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- 5 BUILDING 3 FLOOR PLAN AND ELEVATIONS
- 6 BUILDING 4 FLOOR PLAN AND ELEVATIONS
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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/acre)	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	0	8,200	41	5.0		2	4	
2 Commercial Retail	8,200	0	8,200	0	8,200	41	5.0		2	4	
3 Commercial Retail	3,000	0	3,000	0	3,000	15	5.0		1	2	
4 Drive Thru Fast Food	3,000	0	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	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										
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%									

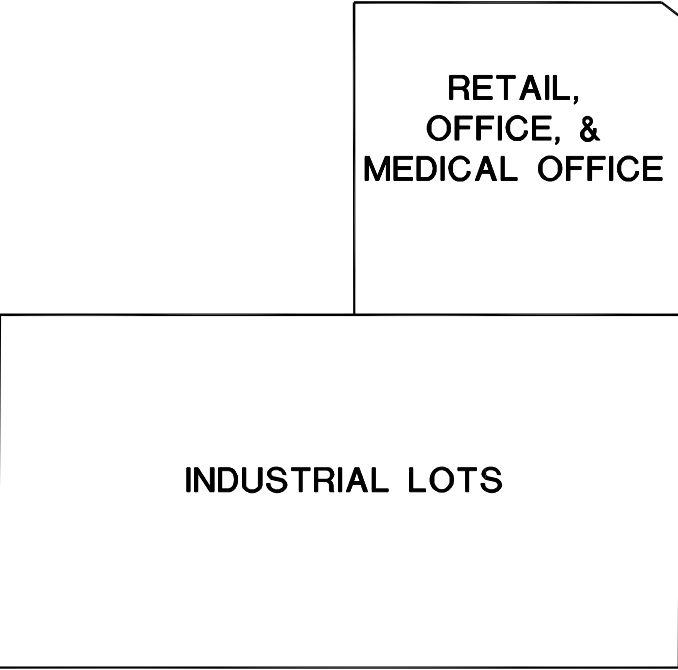
PROJECT TEAM:

**OWNER:**  
RANCON MEDICAL AND EDUCATION CENTER, LLC  
41391 KALMIA STREET, SUITE 200  
MURRIETA, CA 92562  
PHONE 951-696-0600  
FAX 951-834-9801  
CONTACT: FRANK IGO  
figo@rancongroup.com  
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wstout@rancongroup.com

**ARCHITECT:**  
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IRVINE, CA 92618  
PHONE 949-474-1775  
FAX 949-633-9133  
CONTACT: ROGER DEITOS  
rogerd@gaaarchitects.com

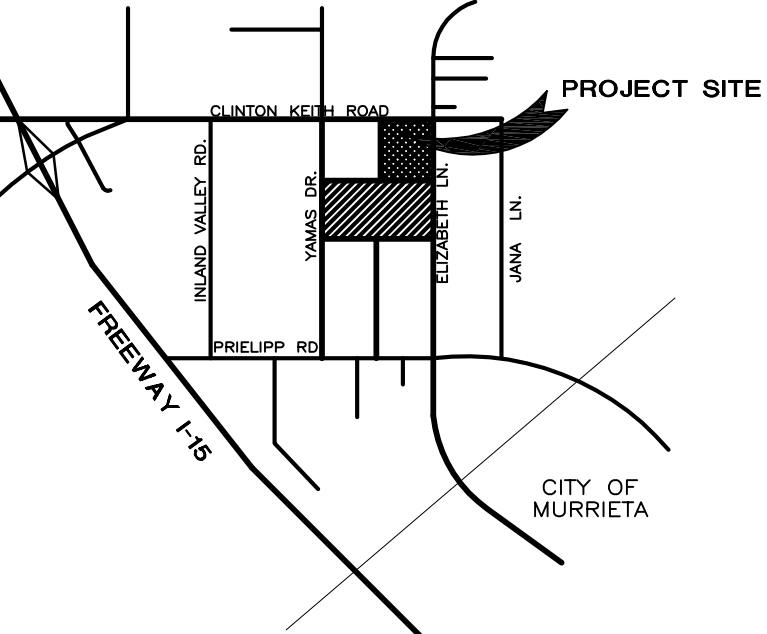
**APPLICANT:**  
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**CIVIL & LANDSCAPE:**  
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RIVERSIDE, CA 92506  
PHONE 951-520-6017  
FAX 951-788-1256  
CONTACT: SAM FARJO  
sam.farjo@webbassociates.com  
GREG MEEK  
greg.meek@webbassociates.com



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



RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

DATE: 09-05-12  
PROJECT NO.: RG001.01  
REVISION DATE: 12-19-12  
2-18-13

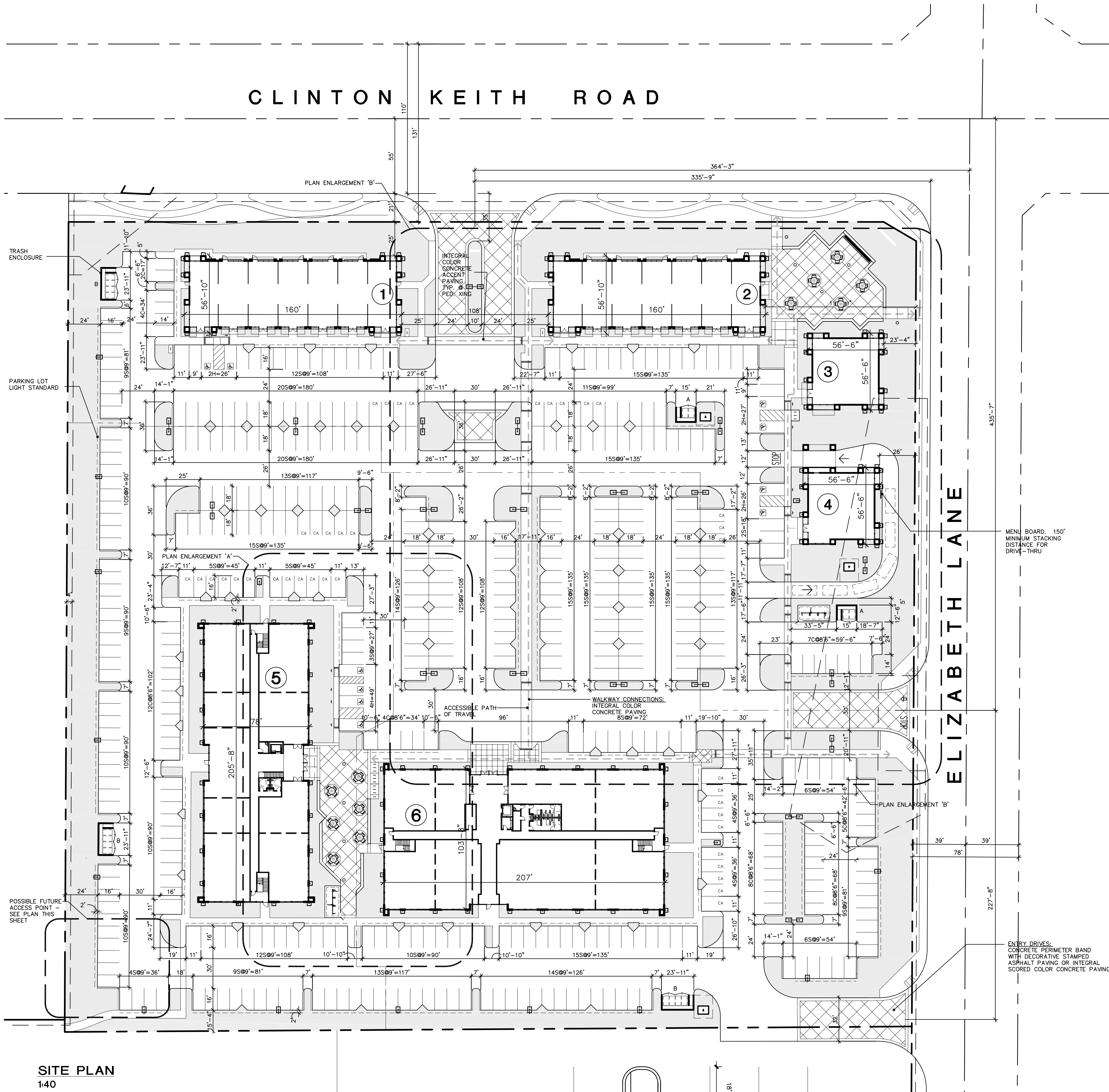
OVERALL MASTER PLAN  
TENTATIVE PARCEL MAP NO. 36492

SHEET 1

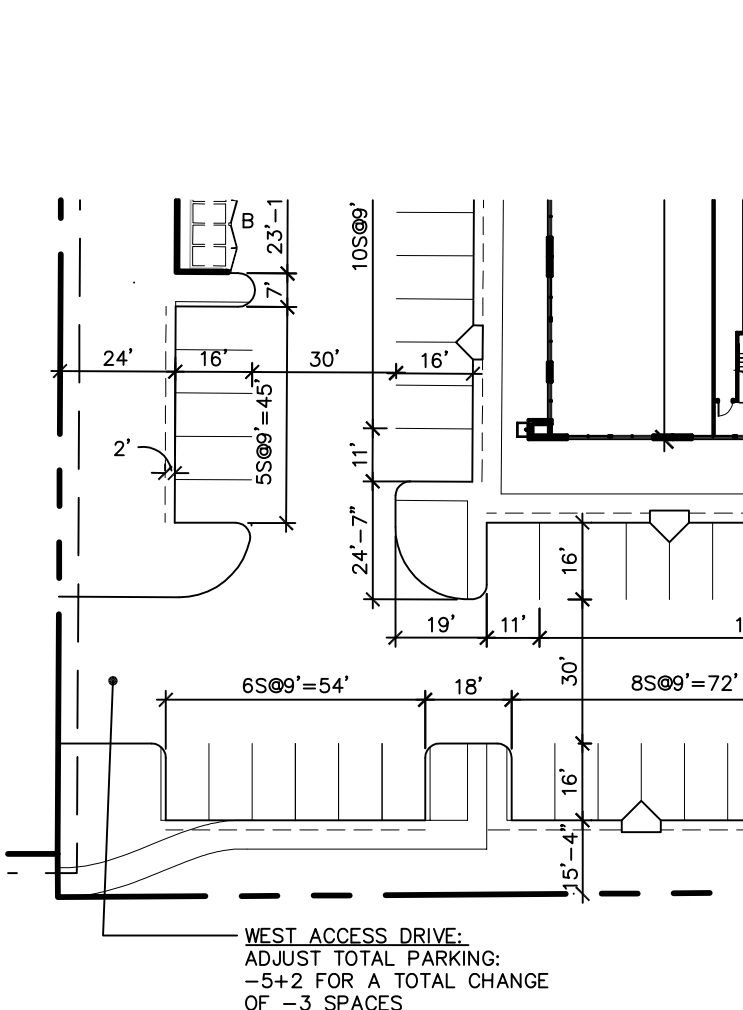
NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.

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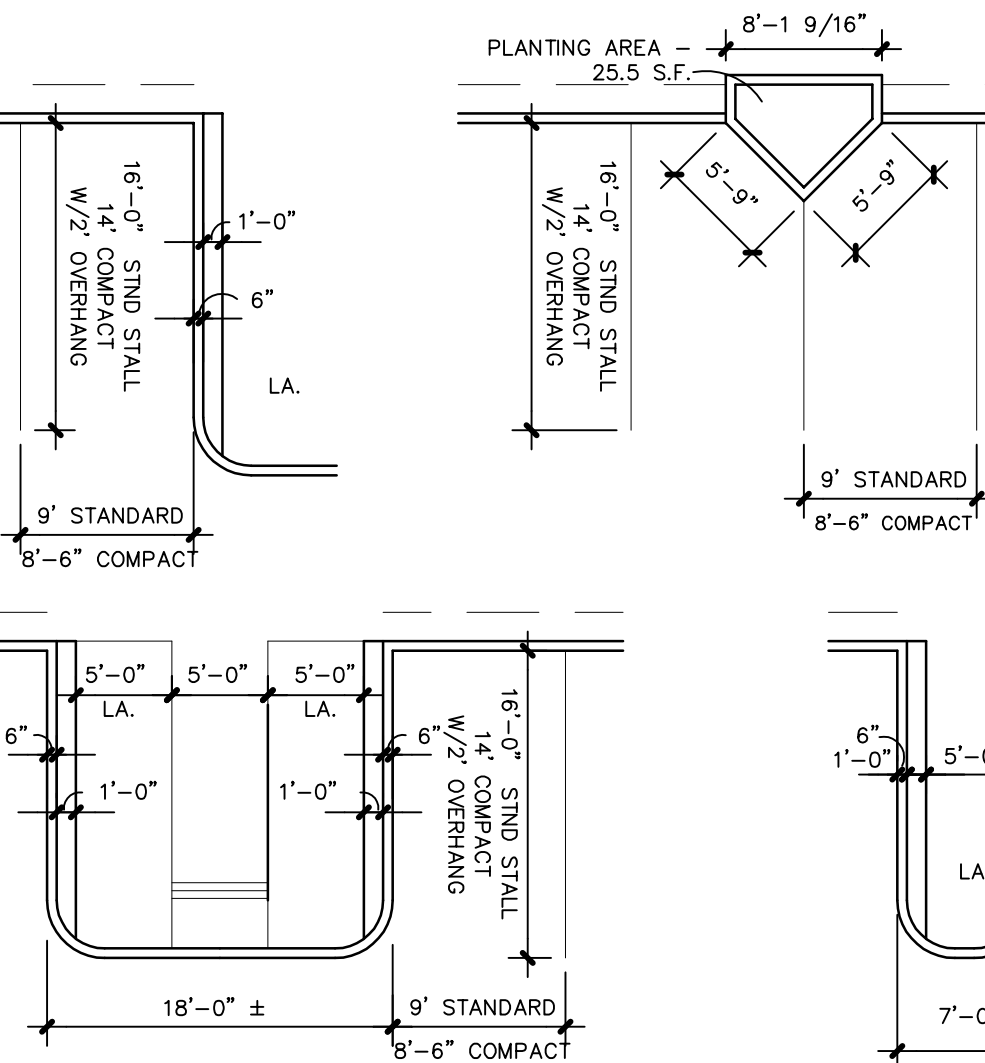
GAA  
ARCHITECTS



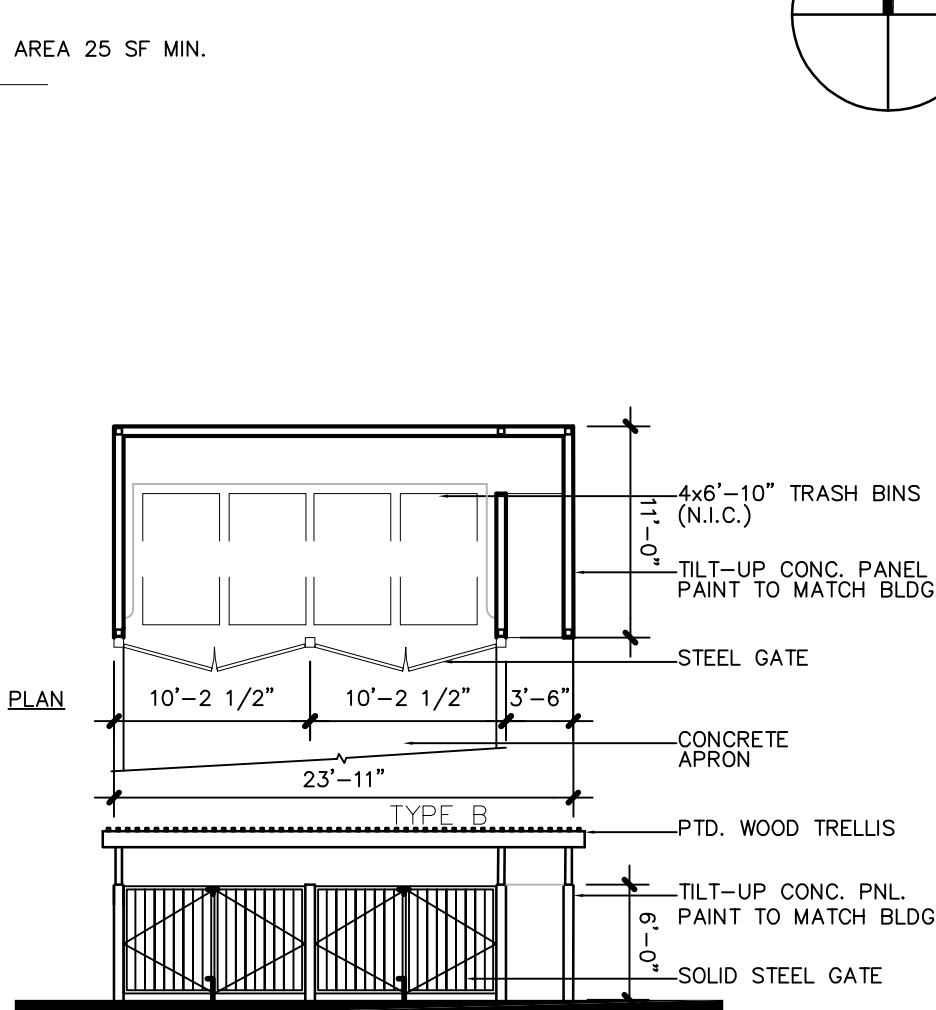
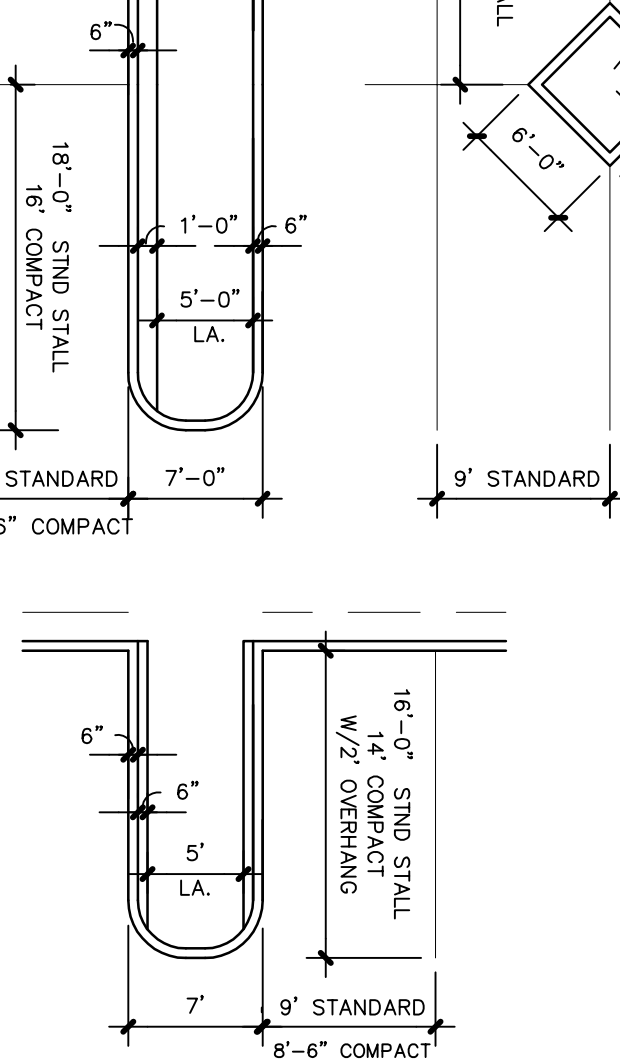
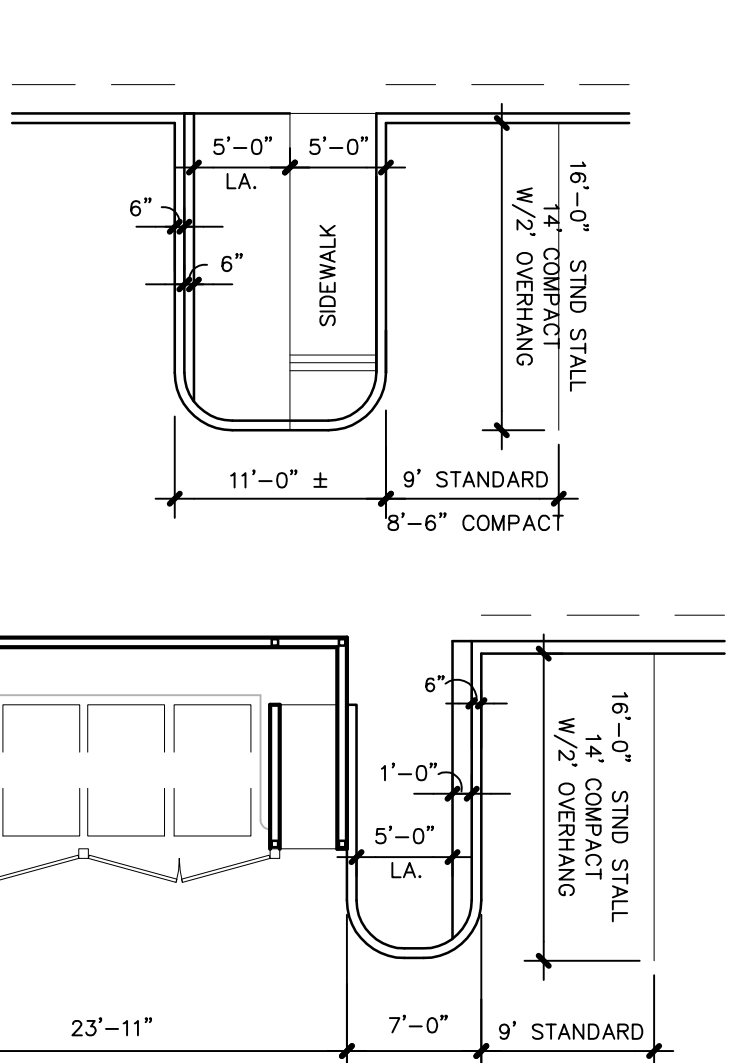
SITE PLAN  
140



POSSIBLE FUTURE ACCESS  
140



PARKING LOT CURB DIMENSIONS  
140



TRASH ENCLOSURES  
110

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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 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

**SEWER**  
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31315 CHANEY STREET  
LAKE ELSNORE, 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

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**CABLE TELEVISION**  
COMCAST CABLEVISION  
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LAKE ELSNORE, CA 92530  
PHONE: 888-255-5789

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

**WATER DISTRICT**  
ELLSNORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSNORE, 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

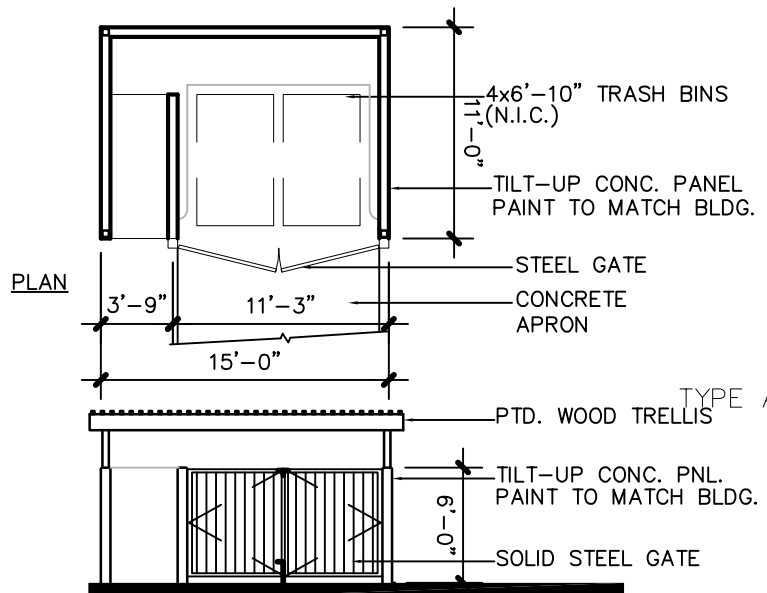
- NOTES:**
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
  - THE PROPERTY IS SUBJECT TO MODERATE LIQUEFACTION POTENTIAL AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
  - THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  - THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS 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'



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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**GAA**  
ARCHITECTS

# RANCON MEDICAL & EDUCATIONAL CENTER

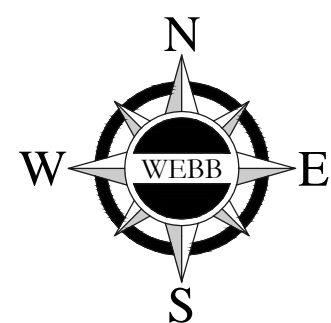
RANCON MEDICAL AND EDUCATION CENTER, LLC.

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

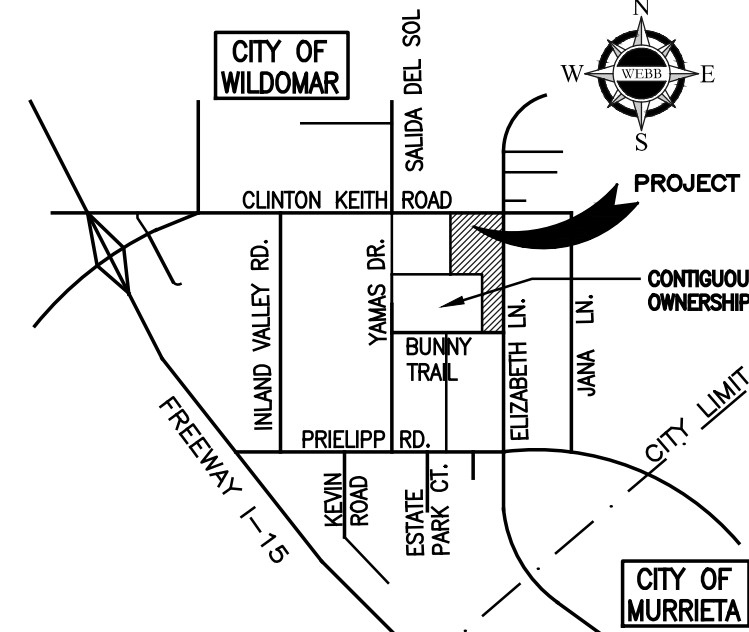


SHEET 2

CLINTON KEITH ROAD



1" = 80'



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

OWNER:

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APPLICANT:

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CIVIL ENGINEER:

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FAX: 951-788-1256  
CONTACT: SAM FARJO  
EMAIL: SAM.FARJO@WEBBASSOCIATES.COM

PLAN IDENTIFICATION

ASSESSORS PARCEL NO. 380-250-022

THOMAS BROTHERS MAP  
PAGE 927, PARCELS G1 & H1, RIVERSIDE COUNTY, 2010 EDITION

LEGAL DESCRIPTION:

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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 NO. 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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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

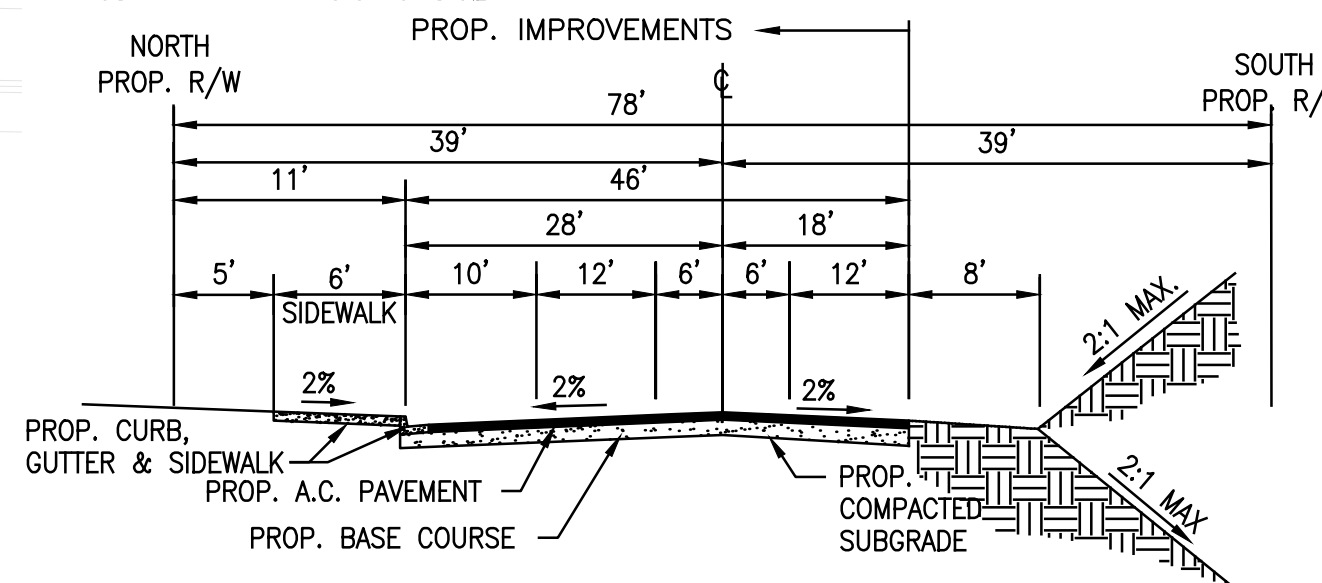
NOTE:

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.

