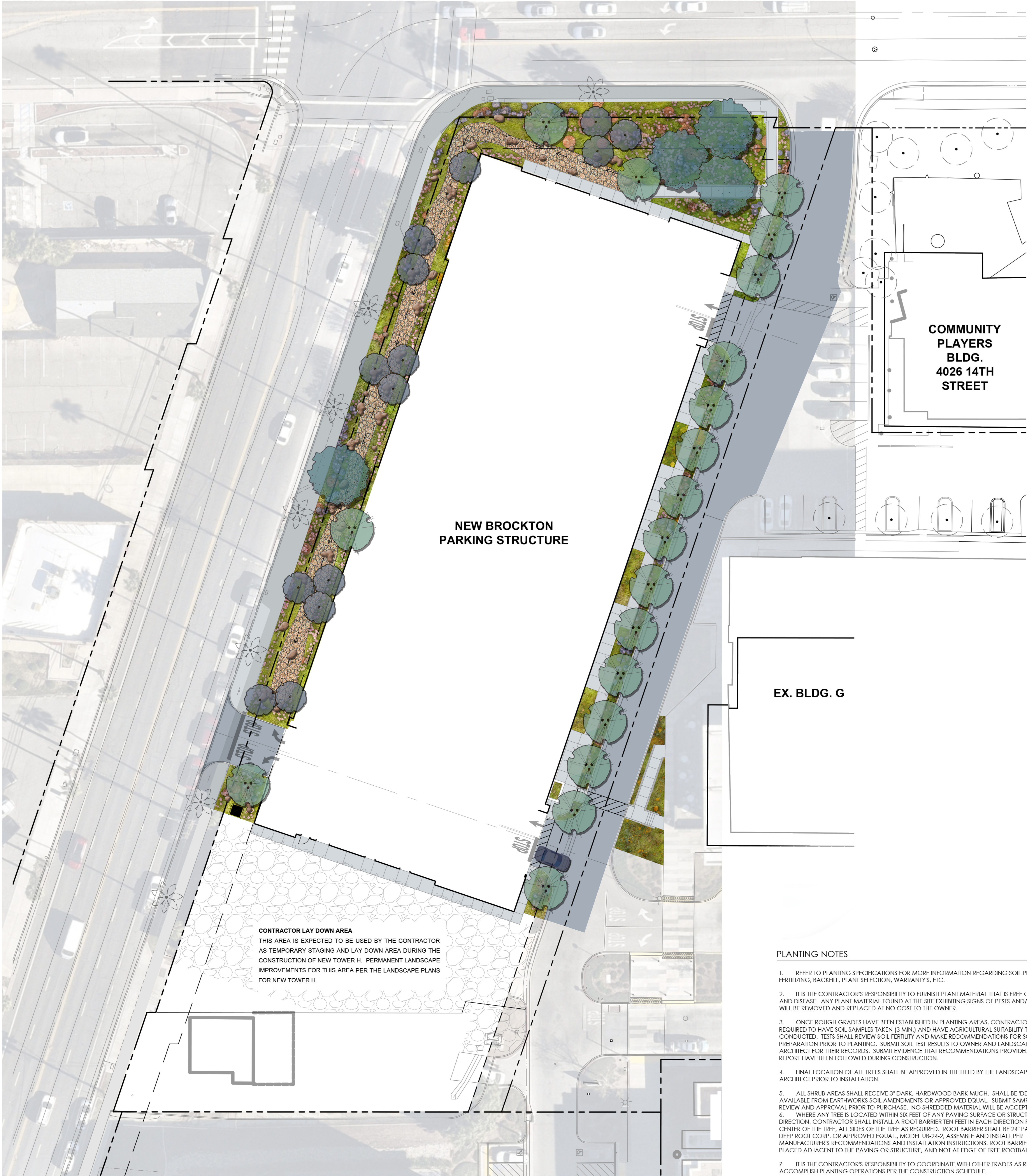


PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 12 - Project Plans



CONTRACTOR LAY DOWN AREA
THIS AREA IS EXPECTED TO BE USED BY THE CONTRACTOR AS TEMPORARY STAGING AND LAY DOWN AREA DURING THE CONSTRUCTION OF NEW TOWER H. PERMANENT LANDSCAPE IMPROVEMENTS FOR THIS AREA PER THE LANDSCAPE PLANS FOR NEW TOWER H.

