



DESERT HEALTHCARE DISTRICT
Special Finance, Legal, Administration, & Real Estate Committee Meeting
March 10, 2020

A special meeting of the Finance, Legal, Administration, & Real Estate Committee of the Desert Healthcare District will be held at 3:30 PM, Tuesday, March 10, 2020, in the conference room on the 2nd floor of the Jerry Stergios Building, 1140 N. Indian Canyon Drive, Palm Springs, California.

AGENDA

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. PUBLIC COMMENT

At this time, comments from the audience may be made on items not listed on the agenda that are of public interest and within the subject-matter jurisdiction of the District. The Committee has a policy of limiting speakers to not more than three minutes. The Committee cannot take action on items not listed on the agenda. Public input may be offered on an agenda item when it comes up for discussion and/or action.

IV. APPROVAL OF MINUTES

- 1. F&A Minutes – Meeting February 11, 2019 – Pg. 2-5 **ACTION**

V. CEO REPORT

VI. CHIEF ADMINISTRATION OFFICER’S REPORT – Pg. 6

- 1. LPMP Leasing Update – Pg. 7 Information

VII. FINANCIAL REPORTS

ACTION

- 1. District and LPMP Financial Statements – Pg. 8-18
- 2. Accounts Receivable Aging Summary – Pg. 19
- 3. District - Deposits – Pg. 20-21
- 4. District - Property tax receipts – Pg. 22
- 5. LPMP – Deposits – Pg. 23
- 6. District – Check Register – Pg. 24-25
- 7. Credit Card – Detail of Expenditures – Pg. 26
- 8. LPMP – Check Register – Pg. 27
- 9. Retirement Protection Plan Update – Pg. 28
- 10. Grant Payment Schedule – Pg. 29

VIII. OTHER MATTERS

- 1. Lot for Sale – Indian Canyon Drive & Mel Avenue – Pg. 30-33 Information
- 2. Las Palmas Medical Plaza – Landscape Estimates and Design (Streetscape) Consideration for Approval – Pg. 34-66 **ACTION**

IX. ADJOURNMENT

If you have any disability which would require accommodation to enable you to participate in this meeting, please email Andrea S. Hayles, Special Assistant to the CEO and Board Relations Officer, at ahayles@dhcd.org or call (760) 323-6110 at least 24 hours prior to the meeting.



DESERT HEALTHCARE DISTRICT
FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE
MEETING MINUTES
February 11, 2020

| Directors Present | District Staff Present | Absent |
|--|---|--------|
| Chair/Treasurer Mark Matthews President Leticia De Lara, MPH Director Arthur Shorr | Conrado E. Bárzaga, MD, Chief Executive Officer Chris Christensen, Chief Administration Officer Stephen Huyck, Accounting Manager Andrea S. Hayles, Clerk to the Board | |

| AGENDA ITEMS | DISCUSSION | ACTION |
|--|---|---|
| I. Call to Order | Chair Matthews called the meeting to order at 3:30 p.m. | |
| II. Approval of Agenda | Chair Matthews asked for a motion to approve the agenda. | Moved and seconded by Director Shorr and President De Lara to approve the agenda. Motion passed unanimously. |
| III. Public Comment | There was no public comment. | |
| IV. Approval of Minutes 1. F&A Minutes – Meeting January 14, 2019 | Chair Matthews motioned to approve the January 14, 2020 minutes. | Moved and seconded by Director Shorr and President De Lara to approve the agenda. |
| V. CEO Report | Conrado E. Bárzaga, MD, CEO, explained that First 5 Riverside provided a \$25k contribution towards the Community Health Needs Assessment, making the total contributions \$100k. | |
| VI. Chief Financial Officer’s Report 1. LPMP Leasing Update | Chris Christensen, CAO, explained that staff is still working with the landscape design company with an upcoming meeting this week, and proposal submission for consideration by the committee in March. Las Palmas Plaza is now 98% occupied with a current interest in one vacant suite. | |



DESERT HEALTHCARE DISTRICT
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MEETING MINUTES
February 11, 2020

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| | <p>Director Shorr inquired on the land for sale near Desert Regional Medical Center, and the committee requested that staff research the sale of the building.</p> | |
| <p>VII. Financial Reports</p> <ol style="list-style-type: none"> 1. District and LPMP Financial Statements 2. Accounts Receivable Aging Summary 3. District – Deposits 4. District – Property Tax Receipts 5. LPMP Deposits 6. District – Check Register 7. Credit Card – Detail of Expenditures 8. LPMP – Check Register 9. Retirement Protection Plan Update 10. Grant Payment Schedule | <p>Chair Matthews provided an overview of the financials. Chris Christensen, CAO, explained that the direct expenses are below budget as a result of hiring less employees than anticipated. The professional fees were underbudget due to the lack of work presently with Kaufman Hall. The grant expenses are committed at \$650k.</p> <p>President De Lara inquired on the shortage of grant awards with Dr. Barzaga explaining the limitations with AB 2019 legislation, and staff will review the portfolio of initiatives for support with an open process for funding organizations.</p> | <p>Moved and seconded by Director Shorr and President De Lara and to approve the January 2020 District Financial Reports - Items 1-10 and to forward to the Board for approval. Motion passed unanimously.</p> |
| <p>VIII. Other Matters</p> <ol style="list-style-type: none"> 1. District & RPP Investment Reports 4Q19 – Keith Stribling, Highmark Capital | <p>Keith Stribling, Director and Funds Manager, High Mark Capital, provided an overview of the Desert Hospital Retirement Plan, commencing with the total assets at \$5M; 94% in bonds and 5% in cash of the asset allocation summary. The performance report was reviewed and up by 6% from 2019.</p> | |



DESERT HEALTHCARE DISTRICT
FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE
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| <p>2. Auditing Firms – Proposal Review</p> | <p>Chris Christensen, CAO, explained that the District rotates the auditing firm every 5 years and the Board allowed the current firm to remain onboard for 6 years. The requests for proposals were submitted to eight firms with two firms expressing no interest. Staff is recommending moving forward with the current firm who would change audit managers to avoid any conflict of interest.</p> <p>President De Lara recommends and motioned for a new firm, Lund & Guttry, LLP, while proposing a 3% increase as opposed to 3-5% each year.</p> | <p>Moved and seconded by President De Lara and Director Shorr to approve Lund & Guttry, LLP auditing firm and forward to the Board for approval. Motion passed unanimously.</p> |
| <p>3. LPMP Lease Assignment – Suite 2W 201-202 – from Desert Regional Medical Center to First Choice Physician Partners (FCPP)</p> | <p>Chris Christensen, CAO, explained the 10-year lease housed in the human resources department of Desert Regional Medical Center.</p> | <p>Moved and seconded by President De Lara and Director Shorr to approve LPMP Lease Assignment – Suite 2W 201-202 – from Desert Regional Medical Center to First Choice Physician Partners (FCPP) and forward to the Board for approval. Motion passed unanimously.</p> |
| <p>4. LPMP Lease Assignment – Suite 3E101-102 from Desert Regional Medical Center to First Choice Physician Partners (FCPP)</p> | <p>Chris Christensen, CAO, explained the 10-year lease, the vacant unit since the commencement of the lease in 2015, Desert Regional Medical Center will assign the lease to First Choice Physician Partners (FCPP), and will remain the guarantor if First Choice</p> | <p>Moved and seconded by President De Lara and Chair Matthews to approve LPMP Lease Assignment – Suite 3E101-102 from Desert Regional Medical Center to First Choice Physician Partners (FCPP) and forward to the Board for approval. Motion passed unanimously.</p> |



DESERT HEALTHCARE DISTRICT
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|---|---|---|
| <p>5. FY2019-2020 Annual Budget Schedule</p> | <p>Physician Partners (FCPP) defaults on the lease.</p> <p>Chris Christensen, CAO, described the F&A Committee annual budget process.</p> <p>President De Lara would like to revisit the \$300k allocation to the east to determine if it can be increased to potentially \$400-500k.</p> | |
| <p>IV. Adjournment</p> | <p>Chair Matthews adjourned the meeting at 4:31 p.m.</p> | <p>Audio recording available on the website at http://dhcd.org/Agendas-and-Documents</p> |

ATTEST: _____
 Mark Matthews, Chair/Treasurer Finance & Administration Committee
 Desert Healthcare District Board of Directors

Minutes respectfully submitted by Andrea S. Hayles, Clerk of the Board



Chief Administration Officer's Report

March 10, 2020

Staff is currently working with Elena Peterson from Desert Modern Landscape and is presenting the proposed plan to the committee at today's meeting.

Las Palmas Medical Plaza - Property Management:

Occupancy:

See attached unit rental status report.

97.9% currently occupied –

Total annual rent including CAM fees is **\$1,251,084**.

Leasing Activity:

Cohen, Musch, Thomas Medical Group (currently located in 3W-101) is working on their tenant improvement for their new units (1W 105-106).

There is a party interested in leasing suite 2W-107. Staff is currently negotiating terms with the potential lessee.

**Las Palmas Medical Plaza
Unit Rental Status
As of March 1, 2020**

| Unit | Tenant Name | Deposit | Lease Dates | | Term | Unit Sq Feet | Percent of Total | Monthly Rent | Annual Rent | Rent Per Sq Foot | Monthly CAM | Total Monthly Rent Inclg CAM | Total Annual Rent Inclg CAM |
|---|--|-------------|-------------|----|------|-----------------|---------------------|----------------------------|----------------|---------------------|----------------|---------------------------------|--------------------------------|
| | | | From | To | | | | | | | | | |
| | | | | | | | | | | | \$ 0.62 | | |
| 3W, 101 | Available when Cohen, Musch relocates to 1W, 105-106 | | | | | 1,656 | 3.36% | | | | | | |
| 2W, 107 | Vacant | | | | | 1,024 | 2.07% | | | | | | |
| Total - Vacancies | | | | | | 1,024 | 2.07% | Currently excludes 3W, 101 | | | | | |
| Total Suites-33 - 31 Suites Occupied | | \$59,043.50 | | | | 49,356 | 97.9% | \$ 75,444.37 | \$ 905,332.44 | \$ 1.56 | \$ 28,812.64 | \$ 104,257.01 | \$ 1,251,084.12 |
| Summary - All Units | | | | | | | | | | | | | |
| | Occupied | 48,332 | 97.9% | | | | | | | | | | |
| | Vacant | 1,024 | 2.1% | | | | | | | | | | |
| | Pending | 0 | 0% | | | | | | | | | | |
| | Total | 49,356 | 100% | | | | | | | | | | |

| DESERT HEALTHCARE DISTRICT |
|---|
| FEBRUARY 2020 FINANCIAL STATEMENTS |
| INDEX |
| Year to Date Variance Analysis |
| Cumulative Profit & Loss Budget vs Actual - Summary |
| Cumulative Profit & Loss Budget vs Actual - District Including LPMP |
| Cumulative Profit & Loss Budget vs Actual - LPMP |
| Balance Sheet - Condensed View |
| Balance Sheet - Expanded View |
| Accounts Receivable Aging |
| Deposit Detail - District |
| Property Tax Receipts - YTD |
| Deposit Detail - LPMP |
| Check Register - District |
| Credit Card Expenditures |
| Check Register - LPMP |
| Grants Schedule |

**DESERT HEALTHCARE DISTRICT
YEAR TO DATE VARIANCE ANALYSIS
ACTUAL VS BUDGET
EIGHT MONTHS ENDED FEBRUARY 29, 2020**

Scope: \$25,000 Variance per Statement of Operations Summary

| Account | YTD | | Over(Under) | Explanation |
|----------------------------------|--------------|--------------|----------------|--|
| | Actual | Budget | Budget | |
| 4000 - Income | \$ 4,972,330 | \$ 5,488,512 | \$ (516,182) | Interest income (net) from FRF investments \$-482k; lower NEOPB Grant Income \$34k |
| 5000 - Direct Expenses | \$ 575,160 | \$ 784,969 | \$ (209,809) | Lower wage related expenses \$145k due to no COO salary; lower health insurance related expenses \$22k; lower retirement \$22k; higher education exp 6k; lower Board related expenses \$28k. |
| 6445 - LPMP Expense | \$ 647,828 | \$ 749,184 | \$ (101,356) | Lower landscaping expense 55.5k; lower depreciation exp 9.5k; lower marketing exp 6k; lower utilities 3k; lower various 7k |
| 6500 - Professional Fees Expense | \$ 477,617 | \$ 789,984 | \$ (312,367) | Lower Professional Services 252k; lower PR & Communications 29k; lower Legal 31k |
| 7000 - Grants Expense | \$ 618,535 | \$ 2,400,336 | \$ (1,781,801) | Budget of \$3.5 Million for fiscal year is amortized straight-line over 12-month fiscal year. |

Desert Healthcare District
Cumulative Profit & Loss Budget vs. Actual
July 2019 through February 2020

| | MONTH | | | TOTAL | | |
|-------------------------------------|------------------|----------------|------------------|------------------|------------------|------------------|
| | Feb 20 | Budget | \$ Over Budget | Jul '19 - Feb 20 | Budget | \$ Over Budget |
| Income | | | | | | |
| 4000 · Income | (2,126) | 686,064 | (688,190) | 4,972,330 | 5,488,512 | (516,182) |
| 4500 · LPMP Income | 103,948 | 102,200 | 1,748 | 801,869 | 814,650 | (12,781) |
| 4501 · Miscellaneous Income | 750 | 950 | (200) | 6,000 | 7,600 | (1,600) |
| Total Income | 102,572 | 789,214 | (686,642) | 5,780,199 | 6,310,762 | (530,563) |
| Expense | | | | | | |
| 5000 · Direct Expenses | 72,855 | 97,116 | (24,261) | 575,160 | 784,969 | (209,809) |
| 6000 · General & Administrative Exp | 43,157 | 43,082 | 75 | 332,461 | 344,653 | (12,192) |
| 6325 · CEO Discretionary Fund | 1,225 | 417 | 808 | 2,333 | 3,336 | (1,003) |
| 6445 · LPMP Expenses | 92,745 | 112,398 | (19,653) | 647,828 | 749,184 | (101,356) |
| 6500 · Professional Fees Expense | 17,146 | 98,748 | (81,602) | 477,617 | 789,984 | (312,367) |
| 6700 · Trust Expenses | 10,456 | 10,708 | (252) | 91,245 | 88,886 | 2,359 |
| Total Expense | 237,584 | 362,469 | (124,885) | 2,126,644 | 2,761,012 | (634,368) |
| 7000 · Grants Expense | (30,727) | 300,042 | (330,769) | 618,535 | 2,400,336 | (1,781,801) |
| Net Income | (104,285) | 126,703 | (230,988) | 3,035,017 | 1,149,414 | 1,885,603 |

Desert Healthcare District
Cumulative Profit & Loss Budget vs. Actual
 July 2019 through February 2020

| | MONTH | | | TOTAL | | |
|--|------------------|----------------|------------------|------------------|------------------|------------------|
| | Feb 20 | Budget | \$ Over Budget | Jul '19 - Feb 20 | Budget | \$ Over Budget |
| Income | | | | | | |
| 4000 · Income | | | | | | |
| 4010 · Property Tax Revenues | 561,355 | 561,355 | 0 | 4,490,840 | 4,490,840 | 0 |
| 4200 · Interest Income | | | | | | |
| 4220 · Interest Income (FRF) | 56,512 | 106,250 | (49,738) | 801,817 | 850,000 | (48,183) |
| 9999-1 · Unrealized gain(loss) on Invest | (627,491) | 8,333 | (635,824) | (367,070) | 66,664 | (433,734) |
| Total 4200 · Interest Income | (570,979) | 114,583 | (685,562) | 434,747 | 916,664 | (481,917) |
| 4300 · DHC Recoveries | 1,749 | 1,750 | (1) | 14,153 | 14,000 | 153 |
| 4400 · Grant Income | 5,749 | 8,375 | (2,626) | 32,591 | 67,000 | (34,409) |
| Total 4000 · Income | (2,126) | 686,063 | (688,189) | 4,972,331 | 5,488,504 | (516,173) |
| 4500 · LPMP Income | 103,948 | 102,200 | 1,748 | 801,869 | 814,650 | (12,781) |
| 4501 · Miscellaneous Income | 750 | 950 | (200) | 6,000 | 7,600 | (1,600) |
| Total Income | 102,572 | 789,213 | (686,641) | 5,780,200 | 6,310,754 | (530,554) |
| Expense | | | | | | |
| 5000 · Direct Expenses | | | | | | |
| 5100 · Administration Expense | | | | | | |
| 5110 · Wages Expense | 76,362 | 88,000 | (11,638) | 509,851 | 722,230 | (212,379) |
| 5111 · Allocation to LPMP - Payroll | (5,085) | (5,084) | (1) | (40,680) | (40,672) | (8) |
| 5112 · Vacation/Sick/Holiday Expense | 9,297 | 7,500 | 1,797 | 98,444 | 60,000 | 38,444 |
| 5114 · Allocation to Foundation | (25,473) | (25,473) | 0 | (203,784) | (203,784) | 0 |
| 5115 · Allocation to NEOPB | (5,486) | (7,289) | 1,803 | (30,134) | (58,312) | 28,178 |
| 5119 · Allocation to RSS/CVHIP-DHCF | | (2,382) | 2,382 | (13,097) | (19,056) | 5,959 |
| 5120 · Payroll Tax Expense | 7,194 | 6,732 | 462 | 50,192 | 55,252 | (5,060) |
| 5130 · Health Insurance Expense | | | | | | |
| 5131 · Premiums Expense | 12,141 | 13,012 | (871) | 87,589 | 99,302 | (11,713) |
| 5135 · Reimb./Co-Payments Expense | 563 | 2,250 | (1,687) | 7,382 | 18,000 | (10,618) |
| Total 5130 · Health Insurance Expense | 12,704 | 15,262 | (2,558) | 94,971 | 117,302 | (22,331) |
| 5140 · Workers Comp. Expense | 566 | 924 | (358) | 8,743 | 7,584 | 1,159 |
| 5145 · Retirement Plan Expense | | | | | | |
| 5146 · Retirement Plan - Forfeiture | (18,419) | | (18,419) | (18,419) | | (18,419) |
| 5145 · Retirement Plan Expense - Other | 5,926 | 5,807 | 119 | 35,670 | 39,475 | (3,805) |
| Total 5145 · Retirement Plan Expense | (12,493) | 5,807 | (18,300) | 17,251 | 39,475 | (22,224) |
| 5160 · Education Expense | 1,315 | 625 | 690 | 11,523 | 5,000 | 6,523 |
| Total 5100 · Administration Expense | 58,901 | 84,622 | (25,721) | 503,280 | 685,019 | (181,739) |
| 5200 · Board Expenses | | | | | | |
| 5210 · Healthcare Benefits Expense | 11,648 | 5,834 | 5,814 | 42,409 | 46,672 | (4,263) |
| 5230 · Meeting Expense | 300 | 1,667 | (1,367) | 9,889 | 13,336 | (3,447) |
| 5235 · Director Stipend Expense | 1,575 | 4,200 | (2,625) | 14,840 | 33,600 | (18,760) |
| 5240 · Catering Expense | 194 | 583 | (389) | 3,562 | 4,664 | (1,102) |
| 5250 · Mileage Reimbursement Expense | 238 | 208 | 30 | 1,176 | 1,664 | (488) |
| 5270 · Election Fees Expense | | | | | | |
| Total 5200 · Board Expenses | 13,955 | 12,492 | 1,463 | 71,876 | 99,936 | (28,060) |
| Total 5000 · Direct Expenses | 72,856 | 97,114 | (24,258) | 575,156 | 784,955 | (209,799) |
| 6000 · General & Administrative Exp | | | | | | |
| 6110 · Payroll fees Expense | 177 | 208 | (31) | 1,353 | 1,664 | (311) |
| 6120 · Bank and Investment Fees Exp | 9,325 | 9,833 | (508) | 74,763 | 78,664 | (3,901) |
| 6125 · Depreciation Expense | 986 | 1,250 | (264) | 7,888 | 10,000 | (2,112) |

Desert Healthcare District
Cumulative Profit & Loss Budget vs. Actual
 July 2019 through February 2020

| | MONTH | | | TOTAL | | |
|--|------------------|----------------|------------------|------------------|------------------|--------------------|
| | Feb 20 | Budget | \$ Over Budget | Jul '19 - Feb 20 | Budget | \$ Over Budget |
| 6126 · Depreciation-Solar Parking lot | 15,072 | 15,072 | | 120,576 | 120,576 | |
| 6130 · Dues and Membership Expense | 4,264 | 2,500 | 1,764 | 30,867 | 20,000 | 10,867 |
| 6200 · Insurance Expense | 1,753 | 1,500 | 253 | 14,374 | 12,000 | 2,374 |
| 6300 · Minor Equipment Expense | | 42 | (42) | | 336 | (336) |
| 6305 · Auto Allowance & Mileage Exp | 462 | 600 | (138) | 2,540 | 4,800 | (2,260) |
| 6308 · Staff- Auto Mileage reimb | 395 | 500 | (105) | 4,159 | 4,000 | 159 |
| 6309 · Personnel Expense | 115 | 83 | 32 | 6,871 | 664 | 6,207 |
| 6310 · Miscellaneous Expense | | 42 | (42) | 92 | 336 | (244) |
| 6311 · Call Phone Expense | 392 | 776 | (384) | 3,641 | 6,208 | (2,567) |
| 6312 · Wellness Park Expenses | | 83 | (83) | | 664 | (664) |
| 6315 · Security Monitoring Expense | | 42 | (42) | 324 | 336 | (12) |
| 6340 · Postage Expense | 275 | 417 | (142) | 875 | 3,336 | (2,461) |
| 6350 · Copier Rental/Fees Expense | 430 | 458 | (28) | 2,866 | 3,664 | (798) |
| 6351 · Travel Expense | 4,722 | 917 | 3,805 | 17,054 | 7,336 | 9,718 |
| 6352 · Meals & Entertainment Exp | 56 | 583 | (527) | 6,893 | 4,664 | 2,229 |
| 6355 · Computer Services Expense | 1,269 | 3,775 | (2,506) | 11,271 | 30,200 | (18,929) |
| 6360 · Supplies Expense | 2,762 | 1,667 | 1,095 | 20,443 | 13,336 | 7,107 |
| 6380 · LAFCO Assessment Expense | 153 | 1,667 | (1,514) | 1,224 | 13,336 | (12,112) |
| 6400 · East Valley Office | 550 | 1,067 | (517) | 4,400 | 8,536 | (4,136) |
| Total 6000 · General & Administrative Exp | 43,158 | 43,082 | 76 | 332,474 | 344,656 | (12,182) |
| 6325 · CEO Discretionary Fund | 1,225 | 417 | 808 | 2,333 | 3,336 | (1,003) |
| 6445 · LPMP Expenses | 92,746 | 112,395 | (19,649) | 647,834 | 749,160 | (101,326) |
| 6500 · Professional Fees Expense | | | | | | |
| 6516 · Professional Services Expense | 2,798 | 70,000 | (67,204) | 308,295 | 560,000 | (251,705) |
| 6520 · Annual Audit Fee Expense | 1,563 | 1,540 | 23 | 12,504 | 12,320 | 184 |
| 6530 · PR/Communications/Website | 1,898 | 7,208 | (5,310) | 28,532 | 57,664 | (29,132) |
| 6560 · Legal Expense | 10,890 | 20,000 | (9,110) | 128,291 | 160,000 | (31,709) |
| Total 6500 · Professional Fees Expense | 17,147 | 98,748 | (81,601) | 477,622 | 789,984 | (312,362) |
| 6700 · Trust Expenses | | | | | | |
| 6711 · Disability Admin. Fee Expense | | | | | 3,222 | (3,222) |
| 6720 · Pension Plans Expense | | | | | | |
| 6721 · Legal Expense | | 167 | (167) | | 1,336 | (1,336) |
| 6725 · RPP Pension Expense | 10,000 | 10,000 | | 80,000 | 80,000 | |
| 6728 · Pension Audit Fee Expense | 456 | 542 | (86) | 11,245 | 4,336 | 6,909 |
| Total 6700 · Trust Expenses | 10,456 | 10,709 | (253) | 91,245 | 88,894 | 2,351 |
| Total Expense Before Grants | 237,588 | 362,465 | (124,877) | 2,126,664 | 2,760,985 | (634,321) |
| 7000 · Grants Expense | | | | | | |
| 7010 · Major Grant Awards Expense | (36,476) | 291,667 | (328,143) | 585,944 | 2,333,336 | (1,747,392) |
| 7027 · Grant Exp - NEOPB | 5,749 | 8,375 | (2,626) | 32,591 | 67,000 | (34,409) |
| Total 7000 · Grants Expense | (30,727) | 300,042 | (330,769) | 618,535 | 2,400,336 | (1,781,801) |
| Net Income | (104,289) | 126,706 | (230,995) | 3,035,017 | 1,149,433 | 1,885,584 |

Las Palmas Medical Plaza
Cumulative Profit & Loss Budget vs. Actual
 July 2019 through February 2020

| | MONTH | | | TOTAL | | |
|--|---------------|-----------------|----------------|------------------|---------------|----------------|
| | Feb 20 | Budget | \$ Over Budget | Jul '19 - Feb 20 | Budget | \$ Over Budget |
| Income | | | | | | |
| 4500 · LPMP Income | | | | | | |
| 4505 · Rental Income | 75,135 | 73,500 | 1,635 | 577,607 | 585,450 | (7,843) |
| 4510 · CAM Income | 28,813 | 28,700 | 113 | 224,262 | 229,000 | (4,738) |
| 4513 · Misc. Income | | | | | 200 | (200) |
| 4500 · LPMP Income | 103,948 | 102,200 | 1,748 | 801,869 | 814,650 | (12,781) |
| Expense | | | | | | |
| 6445 · LPMP Expenses | | | | | | |
| 6420 · Insurance Expense | 1,879 | 1,083 | 796 | 15,032 | 8,664 | 6,368 |
| 6425 · Building - Depreciation Expense | 21,484 | 21,667 | (183) | 171,872 | 173,336 | (1,464) |
| 6426 · Tenant Improvements -Dep Exp | 15,914 | 17,083 | (1,169) | 127,312 | 136,664 | (9,352) |
| 6427 · HVAC Maintenance Expense | 2,518 | 1,333 | 1,185 | 9,934 | 10,664 | (730) |
| 6428 · Roof Repairs Expense | | 208 | (208) | | 1,664 | (1,664) |
| 6431 · Building -Interior Expense | | 833 | (833) | 1,600 | 6,664 | (5,064) |
| 6432 · Plumbing -Interior Expense | | 333 | (333) | 2,592 | 2,664 | (72) |
| 6433 · Plumbing -Exterior Expense | | 208 | (208) | | 1,664 | (1,664) |
| 6434 · Allocation Internal Prop. Mgmt | 5,085 | 5,084 | 1 | 40,680 | 40,672 | 8 |
| 6435 · Bank Charges | 1,209 | 1,042 | 167 | 9,154 | 8,336 | 818 |
| 6437 · Utilities -Vacant Units Expense | 74 | 208 | (134) | 428 | 1,664 | (1,236) |
| 6439 · Deferred Maintenance Repairs Ex | 4,300 | 500 | 3,800 | 4,840 | 4,000 | 840 |
| 6440 · Professional Fees Expense | 11,352 | 10,472 | 880 | 88,436 | 83,776 | 4,660 |
| 6441 · Legal Expense | | 83 | (83) | | 664 | (664) |
| 6458 · Elevators - R & M Expense | 676 | 1,000 | (324) | 6,272 | 8,000 | (1,728) |
| 6460 · Exterminating Service Expense | 1,015 | 417 | 598 | 1,875 | 3,336 | (1,461) |
| 6463 · Landscaping Expense | 9,600 | 30,833 | (21,233) | 19,842 | 96,664 | (76,822) |
| 6467 · Lighting Expense | | 833 | (833) | 2,250 | 6,664 | (4,414) |
| 6468 · General Maintenance Expense | | 83 | (83) | | 664 | (664) |
| 6471 · Marketing-Advertising | | 1,417 | (1,417) | 4,096 | 11,336 | (7,240) |
| 6475 · Property Taxes Expense | 6,000 | 6,008 | (8) | 48,000 | 48,064 | (64) |
| 6476 · Signage Expense | | 125 | (125) | 319 | 1,000 | (681) |
| 6480 · Rubbish Removal Medical Waste E | 1,608 | 1,442 | 166 | 11,048 | 11,536 | (488) |
| 6481 · Rubbish Removal Expense | 2,227 | 2,250 | (23) | 17,816 | 18,000 | (184) |
| 6482 · Utilities/Electricity/Exterior | 492 | 625 | (133) | 3,568 | 5,000 | (1,432) |
| 6484 · Utilities - Water (Exterior) | 513 | 708 | (195) | 3,805 | 5,664 | (1,859) |
| 6485 · Security Expenses | 6,800 | 6,417 | 383 | 55,441 | 51,336 | 4,105 |
| 6490 · Miscellaneous Expense | | 100 | (100) | 1,622 | 800 | 822 |
| 6445 · LPMP Expenses | 92,746 | 112,395 | (19,649) | 647,834 | 749,160 | (101,326) |
| Net Income | 11,202 | (10,195) | 21,397 | 154,035 | 65,490 | 88,545 |

Desert Healthcare District
Balance Sheet
As of February 29, 2020

| | | Feb 29, 20 |
|----------------------------------|---|-------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| | 1000 · CHECKING CASH ACCOUNTS | 1,844,409 |
| | 1100 · INVESTMENT ACCOUNTS | 59,329,291 |
| | Total Checking/Savings | 61,173,700 |
| | Accounts Receivable | 86,326 |
| Other Current Assets | | |
| | 1270 · Prepaid Insurance -Ongoing | 17,279 |
| | 1279 · Pre-Paid Fees | 13,294 |
| | 1281 · NEOPB Receivable | 13,515 |
| | 1295 · Property Tax Receivable | 757,420 |
| | 1565 · Retirement Plan Forfeiture Asset | 15,401 |
| | Total Other Current Assets | 816,908 |
| | Total Current Assets | 62,076,934 |
| Fixed Assets | | |
| | 1300 · FIXED ASSETS | 4,913,164 |
| | 1335-00 · ACC DEPR | (1,953,827) |
| | 1400 · LPMP Assets | 6,963,326 |
| | Total Fixed Assets | 9,922,663 |
| Other Assets | | |
| | 1700 · OTHER ASSETS | 2,867,136 |
| | TOTAL ASSETS | 74,866,734 |
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | | |
| | 2000 · Accounts Payable | 15,353 |
| | 2001 · LPMP Accounts Payable | 4,411 |
| | Total Accounts Payable | 19,765 |
| Other Current Liabilities | | |
| | 2002 · LPMP Property Taxes | 12,538 |
| | 2131 · Grant Awards Payable | 5,702,161 |
| | 2133 · Accrued Accounts Payable | 142,550 |
| | 2141 · Accrued Vacation Time | 31,873 |
| | 2188 · Current Portion - LTD | 4,934 |
| | 2190 · Investment Fees Payable | 14,244 |
| | Total Other Current Liabilities | 5,908,300 |

Desert Healthcare District
Balance Sheet
As of February 29, 2020

| | | Feb 29, 20 |
|--|--|-------------------|
| | Total Current Liabilities | 5,928,064 |
| | Long Term Liabilities | |
| | 2170 · RPP - Pension Liability | 3,475,623 |
| | 2171 · RPP-Deferred Inflows-Resources | 1,643,743 |
| | 2280 · Long-Term Disability | 40,626 |
| | 2281 · Grants Payable - Long-term | 5,400,000 |
| | 2286 · Retirement BOD Medical Liabilit | 74,343 |
| | 2290 · LPMP Security Deposits | 61,962 |
| | Total Long Term Liabilities | 10,696,296 |
| | Total Liabilities | 16,624,361 |
| | Equity | |
| | 3900 · *Retained Earnings | 55,207,356 |
| | Net Income | 3,035,017 |
| | Total Equity | 58,242,373 |
| | TOTAL LIABILITIES & EQUITY | 74,866,734 |

Desert Healthcare District
Balance Sheet
As of February 29, 2020

| | | Feb 29, 20 |
|--------------------------------------|--|-------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| 1000 · CHECKING CASH ACCOUNTS | | |
| | 1010 · Union Bank - Checking | 1,666,142 |
| | 1046 · Las Palmas Medical Plaza | 177,767 |
| | 1047 · Petty Cash | 500 |
| | Total 1000 · CHECKING CASH ACCOUNTS | 1,844,409 |
| 1100 · INVESTMENT ACCOUNTS | | |
| | 1130 · Facility Replacement Fund | 58,303,205 |
| | 1135 · Unrealized Gain(Loss) FRF | 1,026,086 |
| | Total 1100 · INVESTMENT ACCOUNTS | 59,329,291 |
| | Total Checking/Savings | 61,173,700 |
| Accounts Receivable | | |
| 1201 · Accounts Receivable | | |
| | 1204 · LPMP Accounts Receivable | (1,628) |
| | 1205 · Misc. Accounts Receivable | 7,593 |
| | 1211 · A-R Foundation - Exp Allocation | 80,361 |
| | Total 1201 · Accounts Receivable | 86,326 |
| | Total Accounts Receivable | 86,326 |
| Other Current Assets | | |
| | 1270 · Prepaid Insurance -Ongoing | 17,279 |
| | 1279 · Pre-Paid Fees | 13,294 |
| | 1281 · NEOPB Receivable | 13,515 |
| | 1295 · Property Tax Receivable | 757,420 |
| | 1565 · Retirement Plan ForfeitureAsset | 15,401 |
| | Total Other Current Assets | 816,908 |
| | Total Current Assets | 62,076,934 |
| Fixed Assets | | |
| 1300 · FIXED ASSETS | | |
| | 1310 · Computer Equipment | 94,034 |
| | 1315 · Computer Software | 68,770 |
| | 1320 · Furniture and Fixtures | 33,254 |

