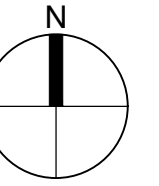


KEY PLAN
NOT TO SCALE



Site Summary

APN: 167-171-07/ 167-171-14/ 167-171-11
ZONING: (EV-SD) TO BE AMENDED TO (EV-CG)
USE: RETAIL/RESTAURANT/ COMMERCIAL
REQUIRED SETBACKS:
 LUGONIA AVENUE: Building 30 FT - Landscape 15 FT
 TENNESSEE STREET: Building 25 FT - Landscape 15 FT
 SIDE AND REAR YARDS: None except where adjoining residential district
HEIGHT: NO MAXIMUM BLDG HEIGHT REQUIRED

TOTAL SITE AREA	8.80 Ac	387,027 Sf
TOTAL BUILDING AREA		60,385 Sf
LAND TO BUILDING RATIO (REQ. 0.5)		5.41 /1
BUILDING COVERAGE		15.60 %
OVERALL PROPOSED PARKING STALLS:		410 Stalls
PROPOSED PARKING RATIO:		6.79 /1,000Sf

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Retail services (30,000 SF)	1/250 SF	30,000	120
Restaurant (30,385 SF) & (6 stacks DT min.)	1/50SF seating 2 stalls emp.	12,154(40%)	243
			12
		TOTAL:	375

NOTES:
REFER TO CIVIL SITE PLANS FOR MORE INFORMATION PN EASEMENTS AND PROPERTY LINES

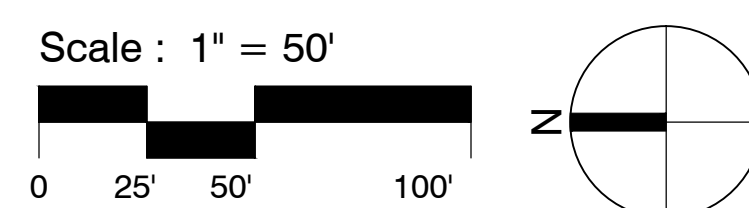
LUGONIA AVE. & TENNESSEE ST.
REDLANDS, CA

PROPOSED SITE PLAN
SP-07

A-1

DATE: 12.15.2022
MCG JOB #: 20.190.05

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Contact: Tony Zarinelli
Director of Construction
Pacific Development Group
P.O. Box 3060
Newport Beach, CA 92658
(949).760.8591 X 38

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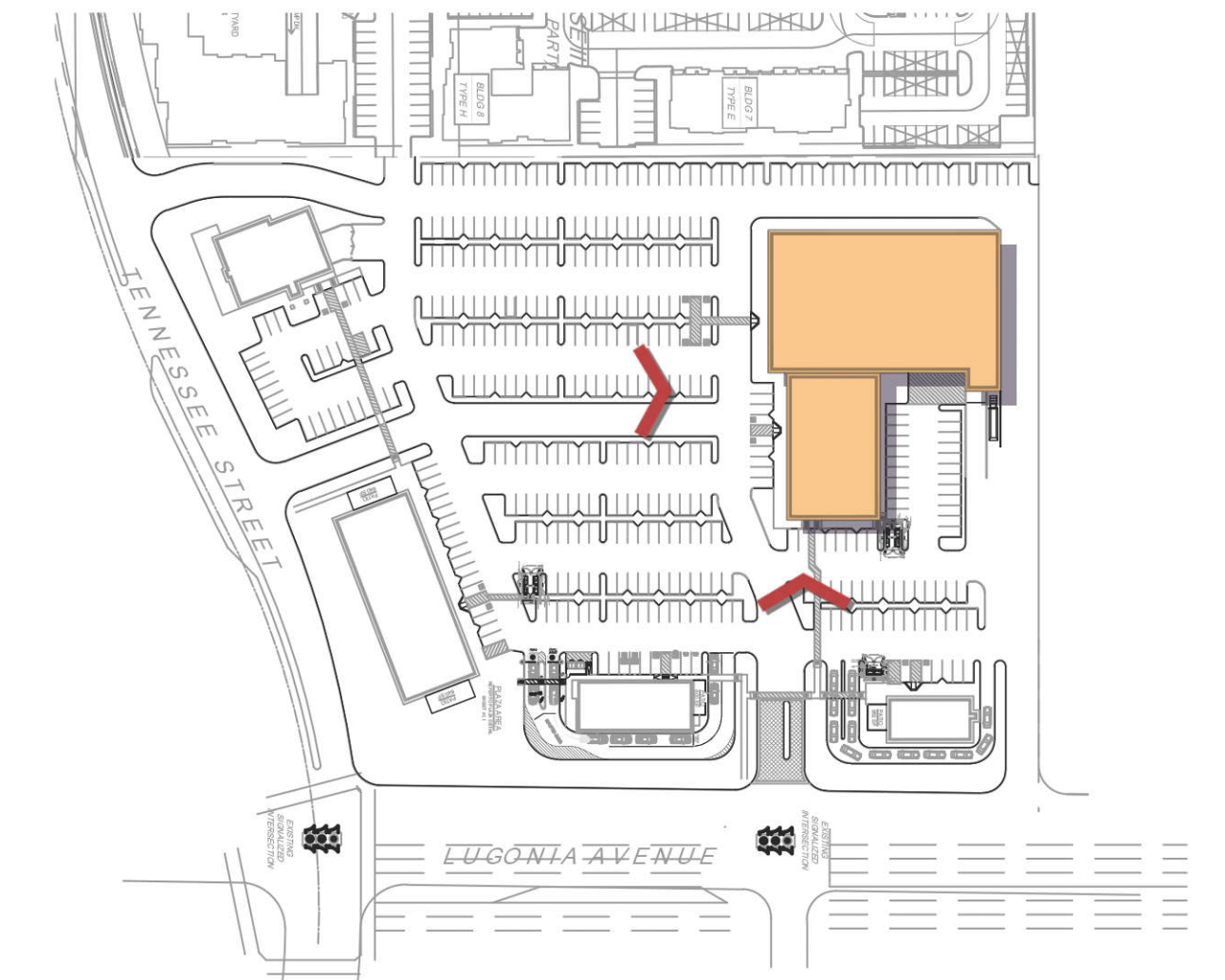


SOUTH ELEVATION



EAST ELEVATION

LUGONIA AVE. & TENNESSEE ST.
REDLANDS, CA



KEY PLAN
NOT TO SCALE

MATERIAL:

- | | |
|---------------------------|-----------------------------|
| 1 STONE VENEER | 6 ALUMINUM STOREFRONT |
| 2 EXTERIOR PLASTER FINISH | 7 METAL LOUVERS |
| 3 METAL CANOPY/TRELLIS | 8 METAL DOOR / ROLL-UP DOOR |
| 4 FOAM FORMED CORNICE | 9 WALL SCNCE |
| 5 SPANDREL GLASS | 10 SIGNAGE |

COLOR:

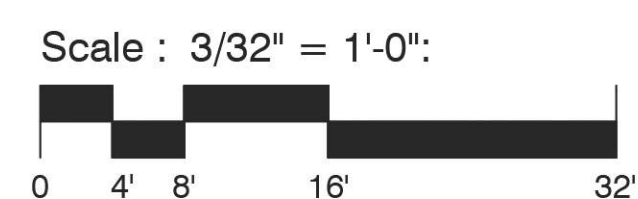
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| A MOUNTAIN LEDGE "SHASTA"
BY: EL DORADO STONE | G 1499 "WHITE RIVER"
BY: BENJAMIN MOORE |
| B 1236 "SORREL BROWN"
BY: BENJAMIN MOORE | H 1460 "SILVER DOLLAR"
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| C 187 "GOLDFINCH"
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BY: BENJAMIN MOORE | K WHITE - V951
BY: VIRACON |
| E 1035 "CAMBRIDGE RIVERBED"
BY: BENJAMIN MOORE | L DARK BRONZE
BY: KAWNEER |
| F 1442 "DEEP INDIGO"
BY: BENJAMIN MOORE | |

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PROPOSED ELEVATION
MAJOR BUILDING



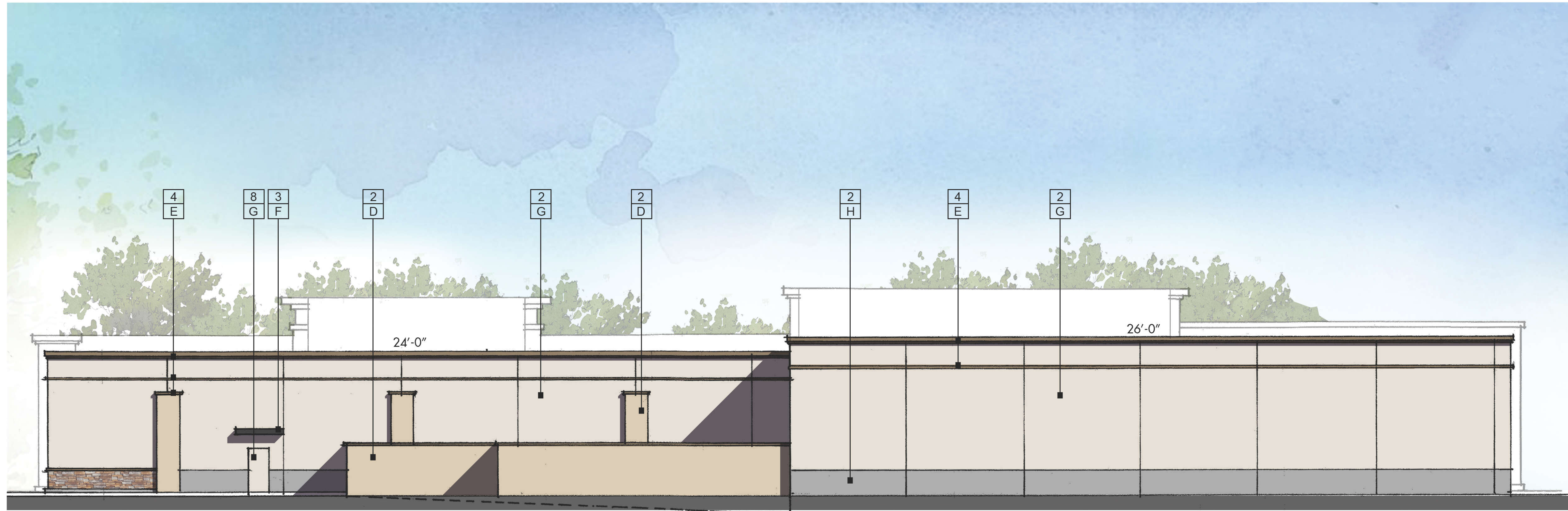
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Director of Construction
Pacific Development Group
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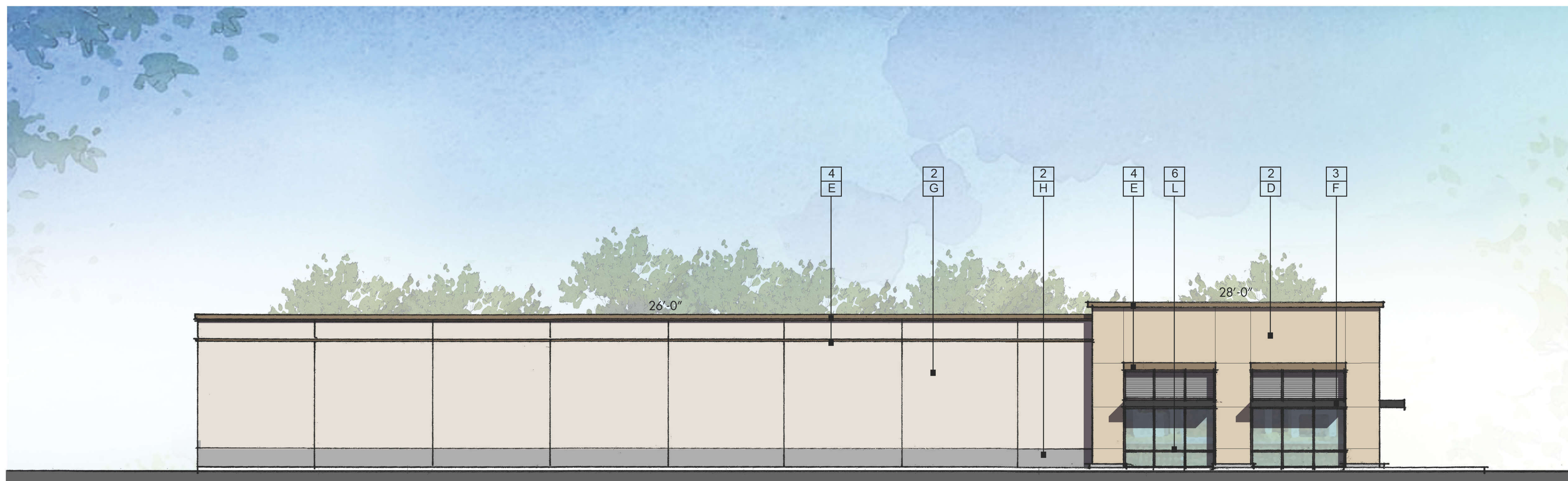
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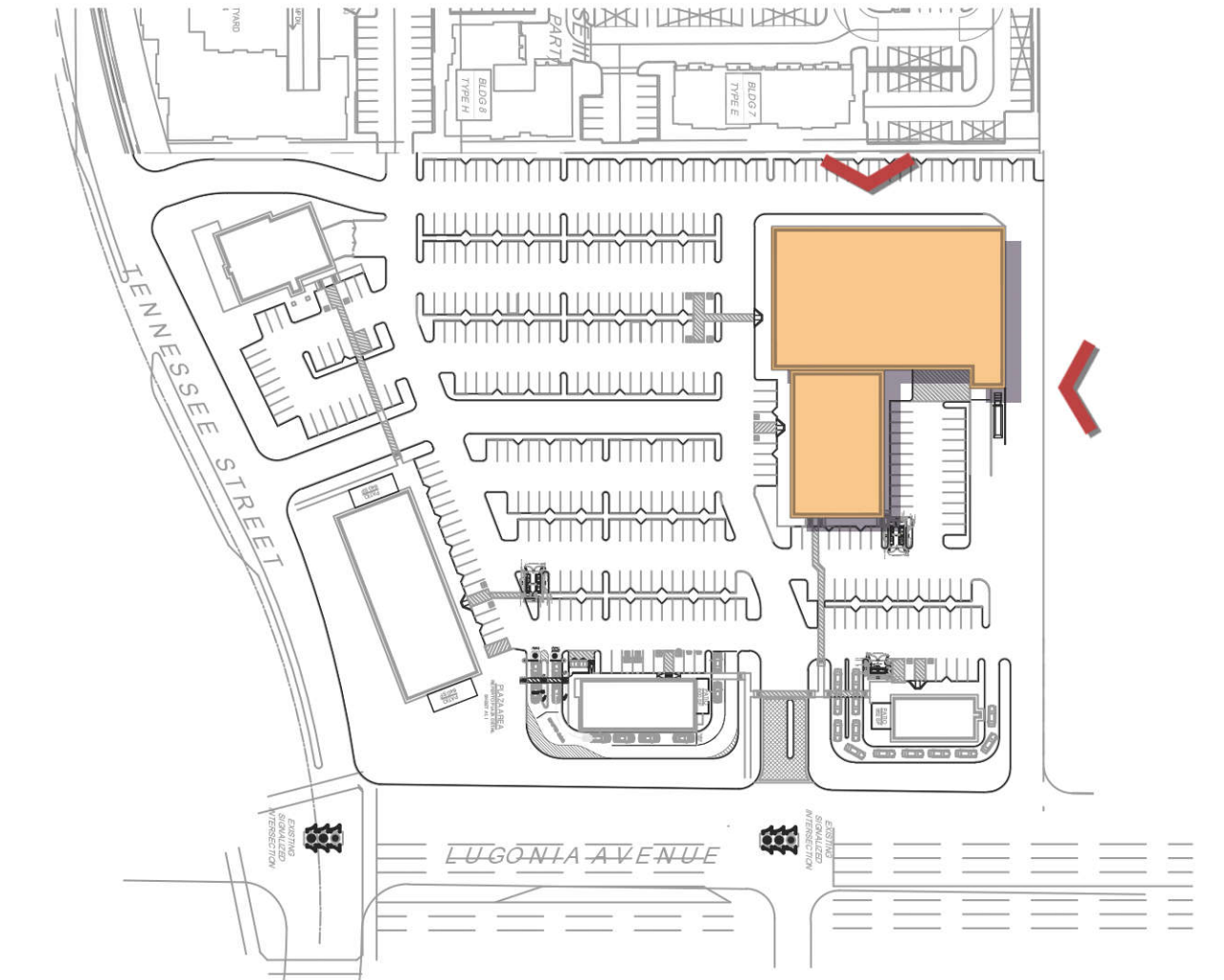


