



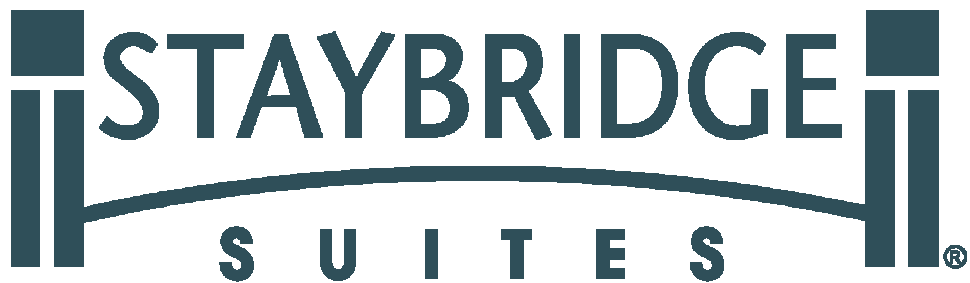
STAYBRIDGE SUITES
PALM DESERT, CA |12.05.22



PREST | VUKSIC | GREENWOOD
ARCHITECTS · INTERIORS



STAYBRIDGE SUITES
PALM DESERT, CA



PALM DESERT
CALIFORNIA

PROJECT INFORMATION

OWNER

DESERT HOSPITALITY GROUP
61380 29 PALMS HWY 15-16
JOSHUA TREE, CA 92252
NINDERSINGH@GMAIL.COM

APPLICANT

PREST VUKSIC GREENWOOD ARCHITECTS
JOHN VUKSIC
44530 SAN PABLO AVENUE, SUITE 200
PALM DESERT, CA 92260
760.779.5393
JOHN@PVGARCH.COM

ASSESSOR'S PARCEL NO.

APN: 694-190-085

PROJECT ADDRESS

74777 TECHNOLOGY DR
PALM DESERT, CA 92260

LEGAL DESCRIPTION

3.51 ACRES IN PAR 5 PM 239/009 PM 36792
SubdivisionName PM 36792 Acres 003.51
LotType Parcel Parcel 5 RecMapType Parcel
Map MapPlatB 239 MapPlatP 009

PROJECT DESCRIPTION

STAYBRIDGE SUITES AT PALM DESERT, CA

LOCATION NO: 19614
INN CODE: UDDMM
IHG PROJECT NO: 40540
PVA PROJECT NO: 211229

CONSULTANTS

DESIGN ARCHITECT
PREST VUKSIC GREENWOOD ARCHITECTS
JOHN VUKSIC
44530 SAN PABLO AVENUE, SUITE 200
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ARCHITECT OF RECORD
ACE DESIGN
2795 E. BIDWELL ST
STE. 100-318
FOLSOM, CA 95630
702.780.1492

CIVIL ENGINEER
ACE DESIGN LLC
1024 IRON POINT ROAD
STE. 106
FOLSOM, CA 95630
702.396.5113

ELECTRICAL
ACE DESIGN LLC
7455 ARROYO CROSSING
STE. 220
LAS VEGAS, NV 89113
702.396.5113

LANDSCAPE ARCHITECT
GARZA CONCEPTS
JOSE GARZA
P.O. BOX 5891
LA QUINTA, CA 92248
JOSE@GARZACONCEPTS.COM

BUILDING DATA

OCCUPANCY R2
TOTAL OCCUPANCY -
TYPE OF CONSTRUCTION VB
SPRINKLER YES
NO. OF STORIES 4
GREATEST HEIGHT 62'
APN: 694-190-085

LOT AREA

GROSS AREA: 3.92+/- ACRE
170,843.0 S.F.

ROOM COUNT

FIRST FLOOR 12 ROOMS
2 ACCESSIBLE ROOM
4 HEARING ASSISTED ROOM
SECOND FLOOR 28 ROOMS
3 ACCESSIBLE ROOM
1 HEARING ASSISTED ROOM
THIRD FLOOR 28 ROOMS
3 ACCESSIBLE ROOM
3 HEARING ASSISTED ROOM
FOURTH FLOOR 28 ROOMS
1 ACCESSIBLE ROOM
1 HEARING ASSISTED ROOM

TOTAL: 96 ROOMS

REQUIRED COMMON AREA SEATING 39 SEATS
96 ROOMS X 40% =
PROVIDED: 49 SEATS

PARKING DATA

PARKING SPACES REQUIRED BY CITY OF PALM DESERT
(1.1 PARKING SPACE PER ROOM)

STAYBRIDGE SUITES
96 ROOMS X 1.1 = 106 SPACES

HOLIDAY INN EXPRESS
96 ROOMS X 1.1 = 106 SPACES

TOTAL PARKING REQUIRED = 212 SPACES

TOTAL PARKING PROVIDED = 212 SPACES

PARKING SPACES REQUIRED BY IHG:
(1 PARKING SPACE PER ROOM)
96 ROOMS X 1 = 96 SPACES

PARKING PROVIDED FOR
STAYBRIDGE SUITES = 108 SPACES

SHEET INDEX

SHEET NO.	SHEET NAME
GENERAL	
A000	COVER SHEET
A001	SHEET INDEX
A002	CONTEXTUAL SITE PLAN
CIVIL	
C1	CONCEPTUAL GRADING PLAN
C2	CONCEPTUAL UTILITY PLAN
C3	CONCEPTUAL RETENTION BASIN STORAGE PLAN
C4	DETAIL SHEET
ARCHITECTURAL	
A100.1	OVERALL SITE PLAN
A100.2	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A201	ROOF PLAN
A202	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	COLOR ELEVATIONS
A304	COLOR ELEVATIONS
A501	RENDERINGS
A502	RENDERINGS
A503	RENDERINGS
A504	RENDERINGS
A700	MATERIAL BOARD
PHOTOMETRIC	
E1.1	FIXTURE CUTSHEETS
E2.2	SITE PHOTOMETRIC PLAN
LANDSCAPE	
C1.0	COVER SHEET
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PLANT IMAGES
L1.3	LANDSCAPE DETAILS

GROSS LOT AREA

NAME	S.F.
TOTAL LOT AREA	170,843.0 SF

BUILDING DATA

SQUARE FOOTAGE	
NAME	S.F.
FIRST FLOOR	20,765.0 SF
SECOND FLOOR	20,393.0 SF
THIRD FLOOR	20,125.0 SF
FOURTH FLOOR	19,500.0 SF
GRAND TOTAL	83,106.0 SF



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SHEET INDEX

Scale: _____
Sheet: A001

DEC. 05, 2022
221166



STAYBRIDGE SUITES

PALM DESERT, CA



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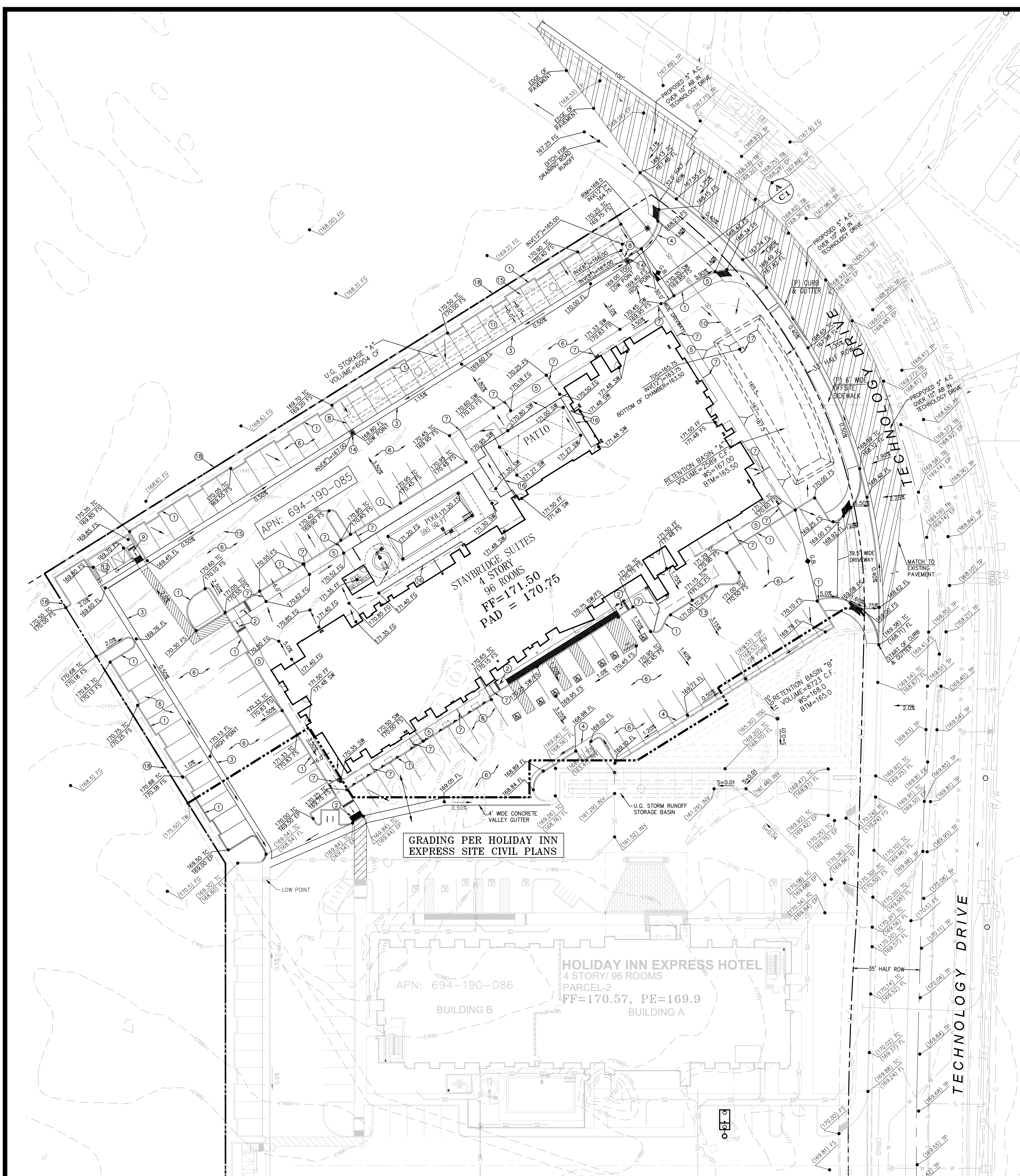
CONTEXTUAL
SITE PLAN

Scale:

Sheet:

A002

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221166

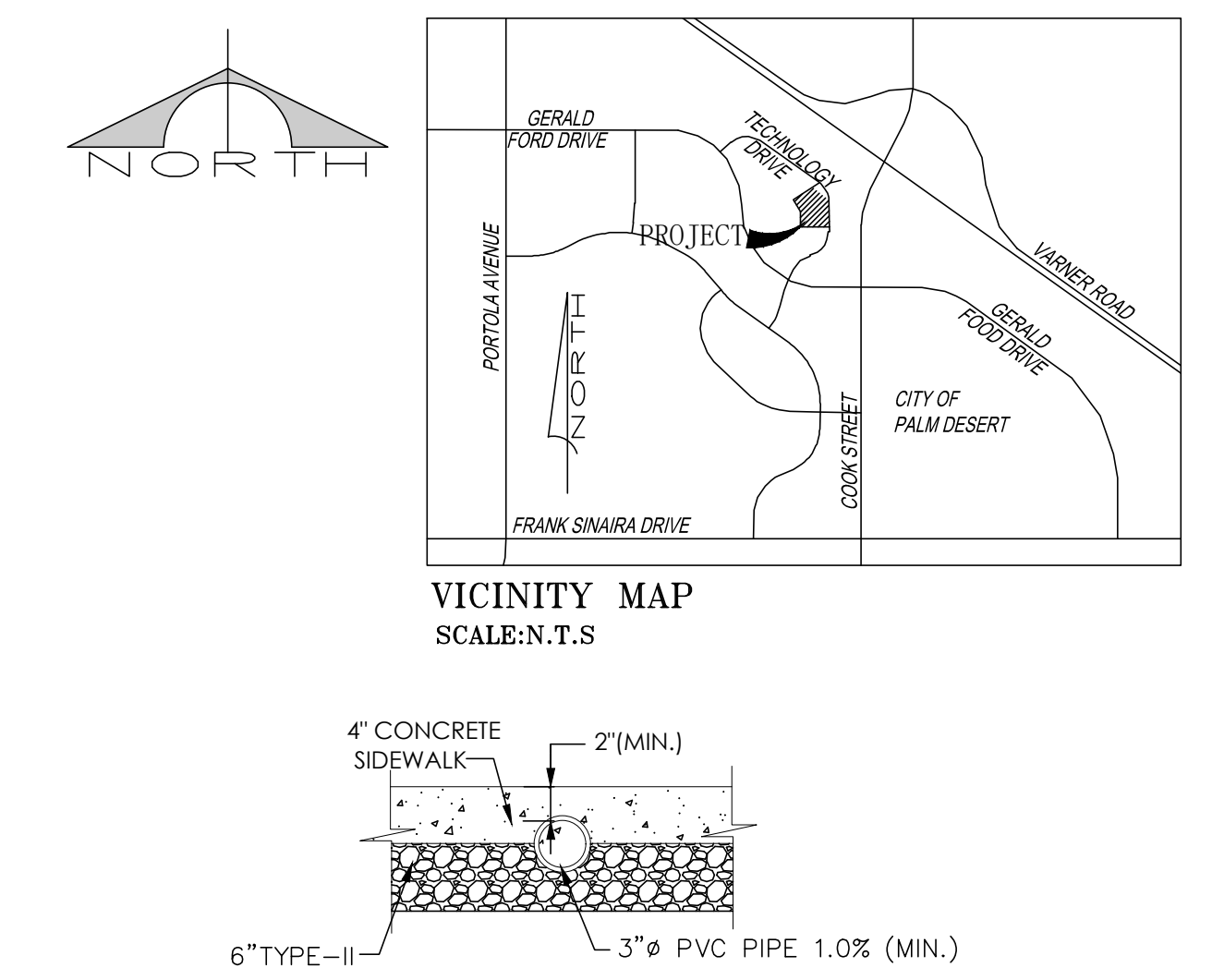


- CONSTRUCTION NOTES (ONSITE):**
1. CONSTRUCT TYPE A CONCRETE CURB PER TYP. DETAIL NO. 1 ON C4 SHEET
 2. CONSTRUCT ONSITE DISABLED RAMP TYPE B PER STD. DETAIL NAME "U" ON C4 SHEET
 3. CONSTRUCT 3.0' WIDE ONSITE CONCRETE VALLEY GUTTER PER STD. DETAIL NO. 112 ON C4 SHEET
 4. CONSTRUCT CURB AND GUTTER PER TYP. DETAIL NO. 1 ON C4 SHEET
 5. CONSTRUCT ONSITE CONCRETE SIDEWALK (FOR WIDTH REFER PLAN) PER DETAIL NO. 104 ON C4 SHEET
 6. CONSTRUCT 3" AC OVER 4" TYPE II AGGREGATE BASE (95% COMPACTION) OVER A COMPACTED SUBGRADE OF 12" (90% COMPACTION FOR A TRAFFIC INDEX OF 6.0).
 7. INSTALL 3" PVC SDR 35 UNDER SIDEWALK DRAIN PER STD. DETAIL #1 ON THIS SHEET
 8. PROPOSED ADS N-12 8" HDPE STORM DRAIN LINE
 9. CONSTRUCT ONSITE DISABLED RAMP TYPE A PER STD. DETAIL NAME "T" ON C4 SHEET
 10. PROPOSED ADS N-12 12" HDPE STORM DRAIN LINE
 11. PROPOSED 168LF 60" CM PIPE (WITH 1.0' ROCK ON ALL SIDES) FOR UNDERGROUND STORAGE HAVING VOLUME 6004 CF PER DETAIL #1 ON C3 SHEET
 12. PROPOSED TRASH ENCLOSURE PER ARCH PLANS
 13. CONSTRUCT ONSITE DEPRESSED CURB
 14. PROPOSED 2'X2' CONCRETE CHAMBER PER DETAIL #3 ON THIS SHEET
 15. EXISTING FENCE TO BE REMOVED
 16. INSTALL 3" PVC SDR 35 PIPES FOR DRAINING THE RUNOFF FROM ROOF DRAINS TO PAVEMENT/GREEN AREA. REFER DETAIL #2 ON THIS SHEET
 17. PROPOSED 2.0'X2.0' CONCRETE OVERFLOW CHAMBER
 18. PROPOSED 6' HIGH GARDEN WALL

