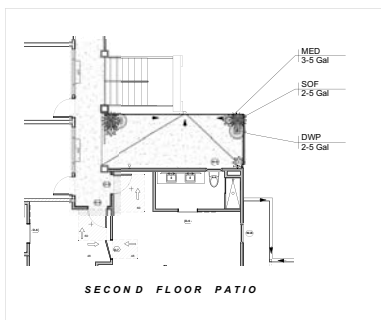


NORTH MICHIGAN AVENUE

EAST COLORADO BOULEVARD

Planting Legend

Key	PP*	Quantity - Size	Botanical Name	Common Name
Palms/Cycads				
CVC	Moderate/ Medium	1 - Existing	Cycas revoluta	Sago Palm
EPR	Moderate/ Medium	1 - Existing Clump	Phoenix roebelenii	Pinyon Date Palm
ESR	Moderate/ Medium	2 - Existing	Sygarus romanzoffianum	Queen Palm
NSR	Moderate/ Medium	Brown Trunk 2 - 20 LF	Sygarus romanzoffianum	Queen Palm
NWR	Low	Brown Trunk 4 - 28 LF	Washingtonia robusta	Mexican Fan Palm
Trees				
NQS	Low	New Street Tree 1 - 24" Box	Quercus suber	Cork Oak
ETI	Moderate/ Medium	Existing Street Tree 1 - Existing	Tabebuia impetiginosa	Pink Trumpet Tree
NTI	Moderate/ Medium	New Street Tree 1 - 24" Box	Tabebuia impetiginosa	Pink Trumpet Tree
Shrubs				
LSS	Low	28 - 1 Gallon	Lantana x 'New Gold'	New Gold Lantana
LNG	Moderate/ Medium	7 - 15 Gallon	Leucadendron 'Safari Sunset'	Safari Conebush
PMA	Moderate/ Medium	4 - 15 Gallon	Podocarpus macrophylla	Yew Pine
WWG	Low	8 - 15 Gallon	Westringia fruticosa 'Wynyabbie Gem'	Wynyabbie Coast Rosemary
WWH	Low	15 - 5 Gallon	Westringia fruticosa 'Wynyabbie highlight'	Variiegated Australian Rosemary
Perennials				
ABM	Low	53 - 1 Gallon	Arctostaphylos 'Big Magenta'	Big Magenta African Daisy
Ground Covers				
ARA	Low	SF Flatted Plant at 9" On Center	Aptenia cordifolia 'Red Apple'	Red Apple Aptenia
Planters (Also on Second Floor)				
MED	Home Depot Low	Tierra Verde 10' SQ x 20" H Slate Rubber Self-Watering Planters		
	Underplant with	9 - 5 Gallon Aloe vera	Medicinal Aloe	
		Flatted Sedum rubrotinctum	Pork and Beans	
SOF	Home Depot Low	Tierra Verde 14' SQ x 27.5" H Slate Rubber Self-Watering Planters		
	Underplant with	10 - 5 Gallon Euphorbia fruticosa 'Sticks on Fire'	Red Pencil Tree	
		20 - 1 Gallon Sedum morganianum	Burno's Tail/ Donkey's Tail	
DWP	Home Depot Low	Tierra Verde 11.75' SQ x 12" H Slate Rubber Self-Watering Planters		
	Underplant with	5 - 5 Gallon Punica granatum 'Nana'	Dwarf Pomegranate	
		Flatted Sedum rubrotinctum	Pork and Beans	



Planting Plan
Scale: 1/8" = 1'-0"

Notes:
1. New planting in public right of way, must be approved by Public Works/ Parks and Natural Resources Division; coordinate directly with them.



Architect of Record

Issue Dates	
No.	Description
1	5-10-17

Rose and Crown Hotel
1203 East Colorado Boulevard, Pasadena, CA 91107

Use of Architect's Drawings

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Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are intended to be used by the Contractor, Inc., and its subcontractors in the performance of the work and the Contractor, Inc., shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

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Sheet No.	Project No.
L-1.0	15-04
Drawn By	Date
RM	08-10-15
Description	Reviewed
Planting Plan	JGC

Issue Dates	
No.	Description
5	5-30-17

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Sheet No.	Project No.
15-04	15-04
L-1.1	Date
Drawn By	Reviewed
RM	JGC
Description	
Planting Notes and Details	