NORTH ELEVATION



WEST ELEVATION

LUGONIA AVE. & TENNESSEE ST.
REDLANDS, CA



KEY PLAN
NOT TO SCALE

MATERIAL:

- | | |
|---------------------------|-----------------------|
| 1 STONE VENEER | 6 ALUMINUM STOREFRONT |
| 2 EXTERIOR PLASTER FINISH | 7 METAL LOUVERS |
| 3 METAL CANOPY/TRELLIS | 8 METAL DOOR |
| 4 FOAM FORMED CORNICE | 9 WALL SCNCE |
| 5 SPANDREL GLASS | 10 SIGNAGE |

COLOR:

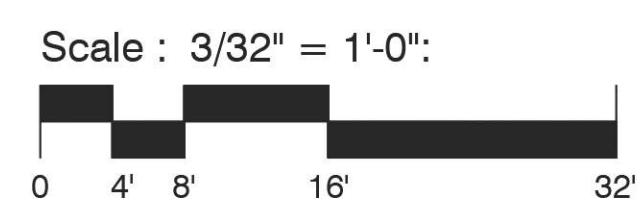
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PROPOSED ELEVATION
MAJOR BUILDING



Contact: Tony Zarinelli
Director of Construction
Pacific Development Group
P.O. Box 3060
Newport Beach, CA 92658
(949).760.8591 X 38

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NORTH ELEVATION



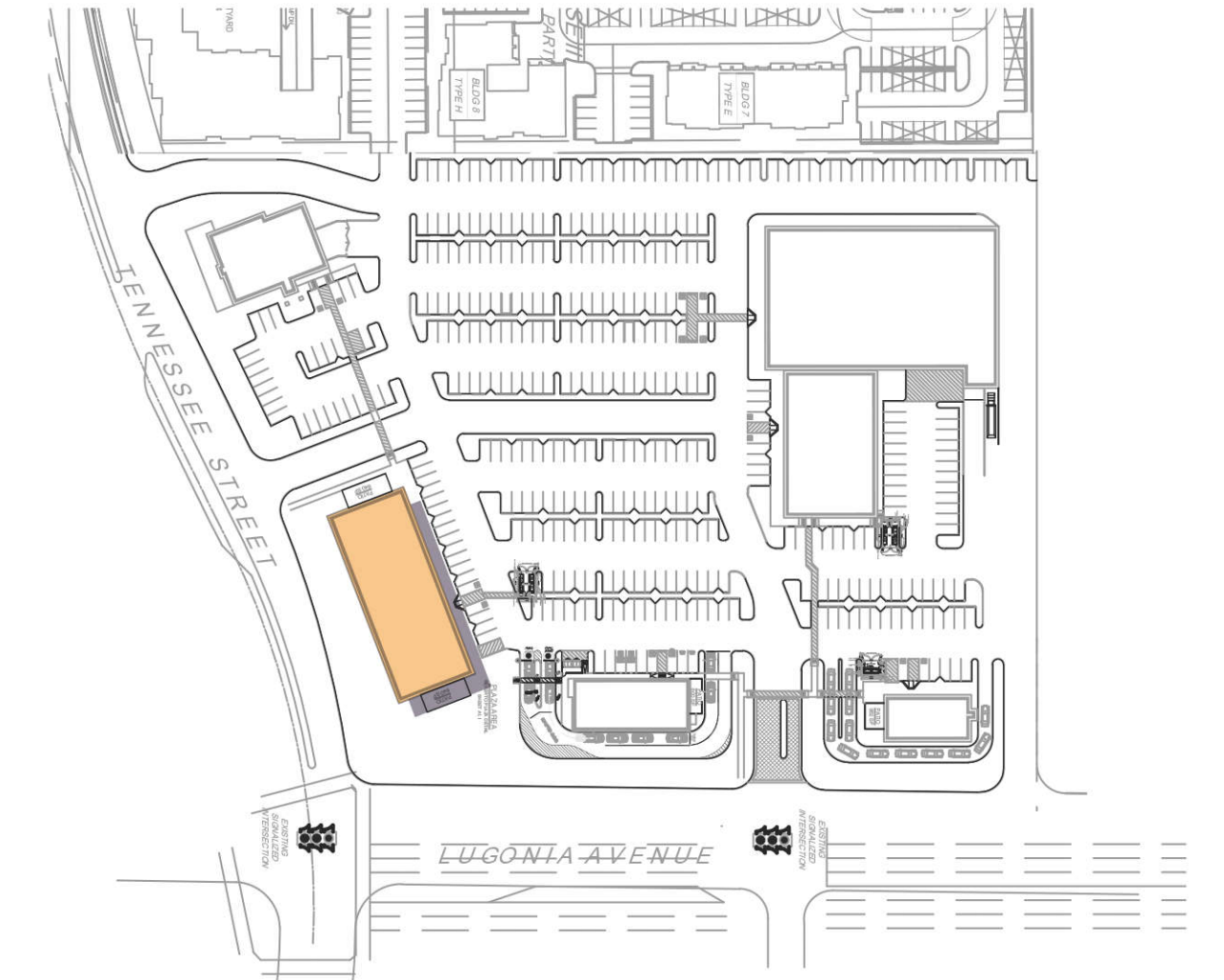
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



