

PROJECT TEAM

<b>OWNER</b> HOSPITAL CORPORATION OF AMERICA (HCA) 2545 PARK PLAZA, BUILDING 3-2 NASHVILLE, TN 37203	<b>STRUCTURAL ENGINEER</b> KPFF 700 S FLOWER STREET, SUITE 2100 LOS ANGELES, CALIFORNIA 90017
<b>FACILITY</b> RIVERSIDE COMMUNITY HOSPITAL 4445 MAGNOLIA AVENUE RIVERSIDE, CALIFORNIA 92501	<b>MEP/LOW VOLTAGE ENGINEER</b> WSP USA 3102 OAK LAWN AVE, SUITE 450 DALLAS, TX 75219
<b>ARCHITECT/ INTERIOR DESIGNER</b> HKS ARCHITECTS, INC. 10880 WILSHIRE BLVD, #1850 LOS ANGELES, CA 90024	
<b>CIVIL ENGINEER/ LANDSCAPE ARCHITECT</b> KIMLEY-HORN 1100 W. TOWN & COUNTRY ROAD, SUITE 700 ORANGE, CALIFORNIA 92668	

UTILITY PURVEYORS

<b>WATER</b> CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	<b>SEWER</b> CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	<b>TELEPHONE</b> AT&T CALIFORNIA 3073 ADAMS STREET RIVERSIDE, CA 92504 (951) 359-2537 (951) 351-0574 FA
<b>ELECTRIC</b> CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	<b>GAS</b> SOUTHERN CALIFORNIA GAS 1981 WEST LUGONIA AVENUE REDLANDS, CA 92373 (909) 335-7871 (909) 357-6185 FAX	

LEGAL DESCRIPTION PER TITLE REPORT

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 NOR 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.

THIS LEGAL IS COMPLIANT WITH PROVISIONS OF THE SUBDIVISION MAP ACT AS EVIDENCED BY THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. PMW-34-801", RECORDED APRIL 16, 1981 AS INSTRUMENT NO. 81-68581 OF OFFICIAL RECORDS OF SAID COUNTY.

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, OFFICIAL RECORDS, ALL 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, 215 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 LOT 10, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, RECORDED JUNE 23, 1966 AS INSTRUMENT NO. 65087 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 217-060-009



