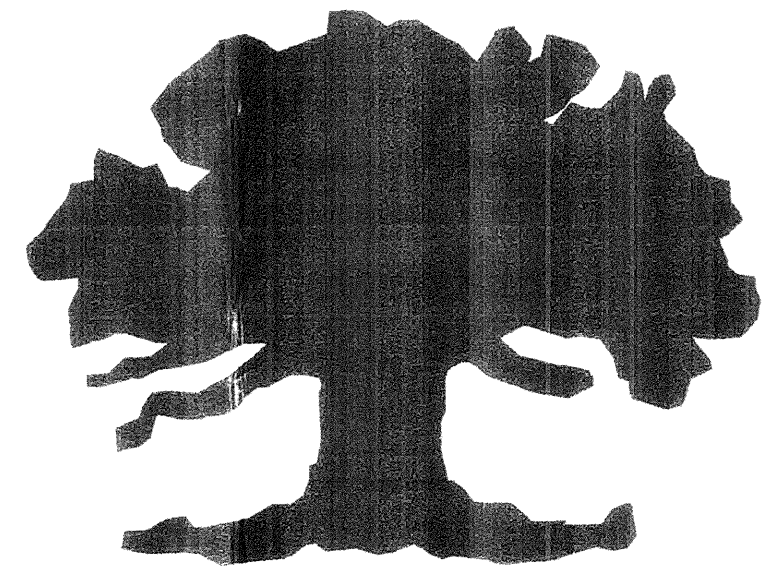


Artisan Collection at Mission Hills



OWNER/DEVELOPER

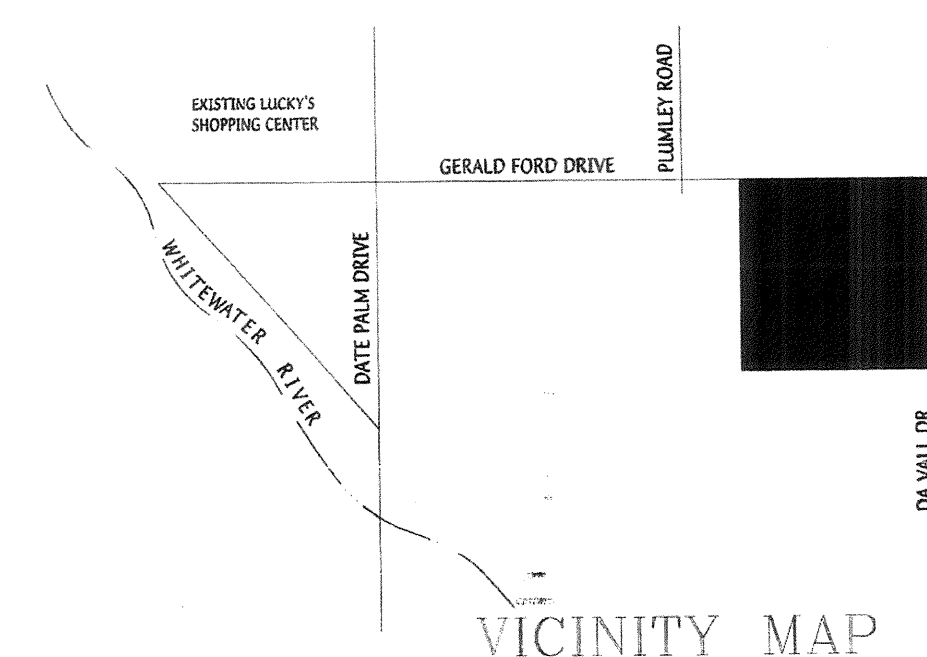
FORD DA VALL GROUP LLC.
68936 ADELINA ROAD
CATHEDRAL CITY, CA 92234
PHONE (760) 322-3422

PERIMETER LANDSCAPE PLANS

GERALD FORD DRIVE & DA VALL DRIVE

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
PL-1	PLANTING PLAN - GERALD FORD DRIVE
PL-2	PLANTING PLAN - DA VALL ROAD
PL-3	PLANTING / LIGHTING DETAILS
PL-4	IRRIGATION PLAN - GERALD FORD DRIVE
PL-5	IRRIGATION PLAN - DA VALL ROAD
PL-6	IRRIGATION DETAILS
PL-7	LIGHTING PLAN
PL-8	LIGHTING PLAN
PL-9	ENTRY GATE - GERALD FORD DRIVE
PL-10	ENTRY GATE - DA VALL ROAD
PL-11	CORNER WATER FEATURE - DETAILS



A.P. NO: 674-020-014
TRACT NO. 29771

ZONING

EXISTING ZONING - R2
PROPOSED ZONING - R1

LAND USE

EXISTING - VACANT
PROPOSED - RESIDENTIAL

APPROVED FOR CONSTRUCTION
BY THE CITY OF CATHEDRAL CITY
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING *[Signature]* DATE 9-13-01
BUILDING _____ DATE _____
ENGINEERING _____ DATE _____

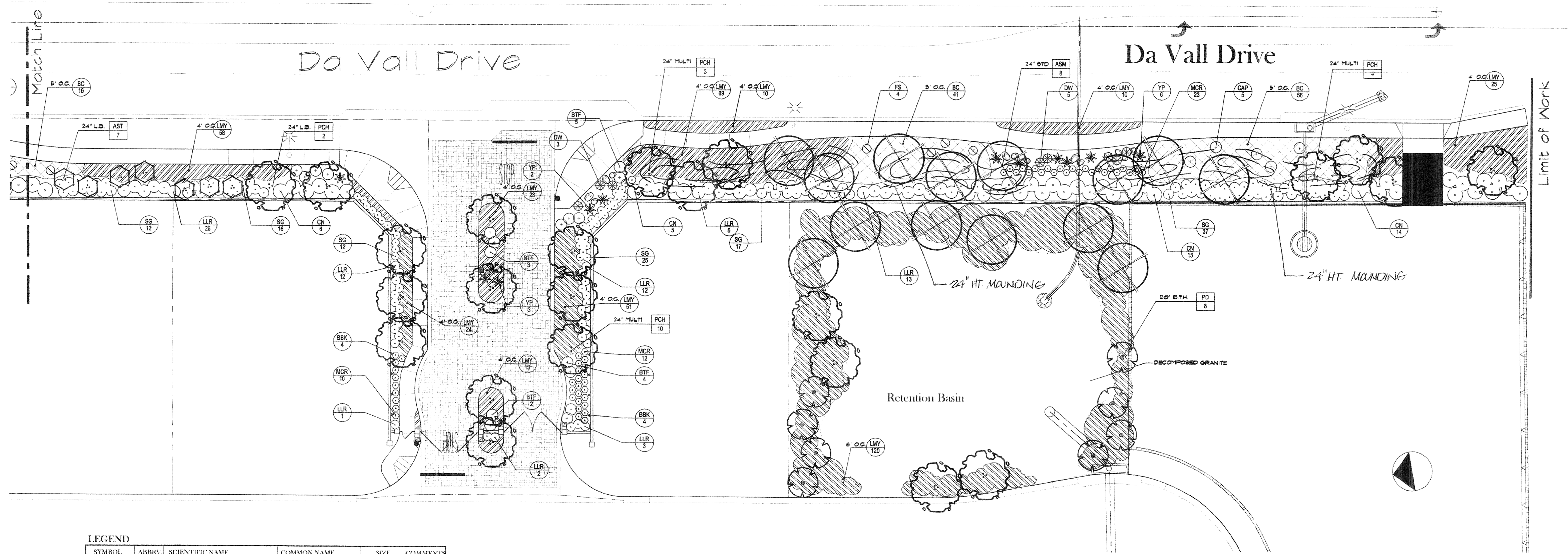
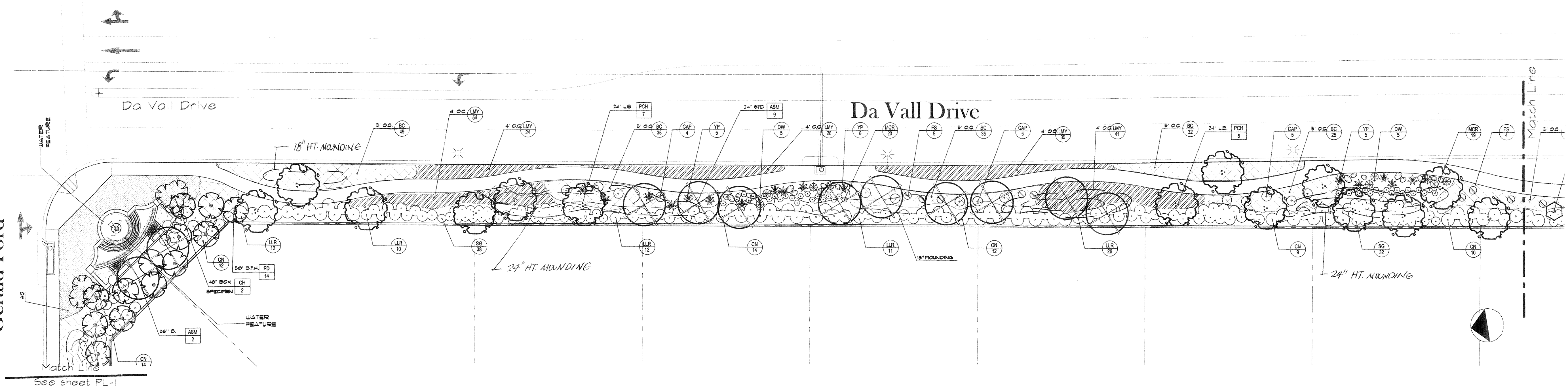
JM 29771 w/s plans

THESE PLANS HAVE BEEN REVIEWED BY THE COACHELLA VALLEY WATER DISTRICT
IN ACCORDANCE WITH WATER CODE TITLE 7, DIVISION 1, CHAPTER 3, ARTICLE 10.8,
SECTION 85597 ET SEQ. REQUIRING EFFICIENT LANDSCAPE AND IRRIGATION DESIGN
IN COOPERATION WITH THE LOCAL GOVERNING AGENCY (CITY OR COUNTY).
DATE 07-12-01 BY *[Signature]*
WATER MANAGER/REGULATORY *[Signature]*
SERVICE DIRECTOR

R·M·D
RAY MARTIN DESIGN
Landscape Design Services
52-293 Avenida Madero
La Quinta, California
92253
(760) 771-2071 fax 771-3381

