



Hillsides Master Development Plan

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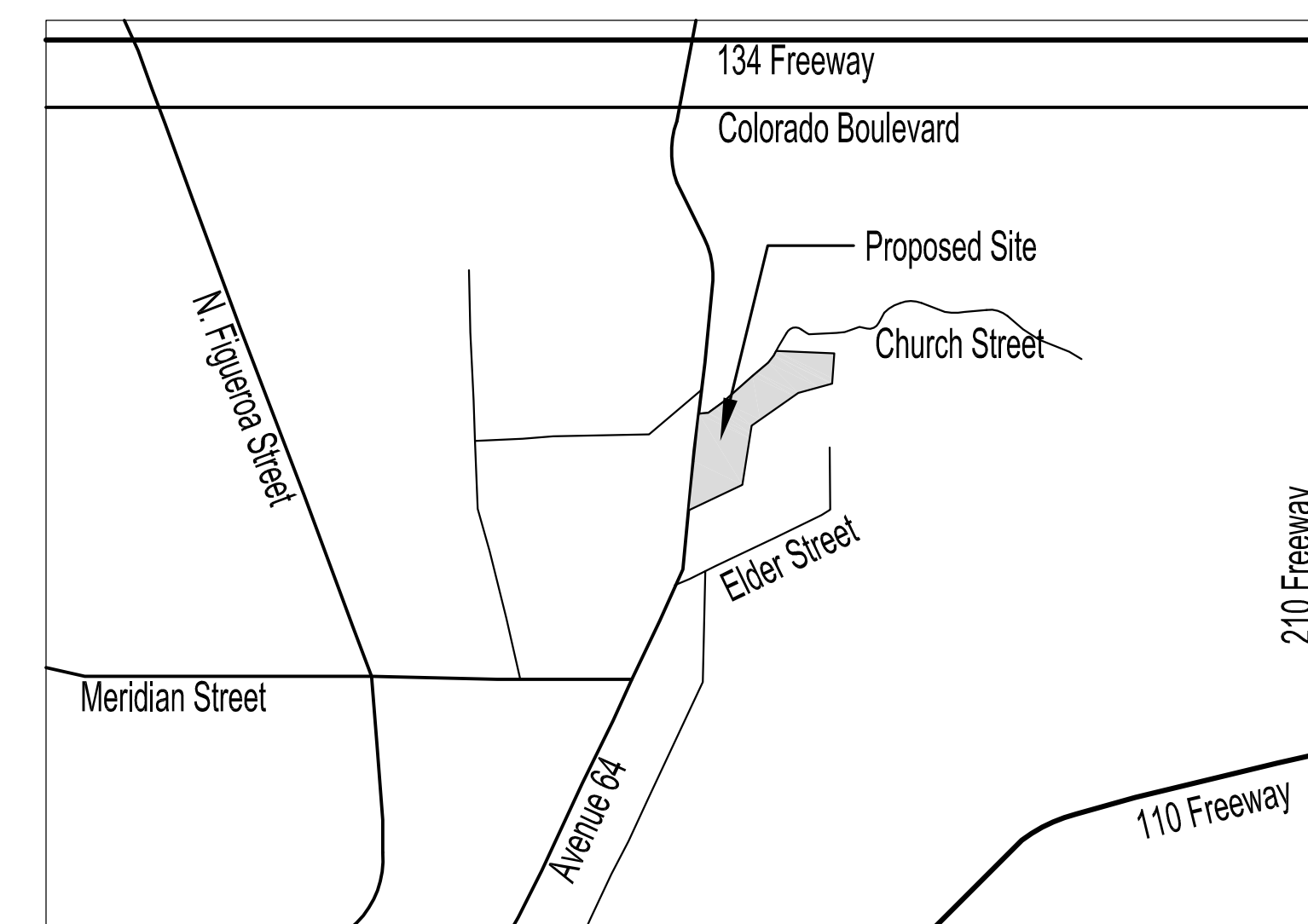
Architect:
 PBWS Architects - Fred Wesley
 234 E. Colorado Boulevard, Suite 700
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Landscape:
 LandShapes - Cindy Lee
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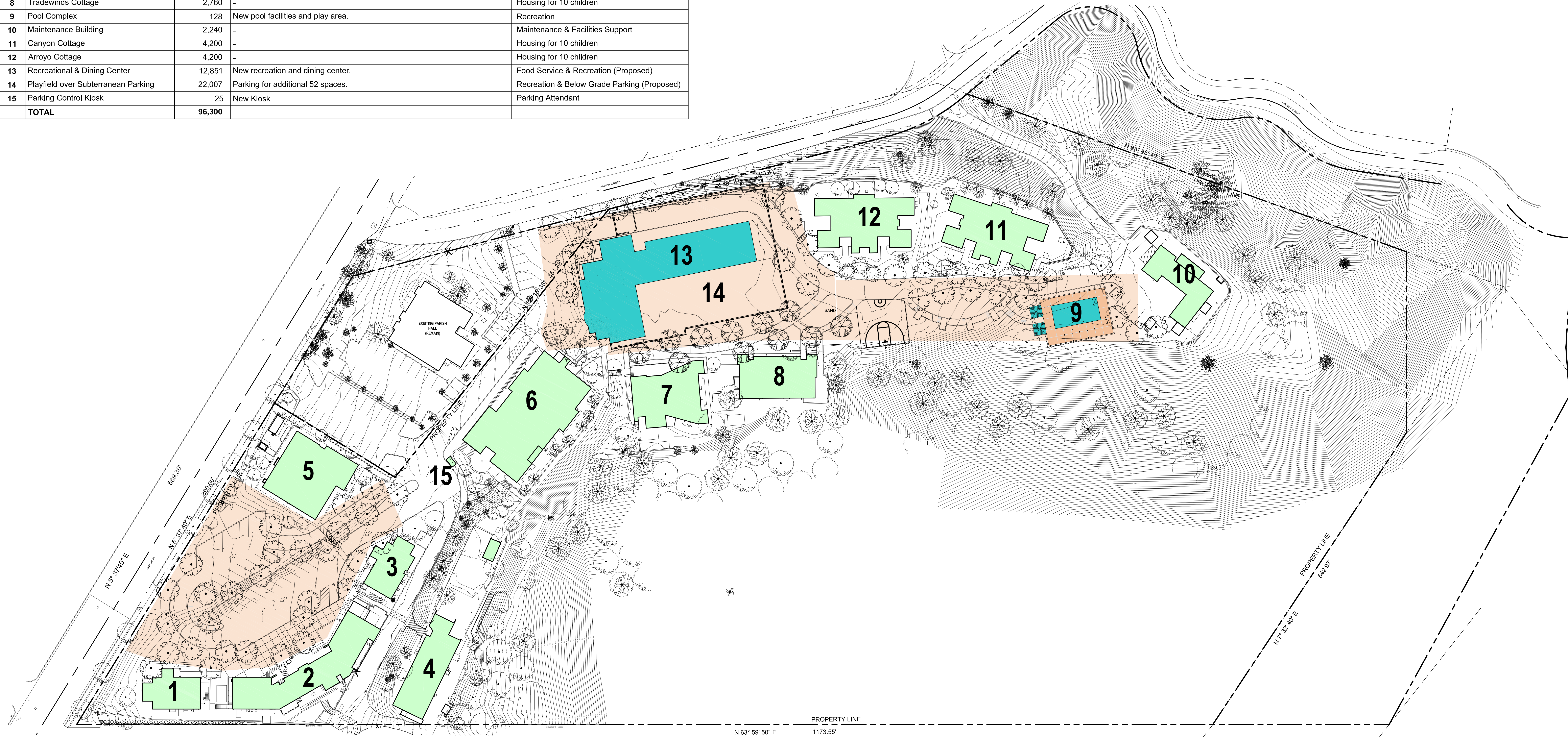
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BUILDING	SQ FT	PROPOSED BUILDING IMPROVEMENTS	CURRENT OR PROPOSED USE
1	3,625	Porch restoration, stair relocation.	Admin (Family Support Services Proposed)
2	12,015	New restrooms, conference rooms, and exiting. (Existing Building: 10,939 SF)	Admin
3	3,518	Porch restoration, and improved stair.	Admin
4	3,850	-	Housing for 10 children
5	4,726	-	Classrooms
6	16,310	-	Classrooms & Support Services
7	3,845	-	Housing for 10 children
8	2,760	-	Housing for 10 children
9	128	New pool facilities and play area.	Recreation
10	2,240	-	Maintenance & Facilities Support
11	4,200	-	Housing for 10 children
12	4,200	-	Housing for 10 children
13	12,851	New recreation and dining center.	Food Service & Recreation (Proposed)
14	22,007	Parking for additional 52 spaces.	Recreation & Below Grade Parking (Proposed)
15	25	New Kiosk	Parking Attendant
TOTAL	96,300		

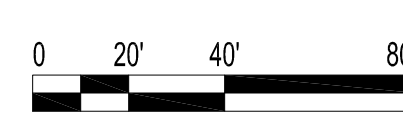
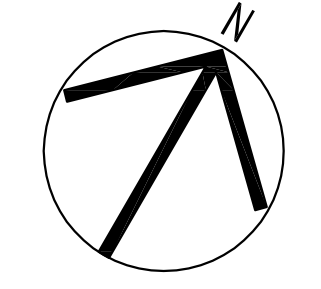
SITE AREA (LOT COVERAGE) USE CALCULATION TABLE				
Total Existing Lot Size =	730,501	SF	100.0%	(16.49 acres = 730,501 SF)
Total Structures (Including Proposed) =	58,369	SF	8.0%	(58,369 SF)
Total Roadways & Parking (Including Proposed) =	85,593	SF	11.7%	(66,393 Roadways and Parking and (19,200 Walkways)
Total Undeveloped Open Space =	586,539	SF	80.3%	



