



NOTE:
1. ALL SITE GRADING NOT TO EXCEED 3:1 - RETAINING WALLS TO BE CONSTRUCTED IF NECESSARY. EVCSP § EV4.0275



LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE AREA (PHASE 1)
- TOTAL PARKING STALL AREA: 124,238 SF.
- TOTAL PARKING LANDSCAPE AREA: 18,393 SF.
- PARKING LANDSCAPE AREA PERCENTAGE: 15%

SITE LANDSCAPE AREA (PHASE 1)
- TOTAL SITE AREA: 992,626 SF.
- TOTAL SITE LANDSCAPE AREA: 233,504 SF.
- SITE LANDSCAPE AREA PERCENTAGE: 23%

TREE CALCULATIONS

EXISTING PARKING LOT
- TOTAL TREES - 145 TREES
- EVERGREEN TREES - 24 TREES (16.55%)
- DECIDUOUS TREES - 121 TREES (83.45%)

PROPOSED PARKING LOT (PHASE 1)
- TOTAL TREES - 202 TREES
- EVERGREEN TREES - 202 TREES (100%)
- DECIDUOUS TREES - 0 TREES (0%)

TOTAL PARKING AREA (PHASE 1)
- TOTAL TREES - 347 TREES
- EVERGREEN TREES - 226 TREES (65.13%)
- DECIDUOUS TREES - 121 TREES (34.87%)

TOTAL LANDSCAPE AREA (PHASE 1)
- TOTAL TREES - 513 TREES
- EVERGREEN TREES - 339 TREES (66.08%)
- DECIDUOUS TREES - 174 TREES (33.92%)

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM
	CINNAMONUM CAMPHORA	CAMPBOR	24" BOX STD.
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.
	ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIPIANA TIPI	TRUE GREEN CHINESE ELM - OR - TIPI TREE	36" BOX STD.
	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CREPE MYRTLE	24" BOX STD.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.

PROPOSED PLANT PALETTE

TREES

	OLEA EUROPEA 'WILSONII'	WILSON FRUITLESS OLIVE	36" BOX MULTI
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX LOW BRCH
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM	24" BTH

*REFER TO SHEET L2.01 FOR FULL PLANT SCHEDULE

Appendix A Water Efficient Landscape Worksheet - Phase 1

Reference Evapotranspiration (ET ₀)	55.6	Project Type	Non-Residential	0.45
Planting / Planting Description *	Plant Factor (PF)	Irrigation Method ¹	ETAF (PF/ET)	Estimated Total Water Use (ETWU) ²
Regular Landscape Areas				
1- Shrub Drip (LOW)	0.2	Drip	0.81	71,091
2- Shrub Drip (MOD)	0.5	Drip	0.81	71,091
2- Tree Bubbler (LOW)	0.3	Bubbler	0.73	1208
3- Tree Bubbler (MOD)	0.5	Bubbler	0.73	368
Totals				143,758
Special Landscape Areas				
SLA-1				0
Totals				0
ETWU Total *				2,143,646.8
Maximum Allowed Water Allowance (MAWA) *				2,230,031.6
MAWA - EAWA=				86,384.8

*Hydrozone# / Planting Description e.g.
1) Front lawn
2) Low water use planting
3) Medium water use planting

*Irrigation Method
1) Overhead Spray
2) Drip

*Irrigation Efficiency
1) 0.73 for Spray Head
2) 0.81 for Drip

*ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + (0) (ETAF) x SLA
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year; LA is the total regular landscape area in square feet; SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	62185
Total Area	143758
Average ETAF	0.43

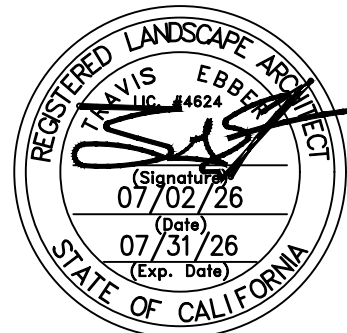
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	62185
Total Area	143758
Average ETAF	0.43