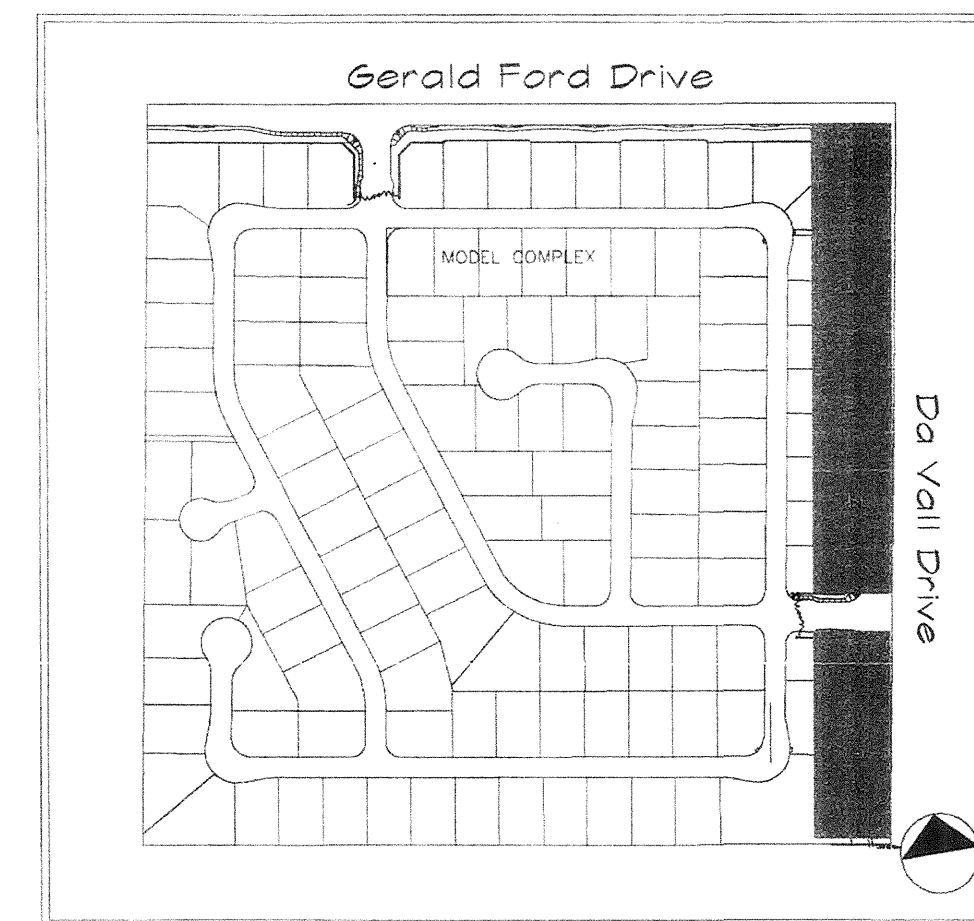
PLANTING, LIGHTING & IRRIGATION 2001

Gerald Ford

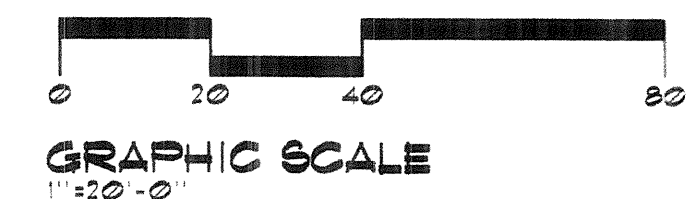


LEGEND					
SYMBOL	ABBRY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
	PCII	Prosopis hybrid - Multi Trunk	Thornless Mesquite	2' box	
	ASMI	Acacia smulii - Standard Trunk	Sweet Acacia	2' box	
	PD	Phoenix dactyloides	Date Palm	25 B.T.H.	
	AST	Acacia stenophylla - Standard Trunk	Showsting Acacia	2' box	
	BC	Baccharis centranthoides	Thompson's Coast Bush	1 gallon	5' oc.
	CN	Cassia tetrandhula	Green Cassia	5 gallon	8' oc.
	LMY	Lantana m. 'New Gold'	New Gold Lantana	1 gallon	1' oc.
	SG	Salvia greggii	Red Sage	5 gallon	
	LJR	Leucodermis laurifolia 'Bo-Boss'	Texas Ranger	5 gallon	8' oc.
	BTFF	Bougainvillea 'Tempo Fire'	Bougainvillea	3 gallon	
	DW	Dioscorea alcockii	Grey Desert Spoon	5 gallon	
	FS	Fouquieria splendens	Ocotillo	45 tall, 12 cane minimum	
	MCR	Mitella bicolor capillaris 'Regal Mix'	Mulley	1 gallon	
	YP	Yucca pendula	Soft Tipped Yucca	5 gallon	
	HBK	Bougainvillea 'Barbara Korst'	Bougainvillea	5 gallon	Vine
	DG	Decomposed Granite - 'Desert Dune'	1.4 to 1 ton mix in each group		2" thick at desert areas - 1" thick under shrub mounding

KEY MAP



APPROVED FOR CONSTRUCTION
BY THE CITY OF CATHEDRAL CITY
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING *Knudsen* DATE: 9-13-01
BUILDING _____ DATE _____
ENGINEERING _____ DATE _____



DATE 07-12-01 BY *Donald R. Hedley*
WATER MANAGEMENT SPECIALIST
Scott Cowan
SERVICE DIRECTOR

REV.	REVISIONS	DATE
1	REV. CITY COMMENTS	7/10/01

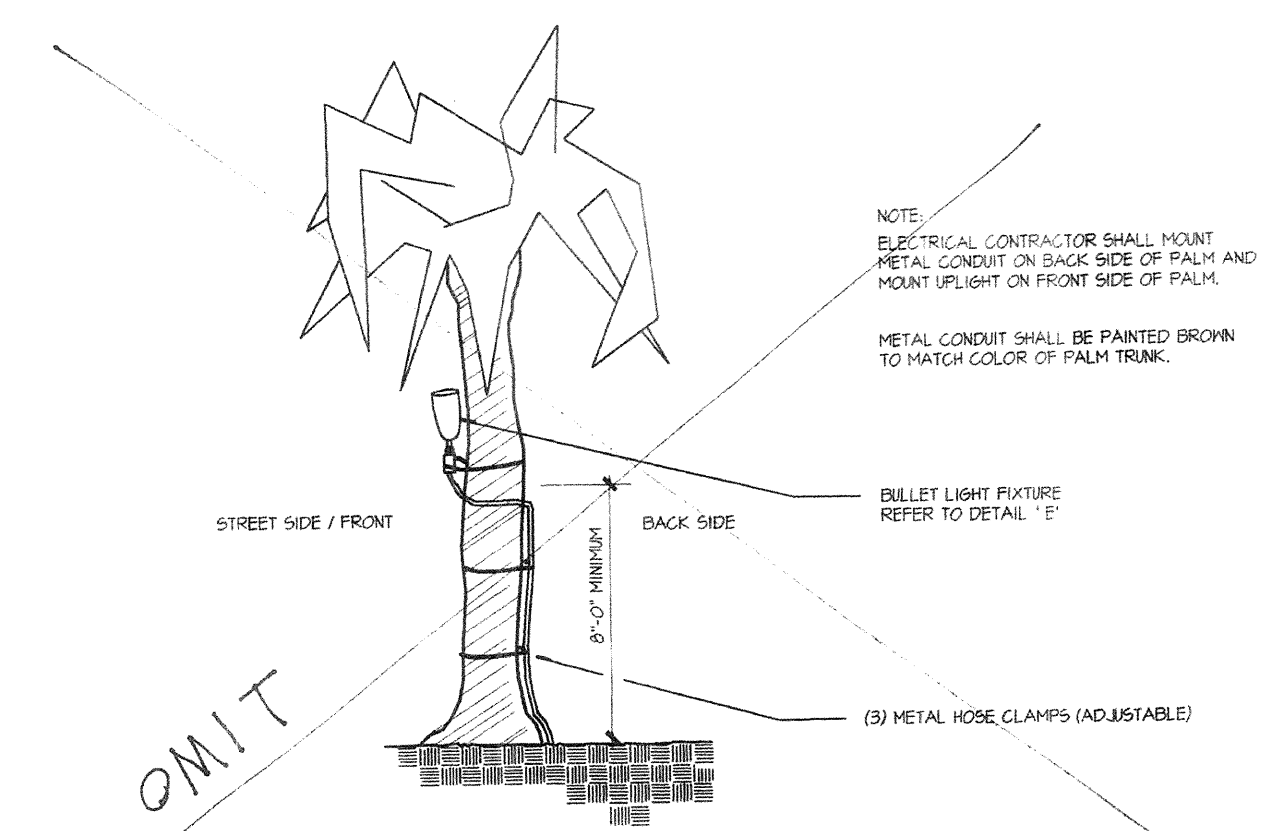
R.M.D.
RAY MARTIN DESIGN
Landscape Design Services
52-293 Avenida Madro
92256 Cathedral City, California
(760) 771-3071 Fax: 771-3381

