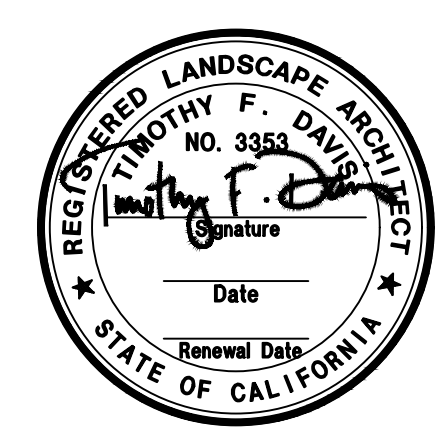
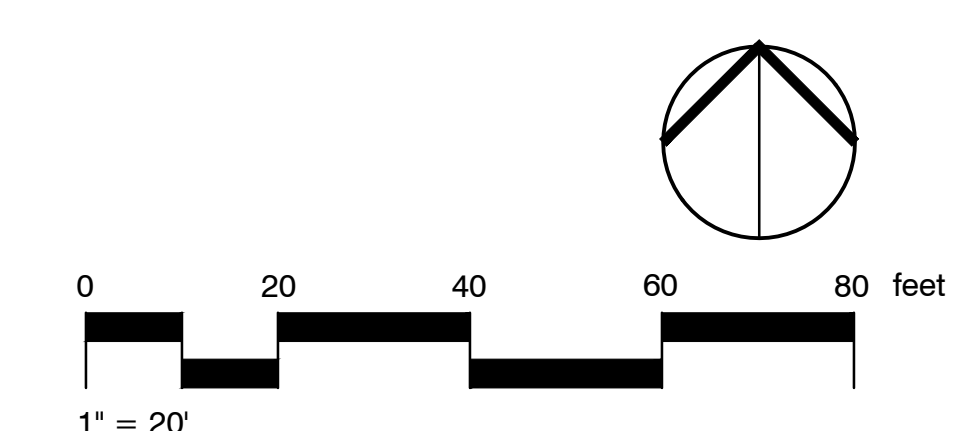
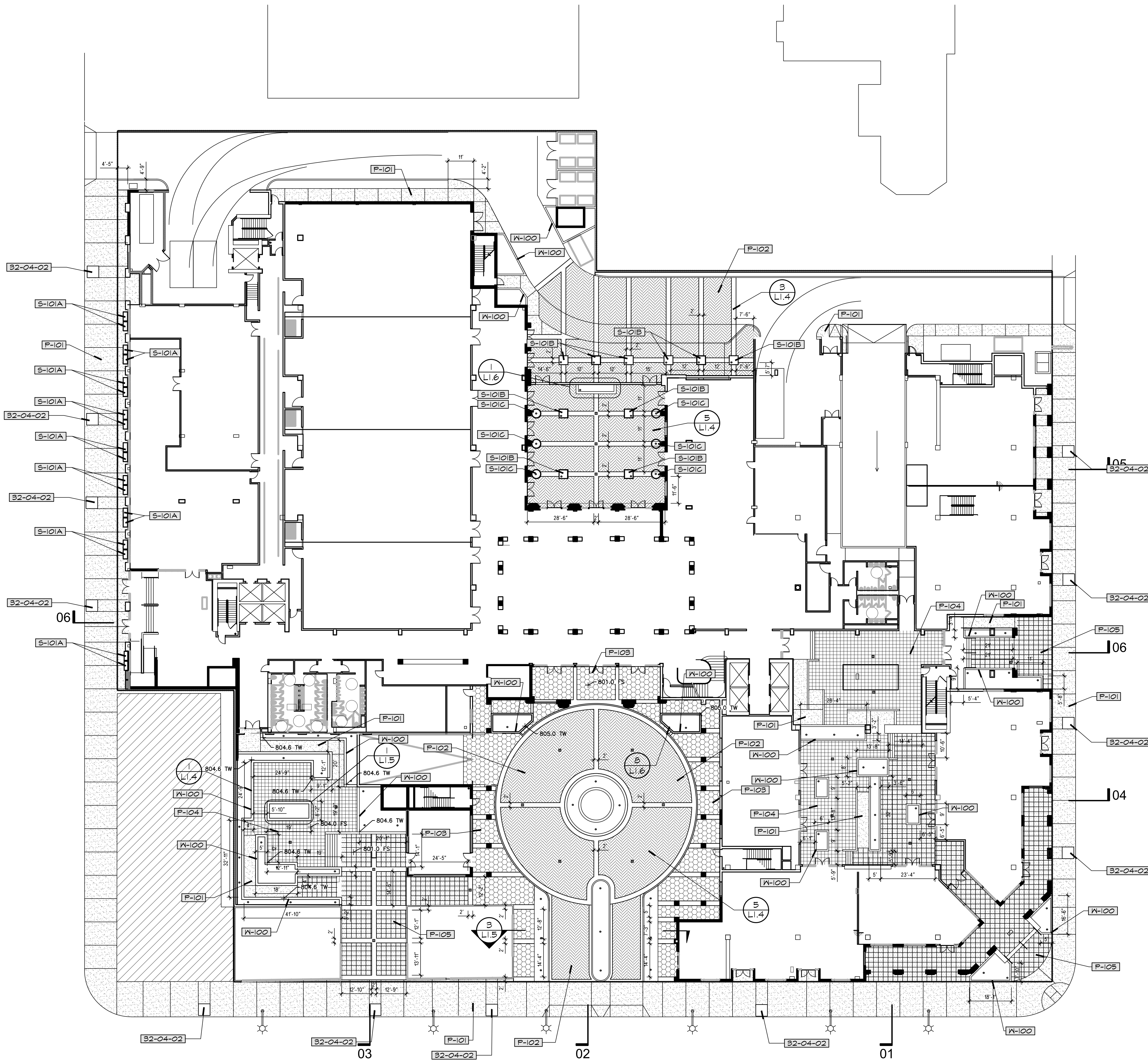


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
[32-01]	2 STEP DRAIN PER PLUMBING ENGINEER DRAWINGS		
[32-04-01]	SYNTHETIC TURF FOREVERLAWN SELECT LX OR APPROVED EQUAL (45) 385-4534 OVER PEDESTAL SYSTEM.	4,329 SF	
[32-04-02]	NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS		
SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
[F-101]	FRAMELESS GLASS POOL ENCLOSURE FENCE	325 LF	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
[P-101]	TOP CAST 03 'ACID ETCHED' RETARDANT FINISHED COLORED CONCRETE PAVING W/ 6X6X10 CENTERED IN SLAB, NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING.	17,602 SF	
[P-102]	BELGARD HARDSCAPES MODULINE 3X18, 101.6 MM IN CHEVRON PATTERN, ALTERNATE ROWS OF 'SLIMEN SHOT BLAST', 'CADO SHOT BLAST' AND 'GRAPHITE SHOT BLAST' OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVEMENT SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	10,884 SF	
[P-103]	BELGARD HARDSCAPES DECOR DRAPEY HEXAGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVEMENT SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6'X6' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	3,457 SF	
[P-104]	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	11,895 SF	
[P-105]	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVEMENT SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	9,020 SF	
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
[S-101A]	PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-482424-01-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL, AVAILABLE THROUGH OLD TOWN FIBERGLASS (T14) 633-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
[S-101B]	PRECAST FIBERGLASS POT 'SQUARE' MODEL # SL-4848-01-S-02-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL, AVAILABLE THROUGH OLD TOWN FIBERGLASS (T14) 633-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
[S-101C]	PRECAST FIBERGLASS POT, 'OPAL' MODEL # OP-2048-19-S, WITH INTERNAL RESEVOIR, AVAILABLE THROUGH TOWN FIBERGLASS (T14) 633-3732 OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS FOR REVIEW AND APPROVAL.		
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
[W-100]	6X8X16 C.M.U MASONRY PLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/ PRECAST CONCRETE WALL CAP 'VALORI SQUARE' VP-SQB27 PRECAST CONCRETE WALL CAP - 'CAPPUCCINO HEAVY SANDBLAST' OR APPROVED EQUAL.		

CONSTRUCTION NOTES:

- ALL CONCRETE PAVING IN PEDESTRIAN WALKWAYS IS TO BE 3 1/2" THICK W/ 6 X 6-10/10 WOVEN WIRE MESH CENTERED IN CONCRETE.
- ALL RETARDANT FINISHED CONCRETE IS TO BE 3/8" PEA GRAVEL MIX, NATURAL COLOR CONCRETE. SCORELINES IN CONCRETE ARE TO BE 3/4" DEEP, 1/4" WIDE WITH 1/2" RADIUS EDGES, HAND TOOLED. NO SAW CUTTING. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL CURBS AND GUTTERS ARE TO BE N.I.C., BY OTHERS. REFER TO THE CIVIL ENGINEER PLANS FOR SPECIFICATIONS.
- REFER TO CIVIL ENGINEERING PLANS FOR ADDITIONAL GRADING AND ELEVATIONS. ANY DISCREPANCIES ARE TO BE CLARIFIED BY THE CONTRACTOR, IN WRITING, PRIOR TO CONSTRUCTION.
- WHERE CONCRETE PAVING ADJUTS THE BUILDING SLAB PROVIDE #3 SMOOTH STEEL DOWELS 12" LONG AT 4' O.C.
- ALL NATIVE SUB-GRADE UNDER CONCRETE PAVING SHALL BE SATURATED AND COMPACTED TO 90% PRIOR TO POURING CONCRETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PIPES AND SLEEVES FOR PLUMBING AND ELECTRICAL UNDER PAVING.
- SEE CIVIL ENGINEER'S AND ARCHITECT'S DRAWINGS FOR HANDICAP RAMP DETAILS AND SIGNAGE.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVING SECTION OF ALL CONCRETE PAVING.
- ALL EXPANSION JOINTS IN CONCRETE PAVING (E.J.) ARE TO BE 1/2 IN. THK. FELT WITH TOP EDGE TRIMMED AND SEALED WITH GRAY MASTIC. PROVIDE E.J.'S WHERE CONCRETE PAVING MEETS THE BUILDING, WALLS, FOOTINGS, ETC.
- ALL SCORE LINES (S.L.) ARE TO BE A MIN. 1/4 IN. WIDE X 3/4 IN. DEEP TOOLED GROOVES, PATTERN & SPACING TO BE AS SHOWN ON PLANS.
- ALL CONCRETE PAVING TO BE A MIN. 3 1/2" THK. IN PEDESTRIAN AREAS AND 5 1/2" MIN. THK. IN VEHICULAR AREAS. ALL CONCRETE PAVING 5 1/2 IN. THK. SHALL BE INSTALLED WITH REBAR AS NOTED ON PLANS.
- ALL CONCRETE PAVING SHALL BE A 5 BAG, 60/40 PEA GRAVEL MIX WITH A MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED. CONCRETE PAVING TO BE REINFORCED WITH #4 REBAR AT 18 IN. O.C. BOTH WAYS, TYPICAL.




ACRM
AWBREY COOK ROGERS MCGILL
 ARCHITECTS + INTERIORS

ARCHITECTS:
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 J&K PLUS INVESTMENT

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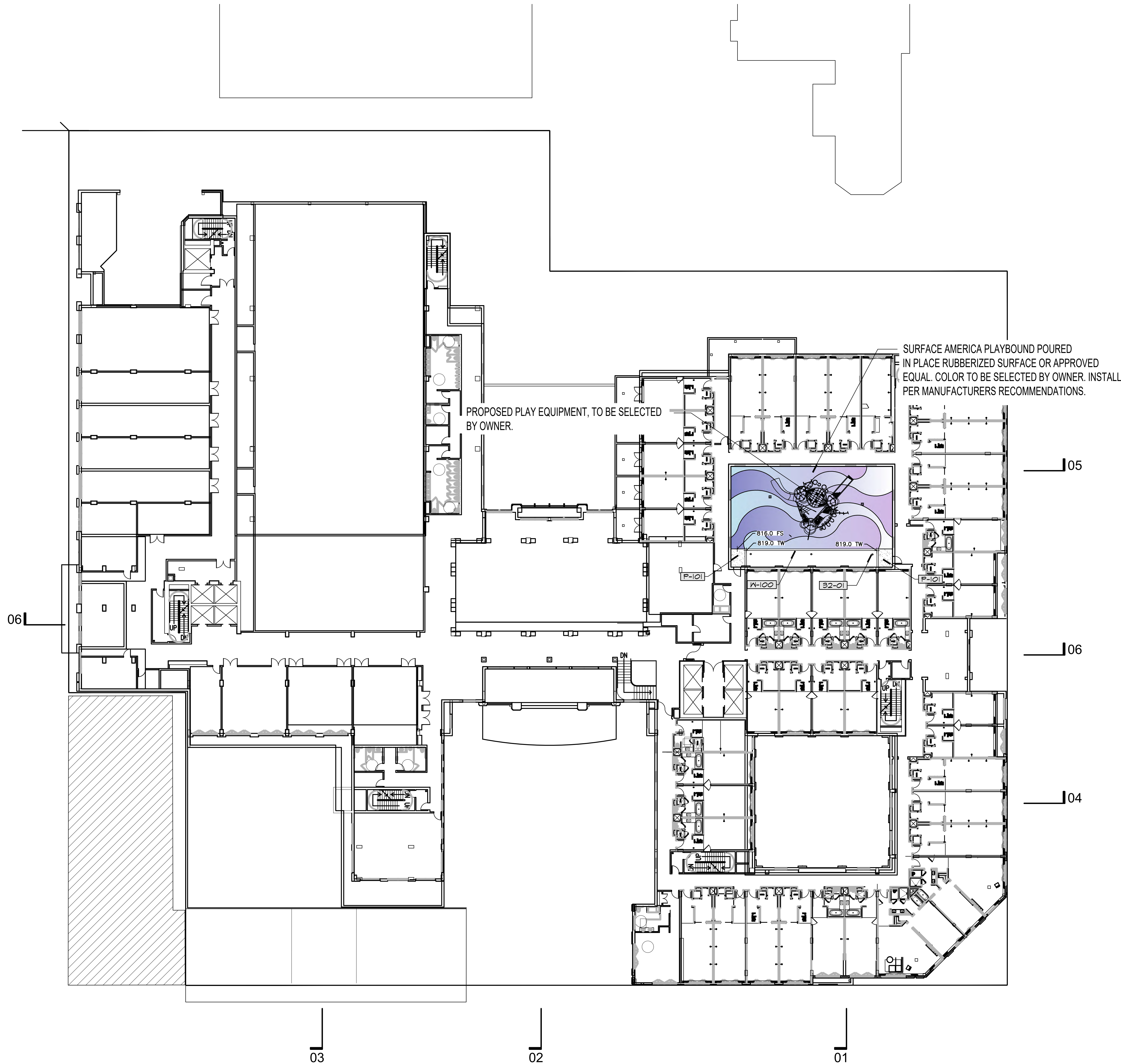
REVISIONS:
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PROJECT:
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PD-35
Hotel
 NORTH PARCEL:
 1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
 PASADENA, CA 94030

DRAWN: Wdal
 CHECKED: -
 DATE: OCTOBER 27, 2022
 PROJECT NO.: 22025
 SHEET TITLE:
 CONSTRUCTION PLAN
 1ST FLOOR
 SHEET NO.:
L1.0

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
B2-01	2 STEP DRAIN PER PLUMBING ENGINEER DRAWINGS		
B2-04-01	SYNTHETIC TURF FOREVERLAWN SELECT LX OR APPROVED EQUAL (45) 395-4594 OVER PEDESTAL SYSTEM.	4,329 SF	
B2-04-02	NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS		
SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
F-101	FRAMELESS GLASS POOL ENCLOSURE FENCE	325 LF	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-101	TOP CAST 03 'ACID ETCHED' RETARDANT FINISHED COLORED CONCRETE PAVING W/ 6X6X10 CENTERED IN SLAB, NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING.	17,602 SF	
P-102	BELGARD HARDSCAPES MODULINE 3X10, 101.6 MM IN CHEVRON PATTERN, ALTERNATE ROWS OF 'LINEN SHOT BLAST', 'GADO SHOT BLAST' AND 'GRAFWHITE SHOT BLAST' OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVES SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	10,889 SF	
P-103	BELGARD HARDSCAPES DECOR DRAPERIE HEXAGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVES SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6'X6' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	3,951 SF	
P-104	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	11,885 SF	
P-105	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVES SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	8,020 SF	
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101A	PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-482424-01-S WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 693-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101B	PRECAST FIBERGLASS POT 'SQUARE' MODEL # SL-4848-01-S-05-S WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 693-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101C	PRECAST FIBERGLASS POT 'OPAL' MODEL # OP-3048-1R-S WITH INTERNAL RESEVOIR. AVAILABLE THROUGH TOWN FIBERGLASS (714) 693-3732 OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS FOR REVIEW AND APPROVAL.		
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
W-100	6X8X16 C.M.U MASONRY PLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/ PRECAST CONCRETE WALL CAP 'VALORI 'SQUARE' VV-5085T PRECAST CONCRETE WALL CAP 'CAPRICCIO HEAVY SANDBLAST' OR APPROVED EQUAL.		



ARCHITECTS:
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 CLIFFORD W. COOK C 19705
 DENNIS T. ROGERS C 19264
 SCOT W. MCGILL C 21059

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 J&K PLUS INVESTMENT

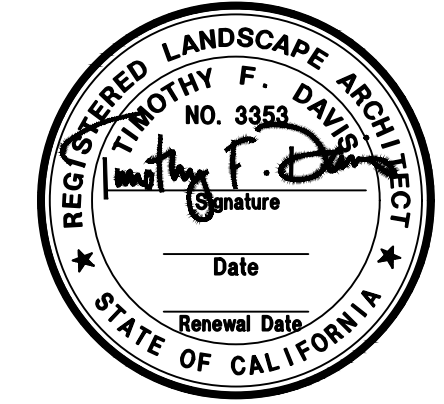
CONSULTANTS:
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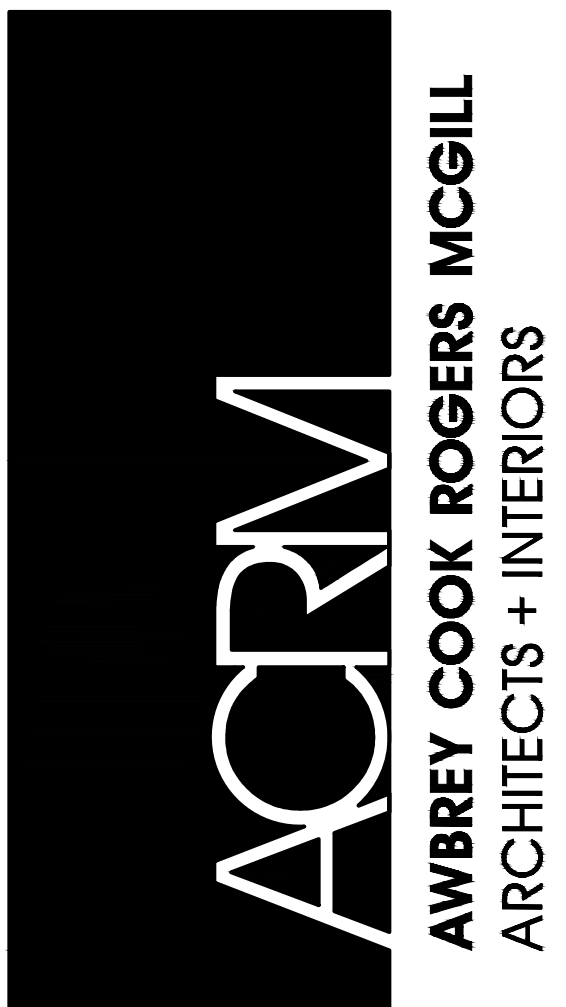
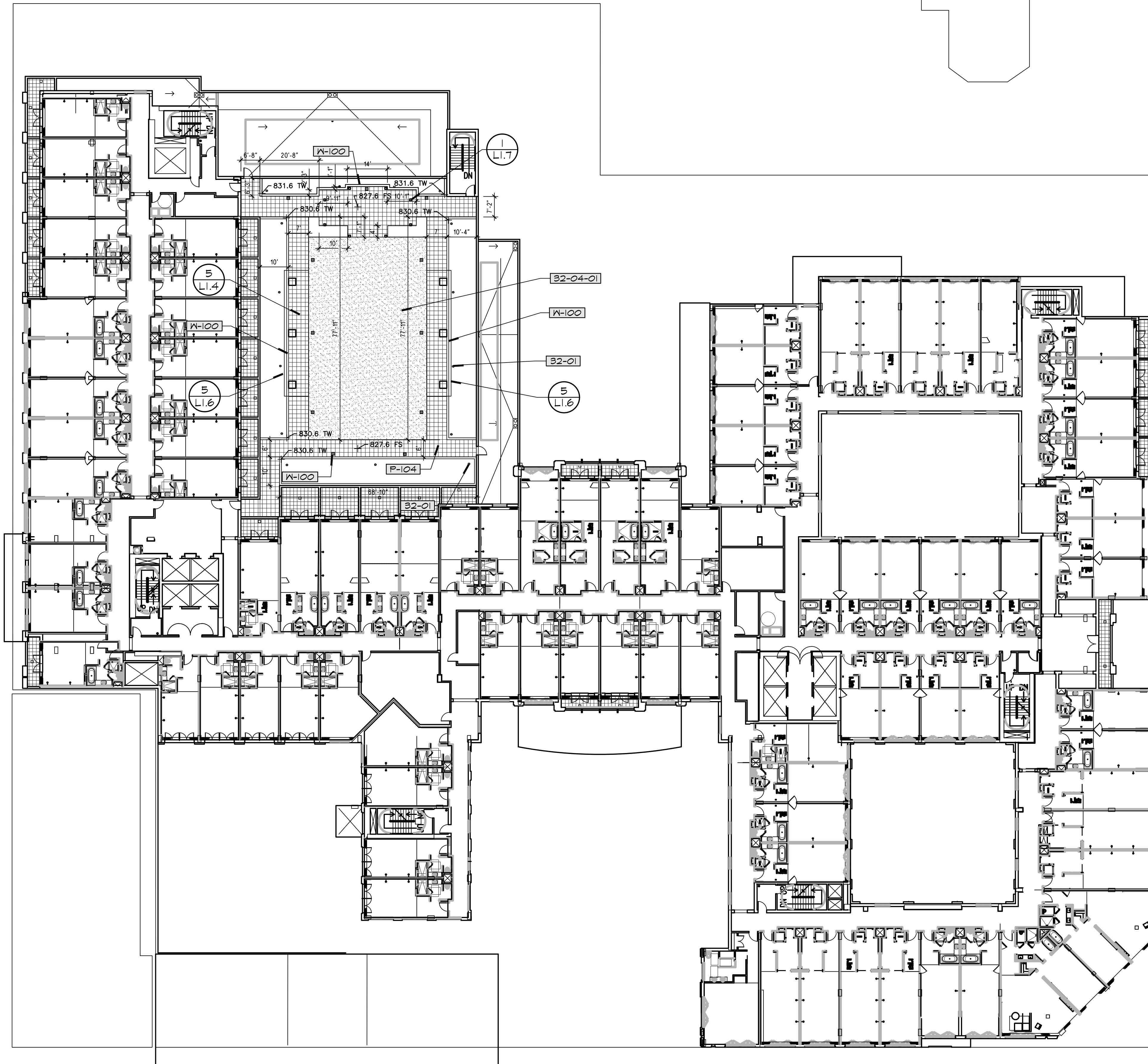
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 DATE: OCTOBER 27, 2022
 PROJECT NO.: 22025
 SHEET TITLE:
 CONSTRUCTION PLAN
 2ND FLOOR

SHEET NO.:
L1.1



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	2 STEP DRAIN PER PLUMBING ENGINEER DRAWINGS		
32-04-01	SYNTHETIC TURF FOREVERLAWN SELECT LX OR APPROVED EQUAL (45) 395-4594 OVER PEDESTAL SYSTEM.	4324 SF	
32-04-02	NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS		
F-101	FENCE DESCRIPTION FRAMELESS GLASS POOL ENCLOSURE FENCE	325 LF	DETAIL
P-101	PAVING DESCRIPTION TOP CAST 03 'ACID ETCHED' RETARDANT FINISHED COLORED CONCRETE PAVING W/ 6X6X10 CENTERED IN SLAB. NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING.	17602 SF	DETAIL
P-102	BELGARD HARDSCAPES MODULINE 3X18, 101.6 MM IN CHEVRON PATTERN. ALTERNATE ROWS OF 'LINEN SHOT BLAST', 'CADO SHOT BLAST' AND 'GRAPHITE SHOT BLAST' OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	10884 SF	
P-103	BELGARD HARDSCAPES DECOR DRAPERY HEXAGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6'X6' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	3957 SF	
P-104	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	11885 SF	
P-105	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	8020 SF	
S-101A	SITE FURNISHINGS DESCRIPTION PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-482424-01-5, WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.	QTY	DETAIL
S-101B	PRECAST FIBERGLASS POT 'SQUARE' MODEL # SL-4848-01-5-05-6, WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101C	PRECAST FIBERGLASS POT, 'OPAL' MODEL # OP-3048-19-5, WITH INTERNAL RESEVOIR, AVAILABLE THROUGH TOWN FIBERGLASS (714) 633-3732 OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS FOR REVIEW AND APPROVAL.		
M-100	WALL DESCRIPTION 6X8X16 C.M.U MASONRY FLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/ PRECAST CONCRETE WALL CAP 'VALORI 'SQUARE' VP-5085T' PRECAST CONCRETE WALL CAP - 'CAFFRUGGIO HEAVY SANDBLAST' OR APPROVED EQUAL.	QTY	DETAIL



ARCHITECTS:
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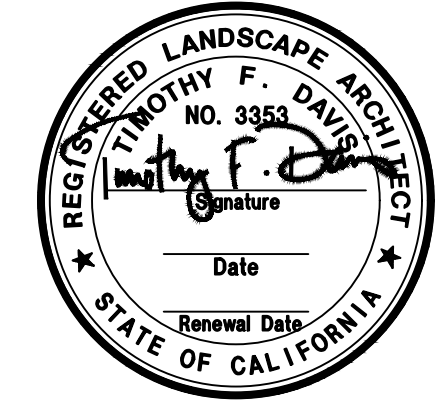
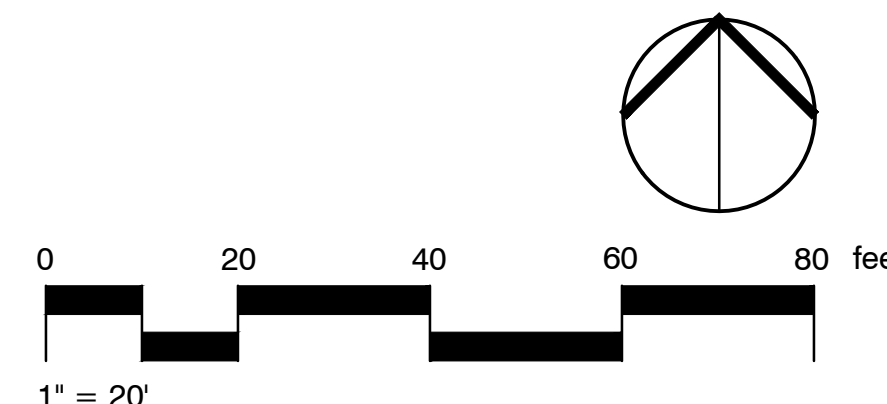
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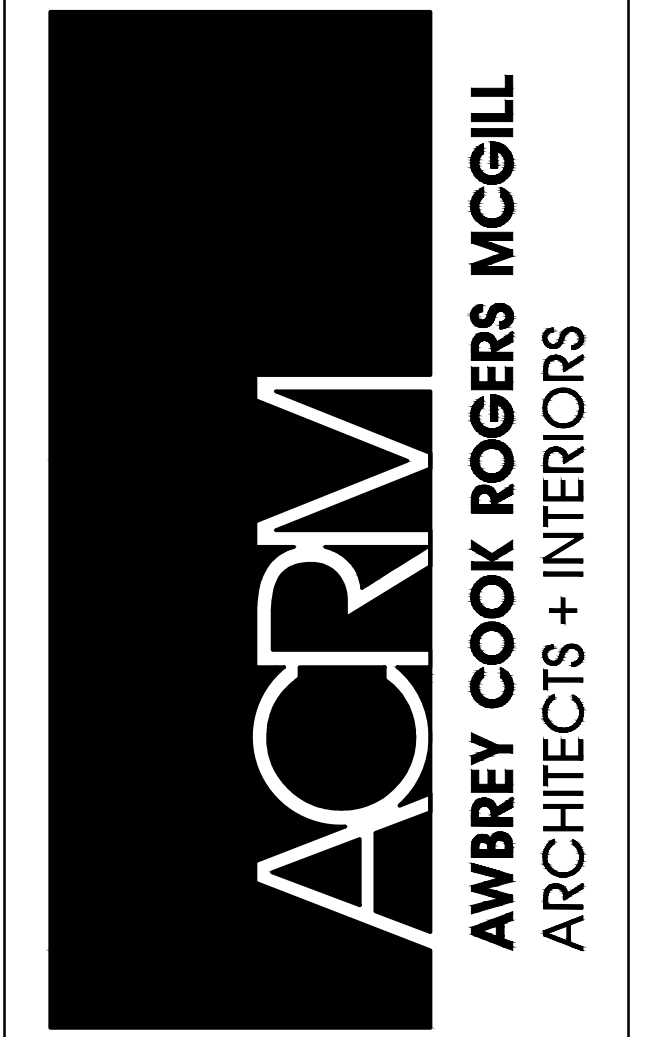
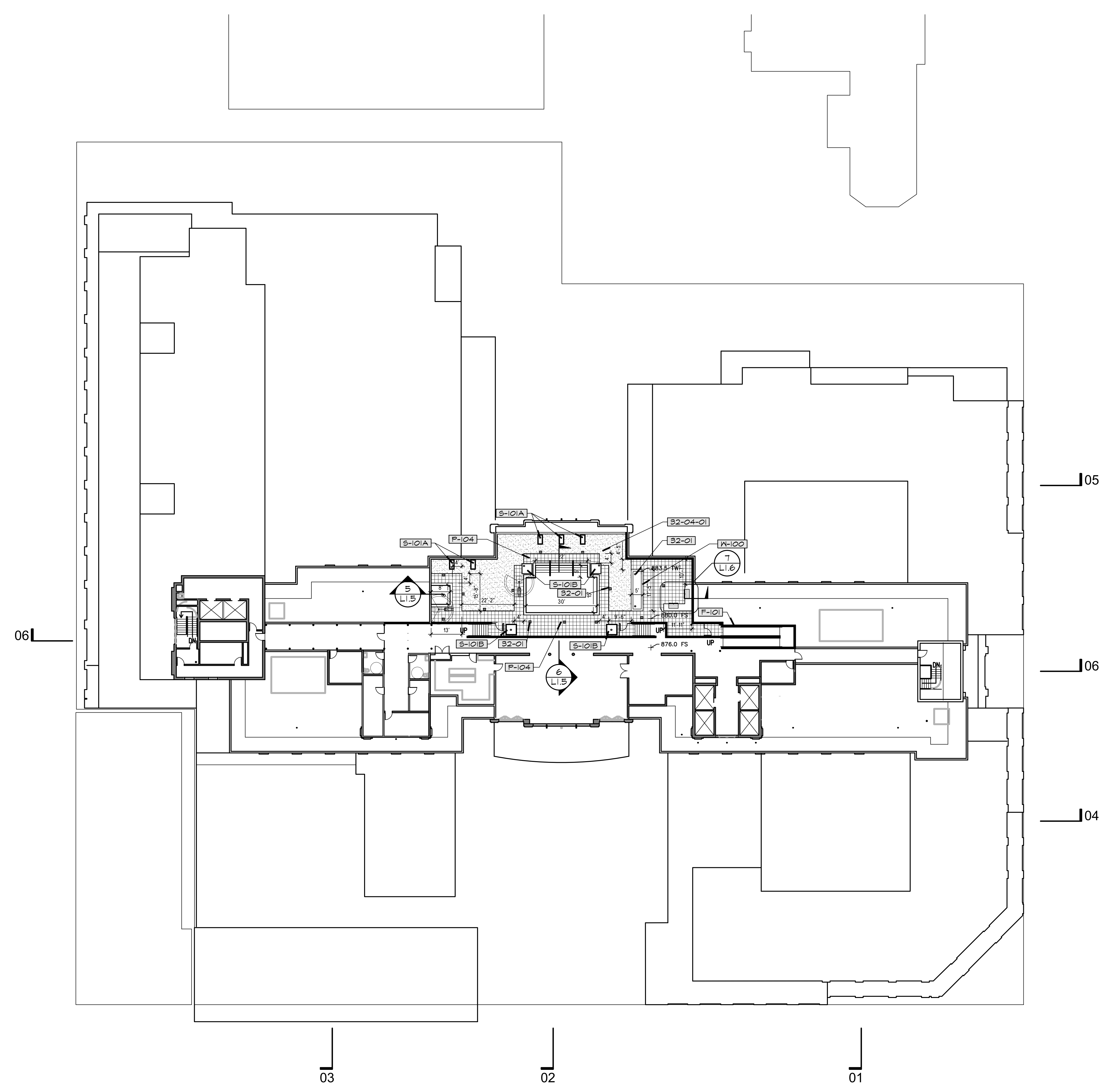
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 DATE: OCTOBER 27, 2022
 PROJECT NO.: 22025
 SHEET TITLE:
 CONSTRUCTION PLAN
 3RD FLOOR

SHEET NO.:
L1.2



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
B2-01	2 STEP DRAIN PER PLUMBING ENGINEER DRAWINGS		
B2-04-01	SYNTHETIC TURF FOREVERLAWN SELECT LX OR APPROVED EQUAL (45) 395-4884 OVER PEDESTAL SYSTEM.	4,329 SF	
B2-04-02	NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS		
SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
F-101	FRAMELESS GLASS POOL ENCLOSURE FENCE	325 LF	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-101	TOP CAST '03 'ACID ETCHED' RETARDANT FINISHED COLORED CONCRETE PAVING IV 6'X6'X10' CENTERED IN SLAB. NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING.	17,602 SF	
P-102	BELGARD HARDSCAPES MODULINE 3'X18, 1016 MM IN CHEVRON PATTERN. ALTERNATE ROOMS OF 'LINEN SHOT BLAST', 'CADO SHOT BLAST' AND 'GRAPHITE SHOT BLAST' OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	10,884 SF	
P-103	BELGARD HARDSCAPES DECOR DRAPERY HEXAGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6'X6' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	3,951 SF	
P-104	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	11,885 SF	
P-105	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	8,020 SF	
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101A	PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-482424-01-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 693-3792. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101B	PRECAST FIBERGLASS POT 'SQUARE' MODEL # SL-4848-01-S-05-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 693-3792. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101C	PRECAST FIBERGLASS POT, 'OPAL' MODEL # OP-3048-19-S, WITH INTERNAL RESEVOIR, AVAILABLE THROUGH TOWN FIBERGLASS (714) 693-3792 OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS FOR REVIEW AND APPROVAL.		
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
W-100	6'X8'X16 C.M.U MASONRY PLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE IV PRECAST CONCRETE WALL CAP 'VALORI 'SQUARE' VP-5085T PRECAST CONCRETE WALL CAP - 'CAPPUCCINO HEAVY SANDBLAST' OR APPROVED EQUAL.		



