

ZONING: R-R
VACANT

CLINTON KEITH ROAD

SHEET INDEX:

- 1 OVERALL MASTER PLAN
- 2 PLOT PLAN
- 3 ENLARGED PLANS
- 4 BUILDINGS 1 AND 2 FLOOR PLANS AND ELEVATIONS
- 5 BUILDING 3 FLOOR PLAN AND ELEVATIONS
- 6 BUILDING 4 FLOOR PLAN AND ELEVATIONS
- 7 BUILDING 5 FLOOR PLAN AND ELEVATIONS
- 8 BUILDING 6 FLOOR PLAN AND ELEVATIONS
- 9 SITE PHOTOMETRIC PLAN
- 10 BUILDINGS 1 AND 2 COLOR ELEVATIONS
- 11 BUILDINGS 3 AND 4 COLOR ELEVATIONS
- 12 BUILDING 5 COLOR ELEVATIONS
- 13 BUILDING 6 COLOR ELEVATIONS

ZONING: M-SC
SELF STORAGE

PROJECT TABULATIONS:

SITE AREA		s.f.	Acres							
Building and Parking Lot Area		370,695	8.51							
Open Space and Basin Area		135,472	3.11							
TOTAL SITE AREA		506,167	11.62							
BUILDING	Land Area (sf)	Site Area (sf/acres)	First Floor Building (sf)	Second Floor Building (sf)	Total Building (sf)	Parking Required	Parking Ratio/1000	Parking Provided	Req. Bike Rack	Bike Rack Provided
1 Commercial Retail			8,200	0	8,200	41	5.0		2	4
2 Commercial Retail			8,200	0	8,200	41	5.0		2	4
3 Commercial Retail			3,000	0	3,000	15	5.0		1	2
4 Drive Thru Fast Food			3,000	0	3,000	30	10.0		2	2
SUB-TOTAL		3.12	22,400	0	22,400	127	4.0	127	6	12
5 Medical Office	2.28	15,900	15,900	15,900	31,800	158	5.0	162	8	8
6 Office	3.11	21,400	21,400	21,400	42,800	213	5.0	213	11	12
SUB-TOTAL			37,300	36,540	73,840	371		375	19	20
TOTAL		8.51	59,700	36,540	96,240	498	5.2	502	25	32
COVERAGE		11.8%								
FAR		19.0%								
PARKING		Required	Provided							
Handicap Spaces		10	10							
Standard Spaces		348	399							
"Clean Air" Spaces		40	40							
Compacts (20% Allowed)		100	53 (10.5%)							
TOTAL		498	502							
BICYCLE PARKING		Required	Provided							
Short Term Racks		25	32							
Long Term Racks		25	28							
TOTAL		50	60							
LANDSCAPING		s.f.	%							
Required		75,925	15% Min.							
Provided		91,453	18.1%							

PROJECT TEAM:

OWNER:
RANCON MEDICAL AND EDUCATION CENTER, LLC
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FAX 951-834-9801
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will.stout@rancongroup.com

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IRVINE, CA 92618
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CONTACT: ROGER DEITOS
rogerd@gaaarchitects.com

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CIVIL & LANDSCAPE:
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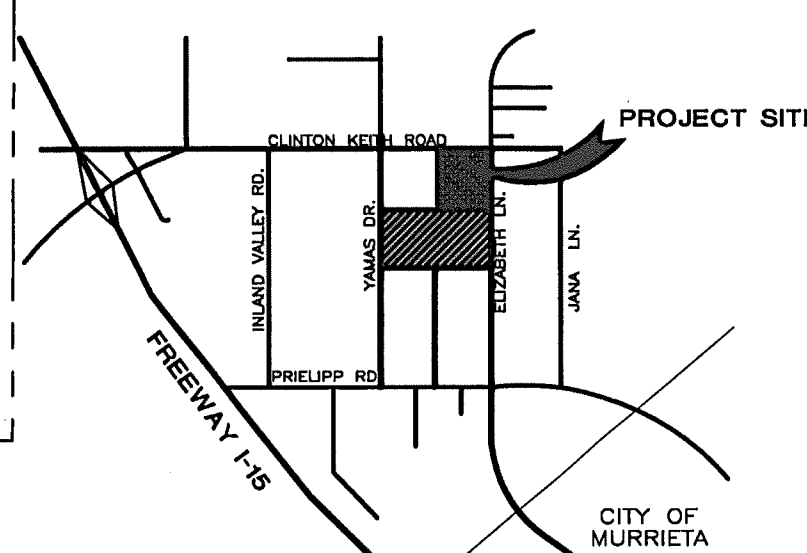
RETAIL,
OFFICE &
MEDICAL OFFICE

INDUSTRIAL LOTS

KEY PLAN
N.T.S.

INDUSTRIAL SHELL CALGREEN
GENERAL NOTES:

- 5.106.1 - PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS ADVISED BUT NOT REQUIRED
- 5.106.4.1 - VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% REQUIRED VEHICLE PARKING
- 5.106.4.2 - FOR BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% REQUIRED VEHICLE PARKING
- 5.106.5.2 - "CLEAN AIR" PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING:
TOTAL NUMBER OF PARKING SPACES NUMBER OF REQUIRED SPACES
0-9 0
10-25 1
26-50 3
51-75 6
76-100 8
101-150 11
151-200 16
200 and over At least 8% of total
- 5.106.8 - LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN 5.106.8
- 5.303.2 - THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING PER CALGREEN 5.303.2
- 5.304.2&3 - FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS
- 5.408.2 - A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN SECTION 5.408
- 5.408.3 - 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (BUILDINGS > 10,000 SF)
- 5.410.2 - BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF THIS BUILDING, INCLUDING PROJECT REQUIREMENTS, BASIS OF DESIGN, FUNCTIONAL PERFORMANCE TESTING, DOCUMENTATION AND TRAINING, AND A COMMISSIONING REPORT, NOT INCLUDING ANY PROJECTED FUTURE TENANT IMPROVEMENTS
- 5.504 - ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED IN CALGREEN 5.504
- 5.504.7 - SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS
- 5.507.4 - PROJECT IS NOT LOCATED WITHIN A 65 CNEL NOISE CONTOUR OF AN AIRPORT OR FREEWAY
- 5.508.1 - HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC'S OR HALONS



VICTINITY MAP
N.T.S.

CONDITIONALLY APPROVED

- BY THE PLANNING DEPARTMENT
- BY THE PLANNING DIRECTOR
- BY THE PLANNING COMMISSION
- BY THE CITY COUNCIL

...FOR THE CITY OF WILDOMAR ON 02/16/14
APPLICATION NOS. 12-0053/00130152
PLANNER [Signature]

RECEIVED
SEP 04 2014
CITY OF WILDOMAR

AGENDA ITEM 2.1
ATTACH. E
DEVELOPMENT PLANS
12-0053
Oct. 1, 2014

ZONING: R-R

ZONING: R-R
VACANT
NOT A PART

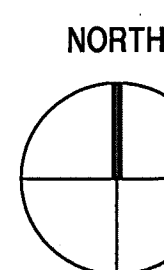
ZONING: R-R
VACANT
NOT A PART

INDUSTRIAL LOTS
ZONING: I-P

FUTURE 'A' STREET

BUNNY TRAIL

ZONING: R-R
VACANT



RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 60 120

DATE: 09-05-12
PROJECT NO. RG00101

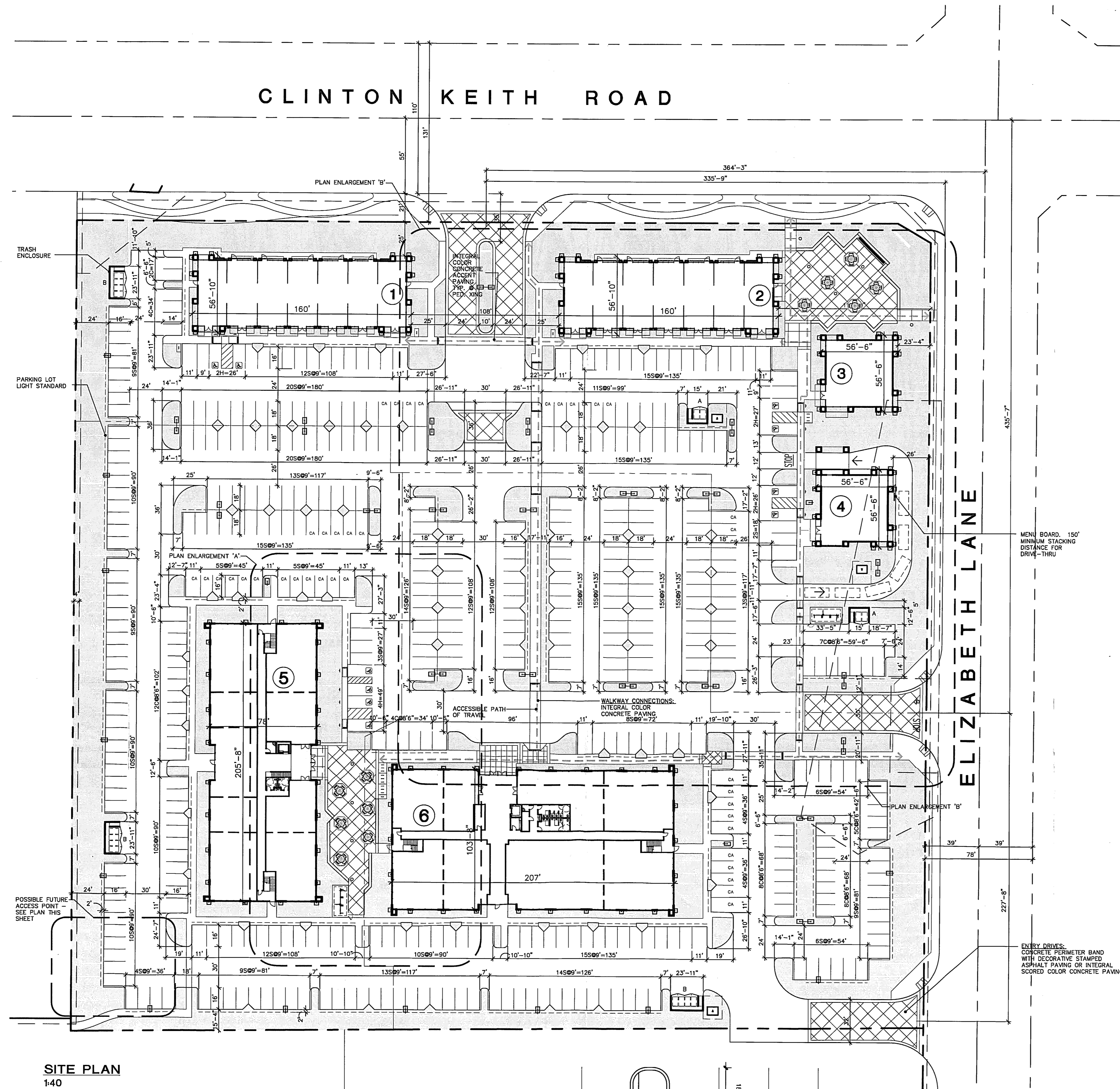
REVISION DATE: 12-19-12
2-13-13

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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OVERALL MASTER PLAN
TENTATIVE PARCEL MAP NO. 36492

SHEET 1

GAA
ARCHITECTS



TABULATIONS

SITE AREA		s.f.	Acres							
Building and Parking Lot Area		370,696	8.51							
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BICYCLE PARKING	Required	Provided								
Short Term Racks	25	32								
Long Term Racks	25	28								
TOTAL	50	60								
LANDSCAPING	s.f.	%								
Required	75,525	15% Min.								
Provided	91,453	18.1%								

2010 CALIFORNIA BUILDING CODE OCCUPANCY GROUP: B / M / S1

ALLOWABLE AREA ANALYSIS:

CONSTRUCTION TYPE: TYPE V-B (NON-RATED) - BUILDINGS 1, 2, AND 3
 TYPE III-B - BUILDINGS 5 AND 6

BASIC ALLOWABLE S.F. (PER STORY): 9,000 S.F.

200% INCREASE FOR SPRINKLERS IN MULTI-STORY
 300% INCREASE FOR SPRINKLERS IN SINGLE-STORY
 AREA INCREASE FOR BUILDINGS 5 AND 6: UNLIMITED (60-YARD-SPRINKLERS)

ALLOWABLE S.F. (PER STORY) (MULTI-STORY): 27,000 S.F.
 (SINGLE-STORY): 36,000 S.F. UNLIMITED (BUILDINGS 5 AND 6)

SIDEYARDS WILL BE MAINTAINED BY AN ASSOCIATION

PROJECT DESCRIPTION

THE PROPERTY TO BE DEVELOPED IS 11.62 ACRES BEING ALL OF PARCELS 1,2,3, AND A PORTION OF PARCEL 5 AND 13 OF TENTATIVE PARCEL MAP NO. 36492 LOCATED AT THE SOUTHEAST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE, APPROXIMATELY 1 1/2 MILES FROM THE I-15 FREEWAY OFF RAMP. THE REMAINING PARCELS OF PROPOSED TENTATIVE PARCEL MAP NO. 36492 ARE NOT BEING DEVELOPED AS A PART OF THIS PLOT PLAN AT THIS TIME.

THE PROPOSED DEVELOPMENT IS FOR 6 BUILDINGS FOR MIXED USE BUSINESS PARK WHICH INCLUDES COMMERCIAL RETAIL, FAST FOOD, OFFICE AND, MEDICAL OFFICE. THE OCCUPANCY CLASSIFICATION FOR THE OFFICE AREA IS B AND THE SERVICE RETAIL SPACE IS M. THE NUMBER OF DAILY VEHICLE TRIPS PROVIDED BY THIS PROJECT WILL BE CONSISTENT WITH CUSTOMARY MIXED USE DEVELOPMENTS.

THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

UTILITIES

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 ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 31315 CHANEY STREET
 LAKE ELSINORE, CA 92531
 PHONE: 951-674-3146

ELECTRIC

SOUTHERN CALIFORNIA EDISON
 26100 MENIFEE RD.
 ROMLAND, CA 92585
 PHONE: 951-926-8290

GAS

SOUTHERN CALIFORNIA GAS COMPANY
 25528 KELVIN COURT
 MURRIETA, CA 92562
 PHONE: 951-304-0093

TELEPHONE

VERIZON
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 HEMET, CA 92543
 PHONE: 951-929-9464

CABLE TELEVISION

COMCAST CABLEVISION
 556 BIRCH ST.
 LAKE ELSINORE, CA 92530
 PHONE: 888-255-5789

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
 556 BIRCH ST.
 LAKE ELSINORE, CA 92530
 PHONE: 888-255-5789

WATER DISTRICT

ELLSINORE VALLEY MUNICIPAL WATER DISTRICT
 31315 CHANEY STREET
 LAKE ELSINORE, CA 92531
 PHONE: 951-674-3146

PLAN IDENTIFICATION

ASSESSORS PARCEL NO.
 380-250-022

THOMAS BROTHERS MAP
 PAGE 927, PARCELS G-1 & H-1, SAN BERNARDINO AND RIVERSIDE COUNTY, 2000 EDITION

LEGAL DESCRIPTION:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5, OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXISTING ZONING: I-P ZONE
 PROPOSED ZONING: I-P ZONE

NOTES:

- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
- THE PROPERTY IS SUBJECT TO MODERATE LIQUEFACTION POTENTIAL AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
- LOADING SPACES WILL BE PAVED WITH CONCRETE.
- SERVICE GATES WILL BE MANUALLY OPERATED.
- SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
- PUBLIC ART PIECE IDENTIFIED IN OUTDOOR SEATING AREA. ACTUAL ART PIECE TO BE SELECTED BY CLIENT AND MUSEUM CURATOR.
- NO ABOVE/GROUND TANKS ARE PROVIDED.

PARKING NOTES:

- 8% OF PARKING SPACES ARE ALLOCATED FOR CLEAN AIR VEHICLES PER CGBS 5.106.5.2 AND ARE NOTED ON PLAN WITH "CA."
- 1 BICYCLE RACK SPACE WILL BE PROVIDED FOR EVERY 20 PARKING SPACES AND SHALL COMPLY WITH CGBS 5.106.4.1.
- 1 BICYCLE LOCKER SPACE SHALL BE PROVIDED FOR EVERY 20 PARKING SPACES AND SHALL COMPLY WITH CGBS 5.106.4.2.
- LOADING SPACES NOT REQUIRED FOR RETAIL, OFFICE, AND MEDICAL OFFICE.

TYPE A BIKE RACK

BIKE CAPACITY: 6 TOTAL
 RACK: REFER TO LANDSCAPE DWGS.
 RACKS PER PAD: 3
 PAD SIZE: 8'X6'

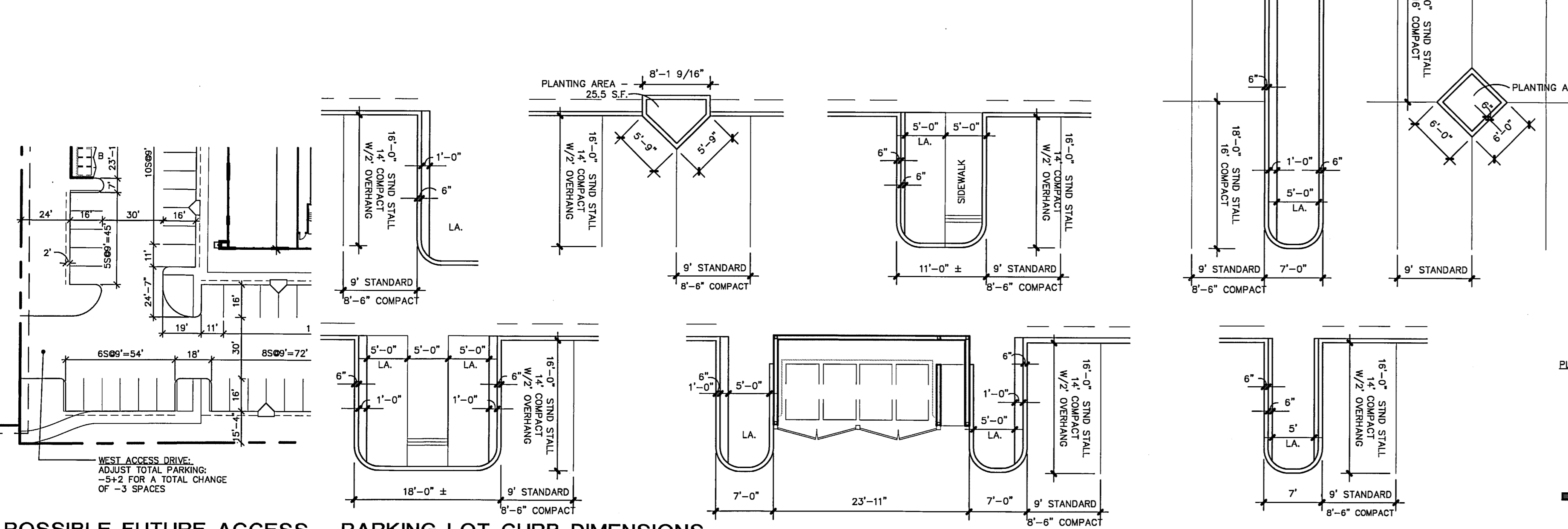
TYPE B BIKE RACK

BIKE CAPACITY: 2 TOTAL
 RACK: REFER TO LANDSCAPE DWGS.
 RACKS PER PAD: 1
 PAD SIZE: 3'X6'

TYPE C BIKE RACK

GATED, COVERED BIKE STORAGE
 DUO-GARD "ARCH MODEL"
 WITH GATED FENCE
 BIKE CAPACITY: 14 TOTAL
 CANOPY SIZE: 9'X21'

SITE PLAN
140



POSSIBLE FUTURE ACCESS
140

PARKING LOT CURB DIMENSIONS
140

TRASH ENCLOSURES
110

BICYCLE RACKS
N.T.S.

PLOT PLAN TENTATIVE PARCEL MAP NO. 36492 SHEET 2

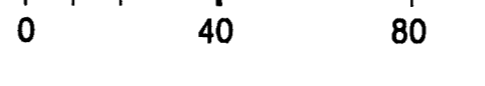
NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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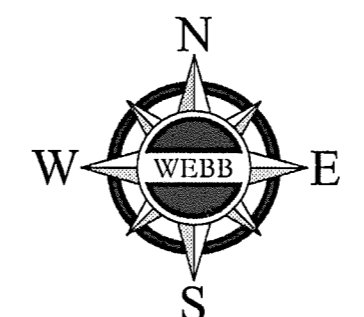
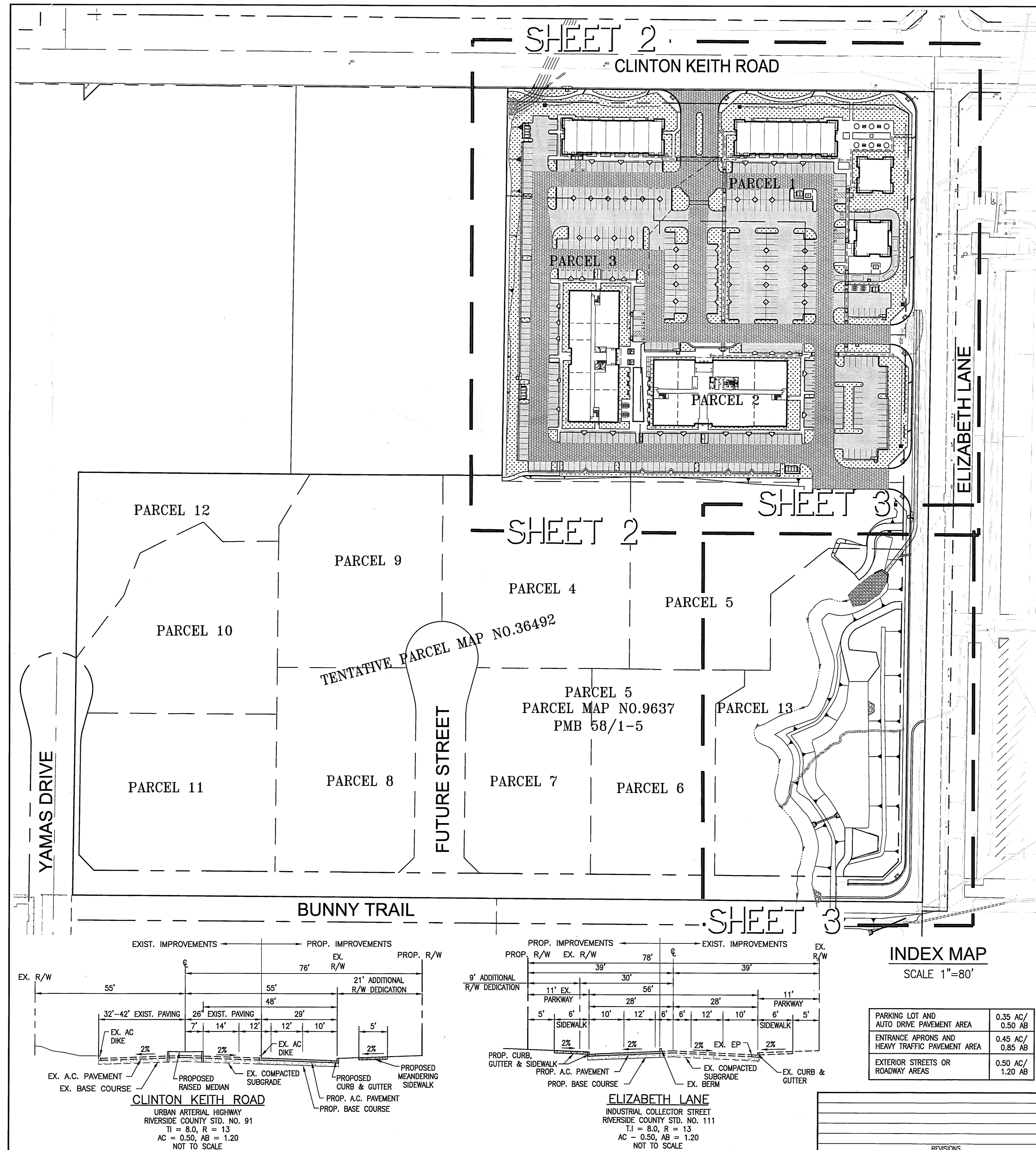


RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

DATE: 09-05-12
 PROJECT NO: RG00101
 REVISION DATE: 12-18-12
 2-13-13





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PLAN IDENTIFICATION

ASSESSORS PARCEL NO. 380-250-022
 THOMAS BROTHERS MAP
 PAGE 927, PARCELS G1 & H1, RIVERSIDE COUNTY, 2010 EDITION

LEGAL DESCRIPTION:
 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5, OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 6, T.7S, R.3W, S.B.M.

ZONING:
 EXISTING ZONING I-P (INDUSTRIAL PARK)
 PROPOSED ZONING I-P (INDUSTRIAL PARK)

LAND USE:
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: COMMERCIAL BUILDINGS/MEDICAL OFFICE BUILDINGS

GROSS AND NET AREAS:
 GROSS AREA 11.62 AC
 NET AREA 10.07 AC

NOTES:

1. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN, OR A SPECIAL STUDIES ZONE.
2. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
3. THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/ COMBUSTIBLE OR WASTE.
4. NO ABOVE/GROUND TANKS ARE PROVIDED.
5. PROPERTY IS NOT WITHIN ANY FAULT ZONES.
6. THERE IS NO WELL ON SITE OR WITHIN 200' OF THE PROPERTY BOUNDARY.
7. THE PLOT PLAN DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
8. THE PROPERTY IS SUBJECT TO MODERATE LIQUEFACTION.
9. THE PROPERTY IS NOT WITHIN A HIGH FIRE AREA.
10. THERE IS NO ABOVE OR UNDERGROUND FUEL TANKS, WASTE OIL, LPG AND CHEMICAL TANK EXIST ON SITE.
11. THERE WILL BE THREE DETENTION PONDS ON SITE TO ADDRESS WATER QUALITY.
12. EXISTING TOPOGRAPHY OF PROPERTY IS BASED ON AERIAL SURVEY PREPARED BY INLAND AERIAL SURVEYS, INC. ON OCTOBER 14, 2011.
13. THERE IS NO EXISTING OR PROPOSED SEPTIC SEWAGE DISPOSAL TANK ON SITE.
14. THERE IS NO EXISTING PROPOSED MOBILE HOME AND RECREATIONAL AREAS ON SITE.
15. THERE IS NO EXISTING BUILDING, DWELLINGS OR OTHER STRUCTURES ON SITE.
16. THERE IS NO PROPOSED RESIDENTIAL UNITS ON SITE.

PROJECT DESCRIPTION:

THE PROPERTY AREA TO BE DEVELOPED IS 11.62 ACRES BEING ALL OF PARCELS 1,2,3 AND A PORTION OF PARCEL 5 AND 13 OF TENTATIVE PARCEL MAP 36492 LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE, APPROXIMATELY 1 1/2 MILES EAST OF THE I-15 FREEWAY OFF RAMP. THE REMAINING PARCELS OF PROPOSED TENTATIVE PARCEL MAP NO. 36492 ARE NOT BEING DEVELOPED AS A PART OF THIS PLOT PLAN AT THIS TIME.

