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# HEMET CENTER FOR MEDICAL EXCELLENCE

## PROFESSIONAL MEDICAL OFFICES

STITSON AVENUE  
HEMET, CALIFORNIA

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### LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL 2 OF PARCEL, MAP NO. 22342 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, PAGES 54 THROUGH 61, RIVERSIDE COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 460-250-021-4

BUILDING CODE DATA: 2001 CBC WITH 2001 IBC AND 2001 IRC AND 994 NEC

TYPE OF CONSTRUCTION: V-A  
OCCUPANCY: B  
DESCRIPTION OF USE: OFFICE  
FULLY SPRINKLERED: YES  
STORIES: 4  
HEIGHT: 24.455

ZONING: EXISTING ZONE: RGD  
GENERAL PLAN DESIGNATION: RGD  
EXISTING LAND USE: VAGAN  
PROPOSED LAND USE: MEDICAL OFFICE BUILDING CAMPUS

### ALLOWABLE AREA CALCULATIONS:

ALLOWABLE AREA CALCULATIONS BUILDINGS A & D	
BASIC ALLOWABLE:	8,000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8,000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS B & C	
BASIC ALLOWABLE:	8,000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8,000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS E & H	
BASIC ALLOWABLE:	8,000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8,000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS F & G	
BASIC ALLOWABLE:	8,000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8,000 SF.

NOTE: ALL YARD AREAS USED FOR AREA INCREASES ARE TO BE PERMANENTLY MAINTAINED

### DISCRETIONARY PERMITS AND APPROVALS:

CONDITIONAL USE PERMIT  
SITE DEVELOPMENT PERMIT

NOTE: ALL PROJECT SHOWACT TO BE UNDER A SEPARATE PERMIT

### AREA CALCULATIONS:

SITE AREA (GROSS):	429,491 SF = 9.86 ACRES
SITE AREA (NET):	429,491 SF = 9.86 ACRES
TOTAL BUILDING COVERAGE AREA:	87,606 SF / 20.4%
TOTAL BUILDING PARK AREA:	26,584 SF / 6.2%
TOTAL PAVING AREA:	204,971 SF / 47.7%
TOTAL LANDSCAPE AREA:	31,035 SF / 7.2%

GROSS BUILDING AREAS:	
BUILDINGS A & D	
FIRST FLOOR	9,855 SF.
SECOND FLOOR	8,735 SF.
TOTAL	18,590 SF.
BUILDINGS B & C	
TOTAL BUILDINGS	13,511 SF.
BUILDINGS E & H	
FIRST FLOOR	1,006 SF.
SECOND FLOOR	2,211 SF.
TOTAL	3,217 SF.
BUILDINGS F & G	
TOTAL BUILDINGS	10,445 SF.
TOTAL GROSS BUILDING AREA	126,563 SF.

ADJUSTED GROSS BUILDING AREAS:	
BUILDINGS A & D	
FIRST FLOOR	8,359 SF.
SECOND FLOOR	8,235 SF.
TOTAL	16,594 SF.
BUILDINGS B & C	
TOTAL BUILDING	12,5 SF.
BUILDINGS E & H	
FIRST FLOOR	9,200 SF.
SECOND FLOOR	4,316 SF.
TOTAL	13,516 SF.
BUILDINGS F & G	
TOTAL BUILDINGS	10,445 SF.
TOTAL ADJUSTED GROSS BUILDING AREA	15,952 SF.

PARKING CALCULATIONS:	
PARKING REQUIRED (14'-0" X 18'-0", 4'-0" X 12' PARALLEL):	360 SP.
ADJUSTED GROSS AREA: 1,940 SF @ 1000:	594 SP.
TOTAL SPACES PROVIDED (INCLUDING HANDICAP SPACES):	12 SP.
HANDICAP SPACES REQUIRED (14'-0" X 18'-0") (2% OF 594 SP.):	12 SP.
TOTAL HANDICAP SPACES PROVIDED:	12 SP.
LOADING SPACES REQUIRED:	0 SP.
TOTAL LOADING SPACES PROVIDED (10'-0" X 35'-0"):	2 SP.
PARKING RATIO (PROVIDED/REQUIRED):	148% / 100%

PHASED CONSTRUCTION DATA:	
PHASE I:	ALL CONSTRUCTION AND IMPROVEMENTS AS DEPICTED ON THIS SUBMITTAL EXCEPT FOR BUILDINGS E, F, G & H.
PHASE II:	BUILDINGS E, F, G & H NOTE: BUILDINGS PHASE I, II, III, IV, V TO BE COMPLETED DURING PHASE II.
STANDARD PARKING SPACES PROVIDED (14'-0" X 18'-0"):	574 SP.
HANDICAP PARKING SPACES PROVIDED (14'-0" X 18'-0"):	12 SP.
TOTAL PARKING PROVIDED:	607 SP.

### PROJECT TEAM:

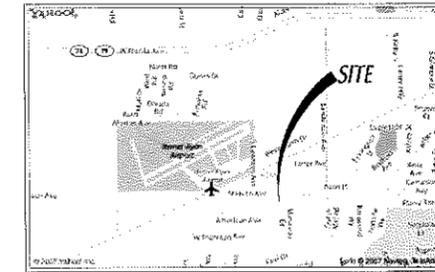
OWNER: VED CAL REAL ESTATE DEVELOPMENT, LLC  
CONTACT: BEN SPEAR  
29184 HAJI ROAD, SUITE 200  
VENICE, CALIFORNIA 90290  
95-123-8566  
95-123-8565

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FOSTER, CALIFORNIA 92528  
760-451-1555  
760-451-1556  
KAT@MCAARCHITECTS.COM

CIVIL: K45 ENGINEERING  
CONTACT: GUSTAVO  
780 N. SELBY CENTER COURT, SUITE 205  
SAN DIEGO, CALIFORNIA 92108  
619-216-3565

LANDSCAPE: HOURAN AND ASSOCIATES  
CONTACT: JOHN HOURAN  
24881 DEL PRADO, SUITE 5  
DANA POINT, CA 92629  
949-451-5620

### VICINITY MAP:



APPROVED  
PLANNING COMMISSION

JAN 15 2007

BY: B. Sullivan

PROJECT: CUP 07-024

Ed Anderson  
Owner

858-605-8407

Owners  
Signature  
required for  
all sign permits

SolC  
9/6/11

City of Hemet - Planning  
RECEIVED  
DEC 20 2007  
PROJECT NO. (5)

CUP 07-024

MEDICAL REAL ESTATE DEVELOPMENT, LLC  
HEMET CENTER FOR MEDICAL EXCELLENCE  
STITSON AVENUE  
HEMET, CALIFORNIA

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Landscape Architect  
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Sheet Title: TITLE SHEET  
Sheet Number: A0.1



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MEDICAL REAL ESTATE DEVELOPMENT, LLC  
HEMET CENTER FOR MEDICAL EXCELLENCE  
STETSON AVE  
HEMET, CALIFORNIA

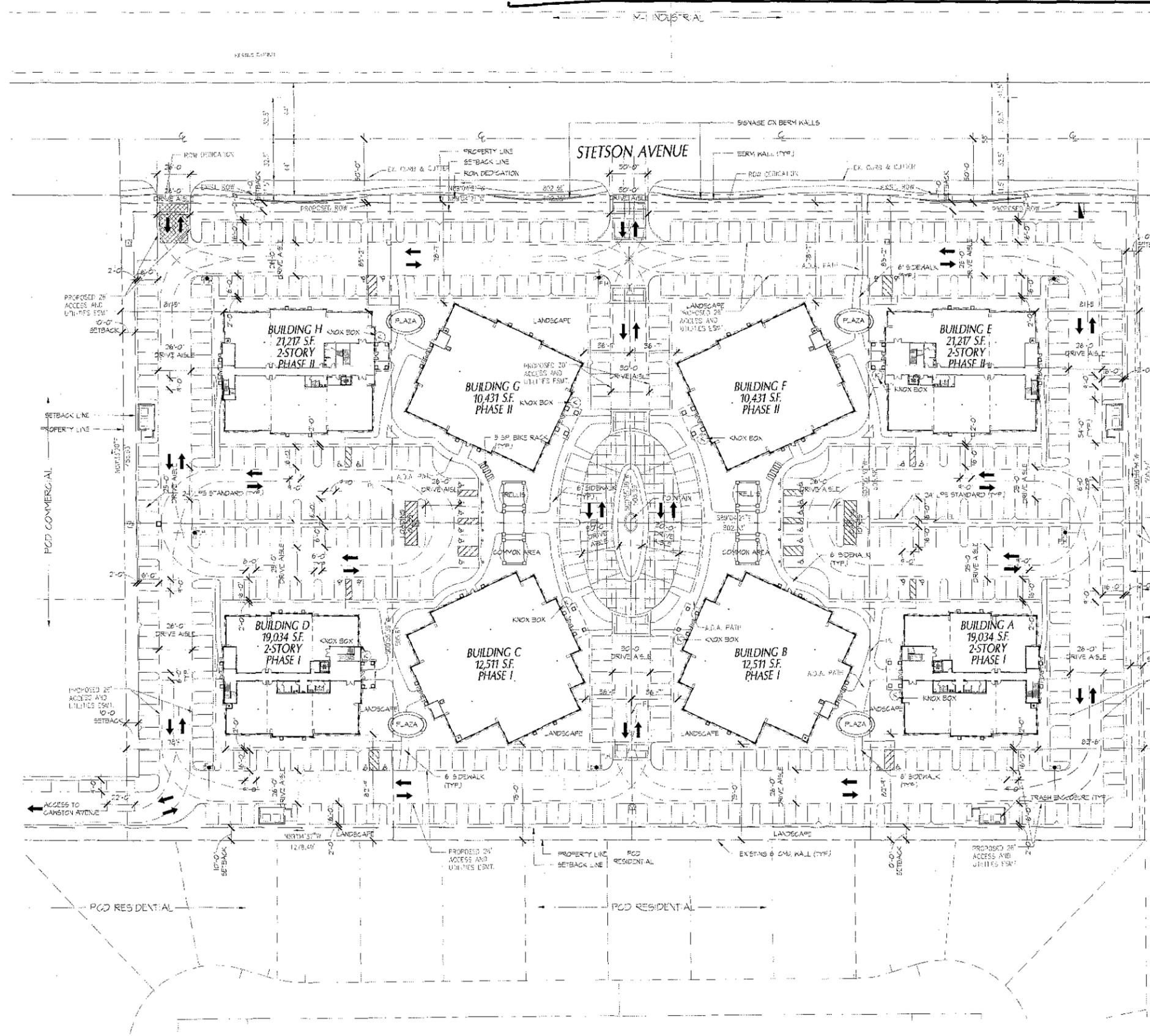
Applicant: Medical Real Estate Development, LLC  
2727 W. 5th St. Suite 202  
Meridian, CA 92686  
Tel: 951-225-8566 Fax: 951-225-8567

Architect: McArdle Associates Architects  
5825 La Brea Blvd Suite 100  
Los Angeles, CA 90048  
Tel: 310-471-2800 Fax: 310-471-2801

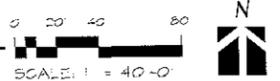
Civil Engineer: K&E Engineering  
1801 Mission Center Ct. Suite 100  
San Diego, CA 92108  
Tel: 619-296-3535 Fax: 619-296-5564

Landscape Architect: Horizon and Associates  
2466 Del Prado, Suite B  
Dana Point, CA 92624  
Tel: 949-494-5622

Date: 9-2-07  
Project: HEMET MED. CA.  
File: 07-08-A1  
Revisions: 10-31-07



PARKING AND CIRCULATION PLAN



Sheet Title:  
**PARKING AND CIRCULATION PLAN**

Sheet Number:

**A1.4**





**Hourian Associates**  
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hourianassociates@aol.com

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PHONE: 951-723-8366  
FAX: 951-723-8365

REVISIONS:

10-31-07	

**HEMET CENTER  
MEDICAL EXCELLENCE  
MEDICAL REAL ESTATE DEVELOPMENT  
STETSON AVENUE  
HEMET, California**

**LANDSCAPE  
CONCEPT  
PLAN**

DATE: 9-15-07

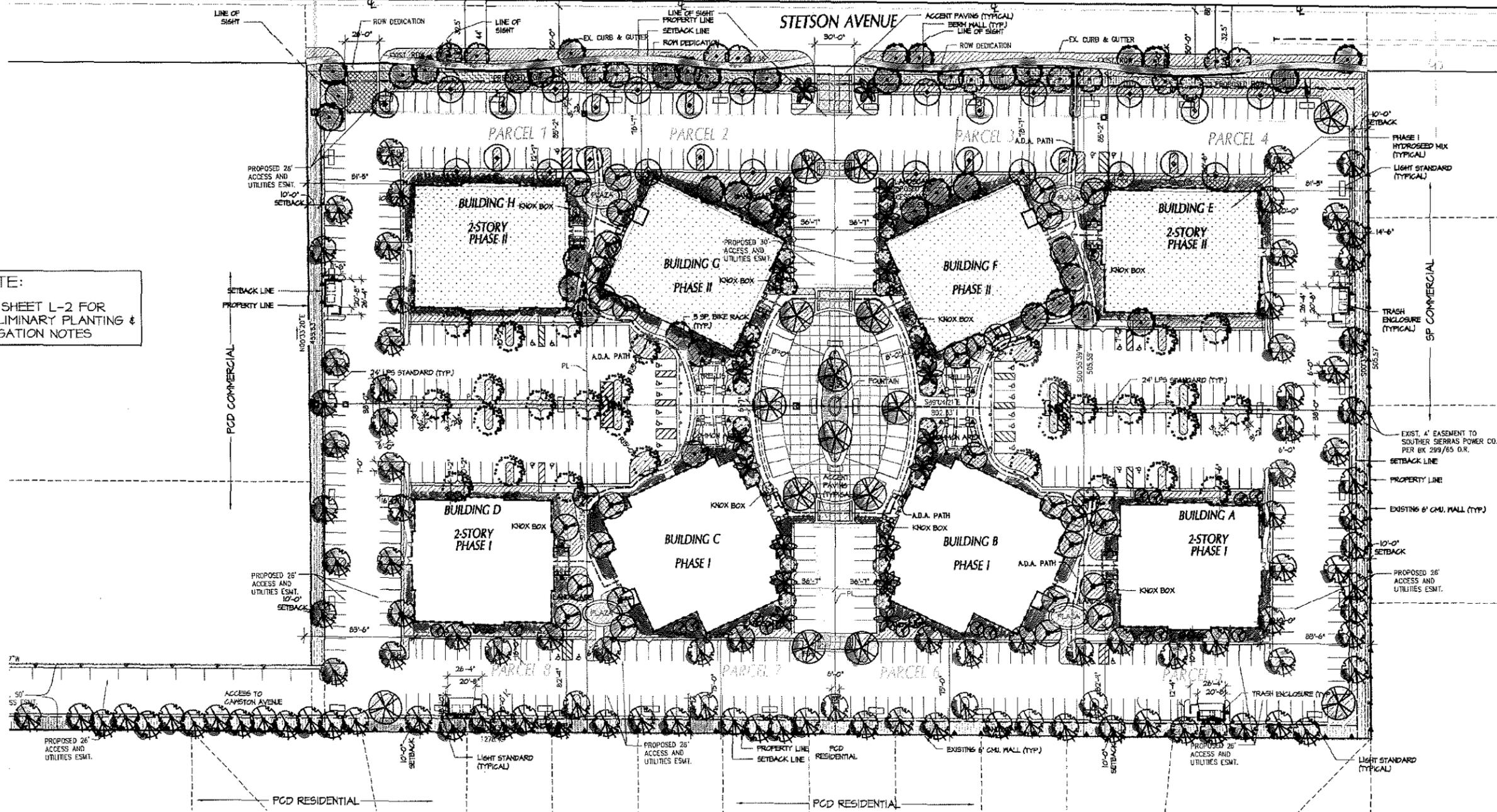
DRAWN BY:

JOB NUMBER:

PLOT DATE: 10-31-07

SHEET NUMBER: **L1**

NOTE:  
SEE SHEET L-2 FOR  
PRELIMINARY PLANTING &  
IRRIGATION NOTES

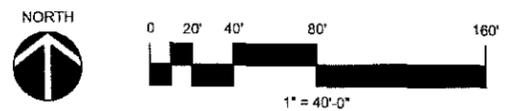


TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	GEINERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL STANDARD	25
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL STANDARD	28
	LAGERSTROEMIA HYBRID 'ACOMA'	GRAPE HYDRILE	24" BOX MULTI-TRUNK 1" MIN CAL.	24
	LIQUIDAMBAR STYRACIFLUA 'BURGINDI'	AMERICAN SWEET GUM	24" BOX STANDARD 1 3/4" CAL. MIN.	31
	MAGNOLIA GRANDIFLORA 'ALTA'	ALTA MAGNOLIA	24" BOX STANDARD 1 3/4" CAL. MIN.	39
	PHOENIX DACTYLIFERA	DATE PALM	20" BTH	22
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX MULTI-TRUNK 1 3/4" CAL. MIN.	5
	PYRUS CALLERTANA 'ARISTOCRAT'	ARISTOCRAT PEAR	24" BOX STANDARD 1 3/4" CAL. MIN.	14
	RHUS LANCEA	AFRICAN SUMAC	15 GAL STANDARD	19
	BRACHYCHITON POPULINEUS	BOTTLE TREE	15 GAL STANDARD	11

GROUNDCOVER MASS PLANTINGS	COMMON NAME	SIZE	REMARKS
	ACACIA REDOLENS	1 GAL	4' OC
	BACCHARIS PILLULARIS	1 GAL	30" OC
	CELANOTHUS GRISSEUS 'HORIZONTALIS'	1 GAL	3' OC
	CISTUS SPECIES	1 GAL	3' OC
	COPROBOMA KIRKII	1 GAL	2' OC
	GAZANIA SPECIES	1 GAL	12" OC
	JUNIPERUS CONFERTA	1 GAL	2' OC
	LAVANDULA SPECIES	1 GAL	2' OC
	LEPTOSPERMUM LAEVIGATUM	1 GAL	18" OC
	ROSMARINUS OFFICINALIS 'PROSTRATA'	1 GAL	30" OC
	CAESALPINA SPECIES	5 GAL	AS SHOWN
	DIETES SPECIES	5 GAL	3' OC
	ECHINUM FASTUOSUM	5 GAL	5' OC
	LAGERSTROEMIA SPECIES	15 GAL	AS SHOWN
	LAVANDULA SPECIES	5 GAL	30" OC
	LEPTOSPERMUM LAEVIGATUM	15 GAL	AS SHOWN
	MELALEUCA NESOPHILA	15 GAL	AS SHOWN
	ELAEAGNUS FUNGENS	5 GAL	5' OC
	LEPTOSPERMUM SPECIES	5 GAL	4' OC
	MYRTUS COMMUNIS	5 GAL	3' OC
	FRUNUS C. 'BRIGHT N TIGHT'	5 GAL	3' OC
	RHAIPHOLEPIS INDICA 'CLARA'	5 GAL	3' OC
	WESTRINGIA	5 GAL	30" OC
	BOUGAINVILLEA SPECIES	5 GAL	AS SHOWN
	MACFADYENA UNGUIS-CATI	5 GAL	AS SHOWN

PLANT SPACING NOTE:  
THE ABOVE PLANT SPACING MEETS INDUSTRY STANDARD SPACING FOR THAT SPECIES FOR HORTICULTURAL MANAGEMENT & HEALTH.

- ACCENT PLANTS AT DRIVE ENTRANCES
- ACCENT PLANTS AROUND BUILDINGS
- SCREENING HEDGE PLANTS ALONG PARKING LOT
- MASSING SHRUBS
- ACCENT PLANTS AROUND PLAZAS
- GROUNDCOVER MASS PLANTINGS
- PHOTINIA FRASERI - 15 GAL/1" CAL MIN. TREE FORM
- ACCENT PLANT
- VINE
- PHASE I - IRRIGATED HYDROSEED MIX - 40/20/1 SP. STOVER SEED 800/621-2315 CALIFORNIA NATIVE MIX



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HEMET CENTER FOR MEDICAL EXCELLENCE  
COLORED RENDERING - STETSON STREETScape

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Fax: 760-431-7585



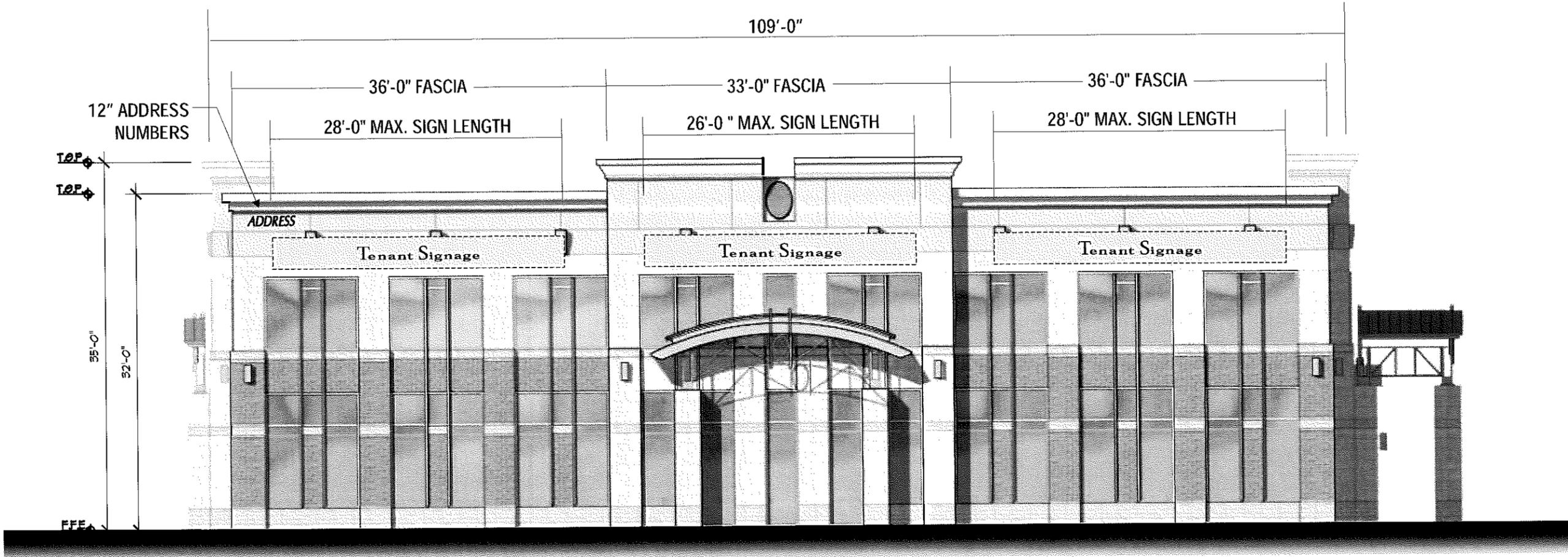
HEMET CENTER FOR MEDICAL EXCELLENCE  
COLORED RENDERING- AERIAL VIEW



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Phone: 760-431-7775  
Fax: 760-431-7585

