



# City of La Quinta

BI-1

## ARCHITECTURAL AND LANDSCAPING REVIEW BOARD

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**DATE:** OCTOBER 7, 2015

**CASE NUMBER:** SITE DEVELOPMENT PERMIT 2015-0002

**APPLICANT:** DESERT LAND HOLDINGS LLC

**PROPERTY OWNER:** CITY OF LA QUINTA/DESERT LAND HOLDINGS

**REQUEST:** CONSIDERATION OF SITE AND BUILDING DESIGN FOR VILLAS AT INDIAN SPRINGS, A 15-LOT SINGLE FAMILY RESIDENTIAL TRACT ON 3.22 ACRES

**LOCATION:** SOUTHEAST CORNER OF JEFFERSON STREET AND PALM CIRCLE DRIVE

### EXECUTIVE SUMMARY

- The applicant proposes a residential tract of 15 single-family lots on approximately 3.22 acres (Attachment 1).
- A zone change for general plan consistency is proposed with the project. A specific plan is also proposed to vary from certain development standards.
- With approval of the proposed Specific Plan, the project will conform to the development standards of the La Quinta General Plan and Municipal Code.

### BACKGROUND

The project is located on the east side of Jefferson Street, immediately north of the Whitewater Channel (Attachment 2). Several parcels of vacant land owned by the City are located along Jefferson Street, adjacent to the property owned by the applicant.

The City entered into a purchase and sale agreement with the applicant in November 2014, contingent upon approval of a subdivision map for development of these properties. The applicant has therefore submitted the requisite development applications.

## **PROPOSAL/ANALYSIS**

### **Site Design:**

The project takes access off of Palm Circle Drive, which is a private road easement that also provides access to the existing 28-unit Westward Isle condominium community. The site design incorporates 15 single family lots that flank a proposed private cul-de-sac street, with an on-site retention basin located in the project's southeast corner (Attachment 3; Sheet 1). No sidewalks, pedestrian-oriented amenities or common areas are proposed.

### **Architecture:**

The architectural style proposed for this project is based on California Ranch style, and proposes three floor plans, each with 2 elevation variations (Attachment 3; Sheets A1.0 to A1.5). The plans range in size from 1,815 to 2,305 square feet, and are all single story homes with a height of 16 feet. Please refer to Attachment 3 for elevations and floor plans; the elevations illustrate the color schemes to be employed.

The homes are of fairly standard construction, with stucco siding and concrete tile roofs. Some minor architectural detailing is provided on columns and wainscot areas, varying slightly between the elevations. Staff recommends additional architectural detailing be provided, such as for lighting fixtures/sconces, wrought iron or tile accents, and stucco window surrounds to replace the wood surrounds. Overall, the architecture as proposed is consistent with existing development in the surrounding Westward Ha area.

The La Quinta Municipal Code establishes specific setback standards, and the proposed units do not meet some of these standards. Specific plans are permitted to provide for deviations from certain development standards. The applicant has proposed a specific plan that would establish deviations from certain Medium Density Residential (RM) requirements, which will require City Council approval. The table below shows the proposed variations to the Medium Density Residential (RM) zoning standards:

	<i>Rear yard</i>	<i>Side yard</i>	<i>Front yard</i>	<i>Max Bldg Height</i>	<i>Min Lot Size</i>	<i>Garage Setback</i>
RM Zone	15'	5'	20'	28'	5,000 s.f.	20'
Villas SP	10'	*5'	15'	17'	6,000 s.f.	15'

\*A 2-foot side yard is applicable only to mechanical equipment (one side only)

In addition, the Specific Plan provides for an architectural setback encroachment of 2' for building columns/supports. The current code has provisions to allow similar encroachments for chimneys, stairwells, cantilevered ledges, balconies, etc. However, none of the provisions for encroachments are specific to building columns. The proposal will meet all other RM and Municipal Code development standards.

### **Landscaping:**

The landscaping consists of preliminary planting plans for the project entry off Palm

Circle, the individual units and the retention basin (Attachment 4; Sheets P-1 to P-3). The plant palette incorporates typical desert compatible species, such as Palo Brea and Acacia trees, along with shrubs such as Desert Marigold, Red Bird of Paradise and Lantana. There is no turf proposed in any of the landscape elements. The plans identify all trees as 24-inch box; however, the typical minimum caliper standard of 2.5 inches for 36-inch box size has been incorporated with the recommended conditions.

In addition to these common areas, front yard landscaping will be provided. It features desert landscaping consistent with the common entry and retention areas. Rear yards will be the responsibility of individual homeowners.

The proposed landscape plans are acceptable, and considered compliant with the Governor's Executive Order on drought policy.

**Lighting:**

Lighting proposed within the project consists of LED landscape lighting at the project entry, common retention basin and the individual units (Attachment 4; Lighting Legend Sheets P-1 to P-3). No exterior building lighting is shown, though it will likely be provided. Lighting is very low-level and typical of a single-family home development, and the conditions require detailed lighting plans to be submitted for plan check, which will include fixture schedules.

**RECOMMENDATION**

Recommend approval of Site Development Permit 2015-0002 to the Planning Commission, subject to incorporation of the recommended approval conditions.

Report prepared by: Wally Nesbit, Principal Planner  
Report approved by: Gabriel Perez, Planning Manager

- Attachments:
1. Project Information
  2. Project Area Map
  3. Villas at Indian Springs Site Development Permit Plan Set
  4. Villas at Indian Springs Landscape/Lighting Plan Set

LANDSCAPE AND IRRIGATION

1. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans). Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and common areas shall be signed and stamped by a licensed landscape architect.
2. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
3. Front yard landscaping for each dwelling shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.
4. The applicant shall submit final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process, as a major final landscape plan. Plans shall include construction design for all walls, fences, gated entries, trellises, etc. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

5. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
6. Lighting plans and /or lighting fixture schedules and details for both exterior building lighting and landscape lighted areas shall be provided as part of the Final Landscape Plan submittal set.

# ATTACHMENT 1

## Project Information

**CASE NUMBER:** SITE DEVELOPMENT PERMIT 2015-0002

**APPLICANT:** DESERT LAND HOLDINGS LLC

**PROPERTY OWNER:** CITY OF LA QUINTA/DESERT LAND HOLDINGS

**ARCHITECT:** GLS ARCHITECTURE (CHARLES GARLAND)

**LANDSCAPE ARCHITECT:** RAY MARTIN DESIGN

**ENGINEER:** WATSON ENGINEERING

**REQUEST:** CONSIDERATION OF SITE AND BUILDING DESIGN FOR VILLAS AT INDIAN SPRINGS, A 15-LOT SINGLE FAMILY RESIDENTIAL TRACT ON 3.22 ACRES

**LOCATION:** SOUTHEAST CORNER OF JEFFERSON STREET AND PALM CIRCLE DRIVE

**GENERAL PLAN DESIGNATION:** MEDIUM/HIGH DENSITY RESIDENTIAL

**ZONING DESIGNATION:** EXISTING – GOLF COURSE (GC) AND LOW DENSITY RESIDENTIAL (RL)

PROPOSED – MEDIUM DENSITY RESIDENTIAL (RM)

**SURROUNDING ZONING/LAND USES:**

NORTH: GOLF COURSE  
EXISTING GOLF COURSE USES

SOUTH: FLOODPLAIN  
WHITEWATER CHANNEL

EAST: GOLF COURSE/LOW DENSITY RESIDENTIAL  
WESTWARD ISLES CONDOMINIUMS

WEST: GOLF COURSE/LOW DENSITY RESIDENTIAL  
EXISTING GOLF/RESIDENTIAL USES





**SITE DEVELOPMENT PERMIT 2015-0002**

**THE VILLAS AT INDIAN SPRINGS**







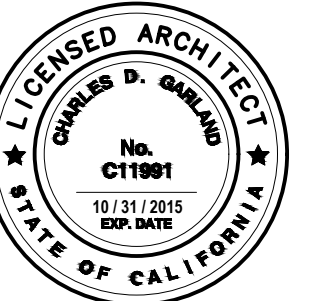


A S.F.R. DEVELOPMENT FOR  
**THE VILLAS AT INDIAN SPRINGS**  
 LA QUINTA, CALIFORNIA 92253  
 APN: 600-080-041, 600-080-042, AND 600-080-001 THROUGH 600-080-009

ATTACHMENT 3



CHARLES D. GARLAND  
 ARCHITECT  
 JORGE SEPTIEN  
 DESIGN PRINCIPAL  
 74-991 Joni Dr. #9  
 Palm Desert, CA 92260  
 (760) 340-3528 Tel.  
 (760) 340-3728 Fax



A S.F.R. DEVELOPMENT FOR  
**THE VILLAS AT INDIAN SPRINGS**  
 LA QUINTA, CALIFORNIA 92253

GENERAL NOTES	VICINITY MAP NOT TO SCALE	REFERENCE CODES	DEFERRED SUBMITTALS	SHEET INDEX	GENERAL INFORMATION																															
<p>1.- VERIFY CONNECTION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APPROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.</p> <p>2.-COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. PROVIDE ALL RELATED CONDUITS, PULL BOXES AND RISERS.</p> <p>3.-CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL UNDERGROUND SERVICE ALERT (TOLL FREE 800-642-2444) PRIOR TO TRENCHING, GRADING, EXCAVATING, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING FENCE POST HOLES ETC. THEY WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.</p> <p>4.-IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT THAT THE GENERAL CONTRACTOR FAILS TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE TO THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.</p> <p>5.-PROPOSED ROOF TILE, STUCCO FINISH, WINDOWS, ARCHITECTURAL DETAILS, ETC. TO MATCH EXISTING</p> <p>6.-SPECIAL INSPECTION IF REQUIRED FOR THE FOLLOWING ITEMS:</p> <ul style="list-style-type: none"> <li>• SOILS COMPACTION PRIOR FOUNDATION INSPECTION</li> <li>• EXPANSION/EPOXY ANCHORS INSTALLATION</li> <li>• STRUCTURAL MASONRY</li> </ul> <div data-bbox="167 1829 457 1982" style="border: 1px solid black; padding: 5px;"> <p>Underground Service Alert                      Call: TOLL FREE                        Know what's below.                      Call before you dig.                      TWO WORKING DAYS BEFORE YOU DIG</p> </div>		<p>THIS PROJECT SHALL COMPLY WITH:</p> <table border="0"> <tr><td>2013 CALIFORNIA BUILDING CODE</td><td>(2012 IBC)</td></tr> <tr><td>2013 CALIFORNIA RESIDENTIAL CODE</td><td>(2012 IRC)</td></tr> <tr><td>2013 CALIFORNIA ELECTRICAL CODE</td><td>(2011 NEC)</td></tr> <tr><td>2013 CALIFORNIA MECHANICAL CODE</td><td>(2012 IMC)</td></tr> <tr><td>2013 CALIFORNIA PLUMBING CODE</td><td>(2012 UPC)</td></tr> <tr><td>2013 CALIFORNIA ENERGY CODE</td><td>(CES)</td></tr> <tr><td>2013 CALIFORNIA FIRE CODE</td><td>(2012 IFC)</td></tr> <tr><td>2013 CALIFORNIA GREEN BUILDING STANDARDS CODE</td><td>(2012 IBC)</td></tr> <tr><td>TITLE 24, PART 2, CALIFORNIA ADMINISTRATIVE CODE</td><td>(2012 IBC)</td></tr> <tr><td>HANDICAP COMPLIANCE REGULATIONS</td><td>(2012 IBC)</td></tr> <tr><td>CITY OF LA QUINTA MUNICIPAL CODE</td><td></td></tr> </table> <p><b>CONSTRUCTION HOURS &amp; NOISE</b></p> <p>6.09.050 Disturbances by construction noises.</p> <p>A. It is a nuisance and it is unlawful, for any person to be engaged or employed, or for any person to cause any other person to be engaged or employed, in any work of construction, erection, alteration, repair, addition to, or improvement to realty, except between the hours set forth as follows:</p> <p>October 1st through April 30th      Monday-Friday: seven a.m. to five-thirty p.m.      Saturday: eight a.m. to five p.m.      Sunday: none      Holidays*: none</p> <p>May 1st through September 30th      Monday-Friday: six a.m. to seven p.m.      Saturday: eight a.m. to five p.m.      Sunday: none      Holidays*:none</p> <p>* For purposes of this section, the following shall be considered Holidays:      New Year's Day (January 1st)      Dr. Martin Luther King Jr. Day (third Monday in January)      President's Day (third Monday in February formerly Washington's birthday)      Memorial Day (last Monday in May)      Independence Day (July 4th)      Labor Day (first Monday in September)      Veteran's Day (November 11th)      Thanksgiving (fourth Thursday in November)      Christmas Day (December 25th)</p> <p>B. No person doing or causing work prohibited by subsection A of this section, after being informed orally or in writing that the work is in violation of subsection A, shall fail, refuse or neglect to cease said work.</p> <p>Exceptions:      1. Emergency repair of existing installations or equipment or appliances.      2. Construction work complying with the terms of a written early work permit which may be issued by the city manager or his designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an compelling nature. (Ord. 945 § 1, 2005; Ord. 18 § 1, 1982)</p>	2013 CALIFORNIA BUILDING CODE	(2012 IBC)	2013 CALIFORNIA RESIDENTIAL CODE	(2012 IRC)	2013 CALIFORNIA ELECTRICAL CODE	(2011 NEC)	2013 CALIFORNIA MECHANICAL CODE	(2012 IMC)	2013 CALIFORNIA PLUMBING CODE	(2012 UPC)	2013 CALIFORNIA ENERGY CODE	(CES)	2013 CALIFORNIA FIRE CODE	(2012 IFC)	2013 CALIFORNIA GREEN BUILDING STANDARDS CODE	(2012 IBC)	TITLE 24, PART 2, CALIFORNIA ADMINISTRATIVE CODE	(2012 IBC)	HANDICAP COMPLIANCE REGULATIONS	(2012 IBC)	CITY OF LA QUINTA MUNICIPAL CODE		<p>"SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL."</p> <p>NO DEFERRED SUBMITTALS AT THIS PROJECT</p> <p><b>GENERAL SPECIFICATIONS:</b></p> <p>If any ERRORS, DISCREPANCIES OR OMISSIONS appear in the drawings, specifications or other contract documents, the GENERAL CONTRACTOR OR OWNER/BUILDER shall notify the designer in writing of such error or omission. In the event that the GENERAL CONTRACTOR OR OWNER/BUILDER fails to give such notice before construction and/or fabrication of the work, THE GENERAL CONTRACTOR OR OWNER/BUILDER WILL BE HELD RESPONSIBLE TO THE RESULT OF ANY ERRORS, DISCREPANCIES OR omissions and the cost of rectifying the same.</p> <p><b>SUBSTITUTIONS</b></p> <p>"ALL 'OR EQUAL' SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM"</p>	<p><b>CS COVER SHEET</b></p> <p>1 GENERAL SITE PLAN</p> <p>P1 PRELIMINARY LIGHTING/PLANTING PLAN COMMON AREAS (STREET FRONTAGE)</p> <p>P2 PRELIMINARY LIGHTING/PLANTING PLAN COMMON AREAS (RETENTION BASIN)</p> <p>P3 PRELIMINARY LIGHTING/PLANTING PLAN TYPICAL FRONT YARDS</p> <p>A1.0 ELEVATIONS AND RENDERINGS "1A"</p> <p>A1.1 ELEVATIONS AND RENDERINGS "1B"</p> <p>A1.2 ELEVATIONS AND RENDERINGS "2A"</p> <p>A1.3 ELEVATIONS AND RENDERINGS "2B"</p> <p>A1.4 ELEVATIONS AND RENDERINGS "3A"</p> <p>A1.5 ELEVATIONS AND RENDERINGS "3B"</p> <p>A2.0 ROOF PLAN "1A" AND "1B"</p> <p>A2.1 ROOF PLAN "2A"</p> <p>A2.2 ROOF PLAN "2B"</p> <p>A2.3 ROOF PLAN "3A"</p> <p>A2.4 ROOF PLAN "3B"</p> <p>A3.0 FLOOR PLAN "1"</p> <p>A3.1 FLOOR PLAN "2"</p> <p>A3.2 FLOOR PLAN "3"</p>	<p><b>DEVELOPER:</b> GLOBAL DEVELOPMENT          42-335 WASHINGTON ST. STE. F #340          PALM DESERT, CA 92211          (760) 610-1256</p> <p><b>LEGAL DESCRIPTION:</b> APN(S): 600-080-041, 600-080-042, AND 600-080-001 THROUGH 600-080-009 TENTATIVE TRACT MAP NO. 56875 BEING A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, T5S, R7E, S.B.M. AND LOTS 1 THROUGH 9 OF TRACT 2190</p> <p><b>EXISTING GP:</b> MHDR (MEDIUM/HIGH DENSITY RESIDENTIAL), G (RECREATION), FP (FLOOD PLAIN)</p> <p><b>PROPOSED GP:</b> MHDR (MEDIUM/HIGH DENSITY RESIDENTIAL), FP (FLOOD PLAIN)</p> <p><b>EXISTING ZONE:</b> RL (LOW DENSITY RESIDENTIAL), GC (GOLF COURSE) FP (FLOOD PLAIN)</p> <p><b>PROPOSED ZONE:</b> MR (MEDIUM DENSITY RESIDENTIAL), FP (FLOOD PLAIN)</p> <p><b>EXISTING LAND USE:</b> VACANT, JEFFERSON ST. LANDSCAPING, STORMWATER CHANNEL</p> <p><b>GROSS AREA:</b> 233,003 SQ.FT. (5.35 AC.)</p> <p><b>NET AREA:</b> 140,263 SQ.FT. (3.22 AC.)</p> <p><b>NO. OF STORIES:</b> ONE</p> <p><b>GREATEST HEIGHT:</b> 15'-11-1/2" FLOOR PLAN 1</p> <p><b>OCCUPANCY:</b> R-3 SINGLE FAMILY</p> <p><b>CONSTRUCTION:</b> TYPE VB NON - RATED</p> <p><b>AREA TABULATIONS:</b></p> <table border="0"> <tr><td>PLAN 1 LIVING AREA</td><td>1,815</td><td>SQ. FT.</td></tr> <tr><td>PLAN 2 LIVING AREA</td><td>1,430</td><td>SQ. FT.</td></tr> <tr><td>PLAN 3 LIVING AREA</td><td>2,305</td><td>SQ. FT.</td></tr> </table>	PLAN 1 LIVING AREA	1,815	SQ. FT.	PLAN 2 LIVING AREA	1,430	SQ. FT.	PLAN 3 LIVING AREA	2,305	SQ. FT.
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REVISION	BY