Desert Healthcare District
Balance Sheet
As of February 29, 2020

| | Feb 29, 20 |
|--|--------------------|
| 1325 · Offsite Improvements | 300,849 |
| 1331 · DRMC - Parking lot | 4,416,257 |
| Total 1300 · FIXED ASSETS | 4,913,164 |
| 1335-00 · ACC DEPR | |
| 1335 · Accumulated Depreciation | (210,367) |
| 1336 · Acc. Software Depreciation | (68,770) |
| 1337 · Accum Deprec- Solar Parking Lot | (1,537,515) |
| 1338 · Accum Deprec - LPMP Parking Lot | (137,176) |
| Total 1335-00 · ACC DEPR | (1,953,827) |
| 1400 · LPMP Assets | |
| 1401 · Building | 8,705,680 |
| 1402 · Land | 2,165,300 |
| 1403 · Tenant Improvements -New | 2,212,096 |
| 1404 · Tenant Improvements - CIP | 129,550 |
| 1406 · Building Improvements | |
| 1406.1 · LPMP-Replace Parking Lot | 676,484 |
| 1406 · Building Improvements - Other | 1,559,534 |
| Total 1406 · Building Improvements | 2,236,018 |
| 1407 · Building Equipment Improvements | 364,891 |
| 1409 · Accumulated Depreciation | |
| 1410 · Accum. Depreciation | (7,329,993) |
| 1412 · T I Accumulated Dep.-New | (1,520,215) |
| Total 1409 · Accumulated Depreciation | (8,850,209) |
| Total 1400 · LPMP Assets | 6,963,326 |
| Total Fixed Assets | 9,922,663 |
| Other Assets | |
| 1700 · OTHER ASSETS | |
| 1731 · Wellness Park | 1,693,800 |
| 1740 · RPP-Deferred Outflows-Resources | 1,159,189 |
| 1741 · OPEB-Deferrred Outflows-Resourc | 14,147 |
| Total 1700 · OTHER ASSETS | 2,867,136 |
| Total Other Assets | 2,867,136 |
| TOTAL ASSETS | 74,866,734 |

Desert Healthcare District
Balance Sheet
As of February 29, 2020

| | | Feb 29, 20 |
|---------------------------------------|--|-------------------|
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | | |
| | 2000 · Accounts Payable | 15,353 |
| | 2001 · LPMP Accounts Payable | 4,411 |
| | Total Accounts Payable | 19,765 |
| Other Current Liabilities | | |
| | 2002 · LPMP Property Taxes | 12,538 |
| | 2131 · Grant Awards Payable | 5,702,161 |
| | 2133 · Accrued Accounts Payable | 142,550 |
| | 2141 · Accrued Vacation Time | 31,873 |
| | 2188 · Current Portion - LTD | 4,934 |
| | 2190 · Investment Fees Payable | 14,244 |
| | Total Other Current Liabilities | 5,908,300 |
| | Total Current Liabilities | 5,928,064 |
| Long Term Liabilities | | |
| | 2170 · RPP - Pension Liability | 3,475,623 |
| | 2171 · RPP-Deferred Inflows-Resources | 1,643,743 |
| | 2280 · Long-Term Disability | 40,626 |
| | 2281 · Grants Payable - Long-term | 5,400,000 |
| | 2286 · Retirement BOD Medical Liabilit | 74,343 |
| | 2290 · LPMP Security Deposits | 61,962 |
| | Total Long Term Liabilities | 10,696,296 |
| | Total Liabilities | 16,624,361 |
| Equity | | |
| | 3900 · *Retained Earnings | 55,207,356 |
| | Net Income | 3,035,017 |
| | Total Equity | 58,242,373 |
| TOTAL LIABILITIES & EQUITY | | 74,866,734 |

Desert Healthcare District
A/R Aging Summary
As of February 29, 2020

| | Current | 1 - 30 | 31 - 60 | 61 - 90 | > 90 | TOTAL | Comment |
|-----------------------------------|---------------|---------------|---------------|----------|----------|---------------|---------------------|
| Cohen Musch Thomas Medical Group | - | 566 | - | - | - | 566 | Underpaid |
| Desert Healthcare Foundation- | 25,473 | 27,135 | 27,753 | - | - | 80,361 | Due from Foundation |
| FIND-Food Bank | - | 6,843 | - | - | - | 6,843 | Due from Grantee |
| Hassan Bencheqroun, M.D. | - | 2,580 | - | - | - | 2,580 | Slow pay |
| Laboratory Corporation of America | - | (4,774) | - | - | - | (4,774) | Prepaid |
| Sovereign | 750 | - | - | - | - | 750 | Slow pay |
| TOTAL | 26,223 | 32,350 | 27,753 | - | - | 86,326 | |

Desert Healthcare District
Deposit Detail
February 2020

| Type | Date | Name | Amount |
|----------------|-------------------|---|-----------------|
| Deposit | 02/04/2020 | | 1,749 |
| | | T-Mobile | (1,749) |
| TOTAL | | | (1,749) |
| Deposit | 02/06/2020 | | 13,118 |
| | | Riverside County Treasurer-Property Tax | (13,118) |
| TOTAL | | | (13,118) |
| Deposit | 02/07/2020 | | 750 |
| Payment | 02/07/2020 | Sovereign | (750) |
| TOTAL | | | (750) |
| Deposit | 02/07/2020 | | 13,729 |
| | | Riverside County Treasurer-NEOPB | (5,499) |
| | | Riverside County Treasurer-NEOPB | (8,229) |
| TOTAL | | | (13,728) |
| Deposit | 02/10/2020 | | 323 |
| | | State Compensation Insurance Fund | (323) |
| TOTAL | | | (323) |
| Deposit | 02/10/2020 | | 539 |
| | | Riverside County Treasurer-Property Tax | (539) |
| TOTAL | | | (539) |
| Deposit | 02/13/2020 | | 3,964 |
| Payment | 02/13/2020 | Mark Matthews - Insurance Premiums | (3,964) |
| TOTAL | | | (3,964) |
| Deposit | 02/18/2020 | | 55,810 |

Desert Healthcare District
Deposit Detail
February 2020

| Type | Date | Name | Amount |
|----------------|-------------------|---|------------------|
| | | Riverside County Treasurer-Property Tax | (55,810) |
| TOTAL | | | (55,810) |
| Deposit | 02/20/2020 | | 6,001 |
| | | Riverside County Treasurer-NEOPB | (6,001) |
| TOTAL | | | (6,001) |
| Deposit | 02/27/2020 | | 750 |
| Payment | 02/27/2020 | Sovereign | (750) |
| TOTAL | | | (750) |
| | | TOTAL | \$ 96,733 |

DESERT HEALTHCARE DISTRICT
PROPERTY TAX RECEIPTS FY 2019 - 2020
RECEIPTS - TWELVE MONTHS ENDED JUNE 30, 2020

| | FY 2018-2019 Projected/Actual | | | | | FY 2019-2020 Projected/Actual | | | | |
|--------------|-------------------------------|---------------------|---------------|---------------------|-------------------|-------------------------------|---------------------|--------------|---------------------|-------------------|
| | Budget % | Budget \$ | Act % | Actual Receipts | Variance | Budget % | Budget \$ | Act % | Actual Receipts | Variance |
| July | 2.5% | \$ 165,105 | 1.3% | \$ 87,106 | \$ (77,998) | 2.5% | \$ 168,407 | 0.0% | \$ - | \$ (168,407) |
| Aug | 1.6% | \$ 105,667 | 1.3% | \$ 88,674 | \$ (16,993) | 1.6% | \$ 107,780 | 3.1% | \$ 207,292 | \$ 99,512 |
| Sep | 2.6% | \$ 171,709 | 2.4% | \$ 155,626 | \$ (16,083) | 2.6% | \$ 175,143 | 0.0% | \$ - | \$ (175,143) |
| Oct | 0.0% | \$ - | 0.0% | \$ - | \$ - | 0.0% | \$ - | 2.4% | \$ 158,895 | \$ 158,895 |
| Nov | 0.4% | \$ 26,417 | 0.0% | \$ - | \$ (26,417) | 0.4% | \$ 26,945 | 0.0% | \$ - | \$ (26,945) |
| Dec | 16.9% | \$ 1,116,106 | 17.8% | \$ 1,177,161 | \$ 61,054 | 16.9% | \$ 1,138,429 | 18.2% | \$ 1,222,723 | \$ 84,294 |
| Jan | 31.9% | \$ 2,106,733 | 19.7% | \$ 1,299,278 | \$ (807,456) | 31.9% | \$ 2,148,868 | 33.1% | \$ 2,228,697 | \$ 79,829 |
| Feb | 0.0% | \$ - | 13.9% | \$ 918,846 | \$ 918,846 | 0.0% | \$ - | 1.0% | \$ 69,468 | \$ 69,468 |
| Mar | 0.3% | \$ 19,813 | 0.7% | \$ 44,532 | \$ 24,719 | 0.3% | \$ 20,209 | 0.0% | | |
| Apr | 5.5% | \$ 363,230 | 5.9% | \$ 392,745 | \$ 29,515 | 5.5% | \$ 370,495 | 0.0% | | |
| May | 19.9% | \$ 1,314,232 | 20.3% | \$ 1,341,271 | \$ 27,039 | 19.9% | \$ 1,340,517 | 0.0% | | |
| June | 18.4% | \$ 1,215,169 | 22.3% | \$ 1,470,000 | \$ 254,830 | 18.4% | \$ 1,239,473 | 0.0% | | |
| Total | 100% | \$ 6,604,180 | 105.6% | \$ 6,975,238 | \$ 371,058 | 100.00% | \$ 6,736,264 | 57.7% | \$ 3,887,075 | \$ 121,503 |

**Las Palmas Medical Plaza
Deposit Detail - LPMP
February 2020**

| Type | Date | Name | Amount |
|----------------|-------------------|--|-----------------|
| Deposit | 02/03/2020 | | 3,854 |
| Payment | 02/03/2020 | Quest Diagnostics Incorporated | (3,854) |
| TOTAL | | | (3,854) |
| Deposit | 02/06/2020 | | 26,597 |
| Payment | 02/06/2020 | Derakhsh Fozouni, M.D. | (5,841) |
| Payment | 02/06/2020 | Palmtree Clinical Research | (6,217) |
| Payment | 02/06/2020 | Pathway Pharmaceuticals, Inc. | (2,296) |
| Payment | 02/06/2020 | Ramy Awad, M.D. | (3,246) |
| Payment | 02/06/2020 | Ajaj Hashmi, M.D., Inc. | (2,745) |
| Payment | 02/06/2020 | Brad A. Wolfson, M.D. | (3,354) |
| Payment | 02/06/2020 | Cure Cardiovascular Consultants | (2,898) |
| TOTAL | | | (26,597) |
| Deposit | 02/07/2020 | | 51,031 |
| Payment | 02/07/2020 | Desert Regional Medical Center | (5,006) |
| Payment | 02/07/2020 | Tenet HealthSystem Desert, Inc. | (28,650) |
| Payment | 02/07/2020 | Tenet HealthSystem Desert, Inc | (5,543) |
| Payment | 02/07/2020 | Desert Oasis Healthcare Medical Group | (2,130) |
| Payment | 02/07/2020 | Cohen Musch Thomas Medical Group | (3,543) |
| Payment | 02/07/2020 | EyeCare Services Partners Management LLC | (6,159) |
| TOTAL | | | (51,031) |
| Deposit | 02/07/2020 | | 3,001 |
| Payment | 02/07/2020 | Peter Jamieson, M.D. | (3,001) |
| TOTAL | | | (3,001) |
| Deposit | 02/18/2020 | | 2,739 |
| Payment | 02/18/2020 | Dennis Spurgin, D.C. | (2,739) |
| TOTAL | | | (2,739) |
| Deposit | 02/19/2020 | | 4,774 |
| Payment | 02/19/2020 | Laboratory Corporation of America | (4,774) |
| TOTAL | | | (4,774) |
| | | TOTAL | 91,996 |

Desert Healthcare District
Check Register
As of February 29, 2020

| Type | Date | Num | Name | Amount |
|--------------------------------------|------------|----------|---|----------|
| 1000 - CHECKING CASH ACCOUNTS | | | | |
| 1010 - Union Bank - Checking | | | | |
| Bill Pmt -Check | 02/04/2020 | 000000 | First Bankcard (Union Bank) | (6,106) |
| Bill Pmt -Check | 02/06/2020 | 15839 | Arthur Shorr - Insurance Premium reimbursement | (7,922) |
| Bill Pmt -Check | 02/06/2020 | 15840 | California CareForce | (5,000) |
| Bill Pmt -Check | 02/06/2020 | 15841 | Conrado Barzaga. | (75) |
| Bill Pmt -Check | 02/06/2020 | 15842 | Dale Barnhart | (500) |
| Bill Pmt -Check | 02/06/2020 | 15843 | Donna Den Bleyker. | (272) |
| Bill Pmt -Check | 02/06/2020 | 15844 | Erica Huskey | (15) |
| Bill Pmt -Check | 02/06/2020 | 15845 | Ernest Enterprises | (87) |
| Bill Pmt -Check | 02/06/2020 | 15846 | Evet PerezGil | (1,515) |
| Bill Pmt -Check | 02/06/2020 | 15847 | Frazier Pest Control, Inc. | (30) |
| Bill Pmt -Check | 02/06/2020 | 15848 | Greater Coachella Valley Chamber of Com | (310) |
| Bill Pmt -Check | 02/06/2020 | 15849 | Image Source | (117) |
| Bill Pmt -Check | 02/06/2020 | 15850 | KaufmanHall | (721) |
| Bill Pmt -Check | 02/06/2020 | 15851 | Leticia De Lara - Stipend and Expense Reimbursement | (562) |
| Bill Pmt -Check | 02/06/2020 | 15852 | Meghan Kane | (192) |
| Bill Pmt -Check | 02/06/2020 | 15853 | National Demographic Corporation | (35,000) |
| Bill Pmt -Check | 02/06/2020 | 15854 | Palms to Pines Printing | (2,381) |
| Bill Pmt -Check | 02/06/2020 | 15855 | Ready Refresh | (50) |
| Bill Pmt -Check | 02/06/2020 | 15856 | Regional Access Project Foundation | (550) |
| Bill Pmt -Check | 02/06/2020 | 15857 | Rogers, Carole - Insurance Premium reimbursement | (866) |
| Bill Pmt -Check | 02/06/2020 | 15858 | Shred-It | (99) |
| Bill Pmt -Check | 02/06/2020 | 15859 | So.Cal Computer Shop | (810) |
| Bill Pmt -Check | 02/06/2020 | 15860 | The Root Cause Coalition | (1,500) |
| Bill Pmt -Check | 02/06/2020 | 15861 | Top Shop | (310) |
| Bill Pmt -Check | 02/06/2020 | 15862 | Underground Service Alert of Southern Cal | (5) |
| Bill Pmt -Check | 02/06/2020 | 15863 | UPS | (16) |
| Bill Pmt -Check | 02/06/2020 | 15864 | Vanessa Smith- | (398) |
| Bill Pmt -Check | 02/06/2020 | 15865 | Verizon Wireless | (612) |
| Bill Pmt -Check | 02/06/2020 | 15866 | Zendle, Les- Stipend and Expense Reimbursement | (547) |
| Check | 02/06/2020 | Auto Pay | Calif. Public Employees'Retirement System | (12,025) |
| Liability Check | 02/06/2020 | | QuickBooks Payroll Service | (40,673) |
| General Journal | 02/07/2020 | 08-01 | 401a payment - 2/7/20 payroll | (2,908) |
| General Journal | 02/07/2020 | 08-01 | 457b payment - 2/7/20 payroll | (4,429) |
| Bill Pmt -Check | 02/11/2020 | 15867 | Alejandro Espinoza- | (843) |
| Bill Pmt -Check | 02/11/2020 | 15868 | Conrado Barzaga. | (474) |
| Bill Pmt -Check | 02/11/2020 | 15869 | Graphtek Interactive | (38) |

Desert Healthcare District
Check Register
As of February 29, 2020

| Type | Date | Num | Name | Amount |
|-----------------|------------|-------|---|------------------|
| Bill Pmt -Check | 02/11/2020 | 15870 | Image Source | (403) |
| Bill Pmt -Check | 02/11/2020 | 15871 | Maggie Martinez | (833) |
| Bill Pmt -Check | 02/11/2020 | 15872 | Mangus Accountancy Group, A.P.C. | (500) |
| Bill Pmt -Check | 02/11/2020 | 15873 | Staples Credit Plan | (1,194) |
| Bill Pmt -Check | 02/11/2020 | 15874 | State Compensation Insurance Fund | (619) |
| Bill Pmt -Check | 02/11/2020 | 15875 | Time Warner Cable | (247) |
| Bill Pmt -Check | 02/11/2020 | 15876 | UC Riverside Foundation | (5,000) |
| Bill Pmt -Check | 02/11/2020 | 15877 | Xerox Financial Services | (430) |
| General Journal | 02/11/2020 | 08-04 | February 2020 LTD Payment - Jena Marie Van Earl | (1,234) |
| Bill Pmt -Check | 02/13/2020 | 15878 | National Alliance of Filipino-Americans | (100) |
| Bill Pmt -Check | 02/19/2020 | 15879 | Arthur Shorr - Expense reimbursement | (157) |
| Bill Pmt -Check | 02/19/2020 | 15880 | Donna Den Bleyker. | (656) |
| Bill Pmt -Check | 02/19/2020 | 15881 | Frederic E. Supple | (6,010) |
| Bill Pmt -Check | 02/19/2020 | 15882 | Leticia De Lara - Insurance Reimbursement | (2,424) |
| Bill Pmt -Check | 02/19/2020 | 15883 | Meghan Kane | (556) |
| Bill Pmt -Check | 02/19/2020 | 15884 | Principal Life Insurance Co. | (1,452) |
| Bill Pmt -Check | 02/19/2020 | 15885 | Rauch Communication Consultants | (245) |
| Bill Pmt -Check | 02/19/2020 | 15886 | Rogers, Carole - Stipen and Expense Reimbursement | (701) |
| Liability Check | 02/20/2020 | | QuickBooks Payroll Service | (39,945) |
| Bill Pmt -Check | 02/21/2020 | 15887 | CoPower Employers' Benefits Alliance | (2,009) |
| Bill Pmt -Check | 02/21/2020 | 15888 | Grantmakers In Health | (3,250) |
| Bill Pmt -Check | 02/21/2020 | 15889 | Moss, Levy & Hartzheim LLP | (1,218) |
| Bill Pmt -Check | 02/21/2020 | 15890 | Pitney Bowes Global Financial Services | (231) |
| Bill Pmt -Check | 02/21/2020 | 15891 | Regional Access Project Foundation | (550) |
| Bill Pmt -Check | 02/21/2020 | 15892 | Tri-Star Risk Management | (270) |
| Liability Check | 02/24/2020 | | QuickBooks Payroll Service | (1,523) |
| General Journal | 02/25/2020 | 08-07 | 457b payment - 2/21/20 payroll | (4,524) |
| Bill Pmt -Check | 02/26/2020 | 15893 | Assistance League of Palm Springs Desert | (5,000) |
| Check | 02/29/2020 | | Service Charge | (281) |
| General Journal | 02/29/2020 | 08-08 | Record Medical Reimb - February 2020 | (563) |
| TOTAL | | | | (210,080) |

Desert Healthcare District
Details for credit card Expenditures
Credit card purchases - January 2020 - Paid February 2020

Number of credit cards held by District personnel -2

Credit Card Limit - \$7,000

Credit Card Holders:

Conrado Bárzaga - Chief Executive Officer

Chris Christensen - Chief Administration Officer

Routine types of charges:

Office Supplies, Dues for membership, Computer Supplies, Meals, Travel including airlines and Hotels, Catering, Supplies for BOD meetings, CEO Discretionary for small grant & gift items

| Year | Statement | | Expense Type | Amount | Purpose | Description | Participants |
|-----------------------------|---------------|---------------|--------------|-------------|---|-------------|--------------|
| | Month Charged | Total Charges | | | | | |
| | | \$ 6,106.07 | | | | | |
| Chris' Statement: | | | | | | | |
| 2019 | January | \$ - | District GL | Dollar | Descr | | |
| Conrado's Statement: | | | | | | | |
| 2019 | January | \$ 6,106.07 | District GL | Dollar | Descr | | |
| | | | 5230 | \$ 200.00 | ACHD Conf - Les | | |
| | | | 6351 | \$ 360.40 | Airfare to ACHD - Conrado | | |
| | | | 5160 | \$ 26.97 | Cesar Chavez Breakfast Celebration - Conrado | | |
| | | | 6325 | \$ 500.00 | Planned Parenthood Donation | | |
| | | | 5160 | \$ 395.00 | Nat'l Conf on Health Disparities - Meghan | | |
| | | | 5160 | \$ 395.00 | Nat'l Conf on Health Disparities - Donna | | |
| | | | 5160 | \$ 395.00 | Nat'l Conf on Health Disparities - Conrado | | |
| | | | 6360 | \$ 209.00 | Desk removal exp | | |
| | | | 6360 | \$ 10.31 | Conference call expense | | |
| | | | 6351 | \$ 462.58 | ACHD Conf Hotel - Conrado | | |
| | | | 6351 | \$ 462.58 | ACHD Conf Hotel - Les | | |
| | | | 6351 | \$ 462.58 | ACHD Conf Hotel - Carole | | |
| | | | 5160 | \$ 25.00 | CSDA Brown Act Training | | |
| | | | 5240 | \$ 193.60 | 1/28/20 BOD food | | |
| | | | 6309 | \$ 75.00 | AFP Desert Communities Job Posting | | |
| | | | 6351 | \$ 553.96 | Air travel - UC Davis Air Quailty meeting - Alejandro | | |
| | | | 6351 | \$ 553.96 | Air travel - UC Davis Air Quailty meeting - Conrado | | |
| | | | 6352 | \$ 56.38 | TacQuila - Lunch meeting - Conrado & Linda Evans | | |
| | | | 6120 | \$ 14.50 | Late fee | | |
| | | | 6120 | \$ 29.25 | Interest charged on purchases | | |
| | | | 6325 | \$ 725.00 | Payment applied to February Invoice | | |
| | | | | \$ 6,106.07 | | | |

Las Palmas Medical Plaza
Check Register
As of February 29, 2020

| Type | Date | Num | Name | Amount |
|--|------------|-------|------------------------------------|-----------------|
| 1000 · CHECKING CASH ACCOUNTS | | | | |
| 1046 · Las Palmas Medical Plaza | | | | |
| Bill Pmt -Check | 02/06/2020 | 10130 | Best Signs, Inc. | (104) |
| Bill Pmt -Check | 02/06/2020 | 10131 | Desert Air Conditioning Inc. | (582) |
| Bill Pmt -Check | 02/06/2020 | 10132 | Desert Water Agency | (379) |
| Bill Pmt -Check | 02/06/2020 | 10133 | Imperial Security | (3,400) |
| Bill Pmt -Check | 02/06/2020 | 10134 | Palm Springs Disposal Services Inc | (2,227) |
| Bill Pmt -Check | 02/06/2020 | 10135 | Elena Adina Peterson | (5,255) |
| Bill Pmt -Check | 02/11/2020 | 10136 | Department of Industrial Relations | (450) |
| Bill Pmt -Check | 02/19/2020 | 10137 | Desert Air Conditioning Inc. | (2,518) |
| Bill Pmt -Check | 02/19/2020 | 10138 | Desert Water Agency | (28) |
| Bill Pmt -Check | 02/19/2020 | 10139 | Elena Adina Peterson | (9,600) |
| Bill Pmt -Check | 02/19/2020 | 10140 | Frazier Pest Control, Inc. | (925) |
| Bill Pmt -Check | 02/19/2020 | 10141 | Imperial Security | (1,700) |
| Bill Pmt -Check | 02/19/2020 | 10142 | Stericycle, Inc. | (1,608) |
| Bill Pmt -Check | 02/21/2020 | 10143 | INPRO-EMS Construction | (4,300) |
| Bill Pmt -Check | 02/21/2020 | 10144 | Frontier Communications | (226) |
| Bill Pmt -Check | 02/21/2020 | 10145 | Imperial Security | (1,700) |
| Bill Pmt -Check | 02/21/2020 | 10146 | INPRO-EMS Construction | (10,117) |
| Bill Pmt -Check | 02/21/2020 | 10147 | Prest-Vuksic Architects | (1,235) |
| Bill Pmt -Check | 02/21/2020 | 10148 | Southern California Edison | (566) |
| Check | 02/29/2020 | | Service Charge | (1,209) |
| TOTAL | | | | (48,127) |



MEMORANDUM

DATE: March 10, 2020

TO: F&A Committee

RE: Retirement Protection Plan (RPP)

Current number of participants in Plan:

| | |
|---|------------|
| Active – still employed by hospital | 105 |
| Vested – no longer employed by hospital | 64 |
| Former employees receiving annuity | <u>7</u> |
| Total | <u>176</u> |

The outstanding liability for the RPP is approximately **\$4.2M** (Actives - \$2.8M and Vested - \$1.4M). US Bank investment account balance \$4.9M. Per the June 30, 2019 Actuarial Valuation, the RPP has an Unfunded Pension Liability of approximately **\$3.4M**. A monthly accrual of \$10K is being recorded each month as an estimate for FY2020.

The payouts, excluding monthly annuity payments, made from the Plan for the Eight (8) months ended February 29, 2020 totaled **\$87K**. Monthly annuity payments (7 participants) total **\$1.0K** per month.

| DESERT HEALTHCARE DISTRICT | | | | | | |
|--|---|-----------------------------|----------------------|-----------------------|-------------------------|----------------------|
| OUTSTANDING GRANTS AND GRANT PAYMENT SCHEDULE | | | | | | |
| As of 2/29/20 | | | | | | |
| TWELVE MONTHS ENDED JUNE 30, 2020 | | | | | | |
| Grant ID Nos. | Name | Approved Grants - Prior Yrs | Current Yr 2019-2020 | 6/30/2019 Bal Fwd/New | Total Paid July-June | Open BALANCE |
| 2014-MOU-BOD-11/21/13 | Memo of Understanding CVAG CV Link Support | \$ 10,000,000 | | \$ 10,000,000 | \$ - | \$ 10,000,000 |
| 2015-876-BOD-6-23-15 | Arrowhead Neuroscience Fndtn-NeuroInterventional & NeuroCritical Care Fellowship 2 Yr | \$ 373,540 | | \$ 37,354 | \$ 27,522 | \$ 9,832 |
| | Unexpended funds of Grant #876 (\$9,832.32 10% Retention) | | | | | \$ (9,832) |
| 2016-927-BOD-12-20-16 | SafeHouse of the Desert - "What's Up" Crisis Texting Application - 3 Yr | \$ 679,357 | | \$ 169,839 | \$ 101,904 | \$ 67,935 |
| 2017-938-BOD-07-25-17 | Mizell Senior Center - A Matter of Balance Phase 2 - 2 Yr | \$ 400,300 | | \$ 40,030 | \$ 2,077 | \$ 37,953 |
| | Unexpended funds of Grant #967 (\$37,953 10% Retention) | | | | \$ - | \$ (37,953) |
| 2018-960-BOD-02-27-18 | Desert Cancer Foundation - Patient Assistance and Suzanne Jackson Breast Cancer | \$ 200,000 | | \$ 20,000 | \$ 20,000 | \$ - |
| 2018-967-BOD-05-22-18 | The City of DHS-Public Safety Emergency Response Program - Purchase AEDs | \$ 30,000 | | \$ 3,000 | \$ 710 | \$ 2,290 |
| | Unexpended funds of Grant #967 (\$2,290.34 10% Retention) | | | | \$ - | \$ (2,290) |
| 2018-974-BOD-09-25-18 | HARC - 2019 Coachella Valley Community Health Survey - 2 Yr | \$ 399,979 | | \$ 219,989 | \$ 89,995 | \$ 129,994 |
| 2018-980-BOD-10-23-18 | Joslyn Wellness Senior Behavioral Health Services Program - 1 Yr | \$ 112,050 | | \$ 11,205 | \$ 11,205 | \$ - |
| 2018-981-BOD-10-23-18 | Desert Arc Healthcare Program - 1 Yr | \$ 164,738 | | \$ 16,474 | \$ 16,474 | \$ (0) |
| 2018-979-BOD-11-27-18 | FIND Food Bank - Healthy Food First/Pathways Out of Hunger - 1 Yr | \$ 396,345 | | \$ 217,989 | \$ 171,513 | \$ 46,476 |
| | | | | | | \$ (39,633) |
| | | | | | | \$ (6,843) |
| 2019-985-BOD-03-26-19 | Coachella Valley Volunteers in Medicine - Primary Healthcare & Support Services - 1 Yr | \$ 121,500 | | \$ 66,825 | \$ 54,675 | \$ 12,150 |
| 2019-986-BOD-05-28-19 | Ronald McDonald House Charities - Temporary Housing & Family Support Services - 1 Yr | \$ 200,000 | | \$ 200,000 | \$ 180,000 | \$ 20,000 |
| 2019-997-BOD-05-28-19 | Martha's Village & Kitchen - Homeless Housing With Wrap Around Services - 1 Yr | \$ 200,896 | | \$ 110,493 | \$ 90,403 | \$ 20,090 |
| 2019-989-BOD-05-28-19 | Pegasus Riding Academy - Cover the Hard Costs of Pegasus Clients - 1 Yr | \$ 109,534 | | \$ 60,244 | \$ 49,290 | \$ 10,954 |
| 2019-994-BOD-05-28-19 | One Future Coachella Valley - Mental Health College & Career Pathway Development - 2 Yr | \$ 700,000 | | \$ 621,250 | \$ 78,750 | \$ 542,500 |
| 2019-995-BOD-05-28-19 | One Future Coachella Valley - HCC Summer Intern at DHCD/F & FIND Food Bank | \$ 14,628 | | \$ 1,463 | \$ 1,463 | \$ - |
| 2019-1000-BOD-05-28-19 | Voices for Children - Court Appointed Special Advocate Program - 1 Yr | \$ 24,000 | | \$ 13,200 | \$ 10,800 | \$ 2,400 |
| 2019-1006-BOD-06-25-19 | Desert Healthcare Foundation - Homelessness Initiative Collective Fund | \$ 1,000,000 | | \$ 1,000,000 | \$ 1,000,000 | \$ - |
| 2019-1017-BOD-09-24-19 | Jewish Family Services - Case Management Services for Homeless Prevention - 1 Yr | | \$ 90,000 | \$ 90,000 | \$ 40,500 | \$ 49,500 |
| 2019-1025-BOD-09-24-19 | Desert Healthcare Foundation - Ready Set Swim - 1 Yr | | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ - |
| 2019-1023-BOD-10-22-19 | CVRM - Transportation for Seniors & Homeless Hospital Discharge Referrals - 1 Yr | | \$ 216,200 | \$ 216,200 | \$ 48,645 | \$ 167,555 |
| 2019-1021-BOD-11-26-19 | Neuro Vitality Center - Community Based Adult Services Program - 6 Months | | \$ 143,787 | \$ 143,787 | \$ 64,704 | \$ 79,083 |
| | | | | \$ - | \$ - | \$ - |
| TOTAL GRANTS | | \$ 15,126,867 | \$ 649,987 | \$ 13,459,342 | \$ 2,260,629 | \$ 11,102,161 |
| Amts available/remaining for Grant/Programs - FY 2019-20: | | | | | | |
| Amount budgeted 2019-2020 | | | \$ 3,500,000 | | G/L Balance: | 2/29/2020 |
| Amount granted through June 30, 2020: | | | \$ (649,987) | | 2131 | \$ 5,702,161 |
| Mini Grants: | 1009; 1015; 1019; 1016; 1039; 1031 | | \$ (27,508) | | 2281 | \$ 5,400,000 |
| Net adj - Grants not used: | 967; 876; 938; 979 | | \$ 96,552 | | Total | \$ 11,102,161 |
| Balance available for Grants/Programs | | | \$ 2,919,057 | | Difference - Rdg | \$ 0 |



DESERT HEALTHCARE
DISTRICT & FOUNDATION

Date: March 10, 2020
To: Finance & Administration Committee
Subject: Property for Sale

Staff Recommendation: Information Only

Background:

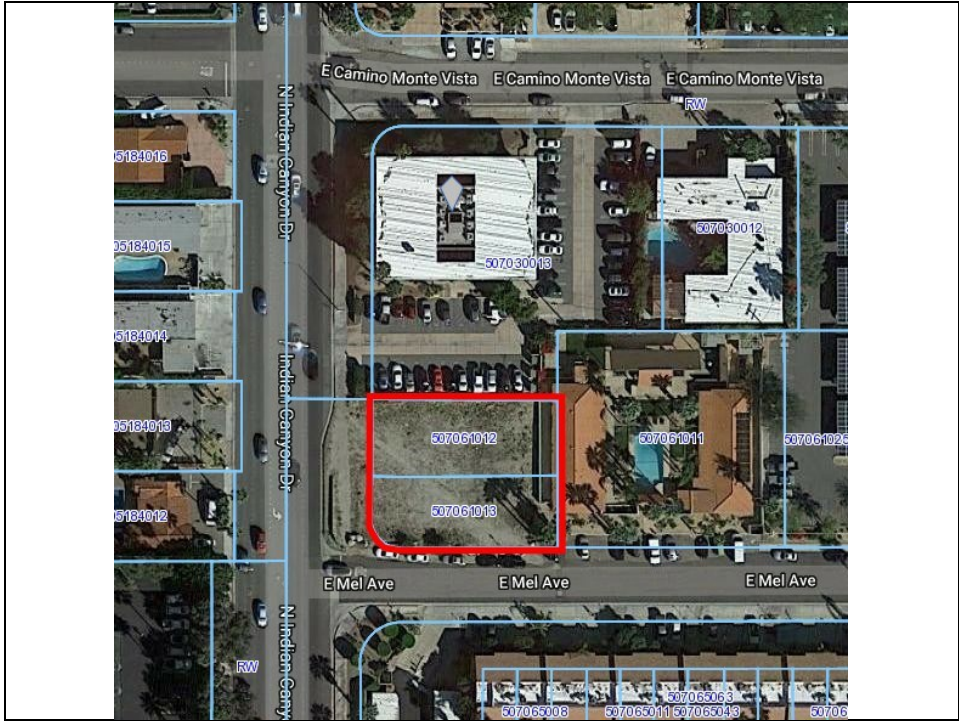
- At the February 11, 2020 F&A Committee meeting, the Committee directed staff to obtain information for the lot for sale located at the corner of Indian Canyon and Mel Avenue, near DRMC.
- The parcel is .27 acres and is listed at \$750,000.
- Included in the packet is the information provided by the real estate broker.

