

APPENDIX A
PROJECT PLANS AND DRAWINGS

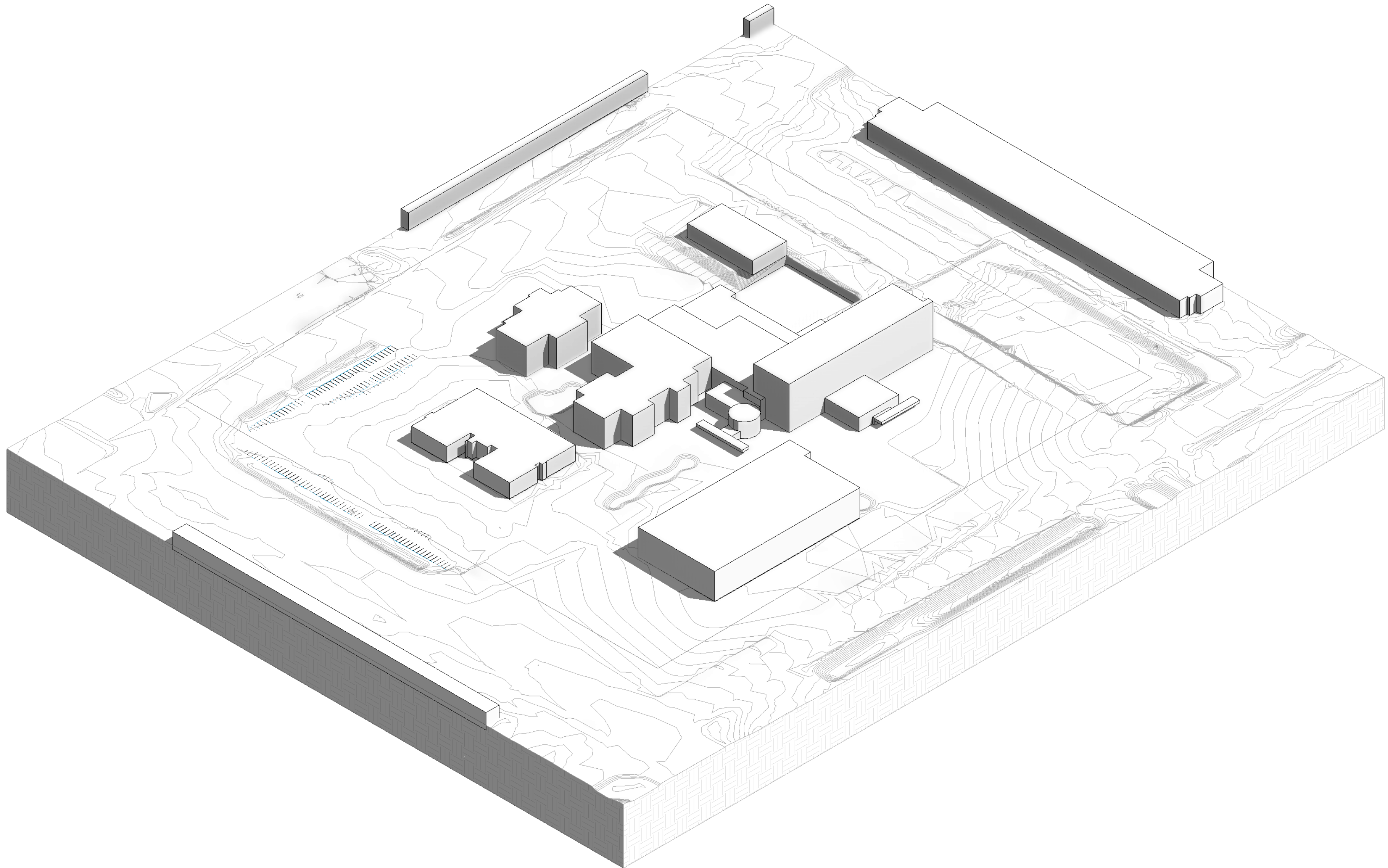
KAISER PERMANENTE REDLANDS MEDICAL CENTER

1301 California Street, Redlands, CA 92374
Assessor's Parcel Number: 0167-441-07

DEVELOPMENT PLAN SUBMITTAL

July 24, 2024

KP Project No: CAP026569



KAISER PERMANENTE
REDLANDS MEDICAL CENTER
1301 California Street, Redlands, CA 92374
Assessor's Parcel Number: 0167-441-07

APPLICANT:
Kaiser Permanente
393 E. Walnut Street, 4th Floor
Pasadena, CA 91188
Deborah Han, Senior Land Use Manager - National Facilities...
626-344-4519
deborah.h.wong@kp.org

ARCHITECT:
CO Architects
5750 Wilshire Blvd., Suite 550
Los Angeles, CA 90036
Tom Chessum, FAIA, Principal
213-379-5583
tchessum@coarchitects.com

CIVIL ENGINEER:
Michael Baker International
9755 Clairemont Mesa Blvd., Suite 100
San Diego, CA 92124
Scott Davis P.E., Assoc. Vice President / Project Manager
858-805-5784
scottdavis@mbakerintl.com

LANDSCAPE ARCHITECT:
Ridge Landscape Architects
8841 Research Dr., Suite 200
Irvine, CA 92618
Andrew Neubauer, Senior Project Manager / Designer
949-387-1323 ext. 23
andrew@ridgela.com

ARCHITECTUAL

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LANDSCAPE

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COVER SHEET

July 24, 2024

CO ARCHITECTS



REDLANDS MEDICAL CENTER

Sheet: A 0.00	CITY OF REDLANDS
Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188	
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	ASSESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	

PROJECT INFORMATION

LOCATION: 1301 California Street
Redlands, CA 92374
APN: 0167-441-07
ZONING: Concept Plan 1 District
SPECIFIC PLAN: East Valley Corridor

PROJECT DESCRIPTION:	PURPOSE:	BUILDING AREA:	FOOTPRINT AREA:	BUILDING HEIGHT:	NUMBER OF LEVELS:	ROOF EQUIP. SCREEN:	BUILDING TYPE:	BUILDING OCCUPANCY:
Existing MOB 1	Medical Office	120,000 SF	40,000 SF	Existing	4 Levels	6'-6"	Existing	Existing
ASC/MOB 2	Ambulatory Surgery / Medical Office	165,000 SF	36,000 SF	62'-0" to Roof Level	7 Levels and Basement	8'-1"	Type IA / Full Sprinkler	Group I-2.1, B
Hospital	213 Bed Acute Care Hospital	400,000 SF	122,000 SF	107'-0" to Roof Level	2 Levels and Basement	15'-0"	Type IA / Full Sprinkler	Group I-2, B, A-2, A-3, F-1, S-2
Central Utility Plant	Mechanical and Electrical Utilities	35,000 SF	15,000 SF	18'-0" to Roof Level	To Be Determined	To Be Determined	Type IIB / Full Sprinkler	Group B, F-1, S-1, S-2
MOB 3	Medical Office	83,000 SF	20,000 SF	62'-0" to Roof level	4 Levels	7'-6"	Type IIB / Full Sprinkler	Group B
Hospital Addition	108 Bed Hospital Addition	180,000 SF	30,000 SF	77'-0" to Roof Level	5 Levels and Basement	15'-0"	Type IA / Full Sprinkler	Group I-2, B, A-2, A-3, F-1, S-2
Total Building Area	(Excluding Central Utility Plant)	983,000 SF	263,000 SF					
Site Area		948,000 SF						
Existing Developed Site Area		1,590,580 SF						
FAR:	.596 (Excludes Central Utility Plant)	420,000 SF						

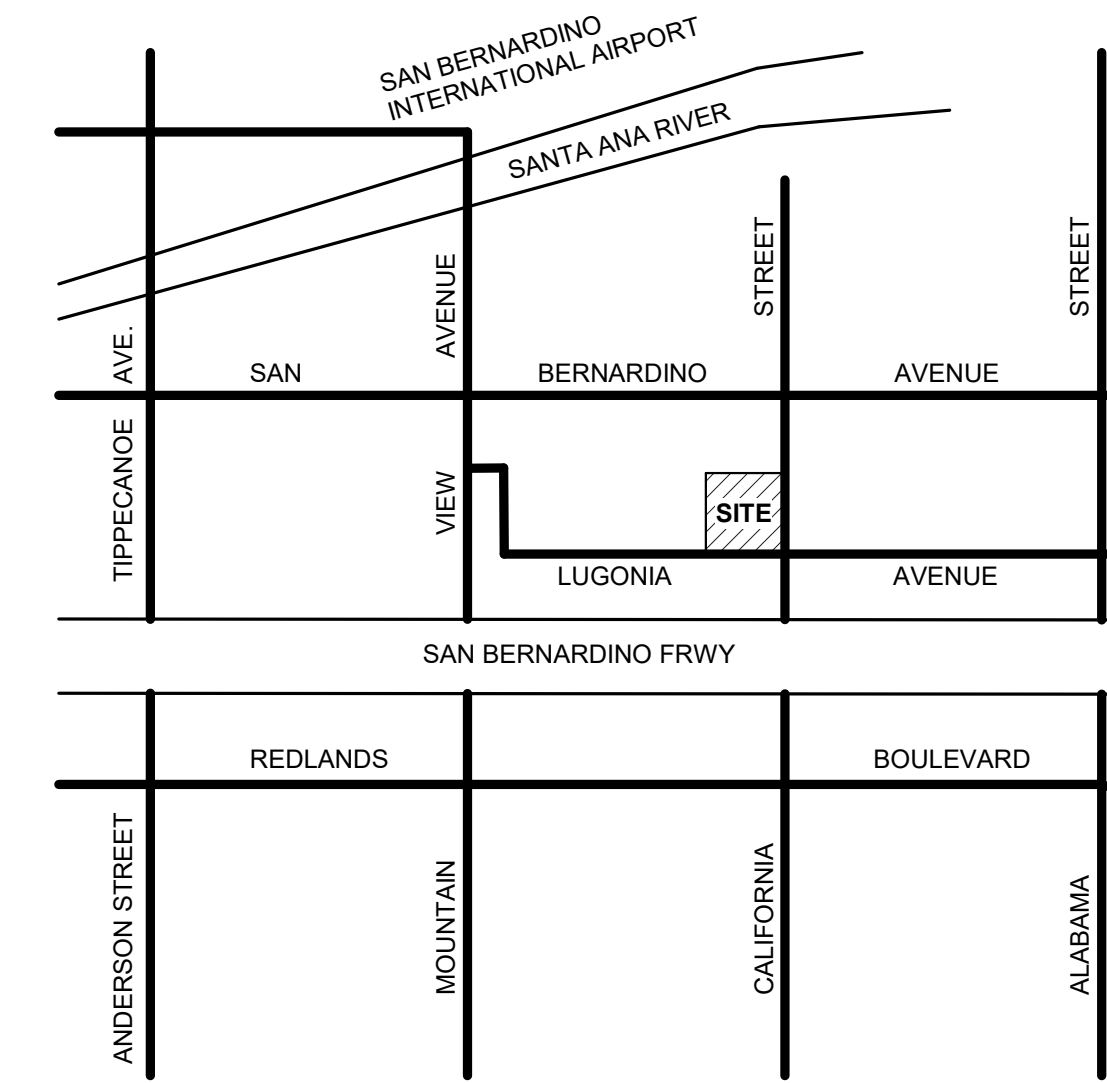
PARKING PROVISION:	PARKING REQUIREMENT:	PARKING DEMAND:	PARKING REQUIRED:	PARKING PROVIDED:
Existing MOB 1	5 PER 1,000 sf	120,000 SF	600	600
ASC/MOB 2	5 PER 1,000 sf	165,000 SF	825	825
Hospital	1 PER BED / 1 PER PEAK STAFF	213 BEDS / 501 STAFF	714	714
Central Utility Plant	NA	NA	0	0
MOB 3	5 PER 1,000 sf	83,000 SF	415	415
Hospital Addition	1 PER BED / 1 PER PEAK STAFF	108 BEDS / 49 STAFF	157	157
Excess			92	92
			2,711	2,803

LIGHTING REQUIREMENTS:

- A. Parking and driveway lighting shall provide 0.5 foot-candle minimum uniform lighting.
- B. Pedestrian walkways and plazas, building entries, driveway entries, drop-offs and stairways and grade changes shall be lighted.
- C. Parking lot fixtures / poles shall be 30-foot high maximum.
- D. Pedestrian walkway fixtures / poles shall be 12-foot high maximum.
- E. All light fixtures shall be concealed source fixtures.
- F. Security lighting shall be shielded and exterior wall-mounted flood lights are prohibited.

GENERAL NOTES:

- A. Roof top radio, TV microwave antenna or other antenna are prohibited above roof parapet or screen.
- B. Loading Area for Hospital is depressed 20-feet to Basement Level including a minimum of 5 loading docks, vehicle turning and ramping.
- C. Parking stalls shall be 9-foot wide by 19-foot deep stalls with 26-foot wide aisles for 90-degree parking.
- D. Parallel spaces shall be 8-foot wide by 24-foot deep.
- E. Parking bumpers are prohibited.
- F. Refuse Areas outside of the Hospital's depressed loading area shall be enclosed with a 6-foot high masonry wall on all sides with solid metal doors.
- G. All utility appurtenances shall be placed behind the building setback line and screened.
- H. All electrical power, low voltage and information technology distribution shall be installed underground.
- I. Bicycle racks shall be provided at a rate of 1 per 30 parking spaces provided at each phase of development.
- J. Employee vanpool and rideshare parking spaces shall be designated near employee building entrances at a rate of 1 per 100 spaces or at a rate of 10 per 100 employees, whichever is greater.



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

1" = 200'-0"

July 24, 2024

CO ARCHITECTS

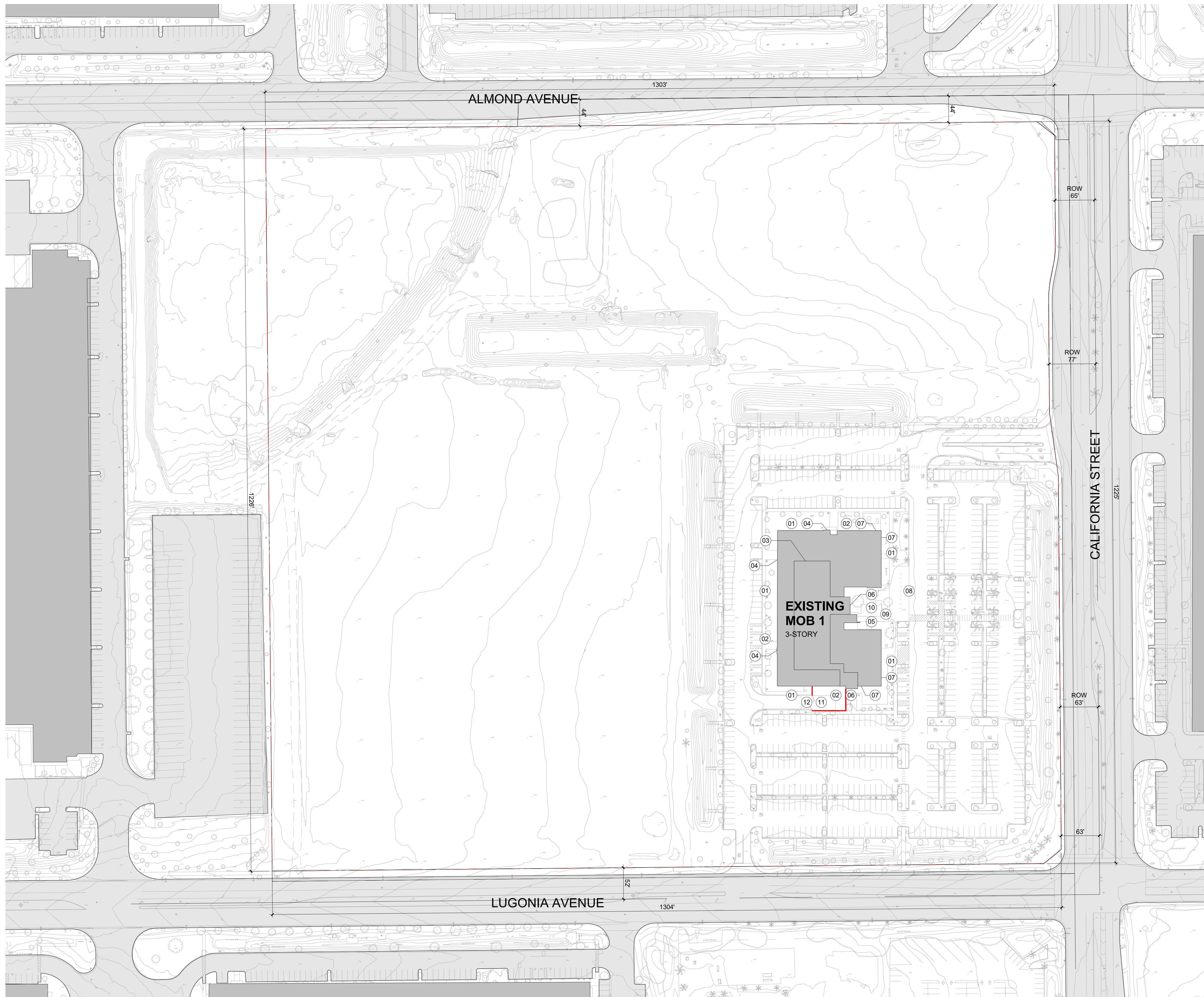


REDLANDS MEDICAL CENTER

Sheet: **A 0.10**

CITY OF REDLANDS

Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188	
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	
ZONE: CR ZONE	ACCESSOR'S PARCEL NUMBER: 0167-441-07