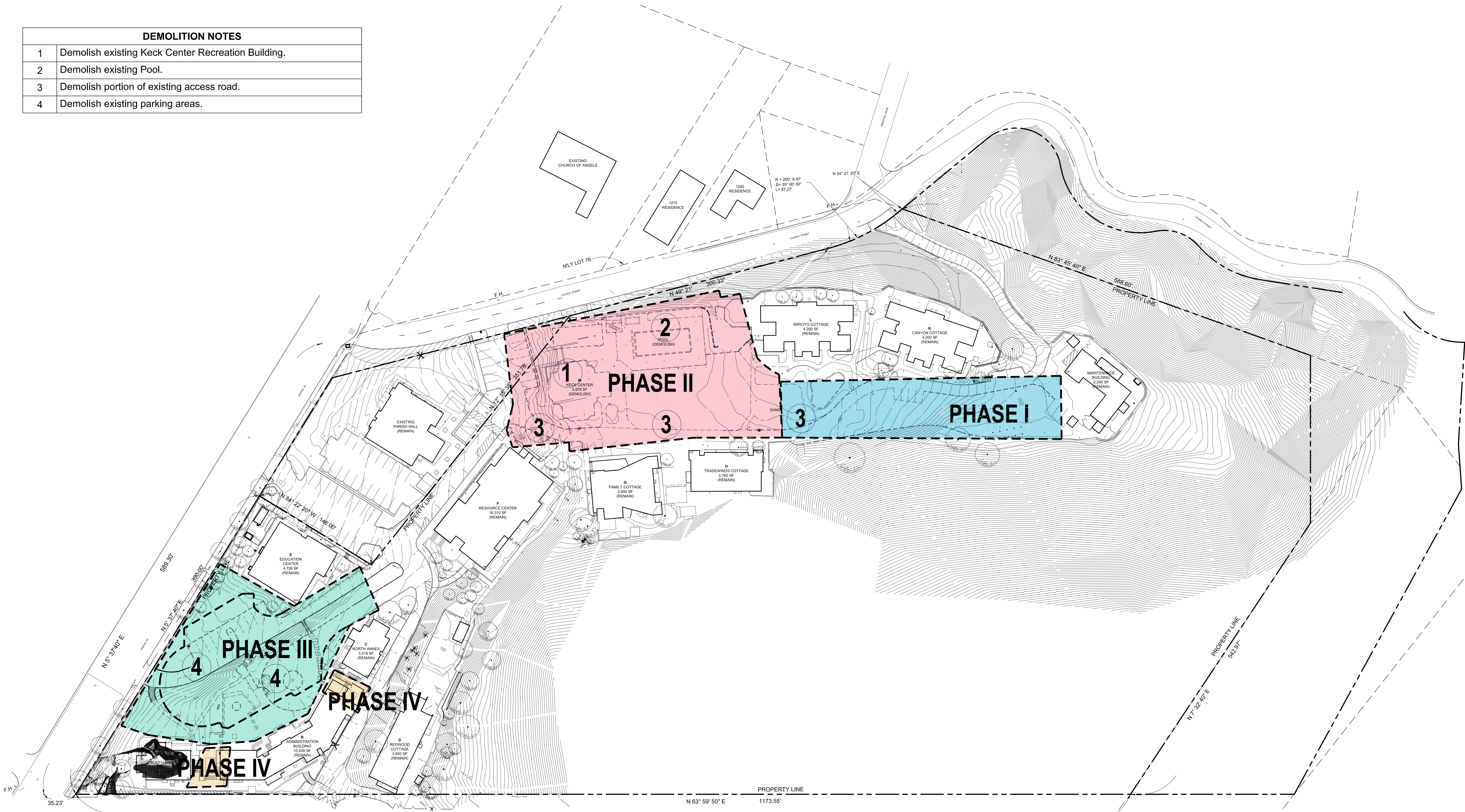
LEGEND

- NEW BUILDING
- EXISTING BUILDING
- SITE IMPROVEMENTS

1

DEMOLITION NOTES	
1	Demolish existing Keck Center Recreation Building.
2	Demolish existing Pool.
3	Demolish portion of existing access road.
4	Demolish existing parking areas.



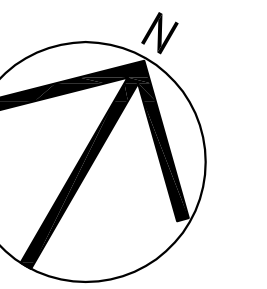
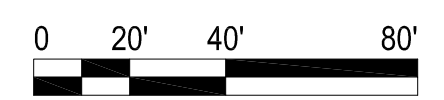
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PHASE I: IMPROVED POOL AND PLAY AREA

PHASE II: NEW RECREATIONAL AND DINING CENTER

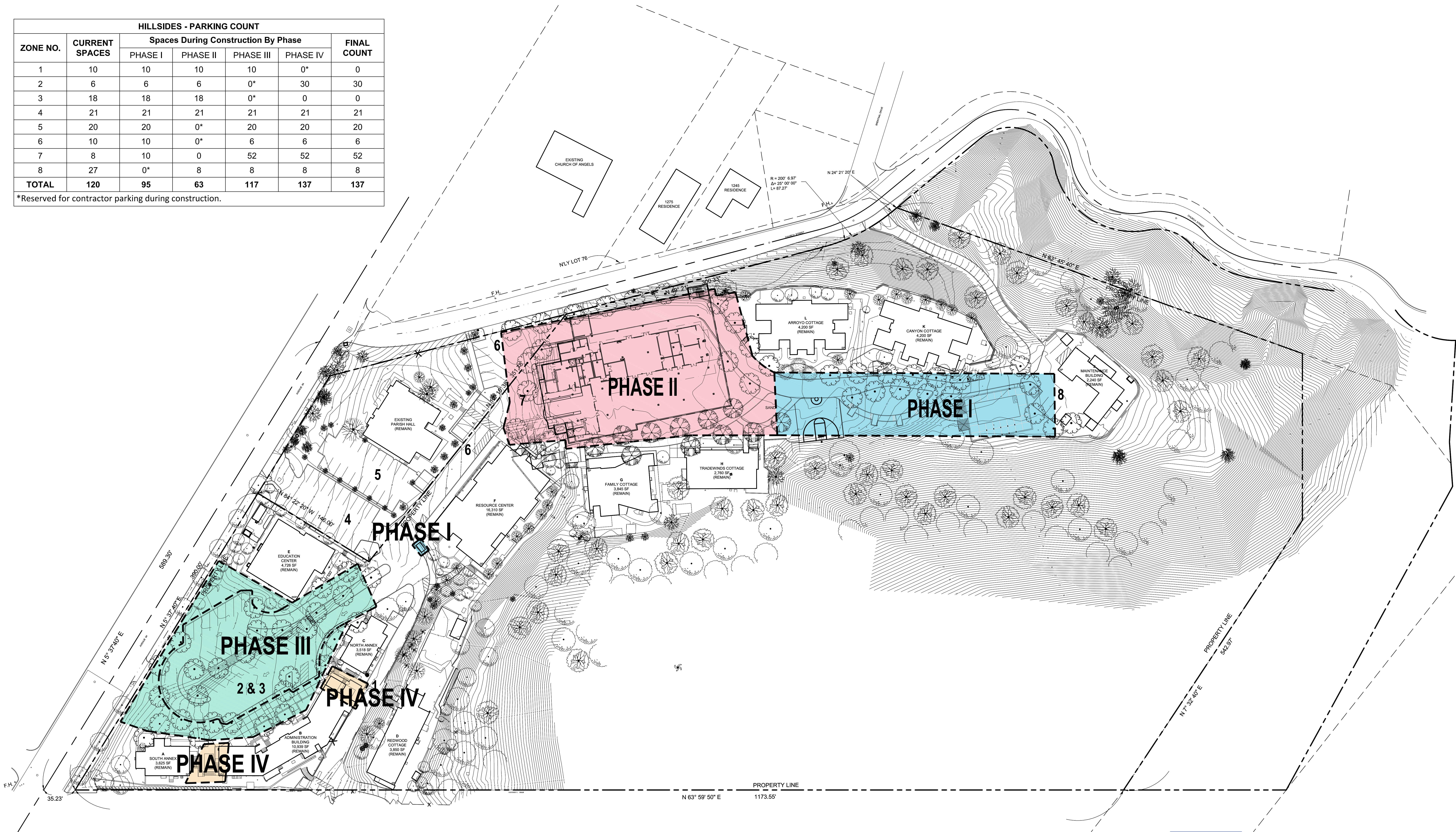
PHASE III: IMPROVED PARKING AND CIRCULATION

PHASE IV: IMPROVEMENTS TO ADMINISTRATION COMPLEX



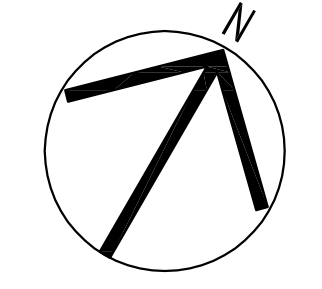
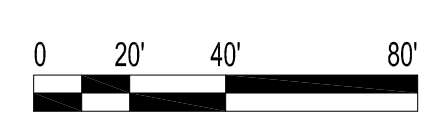
HILLSIDES - PARKING COUNT						
ZONE NO.	CURRENT SPACES	Spaces During Construction By Phase				FINAL COUNT
		PHASE I	PHASE II	PHASE III	PHASE IV	
1	10	10	10	10	0*	0
2	6	6	6	0*	30	30
3	18	18	18	0*	0	0
4	21	21	21	21	21	21
5	20	20	0*	20	20	20
6	10	10	0*	6	6	6
7	8	10	0	52	52	52
8	27	0*	8	8	8	8
TOTAL	120	95	63	117	137	137

*Reserved for contractor parking during construction.

