

EXISTING SINGLE FAMILY  
SEE ENLARGEMENT, SHEET L1.2

EXISTING BUILDING

PROPOSED BUILDING

EXISTING CHURCH

EXISTING BUSINESS

JURUPA AVE.

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

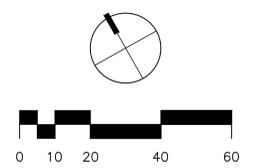
SHRUBS, GRASSES, & GROUNDCOVERS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	30" O.C.	L	EVERGREEN SHRUB
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	AGAVE 'BLUE GLOW'	BLUE GLOW 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
	CALANDRINA 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 EUISETIFORMIS	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 'WYNABBIE 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



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

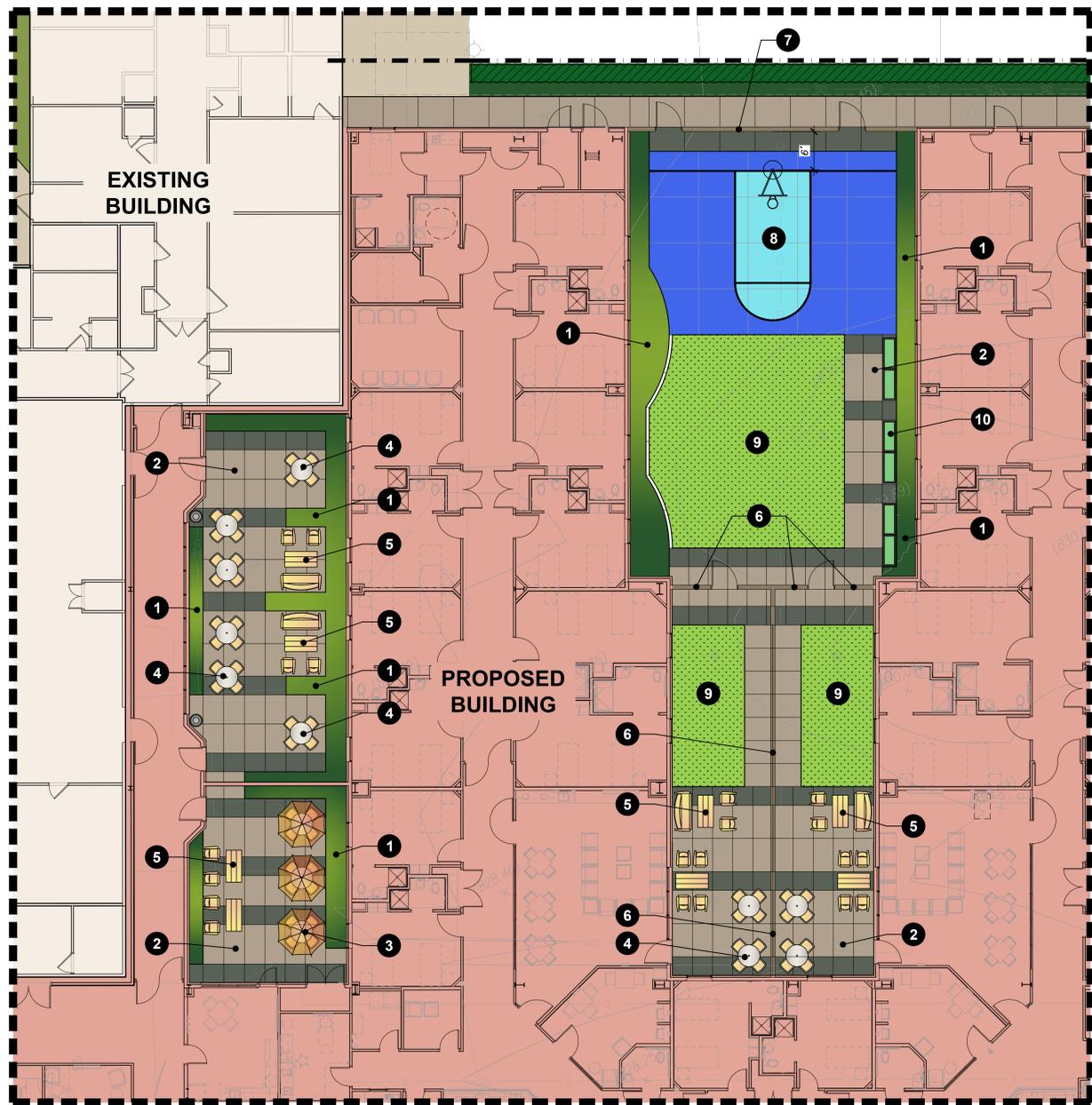
SHEET TITLE

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**L1.1**

10/17/2024 2:52:17 PM  
 Address: 5900 Brockton Ave., Riverside, CA 92506  
 Project: Pacific Grove Acute Psych 2024



BASKETBALL / MULTI-USE COURT



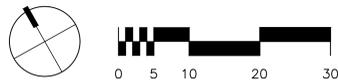
YOGA / MULTI-USE SYNTHETIC TURF LAWN



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



**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



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



MOLDED OUTDOOR LOUNGE FURNITURE



RECYCLED PLASTIC LOUNGE CHAIR



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



STEEL CLUSTER TABLE AND STEEL UMBRELLA (EMPLOYEE AREA)

10/17/2024 2:35:27 PM  
 Address: 5900 Brockton Ave., Pacific Grove, CA 92040  
 Project: Pacific Grove Acute Psych 124-414  
 10/17/2024 2:35:27 PM  
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 Project: Pacific Grove Acute Psych 124-414





