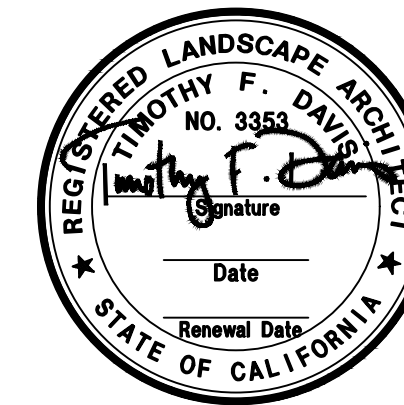
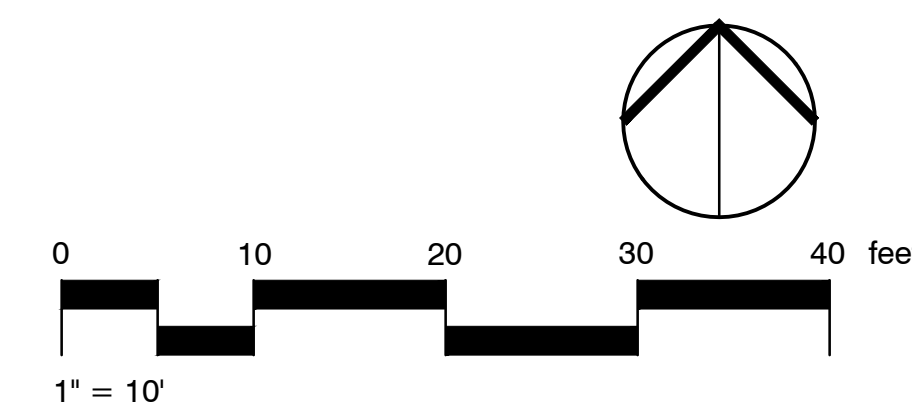
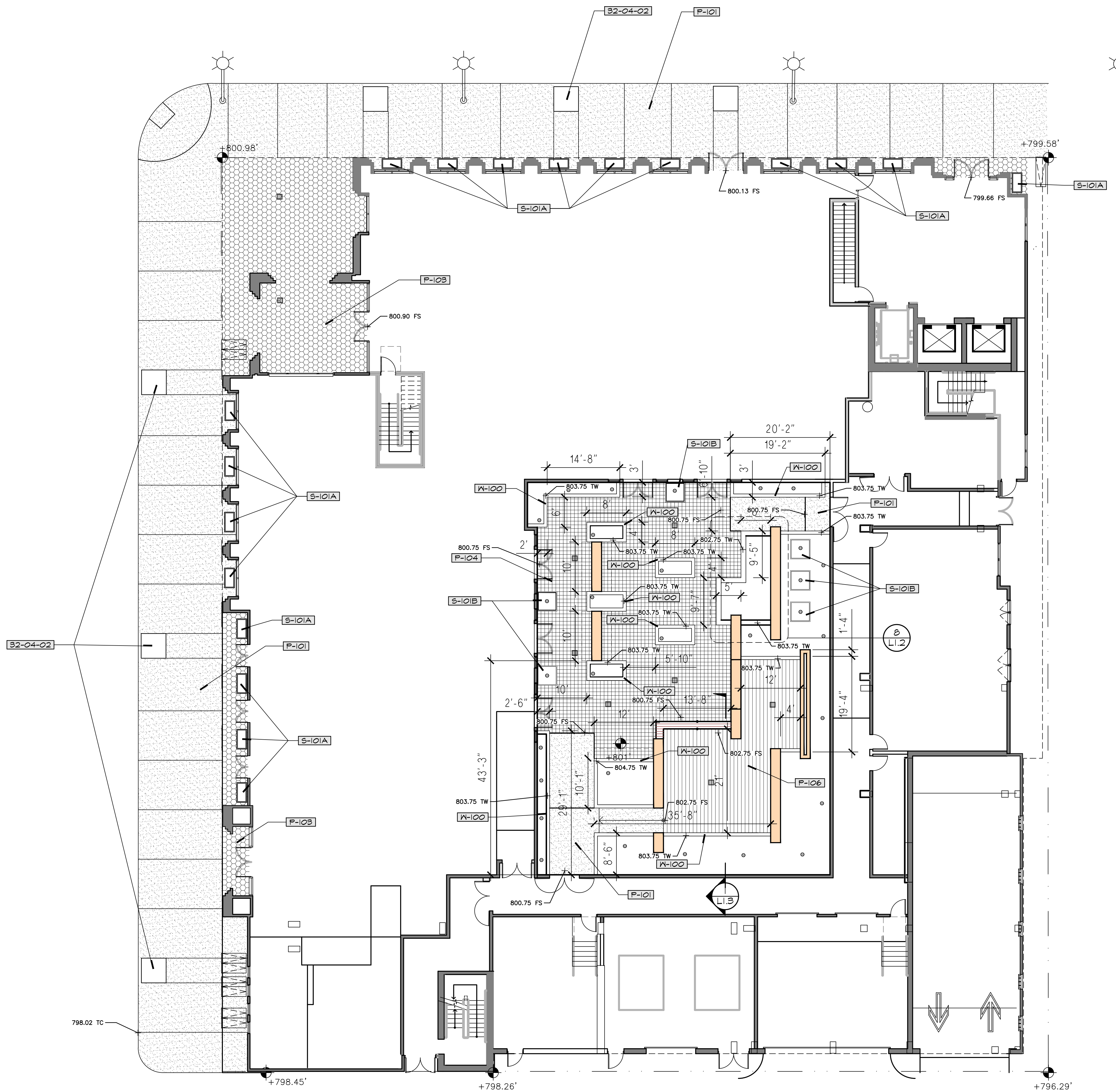


REFERENCE NOTES SCHEDULE 1ST FLOOR

SYMBOL	DESCRIPTION	QTY	DETAIL
B2-04-02	NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS		
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.	6,446 SF	
P-103	BELGARD HARDSCAPES DECOR DRAPERY HEXAGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND 1" SETTING BED, POLYMERIC JOINT SAND AND PAVEMENT SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6X6" SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	1,545 SF	
P-104	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAYER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	1,690 SF	
P-106	BELGARD HARDSCAPES JURUPA WOOD FINISH PORCELAIN PAYER, 12X48 'COOL', OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	643 SF	
S-101A	PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-492424-01-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL, AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3752. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
S-101B	PRECAST FIBERGLASS POT 'SQUARE' MODEL # SL-4949-01-S-05-S, WITH INTERNAL RESEVOIR OR APPROVED EQUAL, AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3752. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.		
W-100	6X8X16 CMU MASONRY PLANTER WALL. HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/ PRECAST CONCRETE WALL CAP 'VALORI SQUARE' VP-50851 PRECAST CONCRETE WALL CAP - 'CAPRIGNO 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 5/4" DEEP, 1/4" WIDE WITH 1/2" RADIUS EDGES, HAND TOOLED. NO SAW CUTTINGS. 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.



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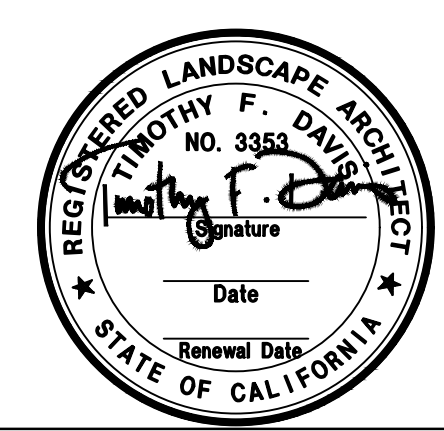
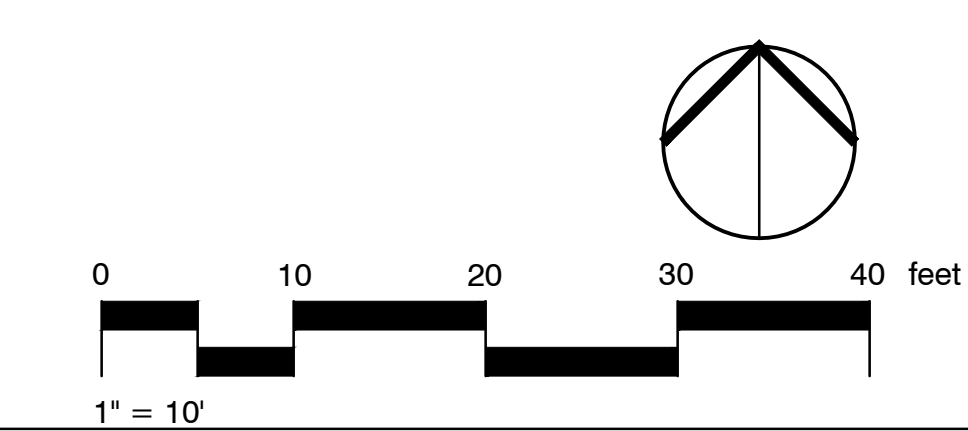
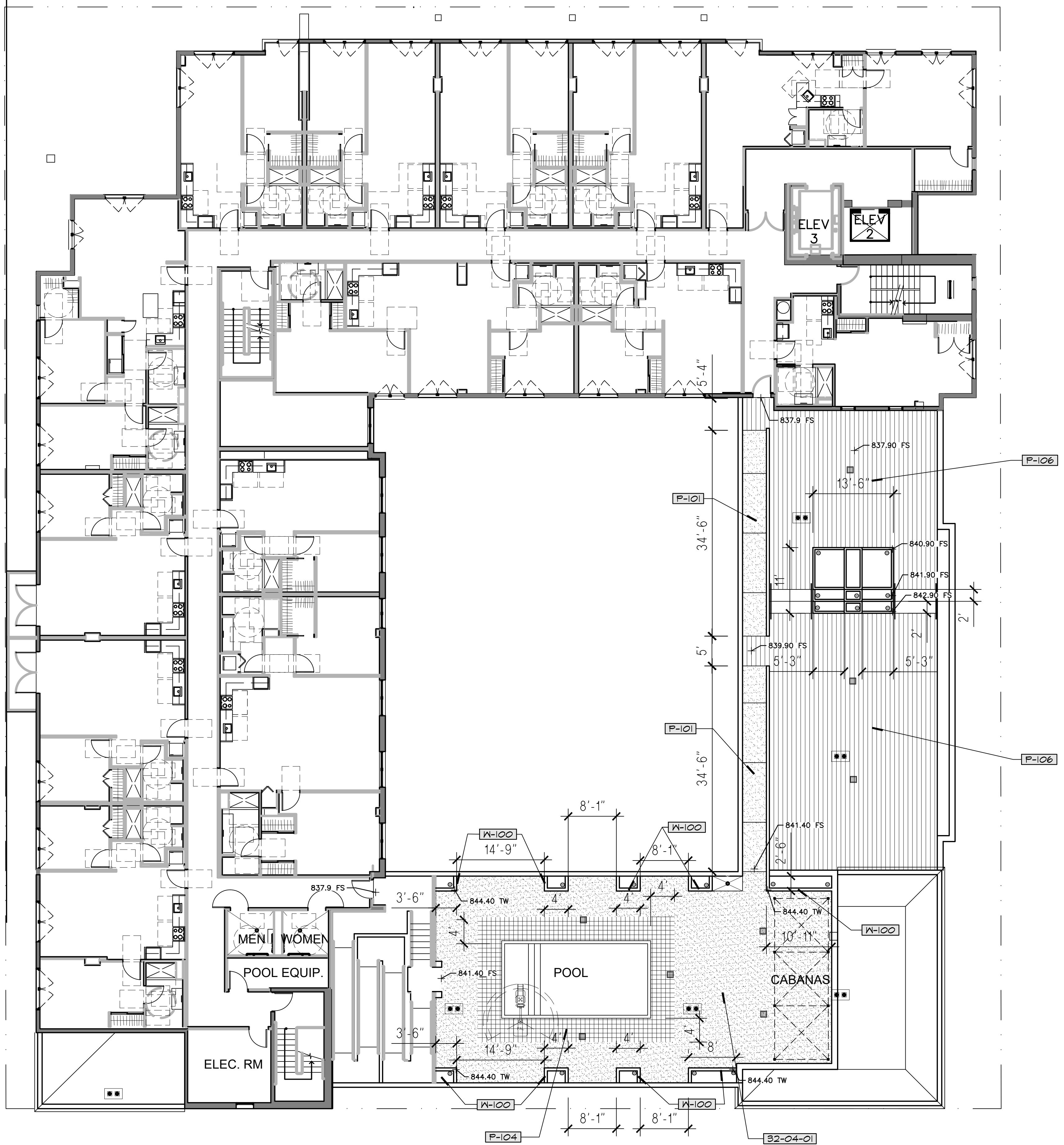
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PROJECT:  
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**PD 35**  
**MIXED-USE**  
SOUTH PARCEL:  
1336 E. COLORADO BLVD.  
PASADENA, CA 94030

DRAWN: Wda  
CHECKED:  
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PROJECT NO.: 22025  
SHEET TITLE:  
CONSTRUCTION PLAN  
1ST FLOOR  
SHEET NO.:  
**L1.0**

**REFERENCE NOTES SCHEDULE 4TH FLOOR**

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
<b>32-04-01</b>	SYNTHETIC TURF FOREVERLAIN SELECT LX OR APPROVED EQUAL (85) 395-4534 OVER TILE TECH PEDESTAL SYSTEM AND TURF TRAY. SEE DETAIL ON SHEET L1.4	1,426 SF	
SYMBOL	PAVINGS DESCRIPTION	QTY	DETAIL
<b>P-101</b>	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.	276 SF	/
<b>P-104</b>	BELGARD HARDSCAPES DECOR NORDIC GOLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	368 SF	
<b>P-106</b>	BELGARD HARDSCAPES JURUPA WOOD FINISH PORCELAIN PAVER, (2'X48' 'COOL') OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	2,013 SF	
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
<b>W-100</b>	6'X8'X16' CMU MASONRY PLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE IV PRECAST CONCRETE WALL CAP 'VALORI SQUARE' VP-5055T' PRECAST CONCRETE WALL CAP - 'CAPPUCCINO HEAVY SANDBLAST' OR APPROVED EQUAL.		