Fiscal Impact:

None

Properties for Sale

1 **NEC N Indian Canyon Dr & E Mel Ave, Palm Springs, CA 92262**



| Property Details | |
|-------------------|-------------|
| Price | \$750,000 |
| No. Unit | 0 |
| Total Lot Size | 0.27 AC |
| Property Type | Land |
| Property Sub-type | Commercial |
| Tax ID/APN | 507-061-012 |
| Status | Active |

Property Notes

Sale Notes

PRIME Investment Opportunity

Property Description

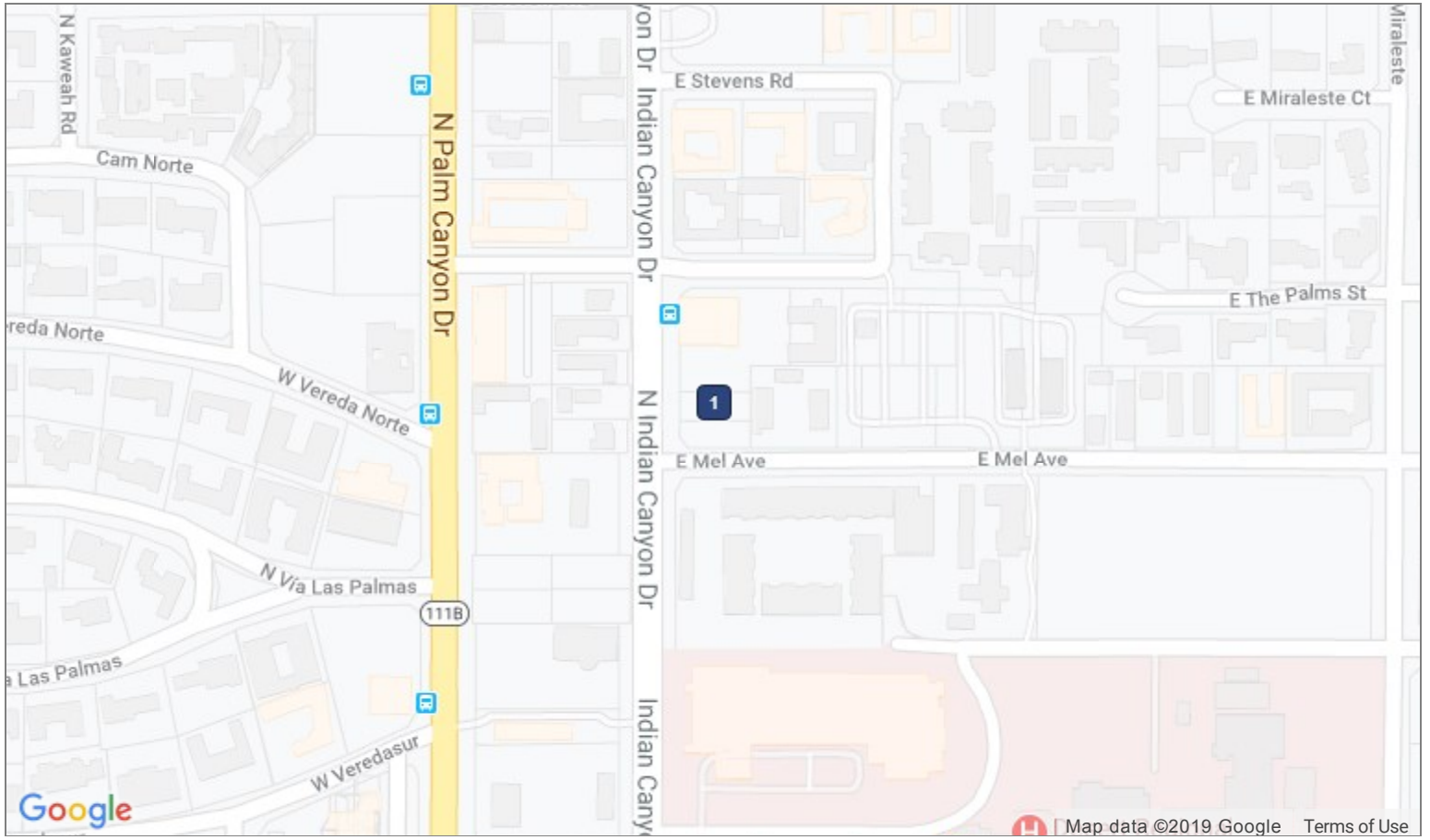
N. INDIAN CANYON DRIVE/E. MEL AVENUE VACANT LOTS Located in the highly sought-after Uptown Design District, just North of Desert Regional Medical Center, adjacent to numerous Medical Office Buildings, multiple trendy Boutique Resorts, several multi-family Apartment Properties and the upscale Movie Colony single-family homes neighborhood. The opportunities are endless with these two (2) vacant and unique parcels of land!

Located on the Northeast corner of N. Indian Canyon Drive and E. Mel Avenue.

Photos



Map



1 NEC N Indian Canyon Dr & E Mel Ave
Palm Springs, CA 92262



DESERT HEALTHCARE
DISTRICT & FOUNDATION

Date: March 10, 2020
To: Finance & Administration Committee
Subject: Consideration to Approve the Landscape Plans, Estimated Costs, and Phasing Plan at the Las Palmas Medical Plaza (LPMP) – estimated at \$312,854 over 2 years.

Staff Recommendation: Consideration to approve the Landscape Plans, Estimated Costs, and Phasing Plan at the Las Palmas Medical Plaza – estimated at \$312,854 over 2 years.

Background:

- The Las Palmas Medical Plaza is a medical office building owned and operated by the Desert Healthcare District.
- Over the years, the landscaping at LPMP has experienced challenges and deterioration, mostly due to the drought conditions, which required removal of grass and irrigation issues.
- Recently, the fire sprinkler infrastructure was installed at LPMP, which damaged more of the plan life on Tachevah.
- The F&A Committee and Board approved a landscape architect firm, Desert Modern Landscape, to design a landscape plan.
- Included in the packet are the Landscape Plans, Cost Estimates, and Phasing Plan.
- The Phasing would take place over the course of two years, FY2020-2021 & FY2021-2022.
- The FY2019-2020 annual budget includes \$150,000 in the budget. However, actual construction following the RFP and formal bidding process is anticipated to be September 2020 (FY2020-2021). Landscape budgets will be included during the budgeting process.
- Staff recommends approval of the Landscape Plans, Cost Estimates and Phasing Plan.

Fiscal Impact:

Estimated Cost \$312,854 over 2 years

FY2021 - \$157,108

FY2022 - \$155,746

PRELIMINARY COST ESTIMATE
FOR
LAS PALMAS MEDICAL CENTER
555 TACHEVAH. PALM SPRINGS, CA
2/18/2020

Via Miraleste Streetscape

Demolition

| | | | | |
|--|----|------|--------|----------------|
| Existing Trees to be removed, or relocated | 9 | ea | 400.00 | 3600.00 |
| Existing 5 Palms to be skinned | 50 | l.f. | 10.00 | 500.00 |
| Existing shrubs to be removed | 80 | ea | 10.00 | 800.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 4900.00 |

Landscaping Installed

| | | | | |
|--|------|-------|--------|-----------------|
| Tree @ 24"-Box | 4 | ea | 285.00 | 1140.00 |
| Chamaerops Humilis @ 24"-Box Multi tr specin | 2 | ea | 295.00 | 590.00 |
| Butia Capitata @ 24"-Box Multi tr specimen | 1 | ea | 395.00 | 395.00 |
| Agave @ 15-Gal | 4 | ea | 120.00 | 480.00 |
| Shrubs @ 15-Gal | 19 | ea | 95.00 | 1805.00 |
| Shrubs @ 5-Gal | 46 | ea | 35.00 | 1610.00 |
| Optional Boulders 3' wide 12"-18"Height | 11 | ea | 250.00 | 2750.00 |
| 3/8" Mohave Gold DG | 41.5 | t. | 75.00 | 3112.50 |
| Mortar in Cobble | 160 | sq.ft | 16.00 | 2560.00 |
| | | | | 14442.50 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|----------------|
| Drip Irrigation | 1 | l.s. | | 2000.00 |
| | | | | 2000.00 |

LED Landscape Lighting

| | | | | |
|------------------------|---|----|--------|---------------|
| LED Landscape Lighting | 3 | ea | 250.00 | 750.00 |
| | | | | 750.00 |

TOTAL Via Miraleste Streetscape

| | | | | |
|-----------------|--|--|--|-----------------|
| | | | | 22092.50 |
| Prevailing Wage | | | | 2000.00 |
| | | | | 24092.50 |

* Figures are for estimated purposes only. Actual construction cost may vary.

Tachevah Streetscape**Demolition**

| | | | | |
|---------------------------------|-----|------|--------|-----------------|
| Existing Trees to be removed | 14 | ea | 400.00 | 5600.00 |
| Existing 26 Palms to be skinned | 260 | l.f. | 10.00 | 2600.00 |
| Existing shrubs to be removed | 190 | ea | 10.00 | 1900.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 10100.00 |

Landscaping Installed

| | | | | |
|--|------|-------|---------|------------------|
| Existing Date Palms to be removed | 6 | ea | 1000.00 | 6000.00 |
| Phoenix dactylifera 16' HT Diamond Cut | 6 | ea | 3500.00 | 21000.00 |
| Tree @ 24"-Box | 11 | ea | 285.00 | 3135.00 |
| Chamaerops Humilis @ 24"-Box Multi tr specin | 24 | ea | 295.00 | 7080.00 |
| Butia Capitata @ 24"-Box Multi tr specimen | 8 | ea | 395.00 | 3160.00 |
| Dasyllirion Longissima @ 24"-Box | 6 | ea | 350.00 | 2100.00 |
| Dasyllirion Longissima @ 15-Gal | 9 | ea | 200.00 | 1800.00 |
| Dasyllirion Wheeleri @ 15-Gal | 13 | ea | 120.00 | 1560.00 |
| Agave @ 15-Gal | 10 | ea | 120.00 | 1200.00 |
| Shrubs @ 15-Gal | 3 | ea | 95.00 | 285.00 |
| Shrubs @ 5-Gal | 243 | ea | 35.00 | 8505.00 |
| Shrubs @ 1-Gal | 42 | ea | 15.00 | 630.00 |
| Bougainville 'Oh La La' @ 5-Gal | 65 | ea | 53.00 | 3445.00 |
| Optional Boulders 3' wide 12"-18"Height | 35 | ea | 250.00 | 8750.00 |
| 3/8" Mohave Gold DG | 193 | t. | 75.00 | 14475.00 |
| Mortar in Cobble | 1165 | sq.ft | 16.00 | 18640.00 |
| | | | | 101765.00 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|-----------------|
| Drip Irrigation | 1 | l.s. | | 11000.00 |
| | | | | 11000.00 |

LED Landscape Lighting

| | | | | |
|------------------------|----|----|--------|----------------|
| LED Landscape Lighting | 13 | ea | 250.00 | 3250.00 |
| | | | | 3250.00 |

TOTAL Tachevah Streetscape

| | | | | |
|-----------------|--|--|--|------------------|
| | | | | 126115.00 |
| Prevailing Wage | | | | 6900.00 |
| | | | | 133015.00 |

The Alley**Demolition**

| | | | | |
|-------------------------------|-----|----|--------|----------------|
| Existing Trees to be removed | 3 | ea | 400.00 | 1200.00 |
| Existing shrubs to be removed | 107 | ea | 10.00 | 1070.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 2270.00 |

Landscaping Installed

| | | | | |
|---------------------|-----|----|-------|----------------|
| Shrubs @ 5-Gal | 103 | ea | 35.00 | 3605.00 |
| 3/8" Mohave Gold DG | 83 | t. | 35.00 | 2905.00 |
| | | | | 6510.00 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|----------------|
| Drip Irrigation | 1 | l.s. | | 2500.00 |
| | | | | 2500.00 |

TOTAL The Alley

| | | | | |
|-----------------|--|--|--|-----------------|
| Prevailing Wage | | | | 11280.00 |
| | | | | 1000.00 |
| | | | | 12280.00 |

Parking Lot**Demolition**

| | | | | |
|--------------------------------|-----|------|--------|----------------|
| Existing Trees to be removed | 8 | ea | 400.00 | 3200.00 |
| Existing 5 Palms to be skinned | 140 | l.f. | 10.00 | 1400.00 |
| Existing shrubs to be removed | 271 | ea | 10.00 | 2710.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 7310.00 |

Landscaping Installed

| | | | | |
|--|-----|----|--------|-----------------|
| Phoenix dactylifera 16' HT Diamond Cut | 12 | ea | | 0.00 |
| Existing Date Palms to be removed | 8 | ea | | 0.00 |
| Tree @ 24"-Box | 24 | ea | 285.00 | 6840.00 |
| Tree @ 36"-Box | 6 | ea | 795.00 | 4770.00 |
| Chamaerops Humilis @ 24"-Box Multi tr specir | 10 | ea | 295.00 | 2950.00 |
| Butia Capitata @ 24"-Box Multi tr specimen | 5 | ea | 395.00 | 1975.00 |
| Agave @ 15-Gal | 9 | ea | 120.00 | 1080.00 |
| Vines @ 5-Gal esp with wires on wall | 10 | ea | 65.00 | 650.00 |
| Bougainville 'Oh La La' @ 5-Gal | 42 | ea | 53.00 | 2226.00 |
| Yucca 'Sky Blue' | 6 | ea | 250.00 | 1500.00 |
| Shrubs @ 5-Gal | 235 | ea | 35.00 | 8225.00 |
| Optional Boulders 3' wide 12"-18"Height | 18 | ea | 250.00 | 4500.00 |
| 3/8" Mohave Gold DG | 132 | t. | 75.00 | 9900.00 |
| | | | | 44616.00 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|----------------|
| Drip Irrigation | 1 | l.s. | | 8000.00 |
| | | | | 8000.00 |

TOTAL Parking Lot

| | | | | |
|-----------------|--|--|--|-----------------|
| Prevailing Wage | | | | 59926.00 |
| | | | | 4500.00 |
| | | | | 64426.00 |

* Figures are for estimated purposes only. Actual construction cost may vary.

| | | | | |
|--|----|----|---------|-----------------|
| Phoenix dactylifera 16' HT Diamond Cut | 12 | ea | 3500.00 | 42000.00 |
| Existing Date Palms to be removed | 8 | ea | 1000.00 | 8000.00 |
| | | | | 50000.00 |

Interior Courtyard West

Demolition

| | | | | |
|-------------------------------|----|----|-------|---------------|
| Existing shrubs to be removed | 58 | ea | 10.00 | 580.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 580.00 |

Landscaping Installed

| | | | | |
|--|----|----|--------|----------------|
| Chamaerops Humilis @ 24"-Box Multi tr specin | 4 | ea | 285.00 | 1140.00 |
| Cycas Revoluta @ 24"-Box Multi tr specimen | 2 | ea | 285.00 | 570.00 |
| Yucca 'Sky Blue' | 4 | ea | 250.00 | 1000.00 |
| Vines @ 5-Gal esp with wires on wall | 2 | ea | 65.00 | 130.00 |
| Shrubs @ 5-Gal | 92 | ea | 35.00 | 3220.00 |
| Shrubs @ 1-Gal | 9 | ea | 15.00 | 135.00 |
| Optional Boulders 3' wide 12"-18"Height | 9 | ea | 250.00 | 2250.00 |
| 3/8" Mohave Gold DG | 18 | t. | 75.00 | 1350.00 |
| | | | | 9795.00 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|----------------|
| Drip Irrigation | 1 | l.s. | | 2800.00 |
| | | | | 2800.00 |

TOTAL Interior Courtyrd West

| | | | | |
|-----------------|--|--|--|-----------------|
| | | | | 13175.00 |
| Prevailing Wage | | | | 1200.00 |
| | | | | 14375.00 |

* Figures are for estimated purposes only. Actual construction cost may vary.

Interior Courtyard East

Demolition

| | | | | |
|-------------------------------|----|----|-------|---------------|
| Existing shrubs to be removed | 39 | ea | 10.00 | 390.00 |
| Grading, Drainage, Mounding | | | | t.b.d |
| | | | | 390.00 |

Landscaping Installed

| | | | | |
|--|-----|----|--------|-----------------|
| Chamaerops Humilis @ 24"-Box Multi tr specin | 5 | ea | 285.00 | 1425.00 |
| Vines @ 5-Gal esp with wires on wall | 1 | ea | 65.00 | 65.00 |
| Shrubs @ 5-Gal | 126 | ea | 35.00 | 4410.00 |
| Optional Boulders 3' wide 12"-18"Height | 11 | ea | 250.00 | 2750.00 |
| 3/8" Mohave Gold DG | 19 | t. | 75.00 | 1425.00 |
| | | | | 10075.00 |

Irrigation Installed

| | | | | |
|-----------------|---|------|--|----------------|
| Drip Irrigation | 1 | l.s. | | 3000.00 |
| | | | | 3000.00 |

TOTAL Interior Courtyard East

| | | | | |
|-----------------|--|--|--|-----------------|
| | | | | 13465.00 |
| Prevailing Wage | | | | 1200.00 |
| | | | | 14665.00 |

* Figures are for estimated purposes only. Actual construction cost may vary.

LANDSCAPE PLANS FOR:

Las Palmas Medical Plaza

555 EAST TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

SHEET INDEX

- L-CS COVER SHEET
- PH-1 PHASING PLAN
- D-1.0 DEMOLITION PLAN
- LM-1.0 STREETSCAPE MASTER PLANTING PLAN
- L-1.0 DETAIL PLANTING PLAN
- L-1.1 DETAIL PLANTING PLAN
- L-1.2 DETAIL PLANTING PLAN
- L-2.0 PARKING LOT PLANTING PLAN
- L-3.0 INTERIOR COURTYARD WEST PLANTING PLAN
- L-3.1 INTERIOR COURTYARD EAST PLANTING PLAN
- L-4.0 MASTER LED LANDSCAPE LIGHTING PLAN
- L-5.0 MASTER IRRIGATION PLAN
- L-5.1 IRRIGATION LEGENDS
- LD-1 PLANTING DETAILS
- LD-2 IRRIGATION DETAILS

OWNER / DEVELOPER:

DESERT HEALTHCARE DISTRICT
& FOUNDATION
1140 N. INDIAN CANYON DRIVE
PALM SPRINGS, CA. 92262
D. CHRIS CHRISTENSEN, CPA
CHIEF ADMINISTRATION OFFICER
(760) 323-6365
Email: cchristensen@dhcd.org

SAMPLE WATER CONSERVATION CONCEPT STATEMENT

Project Site: 555 E. Tachevah Drive
Project Location: Palm Springs, California
Landscape Architect/Irrigation Designer/Contractor: Desert Modern Landscape Design
Included in this project submittal package are: (Check to indicate completion)

WATER METER 1
X 1. Maximum Annual Applied Water Allowance:
Conventional Landscape: 560.15 100 cubic feet/year
Maximum Annual Applied Water Allowance: 560.15 100 cubic feet/year
X 2. Estimated Annual Applied Water Use by Hydrozone:
Low Plant Hydrozones: 21.61 100 cubic feet/year
Medium Plant Hydrozones: 486.27 100 cubic feet/year
Fountain : 3.27 100 cubic feet/year
Estimated Annual Total Applied Water Use: 511.15 100 cubic feet/year

WATER METER 2
X 1. Maximum Annual Applied Water Allowance:
Conventional Landscape: 588.44 100 cubic feet/year
Maximum Annual Applied Water Allowance: 588.44 100 cubic feet/year
X 2. Estimated Annual Applied Water Use by Hydrozone:
Low Plant Hydrozones: 20.68 100 cubic feet/year
Medium Plant Hydrozones: 522.98 100 cubic feet/year
Fountain : 1.57 100 cubic feet/year
Estimated Annual Total Applied Water Use: 545.23 100 cubic feet/year

- X 3. EATAWU<MAAWA
- X 4. Landscape Design Plan
- X 5. Irrigation Design Plan
- X 6. Grading Design Plan - See Civil Engineer
- N/A 7. Soil Chemical Analysis (optional)

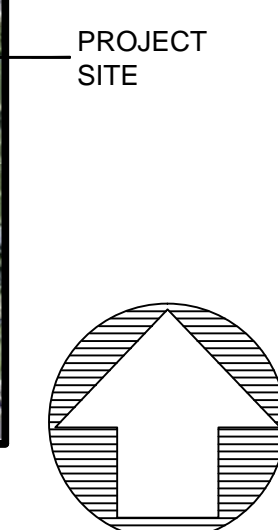
Description of Project: (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use:
The Medical Plaza is designed to utilize low and moderate water use plants along with Drip Irrigation to conserve and efficiently use water. Also, with the use of Deep Watering Irrigation practices for Trees and Palms will further promote low water conserving methods, thus providing a better sustainable environment and pleasing landscape setting for this project.

Date: February, 2020 Prepared By: Elena Adina Peterson



VICINITY MAP

NO SCALE



LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

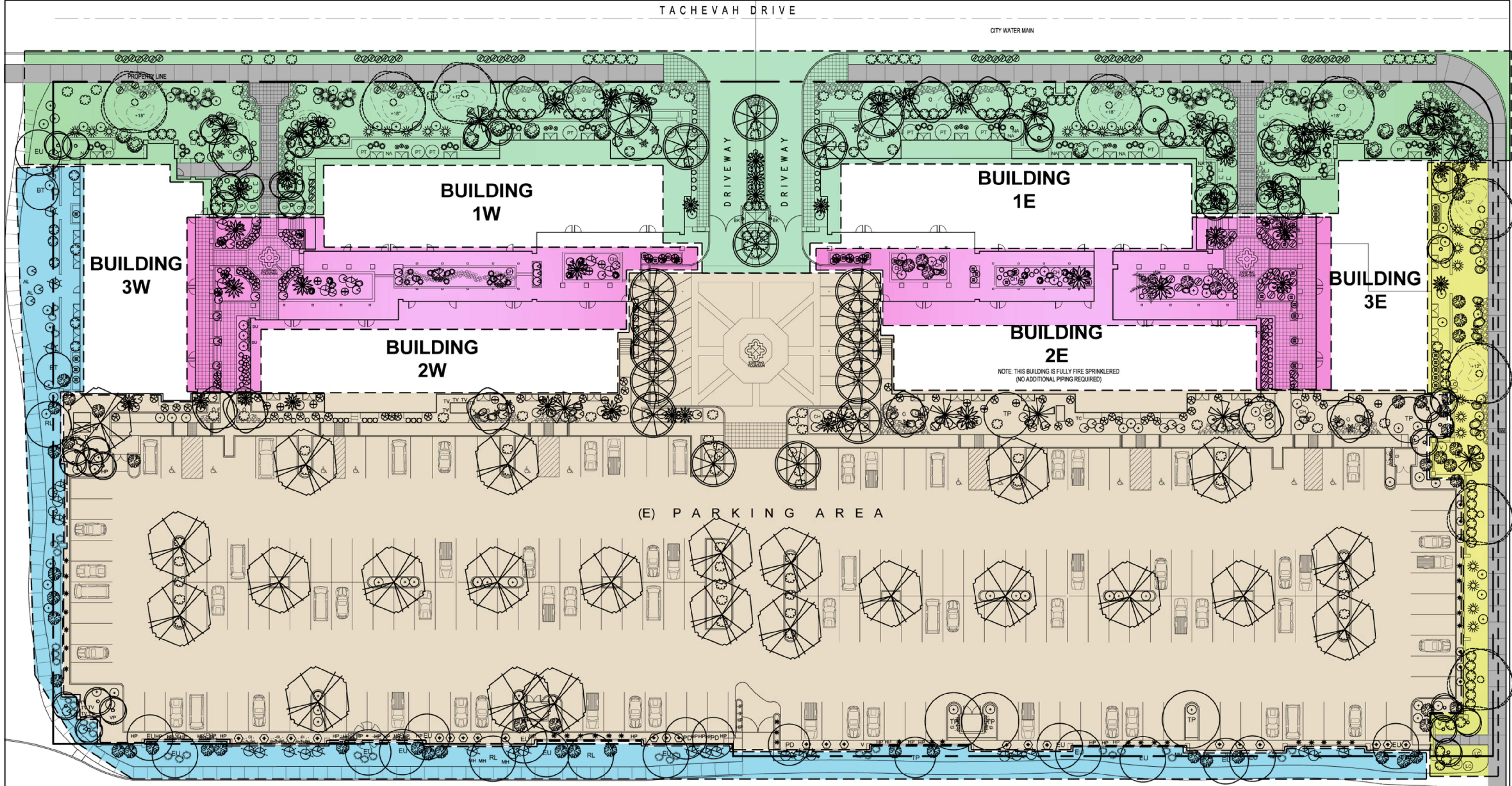
REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
17-755 SAN Geronimo Road
BANK OF AMERICA CALIFORNIA BLDG
TEL: (760) 323-6365 FAX: (760) 323-6365
www.desertmodernlandscape.com

REVISION
02-18-2020

SCALE:

SHEET
L-CS



PHASE LEGEND

- PHASE 1 VIA MIRALESTE STREETSCAPE
- PHASE 2 TACHEVAH DR. STREETSCAPE
- PHASE 3 INTERIOR COURTYARDS
- PHASE 4 THE PARKING LOT
- PHASE 5 THE ALLEY

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA

N. VIA LANDSCAPE ARCHITECTURAL SERVICES BY:
MIRALESTE DESERT MODERN
 LANDSCAPE DESIGN

DESERT MODERN
 LANDSCAPE DESIGN
 71-715 SAN Geronimo ROAD
 RANCHO MIRAGE, CALIFORNIA 92289
 TELEPHONE (760) 734-1144 E-mail: sd@desertmodern.com
 www.desertmodern.com

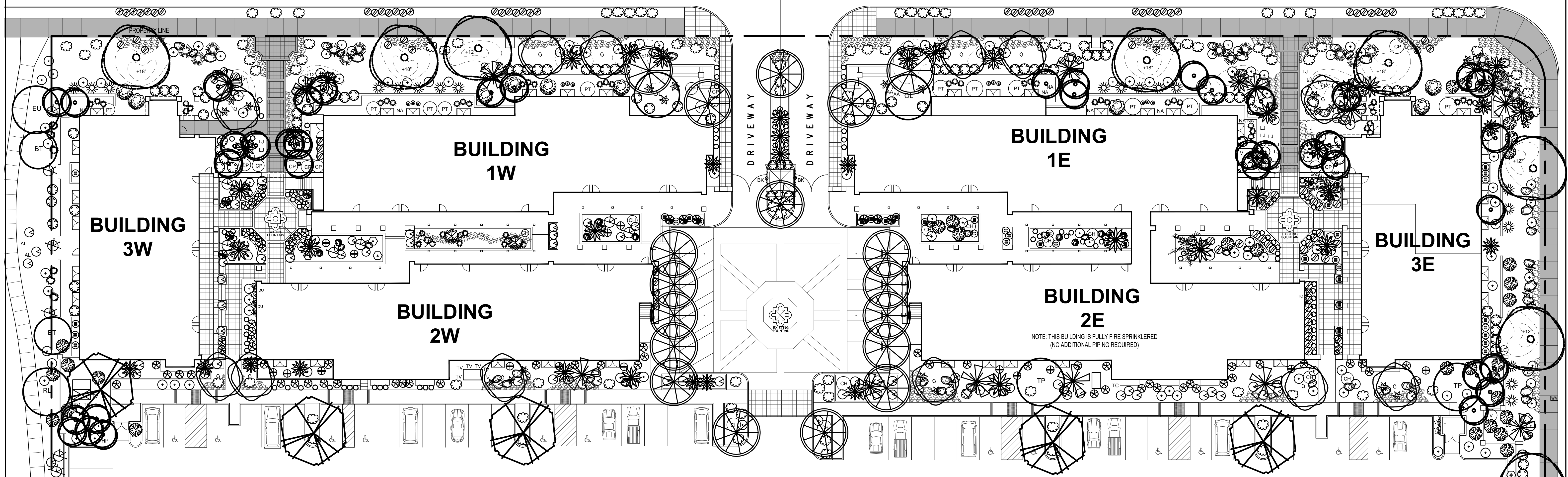
| REVISION | DATE |
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| | |

SCALE: 1"=20'-0"

SHEET
PH-1

TACHEVAH DRIVE

CITY WATER MAIN



(E) PARKING AREA

RECOMMENDED PLANTING LEGEND

| TREE | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
|--|-----------------------------------|---|--------------------------|
| 5 | 24"-BOX Multi tr. | PROSOPIS CHILENSIS | CHILEAN MESQUITE |
| 6 | 36"-BOX Multi tr. | OLEA EUROPAEA | FRUITLESS OLIVE TREE |
| 2 | Existing to remain | OLEA EUROPAEA | FRUITLESS OLIVE TREE |
| 24 | 24"-BOX Multi tr. Specimens | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 8 | 24"-BOX Specimens | BUTIA CAPITATA | PINDO PALM |
| 8 | 18" Height Diamond Cut | PHOENIX DACTYLIFERA | DATE PALMS |
| 6 | Existing to be removed | VOLUNTEER PALM | MEXICAN FAN PALM |
| 1 | Existing to remain | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |
| 26 | Existing to remain and be skinned | | |
| ACCENT/ SHRUBS | | | |
| 15 | 15-GAL | AGAVE AUGUSTIFOLIA 'MARGINATA' | CARIBBEAN AGAVE |
| 3 | Existing to remain | BOUGAINVILLEA 'OH LA LA' By Monrovia Only | BOUGAINVILLEA |
| 65 | 5-GAL | CAESALPINIA PULCHERRIMA | MEXICAN BIRD OF PARADISE |
| 13 | Existing to remain | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN |
| 63 | 5-GAL | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN |
| 20 | Existing to remain | CARISSA 'BOXWOOD BEAUTY' | BOXWOOD BEAUTY |
| 31 | 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 59 | 5-GAL | DASYLIRION LONGISSIMA | MEXICAN TREE GRASS |
| 6 | 24"-BOX | DASYLIRION WHEELERI | DESERT SPOON |
| 8 | 15-GAL | LIRIOPE MUSCARI | BIG LILY TURF |
| 13 | 15-GAL | DIANELLA TASMANICA | TASMANIAN LILY |
| 42 | 1-GAL | LITTLE OLLIE | DWARF OLIVE |
| 12 | 5-GAL | NANDINA DOMESTICA | HEAVENLY BAMBOO |
| 70 | 5-GAL | PITTIOSPORUM T. 'VARIEGATA' | MOCK ORANGE |
| 8 | Existing to remain | PITTIOSPORUM T. 'VARIEGATA' or add new RHAPIS EXCELSA | MOCK ORANGE LADY PALM |
| 8 | 5-GAL | TECOMS STANS or DURANTA 'SWEET MEMORY' | YELLOW BELLS or DURANTA |
| 11 | Existing to remain or | TECOMA STANS | YELLOW BELLS |
| TC | 2 Existing to remain | | |
| 2"-4" DIA. MORTAR IN COBBLE - APROX. 1164 SQ. FT. | | | |
| Optional: DAVE'S Mix or 193 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | | |
| 38 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | | | |

PLANTING NOTES

1. PLANTING AREAS TO RECEIVE AN OPTIONAL 2" MIN. LAYER OF DECOMPOSED GRANITE MATERIAL WHERE IS NEEDED AND TO BE APPROVED BEFORE ORDERING.
2. PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN PRIOR TO BID. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

RECOMMENDED PLANTING LEGEND

| TREE | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
|--|-----------------------------------|--|---------------------------------------|
| 4 | 24"-BOX Multi tr. | PROSOPIS CHILENSIS or QUERCUS VIRGINIANA | CHILEAN MESQUITE or SOUTHERS LIVE OAK |
| 2 | 24"-BOX Multi tr. Specimens | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 1 | 24"-BOX Specimen | BUTIA CAPITATA | PINDO PALM |
| 5 | Existing to remain and be skinned | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |
| 2 | Existing to remain | VOLUNTEER PALM | MEXICAN FAN PALM |
| ACCENT/ SHRUBS | | | |
| 4 | 15-GAL | AGAVE AUGUSTIFOLIA 'MARGINATA' | CARIBBEAN AGAVE |
| 10 | 15-GAL | DASYLIRION WHEELERI | DESERT SPOON |
| 18 | 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 5 | Existing to remain | LANTANA 'NEW GOLD' | YELLOW LANTANA |
| 24 | 5-GAL | LITTLE OLLIE or keep ex (7) Texas Rangers with (5) Little John | DWARF OLIVE |
| 8 | 5-GAL | PORTULACARIA AFRA Prostrata or ROSMARIANUS OFFICINALIS | ELEPHANT FOOD or ROSMARY GROUNDCOVER |
| 9 | 15-GAL | TECOMS STANS or DURANTA 'SWEET MEMORY' | YELLOW BELLS or DURANTA |
| 2"-4" DIA. MORTAR IN COBBLE - APROX. 160 SQ. FT. | | | |
| Optional: DAVE'S Mix or 41.5 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | | |
| 11 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | | | |

PLANTING NOTES

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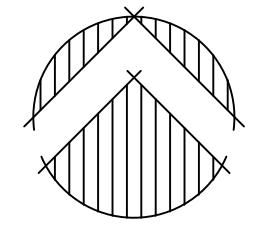
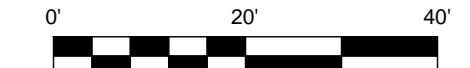
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MASTER STREETScape PLAN

SCALE: 1" = 20'



LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

N. VIA
MIRALESTE

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

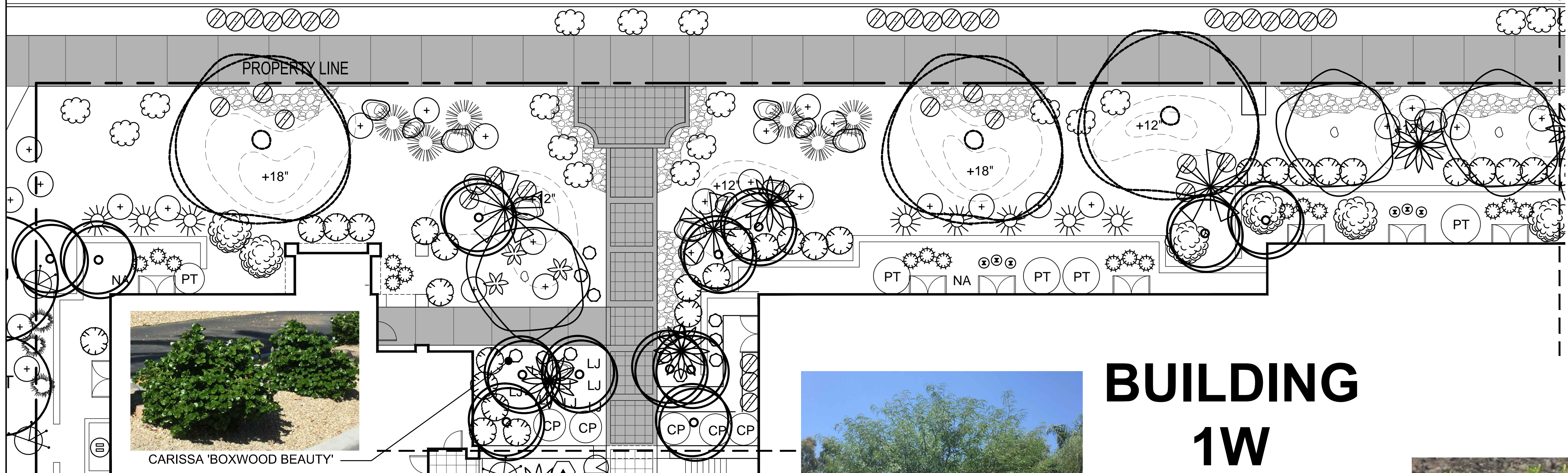
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7475 SAN Geronimo Road
Banning, CA 92406
TEL: (951) 767-1844 E-mail: info@desertmodern.com
www.desertmodernlandscape.com