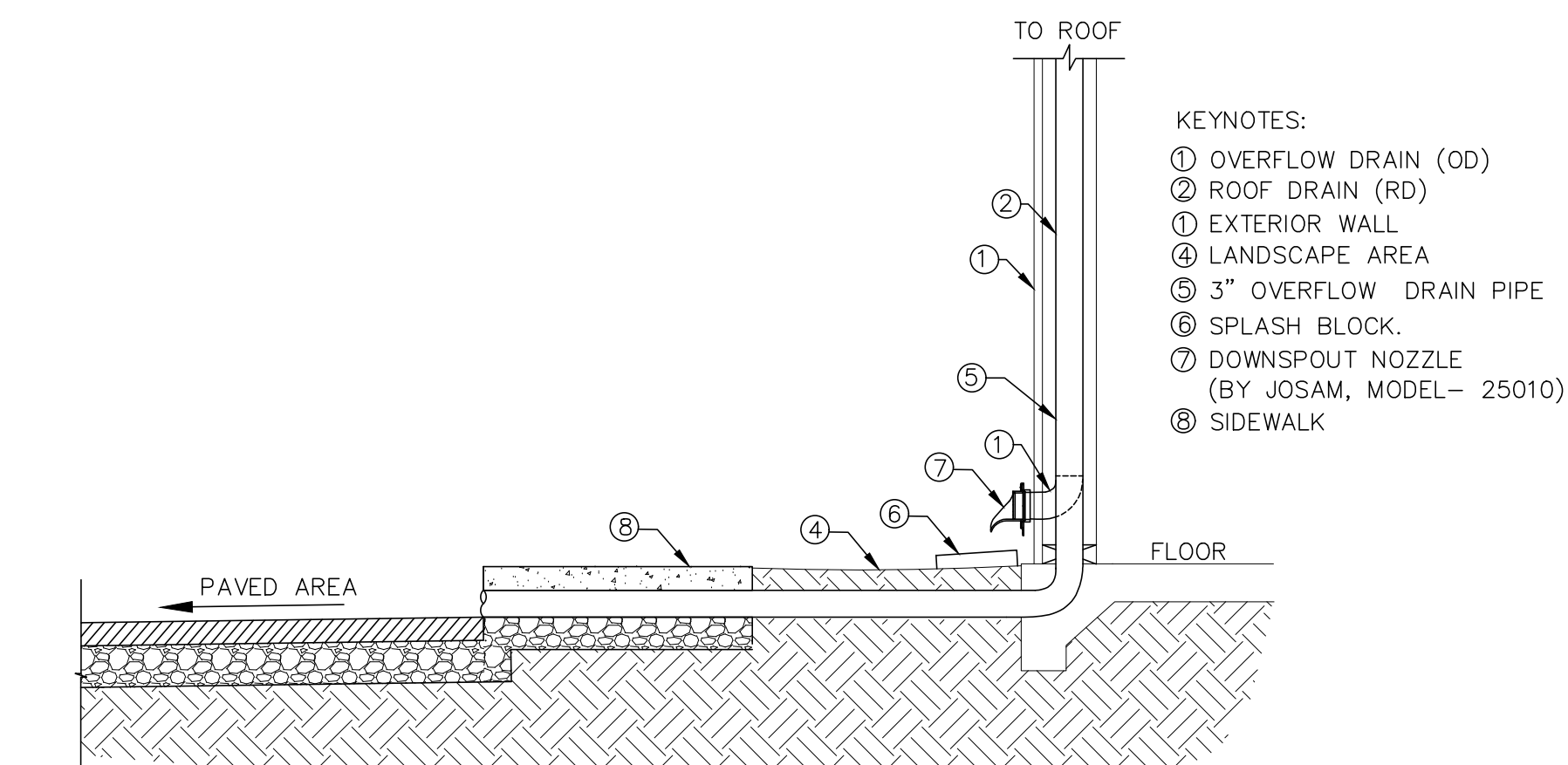
FEMA INFORMATION:
THIS PROJECT IS COVERED BY FIRM PANEL NUMBER 06065C1615G REVISED AUGUST 28, 2008.

CUT & FILL QUANTITIES:
CUT : 1859 CUY
FILL : 1910 CUY
NET IMPORT : 51 CUY

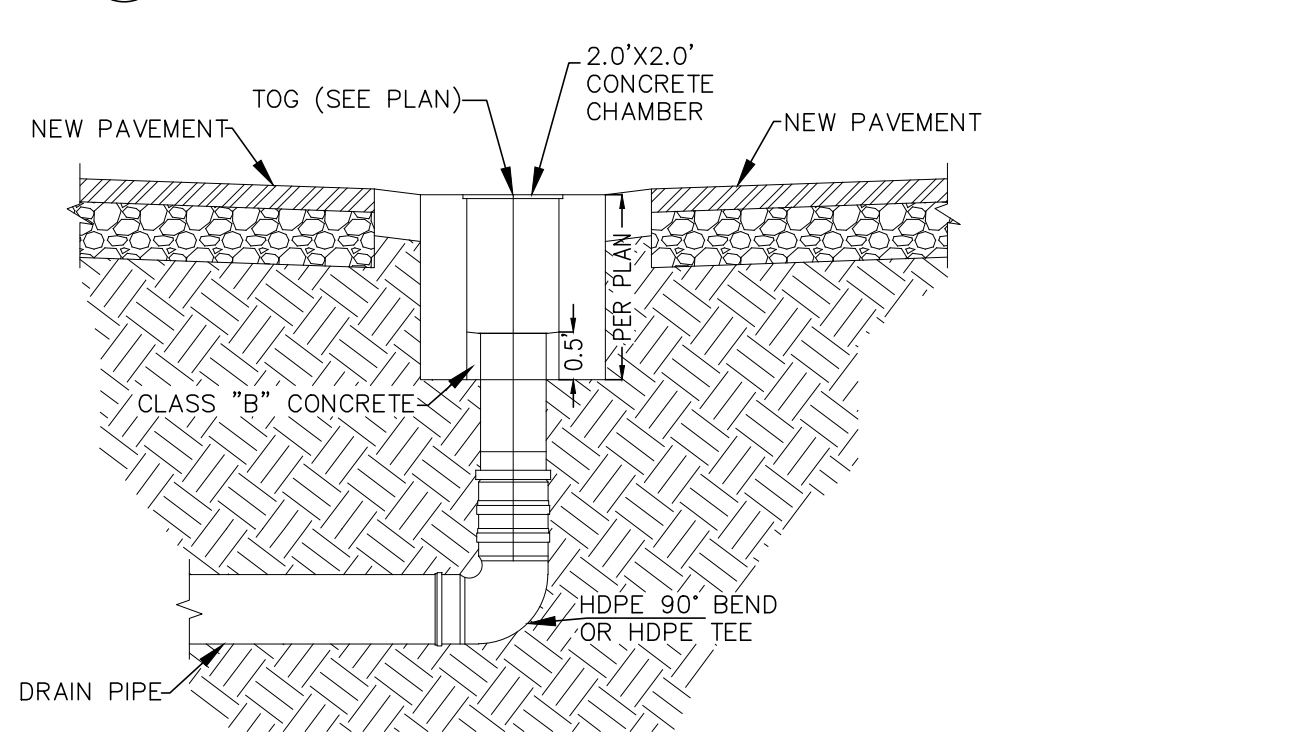
- LEGEND:**
- EASEMENT LINE
 - CENTER LINE
 - FLOW DIRECTION & PERCENT
 - PROPERTY LINE
 - HANDICAP ACCESSIBLE ROUTE
 - REMOVE & RECONSTRUCT
 - 68.50 FF FINISHED FLOOR ELEVATION
 - 68.50 TC TOP OF CURB ELEVATION
 - 68.50 FL FLOW LINE ELEVATION
 - 68.50 FS FINISHED SURFACE ELEVATION
 - 68.50 FG FINISHED GRADE ELEVATION
 - 68.50 HP HIGH POINT ELEVATION
 - 68.50 EP EDGE OF PAVEMENT ELEVATION
 - 68.50 PE PAD ELEVATION
 - (68.50) FS EX. FINISHED SURFACE ELEVATION
 - (68.50) TP EX. TOP OF PAVEMENT ELEVATION
 - (68.50) EP EX. EDGE OF PAVEMENT ELEVATION
 - (68.50) TB EX. TOP OF BERM ELEVATION
 - (68.50) TOG EX. TOP OF GRATE ELEVATION
 - (68.50) FL EX. FLOWLINE ELEVATION
 - (68.50) INV EX. INVERT LEVEL ELEVATION
 - (0.5%) EX. SLOPE
 - FENCE
 - EXISTING STREET LIGHTS
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING CONTOUR
 - SD --- STORM DRAIN PIPE
 - W --- WATER LINE
 - S --- SEWER LINE
 - E --- ELECTRICAL LINE
 - T --- TELEPHONE LINE
 - G --- GAS LINE



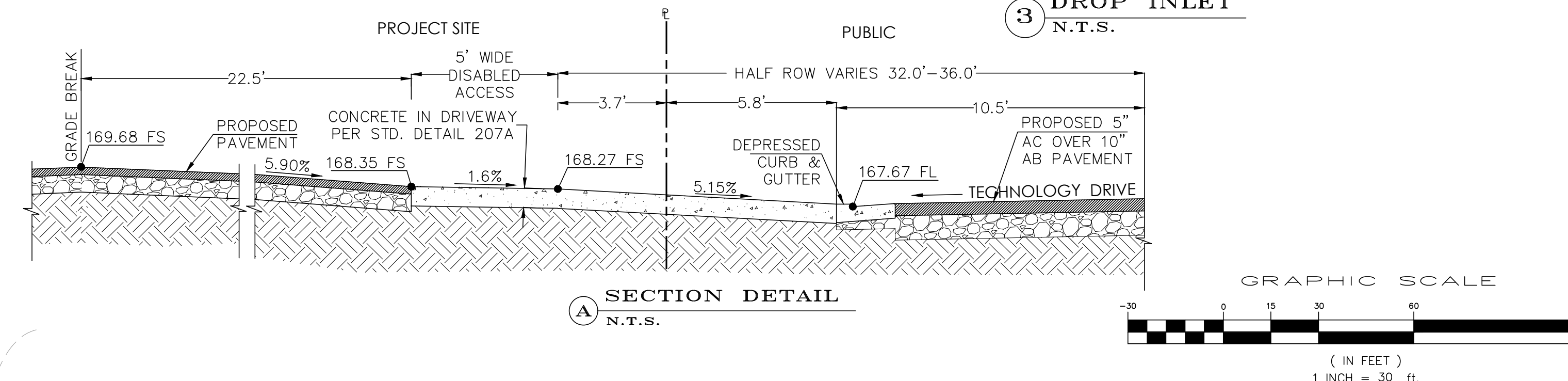
1 ON-SITE UNDER SIDEWALK DRAIN
N.T.S.

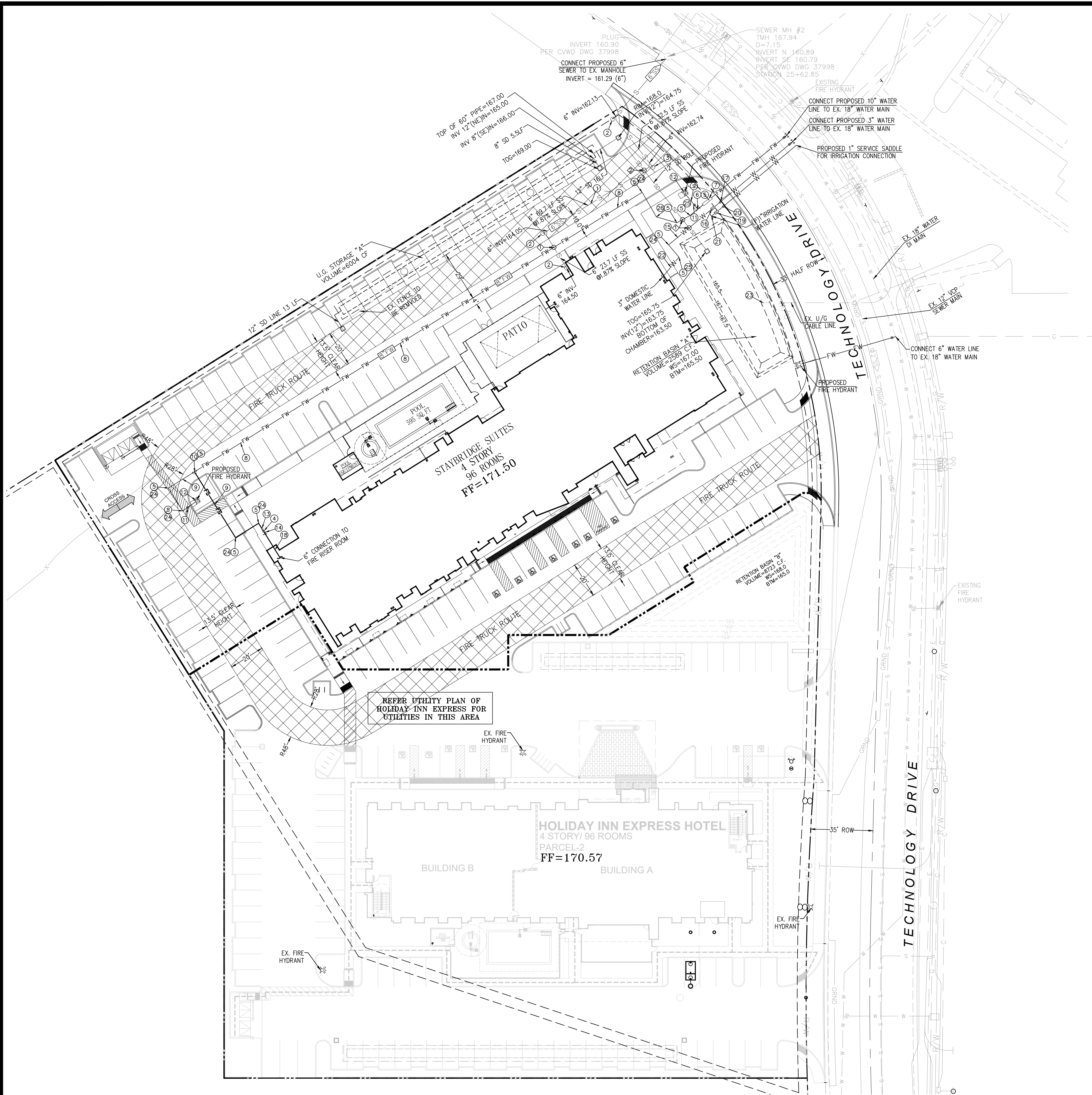


2 OD & RD TERMINATION DETAIL (TYP.)
N.T.S.



3 DROP INLET
N.T.S.





LEGEND:

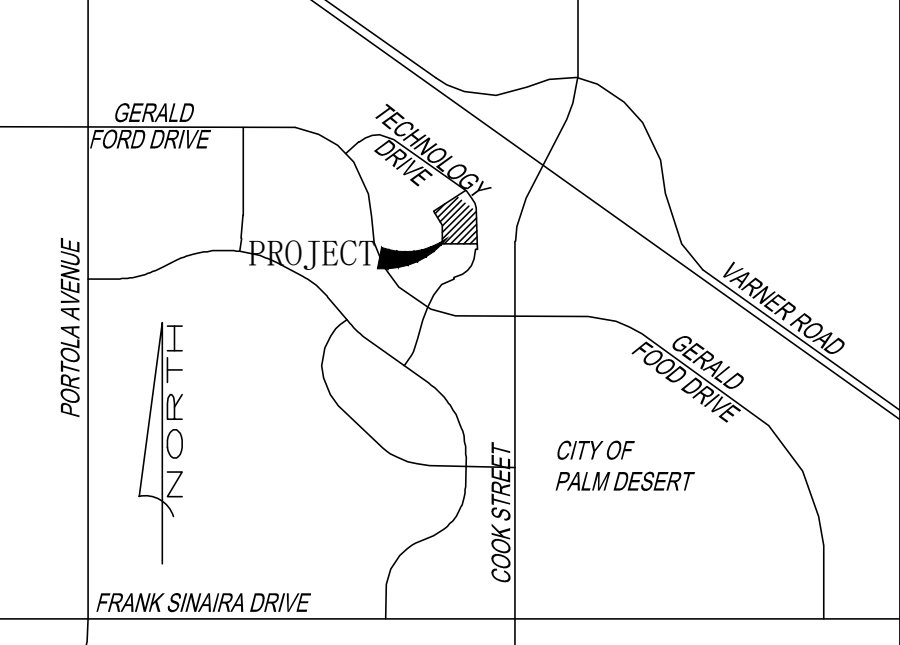
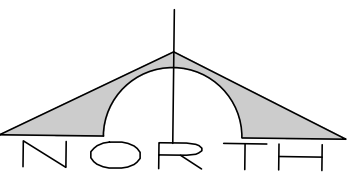
- FIRE HYDRANT
- SEWER CLEAN OUT
- FIRE DEPARTMENT CONNECTION
- RPPA
- WATER GATE VALVE
- WATER METER
- DOUBLE CHECK DETECTOR ASSEMBLY
- FIRE SPRINKLER LINE
- FIRE WATER LINE
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- CENTER LINE
- PROPERTY LINE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- EX. SLOPE
- EXISTING FENCE
- EXISTING STREET LIGHTS
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- WATER LINE
- SEWER LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- GAS LINE

CONSTRUCTION NOTES:

- INSTALL 6" EXTRA STRENGTH VCP SEWER PIPE PER ASTM C700
- INSTALL 6" SEWER CLEAN OUT PER CVWD STANDARD DETAIL NO. S-6 ON C4 SHEET.
- INSTALL 6" SEWER CLEAN OUT PER CVWD STANDARD DETAIL NO. S-45 ON C4 SHEET.
- INSTALL 6" CHECK VALVE
- CONSTRUCT THRUST BLOCKS PER CVWD STD. DWG. NO. W-19/S-19 & W-20/S-20 ON C4 SHEET
- INSTALL 10"x8"x8" TEE.
- INSTALL 10" DCCDA FOR FIRE WATER LINE PER CVWD STD. DWG. NO. W-50 ON C4 SHEET
- PROPOSED 8" PVC C-900 FIRE WATER SERVICE LINE.
- PROPOSED 6" PVC C-900 FIRE WATER SERVICE LINE.
- INSTALL 8"x6"x6" TEE.
- INSTALL 6" GATE VALVE PER CVWD STD. DWG. NO. W-33A ON C4 SHEET
- PROPOSED FIRE HYDRANT PER CVWD STD. DWG. NO. W-33A ON C4 SHEET
- INSTALL POST INDICATOR VALVE
- INSTALL 6" FIRE DEPARTMENT CONNECTION
- PROPOSED 3" PVC SCH 80 DOMESTIC WATER LINE.
- INSTALL 3" RPPA FOR DOMESTIC SERVICE
- PROPOSED 3" WATER METER FOR DOMESTIC SERVICE
- INSTALL UL LISTED 6" SINGLE PIECE CORROSION-RESISTANT STAINLESS STEEL PER DETAIL #1 ON THIS SHEET
- INSTALL 1.0" RPPA FOR IRRIGATION LINE
- PROPOSED 1.0" WATER METER FOR IRRIGATION SERVICE
- INSTALL 1.0" TYPE 'K' COPPER IRRIGATION WATER LINE
- INSTALL UL LISTED 3" SINGLE PIECE CORROSION-RESISTANT STAINLESS STEEL WATER LINE FOR DOMESTIC SERVICE
- EX. UNDERGROUND CABLE LINE COMING UNDER RETENTION BASIN TO BE RELOCATED
- INSTALL 90° BEND (PIPE SIZE PER PLAN)
- INSTALL 11.25° BEND (PIPE SIZE PER PLAN)
- INSTALL 135° BEND (PIPE SIZE PER PLAN)

NOTE TO CONTRACTOR:

- VERTICAL SEPARATION OF MINIMUM 0.5' BETWEEN WATER AND SEWER/STORM DRAIN LINES TO BE PROVIDED. PLACE WATER LINE ABOVE SEWER/STORM DRAIN LINE. MAINTAIN A MINIMUM COVER OF 3.5' BETWEEN TOP OF THE WATER LINE AND FINISHED SURFACE ELEVATION.
- VERTICAL SEPARATION OF MINIMUM 1.0' BETWEEN STORM DRAIN AND SEWER LINES TO BE PROVIDED.



VICINITY MAP
SCALE:N.T.S

FIRE FLOW CALCULATIONS;

FIRE FLOW REQUIREMENTS IS 2,500 GALLONS (REDUCED 50% DUE TO FULLY SPRINKLED BUILDING) AT MINIMUM 20 PSI RESIDUAL PRESSURE.

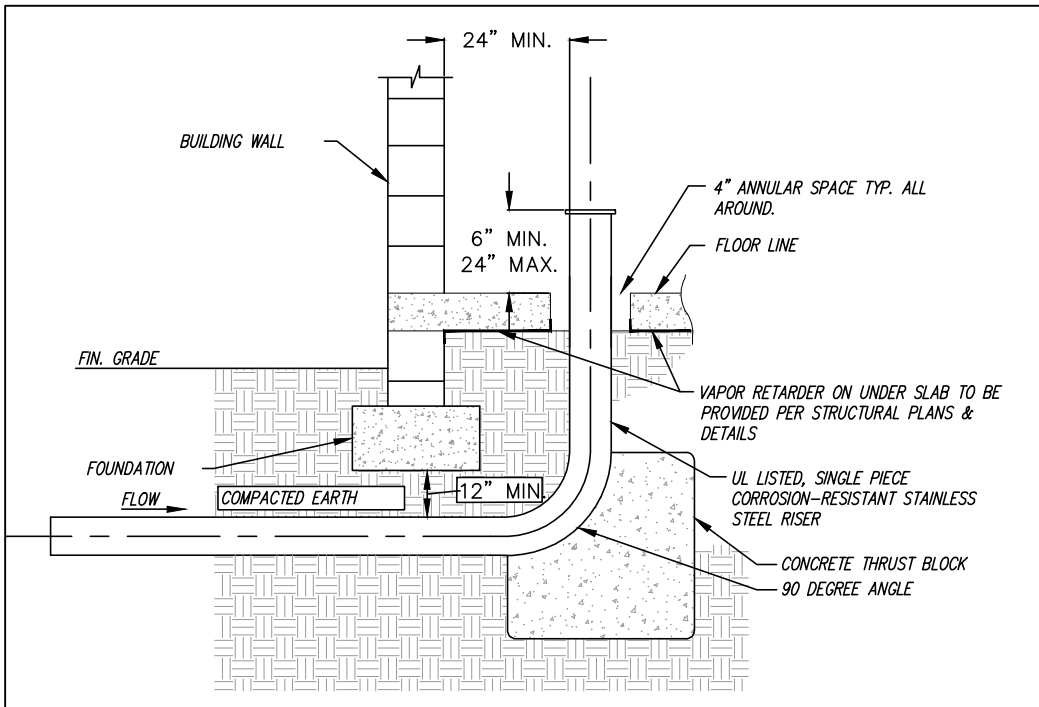
BASED ON;

SQUARE FOOTAGE OF BUILDING 75,636 SQFT
BUILDING HEIGHT 55'-4"
NUMBER OF STORIES 4 FLOORS
TYPE OF CONSTRUCTION V-A
OCCUPANCY R1, B & A2, A3 (SEPARATED OCCUPANCIES)
FULL AUTOMATIC FIRE SPRINKLER SYSTEM YES

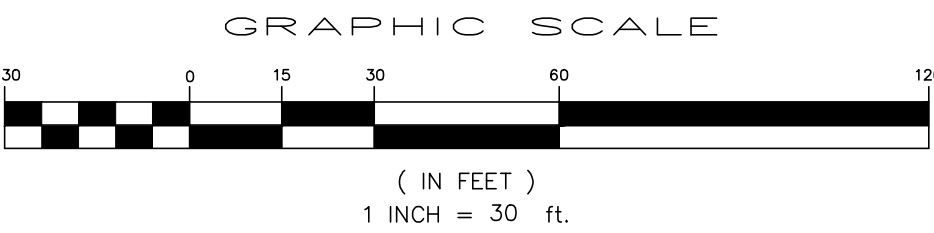
APPROVED FOR CONSTRUCTION

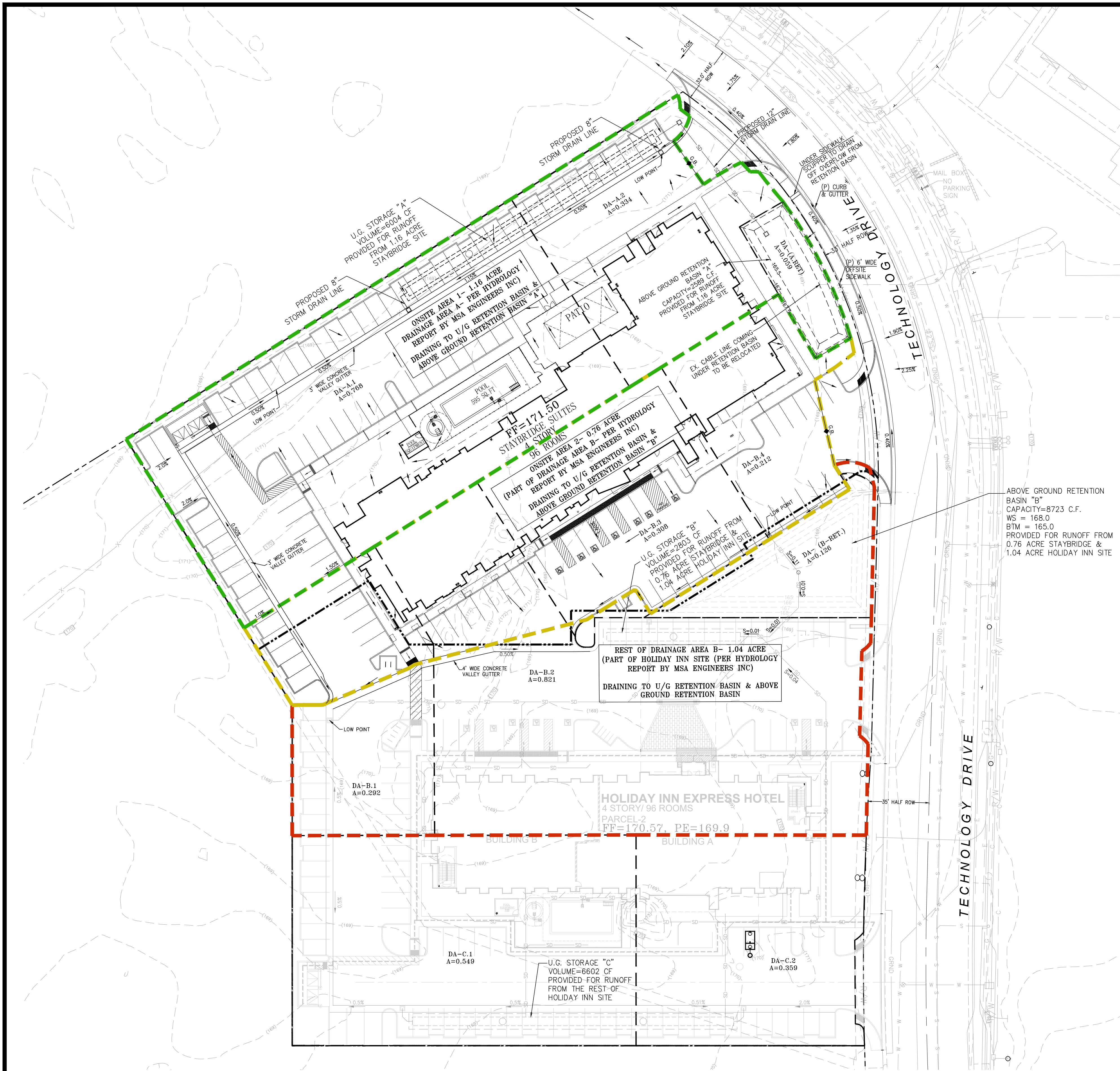
BY

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW 2,500 GPM AT 20 P.S.I. RESIDUAL

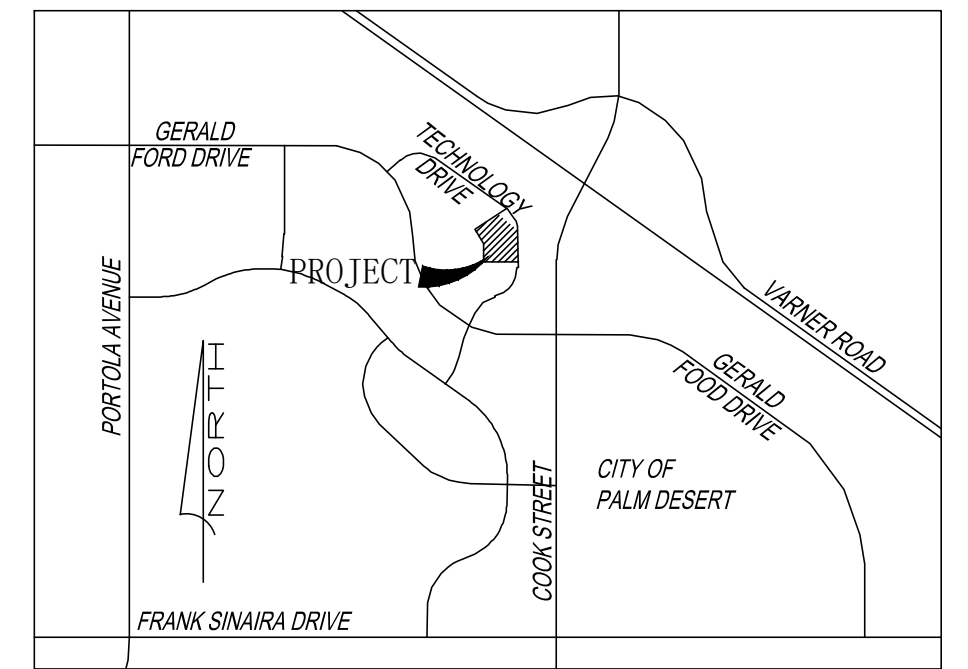
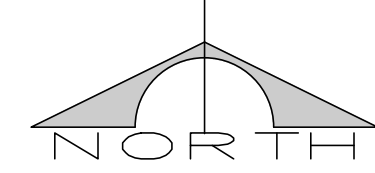