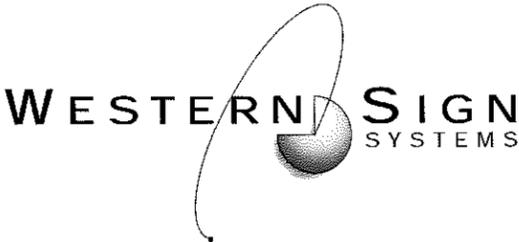


WALL SIGN PLACEMENT  
BUILDING A

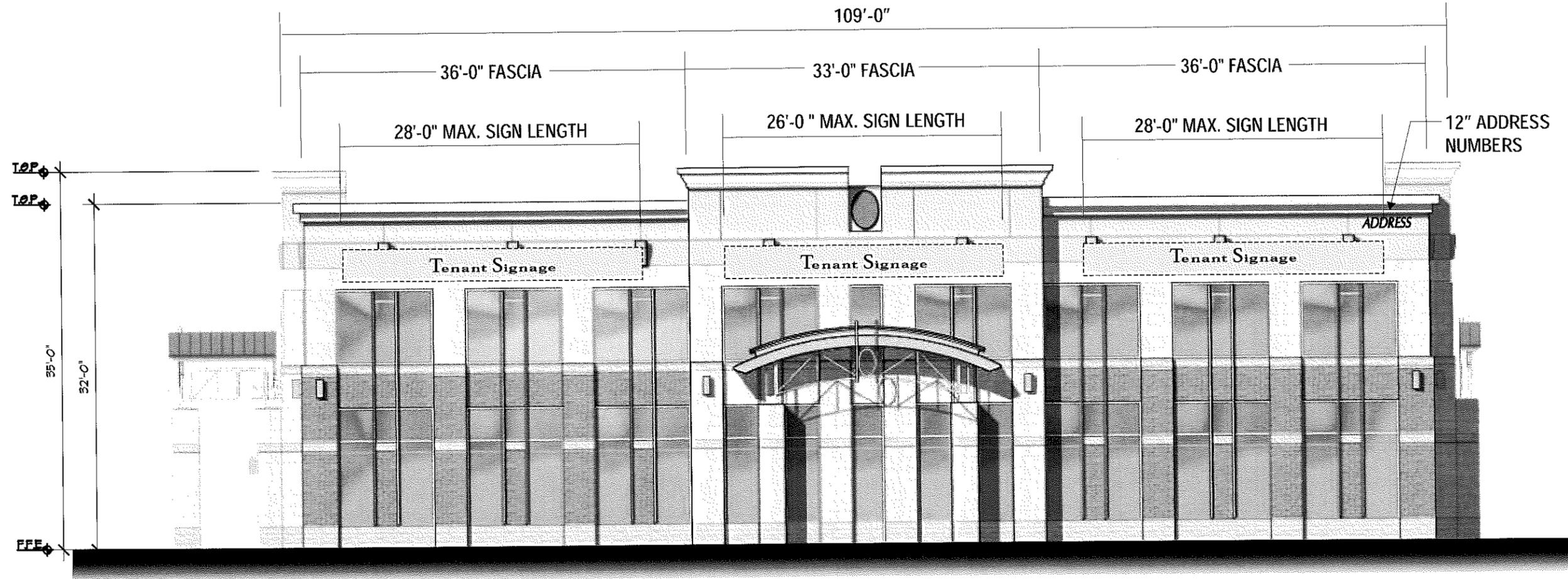


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

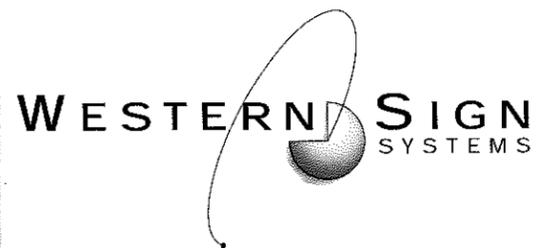


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BUILDING A

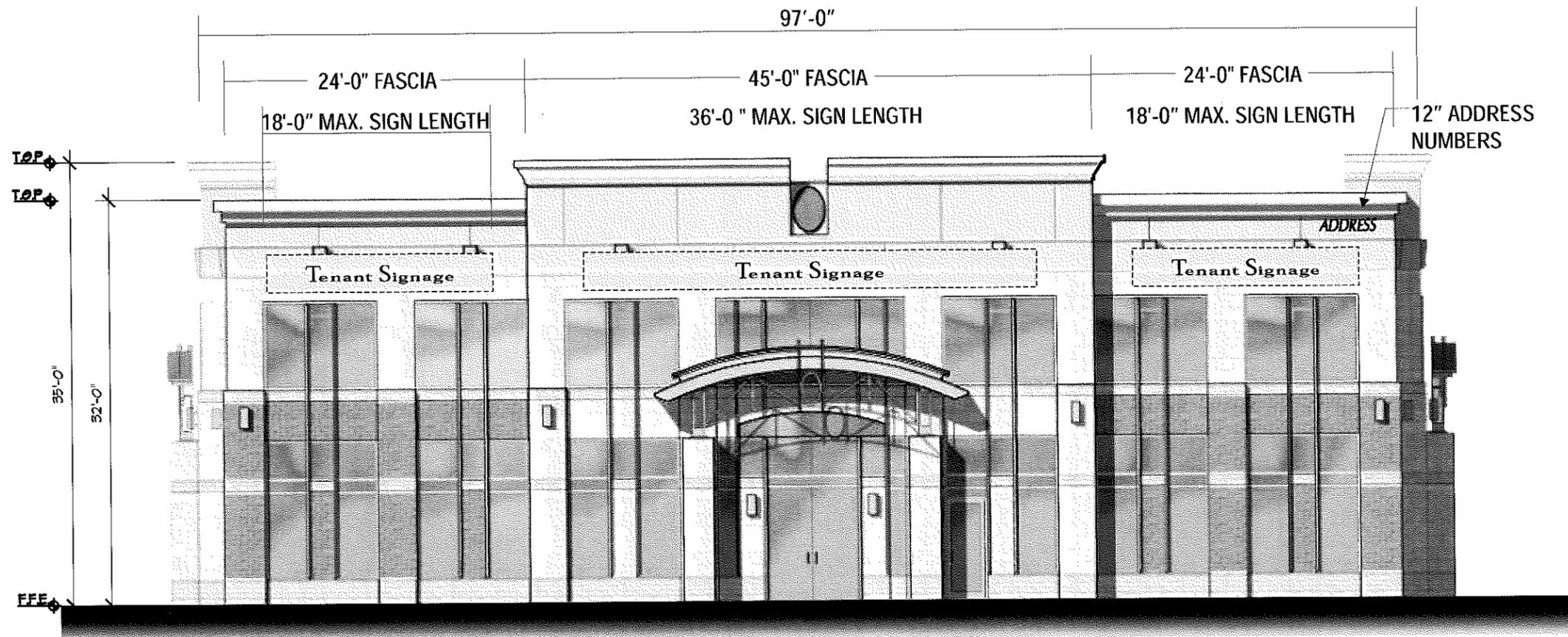


**SOUTH ELEVATION**

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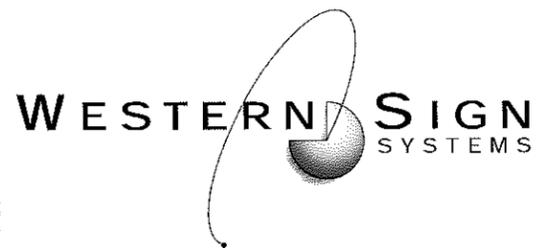


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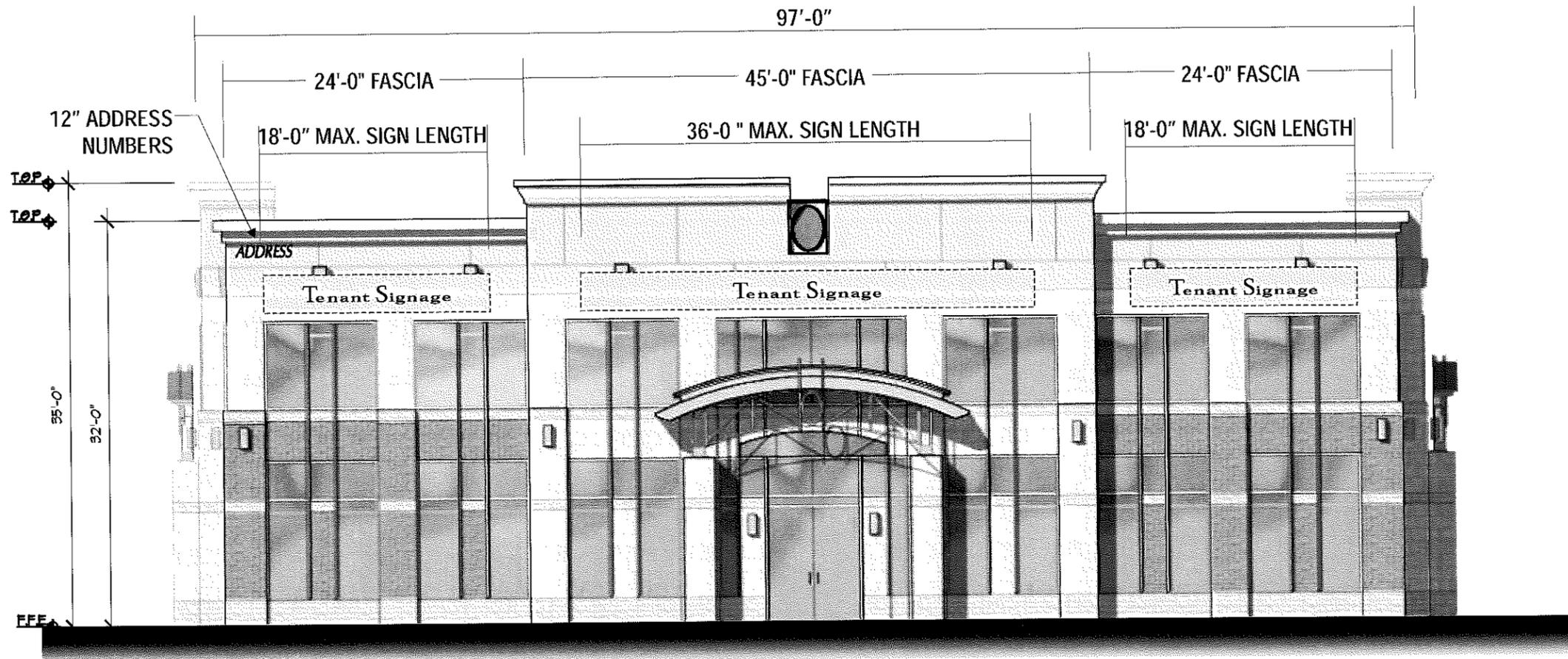


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"



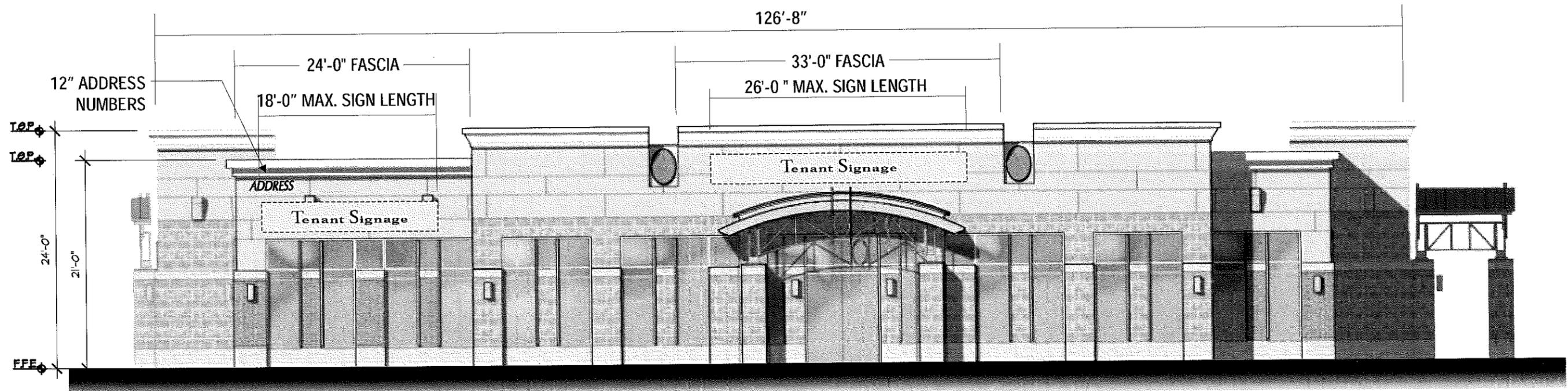
WALL SIGN PLACEMENT  
BUILDING A



**WEST ELEVATION**

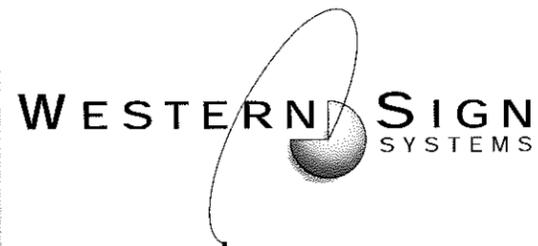
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WALL SIGN PLACEMENT  
BUILDING B

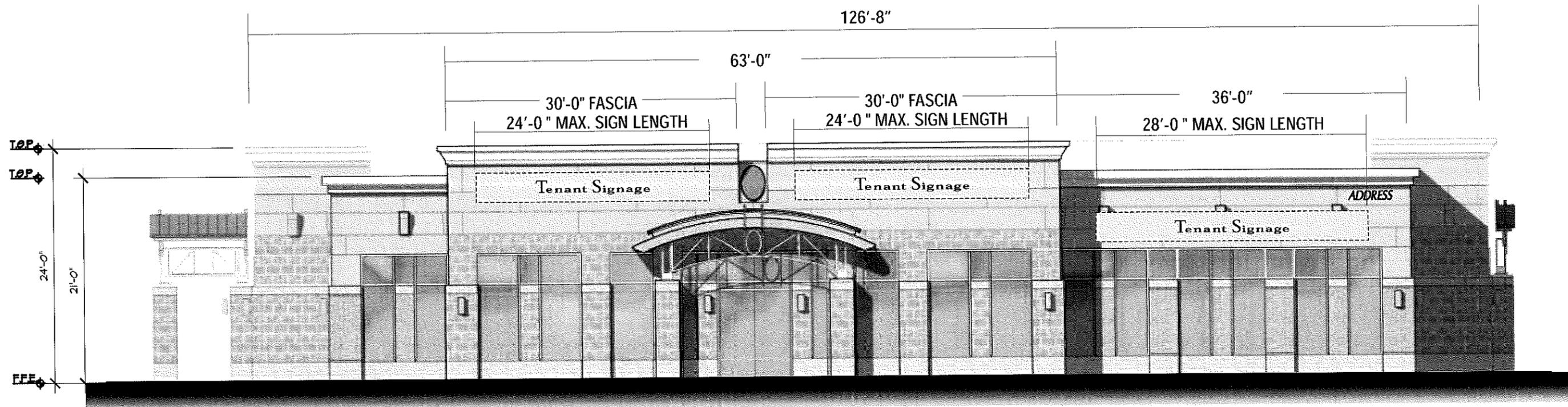


***NORTH ELEVATION***

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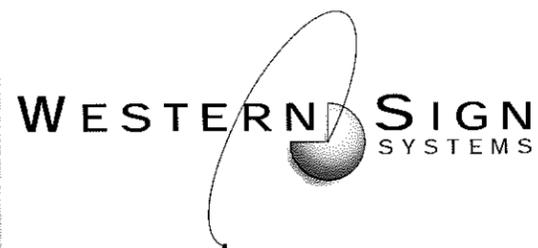