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**COVER SHEET**

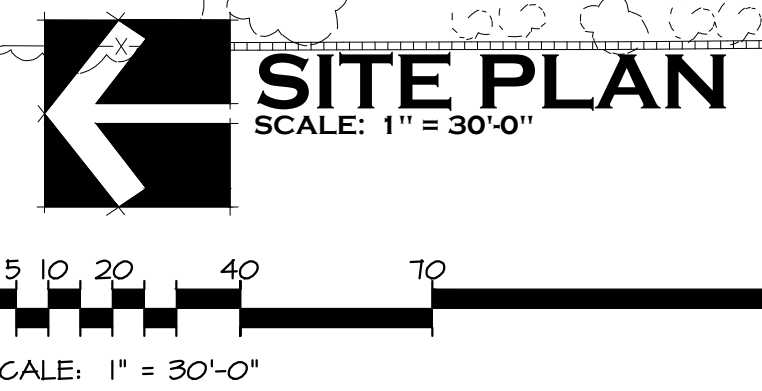
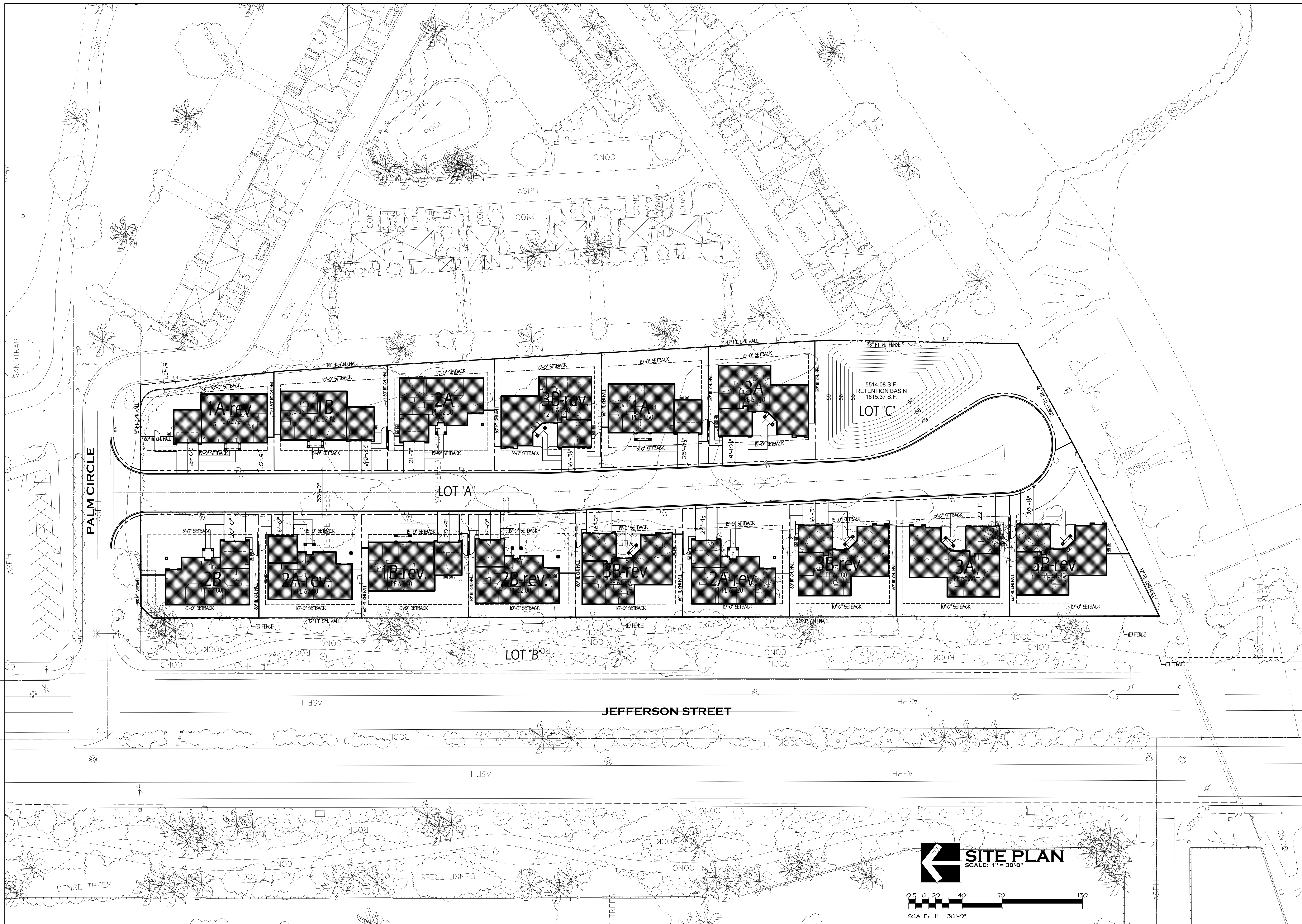
DRAWN: G.L.S. CHECKED: J.S.  
 COMMENCEMENT DATE:  
**APRIL 2015**

SCALE: AS NOTED JOB NO.: LQ15-21  
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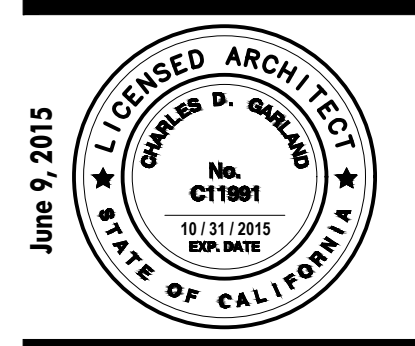
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**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

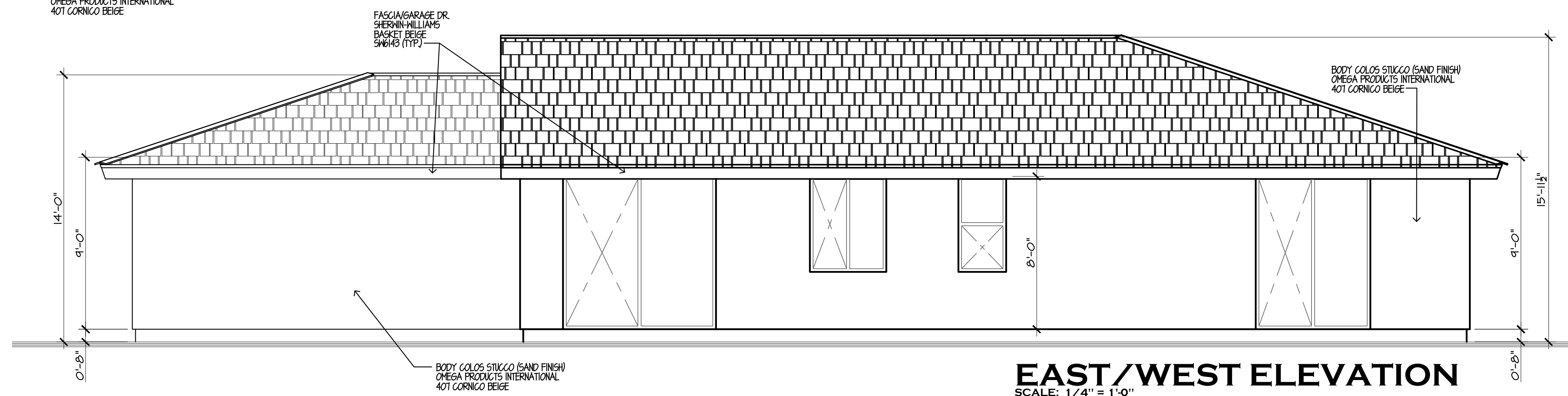
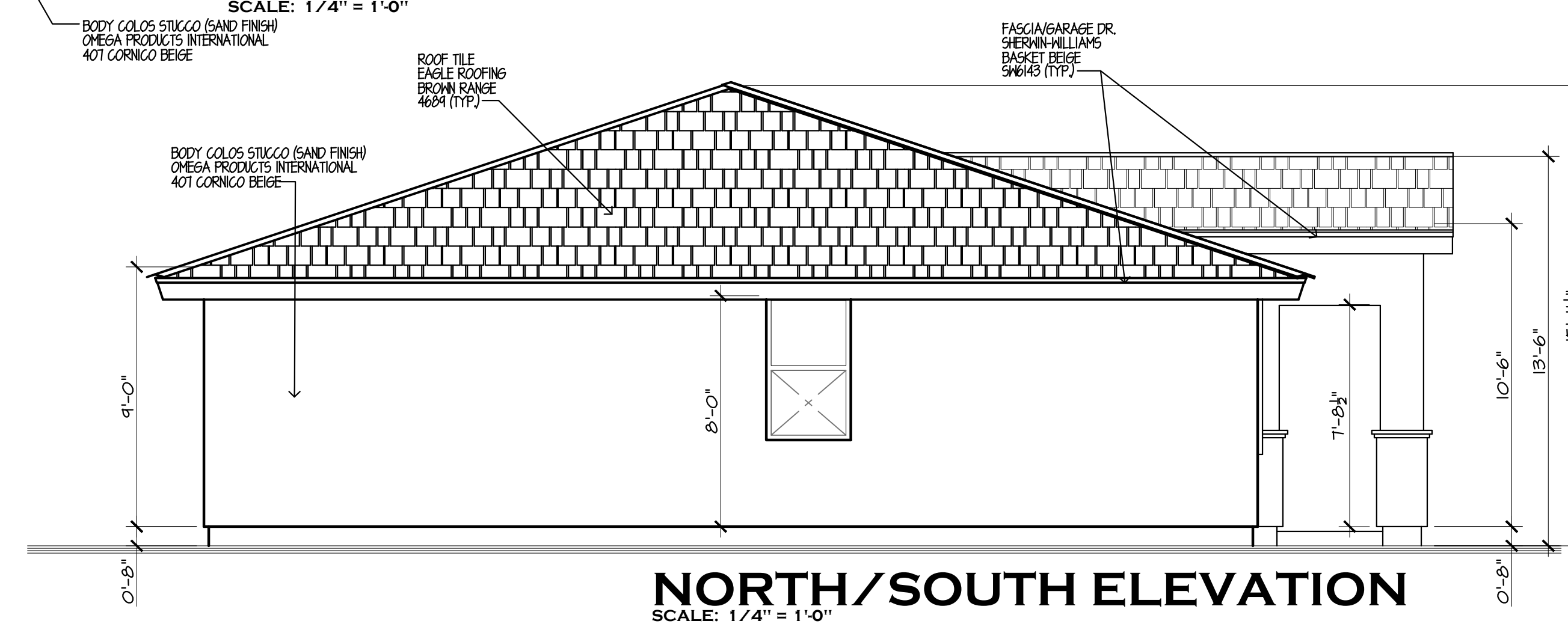
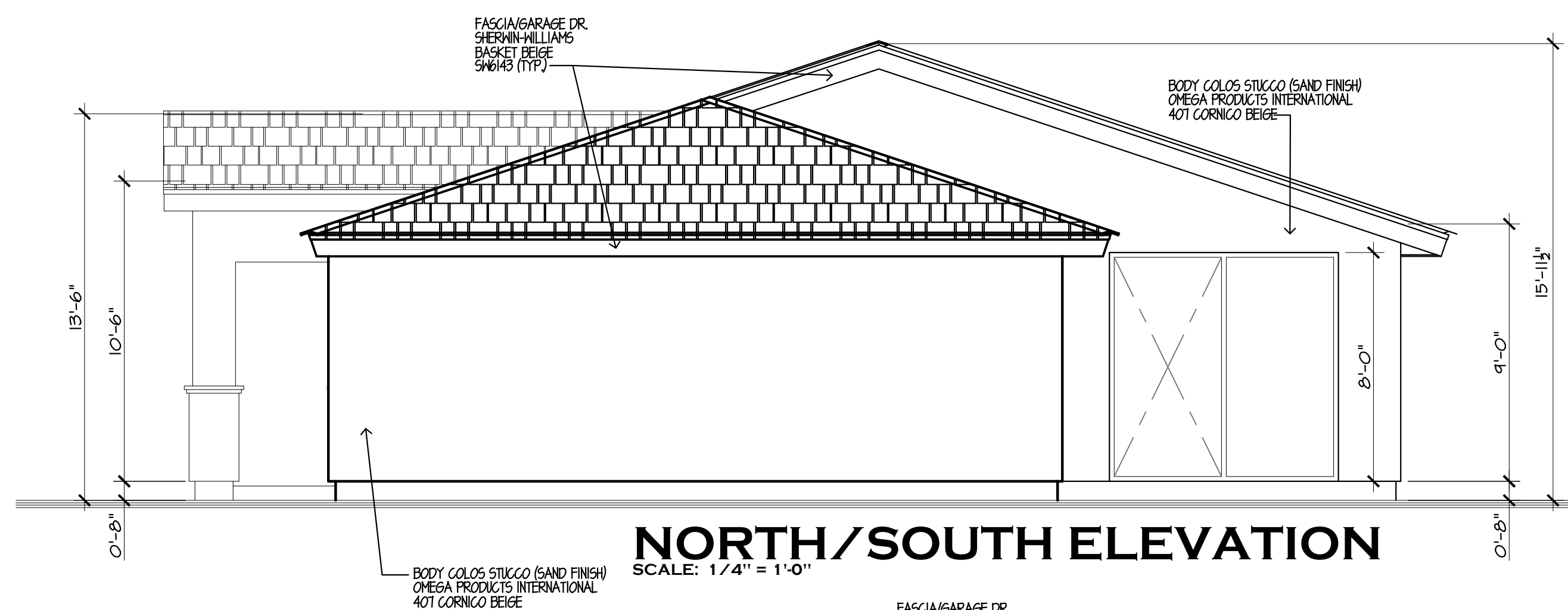
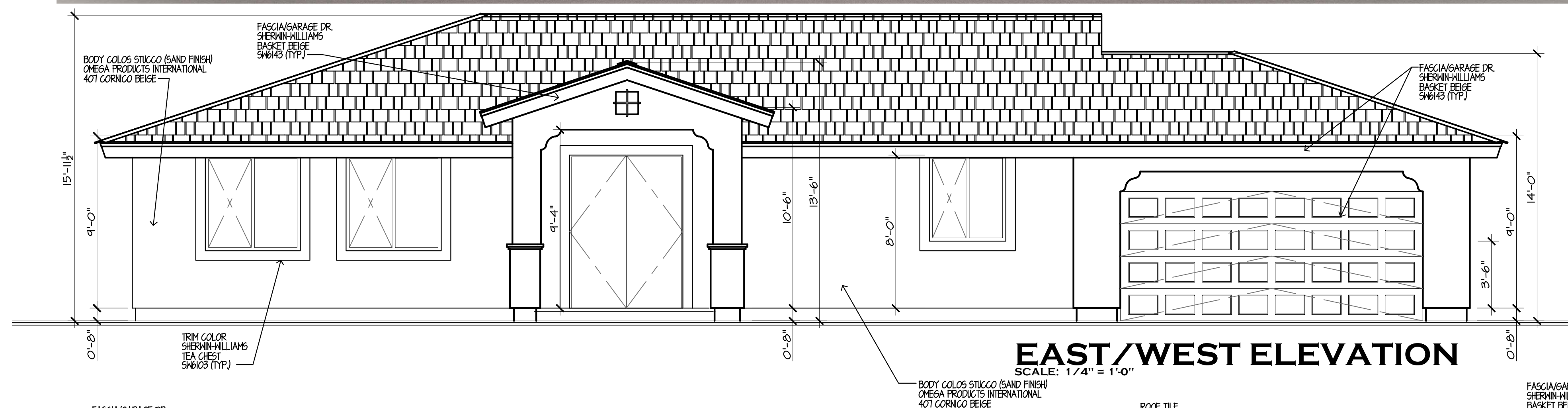
DEVELOPER: "WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
JIM ANSEL BINDERER  
C.E.O.  
18700 10th St. Suite 100  
Palm Desert, CA 92260  
402.338.8888  
www.globaldevelopment.com

REVISION	BY
SHEET TITLE:	
SITE PLAN	
DRAWN	CHECKED
G.S.	J.S.
COMMENCEMENT DATE	
APRIL 2015	
SCALE	JOB NO.
AS NOTED	LQ15-21
PRINT DATE	
June 9, 2015	
SHEET	
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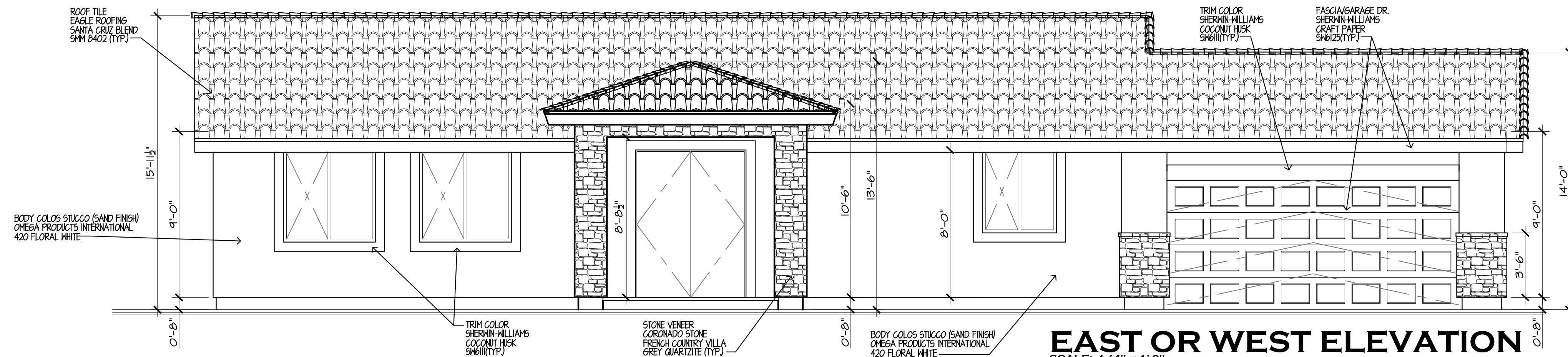
PLAN "1A" PERSPECTIVE



