ALESSANDRO BLVD
MEDIAN STREETSCAPE

ALESSANDRO BLVD. & BARTON

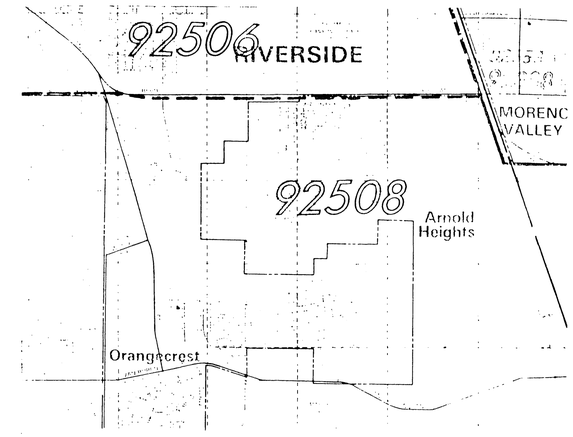
RIVERSIDE CALIFORNIA

DEVELOPER:

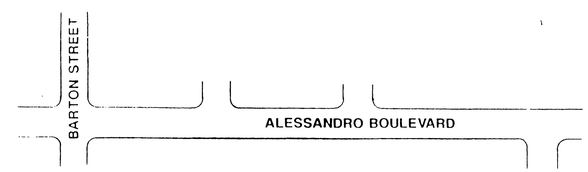
SULTANA DEVELOPMENT CORPORATION
7177 BROCKTON AVE. #304
RIVERSIDE CALIFORNIA
(714) 787-0362

TOTAL SQ. FEET HARDSCAPE = 8,731
TOTAL SQ. FEET LANDSCAPING = 10,420

VICINITY MAP



SITE MAP



A. JAMES MONTGOMERY & ASSOCIATES INC.
Landscape Architecture
4515 Central Avenue Suite 204
Riverside, California 92506
(714)788-6144

REGISTERED LANDSCAPE ARCHITECT
A. James Montgomery 1992
Sign Here
7/92
Date
STATE OF CALIFORNIA

SIGNATURE BLOCK

Reviewed by W.M.W.D.
Sheet 1 thru 7
Principal Engineer
R.C.E. #21643
Date: 6/29/92

Reviewed by:
PARK & RECREATION DEPARTMENT
Sheet 1 thru 7
Date: 10/14/92

Reviewed By:
PLANNING DEPARTMENT
Sheet T-1 thru LC-2 thru
Date: 10.14.92

MARK	REVISIONS	APPR.	DATE
6/19/92	PER CITY REQUIREMENT (SMP)		
7/23/92	PER CITY REQUIREMENT (SMP)		
10/1/92	MOVE P.U.E. SIGNATURE BLOCK TO SHEET 1-1 PER CITY PUBLIC UTILITIES DEPT. (SMP)		
10/12/92	PLANNING SIGN. BLOCK PER PLANNING		

DESIGNED BY SMP DRAWN BY SMP CHECKED BY JM

INDEX:

Page #	Description
T - 1	Title Sheet
LC - 1	Sheet 1, Landscape/Construction Plan
LC - 2	Sheet 2, Landscape/Construction Plan
LC - 3	Landscape/Construction Details
I - 1	Sheet 1, Irrigation Plan
I - 2	Sheet 2, Irrigation Plan
I - 3	Irrigation Details and Specifications

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/16/92	
PARK DEPARTMENT	10/14/92	
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	10/21/92	
	10/16/92	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