WALL SIGN PLACEMENT  
BUILDING B

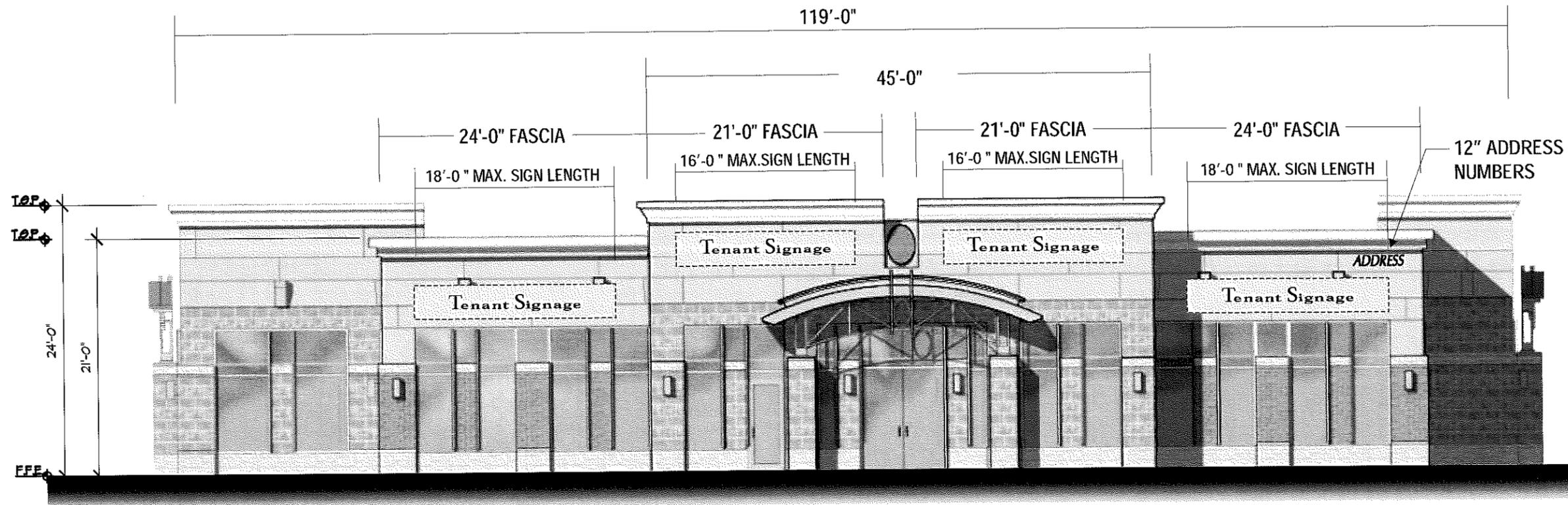


***SOUTH ELEVATION***

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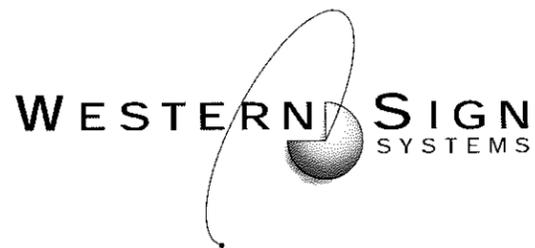


WALL SIGN PLACEMENT  
BUILDING B

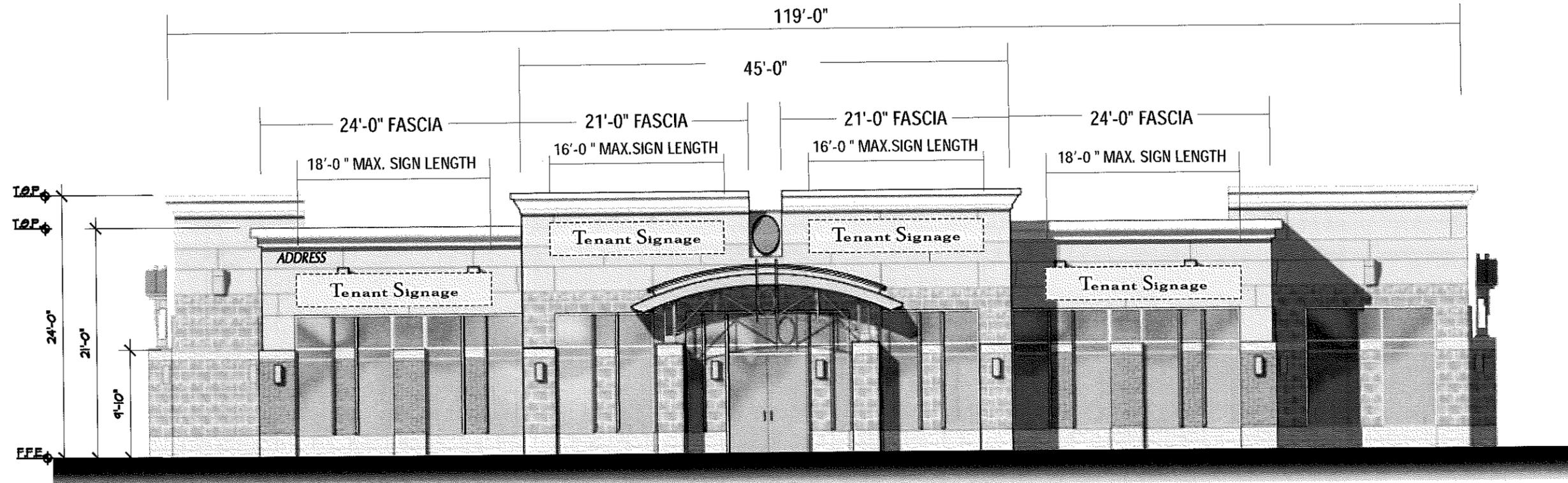


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"

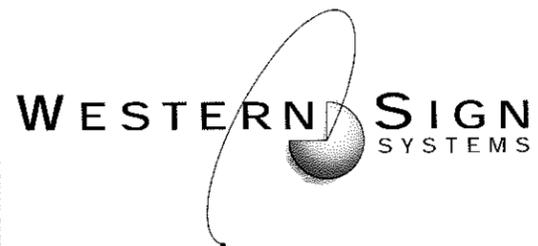


WALL SIGN PLACEMENT  
BUILDING B

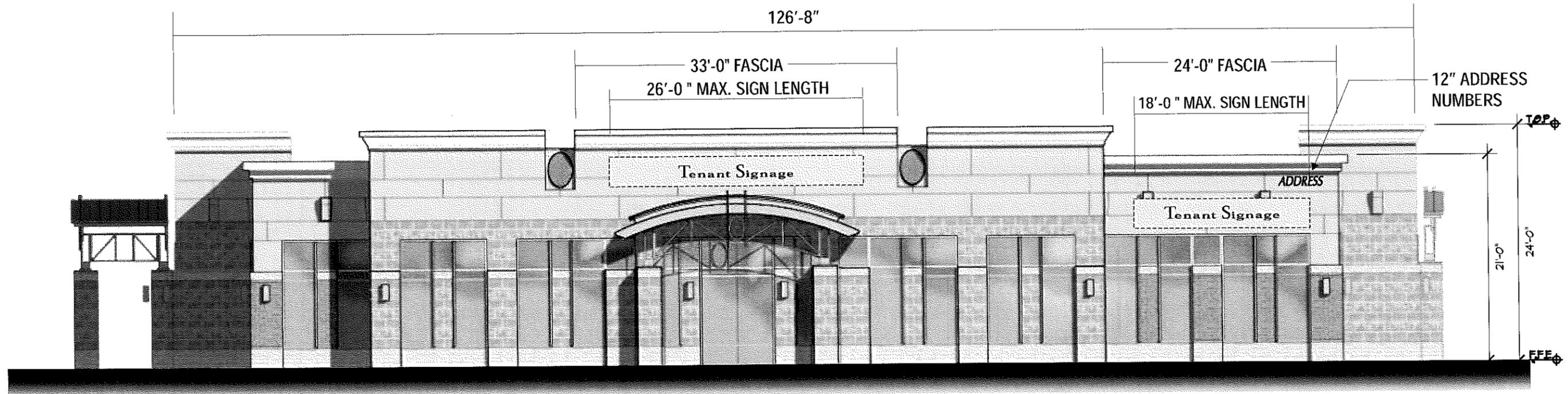


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

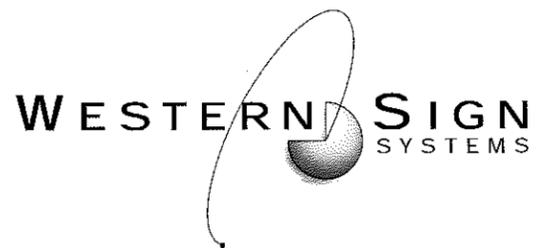


WALL SIGN PLACEMENT  
BUILDING C

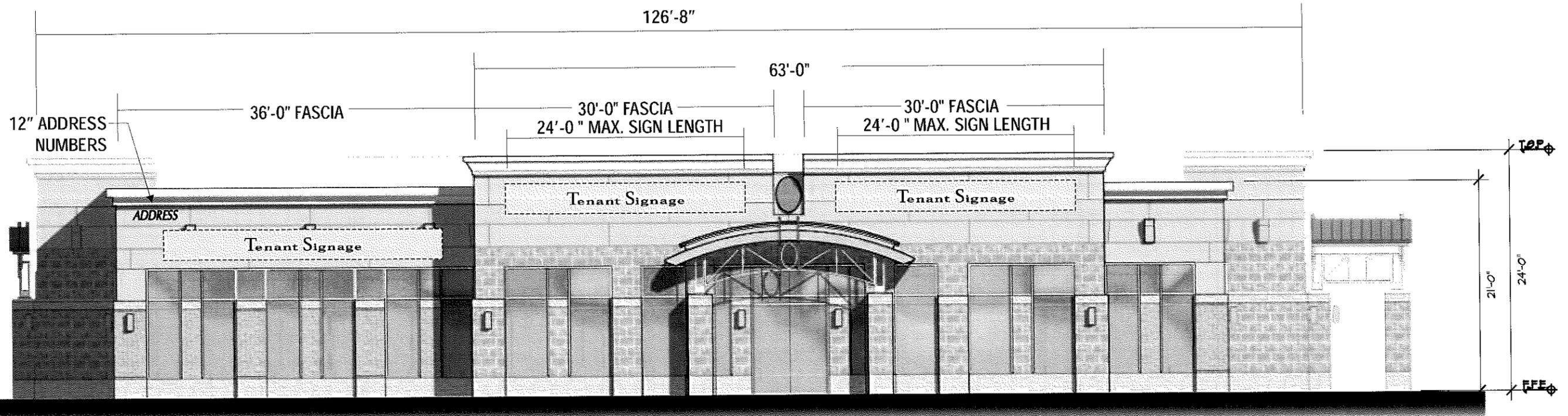


***NORTH ELEVATION***

SCALE: 3/32" = 1'-0"