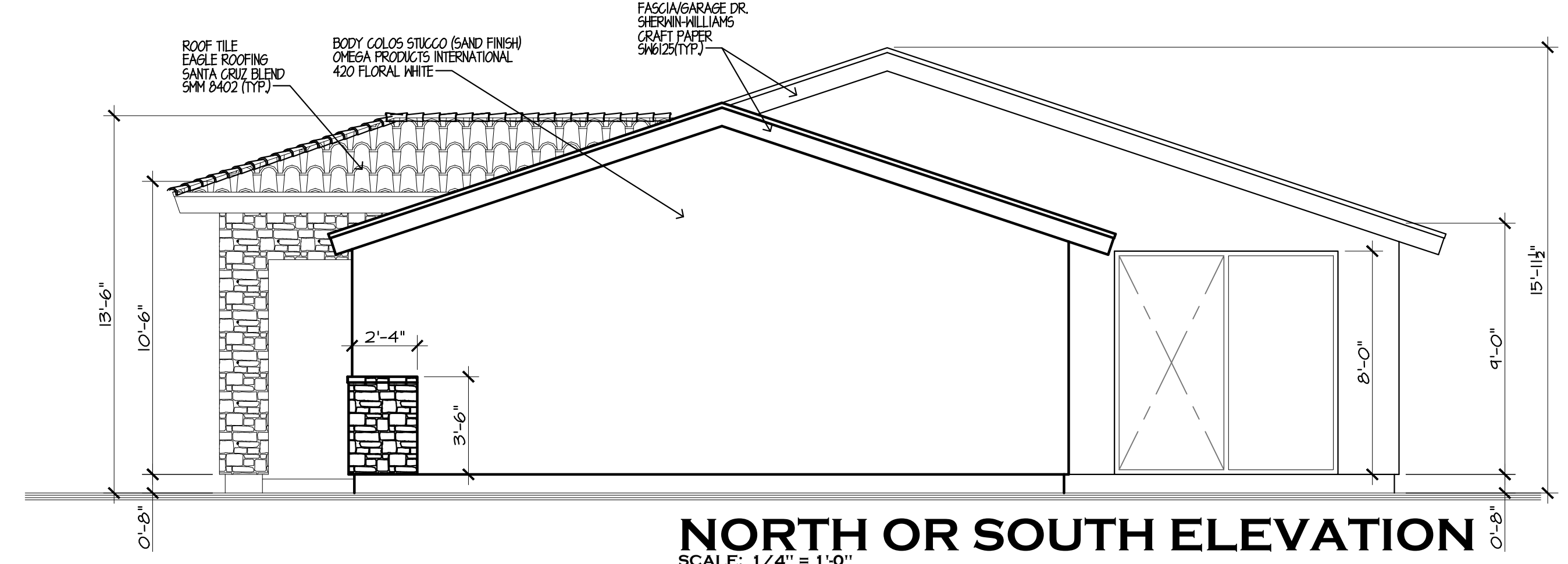
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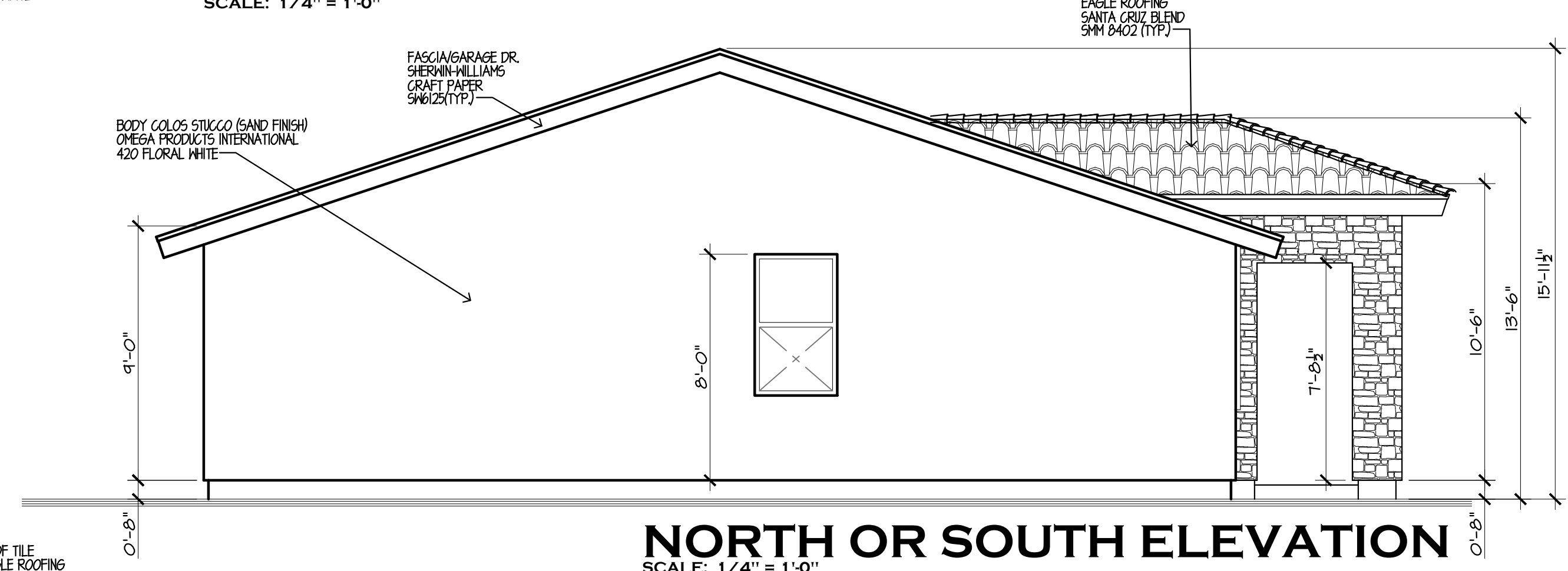
PLAN "1B" PERSPECTIVE



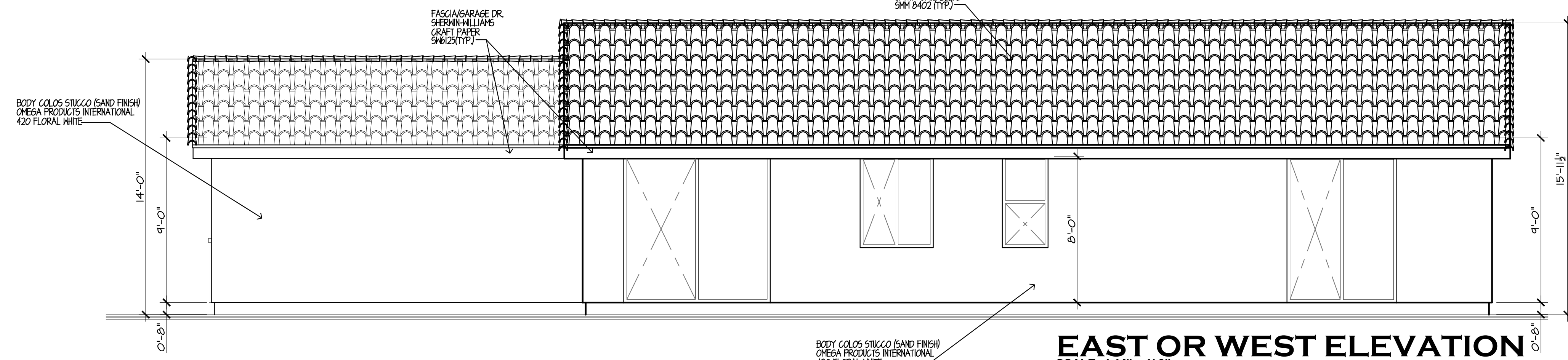
EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



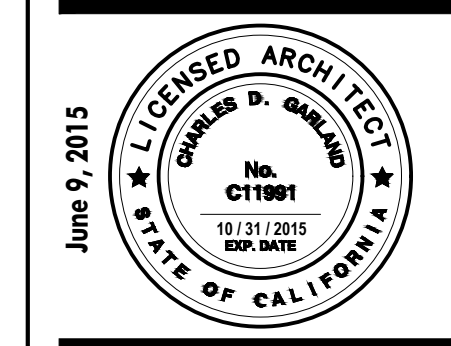
NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**



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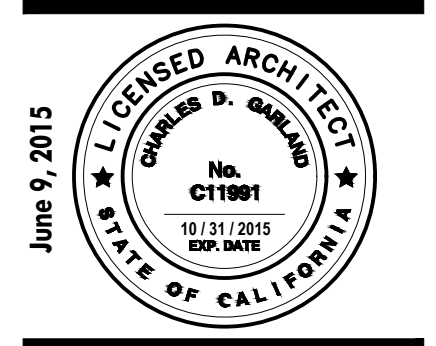
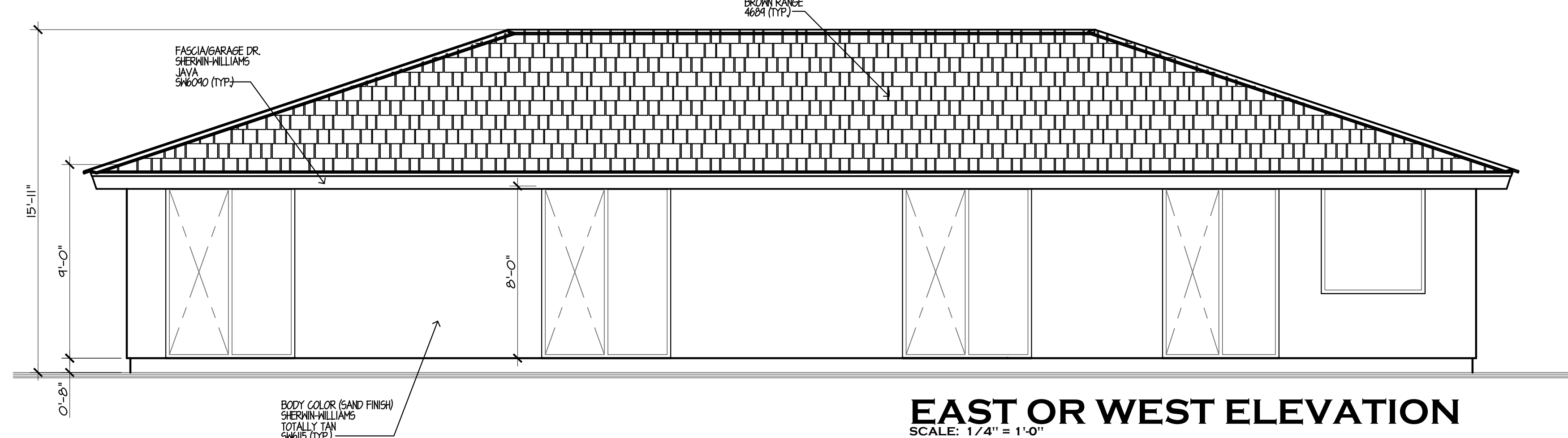
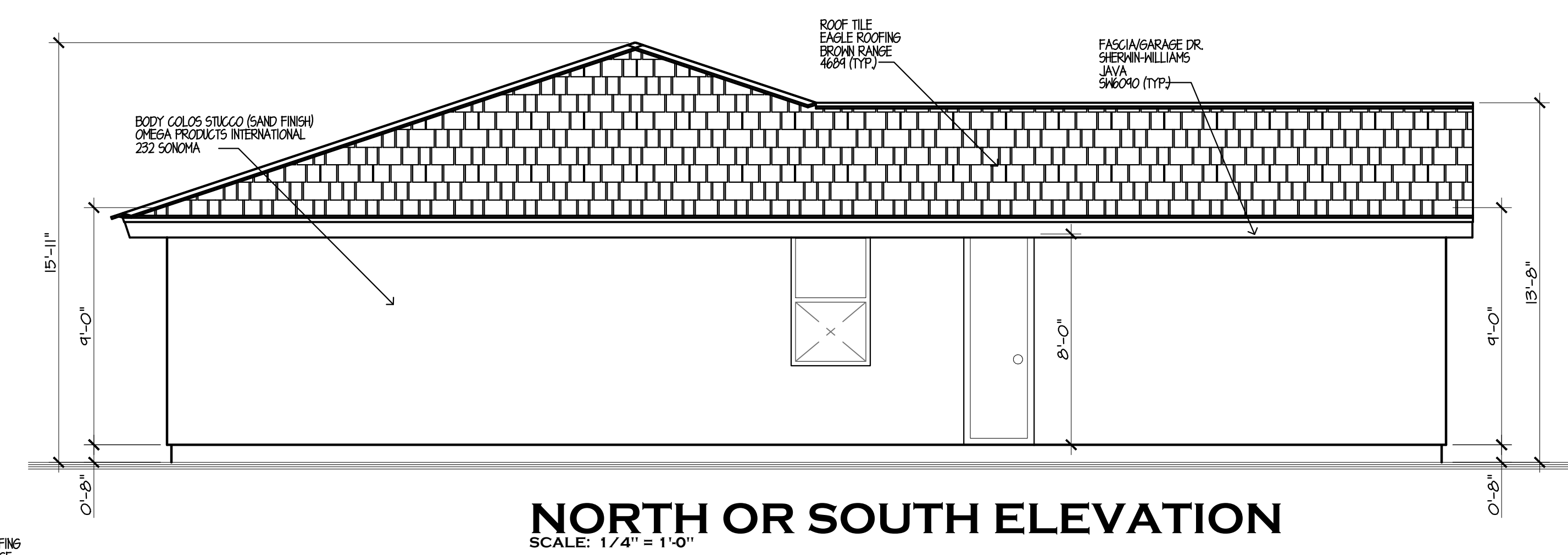
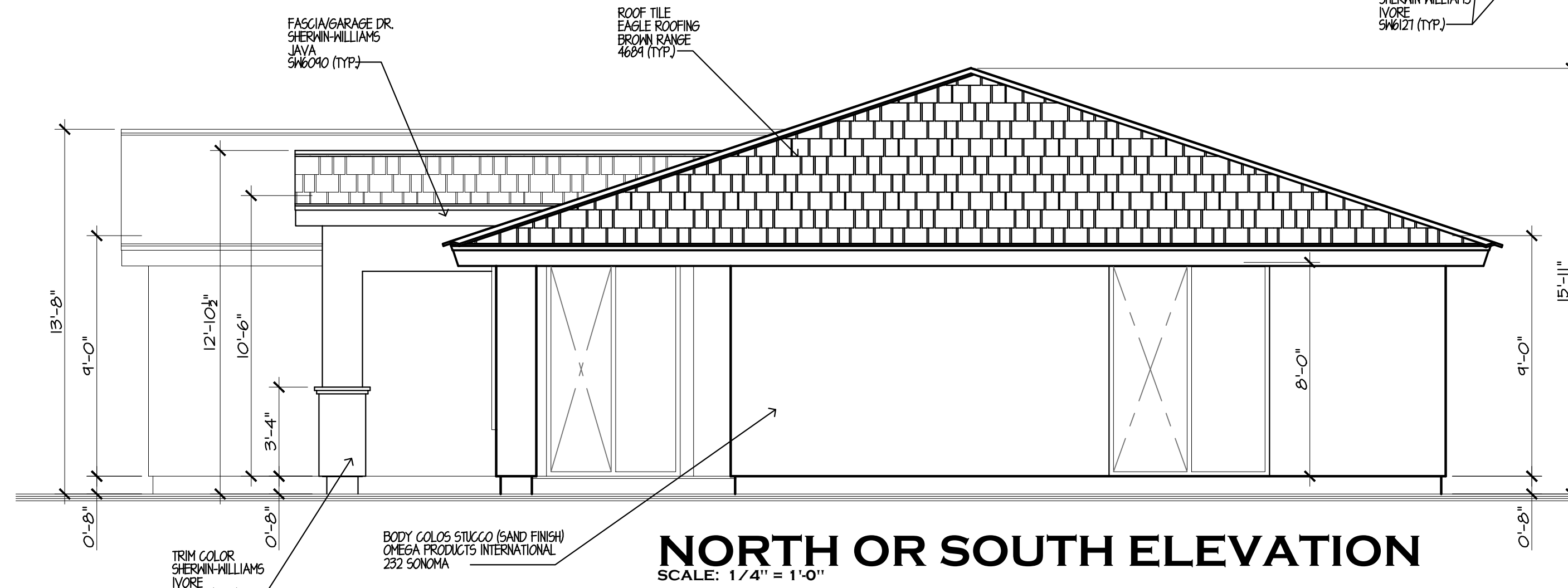
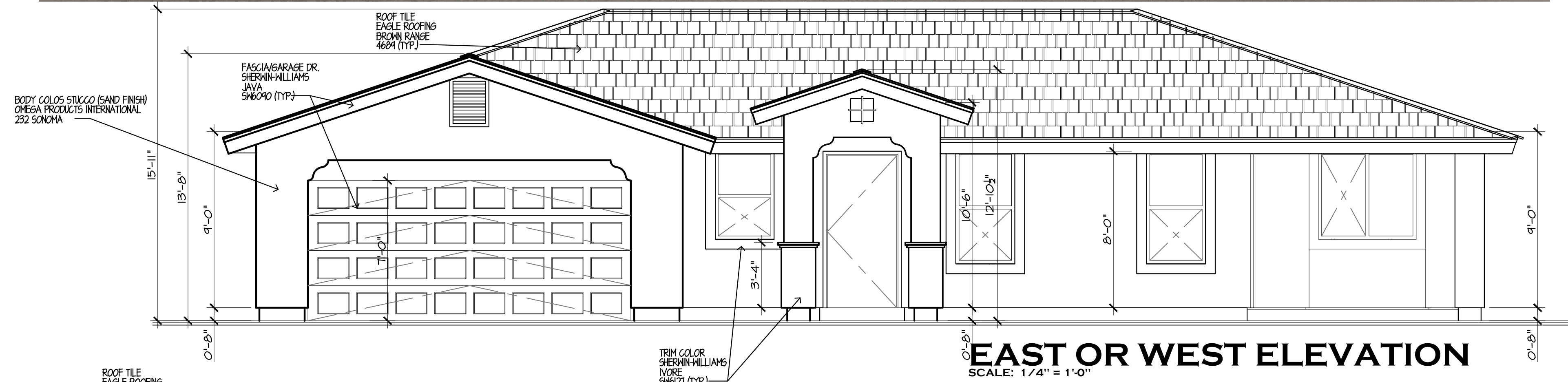
SHEET TITLE:  
ELEVATIONS AND RENDERINGS "1B"

DRAWN CHECKED  
G.L.S. J.S.  
COMMENCEMENT DATE  
APRIL 2015  
SCALE JOB NO.  
AS NOTED LQ15-21  
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June 9, 2015  
SHEET  
**A1.1**

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PLAN "2A" PERSPECTIVE



**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

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**GLOBAL DEVELOPMENT**  
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42113 Wilshire Dr., Ste. # 400  
Palm Desert, CA 92211

REVISION	BY

SHEET TITLE:  
**ELEVATIONS AND RENDERINGS "2A"**

DRAWN: **G.L.S.** CHECKED: **J.S.**  
COMMENCEMENT DATE:  
**APRIL 2015**

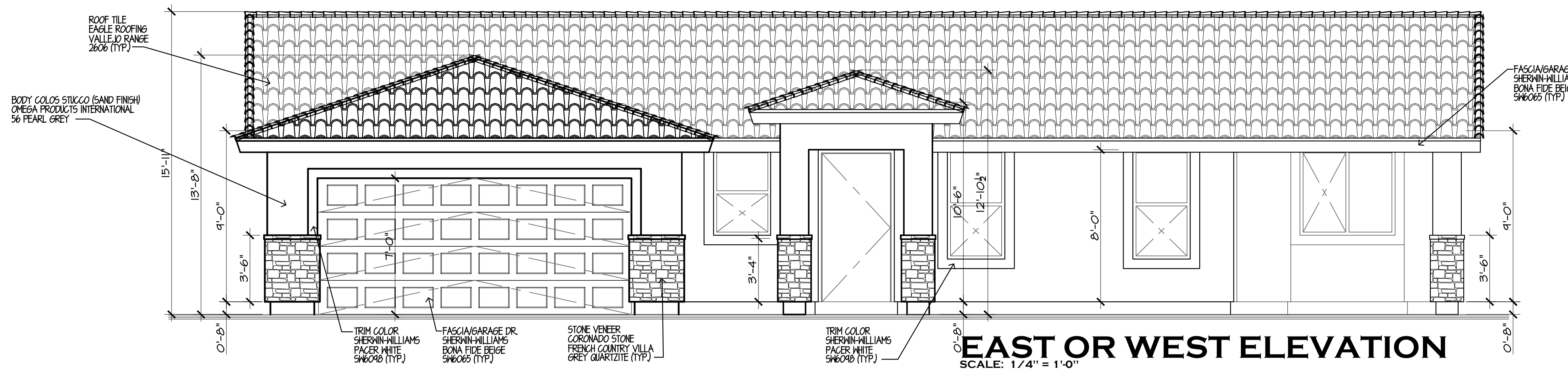
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PRINT DATE:  
**June 9, 2015**