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THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

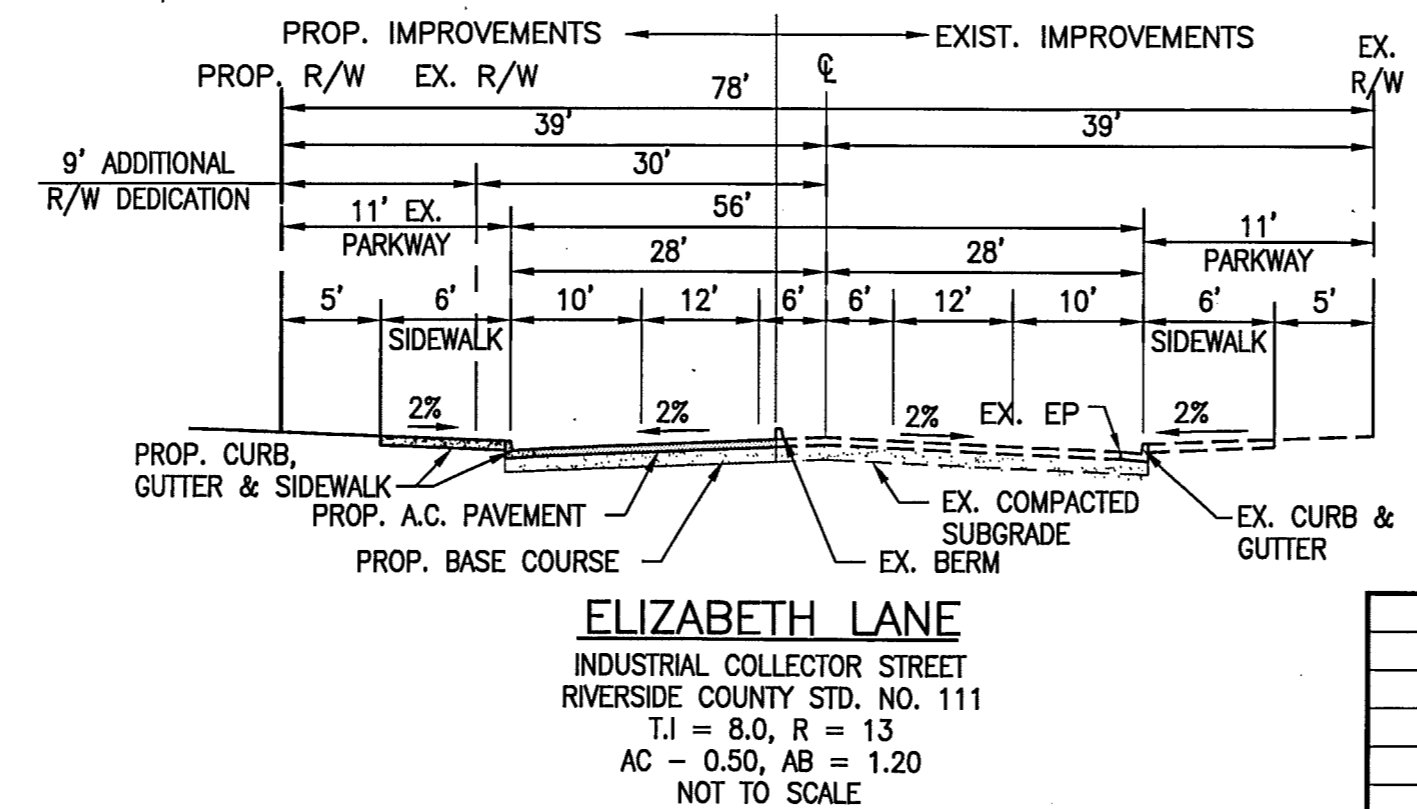
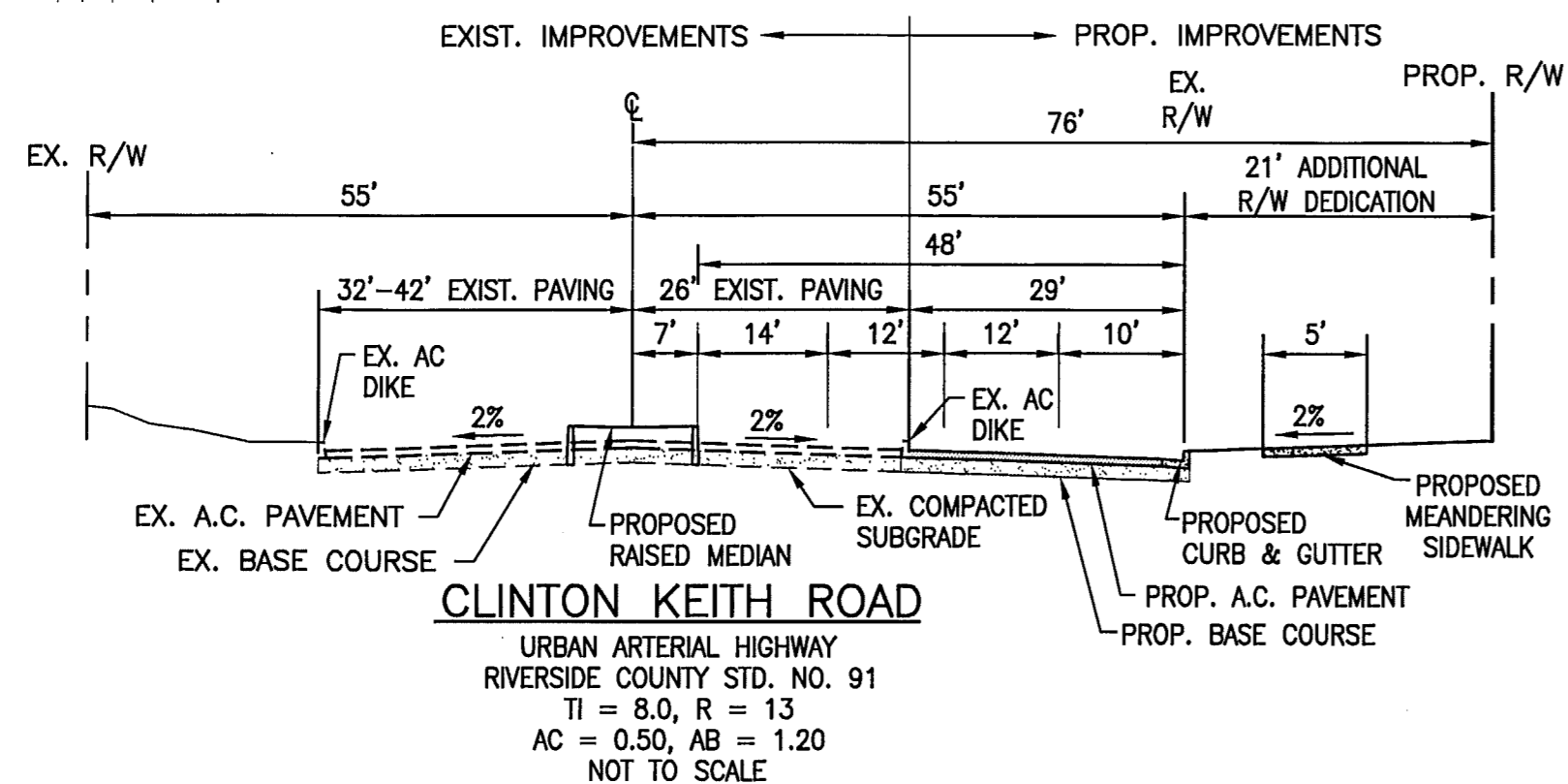
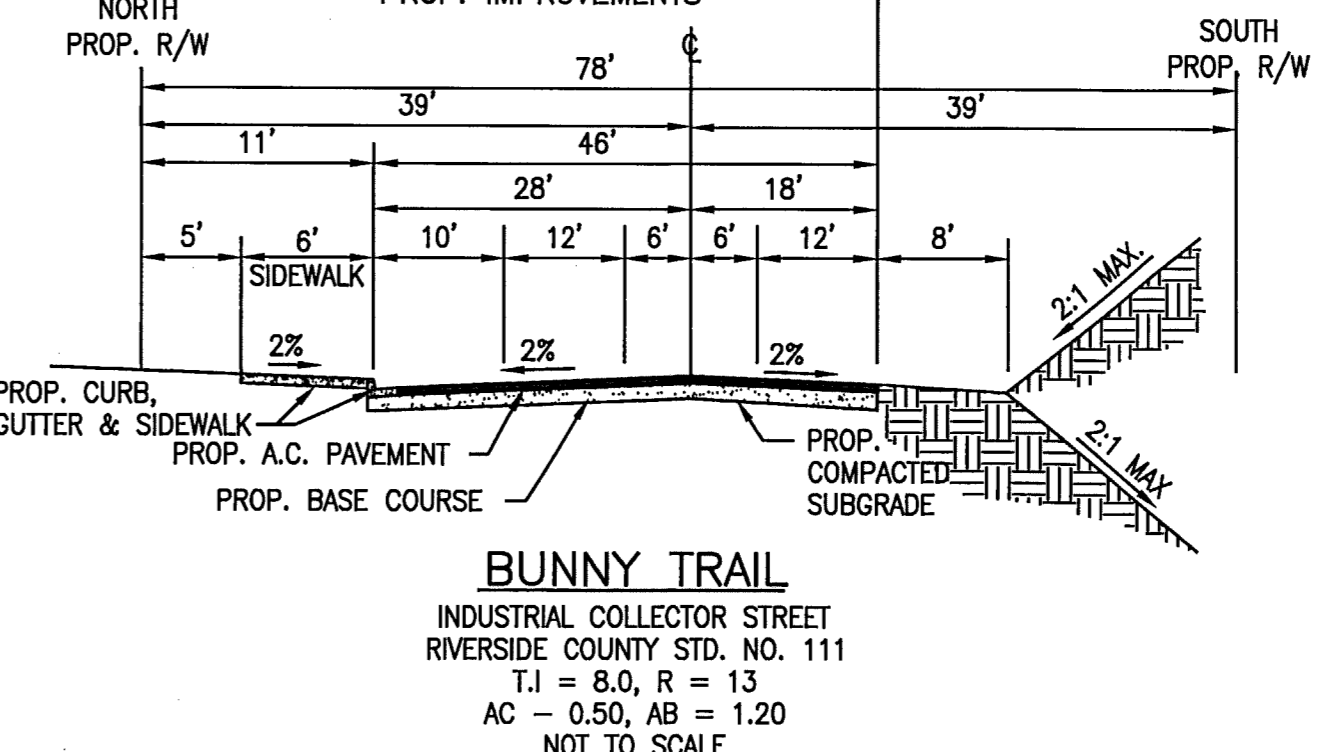
LEGEND

- CB CATCH BASIN
- CL CENTERLINE
- C&G CURB & GUTTER
- CONC. CONCRETE
- EG EXISTING GRADE
- EOP EDGE OF PAVEMENT
- EX EXISTING
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- PL PROPERTY LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SD STORM DRAIN
- S/W SIDEWALK
- TC TOP OF CURB

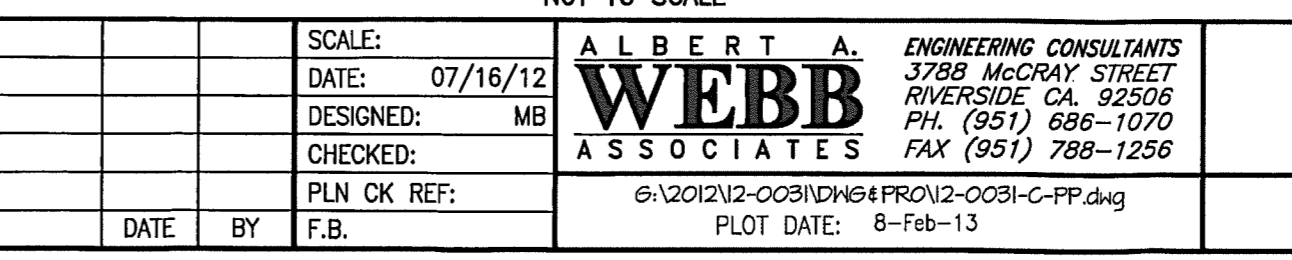
NOTE:
 LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FROM PANEL 0606SC 27056, DATED AUGUST 28, 2008.

SYMBOLS

- (1001.01) EXISTING ELEVATION
- PROPERTY BOUNDARY
- PROPOSED R/W
- BERM
- CATCH BASIN
- XXX.XX = PROPOSED TOP OF CURB ELEVATION
- TC TO
- XXX.XX = PROPOSED FINISH SURFACE ELEVATION
- FS FS
- XXX.XX = PROPOSED FLOW LINE
- FL FL
- ENTRANCE AND HEAVY TRAFFIC PAVEMENT AREA
- PARKING LOT AND AUTO DRIVE PAVEMENT AREA
- PROPOSED LANDSCAPE AREA
- 2500 EXISTING GROUND CONTOUR
- w EXISTING WATER LINE
- ss EXISTING SEWER LINE
- T EXISTING UTILITY LINE
- HANDICAPPED ACCESSIBLE ROUTE



PARKING LOT AND AUTO DRIVE PAVEMENT AREA	0.35 AC/ 0.50 AB
ENTRANCE APRONS AND HEAVY TRAFFIC PAVEMENT AREA	0.45 AC/ 0.85 AB
EXTERIOR STREETS OR ROADWAY AREAS	0.50 AC/ 1.20 AB

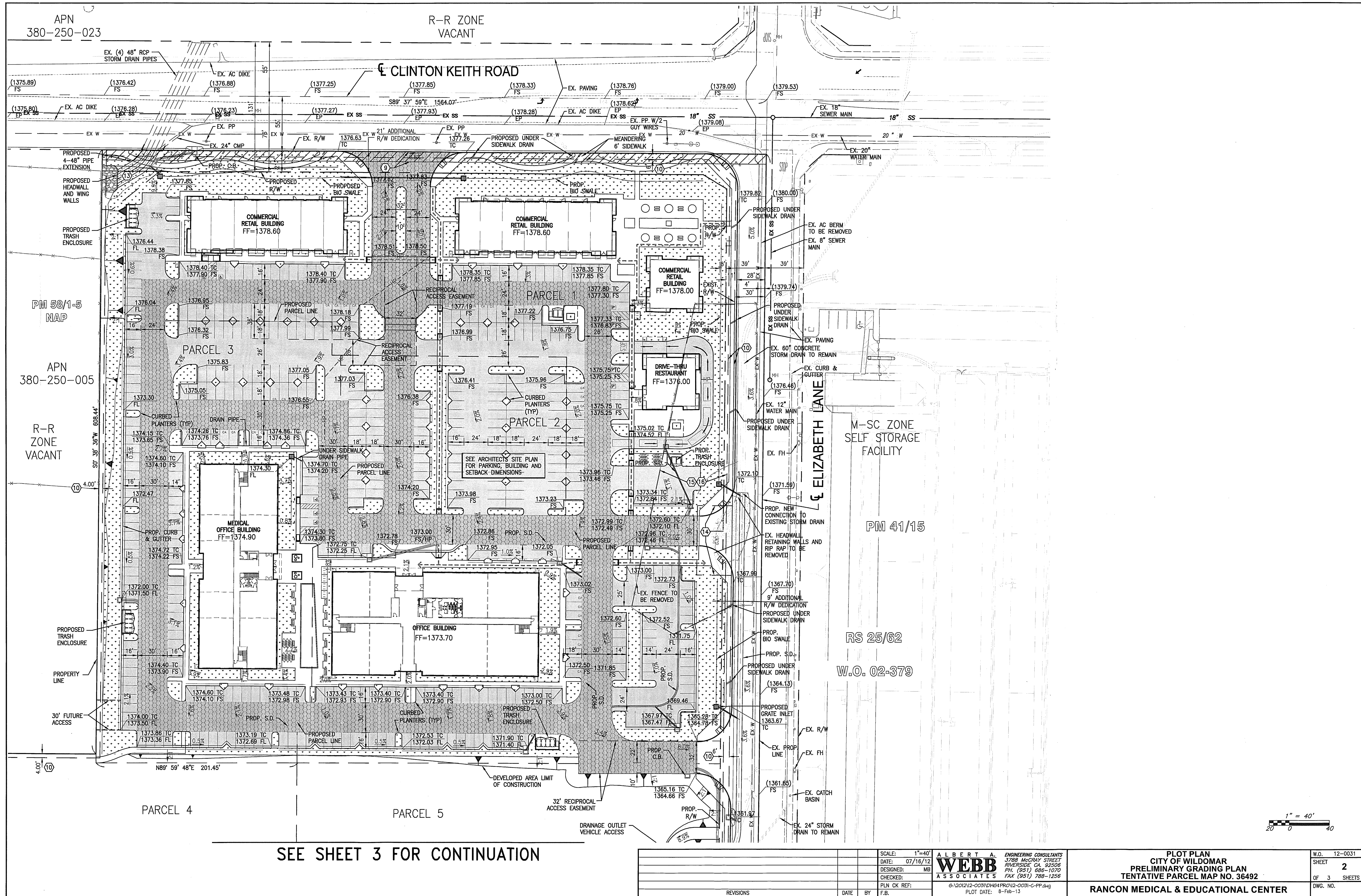


SCALE:	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	3788 MCCRAY STREET	RIVERSIDE, CA 92506	PH. (951) 686-1070	FAX (951) 788-1256
DATE:	07/16/12	DESIGNED:	MB	CHECKED:	MB	PLN CK REF:
DATE:	BY:	F.B.	DATE:	BY:	F.B.	

PLOT PLAN
 CITY OF WILDOMAR
 PRELIMINARY GRADING PLAN
 TENTATIVE PARCEL MAP NO. 36492

RANCON MEDICAL & EDUCATIONAL CENTER

N.O. 12-0031
 SHEET 1
 OF 3 SHEETS
 DWG. NO.



APN
380-250-023

R-R ZONE
VACANT

CLINTON KEITH ROAD

PM 50/1-5
NAP

APN
380-250-005

R-R ZONE
VACANT

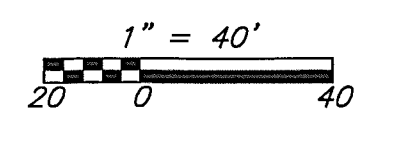
M-SC ZONE
SELF STORAGE
FACILITY

PM 41/15

RS 25/62

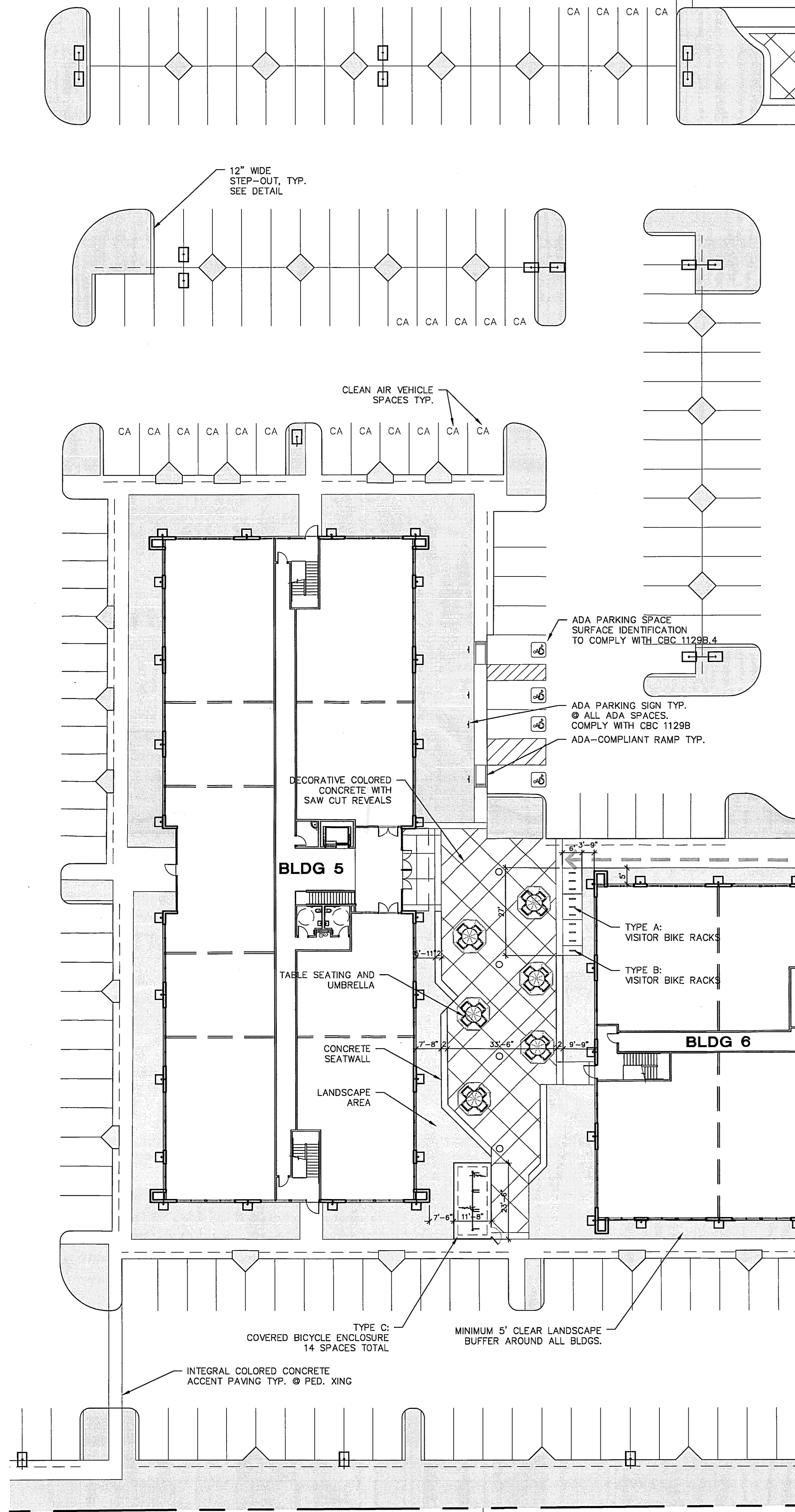
W.O. 02-379

SEE SHEET 3 FOR CONTINUATION

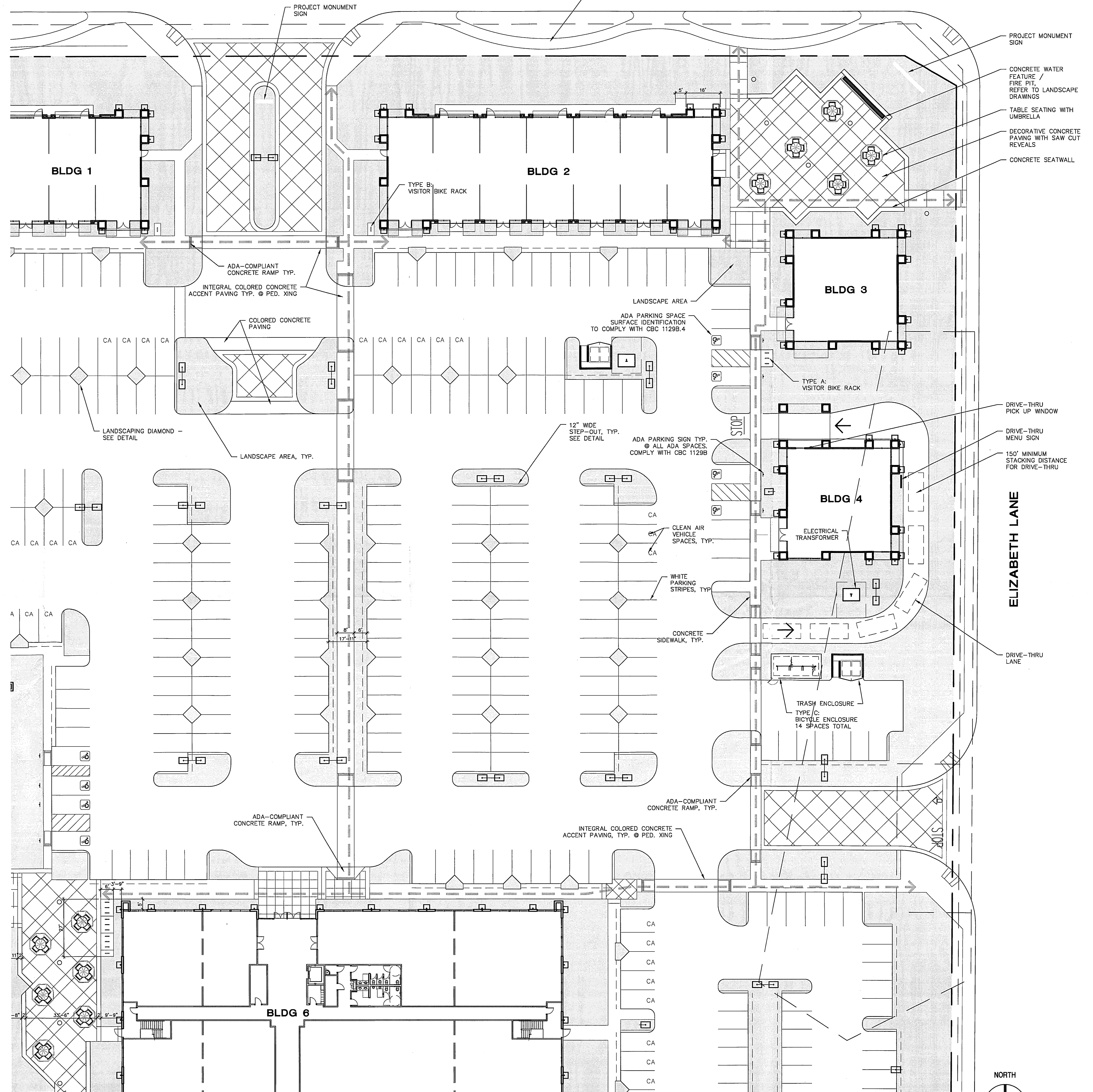


SCALE: 1"=40'		ALBERT A. WEBB ENGINEERING CONSULTANTS 3788 McCRAE STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256		PLOT PLAN CITY OF WILDOMAR PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 36492		W.O. 12-0031 SHEET 2 OF 3 SHEETS	
DATE: 07/16/12		DESIGNED: MB		PLN CK REF:		RANCON MEDICAL & EDUCATIONAL CENTER	
CHECKED:		DATE:		BY:		DWG. NO.	
REVISIONS		DATE		BY		F.B.	

G:\2012\12-0031\DWG\PROJ12-0031-C-PP.DWG 8/20/2012 3:34 PM



A - PLAZA 5-6 PLAN
120



B - ENLARGED SITE PLAN
120

RANCON MEDICAL & EDUCATIONAL CENTER

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ENLARGED PLANS TENTATIVE PARCEL MAP NO. 36492

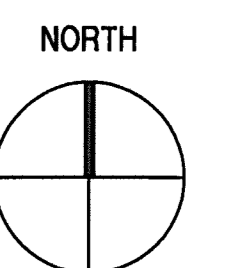
SHEET 3

0 20 40

DATE: 09-05-12
PROJECT NO.: RG001.01

REVISION DATE: 12-19-12
2-13-13

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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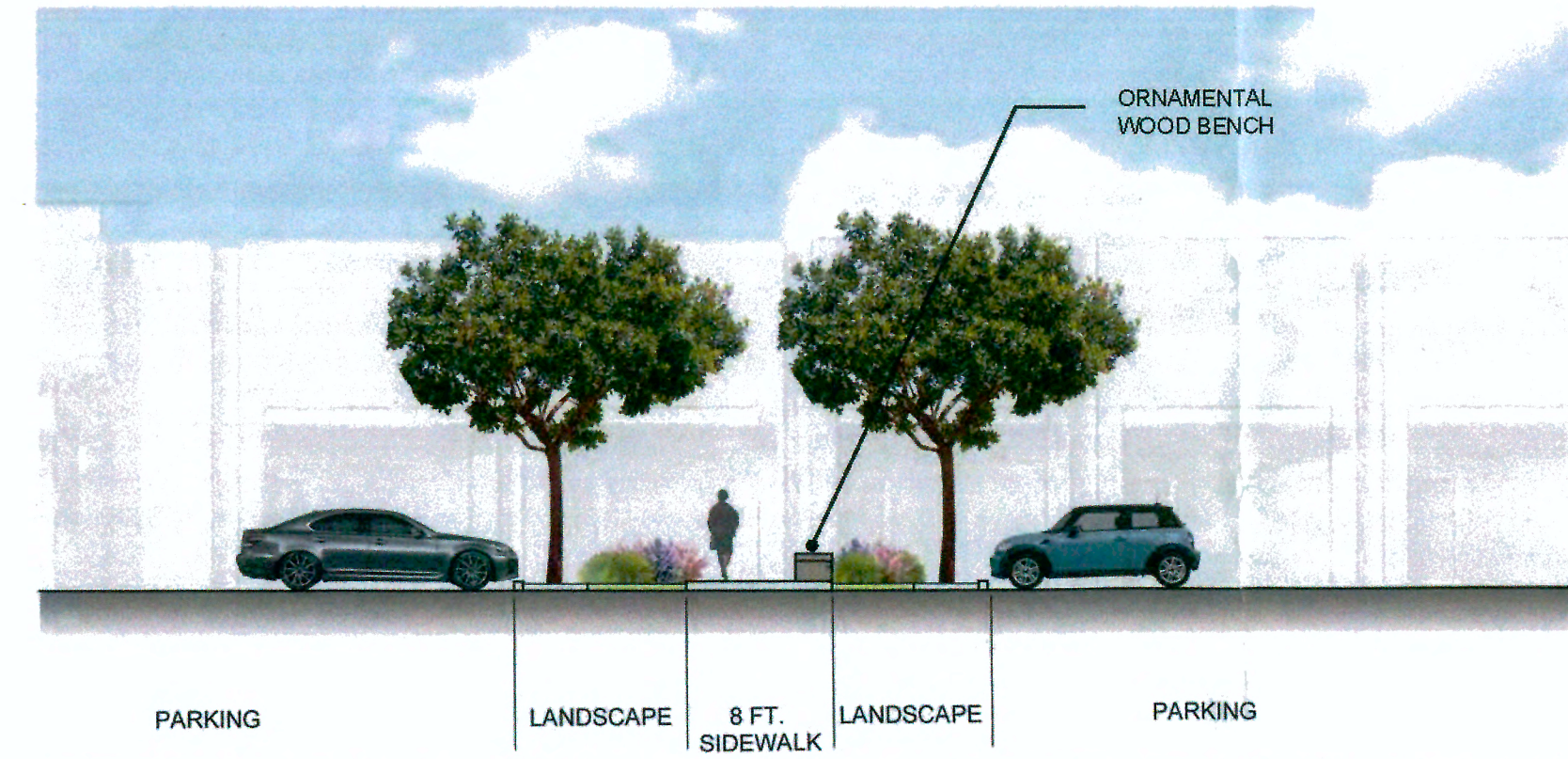
PLANTING LEGEND

TREES SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HEIGHT (FEET)	WIDTH (FEET)	PLANT FACTOR	NOTES
	ACACIA STENOPHYLLA	SHOE-STRING ACACIA	24" BOX	50	20'-30'	10'-20'	LOH (0.2)	STANDARD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	22	30'	30'	MED. (0.5)	STANDARD
	RHIS LANKEA	AFRICAN SIMAC	24" BOX	100	20'-30'	20'-30'	LOH (0.2)	STANDARD
	ARJUNIA MARINA	ARJUNIA MARINA	24" BOX	61	25'-35'	15'-20'	LOH (0.2)	STANDARD

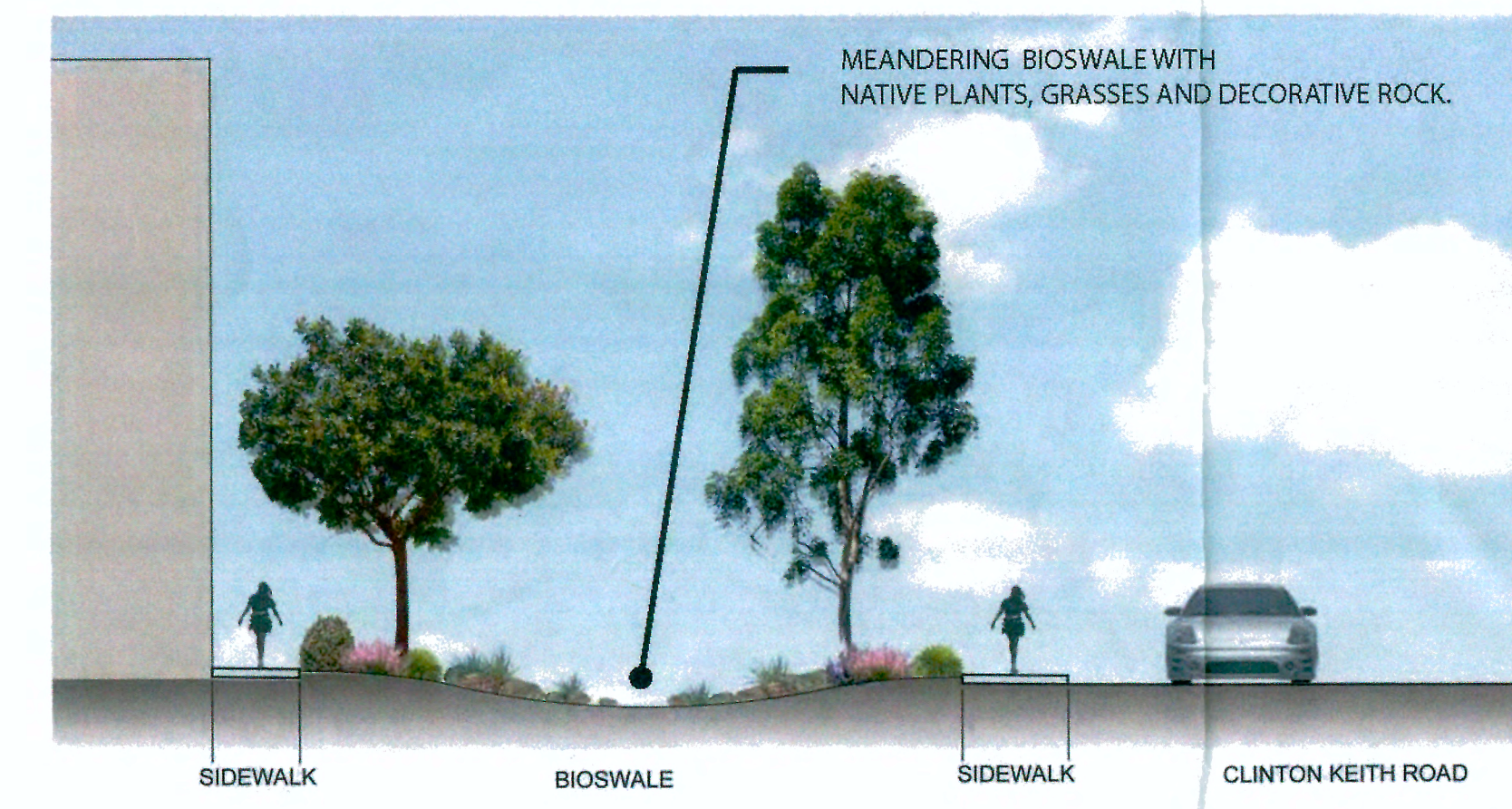
SHRUBS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	PLANT FACTOR	APPLICATION NOTES
	LAVANDULA LATIFOLIA	SPIKE LAVENDER	5 GAL.	4'	4'-6'	LOH (0.2)	BACKGROUND
	RHAPHIOLEPIS INDICA	BALLERINA	5 GAL.	2'-3'	1'-2'	MED. (0.5)	GROUND COVER FOREGROUND
	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	12"-18"	5'-10'	LOH (0.2)	GROUND COVER FOREGROUND
	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL.	2'-3'	2'	LOH (0.2)	BACKGROUND
	LEUCOPHYLLUM CANDIDUM	THUNDERCLOUD	5 GAL.	3'-4'	3'-4'	LOH (0.2)	BACKGROUND
	PEROVNSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL.	3'-4'	3'-4'	LOH (0.2)	ACCENT
	BERBERIS THUNBERGII	ATROPURPUREA NANA	5 GAL.	2'-3'	2'-3'	LOH (0.2)	BACKGROUND

