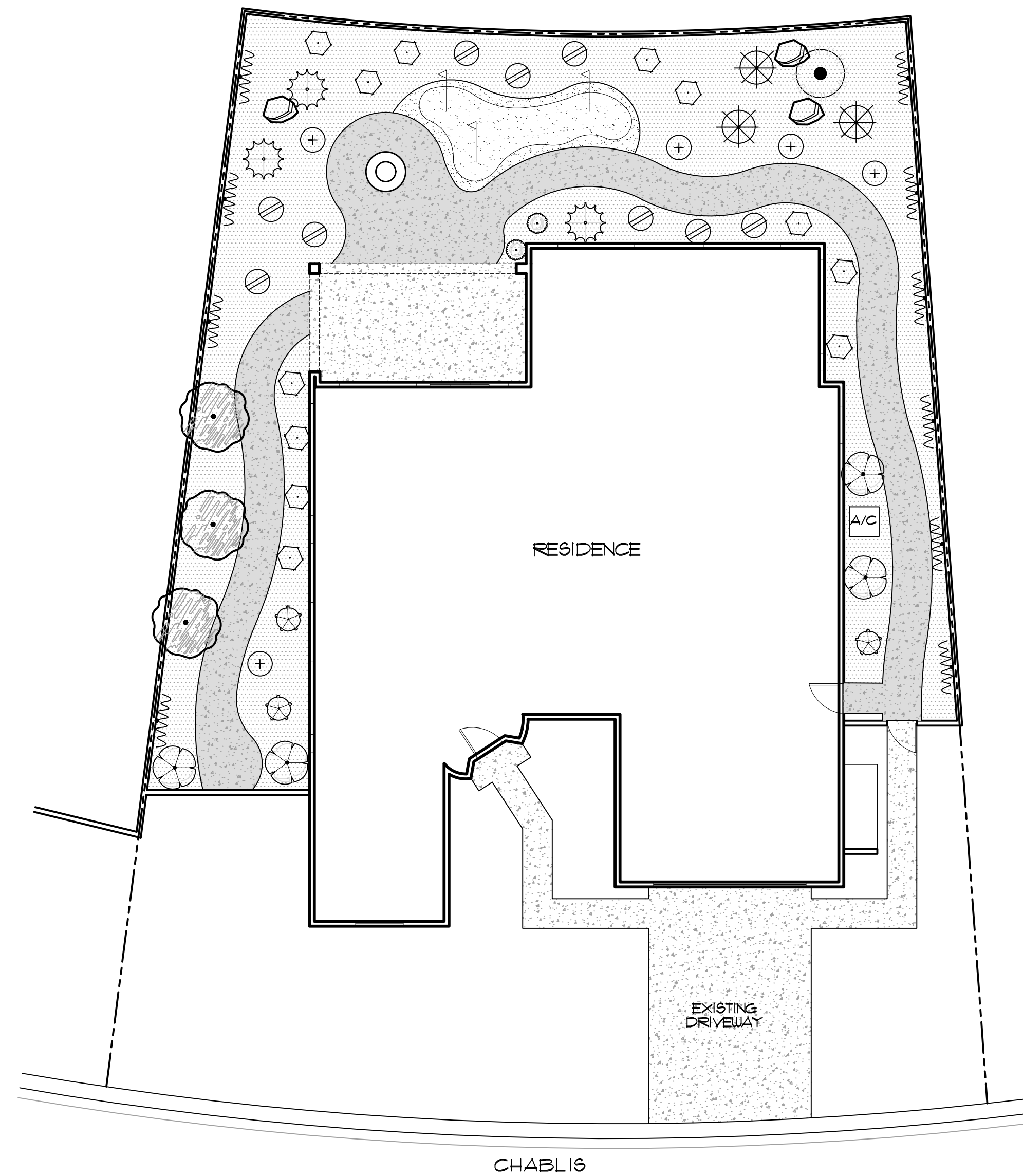


LANDSCAPE PLANS FOR: KOSAK RESIDENCE

31 CHABLIS
DEL WEBB AT RANCHO MIRAGE
RANCHO MIRAGE, CA



SHEET INDEX:

- L0 COVER SHEET
- L1 HARDSCAPE PLAN
- L2 LANDSCAPE PLAN
- L3 IRRIGATION PLAN
- L4 PLANTING AND IRRIGATION DETAILS
- L5 LIGHTING PLAN
- L6 DRAINAGE PLAN

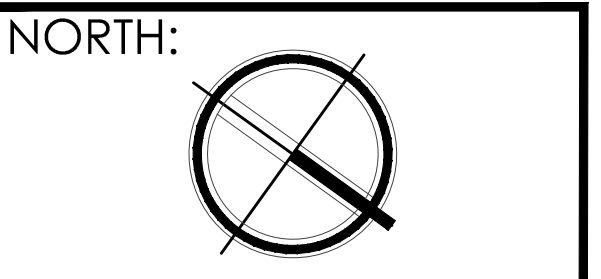


PROJECT: KOSAK RESIDENCE
31 CHABLIS
RANCHO MIRAGE, CA 92270

SHEET TITLE: COVER SHEET

CONSULTANT:

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PROJECT #	24002
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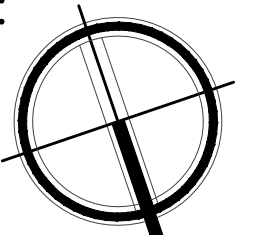
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L0



CONSULTANT:

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NORTH:



DRAWN: IRO

PROJECT # 24002

DATE: 1-24-24

SCALE: 1/8"=1'-0"

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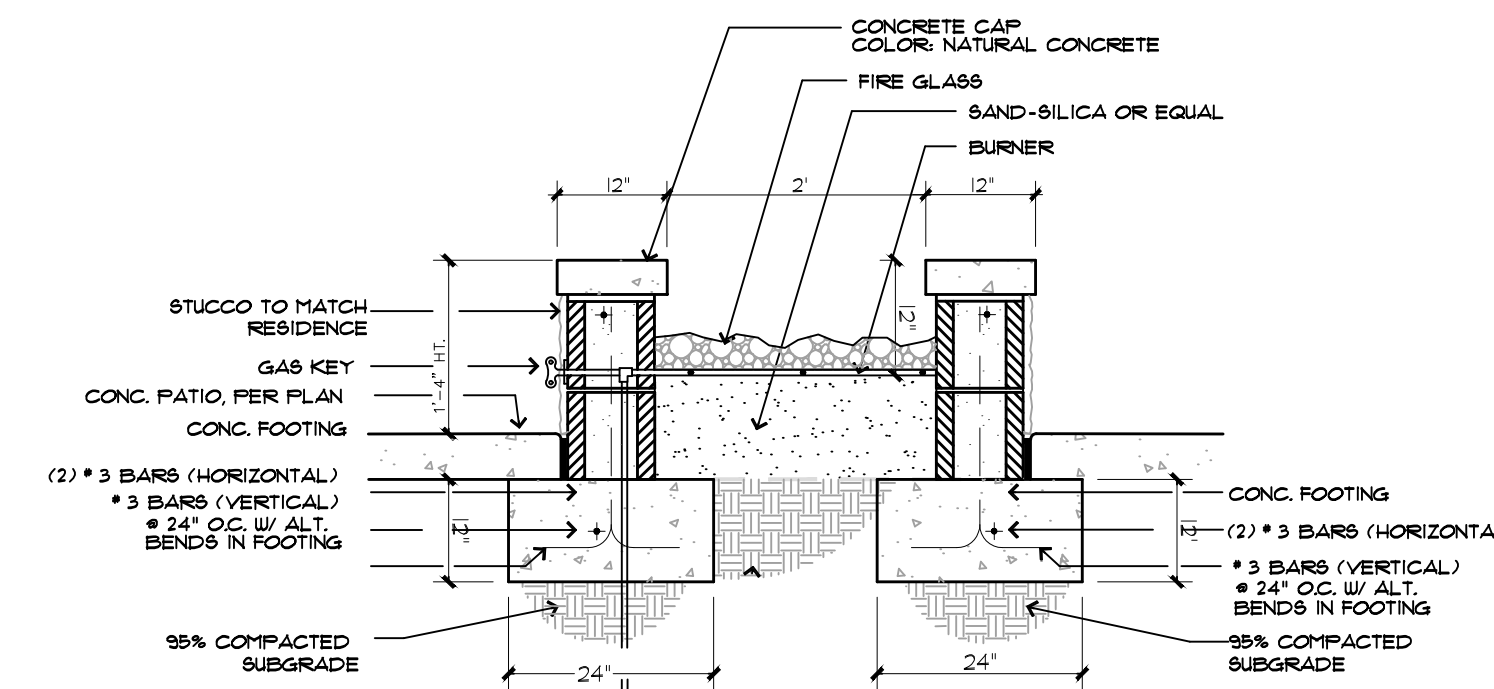
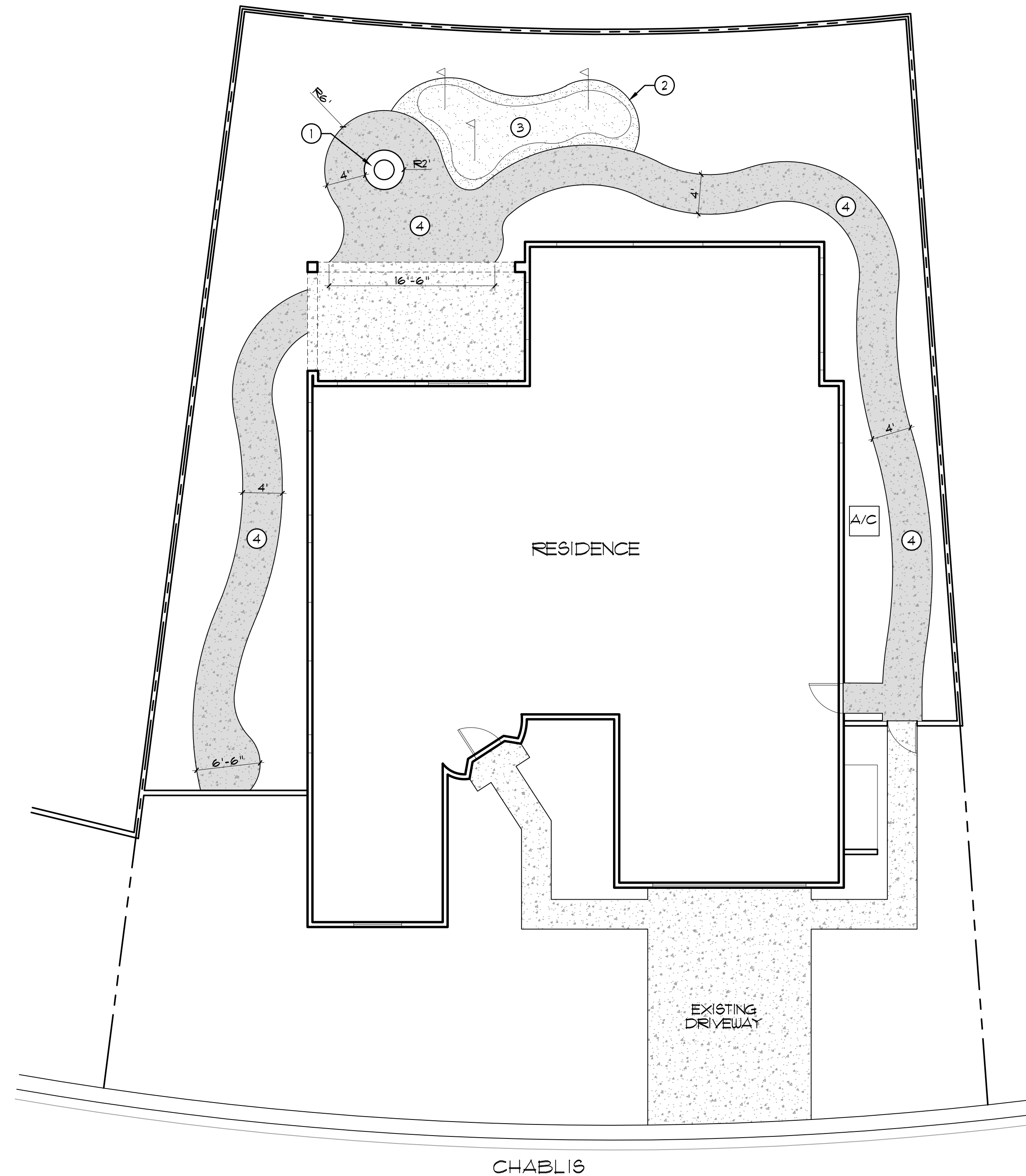
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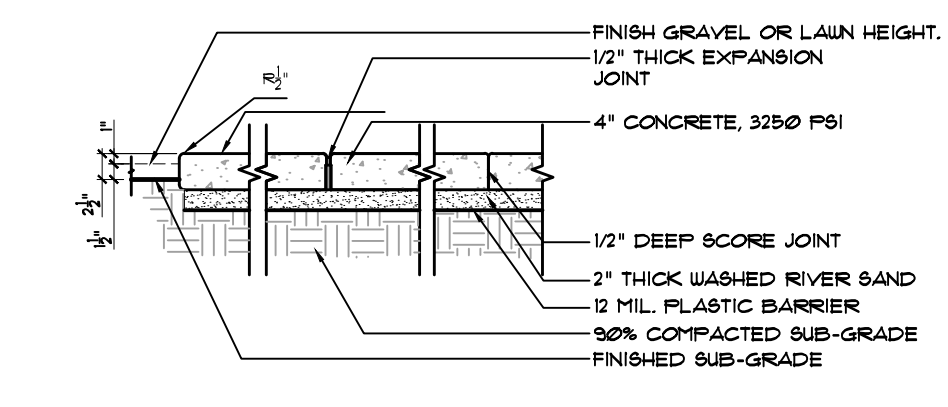
L1

