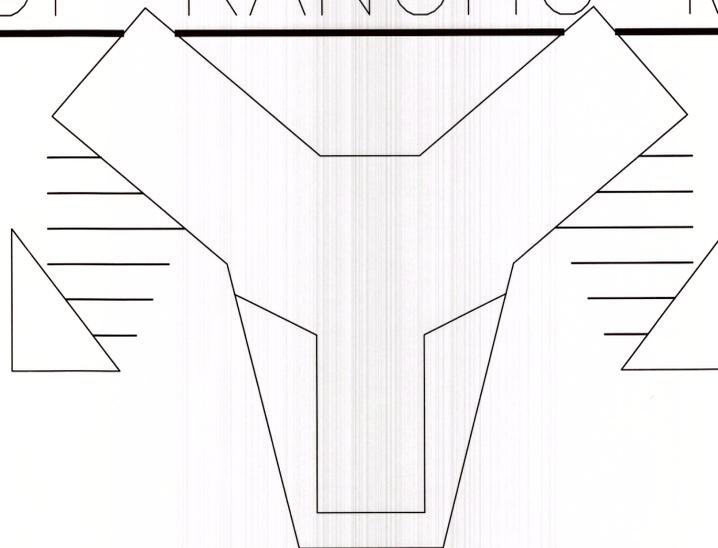


CITY OF RANCHO MIRAGE



HIGHWAY 111 MEDIAN ISLANDS EAST PAXTON DR. TO BOB HOPE DR. CP 12-275

INDEX:

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DEMOLITION PLAN	L-1.00 - L-1.03
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ELECTRICAL SITE LIGHTING PLAN	E-2.00 - E-2.03

STANDARD SYMBOLS AND ABBREVIATIONS

	LIMIT OF WORK	HDR	HEADERBOARD
	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 ON SHEET	C	CENTER LINE
	DETAIL NUMBER	R	RADIUS
	SHEET NUMBER	EQ	EQUAL RISERS
	EXPANSION JOINT	US	WATER SURFACE LEVEL
	SCORE JOINT	MIN	MINIMUM
	POINT OF BEGINNING FOR DIMENSIONING	COL	COLUMN
	DIRECTION OF SLOPE, 1% MIN. ON HARDSCAPE	HP	HIGH POINT
	ELEVATION DETAIL	LP	LOW POINT
		DIA	DIAMETER
		CONT	CONTINUOUS
		HT	HEIGHT
		SIM	SIMILAR
		O.C.	ON CENTER
		D.G.	DECOMPOSED GRANITE

Landscape Documentation Package Checklist HIGHWAY 111 MEDIAN ISLANDS EAST

Tract or Parcel Number: _____
 Assessor's Parcel Number (APN): _____
 Project Location: Highway 111, Rancho Mirage, between Paxton Dr. and Bob Hope Dr.
 Landscape Architect / Irrigation Designer / Contractor N/A
 RGA Landscape Architects, 73081 El Paseo Dr., Ste. 210, Palm Desert, Ca.

Included in this Landscape Documentation Package are:

- 1. Water Efficient Landscape Worksheet
- 2. Maximum Applied Water Allowance (MAWA):
 Conventional Landscape: 1130.20 100 cubic feet per year
 Recreational Turfgrass Landscape: 0.00 100 cubic feet per year
 Maximum Applied Water Allowance: 1130.20 100 cubic feet per year
- 3. Estimated Total Water Use by Hydrozone:
 Very Low Plant Hydrozones: 0.00 100 cubic feet per year
 Low Plant Hydrozones: 166.65 100 cubic feet per year
 Moderate Plant Hydrozones: 841.54 100 cubic feet per year
 High Plant Hydrozones: 0.00 100 cubic feet per year
 Turfgrass Hydrozones: 0.00 100 cubic feet per year
 Recreational Turfgrass Hydrozones: 0.00 100 cubic feet per year
 Annual Color: 0.00 100 cubic feet per year
 Water Features: 0.00 100 cubic feet per year
 Estimated Total Water Use (ETWU): 1007.30 100 cubic feet per year

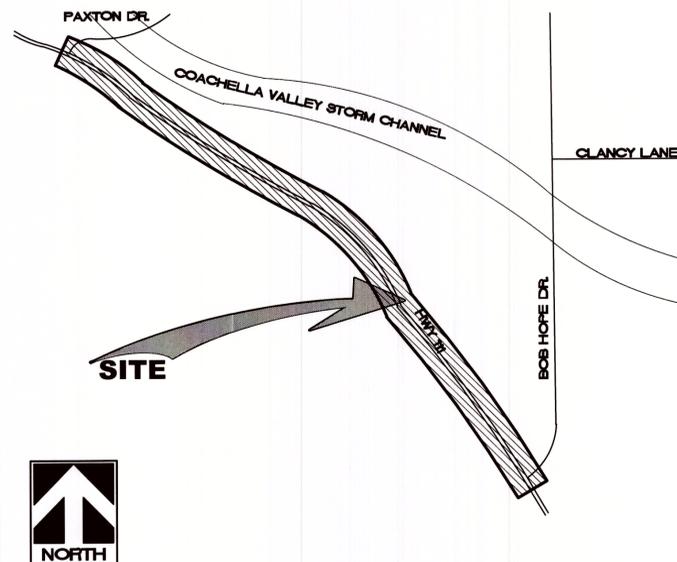
4. ETWU < MAWA

PLAN SETS

- 5. Landscape Design Plan
- 6. Irrigation Design Plan
- 7. Grading Design Plan
- 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.
 Date: 5/29/2012 Applicant: Luke Taylor

VICINITY MAP



SPECIFICATIONS

SHEET BOOK

DATE: 1/23/14

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED BY RGA, INC. FOR USE ON THIS PROJECT AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF RGA, INC.

CWVD LANDSCAPE APPROVAL

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

Date: _____ WATER MANAGEMENT DEPARTMENT

CWVD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

IMPORTANT NOTICE
 CALL BEFORE YOU DIG
 SECTION 9106 OF THE GOVERNMENT CODE
 REQUIRES AN INDUSTRY
 IDENTIFICATION NUMBER BE
 ISSUED BEFORE A PERMIT TO
 EXCAVATE WILL BE ISSUED FOR
 YOUR PRE-EXCAVATION ID NUMBER CALL:
 UNDERGROUND SERVICE ALERT
 TOLL FREE 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE	APP.

BENCH MARK, SEA LEVEL REF.
 (BASIS OF BEARING)

RGA
 RGA LANDSCAPE ARCHITECTS, INC.
 73081 EL PASEO, SUITE 210
 PALM DESERT, CA 92260
 (760) 568-3624
 FAX (760) 773-5815
 E-MAIL: RGMIRAGE@RGA.COM

OWNER'S NAME, ADDRESS, AND PHONE NUMBER
 CITY OF RANCHO MIRAGE
 68825 HWY. 111
 RANCHO MIRAGE, CA 92270
 760-324-4311

PREPARED UNDER THE DIRECT SUPERVISION OF:
 RONALD GREGORY
 R.L.A. 1532
 EXP. 9/30/15
 DATE

RECOMMENDED FOR APPROVAL BY:
 [Signature]
 DATE 2/12/14
 APPROVED BY CITY OF RANCHO MIRAGE:
 [Signature]
 WILLIAM A. ENOS, CITY ENGINEER
 R.C.E. 43910, EXP. 6/30/2015
 DATE 2/12/14

CITY OF RANCHO MIRAGE
 COVER
 HIGHWAY 111 MEDIAN ISLANDS EAST
 FROM PAXTON DR. TO BOB HOPE DR.
 RANCHO MIRAGE, CA

SHEET L-0.00
 OF _____
 PRIVATE REFERENCE #
 R1137
 CITY REFERENCE #
 CP 12-275



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DEMOLITION PLAN

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CP 12-275, PAXTON DR. TO BOB HOPE DR.
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SHEET TITLE:

SPECIFICATIONS

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JOB CAPTAIN: RG

DRAWN: DN

CHECKED:

PROJ. NO: R1137

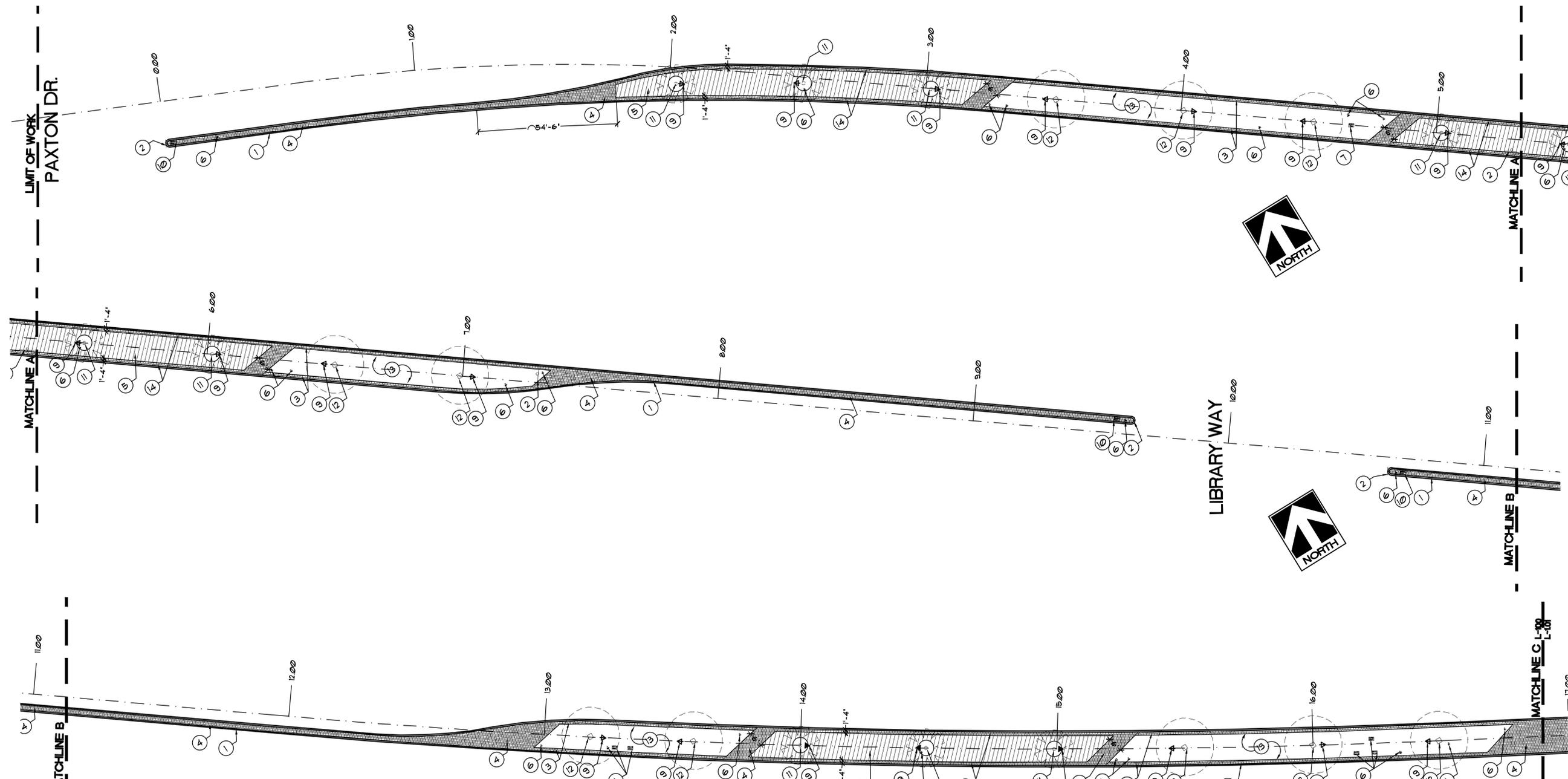
DATE: 1/23/14

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REVISIONS:

SHEET NO:

L-1.00

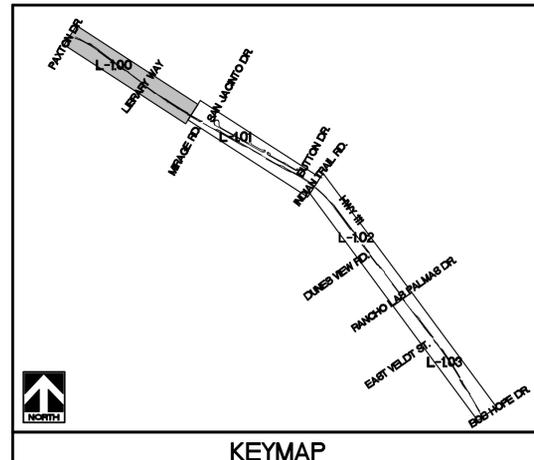


KEYNOTES:

- ① EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE.
- ② EXISTING SIGNS TO REMAIN. PROTECT IN PLACE.
- ③ EXISTING 16' STAMPED COLORED CONCRETE BAND TO REMAIN. PROTECT IN PLACE.
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SCALE: 1"=20'-0"
GRAPHIC SCALE





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DEMOLITION PLAN

PROJECT: **HIGHWAY 111 MEDIAN ISLANDS EAST**
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SHEET TITLE:

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: DN

CHECKED:

PROJ. NO: R1137

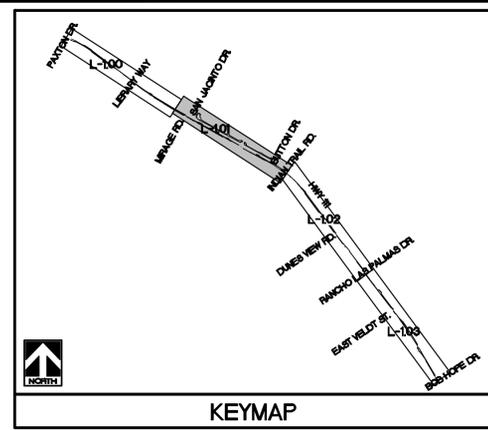
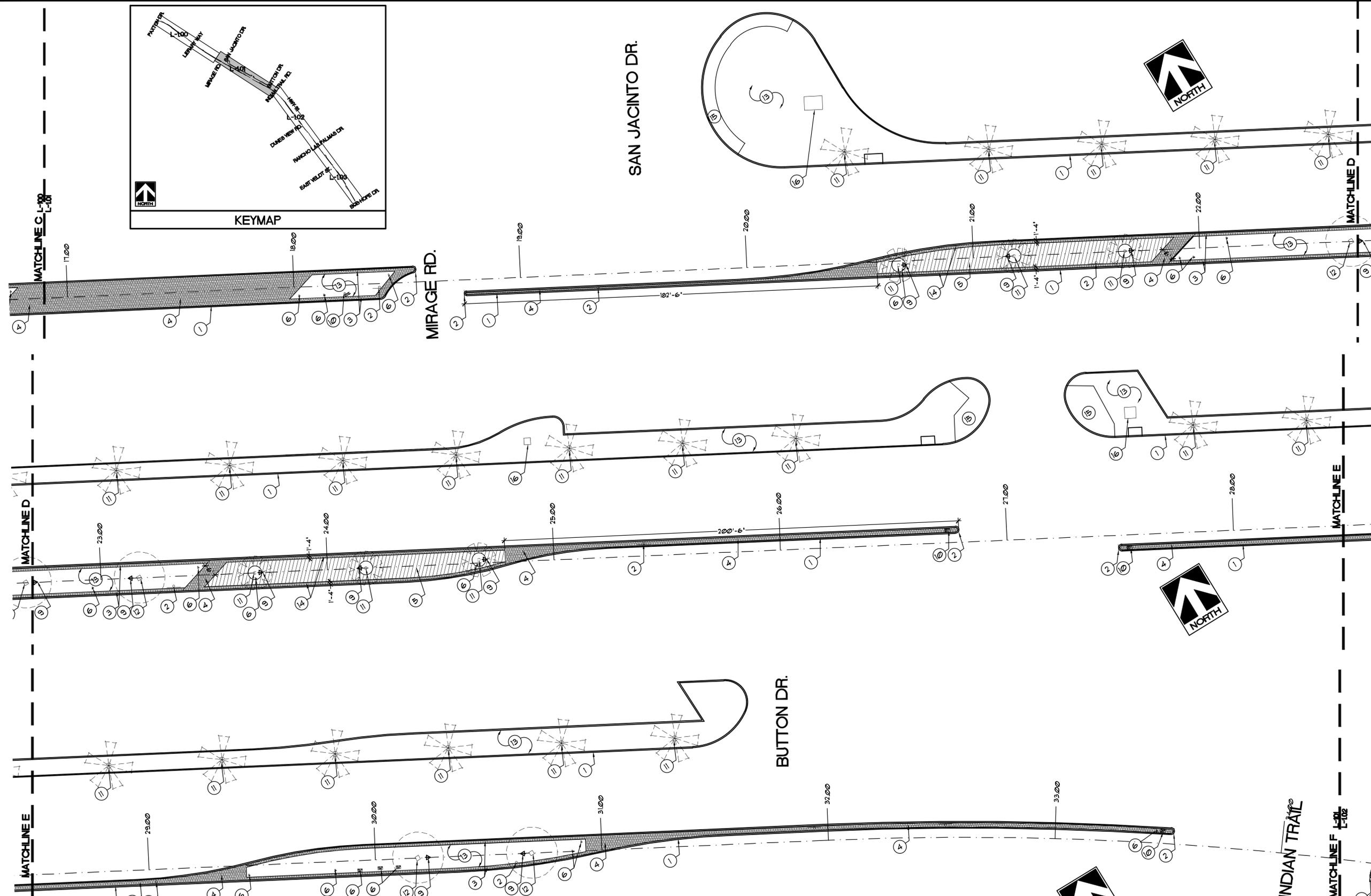
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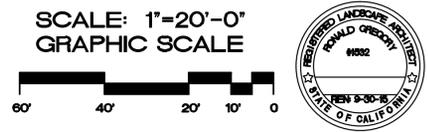
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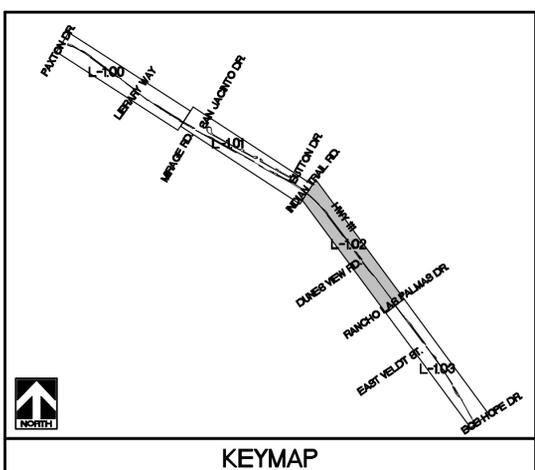
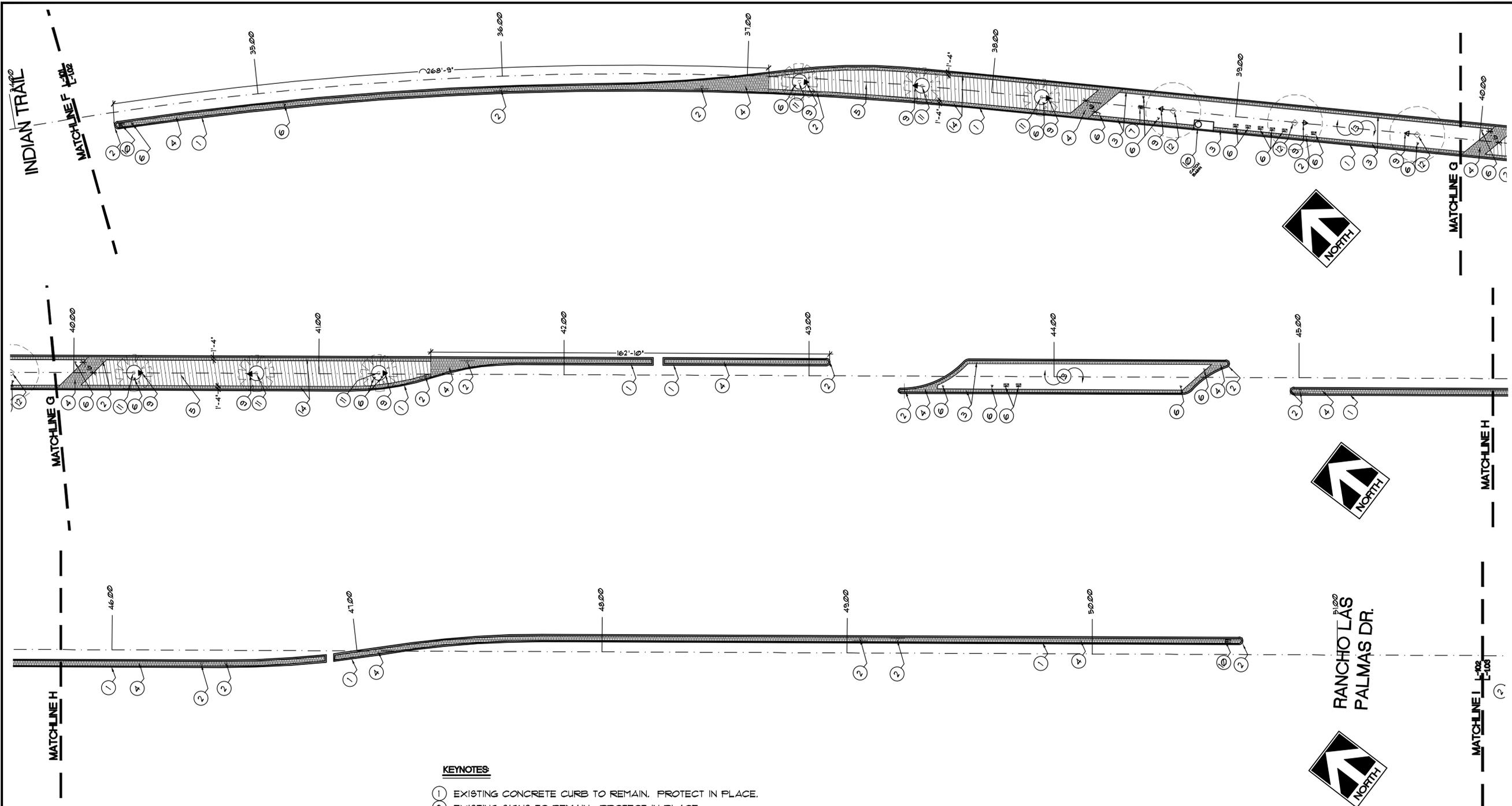


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SEE SHEET L-1.00 FOR KEYNOTE LEGEND.

