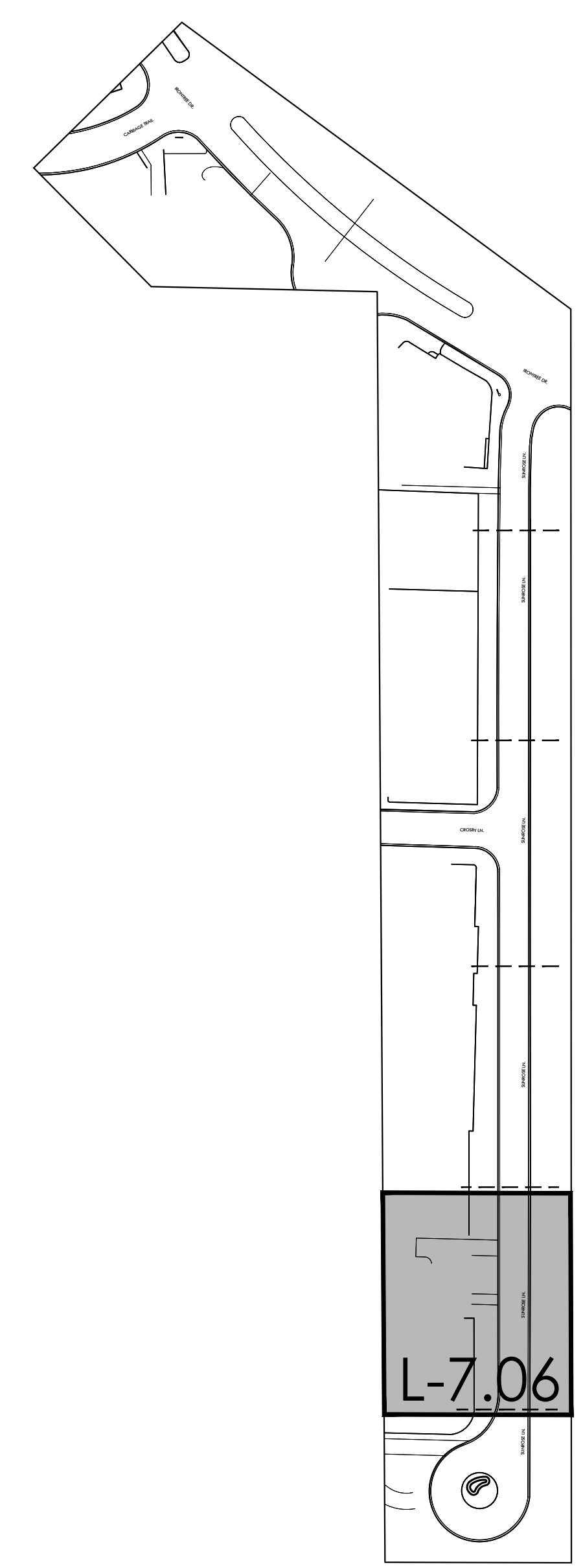
RGA
LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
760.320.9811