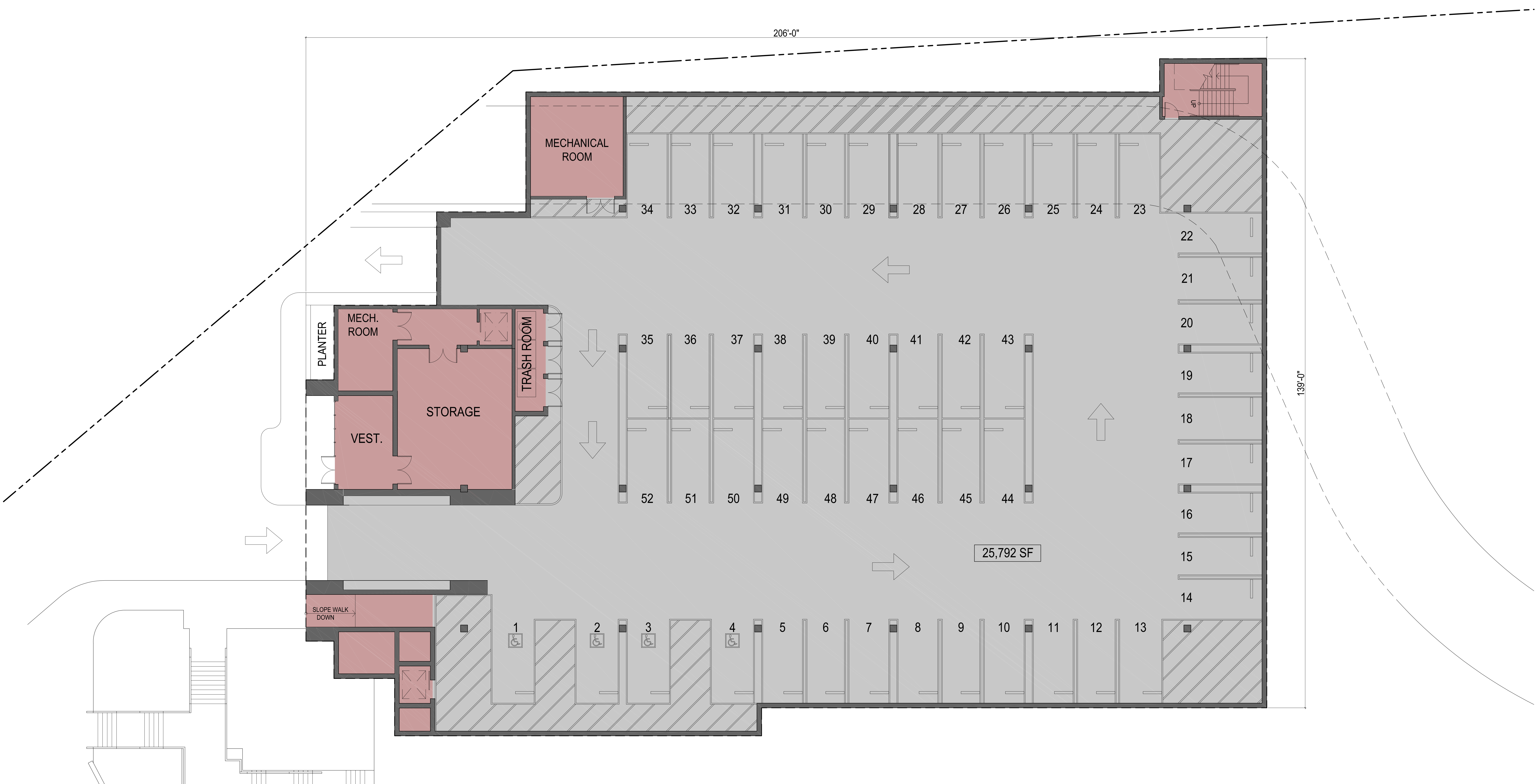


LEGEND

- PHASE I: IMPROVED POOL AND PLAY AREA, PARKING KIOSK
- PHASE II: NEW RECREATIONAL AND DINING CENTER
- PHASE III: IMPROVED PARKING AND CIRCULATION
- PHASE IV: IMPROVEMENTS TO ADMINISTRATION COMPLEX







LEGEND

BUILDING AREA = 2,842 SF

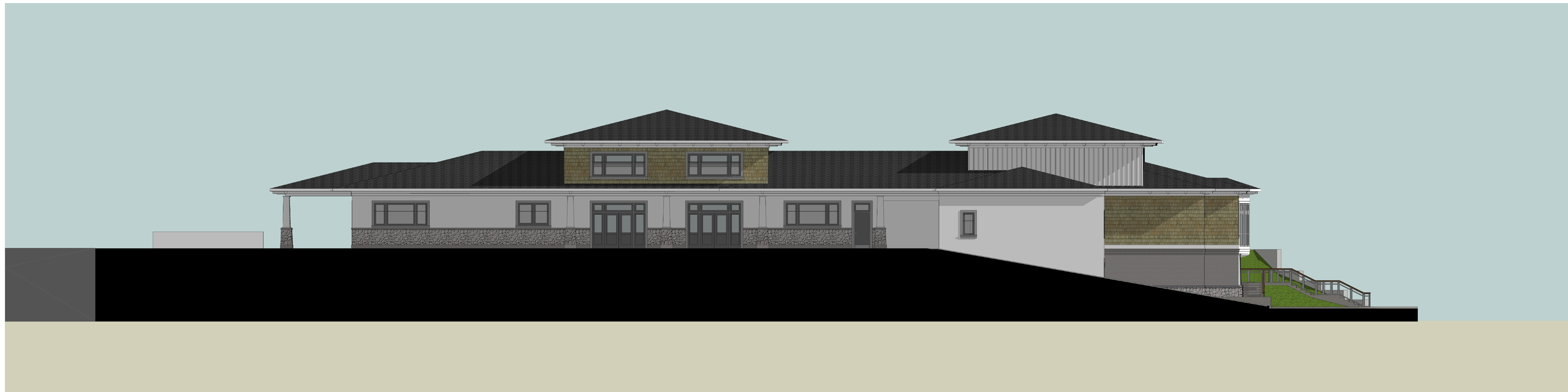
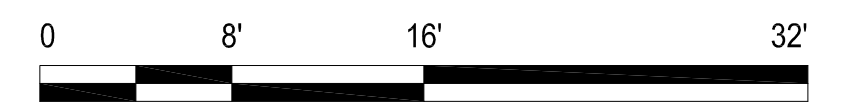
PARKING AREA = 22,007 SF

5





East Elevation



North Elevation - Church Street



6

PBWS ARCHITECTS

PROJECT
Hillsides
Master Development Plan

DRAWING
Multi-Purpose Building - Phase II
Exterior Elevations - East & North

DATE
April 10, 2013
April 14, 2015

CLIENT
Hillsides



West Elevation



South Elevation



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PBWS ARCHITECTS

PROJECT
Hillsides
Master Development Plan

DRAWING
Multi-Purpose Building - Phase II
Exterior Elevations - West & South

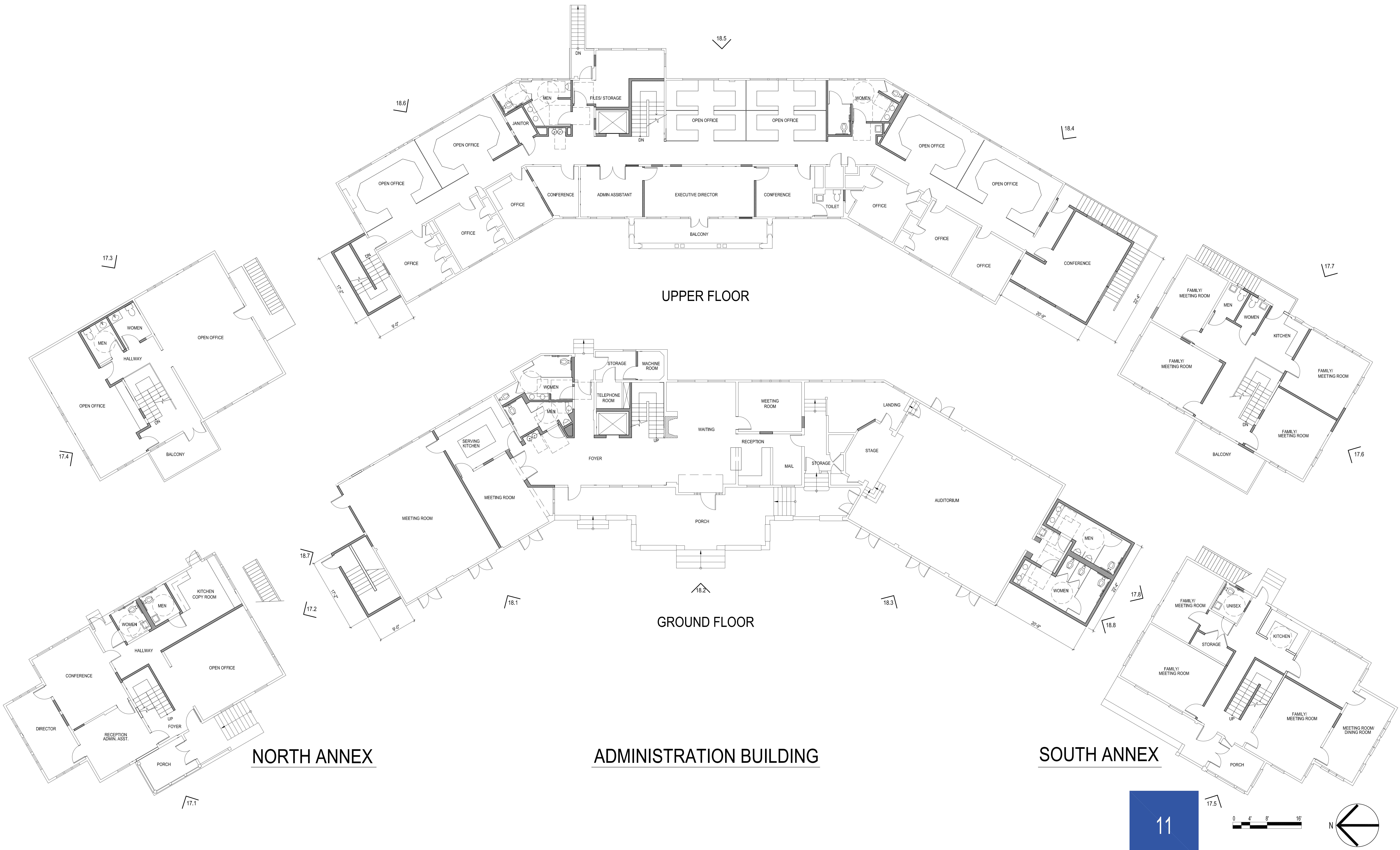
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CLIENT
Hillsides





