

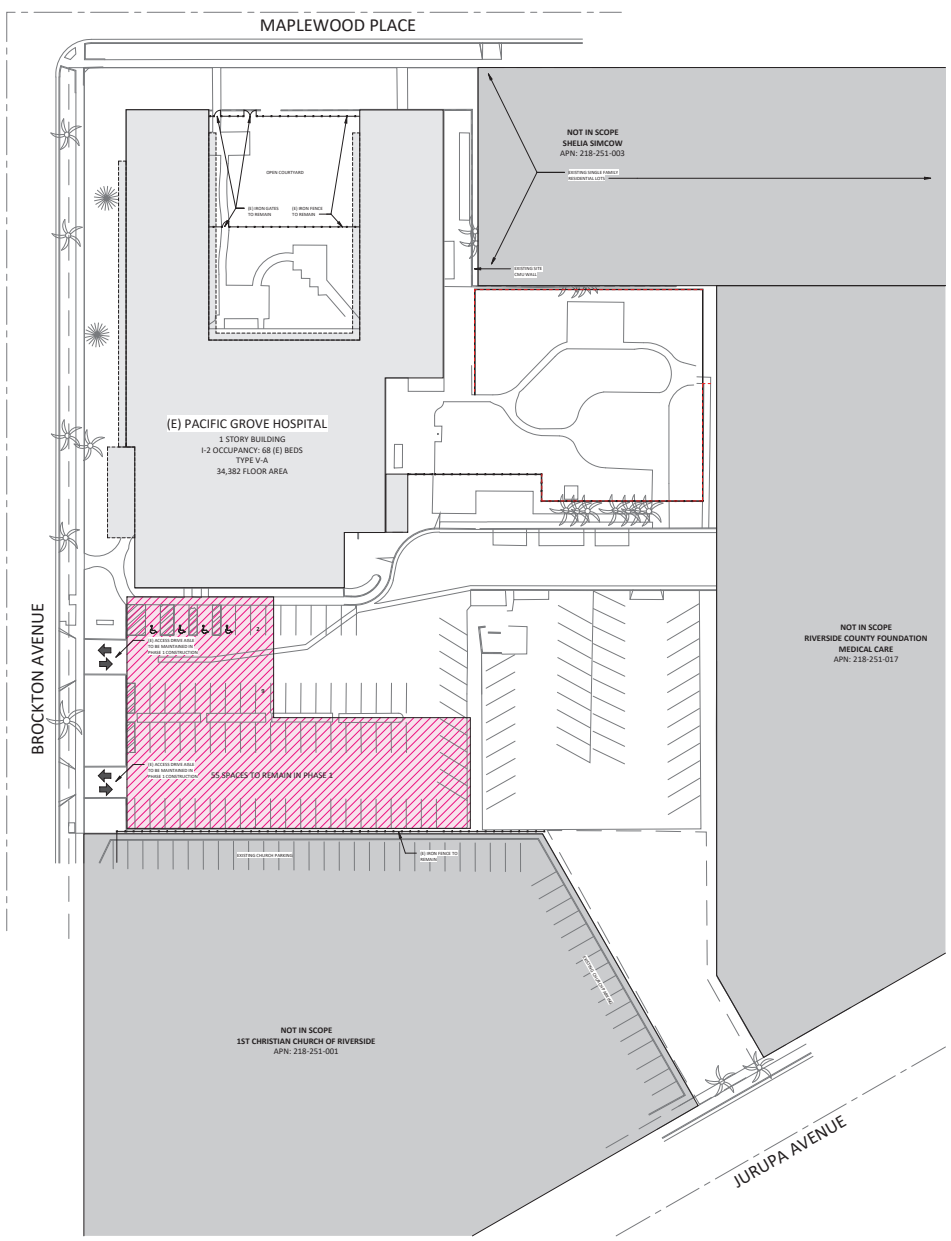
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DENVER, CO 80202  
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**BA**  
BOULDER ASSOCIATES

SHEET NUMBER


**AD1.10**



SITE GRAPHICS	
SYMBOL/ LINE TYPE	
	PROPERTY LINE
	SETBACK
	ACCESSIBLE PATH OF TRAVEL
	3 HR BUILDING SEPARATION & SEISMIC JOINTS
	DUAL EVCS CHARGING STATION
	SINGLE EVCS CHARGING STATION
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION



**BOULDER ASSOCIATES**  
300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.0000



PROJECT P246459.00

**PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY**

5900 BROCKTON AVE., RIVERSIDE,  
CA 92506

DEVELOPMENT APPLICATION/ CUP

DATE  
REVISIONS  
DESCRIPTION DATE

HCAI  
H241744-33-00  
APPROVAL STAMP

SHEET TITLE  
**SITE PLAN - DEMO  
PHASE 2**

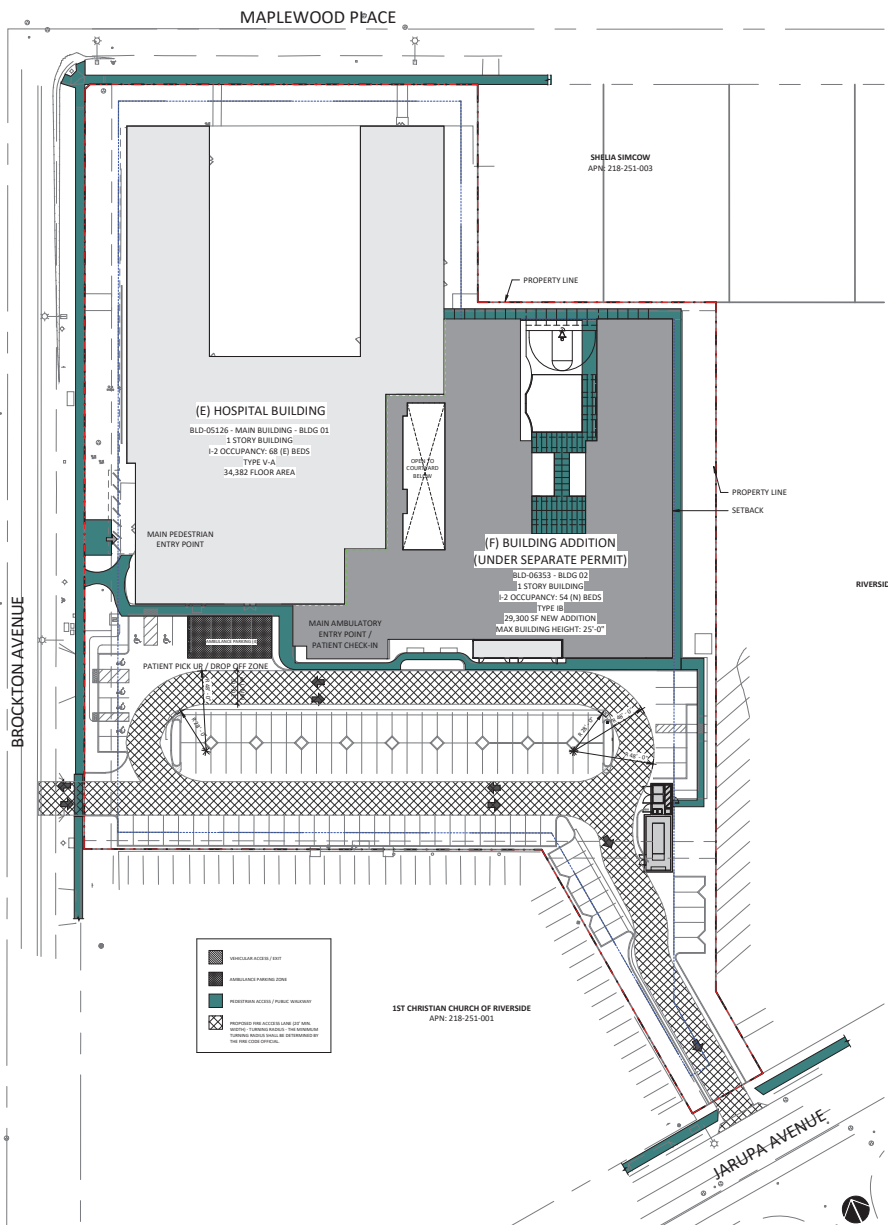
SHEET NUMBER  
**AD1.11**

1 SITE PLAN - DEMO PHASE 2 Copy 1  
AD1.11 1" = 30'-0"

4/20/2024 2:38:40 PM  
AD1.11 1" = 30'-0"  
BOULDER ASSOCIATES







1 SITE PLAN - CIRCULATION Copy 2  
A2.20 | A1.12 1" = 30'-0"

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

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**PACIFIC GROVE  
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5900 BROCKTON AVE., RIVERSIDE,  
CA 92506

DEVELOPMENT APPLICATION/ CUP

DATE	REVISIONS	DESCRIPTION	DATE
CUP1	Development Revisions	12/20/2024	41

HCAI  
H241744-33-00  
APPROVAL STAMP

SHEET TITLE  
**SITE PLAN -  
CIRCULATION**

SHEET NUMBER  
**A1.12**





BOULDER ASSOCIATES

BA

PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY

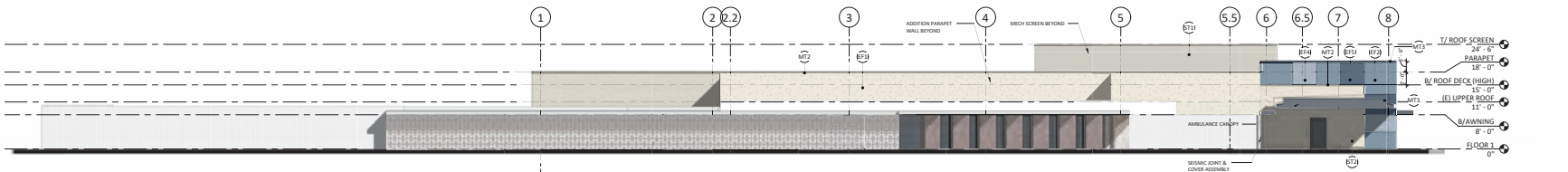
DEVELOPMENT APPLICATION/ CUP

	DESCRIPTION	DATE
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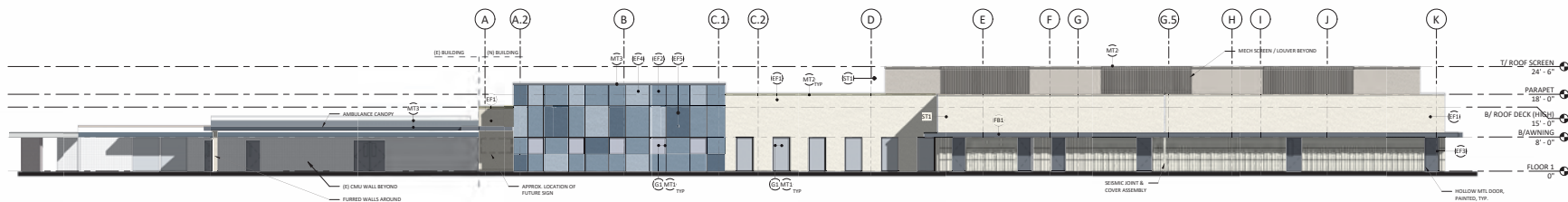
### ROOF PLAN