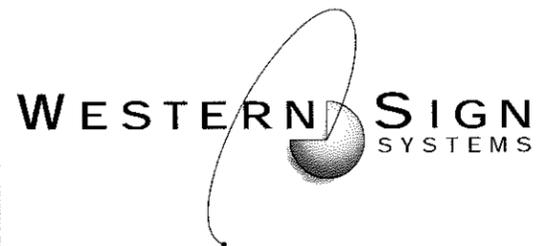


WALL SIGN PLACEMENT  
BUILDING C

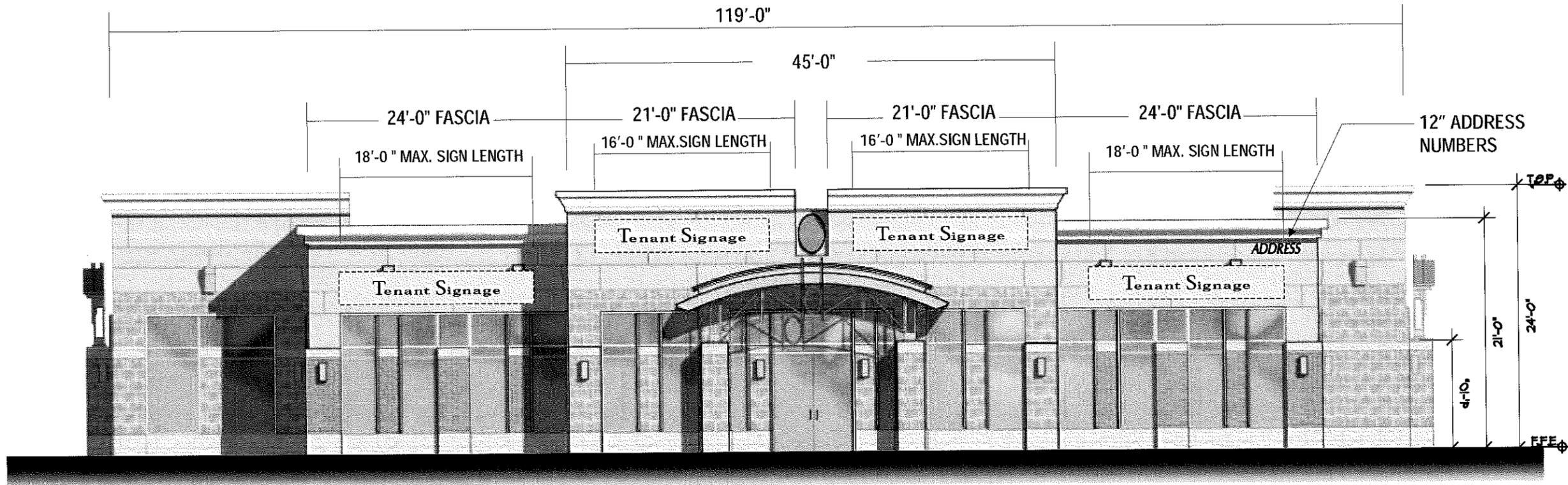


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"

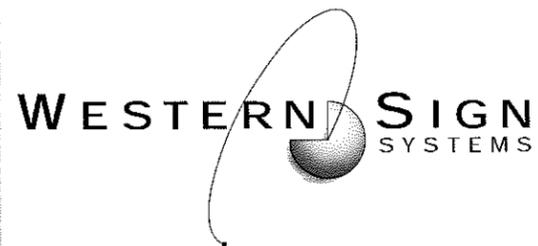


WALL SIGN PLACEMENT  
BUILDING C

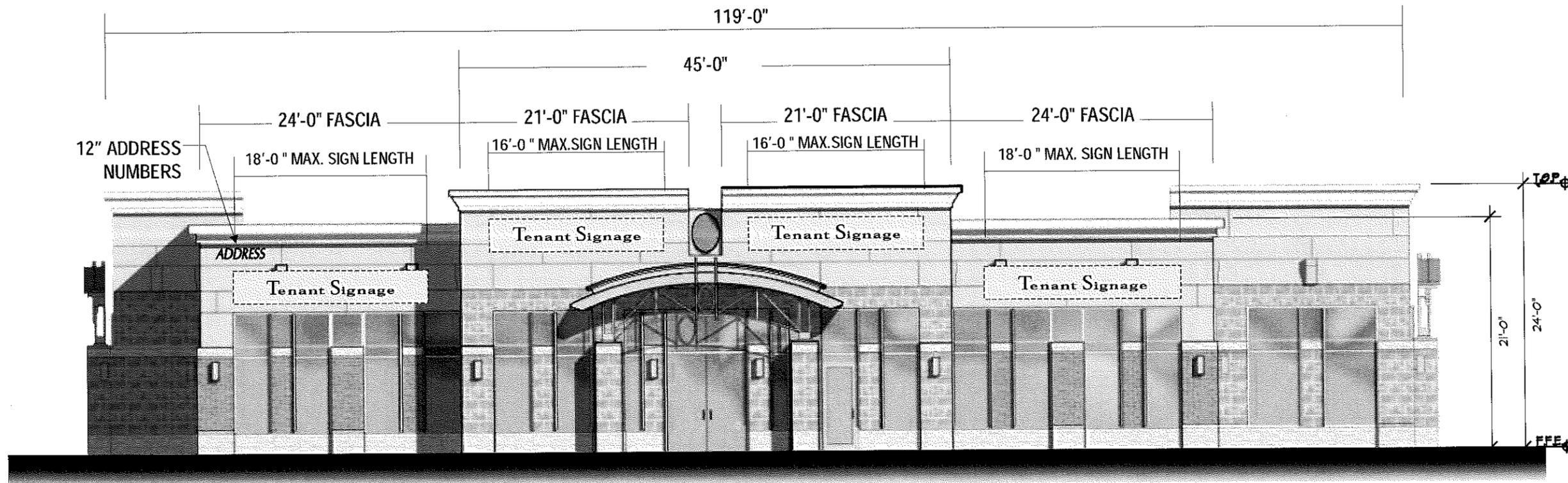


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"

