

13/7/2024 2:25:27 PM  
A:\Projects\2024\PR-2024-001751\2024\00 Pacific Grove Acute Psych 124.dwg  
12/15/24 11:58 AM  
BROUDDER ASSOCIATES



EXISTING PLANT SCHEDULE

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CEDRUS DEODARA	ATLAS CEDAR	--
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--
SHRUBS, GRASSES, & GROUNDCOVERS			
SYMBOL	DESCRIPTION		COMMENTS
	EXISTING SHRUBS AND GROUNDCOVER		PROTECT IN PLACE
	EXISTING TURF		PROTECT IN PLACE

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

**PARKING LOT TREE CALCULATION**  
PARKING STALLS = 86 STALLS  
TREES REQUIRED = 22 TREES (1 TREE PER 4 STALLS)  
TREES PROVIDED = 24 TREES

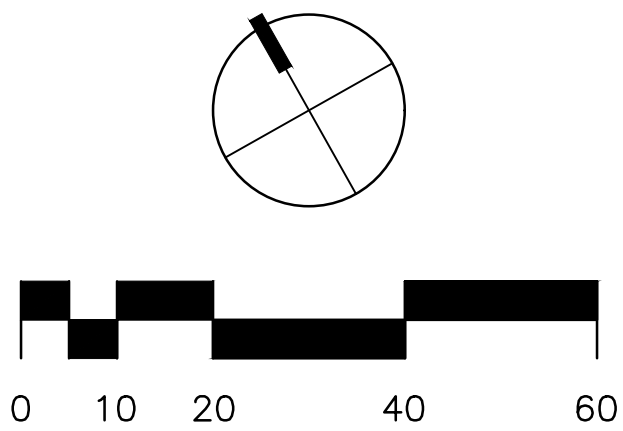
PROPOSED PLANT PALETTE

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ WHITE Crape Myrtle	24" BOX STD.	8'H X 3'W X 1-1/2" C	M	FLOWERING ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 3'W X 1-1/2" C	M	VERTICAL EVERGREEN SCREEN
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE	36" BOX MULTI	8'H X 5'W	L	EVERGREEN SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	8'H X 4'W X 2" C	L	PARKING LOT SHADE TREE
SHRUBS, GRASSES, & GROUNDCOVERS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	30" O.C.	L	EVERGREEN SHRUB
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	ALOE ARBORESCENS	TORCH ALOE	5 GAL.	48" O.C.	L	BACKGROUND SUCCULENT
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	ALOE VERA	MEDICINAL ALOE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	FURCRAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLANT	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	MYOPORUM PARVIFOLIUM 'PINK'	PINK RACER	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	RUSSELLIA EQUESETIFORMIS	FIRECRACKER PLANT	5 GAL.	36" O.C.	M	FLOWERING SHRUB
HEDGE / BACKGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	L	HEDGE SHRUB
	WESTRINGIA 'WYNABIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE

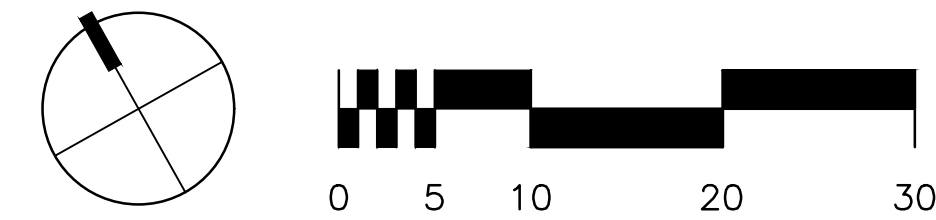
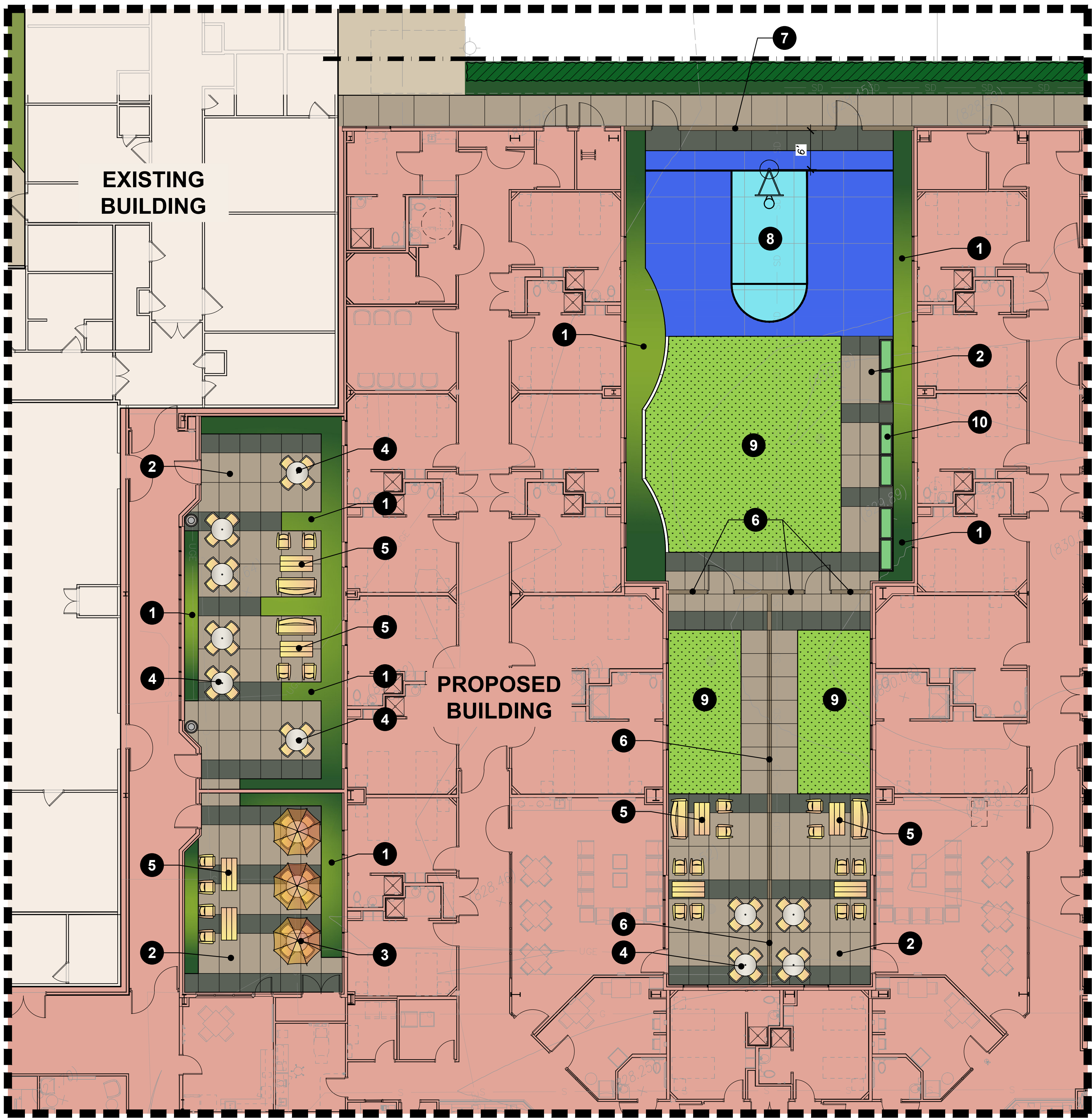
WATER USE KEY:  
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF RIVERSIDE, CA.

LEGEND

- 1 TRASH ENCLOSURE
- 2 GENERATOR ENCLOSURE
- 3 3 FT. TALL SCREENING HEDGE FROM STREET
- 4 6 FT. TALL SCREENING HEDGE FROM NEIGHBORING PROPERTY
- 5 6 FT. TALL SCREENING HEDGE FOR TRASH / GENERATOR ENCLOSURE
- 6 PROPOSED TRANSFORMER PAD
- 7 NEW CONCRETE WALKWAY
- 8 EXISTING CONCRETE WALKWAY
- 9 EXISTING LANDSCAPE TO REMAIN
- 10 PROPOSED RESIDENT PATIO SPACE WITH WALL / FENCE SEPARATION
- 11 PROPOSED RESIDENT DINING COURTYARD
- 12 PROPOSED EMPLOYEE DINING COURTYARD
- 13 PROPOSED JOINT ACTIVITY AREA







## LEGEND

- 1 LOW MAINTENANCE PLANTING AREA
- 2 SAWCUT CONCRETE PAVING WITH TOPCAST FINISH
- 3 STEEL CLUSTER TABLE WITH STEEL UMBRELLAS (EMPLOYEE AREAS)
- 4 STEEL CLUSTER TABLE - LOUNGE & DINING HEIGHTS (RESIDENT AREAS)
- 5 LOUNGE FURNISHING
- 6 9 FT. TALL CMU WALL WITH 5 FT. FENCE
- 7 12 FT. TALL CMU PERIMETER WALL WITH 2 FT. FENCE
- 8 HALF-COURT BASKETBALL COURT
- 9 SYNTHETIC TURF MULTI-USE / YOGA LAWN
- 10 RAISED VEGETABLE / HERB GARDEN BEDS