ARCHITECTS:
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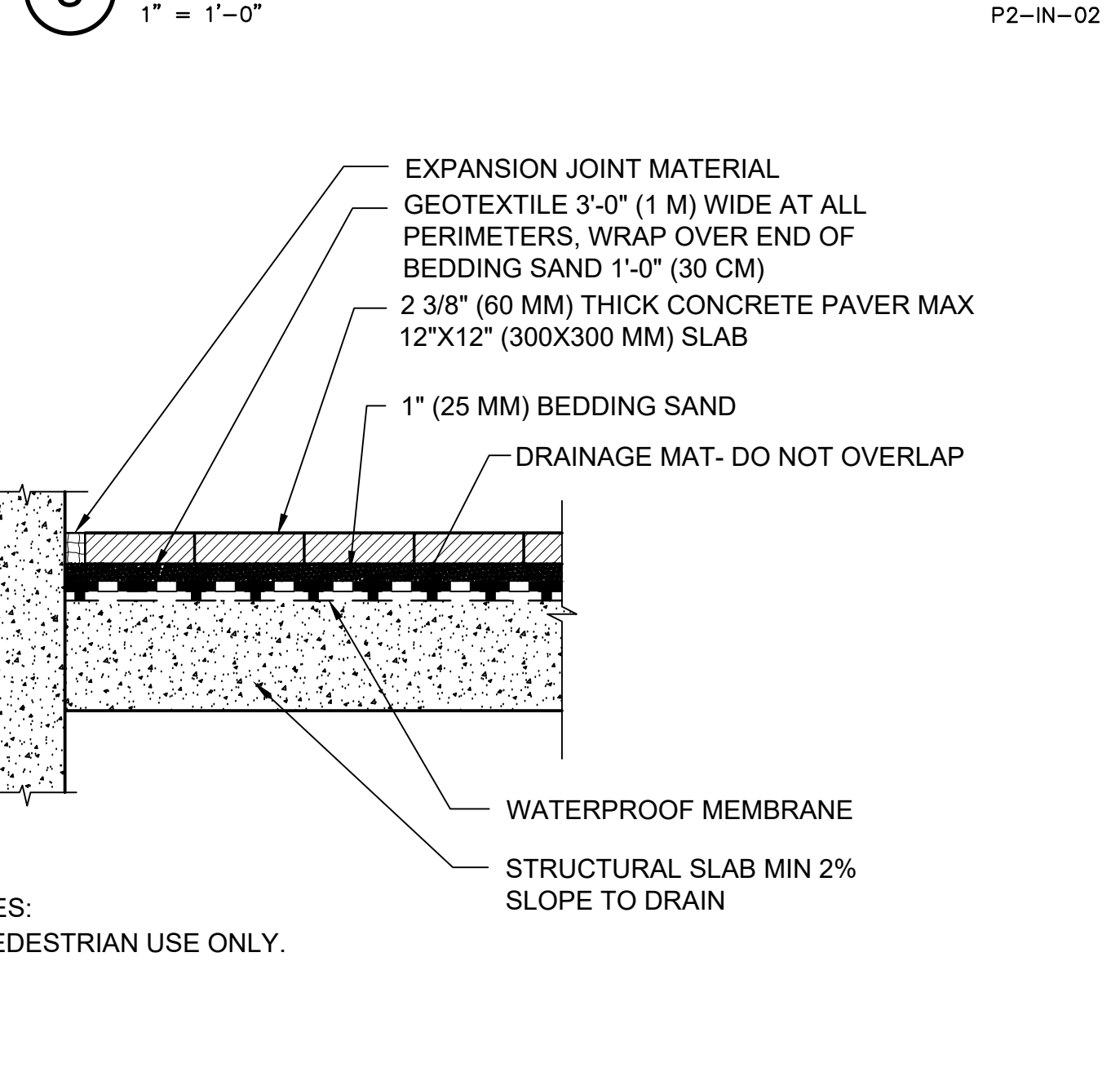
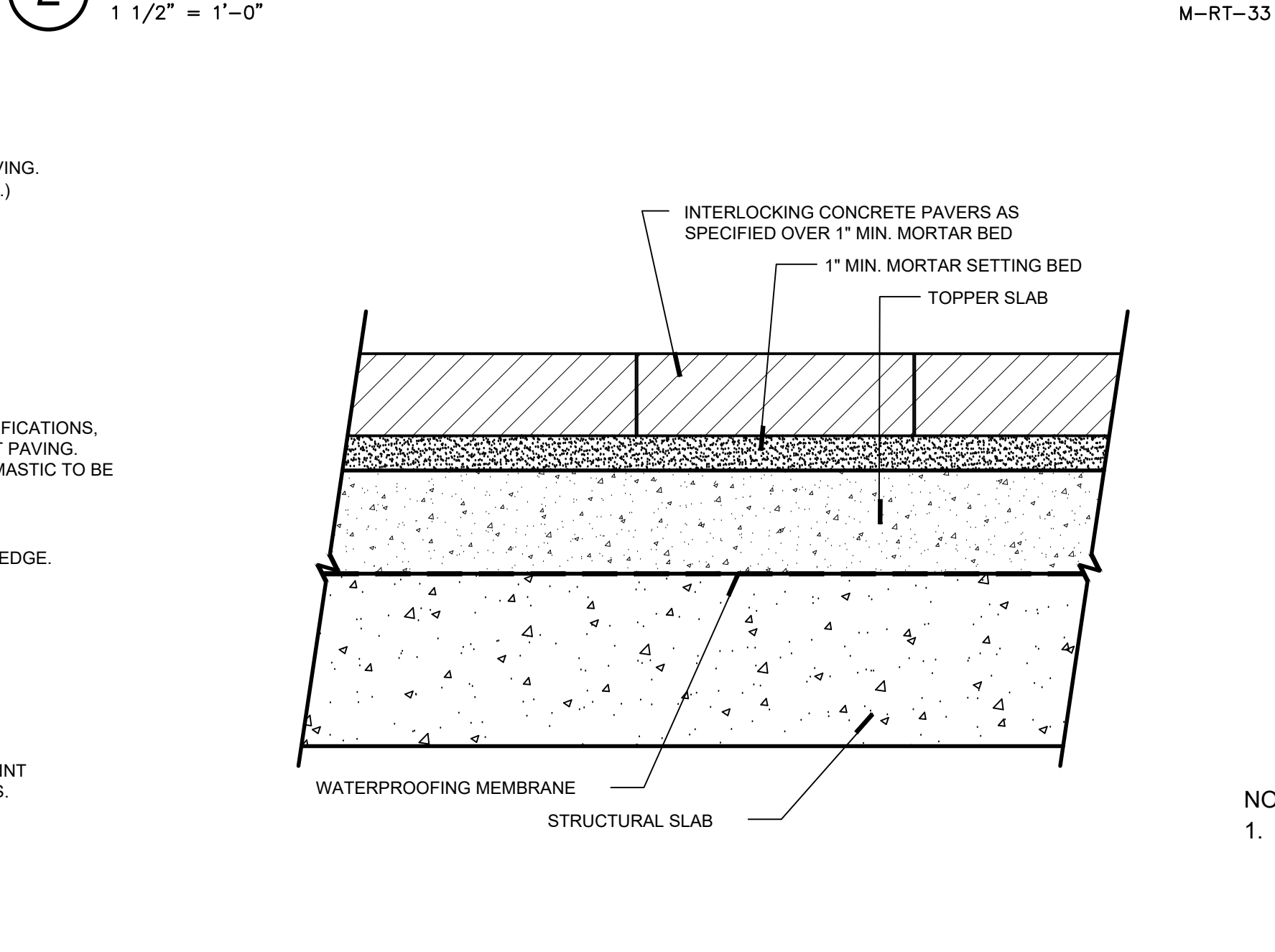
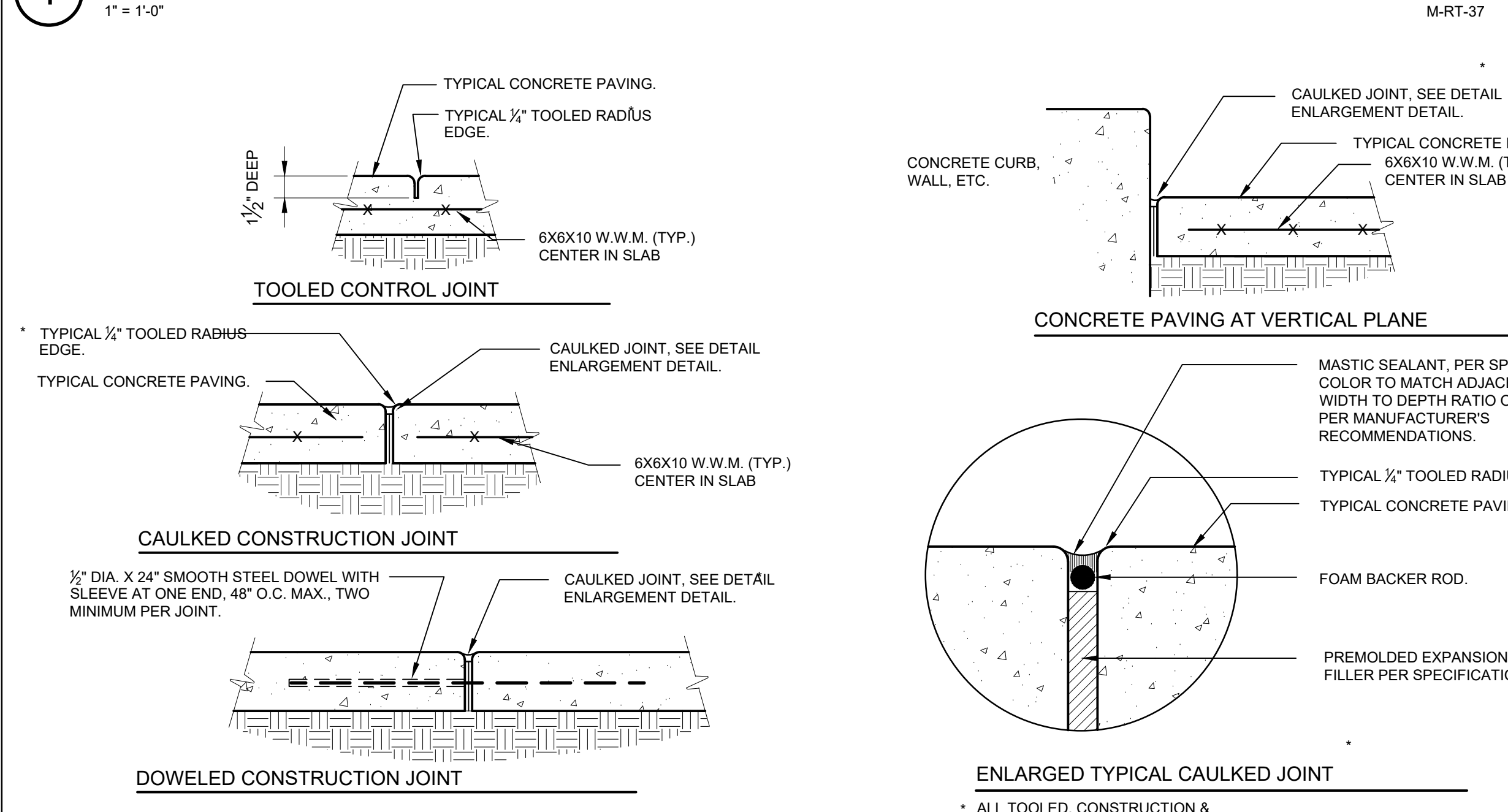
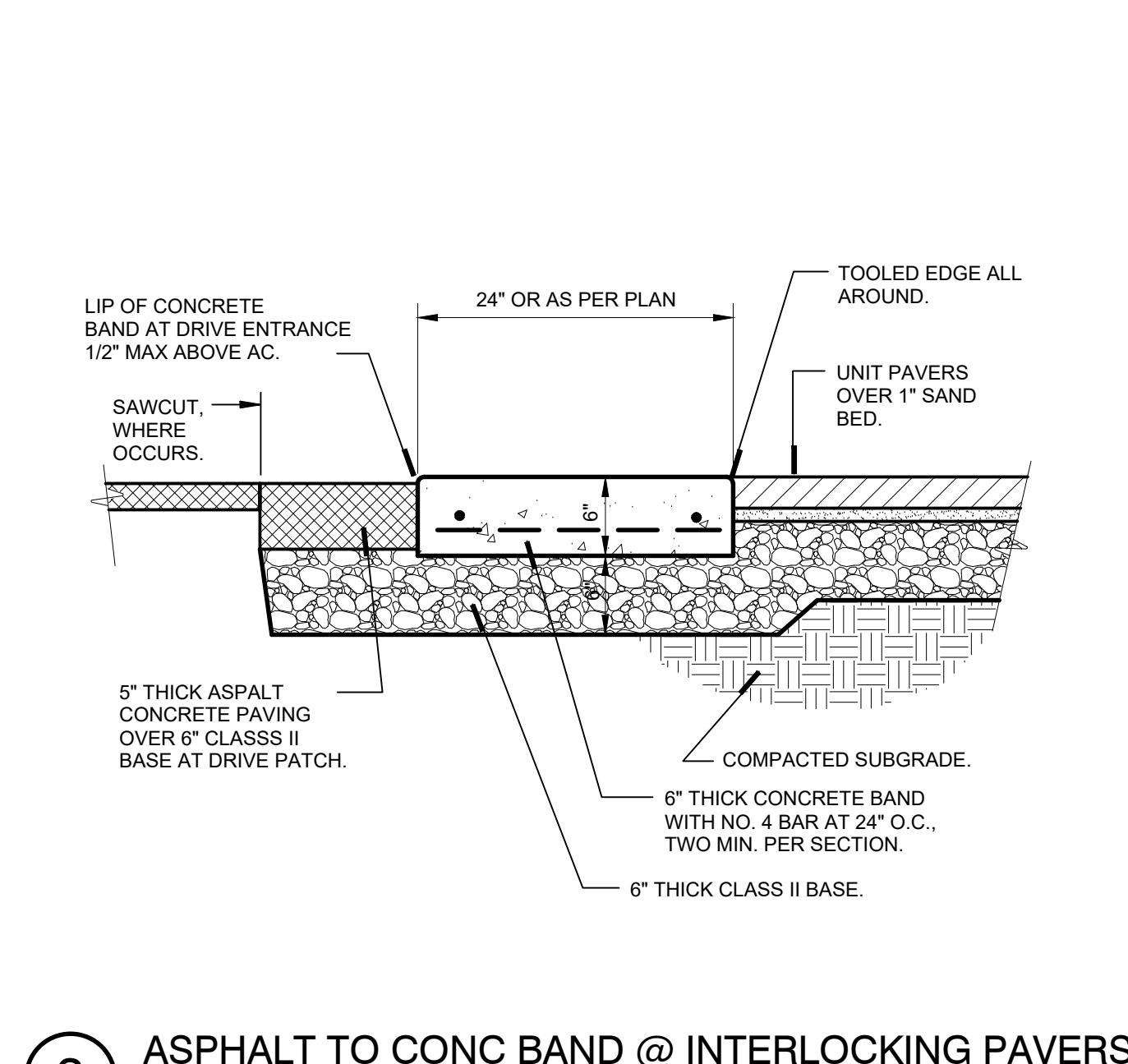
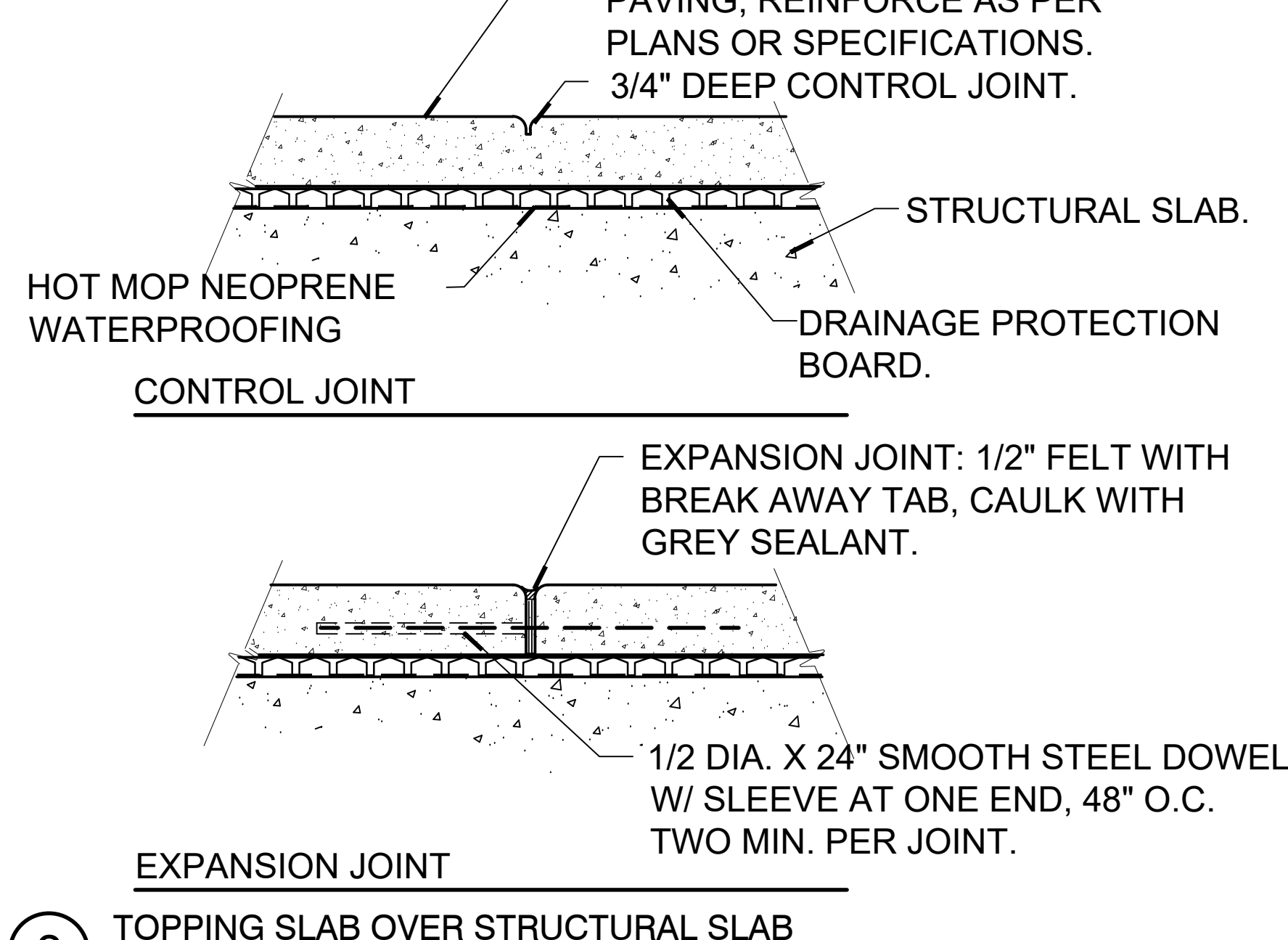
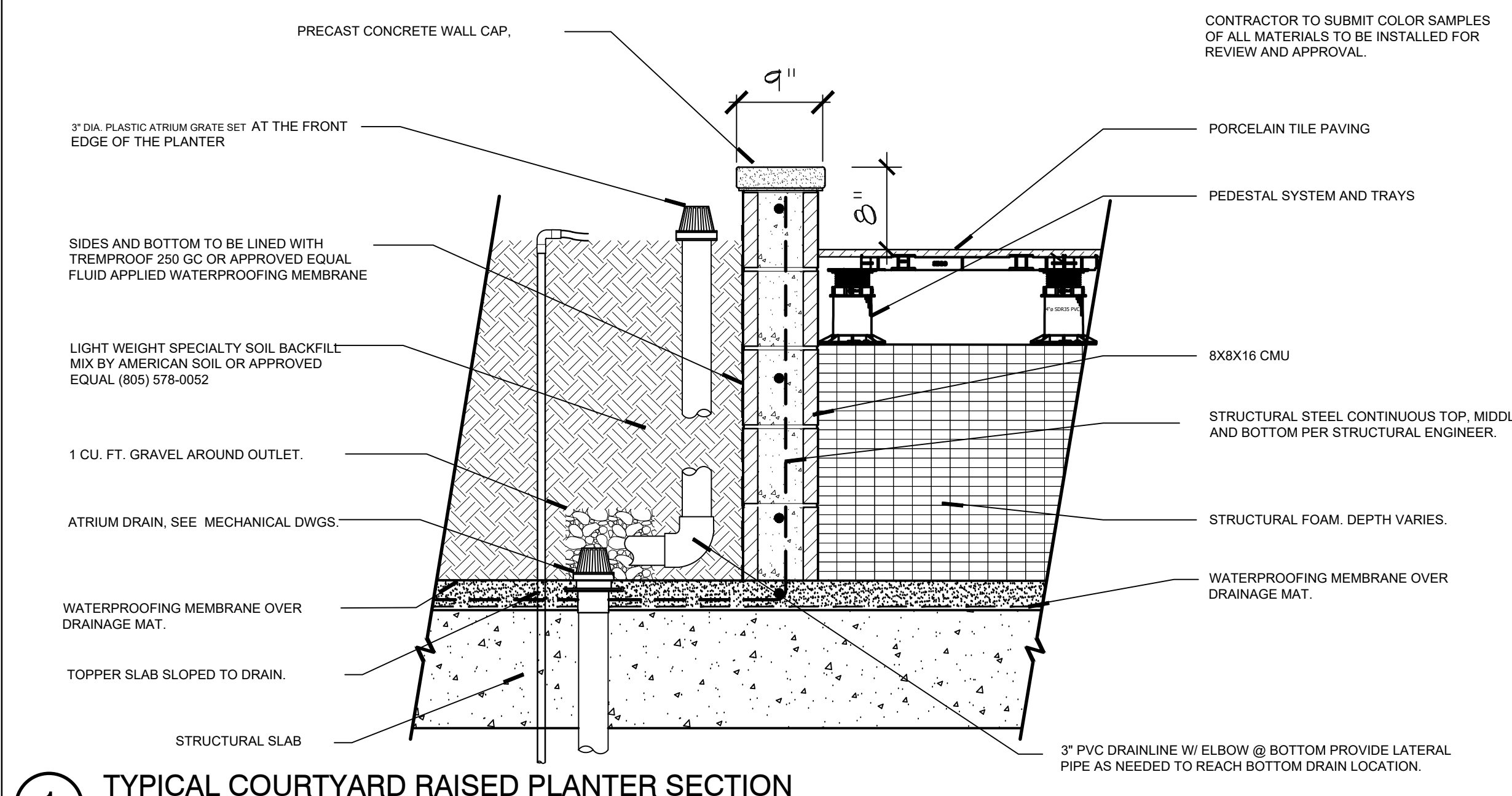
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 DATE: OCTOBER 27, 2022
 PROJECT NO.: 22025
 SHEET TITLE:
 CONSTRUCTION PLAN
 8TH FLOOR

SHEET NO.:

L1.3



Tile Tech Pavers
National Distribution Tel: 213-380-5560 Fax: 213-380-5561
Toll Free: 888-380-5575

STAK-CAP™ PEDESTAL SYSTEM
HEIGHT ADJUSTMENT FROM 1/2" TO 6" SLOPE ADJUSTMENT FROM 0% TO 5%

ROTATE
STACK

PRODUCT CHARACTERISTICS:
EACH CAP WILL COMPENSATE FOR UP TO 1/8" PER FOOT SLOPE (1%) & ADD 3/8" TO THE OVERALL HEIGHT OF A PEDESTAL. PVC PIPE CAN BE USED TO GAIN ADDITIONAL HEIGHT OF 16" MAX. ROTATE ONE CAP RELATIVE TO ANOTHER BY ALIGNING THE ALPHABETS TO CHANGE SLOPE. A & A WILL REACH MAXIMUM SLOPE AND A & E WILL CANCEL SLOPE. A MAXIMUM OF 5 CAPS CAN BE STACKED WITH TOTAL SLOPE OF 50% PER FOOT (5%) & WITH TOTAL HEIGHT OF 2-1/4" INCLUDING THE USE OF BUFFER PADS.

CONFIGURATION CHART:
1 CAP = 5/8" HIGH 1/8" PER FOOT 1% MAX
2 CAPS = 1" HIGH 1/4" PER FOOT 2% MAX (A-A)
3 CAPS = 1-3/8" HIGH 3/8" PER FOOT 3% MAX (A-A+A)
4 CAPS = 1-7/8" HIGH 1/2" PER FOOT 4% MAX (A-A+A+A)
5 CAPS = 2-1/4" HIGH 5/8" PER FOOT 5% MAX (A-A+A+A+A)

PVC + 2 CAPS = VARIABLE HEIGHT 0% MAX
PVC + 3 CAPS = VARIABLE HEIGHT 1% MAX
PVC + 4 CAPS = VARIABLE HEIGHT 2% MAX
PVC + 5 CAPS = VARIABLE HEIGHT 3% MAX

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH PAVERS PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.TILETECHPAVERS.COM

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1 LOW HEIGHT PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW
STACK & ROTATE PEDESTAL CAPS TO ADD HEIGHT AND CHANGE SLOPE
USE UNI-SHIM™ FOR FINE TUNING OF INDIVIDUAL PAVERS
STACKABLE CAPS (5 MAX) 1/2" TO 2-1/4" HIGH 0% TO 5% SLOPE
TILE TECH PAVERS
STAK-CAP™ PEDESTAL
PERIMETER GAP 1/8" MAX
REMOVE EXTRA TABS ON PERIMETER PEDESTALS TO SUPPORT PAVER EDGES

LOW HEIGHT PEDESTAL APPLICATION - SECTION DETAILS
REMOVE EXTRA SPACER TAB ON PERIMETER PEDESTALS
RE-INSERT REMOVED TABS & ADHERE WITH SILICONE
TOP OF PAVER DECK
TOP OF PEDESTAL
TOP OF WATERPROOFING
PERIMETER GAP 1/8" MAX
STAK-CAP™ (5 MAX) 1/2" TO 2-1/4" HIGH 0% TO 5% SLOPE
TILE TECH PAVERS
USE UNI-SHIM™ ON TOP OR UNDER PEDESTAL FOR FINE HEIGHT & SLOPE ADJ.
INSULATION 60psi MIN

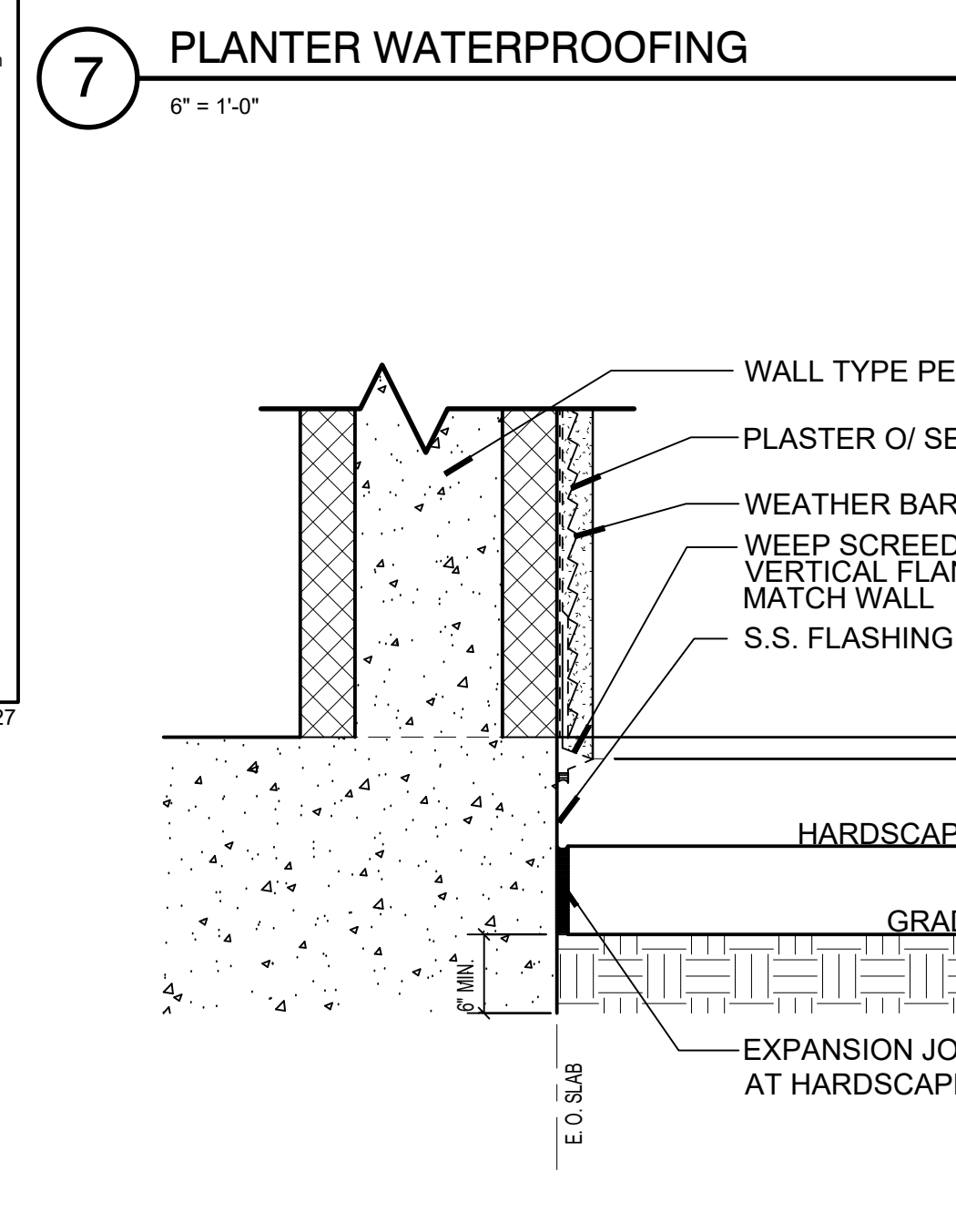
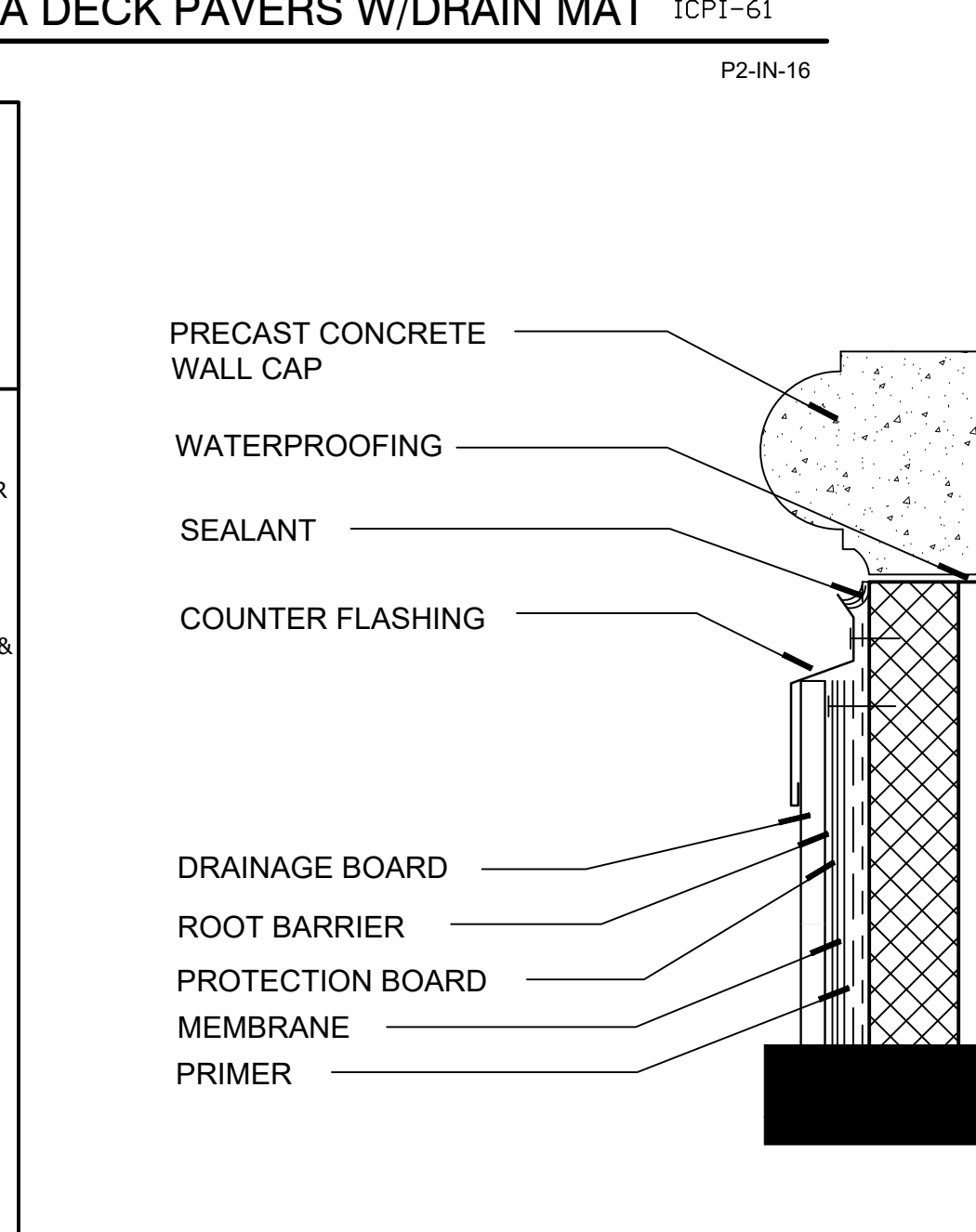
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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Paving America One Step at a Time!
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TURF-TRAY™ SYNTHETIC TURF SYSTEM
SYNTHETIC TURF SYSTEM DETAILS, PLAN AND PROFILE VIEW

TURF-TRAY™ SYNTHETIC TURF - PROFILE VIEW
TURF-TRAY™
SCREW TRACK
ADHESIVE TRACK
SIDE "A"
LOCK-DISK CUT OUT
SIDE "B"
TURF-TRAY™
HYBRID PEDESTAL SYSTEM
ADHESIVE TRACK
Perimeter Zone
SCREW DOWN
Perimeter Zone
SPRINKLER
Washdown System
ADHESIVE TRACK
Auxiliary Zone

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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ACRM
AWBREY COOK ROGERS MCGILL
ARCHITECTS + INTERIORS