EXISTING MOB 1 MATERIAL NOTES:

- 01 PAINTED PLASTER (45'-0")
- 02 PAINTED PLASTER (47'-0")
- 03 SCREEN WALL WITH METAL SIDING (7'-0")
- 04 SLATE TILE WALL SYSTEM (12'-5.5")
- 05 STOREFRONT / CURTAINWALL SYSTEM (44'-4")
- 06 METAL PANEL (54'-0")
- 07 METAL PANEL (8'-0")
- 08 CONCRETE BOLLARDS (24")
- 09 FREESTANDING COURT WALL (12'-6")
- 10 CAST IN PLACE CONCRETE SEATWALL (18")
- 11 CMU BLOCK WALL (10'-0")
- 12 IRON GATE (8'-0")

2 EXISTING SITE - OVERALL
1" = 80'-0"

EXISTING SITE PLAN

1" = 80'-0"

July 24, 2024

CO ARCHITECTS

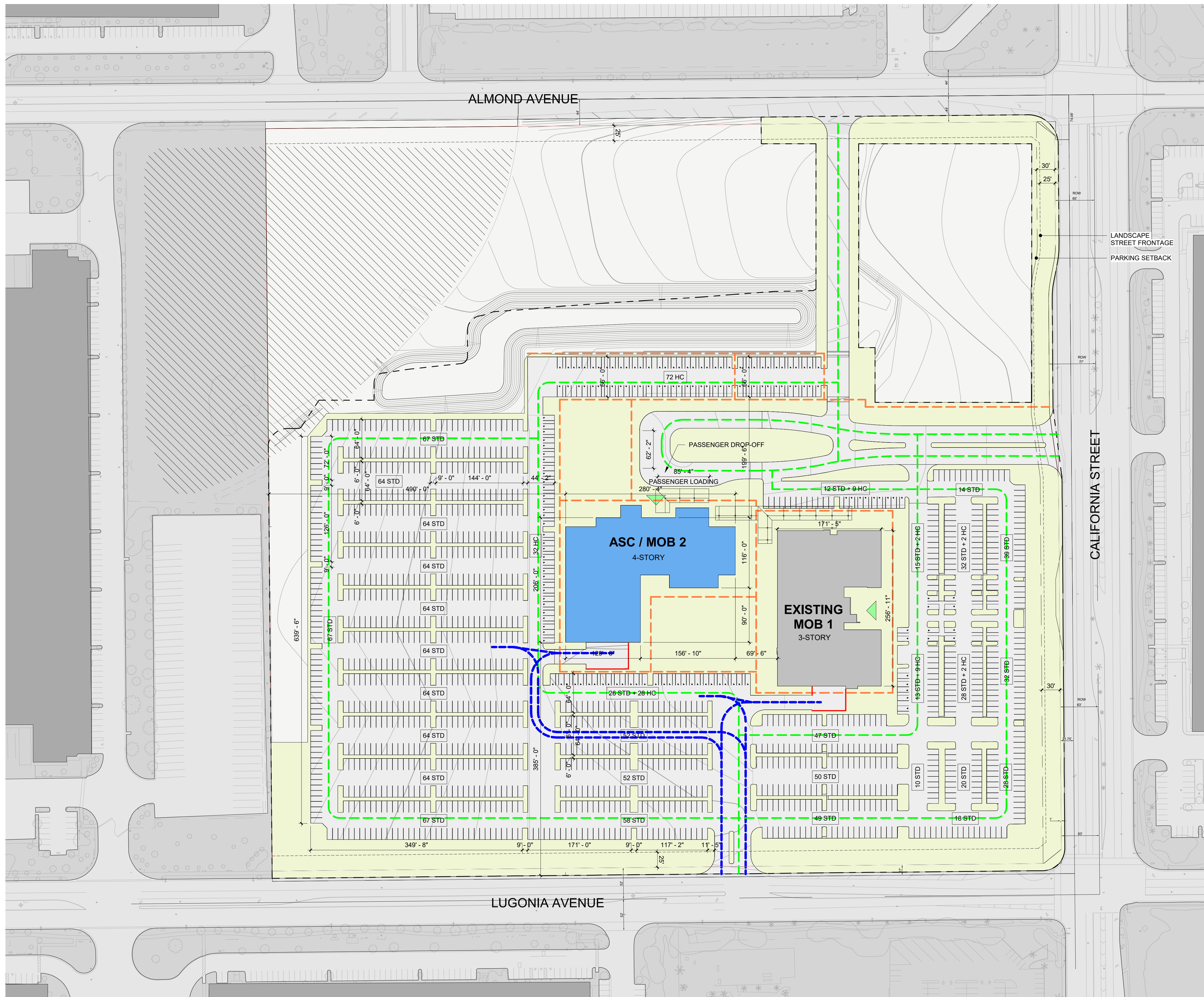


REDLANDS MEDICAL CENTER

Sheet: **A 1.10**

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TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	



- CIRCULATION LEGEND**
- AMBULANCE ROUTE
 - VEHICLE ACCESS
 - SERVICE ROUTE
 - PEDESTRIAN PATH

- PHASING LEGEND**
- COMPLETE/PROPOSED
 - EXISTING

- SITE PLAN LEGEND**
- DEVELOPED SITE AREA
 - LANDSCAPED AREA
 - SURFACE PARKING
 - PERIMETER WALL

PHASE 1 BUILDING DESCRIPTION:

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Total Building Area	285,000 SF

SITE COVERAGE:

	AREA:	% COVERAGE
Total Developed Site Area	1,194,000 SF	
Total Building Coverage	76,000 SF	
Total Landscaped Area	411,000 SF	34%
Total Surface Parking Area	601,000 SF	
Total Parking Area Landscape	85,000 SF	14%

PARKING DESCRIPTION:

BUILDING:	PARKING TOTAL PROVIDED:		REQUIREMENT:		DEMAND:		REQ. PROV.		ADA PORTION OF TOTAL:	
	REQUIREMENT:	DEMAND:	REQ.:	PROV.:	ADA #:	ADA PROV.:	ADA #:	ADA PROV.:		
Existing MOB 1	5 per 1,000 sf	120,000 SF	600	600	10%	60	60	60		
ASC/MOB 2	5 per 1,000 sf	165,000...	825	825	10%	83	83	83		
Excess						13	13	13		
			1,425	1,464		156	156	156		

1 SITE - PHASE 1
1" = 80'-0"

PHASE 1 SITE PLAN

As indicated

July 24, 2024

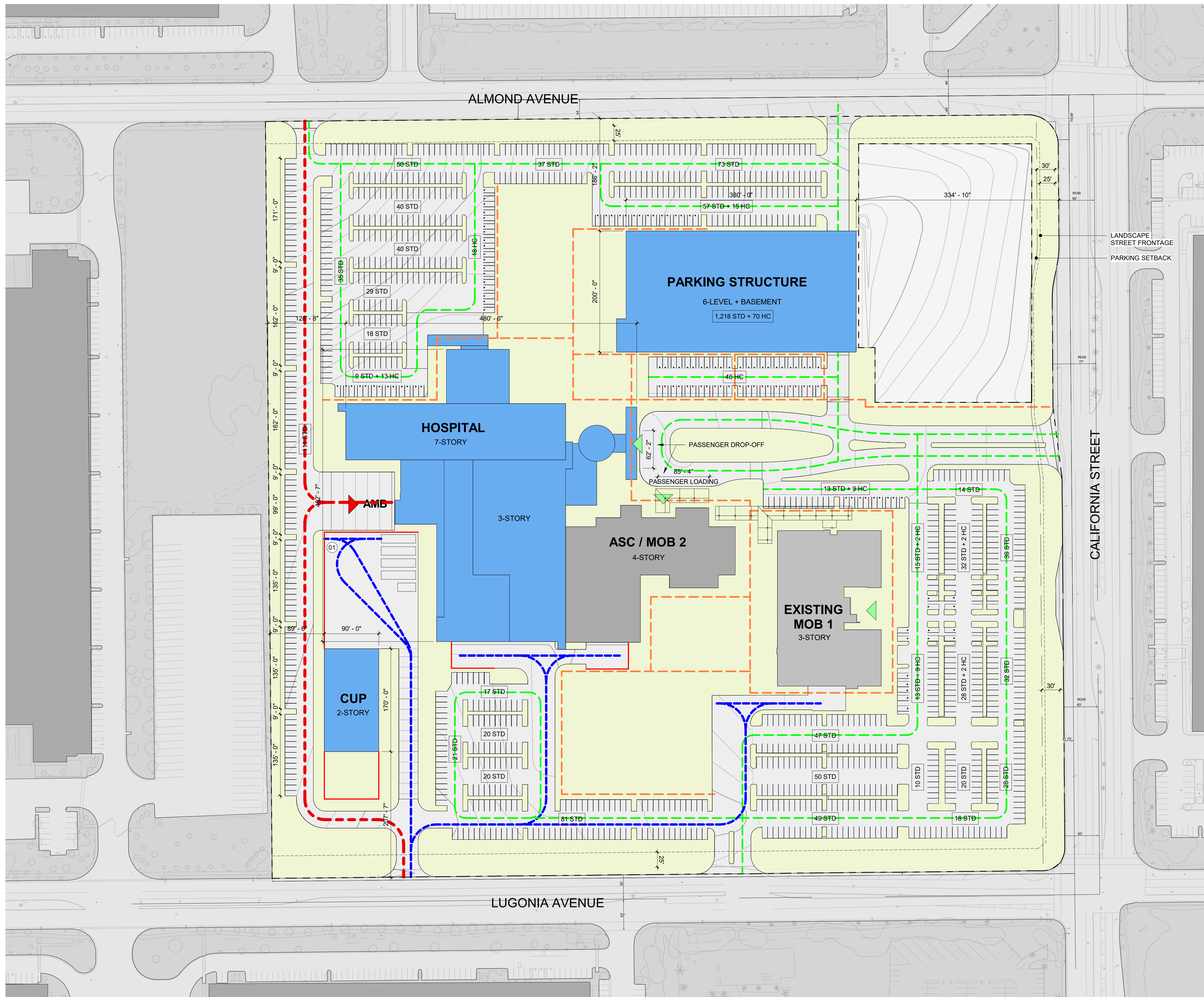


REDLANDS MEDICAL CENTER

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CITY OF REDLANDS

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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



MATERIAL NOTES:

(01) CMU (6'-0")

CIRCULATION LEGEND

- AMBULANCE ROUTE
- VEHICLE ACCESS
- SERVICE ROUTE
- PEDESTRIAN PATH

PHASING LEGEND

- COMPLETE/PROPOSED
- EXISTING

SITE PLAN LEGEND

- DEVELOPED SITE AREA
- LANDSCAPED AREA
- SURFACE PARKING
- PERIMETER WALL

PHASE 2

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
Total Building Area	720,000 SF

SITE COVERAGE:

	AREA:	% COVERAGE
Total Developed Site Area	1,513,000 SF	
Total Building Coverage	213,000 SF	
Total Landscaped Area	602,000 SF	40%
Total Surface Parking Area	557,000 SF	
Total Parking Area Landscape	85,000 SF	15%

BUILDING:	PARKING TOTAL PROVIDED:				ADA PORTION OF TOTAL:			
	REQUIREMENT:	DEMAND:	REQ:	PROV:	ADA %:	ADA #:	ADA PROV:	
Existing MOB 1	5 per 1,000 sf	120,000 SF	600	600	10%	60	60	
ASC/MOB 2	5 per 1,000 sf	165,000...	825	825	10%	83	83	
Hospital - 213 Beds	1 per Bed	213 Beds	213	213	2%	5	5	
	1 per peak Staff	501 Staff	501	501	2%	11	11	
Central Utility Plant	NA	NA	0	0	NA	0	0	
Excess				331		27	27	
			2,139	2,470		186	186	

1 SITE - PHASE 2
1" = 80'-0"

PHASE 2 SITE PLAN

As indicated

July 24, 2024

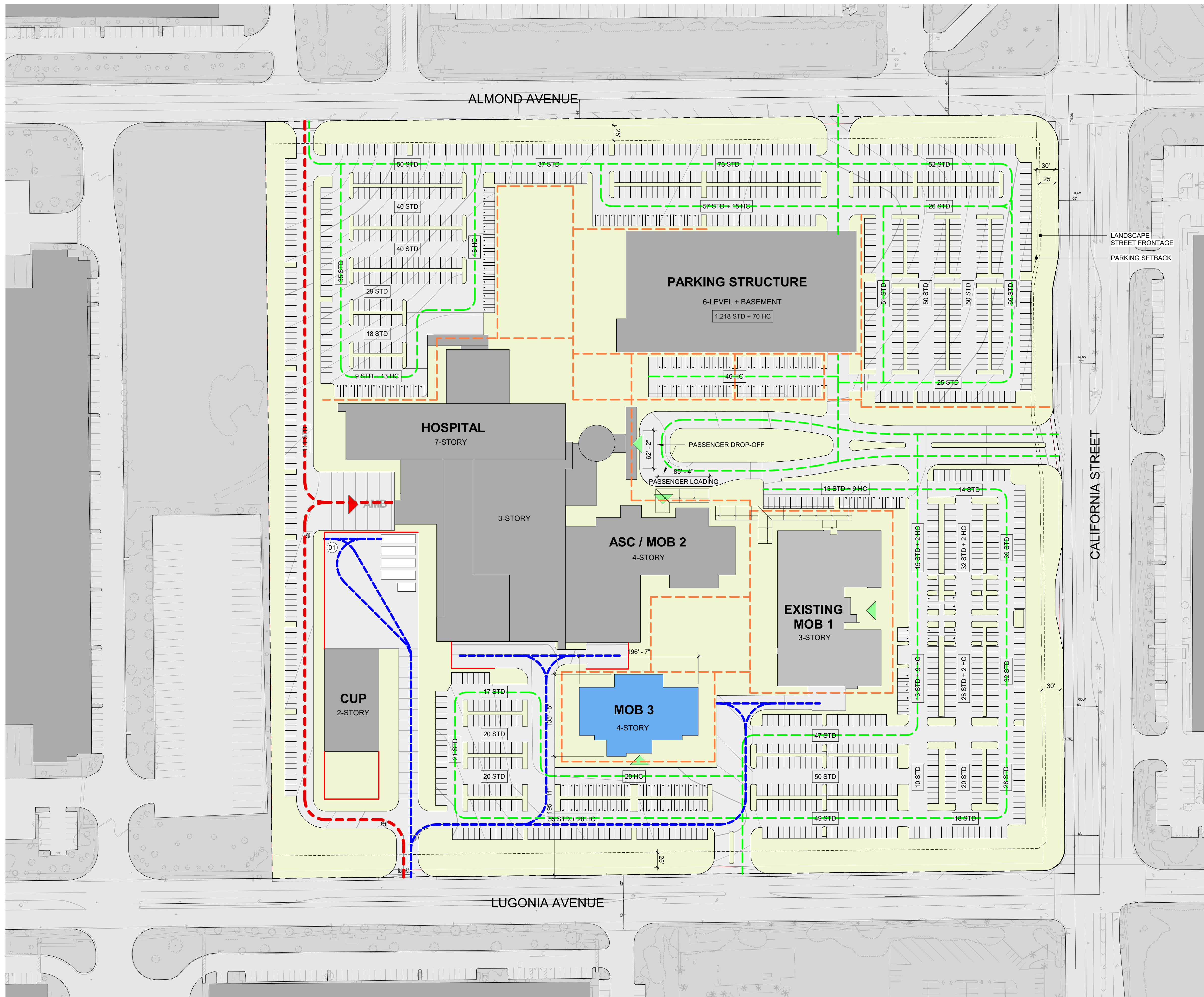


REDLANDS MEDICAL CENTER

Sheet: **A 1.12**

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ZONE: CR ZONE		ACCESSOR'S PARCEL NUMBER: 0167-441-07



MATERIAL NOTES:

(01) CMU (6'-0")

