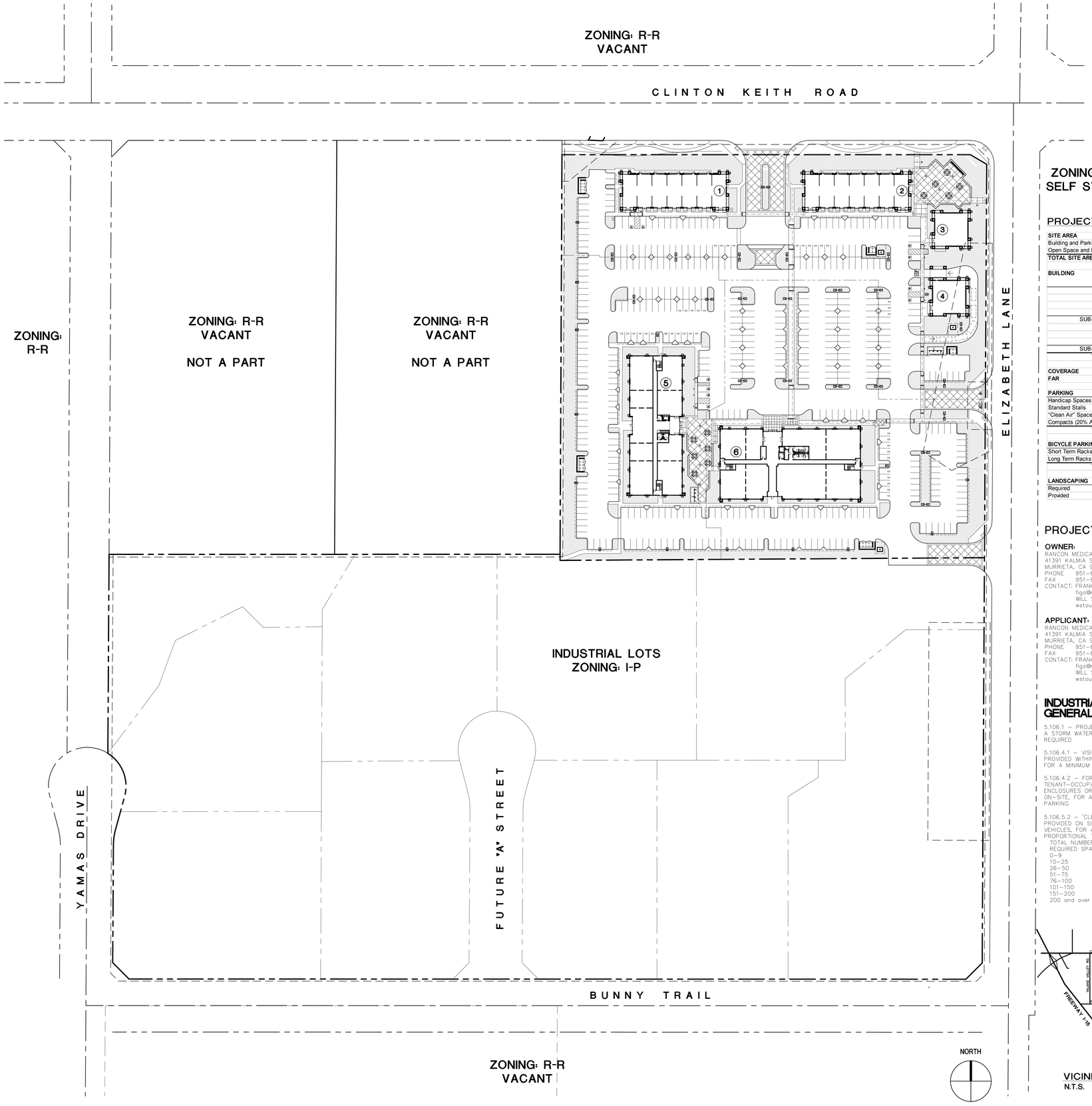

SHEET INDEX:

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	370,696	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)	TotalBuilding (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	15,520	31,420	158	5.0	162	8	8
6 Office		3.11	21,400	21,020	42,420	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 Stalls	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
41391 KALMIA STREET, SUITE 200
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WILL STOUT
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ARCHITECT:
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FAX 949-533-9133
CONTACT: ROGER DEITOS
rogerd@gaaarchitects.com

APPLICANT:
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CIVIL & LANDSCAPE:
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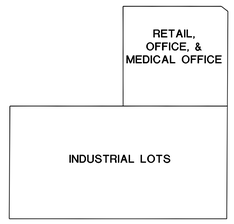


KEY PLAN
N.T.S.

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

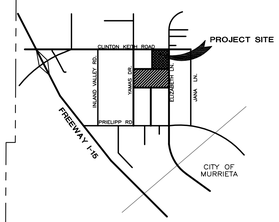
(BUILDINGS > 10,000 SF)
5.410.2 – BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF THIS BUILDING, INCLUDING PROJECT REQUIREMENTS, BASIS OF DESIGN, FUNCTIONAL PERFORMANCE TESTING, DOCUMENTATION AND TRAINING, AND A COMMISSIONING REPORT, NOT INCLUDING ANY PROJECTED FUTURE TENANT 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 CFCS OR HALONS



VICINITY MAP
N.T.S.

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 60 120

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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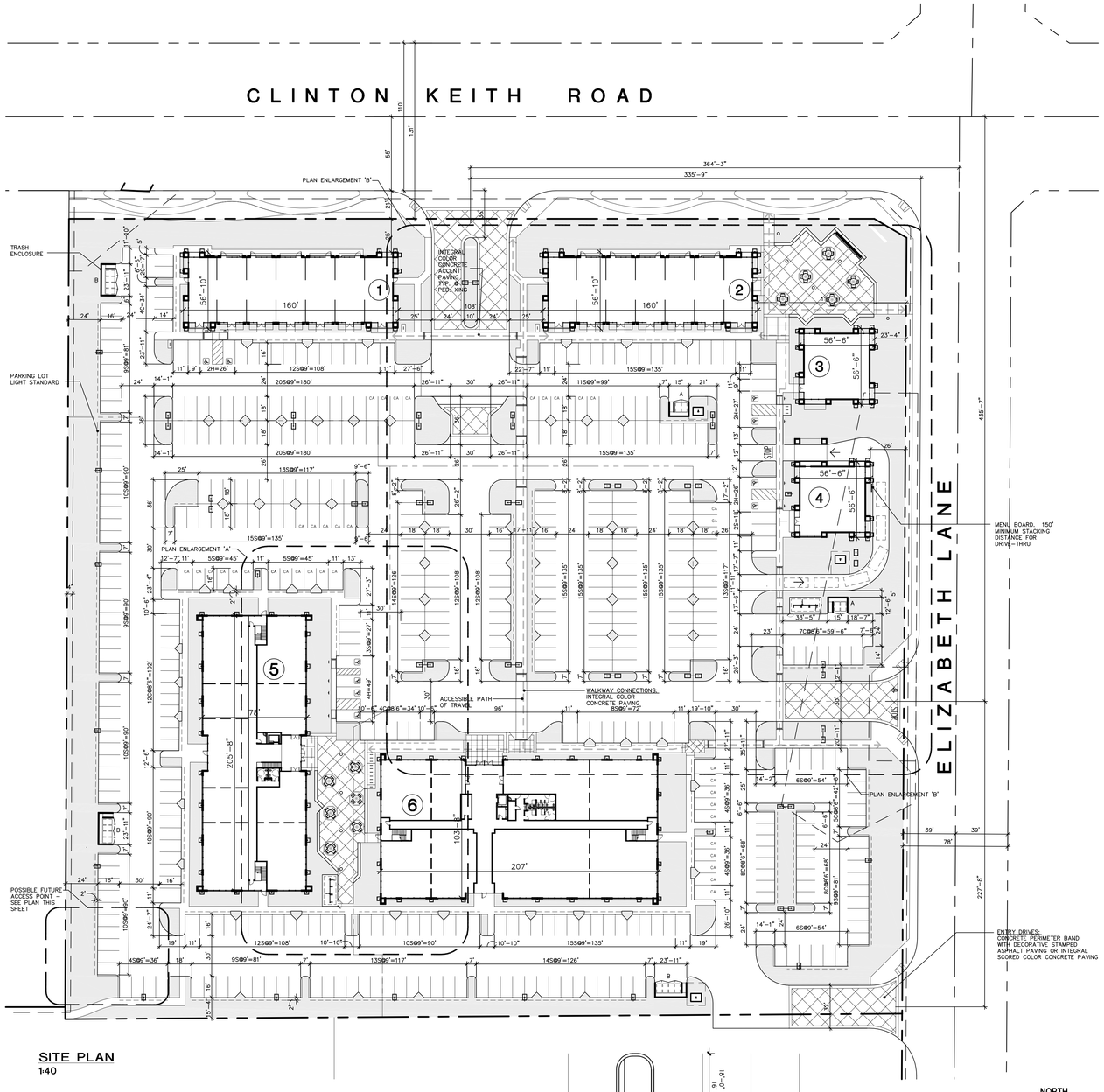
OVERALL MASTER PLAN
TENTATIVE PARCEL MAP NO. 36492

SHEET 1

GAA ARCHITECTS



SITE PLAN
1:40

TABULATIONS

SITE AREA	s.f.	Acres
Building and Parking Lot Area	370,696	8.51
Open Space and Basin Area	135,472	3.11
TOTAL SITE AREA	506,167	**11.62**

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FAR	19.0%									

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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	75,925	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 1½ 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

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

ELECTRIC
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE RD.
ROMOLAND, CA 92585
PHONE: 951-928-8290

GAS
SOUTHERN CALIFORNIA GAS COMPANY
26528 KELVIN COURT
MURRIETA, CA 92562
PHONE: 951-304-0093

TELEPHONE
VERIZON
150 S.JUANITA ST.
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
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
PHONE: 951-674-3146

PLAN IDENTIFICATION

ASSESSORS PARCEL NO.
380-250-022

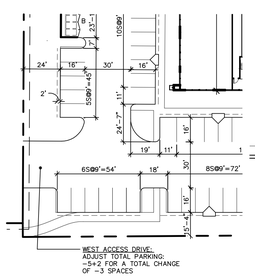
THOMAS BROTHERS MAP
PAGE 927, PARCELS G-1 & H-1, SAN BERNARDINO AND RIVERSIDE COUNTY, 2000 EDITION

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.

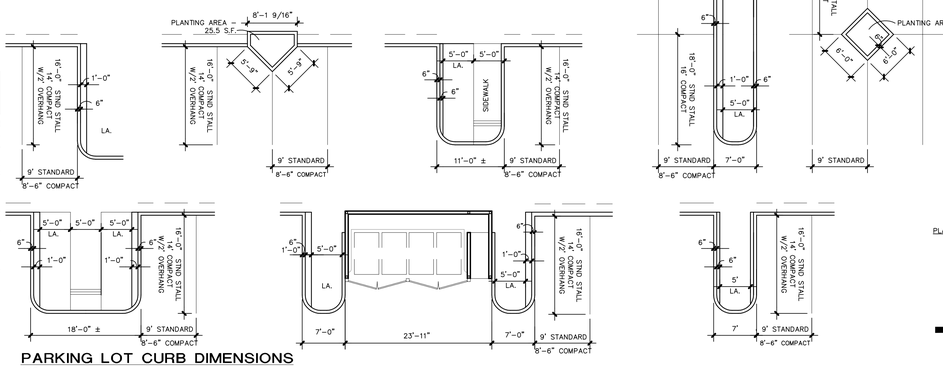
EXISTING ZONING I-P ZONE
PROPOSED ZONING I-P ZONE

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/UNDERGROUND TANKS ARE PROVIDED.

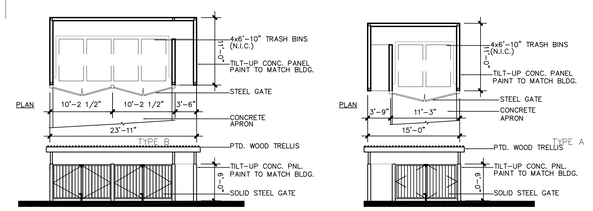
PARKING NOTES:
- 8% OF PARKING SPACES ARE ALLOCATED FOR CLEAN AIR VEHICLES PER CGBS 5.106.5.2 AND ARE NOTED ON PLAN WITH "CA."
- 1 BICYCLE RACK SPACE WILL BE PROVIDED FOR EVERY 20 PARKING SPACES AND SHALL COMPLY WITH CGBS 5.106.4.1.
- 1 BICYCLE LOCKER SPACE SHALL BE PROVIDED FOR EVERY 20 PARKING SPACES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



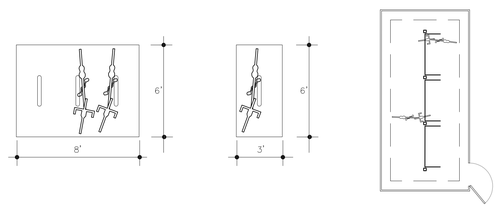
POSSIBLE FUTURE ACCESS
1:40



PARKING LOT CURB DIMENSIONS
1:10



TRASH ENCLOSURES
1:10



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'

BICYCLE RACKS
N.T.S.

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

PLOT PLAN
TENTATIVE PARCEL MAP NO. 36492

SHEET 2

0 40 80

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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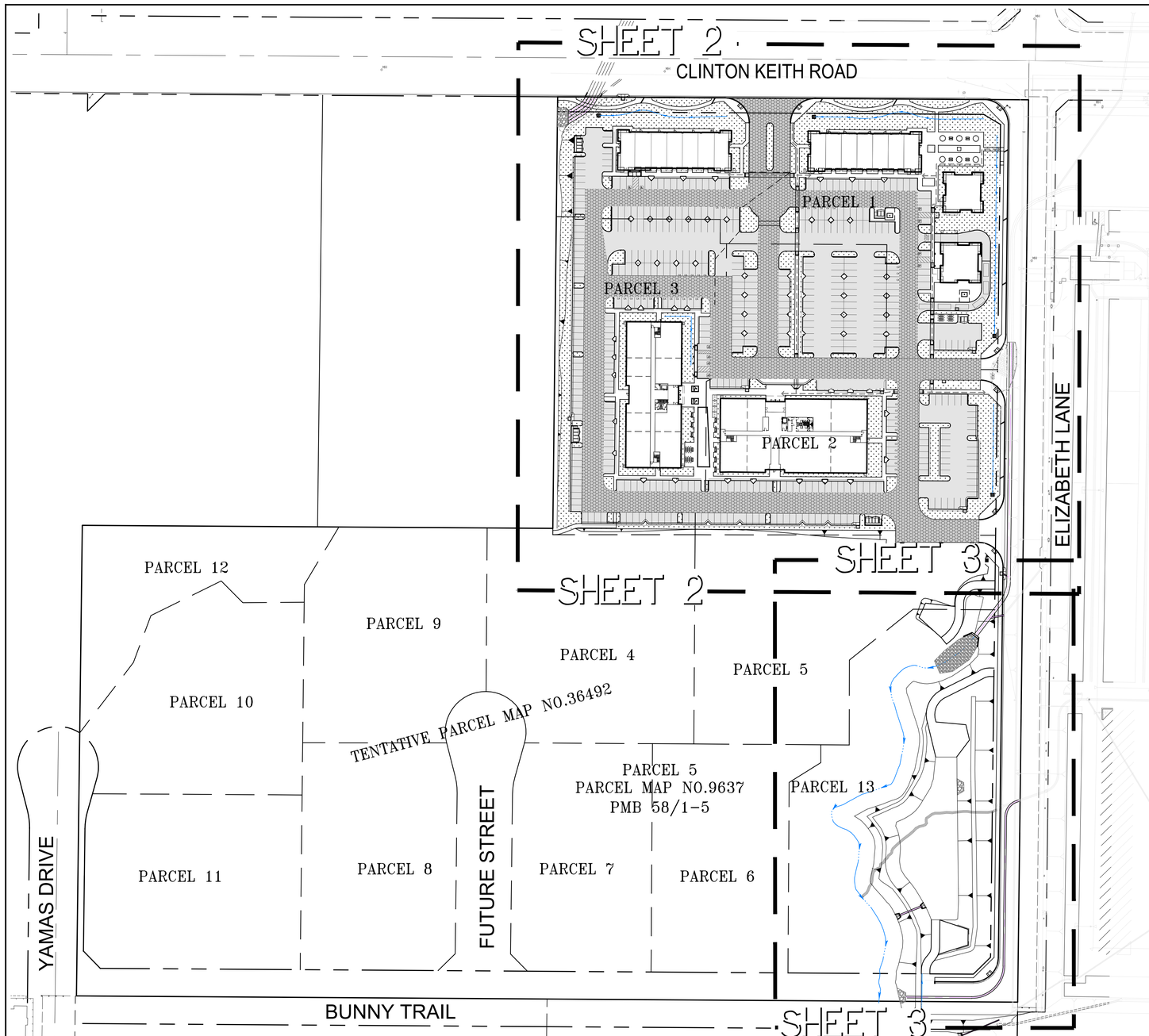
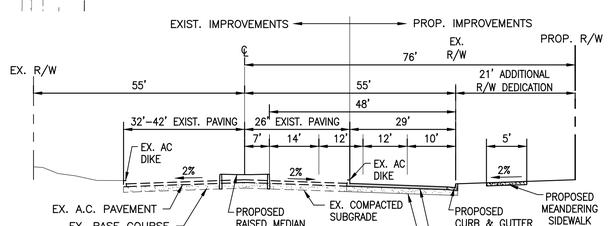
GAA ARCHITECTS