SHEET  
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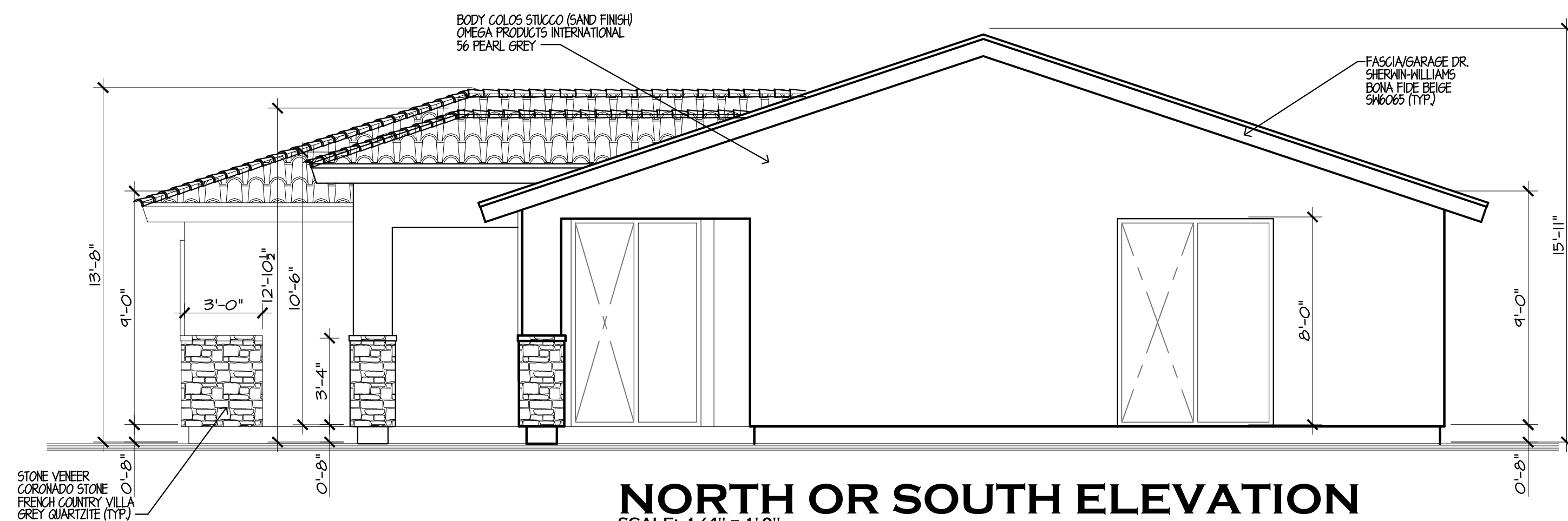
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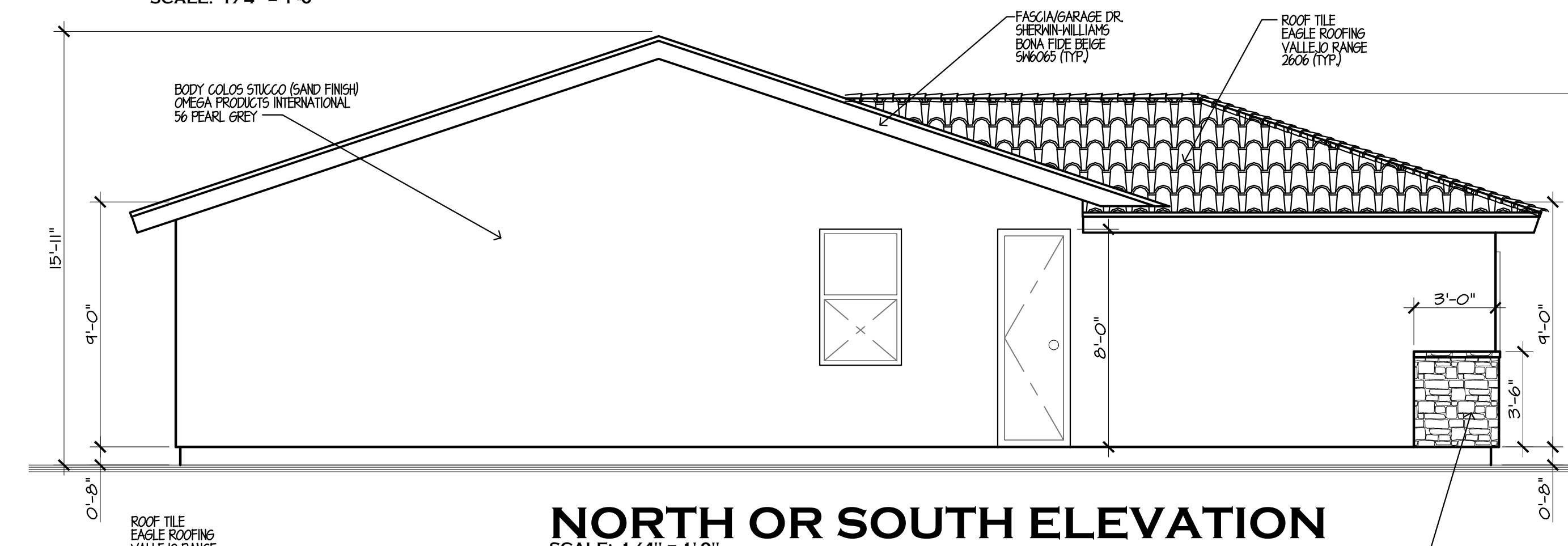
PLAN "2B" PERSPECTIVE



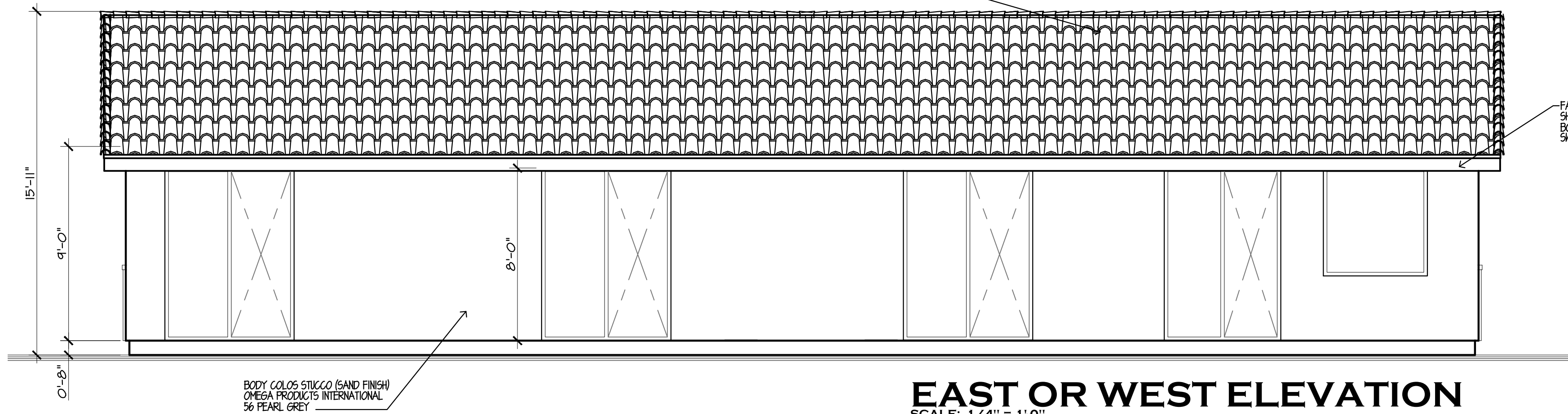
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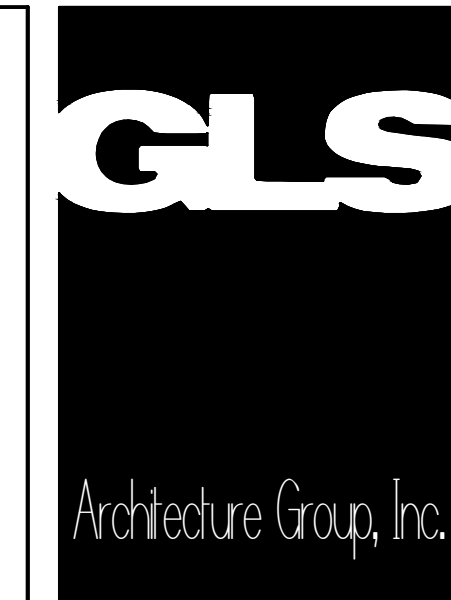
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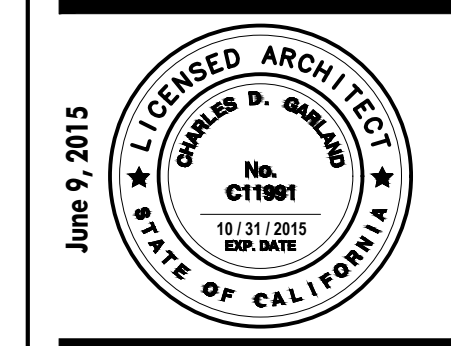
NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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A S.F.R. DEVELOPMENT FOR  
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LA QUINTA, CALIFORNIA 92253



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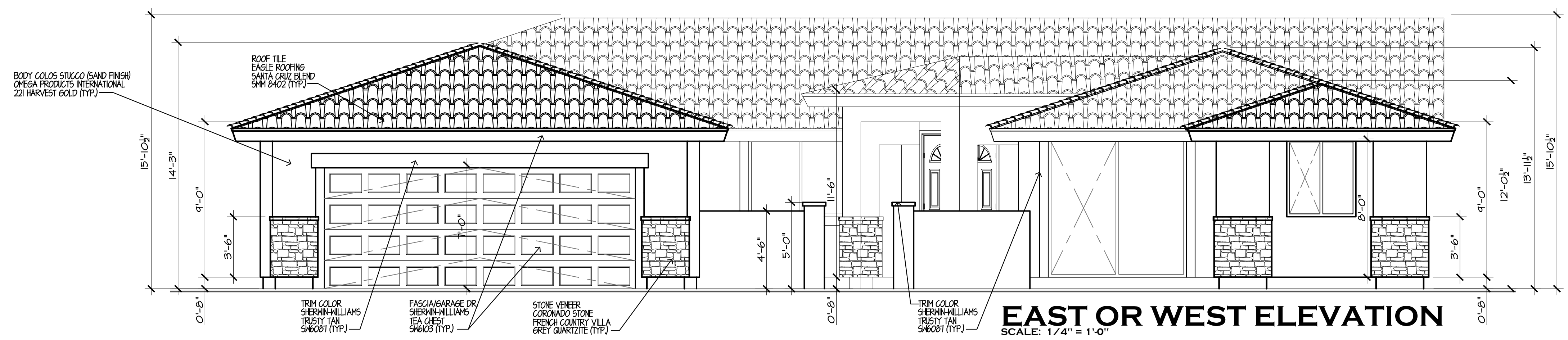
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ELEVATIONS AND RENDERINGS "2B"

DRAWN CHECKED  
G.L.S. J.S.  
COMMENCEMENT DATE  
APRIL 2015  
SCALE JOB NO.  
AS NOTED LQ15-21  
PRINT DATE  
June 9, 2015  
SHEET  
**A1.3**

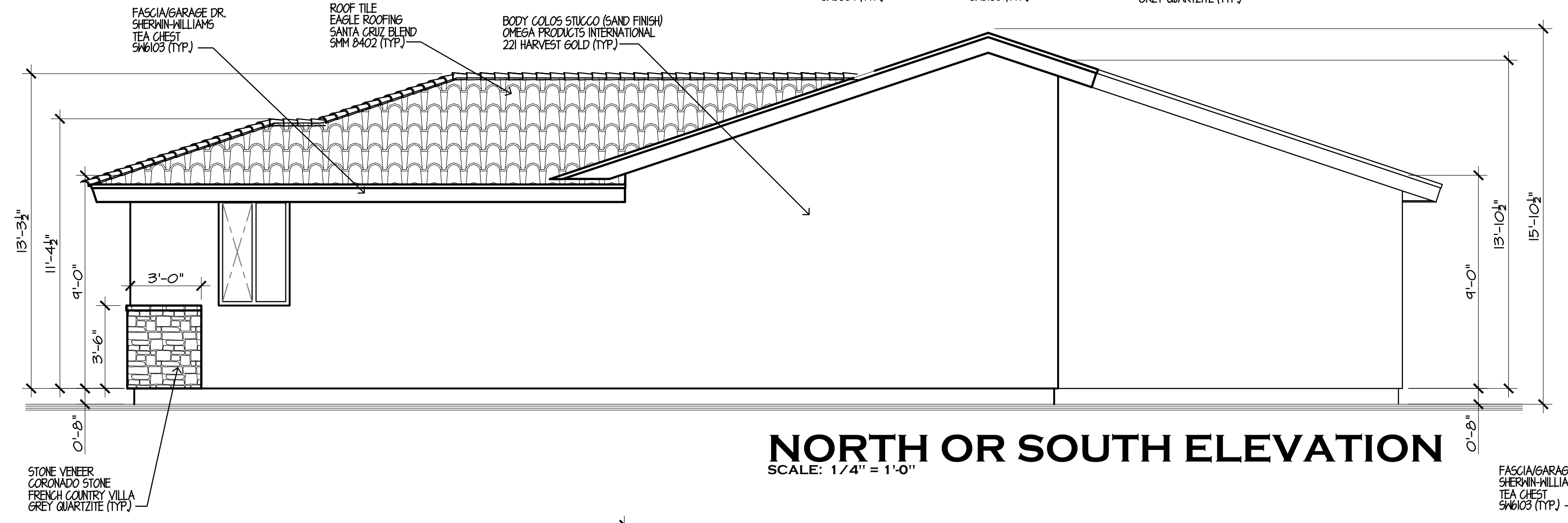
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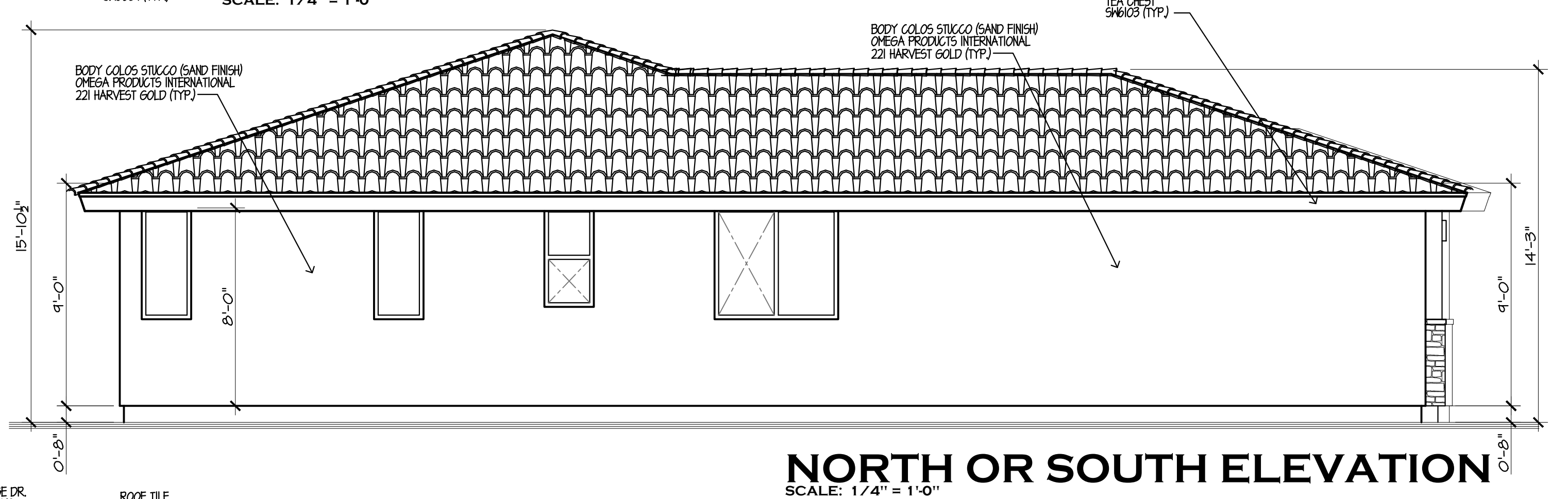
PLAN "3A" PERSPECTIVE



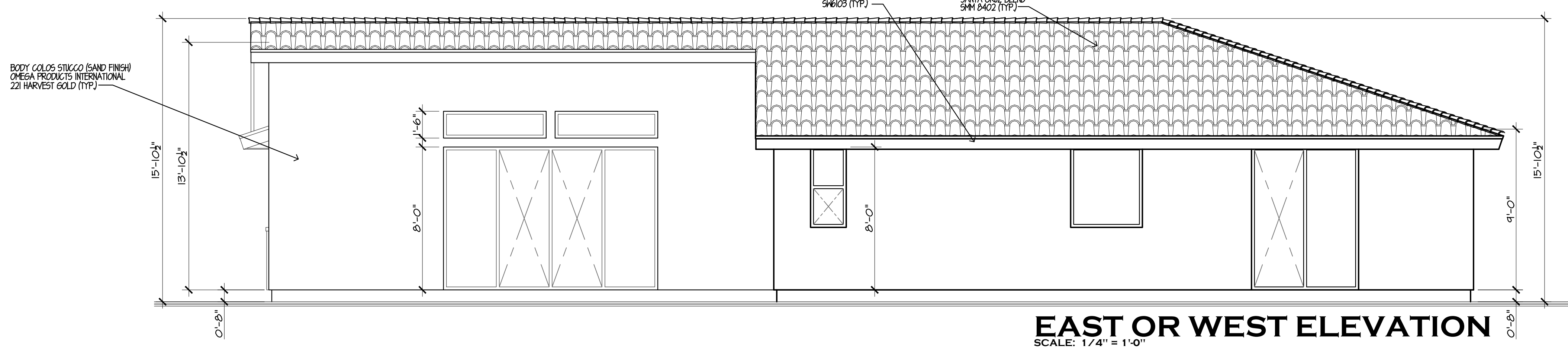
EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISION	BY

SHEET TITLE:  
ELEVATIONS AND RENDERINGS "3A"