CONSTRUCTION LEGEND

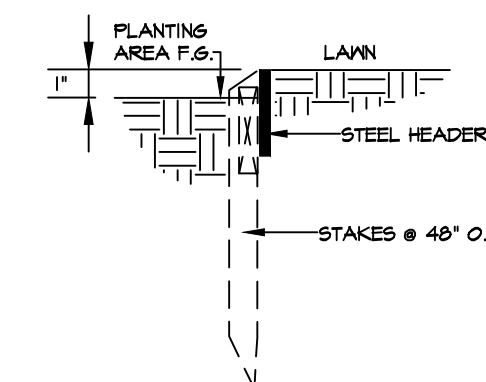
SYMBOL	DESCRIPTION	DETAIL
①	FIRE PIT	"A"/L1
②	STEEL HEADER, COLOR: BROWN	"B"/L1
③	PUTTING GREEN	"D"/L1
④	CONCRETE PAVING, COLOR: NATURAL GRAY, FINISH: LIGHT BROOM	"C"/L1



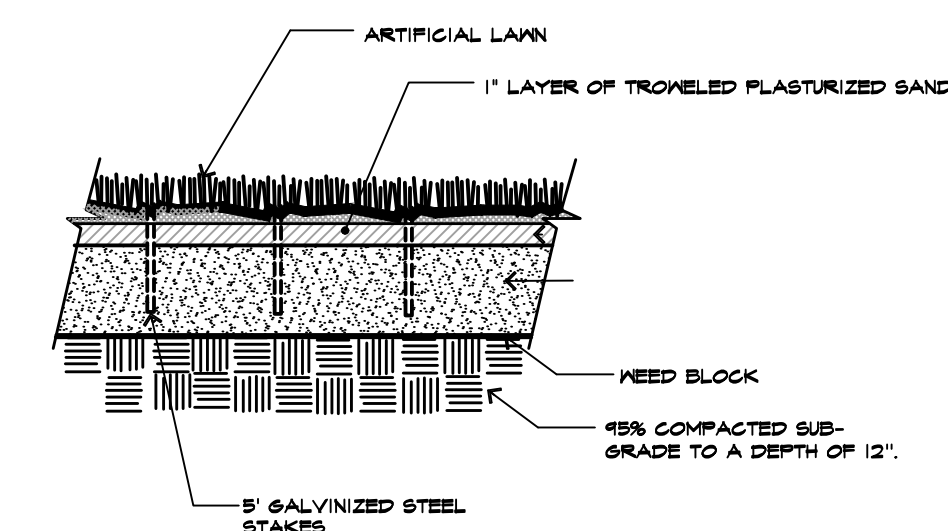
A FIRE PIT SCALE: N.T.S



C CONCRETE PAVING SCALE: N.T.S



B STEEL HEADER SCALE: N.T.S



D PUTTING GREEN SCALE: N.T.S



- Color:** Olive bicolor with green/tan thatch
- Materials:** Mini W-shaped polyethylene fiber with polypropylene thatch
- Roll Width:** 15'
- Infill Per Sq. Ft.:** 1-3 lbs
- Pile Height:** 2" (50 mm)
- Gauge:** 3/8"
- Face Weight:** 84 oz
- Backing:** Double layer primary 26 oz PU secondary
- Applications:** Landscape, Playgrounds, Pets

ARTIFICIAL TURF

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TOLL FREE: 811

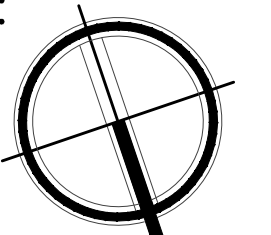
PROJECT:
**KOSAK RESIDENCE
31 CHABLIS
RANCHO MIRAGE, CA 92270**

SHEET TITLE:
LANDSCAPE PLAN

CONSULTANT:

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DRAWN: IRO

PROJECT # 24002

DATE: 1-24-24

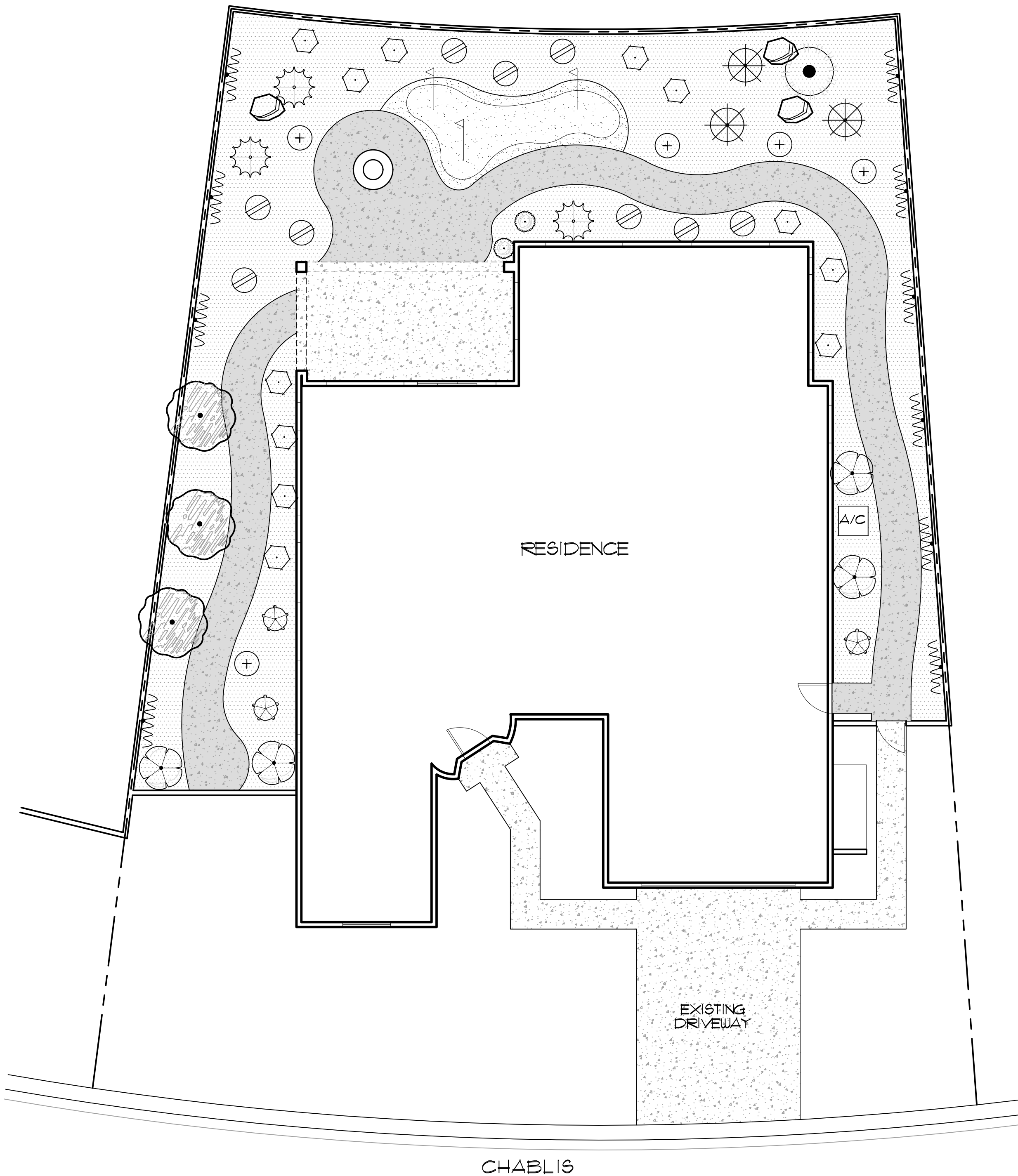
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SHEET NO:

L2



PLANTING LEGEND

TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	3	CITRUS SPP. WATER USE: MOD (0.5)	DWARF CITRUS TREE	24' BOX

SHRUBS AND ACCENTS

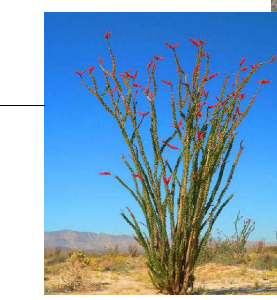
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	9	EREMOPHILA HYGROPHANA WATER USE: LOW (0.2)	BLUE BELLS	5 GAL
	2	GARISSA 'BOXWOOD BEAUTY' WATER USE: MOD (0.5)	BOXWOOD BEAUTY	5 GAL
	3	DASYLIRON LONGISSIMUM WATER USE: LOW (0.2)	MEXICAN GRASS TREE	5 GAL
	12	RUSSELLIA EQUSETIFORMIS WATER USE: MOD (0.5)	CORAL BELLS	5 GAL
	3	HESPERALOE PARVIFLORA WATER USE: LOW (0.2)	RED YUCCA	5 GAL
	4	LEUCOPHYLLUM LANGMANIAE WATER USE: LOW (0.2)	LYNN'S LEGACY	5 GAL
	3	HESPERALOE FUNIFERA WATER USE: LOW (0.2)	GAINT HESPERALOE	5 GAL
	5	EREMOPHILA G. 'MINGENEW GOLD' WATER USE: LOW (0.2)	GOLD EMU BUSH	5 GAL
	1	FOUQUERIA SPLENDENS WATER USE: LOW (0.2)	OCOTILLO	5' HT. 8 CANE

VINES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	10	CALLIANDRA INAEQUILATERA WATER USE: MOD (0.5)	PINK POWDER PUFF	15 GAL STAKE

ROCK MATERIAL

SYM.	NAME	SIZE
	1,790 SF	DESERT GOLD CRUSHED ROCK 3/8'
	3	DESERT GOLD BOULDERS 2'-3' DIA.



PROJECT:
**KOSAK RESIDENCE
31 CHABLIS
RANCHO MIRAGE, CA 92270**

SHEET TITLE:
IRRIGATION PLAN

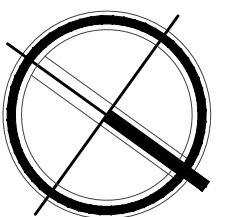
PROJECT:

SHEET TITLE:

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NORTH:



DRAWN: IRO

PROJECT # 24002

DATE: 1-24-24

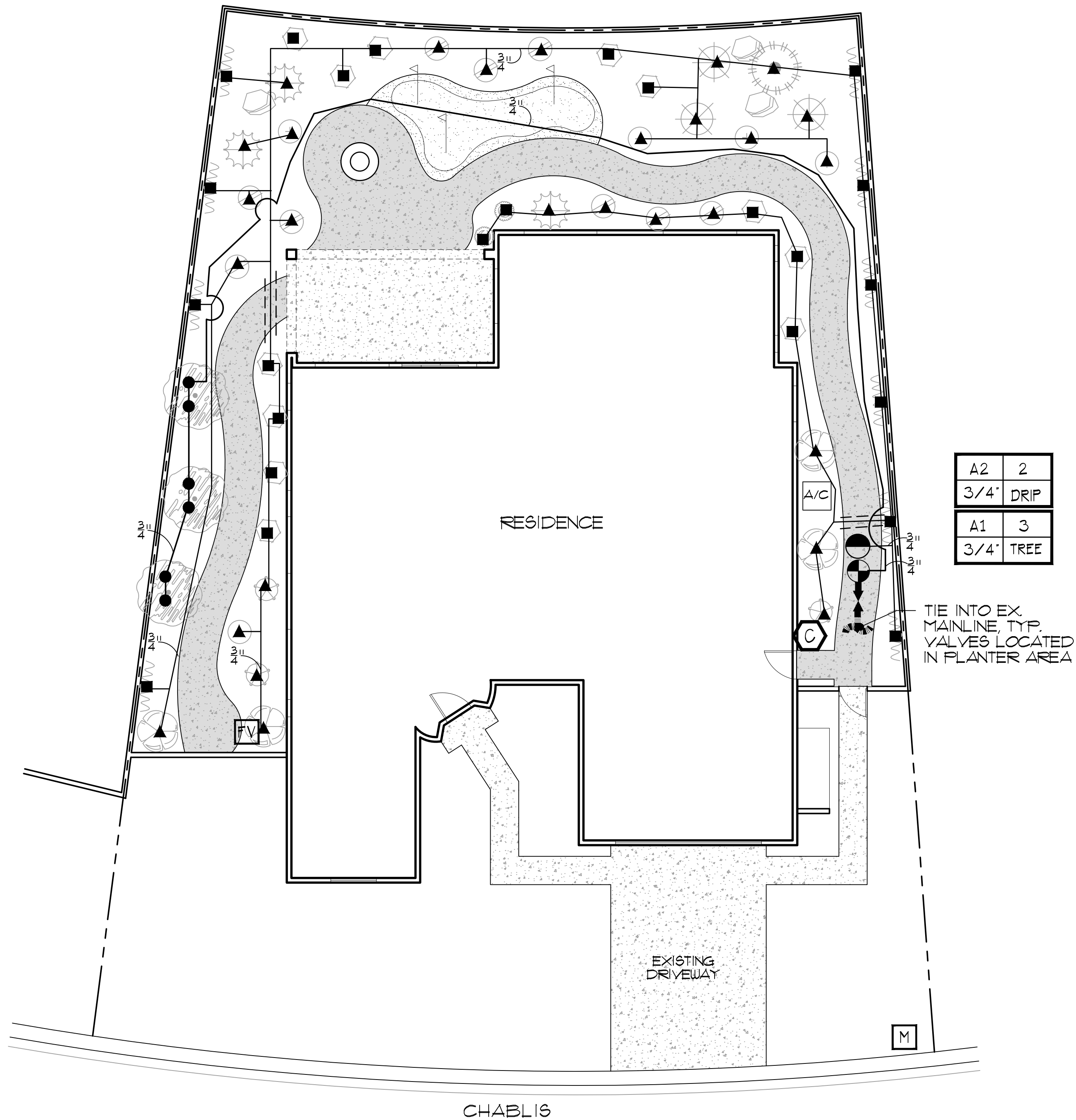
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SHEET NO:

L3



IRRIGATION LEGEND

SYMBOL MANUFACTURER MODEL NO. DESCRIPTION NOZZLE RADIUS FLOW PSI PATTERN

▲	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-10-1032	-	1 GPH	30	-
■	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-20-1032	-	2 GPH	30	-
●	RAINBIRD	1400 SERIES	BUBBLER	1402	-	0.50 GPM	25	FULL
⊙	RAINBIRD	XACZ-075-PRF	XERIGATION CONTROL VALVE KIT FOR DRIP AREAS					
⊕	RAINBIRD	ASVF-075	ELECTRIC CONTROL VALVE FOR TREE + PALM BUBBLERS. SIZE AS NOTED ON PLAN.					
✕	NDS	E1320	BALL VALVE. LINE SIZE					
FV	AG. PROD.	B BALL VALVE	AUTOMATIC FLUSH VALVE					

- PRESSURE MAINLINE PIPING. CONTRACTOR VERIFY LOCATION IN FIELD. SCHEDULE 40 PVC
- 3/4" MIN. NON-PRESSURE LATERAL LINE PIPING - CLASS 200
- === PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE SCH. 40 PVC AT 2X THE DIAMETER OF THE PIPE. (PROVIDE SLEEVING FOR TREE AND DRIP LATERALS)
- M EXISTING WATER METER. PROTECT IN PLACE
- C EXISTING SMART IRRIGATION CONTROLLER WITH WIRELESS SOLAR SYNC

VALVE CALLOUT

- INDICATES CONTROLLER NUMBER
- INDICATES FLOW IN GALLONS PER MINUTE
- INDICATES ZONE TYPE
- INDICATES ELECTRIC CONTROL VALVE SIZE

CLASS 200 PVC PIPE SIZING CHART

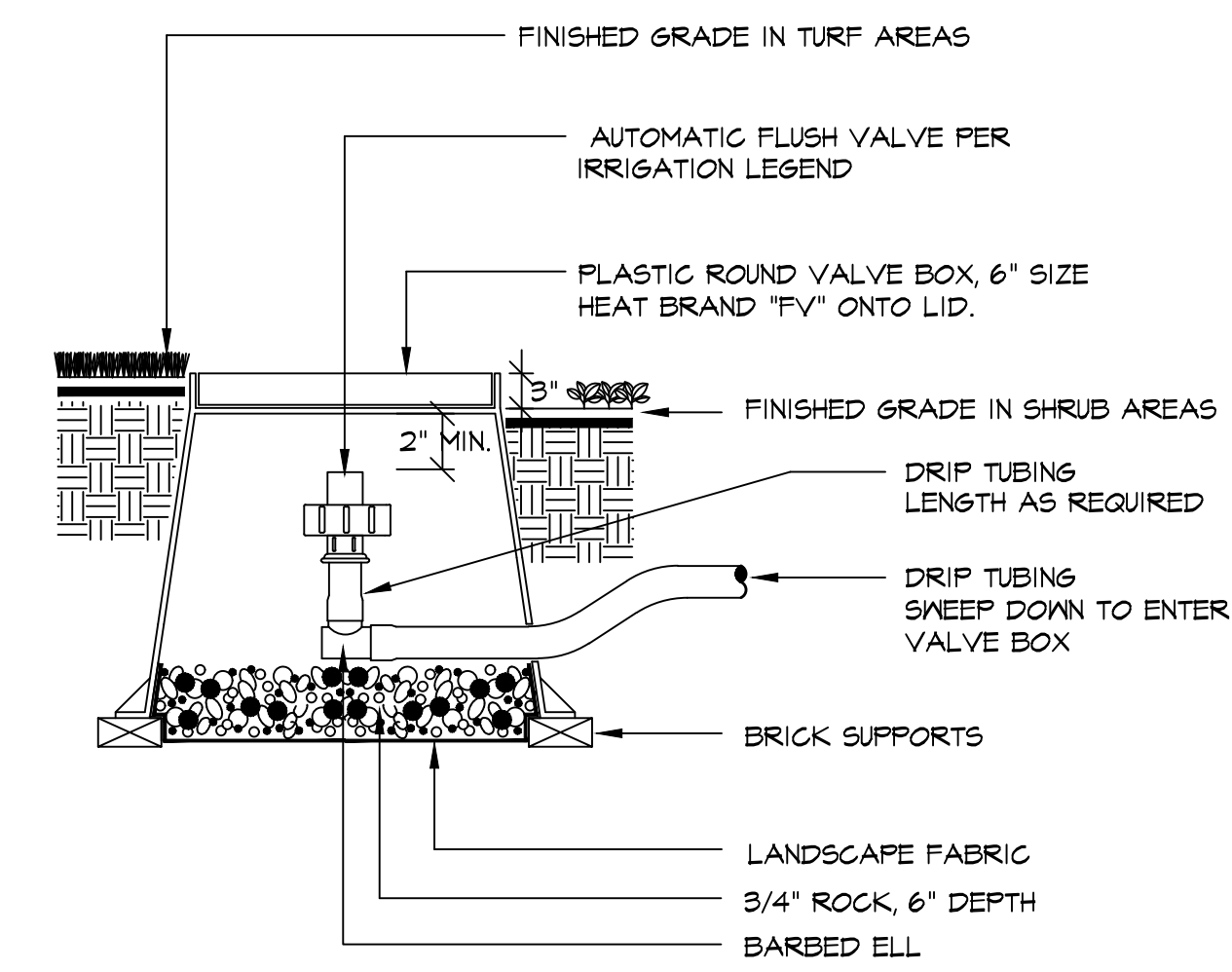
6 - 10 GPM	3/4"
11 - 15 GPM	1"
16 - 25 GPM	1-1/4"
26 - 40 GPM	1-1/2"
41 - 60 GPM	2"