**A2.15**

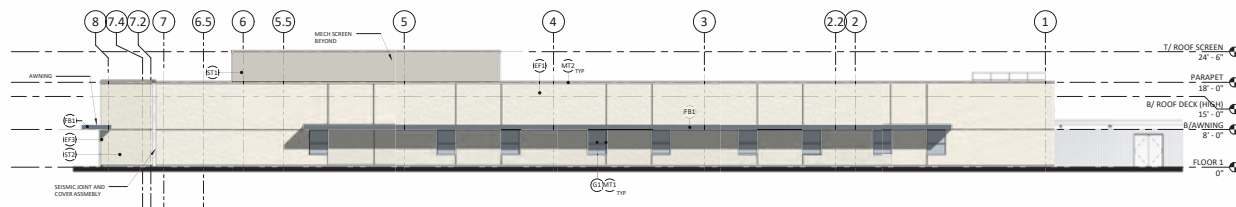
EXTERIOR MATERIALS	
EFL, STANDARD FINISH, COLOR: ABSTRACT WHITE   DES020	DFL, STANDARD FINISH, COLOR: ABSTRACT WHITE   DES020
EFL, SMOOTH FINISH, COLOR: OVERCAST GRAY   DES051	CEMENT FIBER BOARD, WOOD GRAIN FINISH, COLOR: VULCAN   DES041
EFL, STANDARD FINISH, COLOR: MUSLIN   DES027	ALUMINUM WINDOW FRAME, STANDARD FINISH, COLOR: SOTECRAVE
WALL INCLUDES EXTRUDED SHAPES TO CREATE VARIOUS DEPTHS	PREFIN. MET. TRIM, PARAPET, FACIA - SPUNAR 100 FINISH, COLOR: SANDSTONE
EFL, SMOOTH FINISH, COLOR: POLISHED SILVER   DES030	PREFIN. MET. TRIM, PARAPET, FACIA - SPUNAR 100 FINISH, COLOR: MATCH EFLS COLOR
EFL, SMOOTH FINISH, COLOR: SILVER STORM   DES052	WINDOW GLAZING, SUNGUARD SHADE, GRAY
DFL, STANDARD FINISH, COLOR: MUSLIN   DES027	
FROSTED FILM	



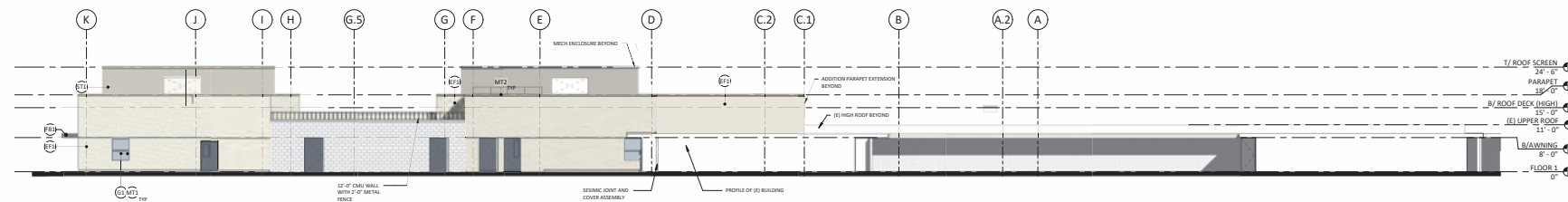
1 EXTERIOR ELEVATION - WEST Copy 1  
A3.10 3/32" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH Copy 1  
A2.11 A3.10 3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST Copy 1  
A2.11 A3.10 3/32" = 1'-0"



4 EXTERIOR ELEVATION - NORTH Copy 1  
A2.11 A3.10 3/32" = 1'-0"



PROJECT P246459.00

PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY

5900 BROCKTON AVE., RIVERSIDE,  
CA 92506

DEVELOPMENT APPLICATION/ CUP

DATE  
REVISIONS

DESCRIPTION DATE

APPROVAL STAMP

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10





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**

SHEET NUMBER  
**L1.1**



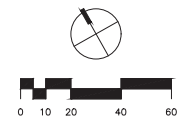
**PROPOSED PLANT PALETTE**

TREES								
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION		
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ WHITE GRAPE MYRTLE	24" BOX STD.	8H X 3W X 1-1/2"	M	FLOWERING ACCENT TREE		
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8H X 3W X 1-1/2"	M	VERTICAL EVERGREEN SCREEN		
	OLEA EUROPAEA 'WILSONI'	WILSON OLIVE TREE	36" BOX MULTI	8H X 5W	L	EVERGREEN SPECIMEN TREE		
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	8H X 4W X 2"	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.	36" O.C.	L	SUCCULENT ACCENT		
	CALANDRINA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT		
	CAREX DIVISA	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.	36" O.C.	M	ORNAMENTAL GRASS		
	MYOPORIUM PARVIFOLIUM 'PINK'	PINK RACER	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER		
	RUSSELLA 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 'WYNYABBBIE 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



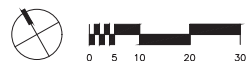
**EXISTING PLANT SCHEDULE**

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CEDRUS DEODARA	ATLAS CEDAR	-
	CHAMEROPS 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 (S) 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



- 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



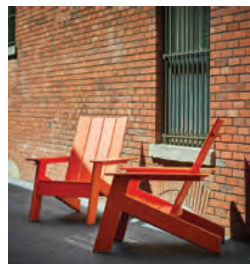
## RAISED GARDEN BEDS



MOLDED OUTDOOR LOUNGE FURNITURE



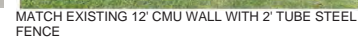
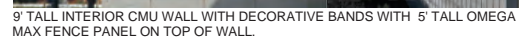
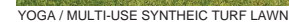
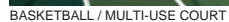
### POSSIBLE PRECAST CONCRETE GAMES (CORN HOLE, FOOSBALL, PING PONG)