PLANTING PLAN

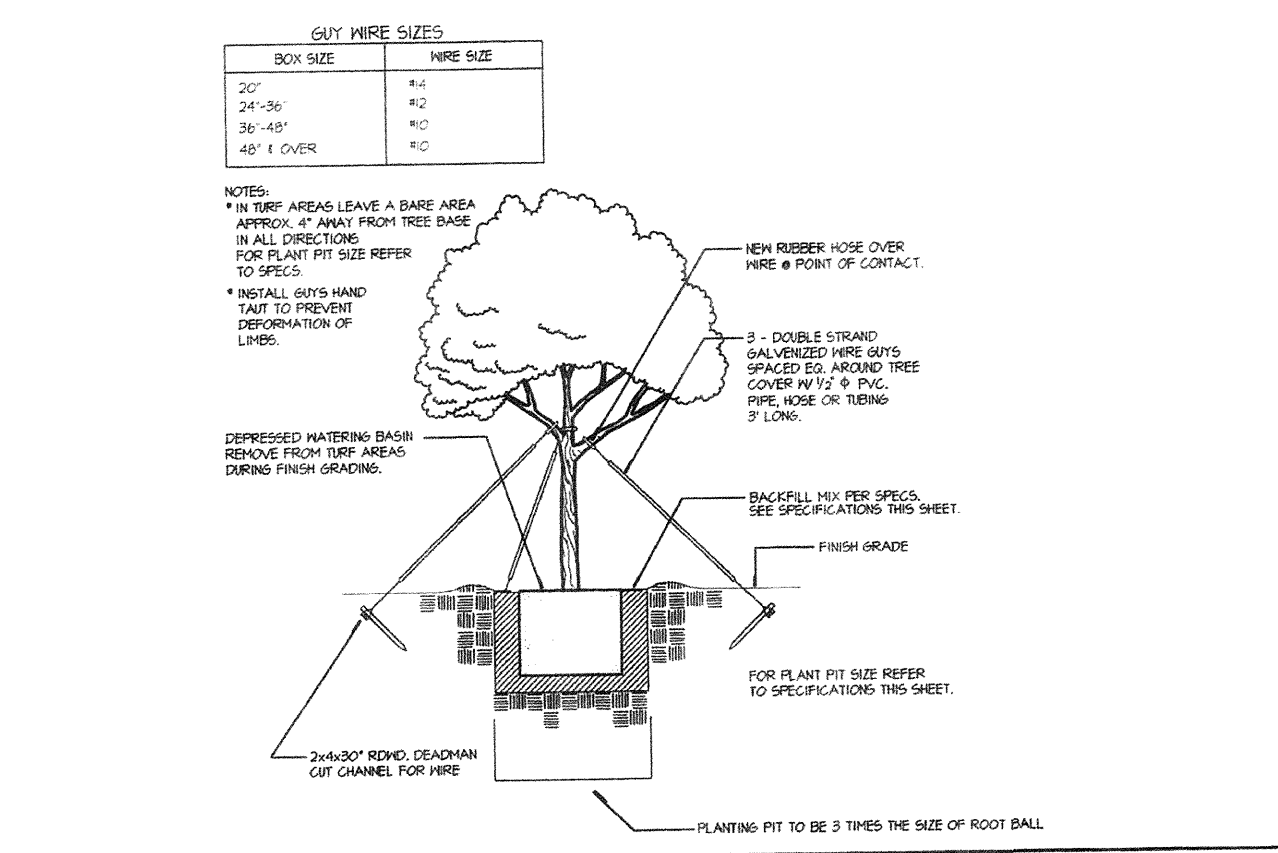
Artisan Collection
Perimeter and Entries
Cathedral City, California

Scale:
1" = 20'-0"
Date:
07-09-01

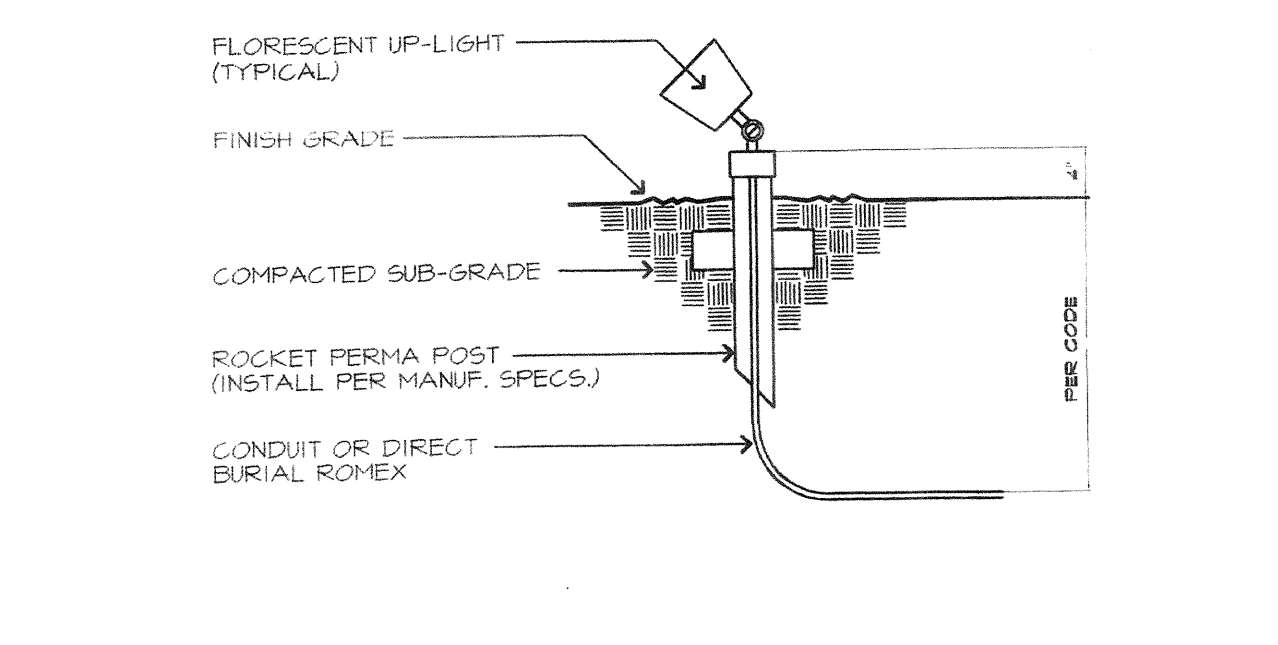
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PL-2



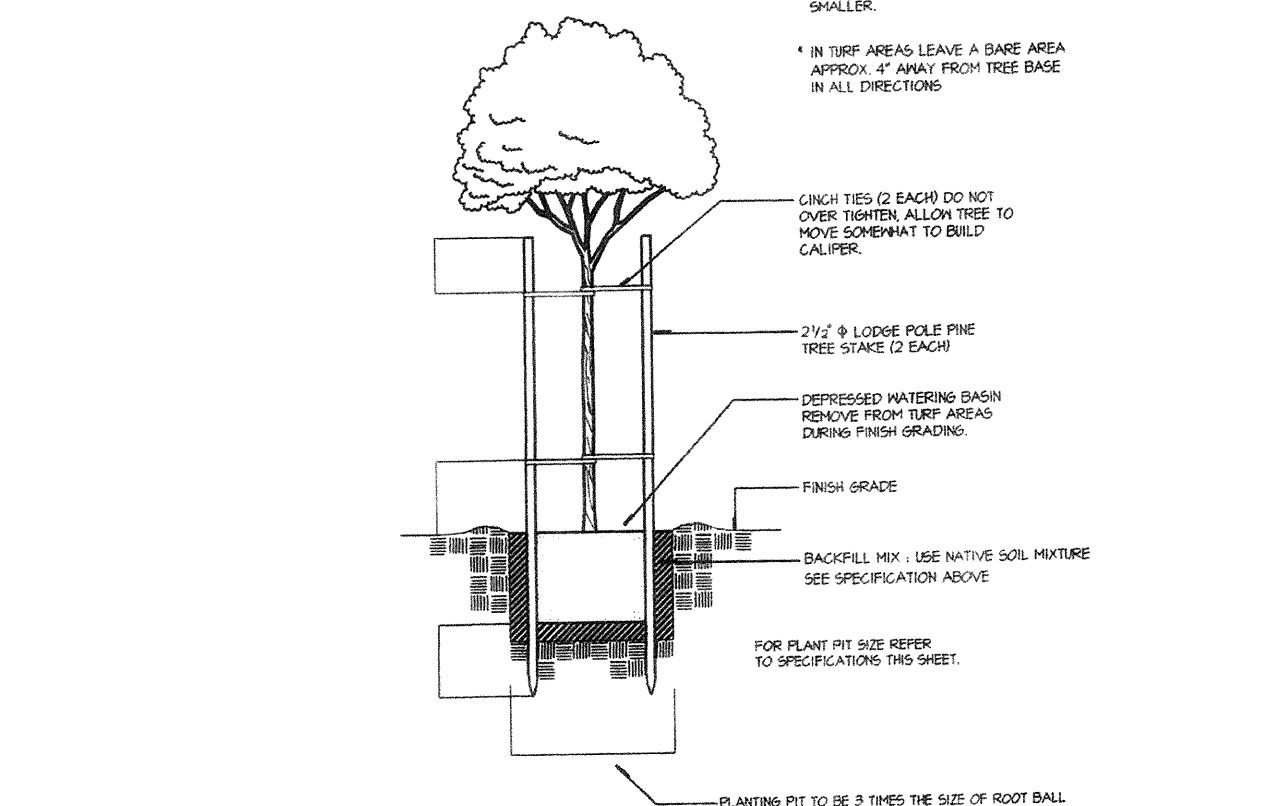
E UPLIGHT MOUNTED ON PALM
N.T.S.



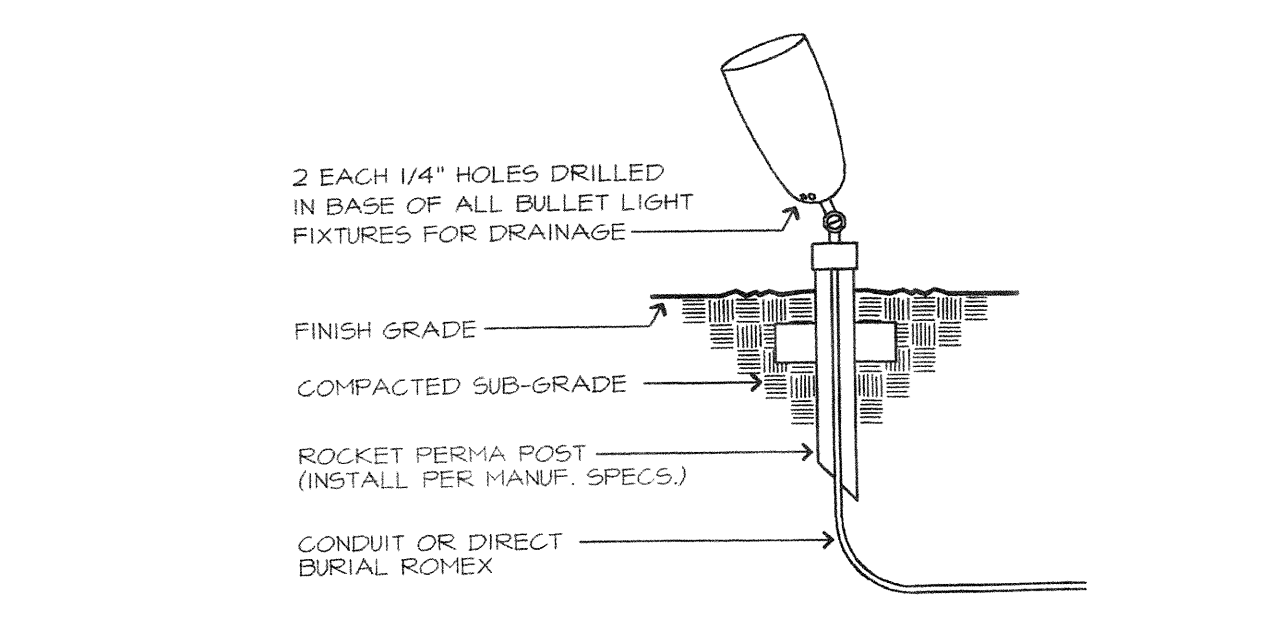
A SPECIMEN TREE PLANTING & GUYING
N.T.S.