CIRCULATION LEGEND

- AMBULANCE ROUTE
- VEHICLE ACCESS
- SERVICE ROUTE
- PEDESTRIAN PATH

PHASING LEGEND

- COMPLETE/PROPOSED
- EXISTING

SITE PLAN LEGEND

- DEVELOPED SITE AREA
- LANDSCAPED AREA
- SURFACE PARKING
- PERIMETER WALL

PHASE 3

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
MOB 3	83,000 SF
Total Building Area	803,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,632,000 SF	
Total Building Coverage	233,000 SF	
Total Landscaped Area	593,000 SF	36%
Total Surface Parking Area	685,000 SF	
Total Parking Area Landscape	102,000 SF	15%

PARKING DESCRIPTION:	BUILDING:	REQUIREMENT:	PARKING TOTAL PROVIDED:		ADA PORTION OF TOTAL:			
			DEMAND:	REQ:	PROV:	ADA %:	ADA #:	ADA PROV:
Existing MOB 1		5 per 1,000 sf	120,000 SF	600	600	10%	60	60
ASC/MOB 2		5 per 1,000 sf	165,000...	825	825	10%	83	83
Hospital - 213 Beds		1 per Bed	213 Beds	213	213	2%	5	5
		1 per peak Staff	501 Staff	501	501	2%	11	11
Central Utility Plant		NA	NA	0	0	NA	0	0
MOB 3		5 per 1,000 sf	83,000 SF	415	415	10%	42	42
Excess					249		25	25
				2,554	2,803		226	226

1 SITE - PHASE 3
1" = 80'-0"

PHASE 3 SITE PLAN

As indicated

July 24, 2024

CO ARCHITECTS

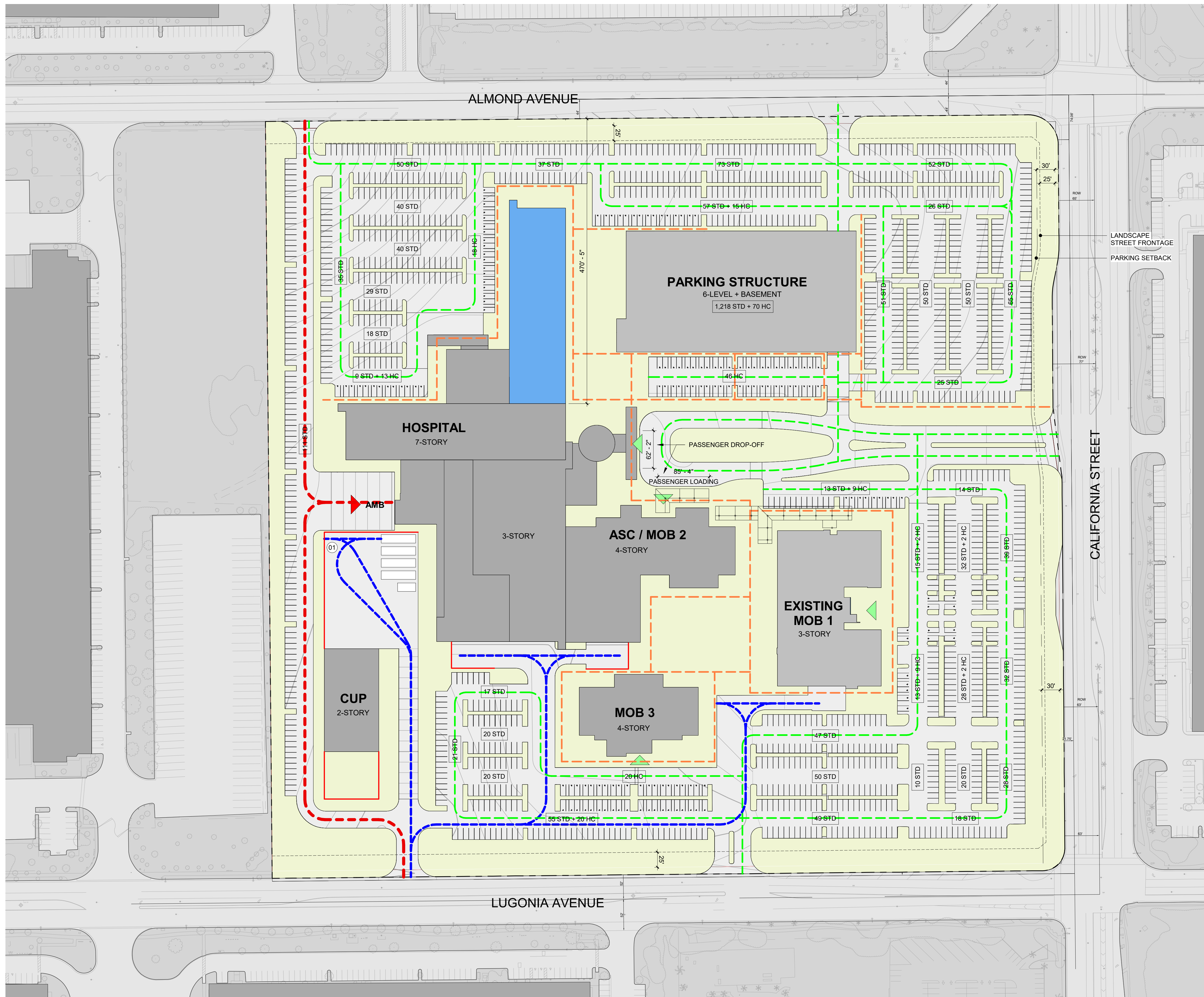


REDLANDS MEDICAL CENTER

Sheet: **A 1.13**

CITY OF REDLANDS

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 OWNER: Kaiser Foundation Hospitals PHONE: 626.405.6333
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 ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)
 TYPE OF DEVELOPMENT: XXXXX
 ZONE: CR ZONE
 PHONE: 323.525.0500 (Architect)
 LOCATION: 1301 California Street, Redlands, CA 92374
 ACCESSOR'S PARCEL NUMBER: 0167-441-07



MATERIAL NOTES:

(01) CMU (6'-0")

CIRCULATION LEGEND

- AMBULANCE ROUTE
- VEHICLE ACCESS
- SERVICE ROUTE
- PEDESTRIAN PATH

PHASING LEGEND

- COMPLETE/PROPOSED
- EXISTING

SITE PLAN LEGEND

- DEVELOPED SITE AREA
- LANDSCAPED AREA
- SURFACE PARKING
- PERIMETER WALL

PHASE 4

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
MOB 3	83,000 SF
Hospital Addition	180,000 SF
Total Building Area	983,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,632,000 SF	
Total Building Coverage	263,000 SF	
Total Landscaped Area	563,000 SF	34%
Total Surface Parking Area	685,000 SF	
Total Parking Area Landscape	102,000 SF	15%

PARKING DESCRIPTION:	PARKING TOTAL PROVIDED:	REQUIREMENT:		DEMAND:		REQ:		PROV:		ADA PORTION OF TOTAL:	
		REQ:	PROV:	REQ:	PROV:	REQ:	PROV:	ADA %:	ADA #:	ADA PROV:	
Existing MOB 1	5 per 1,000 sf	120,000 SF	600	600	10%	60	60				
ASC/MOB 2	5 per 1,000 sf	165,000...	825	825	10%	83	83				
Hospital - 213 Beds	1 per Bed	213 Beds	213	213	2%	5	5				
	1 per peak Staff	501 Staff	501	501	2%	11	11				
Central Utility Plant	NA	NA	0	0	NA	0	0				
MOB 3	5 per 1,000 sf	83,000 SF	415	415	10%	42	42				
Hospital Addition - 108 Beds	1 per Bed	108 Beds	108	108	2%	3	3				
	1 per peak Staff	49 Staff	49	49	2%	1	1				
Excess						92	21				
			2,711	2,803		226	226				

1 SITE - PHASE 4
1" = 80'-0"

PHASE 4 SITE PLAN

As indicated

July 24, 2024

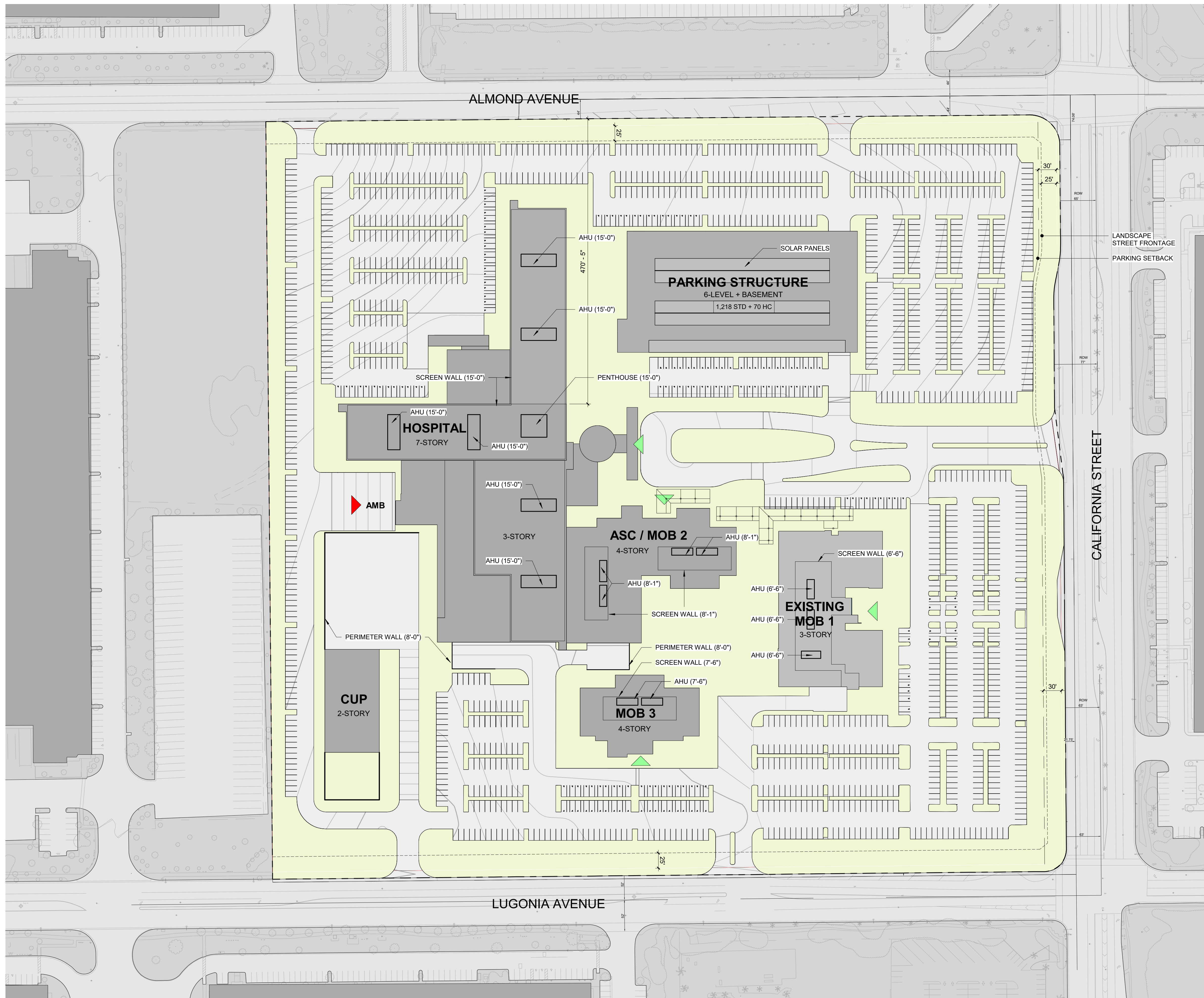


REDLANDS MEDICAL CENTER

Sheet: **A 1.14**

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ZONE: CR ZONE		ACCESSOR'S PARCEL NUMBER: 0167-441-07



1 SITE - ROOF
1" = 80'-0"

PHASE 4 ROOF PLAN

1" = 80'-0"

July 24, 2024

CO ARCHITECTS



REDLANDS MEDICAL CENTER

Sheet: **A 1.15**

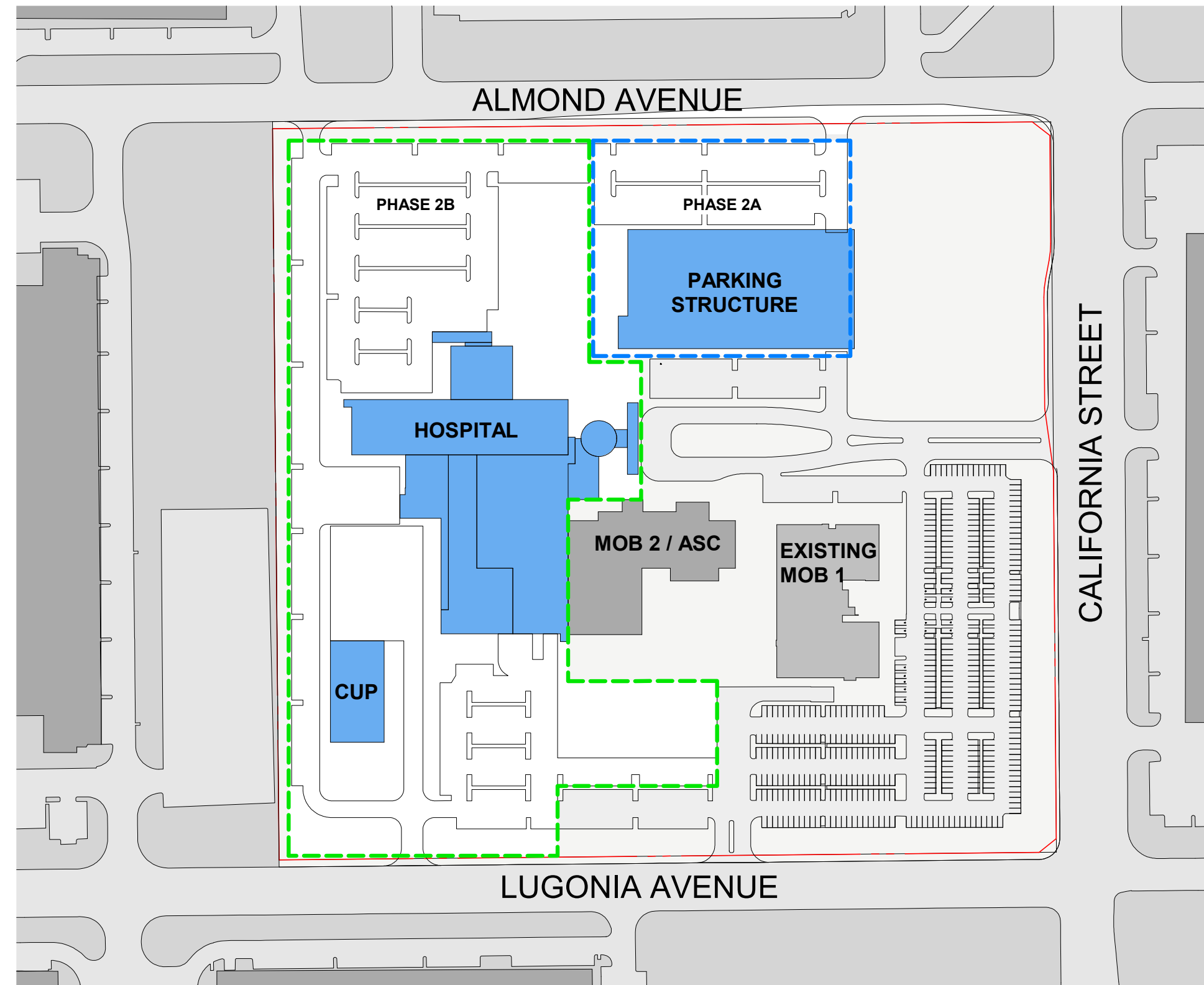
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TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	



1 CONSTRUCTION PHASING - PHASE 1
1" = 200'-0"

Construction Phasing: **Phase 1A** is developed first to provide replacement of parking removed during **Phase 1B** construction. Construction Laydown area is used as necessary for construction activity.



2 CONSTRUCTION PHASING - PHASE 2
1" = 200'-0"

Construction Phasing: Phase 2A with Parking Structure developed first to provide excess parking for MOB 1, MOB 2 and contractor parking during construction. Construction Laydown area is used as necessary for construction activity.



3 CONSTRUCTION PHASING - PHASE 3
1" = 200'-0"

Construction Phasing: Excess parking from Phase 2 provides for construction parking.



4 CONSTRUCTION PHASING - PHASE 4
1" = 200'-0"

Construction Phasing: Excess parking from Phase 2 provides for construction parking.