BOULDER ASSOCIATES

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IRVINE, CALIFORNIA 92618  
949.727.9000

PROJECT 000000.00

### PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY

5900 Brockton Ave., Riverside, CA  
92506

### DEVELOPMENT APPLICATION / CUP

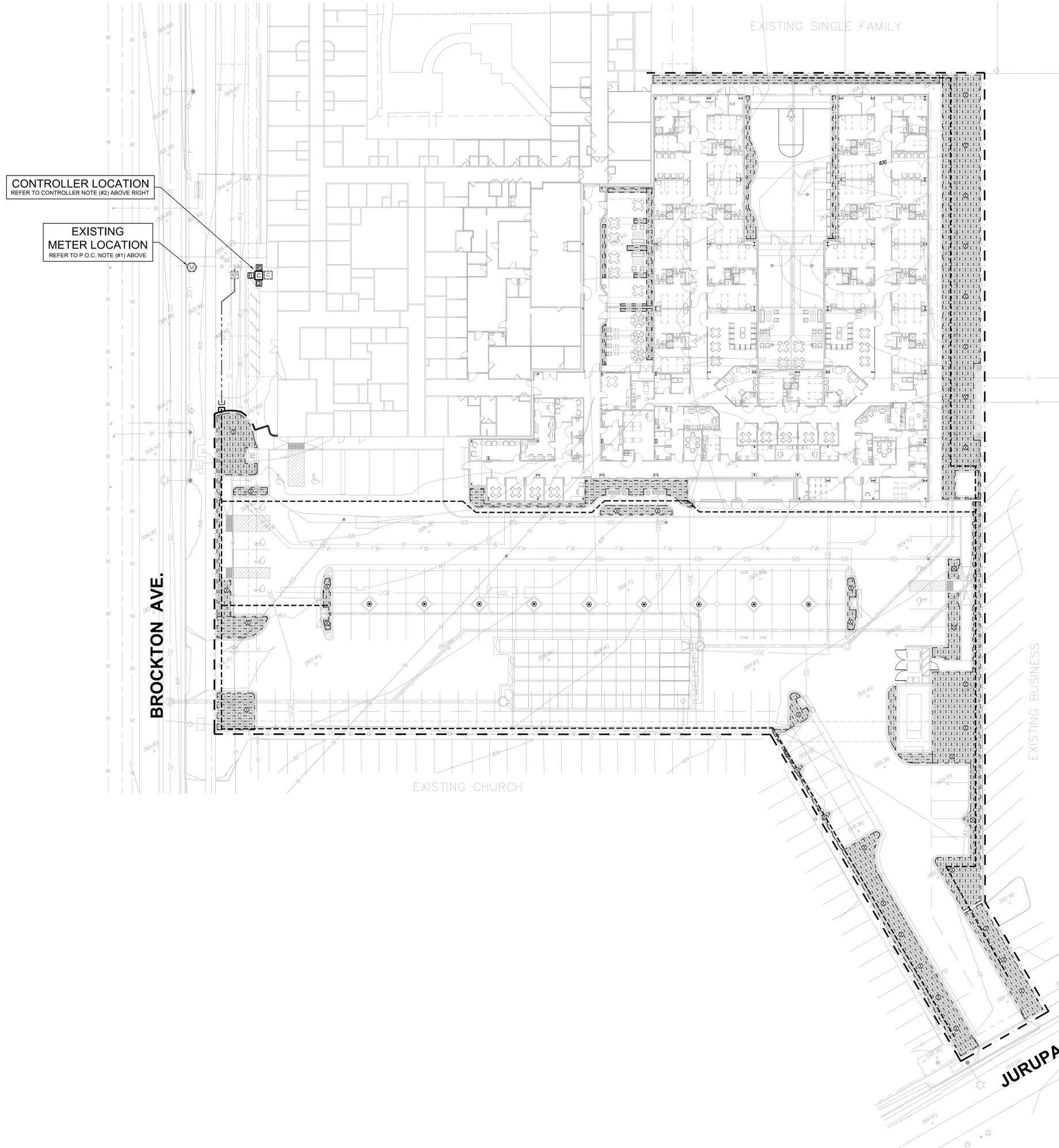
REVISIONS	DESCRIPTION	DATE

SHEET TITLE

### PRELIMINARY IRRIGATION PLAN

SHEET NUMBER

# L3.1



#### 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 DRAWINGS 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

**2 CONTROLLER NOTE #2:**  
EXISTING CONTROLLER LOCATED AT THIS APPROXIMATE LOCATION SHALL BE REPLACED WITH A NEW ("ET" SMART) WEATHER BASED CONTROLLER, INSTALLED WITHIN STAINLESS STEEL ENCLOSURE WITH RELATED EQUIPMENT. SEE LEGEND FOR SIZE AND TYPE. ALL EXISTING AND PROPOSED CONTROL VALVES SHALL BE CONNECTED TO THE NEW CONTROLLER AND VERIFY PROPER OPERATION. VALVE NUMBERS SHOWN SHALL BE ADJUSTED AS REQUIRED TO UTILIZE THE AVAILABLE OPEN CONTROLLER STATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING OF IRRIGATION CONTROL WIRES TO NEW CONTROLLER AND MAKING ALL NECESSARY CONNECTIONS. CONTRACTOR SHALL PROVIDE SLEEVING BELOW ALL PAVING BETWEEN EXISTING PLANTER AREAS AND BELOW EXISTING WALKS, AS REQUIRED TO ROUTE CONTROL WIRES TO CONTROLLER. VERIFY ALL SITE CONDITIONS AND LAYOUT IN FIELD PRIOR TO 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

- ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE THAT ARE SHOWN IN PAVING IS FOR DRAWING CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN LANDSCAPED AREA. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN HARDSCAPE.
- MAINLINE AND VALVE LOCATIONS SHOWN ON THIS DRAWING ARE DESIGNED AS DIAGRAMMATIC AND APPROXIMATE FOR DRAWING 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 IRRIGATION 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 MAKE OWNER DIRECTED REVISION AT NO CHARGE. ALL PIPING AND WIRES SHALL BE SLEEVED UNDER PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

#### IRRIGATION VALVE CALLOUT

CONTROLLER LETTER / VALVE NUMBER	22 1.5"	VALVE SIZE
GALLONS PER MINUTE G.P.M.	18 GPM 30 PSI	OPERATING PRESSURE (P.S.I.)
HYDROZONE PLANT FACTOR	LW D	HYDROZONE / IRRIGATION TYPE - SEE
LANDSCAPE HYDROZONE AREA	2000 173 A.R.	HYDROZONE LEGEND (BELOW)
SQUARE FOOTAGE		APPLICATION RATE IN INCHES PER HOUR

#### HYDROZONE LEGEND

Hydrozone Number	Plant Factor (Water Use) - from WUCOLS	Selected based on type of plants in hydrozones:	IE - Irrigation Efficiency
(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		

CONTROLLER LOCATION  
REFER TO CONTROLLER NOTE (#2) ABOVE RIGHT

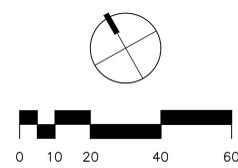
EXISTING  
METER LOCATION  
REFER TO P.O.C. NOTE (#1) ABOVE

BROCKTON AVE.

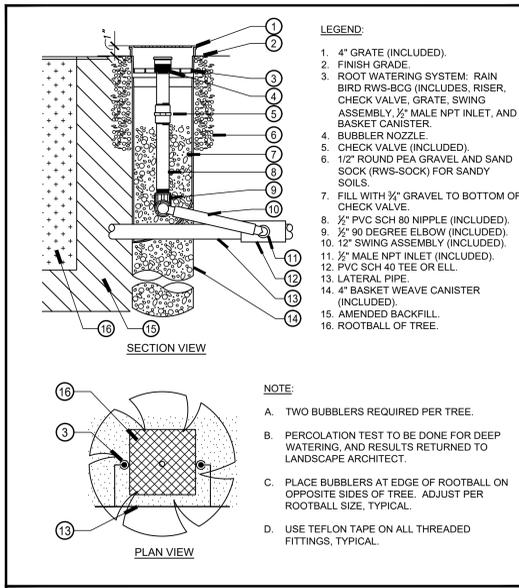
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EXISTING CHURCH

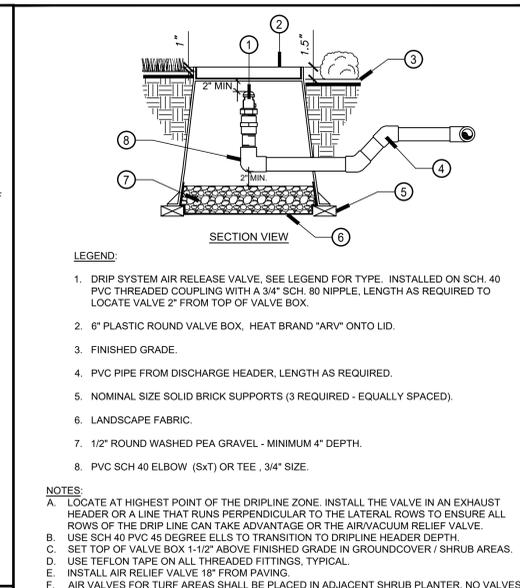
JURUPA AVE.



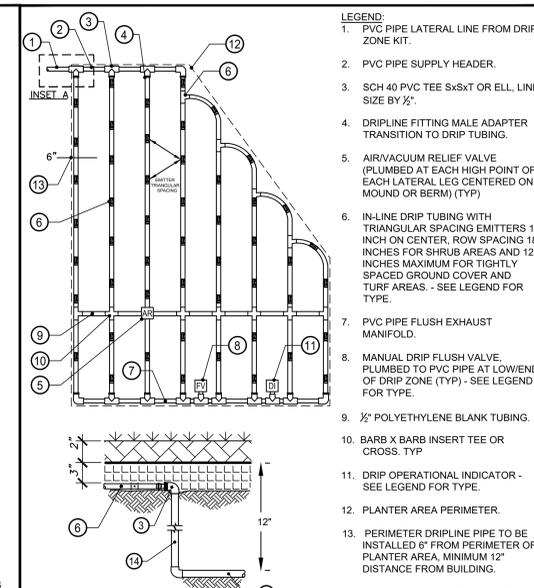
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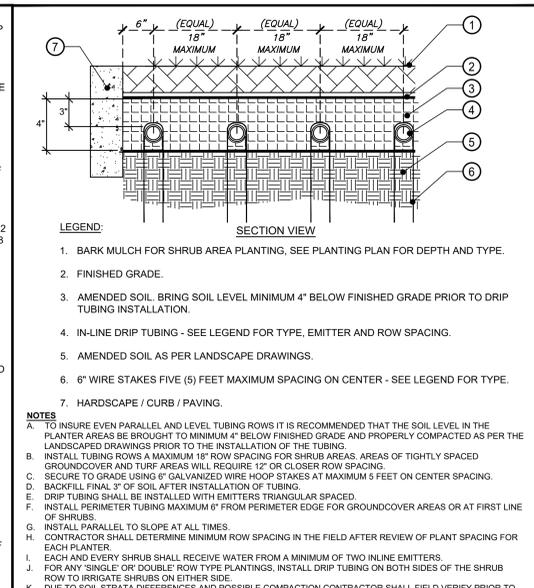
**J TREE BUBBLER DEEP ROOT WATER SYSTEM** NOT TO SCALE