ARCHITECTS:
THOMAS B. AWBREY
CLIFFORD W. COOK
DENNIS T. ROGERS
SCOT W. MCGILL

C 17578
C 19705
C 19264
C 21059

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DEVELOPER:
J&K PLUS INVESTMENT

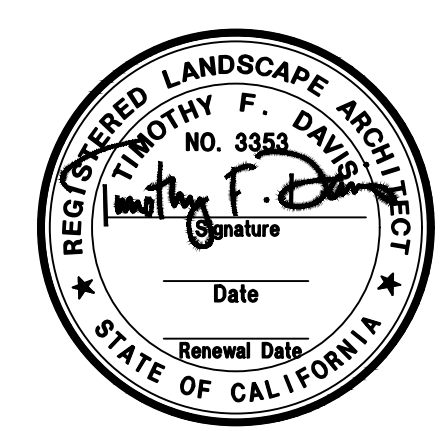
CONSULTANTS:
Wilson Davis Associates
Landscape Architecture
2825 Littonfield Dr.
Riverside, CA 92503
Ph: (951) 353-2436

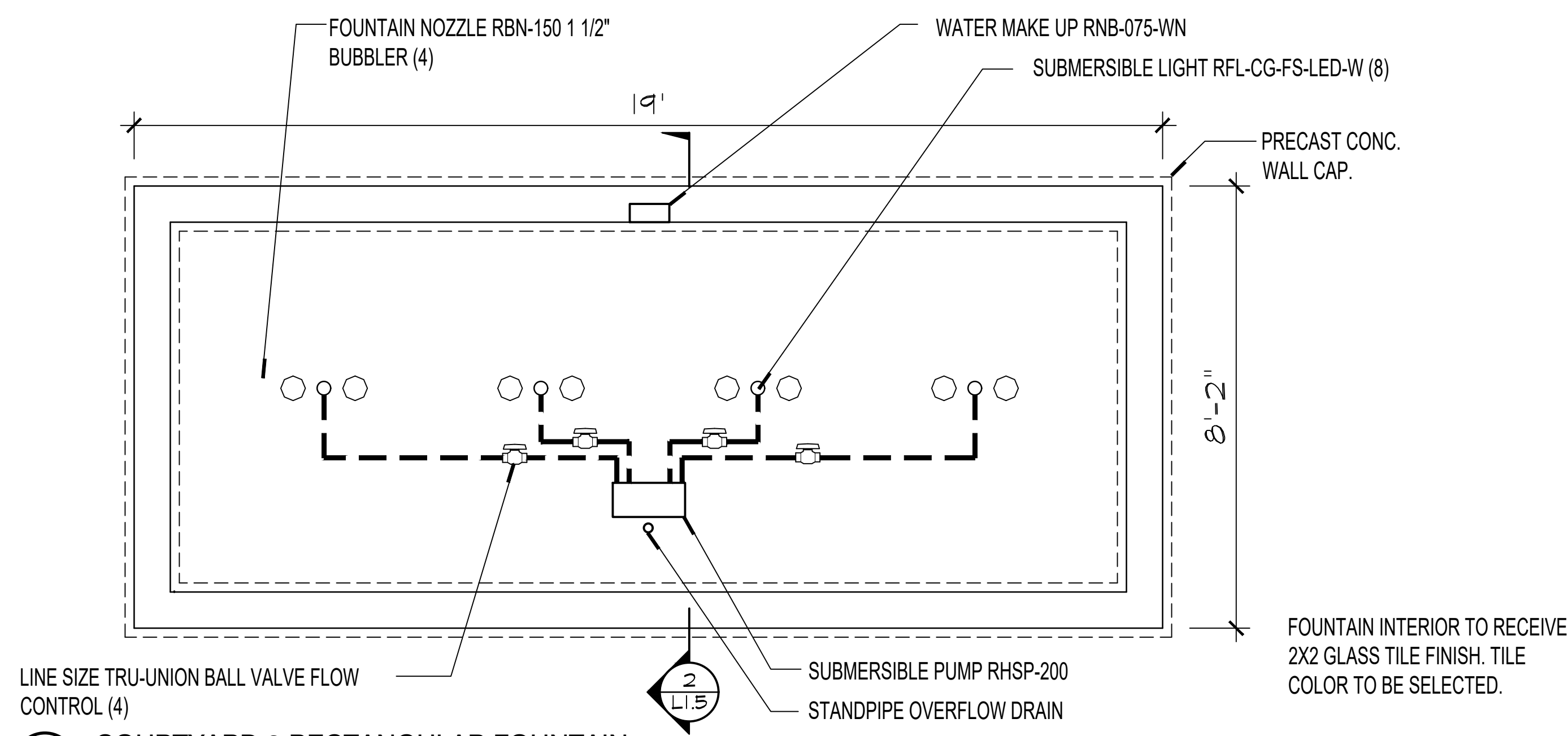
Wda
REVISIONS:
100% DD SET 2022-06-24

NOT FOR CONSTRUCTION
PD-35
Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
PASADENA, CA 94030

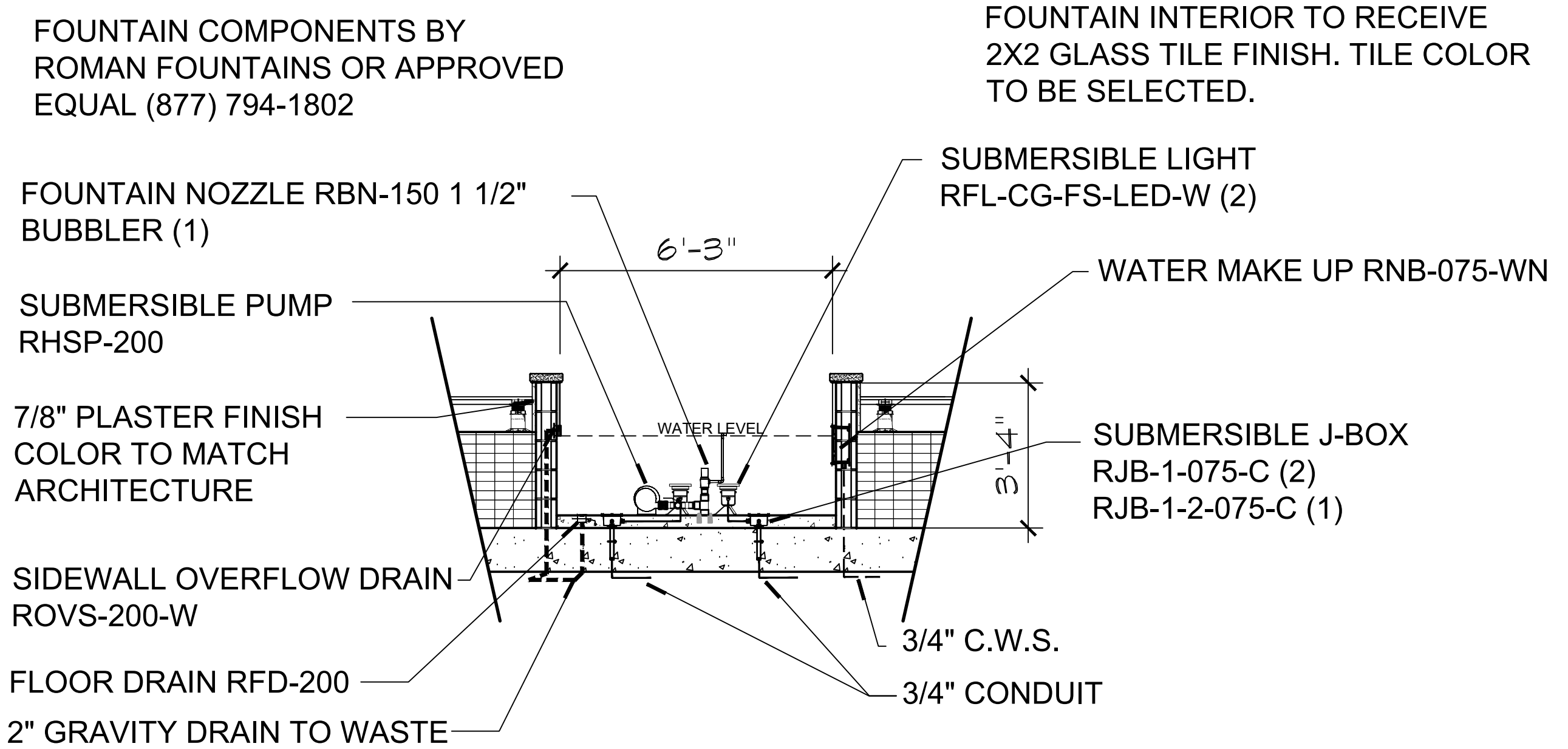
PROJECT:
DRAWN: Wda
CHECKED: -
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PROJECT NO.: 22025
SHEET TITLE:
CONSTRUCTION DETAILS
SHEET NO.:
L1.4

AWBREY · COOK · ROGERS · MCGILL · ARCHITECTS
1045 14th Street Suite 100, San Diego, California 92101.5701
Telephone 619.398.3480 Fax. 619.398.3488

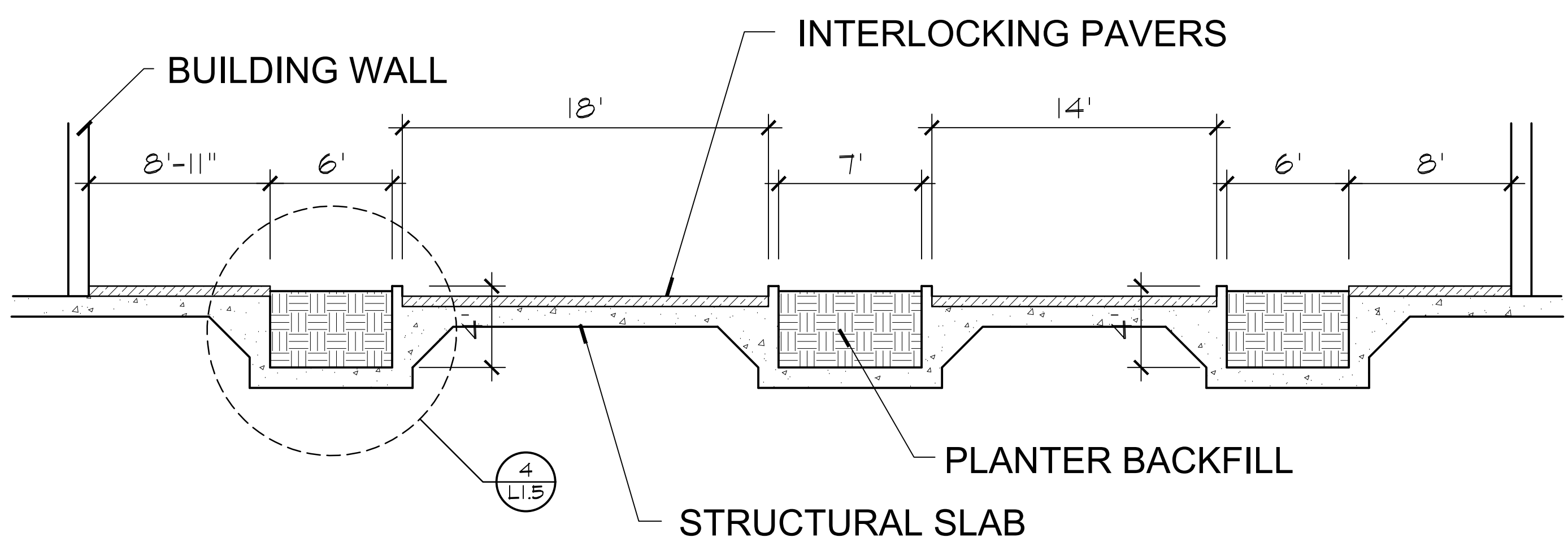




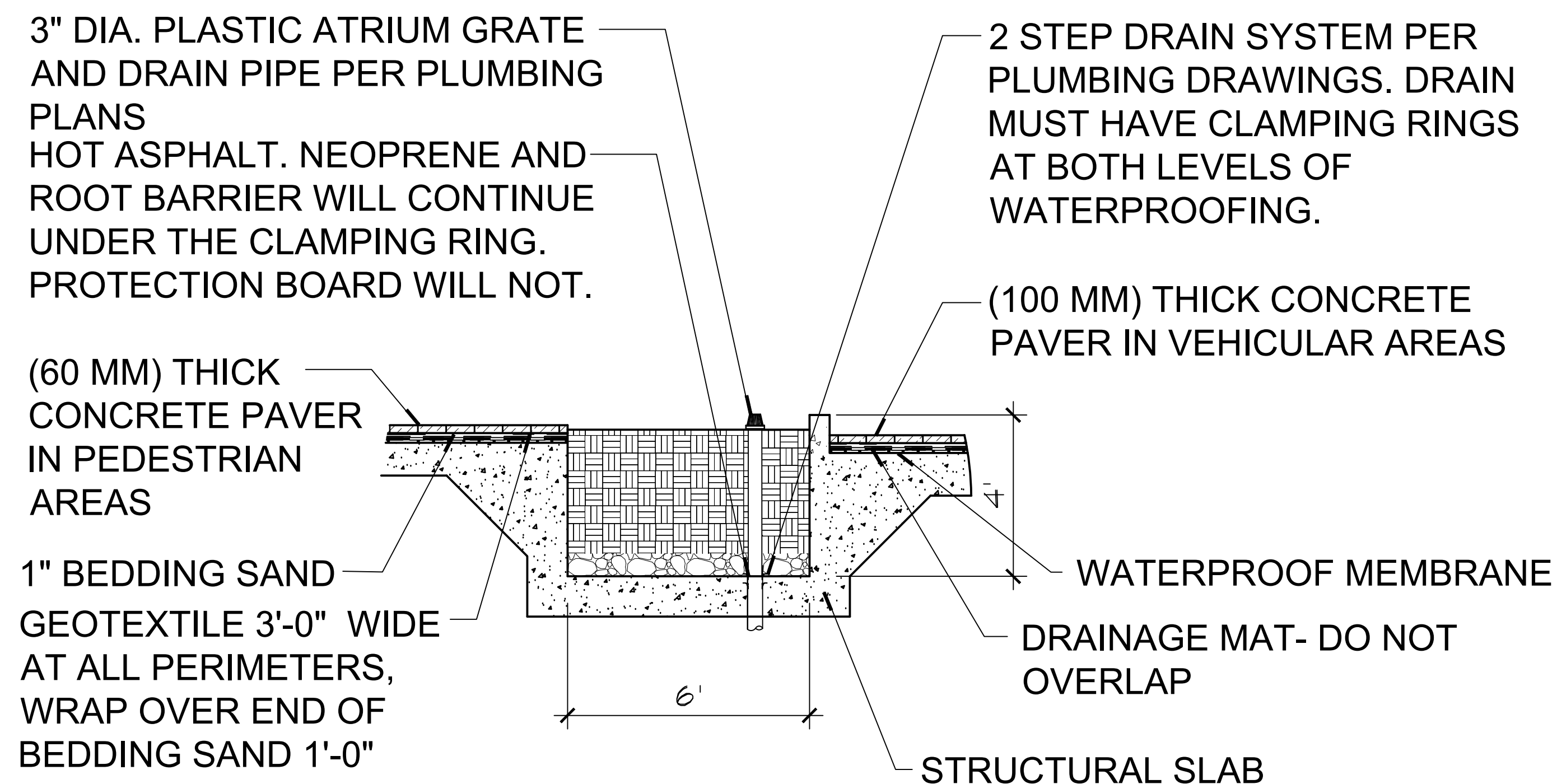
1 COURTYARD 3 RECTANGULAR FOUNTAIN
 1/2" = 1'-0"



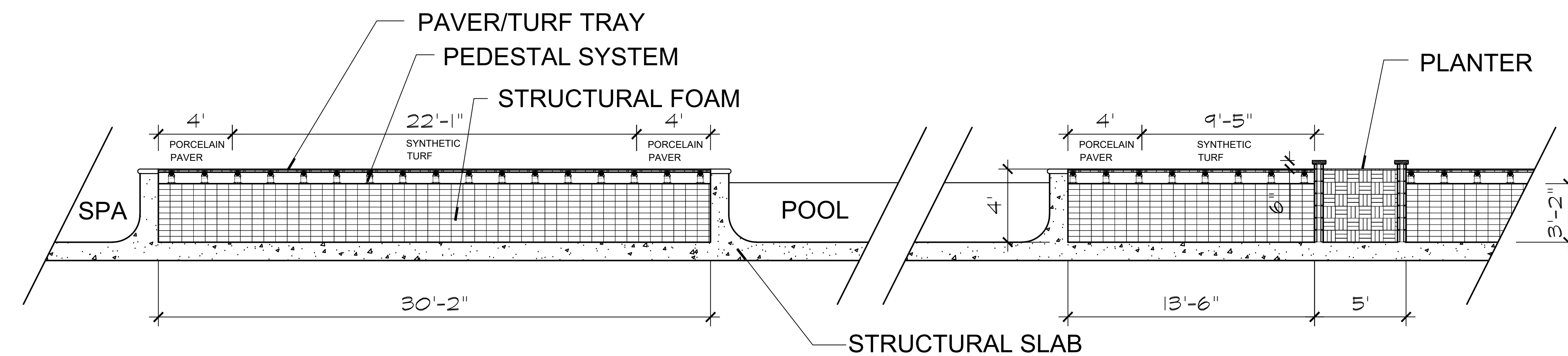
2 COURTYARD 3 FOUNTAIN SECTION
 3/8" = 1'-0"



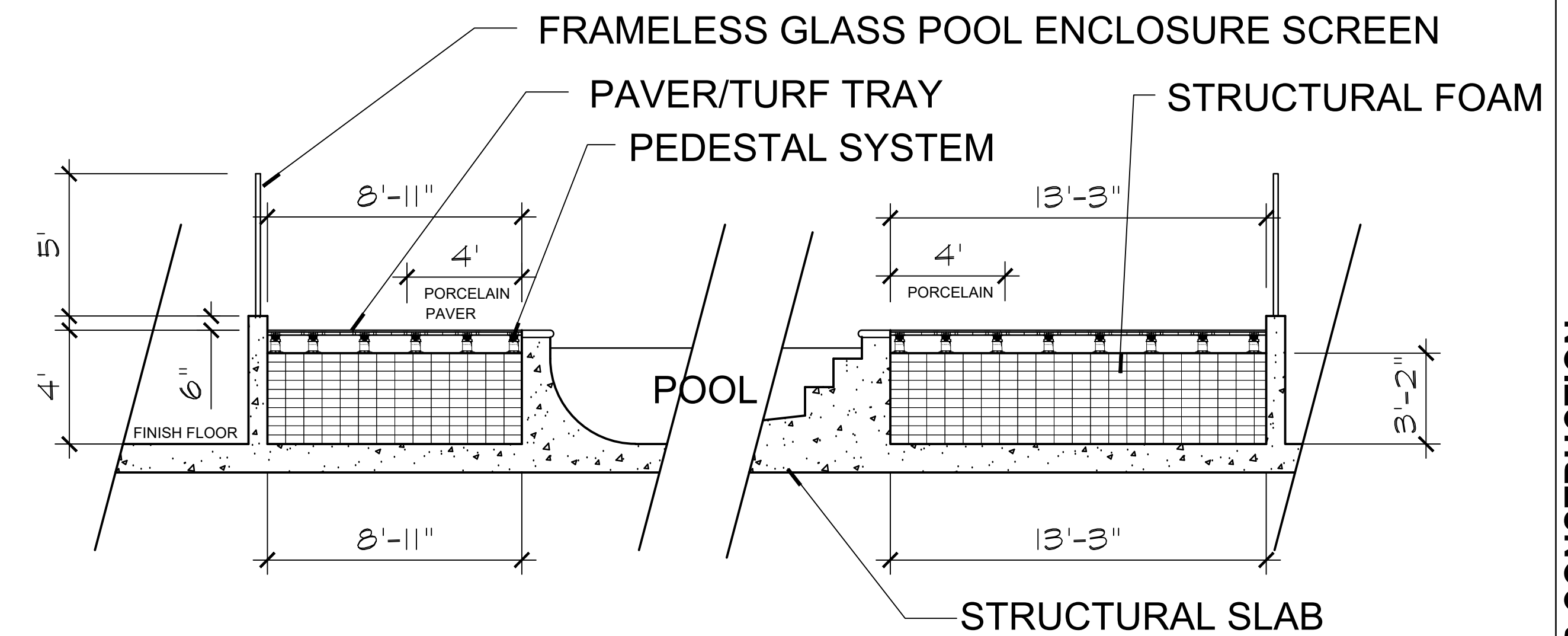
3 PORTE-COCHERE ENTRY SECTION
 3/16" = 1'-0"



4 PORTE-COCHERE PLANTER SECTION
 3/8" = 1'-0"



5 LEVEL 8 POOL SECTION 'A'
 1/4" = 1'-0"



6 LEVEL 8 POOL SECTION 'B'
 1/4" = 1'-0"



ARCHITECTS:
 THOMAS B. AWBREY
 CLIFFORD W. COOK
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 J&K PLUS INVESTMENT

CONSULTANTS:
 Wilson Davis Associates
 Landscape Architecture
 2825 Litchfield Dr.
 Riverside, CA 92503
 Ph. (951) 353-2436

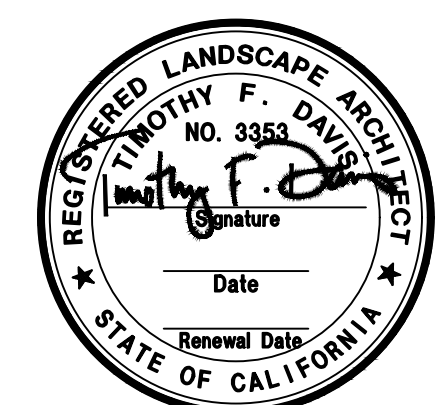
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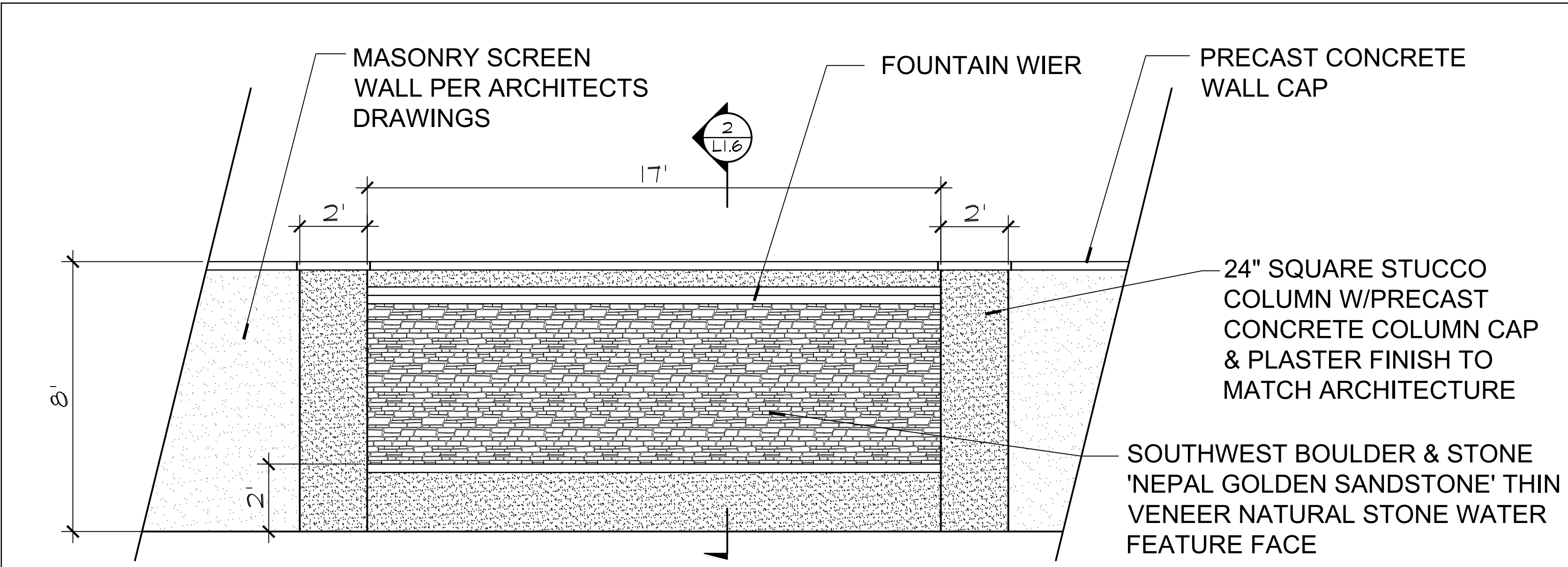
PROJECT:
PD-35 Hotel
 NORTH PARCEL:
 1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
 PASADENA, CA 94030

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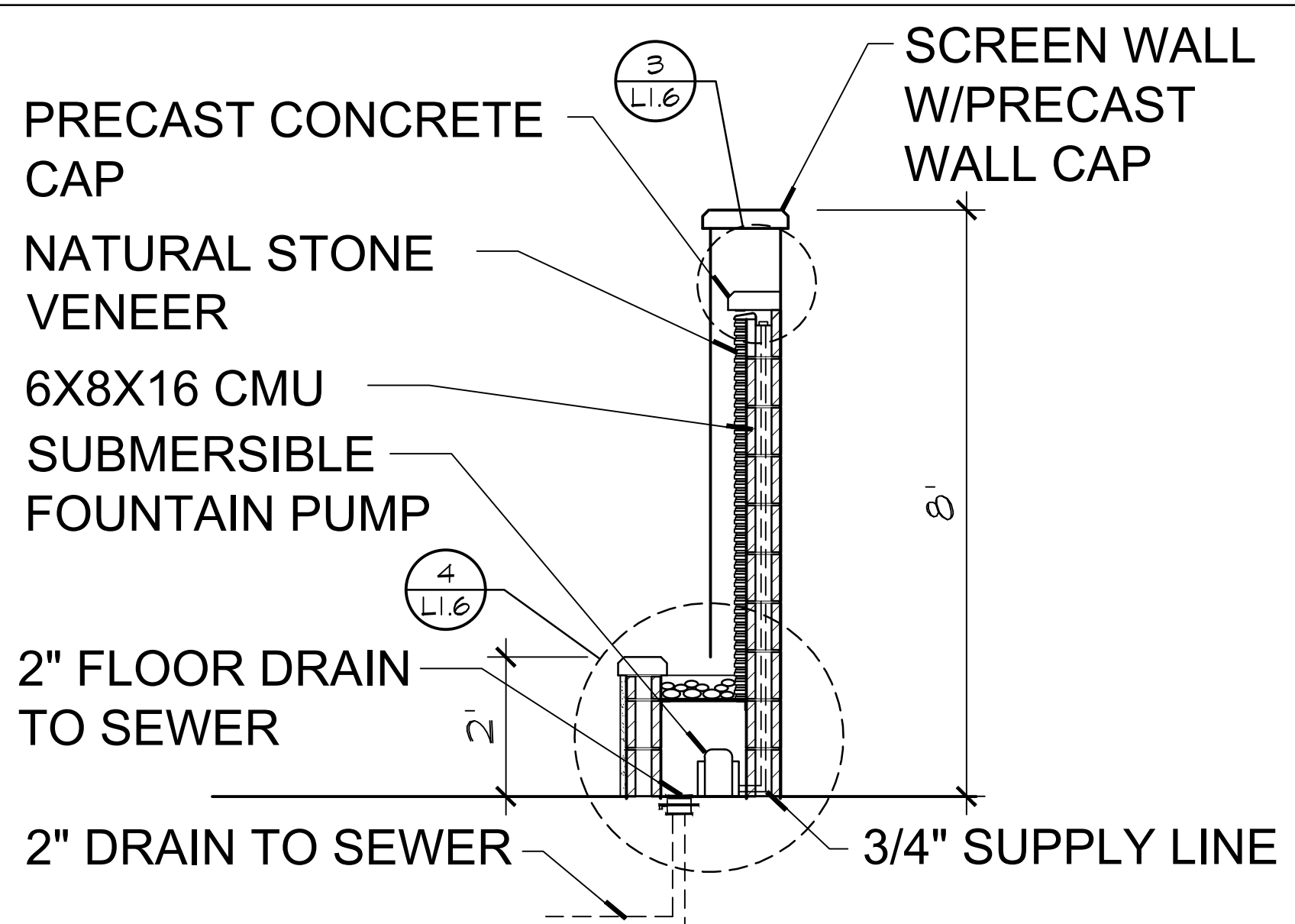
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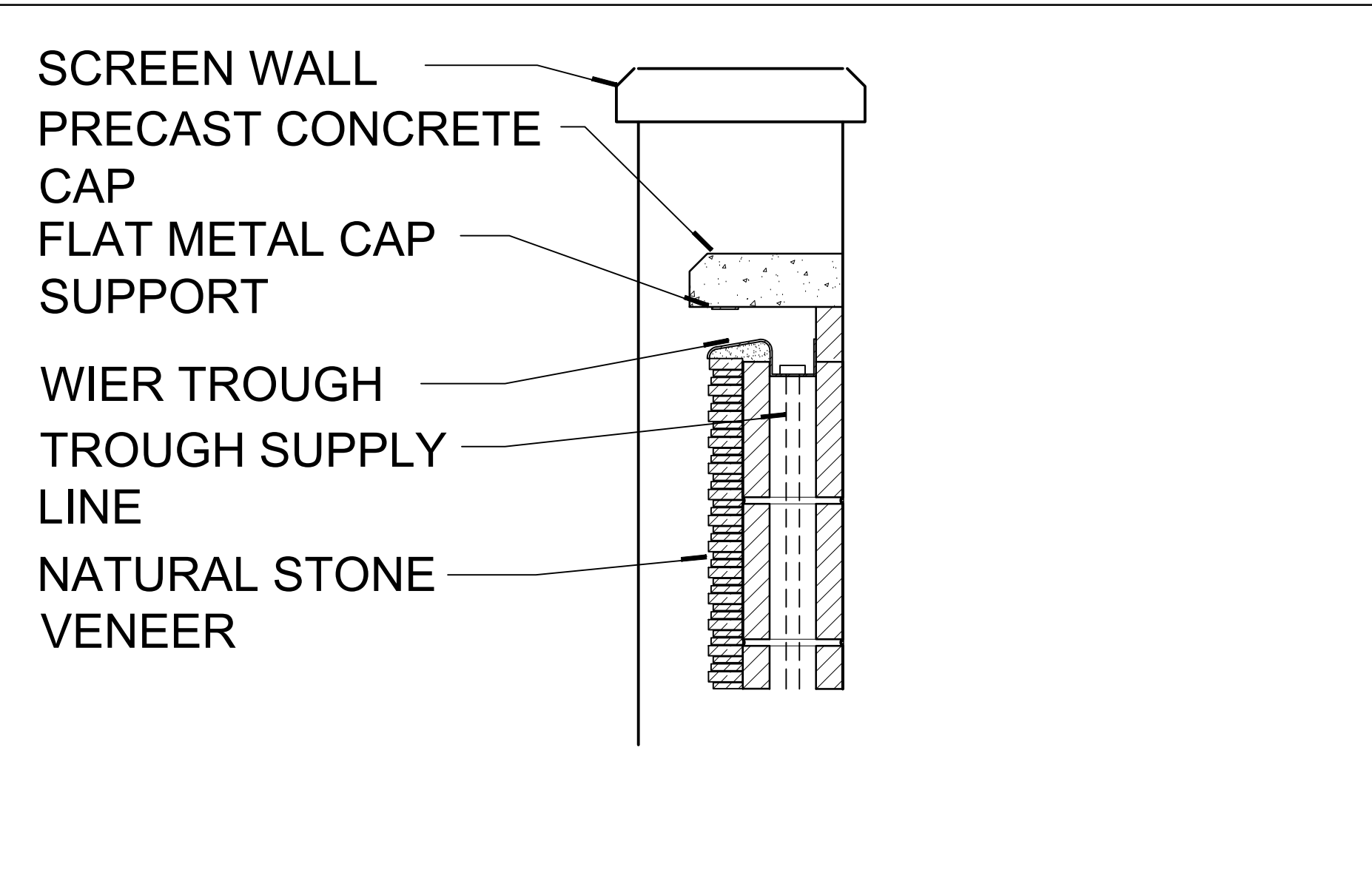




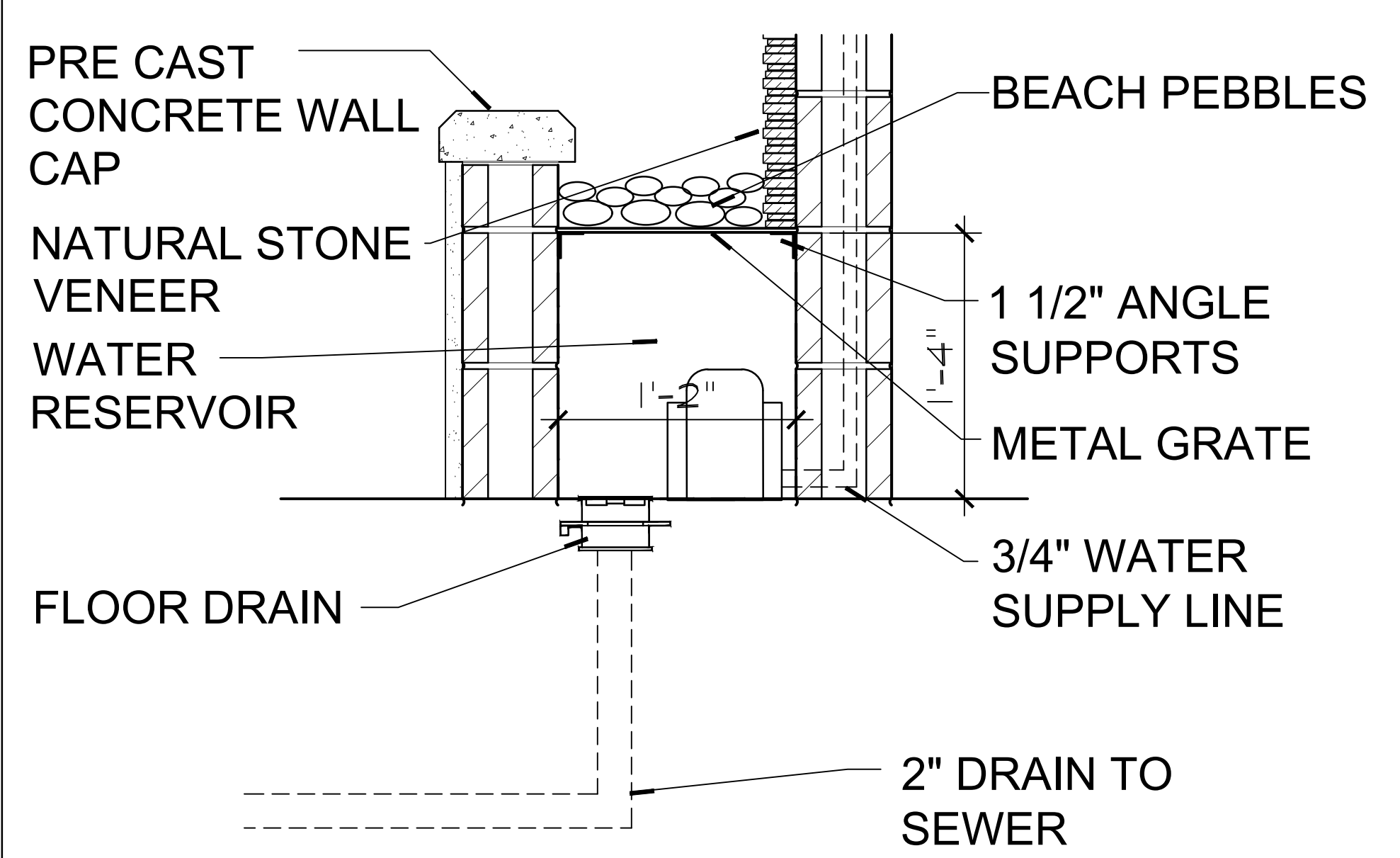
1 PLAZA WALL FOUNTAIN - ELEVATION
3/8\"/>