Detail Not to Scale	15	Detail Not to Scale	10	Detail Not to Scale	5	
				<p>Install Palm Tree Guying with Palm Tree Anchor Kit - Better Bit Earth Anchors Palm Bit Products, Inc. 900 South Key Avenue Anaheim, CA 92701 951-544-4522</p> <p>K9 8880 for palm trunks up to 6" in diameter. K4 8880 for palm trunks up to 1" in diameter. Install per manufacturer's specifications.</p> <p>Plant PG Ball shall be 1 Part Peat, Humus, Biohumus or the like 1 Part Coarse River Sand 1 Part Original Soil and Bone Meal as Specified. Elements as Recommended.</p> <p>Natural Grade - Undisturbed.</p> <p>Twice Width of Root Ball</p>		
Detail Not to Scale	14	Detail Not to Scale	9	Palm Tree Planting Detail Not to Scale	4	
				<p>New Container Green Shrub</p> <p>Plant with 1" of rootball above adjacent grade.</p> <p>Conduct earth mound approximately 3 inches high and water thoroughly twice during the first 48 hours.</p> <p>Adjacent Finish Grade</p> <p>See Planting Note #1 for soil amendments and backfill.</p> <p>Original Rootball on natural or compacted subgrade.</p> <p>For Prepared Backfill see Planting Plan.</p> <p>Break subsurface soil with pick and place root ball on compacted subgrade.</p> <p>12" Minimum</p> <p>2 x 3"</p>		
Detail Not to Scale	13	Detail Not to Scale	8	Shrub Detail Not to Scale	3	
				<p>Plant guying system around tree.</p> <p>21" Long PVC pipe to grommet</p> <p>2" x 1/2" Cable Clamps</p> <p>3 1/2" Galvanized Anodized Cable</p> <p>Plant mark base 1" above adjacent soil</p> <p>OMIT</p> <p>Mark 1/2" x 1/2" Ductless Earth Anchor</p> <p>Undisturbed Soil</p> <p>Top View</p> <p>Set tree grommet prior to grommet</p> <p>2" x 1/2" cable clamp. Note: Set grommet over 1/2" diameter pipe.</p> <p>3/4" x 1/2" pipe placed</p> <p>2 x 3"</p>		
Detail Not to Scale	12	Detail Not to Scale	7	Tree Guying Detail Not to Scale	2	
				<p>All 3 and 18 Gallon Trees shall be staked.</p> <p>Preexisting Wind</p> <p>2" Diameter Lodge Pole Stakes or equivalent equal.</p> <p>New Rubber or Plastic Hip Tie with #14 gauge galvanized wire wrap.</p> <p>Earth Mound</p> <p>OMIT</p> <p>Stake at 12" depth of Root Ball per manufacturer's recommendations. See Planting Notes.</p> <p>Original Rootball on natural or compacted subgrade.</p> <p>For Prepared Backfill see Planting Plan.</p> <p>2 x 3"</p>		
Detail Not to Scale	11	Detail Not to Scale	6	Tree Staking Detail Not to Scale	1	

Planting Notes

- Soil Preparation:**
 - The Landscape Contractor shall receive the Finish Grade to be within +/- 1/10th of a foot of Final Acceptable Grade. All Areas shall Drain.
 - Prior to spreading the following, till or lum over soil (in all areas to receive ground cover and/or mulch) to a minimum depth of 6". All planted areas shall receive the following per 1,000 square feet of area and tilled or hand dug into top 4" of soil:
 - + 4 cubic yards of nitrified redwood or bark sawdust
 - 2 cubic yards of nitrohumus or 200 pounds of Growpower Plus.
 - Install a 3" thick layer of leaf mulch in all non-turf landscaped areas.
- Fine Grads:**
 - All Planted Areas shall be 1 - 1 1/2" below paving. All areas shall drain.
- Planting Trees, Shrubs, Perennials, Vines, and Ground Covers:**
 - Planting of Trees of 16-Gallon Size - Install per Tree-Guying Detail 1 - this sheet.
 - Planting of Trees of 9" Diameter at Chest Height - Install per Detail 2 - this sheet.
 - Planting of Palm Trees - Detail 4, sheet L-1.1 - this sheet.
 - For planting of Shrubs, see Detail 3, Sheet L-1.1 - this sheet.
 - All Street Trees shall be planted per City of Pasadena detail and requirements.
 - Planting of Shrubs, Perennials, Vines, and Ground Covers shall be as follows: per cubic yard of mix - 18 cubic yards of soil, 6 cubic yards of bulk humus, 3 cubic yards of organic fertilizer.
 - Provide and install Plant Tablets for all shrubs, perennials, and vines per manufacturer's specifications. (Agriform 20-10-5 plant tablets or Best Tabs.)
 - Ground Covers shall be planted under and around all trees, shrubs, and perennials unless otherwise specified. See adjacent notes and a plant symbol for ground cover species. All planted areas shall receive ground cover: *Ageria cordifolia*, as specified on the Planting Plan Sheet L-1.0.
 - All plants in pots shall be planted in potting soil only. (Plant tablets per note 3. B.)
- Pre-emergent:**
 - The Contractor shall apply a pre-emergent weed killer in liquid form just prior to the completion of planting. Application shall be made in conformance to manufacturer's specifications and local code. Do not apply in seeded areas.