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



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

UTILITIES

SEWER  
ELLSNORE VALLEY MUNICIPAL  
WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSNORE, CA 92531  
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PHONE: 951-928-8290

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
26528 KELVIN COURT  
MURRIETA, CA 92562  
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150 S. JUANITA ST.  
HEMET, CA 92543  
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SCHOOL DISTRICT  
LAKE ELSNORE UNIFIED SCHOOL DISTRICT  
545 CHANEY STREET  
LAKE ELSNORE, CA 92530  
PHONE: (951)-253-7000

WATER  
ELLSNORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSNORE, 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
- EXISTING GROUND CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY LINE
- HANDICAPPED ACCESSIBLE ROUTE

YAMAS DRIVE

ELIZABETH LANE

FUTURE STREET

PARCEL 12

PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 8

PARCEL 4

PARCEL 5

PARCEL 5  
PARCEL MAP NO.9637  
PMB 58/1-5

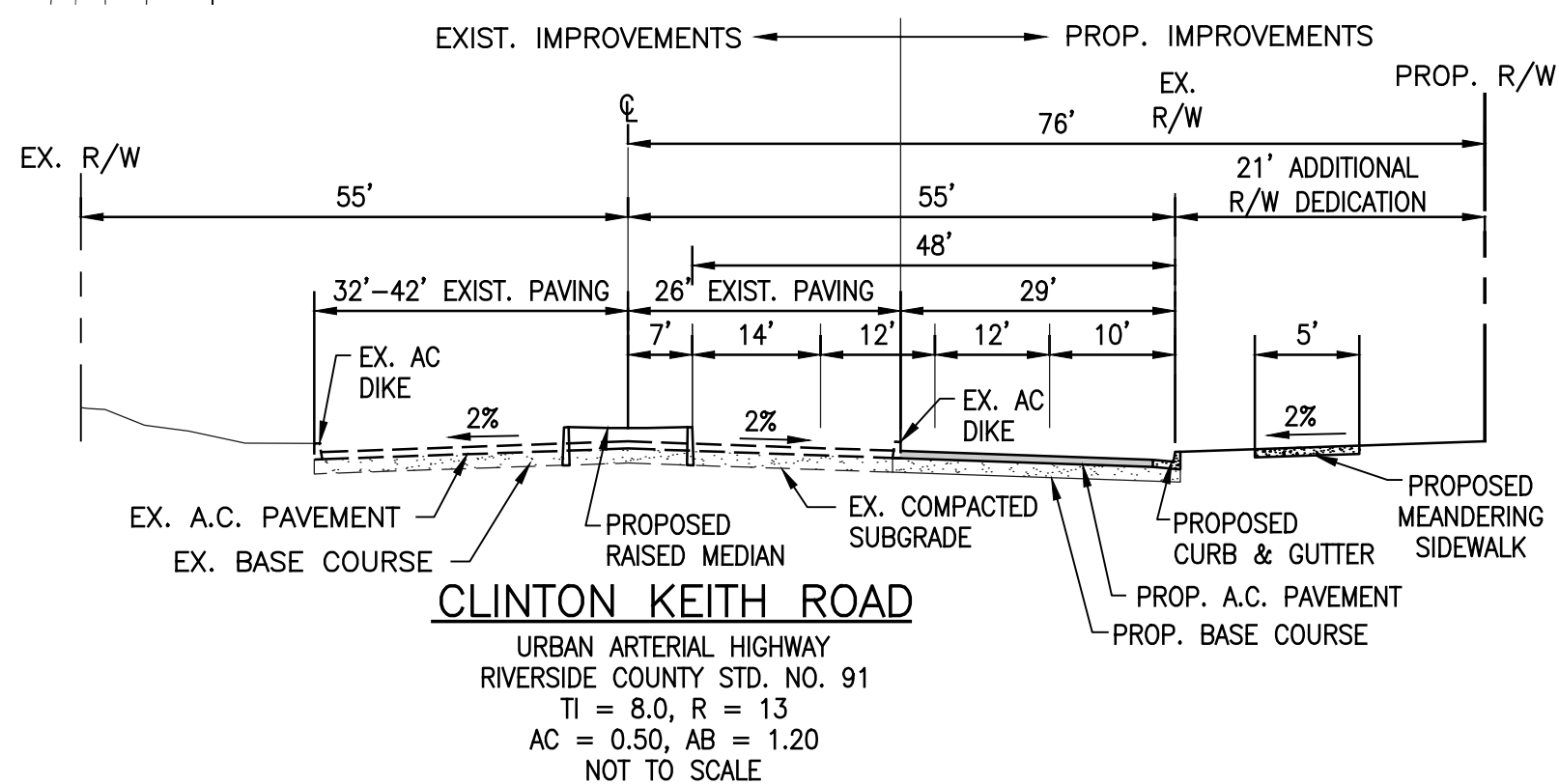
PARCEL 13

PARCEL 6

PARCEL 7

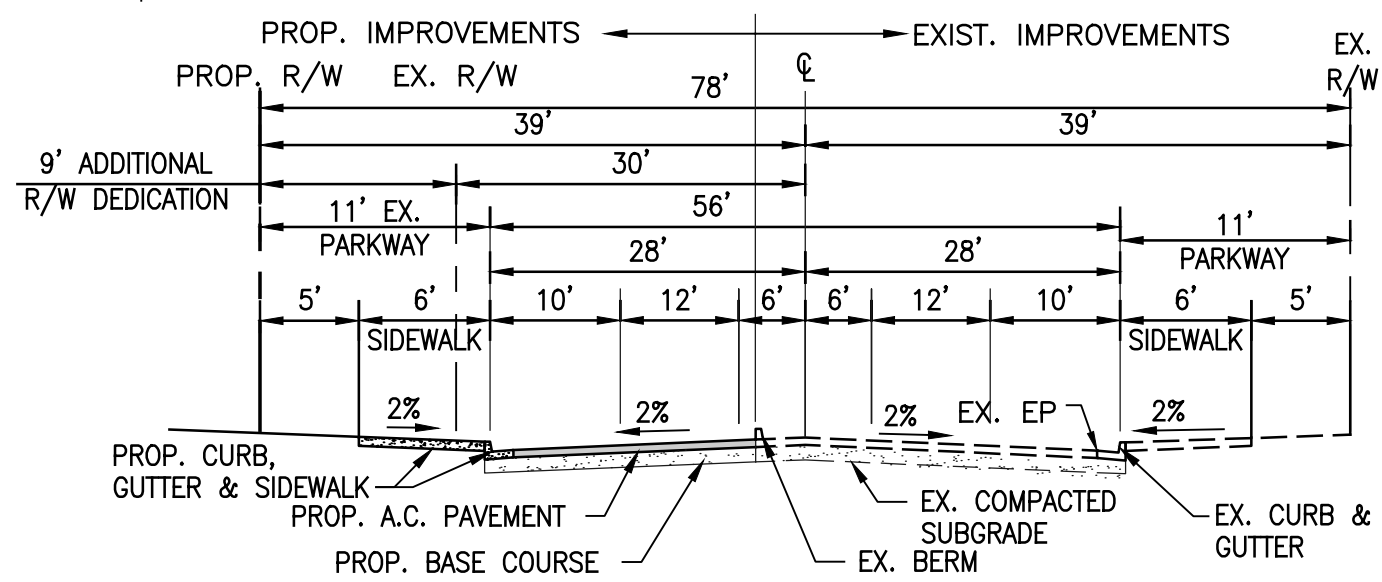
BUNNY TRAIL

SHEET 3



CLINTON KEITH ROAD

URBAN ARTERIAL HIGHWAY  
RIVERSIDE COUNTY STD. NO. 91  
T.I. = 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

SCALE:

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

ALBERT A. WEBB ASSOCIATES

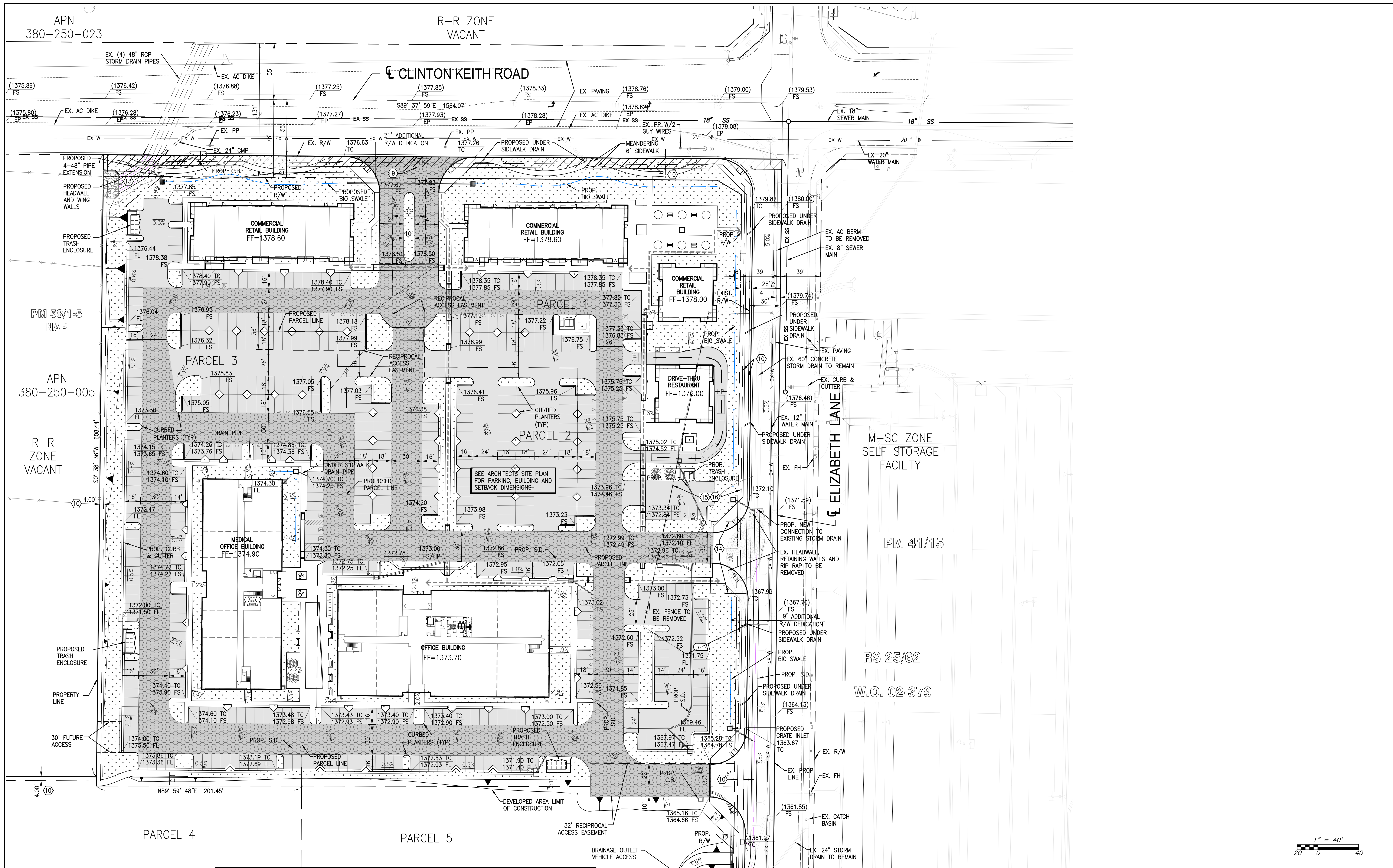
ENGINEERING CONSULTANTS  
3788 MCGRAY STREET  
RIVERSIDE, CA 92506  
PH. (951) 686-1070  
FAX (951) 788-1256  
6:\2012\12-0031\DWG&PRO\12-0031-C-PP.DWG  
PLOT DATE: 8-Feb-13

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.

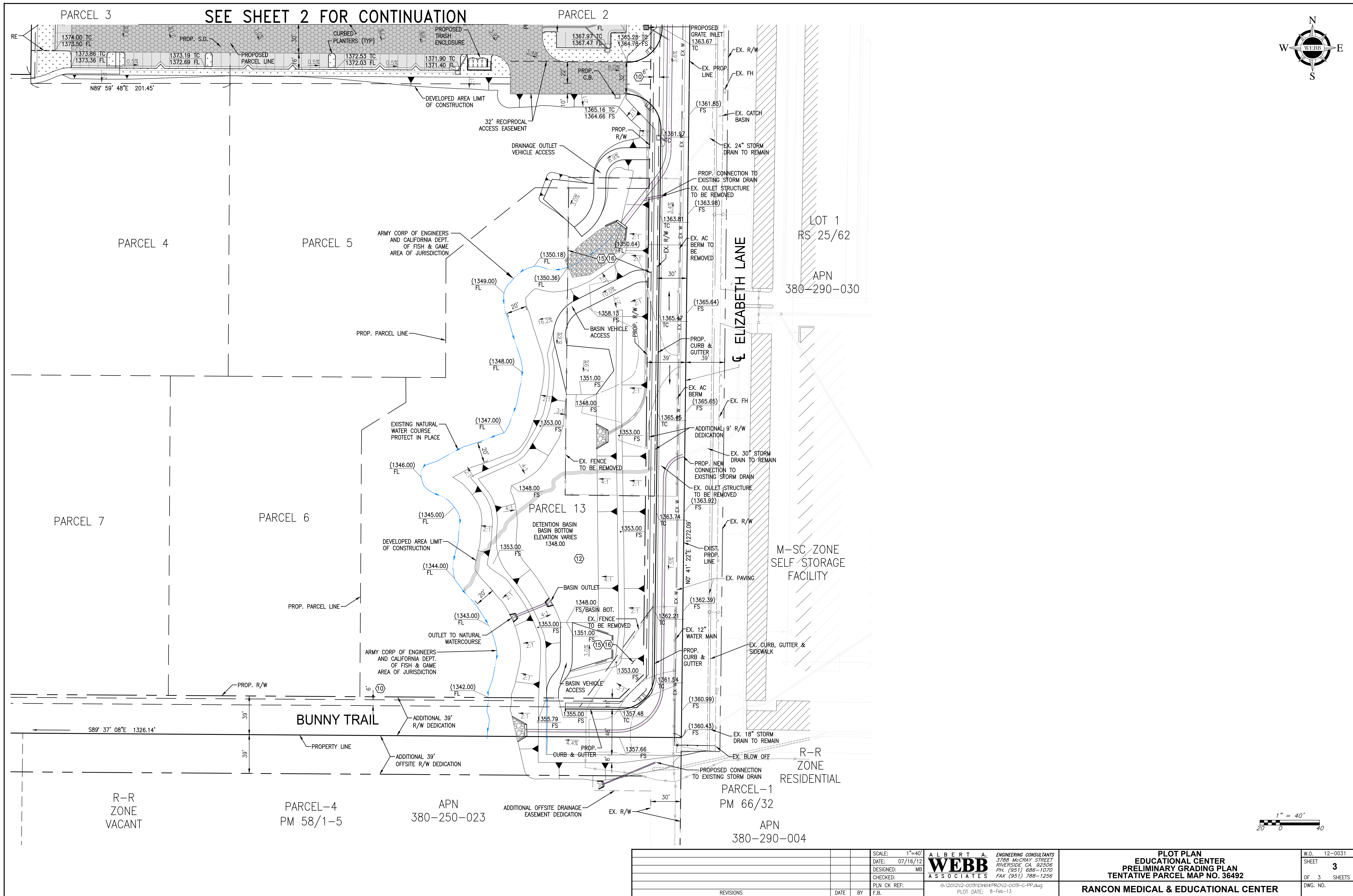




SEE SHEET 3 FOR CONTINUATION

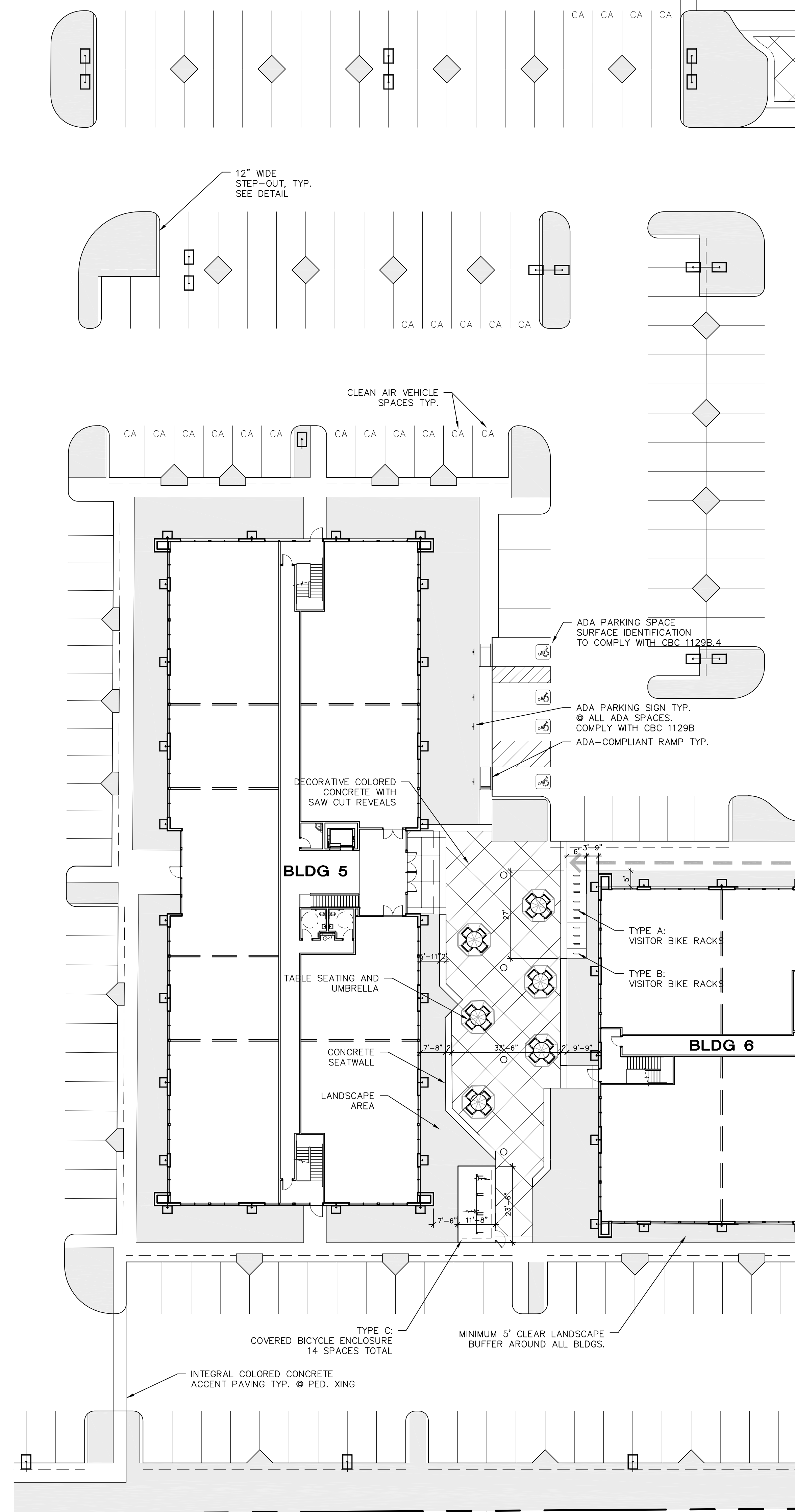
REVISIONS			DATE	BY	SCALE: 1"=40'	<b>WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 3788 MCORAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256 PLOT DATE: 8-Feb-13	<b>PLOT PLAN</b> CITY OF WILDOMAR PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 36492	W.O. 12-0031 SHEET <b>2</b> OF 3 SHEETS DWG. NO.
					DATE: 07/16/12			
					DESIGNED: MB			
					CHECKED:			
					PLN CK REF:			
					F.B.			



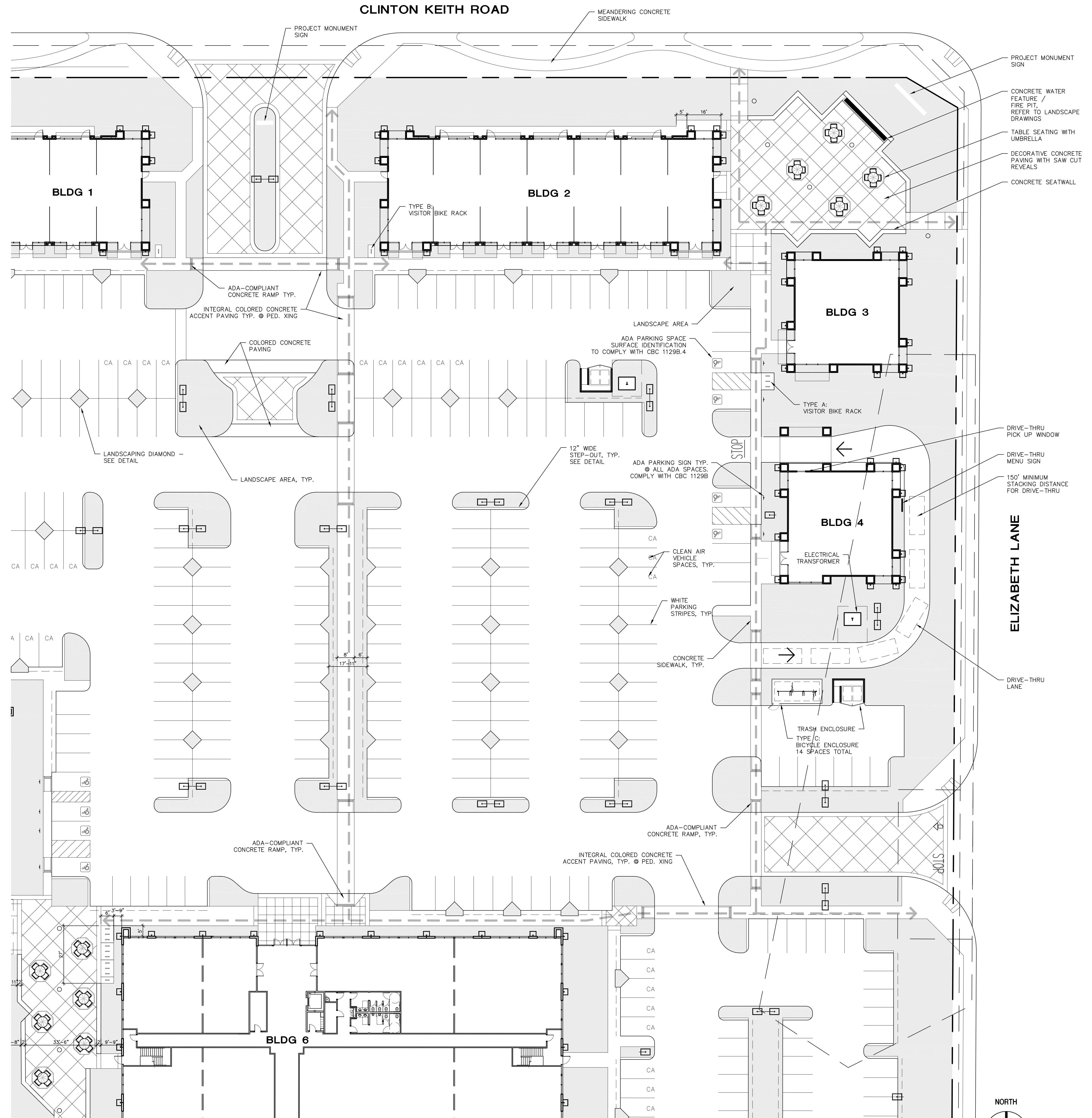


			SCALE: 1"=40'	<div>ALBERT A. ENGINEERING CONSULTANTS 3788 McCORAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256</div> <div><b>WEBB</b> ASSOCIATES</div> <div>G:\2012\12-0031\DWG&amp;PRO\12-0031-C-PP.dwg PLOT DATE: 8-Feb-13</div>	<div>PLOT PLAN EDUCATIONAL CENTER PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 36492</div>		W.O. 12-0031		
			DATE: 07/16/12		SHEET <b>3</b>				
			DESIGNED: MB		OF 3 SHEETS				
			CHECKED:		DWG. NO.				
REVISIONS			PLN CK REF:	<b>RANCON MEDICAL &amp; EDUCATIONAL CENTER</b>					
			F.B.						





**A - PLAZA 5-6 PLAN**  
1/20



**B - ENLARGED SITE PLAN**  
1/20

# RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

## ENLARGED PLANS TENTATIVE PARCEL MAP NO. 36492

SHEET 3

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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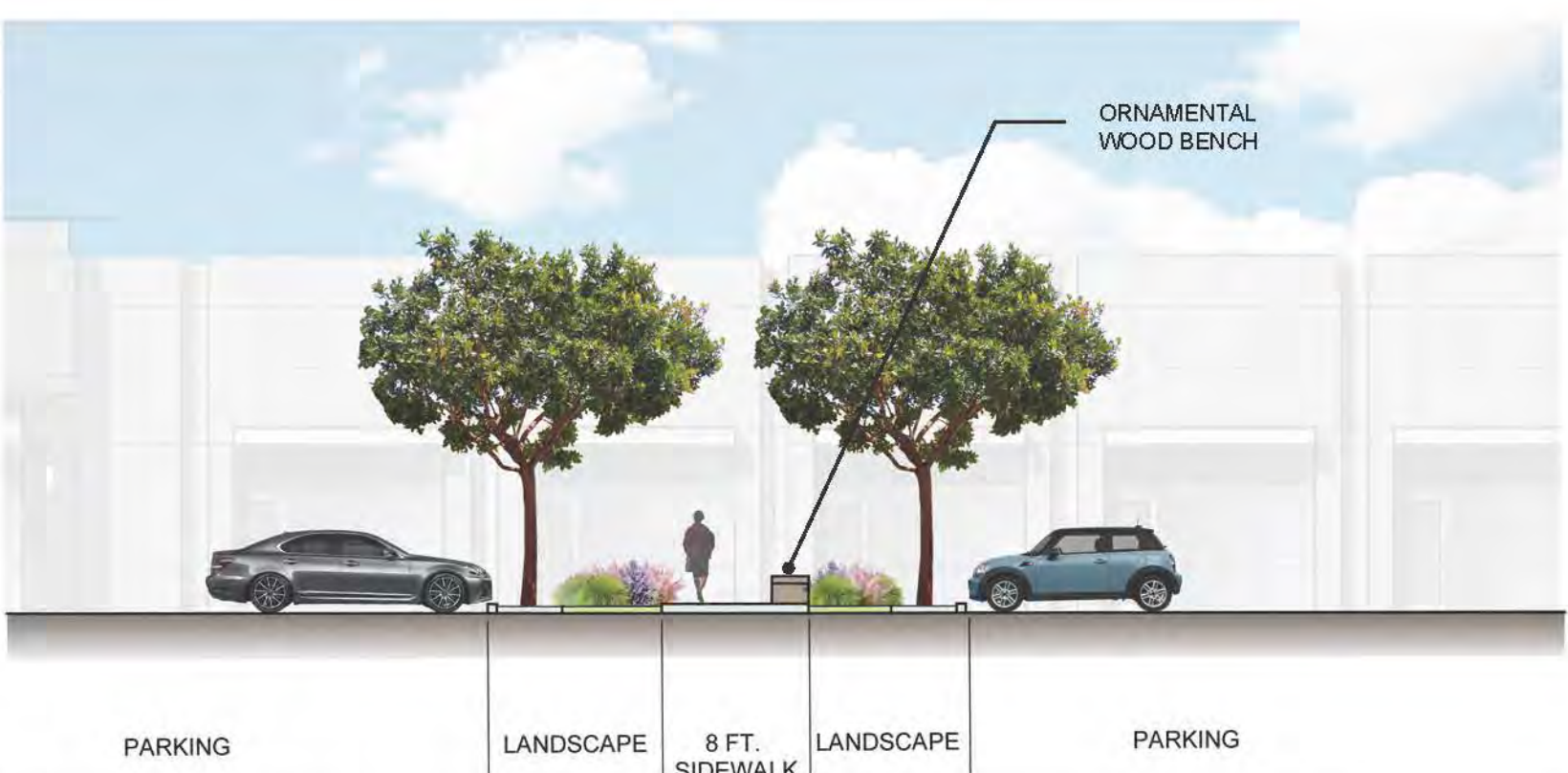
PLANTING LEGEND

TREES	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 AGRIFFOLIA	COAST LIVE OAK	24" BOX	22	30'	30'	MED. (0.5)	STANDARD
	RHIS LANKEA	AFRICAN SUMAC	24" BOX	100	20'-30'	20'-30'	LOH (0.2)	STANDARD
	ARBUTUS MARINA	ARBUTUS MARINA	24" BOX	61	25'-35'	15'-20'	LOH (0.2)	STANDARD

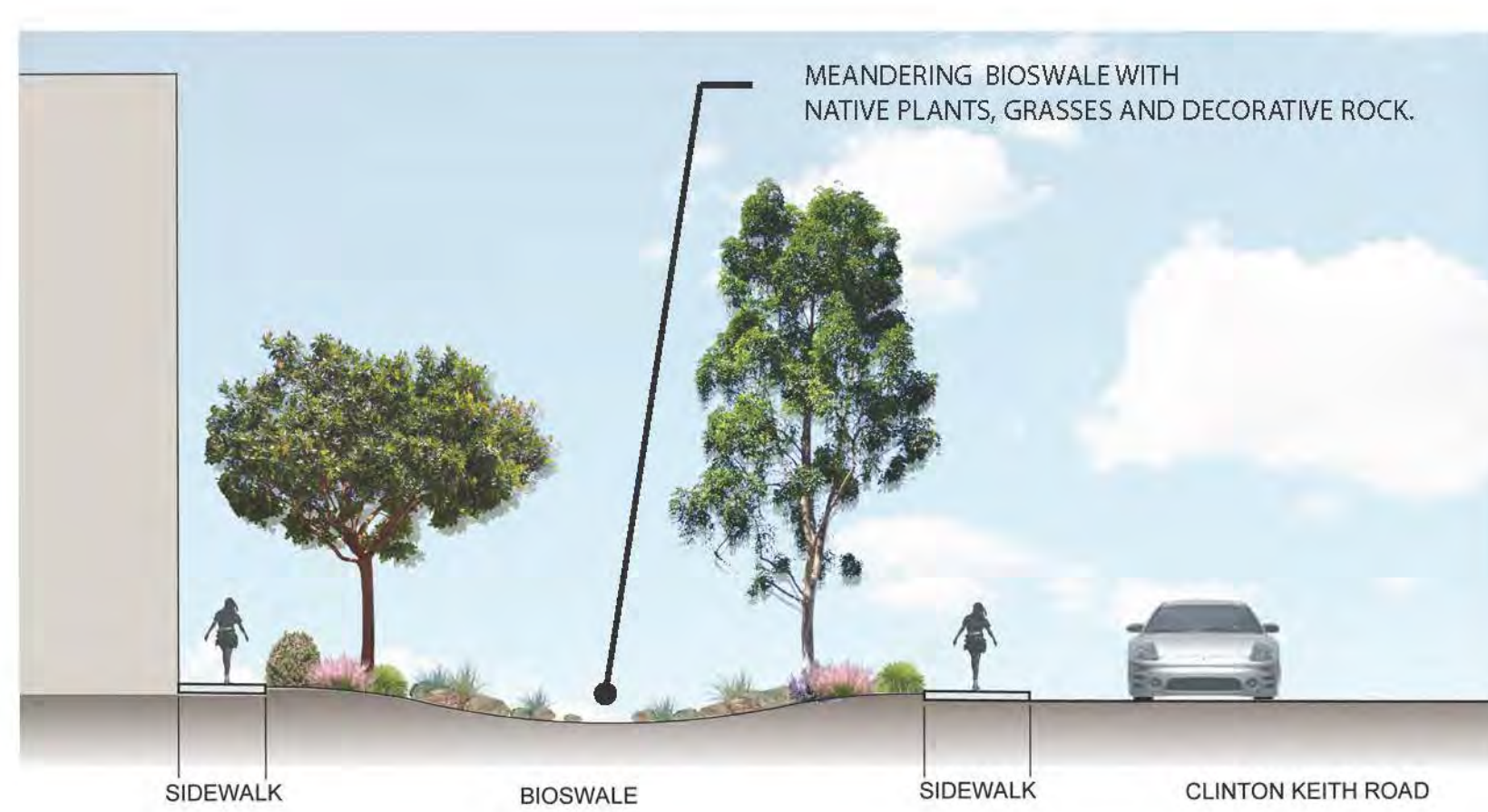
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	PLANT FACTOR	APPLICATION NOTES
	LAVANDULA LATIFOLIA	SPICE LAVENDER	5 GAL.	4'	4'-6'	LOH (0.2)	BACKGROUND
	RHAMNOLIPS INDICA	BALLERINA	5 GAL.	2'-3'	1'-2'	MED. (0.5)	GROUND COVER FOREGROUND
	DALIA GREGGII	TRAILING INDEGO BUSH	1 GAL.	12'-18"	5'-10"	LOH (0.2)	GROUND COVER FOREGROUND
	LAVANDULA STOECHAS	'OTTO QUAST'	5 GAL.	2'-3'	2'	LOH (0.2)	FOREGROUND
	LEUCOPHYLLUM CANDIDUM	'THUNDERCLOUD'	5 GAL.	3'-4'	3'-4'	LOH (0.2)	BACKGROUND
	PEROVSKIA ATRIPLEXIFOLIA	TEXAS RANGER - VIOLET SILVERLEAF	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)	FOREGROUND
	MYRTUS COMMIS	'COMPACTA'	1 GAL.	2'-3'	2'-3'	LOH (0.2)	FOREGROUND
	TEUCRIUM CHAMAEDRY'S	WALL GERMANDER	1 GAL.	12'-18"	2'	LOH (0.2)	FOREGROUND
	RYANUS CALIFORNICA	'MOND SAN BRUNO'	5 GAL.	3'-4'	10'-15'	LOH (0.2)	FOREGROUND