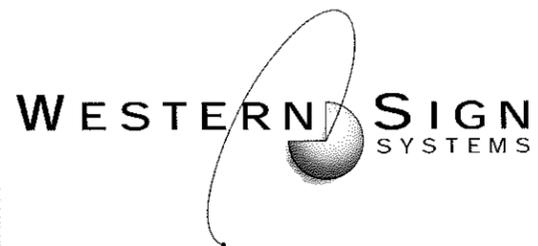


WALL SIGN PLACEMENT  
BUILDING C

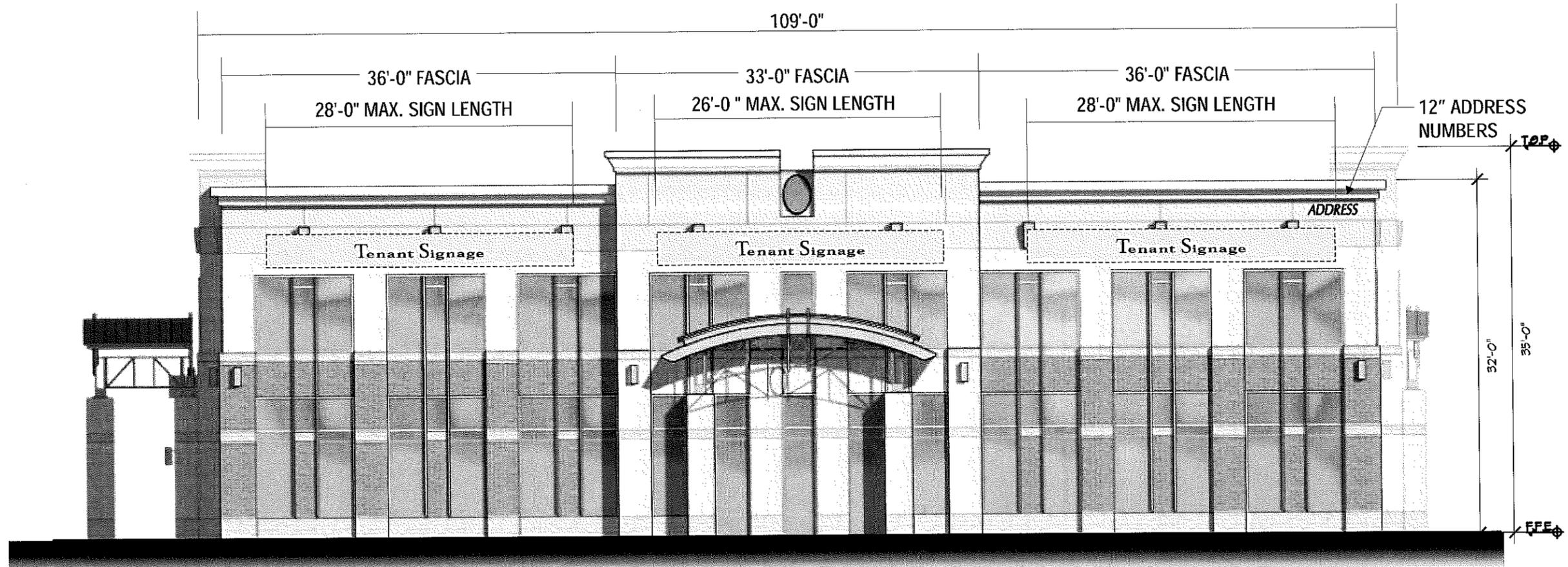


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

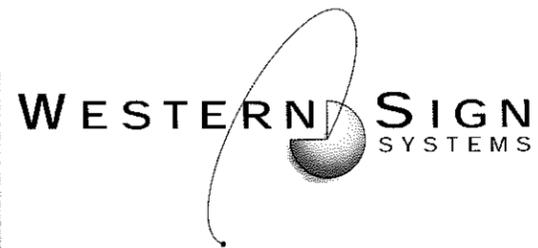


WALL SIGN PLACEMENT  
BUILDING D

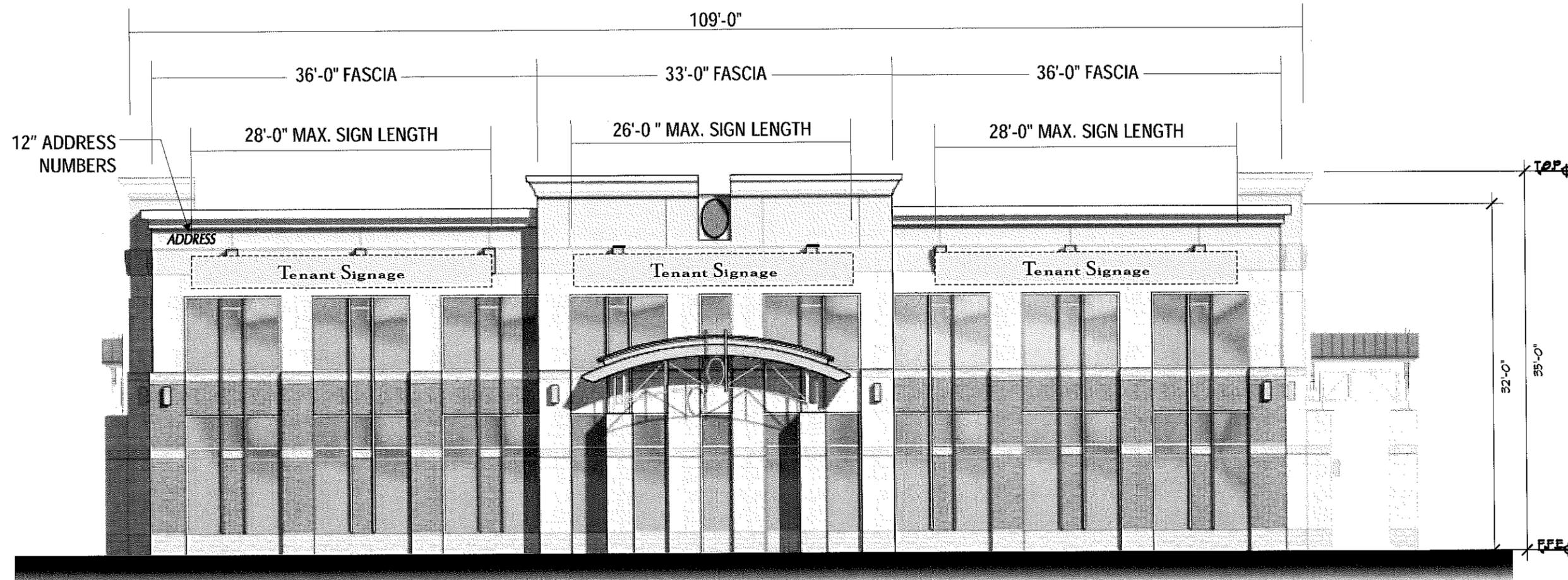


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

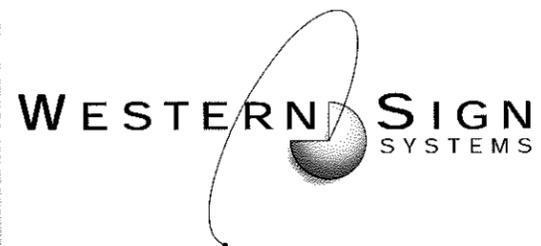


WALL SIGN PLACEMENT  
BUILDING D

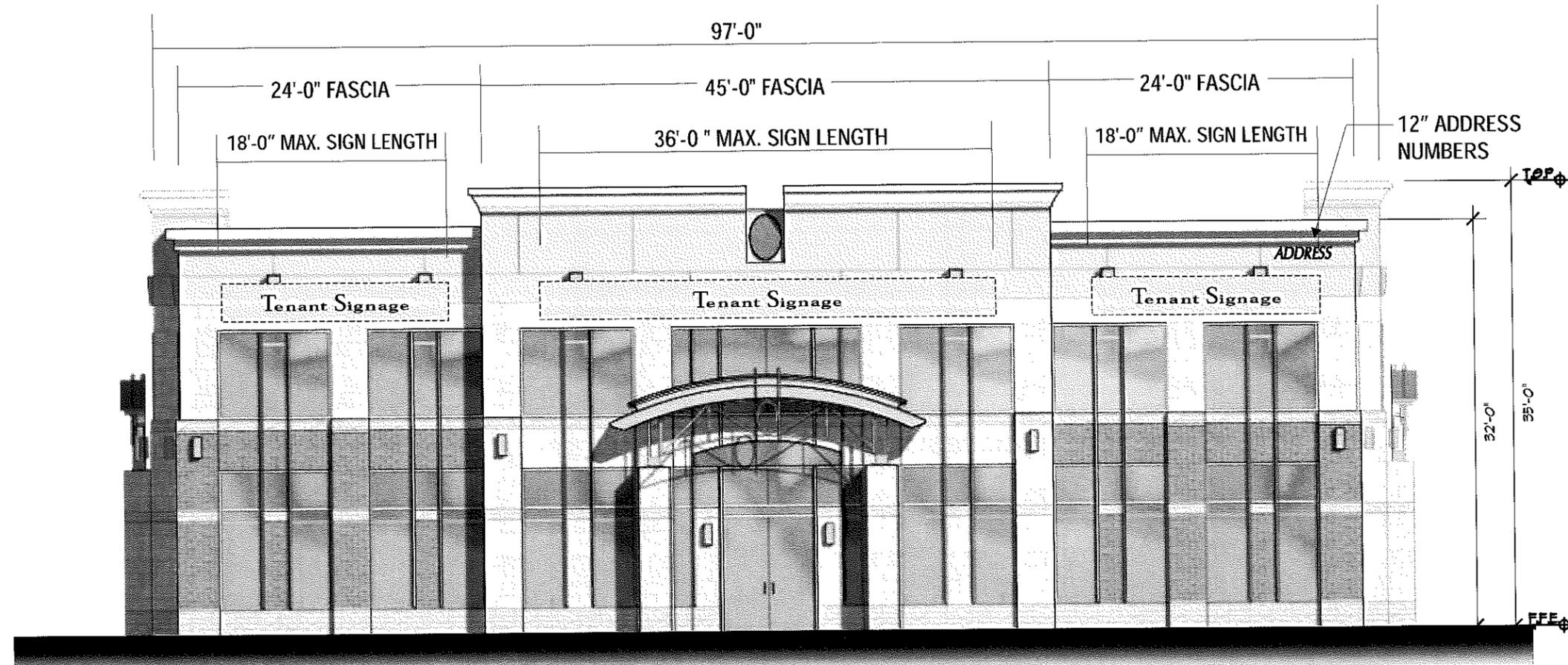


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"



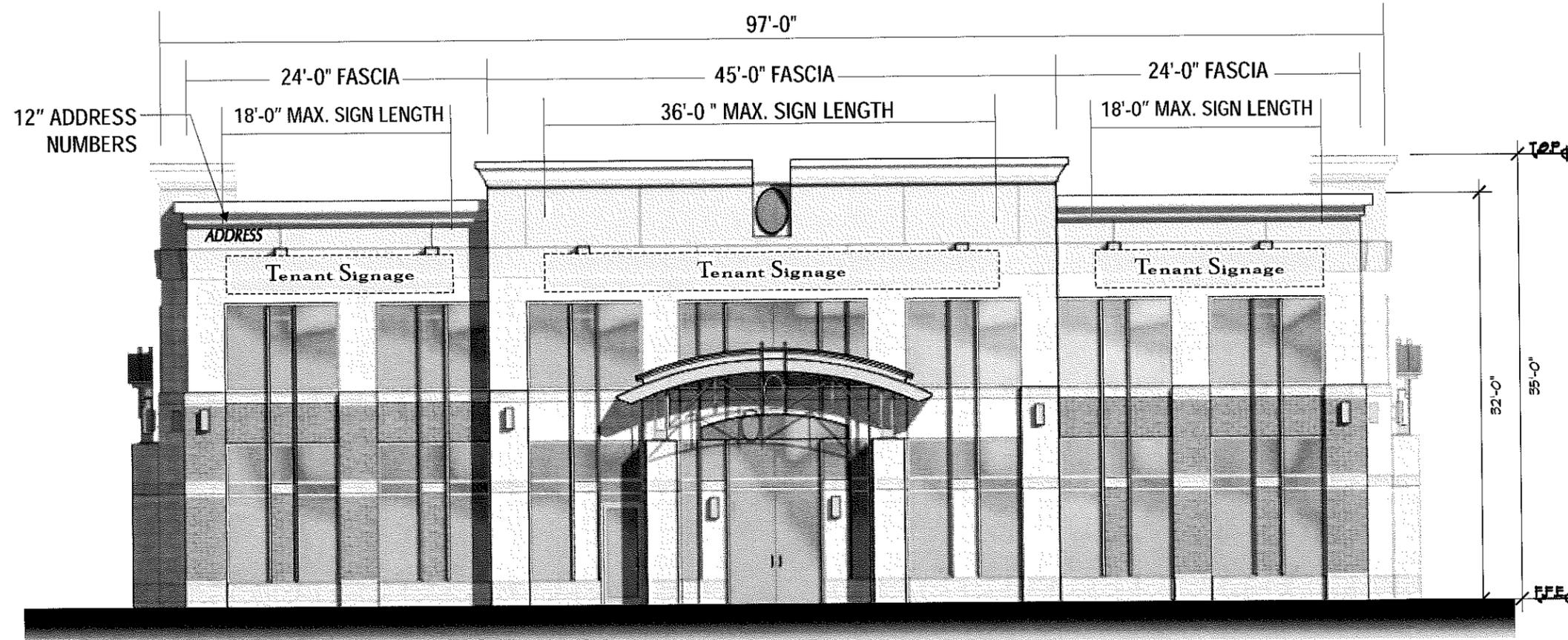
WALL SIGN PLACEMENT  
BUILDING D



***EAST ELEVATION***

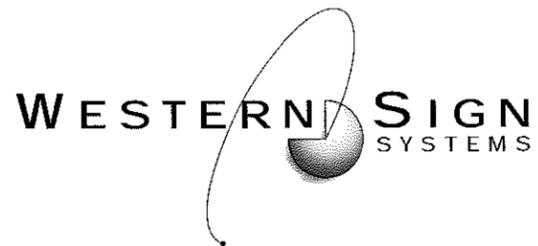
SCALE: 3/32" = 1'-0"