1 UNDER FOUNDATION RISER DETAIL
NTS

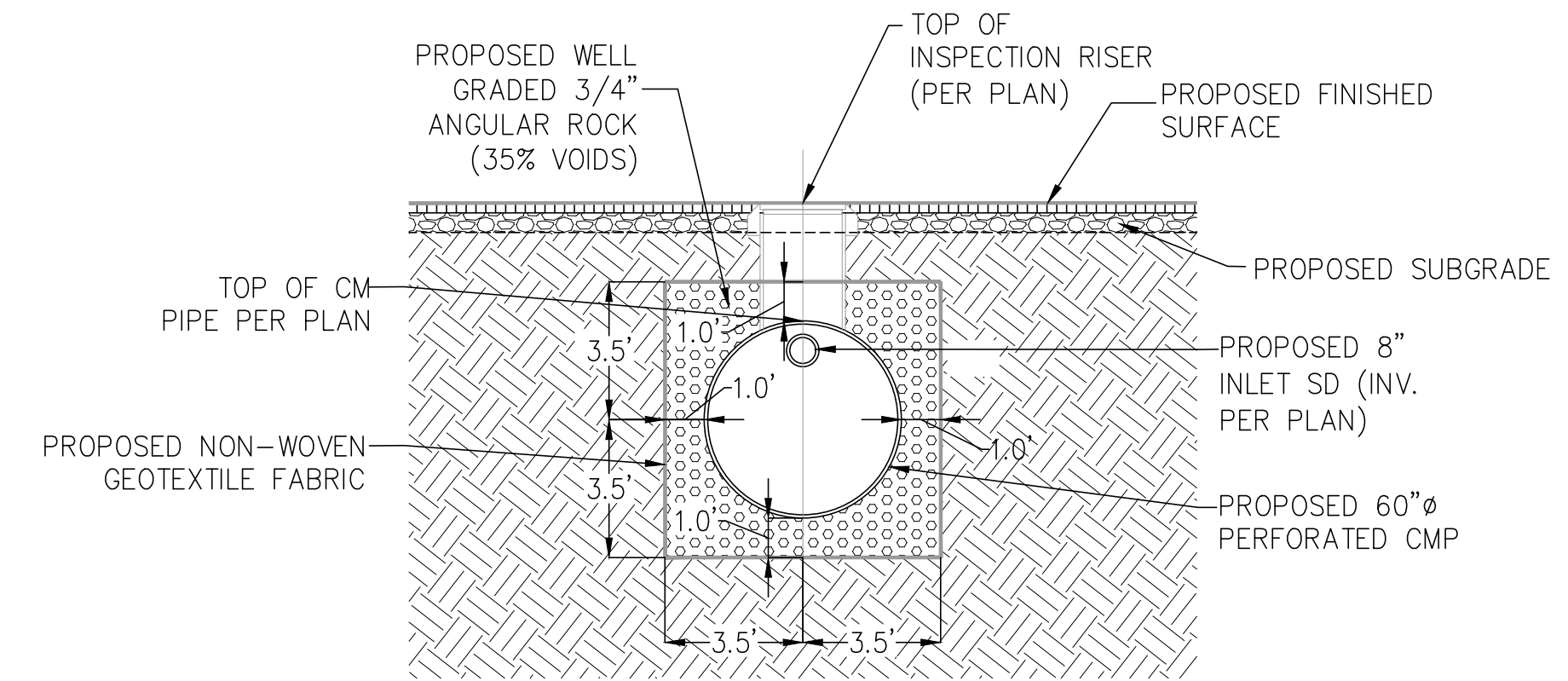




- LEGEND:**
- ONSITE AREA BOUNDARY
 - EASEMENT LINE
 - CENTER LINE
 - PROPERTY LINE
 - FINISHED FLOOR ELEVATION
 - EXISTING FENCE
 - EXISTING STREET LIGHTS
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING CONTOUR
 - SD - STORM DRAIN PIPE
 - W - WATER LINE
 - S - SEWER LINE
 - E - ELECTRICAL LINE
 - T - TELEPHONE LINE
 - G - GAS LINE



VICINITY MAP
SCALE: N.T.S.



CONTECH UNDERGROUND 60" CORRUGATED METAL PIPE
STORMWATER RETENTION SYSTEM TYPICAL SECTION
N.T.S.

AREA DISTRIBUTION FOR STAYBRIDGE SUITES SITE:

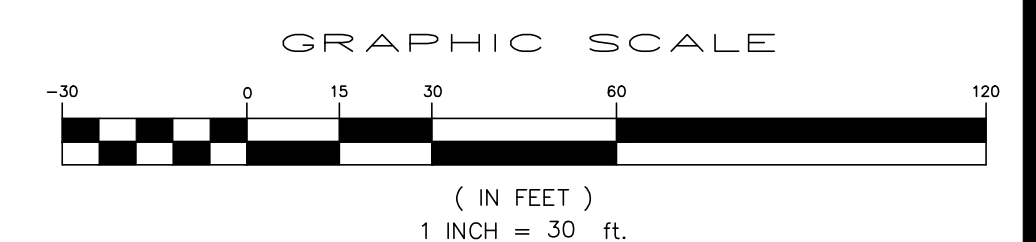
DESCRIPTION	TOTAL AREA IN ACRES	IMPERVIOUS AREA IN ACRES	LANDSCAPE/GREEN AREA IN ACRES
ONSITE 1 (DRAINAGE AREA A PER APPROVED DRAINAGE STUDY)	1.160	0.938	0.222
ONSITE 2 (DRAINAGE AREA B PER APPROVED DRAINAGE STUDY)	0.76	0.70	0.06

WATER QUALITY SUMMARY TABLE:

SR. NO.	DRAINAGE AREA	AREA IN ACRE	RETENTION VOLUME REQUIRED IN CFT	TREATMENT PROVIDED BY RETENTION VOLUME PROVIDED IN CFT
1	Onsite-1 (Drainage Area A)	1.16	994	8,593
2	Onsite-2 (Part of Drainage Area B)	0.76	1,503	11,526
3	Holiday Inn Express Site Area (Part of Drainage Area B)	1.04		
Total		2.96	2,497	20,119

RETENTION BASIN SUMMARY TABLE:

SR. NO.	DRAINAGE AREA	AREA IN ACRE	RETENTION VOLUME REQUIRED IN CFT	RETENTION VOLUME PROVIDED IN CFT
1	Onsite-1 (Drainage Area A)	1.16	8,049	8,593
2	Onsite-2 (Part of Drainage Area B)	0.76	11,457	11,526
3	Holiday Inn Express Site Area (Part of Drainage Area B)	1.04		
Total		2.96	19,506	20,119



BENCHMARK: 101
ELEVATION: 229.507 DATUM: NAVD83
LOCATION: 2" BRASS DISK AT THE SOUTHWEST CORNER OF
PORTOLA AVENUE & GERALD FORD DR., NW CORNER OF CB,
SOUTH OF SOUTHERLY PCR, FLUSH

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY PER
PARCEL MAP 239/9-15, BEING THE CENTERLINE OF TECHNOLOGY
DRIVE TAKES AS N54°32'22" W.

ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE



ACE Design LLC
1024 IRON POINT ROAD, SUITE 1046
FOLSOM, CA 95630
Phone: (707) 394-5113, Fax: (707) 444-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PREPARED UNDER THE DIRECT SUPERVISION OF:

JASPAAL S. SIDHU, R.C.E. NO. 56924 DATE: 12/02/2022

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY: _____ DATE: _____

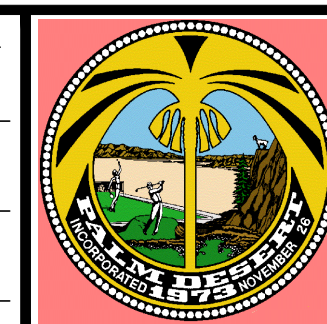
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:

CIVIL _____

TRAFFIC _____

LANDSCAPE _____

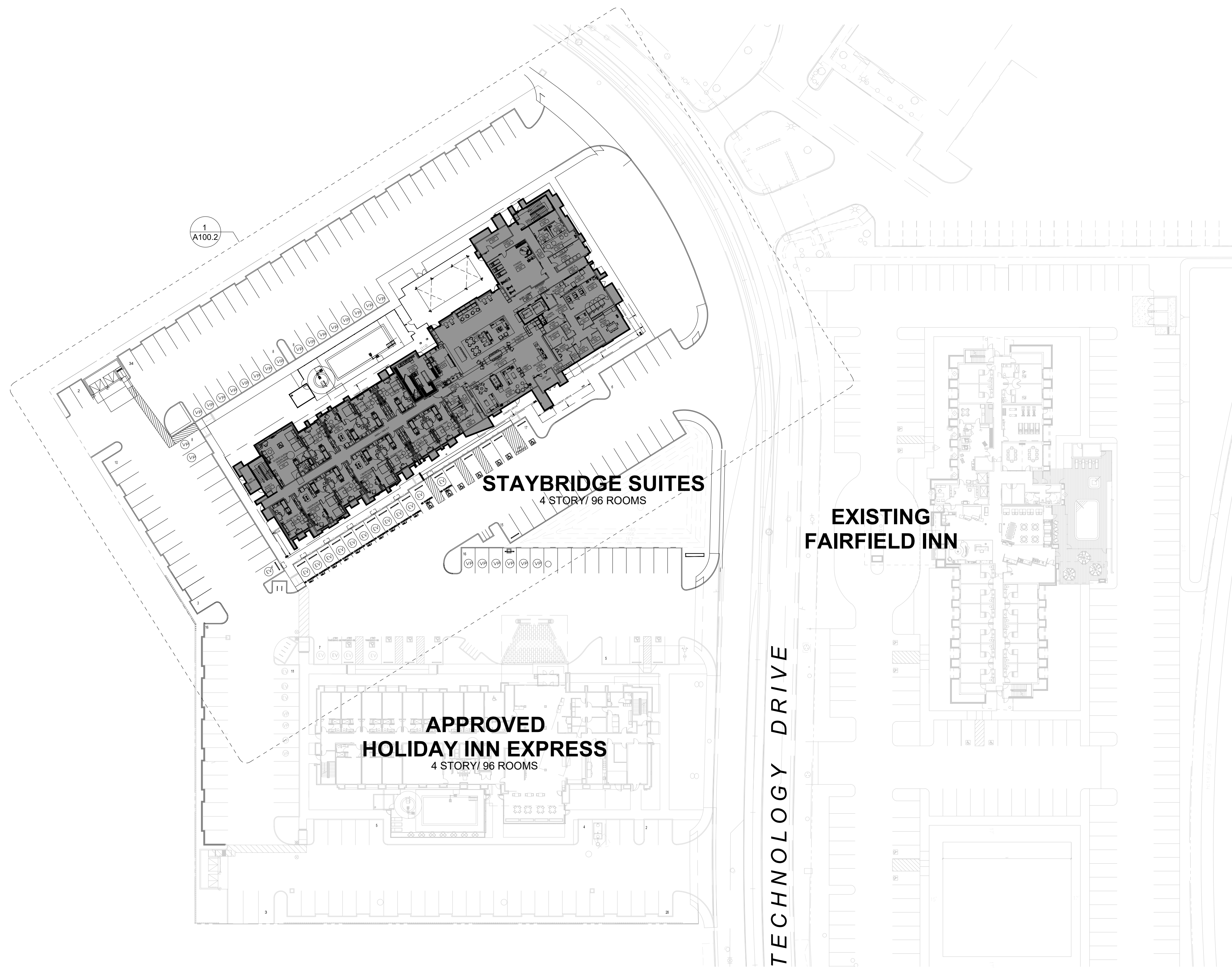


CITY OF PALM DESERT
RETENTION BASIN STORAGE PLAN
STAYBRIDGE SUITES

PARCEL 5 AND A PORTION OF PARCEL 6 OF PM 239/9-15 OF THE NORTH 1/2 OF
SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

SHEET **3**
OF
SHEETS **4**
CITY FILE NUMBER





NOTE

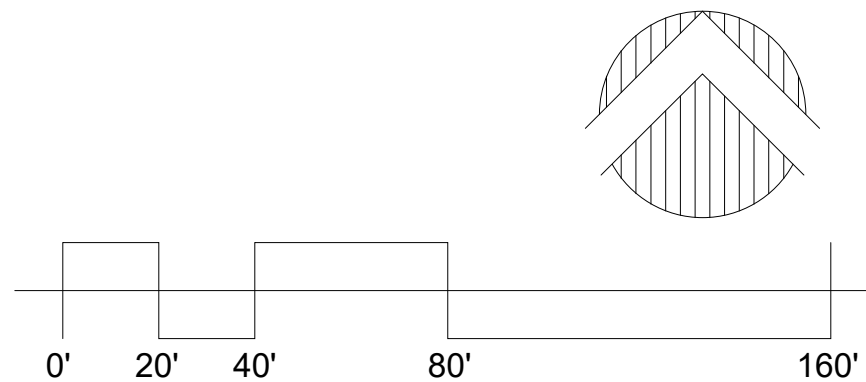
STAYBRIDGE SUITES, PALM DESERT, WAS DESIGNED WITH A LINEAR FOOTPRINT DUE TO THE SITE CONSTRAINTS, RATHER THAN THE PROTOTYPICAL U-SHAPED FOOTPRINT.

ROOMS IMPACTED BY THIS DESIGN DEVIATION HAVE BEEN ARRANGED WITHIN THE NEW FOOTPRINT AT EACH END.