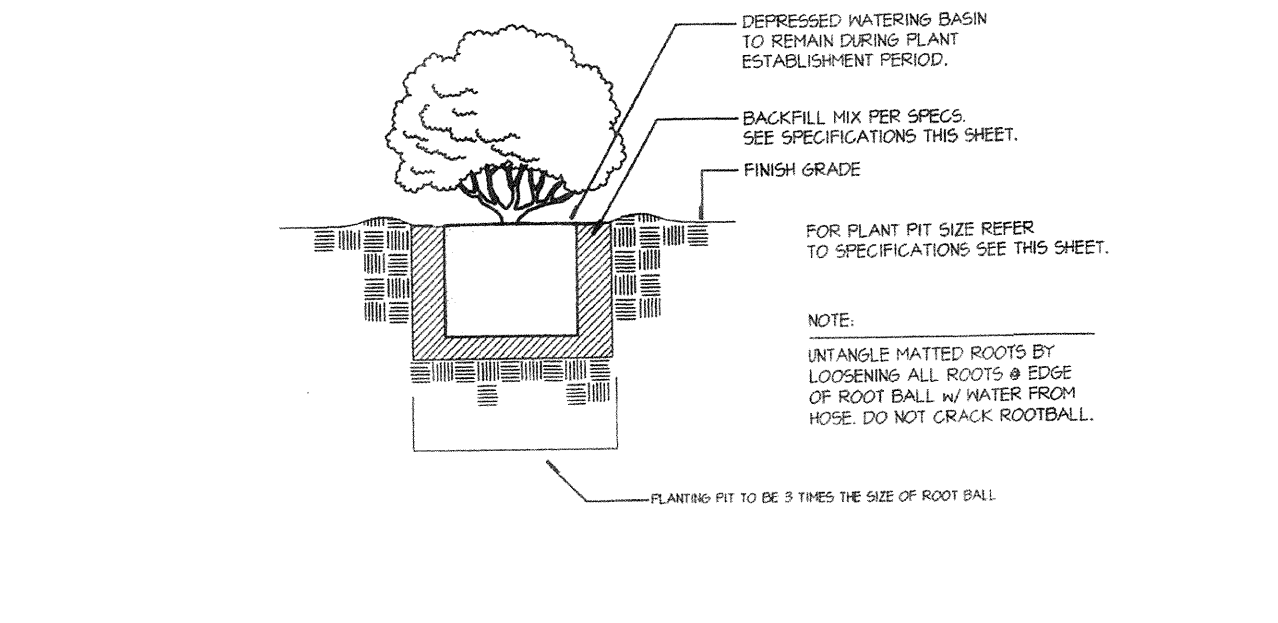
F FLORESCENT LIGHT FIXTURE
N.T.S.



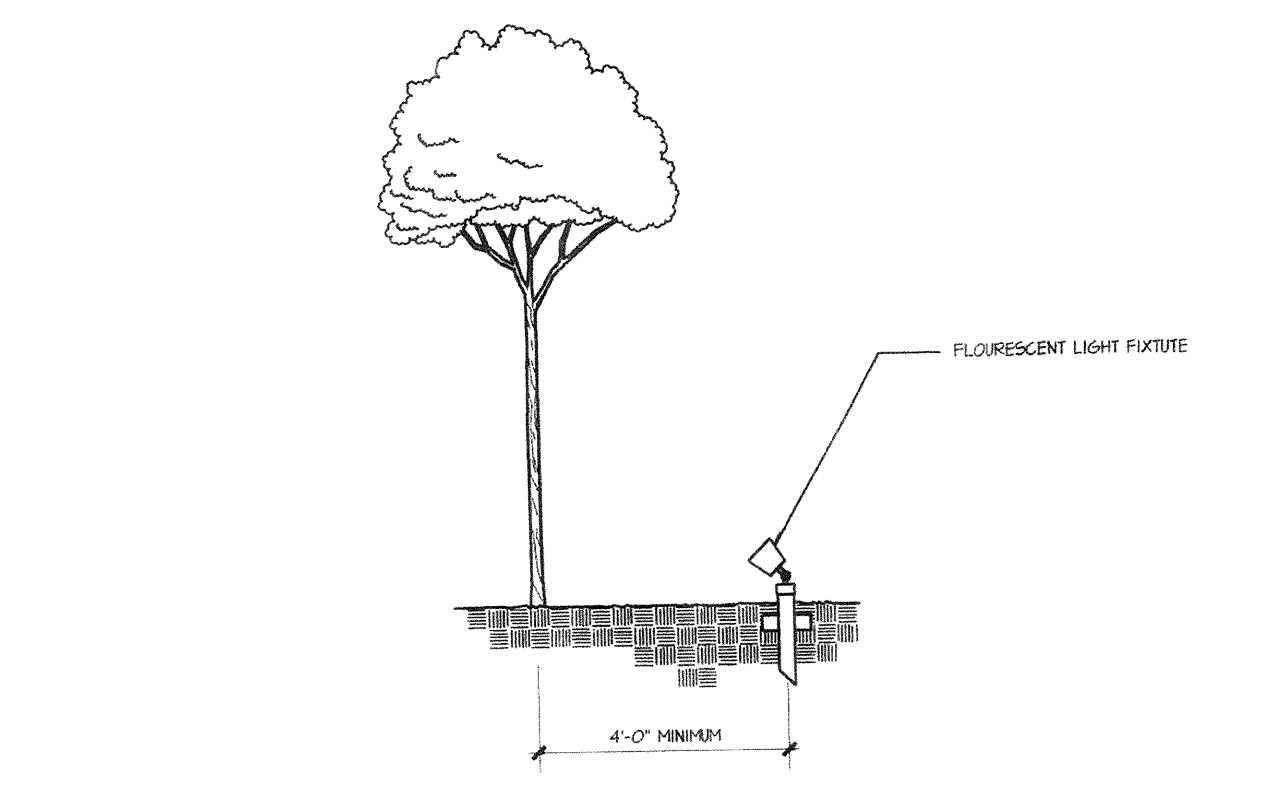
B TREE PLANTING W/ DOUBLE STAKING
N.T.S.



G BULLET LIGHT FIXTURE
N.T.S.



C SHRUB PLANTING
N.T.S.



D CANOPY TREE LIGHT SETBACK
N.T.S.

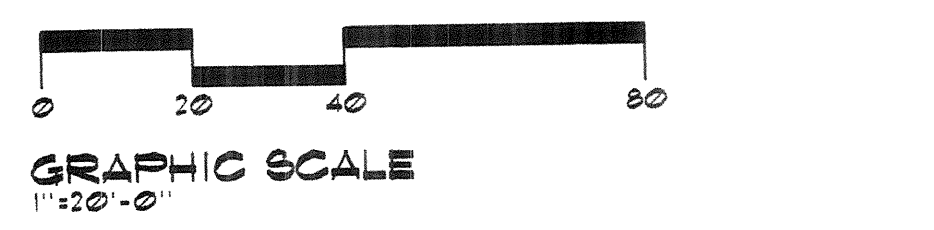
BACKFILL SPECIFICATIONS
B. Back fill (for plant holes):
Back Fill Mix
6 parts by volume on-site soil
4 parts by volume nitrogen stabilized organic amendment
1 lb. 16-20-0 per cubic yard of mix
2 lbs. iron sulfate per cubic yard of mix
The above materials should be thoroughly blended prior to use for backfill purposes. Also, the iron sulfate should not contact cement surfaces since severe staining could occur.

PIT SIZE FOR PLANTS
A. Excavate pits with vertical sides for all plants, shrubs, and trees.
1) Pits for trees shall be dug four (4) inches deeper than the ball and three (3) times wider than the average diameter of the ball.
2) Pits for shrubs and vines shall be dug two (2) inches deeper than the ball and three (3) times wider than the average diameter of the ball.

- PLANTING NOTES**
- Before any plants are planted, all planted areas are to have been graded in an acceptable manner to ensure positive drainage per the grading notes.
 - Separate all shrub/ground cover areas from lawn areas with 1" x 2" redwood headerboard or 3 layers of redwood headerboard with staggered joints (refer to planting plans). Stake headerboards with 1" x 1" x 12" redwood stakes spaced 48" on center maximum.
 - Plant shrubs a minimum of 30" from all landscape light fixtures.
 - Where circumstances permit, plant no tree closer than 18" to an edge of paving or headerboard.
 - Remove all stakes from vines.
 - Refer to planting details.
 - Whenever possible, use plant materials acclimated to the Coachella Valley.
 - Landscape contractor when tying vines is to use a drill to establish the pilot hole to receive the rounded portion of the molly.
 - When tying vines or espaliers, wires should be spaced as follows: 1st (2) at 1'-6" apart from finish grade, the next (2) at 1'-0" apart to make 8'-0" long center on plants. When vines or espaliers are closer than 18" apart, use a continuous wire between both plants.
 - For protection of trees in turf areas leave a bare area approx. 4' away from tree base in all directions. For plant pit size refer to specs.
 - WARNING:** Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine law may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Root Rot (Armillaria spores!).
 - No shrubs are to be planted within 18" of hardscape, measured from center of shrub.

- PALM TREE PLANTING NOTES**
- Palm shall be planted using established planting procedures. Refer to palm tree planting detail.
 - Palm tree root balls shall be trimmed or cut to ensure recovery from transplanting shock.
 - Palm trees must be in a healthy condition at time of delivery. Palm trees determined unhealthy or damaged at time of delivery or installation shall be rejected by contractor and replaced by subcontractor at his expense.
 - All palms shall be cleaned of excessive dead and ragged fronds or frond stubs. Cut fronds should be cut to a minimum length of 6".
 - Called out heights of palms shall be THE HEIGHT FROM TOP OF ROOT BALL TO BOTTOM OF LIVE FRONDS.
 - Palm trees to be properly watered in and soils properly tamped around the root balls when planting, leaving no voids of soil around root balls.
 - Palm trees shall be planted vertically unless noted otherwise.
 - Trunks should be cough with frond bases still securely attached.
 - Trunks may not be totally skinned unless noted to do so.
 - Skinned areas above the 6' level will be accepted, at the discretion of the Landscape Architect.
 - Care should be exercised in the cabling during transport and planting so as not to damage or loosen bark.
 - Severe cracking or holes in the basal trunk area will not be acceptable.
 - One initial watering will be performed by subcontractor. Basin will be left on each palm so subsequent watering can be performed by others. Basin is to be removed during finish grading.
 - Subcontractor to untie frond tops (60) days after planting.
 - Palm trees shall be planted a minimum of 18" away from building eaves. It is recommended any palm tree planted within 5' of any wall, wall or structure be planted with Deep Root root barrier to a depth of 2' minimum to protect against root damage.
 - Washingtonia roosea trunks are to have a minimum diameter of 14" measured 4' high on trunk above finish grade.
- NOTE:**
NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO RELOCATION AND PLANTING.