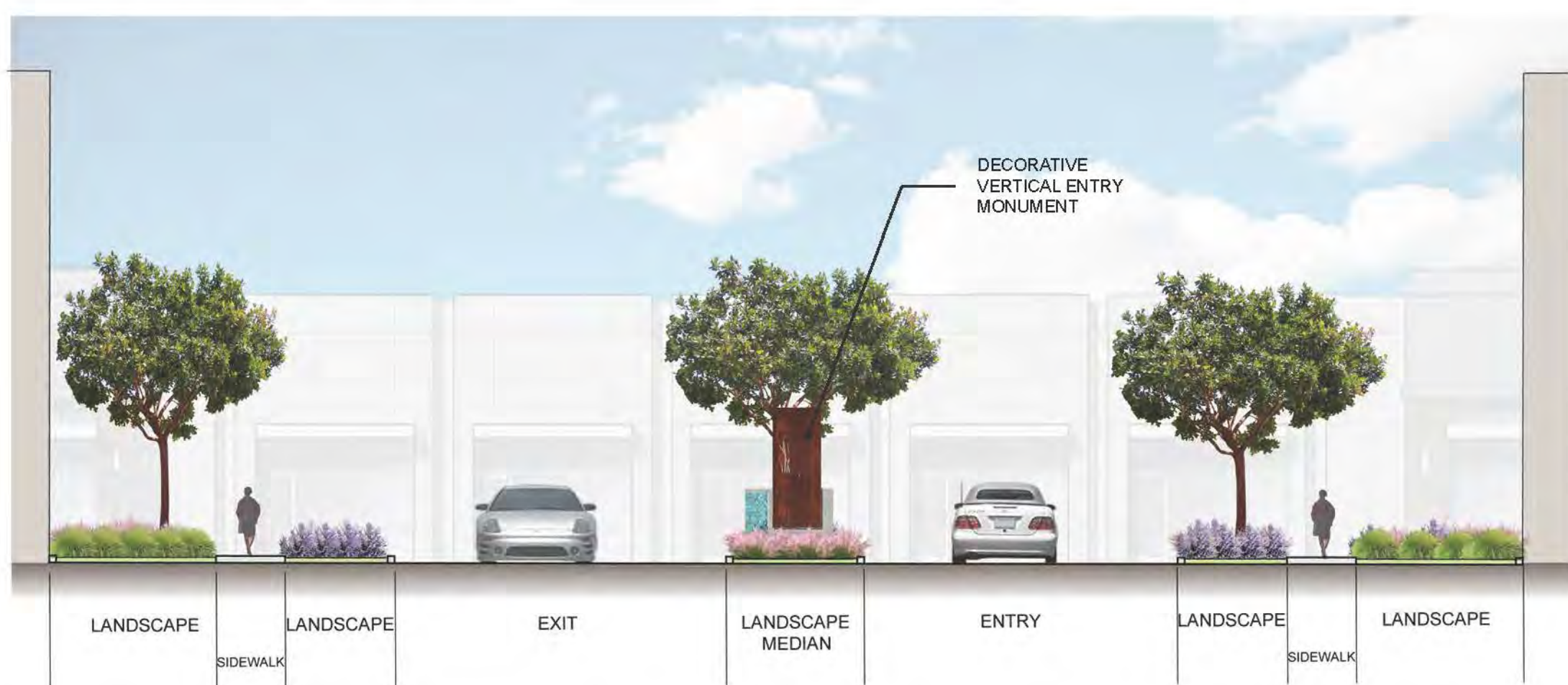
	ARCOTOSTAPHYLOS EMERALD CARPET	EMERALD CARPET MANZINITA	1 GAL.	1'-2"	3'-6"	LOH (0.2)	GROUND COVER FOREGROUND
	ABELIA GRANDIFLORA	'EDWARD BOUGHEN'	5 GAL.	4'-6'	4'-6'	LOH (0.2)	FOREGROUND
	LEUCOPHYLLUM CANDIDUM	'THUNDER CLOUD'	1 GAL.	3'	3'	LOH (0.2)	ACCENT
	VIOLET SILVERLEAF	ROSEMARINUS OFFICINALIS	1 GAL.	1'	2'-4'	LOH (0.2)	GROUND COVER FOREGROUND
	MULLENBERGIA REIGNS	DEERGRASS	1 GAL.	2'-3'	4'-5'	LOH (0.2)	ACCENT
	BERBERIS REPENS	CREeping BARBERRY	1 GAL.	2'-3'	2'-3'	LOH (0.2)	FOREGROUND



SECTION A-A SCALE: 1"=10'



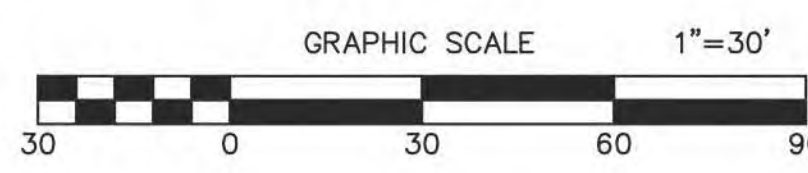
SECTION B-B SCALE: 1"=10'



SECTION C-C SCALE: 1"=10'

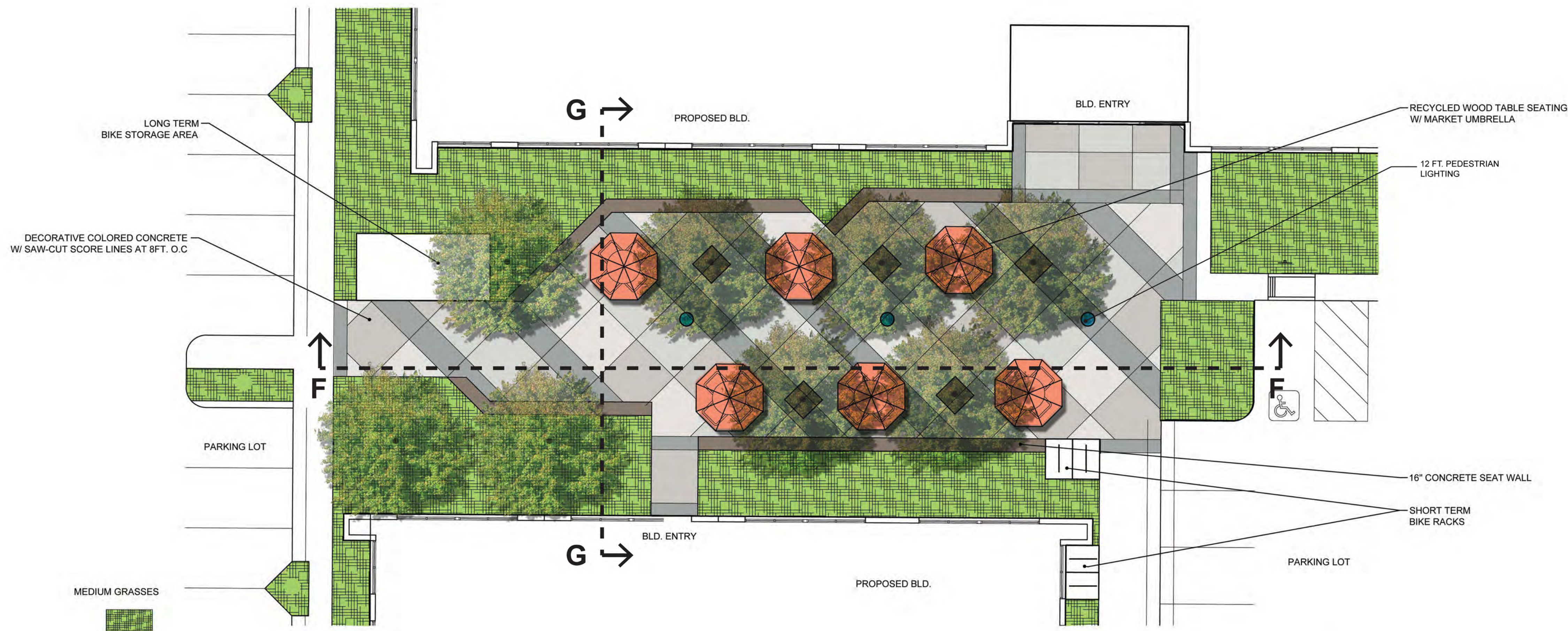


NOTE: CALIFORNIA NATIVE PLANTS ARE REQUIRED IN ALL DETENTION AREAS.



ILLUSTRATIVE PLAN

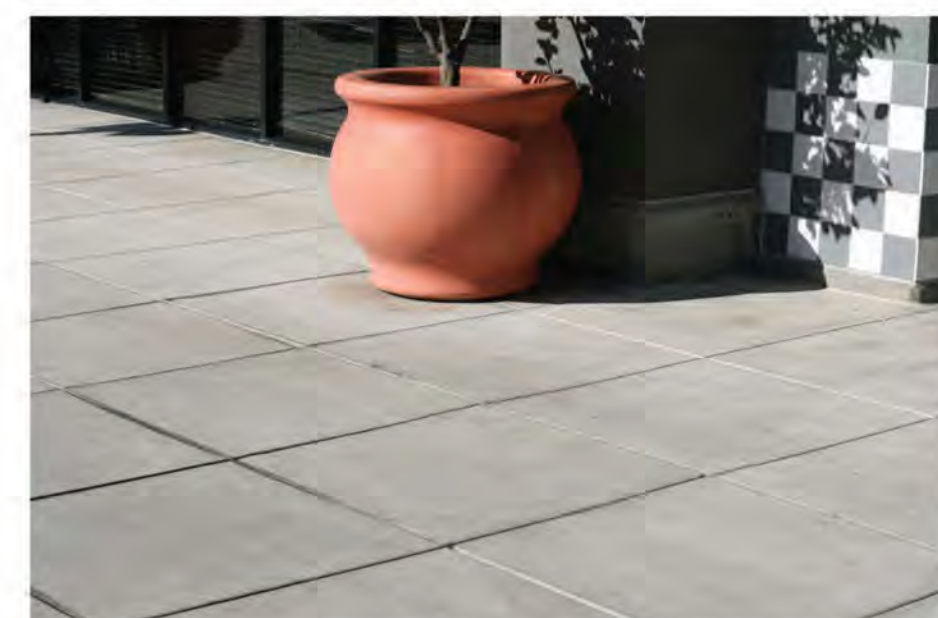
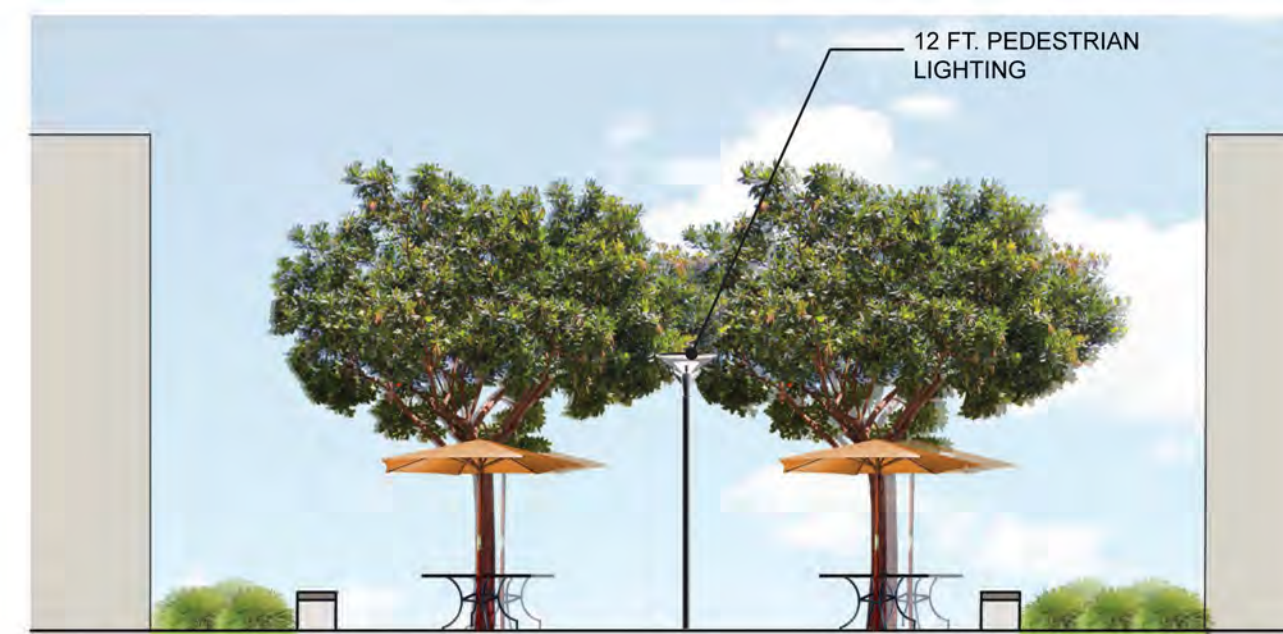




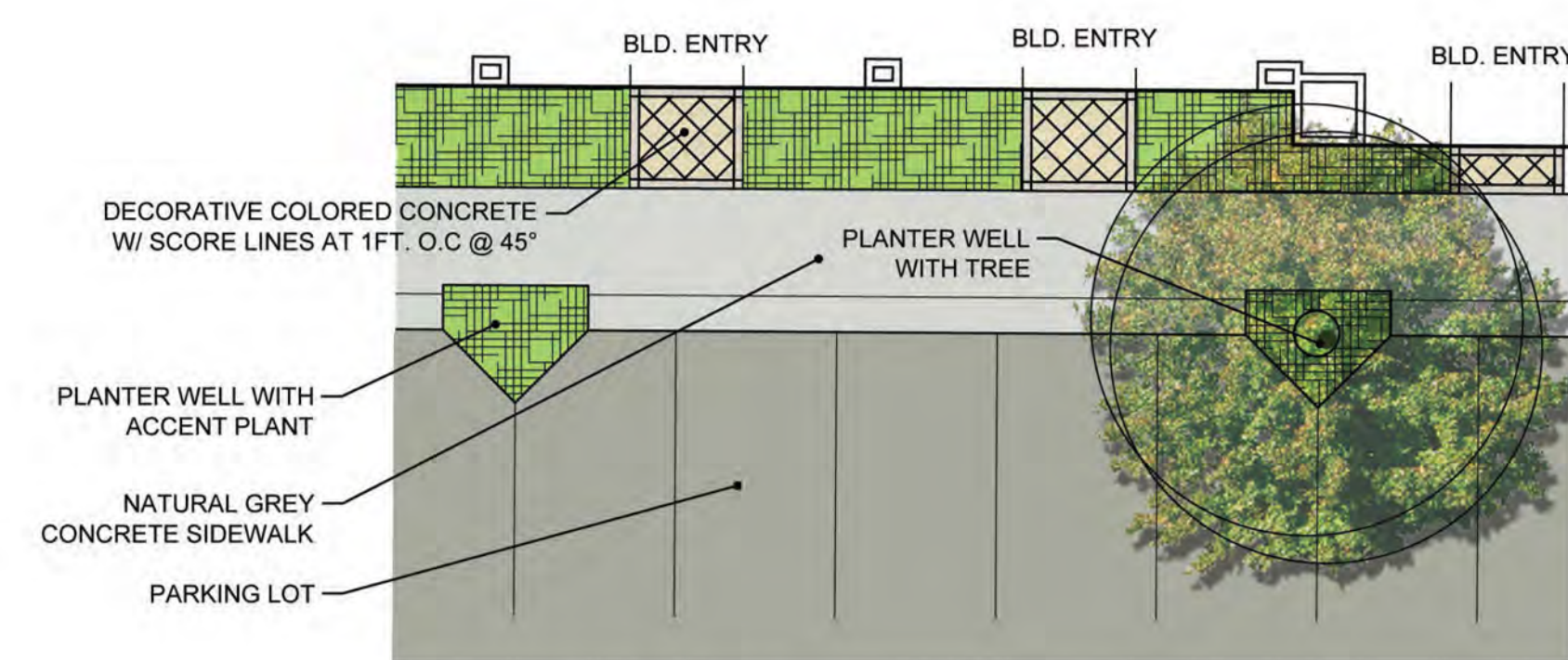
PATIO A SCALE: 1"=10'



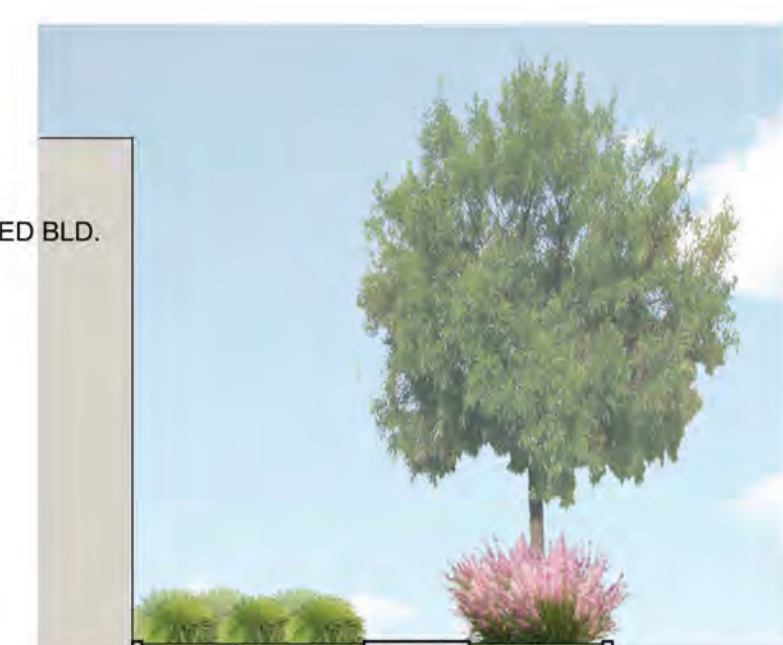
ELEVATION F-F SCALE: 1"=10'



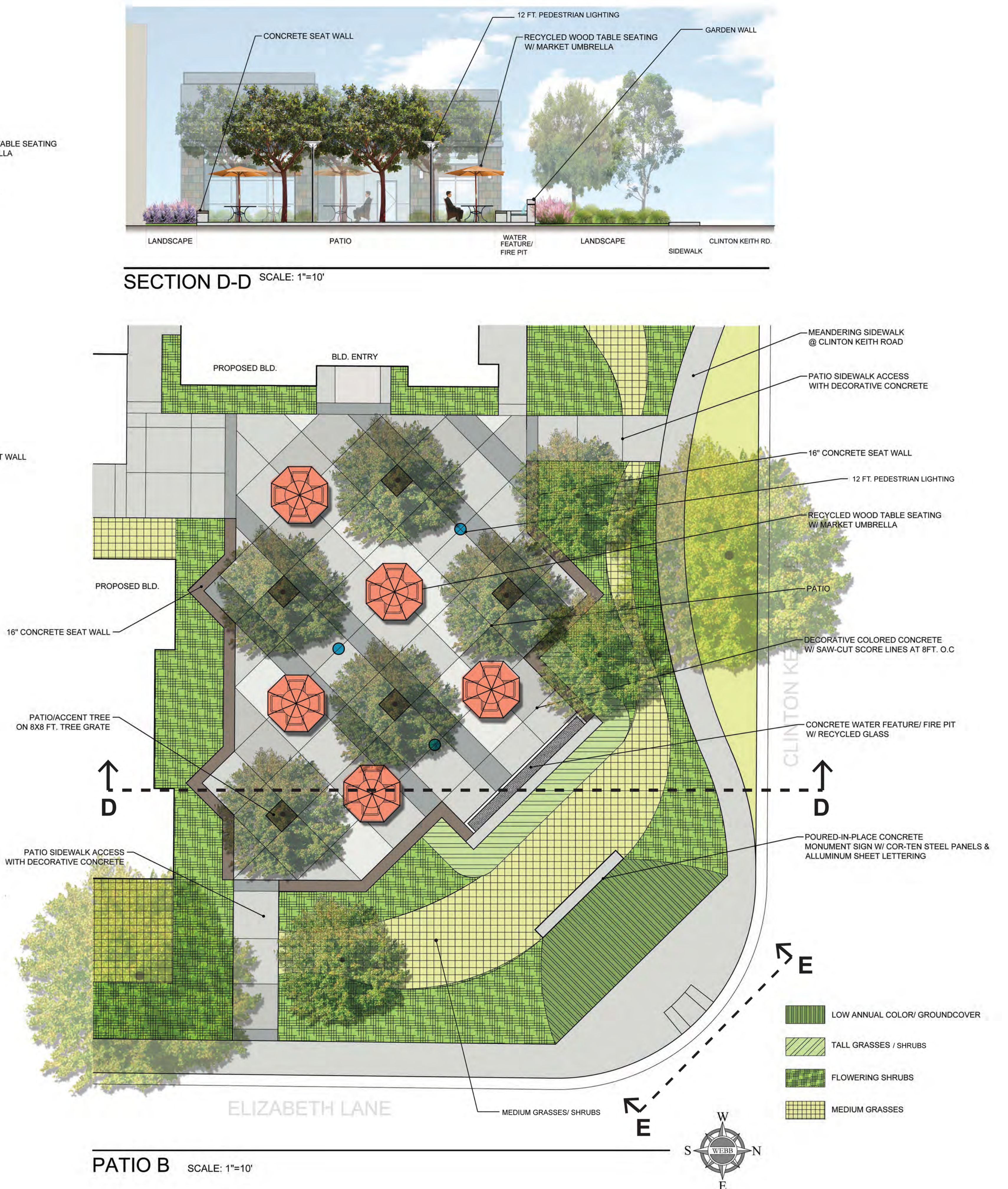
SECTION G-G SCALE: 1"=10'



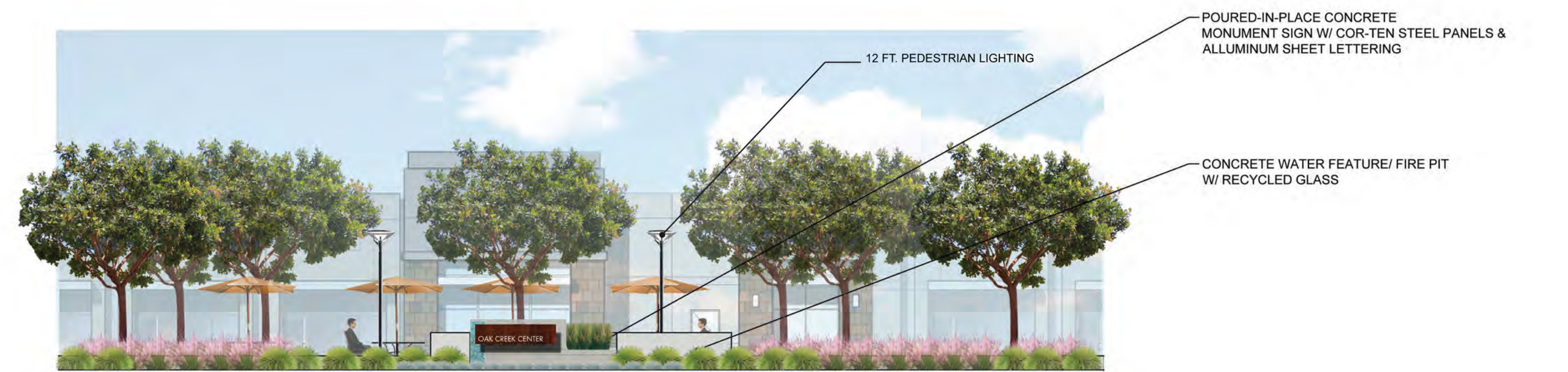
TYPICAL BLD. ENTRY SCALE: 1"=10'



SECTION H-H SCALE: 1"=10'

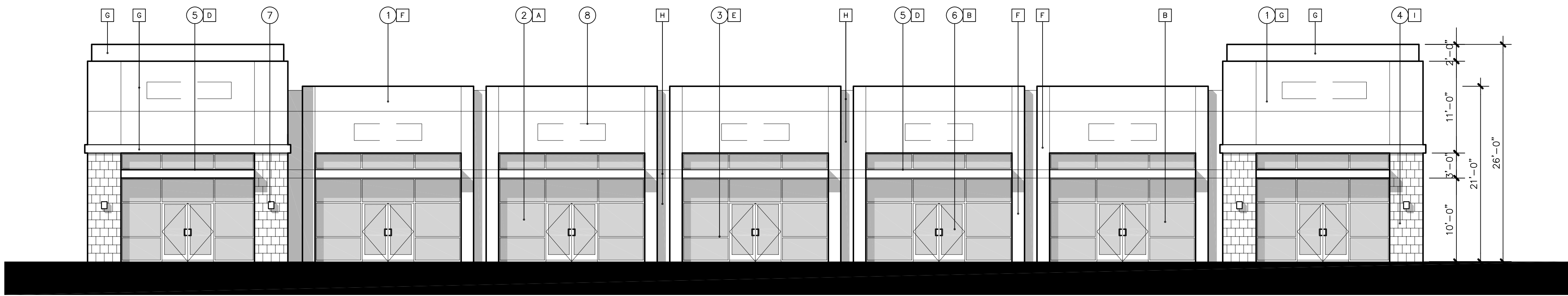


PATIO B SCALE: 1"=10'

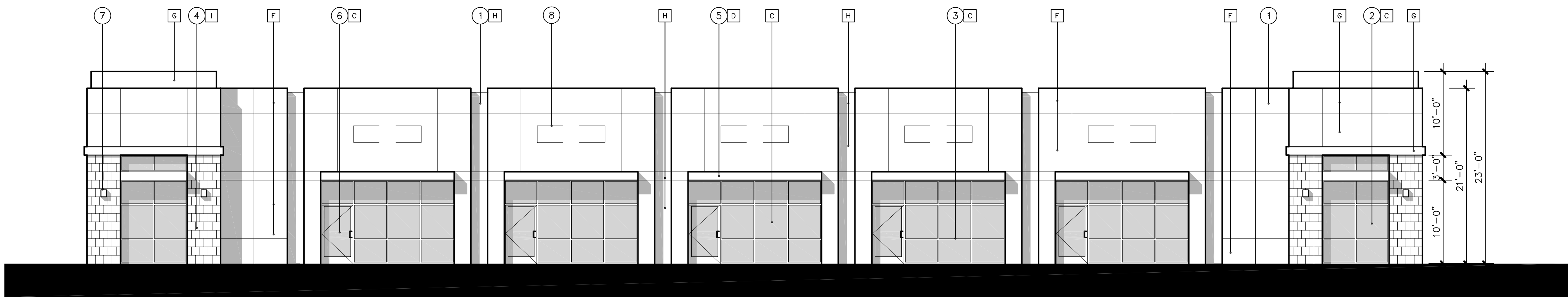


ELEVATION E-E SCALE: 1"=10'

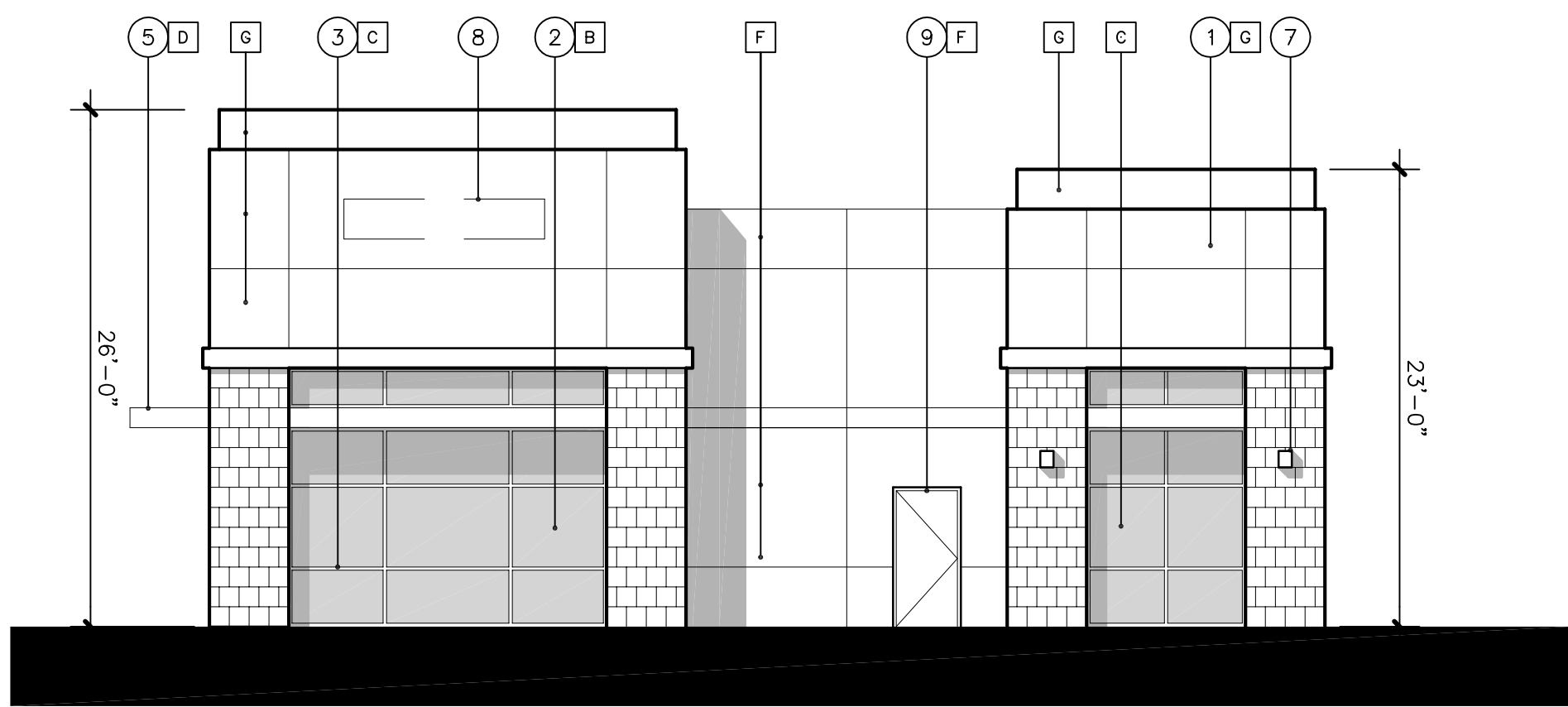




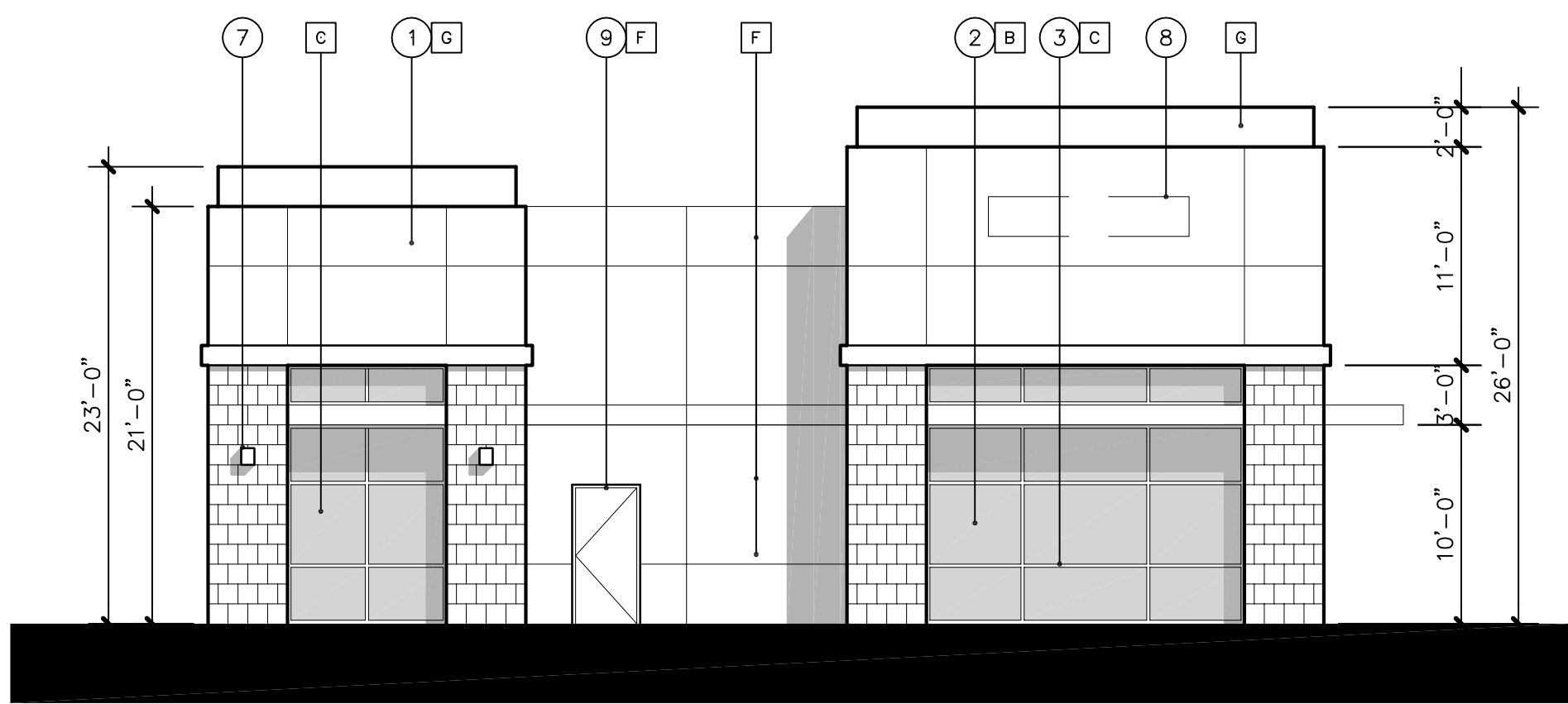
SOUTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)  
SCALE: 1/8" = 1'-0"