(B+D)
(A+C)
(B+D) ÷ (A+C)

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 DECORATIVE SEATING OPPORTUNITIES
- 11 DECORATIVE SEATING / DINING AREA
- 12 BUILDING ENTRY
- 13 STREET / PERIMETER LANDSCAPE
- 14 SERVICE AREA
- 15 VISIBILITY TRIANGLE
- 16 EXISTING SOLAR CANOPIES
- 17 PROPOSED SOLAR CANOPIES



PRELIMINARY LANDSCAPE PLAN (PHASE 1)

1" = 80'-0"

JULY 02, 2026



REDLANDS MEDICAL CENTER

Sheet: **L1.01**

CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: -
ADDRESS -	ARCHITECT, ENGINEER, DESIGNER:	PHONE:
ADDRESS:	TYPE OF DEVELOPMENT:	LOCATION: -
ZONE: CR ZONE	ACCESSOR'S PARCEL NUMBER: 0167-441-07	

TREES



CINNAMOMUM CAMPHORA / CAMPHOR



CUPANIOPSIS ANACARDIOIDES / CARROTWOOD



LAGERSTROEMIA I. 'PURPLE TOWER' / PURPLE TOWER CREPE MYRTLE



ULMUS P. 'TRUE GREEN' / TRUE GREEN CHINESE ELM



TIPUANA TIPU / TIPU TREE



LOPHOSTEMON CONFERTUS / BRISBANE BOX



OLEA EUROPEA 'WILSONII' / WILSON FRUITLESS OLIVE



PLATANUS RACEMOSA / CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA / COAST LIVE OAK



RHUS LANCEA / AFRICAN SUMAC



WASHINGTONIA ROBUSTA / CALIFORNIA FAN PALM

BIOSWALE GRASSES



CAREX DIVULSA / BERKELEY SEDGE



CAREX TUMICOLA / FOOTHILL SEDGE



JUNCUS PATENS / CALIFORNIA GRAY RUSH

VINES



DISTICTIS BUCCINATORIA / BLOOD-RED TRUMPET VINE

BACKGROUND SHRUBS



FURCRAEA MACDOUGALLII / MACDOUGALLS CENTURY PLANT



OLEA E. 'MONTRA' / LITTLE OLLIE DWARF OLIVE



LEUCOPHYLLUM F. 'GREEN CLOUD' / TEXAS RANGER



WESTRINGIA 'WYNABBIE GEM' / COAST ROSEMARY



AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE



MUHLENBERGIA 'EL TORO' / BULL GRASS



RHAPHIOLEPIS U. 'MINOR' / DWARF YEDDO HAWTHORN



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH



BACCHARIS P. 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY



CAREX DIVULSA / BERKELEY SEDGE



FESTUCA MAIREI / ATLAS FESCUE



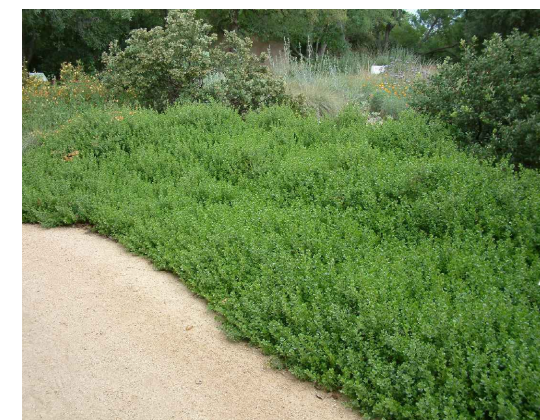
HESPERALOE PARVIFLORA / RED YUCCA



LOMONDRA L. 'LOMLON' / LOMLON MOOR GRASS



ACACIA R. 'LOWBOY' / PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' / DWARF COYOTE BRUSH