**COMMUNITY PLAYERS BLDG.
4026 14TH STREET**

EX. BLDG. G

PLANTING NOTES

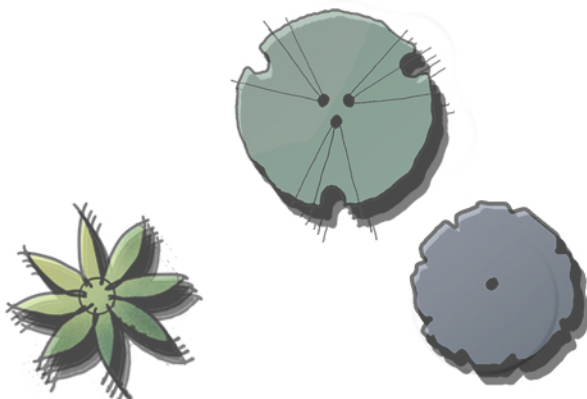
- REFER TO PLANTING SPECIFICATIONS FOR MORE INFORMATION REGARDING SOIL PREP, FERTILIZING, BACKFILL, PLANT SELECTION, WARRANTY'S, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL THAT IS FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL FOUND AT THE SITE EXHIBITING SIGNS OF PESTS AND/OR DISEASE WILL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- ONCE ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, CONTRACTOR SHALL BE REQUIRED TO HAVE SOIL SAMPLES TAKEN (3 MIN.) AND HAVE AGRICULTURAL SUITABILITY TESTS CONDUCTED. TESTS SHALL REVIEW SOIL FERTILITY AND MAKE RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING. SUBMIT SOIL TEST RESULTS TO OWNER AND LANDSCAPE ARCHITECT FOR THEIR RECORDS. SUBMIT EVIDENCE THAT RECOMMENDATIONS PROVIDED IN SOILS REPORT HAVE BEEN FOLLOWED DURING CONSTRUCTION.
- FINAL LOCATION OF ALL TREES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SHRUB AREAS SHALL RECEIVE 3" DARK, HARDWOOD BARK MULCH. SHALL BE 'DECOBARK' AVAILABLE FROM EARTHWORKS SOIL AMENDMENTS OR APPROVED EQUAL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. NO SHREDDED MATERIAL WILL BE ACCEPTED.
- WHERE ANY TREE IS LOCATED WITHIN SIX FEET OF ANY PAVING SURFACE OR STRUCTURE IN ANY DIRECTION, CONTRACTOR SHALL INSTALL A ROOT BARRIER TEN FEET IN EACH DIRECTION FROM THE CENTER OF THE TREE. ALL SIDES OF THE TREE AS REQUIRED. ROOT BARRIER SHALL BE 24" PANELS BY DEEP ROOT CORP. OR APPROVED EQUAL. MODEL UB-24-2, ASSEMBLE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. ROOT BARRIERS WILL BE PLACED ADJACENT TO THE PAVING OR STRUCTURE, AND NOT AT EDGE OF TREE ROOTBALL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH OTHER TRADES AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS PER THE CONSTRUCTION SCHEDULE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, 2% MIN.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PLANT MATERIAL WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS OR GRADE DIFFERENCES EXIST THAT WOULD MAKE THE PROPOSED DESIGN UNACHIEVABLE. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY IF ANY SUCH CONDITIONS ARE DISCOVERED. FAILURE TO NOTIFY THE APPROPRIATE PARTIES COULD RESULT IN THE REJECTION AND REMOVAL OF FINISHED WORK AT NO COST TO THE OWNER.
- AS ENTIRE PROJECT SITS WITHIN A FIRE HAZARD SEVERITY ZONE, HIGHLY FLAMMABLE PLANT MATERIALS AND MULCHES WILL BE AVOIDED. PROPOSED PLANT MATERIAL IS BOTH IGNITION RESISTIVE AND LOW WATER USE.
- PLANTINGS IN TRANSITIONAL AREAS, BEYOND LIMITS OF REQUIRED GRADING SHALL CONSIST OF SITE ADAPTIVE AND COMPATIBLE NATIVE SPECIES AND NON-NATIVE SPECIES.

**PROJECTED PLANT TOTALS
(FOR BIDDING PURPOSES ONLY)**

300 - 15 GAL. @ 72" O.C.
1300 - 5 GAL. @ 48" O.C.
3000 - 1 GAL. @ 24" O.C.