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



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



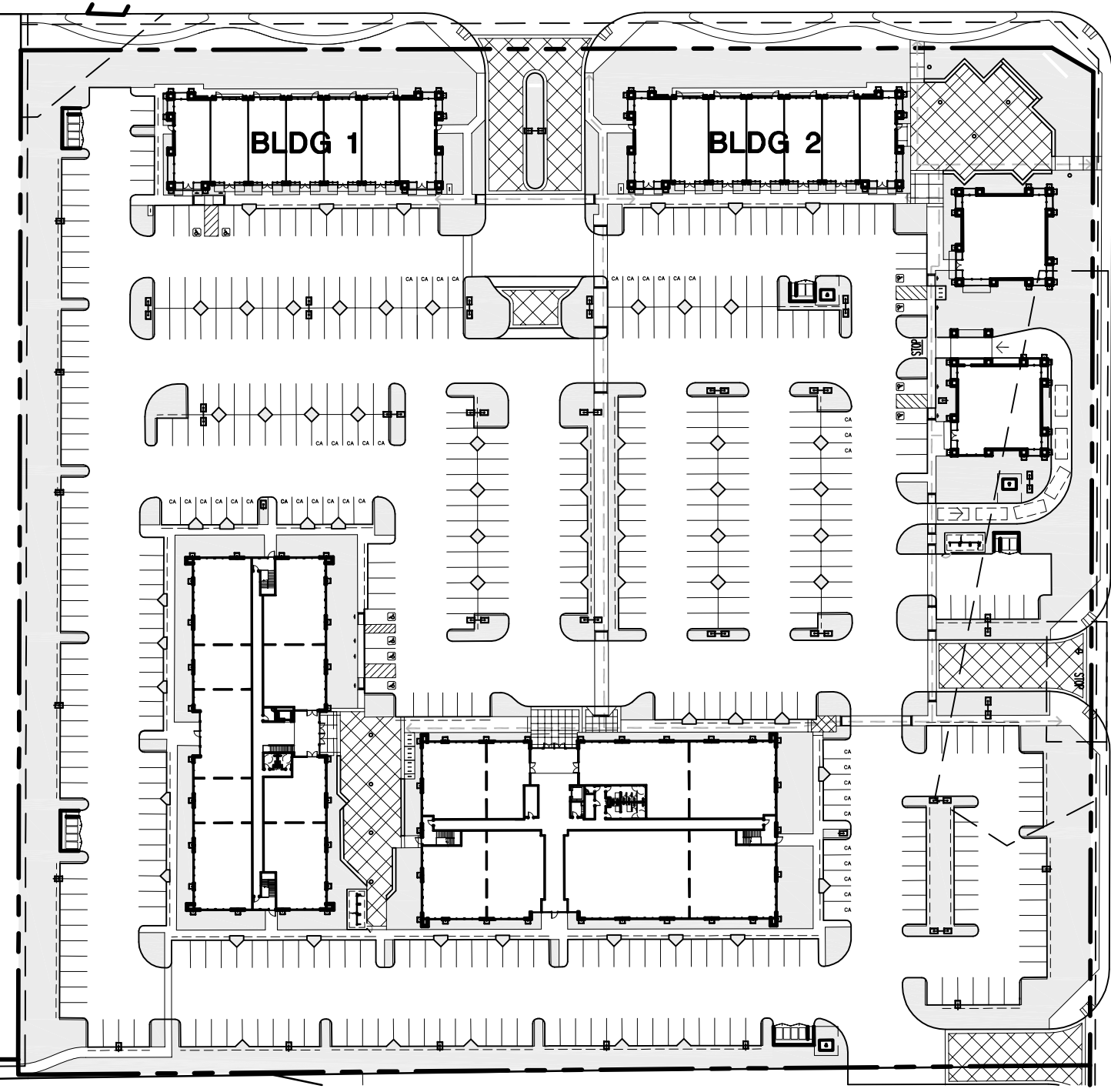
WEST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)  
SCALE: 1/8" = 1'-0"

**BUILDING MATERIALS**

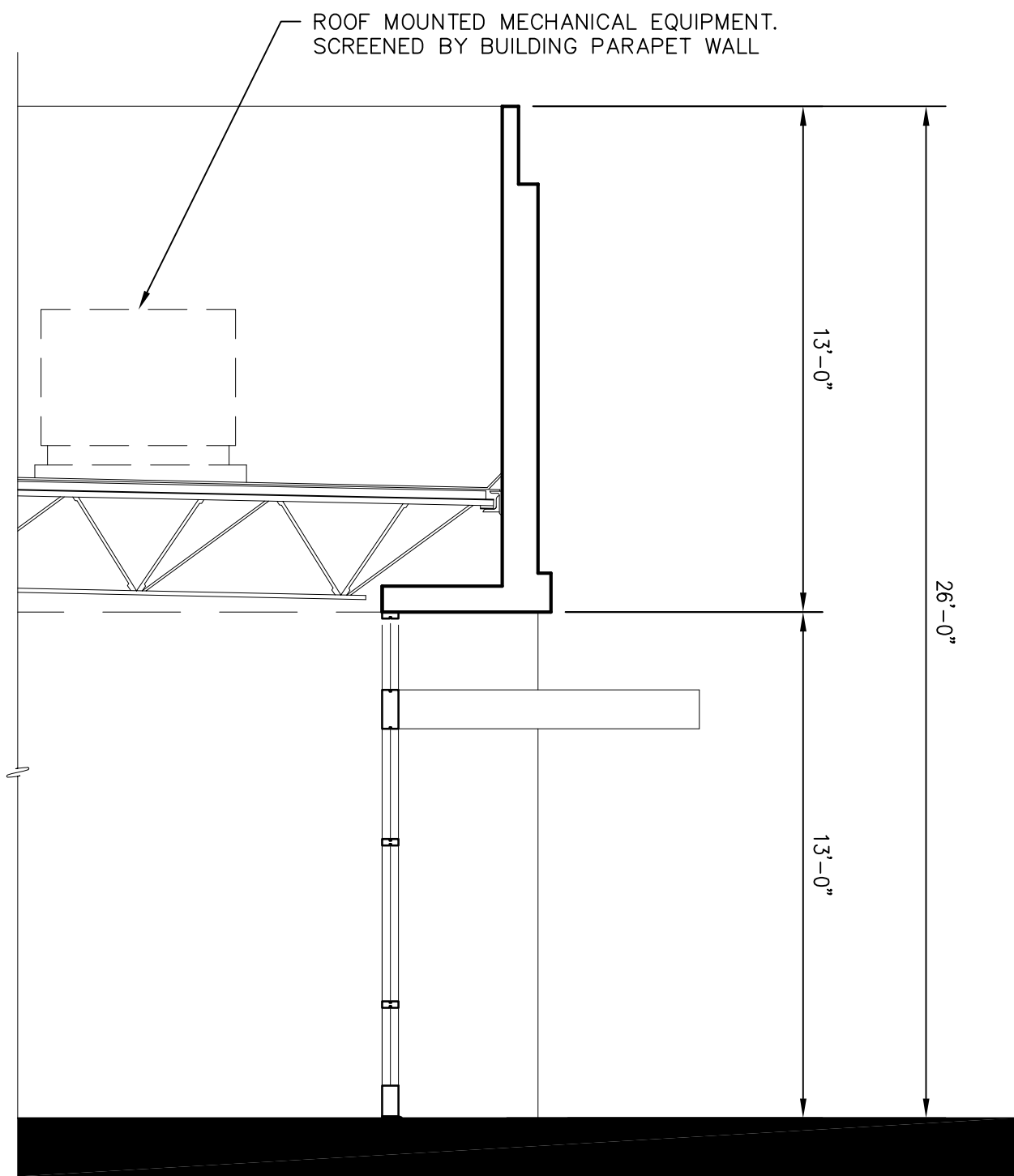
- 1 STUCCO OVER WOOD FRAME CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 TILE ACCENT
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE WITH TINTED GLASS
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 H.M. STEEL DOOR
- 10 HORIZONTAL REVEALS

**COLOR SCHEDULE**

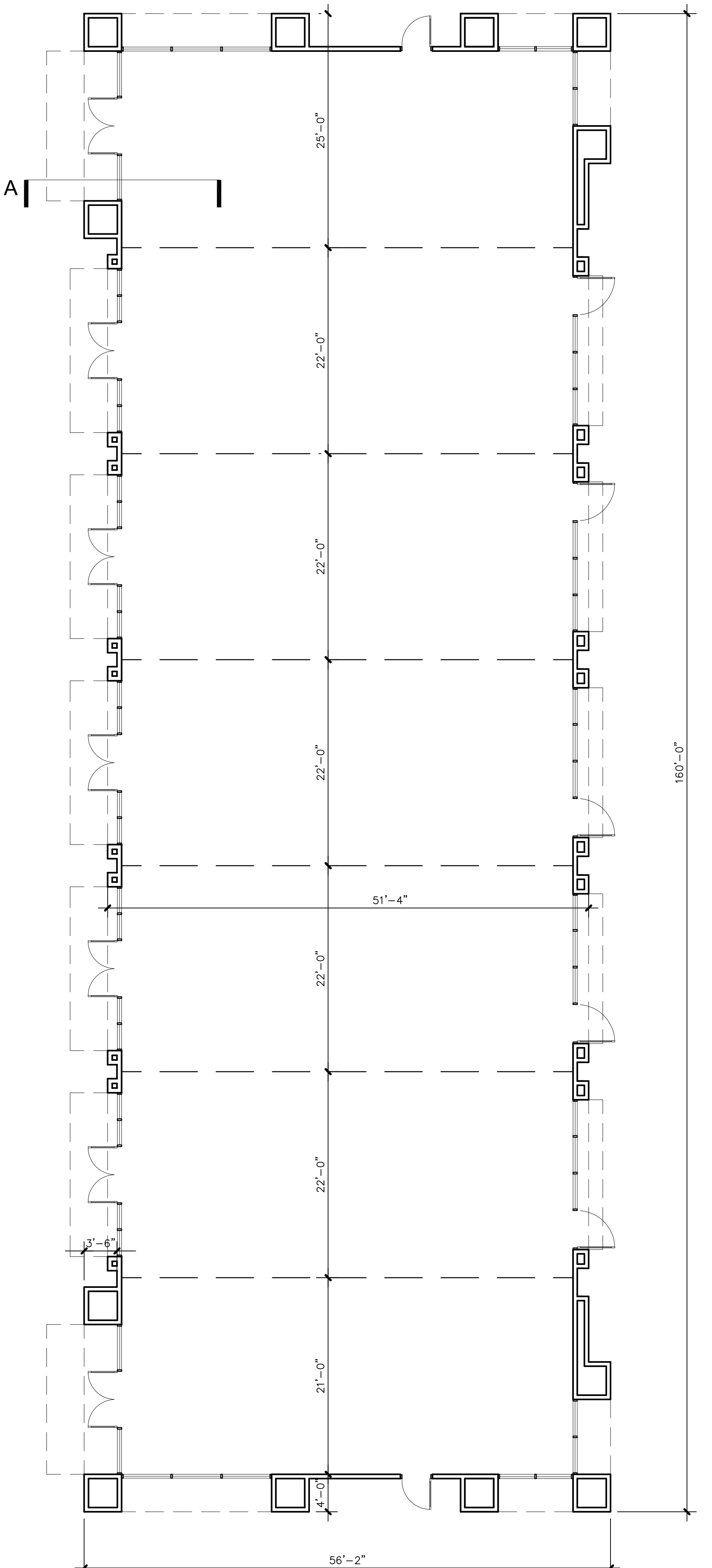
- A GLASS (BLDG 5 & 6) - BLUE-GREEN
- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
- D METAL CANOPY - CLEAR ANODIZED
- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG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

**RANCON MEDICAL & EDUCATIONAL CENTER**

RANCON MEDICAL AND EDUCATION CENTER, LLC.

**BUILDINGS 1 AND 2 ELEVATIONS AND FLOOR PLAN SHEET 4**

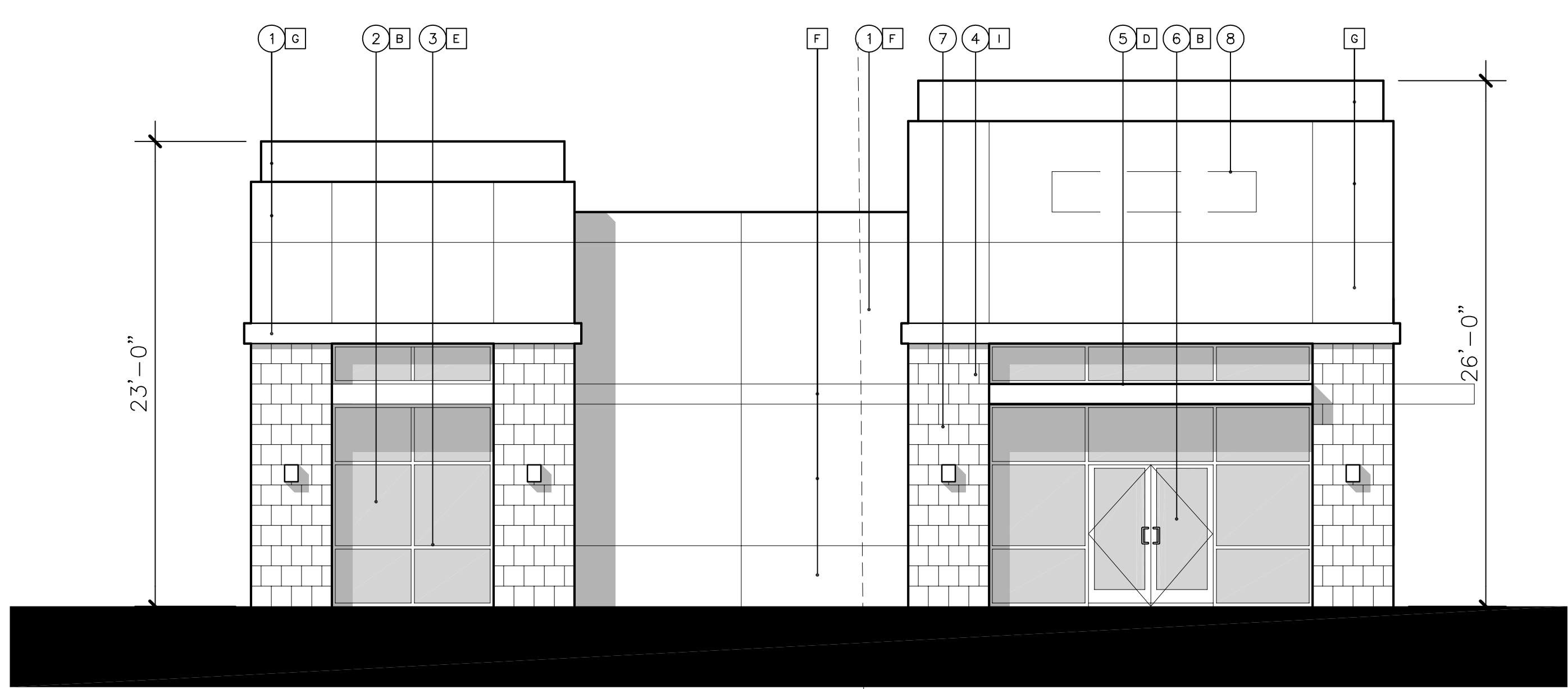
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PROJECT NO.: RG001.01

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

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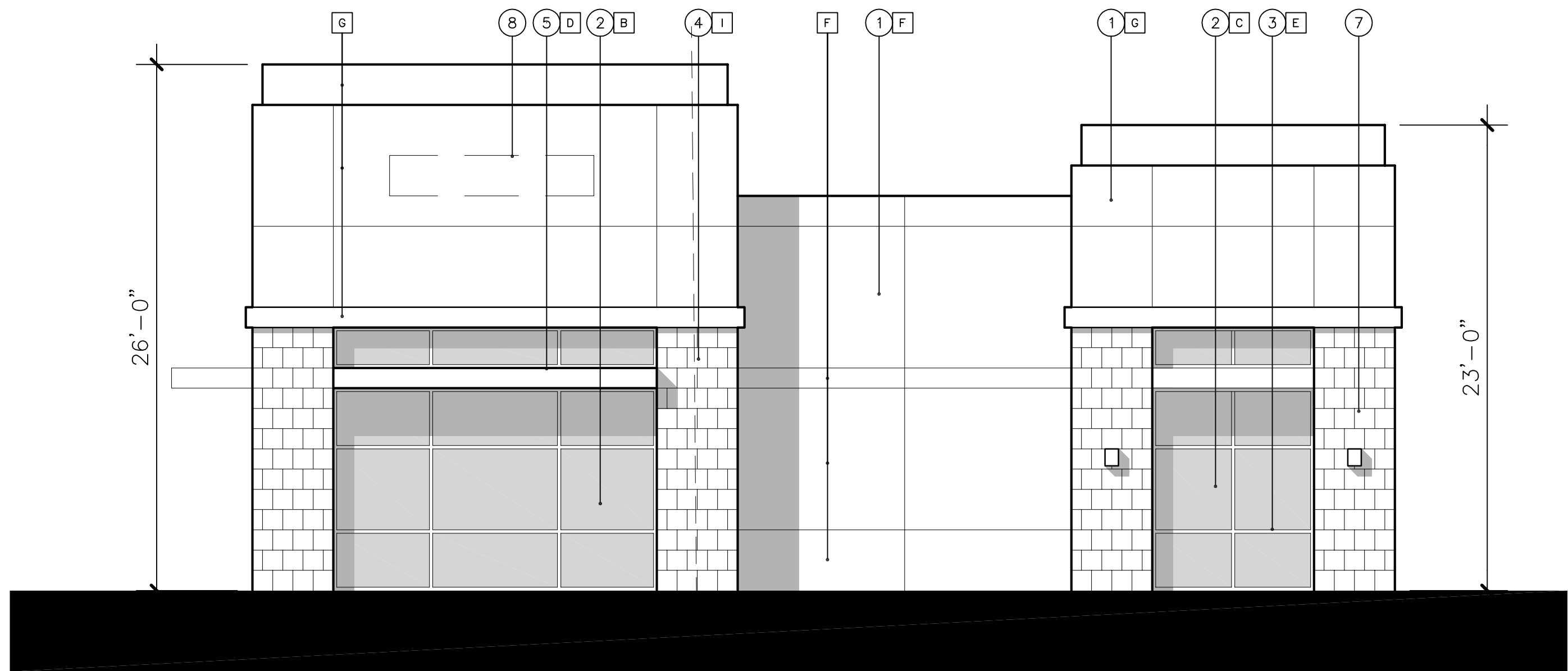
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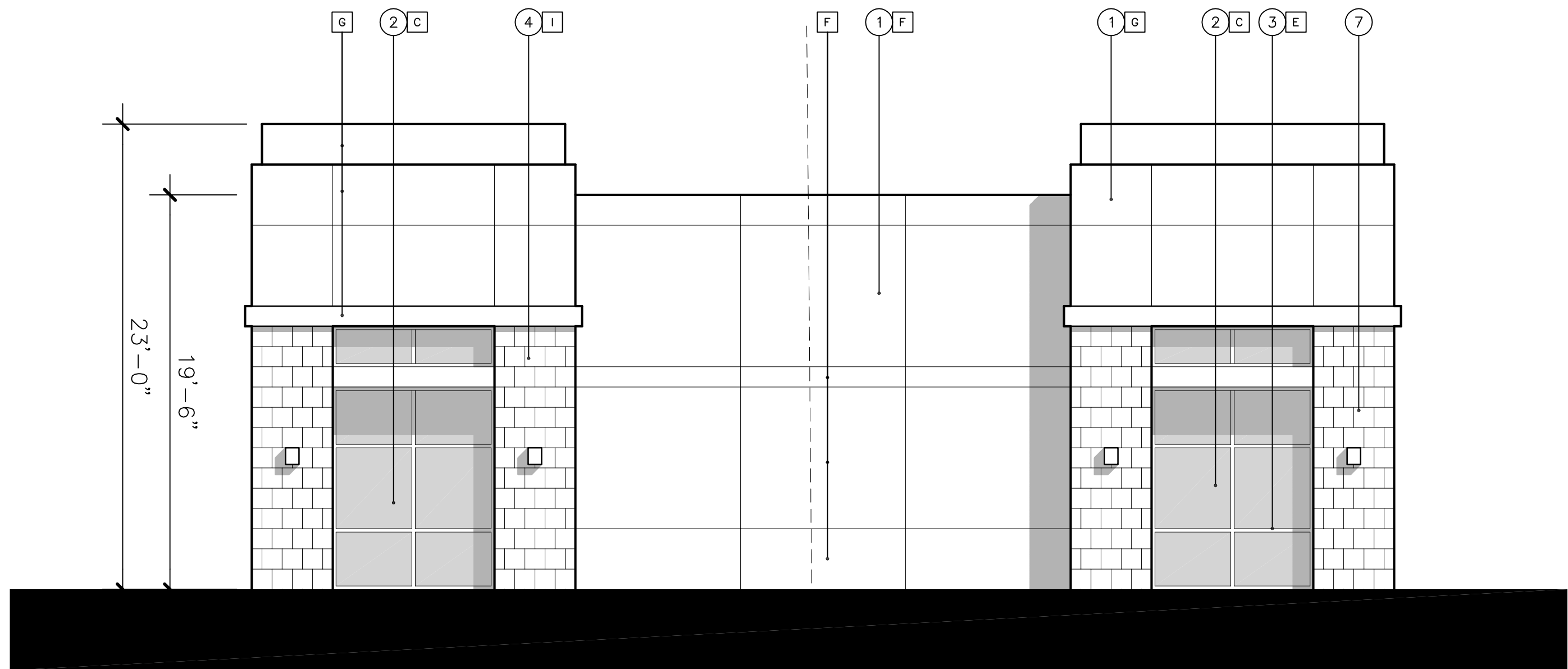
WEST ELEVATION - BUILDING 3

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



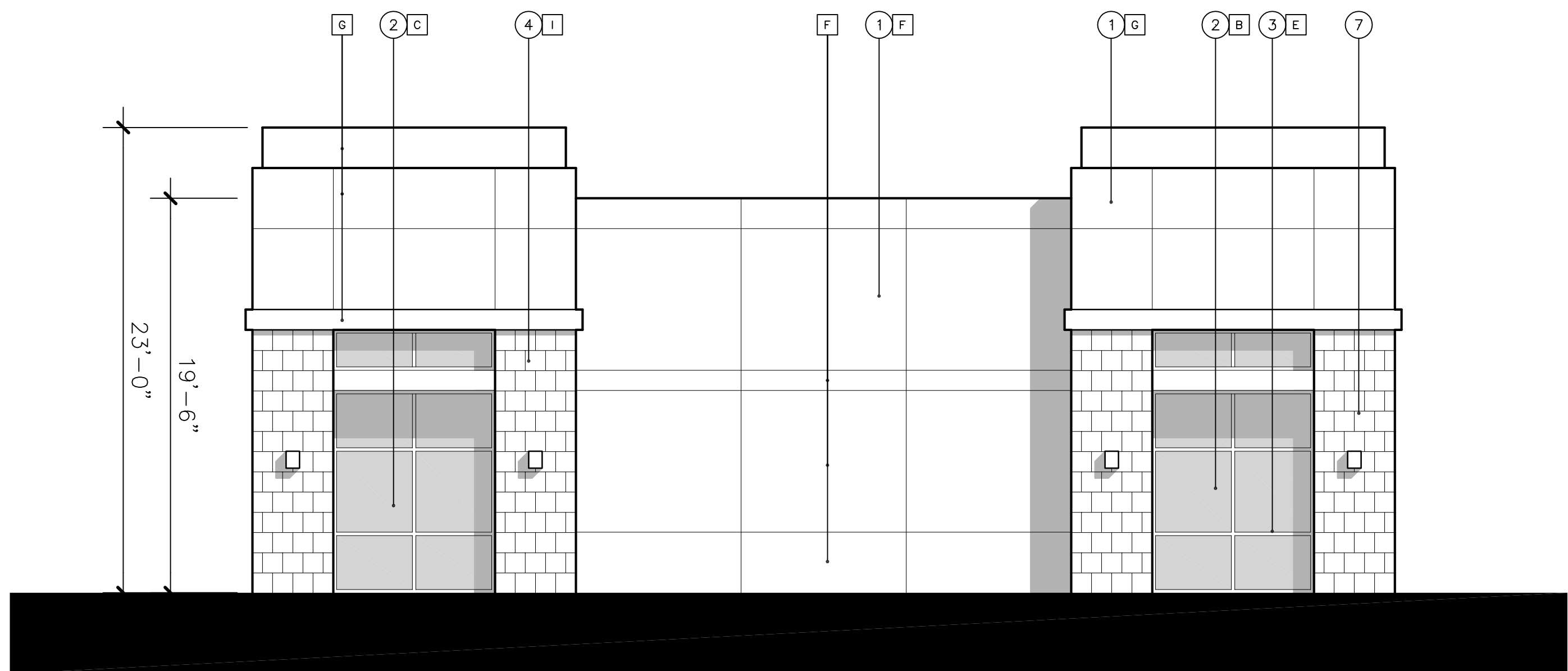
SOUTH ELEVATION - BUILDING 3

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



EAST ELEVATION - BUILDING 3

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



NORTH ELEVATION - BUILDING 3

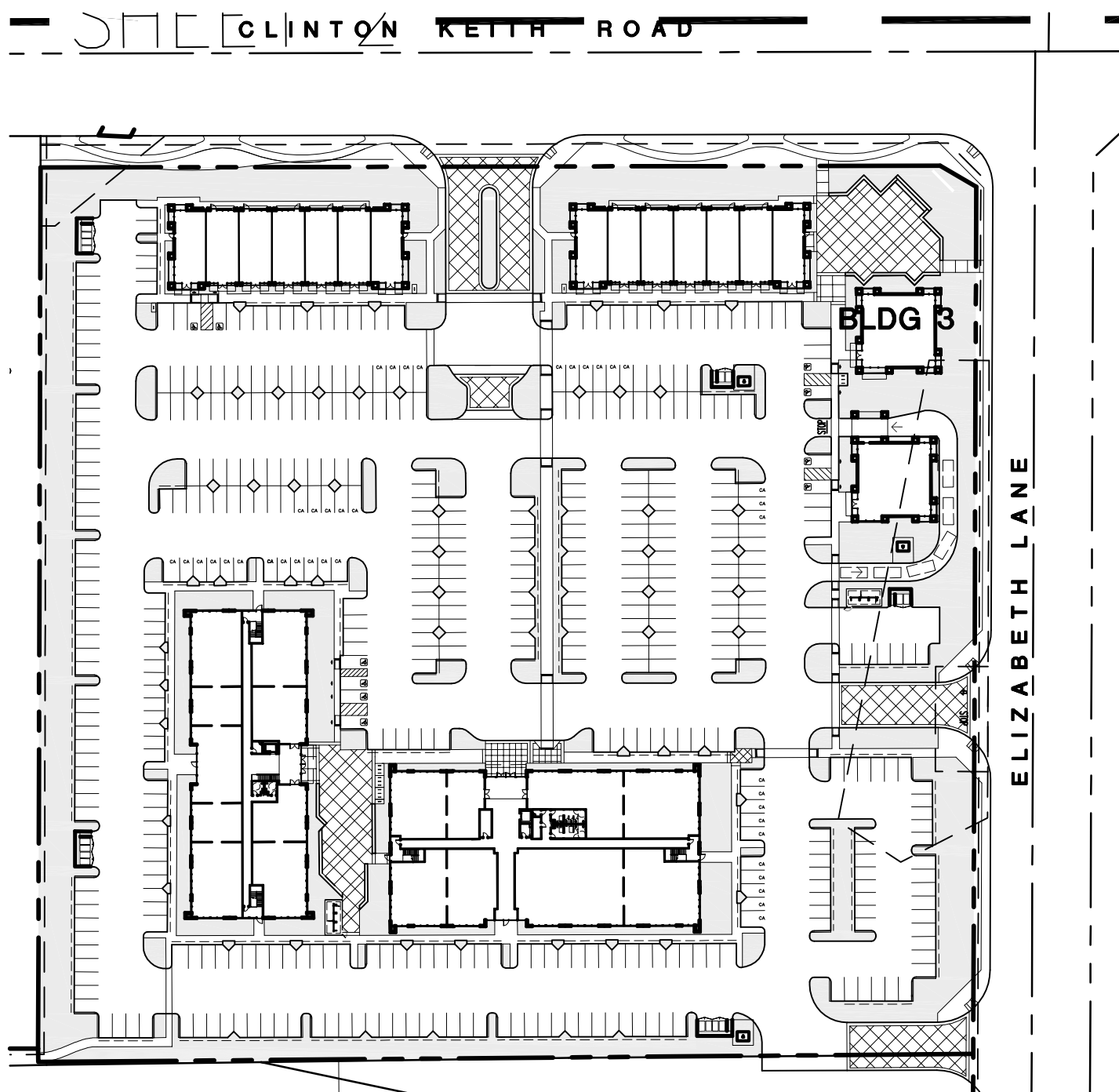
SCALE: 3/16" = 1'-0"