ALESSANDRO BLVD. MEDIAN STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

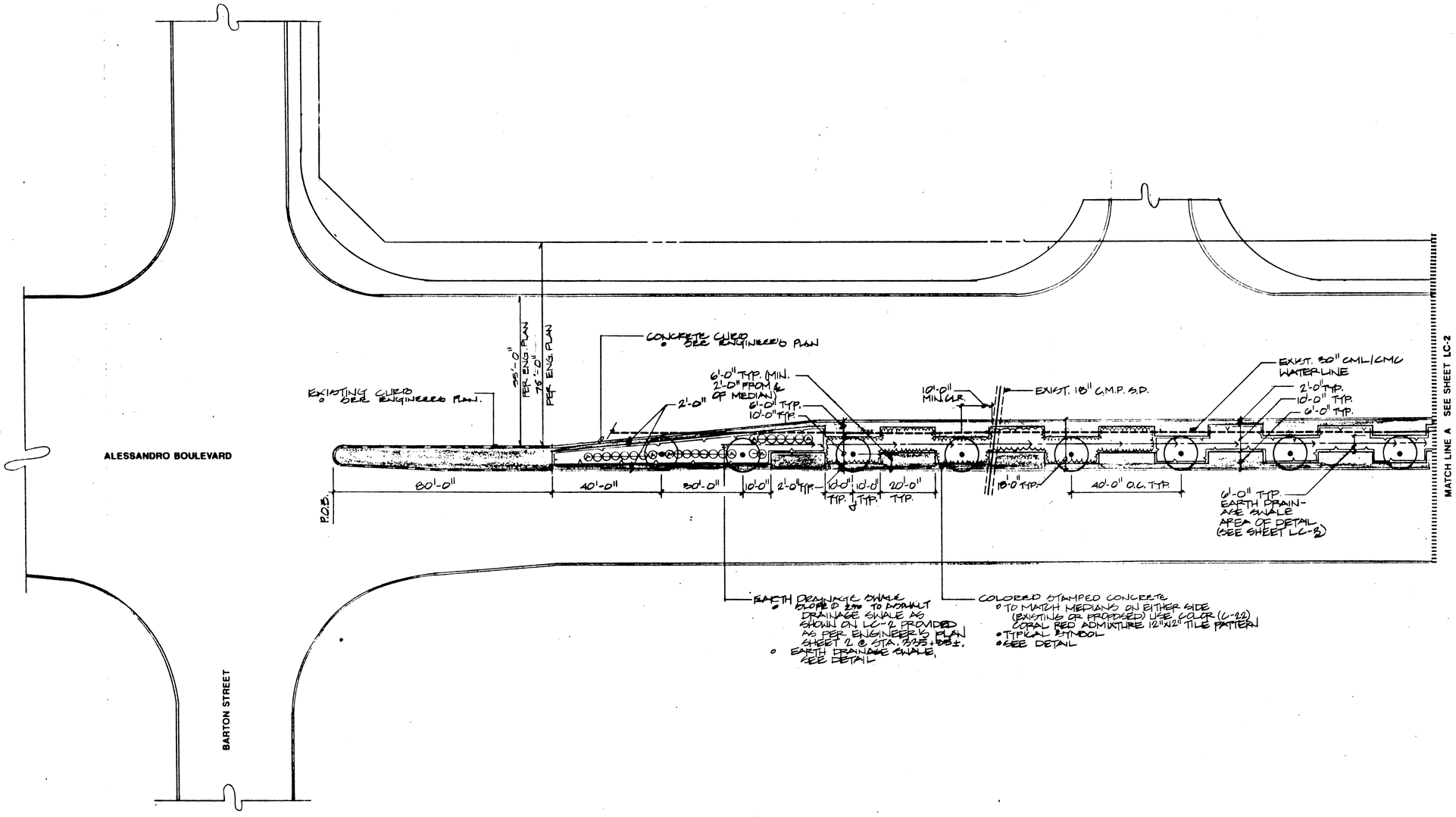
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO.
R-3144L
T-1
SHEET 1 OF 7

P.C. - 3311-M

INDEXED 11-3-92 LH

PN - #9144



Planting Schedule

SYM	QTY	SIZE	BOTANICAL NAME/COMMON NAME
•	26	4' HT. BROWN TRUNK	WASHINGTONIA ROBUSTA/MEXICAN FAN PALM
Ⓐ	33	5GAL	AGAPANTHUS ORIENTALIS/ LILY OF THE NILE
	24"OC	1GAL	LANTANA MONTEVIDENSIS/ LAVENDER LANTANA
	18'OC	FLATS	TRACHELOSPERMUM JASMINOIDES/ STAR JASMINE

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NORTH

A. James Montgomery and Associates, Inc.
Landscape Architecture
4515 Central Avenue, Suite 204
Riverside, California 92506
(714) 788-6144

MARK	REVISIONS	APPR.	DATE
11/14/92	PER OWNER (JM)		
6/19/92	PER CITY REQ. (SMP)		
7/29/92	PER CITY REQ (DLE)		

DESIGNED BY SMP DRAWN BY DLE CHECKED BY JM

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/92	
PARK DEPARTMENT	10/6/92	
TRAFFIC DIVISION	—	
CHIEF P. W. ENGINEER	10/12/92	
	10/16/92	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