INDEX MAP

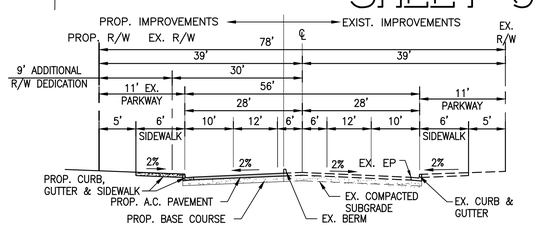
SCALE 1"=80'

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



CLINTON KEITH ROAD

URBAN ARTERIAL HIGHWAY
RIVERSIDE COUNTY STD. NO. 91
TI = 8.0, R = 13
AC = 0.50, AB = 1.20
NOT TO SCALE



ELIZABETH LANE

INDUSTRIAL COLLECTOR STREET
RIVERSIDE COUNTY STD. NO. 111
T.I = 8.0, R = 13
AC – 0.50, AB = 1.20
NOT TO SCALE

N
W WEBB E
S

1" = 80'
40 0 80

OWNER:
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WILL STOUT
EMAIL: WSTOUT@RANCONGROUP.COM

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CIVIL ENGINEER:
ALBERT A. WEBB ASSOCIATES
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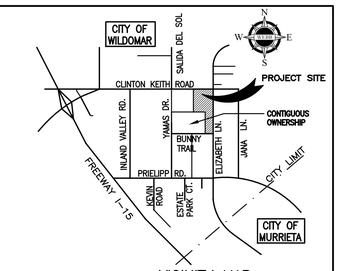
CONTACT: SAM FARJO
EMAIL: SAM.FARJO@WEBBASSOCIATES.COM



VICINITY MAP

2010 THOMAS BROS. MAP BOOK
PAGE 927, GRID G1, H1
N.T.S.

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/UNDERGROUND 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 OR 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 1½ 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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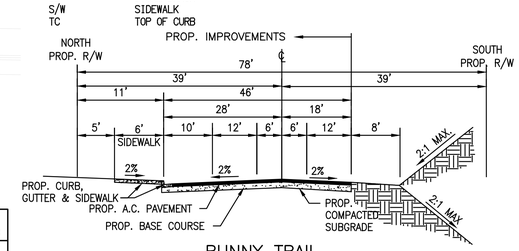
THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

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 FIRM PANEL 06065C 2705G, DATED AUGUST 28, 2008.



BUNNY TRAIL

INDUSTRIAL COLLECTOR STREET
RIVERSIDE COUNTY STD. NO. 111
T.I = 8.0, R = 13
AC – 0.50, AB = 1.20
NOT TO SCALE

EASEMENTS

8. RESERVED PUBLIC UTILITY EASEMENT PER INST. #2007–619517.
9. RESTRICTED ACCESS RIGHTS.
10. EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON PER INST. #1978–261602. (TO BE QUIT CLAIMED)
12. 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.
13. ROAD EASEMENT PER INST. #1991–193576.
14. DRAINAGE EASEMENT PER INST. #2002–562594. (TO BE VACATED)
15. DRAINAGE & ACCESS EASEMENT PER INST. #2004–049328. (TO BE VACATED)
16. 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–U50 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 DATE:
LAND SURVEYOR
LICENSED REGISTRATION EXPIRES:

UTILITIES

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

ELECTRIC
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE RD.
ROMOLAND, CA 92585
PHONE: 951–928–8290

GAS
SOUTHERN CALIFORNIA GAS COMPANY
26528 KELVIN COURT
MURRIETA, CA 92562
PHONE: 951–304–0093

TELEPHONE
VERIZON
150 S.JUANITA ST.
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
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
XXX.XX / TC	= PROPOSED TOP OF CURB ELEVATION
XXX.XX / FS	= PROPOSED FINISH SURFACE ELEVATION
XXX.XX / FL	= PROPOSED FLOW LINE
	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

REVISIONS	DATE	BY

SCALE:
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686–1070
FAX (951) 788–1256

G:\2012\12-0031\DWG&PRO\12-0031-C-PP.dwg
PLOT DATE: 8-Feb-13

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

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12–0031
SHEET 1 OF 3 SHEETS
DWG. NO.

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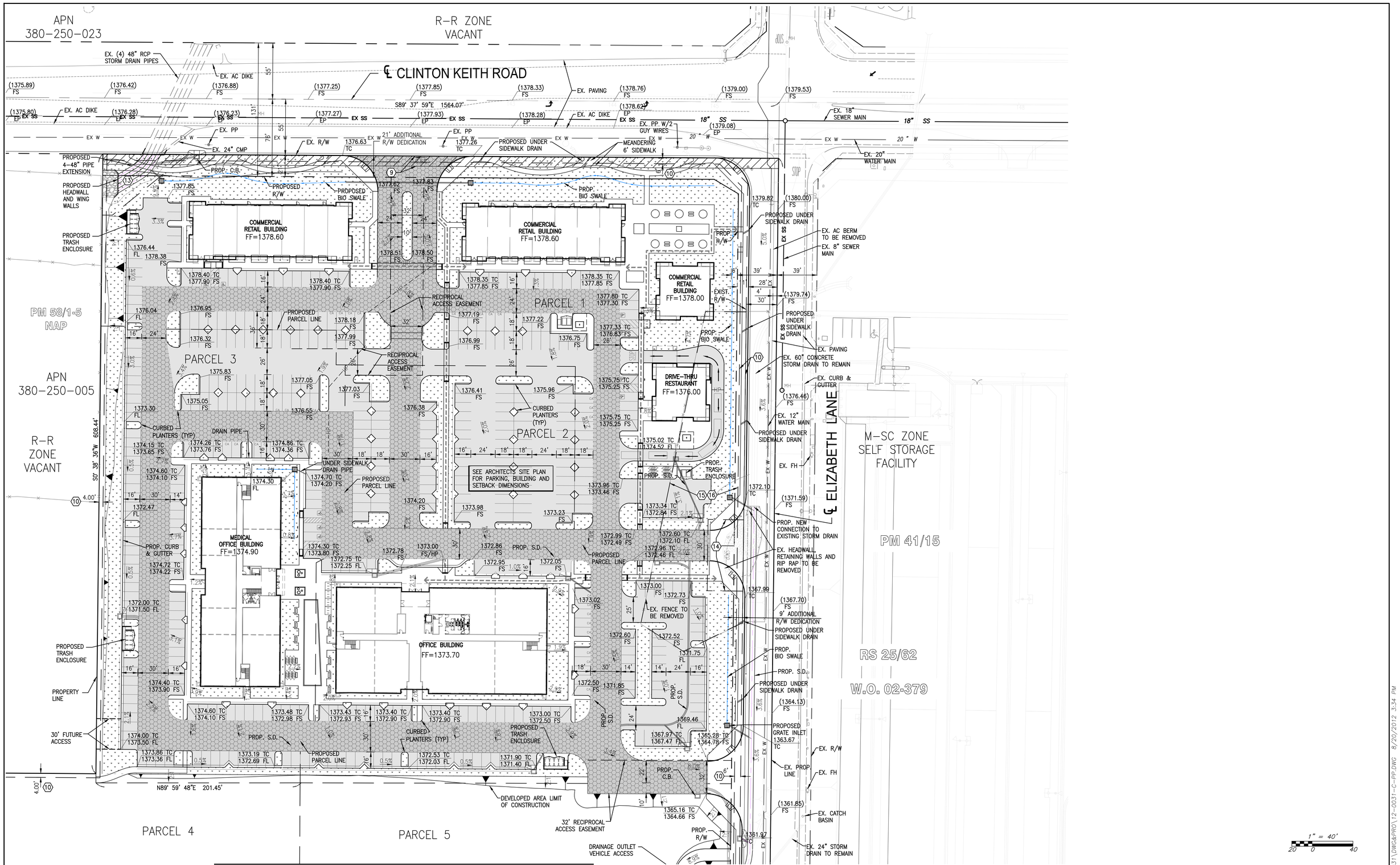

SEE SHEET 3 FOR CONTINUATION

REVISIONS	DATE	BY

SCALE: 1"=40'
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
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G:\2012\12-0031\DWG&PRO\12-0031-C-PP.dwg
PLOT DATE: 8-Feb-13

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

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12-0031
SHEET 2 OF 3 SHEETS
DWG. NO.

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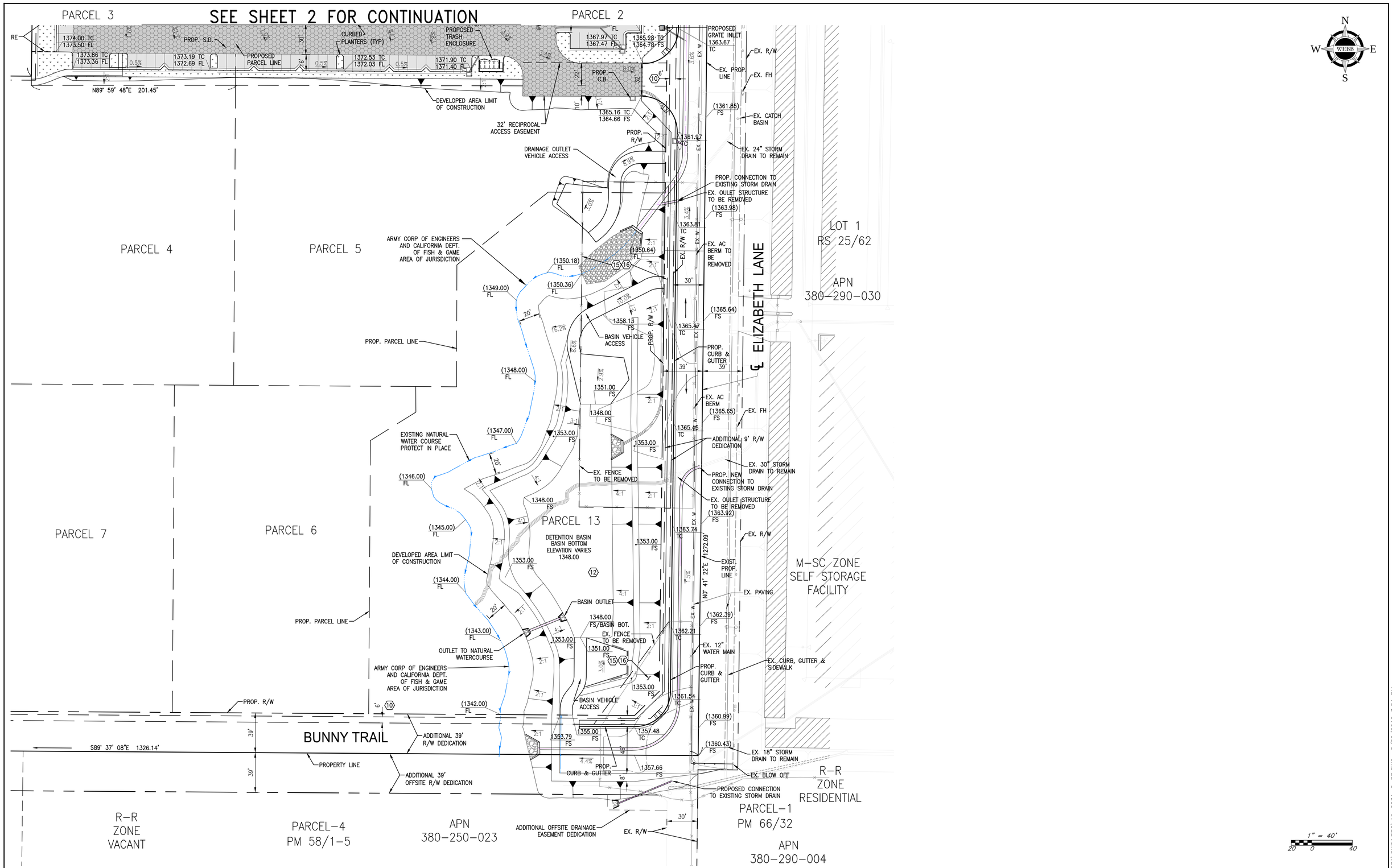

REVISIONS	DATE	BY

SCALE: 1"=40'
DATE: 07/16/12
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G:\2012\12-0031\DWG&PRO\12-0031-C-PP.dwg
PLOT DATE: 8-Feb-13

PLOT PLAN
EDUCATIONAL CENTER
PRELIMINARY GRADING PLAN
TENTATIVE PARCEL MAP NO. 36492

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12-0031
SHEET 3 OF 3 SHEETS
DWG. NO.