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| 10-18-19 |
| 02-03-20 |
| 02-18-20 |

SCALE: 1"=20'-0"

SHEET
LM-1.0

TACHEVAH DRIVE



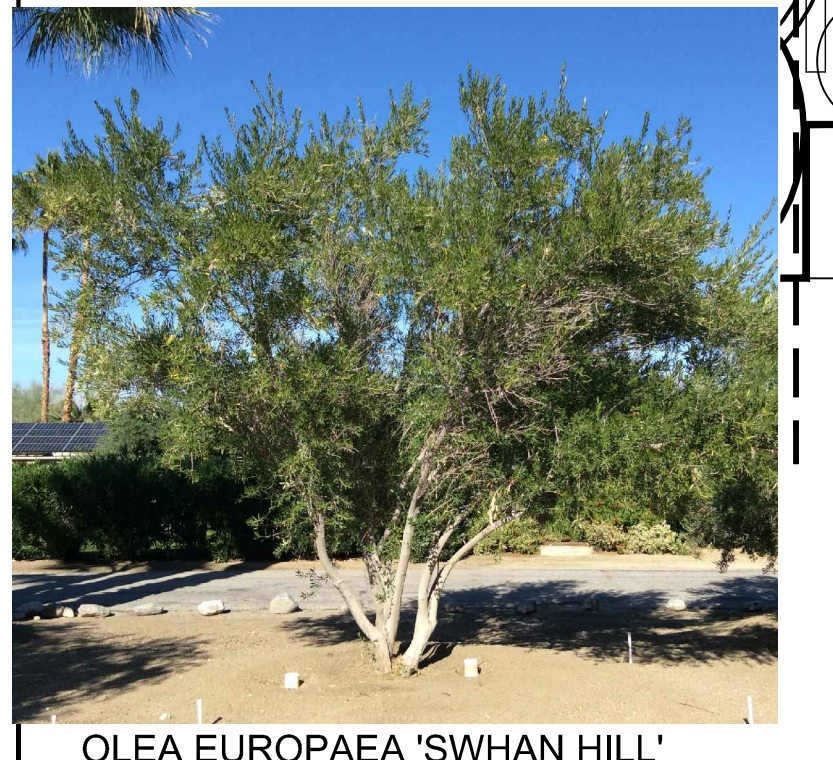
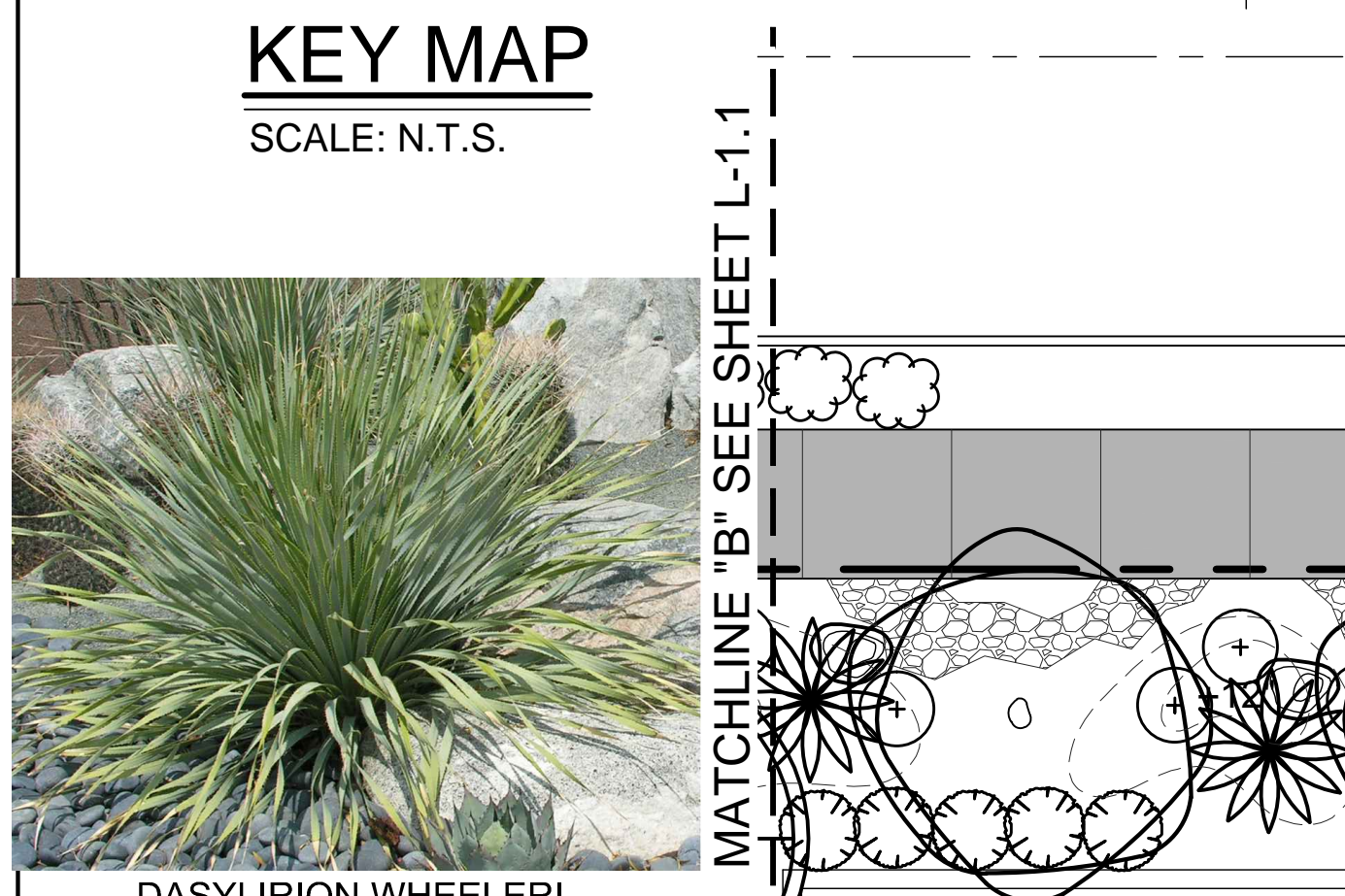
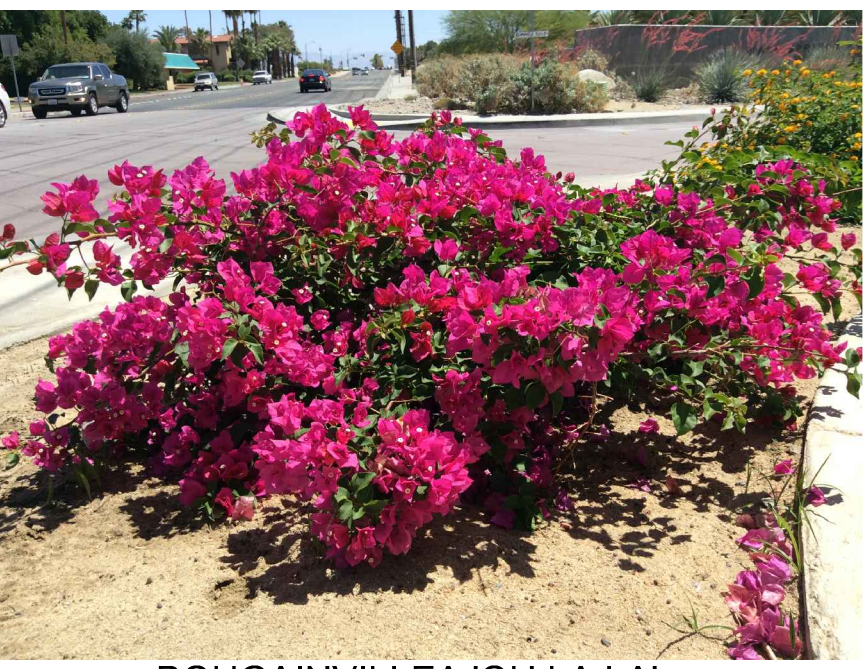
RECOMMENDED PLANTING LEGEND

| TREE / PALM | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
|-------------|-----------------------------------|---|--------------------------|
| 5 | 24"-BOX Multi tr. | PROSOPIS CHILENSIS | CHILEAN MESQUITE |
| 6 | 36"-BOX Multi tr. | OLEA EUROPAEA | FRUITLESS OLIVE TREE |
| 2 | Existing to remain | OLEA EUROPAEA | FRUITLESS OLIVE TREE |
| 24 | 24"-BOX Multi tr. Specimens | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 8 | 24"-BOX Specimens | BUTIA CAPITATA | PINDO PALM |
| 8 | 18" Height Diamond Cut | PHOENIX DACTYLIFERA | DATE PALMS |
| 1 | Existing to remain | VOLUNTEER PALM | MEXICAN FAN PALM |
| 26 | Existing to remain and be skinned | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |
| 15 | 15-GAL | AGAVE AUGUSTIFOLIA 'MARGINATA' | CARIBBEAN AGAVE |
| 3 | Existing to remain | BOUGAINVILLEA 'OH LA LA' | BOUGAINVILLEA |
| 65 | 5-GAL | By Monrovia Only | No Substitutions |
| 13 | Existing to remain | CAESALPINIA PULCHERRIMA | MEXICAN BIRD OF PARADISE |
| 63 | 5-GAL | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN |
| 20 | Existing to remain | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN |
| 31 | 5-GAL | CARISSA 'BOXWOOD BEAUTY' | BOXWOOD BEAUTY |
| 59 | 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 6 | 24"-BOX | DASYLIRION LONGISSIMA | MEXICAN TREE GRASS |
| 13 | 15-GAL | DASYLIRION WHEELERI | DESERT SPOON |
| 42 | 1-GAL | LIRIOPE MUSCARI | BIG LILY TURF |
| 12 | 5-GAL | DIANELLA TASMANICA | TASMANIAN LILY |
| 70 | 5-GAL | LITTLE OLLIE | DWARF OLIVE |
| 8 | Existing to remain | NANDINA DOMESTICA | HEAVENLY BAMBOO |
| 8 | 5-GAL | PITTIOSPORUM T. 'VARIEGATA' | MOCK ORANGE |
| 11 | Existing to remain or | PITTIOSPORUM T. 'VARIEGATA' or add new RHAPIS EXCELSA | MOCK ORANGE LADY PALM |
| 3 | 15-GAL | TECOMA STANS | YELLOW BELLS |
| TC | Existing to remain | or DURANTA 'SWEET MEMORY' or DURANTA | YELLOW BELLS |

2"-4" DIA. MORTAR IN COBBLE - APPROX. 1164 SQ.FT.
Optional: DAVE'S Mix or 193 L 3/8" MOHAVE GOLD DECOMPOSED GRANITE
38 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT

PLANTING NOTES

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BUILDING 1E

TACHEVAH DRIVE

N. VIA MIRALESTE

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PLANTING PLAN

ALONG TACHEVAH DRIVE

SCALE: 1" = 10'

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN LANDSCAPE DESIGN
17135 SAN GONZALO ROAD
INDIAN WELLS, CALIFORNIA 92033
TELEPHONE (951) 654-1144 Email: info@desertmodern.com

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| 10-18-19 |
| 02-03-20 |
| 02-18-20 |

SCALE: 1" = 10'-0"

SHEET
L-1.0



Proposed PHOENIX DACTYLIFERA
or keep existing date palms



BOUGAINVILLEA 'OH LA LA'



CARISSA 'BOXWOOD BEAUTY'



CHAMAEROPS HUMILIS



CARISSA 'GREEN CARPET'



AGAVE AUGUSTIFOLIA



LITTLE OLLIE - DWARF OLLIVE



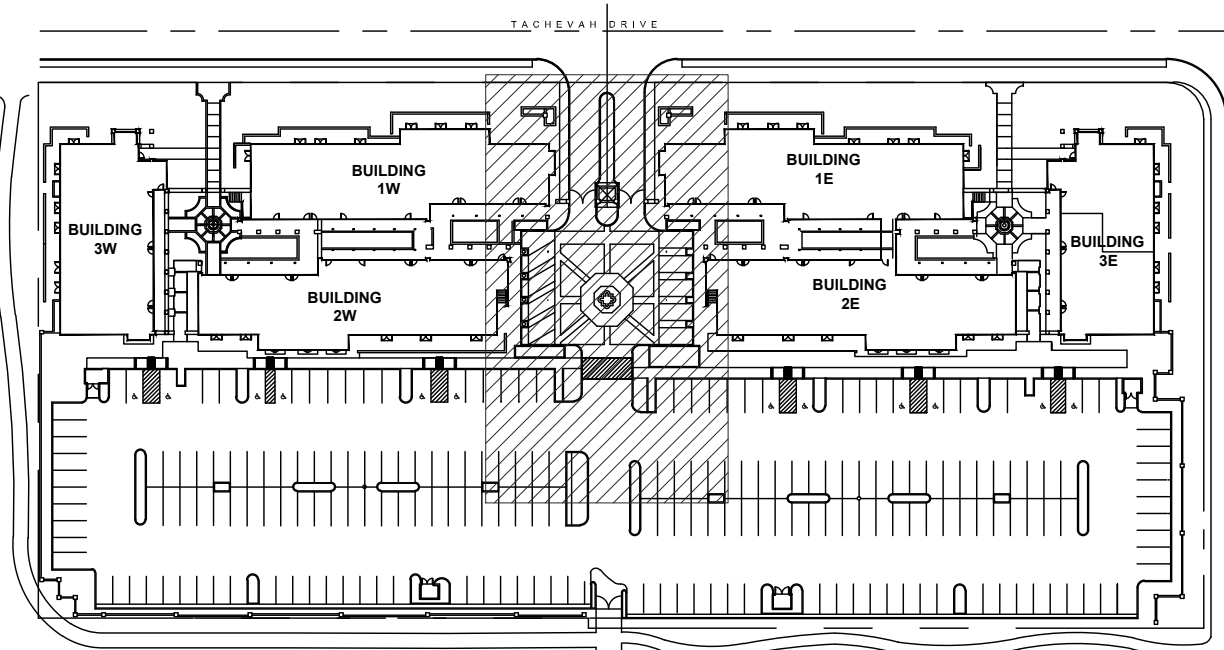
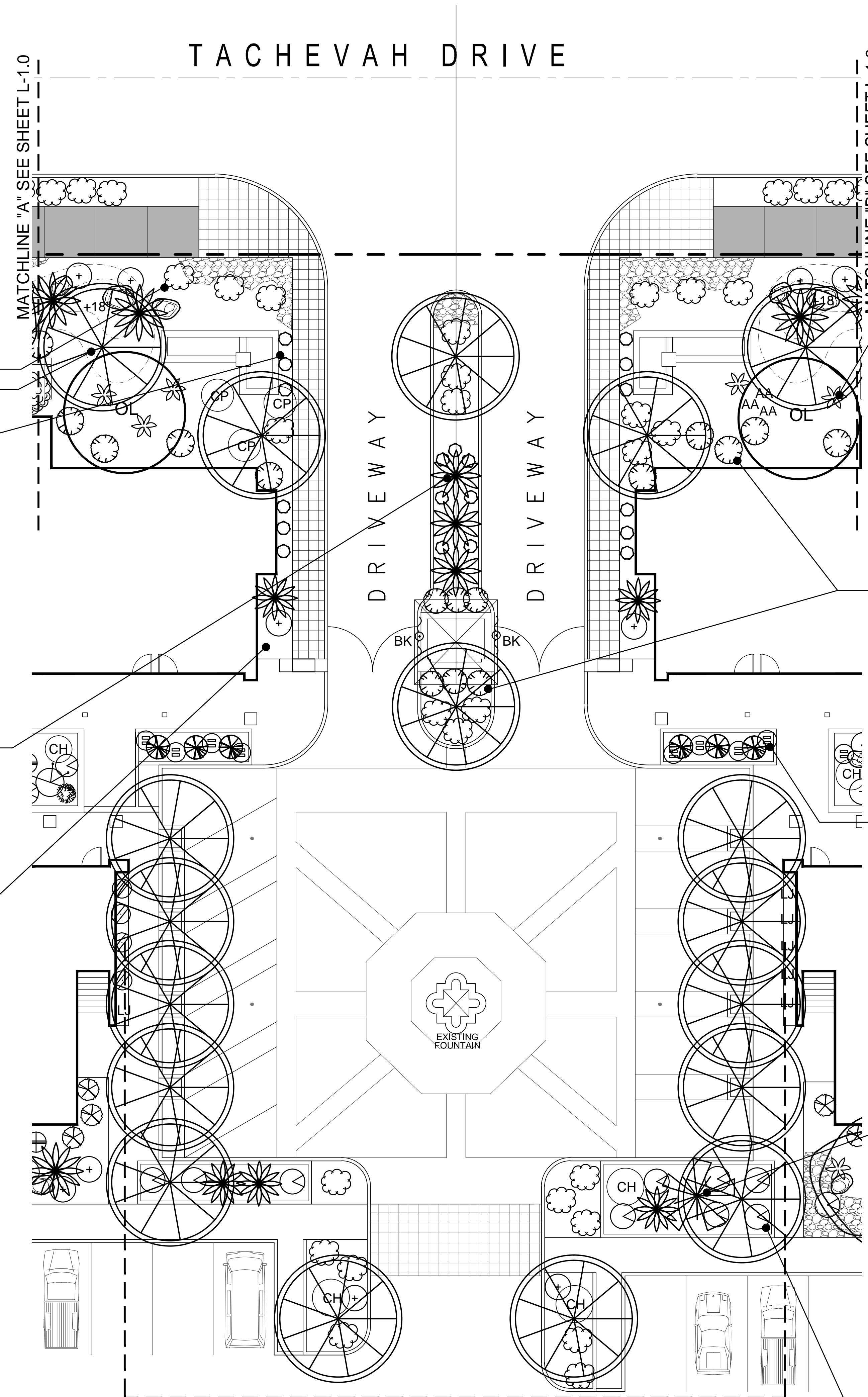
TRAILING PORTULACARIA AFRA



BUTIA CAPITATA



CALLISTEMON 'LITTLE JOHN'



KEY MAP

SCALE: N.T.S.

PLANTING PLAN
ALONG TACHEVAH DRIVE MAIN ENTRANCE

SCALE: 1" = 10'

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LANDSCAPE DESIGN

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555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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| 02-18-20 |

SCALE: 1"=10'-0"

SHEET

L-1.1



BEFORE

REMOVE EXISTING RHUS LANCEA TREES
AND ADD MULTI TR. MESQUITE TREES
TO MATCH THE PARK STREETSCAPE



REMOVE EXISTING TEXAS RANGER
AND LITTLE JOHNS AND ADD
DWARF LITTLE OLLIE SHRUBS

DESET SPOONS ACCENT PLANTS AND
CARISSA 'GREEN CARPET' GROUNDCOVER

AFTER VIA MIRALESTE STREETSCAPE OPTION II PERSPECTIVE

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

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SCALE:

SHEET

L-1.5



PROSOPIS HYBRID 'PHOENIX'



or QUERCUS VIRGINIANA



CHAMAEROPS HUMILIS WITH 'CARISSA' 'BOXWOOD BEAUTY'



TECOMS STANS



PORTULACARIA AFRA



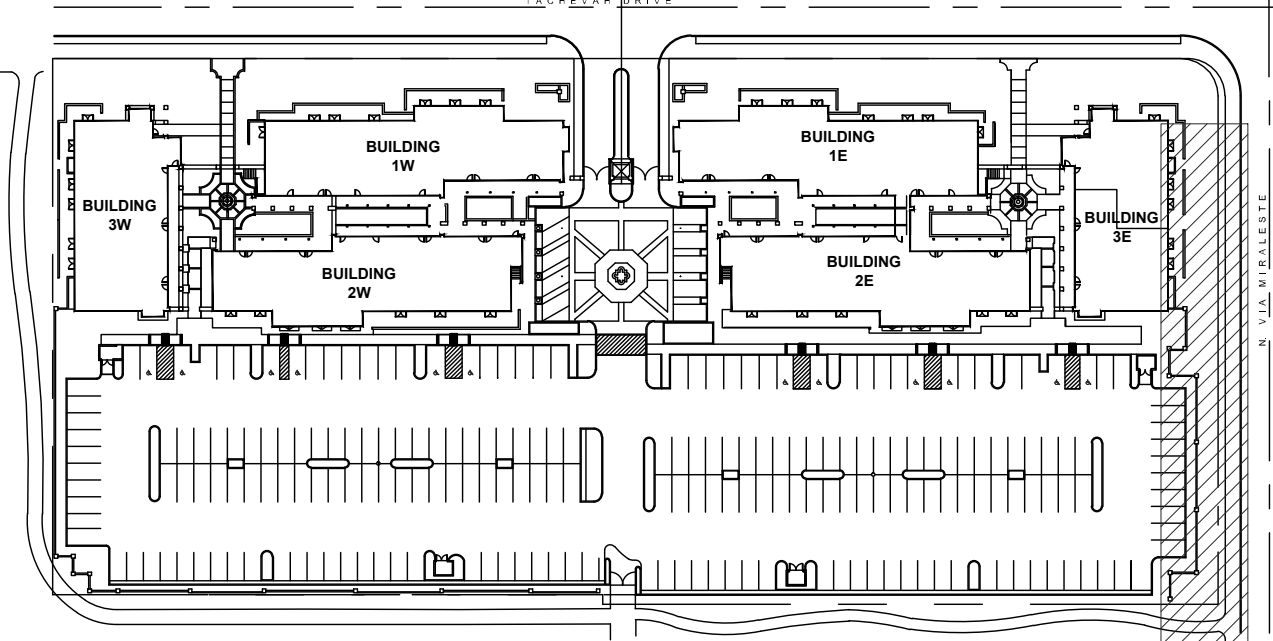
DASYLIRION WHEELERI



or ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'



LITTLE OLLIE - DWARF OLLIVE



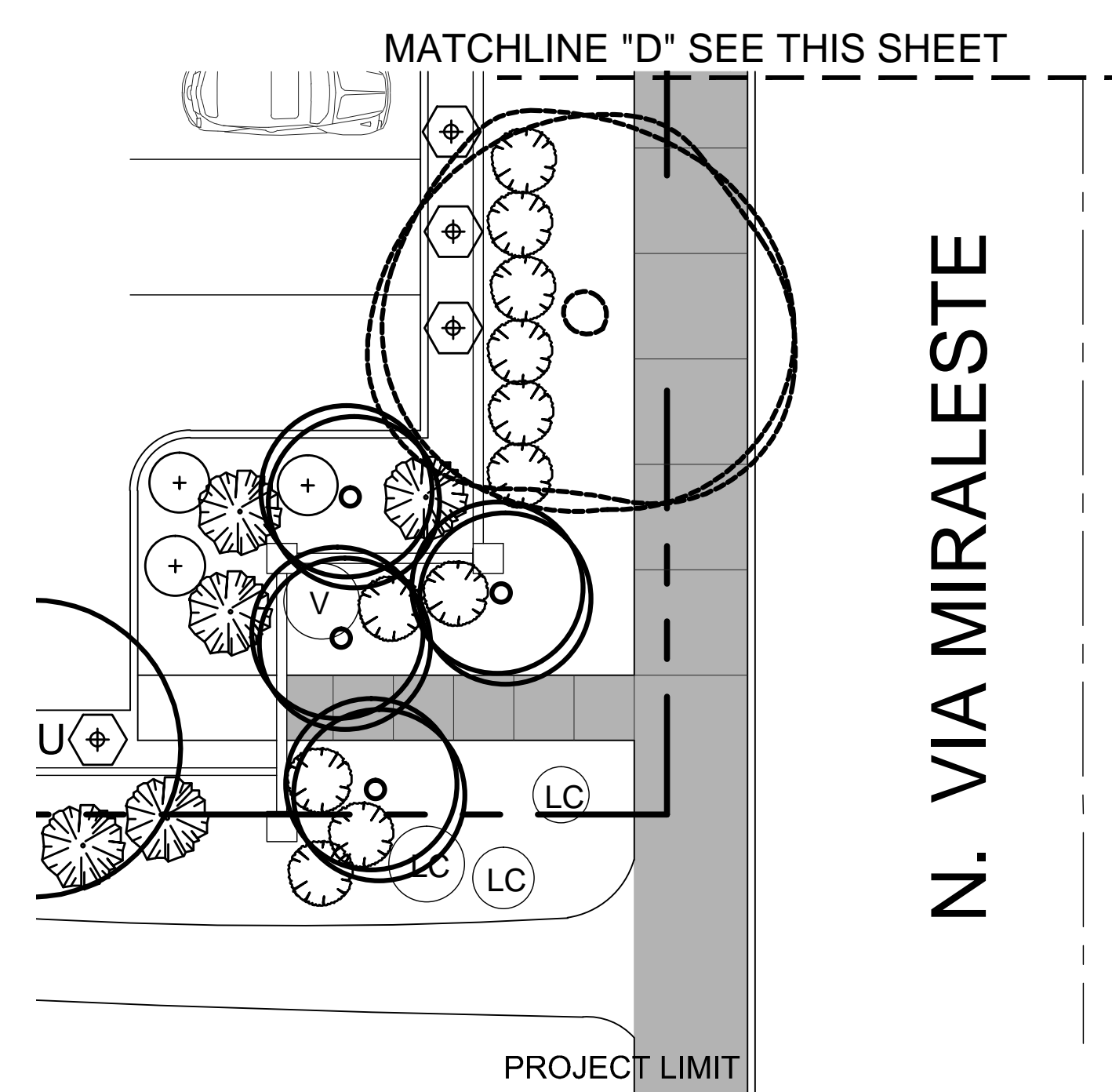
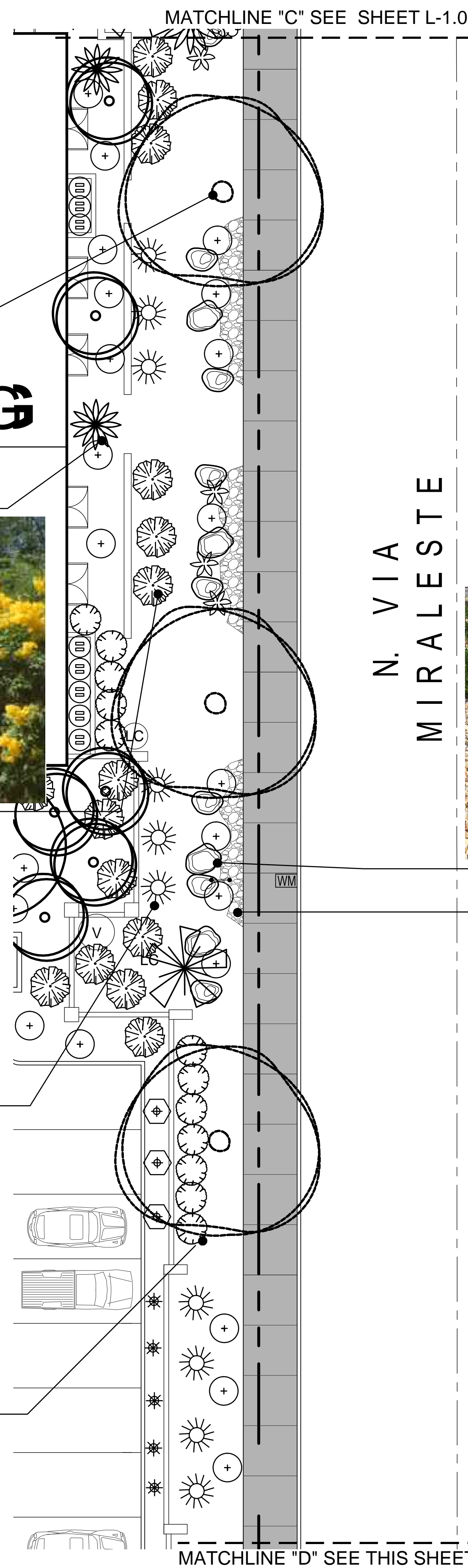
KEY MAP

SCALE: N.T.S.

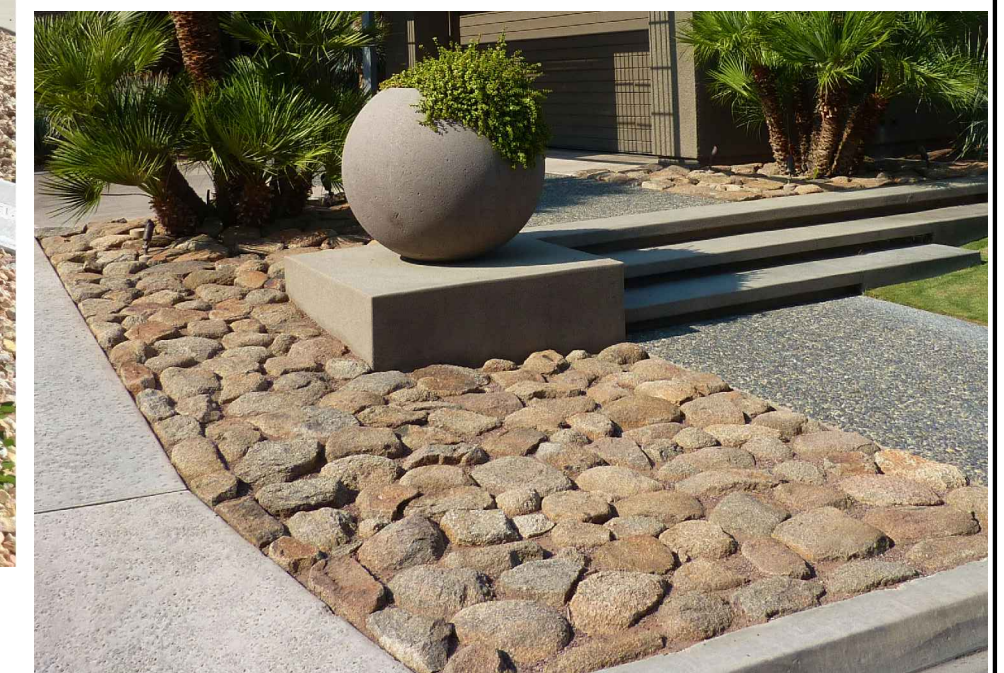
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'CARISSA' 'GREEN CARPET'



MORTAR IN COBBLE STONE

RECOMMENDED PLANTING LEGEND
ALONG N. VIA MIRALESTE STREETScape

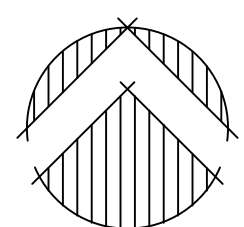
| TREE | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
|----------|--|---|---------------------------------------|
| (Symbol) | 4 24"-BOX Multi tr. | PROSOPIS CHILENSIS or QUERCUS VIRGINIANA | CHILEAN MESQUITE or SOUTHERS LIVE OAK |
| (Symbol) | 2 24"-BOX Multi tr. Specimens | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| (Symbol) | 1 24"-BOX Specimen | BUTIA CAPITATA | PINDO PALM |
| (Symbol) | 5 Existing to remain and be skinned | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |
| (Symbol) | 2 Existing to remain | VOLUNTEER PALM | |
| (Symbol) | ACCENT/ SHRUBS | | |
| (Symbol) | 4 15-GAL | AGAVE AUGUSTIFOLIA 'MARGINATA' | CARIBBEAN AGAVE |
| (Symbol) | 10 15-GAL | DASYLIRION WHEELERI | DESERT SPOON |
| (Symbol) | 18 5-GAL | 'CARISSA' 'GREEN CARPET' | GREEN CARPET |
| (Symbol) | 5 Existing to remain | LANTANA 'NEW GOLD' | YELLOW LANTANA |
| (Symbol) | 24 5-GAL | LITTLE OLLIE or keep ex (7) Texas Rangers with (5) Little John | DWARF OLLIVE |
| (Symbol) | 8 5-GAL | PORTULACARIA AFRA Prostrata or ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | ELEPHANT FOOD or ROSMARY GROUNDCOVER |
| (Symbol) | 9 15-GAL | TECOMS STANS or DURANTA 'SWEET MEMORY' or DURANTA | YELLOW BELLS |
| (Symbol) | 2'-4" DIA. MORTAR IN COBBLE - APPROX. 160 SQ.FT. | | |
| (Symbol) | Optional: DAVE'S Mix or 41.5 L 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | |
| (Symbol) | 11 Optional BOULDERS TO MATCH EXISTING 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | | |

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PLANTING PLAN
ALONG N. VIA MIRALESTE

SCALE: 1" = 10'



LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
7575 SAN GONZALO ROAD
BANKING SERVICE, CALIFORNIA 92503
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www.desertmodernlandscape.com

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| 02-03-20 |

SCALE: 1"=10'-0"

SHEET

L-1.2



BEFORE



AFTER VIA MIRALESTE STREETSCAPE PERSPECTIVE

PROPOSED MESQUITE TREES
TO MATCH ACROSS THE
STREET STREETSCAPE

PROPOSED ACCENT
DESERT SPOON PLANTS
AGAINST THE WALL

PROPOSED GROUNDCOVER
WITH MORTAR IN COBBLE

ACCENT AGAVE WITH
BOULDER GROUPINGS

PROPOSED COLORFUL SHRUBS
TECOMA STANS or
DURANTA

PROPOSED MEDITERRANEAN
FAN PALM

PROPOSED BUTIA PALM

PROPOSED MORTAR
IN COBBLE

PROPOSED BOUGAINVILLEA
'OH LA LA' GROUNDCOVER

| REVISION |
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| 10-18-19 |
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SCALE: _____