ALESSANDRO BLVD. MEDIAN STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

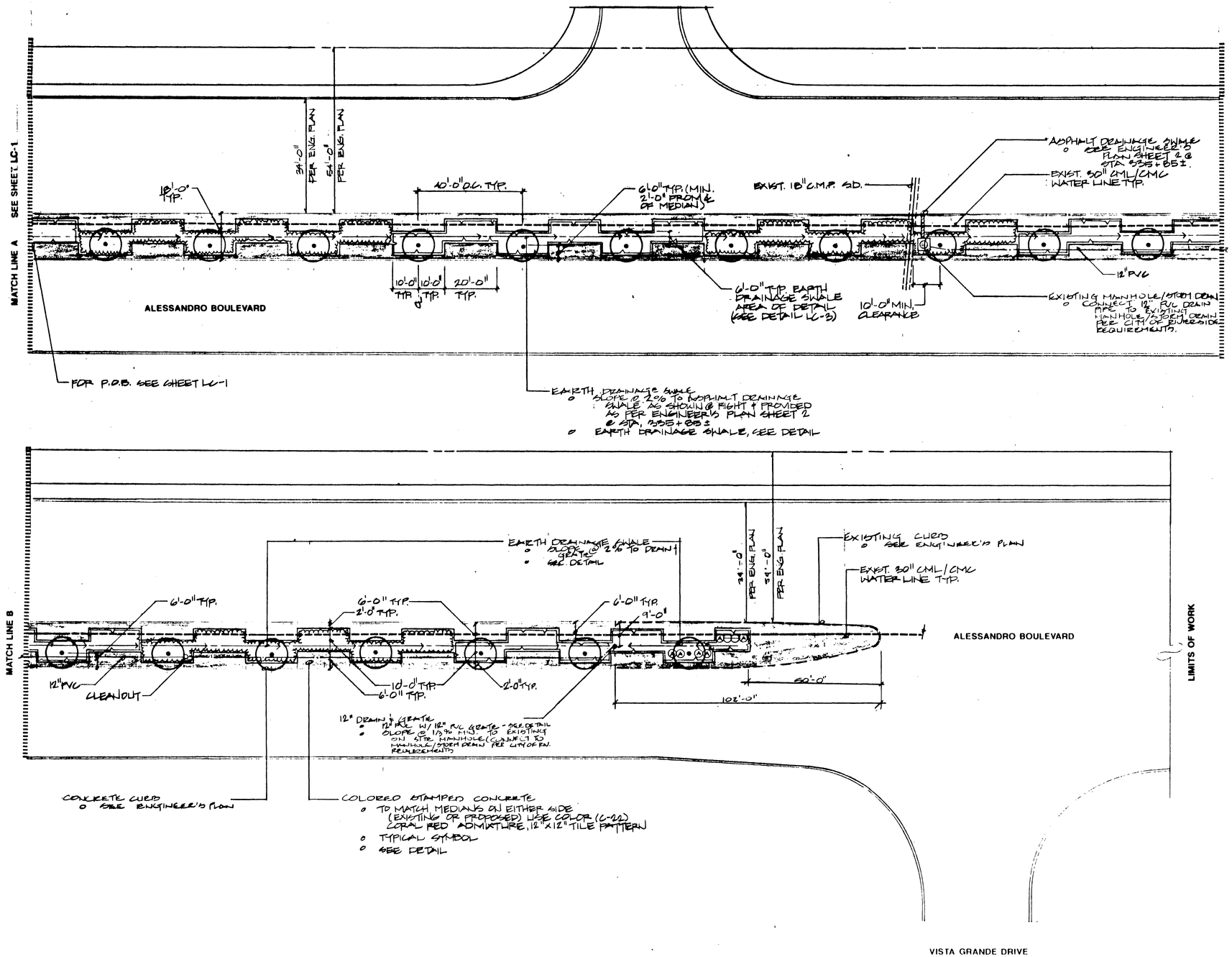
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO.
R-3144L
LC-1
SHEET 2 OF 7

P.C. - 3311-M

INDEXED 11-3-92 HH

PN - #9144



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NORTH

REGISTERED LANDSCAPE ARCHITECT
A. James Montgomery 1902
Signature
Date
STATE OF CALIFORNIA

A. James Montgomery and Associates, Inc.
Landscape Architecture
4515 Central Avenue, Suite 204
Riverside, California 92506
(714) 788-6144

MARK	REVISIONS	APPR.	DATE
11/14/92	PER. OWNER (JM)		
11/18/91	PER OWNER (JM)		
6/19/92	PER CITY REQ (SMP)		
7/24/92	PER CITY REQ (DLZ)		
9/14/92	ADJ. SLOPE PER CITY REQ. (SMP)		

DESIGNED BY SMP DRAWN BY DLZ CHECKED BY JM

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/16/92	SE
PARK DEPARTMENT	10/14/92	LH
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER	10/21/92	R.A.G.
	10/16/92	WLCC

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

ALESSANDRO BLVD. MEDIAN STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

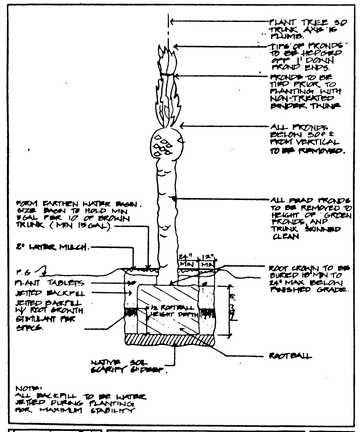
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO.
R-3144L
LC-2
SHEET 3 OF 7

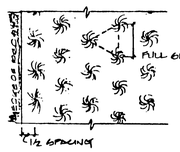
P.C. - 3311-M

INDEXED 11-3-92 LH

PN - #9144

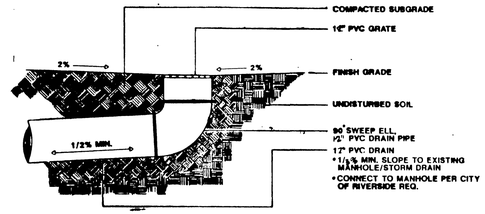


Approved	Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
PKD 9-26-90			1004
Revised	Date	PALM TREE RELOCATION	

