ATTACHMENT D PREDEVELOPMENT PLAN REVIEW PLANS



COLLECTION SITE MEDICAL OFFICE BUILDING

758 & 766 S FAIR OAKS AVE, PASADENA, CA, 91105

PROJECT INFORMATION PROJECT DIRECTORY

COLLECTION SITE MEDICAL OFFICE BUILDING 100 W. CALIFORNIA BLVD. SAN DIEGO, CA, 91105 PROJECT ADDRESS: 758 & 766 S FAIR OAKS AVE, PASADENA, CA, 91105

CIVIL

LANDSCAPE

5720-003-016 AND 5720-003-018 **ARCHITECT** IG-SP2

GENERAL PLAN LAND USE DESIGNATION:

ZONE:

HIGH DENSITY MIXED USE LOT SIZE:

BUILDING AREA: GROUND FLOOR 25,400 SF 27,472 SF LEVEL 2

46,689 SF

LEVEL 3 28,835 SF LEVEL 4 25,400 SF TOTAL BUILDING 100,285 SF

2 LEVELS OF UNDERGROUND PARKING

10' MIN. FRONTING FILLMORE STREET

LOT COVERAGE: 27,600 SF, 59%

OPEN SPACE: 300 SF MIN. 19,089 SF PROVIDED **BUILDING HEIGHT** 56'-0" + 15'-0" STAIR & ELEVATOR SHAFT

PARKING STALLS:

LEGAL DESCRIPTION

SETBACK:

THE LAND REFERRED TI HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 'B' OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK 6 PAGE 121</u> OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS 6 AND 7, AND THE NORTH 7 FEET OF LOT 8 IN BLOCK 'B' OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 121 OF

EXCEPT THEREFROM THE EAST 20 FEET OF LOT 8.

SCOPE OF WORK

REMOVAL OF AN EXISTING 18,250 SQUARE FOOT 1 STORY BUILDING AND EXISTING SURFACE PARKING.

CONSTRUCTION OF A NEW 100,000 SF 4 STORY PLUS 2 LEVELS OF

UNDERGROUND PARKING, MEDICAL OFFICE BUILDING.

A -001 DEMO SITE PLAN

CIVIL

C1.20 GRADING PLAN

L-001 SITE

VICINITY MAP APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS TITLE 19, 22 & 24

INSTALLATION OF SPRINKLER SYSTEMS, 2019 MODIFIED BY THE 2019 CBC, SECTIONS 1616A AND SFM **AMENDMENTS**

NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 HEALTH CARE FACILITIES, 2019 NFPA 99:

Part 1, TITLE 24, CCR CALIFORNIA BUILDING CODE

CALIFORNIA BUILDING ADMINISTRATIVE CODE

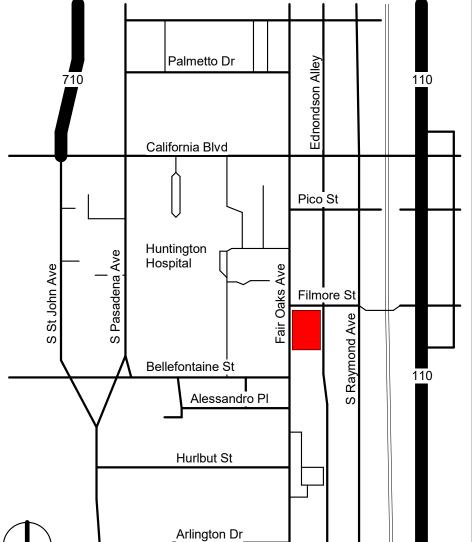
Part 2, TITLE 24, CCR (2018 IBC and 2019 CALIFORNIA AMENDMENTS)

CALIFORNIA ELECTRICAL CODE Part 3, TITLE 24, CCR (2018 NEC and 2019 CALIFORNIA AMENDMENTS)

CALIFORNIA MECHANICAL CODE Part 4, TITLE 24, CCR (2018 UMC and 2019 CALIFORNIA AMENDMENTS)

CALIFORNIA PLUMBING CODE Part 5, TITLE 24, CCR (2018 UPC and 2019 CALIFORNIA AMENDMENTS)

> CALIFORNIA FIRE CODE Part 9, TITLE 24, CCR (2018 IFC and 2019 CALIFORNIA AMENDMENTS)



HUNTINGTON MEMORIAL HOSPITAL

TEL: 626.397.5555

MASCARI WARNER DINH ARCHITECTS 1717 KETTNER BLVD, SUITE100 SAN DIEGO, CA, 92101 TEL: 619.814.0080

700 SOUTH FLOWER ST, SUITE 2100

LOS ANGELES, CA, 90017 TEL: 213.418.0201

WEILAND DESIGN GROUP 291 SIERRA WAVE SWALL MEADOWS, CA, 93514

SHEET INDEX

ARCHITECTURE

A -002 NEW SITE PLAN A -101 GROUND LEVEL A -102 LEVEL 2

A -103 LEVEL 3 A -104 LEVEL 4 A -105 ROOF PLAN A -201 ELEVATIONS A -202 ELEVATIONS

A -301 BUILDING SECTIONS AP-101 PARKING LEVEL 1 AP-102 PARKING LEVEL 2

LANDSCAPE

766 S FAIR OAKS AVE PASADENA, CA, 91105

KEY PLAN

MEDICAL OFFICE BUILDING

Huntington _® Hospital

MASCARI WARNER DINH

1 chitects

1717 Kettner Blvd., Suite 100

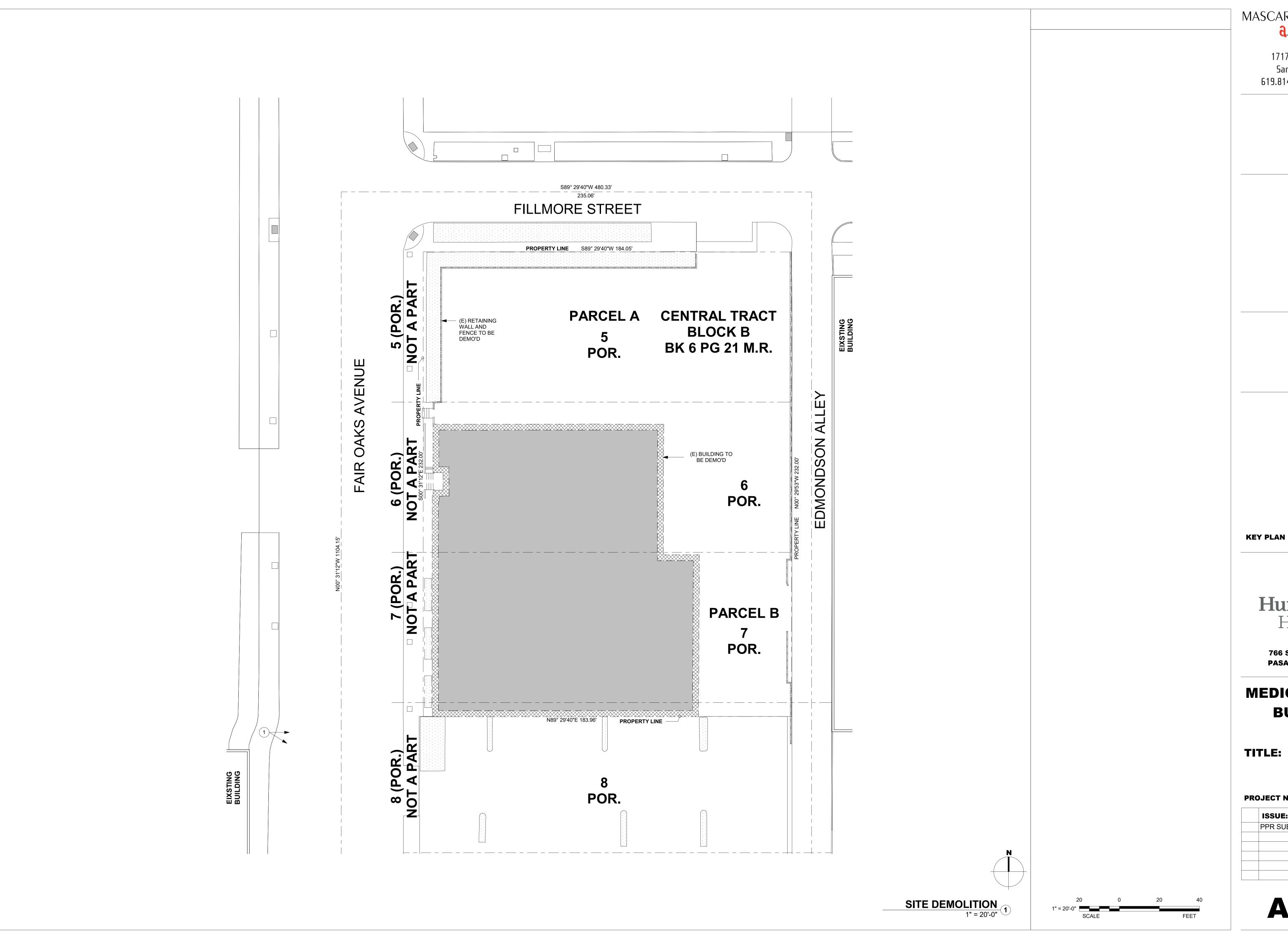
San Diego, California 92101

619.814.0080 Fax 619.814.0081

TITLE PAGE TITLE:

PROJECT NO. 2020012.20

ISSUE:	DATE:	
PPR SUBMITTAL	07.31.2020	
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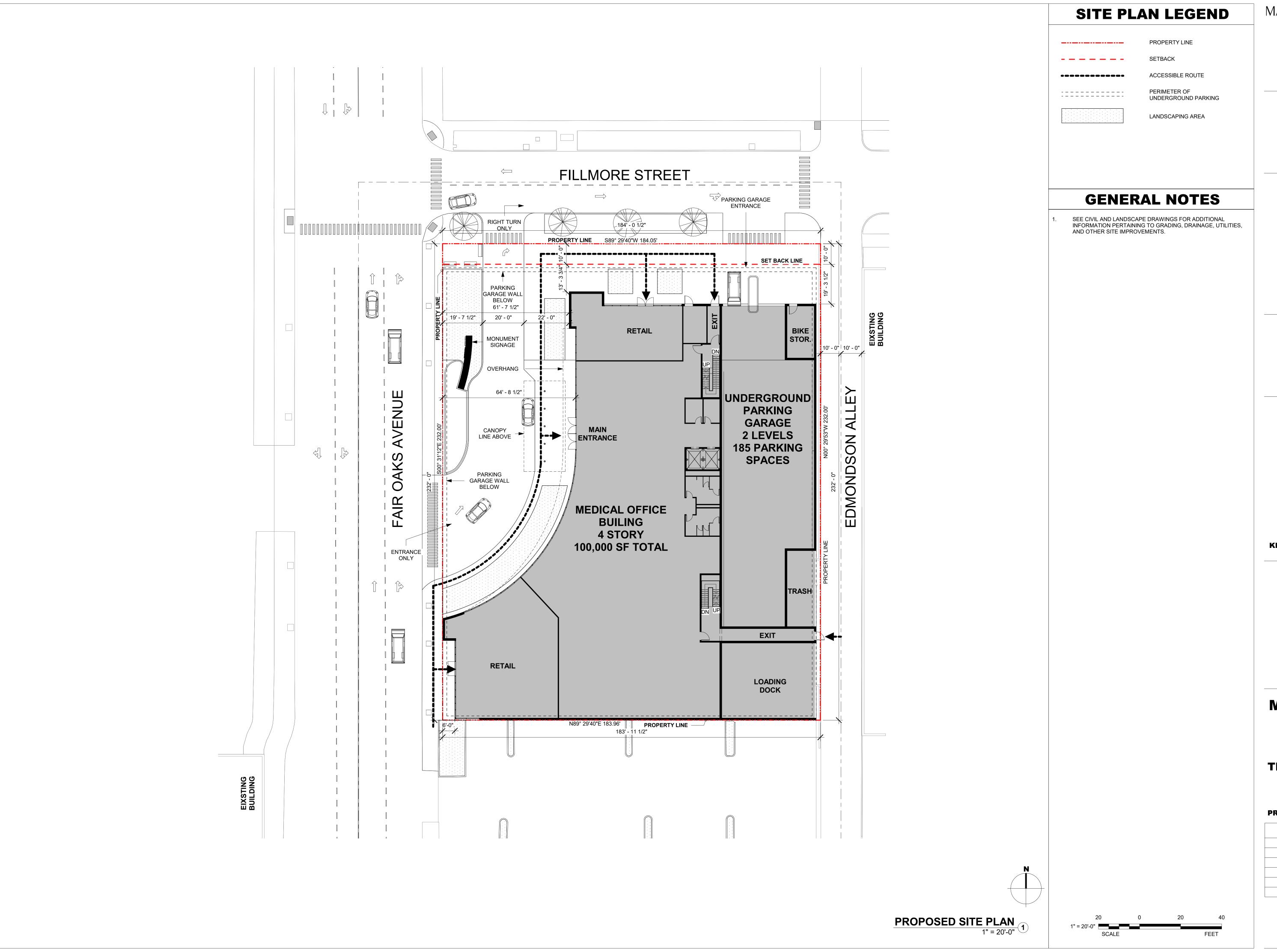
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MEDICAL OFFICE BUILDING

DEMO SITE PLAN

PROJECT NO. 2020012.20

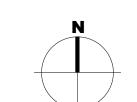
ISSUE:	DATE:
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KEY PLAN





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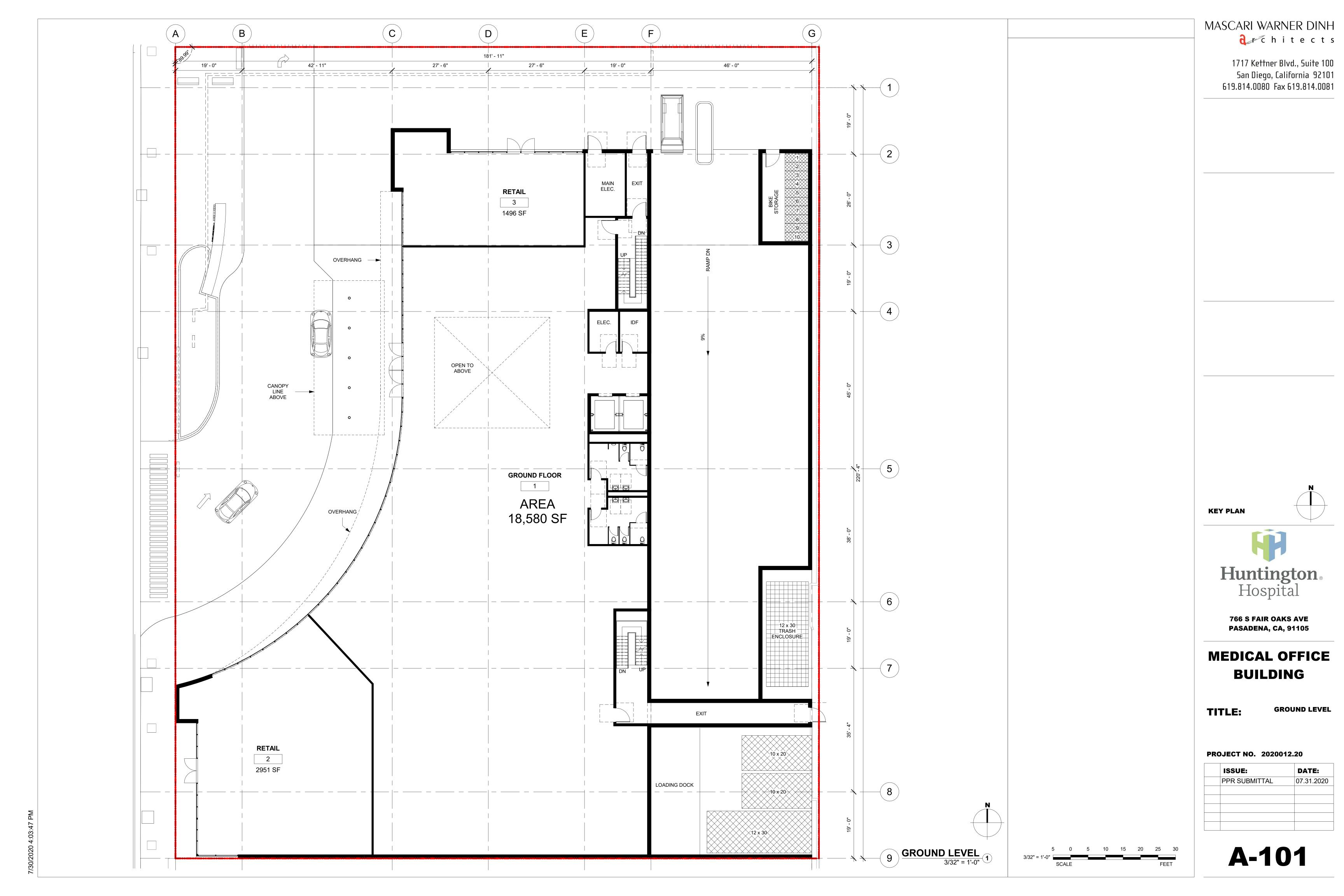
MEDICAL OFFICE BUILDING