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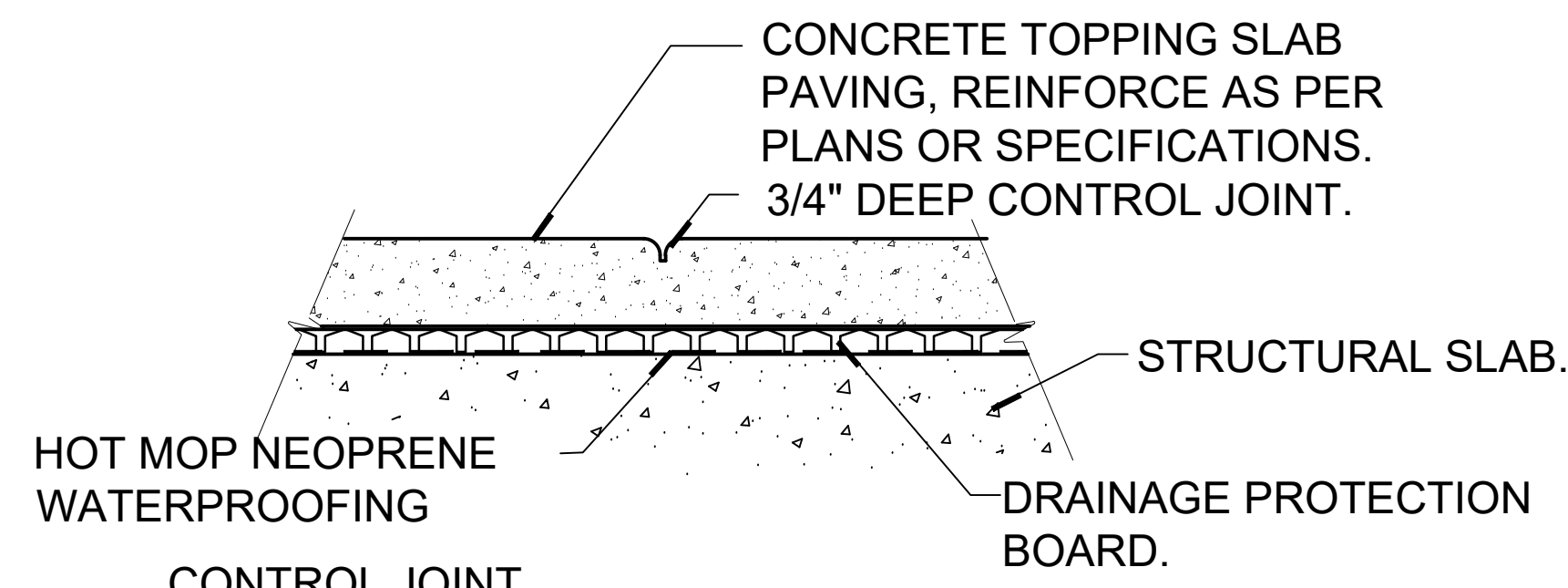
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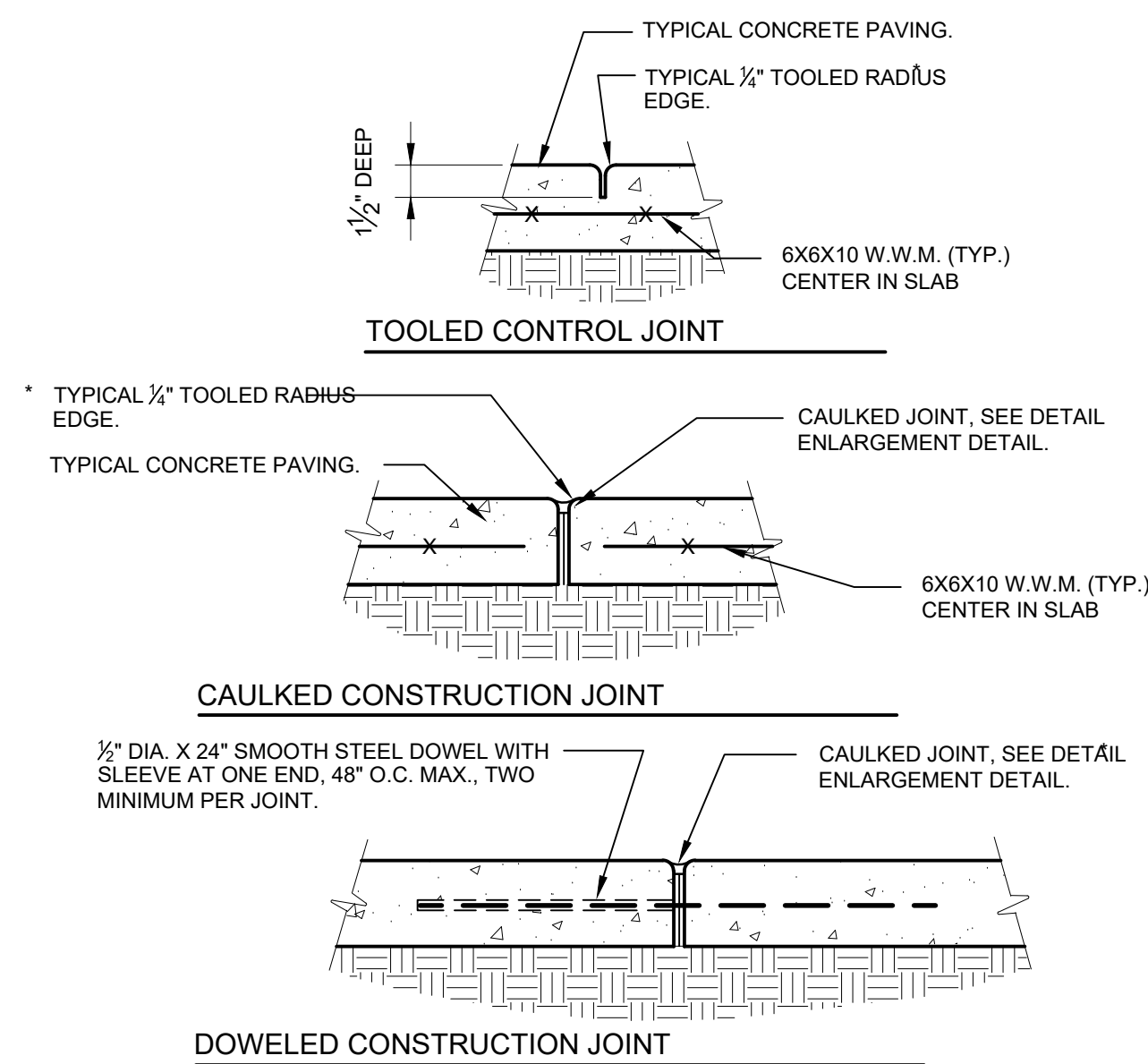
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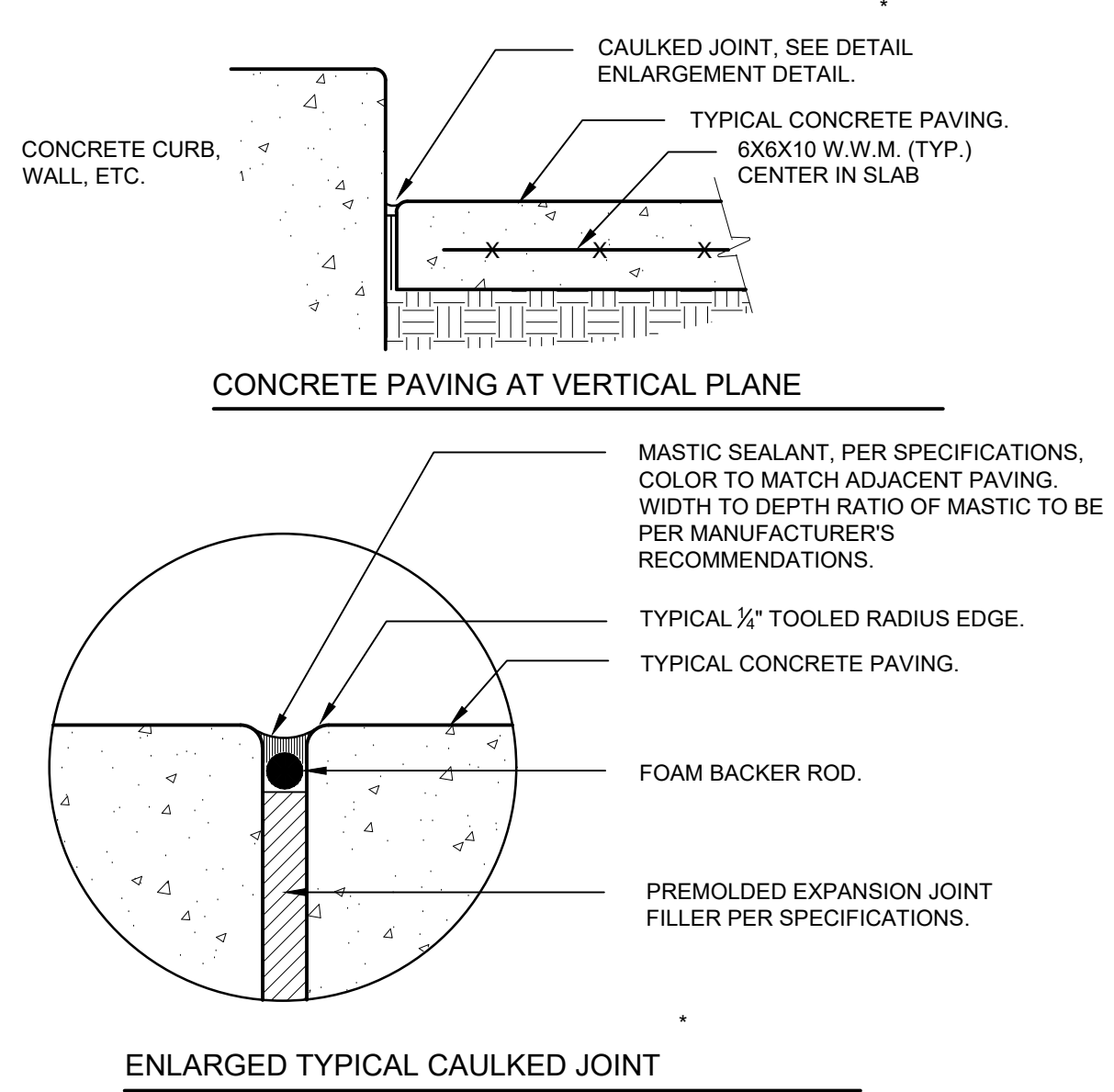
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CONSTRUCTION PLAN  
4TH FLOOR  
SHEET NO.:  
**L1.1**



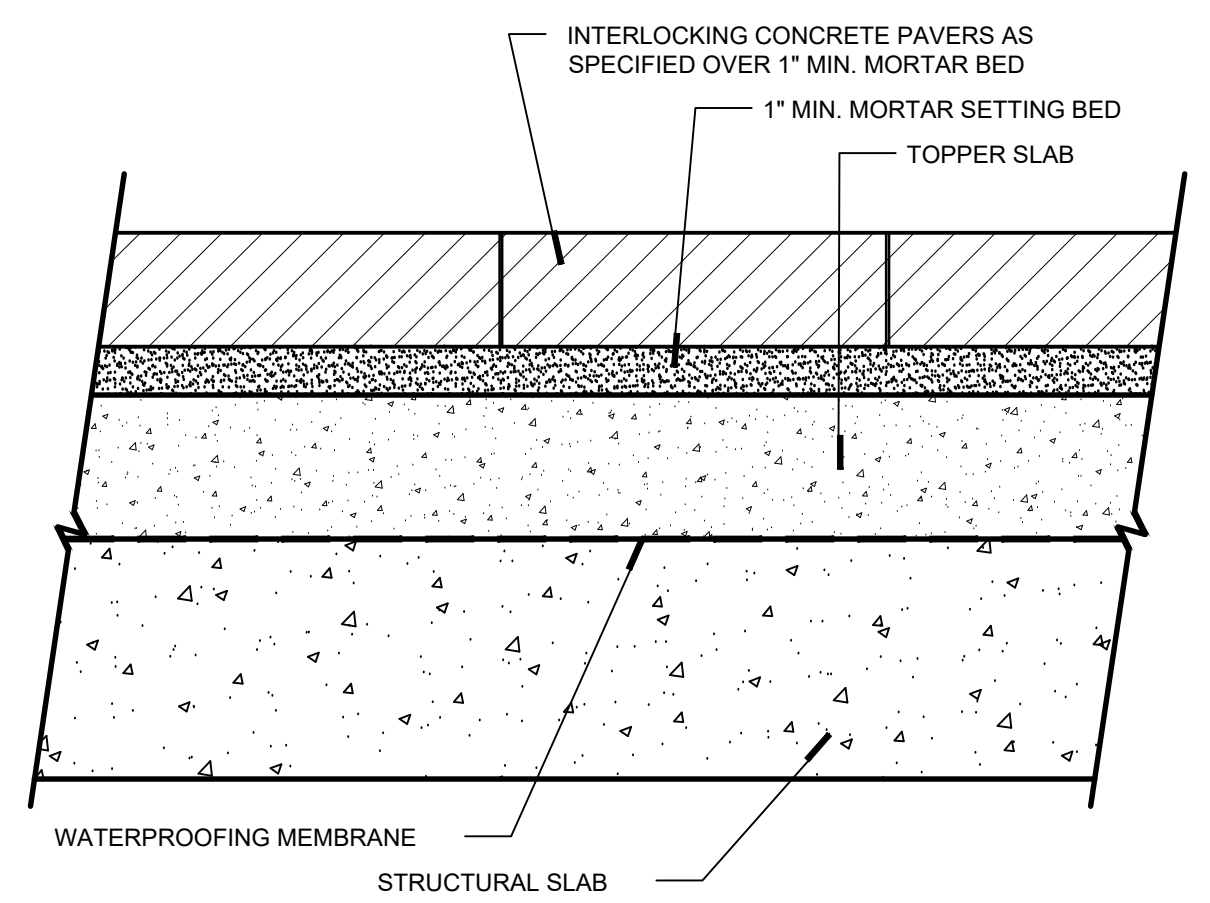
1 TOPPING SLAB OVER STRUCTURAL SLAB  
1 1/2" = 1'-0"



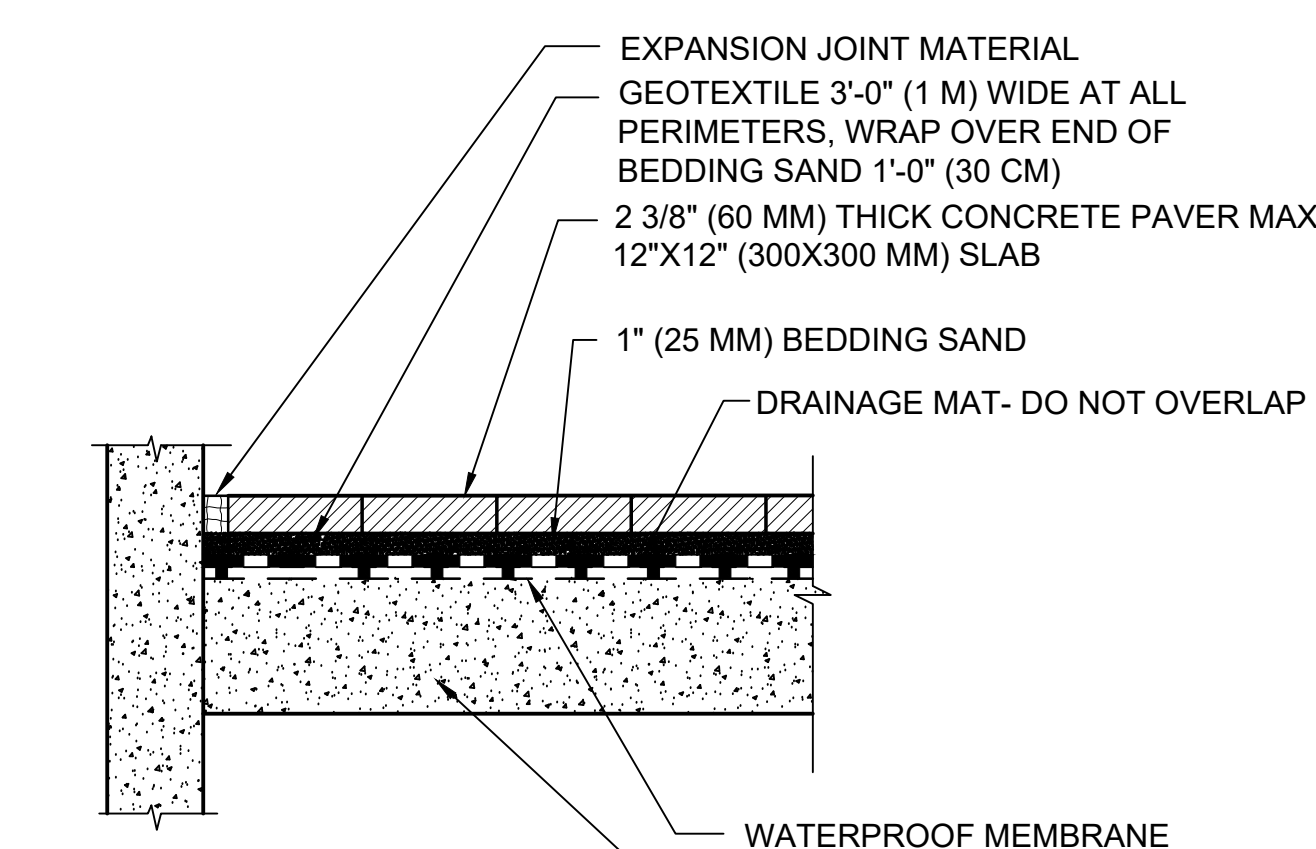
2 TYPICAL CONCRETE PAVING JOINT DETAILS  
1 1/2" = 1'-0"



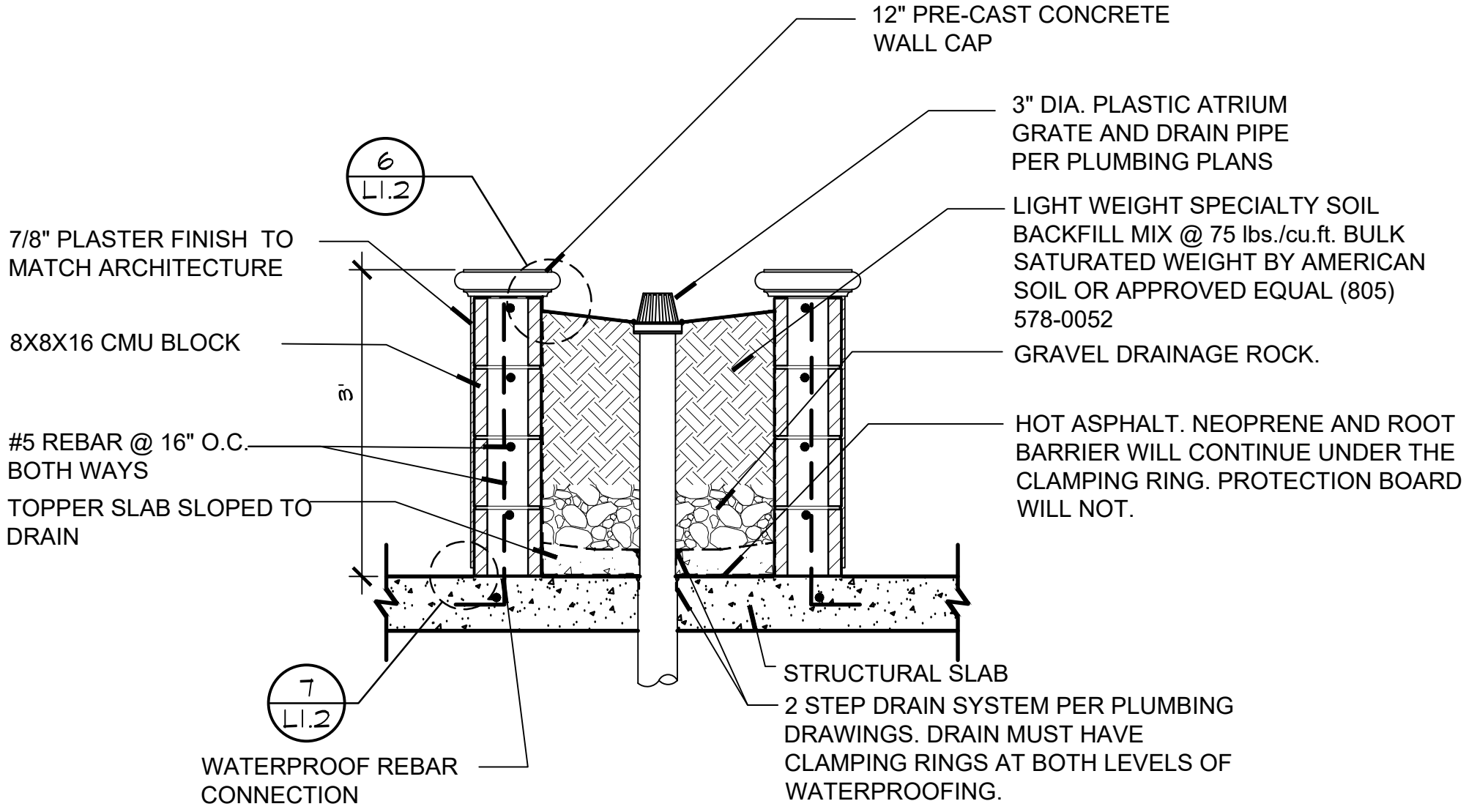
3 INTERLOCKING PAVER ROOF TOP CONDITION (TYP.)  
3" = 1'-0"



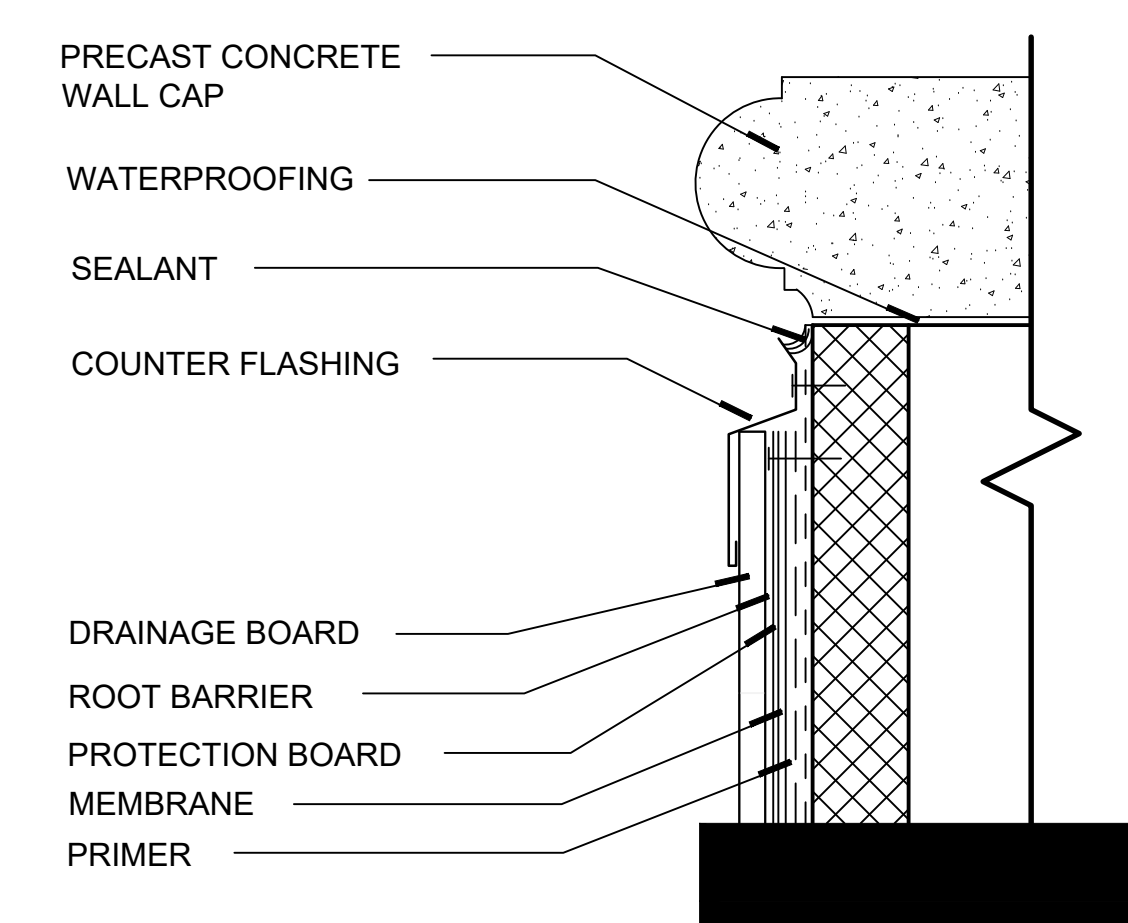
3 INTERLOCKING PAVER ROOF TOP CONDITION (TYP.)  
3" = 1'-0"