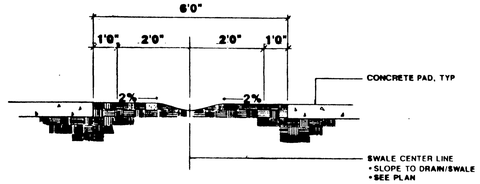


NOTE:
1. AMEND, TILL, LEVEL, & REMOVE DEBRIS AS REQUIRED
2. ALL GROUND COVERED SHALL BE PLANTED USING TRIANGULAR SPACING
3. LENGTH OF SIDE OF TRIANGLE SHALL BE AS PER PLANT SCHEDULE FOR EACH GROUND COVER TYPE
4. FIRST ROW ALONG EDGE OF GROUND COVER BED SHALL BE ONE-HALF THE LENGTH OF THE SPACING

Ground Cover

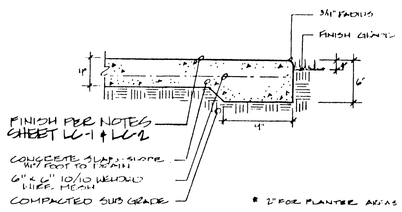


12" Drain & Grate

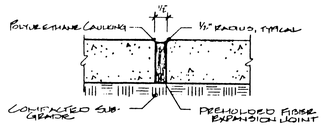


* REFER TO SHEETS LC-1 & LC-2 FOR TYPICAL LOCATION.

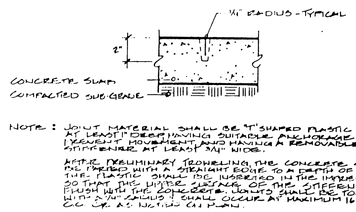
Earth Drainage Swale



slabs



expansion joints



crack control joints

Concrete Work

NOTE:

FOR MORE INFORMATION SEE SPECIFICATIONS BOOK.

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Landscape Architecture
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Riverside, California 92506
(714) 788-6144

MARK	REVISIONS	APPR.	DATE
4/14/92	PER OWNER (JM)		
11/18/92	PER OWNER (JM)		
6/17/92	PER CITY REQ. (SMP)		
7/27/92	PER CITY REQ. (DLZ)		
9/14/92	ADJ. SLOPE PER CITY REQ. (SMP)		

DESIGNED BY SMP DRAWN BY DLZ CHECKED BY JM

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/16/92	
PARK DEPARTMENT	10/14/92	
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	10/22/92	
	10/16/92	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

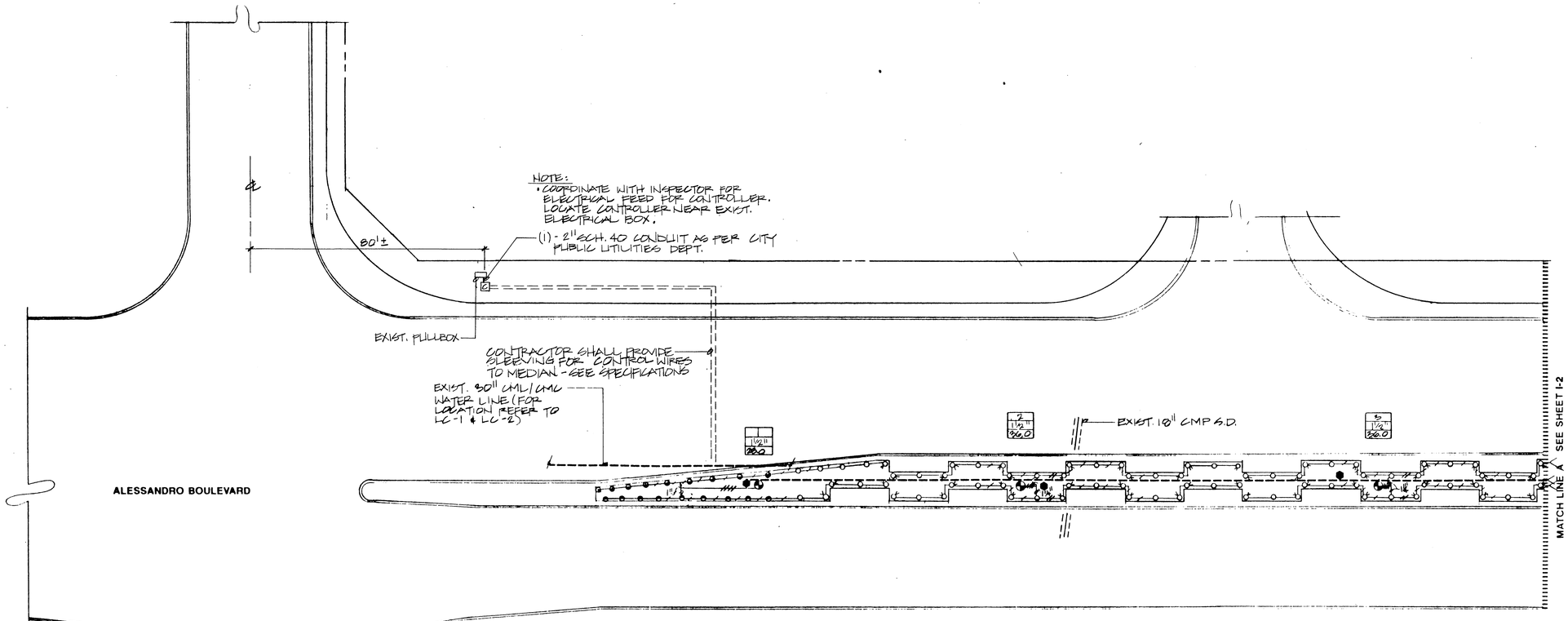
ALESSANDRO BLVD. MEDIAN STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO.
R-3144L
LC-3
SHEET 4 OF 7