PARKING DATA	
PARKING SPACES REQUIRED BY CITY OF PALM DESERT: (1.1 PARKING SPACE PER ROOM)	
STAYBRIDGE SUITES 96 ROOMS X 1.1 =	106 SPACES
HOLIDAY INN EXPRESS 96 ROOMS X 1.1 =	106 SPACES
TOTAL PARKING REQUIRED =	212 SPACES
PARKING SPACES PROVIDED ON EACH PROPERTY:	
STAYBRIDGE SUITES	108 SPACES
HOLIDAY INN EXPRESS	104 SPACES
TOTAL PARKING PROVIDED =	212 SPACES
(2 PARKING SPACES ARE SHARED WITH STAYBRIDGE SUITES)	



TECHNOLOGY DRIVE - PALM DESERT, CALIFORNIA



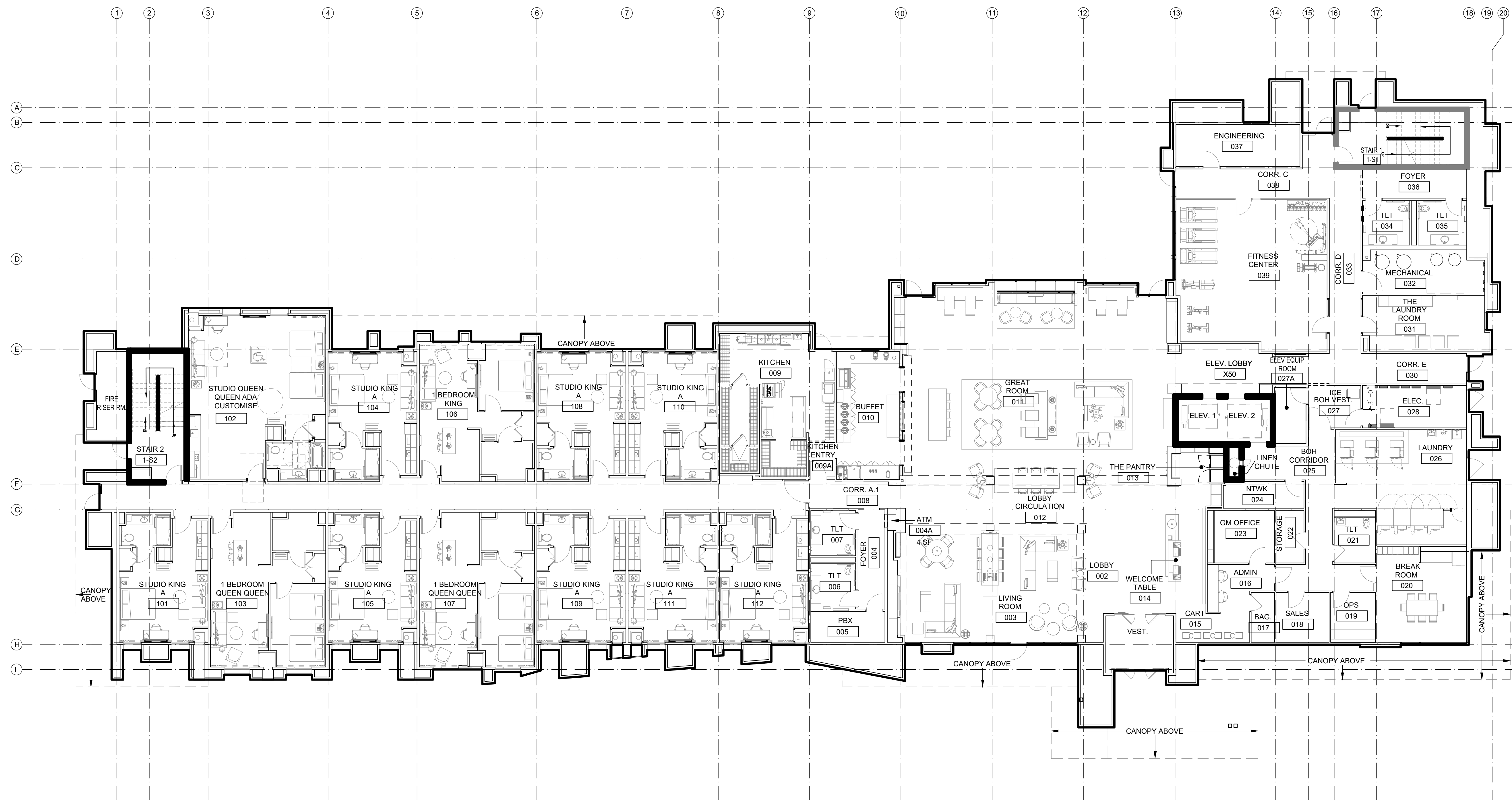
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ARCHITECTS • INTERIORS

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OVERALL SITE PLAN

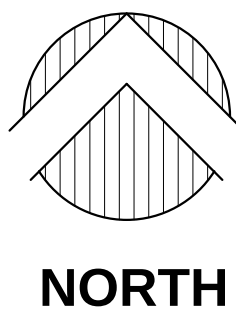
Scale: 1" = 40'-0"

Sheet: **A100.1**



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FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"
Sheet: **A101**



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SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"

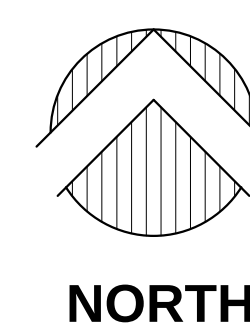
Sheet: **A102**

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THIRD FLOOR PLAN

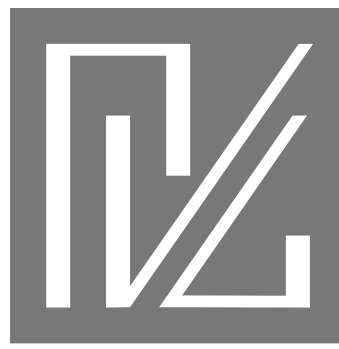
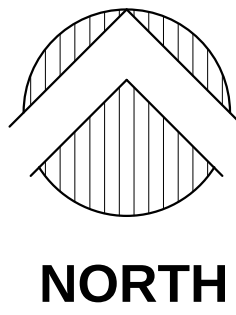
Scale: 3/32" = 1'-0"

Sheet:

A103

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221166

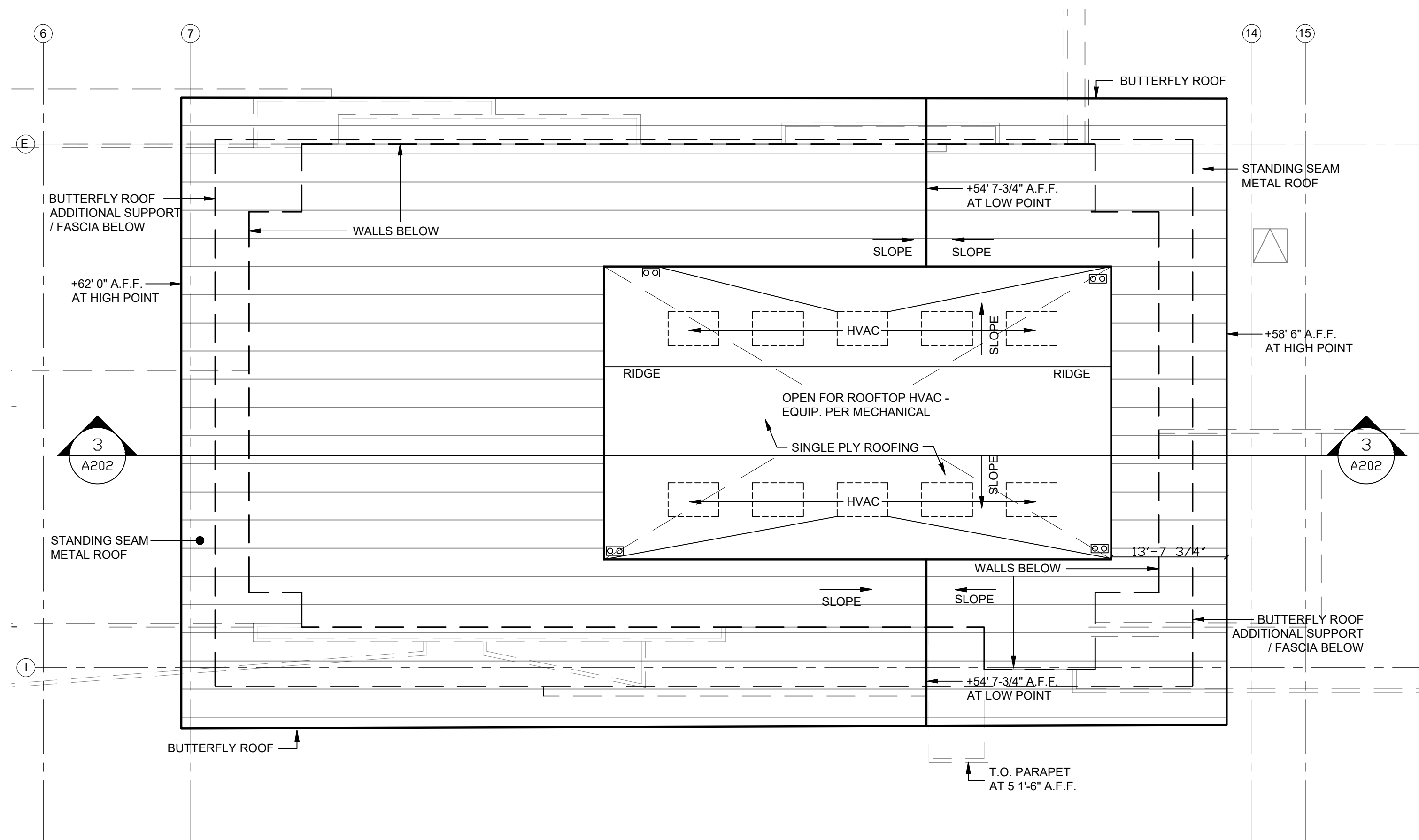
STAYBRIDGE SUITES
PALM DESERT, CA



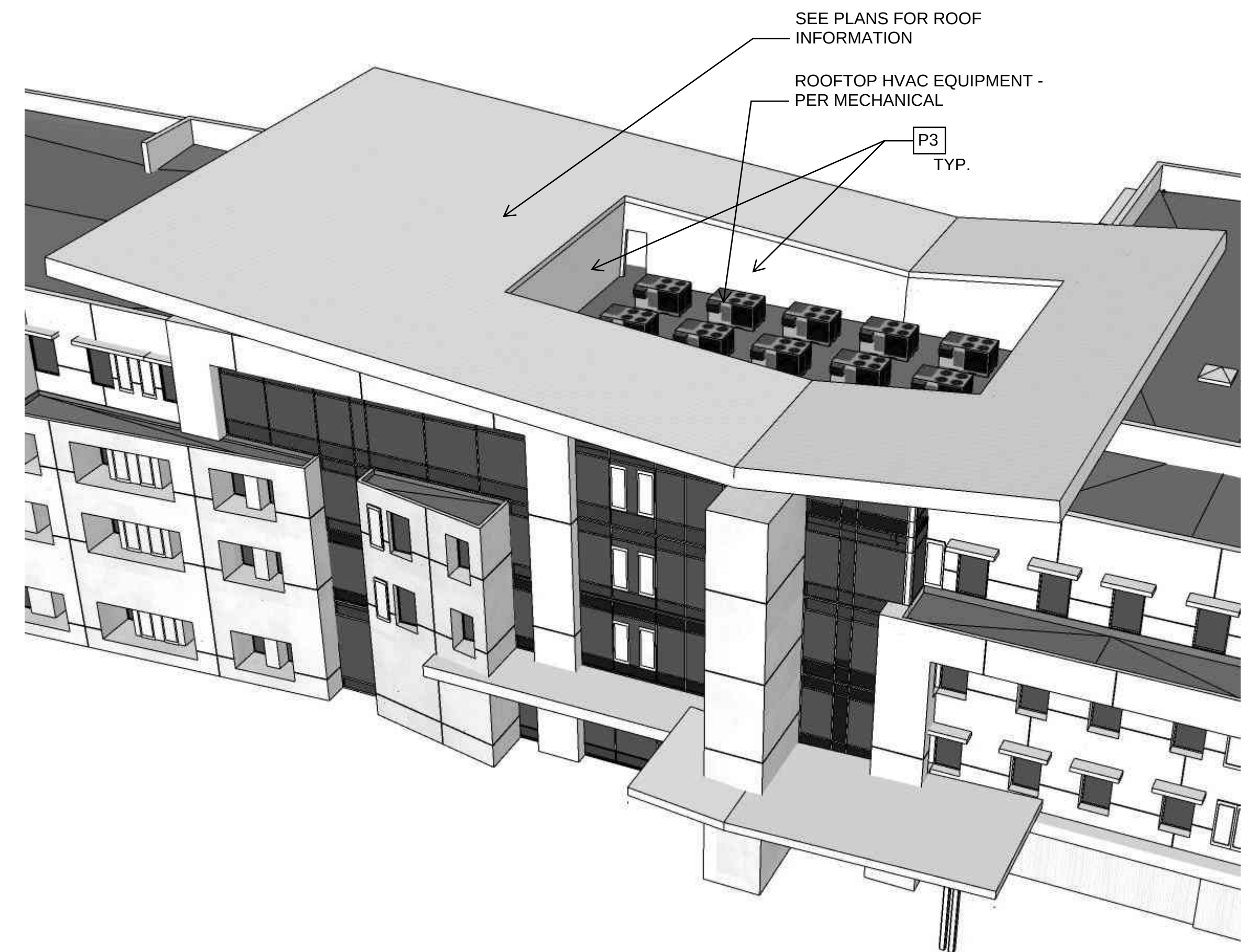
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FOURTH FLOOR PLAN
Scale: 3/32" = 1'-0"
Sheet: **A104**

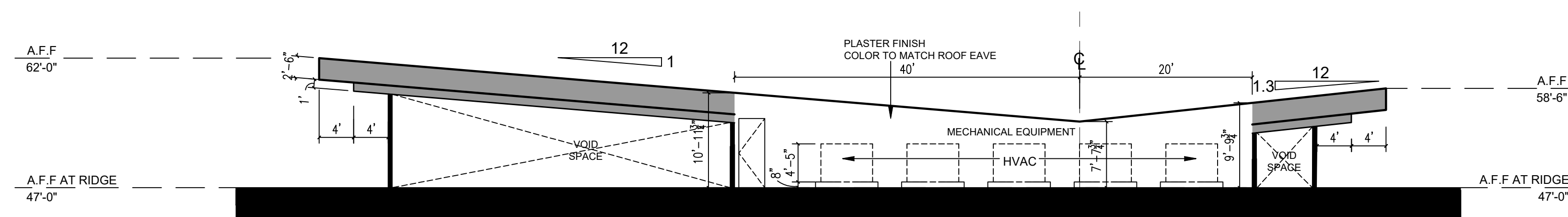




1 ENLARGED ROOF PLAN
3/32" = 1'-0"



2 ISOMETRIC
NTS



3 ROOF SECTION
3/32" = 1'-0"

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ROOF PLAN

Scale: 3/32" = 1'-0"
Sheet:

A202

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1 West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

MATERIAL LEGEND

G1	STOREFRONT - CLEAR GLAZING
G2	STOREFRONT - SPANDREL GLAZING
M1	METAL ROOFING - METAL AWNINGS, COLUMNS + FENCING PAINTED TO MATCH
P1	PAINTED CEMENT PLASTER - DE6205 STUCCO TAN
P2	PAINTED CEMENT PLASTER - DEC755 COCOA
P3	PAINTED CEMENT PLASTER - DE6214 PIGEON GRAY
P4	PAINTED CEMENT PLASTER - DE6112 CEDAR CHEST
P5	PAINTED CEMENT PLASTER - METALIC RUST/IRON
P6	PAINTED CEMENT PLASTER - COLOR TO MATCH M1
T1	TILE

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EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

Sheet:

A301

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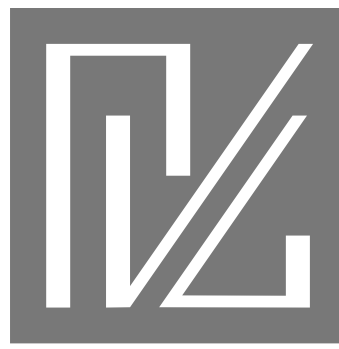
3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