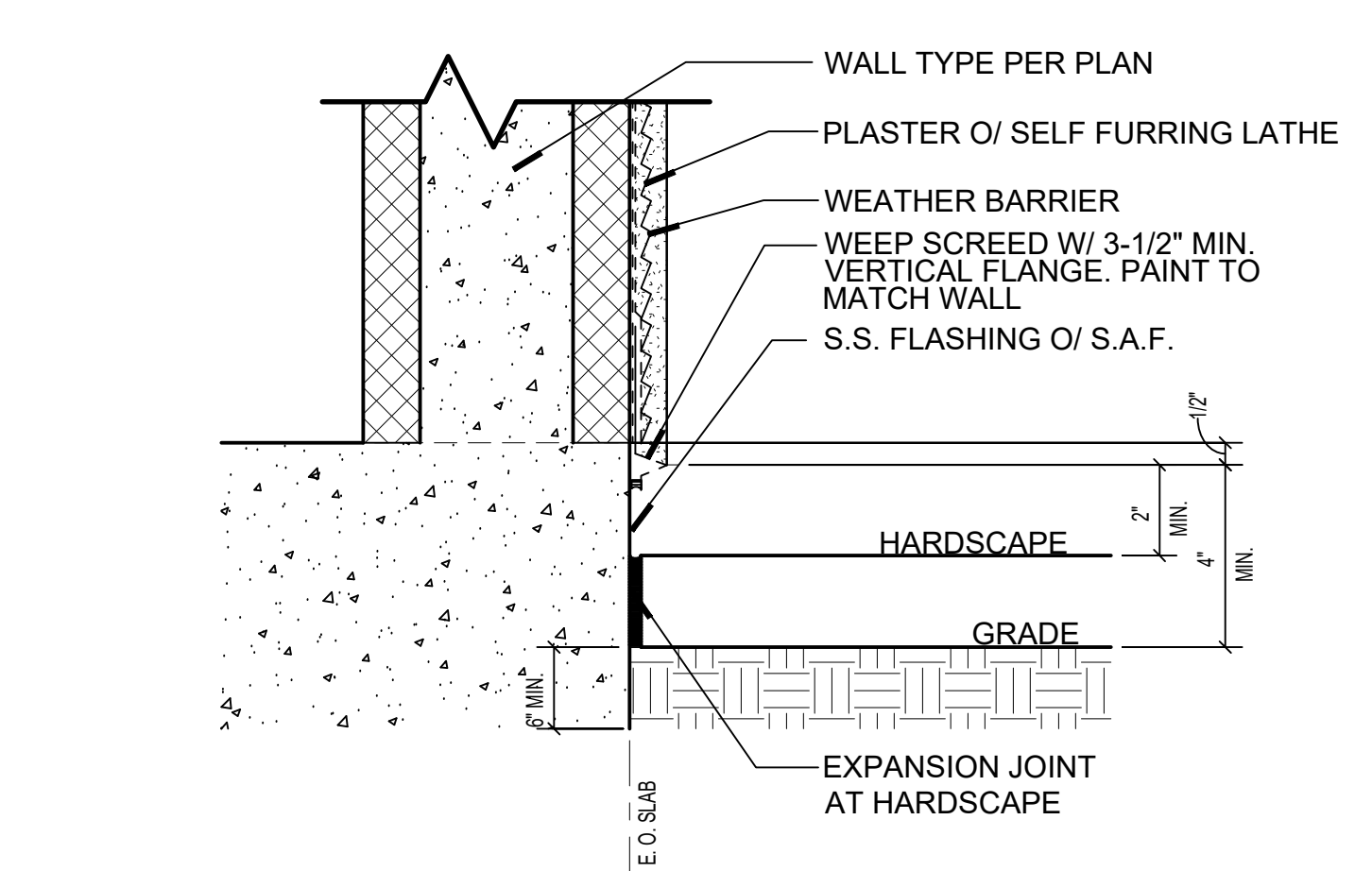
4 ROOF / PLAZA DECK PAVERS W/DRAIN MAT  
1" = 1'-0"



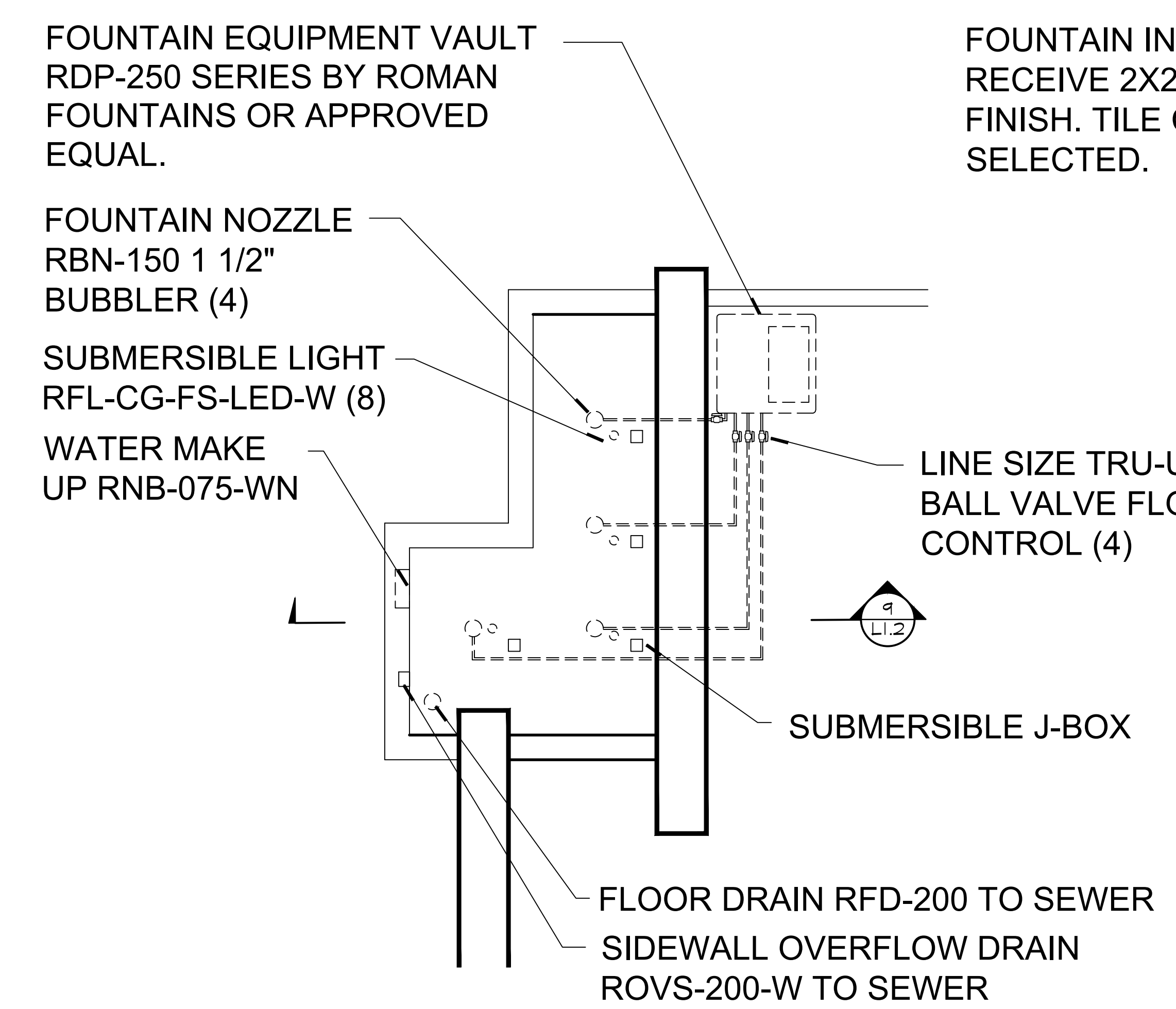
5 TYPICAL RAISED PLANTER OVER STRUCTURAL SLAB  
3/4" = 1'-0"



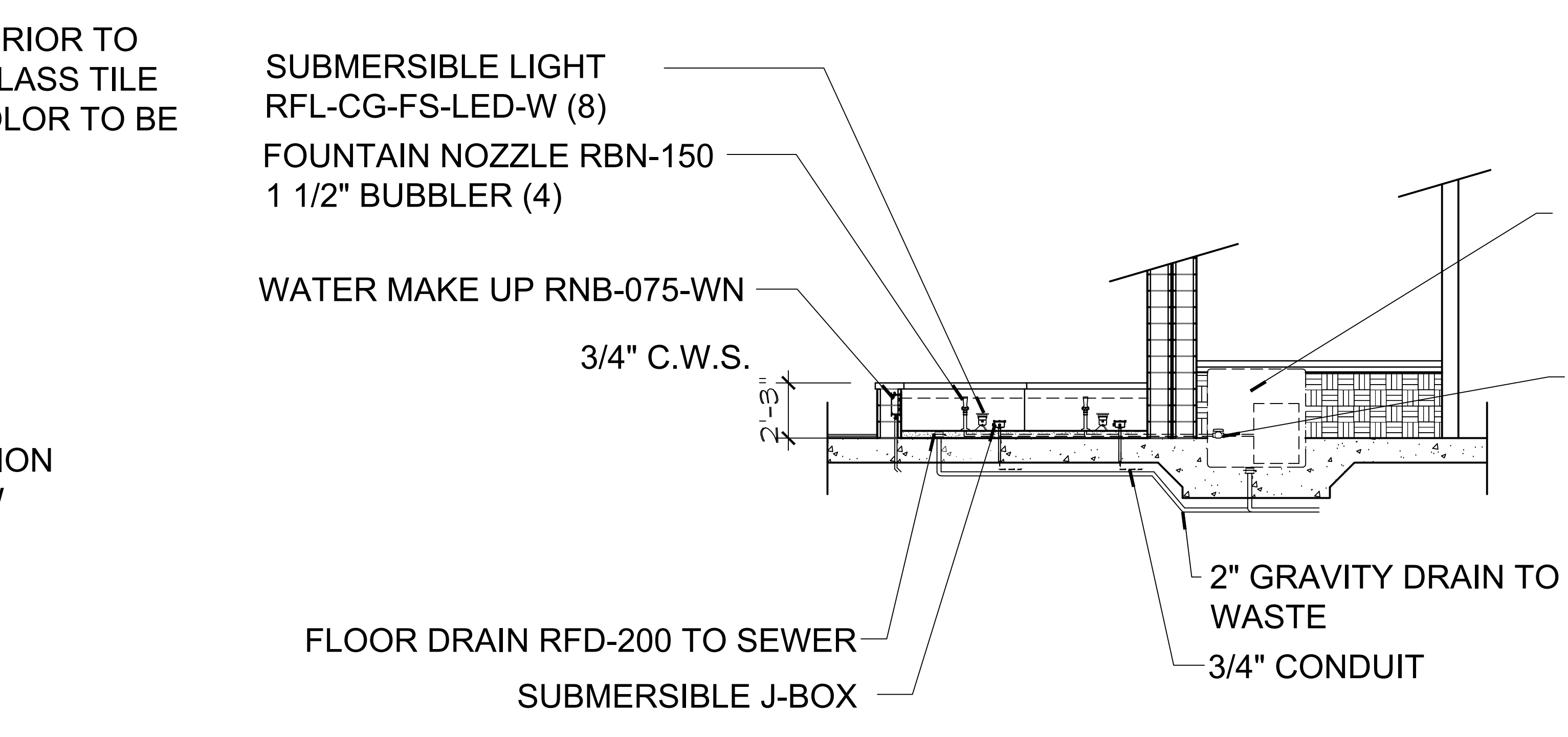
6 PLANTER WATERPROOFING  
6" = 1'-0"



7 EXTERIOR CMU WALL AT GRADE  
3" = 1'-0"



8 SOUTH COURTYARD FOUNTAIN - PLAN VIEW  
1/4" = 1'-0"



9 SOUTH COURTYARD FOUNTAIN - SECTION  
1/4" = 1'-0"

FOUNTAIN EQUIPMENT VAULT RDP-250 SERIES BY ROMAN FOUNTAINS OR APPROVED EQUAL. LOCATED IN ADJACENT RAISED PLANTER

FOUNTAIN NOZZLE RBN-150 1 1/2" BUBBLER (4)

SUBMERSIBLE LIGHT RFL-CG-FS-LED-W (8)

WATER MAKE UP RNB-075-WN

LINE SIZE TRU-UNION BALL VALVE FLOW CONTROL (4)

SUBMERSIBLE J-BOX

FOUNTAIN EQUIPMENT VAULT RDP-250 SERIES BY ROMAN FOUNTAINS OR APPROVED EQUAL. LOCATED IN ADJACENT RAISED PLANTER

LINE SIZE TRU-UNION BALL VALVE FLOW CONTROL (4)

FOUNTAIN INTERIOR TO RECEIVE 2X2 GLASS TILE FINISH. TILE COLOR TO BE SELECTED.

FOUNTAIN COMPONENTS BY ROMAN FOUNTAINS OR APPROVED EQUAL (877) 794-1802

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PASADENA, CA 94030

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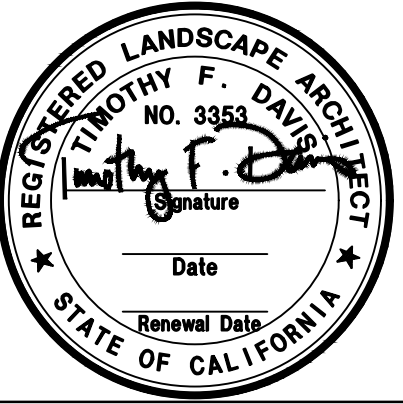
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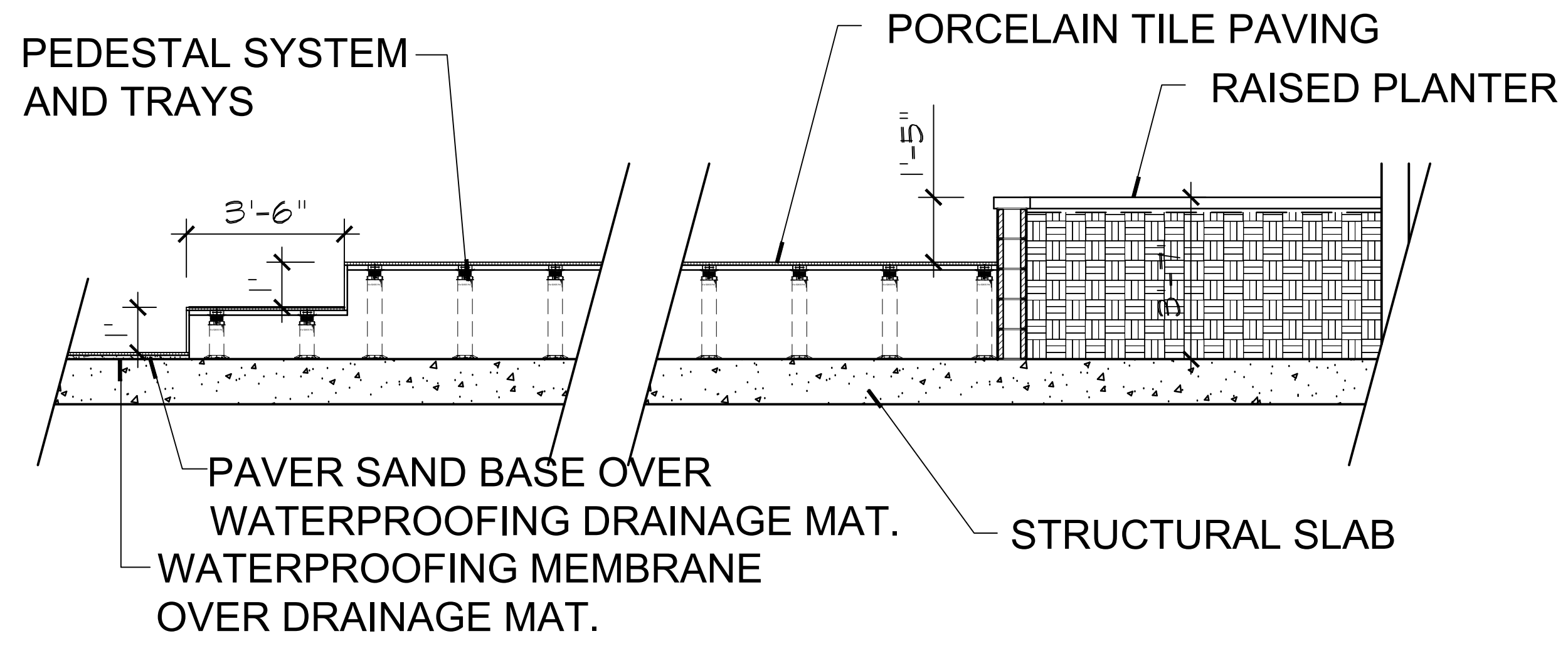
DATE: OCTOBER 27, 2022

PROJECT NO.: 22025

SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NO.:  
L1.2





1 SOUTH COURTYARD PAVING SECTION  
 3/8" = 1'-0" M-RT-40



ARCHITECTS:  
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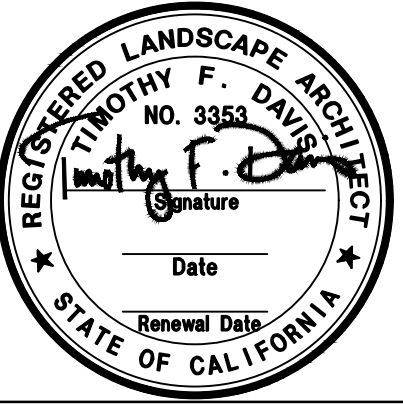
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PROJECT:  
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**PD 35**  
**MIXED-USE**  
 SOUTH PARCEL:  
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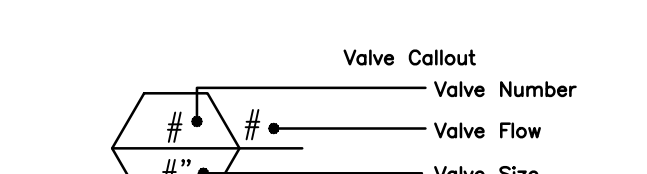
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 DATE: OCTOBER 27, 2022  
 PROJECT NO.: 22025  
 SHEET TITLE:  
 CONSTRUCTION DETAILS



SHEET NO.:  
**L1.3**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XGZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.26GPM-56GPM.
	RAIN BIRD XGZ-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.209449 COMMERCIAL SOLENOID.
	RAIN BIRD XGZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" FESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER. 5 GPM TO 20 GPM.
	RAIN BIRD MDCFCAP DRIFLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPM, 7 GPM, AND 10 GPM MODELS, WITH 1/2" FET THREADED INLET. LIGHT BROWN = 5 GPM, VIOLET = 7 GPM, AND GREEN = 10 GPM.
	AREA TO RECEIVE DRIFLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIFLINE, 0.9 GPM EMITTERS AT 12" O.C. DRIFLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.
	SYMBOL MANUFACTURER/MODEL/DESCRIPTION WILKINS 9TBL-1-1/4" REDUCED PRESSURE BACKFLOW DEVICE
	IRRITROL MC-18E 1/2" STATION COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER, EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. COMES WALL MOUNTED, BUT FITS PEDESTAL P-6B (NOT INCLUDED). COMPATIBLE WITH IRRITROL'S CLIMATE LOGIC.
	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 PA255H-22454 AVAILABLE FROM SITE ONE -GREEN TECH 60 PSI BOOST
	GAP FOR FUTURE USE GAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE GAP SYMBOL.
	POINT OF CONNECTION 1 1/4" PASADENA WATER AND POWER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE



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 IDENTIFIED 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 GROUNDCOVER 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 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 5 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 MULTIOUTLETS 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
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 DRIFLINE 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 MIDDLE POINT 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.