Weed Abatement:

- Prior to planting use Round-up by Monsanto and remove all existing weeds from site. Application shall be made in conformance with Manufacturer's Specifications and local code. Several applications may be required for full weed abatement. Existing weed seeds on site shall be sprouted and eliminated via Round-up prior to construction.

Maintenance:

- Maintain all Planted Areas including the Sprinkler System for a period of 60 calendar days after installation of all planting work. Replace plants which do not take hold or die back.
- Fertilize all planted areas with Best Turf Supreme 16-6-8 commercial fertilizer at a rate of 10 pounds per 1,000 square feet at 30 day intervals. Two applications required.

Guarantee:

- All Plant Material shall be Guaranteed for Replacement after Final Inspection as follows:
 - 5 Gallon or smaller = 60 days.
 - 15 Gallon or larger trees = 6 months.
 - 15 Gallon or larger shrubs 60 days.

Additional Plants:

- Contractor shall allow in his bid for the addition of the following plants:
 - 10 - 1 Gallon Plants, 4 - 5 Gallon Plants.
 These plants shall be common varieties and shall be selected during planting installation by Owner Authorized Representative.

Required Field Inspections:

- Contractor shall spot plant locations for approval by Landscape Architect prior to excavation of holes for plant pits. (Give a minimum of 48 hours working days notice.) Upon completion of all irrigation and Planting Work, the Contractor shall call for acceptance of the Work by Owner Authorized Representative and the Landscape Architect.