P.C. - 3311-M

INDEXED 11-3-92 LH PN - #9144



Irrigaton Schedule

SYM	MANUFACTURER	MODEL	DESCRIPTION	NOZ	GPM	RAD	PSI	PAT	DET
○ ○ ◔ ◓	TORO	570 W/IN HEAD CHECK VALVE	SPRAY HEAD - LOW GALLONAGE PRESSURE COMPENSATED 12" POPUPS IN SHRUB/GC AREA	12-Q-PC	.5	12'	40	90°	4040
				12-H-PC	.9	12'		180°	
				10-Q-PC	.5	10'		90°	
				10-H-PC	1.0	10'		180°	

SYM	DESCRIPTION	MANUFACTURER	MODEL	DET
M	WATER METER - POINT OF CONNECTION	PLACEMENT PER WESTERN MUNICIPAL WATER DISTRICT	1" SIZE PER WMWD APPROVAL	-
	REDUCED PRESSURE BACKFLOW PREVENTER - PLACEMENT PER WESTERN MUNICIPAL WATER DISTRICT	FEBCO	825Y, 1½"	4011
	MASTER VALVE, PLACE ON IRRIGATION MAINLINE	RAINBIRD	150-EFB-CP-PRS	-
	MANUAL GATE VALVE	NIBCO	T113, 1½"	4020
	AUTOMATIC VALVE - PRESSURE REGULATING	RAINBIRD BRASS — STATION # SIZE GPM	150-EFB-CP-PRS	4030
	QUICK COUPLER VALVE	RAINBIRD	44LRC, 1"	4050
E	ELECTRIC CONTROLLER W/ CONTROLLER ENCLOSURE.	IRRITROL	MC PLUS 12M	4070

PIPING SCHEDULE

SYM	DESCRIPTION	RATING
———	2" PRESSURE MAINLINE	SCHEDULE 40
- - - -	4" SLEEVING FOR IRRIGATION MAINLINE & 2" SLEEVING FOR IRRIGATION WIRE	SCHEDULE 40
	½" NON-PRESSURE LATERAL LINE	CLASS 315
/	¾"	CLASS 200
//	1"	
///	1¼"	
////	1½"	

MAXIMUM DEMAND SHALL BE **23** GPM AT **40** PSI HEAD PRESSURE W/ **90** PSI AT SOURCE.

ALL PIPES UNDER PAVED AREAS SHALL BE SCHEDULE **40** AND IN SCHEDULE **40** SLEEVING.

THIS SYSTEM IS DIAGRAMMATIC. ALL PIPES, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.

ANY DEVIATION FROM THE DESIGNED IRRIGATION SYSTEM OR ANY MATERIALS SUBSTITUTION WILL VOID SYSTEM INTEGRITY OF LANDSCAPE ARCHITECT'S DESIGN.

THIS IRRIGAITON DESIGN IS BASED ON ZONING IRRIGATION PRINCIPLES FOR PLANT MATERIAL AND S'N EXPOSURE. AUTOMATIC CONTROLLER TO BE ADJUSTED PER ZONE WATERING REQUIREMENTS.

ALL 570 SPRAY HEAD CIRCUITS ARE CALCULATED W/1.0 GPM "FLUSH BY" AS PER MANUFACTURER'S RECOMMENDATIONS.

APPROPRIATE SPRAY PATTERNS SHALL BE USED IN ALL LOCATIONS.

FOR ELECTRICAL POINT OF CONNECTION, SEE DETAIL 4060.

FINAL LOCATION OF REDUCED PRESSURE BACKFLOW PREVENTER DEVICE AND ELECTRICAL CONTROLLER TO BE DETERMINED BY THE PARK PROJECT INSPECTOR.