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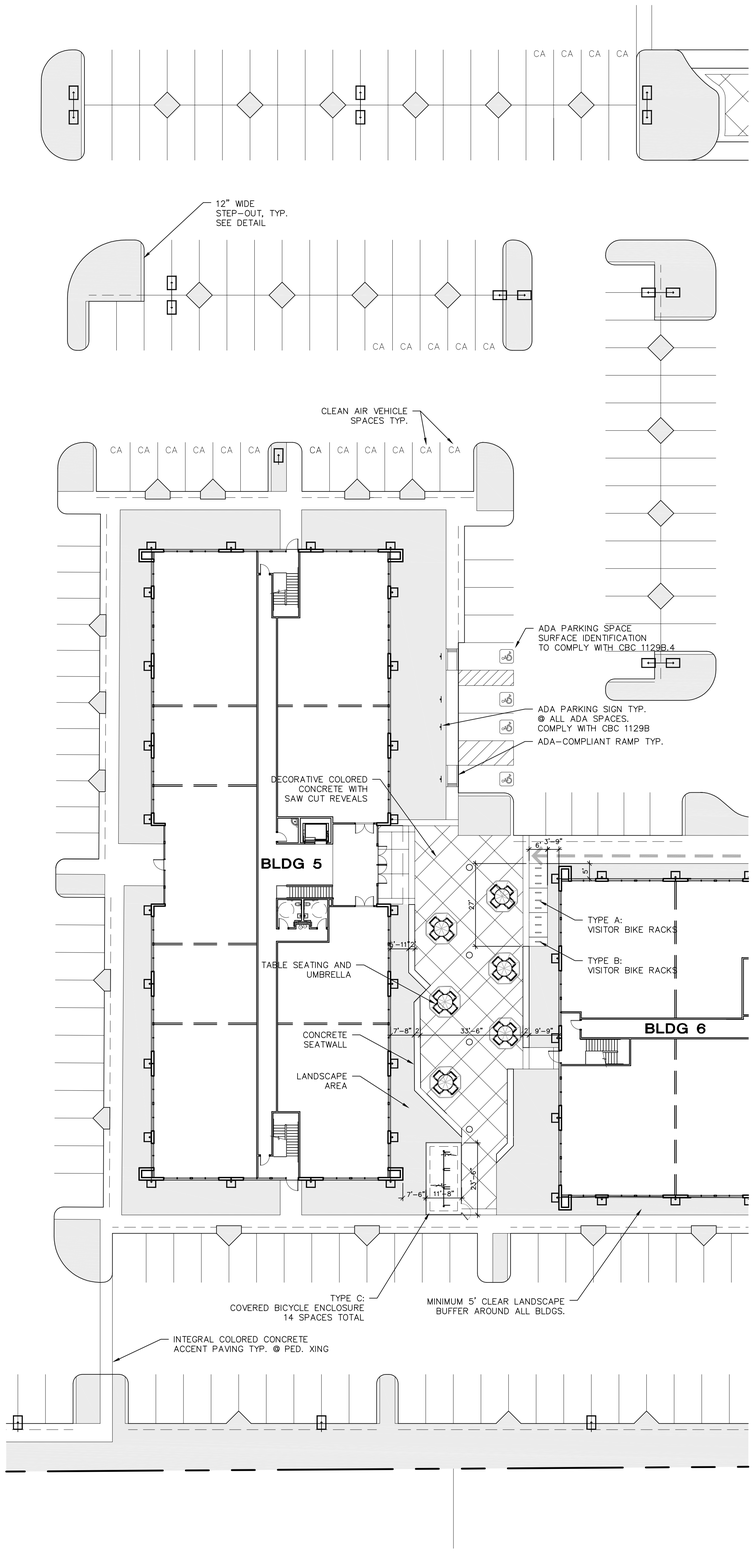
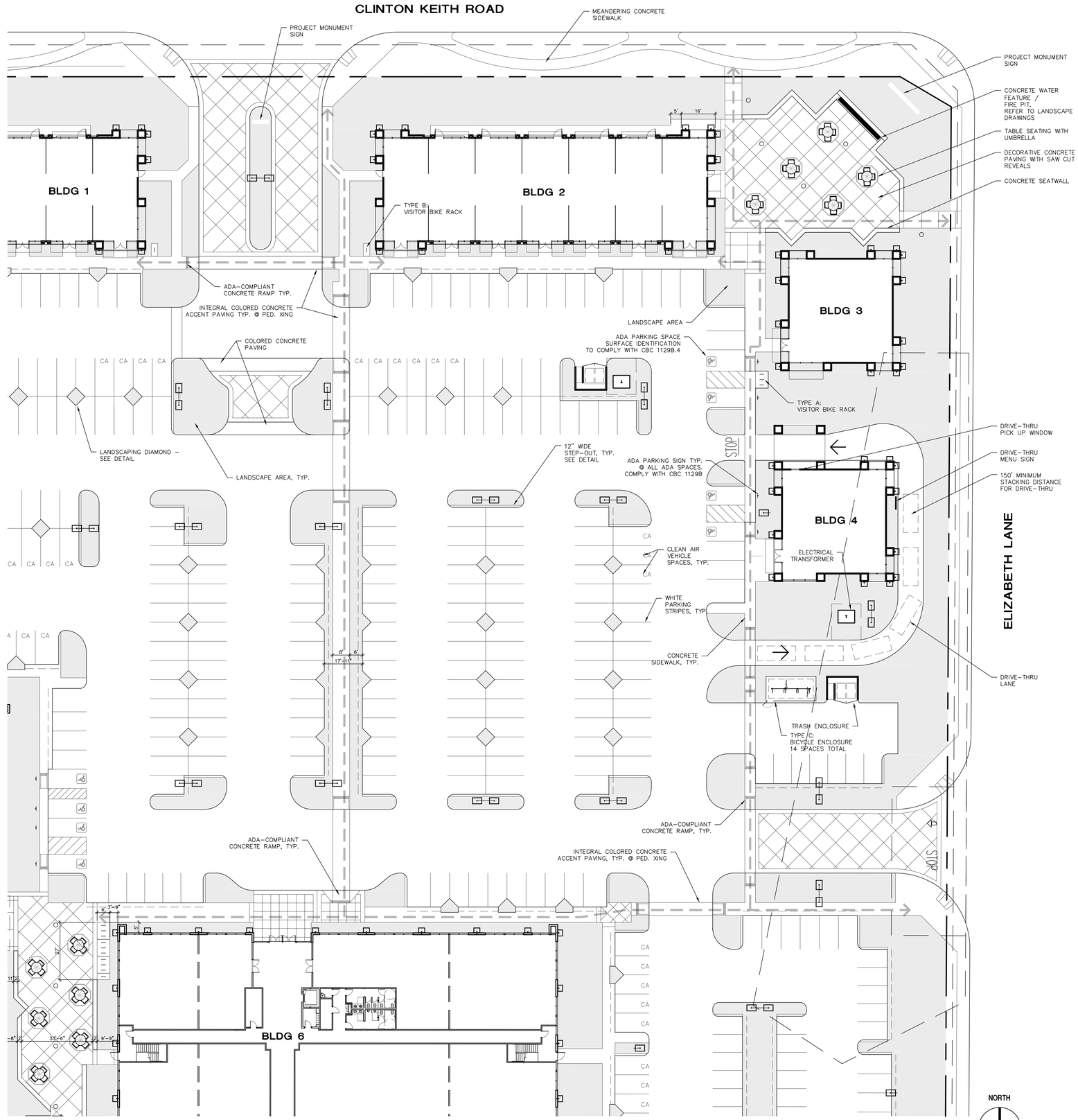


A - PLAZA 5-6 PLAN
1:20



B - ENLARGED SITE PLAN
1:20

RANCON MEDICAL & EDUCATIONAL CENTER

ENLARGED PLANS
TENTATIVE PARCEL MAP NO. 36492

SHEET 3

RANCON MEDICAL AND EDUCATION CENTER, LLC.

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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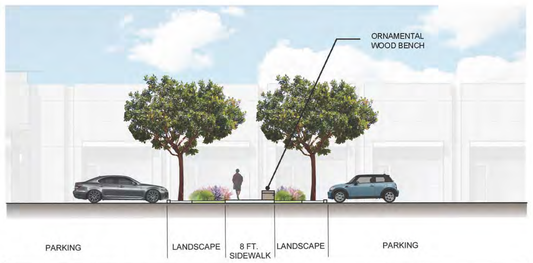
GAA ARCHITECTS

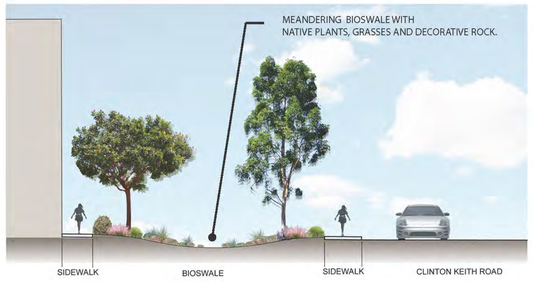
PLANTING LEGEND

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'	LOW (0.2)	STANDARD
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	22	30'	30'	MED. (0.5)	STANDARD
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	108	20'-30'	20'-30'	LOW (0.2)	STANDARD
	ARBUTUS MARINA / ARBUTUS MARINA	24" BOX	61	25'-35'	15'-20'	LOW (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'	LOW (0.2)	BACKGROUND	
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORNE	5 GAL.	2'-3'	1'-2'	MED. (0.5)	GROUNDCOVER FOREGROUND	
	DALEA GREGGII / TRAILING INDIGO BUSH	1 GAL.	12"-18"	5'-10'	LOW (0.2)	GROUNDCOVER FOREGROUND	36" O.C. TRIANGULAR SPACING
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GAL.	2'-3'	2'	LOW (0.2)	FOREGROUND	
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD' / TEXAS RANGER - VIOLET SILVERLEAF	5 GAL.	3'-4'	3'-4'	LOW (0.2)	BACKGROUND	
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	3'-4'	3'-4'	LOW (0.2)	ACCENT	
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' / CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.	2'-3'	2'-3'	LOW (0.2)	BACKGROUND	
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	3'	5'	LOW (0.2)	BACKGROUND	
	CISTUS X 'SUNSET' / SUNSET ROCK ROSE	5 GAL.	2'-3'	6'-8'	LOW (0.2)	FOREGROUND	
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	1 GAL.	2'-3'	2'-3'	LOW (0.2)	FOREGROUND	
	TEUCRIUM CHAMAEDRYS / WALL GERMANDER	1 GAL.	12"-18"	2'	LOW (0.2)	FOREGROUND	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / COFFEEBERRY	5 GAL.	3'-4'	10'-15'	LOW (0.2)	FOREGROUND	
	ARCTOSTAPHYLOS 'EMERALD CARPET' / EMERALD CARPET MANZINITA	1 GAL.	1'-2'	3'-6'	LOW (0.2)	GROUNDCOVER FOREGROUND	
	ABELIA GRANDIFLORA' EDWARD GOUCHER' / PINK ABELIA	5 GAL.	4'-6'	4'-6'	LOW (0.2)	FOREGROUND	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / VIOLET SILVERLEAF	1 GAL.	3'	3'	LOW (0.2)	ACCENT	
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL.	1'	2'-4'	LOW (0.2)	GROUNDCOVER FOREGROUND	
	MUHLENBERGIA RIGENS / DEERGRASS	1 GAL.	2'-3'	4'-5'	LOW (0.2)	ACCENT	
	BERBERIS REPENS / CREEPING BARBERRY	1 GAL.	2'-3'	2'-3'	LOW (0.2)	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.

GRAPHIC SCALE 1"=30'
30 0 30 60 90

ILLUSTRATIVE PLAN

RANCON MEDICAL & EDUCATIONAL CENTER

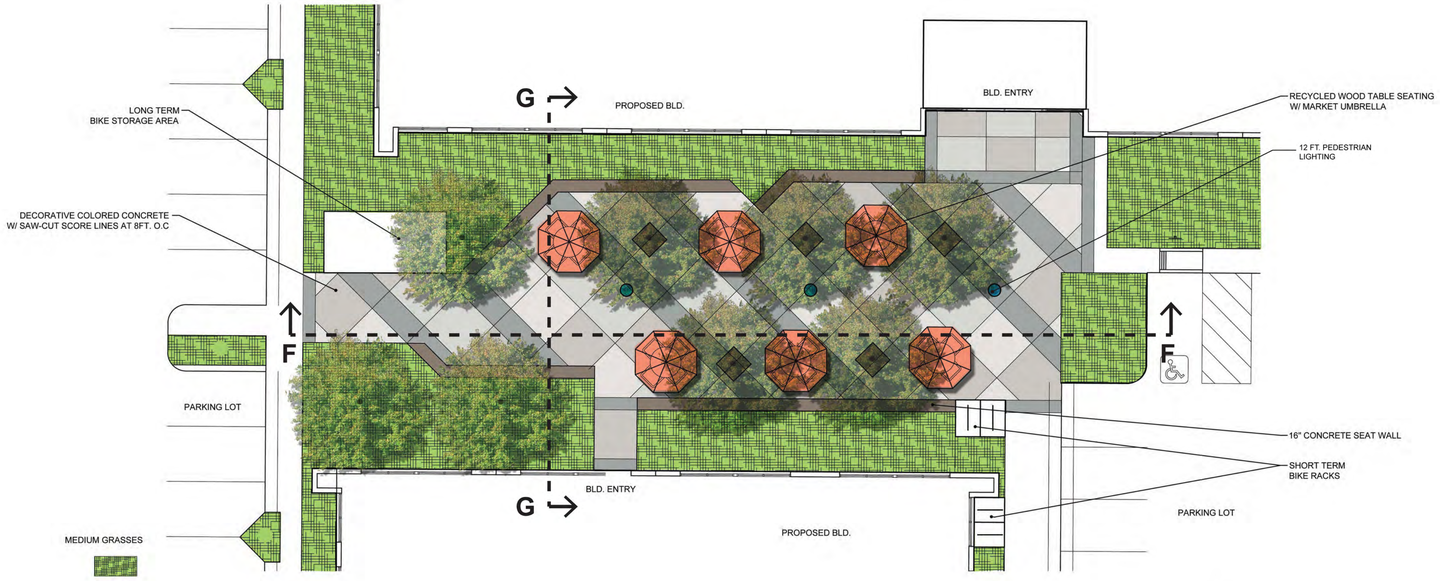
ILLUSTRATIVE PLAN & SECTIONS

Corporate Headquarters
3750 McCrae Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.780.1334

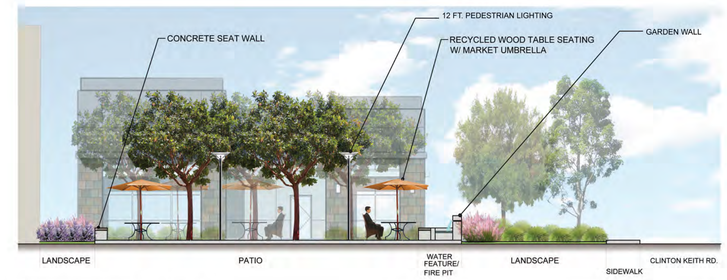
Desert Region
30915 Cook Street #103 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.3449

www.webbassociates.com

ALBERT A. WEBB ASSOCIATES

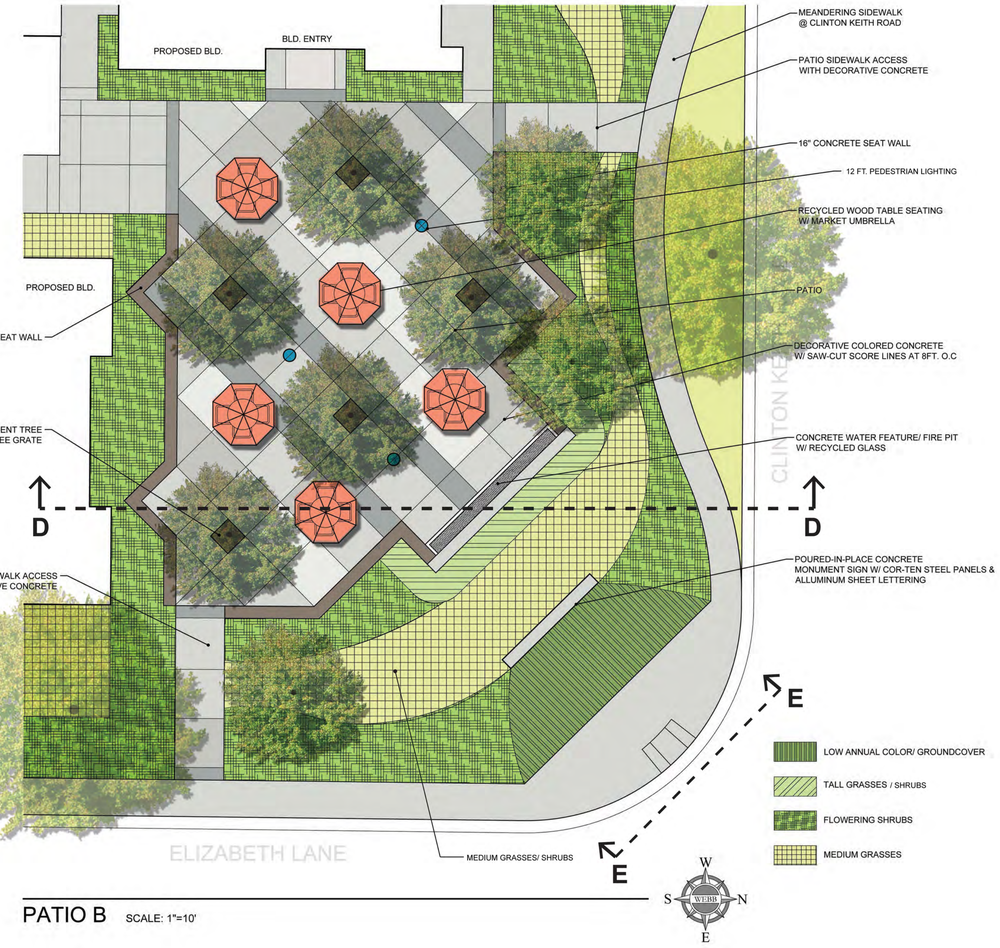


PATIO A SCALE: 1"=10'

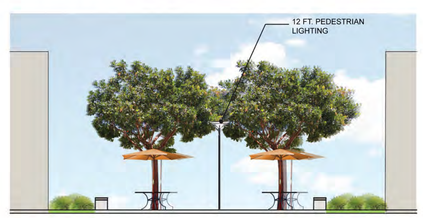


SECTION D-D SCALE: 1"=10'

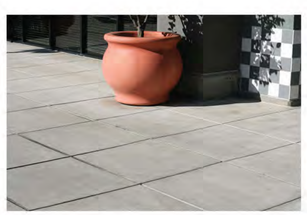
ELEVATION F-F SCALE: 1"=10'