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

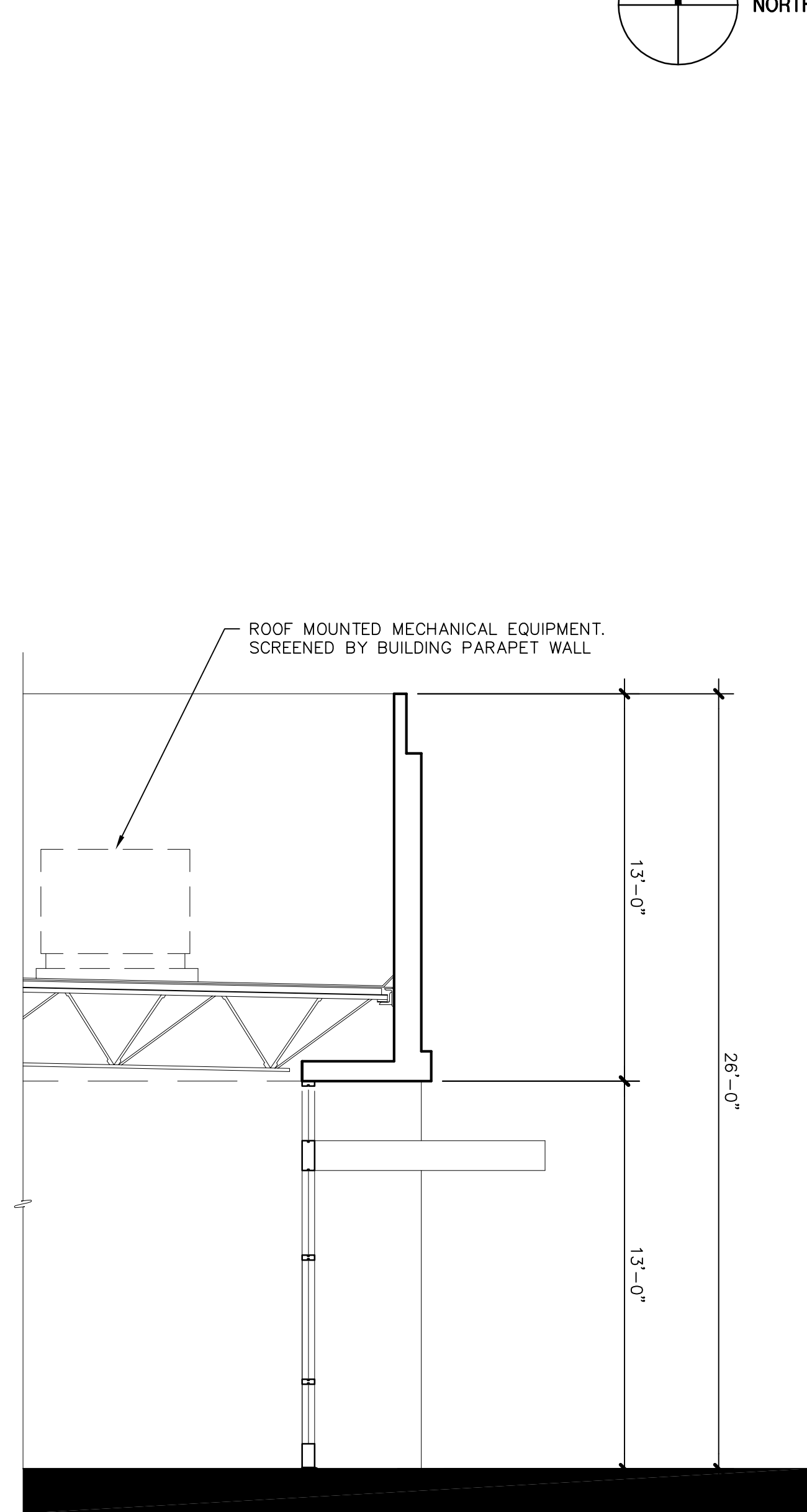
COLOR SCHEDULE

- |   |   |
|---|---|
| A | GLASS (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               |



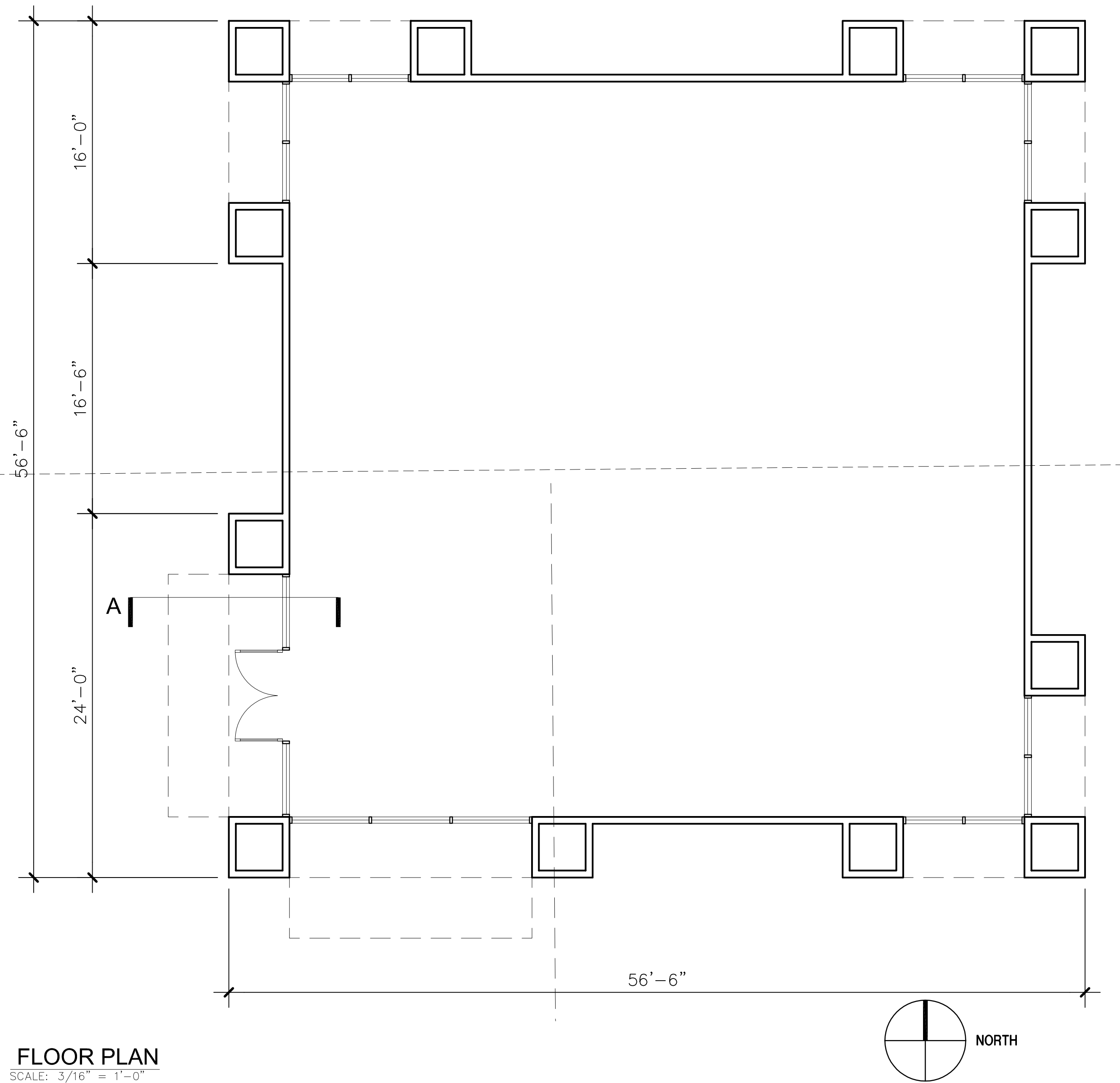
KEY SITE PLAN

SCALE: N.T.S.



SECTION 'A' - TYPICAL STOREFRONT

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



FLOOR PLAN

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

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

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

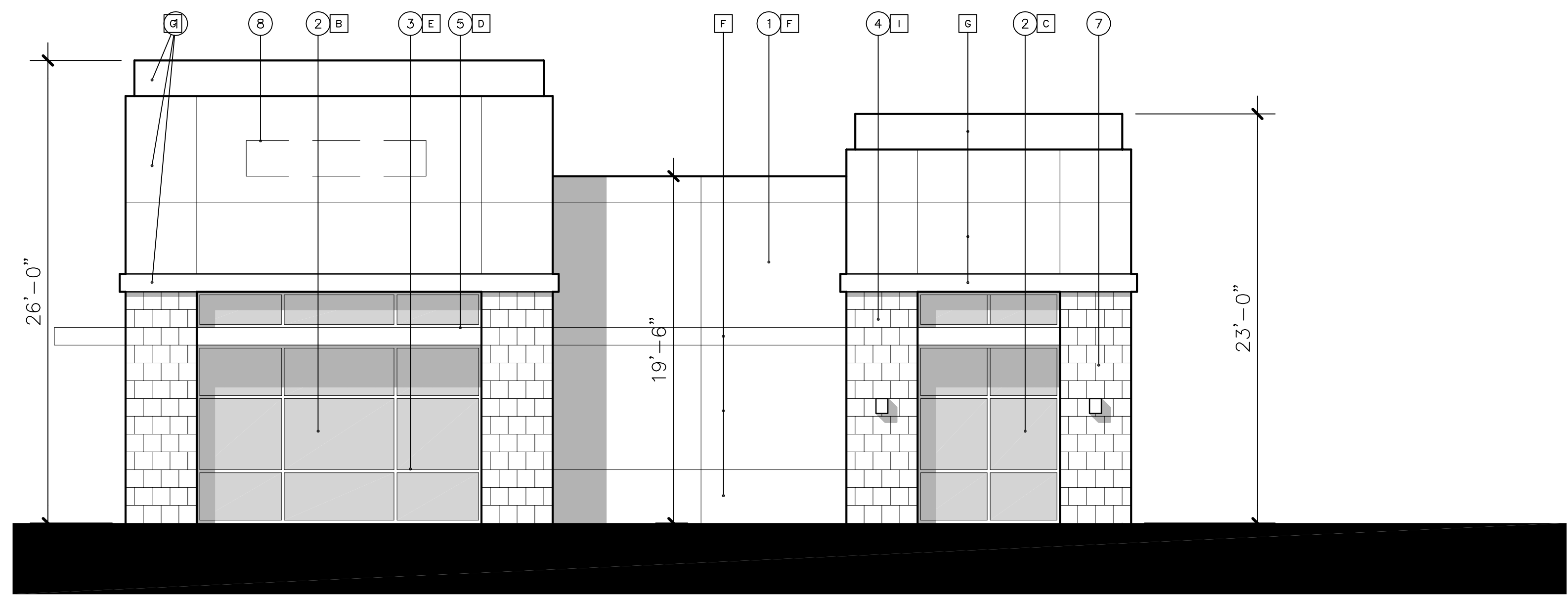
REVISION DATE: 12-19-12  
2-13-13

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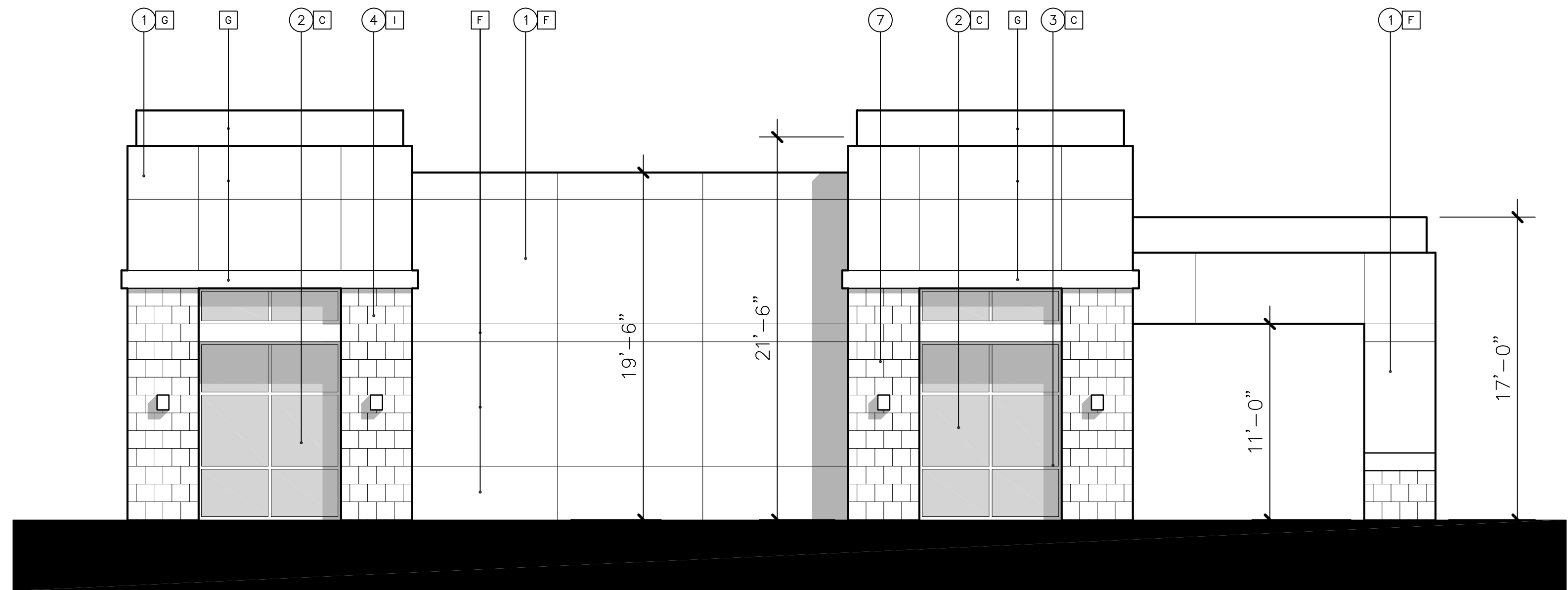
SHEET 5

GAA  
ARCHITECTS

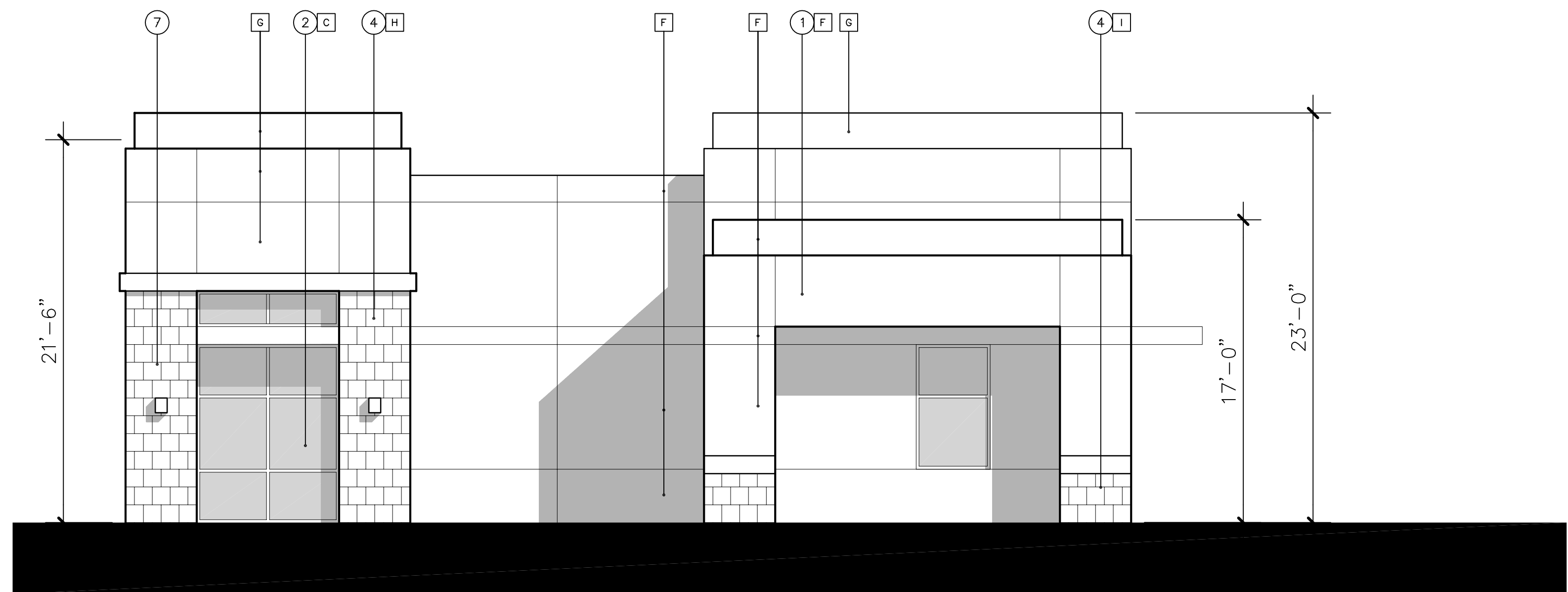




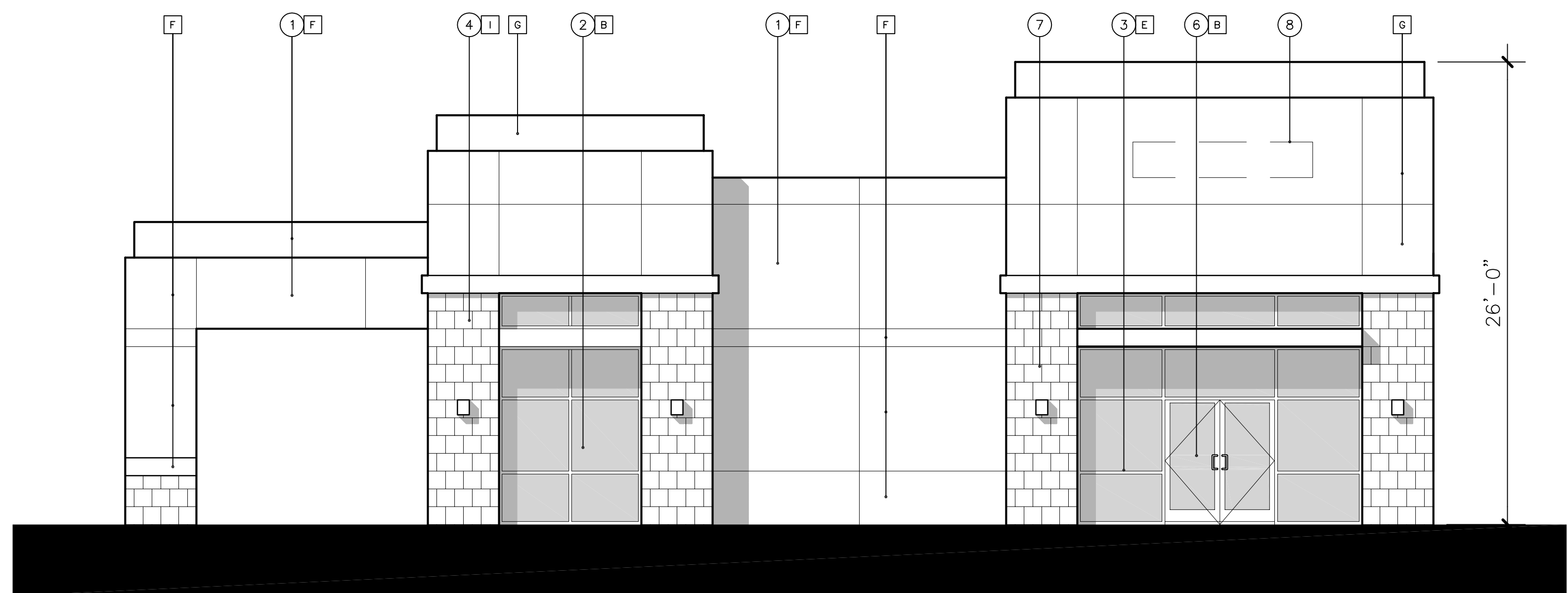
WEST ELEVATION - BUILDING 4  
SCALE: 3/16" = 1'-0"



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



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



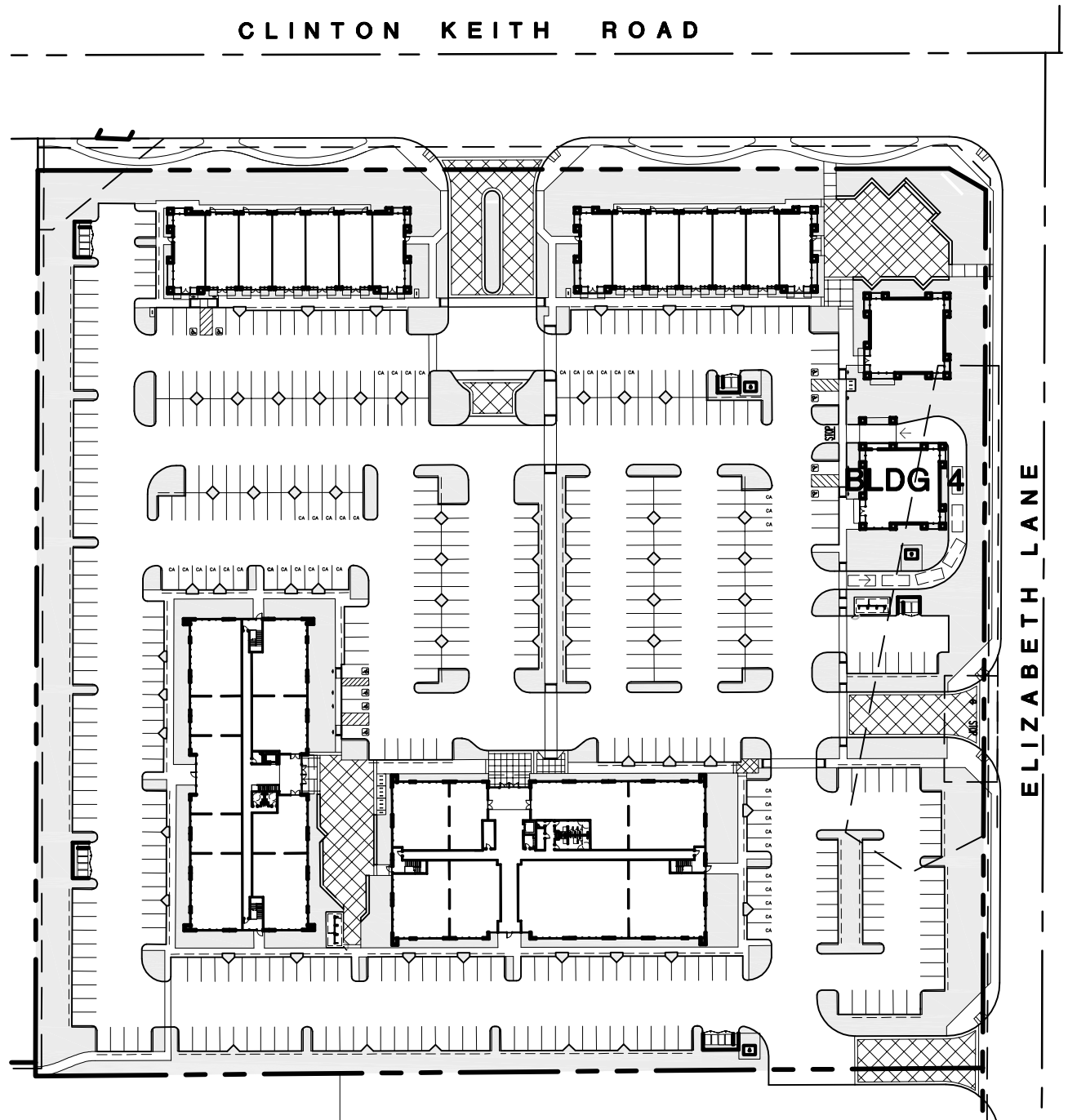
NORTH ELEVATION - BUILDING 4  
SCALE: 3/16" = 1'-0"

BUILDING MATERIALS

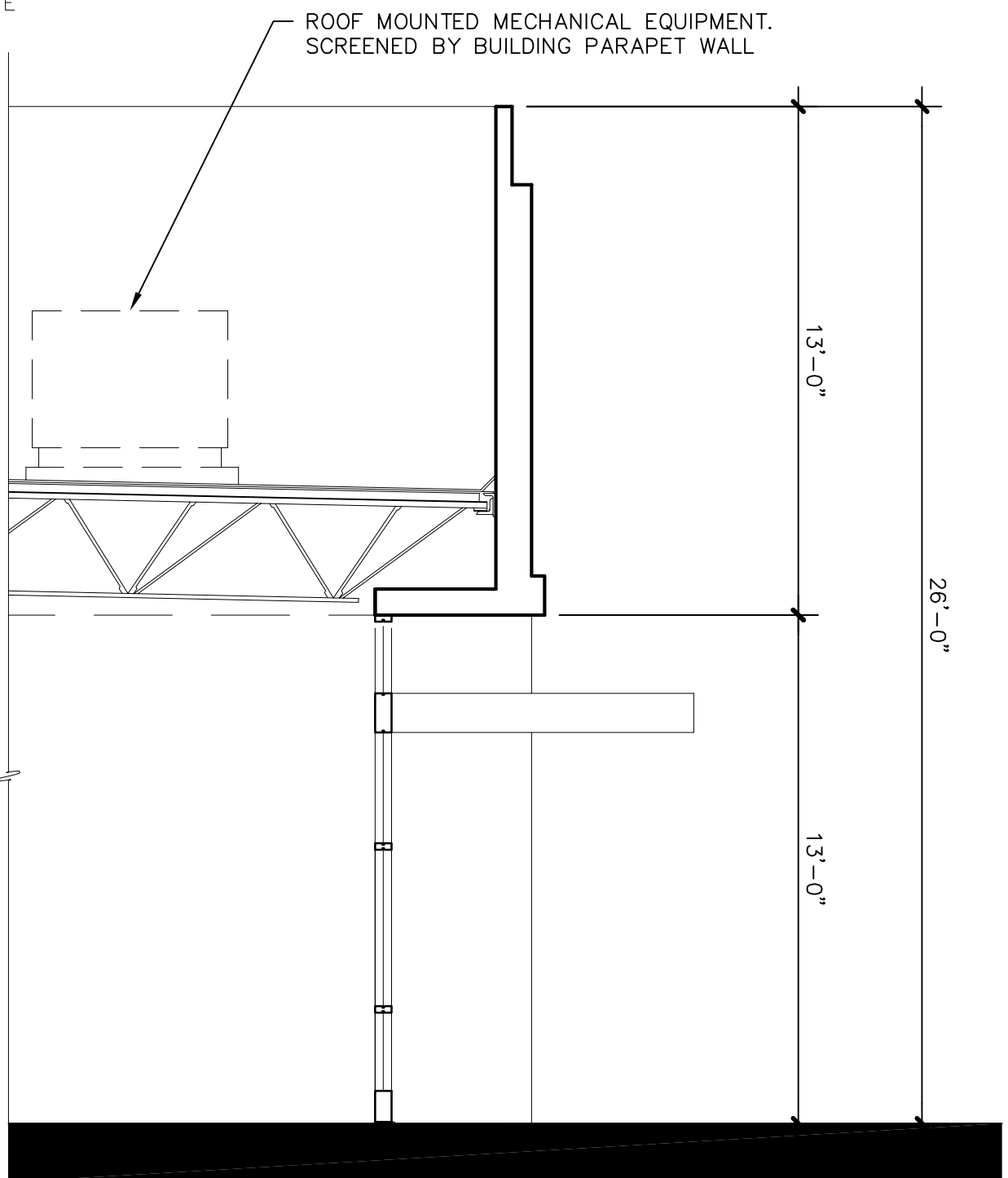
- 1 STUCCO OVER WOOD FRAME CONSTRUCTION
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- 3 ALUMINUM MULLIONS
- 4 TILE ACCENT
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 H.M. STEEL DOOR
- 10 HORIZONTAL & VERTICAL REVEALS

COLOR SCHEDULE

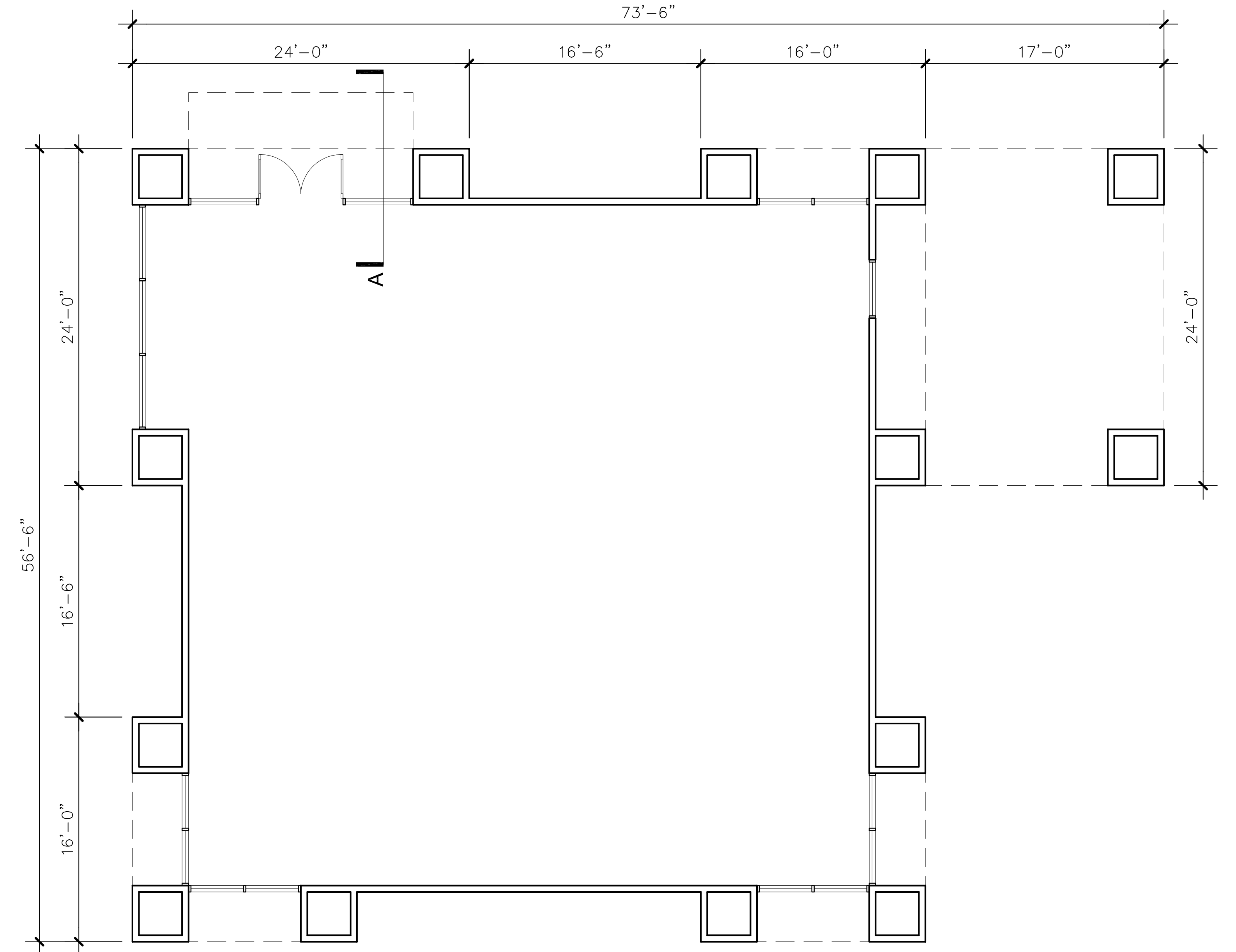
- A GLASS (BLDG 5 & 6) - BLUE-GREEN
- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
- D METAL CANOPY - CLEAR ANODIZED
- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG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



KEY SITE PLAN  
SCALE: N.T.S.



