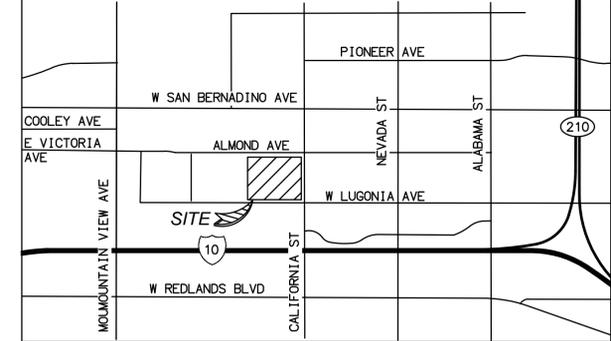


LEGEND

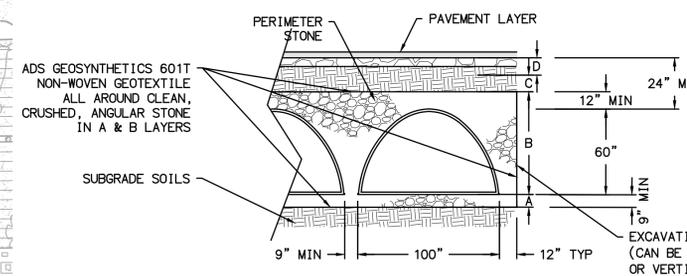
- STORM WATER BASIN
- UNDERGROUND INFILTRATION CHAMBERS
- DRAINAGE BOUNDARY
- FLOW ARROW
- FLOW DIRECTION
- DMA/DA ID
- BMP ID



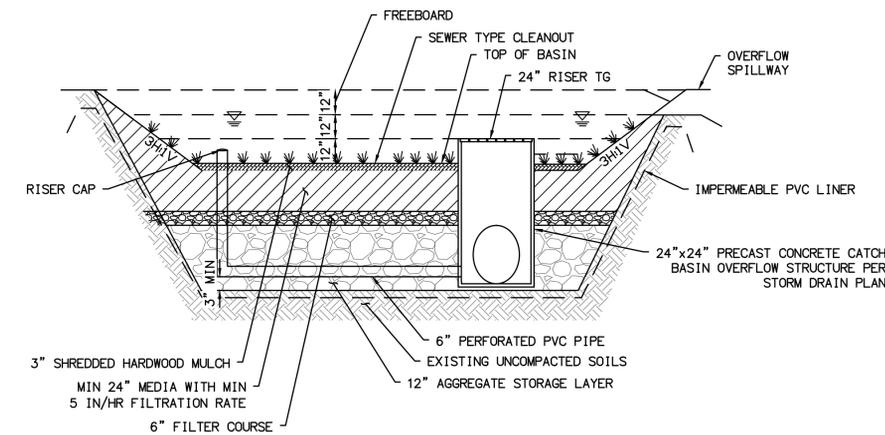
VICINITY MAP
N.T.S.

NOTES:

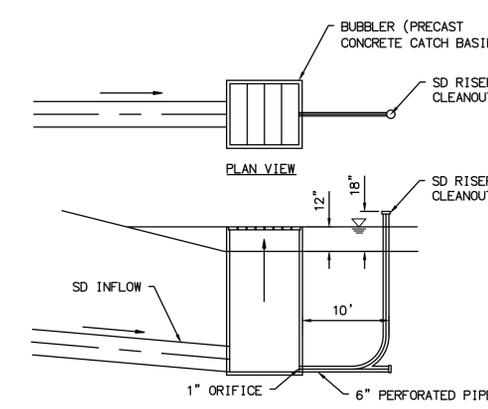
1. SECTION A - FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER
2. SECTION B - EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.
3. SECTION C - INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.
4. SECTION D - FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.



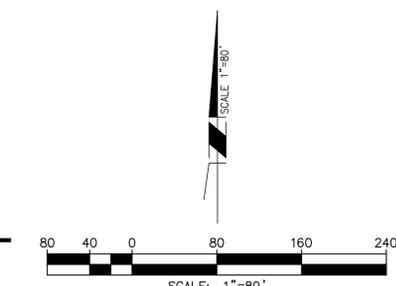
TYPICAL UNDERGROUND ADS STORMWATER CHAMBER INFILTRATION DETAIL
SCALE: NOT TO SCALE



TYPICAL BIO-RETENTION BASIN DETAIL
SCALE: NOT TO SCALE



BUBBLER FOR BIORETENTION BASIN DETAIL
SCALE: NOT TO SCALE



DA	DMA	BMP ID	TOTAL AREA (SF)	IMPERVIOUS RATIO	DMA RUNOFF FACTOR	DESIGN CAPTURE VOLUME (CF)	BMP PROPOSED SURFACE AREA (SF)	VOLUME RETAINED BY BMP (CF)	BMP TYPE
1	A1	BMP 1-A1	1,243,202	85%	0.66	95,381	43,520	97,376	UNDERGROUND INFILTRATION (SIZED FOR ULTIMATE PHASE 4)
1	*B	BMP 1-B	120,226	85%	0.66	9,224	4,053	9,423	BIORETENTION WITH UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)
1	C	BMP 1-C	104,047	85%	0.66	7,983	4,056	9,430	BIORETENTION WITH BUBBLER AND UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)
2	*A2	BMP 2-A2	152,236	85%	0.66	11,680	5,117	11,897	BIORETENTION WITH UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)

*DESIGNED TO THE LARGER ULTIMATE DESIGN CAPTURE VOLUME (DCV).

SITE PHASING - 3
BMP PLAN
July 24, 2024

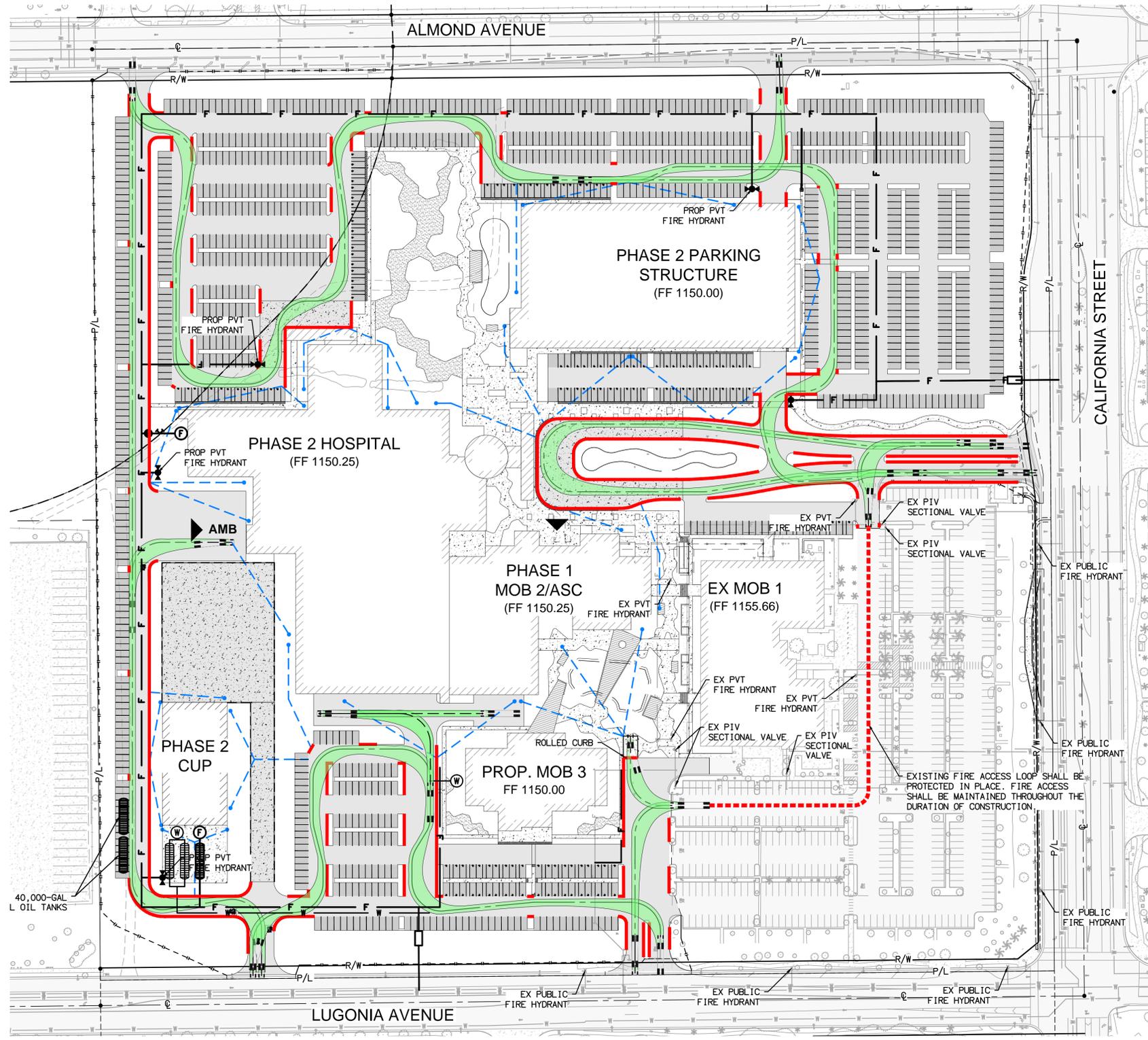


REDLANDS MEDICAL CENTER

Sheet: C4.03

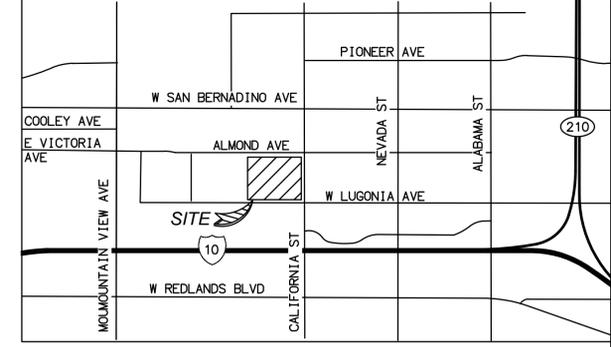
CITY OF REDLANDS

Site Development Plan Number:
 OWNER: Kaiser Foundation Hospitals PHONE: 626.405.6333
 ADDRESS: 393 E. Walnut Street, Pasadena, CA 91108
 ARCHITECT/ENGINEER/DESIGNER: CO Architects, Michael Baker Intl., Ridge Landscape Architects PHONE: 323.525.0500 (Architect)
 ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect) LOCATION: 1301 California Street, Redlands, CA 92374
 TYPE OF DEVELOPMENT: XXXXX ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
 ZONE: CR ZONE



FIRE PROTECTION LEGEND

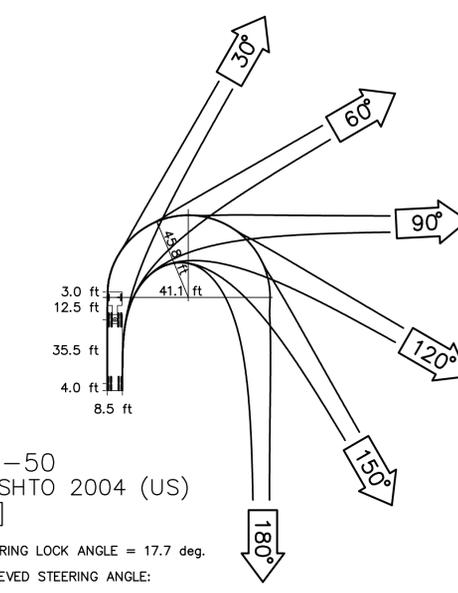
- PROPOSED FIRE HYDRANT
- PROPOSED PIV
- PROPOSED FDC
- PROPOSED FIRE MAIN
- HOSE PULL (150' MAX)
- RED PAINTED CURB
- FIRE TRUCK TURNING MOVEMENT
- EXISTING FIRE HYDRANT
- EXISTING PIV
- EXISTING FDC
- EXISTING FIRE MAIN
- EXISTING FIRE ROUTE



VICINITY MAP
N.T.S.