PLANT LEGEND

TREES



BOTANICAL / COMMON NAME

MEDIUM SHADE TREE SUCH AS: (24" BOX MIN.)

Agonis flexuosa / Peppermint Willow
Geijera parvifolia / Australian Willow
Koeleruteria bipinatta / Chinese Flame Tree
Pistacia chinensis / Chinese Pistache
Ulmus parvifolia / Chinese Elm

ACCENT TREE SUCH AS: (24" BOX MIN.)

Anubutius x marina / Strawberry Tree
Ceiba speciosa / Silk Floss Tree
Cercis occidentalis / Western Redbud
Lagerstroemia indica 'catawba' / Calawba Crape Myrtle
Lagerstroemia indica 'Watermelon Red' / Watermelon Carpe Myrtle
Olea europaea 'Swan Hill' / Fruitless Olive
Parkinsonia florida / Blue Palo Verde
Phoenix dactylifera / Medjool Date Palm
Prunus ilicifolia
Rhus lancea / African Sumac
Robinia x ambigua 'Purple Robe' / Purple Locust
Washingtonia filifera / California Fan Palm

SHADE TREE SUCH AS: (24" BOX MIN.)

Pinus canariensis / Canary Island Pine
Platanus acerifolia / London Plane Tree
Quercus ilex / Holly Oak
Quercus suber / Cork Oak

EXISTING TREE (TO REMAIN)

EXISTING PALM TREE (TO REMAIN)

BOTANICAL / COMMON NAME

FOUNDATION SHRUBS SUCH AS: (5 GAL MIN.)

Lep. Ruby Glow / New Zealand Tea Tree
Leucophyllum frutescens / Texas Ranger
Myrica californica / Pacific Wax Myrtle
Philodendron selloum / Split Leaf Philodendron
Pittosporum tobira / Mock Orange
Phormium tenax 'Maori Queen' / New Zealand Flax
Xylosma congestum / Shiny Xylosma

MEDIUM SHRUBS SUCH AS: (5 GAL. MIN.)

Arctostaphylos species
Agave species
Aloe species
Cistus species
Myrtus communis 'compacta' / Dwarf Myrtle
Nandina domestica 'Harbor Dwarf' / Harbor Dwarf Heavenly Bamboo
Nephrolepis cordifolia / Southern Sword Fern
Polystichum munitum / Western Sword Fern
Rhapiolepis indica / Indian Hawthorn
Rhamnus californica / Coffeeberry
Salvia species
Westringia species
Woodwardia fimbriata / Giant Chain Fern

**SMALL SHRUBS & GROUNDCOVERS SUCH AS:
(5 & 1 GAL. MIN.)**

Acacia redolens 'Low Boy' / Prostrate Acacia
Agapanthus africanus / Lily of the Nile
Arctostaphylos 'Pacific Mist' / Manzanita
Asparagus densiflorus / Foxtail Fern
Carex tumulicola / Foothill Sedge
Dianella revoluta 'Baby Bliss' / Flax Lily
Fragaria choloensis / Beach Strawberry
Heuchera species
Lavandula stoechas / Spanish Lavender
Senecio serpens / Blue Chalk Sticks
Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

GRASSES SUCH AS: (1 GAL. MIN.)

Bouteloua 'Blonde Ambition' / Blonde Ambition
Calamagrostis foliosa / Mendo Reed Grass
Lymus condensatus 'Canyon Prince' / Wild Rye
Koeleria macrantha / Prairie Junegrass
Carex tumulicola / Foothill Sedge
Lomandra longifolia 'Lomion' / Lime Tuff
Muhlenbergia rigens / Deer Grass
Pen. set. 'Eaton Canyon' / Dwarf Red Fountain Grass

VINES SUCH AS: (5 GAL. MIN.)

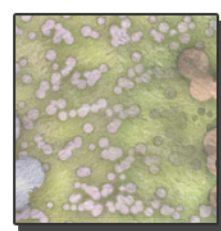
BOUG. 'PURPLE MAJESTY' / PURPLE BOUGAINVILLEA
BOUG. 'WHITE MADONNA' / WHITE BOUGAINVILLEA
GELSEMIUM SEMPERVIRENS / YELLOW JESSAMINE
LONICERA JAP. 'HALLIANA' / JAPANESE HONEYSUCKLE
TECOMARIA CAPENSIS / CAPE HONEYSUCKLE
WISTERIA SINENSIS / CHINESE WISTERIA

DRY CREEK / COBBLE SWALE

SHALL BE 12" LAYER OF 4"-8" RIVER COBBLE TO MATCH EXISTING ONSITE LAYOUT SHALL VARY IN WIDTH (8FT MIN.) AND (12FT MAX.) IN NATURAL, MEANDERING STYLE FOLLOWING SWALE PER CIVIL PLANS.