SHEET TITLE: LIGHTING PLAN
PROJECT: IRONWOOD IX
PALM DESERT, CA

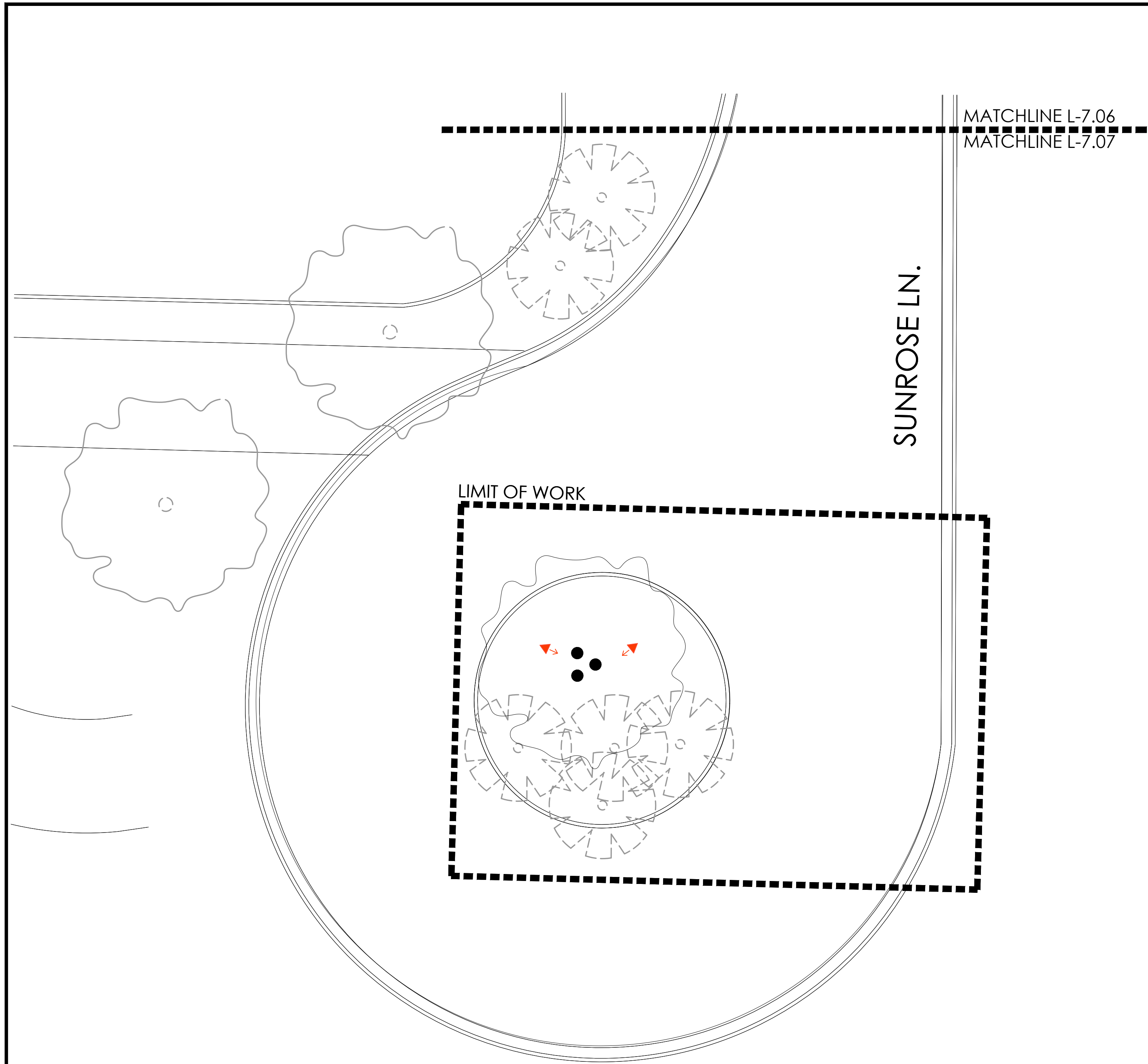
LANDSCAPE ARCHITECT:

PROJECT MANAGER:	DR
DRAWN:	-
CHECKED:	TM
PROJ. NO.	2503.001
DATE:	6/7/19
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SHEET NO:
L-7.06



KEY MAP



CONTINGENCY NOTE:
 LANDSCAPE CONTRACTOR SHALL INCLUDE A CONTINGENCY EQUAL TO 10% OF THEIR BID TO PROVIDE ADDITIONAL WORK OR MATERIALS DURING CONSTRUCTION IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT. ANY CONTINGENCY FUNDS NOT USED SHALL BE REMITTED TO OWNER.