APPROVED FOR CONSTRUCTION
BY THE CITY OF CATHEDRAL CITY
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING *[Signature]* DATE 9-15-01
BUILDING _____ DATE _____
ENGINEERING _____ DATE _____



THESE PLANS HAVE BEEN REVIEWED BY THE COACHELLA VALLEY WATER DISTRICT IN ACCORDANCE WITH WATER CODE TITLE 7, DIVISION 1, CHAPTER 3, ARTICLE 10.8, SECTION 85597 ET SEQ. REQUIRING EFFICIENT LANDSCAPE AND IRRIGATION DESIGN IN COOPERATION WITH THE LOCAL GOVERNING AGENCY (CITY OR COUNTY).
DATE 07/12/01 BY *[Signature]*
WATER MANAGEMENT REPRESENTATIVE
[Signature]
SERVICE DIRECTOR

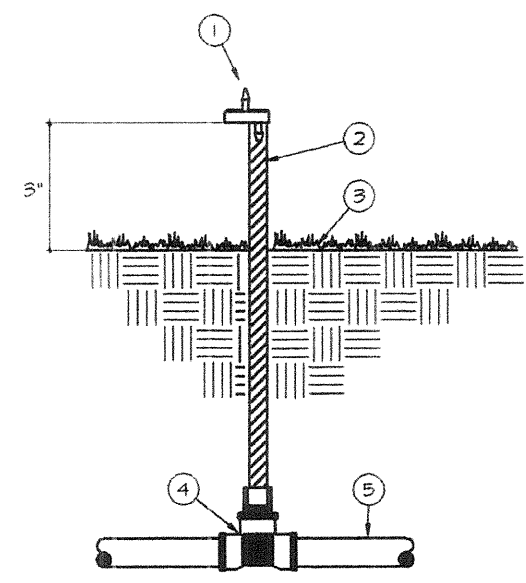
DATE	
REVISIONS	
NO.	
DATE	
DESCRIPTION	

RAY MARTIN DESIGN
Landscape Design Services
La Quinta, California
92253
(760) 771-2071 Fax 771-3381

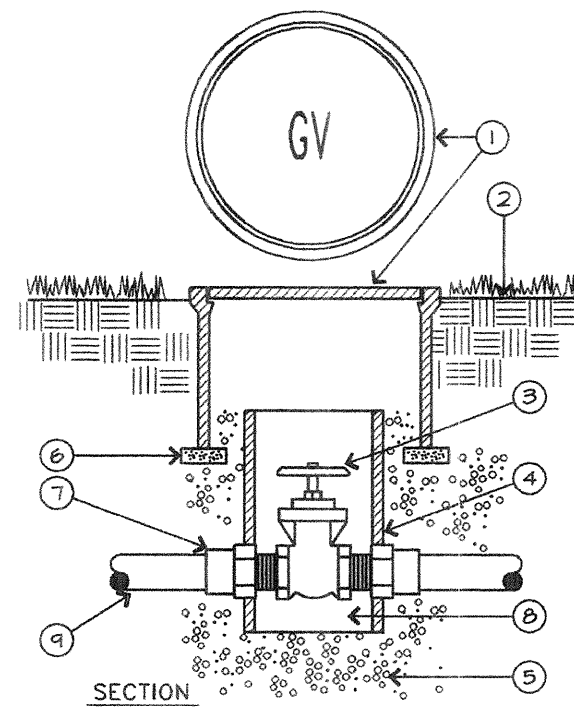
**PLANTING / LIGHTING
DETAILS**

Artisan Collection
Perimeter and Entries
Cathedral City, California

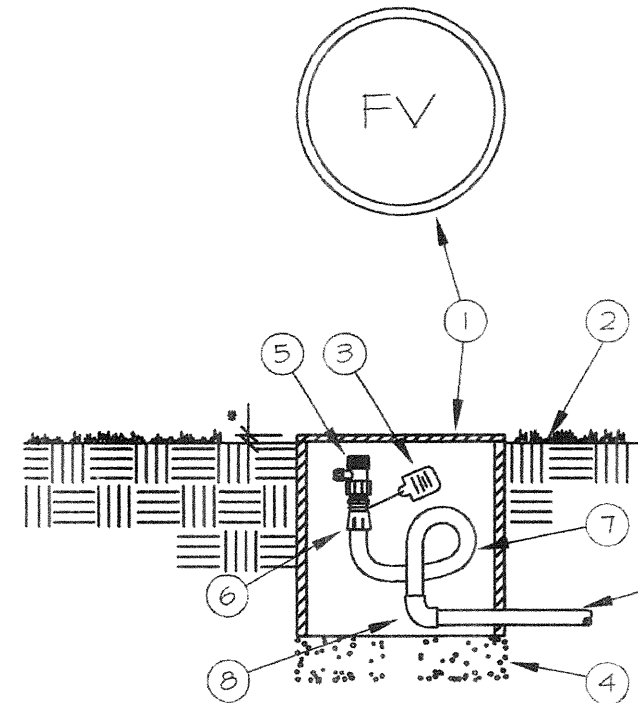
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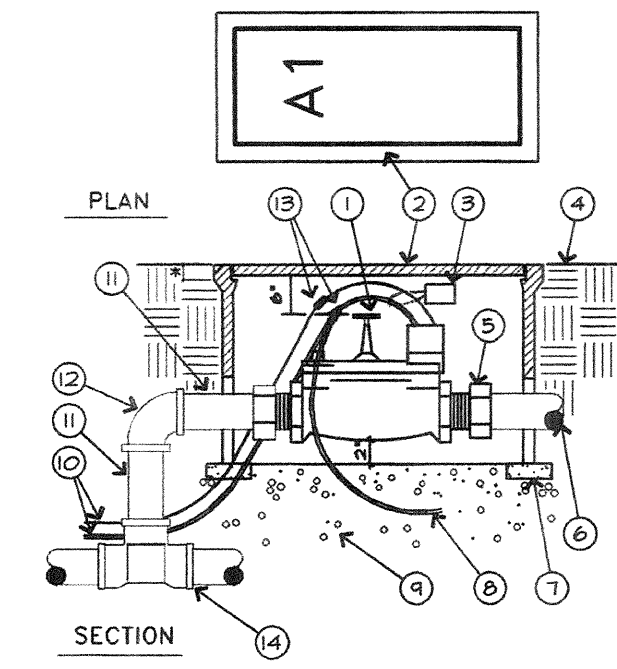
- LEGEND**
1. RAIN BIRD XB-10 EMITTER
 2. BOMBSHIT POLYFLEX RISER (LENGTH AS REQUIRED)
 3. FINISH GRADE
 4. PVC FITTINGS (5 x 5 x 1/2" F.I.P.T.)
 5. PVC PIPE (DEPTH PER DETAIL)



- LEGEND**
1. ROUND VALVE BOX WITH GREEN BOLT-DOWN COVER - HEAT BRAND "GV" ON VALVE BOX COVER IN 2" HIGH CHARACTERS.
 2. FINISH GRADE
 3. GATE VALVE WITH BRONZE WHEELHANDLE OR CROSSHANDLE
 4. 6" DIA. SCH. 40 PVC PIPE EXTENSION - LENGTH AS REQUIRED
 5. 3/4" CRUSHED ROCK - 8" DEPTH
 6. COMMON BRICK (2 REQUIRED)
 7. PVC MALE ADAPTER (TYPICAL)
 8. 2" CLEARANCE
 9. PVC MAIN LINE PIPE
- * 1" IN TURF AREAS, 2" IN SHRUB AREAS.



- LEGEND**
1. BROOKS #100 10"x10" ROUND VALVE BOX - HEAT BRAND "FV" ON LID IN 2" HIGH CHARACTERS.
 2. FINISH GRADE
 3. CHRISTY'S I.D. TAG - (SEE NOTES)
 4. 3/4" CRUSHED ROCK - 6" DEPTH
 5. A6 PRODUCTS 3/4"-B BALL VALVE
 6. PVC SCH. 40 MALE ADAPTER
 7. SALCO AIR FLEXIBLE PVC HOSE MINIMUM 3 FOOT LENGTH
 8. SCH 40 - 90 DEGREE ELBOW
 9. RIGID PVC PIPE
- * 1" IN LAWN AREAS, 2" IN SHRUB AREAS.
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.



- LEGEND**
1. ELECTRIC CONTROL VALVE
 2. RECTANGULAR VALVE BOX IN GREEN BOLT-DOWN COVER - HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
 3. CHRISTY'S I.D. TAG - NUMBERED TO MATCH DRAWINGS
 4. FINISH GRADE
 5. PVC MALE ADAPTER (TYP)
 6. PVC PIPE TO SYSTEM - ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEG. ELLS.
 7. COMMON BRICK (4 REQUIRED)
 8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER
 9. 3/4" CRUSHED ROCK - 8" DEEP
 10. CONTROL/COMMON WIRE FROM CONTROLLER
 11. PVC SCHEDULE 40 PIPE
 12. PVC 90 DEG. ELL
 13. WIRE CONNECTOR
 14. MAIN LINE FITTINGS W/SOLVENT WELD OUTLET
- * 1" IN TURF AREAS, 2" IN SHRUB AREAS.