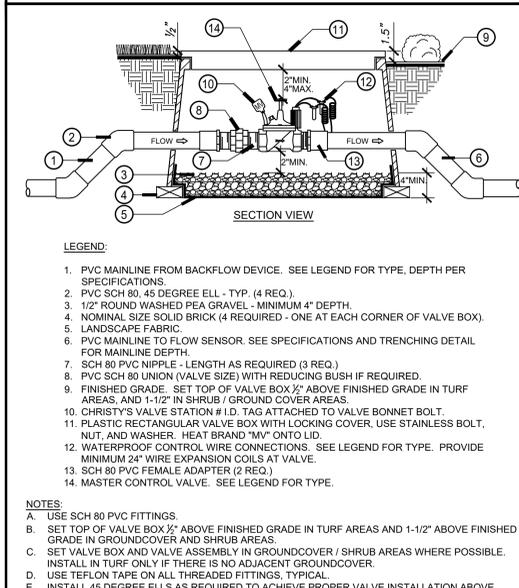
**G DRIP AIR RELIEF VALVE** NOT TO SCALE



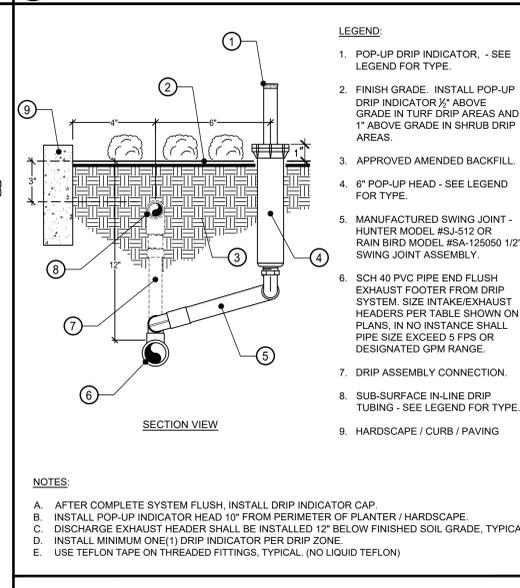
**D DRIPLINE LAYOUT (TYP)** NOT TO SCALE



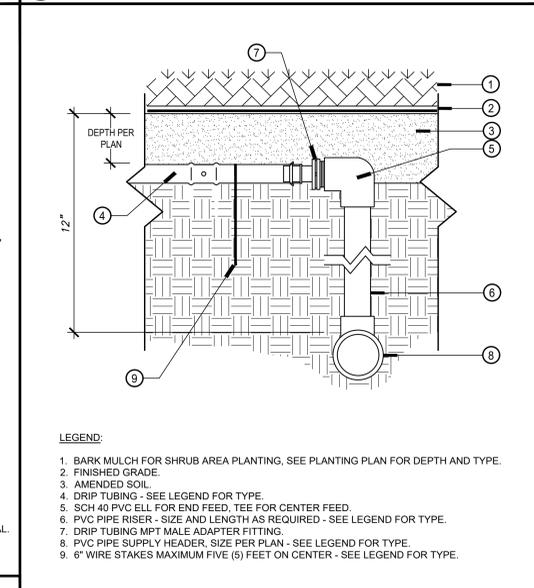
**A DRIPLINE LAYOUT (TYP)** NOT TO SCALE