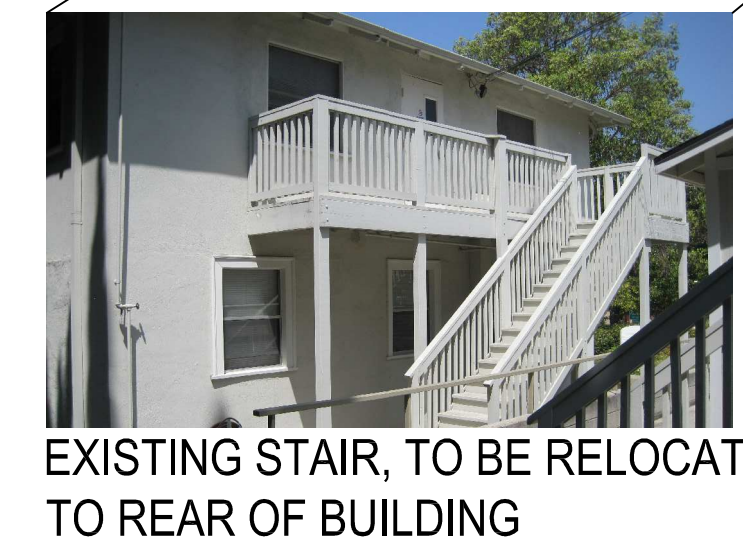
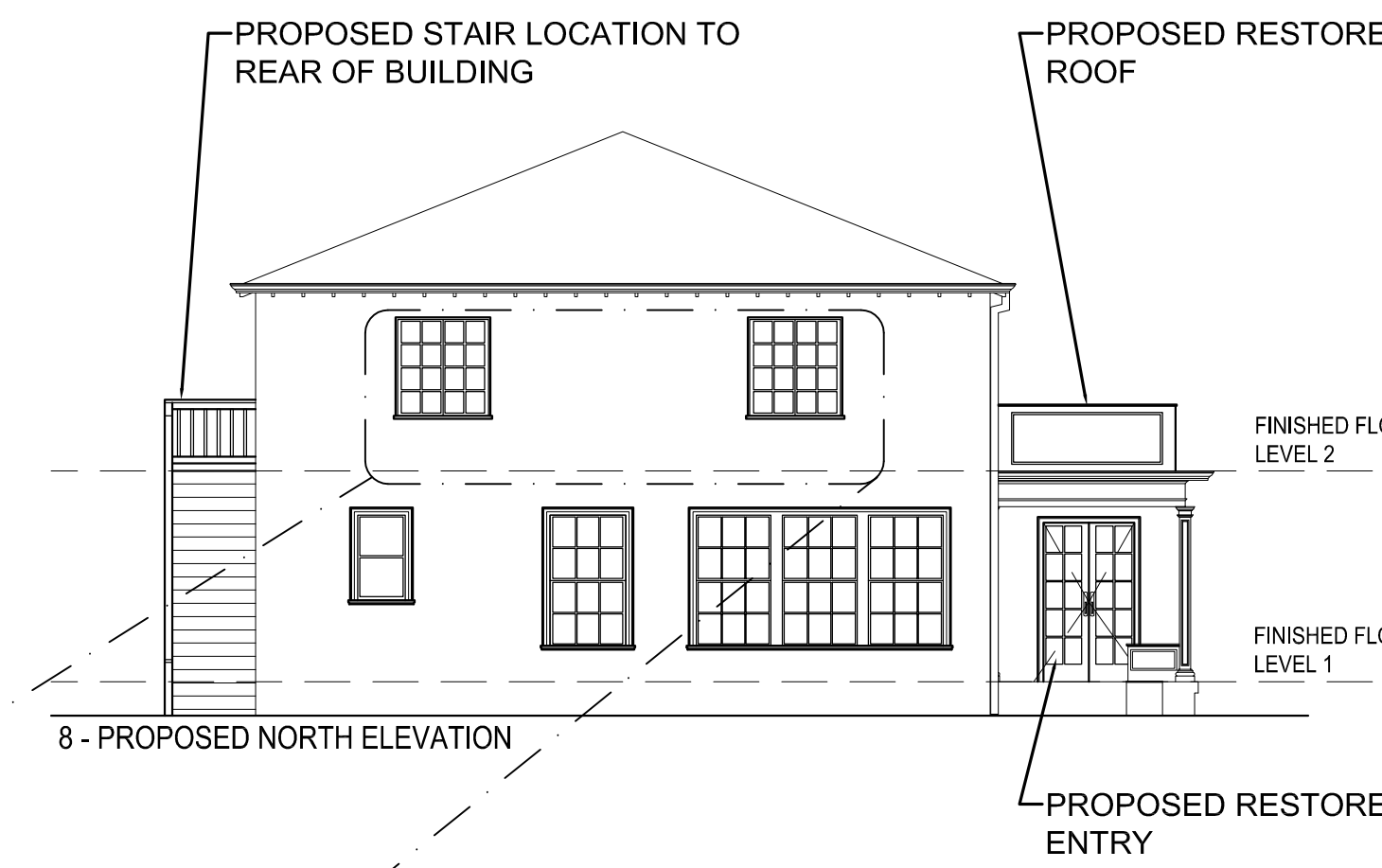
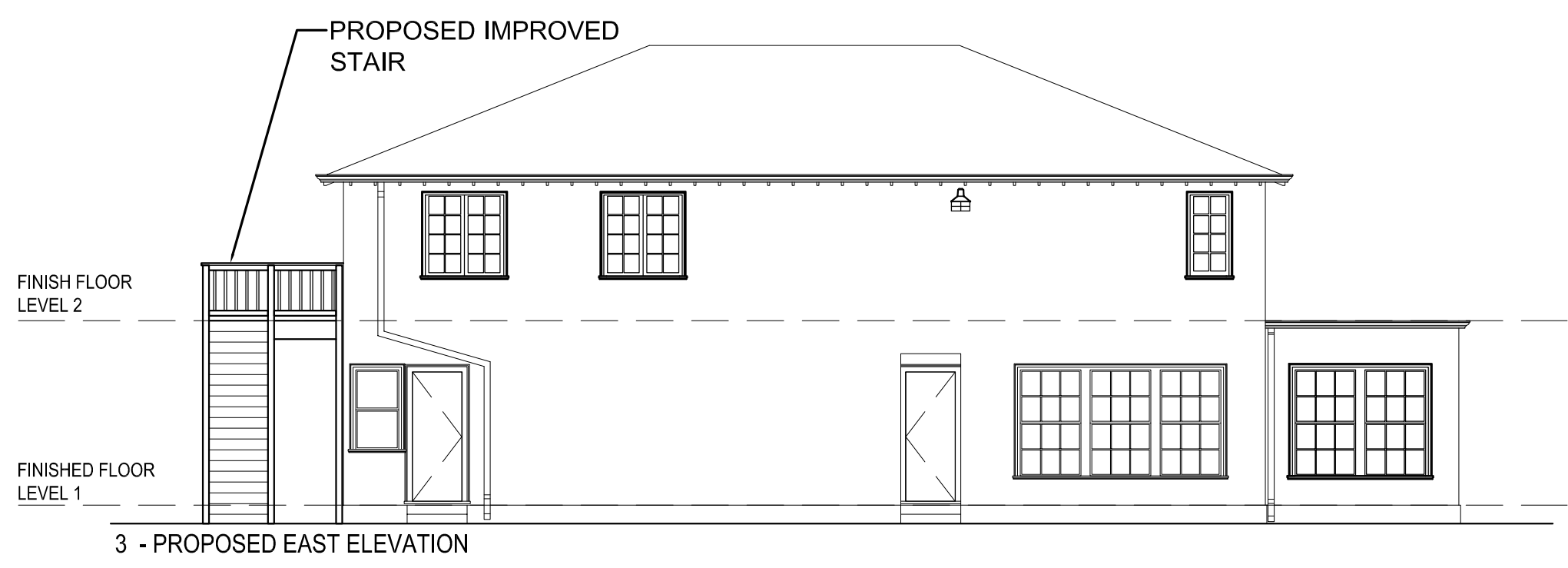