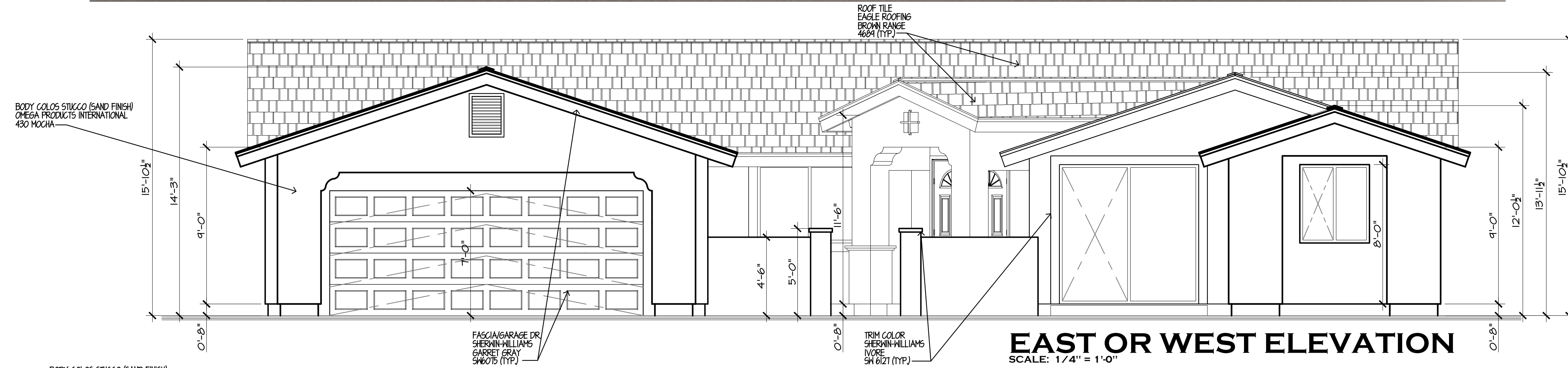
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G.L.S. J.S.  
COMMENCEMENT DATE  
APRIL 2015  
SCALE JOB NO.  
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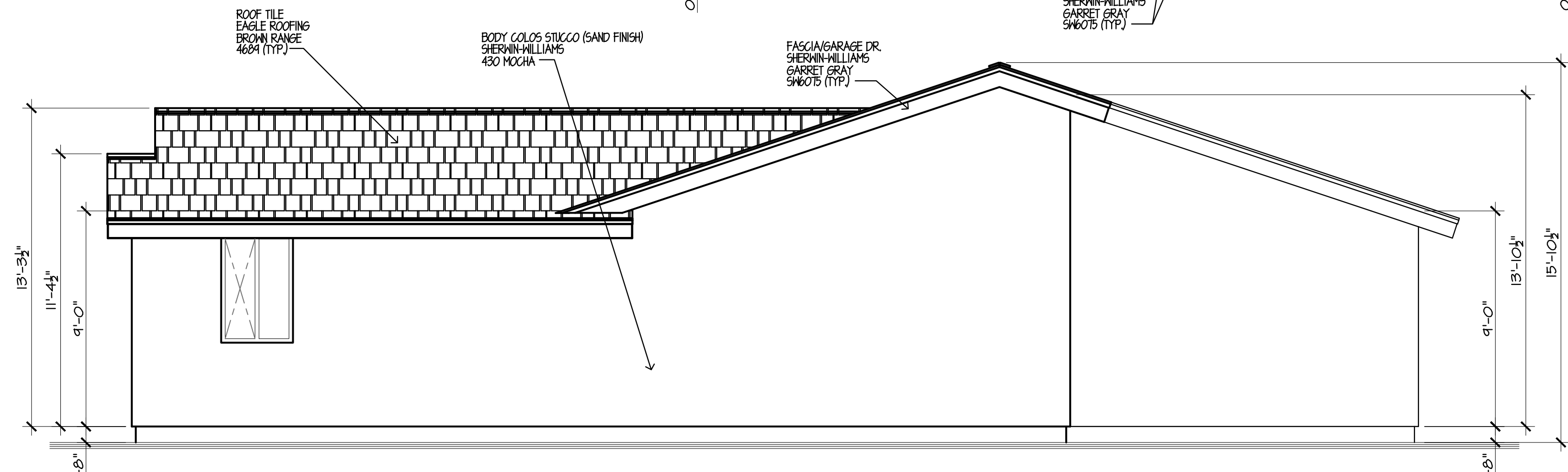




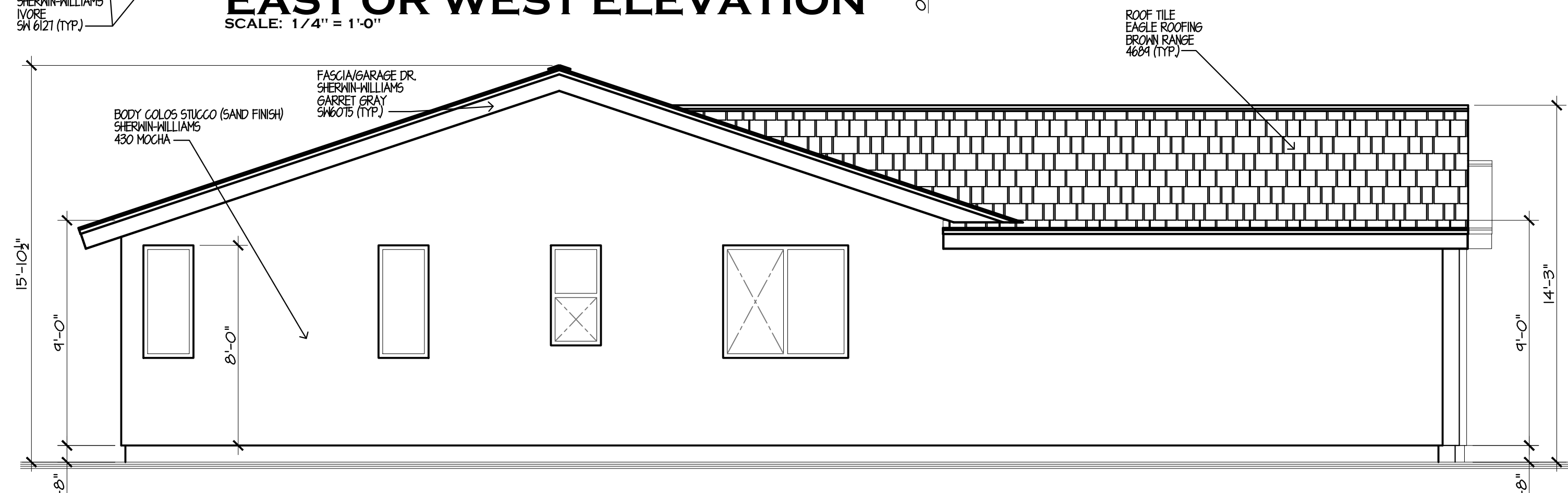
PLAN "3B" PERSPECTIVE



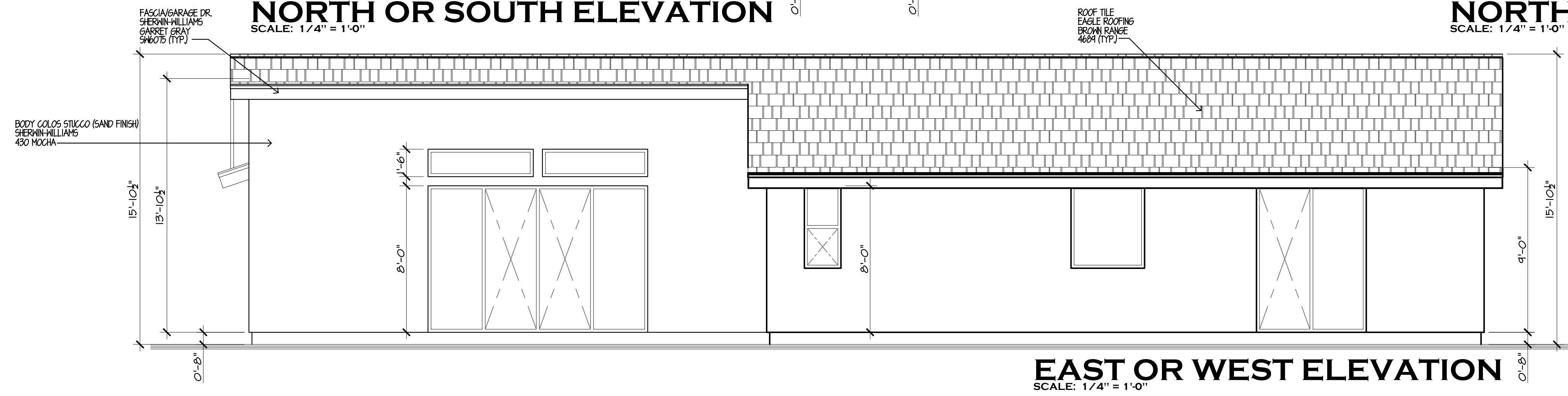
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SCALE: 1/4" = 1'-0"



NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



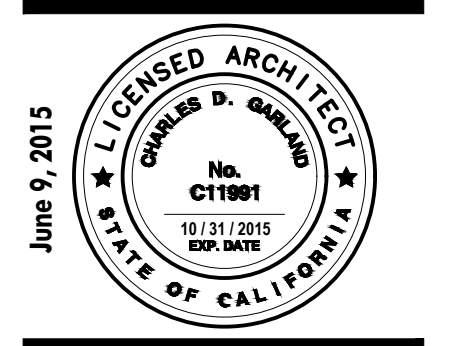
NORTH OR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST OR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**



REVISION	BY

SHEET TITLE:  
**ELEVATIONS AND RENDERS "3B"**

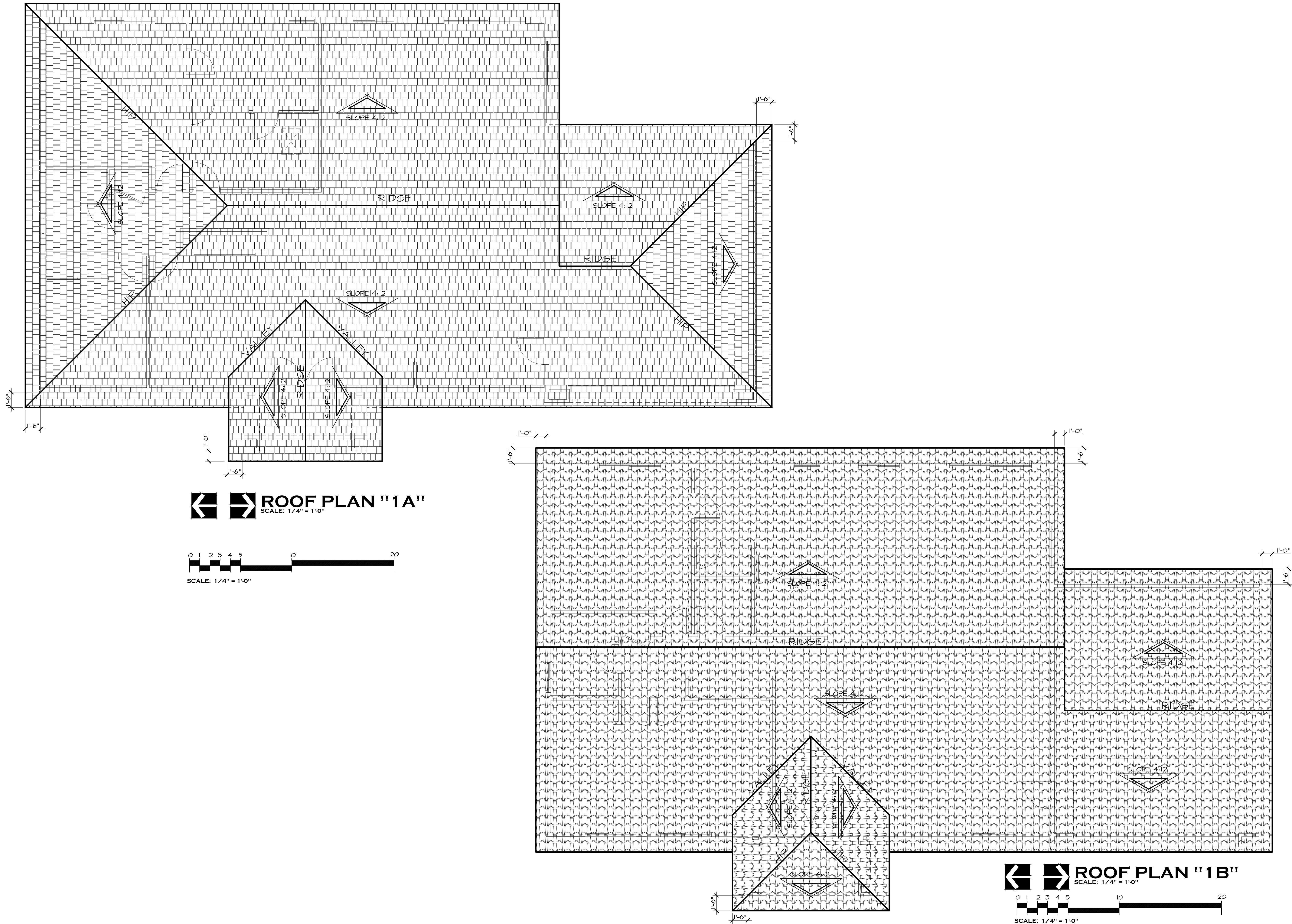
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**G.L.S. J.S.**  
COMMENCEMENT DATE  
**APRIL 2015**

SCALE JOB NO.  
**AS NOTED LQ15-21**

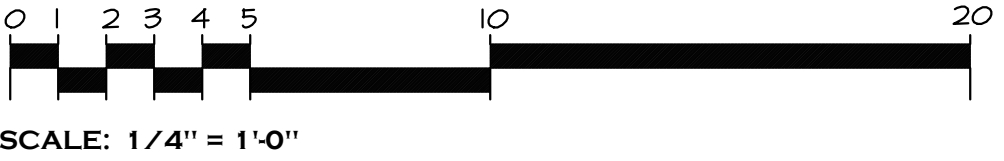
PRINT DATE  
**June 9, 2015**

SHEET  
**A1.5**

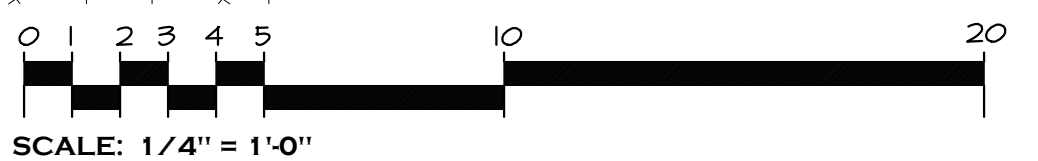
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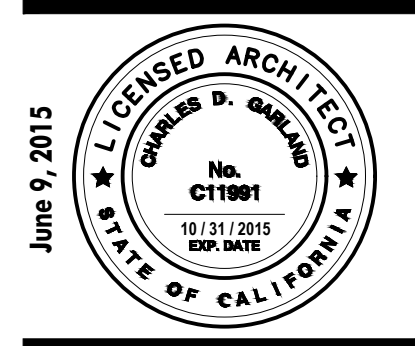
**ROOF PLAN "1A"**  
SCALE: 1/4" = 1'-0"



**ROOF PLAN "1B"**  
SCALE: 1/4" = 1'-0"



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**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

DEVELOPER: "WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
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JIM ANEL AUERBER  
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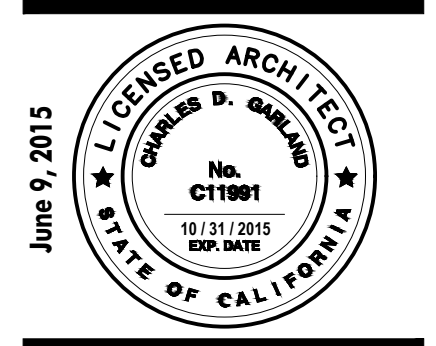
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**ROOF PLAN "1A" AND "1B"**

DRAWN: **G.L.S.** CHECKED: **J.S.**  
COMMENCEMENT DATE:  
**APRIL 2015**

SCALE: **AS NOTED** JOB NO.: **LQ15-21**  
PRINT DATE:  
**June 9, 2015**

SHEET  
**A2.0**

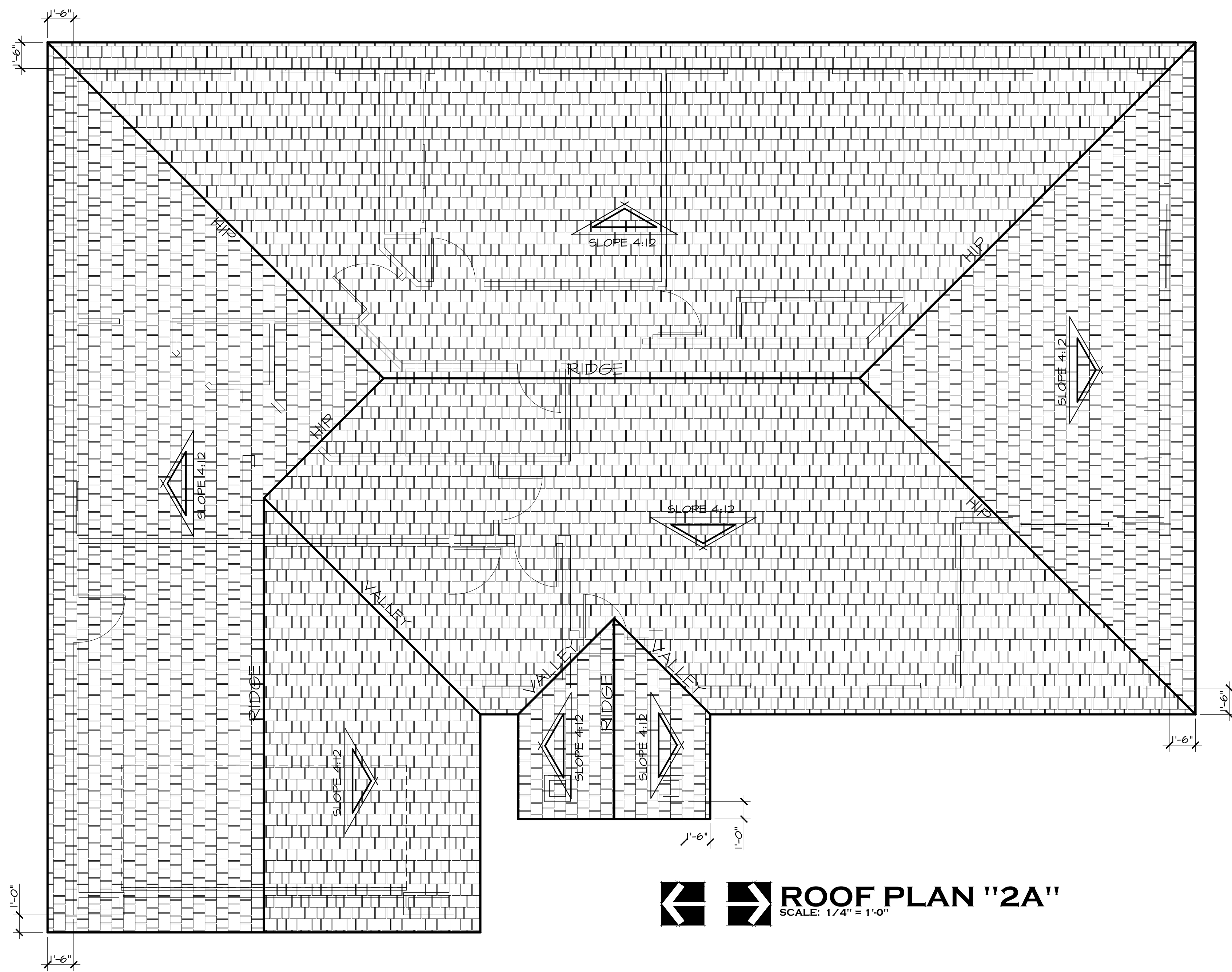
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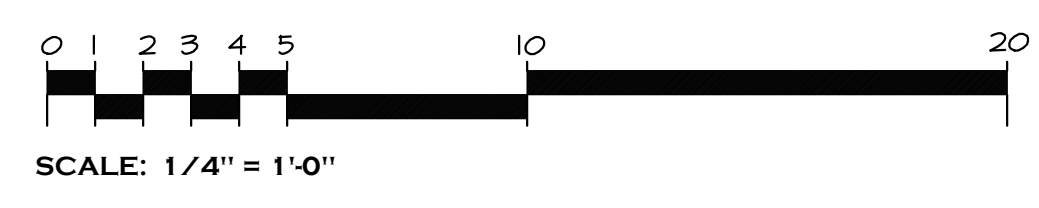
**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