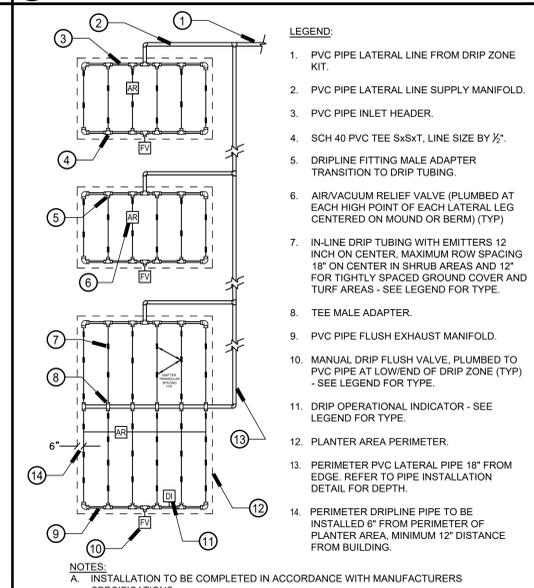
**K MASTER VALVE** NOT TO SCALE



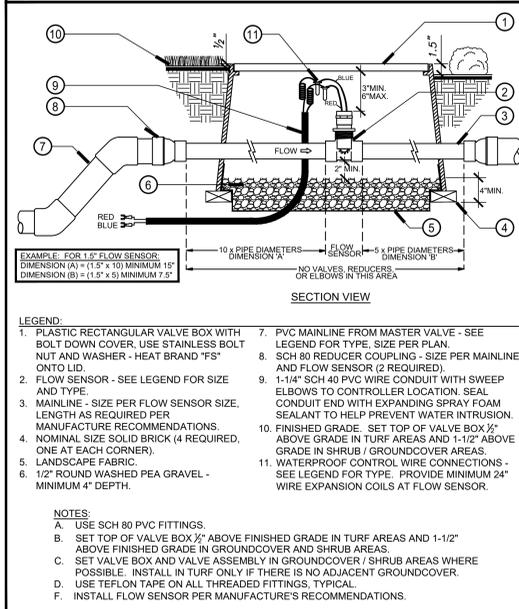
**H DRIP SYSTEM POP-UP INDICATOR** NOT TO SCALE



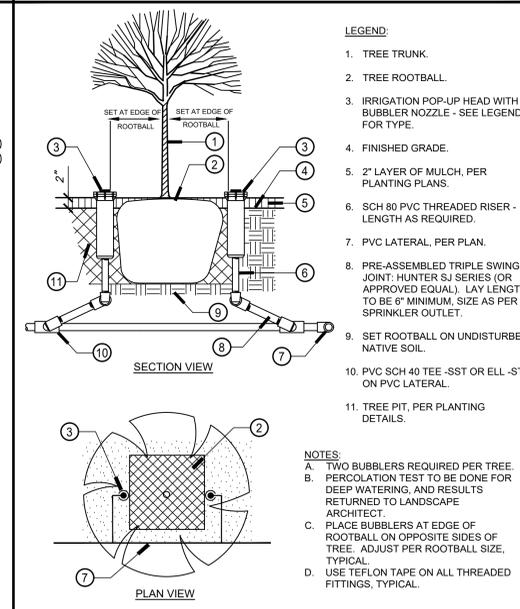
**E DRIPLINE CONNECTION** NOT TO SCALE



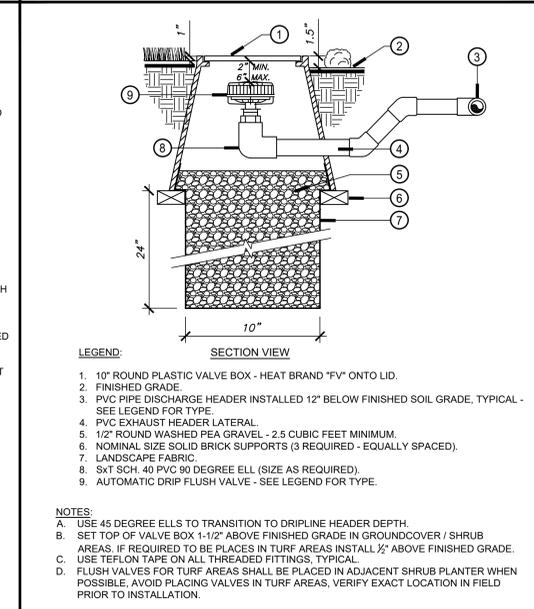
**B DRIPLINE LAYOUT (TYP)** NOT TO SCALE



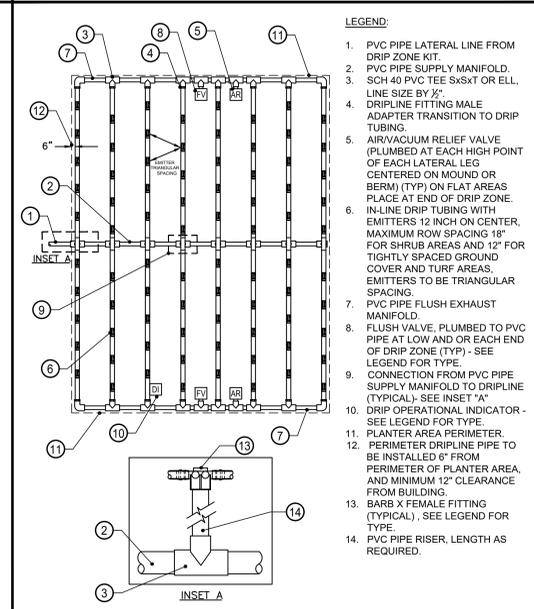
**L FLOW SENSOR** NOT TO SCALE



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



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



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



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PROJECT 000000.00

**PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY**

5900 Brockton Ave., Riverside, CA 92506

**DEVELOPMENT APPLICATION / CUP**

DATE REVISIONS

REVISIONS	DESCRIPTION	DATE

SHEET TITLE

**PRELIMINARY IRRIGATION DETAILS**

SHEET NUMBER

**L4.1**

10/17/2024 2:35:27 PM  
 Addendum 01/24/2024 Pacific Grove Acute Psych  
 10/17/2024 2:35:27 PM  
 Addendum 01/24/2024 Pacific Grove Acute Psych