CONSTRUCTION PHASING DIAGRAMS

1" = 200'-0"

July 24, 2024

CO ARCHITECTS



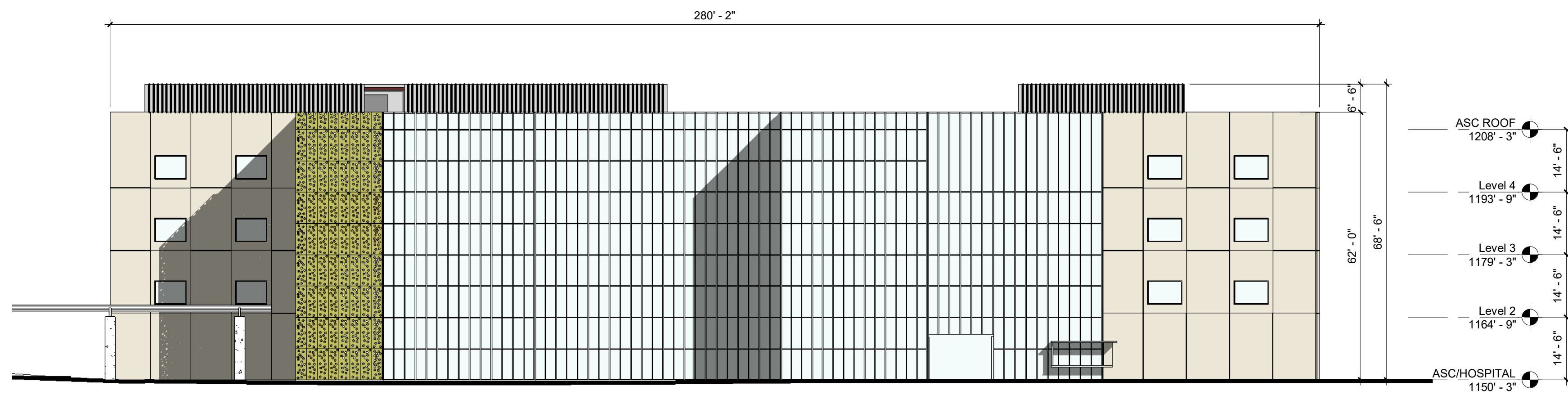
KAISER PERMANENTE

REDLANDS MEDICAL CENTER

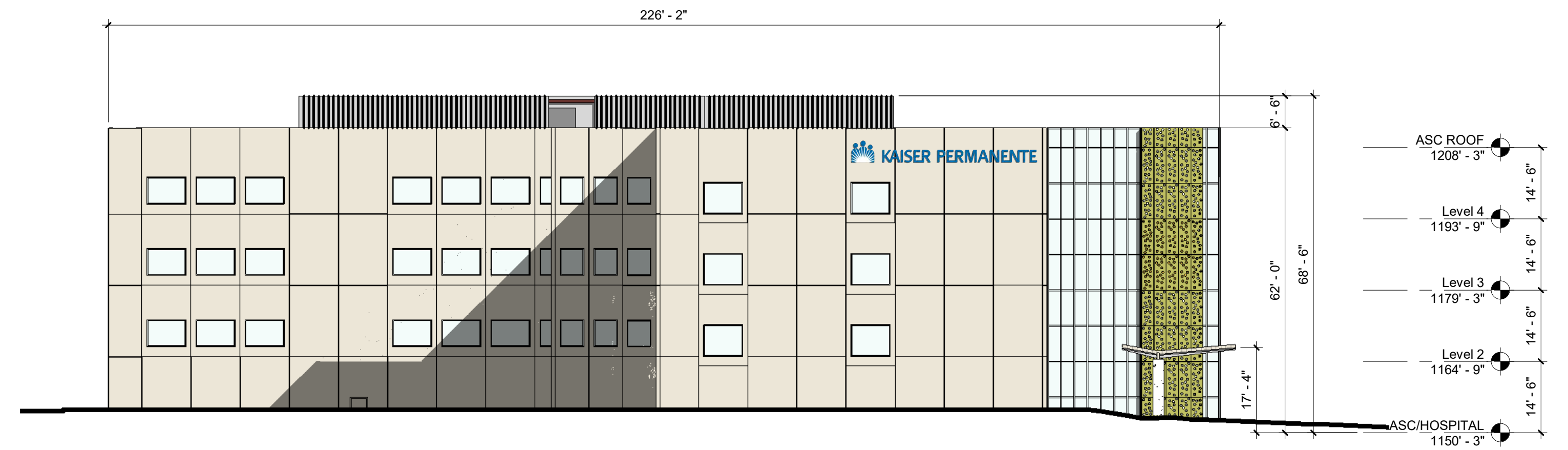
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CITY OF REDLANDS

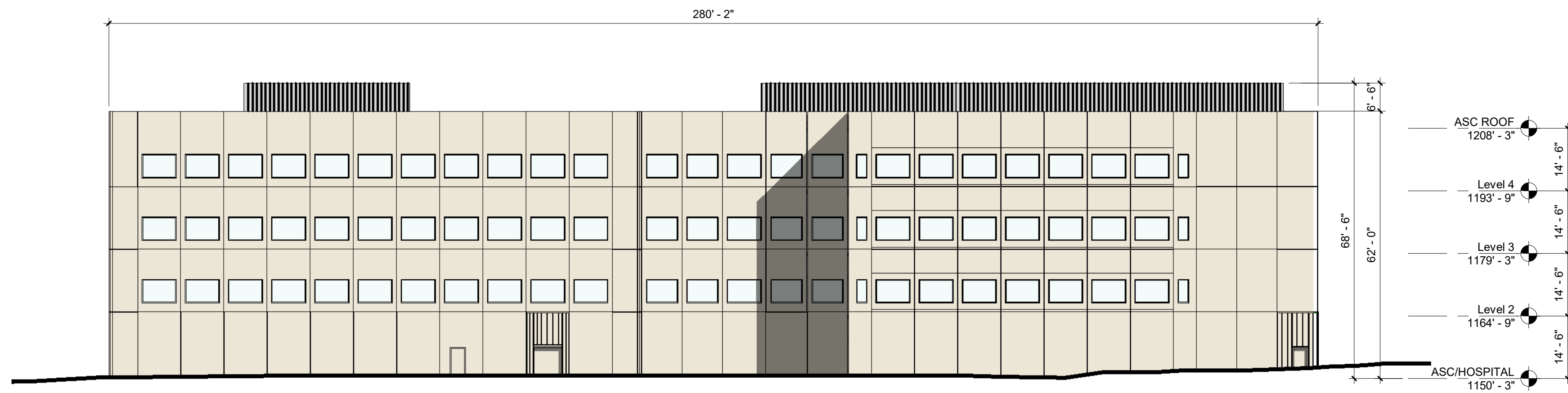
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ARCHITECT, ENGINEER, DESIGNER: CO Architects, Michael Baker Int'l., Ridge Landscape Architects	PHONE: 323.525.0500 (Architect)
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TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	



1 NORTH ELEVATION
1" = 20'-0"







3 EAST ELEVATION
1" = 20'-0"

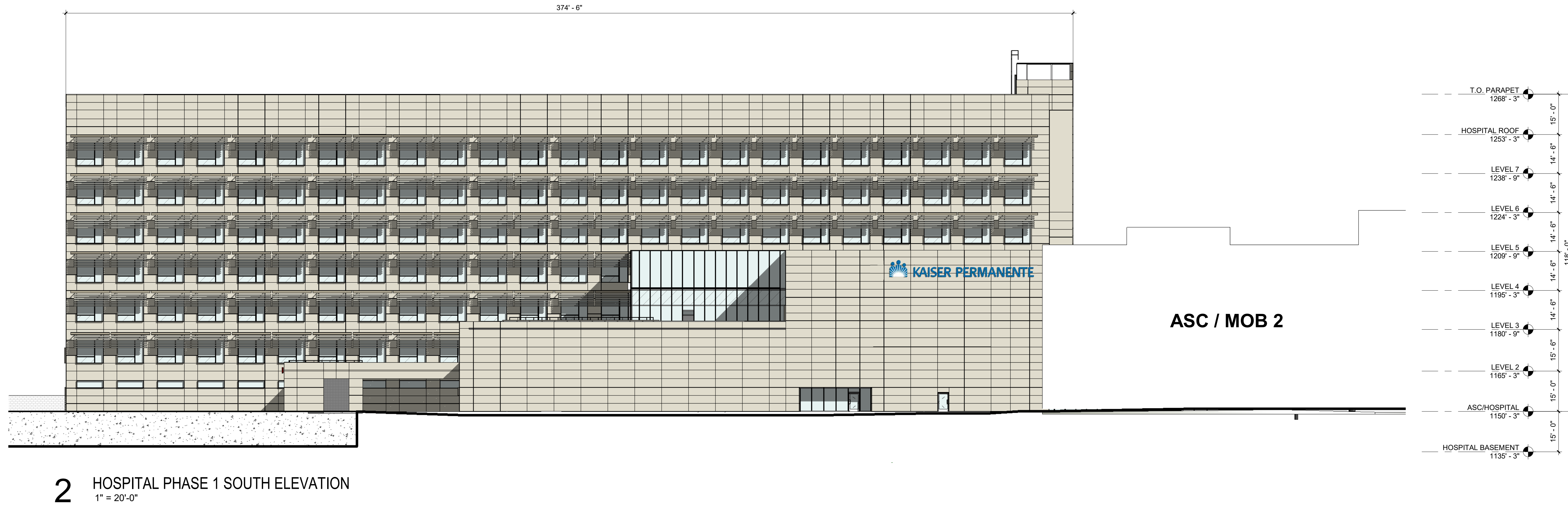
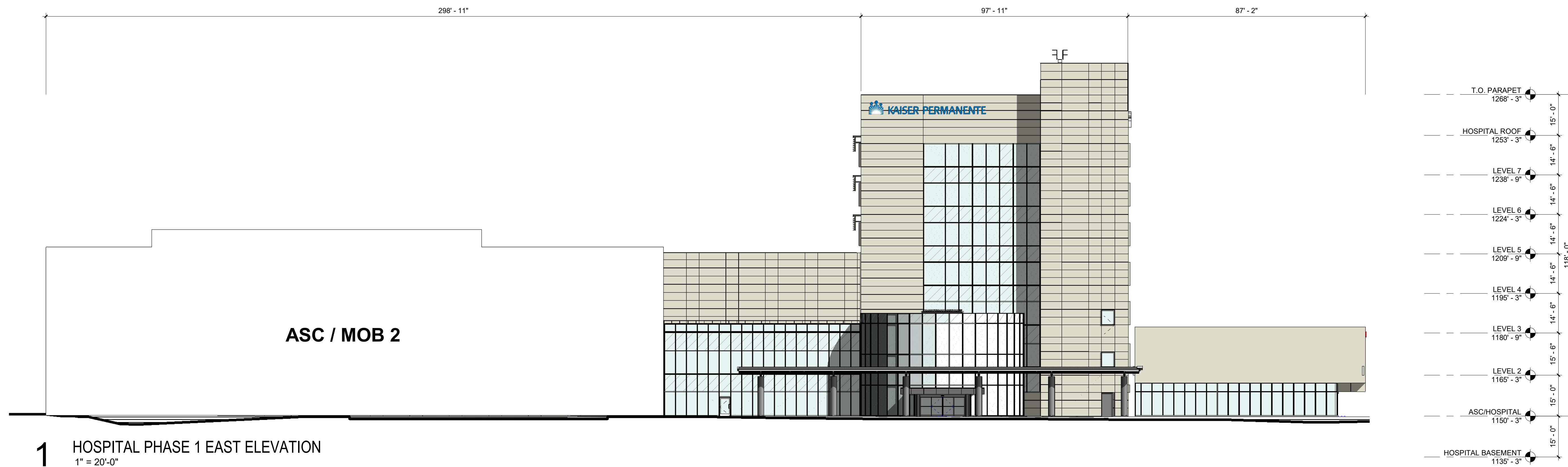


2 SOUTH ELEVATION
1" = 20'-0"

EXTERIOR MATERIAL TYPES

-  METAL PANEL - PATTERNED
-  METAL PANEL - SMOOTH WITH INTEGRAL GLAZING
-  CURTAIN WALL
-  METAL PANEL - VERTICAL





- EXTERIOR MATERIAL TYPES**
- METAL PANEL- SMOOTH WITH INTEGRAL GLAZING
 - PAINTED METAL FRAME AND SUNSHADE
 - CURTAIN WALL

HOSPITAL PHASE 2 ELEVATIONS

As indicated

July 24, 2024

CO ARCHITECTS

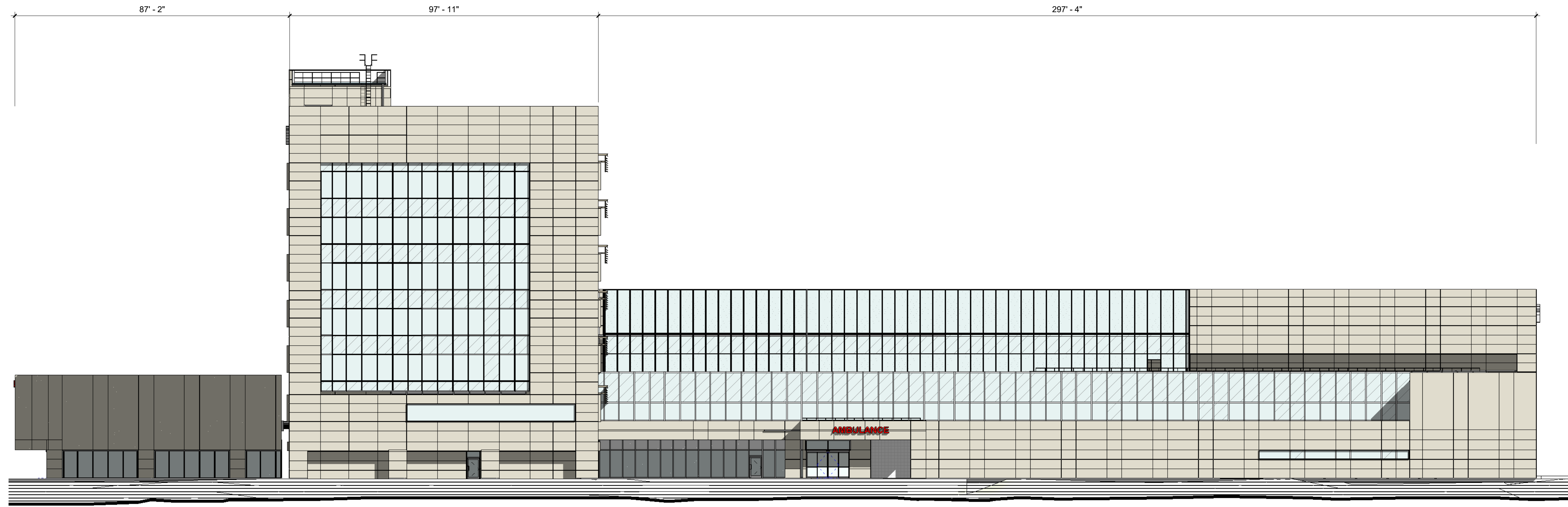


REDLANDS MEDICAL CENTER

Sheet: **A 3.11A**

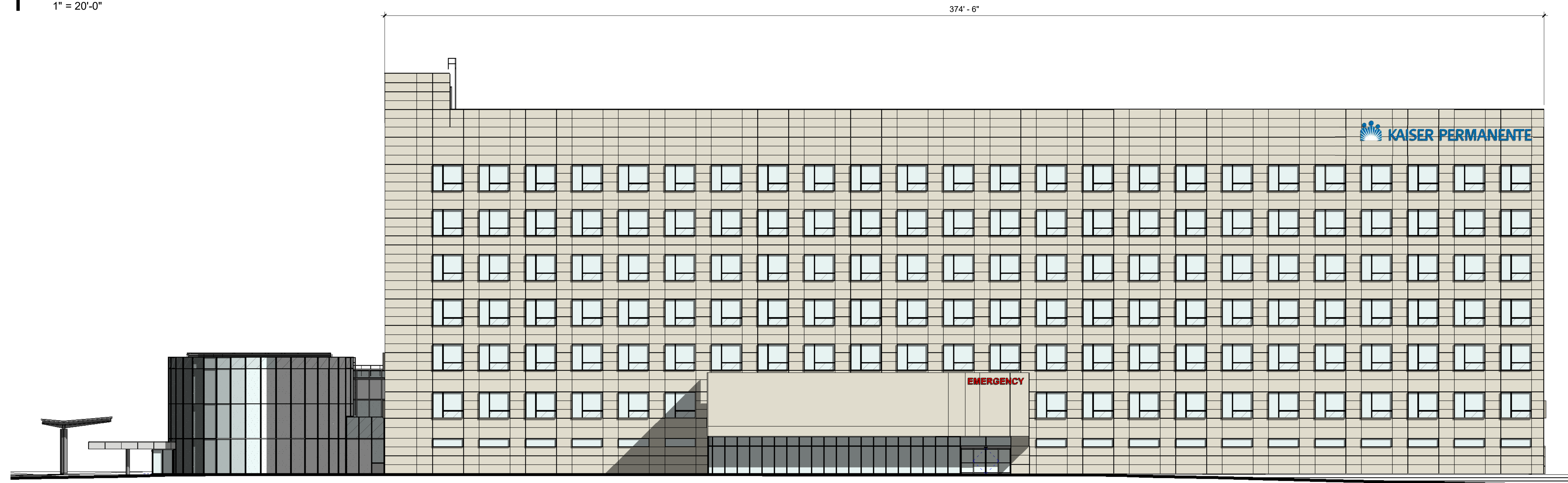
CITY OF REDLANDS

Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188
ARCHITECT, ENGINEER, DESIGNER: CO Architects, Michael Baker Int'l., 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
ZONE: CR ZONE	