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4
2. STREET OR ROAD SIGNS - TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. CFC 505.2
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
5. CLEAR SPACE AROUND HYDRANTS - A THREE (3) FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED. CFC 507.5.5
6. PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312. CFC 507.5.6
7. DEAD ENDS - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5
8. SECURITY GATES - WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM G 2200.
9. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OF BUILDING FEATURES SHALL NO OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
10. APPROVED DOCUMENTS - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE. CFC 105.4.4



WB-50		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 17.7
Trailer Track	: 8.50	Articulating Angle	: 70.0

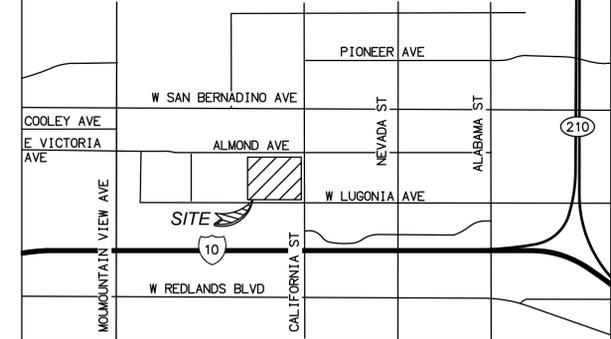
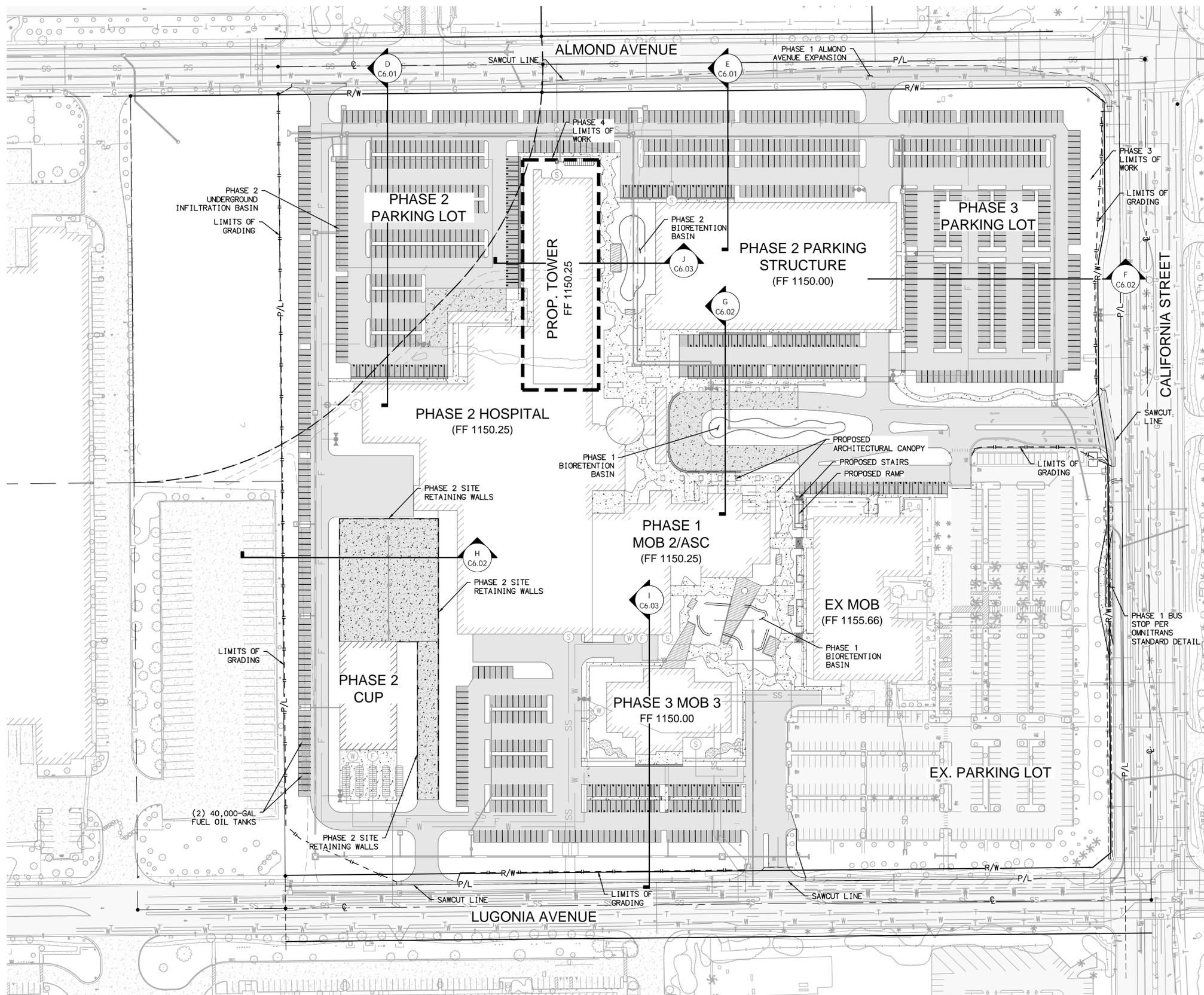
WB-50
AASHTO 2004 (US)
[ft]

STEERING LOCK ANGLE = 17.7 deg.

ACHIEVED STEERING ANGLE:

- 30 deg. SWEEP ANGLE: 14.4 deg.
- 60 deg. SWEEP ANGLE: 17.1 deg.
- 90 deg. SWEEP ANGLE: 17.6 deg.
- 120 deg. SWEEP ANGLE: 17.7 deg.
- 150 deg. SWEEP ANGLE: 17.7 deg.
- 180 deg. SWEEP ANGLE: 17.7 deg.

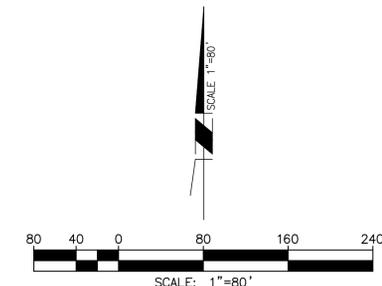




VICINITY MAP
N.T.S.

LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CURB AND GUTTER	---
AC PAVEMENT	▨
HEAVY VEHICULAR AC PAVEMENT	▨
HEAVY VEHICULAR CONCRETE PAVEMENT	▨
PEDESTRIAN CONCRETE PAVEMENT	▨
DG PATH	▨
PROPOSED BUILDING	▨
TRUNCATED DOMES	▨
LIMITS OF WORK LINE	---
SITE RETAINING WALL	---



SITE PHASING - 4
SITE PLAN
July 24, 2024

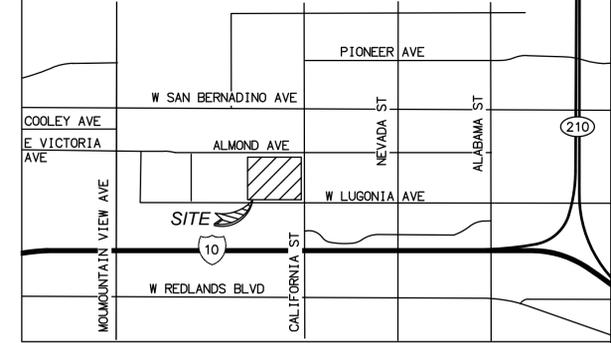
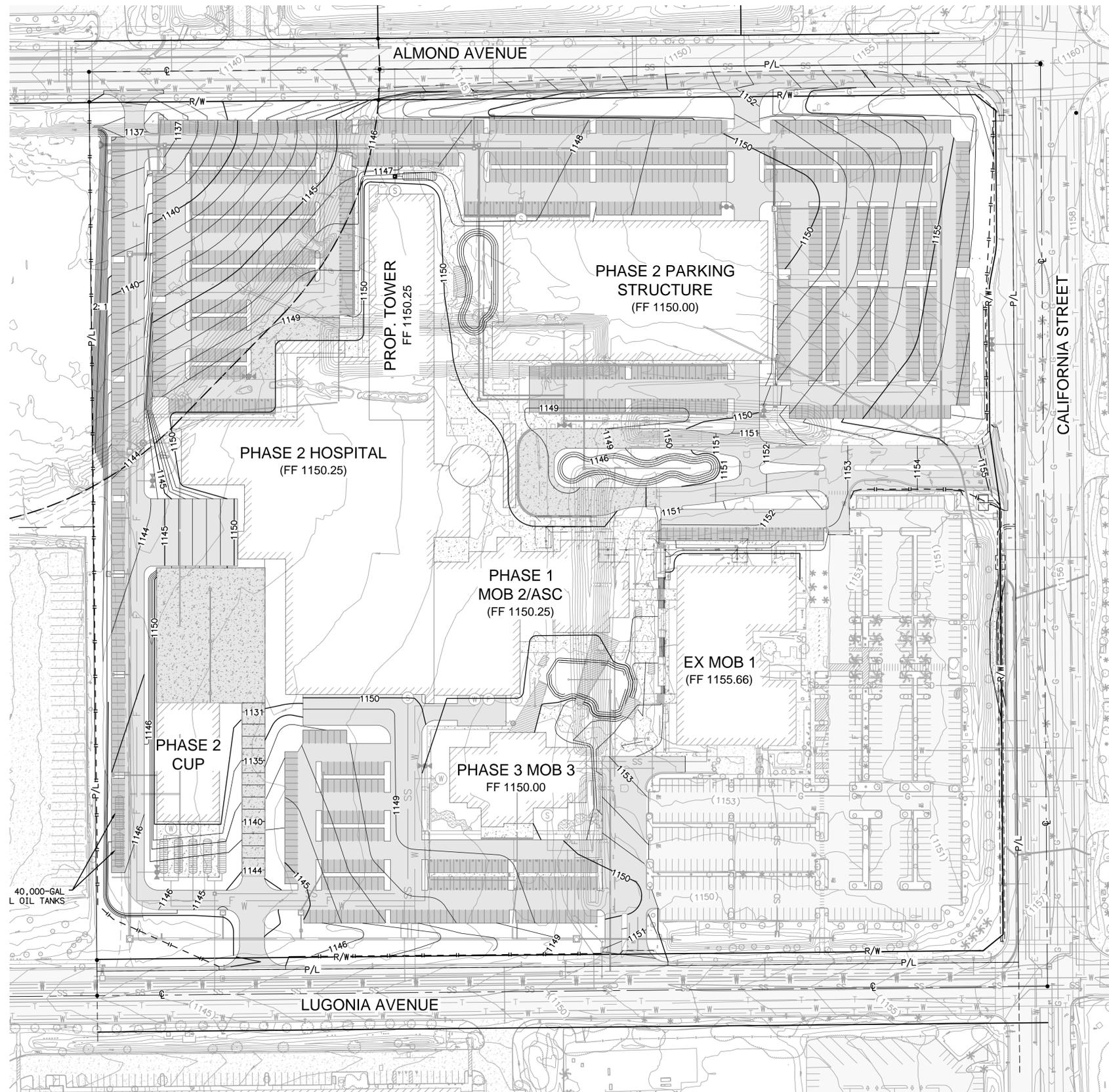