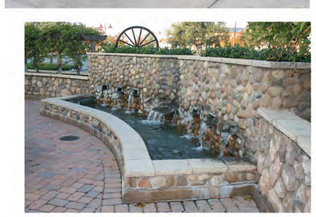


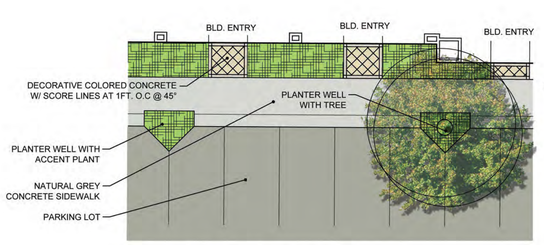
PATIO B SCALE: 1"=10'



SECTION G-G SCALE: 1"=10'







TYPICAL BLD. ENTRY SCALE: 1"=10'

SECTION H-H SCALE: 1"=10'

ELEVATION E-E SCALE: 1"=10'

RANCON MEDICAL & EDUCATIONAL CENTER

PATIO AREAS

Corporate Headquarters
3788 McCray Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

Desert Region
36951 Cook Street #103 | Palm Desert, CA 92211
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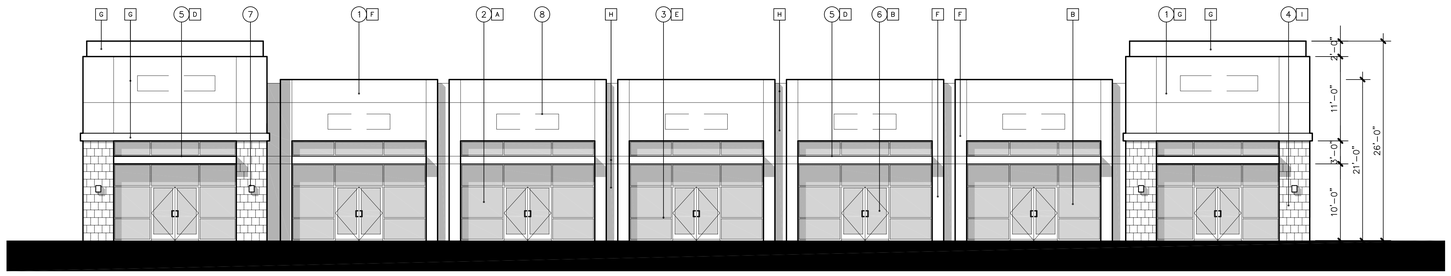
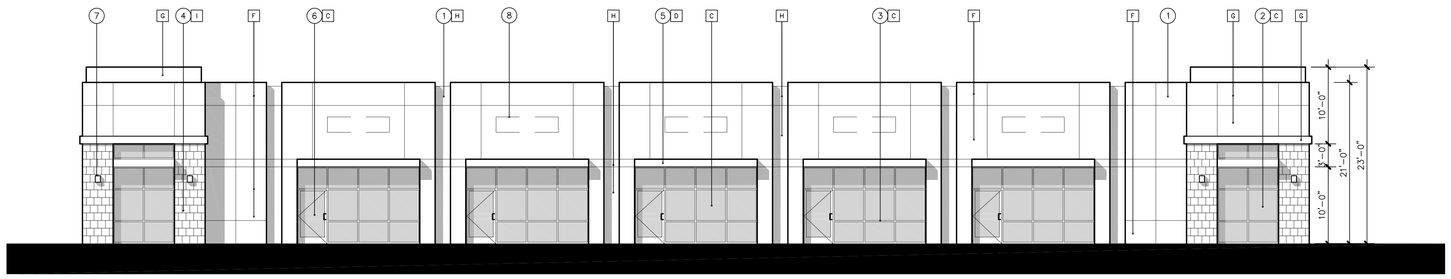
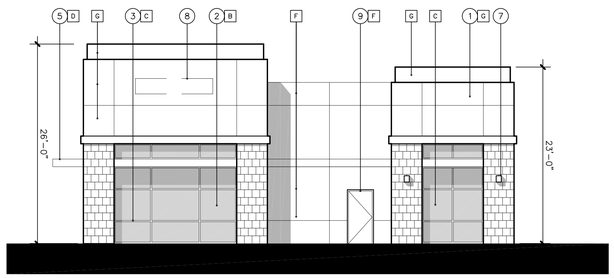


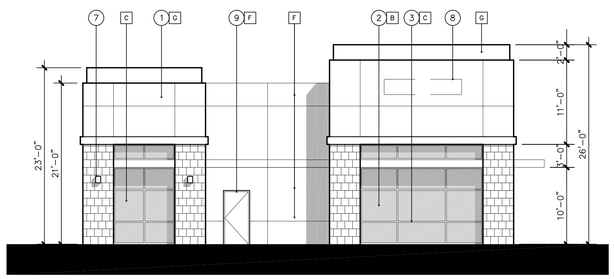
SOUTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



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



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



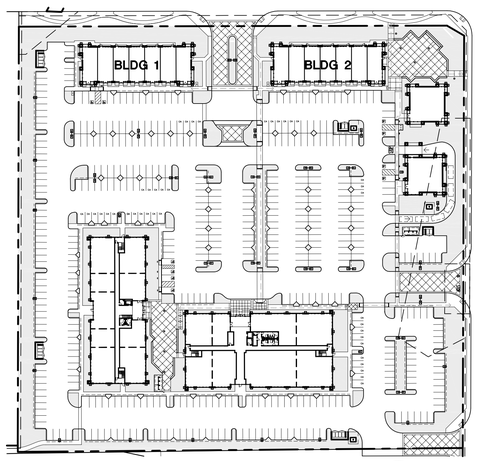
WEST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"

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

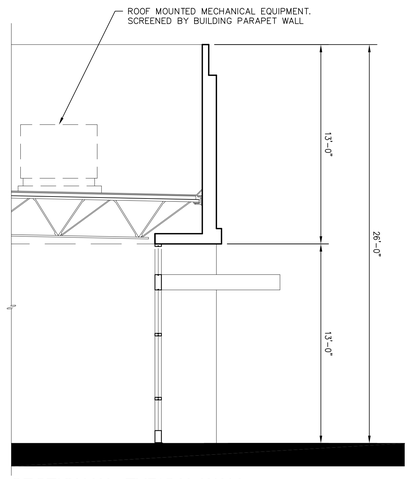
COLOR SCHEDULE

- A GLASS (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
- 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

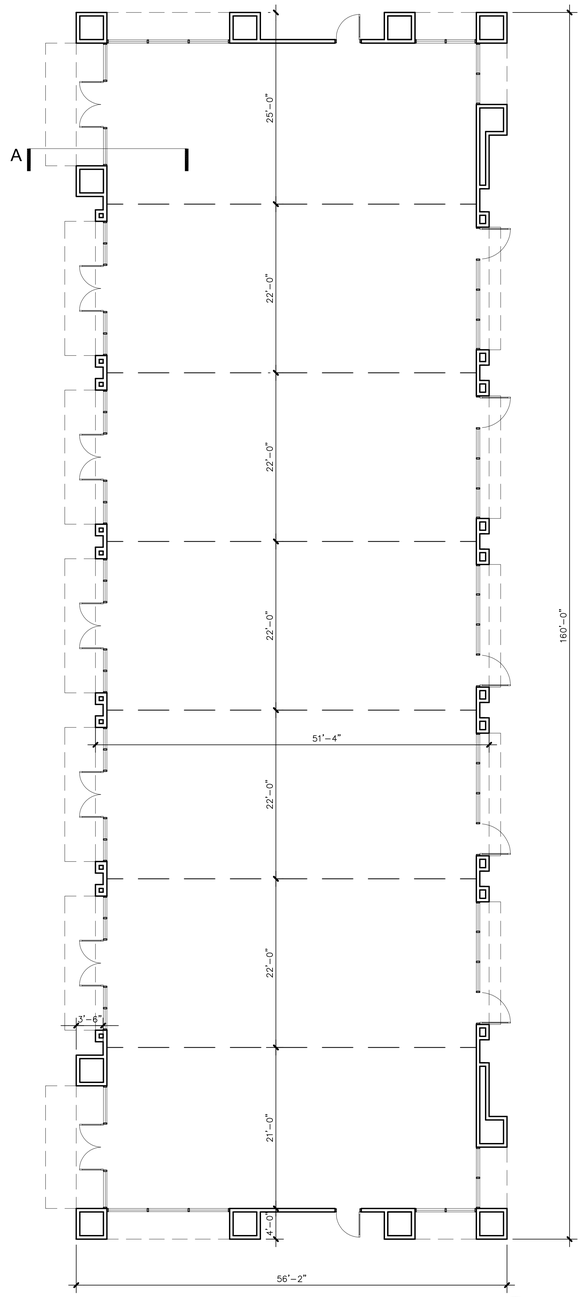


KEY SITE PLAN
SCALE: N.T.S.

NORTH



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



FLOOR PLAN - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"

NORTH

RANCON MEDICAL & EDUCATIONAL CENTER

BUILDINGS 1 AND 2 ELEVATIONS AND FLOOR PLAN

SHEET 4

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

DATE: 10-29-12
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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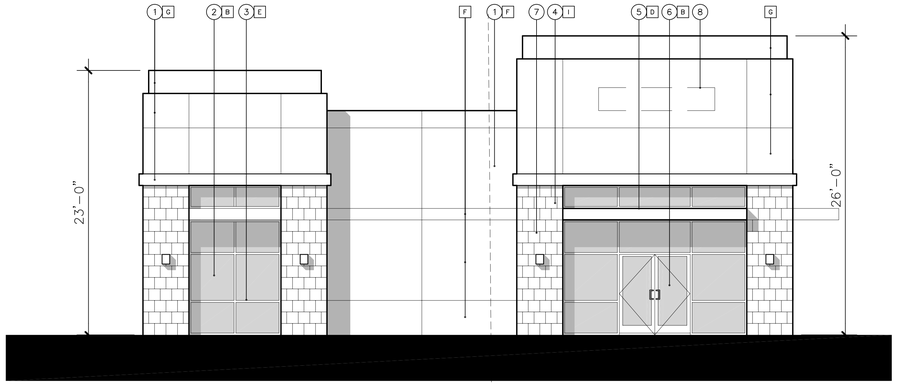
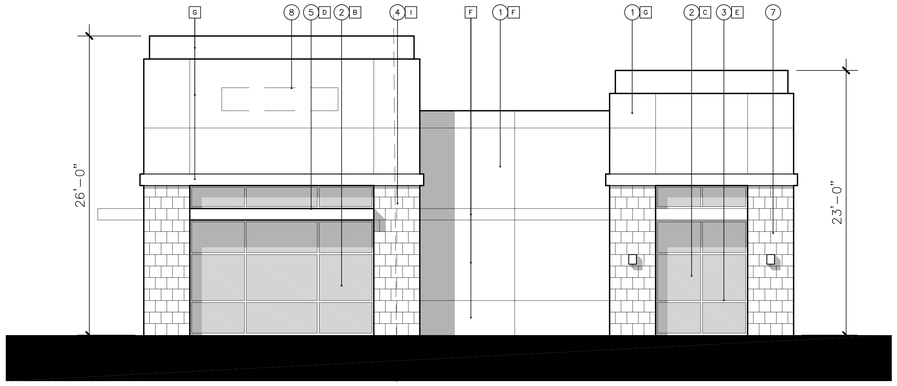
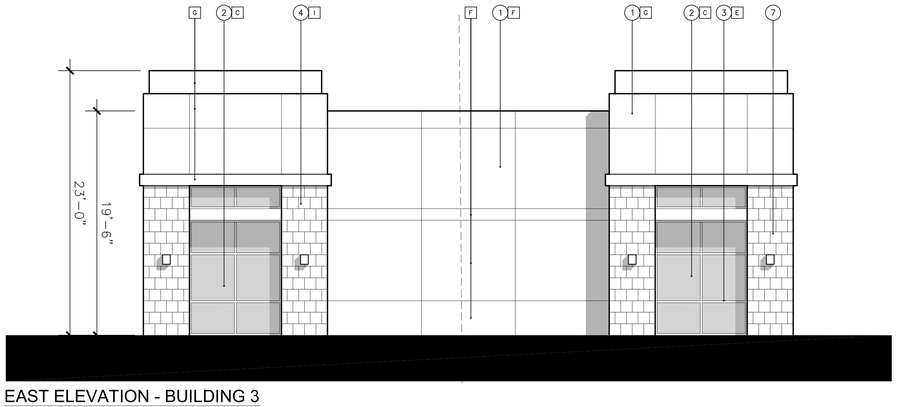


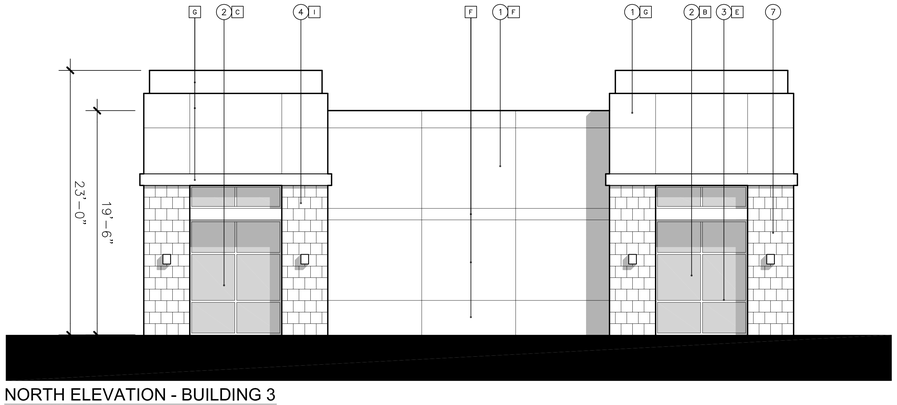
WEST ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



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
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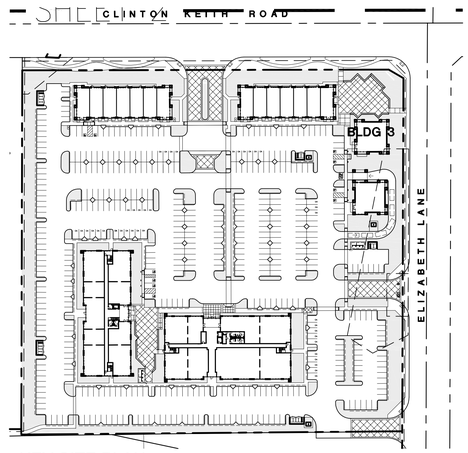
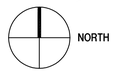
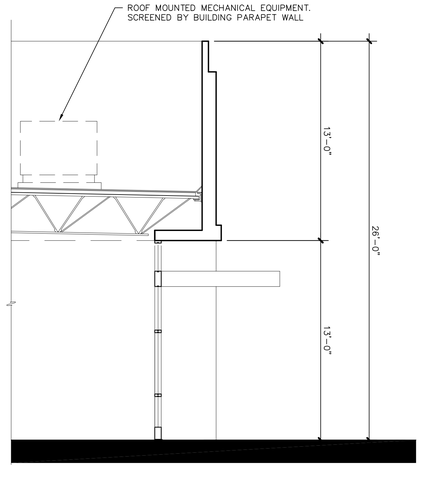
- E MULLION COLOR – CLEAR ANODIZED
- F MAIN BLDG COLOR – DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR – DE6376 "LOOKING GLASS"
- H BLDG ACCENT COLOR – DE6373 "PORPOISE"
- I STONE ACCENT TILE – "EARTH" SLATE

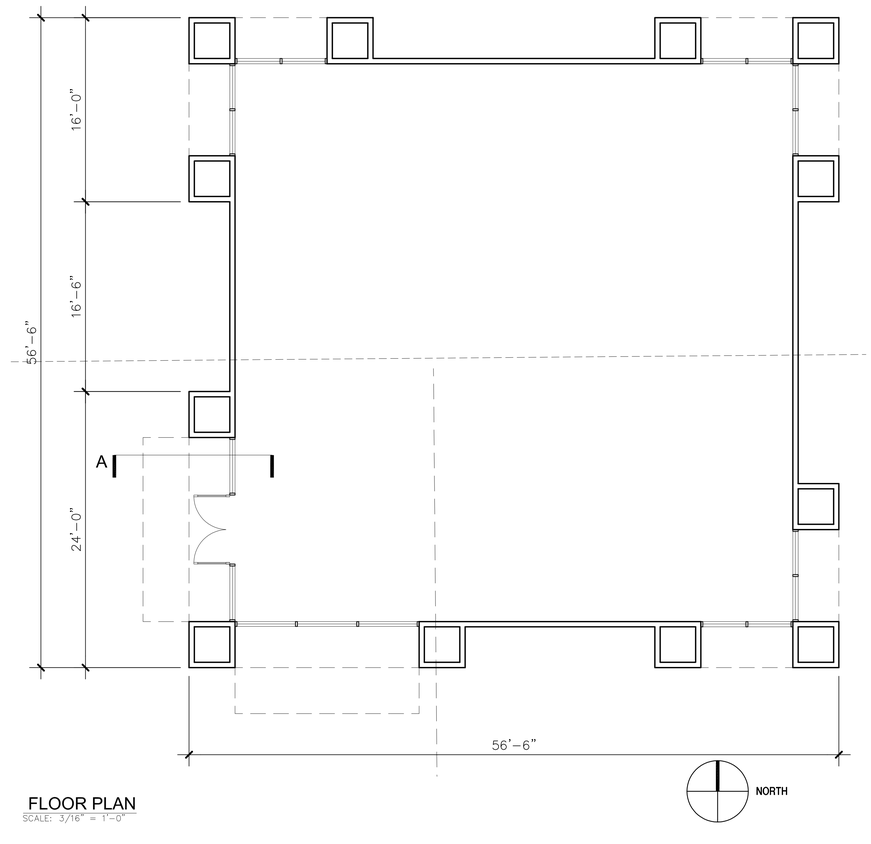


KEY SITE PLAN
SCALE: N.T.S.