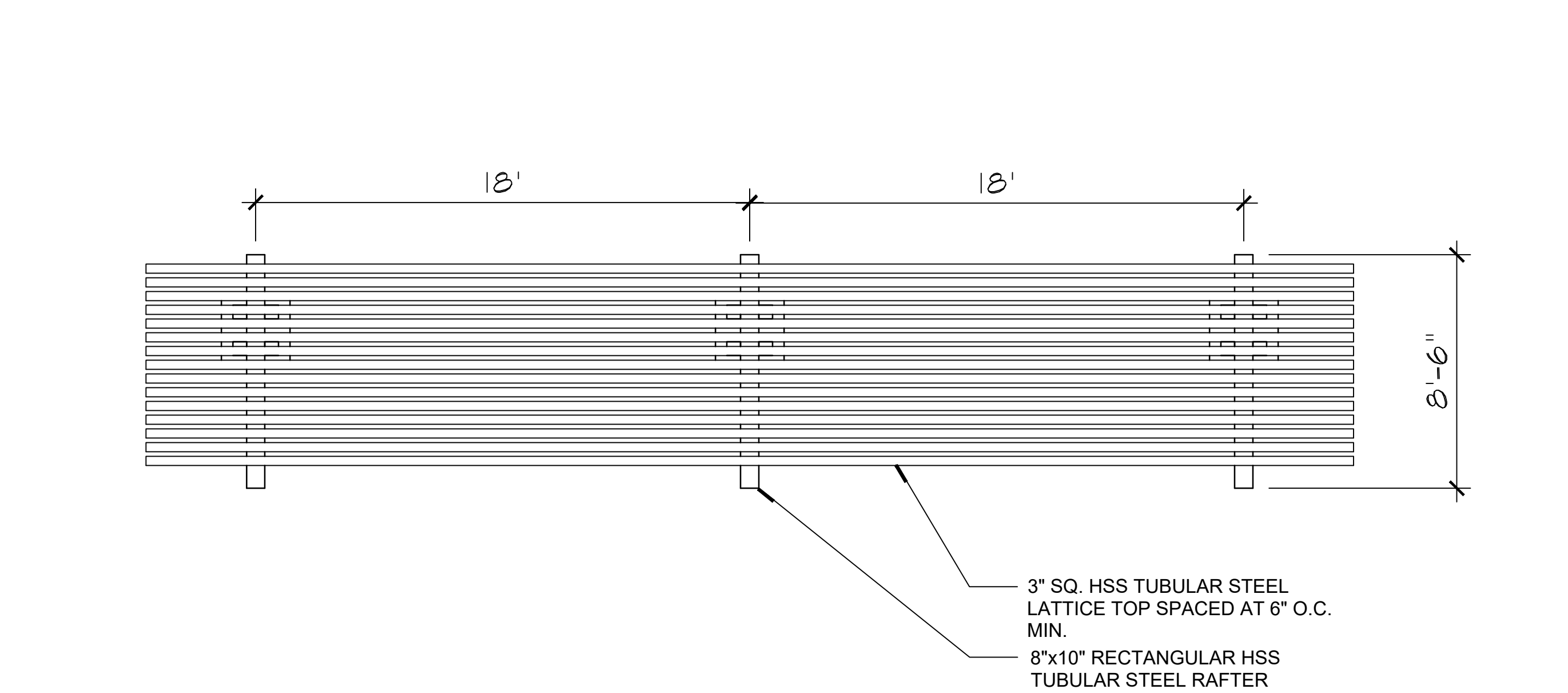
2 PLAZA WALL FOUNTAIN - SECTION
1/2\"/>



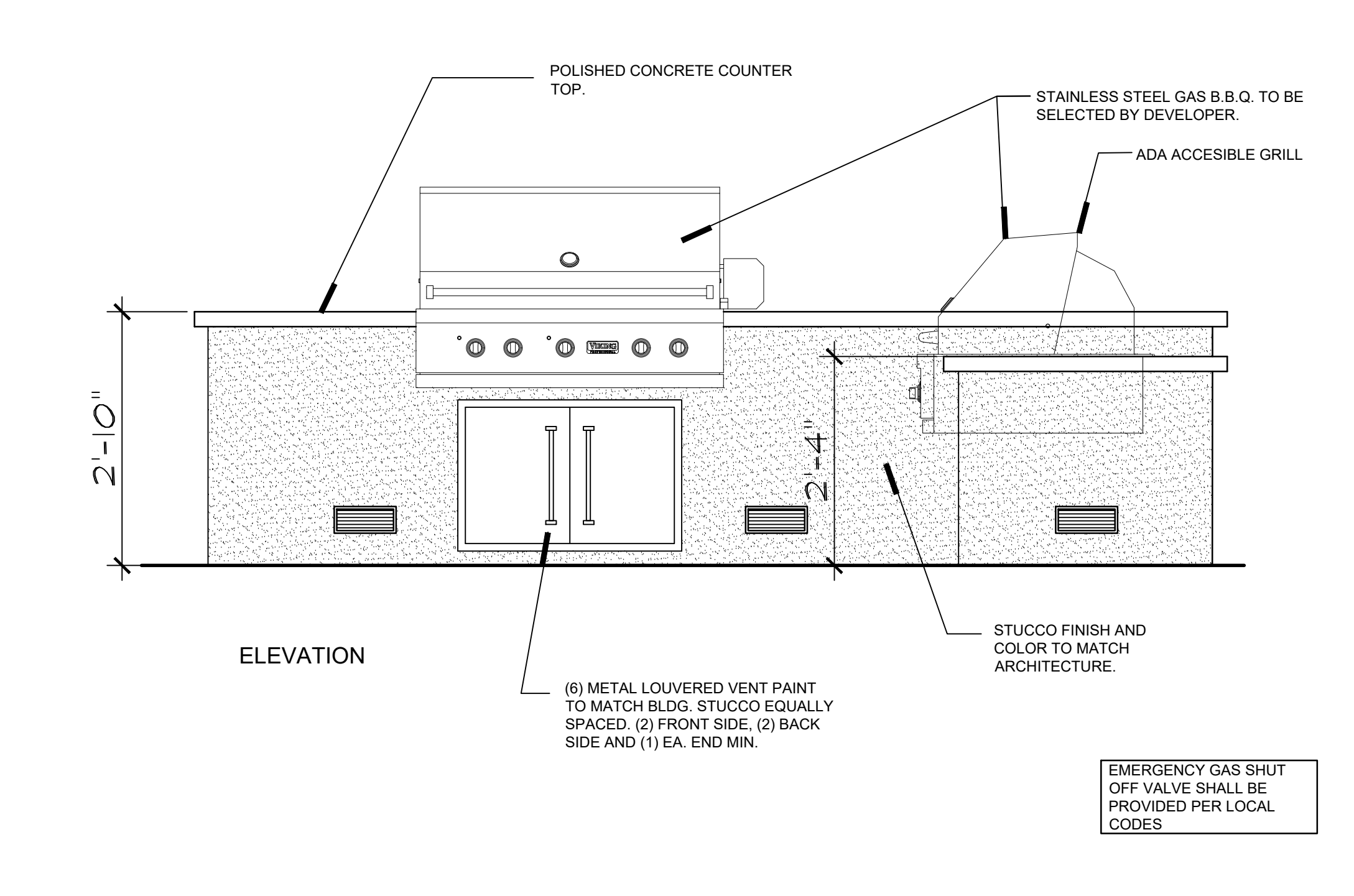
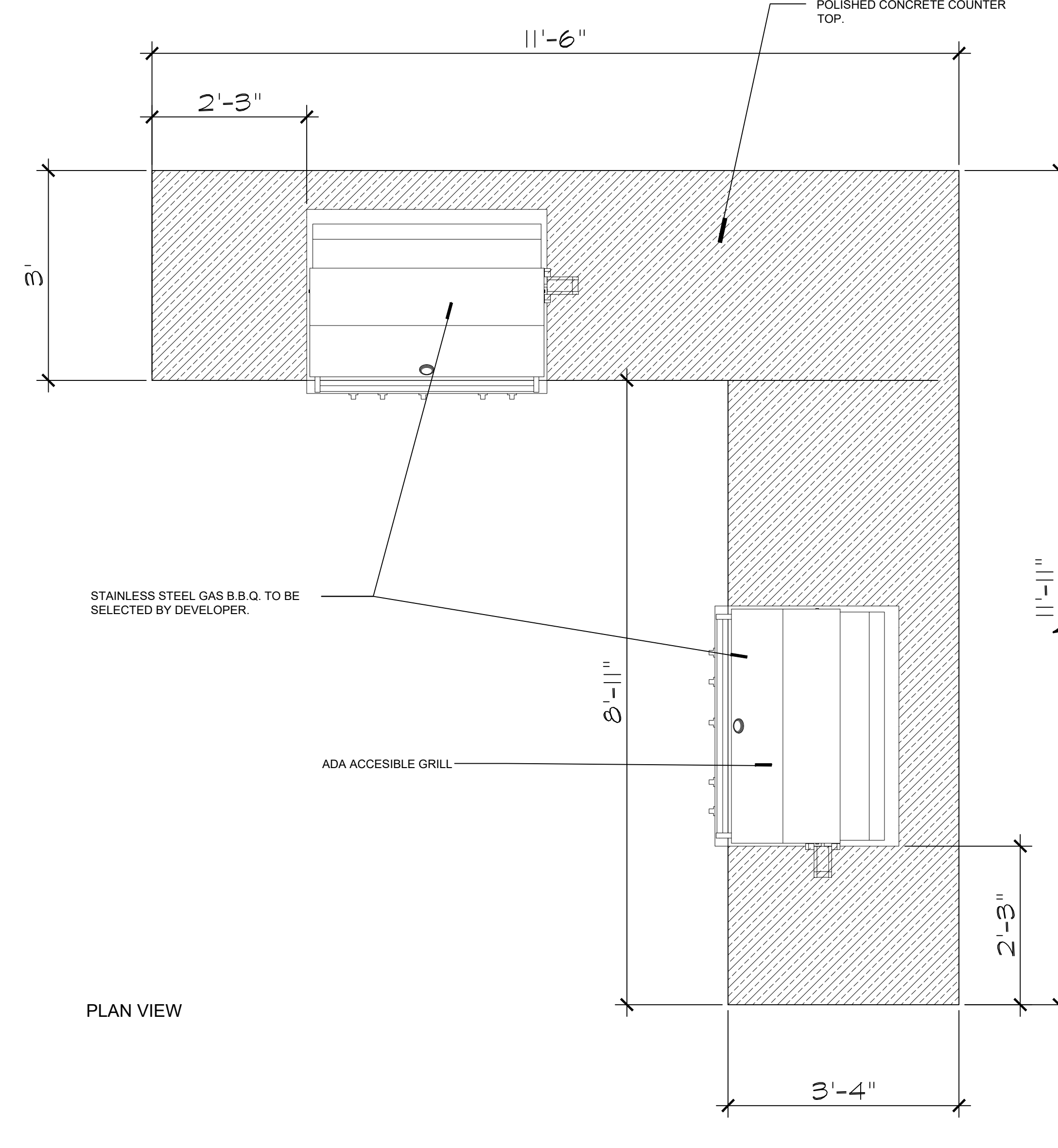
3 WALL FOUNTAIN WIER
1 1/2\"/>



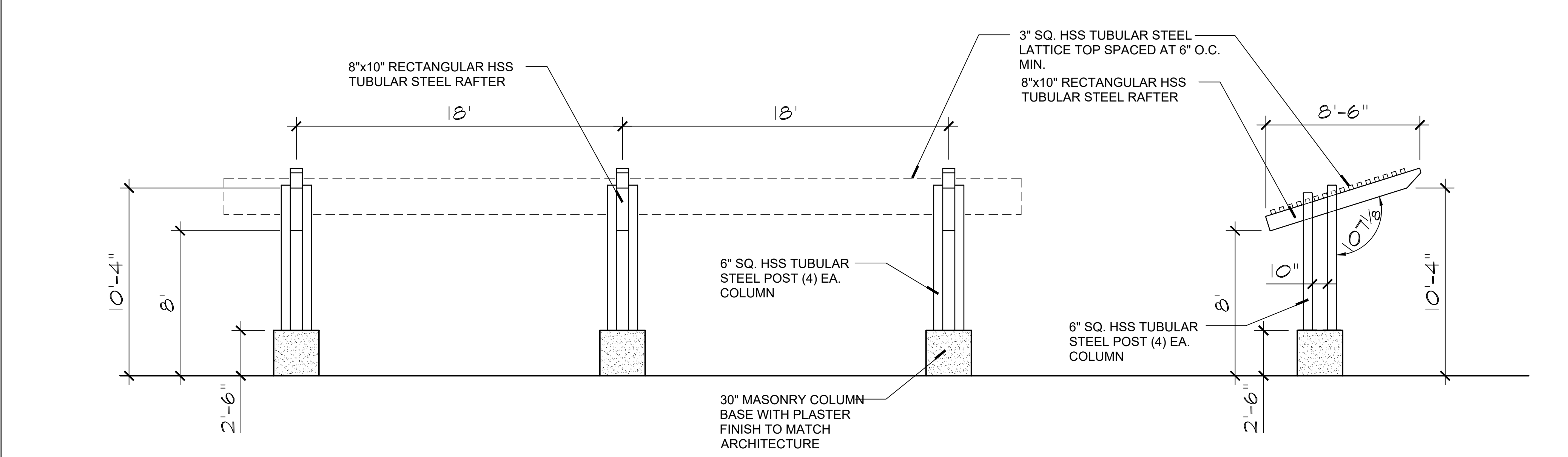
4 WALL FOUNTAIN BASIN
1 1/2\"/>



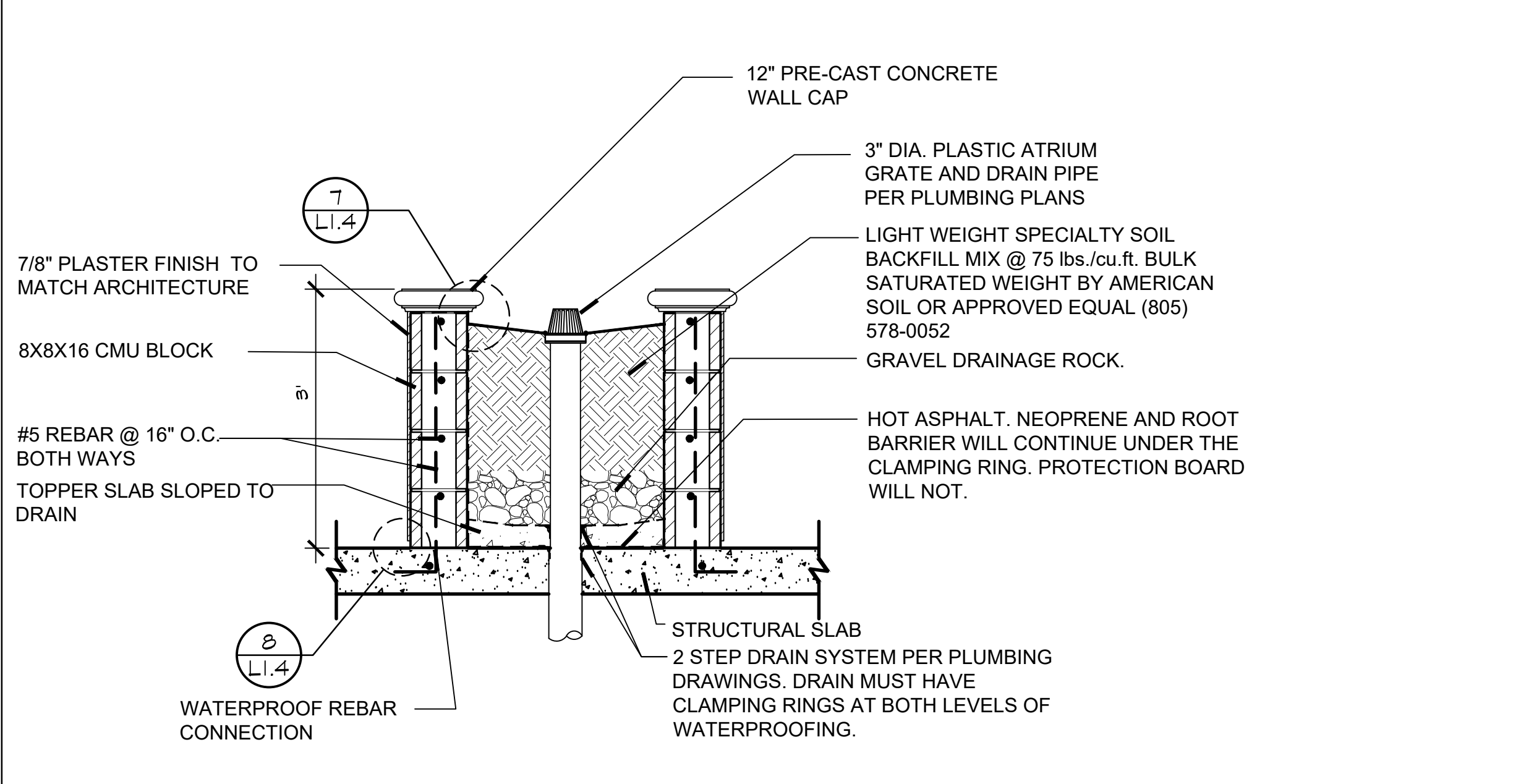
5 SHADE TRELLIS - PLAN VIEW
1/4\"/>



7 GAS B.B.Q. CENTER PLAN VIEW & ELEVATION
3/4\"/>



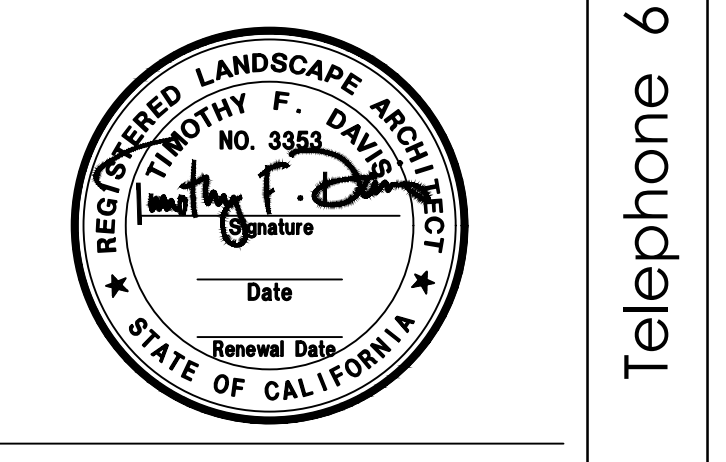
6 SHADE TRELLIS - ELEVATION
1/4\"/>



8 TYPICAL RAISED PLANTER OVER STRUCTURAL SLAB
3/4\"/>

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ARCHITECTS + INTERIORS

ARCHITECTS:
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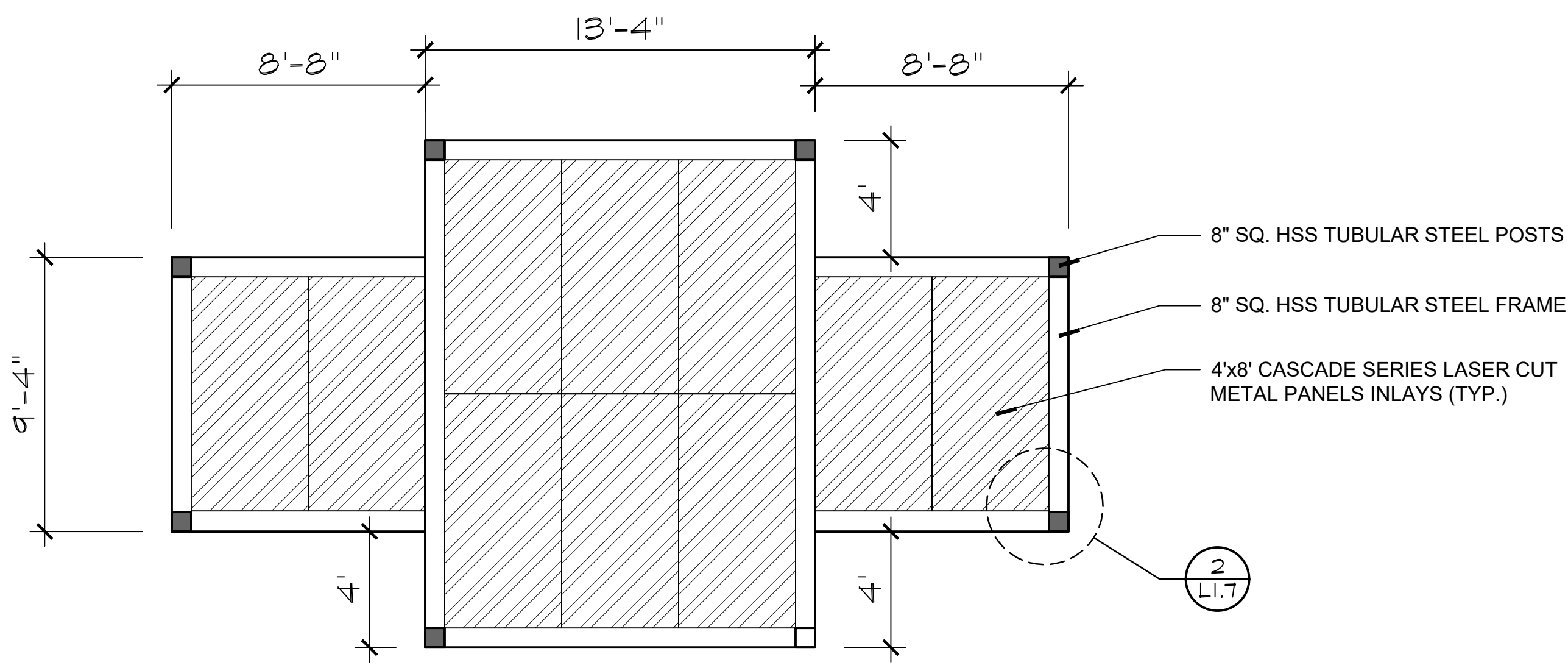
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PROJECT:
PD-35 Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39\"/>

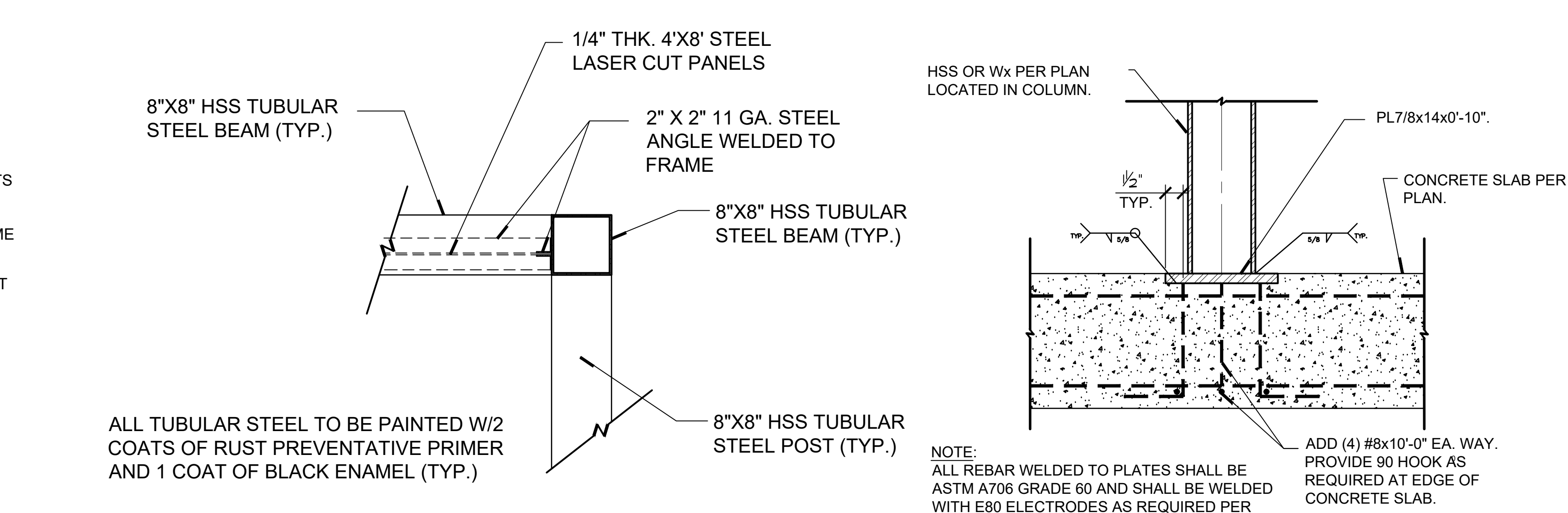
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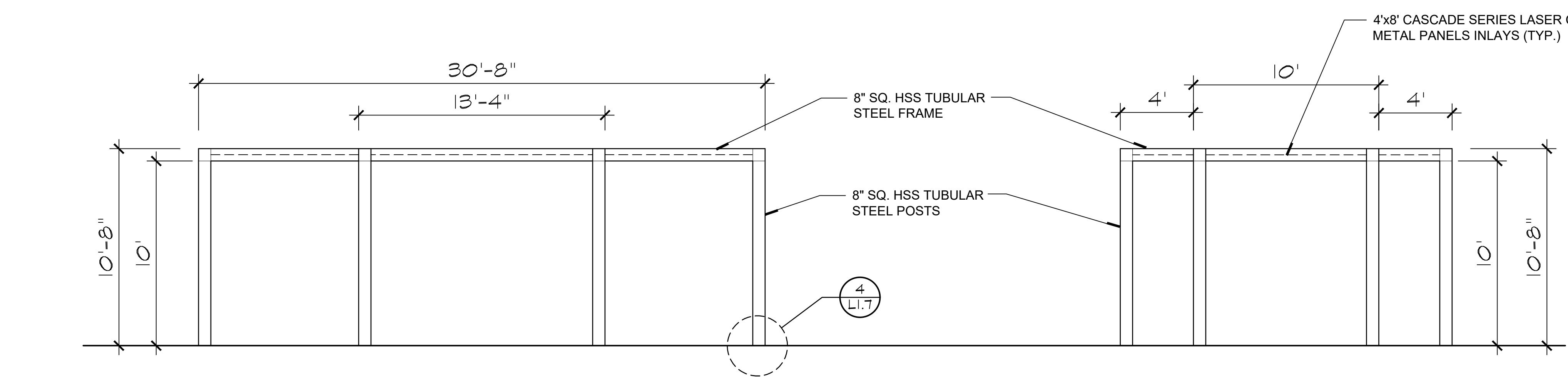


1 WEDDING PERGOLA - PLAN VIEW
1/4" = 1'-0"

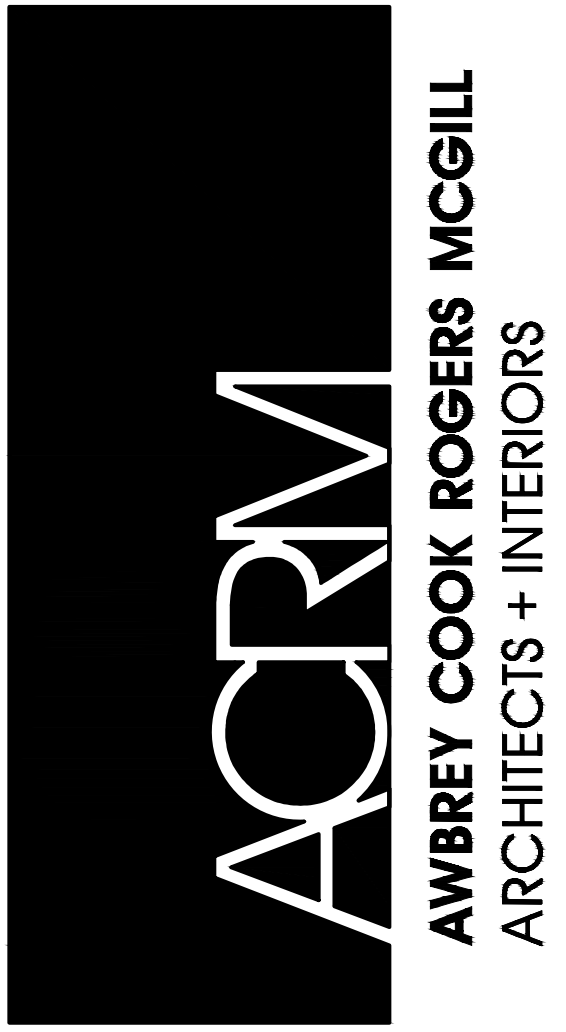


2 WEDDING PERGOLA POST AND BEAM CONNECTION
1" = 1'-0"

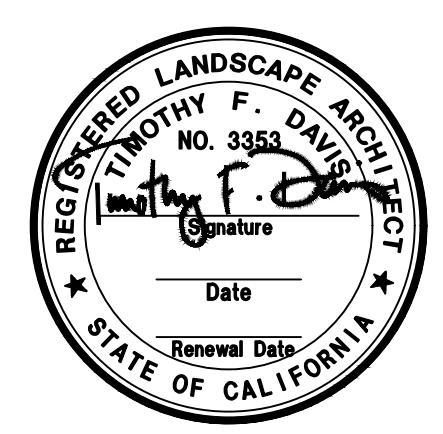
4 HSS POST ATTACHMENT TO CONCRETE SLAB
1 1/2" = 1'-0"



3 WEDDING PERGOLA - ELEVATIONS
1/4" = 1'-0"



ARCHITECTS:
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CLIFFORD W. COOK C 19705
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Riverside, CA 92503
Ph. (951) 353-2436

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100% DD SET 2022-06.24

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NOT FOR CONSTRUCTION
PD-35
Hotel
NORTH PARCEL
1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
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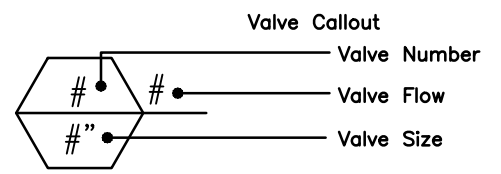
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CONSTRUCTION DETAILS

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L1.7

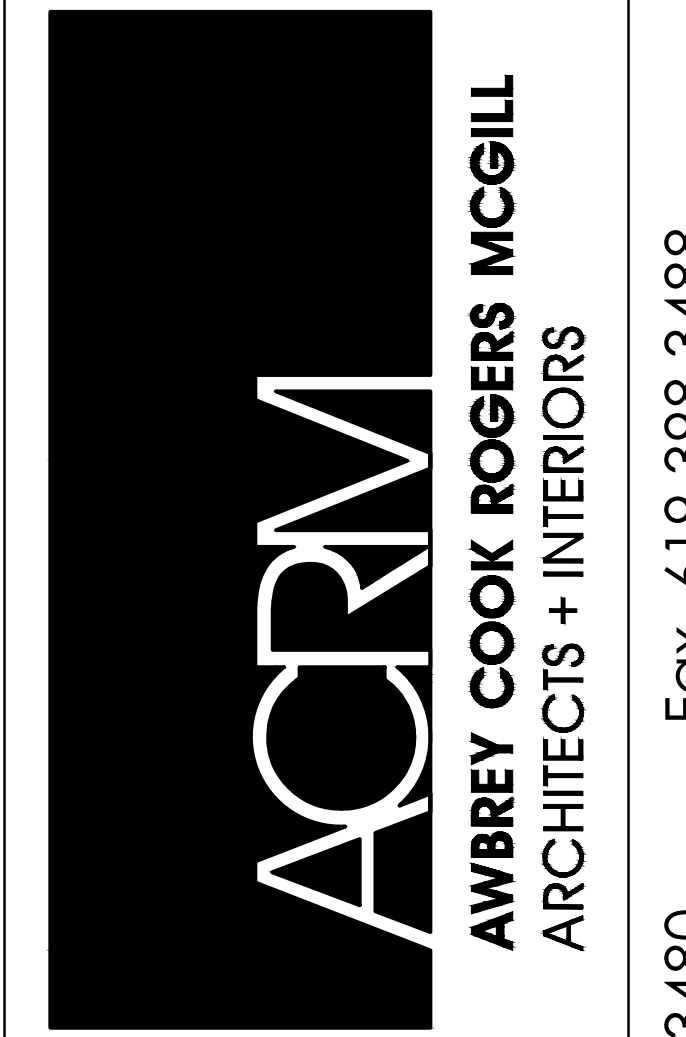
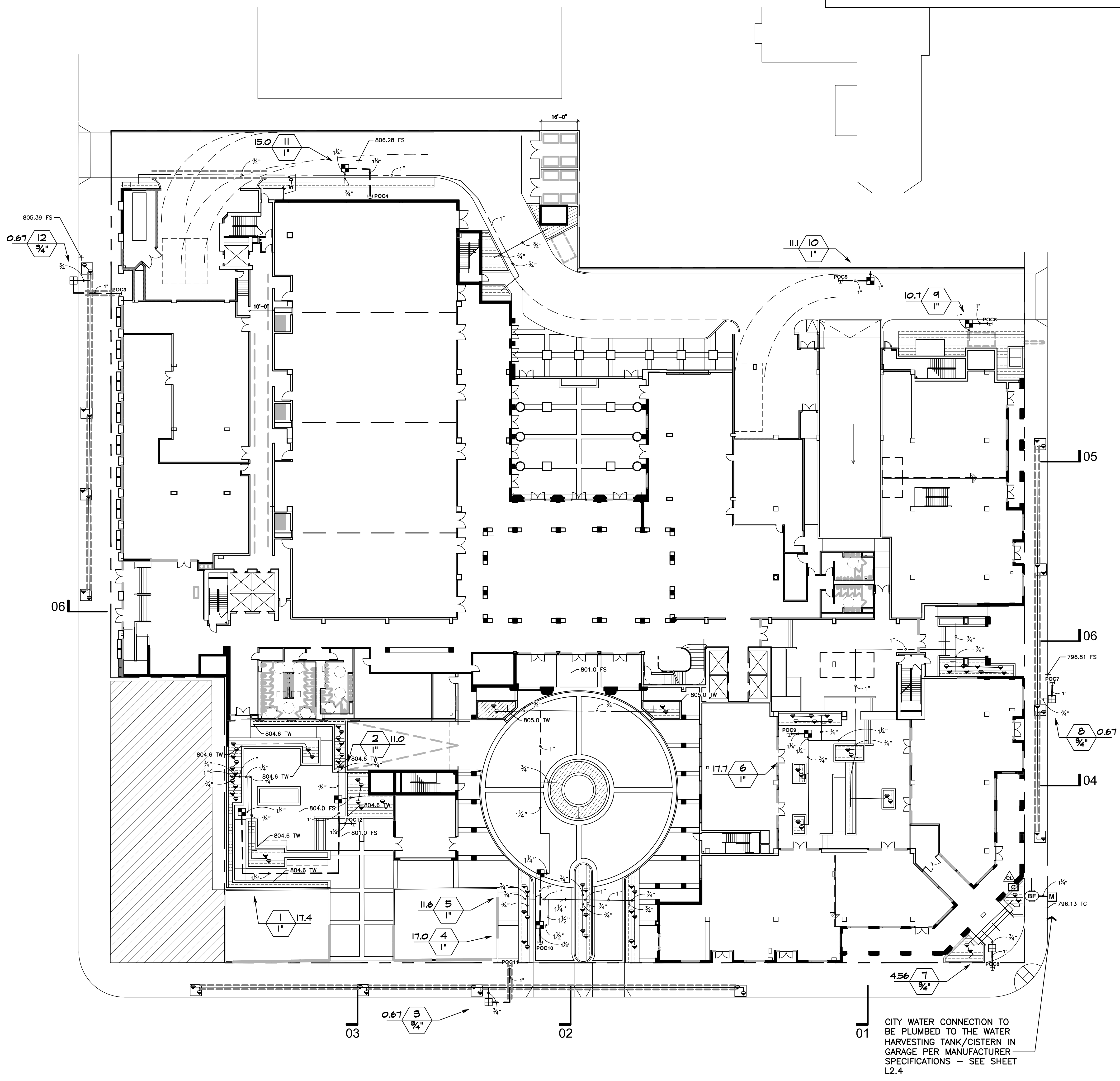
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☐	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR, 0.2GPM-5GPM.
☐	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, 30 PSI PRESSURE REGULATOR, 0.2 GPM-5 GPM, REPLACE PROVIDED SOLENOID WITH RAIN BIRD MODEL NO.209943 COMMERCIAL SOLENOID
☐	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER, 3 GPM TO 20 GPM.
●	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS, OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XE INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊖	WILKINS 975XL 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE
⊖	IRRITROL CL-100-WIRELESS (2) WIRELESS WEATHER SENSING SYSTEM, 100-RECEIVE AND TRANSMITTER KIT, OUTDOOR SENSOR, AND RECEIVER ATTACHES TO IRRITROL CONTROLLER, COMPATIBLE WITH RAIN DIAL-R, TOTAL CONTROL-R, KD2, AND MC-E CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.
⊖	WATER HARVESTING SYSTEM MODEL PA2SSH-22458 AVAILABLE FROM SITE ONE -GREEN TECH 105 PSI BOOST
⊖	POINT OF CONNECTION 2" PASADENA POWER AND WATER
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
---	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5
---	PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION WATER EFFICIENCY STATEMENT:
THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER



ARCHITECTS:
THOMAS B. AWBREY C 19758
CLIFFORD W. COOK C 19705
DENNIS T. ROGERS C 19264
SCOT W. MCGILL C 21059

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IRRIGATION PLAN
1ST FLOOR

SHEET NO.:

L2.0

PASADENA PERMIT CENTER
www.cityofpasadena.net/permits

Supplemental Forms for
LANDSCAPE DOCUMENTATION PACKAGE

SECTION B. WATER BUDGET CALCULATIONS NOTE: Pasadena ETo = 52.30

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filed out by the project applicant and is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 52.30

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF*IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Shrub	.4	Drip	.81	.49	7,307	3,580.4	116,980
Trees	.2	Drip	.81	.49	450	220.5	7,150
					Totals	(A)	(B)
							124,130
Special Landscape Areas							
					1		
					1		
					1		
					Totals	(C)	(D)
							124,130
ETWU Total							124,130
Maximum Allowed Water Allowance (MAWA)							136,415

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	(B)	
Total ETAF x Area	(A)	
Average ETAF	B ÷ A	
All Landscape Areas	(B+D)	
Total ETAF x Area	(A+C)	
Sitewide ETAF	(B+D) ÷ (A+C)	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

REV 3/2019
4

DRIP IRRIGATION NOTE:
AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.