DIG ALERT:

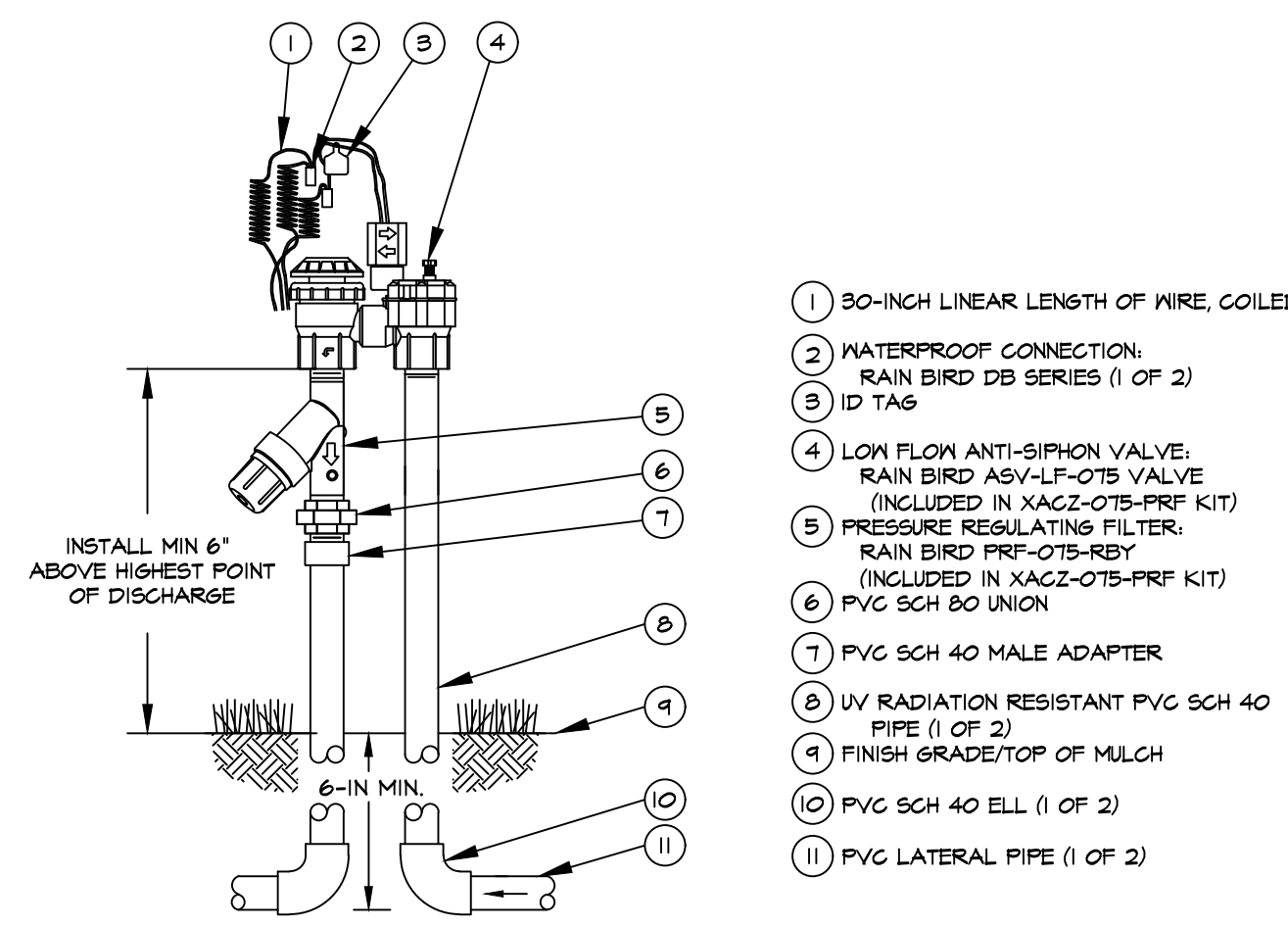


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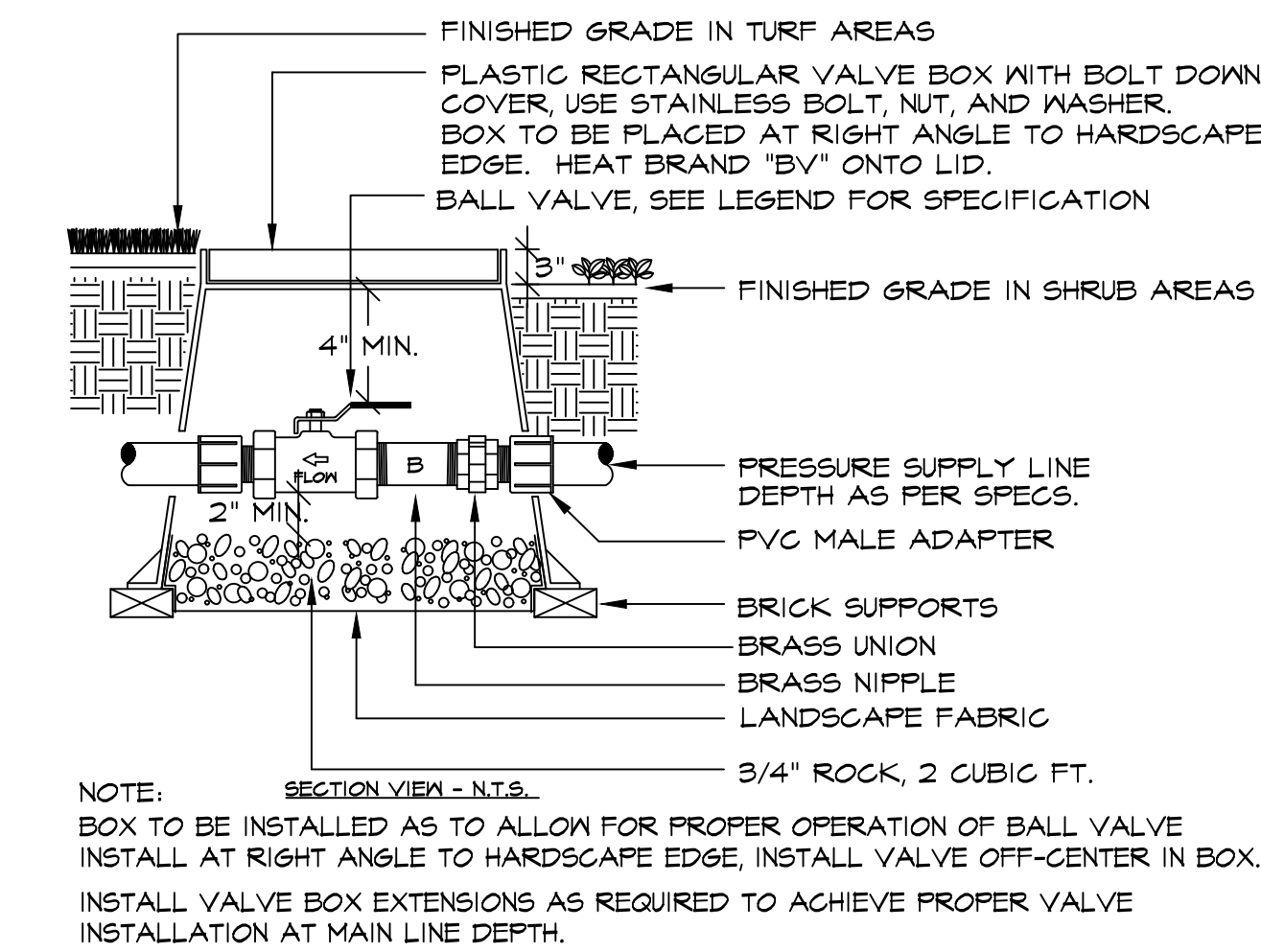
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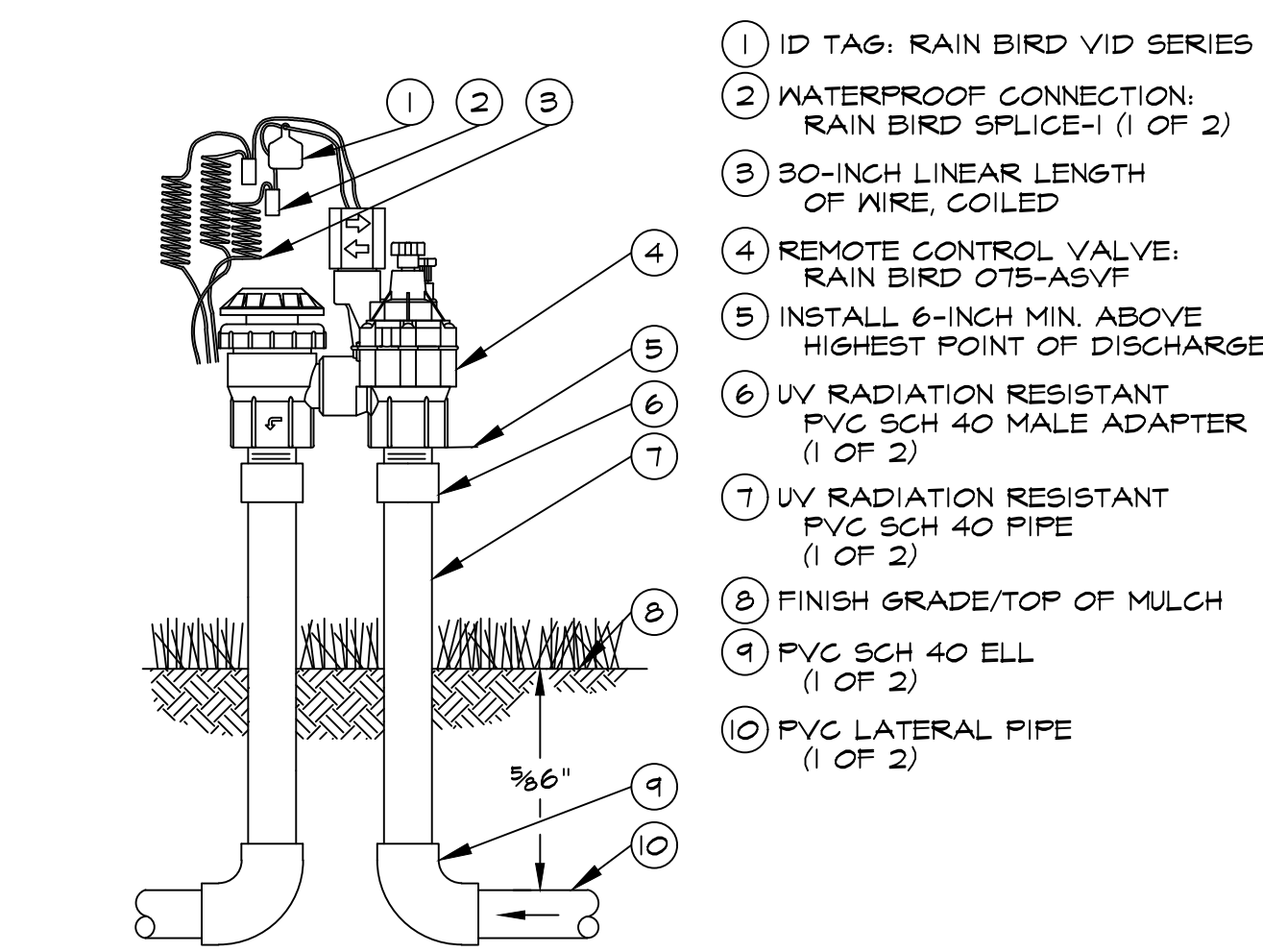
A FLUSH VALVE