T.O. PARAPET	1268' - 3"	15'-0"
HOSPITAL ROOF	1253' - 3"	14'-6"
LEVEL 7	1238' - 9"	14'-6"
LEVEL 6	1224' - 3"	14'-6"
LEVEL 5	1209' - 9"	14'-6"
LEVEL 4	1195' - 3"	14'-6"
LEVEL 3	1180' - 9"	15'-6"
LEVEL 2	1165' - 3"	15'-0"
ASC/HOSPITAL	1150' - 3"	15'-0"
HOSPITAL BASEMENT	1135' - 3"	

1 HOSPITAL PHASE 1 WEST ELEVATION
1" = 20'-0"



T.O. PARAPET	1268' - 3"	15'-0"
HOSPITAL ROOF	1253' - 3"	14'-6"
LEVEL 7	1238' - 9"	14'-6"
LEVEL 6	1224' - 3"	14'-6"
LEVEL 5	1209' - 9"	14'-6"
LEVEL 4	1195' - 3"	14'-6"
LEVEL 3	1180' - 9"	15'-6"
LEVEL 2	1165' - 3"	15'-0"
ASC/HOSPITAL	1150' - 3"	15'-0"
HOSPITAL BASEMENT	1135' - 3"	

- EXTERIOR MATERIAL TYPES**
- METAL PANEL- SMOOTH WITH INTEGRAL GLAZING
 - PAINTED METAL FRAME AND SUNSHADE
 - CURTAIN WALL

2 HOSPITAL PHASE 1 NORTH ELEVATION
1" = 20'-0"

HOSPITAL PHASE 2 ELEVATIONS

1" = 20'-0"

July 24, 2024

CO ARCHITECTS



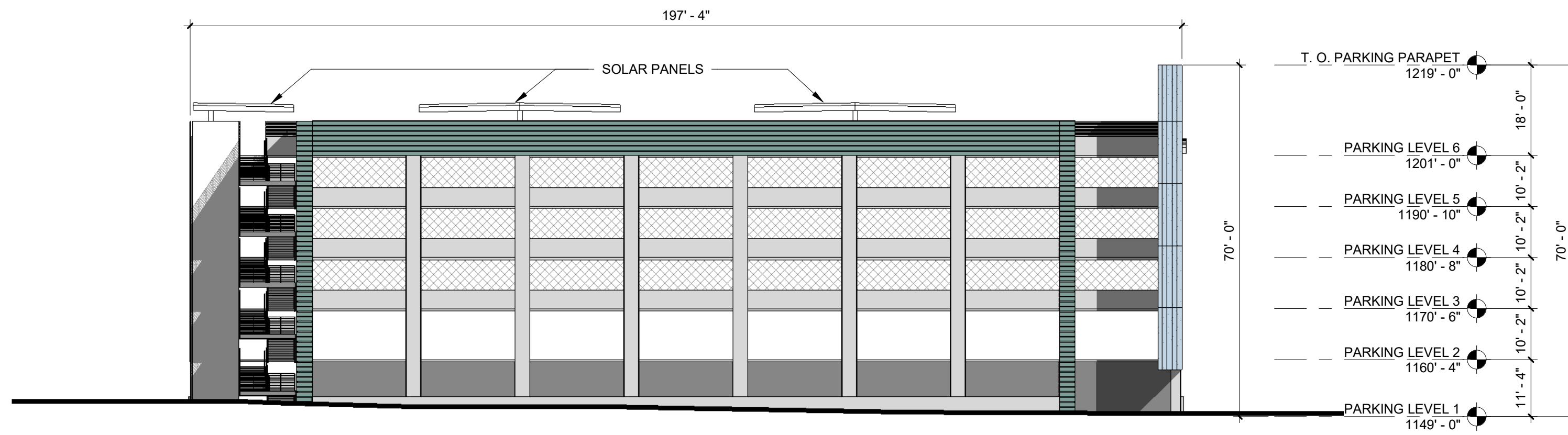
KAISER PERMANENTE

REDLANDS MEDICAL CENTER

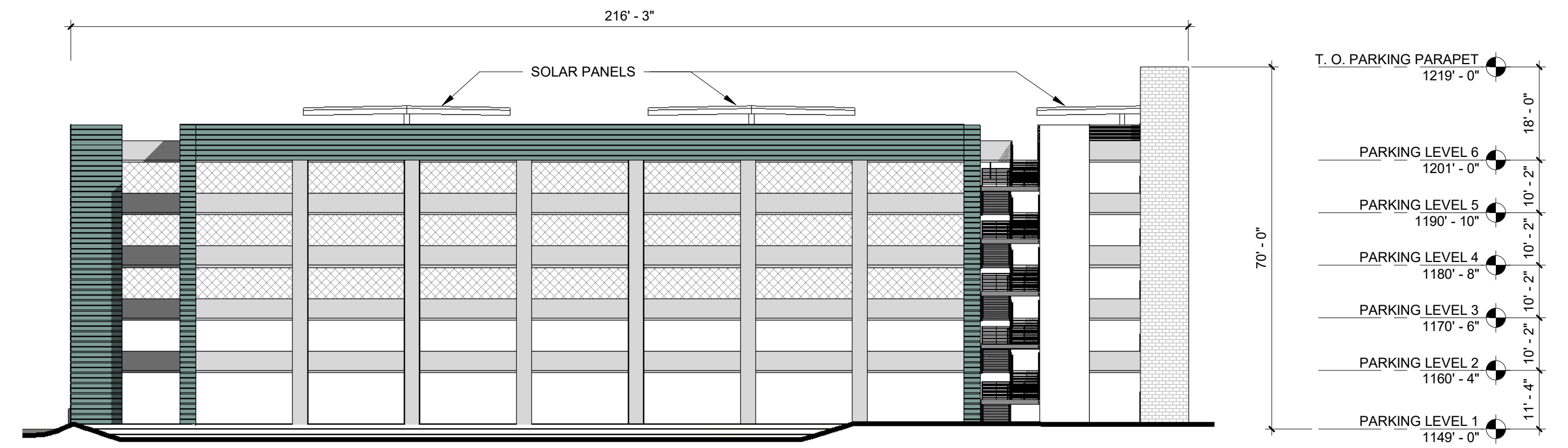
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CITY OF REDLANDS

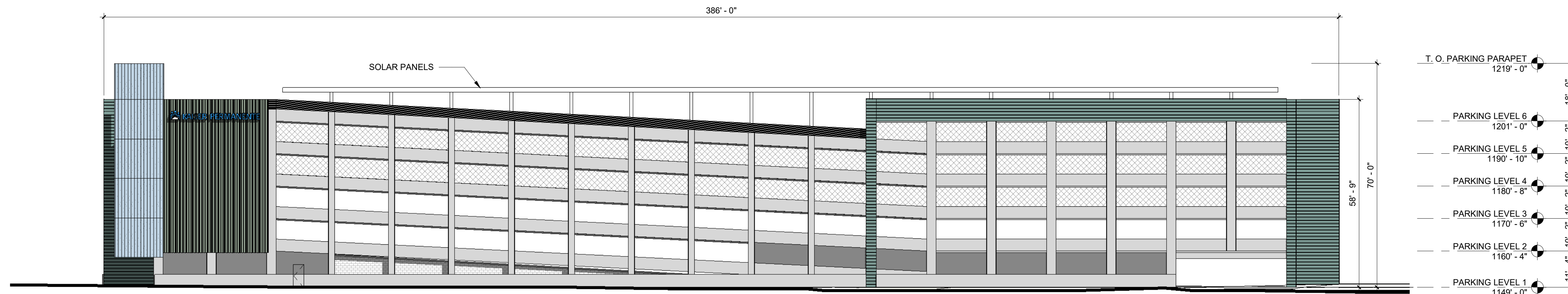
Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188
ARCHITECT, ENGINEER, DESIGNER: CO Architects, Michael Baker Int'l., Ridge Landscape Architects	PHONE: 323.525.0500 (Architect)
ADDRESS: 5750 Wilshire Boulevard, 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
ZONE: CR ZONE	



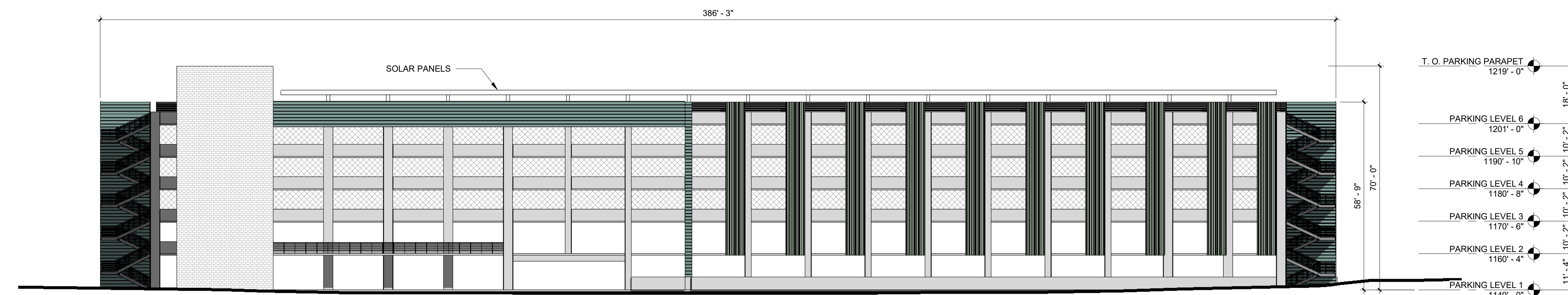
1 EAST ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"



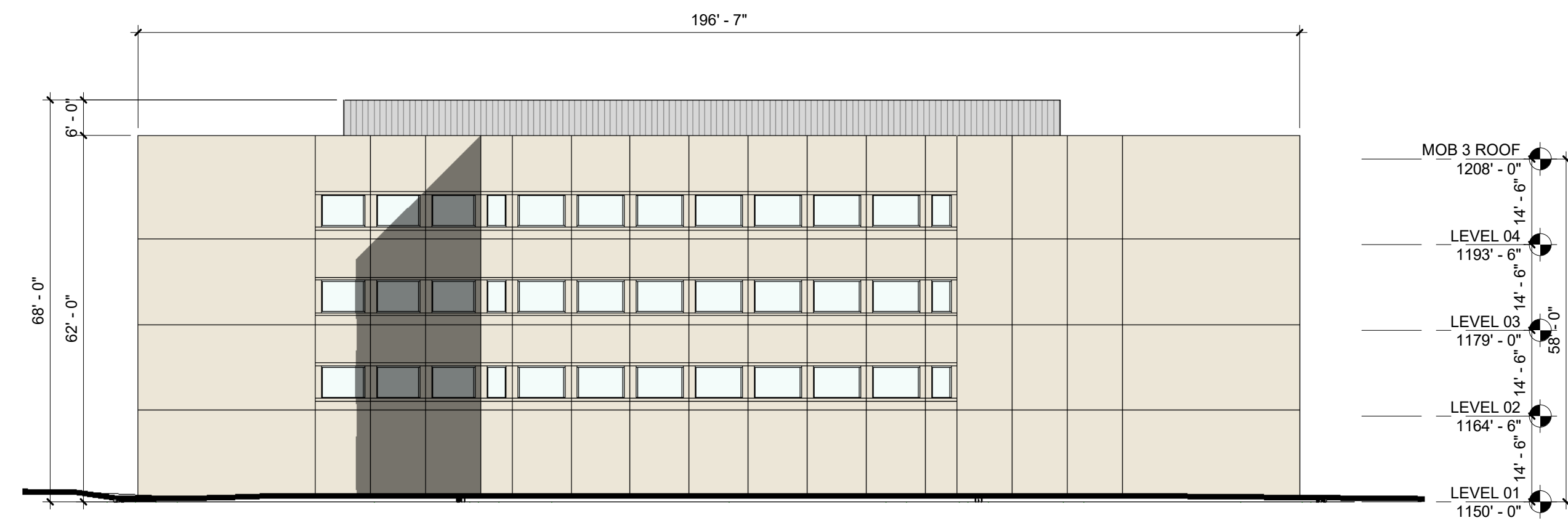
3 NORTH ELEVATION
1" = 20'-0"



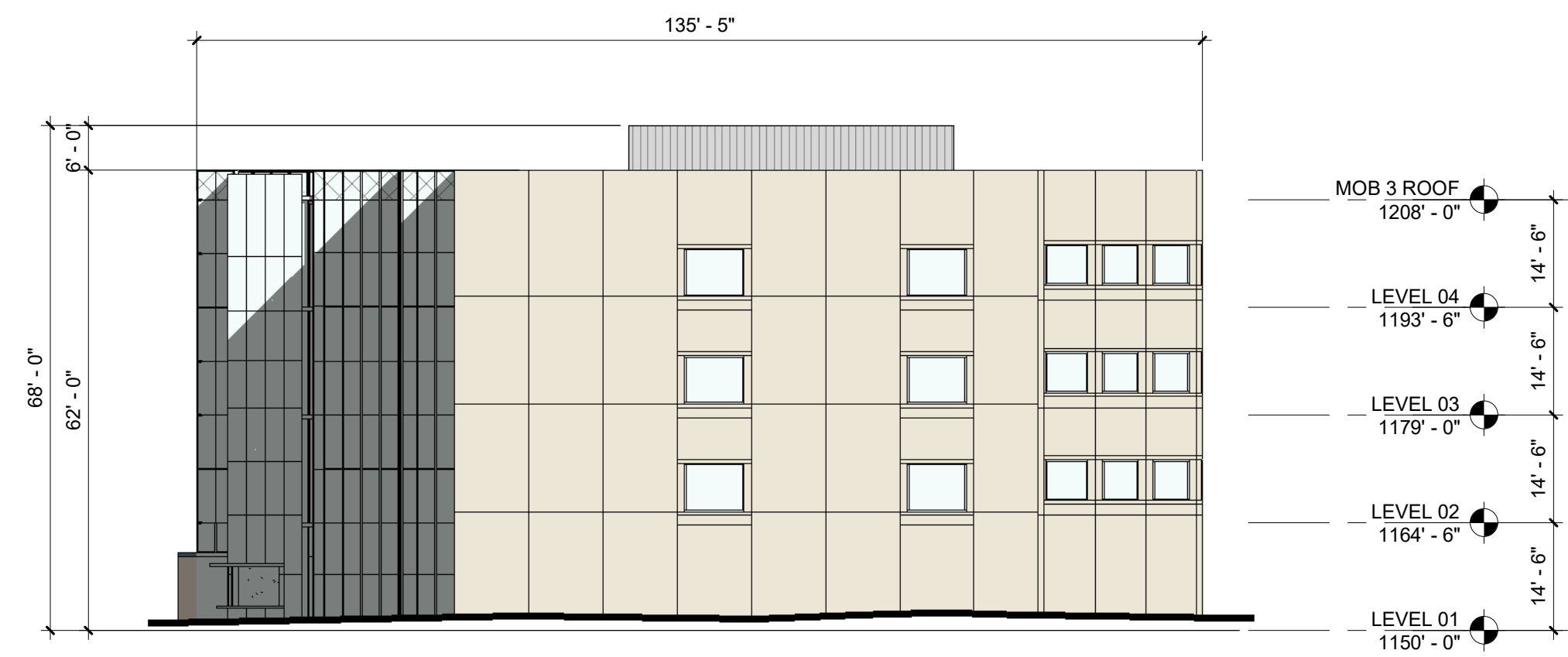
4 SOUTH ELEVATION
1" = 20'-0"