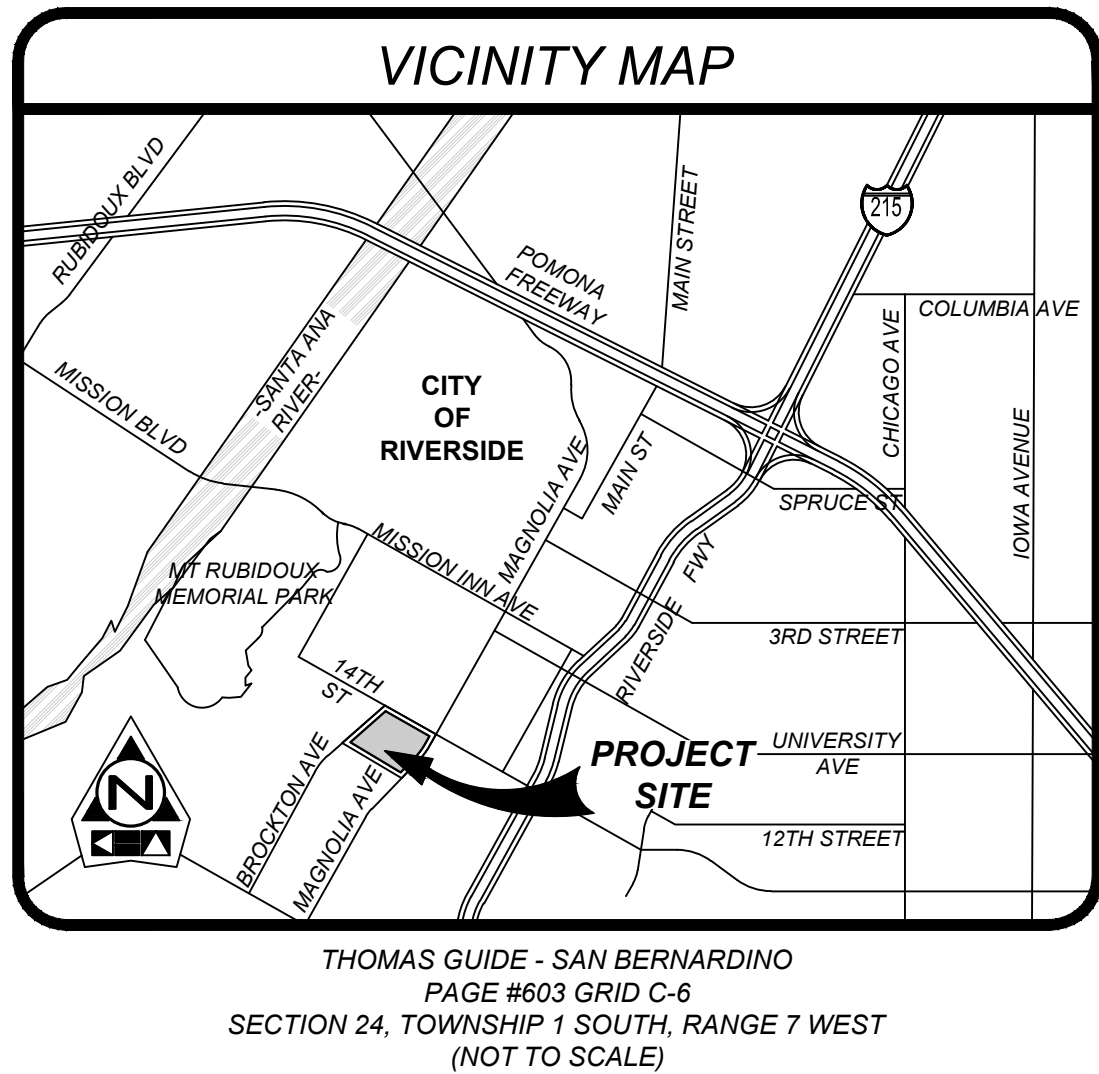
ON-SITE IMPROVEMENT PLANS

FOR

RIVERSIDE COMMUNITY HOSPITAL  
PARKING GARAGE

4420 BROCKTON AVE  
RIVERSIDE, CALIFORNIA 92501

PROJECT ID: 099670009



SITE INFORMATION

SITE ADDRESS:	4410, 4414, 4420, 4426, 4440, 4468 BROCKTON AVE RIVERSIDE, CA 92501
APN:	217-060-024, 217-060-026, 217-060-027, 217-060-028, 217-060-020, 217-060-009
TOTAL SITE AREA:	72,310 SF
TOTAL BUILDING AREA:	209,165 SF
F.A.R:	4.0
ZONING CLASSIFICATION:	RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN
EXISTING USE:	MEDICAL SERVICES – CLINIC, MEDICAL/DENTAL OFFICES, LABORATORY, URGENT/EXPRESS CARE, AND OPTOMETRIST VEHICLE REPAIR FACILITIES – MINOR
PROPOSED ADDITIONAL USE:	PARKING STRUCTURE
TOTAL LOTS:	10
PROPOSED PARKING SPACES:	593 SPACES

BENCHMARK NOTE

BENCH MARK IS A BRASS DISK STAMPED I6-G IN WELL AT INTERSECTION OF MARKET STREET AND 14TH STREET. ELEVATION=834.134.

BASIS OF BEARINGS NOTE

BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE, BEING N42°56'44"E AS SHOWN BY THE RECORD OF SURVEY IN BOOK 59 PAGES 12 THROUGH 17 OF RECORD OF SURVEYS, RIVERSIDE COUNTY RECORDS.