MATCHLINE "A" SEE THIS SHEET

BUILDING 2W

BUILDING 2E

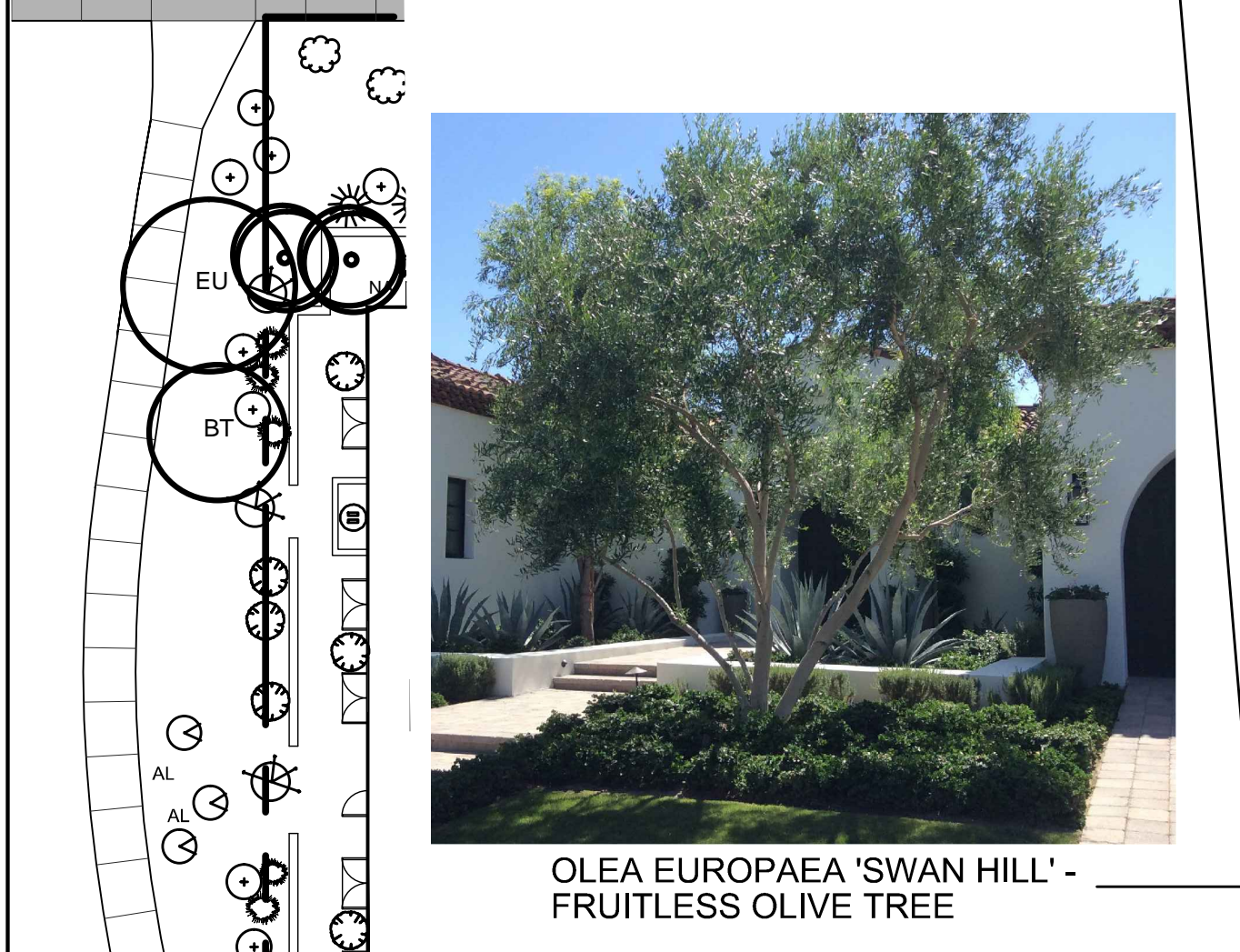
NOTE: THIS BUILDING IS FULLY FIRE SPRINKLERED (NO ADDITIONAL PIPING REQUIRED)

(E) PARKING AREA

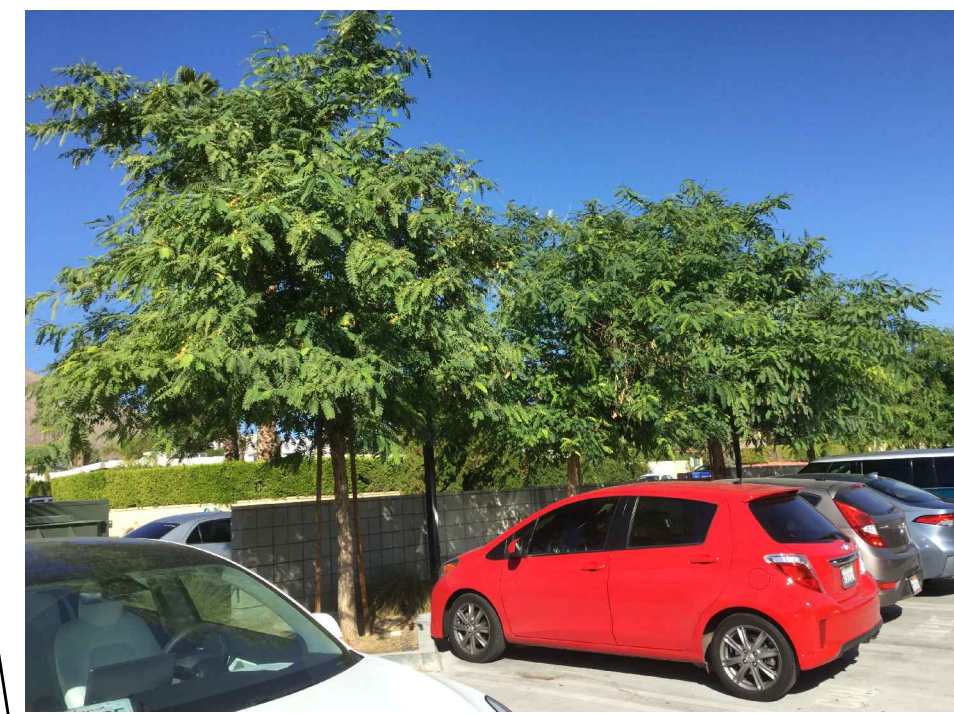
TACHEVAH DRIVE

MASTER PARKING LOT PLAN

SCALE: 1" = 20'



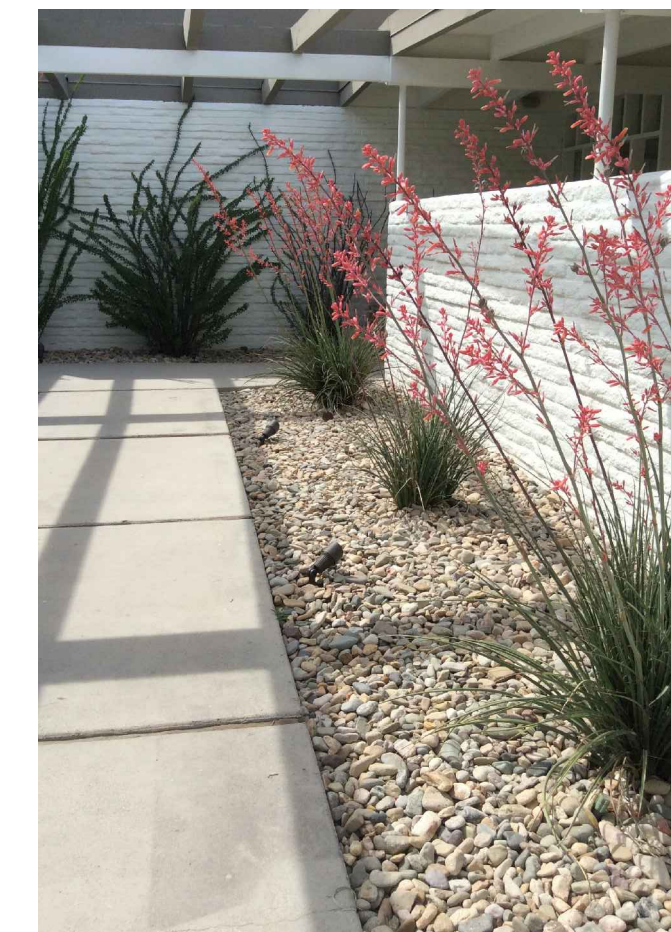
OLEA EUROPAEA 'SWAN HILL' - FRUITLESS OLIVE TREE



PROPOSED TIPUANA TIPU TREES IN THE PARKING LOT



BOUGAINVILLEA 'OH LA LA'



HESPERALOE PARVIFOLIA



CARISSA 'BOXWOOD BEAUTY'



PORTULACARIA AFRA PROSTRATUS



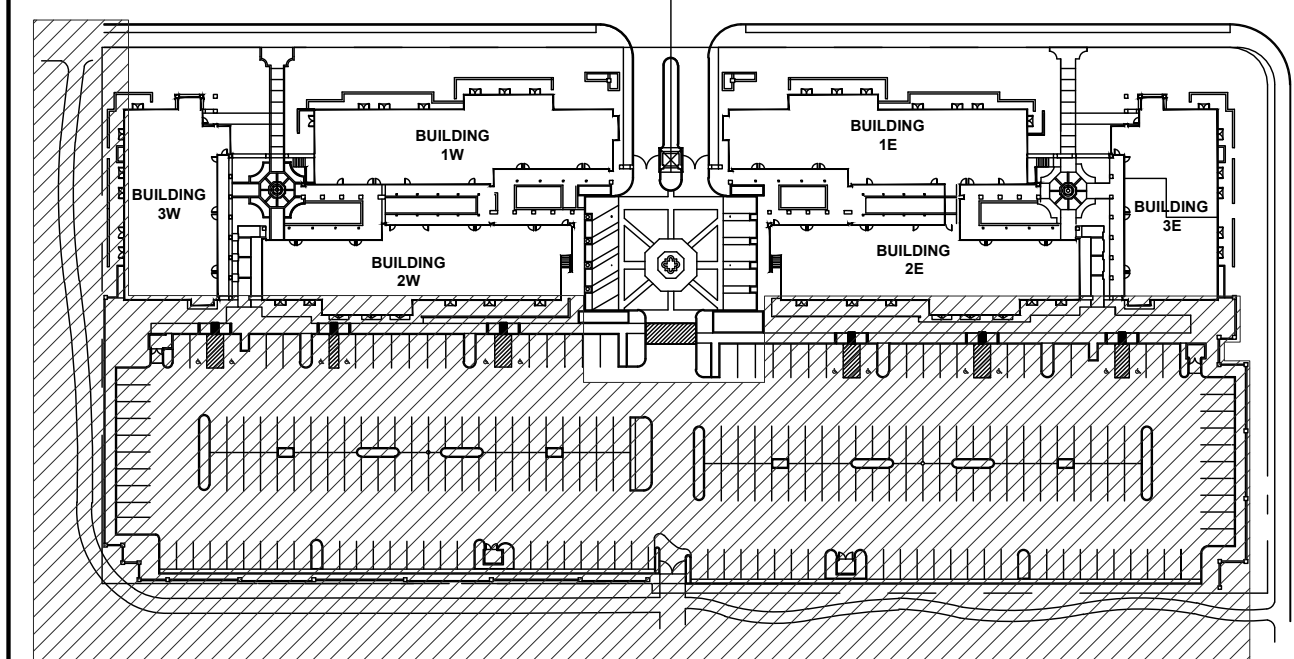
CALLIANDRA INAEQUILATERA

| RECOMMENDED PLANTING LEGEND ALONG THE PARKING LOT | | |
|--|--|--|
| TREE/ PALM PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
| 24 24"-BOX Multi tr. | QUERCUS VIRGINIANA or PROSOPIS CHILENSIS or TIJUANA TIPU | OAK TREE or CHILEAN MESQUITE or TIJUANA TIPU |
| 6 36"-BOX Multi tr. | OLEA EUROPAEA | FRUITLESS OLIVE |
| 5 Existing to remain | TIJUANA TIPU | TIPU TREE |
| 3 Existing to remain | PHOENIX DACTYLIFERA | DATE PALMS |
| Optional 18' Height Diamond Cut | PHOENIX DACTYLIFERA | DATE PALMS |
| 7 24"-BOX Multi tr. Specimens | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 5 Existing to remain | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 5 24"-BOX | BUTIA CAPITATA | PINDO PALM |
| 3 Existing to remain | VOLUNTEER PALM | CALIFORNIA FAN PALM |
| 1 Existing to remain | WASHINGTONIA FILIFERA | MEXICAN FAN PALM |
| 13 Existing to remain and be skinned | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |
| ACCENT/ SHRUBS | SCIENTIFIC NAME | COMMON NAME |
| 9 5-GAL | AGAVE AUGUSTIFOLIA 'MARGINATA' | CARIBBEAN AGAVE |
| 42 5-GAL | BOUGAINVILLEA 'OH LA LA' By Monrovia Only | BOUGAINVILLEA No Substitutions |
| 4 5-GAL | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN |
| 14 5-GAL | CARISSA 'BOXWOOD BEAUTY' | BOXWOOD BEAUTY |
| 33 Existing to remain | HESPERALOE PARVIFOLIA | RED YUCCA |
| 33 5-GAL | HESPERALOE PARVIFOLIA | RED YUCCA |
| 14 Relocated | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 52 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 45 5-GAL | ICEBERG ROSES | DESERT ROSE |
| 8 5-GAL | PORTULACARIA AFRA | ELEPHANT BUSH |
| 30 5-GAL | PORTULACARIA PROSTRATUS | ELEPHANT BUSH |
| 11 5-GAL | SALVIA LEUCANTHA | SALVIA |
| 27 5-GAL | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | ROSMARY GROUNDCOVER |
| 6 6"-1' Trunk Height | YUCCA 'SKY BLUE' specimen | YUCCA |
| 13 5-GAL | TECOMS STANS | YELLOW BELLS |
| 1 Existing to remain | TECOMA STANS | YELLOW BELLS |
| 14 Existing to remain | THEVETIA PERUVIANA | YELLOW OLEANDER |
| 10 5-GAL esp. on wall | CALLIANDRA INAEQUILATERA | PINK POWDER PUFF |
| Optional 18' BUD 18' DIA. OR 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | Optional DAVE'S Mix or 3/8" MOHAVE GOLD DECOMPOSED GRANITE | |
| Optional 18' BUD 18' DIA. OR 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | Optional 18' BUD 18' DIA. OR 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | |
| 2"-4" DIA. MORTAR IN COBBLE - APPROX. 400 SQ.FT. | | |

| RECOMMENDED PLANTING LEGEND ALONG THE ALLEY | | |
|---|--|------------------------|
| PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
| BT 2 Existing to remain | BRACHYCHITON POPULNEUS | BOTTLE TREE |
| EU 12 Existing to remain | EUCALYPTUS | EUCALYPTUS TREE |
| 1 Existing to be removed | Contractor to check additional trees that need to be removed | |
| 3 Existing to remain | RHUS LANCEA | AFRICAN SHUMAC |
| 1 Existing to remain | TIJUANA TIPU | TIPU TREE |
| 1 Existing to be removed | ALOË BARBADENSIS | ALOË |
| 2 Existing to remain | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 13 5-GAL | DURANTA 'SWEET MEMORY' | DURANTA |
| 26 5-GAL | DURANTA 'SWEET MEMORY' | DURANTA |
| 5 5-GAL | LITTLE OLLIE | DWARF OLIVE |
| 4 Existing to remain | MUHLBERGIA RIGENS | DEER GRASS |
| 21 5-GAL | MUHLBERGIA CAPILARIS | REGAL MIST |
| 4 5-GAL | PORTULACARIA PROSTRATUS | TRAILING ELEPHANT BUSH |
| 7 5-GAL | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | ROSMARY GROUNDCOVER |
| 27 5-GAL | TECOMS STANS | YELLOW BELLS |
| Optional: 83 TONS. ADDITIONAL 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | |

- PLANTING NOTES**
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 3. ALL TREES AND PALMS WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

MATCHLINE "A" SEE THIS SHEET



KEY MAP

SCALE: N.T.S.

Important Notice - Underground Service Alert

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Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
17175 SAN GONZALEZ ROAD
BASKING SPRINGS, CALIFORNIA 92503
TELEPHONE (951)571-1544 E-mail: adm@desertmodern.com
www.desertmodern.com

| REVISION |
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| 11-18-19 |
| 02-03-20 |
| 02-18-20 |

SCALE: 1"=20'-0"

SHEET
L-2.0



BEFORE



PROPOSED BUTIA PALM

PROPOSED MEDITERRANEAN FAN PALM

PROPOSED MESQUITE TREES TO MATCH ACROSS THE STREET STREETSCAPE

PROPOSED COLORFUL SHRUBS TECOMA STANS or DURANTA

PROPOSED MESQUITE TREES

PROPOSED LITTLE OLLIE SHRUBS

PROPOSED GROUNDCOVER WITH MORTAR IN COBBLE

PROPOSED MORTAR IN COBBLE

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

PROPOSED CALLISTEMON LITTLE JOHN

AFTER CORNER OF VIA MIRALESTE AND TACHEVAH DRIVE COMPUTER GENERATED PERSPECTIVE

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
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REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA

DESERT MODERN
 LANDSCAPE DESIGN
 1155 SAN Geronimo ROAD
 PALM SPRINGS, CALIFORNIA 92262
 TELEPHONE: 760.767.1844 E-MAIL: schapman@dm.com
 www.desertmodernlandscape.com

| REVISION | DATE |
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| 10-18-19 | |
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SHEET
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YUCCA 'SKY BLUE'



DURANTA 'SWEET MEMORY'



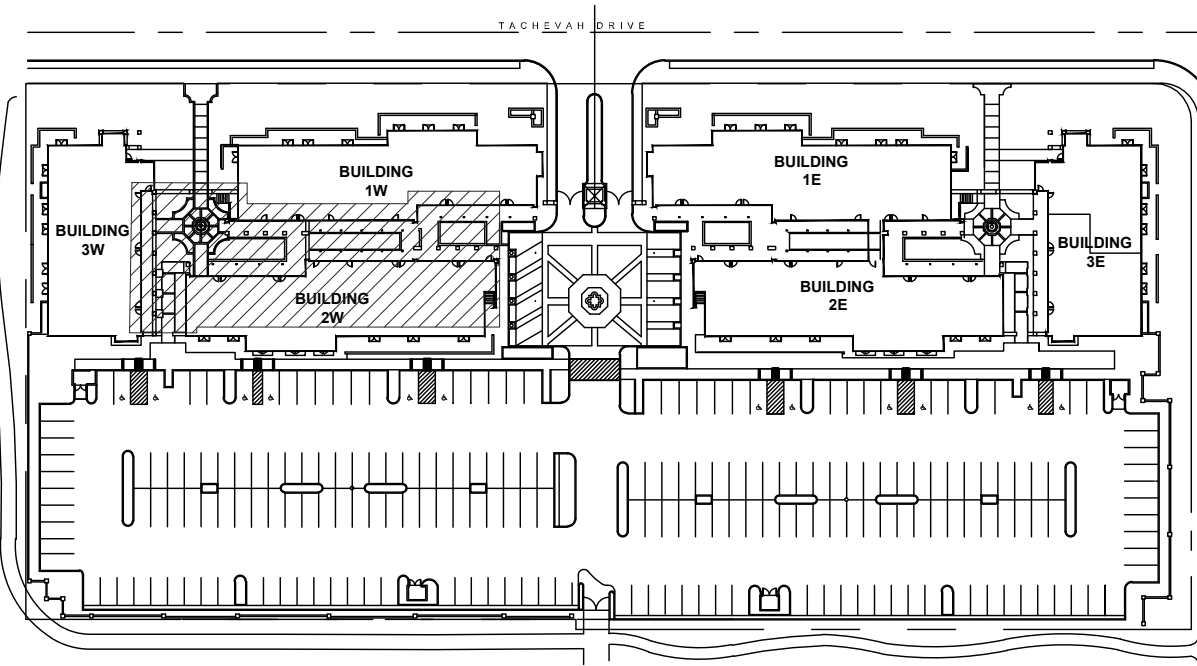
EVOLVULUS 'BLUE EYES' GROUNDCOVER



CHAMAEROPS HUMILIS



CARISSA 'BOXWOOD BEAUTY'



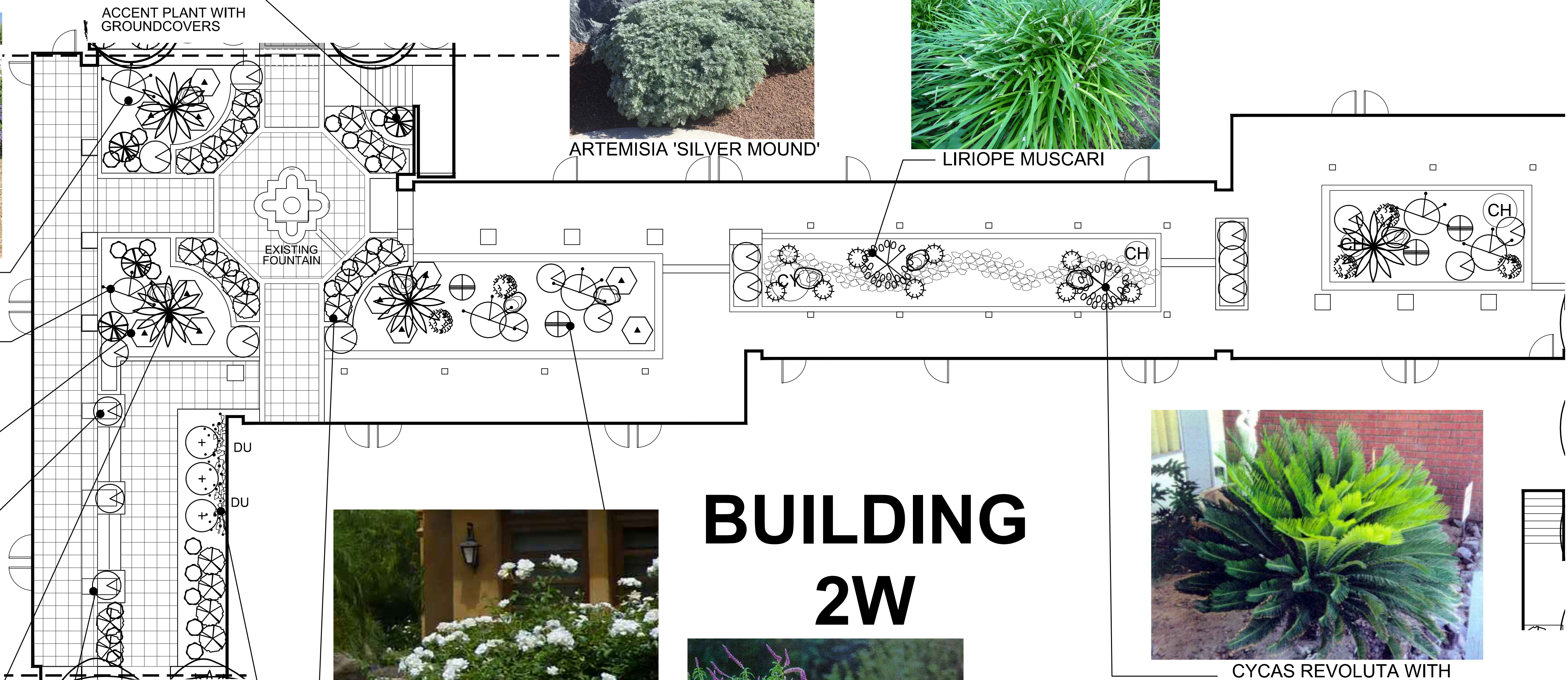
KEY MAP

SCALE: N.T.S.

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ACCENT PLANT WITH GROUNDCOVERS

ARTEMISIA 'SILVER MOUND'

LIRIOPE MUSCARI

EXISTING FOUNTAIN

COLORFUL LARGE SHRUB TO ATTRACT HUMIBIRDS

TRAILING PLANT



ICEBERG ROSES

BUILDING 2W



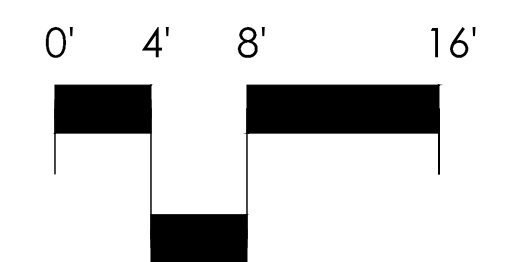
SALVIA LEUCANTHA



CYCAS REVOLUTA WITH BOULDER AND LIRIOPE

WEST INTERIOR COURTYARD

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



RECOMMENDED PLANTING LEGEND

| ACCENTS | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
|----------------------|--|--|-------------------------------|
| 4 | Existing to remain | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 1 | Existing to remain | CYCAS REVOLUTA | SAGO PALM |
| SHRUBS / GROUNDCOVER | | | |
| 5 | 5-GAL | ARTEMISIA 'SILVER MOUND' | SILVER MOUND |
| 28 | 5-GAL | CARISSA 'BOXWOOD BEAUTY' | BOXWOOD BEAUTY |
| 3 | 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 3 | Existing to remain or use Duranta | CAESALPINIA PULCHERRIMA | MEXICAN BIRD OF PARADISE |
| 6 | 5-GAL | DURANTA 'SWEET MEMORY' | DURANTA |
| 11 | 5-GAL | EVOLVULUS GLOMERATUS | 'HAWAIIAN BLUE EYES' |
| 9 | 1-GAL | LIRIOPE MUSCARI | BIG LILY TURF |
| 21 | 5-GAL | ICEBERG ROSES | DESERT ROSE |
| 5 | 5-GAL | OR PORTULACARIA PROSTRATUS | TRAILING ELEPHANT BUSH |
| 19 | 5-GAL | OR ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | ROSMARY GROUNDCOVER |
| 4 | 5-GAL | SALVIA LEUCANTHA | SALVIA |
| 4 | 6"-1' Trunk Height | YUCCA 'SKY BLUE' specimen | YUCCA |
| 2 | 2DU15-GAL esp. on wall | DURANTA 'SWEET MEMORY' OR CALLIANDRA INAEQUILATERA | SWEET MEMORY PINK POWDER PUFF |
| 18 | TONS Optional: DAVE'S Mix or 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | |
| 9 | Optional BOULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | | |

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TRAILING ROSMARINUS OFFICINALIS OR PORTULACARIA



DURANTA 'SWEET MEMORY'



OR CALLIANDRA INAEQUILATERA

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

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555 E. TACHEVAH DRIVE
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DESERT MODERN
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7-755 SAN Geronimo Road
Banning, CA 92406
TEL: (760) 767-1844 Fax: (760) 767-1844
www.desertmodernlandscape.com

| REVISION |
|----------|
| 11-18-19 |
| 02-03-20 |

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

SHEET
L-3.0



BEFORE



AFTER TACHEVAH DRIVE COMPUTER GENERATED STREETSCAPE PERSPECTIVE

DESERT MODERN
 LANDSCAPE DESIGN
 775 SAN Geronimo ROAD
 PALM SPRINGS, CALIFORNIA 92262
 TEL: 951-251-1544 FAX: 951-251-1545
 www.desertmodernlandscape.com

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| 10-18-19 |
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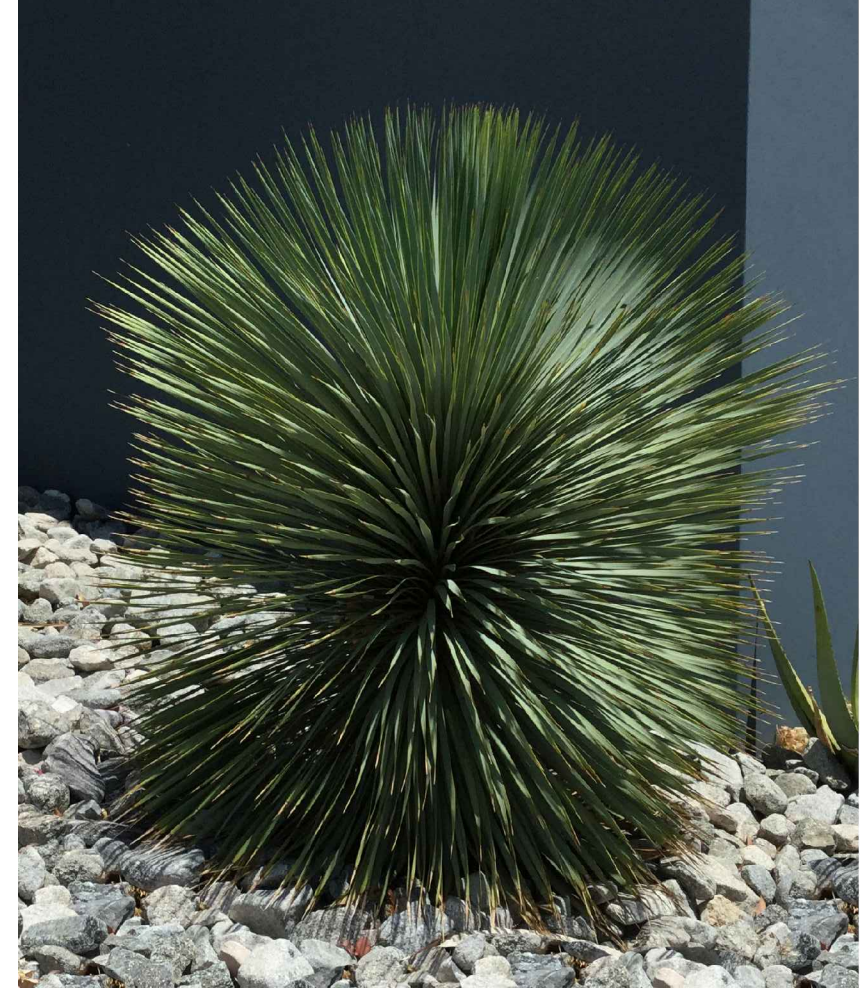
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ARTEMISIA 'SILVER MOUND'



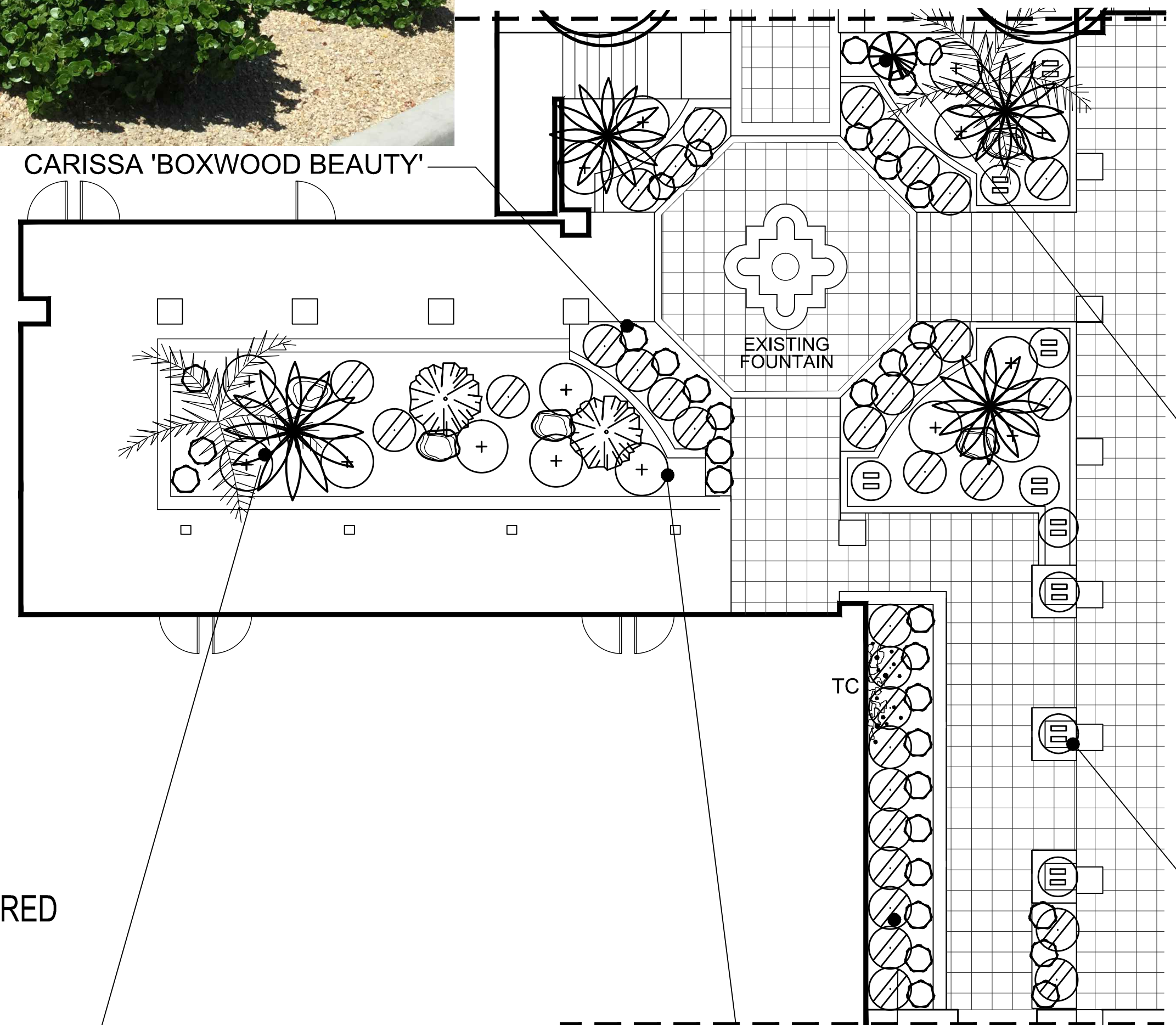
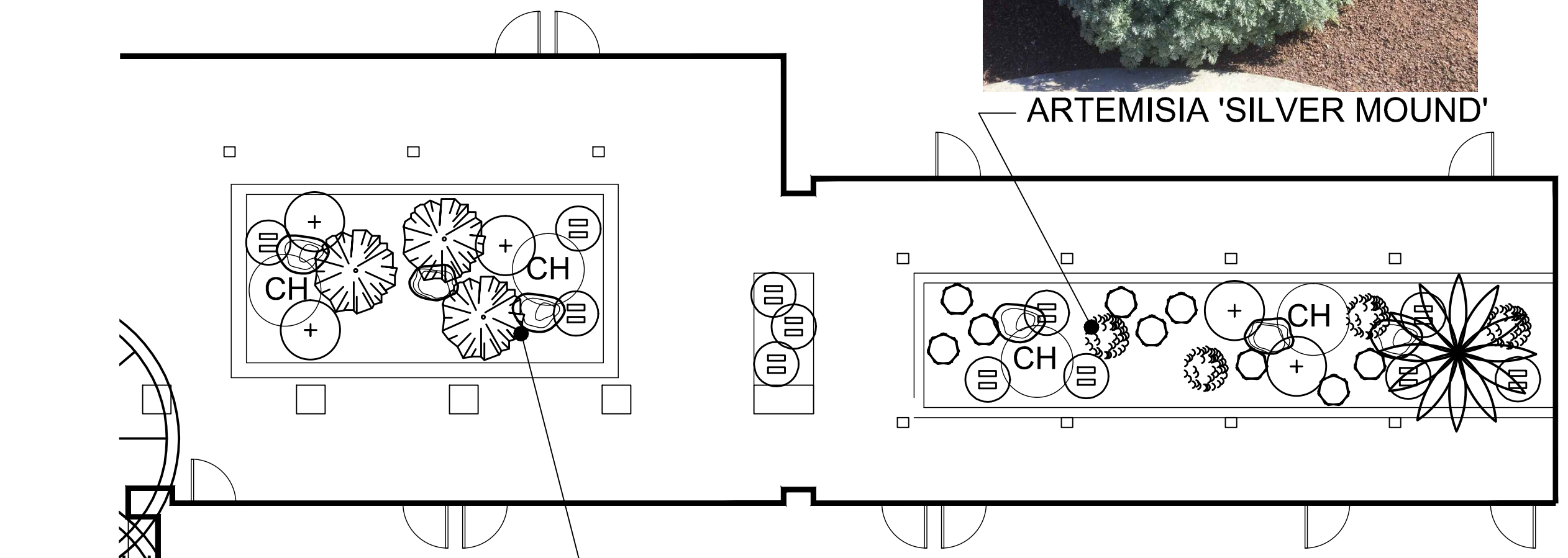
CARISSA 'BOXWOOD BEAUTY'