REDLANDS MEDICAL CENTER

Sheet: C5.00

CITY OF REDLANDS

Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street, Pasadena, CA 91108
ARCHITECT, ENGINEER, DESIGNER: CO Architects, Michael Baker Intl., Ridge Landscape Architects	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
ZONE: CR ZONE	



VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

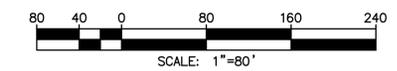
- ALL GRADING AND ON-SITE CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, APPENDIX CHAPTER 33 AND THE CALIFORNIA BUILDING CODE, LATEST EDITION. THESE CODES ARE AMENDED IN THE CITY OF REDLANDS MUNICIPAL CODE. IF CONTRADICTIONS ARISE BETWEEN PROVISIONS IN THESE PLANS FROM THOSE IN THE VARIOUS CODES, THE MOST RESTRICTIVE PROVISIONS WILL GOVERN.
- AFTER THE GRADING PERMIT HAS BEEN ISSUED, THE PROJECT MANAGER SHALL CONVENE AN ON-SITE PRECONSTRUCTION MEETING WITH THE CITY OF REDLANDS INSPECTOR, THE ENGINEER OF RECORD, THE GEOTECHNICAL ENGINEER AND THE GRADING CONTRACTOR. AT THIS MEETING, THE PROJECT SUPERINTENDENT SHALL BE IDENTIFIED AND AN EMERGENCY CONTACT PERSON SHALL BE IDENTIFIED TO THE INSPECTOR.
- USE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT AND CONTAIN ILLEGAL DISCHARGES WITHIN THE PROJECT BOUNDARY. THIS WILL BE IN EFFECT FOR THE ENTIRE DURATION OF THE PROJECT CONSTRUCTION TO ITS COMPLETION.
- BUILDING PERMITS SHALL NOT BE ISSUED UNTIL THE PROJECT SITE HAS BEEN GRADED AND THE ENGINEER OF RECORD HAS CERTIFIED TO THE SATISFACTION OF THE CITY ENGINEER THAT THE SITE HAS BEEN PREPARED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT(S) AND TO THE SPECIFICATIONS OF THE APPROVED GRADING PLANS. IN ADDITION, A FINAL COMPACTION REPORT SHALL BE SUBMITTED TO BOTH THE INSPECTOR AND THE BUILDING OFFICIAL FOR APPROVAL.
- A WRITTEN REPORT BY A GEOTECHNICAL ENGINEER IS TO BE FURNISHED TO BOTH THE CITY'S MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT AND BUILDING AND SAFETY DIVISION, TO CERTIFY THAT ALL FILL MATERIAL AND MATERIAL UPON WHICH FILL IS TO BE PLACED IS ADEQUATE TO SUPPORT THE LOADS OF THE PROPOSED DEVELOPMENT. THIS REPORT SHALL INCLUDE SOIL TEST DATA ON ALL FILLS OF TWO FEET OR MORE.
- PREPARATION OF THE SITE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE INSTRUCTIONS OF A GEOTECHNICAL ENGINEER AND ALL FILLS WILL BE MADE UNDER HIS DIRECTION.
- IN NO CASE IS ANY SLOPE TO EXCEED A GRADIENT OF TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITY LINES, STRUCTURES OR IRRIGATION LINES. THE CONTRACTOR IS TO MAKE AN ON-SITE INSPECTION AND NOTIFY ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF ANY AND ALL UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR CLEARING THE SITE IN PREPARATION FOR CONSTRUCTION.
- THE ENGINEER'S ESTIMATE IS 79,000 CY OF EXCAVATION AND 105,000 CY OF EMBANKMENT FOR THE SITE GRADING. THESE ARE RAW QUANTITIES WITHOUT ALLOWANCES FOR LOSS, SHRINKAGE OR COMPACTION.
- INSTALL FIRE HYDRANTS AS REQUIRED PRIOR TO THE DELIVERY OF ANY BUILDING MATERIAL TO THE SITE.
- BENCHMARK: ENTER PROJECT SPECIFIC DATA HERE. ELEVATION:
- ALL SLOPES THREE FEET OR GREATER MUST BE LANDSCAPED AND IRRIGATED PRIOR TO OCCUPANCY.
- ACREAGE OF THE PROJECT IS: ACRE(S).
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL FOR THE CONSTRUCTION OF ANY WALLS, SIDEWALKS, SLABS, PAVING, ETC. TO BE CONSTRUCTED ON-SITE AS SHOWN HEREON. A SEPARATE PERMIT IS REQUIRED FROM THE BUILDING AND SAFETY DIVISION FOR THE CONSTRUCTION OF THESE ON-SITE ITEMS.
- ALL EARTHWORK SHALL CONFORM TO THE PRELIMINARY GEOTECHNICAL AND/OR GEOLOGIC INVESTIGATION REPORT FOR _____ PREPARED BY _____, DATED _____.
- THE ENGINEER OF RECORD MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS PRIOR TO POURING ANY CONCRETE.

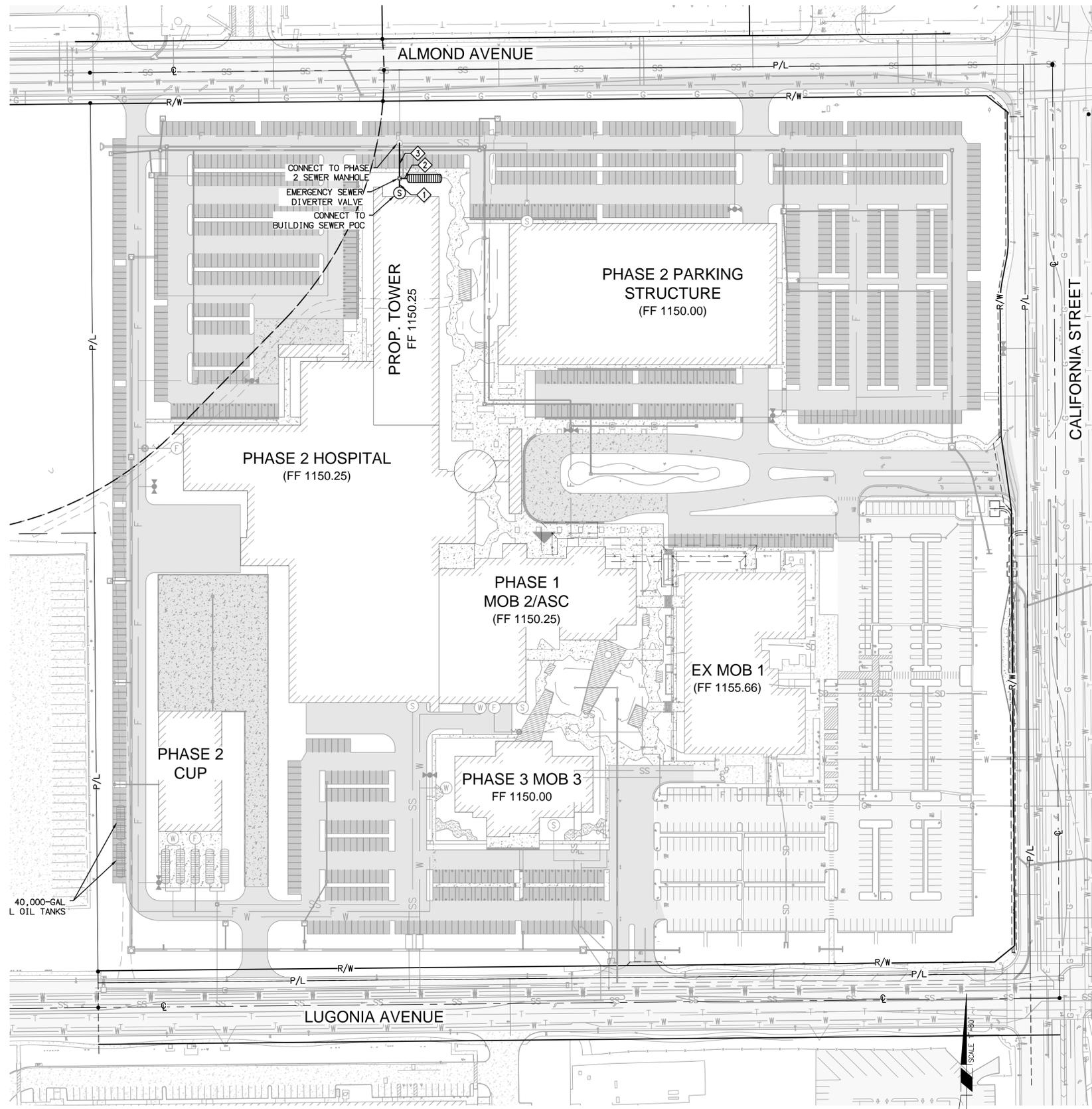
LEGEND

MAJOR CONTOUR	
MINOR CONTOUR	
DAYLIGHT LINE	
SAWCUT LINE	
STORM DRAIN	
CURB INLET	
STORM DRAIN MANHOLE	
CATCH BASIN INLET	
CONCRETE HEADWALL	
CONCRETE STRUCTURE INLET	

EARTHWORK

CUT: 79,000 CY
 FILL: 105,000 CY
 NET: 26,000 CY FILL





LEGEND

- WATER LINE — W —
- SEWER LINE — SS —
- FIRE LINE — F —
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- UTILITY POC
- UNDERGROUND EMERGENCY TANKS