	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL.	3'	5'	LOH (0.2)	BACKGROUND
	CISTUS X SUNSET	SUNSET ROCK ROSE	5 GAL.	2'-3'	6'-8'	LOH (0.2)	BACKGROUND
	MYRTIS COMMIS	COMPACTA	1 GAL.	2'-3'	2'-3'	LOH (0.2)	BACKGROUND
	TELURUM CHAMAEDRY'S	WALL GERMANDER	1 GAL.	12"-18"	2'	LOH (0.2)	BACKGROUND
	RHAMNUS CALIFORNICA	MOUND SAN BRINO	5 GAL.	3'-4'	10'-15'	LOH (0.2)	BACKGROUND

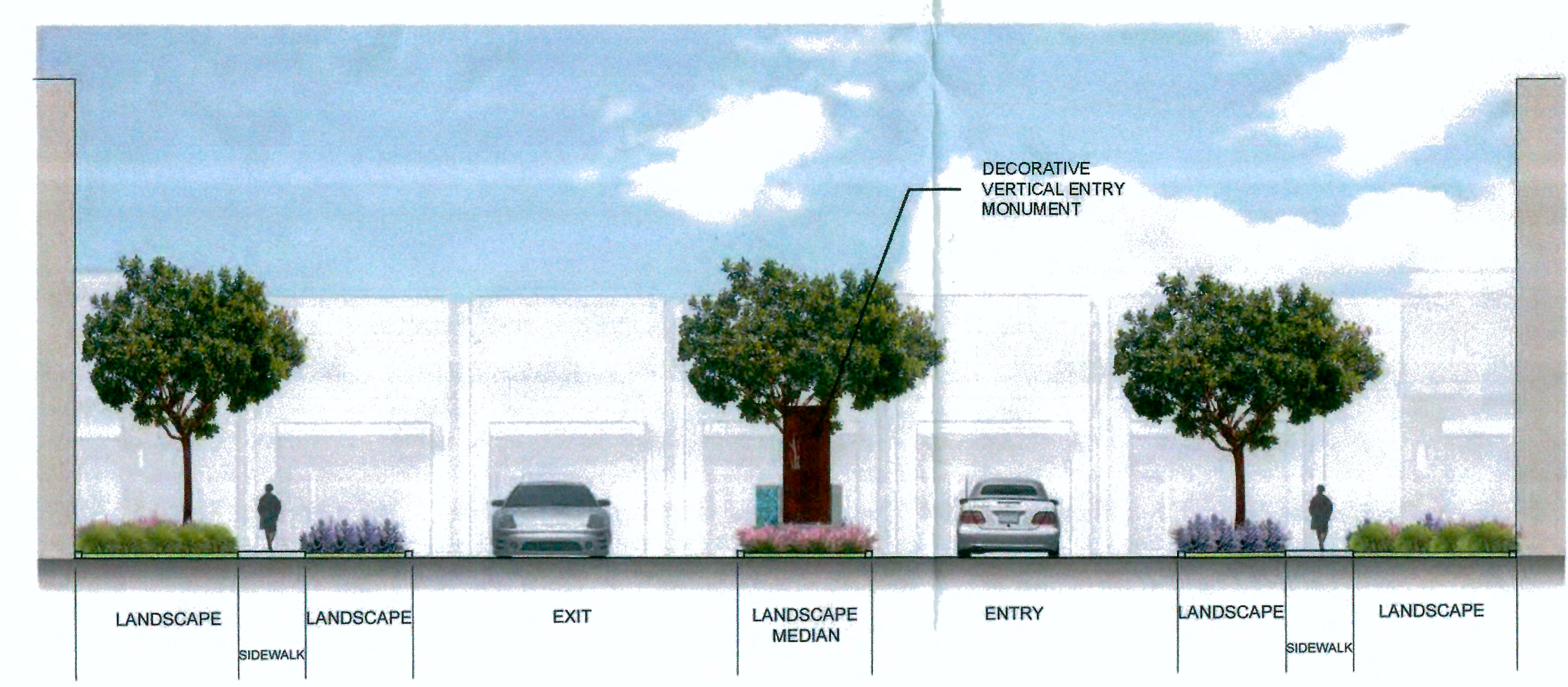
	ARCTOSTAPHYLOS EMERALD CARPET	EMERALD CARPET MANZINITA	1 GAL.	1'-2'	3'-4'	LOH (0.2)	GROUND COVER FOREGROUND
	ABELIA GRANDIFLORA	EDWARD GOUCHER	5 GAL.	4'-6'	4'-6'	LOH (0.2)	BACKGROUND
	LEUCOPHYLLUM CANDIDUM	THUNDERCLOUD	1 GAL.	3'	3'	LOH (0.2)	ACCENT
	VIOLET SILVERLEAF		1 GAL.	1'	2'-4'	LOH (0.2)	GROUND COVER FOREGROUND
	ROSEMARINUS OFFICINALIS	PROSTRATUS	1 GAL.	1'	2'-4'	LOH (0.2)	GROUND COVER FOREGROUND
	MULLEBERGIA RIENSIS	DEERGRASS	1 GAL.	2'-3'	4'-5'	LOH (0.2)	ACCENT
	BERBERIS REPENS	CREEPING BARBERRY	1 GAL.	2'-3'	2'-3'	LOH (0.2)	GROUND COVER FOREGROUND



SECTION A-A SCALE: 1"=10'



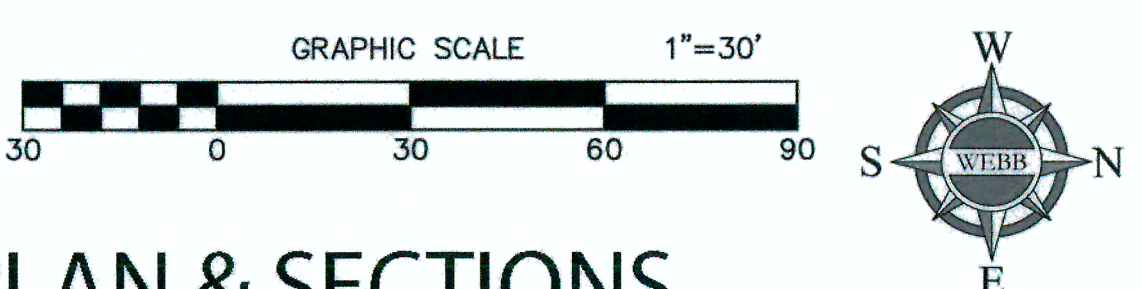
SECTION B-B SCALE: 1"=10'



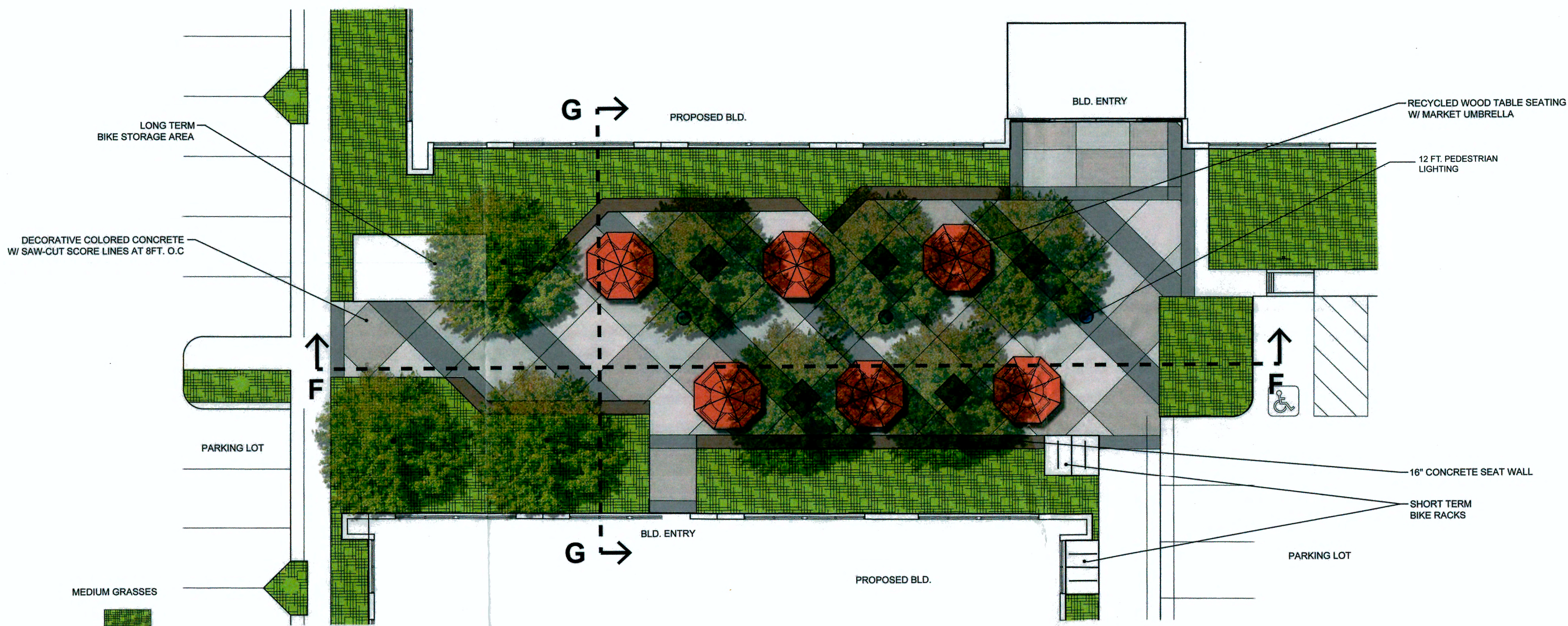
SECTION C-C SCALE: 1"=10'



NOTE: CALIFORNIA NATIVE PLANTS ARE REQUIRED IN ALL DETENTION AREAS.



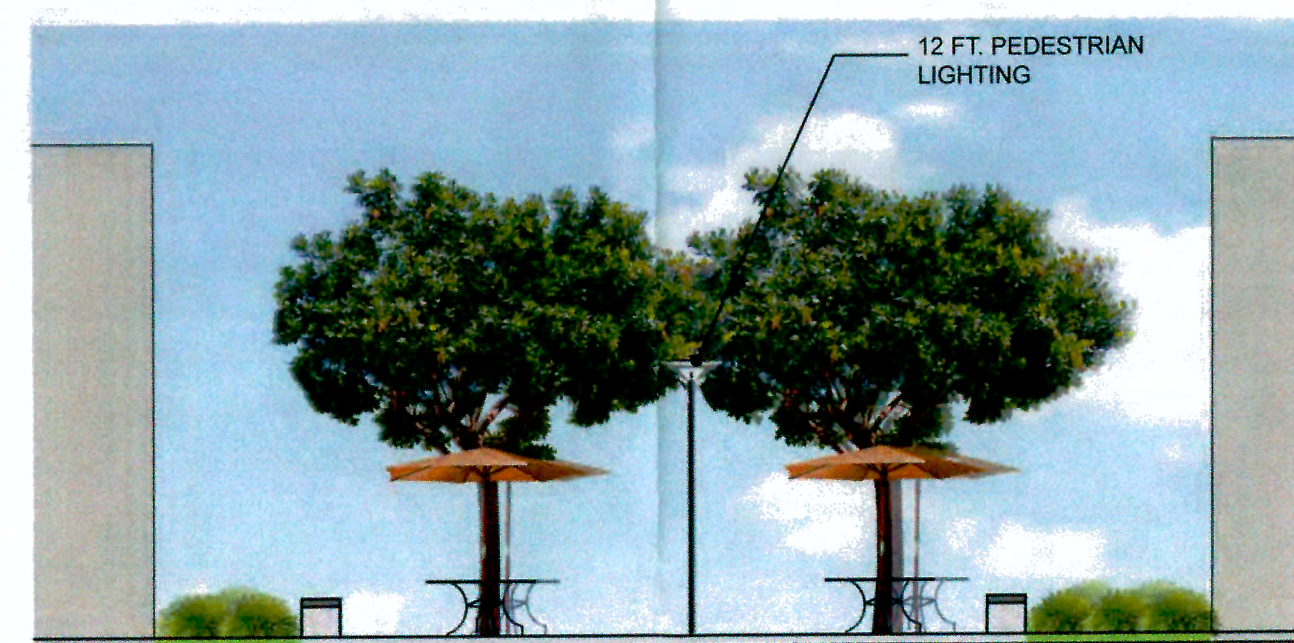
ILLUSTRATIVE PLAN



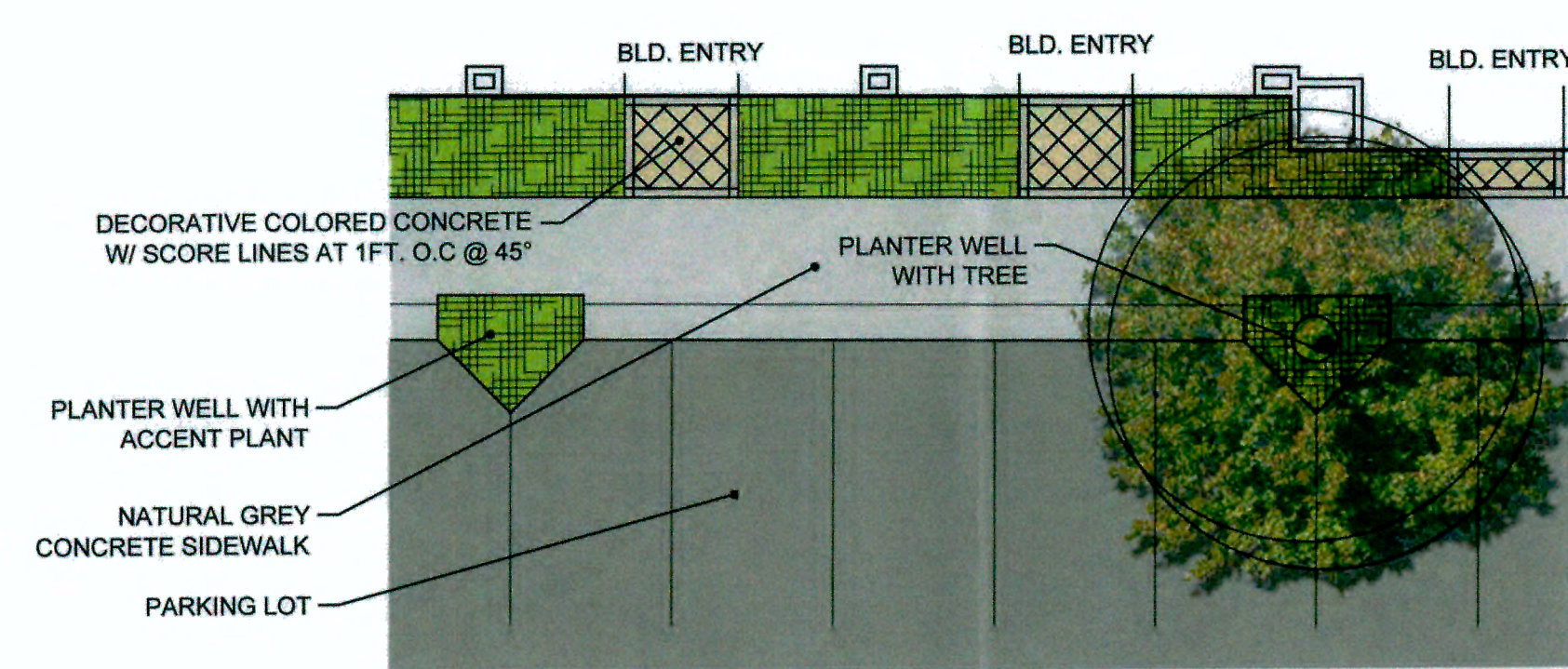
PATIO A SCALE: 1"=10'



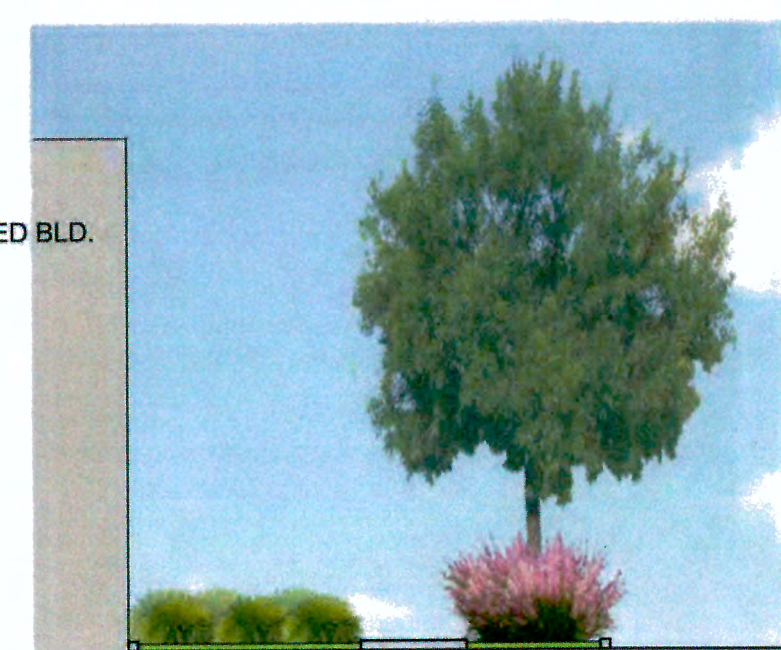
ELEVATION F-F SCALE: 1"=10'



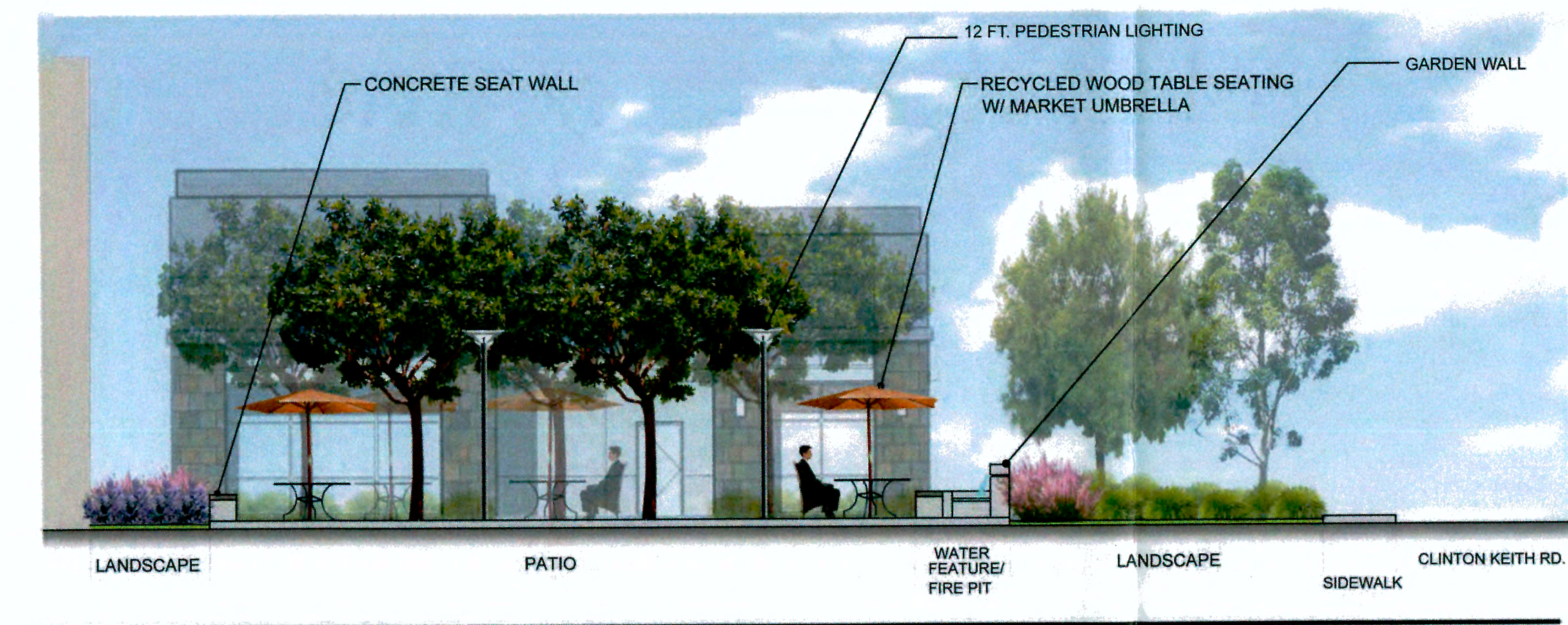
SECTION G-G SCALE: 1"=10'



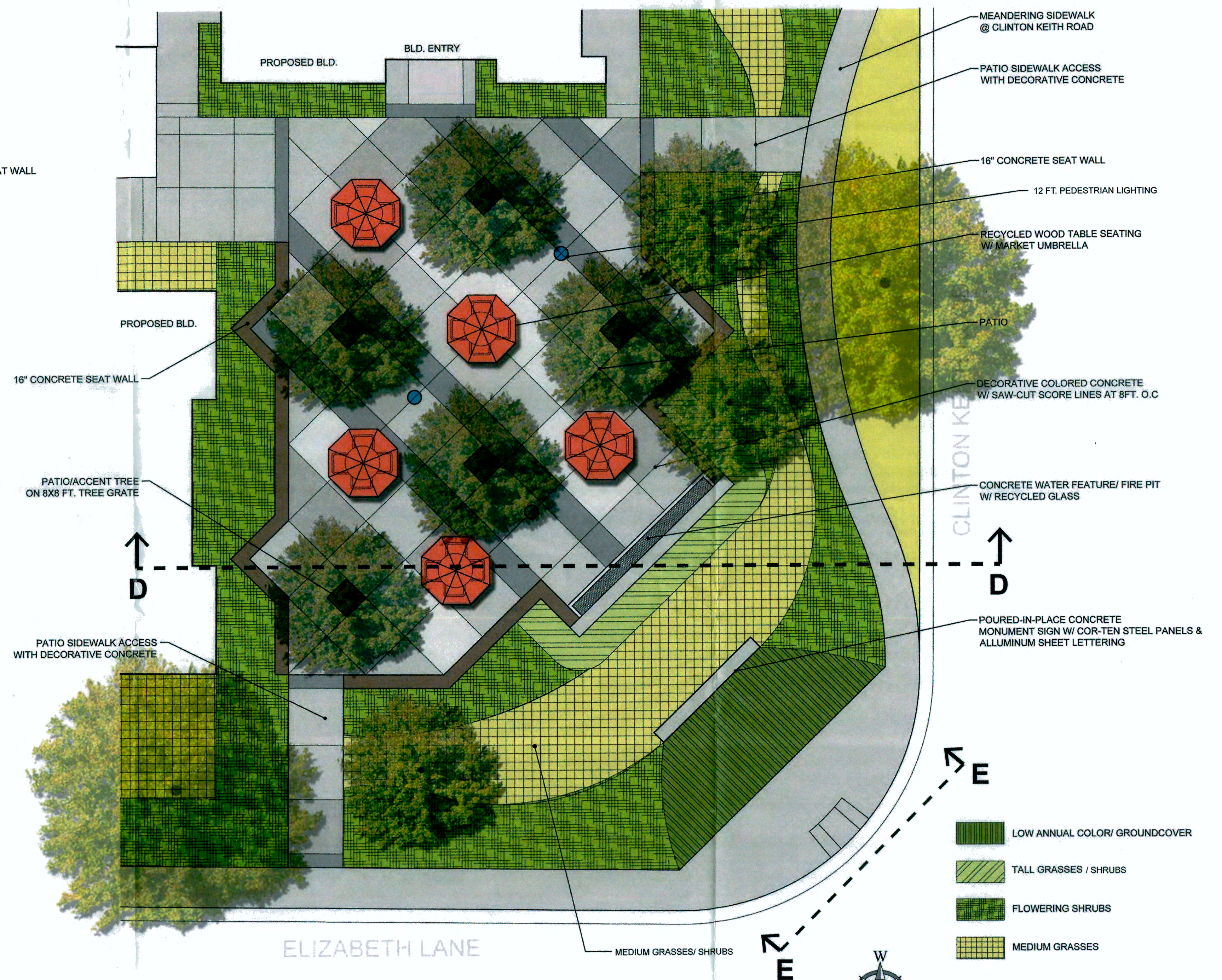
TYPICAL BLD. ENTRY SCALE: 1"=10'



SECTION H-H SCALE: 1"=10'



SECTION D-D SCALE: 1"=10'

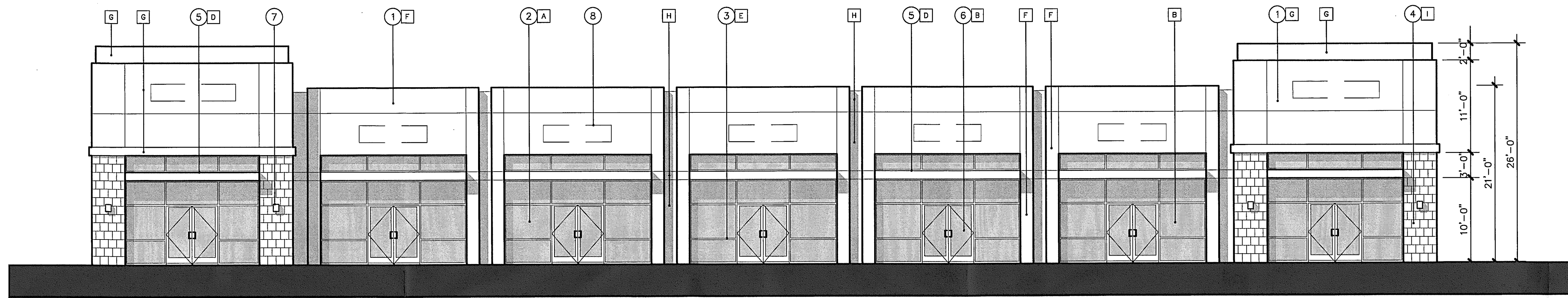


PATIO B SCALE: 1"=10'



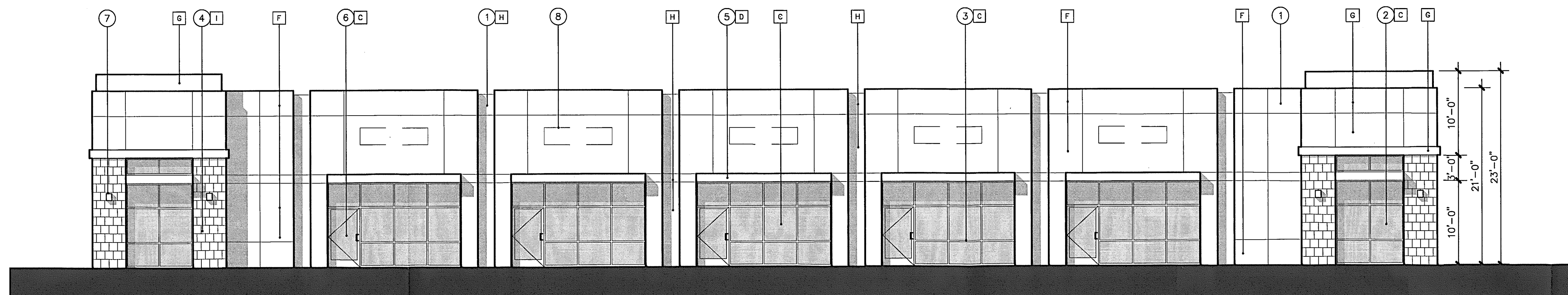
ELEVATION E-E SCALE: 1"=10'

- LOW ANNUAL COLOR/ GROUNDCOVER
- TALL GRASSES / SHRUBS
- FLOWERING SHRUBS
- MEDIUM GRASSES



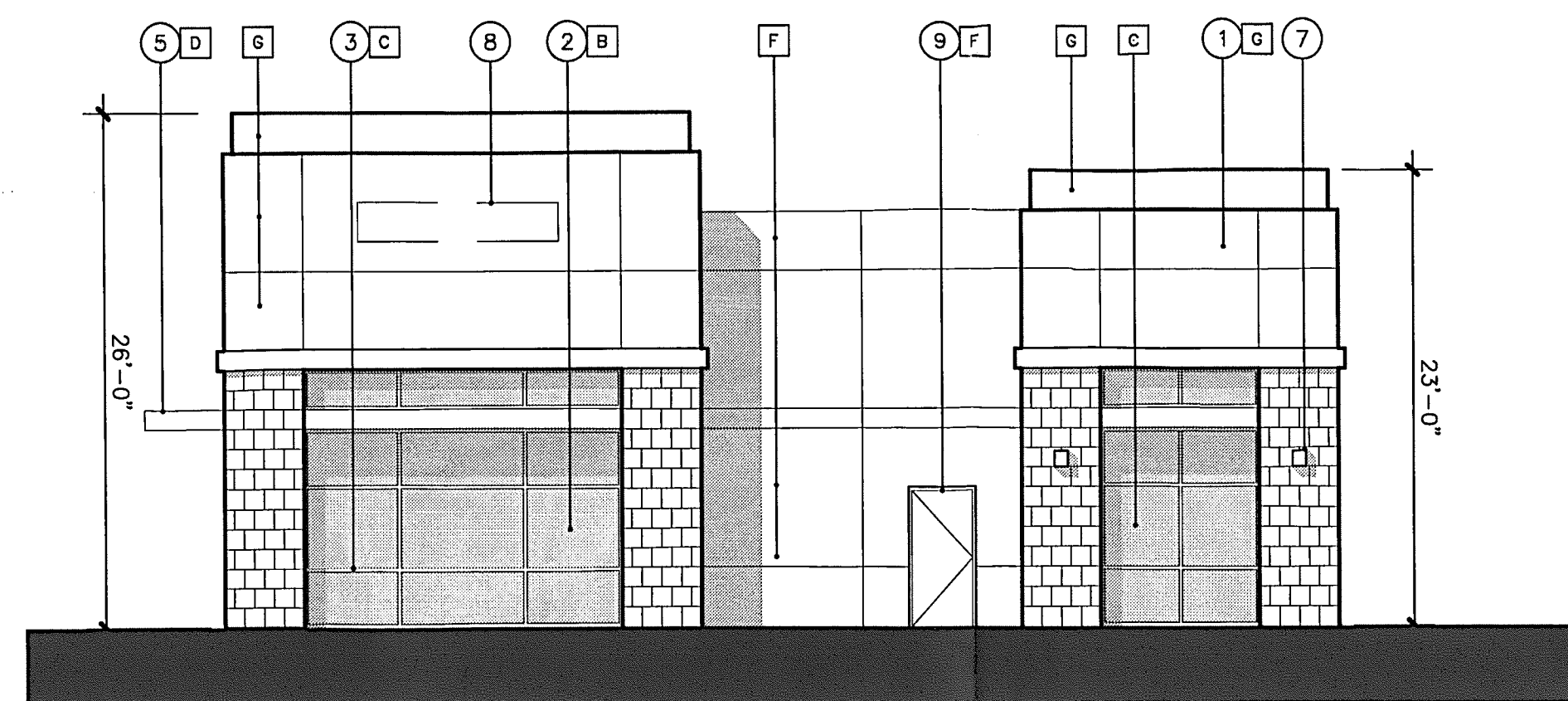
SOUTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)