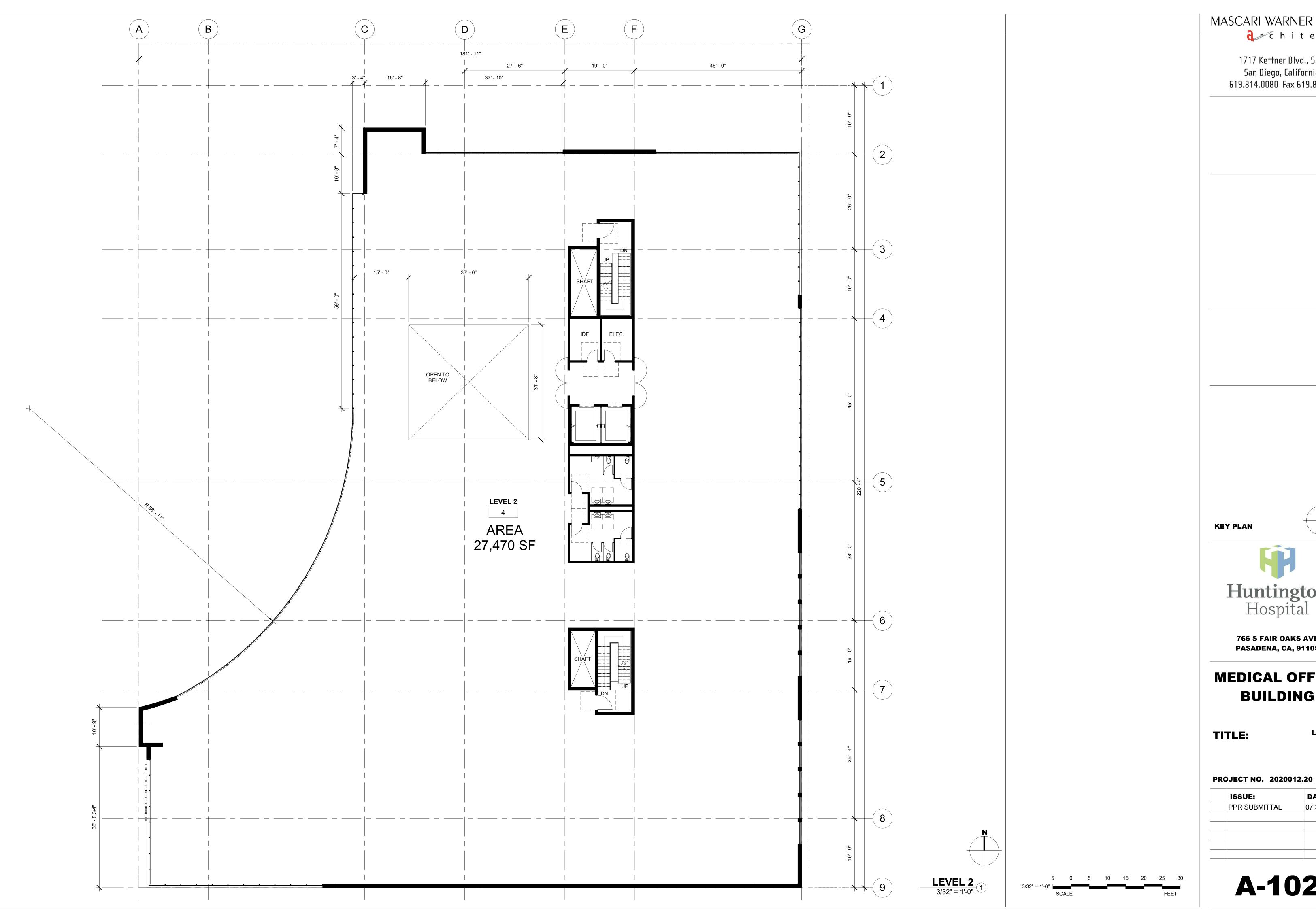
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SITE PLAN

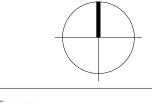
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LEVEL 2



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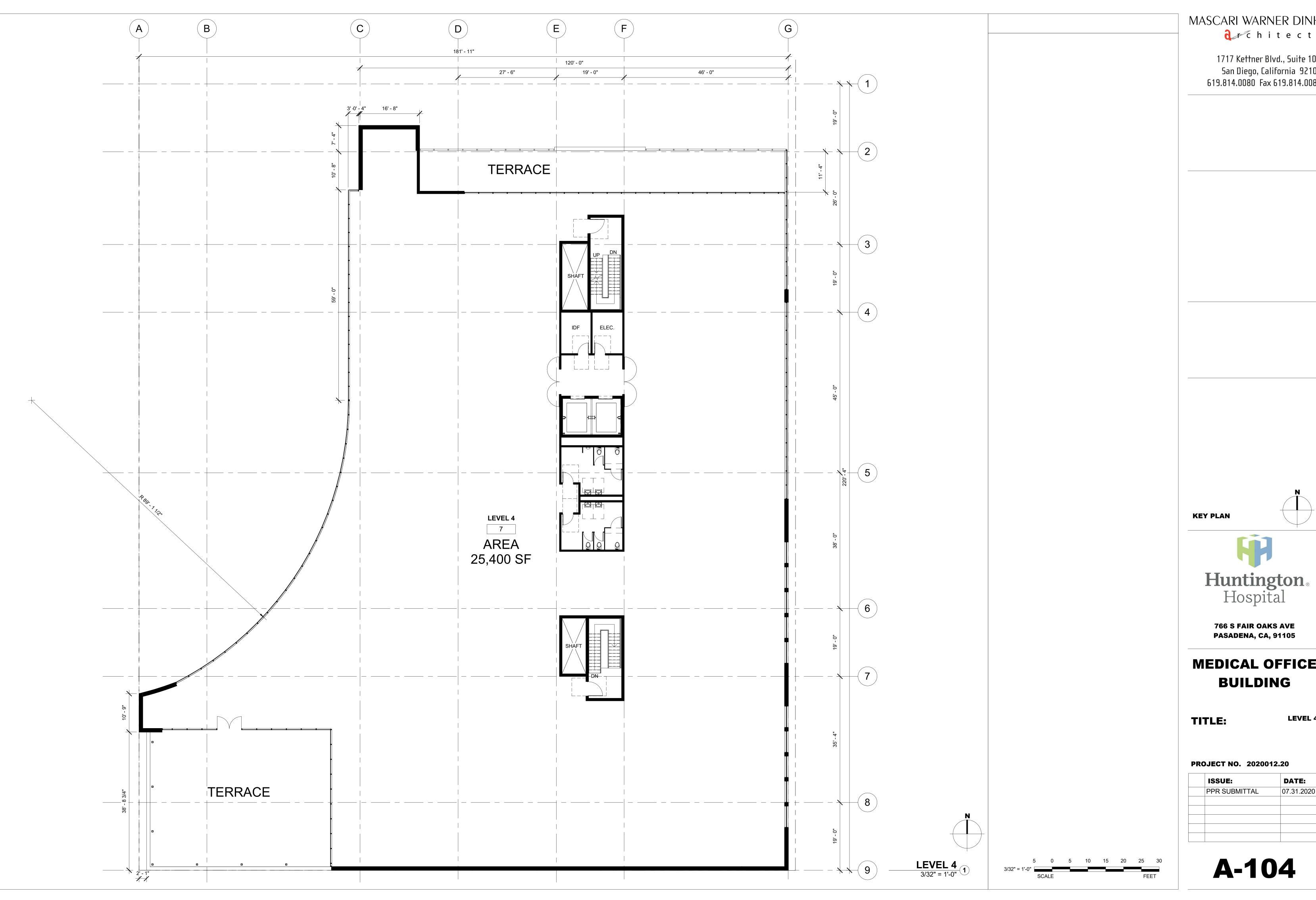
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MEDICAL OFFICE BUILDING