**PASADENA PERMIT CENTER**  
www.cityofpasadena.net/permitscenter

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 it is a required element of the Landscape Documentation Package.

Hydrozone #	Planting Description*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PF*IE)	Landsc. Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)††
<b>Regular Landscape Areas</b>								
	Shrubs	.4	Drip	.81	.49	1,244	609.5	19,763
	Trees	.2	Drip	.81	.49	180	88.2	2,853
Totals							(A)	(B)
<b>Special Landscape Areas</b>								
						1		
Totals							(C)	(D)
<b>ETWU Total</b>								22,616
<b>Maximum Allowed Water Allowance (MAWA)‡‡</b>								25,396

\*Hydrozone #/Planting Description  
1) Turf lawn  
2) Low water-use plantings  
3) Medium water-use plantings

†Irrigation Method  
1) Drip  
2) Low water-use plantings  
3) Medium water-use plantings

‡Irrigation Efficiency (IE)  
0.81 for drip  
0.75 for spray head  
0.61 for drip

††ETWU (Annual Gallons Required) = ETo x 0.82 x ETAF x Area where 0.82 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

‡‡MAWA (Annual Gallons Allowed) = (ETo) x (0.82) x (ETAF x LA) + ((1-ETAF) x SLA) where SLA 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 ETo is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

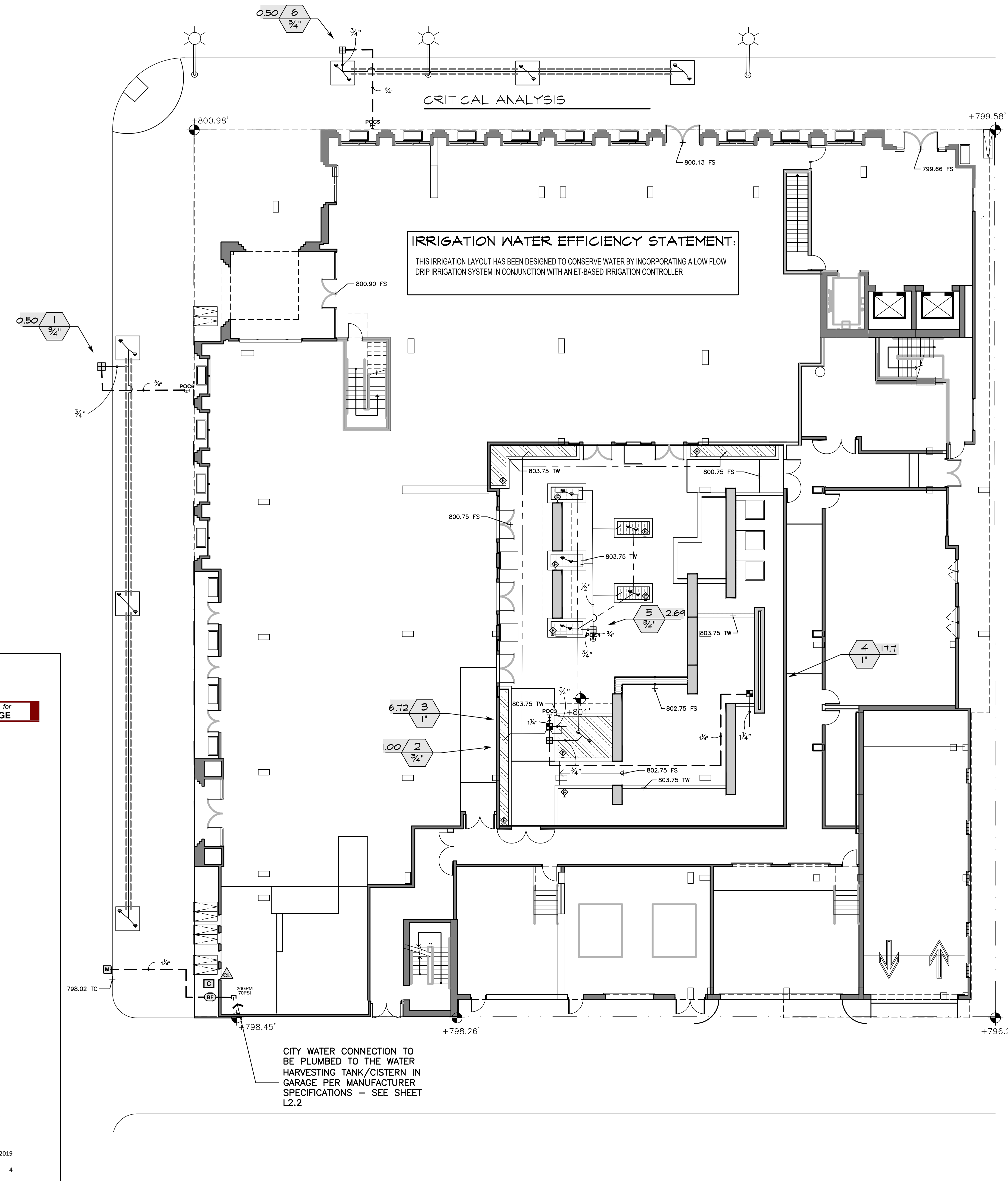
Regular Landscape Areas	Total ETAF x Area	(B)
Total Area	(A)	
Average ETAF	B ÷ A	

**All Landscape Areas**

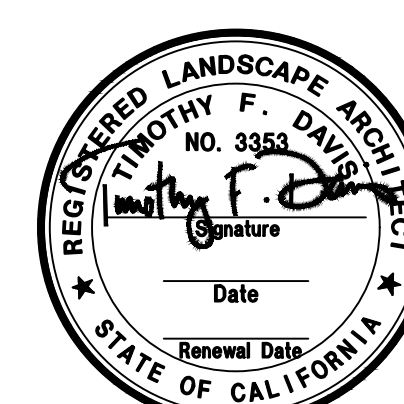
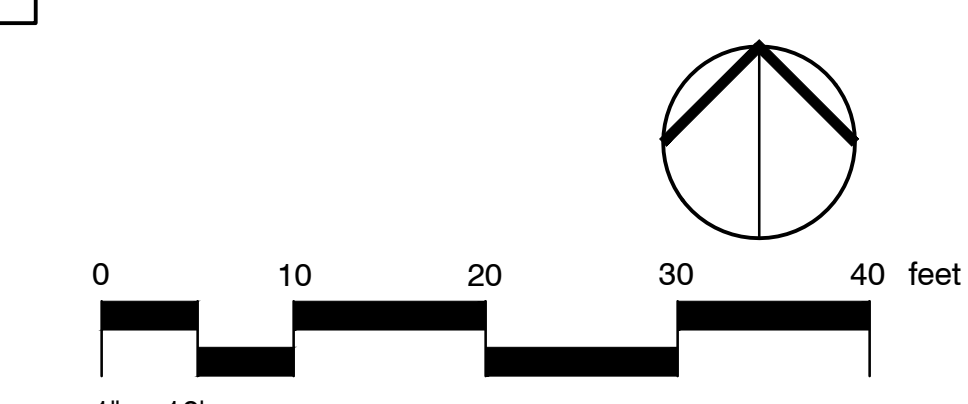
Total ETAF x Area	(B)+(D)
Total Area	(A)+(C)
Site-wide ETAF	(B+(D)) ÷ (A+(C))

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



<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>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>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: 1,375 SF</p> <p>STATIC PRESSURE NOTE:</p> <p>STATIC PRESSURE RANGE AT STREET LEVEL WATER METER - TO PSI IRRIGATION SYSTEM IS DESIGNED FOR 90 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.</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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**ACRM ARCHITECTS + INTERIORS**

ARCHITECTS:  
SCOTT W. MCGILL  
CLIFFORD W. COOK  
DENNIS T. ROGERS

C 21059  
C 19705  
C 19264

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ACRM ARCHITECTS + INTERIORS  
All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

DEVELOPER:  
J&K PLUS INVESTMENT

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

REVISIONS:  
100% DD ISSUE 2022-06-24

PROJECT:  
**NOT FOR CONSTRUCTION**  
**PD 35**  
**MIXED-USE**  
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www.acrma.com 1045 14th Street Suite 100, San Diego, California 92101-5701 Telephone 619.398.3488 Fax. 619.398.3488

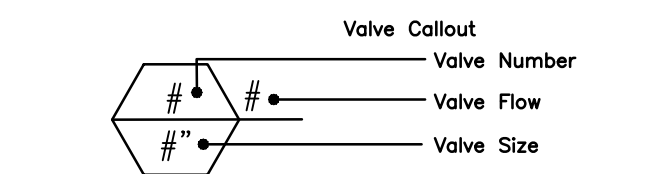
DRAWN: Wdcl  
CHECKED:  
DATE: OCTOBER 27, 2022  
PROJECT NO.: 22025

SHEET TITLE:  
IRRIGATION PLAN  
1 ST FLOOR

SHEET NO.:  
**L2.0**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD X22-075-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 X22-075-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.209R49 COMMERCIAL SOLENOID.
	RAIN BIRD X22-100-PRB-20M MEDIUM FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" PESS VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER, 3 GPM TO 20 GPM.
	RAIN BIRD MDCFCAP DRIFLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS, OFFERED IN 5 GPM, 7 GPM, AND 10 GPM MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPM, VIOLET = 7 GPM, AND GREEN = 10 GPM.
	AREA TO RECEIVE DRIFLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIFLINE, 0.9 GPM EMITTERS AT 12" O.C. DRIFLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XP INSERT FITTINGS.
	WILKINS 175XL-1-1/4" REDUCED PRESSURE BACKFLOW DEVICE
	IRRITROL MC-18E 18" STATION, COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER, EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. COMES WALL MOUNTED, BUT FITS PEDESTAL P-6B (NOT INCLUDED). COMPATIBLE WITH IRRITROL'S CLIMATE LOGIC.
	IRRITROL CL-100-WIRELESS (2) WIRELESS WEATHER SENSING SYSTEM, 100-RECEIVE AND TRANSMITTER KIT, OUTDOOR SENSOR, AND RECEIVER ATTACHED 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 FA25SH-2245A AVAILABLE FROM SITE ONE -GREEN TECH 40 PSI BOOST
	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.
	POINT OF CONNECTION 1 1/4" PASADENA WATER AND POWER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE



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 GROUNDCOVER 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 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
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 DRIFLINE ZONE.

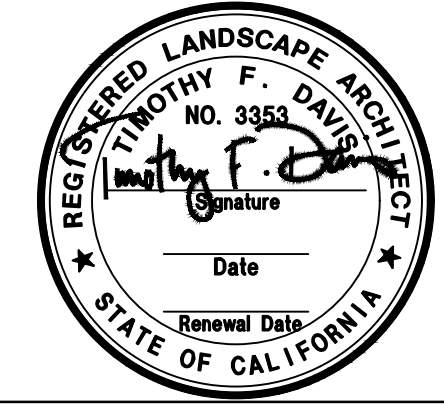
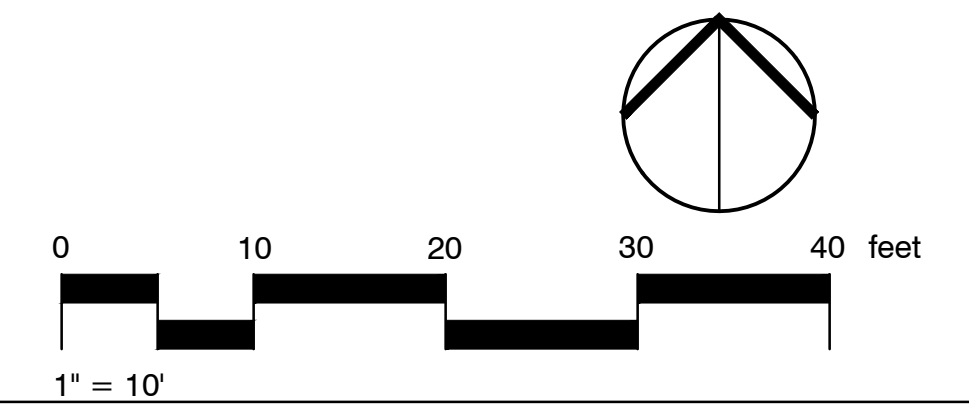
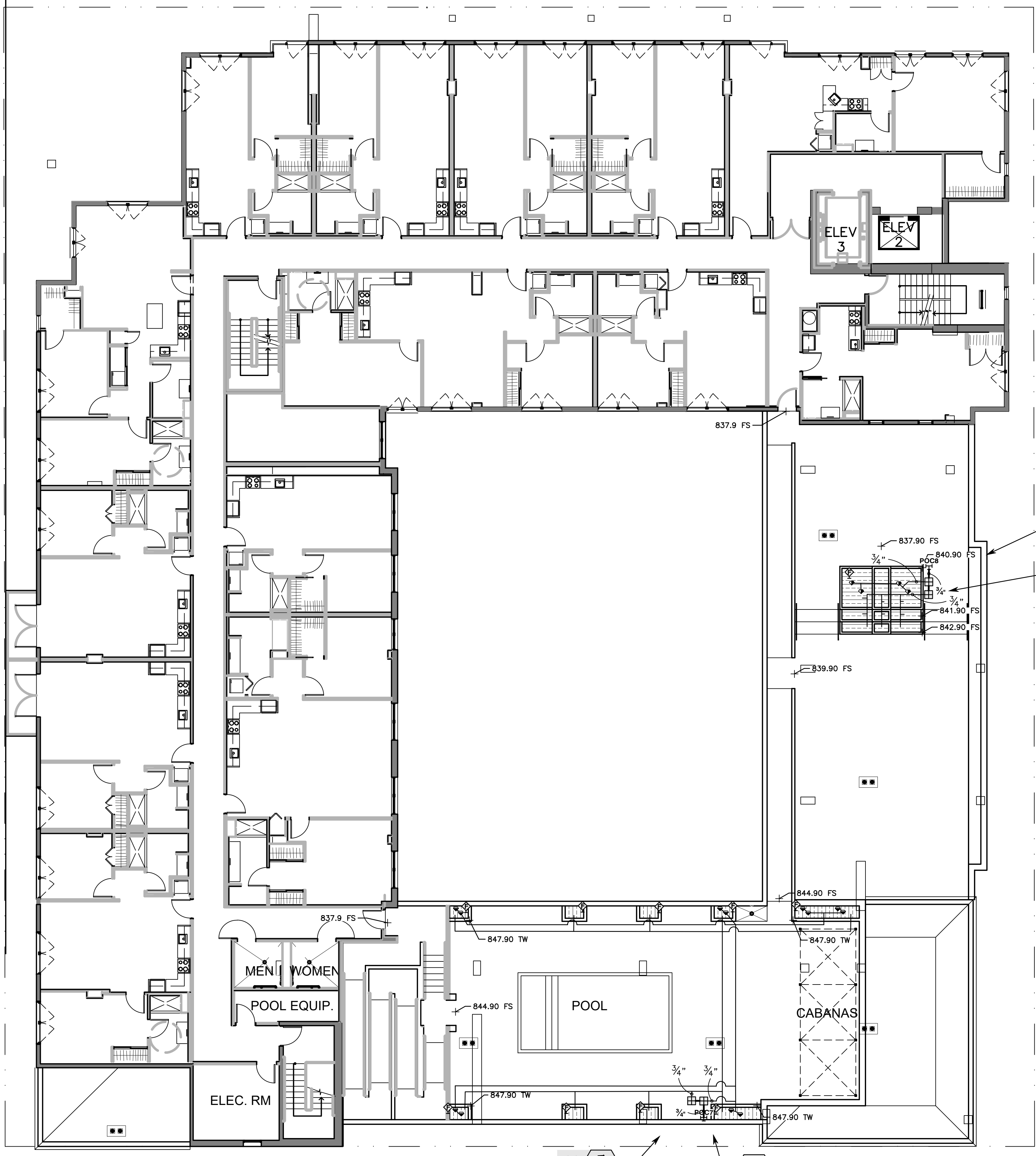
CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES.