SCALE: 1/8" = 1'-0"



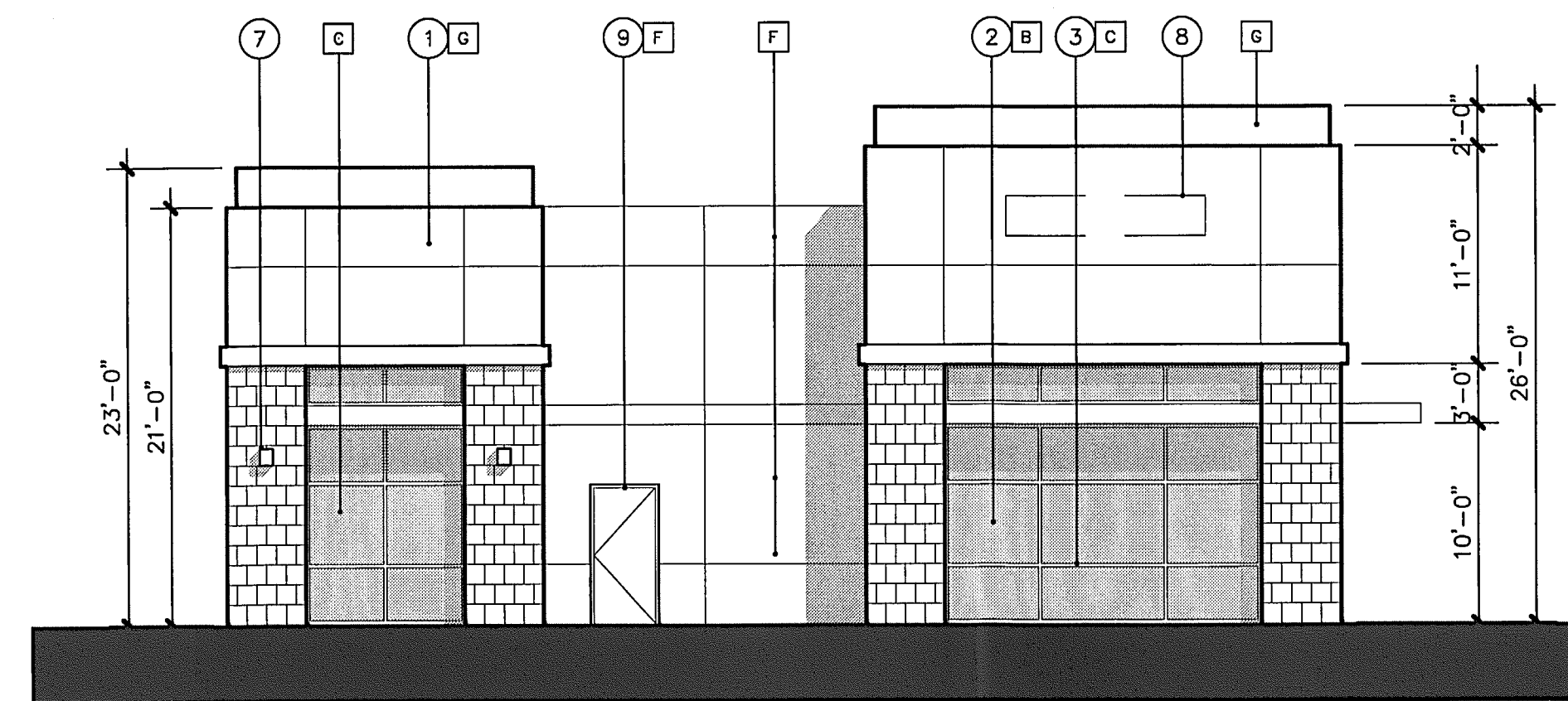
NORTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)

SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)

SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)

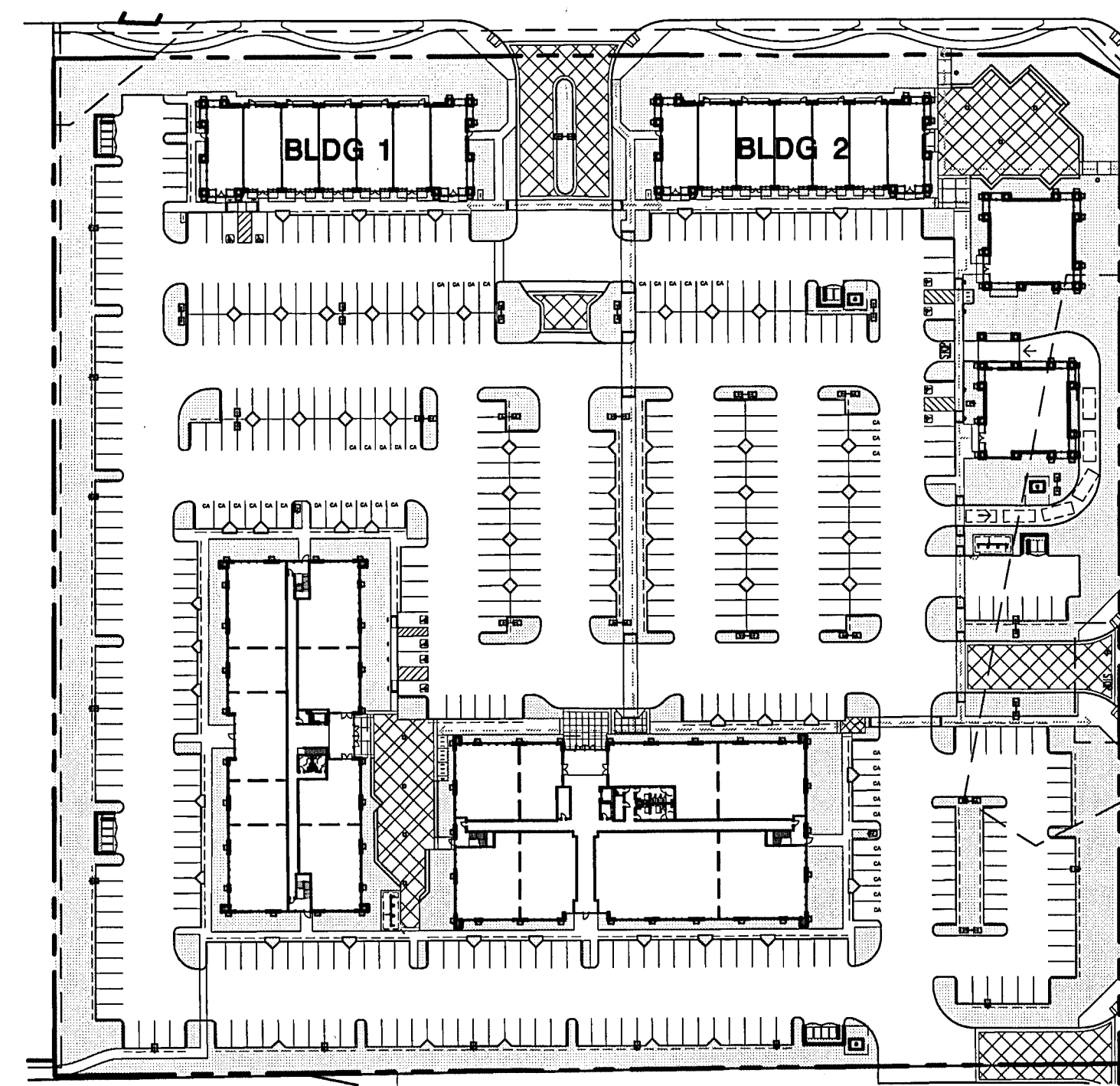
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS

- 1 STUCCO OVER WOOD FRAME CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 TILE ACCENT
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE WITH TINTED GLASS
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 H.M. STEEL DOOR
- 10 HORIZONTAL REVEALS

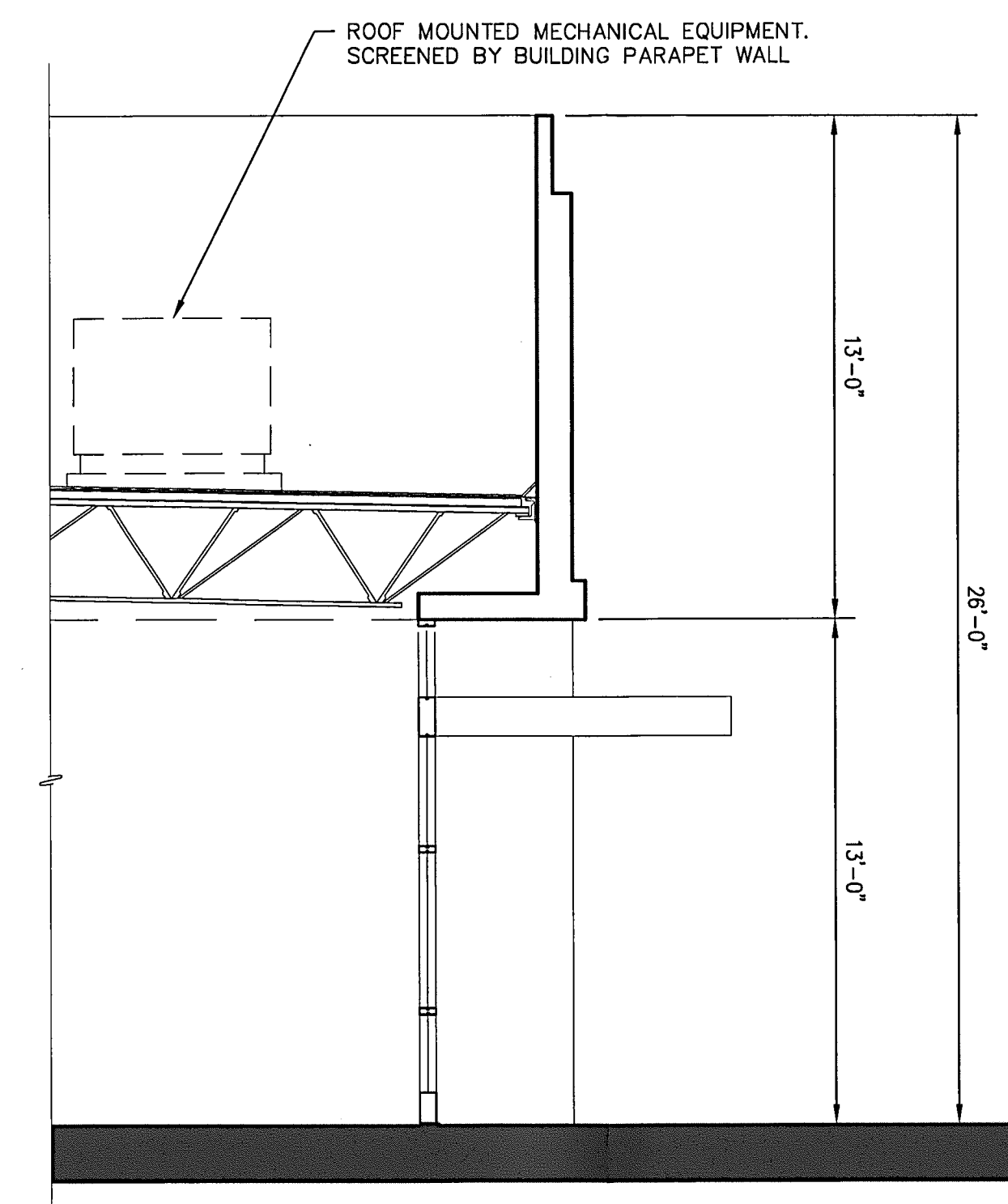
COLOR SCHEDULE

- A GLASS (BLDG 5 & 6) - BLUE-GREEN
- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
- D METAL CANOPY - CLEAR ANODIZED
- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG ACCENT COLOR - DE6373 "PORPOISE"
- I STONE ACCENT TILE - "EARTH" SLATE



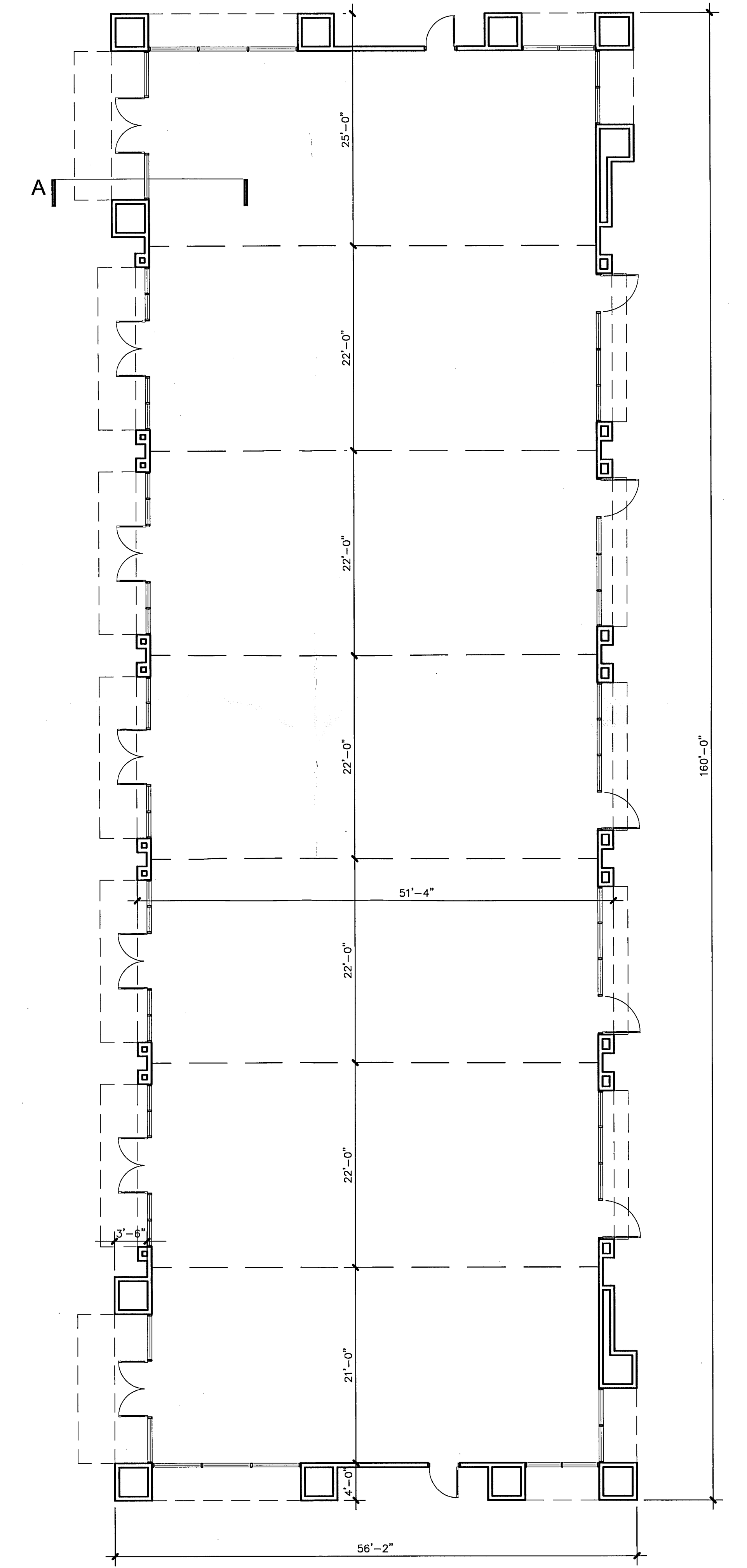
KEY SITE PLAN

SCALE: N.T.S.



SECTION 'A' - TYPICAL WALL

SCALE: 1/4" = 1'-0"



FLOOR PLAN - BUILDING 1 (BUILDING 2 REVERSE)

SCALE: 1/8" = 1'-0"

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BUILDINGS 1 AND 2 ELEVATIONS AND FLOOR PLAN SHEET 4

0 8 16

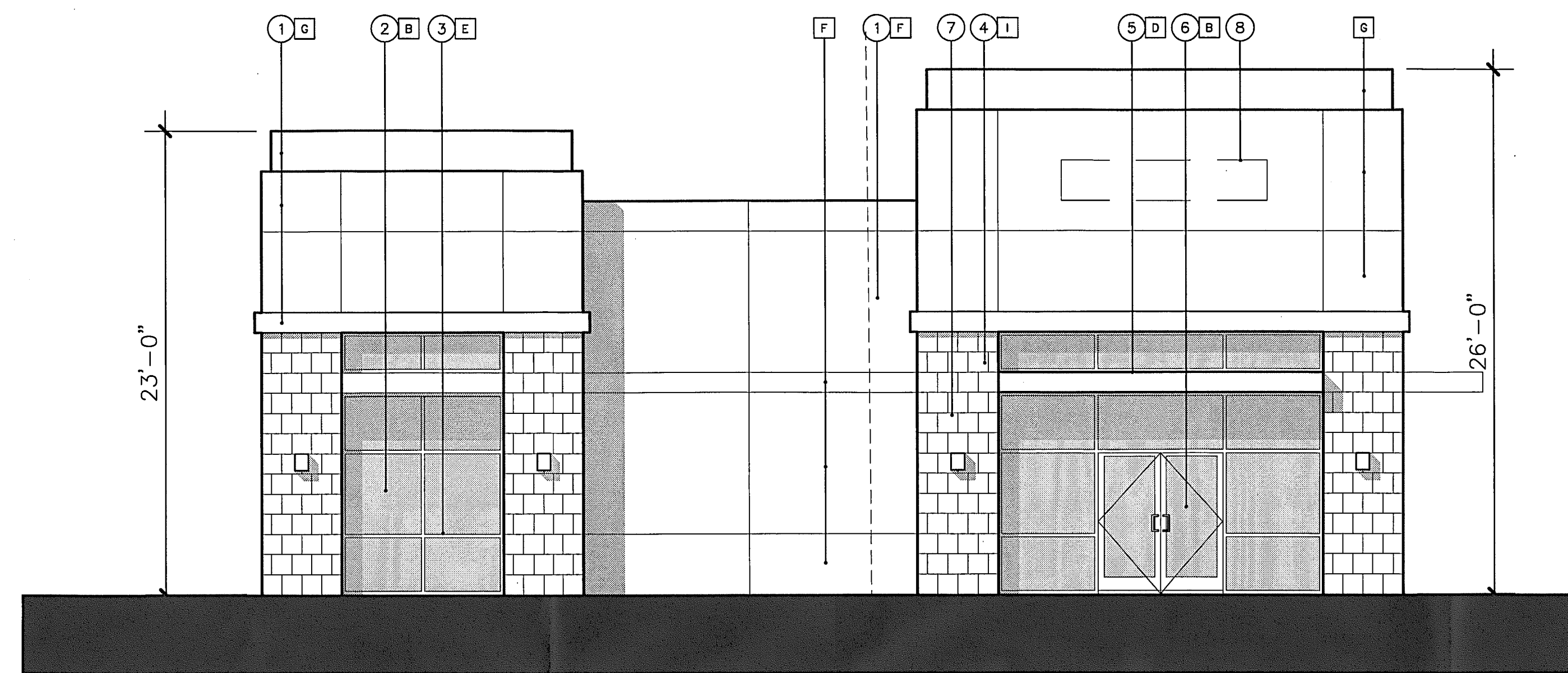
DATE: 10-29-12
PROJECT NO.: RG00101

REVISION DATE: 12-18-12
2-13-13

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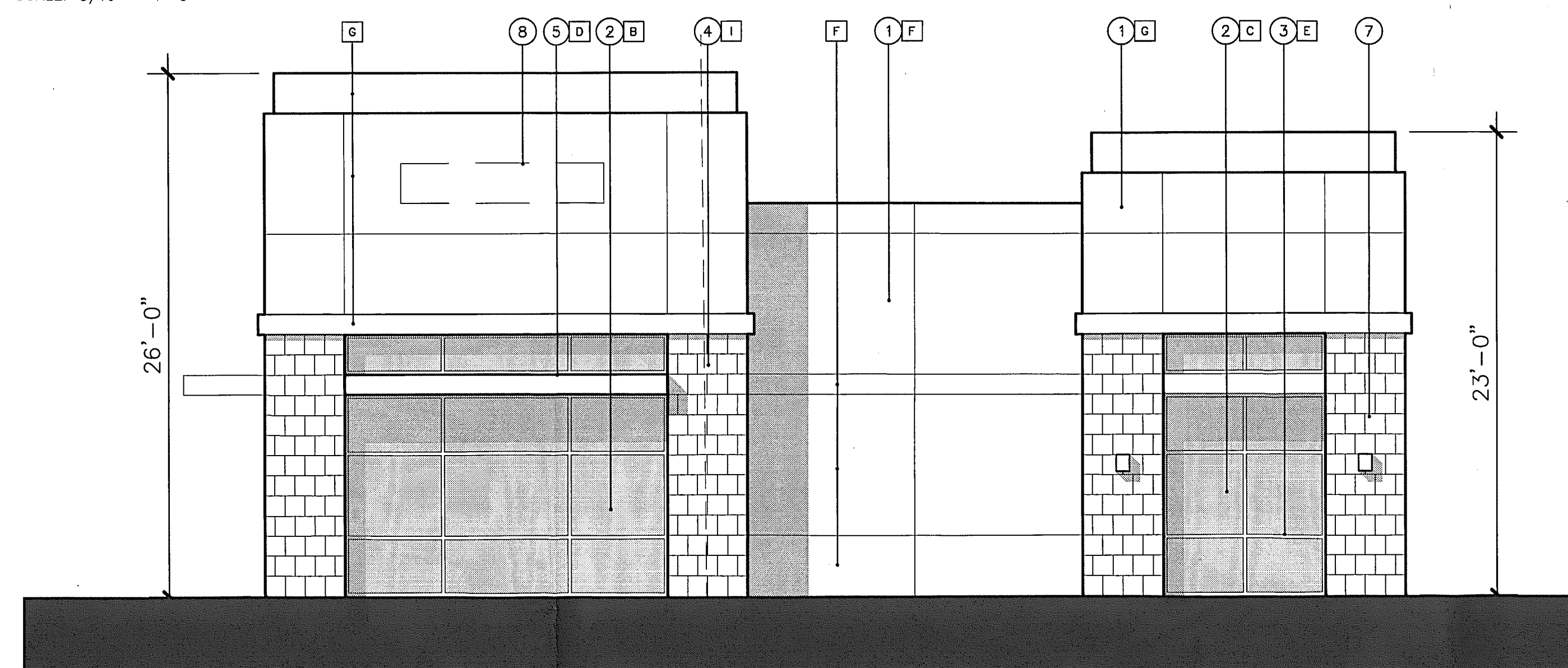
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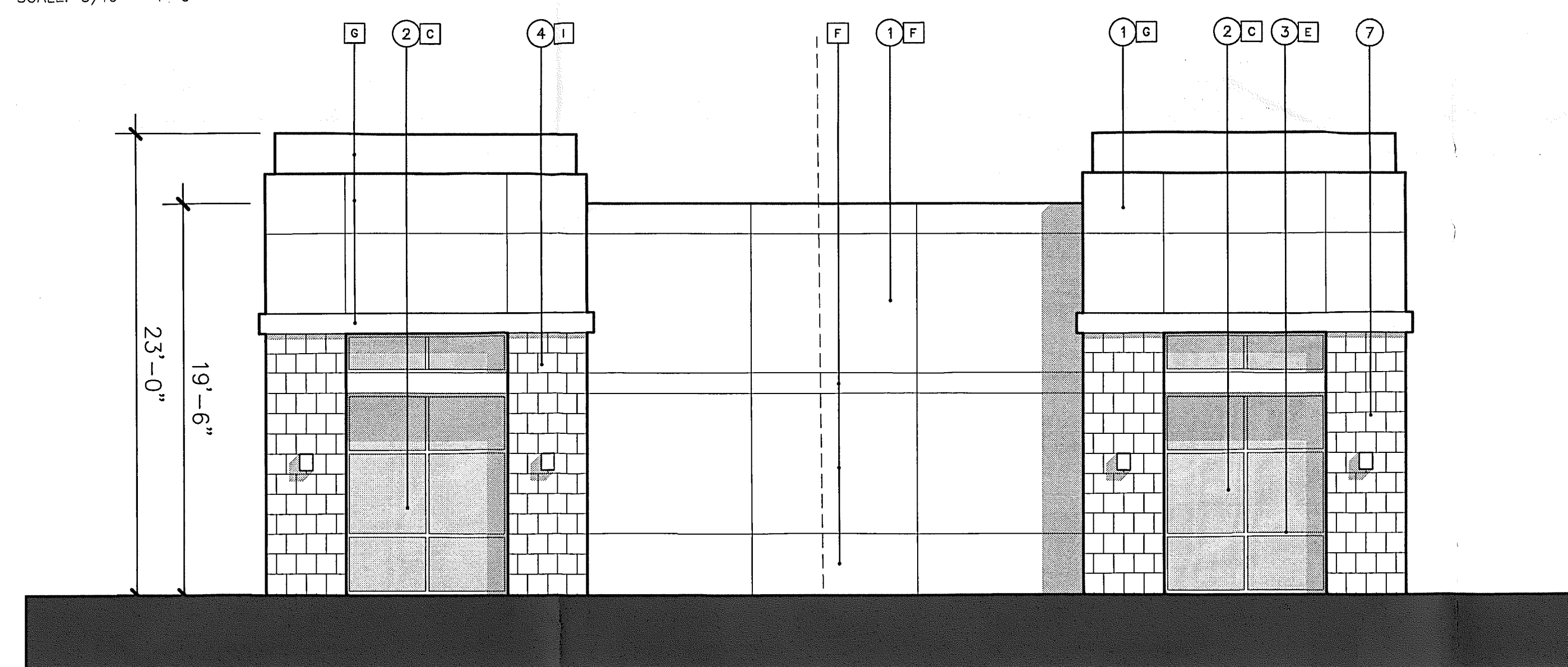
WEST ELEVATION - BUILDING 3

SCALE: 3/16" = 1'-0"



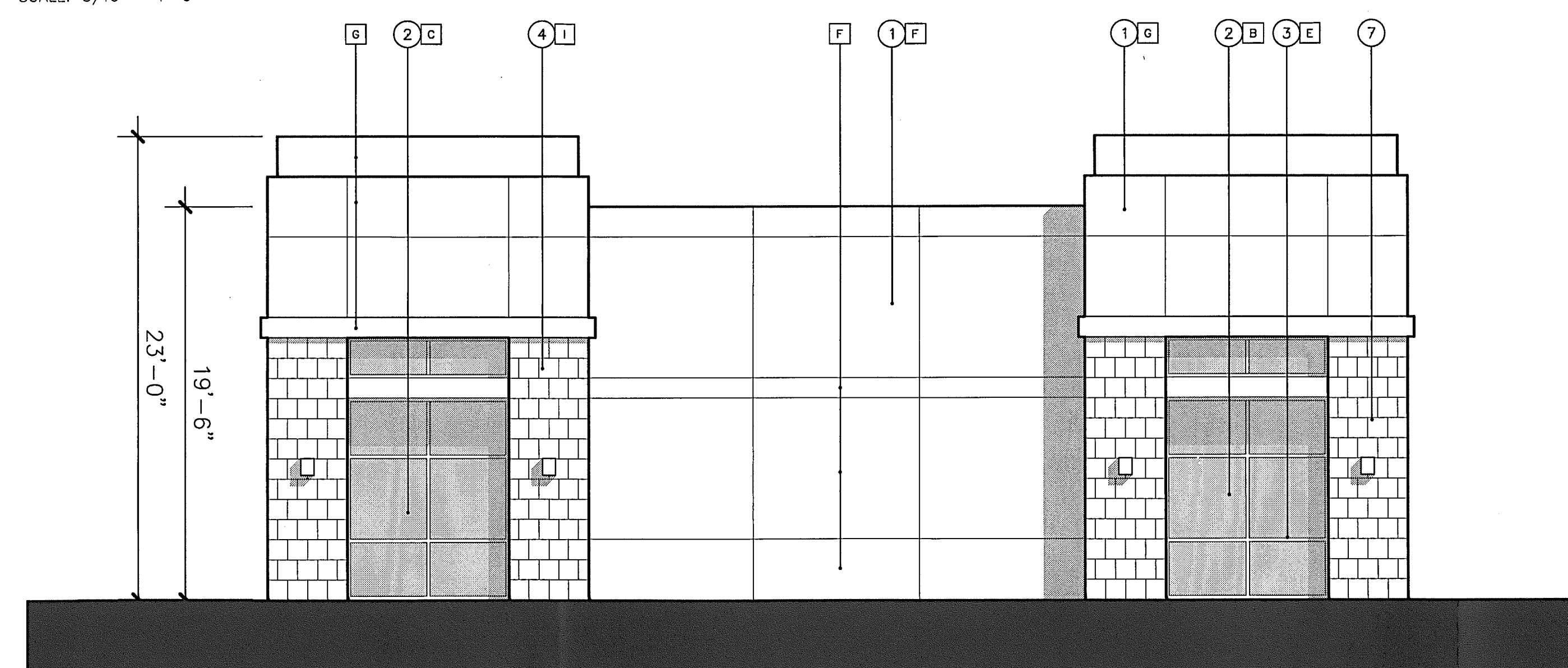
SOUTH ELEVATION - BUILDING 3

SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 3

SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 3

SCALE: 3/16" = 1'-0"

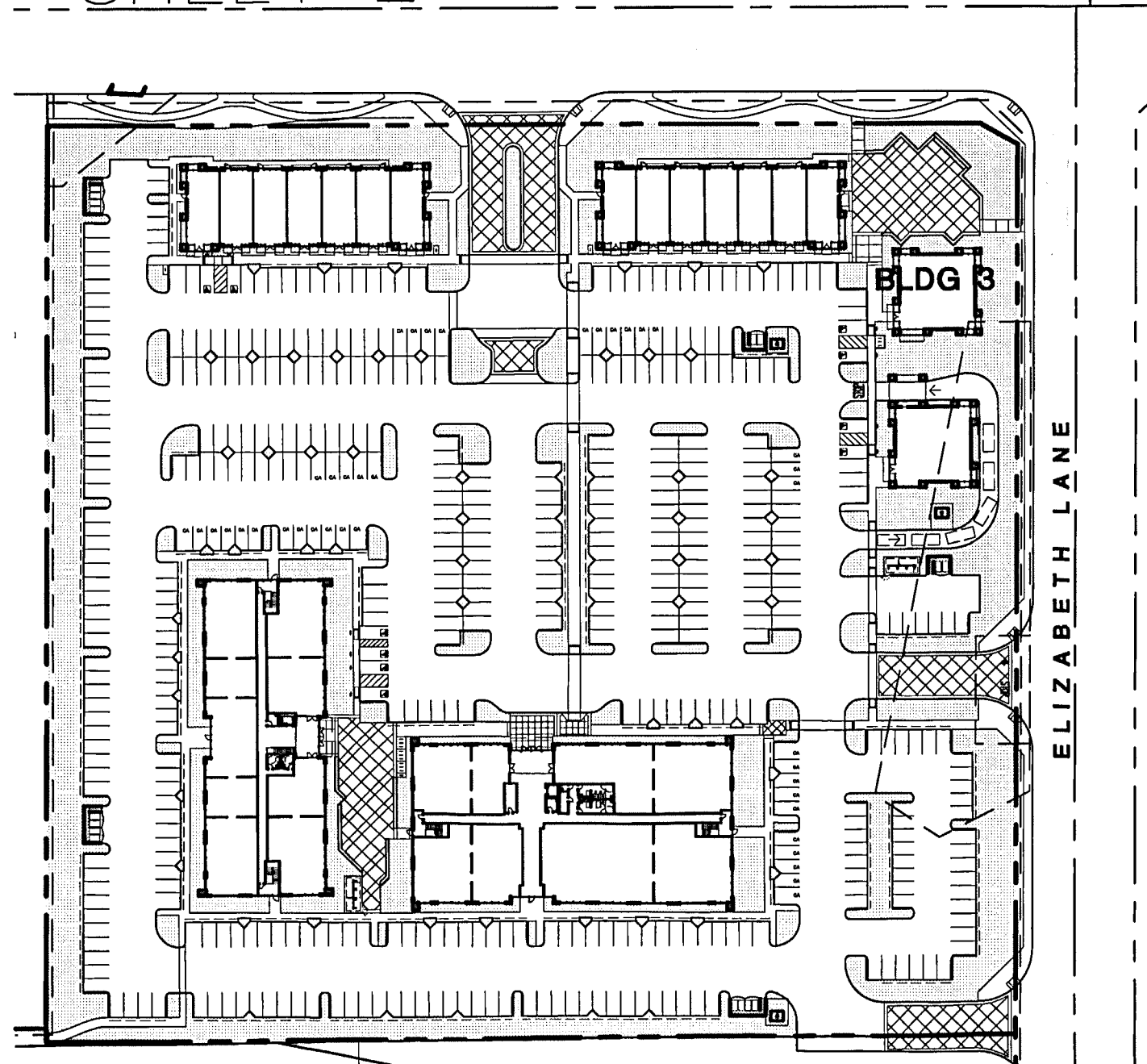
BUILDING MATERIALS

- 1 STUCCO OVER WOOD FRAME CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 TILE ACCENT
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 H.M. STEEL DOOR
- 10 HORIZONTAL & VERTICAL REVEALS