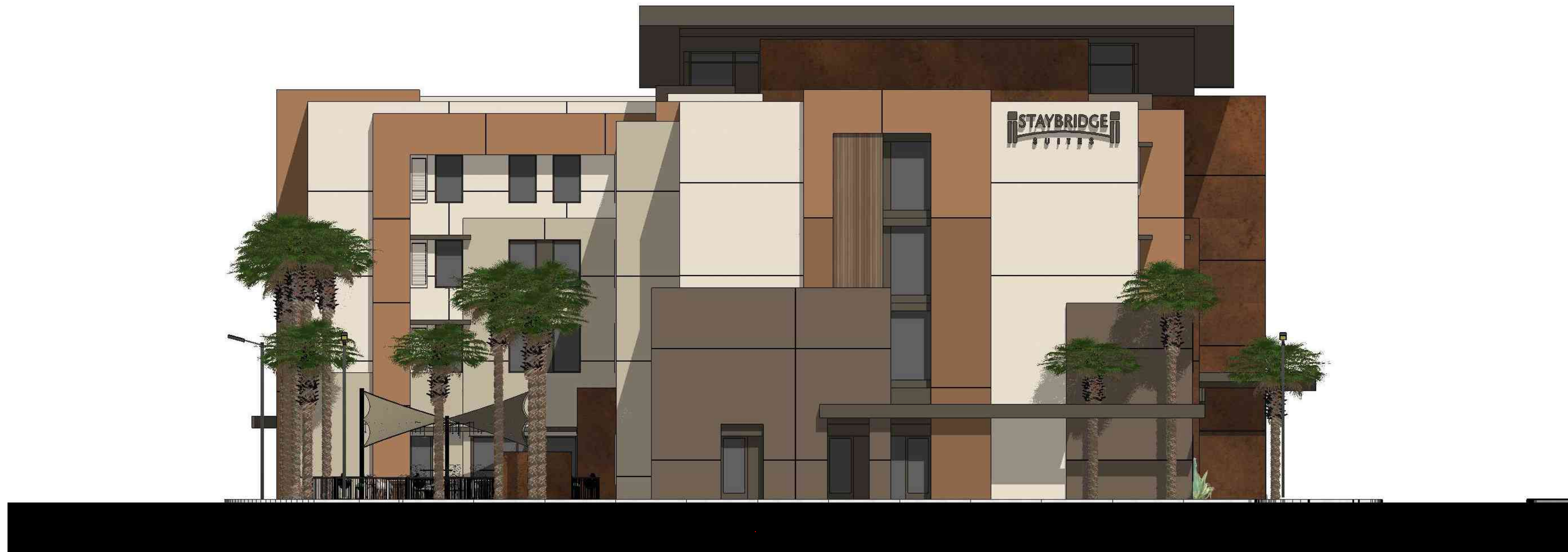
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EXTERIOR ELEVATIONS
 Scale: 3/32" = 1'-0"
 Sheet: **A302**



① West Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"

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COLORED
ELEVATIONS

Scale: 3/32" = 1'-0"

Sheet:

A303

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③ South Elevation
1/8" = 1'-0"



④ North Elevation
1/8" = 1'-0"

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COLORED
ELEVATIONS

Scale: 3/32" = 1'-0"

Sheet:

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RENDERINGS

Scale:

Sheet:

A501

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RENDERINGS

Scale:

Sheet:

A502

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RENDERINGS

Scale:

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A503

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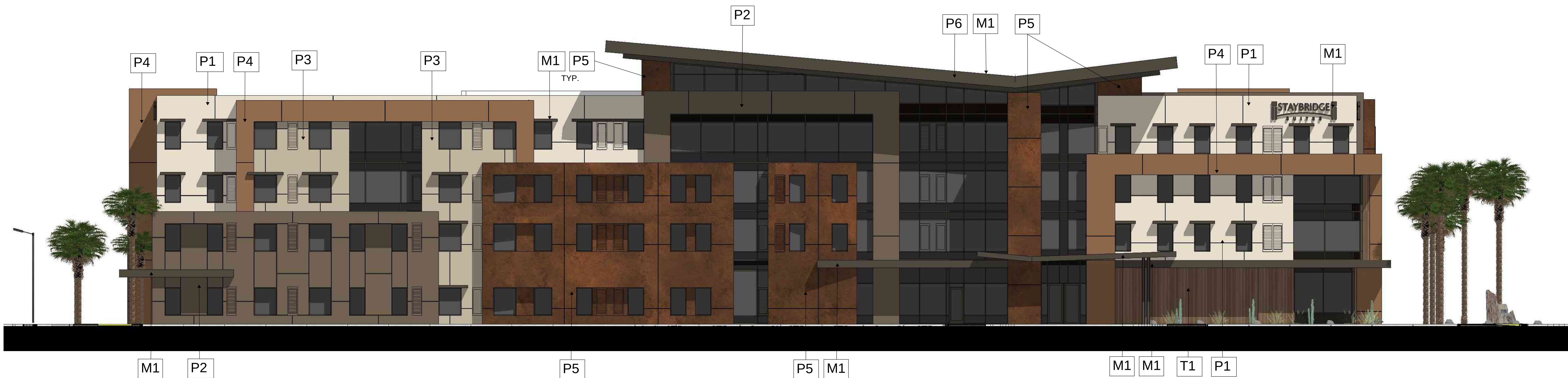
RENDERINGS

Scale:

Sheet:

A504

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221166



P1 - PAINTED CEMENT PLASTER
FINISH: ACRYLIC SMOOTH SAND
MFR: DUNN EDWARDS
COLOR: DE6205 STUCCO TAN

M1 - METAL ROOFING
FINISH: SELECT SEAM NARROW BATTEN
MFR: AEP SPAN
COLOR: COOL DARK BRONZE
*METAL AWNINGS, COLUMNS + FENCING TO MATCH
COLOR M1
P6 - PAINTED CEMENT PLASTER
TO MATCH M1

P3 - PAINTED CEMENT PLASTER
FINISH: ACRYLIC SMOOTH SAND
MFR: DUNN EDWARDS
COLOR: DE6214 PIGEON GRAY

P5 - INTEGRAL CEMENT PLASTER
FINISH: ACRYLIC SANTA BARBARA
MFR: TBD
COLOR: METALIC RUST/IRON
CUSTOM MIX

T1 - TILE
GLAZED PORCELIN TILE
MFR: ARIZONA TILE
COLOR: SAV WOOD IROKO

P4 - PAINTED CEMENT PLASTER
FINISH: ACRYLIC SMOOTH SAND
MFR: DUNN EDWARDS
COLOR: DE6112 CEDAR CHEST

P2 - PAINTED CEMENT PLASTER
FINISH: ACRYLIC SMOOTH SAND
MFR: DUNN EDWARDS
COLOR: DEC755 COCOA

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COLOR & MATERIALS
BOARD
Scale:
Sheet: **A700**

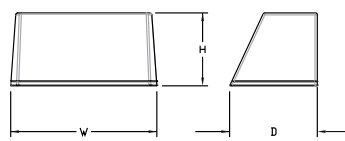


WST LED Architectural Wall Sconce



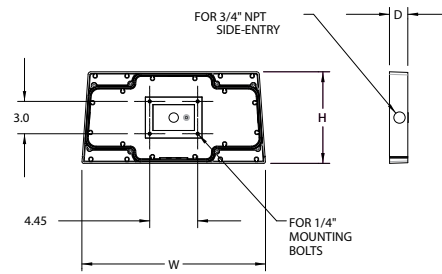
Specifications Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



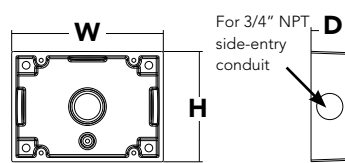
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Catalog Number
Notes
Type

Visit the Tab key or mouse over this page to see all interactive elements.

Capable Luminaire

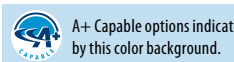
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLU equipped luminaires meet the A+ specification for luminaire to photocell interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#), [Link to DTL DLU](#)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

WST LED	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 120V 208V 240V 347V 480V	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ¹⁴ Shipped separately BBW Surface-mounted back box ¹

Options	Finish (required)
NLTAR2 PIR nLIGHT AR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{14,2}	DDBXD Dark bronze
NLTAR2 PIRH nLIGHT AR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{14,2}	DDBLD Black
PE Photocell cell, button type ⁴	DDBXD Natural aluminum
PER nEMA twist lock receptacle only (controls ordered separate) ⁴	DDBVD White
PER5 Five-wire receptacle only (controls ordered separate) ⁴	DDBSD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) ⁴	DDBTDX Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height ¹⁴	DDBLXD Textured black
PIRHCIV Motion/Ambient sensor, 8-15' mounting height, ambient sensor enabled at 16-14 ¹⁴	DDBATX Textured natural aluminum
PIRH Motion/Ambient sensor/light sensor, 15-30' mounting height ¹⁴	DDBWDX Textured white
PIRHCIV Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 16-14 ¹⁴	DDBTDX Textured sandstone
SF Single fuse (120, 277, 347V) ¹	
DF Double fuse (208, 240, 480V) ¹	
DS Dual switching ¹	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹	
E7WH Emergency battery backup, Non CEC compliant (7W) ¹	
E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ¹¹	
E7MHR Remote emergency battery backup, CA Title 20 Noncompliant, remote 7W ¹¹	
E20WH Emergency battery pack 10W constant power, Certified in CA Title 20 MAC308 ¹³	
E20WC Emergency battery pack 10W constant power, Certified in CA Title 20 MAC308 ¹³	
E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{11,14}	
ICE Left side conduit entry ¹	
RCE Right side conduit entry ¹	
BAA Buy American ¹ Act Compliant	
	Shipped separately
BBW Remote back plate ¹	
VG Vandal guard ¹	
WG Wire guard ¹	

Accessories

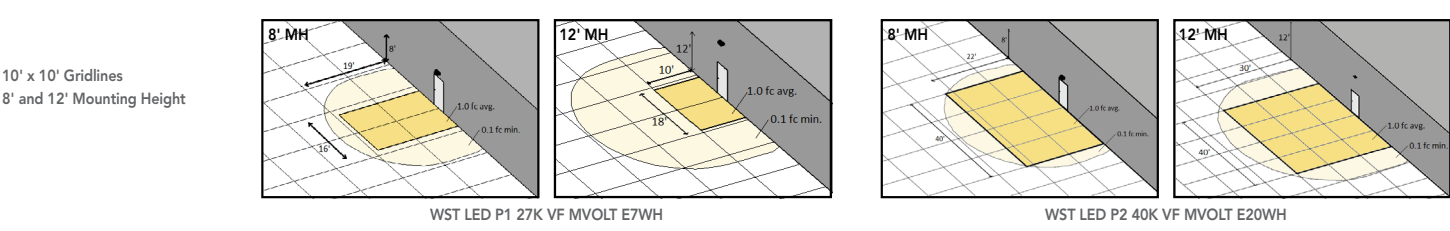
Ordered and shipped separately.
WSTKBBW DDBXD Premium surface-mounted back box
WSTBBW DDBXD Surface-mounted back box
RBPW DDBXD Interlock plate
DL127F 1.5 DU Photocell - SL twist-lock (120-277V)¹
DL147F 1.5 DU Photocell - SL twist-lock (240V)¹
DL140F 1.5 DU Photocell - SL twist-lock (480V)¹

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available with 347/480V.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensor/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3 years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 70/NEC 700.16. Luminaire is mounted at an appropriate height and illuminates an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 40°C (104°F).

Ambient	Lumen Multiplier
0°C	32%
10°C	50%
20°C	65%
25°C	77%
30°C	86%
40°C	104%

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance Package	System Watts	120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
P1.05	14	0.12	0.07	0.06	0.06	---	---
P2	30	---	---	---	---	0.09	0.06
P2.05	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
P3.05	52	0.43	0.26	0.23	0.21	---	---

Option	Dimmed State	High Level (status triggered)	Photocell Operation	Ramp-up Time	Dimmable Time	Ramp-down Time
*PR or PBBW	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PBBHCIV or PBBHCIV	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*For use with side wide Duck to Down control

PER Table

Control	PER (3 min)	PER5 (5 min)	PER7 (7 min)
Photocell Only (No Off)	✓	✗	✗
ROAM	✗	✓	✗
ROAM with Motion	✗	✓	✗
Futurproof*	✗	✓	✗
Futurproof* with Motion	✗	✓	✗

- Recommended
- Will not work
- Alternate

*Futurproof means: Ability to change controls in the future.

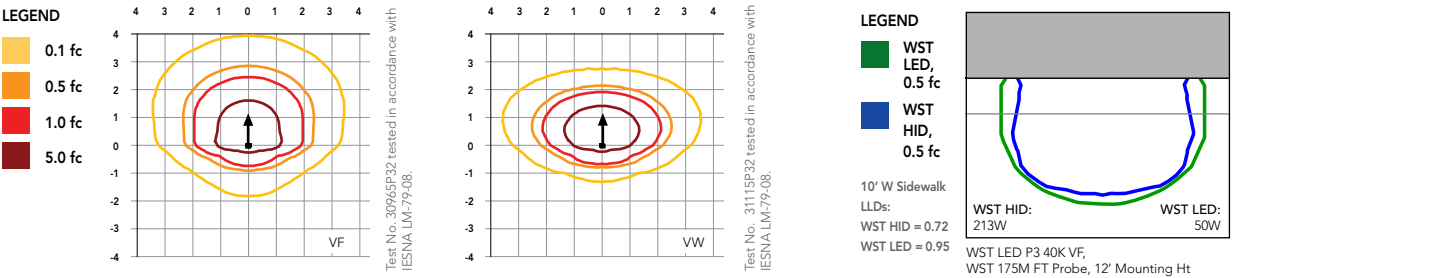
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)	30K (3000K, 70 CRI)	40K (4000K, 70 CRI)	50K (5000K, 70 CRI)
P1	12W	VF	1,694	1,694	1,694	1,694
P2	22W	VF	3,201	3,201	3,201	3,201
P3	50W	VF	6,025	6,025	6,025	6,025

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Sensor parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate change without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficiency LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C L80). Class 2 electronic driver has a power factor >0.95, THD <20%, EMI/RFI serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy American's government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](#) for additional information.

WARRANTY

3-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at [www.acuitybrands.com/support/warranty-terms-and-conditions](#).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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FIXTURE CUTSHEETS

Scale:

Sheet:

E1.1

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221166

NEW LANDSCAPE CONSTRUCTION PLANS FOR:

STAYBRIDGE SUITES
TECHNOLOGY DRIVE AND GERALD FORD
PALM DESERT, CALIFORNIA

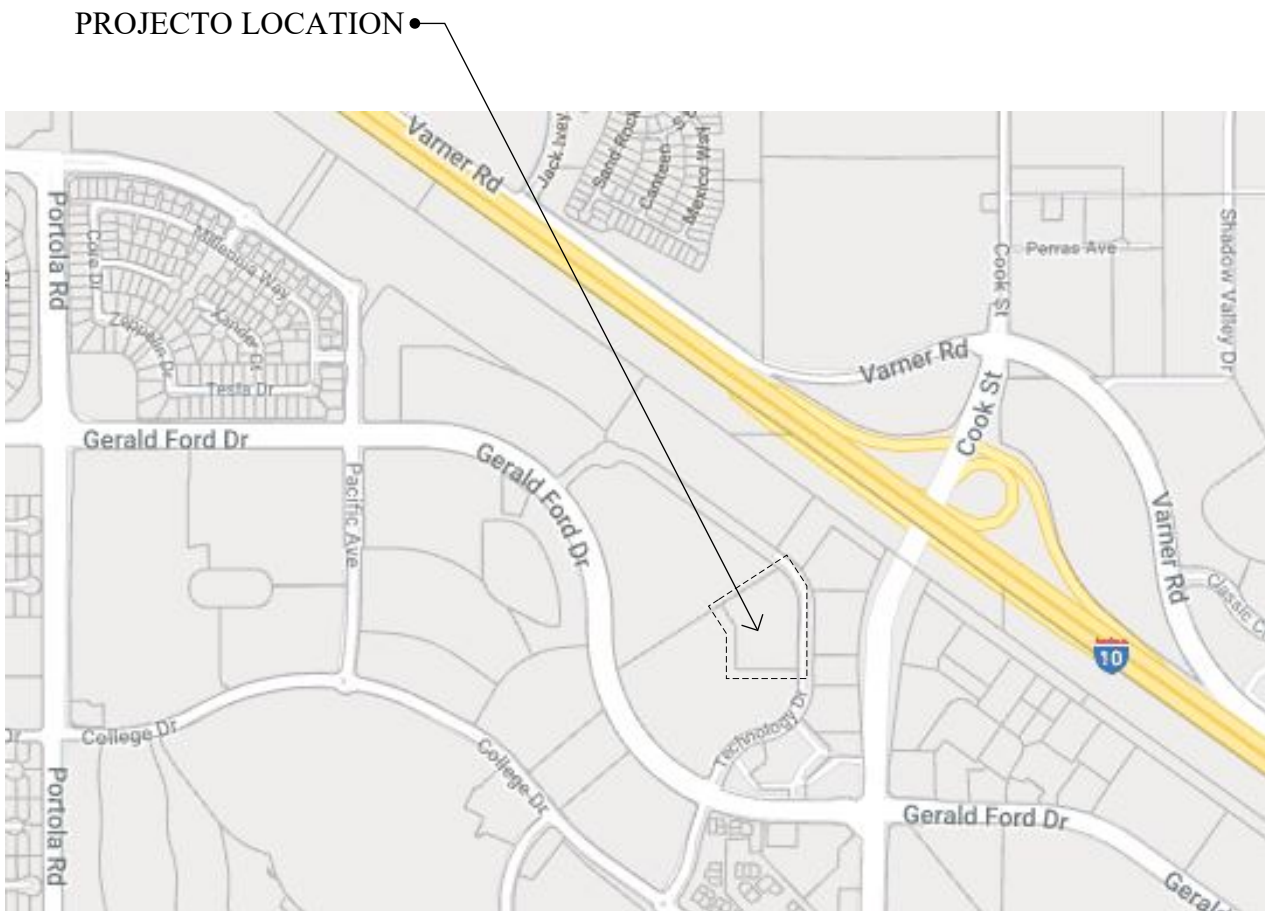
APN: 694-190-085 & a portion of 694-190-086