NOTE:
MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER HARDSCAPE.

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED. LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES PASADENA MUNICIPAL CODE

TOTAL LANDSCAPE AREA: 7,649 SF

STATIC PRESSURE NOTE:
STATIC PRESSURE RANGE AT WATER METER - 70 PSI
IRRIGATION SYSTEM IS DESIGNED FOR 105 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

NO RECYCLED WATER ON SITE, CONFIRMED TO BE POTABLE WATER PREPARED BY CIVIL ENGINEER.

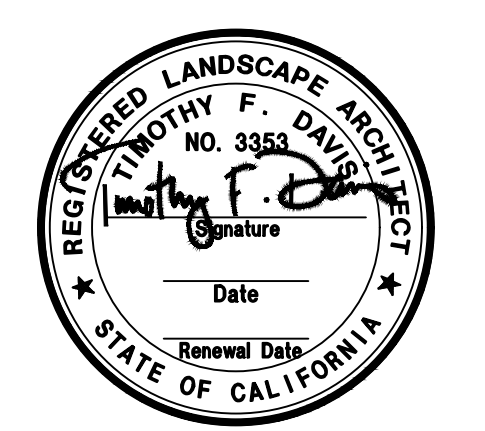
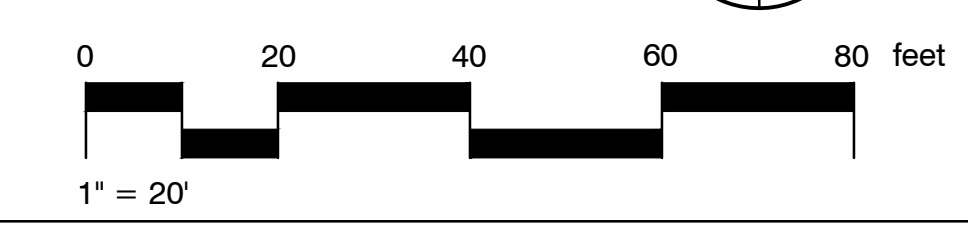
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PRIOR TO BACKFILLING THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT A PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.

AFTER PROJECT INSTALLATION AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND FINDINGS STATED IN A REPORT.

NO LOW HEAD DRAINAGE ALLOWED

USE SUB-SURFACE OR LOW-VOLUME IRRIGATION FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

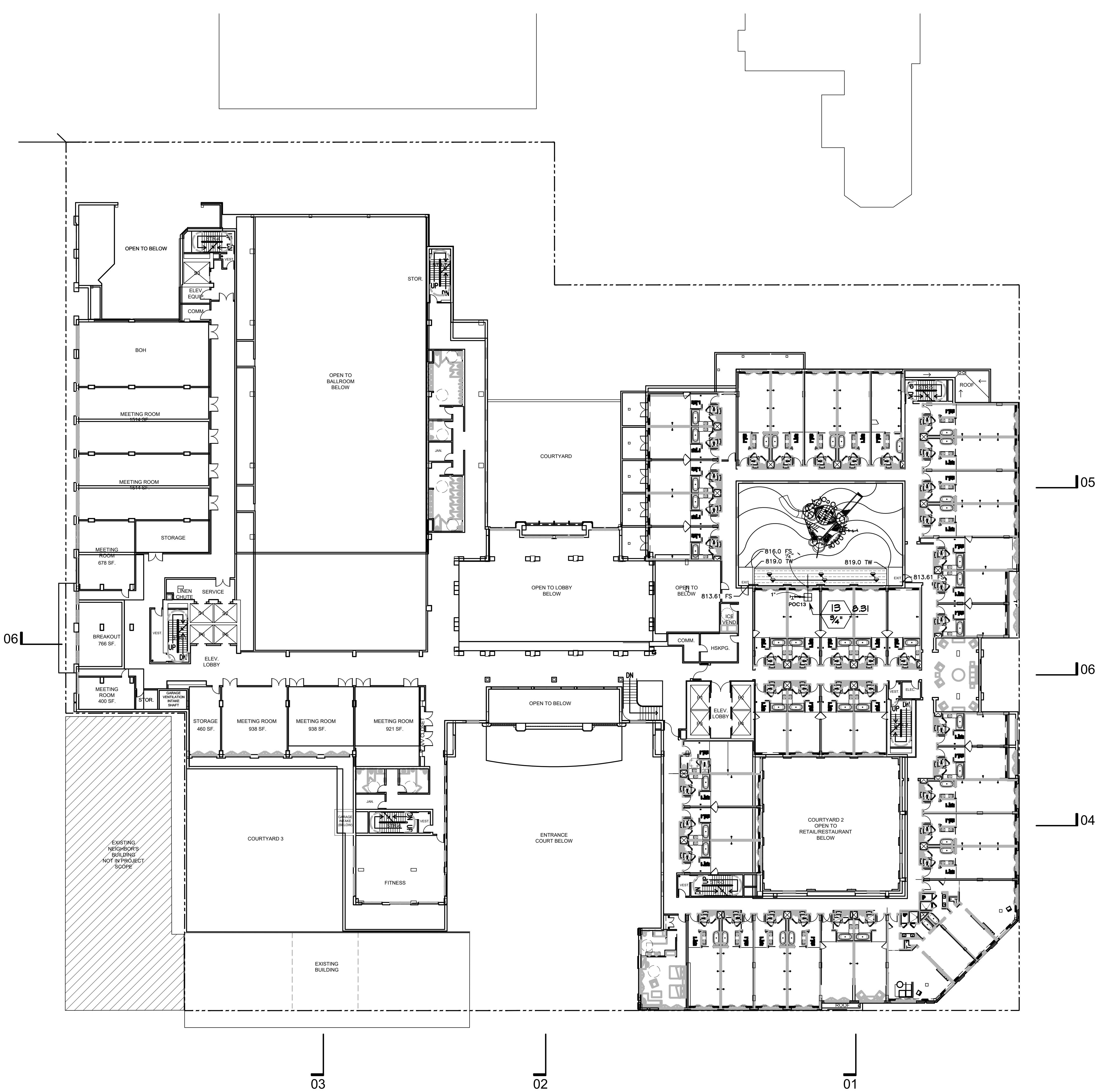


AWBREY · COOK · ROGERS · MCGILL · ARCHITECTS 1045 14th Street Suite 100, San Diego, California 92101.5701 Telephone 619.398.3480 Fax. 619.398.3488

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XZ2-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR, 0.2GPM-5GPM.
	RAIN BIRD XZ2-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, 30 PSI PRESSURE REGULATOR, 0.2 GPM-5 GPM. REPLACE PROVIDED SOLENOID WITH RAIN BIRD MODELL NO.209943 COMMERCIAL SOLENOID.
	RAIN BIRD XZ2-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTERS. 5 GPM TO 20 GPM.
	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS. WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.
	WILKINS 975XL 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE
	IRRITROL CL-100-WIRELESS (2) WIRELESS WEATHER SENSING SYSTEM. 100-RECEIVE AND TRANSMITTER KIT. OUTDOOR SENSOR, AND RECEIVER ATTACHES TO IRRITROL CONTROLLER. COMPATIBLE WITH RAIN DIAL-R, TOTAL CONTROL-R, KD2, AND MCE CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.
	WATER HARVESTING SYSTEM MODEL PA25SH-22458 AVAILABLE FROM SITE ONE -GREEN TECH 105 PSI BOOST
	POINT OF CONNECTION 2" PASADENA POWER AND WATER
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout Valve Number Valve Flow Valve Size

IRRIGATION WATER EFFICIENCY STATEMENT:
THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER



IRRIGATION NOTES:

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK. THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA ONLY.
110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION.

- PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
- COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
- FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

DRIP IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR WADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION.

THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.

ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUG CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:
PLANT SIZE
1 GAL. SHRUBS 1 2 G.P.H.
5 GAL. SHRUBS 1 2 G.P.H.
15 GAL. SHRUBS 1 2 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUG CAPS.

CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE.

CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES.
CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT.

DRIP IRRIGATION NOTE:
AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.

NOTE:
MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER HARDSCAPE.

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES PASADENA MUNICIPAL CODE

TOTAL LANDSCAPE AREA: 7,649 SF

STATIC PRESSURE NOTE:
STATIC PRESSURE RANGE AT WATER METER - 70 PSI
IRRIGATION SYSTEM IS DESIGNED FOR 105 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

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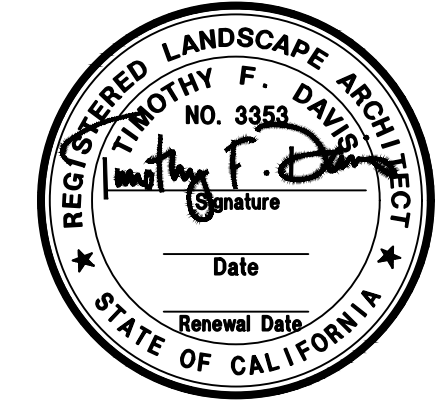
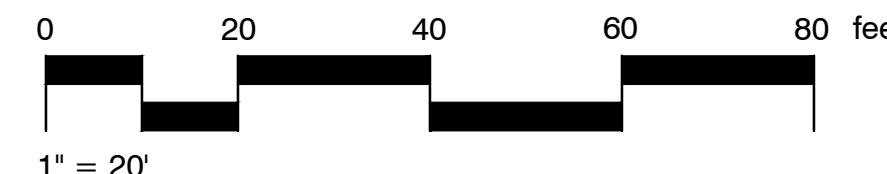
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ARCHITECTS:
THOMAS B. AWBREY C 17578
CLIFFORD W. COOK C 19705
DENNIS T. ROGERS C 19264
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AWBREY COOK ROGERS MCGILL ARCHITECTS

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DEVELOPER:
J&K PLUS INVESTMENT

CONSULTANTS:
Wilson Davis Associates
Landscape Architecture
2825 Litfield Dr.
Riverside, CA 92503
Ph. (951) 353-2436

REVISIONS:
100% DD SET 2022-06-24

PROJECT:
NOT FOR CONSTRUCTION
PD-35
Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
PASADENA, CA 94030

DRAWN: Wda
CHECKED: -
DATE: OCTOBER 27, 2022

PROJECT NO.: 22025

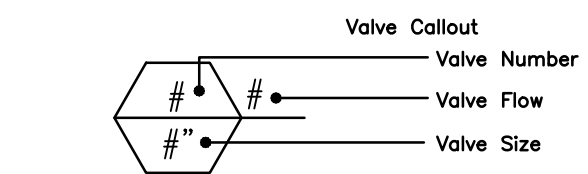
SHEET TITLE:
IRRIGATION PLAN
2ND FLOOR

SHEET NO.:

L2.1

IRRIGATION SCHEDULE

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ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUG CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

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15 GAL. SHRUBS	1	2 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.

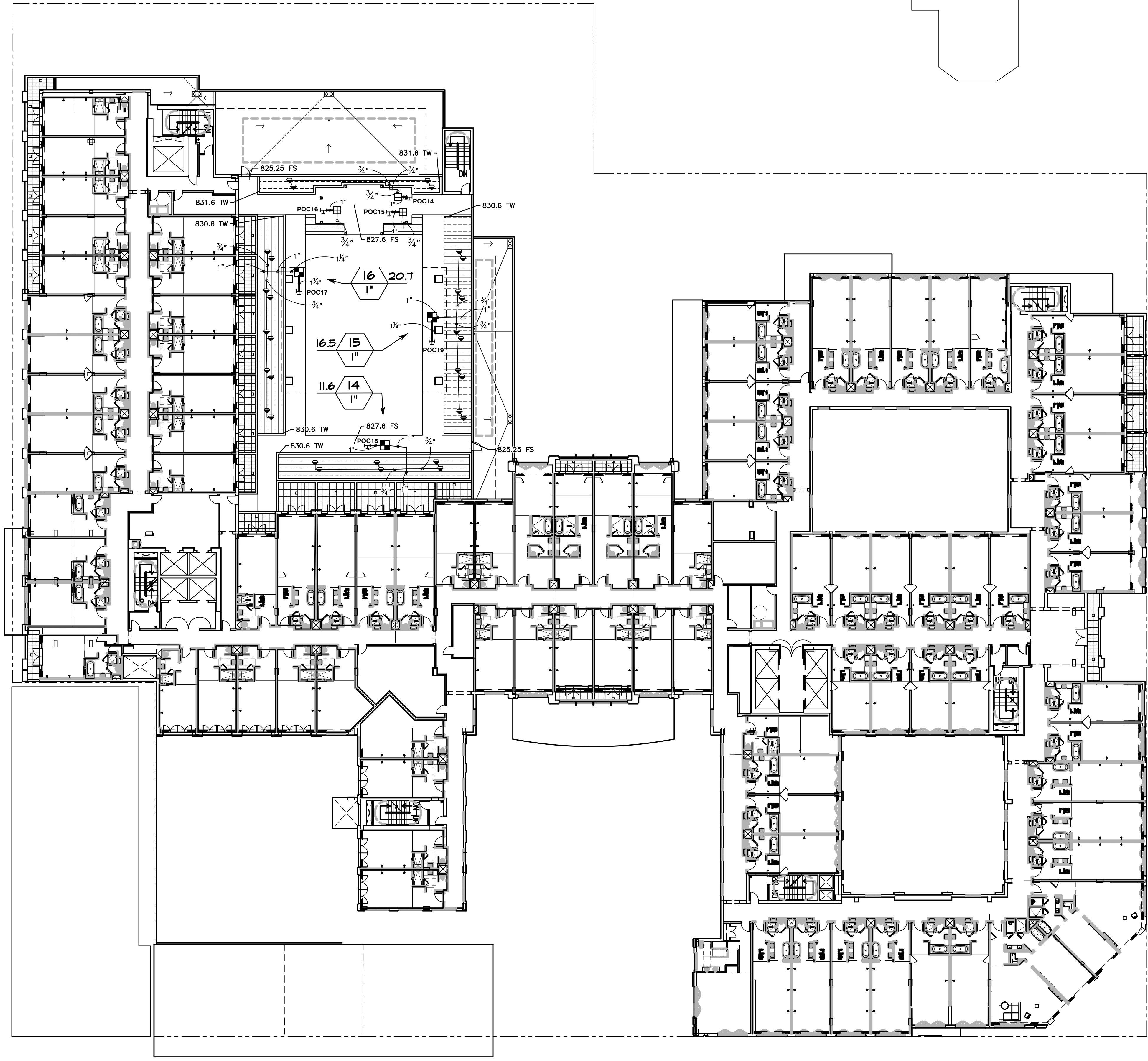
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CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES.

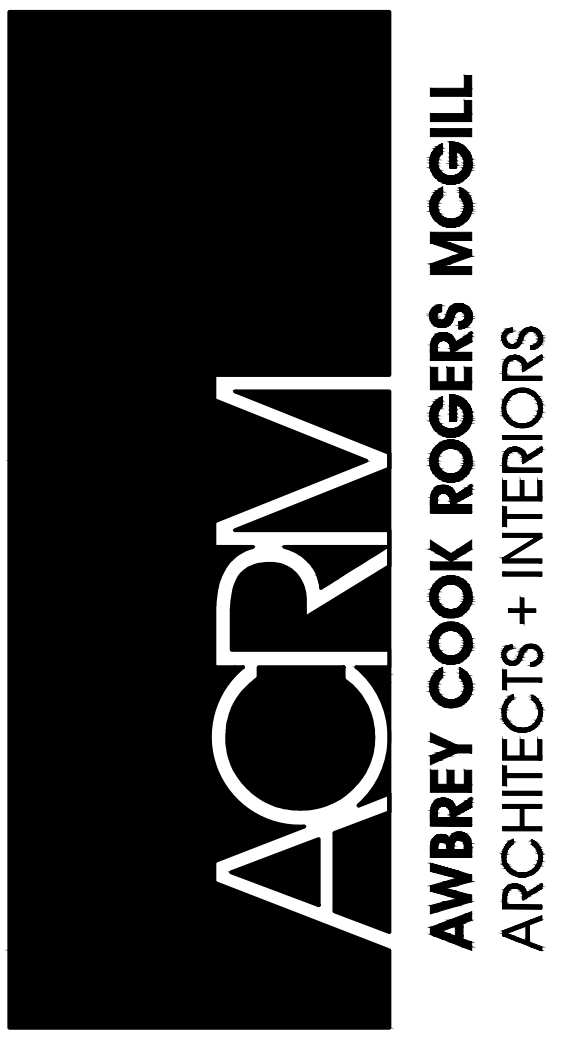
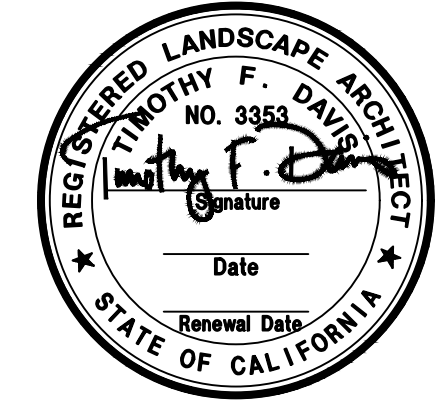
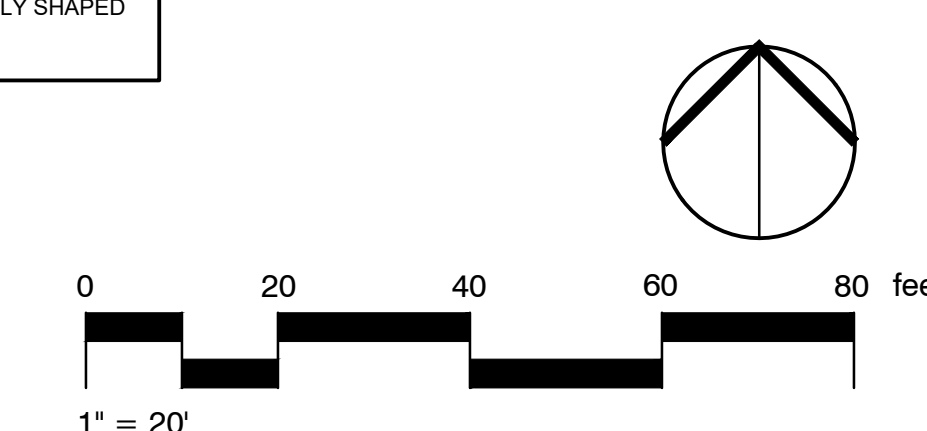
CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

<p>DRIP IRRIGATION NOTE:</p> <p>AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.</p>	<p>ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.</p> <p>LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES PASADENA MUNICIPAL CODE</p> <p>TOTAL LANDSCAPE AREA: 7,649 SF</p>	<p>NO RECYCLED WATER ON SITE, CONFIRMED TO BE POTABLE WATER PREPARED BY CIVIL ENGINEER.</p> <p>NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)</p> <p>PRIOR TO BACKFILLING THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT A PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.</p> <p>AFTER PROJECT INSTALLATION AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND FINDINGS STATED IN A REPORT.</p>	<p>NO LOW HEAD DRAINAGE ALLOWED</p> <p>USE SUB-SURFACE OR LOW-VOLUME IRRIGATION FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.</p>
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IRRIGATION WATER EFFICIENCY STATEMENT:
THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER



ARCHITECTS:
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J&K PLUS INVESTMENT

CONSULTANTS:
Wilson Davis Associates
Landscape Architecture
2825 Litfield Dr.
Riverside, CA 92503
Ph. (951) 353-2436

REVISIONS:
100% DD SET 2022-06-24

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PASADENA, CA 94030

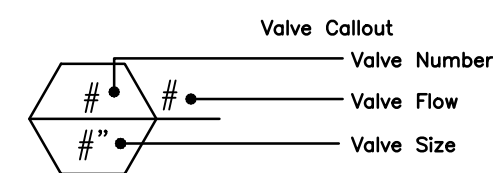
DRAWN: Wdal
CHECKED: -
DATE: OCTOBER 27, 2022

PROJECT NO.: 22025
SHEET TITLE:
IRRIGATION PLAN
3RD FLOOR

SHEET NO.:
L2.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☐	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.
☐	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, 30 PSI PRESSURE REGULATOR, 0.2 GPM-5 GPM. REPLACE PROVIDED SOLENOID WITH RAIN BIRD MODEL NO.209943 COMMERCIAL SOLENOID.
☐	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS LOW FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER. 3 GPM TO 20 GPM.
☐	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS. WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.
☐	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY X-F INSERT FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Ⓡ	WILKINS 975XL 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE
Ⓢ	IRRITROL CL-100-WIRELESS (2) WIRELESS WEATHER SENSING SYSTEM. 100-RECEIVE AND TRANSMITTER KIT. OUTDOOR SENSOR, AND RECEIVER ATTACHES TO IRRITROL CONTROLLER. COMPATIBLE WITH RAIN DIAL-R, TOTAL CONTROL-R, KD2, AND MC-E CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.
Ⓣ	WATER HARVESTING SYSTEM MODEL PA25SH-22458 AVAILABLE FROM SITE ONE -GREEN TECH 105 PSI BOOST
Ⓤ	POINT OF CONNECTION 2" PASADENA POWER AND WATER
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
---	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5
---	PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION NOTES:

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA ONLY.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

DRIP IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION. THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.

ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUG CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:

PLANT SIZE	EMITTERS	G.P.H.
1 GAL. SHRUBS	1	2 G.P.H.
5 GAL. SHRUBS	1	2 G.P.H.
15 GAL. SHRUBS	1	2 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUG CAPS.

CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE.

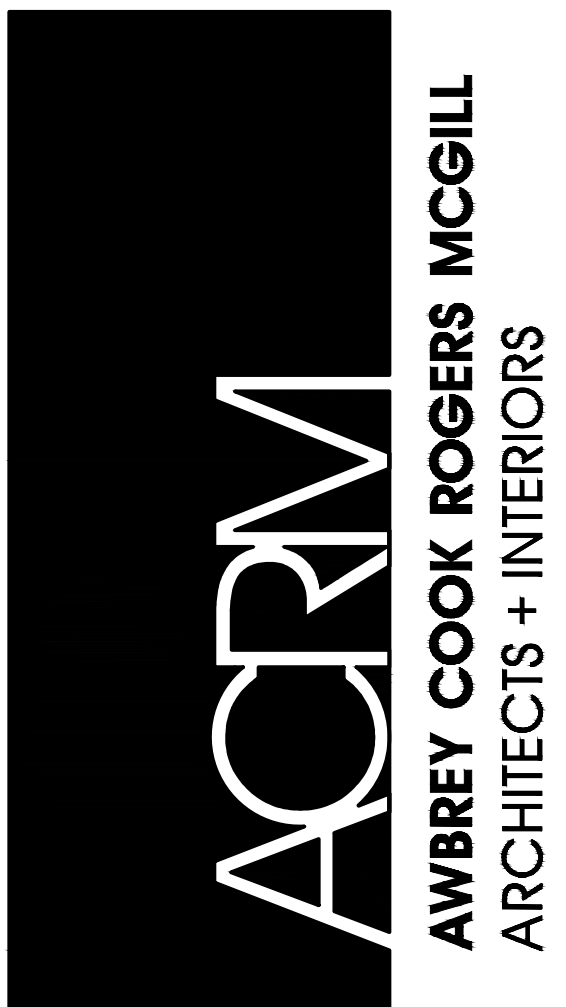
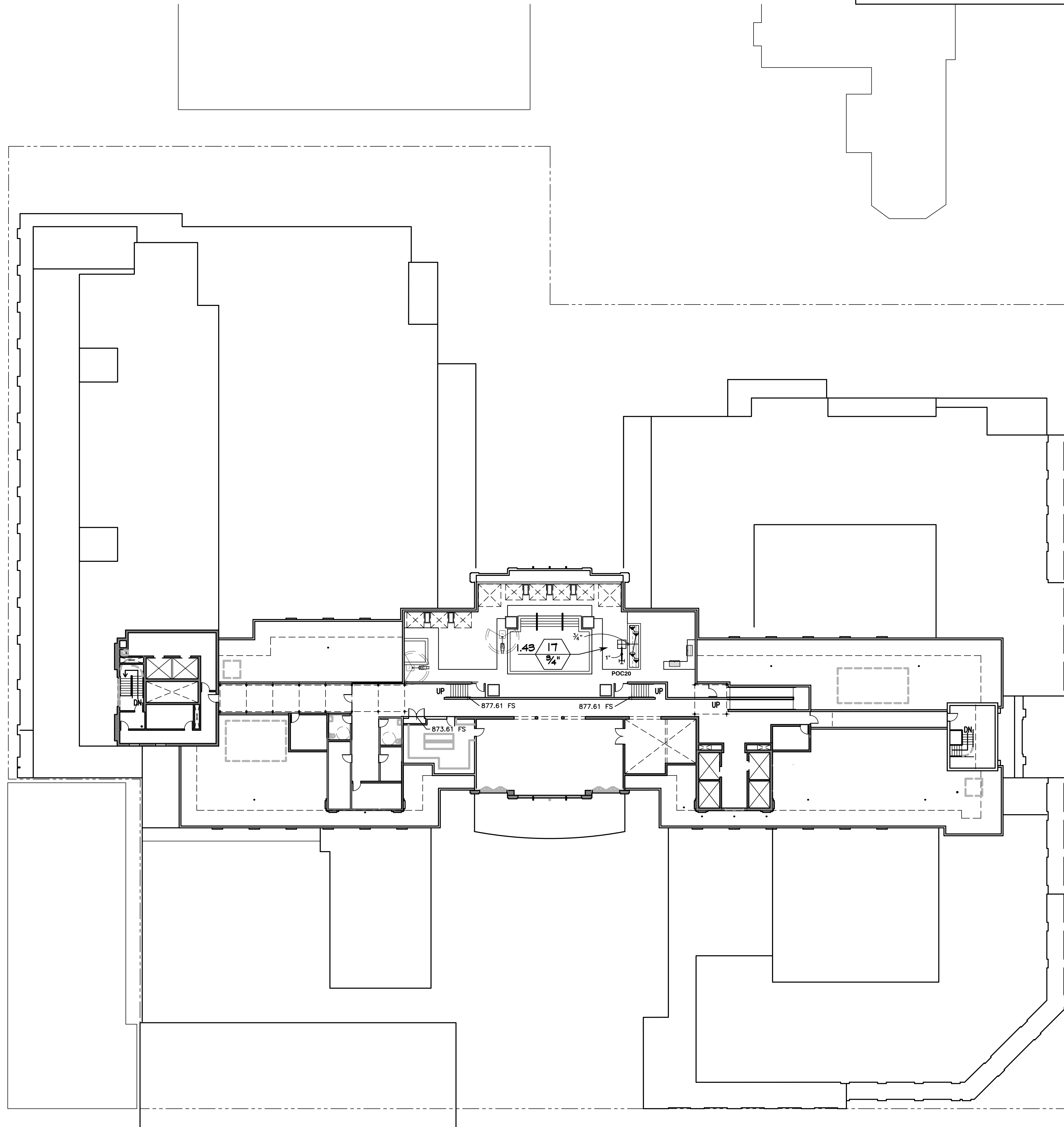
CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES.
CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS. BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

<p>DRIP IRRIGATION NOTE:</p> <p>AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.</p>	<p>ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.</p> <p>LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES PASADENA MUNICIPAL CODE</p> <p>TOTAL LANDSCAPE AREA: 7,649 SF</p>	<p>NO RECYCLED WATER ON SITE. CONFIRMED TO BE POTABLE WATER PREPARED BY CIVIL ENGINEER.</p> <p>NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)</p> <p>PRIOR TO BACKFILLING THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT A PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.</p> <p>AFTER PROJECT INSTALLATION AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND FINDINGS STATED IN A REPORT.</p>	<p>NO LOW HEAD DRAINAGE ALLOWED</p> <p>USE SUB-SURFACE OR LOW-VOLUME IRRIGATION FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.</p>
<p>NOTE:</p> <p>MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER HARDSCAPE.</p>	<p>STATIC PRESSURE NOTE:</p> <p>STATIC PRESSURE RANGE AT WATER METER - 70 PSI</p> <p>IRRIGATION SYSTEM IS DESIGNED FOR 105 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.</p>		

IRRIGATION WATER EFFICIENCY STATEMENT:

THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER



ARCHITECTS:
THOMAS B. AWBREY C 17578
CLIFFORD W. COOK C 19705
DENNIS T. ROGERS C 19264
SCOT W. MCGILL C 21059

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AWBREY COOK ROGERS MCGILL ARCHITECTS

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DEVELOPER:
J&K PLUS INVESTMENT

CONSULTANTS:
Wilson Davis Associates
Landscape Architecture
2825 Littfield Dr.
Riverside, CA 92503
Ph. (951) 353-2436