COLOR SCHEDULE

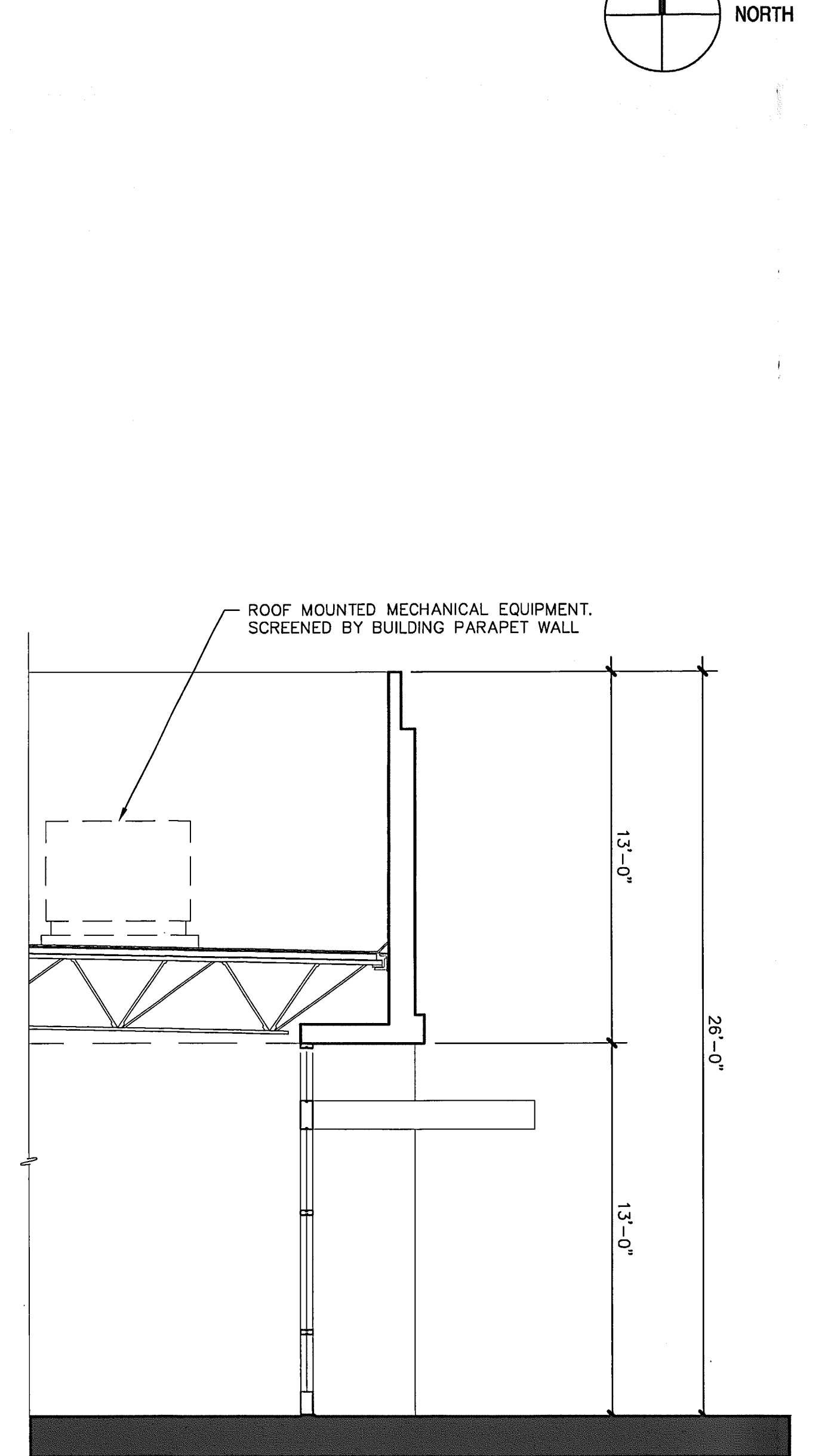
- A GLASS (BLDGS 5 & 6) - BLUE-GREEN
- B GLASS (BLDGS 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDGS 1, 2, 3, & 4) - SOLAR-E GREY
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- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG ACCENT COLOR - DE6373 "PORPOISE"
- I STONE ACCENT TILE - "EARTH" SLATE

KEY SITE PLAN



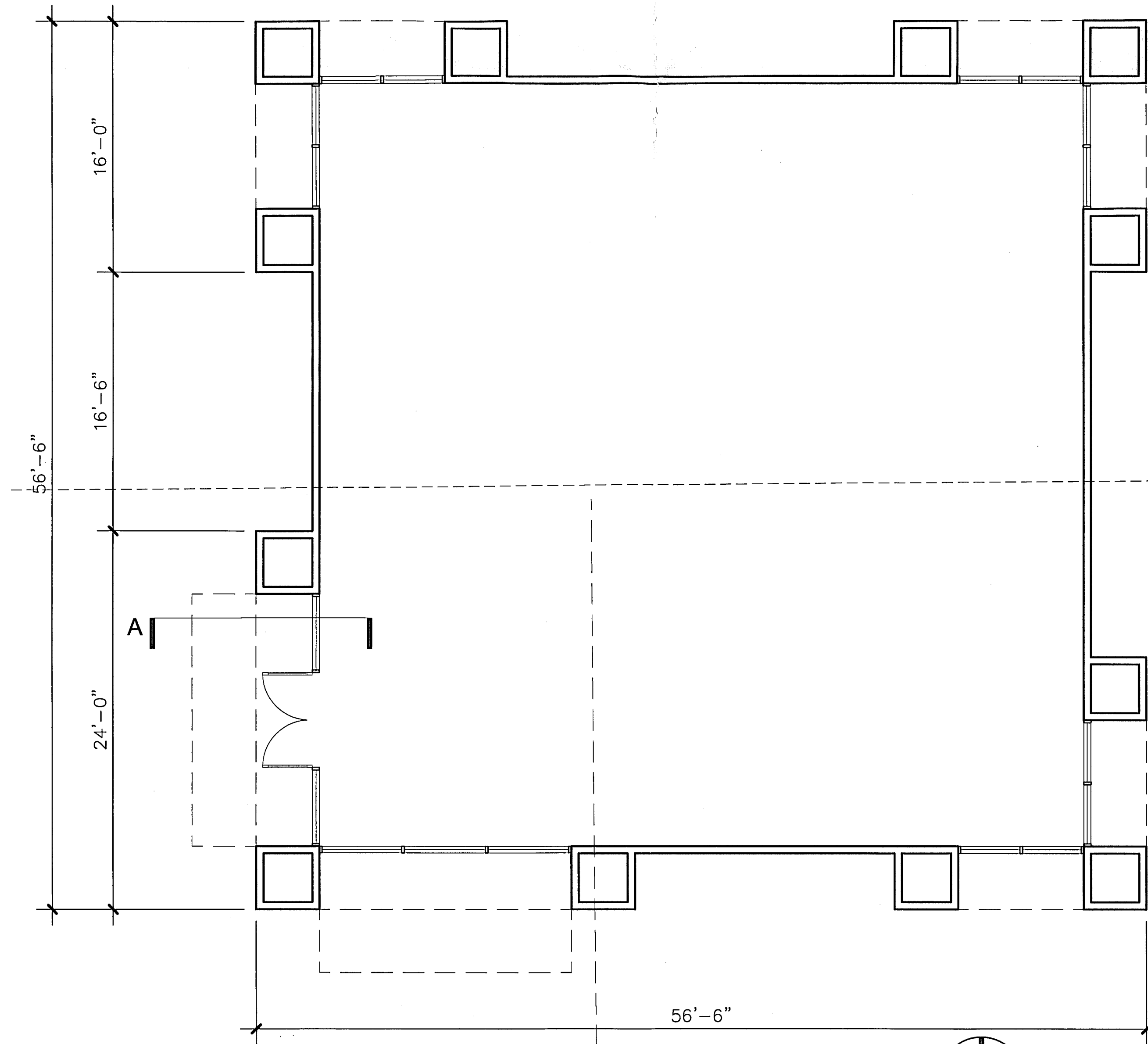
KEY SITE PLAN

SCALE: N.T.S.



SECTION 'A' - TYPICAL STOREFRONT

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"

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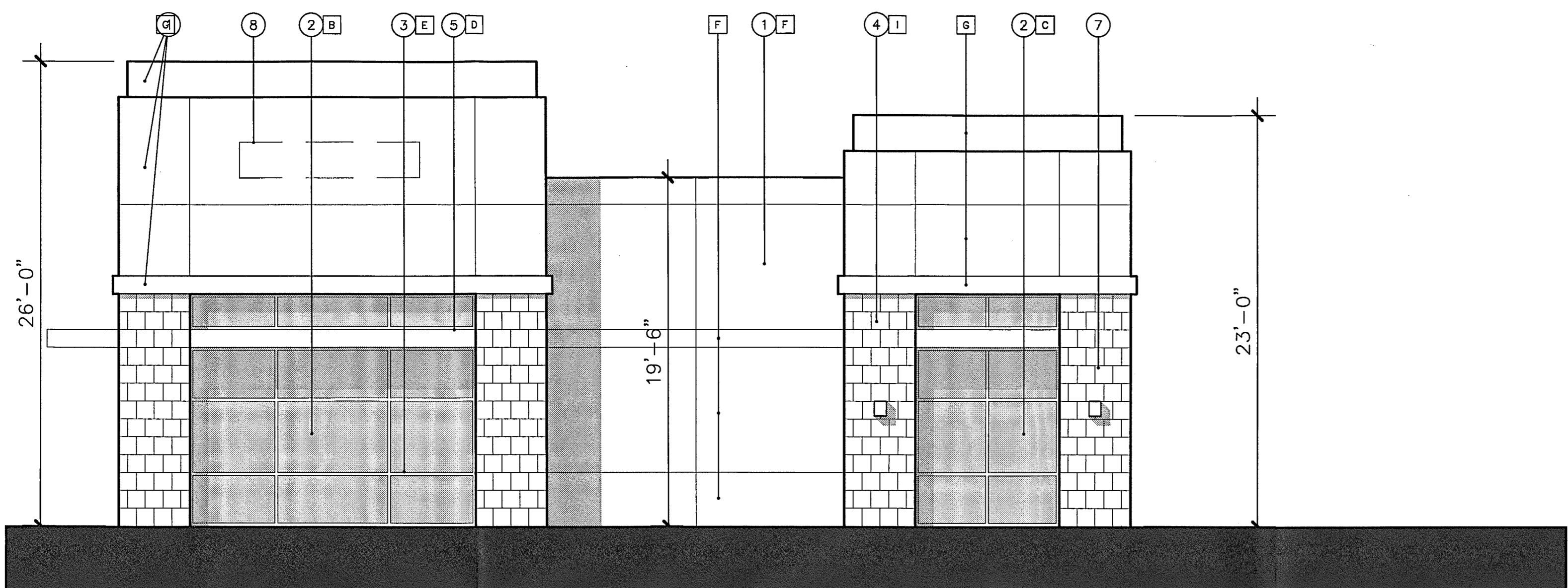
RANCON MEDICAL AND EDUCATION CENTER, LLC.

BUILDING 3 FLOOR PLAN & ELEVATIONS SHEET 5

DATE: 09-05-12
PROJECT NO.: RG001.01
REVISION DATE: 12/19/12
2-13-13

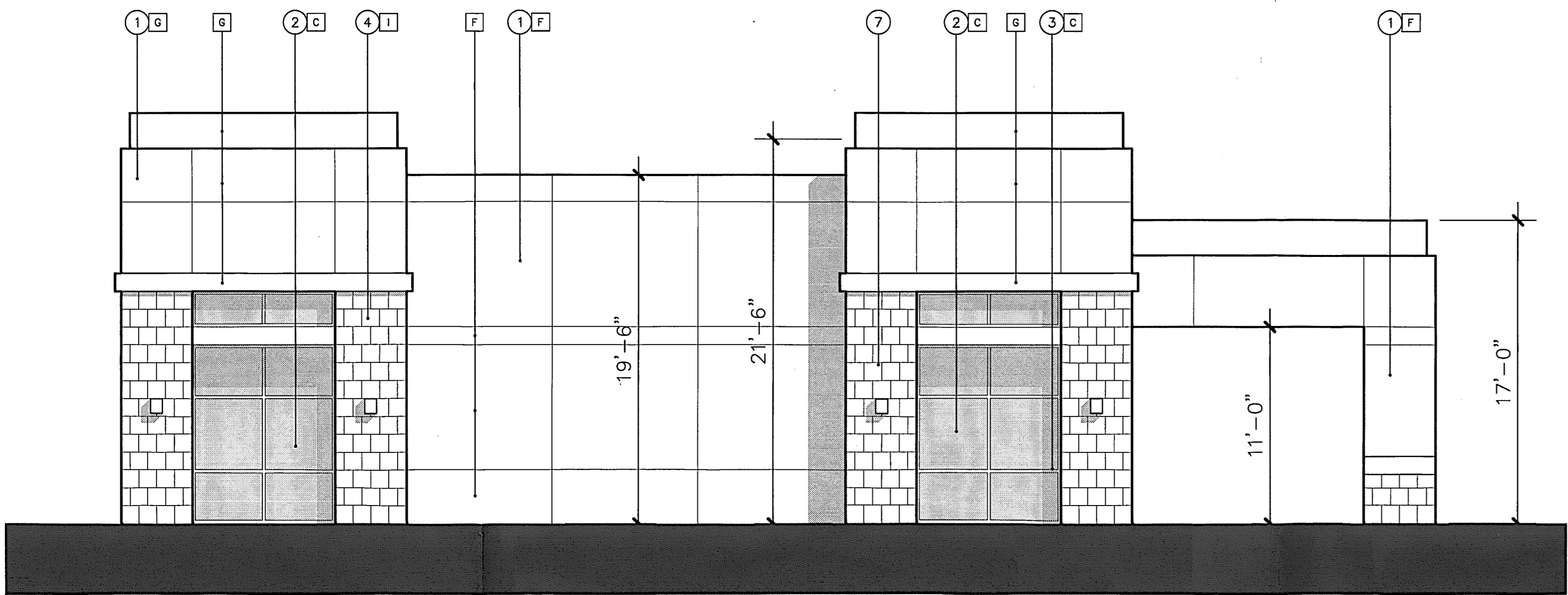
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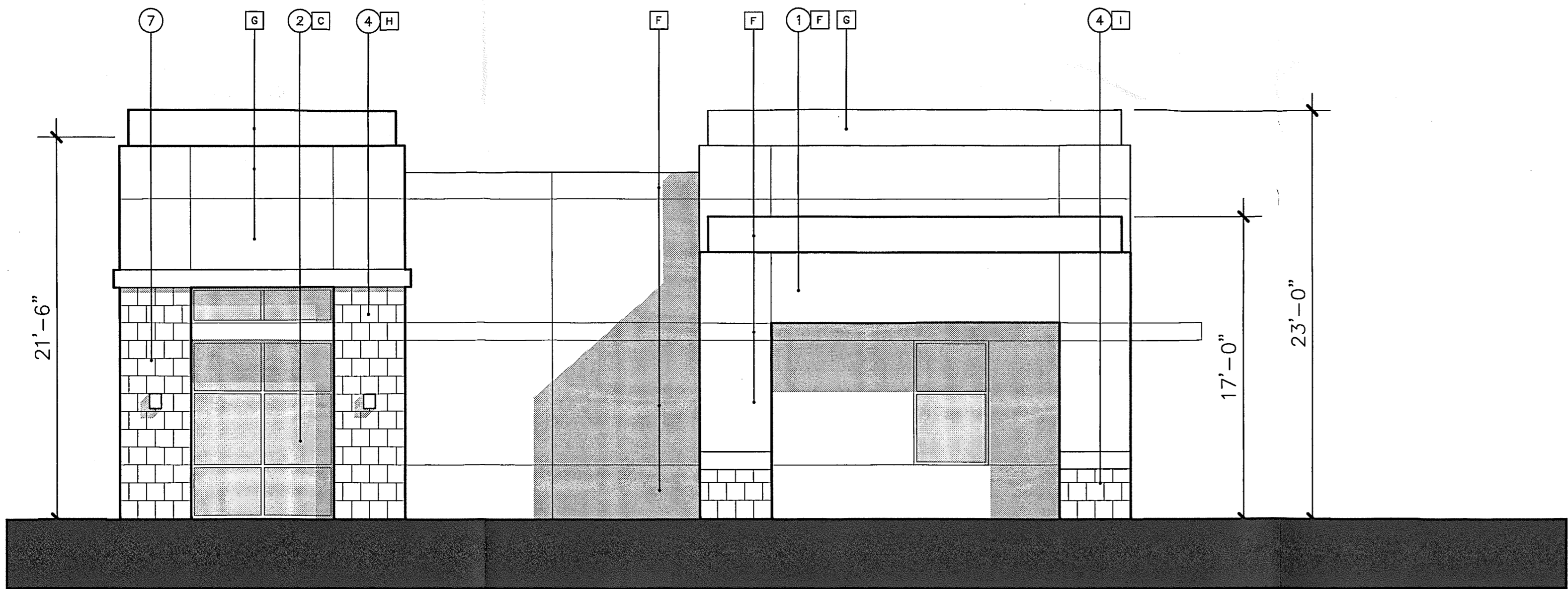
WEST ELEVATION - BUILDING 4

SCALE: 3/16" = 1'-0"



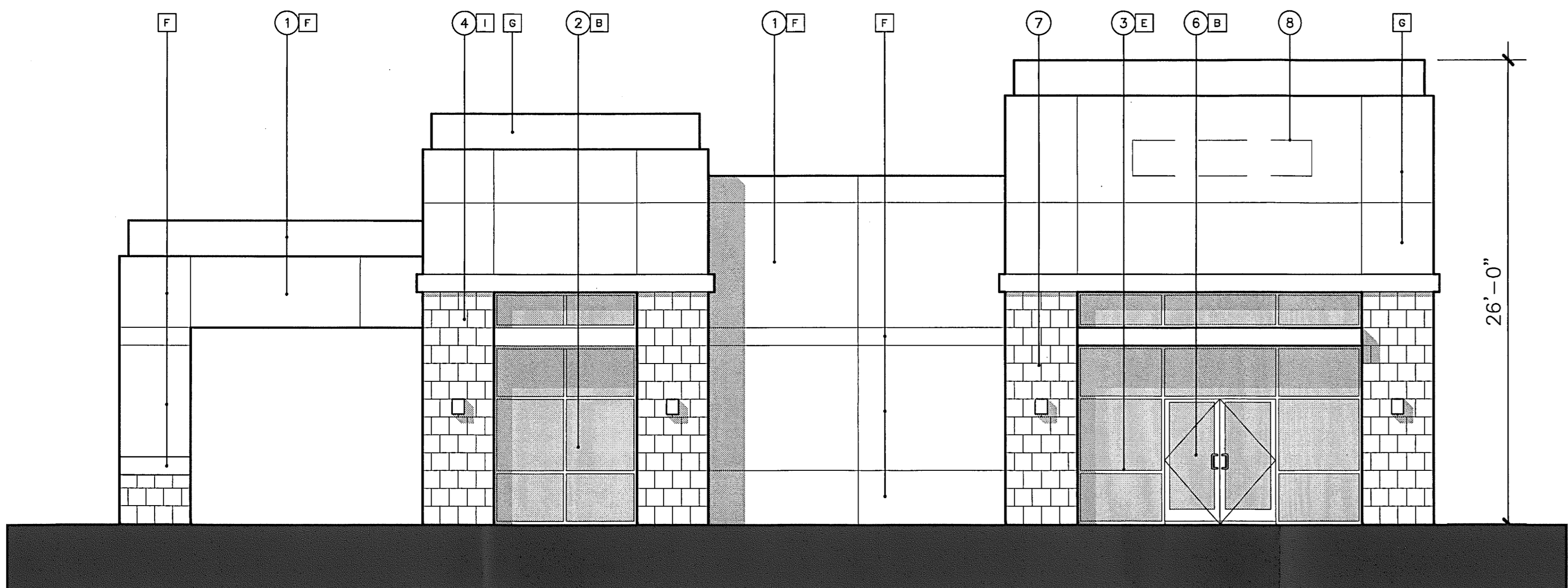
SOUTH ELEVATION - BUILDING 4

SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 4

SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 4

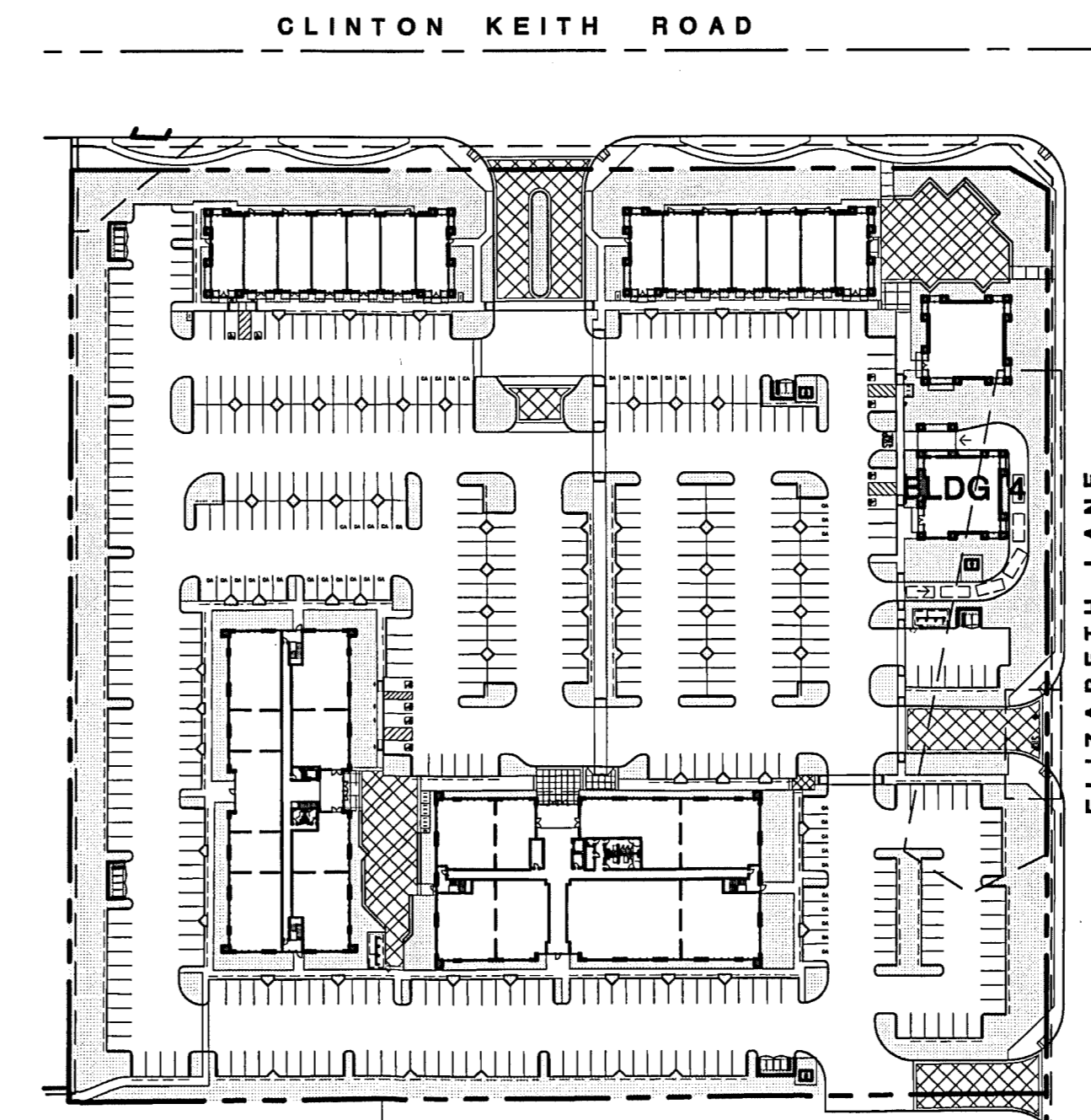
SCALE: 3/16" = 1'-0"

BUILDING MATERIALS

- 1 STUCCO OVER WOOD FRAME CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 TILE ACCENT
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 H.M. STEEL DOOR
- 10 HORIZONTAL & VERTICAL REVEALS

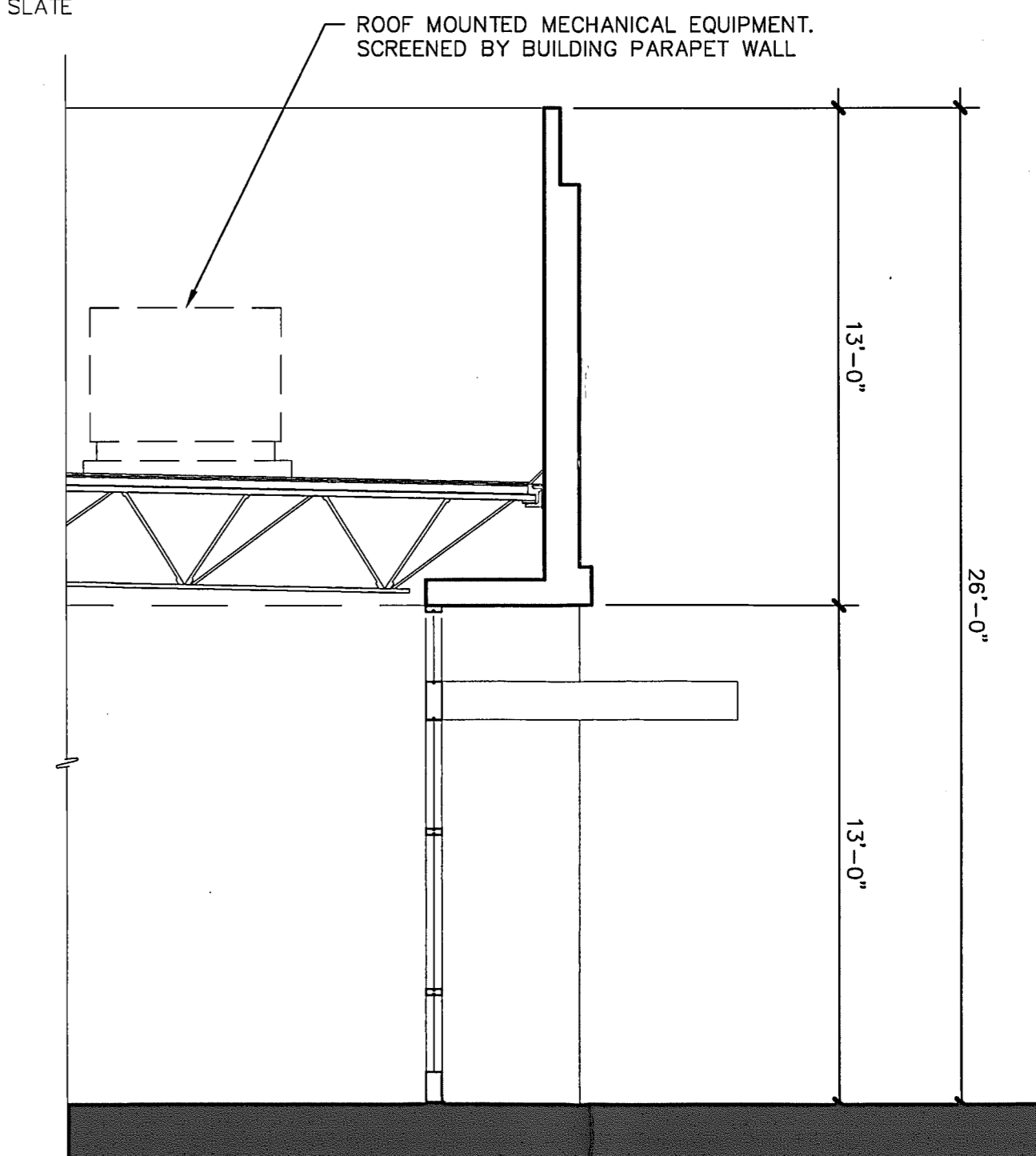
COLOR SCHEDULE

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- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
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- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG ACCENT COLOR - DE6373 "PORPOISE"
- I STONE ACCENT TILE - "EARTH" SLATE



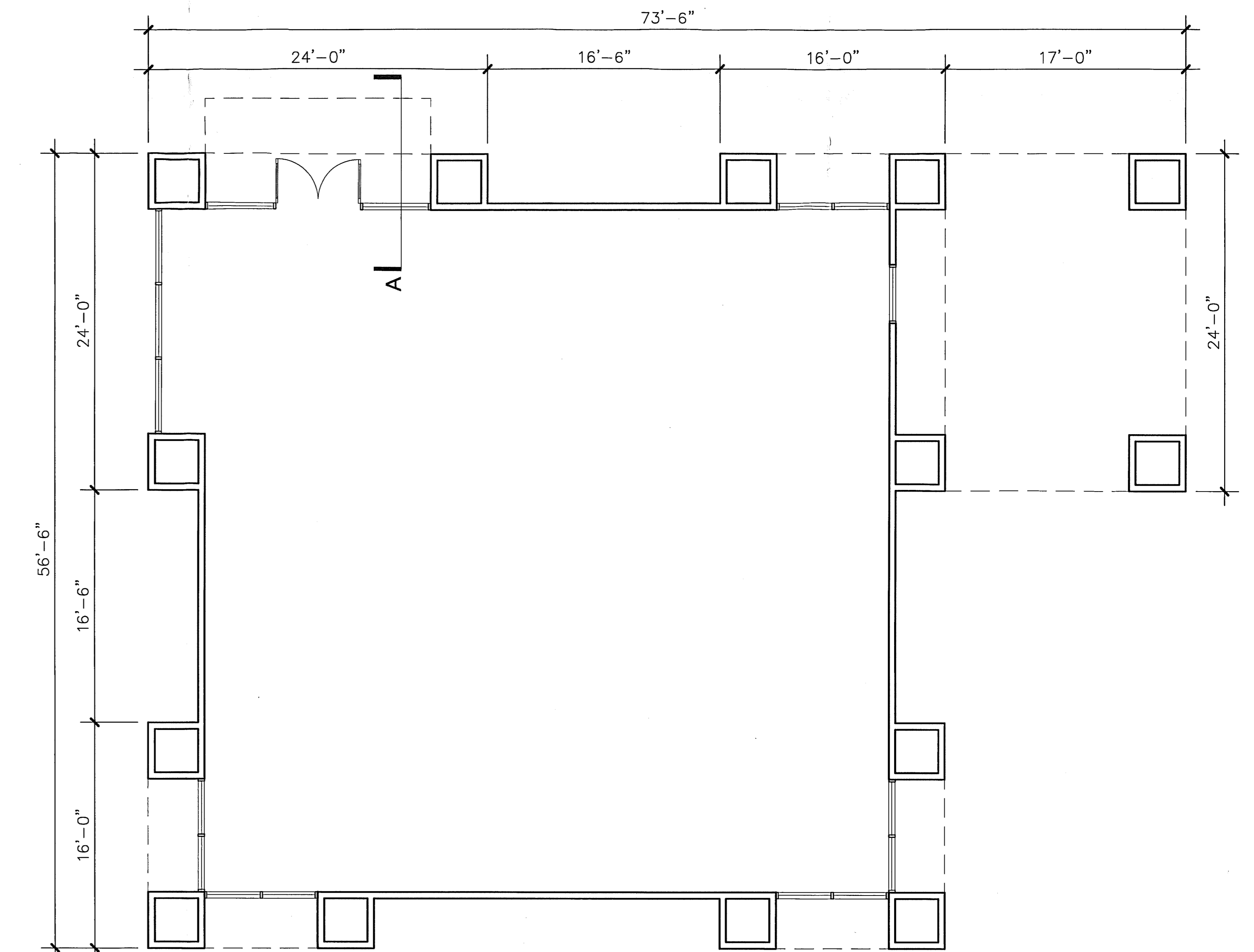
KEY SITE PLAN

SCALE: N.T.S.