A. James Montgomery and Associates, Inc.
Landscape Architecture
4515 Central Avenue, Suite 204
Riverside, California 92506
(714) 788-6144

MARK	REVISIONS	APPR.	DATE
10/12/92	ADD SLEEVING & NOTE FROM CONT.		
10/13/92	ROLLER TO MEDIAN PER PARKS & REC.		
6/19/92	PER CITY REQ (SMP)		
7/2/92	PER CITY REQ (DLZ)		
9/14/92	RELOCATE CONTROLLER PER CITY PUBLIC UTILITIES DEPT. (SMP)		
10/1/92	ADD CONDUIT NOTE & ELEC. BOX, MOVE P.U.E SIG. BLK TO I-1 PER CITY PUBLIC UTIL. DEPT. (SMP)		

DESIGNED BY SMP DRAWN BY DLZ CHECKED BY JM

Reviewed by:
PUBLIC UTILITIES ELECTRIC
Sheet 5 thru ____
Date : 10/6/92

IMPORTANT NOTICE
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NORTH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	10/16/92	JM
PARK DEPARTMENT	10/14/92	LH
TRAFFIC DIVISION	—	—
CHIEF P.W. ENGINEER	10/21/92	RG
	10/16/92	WLH

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

ALESSANDRO BLVD. MEDIAN STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

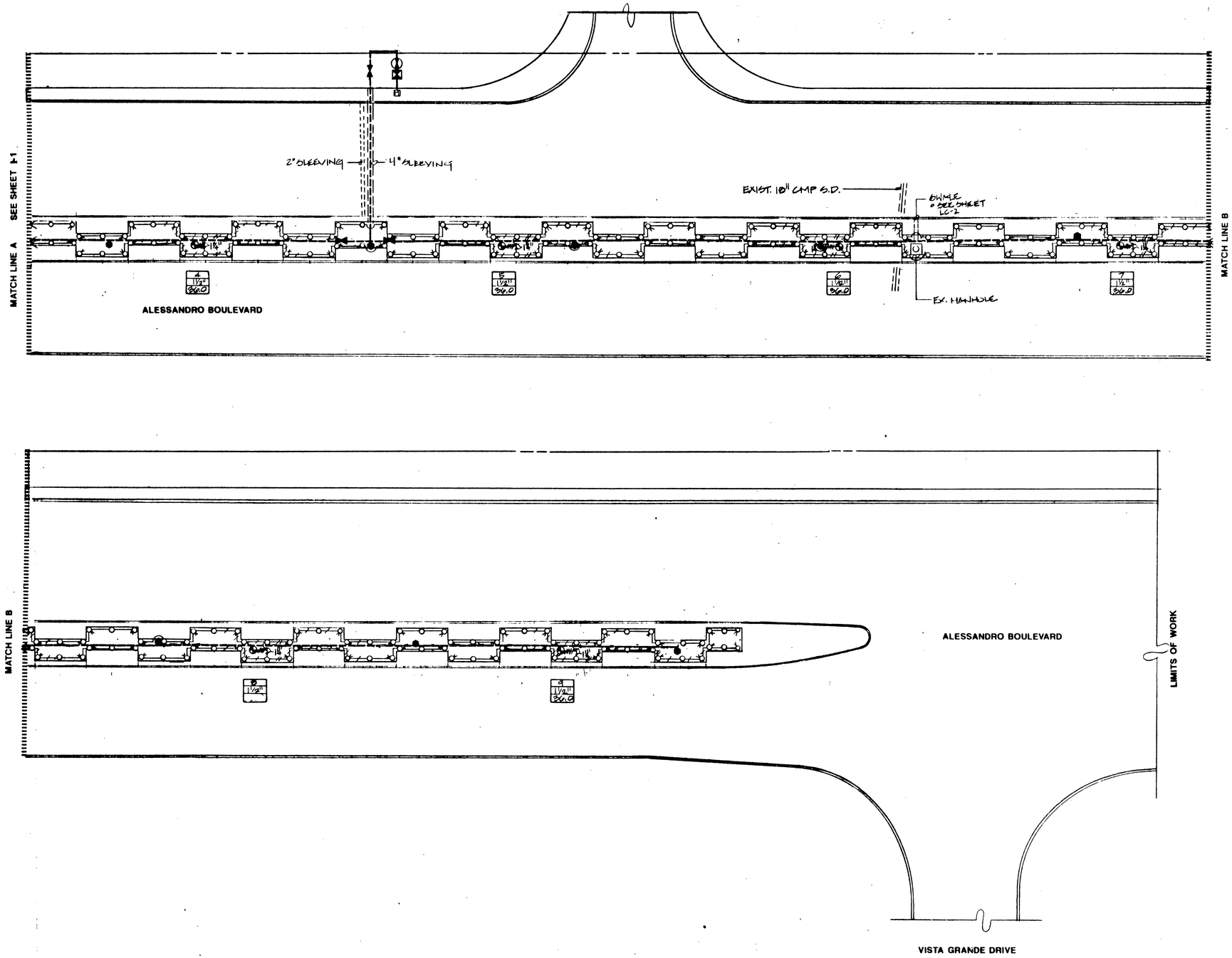
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO. R-3144L
I-1
SHEET 5 OF 7