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 3 FLOOR PLAN & ELEVATIONS

SHEET 5

DATE: 09-05-12
PROJECT NO.: RG001.01
REVISION DATE: 12219132 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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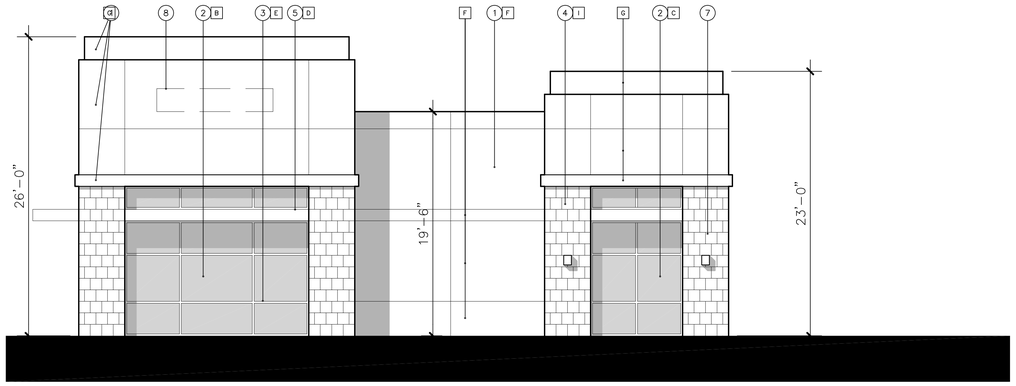
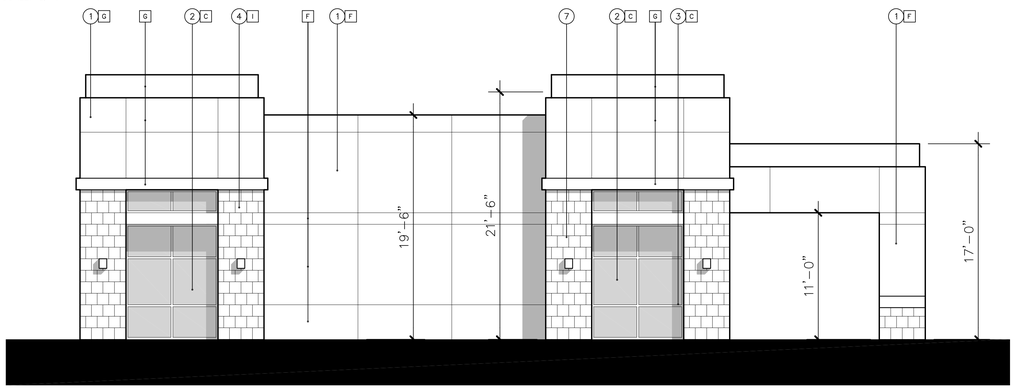
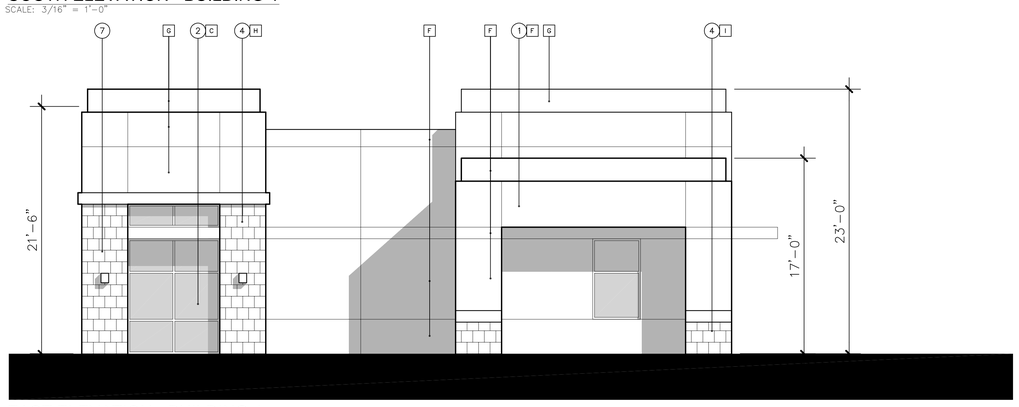


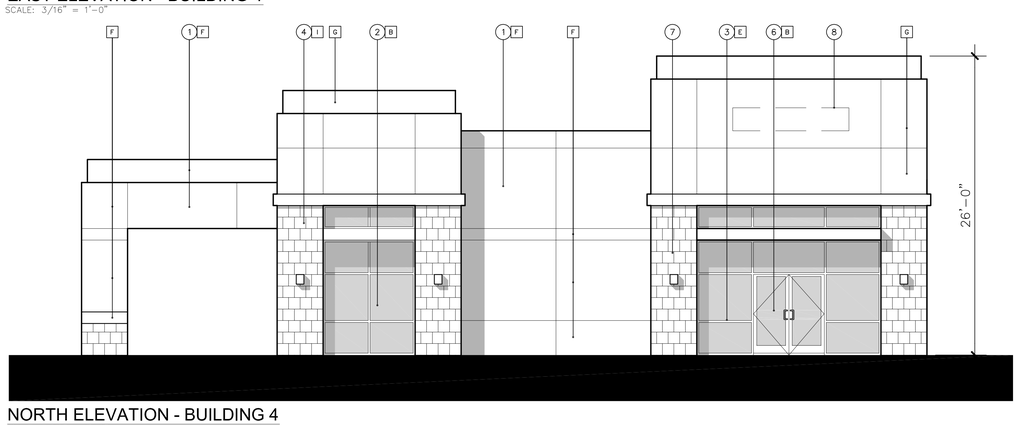
WEST ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



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



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



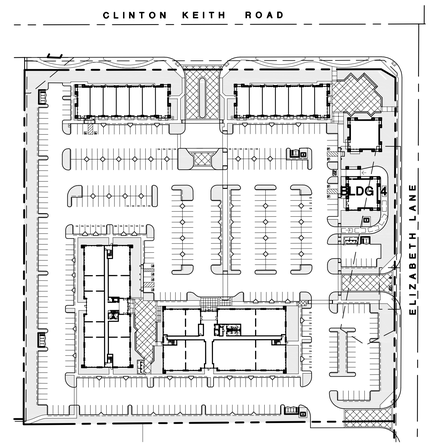
NORTH ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"

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

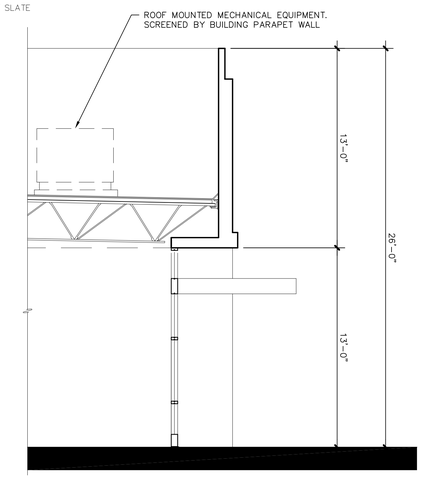
COLOR SCHEDULE

- 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
- 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

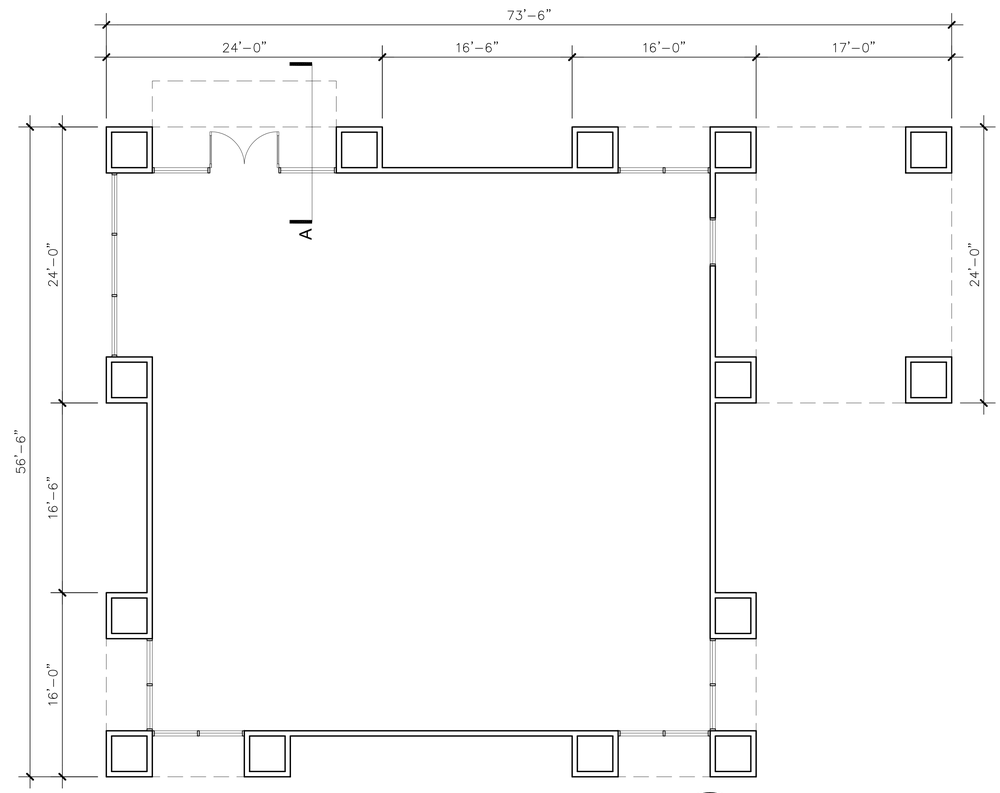


KEY SITE PLAN
SCALE: N.T.S.

NORTH



SECTION 'A' - TYPICAL STOREFRONT
SCALE: 1/4" = 1'-0"



NORTH

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

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

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

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

BUILDING 4 FLOOR PLAN & ELEVATIONS

SHEET 6

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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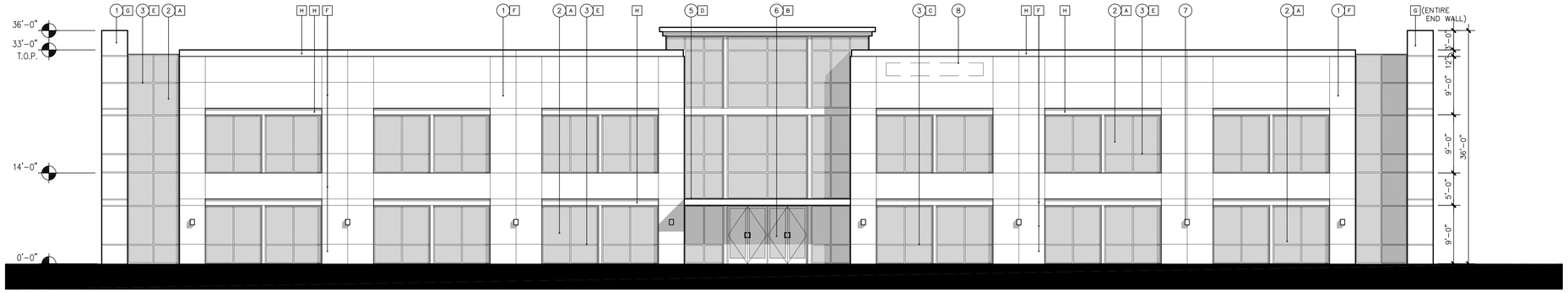
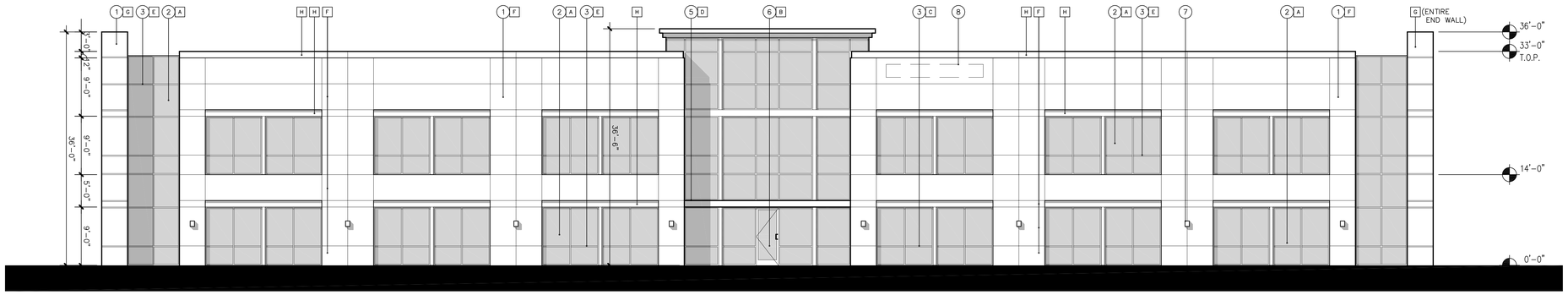
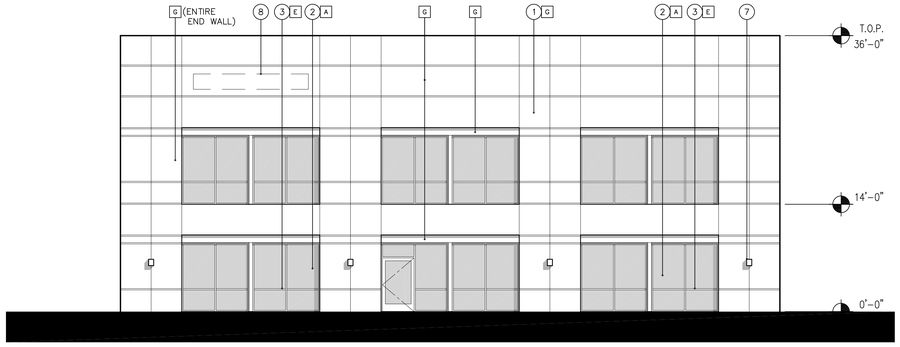


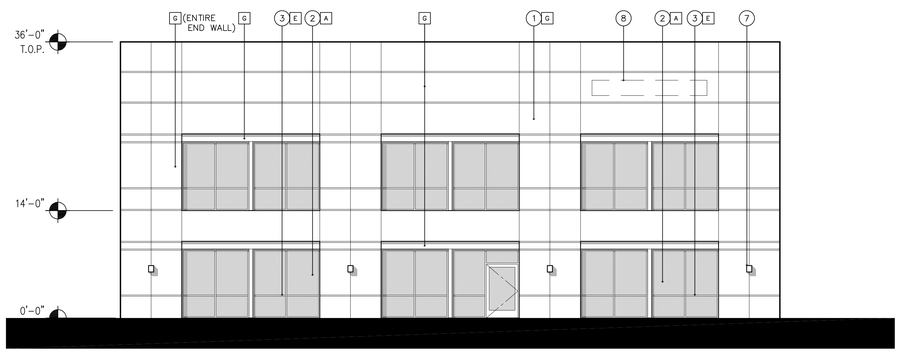
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