KEY PLAN
NOT TO SCALE

MATERIAL:

- | | |
|---------------------------|-----------------------|
| 1 STONE VENEER | 6 ALUMINUM STOREFRONT |
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| 5 SPANDREL GLASS | 10 SIGNAGE |

COLOR:

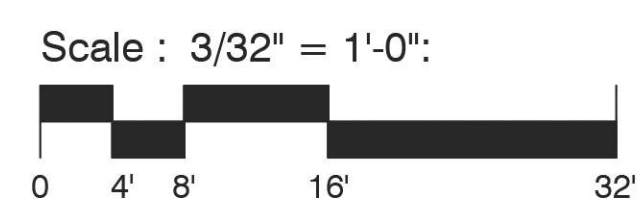
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LUGONIA AVE. & TENNESSEE ST.
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DATE: 12.15.2022
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PROPOSED ELEVATION
SHOPS BUILDING 1



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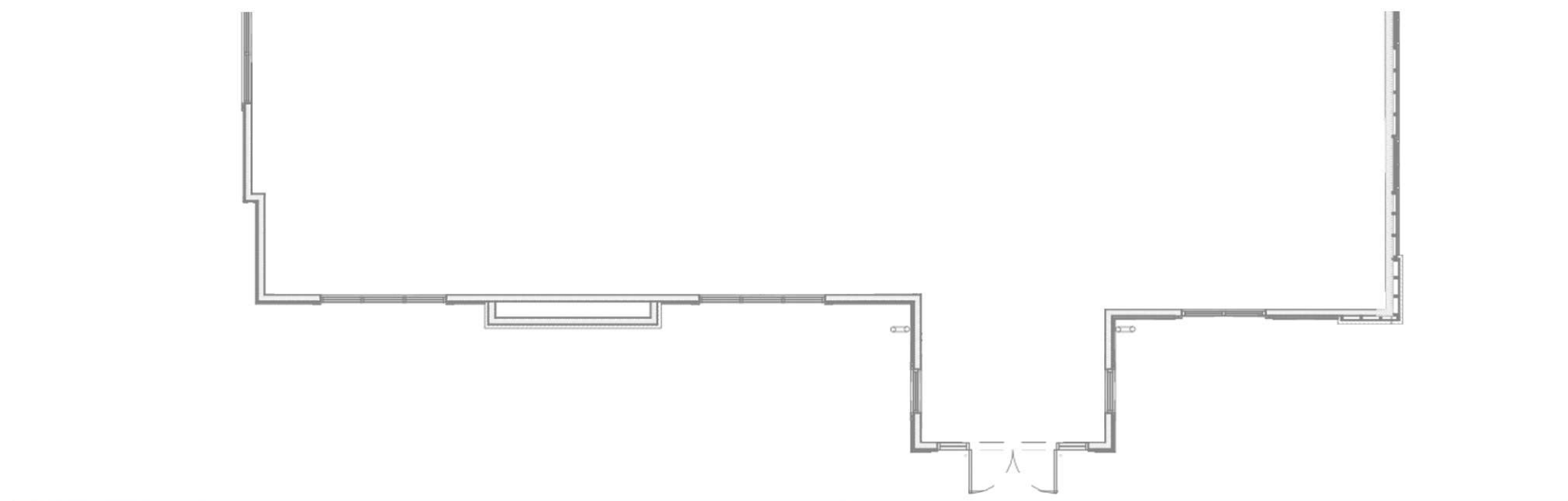
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Director of Construction
Pacific Development Group
P.O. Box 3060
Newport Beach, CA 92658
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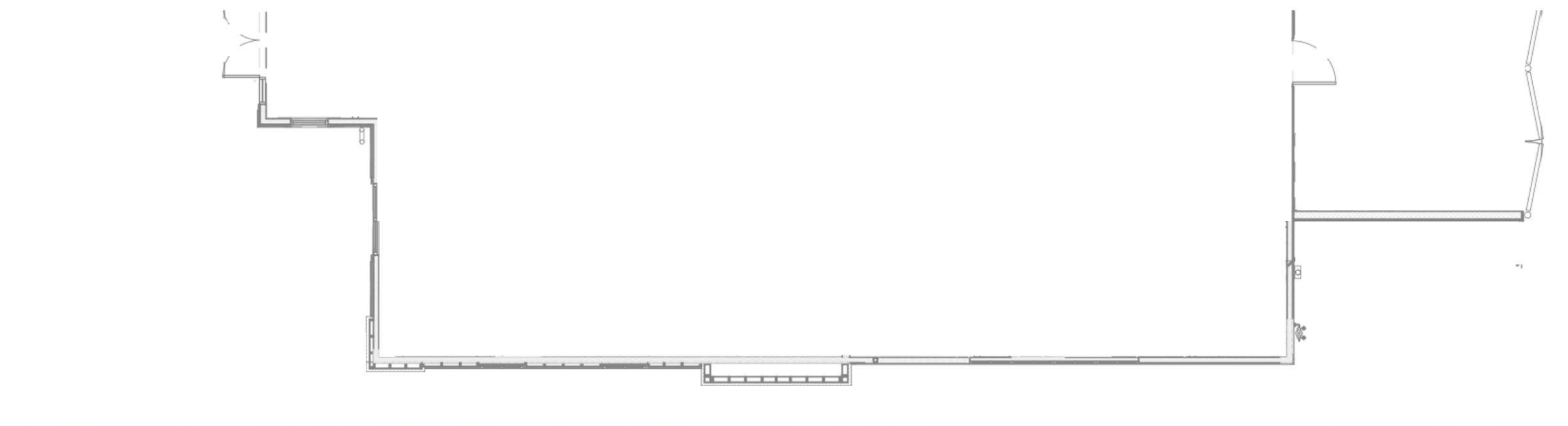