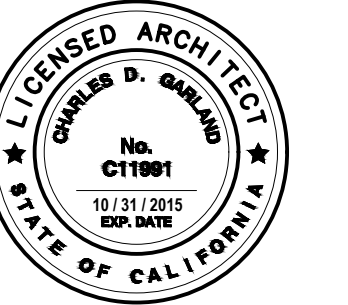
DEVELOPER: "WHERE DREAMS ARE BUILT"  
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4233 Wilshire Blvd. Ste. 400  
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#17060 (01/01/2008)  
janel@globaldev.com  
www.globaldev.com

REVISION	BY
SHEET TITLE:	
ROOF PLAN "2A"	
DRAWN	CHECKED
G.L.S.	J.S.
COMMENCEMENT DATE	
APRIL 2015	
SCALE	JOB NO.
AS NOTED	LQ15-21
PRINT DATE	
June 9, 2015	
SHEET	
<b>A2.1</b>	



**ROOF PLAN "2A"**  
SCALE: 1/4" = 1'-0"





**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

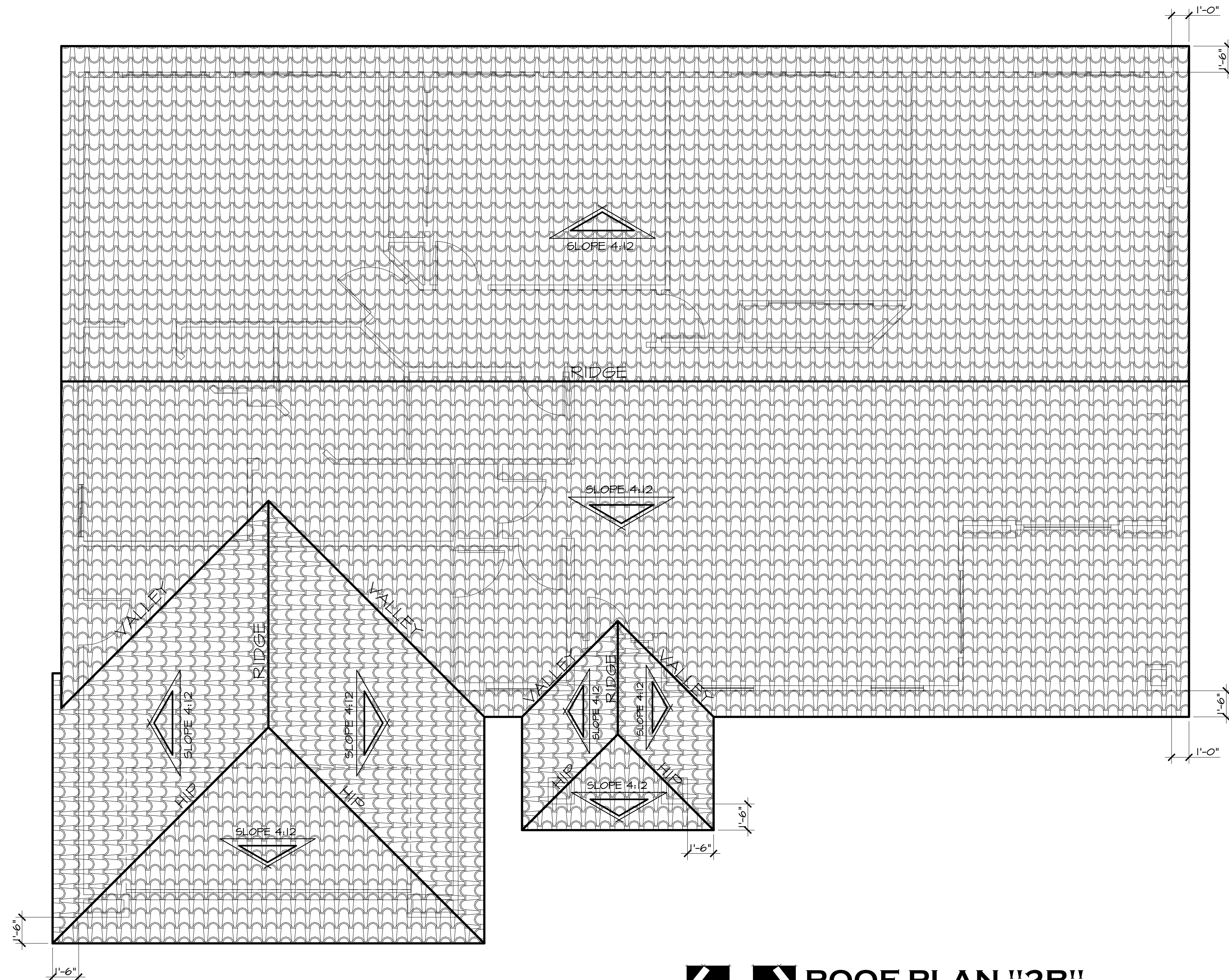
DEVELOPER:  
"WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
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jra@globaldev.com  
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4233 Washington St., Ste. # 102  
Palm Desert, CA 92211  
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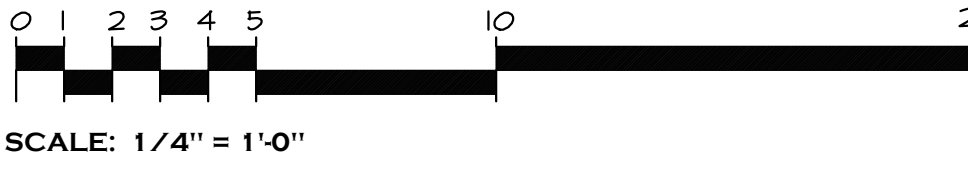
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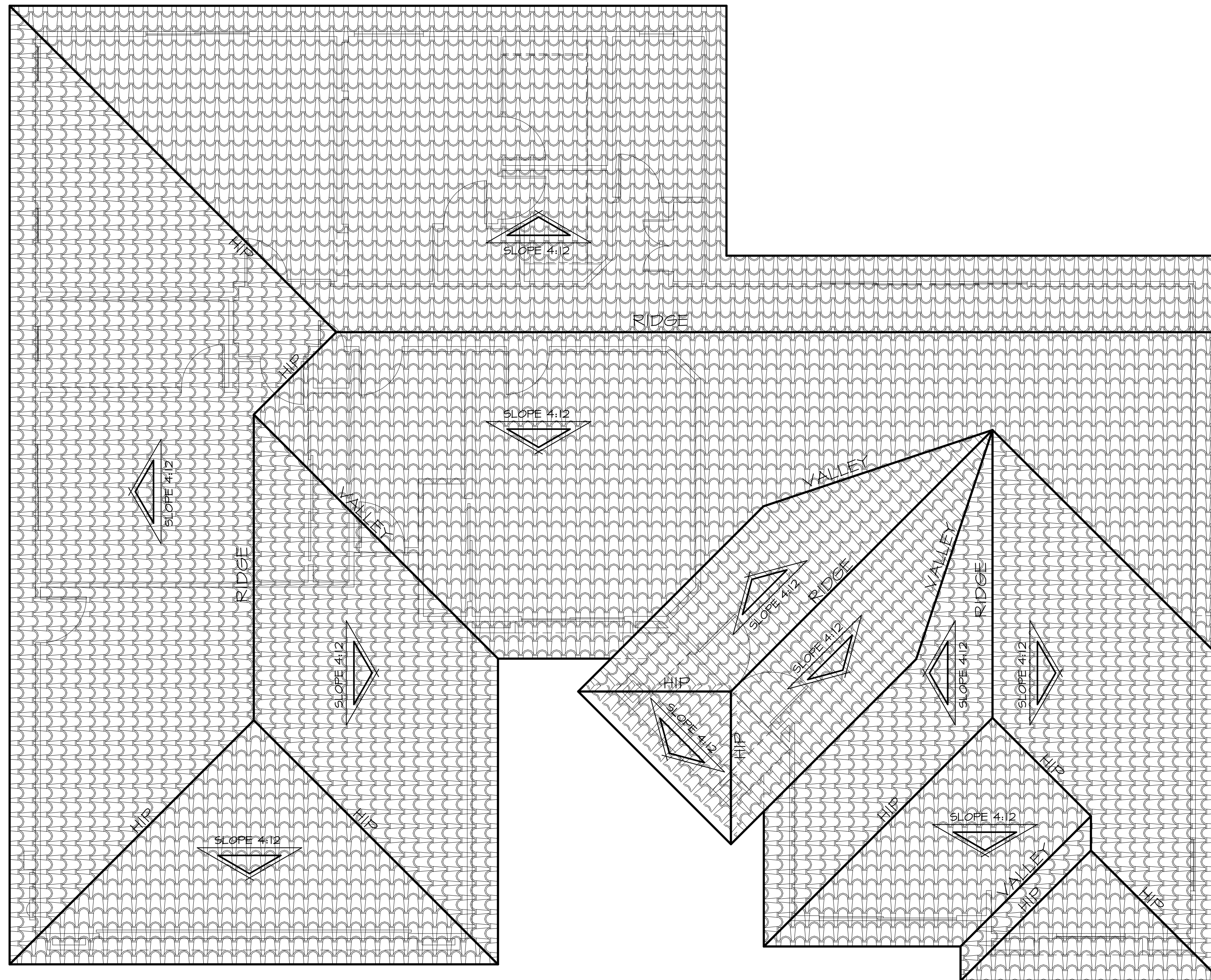
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SCALE	JOB NO.
AS NOTED	LQ15-21
PRINT DATE <b>June 9, 2015</b>	

SHEET  
**A2.2**

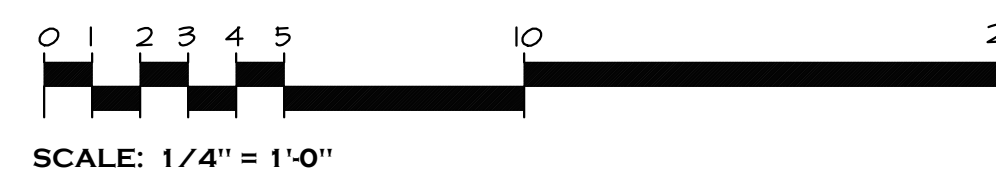


**ROOF PLAN "2B"**  
SCALE: 1/4" = 1'-0"





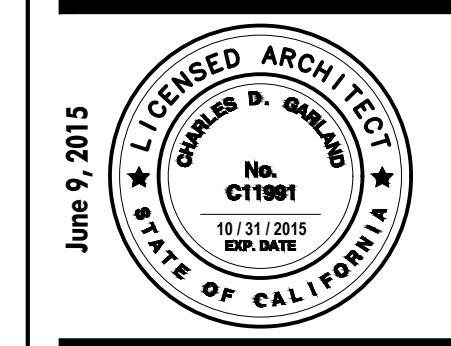
← → **ROOF PLAN "3A"**  
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



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JIM ANELAUER  
CEO / PRESIDENT  
17700 W. 15th St.  
Palm Desert, CA 92260  
janel@globaldev.com  
www.globaldev.com

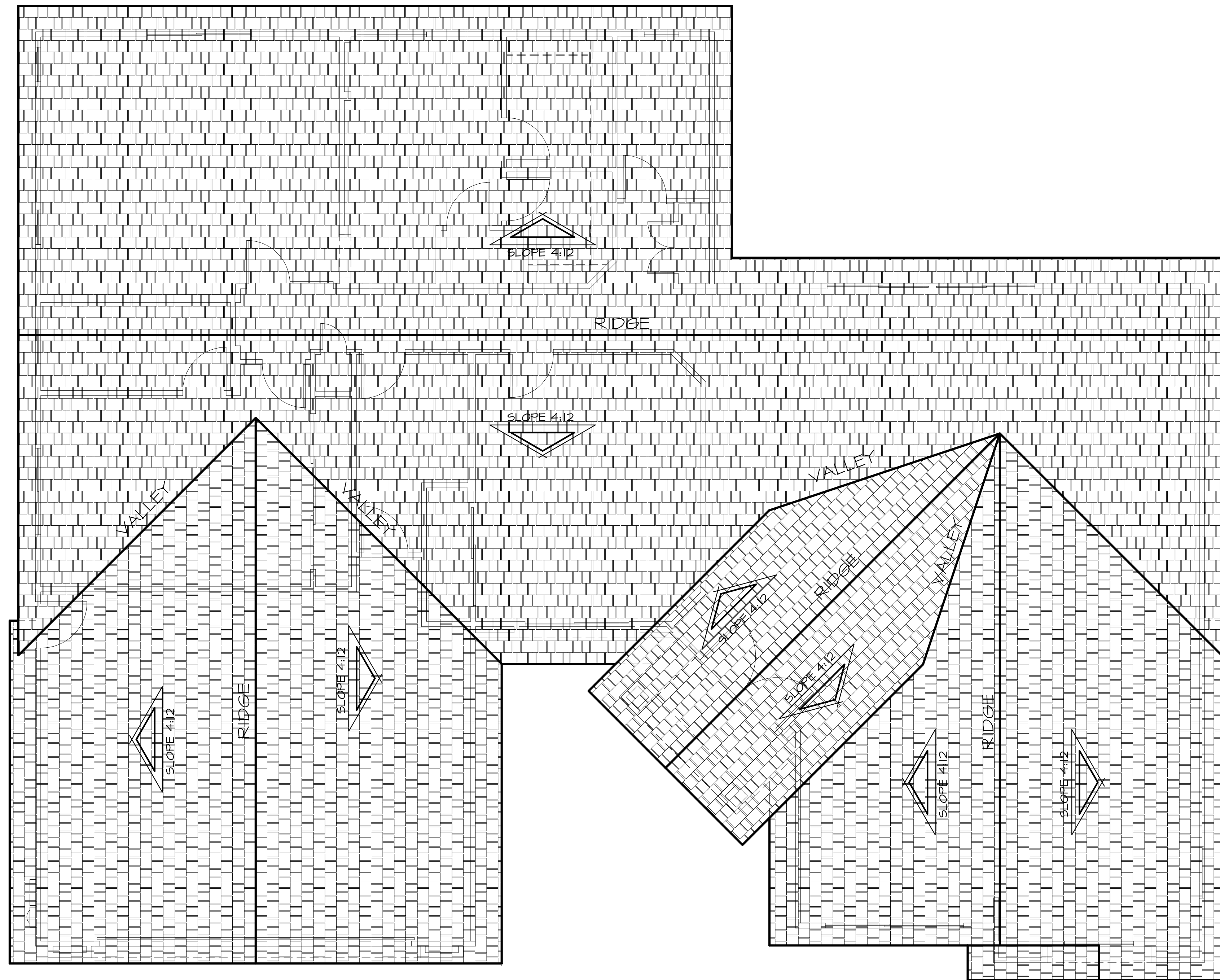
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SHEET TITLE:  
**ROOF PLAN "3A"**

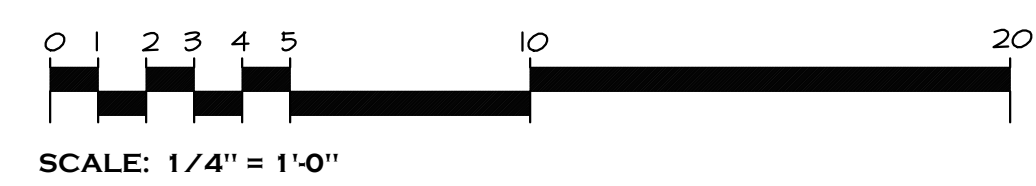
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G.L.S.	J.S.
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SCALE	JOB NO.
AS NOTED	LQ15-21
PRINT DATE	
June 9, 2015	

SHEET  
**A2.3**

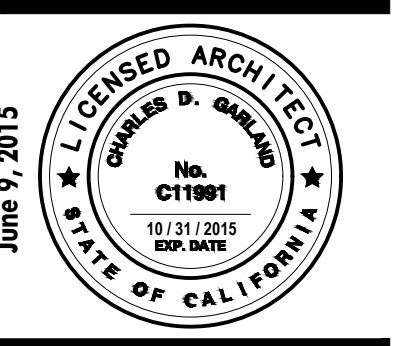
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**ROOF PLAN "3B"**  
 SCALE: 1/4" = 1'-0"



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SHEET TITLE:  
ROOF PLAN "3B"

DRAWN G.L.S. CHECKED J.S.