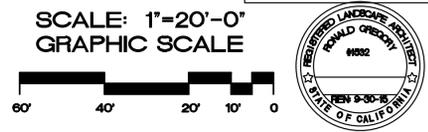


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 PALM DESERT, CA 92260
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 FAX (760) 773-5615
 E-MAIL: RGA@RGA-PD.COM

SHEET TITLE:
DEMOLITION PLAN

PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
 CP 12-275, PAXTON DR. TO BOB HOPE DR.
 RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	DN
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
REVISIONS:	
△	
△	
△	
△	
△	

SHEET NO:
L-1.02



LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
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SHEET TITLE:

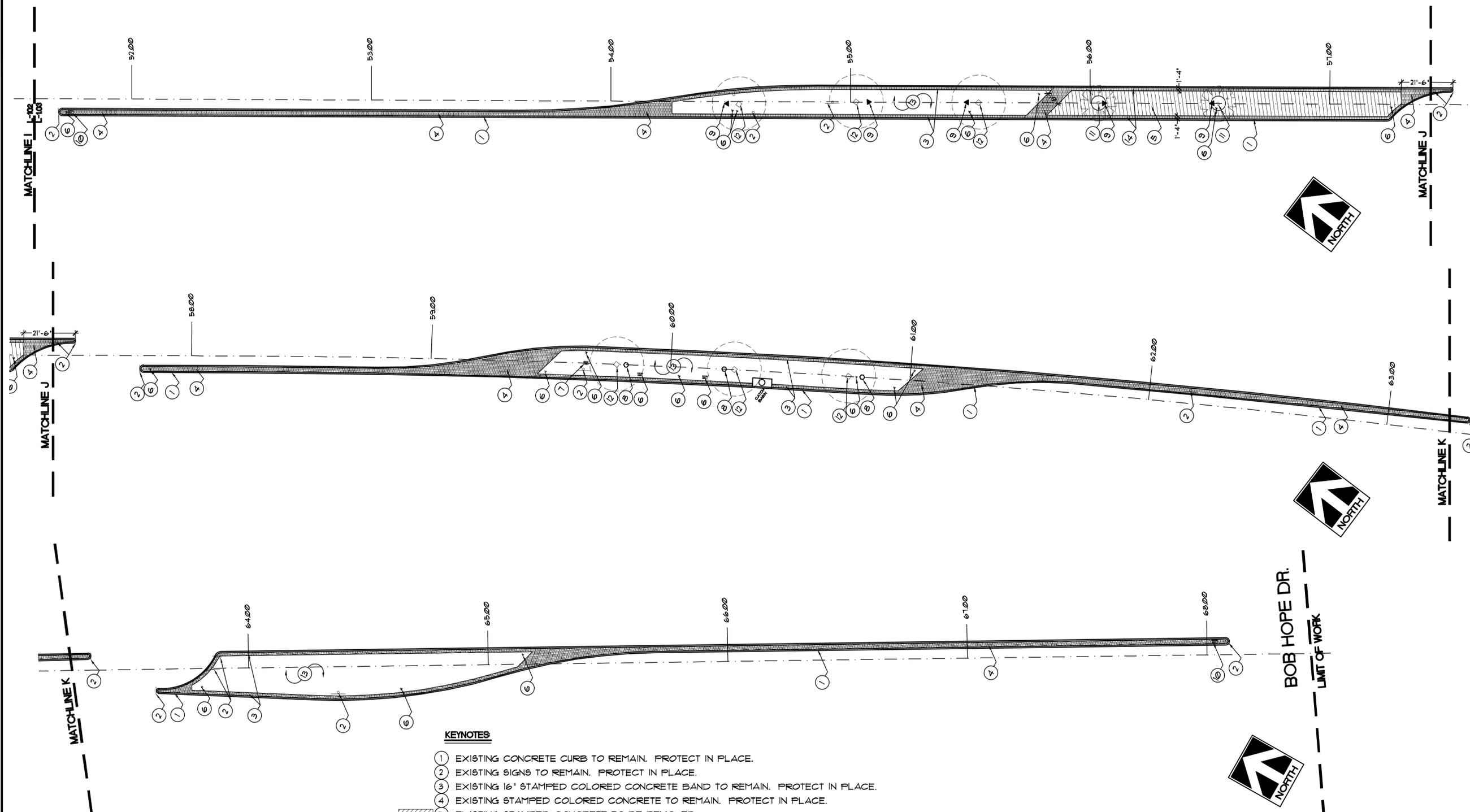
SPECIFICATIONS

SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	DN
CHECKED:	
PROJ. NO:	R1137
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REVISIONS:

SHEET NO:

L-1.03



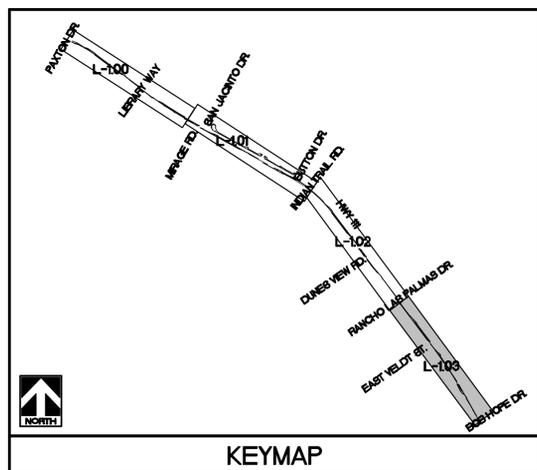
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SCALE: 1"=20'-0"
GRAPHIC SCALE



SHEET TITLE:
HARDSCAPE CONSTRUCTION PLAN

PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS

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DRAWN: DN

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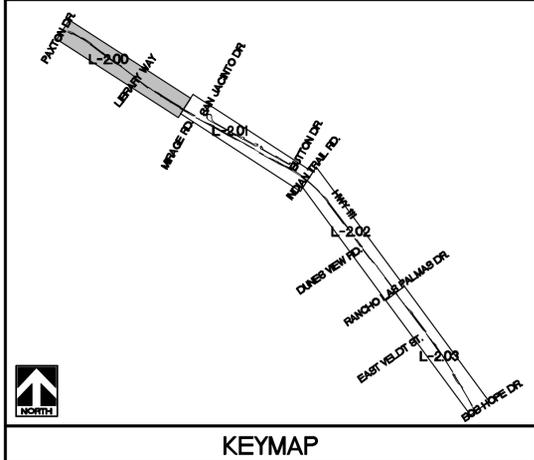
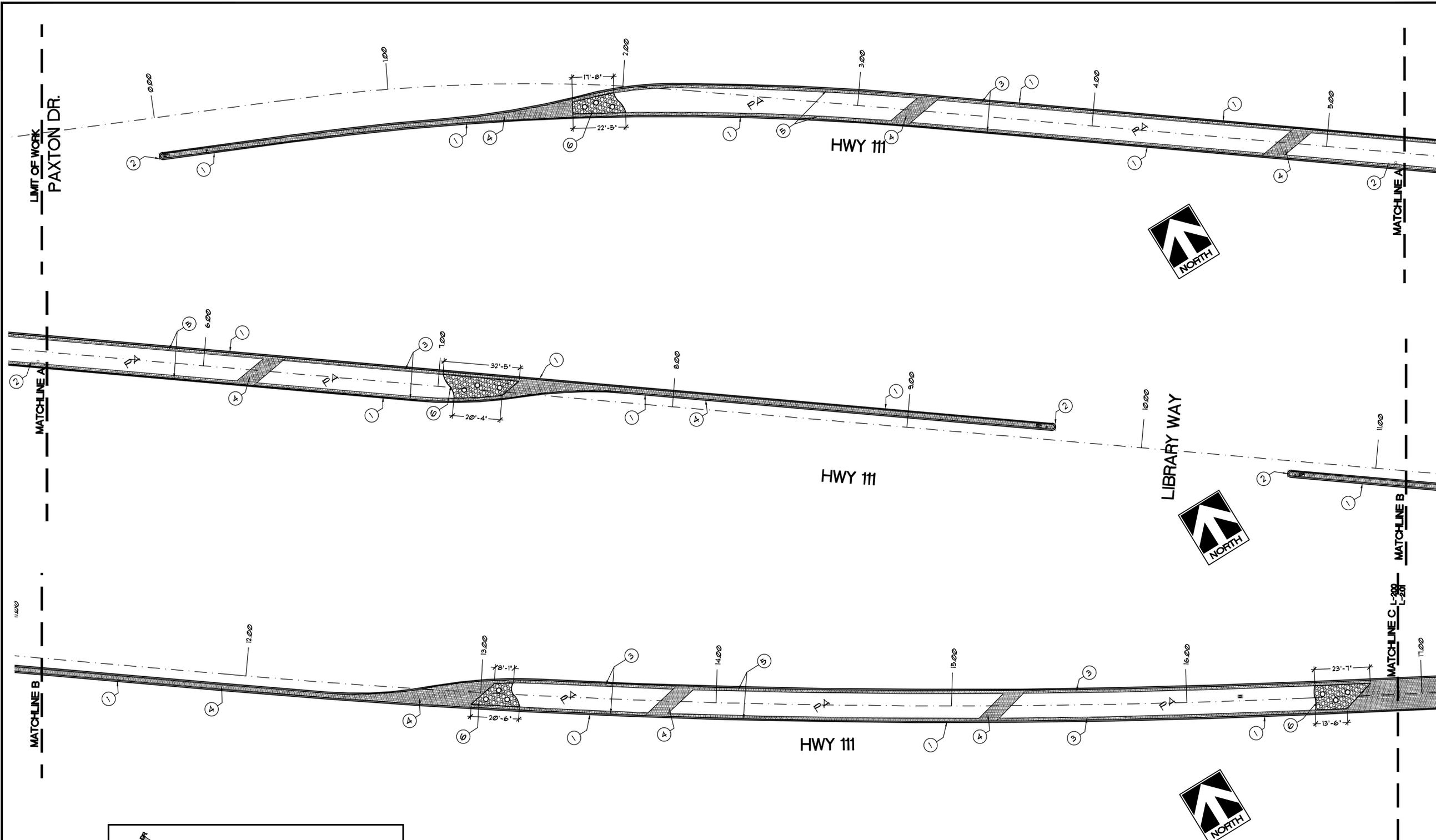
DATE: 1/23/14

SCALE: 1" = 20'-0"

REVISIONS:

SHEET NO:

L-2.00



KEYNOTES

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- ⑤ CONTRACTOR TO SAWCUT EXISTING STAMPED CONCRETE SO 16" BAND ALONG CURB REMAINS.
- ⑥ ARIZONA COBBLE - 3'-6" DIA. - PERCENTAGE OF MATERIAL SIZES TO BE EQUAL. - DRY PACK IN 1800 PSI TYPE 'S' MORTAR. PLACE 2" DIA HOLE AROUND PLANTS TO ALLOW FOR GROWTH. SEE DETAIL 'B', SHEET L-2.04.

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HARDSCAPE GENERAL NOTES

- PA PLANTING AREA.
- == IRRIGATION SLEEVING: SLEEVING UNDER HARDSCAPE - SCHEDULE 40 PVC 1 1/2 TIMES DIAMETER OF IRRIGATION PIPE. (RECORD FIELD LOCATIONS) SEE IRRIGATION PLANS FOR EXACT SLEEVE LOCATIONS.
- CONTRACTOR TO COORDINATE IRRIGATION SLEEVING BETWEEN HARDSCAPE AND IRRIGATION PLANS.
- INCLUDE PENETRATING MATTE FINISH SEALER ON ALL SITE CONCRETE AND PAVERS.
- THIS PLAN IS INTENDED TO PROVIDE AESTHETIC DIRECTION AND FINISHES ONLY.



SCALE: 1"=20'-0"
GRAPHIC SCALE



SHEET TITLE:
HARDSCAPE CONSTRUCTION PLAN

PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: DN

CHECKED:

PROJ. NO: R1137

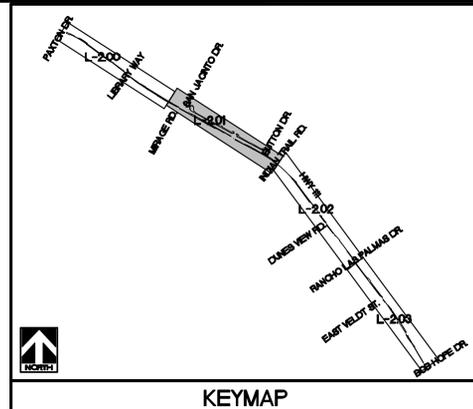
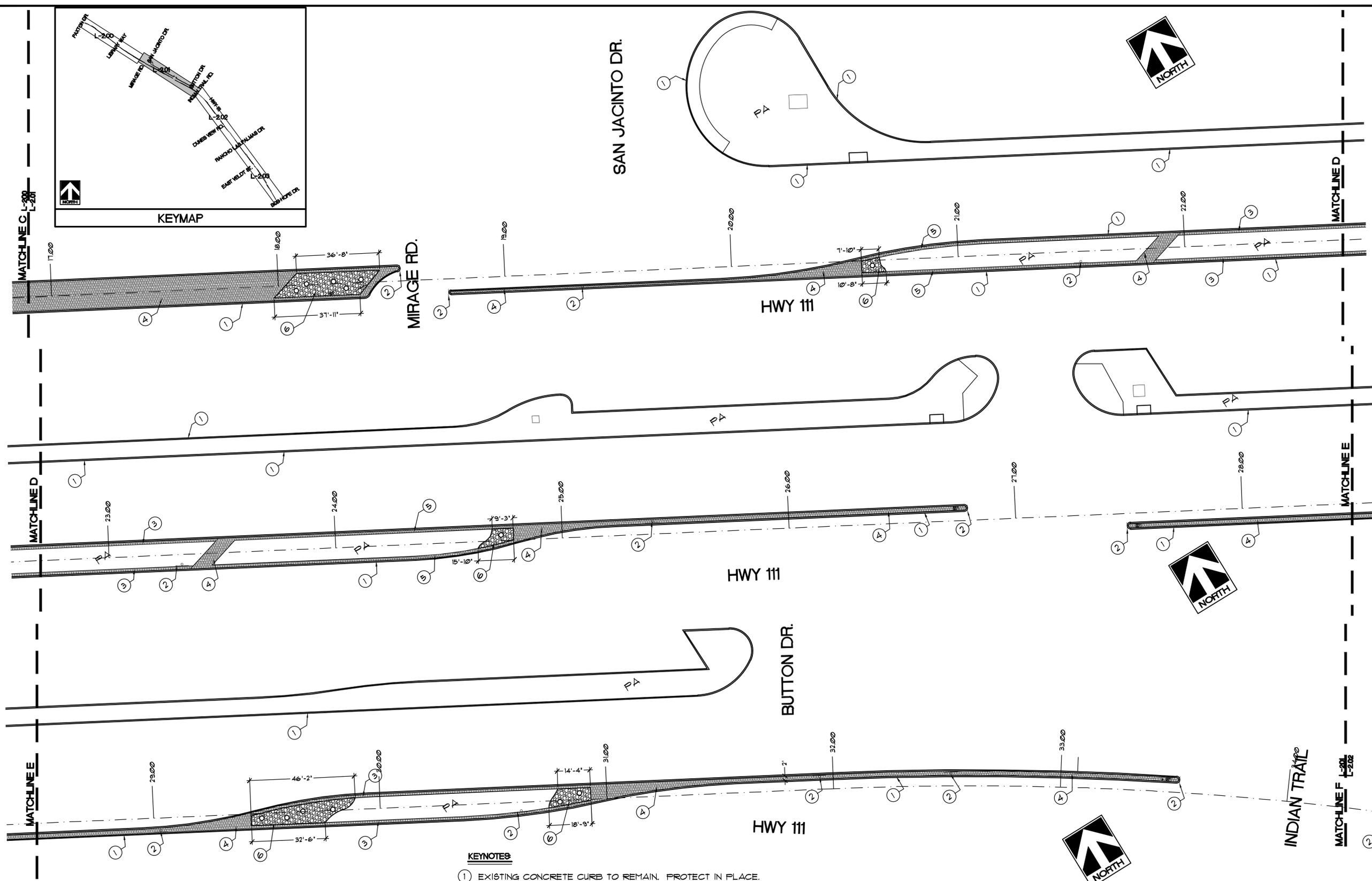
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SCALE: 1" = 20'-0"

REVISIONS:

SHEET NO:

L-2.01



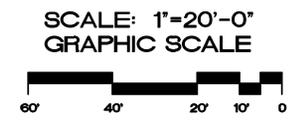
HARDSCAPE GENERAL NOTES:

PA PLANTING AREA.
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CONTRACTOR TO COORDINATE IRRIGATION SLEEVING BETWEEN HARDSCAPE AND IRRIGATION PLANS.
INCLUDE PENETRATING MATTE FINISH SEALER ON ALL SITE CONCRETE AND PAVERS.
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KEYNOTES

- ① EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE.
- ② EXISTING SIGNS TO REMAIN. PROTECT IN PLACE.
- ③ EXISTING 16' STAMPED COLORED CONCRETE BAND TO REMAIN. PROTECT IN PLACE.
- ④ EXISTING STAMPED COLORED CONCRETE TO REMAIN. PROTECT IN PLACE.
- ⑤ CONTRACTOR TO SAWCUT EXISTING STAMPED CONCRETE SO 16' BAND ALONG CURB REMAINS.
- ⑥ ARIZONA COBBLE - 3'-6" DIA. - PERCENTAGE OF MATERIAL SIZES TO BE EQUAL. - DRY PACK IN 1,800 PSI TYPE 'S' MORTAR. PLACE 2" DIA HOLE AROUND PLANTS TO ALLOW FOR GROWTH. SEE DETAIL 'B', SHEET L-2.04.

NOTE:
PRIOR TO BIDDING, CONTRACTOR MUST VISIT THE SITE AND DOCUMENT DAMAGED / LIFTED CONCRETE IN AREAS WHERE CONCRETE IS TO REMAIN, AND INCLUDE REPLACEMENT OF SAID CONCRETE WITH CONCRETE PAVERS IN THE BID. SEE DETAIL 'C' ON SHEET L-2.04.