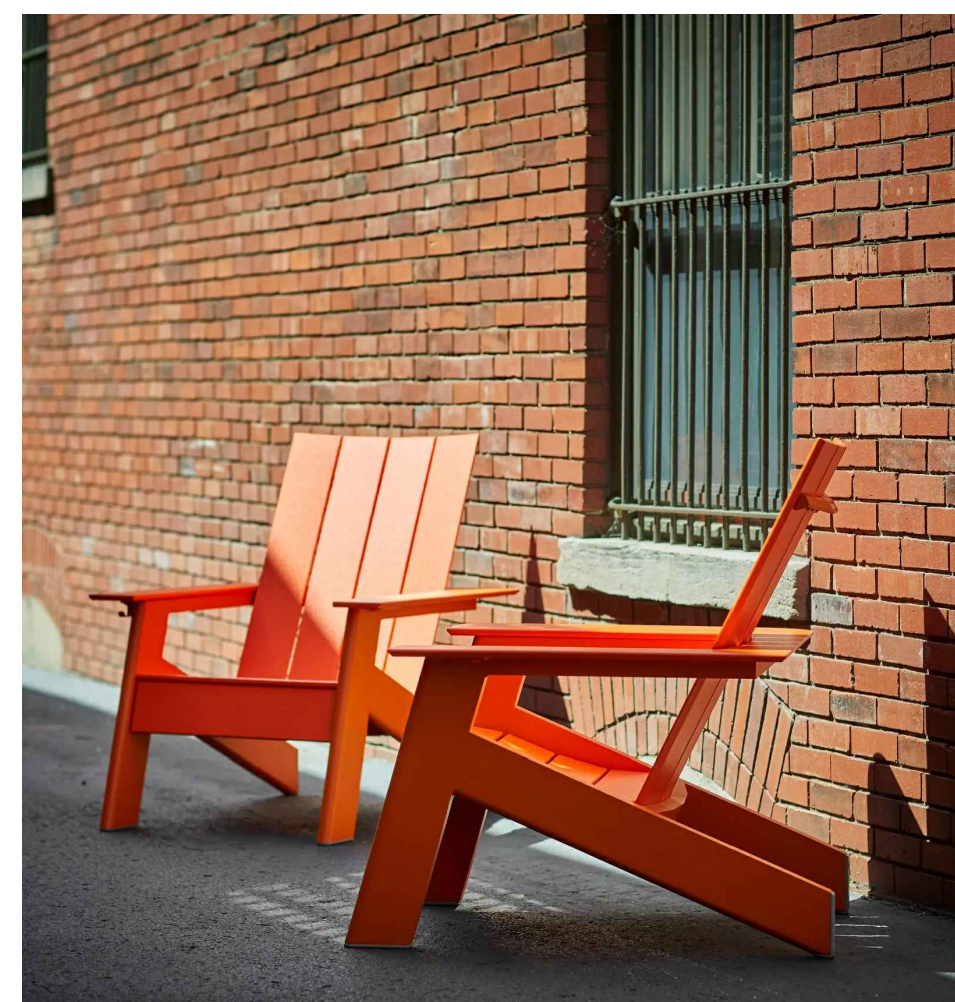
RAISED GARDEN BEDS



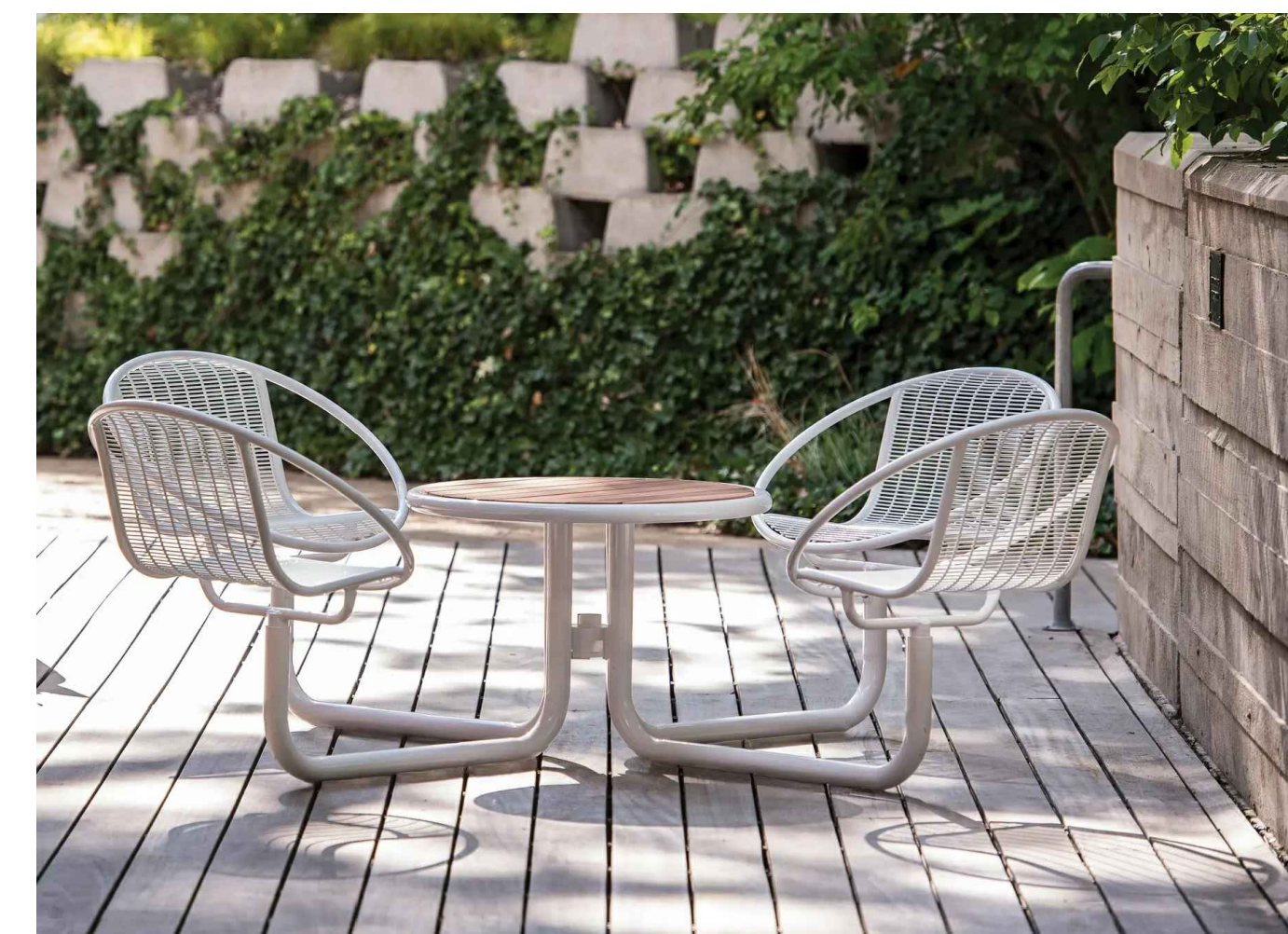
MOLDED OUTDOOR LOUNGE FURNITURE



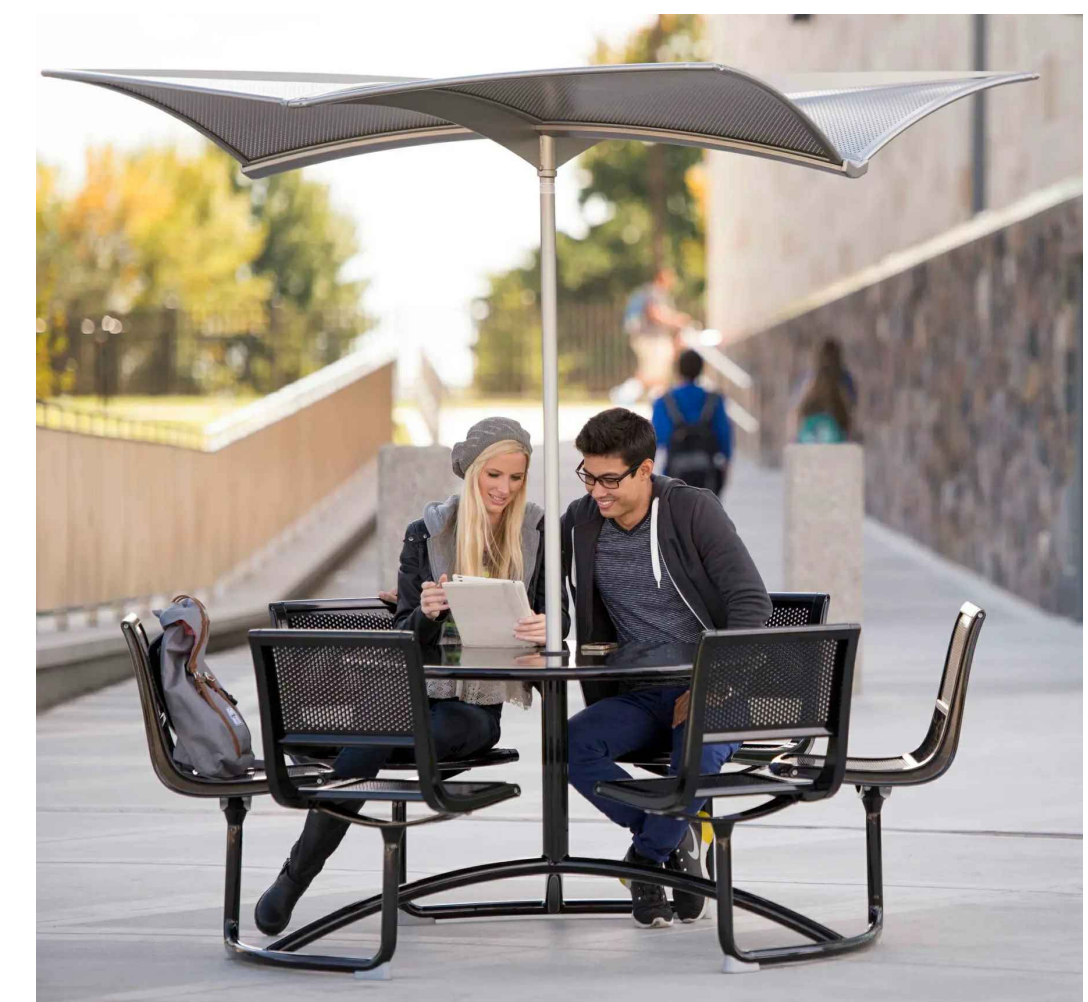
POSSIBLE PRECAST CONCRETE GAMES (CORN HOLE, FOOSBALL, PING PONG)



RECYCLED PLASTIC LOUNGE CHAIR



STEEL CLUSTER TABLE - LOUNGE & DINING HEIGHT (RESIDENT AREAS)



STEEL CLUSTER TABLE AND STEEL UMBRELLA (EMPLOYEE AREA)



BASKETBALL / MULTI-USE COURT



YOGA / MULTI-USE SYNTHEIC TURF LAWN



9' TALL INTERIOR CMU WALL WITH DECORATIVE BANDS WITH 5' TALL OMEGA MAX FENCE PANEL ON TOP OF WALL.



MATCH EXISTING 12' CMU WALL WITH 2' TUBE STEEL FENCE



BOULDER ASSOCIATES

300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.9000

PROJECT 000000.00

## PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY

5900 Brockton Ave., Riverside, CA  
92506

## DEVELOPMENT APPLICATION / CUP

DATE  
REVISIONS  
DESCRIPTION DATE

SHEET TITLE

## PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

SHEET NUMBER

L1.2









EXISTING  
METER LOCATION  
REFER TO P.O.C. NOTE (#1) ABOVE

**BROCKTON AVE.**

**JURUPA AVE.**

EXISTING WATER METER / P.O.C. NOTES

- 1 P.O.C. NOTE #1:**  
POINT OF CONNECTION SHALL BE DOWNSTREAM OF EXISTING DOMESTIC WATER IRRIGATION METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING IRRIGATION BACKFLOW ASSEMBLY AND TESTING FOR PROPER OPERATION. SHOULD THIS DEVICE BE DAMAGED, INOPERABLE, OR NOT IN PLACE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF SAID DEVICES. CONFIRM ANY DISCREPANCIES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING AND COMMENCING WORK.

(EXISTING) DOMESTIC WATER METER INFORMATION	
ADDRESS: 5900 BROCKTON AVE. RIVERSIDE, CA	
(EXISTING) METER SIZE	2"
STATIC WATER PRESSURE	62 PSI.
SYSTEM DESIGN PRESSURE	xx PSI.
MAXIMUM SYSTEM DEMAND	xx GPM
REVISED LANDSCAPE AREA	xx SQ. FT.

EXISTING CONTROLLER NOTES

- CONTROLLER NOTE #2:**  
EXISTING CONTROLLER LOCATED AT THIS APPROXIMATE LOCATION SHALL BE REPLACED WITH EXISTING SMART METER. OTHER BASED CONTROLLER, INSTALLED WITHIN STAINLESS STEEL ENCLOSURE WITH RELATED EQUIPMENT, SEE LEGEND FOR SIZE AND TYPE, ALL EXISTING AND NEW CONTROLLER SHALL BE INSTALLED WITHIN THE EXISTING ENCLOSURE. FOR PROPER OPERATION, VALVE NUMBERS SHOWN SHALL BE ADJUSTED AS REQUIRED TO UTILIZE THE AVAILABLE OPEN CONTROLLER STATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL IRRIGATION SYSTEMS WITH THE REQUIRED VALVE AND ELECTRICAL CONNECTIONS. CONTRACTOR SHALL PROVIDE SLEEVING BELOW ALL PAVING BETWEEN EXISTING PLANTER AREAS AND BELOW ALL EXISTING WALKS, AS REQUIRED TO ROUTE CONTROL WIRE FROM CONTRACTOR'S EQUIPMENT TO THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND COMMENCING WORK.

NOTE: FIELD VERIFY CONTROLLER LETTER  
AND VALVE NUMBERS PRIOR TO HEAT  
BRANDING AND NUMBERING VALVE BOXES

### IRRIGATION PIPE AND EQUIPMENT LOCATION NOTES

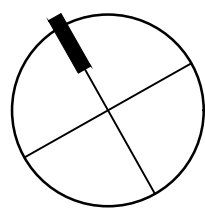
1. ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE THAT ARE SHOWN IN PAVING IS FOR DRAINING CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN LANDSCAPED AREA. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN HARDSCAPE.
2. MAINLINE AND VALVE LOCATIONS SHOWN ON THIS DRAWING ARE DESIGNED AS DIAGRAMMATIC AND APPROXIMATE FOR DRAINING CLARITY ONLY. THE LANDSCAPE CONTRACTOR SHALL STAKE ALL IRRIGATION PIPE AND EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION AND EXACT POSITIONING OF ALL EQUIPMENT SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF THE IRRIGATION PIPING AND EQUIPMENT SHALL BE ADJUSTED AND OR RELOCATED AS REQUESTED BY THE OWNER AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO TAKE OWNER DIRECTED REVISION AT NO CHARGE. ALL EQUIPMENT SHALL BE SLOTTED FOR DRAIN PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

## IRRIGATION VALVE CALLOUT

CONTROLLER LETTER / VALVE NUMBER	A2	1.5"	VALVE SIZE
GALLONS PER MINUTE G.P.M.	16 GPM	30 PSI	OPERATING PRESSURE (P.S.I.)
HYDROZONE PLANT FACTOR	LW	D	HYDROZONE / IRRIGATION TYPE - SEE
LANDSCAPE HYDROZONE AREA	2000'	.73 A.R.	HYDROZONE LEGEND (BELOW)
SQUARE FOOTAGE			APPLICATION RATE IN INCHES PER HOUR

## HYDROZONE LEGEND

<u>Hydrozone Number</u>	<u>Plant Factor (Water Use) - from WUCOLS</u>	<u>IE - Irrigation Efficiency</u>
(1) Drip - Low Water / Plants	VLW = 0.1 - Very Low Water Use Plants	D = Drip .81
(2) Drip - Moderate Water / Plants	LW = 0.1 - 0.3 - Low Water Use Plants	B = Bubbler .77
(3) Bubbler - Low Water / Trees	MW = 0.4 - 0.6 - Moderate Water Use Plants	
(4) Bubbler - Moderate Water / Trees	HW = 0.7 - 0.9 - High Water Use Plants	