WATER GENERAL NOTES

1. MATERIAL AND INSTALLATION SHALL CONFORM TO THE CITY OF REDLANDS MUNICIPAL WATER DIVISION STANDARD SPECIFICATION (LATEST REVISION THEREOF).
2. THE APPROXIMATE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES ARE SHOWN IN THESE PLANS. THE LINES ARE PLOTTED FROM A COMBINATION OF RECORD AND FIELD DATA, AND THE CITY HAS TRIED WITHIN ITS AVAILABLE RESOURCES TO LOCATE ALL SUCH FACILITIES WITH REASONABLE ACCURACY. BY ENTERING INTO A CONTRACT FOR THIS WORK, THE CONTRACTOR AGREES PRIOR TO EXCAVATION TO NOTIFY ALL UTILITY AND IRRIGATION COMPANIES OPERATING IN THE AREA OF THE WORK, AND TO DETERMINE WITH AS MUCH ACCURACY AS IS NEEDED TO PERFORM THIS WORK, THE EXACT LOCATIONS OF ALL UNDERGROUND MAIN OR TRUNKLINE UTILITY FACILITIES.
3. ALL SERVICE CONNECTIONS TO BE MINIMUM 1-INCH COPPER LATERALS.
4. STANDARD WATER MAIN LOCATION IS 7 FEET OFF CURB FACE.
5. THIS DRAWING IS SCHEMATIC ONLY, DO NOT SCALE.
6. THE CONTRACTOR SHALL MAKE ALL WATER MAIN CONNECTIONS TO EXISTING WATER MAINS, UNLESS OTHERWISE NOTED.
7. EXISTING UTILITIES ARE SHOWN ON DEVELOPMENT PLAN.
8. HYDRO TEST TO 150 P.S.I., OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, FOR MIN 2 HOUR DURATION AT THE LOWEST POINT IN THE WATER MAIN.
9. BUTTERFLY VALVES TO BE DRESSER 450 OR KENNEDY ADAP-TORQ, CLOW STYLE #2810.
10. CONTRACTOR SHALL USE DOUBLE STRAP SERVICE CLAMPS OR H.D. TAPPED COUPLINGS WHEN CONNECTING SERVICE LATERALS.
11. CONTRACTOR SHALL NOTIFY CITY 48 HOURS PRIOR TO SHUTDOWN OF WATER MAINS.
12. INSTALLATION SHALL CONFORM TO MANUFACTURERS SPECIFICATIONS AND LATEST CITY SPECIFICATIONS AND/OR AS DIRECTED BY THE ENGINEER.
13. METER BOXES IN THE SIDEWALK SHALL HAVE CAST IRON LIDS.
14. PROVIDE A MINIMUM OF 10 FOOT SEPARATION BETWEEN SEWER AND WATER LATERALS WHERE POSSIBLE.
15. BACKFILL COMPACTION AND RE-SURFACING IN EXISTING STREETS SHALL CONFORM TO STREET DIVISION SPECIFICATIONS (LATEST REVISION THEREOF).
16. ALL VALVES INSTALLED BY THE CONTRACTOR SHALL BE ACCESSIBLE FOR OPERATION WITH COMPLETE VALVE BOX TO GRADE DIRECTLY FOLLOWING CONNECTION TO EXISTING WATER SYSTEM.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE SIZING OF THRUST BLOCKS BASED ON FIELD CONDITIONS. THE SIZE SHOWN ON THE PLANS IS THE MINIMUM SIZE REQUIRED.
18. SAND BEDDING AND BACKFILL TO A DEPTH OF 12" ABOVE PIPE IS REQUIRED.
19. IF WATER MAINS ARE ABANDONED AS A RESULT OF THIS PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RECONNECTION OR REPLACEMENT OF SERVICE LATERALS AS DIRECTED BY THE CITY INSPECTOR. SERVICE LATERALS THAT ARE REPLACED SHALL BE THE SAME SIZE AS EXISTING.
20. INTERIOR WATER SYSTEM INCLUDING FIRE HYDRANTS SHALL BE COMPLETE AND ACCEPTED BY THE CITY BEFORE ANY FRAMING PERMITS WILL BE ISSUED. CONTACT CITY FIRE MARSHALL FOR INTERIOR SYSTEM INSPECTIONS.
21. CONTACT THE MUNICIPAL WATER DIVISION 48 HOURS PRIOR TO ANY WATER SYSTEM CONSTRUCTION.
22. WHERE DESIGNATED ON THE PLANS, THE CONTRACTOR SHALL INSTALL POLY PIGS AND POLY PIG OUTLETS. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS IN ADVANCE TO REQUEST THE CITY TO FLUSH POLY PIGS THROUGH THE MAINS. THE FLUSHING PROCESS SHALL TAKE PLACE PRIOR TO HYDROSTATIC TESTING CHLORINATION AND FINAL FLUSHING OF THE MAIN BY THE CONTRACTOR. FINAL CONNECTIONS SHALL NOT BE MADE PRIOR TO BACTERIA TEST SAMPLES THAT MEET CITY REQUIREMENTS AND AUTHORIZATION FOR TIE-INS BY THE CITY INSPECTOR.
23. A COMPLETE SET OF AS BUILT DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL UTILITIES DEPARTMENT PRIOR TO FINAL INSPECTION.
24. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING CITY WATER SYSTEM VALVES.
25. WATER VALVE CANS SHALL BE PER SPEC A-20514 (SLIP CAN TYPE).

SEWER GENERAL NOTES

1. SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS AND DETAIL DRAWINGS OF THE CITY OF REDLANDS LATEST REVISION THEREOF.
2. ALL SEWER PIPE ELEVATIONS GIVEN REFER TO THE FLOW LINE INVERT ELEVATIONS.
3. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THESE PLANS. THE LINES ARE PLOTTED FROM A COMBINATION OF RECORD AND FIELD DATA. THE CITY HAS TRIED WITHIN ITS AVAILABLE RESOURCES TO LOCATE ALL SUCH FACILITIES WITH REASONABLE ACCURACY. BY ENTERING INTO A CONTRACT FOR THIS WORK THE CONTRACTOR AGREES, PRIOR TO ANY EXCAVATION TO NOTIFY ALL UTILITY AND IRRIGATION COMPANIES OPERATING IN THE AREA OF THE WORK AND TO DETERMINE WITH AS MUCH ACCURACY AS IS NEEDED TO PERFORM THIS WORK, THE EXACT LOCATIONS OF ALL UNDERGROUND MAIN OR SERVICE UTILITY FACILITIES.
4. SAND BEDDING AND BACKFILL TO A DEPTH OF 12" ABOVE PIPE IS REQUIRED FOR ALL SEWER PIPE MAY BE REQUIRED IF IN THE OPINION OF THE CITY, THE NATIVE BACKFILL MATERIAL IS DEEMED UNSUITABLE.
5. PVC SEWER IS NOT PERMITTED ON ANY HORIZONTAL OR VERTICAL CURVE.
6. THE CONTRACTOR SHALL AIR TEST THE SEWER SYSTEM IN ACCORDANCE WITH CITY STANDARDS AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED AND COMPLETED WITHIN THE TRACT OR DEVELOPMENT. IN ADDITION, AFTER FINAL AIR TEST, THE CONTRACTOR SHALL CONNECT THE SEWER LATERALS TO THE HOUSE LATERALS AT THE PROPERTY.
7. SEWER LATERALS SHALL BE CLEARLY MARKED WITH AN "L" CHISELED IN CURB FACE.
8. REQUIRED SEPARATION OF THE WATER AND SEWER MAINS AND LATERALS SHALL BE STRICTLY ADHERED TO. INSTALLATION SHALL COMPLY WITH THE STATE DEPARTMENT OF HEALTH REGULATIONS AND BE A MINIMUM OF 10 FEET SEPARATION.
9. SEWER LATERAL LOCATIONS SHALL NOT BE CHANGED MORE THAN 3 FEET (HORIZONTAL) WITHOUT AUTHORIZATION FROM THE CITY.
10. IF PLASTIC SEWER PIPE IS USED, A MANDREL TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE CITY INSPECTOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE MUNICIPAL UTILITIES DEPARTMENT. LATEST REVISIONS EXCEPT THE MANDREL SHALL BE SUPPLIED BY THE PIPE MANUFACTURER APPROVED BY CITY OF REDLANDS AND SHALL BE PULLED THROUGH THE PIPE BY HAND. PVC PIPE-MAXIMUM 15" DIAMETER ALLOWABLE.
11. PRIOR TO PAVING OF STREETS OVER A NEW SEWER MAIN ALL COMPACTION TESTS, AIR TESTS, BALLING AND MANDREL TESTS SHALL BE COMPLETED AND APPROVED BY THE CITY AND A COMPLETE SET OF AS-BUILT DRAWINGS SUBMITTED TO THE MUNICIPAL UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF AS-BUILT DRAWINGS.
12. PRIOR TO ACCEPTANCE BY THE CITY, NEW SEWER LINE SHALL REMAIN PLUGGED AT OR PHYSICALLY SEPARATED FROM THE DOWNSTREAM MANHOLE AND STREETS SHALL BE PAVED.
13. THE CONTRACTOR SHALL REPLACE EXISTING STRIPING AS NECESSARY. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR SEWER CONSTRUCTION FROM THE CITY OF REDLANDS PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCEMENT OF WORK.
14. PVC SEWER PIPE AND FITTINGS SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) DESIGNATION D-3034, 15" MAXIMUM SIZE, SDR 35 LATEST REVISION.
15. THE JOINTING OF PVC SEWER PIPE SHALL BE BY USING ELECTROMETRIC GASKET JOINTS. THE CRITICAL SEALING DIMENSIONS OF THE BELL, SPIGOT, AND GASKET SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD DIMENSIONS AND TOLERANCES.
16. MANHOLE RIM ELEVATIONS INDICATED HEREON ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL RIMS TO FINAL FINISH GRADE, IN COORDINATION WITH STREET IMPROVEMENTS.
17. ALL SEWER STATIONS ARE CENTERLINE SEWER MAIN UNLESS OTHERWISE INDICATED.
18. DURING THE PERIOD OF CONSTRUCTION THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL WARNINGS, SIGNS, BARRICADES, AND OTHER SAFETY MEASURES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, LATEST EDITION. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES.

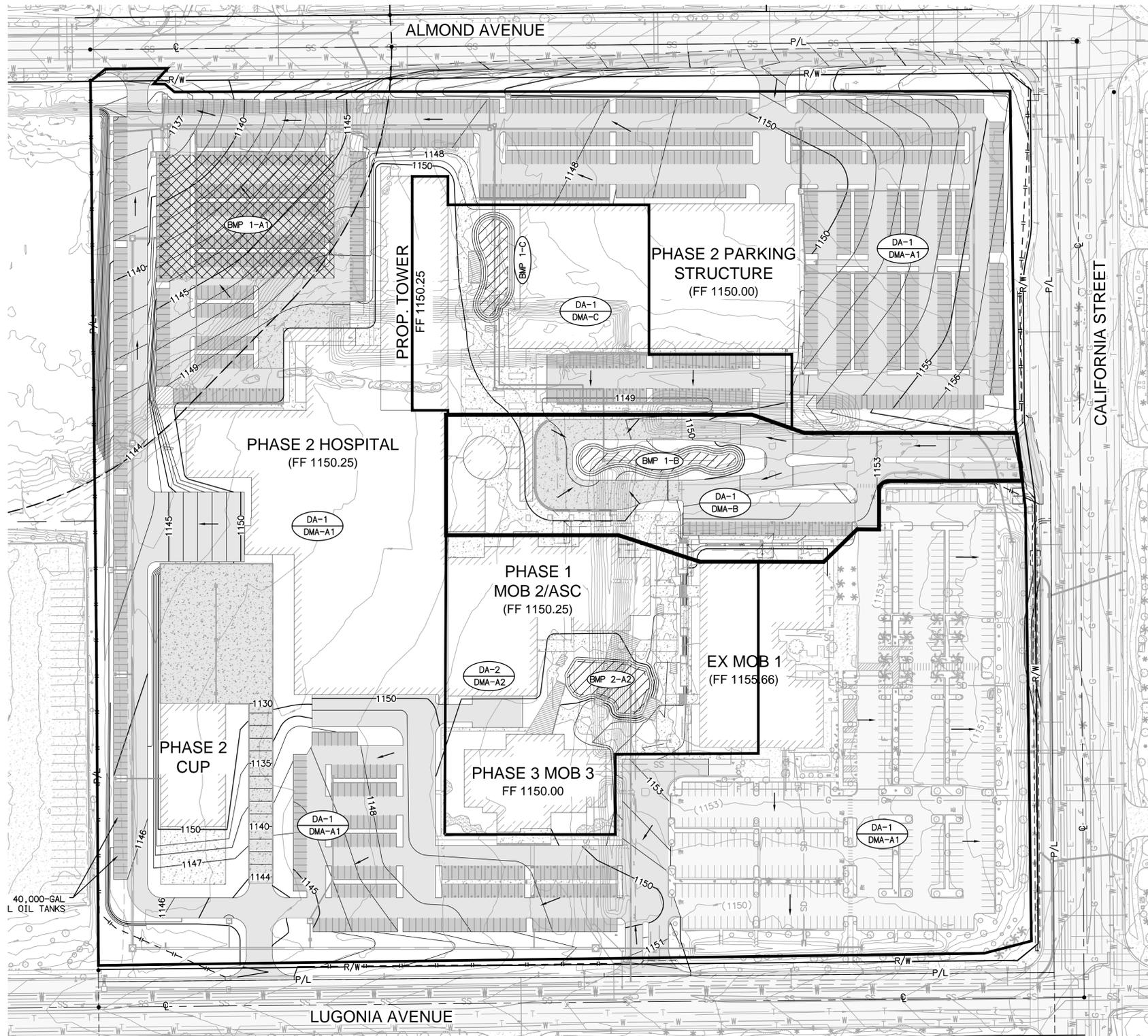


VICINITY MAP
N.T.S.