LEVEL 3

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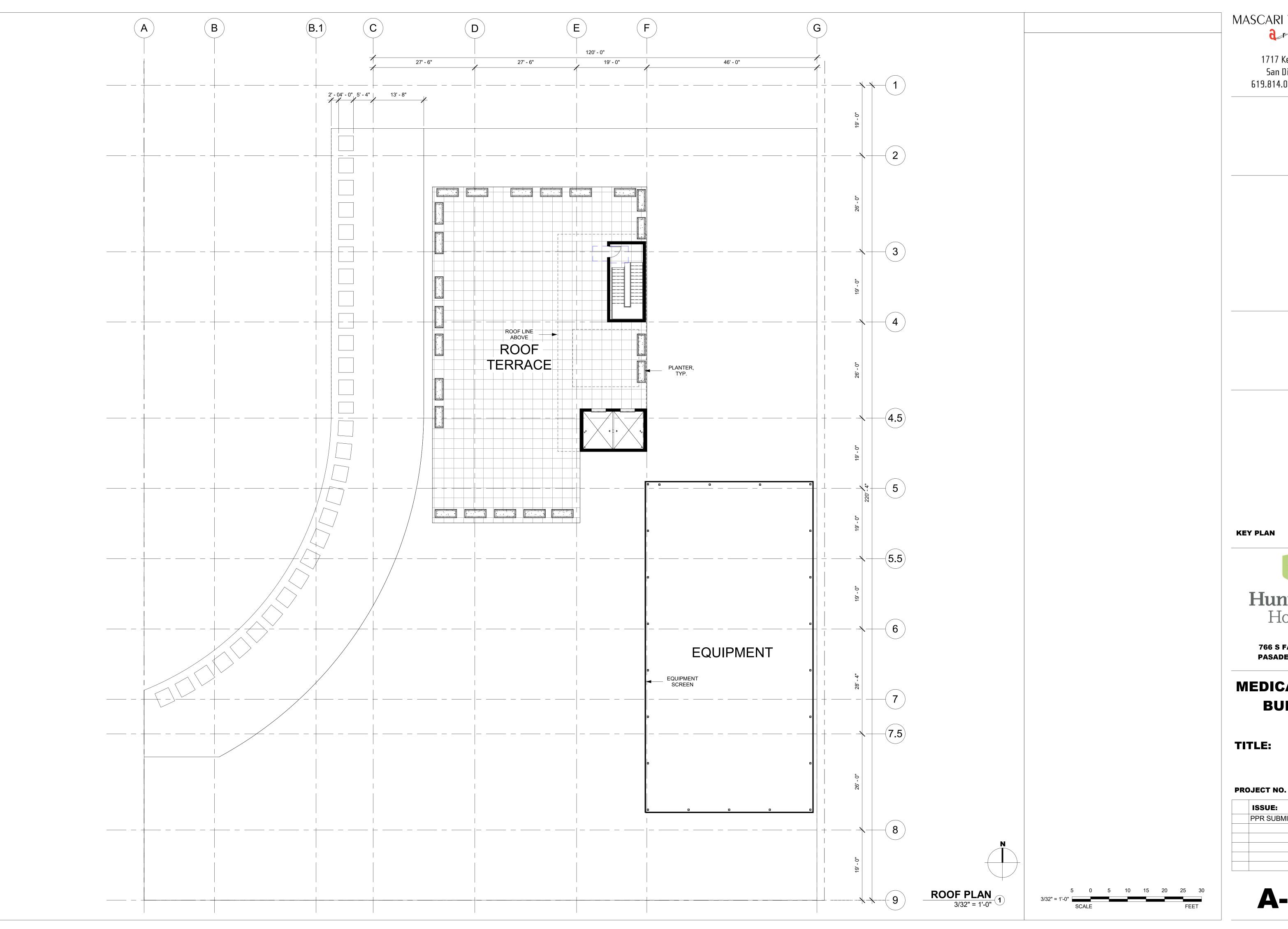


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MEDICAL OFFICE BUILDING

LEVEL 4

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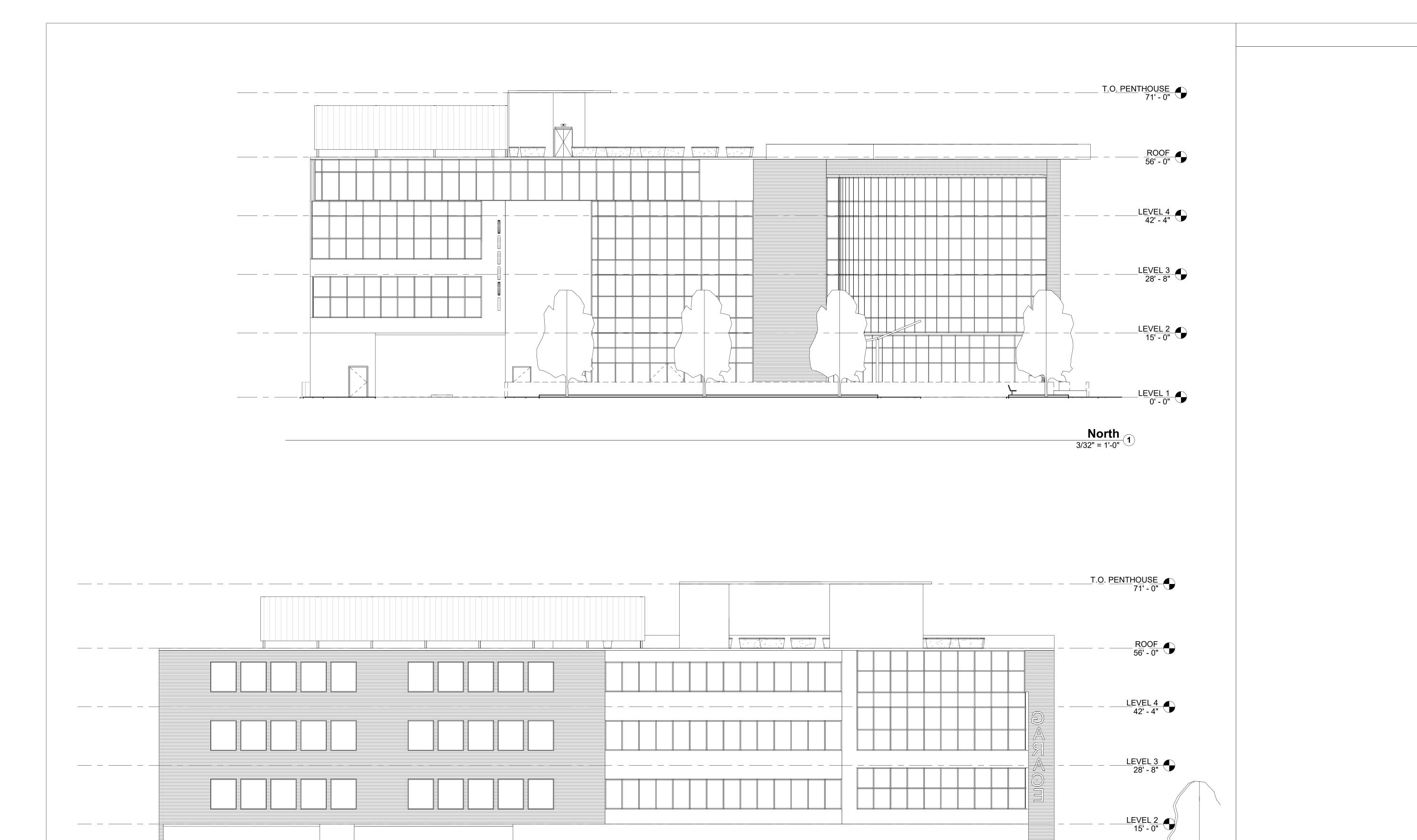
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MEDICAL OFFICE BUILDING

ROOF PLAN

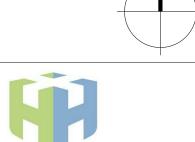
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KEY PLAN





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MEDICAL OFFICE BUILDING

TITLE:

ELEVATIONS

PROJECT NO. 2020012.20

ISSUE:	DATE:
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A-201

5 0 5 10 15 20 25 30 35 40 4 1/16" = 1'-0" SCALE FEET

8/3/32" = 1'-0" 3



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KEY PLAN





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MEDICAL OFFICE BUILDING

TITLE:

ELEVATIONS

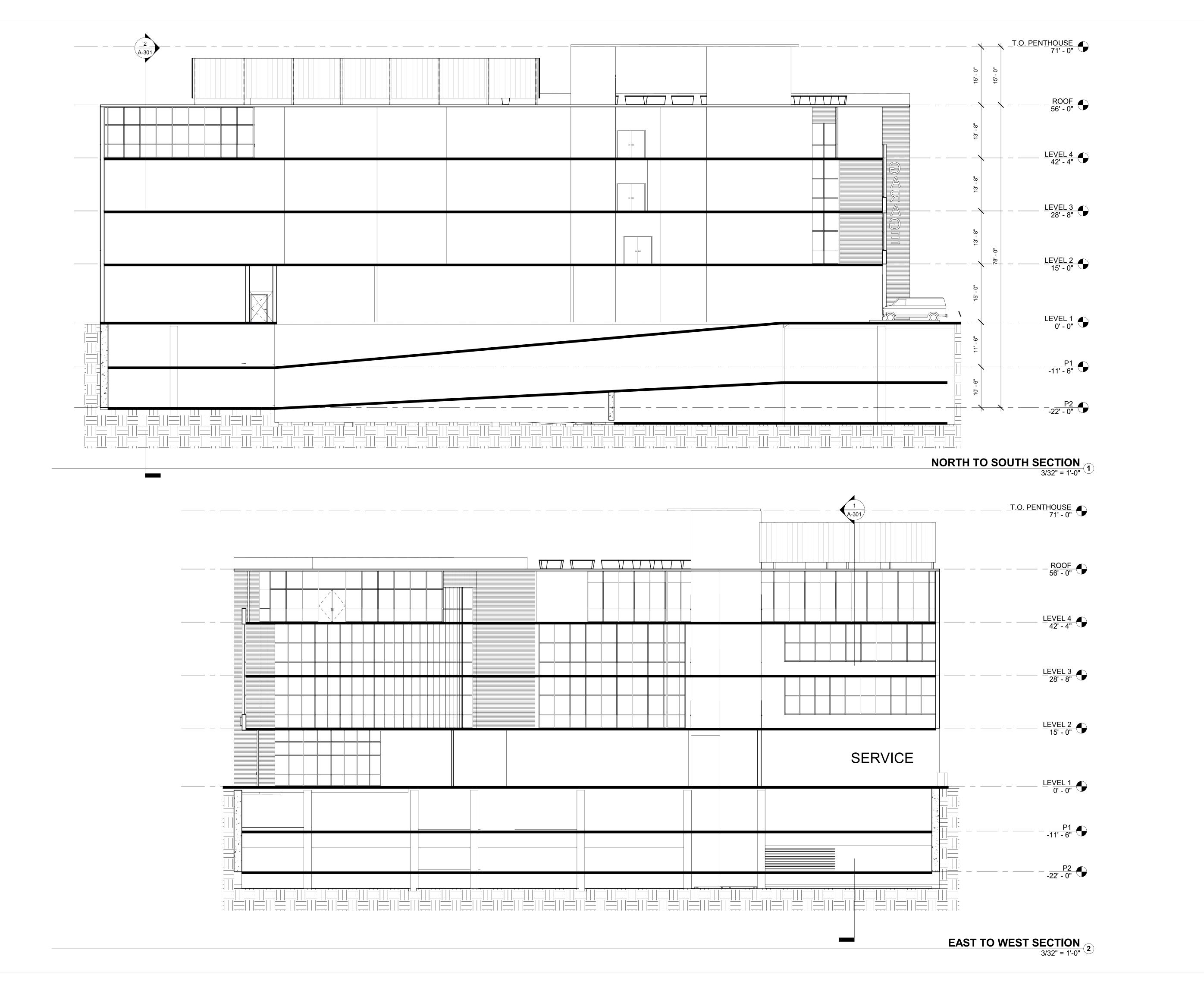
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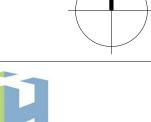
LEVEL 1 0' - 0"

WEST ELEVATION3/32" = 1'-0"
2



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KEY PLAN





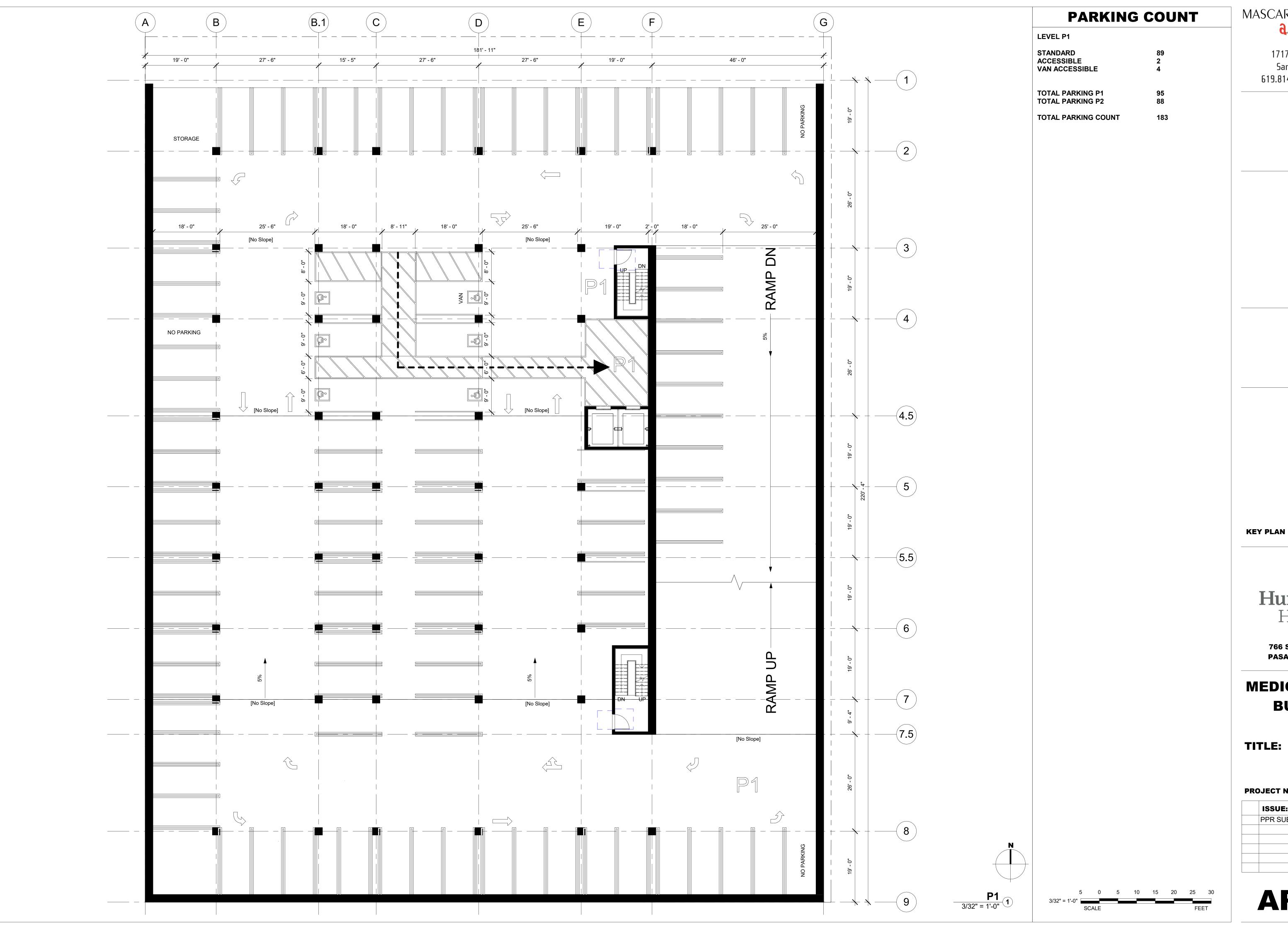
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MEDICAL OFFICE BUILDING