**BOULDER ASSOCIATES**

300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.9000

PROJECT	000000.00
---------	-----------

**PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY**

5900 Brockton Ave., Riverside, CA  
92506

**DEVELOPMENT  
APPLICATION / CUP**

DATE		
REVISIONS		
△ #	DESCRIPTION	DATE

SHEET TITLE

# PRELIMINARY IRRIGATION PLAN

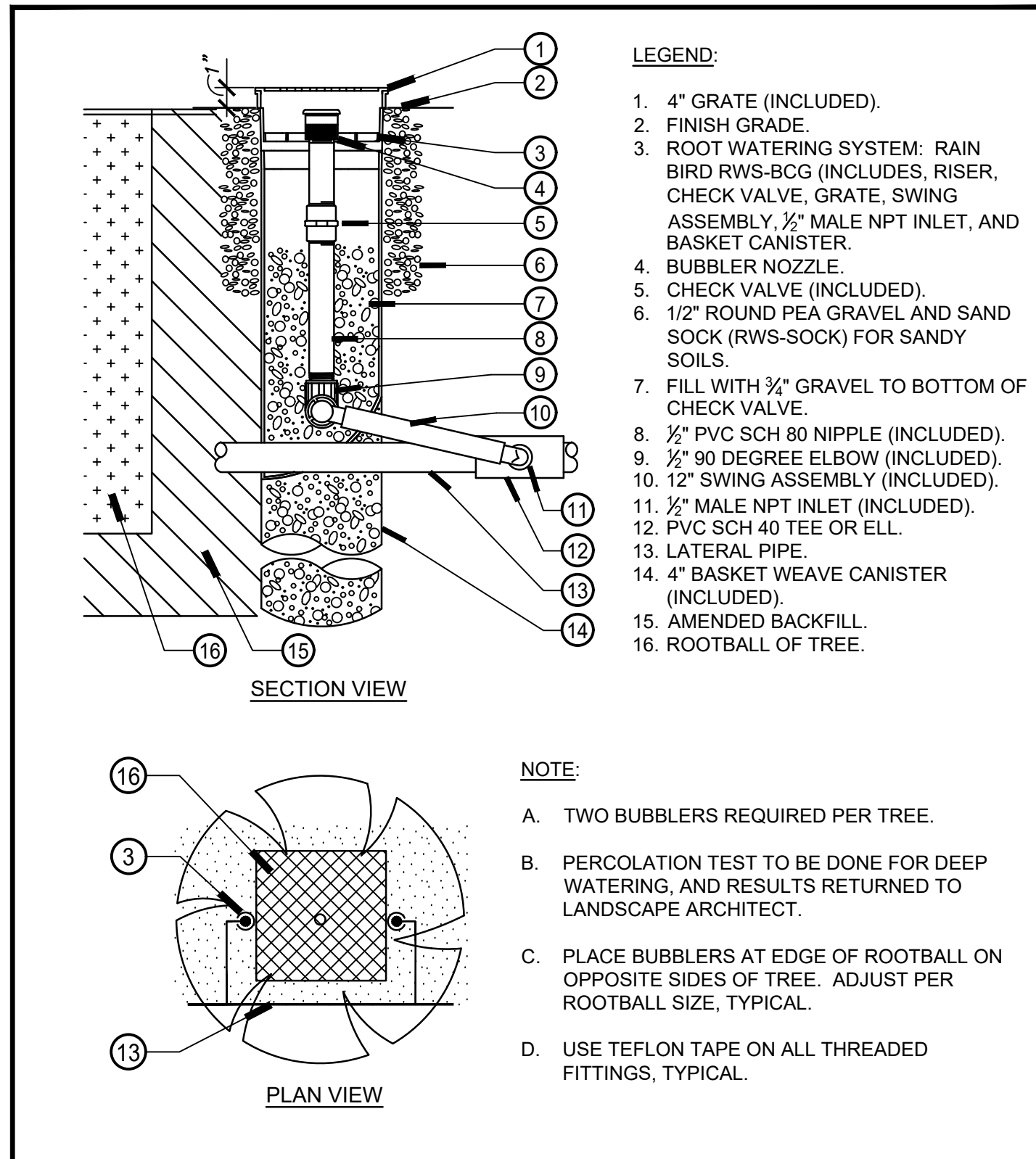
SHEET NUMBER

### L3.1

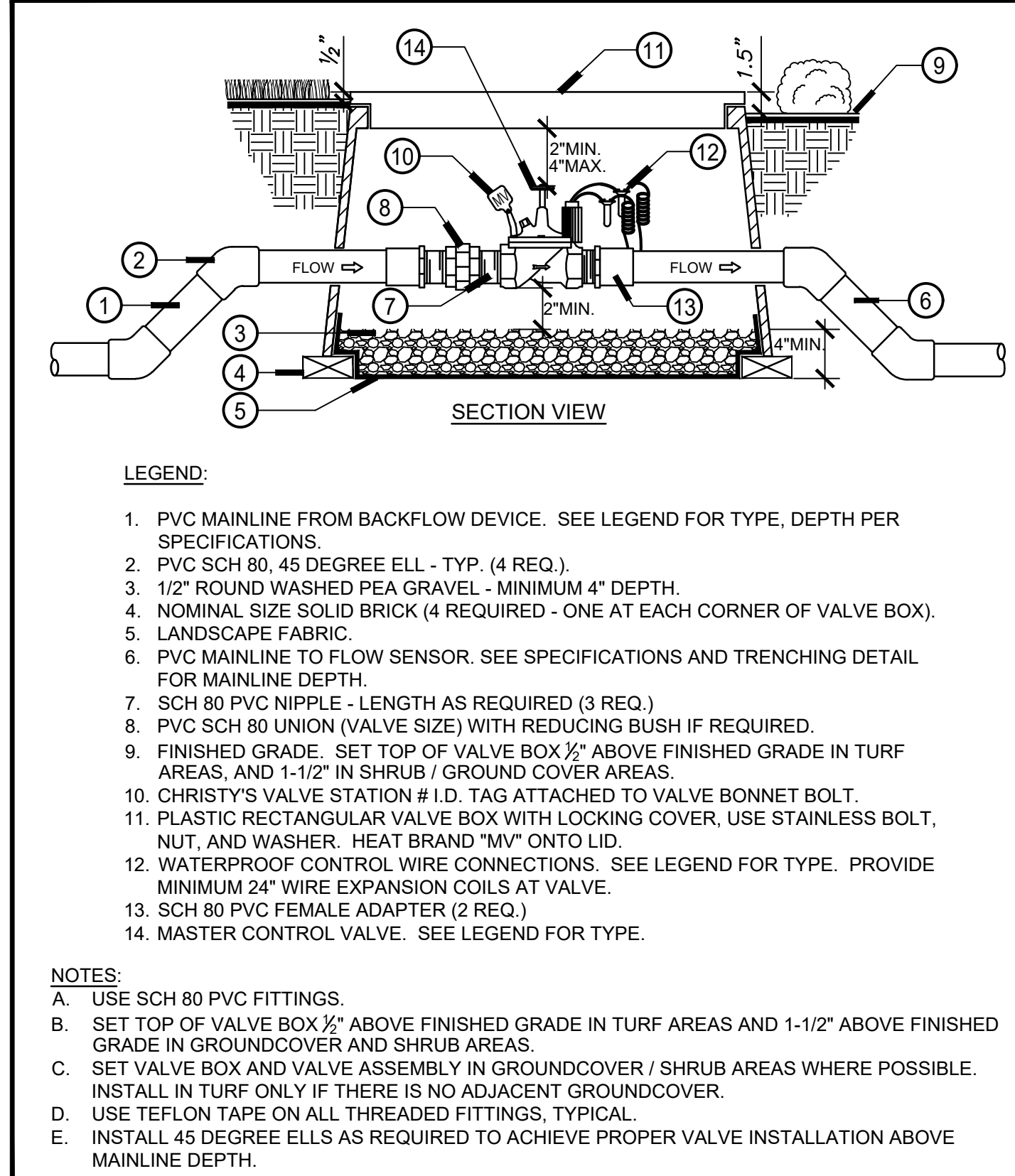


10/17/2024 2:52:27 PM  
Acadpilot Project: /PAC000000 Pacific Grove Acute Psych 124.ctb  
C:\Users\jacob\OneDrive\Boulder Associates\Projects\1000000000 Pacific Grove Acute Psych 124.ctb