RECYCLED PLASTIC LOUNGE CHAIR



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

STEEL CLUSTER TABLE AND STEEL UMBRELLA  
(EMPLOYEE AREA)



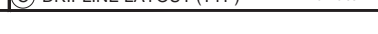
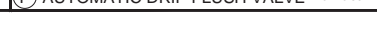
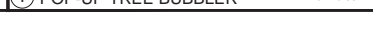
EXISTING EQUIPMENT LEGEND	
SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION
	(EXISTING) DOMESTIC WATER IRIGATION METER. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD.
	(EXISTING) RP BACKFLOW PREVENTION ASSEMBLY. VERIFY TEST FOR PROPER OPERATION. HAVE RP TESTED BY DISTRICT APPROVED BACKFLOW ASSEMBLY TECHNICIAN FOR CERTIFICATION, REPAIR OR REPLACE IF DAMAGED.
	(EXISTING) CONTROLLER SHALL BE REPLACED WITH NEW "ET-SMART" IRRIGATION CONTROLLER.
	(EXISTING) MAINLINE AND CONTROL WIRE. VERIFY CONNECTION OF PROPOSED MAINLINE AND CONTROL WIRES TO EXISTING IRRIGATION SYSTEM. VERIFY MAINLINE SIZE, QUANTITY OF WIRES REQUIRED, INCLUDING SPARE WIRES AND EXISTANCE CONNECTION POINT LOCATIONS IN FIELD.
	(EXISTING) IRRIGATION MAINLINE SHOWN FOR REFERENCE ONLY. PROTECT IN PLACE. REPAIR ANY DAMAGE DUE TO CONSTRUCTION. VERIFY SIZE, TYPE, AND EXACT LOCATION IN FIELD. IF CONTRACTOR IS NOT ABLE TO LOCATE EXISTING MAINLINE CONTRACTOR SHALL LOCATE MAINLINE AND MAKE ALL NECESSARY CONNECTIONS FOR PROPER OPERATION OF NEW AND EXISTING IRRIGATION SYSTEM.
	CUT AND CAP EXISTING LATERAL LINE. VERIFY EXACT LOCATION IN FIELD.
	(EXISTING) IRRIGATION TO REMAIN. LINE, VERIFY EXACT LOCATION, VERIFY TEST FOR PROPER OPERATION FOR TO SCHEDULE, REPAIR OR REPLACE. PROVIDE 100% COVERAGE WITH NO POHODING, RUNOFF OR OVER SPLY. THE OWNER'S REPRESENTATIVE MUST REVIEW ANY REQUIRED MODIFICATIONS TO THESE AREAS PRIOR TO COMMENCING WORK. THE CONTRACTOR MUST NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THESE CONDITIONS OR ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
	(EXISTING) SLEEVE FOR MAINLINE AND CONTROL WIRES. VERIFY SIZE AND EXISTANCE LOCATION IN FIELD. IF CONTRACTOR IS NOT ABLE TO LOCATE OR UTILIZE EXISTING SLEEVE CONTRACTOR SHALL SAWCUT THROUGH CONCRETE OR SOLE FOUNDATION TO INSTALL NEW SLEEVE. SLEEVE MUST BE PLACED IN NEW SLEEVE FOR CONNECTION TO EXISTING IRRIGATION SYSTEM. BACKFILL AND INSTALL ASPHALT SURFACE OVER CONCRETE TO MATCH EXISTING DRIVEWAY APPROVED BY OWNER. VERIFY ALL SLEEVE LOCATIONS PRIOR TO BIDDING AND COMMENCING WORK.

IRRIGATION EQUIPMENT LEGEND				
SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SH	SH
	SUPERIOR - 3200T6 SERIES 1 - 1/2" NORMALLY CLOSED, MASTER CONTROL VALVE, WIRE TO CONTROLLER WITH BLUE & WHITE TWISTED DIRECT BURIED WIRE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.		K	
	SITCOE - GTF5-1500, 1/2" (1/2") GTF FLOW SENSING TIE MOUNTED ASSEMBLY, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EQUIPPED WITH SENSOR WIRE WITH PAGE ELECTRIC CPC® #P714ED, FLOW SENSOR COMMUNICATION CABLE 2 CROSSING, SHIELDS 18 AWG SOLID COPPER INSTALLED WITHIN 1-1/4" P.C. CONDUIT. FLOW SENSOR WIRE PULL BOXES LOCATED EVERY 250' MAXIMUM SPACING AND AT ALL CROSSINGS. MAXIMUM 2000' CABLE RUN DISTANCE. ALSO INSTALL FLOW SENSOR WIRE PULL BOX AT AUTOMATIC CONTROLLER AND FLOW SENSOR LOCATIONS AND AT ALL 90° TURN DIRECTIONS. FOR GRAPIC CLARITY, PULL BOXES ARE NOT SHOWN ON PLANS. FLOW SENSOR IS SUPPLIED AS PART OF CONTROLLER ASSEMBLY.		L	
	NELCO - 2580-2X5X4-1500-RT-MAX STARTER-25, 5 GALLON LIQUID FERTILIZING SYSTEM WITH 1500 GPM MAX FLOW RATE.		M	
	BRZD - T 660-16.06, BRONZE BALL VALVE WITH STAINLESS STEEL STEM AND HANDLE NUT, LINE SIZE PER MAINLINE.		N	
	RAINER - ICV-0-AS-ADJ, 1" OR 1-1/2" SERIES REMOTE CONTROL VALVE, WITH ACQU-SYNC PRESSURE REGULATOR, SIZE AS SHOWN.		P	
	RAINER - ICZ-40, 1" OR 1-1/2" SERIES REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN. PER ASSEMBLY KIT IS FACTORY EQUIPPED WITH HANDLE, STAINLESS STEEL, GREENEY-Y FILTER AND 40 PSI LINE PRESSURE REGULATOR. SEE BELOW FOR VALVE PMP/LOW P/SI SIZES.		P	
	FOR DEMANDS 0.5 - 1.0 GPM: INSTALL ICZ-10-40-1/2" 1" LOW FLOW PUMP VALVE ASSEMBLY. FOR DEMANDS 2 - 10 GPM: INSTALL ICZ-10-40-1/2" 1-1/2" LOW FLOW PUMP VALVE ASSEMBLY. FOR DEMANDS 20 - 50 GPM: INSTALL ICZ-15-40-1/2" 1-1/2" LOW FLOW PUMP VALVE ASSEMBLY.			
	RAIN BRD - 44LR, 1" QUICK COUPLER VALVE WITH LOCKING COVER.		Q	