YUCCA 'SKY BLUE'



PORTULACARIA AFRA



BUILDING 2E

NOTE: THIS BUILDING IS FULLY FIRE SPRINKLERED
 (NO ADDITIONAL PIPING REQUIRED)



TECOMA STANS



CHAMAEROPS HUMILIS



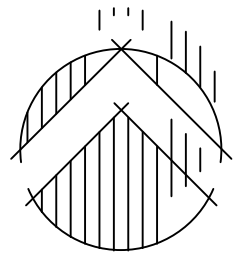
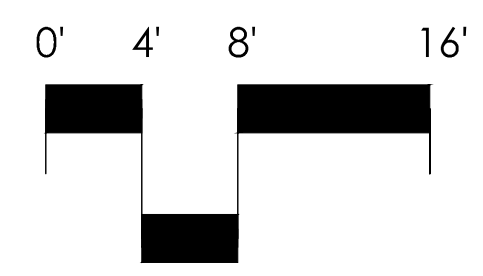
CARISSA 'GREEN CARPET'



KNOCKOUT ROSES

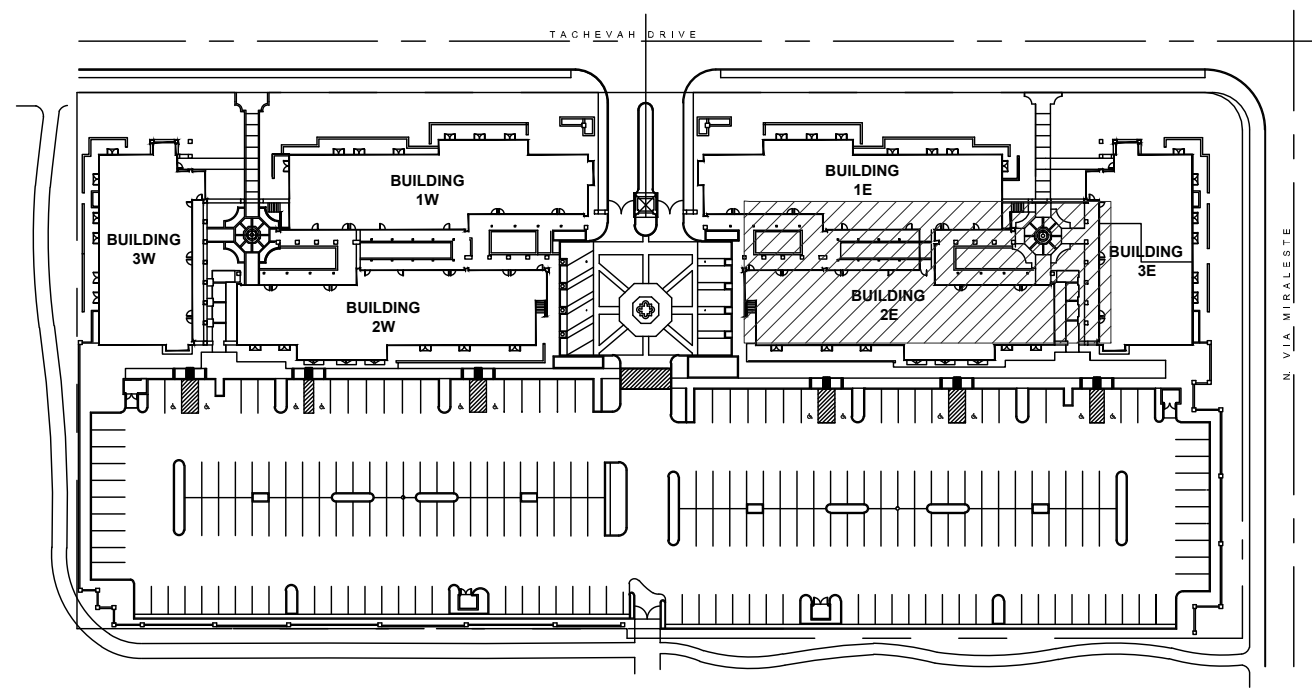
EAST INTERIOR COURTYARD

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



| RECOMMENDED PLANTING LEGEND | | | |
|---|------------------------|---------------------------|------------------------|
| ALONG THE INTERIOR COURTYARD EAST | | | |
| ACCENTS | PLANTING SIZE | SCIENTIFIC NAME | COMMON NAME |
| 2 | Existing to remain | ARECASTRUM ROMANZOFFIANUM | QUEEN PALMS |
| 1 | Existing to remain | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| SHRUBS / GROUNDCOVER | | | |
| 4 | 5-GAL | ARTEMISIA 'SILVER MOUND' | SILVER MOUND |
| 5 | 24"-BOX Multi tr. | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM |
| 42 | 5-GAL | CARISSA 'BOXWOOD BEAUTY' | BOXWOOD BEAUTY |
| 20 | 5-GAL | CARISSA 'GREEN CARPET' | GREEN CARPET |
| 34 | 5-GAL | KNOCKOUT ROSES | DESERT RED ROSE |
| 21 | 5-GAL | PORTULACARIA PROSTRATUS | TRAILING ELEPHANT BUSH |
| 5 | 5-GAL | TECOMA STANS | SALVIA |
| 1 | 6"-1' Trunk Height | YUCCA 'SKY BLUE' specimen | YUCCA |
| 1 | 1TC15-GAL esp. on wall | TECOMA STANS | YELLOW BELLS |
| 19 TONS Optional; DAVE'S Mix or 19 t. 3/8" MOHAVE GOLD DECOMPOSED GRANITE | | | |
| 11 Optional BOULDERS 3' TO 3'-6" WIDE AND 18" TO 2' HEIGHT | | | |

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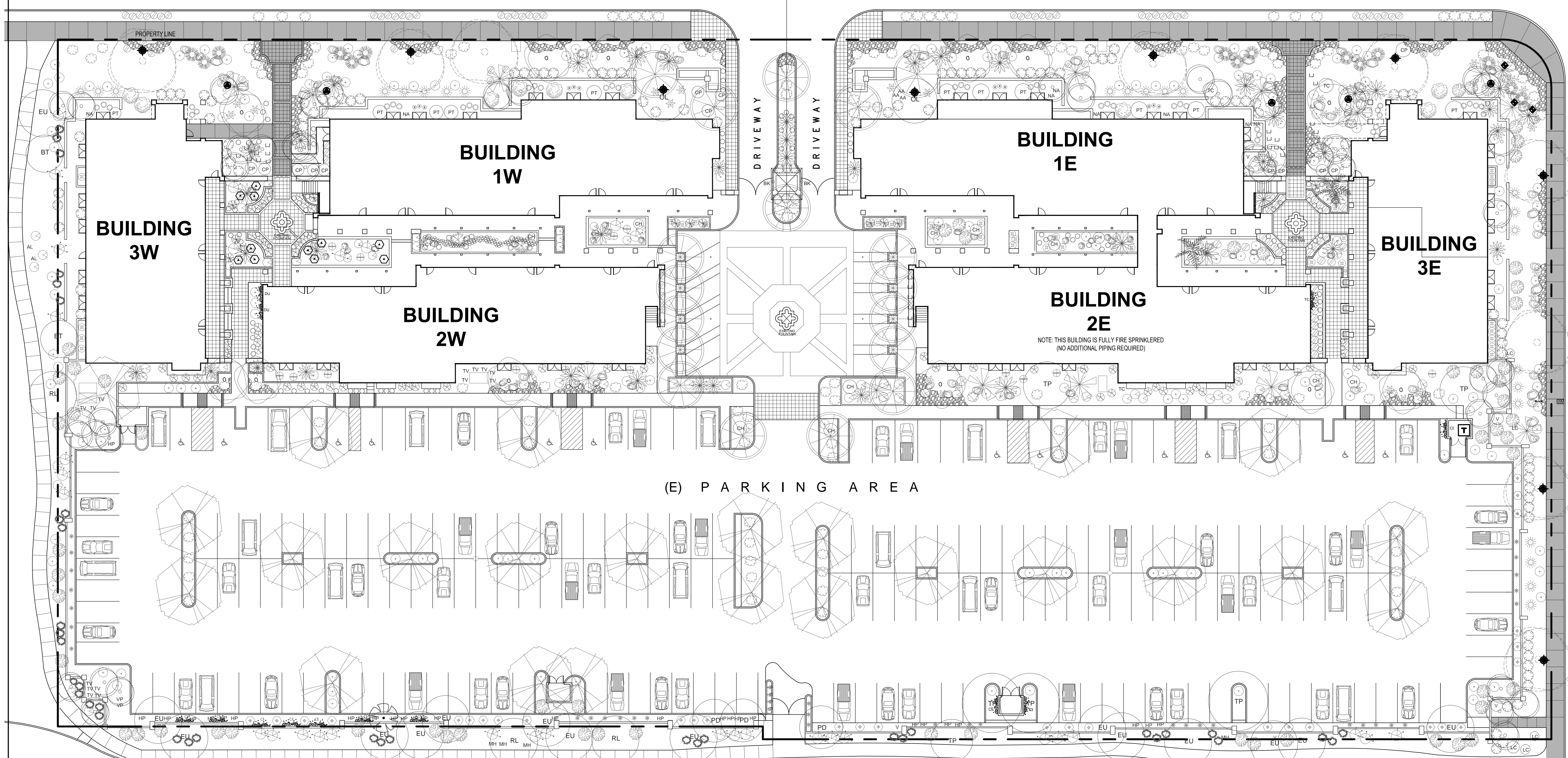


KEY MAP
 SCALE: N.T.S.

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(E) PARKING AREA

NOTES:

1. ALL WIRING SHOULD BE INSTALLED IN ACCORDANCE WITH LOCAL STATE AND NATIONAL ELECTRICAL CODES, UL SAFETY STANDARDS AND BE INSTALLED BY QUALIFIED LICENSED ELECTRICIAN.
2. SEE ASSEMBLY AND INSTALLATION INSTRUCTIONS PROVIDED WITH ALL KICHLER FIXTURE/ ACCESSORY FOR ACCURATE AND SAFE INSTALLATION.
3. USE ONLY KICHLER FIXTURES AND ACCESSORIES FOR THIS INSTALLATION.
4. FAILURE TO ADHERE TO ABOVE NEC CODES AND INSTRUCTIONS MAY RESULT IN SERIOUS INJURY AND/ OR PROPERTY DAMAGE.
5. ALL FIXTURES MUST BE AT LEAST 10FT. AWAY FROM A SWIMMING POOL WHERE APPLIED TO MET THE NEC CODE.
6. LAYOUT DESIGN FOR REFERENCE ONLY. FINAL PRODUCT PLACEMENT MAY BE SUBJECT TO CHANGE PER ELECTRICIAN OR INSTALLER.
7. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL FIELD PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
8. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
9. INSTALLER SHALL BURY LOW VOLTAGE CABLE NO LESS THAN 6" IN GROUND.
10. CONTRACTOR TO FOLLOW INSTALLATION INSTRUCTIONS TO SET UP FIXTURES FOR A BRIGHTER SETTING.

ELECTRICAL NOTES

1. ELECTRICIAN IS TO PROVIDE ALL NECESSARY PLANS, SPECIFICATIONS, AND DOCUMENTS, ETC. AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS.
2. UNLESS OTHERWISE PROVIDED BY CONTRACTOR, ELECTRICIAN IS TO SIZE AND CIRCUIT ALL ELECTRICAL REQUIREMENTS SHOWN ON PLANS. (I.E. LIGHTS, PUMPS, POOLS EQUIPMENT, TIME CLOCKS, IRRIGATION CONTROLLERS, ETC.) CONTRACTOR IS TO PROVIDE AS BUILTS.
3. ALL MATERIALS AND WORMANSHIP SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES AND ACCEPTABLE STANDARDS OF PRACTICE.
4. COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED.
5. LIGHTING CONTROLLERS WILL BE LOCATED ADJACENT TO IRRIGATION CONTROLLERS WHENEVER POSSIBLE.
6. ELECTRICIAN IS TO CONFIRM EXACT TREE LOCATION SO AS TO INSURE PROPOER INSTALLATION OF LIGHT FIXTURES.
7. ALL JUNCTION BOXES WITHOUT A LIGHT FIXTURE WILL BE PUT IN A CARSON BELOW GRADE.
8. JUNCTION BOXES ON WALK LIGHTS ARE TO BE 6" TO 8" ABOVE FINISH GRADE MEASURED TO THE BOTTOM OF THE BOX. THESE NEED TO BE 6" MIN. AWAY FROM THE EDGE OF THE CONCRETE DECKING.

SETBACK NOTES

1. LOCATE LIGHT FIXTURES A MIN. OF 4'-0" FROM EDGE OF TREE.
2. LOCATE LIGHT FIXTURES 1'-0" FROM EDGE OF PALMS.
3. THESE MEASUREMENTS AREA SUPERSEDED ONLY WHEN FIELD CONDITIONS WARRANT CHANGE BY CLIENT.

9. LIGHT FIXTURES LOCATED WITHIN (10) TEN FEET FROM EDGE OF WATERFEATURES ARE TO BE EQUIPPED WITH A GFCI PER ELECTRICAL ENGINEERS PLAN AND PER LOCAL AND COUNTY CODES.
10. THE DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FOR THE METHODS AND MEANS OF INSTALLATION, SAFETY IN/ON, OR ABOUT THE SITE, PERFORMANCE OF WORK OR TIMELINESS IN WHICH WORK IS PERFORMED.
11. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO ELIMINATE GLARE AND INSURE OPTIMUM LIGHTING EFFECT.
12. ALL WIRE SHOULD RUN PARALLEL TO HARD SURFACES, SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS, WHEN POSSIBLE.
13. COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING SLEEVES UNDER THE HARD SURFACES, USING A 1-INCH PIPE MINIMUM.
14. ALL 120 VOLT OUTSIDE ELECTRICAL OUTLETS SHALL BE PROTECTED BY THE GFI AS PER NATIONAL ELECTRICAL CODE.
15. THE LIGHTING PLAN IS DIAGRAMMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATION OF CABLE RUNS. THE INSTALLING CONTRACTOR SHALL RUN WIRES TO BEST SUIT FIELD CONDITIONS. AN AS-BUILT PLAN IS TO BE COMPLETED AND LEFT WITH THE OWNER.

NOTES:

1. THIS SHEET IS FOR REFERENCE ONLY AND THESE LIGHTING REQUIREMENTS ARE INCORPORATED ON THE ELECTRICAL PLAN.
2. LIGHTING CONTRACTOR TO CONTACT KICHLER LIGHTING FOR ANY TYPE OF ASSISTANCE IN LAYOUT OF WIRE AND SIZE.
3. LIGHTING CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR FOR LOCATION OF IRRIGATION CLOCK AND LIGHTING TRANSFORMER(S) AWAY FROM PUBLIC VIEW.
4. PROVIDE LIGHTING TRANSFORMERS WATTAGE AS NECESSARY WITH PHOTOCELL.



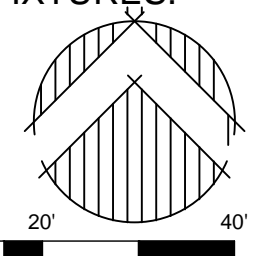
VLO (Variable Lumen Output)

LIGHTING SCHEDULE

| SYMBOL | QTY. | FIXTURE | COMMENTS |
|--------|------|---|---|
| Palm | 5 | VLO (Variable Lumen Output) Model: 16019 AZT 27, 3.5 W (Max 17W) Electrical: 12V 35" flood | LED PALM UPLIGHT Architectural Bronze Finish 2700 K Warm White (Max 17W) |
| Tree | 9 | VLO (Variable Lumen Output) Model: 16020 AZT 27, 4 W 60" wide flood (Max 17W) Electrical: 12V | LED TREE FLOOD LIGHT Architectural Bronze Finish 2700 K Warm White |
| Accent | 3 | VLO (Variable Lumen Output) Model: 16017 AZT 27, 2 W 60" flood (Max 7.5W) Electrical: 12V | ACCENTS LED ACCENT LIGHT Architectural Bronze Finish 2700 K Warm White |
| TOTAL | 17 | | |
| T | 1 | Model: 15-PR-600 Electrical: 12V 15557 BK Mechanical Transformer Timer 15565 BK Plug-In Transformer Cell | TRANSFORMER |

LIGHTING CONTRACTOR TO VERIFY LIGHTING COUNT BEFORE ORDERING FIXTURES.
 (H) - SATELLITE HUB (WIRE JUNCTION MANIFOLD)
 Lights are available through CH Sales, Inc. www.chsalesinc.com
 Please contact Chuck Hoover for questions. Cell: (818) 519-0247

SCALE: 1" = 20'



Important Notice - Underground Service Alert

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Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA

DESERT MODERN
 LANDSCAPE DESIGN
 11755 SAN JORDAN ROAD
 BAKERSFIELD, CALIFORNIA 93311
 TELEPHONE (805) 834-1144 E-MAIL: dmodern@att.net
 www.dmodernlandscape.com

| REVISION | DATE |
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| | |
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| | |

SCALE: 1"=20'-0"

SHEET

L-4.0



BEFORE



AFTER

PROPOSED MULTI TRUNK
OLIVE TREE
EXISTING JACARANDA
TREE TO BE REMOVED

PROPOSED CALLIANDRA
VINE ALONG THE WALL
EXISTING THEVETIA HEDGE
TO BE REMOVED

PROPOSED MULTI TRUNK
MEDITERRANEAN
FAN PALM WITH
GROUND COVER

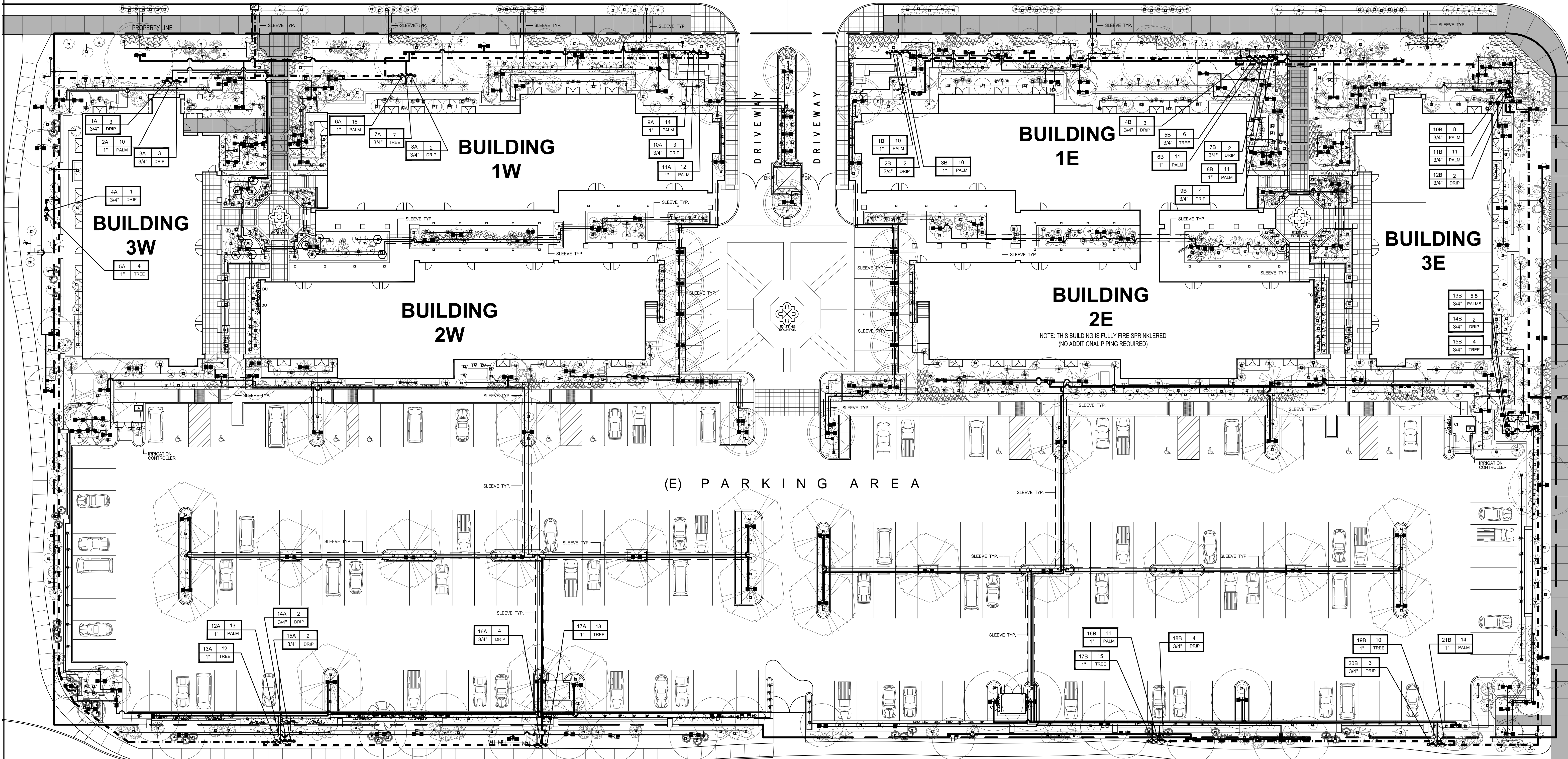
PROPOSED YUCCA 'SKY BLUE'
'SKY BLUE' WITH
TRAILING ROSMARY

PROPOSED
TRAILING ROSMARY

PROPOSED ICEBERG
WHITE ROSES WITH
CARISSA 'BOXWOOD BEAUTY'

| REVISION |
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| 11-18-19 |
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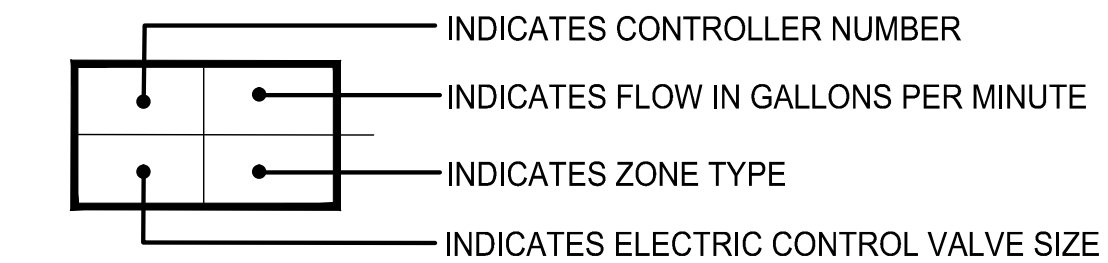
SCALE: 1/8"=1'-0"



IRRIGATION LEGEND

| SYMBOL | MANUFACTURER | MODEL NO. | DESCRIPTION | NOZZLE | FLOW GPM | PSI | PATTERN |
|--------|--------------|--------------------------|---|--------------|----------|-----|-----------------|
| | RAINBIRD | PFR/FRA | XERI-BUG EMITTER | XB-20PC-1032 | .20 | 30 | DRIP |
| | RAINBIRD | PFR/FRA | XERI-BUG EMITTER | XB-10PC-1032 | .10 | 30 | DRIP |
| | RAINBIRD | SCH. 80 RISER | BUBBLER | 1402 | .50 | 30 | TRICKLE PATTERN |
| | RAINBIRD | ESP LXMEF CONTROLLER | 24 WEATHER BASED CONTROLLER SEE SHEET LD-2 | | | | |
| | RAINBIRD | 100-FFB-CP FS 100 B | MASTER BRASS VALVE WITH 1" BRASS TEE FLOW SENSOR | | | | |
| | RAINBIRD | PEB SERIES 100-PEB-PRS-D | ELECTRIC CONTROL VALVE FOR TREE & PALM TREE BUBBLERS. SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET | | | | |
| | RAINBIRD | XCZ-075 -PRF 075-DVF | ELECTRIC CONTROL VALVE FOR DRIP AREAS. SIZE AS NOTED ON PLAN. | | | | |
| | NETAFIM | - | 3" AUTOMATIC END FLUSH VALVE BY NETAFIM | | | | |
| | NIBCO | T-113 | FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2. | | | | |
| | RAINBIRD | 33DRC | 3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET | | | | |
| | EXISTING | | BACKFLOW PREVENTOR | | | | |

■ ■ ■ PRESSURE MAINLINE PIPING USE SCHEDULE 40 - SIZE AS NOTED
— — — NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200
WM EXISTING IRRIGATION POINT OF CONNECTION - IRRIGATION POINT OF CONNECTION FROM WATER METER SOURCE.
--- PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.



- NOTES:**
- IRRIGATION LAYOUT IS DIAGRAMMATIC.
 - ALL VALVES AND MAINLINE ARE TO BE LOCATED ON PROPERTY AND IN THE PLANTING AREAS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE
 - NO OVER SPRAY ON HARDSCAPE OR WALLS WILL BE PERMITTED.
 - CONTRACTOR TO SLEEVE ALL LATERALS UNDER HARDSCAPE USING SCH. 40 PVC 2" TIMES LATERAL SIZE.
 - VALVE BOXES WILL BE BASED WITH PEA GRAVEL.
 - VALVE BOXES WILL BE TAN COLOR WHEN IN DG AREAS
 - THERE ARE NO CONFLICTING UTILITIES WITHIN THE PROJECT AREA
 - LANDSCAPE CONTRACTOR TO VERIFY EXISTING IRRIGATION CONTROLLER LOCATIONS.
 - CONTRACTOR TO INSTALL A NEW SMART CONTROLLER.
 - LANDSCAPE CONTRACTOR TO SIZE ALL LATERALS ACCORDING TO WATER DEMANDS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR DRIP IRRIGATION LAYOUT. ALL PLANTS ARE TO RECEIVE 100% IRRIGATION.

PIPE SIZING CHART

| PIPE SIZE | MAX. ALLOWABLE FLOW |
|-----------|---------------------|
| 1/2" | 5 GPM |
| 3/4" | 10 GPM |
| 1" | 16 GPM |
| 1-1/4" | 26 GPM |
| 1-1/2" | 40 GPM |
| 2" | 60 GPM |

WATER METER 1 WATER USE CALCULATIONS
 Zone 3 - 23500 square feet - Proposed Landscape Area
 Low Plants EAAW= 64.00 x 0.2 x 1650 s.f. x 0.62 / 748 / 0.81 = 21.61 CCF
 Moderate Plants EAAW= 64.00 x 0.5 x 14850 s.f. x 0.62 / 748 / 0.81 = 486.27 CCF
 Crushed Rock EAAW= 64.00 x 0 x 7000 s.f. x 0.62 / 748 / 0.81 = 0 CCF
 Fountain EAAW= 64.00 x 1.0 x 50 s.f. x 0.62 / 748 / 0.81 = 3.27 CCF
TOTAL = 511.15 CCF
 Maximum Water Allowance = 64.00 x 0.45 x 23500 s.f. x 0.62 / 748 = 560.98 CCF
 511.15 CCF hundred-cubic-feet per year = 382340.20 gallons per year

WATER METER 2 WATER USE CALCULATIONS
 Zone 3 - 24650 square feet - Proposed Landscape Area
 Low Plants EAAW= 64.00 x 0.2 x 1579 s.f. x 0.62 / 748 / 0.81 = 20.68 CCF
 Moderate Plants EAAW= 64.00 x 0.5 x 15971 s.f. x 0.62 / 748 / 0.81 = 522.98 CCF
 Crushed Rock EAAW= 64.00 x 0 x 7000 s.f. x 0.62 / 748 / 0.81 = 0 CCF
 Fountain EAAW= 64.00 x 1.0 x 24 s.f. x 0.62 / 748 / 0.81 = 1.57 CCF
TOTAL = 545.23 CCF
 Maximum Water Allowance = 64.00 x 0.45 x 24650 s.f. x 0.62 / 748 = 588.44 CCF
 545.23 CCF hundred-cubic-feet per year = 407832.04 gallons per year
 100 cubic feet = 748 gallons

MASTER IRRIGATION PLAN

SCALE: 1" = 20'

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
 555 E. TACHEVAH DRIVE
 PALM SPRINGS, CALIFORNIA
 N. VIA LANDSCAPE ARCHITECTURAL SERVICES BY:
 MIRALESTE
DESERT MODERN
 LANDSCAPE DESIGN

DESERT MODERN LANDSCAPE DESIGN
 17175 SAN GONZALO ROAD
 BENTONVILLE, ARIZONA 85301
 TELEPHONE: (928) 761-1111 FAX: (928) 761-1112
 WWW.DESERTMODERNLANDSCAPE.COM

| REVISION | DATE |
|----------|------|
| 02-03-20 | |

SCALE: 1"=20'-0"

SHEET
L-5.0

Important Notice - Underground Service Alert
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BEFORE INTERIOR COURTYARD WITH FOUNTAIN

PROPOSED MULTI TRUNK
OLIVE TREE
EXISTING JACARANDA TREE TO BE REMOVED

PROPOSED ICEBERG
WHITE ROSES WITH
CARISSA 'BOXWOOD BEAUTY'

PROPOSED YUCCA
'SKY BLUE' WITH
TRAILING ROSMARY



PROPOSED DURANTA
'SWEET MEMORY'

PROPOSED YUCCA 'SKY BLUE'
WITH TRAILING ROSMARY

PROPOSED MEDITERRANEAN
FAN PALM WITH BLUE EYES
GROUND COVER

AFTER INTERIOR COURTYARD WITH FOUNTAIN

| REVISION |
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| 11-18-19 |
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SCALE: 1/8"=1'-0"