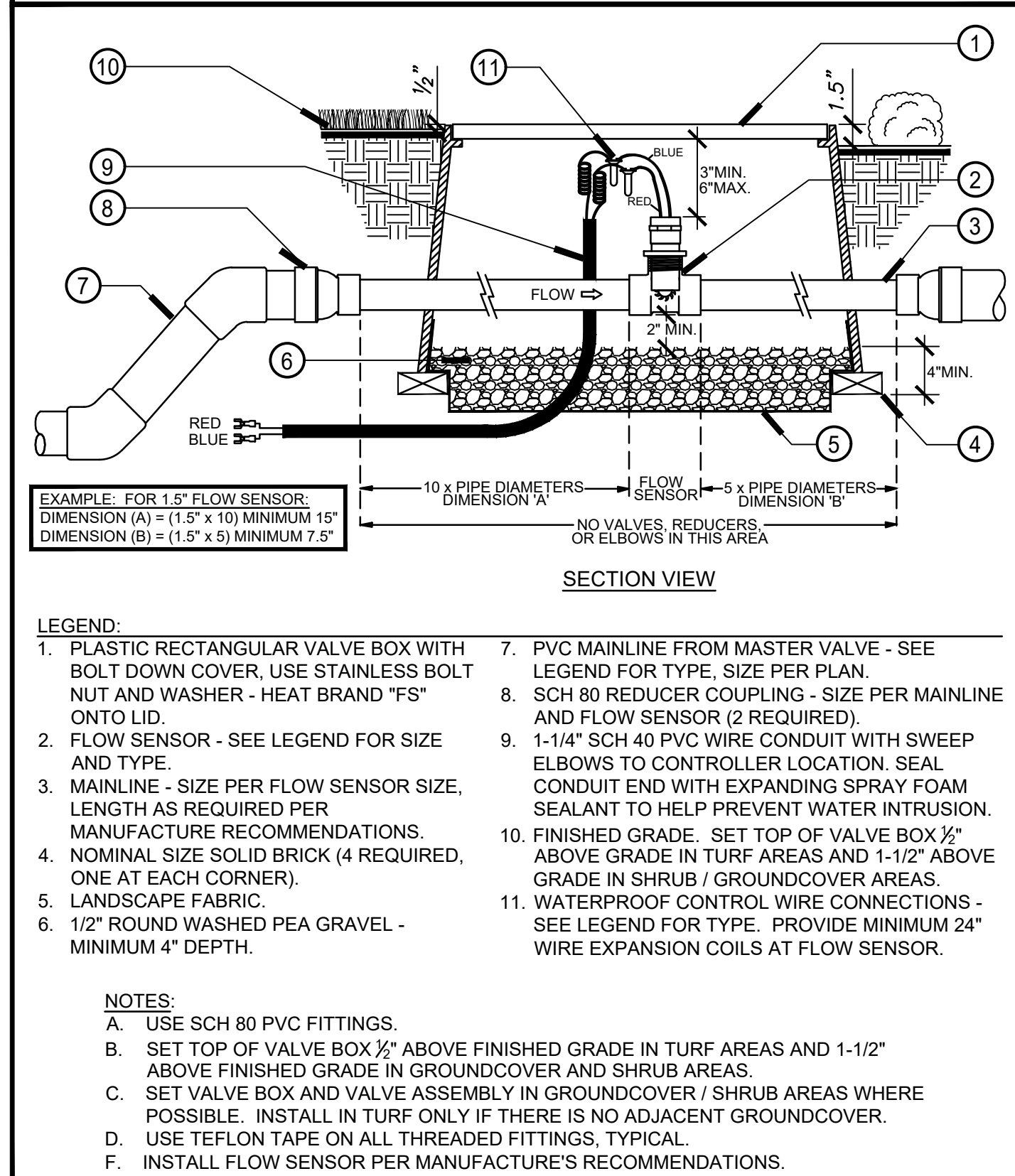
©BOULDER ASSOCIATES



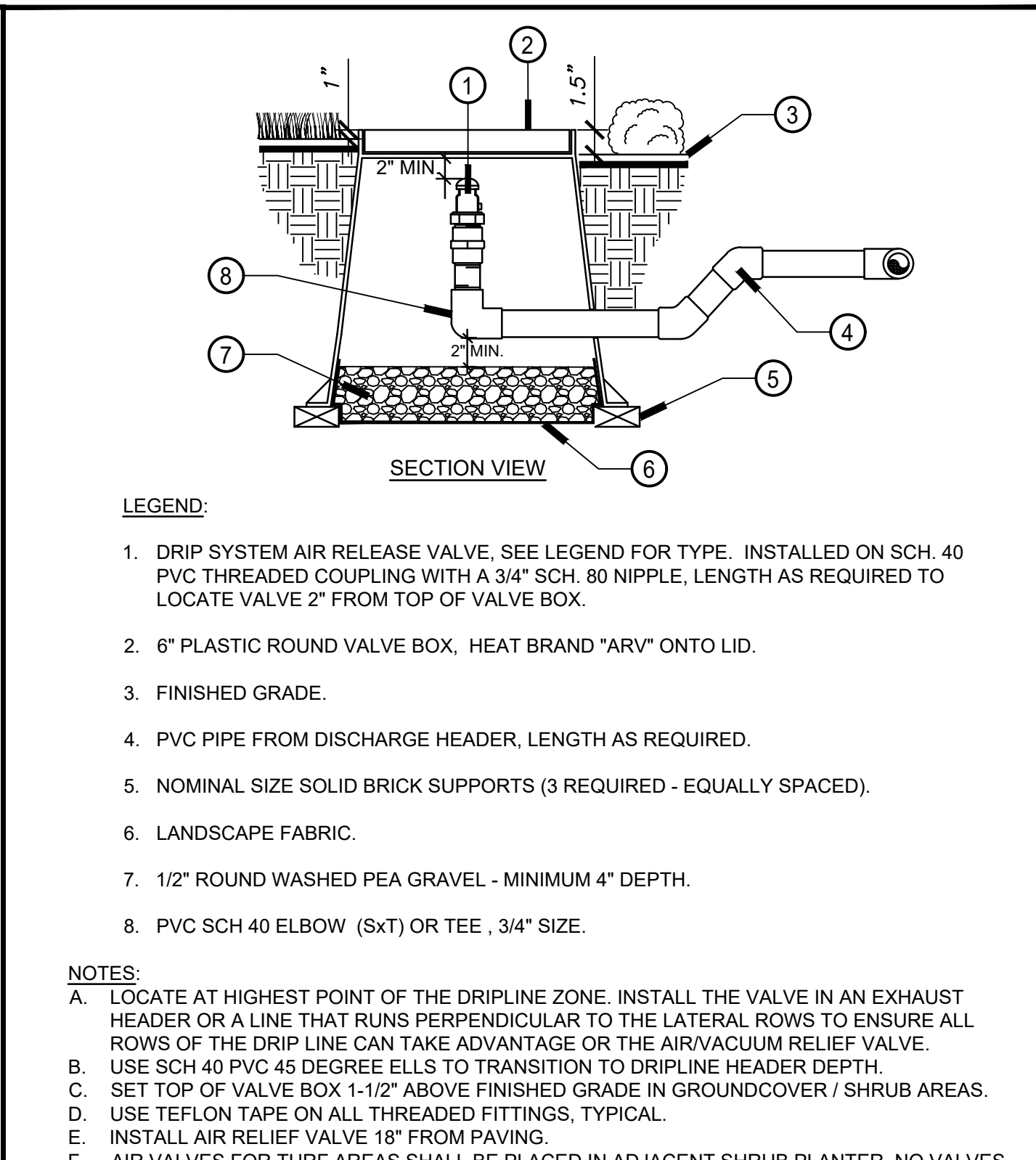
**J TREE BUBBLER DEEP ROOT WATER SYSTEM** NOT TO SCALE



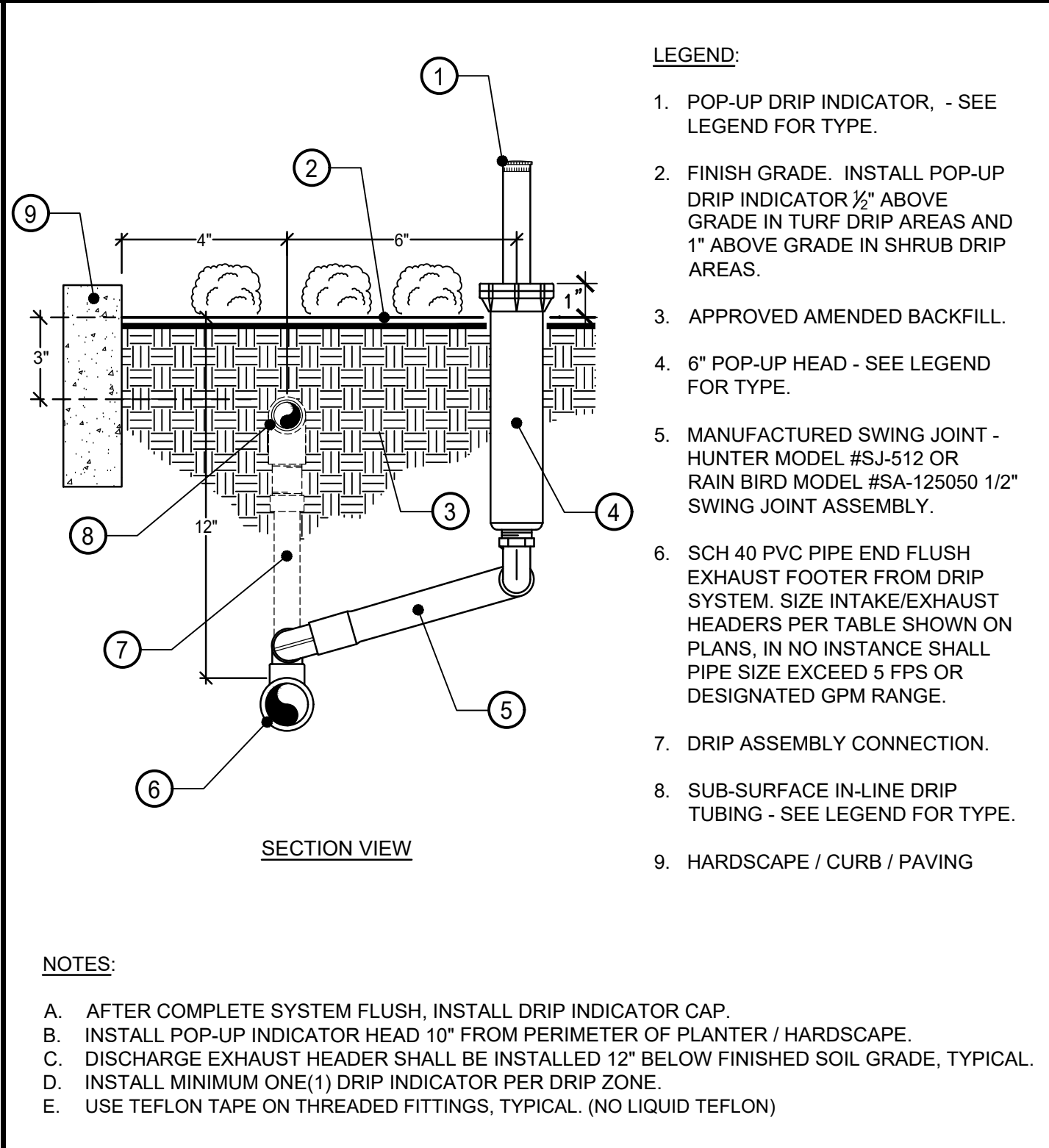
**K MASTER VALVE** NOT TO SCALE



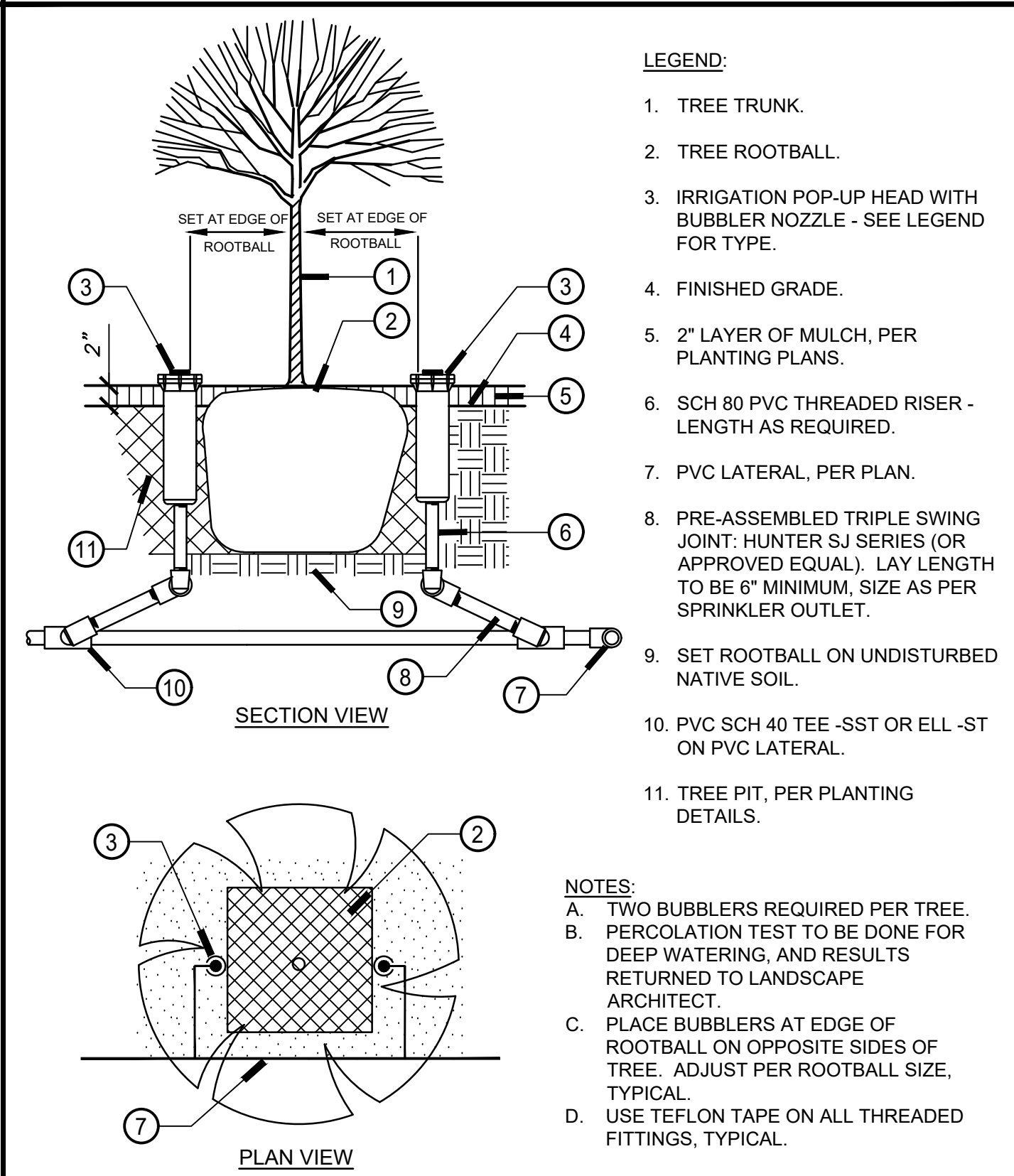
**L FLOW SENSOR** NOT TO SCALE



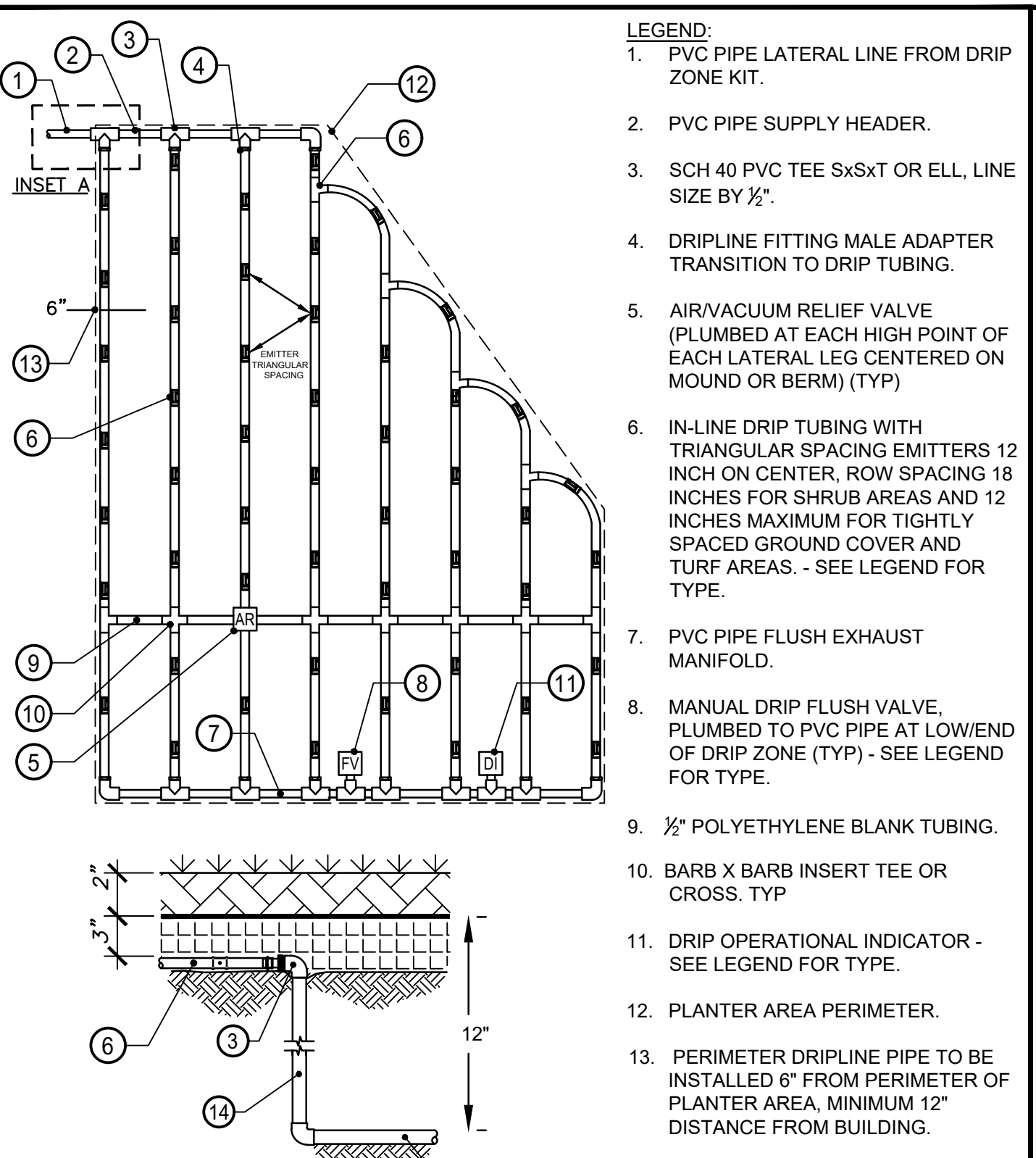
**G DRIP AIR RELIEF VALVE** NOT TO SCALE



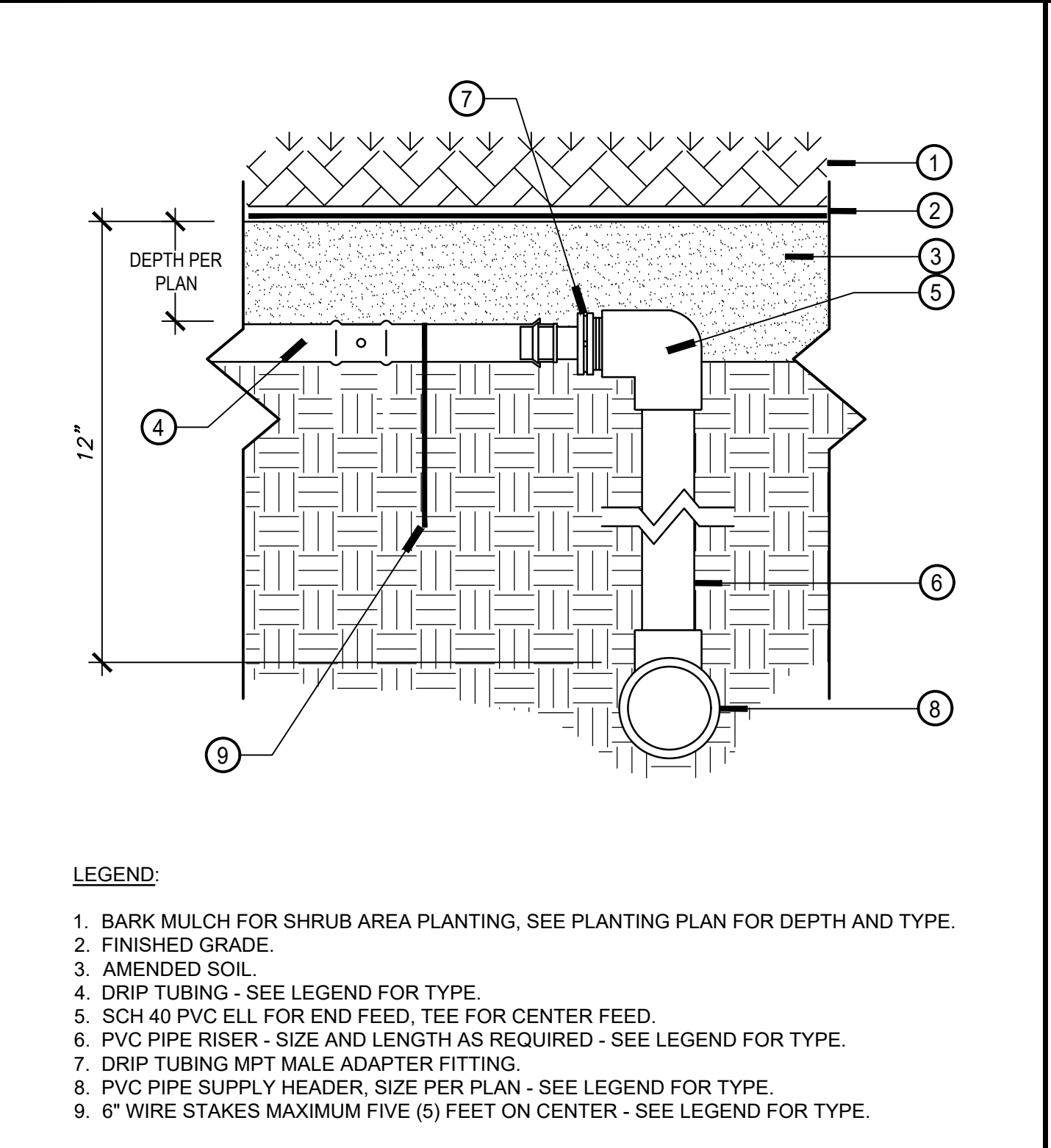
**H DRIP SYSTEM POP-UP INDICATOR** NOT TO SCALE



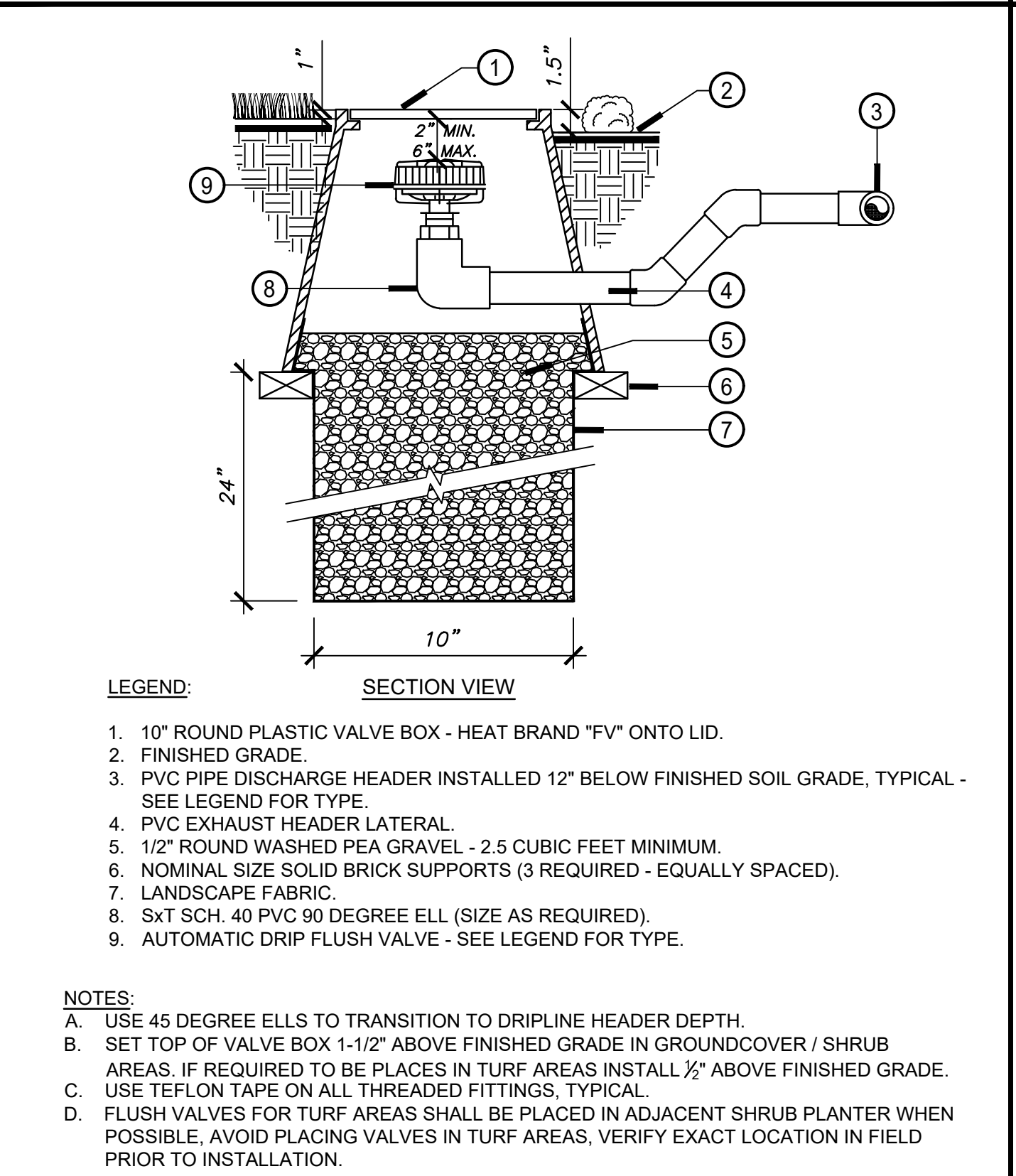