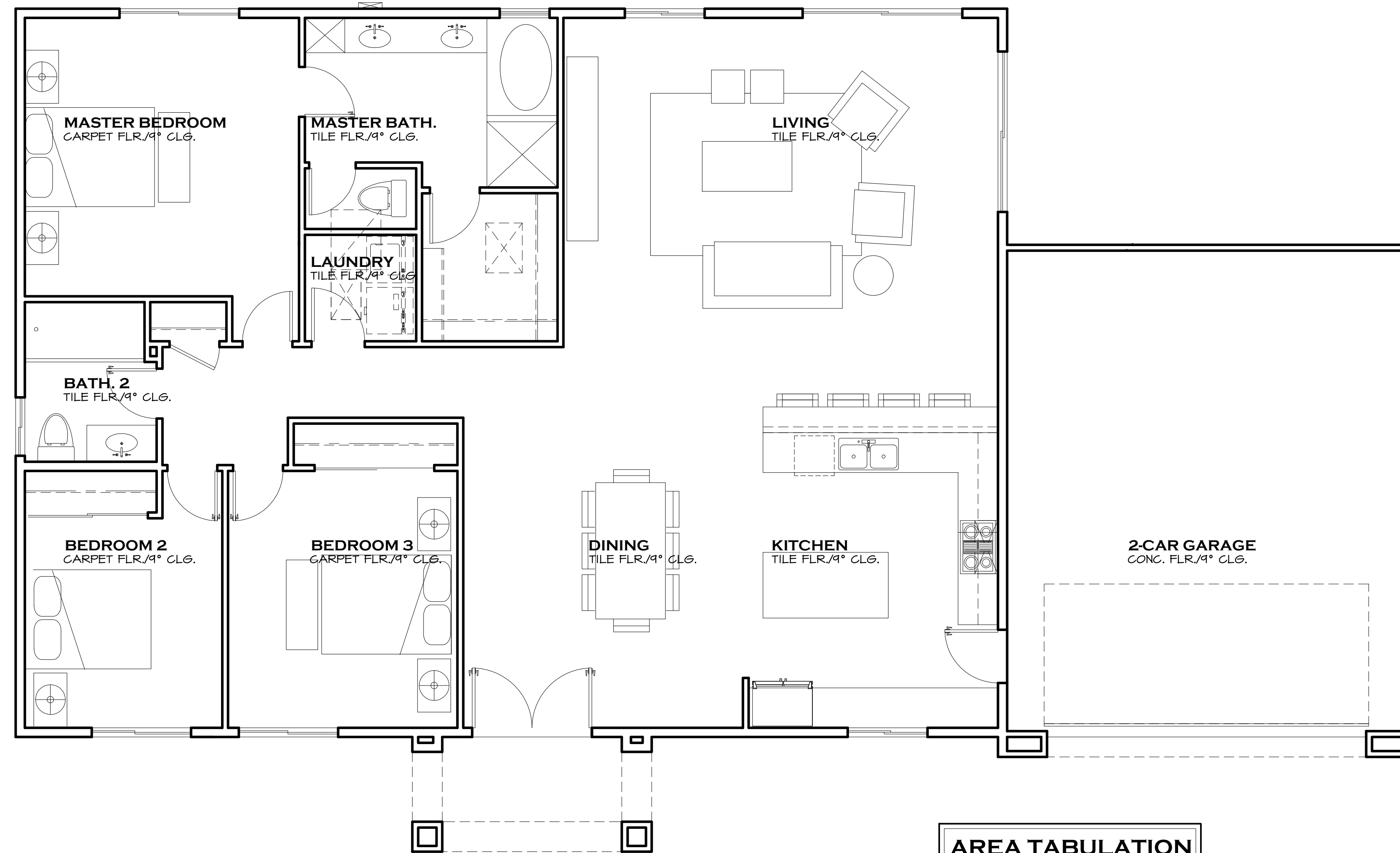
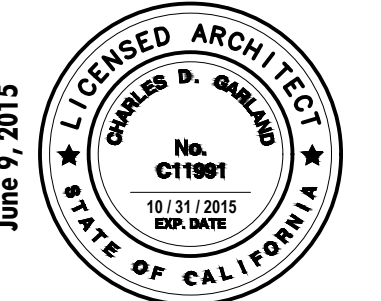
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SCALE AS NOTED JOB NO. LQ15-21

PRINT DATE  
June 9, 2015

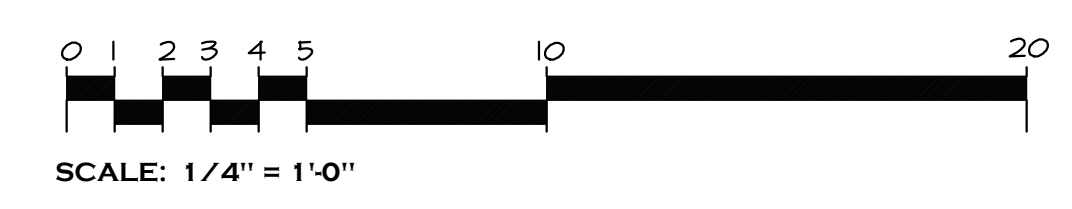
SHEET  
**A2.4**

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AREA TABULATION	
LIVING AREA:	1,815 SQ.FT.
ENTRY PATIO:	69 SQ.FT.

**FLOOR PLAN "1"**  
SCALE: 1/4" = 1'-0"



**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

DEVELOPER: "WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
42335 Washington St., Ste. # 100  
Palm Desert, CA 92231  
www.globaldev.com

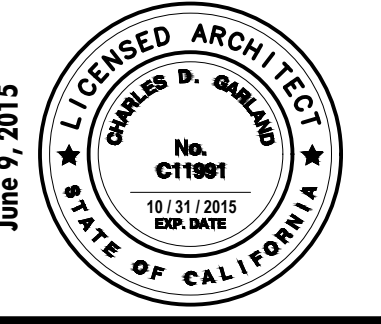
JIM ANSELME  
CLAYTON  
1760 W. 15th St.  
Palm Desert, CA 92260  
jim@anselm.com  
760.340.1234

REVISION	BY

SHEET TITLE:  
**FLOOR PLAN 1**

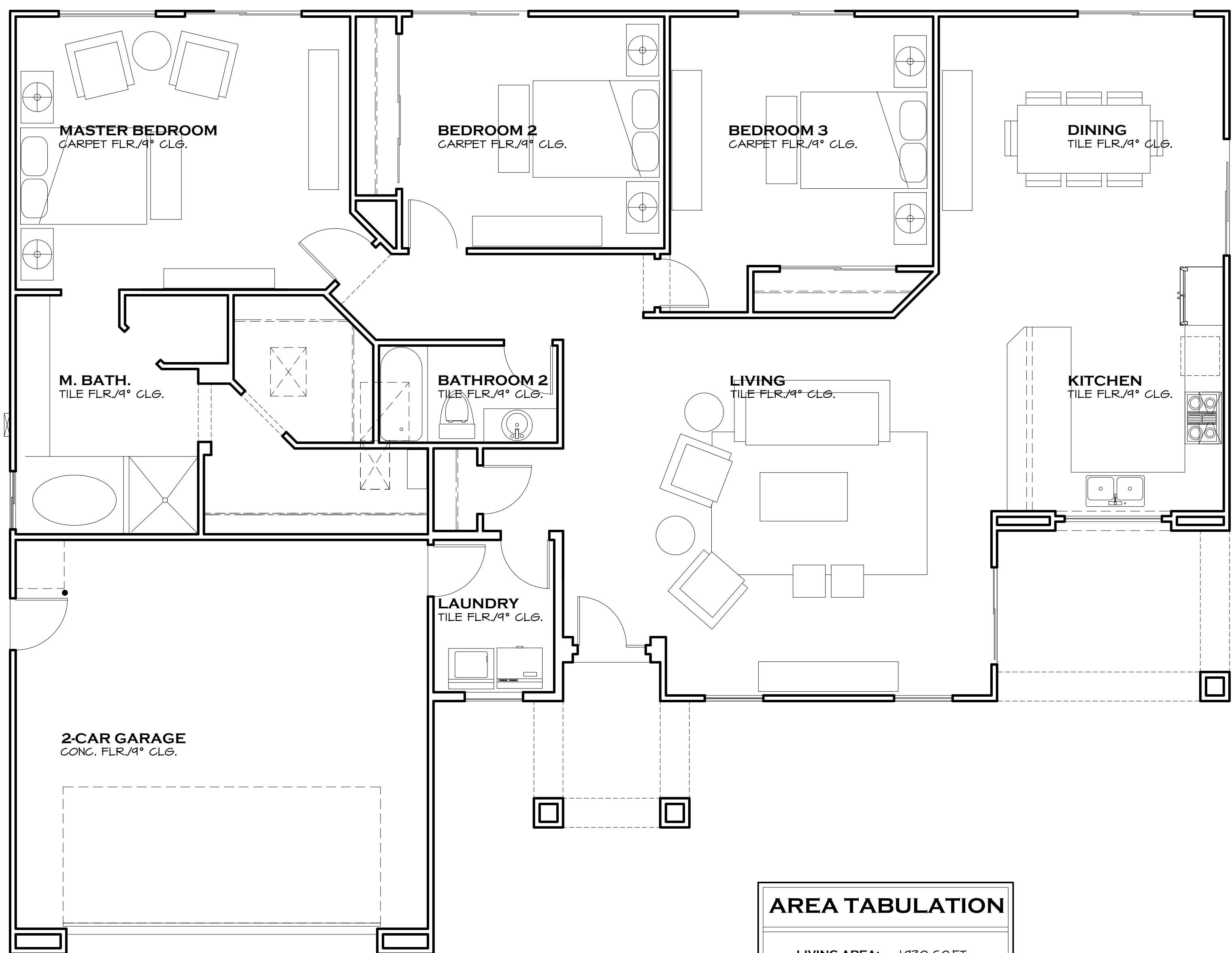
DRAWN	CHECKED
G.L.S.	J.S.
COMMENCEMENT DATE	
APRIL 2015	
SCALE	JOB NO.
AS NOTED	LQ15-21
PRINT DATE	
June 9, 2015	

SHEET  
**A3.0**



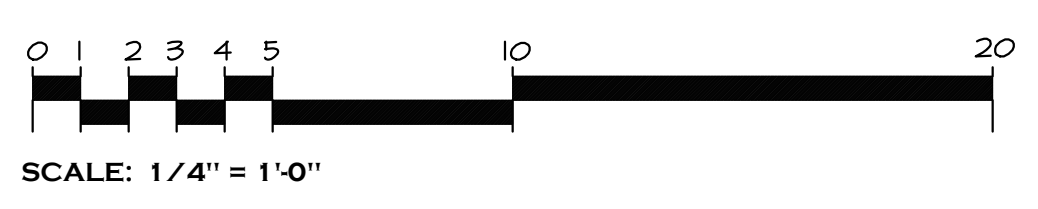
**A S.F.R. DEVELOPMENT FOR  
THE VILLAS AT INDIAN SPRINGS  
LA QUINTA, CALIFORNIA 92253**

DEVELOPER: "WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
42333 Washington St., Ste. # 104  
Palm Desert, CA 92211  
JIM ANSELME  
CLAYTON  
17760 W. 15th St.  
Palm Desert, CA 92260  
janselme@globaldev.com  
janselme@globaldev.com



AREA TABULATION	
LIVING AREA:	1,930 SQ.FT.
ENTRY PATIO:	62 SQ.FT.

**FLOOR PLAN "2"**  
SCALE: 1/4" = 1'-0"



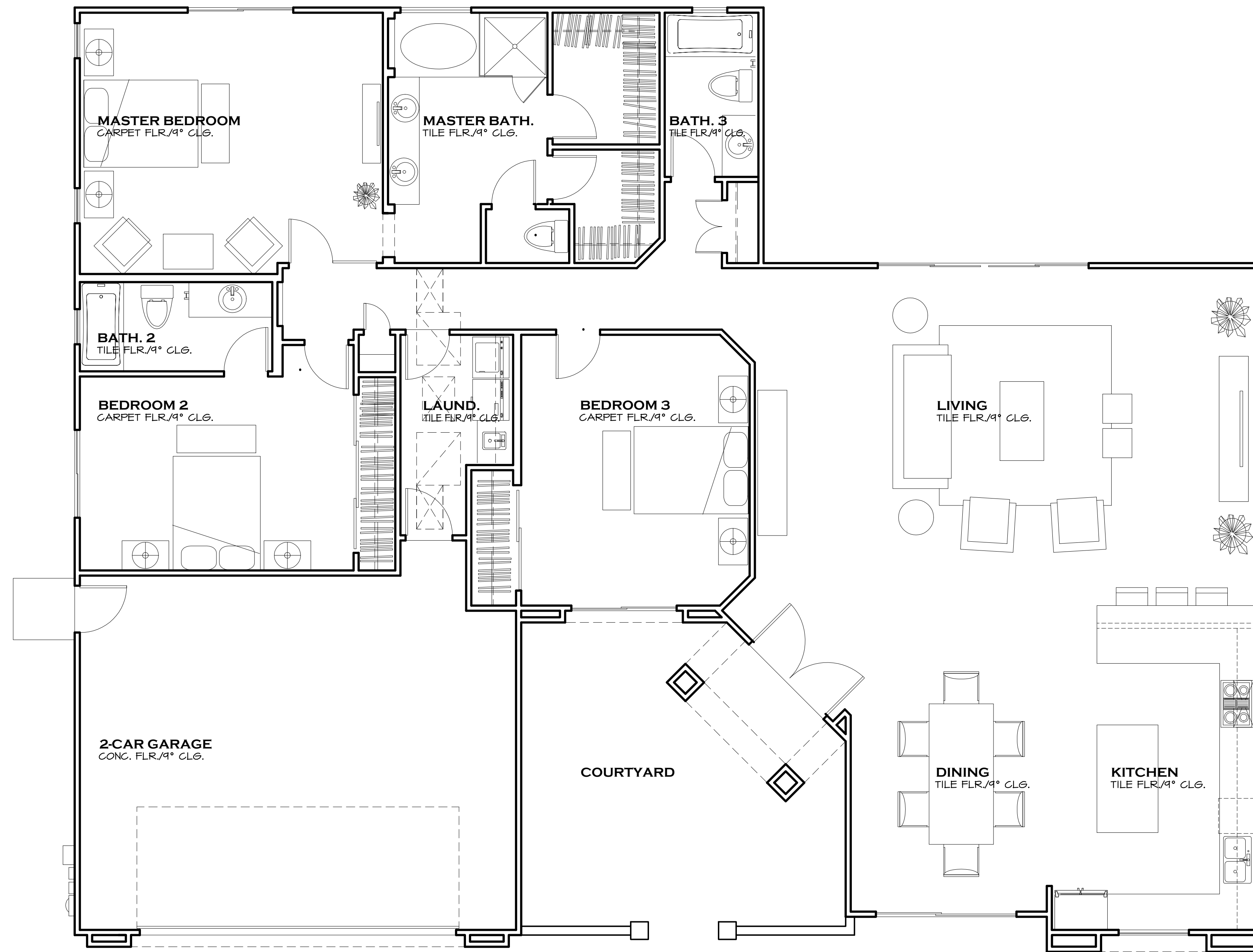
REVISION	BY

SHEET TITLE:  
**FLOOR PLAN 2**

DRAWN **G.L.S.** CHECKED **J.S.**  
COMMENCEMENT DATE  
**APRIL 2015**  
SCALE **AS NOTED** JOB NO. **LQ15-21**  
PRINT DATE  
**June 9, 2015**

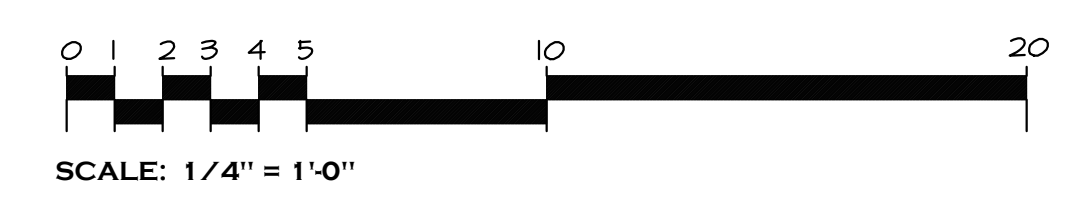
SHEET  
**A3.1**



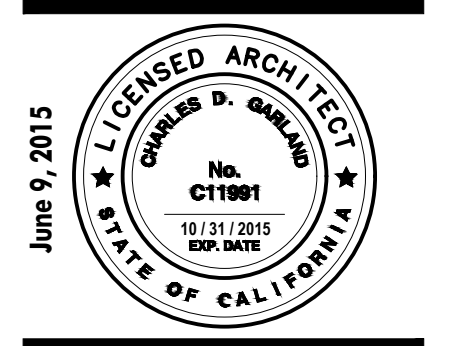


AREA TABULATION	
LIVING AREA:	2,305 SQ.FT.
ENTRY PATIO:	46 SQ.FT.

**FLOOR PLAN "3"**  
 SCALE: 1/4" = 1'-0"



**CHARLES D. GARLAND**  
 ARCHITECT  
**JORGE SEPTIEN**  
 DESIGN PRINCIPAL  
 74-991 Joni Dr. #9  
 Palm Desert, CA 92260  
 (760) 340.3528 Tel.  
 (760) 340.3728 Fax



**A S.F.R. DEVELOPMENT FOR  
 THE VILLAS AT INDIAN SPRINGS  
 LA QUINTA, CALIFORNIA 92253**

DEVELOPER: "WHERE DREAMS ARE BUILT"  
**GLOBAL DEVELOPMENT**  
 JIM ANEL AUERBER  
 CEO/PRINCIPAL  
 1817601010-1235  
 jma@globaldev.com  
 www.globaldev.com  
 42335 Washington St., Ste. # 100  
 Palm Desert, CA 92231

REVISION	BY

SHEET TITLE:  
**FLOOR PLAN 3**

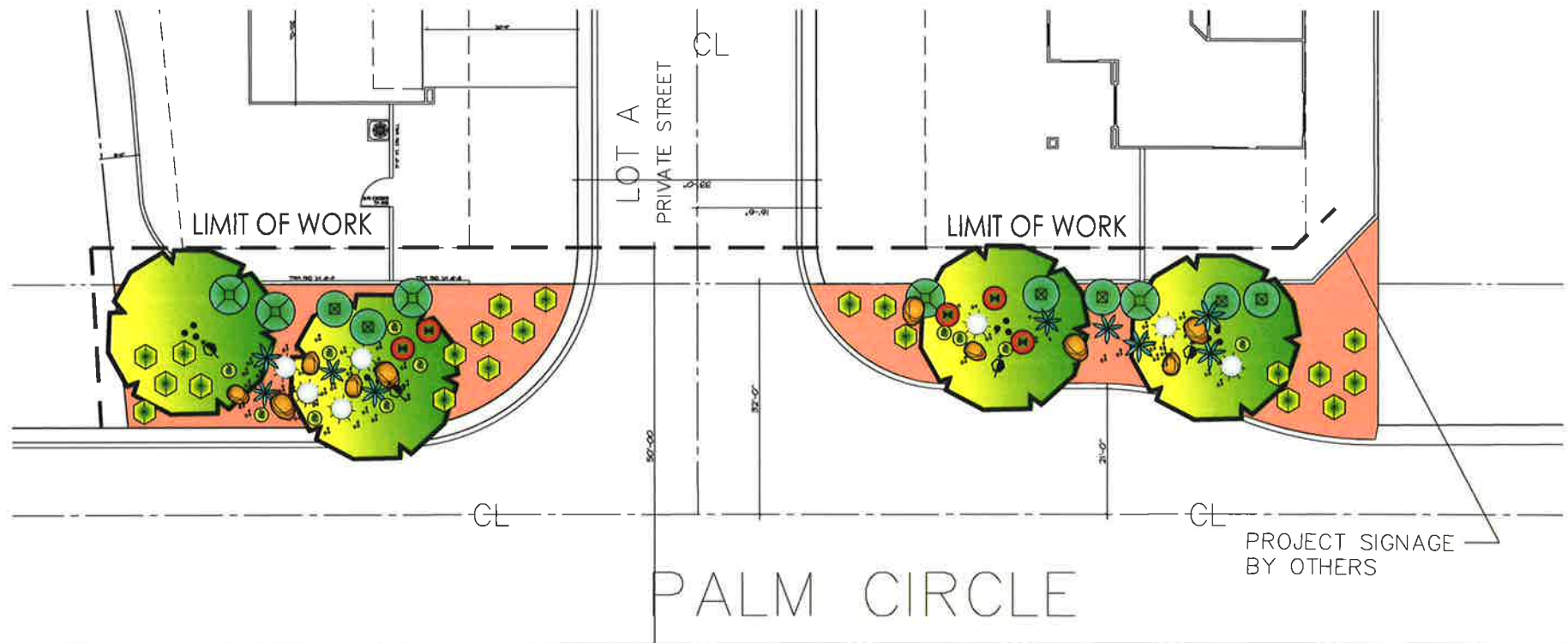
DRAWN **G.L.S.** CHECKED **J.S.**  
 COMMENCEMENT DATE  
**APRIL 2015**  
 SCALE **AS NOTED** JOB NO. **LQ15-21**  
 PRINT DATE  
**June 9, 2015**

SHEET  
**A3.2**

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# PLANT LEGEND ATTACHMENT 4



TREES					
SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Cercidium procox Palo Verde	L	24" Box	

SHRUBS					
SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Bolero multicolorata Desert Marigold	L	5 gal.	
		Comolpa pulcherrima Red Bird of Paradise	M	5 gal.	
		Euphorbia mill. Crown-Of-Thorns	L	5 gal.	
		Lantana m. 'Gold Meand' Lantana	M	1 gal.	
		Leucophyllum Frutescens Texas Sage Dwarf 'Green Cloud'		5 gal.	