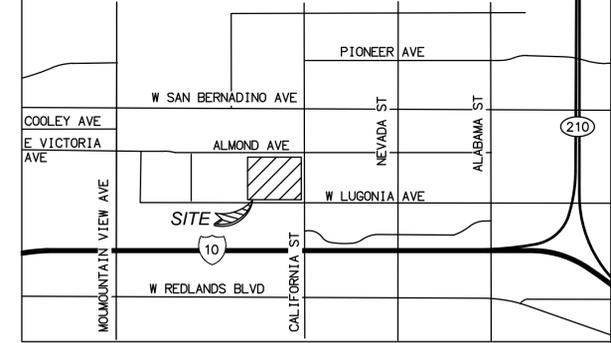
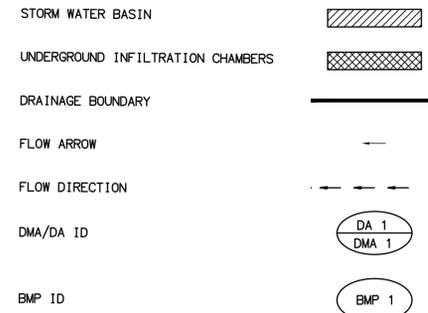
SEWER DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE
1	N 00°00'00" E	---	18.56'	6" PVC (SDR-35)
2	N 90°00'00" E	---	8.69'	6" PVC (SDR-35)
3	N 00°00'00" E	---	48.03'	6" PVC (SDR-35)





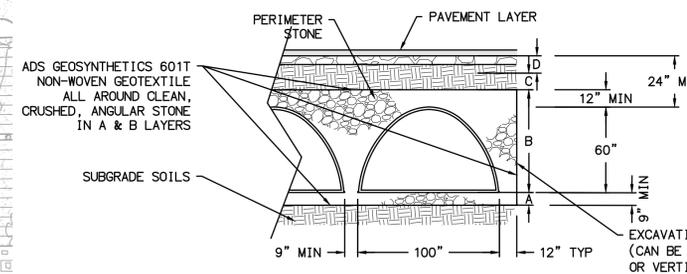
LEGEND



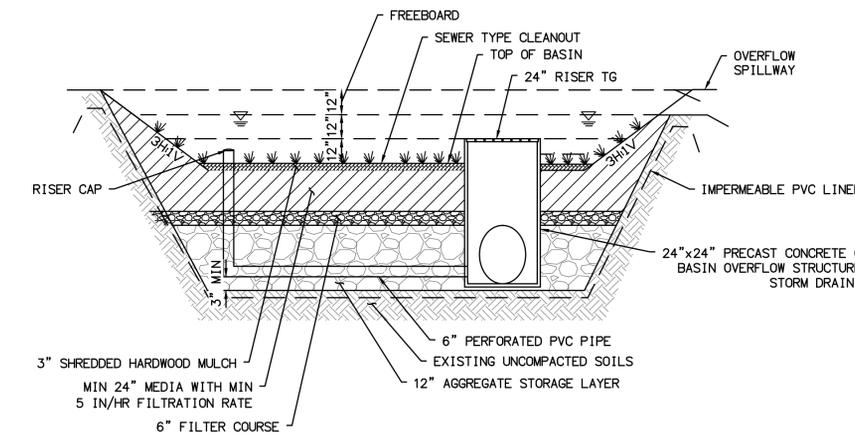
VICINITY MAP
N.T.S.

NOTES:

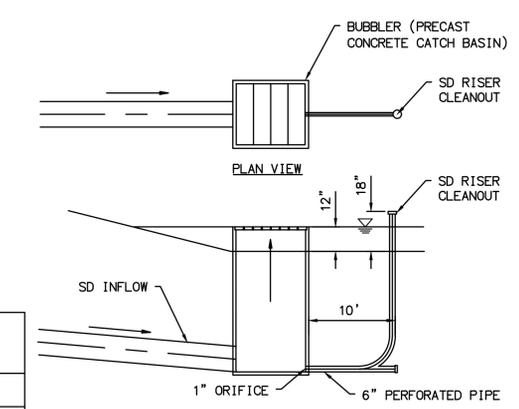
- SECTION A - FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER
- SECTION B - EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.
- SECTION C - INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.
- SECTION D - FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.



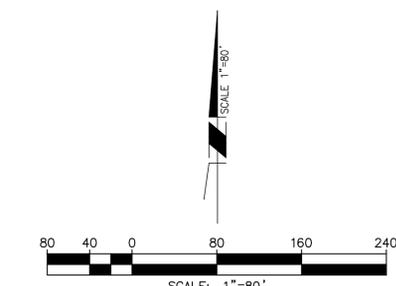
TYPICAL UNDERGROUND ADS STORMWATER CHAMBER INFILTRATION DETAIL
SCALE: NOT TO SCALE



TYPICAL BIO-RETENTION BASIN DETAIL
SCALE: NOT TO SCALE



BUBBLER FOR BIORETENTION BASIN DETAIL
SCALE: NOT TO SCALE



DA	DMA	BMP ID	TOTAL AREA (SF)	IMPERVIOUS RATIO	DMA RUNOFF FACTOR	DESIGN CAPTURE VOLUME (CF)	BMP PROPOSED SURFACE AREA (SF)	VOLUME RETAINED BY BMP (CF)	BMP TYPE
1	A1	BMP 1-A1	1,243,202	85%	0.66	95,381	43,520	97,376	UNDERGROUND INFILTRATION (SIZED FOR ULTIMATE PHASE 4)
1	*B	BMP 1-B	120,226	85%	0.66	9,224	4,053	9,423	BIORETENTION WITH UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)
1	C	BMP 1-C	104,047	85%	0.66	7,983	4,056	9,430	BIORETENTION WITH BUBBLER AND UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)
2	*A2	BMP 2-A2	152,236	85%	0.66	11,680	5,117	11,897	BIORETENTION WITH UNDERDRAIN (SIZED FOR ULTIMATE PHASE 4)

*DESIGNED TO THE LARGER ULTIMATE DESIGN CAPTURE VOLUME (DCV).

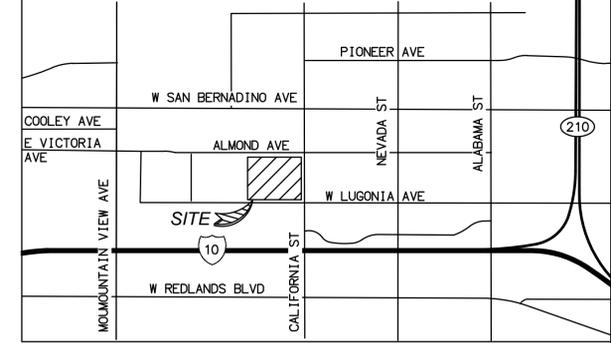
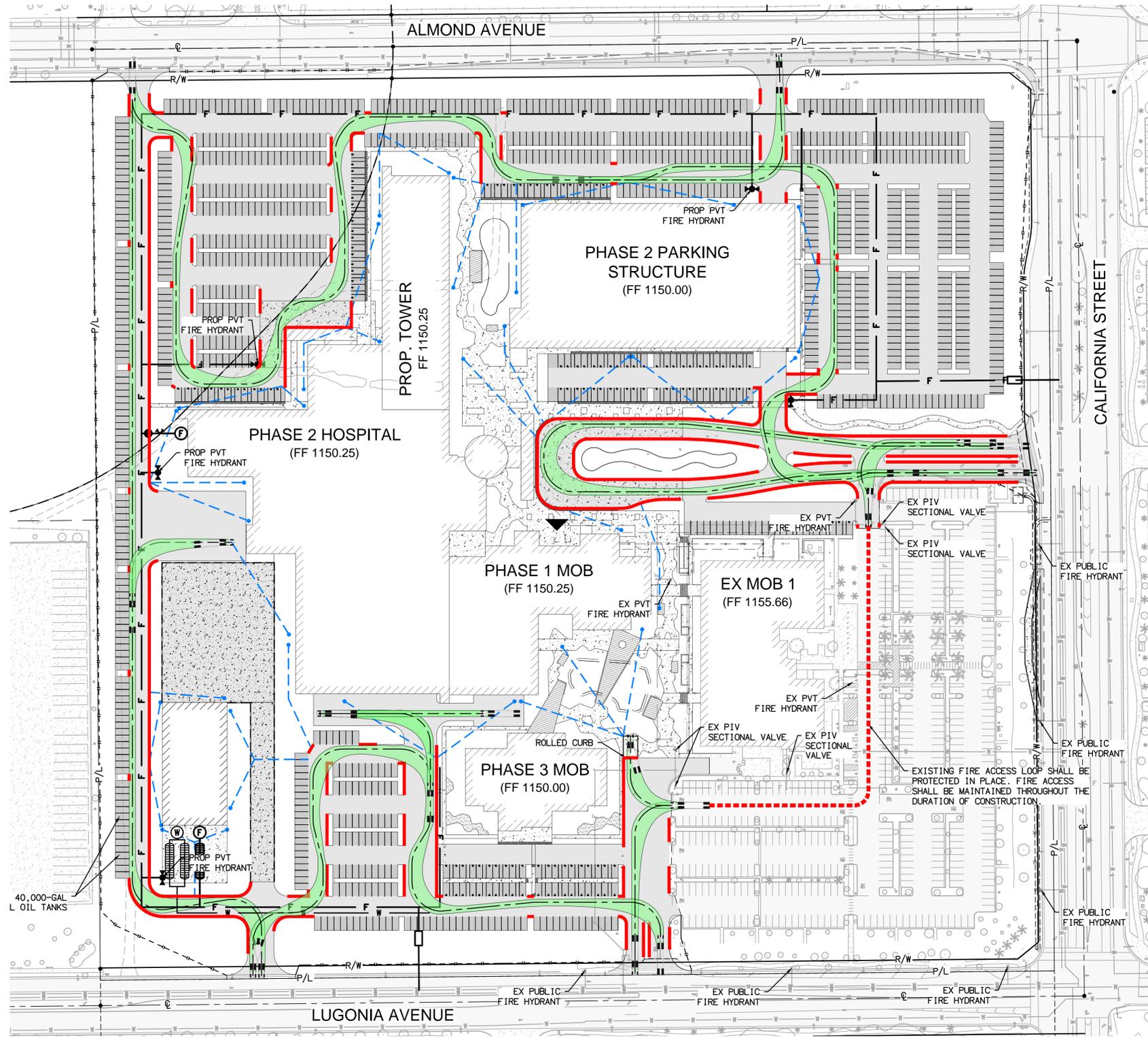
SITE PHASING - 4
BMP PLAN
July 24, 2024