EXTERIOR MATERIAL TYPES

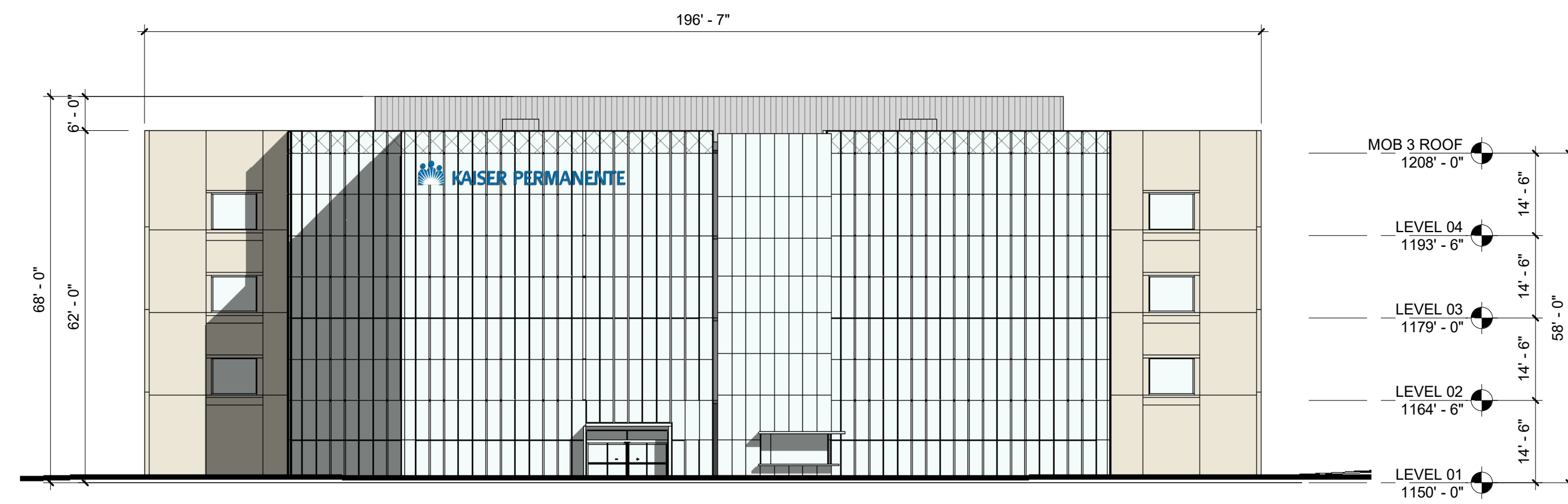
-  METAL PANEL
-  CHANNEL GLASS
-  PAINTED CONCRETE
-  CMU ELEVATOR TOWER
-  MESH SCREEN FOR FALL PROTECTION



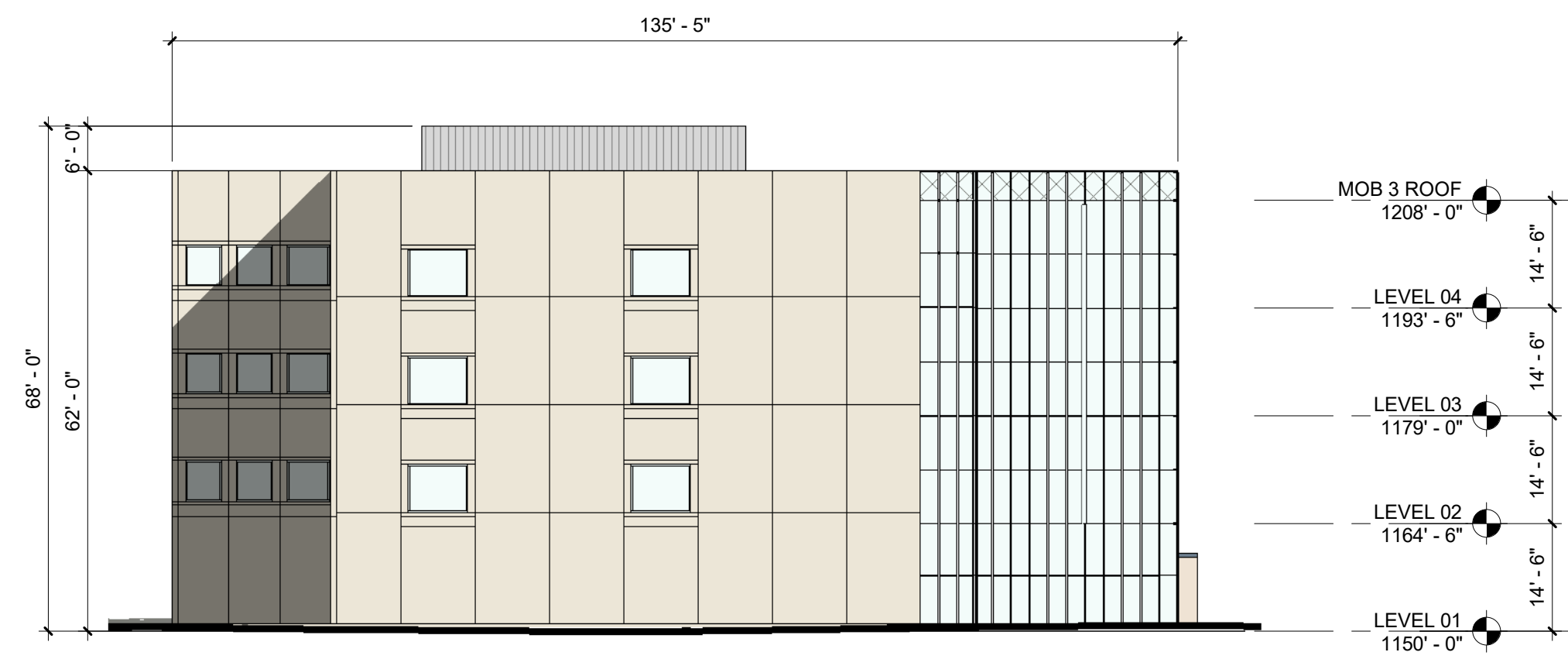
1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



4 WEST ELEVATION
1" = 20'-0"

EXTERIOR MATERIAL TYPES

- METAL PANEL - SMOOTH WITH INTEGRAL GLAZING
- METAL PANEL - VERTICAL
- CURTAIN WALL

MOB 3 ELEVATIONS

1" = 20'-0"

July 24, 2024

CO ARCHITECTS

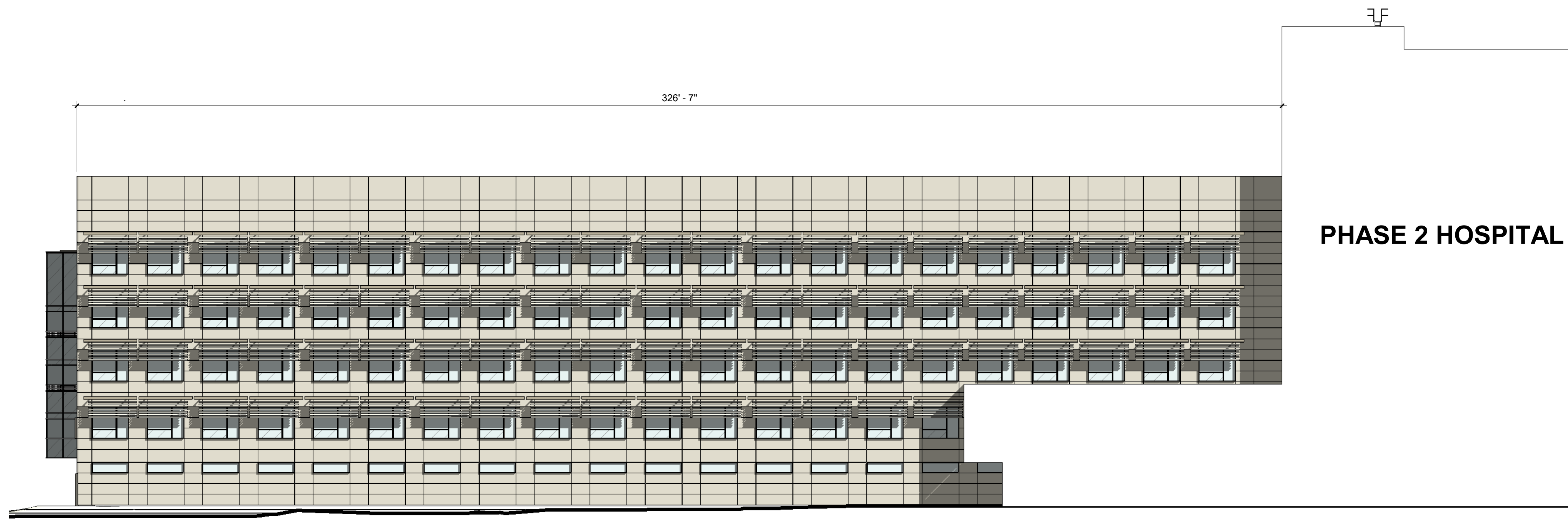


REDLANDS MEDICAL CENTER

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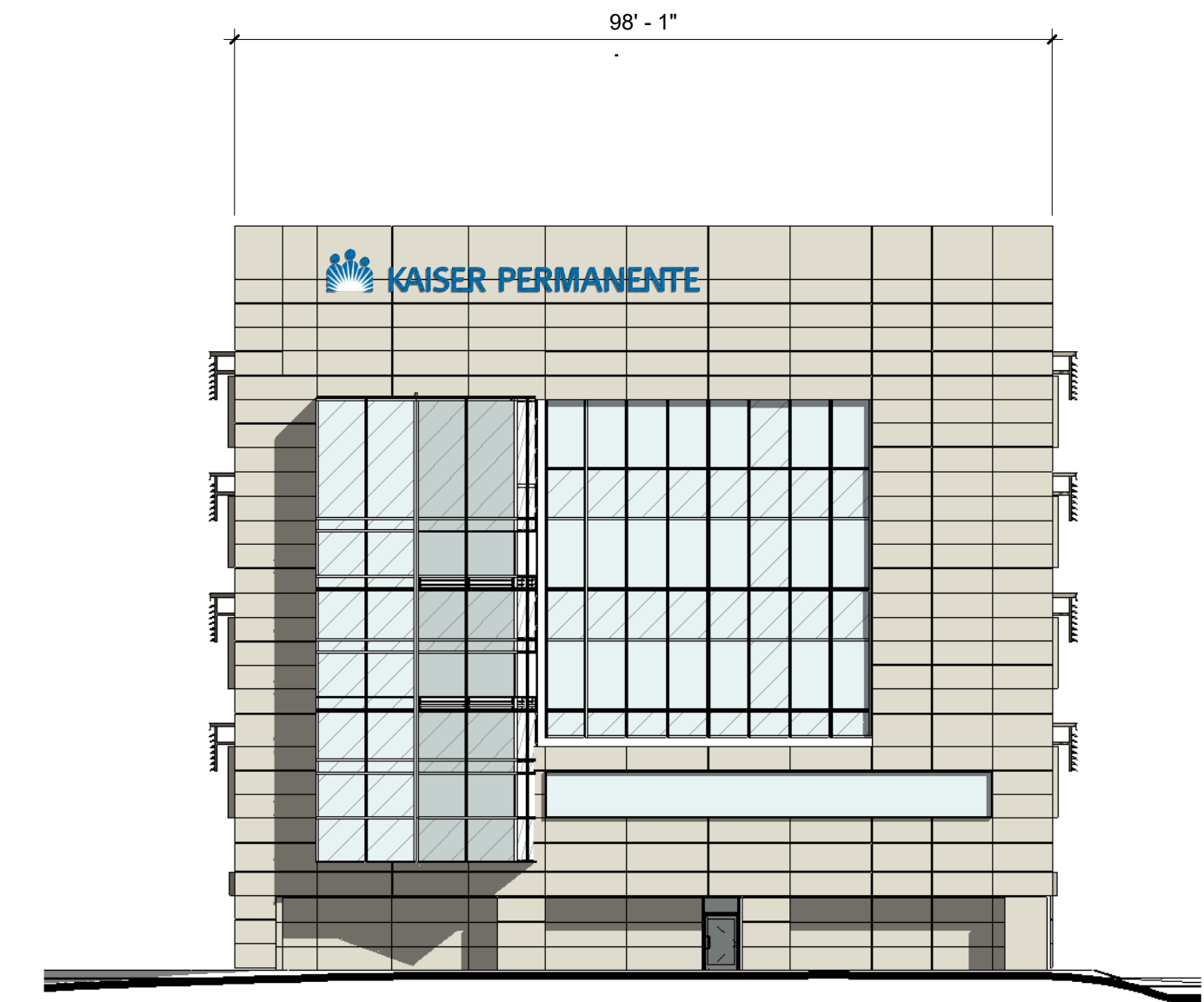
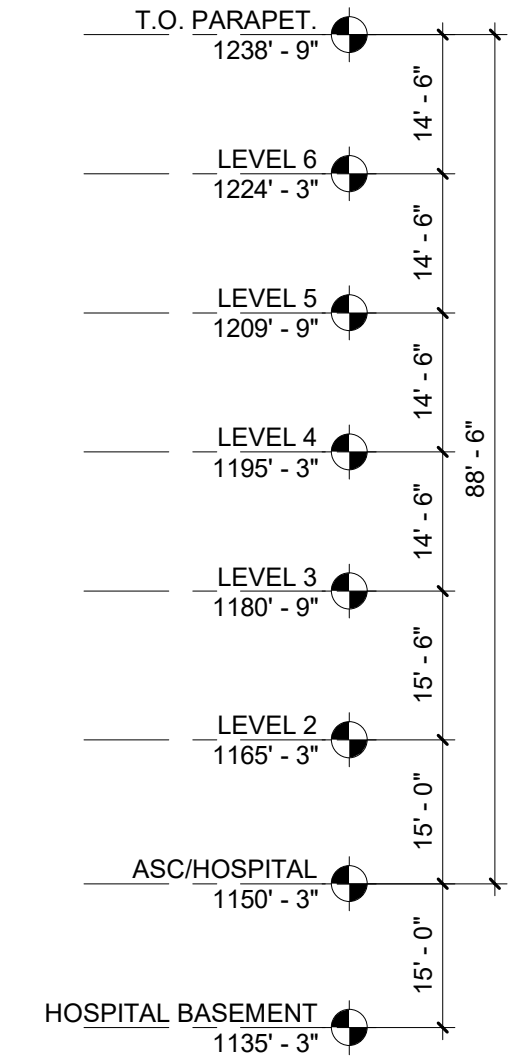
CITY OF REDLANDS

Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188
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TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	

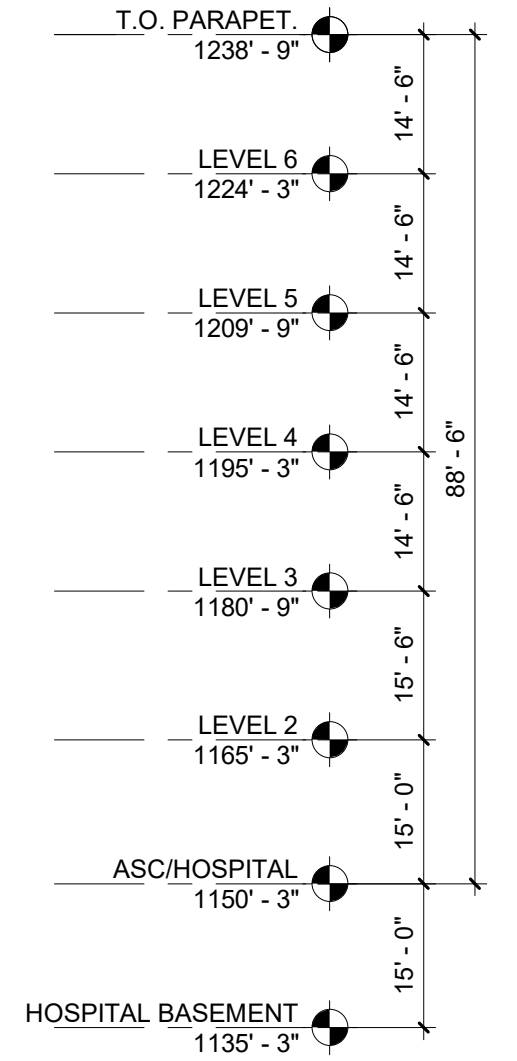


1 HOSPITAL PHASE 4 WEST ELEVATION
1" = 20'-0"

PHASE 2 HOSPITAL

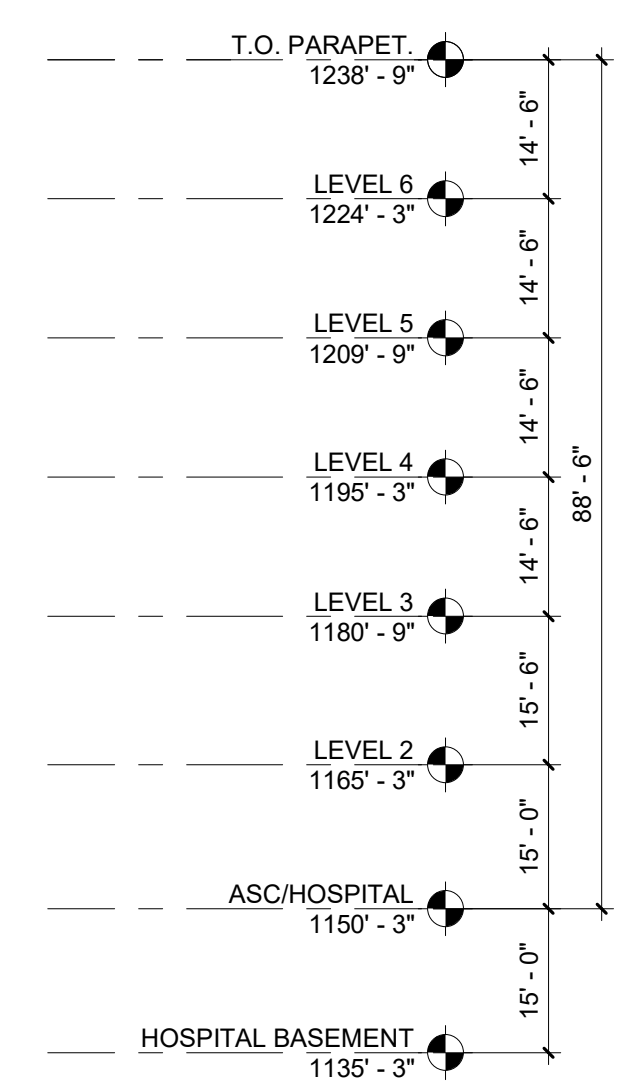


2 Original Level
HOSPITAL PHASE 4 NORTH ELEVATION
1" = 20'-0"



3 HOSPITAL PHASE 4 EAST ELEVATION
1" = 20'-0"

PHASE 2 HOSPITAL



- EXTERIOR MATERIAL TYPES**
- METAL PANEL- SMOOTH WITH INTEGRAL GLAZING
 - PAINTED METAL FRAME AND SUNSHADE
 - CURTAIN WALL