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



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

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

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

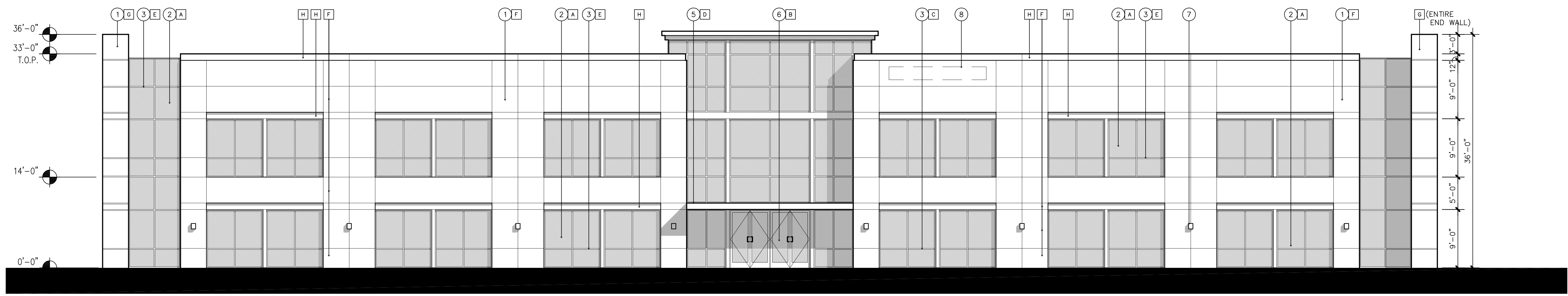
REVISION DATE: 12-19-12  
2-13-13

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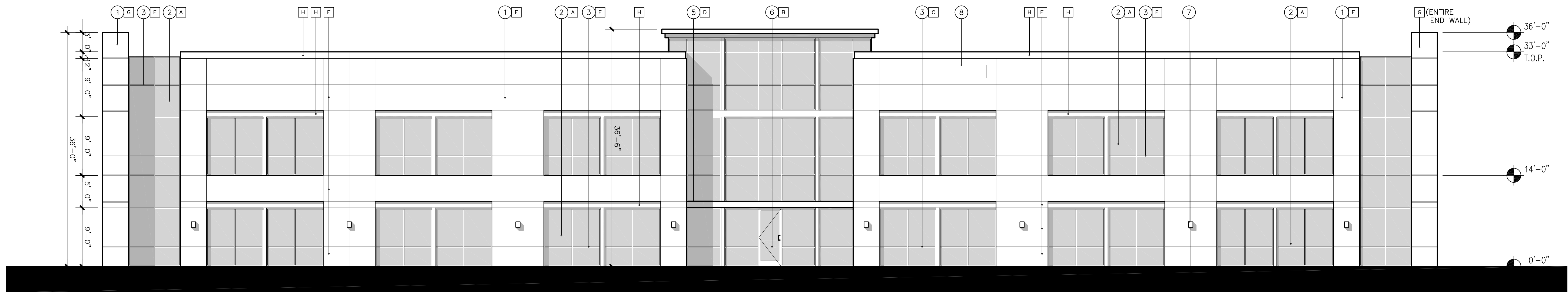
BUILDING 4 FLOOR PLAN & ELEVATIONS SHEET 6

GAA  
ARCHITECTS

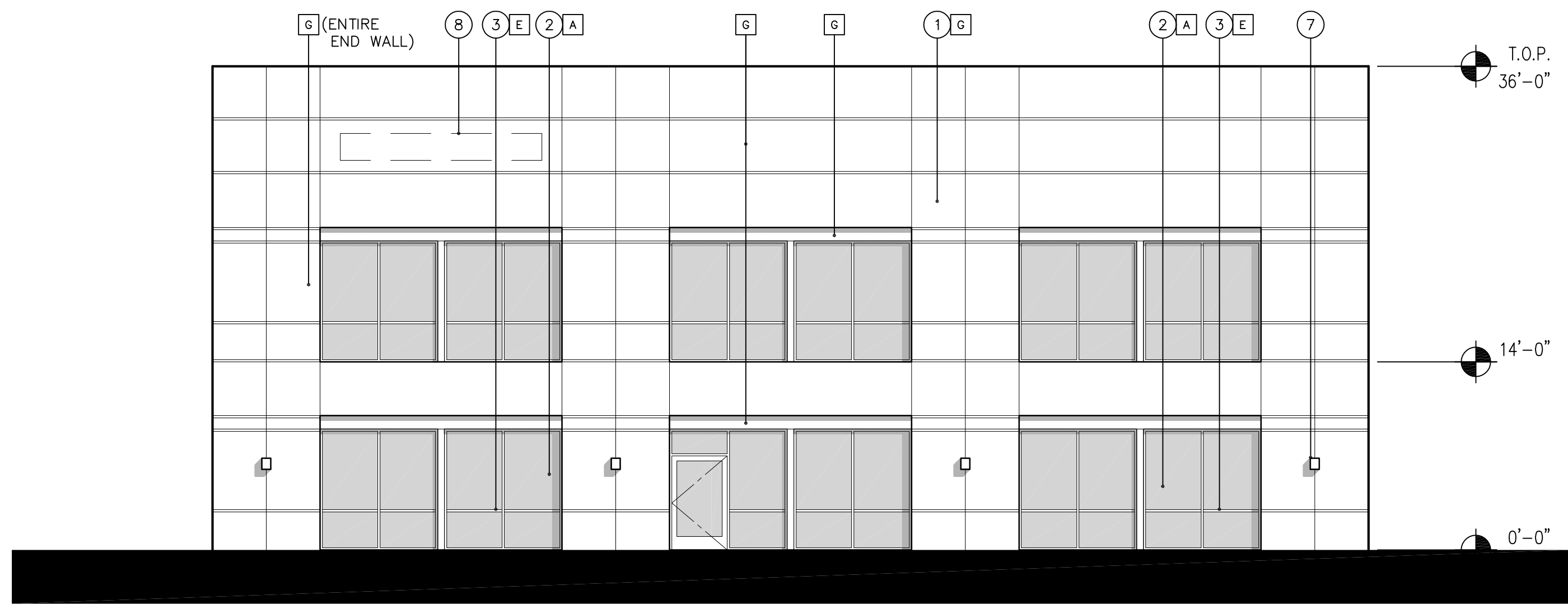




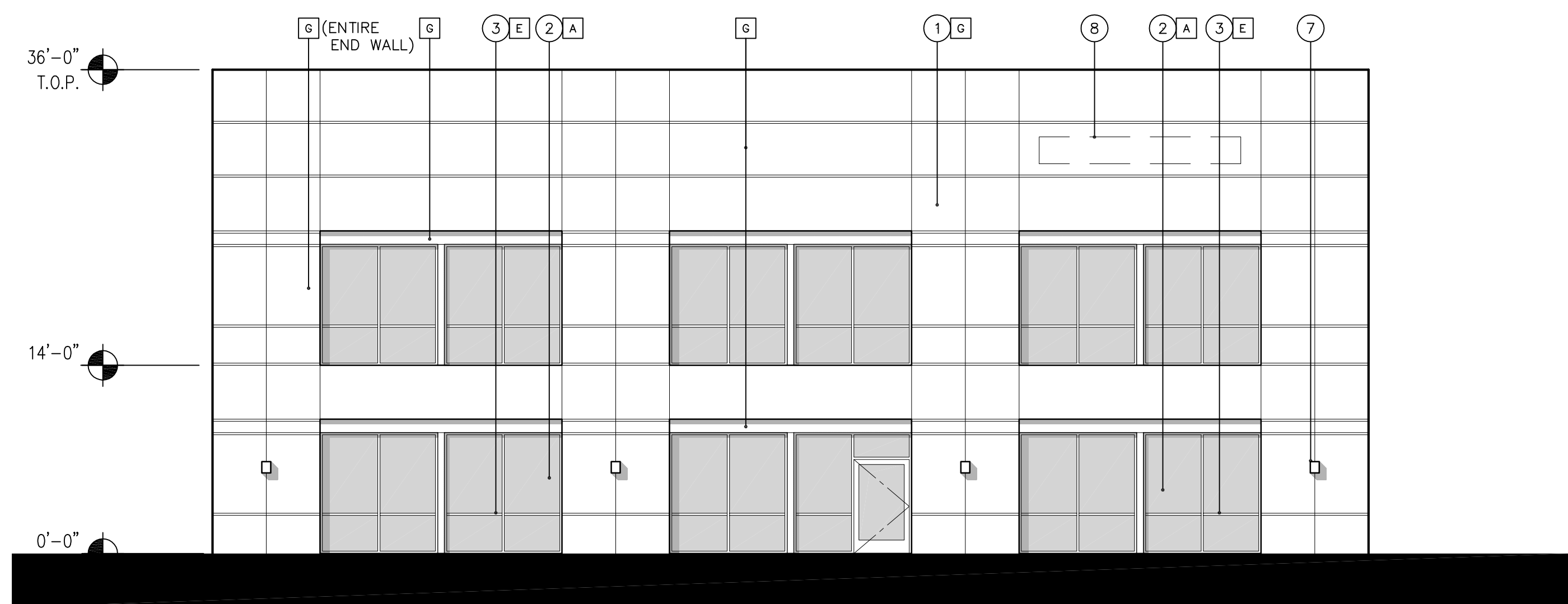
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



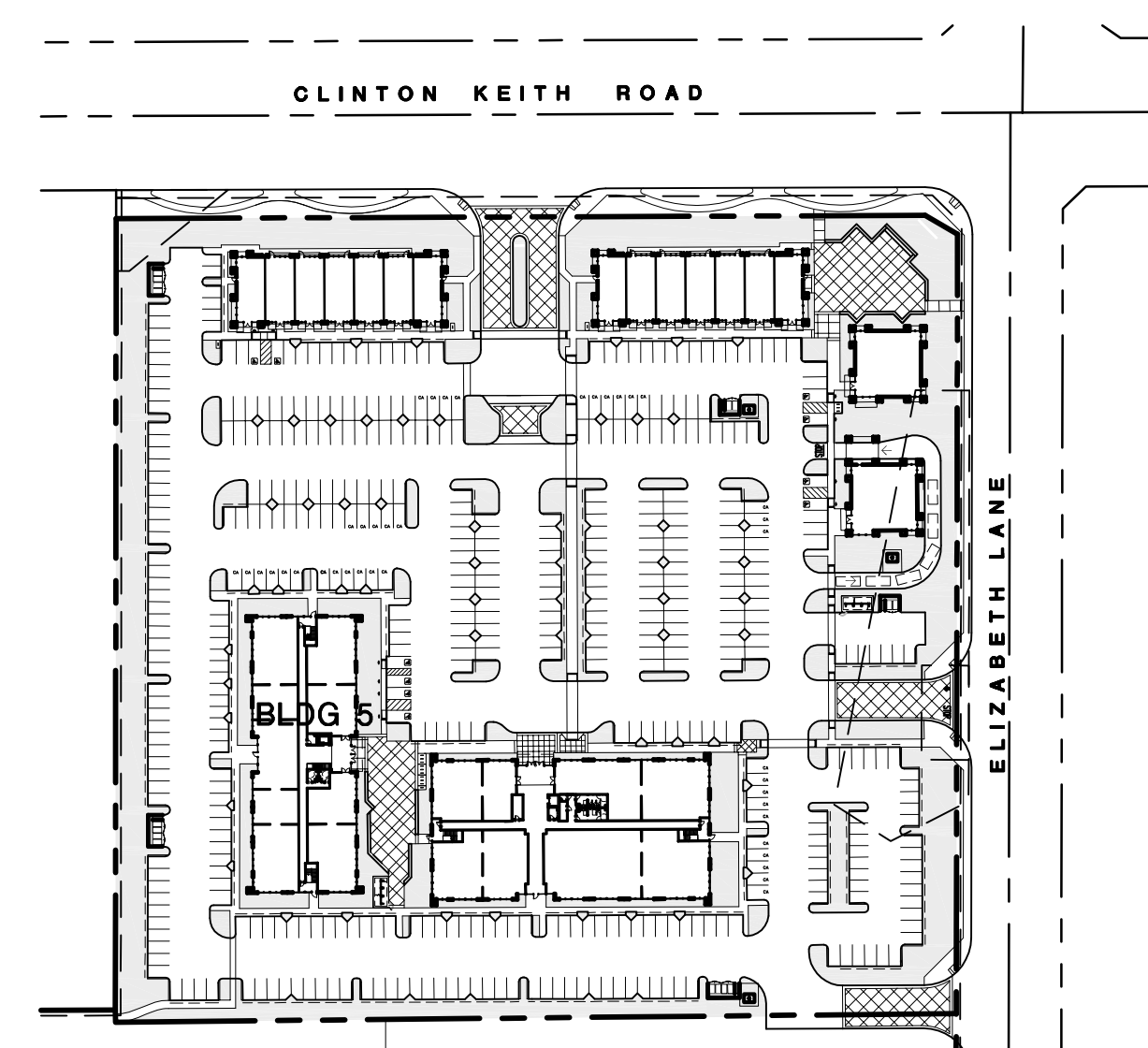
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

#### BUILDING MATERIALS

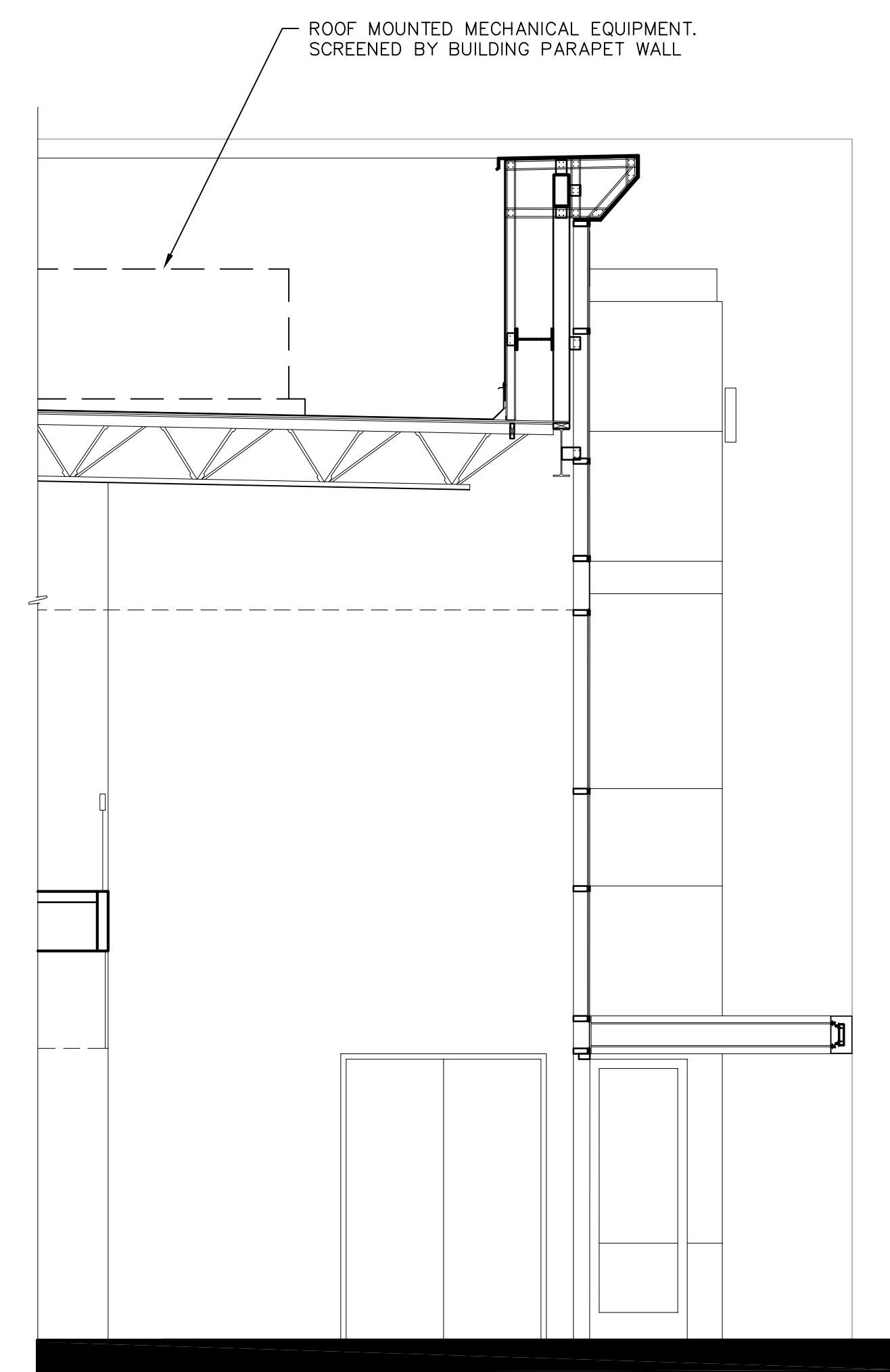
- 1 TILT-SLAB CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 -
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE WITH TINTED GLASS
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 -
- 10 HORIZONTAL REVEALS

#### COLOR SCHEDULE

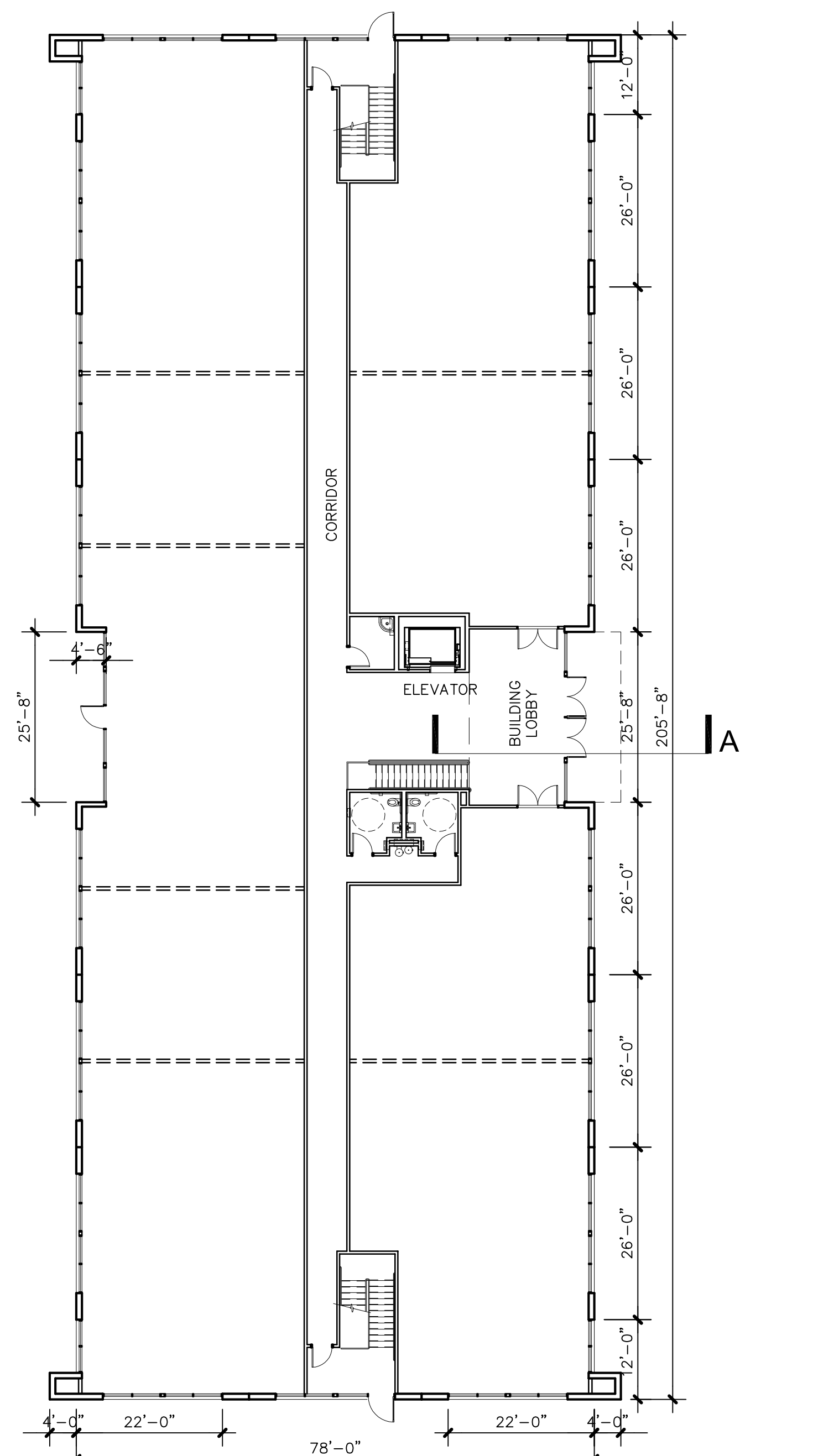
- A GLASS (BLDG 5 & 6) - BLUE-GREEN
- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
- D METAL CANOPY - CLEAR ANODIZED
- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG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



KEY SITE PLAN  
SCALE: N.T.S.



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



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

# RANCON MEDICAL & EDUCATIONAL CENTER

## BUILDING 5 ELEVATIONS AND FLOOR PLAN SHEET 7

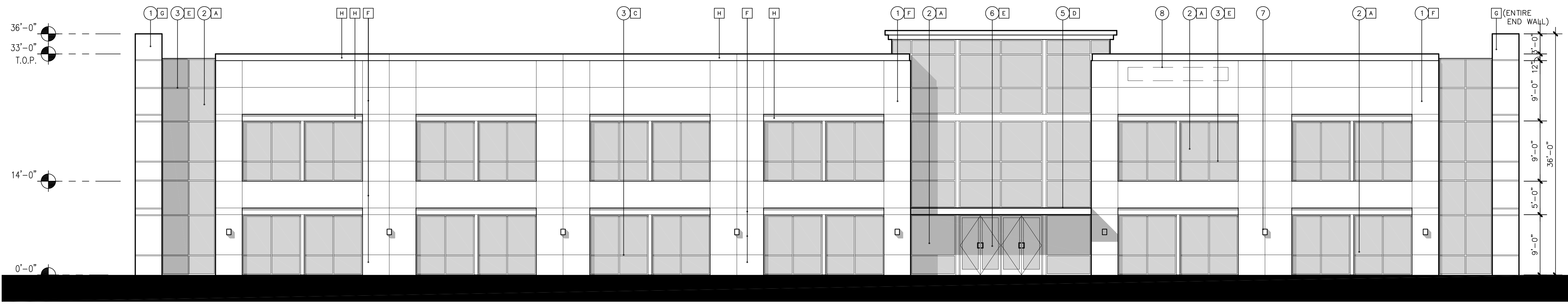
RANCON MEDICAL AND EDUCATION CENTER, LLC.

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

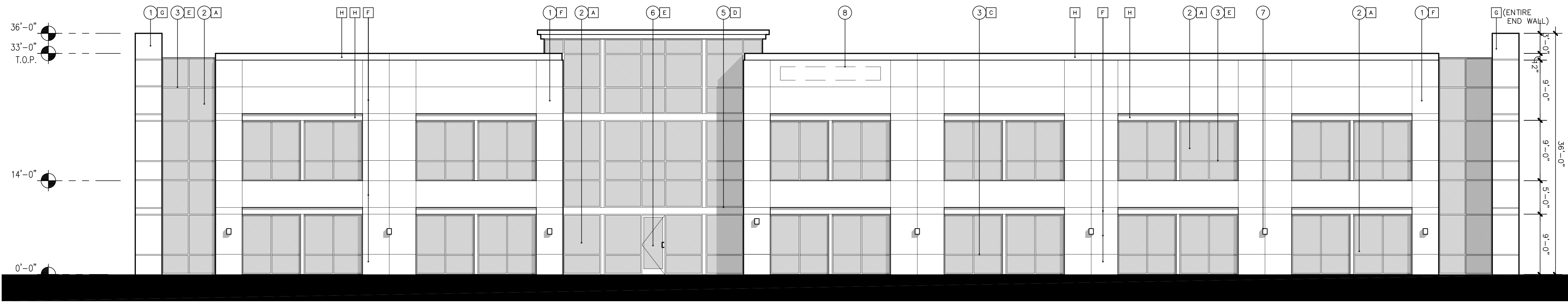
NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.  
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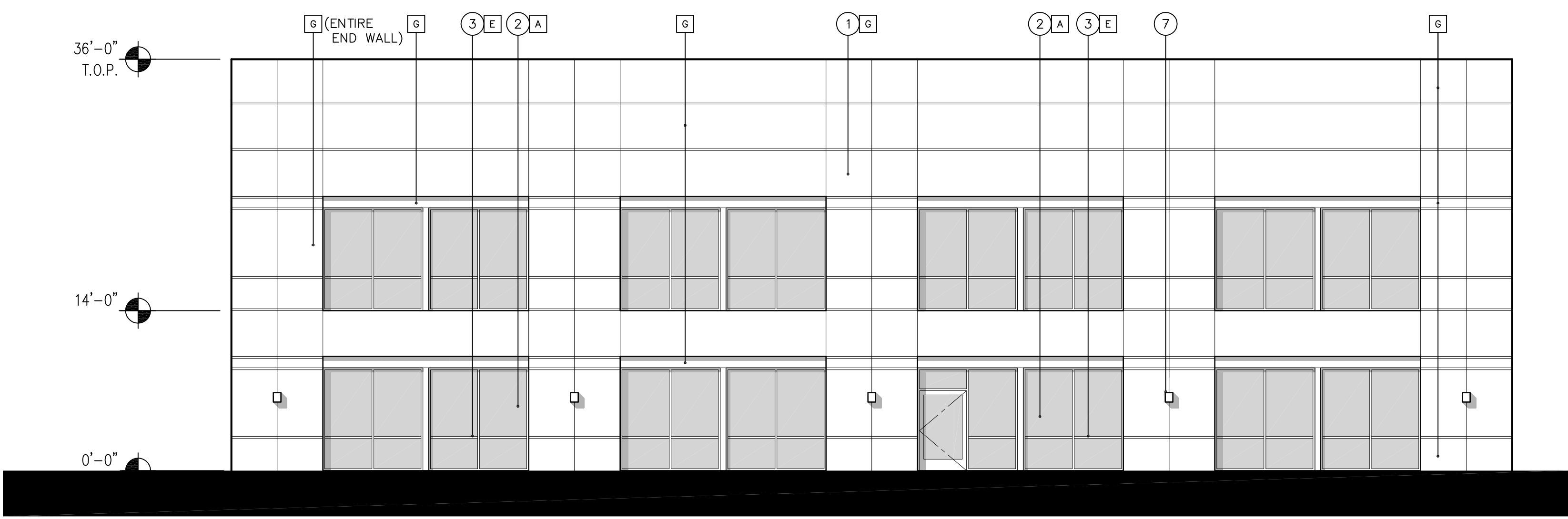




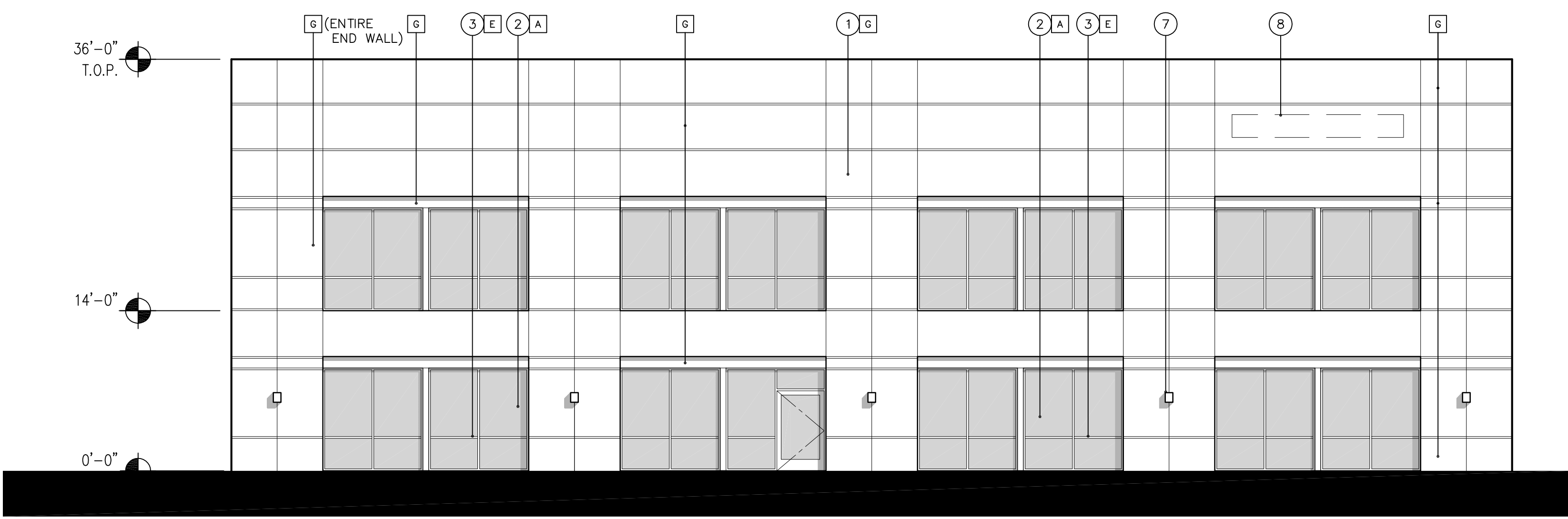
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