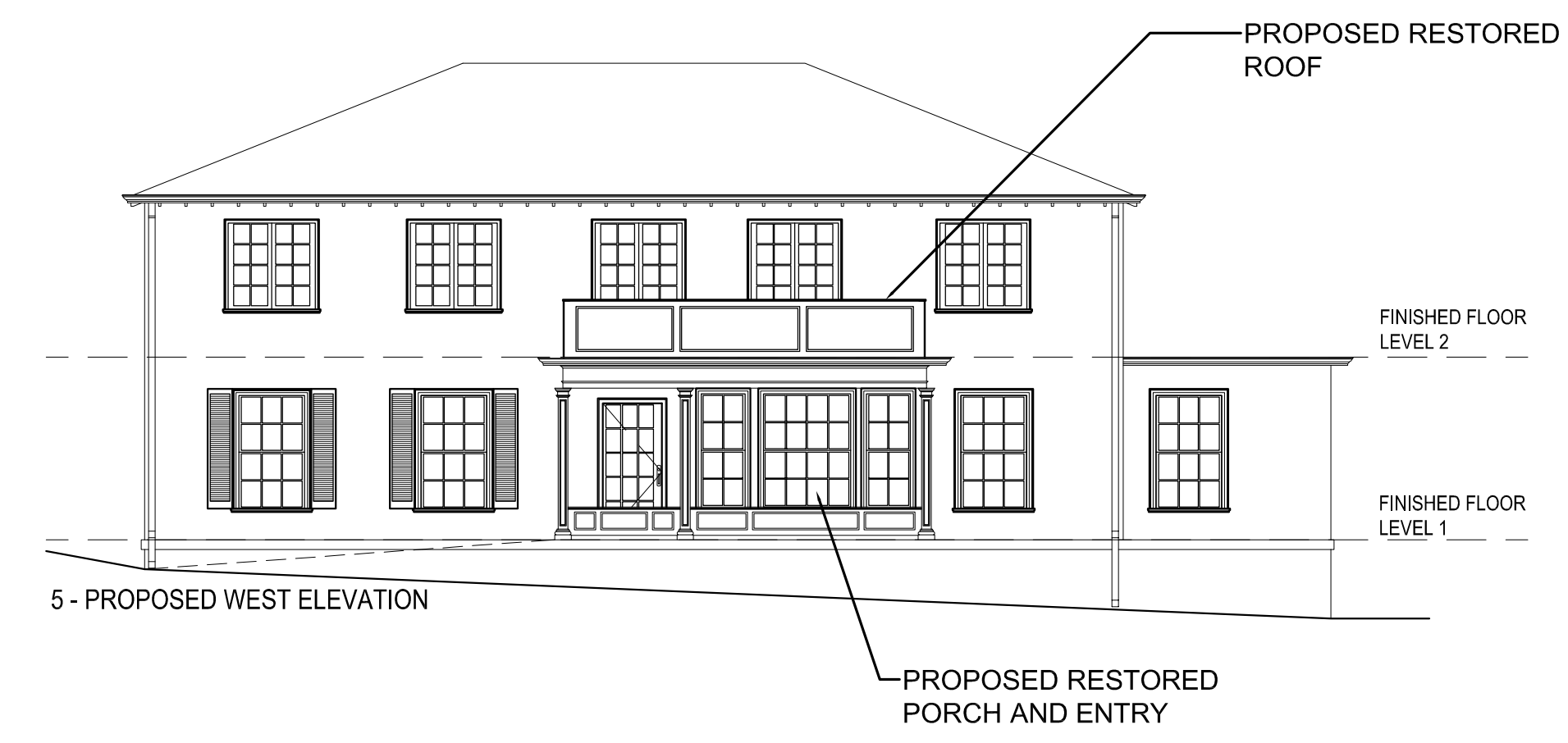
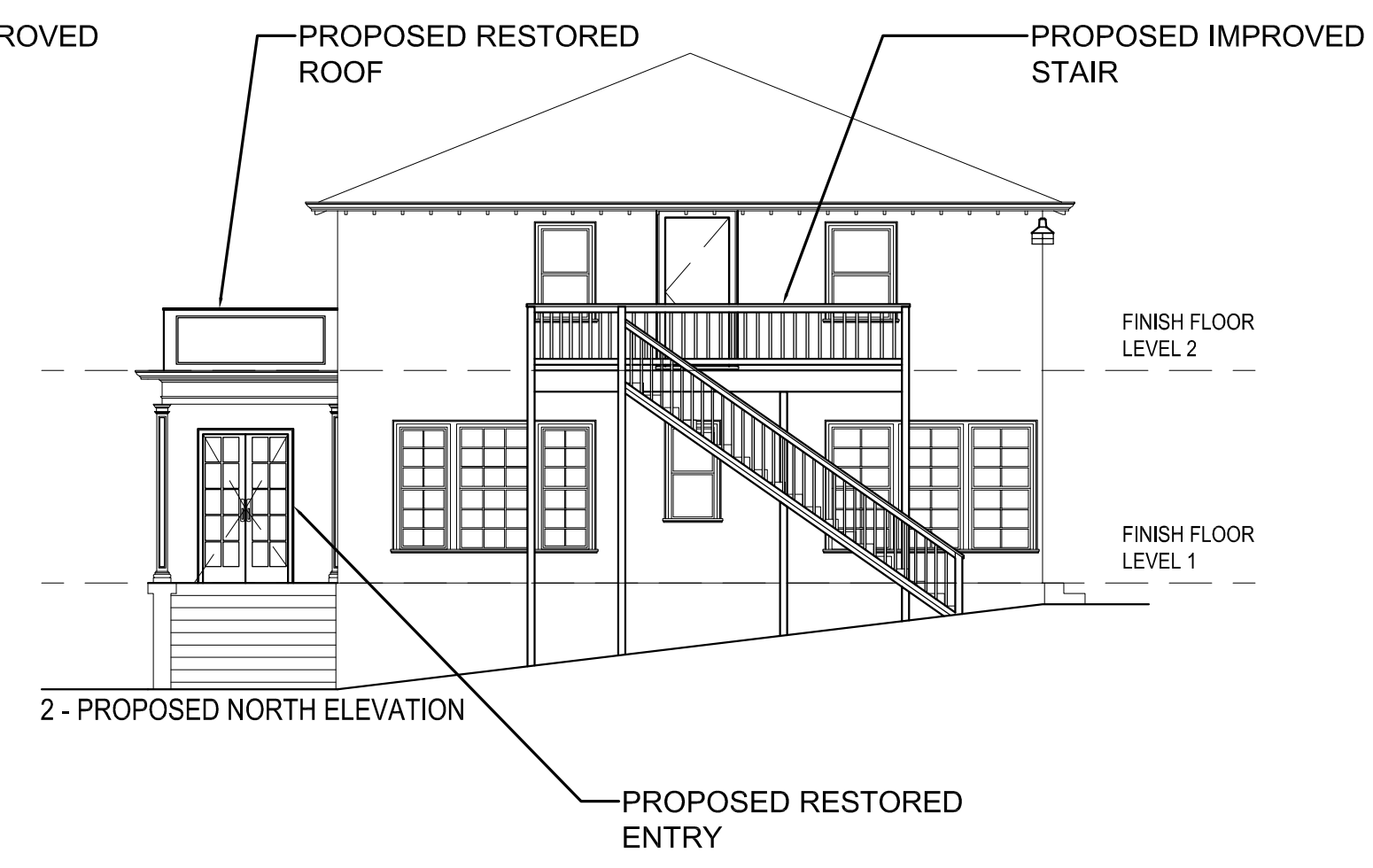
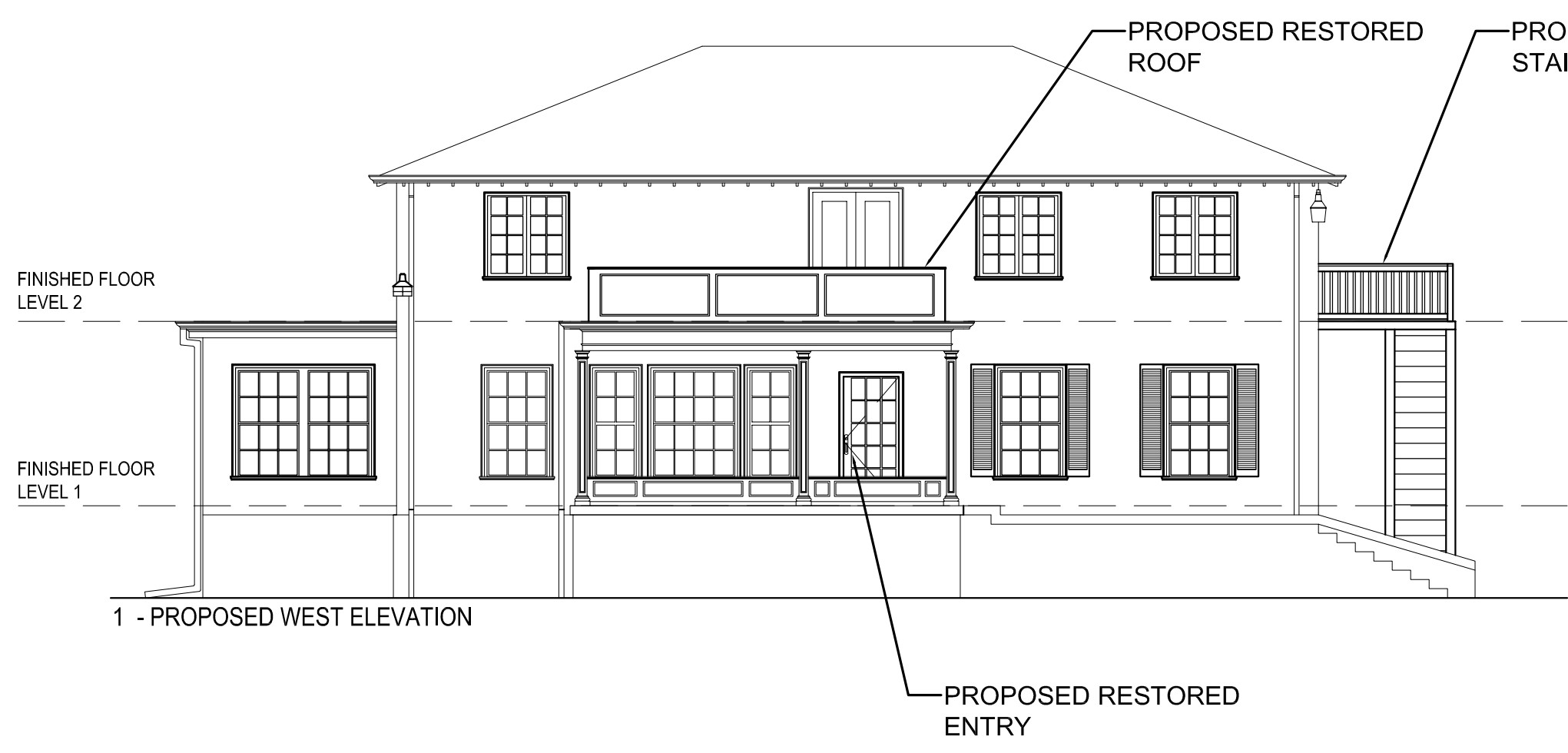