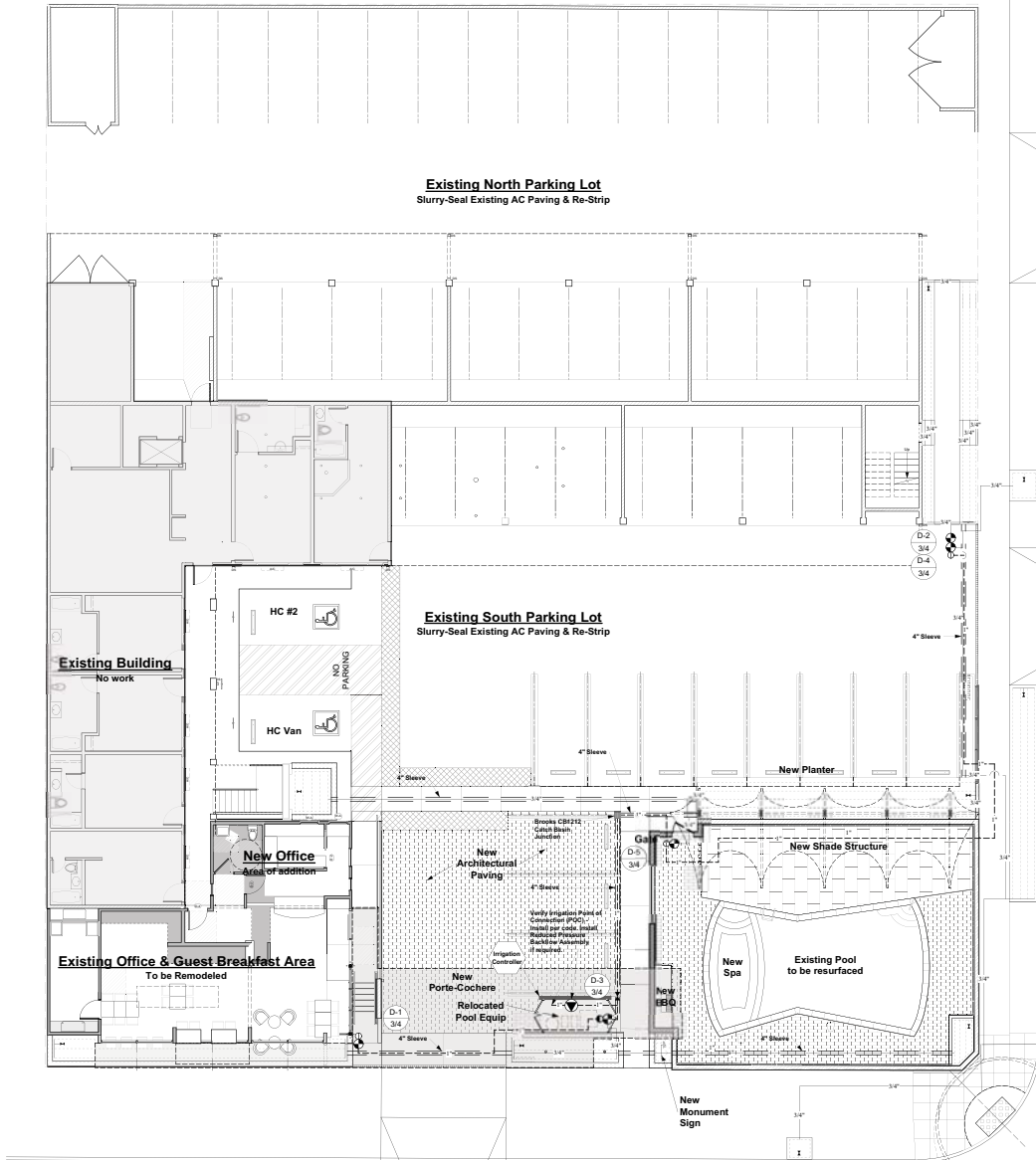
Soil Analysis Notes

Contractor shall obtain soil test for agricultural suitability including a soils analysis report and specific amendment recommendations. Soils testing shall be done following final grading and before planting, as the surface soil in landscape areas may change due to grading work. Any soil amendments listed in the specifications are for bidding purposes only. Contractor shall adjust actual amendments and backfill mixes to conform to soil analysis report recommendations.

Soils Note:

Prior to planting perform soils test to determine if additional soil amendments and fertilizer are required beyond that specified on these plans.

Contact Soil and Plant Lab Incorporated.
<http://www.soilandplantlaboratory.com/index.html>
 Southern California Office
 4741 East Hunter Avenue, Suite A,
 Anaheim, CA 92807
 Phone: 714.282.8777
 FAX: 714.282.8576



E. COLORADO BLVD.

Irrigation Plan
1/8" = 1'-0"

Irrigation Legend

Symbol	Manufacturer	Model Number and Description	Notes
	Rainbird	XCZ-475-PRF Low Flow Drip Control Zone Kit with PR Filter	See Detail 8 Sheet L-3.1 Install per code.
	Netafim	TLFV-1 Automatic End Flush Valve - Insert Inlet.	See Netafim Details
	Rainbird	33-DRC Quick Coupling Valves with 55-K-1 Valve Key and SH-0 Hose Swivel.	See Detail 4 Sheet L-3.1 Install per Code.
	Existing	Quick Coupling Valve in Box	Verify per Code.
	Rainbird	ESP-SMTe (7 Station- ESPSM3) Smart Modular Irrigation Control System. Install per Code. Locate Controller under direction of Owner Authorized Representative.	See Rainbird Details & Specs. See Details 5, 6 & 7 Sheet L-3.1
	FEBCO	825Y Reduced Pressure Backflow Assembly Install Per Code if Backflow Unit is Required	See Detail 1 Sheet L-3.1
	Spears	Line Size Ball Valve. Install per code.	See Detail 3 Sheet L-3.1
	Approved	PVC Sch. 40 Main Line (Pressure Line, See Plan for size.)	See Detail 2 Sheet L-3.1 Install per Code.
	Approved	PVC Sch. 40 Lateral Line (Non-pressure Line, See Plan for Size.)	See Detail 2 Sheet L-3.1
	Approved	Symbol for 4" ABS/ Sch. 40 Sleeve/Conduit. under paving and not in sleeves.	See Detail 2 Sheet L-3.1
	Netafim	Technique CV with 1/2" Spacing and .4 GPH flow. Typical symbol for Drip Irrigation Line	Per Netafim Specs.