BEFORE WEST COURTYARD ACCESS



AFTER WEST COURTYARD ACCESS

PROPOSED QUERCUS VIRGINIANA
SOUTHERN LIVE OAK TREES

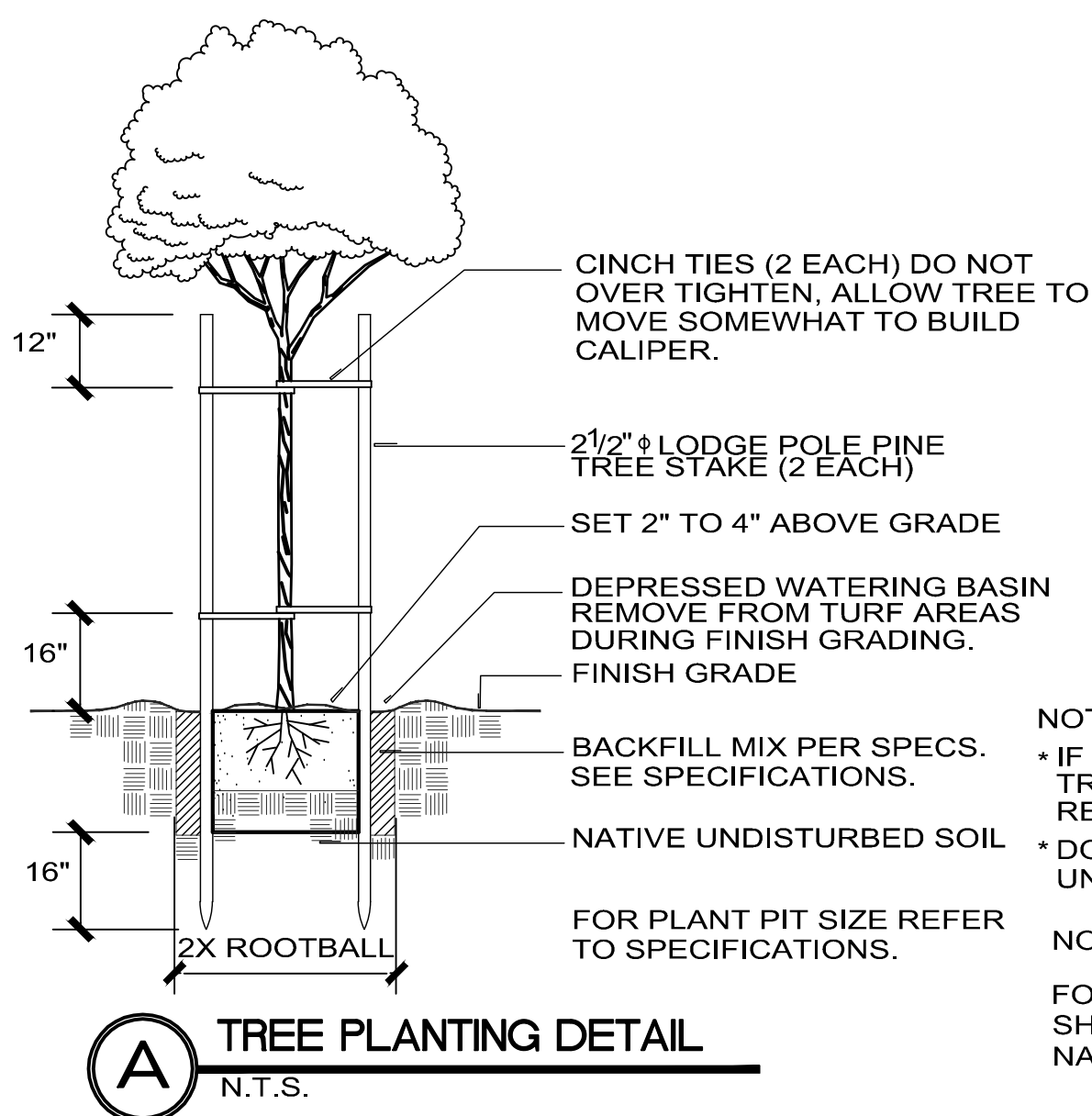
MEDITERRANEAN FAN PALM
INSIDE THE PLANTERS WITH TRAILING ROSMARY

PROPOSED FRUITLESS OLIVE TREES
MULTI TRUNK AT ENTRANCE

PROPOSED ICEBERG ROSES
WITH CARISSA

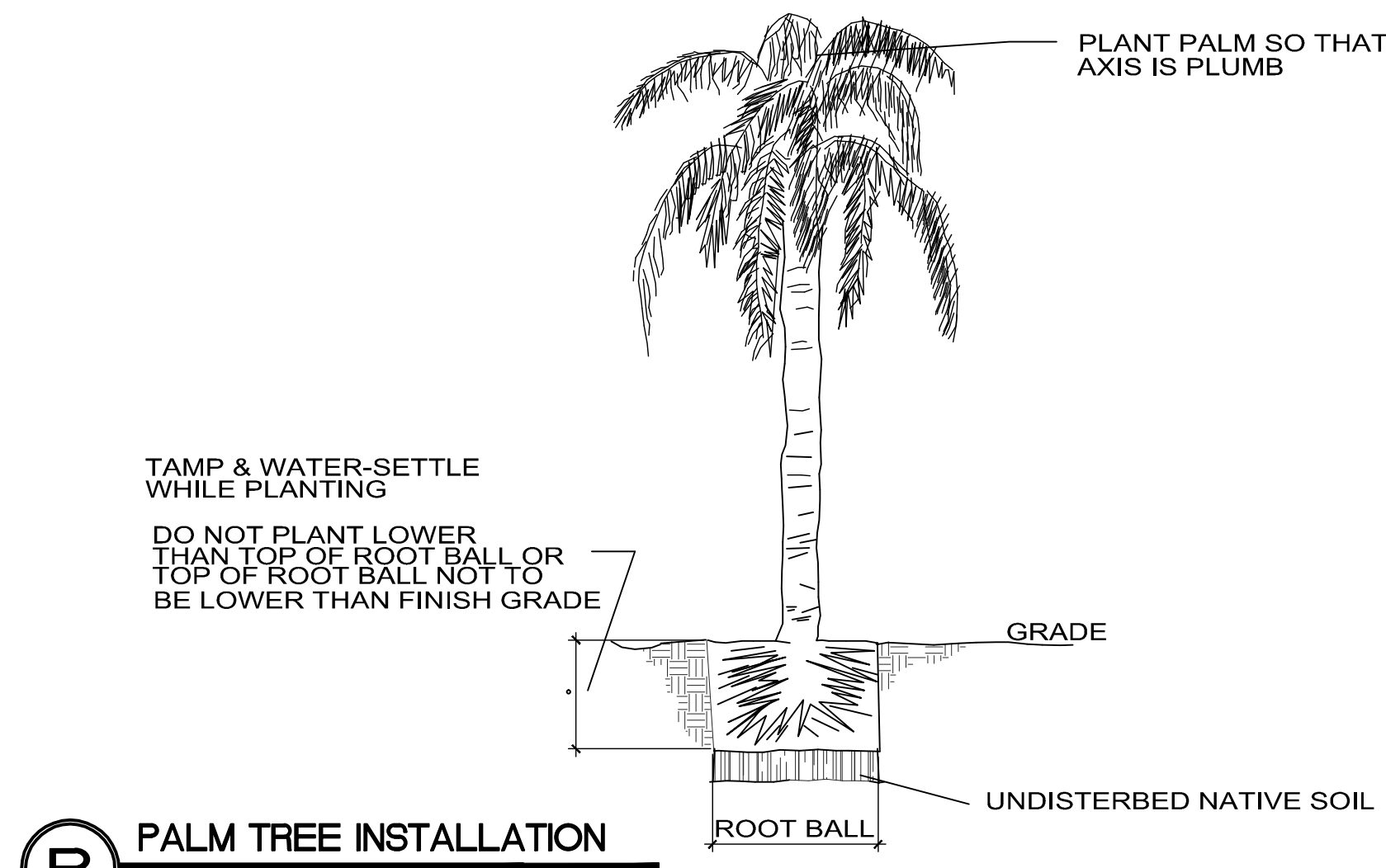
PROPOSED
TRAILING PORTULACARIA
OR ROSMARY

PROPOSED
BOUGAINVILLEA 'OH LA LA'
GROUNDCOVER OR EVOLVULUS 'BLUE EYES'

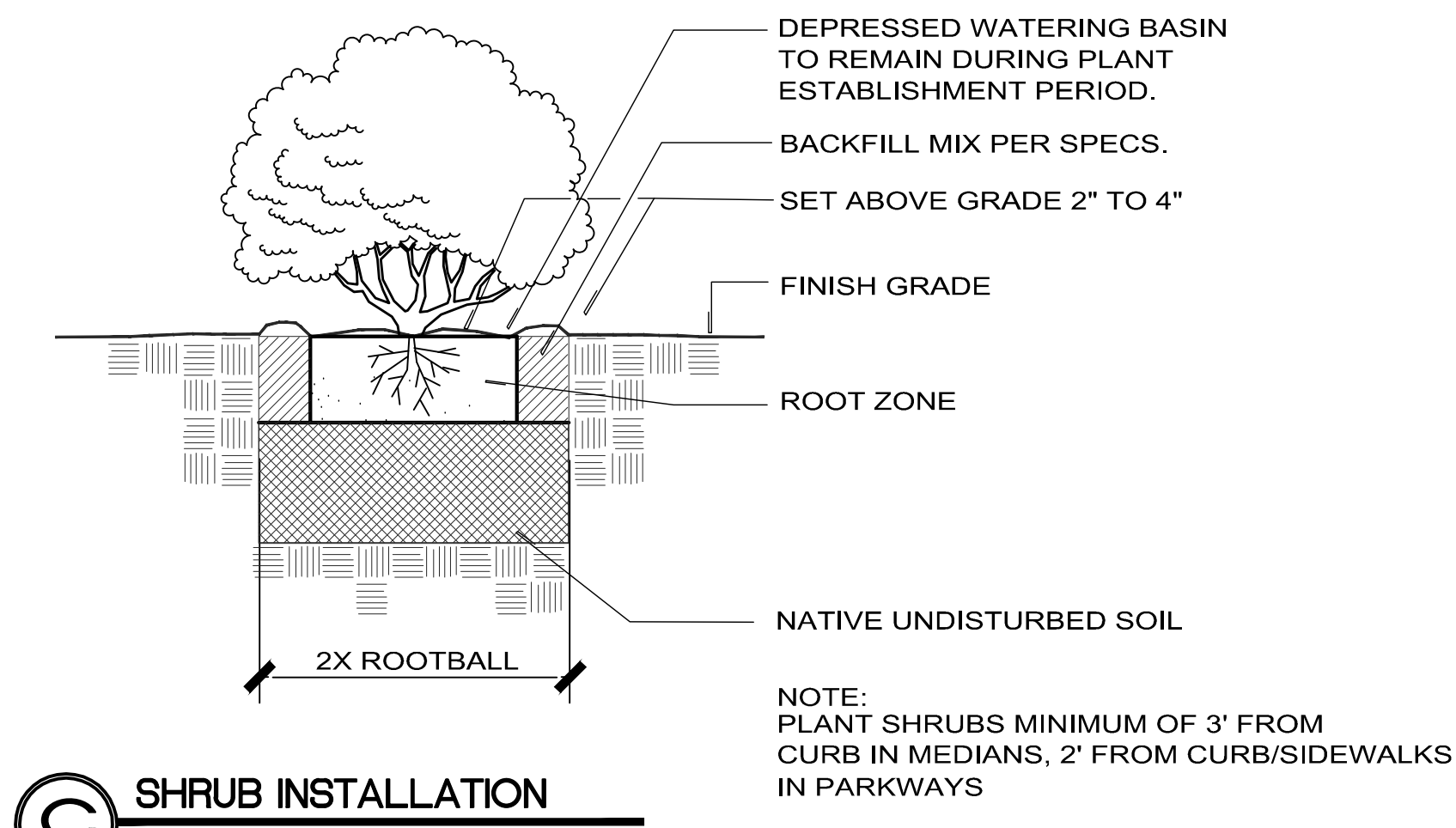


A TREE PLANTING DETAIL
N.T.S.

NOTE:
* IF NEEDED STAKE SINGLE TREES 24\"/>

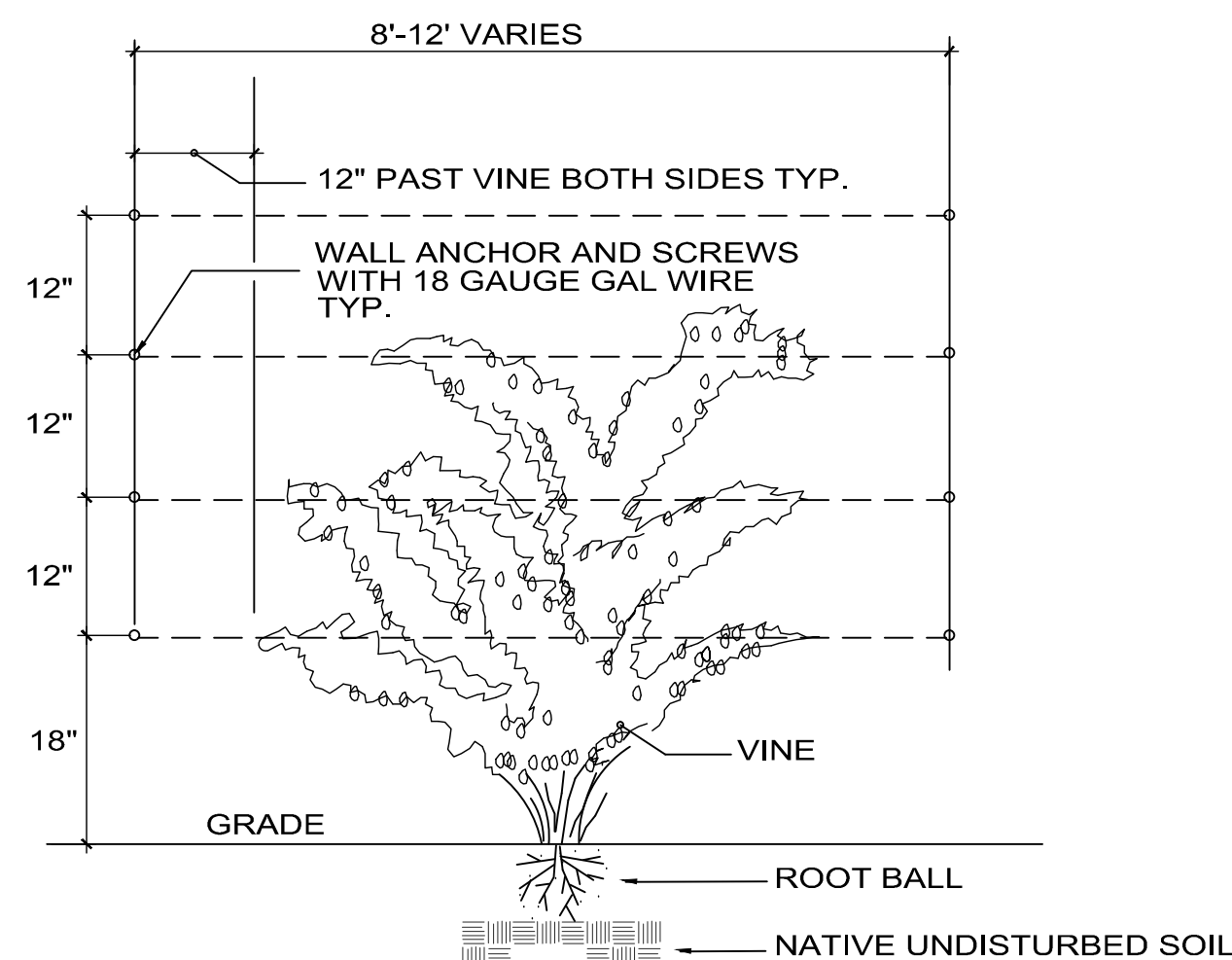


B PALM TREE INSTALLATION
N.T.S.

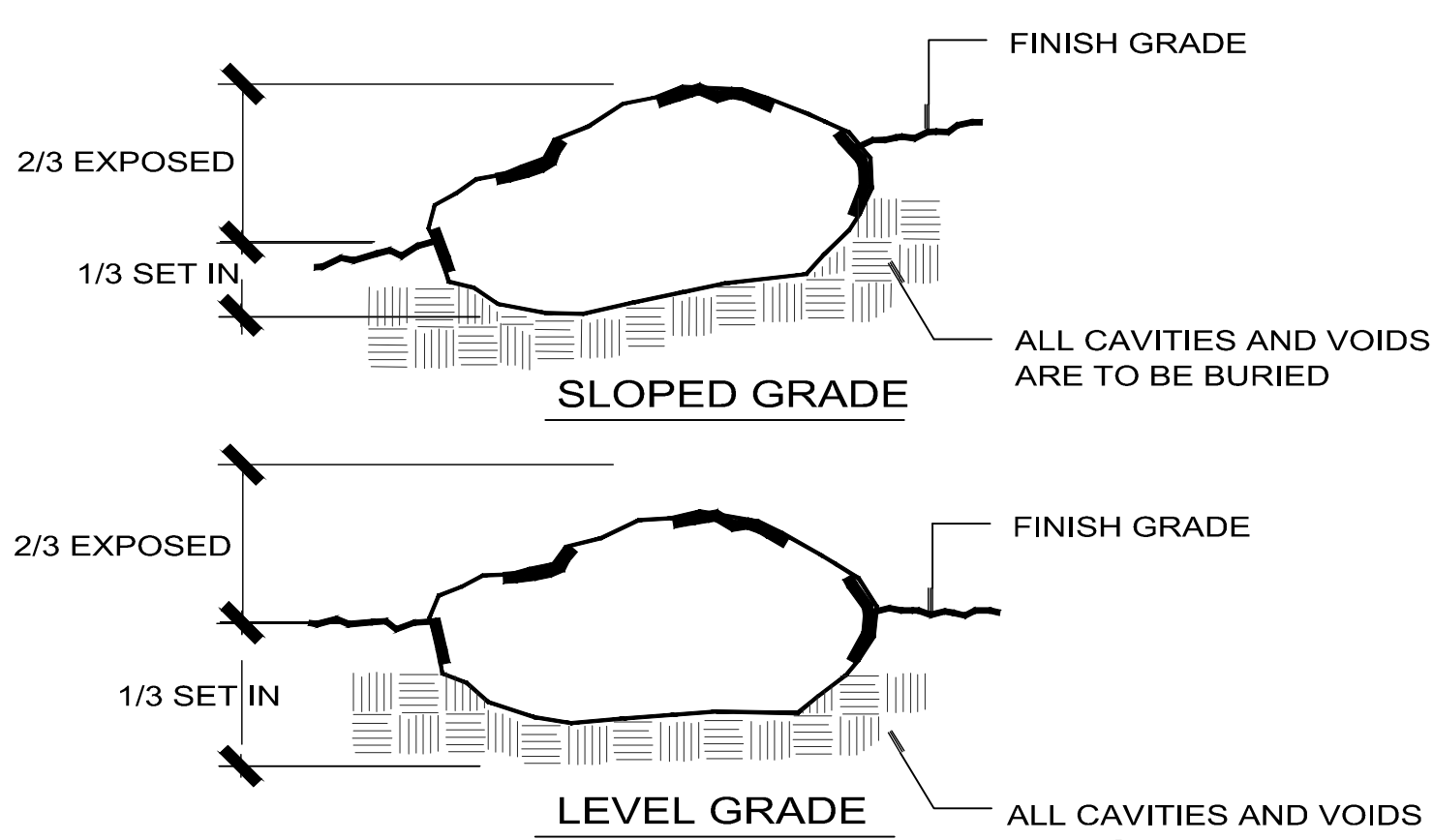


C SHRUB INSTALLATION
N.T.S.

NOTE:
PLANT SHRUBS MINIMUM OF 3\"/>

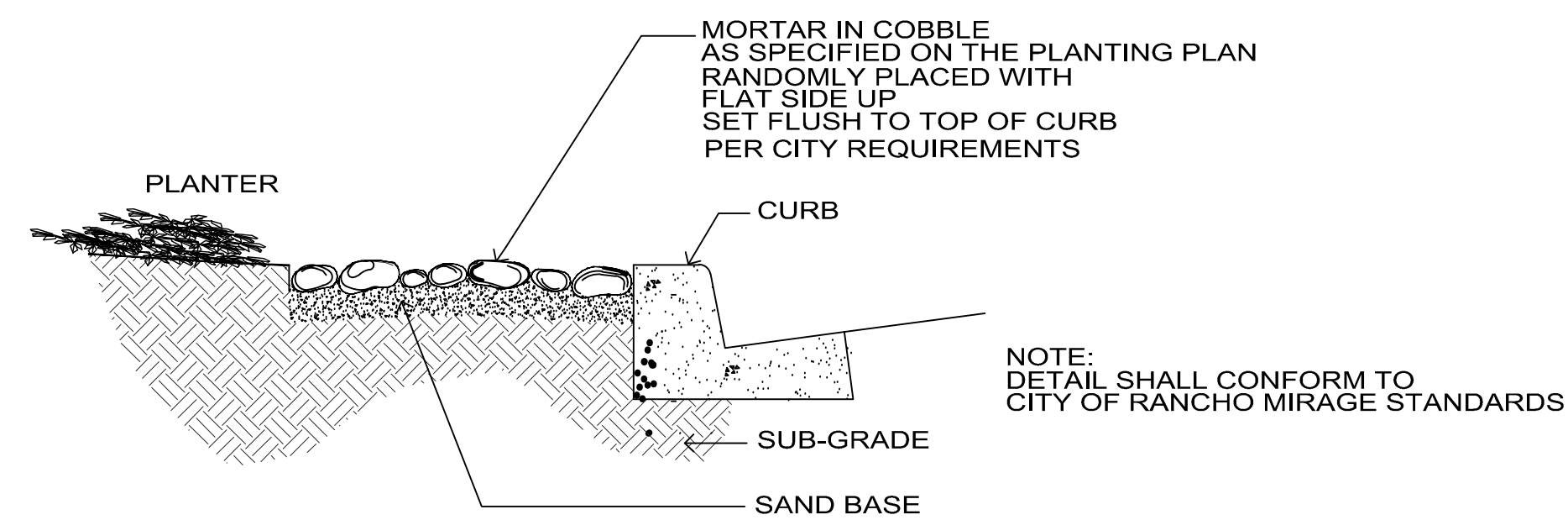


D VINE INSTALLATION
N.T.S.



E BOULDER PLACEMENT DETAIL
N.T.S.

NOTE:
BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS



F COBBLESTONE PLACEMENT
N.T.S.

PLANTING DETAILS

SCALE: N.T.S.

GENERAL PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE LICENSED AND CARRY ALL NECESSARY WORKMEN'S COMPENSATION INSURANCE AND BONDS REQUIRED BY THE STATE.
2. THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL RELATED TRADES.
4. WORKMANSHIP AND MATERIAL ARE EXPECTED TO BE OF THE HIGHEST STANDARDS AND QUALITY.
5. ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. PRIOR TO BEGINNING WORK, THE SITE SHALL BE FREE OF ALL DEBRIS, WEEDS, OR ROCKS GREATER THAN 2\"/>

10. ALL PLANT MATERIAL SHALL BE FULL, HEALTHY, SHAPELY, DISEASE-FREE, AND INSECT-FREE, BEING OF A SIZE THAT IS STANDARD FOR THE NURSERY INDUSTRY, AND PER THE PLANT LEGEND. ALL PLANTS ARE SUBJECT TO THE OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
11. BEFORE EXCAVATION, PLANTS IN CONTAINERS SHALL BE PLACED AS INDICATED ON PLANTING PLAN. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 36HRS IN ADVANCE AND SHALL CHECK LOCATION OF ALL PLANTS IN THE FIELD AND SHALL INDICATE THE EXACT POSITIONS BEFORE ACTUAL PLANTING OPERATIONS PROCEED.
12. ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
13. CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURERS SPECIFICATIONS FOR CONTAINER SIZE.
14. ALL PLANTS SHALL BE PLANTED IN HOLES AS PER PLANTING DETAIL (SEE DETAIL THIS SHEET). TREE AND SHRUB ROOT CROWNS SHALL BE SET FLUSH WITH THE ADJACENT FINISH GRADE. ALL SHRUBS TO HAVE BELOW GRADE WATER RETENTION BASIN WITH GRADUAL 2\"/>

17. CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.

18. TREES (ONLY IF STAKING IS REQUIRED) 15-GALLON OR LARGER ARE TO BE STAKED WITH 2\"/>

19. ALL BOULDERS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 33% OF BOULDER SIZE.

20. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, PLANT BOXES AND CONTAINERS, MATERIALS, SUPPLIES OR EQUIPMENT, LEAVING THE SITE IN A CLEAN CONDITION UPON COMPLETION OF LANDSCAPE INSTALLATION.

21. UPON ACCEPTANCE OF THE COMPLETED PROJECT, THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR A 90-DAY MAINTENANCE PERIOD. THE CONTRACTOR SHALL WEED ALL PLANTING AREAS AS NEEDED TO MAINTAIN A NEAT AND CLEAN APPEARANCE; MAINTAIN IRRIGATION AND LIGHTING SYSTEMS (WHERE APPLICABLE) IN A LIKE-NEW CONDITION; AND APPLY A UNIFORM FERTILIZER APPLICATION AT 30 DAYS, 60 DAYS, AND 90 DAYS, AS NEEDED TO MAINTAIN PROPER GROWTH FOR ALL PLANTING.

23. ACCEPTANCE OF LANDSCAPE INSTALLATION AND MAINTENANCE WILL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL WHETHER CAUSED BY OTHER TRADE ACTIVITY AND/OR NATURAL CAUSES AT NO EXTRA COST TO OWNER.

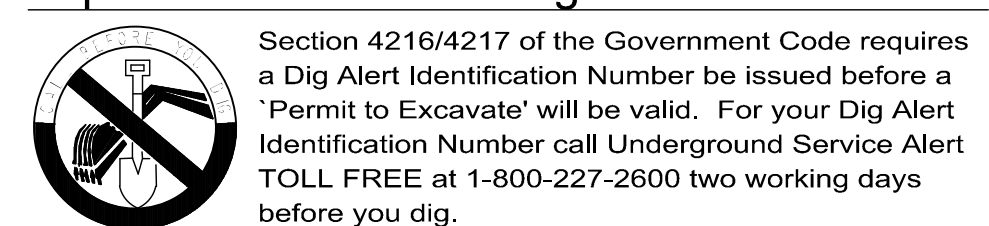
24. THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION OF ALL TREES, PALMS AND ACCENT PLANTS 24\"/>

PALM TREE PLANTING NOTES

1. Palms shall be planted using established planting procedures. Refer to palm tree planting detail.
2. Palm tree root balls shall be trimmed or cut to ensure recovery from transplanting shock.
3. Palm trees must be in a healthy condition at time of delivery. Palm trees determined unhealthy or damaged at time of delivery or installation shall be rejected by contractor.
4. All palms shall be cleaned of excessive dead and ragged fronds or frond stubble. Cut fronds should be cut to a maximum length of 6\"/>

NOTE:
NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO RELOCATION AND PLANTING.

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BEFORE

REMOVE EXISTING
JACARANDA TREE
AND REPLACE WITH OLIVE TREE



AFTER

PROPOSED ICEBERG
ROSE BUSH

REMOVE EXISTING OVERGROWN
BOUGAINVILLEA HEDGE
AND REPLACED IT WITH
CARISSA 'BOXWOOD BEAUTY'
or DWARF IXORA or CALLISTEMON 'LITTLE JOHN'



DWARF IXORA



or CALLISTEMON 'LITTLE JOHN'