GEOTECHNICAL REPORT

THE SOILS REPORT DATED MAY 10, 2024 PREPARED BY GROUP DELTA CONSULTANTS INC. AND ALL APPENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

ESTIMATED EARTHWORK QUANTITIES

CUT (BASED ON GRADE DIFFERENCE FROM EG TO FG)	15,823 CY (CUT)
FILL (BASED ON GRADE DIFFERENCE FROM EG TO FG)	1,481 CY (FILL)
NET EARTHWORK:	14,342 CY (CUT)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SETBACK PADS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
----	CENTER LINE
----	EASEMENT OR SETBACK LINE
----	CIVIL LIMIT OF WORK LINE
	DAYLIGHT LINE
~	SAWCUT LINE
+++++	REMOVE UTILITIES
OB	GRADE BREAK LINE
R	RIDGE LINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE (< 12"ø)
SD	PROPOSED STORM DRAIN PIPE (> 12"ø)
W	PROPOSED WATER PIPE
DW	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE
---	RETAINING WALL
→ → → →	FLOW LINE

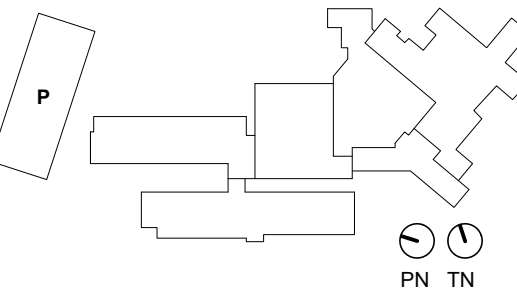
2:1 SLOPE (MAX)	
PROPOSED SPOT GRADE	
EXISTING SPOT GRADE	
PROPOSED FLOW (DIRECTION AND SLOPE)	
CONCRETE WALK, DETAIL 6 SHEET C8.0.	
AC HEAVY TRAFFIC AREA PAVEMENT. SEE DETAIL 1, SHEET C8.0.	
GRAVEL	
LANDSCAPE/PLANTER AREA	
PROPOSED BUILDING	
TRUNCATED DOMES SEE DETAIL 8 SHEET C8.0.	
EXISTING FIRE LANE	

POINT OF CONNECTION (ø BLDG)	
POINT OF CONNECTION (TO EXISTING)	
PIPE END CAP	
PROPOSED CLEANOUT	
STORM DRAIN AND SANITARY SEWER MANHOLE	
CATCH BASIN INLET	
CURB DRAIN INLET	
AREA DRAIN	
TRENCH DRAIN	
VALVE	
PIPE BEND AND TRUST BLOCK	
BACK FLOW PREVENTION DEVICE	
METER BOX	
FIRE HYDRANT	
PIV	
FDC	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
BC	BACK OF CURB
BS	BOTTOM OF STAIR
BLDG	BUILDING
BW	BACK OF WALK
CAB	COMPACTED AGGREGATE BASE
CB	CATCH BASIN
CF	CURB FACE
C/L	CENTERLINE
CONC.	CONCRETE
CONST.	CONSTRUCT, CONSTRUCTION
CSG	COMPACTED SUBGRADE
DF	DEEPEENED FOOTING
DI	DRAIN INLET
DW	DOMESTIC WATER
E	EAST
EG	EDGE OF GUTTER
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION WATER
JS	JUNCTION STRUCTURE
LP	LOW POINT
MH	MANHOLE
N	NORTH
PCC	PORTLAND CEMENT CONCRETE
P/L	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RIDGE
RD	ROOF DRAIN
RW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER OR SOUTH
SD	STORM DRAIN
STA	STATION
SS	SANITARY SEWER
SPW	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	SIDE WALK
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STAIR
VIF	VERIFY IN FIELD
W	WATER OR WEST
XXX.XX	PROPOSED ELEVATION
(XXX.XX)	EXISTING ELEVATION

KEY PLAN



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**26153.100**  
HCA PROJECT NUMBER  
**0715000049**

DATE  
**12/18/2024**  
ISSUE  
**CONSTRUCTION DOCUMENTS - ISSUE FOR PERMIT**

SHEET TITLE  
**COVER SHEET**

SHEET NO.

**C0.0**