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



SESLERIA A. 'GREENLEE' / GREENLEE MOOR GRASS



ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY

MIDGROUND SHRUBS

GROUNDCOVERS

PROPOSED PLANT PALETTE

TREES

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

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	FURCRAEA MACDOUGALLII	MACDOUGALLS CENTURY PLANT	5 GAL.	60" O.C.	L	SUCCULENT ACCENT
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	36" O.C.	L	HEDGE
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	48" O.C.	L	LARGE FLOWERING
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY	5 GAL.	42" O.C.	L	HEDGE

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	M	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	36" O.C.	L	FLOWERING ACCENT
	LOMANDRA LONGIFOLIA 'LOMLON'	LOMLON MOOR GRASS	1 GAL.	36" O.C.	M	ORNAMENTAL GRASS

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	VL	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	18" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER

BIOSWALE GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	36" O.C.	M	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS

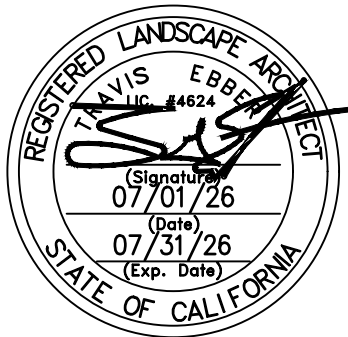
VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL./STAKED	PER PLAN	M	FLOWERING VINE

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 REDLANDS

CONCEPTUAL LANDSCAPE IMAGERY

JULY 02, 2026



REDLANDS MEDICAL CENTER

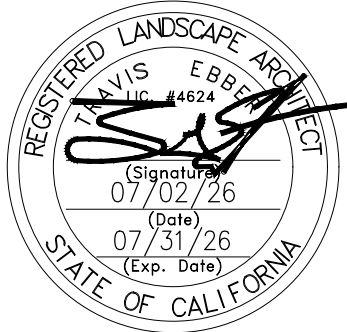
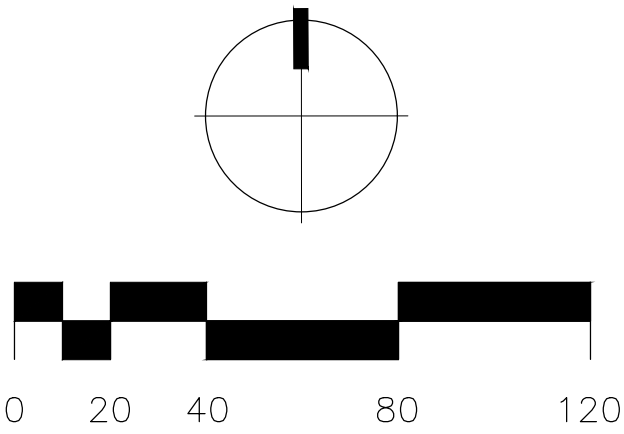
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CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: -
ADDRESS:	ARCHITECT, ENGINEER, DESIGNER:	PHONE:
ADDRESS:	TYPE OF DEVELOPMENT:	LOCATION: -
ZONE: CR ZONE	ACCESSOR'S PARCEL NUMBER: 0167-441-07	



EXISTING PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	ALNUS RHOMBIFOLIA	ALDER TREE	--
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	--
	CITRUS SPP.	CITRUS TREE	--
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	--
	KOELREUTERIA BIPINNATA	GOLDEN FLAME TREE	--
	LAGERSTROEMIA INDICA	PURPLE TOWER CRAPE MYRTLE	--
	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	--
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	--
	PHOENIX DACTYLIFERA	DATE PALM	--
	PLATANUS ACERIFOLIA	LONDON PLANE	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--
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.			



EXISTING TREE DISPOSITION PLAN

JULY 02, 2026



REDLANDS MEDICAL CENTER

Sheet: L3.01		CITY OF REDLANDS	
Site Development Plan Number:			
OWNER: Kaiser Foundation Hospitals		PHONE: -	
ADDRESS -			
ARCHITECT, ENGINEER, DESIGNER:		PHONE:	
ADDRESS:		LOCATION: -	
TYPE OF DEVELOPMENT:		ACCESSOR'S PARCEL NUMBER: 0167-441-07	
ZONE: CR ZONE			