LANDSCAPE ARCHITECTS, INC.
73061 EL PASO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3824
FAX (760) 773-5615
E-MAIL: RGA@RGA-PD.COM

SHEET TITLE:
HARDSCAPE CONSTRUCTION PLAN

PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: DN

CHECKED:

PROJ. NO: R1137

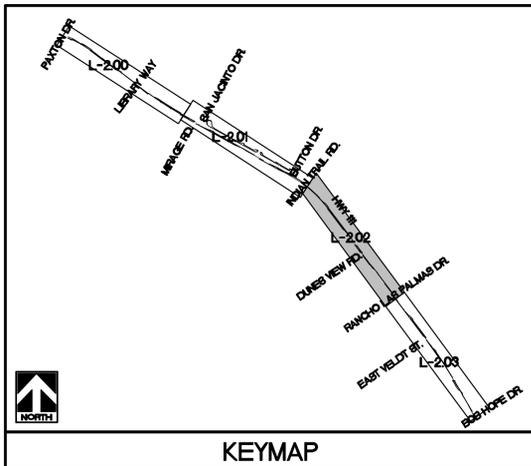
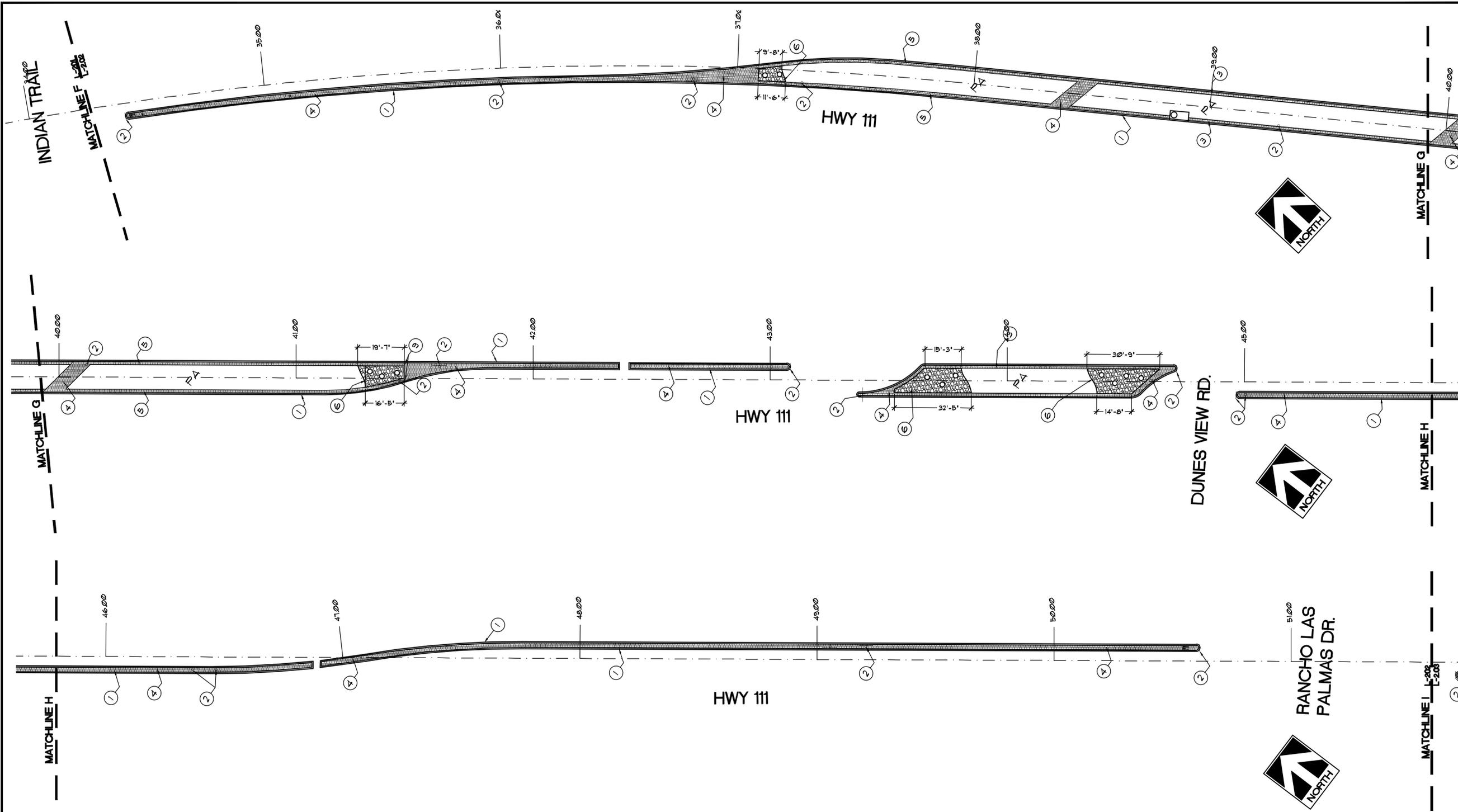
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SCALE: 1" = 20'-0"

REVISIONS:

SHEET NO:

L-2.02



KEYNOTES

- ① EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE.
- ② EXISTING SIGNS TO REMAIN. PROTECT IN PLACE.
- ③ EXISTING 16" STAMPED COLORED CONCRETE BAND TO REMAIN. PROTECT IN PLACE.
- ④ EXISTING STAMPED COLORED CONCRETE TO REMAIN. PROTECT IN PLACE.
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HARDSCAPE GENERAL NOTES

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SCALE: 1"=20'-0"
GRAPHIC SCALE





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PALM DESERT, CA 92260
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E-MAIL: RGA@RGA-PD.COM

HARDSCAPE CONSTRUCTION PLAN

PROJECT: HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SHEET TITLE:

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: DN

CHECKED:

PROJ. NO: R1137

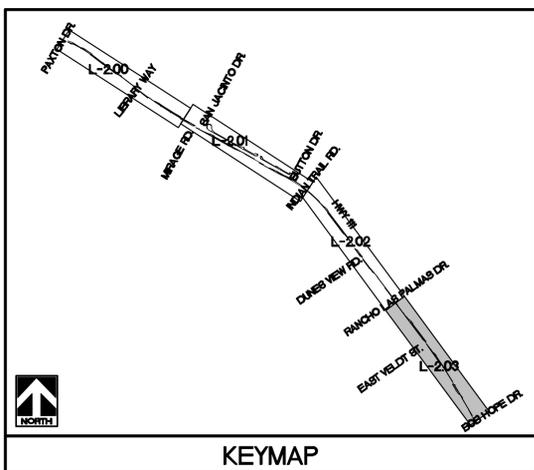
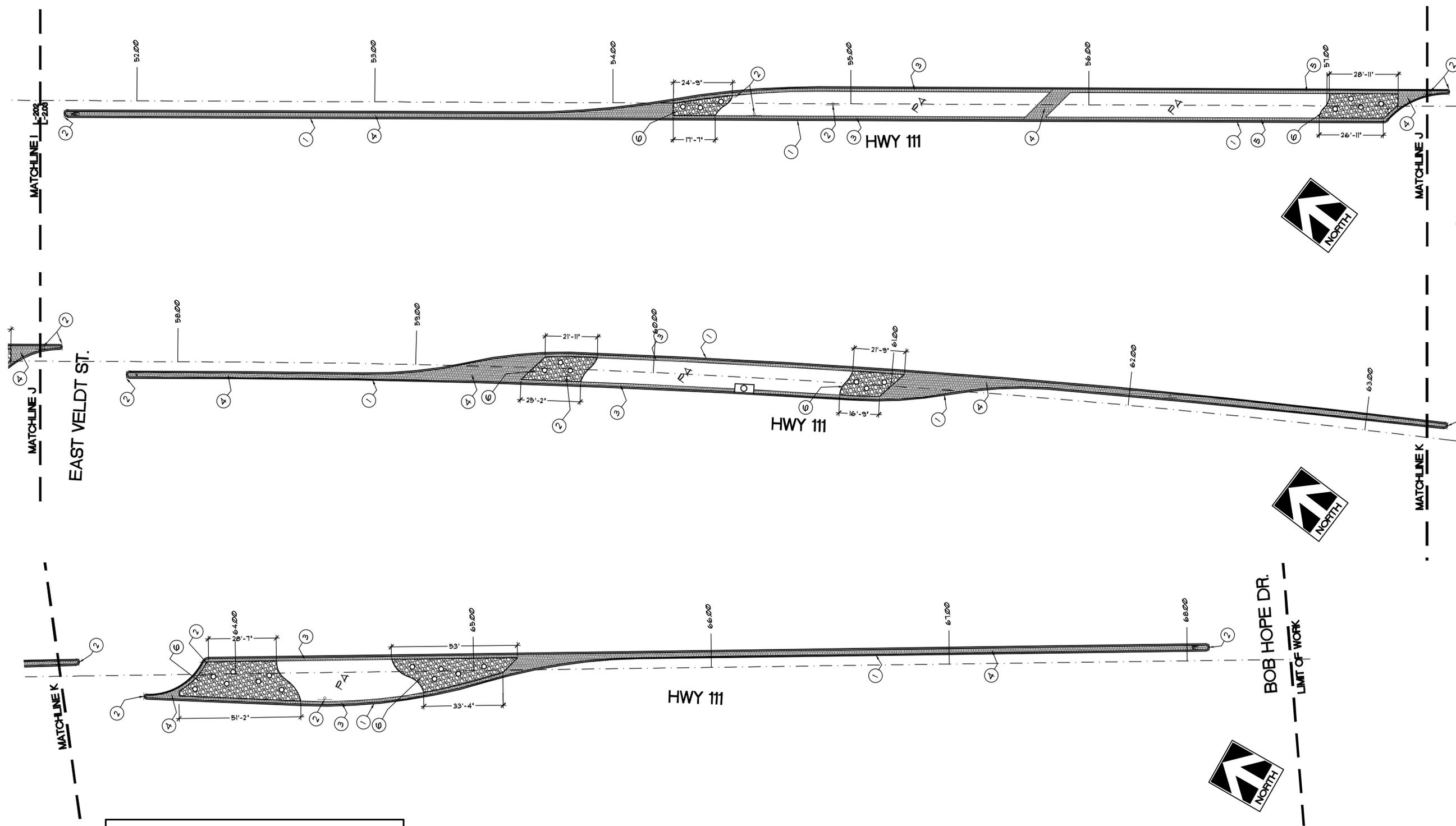
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REVISIONS:

SHEET NO:

L-2.03



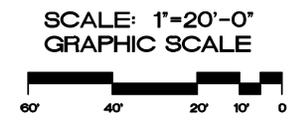
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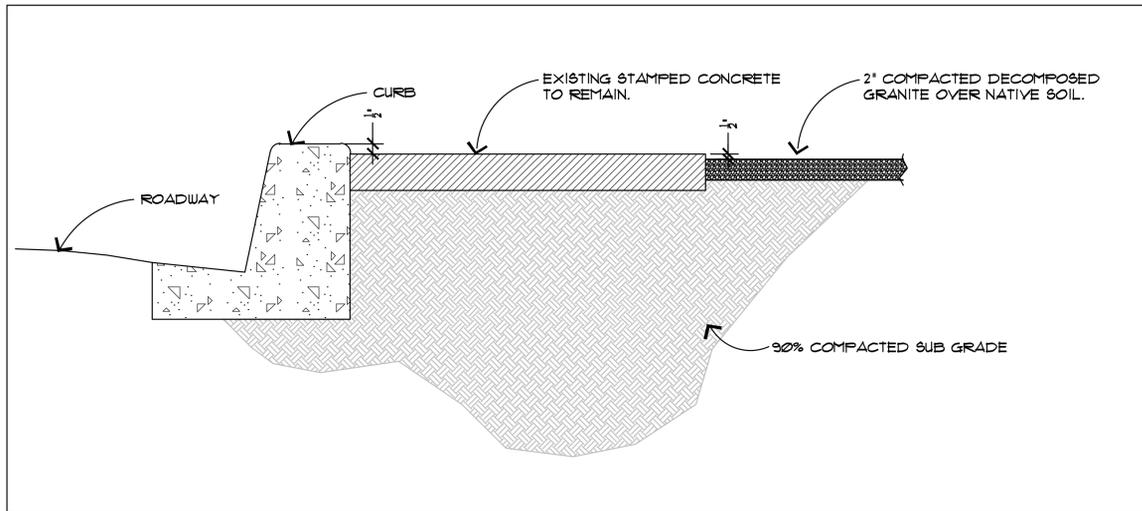
- ① EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE.
- ② EXISTING SIGNS TO REMAIN. PROTECT IN PLACE.
- ③ EXISTING 16" STAMPED COLORED CONCRETE BAND TO REMAIN. PROTECT IN PLACE.
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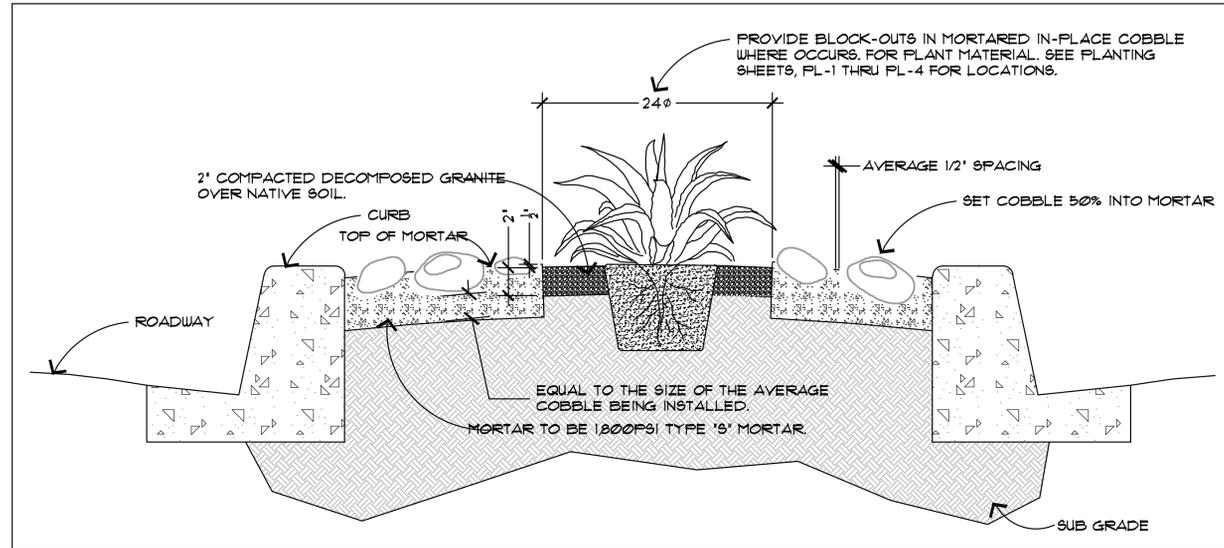
HARDSCAPE GENERAL NOTES

- PA PLANTING AREA.
- == IRRIGATION SLEEVING: SLEEVING UNDER HARDSCAPE - SCHEDULE 40 PVC 1 1/2 TIMES DIAMETER OF IRRIGATION PIPE. (RECORD FIELD LOCATIONS) SEE IRRIGATION PLANS FOR EXACT SLEEVE LOCATIONS.
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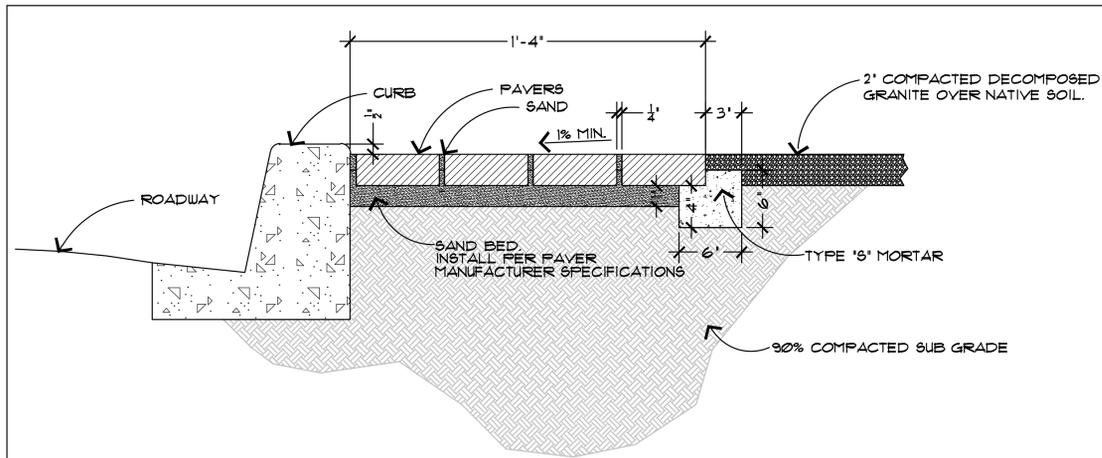




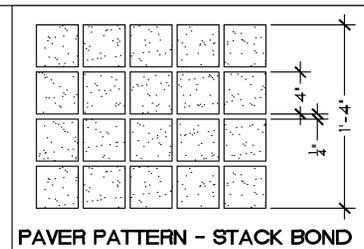
A DECOMPOSED GRANITE REFERENCE DETAIL NTS



B MORTARED IN-PLACE COBBLE DETAIL NTS

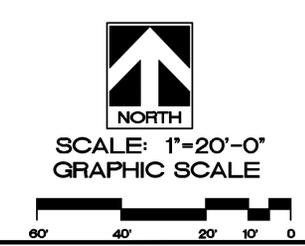


C PAVER DETAIL NTS



PAVER SELECTION:
ACKERSTONE "HOLLAND 2"
CONCRETE INTERLOCKING
PAVER BAND. PAVERS TO BE
LAID IN STACK BOND PATTERN.
COLOR TO BE CREAM.

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	DN
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
REVISIONS:	
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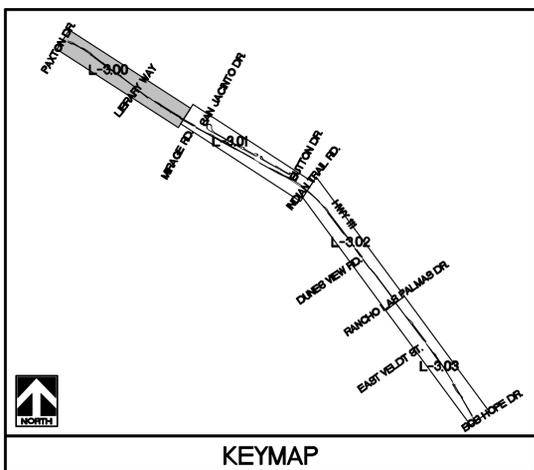
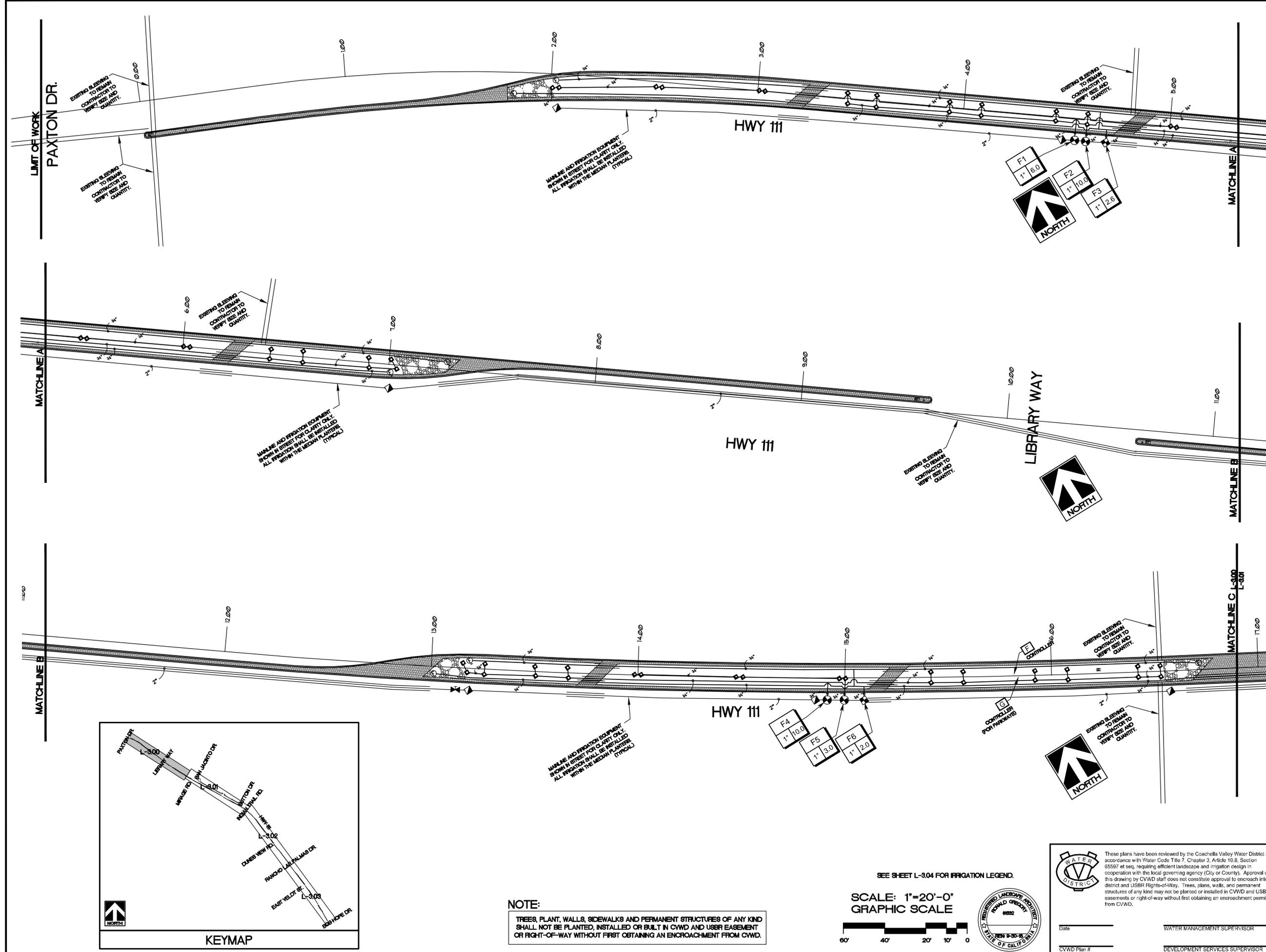
LANDSCAPE ARCHITECTS, INC.
73061 EL PASO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3824
FAX (760) 773-5615
E-MAIL: RGA@RGA-PD.COM