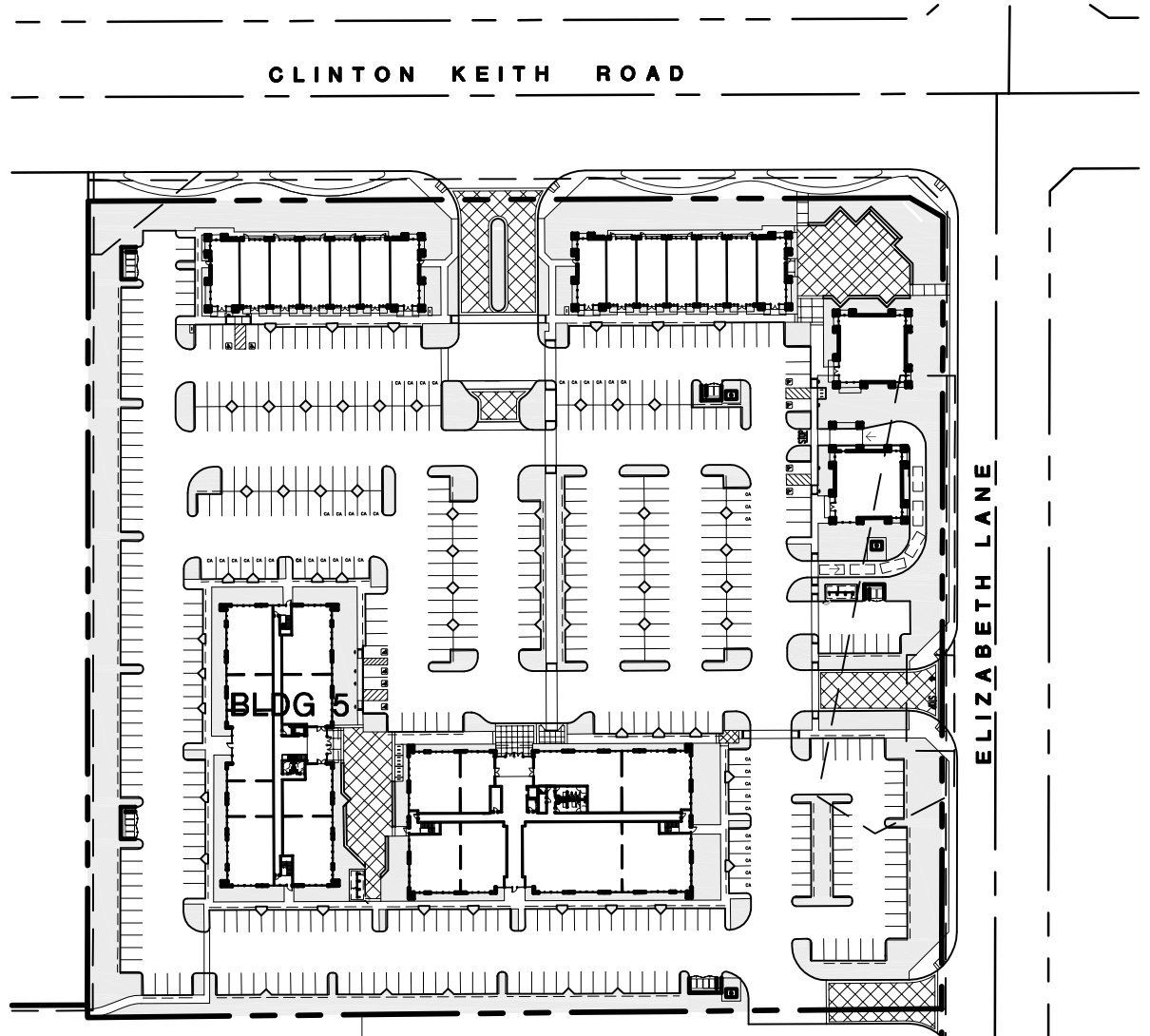
EAST ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS

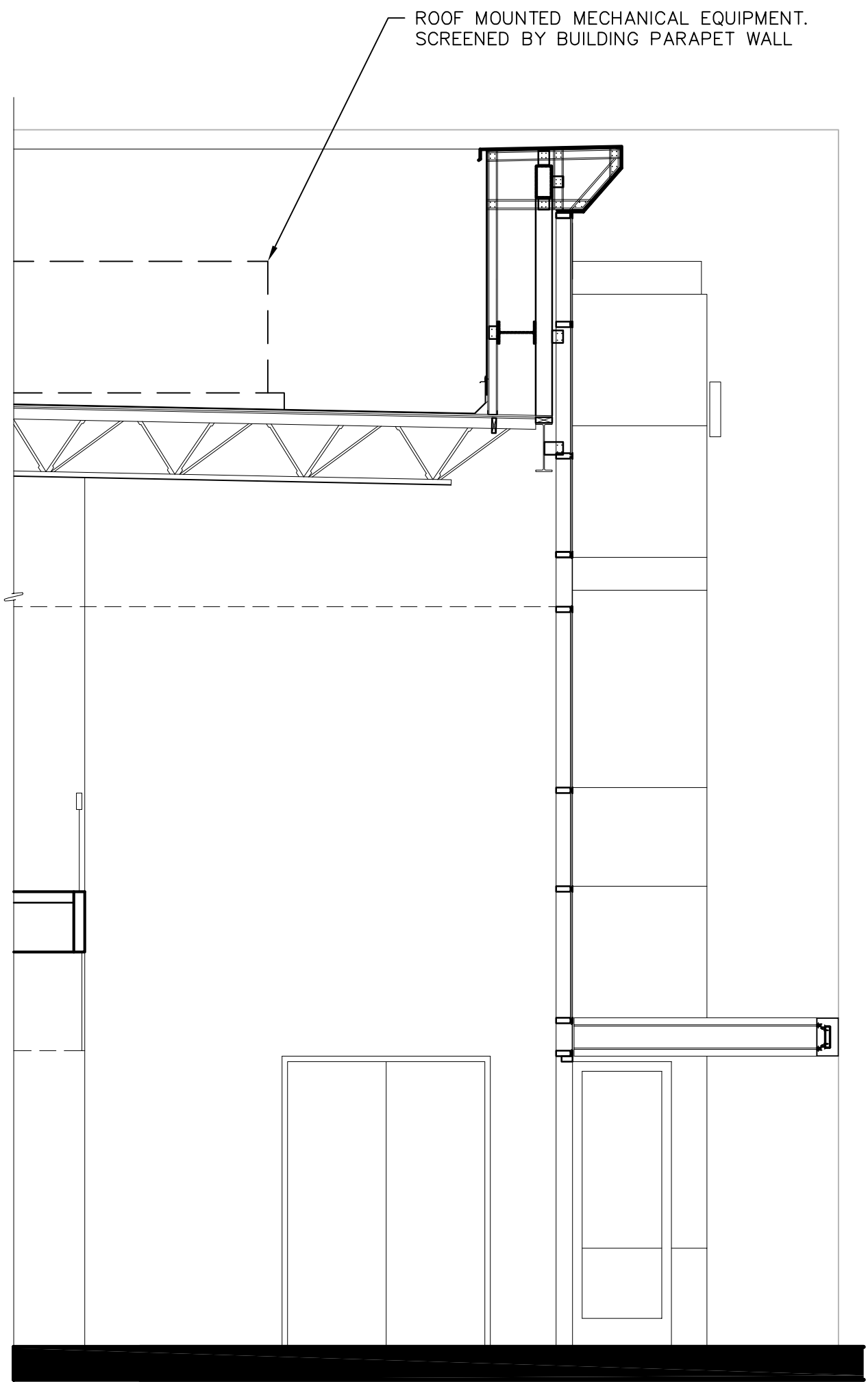
- 1 TILT-SLAB CONSTRUCTION
- 2 MEDIUM PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 -
- 5 METAL CANOPY
- 6 STOREFRONT ENTRANCE WITH TINTED GLASS
- 7 WALL-MOUNTED LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 -
- 10 HORIZONTAL REVEALS

COLOR SCHEDULE

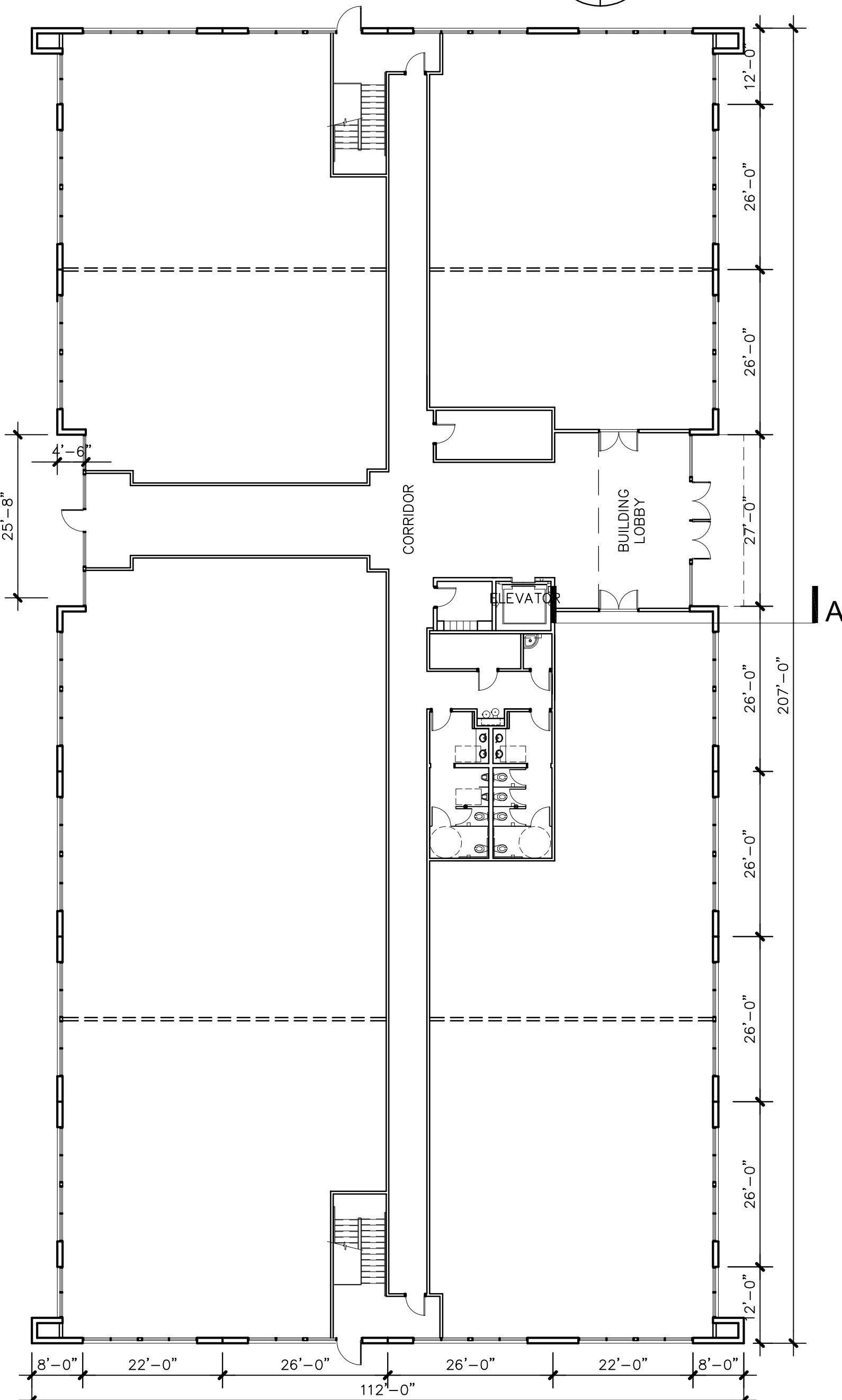
- A GLASS (BLDG 5 & 6) - BLUE-GREEN
- B GLASS (BLDG 1, 2, 3, & 4) - ECLIPSE LOW-E CLEAR
- C GLASS (BLDG 1, 2, 3, & 4) - SOLAR-E GREY
- D METAL CANOPY - CLEAR ANODIZED
- E MULLION COLOR - CLEAR ANODIZED
- F MAIN BLDG COLOR - DEC786 "MINER'S DUST"
- G BLDG ACCENT COLOR - DE6376 "LOOKING GLASS"
- H BLDG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



KEY SITE PLAN  
SCALE: N.T.S.



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



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

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BUILDING 6 ELEVATIONS AND FLOOR PLAN SHEET 8

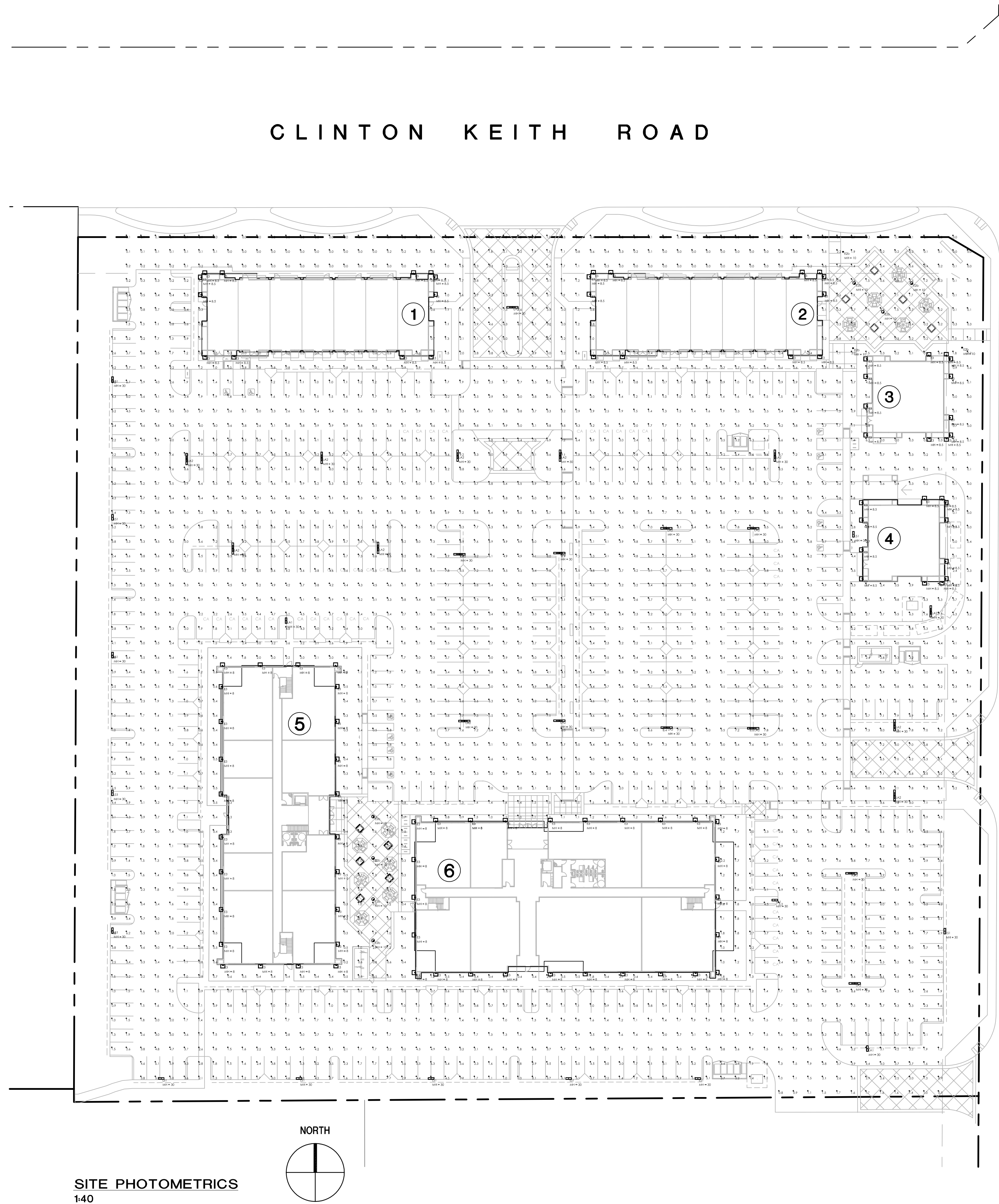
DATE: 09-05-12  
PROJECT NO.: RG00101

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

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#### LUMINAIRE SCHEDULE

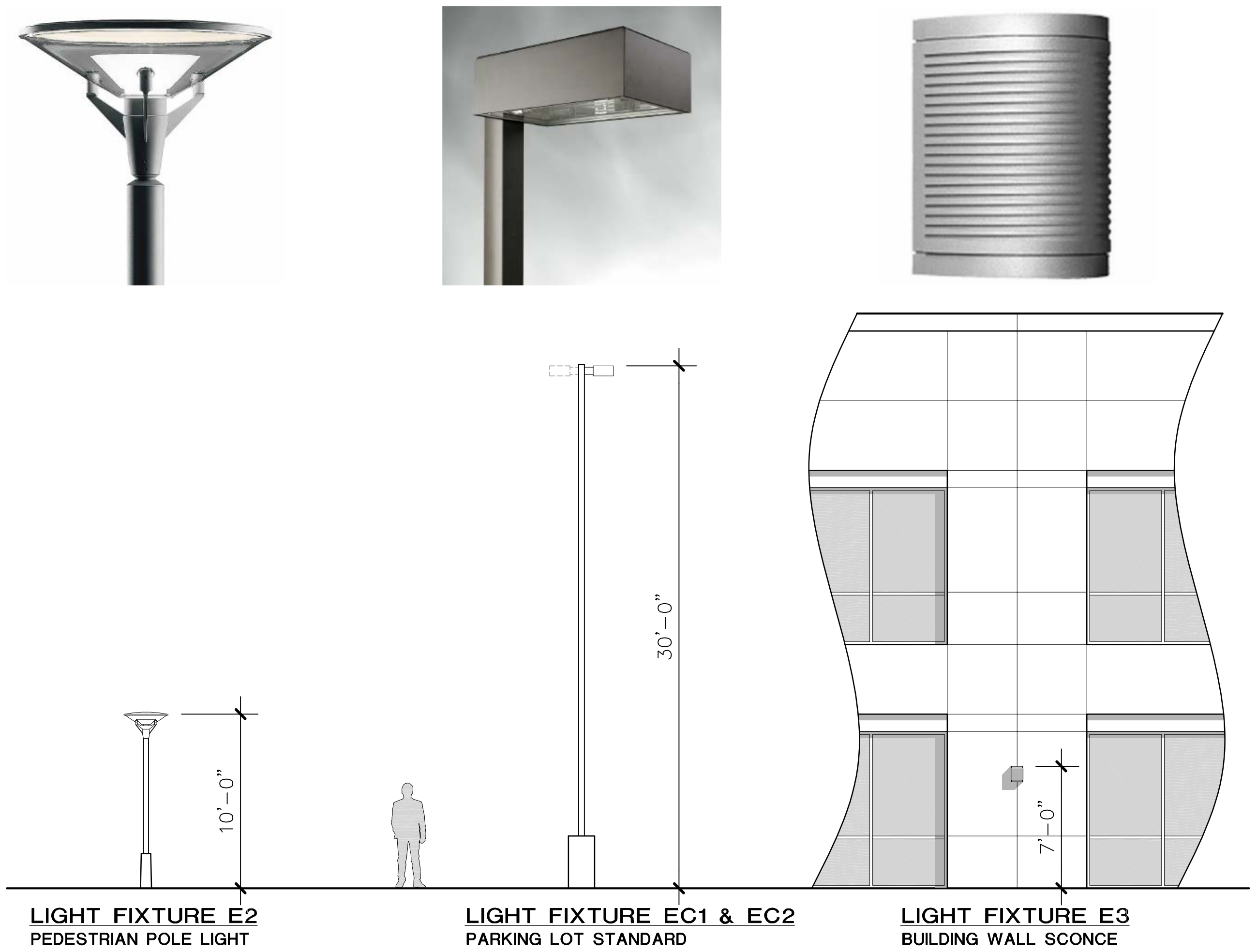
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description
	10	E2b	SINGLE	3400	0.800	LOUIS POULSEN // KIP-PT-1/39W/CMH/T-6.612-White Cutoff
	99	E3	SINGLE	3400	0.720	WE-EF // UDN330-CMH39
	3	LA1	SINGLE	32000	0.850	GARDCO // LA1-4-1-A-180LPS
	21	LA2	BACK-BACK	32000	0.850	GARDCO // LA1-4-2-A-180LPS
	12	LS1	SINGLE	32000	0.850	GARDCO // LS1-4-1-P-180LPS

#### CALCULATION SUMMARY

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

Jobname:  
Report for: Adrienne Kelly  
C/O:  
Report by: Enle Legaspi / Applications Engineer  
213-477-1687 / elegaspi@plssocal.com  
PRUDENTIAL Lighting Products  
www.plssocal.com

Mounting Ht.: See Drawing  
Filename: Rancon Medical Center\_R4.AGI  
Date: 07/11/2013  
-----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  
Job-site Conditions.



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## SITE PHOTOMETRIC PLAN TENTATIVE PARCEL MAP NO. 36492

SHEET 9

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DATE: 2-13-13  
PROJECT NO.: RG00101  
REVISION DATE:





**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.

0 8 16

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

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

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**BUILDINGS 1 AND 2 COLOR ELEVATIONS SHEET 10**

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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:  
PROJECT NO.

02-13-13  
RG001.01

REVISION DATE:

## BUILDINGS 3 & 4 COLOR ELEVATIONS

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SHEET 11

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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.

0 8 16

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

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

BUILDING 5 COLOR ELEVATIONS SHEET 12

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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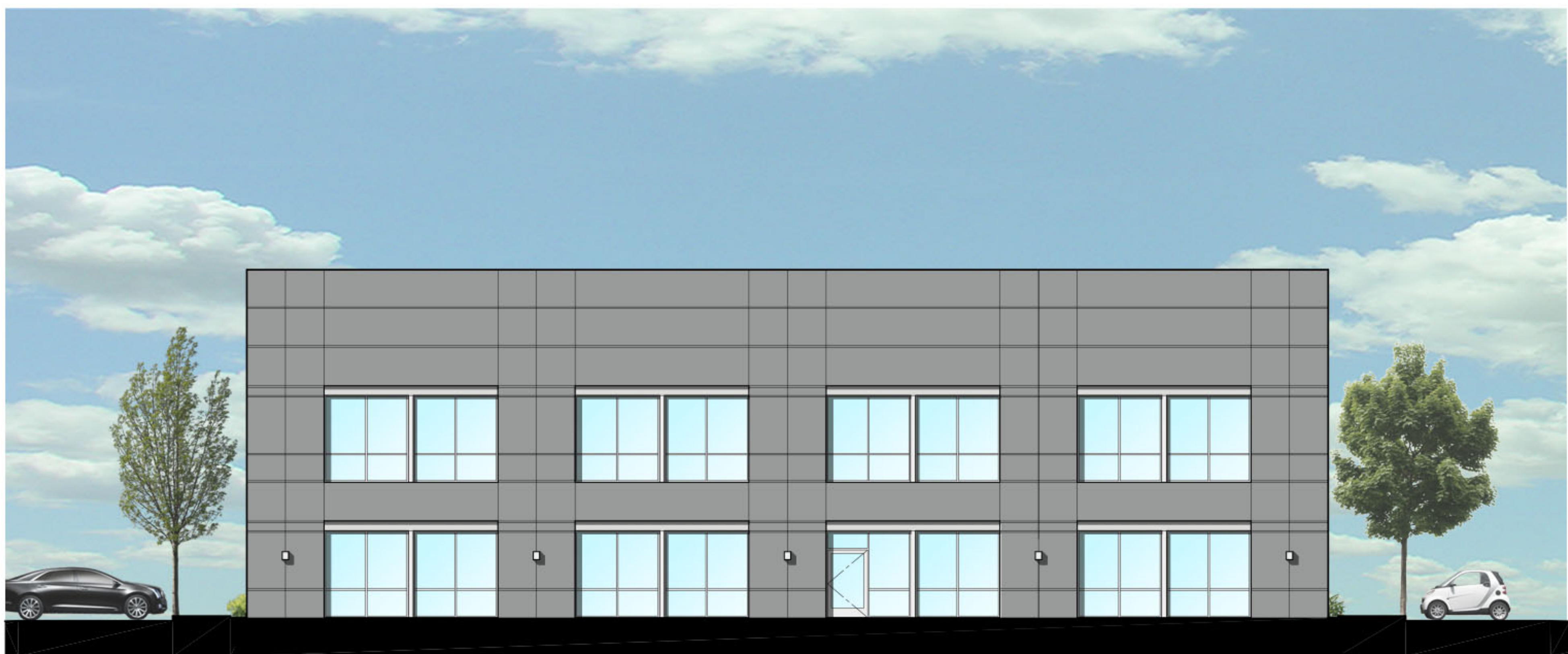




NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

# 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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# RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

0 8 16

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

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:  
PROJECT NO. 10-29-12  
RG00101

REVISION DATE: 4-17-13


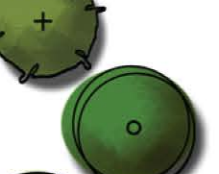


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## COURTYARD RENDERING






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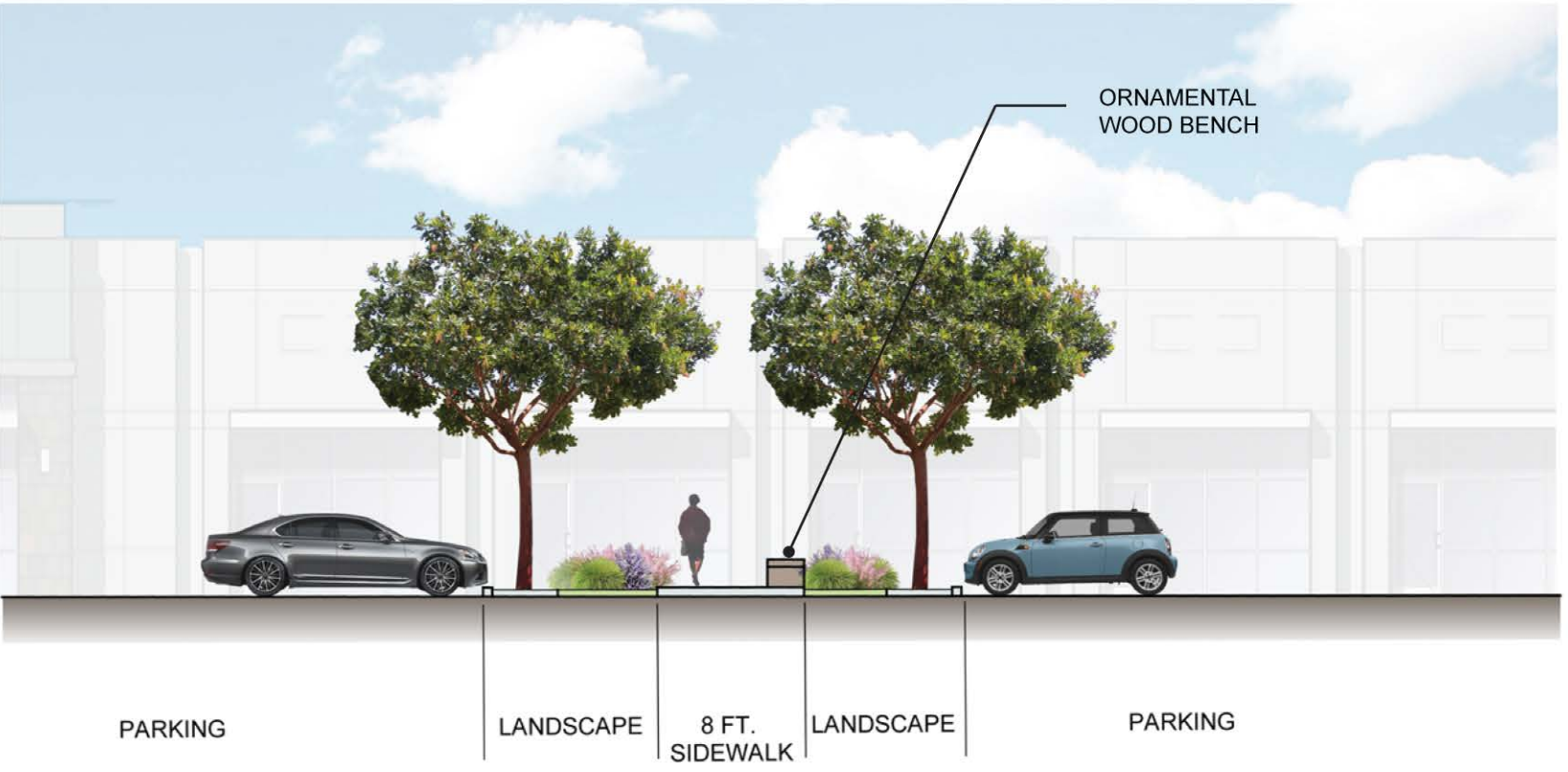
PLANTING LEGEND

TREES	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 AGRIQOLIA	COAST LIVE OAK	24" BOX	22	30'	30'	MED. (0.5)	STANDARD
	RHUS LANKEA	AFRICAN SUMAC	24" BOX	100	20'-30'	20'-30'	LOH (0.2)	STANDARD
	ARBUS MARINA	ARBUS MARINA	24" BOX	61	25'-35'	15'-20'	LOH (0.2)	STANDARD