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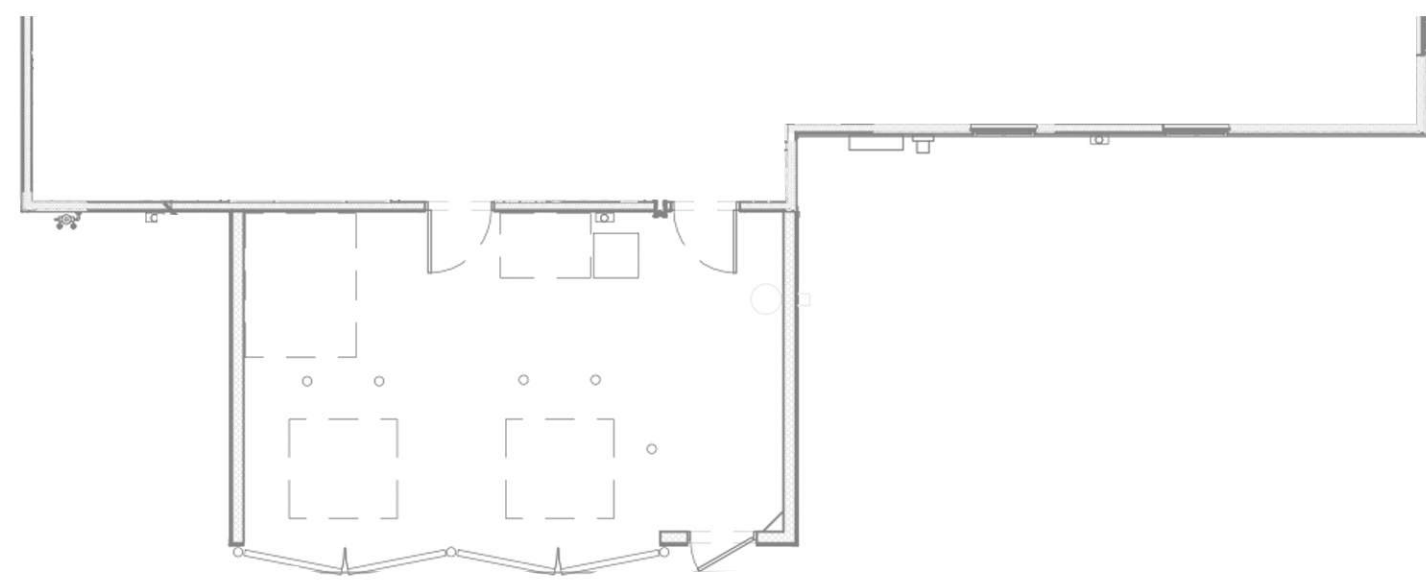
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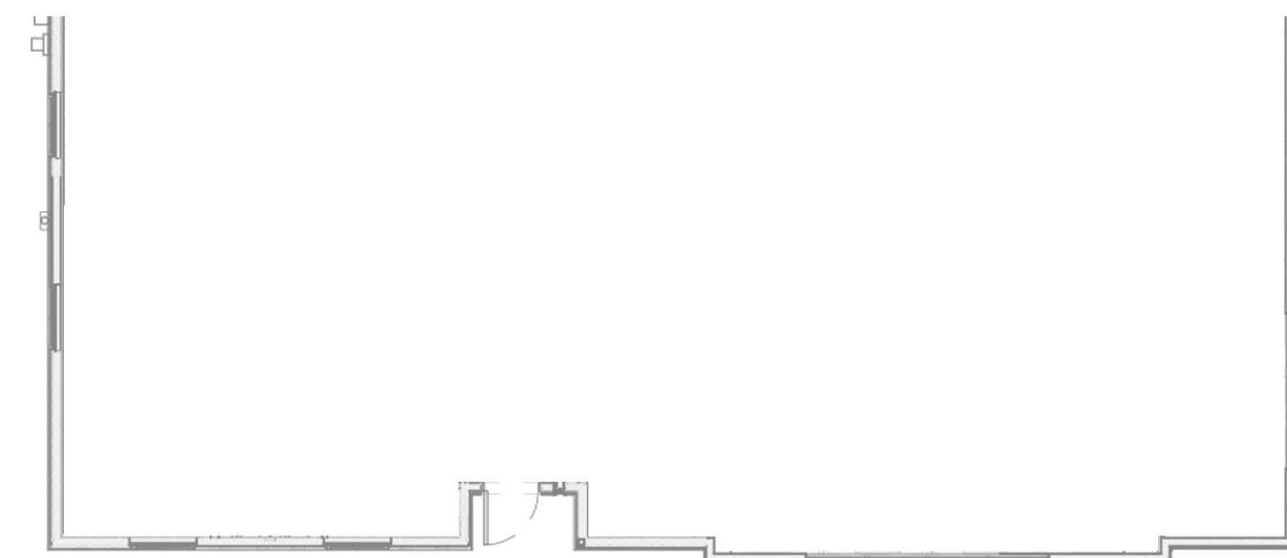
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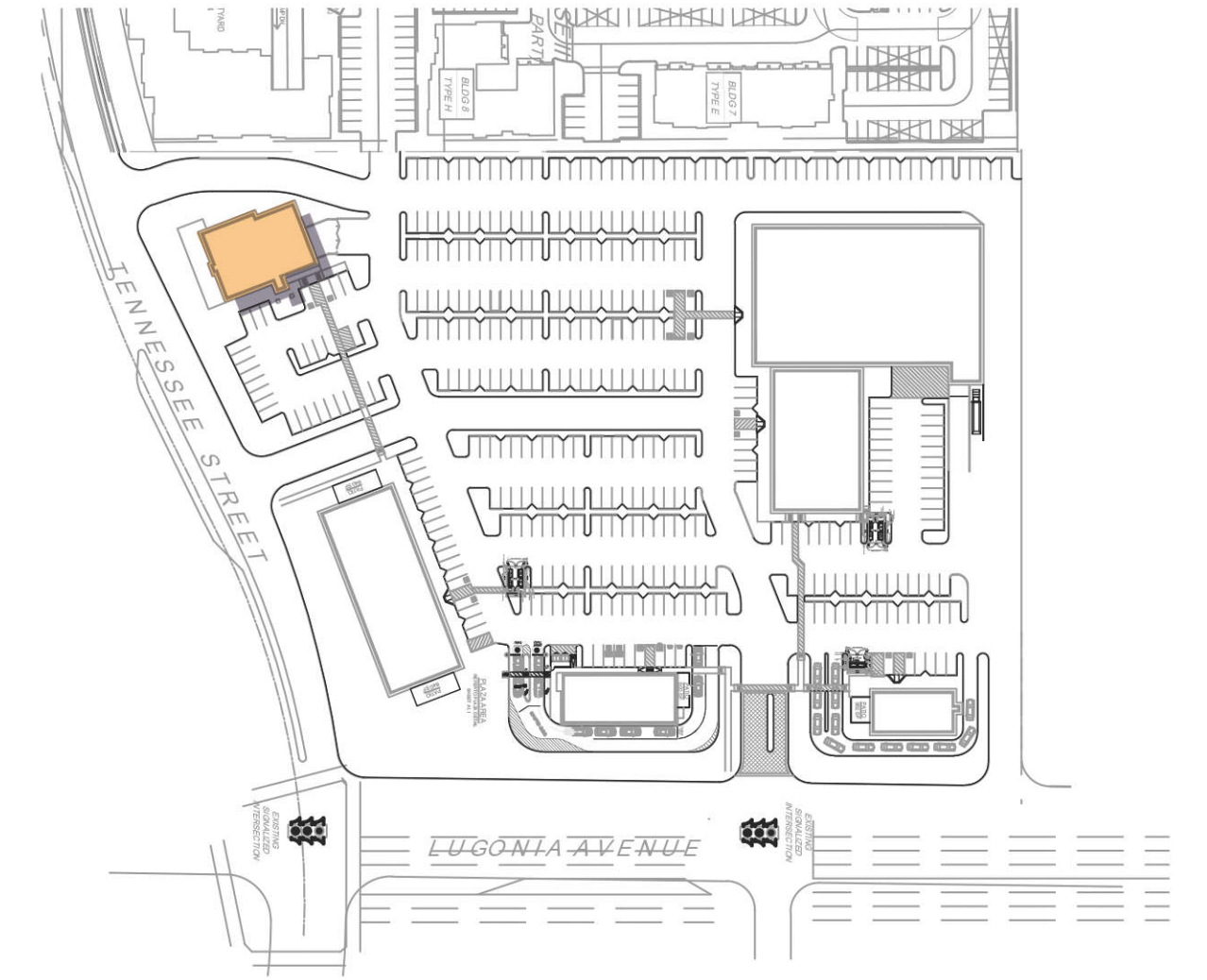
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