SHEET TITLE:
IRRIGATION PLAN

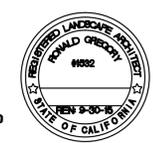
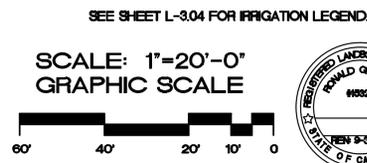
PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
REVISIONS:	
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SHEET NO:
L-3.00

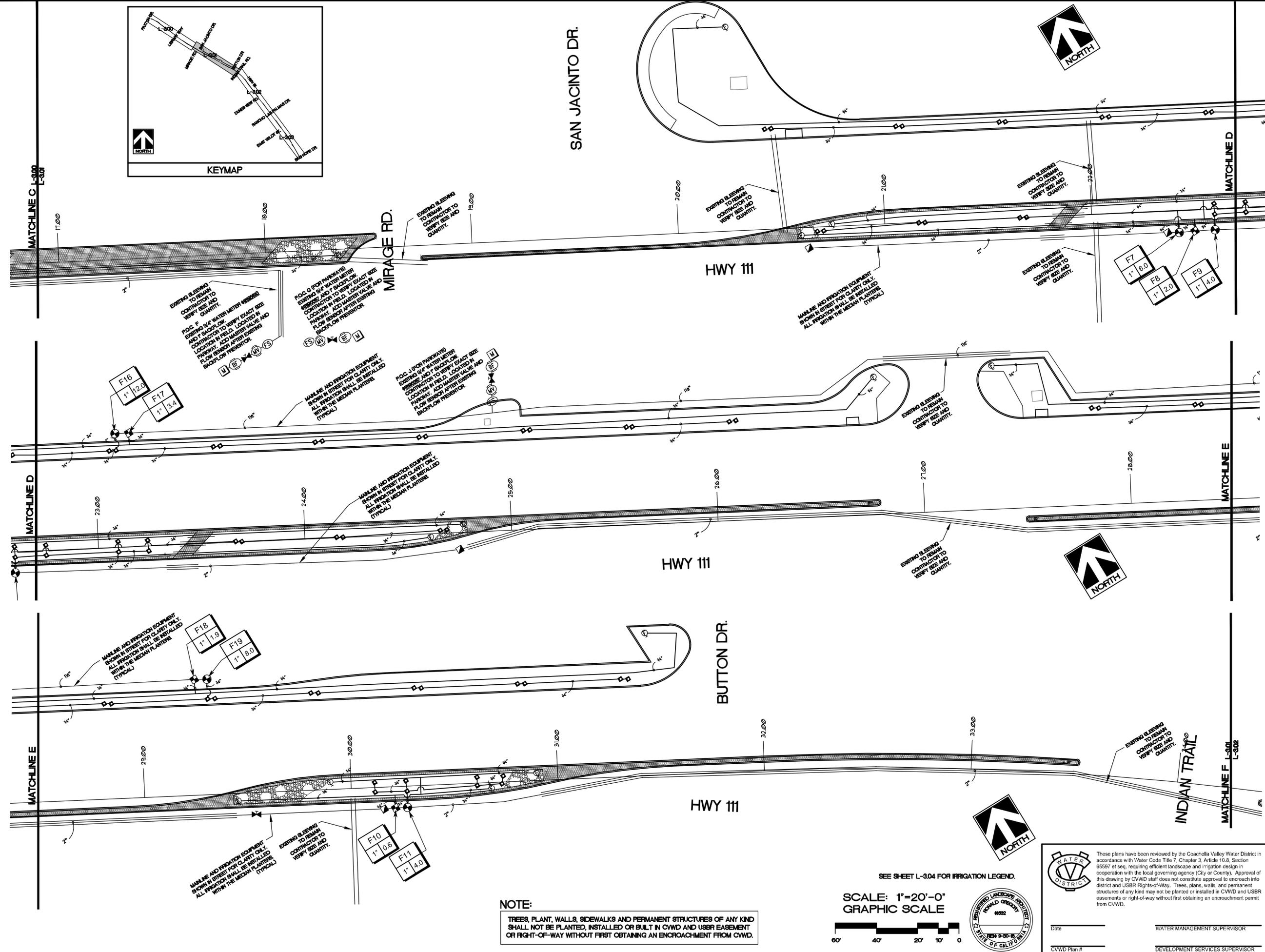
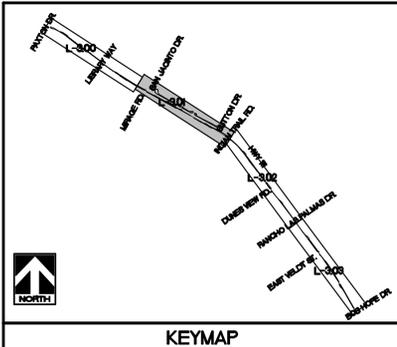


NOTE:
TREES, PLANT, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USBR EASEMENT OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT FROM CVWD.



These plans have been reviewed by the Coachella Valley Water District in accordance with Water Code Title 7, Chapter 3, Article 10.8, Section 65597 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 Rights-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 SUPERVISOR _____
CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____



RGA
 LANDSCAPE ARCHITECTS, INC.
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 PALM DESERT, CA 92260
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IRRIGATION PLAN

SHEET TITLE:

PROJECT: **HIGHWAY 111 MEDIAN ISLANDS EAST**
 CP 12-275, PAXTON DR. TO BOB HOPE DR.
 RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
REVISIONS:	
▲	
▲	
▲	
▲	
▲	

SHEET NO:
L-3.01

NOTE:
 TREES, PLANT, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CWVD AND USBR EASEMENT OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT FROM CWVD.

SCALE: 1"=20'-0"
 GRAPHIC SCALE



SEE SHEET L-3.04 FOR IRRIGATION LEGEND.



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 CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____



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IRRIGATION PLAN

PROJECT: **HIGHWAY 111 MEDIAN ISLANDS EAST**
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SHEET TITLE:

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: LT

CHECKED:

PROJ. NO: R1137

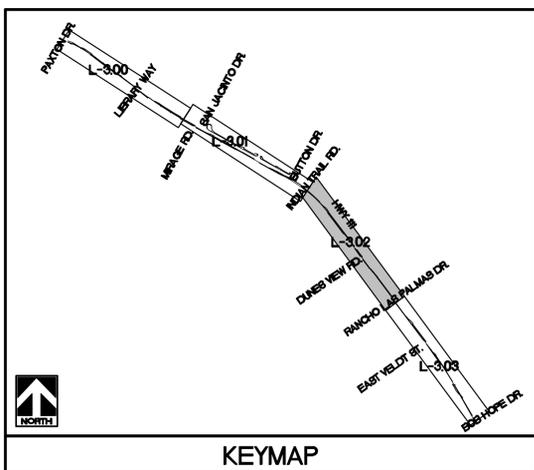
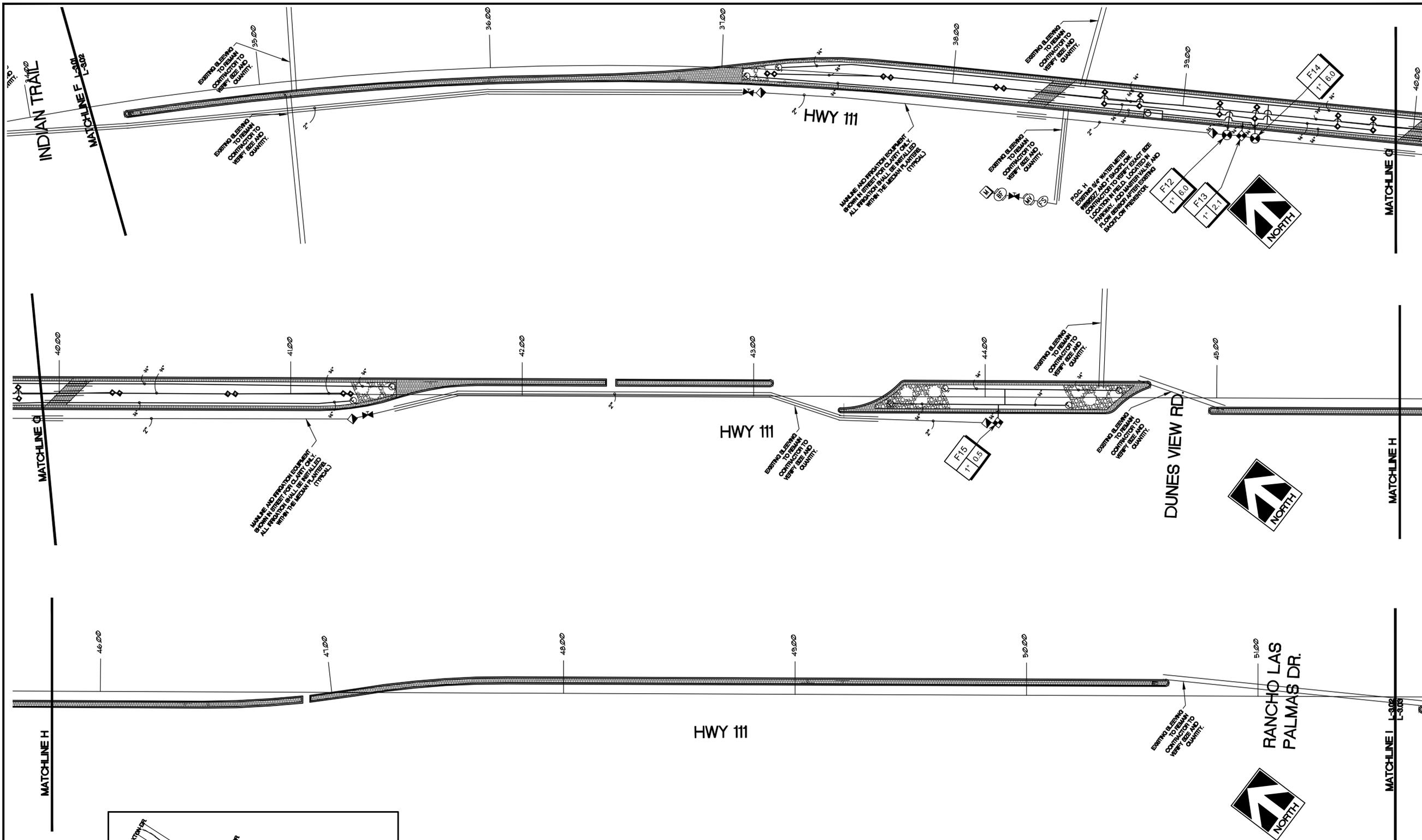
DATE: 1/23/14

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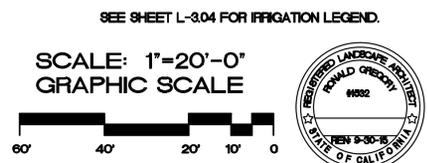
REVISIONS:

SHEET NO:

L-3.02



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Water District logo

Date: _____ WATER MANAGEMENT SUPERVISOR
CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL	REMARKS
	Rain Bird 1402 Flood Bubbler Flood Bubbler on SCH 80 fixed riser.	30	.5	0	N	
For Clarity	Rain Bird Xen-Bug Threaded Emitters Use XB-1OPC-1032 threaded Emitters on plants that are Low water use. Use XB-2OPC-1032 threaded Emitters on plants that are Moderate to High water use. See planting legend for Plant Water use requirements.	30	1-2 GPH	0	J	
	Rain Bird XCZ-LF-100-PRF Drip Control Kit, 1" Low Flow valve, 3/4" pressure regulating RBY filter and 30psi pressure regulator.				K	
	Rain Bird PEB Electric Remote Control Valve				C	
	Toro FCH-H-FIPT Automatic Flush Valve, plumbed to flush lines at the end of drip pipe runs.				L	
	Rain Bird 33DRC 3/4" Brass Quick Coupler Valve, two piece body				E	
	Nibco T-PP-600 Class 125 bronze full ported ball valve, same size as pipe diameter.				D	
	Griswold 2000 I Normally closed solenoid master valve. Install in parkway, after the backflow preventor.				F	
	Rain Bird FS 100B 1" brass flow sensor. Install in parkway, after the master valve.					
	Rain Bird ESP-LXD, ETM-LXM ET Manager, RSD Rain Sensor. Two Wire Controller, 50 stations, with ET Manager Cartridge and RSD Rain Sensor. Mount Controller in existing Strongbox Stainless Steel Enclosure. Mount RDS Rain sensor on outside of enclosure in area where sensor is clear of obstruction above it. Use FD TURF Series Two-Wire Decoders at each valve grouping. (Model # to be determined by the number of valves in the group). Use LSP-1 Line Surge Protection every 500 lineal feet. Use Rain Bird 14-2 Maxi-Cable with waterproof SnapTite or Scotch-Loc wire connectors. Contractor contact High Tech Irrigation for two wire installation training prior to installing irrigation system. (760) 347-4116.				B	
	Rain Bird ESP8LXMEF, IQ SS-Radio Modem Cartridge, RSD Rain Sensor. 8 Station Capable Commercial Controller with IQ SS-Radio Modem Cartridge and RSD Rain Sensor. Mount Controller in existing Strongbox Stainless Steel Enclosure. Mount RDS Rain sensor on outside of enclosure in area where sensor is clear of obstruction above it. Contractor contact High Tech Irrigation prior to installing irrigation system. (760) 347-4116.				B	
	Rain Bird ESP8LXMEF, IQ SS-Radio Modem Cartridge, RSD Rain Sensor. 40 Station Capable Commercial Controller with IQ SS-Radio Modem Cartridge and RSD Rain Sensor. Contractor to verify existing number of valves used for parkway irrigation and size irrigation controller accordingly. Mount Controller in existing Strongbox Stainless Steel Enclosure. Mount RDS Rain sensor on outside of enclosure in area where sensor is clear of obstruction above it. Contractor contact High Tech Irrigation prior to installing irrigation system. (760) 347-4116.				B	
	Existing 1" Water Meter and 1" Backflow Preventor to remain. Verify size and location in field. Protect in place.				A	
	Irrigation Lateral Line: PVC Schedule 40 (SEE PLAN FOR PIPE SIZING)				O	
	Irrigation Mainline: Pipe up to 1-1/2" to be PVC SCH 40, Pipe 2" and larger to be PVC Class 315.				O	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall be 2x Dia. of irrigation pipe to allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.				O	
	Valve Callout # ————— Valve Number # ————— Valve Flow # ————— Valve Size					

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CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____

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PALM DESERT, CA 92260
(760) 568-3624
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E-MAIL: RGA@RGA-PD.COM

SHEET TITLE: IRRIGATION LEGEND

PROJECT: HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	NTS
REVISIONS:	

SHEET NO:
L-3.04



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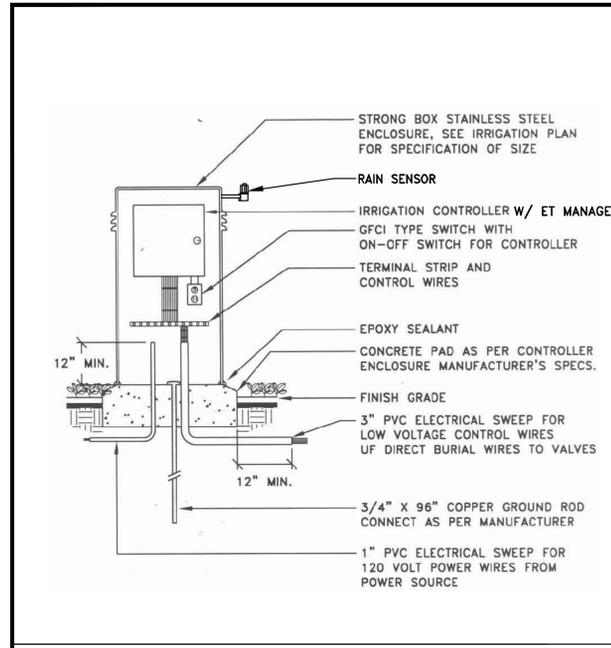
PROJECT: HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SHEET TITLE:

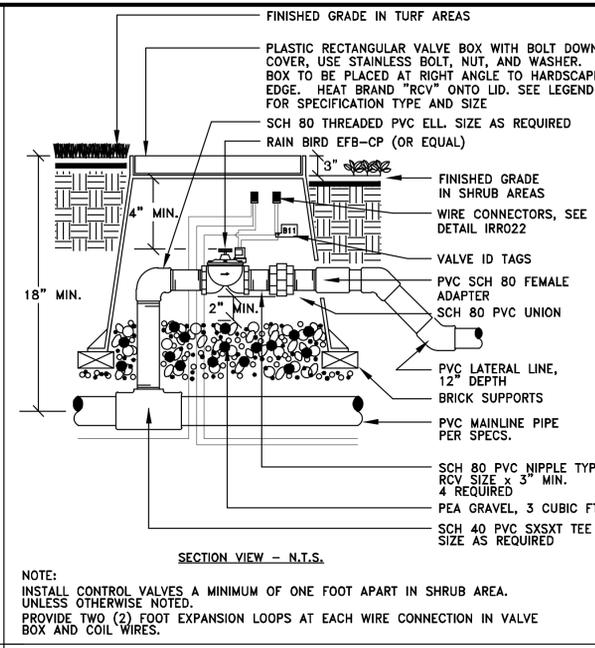
SPECIFICATIONS	
SHEET	BOOK
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	NTS
REVISIONS:	