HOURS OF CONSTRUCTION	
May 1st through September 30th: Monday - Friday: 6:00AM to 7:00PM Saturday: 8:00AM - 5:00PM Sunday: None Government Code Holidays: None	October 1st through April 30th: Monday - Friday: 7:00AM to 5:30PM Saturday: 8:00AM - 5:00PM Sunday: None Government Code Holidays: None
No person doing or causing work prohibited by Subsection A of this section, after being informed orally or in writing that the work has caused noise or sounds which disturb any other person's peace and quiet, shall fail, refuse or neglect to take whatever steps or use whatever means are necessary to assure that the work does not again disturb the other person's peace and quiet.	
PROJECT INFORMATION	
SCOPE OF WORK: Installation of Irrigation, Plant Material and Landscape Lighting	DESIGNER: GARZA CONCEPTS JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING S
LEGAL ADDRESS: STAYBRIDGE SUITES TECHNOLOGY DRIVE & GERALD FORD PALM DESERT, CALIFORNIA	
PARCEL NUMBER A.P.N. 694-190-085 & portion of 694-190-086	
PROJECT DESCRIPTION: 96 ROOM 4 STORY HOTEL	

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
C1.0	TITLE SHEET
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE LEGEND
L1.2	LANDSCAPE PICTURES
L1.3	LANDSCAPE DETAILS

SITE MAP



Important Notice - Underground Service Alert



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.

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.

PLAN CHECK BY: _____

APPROVED BY: _____

CITY ENGINEER _____

NOTE:

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

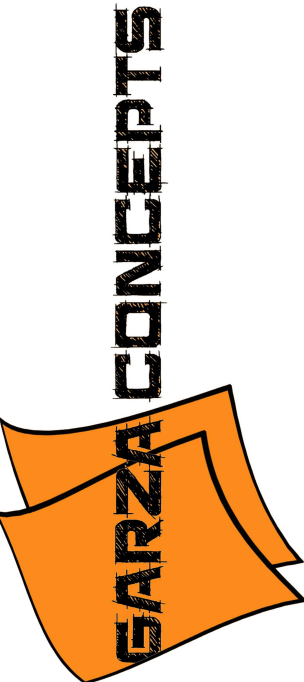
NO TREES SHALL BE INSTALLED WITHIN 15ft OF A CVWD AND/OR USBR PIPELINE. SURFACE IMPROVEMENTS MAY BE INSTALLED WITHIN CVWD AND/OR USBR EASEMENT ONLY UPON THE PRIOR CONSENT OF CVWD, WHICH CONSENT MAY BE GRANTED OR DENIED AT CVWD'S SOLE DISCRETION. IN THE EVENT OF SUCH CONSENT, THEN A NON-INTERFERENCE REVIEW LETTER (NIRL) MAY APPLY PER SECTION 3.4 OR CVWD'S DEVELOPMENT DESIGN MANUAL.



These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR right-of way. Trees, plants, walls and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or Right-of-Way without first obtaining an encroachment permit from CVWD.

Date _____ Water Management Department
CVWD Plan # _____ Development Services Department



GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

PROJECT
STAYBRIDGE SUITES
TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 694-190-086

TITLE SHEET

Date Created
12/04/22

REVISED

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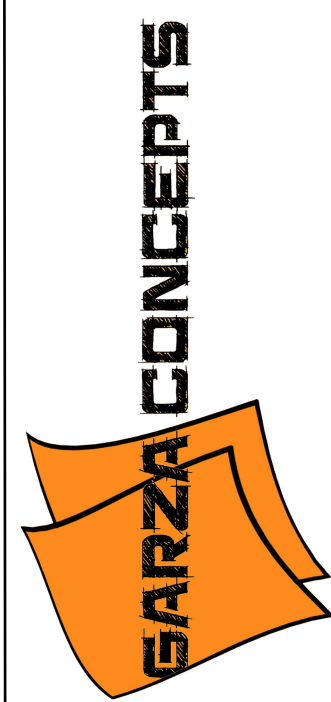
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**PROJECT
STAYBRIDGE SUITES**

TECHNOLOGY DRIVE & GERALD FORD
PALM DESERT, CALIFORNIA
APN: 694-190-085 & portion of 6994-190-086

**PRELIMINARY
LANDSCAPE PLAN**

Date Created
12/04/22
REVISED

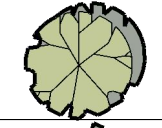
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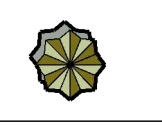
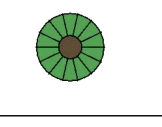
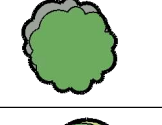
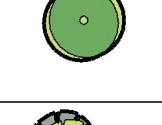
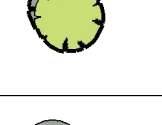
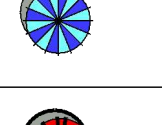
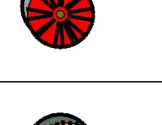
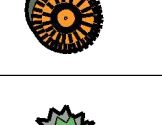
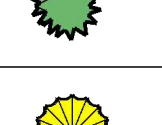
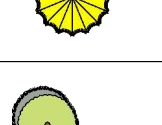
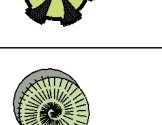
PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	SIZE	WATER NEEDS	PLANT FACTOR	NOTES
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PALMS & TREES

	California Fan Palm Washingtonia Filifera	3 3 12	18' bth 15' bth 12' bth	MOD	.50	SKINNED
	Olea Europaea 'Swan Hill' Swan Hill Olive	4	24" box	MOD	.50	LOW BRANCHING
	Acacia Aneura Mulga Tree	15	24" box	MOD	.50	STANDARD

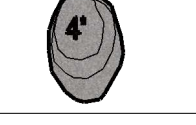
SHRUBS

	Agave Ocahui Ocahui Agave	18	5 gal	LOW	0.2	
	Agave Parryi Parry's Agave	24	5 gal	LOW	0.2	
	Aloe Barbadensis Barbados Aloe	18	5 gal	LOW	0.2	
	Carissa Macrocarpa 'Boxwood' Beauty Natal Plum	18	5 gal	MOD	0.5	
	Carissa Macrocarpa "Green Carpet" Green Carpet Natal Plum	21	5 gal	MOD	0.5	
	Dasylirion Wheeleri Grey Desert Spoon	13	5 gal	LOW	0.2	
	Eremophila Hygrophana Bluebell Emu Bush	19	5 gal	LOW	0.2	
	Eremophila Maculata 'Valentine' Spotted Emu Bush	19	5 gal	MOD	0.5	
	Hesperaloe X 'Pink Parade' Pink Parade Yucca	30	5 gal	LOW	0.2	
	Lantana Montevicensis 'Purple' Purple Lantana	x	5 gal	MOD	0.5	
	Lantana Montevicensis 'New Gold' New Gold Lantana	18	5 gal	MOD	0.5	
	Leucophyllum Zygephyllum' Cimarron' Cimeron	81	5 gal	LOW	0.2	
	Olea Europaea 'Little Ollie' Little Illie Olive	20	5 gal	LOW	0.2	
	Philodendron X 'Xanadu' Philodendron	44	5 gal	MOD	0.5	

VINES / ESPALIER

	Tecoma Capensis Cape Honeysuckle	8	5 gal	MOD	0.5	
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GROUND COVER

	COBBLE COPPER CANYON	3,050 sq.ft.	1" - 3"			
	DECOMPOSED GRANITE MOJAVE GOLD	10,082 sq.ft.	3/8" MINUS			
	BOULDERS DESERT SELECT	46 28 8	1' X 2' 2' X 3' 3' X 4'			

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

Project Site: Technology Drive Palm Desert

Tract or Parcel Number: n/a

Project Assessor's Parcel Number (APN): 694-190-086

Project Location: Technology Drive Palm Desert

Landscape Architect/Irrigation Designer/Contractor Name and Contact Information:

Garza Concepts, jose@garzaconcepts.com P.O. Box 5891 La Quinta, CA. 92253

Included in this Landscape Documentation Package are:

X 1. Water Efficient Landscape Worksheet (Appendix B)

WATER BUDGET CALCULATIONS (Appendix D)

X 2. Maximum Applied Water Allowance (MAWA):

Conventional Landscape: 338.19 100 cubic feet/year

Recreational Turf Grass Landscape: 100 cubic feet/year

(if applicable) Maximum Applied Water Allowance: 338.19 100 cubic feet/year

X 3. Estimated Total Water Use by Hydrozone:

Turf grass Hydrozones: 0.00 100 cubic feet/year

Recreational Turf grass Hydrozones: 100 cubic feet/year

Low Plant Hydrozones: 164.26 100 cubic feet/year

Medium Plant Hydrozones: 6.88 100 cubic feet/year

High Plant Hydrozones: 100 cubic feet/year

Water Features: 0.00 100 cubic feet/year

Other: 100 cubic feet/year

Estimated Total Water Use: 171.14 100 cubic feet/year

X 4. ETWU<MAWA

PLAN SETS

X 5. Landscape Design Plan

X 6. Irrigation Design Plan

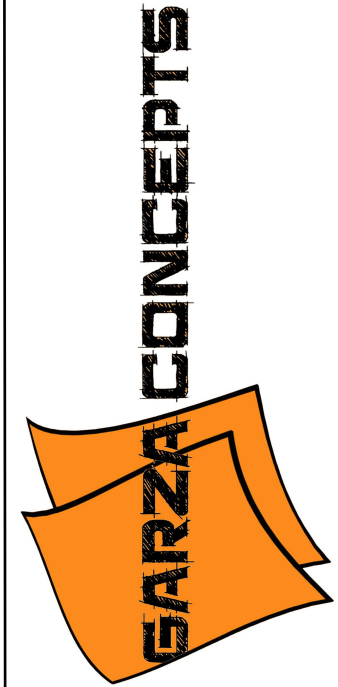
n/a 7. Grading Design Plan

n/a 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape Ordinance 1302.5, and submit a complete Landscape Documentation Package.

Date: 7/11/2022

Applicant: Jose Garza



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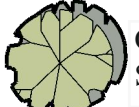
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California Fan Palm	3	18' bth
Washingtonia Filifera	3	15' bth
	9	12' bth



 Olea Europaea 'Swan Hill'	4	24" box
Swan Hill Olive		



 Acacia Aneura	15	24" box
Mulga Tree		



 Agave Ocahui	9	5 gal
Ocahui Agave		



 Agave Parryi	24	5 gal
Parry's Agave		



 Aloe Barbadensis	8	5 gal
Barbados Aloe		



 Carissa Macrocarpa 'Boxwood'	12	5 gal
Beauty Natal Plum		

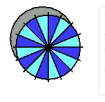


 Carissa Macrocarpa "Green Carpet"	21	5 gal
Green Carpet Natal Plum		



 Dasylirion Wheeleri	13	5 gal
Grey Desert Spoon		

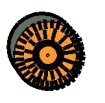


 Eremophila Hygrophana Bluebell	15	5 gal
Emu Bush		



 Eremophila Maculata 'Valentine'	19	5 gal
Spotted Emu Bush		



 Hesperaloe X 'Pink Parade'	24	5 gal
Pink Parade Yucca		

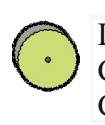


 Lantana Montevicensis 'Purple'	x	5 gal
Purple Lantana		



 Lantana Montevicensis 'New Gold'	18	5 gal
New Gold Lantana		

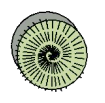


 Leucophyllum Zygephyllum'	58	5 gal
Cimarron'		
Cimeron		



 Olea Europaea 'Little Ollie'	15	5 gal
Little Illie Olive		



 Philodendron X 'Xanadu'	44	5 gal
Philodendron		



 Tecoma Capensis	8	5 gal
Cape Honeysuckle		



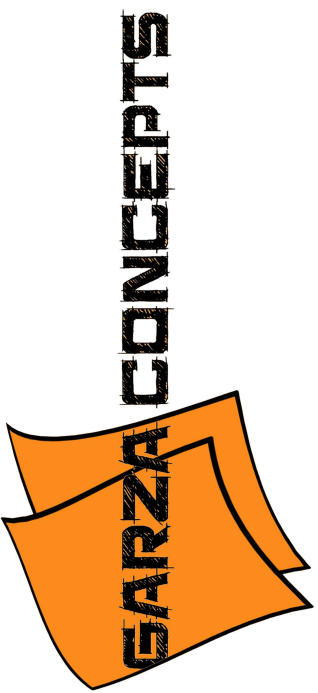
 COBBLE COPPER CANYON	2,406 sq.ft.	1" - 3"
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 DECOMPOSED GRANITE MOJAVE GOLD	8,190 sq.ft.	3/8" MINUS
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 BOULDERS DESERT SELECT	46	1' X 2'
	28	2' X 3'
	8	3' X 4'