P.C. - 3311-4

INDEXED 11-3-92 LH

PN - #9144



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NORTH

REGISTERED LANDSCAPE ARCHITECT
A. James Montgomery 1902
7/92
STATE OF CALIFORNIA

A. James Montgomery and Associates, Inc.
Landscape Architecture
4515 Central Avenue, Suite 204
Riverside, California 92506
(714) 788-6144

MARK	REVISIONS	APPR.	DATE
11/14/92	PER OWNER (JM)		
11/18/92	PER OWNER (JM)		
6/19/92	PER CITY REQ. (SMP)		
7/20/92	PER CITY REQ (DLZ)		
7/14/92	RELOCATE CONTROLLER PER CITY PUBLIC UTILITIES DEPT (SMP)		

DESIGNED BY SMP DRAWN BY DLZ CHECKED BY JM

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/16/92	[illegible]
PARK DEPARTMENT	10/16/92	[illegible]
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	10/21/92	RMG
	10/16/92	[illegible]

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 10/23/92

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ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

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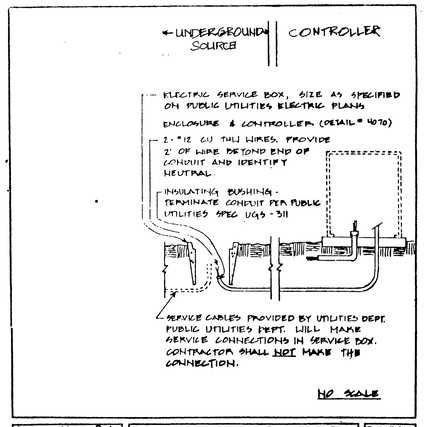
ACCOUNT NO.
R-3144L
I-2
SHEET 6 OF 7

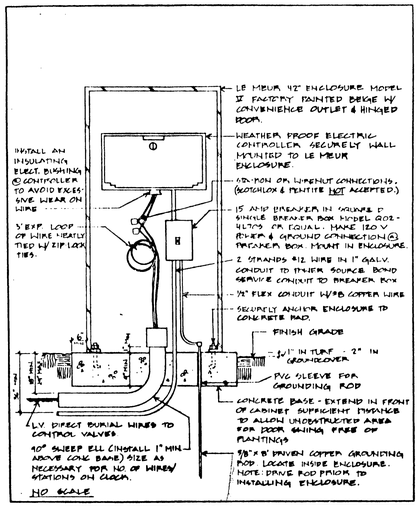
P.C. - 3311-M

INDEXED 11-3-92 LFH

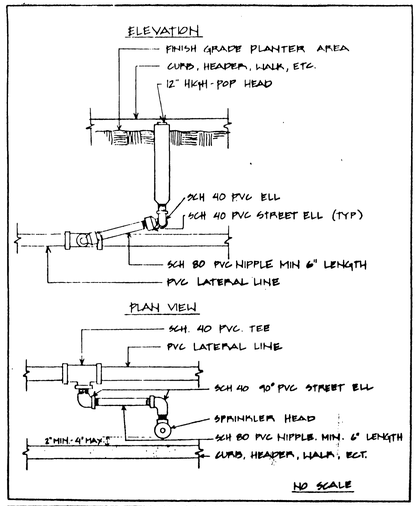
PN - #9144



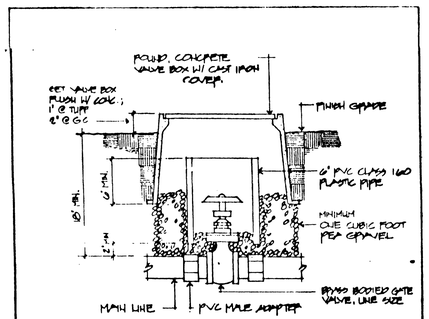
Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	UTILITY SERVICE	4060



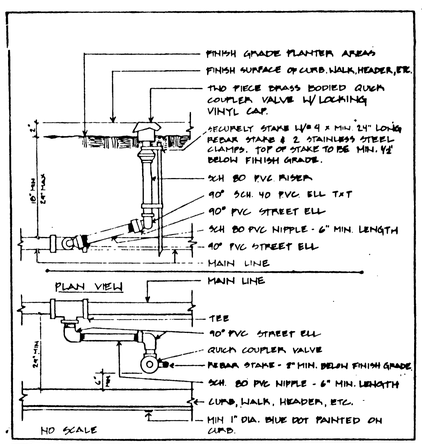
Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	CONTROLLER	4070