REDLANDS MEDICAL CENTER

Sheet: C5.03 CITY OF REDLANDS

Site Development Plan Number: _____
 OWNER: Kaiser Foundation Hospitals PHONE: 626.405.6333
 ADDRESS: 393 E. Walnut Street, Pasadena, CA 91108
 ARCHITECT/ENGINEER/DESIGNER: CO Architects, Michael Baker Intl., Ridge Landscape Architects PHONE: 323.525.0500 (Architect)
 ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect) LOCATION: 1301 California Street, Redlands, CA 92374
 TYPE OF DEVELOPMENT: XXXXX ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
 ZONE: CR ZONE



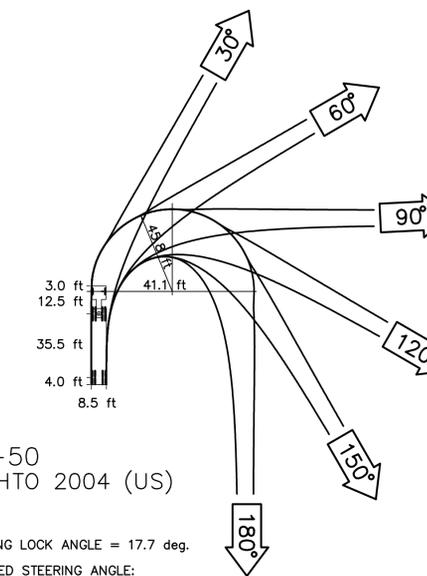
VICINITY MAP
N.T.S.

FIRE PROTECTION LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED PIV
- PROPOSED FDC
- PROPOSED FIRE MAIN
- HOSE PULL (150' MAX)
- RED PAINTED CURB
- FIRE TRUCK TURNING MOVEMENT
- EXISTING FIRE HYDRANT
- EXISTING PIV
- EXISTING FDC
- EXISTING FIRE MAIN
- EXISTING FIRE ROUTE

FIRE NOTES

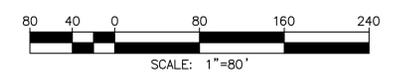
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4
2. STREET OR ROAD SIGNS - TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. CFC 505.2
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
5. CLEAR SPACE AROUND HYDRANTS - A THREE (3) FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED. CFC 507.5.5
6. PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312. CFC 507.5.6
7. DEAD ENDS - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5
8. SECURITY GATES - WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM G 2200.
9. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OF BUILDING FEATURES SHALL NO OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
10. APPROVED DOCUMENTS - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE. CFC 105.4.4

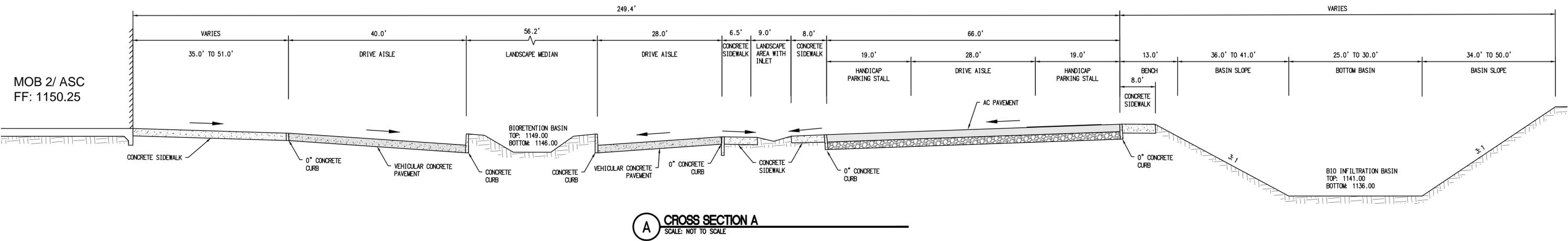


Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 17.7
Trailer Width	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

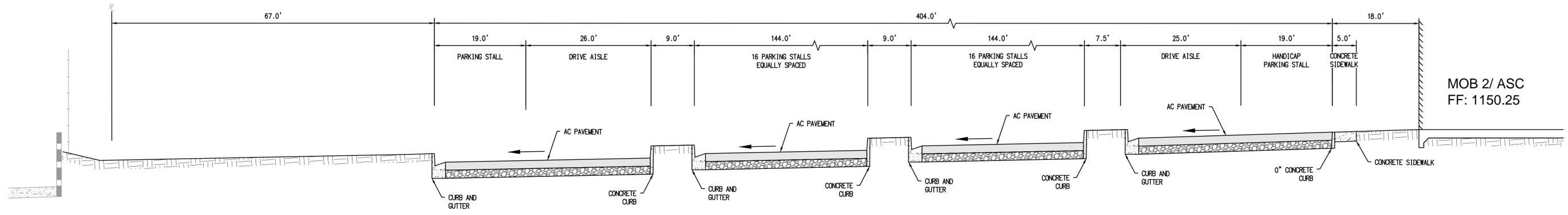
WB-50
AASHTO 2004 (US)
[ft]

STEERING LOCK ANGLE = 17.7 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 14.4 deg.
60 deg. SWEEP ANGLE: 17.1 deg.
90 deg. SWEEP ANGLE: 17.6 deg.
120 deg. SWEEP ANGLE: 17.7 deg.
150 deg. SWEEP ANGLE: 17.7 deg.
180 deg. SWEEP ANGLE: 17.7 deg.

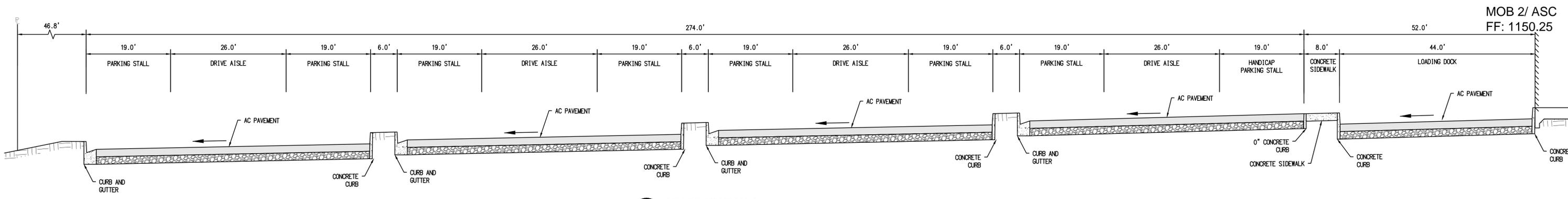




A CROSS SECTION A
SCALE: NOT TO SCALE



B CROSS SECTION B
SCALE: NOT TO SCALE



C CROSS SECTION C
SCALE: NOT TO SCALE

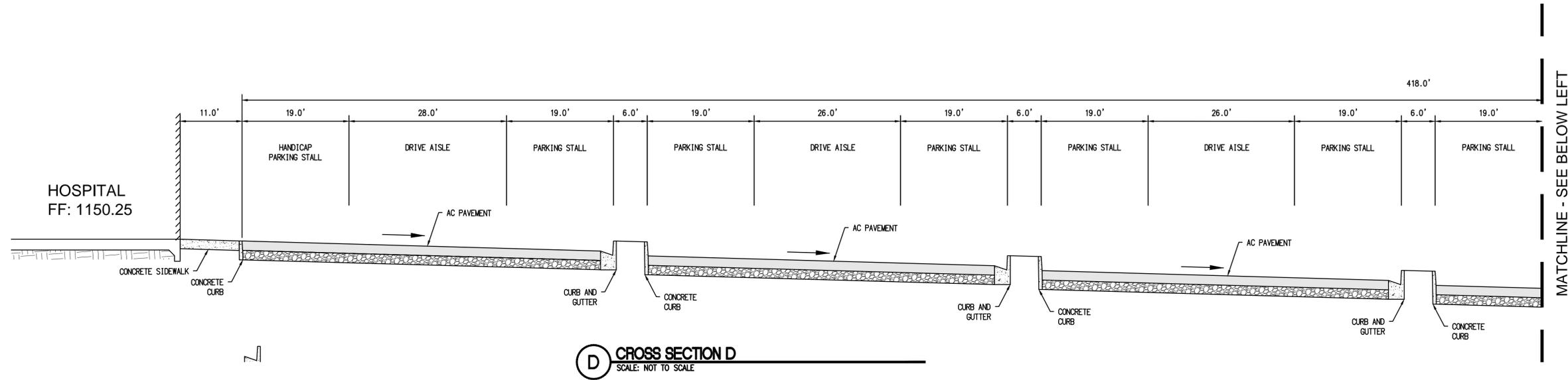
CROSS SECTIONS

July 24, 2024

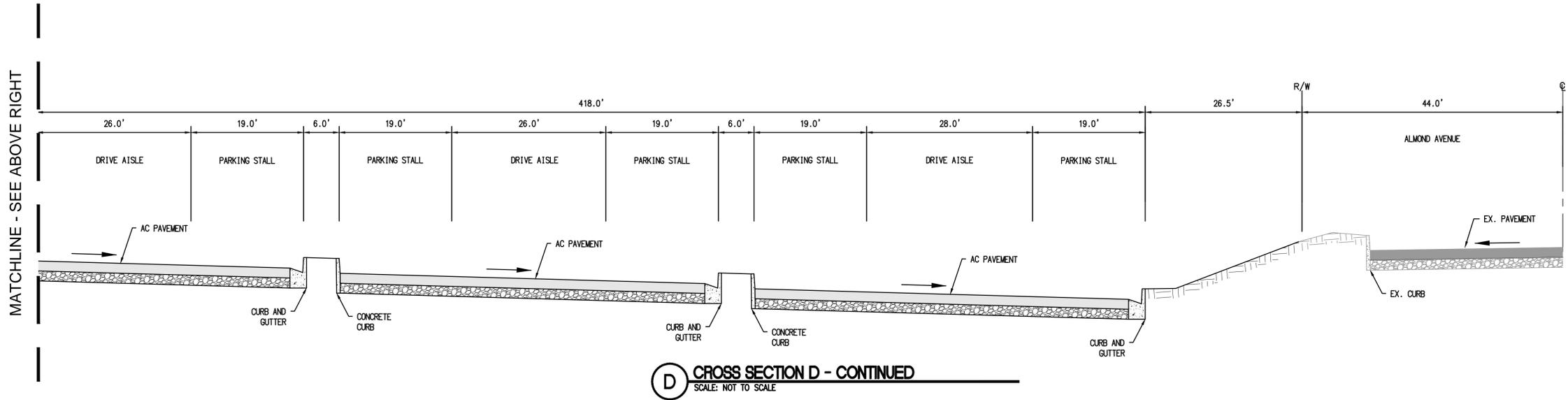


REDLANDS MEDICAL CENTER

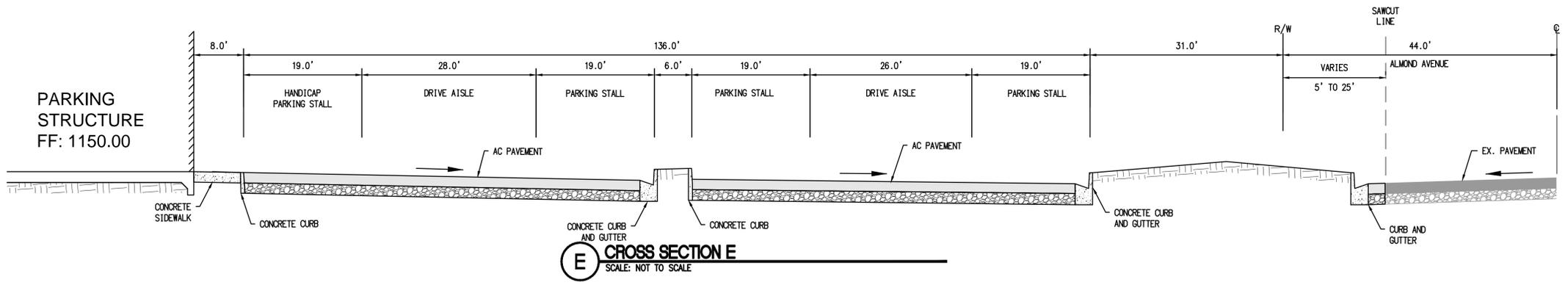
Sheet: C6.00	CITY OF REDLANDS
Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street, Pasadena, CA 91108	
ARCHITECT/ENGINEER/DESIGNER: CO Architects, Michael Baker Intl., Ridge Landscape Architects	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
ZONE: CR ZONE	