SHEET NO:
L-4.00

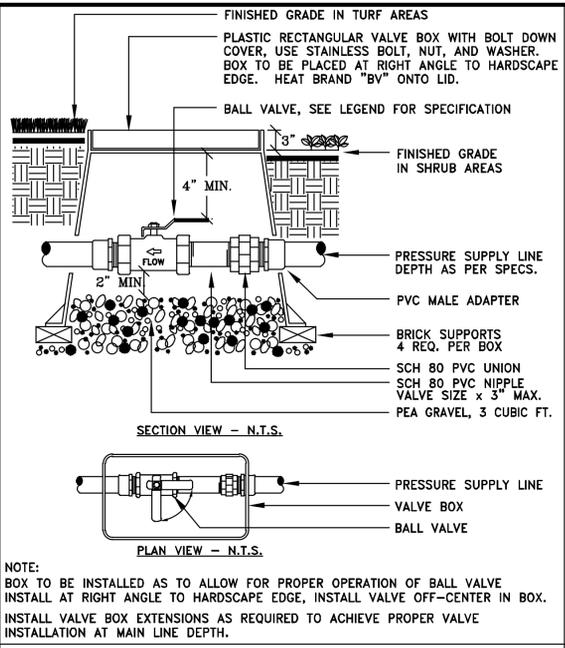
IRRIGATION DETAILS



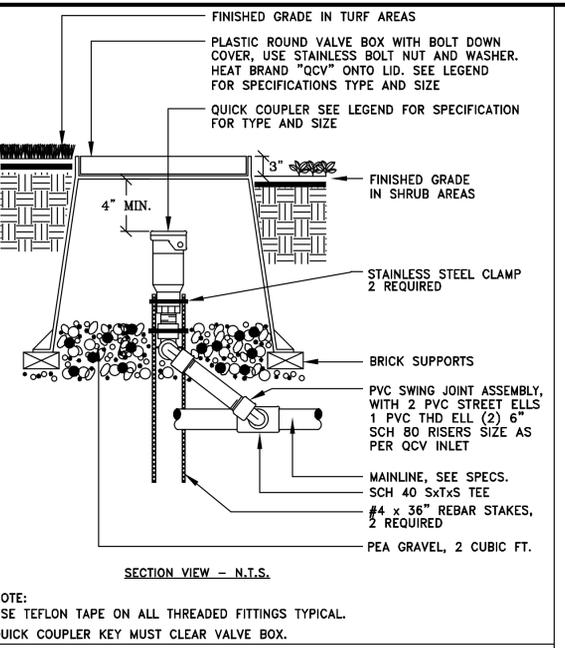
B AUTOMATIC CONTROLLER



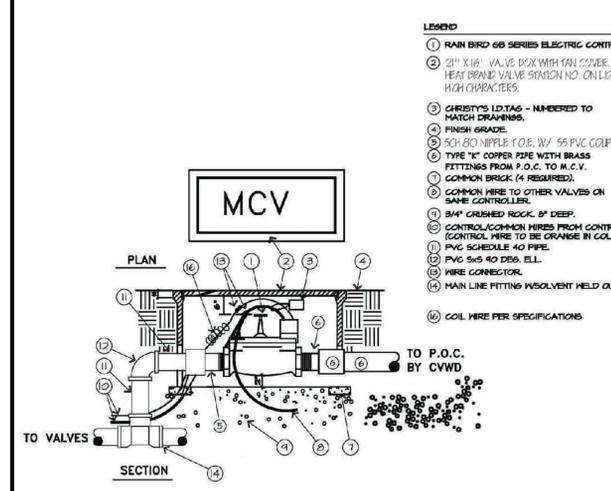
C AUTOMATIC VALVE



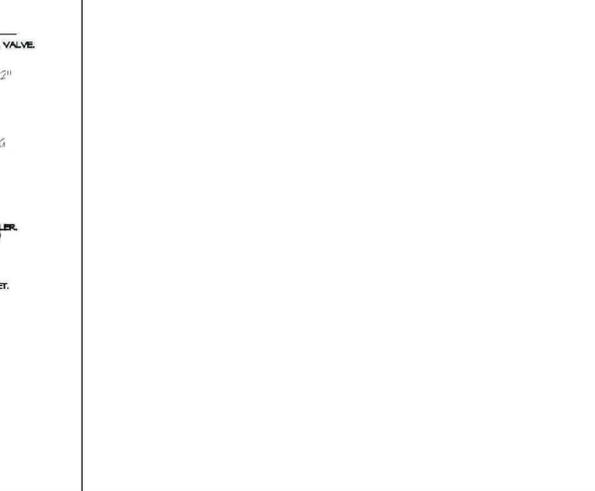
D BALL VALVE



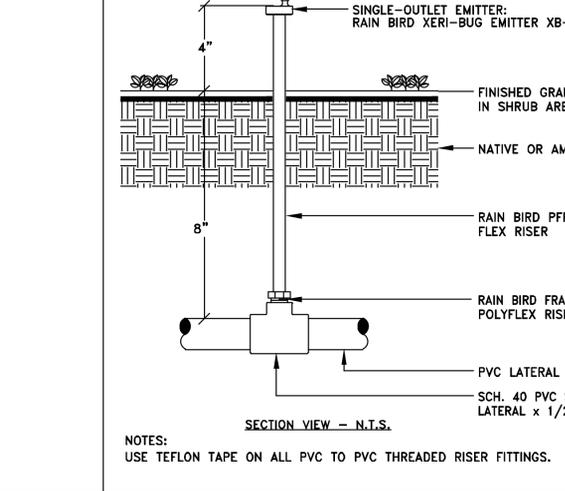
E QUICK COUPLER VALVE



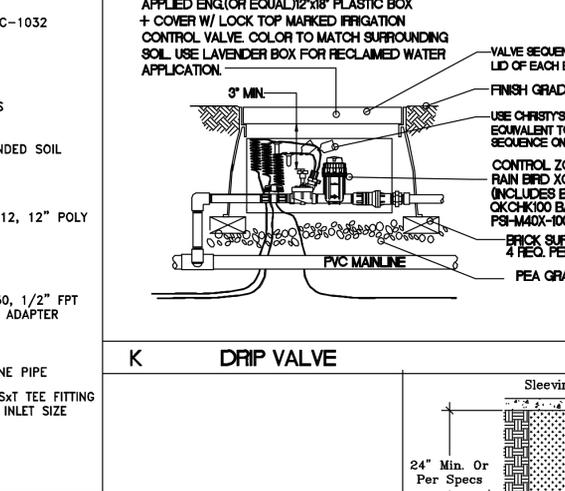
F MASTER VALVE HOOKUP



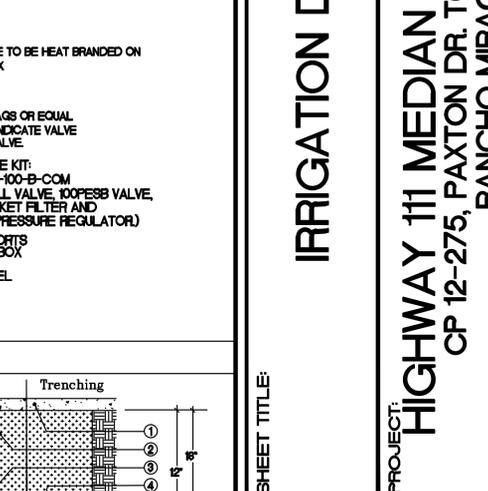
J DRIP EMITTER



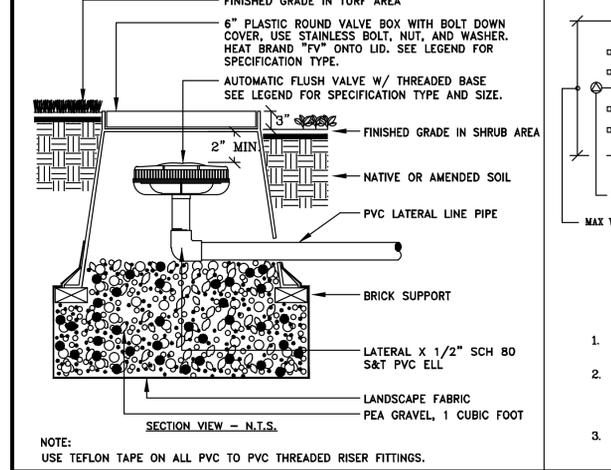
K DRIP VALVE



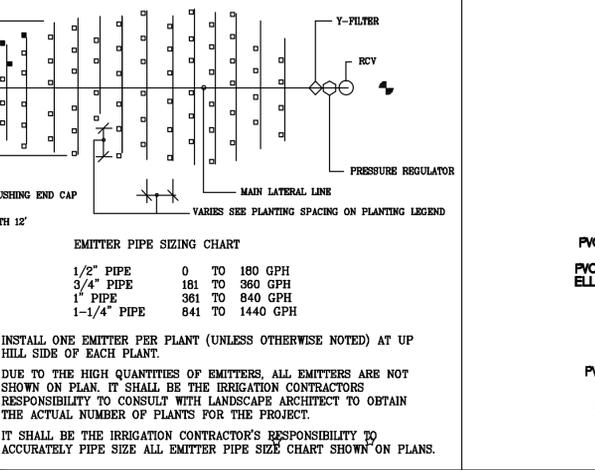
L AUTOMATIC FLUSH VALVE



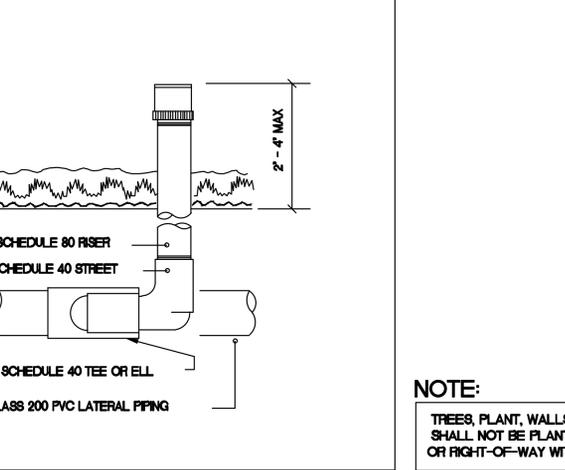
M TYPICAL EMITTER LAYOUT DETAIL



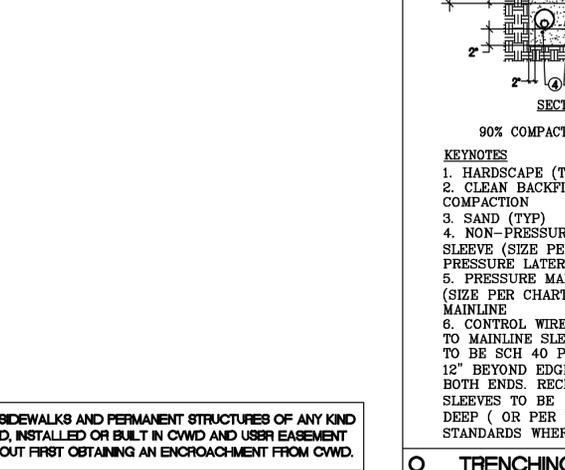
N BUBBLER DETAIL



O TRENCHING/SLEEVING DETAIL



P GENERAL INSTALLATION NOTES



Q TRENCHING/SLEEVING DETAIL

GENERAL INSTALLATION NOTES

- IRRIGATION PLAN IS DIAGRAMATIC. 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 UNPAVED 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 PREVENTION (UNITS) 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 PING SEALED PIPING. ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRES GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRES SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHENEVER 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, TRUNKS, CLUMPS, SOLVENT AND CELESTIAL CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNCOMPRESSED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING IRRIGATION HEADS.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE SPROGON OR DAMAGE.
- CONTRACTOR SHALL ADJUST ALL IRRIGATION AND VALVES FOR PROPER OPERATION AND COVERAGE. ALL IRRIGATION SHALL BE ADJUSTED SO THAT NO WATER RUNOFF FLOWS ONTO THE STREET OR STRUCTURES.
- 120 VOLT POWER FOR CONTROLLERS IS TO BE ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTRACTOR FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- RGA LANDSCAPE ARCHITECTS, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% IRRIGATION 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 SIZES OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
- RGA LANDSCAPE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
- LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.
- LANDSCAPE CONTRACTOR SHALL TEST MAINLINE BEFORE BACKFILLING BY FILLING WITH WATER TO A PRESSURE OF 100PSI FOR THREE HOURS. CONTRACTOR SHALL CONTACT THE CITY FOR INSPECTION OF PRESSURE TEST.

NOTE:
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Date _____ WATER MANAGEMENT SUPERVISOR
CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR



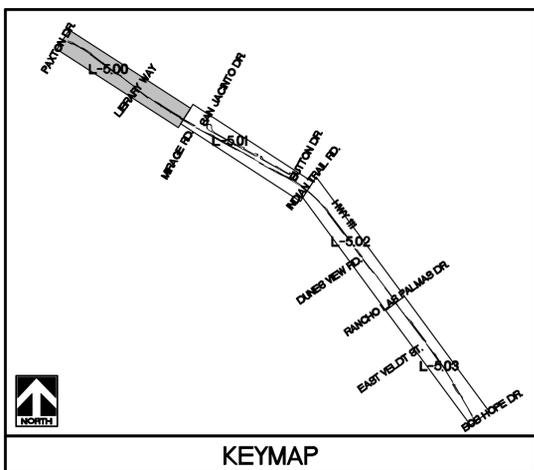
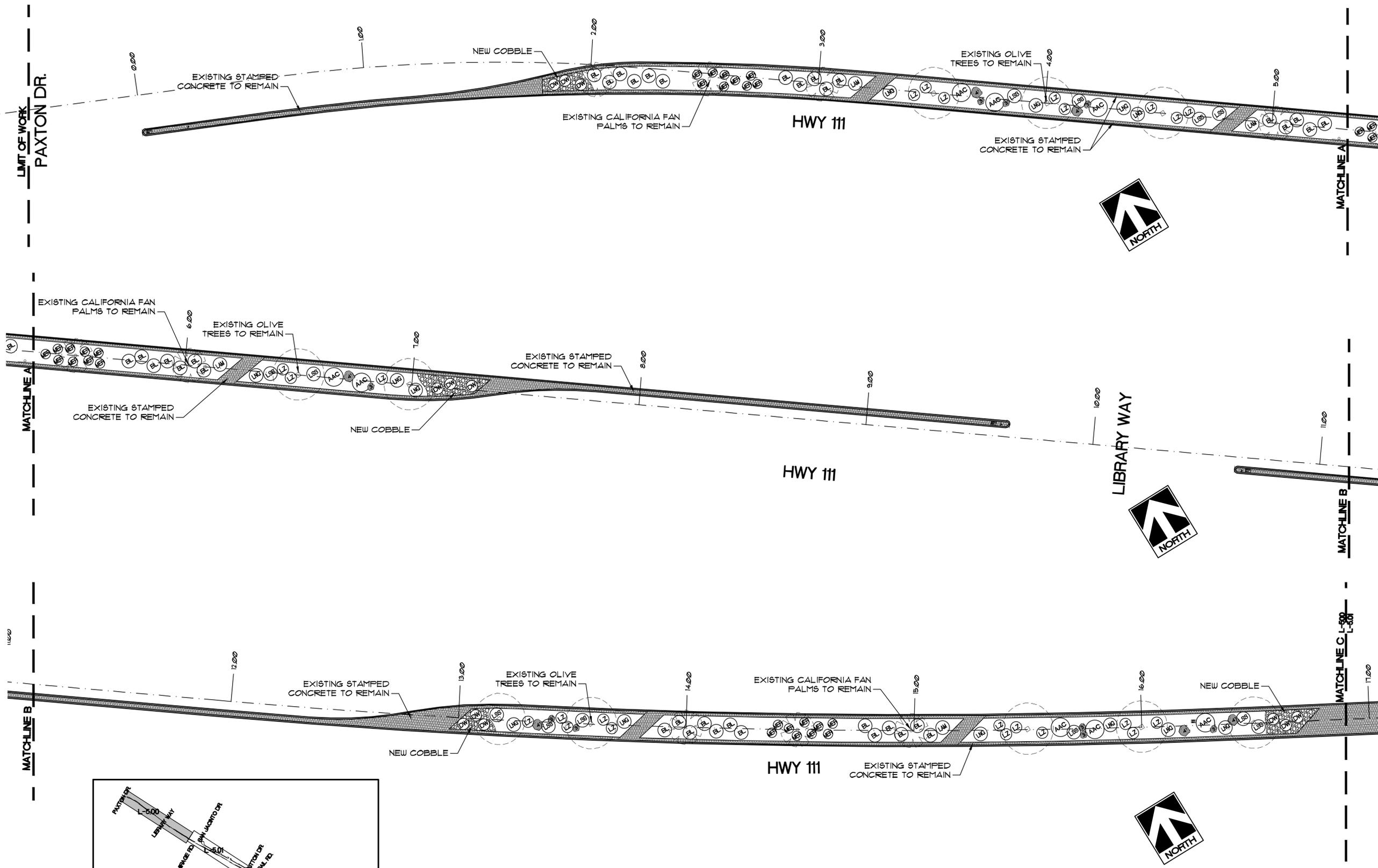


LANDSCAPE ARCHITECTS, INC.
73061 EL PASO, SUITE 210
PALM DESERT, CA 92260
(760) 588-3824
FAX (760) 773-5615
E-MAIL: RGA@RGA-PD.COM

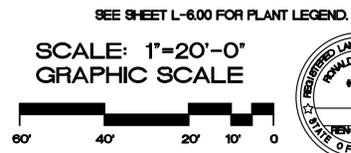
SHEET TITLE:
PLANTING PLAN
PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
REVISIONS:	
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SHEET NO:
L-5.00



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Date _____ WATER MANAGEMENT SUPERVISOR _____
CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____





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PLANTING PLAN

PROJECT: **HIGHWAY 111 MEDIAN ISLANDS EAST**
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SHEET TITLE:

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: LT

CHECKED:

PROJ. NO: R1137

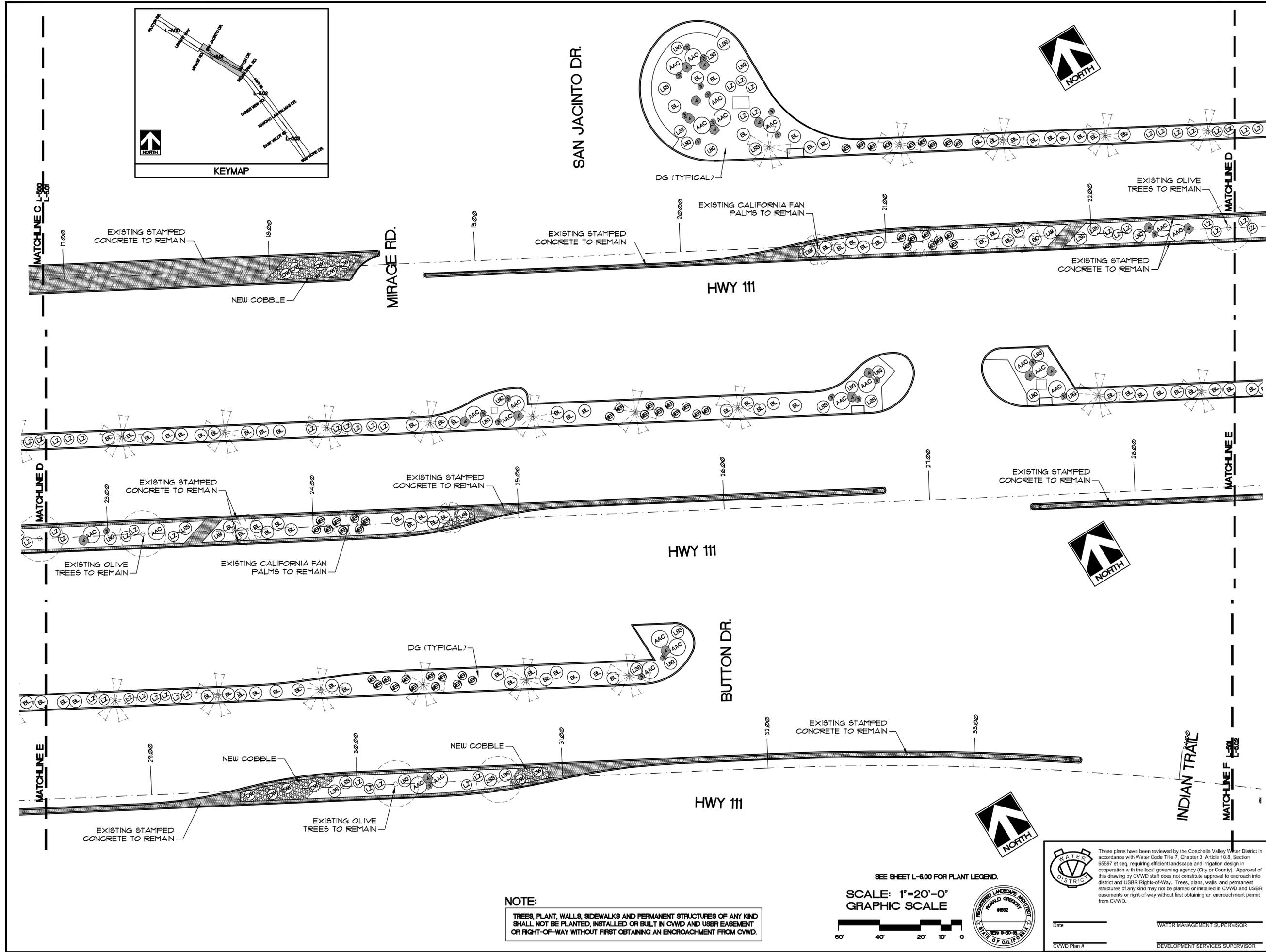
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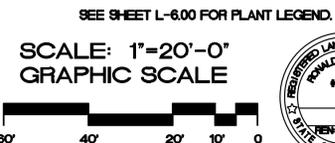
REVISIONS:

SHEET NO:

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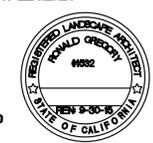


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CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____