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

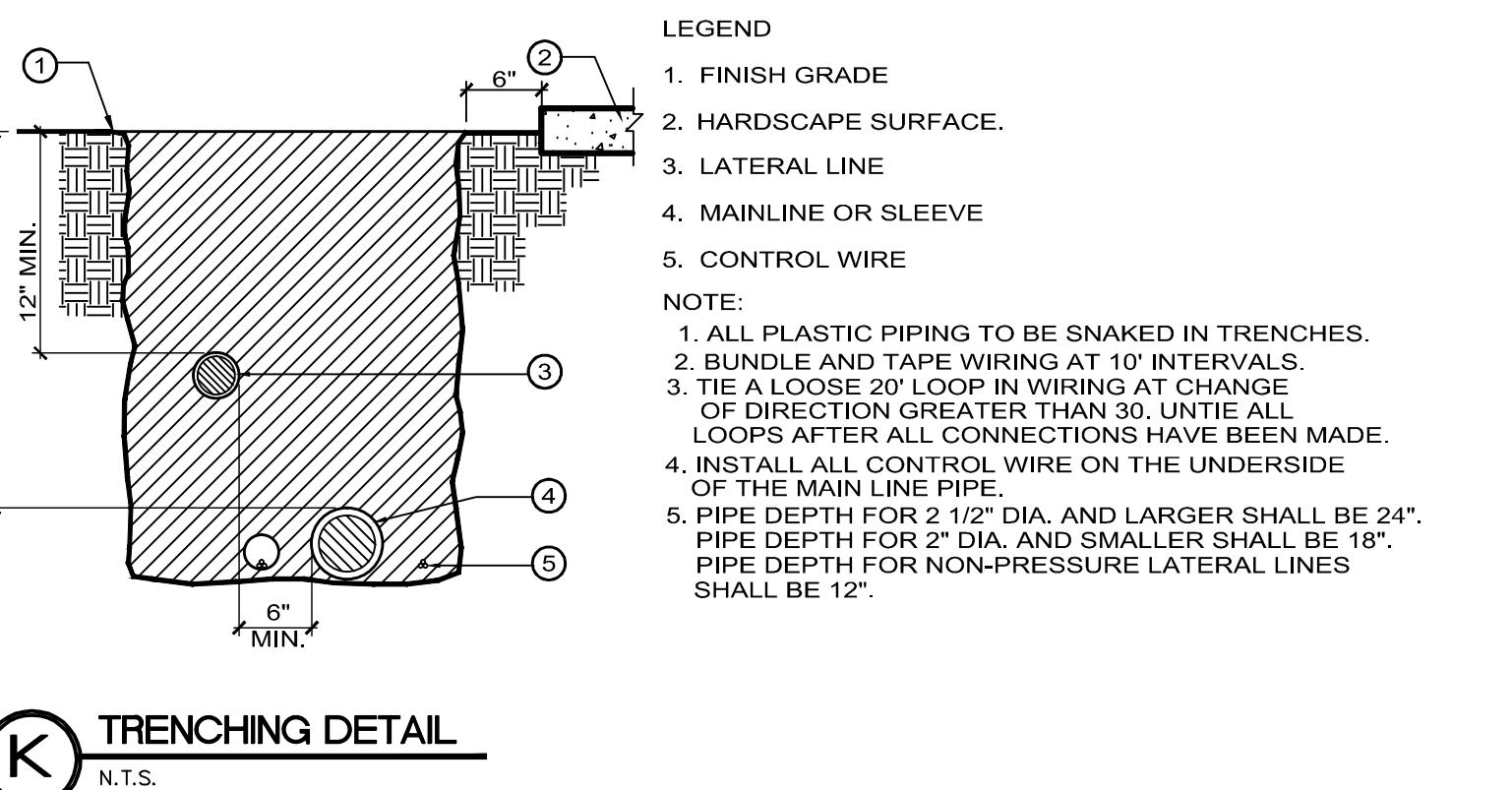
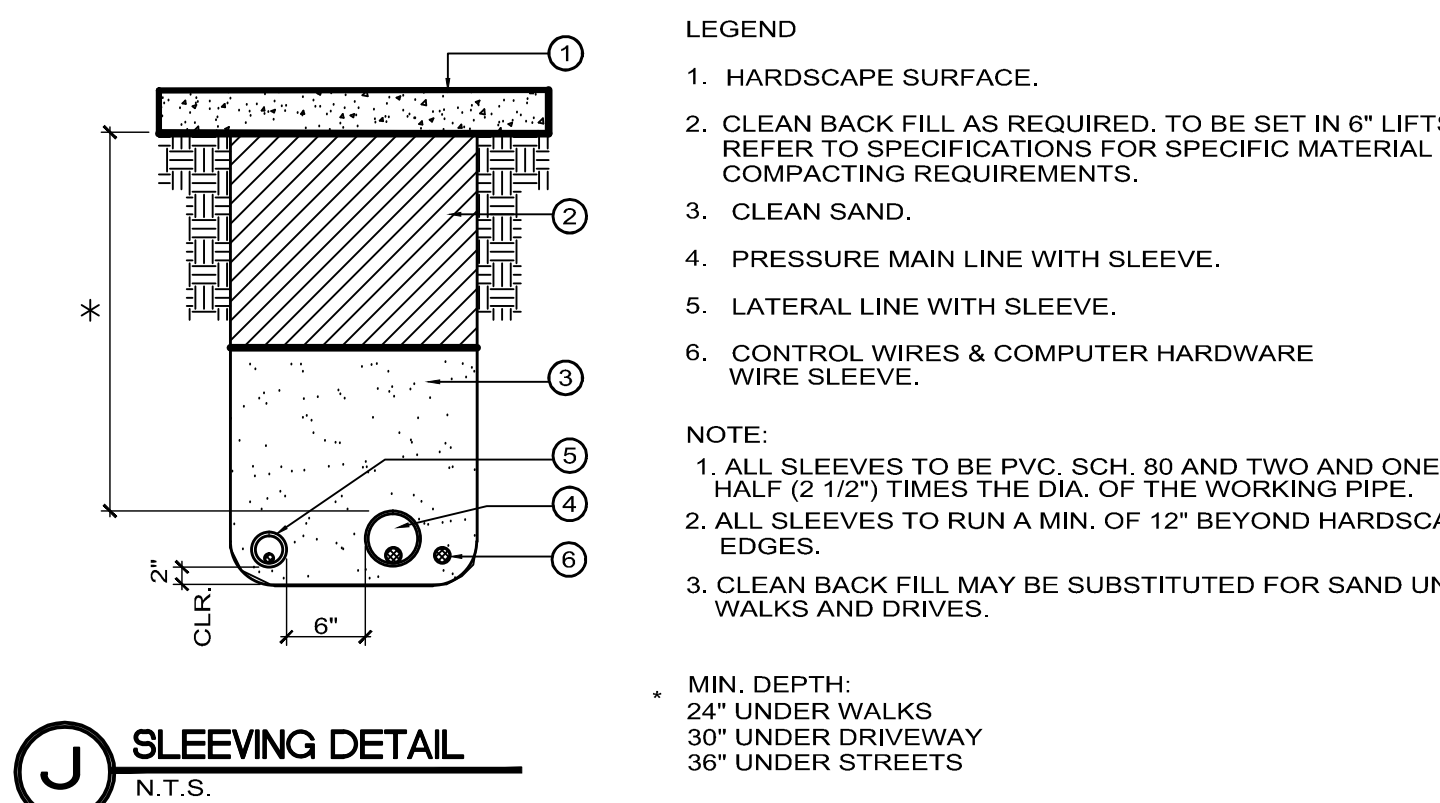
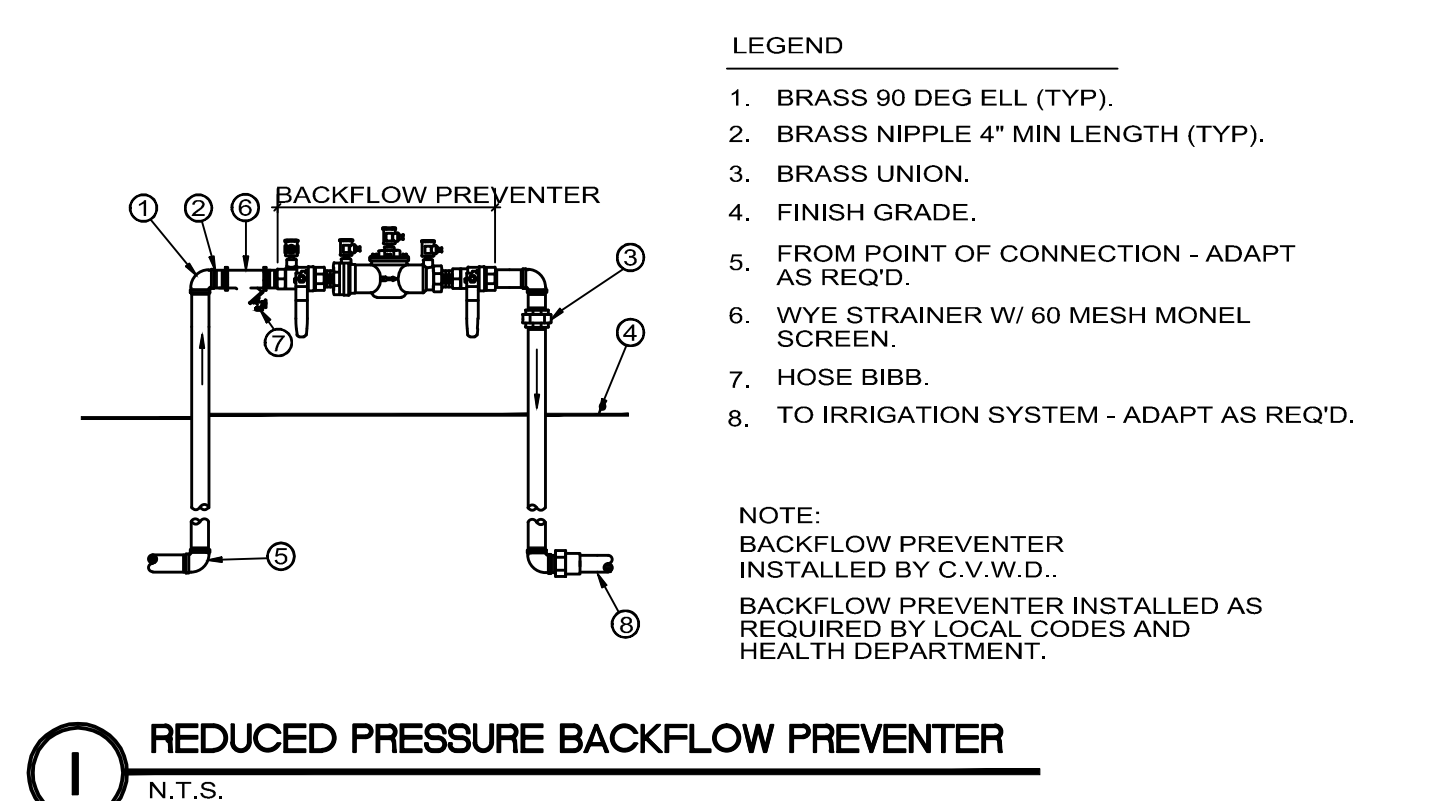
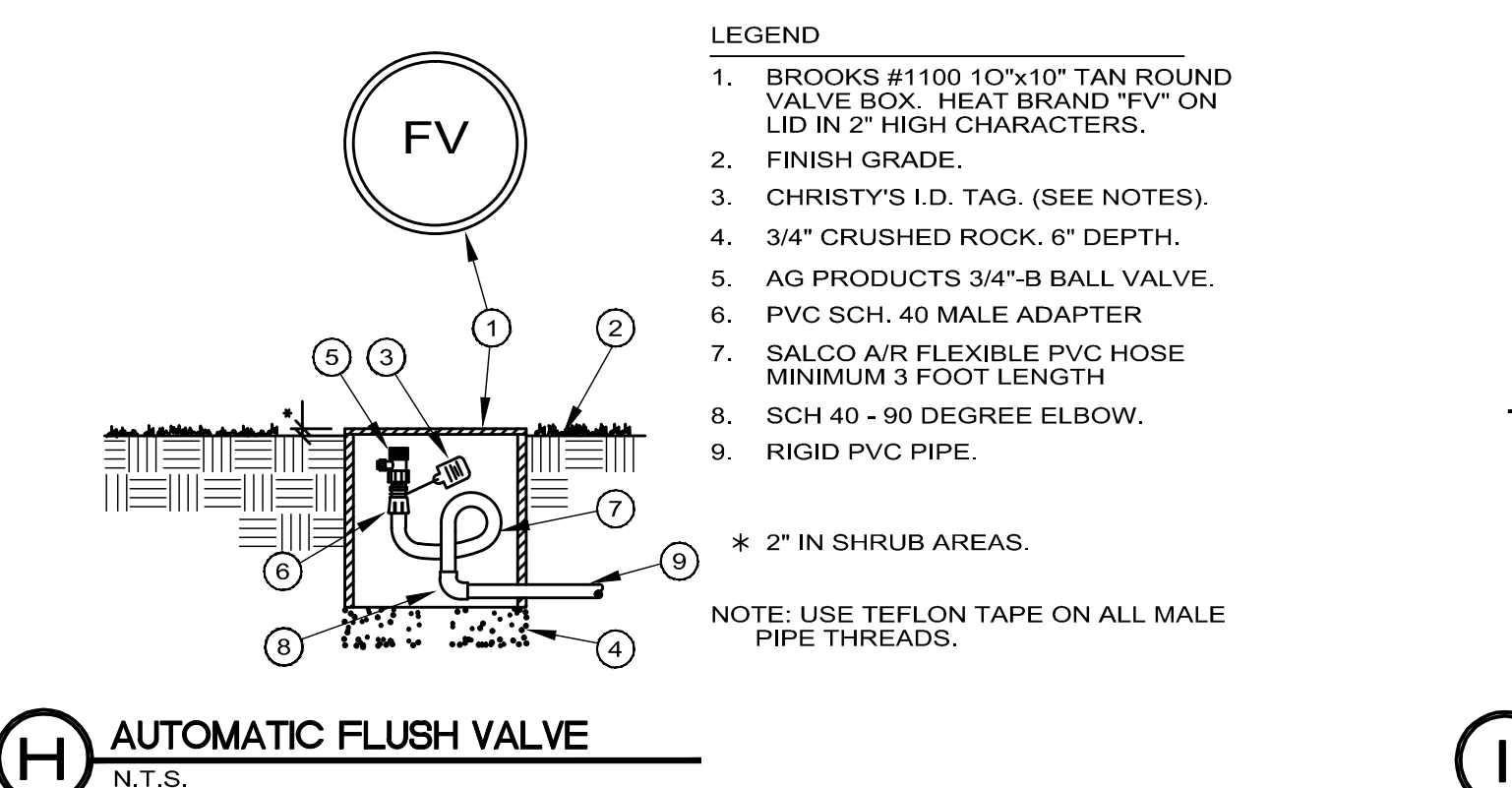
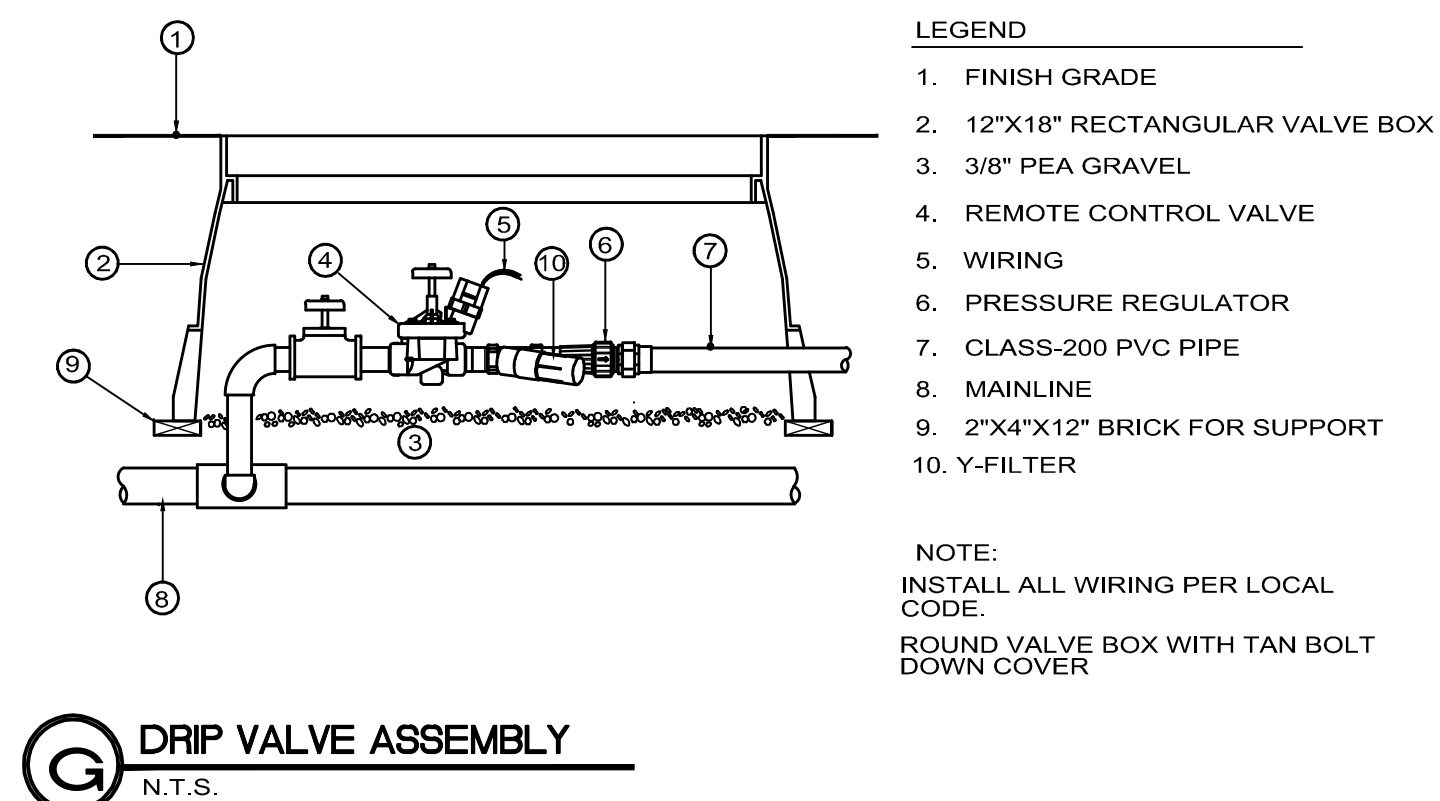
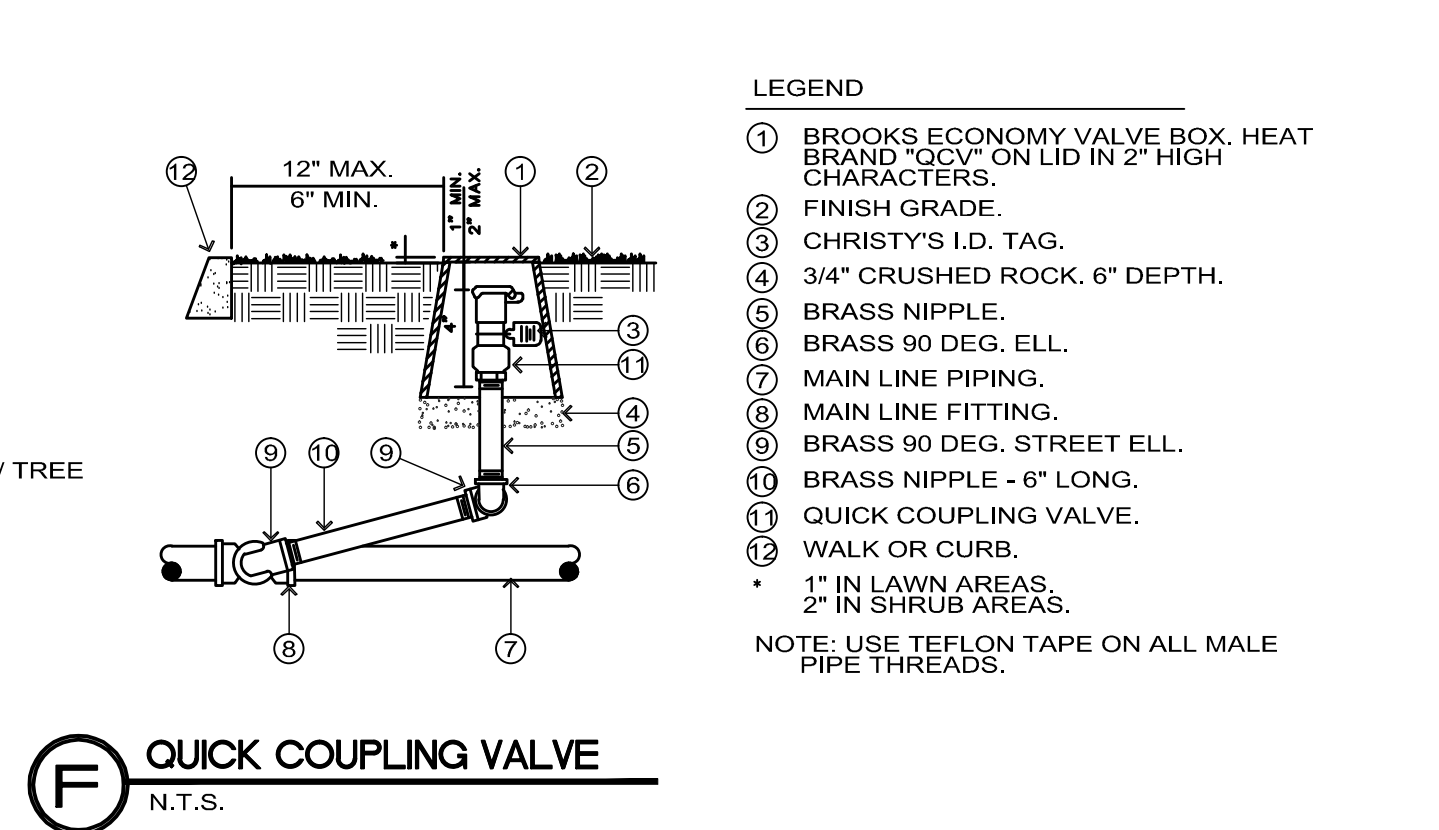
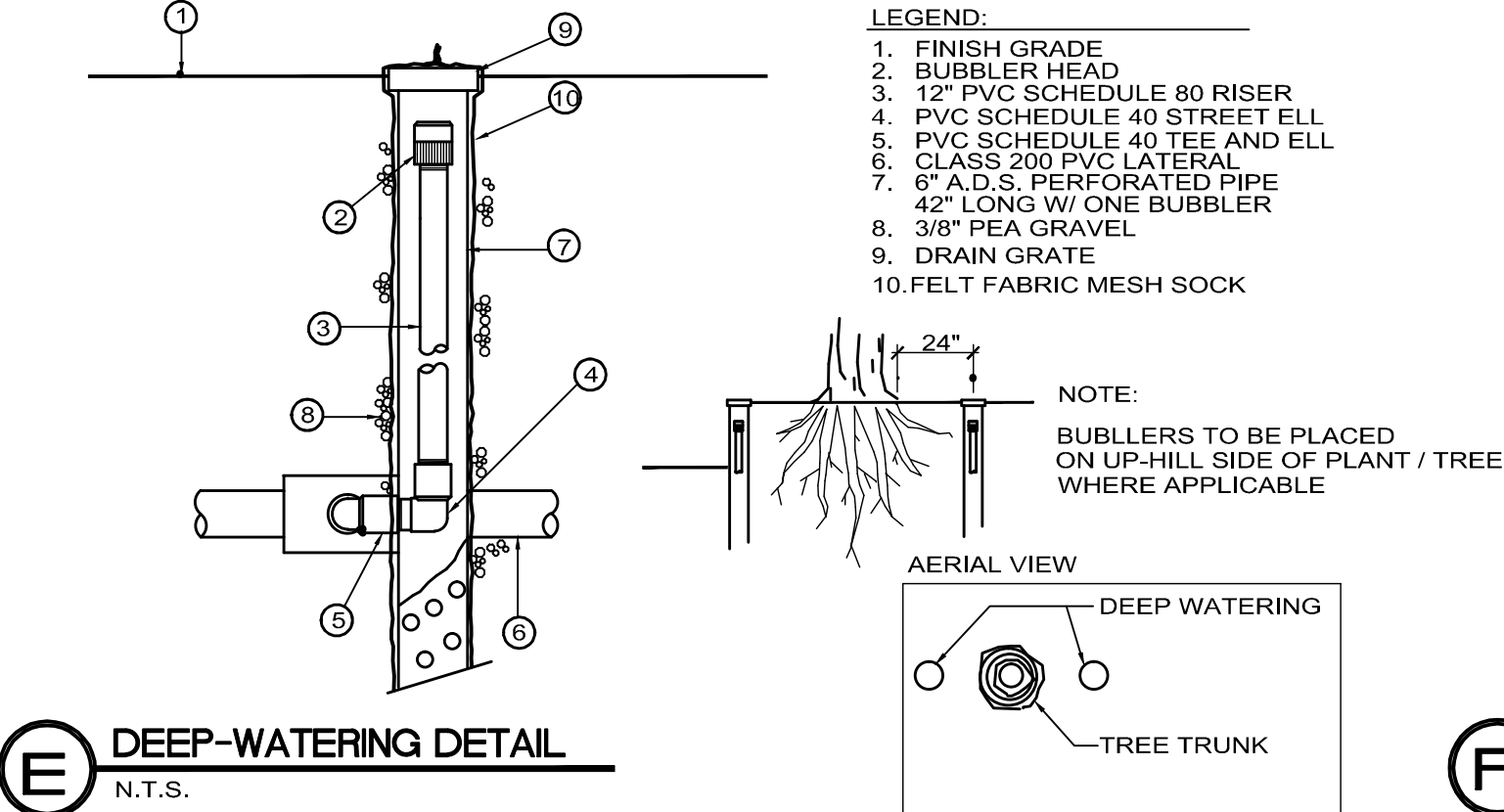
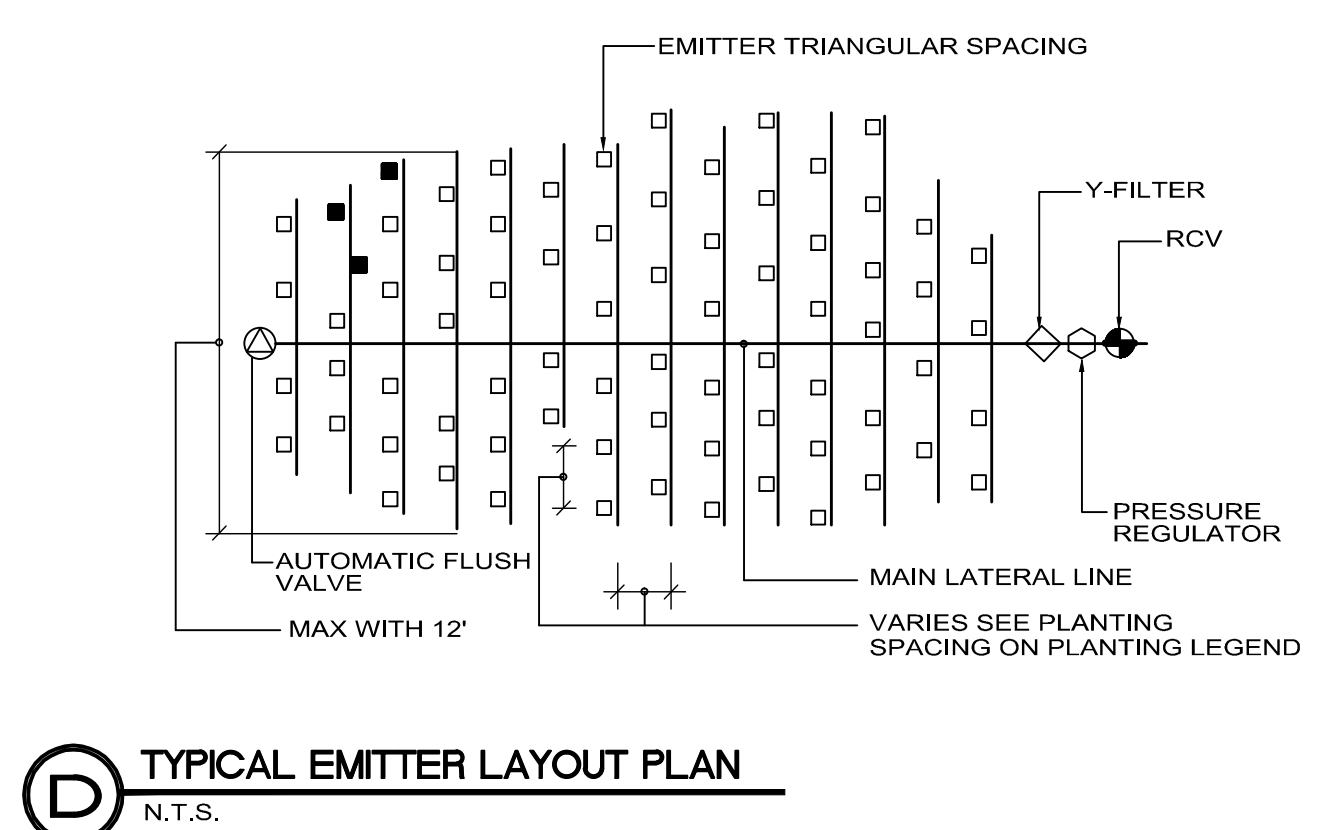
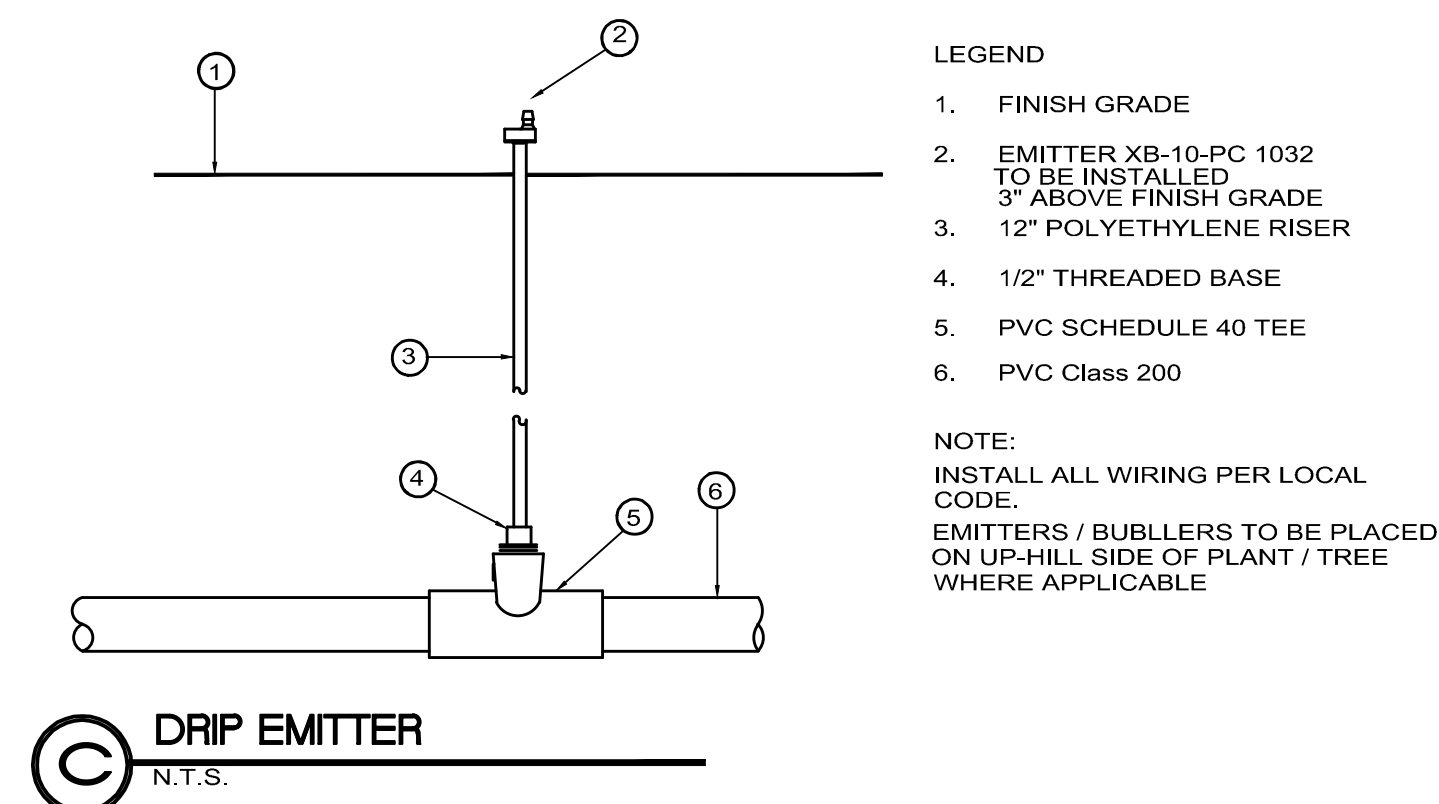
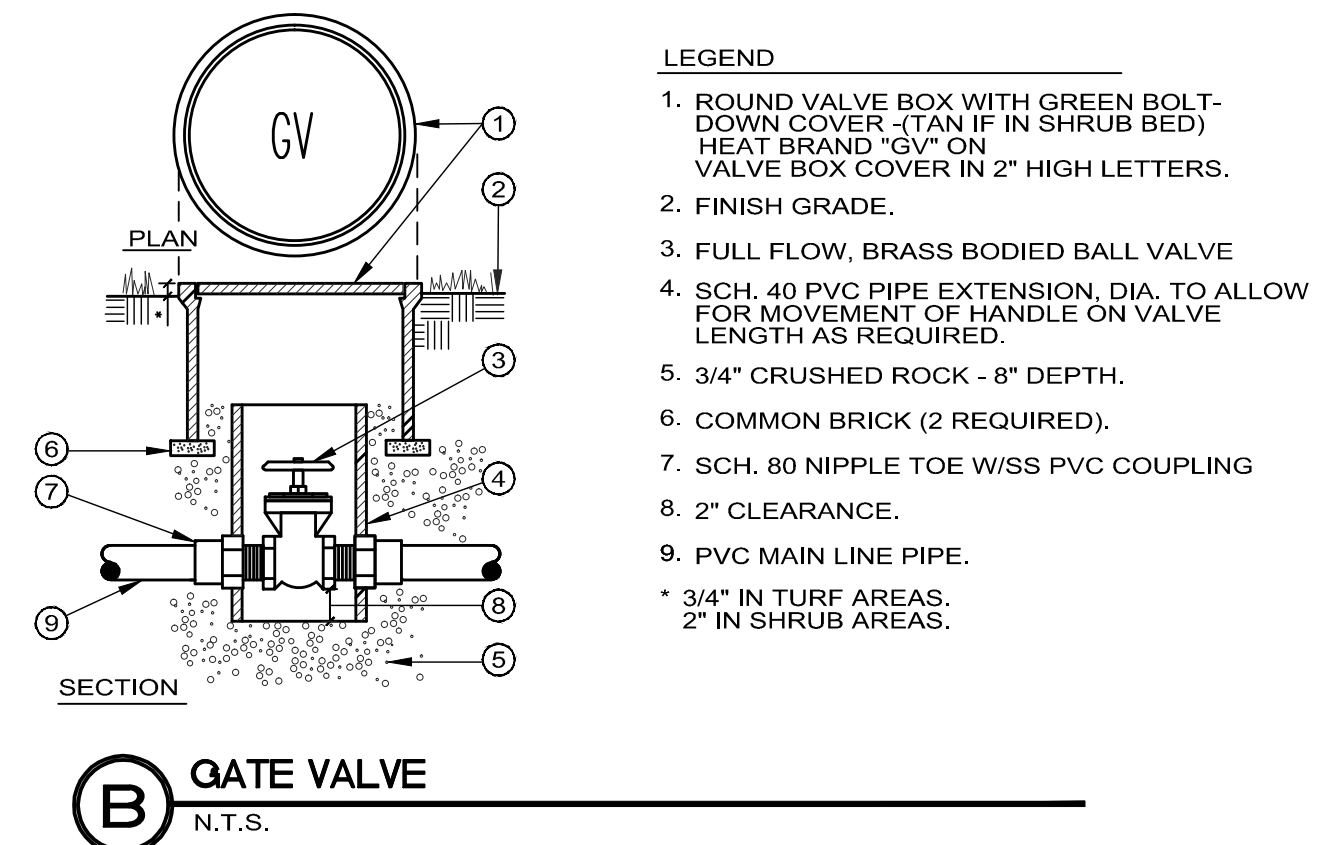
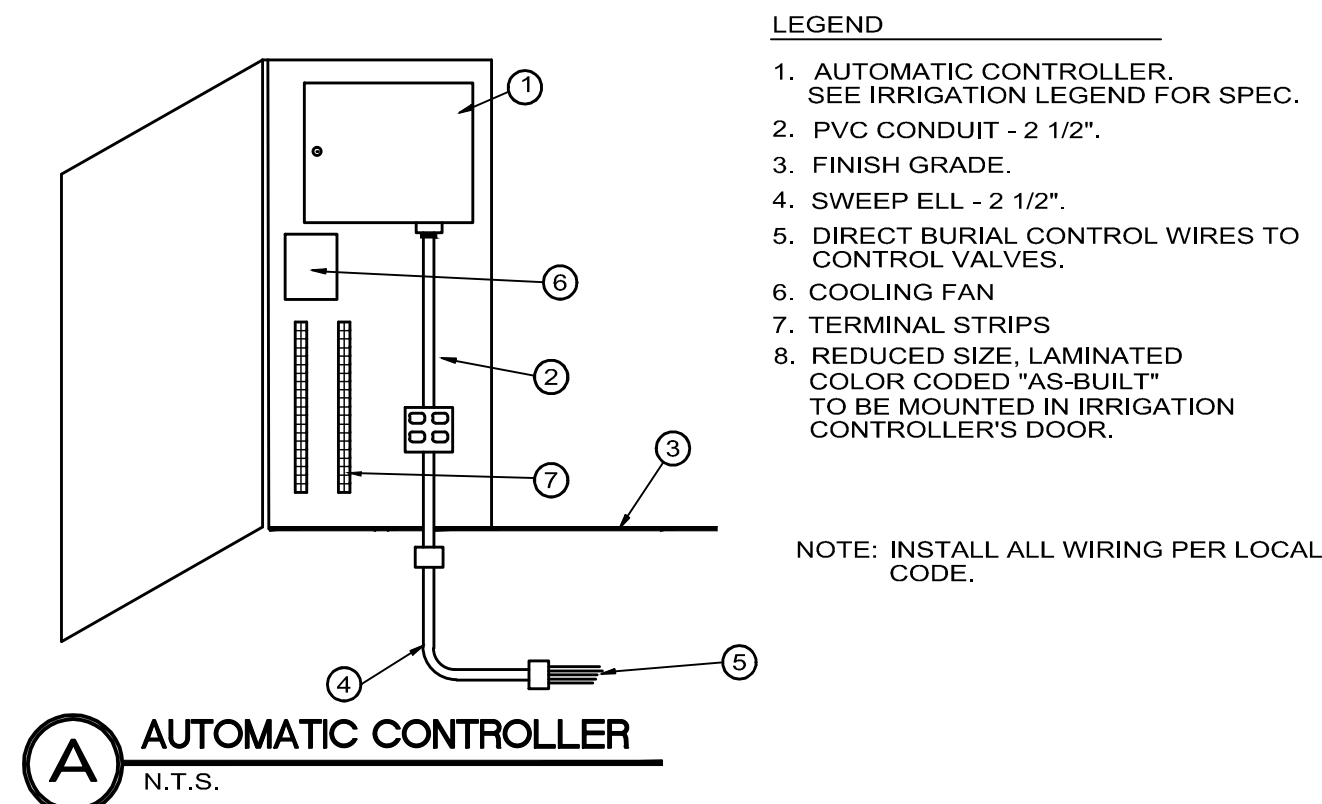
REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE,
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
7175 SAN Geronimo ROAD
RANCHO MIRAGE, CALIFORNIA 92270
TELEPHONE (760) 767-1844 E-mail: adm@desertmodern.com
www.desertmodernlandscape.com

| REVISION |
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| 11-18-19 |
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SCALE: 1/8"=1'-0"

SHEET
L-2.6



GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. 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 ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFG.'S INSTRUCTIONS AND SPECIFICATIONS.
4. BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS AND IF RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14 TYPE UF, DIRECT BURIAL WIRE USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
8. ALL TRENCH BACK FILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS AND PRIOR TO INSTALLING NOZZLES.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER(S) FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT AND INSTALLATION OF THE BACK FLOW DEVICE AND WATER METER.
13. SHRUB DRIP EMITTERS AND TREE BUBBLERS SHALL BE PLACED ON SEPARATE VALVES.
14. CONTRACTOR SHALL INSTALL MIPT X FIPT "HEAD LOK" BELOW GRADE AS MFG. BY KING BROTHERS IND. OR EQUIVALENT UNDER EACH EMITTER THAT MIGHT BE SUSCEPTIBLE TO HEAD LOSS OR VANDALISM.
15. ALL EMITTERS TO BE PLACED 6"-12" FROM EACH CENTER OF PLANT AND AT THE TOP OF SLOPE WHERE APPLICABLE.
16. CONTRACTOR TO PROVIDE A DRIP EMITTER FOR EACH PLANT WITHIN DRIP ZONES.
17. CONTRACTOR TO PROVIDE REDUCED SIZE, COLOR CODED "AS-BUILT" TO BE MOUNTED IN IRRIGATION CONTROLLER'S DOOR. "AS-BUILT" TO BE LAMINATED.

IRRIGATION DETAILS
SCALE: N.T.S.

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LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

REMODEL LANDSCAPE PLANS FOR
LAS PALMAS MEDICAL PLAZA
555 E. TACHEVAH DRIVE
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN
7175 SAN Geronimo Blvd
San Diego, CA 92121
TELEPHONE: (760) 434-1144 E-mail: sd@desertmodern.com
www.desertmodern.com

REVISION
02-03-20

SCALE: N.T.S.

SHEET
LD-2



BEFORE

PROPOSED BUTIA PINDO PALM WITH BOULDERS AND TRAILING ROSMARY

PROPOSED MEDITERRANEAN FAN PALM WITH BOULDERS AND GROUNDCOVER

EXISTING JACARANDA TREE TO BE REMOVED

EXISTING TIPU TREE TO REMAIN

PROPOSED PARKING LOT TREE OAK, MESQUITE OR TIPU TREE



AFTER

PROPOSED MULTI TRUNK OLIVE TREE WITH AGAVE, BOULDERS AND GROUNDCOVER

PROPOSED ICEBERG DESERT ROSES

PROPOSED SALVIA LEUCANTHA - WILL ATTRACT HUMIMBIRDS

PROPOSED BOUGAINVILLEA 'OH LA LA' GROUNDCOVER

| REVISION |
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| 11-18-19 |
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SCALE:



BEFORE ALLEY



AFTER ALLEY

PROPOSED DWARF
LITTLE OLLIE SHRUBS

PROPOSED GRASSES
WITH GROUDCOVERS

PROPOSED ROSMARY
TRAILING GROUDCOVER

PROPOSED DURANTA
'SWEET MEMORY'
COLORFUL SHRUB

PROPOSED RHUS LANCEA
TREE TO REMAIN

| REVISION |
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| 11-18-19 |
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SCALE: 1/8"=1'-0"



BEFORE ALLEY BEHIND PARKING LOT

PROPOSED TECOMA STANS SHRUBS

PROPOSED GRASSES WITH GROUDCOVERS

PROPOSED TECOMA STANS SHRUBS

ALTERNATE TECOMA STANS WITH DURANTA 'SWEET MEMORY' SHRUBS TO CREATE PRIVACY



BEFORE ALLEY BEHIND PARKING LOT

REMOVE ALL THEVETIA HEDGE ALONG THE EXISTING WALL

PROPOSED GRASSES

ADD DECOMPOSED GRANITE TO FRESHEN UP EXISTING

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| 11-18-19 |
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SCALE: 1/8"=1'-0"