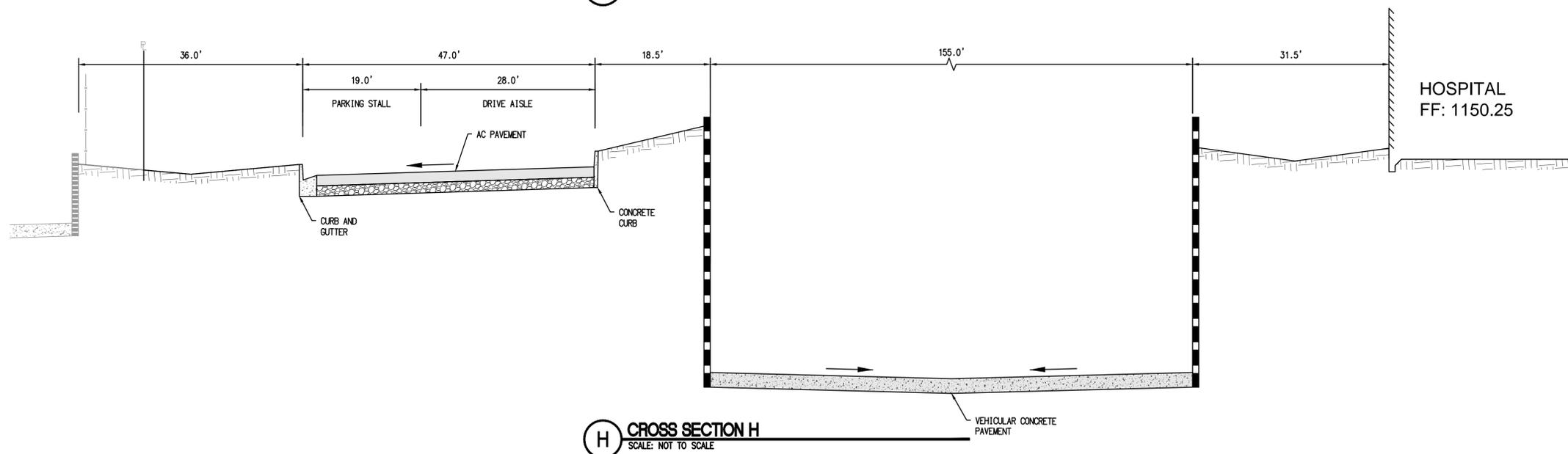
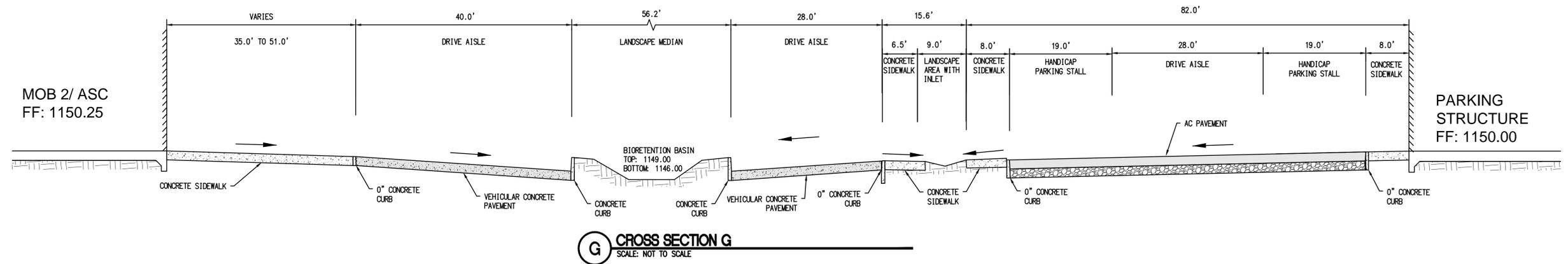
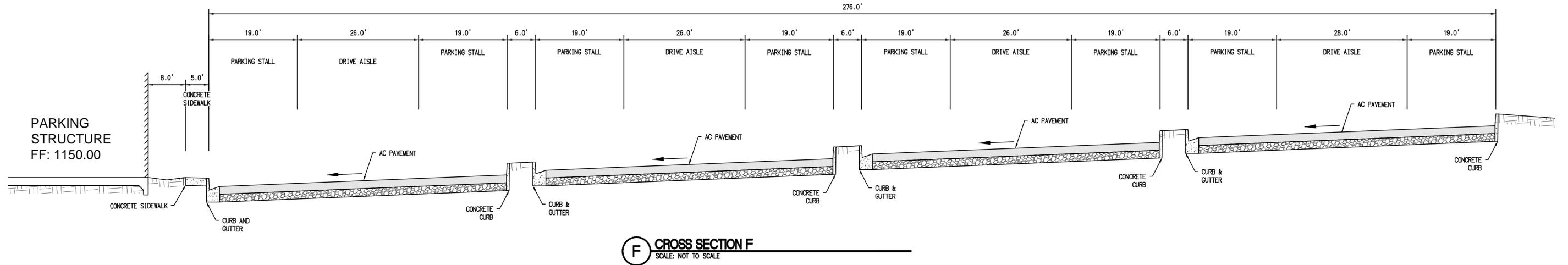
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D CROSS SECTION D - CONTINUED
SCALE: NOT TO SCALE



E CROSS SECTION E
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CROSS SECTIONS

July 24, 2024

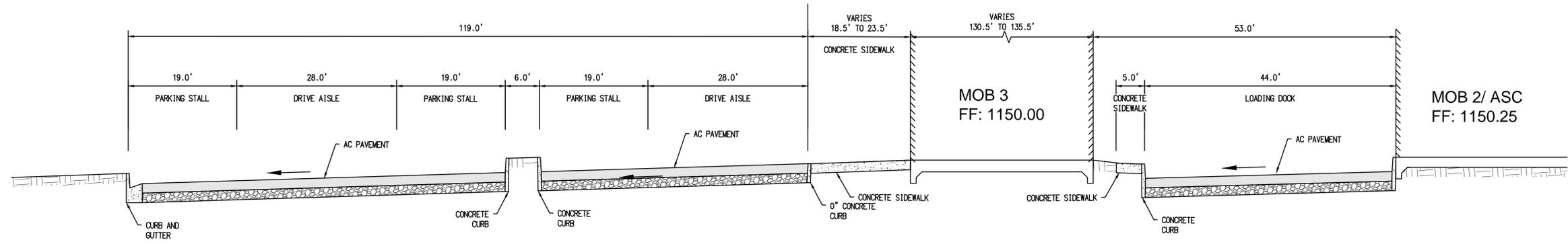


REDLANDS MEDICAL CENTER

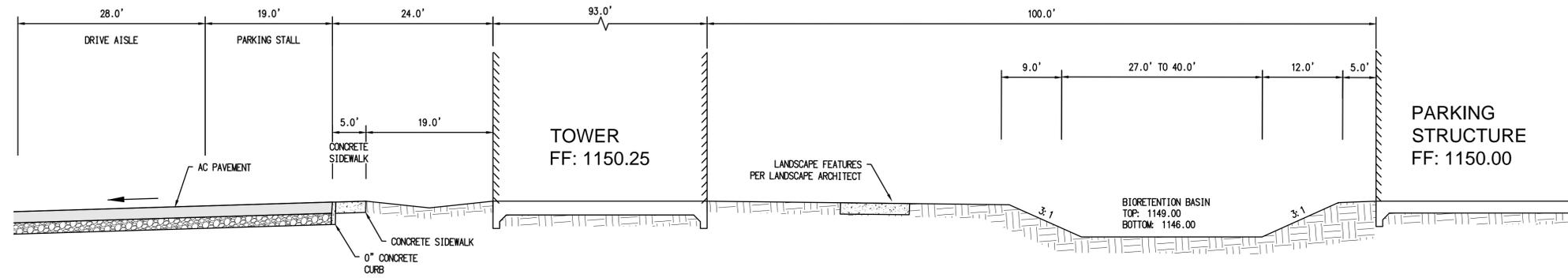
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CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street Pasadena, CA 91108	ARCHITECT: ENGINEER DESIGNER: CO Architects, Michael Baker Intl., Ridge Landscape Architects	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	TYPE OF DEVELOPMENT: XXXXX	LOCATION: 1301 California Street, Redlands, CA 92374
ZONE: CR ZONE		ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000



I CROSS SECTION I
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J CROSS SECTION J
SCALE: NOT TO SCALE



PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	INSTALL SIZE	WATER USE	DESCRIPTION	MATURE SIZE (AT 15 YEARS)
	CINNAMONUM CAMPHORA	CAMPBOR	24" BOX STD.	8'H X 4'W X 1-1/4" CAL.	M	CALIFORNIA STREET TREE	22'H X 20'W X 4" CAL.
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	M	LUGONIA STREET TREE	24'H X 20'W X 4" CAL.
	ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIJUANA TIPU	TRUE GREEN CHINESE ELM - OR - TIJUANA TIPU TREE	36" BOX STD.	10'H X 5'W X 2" CAL.	M	CANOPY SHADE TREE	25'H X 25'W X 4" CAL.
	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CREPE MYRTLE	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	SMALL DECIDUOUS ACCENT	14'H X 12'W X 3" CAL.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 3'W X 1-1/4" CAL.	M	PERIMETER EDGE	25'H X 10'W X 4" CAL.
	OLEA EUROPEA 'WILSONII'	WILSON FRUITLESS OLIVE	36" BOX MULTI	8'H X 5'W X (3) 1.5" CAL.	L	EVERGREEN MULTI TRUNK FOCAL TREE	20'H X 24'W X (3) 3" CAL.
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX LOW BRCH	8'H X 3'W X 1-1/4" CAL.	M	CONIFEROUS SCREEN	25'H X 18'W X 4" CAL.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	EVERGREEN CANOPY	24'H X 20'W X 4" CAL.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	PARKING AREA SHADE CANOPY	20'H X 24'W X 4" CAL.
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM	24" BTH	24'H X 8'W X 18" CAL.	L	CALIFORNIA STREET SKYLINE PALM	35'H X 8'W X 30" CAL.