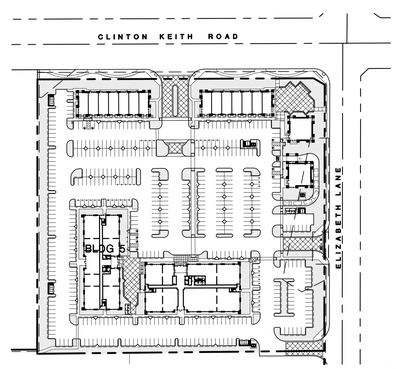
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

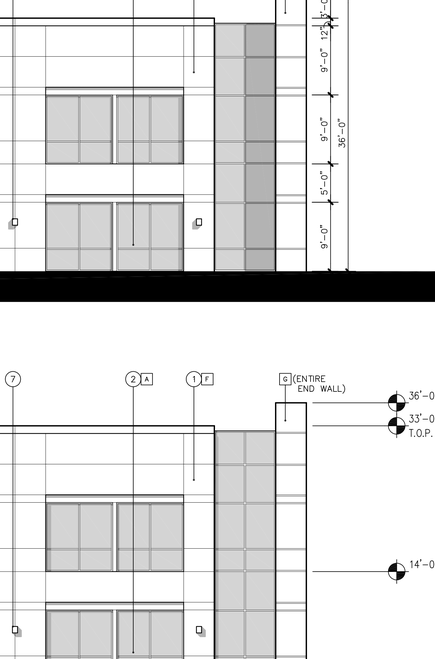
COLOR SCHEDULE

- A GLASS (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
- 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

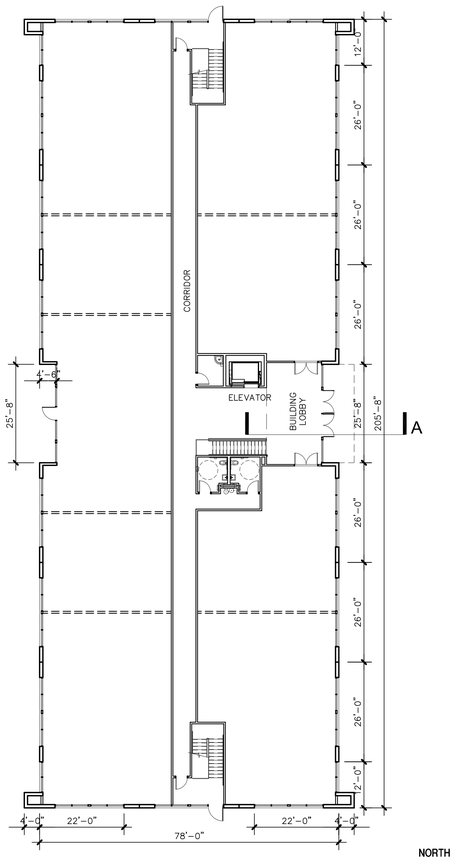


KEY SITE PLAN
SCALE: N.T.S

NORTH



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



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

NORTH

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

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

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

BUILDING 5 ELEVATIONS AND FLOOR PLAN

SHEET 7

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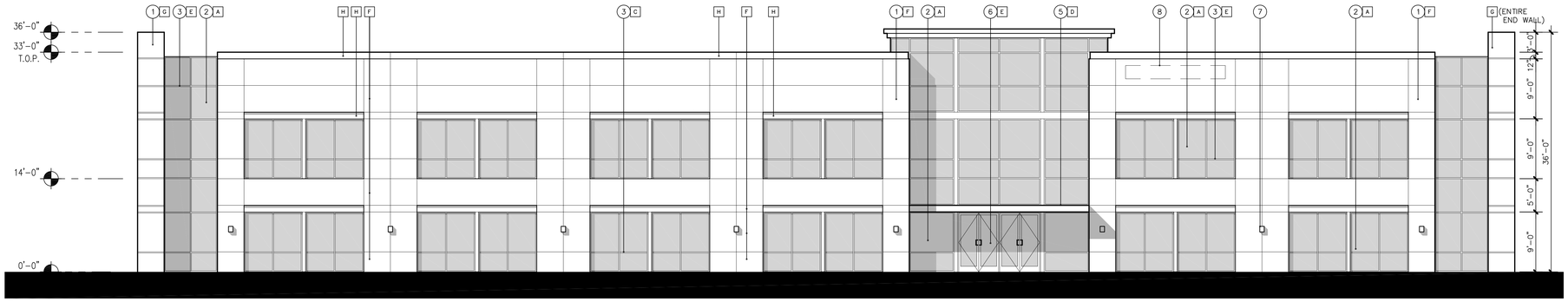
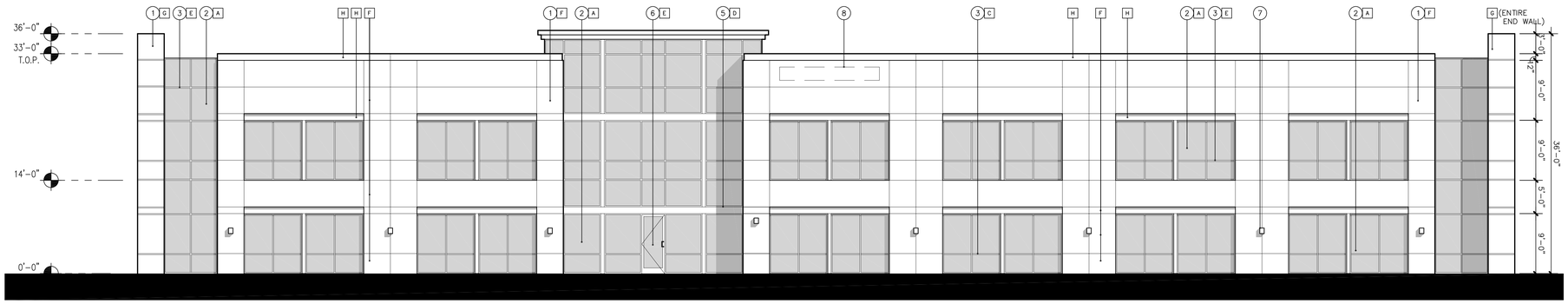
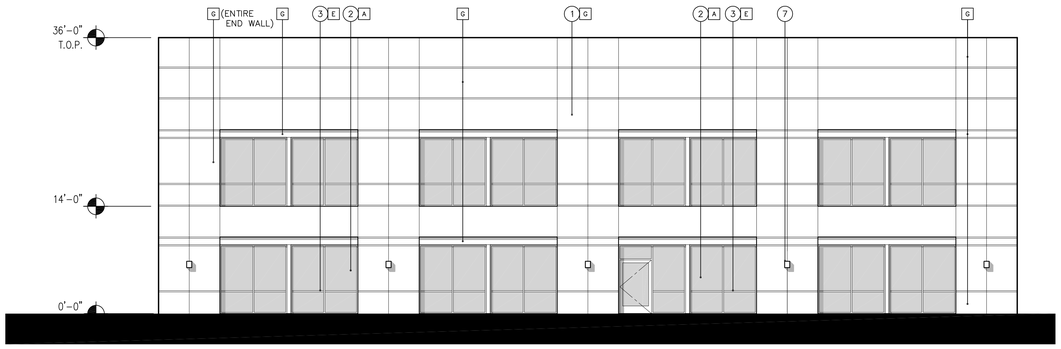


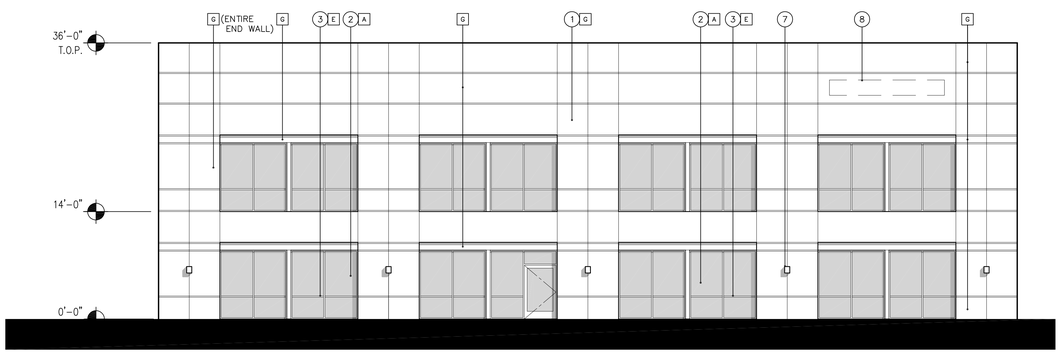
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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 (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
- D METAL CANOPY – CLEAR ANODIZED
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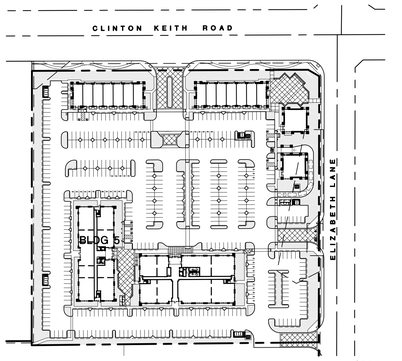
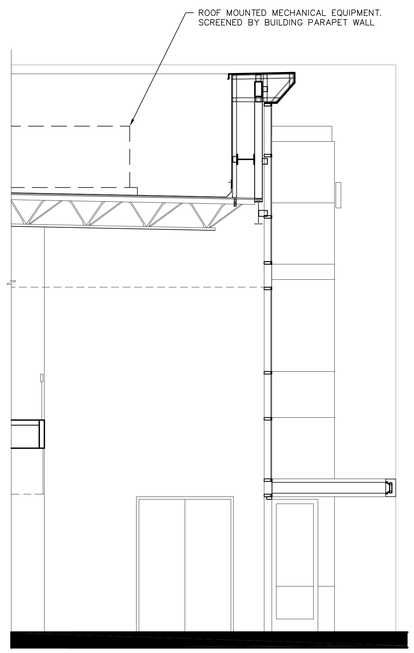
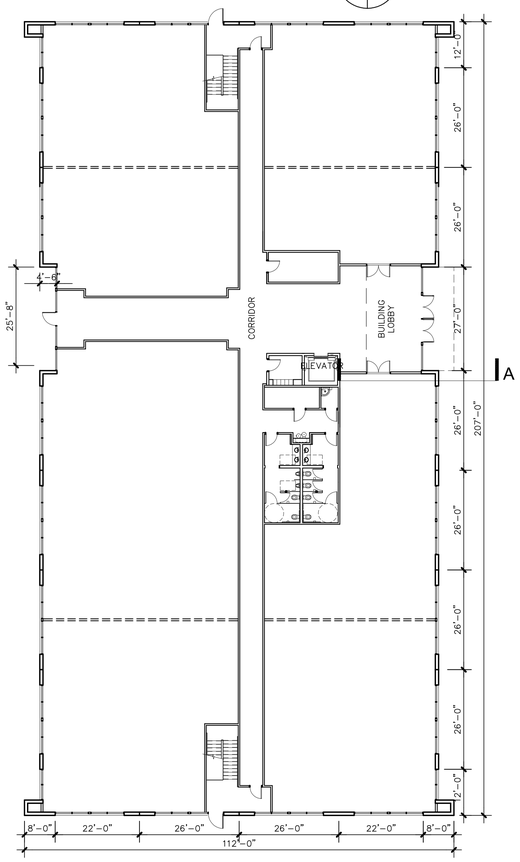
- F MAIN BLDG COLOR – DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR – DE6376 "LOOKING GLASS"
- H BLDG ACCENT COLOR – DE6373 "PORPOISE"
- I –



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

BUILDING 6 ELEVATIONS AND FLOOR PLAN

SHEET 8

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

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

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

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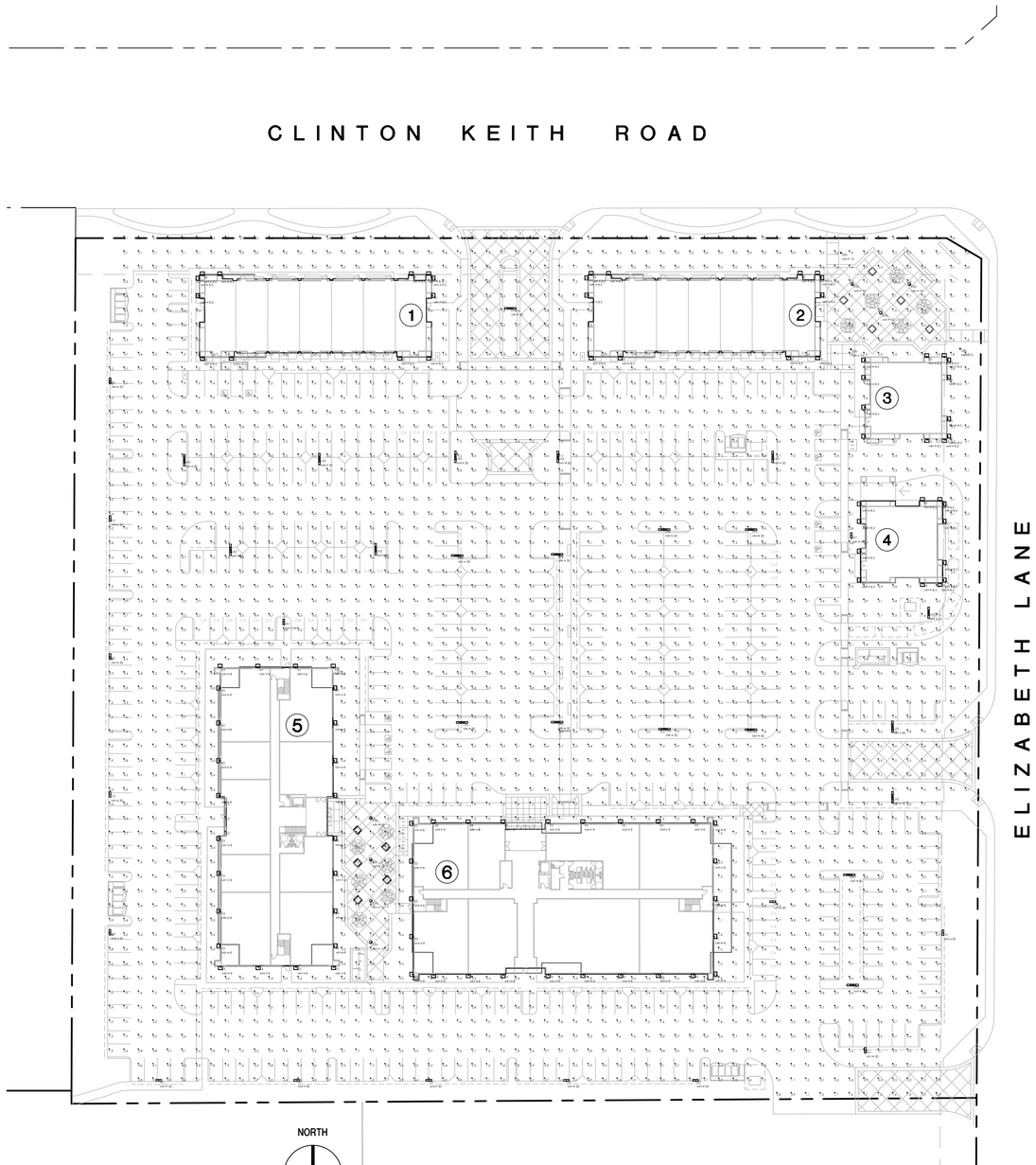


NORTH

SITE PHOTOMETRICS
1:40

LUMINAIRE SCHEDULE

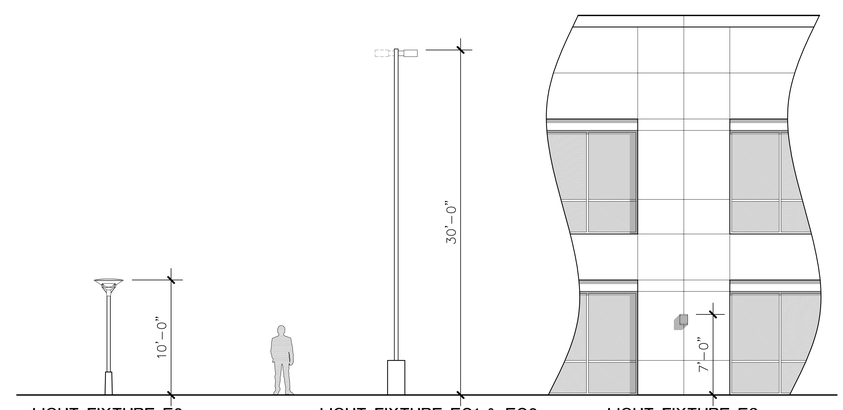
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	E2b	SINGLE	3400	0.800	LOUIS POULSEN // KIP-PT-1/39W/CMH/T-6 612-White Cutoff
	99	E3	SINGLE	3400	0.720	WE-EF // UDN330-CMH39
	3	LA1	SINGLE	32000	0.850	GARDCO // LA14-1-A-180LPS
	21	LA2	BACK-BACK	32000	0.850	GARDCO // LA14-2-A-180LPS
	12	LS1	SINGLE	32000	0.850	GARDCO // LSA14-1-P-180LPS

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ON Site_CalcPts	Illuminance	Fc	3.18	9.6	0.0	N.A.	N.A.