HOSPITAL PHASE 4 ELEVATIONS

1" = 20'-0"

July 24, 2024

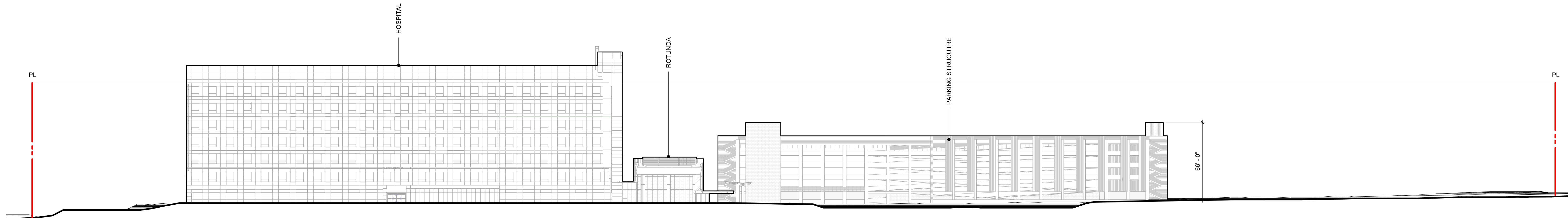


REDLANDS MEDICAL CENTER

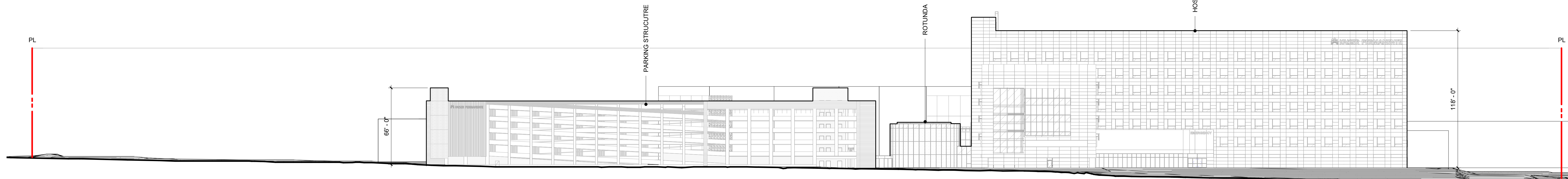
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CITY OF REDLANDS

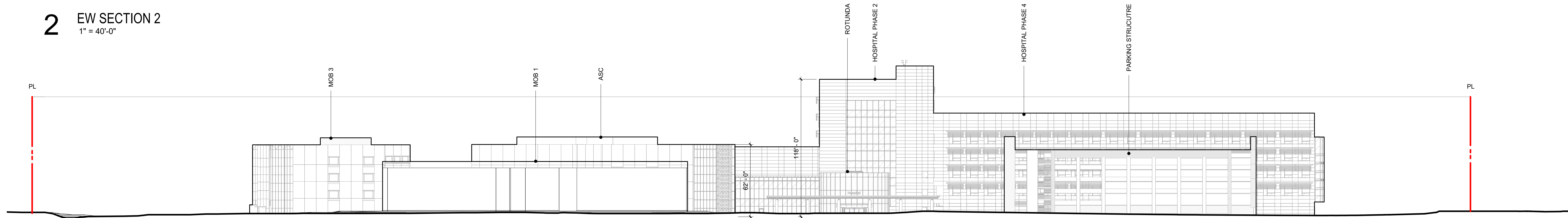
Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
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ZONE: CR ZONE		ACCESSOR'S PARCEL NUMBER: 0167-441-07



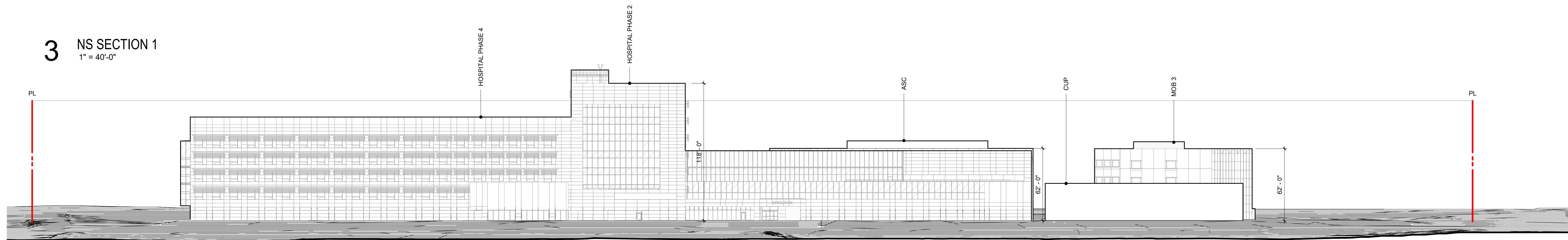
1 EW SECTION 1
1" = 40'-0"



2 EW SECTION 2
1" = 40'-0"



3 NS SECTION 1
1" = 40'-0"



4 NS SECTION 2
1" = 40'-0"

SITE SECTIONS

1" = 40'-0"

July 24, 2024

CO ARCHITECTS

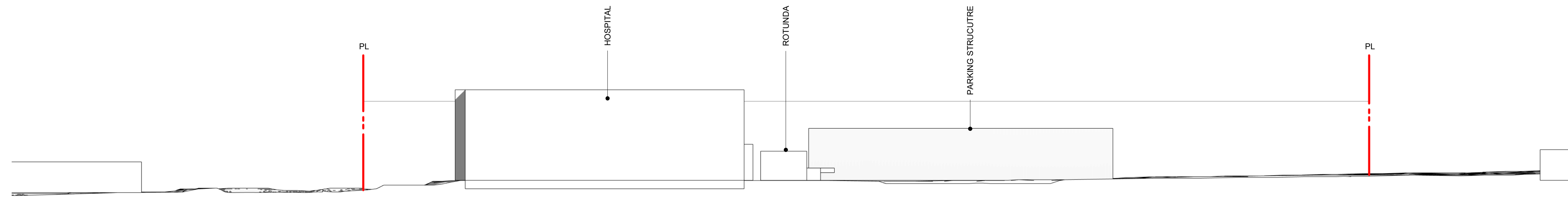


REDLANDS MEDICAL CENTER

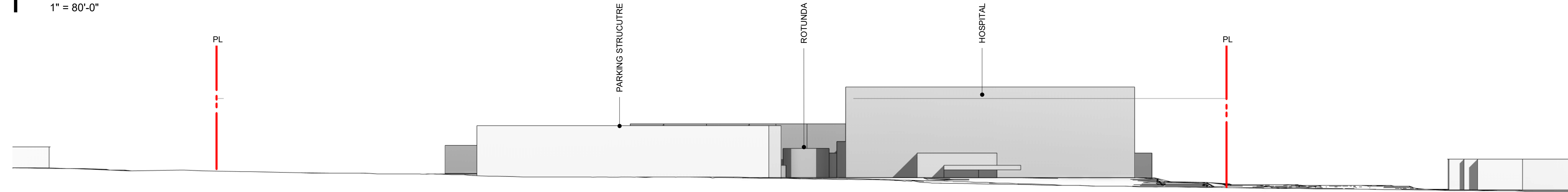
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CITY OF REDLANDS

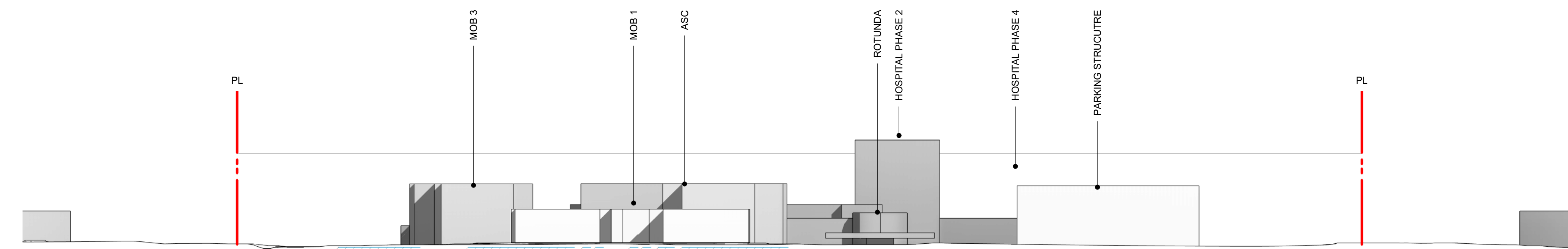
Site Development Plan Number:	PHONE: 626.405.6333
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ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07
ZONE: CR ZONE	



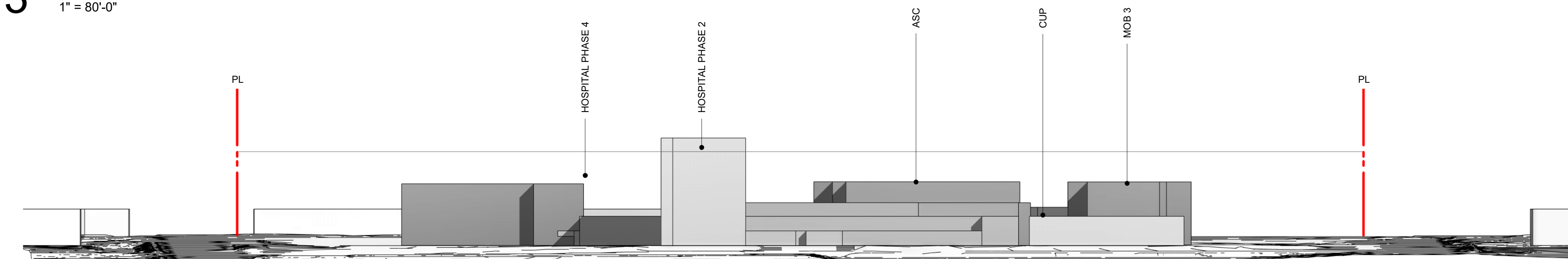
1 EW SECTION 1
1" = 80'-0"



2 EW SECTION 2
1" = 80'-0"



3 NS SECTION 1
1" = 80'-0"



4 NS SECTION 2
1" = 80'-0"

SITE & VICINITY SECTIONS

1" = 80'-0"

July 24, 2024

CO ARCHITECTS



KAISER PERMANENTE

REDLANDS MEDICAL CENTER

Sheet: **A 3.21**

CITY OF REDLANDS

Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188
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
ZONE: CR ZONE	



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 - TIPUANA TIPU	TRUE GREEN CHINESE ELM - OR - TIPUANA 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 1)

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

TOTAL PARKING AREA (PHASE 1)

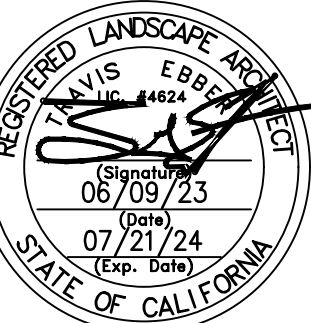
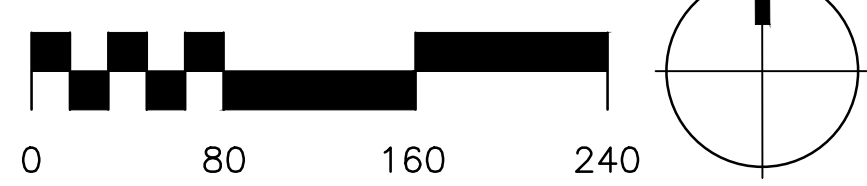
- TOTAL TREES - 433 TREES
- EVERGREEN TREES - 309 TREES (71.36%)
- DECIDUOUS TREES - 124 TREES (28.64%)

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

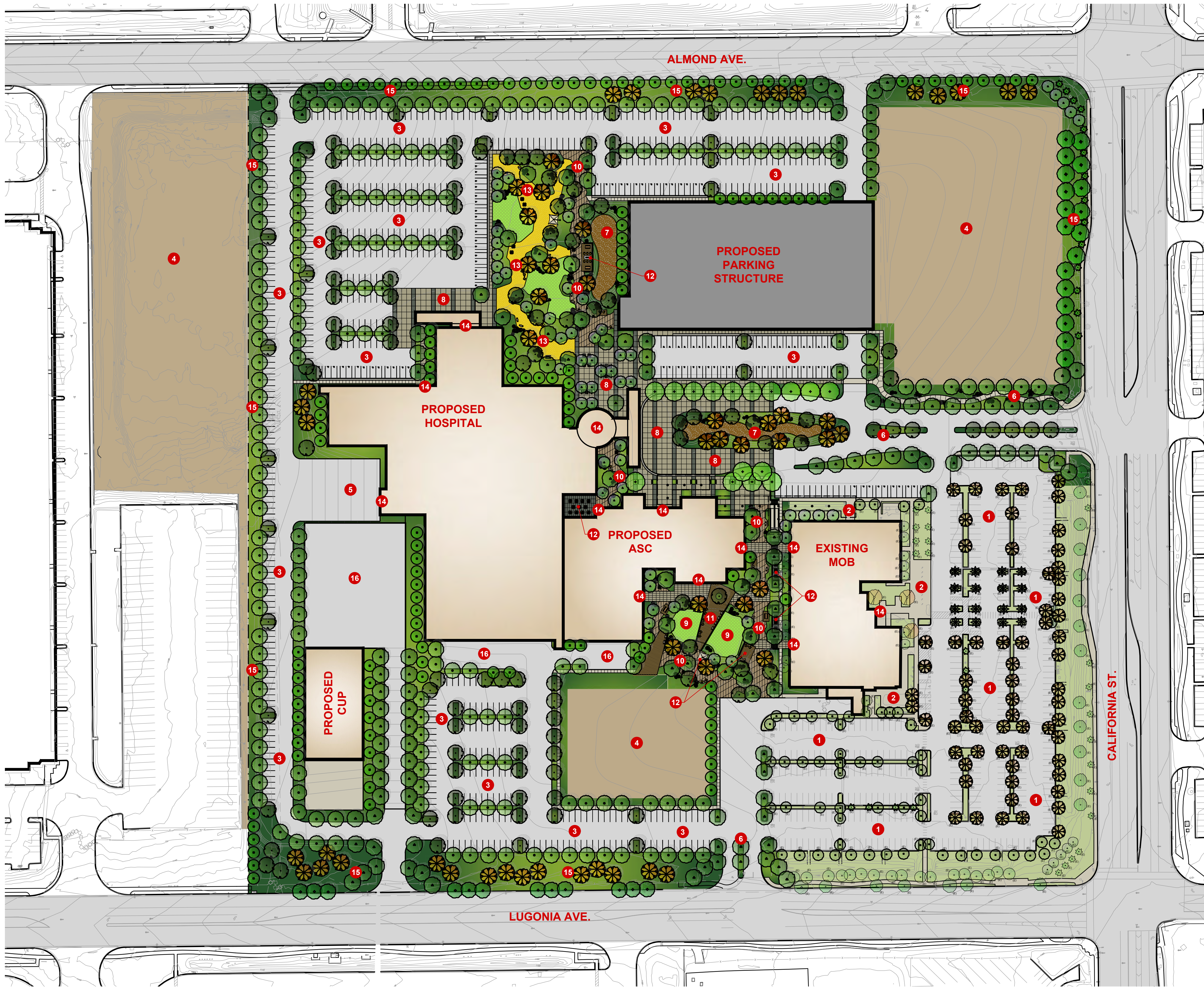


REDLANDS MEDICAL CENTER

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)	TYPE OF DEVELOPMENT: XXXXX	LOCATION: -
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)
		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 - TIPUANA TIPU	TRUE GREEN CHINESE ELM - OR - 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 'WILSONI'	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%)