TITLE: BUILDING SECTIONS

PROJECT NO. 2020012.20

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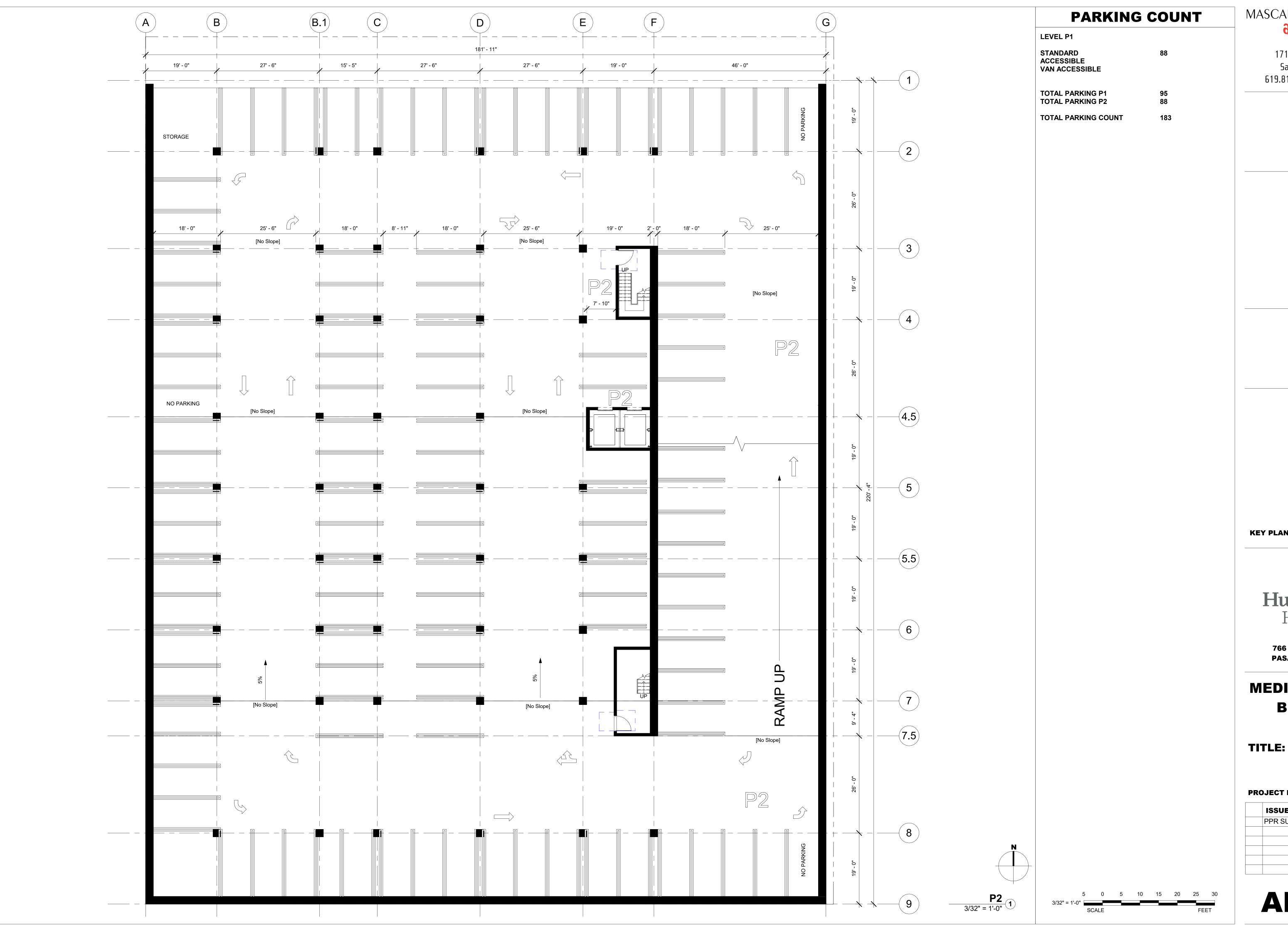
MEDICAL OFFICE BUILDING

PARKING LEVEL 1

PROJECT NO. 2020012.20

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ISSUE:	DATE:
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AP-101



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San Diego, California 92101 619.814.0080 Fax 619.814.0081

KEY PLAN



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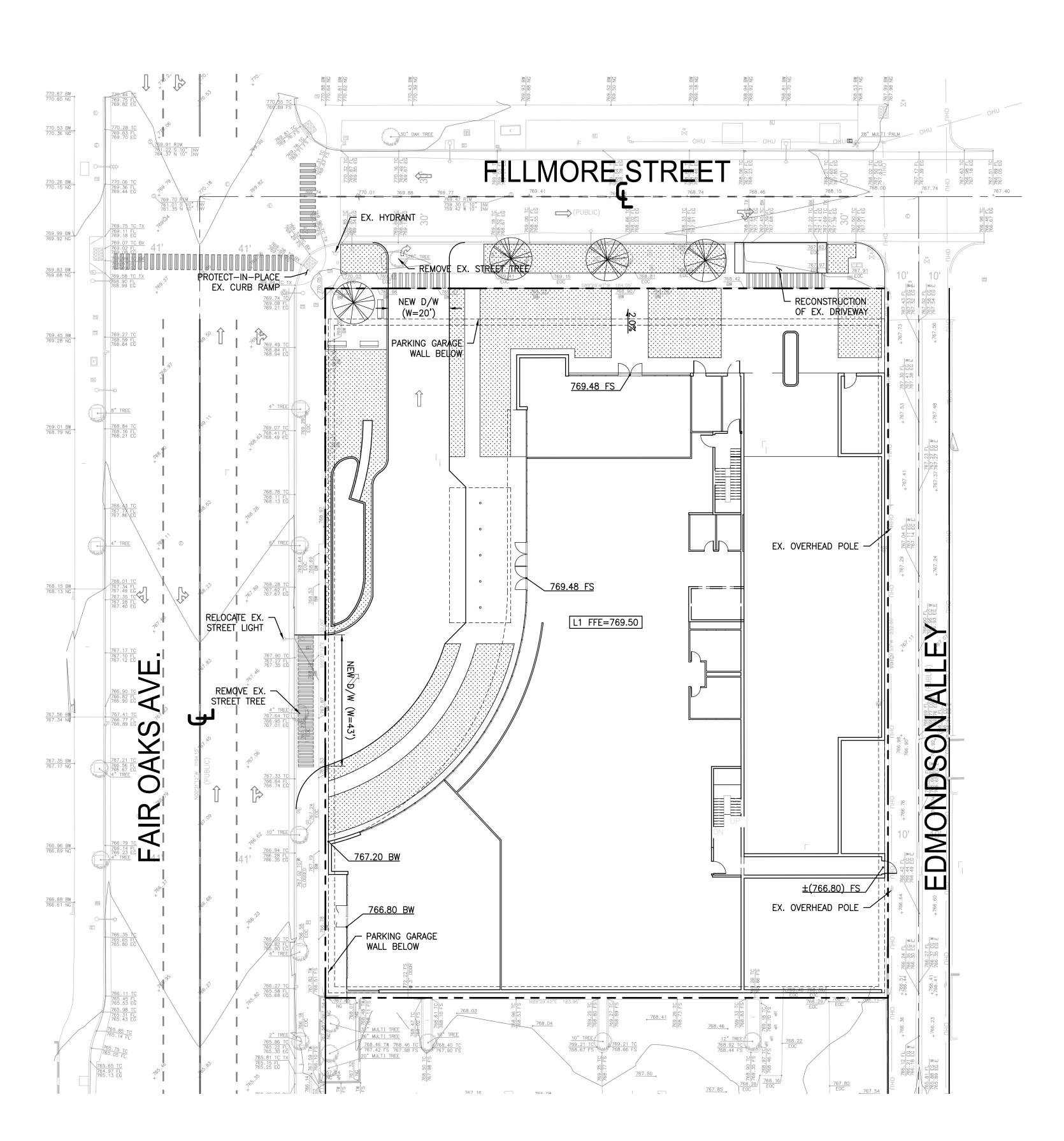
MEDICAL OFFICE BUILDING

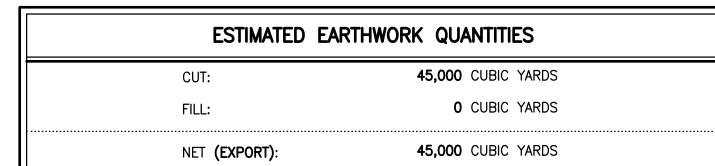
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PARKING LEVEL 2

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AP-102





NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.

- ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
- ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

LEGEND

PROPERTY LINE

PLANTER AREA/LANDSCAPE

(REFER TO LANDSCAPING PLANS FOR DETAILS)



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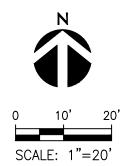
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COLLECTION SITE MEDICAL OFFICE BUILDING

GRADING PLAN PROJECT NO. 2020012.20 DATE: 07.31.2020 PPR SUBMITTAL



C1.20

GENERAL NOTES

IRRIGATION GENERAL NOTES

1. IRRIGATION SYSTEM AS DRAWN ON PLANS IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.

2. DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST.

3. IRRIGATION HEADS SHALL BE LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES AND NOT SCALED OFF OF DRAWINGS. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT

4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE LATEST EDITION OF LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.

5. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS RETAINING WALLS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, BUILDINGS, UTILITIES, ETC. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND OTHER STRUCTURES. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCH. 40 PVC PIPE, TWICE THE LINE SIZE CARRIED, AND GROUPED TOGETHER WHERE FEASIBLE. SLEEVING SHALL ALSO BE BURIED MIN. 24" UNDER PEDESTRIAN PAVEMENT, AND MIN. 30" UNDER VEHICULAR PAVEMENT, OR PER LOCAL GOVERNING CODES AND REGULATIONS. WHICHEVER IS MORE STRINGENT. REFER TO IRRIGATION LEGEND/NOTES FOR SPECIFICATIONS.

7. CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OWNER'S AUTHORIZED

8. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW UNIT TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.

9. CONTRACTOR SHALL VERIFY IN THE FIELD WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINT OF CONNECTIONS, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTER, AUTOMATIC CONTROLLER RAIN SWITCH, AND VALVES, PRIOR TO CONSTRUCTION.

10. POINT OF CONNECTION TO BE AT SERVICE LINE DOWNSTREAM OF WATER METER, VERIFY LOCATION, TYPE AND SIZE PRIOR TO CONSTRUCTION.

11. CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND STRUCTURES SUCH AS BUILDINGS, WALLS, FENCES, ETC. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

12. ALL SHRUB HEADS ADJACENT TO LAWN AND PAVED AREAS SHALL BE MOUNTED ON 6" BODIES MIN. OR PER LOCAL GUIDELINES. ALL OTHER SHRUB SPRAY HEADS MAY BE MOUNTED ON RISERS 12" ABOVE FINISH GRADE WITH OWNER'S PRIOR APPROVAL. ALL LAWN HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES MIN. OR PER LOCAL GUIDELINES. ALL LAWN ROTOR HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES OR PER LOCAL GUIDELINES.

13. ALL CONTROL EQUIPMENT, SUCH AS REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN

14. CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLANTING PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

15. CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQUIRED) AS REQUIRED TO ELIMINATE ALL LOW HEAD DRAINAGE.

16. ALL IRRIGATION CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES.

17. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

18. LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PROPERTY LINES ADJACENT TO FENCES, WALLS, ETC. AND 2" FROM SIDEYARD PROPERTY LINES IN LAWN AREAS WHERE OCCURS.

19. FOR ALL SPRAY HEADS THAT REQUIRE GREATER THAN 30% REDUCTION OF FULL FLOW RADIUS, THE CONTRACTOR SHALL USE THE APPROPRIATE PRESSURE COMPENSATING DEVICE (RAINBIRD PCS-XXX).

20. CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR/ OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.

21. CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. MEASUREMENTS FOR PROPER GROUND SHALL BE VERIFIED AT LEAST ONCE PRIOR TO HOMEOWNER OCCUPANCY, AND NECESSARY ADJUSTMENTS SHALL BE MADE TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEOUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.

2. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.

3. LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.

4. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

5. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.

6. ALL LEVEL SHRUB AREAS PLANTED WITH FLATTED GROUND COVER SHALL BE TOP DRESSED (AFTER INSTALLATION OF GROUNDCOVER) WITH A 2" LAYER OF SHREDDED "WALK-ON" BARK MULCH OR APPROVED EQUAL (PROVIDE SAMPLE TO DEVELOPER). ALL OTHER LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER. OMIT BARK MULCH LAYER IN ANNUAL COLOR PLANTING AREAS WHERE APPLICABLE. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.

7. ALL TREES SHALL BE LOCATED AS FOLLOWS:

A. MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE

UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE. B. MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE,

ELECTRICAL AND CABLE TV. MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.

MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.

E. MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES. CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.

8. ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "BIO-BARRIER" ROOT BARRIER TO A DEPTH OF 19", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.

9. REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.

10. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.

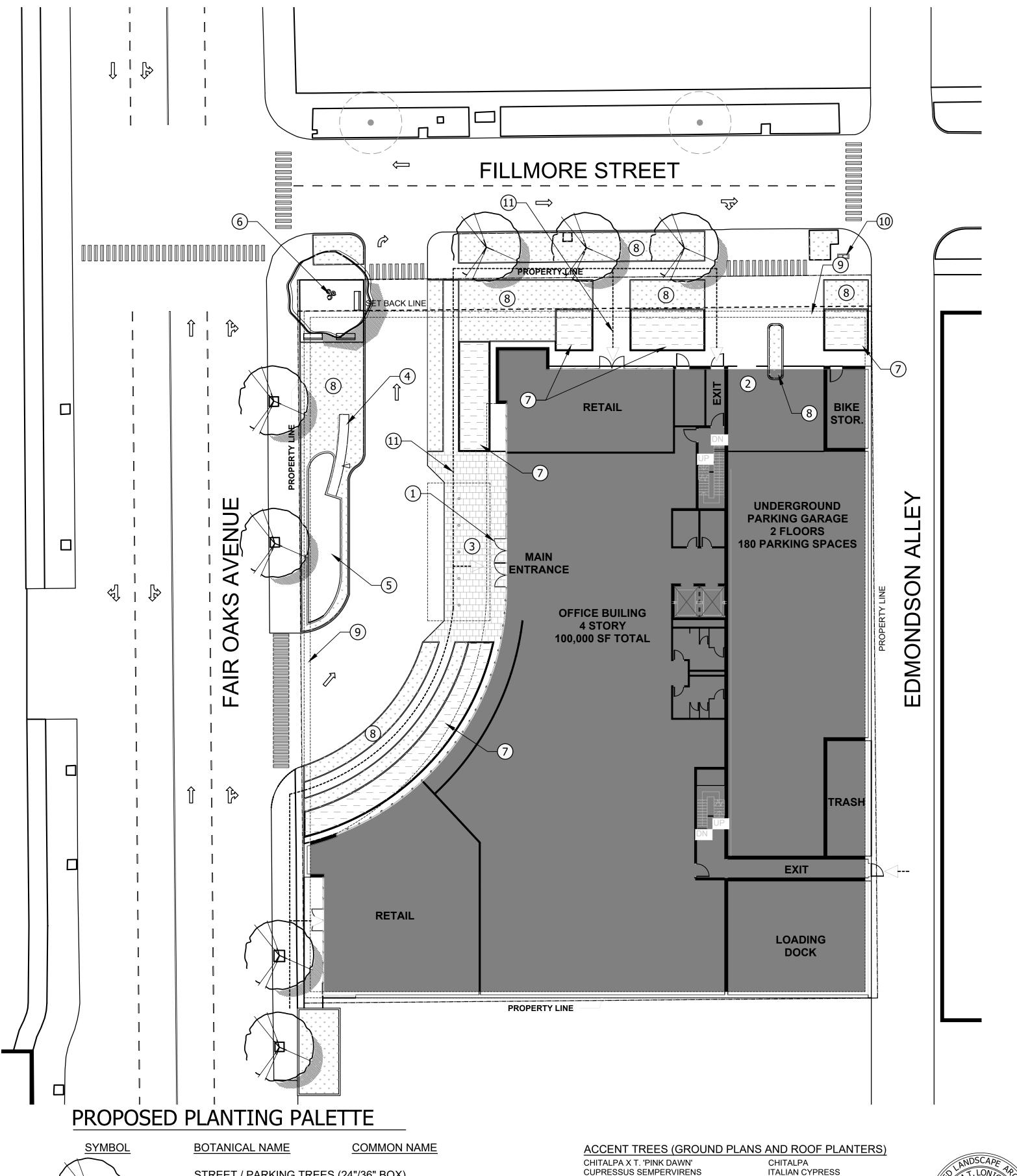
11. PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.