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

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<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>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>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: 1,375 SF</p> <p>STATIC PRESSURE NOTE:</p> <p>STATIC PRESSURE RANGE AT STREET LEVEL WATER METER - TO PSI IRRIGATION SYSTEM IS DESIGNED FOR 90 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.</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



**ACRM**  
ARCHITECTS + INTERIORS

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

C 21059  
C 19705  
C 19264

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DEVELOPER:  
J&K PLUS INVESTMENT

CONSULTANTS:

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Riverside, CA 92503  
Ph. (951) 353-2436

REVISIONS:  
100% DD ISSUE 2022-06-24

PROJECT:  
**NOT FOR CONSTRUCTION**  
**PD 35**  
**MIXED-USE**  
SOUTH PARCEL:  
1336 E. COLORADO BLVD.  
PASADENA, CA 91400

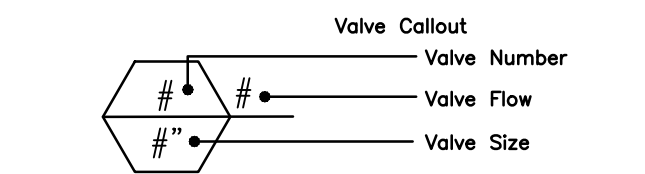
DRAWN: Wdt  
CHECKED:  
DATE: OCTOBER 27, 2022  
PROJECT NO.: 22025

SHEET TITLE:  
IRRIGATION PLAN  
4 TH FLOOR

SHEET NO.:  
**L2.1**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	RAIN BIRD XGZ-015-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.
[Symbol]	RAIN BIRD XGZ-015-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.209448 COMMERCIAL SOLENOID.
[Symbol]	RAIN BIRD XGZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" FESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER. 3 GPM TO 20 GPM.
[Symbol]	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
[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-012 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	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	WILKINS 9TSL 1-1/4" REDUCED PRESSURE BACKFLOW DEVICE
[Symbol]	IRRITROL MC-10E IS-STATION COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER, EQUIPPED IN A RIGID LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. COMES WALL MOUNTED, BUT FITS PEDESTAL P-6B (NOT INCLUDED). COMPATIBLE WITH IRRITROL'S CLIMATE LOGIC.
[Symbol]	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 CONTROLLER, K22, AND MC-E CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.
[Symbol]	WATER HARVESTING SYSTEM MODEL PA255H-22454 AVAILABLE FROM SITE ONE -GREEN TECH 40 PSI BOOST
[Symbol]	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.
[Symbol]	POINT OF CONNECTION 1/4" PASADENA WATER AND POWER
[Symbol]	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
[Symbol]	IRRIGATION MAINLINE: TYPE K COPPER PIPE



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.

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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 "H" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

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 HALF-WAY 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
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.

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:

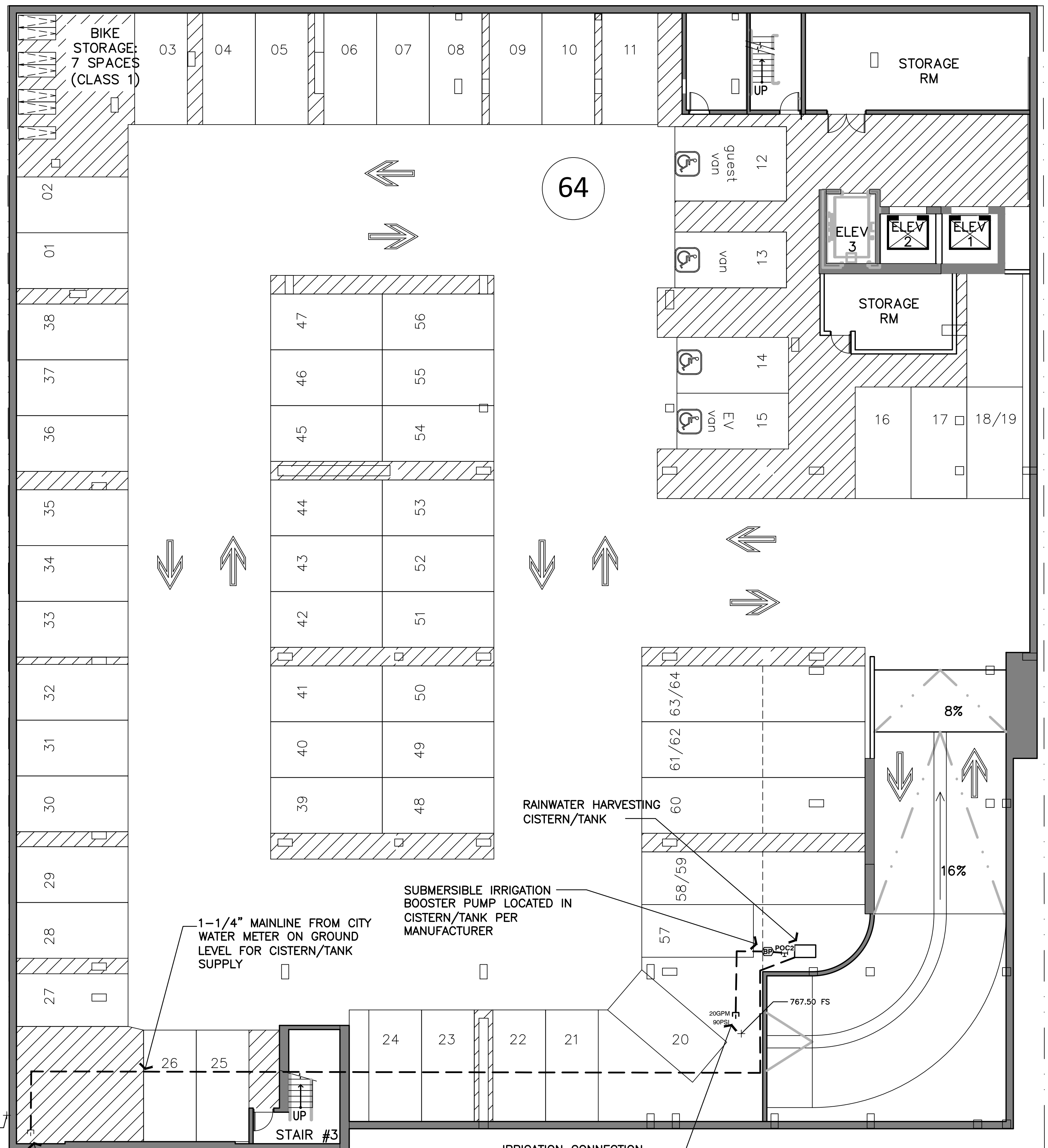
- PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
- COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
- FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

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.

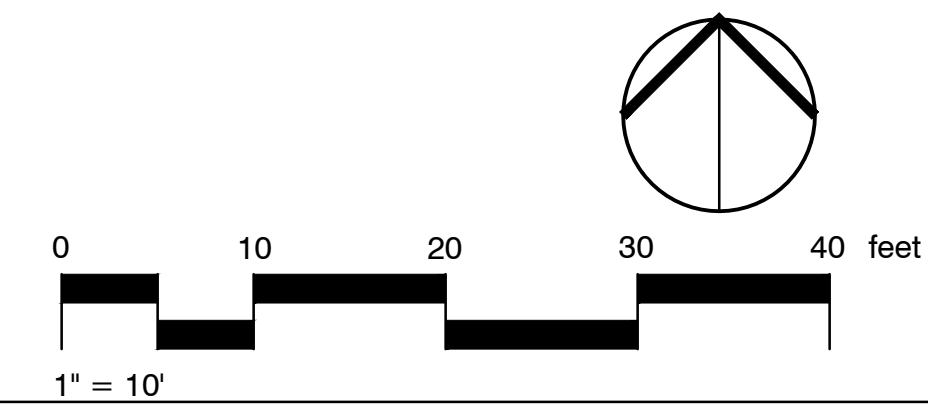
THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF (1) YEAR, ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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



<p>DRIP IRRIGATION NOTE:</p> <p>AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIPLINE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIPLINE LATERAL RUN.</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 PLANTING AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND ARE UNDER HARDSCAPE.</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: 1375 SF</p>	<p>STATIC PRESSURE NOTE:</p> <p>STATIC PRESSURE RANGE AT STREET LEVEL WATER METER - TO PSI</p> <p>IRRIGATION SYSTEM IS DESIGNED FOR 90 PSI. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.</p>	



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REVISIONS:  
100% DD ISSUE 2022-06-24

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PD 35  
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SOUTH PARCEL:  
1336 E. COLORADO BLVD.  
PASADENA, CA 94030

PROJECT:  
IRRIGATION PLAN  
PARKING LEVEL 3

DRAWN: Wdl  
CHECKED:  
DATE: OCTOBER 27, 2022  
PROJECT NO.: 22025

SHEET TITLE:  
IRRIGATION PLAN  
PARKING LEVEL 3

SHEET NO.:  
L2.2

PLANT SCHEDULE 1ST FLOOR

TREES	BOTANICAL / COMMON NAME	CONT	FF	QTY	REMARKS
FM	FIGUS BENJAMINA / KEEPING FIG MULTI-TRUNK	36" BOX	M	6	
ME	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	36" BOX	M	2	
PM	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	24" BOX	L	4	
QE	QUERCUS ENGELMANNII / ENGELMANN OAK	24" BOX	L	3	NEW STREET TREE
QE2	QUERCUS ENGELMANNII / ENGELMANN OAK	EXISTING	L	1	EXISTING STREET TREE TO BE REMOVED
TI	TABBUZIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX	L	3	NEW STREET TREE
SHRUBS	BOTANICAL / COMMON NAME	CONT	FF	QTY	REMARKS
BG	BAMBUSA MULTIFLEX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	15 GAL.	M	31	
CF	CORDYLINA X 'FESTIVAL GRASS' / DRAGAENA	5 GAL.	M	14	
DT	DIANELLA TASMANICA / FLAX LILY	5 GAL.	M	41	
MC	MYRTUS COMMUNIS / COMMON MYRTLE	1 GAL.	M	14	
NN	NANDINA DOMESTICA 'NANA PURPUREA' / DIARF PURPLE HEAVENLY BAMBOO	15 GAL.	M	8	
PI2	PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	15 GAL.	M	6	COLUMNAR
RI	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	15 GAL.	M	8	
SL	SANSEVIERIA TRIFASCIATA 'LAURENTII' / SANSEVIERIA	5 GAL.	M	8	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	9	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	FF	QTY	REMARKS
OB	OPHIPOGON JAPONICUS 'BLACK' / BLACK MONDO GRASS	1 GAL.	M	68	
TJ	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	M	22	

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 NEWLY 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 PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED 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-TO 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.

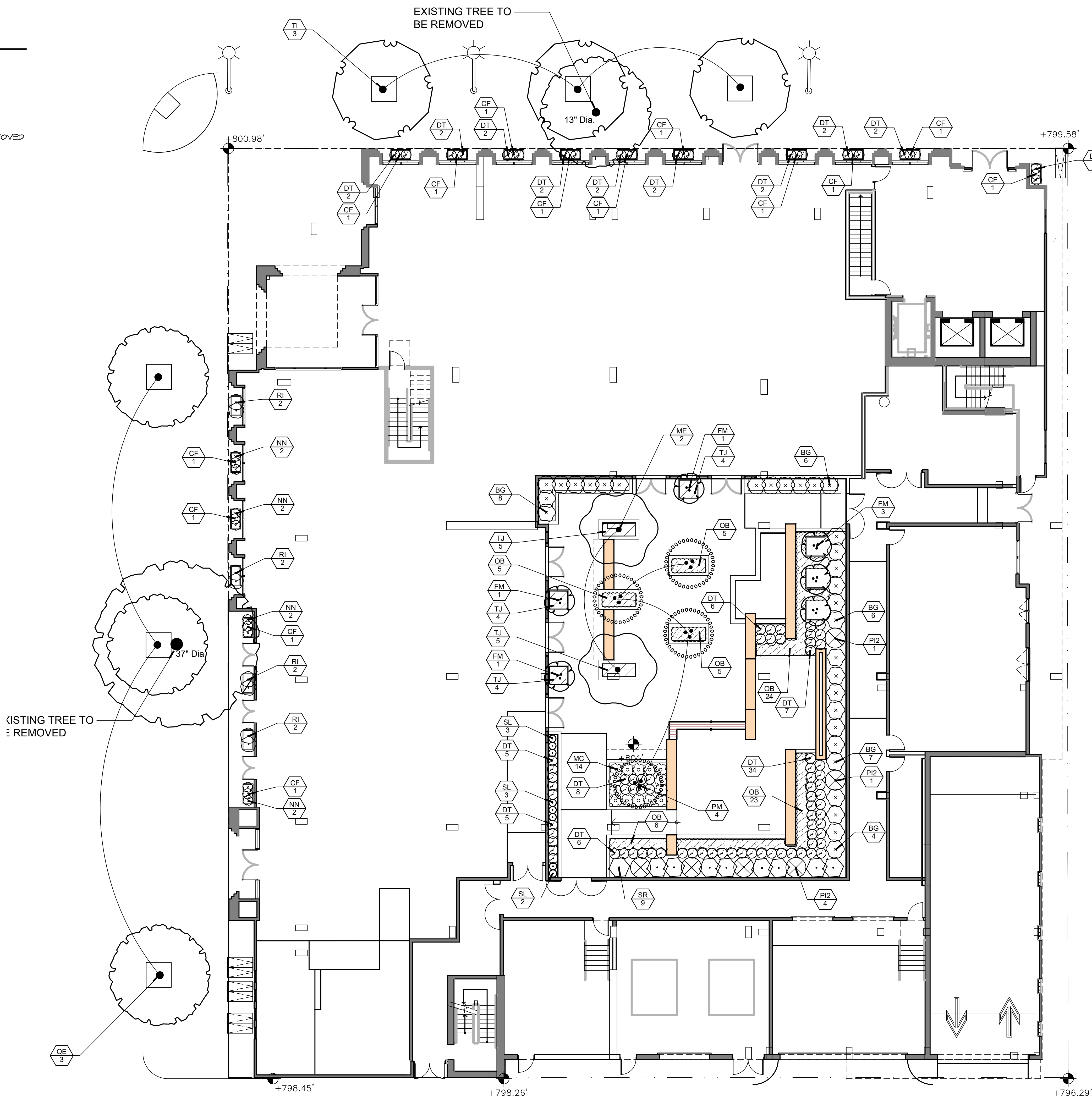
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:  
(22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER  
(2) TRI-C MYCO TABS PER 1 GALLON STOCK  
(8) TRI-C MYCO TABS 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 1-800-427-9311

4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND, REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

**TOP DRESSING:**  
ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREPPED 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.

**MOYSTRIPS:**  
THE CONTRACTOR SHALL INSTALL CONCRETE MOYSTRIPS (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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100% DD ISSUE 2022-06-24

PROJECT:  
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MIXED-USE  
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DATE: OCTOBER 27, 2022  
PROJECT NO.: 22025  
SHEET TITLE:  
SHEET NO.: L3.0

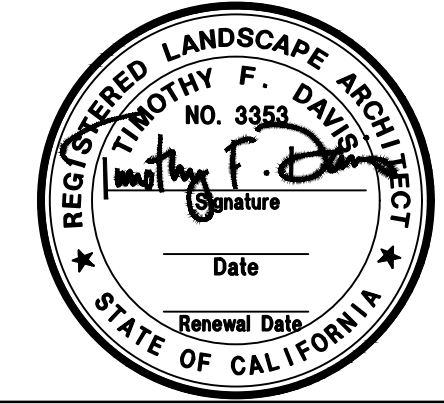
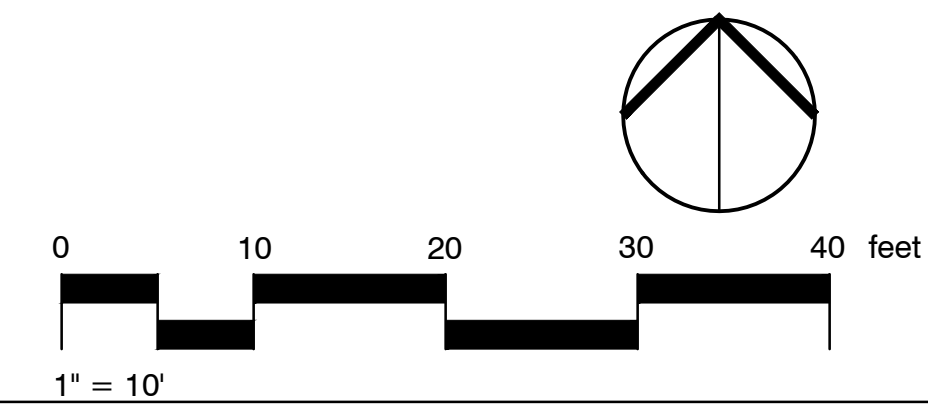
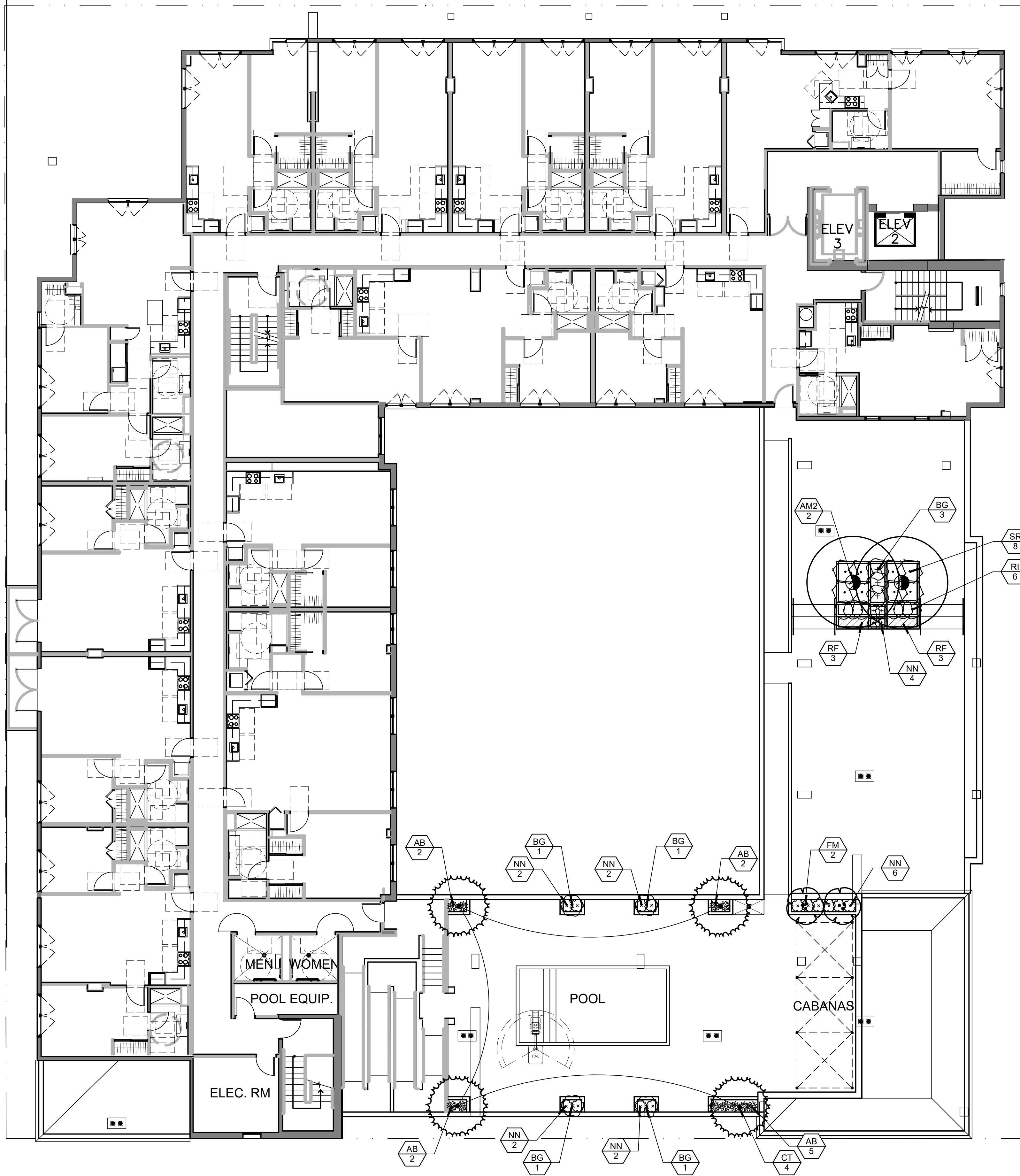
0 10 20 30 40 feet  
1" = 10'