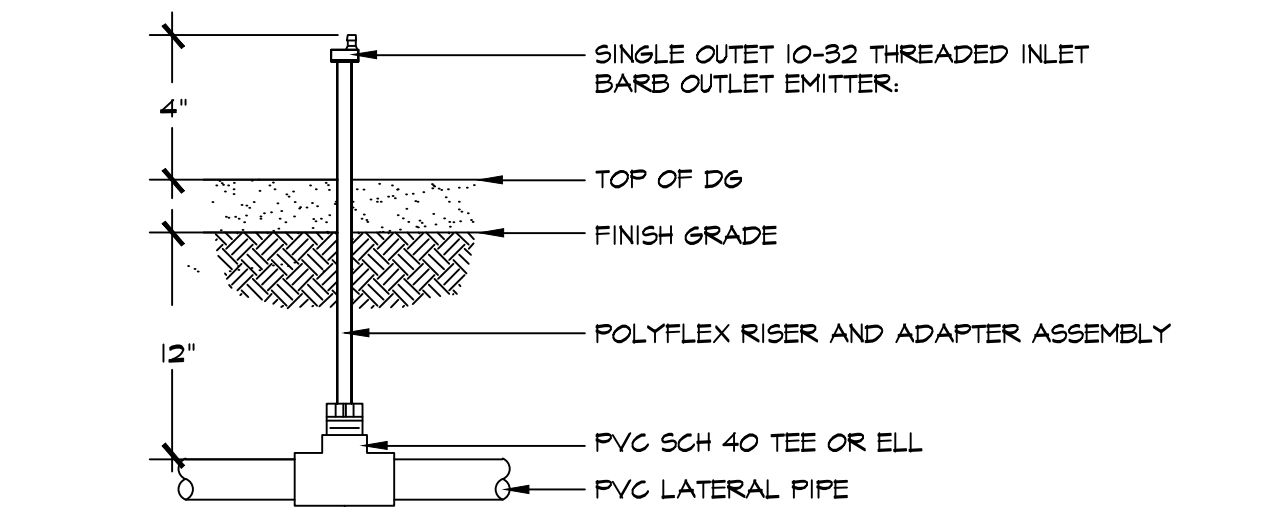
D ANTI-SIPHON DRIP VALVE



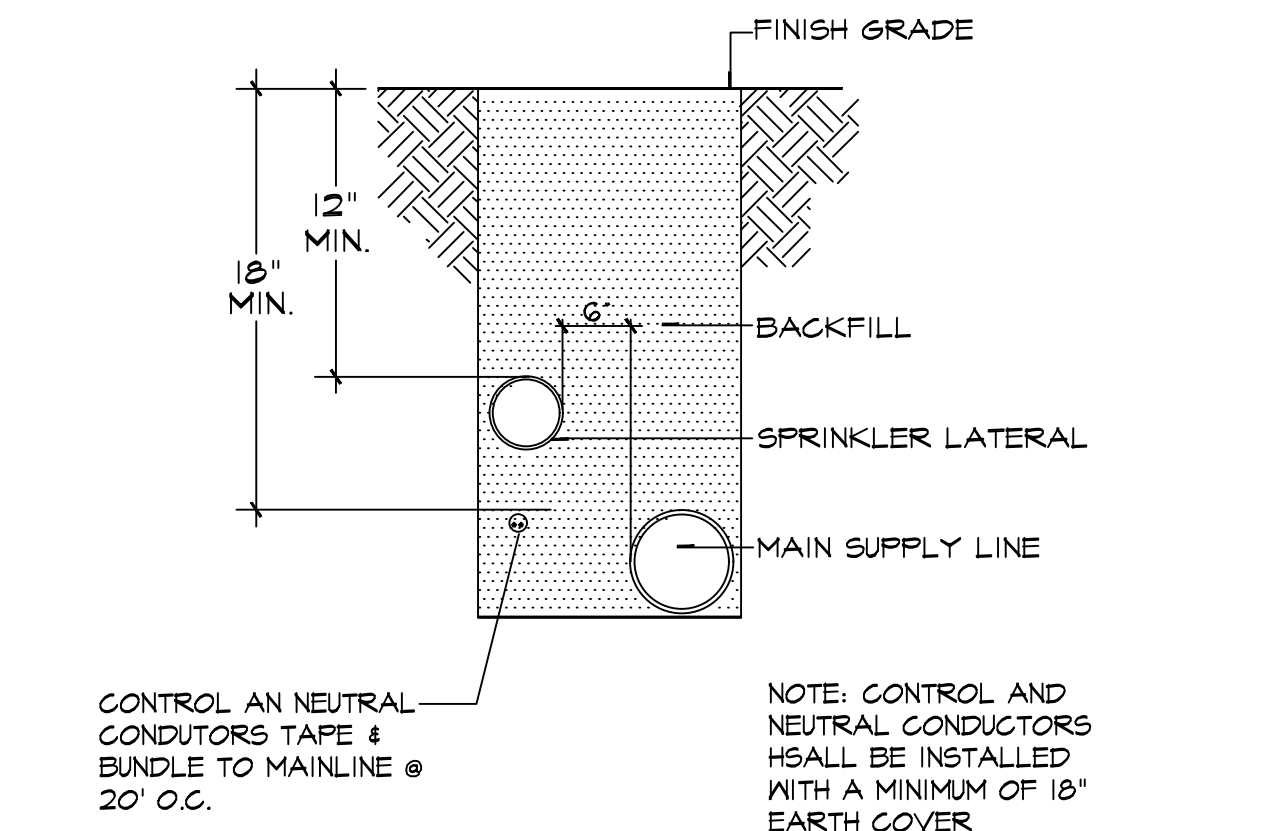
E BALL VALVE



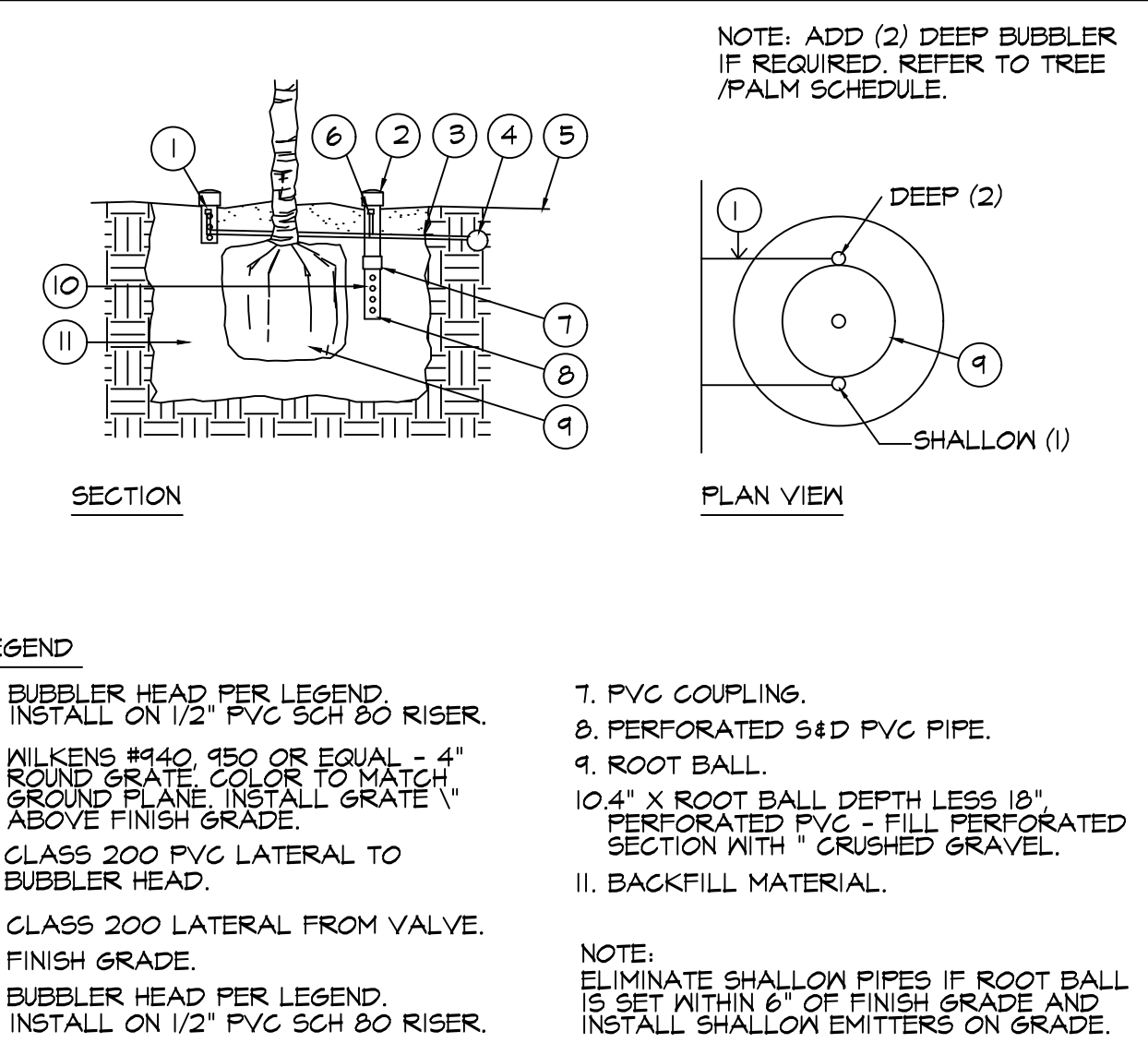
F ANTI-SIPHON TREE/TURF VALVE



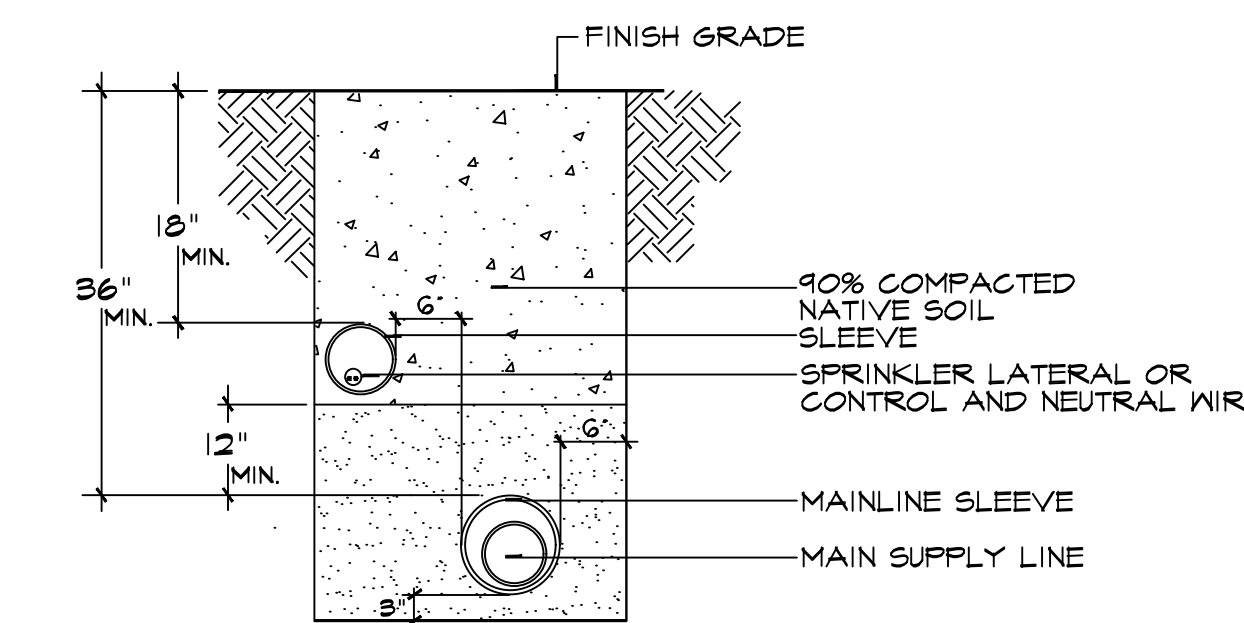
B EMITTER



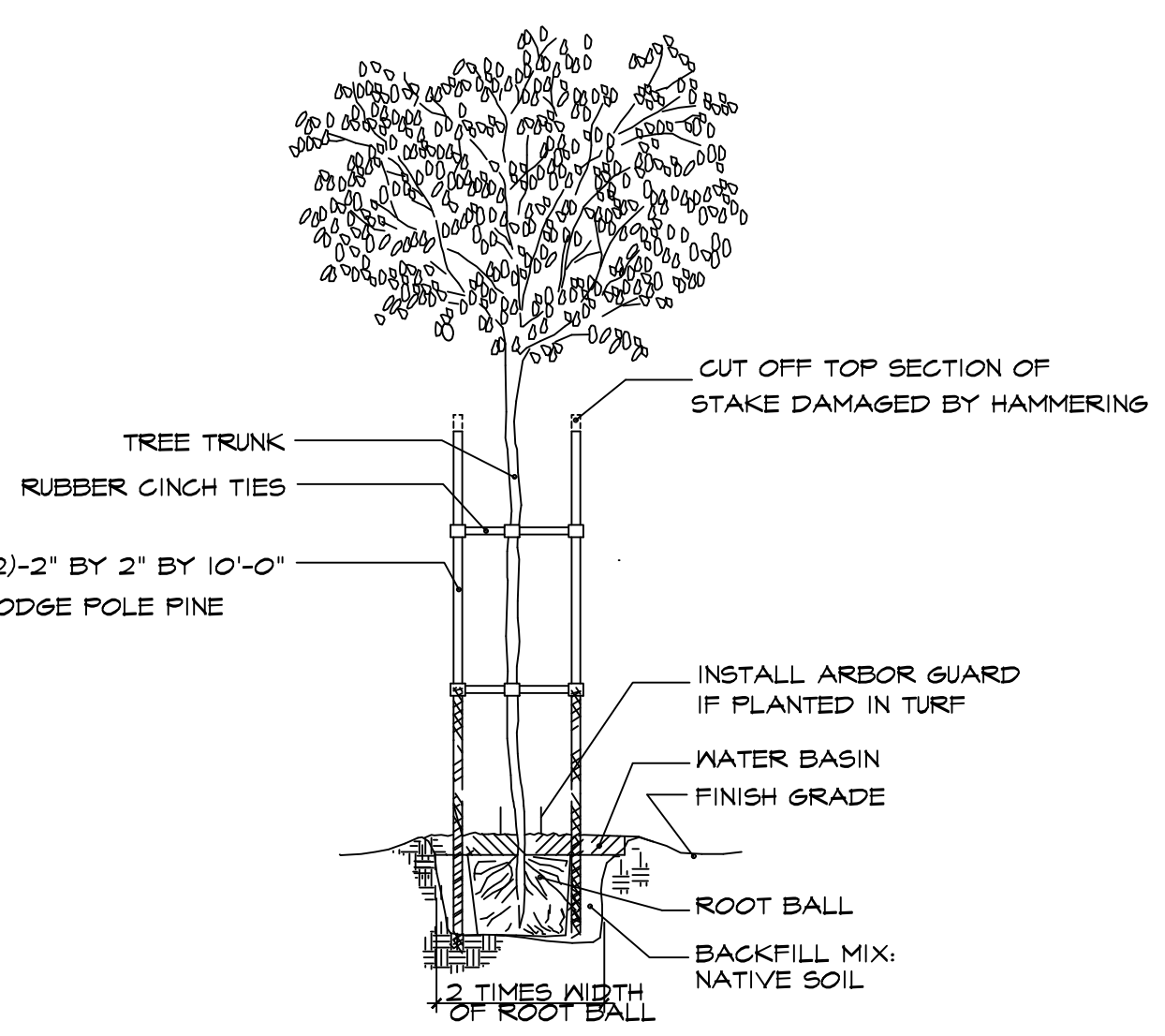
C TRENCHING



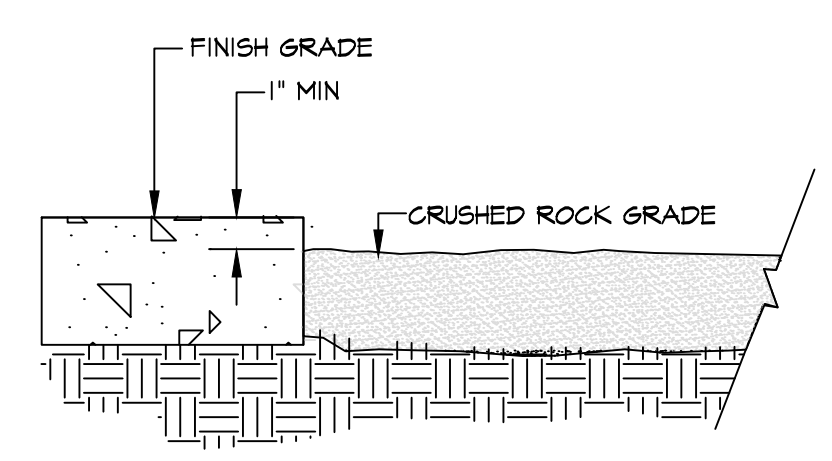
G TREE/PALM BUBBLER



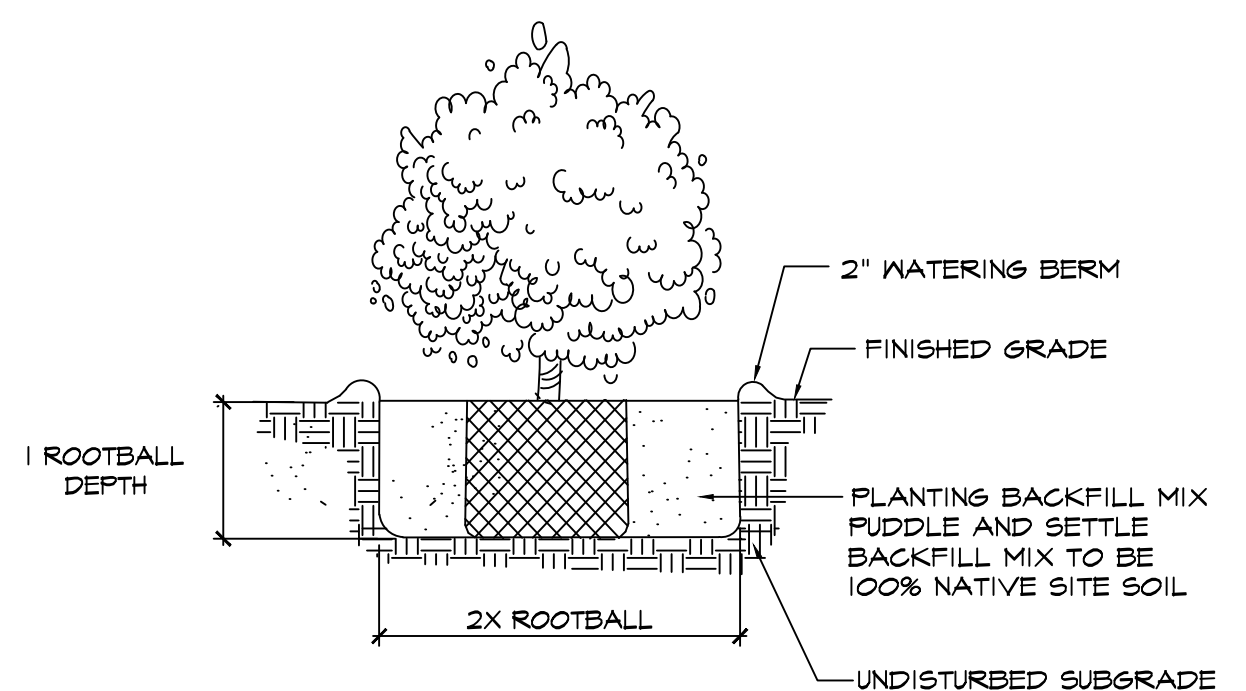
H SLEEVING



I TREE



J CRUSHED ROCK FINISH GRADE

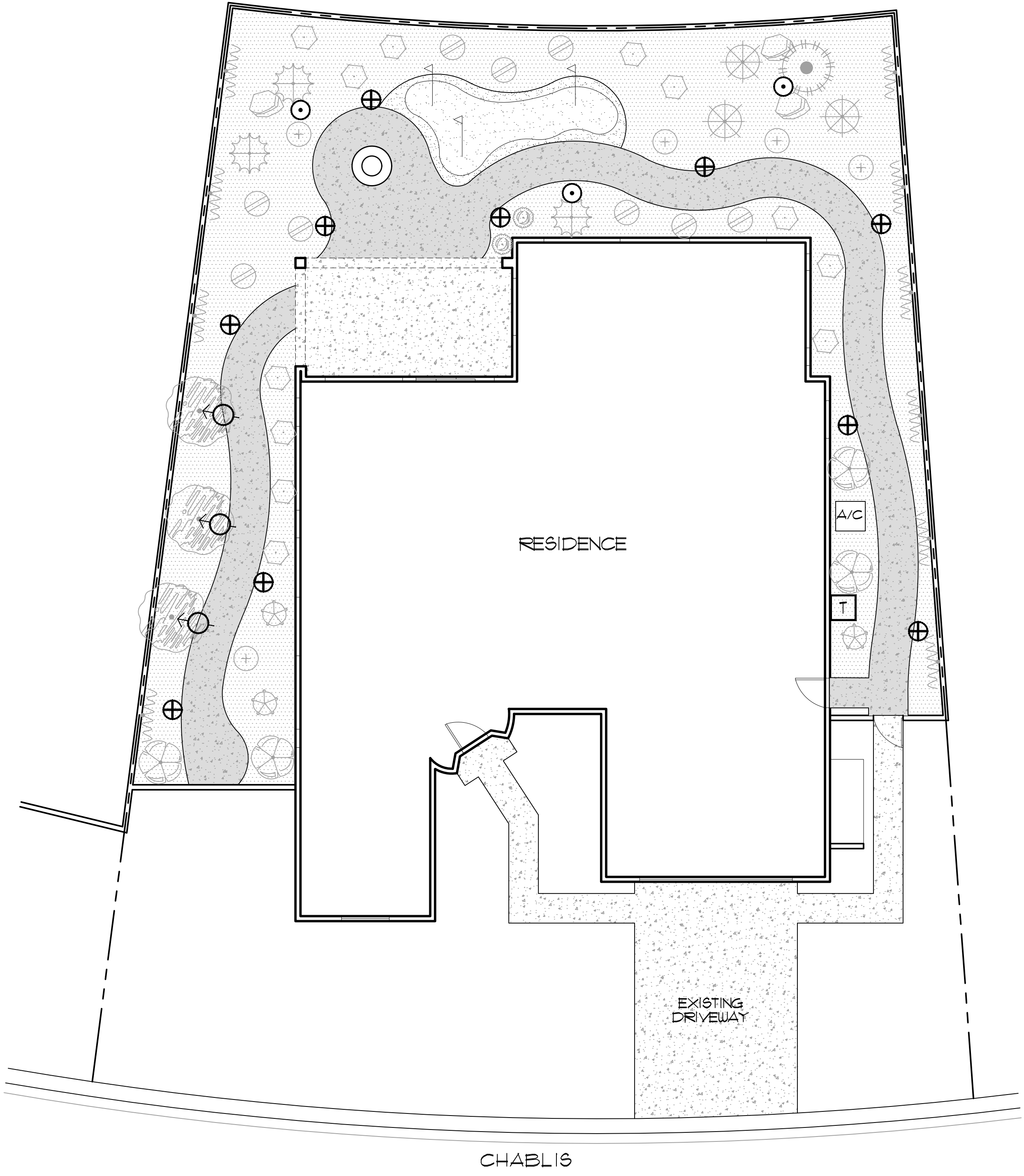


K SHRUB



LIGHTING LEGEND

SYMBOL	QUANTITY	FIXTURE	COMMENTS
	3	MODEL: GR-3106-Z-WF MFR.: VISTA ELECTRICAL: 12V . 4.5 W	TREE LIGHT FINISH: ARCHITECTURAL BRONZE 255 LUMENS / 2700K