SHRUBS



HKS

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
2545 PARK PLAZA, BUILDING 3.2
NASHVILLE, TN 37203

FACILITY
RIVERSIDE COMMUNITY HOSPITAL
4445 MAGNOLIA AVENUE
RIVERSIDE, CA 92501

**ARCHITECT/
INTERIOR DESIGNER**
HKS ARCHITECTS, INC.
10880 WILSHIRE BLVD., #1850
LOS ANGELES, CA 90024

**CIVIL ENGINEER/
LANDSCAPE ARCHITECT**
KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. TOWN & COUNTRY ROAD, SUITE 700
ORANGE, CA 92668

STRUCTURAL ENGINEER
KPFF
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017

MEP/LOW VOLTAGE ENGINEER
WSP USA
3102 OAK LAWN AVE, SUITE 450
DALLAS, TX 75219

PARKING CONSULTANT
HWA PARKING
9600 GREAT HILLS TRAIL, SUITE 150W
AUSTIN, TX 78759

HCA DESIGN MANAGER
ZACH WISZMAN

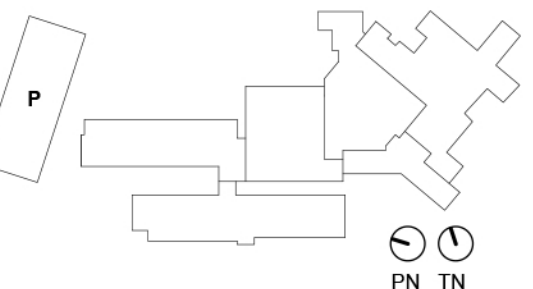
HCSA CONSTRUCTION MANAGER
RUSSELL MARSH



**NEW BROCKTON
PARKING GARAGE**



KEY PLAN



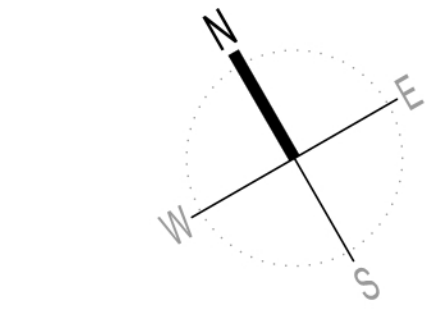
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
26153.100
HCA PROJECT NUMBER
0715000049

DATE
11/08/2024
ISSUE
**PLANNING
SUBMITTAL**

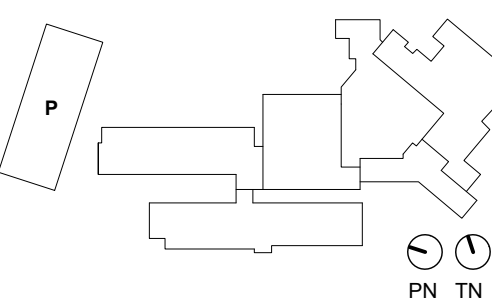
SHEET TITLE
PLANTING PLAN

SHEET NO.
L1.0



SCALE: 1" = 20'-0"





NO.	DESCRIPTION	DATE

LEGEND

---	EXISTING PROPERTY LINE
---	SETBACK LINE
---	PROPOSED PROPERTY LINE
---	CENTER LINE
---	CIVIL LIMIT OF WORK LINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE (< 12")
---	PROPOSED STORM DRAIN PIPE (> 12")
W	PROPOSED WATER PIPE
E	PROPOSED ELECTRIC LINE
FW	PROPOSED FIRE WATER PIPE
SS	EXISTING SANITARY SEWER PIPE
SD	EXISTING STORM DRAIN PIPE (< 12")
W	EXISTING WATER PIPE
E	EXISTING ELECTRIC LINE
FW	EXISTING FIRE WATER PIPE
PA	PERVIOUS AREA
---	POINT OF CONNECTION TO EXISTING
---	POINT OF CONNECTION TO PROPOSED
---	PROPOSED ADA PATH OF TRAVEL
---	EXISTING ADA PATH OF TRAVEL
---	CONCRETE PAVING
---	LANDSCAPING

SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING MEDICAL OFFICE BUILDING, WAREHOUSE, WOMEN'S CENTER, AND SURFACE PARKING LOT. CONSTRUCTION OF 5-STORY, 590 SPACE PARKING STRUCTURE.