REGISTERED LANDSCAPE ARCHITECT  
NO. 22523  
THOMAS F. DAVIS  
Date: \_\_\_\_\_  
Renewal Date: \_\_\_\_\_  
STATE OF CALIFORNIA



PLANT SCHEDULE 4TH FLOOR

TREES	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
AM2	ARCHONTOPHOENIX CUNNINGHAMIANA / MULTI-TRUNK KING PALM	16" BTH	M	2	
CT	CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS 36" BOX	L	L	4	*
FM	FIGUS BENJAMINA / KEEPING FIG MULTITRUNK	36" BOX	M	2	
SHRUBS	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
AB	ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAM	5 GAL.	L	11	
BG	BAMBUSA MULTIPLEX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	15 GAL.	M	7	
NN	NANDINA DOMESTICA 'NANA PURPUREA' / DWARF PURPLE HEAVENLY BAMBOO	15 GAL.	M	6	
RI	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	15 GAL.	M	6	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	6	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	FE	QTY	REMARKS
RF	ROSA X 'FLOWER CARPET RED' / ROSE	5 GAL.	M	6	



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**PD 35**  
**MIXED-USE**  
 SOUTH PARCEL:  
 1336 E. COLORADO BLVD.  
 PASADENA, CA 94030

DRAWN: Wdel  
 CHECKED:  
 DATE: OCTOBER 27, 2022  
 PROJECT NO.: 22025  
 SHEET TITLE:  
 SHEET NO.: **L3.1**


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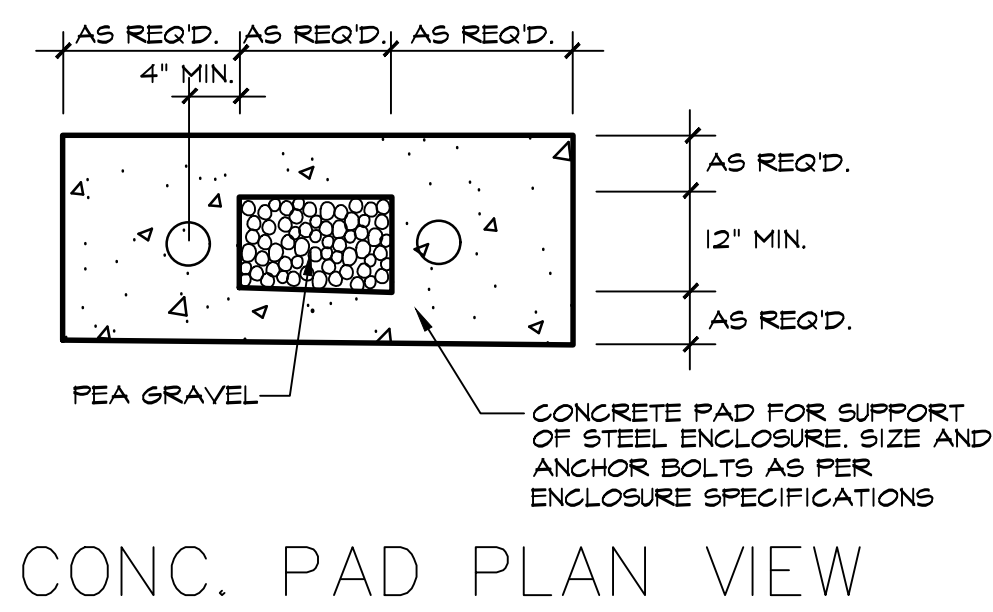
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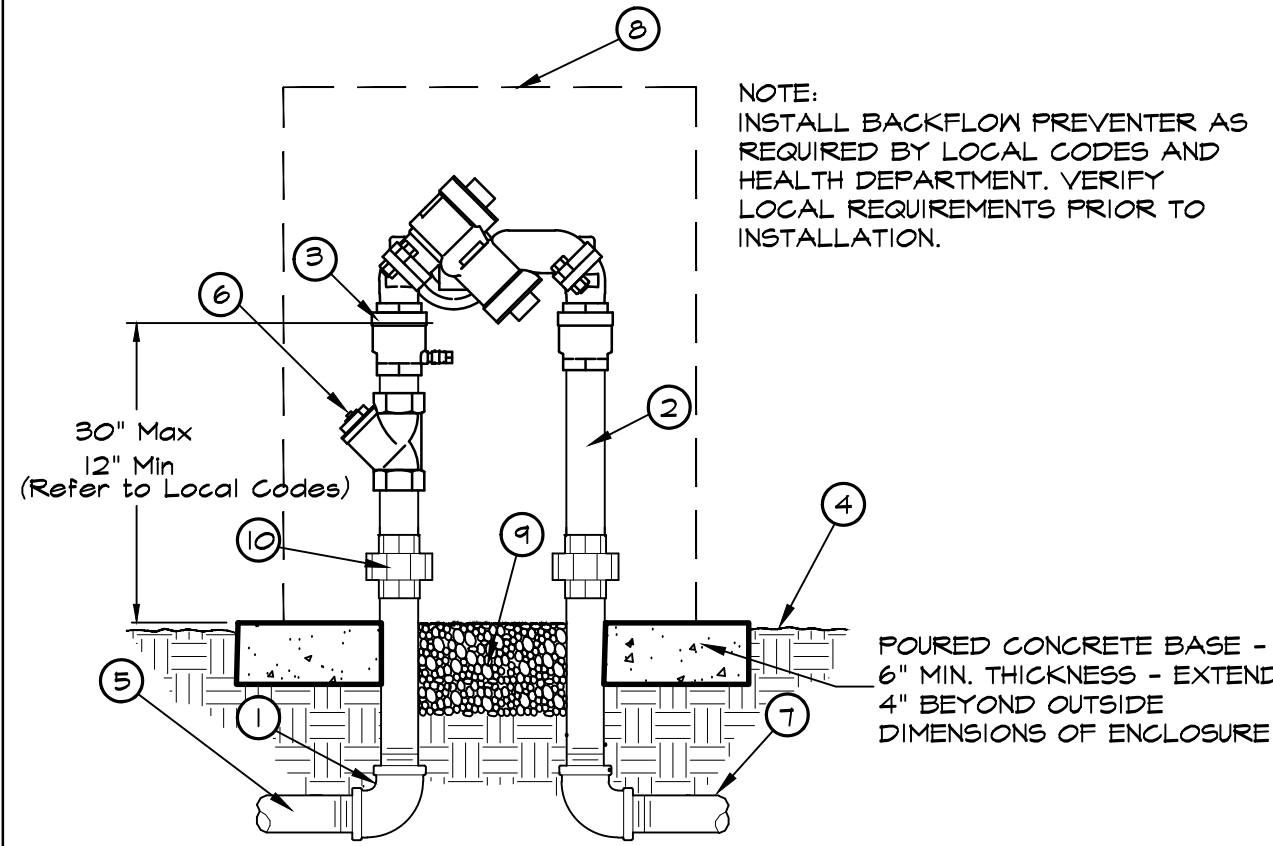
DEVELOPER:  
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 100% DD ISSUE 2022-06-24



CONC. PAD PLAN VIEW



ELEVATION

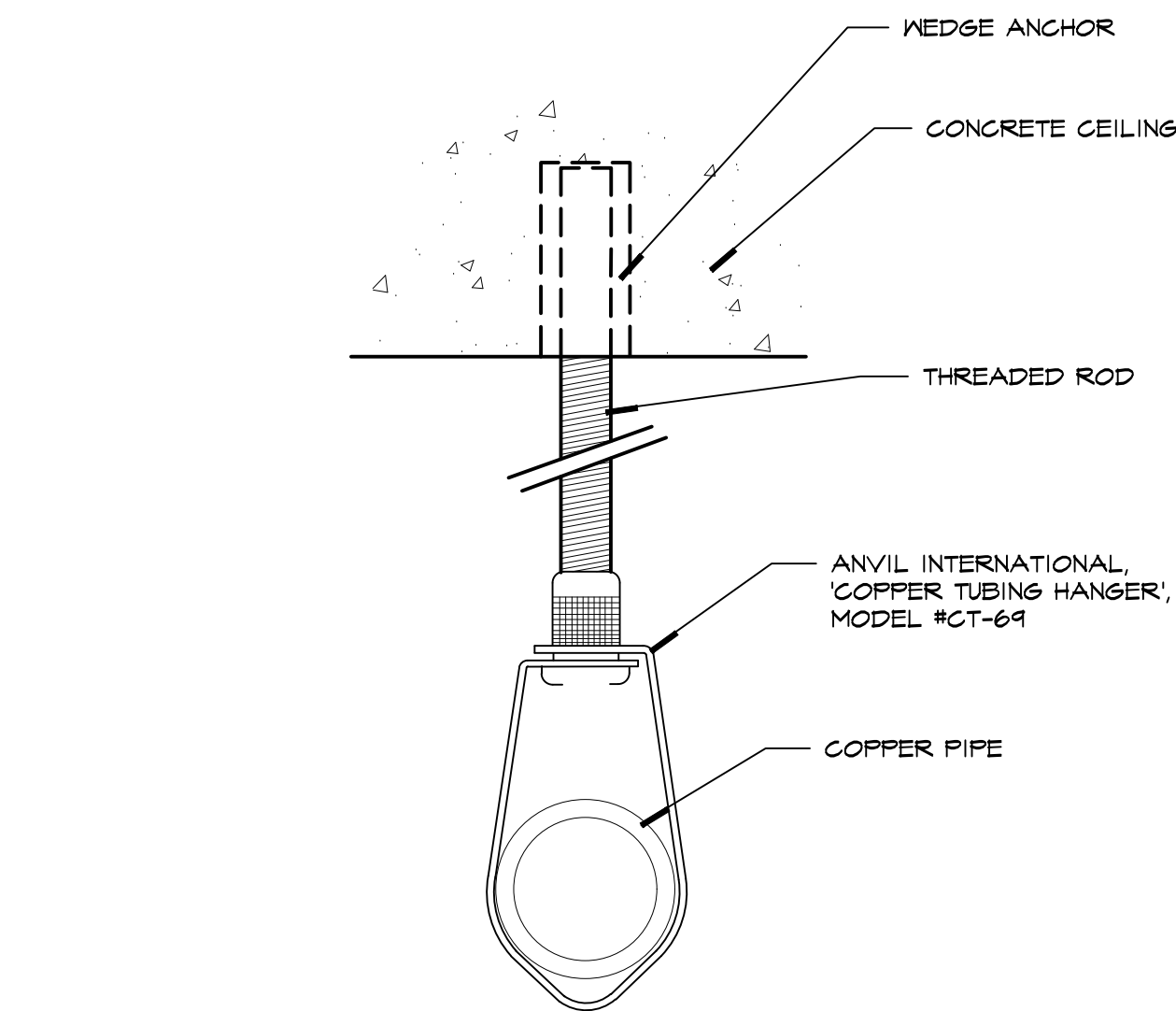
1 BACKFLOW DEVICE W/ENCLOSURE  
1 1/2\"/>