SECTION 'A' - TYPICAL STOREFRONT

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

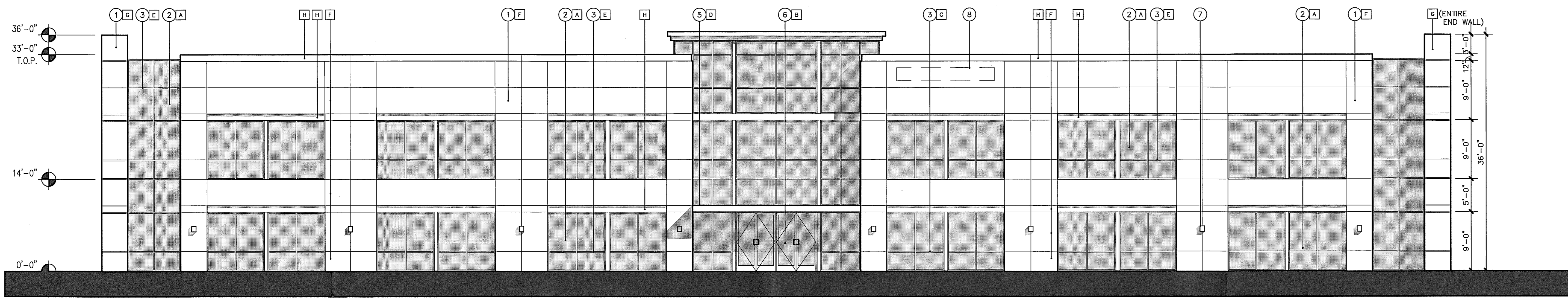
BUILDING 4 FLOOR PLAN & ELEVATIONS SHEET 6

DATE: 09-05-12
PROJECT NO.: RG00101

REVISION DATE: 12-19-12
2-19-13

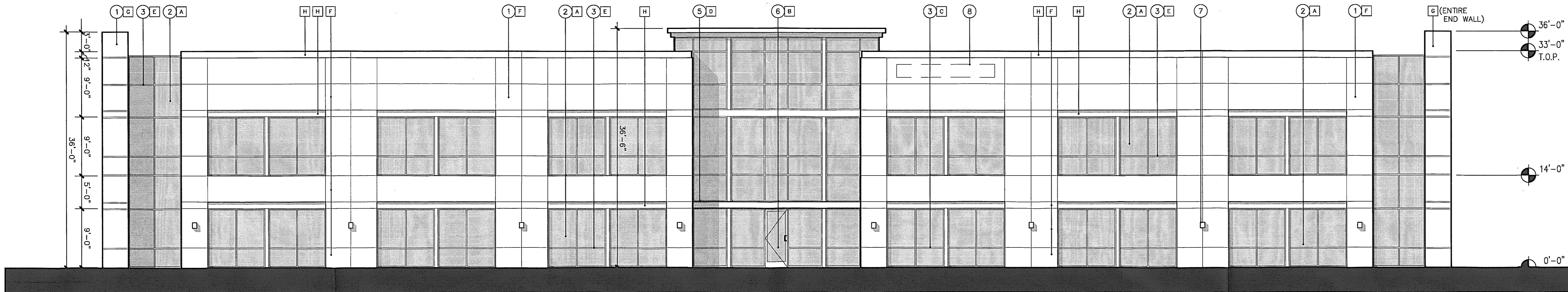
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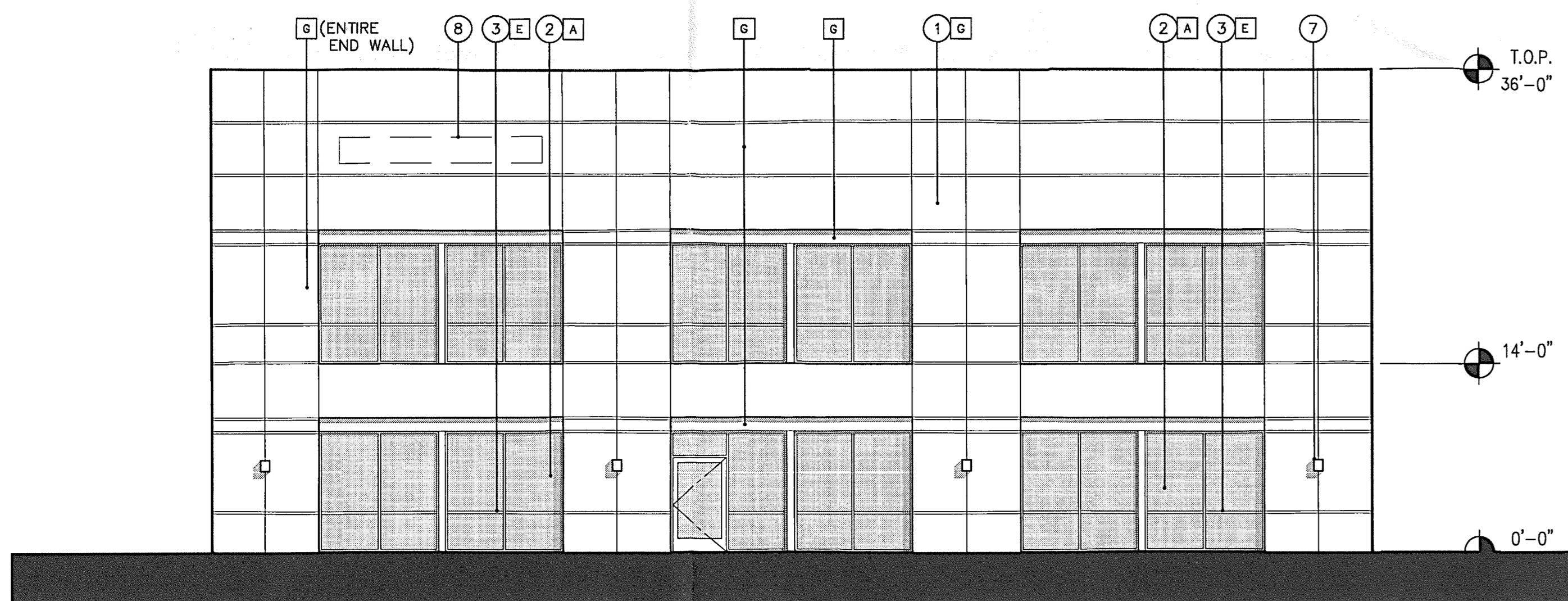
EAST ELEVATION

SCALE: 1/8" = 1'-0"



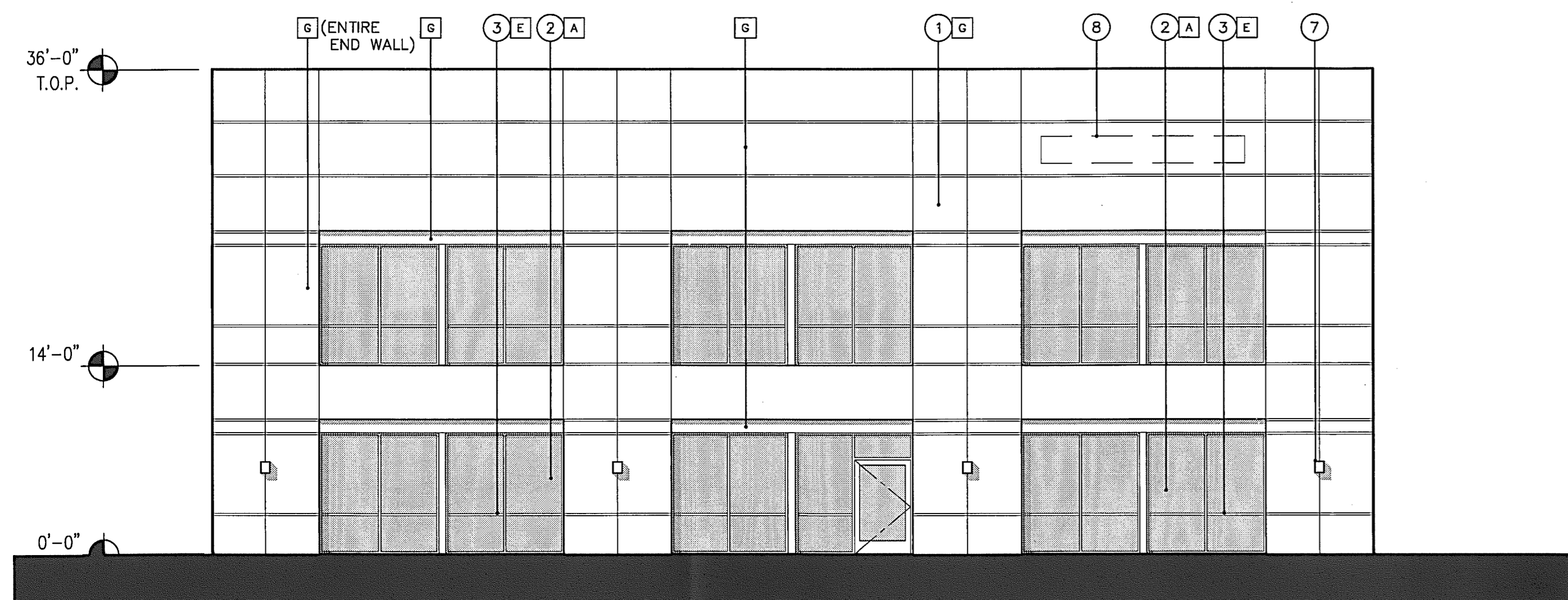
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

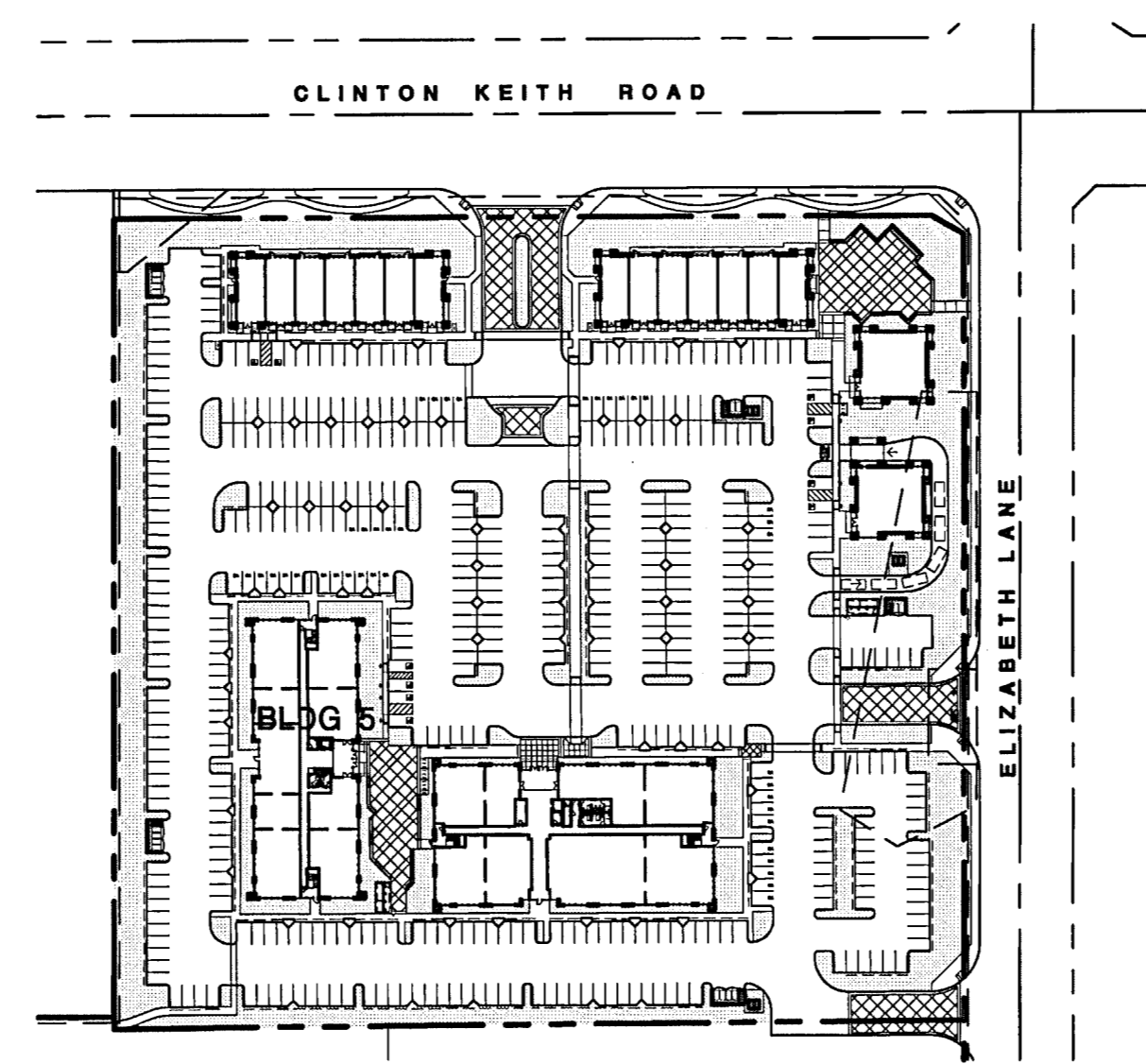
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS

- 1 TILT-SLAB CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 -
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE WITH TINTED GLASS
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 -
- 10 HORIZONTAL REVEALS

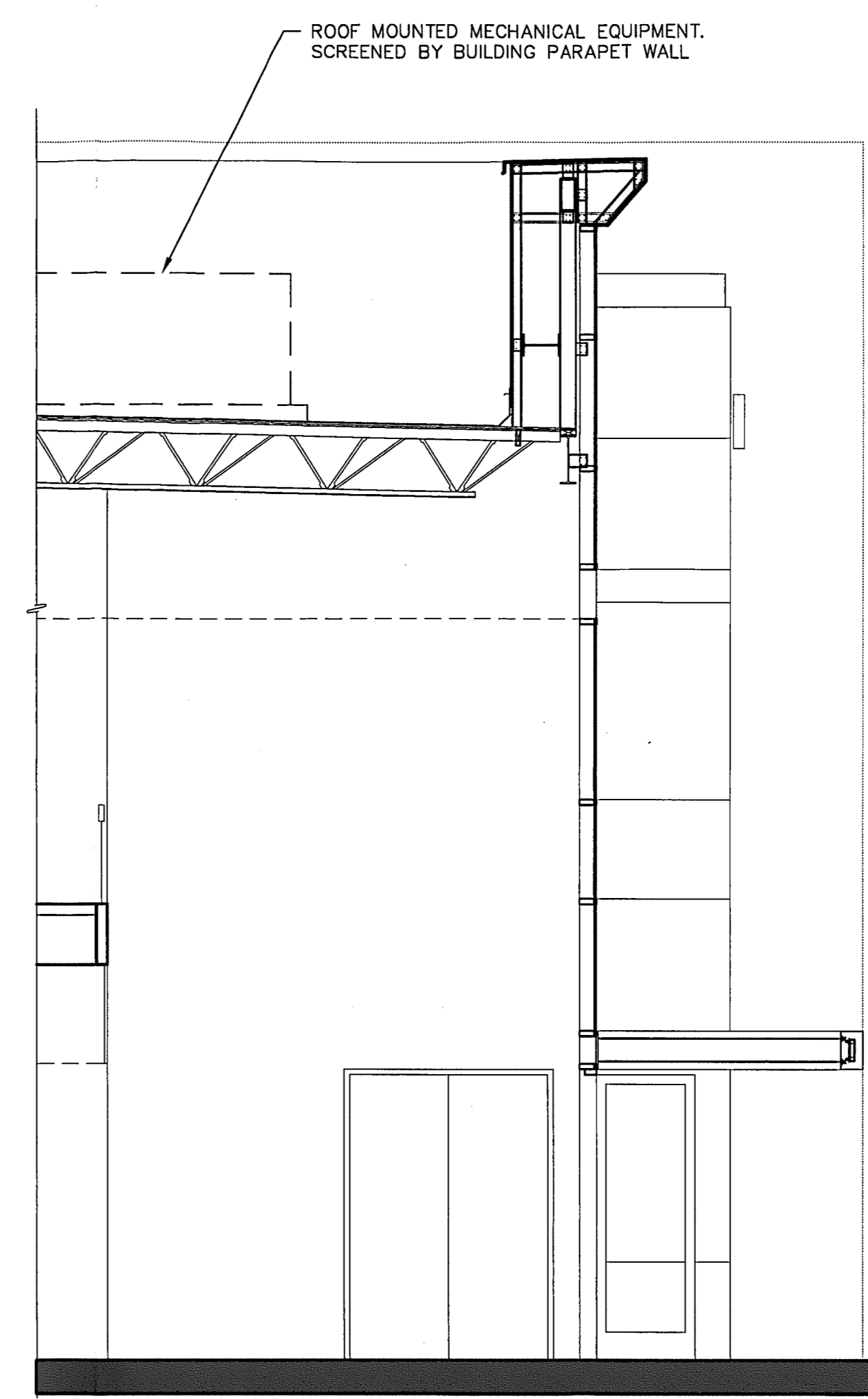
COLOR SCHEDULE

- A GLASS (BLDG 5 & 6) - BLUE-GREEN
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- I STONE ACCENT TILE - "EARTH" SLATE



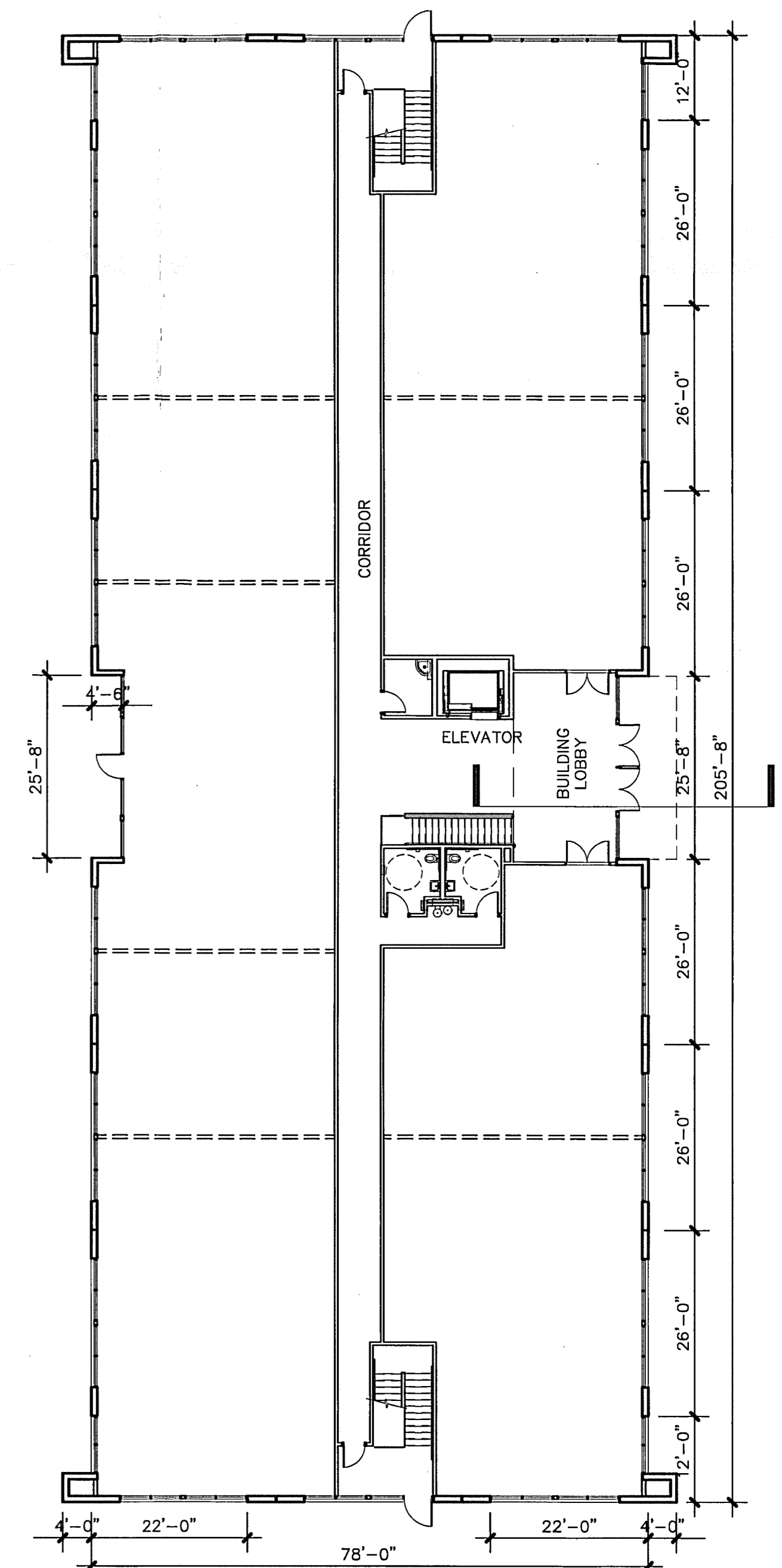
KEY SITE PLAN

SCALE: N.T.S.



SECTION A - CURTAIN WALL

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/16" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

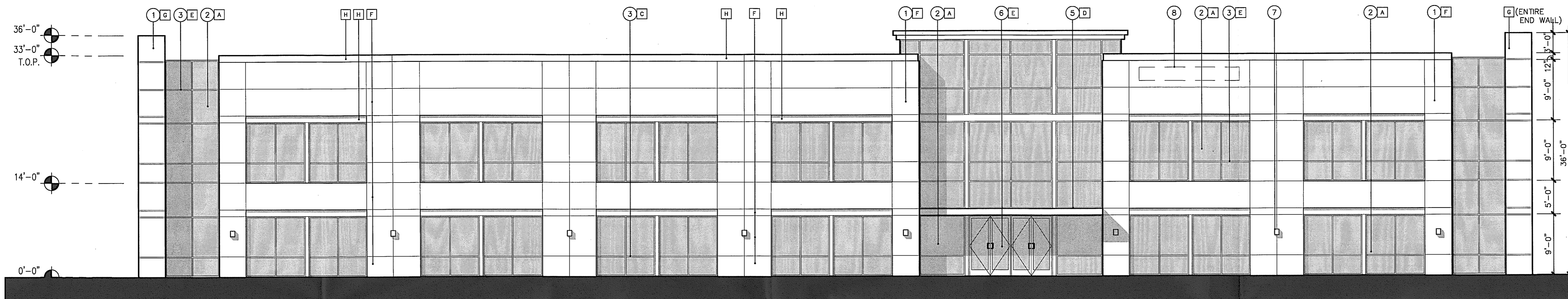
BUILDING 5 ELEVATIONS AND FLOOR PLAN SHEET 7

DATE: 09-05-12 REVISION DATE: 12-19-12
PROJECT NO.: RG00101 2-13-13

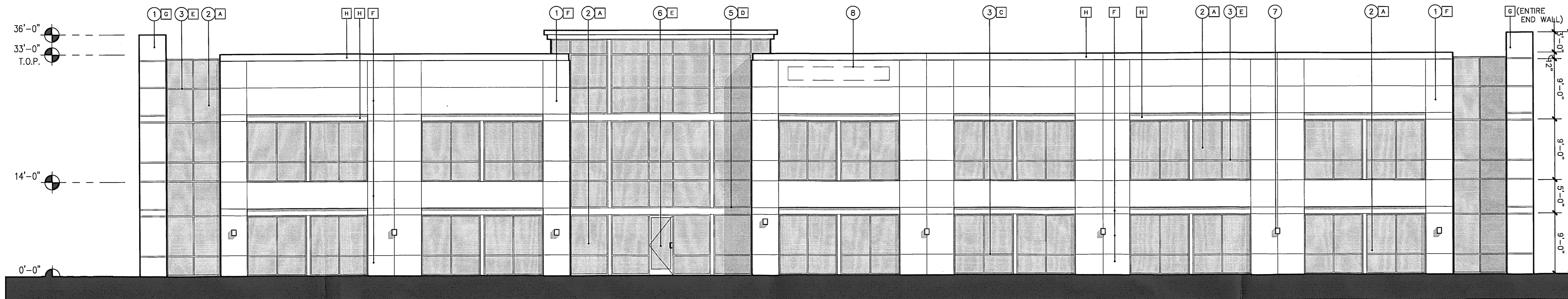
NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.

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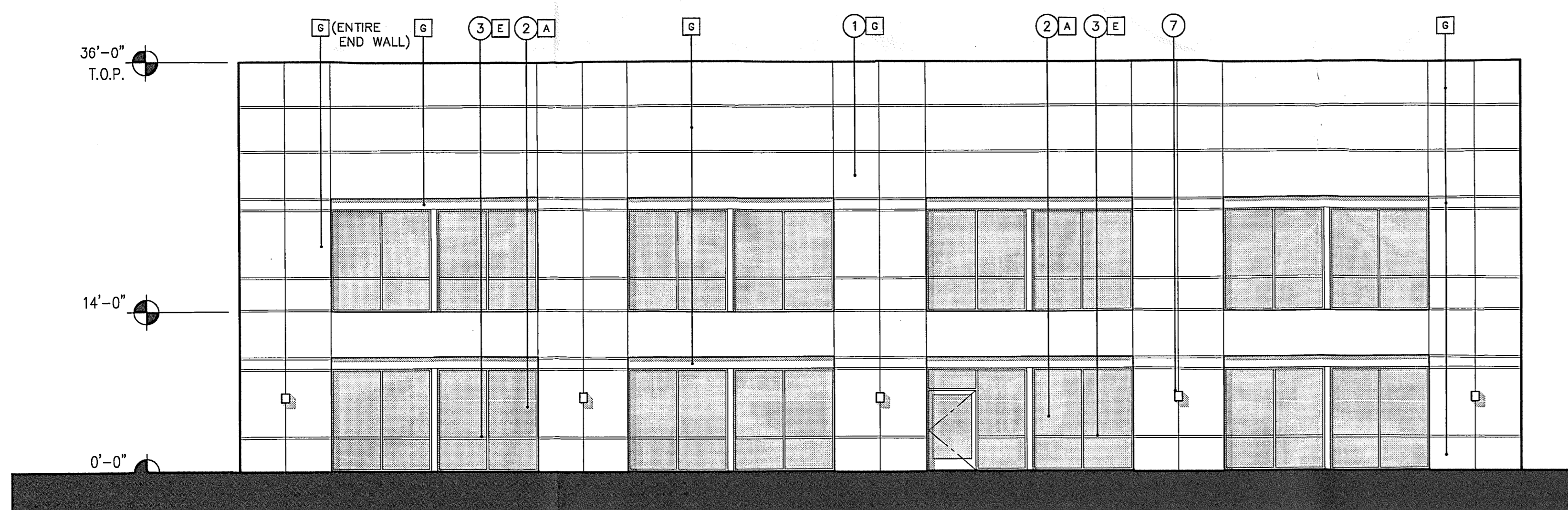




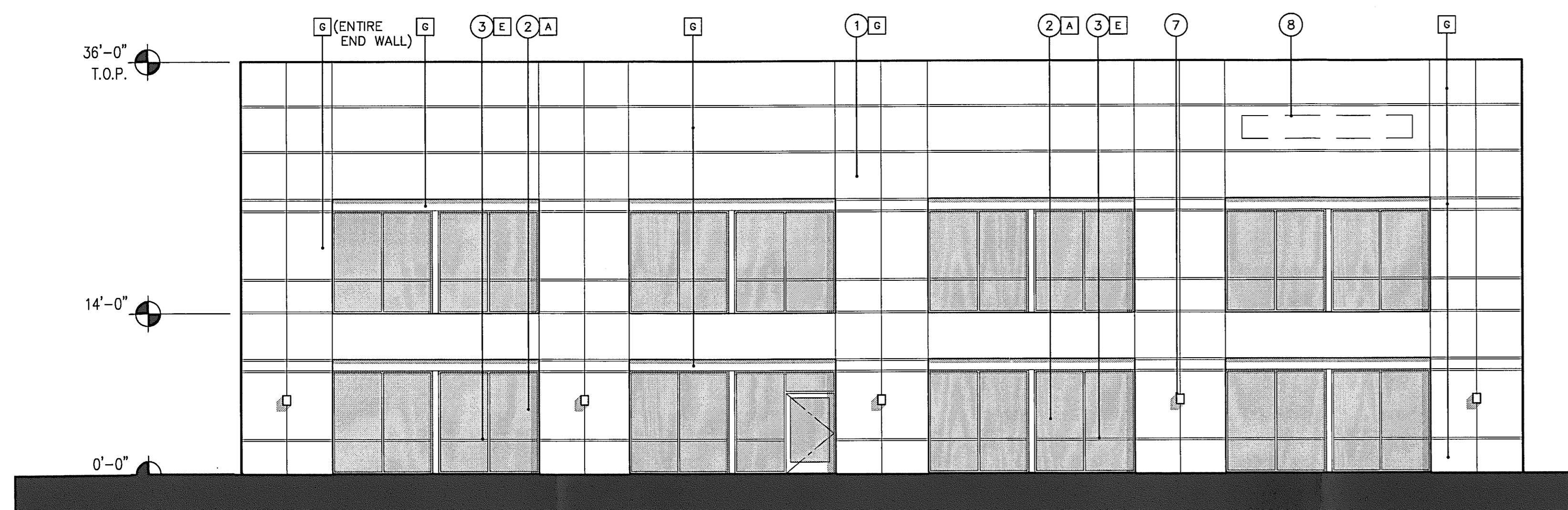
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