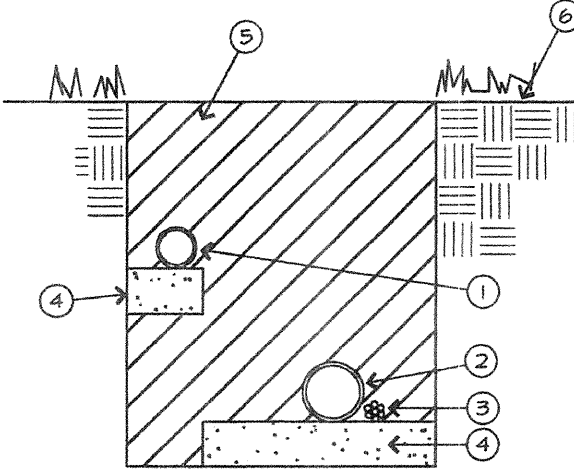
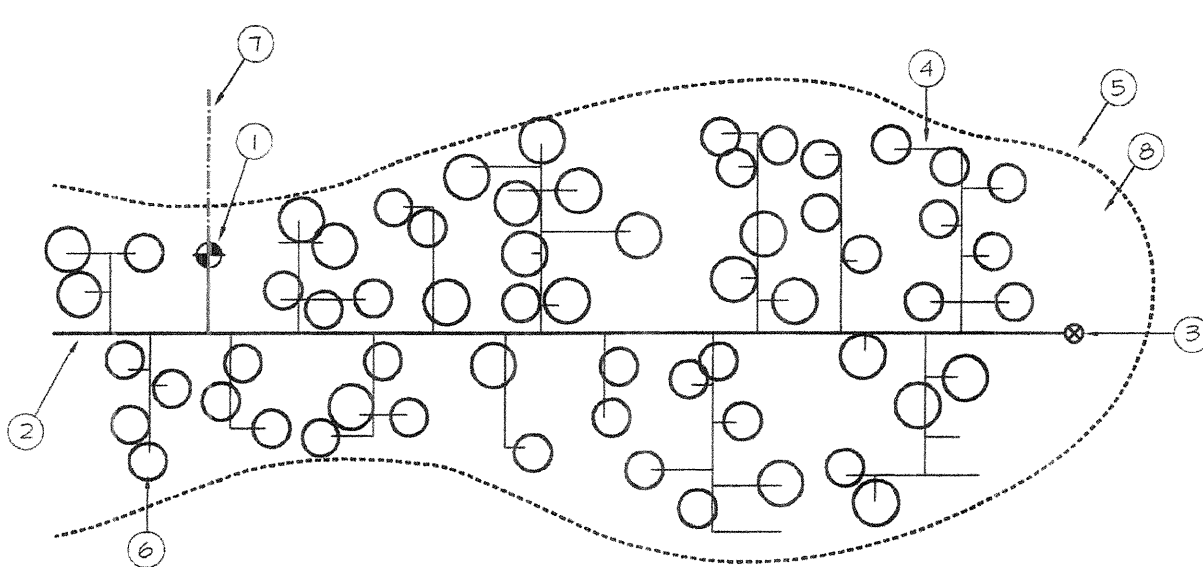
K DRIP EMITTER ASSEMBLY
N.T.S.

G GATE VALVE
N.T.S.

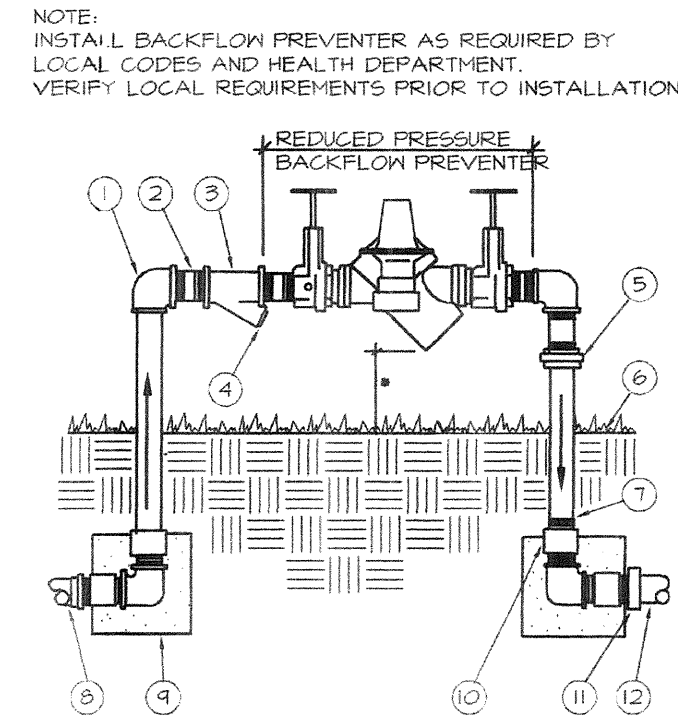
C FLUSH VALVE
N.T.S.

A ELECTRIC CONTROL VALVE
N.T.S.

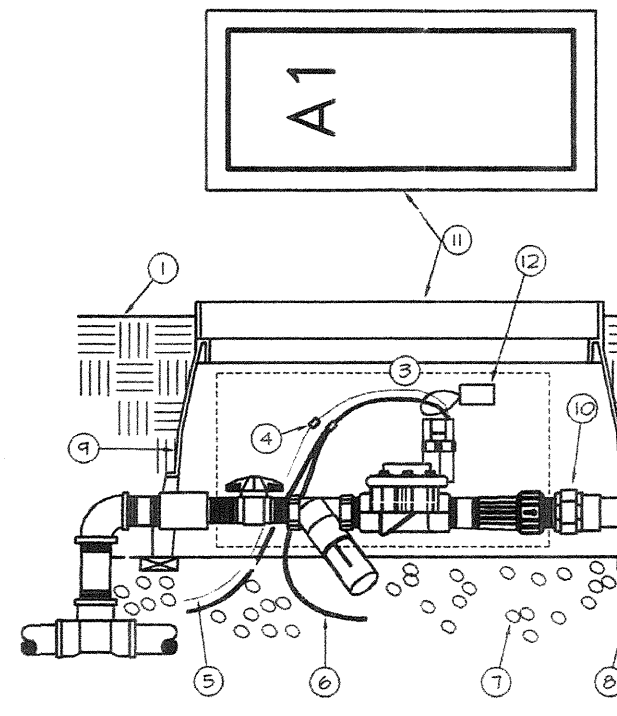
- LEGEND**
1. ELECTRIC EMITTER CONTROL VALVE ASSEMBLY
 2. BACKSLOPE LATERAL - PVC CLASS 200 PIPE
 3. FLUSH VALVE - SEE DETAIL C THIS SHEET
 4. DRIP LATERAL - PVC CLASS 310 PIPE
 5. BOUNDARY FOR DRIP VALVE ZONE
 6. SHRUB EMITTER DETAIL (TYPICAL)
 7. MAINLINE



- LEGEND**
1. NON-PRESSURE LATERAL LINE PIPING
 2. PRESSURE MAIN LINE PIPING
 3. CONTROL WIRES - TAPE AND BUNDLE EVERY 10 FEET INSTALL ADJACENT TO PRESSURE MAIN LINE
 4. PROVIDE 2" DEPTH OF CLEAN BACKFILL
 5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS
 6. FINISH GRADE
- * MINIMUM BACKFILL DEPTHS FROM FINISH GRADE TO TOP OF MAINLINE:
24" FOR PIPE SIZES 3" AND LARGER
18" FOR PIPE SIZES 2 1/2" AND SMALLER



- NOTE: INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
- LEGEND**
1. BRASS 90 DEG. ELL (TYP)
 2. BRASS NIPPLE-4" MIN. LENGTH (TYP)
 3. BRASS NYE STRAINER W/40 MESH MONEL SCREEN
 4. BRASS PLUG
 5. BRASS UNION
 6. FINISH GRADE
 7. BRASS NIPPLE (TYP)
 8. FROM POINT OF CONNECTION ADAPT AS REQ'D
 9. 12" x 12" x 12" CONCRETE THRUST BLOCK (TYP)
 10. BRASS COUPLING, SET FLUSH W/ CONCRETE (TYP)
 11. PVC MALE ADAPTER
 12. PVC MAINLINE
- * 12" MIN/24" MAX.



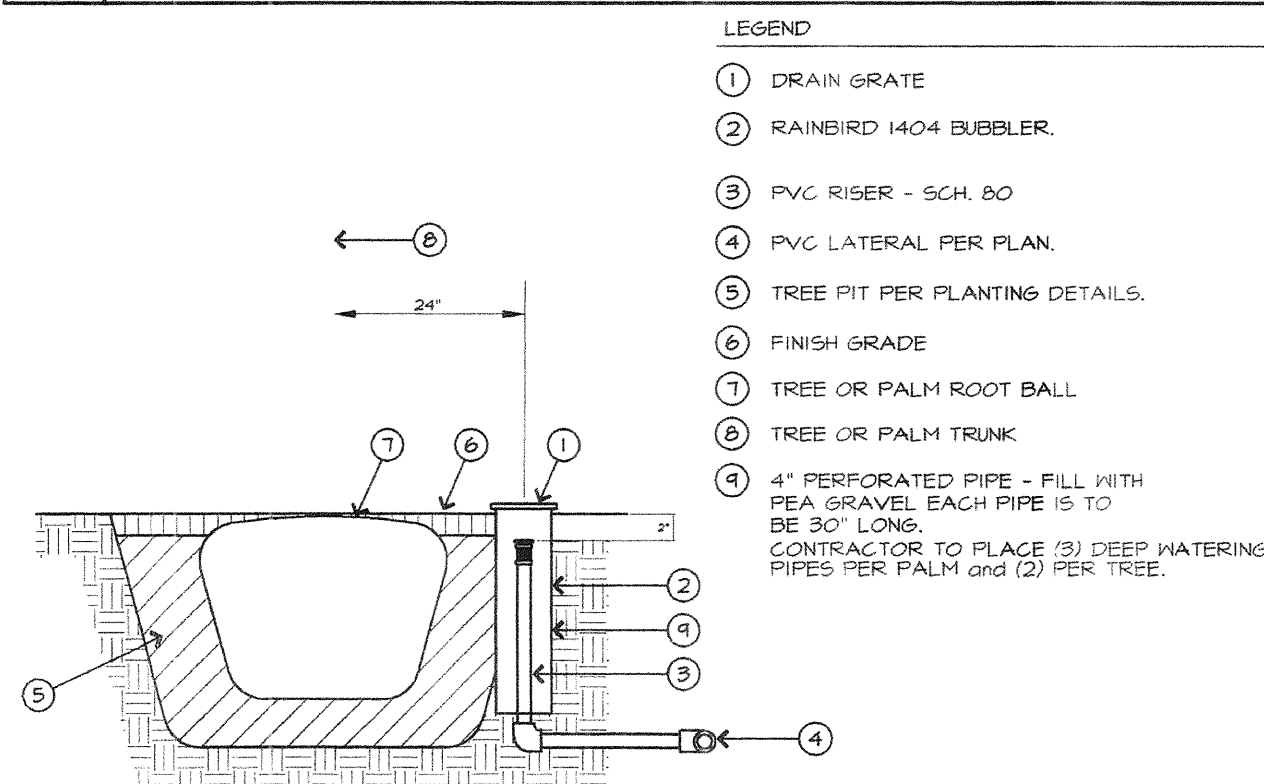
- LEGEND**
1. FINISH GRADE
 2. PVC PIPE (DEPTH PER DETAIL)
 3. RAIN BIRD MODEL # XZ-075 XERIGATION CONTROL ZONE ASSEMBLY
 4. WIRE CONNECTOR
 5. PILOT WIRE
 6. COMMON WIRE
 7. 3/4" CRUSHED ROCK
 8. (4) 2" x 4" x 12" REDWOOD FOR SUPPORT
 9. 12" x 18" RECTANGULAR VALVE BOX
 10. PVC UNION FOR SERVICING ASSEMBLY
 11. RECTANGULAR VALVE BOX IN GREEN BOLT-DOWN COVER - HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS
 12. CHRISTY'S I.D. TAG - NUMBERED TO MATCH DRAWINGS

L DRIP LAYOUT
N.T.S.