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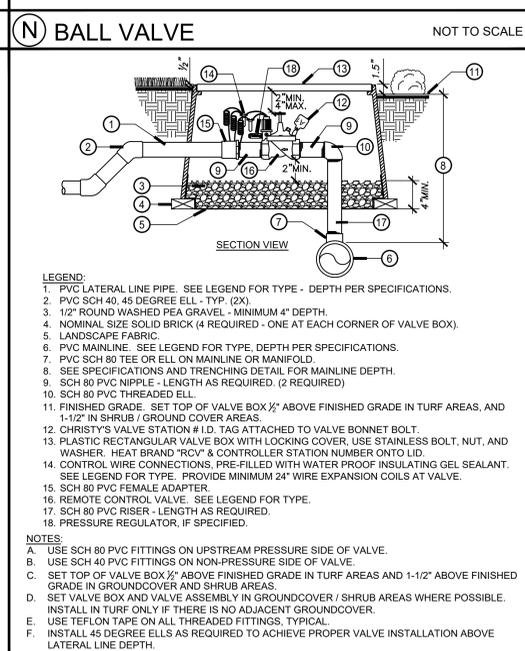
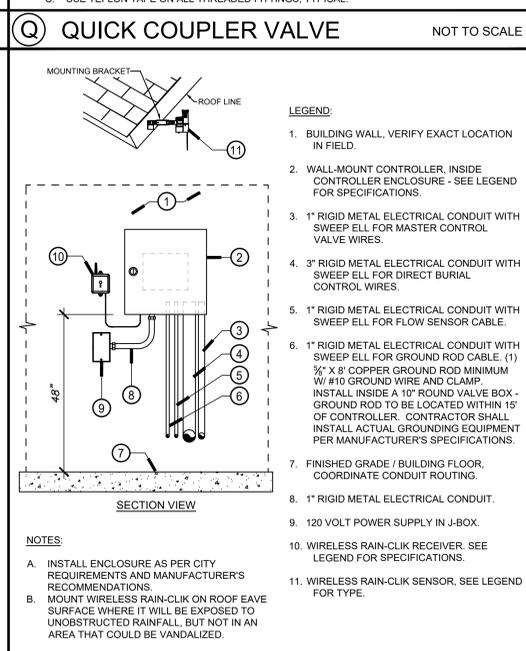
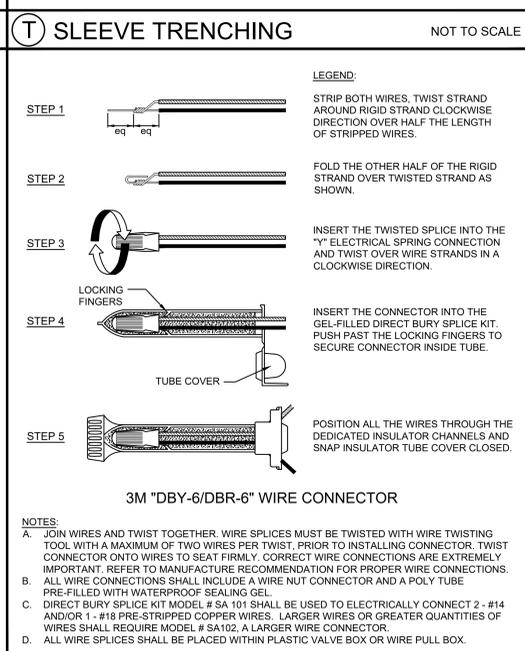
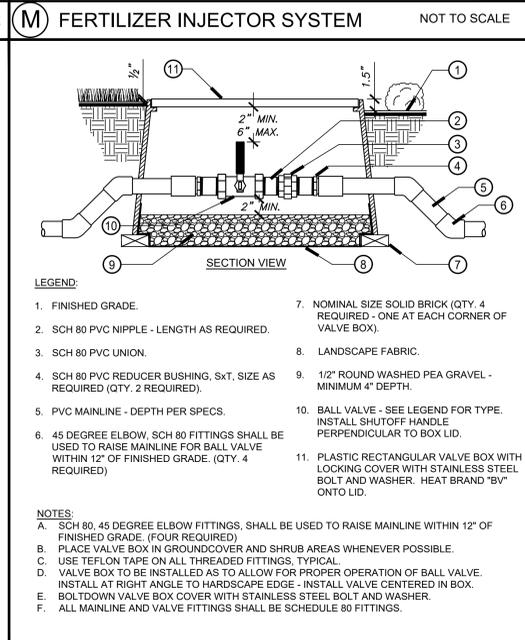
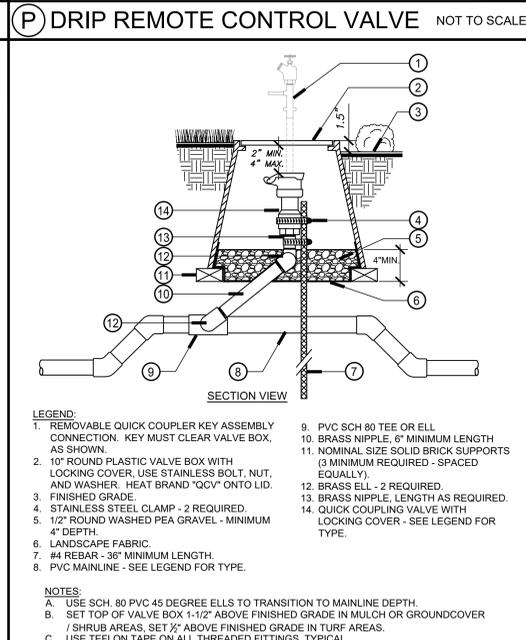
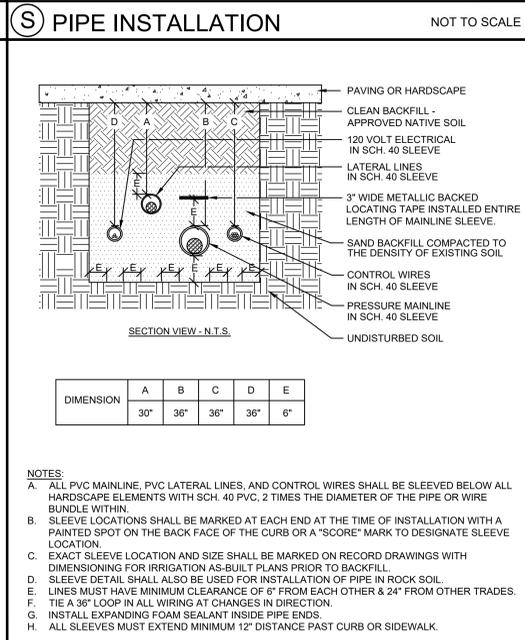
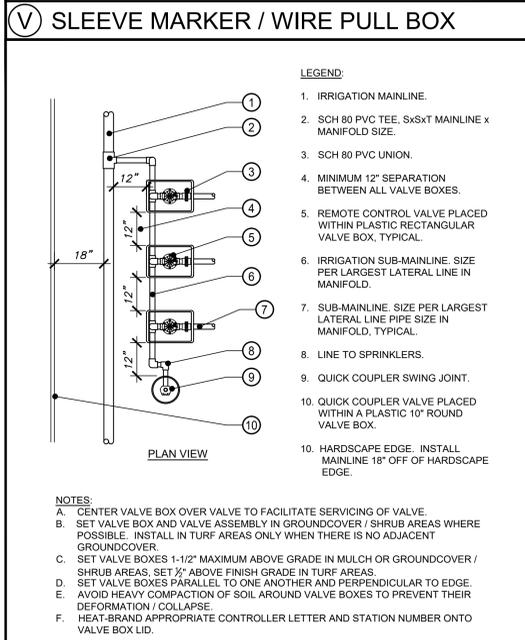