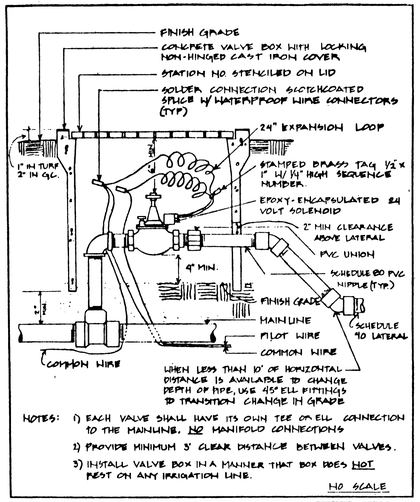
Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	SPRAY HEAD	4040



Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	GATE VALVE	4020



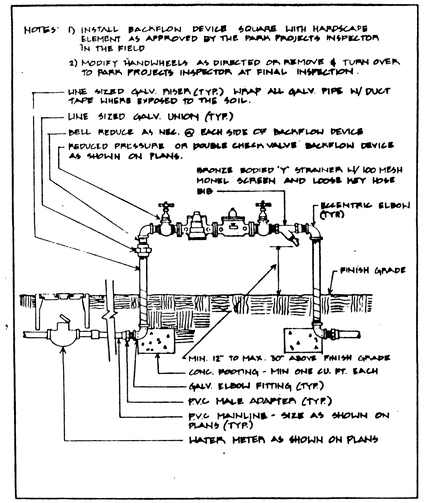
Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	QUICK COUPLER	4050



NOTES:
1) EACH VALVE SHALL HAVE ITS OWN TEE OR ELL CONNECTION TO THE MAINLINE. NO MANIFOLD CONNECTIONS
2) PROVIDE MINIMUM 3' CLEAR DISTANCE BETWEEN VALVES.
3) INSTALL VALVE BOX IN A MANNER THAT BOX DOES NOT REST ON ANY IRRIGATION LINE.

NO SCALE

Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	AUTOMATIC VALVE	4030



Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	REDUCED PRESSURE/DOUBLE CHECK VALVE BACKFLOW DEVICE	4011

GENERAL NOTES

GENERAL NOTES FOR MEDIAN LANDSCAPING

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside policies.
2. When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:
   a. Prior to commencement of any work, for the purpose of a pre-construction meeting;
   b. Prior to the installation of irrigation lines or components;
   c. Prior to pouring concrete for inspection of hardscape forswork;
   d. During hydrostatic pressure test of irrigation mainline prior to backfill of main line trench;
   e. Inspection of lateral lines and heads prior to backfill of trenches;
   f. Upon completion of fine grading, but prior to commencement of soil preparation, for acceptance of fine grading work;
   g. Inspection of completed finish grading work after soil amendment work;
   h. Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational;
   i. When plant locations have been spotted in the field but prior to digging plant pits;
   j. While digging plant pits and planting/relocating trees;
   k. During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:
      a) before planting
      b) at the beginning of plant establishment period,
      c) periodically as necessary during the plant establishment period, and
      d) at end of plant establishment period.
   l. After planting and all other indicated or specified work has been completed, for start of maintenance;
   m. At formal quarterly inspections;
   n. After completion of the maintenance period.
3. Upon receipt of written acknowledgement of the City's final acceptance, the developer will be released from maintenance.
4. The Developer shall be responsible to have all plantings acceptably maintained for minimum period of one (1) year.

NOTE:
- ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER PAVEMENT SHALL BE INDIVIDUALLY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- IRRIGATION SYSTEMS SHALL BE SPLIT AND VALVED IN A MANNER TO AVOID NON-PRESSURIZED LATERAL LINES UNDER STREETS. ONLY PRESSURE LINES ARE PERMITTED UNDER STREETS.
- ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.

NOTE:
FOR MORE INFORMATION SEE SPECIFICATIONS BOOK.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert TOLL FREE 1-800-422-4133 Two working days before you dig

A. James Montgomery and Associates, Inc.
Landscape Architecture
4515 Central Avenue, Suite 204
Riverside, California 92506
(714) 788-6144

REGISTERED LANDSCAPE ARCHITECT — A. James Montgomery — 1504 — STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
2/1992	PER CITY REQ. (SMP)		
7/1992	PER CITY REQ. (DLE)		

DESIGNED BY SMP DRAWN BY DLE CHECKED BY JM

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/16/92	[illegible]
PARK DEPARTMENT	10/14/92	[illegible]
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	10/22/92	[illegible]
	10/16/92	[illegible]

APPROVED BY [illegible]
PUBLIC WORKS DIRECTOR
DATE 10/23/92

ALESSANDRO BLVD. MEDIAN
STREETSCAPE
R-23-889
ALESSANDRO BLVD. & BARTON ST.
RIVERSIDE CALIFORNIA

HORIZ. SCALE: 1" = —— VERT. SCALE: 1" =

ACCOUNT NO.
R-3144L
I-3
SHEET 7 OF 7

P.C. - 2311-3

Indexed 11-3-92 LH PN - # 9144