WALL SIGN PLACEMENT  
BUILDING D

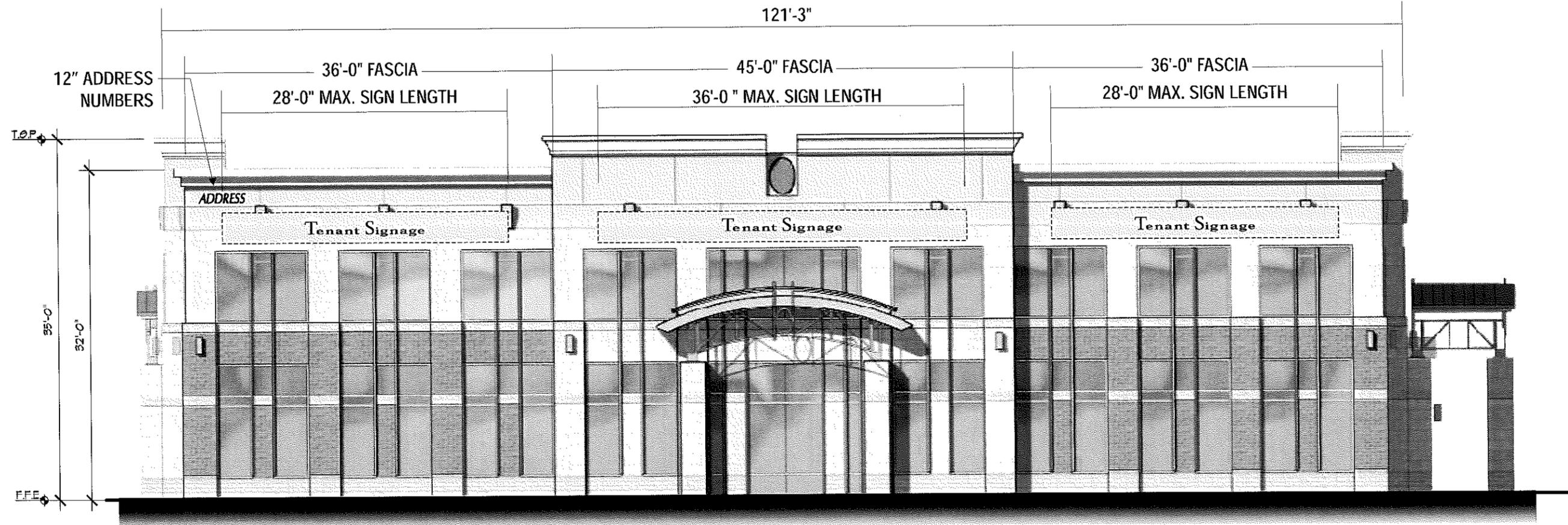


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

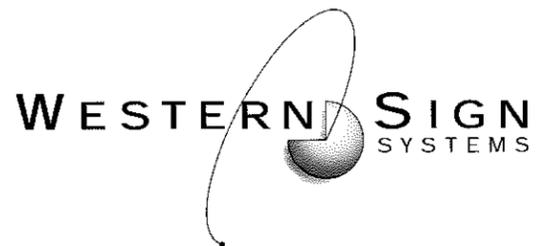


WALL SIGN PLACEMENT  
BUILDING E

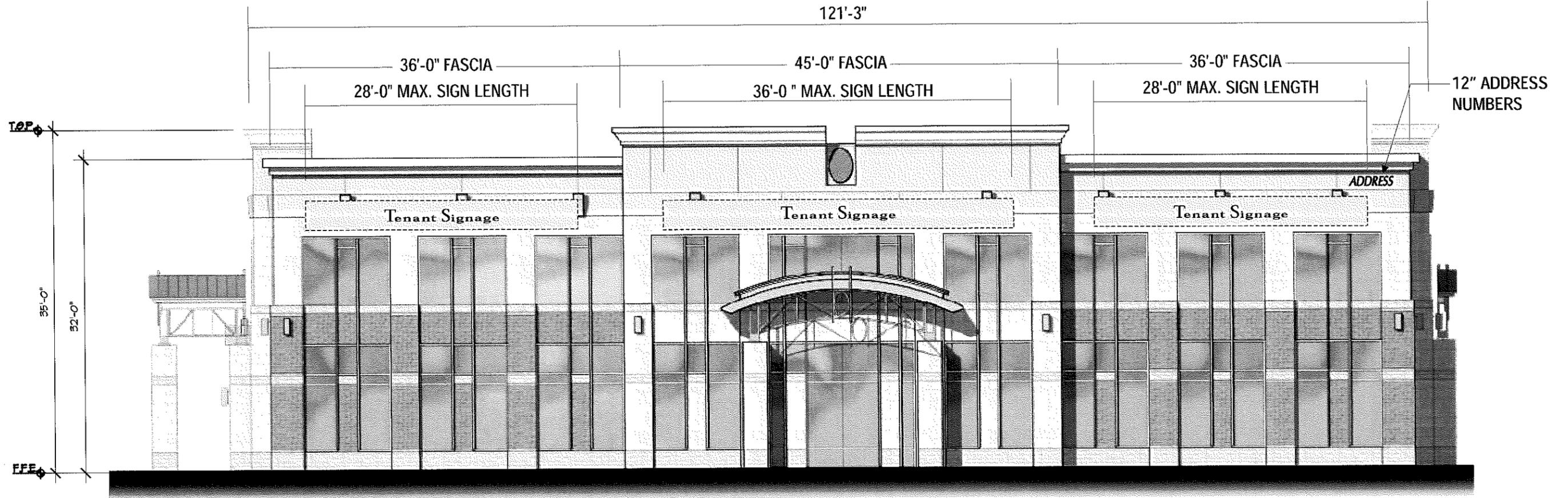


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

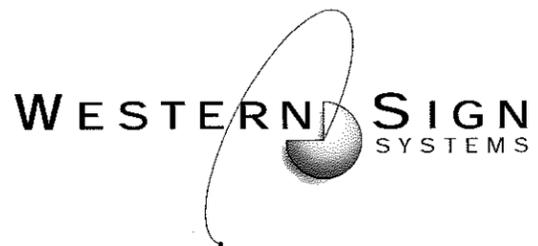


WALL SIGN PLACEMENT  
BUILDING E

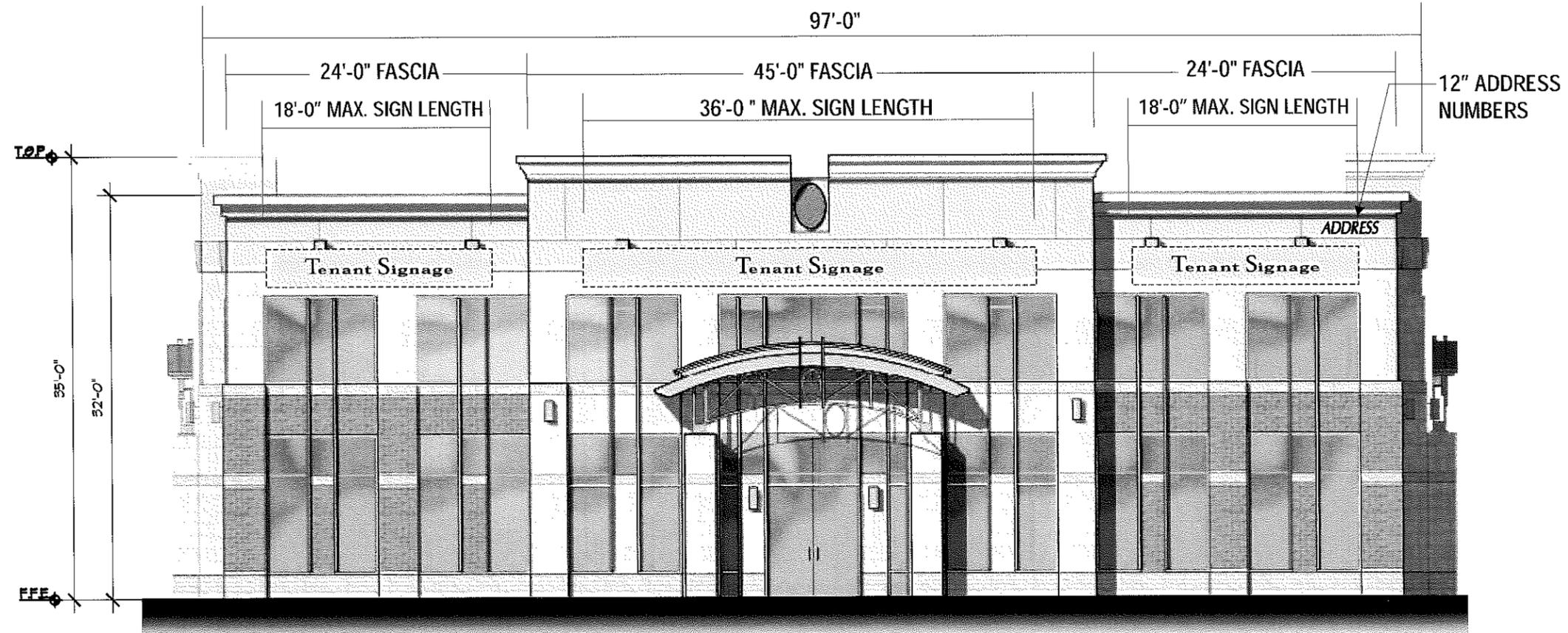


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"

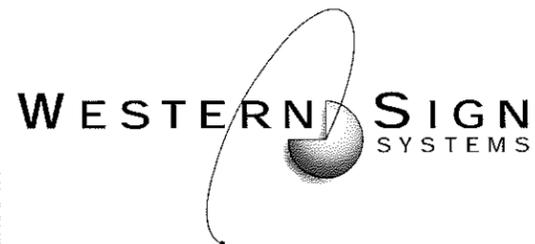


WALL SIGN PLACEMENT  
BUILDING E

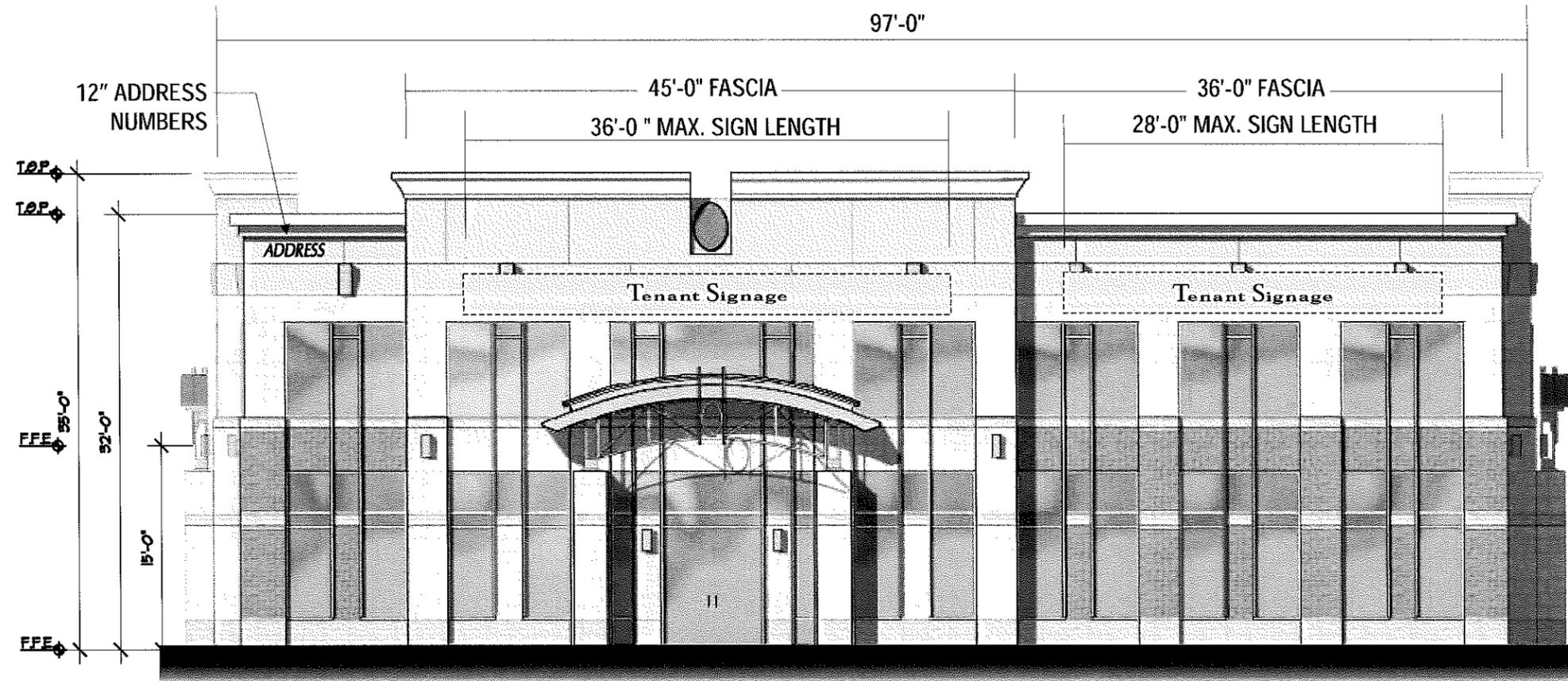


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"

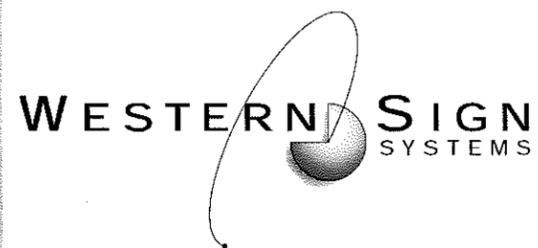


WALL SIGN PLACEMENT  
BUILDING E

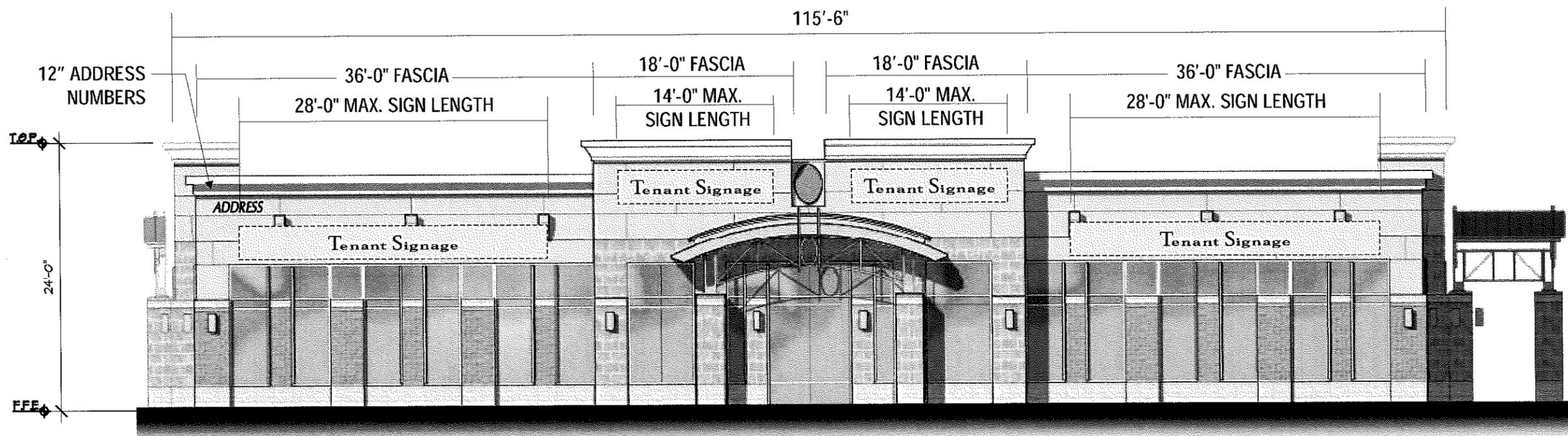


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

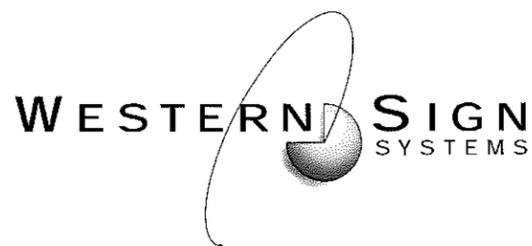


WALL SIGN PLACEMENT  
BUILDING F

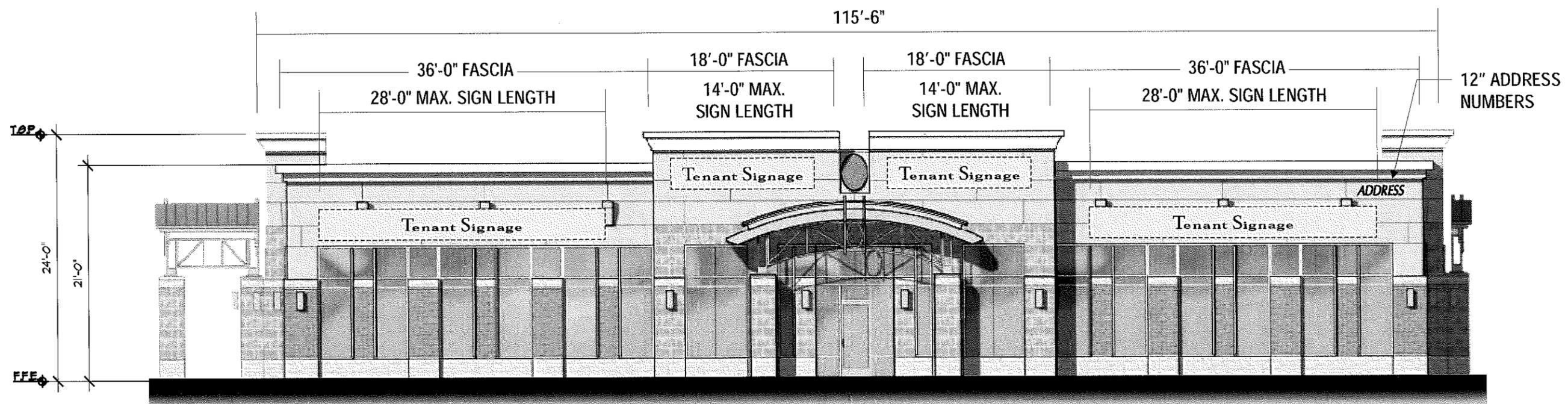


***NORTH ELEVATION***

SCALE: 3/32" = 1'-0"