DESERT ACCENTS					
SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Agave schottii Variegated Agave	L	5 gal.	
		Dasylirion wheeleri Desert Spoon (Grey)	L	5 gal.	
		Hesperaloe parviflora Red Yucca	L	5 gal.	

GROUND COVER					
SYM	QTY.	NAME	SIZE	COMMENTS	
		Granite Gravel Gray Gravel	2"-3" Diameter		
		Decomposed Granite 'Mojo Gold' -3/8" minus 11% fines wetted/soaked		2" thick After Compaction	
		Boulders "CRESTIA"	3' to 4' Diameter	Bury 1/3 size below grade	

LIGHTING LEGEND		
SYM	FIXTURE	COMMENTS
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	TREE BULLET TYPE SPOT LIGHT
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	PATH LIGHT FOR WALKWAYS
	TRANSFORMER BY VISTA MODEL NO. 600 WATT - 11-15V - BUILT IN PHOTO-CELL AND TIMER	STAINLESS STEEL ENCLOSURE 10"W x 12"H x 6" DEEP

NOTES:

TOTAL PROPOSED LANDSCAPE .....66,300

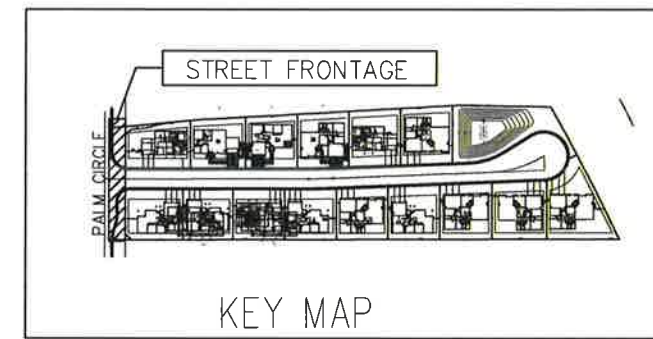
PERCENTAGE OF LANDSCAPE..... 55%

TOTAL SQFT OF LAWN ..... 0

PERCENTAGE OF LAWN ..... 0%

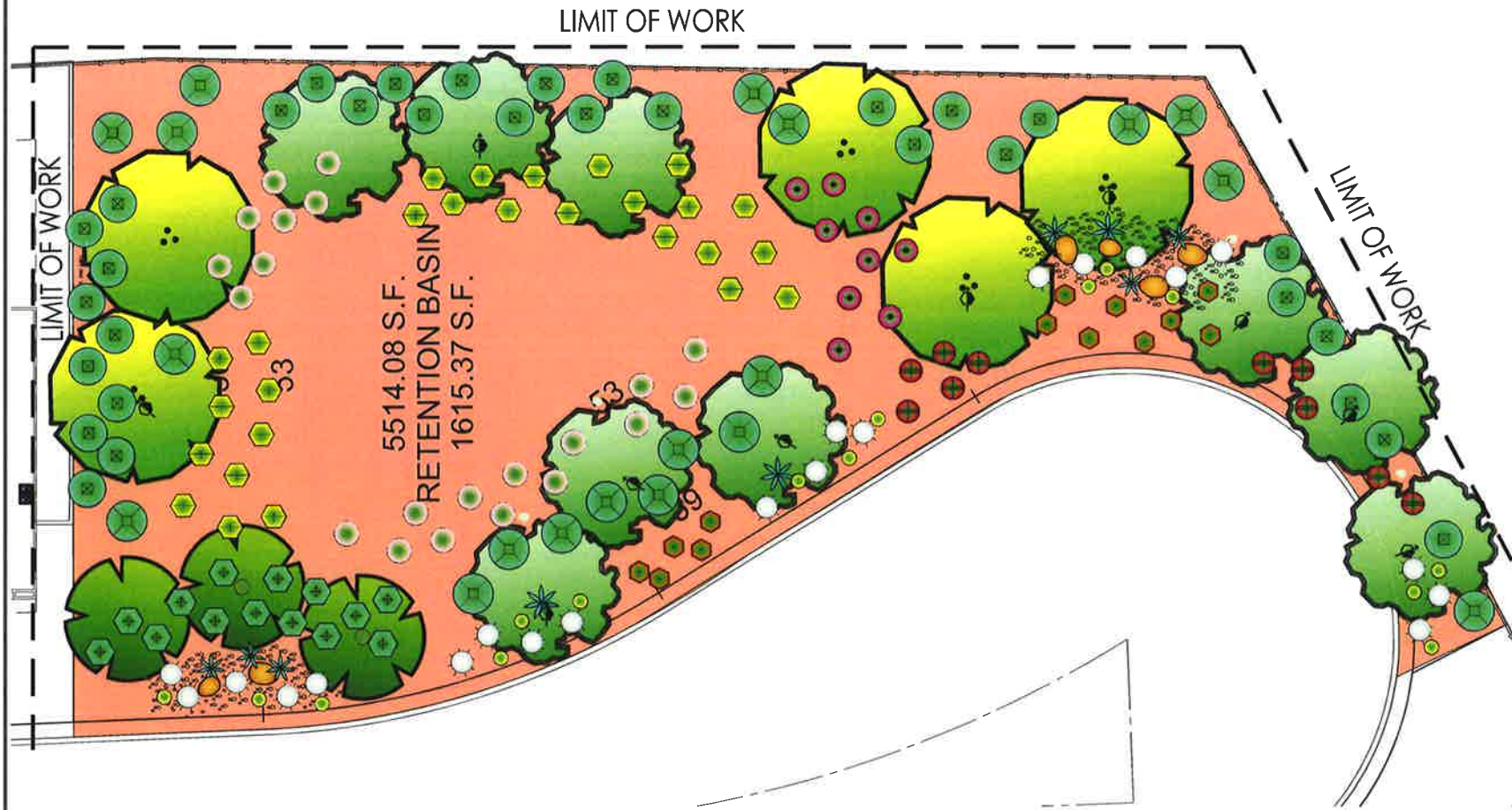
IRRIGATION SHALL BE DRIP SYSTEM WITH SMART CONTROLLER

FINAL LANDSCAPE PLAN SHALL BE IN COMPLIANCE WITH LA QUINTA WATER EFFICIENCY ORDINANCE & THE COACHELLA VALLEY WATER DISTRICT'S LANDSCAPE & IRRIGATION SYSTEM DESIGN ORDINANCE.



ATTACHMENT 4

	BY	DATE	REVISIONS		<b>RAY MARTIN</b> Landscape Design Consultant 52293 Avenida Madero La Quinta, California 92253 (760) 835-6358 RAYMARTINDESIGN@AOL.COM	OWNER: DESERT LAND HOLDINGS, LLC. 75-161 SEGO LANE, E-3 PALM DESERT, CA 92211 PHONE: (760) 834-8278 APN'S: 600-080-041 & 600-080-042	TRACT 36875 <b>VILLAS AT INDIAN SPRINGS</b> CITY OF LA QUINTA	SHEET NO. <b>P-1</b>	PRELIMINARY <b>PLANTING PLAN</b>
						PREPARED BY: _____ DATE: _____	SCALE: _____ JOB #: _____	DATE: 6-11-15	COMMON AREAS (STREET FRONTAGE)



**PLANT LEGEND**

**TREES**

SYM	QTY	NAME	WATER USAGE	SIZE	COMMENTS
		Acacia stanophyla Shoestring Acacia	L	24" Box	
		Melaleuca quinquenervia Gajoput Tree; Paperbark	H	24" Box	MULTI-TRUNK
		Cercidium praecox Pale Birch	L	24" Box	

**PALMS**

SYM	QTY	NAME	WATER USAGE	SIZE	COMMENTS
		Washington hybrid Hybrid Fan palm	H	8-10' HT	

**SHRUBS**

SYM	QTY	NAME	WATER USAGE	SIZE	COMMENTS
		Salsola multicaulis Desert Marigold	L	5 gal	
		Soyamibila TORCH GLOW Soyamibila	H	5 gal	
		Ceanothus pulcherrus Red Bird of Paradise	L	5 gal	
		Lantana n. 'Gold Mound' Lantana	H	1 gal	
		Lantana n. 'Trailing Purple' Lantana	H	1 gal	

**SHRUBS**

SYM	QTY	NAME	WATER USAGE	SIZE	COMMENTS
		Leucophyllum Fritschiana Texas Sage Dwarf 'Green Cloud'	L	5 gal	
		Yucca baccata Kugel Hut	H	1 gal	
		Rosa officinalis 'prostrata' Dwarf Rosemary	H	1 gal	

**DESERT ACCENTS**

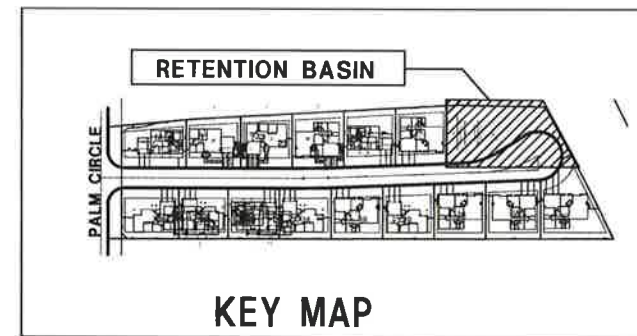
SYM	QTY	NAME	WATER USAGE	SIZE	COMMENTS
		Agave eschberi Vergated Agave	L	5 gal	
		Dawsonia wheeleri Desert Spoon (Gray)	L	5 gal	
		Yucca parviflora Red Yucca	L	5 gal	

**GROUND COVER**

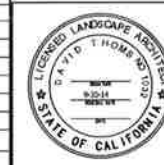
SYM	QTY	NAME	SIZE	COMMENTS
		Gravel Grey Gravel	2'-3' Diameter	
		Decomposed Granite Yucca Gold - 3/8" min 11X fess wetted/roled	2" thick	After Compaction
		Gravel "CRESTA"	3' to 4' Diameter	Bury 1/3 size below grade

**LIGHTING LEGEND**

SYM	FIXTURE	COMMENTS
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	TREE BULLET TYPE SPOT LIGHT
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	PATH LIGHT FOR WALKWAYS
	TRANSFORMER BY VISTA MODEL NO. 600 WATT - 11-0V - BUILT IN PHOTO-CELL AND THER.	STAINLESS STEEL ENCLOSURE 10" W x 12" HT x 6" DEEP



BY	DATE	REVISIONS



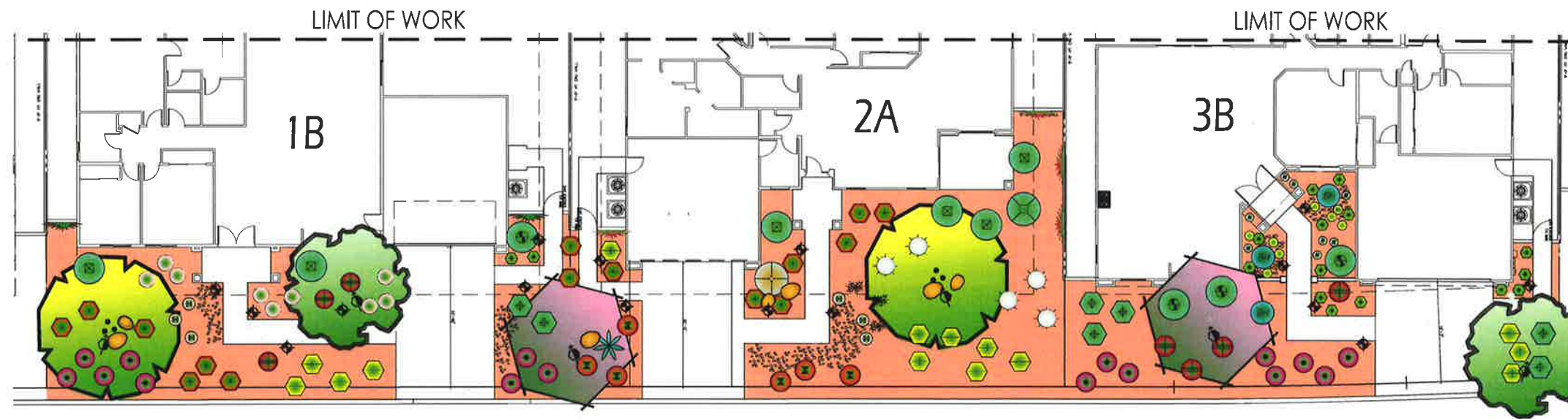
**RAY MARTIN**  
Landscape Design Consultant  
52293 Avenida Madero  
La Quinta, California 92253  
(760) 835-6358 RAYMARTINDESIGN@AOL.COM  
PREPARED BY: DATE:

OWNER:  
**DEBERT LAND HOLDINGS, LLC.**  
75-161 BEGO LANE, E-3  
PALM DESERT, CA 92271  
PHONE: (760) 834-8278  
APN'S: 800-080-041 & 800-080-042

**TRACT 36875**  
**VILLAS AT INDIAN SPRINGS**  
CITY OF LA QUINTA

SCALE: JOB # : SHEET NO. **P-2** DATE: **4-14-15**

**PRELIMINARY PLANTING PLAN**  
COMMON AREAS (RETENTION BASIN)



SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Gardens jasminoides 'Vetchi' Vetchi Gardens	M	5 gal	
		Hemerocallis hybrid Day Lily	M	5 gal	
		Hibiscus roseae Hibiscus 'Drift'	M	15 gal	
		Lantana m 'Gold Mead' Lantana	M	1 gal	
		Lantana m 'Trailing Purple' Lantana	M	1 gal	
		Leucophyllum frutescens Texas Sage Dwarf 'Green Cloud'	L	5 gal	
		Habenbergia capensis 'Regal mist' Regal Mist	M	1 gal	
		Gaillardia tomentosa Mexican Evening Primrose	L	1 gal	
		Rosmarinus officinalis 'prostratus' Dwarf Rosemary	M	1 gal	

SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Agave weberi Variegated Agave	L	5 gal	
		Dasylian wheeleri Desert Spoon (Gray)	L	5 gal	
		Hesperaloe parviflora Red Yucca	L	5 gal	
		Opuntia basilaris 'purple' Purple Prickly Pear	L	2'	6 pad min.
		Fouquieria splendens Ocotillo	L	6'-8' tall	6 cacti min.

SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Bougainvillea 'Barbara Karst' Bougainvillea	M	15 gal	
		Gallardia nequeatera Pink Powder Puff	M	15 gal	

SYM	QTY.	NAME	SIZE	COMMENTS
		Granite Gravel	2'-3' Diameter	
		Gray Gravel		
		Decomposed Granite		2" thick After Compaction
		Mojave Gold - 3/8" mesh		Use freely wetted/soiled
		BSI Free wetted/soiled		
		Boulders 'CRESTA'	3' to 4' Diameter	Bury 1/3 size below grade

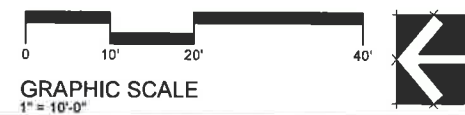
SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Acacia stenophylla Showstring Acacia	L	24' box	
		Melbaeca conquevenia Caspuit Tree; Paperbark	M	24' box	MULTI-TRUNK
		Cercidium praecox Palo Verde	L	24' Box	

SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Washington hybrid Hybrid Fan palm	M	8-10' HT.	

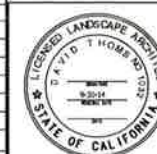
SYM	QTY.	NAME	WATER USAGE	SIZE	COMMENTS
		Alyogyne huegeli Blue Hibiscus	M	5 gal	
		Sales nutradata Desert Marigold	L	5 gal	
		Bougainvillea 'TORCH GLOW' Bougainvillea	M	5 gal	
		Casalopea picturata Red Bird of Paradise	L	5 gal	
		Euphorbia will. Crown-Of-Thorns	L	5 gal	

**LIGHTING LEGEND**

SYM	FIXTURE	COMMENTS
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	TREE BULLET TYPE SPOT LIGHT
	VISTA LANDSCAPE LIGHTING LED FIXTURE TYPE - TO BE SELECTED	PATH LIGHT FOR WALKWAYS
	TRANSFORMER BY VISTA MODEL NO. 1500 WATT - 11-12V BUILT IN PHOTO-CELL AND THERM	STAINLESS STEEL ENCLOSURE 10" W x 12" HT x 6" DEEP



BY	DATE	REVISIONS



**RAY MARTIN**  
Landscape Design Consultant  
52293 Avenida Madero  
La Quinta, California 92253  
(760) 835-6358 RAYMARTINDESIGN@aol.com  
PREPARED BY: DATE:

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75-101 SEGO LANE, E-3  
PALM DESERT, CA 92211  
PHONE: (760) 834-8278  
APN'S: 000-080-041 & 000-080-042

**TRACT 36875**  
**VILLAS AT INDIAN SPRINGS**  
**CITY OF LA QUINTA**

SCALE: JOB #:

SHEET NO.  
**P-3**  
DATE:  
**4-14-15**

**PRELIMINARY PLANTING PLAN**  
**TYPICAL FRONT YARDS**