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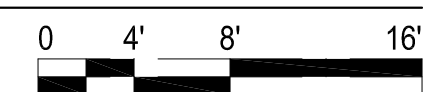
0 4' 8' 16'

<p>PBWS ARCHITECTS</p>	<p>PROJECT Hillsides Master Development Plan</p>	<p>DRAWING Administration Complex - Phase IV Ground Floor and Upper Floor Plans</p>	<p>DATE April 10, 2013 April 14, 2015</p>	<p>CLIENT Hillsides</p>
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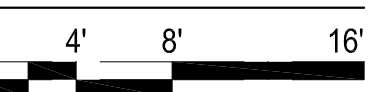


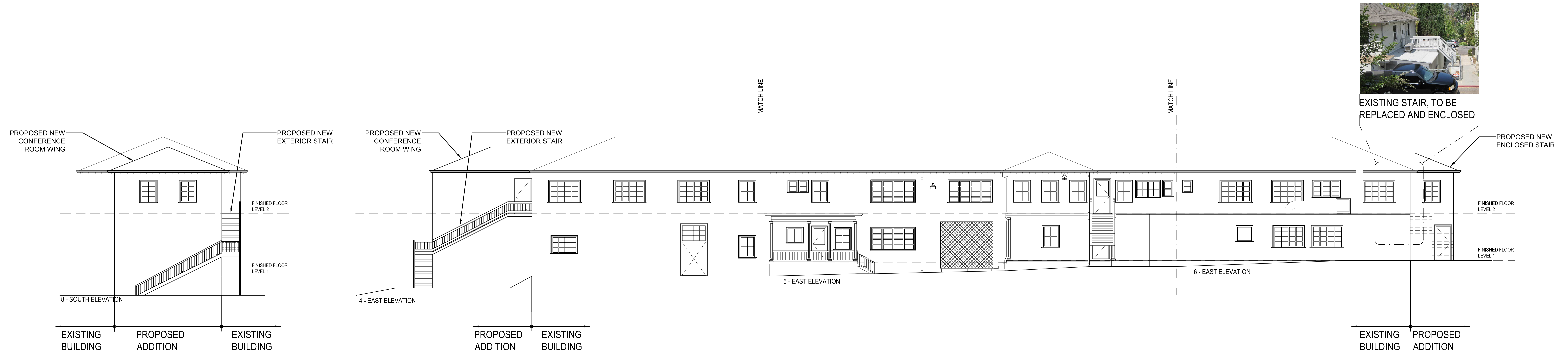
EXISTING STAIR, TO BE RELOCATED TO REAR OF BUILDING

NORTH ANNEX BUILDING

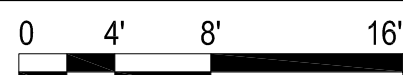


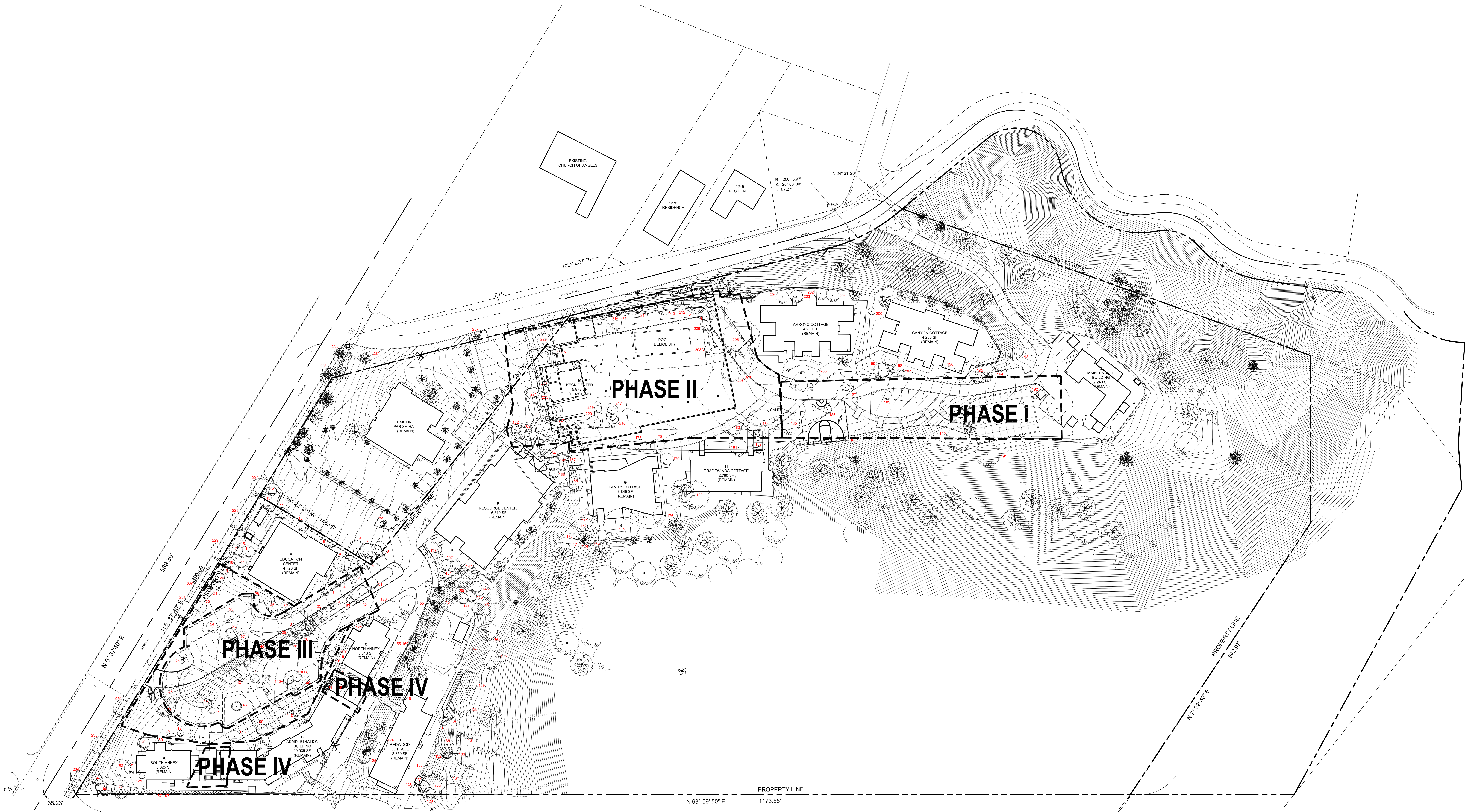
SOUTH ANNEX BUILDING





ADMINISTRATION BUILDING





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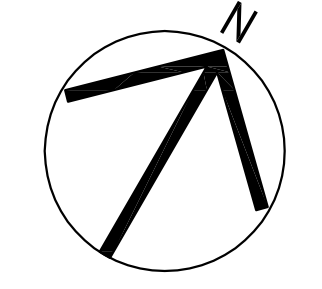
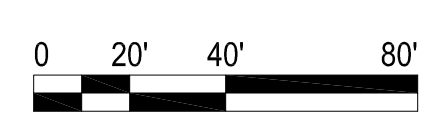
135 = TREE NUMBER, REFER TO TREE INVENTORY SHEET

PHASE I: IMPROVED POOL AND PLAY AREA

PHASE II: NEW RECREATIONAL AND DINING CENTER

PHASE III: IMPROVED PARKING AND CIRCULATION

PHASE IV: NEW RESTROOMS, CONFERENCE ROOM, AND EXITING



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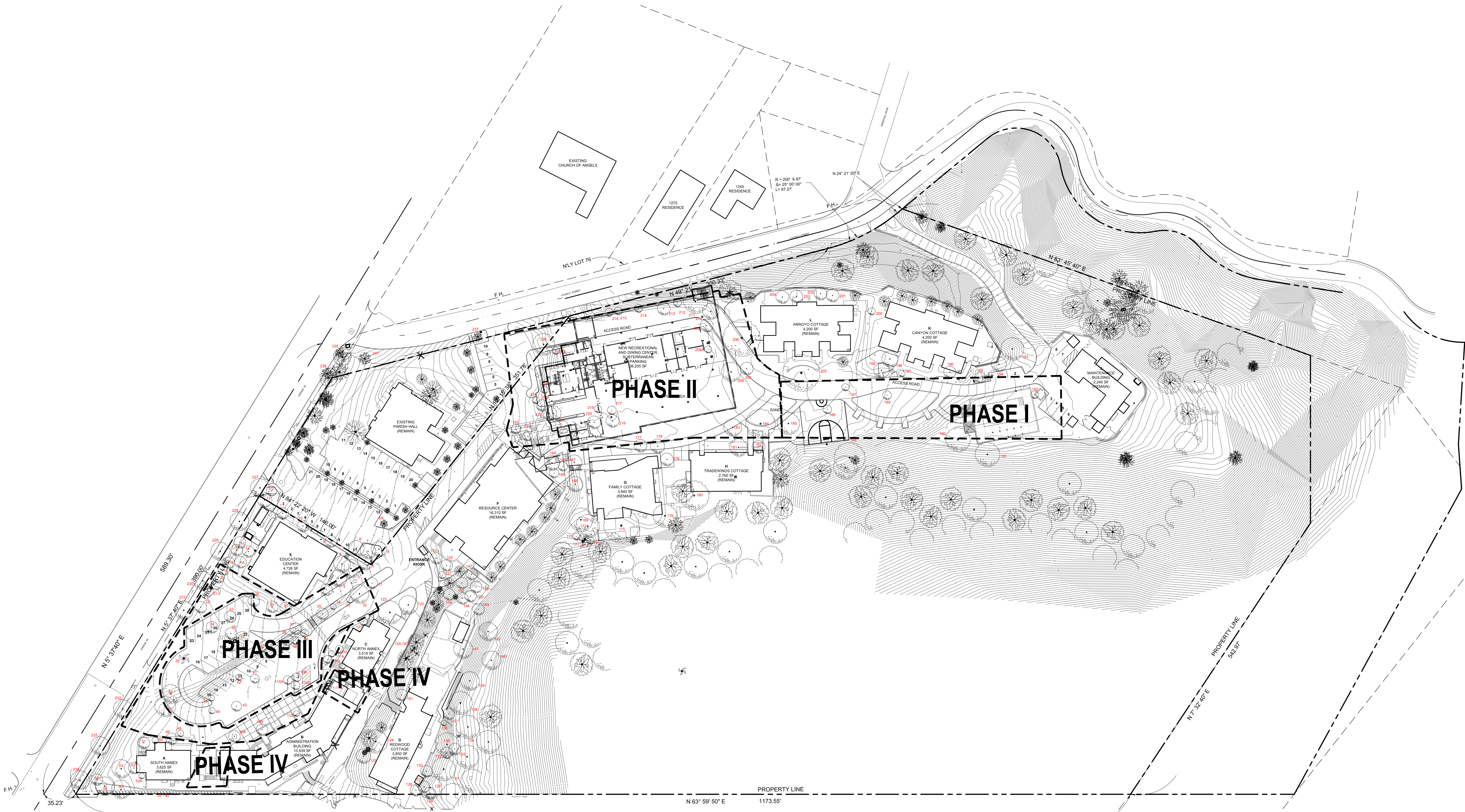
PBWS ARCHITECTS

PROJECT
Hillside
Master Development Plan

DRAWING
Existing Tree Inventory (Existing Site)
Prepared by:
Jim Borer - Certified Arborist #496
P.O. Box 1803 Rancho Cucamonga, CA 91737
P: (909) 997-7020 Email: jimborerarborist@charter.net

DATE
April 10, 2013
April 14, 2015

CLIENT
Hillside



LEGEND

135 = TREE NUMBER, REFER TO TREE INVENTORY SHEET

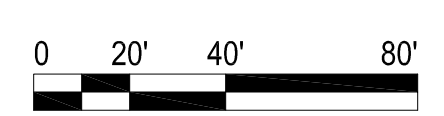
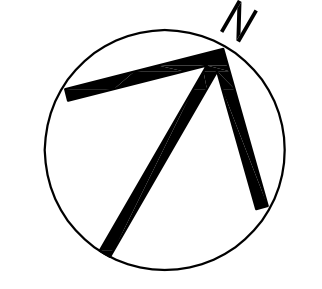
PHASE I: IMPROVED POOL AND PLAY AREA


PHASE II: NEW RECREATIONAL AND DINING CENTER

PHASE III: IMPROVED PARKING AND CIRCULATION

PHASE IV: NEW RESTROOMS, CONFERENCE ROOM, AND EXITING

15

	<p>PROJECT</p> <p>Hillside</p> <p>Master Development Plan</p>	<p>DRAWING</p> <p>Existing Tree Inventory (Proposed Site)</p> <p>Prepared by</p> <p>Jim Borer - Certified Arborist #496</p> <p>P.O. Box 1803 Rancho Cucamonga, CA 91737</p> <p>P: (909) 997-7020 Email: jimborerarborist@charter.net</p>	<p>DATE</p> <p>April 10, 2013</p> <p>April 14, 2015</p>	<p>CLIENT</p> <p>Hillside</p>
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PHASING LEGEND:			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Blue Box]	PHASE I IMPROVED POOL AND PLAY YARD, ENTRANCE KIOSK	[Red Box]	PHASE II NEW RECREATIONAL AND DINING CENTER
[Green Box]	PHASE III IMPROVED PARKING AND CIRCULATION	[White Box]	PHASE IV NEW RESTROOMS, CONFERENCE ROOM, AND EXITING
135 = TREE NUMBER REFER TO TREE INVENTORY SHEET			

EXISTING TREE LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Circle]	135 EXISTING TREE TO REMAIN	[Circle]	135 EXISTING TREE TO REMAIN (NOT TAGGED WITH NUMBER)
[Circle]	135 EXISTING TREE TO BE REMOVED		

PROPOSED TREE LEGEND:				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
[Star]	LAGERSTROEMIA indica	CRAPE MYRTLE	24" BOX	STANDARD
[Star]	LAGERSTROEMIA indica	CRAPE MYRTLE	24" BOX	MULTI-TRUNK
[Star]	MAGNOLIA grandiflora	SOUTHERN MAGNOLIA	24" BOX	STANDARD
[Star]	TABERNAEMONTANA speciosa	PINK TRUMPET TREE	24" BOX	STANDARD
[Star]	CALIFORNIA sycamore	SYCAMORE	24" BOX	STANDARD