*REFER TO SHEET L2.01 FOR FULL PLANT SCHEDULE

TREE CALCULATIONS

EXISTING PARKING LOT

- TOTAL TREES - 148 TREES
- EVERGREEN TREES - 24 TREES (16.22%)
- DECIDUOUS TREES - 124 TREES (83.78%)

PROPOSED PARKING LOT (PHASE 1)

- TOTAL TREES - 285 TREES
- EVERGREEN TREES - 285 TREES (100%)
- DECIDUOUS TREES - 0 TREES (0%)

TOTAL PARKING AREA (PHASE 1)

- TOTAL TREES - 433 TREES
- EVERGREEN TREES - 309 TREES (71.36%)
- DECIDUOUS TREES - 124 TREES (28.64%)

TOTAL LANDSCAPE AREA (PHASE 1)

- TOTAL TREES - 797 TREES
- EVERGREEN TREES - 539 TREES (67.63%)
- DECIDUOUS TREES - 258 TREES (32.37%)

LEGEND

- 1** EXISTING PARKING LOT AND PARKING LOT LANDSCAPE
- 2** EXISTING BUILDING HARDSCAPE / LANDSCAPE
- 3** PROPOSED PARKING LOT AND PARKING LOT LANDSCAPE
- 4** EXISTING FALLOW LOT
- 5** TEMPORARY DETENTION BASIN
- 6** UPDATED ENTRY AND ENTRY LANDSCAPE
- 7** DECORATIVE DRY STREAM BED WITH BOULDERS AND PLANTING FOR FUTURE DETENTION BASIN
- 8** DROP OFF AREA WITH DECORATIVE VEHICULAR AND PEDESTRIAN PAVING
- 9** DEPRESSED PRAIRIE GRASS AREA FOR FUTURE DETENTION BASIN
- 10** PEDESTRIAN PROMENADE WITH SEATING / DINING OPPORTUNITIES
- 11** FOCAL BRIDGE ELEMENT OVER BASIN
- 12** DECORATIVE SEATING / DINING AREA
- 13** DECOMPOSED GRANITE TRAILS WITH SEATING / DINING OPPORTUNITIES AND PRAIRIE GRASS FIELDS
- 14** BUILDING ENTRY
- 15** STREET / PERIMETER LANDSCAPE
- 16** SERVICE AREA



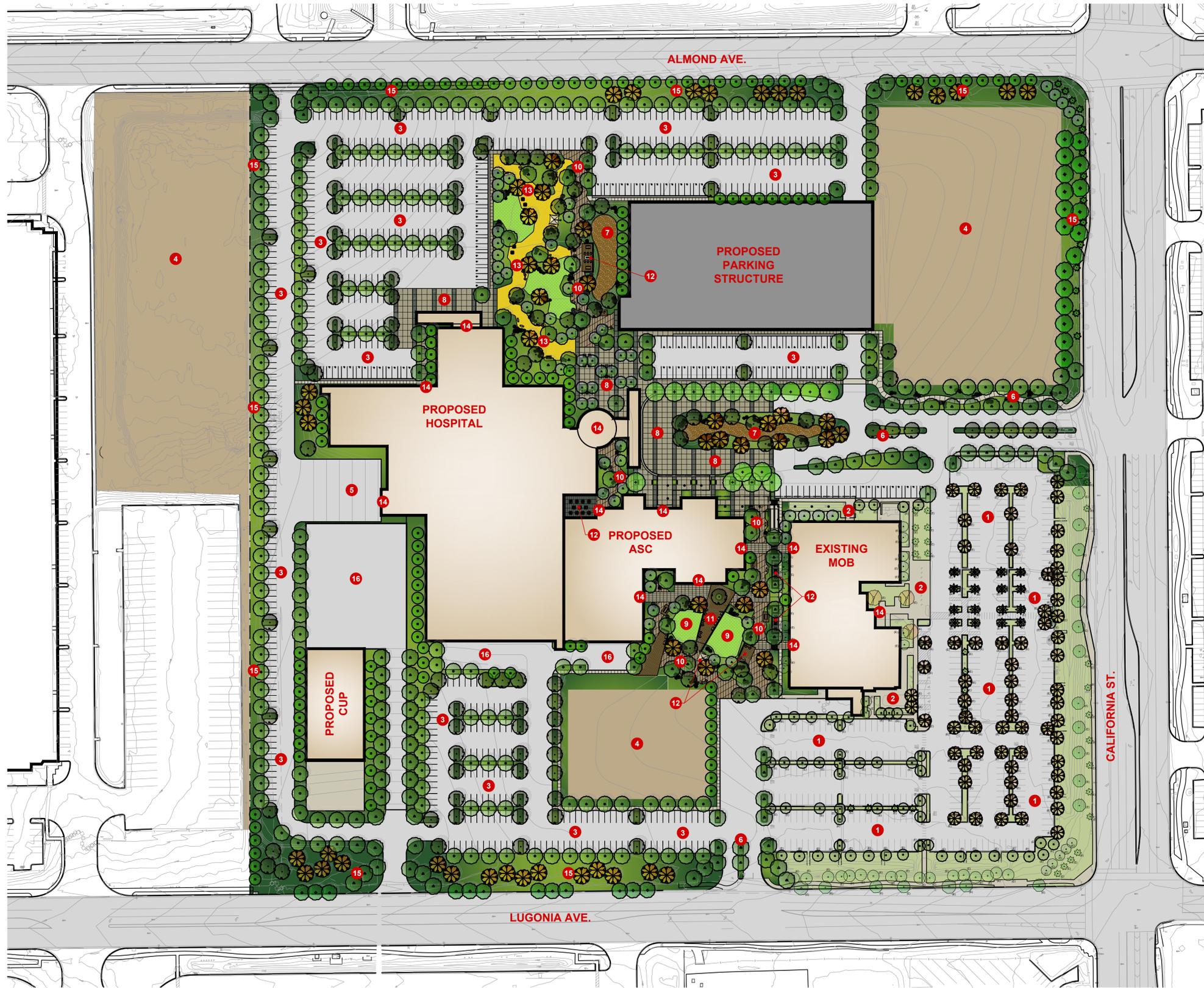
PRELIMINARY LANDSCAPE PLAN (PHASE 1)

1" = 80'-0"
July 24, 2024



REDLANDS MEDICAL CENTER

Sheet: L1.01	CITY OF REDLANDS
Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	PHONE: -
ADDRESS: -	
ARCHITECT, ENGINEER, DESIGNER: CO Architects -	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	LOCATION: -
TYPE OF DEVELOPMENT: XXXXX	
ZONE: CR ZONE	ACCESSORS PARCEL NUMBER: 0167-441-07



PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	INSTALL SIZE	WATER USE	DESCRIPTION	MATURE SIZE (AT 15 YEARS)
	CINNAMOMUM CAMPHORA	CAMPHOR	24" BOX STD.	8'H X 4'W X 1-1/4" CAL.	M	CALIFORNIA STREET TREE	22'H X 20'W X 4" CAL.
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	M	LUGONIA STREET TREE	24'H X 20'W X 4" CAL.
	ULMUS PARVIFOLIA TRUE GREEN - OR - TIJUANA TIPU	TRUE GREEN CHINESE ELM - OR - TIJUANA TIPU	36" BOX STD.	10'H X 5'W X 2" CAL.	M	CANOPY SHADE TREE	25'H X 25'W X 4" CAL.
	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CREPE MYRTLE	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	SMALL DECIDUOUS ACCENT	14'H X 12'W X 3" CAL.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 3'W X 1-1/4" CAL.	M	PERIMETER EDGE	25'H X 10'W X 4" CAL.
	OLEA EUROPEA 'WILSONII'	WILSON FRUITLESS OLIVE	36" BOX MULTI	8'H X 5'W X (3) 1.5" CAL.	L	EVERGREEN MULTI TRUNK FOCAL TREE	20'H X 24'W X (3) 3" CAL.
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX LOW BRCH	8'H X 3'W X 1-1/4" CAL.	M	CONIFEROUS SCREEN	25'H X 18'W X 4" CAL.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	EVERGREEN CANOPY	24'H X 20'W X 4" CAL.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	6'H X 3'W X 1-1/4" CAL.	L	PARKING AREA SHADE CANOPY	20'H X 24'W X 4" CAL.
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM	24' BTH	24'H X 8'W X 18" CAL.	L	CALIFORNIA STREET SKYLINE PALM	35'H X 8'W X 30" CAL.

*REFER TO SHEET L2.01 FOR FULL PLANT SCHEDULE

TREE CALCULATIONS

EXISTING PARKING LOT

- TOTAL TREES - 148 TREES
- EVERGREEN TREES - 24 TREES (16.22%)
- DECIDUOUS TREES - 124 TREES (83.78%)

PROPOSED PARKING LOT (PHASE 2)

- TOTAL TREES - 258 TREES
- EVERGREEN TREES - 258 TREES (100%)
- DECIDUOUS TREES - 0 TREES (0%)

TOTAL PARKING AREA (PHASE 2)

- TOTAL TREES - 406 TREES
- EVERGREEN TREES - 282 TREES (69.46%)
- DECIDUOUS TREES - 124 TREES (30.54%)

TOTAL LANDSCAPE AREA (PHASE 2)

- TOTAL TREES - 962 TREES
- EVERGREEN TREES - 663 TREES (68.92%)
- DECIDUOUS TREES - 299 TREES (31.08%)

LEGEND

- 1** EXISTING PARKING LOT AND PARKING LOT LANDSCAPE
- 2** EXISTING BUILDING HARDSCAPE / LANDSCAPE
- 3** PROPOSED PARKING LOT AND PARKING LOT LANDSCAPE
- 4** EXISTING FALLOW LOT
- 5** AMBULANCE DROP OFF
- 6** UPDATED ENTRY AND ENTRY LANDSCAPE
- 7** DETENTION BASIN - DECORATIVE DRY STREAM BED WITH BOULDERS AND PLANTING
- 8** DROP OFF AREA WITH DECORATIVE VEHICULAR AND PEDESTRIAN PAVING
- 9** DEPRESSED PRAIRIE GRASS AREA FOR FUTURE DETENTION BASIN
- 10** PEDESTRIAN PROMENADE WITH SEATING / DINING OPPORTUNITIES
- 11** FOCAL BRIDGE ELEMENT OVER BASIN
- 12** DECORATIVE SEATING / DINING AREA
- 13** DECOMPOSED GRANITE TRAILS WITH SEATING / DINING OPPORTUNITIES AND PRAIRIE GRASS FIELDS
- 14** BUILDING ENTRY
- 15** STREET / PERIMETER LANDSCAPE
- 16** LOADING DOCK / SERVICE AREA



PRELIMINARY LANDSCAPE PLAN (PHASE 2)

1" = 80'-0"

July 24, 2024

CO ARCHITECTS



KAISER PERMANENTE



REDLANDS MEDICAL CENTER

Sheet: **L1.02**

CITY OF REDLANDS

Site Development Plan Number:	PHONE: -
OWNER: Kaiser Foundation Hospitals	
ADDRESS: -	
ARCHITECT, ENGINEER, DESIGNER: CO Architects -	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	LOCATION: -
TYPE OF DEVELOPMENT: XXXXX	
ZONE: CR ZONE	ACCESSORS PARCEL NUMBER: 0167-441-07