2 BRASS GATE VALVE  
1 1/2\"/>

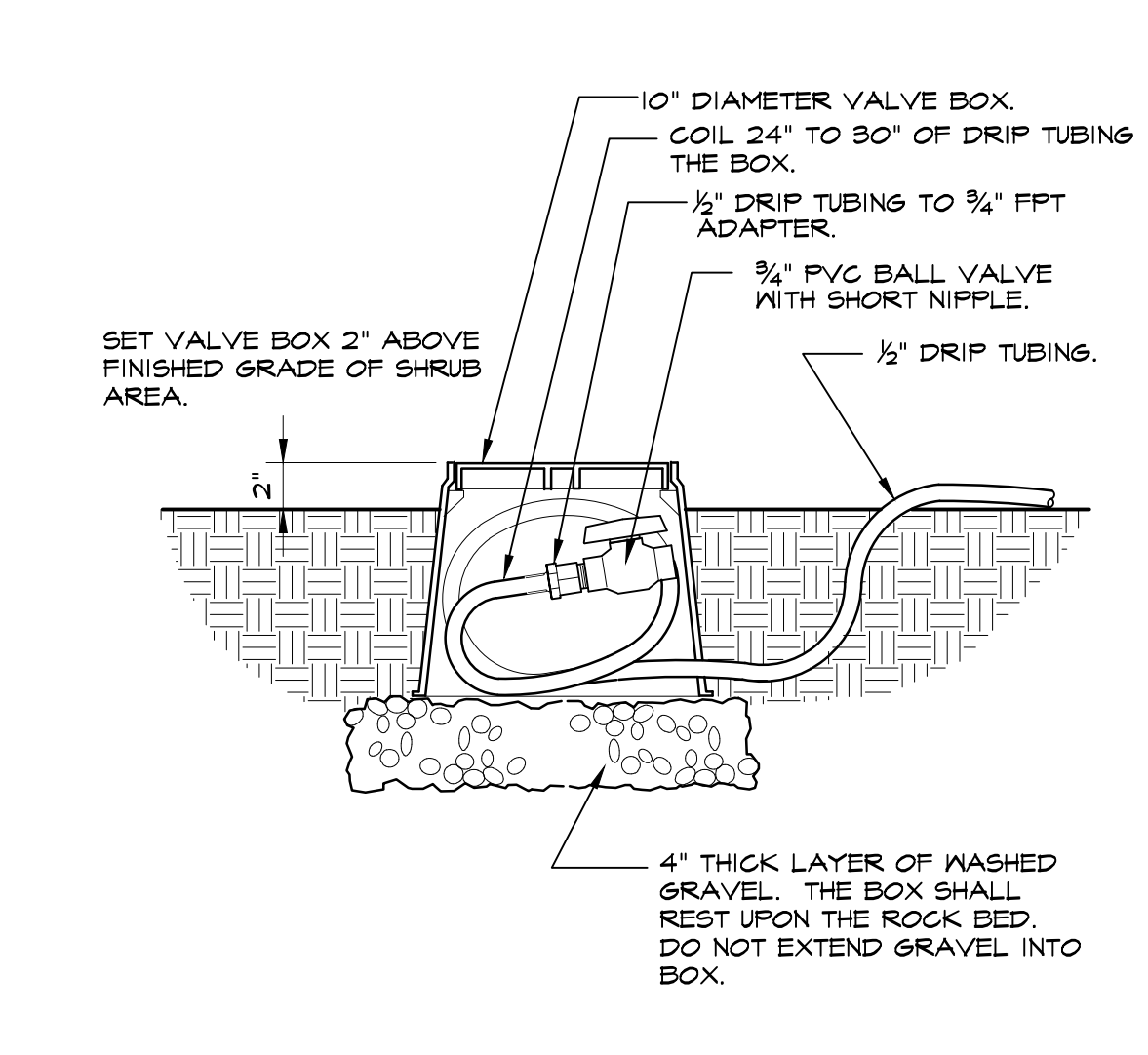
3 QUICK COUPLING VALVE IN 10\"/>

4 WALL MOUNT CONTROLLER  
1\"/>

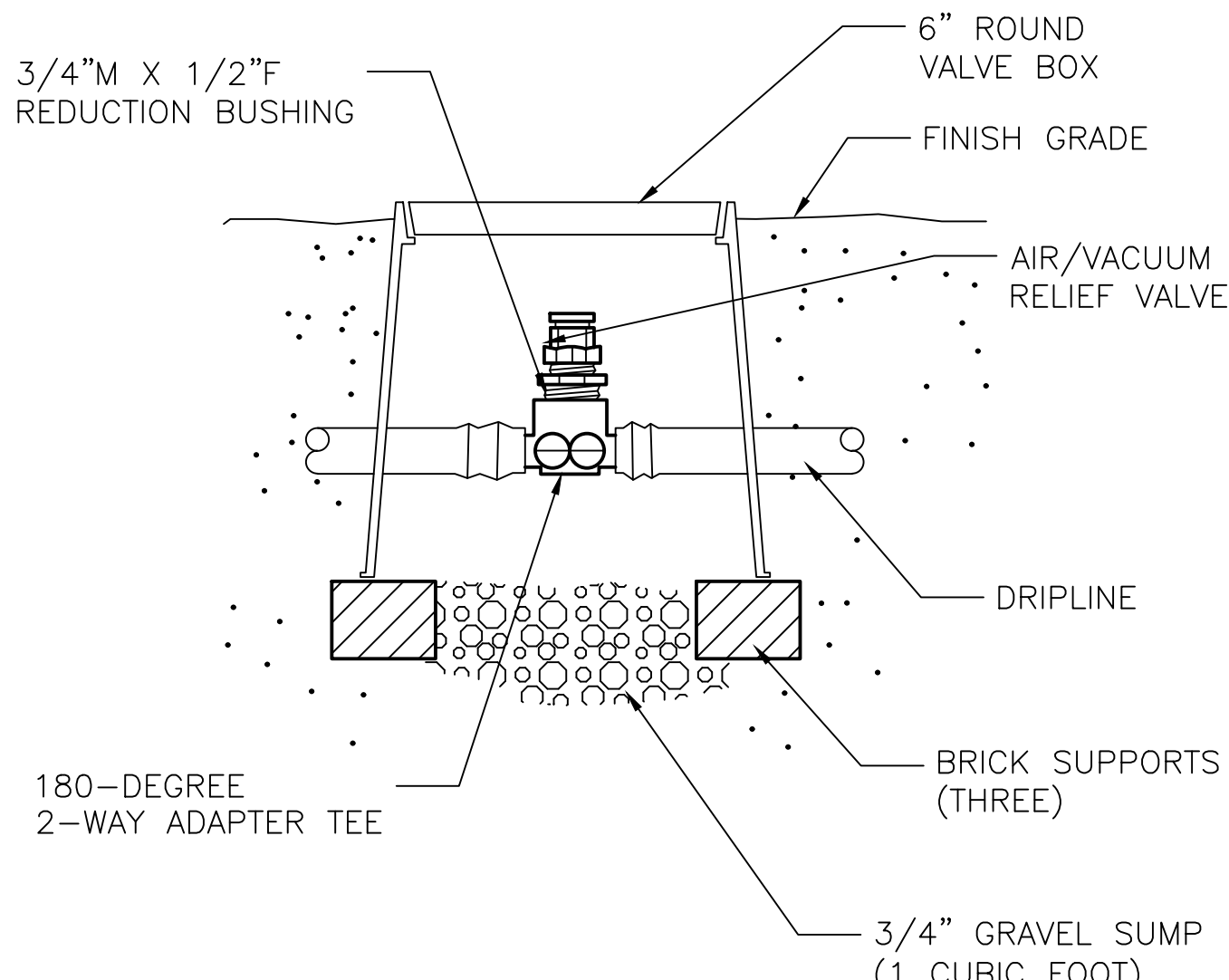
5 PIPE TRENCHING  
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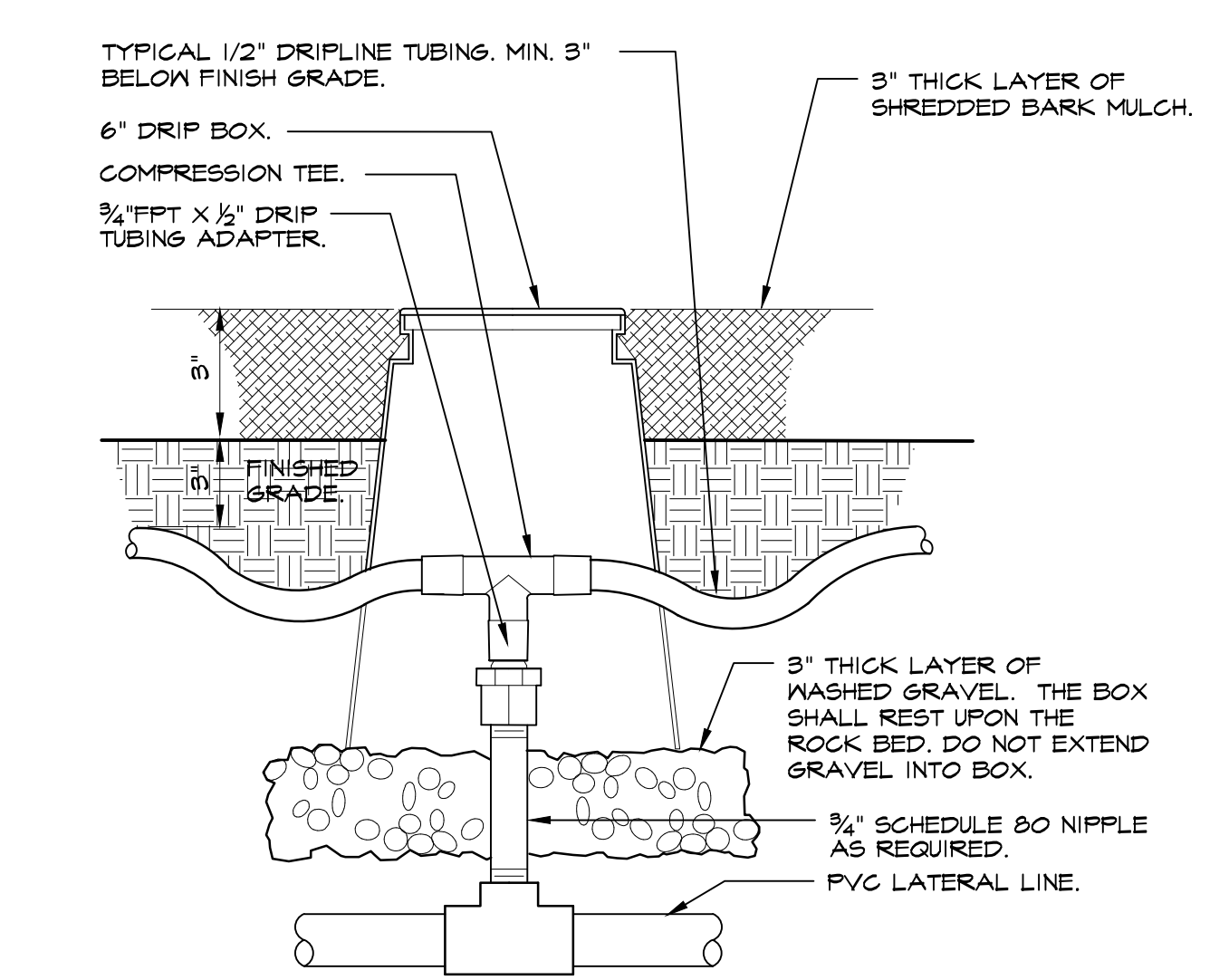
6 IRRIGATION PIPE HANGER  
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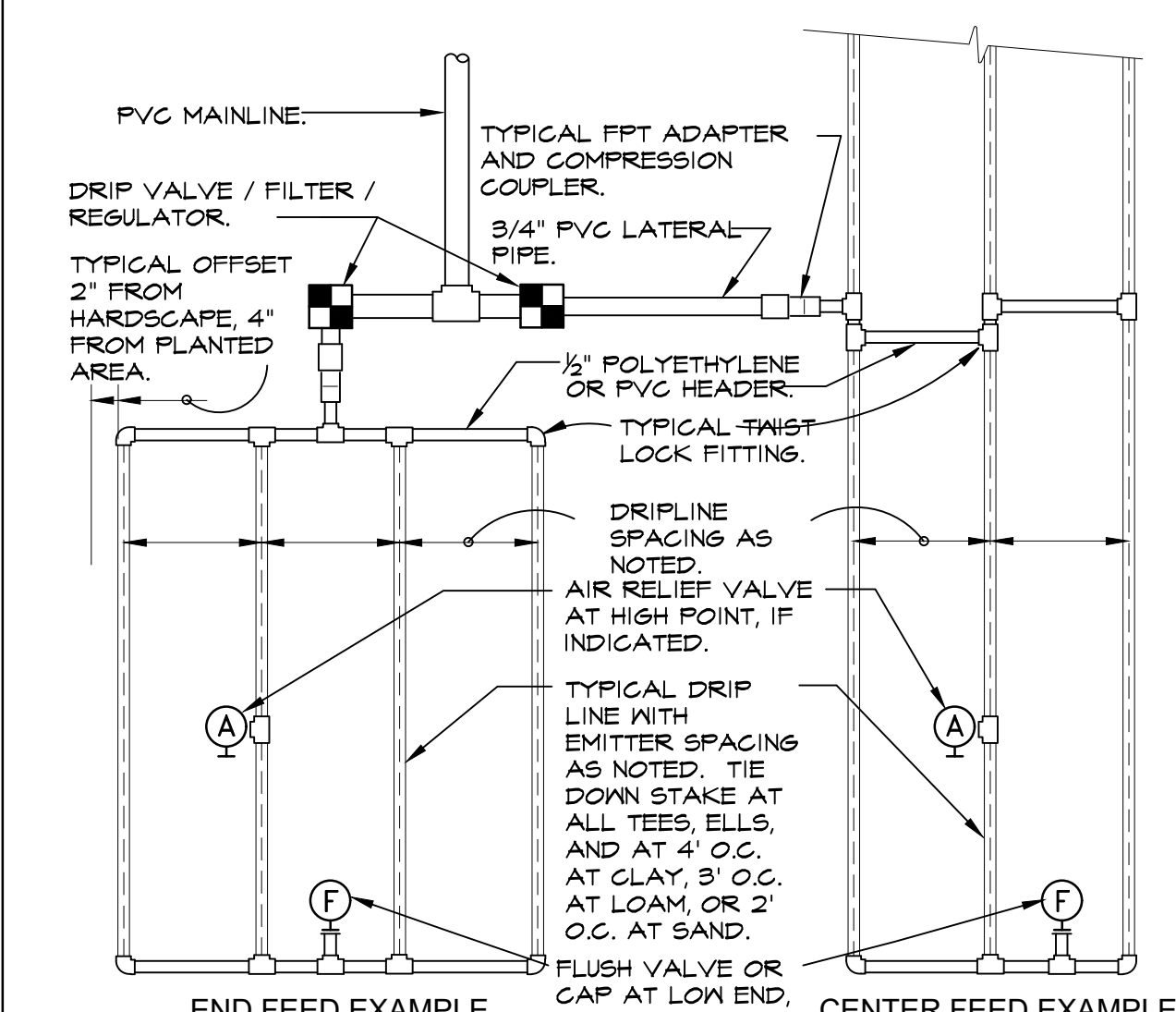
7 DRIP FLUSH BALL VALVE  
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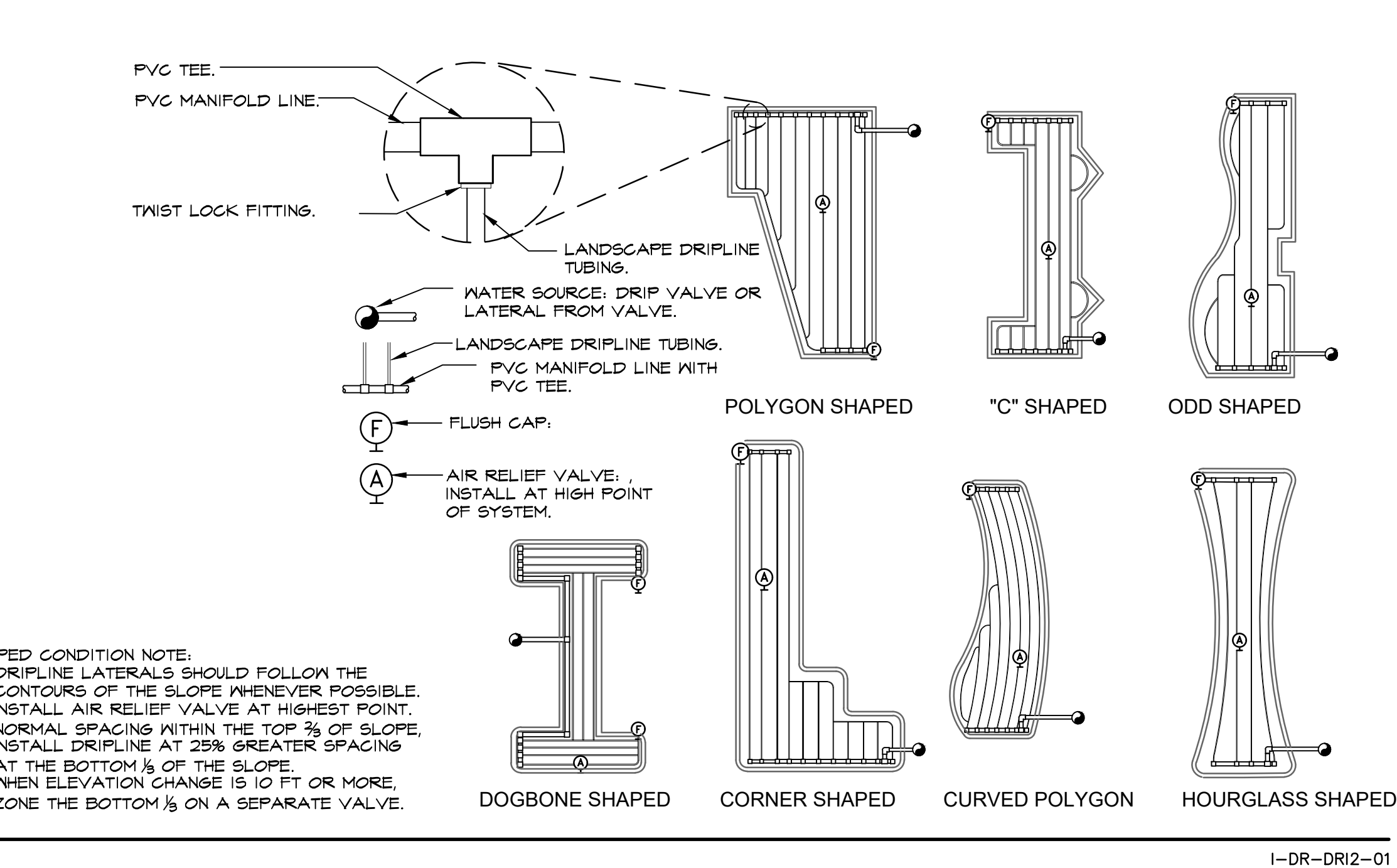
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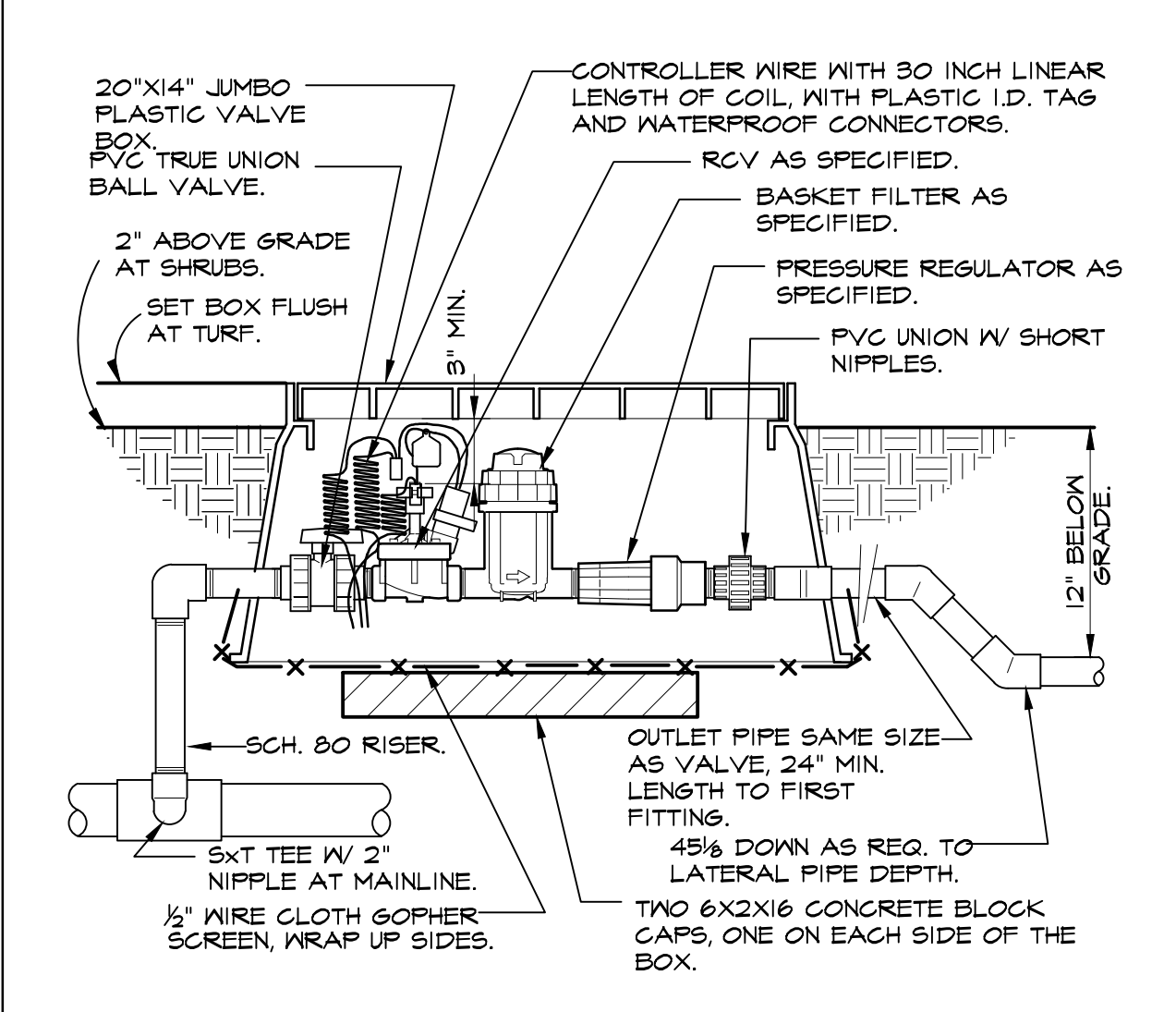
9 SUBSURFACE PVC TO DRIFLINE TRANSITION  
3\"/>



10 TYPICAL DRIFLINE LAYOUT  
3\"/>



11 1\"/>



11 1\"/>

**PUMP STATION SPECIFICATIONS:**  
 NAME: IRRIGATION PUMP STATION  
 MODEL: 3/4\"/>

**FIELD WIRE SCHEDULE:**  
 3-WAY VALVE FLAT: 14 AWG (2) COND.  
 LEVEL FLAT: 14 AWG (2) COND.

**STATION COMPONENTS:**  
 A 5 HP PUMP AND MOTOR  
 B LOW LEVEL FLOAT  
 C 3\"/>

**DESCRIPTION OF OPERATION:**  
 PUMP WILL START VIA PRESSURE DROP SENSED IN WATER MAINLINE AND REGULATE A CONSTANT PRESSURE AT VARIABLE FLOW RATE. PUMP WILL RETIRE BASED UPON AN ADJUSTABLE MINIMUM WATER DEMAND (LOW) AND SUSTAINED REGULATE PRESSURE.