Jobname:
Report for:Adrienne Kelly
c/o:
Report by: Ernie Legaspi / Applications Engineer
213-477-1687 elegaspi@plpsocal.com
PRUDENTIAL Lighting Products
www.plpsocal.com
Mounting Ht.: See Drawing
Filename: Rancon Medical Center_R4.AGI
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.

0 40 80

DATE: 2-13-13
PROJECT NO.: RG001.01

REVISION DATE:

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SITE PHOTOMETRIC PLAN
TENTATIVE PARCEL MAP NO. 36492

SHEET 9

G|A|A ARCHITECTS

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.

BUILDINGS 1 AND 2 COLOR ELEVATIONS

SHEET 10

0 8 16

DATE: 10-29-12
PROJECT NO.: RG001.01

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

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GAA ARCHITECTS

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

BUILDINGS 3 & 4 COLOR ELEVATIONS

SHEET 11

RANCON MEDICAL AND EDUCATION CENTER, LLC.

DATE: 02-13-13
PROJECT NO.: RG001.01
REVISION DATE:

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GAA ARCHITECTS

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

BUILDING 5 COLOR ELEVATIONS

SHEET 12

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

DATE: 10-29-12
PROJECT NO.: RG001.01

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

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GAA ARCHITECTS

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

BUILDING 6 COLOR ELEVATIONS

SHEET 13

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

DATE: 02-13-13
PROJECT NO.: RG001.01

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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RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

DATE: 10-29-12
PROJECT NO.: RG001.01

REVISION DATE: 4-17-13

OVERALL PROJECT RENDERING

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.

0 8 16

DATE: 10-29-12
PROJECT NO.: RG001.01

REVISION DATE: 4-17-13

COURTYARD RENDERING

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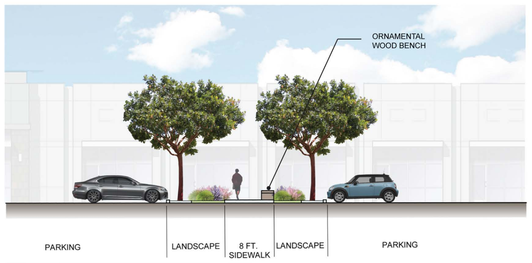
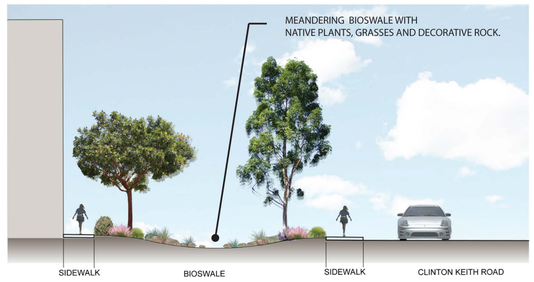
PLANTING LEGEND

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'	LOW (0.2)	STANDARD
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	22	30'	30'	MED. (0.5)	STANDARD
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	108	20'-30'	20'-30'	LOW (0.2)	STANDARD
	ARBUTUS MARINA / ARBUTUS MARINA	24" BOX	61	25'-35'	15'-20'	LOW (0.2)	STANDARD

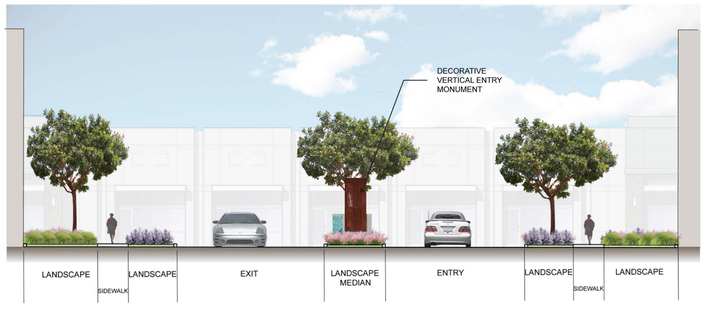
SHRUBS SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	PLANT FACTOR	APPLICATION	NOTES
	LAVANDULA LATIFOLIA / SPIKE LAVENDER	5 GAL.	4'	4'-6'	LOW (0.2)	BACKGROUND	
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORNE	5 GAL.	2'-3'	1'-2'	MED. (0.5)	GROUNDCOVER FOREGROUND	
	DALEA GRISEGII / TRAILING INDIGO BUSH	1 GAL.	12"-18"	5'-10'	LOW (0.2)	GROUNDCOVER FOREGROUND	36" O.C. TRIANGULAR SPACING
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GAL.	2'-3'	2'	LOW (0.2)	FOREGROUND	
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD' / TEXAS RANGER - VIOLET SILVERLEAF	5 GAL.	3'-4'	3'-4'	LOW (0.2)	BACKGROUND	
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	3'-4'	3'-4'	LOW (0.2)	ACCENT	
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' / CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.	2'-3'	2'-3'	LOW (0.2)	BACKGROUND	
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	3'	5'	LOW (0.2)	BACKGROUND	
	CISTUS X 'SUNSET' / SUNSET ROCK ROSE	5 GAL.	2'-3'	6'-8'	LOW (0.2)	FOREGROUND	
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	1 GAL.	2'-3'	2'-3'	LOW (0.2)	FOREGROUND	
	TEUCRIUM CHAMAEDRYS / WALL GERMANDER	1 GAL.	12"-18"	2'	LOW (0.2)	FOREGROUND	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / COFFEEBERRY	5 GAL.	3'-4'	10'-15'	LOW (0.2)	FOREGROUND	
	ARCTOSTAPHYLOS 'EMERALD CARPET' / EMERALD CARPET MANZINITA	1 GAL.	1'-2'	3'-6'	LOW (0.2)	GROUNDCOVER FOREGROUND	
	ABELIA GRANDIFLORA' EDWARD GOUCHER' / PINK ABELIA	5 GAL.	4'-6'	4'-6'	LOW (0.2)	FOREGROUND	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / VIOLET SILVERLEAF	1 GAL.	3'	3'	LOW (0.2)	ACCENT	
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL.	1'	2'-4'	LOW (0.2)	GROUNDCOVER FOREGROUND	
	MUHLENBERGIA RIGENS / DEERGRASS	1 GAL.	2'-3'	4'-5'	LOW. (0.2)	ACCENT	
	BERBERIS REPENS / CREEPING BARBERRY	1 GAL.	2'-3'	2'-3'	LOW (0.2)	FOREGROUND	
	TEMPORARY SLOPES / NON-IRRIGATED NATIVE HYDROSEED MIX						



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.

GRAPHIC SCALE 1"=30'

30 0 30 60 90

W S N E

ILLUSTRATIVE PLAN

PLOT PLAN NO. 12-0053

RANCON MEDICAL & EDUCATIONAL CENTER

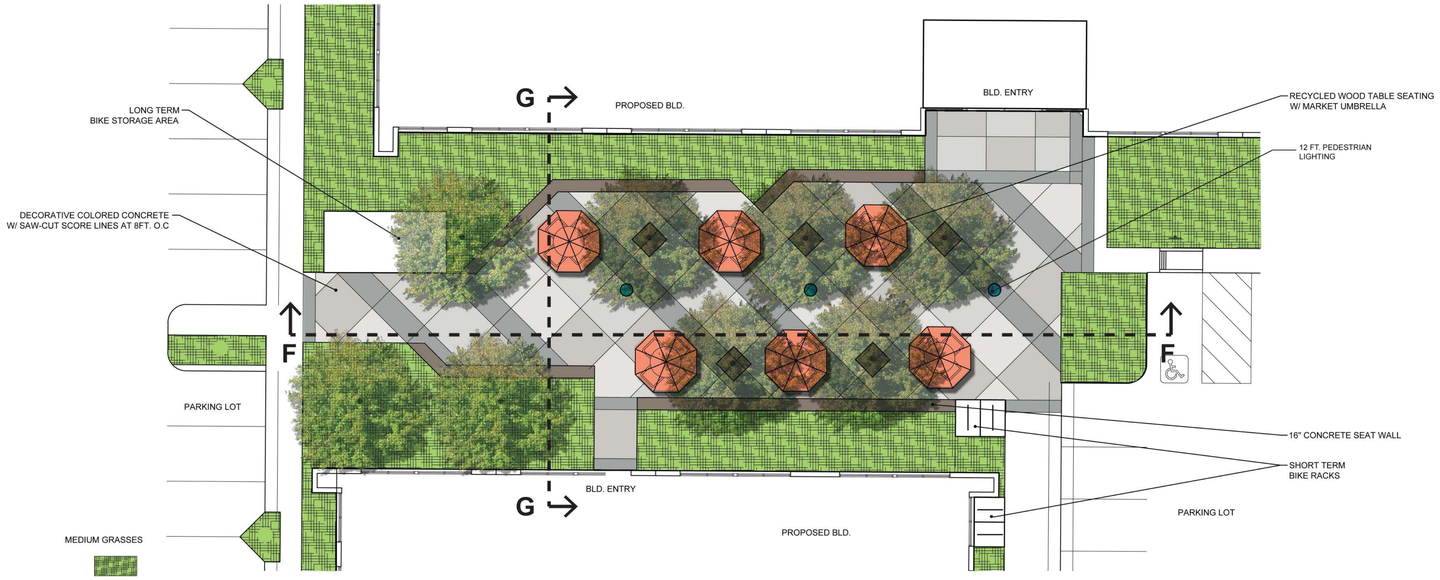
ILLUSTRATIVE PLAN & SECTIONS

Corporate Headquarters
5780 McCoy Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

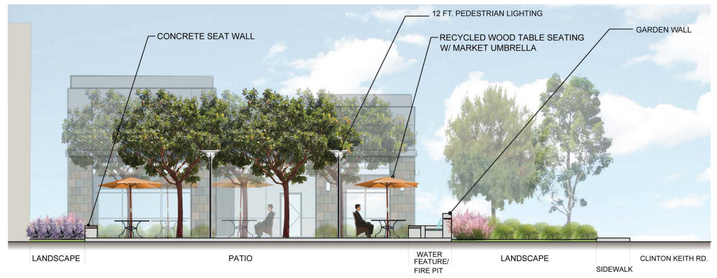
Desert Region
30015 Cook Street #101 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.2443

www.webbassociates.com

ALBERT A. WEBB ASSOCIATES

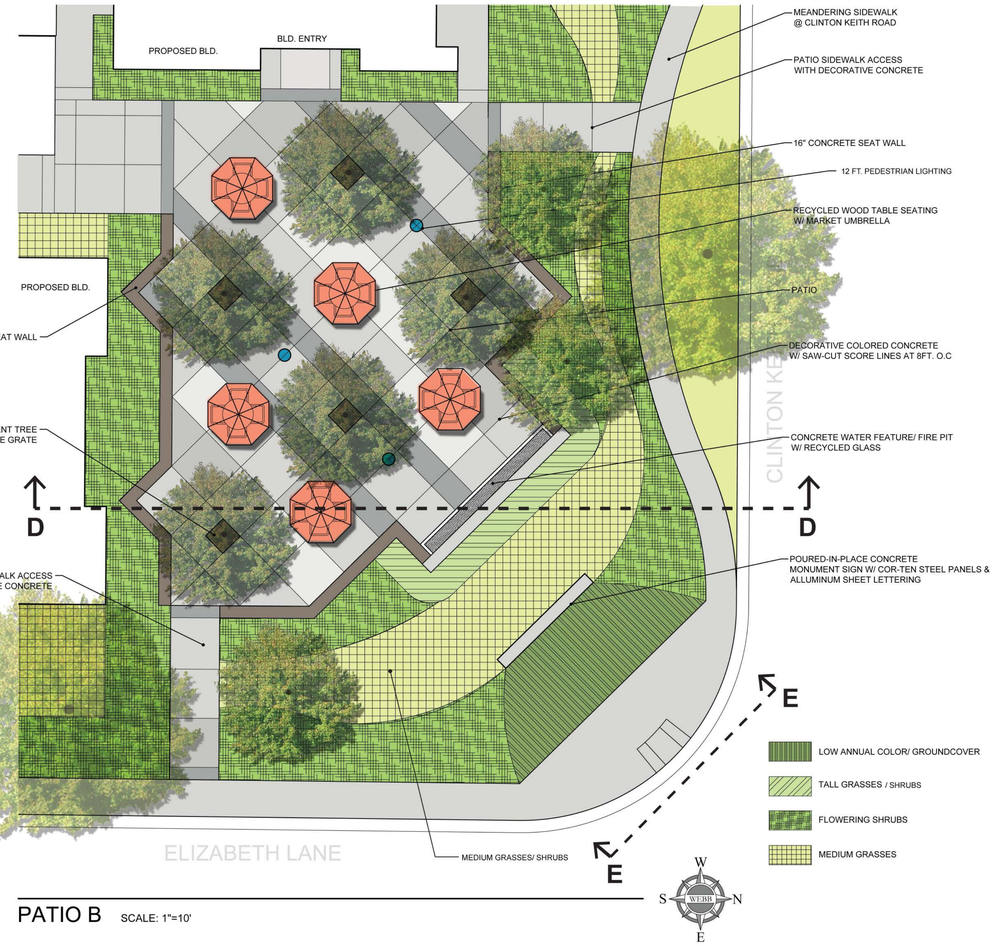


PATIO A SCALE: 1"=10'

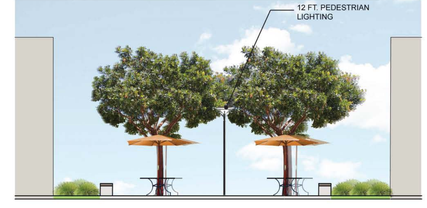


SECTION D-D SCALE: 1"=10'

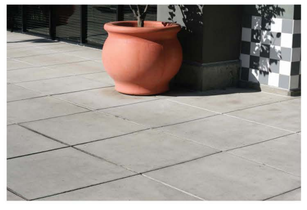
ELEVATION F-F SCALE: 1"=10'

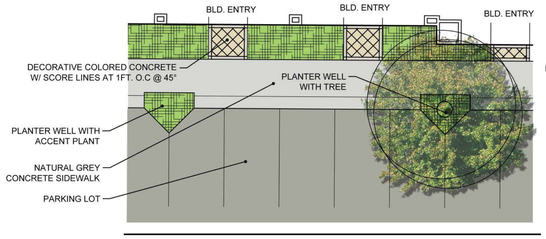


PATIO B SCALE: 1"=10'



SECTION G-G SCALE: 1"=10'





TYPICAL BLD. ENTRY SCALE: 1"=10'

SECTION H-H SCALE: 1"=10'

ELEVATION E-E SCALE: 1"=10'