**I POP-UP TREE BUBBLER** NOT TO SCALE



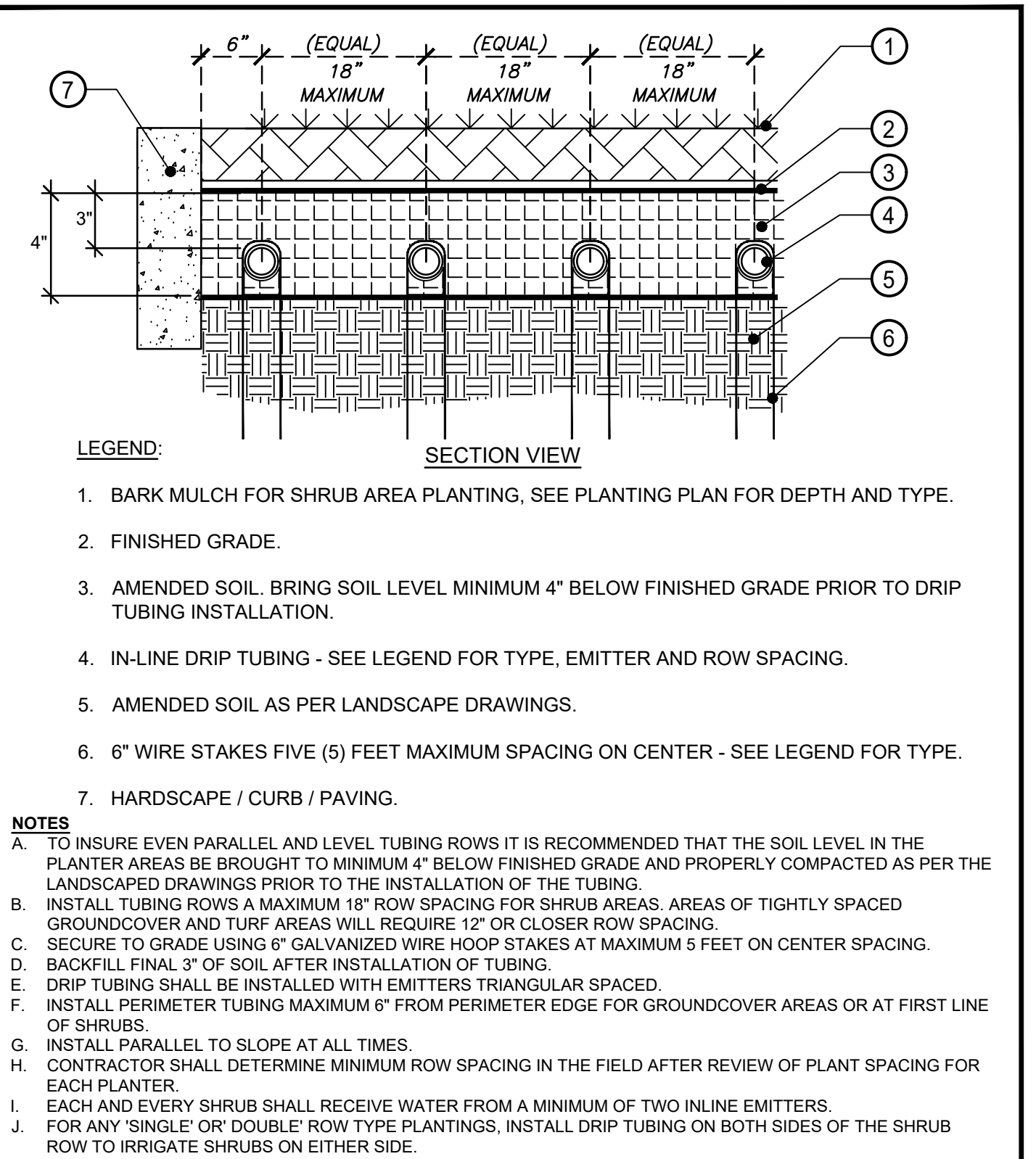
**D DRIPLINE LAYOUT (TYP)** NOT TO SCALE



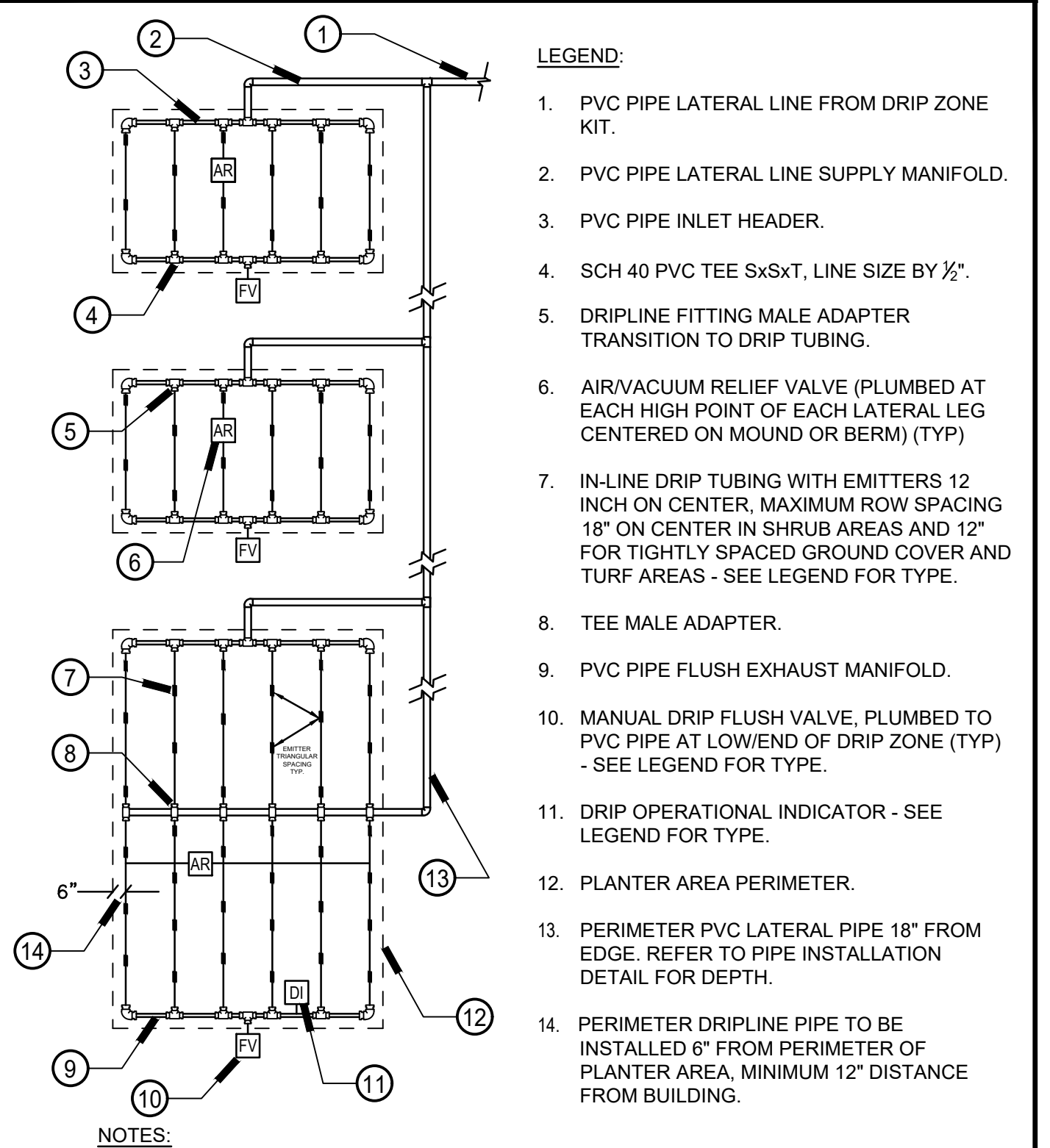
**E DRIPLINE CONNECTION** NOT TO SCALE



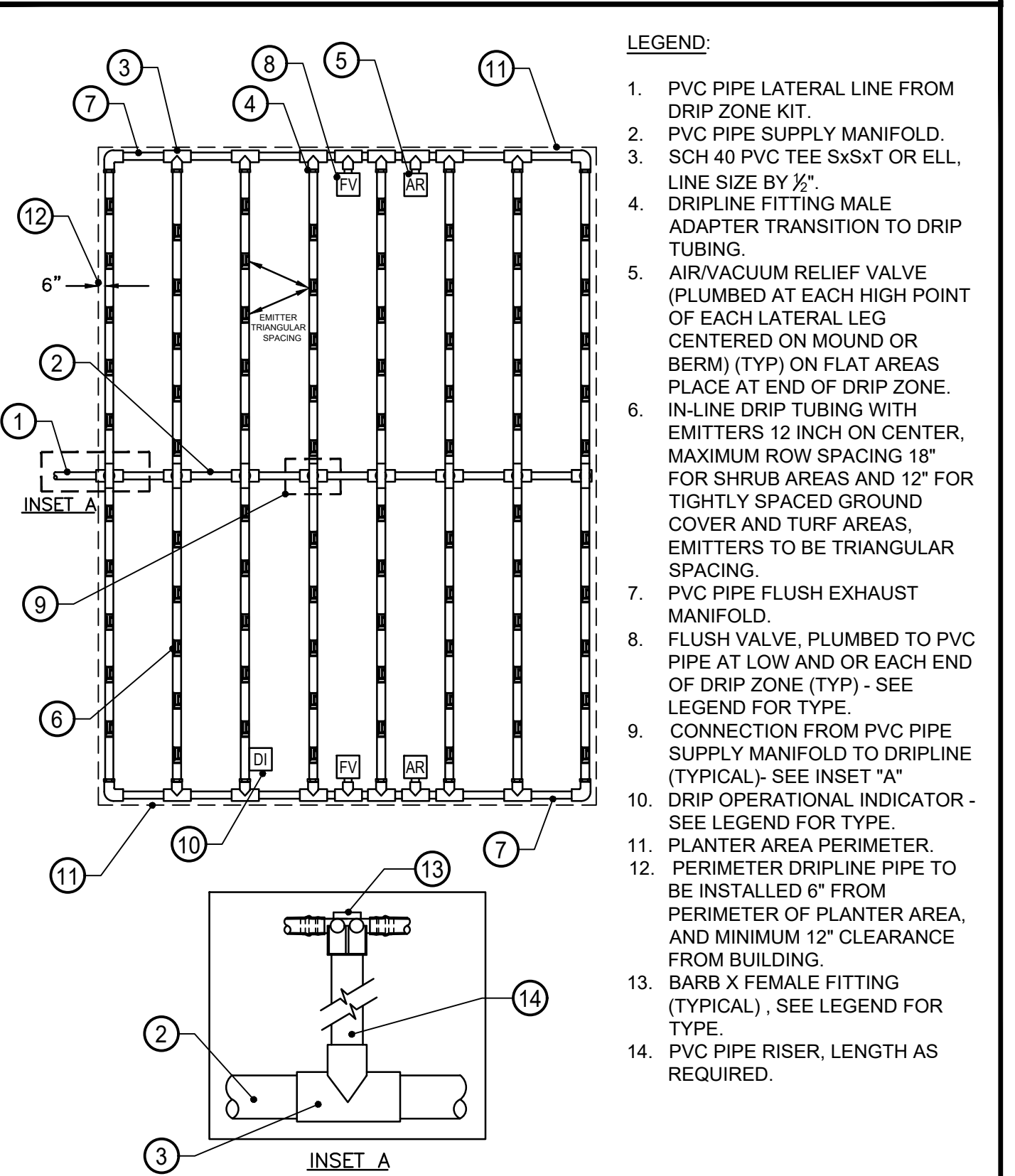
**F AUTOMATIC DRIPLINE FLUSH VALVE** NOT TO SCALE



**A DRIPLINE LAYOUT (TYP)** NOT TO SCALE



**B DRIPLINE LAYOUT (TYP)** NOT TO SCALE



**C DRIPLINE LAYOUT (TYP)** NOT TO SCALE



**BOULDER ASSOCIATES**  
300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.9000