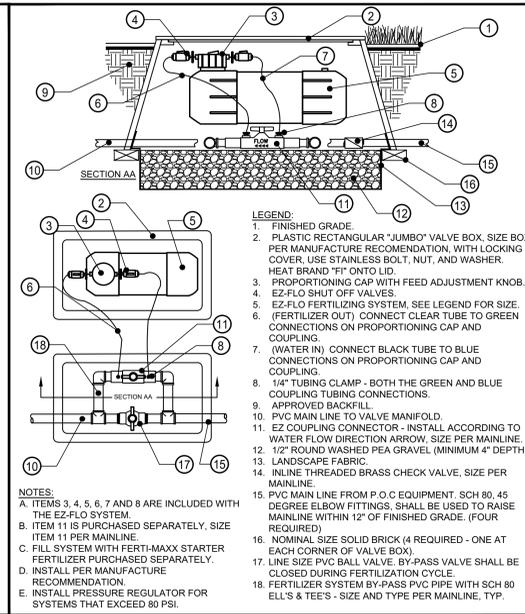
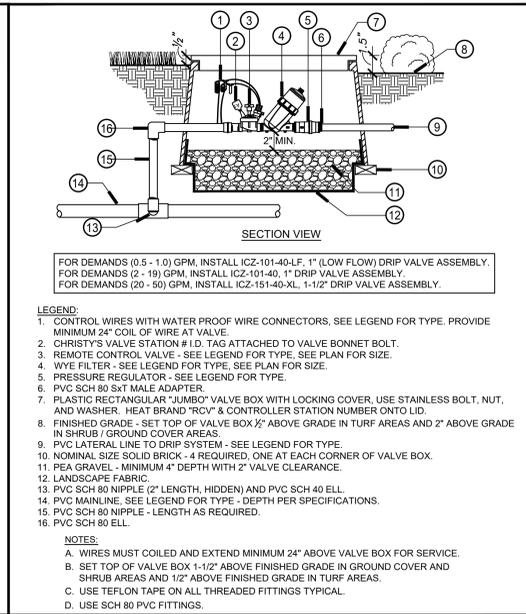
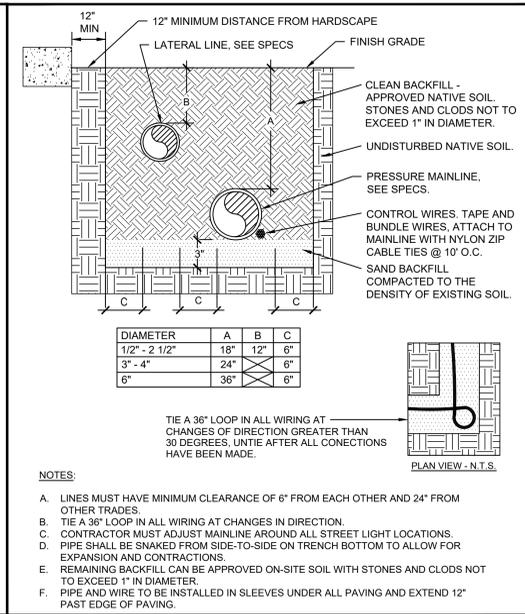
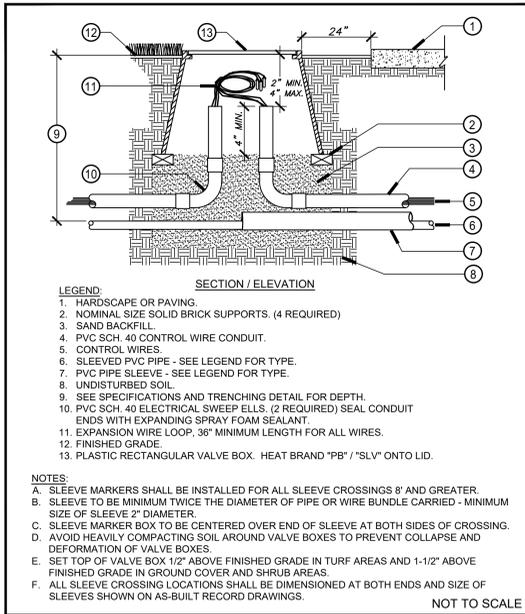
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**PACIFIC GROVE  
 ACUTE  
 PSYCHIATRIC  
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 92506