REVISIONS:
100% DD SET 2022-06-24

PROJECT:
PD-35 Hotel
NORTH PARCEL
1347-1355 E. COLORADO BLVD. & 39" N. HILL AVE.
PASADENA, CA 94030

DRAWN: Wda

CHECKED: -

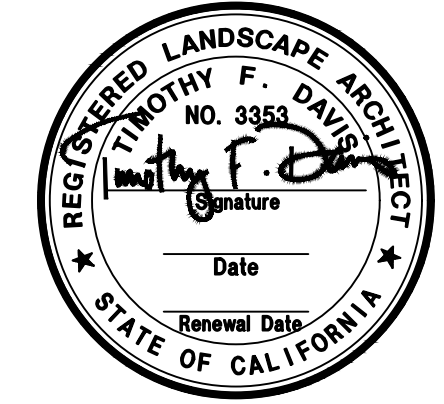
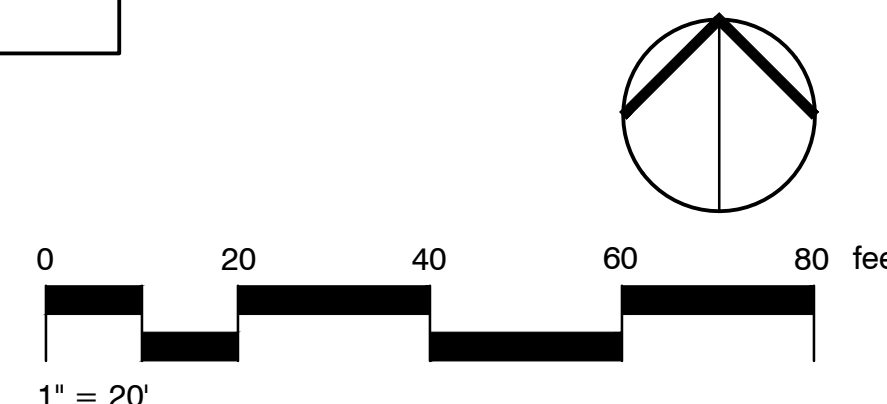
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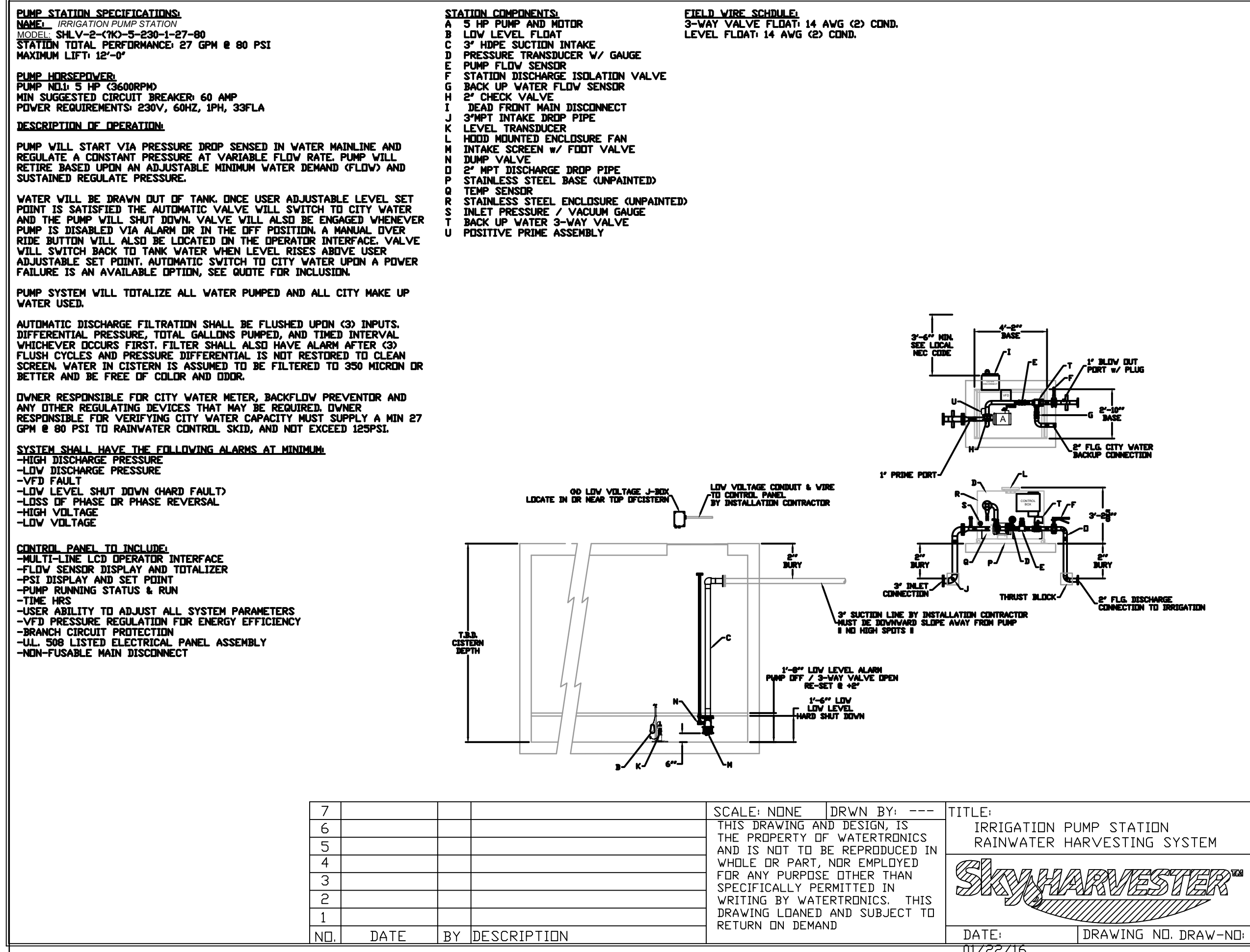
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SHEET TITLE:
IRRIGATION PLAN
8TH FLOOR

SHEET NO.:

L2.3

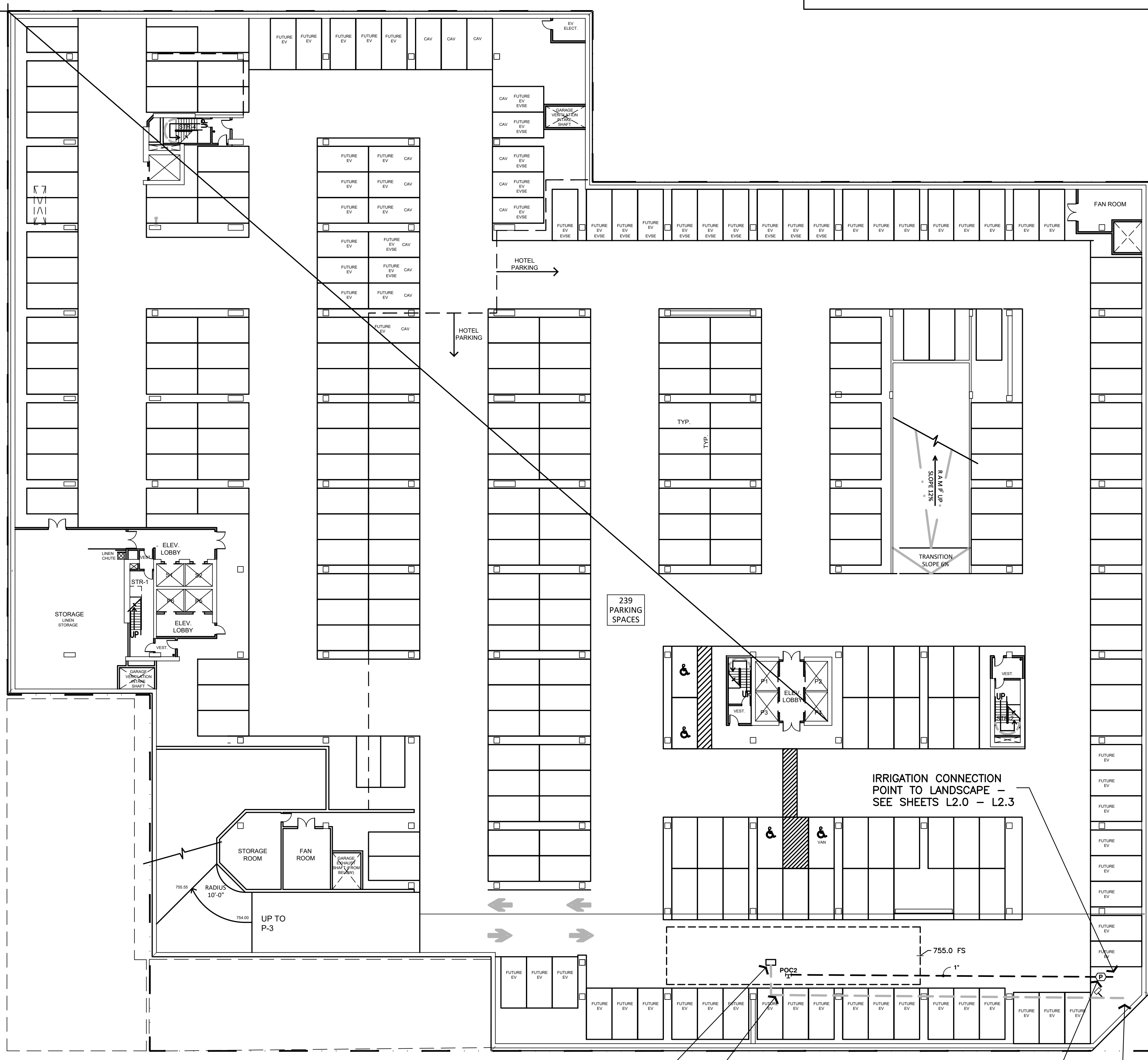
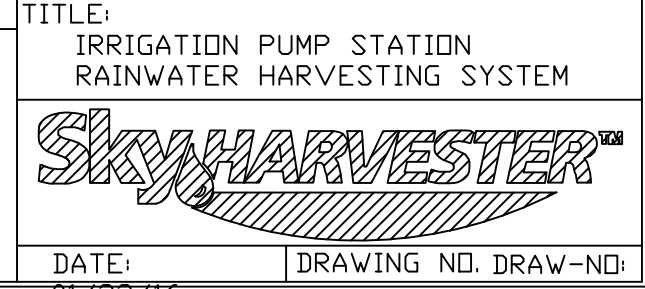




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 THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER.

IRRIGATION SCHEDULE

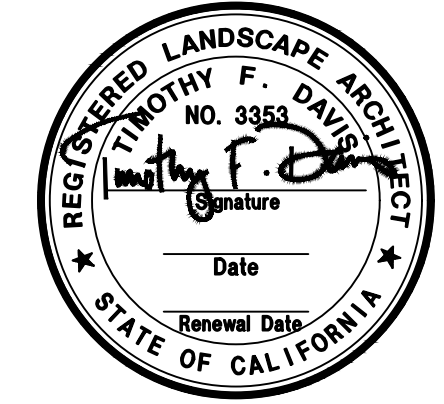
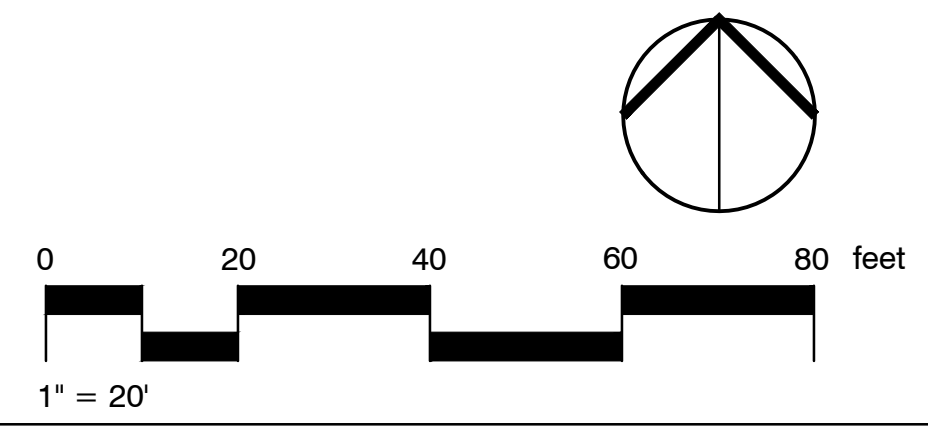
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR, 0.2GPM-6GPM.
[Symbol]	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, 30 PSI PRESSURE REGULATOR, 0.2 GPM-6 GPM. REPLACE PROVIDED SOLENOID WITH RAIN BIRD MODELL NO.209943 COMMERCIAL SOLENOID.
[Symbol]	RAIN BIRD XCZ-100-PR8-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTERS. 3 GPM TO 20 GPM.
[Symbol]	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.
[Symbol]	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-05-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.
[Symbol]	WILKINS 975XL 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE
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[Symbol]	WATER HARVESTING SYSTEM MODEL PA25SH-22458 AVAILABLE FROM SITE ONE -GREEN TECH 105 PSI BOOST
[Symbol]	POINT OF CONNECTION 2" PASADENA POWER AND WATER
[Symbol]	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
[Symbol]	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
[Symbol]	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5
[Symbol]	PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION NOTES:
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 ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.
 ALL VALVE BOX COVERS ARE TO BE LABELED WITH "H" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.
 THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:
 1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
 2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
 3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.
 THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.
 THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

DRIP IRRIGATION NOTES:
 THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
 INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION.
 THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.
 ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUS CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 9 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.
 ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.
 THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:
 PLANT SIZE
 1 GAL. SHRUBS 1 2 G.P.H.
 5 GAL. SHRUBS 1 2 G.P.H.
 15 GAL. SHRUBS 1 2 G.P.H.
 ALL LINES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN.
 ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.
 ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUS CAPS.
 CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE.
 CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT.
 ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

<p>DRIP IRRIGATION NOTE: AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.</p>	<p>NO RECYCLED WATER ON SITE. CONFIRMED TO BE POTABLE WATER PREPARED BY CIVIL ENGINEER.</p>
<p>NOTE: MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER HARDSCAPE.</p>	<p>NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)</p>
<p>ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED. LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES PASADENA MUNICIPAL CODE.</p>	<p>PRIOR TO BACKFILLING THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT A PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.</p>
<p>TOTAL LANDSCAPE AREA: 7,849 SF</p>	<p>AFTER PROJECT INSTALLATION AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND FINDINGS STATED IN A REPORT.</p>
<p>STATIC PRESSURE NOTE: STATIC PRESSURE RANGE AT WATER METER - 70 PSI IRRIGATION SYSTEM IS DESIGNED FOR 105 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.</p>	<p>NO LOW HEAD DRAINAGE ALLOWED</p>
	<p>USE SUB-SURFACE OR LOW-VOLUME IRRIGATION FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.</p>



ACRM
AWBREY COOK ROGERS MCGILL
 ARCHITECTS + INTERIORS

ARCHITECTS:
 THOMAS B. AWBREY C 19758
 CLIFFORD W. COOK C 19705
 DENNIS T. ROGERS C 19264
 SCOT W. MCGILL C 21059

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DEVELOPER:
 J&K PLUS INVESTMENT

CONSULTANTS:
 Wilson Davis Associates
 Landscape Architecture
 2825 Litchfield Dr.
 Riverside, CA 92503
 Ph.(951) 353-2436

REVISIONS:
 100% DD SET 2022-06-24

NOT FOR CONSTRUCTION
PD-35
Hotel

NORTH PARCEL:
 1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
 PASADENA, CA 94030

PROJECT:
 DRAWN: Wda
 CHECKED: -
 DATE: OCTOBER 27, 2022
 PROJECT NO.: 22025
 SHEET TITLE:
 IRRIGATION PLAN
 PARKING LEVEL 4
 SHEET NO.:

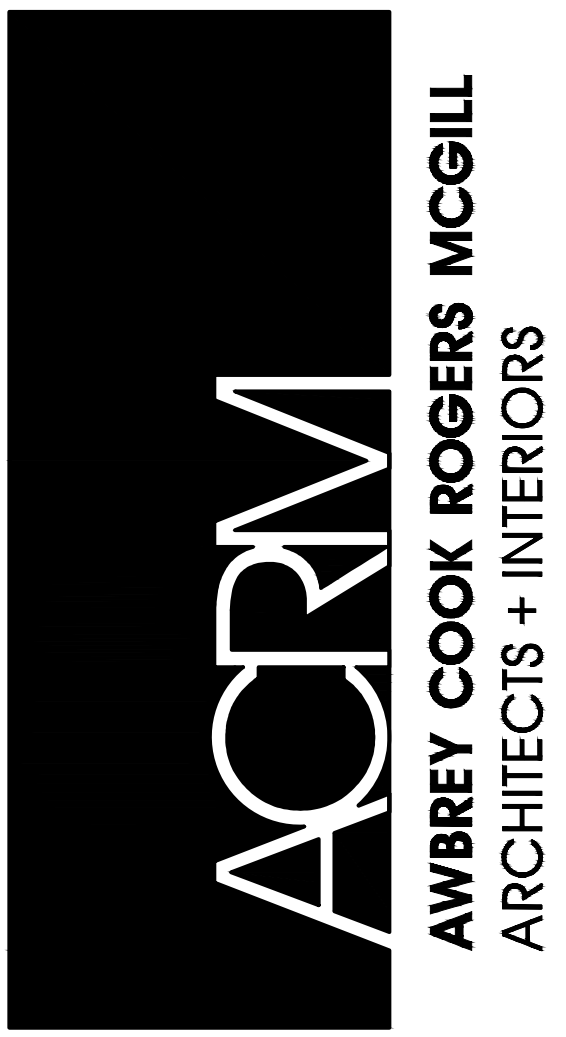
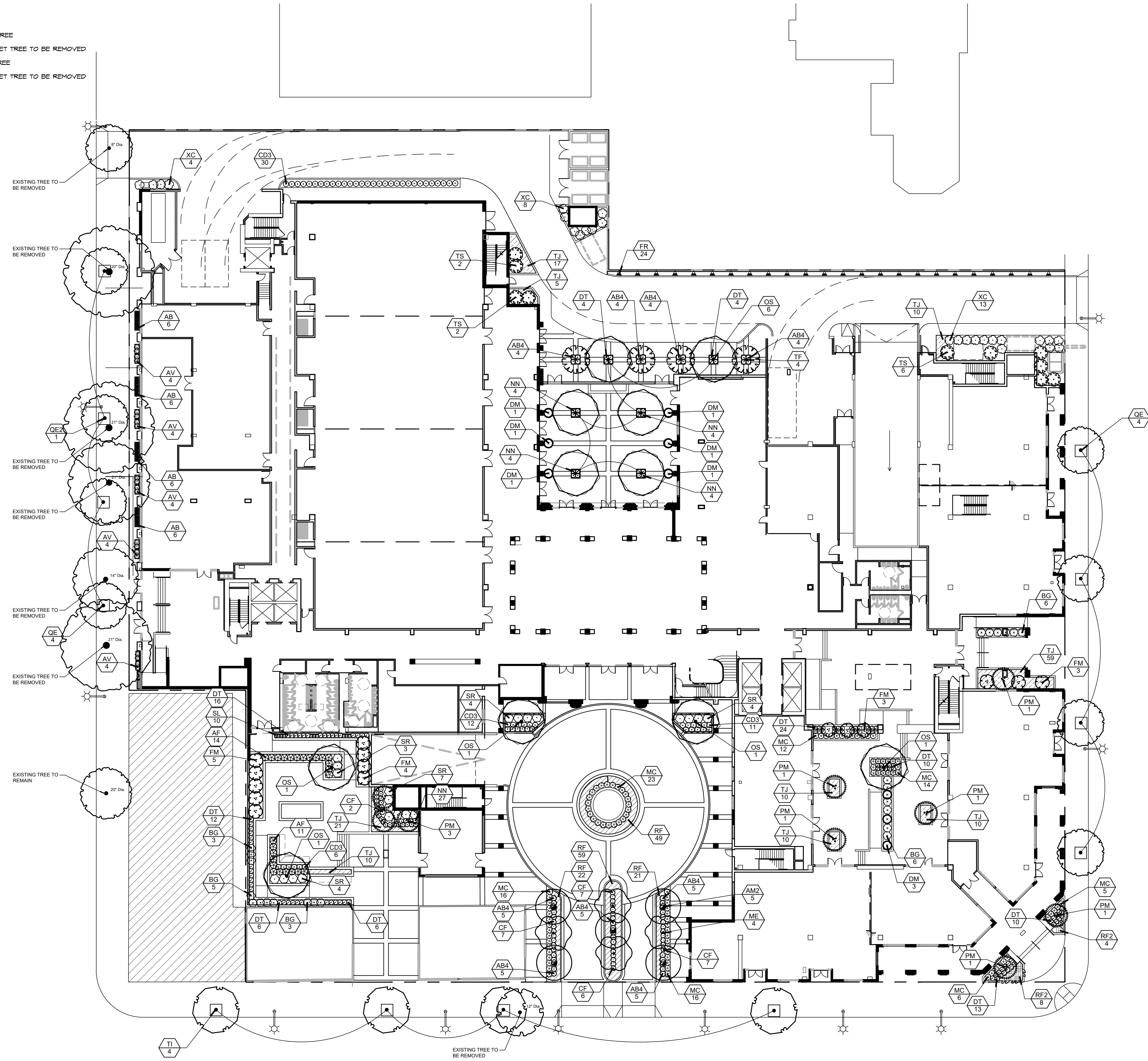
L2.4

PLANT SCHEDULE 1ST FLOOR

TREES	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
AM2	ARCHONTOPHOENIX GUNNINGHAMIANA / MULTI-TRUNK KING PALM	16" BTH	M	5	
FM	FIGUS BENJAMINA / KEEPING FIG MULTI-TRUNK	36" BOX	M	15	
ME	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	36" BOX	M	4	
OS	OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	36" BOX	L	11	
PM	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	24" BOX	L	1	
GE	QUERCUS ENSELMANNII / ENSELMANN OAK	24" BOX	L	8	NEW STREET TREE
GE2	QUERCUS ENSELMANNII / ENSELMANN OAK	EXISTING		8	EXISTING STREET TREE TO BE REMOVED
T1	TABEBUIA IMPETISINOSA / PINK TRUMPET TREE	24" BOX	L	4	NEW STREET TREE
T12	TABEBUIA IMPETISINOSA / PINK TRUMPET TREE	EXISTING		1	EXISTING STREET TREE TO BE REMOVED
TF	TRACHYCARPUS FORTUNEI / WINDMILL PALM	36" BOX	L	4	
SHRUBS	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
AV	AGAVE ATTENUATA 'VARIEGATA' / VARIEGATED AGAVE	15 GAL.	L	20	
AB4	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	L	41	
AF	ANISOZANTHOS FLAVIDUS 'YELLOW' / KANGAROO PAN	15 GAL.	L	25	
AB	ANISOZANTHOS X 'BUSH GOLD' / KANGAROO PAN	5 GAL.	L	24	
B6	BAMBUSA MULTIFLIX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	15 GAL.	M	23	
CD3	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEEPING BOTTLEBRUSH	5 GAL.	L	54	
CF	CORYDINE X 'FESTIVAL GRASS' / DRACAENA	5 GAL.	M	24	
DT	DIANELLA TASMANICA / FLAX LILY	5 GAL.	M	105	
DM	DRACAENA MARGINATA 'VARIEGATA' / VARIATED DRACAENA	15 GAL.	L	1	
MC	MYRTUS COMMUNIS / COMMON MYRTLE	1 GAL.	M	42	
NN	NANDINA DOMESTICA 'NANA PURPUREA' / DWARF PURPLE HEAVENLY BAMBOO	15 GAL.	M	49	
SR	SANSEVIERIA TRIFASCIATA 'LAURENTII' / SANSEVIERIA	5 GAL.	M	10	
SL	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	22	
TS	TECOMA STANS / YELLOW BELLS	5 GAL.	L	10	
XC	XYLOSMA CONGESTUM / SHINY XYLOSMA	15 GAL.	L	25	
VINE/ESPALEER	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
FR	FIGUS REPENS / CREEPING FIG	5 GAL.	M	24	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
RF2	ROSA X 'FLOWER CARPET PINK' / ROSE	5 GAL.	L	151	
RF	ROSA X 'FLOWER CARPET RED' / ROSE	5 GAL.	L	151	
TJ	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	M	152	

PLANTING NOTES:

- WEED CONTROL**
THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:
1. KILL & REMOVE ALL EXISTING WEEDS.
 2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
 3. KILL & REMOVE ALL WEEDS OF GERMINATED WEEDS.
 4. REPEAT STEPS 2 AND 3.
 5. PLANT OR GROUNDCOVER.
 6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.
- SOIL TEST**
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY. BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- SOIL PREPARATION**
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.
1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
TRI-C ENDO 120
60 LBS/ACRE
TRI-C 6-2-4 N / 5% S
60-10 LBS/1000 SQ.FT
SHAVINGS/COMPOST
2-3 CUBIC YARDS/1000 SQ.FT
- NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
INCORPORATE TRI-C H-MATE # 5-6 LBS/GAL OF BACKFILL MIX
 3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:
(22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER
(2) TRI-C MYCO TABS PER 1 GALLON STOCK
(8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK
(16) TRI-C MYCO TABS PER 15 GALLON STOCK
(1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE
INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS AVAILABLE THROUGH:
TRI-C ORGANICS 1-800-421-9911
 4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.
- TOP DRESSINGS**
ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MIN. SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING. INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.
- MOISTSTRIPS**
THE CONTRACTOR SHALL INSTALL CONCRETE MOISTSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.



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SCOTT W. MCGILL C 21059

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DEVELOPER:
J&K PLUS INVESTMENT

CONSULTANTS:
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Landscape Architecture
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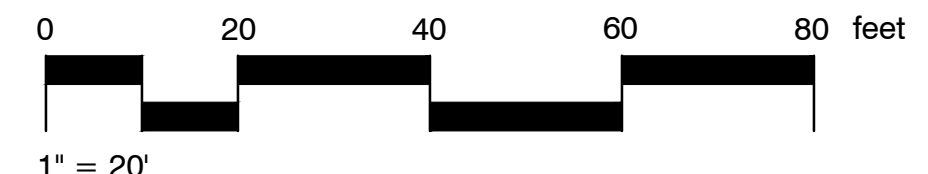
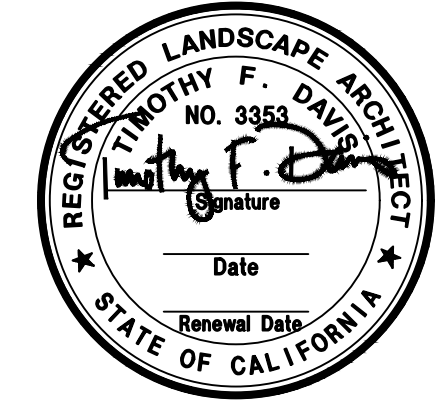
REVISIONS:
100% DD SET 2022-06-24

PROJECT:
NOT FOR CONSTRUCTION
PD-35
Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39' N. HILL AVE.
PASADENA, CA 94030

DRAWN: Wdal
CHECKED: -
DATE: OCTOBER 27, 2022
PROJECT NO.: 22025
SHEET TITLE:
PLANTING PLAN
1ST FLOOR

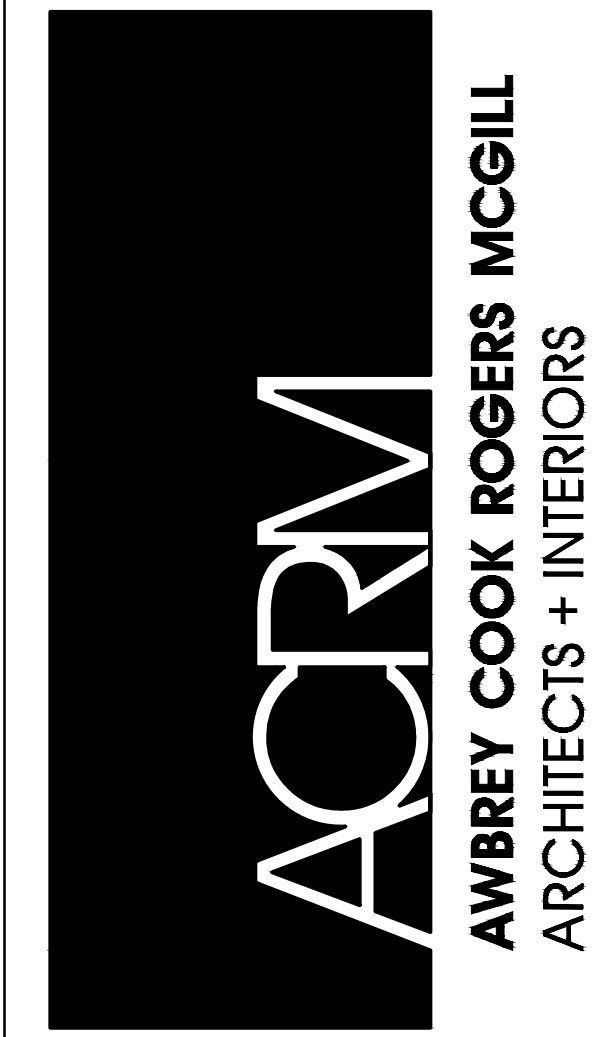
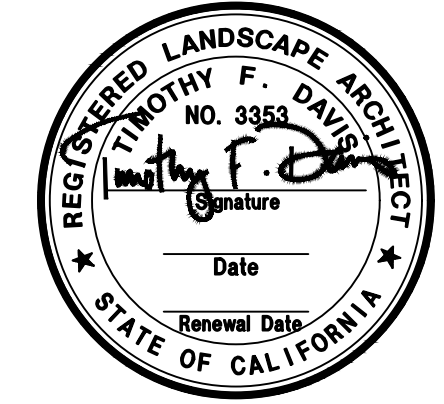
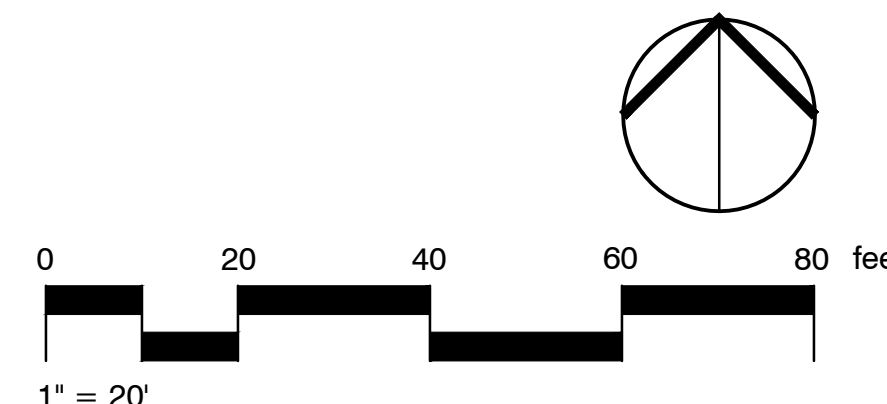
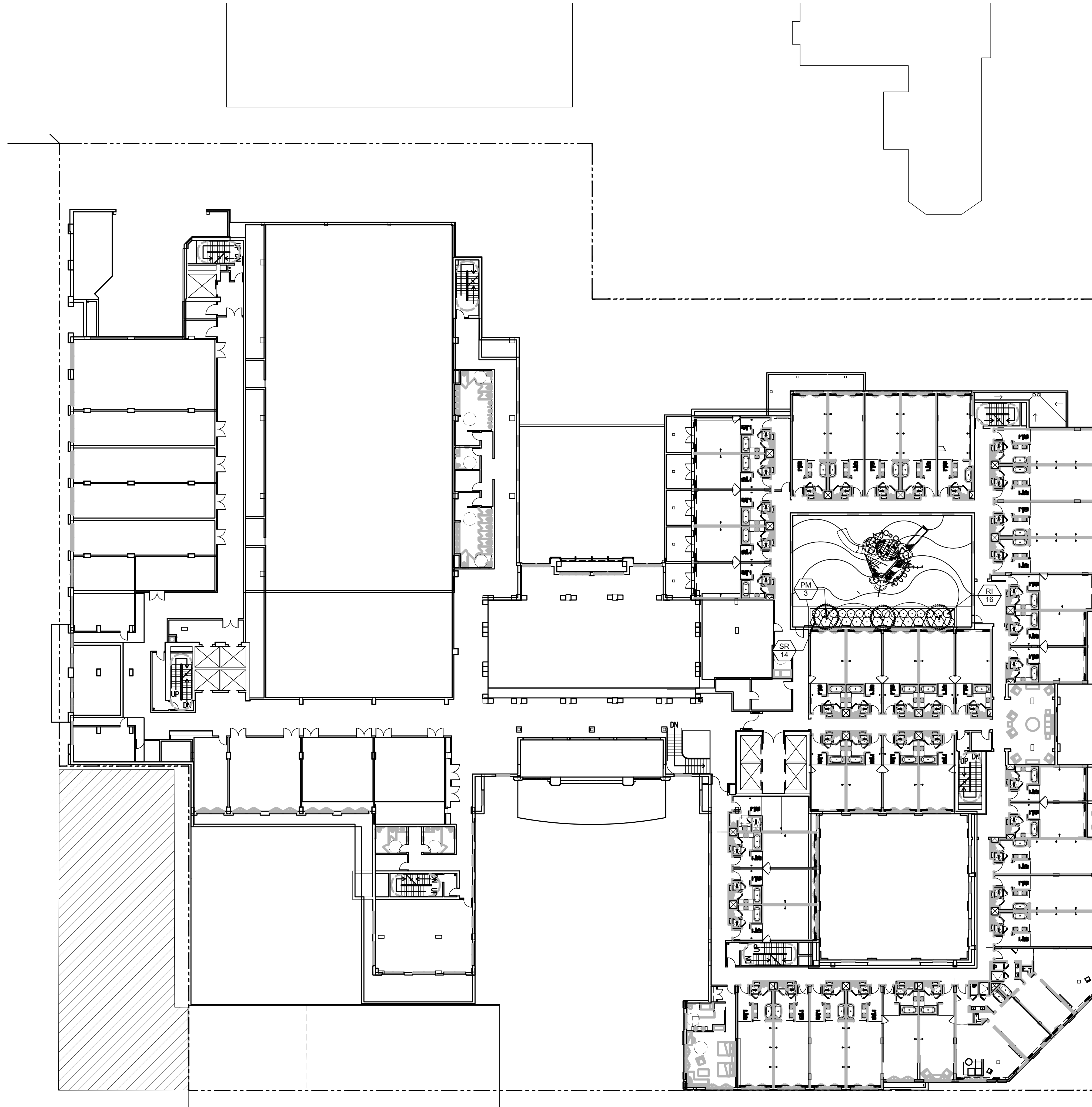
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L3.0



PLANT SCHEDULE 2ND FLOOR

TREES	BOTANICAL / COMMON NAME	CONT.	FE.	SIZE	QTY	REMARKS
PM	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	24" BOX	FE		3	
SHRUBS	BOTANICAL / COMMON NAME	CONT.	FE.	SIZE	QTY	REMARKS
RI	ROSA FLORIBUNDA ICEBERG / ICEBERG ROSE	15 GAL.	FT		16	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	FT		14	



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Hotel
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 PASADENA, CA 94030