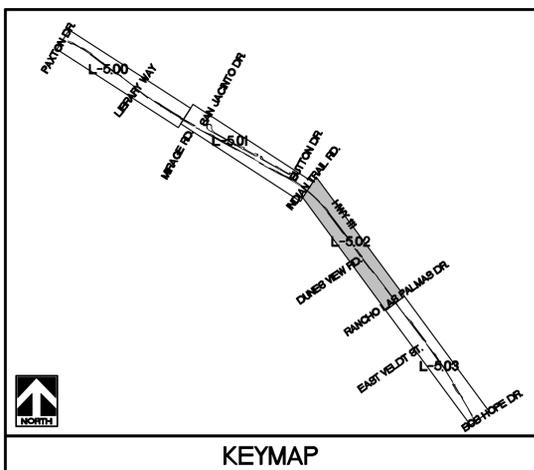
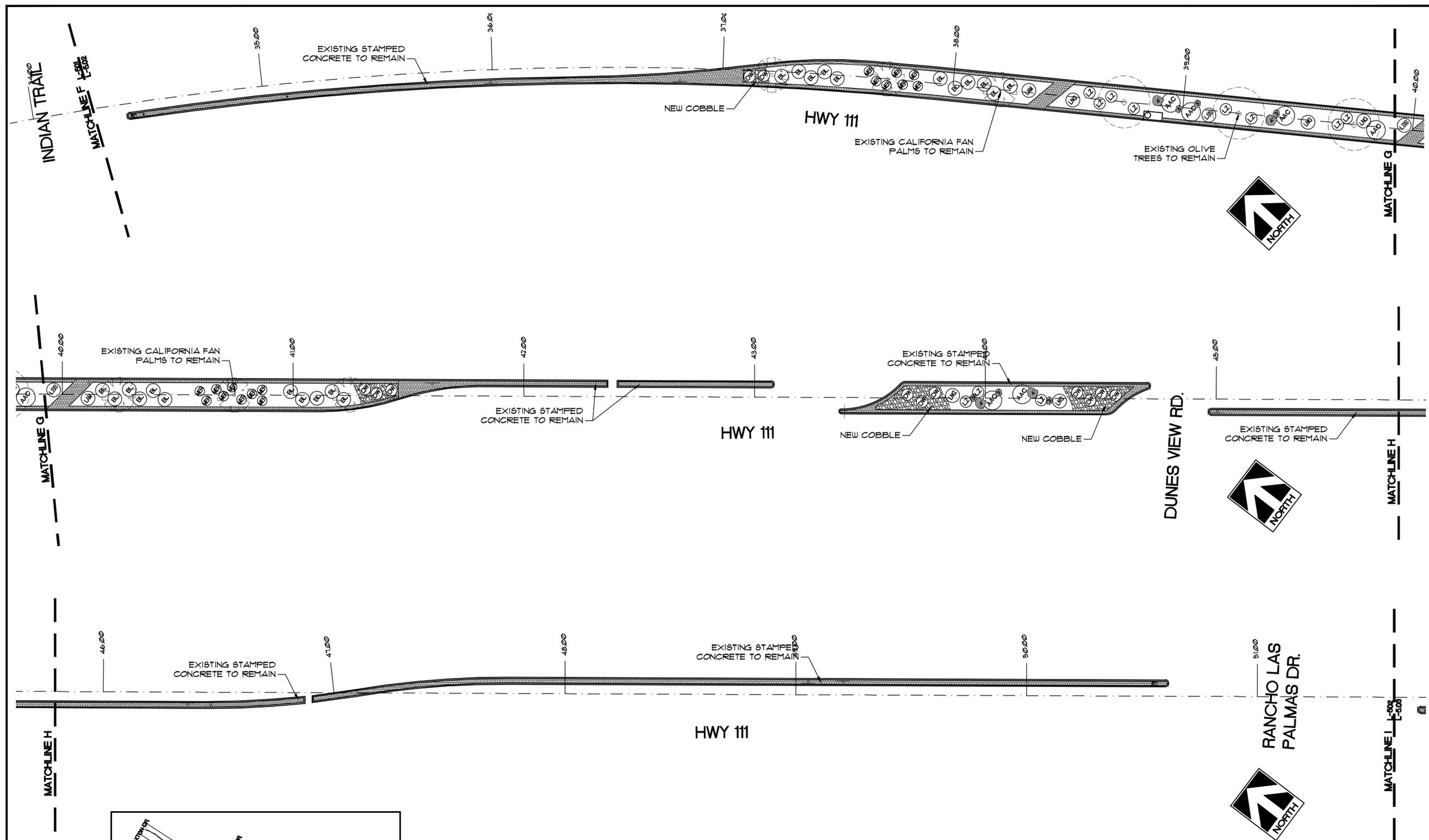


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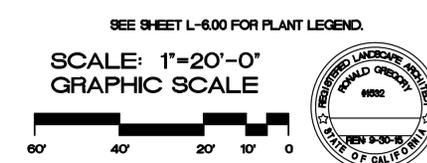
SHEET TITLE:
PLANTING PLAN
PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
CP 12-275, PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	LT
CHECKED:	
PROJ. NO:	R1137
DATE:	1/23/14
SCALE:	1" = 20'-0"
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SHEET NO:
L-5.02



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CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____

PLANTING PLAN

PROJECT: HIGHWAY 111 MEDIAN ISLANDS EAST
 CP 12-275, PAXTON DR. TO BOB HOPE DR.
 RANCHO MIRAGE, CA

SPECIFICATIONS

SHEET BOOK

JOB CAPTAIN: RG

DRAWN: LT

CHECKED:

PROJ. NO: R1137

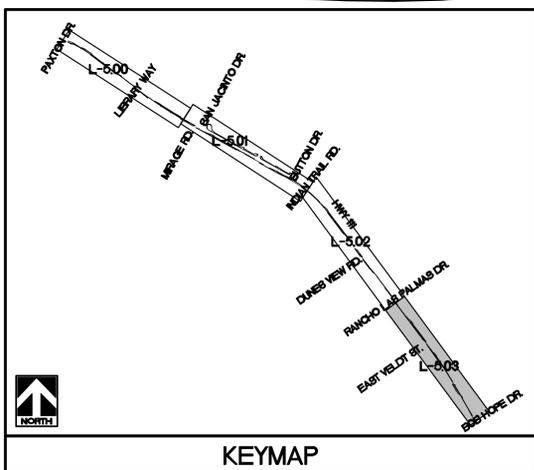
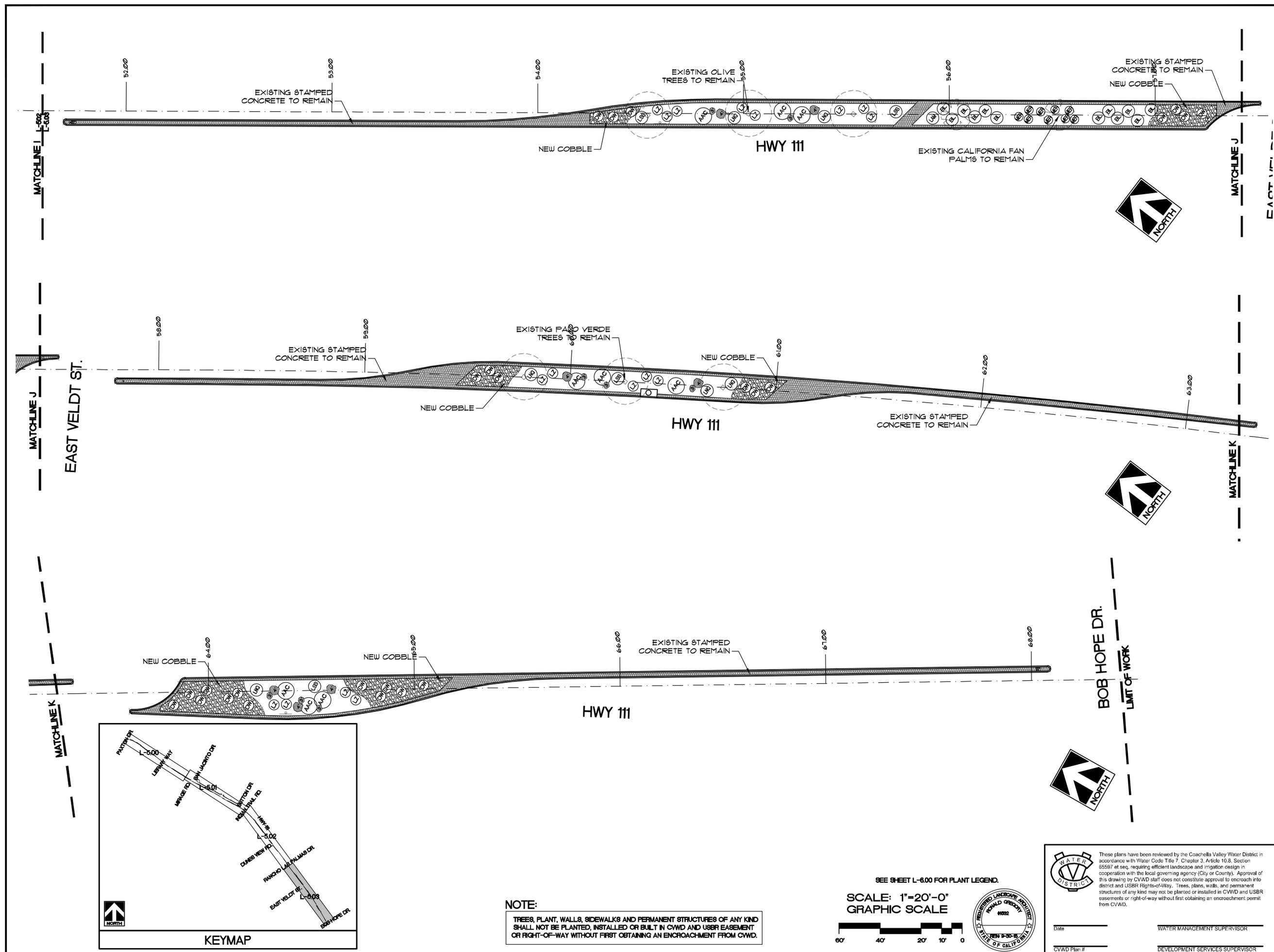
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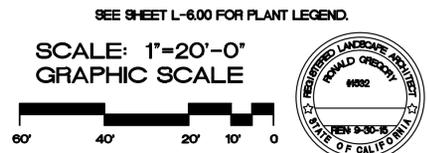
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Date _____ WATER MANAGEMENT SUPERVISOR _____

CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____

SHEET TITLE:

SPECIFICATIONS	
SHEET <input type="checkbox"/>	BOOK <input checked="" type="checkbox"/>
JOB CAPTAIN:	RG
DRAWN:	DN
CHECKED:	
PROJ. NO:	R1137
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SHEET NO:
L-6.00

PLANT LEGEND							
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	WATER USE	SIZE	REMARKS
TREES							
○	OE	OLEA EUROPAEA	EUROPEAN OLIVE	28	MOD .5	EXISTING TO REMAN	
PALMS							
○	PD	PHOENIX DACTYLIFERA	DATE PALM	20	MOD .5	EXISTING TO REMAN	
○	WF	WASHINGTONIA FLUFERA	CALIFORNIA FAN PALM	28	MOD .5	EXISTING TO REMAN	
CACTI / SHRUBS							
○	AAC	AGAVE AMERICANA	CENTURY PLANT	48	LOW .2	5 GAL	
○	BL	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	154	MOD .5	5 GAL	
○	DW	DABYLRON WHEELER	DESERT SPOON	60	LOW .2	5 GAL	
○	LZ	LEUCOPHYLLUM ZYGOPHYLLUM 'COMARCON'	'COMARCON' TM	94	LOW .2	5 GAL	
○	MER	MAHLENBERGIA CAPILLARIS 'REGAL MIST'	'REGAL MIST' TM	90	MOD .5	5 GAL	
GROUND COVER							
○	LAM	LANTANA MONTEVIDENSIS	PURPLE PRIN. LANTANA	11	MOD .5	5 GAL	
○	LNG	LANTANA 'NEW GOLD'	SPREADING YELLOW LANTANA	98	MOD .5	5 GAL	
○	LSS	LANTANA M. 'SPREADING SUNSHINE'	YELLOW PROSTRATE LANTANA	95	MOD .5	5 GAL	
○	COB	DOB ROR COBBLE - 3" - 6" DIA. - COVER COMPLETELY - SET IN MORTAR - ALLOW FOR PLANT GROWTH.					
○	DG	DESERT GOLD DECOMPOSED GRANITE FINES STABILIZED - 2" DEPTH IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED - COVER AREA COMPLETELY					
○	BDRS	NEW BOULDERS TO MATCH EXISTING HWY 111 MEDIAN ISLAND BOULDERS WEST OF PAXTON DR					SEE BOULDER LEGEND
○	BDRS	BURY BOULDERS 2/3 BELOW GRADE. BOULDERS NOT TO EXCEED 15" MAXIMUM ABOVE GRADE					

NOTE: CITY SHALL REVIEW AND APPROVE THE BOULDER, COBBLE AND DECOMPOSED GRANITE SELECTION PRIOR TO INSTALLATION. THE CITY HOLDS THE RIGHT TO CHANGE THE BOULDER, COBBLE AND DECOMPOSED GRANITE SPECIFICATIONS PRIOR TO INSTALLATION.

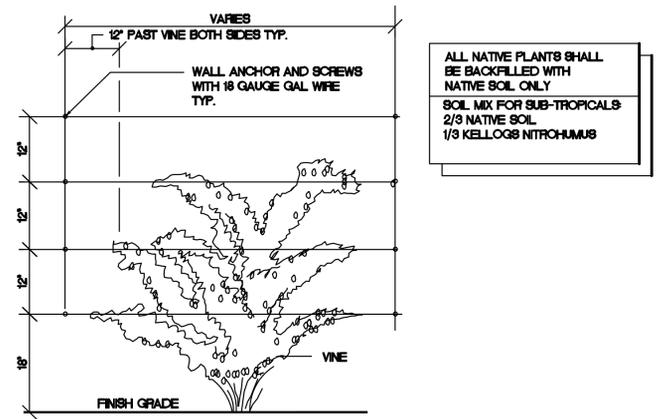
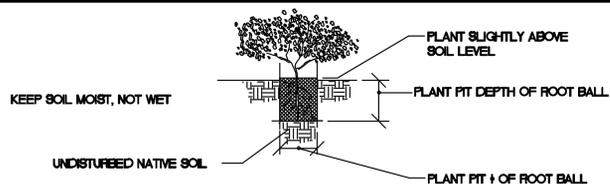
BOULDER LEGEND			
SYMBOL	SIZE	COMMENTS	
○	4'	48" X 40" X 40"	-
○	3'	36" X 30" X 30"	-
○	2'	30" X 24" X 24"	-

NOTE: CONTRACTOR TO BURY BOULDERS 2/3 INTO THE GROUND. BOULDERS NOT TO EXCEED 15" MAXIMUM ABOVE GRADE

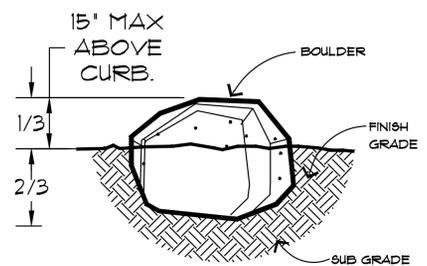


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NOTE: ANY EXCESS SOIL ACCUMULATED DURING THE DEMO WORK AND NEW CONSTRUCTION SHALL FIRST BE DISPERSED THROUGHOUT THE MEDIAN ISLAND PROJECT LIMITS WHERE NEEDED. ANY EXCESS SOIL BEYOND THAT SHALL BE EXPORTED OFF PROJECT SITE AND LEGALLY DISPOSED OF AT CONTRACTOR'S EXPENSE.



ALL NATIVE PLANTS SHALL BE BACKFILLED WITH NATIVE SOIL ONLY
 SOIL MIX FOR SUB-TROPICALS
 2/3 NATIVE SOIL
 1/3 KELLOGG NITROHUMUS



NOTES:
 - BURY BOULDER A MINIMUM OF 2/3 ITS HEIGHT BELOW GRADE.
 - SEE BOULDER LEGEND FOR BOULDER SIZES.
 - PLACE AS NEAR AS APPLICABLE TO PLAN, EXACT FINAL LOCATION TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.

BOULDER DETAIL

SHRUB PLANTING + VINE ESPALIER DETAIL



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Date _____ WATER MANAGEMENT SUPERVISOR _____
 CVWD Plan # _____ DEVELOPMENT SERVICES SUPERVISOR _____



GENERAL

- THE FOLLOWING NOTES REFLECT THE REQUIREMENTS OF THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, CONDUIT, WIRING, CONTROL DEVICES AND EQUIPMENT REQUIRED TO INSURE ALL SYSTEMS ARE COMPLETE AND OPERABLE.
- THE DIAGRAMS AND SYMBOLS ILLUSTRATED ON THESE DRAWINGS REFLECT THE INTENT OF THE ELECTRICAL SYSTEMS AND ARE SHOWN DIAGRAMATICALLY. THE CONTRACTOR SHALL GET APPROVAL FROM THE CITY WHEN ROUTING IS UNCLEAR PRIOR TO ANY WORK.
- THE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND VISIT THE PROJECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
- LOCATIONS OF EQUIPMENT AND/OR DEVICES SHALL BE VERIFIED WITH THE OWNER/CITY/LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, SHOP DRAWINGS, ADDENDUM'S AND CHANGE ORDERS ON THE JOB SITE.
- THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE CITY SHOULD A CONFLICT EXIST BETWEEN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
- COORDINATE THE INSTALLATION OF THE ELECTRICAL SYSTEMS WITH ALL PROJECT TRADES AND NOTIFY THE CITY IF A CONFLICT EXISTS.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A WARRANTY FOR THE ELECTRICAL WORK INCLUDING MATERIALS, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. NO ADDITIONAL COST FOR LABOR OR REPLACEMENT OF PARTS, MATERIALS AND EQUIPMENT SHALL BE INCURRED BY THE OWNER.
- RETURN OPERATING MANUALS, COPIES OF SHOP DRAWINGS, BROCHURES AND EQUIPMENT WARRANTIES TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- MAINTAIN AND UPDATE DAILY A COMPLETE SET OF AS-BUILT ELECTRICAL DOCUMENTS AND RETURN TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
- THESE NOTES DO NOT REPLACE BOOK SPECIFICATIONS. IF A CONFLICT IS FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
- PROVIDE A DEDICATED ELECTRICAL CIRCUIT(S) FOR THE PROJECT IRRIGATION CONTROLLER(S). COORDINATE THE LOCATION WITH THE LANDSCAPE DRAWINGS AND LANDSCAPE ARCHITECT.

EXISTING CONDITIONS

- WHEN APPLICABLE, THE CONTRACTOR SHALL VERIFY EXISTING SITE AND/OR BUILDING CONDITIONS AND NOTIFY THE PROJECT MANAGER AND CITY IF A CONFLICT EXISTS.
- NOTIFY UNDERGROUND SERVICE ALERT (800-422-4233) TO IDENTIFY EXISTING UNDERGROUND STRUCTURES PRIOR TO BEGINNING UNDERGROUND WORK.
- CONTACT THE CITY WHEN IT BECOMES NECESSARY TO CORE, DRILL OR CUT THROUGH EXISTING CONDITIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE CITY.

MATERIALS

- ELECTRICAL MATERIALS AND PARTS SHALL BE PROVIDED BY THE SAME MANUFACTURE FOR EACH CLASS OR GROUP OF MATERIALS.
- ALL MATERIALS, PARTS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED.
- EXISTING MATERIALS, PARTS AND EQUIPMENT TO BE RE-USED SHALL BE CLEANED AND REPAIRED.

CONTROL DEVICES

- PROVIDE A PHOTOCCELL DEVICE TO TURN ON AND OFF ALL EXTERIOR LIGHTING FIXTURES. COORDINATE THE MOUNTING LOCATION OF THE PHOTOCCELL DEVICE PRIOR TO INSTALLATION.

LIGHTING

- THE LIGHTING FIXTURES ARE SPECIFIED WITH A GENERIC MOUNTING FORMAT. THE CONTRACTOR IS RESPONSIBLE TO VERIFY AND PROVIDING ALL NECESSARY HARDWARE TO INSTALL LIGHTING FIXTURE AT THE LOCATION INDICATED ON THE ELECTRICAL DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LIGHTING FIXTURE VOLTAGE PRIOR TO SUBMITTING SHOP DRAWINGS.

SERVICES

- THE CONTRACTOR SHALL COORDINATE ALL SERVICE REQUIRMENTS WITH EACH UTILITY COMPANY PRIOR TO BIDDING THE PROJECT. IF FINAL UTILITY PLANS ARE NOT AVAILABLE THE CONTRACTOR SHALL PROVIDE A SEPERATE ALLOWANCE IN THE BID FOR CONDUITS AND STRUCTURES AS A SEPERATE LINE ITEM FOR EACH UTILITY SYSTEM.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY COMPANY SERVICE REQUIREMENTS, POINT OF CONNECTIONS, QUANTITY OF CONDUITS AND SIZES, CONDUIT INSTALLATION, CONDUIT ENCASEMENT, PULL BOX, VAULTS, EQUIPMENT PADS, JOINT TRENCHES AND EQUIPMENT GROUNDING REQUIREMENTS PRIOR TO STARTING CONSTRUCTION.
- VERIFY THE AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY PRIOR TO SUBMITTING ELECTRICAL METER PEDESTAL/PANELBOARD SHOP DRAWINGS.
- COORDINATE ALL UTILITY COMPANY INSPECTIONS DURING THE INSTALLATION OF CONDUITS AND STRUCTURES.

GROUNDING

- THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250-GROUNDING OF THE CALIFORNIA ELECTRICAL CODE (CEC).
- VERIFY SYSTEM GROUNDING REQUIREMENTS AND PROVIDE GROUND RODS AS REQUIRED TO INSURE THAT THE RESISTANCE TO GROUND IS 25 OHMS OR LESS.
- THE COMPLETE ELECTRICAL SYSTEM SHALL BE TESTED TO INSURE COMPLIANCE GROUNDING REQUIREMENTS.
- THE METHOD OF OBTAINING GROUND RESISTANCE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES G. BIDDLE MANUAL PUBLISHED ON THE SUBJECT.