PROJECT 000000.00

**PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY**

5900 Brockton Ave., Riverside, CA 92506

**DEVELOPMENT APPLICATION / CUP**

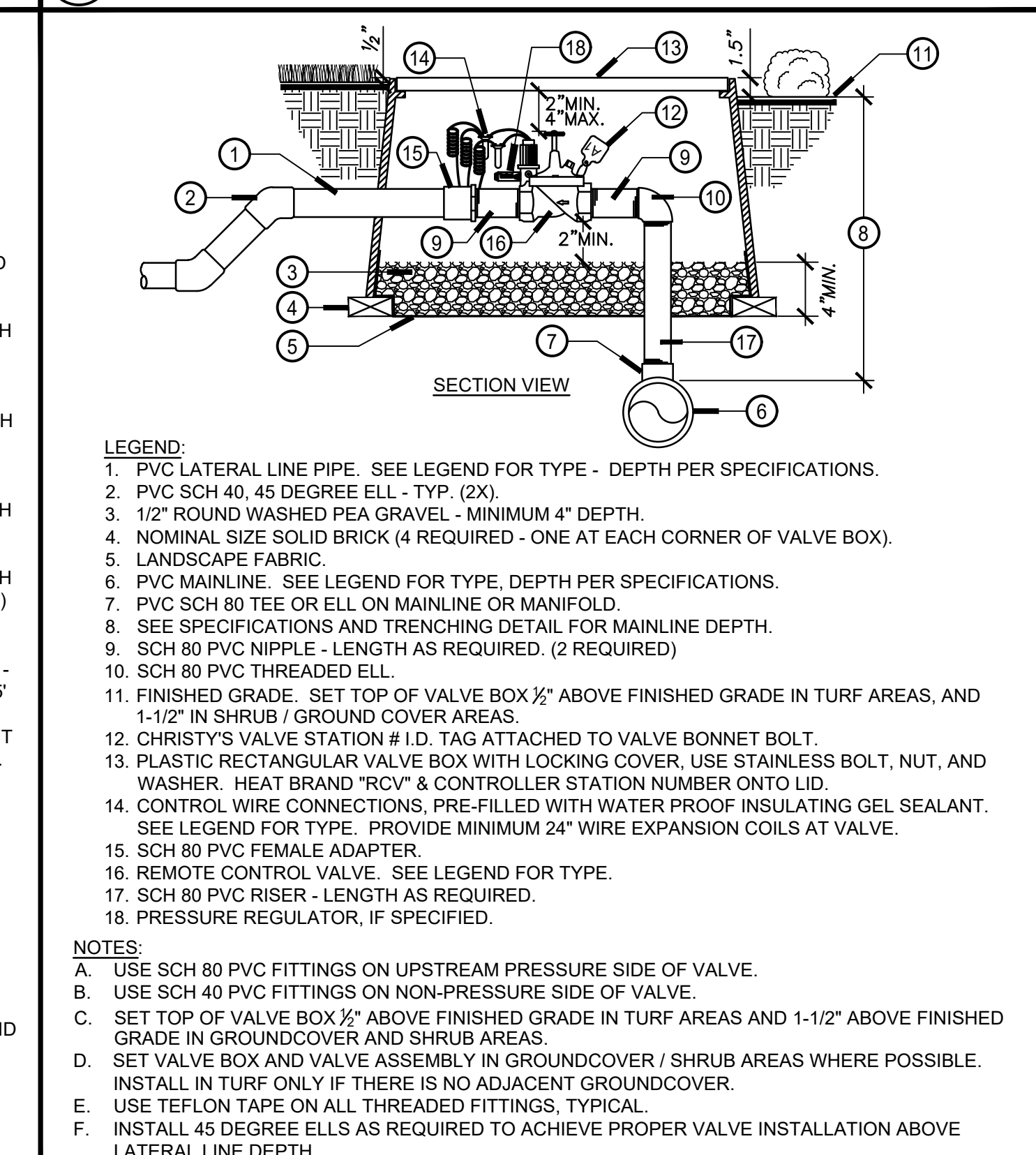
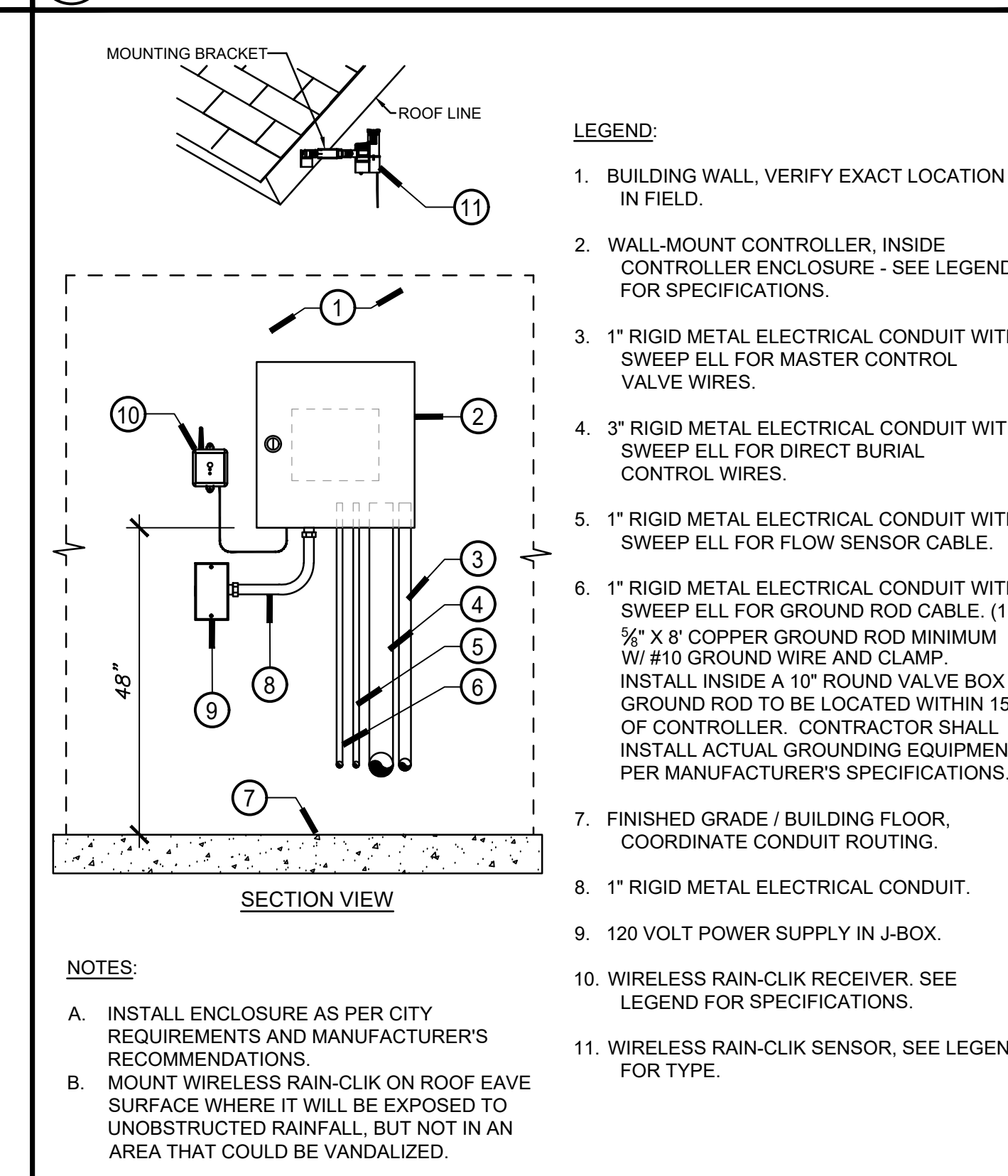
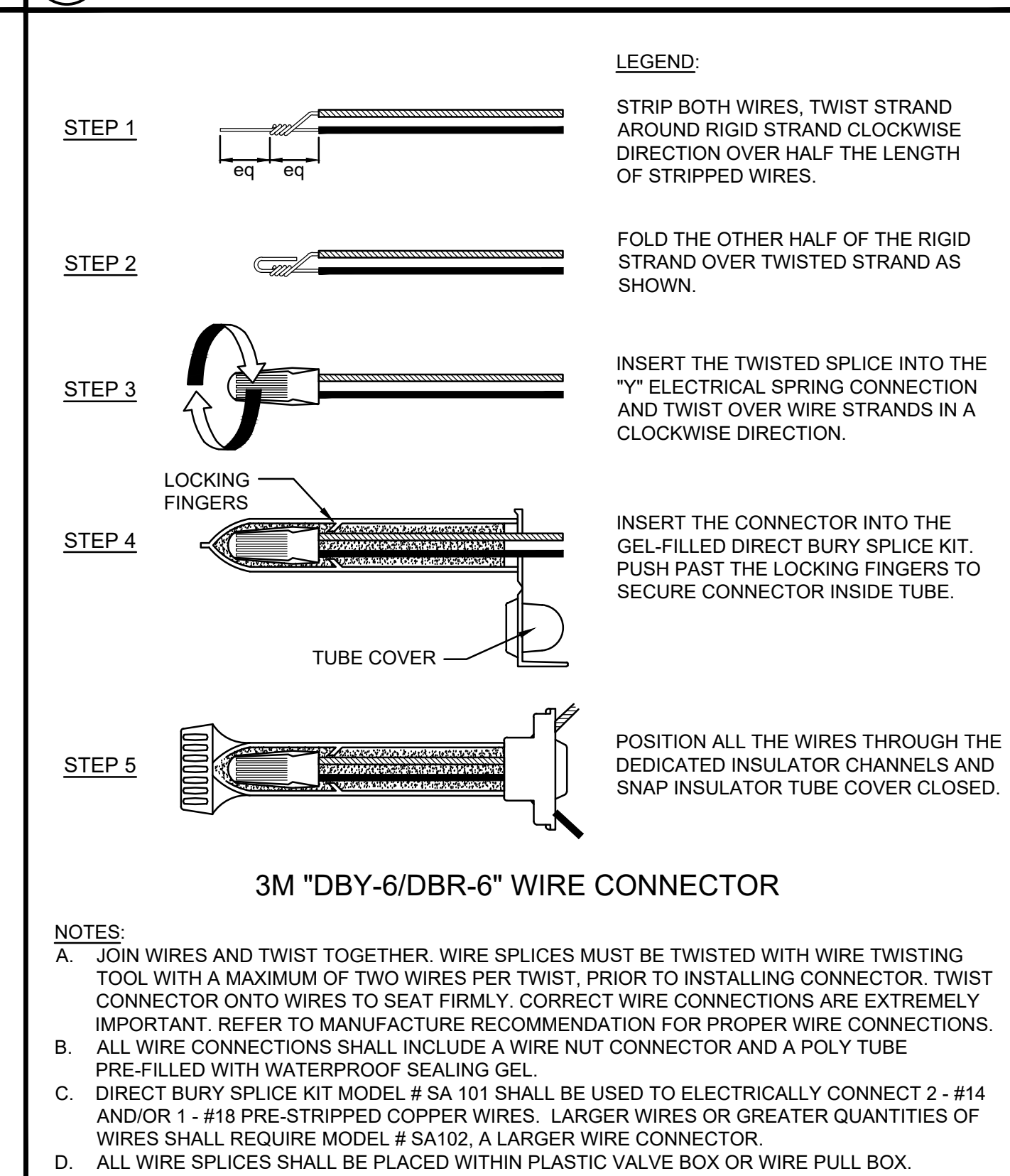
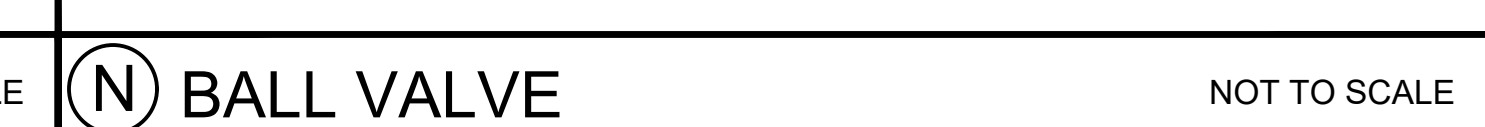
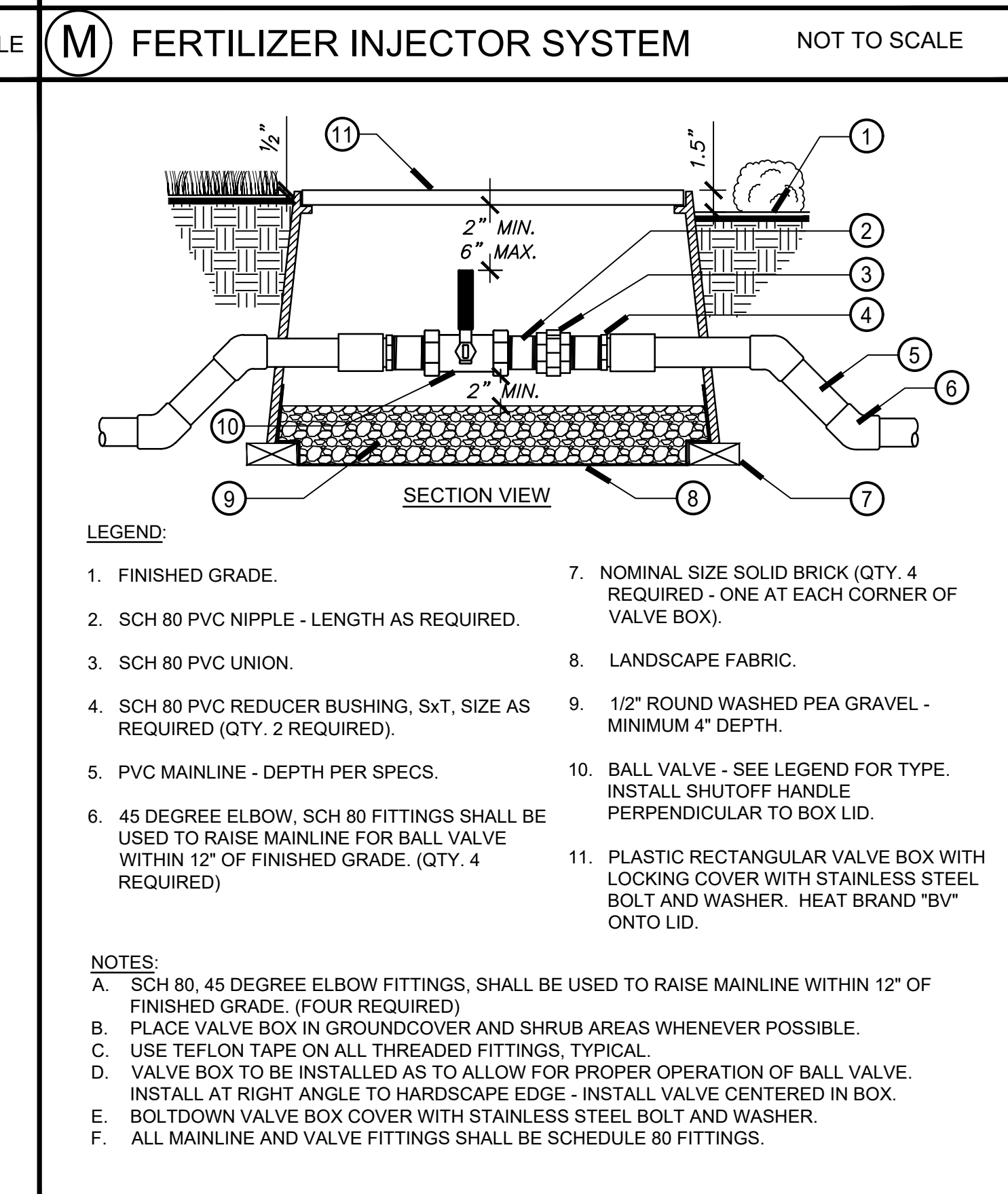
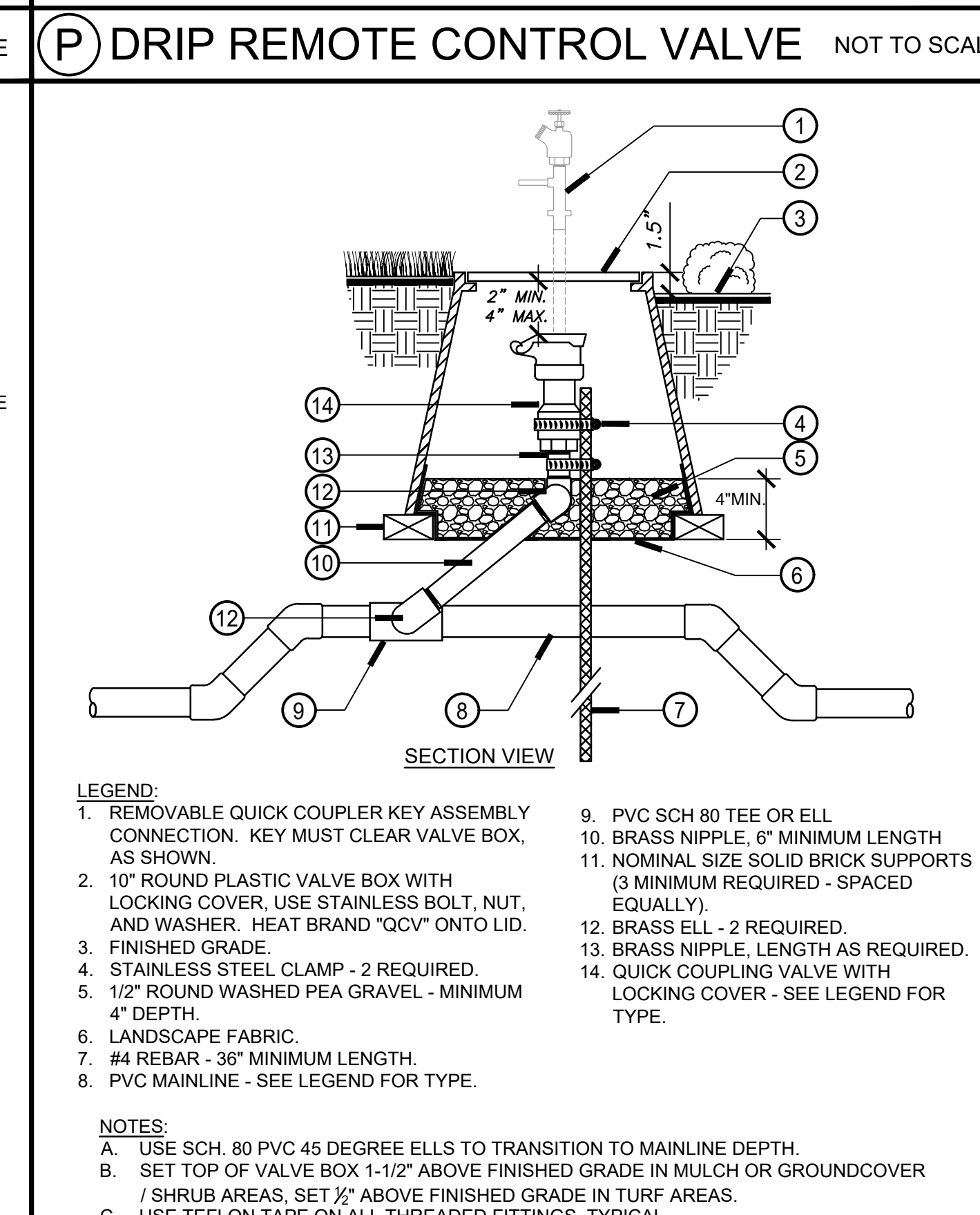
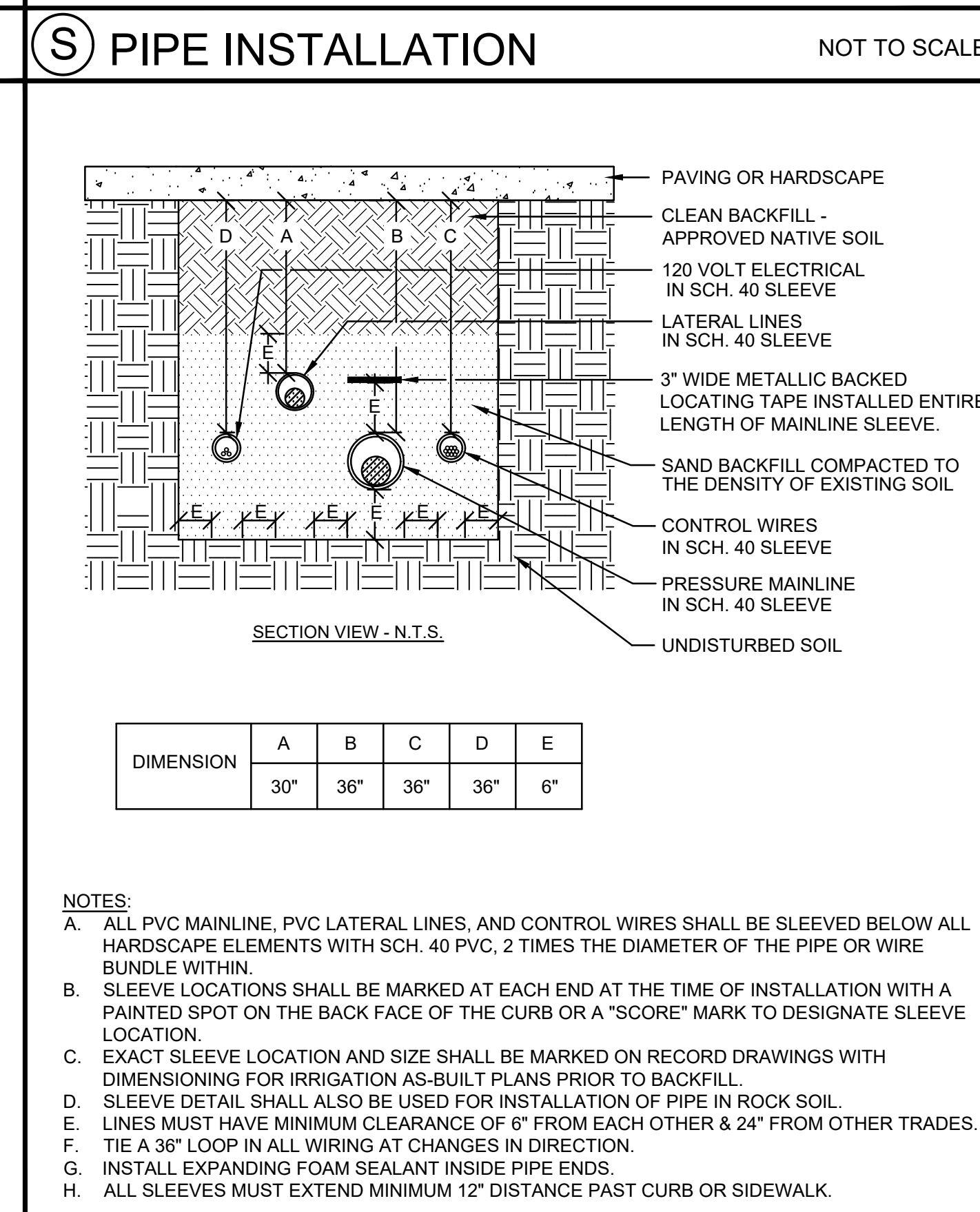