Legend

GPM = Gallons Per Minute	(Maximum @ 5 FPS)	Install entire Irrigation System with Maximum 5 FPS flow in pipes.
GFH = Gallons Per Hour		Entire Irrigation System compliant with all Applicable Codes.
FPS = Feet Per Second	1/2" = 4 GPM	
PSI = Pounds Per Square Inch	3/4" = 8 GPM	
POC = Point-of-Connection	1" = 13 GPM	
QC = Quick Coupler	1 1/4" = 23 GPM	
PA = Planted Area		

* = Note: For Spray Heads with petal overspray, reduce overspray with PCS Nozzles and do not adjust spray pattern via the adjustment screw.

Notes:
See Sheet L-3.1 Irrigation Notes and Details and Sheet L-2.1 for Planting Details and Notes.

All Irrigation Spray heads shall have a minimum 30 PSI Operating Pressure. The system shall be designed to have a 30 PSI operating pressure at each sprinkler head. Verify Static Street Pressure prior to construction.

Locate Irrigation Controller under direction of Owner Authorized Representative. Contractor shall install, hook-up and program the Irrigation Controller. Power to Irrigation shall be installed by others.

All the enclosed planted areas bounded by paving or walls shall have connection to other planted areas via 4" sleeves.

Coordinate Pipes all under paving for the Irrigation System with Civil Engineer's Plans.

Point of Connection (POC) Existing 1" Domestic Water Meter dedicated for Irrigation System - verify location and size. Verify Static Street Pressure to be ___ PSI and all other site conditions pertaining to the irrigation system installation and notify the TGA immediately of any omissions or site discrepancies. City of Pasadena Public Works Department.

Coordinate Installation and Location with owner and builder. Builder shall provide power near location of controller. Landscape Contractor shall install specified irrigation controller and program the irrigation system for the required maintenance period.



Architect of Record

Issue Dates

No.	Description	Date
001	001	5-10-17

Use of Architect's Drawings

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Sheet No.	Project No.
L-3.0	15-04
Drawn By	Date
RM	08-10-15
Reviewed	Reviewed
JGC	JGC
Description	
Irrigation Plan	

Rose and Crown Hotel
1203 East Colorado Boulevard, Pasadena, CA 91107

Irrigation Notes

- System Design:**
- This Sprinkler System is based on a minimum operating pressure of 30 PSI (Pounds Per Square Inch) at furthest sprinker head and a Maximum Flow of 15 GPM (Gallons Per Minute) at POC (Point-of-Connection). Verify Site Conditions prior to construction. Verify the location of Existing Domestic Service Water Line and Meter and Verify Static Street Pressure at POC prior to construction.
 - The System is Unavailable:**
 - If it becomes obvious in the field that previously unknown conditions exist which were not incorporated in the irrigation design and require modification, these obstructions or differences shall immediately be brought to the attention of the Landscape Architect.
- Substitutions:**
- No Substitutions without the Approval of the Landscape Architect and the Owner Authorized Representative.
 - All Sprinkler Equipment, not otherwise detailed, shall be installed per Manufacturer's Recommendations, details and specifications. Install all Irrigation Equipment per Code.
 - Follow all local codes and City/ County requirements for installation of the entire irrigation System.
- Trenching:**
- Install Main Lines and Control Wires a minimum of 18" below Finish Grade or in PVC Sch. 40 conduits if less than 18" deep. See Detail 1 this Sheet.
 - Install lateral lines a minimum of 12" below grade unless otherwise specified. See Detail 1 this Sheet.
 - Lateral Lines, Main Lines, and Control Wires, may be installed in the same trench.
 - No Rocks or Boulders or Extraneous Materials shall be used in backfilling.
- Sleeves:**
- Sleeve All Main Line and Control Wires under paving in separate Sleeves.
 - Install All Sleeves and Lateral Lines under Paving prior to Paving and/or Landscape Construction.
- Installation:**
- All Risers and Above Grade Piping shall be PVC Sch. 80 or Brass Pipe.
 - No White Piping above Finish Grade.
 - Control Wires shall be continuous without splices and installed in Main Line Trench wherever possible.
 - Use King One-Step 30V Direct Bury Waterproof Wire Connector for All Wire Connections.
 - Verify all irrigation Details with current Manufacturer's Details and Specifications.
- Coverage:**
- Flush all Irrigation Lines and Valves prior to using system. Adjust all spray heads (if any) to spray only in planted areas.
- Guarantees:**
- All Work and Material shall be unconditionally Guaranteed for One Year after Acceptance. Vandalizing or Abuse of Materials is not part of this Agreement.
 - Required Field Inspections:
 - Upon Completion of All Irrigation and Planting Work, Contractor shall call for Acceptance of the Work by Owner Authorized Representative. (Minimum 48 Hours Notice)