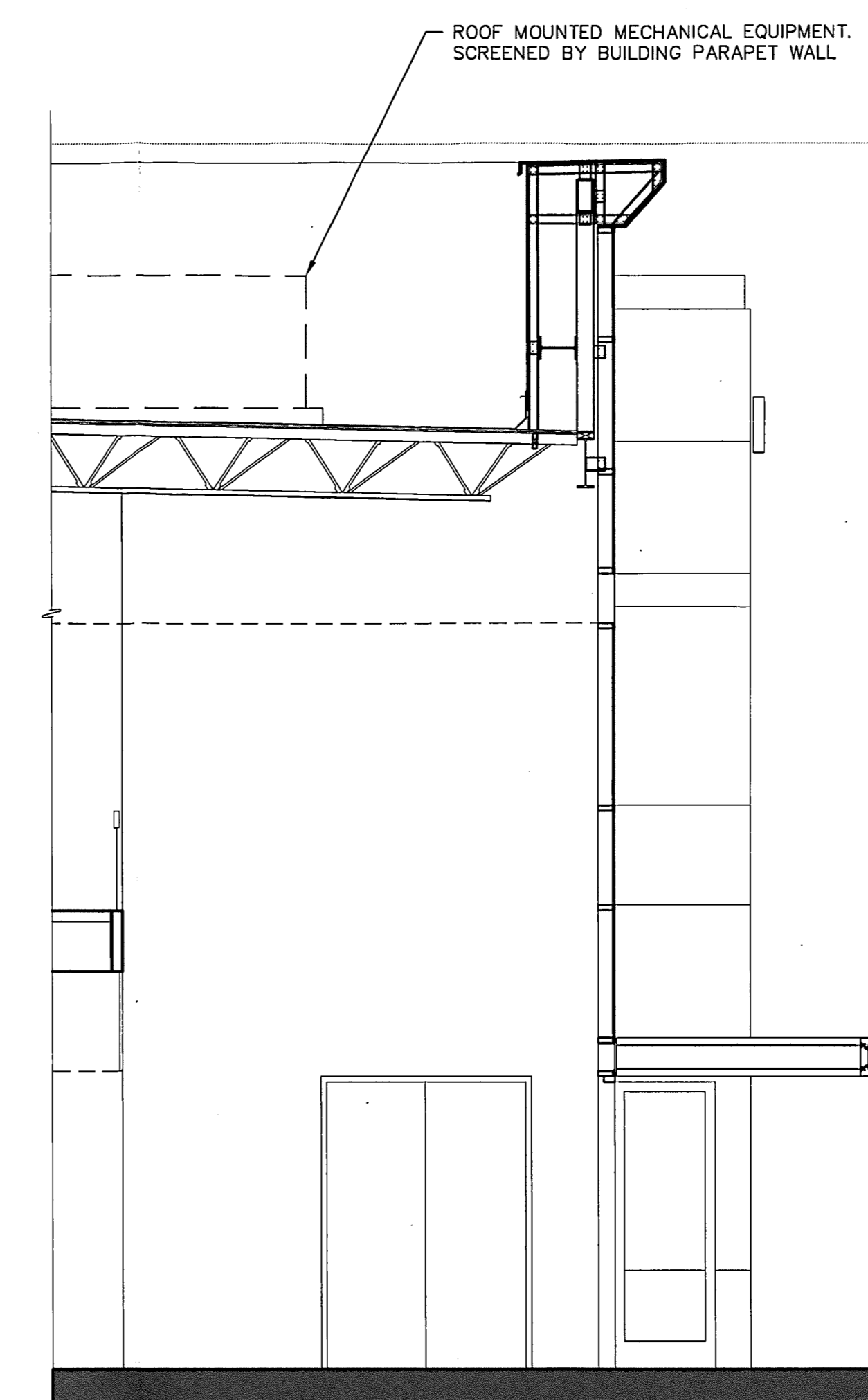
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

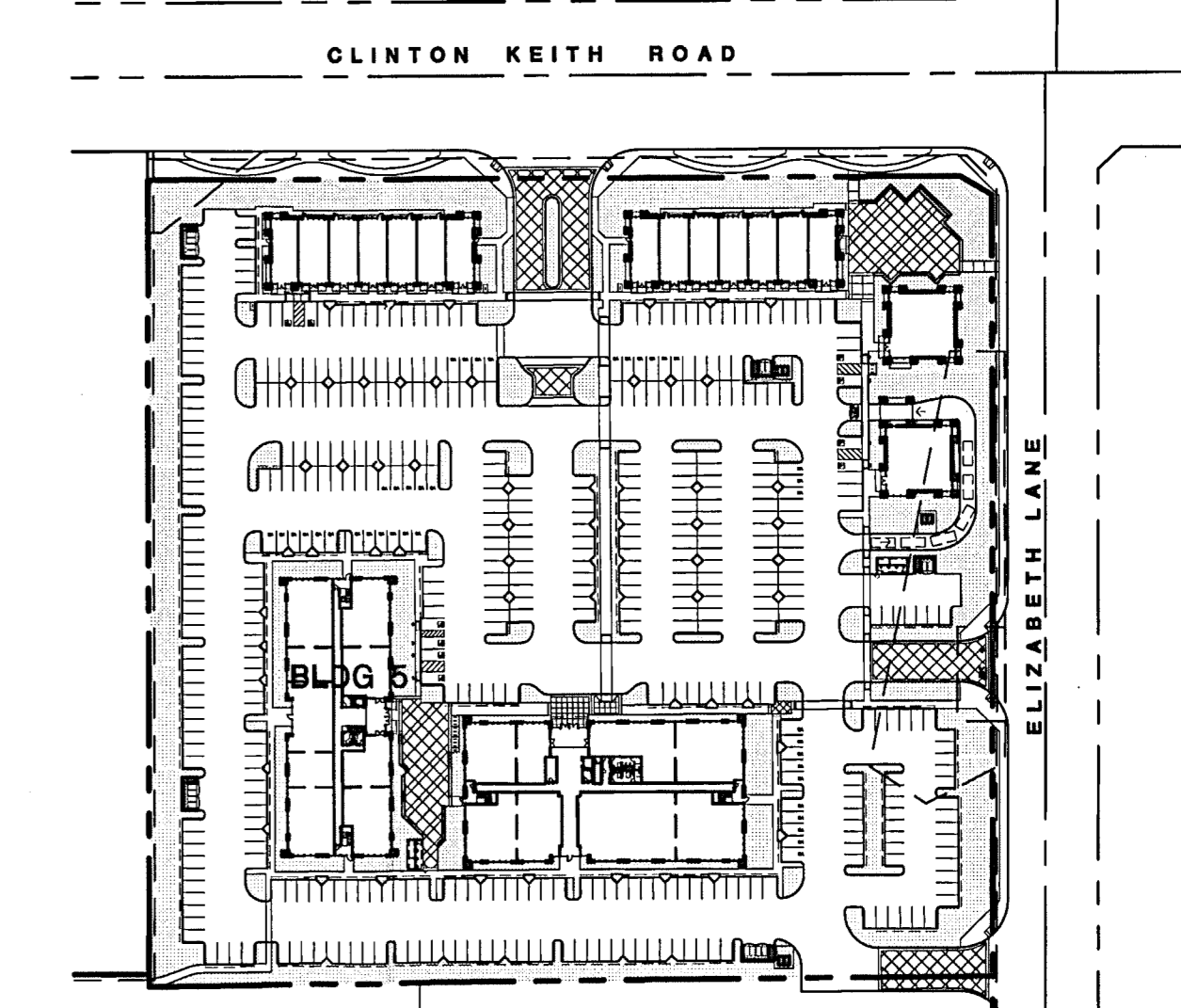


EAST ELEVATION
SCALE: 1/8" = 1'-0"

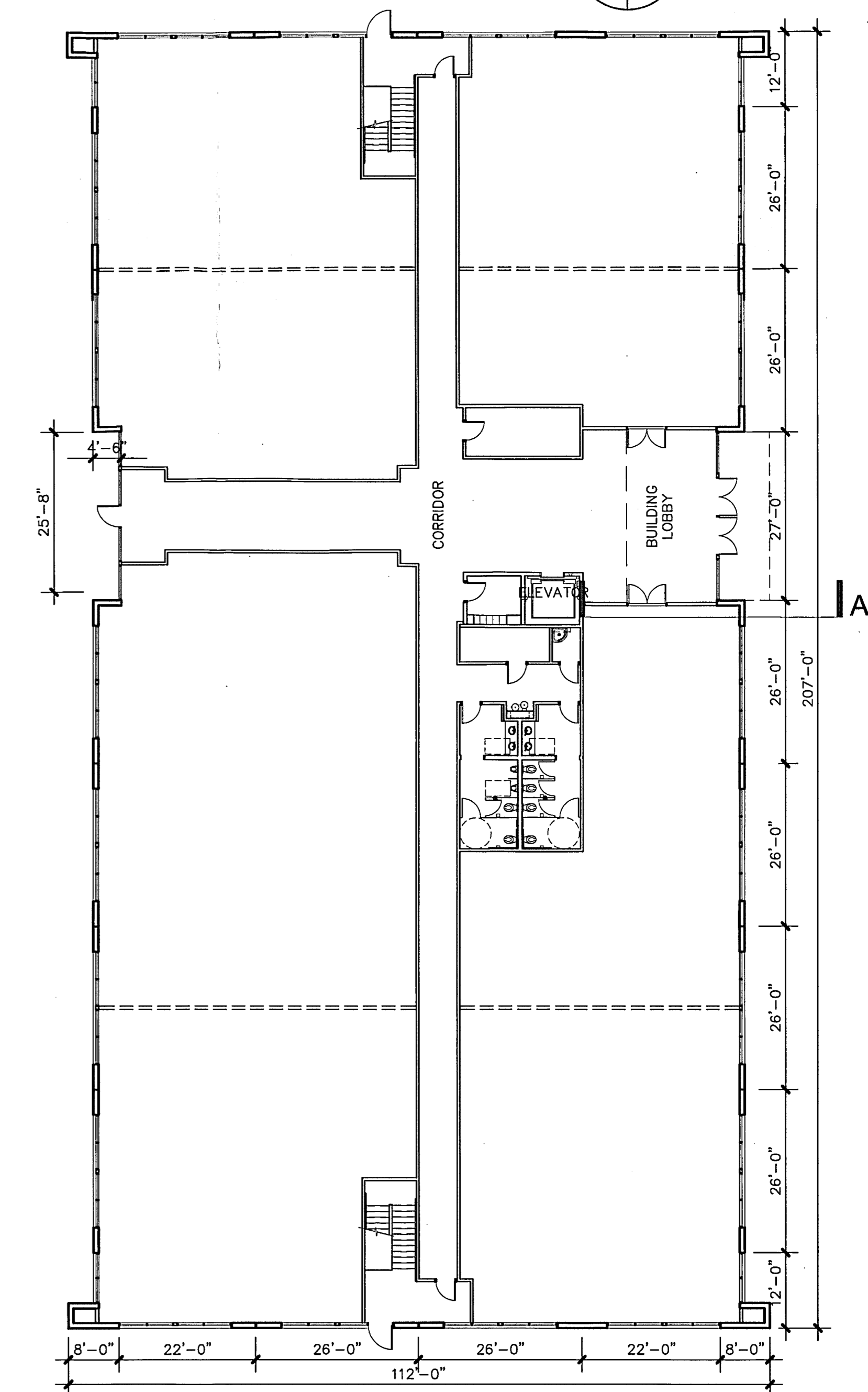


SECTION A - CURTAIN WALL
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS		COLOR SCHEDULE	
1	TILT-SLAB CONSTRUCTION	A	GLASS (BLDG 5 & 6) - BLUE-GREEN
2	MEDIUM PERFORMANCE GLASS	B	GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
3	ALUMINUM MULLIONS	C	GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
4	-	D	METAL CANOPY - CLEAR ANODIZED
5	METAL CANOPY	E	MULLION COLOR - CLEAR ANODIZED
6	STOREFRONT ENTRANCE WITH TINTED GLASS	F	MAIN BLDG COLOR - DEC786 "MINER'S DUST"
7	WALL-MOUNTED LIGHT FIXTURE	G	BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
8	FUTURE SIGNAGE LOCATION	H	BLDG ACCENT COLOR - DE6373 "PORPOISE"
9	-	I	-
10	HORIZONTAL REVEALS		



KEY SITE PLAN
SCALE: N.T.S.



FLOOR PLAN
SCALE: 1/16" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

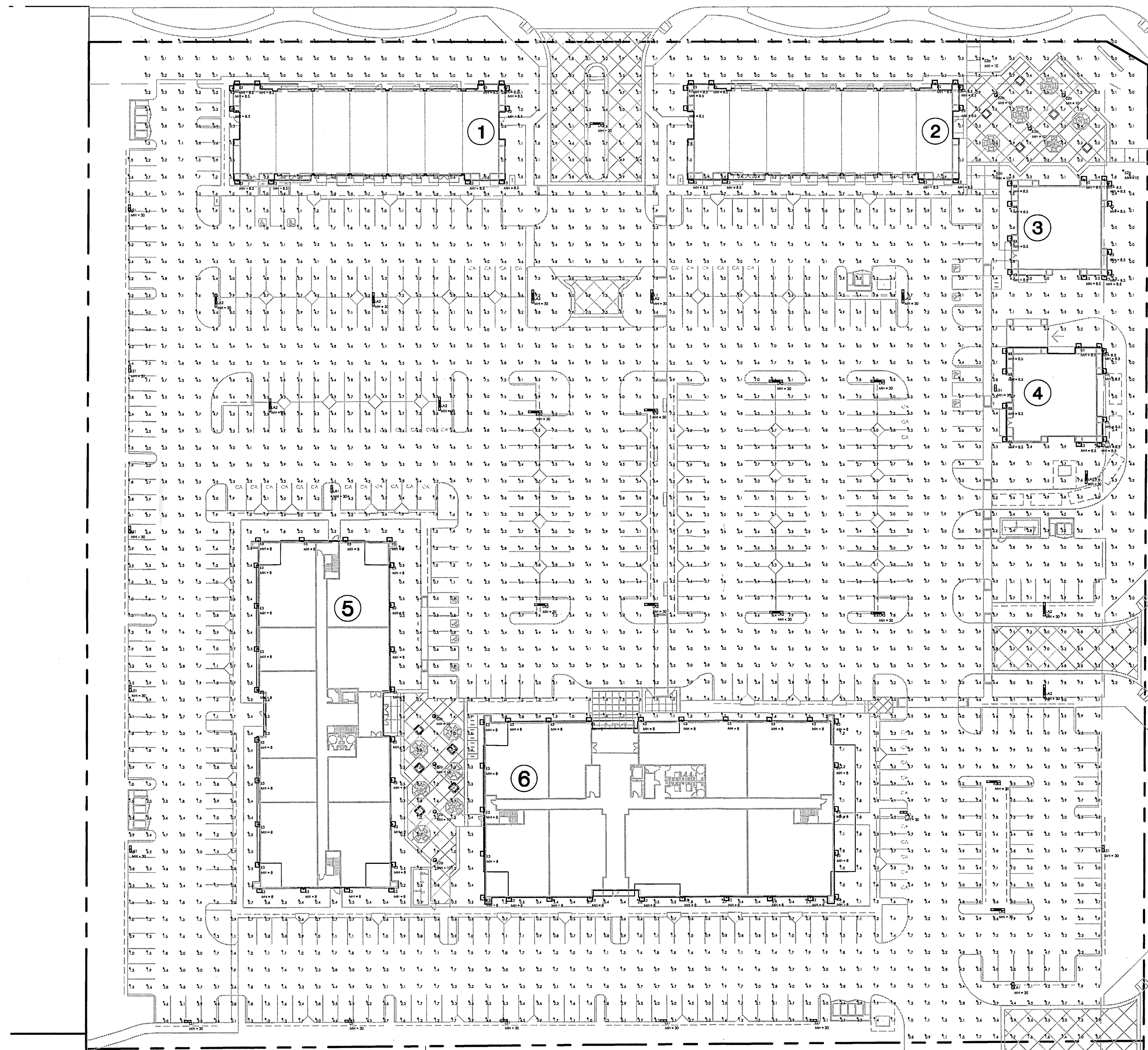
BUILDING 6 ELEVATIONS AND FLOOR PLAN SHEET 8

DATE: 09-05-12
PROJECT NO.: RG001.01
REVISION DATE: 12-19-12
2-13-13

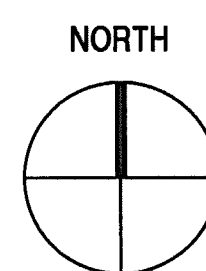
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CLINTON KEITH ROAD



SITE PHOTOMETRICS
140



ELIZABETH LANE

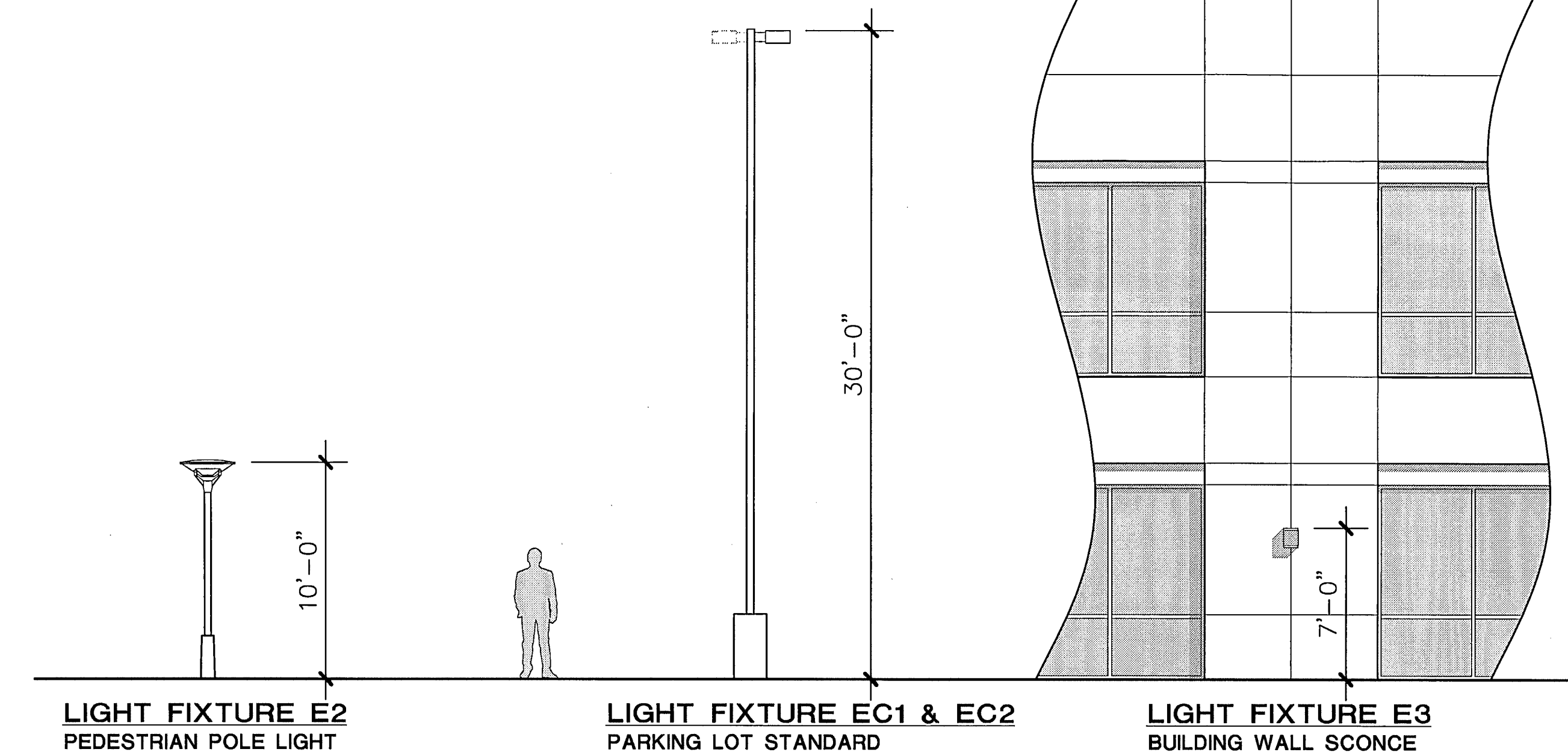
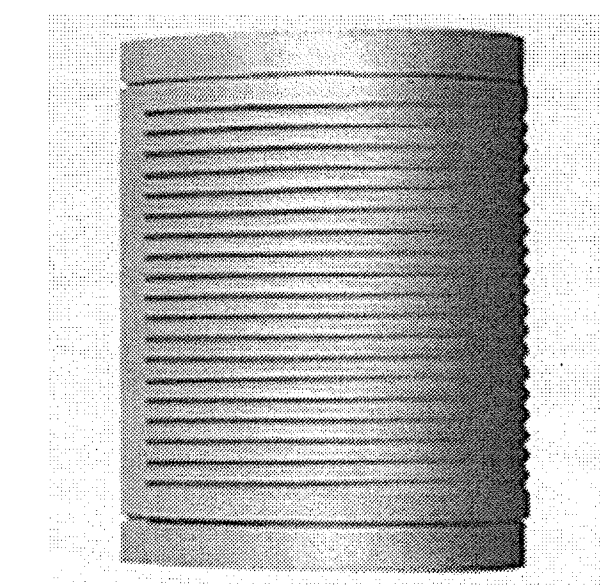
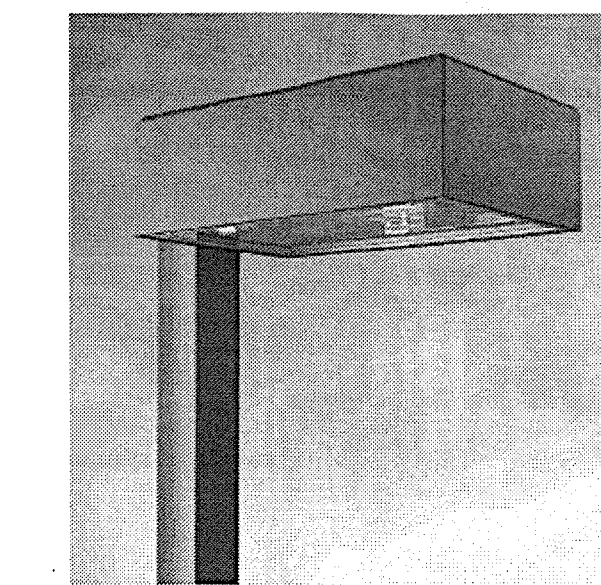
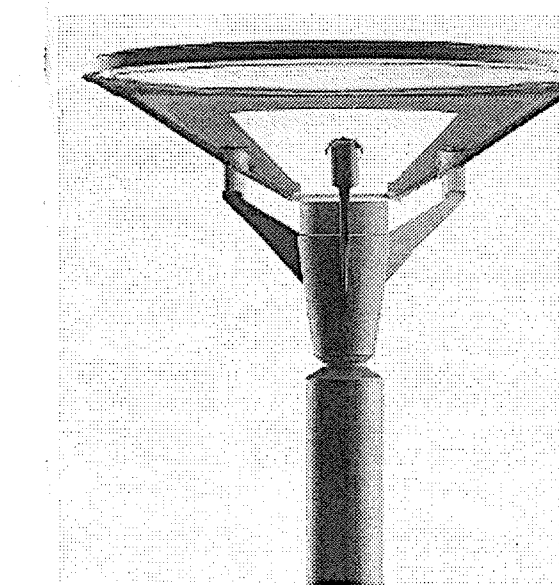
LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description
□	10	E2a	SINGLE	3400	0.800	LOUIS POULSEN // KP-PT-1/3PW/CWH/F-6 612-White C/roff
□	99	E3	SINGLE	3400	0.720	WE-EF // UDNS30-CWH39
□	3	LA1	SINGLE	30000	0.850	GARDCO // LA1-4-1-A-180LPS
□	21	LA2	BACK-BACK	30000	0.850	GARDCO // LA1-4-2-A-180LPS
□	12	LS1	SINGLE	30000	0.850	GARDCO // LS1-4-1-P-180LPS

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
On Site CalcFs	Illuminance	Fc	3.18	9.6	0.0	N.A.	N.A.

Jobname: Report for Adrienne Kelly
 c/o: Report by: Ernie Legassi / Applications Engineer
 215-477-1487 / elegassi@pipsocci.com
 PIPSOCCI Lighting Products
 www.pipsocci.com
 Mounting Ht.: See Drawing
 Filename: Rancon Medical Center_R4.ACI
 Date: 2/11/2013
 —Disclaimer—
 Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors such as:
 Line Voltage Variations, Lamp Performance, and Jobsite Conditions.



LIGHT FIXTURE E2
PEDESTRIAN POLE LIGHT

LIGHT FIXTURE EC1 & EC2
PARKING LOT STANDARD

LIGHT FIXTURE E3
BUILDING WALL SCONCE

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

SITE PHOTOMETRIC PLAN
TENTATIVE PARCEL MAP NO. 36492

SHEET 9

0 40 80
 DATE: 2-13-13
 PROJECT NO: RG00101
 REVISION DATE:

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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SOUTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



DATE: 10-29-12
PROJECT NO.: RG00101

REVISION DATE: 12-19-12
2-13-13

BUILDINGS 1 AND 2 COLOR ELEVATIONS SHEET 10

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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WEST ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



WEST ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

DATE: 02-13-13
PROJECT NO.: RG00101
REVISION DATE:

BUILDINGS 3 & 4 COLOR ELEVATIONS SHEET 11

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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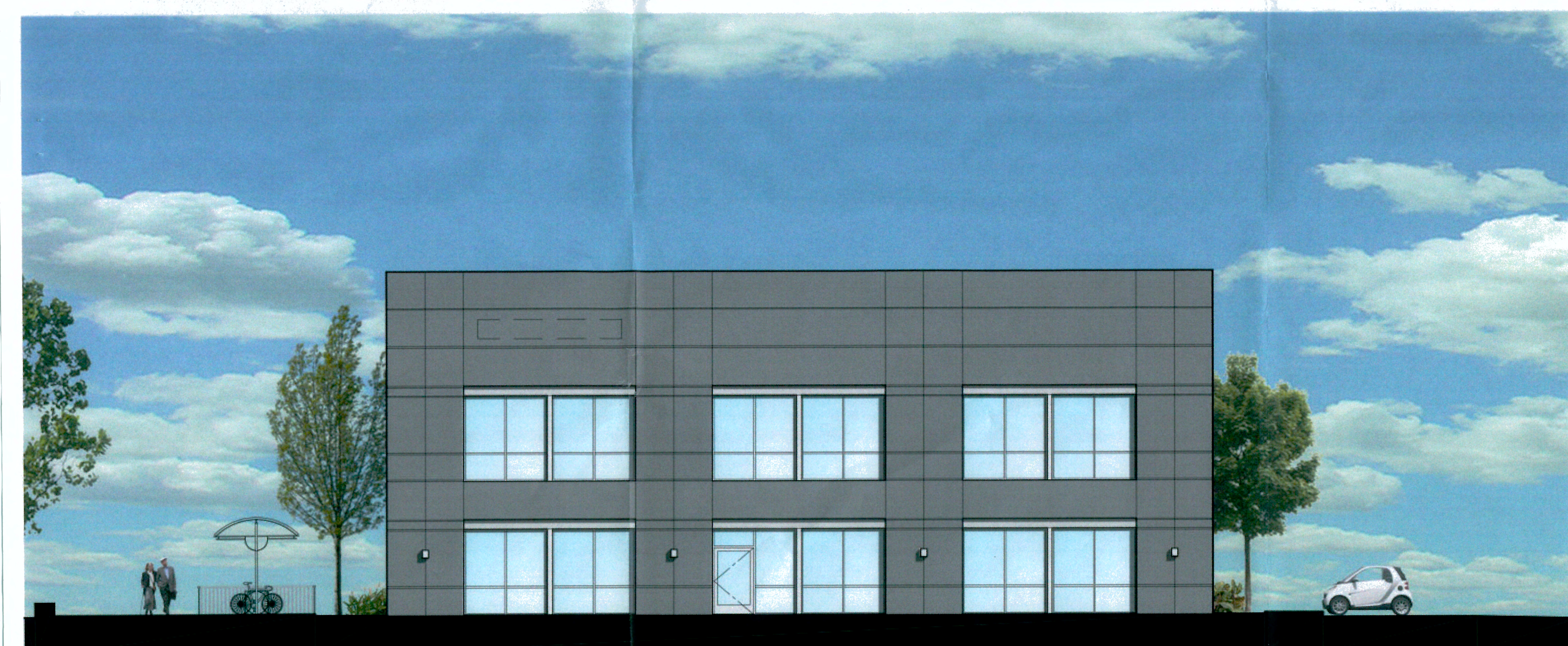




EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



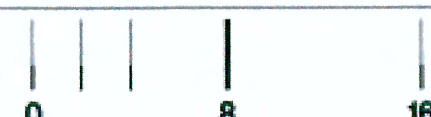
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



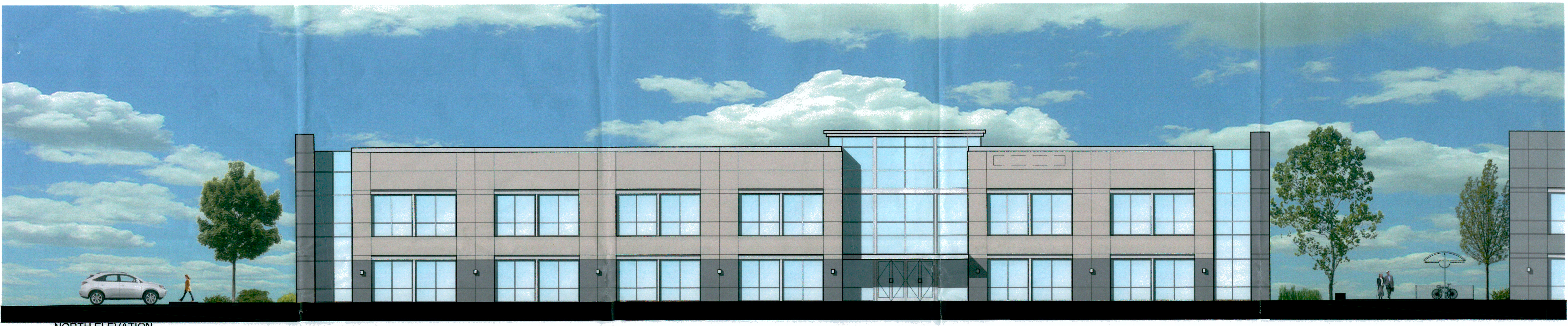
DATE: 10-29-12
PROJECT NO.: RG00101

REVISION DATE: 12-19-12
2-13-13

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BUILDING 5 COLOR ELEVATIONS SHEET 12





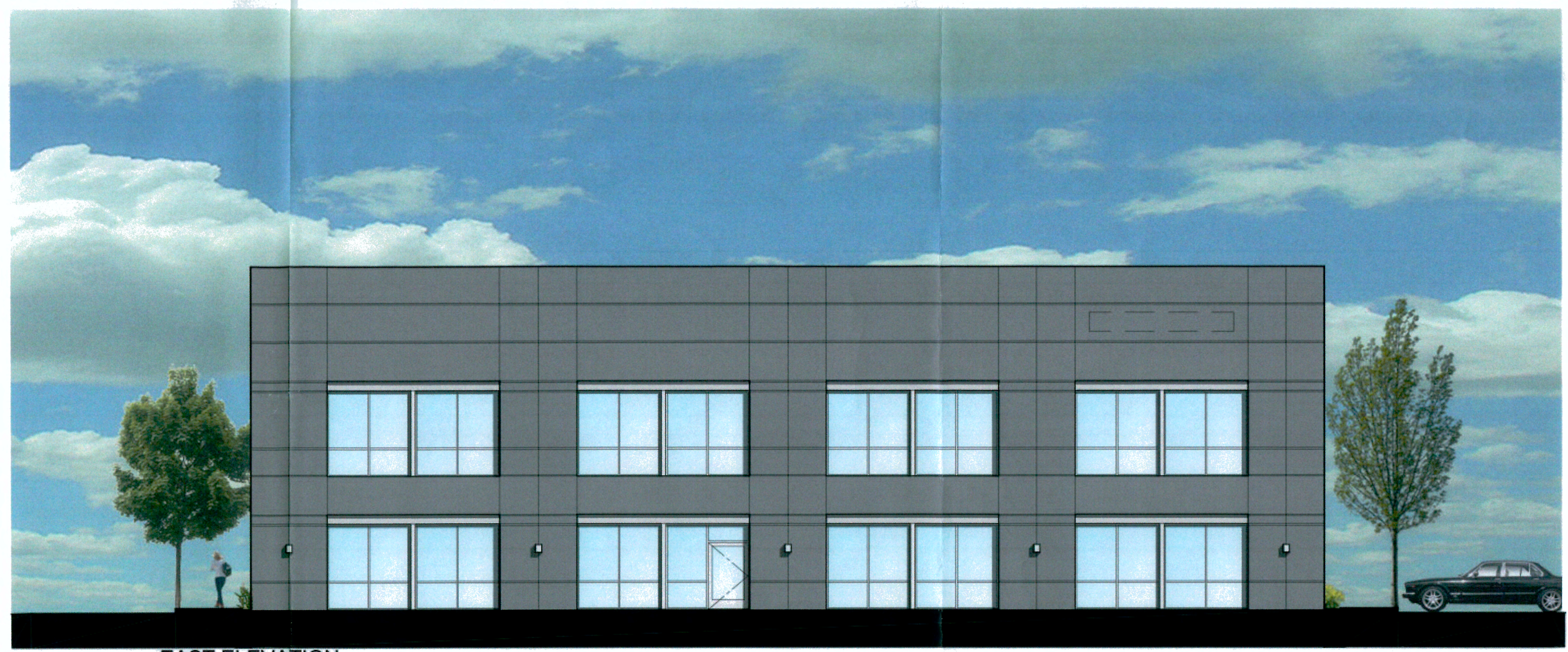
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



DATE: 02-13-13
PROJECT NO.: RG00101

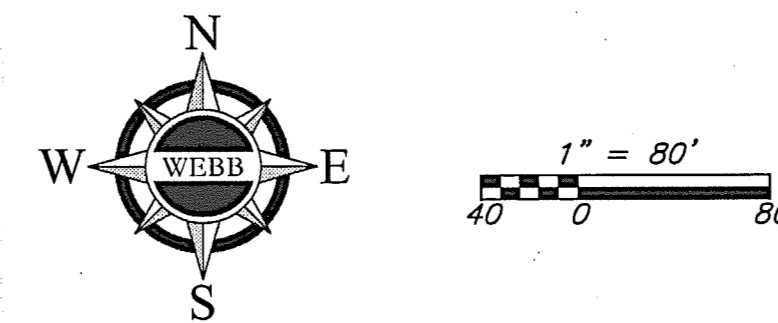
REVISION DATE:

BUILDING 6 COLOR ELEVATIONS SHEET 13

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SHEET 2
CLINTON KEITH ROAD



OWNER:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KALAMA STREET, SUITE 200 MURRIETA, CA 92562
PHONE 951-696-0600
FAX 951-834-9801
CONTACT: FRANK IGO
EMAIL: FIGO@RANCONGROUP.COM

APPLICANT:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KALAMA STREET, SUITE 200 MURRIETA, CA 92562
PHONE 951-696-0600
FAX 951-834-9801
CONTACT: FRANK IGO
EMAIL: FIGO@RANCONGROUP.COM

CIVIL ENGINEER:
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PHONE 951-686-1070
FAX 951-788-1256
CONTACT: SAM FARJON
EMAIL: SAM.FARJON@WEBBASSOCIATES.COM

PLAN IDENTIFICATION
ASSESSORS PARCEL NO. 390-250-022
THOMAS BROTHERS MAP PAGE 927, PARCELS G1 & H1, RIVERSIDE COUNTY, 2010 EDITION

LEGAL DESCRIPTION:
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5 OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 6, T.7S, R.3W, S.B.M.