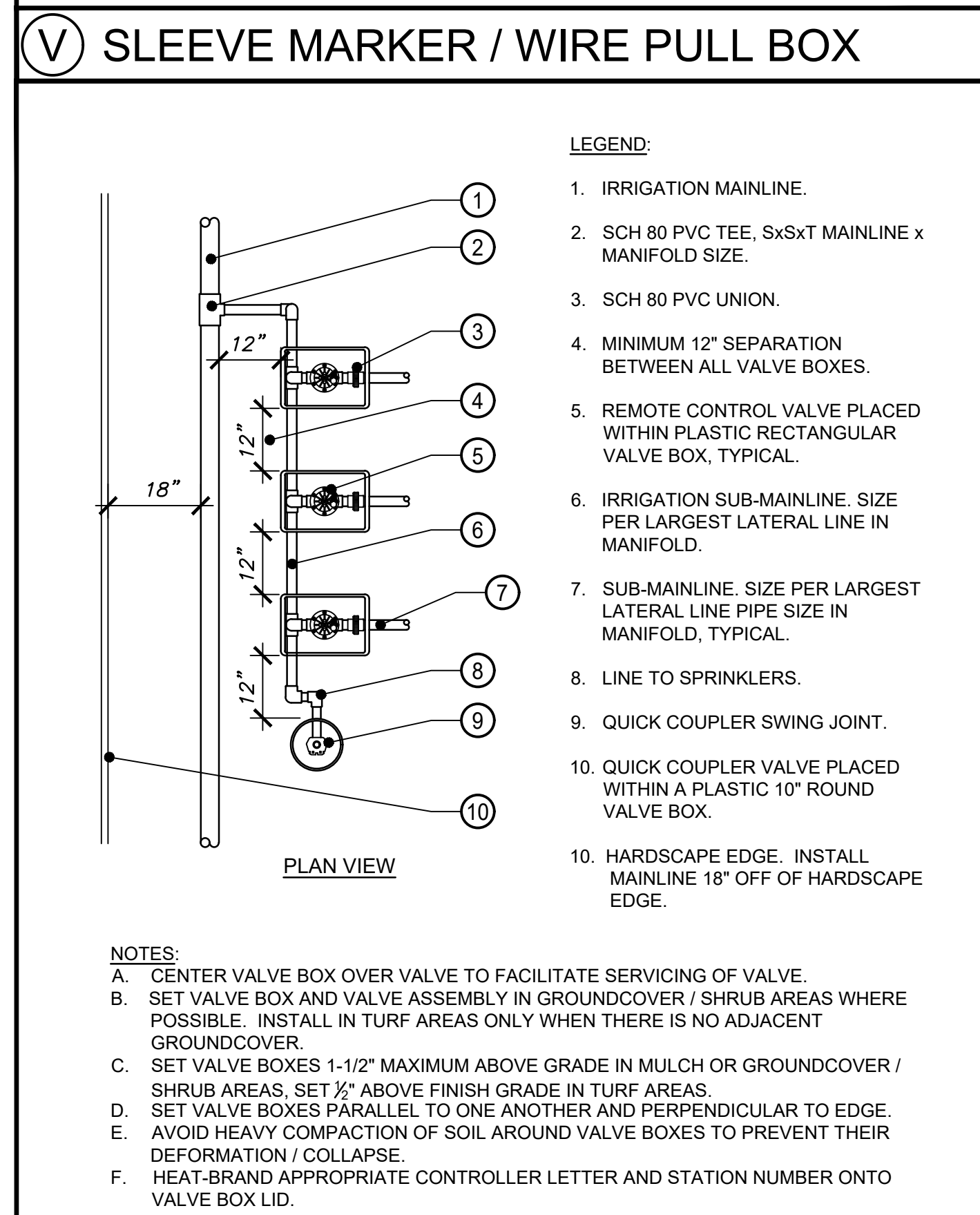
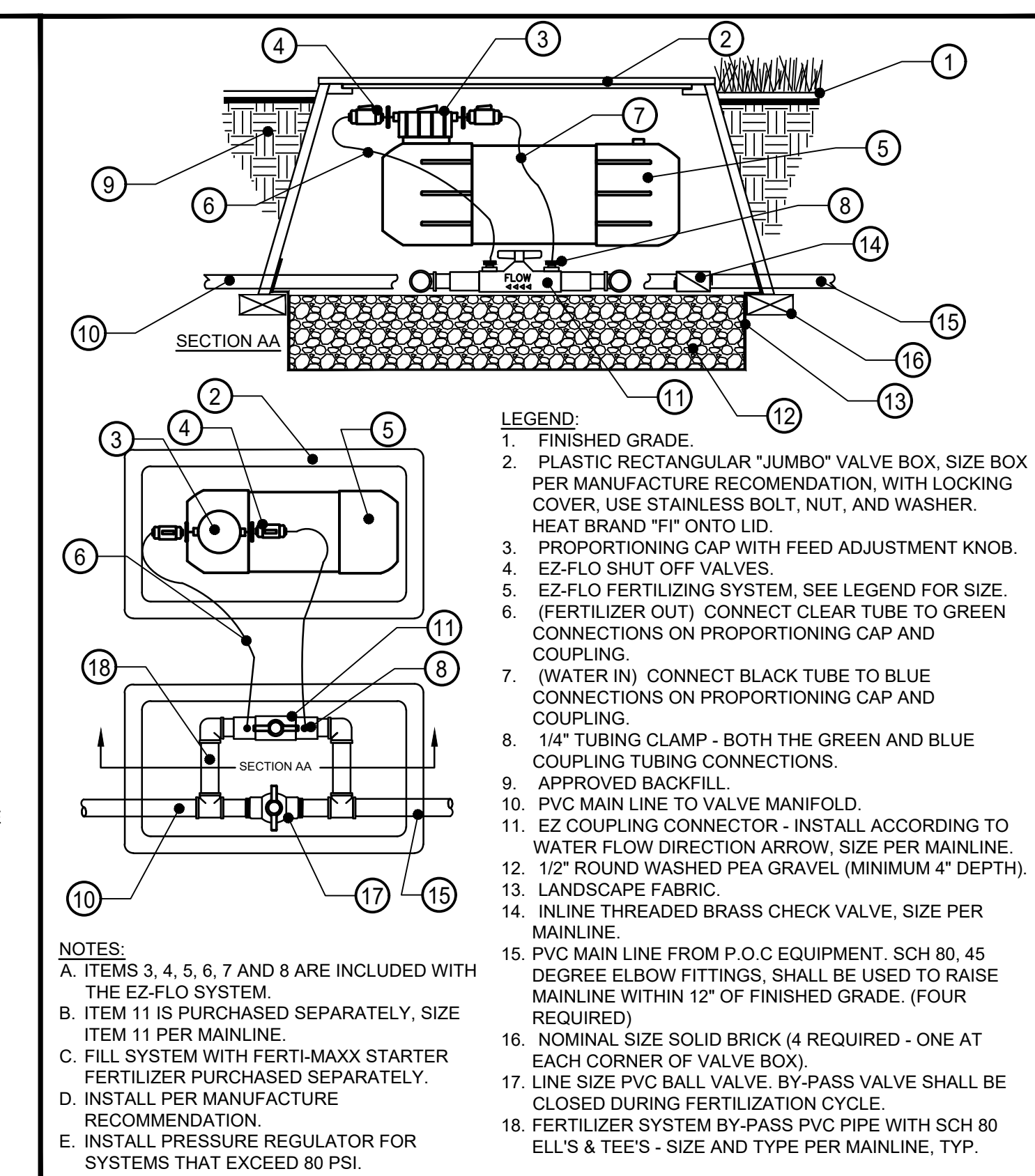
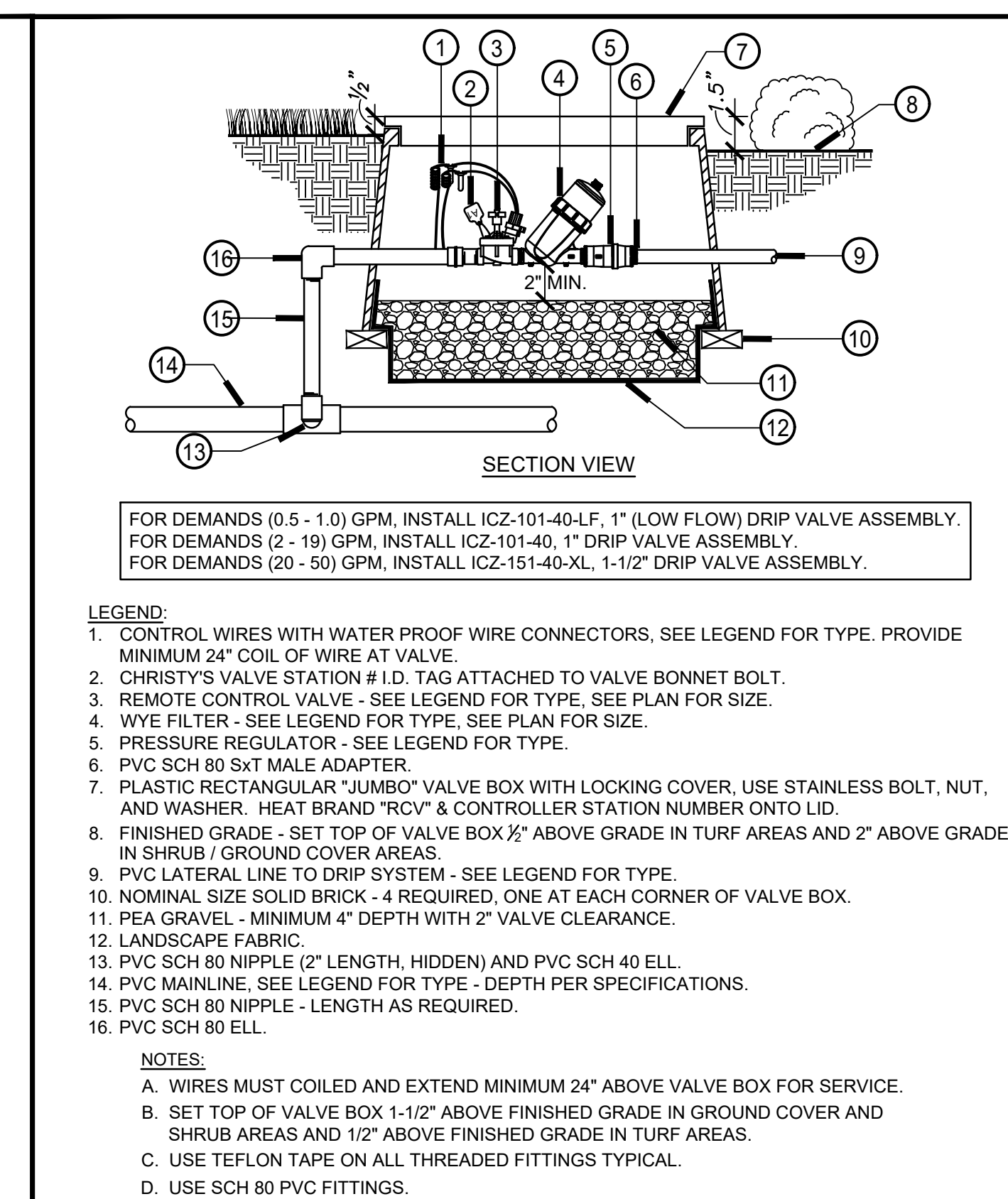
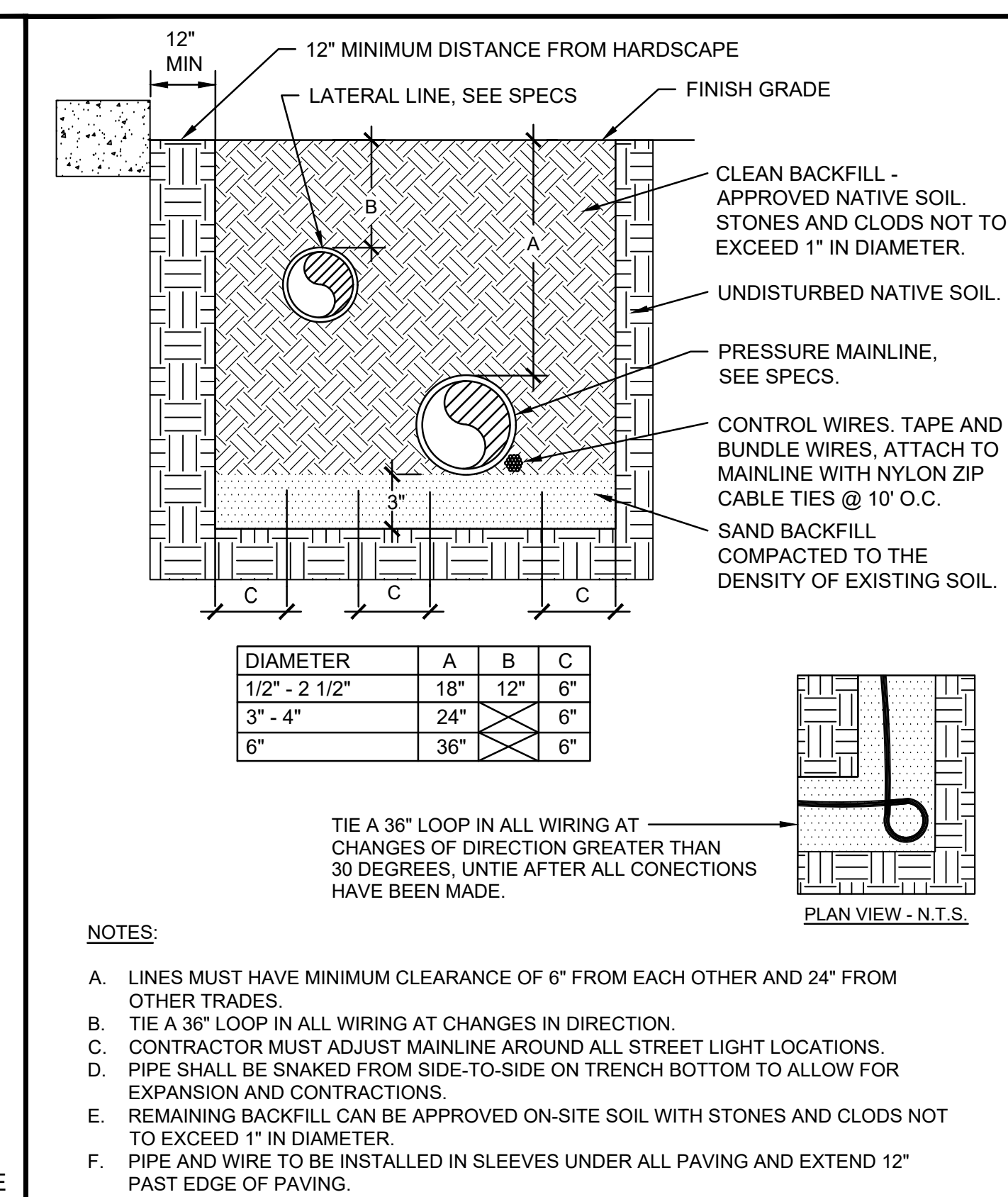
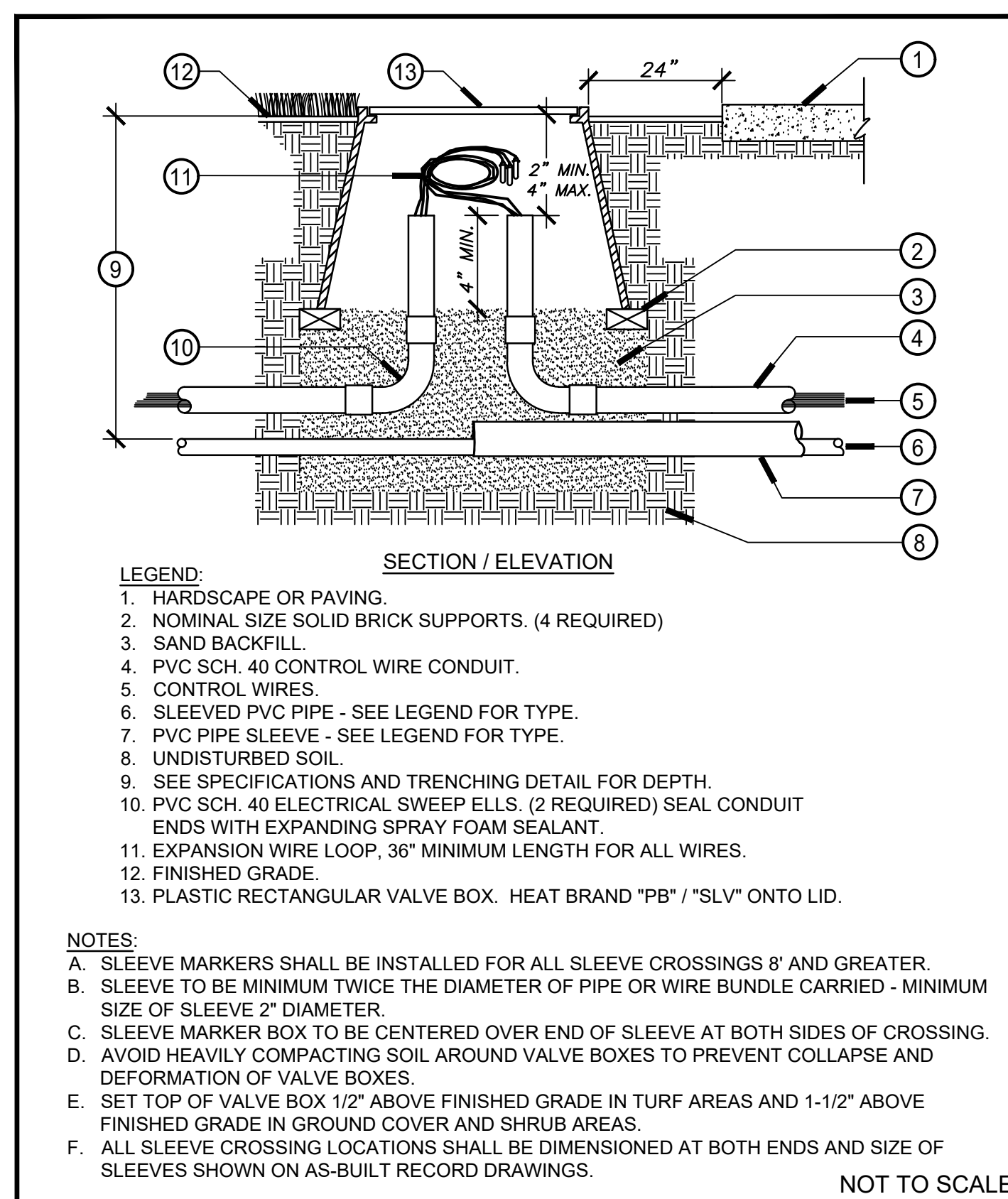
DATE	REVISIONS	DESCRIPTION	DATE

SHEET TITLE  
**PRELIMINARY IRRIGATION DETAILS**

SHEET NUMBER






**L4.1**










EXISTING PLANT SCHEDULE			
TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CEDRUS DEODARA	ATLAS CEDAR	--
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--
SHRUBS, GRASSES, & GROUNDCOVERS			
SYMBOL	DESCRIPTION	COMMENTS	
	EXISTING SHRUBS AND GROUNDCOVER	PROTECT IN PLACE	
	EXISTING TURF	PROTECT IN PLACE	

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE.  
THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.



PROJECT	000000.00
<b>PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY</b>	
5900 Brockton Ave., Riverside, CA 92506	
<b>DEVELOPMENT APPLICATION / CUP</b>	
DATE	
REVISIONS	
	DATE

**PRELIMINARY  
PLANTING PLAN**

---

SHEET NUMBER

**L5.1**