No Detail Not to Scale 11

Irrigation Controller Detail Not to Scale (Outdoor) 6

FEBCO 825Y Backflow Assembly Detail Not to Scale 1

No Detail Not to Scale 12

ESP - SMT Sensor Location Detail Not to Scale 7

Trenching Detail Not to Scale 2

No Detail Not to Scale 13

Automatic Drip Valve Assembly Detail Not to Scale 8

Ball Valve Detail Not to Scale 3

No Detail Not to Scale 14

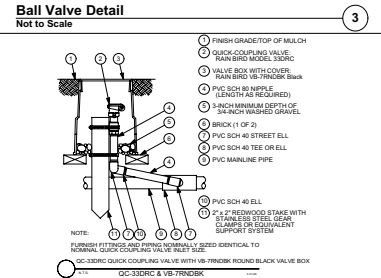
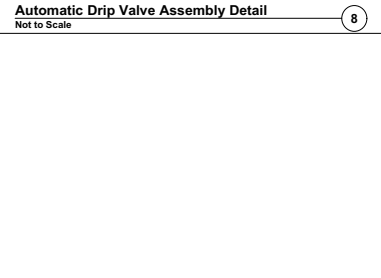
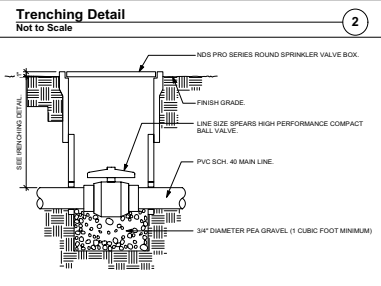
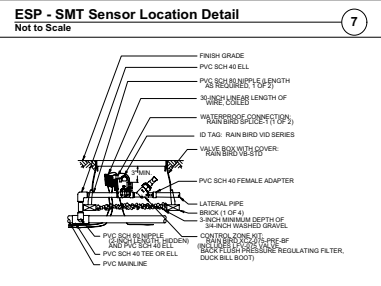
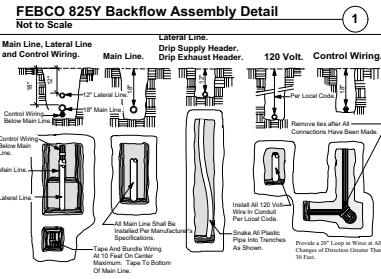
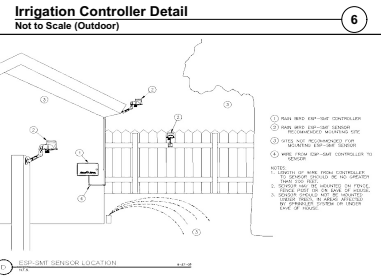
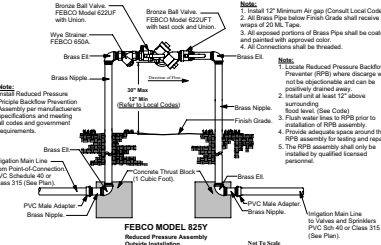
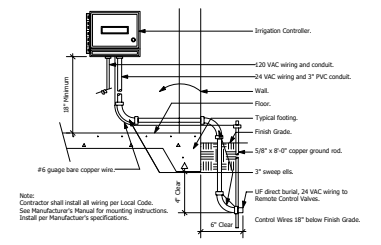
Detail Not to Scale 9

Quick Coupler Detail Not to Scale 4

No Detail Not to Scale 15

No Detail Not to Scale 10

ESP-LXME CONTROLLER in Plastic Cabinet Not to Scale 5



Architect of Record

Issue Dates	
No.	Date
01	5/10/17

Rose and Crown Hotel
 1203 East Colorado Boulevard, Pasadena, CA 91107

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L-3.1	15-04
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Irrigation Notes and Details	