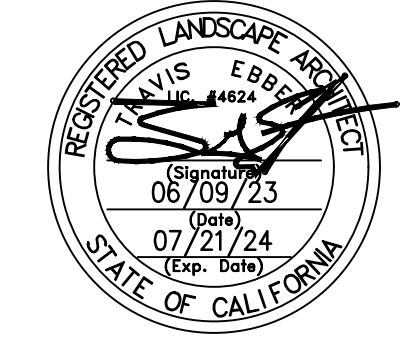
PROPOSED PARKING LOT (PHASE 2)
 - TOTAL TREES - 258 TREES
 - EVERGREEN TREES - 258 TREES (100%)
 - DECIDUOUS TREES - 0 TREES (0%)

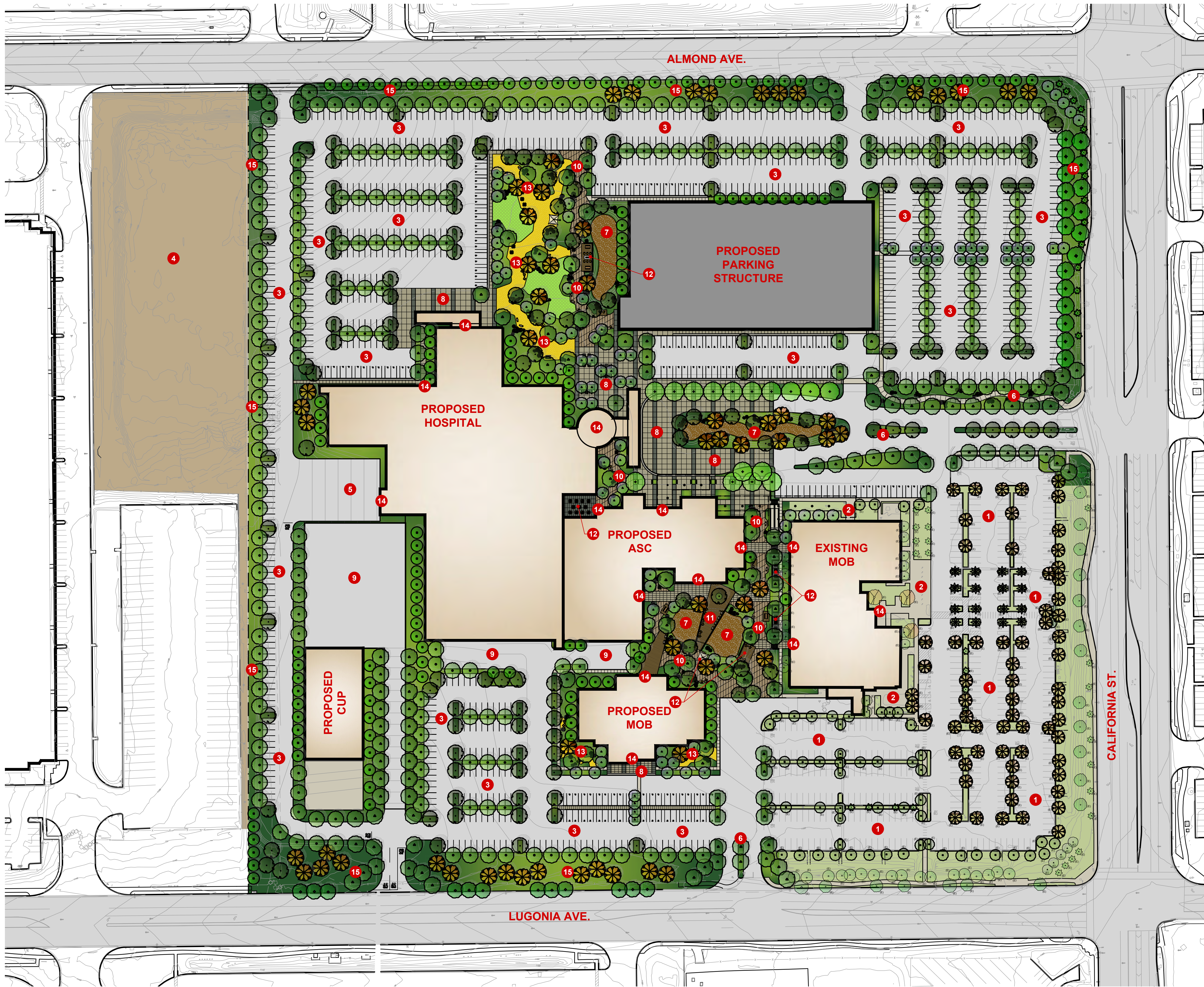
TOTAL PARKING AREA (PHASE 2)
 - TOTAL TREES - 406 TREES
 - EVERGREEN TREES - 282 TREES (69.46%)
 - DECIDUOUS TREES - 124 TREES (30.54%)

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





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.	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 TIPI	TRUE GREEN CHINESE ELM - OR - TIPI 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%)

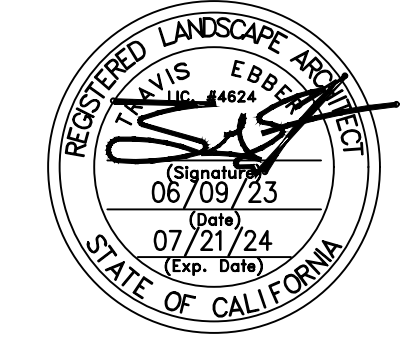
PROPOSED PARKING LOT (PHASE 3)
 - TOTAL TREES - 369 TREES
 - EVERGREEN TREES - 343 TREES (92.95%)
 - DECIDUOUS TREES - 26 TREES (7.05%)

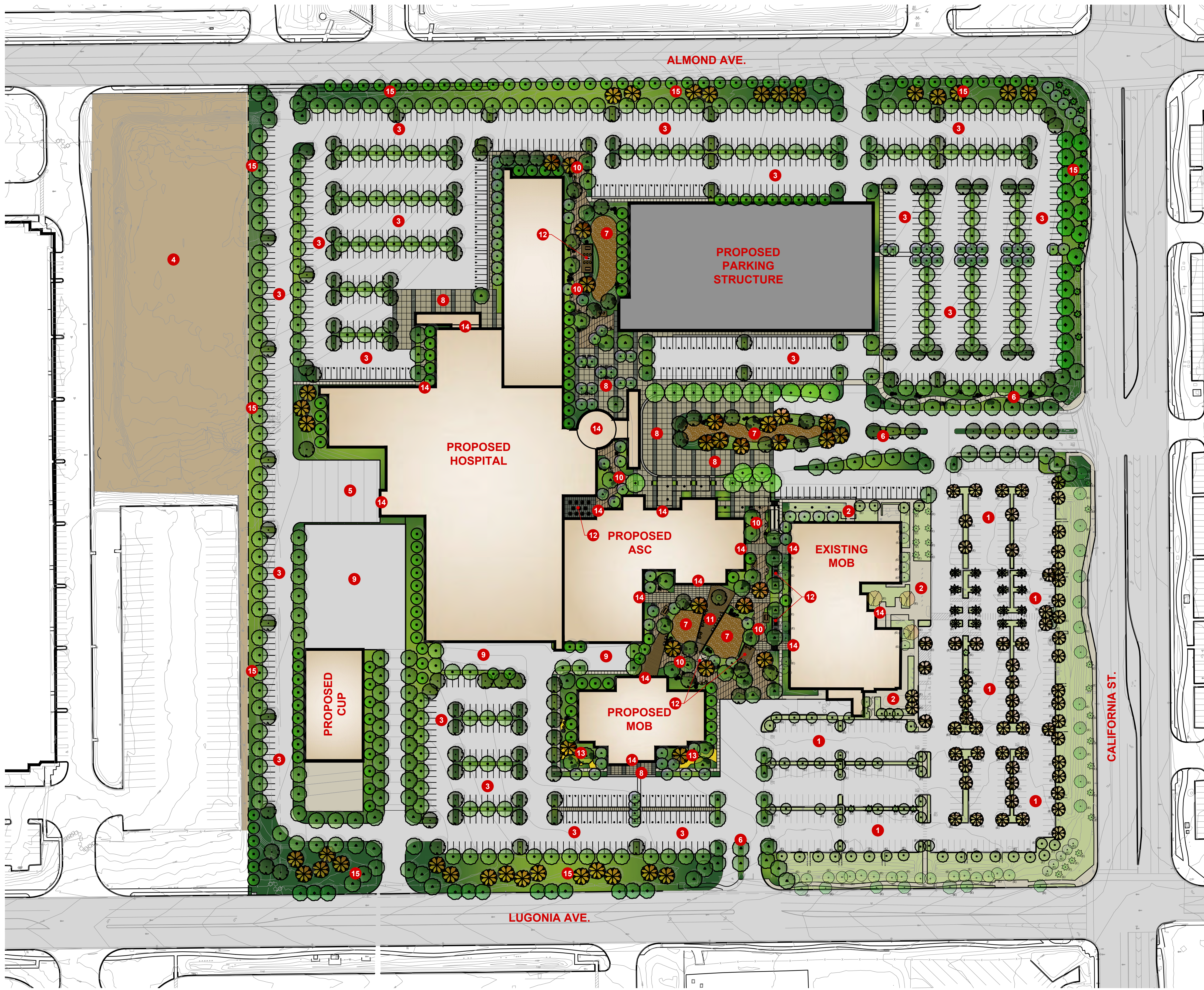
TOTAL PARKING AREA (PHASE 3)
 - TOTAL TREES - 517 TREES
 - EVERGREEN TREES - 367 TREES (70.99%)
 - DECIDUOUS TREES - 150 TREES (29.01%)

TOTAL LANDSCAPE AREA (PHASE 3)
 - TOTAL TREES - 1,065 TREES
 - EVERGREEN TREES - 727 TREES (68.26%)
 - DECIDUOUS TREES - 338 TREES (31.74%)

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** LOADING DOCK / SERVICE AREA
- 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





PROPOSED PLANT PALETTE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM
		CINNAMONUM CAMPHORA	CAMPHOR	24" BOX STD.
		CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.
		ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIPUANA TIPU	TRUE GREEN CHINESE ELM - OR - TIPU 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	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM
		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

Reference Evapotranspiration (ET ₀)	55.6	Project Type	Non-Residential	0.45			
Hydrozone / Planting Description	Plant Factor (PF)	Irrigation Method	ETAF (PF/IE)	Estimated Total Water Use (ETWU) ¹			
Regular Landscape Areas							
1- Shrub Drip (LOW)	0.2	Drip	0.81	0.25	248666	61399	2116547
2- Shrub Drip (MOD)	0.5	Drip	0.81	0.62	188005	116052	4000561
2- Tree Bubblers (LOW)	0.3	Bubbler	0.73	0.41	3360	2301	79333
3- Tree Bubblers (MOD)	0.5	Bubbler	0.73	0.68	3360	2301	79333
Totals					440031	179753	6196440
Special Landscape Areas							
SLA-1					1	0	0
Totals					0	0	0
			ETWU Total *		6,196,440.3		
			Maximum Allowed Water Allowance (MAWA) *		6,825,936.9		
			MAWA - EAWA =		86,616.6		

*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
 *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) (RA2) (ETAF x LA) + (E1-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 area and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	179753
Total Area	440031	
Average ETAF	0.41	

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

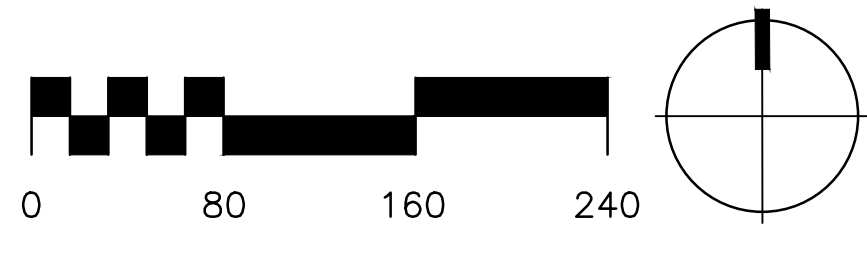
All Landscape Areas	Total ETAF x Area	179753	(B+D)
Total Area	440031		
Average ETAF	0.41		

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
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- 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

TREE CALCULATIONS

EXISTING PARKING LOT	TOTAL TREES - 148 TREES	EVERGREEN TREES - 24 TREES (16.22%)	DECIDUOUS TREES - 124 TREES (83.78%)
TOTAL PARKING AREA (PHASE 4)	TOTAL TREES - 517 TREES	EVERGREEN TREES - 367 TREES (70.99%)	DECIDUOUS TREES - 150 TREES (29.01%)
PROPOSED PARKING LOT (PHASE 4)	TOTAL TREES - 369 TREES	EVERGREEN TREES - 343 TREES (92.95%)	DECIDUOUS TREES - 26 TREES (7.05%)
TOTAL LANDSCAPE AREA (PHASE 4)	TOTAL TREES - 1,037 TREES	EVERGREEN TREES - 710 TREES (68.47%)	DECIDUOUS TREES - 327 TREES (31.53%)



PRELIMINARY LANDSCAPE PLAN (PHASE 4)

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

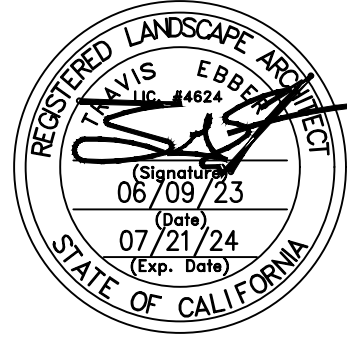


REDLANDS MEDICAL CENTER

Sheet: **L1.04**

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)	TYPE OF DEVELOPMENT: XXXXX	LOCATION: -
ZONE: CR ZONE	ACCESSORS PARCEL NUMBER: 0167-441-07	



TREES



CINNAMOMUM CAMPHORA / CAMPHOR
 CUPANIOPSIS ANACARDIODES / CARROTWOOD
 LAGERSTROEMIA L. '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

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

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY
 CAREX DIVULSA / BERKELEY SEDGE
 FESTUCA MAIREI / ATLAS FESCUE
 HESPERALOE PARVIFLORA / RED YUCCA

BIOSWALE GRASSES



CAREX DIVULSA / BERKELEY SEDGE
 CAREX TUMICOLA / FOOTHILL SEDGE
 JUNCUS PATENS / CALIFORNIA GRAY RUSH

VINES



DISTICTUS BUCCINATORIA / BLOOD-RED TRUMPET VINE

MIDGROUND SHRUBS



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

GROUNDCOVERS



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

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	INSTALL SIZE	WATER USE	DESCRIPTION	MATURE SIZE (AT 15 YEARS)
[Symbol]	CINNAMOMUM CAMPHORA	CAMPHOR	24" BOX STD.	8H X 4W X 1-1/4" CAL.	M	CALIFORNIA STREET TREE	22H X 20W X 4" CAL.
[Symbol]	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.	6H X 3W X 1-1/4" CAL.	M	LUCONIA STREET TREE	24H X 20W X 4" CAL.
[Symbol]	ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIPUANA 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.
[Symbol]	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.
[Symbol]	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8H X 3W X 1-1/4" CAL.	M	PERIMETER EDGE	25H X 10W X 4" CAL.
[Symbol]	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.
[Symbol]	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.
[Symbol]	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.
[Symbol]	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.
[Symbol]	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
[Symbol]	FURCRAEA MACDOUGALLII	MACDOUGALLS CENTURY PLANT	5 GAL.	60" O.C.	L	SUCCULENT ACCENT
[Symbol]	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	36" O.C.	L	HEDGE
[Symbol]	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	48" O.C.	L	LARGE FLOWERING
[Symbol]	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL.	42" O.C.	L	HEDGE

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
[Symbol]	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
[Symbol]	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
[Symbol]	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	M	FLOWERING ACCENT
[Symbol]	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
[Symbol]	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
[Symbol]	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
[Symbol]	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
[Symbol]	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
[Symbol]	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	36" O.C.	L	FLOWERING ACCENT
[Symbol]	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
[Symbol]	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	VL	EVERGREEN GROUND COVER
[Symbol]	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUND COVER
[Symbol]	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUND COVER
[Symbol]	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	18" O.C.	M	FLOWERING GROUND COVER
[Symbol]	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUND COVER

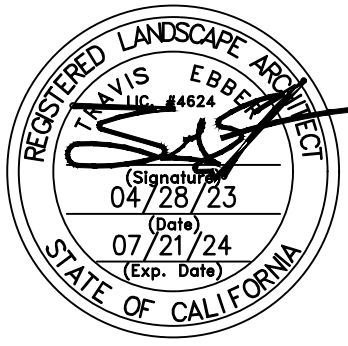
BIOSWALE GRASSES

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

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
[Symbol]	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 V) FOR THE CITY OF REDLANDS



CONCEPTUAL LANDSCAPE IMAGERY

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



REDLANDS MEDICAL CENTER

Sheet: **L2.01** 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)
 TYPE OF DEVELOPMENT: XXXXX LOCATION: -
 ZONE: CR ZONE ACCESSORS PARCEL NUMBER: 0167-441-07