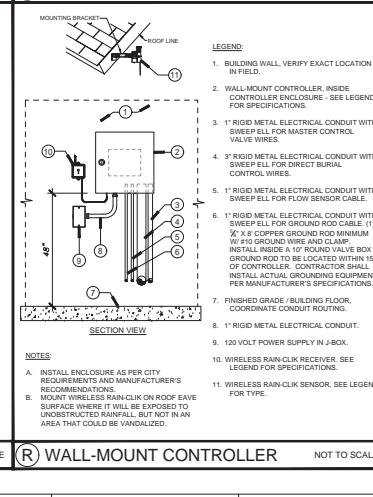
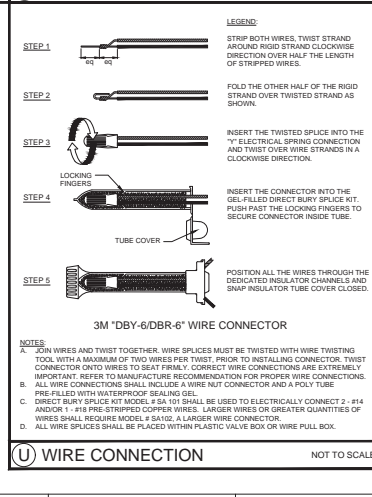
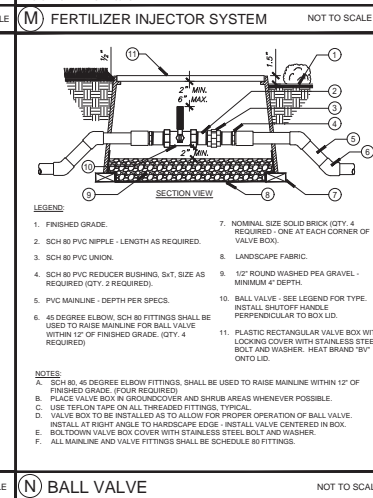
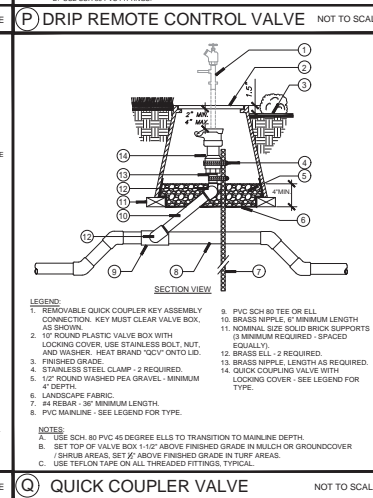
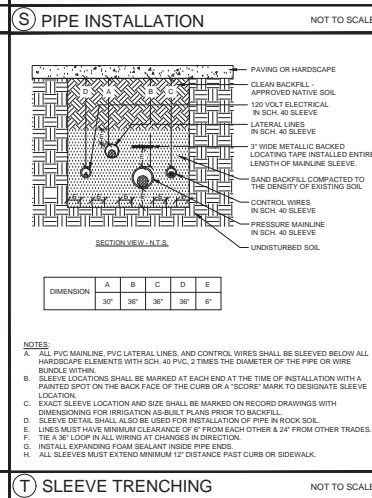
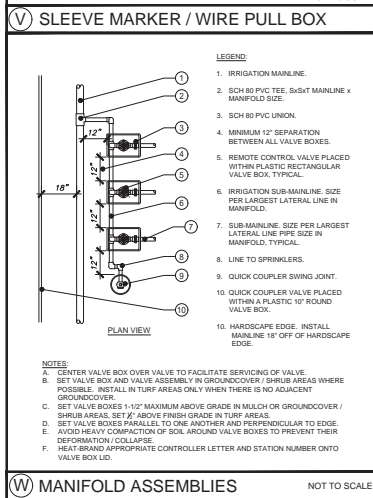
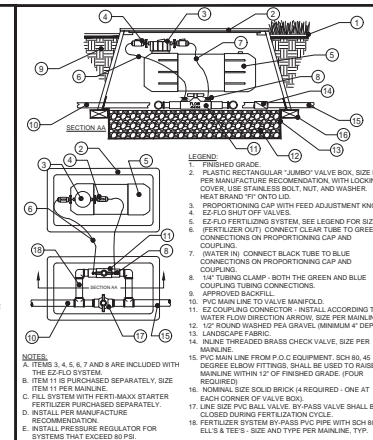
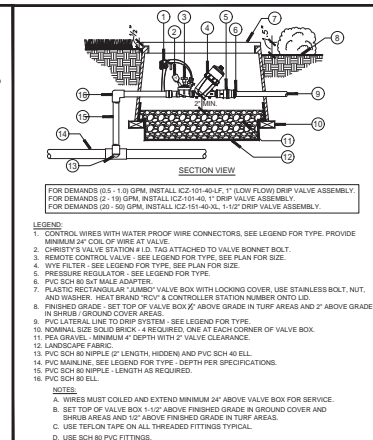
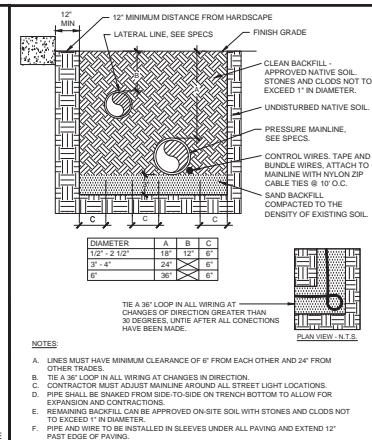
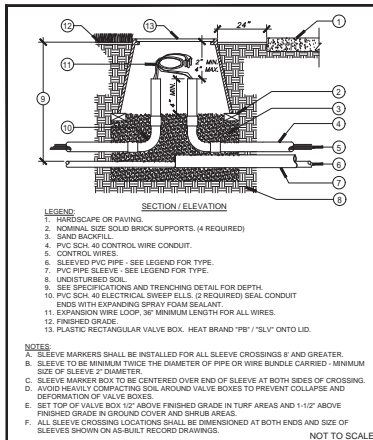
IRRIGATION CONTROLLER LEGEND				
SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SH	
A	<p>SIETONE LANDSCAPE SUPPLY - GREEN TECH DIVISION HUNTER "ACC2" CONTROLLER ASSEMBLY</p> <p>MODEL# C414-44-48 / LPP / HWYSE / STB-15S / GRN / 1 AC / 12-LEM:</p> <p>C414 - 44 - APPROVED, VTY. STRONG BOX, GREENHOUSE, WALL MOUNT ENCLOSURE. 60A - HUNTER "ACC2" CONTROLLER ASSEMBLY. 48 - NUMBER OF CONTROLLER STATIONS. LPP - LINE SOURCE PROTON. HWYSE P - SOLAR-SENSE-SEV (ET) MODEL AND RAN SENSOR, WIRELESS, POLE MOUNTED. STB - 15S - 1/2" CEST FLOW SENSOR. GRN - GROUNDING KIT. 12-LEM - CELLULAR COMMUNICATION FOR HUNTER GLOBAL-CLOUD BASED CENTRALIS CONTROL.</p> <p>FOR FURTHER INFORMATION CONTACT: ANDERSON WITH SIETONE LANDSCAPE SUPPLY, GREEN TECH DIVISION, LAGUNA HILLS, CA (949) 286-0404 OR 800-427-0778, <a href="mailto:Anderson@sietone.com">Anderson@sietone.com</a></p> <p>INSTALLATION OF CONTROLLER ASSEMBLY AND SENSOR SHALL BE THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE APPROVED AND CERTIFIED BY SIETONE LANDSCAPE SUPPLY. PROVIDE COPIES OF CERTIFICATION TO THE OWNERS AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL MAINTAIN LANDSCAPE ACTIVITY.</p> <p>NOTE: REVIEW THE IRRIGATION COMMUNICATION OPERATIONAL INTENT WITH ONE OF THE FOLLOWING: CELLULAR, WIFI, OR ETHERNET CONNECTION WITH THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO THE IRRIGATION CONTROLLER INSTALLATION. ENSURE THE APPROPRIATE EQUIPMENT/OPTIONS AND CONFIGURATIONS ARE INCLUDED.