	4	MODEL: GR- 2205-Z-WF MFR.: VISTA ELECTRICAL: 12V . 2.5 W	ACCENT LIGHT FINISH: ARCHITECTURAL BRONZE 200 LUMENS / 2700K
	10	MODEL: 1217-Z MFR.: VISTA ELECTRICAL: 12V . 2.5 W	PATH LIGHT FINISH: ARCHITECTURAL BRONZE 200 LUMENS / 2700K
	1	TRANSFORMER	W/ TIMER + PHOTOCELL



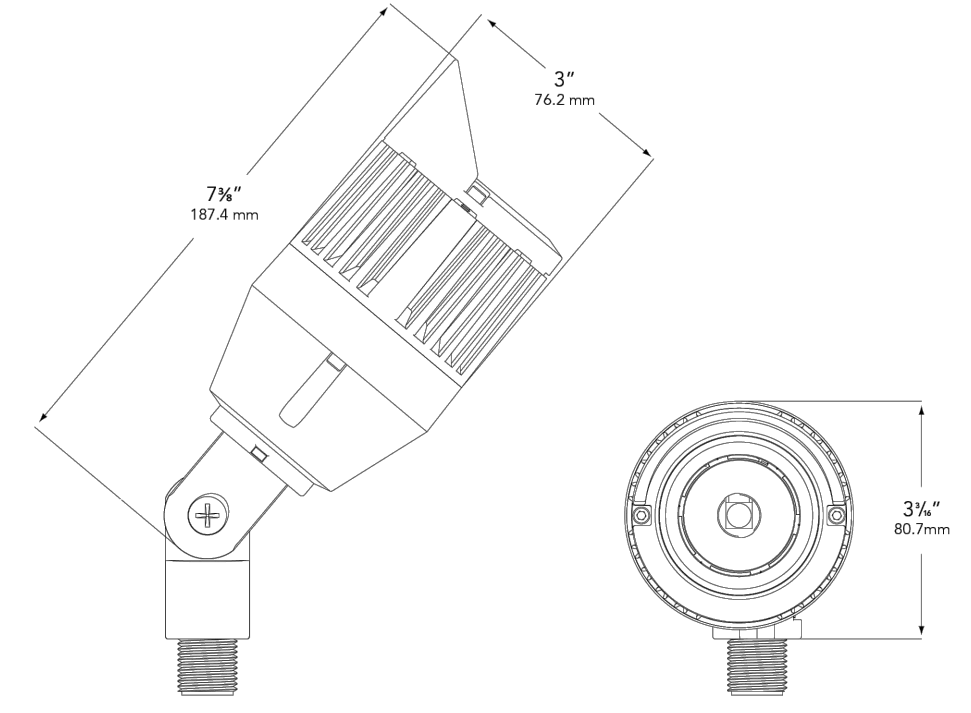
SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

FIXTURE SPECIFICATIONS:
HOUSING: Die-cast, copper-free aluminum.
SHROUD: Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket – providing a superior weather-tight seal. Door is designed to shed water from the lens surface.
FINISH: Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olive Finish. Custom Powder coat finishes available on request.
LENS: Clear, tempered, shock and heat-resistant, soda-lime glass lens.
LAMP TYPE: LED Lamp Only - Cree® MTG2 High Density Array (HDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K), Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).
ELECTRICAL: Input voltage range 9 – 15V AC.

OPTICS: Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.
MOUNTING: Injection-molded composite adjustable knuckle with 1/2" NPT thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).
FASTENERS: All fasteners are stainless steel.
WIRING: Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.
UL LISTED: All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.
 1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (805) 766-VISTA (8478)
 FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