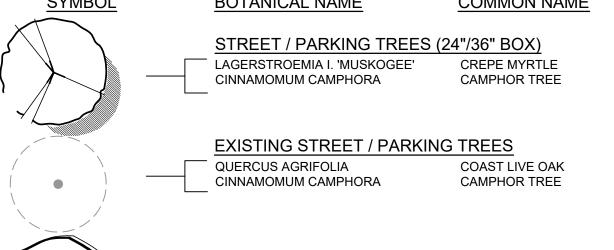
12. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURES SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.

13. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT

14. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.

15. ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.





CORNER SPECIMEN TREE

JACARANDA TREE

JACARANDA MIMOSIFOLIA

MULTI-TRUNK

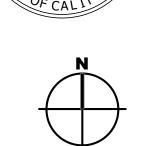
COMMON AREA SHRUBS / VINES / GROUNDCOVER (5% 15 gal, 40% 5 gal, 55% 1 gal. min, with 1 gal. groundcover) such as:

ANIGOZANTHOS SPP. ARBUTUS UNEDO 'COMPACTA' CALLISTEMON 'LITTLE JOHN' EUONYMUS SPP. ELAEAGNUS P. VARIEGATA GREVILLEA SPP. JUNIPERUS SPP. LEUCOPHYLLUM SPP PRUNUS LYONII ROSMARINUS SPP.

PRUNUS C. 'BRIGHT N TIGHT'

KANGAROO PAW VAR. DWARF STRAWBERRY TREE BOTTLEBRUSH VAR. EUONYMUS VAR. ELAEAGNUS P. VARIEGATA - N.C.N GREVILLEA - N.C.N JUNIPERUS SPP. BAROMETER BUSH CATALINA CHERRY ROSEMARY SPP.

CAROLINA LAUREL CHERRY



Site 1" = 20'-0" 1

SITE FEATURES KEY

- (1) MAIN ENTRY WITH BOLLARDS PER ARCHITECTURE PLANS
- (2) PARKING STRUCTURE ENTRY/EXIT
- (3) SPECIAL HARDSCAPE AT ENTRY TYP. SYM.
- 4 MONUMENT SIGN AT ENTRY TYP.
- (5) RAISED WATER FEATURE TYP.
- 6 MULTI-TRUNK SPECIMEN TREE WITH SPECIAL HARDSCAPE AND BENCHES - TYP. SYM
- 7 RAISED BIO-FILTRATION PLANTER TYP. SYM.
- 8 ON GRADE PLANTING AREA TYP. SYM.
- 9 UNDERGROUND PARKING STRUCTURE WALLS -
- (10) EXISTING/PROPOSED UTILITIES TYP.
- (11) ADA PATH OF TRAVEL TYP. SYM.

SITE WATER BUDGET

WATER EFFICIENT LANDSCAPE WORKSHEE

Hydrozone # / Planting	Plant	Irrigation	Irrigation Efficiency	ETAF	Landscape Area (Sq.	ETAF x	Estimated Total Water
Description	Factor (PF)	Method	(IE)	(PF/IE)	Ft.)	Area	Use (ETWU)
			Regular Lanc	scape Areas	5		
Shrubs/GC	0.3	Drip	0.81	0.37	5,725.00	2120.37	68,755.13
Trees	0.5	Bubblers	0.81	0.62	128.00	79.01	2,562.05
Water Feature	0.8	Circulating	0.9	0.89	560.00	497.78	16,140.94
				Totals	6,413.00	2,697.16	87,458.13
						ETWU Total	87,458.13
						MAWA	93,576.57

1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip 2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area) 3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+((1-ETAF)*SLA)]

ETAF Calculations

Project Reference Evapotranspiration (Eto)

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

CITY OF PASADENA GENERAL LANDSCAPE NOTES

17.44.010 - PURPOSE OF CHAPTER

IN ADDITION TO THE GENERAL PURPOSES IDENTIFIED IN CHAPTER 17.10 (ENACTMENT AND APPLICABILITY OF ZONING CODE), THE SPECIFIC PURPOSES OF THIS CHAPTER ARE TO:

- B. ENCOURAGE QUALITY LANDSCAPE DESIGNS;
- ENHANCE THE APPEARANCE OF ALL DEVELOPMENT BY REQUIRING THE DESIGN, INSTALLATION, AND PROPER MAINTENANCE OF LANDSCAPING AND BY PROVIDING STANDARDS RELATING TO THE QUALITY, QUANTITY, AND FUNCTIONAL ASPECTS OF LANDSCAPING AND LANDSCAPE SCREENING;
- D. ENSURE THAT NEW LANDSCAPING WOULD BE CONSISTENT WITH ANY APPLICABLE DESIGN GUIDELINES AND THAT IMPORTANT RESOURCES (E.G., LARGE SPECIMEN PLANTS) ARE RETAINED;
- E. PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE BY MINIMIZING THE IMPACT OF VARIOUS FORMS OF PHYSICAL AND VISUAL POLLUTION. CONTROLLING SOIL EROSION, SCREENING INCOMPATIBLE LAND USES, PRESERVING THE INTEGRITY OF EXISTING RESIDENTIAL NEIGHBORHOODS, AND ENHANCING PEDESTRIAN AND VEHICULAR TRAFFIC AND SAFETY;
- F. ENCOURAGE THE EFFICIENT USE OF IRRIGATION, APPROPRIATE PLANT MATERIALS, AND REGULAR MAINTENANCE OF LANDSCAPED
- G. ENSURE THE PROTECTION OF LANDMARK, NATIVE, AND SPECIMEN TREES TO THE EXTENT SPECIFIED IN CHAPTER 8.52 (CITY TREES AND TREE PROTECTION ORDINANCE) OF THE MUNICIPAL CODE;
- H. PROMOTE THE VALUES AND BENEFITS OF LANDSCAPING PRACTICES THAT INTEGRATE AND GO BEYOND THE CONSERVATION AND EFFICIENT ESTABLISH A STRUCTURE FOR PLANNING, DESIGNING, INSTALLING,
- CONSTRUCTION AND REHABILITATED PROJECTS BY ENCOURAGING THE USE OF A WATERSHED APPROACH THAT REQUIRES CROSS-SECTOR COLLABORATION OF INDUSTRY, GOVERNMENT AND PROPERTY OWNERS TO ACHIEVE THE MANY BENEFITS POSSIBLE; J. ESTABLISH PROVISIONS FOR WATER MANAGEMENT PRACTICES AND

MAINTAINING AND MANAGING WATER EFFICIENT LANDSCAPES IN NEW

- WATER WASTE PREVENTION FOR EXISTING LANDSCAPES;
- K. USE WATER EFFICIENTLY WITHOUT WASTE BY SETTING A MAXIMUM APPLIED WATER ALLOWANCE AN UPPER LIMIT FOR WATER USE AND REDUCE WATER USE TO THE LOWEST PRACTICAL AMOUNT; L. PROMOTE THE BENEFITS OF CONSISTENT LANDSCAPE ORDINANCES
- WITH NEIGHBORING LOCAL AND REGIONAL AGENCIES; M. ENCOURAGE LOCAL AGENCIES AND WATER PURVEYORS TO USE ECONOMIC INCENTIVES THAT PROMOTE THE EFFICIENT USE OF WATER,
- SUCH AS IMPLEMENTING A TIERED-RATE STRUCTURE; AND N. ENCOURAGE LOCAL AGENCIES TO DESIGNATE THE NECESSARY AUTHORITY THAT IMPLEMENTS AND ENFORCES THE PROVISIONS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE OR ITS LOCAL LANDSCAPE ORDINANCE.



LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT

28924 OLD TOWN FRONT STREET, STE 202 TEMECULA, CA 92590 P (844) WEILAND, XT 701 EMAIL - KLONIGRO@W-D-G.COM CORPORATE OFFICE 291 SIERRA WAVE SWALL MEADOWS, CA 93514

SCALE

MASCARI WARNER DINH 1 chitects

> 1717 Kettner Blvd.. Suite 100 San Diego, California 92101 619.814.0080 Fax 619.814.0081



COLLECTION SITE MEDICAL OFFICE **BUILDING**

TITLE	
PROJECT NO.	2020012.20
ISSUE:	DATE:
PPR SUBMITTAL	07.31.2020