</p> <p>HUNTER "SOLAR-SENSE-SEV" WIRELESS ETI MODEL AND RAN SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATION. THE OWNER SHALL MAINTAIN A WELL BALANCED PEST CLEAR OF ANY OBSTRUCTIONS IN FULL SUN AND VIEW TO CONTROLLER. VERIFY EXACT LOCATION IN FIELD WITH OTHER INDUSTRIES AND OPERATIONS. PROVIDE THE CONTRACTOR WITH A PHOTOGRAPH PRIOR TO COMMENCING WORK.</p> <p>CELLULAR DATA CENTRAL CONTROL COMMUNICATION CONNECTION: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SETUP OF THE CELLULAR DATA SERVICE PLAN WITH STATE OF THE ART PROVIDER. THE OWNER FROM CELLULAR SERVICE PROVIDER AND CONFIRM PROPER OPERATION TO THE HUNTER CENTRALIS CONTROL, COMPUTER SYSTEM SOFTWARE.</p> <p>NOTE: WIRELESS COMMUNICATION DEVICES REQUIRE A WIRELESS SITE SURVEY. CONTRACTOR SHALL CONTACT HUNTER AND COORDINATE A SITE SURVEY FOR CONTROLLER CELLULAR COMMUNICATION PRIOR TO THE IRRIGATION CONTROLLER ASSEMBLY.</p> <p>120 VOLT ELECTRICAL POWER PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD.</p>	R	L7	
D	<p>THE COORDINATION OF POWER AND CONNECTION OF CONTROLLER SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.</p>	N/A	N/A	
NOTES:				
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING HUNTER TO SET UP OWNERS ACCOUNT TO REGISTER FOR HUNTER "ACC2" CENTRALIS CONTROL COMMUNICATION. CONTRACTOR SHALL PROVIDE AND COORDINATE CELLULAR DATA SERVICE PLAN FROM CELLULAR SERVICE PROVIDER FOR CENTRAL CONTROL COMMUNICATION.				
2. INSTALLER SHALL, PRIOR TO THE IRRIGATION CONTROLLER AND CONTROLLER GROUNDING PROTECTION AND ALL RELATED EQUIPMENT PER MANUFACTURE RECOMMENDATIONS.				
3. FOR MULTIPLE CONTROLLER USING DIFFERING COLOR STRIPE FOR COMMON WIRE, PER CONTROLLER, CONTRACTOR SHALL COORDINATE A PRE-INSTALLATION SITE SURVEY WITH HUNTER.				