SHOP DRAWINGS AND SUBSTITUTIONS

- THE CONTRACTOR SHALL NOT RELEASE ELECTRICAL EQUIPMENT OR LIGHTING FIXTURES UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED.
- PRODUCT SUBSTITUTIONS WILL ONLY BE ALLOWED AFTER THE PROJECT PLANS AND SPECIFICATIONS ARE BID AS SPECIFIED.
- SUBSTITUTIONS WILL ONLY BE CONSIDERED DURING THE SHOP DRAWING PROCESS AND ONLY IF THE SUBMITTAL INCLUDES UNIT PRICES FOR EACH SPECIFIED AND ALTERNATE PRODUCTS AND A TOTAL PROJECT SAVINGS.
- SUBSTITUTION PRODUCTS SHALL BE EQUAL TO THE PERFORMANCE, QUALITY AND WORKMANSHIP OF THE SPECIFIED PRODUCT. WORKING SAMPLES MAY BE REQUIRED.
- SHOP DRAWINGS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS: GENERAL ELECTRICAL MATERIALS, CONDUIT AND WIRE, METER PEDESTAL, PANELS, LIGHTING FIXTURES, CONTROL EQUIPMENT AND SPECIAL SYSTEMS NOTED ON DRAWINGS OR SPECIFICATIONS.
- ELECTRICAL EQUIPMENT, PARTS AND MATERIALS SHALL BE RELEASED TO INSURE THE CONSTRUCTION SCHEDULE IS NOT JEOPARDIZED DUE TO LATE DELIVERIES.

CONDUIT

- ELECTRICAL METALLIC TUBING UP TO 4" SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE.
- PVC SCHEDULE 40 CONDUITS SHALL BE USED FOR UNDERGROUND INSTALLATIONS WHEN CONDUIT IS IN CONTACT WITH EARTH.
- THE MINIMUM CONDUIT SIZE PERMITTED SHALL BE 3/4".
- CONDUITS INSTALLED UNDER GROUND SHALL BE INSTALLED A MINIMUM OF 18" BELOW FINISHED GRADE. CONDUITS INSTALLED UNDER STREETS AND PARKING AREAS SHALL BE INSTALLED 24" BELOW FINISHED GRADE.
- PROVIDE A CODE SIZED COPPER GROUND CONDUCTOR IN ALL UNDERGROUND PVC CONDUIT SYSTEMS..

BRANCH CIRCUITING

- BRANCH CONDUIT AND WIRE HASH MARKS MAY NOT BE DEPICTED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE BRANCH CONDUITS AND WIRING TO ALL CIRCUITS INDICATED AND AS REQUIRED FOR A COMPLETE AND OPERABLE BRANCH CIRCUIT DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA OR NATIONAL ELECTRICAL CODE.
- MINIMUM CONDUCTOR SIZE SHALL BE #12 COPPER WITH A MINIMUM CONDUIT SIZE OF 3/4".
- PROVIDE A GREEN GROUND CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CABLES OR CONDUITS.
- AT THE END OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUIT DRAWING TO THE CITY.

OUTLET, JUNCTION AND PULL BOXES

- THE MINIMUM SIZE UNDERGROUND PULL BOXES SHALL BE 11"x18"x12" DEEP WITH BOLT DOWN COVERS LABELED TO INDICATE THE PULL BOX SYSTEM. PROVIDE TRAFFIC COVERS IN WALKS, DRIVEWAYS AND PARKING LOTS. OLDCASTLE PRECAST #S1118B12AA OR EQUAL.
- VERIFY THE MOUNTING LOCATION OF ALL UNDERGROUND PULL BOXES PRIOR TO INSTALLATION. COORDINATE WITH OTHER TRADES AND CONSTRUCTION DOCUMENTS.

CONDUCTORS & WIRING

- ALL CONDUCTORS SHALL BE COPPER WITH AMPACITY RATINGS IN ACCORDANCE WITH ARTICLE 310-15 AND TABLE 310-16.
- ALUMINUM CONDUCTORS ARE NOT APPROVED FOR THIS PROJECT.
- CONDUCTORS SHALL BE CODE GRADE THHN/THWN (DRY/WET) 600 VOLT 75 DEGREE C COPPER WITH MARKINGS (24" O.C.) INDICATING MANUFACTURE, WIRE TYPE, AMPERAGE AND SIZE.
- THE MINIMUM WIRE SIZE SHALL BE #12 AWG SOLID. WIRE SIZE #8 AND LARGER SHALL BE COPPER STRANDED.
- SOLDERLESS CONNECTORS AND TERMINALS SHALL BE USED FOR TERMINATING STRANDED CONDUCTORS #8 AND LARGER. APPROVED MANUFACTURERS ARE BURNDY OR T&B.
- BRANCH CIRCUIT AND FIXTURE WRING, SPLICES AND TAPS FOR CONDUCTORS #10 AND SMALLER SHALL BE MADE WITH UL LISTED 600 VOLT CONNECTORS AS MANUFACTURED BY IDEAL OR SCOTCHLOCK.
- CONDUCTORS IN PANELS, TERMINAL CABINETS, PULL BOXES AND WIRING GUTTERS SHALL BE NEATLY GROUPED AND TAPES TOGETHER WITH 3M "SCOTCH" #33 PLASTIC ELECTRICAL TAPE OR T&B #TY-RAP CABLE STRAPS.
- REMOVE ALL DEBRIS AND MOISTURE FROM CONDUITS, BOXES AND CABINETS BEFORE THE INSTALLATION OF CONDUCTORS.
- WHEN REQUIRED MINERALAC OR LINSEED SOAP ARE APPROVED WIRE PULLING COMPOUNDS, OIL, GREASE OR SIMILAR SUBSTANCES ARE NOT APPROVED AS PULLING COMPOUNDS.
- ALL CONDUCTORS SHALL BE PERMANENTLY TAGGED TO INDICATE SYSTEM OR CIRCUIT NUMBER.
- CONNECTIONS OR SPLICES LOCATED IN PULL BOXES OR OTHER SPACE BELOW GRADE SHALL BE WEATHERPROOF. #8 CONDUCTORS AND SMALLER SHALL USE SCOTCHLOK CONNECTORS IMBEDDED WITHIN A "UNIPAK" 3M SCOTCHCAST EPOXY TYPE RESIN. #6 AND LARGER SHALL USE "HI-PRESS" HYDRAULICALLY COMPRESSED HEAVY WALL CONNECTOR AS MANUFACTURED BY THOMAS & BETTS #HS-LR OR RAYCHEM #MWTM OR #WCSM SERIES PRE-APPLIED SEALANT, POLYLEFIN HEAT SHRINKABLE TUBE INSULATOR FOR EACH CONDUCTOR OR OR COLD SHRINK TUBE INSULATORS RAYCHEN #RVS.
- BOLT TYPE SODERLESS CONNECTORS SHALL BE TIGHTEN TWICE AT 24 AND 48 HOURS AFTER THE ORIGINAL INSTALLATION AND BEFORE TAPING.

REGULATIONS, CODES AND PERMITS

- THE COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 CALIFORNIA ELECTRICAL CODE (CEC) AND 2008 CALIFORNIA ENERGY CODE. REFER TO THE COVER SHEET FOR A LIST OF CODES THAT PERTAIN TO THIS PROJECT.
- NOTHING ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS IS TO BE INTERPRETED AS PERMITTING WORK NOT CONFORMING WITH ANY CODE, REGULATION OR CITY ORDINANCES.

CO	CONDUIT ONLY	U.O.N.	UNLESS OTHERWISE NOTED
C	CONDUIT	KW	KILOWATT
WP	WEATHERPROOF	KVA	KILOVOLT AMPS
VD	VOLTAGE DROP	GND	GROUND
TYP	TYPICAL	PNL	PANEL
		V	VOLTAGE
NO OR #	NUMBER	A	AMPS
AIC	SHORT CIRCUITING RATING IN SYMMETRICAL AMPS	Ø	PHASE
E.G.	EQUIPMENT GROUNDING	FT	FOOT OR FEET
		QTY	QUANTITY

ABBREVIATIONS

◀	LIGHT FIXTURE TYPE 'A' - REFER TO LIGHT FIXTURE SCHEDULE
<	LIGHT FIXTURE TYPE 'B' - REFER TO LIGHT FIXTURE SCHEDULE
●	LIGHT FIXTURE TYPE 'C' - REFER TO LIGHT FIXTURE SCHEDULE
○	LIGHT FIXTURE TYPE 'D' - REFER TO LIGHT FIXTURE SCHEDULE
⊙	LIGHT FIXTURE TYPE 'E' - REFER TO LIGHT FIXTURE SCHEDULE
— — —	BRANCH CIRCUIT WIRING. NUMBER OF HATCH MARKS INDICATED NUMBER OF WIRES IN CODE SIZE CIRCUITS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL
— — — →	HOME RUN TO PANEL. LETTER DESIGNATES PANEL, NUMERALS DESIGNATE CIRCUITS.
— — —	SYSTEM GROUND IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #250
---	WIRING RUN UNDERGROUND
J	JUNCTION BOX OR PULL BOX
#	PLAN NOTE REFERENCE. SEE NOTES FOR REQUIREMENTS
A B	LIGHT FIXTURE CALLOUT

SCALE: 3 N.T.S.

ELECTRICAL GENERAL NOTES

SCALE: 4 N.T.S.

ELECTRICAL SHEET INDEX

SCALE: 1 N.T.S.

- E-1.00 - ELECTRICAL GENERAL NOTES
- E-1.01 - ELECTRICAL SCHEDULES & DETAILS
- E-2.00 - ELECTRICAL LIGHTING PLANS
- E-2.01 - ELECTRICAL LIGHTING PLANS
- E-2.02 - ELECTRICAL LIGHTING PLANS
- E-2.03 - ELECTRICAL LIGHTING PLANS



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SHEET TITLE:
**ELECTRICAL GENERAL NOTES, DETAIL,
 SINGLE LINE DIAGRAM AND SCHEDULES**

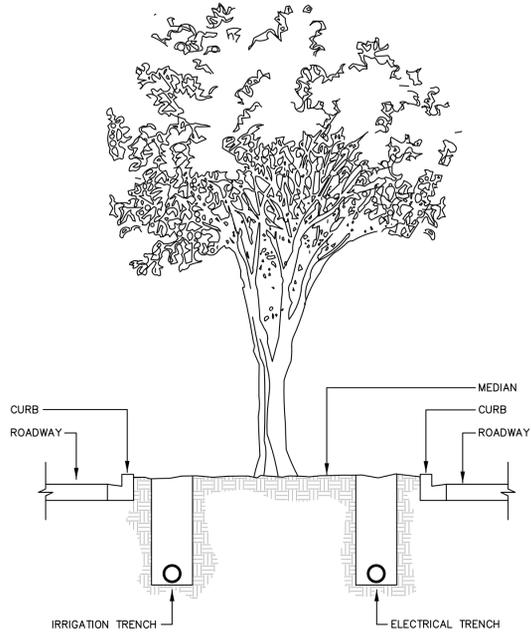
PROJECT:
**HIGHWAY 111 MEDIAN ISLANDS EAST
 PAXTON DR. TO BOB HOPE DR.
 RANCHO MIRAGE, CA**

SPECIFICATIONS	
SHEET ■	BOOK ■
JOB CAPTAIN:	RG
DRAWN:	FR
CHECKED:	VL
PROJ. NO.:	R1137
DATE:	5/22/12
SCALE:	
REVISIONS:	
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SHEET NO:
E-1.00

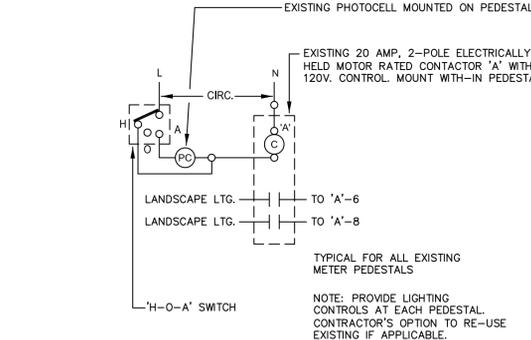


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 ENGINEERING, INC.
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 & Lighting Consultants
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 Palm Desert | Santa Ana | San Diego



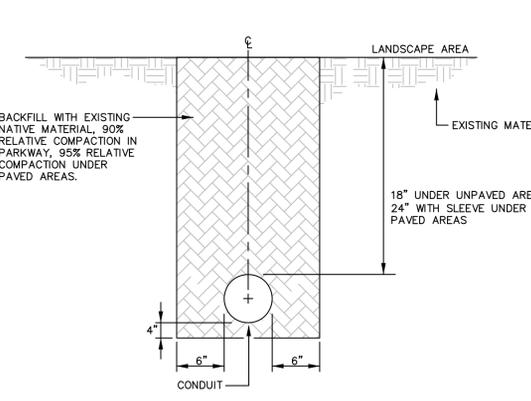
NOTE:
CONTRACTOR TO INSTALL ELECTRICAL CONDUIT IN SEPARATE TRENCH FROM IRRIGATION LINE AND LOCATED ON OPPOSITE SIDE OF MEDIAN.

TYPICAL LIGHTING CONTROL DIAGRAM SCALE: N.T.S. 7

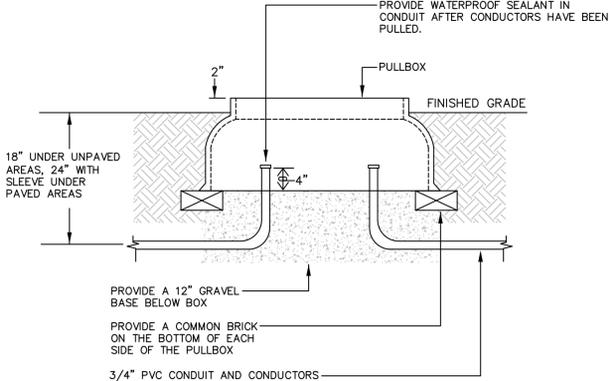
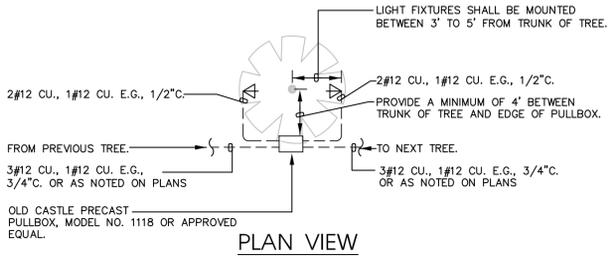


NOTE: PROVIDE LIGHTING CONTROLS AT EACH PEDESTAL. CONTRACTOR'S OPTION TO RE-USE EXISTING IF APPLICABLE.

TYPICAL LIGHTING CONTROL DIAGRAM SCALE: N.T.S. 6

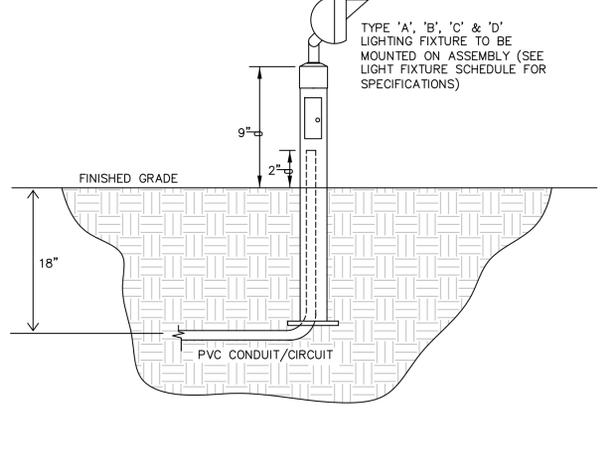


TYPICAL CONDUIT TRENCH DETAIL SCALE: N.T.S. 5



NOTE: PULL BOXES SHALL BE PROVIDED AT EACH PEDESTAL LOCATION, AT EACH END OF SLEEVES, AND AT ALL TREE LOCATIONS AS INDICATED ON THE DRAWINGS. CONDUIT RUNS SHALL BE A MAXIMUM 150' BETWEEN PULLBOXES.

TYPICAL TREE LIGHTING & PULLBOX LAYOUT SCALE: N.T.S. 4



LIGHT FIXTURE DETAIL SCALE: N.T.S. 3

PANEL: D (EXIST.) LOCATION: SEE PLAN MOUNTING: PEDESTAL

PANEL VOLTAGE: 120/240 1P, 3W
BUS: 100A
MAIN: 50A 2P
AIC RATING: 10,000AIC RATING

CIRCUIT CODE: N: NON-CONTINUOUS
L: LONG-CONTINUOUS
R: DEMANDABLE RECEPTACLES
K: KITCHEN

CIRCUIT	VA LOAD		LOAD DESCRIPTION	CODE	TYPE			C.B.	BUS	C.B.			TYPE	CODE	VA LOAD		CIRCUIT
	A	B			M	R	L			TR	P	AB			TR	P	
1	1000		EXISTING CIRCUIT					20	1	X							2
3	1000		EXISTING CIRCUIT				20	1	X							4	
5	1000		EXISTING CIRCUIT				20	1	X				L		100	6	
7	1000		EXISTING CIRCUIT				20	1	X				L		100	8	
9			SERVICE DISCONNECT				50	2	X				N		400	10	
11																12	
2000 2000 PHASE TOTALS															500	100	
Total Phase A:															2500		
Total Phase B:															2100		
CONNECTED VA (CODE N):															400		
CONNECTED VA (CODE L):															200		
CONNECTED VA (CODE R):																	
CONNECTED VA (CODE K):																	
TOTAL CONNECTED KVA:															4.6		
DEMAND KVA:																	
TOTAL ADJUSTED KVA:															4.6		
TOTAL PANEL AMPS:															19.2		
AMPS W/LCL:															19.5		

PANEL: C (EXIST.) LOCATION: SEE PLAN MOUNTING: PEDESTAL

PANEL VOLTAGE: 120/240 1P, 3W
BUS: 100A
MAIN: 50A 2P
AIC RATING: 10,000AIC RATING

CIRCUIT CODE: N: NON-CONTINUOUS
L: LONG-CONTINUOUS
R: DEMANDABLE RECEPTACLES
K: KITCHEN

CIRCUIT	VA LOAD		LOAD DESCRIPTION	CODE	TYPE			C.B.	BUS	C.B.			TYPE	CODE	VA LOAD		CIRCUIT
	A	B			M	R	L			TR	P	AB			TR	P	
1	1000		EXISTING CIRCUIT				20	1	X							2	
3	1000		EXISTING CIRCUIT				20	1	X						4		
5	1000		EXISTING CIRCUIT				20	1	X				L		100	6	
7	1000		EXISTING CIRCUIT				20	1	X				L		100	8	
9			SERVICE DISCONNECT				50	2	X				N			10	
11																12	
2000 2000 PHASE TOTALS															100	100	
Total Phase A:															2100		
Total Phase B:															2100		
CONNECTED VA (CODE N):															200		
CONNECTED VA (CODE L):																	
CONNECTED VA (CODE R):																	
CONNECTED VA (CODE K):																	
TOTAL CONNECTED KVA:															4.2		
DEMAND KVA:																	
TOTAL ADJUSTED KVA:															4.2		
TOTAL PANEL AMPS:															17.5		
AMPS W/LCL:															17.8		

PANEL: B (EXIST.) LOCATION: SEE PLAN MOUNTING: PEDESTAL

PANEL VOLTAGE: 120/240 1P, 3W
BUS: 100A
MAIN: 50A 2P
AIC RATING: 10,000AIC RATING

CIRCUIT CODE: N: NON-CONTINUOUS
L: LONG-CONTINUOUS
R: DEMANDABLE RECEPTACLES
K: KITCHEN

CIRCUIT	VA LOAD		LOAD DESCRIPTION	CODE	TYPE			C.B.	BUS	C.B.			TYPE	CODE	VA LOAD		CIRCUIT
	A	B			M	R	L			TR	P	AB			TR	P	
1	1000		EXISTING CIRCUIT				20	1	X							2	
3	1000		EXISTING CIRCUIT				20	1	X						4		
5	1000		EXISTING CIRCUIT				20	1	X				L		150	6	
7	1000		EXISTING CIRCUIT				20	1	X				L		150	8	
9			SERVICE DISCONNECT				50	2	X				N		400	10	
11															400	12	
2000 2000 PHASE TOTALS															550	550	
Total Phase A:															2550		
Total Phase B:															2550		
CONNECTED VA (CODE N):															800		
CONNECTED VA (CODE L):															300		
CONNECTED VA (CODE R):																	
CONNECTED VA (CODE K):																	
TOTAL CONNECTED KVA:															5.1		
DEMAND KVA:																	
TOTAL ADJUSTED KVA:															5.1		
TOTAL PANEL AMPS:															21.2		
AMPS W/LCL:															21.6		

PANEL: A (EXIST.) LOCATION: SEE PLAN MOUNTING: PEDESTAL

PANEL VOLTAGE: 120/240 1P, 3W
BUS: 100A
MAIN: 50A 2P
AIC RATING: 10,000AIC RATING

CIRCUIT CODE: N: NON-CONTINUOUS
L: LONG-CONTINUOUS
R: DEMANDABLE RECEPTACLES
K: KITCHEN

CIRCUIT	VA LOAD		LOAD DESCRIPTION	CODE	TYPE			C.B.	BUS	C.B.			TYPE	CODE	VA LOAD		CIRCUIT
	A	B			M	R	L			TR	P	AB			TR	P	
1	1000		EXISTING CIRCUIT				20	1	X							2	
3	1000		EXISTING CIRCUIT				20	1	X						4		
5	1000		EXISTING CIRCUIT				20	1	X				L		100	6	
7	1000		EXISTING CIRCUIT				20	1	X				L		100	8	
9			SERVICE DISCONNECT				50	2	X				N		400	10	
11																12	
2000 2000 PHASE TOTALS															500	100	
Total Phase A:															2500		
Total Phase B:															2100		
CONNECTED VA (CODE N):															400		
CONNECTED VA (CODE L):															200		
CONNECTED VA (CODE R):																	
CONNECTED VA (CODE K):																	
TOTAL CONNECTED KVA:															4.6		
DEMAND KVA:																	
TOTAL ADJUSTED KVA:															4.6		
TOTAL PANEL AMPS:															19.2		
AMPS W/LCL:															19.5		

PANEL SCHEDULES

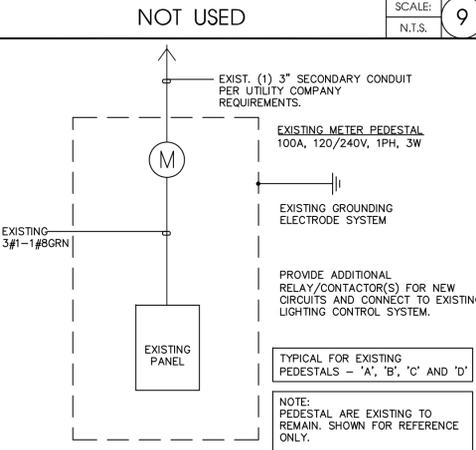
LIGHTING FIXTURE SCHEDULE

(REFER TO THE PROJECT ELECTRICAL GENERAL NOTES FOR ADDITIONAL LIGHTING FIXTURE REQUIREMENTS)

SYMBOL	TYPE	FIXTURE MANUFACTURE	WATTAGE	VOLTAGE	LAMP TYPE	DESCRIPTION AND NOTES	MOUNTING
◀	A	KIM LIGHTING #EL217FL-9L3KUV-BL	10.8	120	LED	PROVIDE KIM LIGHTING HOOD OPTION #FH215BL AND MOUNT OPTION #SM18BL	GROUND
<	B	KIM LIGHTING #EL217FL-9L3KUV-BL	10.8	120	LED	EXISTING LED LIGHT FIXTURE TO REMAIN. SEE NOTE 1	GROUND
●	C	KIM LIGHTING #EL217FL-3L3KUV-BL	3.6	120	LED	PROVIDE KIM LIGHTING HOOD OPTION #FH215BL AND MOUNT OPTION #SM18BL	GROUND
○	D	KIM LIGHTING #EL217FL-3L3KUV-BL	3.6	120	LED	EXISTING LED LIGHT FIXTURE TO REMAIN. SEE NOTE 1	GROUND
⊙	E	EXISTING LIGHT FIXTURE				EXISTING FLUORESCENT LIGHT FIXTURE TO BE REMOVED	GROUND

NOTES:
1. CONTRACTORS OPTION TO REMOVE AND STORE IN SECURED PLACE DURING DEMO AND RE-INSTALL OR PROTECT IN PLACE.