APNs: 217060024, 217060026, 217060027, 217060028, 217060020, 217060009

GENERAL PLAN LAND USE: DOWNTOWN SPECIFIC PLAN

ZONING: RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN

EXISTING USE:

- MEDICAL SERVICES - CLINIC, MEDICAL/DENTAL OFFICES, LABORATORY, URGENT/EXPRESS CARE, AND OPTOMETRIST
- VEHICLE REPAIR FACILITIES - MINOR

PROPOSED USE:

- PARKING STRUCTURE

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1 AND 2 OF THE B. S. FINCH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 87 THEREOF, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE NORTHWESTERLY 1/2 OF THAT CERTAIN PUBLIC ALLEY, AS VACATED BY RESOLUTION OF THE CITY OF RIVERSIDE RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 2 AND SOUTHWESTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 1;

TOGETHER WITH THAT CERTAIN PORTION OF LAND VACATED BY RESOLUTION NO. 4642 ON FILE IN BOOK 1130 PAGE 298 THEREOF, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 14TH STREET, 47.5 FEET EASTERLY FROM THE EASTERLY LINE OF BROCKTON AVENUE; THENCE WESTERLY AND ALONG THE SOUTHERLY LINE OF 14TH STREET 47.5 FEET TO THE EASTERLY LINE OF BROCKTON AVENUE; THENCE SOUTHWESTERLY AND ALONG THE EASTERLY LINE OF BROCKTON AVENUE, A DISTANCE OF 41.5 FEET; THENCE IN A NORTHEASTERLY DIRECTION AND ON THE ARC OF A CIRCLE HAVING A RADIUS OF 180 FEET AND CONVEX TO THE NORTH A DISTANCE OF 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 1, 1890 IN BOOK 109 PAGE 59 THEREOF, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 1 AND 2 CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 6, 1981 AS INSTRUMENT NO. 22940 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-02

LOT 3 OF THE B.S. FINCH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 87 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHWEST HALF OF THE ALLEY ADJACENT TO SAID LAND ON THE SOUTHEAST AS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-026

LOT 4 OF THE B.S. FINCH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 87 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHWEST HALF OF THE ALLEY ADJACENT TO SAID LAND ON THE SOUTHEAST AS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-027

LOT 5 OF THE B. S. FINCH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE(S) 87 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHWEST HALF OF THE ALLEY ADJACENT TO SAID LAND ON THE SOUTHEAST AS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-028

PARCEL A:

LOTS 6, 7, 8 AND 9 AND THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS, ALL IN IN B. S. FINCH SUBDIVISION AS SHOWN AS MAP ON FILE IN BOOK 4, PAGE 87 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET THEREOF.

PARCEL B:

THAT PORTION OF LOT 7 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF BROCKTON AVENUE, 513.19 FEET NORTHERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 7 AND THE WESTERLY LINE OF SAID BROCKTON AVENUE; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 215 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF BROCKTON AVENUE, 60 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15 FEET TO THE WESTERLY LINE OF BROCKTON AVENUE; THENCE SOUTHERLY, ON THE WESTERLY LINE OF BROCKTON AVENUE, 60 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHEASTERLY 4 FEET THEREOF.

PARCEL C:

THAT PORTION OF LOT 7 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

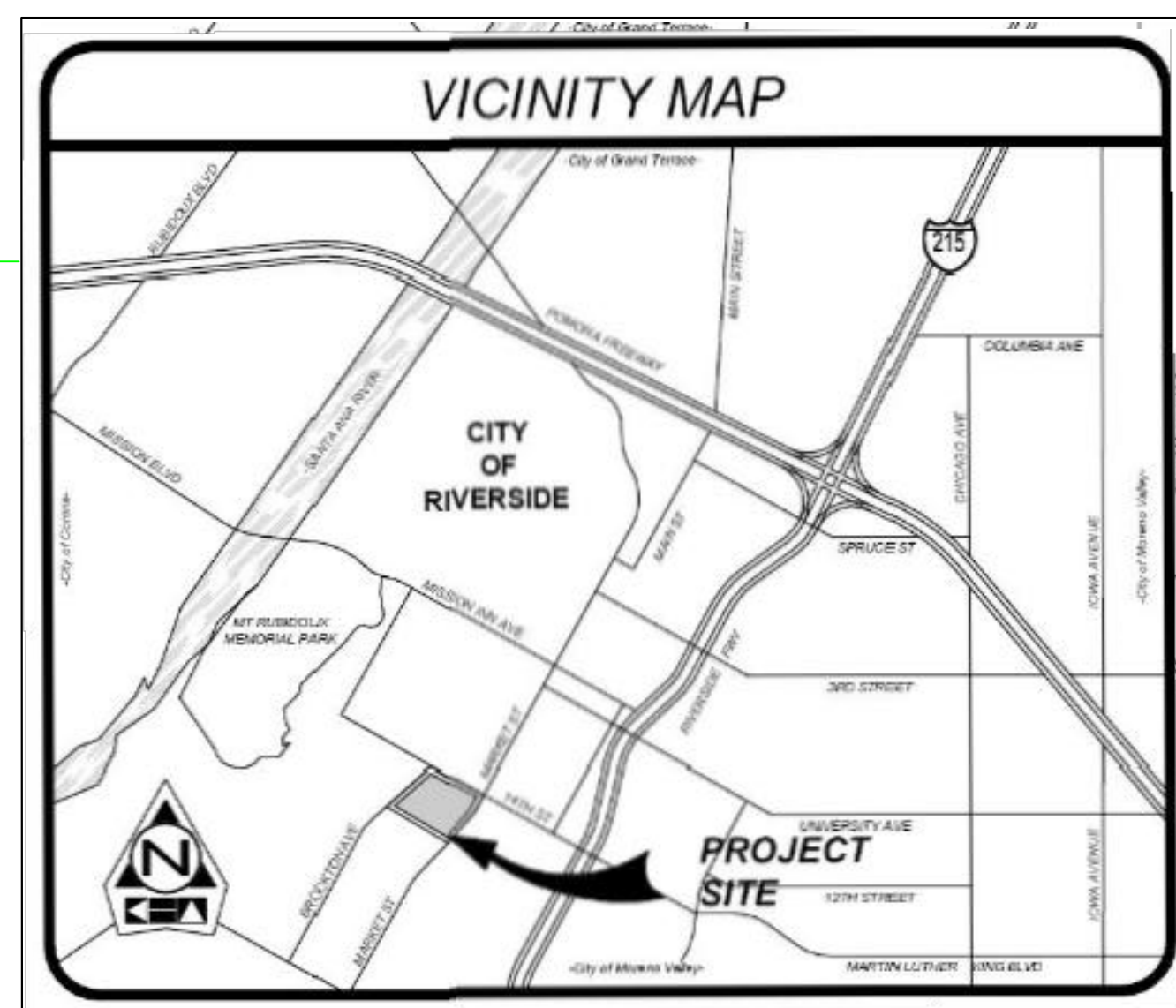
BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO E.O. KEMPTNER BY DEED RECORDED NOVEMBER 9, 1894 IN BOOK 11, PAGE 383 OF DEEDS, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY PARALLEL WITH BROCKTON AVENUE, 20 FEET; THENCE EASTERLY, PARALLEL WITH FOURTEENTH STREET, 50 FEET; THENCE WESTERLY PARALLEL WITH SAID FOURTEENTH STREET, 50 FEET TO THE TRUE POINT OF BEGINNING.

APN 217-060-020 (AFFECTS PARCEL A) AND 217-060-011 (AFFECTS PARCELS B AND C)

LOT 10 AS SHOWN BY MAP OF B.S. FINCH SUBDIVISION ON FILE IN BOOK 4 PAGE 87 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY OF RIVERSIDE, RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-029

**VICINITY MAP**
N.T.S.

BROCKTON AVENUE

14TH STREET

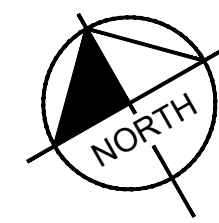
COMMUNITY
PLAYERS BLDG.
4026 14TH
STREET

NEW BROCKTON
PARKING GARAGE
5 STORY
590 SPACES
207,780 SF

EX. BLDG. G

EX.
PARKING
STRUCTURE

EX. MEDICAL
OFFICE BUILDING
4500 BROCKTON



GRAPHIC SCALE IN FEET
0 10 20 40