[illegible]











**BOULDER ASSOCIATES**

300 SPECTRUM CENTER DR., SUITE 330  
RIVINE, CALIFORNIA 92518  
949.727.0000

PROJECT: 000000.00

**PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY**

5900 Brockton Ave., Riverside, CA  
92506

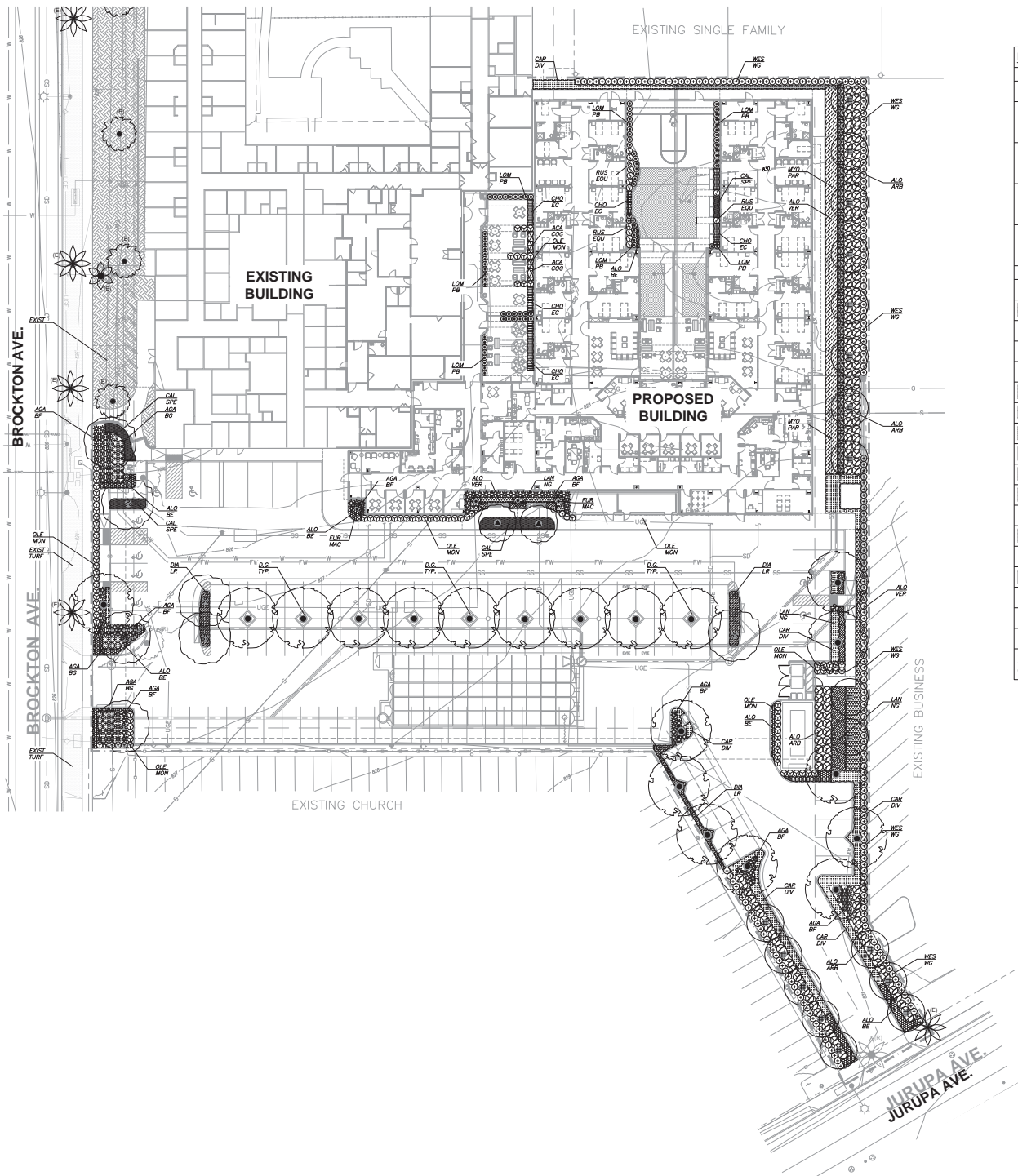
**DEVELOPMENT  
APPLICATION / CUP**

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_






Δ	DESCRIPTION	DATE

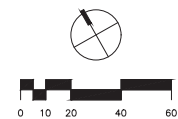
SHEET TITLE: **PRELIMINARY IRRIGATION DETAILS**

SHEET NUMBER: **L4.2**



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 GRAPE MYRTLE	24" BOX STD.	8H X 3W X 1-1/2" C	M	FLOWERING ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8H X 3W X 1-1/2" C	M	VERTICAL EVERGREEN SCREEN
	OLEA EUROPAEA WILSONI	WILSON OLIVE TREE	36" BOX MULTI	8H X 5W	L	EVERGREEN SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	8H X 4W X 2" C	L	PARKING LOT SHADE TREE
SHRUBS, GRASSES, & GROUNDCOVERS						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE DESCRIPTION
	ACA COG	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	36" O.C.	M EVERGREEN SHRUB
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	PER PLAN 36" O.C.	L SUCCULENT ACCENT
	AGA BG	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	PER PLAN 36" O.C.	L SUCCULENT ACCENT
	ALO MB	ALOE ARBORESCENS	TORCH ALOE	5 GAL.	PER PLAN 48" O.C.	L BACKGROUND SUCCULENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L GROUNDCOVER SUCCULENT
	ALO VER	ALOE VERA	MEDICINAL ALOE	5 GAL.	36" O.C.	L SUCCULENT ACCENT
	CAL SPE	CALANDRINA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L GROUNDCOVER SUCCULENT
	CAR DIV	CAREX DIVALSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L ORNAMENTAL GRASS
	CHO EC	CHONDROPETALUM TECTORIUM 'EL CAMPO'	SMALL CAPE RUSH	5 GAL.	36" O.C.	M ORNAMENTAL GRASS
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L UPRIGHT ACCENT
	FLC MAC	FURCRAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLANT	15 GAL.	PER PLAN 60" O.C.	L SUCCULENT ACCENT
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L FLOWERING LOW SHRUB
	LOW PB	LOKANERA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL.	30" O.C.	M ORNAMENTAL GRASS
	MYO PAR	MYOPORIUM PARVIFOLIUM PINK	PINK RACER	1 GAL.	36" O.C.	L EVERGREEN GROUNDCOVER
	OLE MON	OLEA EUROPAEA MONTRA	LITTLE OLLIE DWARF OLIVE	5 GAL.	PER PLAN 36" O.C.	L HEDGE SHRUB
	RUS EDU	RUSSELLIA EOUSSETIFORMIS	FIRECRACKER PLANT	5 GAL.	36" O.C.	M FLOWERING SHRUB
	WES NG	WESTRINGIA 'VINYVABBIE GEM'	COAST ROSEMARY	5 GAL.	PER PLAN 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 V) FOR THE CITY OF RIVERSIDE, CA.						