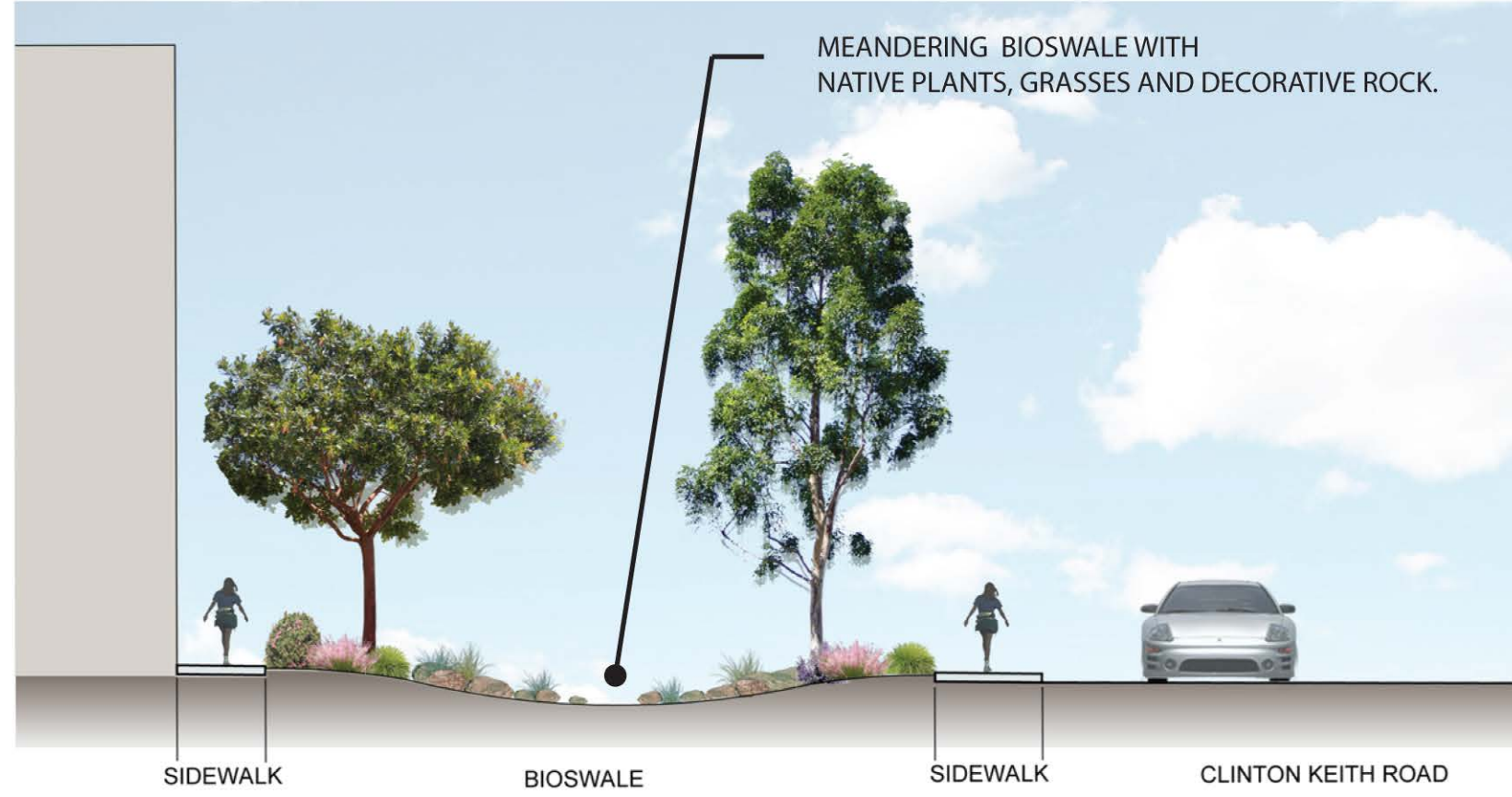
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT (FEET)	WIDTH (FEET)	PLANT FACTOR	APPLICATION NOTES
	LAVANDULA LATIFOLIA	SPICE LAVENDER	5 GAL.	4'	4'-6'	LOH (0.2)	BACKGROUND
	RYTHIDOLIS INDICA 'BALLERINA'	BALLERINA INDIAN HARTWORE	5 GAL.	2'-3'	1'-2'	MED. (0.5)	GROUND COVER FOREGROUND
	DALEA GRESSII	TRAILING INDIAN BUSH	1 GAL.	12'-18"	5'-10"	LOH (0.2)	GROUND COVER FOREGROUND
	LAVANDULA STOECHAS 'OTTO GUAST'	SPANISH LAVENDER	5 GAL.	2'-3'	2'	LOH (0.2)	FOREGROUND
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD'	TEXAS RANGER - VIOLET SILVERLEAF	5 GAL.	3'-4'	3'-4'	LOH (0.2)	BACKGROUND
	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL.	3'-4'	3'-4'	LOH (0.2)	ACCENT
	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.	2'-3'	2'-3'	LOH (0.2)	BACKGROUND

	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL.	3'	3'	LOH (0.2)	BACKGROUND
	CISTIS X SUNSET	SUNSET ROCK ROSE	5 GAL.	2'-3'	6'-8"	LOH (0.2)	FOREGROUND
	MYRTUS COMMIS 'COMPACTA'	DWARF MYRTLE	1 GAL.	2'-3'	2'-3'	LOH (0.2)	FOREGROUND
	TELICUM CHAMAEDRYS	WALL GERANIUM	1 GAL.	12'-18"	2'	LOH (0.2)	FOREGROUND
	RHYANUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	3'-4'	10'-15'	LOH (0.2)	FOREGROUND

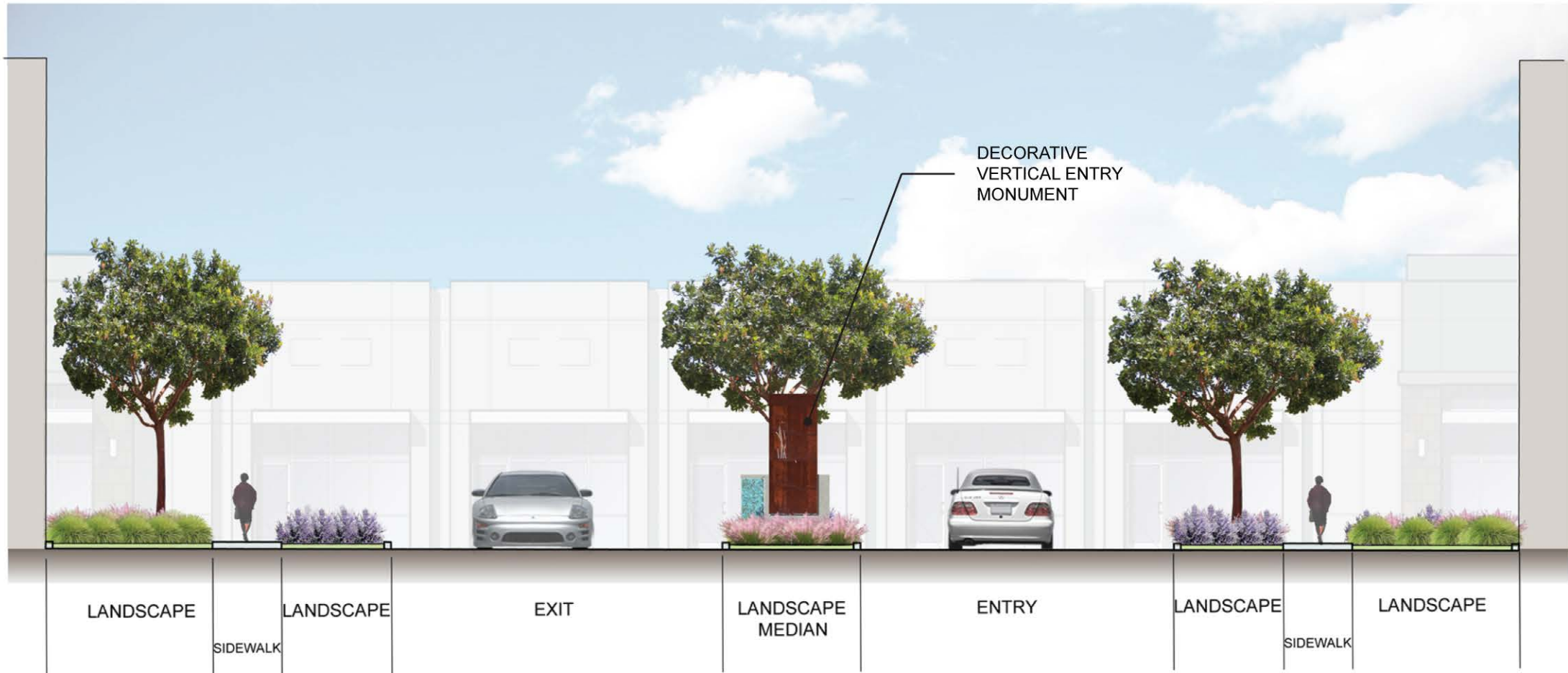
	ARCOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZINITA	1 GAL.	1'-2'	3'-6"	LOH (0.2)	GROUND COVER FOREGROUND
	ABELIA GRANDIFLORA 'EDWARD BOUGHER'	PINK ABELIA	5 GAL.	4'-6'	4'-6'	LOH (0.2)	FOREGROUND
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	VIOLET SILVERLEAF	1 GAL.	3'	3'	LOH (0.2)	ACCENT
	ROSEMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	1'	2'-4'	LOH (0.2)	GROUND COVER FOREGROUND
	MULBERGIA RIGIDA	DEERGRASS	1 GAL.	2'-3'	4'-5'	LOH (0.2)	ACCENT
	BERBERIS REPENS	CREeping BARBERRY	1 GAL.	2'-3'	2'-3'	LOH (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.



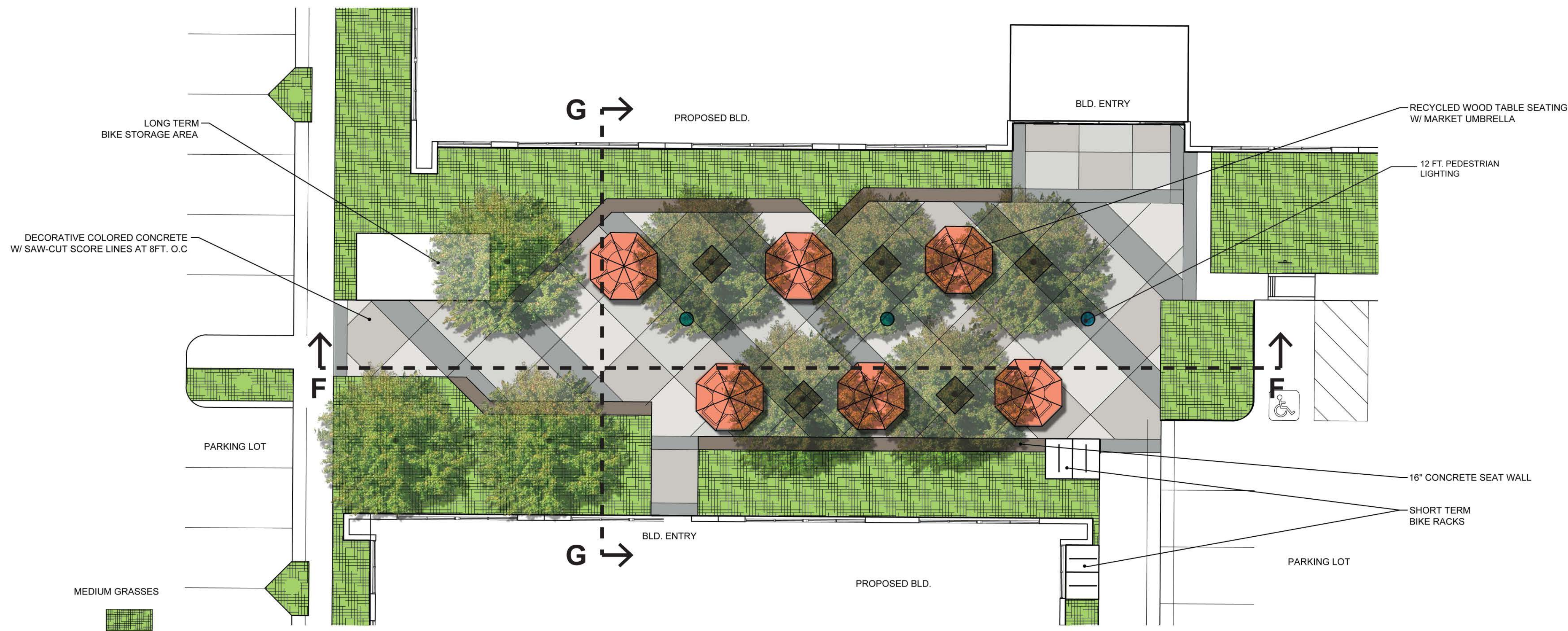
PLOT PLAN NO. 12-0053  
RANCON MEDICAL & EDUCATIONAL CENTER

ILLUSTRATIVE PLAN & SECTIONS

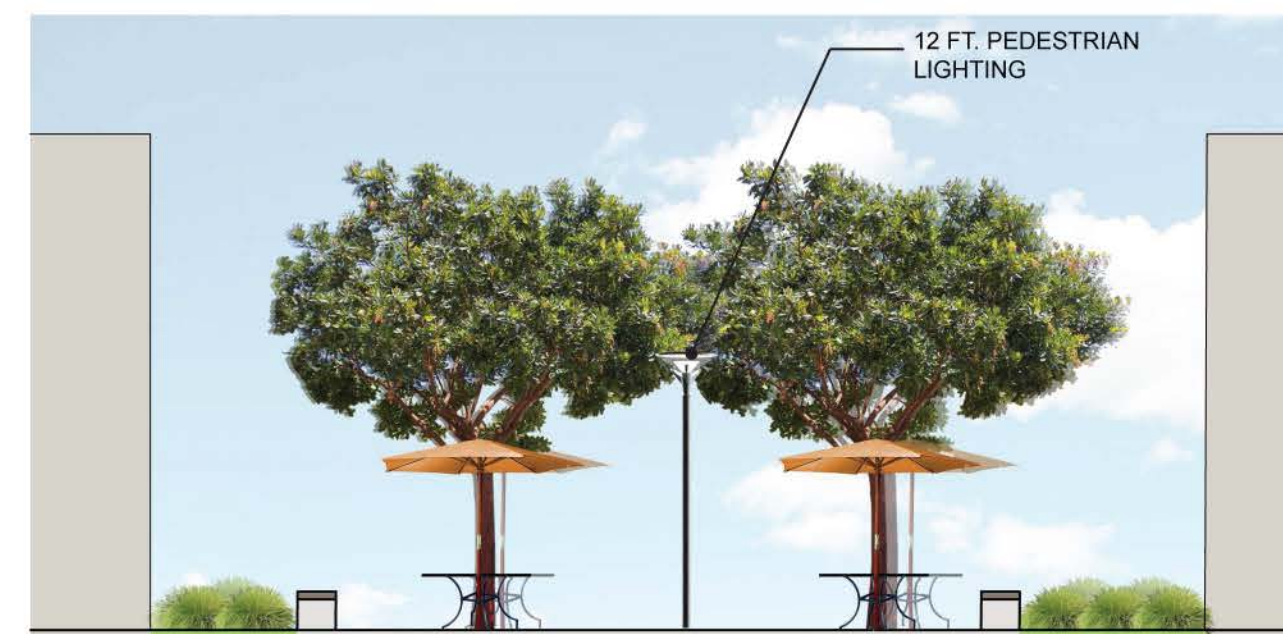
ILLUSTRATIVE PLAN



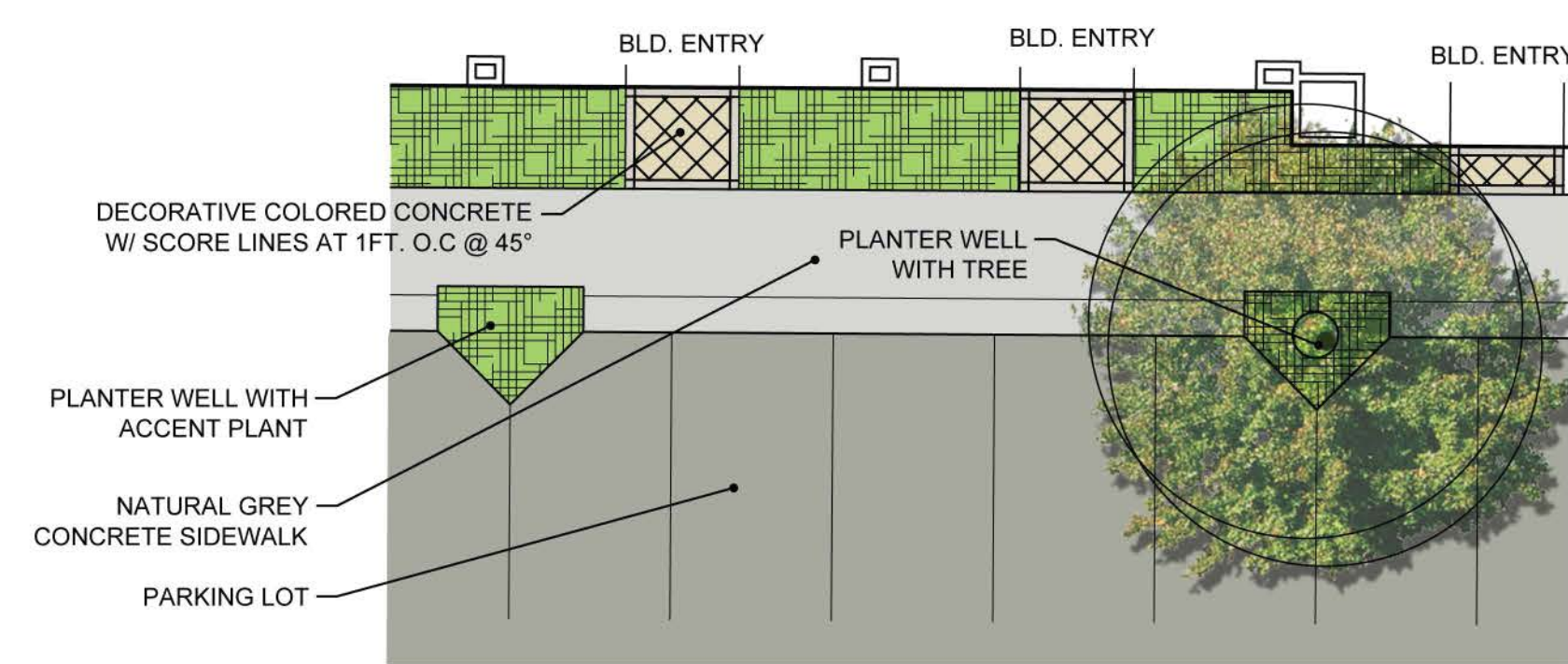




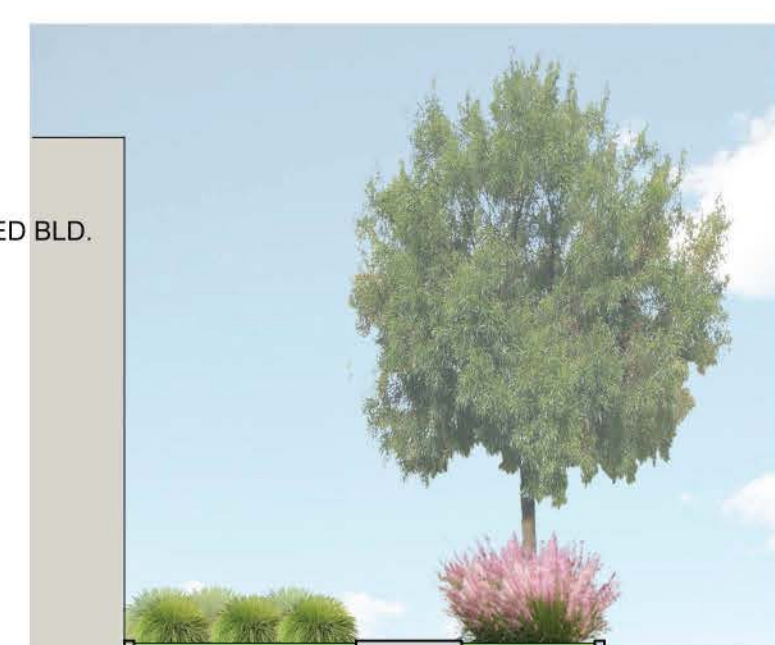
ELEVATION F-F SCALE: 1"=10'



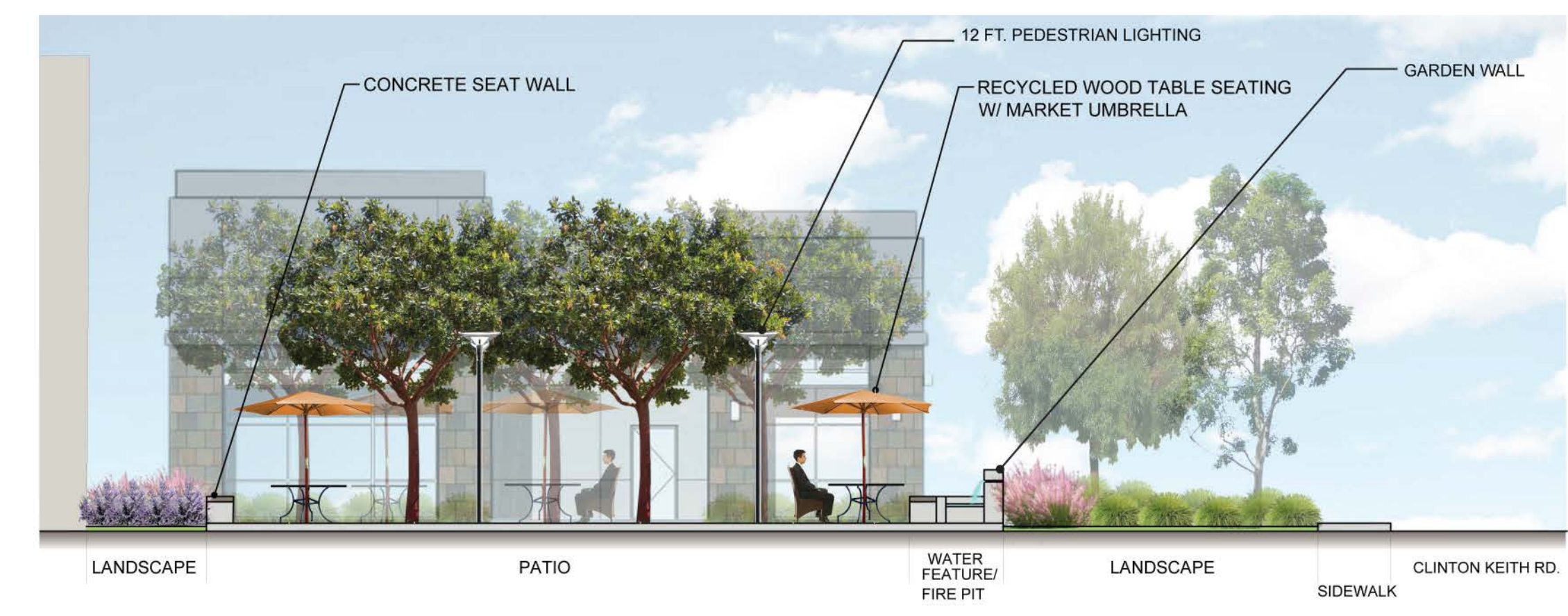
SECTION G-G SCALE: 1"=10'



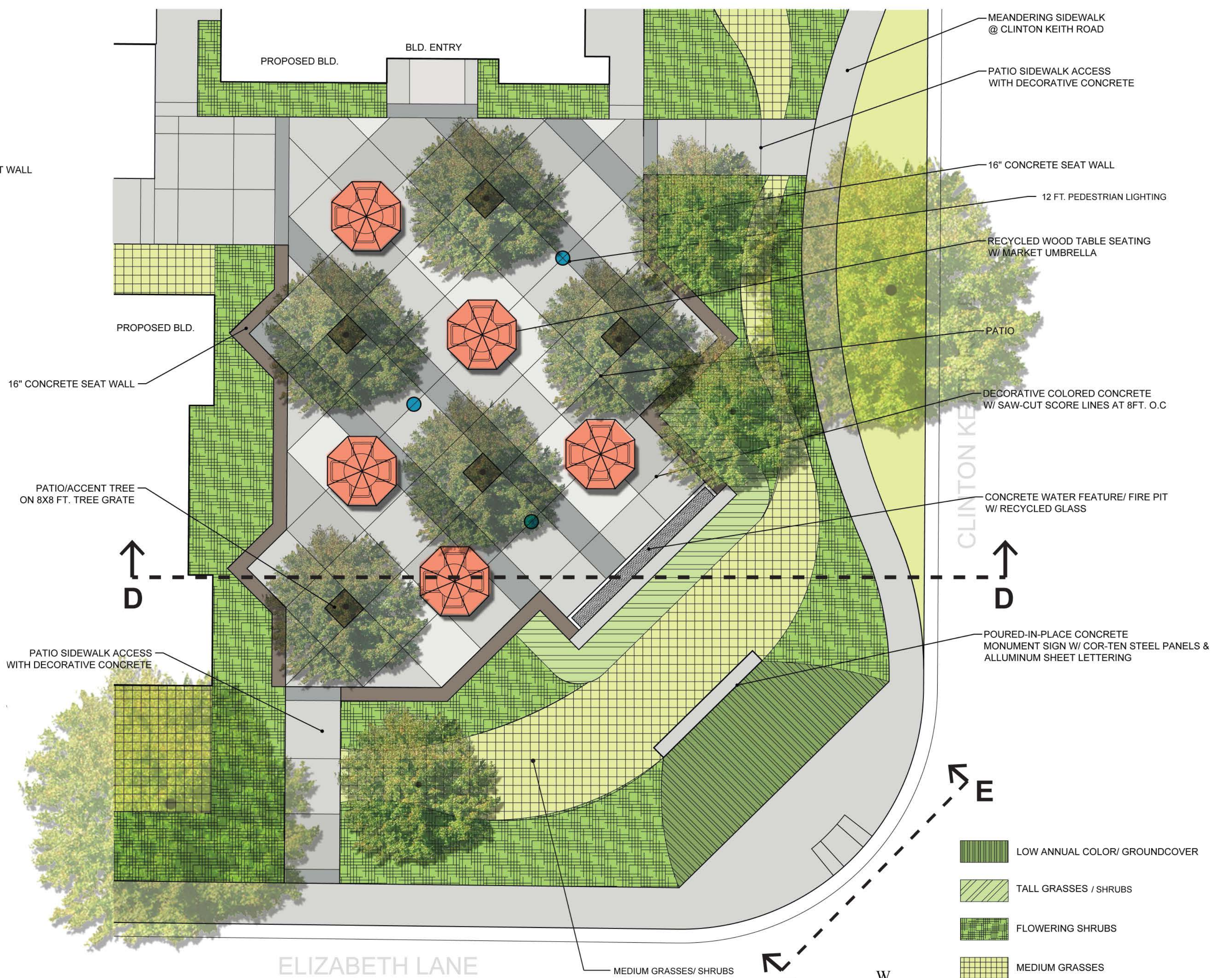
TYPICAL BLD. ENTRY SCALE: 1"=10'



SECTION H-H SCALE: 1"=10'



SECTION D-D SCALE: 1"=10'



PATIO B SCALE: 1"=10'



ELEVATION E-E SCALE: 1"=10'

PLOT PLAN NO. 12-0053

RANCON MEDICAL & EDUCATIONAL CENTER PATIO AREAS

Corporate Headquarters  
1781 McKay Street, Livermore, CA 94550  
925.466.1070 | F: 925.788.1256

Desert Region  
3601 Cox Street #201, Palm Desert, CA 92211  
760.566.0000 | F: 760.566.1443

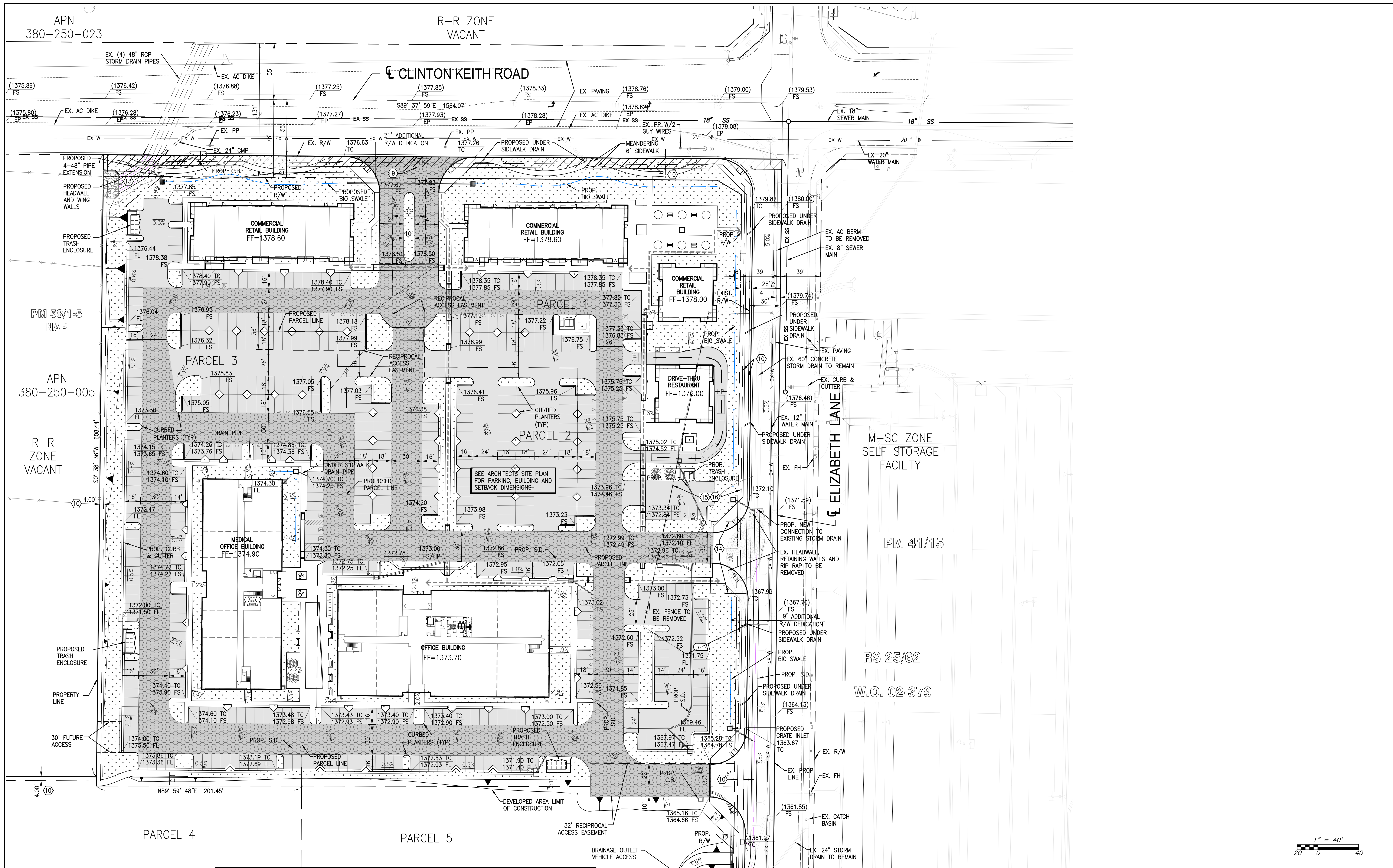
www.webbassociates.com

ALBERT A.  
**WEBB**  
ASSOCIATES





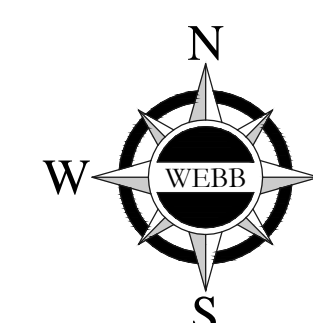




SEE SHEET 3 FOR CONTINUATION

			SCALE: 1"=40'	<div>ALBERT A. ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256</div> <div><b>WEBB</b> ASSOCIATES</div> <div>G:\2012\12-0031\DWG4\FRONT\12-0031-C-FP.dwg PLOT DATE: 8-Feb-13</div>	<div>PLOT PLAN CITY OF WILDOMAR PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 36492</div>		W.O. 12-0031		
			DATE: 07/16/12		SHEET <b>2</b>				
			DESIGNED: MB		OF 3 SHEETS				
			CHECKED:		DWG. NO.				
REVISIONS			PLN CK REF:	<b>RANCON MEDICAL &amp; EDUCATIONAL CENTER</b>					
			DATE BY						





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

				SCALE: 1"=40'	<b>ALBERT A. WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1296	<b>PLOT PLAN</b> <b>EDUCATIONAL CENTER</b> <b>PRELIMINARY GRADING PLAN</b> <b>TENTATIVE PARCEL MAP NO. 36492</b>		W.O. 12-0031
				DATE: 07/16/12				SHEET <b>3</b>
				DESIGNED: MB				OF 3 SHEETS
				CHECKED:				DWG. NO.
PLN CK REF:				G:\2012\12-0031\DWG4\FRO12-0031-C-PP.dwg PLOT DATE: 8-Feb-13		<b>RANON MEDICAL &amp; EDUCATIONAL CENTER</b>		
REVISIONS				DATE	BY	CD		