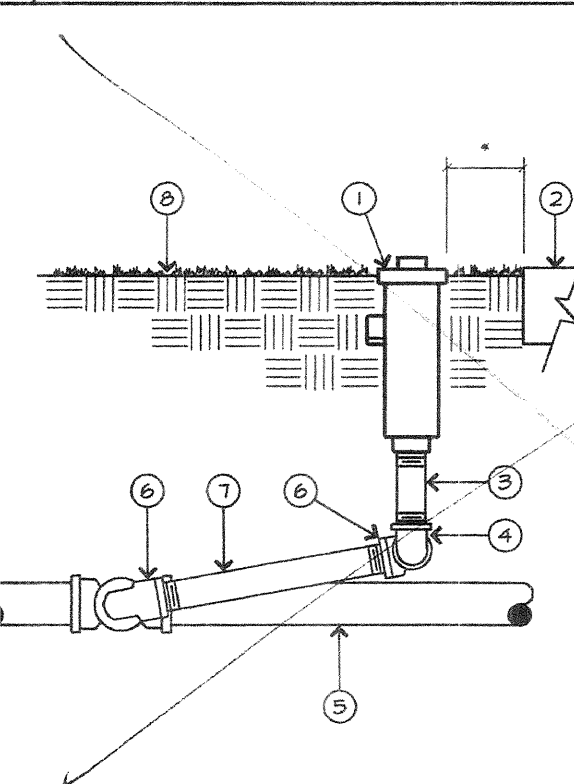
H TRENCHING
N.T.S.

D BACKFLOW PREVENTOR BY C.V.W.D.
N.T.S.

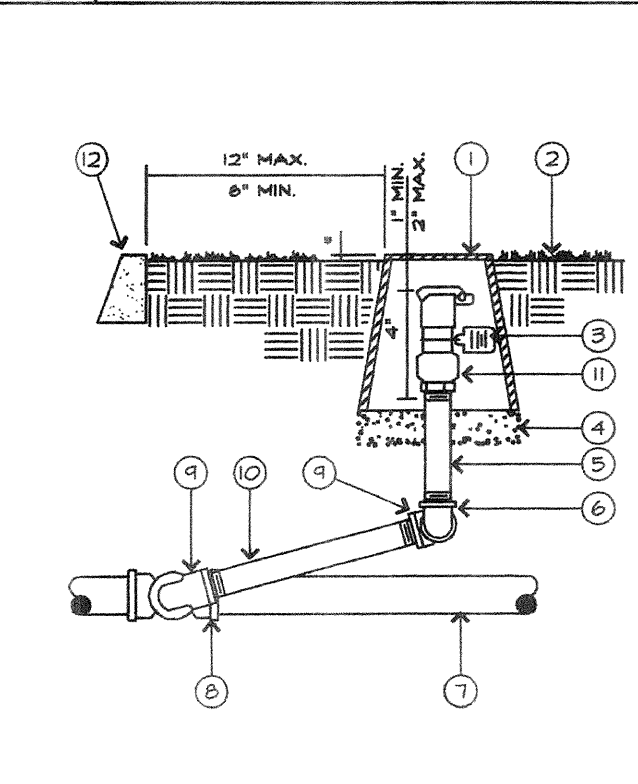
B XERIGATION CONTROL VALVE
N.T.S.



- LEGEND**
1. DRAIN GRATE
 2. RAINBIRD 1404 BUBBLER
 3. PVC RISER - SCH. 80
 4. PVC LATERAL PER PLAN
 5. TREE PIT PER PLANTING DETAILS
 6. FINISH GRADE
 7. TREE OR PALM ROOT BALL
 8. TREE OR PALM TRUNK
 9. 4" PERFORATED PIPE - FILL WITH FEA GRAVEL. EACH PIPE IS TO BE 30" LONG. CONTRACTOR TO PLACE 2" DEEP WATERING PIPES PER PALM and 12" PER TREE.



- LEGEND**
1. POP-UP SPRAY HEAD
 2. WALK OR CURB
 3. PVC SCH. 80 NIPPLE - 4" MIN. LENGTH
 4. PVC T x T 90 DEG. ELL
 5. LATERAL LINE PIPE AND FITTINGS
 6. 90 DEG. STREET ELL
 7. PVC SCH. 80 NIPPLE - 6" LONG
 8. FINISH GRADE
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.
- * 3" IN TURF AREAS



- LEGEND**
1. BROOKS ECONOMY VALVE BOX - HEAT BRAND "QV" ON LID IN 2" HIGH CHARACTERS.
 2. FINISH GRADE
 3. CHRISTY'S I.D. TAG
 4. 3/4" CRUSHED ROCK - 6" DEPTH
 5. BRASS NIPPLE
 6. BRASS 90 DEG. ELL
 7. MAIN LINE PIPING
 8. MAIN LINE FITTINGS
 9. BRASS 90 DEG. STREET ELL
 10. BRASS NIPPLE - 6" LONG
 11. QUICK COUPLING VALVE
 12. WALK OR CURB
- * 1" IN LAWN AREAS, 2" IN SHRUB AREAS.
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

GENERAL IRRIGATION NOTES

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. IN OPEN SEEDED LAWN AREAS SET TOP OF POP-UP TYPE SPRINKLER HEADS 3" ABOVE FINISH GRADE UNTIL LAWN IS ESTABLISHED. LOWERING OF ALL LAWN HEADS BY THE IRRIGATION CONTRACTOR SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/2" ABOVE FINISH GRADE SHALL BE ACCOMPLISHED WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE TINE HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
7. THIS DESIGN IS DIAGNOMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO ALLOW FOR NO OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. DO NOT WILLFULLY FIELD THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TERLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
12. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

DRAINAGE NOTE

DRAINAGE OF IRRIGATION WATER THROUGH SPRINKLER HEADS WILL NOT BE ALLOWED. SOME PORTIONS OF THE IRRIGATION SYSTEM WILL REQUIRE THE INSTALLATION OF RAINBIRD 1804-SAM, 1806-SAM, AND 1812-SAM IN LIEU OF RAINBIRD 1804, 1806, AND 1812 SPRINKLER HEADS TO PREVENT DRAINAGE. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL RAINBIRD POP-UP SPRAY HEADS WITH "SAM" FEATURE AS REQUIRED AT ANY SPRINKLER HEAD SHOWING SIGNS OF DRAINAGE AFTER THE IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF "SAM" FEATURE SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST TO THE OWNER.

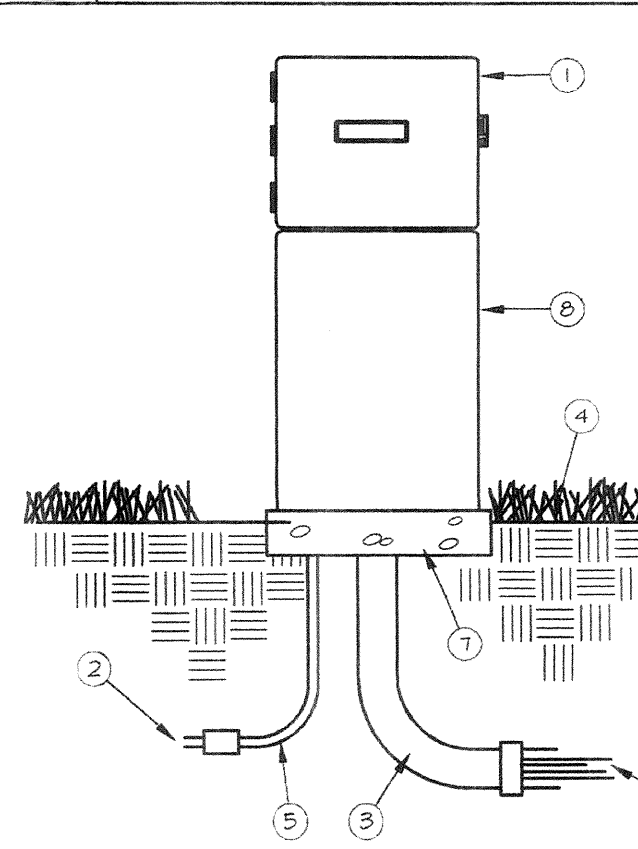
M TREE/PALM IRRIGATION
N.T.S.

I POP UP SPRAY HEAD
N.T.S.

E QUICK COUPLER
N.T.S.



- LEGEND**
1. SET ROTOR FLUSH WITH ADJACENT WALK OR CURB AND 4" ABOVE FINISH GRADE IN OPEN AREAS AT TIME OF INSTALLATION.
 2. WALK OR CURB
 3. ROTOR HEAD
 4. PVC SCH. 80 NIPPLE - TBE 2" MINIMUM LENGTH
 5. PVC T x T 90 DEG. ELL
 6. LATERAL LINE PIPE AND FITTINGS
 7. PVC T x T 90 DEG. STREET ELL
 8. PVC SCH. 80 NIPPLE - 12" LONG
 9. PVC T x T 90 DEG. STREET ELL
 10. FINISH GRADE
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.
- * ADJUST SPRINKLER HEADS TO PROPER HEIGHT (1/4" ABOVE FINISH GRADE) PRIOR TO END OF MAINTENANCE PERIOD.



- LEGEND**
1. AUTOMATIC CONTROLLER (SEE LEGEND)
 - 120-VOLT POWER SUPPLY WIRES IN CONDUIT
 3. PVC CONDUIT-2 1/2"
 4. FINISH GRADE
 5. SWEEEP ELL-2 1/2"
 6. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES
 7. 4" THICK CONCRETE FOOTINGS
 8. STAINLESS STEEL PEDESTAL (SEE LEGEND)
- NOTE: INSTALL ALL WIRING PER LOCAL CODE.