KEY PLAN
NOT TO SCALE

COLOR / MATERIAL:

- BENJAMIN MOORE PAINT
HC-47
BROOKLINE BEIGE
- BENJAMIN MOORE PAINT
063 PENNIES FROM
HEAVEN
- BENJAMIN MOORE PAINT
2164-20
MARSH BROWN
- BENJAMIN MOORE PAINT
PM-16
COUNTRY REDWOOD
- BENJAMIN MOORE PAINT
HC-71
HASBROUCK BROWN
- BENJAMIN MOORE PAINT
2126-10
BLACKTAR
- OLD COUNTRY
LEDGE
CORONADO
- PAC CLAD METAL
COPING-
MANSARD BROWN
- EXTERIOR STAIN
BY OLYMPIC,
708 WALNUT
- CORTEN
METAL ROOF
WEATHERED FINISH

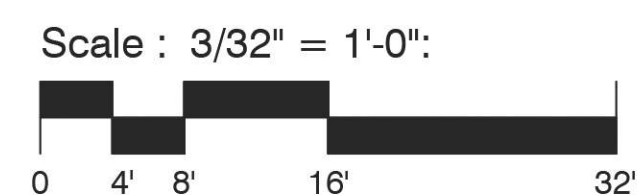
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DATE: 12.15.2022
MCG JOB #: 20.190.01

DATE	REVISIONS

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PROPOSED ELEVATION
PAD BUILDING 1



Contact: Tony Zarinelli
Director of Construction
Pacific Development Group
P.O. Box 3060
Newport Beach, CA 92658
(949).760.8591 X 38

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WEST ELEVATION



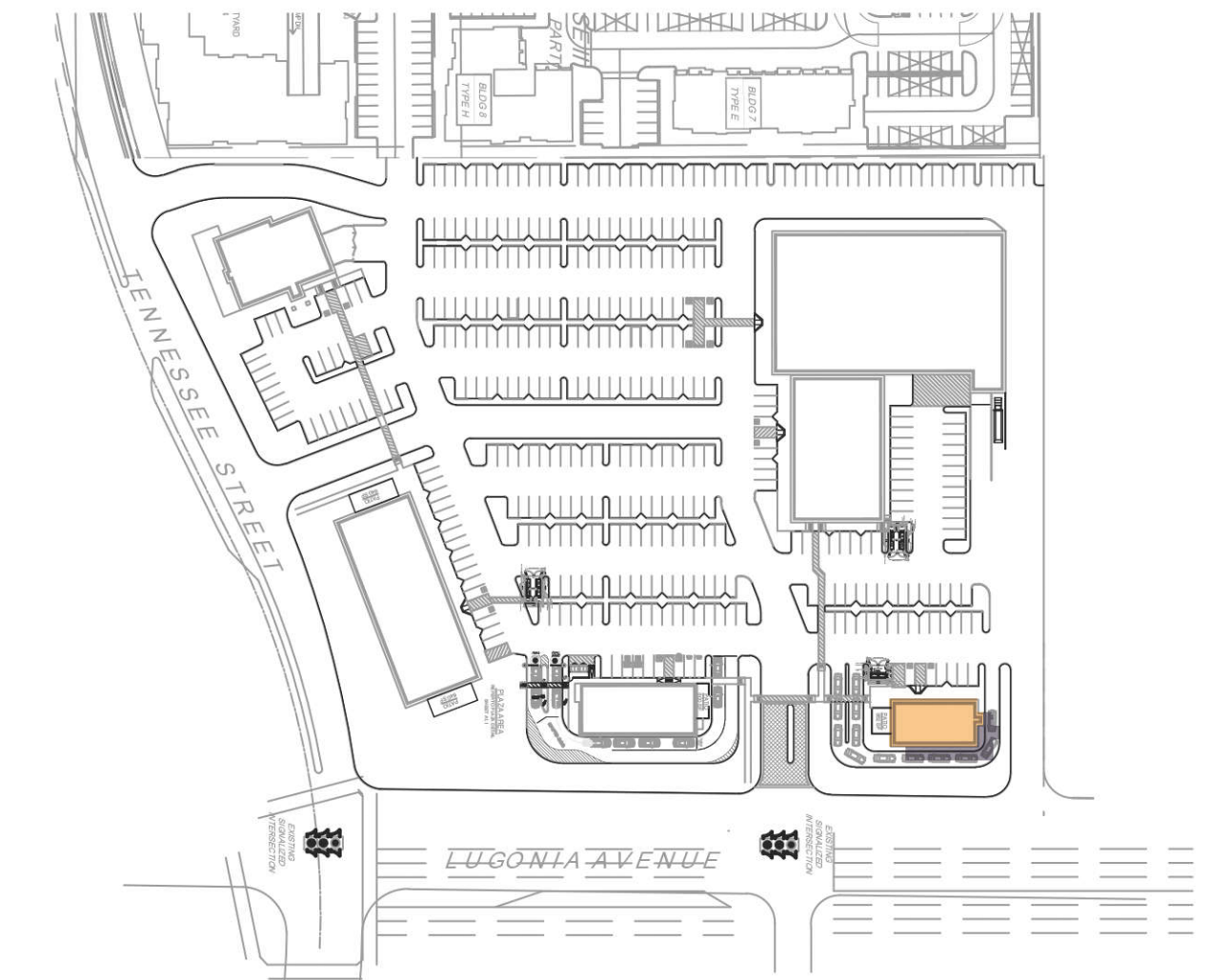
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN
NOT TO SCALE