EXISTING PLANT SCHEDULE			
TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CEDRUS DEODARA	ATLAS CEDAR	--
	CHAMAEOROP'S 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.			



300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.8000

PROJECT 000000.00

PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY

5900 Brockton Ave., Riverside, CA  
92506

DEVELOPMENT  
APPLICATION / CUP

DATE  
REVISIONS  
DESCRIPTION DATE

SHEET TITLE  
PRELIMINARY  
PLANTING PLAN

SHEET NUMBER

L5.1





LAGERSTROEMIA INDICA 'NATCHEZ' /  
NATCHEZ WHITE CRAPE MYRTLE



LOPHOSTEMON CONFERTUS /  
BRISBANE BOX



OLEA EUROPAEA 'WILSONII' /  
WILSON OLIVE TREE



QUERCUS ILEX /  
HOLLY OAK



ACACIA COGNATA 'COUSIN ITT' /  
COUSIN ITT LITTLE RIVER WATTLE



AGAVE 'BLUE FLAME' /  
BLUE FLAME AGAVE



AGAVE 'BLUE GLOW' /  
BLUE GLOW AGAVE



ALOE ARBORESCENS /  
TORCH ALOE



ALOE 'BLUE ELF' /  
BLUE ELF ALOE



ALOE VERA /  
MEDICINAL ALOE



CALANDRINIA SPECTABILIS /  
ROCK PURSLANE



CAREX DIVULSA /  
BERKELEY SEDGE



CHONDROPETALUM 'EL CAMPO' /  
SMALL CAPE RUSH



DIANELLA 'LITTLE REV' /  
LITTLE REV FLAX LILY



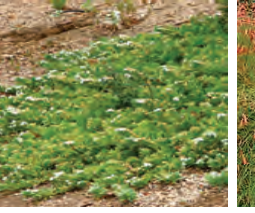
FURCRAEA MACDOUGALLII /  
MACDOUGALL'S CENTURY PLANT



LANTANA 'NEW GOLD' /  
NEW GOLD LANTANA



LOMANDRA 'PLATINUM BEAUTY' /  
VARIEGATED DWARF MAT RUSH



MYOPORUM PARVIFOLIUM 'PINK' /  
PINK RACER



RUSSELLIA EQUISETIFORMIS /  
FIRECRACKER PLANT



OLEA EUROPAEA 'MONTRA' /  
LITTLE OLLIE DWARF OLIVE



WESTRINGIA 'WYNYABBIE GEM' /  
COAST ROSEMARY

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.	8H X 3W X 1-1/2" C.	M	FLOWERING ACCENT TREE	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8H X 3W X 1-1/2" C.	M	VERTICAL EVERGREEN SCREEN	
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE	36" BOX MULTI	8H X 5W	L	EVERGREEN SPECIMEN TREE	
	QUERCUS ILEX	HOLLY OAK	24" BOX STD.	8H X 4W X 2" C.	L	PARKING LOT SHADE TREE	
SHRUBS, GRASSES, & GROUNDCOVERS							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACA COG	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	30" O.C.	M	EVERGREEN SHRUB
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	PER PLAN 36" O.C.	L	SUCCULENT ACCENT
	AGA BG	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	PER PLAN 36" O.C.	L	SUCCULENT ACCENT
	ALO ARB	ALOE ARBORESCENS	TORCH ALOE	5 GAL.	PER PLAN 48" O.C.	L	BACKGROUND SUCCULENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	ALO VER	ALOE VERA	MEDICINAL ALOE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
	CAL SPE	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	GROUNDCOVER SUCCULENT
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	CHO EC	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	FUC MAC	FURCRAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLANT	15 GAL.	PER PLAN 60" O.C.	L	SUCCULENT ACCENT
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	LOM PB	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	PINK RACER	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	OLE MON	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	PER PLAN 36" O.C.	L	HEDGE SHRUB
	RUS EQU	RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL.	36" O.C.	M	FLOWERING SHRUB
	WES WG	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	PER PLAN 36" O.C.	L	EVERGREEN HEDGE
WATER USE KEY: V = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATUS IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF RIVERSIDE, CA							

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.



PROJECT 000000.00  
**PACIFIC GROVE  
ACUTE  
PSYCHIATRIC  
FACILITY**

5900 Brockton Ave., Riverside, CA 92506

**DEVELOPMENT  
APPLICATION / CUP**

DATE  
REVISIONS  
DESCRIPTION DATE

SHEET TITLE  
**PRELIMINARY  
PLANTING IMAGES**

SHEET NUMBER  
**L6.1**