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PLANT IMAGES

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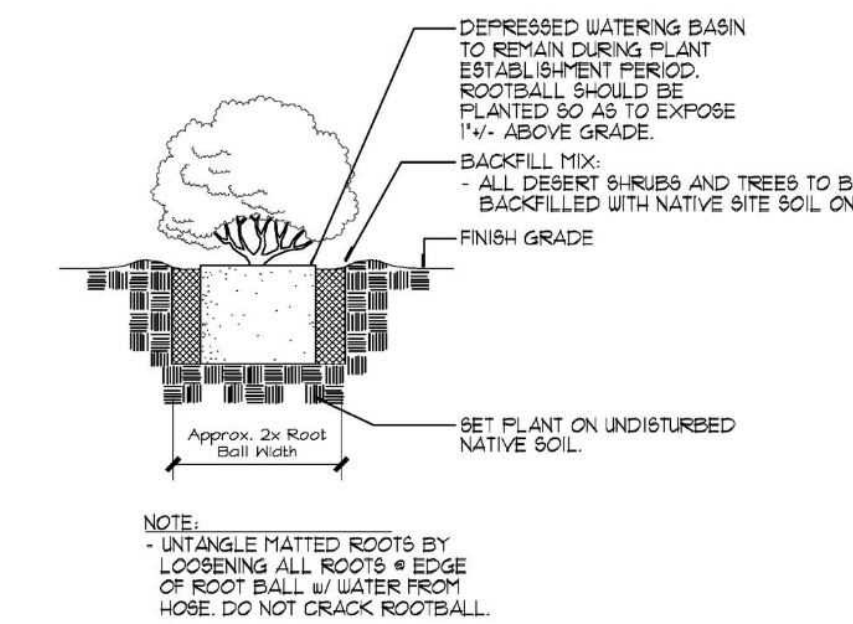
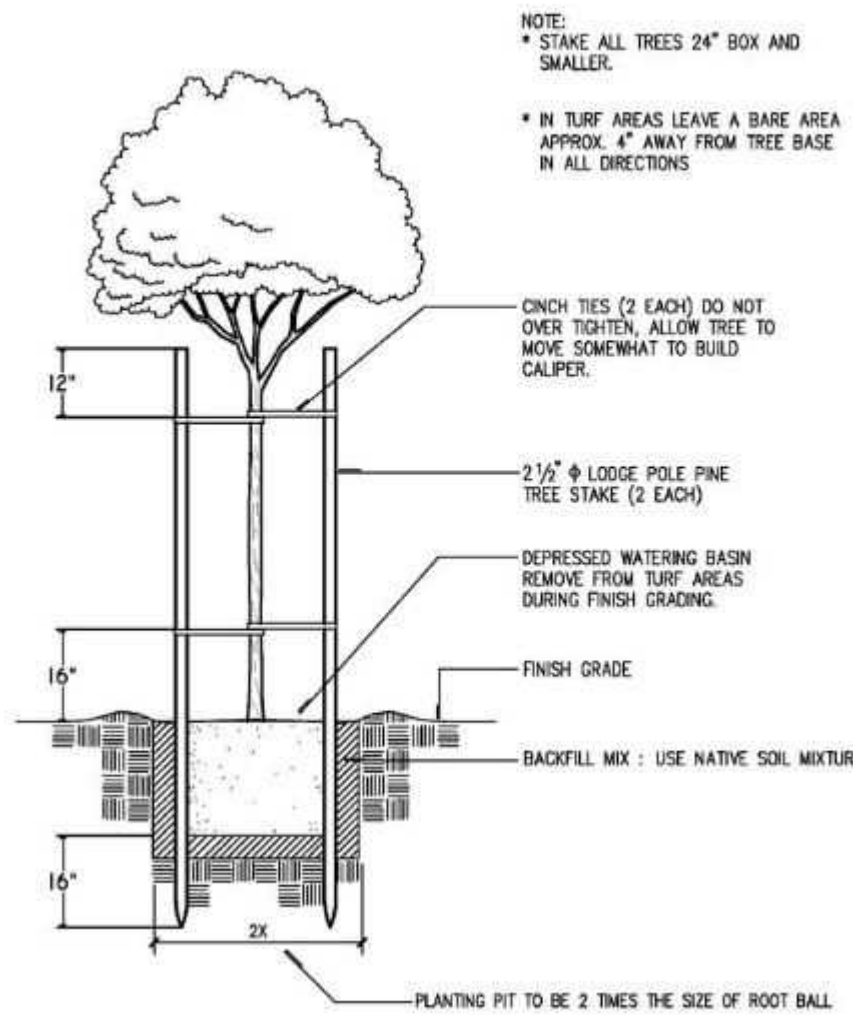
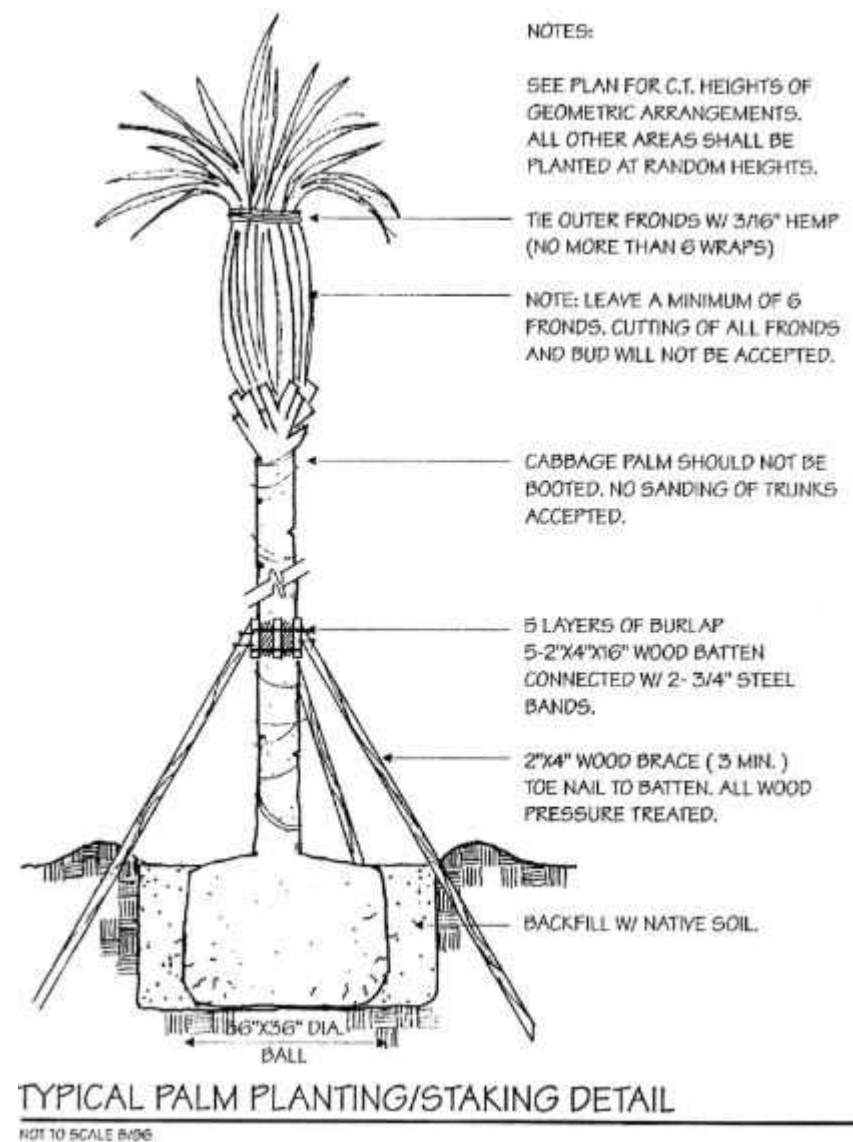
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NATIVE SHRUB & TREE PLANTING

SCALE: N.T.S.

PLANTING NOTES

- BEFORE ANY PLANTS ARE PLANTED, ALL PLANTING AREAS MUST BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE DRADING NOTES.
- WHERE CIRCUMSTANCES PERMIT, TREES TO BE PLANTED NO CLOSER THAN 18" TO AN EDGE OF HARDSCAPE.
- REMOVE ALL STAKES FROM VINES.
- PLANTING MATERIAL THAT IS ACCILMATED TO THE COACHELLA VALLEY MUST BE USED WHENEVER POSSIBLE.
- WHEN TYING VINES OR ESPALIERS, WIRES SHOULD BE SPACED AS FOLLOWS:
1ST (2) AT 1'-6" APART FROM FINISHED GRADE, THE NEXT (3) AT 1'-0" APART TO MAKE THE TOOP WIRE AT 6'-0" ABOVE FINISHED GRADE. WIRES SHOULD BE A MINIMUM OF 8'-0" LONG CENTERE ON PLANTS. WHEN VINE OR SPALIERS ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS..
- PLANT MATERIAL LISTED ON LEGEND MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRATOR TO CONTACT THE DEVELOPER FOR STATUS OF AGRUCULTURAL COMISSIONER'S APPROVAL OR DENIAL. PLANT MATIERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DETROYED 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 RED SCALE (AONIDIELLA AURANTII).
- NO SHRUBS ARE TO BE PLANTED WITHIN 18" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

DEEP ROOT BARRIER APPLICATION

- PREPARE THE INITIAL PLANTING HOLE AS ILLUSTRATED ON PLANTING NOTES. IT'S BASED UPON THE COMBINATION OF DESIRE BARRIER DIAMETER AND DEPTH. CONSIDER IF DRAINAGE DEVICES OR AMENDMENTS ARE NEEDED TO CORRECT ANY ADVERSE SOIL OR PLANTING CONDCTIONS IN THE BACKFILL AREA.
- ASSEMBLE THE APPROPRATE NUMBER OF DEEP ROOT UNIVERSAL BARRIER PANELS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE ROOT BALL. THIS IS VERY IMPORTANT, OTHERWISE THE ROOTS WILL BECOME GIRDLED BY TRAVELING AROUND THE SMOOTH WALLED SURFACE.
- NEXT PLACE THE BARRIER IN THE CENTER OF THE PLANTING HOLE, KEEPING IN MIND THAT THE DOUBLE TOP EDGE OF THE BARRIER SHULD BE POSITIONED APPROXIMATELY 1/2" ABOVE GRADE. THIS HELPS RETARD POTENTIAL ROOT OVERGROWTH WHICH CAN LEAD TO UPROOTED HARDSCAPES.
- BACKFILL AND COMPACT WITH SOIL INSIDE THE BARRIER TO THE LEVEL WHERE THE BOTTOM OF THE ROOT BALL APPROXIMATELY 1" ABOVE GRADE.
- REMOVE THE TREE FROM ITS CONTAINER, OR CUT AWAY THE TOP PORTION OF BURLAP AND POSITION IN THE CENTER OF THE BARRIER. COMPLETE THE BACKFILL OF THE SOIL. DISTRIBUTE EVENLY TO MAINTAIN THE SHAPE OF THE BARRIER AND COMPACT THE BACKFILL EVERY 4"-6". ROOTS WILL DIE QUICKLY IF LEFT EXPOSED TOT HE ELEMENTS SO KEEP EXPOSURE OF THE ROOTS TO A MINIMUM.
- IF STOKING OF GUYING IS REQUIRED, IT IS RECOMMENDED OF USING THE SOFT, SAFE AND ECONOMICAL ALTERNATIVE TO TRADITIONAL WIRE AND HOSE, ARBORTIE(SEE WWW.DEEPROOT.COM FOR DETAILS)
- IF THE TREE(S) WILL BE SUBJECT TO MAINTENANCE WORK SUCH AS LAWN MOWING OR WEED TRIMMING IT IS RECOMMENDED TO INSTALL THE ARBORGARD+ TREE TRUNK PROTECTOR WHICH IS PLACED AROUND THE BASE OF YOUNG TREES TO PROTECT THEM FROM DAMAGE BY WEED TRIMMERS, LAWN MOWERS AND SMALL RODENTS.
- WATER AND FOLLOW TREE MAINTENANCE PRACTICES.
- TREES DO REQUIRE CARE AND NURTURING AFTER PLANTING. CONSULT WITH YOUR LOCAL SUPPLIER FOR PROPER CARE PROCEDURES FOR THE SPECIES YOU ARE PLANTING. THE PLANTING INSTRUCTION NOTED ABOVE ARE BY NO MEANS A COMPREHENSIVE GUIDE. RATHER THEY ARE GENERAL GUIDELINES TO PLANTING WITH DEEPROOT BARRIERS AND A SURVEY OF CURRENT PLANTING METHODS. CONDITIONS WILL VARY HOWWER AND IT IS RECOMMENDED THAT AN ARBORIST BE CONSULTED BEFORE PLANTING. ADDITIONAL INFORMATION IS AVAILABLE AT WWW.DEEPROOT.COM

PALM TREE PLANTING NOTES

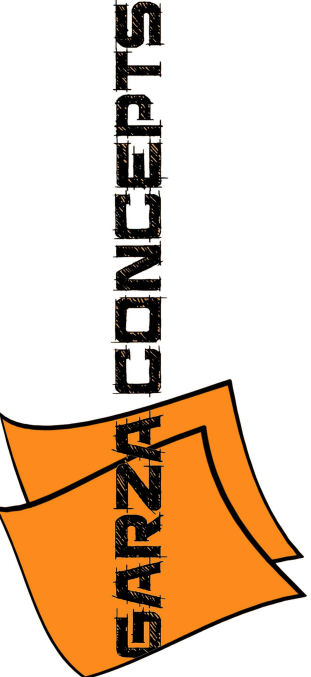
- PALMS SHALL BE PLANTED USING ESTABLISHED PLANTING PROCEDURES NOTED ON PLANTING DETAILS.
- PALM TREE ROOT BALLS SHALL BE TRIMMED OR CUT TO ENSURE RECOVERY FROM TRANSPLANTING SHOCK.
- PALM TREES MUST BE IN A HEALTHY CONDITION AT TIME OF DELIVERY. PALM TREES DETERMINED UNHEALTHY OR DAMAGED AT TIME OF DELIVERY OR INTALLATION SHALL BE REJECTED BY CONTRACTOR AND REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.
- ALL PALMS SHALL BE CLEANED OF ECESSIVE DEAD AND RAGGED FRONDS OR FROND STUBBLE. CUT FRONDS SHOULD BE CUT TO A MAXIMUM LENGHT 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 A SOIL PROPERLY TAMPED AROUND THE ROOT BALL WHEN PLANTING. DO NOT LEAVE ANY VOIDS OF SOIL AROUND ROOT BALLS.
- PALM TREES SHALL BE PLANTED VERTICALLY, UNLESS NOTED ON THE PLAN.
- TRUNKS SHOULD BE ROUGHT WITH FRONDS BASES STILL SECURELY ATTACHED.
- TRUNKS MAY NOT BE TOTALLY SKINNED UNLESS NOTED ON PLAN.
- TRUNK BASES MAY BE SKINNED TO A MAXIMUM HEIGHT OF 3'-4" (TALLER PALM 6'-0").
- SKINNED AREAS ABOVE THE 6'-0" MARK WILL BE ACCEPTED, AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CARE SHOULD BE EXERCISED IN THE CABLING DURING TRANSPORT AND PLANTING SO AS NOT TO DAMAGE BARK.
- SEVERE CRACKING OR HOLED IN THE BASAL TRUNK AREA WILL BOT 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 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 THAT ANY PALM TREE PLANTED WITHIN 5'-0" OF ANY WALKWAY, WALL, OR STRUCTURE BE PLANTED WITH DEEP ROOT BARRIER TO A DEPTH OF 2'-0" MINIMUM.
- WASHINGTONIA ROBUSTA TRUNKS ARE TO HAVE A MINIMUM DIAMETER OF 14" MEASURED 4'-0" HIGH.
- NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO PLANTING.

NOTE:

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

NO TREES SHALL BE INSTALLED WITHIN 15ft OF A CVWD AND/OR USBR PIPELINE. SURFACE IMPROVEMENTS MAY BE INSTALLED WITHIN CVWD AND/OR USBR EASEMENT ONLY UPON THE PRIOR CONSENT OF CVWD, WHICH CONSENT MAY BE GRANTED OR DENIED AT CVWD'S SOLE DISCRETION. IN THE EVENT OF SUCH CONSENT, THEN A NON-INTERFERENCE REVIEW LETTER (NIRL) MAY APPLY PER SECTION 3.4 OF CVWD'S DEVELOPMENT DESIGN MANUAL.

	These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).
Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR right-of way. Trees, plants, walls and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or Right-of-Way without first obtaining an encroachment permit from CVWD.	
Date _____	Water Management Department _____
CVWD Plan # _____	Development Services Department _____



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LANDSCAPE DETAILS

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