**DEVELOPMENT  
 APPLICATION / CUP**

DATE \_\_\_\_\_  
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**PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY**

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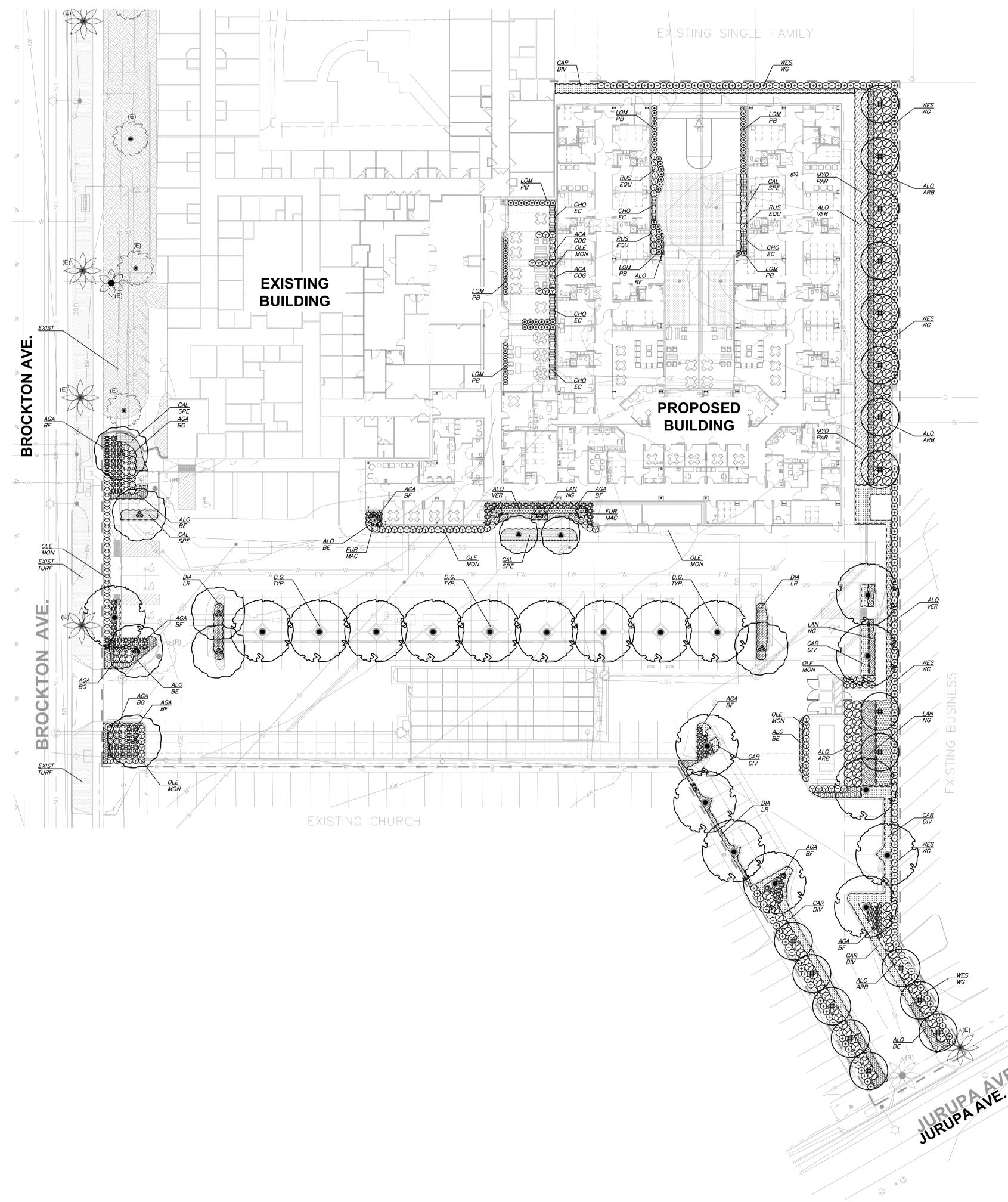
DATE  
REVISIONS  
DESCRIPTION DATE

SHEET TITLE

**PRELIMINARY PLANTING PLAN**

SHEET NUMBER

**L5.1**



**PROPOSED PLANT PALETTE**

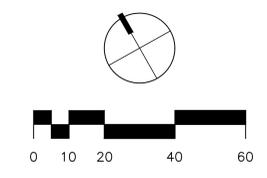
TREES							
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	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 3'W X 1-1/2" C	M	VERTICAL EVERGREEN SCREEN	
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE	36" BOX MULTI	8'H X 5'W	L	EVERGREEN SPECIMEN TREE	
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	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	LANтана '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 EQUESETIFORMIS	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:  
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.

**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.



10/17/2024 2:52:17 PM  
 Address: 5900 Brockton Ave, Pacific Grove, CA 92029  
 Project: Pacific Grove Acute Psych 24-04  
 Scale: 1/8" = 1'-0"  
 Author: J. H. G.