ZONING:
EXISTING ZONING I-P (INDUSTRIAL PARK)
PROPOSED ZONING I-P (INDUSTRIAL PARK)

LAND USE:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL BUILDINGS/MEDICAL OFFICE BUILDINGS

GROSS AND NET AREAS:
GROSS AREA 11.62 AC
NET AREA 10.07 AC

- NOTES:**
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN, OR A SPECIAL STUDIES ZONE.
 - THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
 - THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/ COMBUSTIBLE OR WASTE.
 - NO ABOVE/GROUND TANKS ARE PROVIDED.
 - PROPERTY IS NOT WITHIN ANY FAULT ZONES.
 - THERE IS NO WELL ON SITE OR WITHIN 200' OF THE PROPERTY BOUNDARY.
 - THE PLOT PLAN DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
 - THE PROPERTY IS SUBJECT TO MODERATE LIQUEFACTION.
 - THE PROPERTY IS NOT WITHIN A HIGH FIRE AREA.
 - THERE IS NO ABOVE OR UNDERGROUND FUEL TANKS, WASTE OIL, LPG AND CHEMICAL TANK EXIST ON SITE.
 - THERE WILL BE THREE DETENTION PONDS ON SITE TO ADDRESS WATER QUALITY.
 - EXISTING TOPOGRAPHY OF PROPERTY IS BASED ON AERIAL SURVEY PREPARED BY INLAND AERIAL SURVEYS, INC. ON OCTOBER 14, 2011.
 - THERE IS NO EXISTING OR PROPOSED SEPTIC SEWAGE DISPOSAL TANK ON SITE.
 - THERE IS NO EXISTING OR PROPOSED MOBILE HOME AND RECREATIONAL AREAS ON SITE.
 - THERE IS NO EXISTING BUILDING, DWELLINGS OR OTHER STRUCTURES ON SITE.
 - THERE IS NO PROPOSED RESIDENTIAL UNITS ON SITE.

PROJECT DESCRIPTION:
THE PROPERTY AREA TO BE DEVELOPED IS 11.62 ACRES BEING ALL OF PARCELS 1,2,3 AND A PORTION OF PARCEL 5 AND 13 OF TENTATIVE PARCEL MAP 36492 LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE, APPROXIMATELY 1 1/2 MILES EAST OF THE I-15 FREEWAY OFF RAMP. THE REMAINING PARCELS OF PROPOSED TENTATIVE PARCEL MAP NO. 36492 ARE NOT BEING DEVELOPED AS A PART OF THIS PLOT PLAN AT THIS TIME.

THE PROPOSED DEVELOPMENT IS FOR 6 BUILDINGS FOR MIXED USE BUSINESS PARK WHICH INCLUDES COMMERCIAL, RETAIL, FAST FOOD, OFFICE AND MEDICAL OFFICE. THE OCCUPANCY CLASSIFICATION FOR THE OFFICE AREA IS B AND THE SERVICE RETAIL SPACE IS M. THE NUMBER OF DAILY VEHICLE TRIPS PROVIDED BY THIS PROJECT WILL BE CONSISTENT WITH CUSTOMARY MIXED USE DEVELOPMENTS.

THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

- LEGEND**
- CB CATCH BASIN
 - CL CENTERLINE
 - CG CURB & GUTTER
 - CONC CONCRETE
 - EG EXISTING GRADE
 - EXP EDGE OF PAVEMENT
 - EXH EXISTING
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - R/W RIGHT OF WAY
 - SD STORM DRAIN
 - S/W SIDEWALK
 - TC TOP OF CURB
- NOTE:**
LOCATED IN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM PANEL 06085C 2705G, DATED AUGUST 28, 2008.

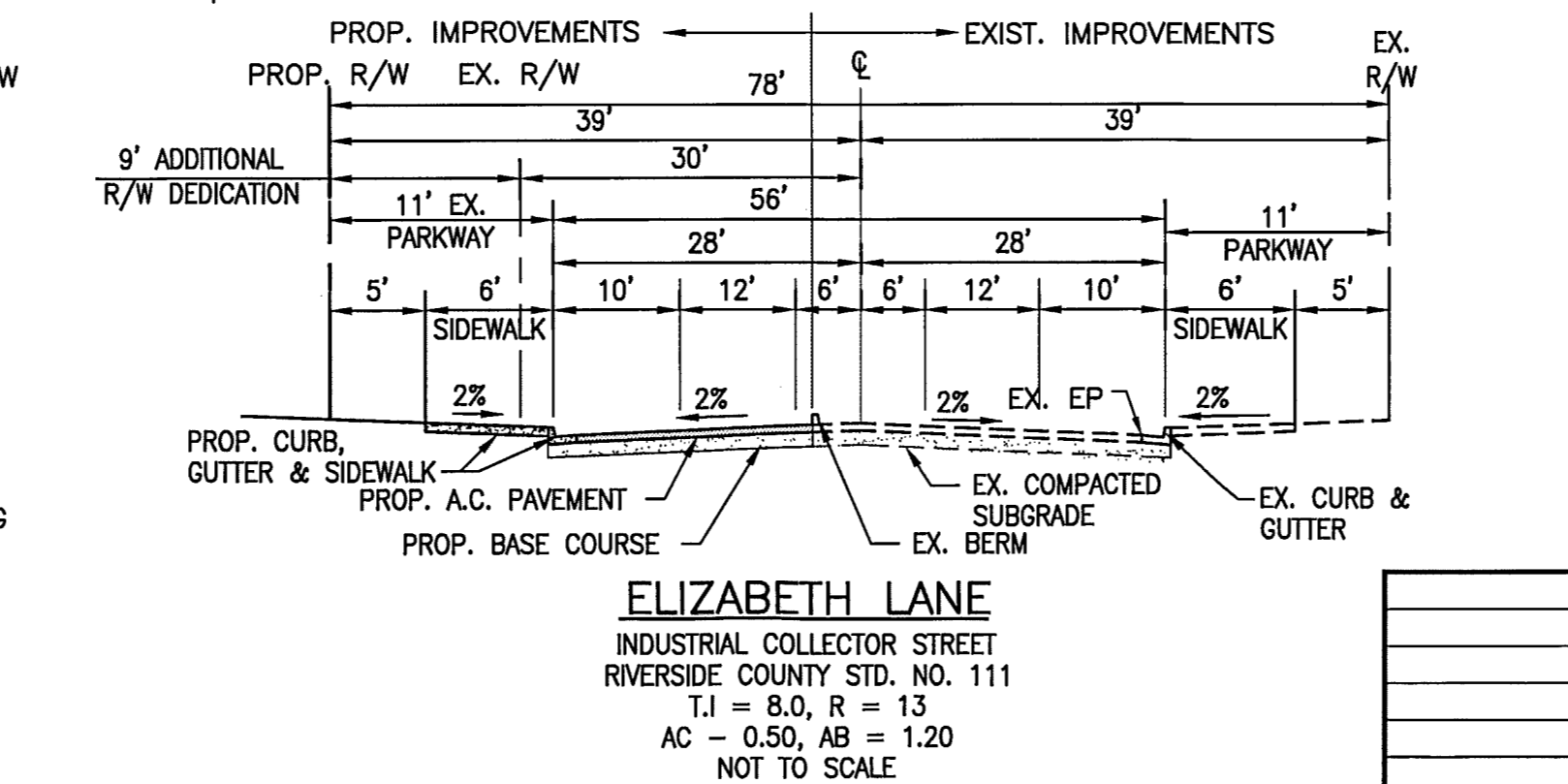
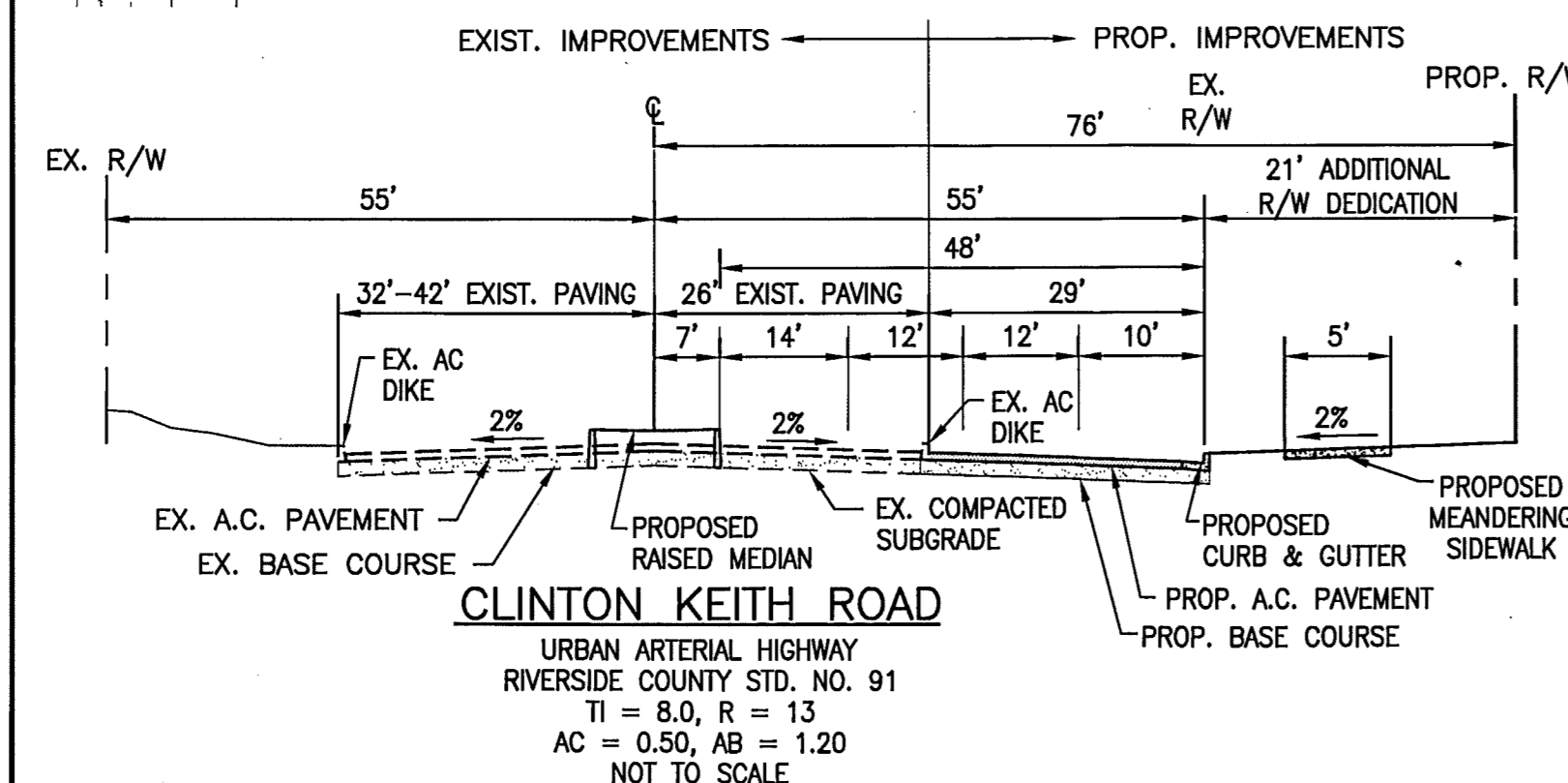
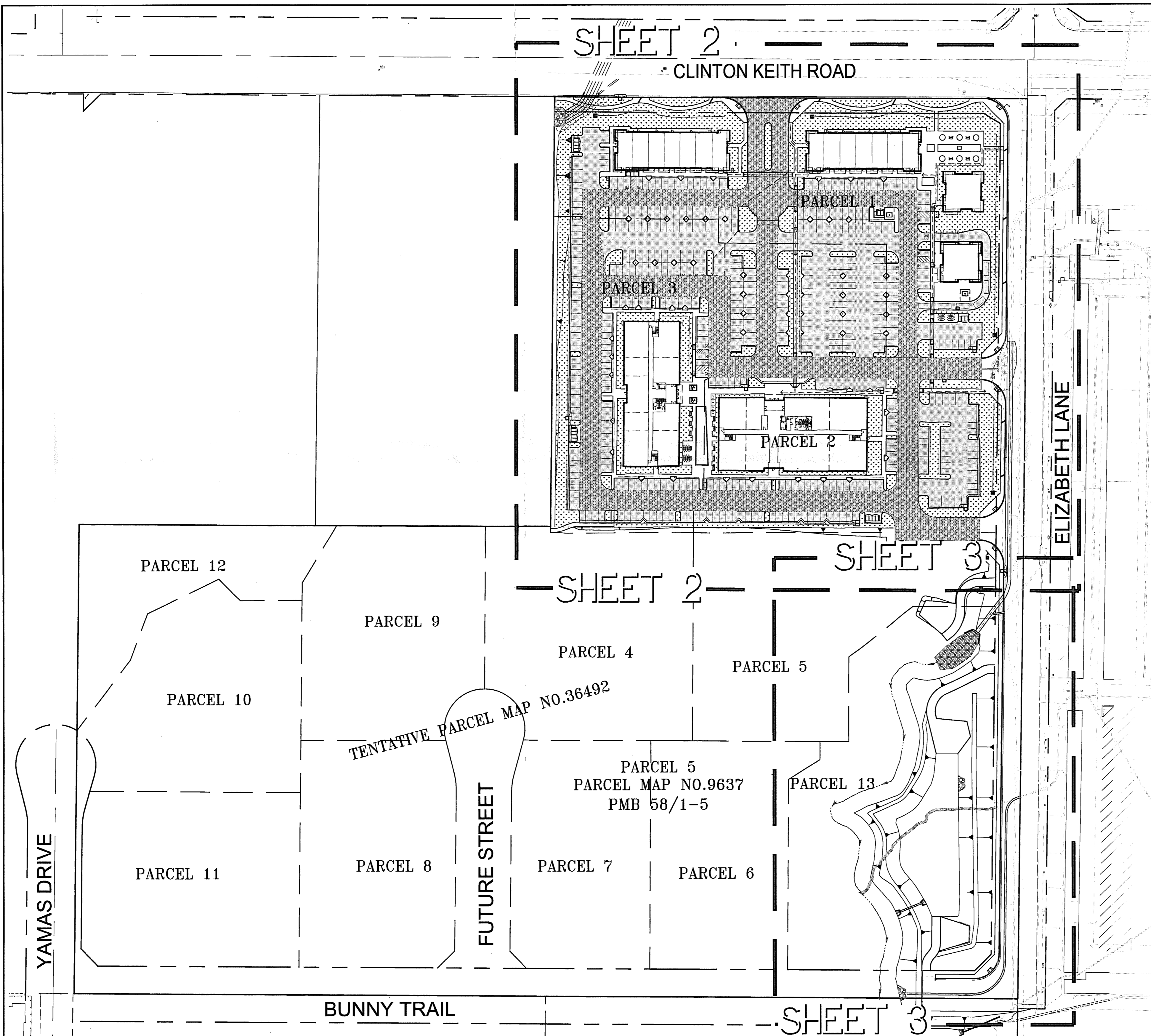
- EASEMENTS**
- RESERVED PUBLIC UTILITY EASEMENT PER INST. #2007-619517.
 - RESTRICTED ACCESS RIGHTS.
 - EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON PER INST. #1978-261602. (TO BE QUIT CLAIMED)
 - NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES ACROSS AND UNDER THE EASTERLY 30 FEET AND THE SOUTHERLY 30 FEET OF PARCEL 5, PM 58/1-5, PER INST. #1982-125464.
 - ROAD EASEMENT PER INST. #1991-193576.
 - DRAINAGE EASEMENT PER INST. #2002-562594. (TO BE VACATED)
 - DRAINAGE & ACCESS EASEMENT PER INST. #2004-049328. (TO BE VACATED)
 - DRAINAGE & ACCESS EASEMENT PER INST. #2004-091304. (TO BE VACATED)

NOTE:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 12200529-USO DATED AS OF JULY 25, 2012 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

ANDREW Y. OROSCO - LS 5491
LAND SURVEYOR

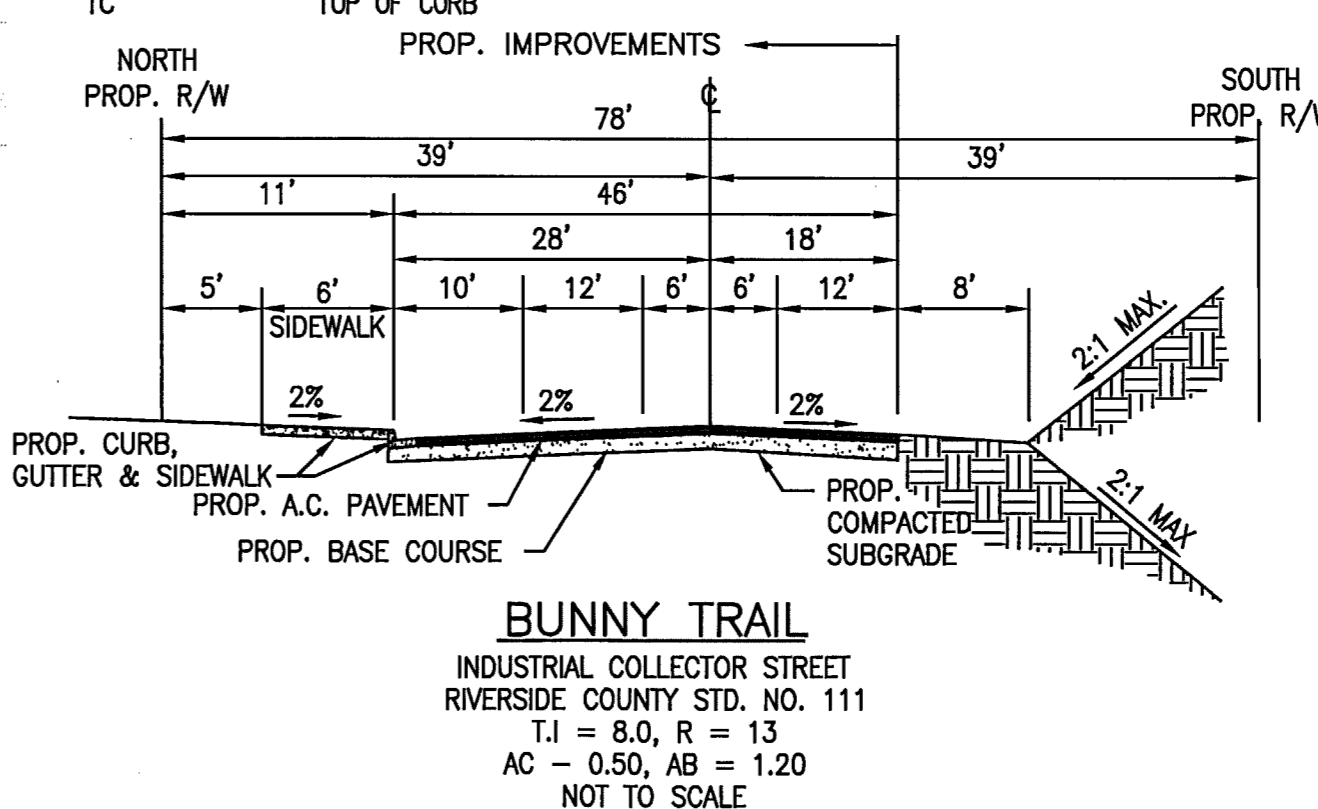
- UTILITIES**
- SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT, 31315 CHANEY STREET, LAKE ELSINORE, CA 92531, PHONE: 951-674-3146
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON, 28100 MENEFEE RD., ROMOLAND, CA 92585, PHONE: 951-928-8290
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY, 28528 KELVIN COURT, MURRIETA, CA 92562, PHONE: 951-304-0093
 - TELEPHONE: VERIZON, 150 S. JUANITA ST., HEMET, CA 92343, PHONE: 951-929-9464
 - CABLE TELEVISION: COMCAST CABLEVISION, 556 BIRCH ST., LAKE ELSINORE, CA 92530, PHONE: 888-255-5789
 - SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT, 545 CHANEY STREET, LAKE ELSINORE, CA 92530, PHONE: (951)-253-7000
 - WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT, 31315 CHANEY STREET, LAKE ELSINORE, CA 92531, PHONE: 951-674-3146

- SYMBOLS**
- (1001.01) EXISTING ELEVATION
 - PROPERTY BOUNDARY
 - PROPOSED R/W
 - BERM
 - CATCH BASIN
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED FINISH SURFACE ELEVATION
 - PROPOSED FLOW LINE
 - ENTRANCE AND HEAVY TRAFFIC PAVEMENT AREA
 - PARKING LOT AND AUTO DRIVE PAVEMENT AREA
 - PROPOSED LANDSCAPE AREA
 - EXISTING GROUND CONTOUR
 - EXISTING WATER LINE
 - EXISTING SENIOR LINE
 - EXISTING UTILITY LINE
 - HANDICAPPED ACCESSIBLE ROUTE



INDEX MAP
SCALE 1"=80'

PARKING LOT AND AUTO DRIVE PAVEMENT AREA	0.35 AC/ 0.50 AB
ENTRANCE APRONS AND HEAVY TRAFFIC PAVEMENT AREA	0.45 AC/ 0.85 AB
EXTERIOR STREETS OR ROADWAY AREAS	0.50 AC/ 1.20 AB



REVISIONS

NO.	DATE	BY	DESCRIPTION

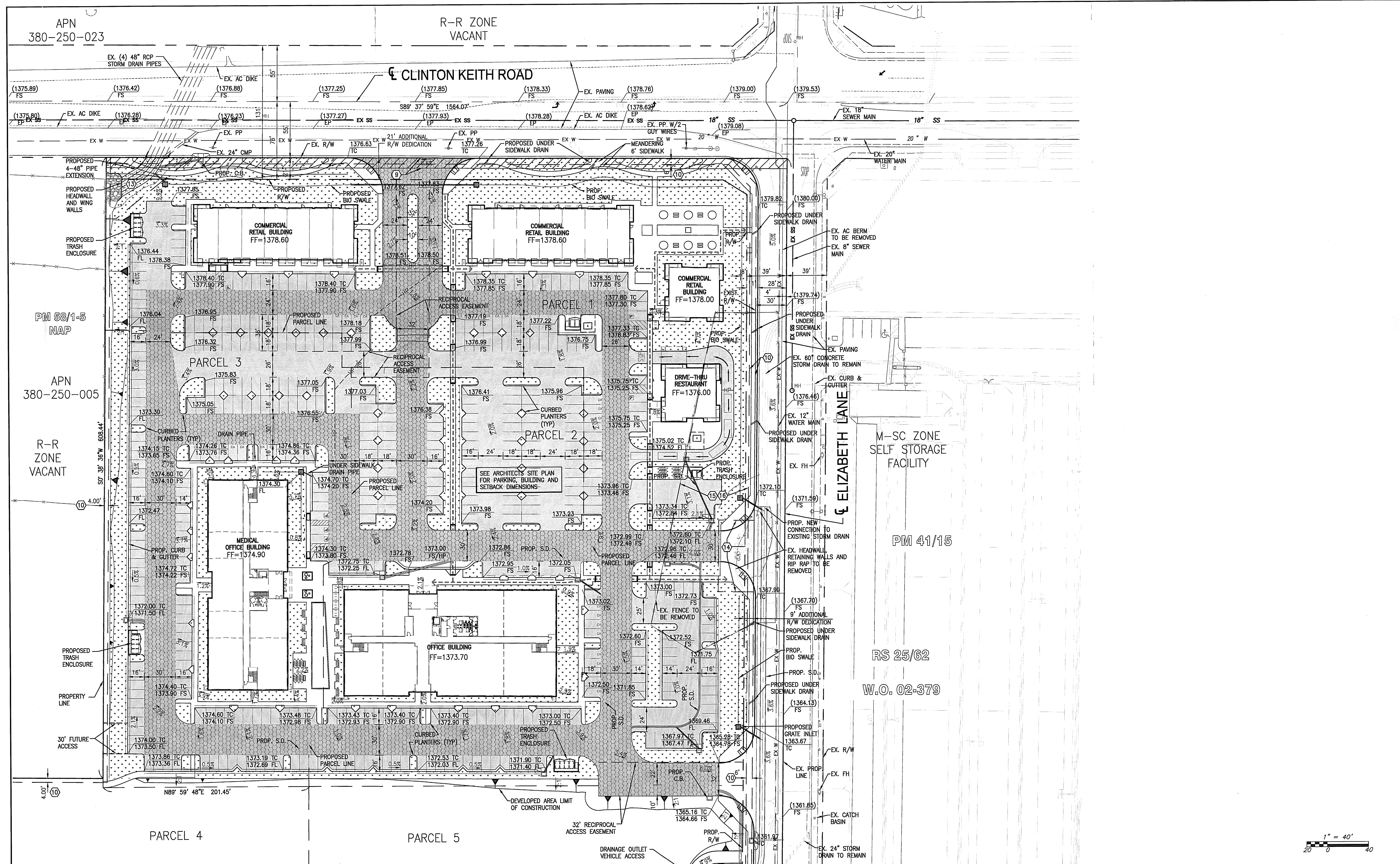
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DATE: 07/16/12
DESIGNED: MB
CHECKED: MB
PLN CK REF: 6/2012/12-0031/DWG/PROJ12-0031-C-PP.dwg
PLOT DATE: 8-Feb-13

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX: (951) 788-1256

PLOT PLAN
CITY OF WILDOMAR
PRELIMINARY GRADING PLAN
TENTATIVE PARCEL MAP NO. 36492

RANCON MEDICAL & EDUCATIONAL CENTER

NO. 12-0031
SHEET 1
OF 3 SHEETS
DWG. NO.



APN
380-250-023

R-R ZONE
VACANT

CLINTON KEITH ROAD

PM 58/1-5
NAP

APN
380-250-005

R-R ZONE
VACANT

M-SC ZONE
SELF STORAGE
FACILITY

PM 41/15

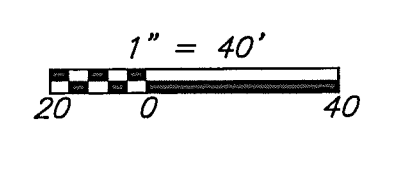
RS 25/62

W.O. 02-379

PARCEL 4

PARCEL 5

SEE SHEET 3 FOR CONTINUATION



SCALE: 1"=40' DATE: 07/16/12 DESIGNED: MB CHECKED: MB PLN. CK. REF: F.B.		ALBERT A. WEBB ENGINEERING CONSULTANTS 3789 MICHAEL STREET RIVERSIDE CA 92506 PH: (951) 686-1079 FAX: (951) 788-1256		PLOT PLAN CITY OF WILDOMAR PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 36492 W.D. 12-0031 SHEET 2 OF 3 SHEETS DWG. NO.	
REVISIONS DATE BY		8/20/12-02/03/DW44R012-C081-C-PP.dwg PLOT DATE: 8-Feb-13		RANCON MEDICAL & EDUCATIONAL CENTER	

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