PLOT PLAN NO. 12-0053

RANCON MEDICAL & EDUCATIONAL CENTER

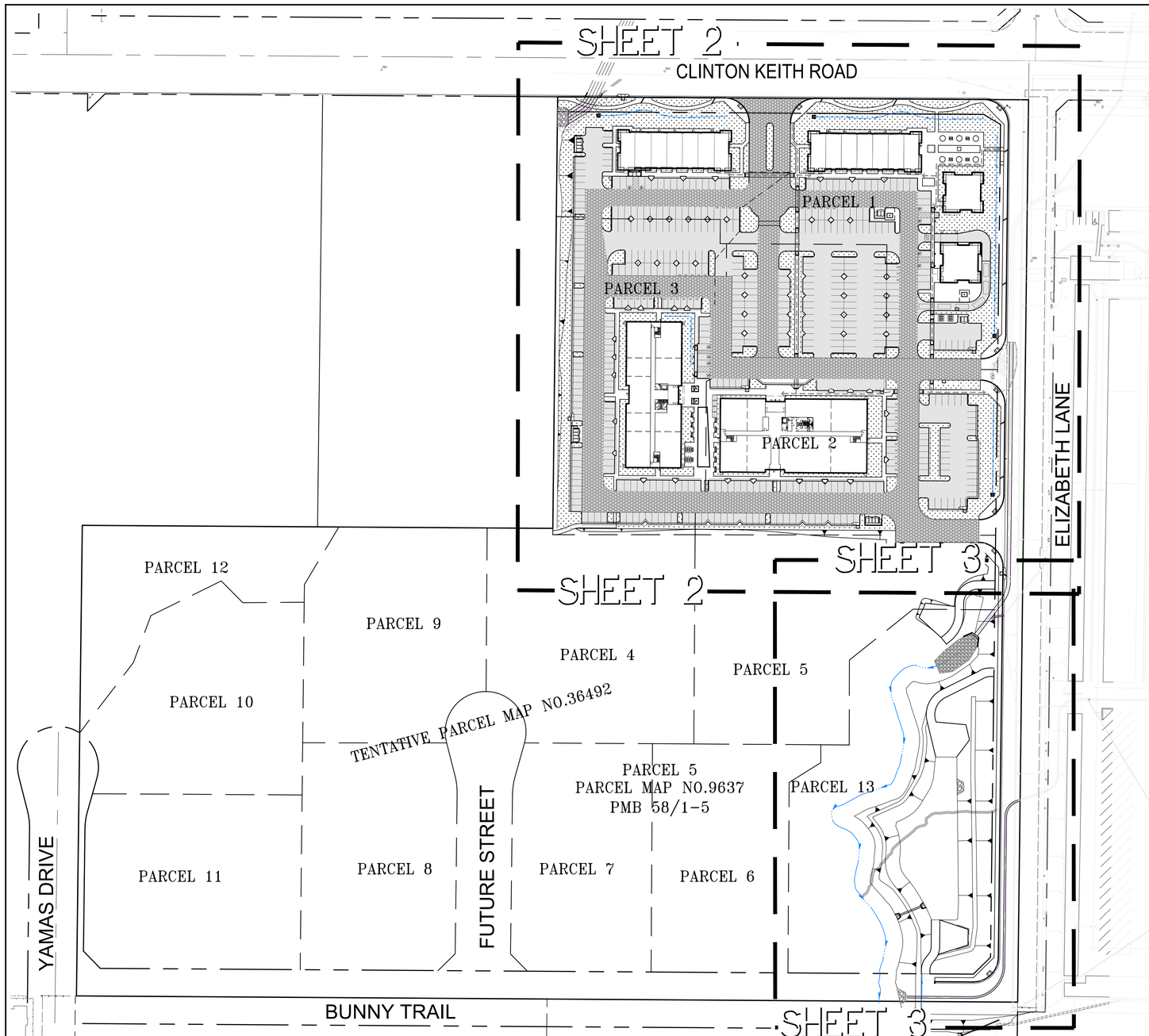
PATIO AREAS

Corporate Headquarters
3788 McCray Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

Desert Region
36951 Cook Street #103 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.3443

www.webbassociates.com

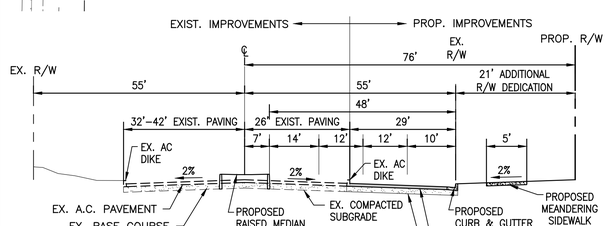
ALBERT A. WEBB ASSOCIATES



INDEX MAP

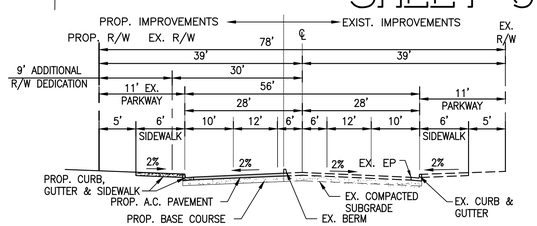
SCALE 1"=80'

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



CLINTON KEITH ROAD

URBAN ARTERIAL HIGHWAY
RIVERSIDE COUNTY STD. NO. 91
TI = 8.0, R = 13
AC = 0.50, AB = 1.20
NOT TO SCALE



ELIZABETH LANE

INDUSTRIAL COLLECTOR STREET
RIVERSIDE COUNTY STD. NO. 111
T.I = 8.0, R = 13
AC – 0.50, AB = 1.20
NOT TO SCALE

N
W WEBB E
S

1" = 80'
40 0 80

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

APPLICANT:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KALMIA STREET, SUITE 200
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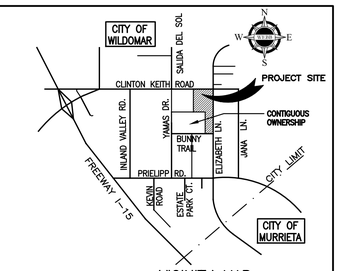
EMAIL: FIGO@RANCONGROUP.COM
WILL STOUT
EMAIL: WSTOUT@RANCONGROUP.COM

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



VICINITY MAP

2010 THOMAS BROS. MAP BOOK
PAGE 927, GRID G1, H1
N.T.S.

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/UNDERGROUND 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 OR 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 1½ 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.

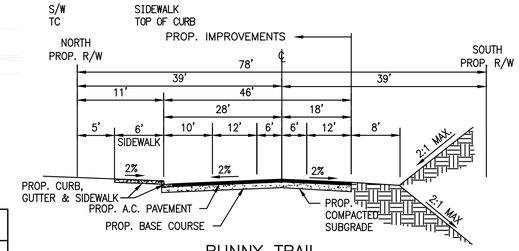
THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

LEGEND

CB	CATCH BASIN
CL	CENTERLINE
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 FIRM PANEL 06065C 2705G, DATED AUGUST 28, 2008.



BUNNY TRAIL

INDUSTRIAL COLLECTOR STREET
RIVERSIDE COUNTY STD. NO. 111
T.I = 8.0, R = 13
AC – 0.50, AB = 1.20
NOT TO SCALE

EASEMENTS

8. RESERVED PUBLIC UTILITY EASEMENT PER INST. #2007–619517.
9. RESTRICTED ACCESS RIGHTS.
10. EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON PER INST. #1978–261602. (TO BE QUIT CLAIMED)
12. 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.
13. ROAD EASEMENT PER INST. #1991–193576.
14. DRAINAGE EASEMENT PER INST. #2002–562594. (TO BE VACATED)
15. DRAINAGE & ACCESS EASEMENT PER INST. #2004–049328. (TO BE VACATED)
16. 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–U50 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 DATE:
LAND SURVEYOR
LICENSED REGISTRATION EXPIRES:

UTILITIES

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

ELECTRIC
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE RD.
ROMOLAND, CA 92585
PHONE: 951–928–8290

GAS
SOUTHERN CALIFORNIA GAS COMPANY
26528 KELVIN COURT
MURRIETA, CA 92562
PHONE: 951–304–0093

TELEPHONE
VERIZON
150 S.JUANITA ST.
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
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
XXX.XX / TC	= PROPOSED TOP OF CURB ELEVATION
XXX.XX / FS	= PROPOSED FINISH SURFACE ELEVATION
XXX.XX / FL	= PROPOSED FLOW LINE
	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

REVISIONS	DATE	BY

SCALE:
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686–1070
FAX (951) 788–1256

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PLOT DATE: 8-Feb-13

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

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12–0031
SHEET 1 OF 3 SHEETS
DWG. NO.

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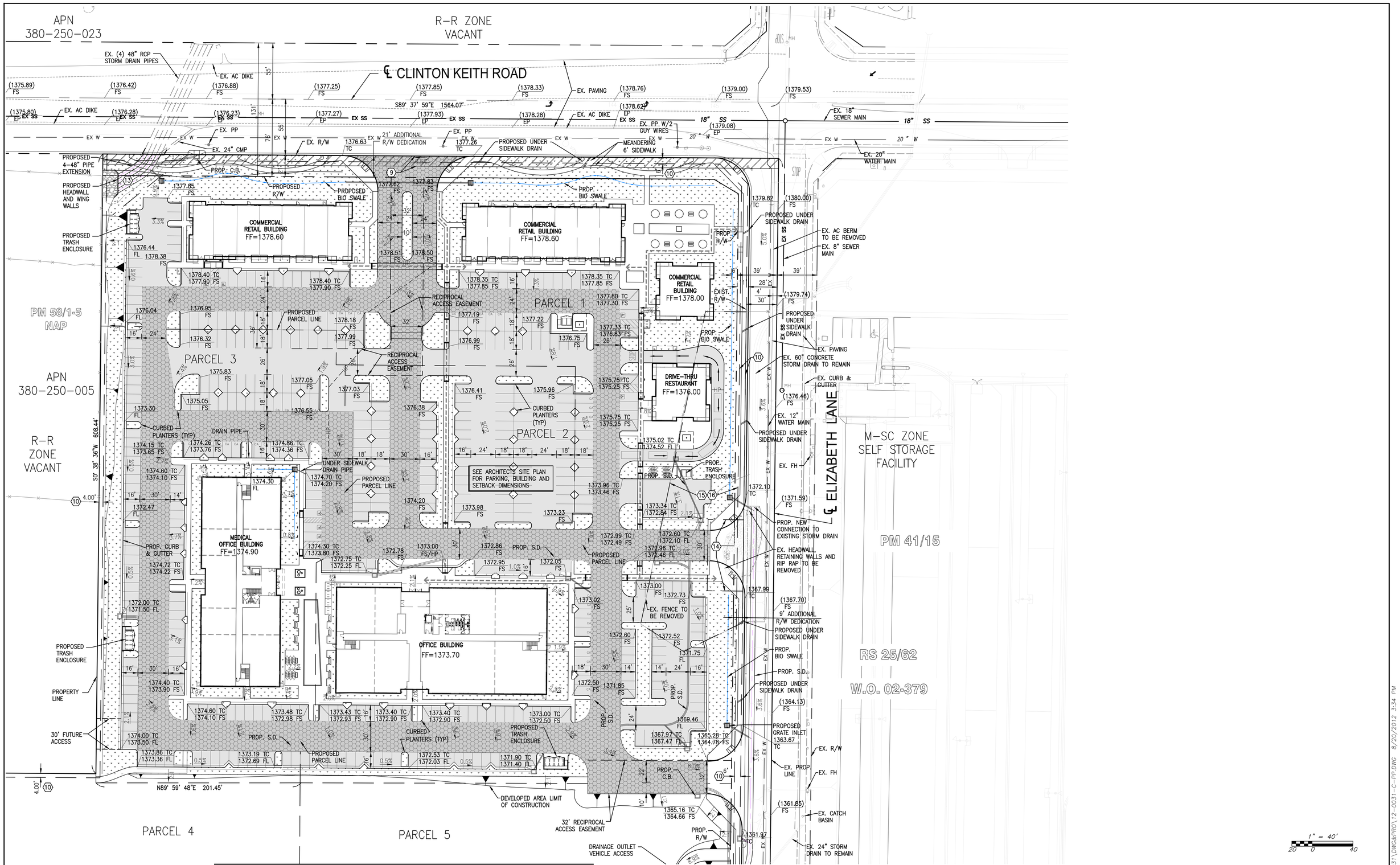

SEE SHEET 3 FOR CONTINUATION

REVISIONS	DATE	BY

SCALE: 1"=40'
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
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FAX (951) 788-1256

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PLOT DATE: 8-Feb-13

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

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12-0031
SHEET 2 OF 3 SHEETS
DWG. NO.

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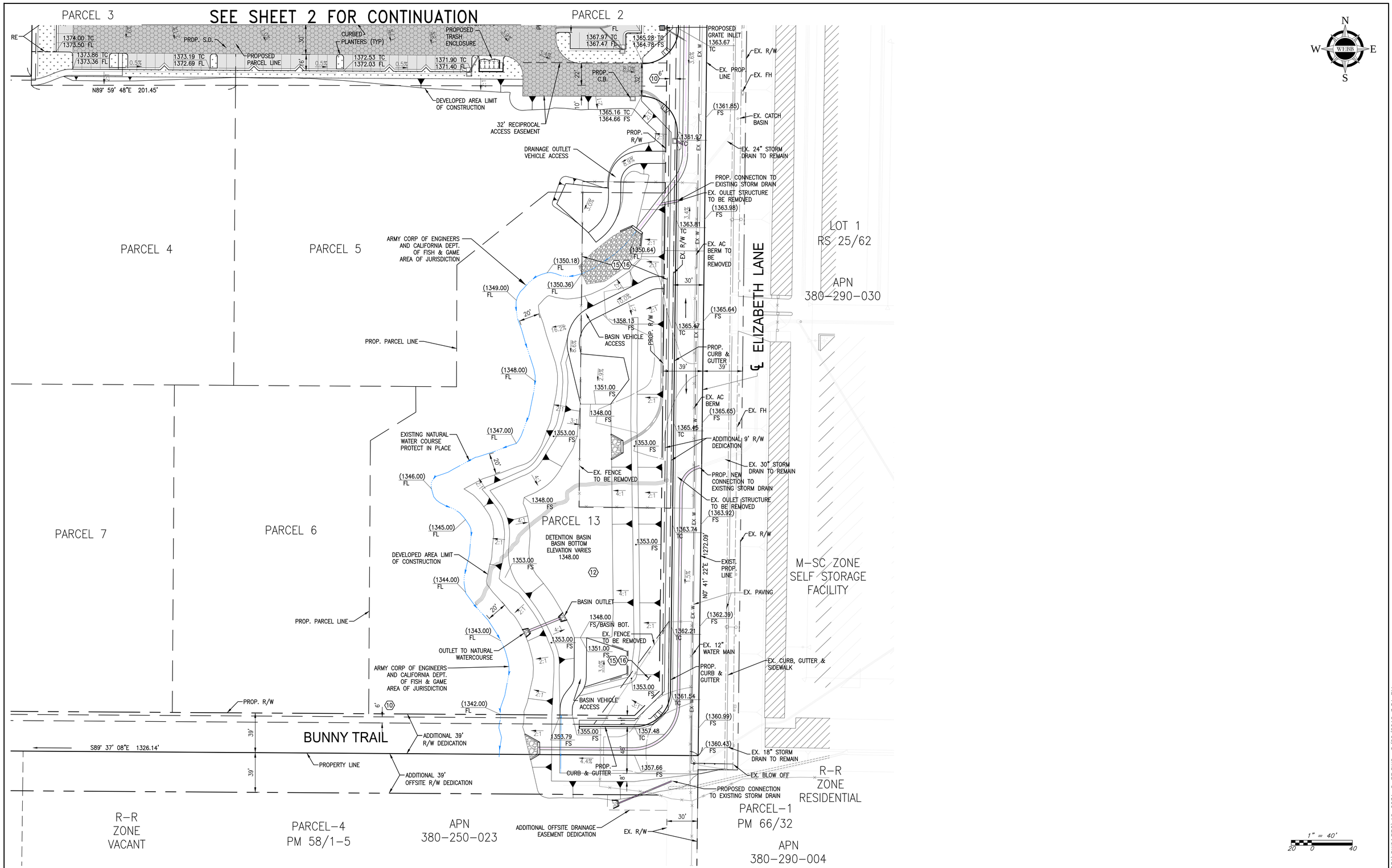

REVISIONS	DATE	BY

SCALE: 1"=40'
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
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PH. (951) 686-1070
FAX (951) 788-1256

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PLOT DATE: 8-Feb-13

PLOT PLAN
EDUCATIONAL CENTER
PRELIMINARY GRADING PLAN
TENTATIVE PARCEL MAP NO. 36492

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12-0031
SHEET 3 OF 3 SHEETS
DWG. NO.

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