NOTE: SEE SHEET L-7.00 FOR LIGHTING LEGEND AND GENERAL LIGHTING NOTES.

ROGA
 LANDSCAPE ARCHITECTS
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 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 760.320.9811

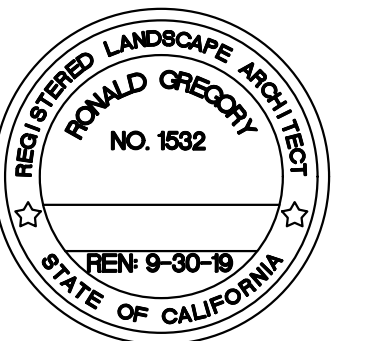
LIGHTING PLAN

IRONWOOD IX
 PALM DESERT, CA

SHEET TITLE

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: DR

DRAWN: -

CHECKED: TM

PROJ. NO. 2503.001

DATE: 6/7/19

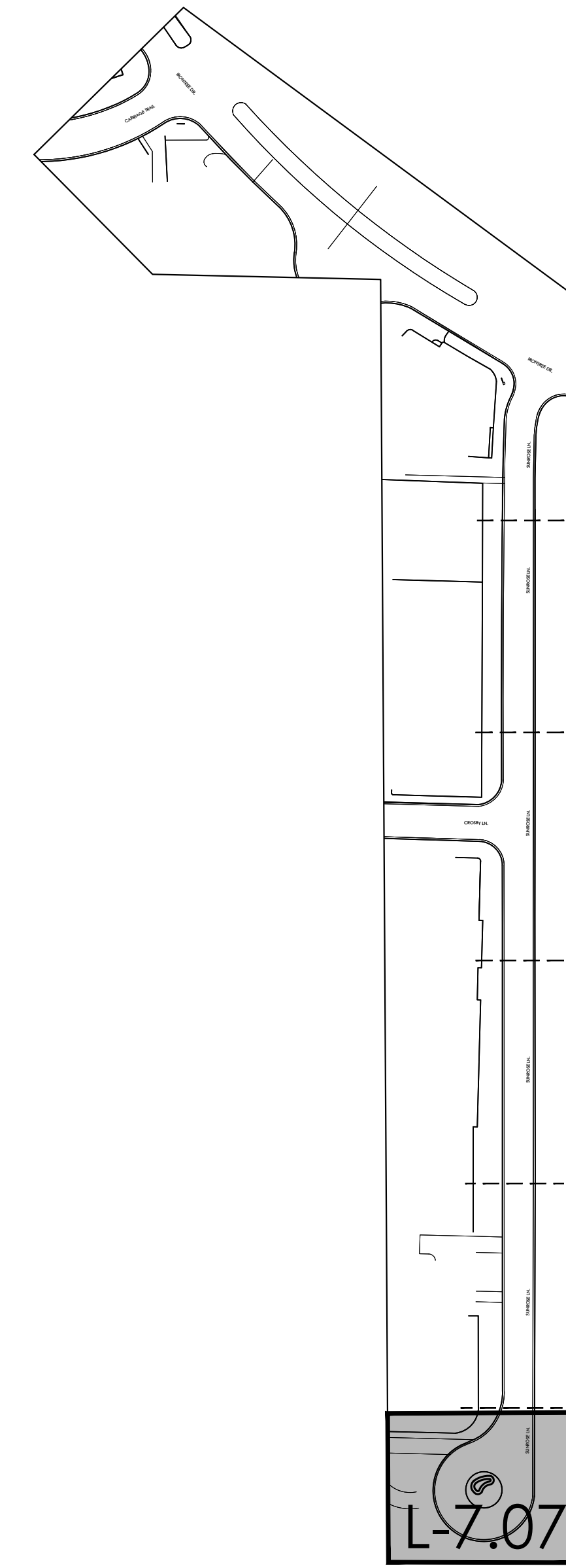
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SHEET NO:

L-7.07



KEY MAP