**WATER WILL BE DRAWN OUT OF TANK ONCE USER ADJUSTABLE LEVEL SET POINT IS SATISFIED. THE AUTOMATIC VALVE WILL SWITCH TO CITY WATER AND THE PUMP WILL SHUT DOWN. VALVE WILL ALSO BE ENGAGED WHENEVER PUMP IS DISABLED VIA ALARM OR IN THE BEST POSITION A MANUAL OVER RIDE BUTTON WILL ALSO BE LOCATED ON THE OPERATOR INTERFACE. VALVE WILL SWITCH BACK TO TANK WATER WHEN LEVEL RISES ABOVE USER ADJUSTABLE SET POINT. AUTOMATIC SWITCH TO CITY WATER UPON A POWER FAILURE IS AN AVAILABLE OPTION. SEE QUOTE FOR INCLUSION.**

**PUMP SYSTEM WILL TOTALIZE ALL WATER PUMPED AND ALL CITY MAKE UP WATER USED.**

**AUTOMATIC DISCHARGE FILTRATION SHALL BE FLUSHED UPON (3) INPUTS. DIFFERENTIAL PRESSURE, TOTAL GALLONS PUMPED, AND TIMED INTERVAL WHICHEVER OCCURS FIRST. FILTER SHALL ALSO HAVE ALARM AFTER (3) FLUSH CYCLES AND PRESSURE DIFFERENTIAL IS NOT RESTORED TO CLEAN SCREEN. WATER IN SYSTEM IS ASSUMED TO BE FILTERED TO 350 MICRON OR BETTER AND BE FREE OF COLOR AND ODOR.**

**DOWNER RESPONSIBLE FOR CITY WATER METER, BACKFLOW PREVENTOR AND ANY OTHER REGULATING DEVICES THAT MAY BE REQUIRED. DOWNER RESPONSIBLE FOR VERIFYING CITY WATER CAPACITY MUST SUPPLY A MIN 27 GPM @ 80 PSI TO RAWWATER CONTROL. SKID, AND NOT EXCEED 125PSI.**

**SYSTEM SHALL HAVE THE FOLLOWING ALARMS AT MINIMUM:**  
 -HIGH DISCHARGE PRESSURE  
 -LOW DISCHARGE PRESSURE  
 -WFO FAULT  
 -LOW LEVEL SHUT DOWN (HARD FAULT)  
 -LOSS OF PHASE OR PHASE REVERSAL  
 -HIGH VOLTAGE  
 -LOW VOLTAGE

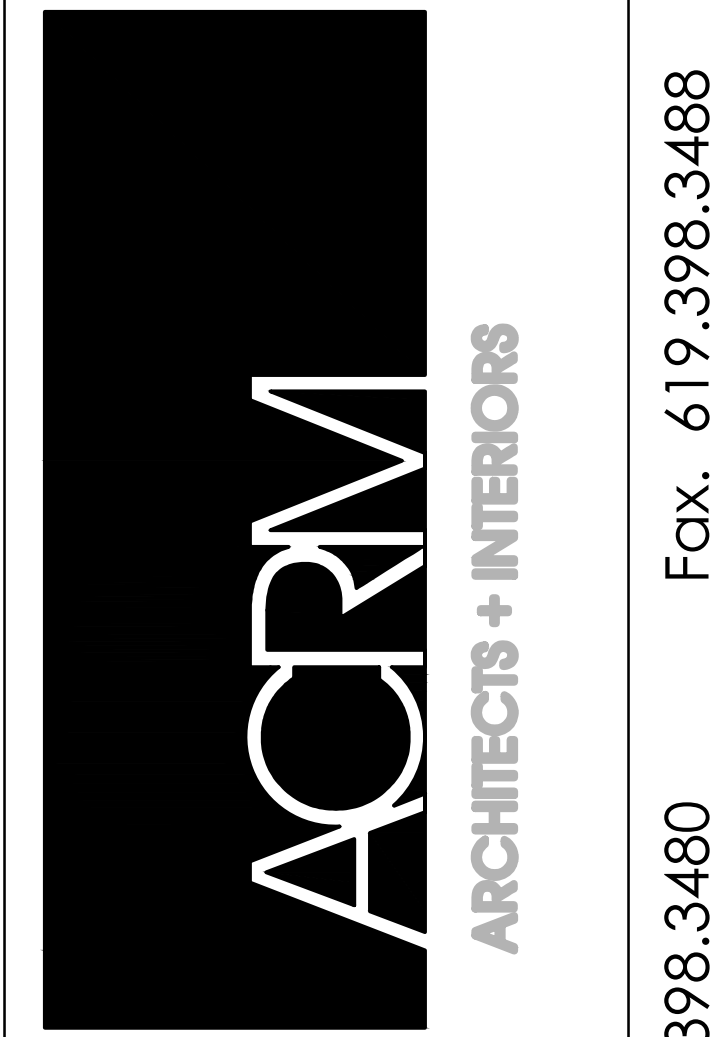
**CONTROL PANEL TO INCLUDE:**  
 -16\"/>

NO.	DATE	BY	DESCRIPTION
7			
6			
5			
4			
3			
2			
1			

SCALE: NONE  
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SCALE: NONE  
 DRAWN BY: ---  
 TITLE: IRRIGATION PUMP STATION RAINWATER HARVESTING SYSTEM

DATE: 01/22/21  
 DRAWING NO. DRAW-NO: 01722/16



ARCHITECTS:  
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DEVELOPER:  
 J&K PLUS INVESTMENT

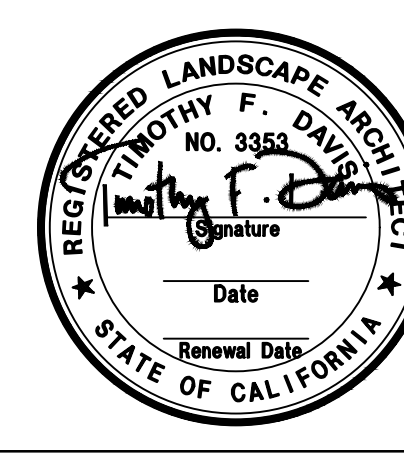
CONSULTANTS:  
 Wilson Davis Associates  
 Landscape Architecture  
 2825 Litfield Dr.  
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 Ph. (951) 353-2436

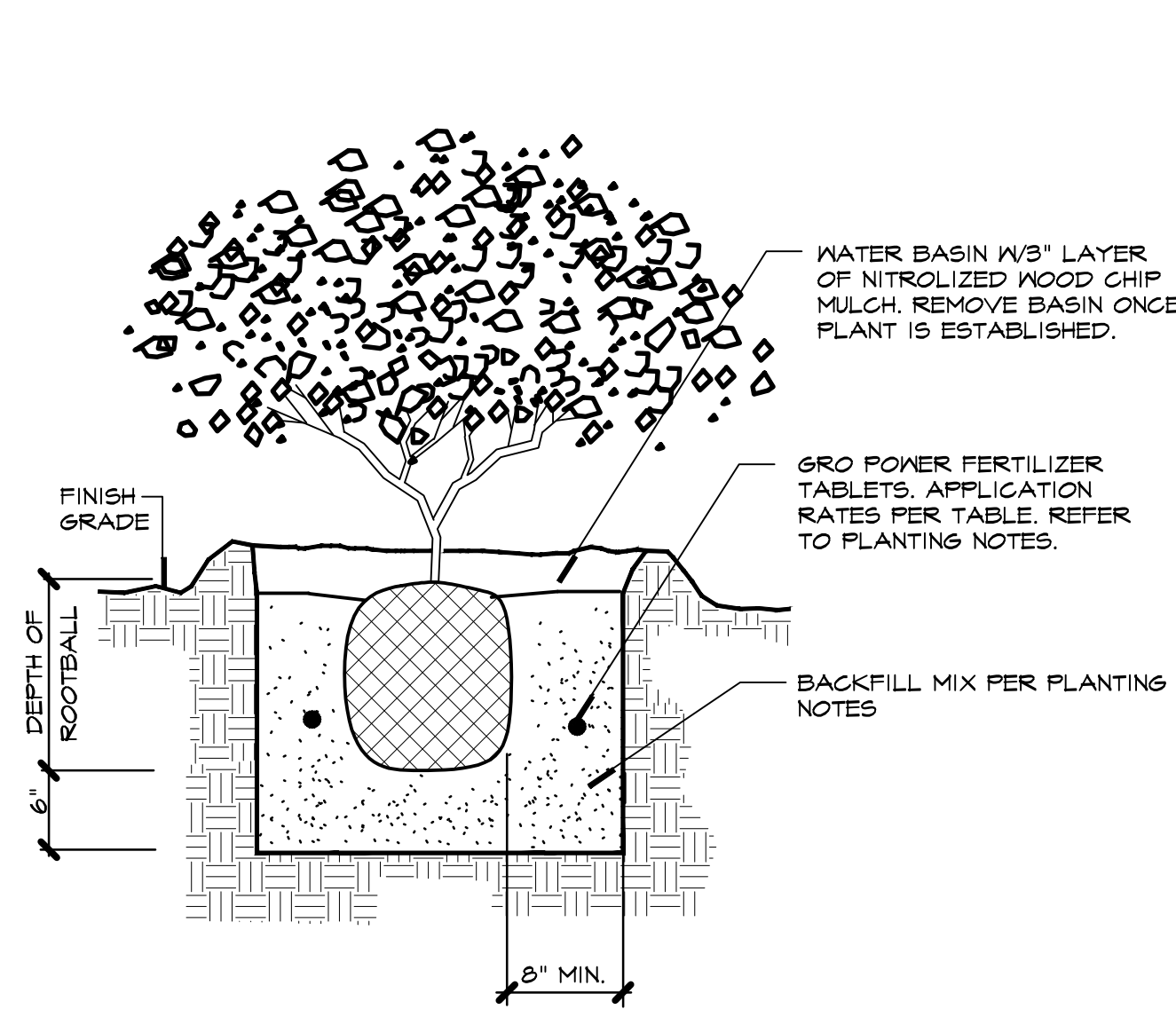
REVISIONS:  
 100% DD ISSUE  
 2022-06-24

NOT FOR CONSTRUCTION  
 PD 35  
 MIXED-USE  
 SOUTH PARCEL:  
 1336 E. COLORADO BLVD.  
 PASADENA, CA 94030

PROJECT:  
 IRRIGATION PUMP STATION RAINWATER HARVESTING SYSTEM

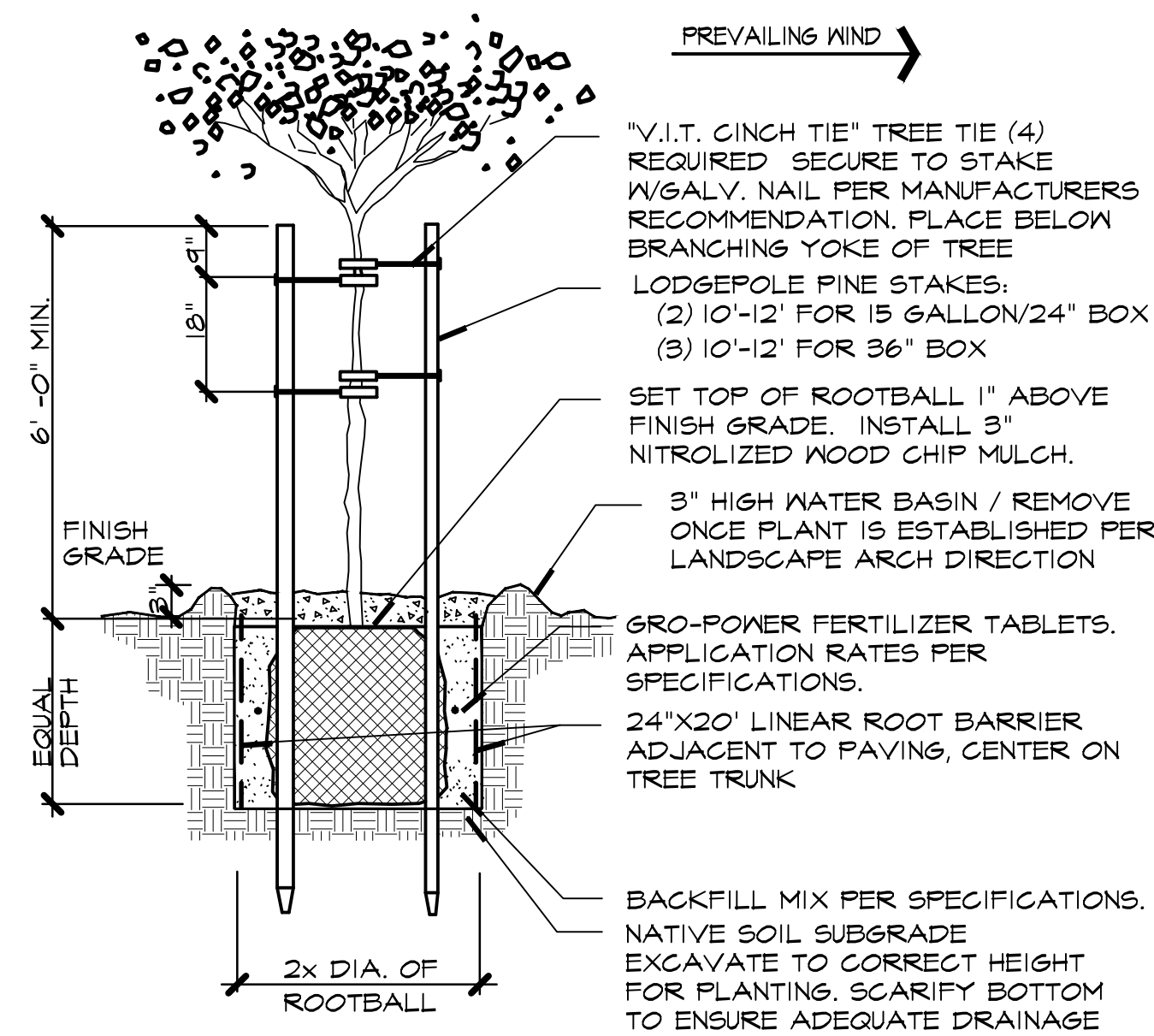
DRAWN: Wdal  
 CHECKED:  
 DATE: OCTOBER 27, 2022  
 PROJECT NO.: 22025  
 SHEET TITLE: IRRIGATION DETAILS  
 SHEET NO.: L4.0





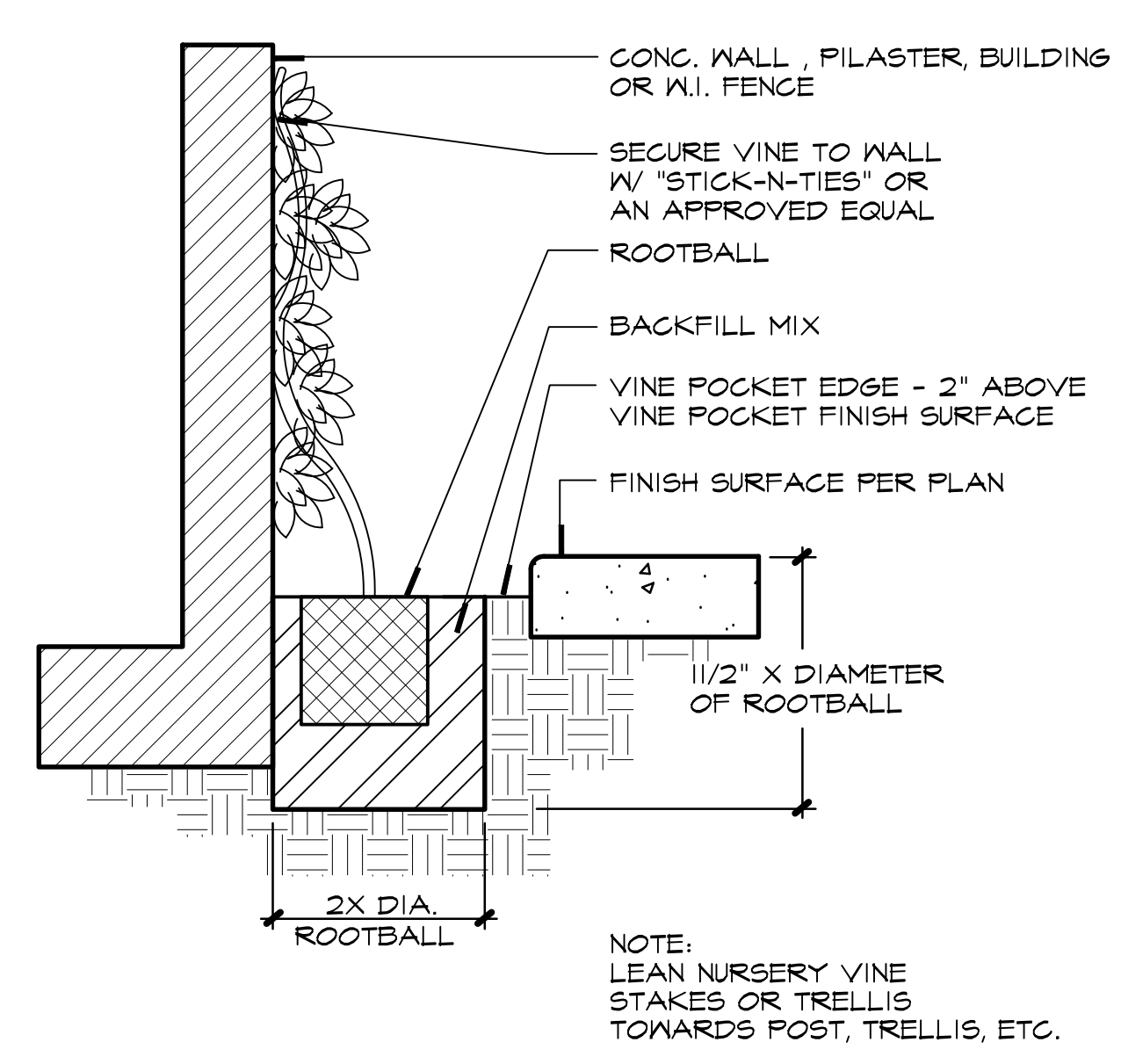
1 SHRUB PLANTING  
1" = 1"

P-02



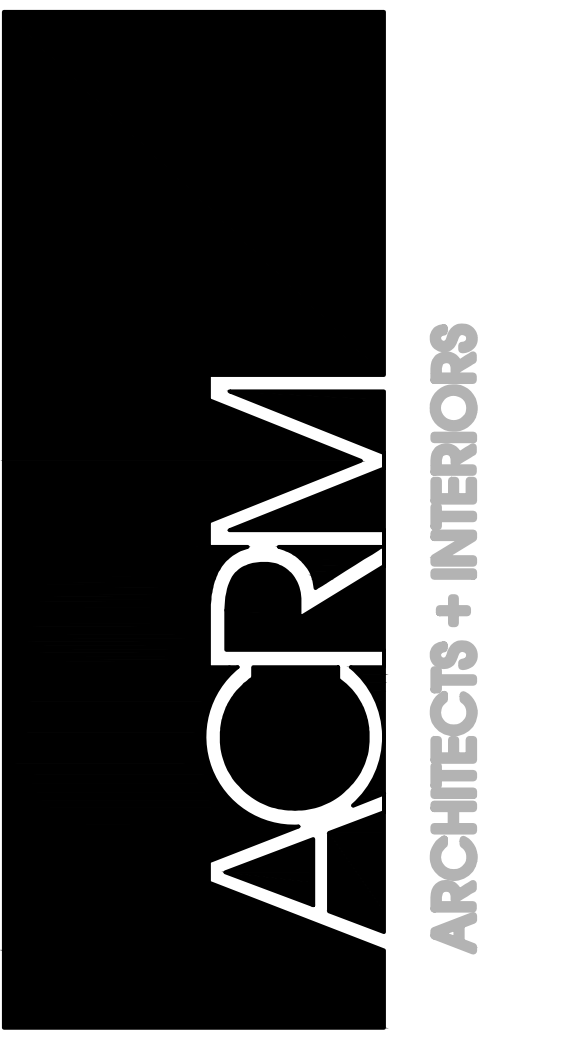
2 TREE STAKING  
1" = 1"

P-03



3 VINE PLANTING  
1" = 1"

P-05



ARCHITECTS:  
SCOTT W. MCGILL  
CLIFFORD W. COOK  
DENNIS T. ROGERS

C 21059  
C 19705  
C 19264

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DEVELOPER:  
J&K PLUS INVESTMENT

CONSULTANTS:  
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REVISIONS:  
100% DD ISSUE 2022-06.24

PROJECT:  
**NOT FOR CONSTRUCTION**  
**PD 35**  
**MIXED-USE**  
SOUTH PARCEL:  
1336 E. COLORADO BLVD.  
PASADENA, CA 94030

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

SHEET NO.:  
**L4.1**