J ROTOR HEAD
N.T.S.

F CONTROLLER CLOCK
N.T.S.

DATE	
REVISIONS	
NO.	

R.M.D.
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La Quinta, California
92253
(609) 771-2052, fax 771-5484

IRRIGATION DETAILS

Artisan Collection
Perimeter and Entries
Cathedral City, California

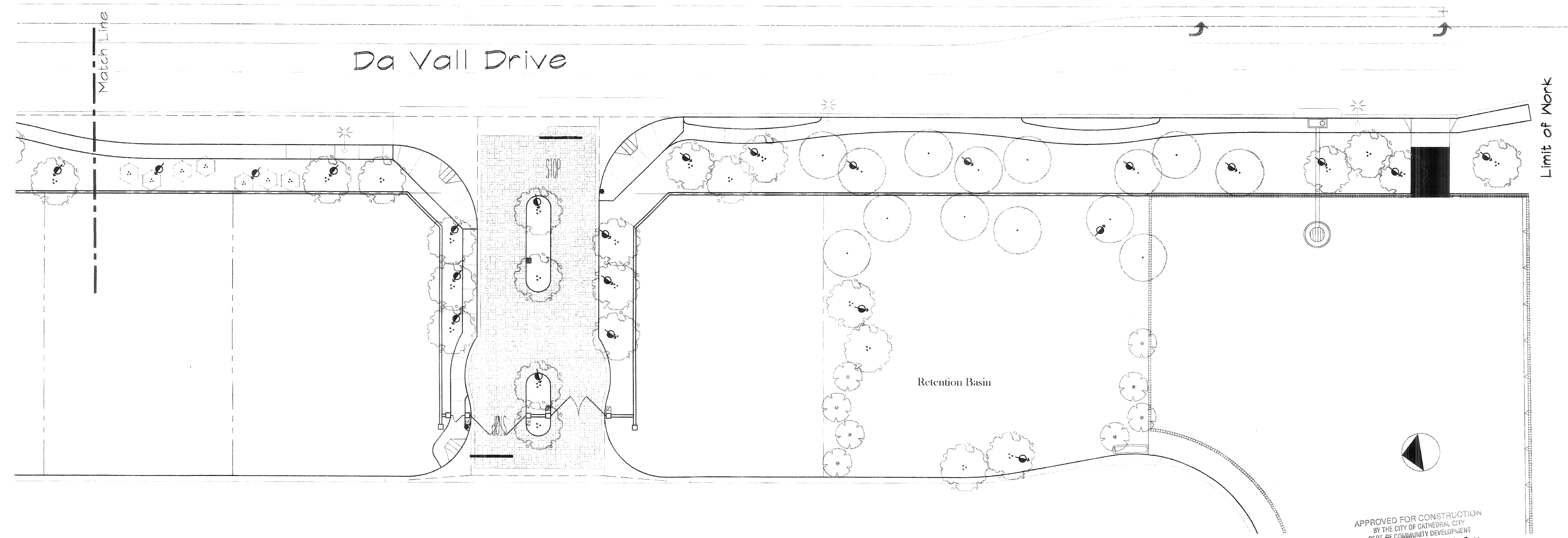
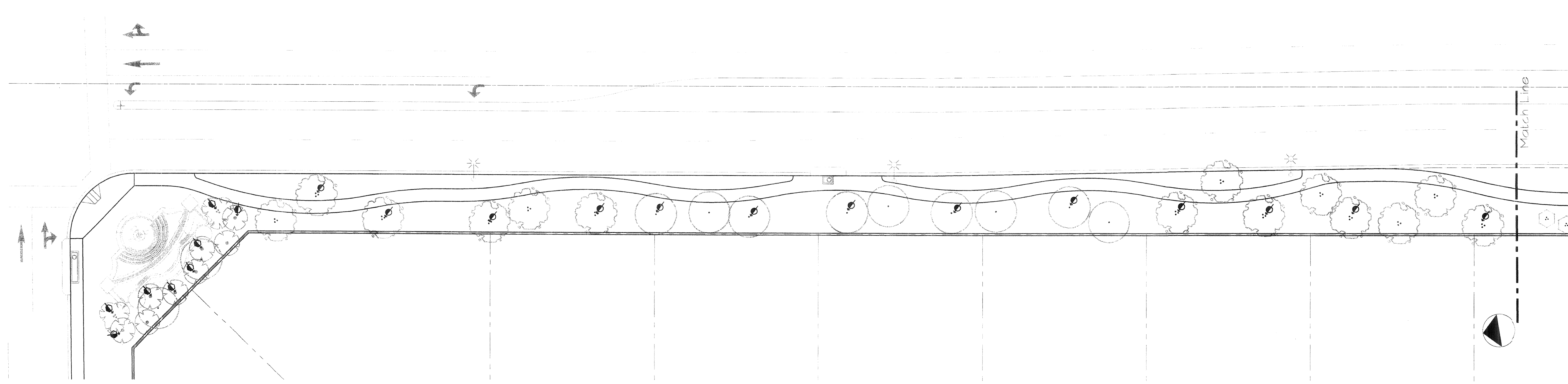
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Date: 6-12-01

Sheet No.

THESE PLANS HAVE BEEN REVIEWED BY THE COACHELLA VALLEY WATER DISTRICT IN ACCORDANCE WITH WATER CODE TITLE 7, DIVISION 1, CHAPTER 3, ARTICLE 10.0, SECTION 85597 ET SEQ. REQUIRING EFFICIENT LANDSCAPE AND IRRIGATION DESIGN IN COOPERATION WITH THE LOCAL GOVERNING AGENCY (CITY OR COUNTY).

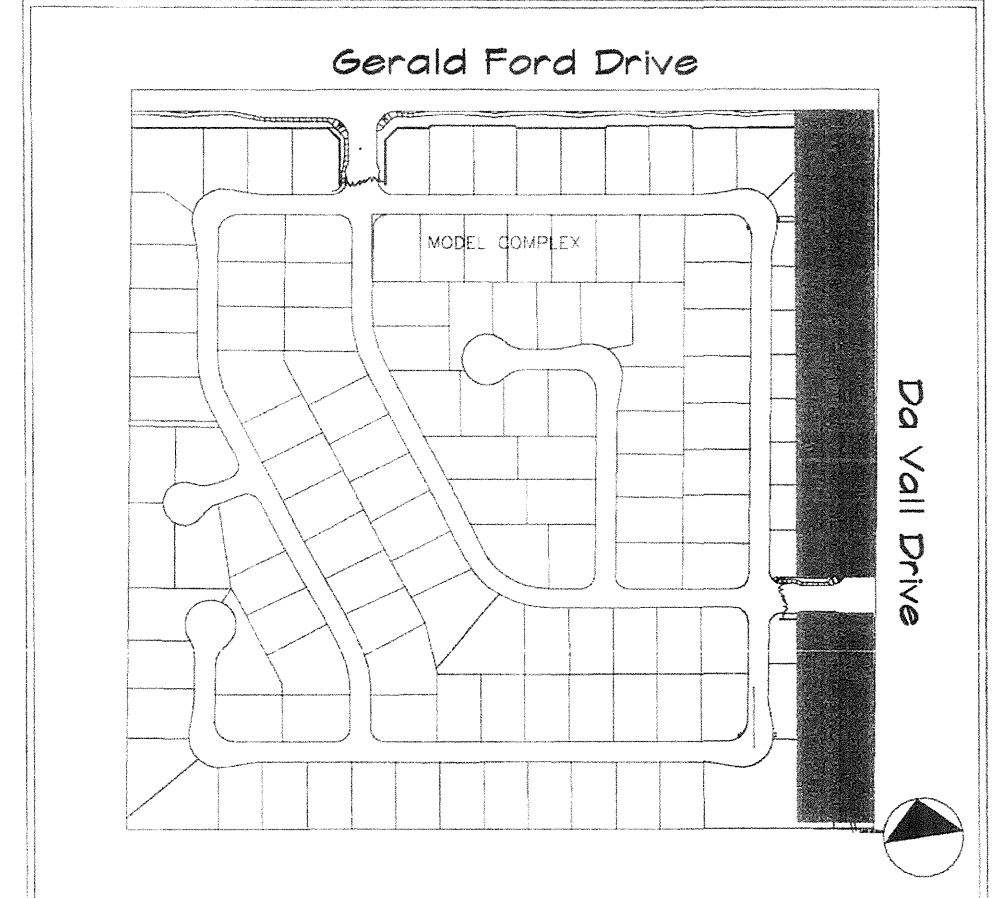
DATE 07/12/01 BY *Donald R. Ashley*
WATER MANAGEMENT/SPECIALIST
Scott Conlan
SERVICE DIRECTOR



LIGHTING LEGEND

SYM.	FIXTURE	COMMENTS
⬆	SPJ LIGHTING INC. - SPJ-13-05 - 50W MR-16 CAST ALUMINUM (TWIST & LOCK COVER)	PAV. TREE BULLET TYPE UP-LIGHT IV/BLACK FINISH
⬆	SPJ LIGHTING INC. - SPJ15-05 - 13 W	UP-LIGHT FOR TREE CANOPY / FLOOD LIGHT IV/BLACK FINISH
⬆	SPJ LIGHTING SPJ10-01 - 18W FLOURESCENT LAMP, PROVIDE GRILL INSIDE FIXTURE.	WALKLIGHT DIRECT TOWARDS PATH/ DRIVE IV/BLACK FINISH
Q	TRANSFORMER BY JUSTIN, INC. MODEL NO.MTF-350-1P - 300 WATT - II-15V - BUILT IN PHOTO-CELL AND TIMER	STAINLESS STEEL ENCLOSURE 10"X 12"HT X 6" DEEP

KEY MAP



APPROVED FOR CONSTRUCTION
 BY THE CITY OF CATHEDRAL CITY
 DEPT. OF COMMUNITY DEVELOPMENT
 PLANNING *[Signature]* DATE 9-13-01
 BUILDING _____ DATE _____
 ENGINEERING _____ DATE _____

APPROVED FOR CONSTRUCTION
 BY THE CITY OF CATHEDRAL CITY
 DEPT. OF COMMUNITY DEVELOPMENT
 PLANNING _____ DATE _____
 BUILDING _____ DATE _____
 ENGINEERING _____ DATE _____

NO.	REVISIONS	DATE

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 Encinitas, California
 92024
 (760) 771-2071, fax 771-3381

LIGHTING PLAN

Artisan Collection
 Perimeter and Entries
 Cathedral City, California

Scale:
 1"=20'-0"
 Date:
 6-12-01
 Sheet No.:

PL-8