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 PLANTING PLAN
 2ND FLOOR

SHEET NO.:
L3.1

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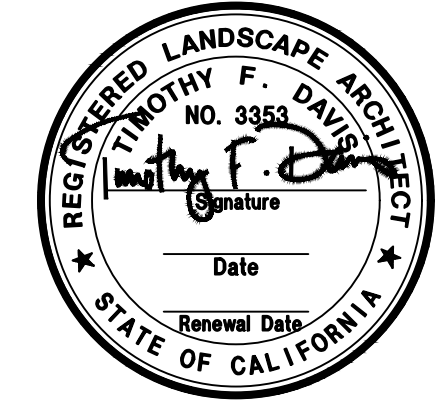
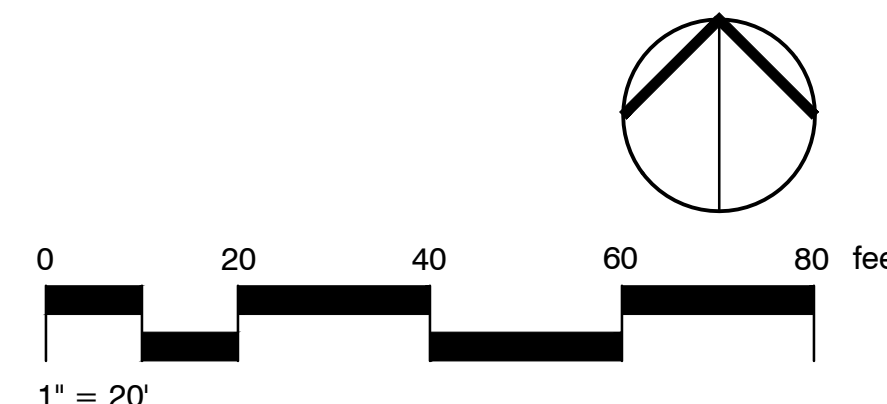
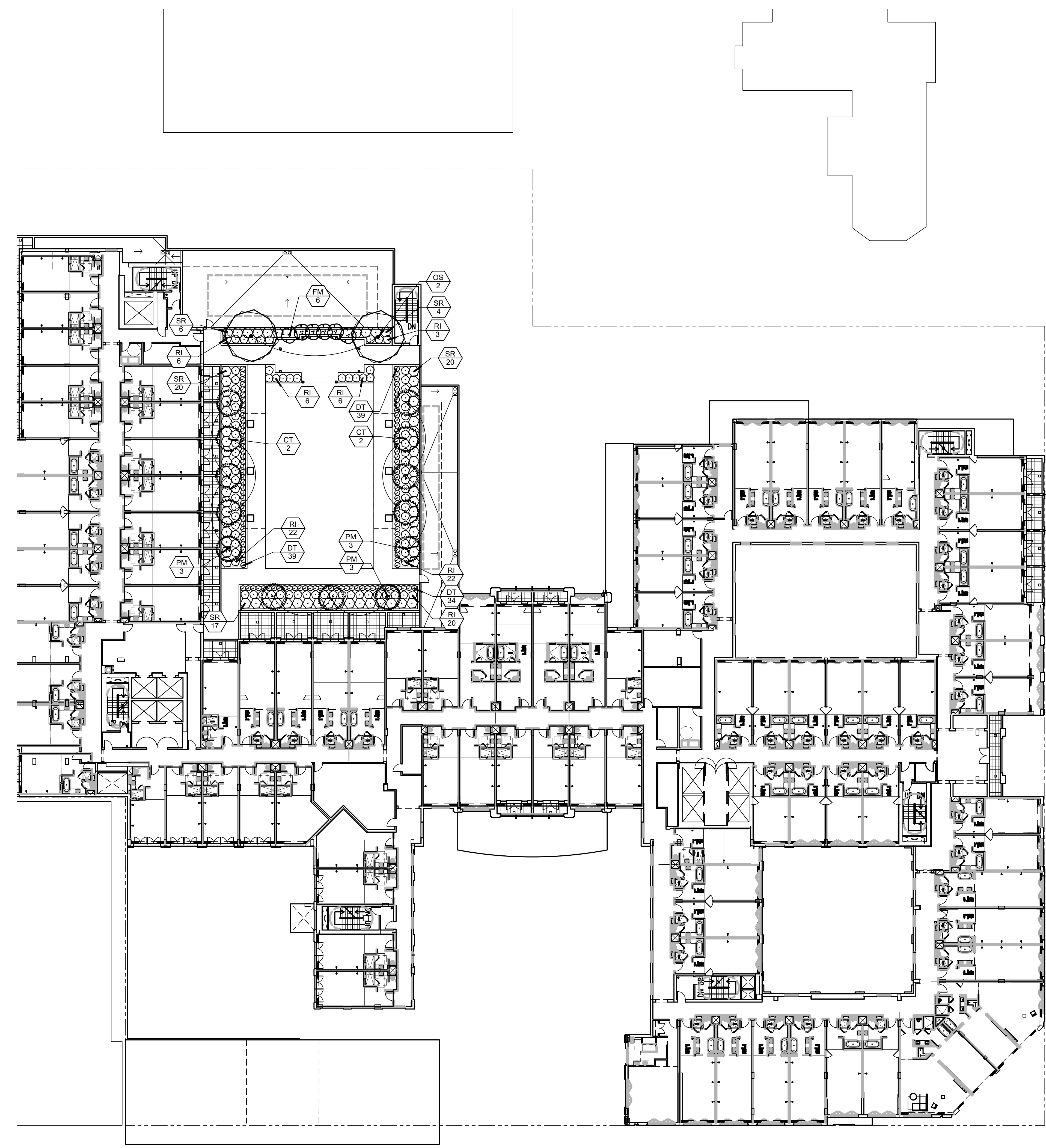
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 PASADENA, CA 94030

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 SHEET TITLE:
 PLANTING PLAN
 3RD FLOOR

SHEET NO.:
L3.2

PLANT SCHEDULE 3RD FLOOR

TREES	BOTANICAL / COMMON NAME	CONT	HT	QTY	REMARKS
CT	CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS	56" BOX	L	4	
FM	FIGUS BENJAMINA / KEEPINGS FIG MULTI-TRUNK	36" BOX	M	6	
OS	OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	36" BOX	L	2	
FM	PHOENIX ROEBELII / PYGMY DATE PALM MULTI-TRUNK	24" BOX	L	4	
SHRUBS	BOTANICAL / COMMON NAME	CONT	HT	QTY	REMARKS
DT	DIANELLA TASHANICA / FLAX LILY	9 GAL.	M	112	
RI	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	15 GAL.	M	85	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	67	



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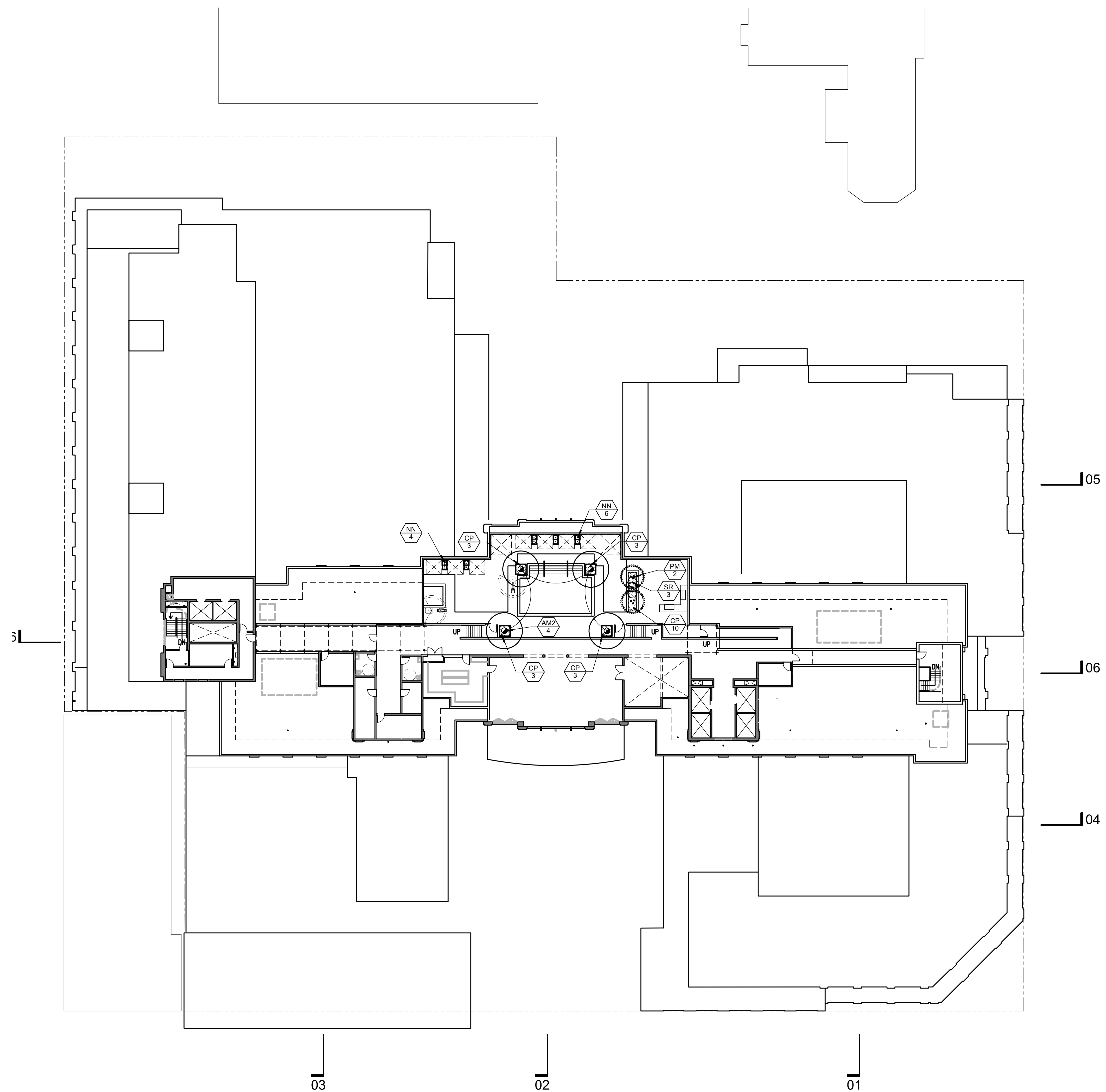
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 PASADENA, CA 94030

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 PROJECT NO.: 22025
 SHEET TITLE:
 PLANTING PLAN
 8TH FLOOR

SHEET NO.:
L3.3

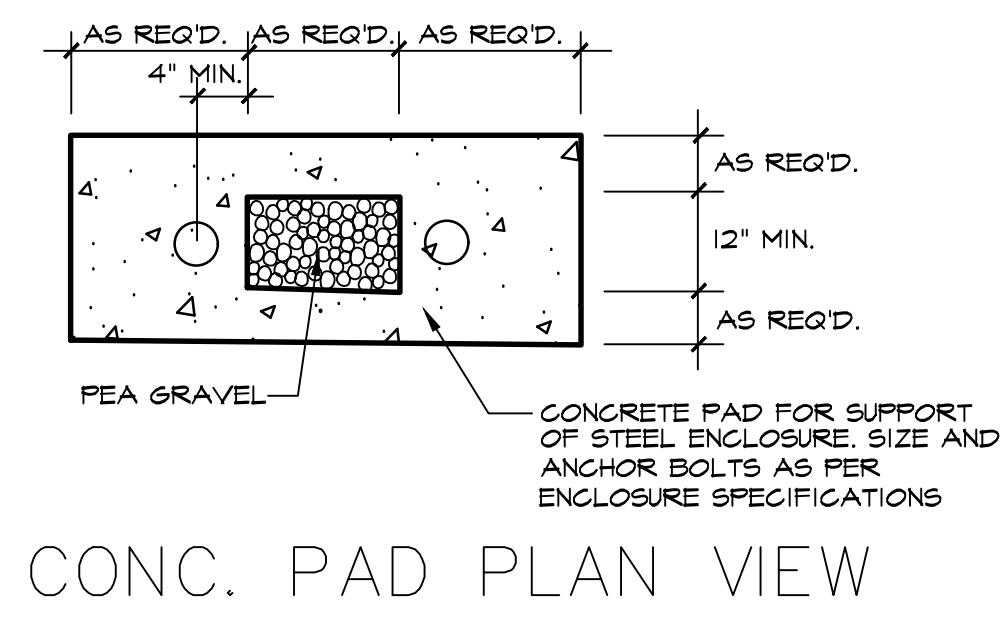
PLANT SCHEDULE 8TH FLOOR

TREES	BOTANICAL / COMMON NAME	CONT.	PF	QTY	REMARKS
AM2	ARCHONTOPHENIX CUNNINGHAMIANA / MULTI-TRUNK KING PALM	16" BTH	M	4	
PM	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	24" BOX		2	
SHRUBS	BOTANICAL / COMMON NAME	CONT.	PF	QTY	REMARKS
NN	NANDINA DOMESTICA 'NANA PURPUREA' / DWARF PURPLE HEAVENLY BAMBOO	15 GAL.	M	0	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	3	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT.	PF	QTY	REMARKS
CP	CAREX FANSA / MEADOW SEDGE	1 GAL.		22	

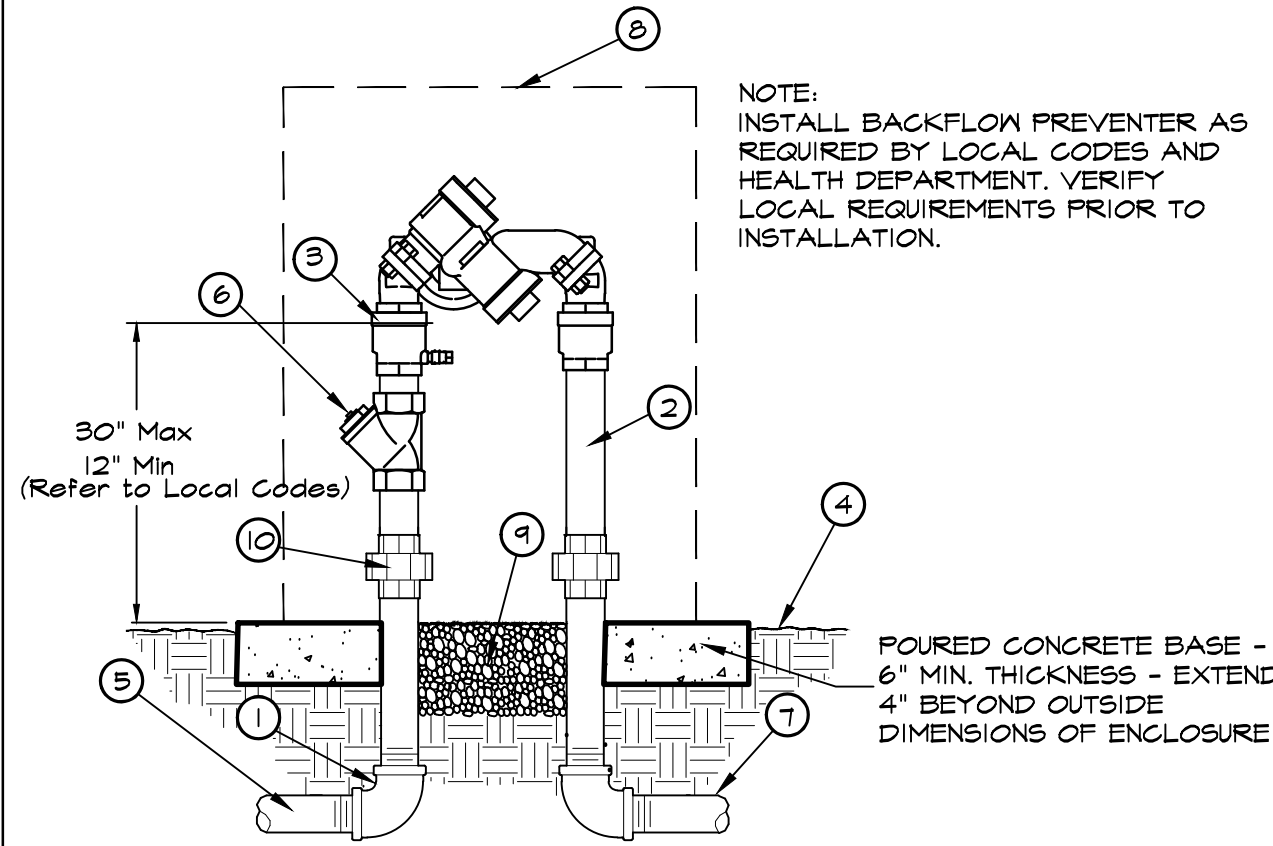


0 20 40 60 80 feet
 1" = 20'

REGISTERED LANDSCAPE ARCHITECT
 WILSON DAVIS ASSOCIATES
 No. 22525
 Signature
 Date
 Renewal Date
 STATE OF CALIFORNIA



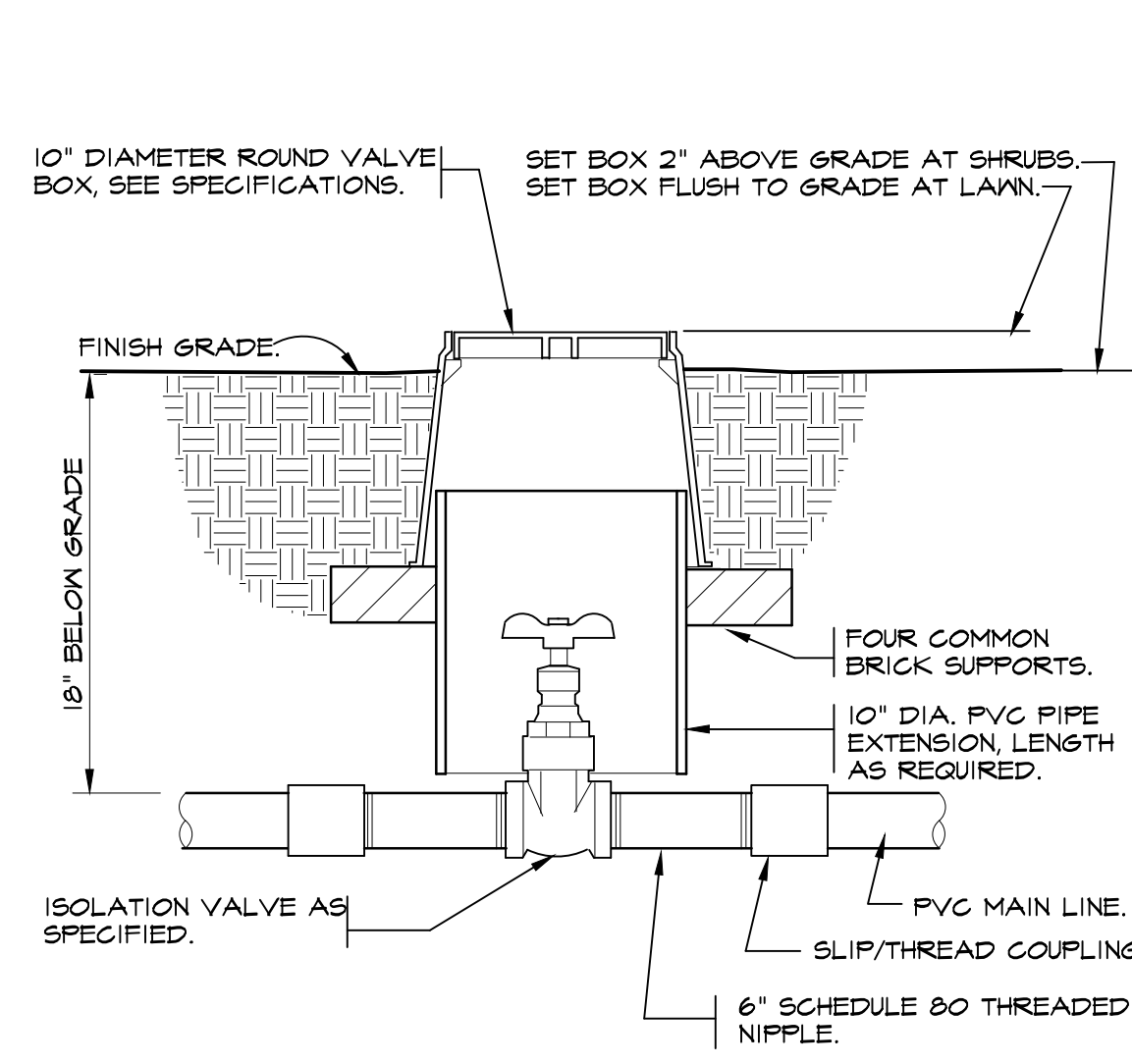
CONC. PAD PLAN VIEW



ELEVATION

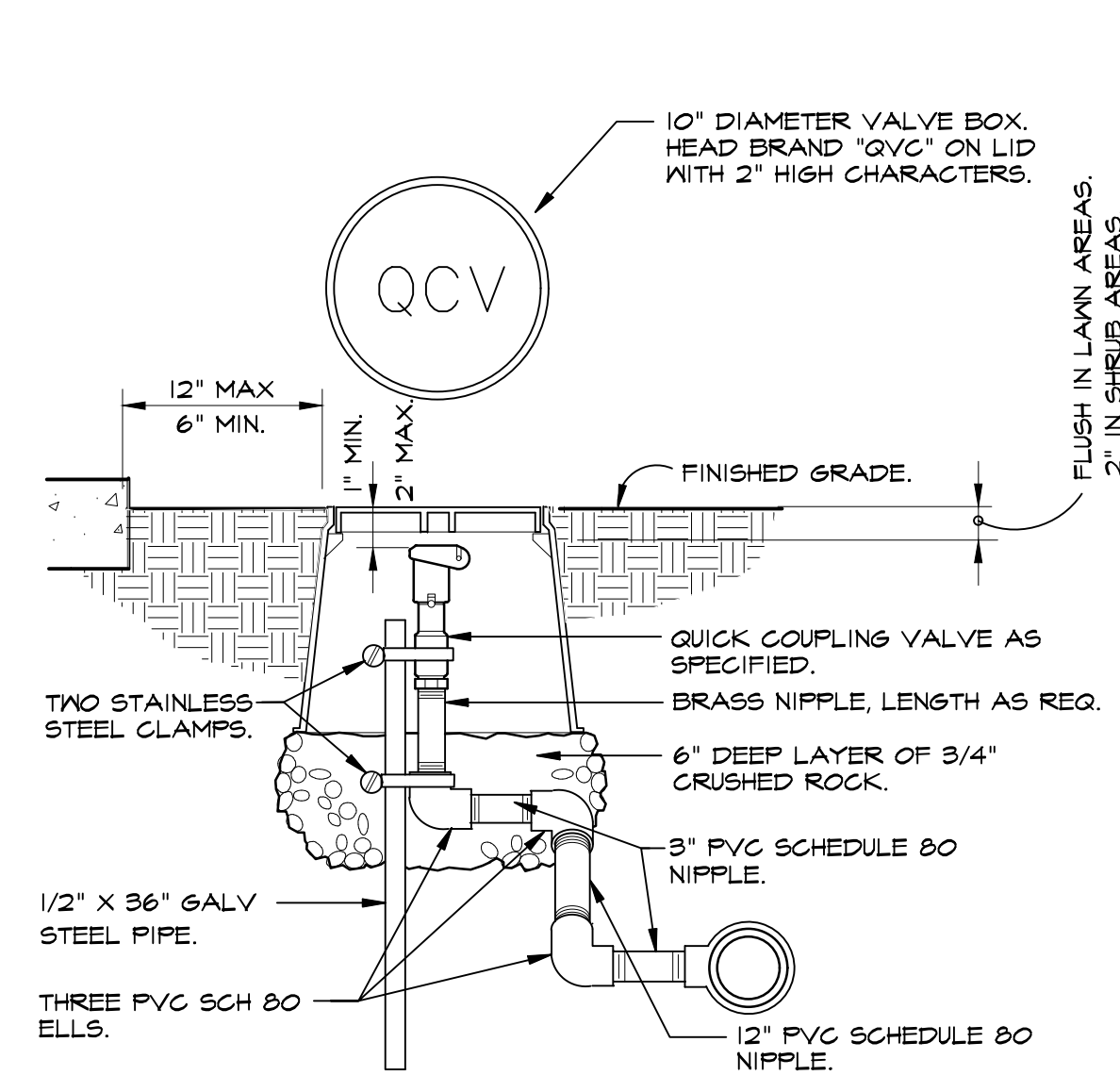
1 BACKFLOW DEVICE W/ENCLOSURE

I-IR1-01



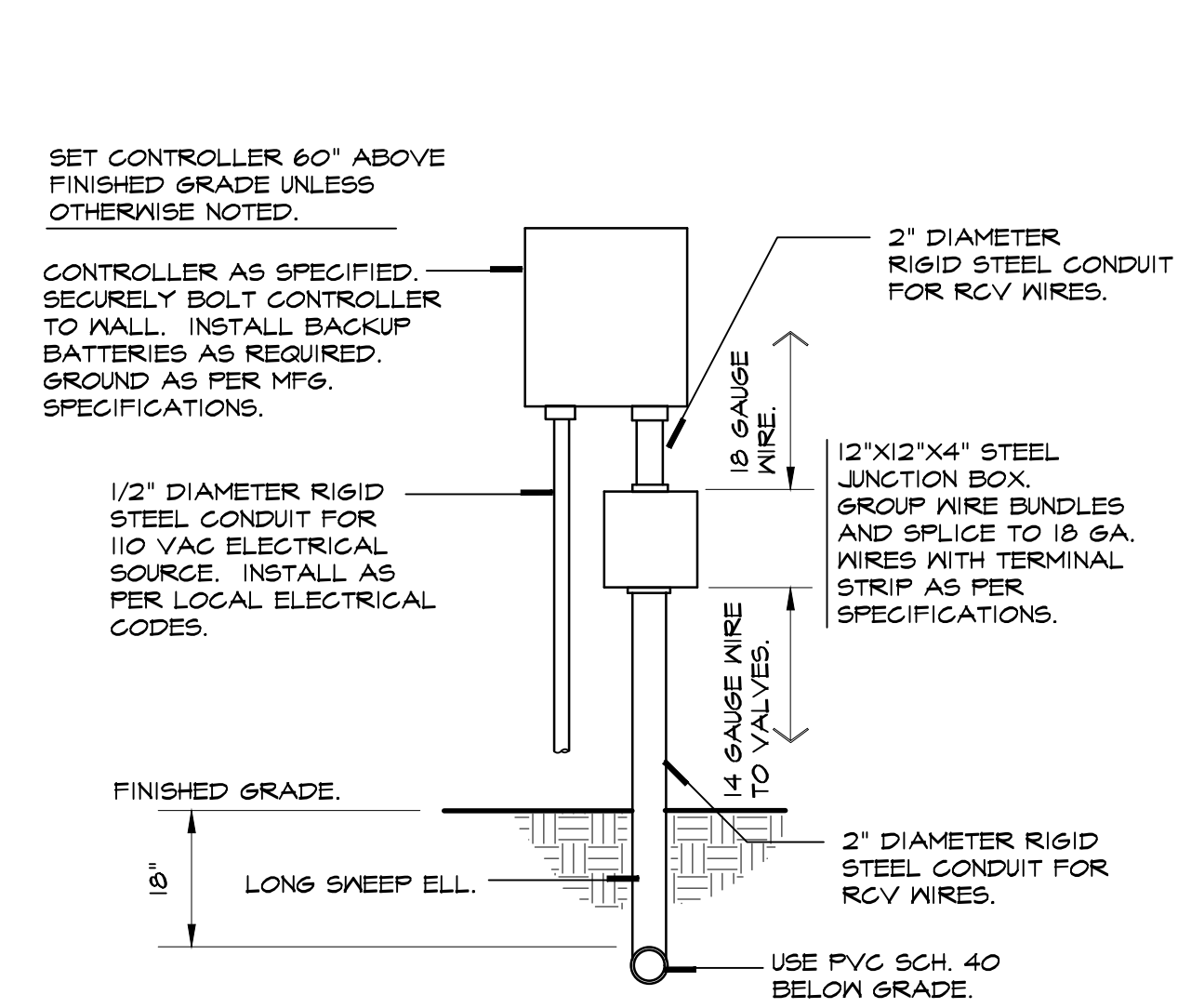
2 BRASS GATE VALVE

I-IR1-03



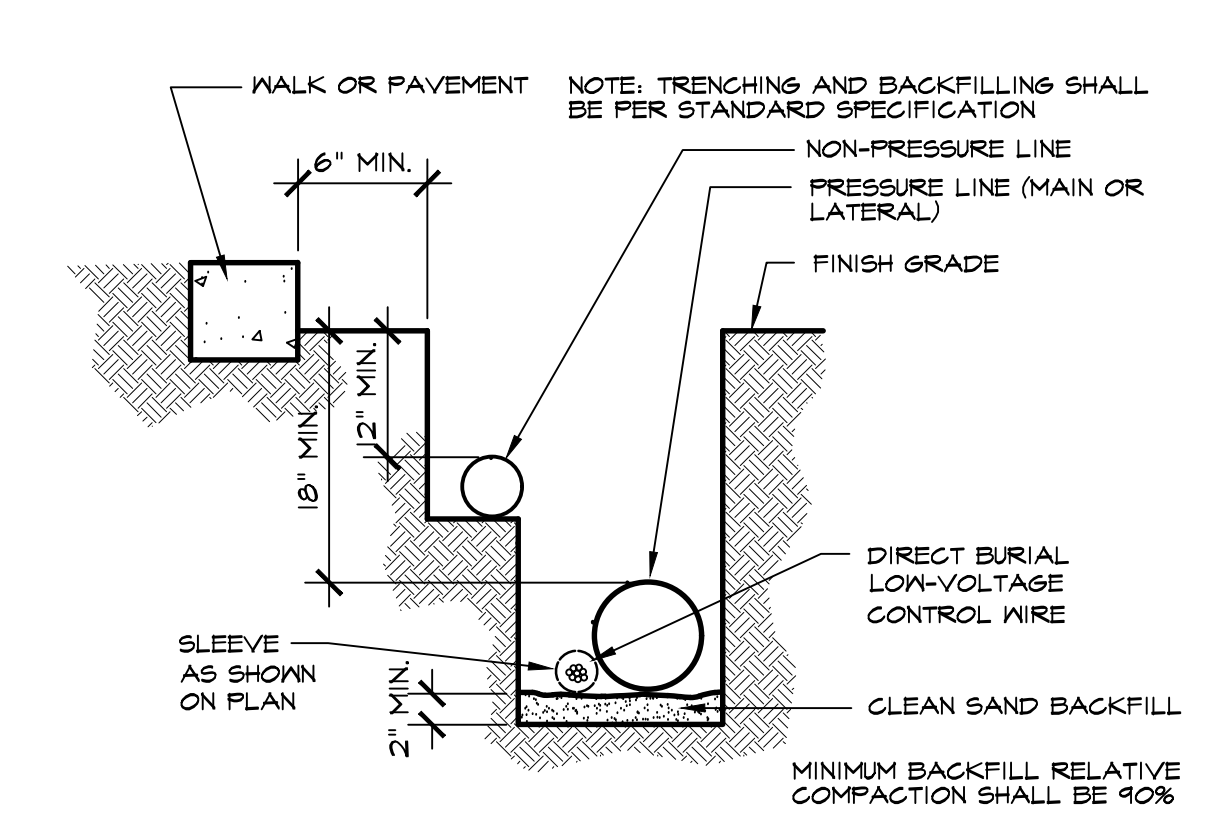
3 QUICK COUPLING VALVE IN 10\"/>

I-IR1-05



4 WALL MOUNT CONTROLLER

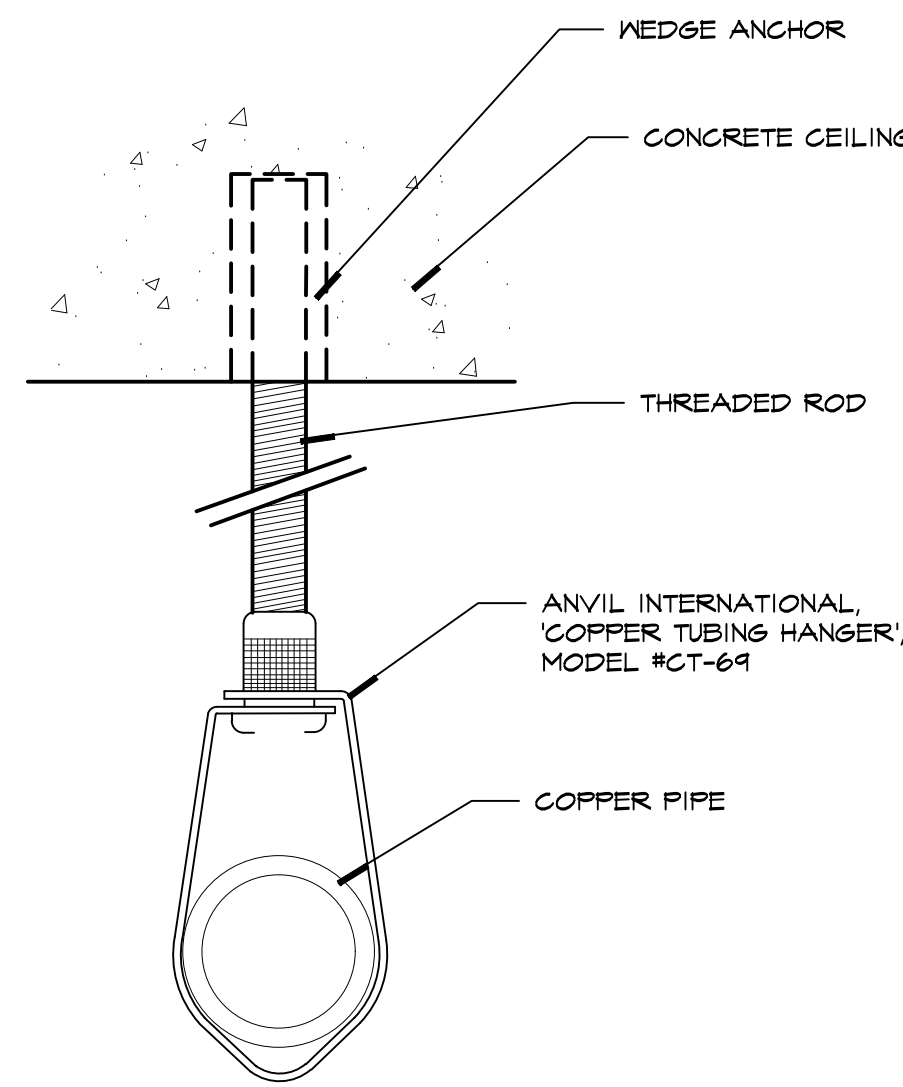
I-IR1-06



5 PIPE TRENCHING

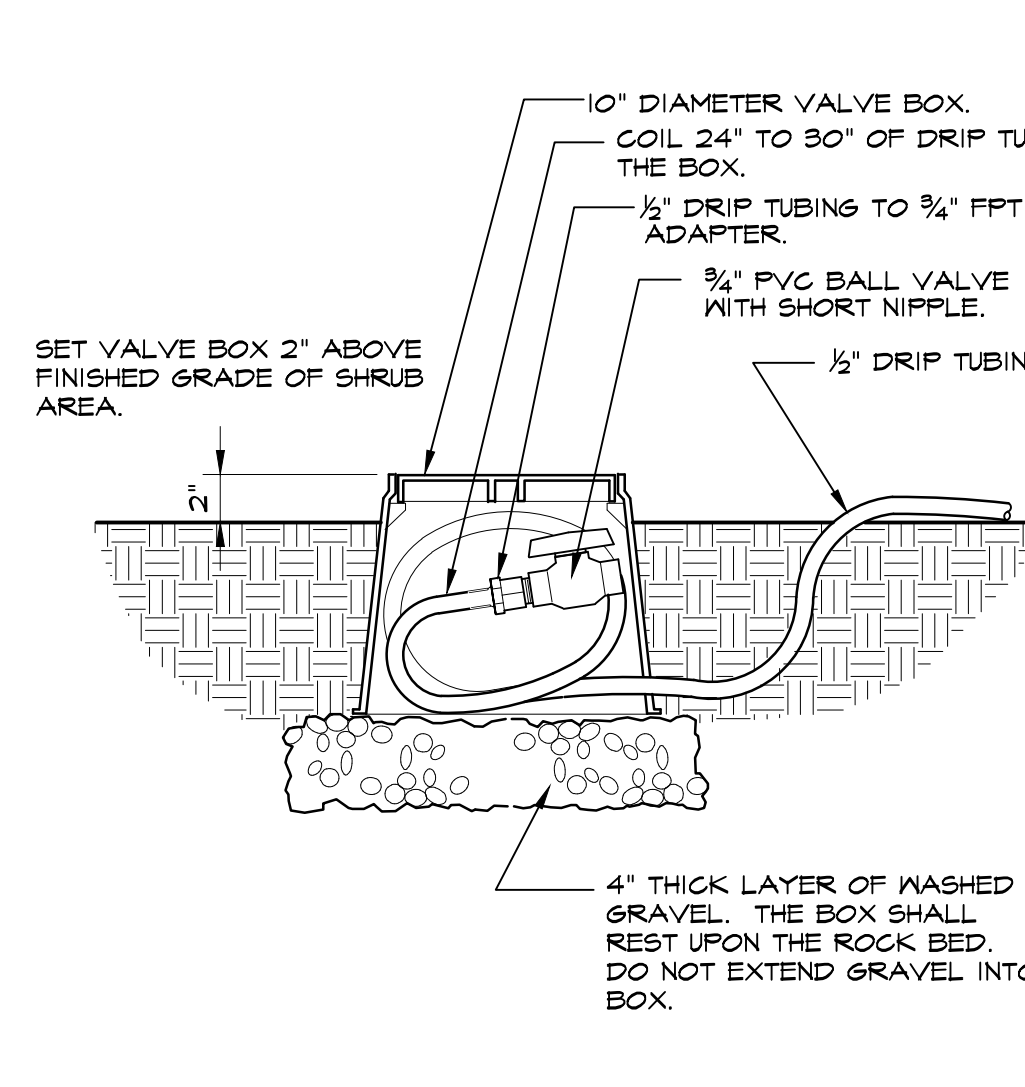
I-IR2-06

- LEGEND
- BRASS 90 DEG ELL. (TYP.)
 - BRASS NIPPLE LENGTH REQUIRED (TYP.)
 - BRASS UNION
 - FINISH GRADE
 - FROM POINT OF CONNECTION - ADAPT AS REQ'D.
 - NYE STRAINER W/ 200 MESH MONEL SCREEN
 - TO IRRIGATION SYSTEM
 - V.I.T. STRONGBOX SMOOTH TOUCH STAINLESS STEEL ENCLOSURE MODEL # SBBC-30CR OR APPROVED EQUAL
 - FEA GRAVEL
 - UNION (TYP.)
- NOTE: REDUCED PRESSURE BACKFLOW DEVICE SHALL BE LOCATED IN SHRUB AREAS TO ACHIEVE VISUAL SCREEN.