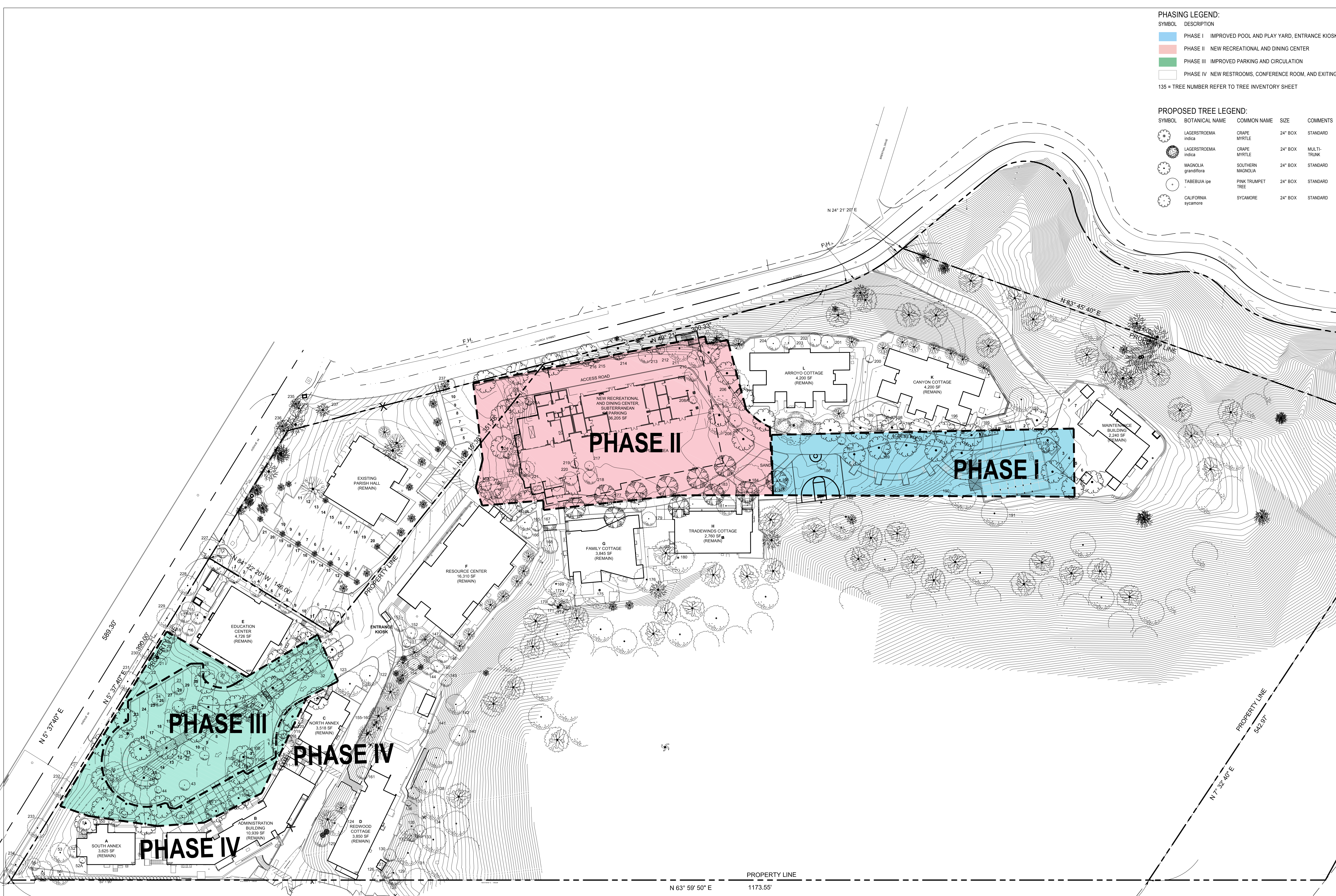
PHASE I					
TREE #	LATIN NAME	COMMON NAME	DBH	STATUS	REMARKS
175	FRAXINUS uhdei	EVERGREEN ASH	38"	HAZARD	
180	EUCALYPTUS sideroxyloides	RED IRON GUM	28"	HAZARD	SPECIMEN
185	ACER saccharinum	SILVER MAPLE	20"	ENCROACHMENT	
186	TRISTANIA conferta	BRISBANE BOX	9"	ENCROACHMENT	
187	TRISTANIA conferta	BRISBANE BOX	6"	ENCROACHMENT	
189	TRISTANIA conferta	BRISBANE BOX	5"	ENCROACHMENT	
192	SCHINUS molle	BRAZILIAN PEPPER	4"	ENCROACHMENT	
197	TRISTANIA conferta	BRISBANE BOX	4"	ENCROACHMENT	
205	FRAXINUS uhdei	EVERGREEN ASH	38"	HAZARD	

PHASE II					
TREE #	LATIN NAME	COMMON NAME	DBH	STATUS	REMARKS
163	QUERCUS agrifolia	COAST LIVE OAK	14"	ENCROACHMENT	NATIVE
177	LIQUIDAMBAR styraciflua	SWEET GUM	13"	ENCROACHMENT	
178	LIQUIDAMBAR styraciflua	SWEET GUM	14"	ENCROACHMENT	
183	SCHINUS molle	BRAZILIAN PEPPER	16"	ENCROACHMENT	
184	ACER saccharinum	SILVER MAPLE	16"	ENCROACHMENT	
206	ACER saccharinum	SILVER MAPLE	40"	HAZARD	
207	PITTIOSPORUM monobotrys	PITTIOSPORUM	4"	ENCROACHMENT	
208	SCHINUS molle	BRAZILIAN PEPPER	16"	ENCROACHMENT	
209	VIBURNUM japonicum	SNOWBALL BUSH	17"	ENCROACHMENT	
210	PINUS canariensis	CANARY ISLAND PINE	10"	ENCROACHMENT	
211	LIQUIDAMBAR styraciflua	SWEET GUM	7"	ENCROACHMENT	
212	LIQUIDAMBAR styraciflua	SWEET GUM	8"	ENCROACHMENT	
213	LIQUIDAMBAR styraciflua	SWEET GUM	8"	ENCROACHMENT	
214	LIQUIDAMBAR styraciflua	SWEET GUM	8"	ENCROACHMENT	
215	LIQUIDAMBAR styraciflua	SWEET GUM	6"	ENCROACHMENT	
216	LIQUIDAMBAR styraciflua	SWEET GUM	10"	ENCROACHMENT	
217	TRISTANIA conferta	BRISBANE BOX	9"	ENCROACHMENT	
218	TRISTANIA conferta	BRISBANE BOX	12"	ENCROACHMENT	
219	PINUS halepensis	ALEPPO PINE	18"	ENCROACHMENT	
220	CEDRUS deodara	DEODAR CEDAR	14"	ENCROACHMENT	
221	CEDRUS deodara	DEODAR CEDAR	17"	ENCROACHMENT	
222	PINUS halepensis	ALEPPO PINE	5"	ENCROACHMENT	
224	LIQUIDAMBAR styraciflua	SWEET GUM	5"	ENCROACHMENT	
225	PINUS halepensis	ALEPPO PINE	24"	ENCROACHMENT	SPECIMEN
228	ERODIOLA cuneata	BRONZE LIGUAT	4"	ENCROACHMENT	

PHASE III					
TREE #	LATIN NAME	COMMON NAME	DBH	STATUS	REMARKS
1	LIQUIDAMBAR styraciflua	SWEET GUM	13"	ENCROACHMENT	
2	CEDRUS deodara	DEODAR CEDAR	16"	ENCROACHMENT	
3	CEDRUS deodara	DEODAR CEDAR	13"	ENCROACHMENT	
5	TIPUANU tipu	TIPU TREE	18"	ENCROACHMENT	
6	FRAXINUS uhdei	EVERGREEN ASH	48"	ENCROACHMENT	
23	ACACIA melanoxylon	BLACK ACACIA	8"	ENCROACHMENT	
24	LIQUIDAMBAR styraciflua	SWEET GUM	18"	ENCROACHMENT	
25	WASHINGTONIA robusta	MEXICAN FAN PALM	25"	DECLINE	
26	BRACHYCHITON populinum	BOTTLE TREE	16"	ENCROACHMENT	
27	PHOENIX canariensis	CANARY ISLAND PALM	15"	ENCROACHMENT	
28	CHORISIA speciosa	FLOSS SILK TREE	16"	ENCROACHMENT	
31	LIGUSTRUM japonicum	JAPANESE PRIVET	15"	DECLINE	
32	LIGUSTRUM japonicum	JAPANESE PRIVET	13"	DECLINE	
33	LIGUSTRUM japonicum	JAPANESE PRIVET	18"	DECLINE	
34	CUPANOPSIS anacardioides	CARROTWOOD	14"	ENCROACHMENT	
35	LIGUSTRUM japonicum	JAPANESE PRIVET	12"	DECLINE	
36	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
37	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
38	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
39	CUPANOPSIS anacardioides	CARROTWOOD	10"	ENCROACHMENT	
40	LIQUIDAMBAR styraciflua	SWEET GUM	10"	ENCROACHMENT	
41	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
42	CUPANOPSIS anacardioides	CARROTWOOD	8"	ENCROACHMENT	
43	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
44	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
45	CUPANOPSIS anacardioides	CARROTWOOD	13"	ENCROACHMENT	
46	TRISTANIA conferta	BRISBANE BOX	26"	ENCROACHMENT	SPECIMEN
47	TRISTANIA conferta	BRISBANE BOX	12"	ENCROACHMENT	
48	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
49	LIGUSTRUM japonicum	JAPANESE PRIVET	18"	DECLINE	
50	LIGUSTRUM japonicum	JAPANESE PRIVET	7"	DECLINE	
51	LIQUIDAMBAR styraciflua	SWEET GUM	18"	ENCROACHMENT	
52	LIGUSTRUM japonicum	JAPANESE PRIVET	17"	DECLINE	
52a	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
108	CUPANOPSIS anacardioides	CARROTWOOD	10"	ENCROACHMENT	
109	LAGERSTROEMIA indica	CRAPE MYRTLE	13"	ENCROACHMENT	SPECIMEN
110a	TRISTANIA conferta	BRISBANE BOX	12"	ENCROACHMENT	
110b	TRISTANIA conferta	BRISBANE BOX	13"	ENCROACHMENT	
110c	TRISTANIA conferta	BRISBANE BOX	11"	ENCROACHMENT	
111	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
112	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
113	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
114	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
115	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
117	TECOMA stans	NCH	7"	ENCROACHMENT	
118	LIGUSTRUM japonicum	JAPANESE PRIVET	10"	DECLINE	
119	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
120	LIGUSTRUM japonicum	JAPANESE PRIVET	7"	DECLINE	
121	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	