MATERIAL:

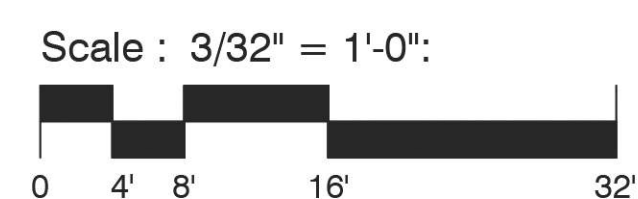
- | | |
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COLOR:

- | | |
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LUGONIA AVE. & TENNESSEE ST.
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PROPOSED ELEVATION
PAD BUILDING 2



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Director of Construction
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P.O. Box 3060
Newport Beach, CA 92658
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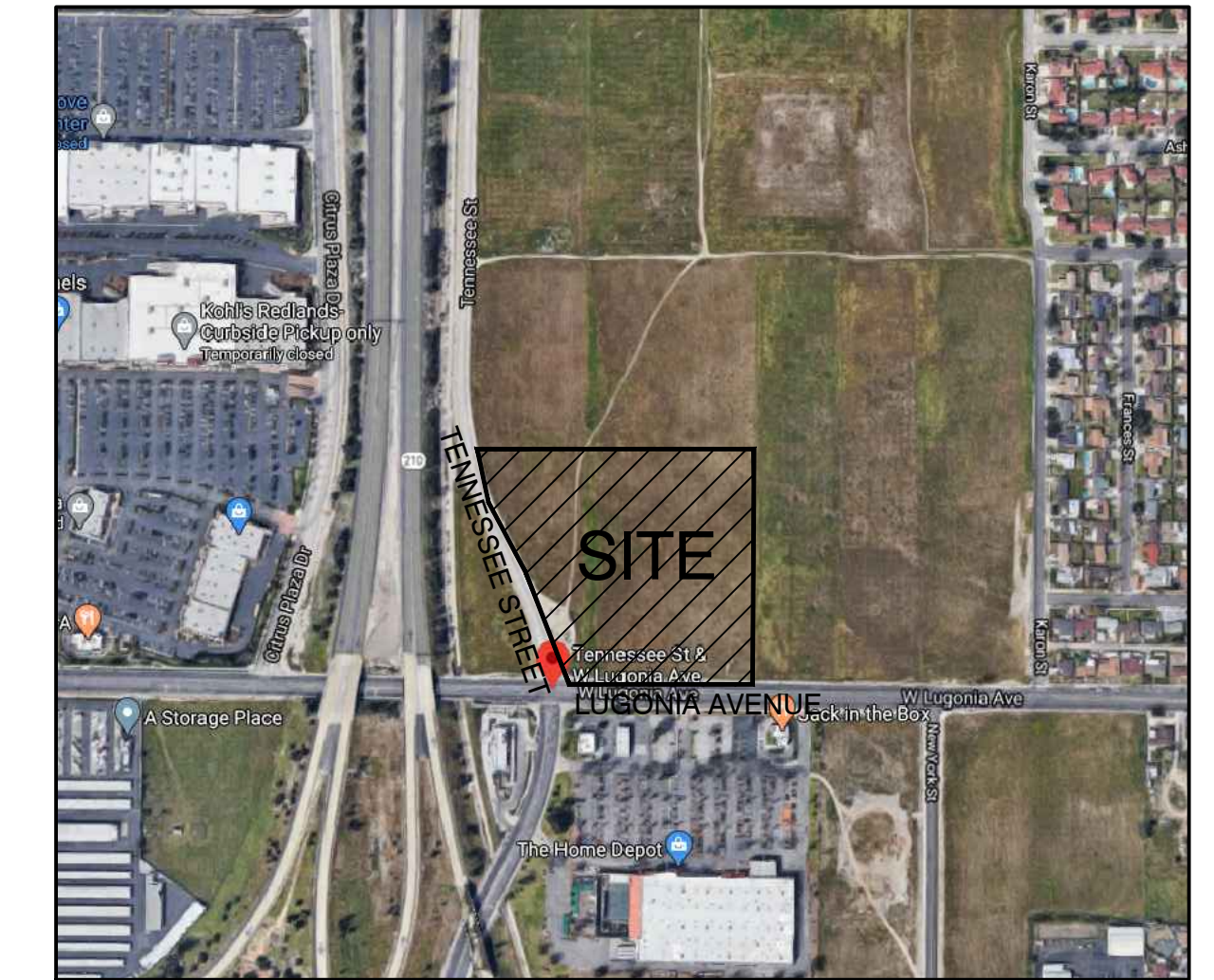
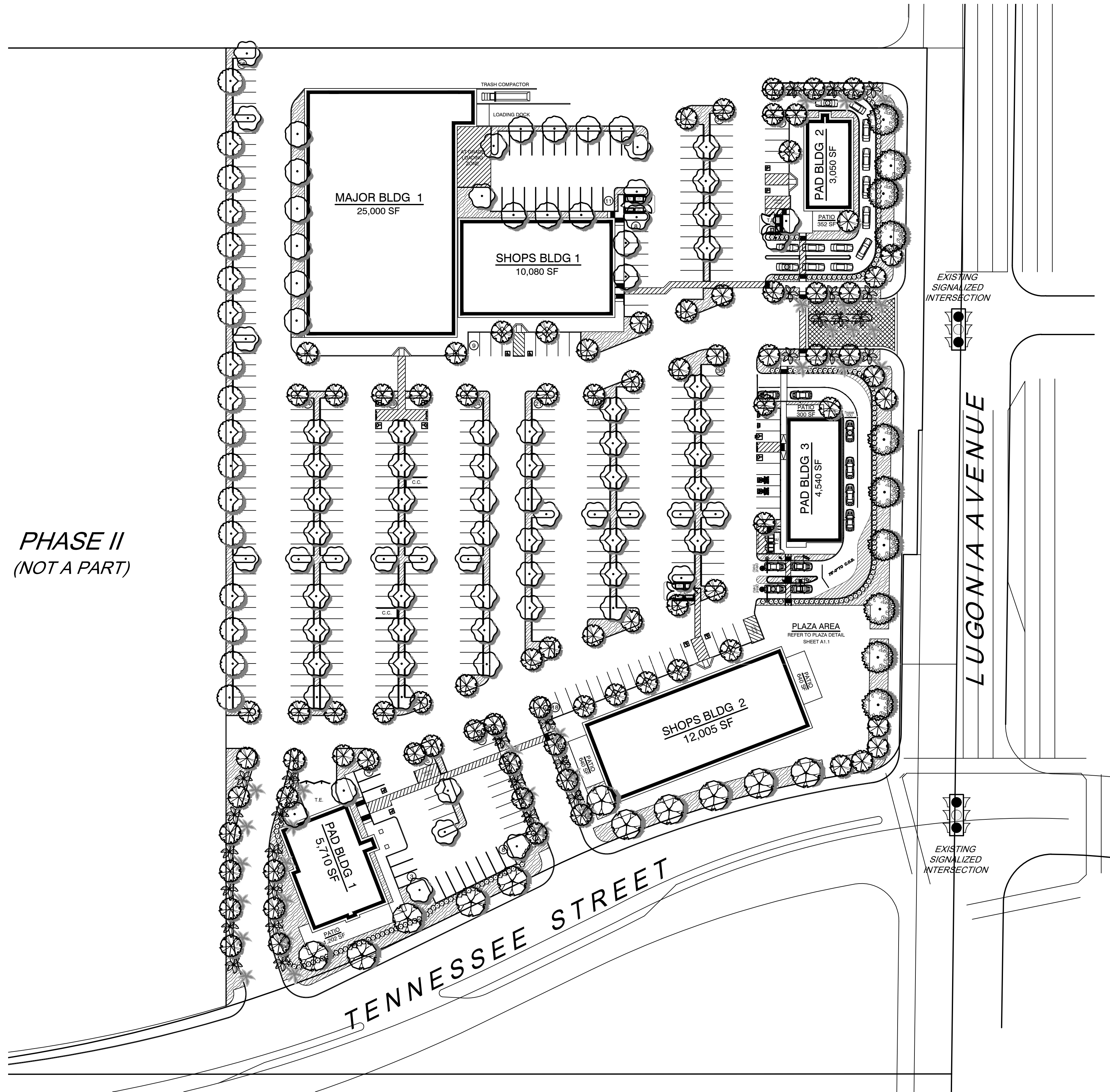