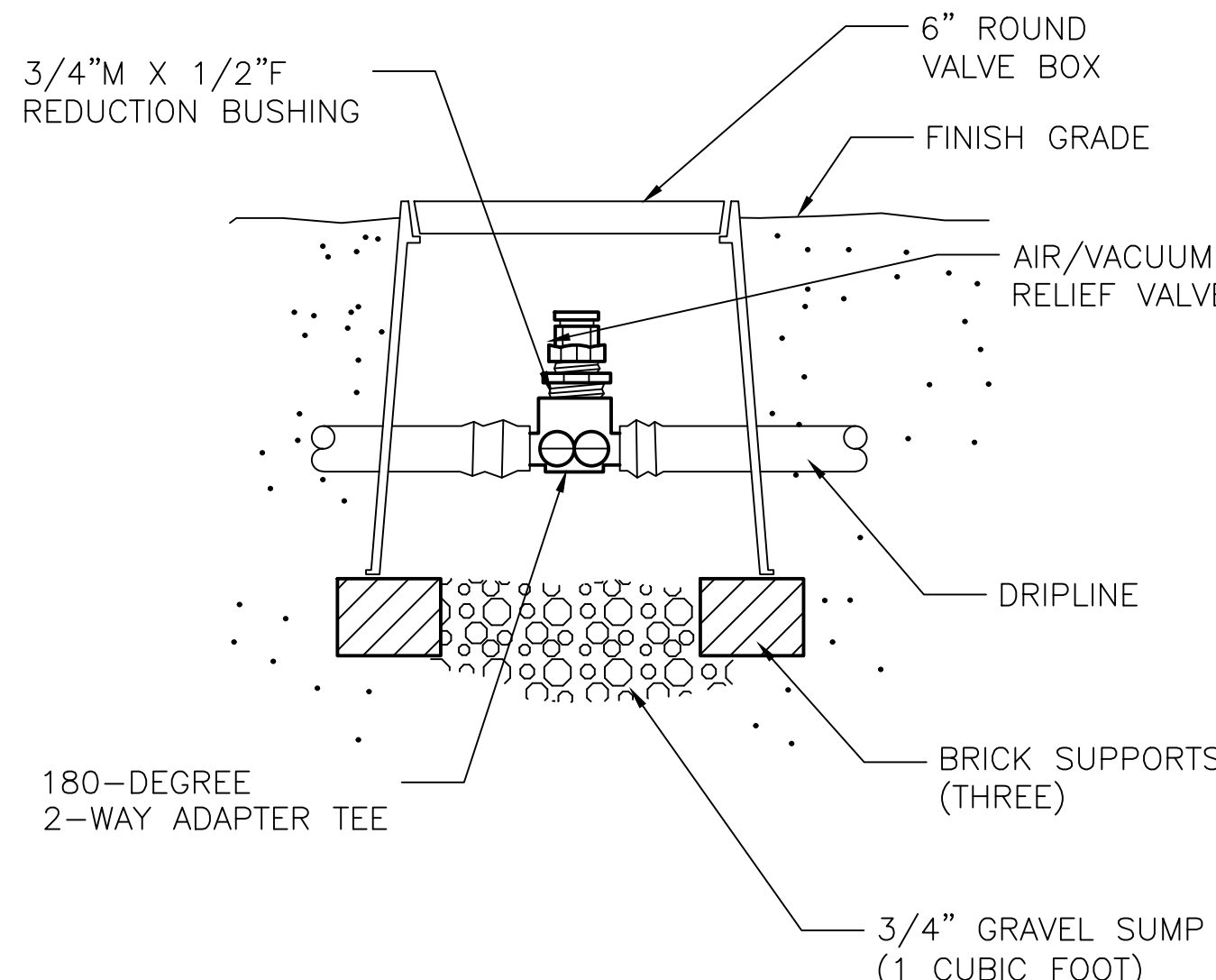
6 IRRIGATION PIPE HANGER

I-IR2-07



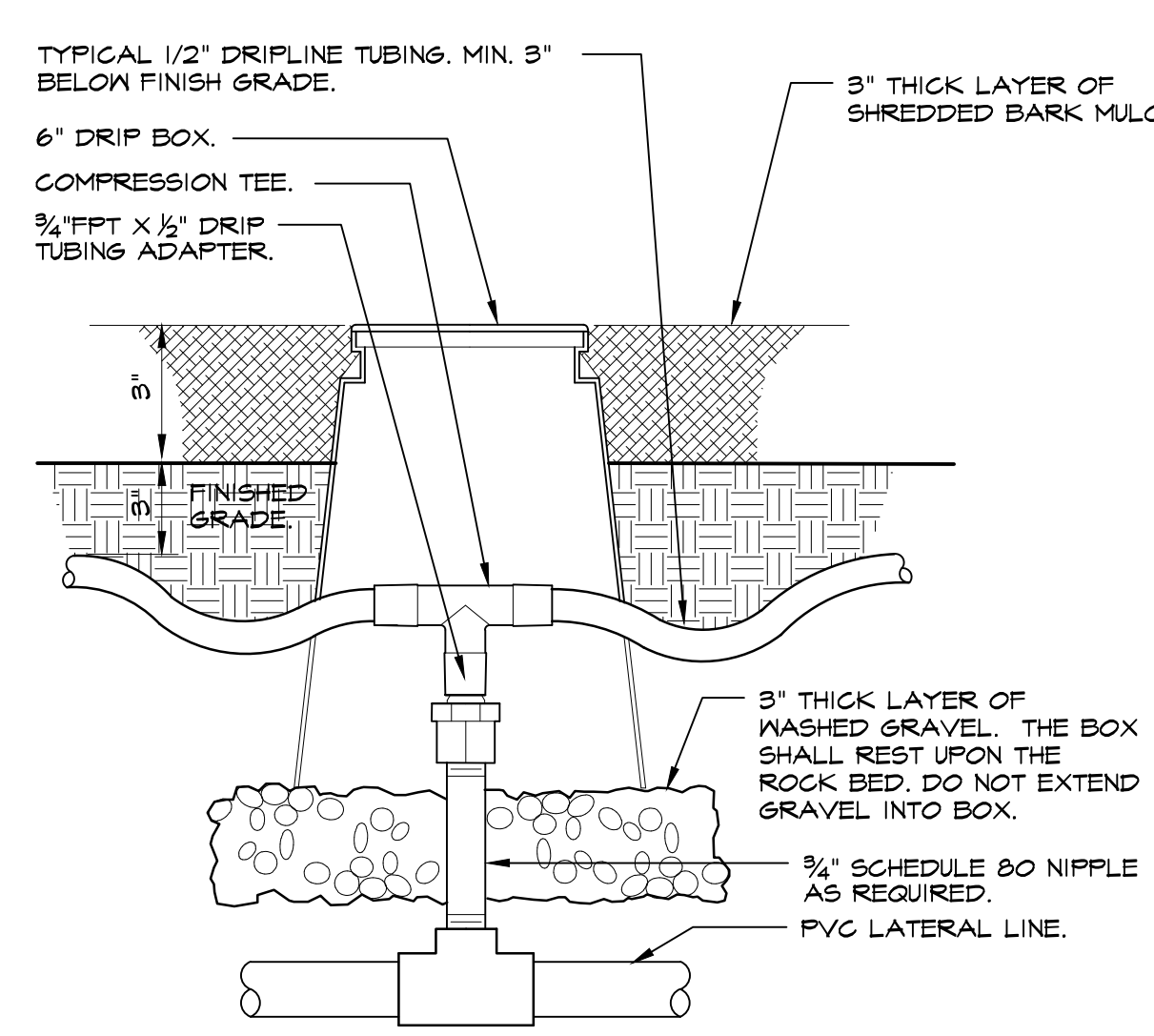
7 DRIP FLUSH BALL VALVE

I-DR-DR13-02



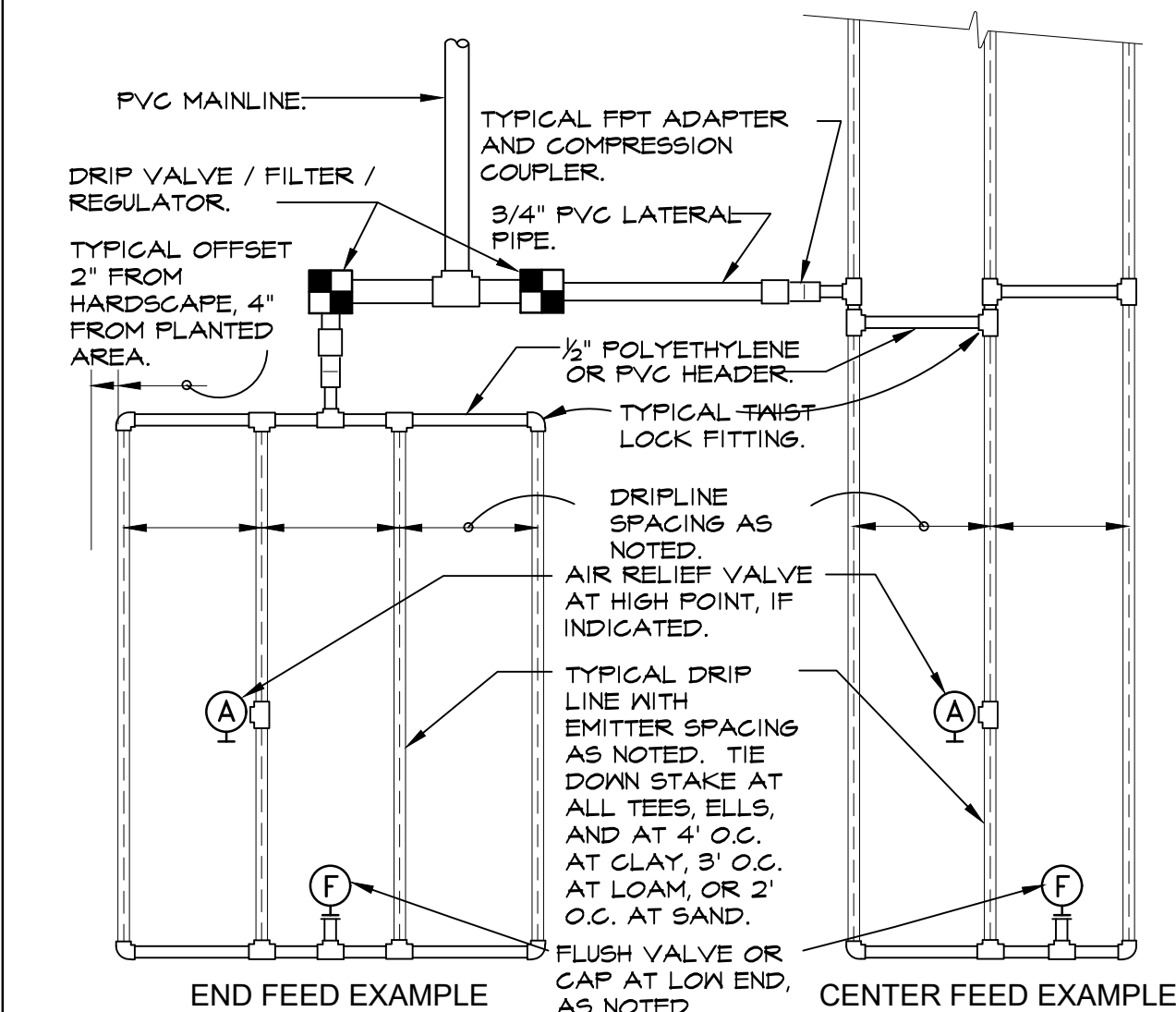
8 AIR/VACUUM RELIEF

I-DR-DR13-20



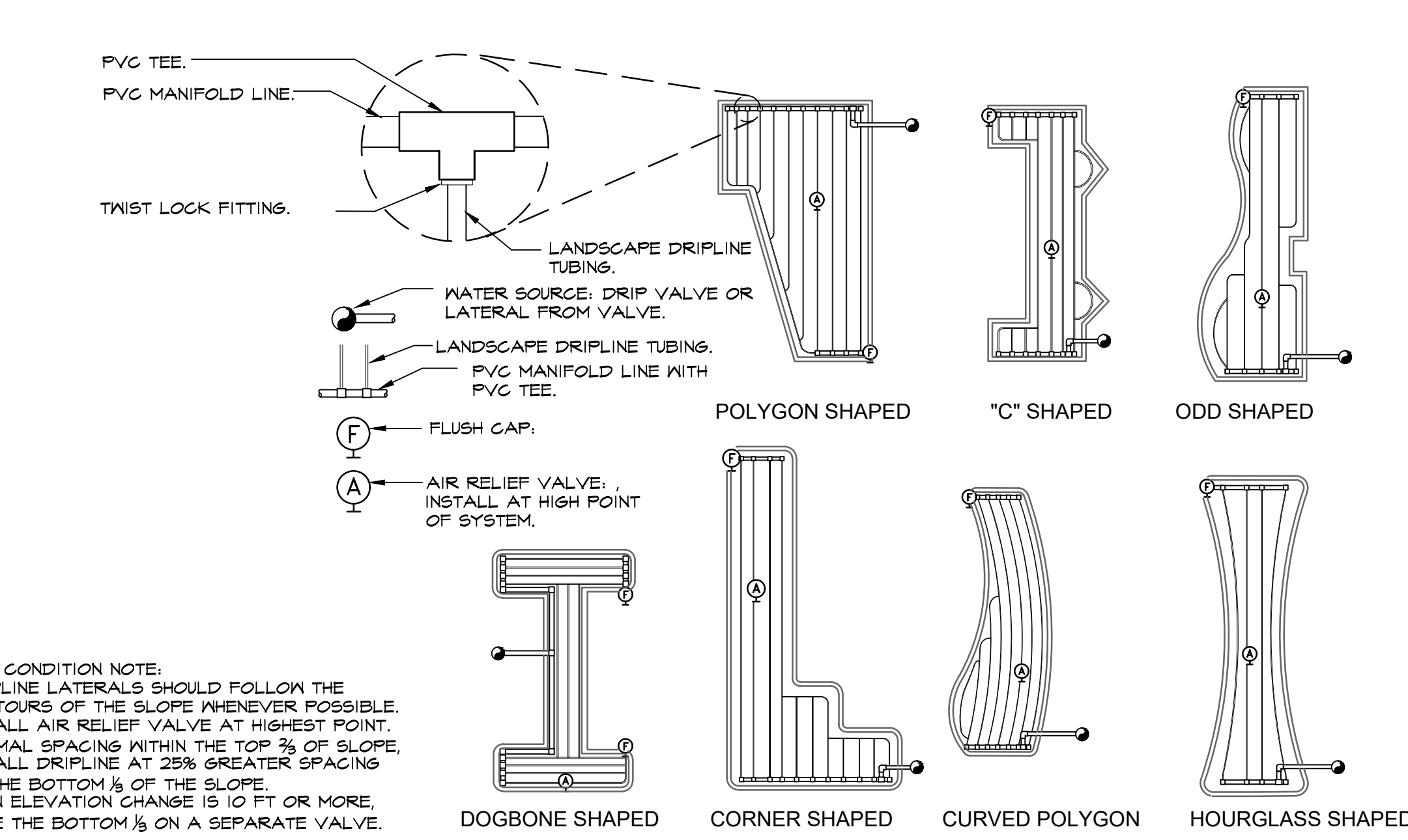
9 SUBSURFACE PVC TO DRIPLINE TRANSITION

I-DR-DR13-13



10 TYPICAL DRIPLINE LAYOUT

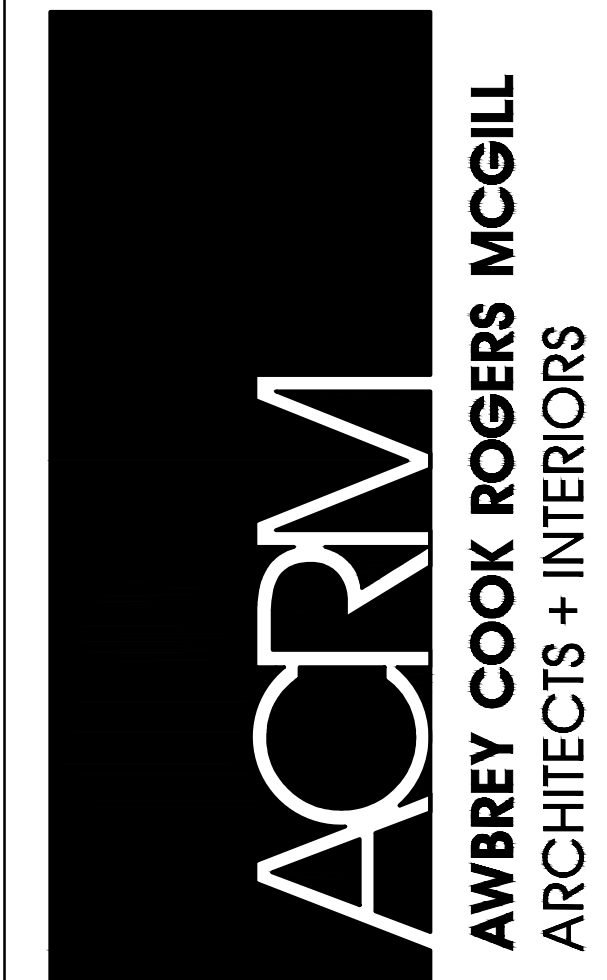
I-DR-DR1-01



- SLOPED CONDITION NOTE:
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACINGS WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

11 1\"/>

I-DR-DRI-04



ARCHITECTS:
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CLIFFORD R. COOK
DENNIS T. ROGERS
SCOT W. MCGILL

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DEVELOPER:
J&K PLUS INVESTMENT

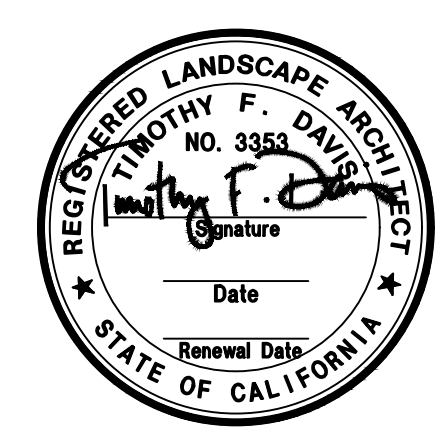
CONSULTANTS:
Wilson Davis Associates
Landscape Architecture
2825 Littletfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

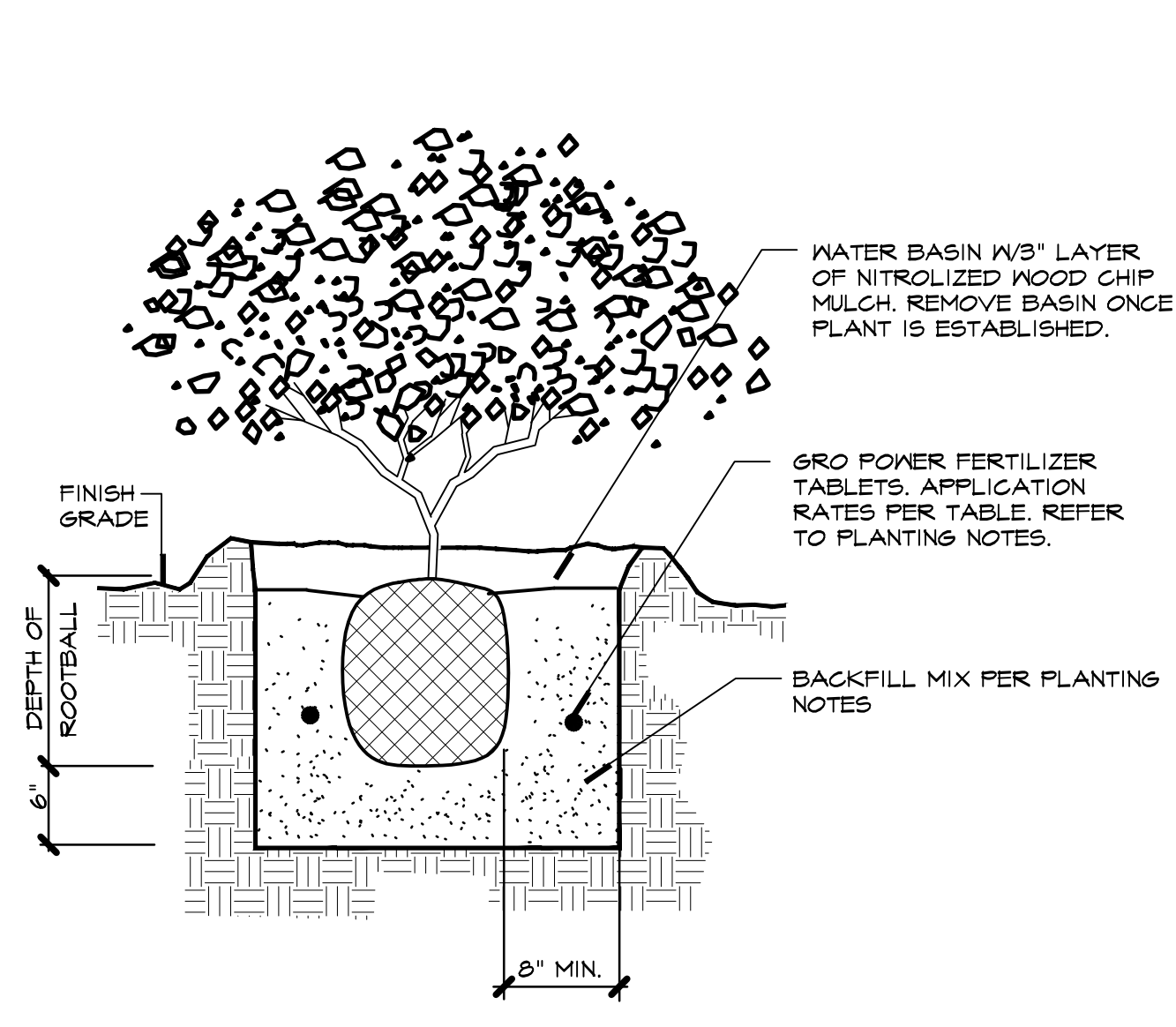
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PROJECT:
PD-35 Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39\"/>

DRAWN: Wdal
CHECKED: -
DATE: OCTOBER 27, 2022
PROJECT NO.: 22025
SHEET TITLE: IRRIGATION DETAILS

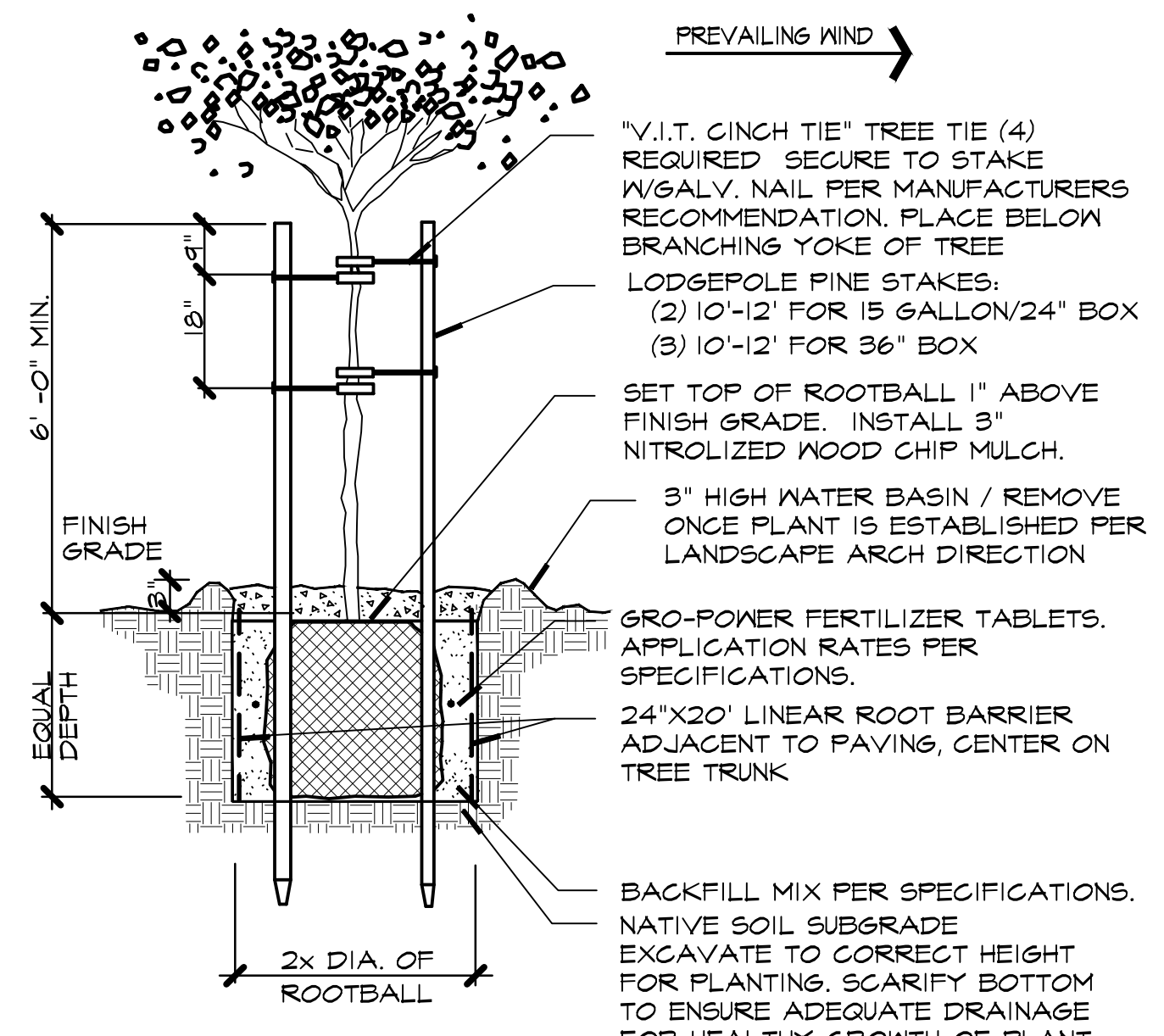
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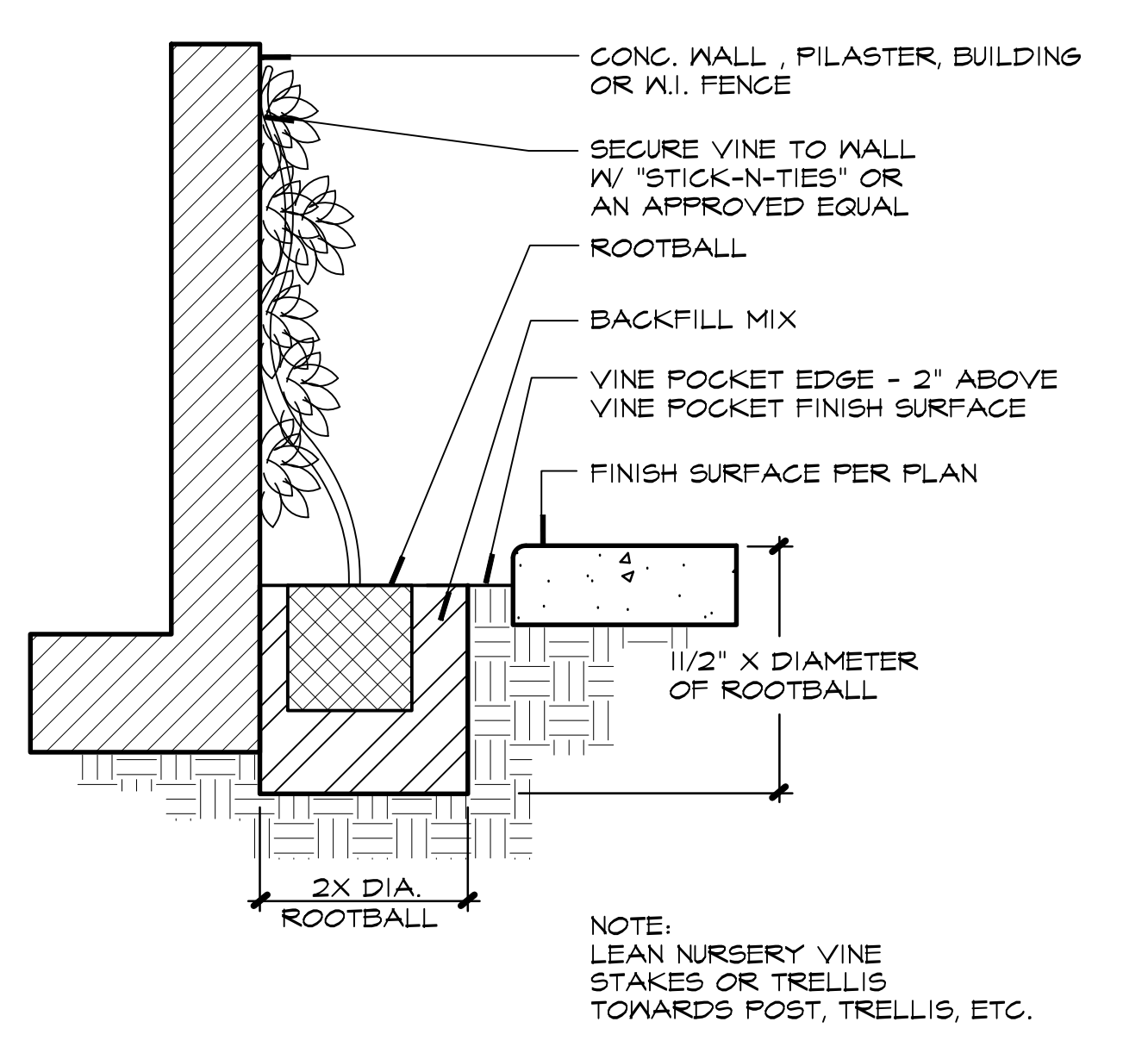
1 SHRUB PLANTING
1" = 1"

P-02



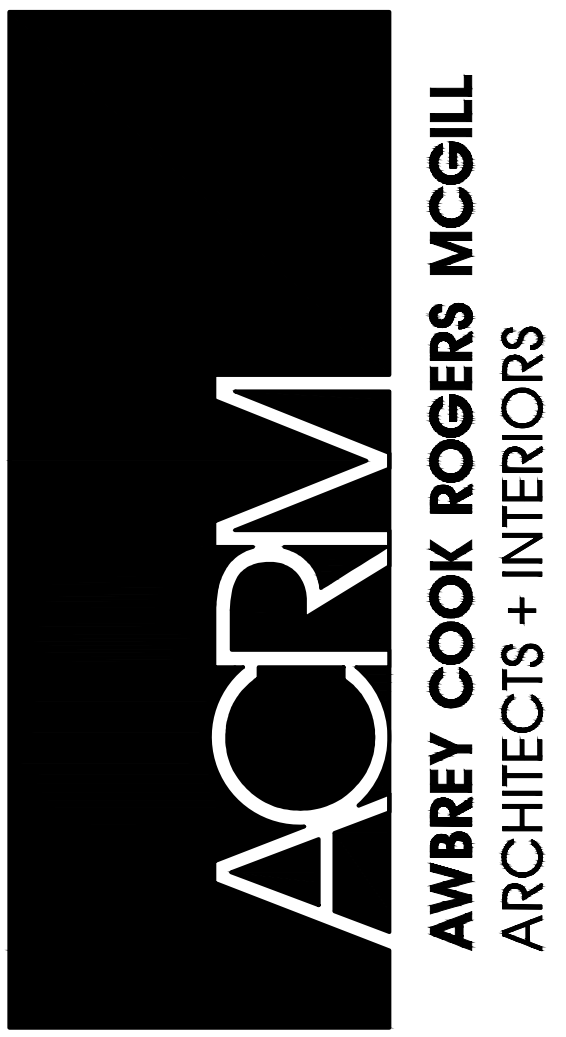
2 TREE STAKING
1" = 1"

P-03



3 VINE PLANTING
1" = 1"

P-05



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NOT FOR CONSTRUCTION
PD-35
Hotel
NORTH PARCEL:
1347-1355 E. COLORADO BLVD. & 39TH N. HILL AVE.
PASADENA, CA 94030

DRAWN: Wdal
CHECKED: -
DATE: OCTOBER 27, 2022
PROJECT NO.: 22025
SHEET TITLE:
PLANTING DETAILS

SHEET NO.:



L4.1