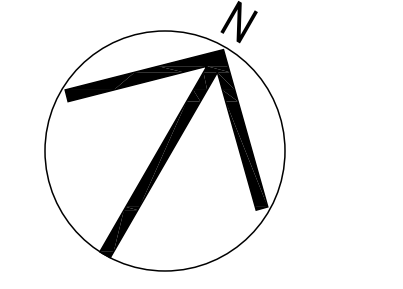
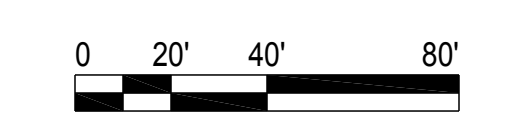
PHASE IV					
TREE #	LATIN NAME	COMMON NAME	DBH	STATUS	REMARKS
1	LIQUIDAMBAR styraciflua	SWEET GUM	13"	ENCROACHMENT	
2	CEDRUS deodara	DEODAR CEDAR	16"	ENCROACHMENT	
3	CEDRUS deodara	DEODAR CEDAR	13"	ENCROACHMENT	
5	TIPUANU tipu	TIPU TREE	18"	ENCROACHMENT	
6	FRAXINUS uhdei	EVERGREEN ASH	48"	ENCROACHMENT	
23	ACACIA melanoxylon	BLACK ACACIA	8"	ENCROACHMENT	
24	LIQUIDAMBAR styraciflua	SWEET GUM	18"	ENCROACHMENT	
25	WASHINGTONIA robusta	MEXICAN FAN PALM	25"	DECLINE	
26	BRACHYCHITON populinum	BOTTLE TREE	16"	ENCROACHMENT	
27	PHOENIX canariensis	CANARY ISLAND PALM	15"	ENCROACHMENT	
28	CHORISIA speciosa	FLOSS SILK TREE	16"	ENCROACHMENT	
31	LIGUSTRUM japonicum	JAPANESE PRIVET	15"	DECLINE	
32	LIGUSTRUM japonicum	JAPANESE PRIVET	13"	DECLINE	
33	LIGUSTRUM japonicum	JAPANESE PRIVET	18"	DECLINE	
34	CUPANOPSIS anacardioides	CARROTWOOD	14"	ENCROACHMENT	
35	LIGUSTRUM japonicum	JAPANESE PRIVET	12"	DECLINE	
36	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
37	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
38	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
39	CUPANOPSIS anacardioides	CARROTWOOD	10"	ENCROACHMENT	
40	LIQUIDAMBAR styraciflua	SWEET GUM	10"	ENCROACHMENT	
41	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
42	CUPANOPSIS anacardioides	CARROTWOOD	8"	ENCROACHMENT	
43	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
44	CUPANOPSIS anacardioides	CARROTWOOD	11"	ENCROACHMENT	
45	CUPANOPSIS anacardioides	CARROTWOOD	13"	ENCROACHMENT	
46	TRISTANIA conferta	BRISBANE BOX	26"	ENCROACHMENT	SPECIMEN
47	TRISTANIA conferta	BRISBANE BOX	12"	ENCROACHMENT	
48	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
49	LIGUSTRUM japonicum	JAPANESE PRIVET	18"	DECLINE	
50	LIGUSTRUM japonicum	JAPANESE PRIVET	7"	DECLINE	
51	LIQUIDAMBAR styraciflua	SWEET GUM	18"	ENCROACHMENT	
52	LIGUSTRUM japonicum	JAPANESE PRIVET	17"	DECLINE	
52a	LIGUSTRUM japonicum	JAPANESE PRIVET	4"	DECLINE	
108	CUPANOPSIS anacardioides	CARROTWOOD	10"	ENCROACHMENT	
109	LAGERSTROEMIA indica	CRAPE MYRTLE	13"	ENCROACHMENT	SPECIMEN
110a	TRISTANIA conferta	BRISBANE BOX	12"	ENCROACHMENT	
110b	TRISTANIA conferta	BRISBANE BOX	13"	ENCROACHMENT	
110c	TRISTANIA conferta	BRISBANE BOX	11"	ENCROACHMENT	
111	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
112	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
113	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
114	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
115	CUPRESSUS sempervirens	ITALIAN CYPRESS	7"	ENCROACHMENT	
117	TECOMA stans	NCH	7"	ENCROACHMENT	
118	LIGUSTRUM japonicum	JAPANESE PRIVET	10"	DECLINE	
119	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	
120	LIGUSTRUM japonicum	JAPANESE PRIVET	7"	DECLINE	
121	LIGUSTRUM japonicum	JAPANESE PRIVET	8"	DECLINE	

SUMMARY					
TOTAL NUMBER OF NON-NATIVE, SPECIMEN, PUBLIC OR LANDMARK TREES PROPOSED TO BE REMOVED:	0				
TOTAL NUMBER OF NATIVE TREES TO BE REMOVED:	0				
TOTAL NUMBER OF SPECIMEN TREES TO BE REMOVED:	1				
TOTAL NUMBER OF PUBLIC TREES TO BE REMOVED:	0				
TOTAL NUMBER OF LANDMARK TREES TO BE REMOVED:	0				
TOTAL NUMBER OF PROPOSED 24" BOX OR LARGER REPLACEMENT TREES TO BE PLANTED:	20				



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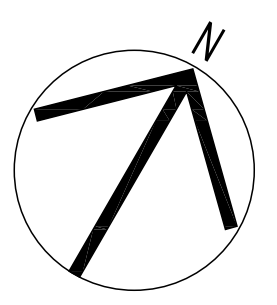
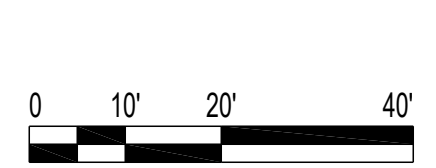
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L-1



PBWS ARCHITECTS

PROJECT
 Hillside's
 Master Development Plan

DRAWING
 Partial Landscape Plan
 Phase I - Improved Pool and Play Area, Entrance Kiosk
 Phase II - New Recreational and Dining Center

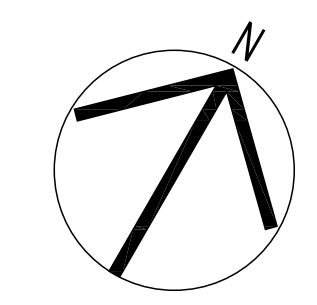
DATE
 April 10, 2013
 April 14, 2015

CLIENT
 Hillside's



LandShapes
 2445 Honolulu Ave.
 Montrose
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 818/249-6900
 FAX 818/249-6646

L-2



PBWS ARCHITECTS

PROJECT
 Hillside
 Master Development Plan

DRAWING
 Partial Landscape Plan
 Phase III - Improved Parking and Circulation
 Phase IV - New Restrooms, Conference Room,
 and Exiting

DATE
 April 10, 2013
 April 14, 2015

CLIENT
 Hillside



SOUTHERN MAGNOLIA



MULTI-TRUNK
CRAPE MYRTLE



STANDARD
CRAPE MYRTLE



SYCAMORE



PINK TRUMPET TREE



AGAPANTHUS



GOLD RUSH LANTANA



BIG BLUE LILY TURF



CHERIE TROPICAL HIBISCUS



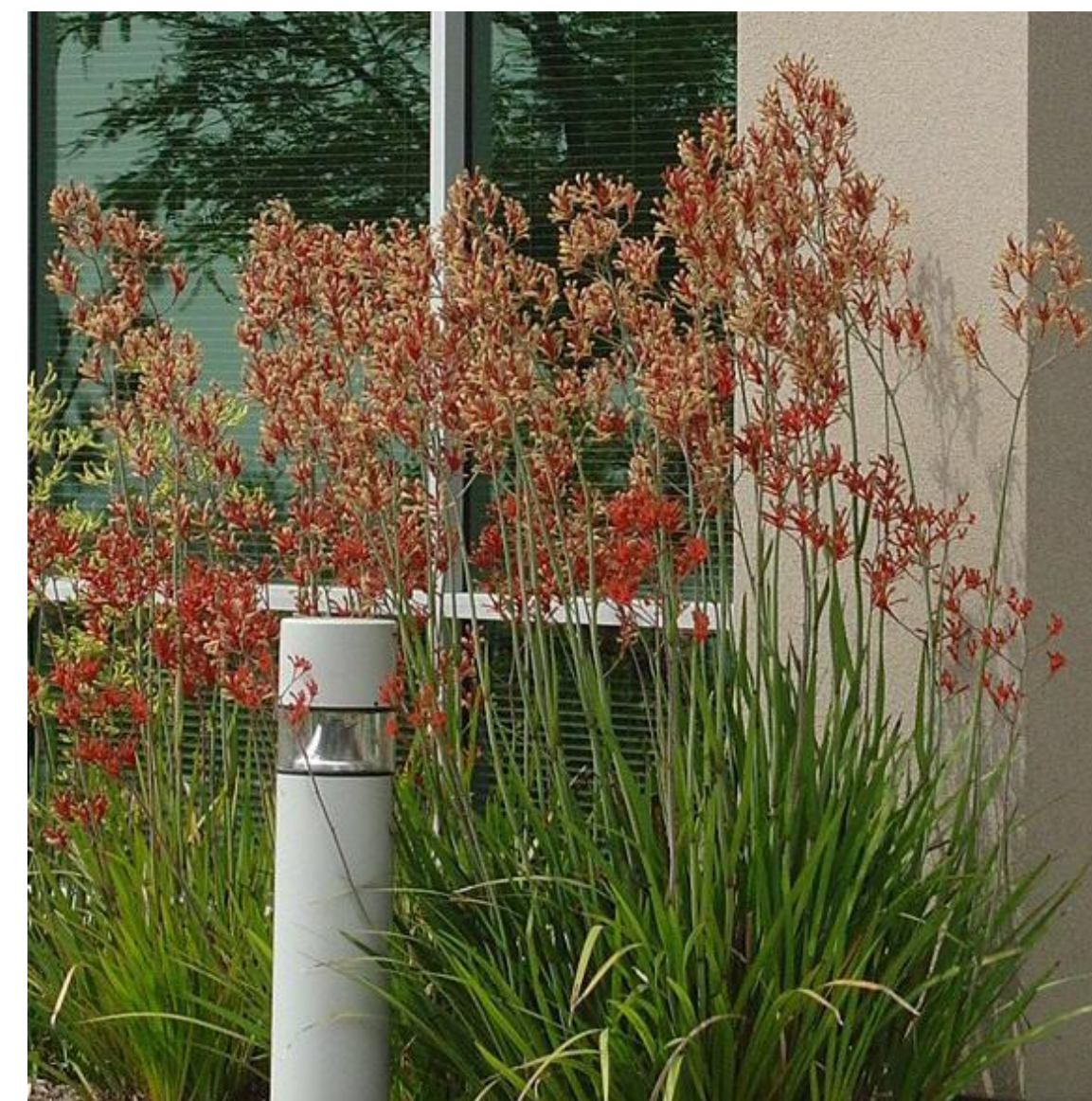
JOHNSON'S BLUE GERANIUM



BOUGAINVILLEA



DWARF FOUNTAIN GRASS



KANGAROO PAW



PINK ROSE CARPET



CREME DE MINT

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