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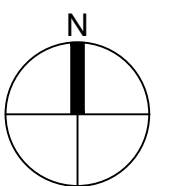
CONCEPT PLANT SCHEDULE

	EVERGREEN PERIMETER TREE PINUS ELDERICA / AFGHAN PINE ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	17	24" BOX, L 24" BOX, L
	FLOWERING ACCENT TREE CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE	85	24" BOX, M 36" BOX, M
	PARKING LOT SHADE TREE CERCIDIMUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE RHUS LANCEA / AFRICAN SUMAC	70	24" BOX, L 24" BOX, L
	VERTICAL BUILDING SCREEN TREE PODOCARPUS GRACILIOR / FERN PINE TRISTANIA CONFERTA / BRISBANE BOX	17	15 GAL., M 15 GAL., M
	VERTICAL ACCENT PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	30	36" BOX, L
	TENNESSEE ST. STREET TREE PYRUS CALLERYANA 'RED SPIRE' / RED SPIRE CALLERY PEAR	11	36" BOX, M
	LUGONIA AVE. STREET TREE PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	10	24" BOX, M
	PARKING LOT SCREENING SHRUBS ELAEAGNUS PUNGENS 'FRUITLANDII' / FRUITLAND THORNY ELAEAGNUS LEUCOPHYLLUM LANGMANIAE 'LOWERY'S LEGACY' / LOWERY'S LEGACY LANGMAN'S SAGE WESTRINGIA X 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	309	15 GAL., L 5 GAL., L 5 GAL., L
	SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW ALOE VERA / MEDICINAL ALOE BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	19,374 SF	1 GAL., L 5 GAL., L 1 GAL., L 5 GAL., L 5 GAL., L 5 GAL., L 1 GAL., M 5 GAL., L 5 GAL., M 1 GAL., L 1 GAL., L 5 GAL., L 1 GAL., L

PHASE II
(NOT A PART)



KEY PLAN
NOT TO SCALE



TREE PERCENTAGES	QTY	%	Caliper	Maturation
TOTAL TREE COUNT	240 TREES			
DECIDUOUS TREES	106	44		
EVERGREEN TREES	134	56		
36" BOX TREES	76	32	2 1/2"-2 3/4"	10 years
24" BOX TREES	147	61	1 1/4"-1 3/4"	10 years
15 GAL. TREES	17	7	3/4"-1"	15 years

TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH TOTAL MIN. EACH TREE)

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING

PARKING AREA PROVIDED:
66,420 SF
PARKING AREA LANDSCAPE REQUIRES AT 7%:
4,649 SF
PARKING AREA LANDSCAPE PROVIDED:
17,963 SF

IRRIGATION SYSTEM DESIGN STATEMENT:
A PERMANENT AUTOMATIC SUB-SURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM PER CITY OF REDLANDS DEVELOPMENT CODE SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.

PRELIMINARY WATER USE CALCULATIONS:
M.A.W.A. = (55.6) (0.62) [(0.45 x 53,054)] = 822,995 gal / yr.
E.T.W.U. = (55.6) (0.62) [(0.3 x 53,054)] / 0.81 = 677,375 gal / yr.

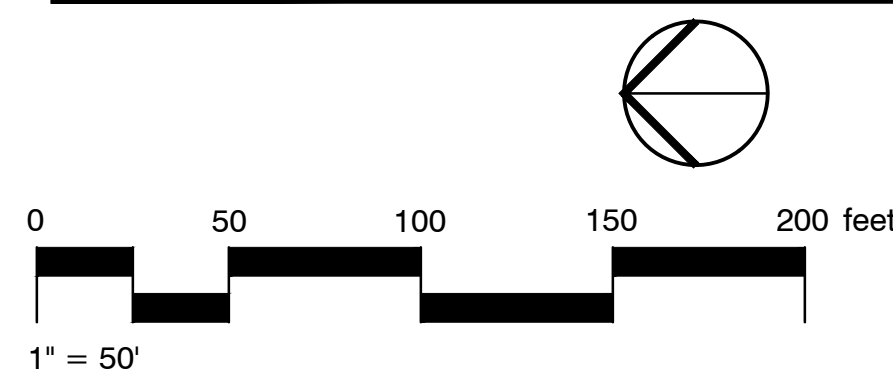
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CONCEPTUAL LANDSCAPE PLAN

L1.0

DATE: 12.20.2022
MCG JOB #: 20.190.05
Wda! JOB #: 22068

DATE	REVISIONS



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Contact: Tony Zarinelli
Director of Construction
Pacific Development Group
P.O. Box 3060
Newport Beach, CA 92658
(949).760.8591 X 38

Wda! Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

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