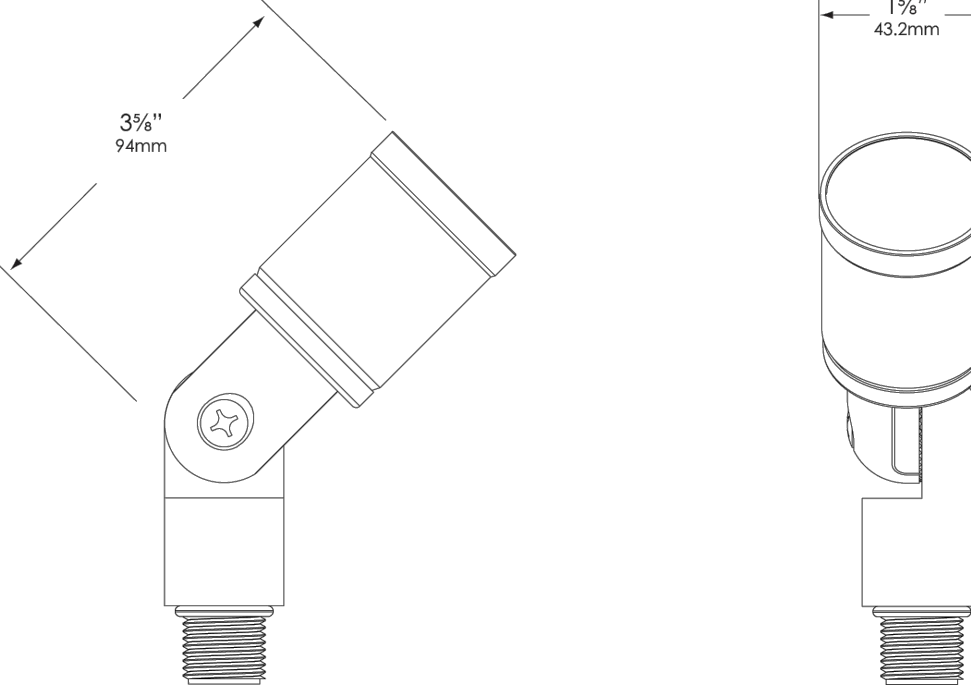


SPECIFICATION SHEET

MODEL 2205 Landscape Series • Up & Accent Lights

FIXTURE SPECIFICATIONS:
HOUSING: Die-cast, copper-free aluminum.
SHROUD: Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gasket – providing a superior weather-tight seal.
FINISH: Polyester powder-coat finish available in Black, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olive Finish.
SOCKET/LAMP HOLDER: Top grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.
LENS: Clear, tempered, shock and heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.
MOUNTING: Injection-molded, glass-reinforced Noryl GTX® composite adjustable knuckle with 1/2" NPT. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, tree-mount boxes, or mounting canopies. Please see fixture ordering information for mounting selection.
FASTENERS: All fasteners are stainless steel.
WIRING: Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.
CERTIFICATION: UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 1838). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.
UL LISTED: All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:



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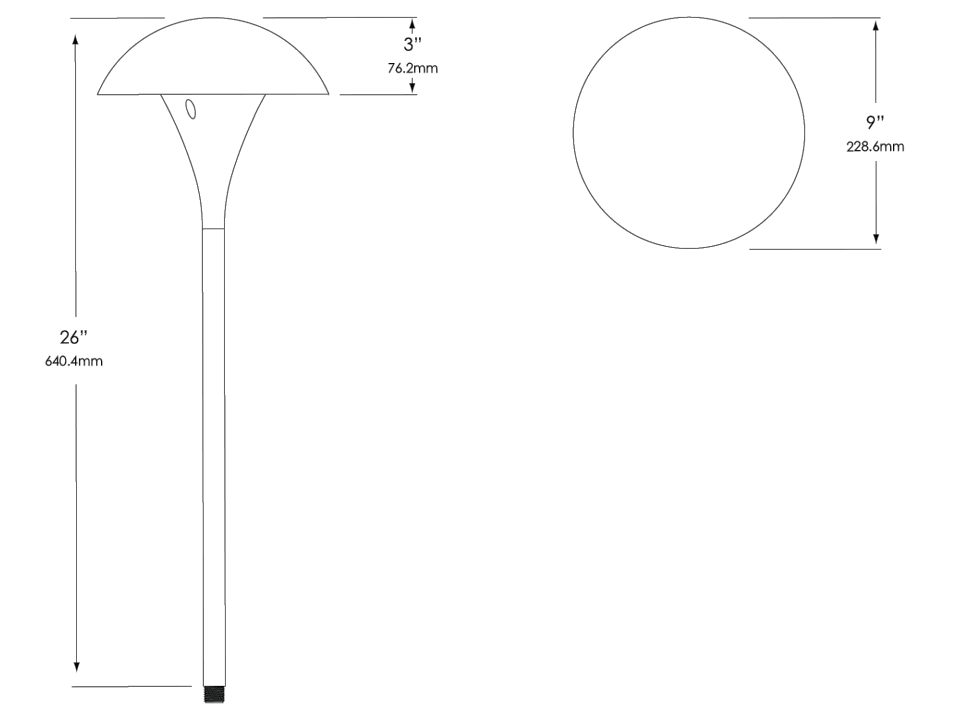


SPECIFICATION SHEET

MODEL 1217 Architectural Series • Path & Spread Lights

FIXTURE SPECIFICATIONS:
LAMP TYPE: A19 - Incandescent, 75W Maximum. Lamp not included with fixture, order separately.
HOUSING: Die-cast, copper-free aluminum.
STEM: 1/2" schedule-40 aluminum pipe with 1/2" NPT.
FINISH: Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Tarnaccia, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.
SOCKET/LAMP HOLDER: Top grade porcelain, medium base 4KV pulse rated socket with spring center contact and a silicone rubber jacket protector to prevent moisture/debris from entering socket.
LENS: Clear, high-impact, polycarbonate lens.
MOUNTING: Aluminum stem with 1/2" NPT on bottom and jam nut included. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, or grade-mounted ballast enclosures.
FASTENERS: All fasteners are stainless steel.
WIRING: Prewired with 200°C-rated wire along with a grounded lead.
CERTIFICATION: UL Listed to U.S. and Canadian safety standards for line voltage landscape luminaires (UL 1599). The maximum wattages allowed by Underwriters Laboratories (UL) for the U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about the maximum wattages allowed by UL Canadian standards.
UL LISTED: All Vista luminaires are MADE IN THE U.S.A.

DIMENSIONS:



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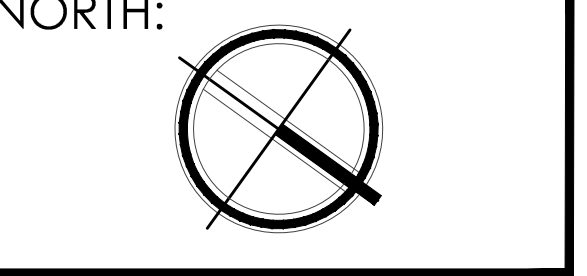


PROJECT: KOSAK RESIDENCE
 31 CHABLIS
 RANCHO MIRAGE, CA 92270

SHEET TITLE: LIGHTING PLAN

CONSULTANT:

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SCALE:	1/8"=1'-0"
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SHEET NO:
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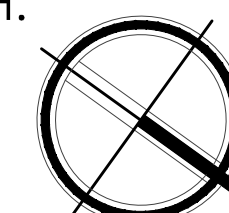
PROJECT:
**KOSAK RESIDENCE
31 CHABLIS
RANCHO MIRAGE, CA 92270**

SHEET TITLE:
DRAINAGE PLAN

CONSULTANT:

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NORTH:

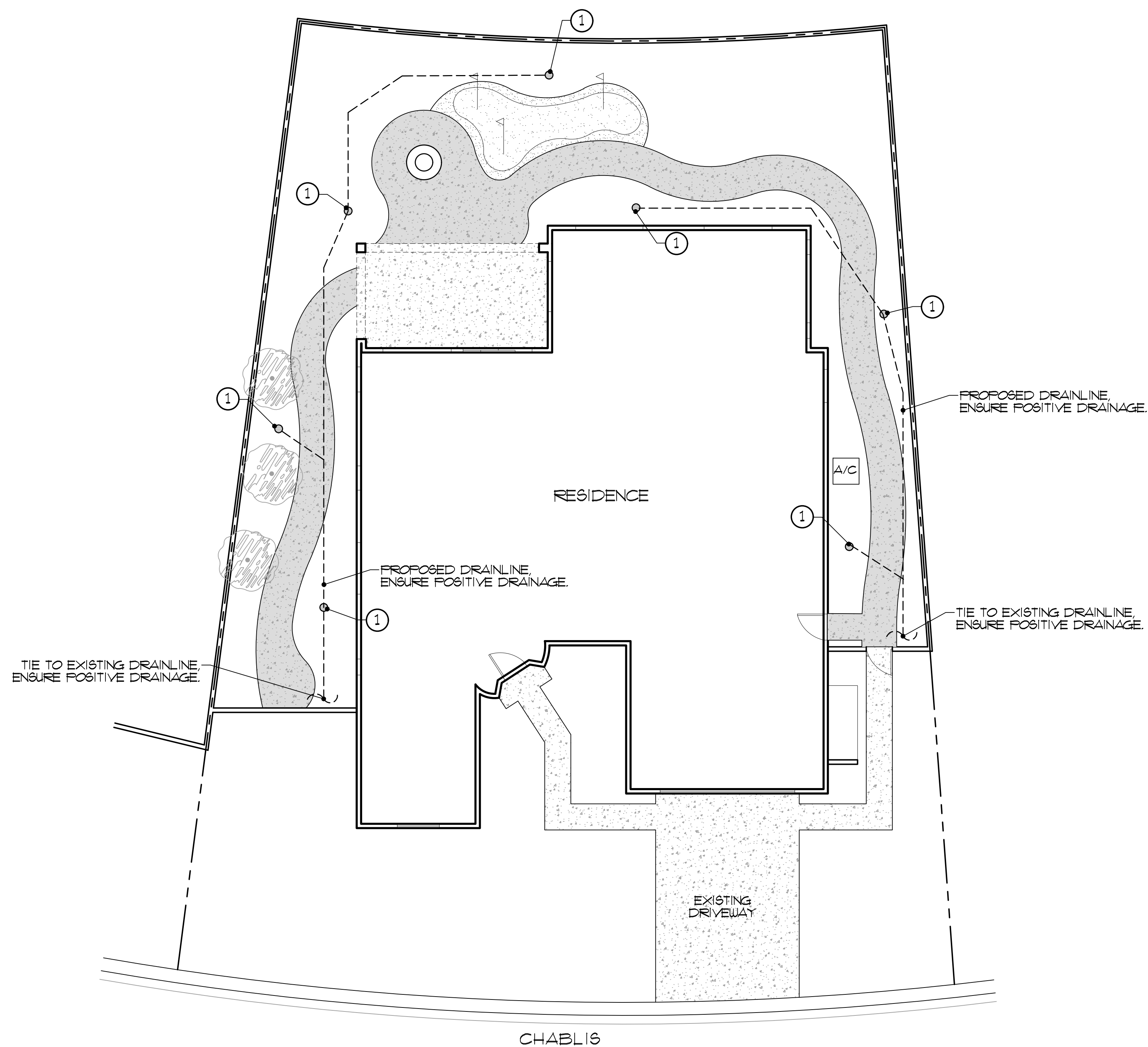


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PROJECT # 24002
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SHEET NO:

L6



DRAIN SCHEDULE

SYMBOL	ITEM NAME	DESCRIPTION
① ○	PROPOSED DRAINS	CONTRACTOR TO TIE INTO EXISTING DRAINAGE LINE AT SIDE GATE. VERIFY POSITIVE FLOW. NDS BRASS GRATES TO BE INSTALLED. 4" PVC DRAINLINE
-----	PROPOSED DRAIN LINE	PROPOSED 4" PVC DRAIN LINE. ENSURE POSITIVE DRAINAGE.

DIG ALERT:



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