LIGHT FIXTURE SCHEDULES SCALE: N.T.S. 1



SLD - EXIST. PEDESTALS SCALE: N.T.S. 8

SPECIFICATIONS

SHEET ■ BOOK ■

JOB CAPTAIN: **RG**

DRAWN: **FR**

CHECKED: **VL**

PROJ. NO: **R1137**

DATE: **5/22/12**

SCALE:

REVISIONS:





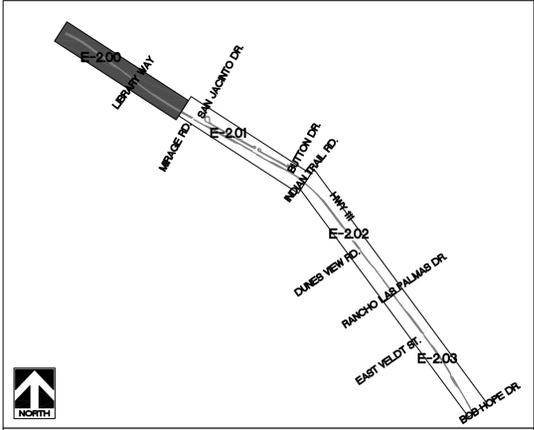
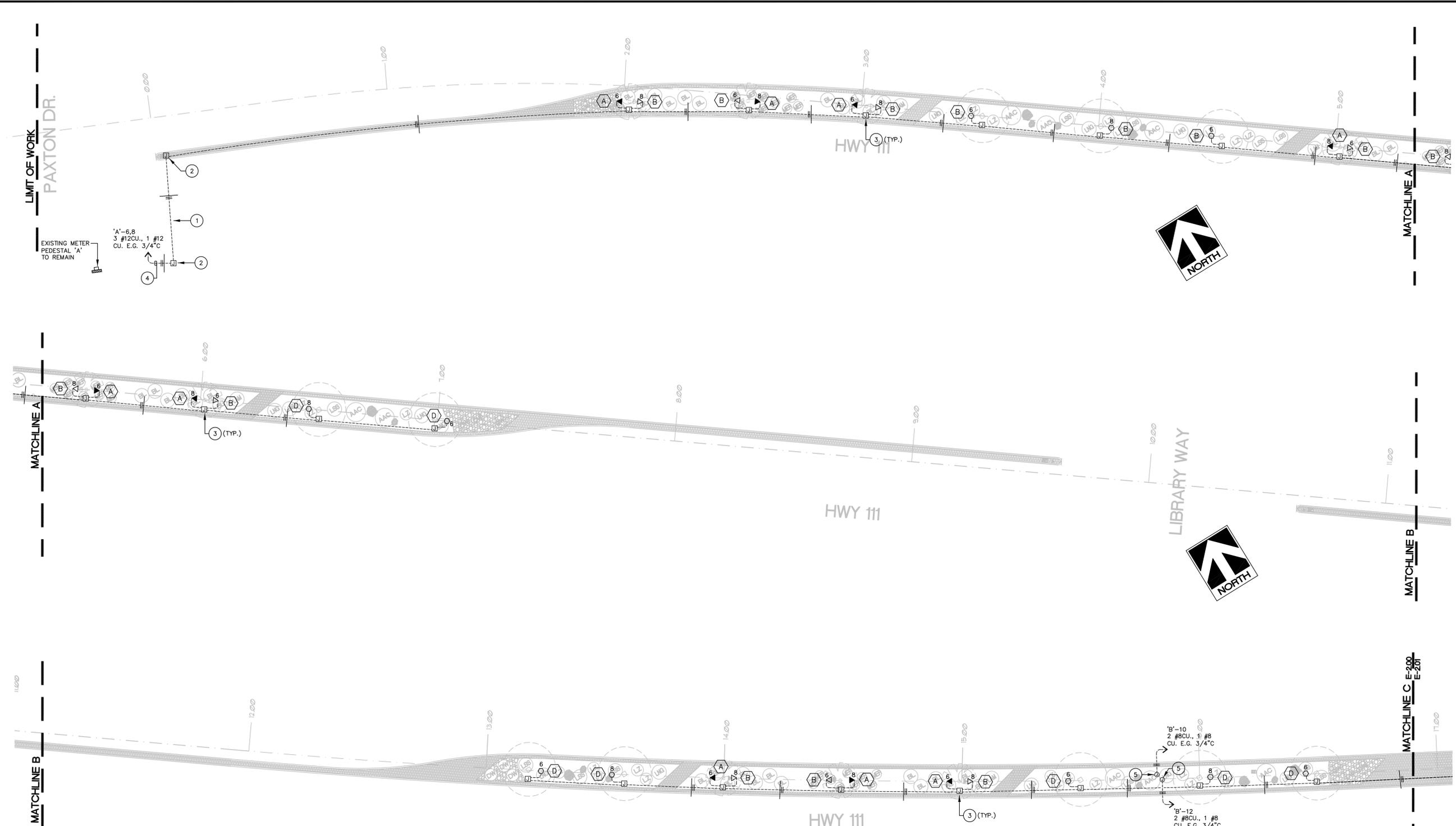
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SHEET TITLE:
ELECTRICAL SITE LIGHTING PLAN

PROJECT:
HIGHWAY 111 MEDIAN ISLANDS EAST
PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

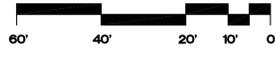
SPECIFICATIONS	
SHEET	BOOK
JOB CAPTAIN:	RG
DRAWN:	FR
CHECKED:	VL
PROJ. NO:	R1137
DATE:	5/22/12
SCALE:	
REVISIONS:	
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SHEET NO:
E-2.00



- KEYED NOTES**
- CONTRACTOR TO VERIFY LOCATION OF EXISTING SLEEVE AND RE-USE.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING PULLBOX AND RE-USE.
 - PROVIDE IN GRADE PULL BOX AT ALL THE TREE LOCATIONS. DETAIL 4 ON SHEET E1.01.
 - ALL LIGHTING CIRCUITS TO BE CONTROLLED BY A PHOTOCELL CONTROLLED CONTACTOR. REFER TO DETAIL 6 ON SHEET E1.01.
 - WP, JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT.

SCALE: 1"=20'-0"
GRAPHIC SCALE



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Project Number:
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SHEET TITLE:
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PROJECT:
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RANCHO MIRAGE, CA

SPECIFICATIONS

SHEET ■ BOOK ■

JOB CAPTAIN: RG

DRAWN: FR

CHECKED: VL

PROJ. NO: R1137

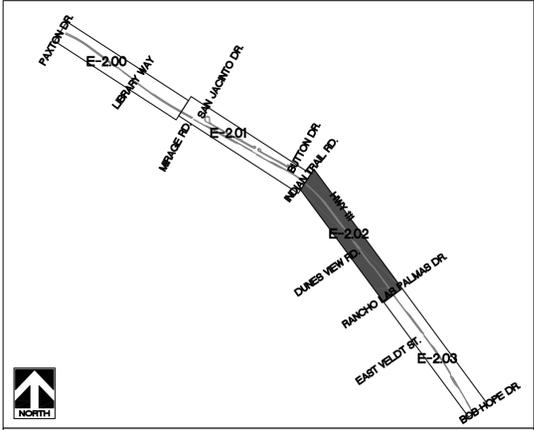
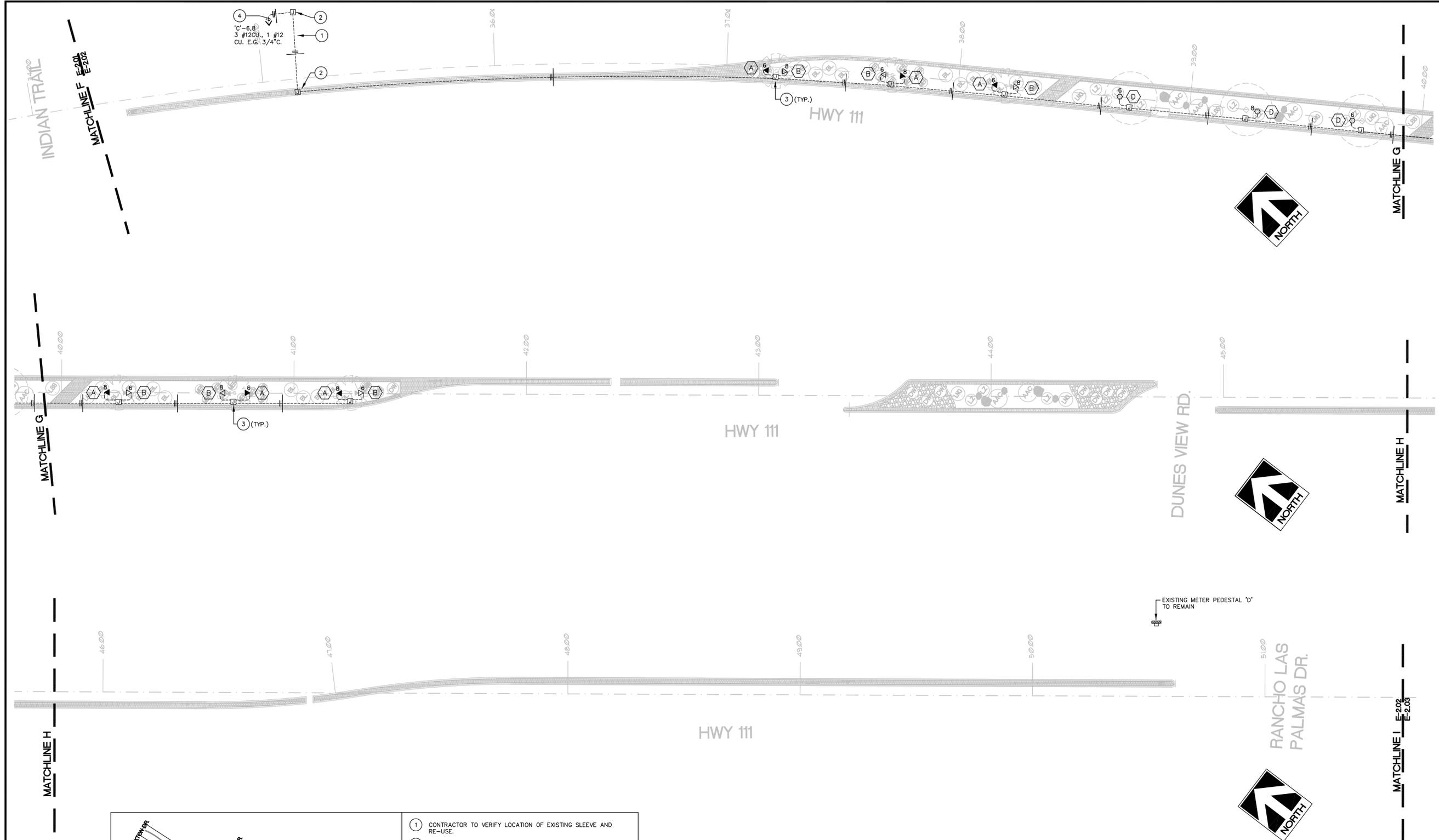
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SCALE:

REVISIONS:

SHEET NO:

E-2.02



KEYMAP

- 1 CONTRACTOR TO VERIFY LOCATION OF EXISTING SLEEVE AND RE-USE.
- 2 CONTRACTOR TO VERIFY LOCATION OF EXISTING PULLBOX AND RE-USE.
- 3 PROVIDE IN GRADE PULL BOX AT ALL THE TREE LOCATIONS. DETAIL 4 ON SHEET E1.01.
- 4 ALL LIGHTING CIRCUITS TO BE CONTROLLED BY A PHOTOCELL CONTROLLED CONTACTOR. REFER TO DETAIL 6 ON SHEET E1.01.
- 5 WP, JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT.

KEYED NOTES

SCALE: 1"=20'-0"
GRAPHIC SCALE



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PROJECT:
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PAXTON DR. TO BOB HOPE DR.
RANCHO MIRAGE, CA

SPECIFICATIONS

SHEET ■ BOOK ■

JOB CAPTAIN: RG

DRAWN: FR

CHECKED: VL

PROJ. NO: R1137

DATE: 5/22/12

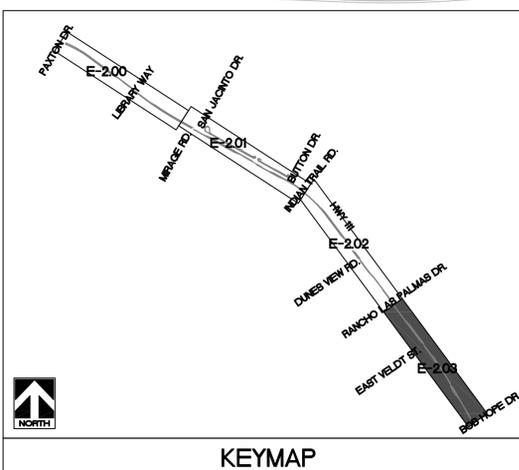
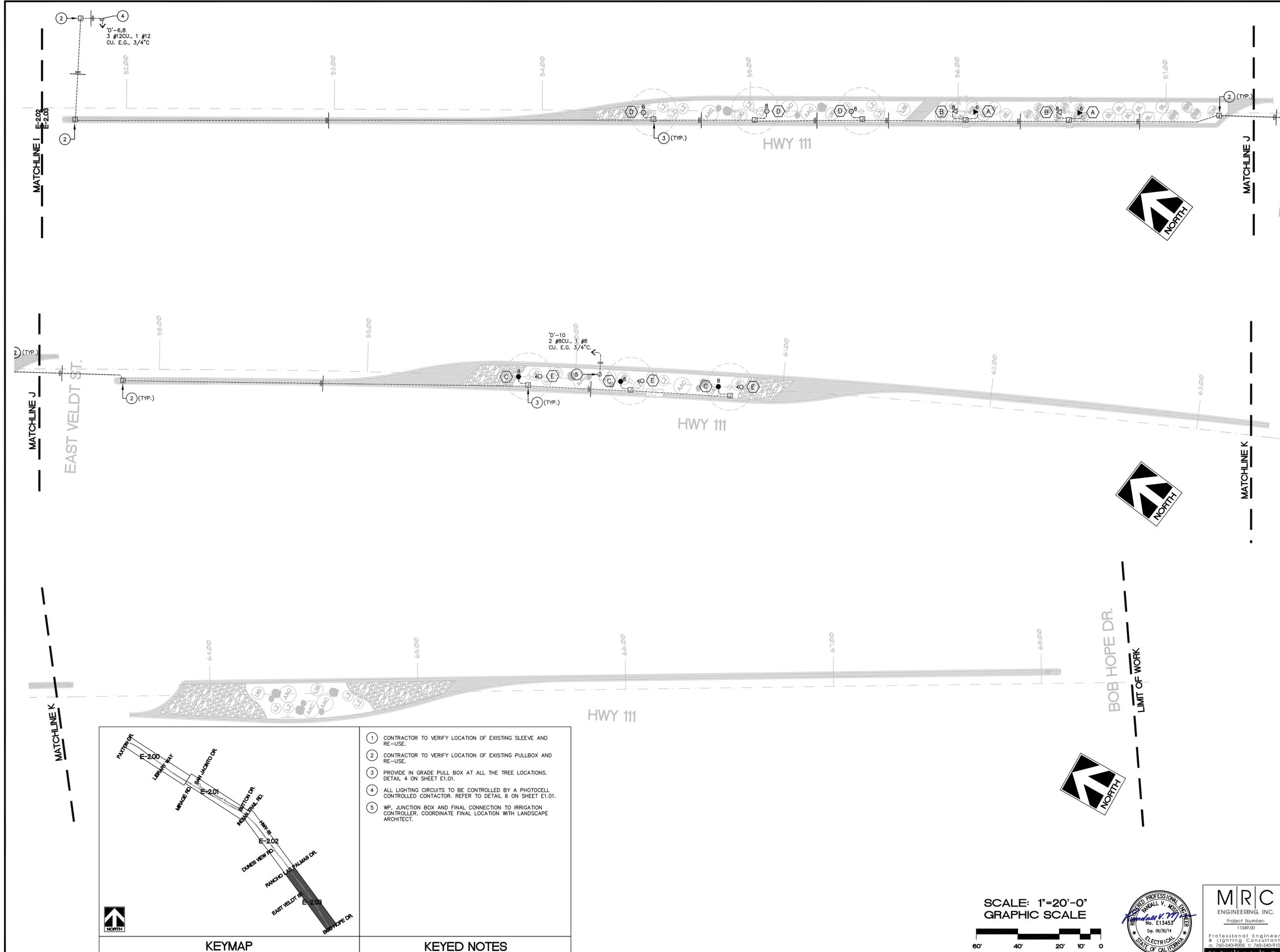
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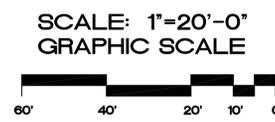
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SHEET NO:

E-2.03



- KEYED NOTES**
- 1 CONTRACTOR TO VERIFY LOCATION OF EXISTING SLEEVE AND RE-USE.
 - 2 CONTRACTOR TO VERIFY LOCATION OF EXISTING PULLBOX AND RE-USE.
 - 3 PROVIDE IN GRADE PULL BOX AT ALL THE TREE LOCATIONS. DETAIL 4 ON SHEET E1.01.
 - 4 ALL LIGHTING CIRCUITS TO BE CONTROLLED BY A PHOTOCELL CONTROLLED CONTACTOR. REFER TO DETAIL 6 ON SHEET E1.01.
 - 5 WP, JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT.



M|R|C
ENGINEERING, INC.
Project Number:
1104920
Professional Engineers
& Lighting Consultants
Palm Desert | Santa Ana | San Diego

MATCHLINE I E-2.02
E-2.03

MATCHLINE J
EAST VELDT ST.

MATCHLINE K

MATCHLINE J
EAST VELDT ST.

MATCHLINE K

BOB HOPE DR.
LIMIT OF WORK



HWY 111

HWY 111

HWY 111

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