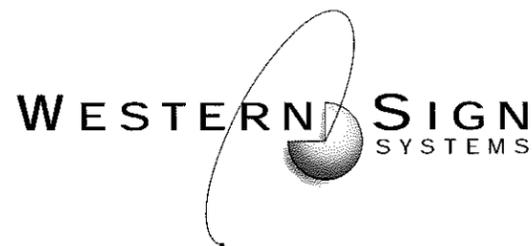


WALL SIGN PLACEMENT  
BUILDING F

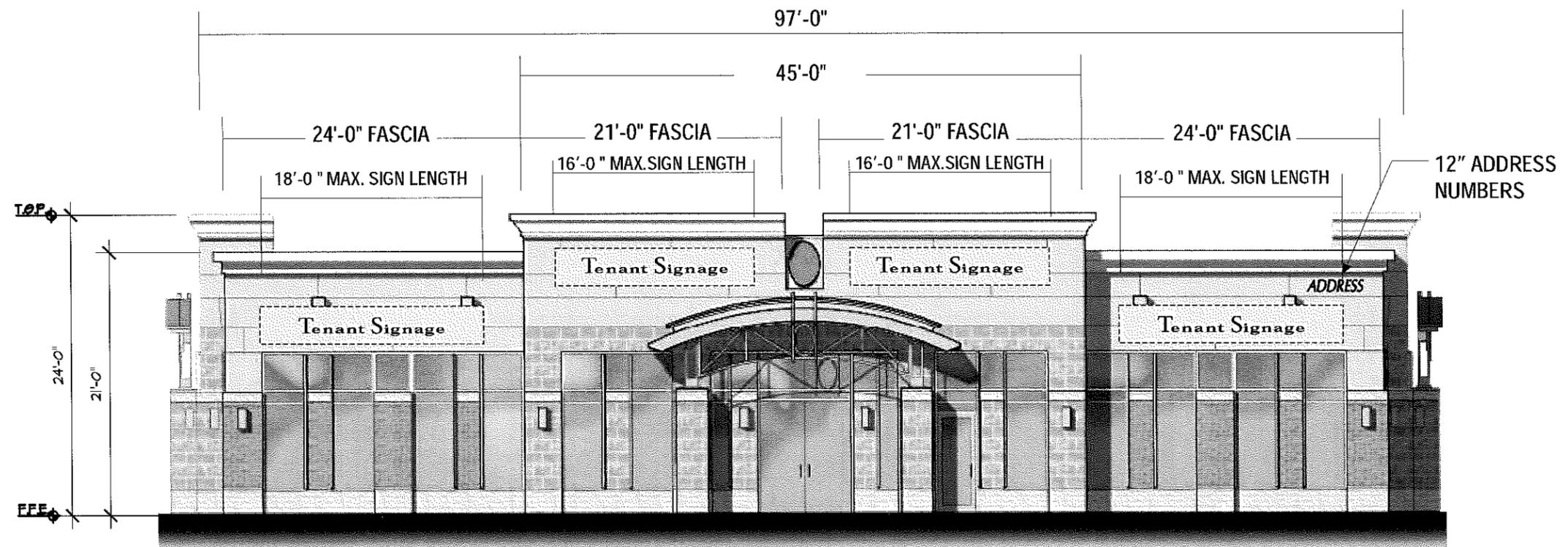


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"

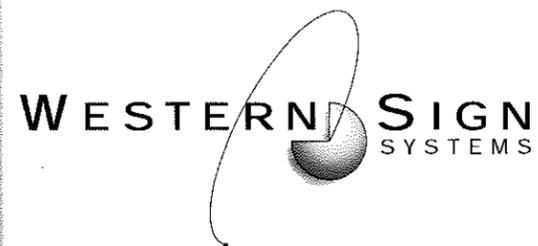


WALL SIGN PLACEMENT  
BUILDING F

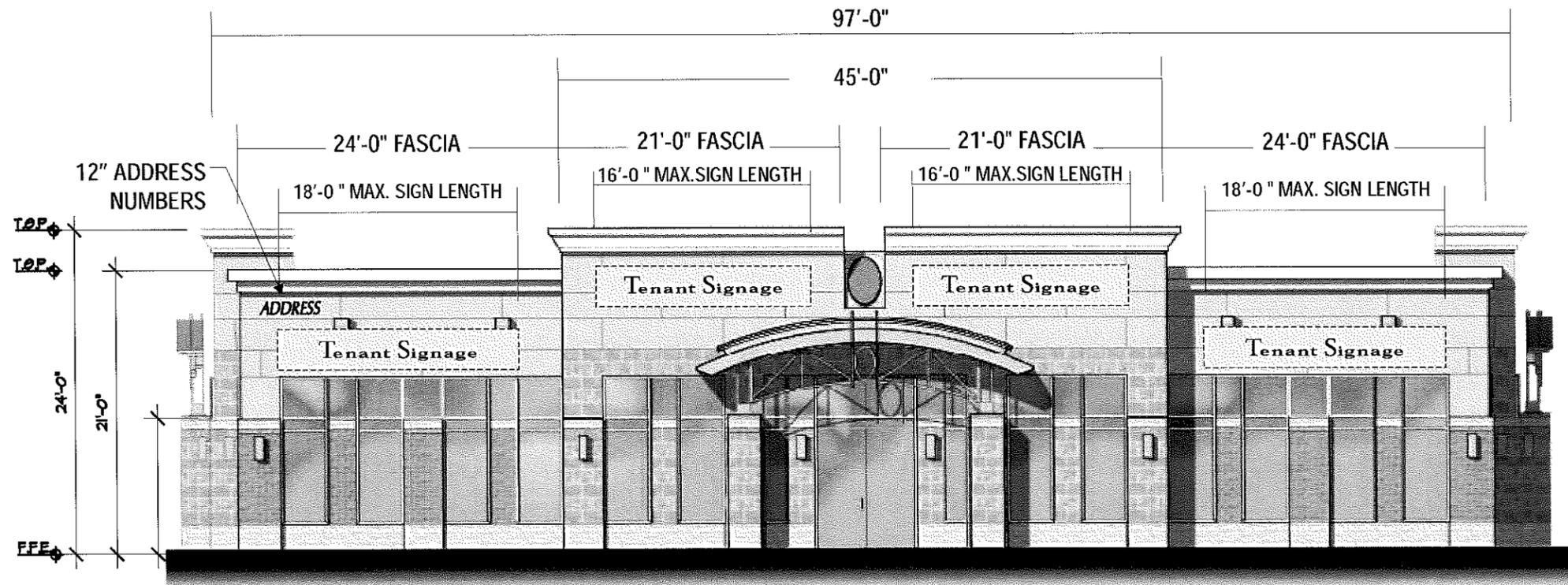


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"

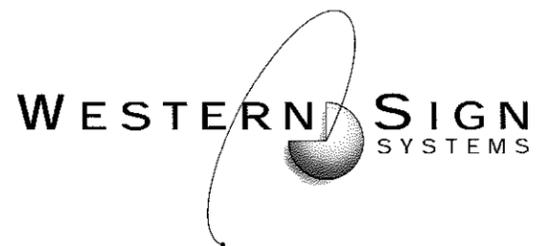


WALL SIGN PLACEMENT  
BUILDING F

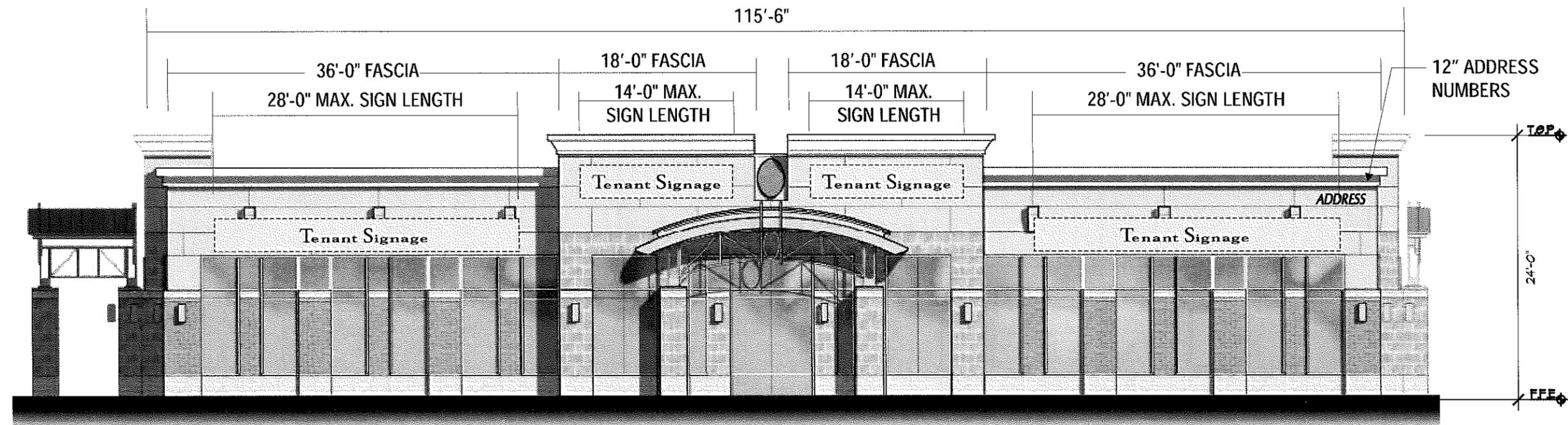


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

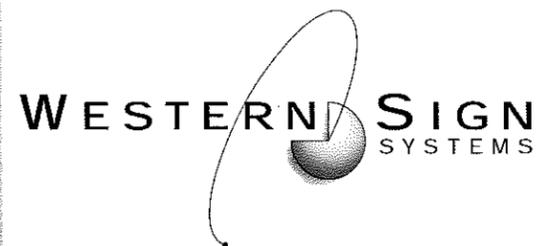


WALL SIGN PLACEMENT  
BUILDING G

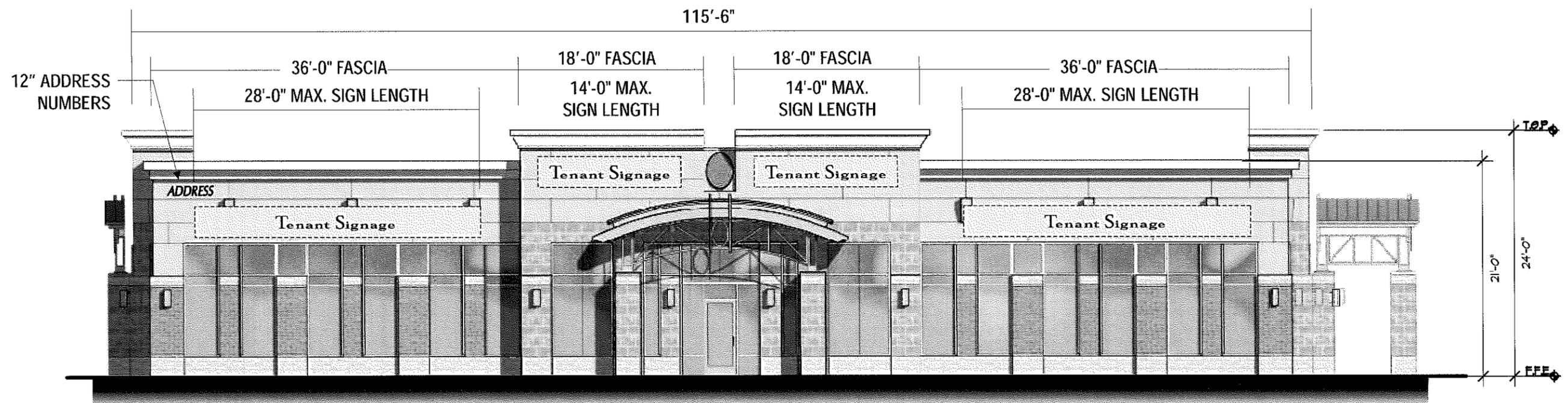


***NORTH ELEVATION***

SCALE: 3/32" = 1'-0"

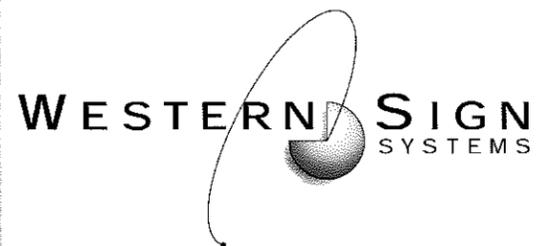


WALL SIGN PLACEMENT  
BUILDING G

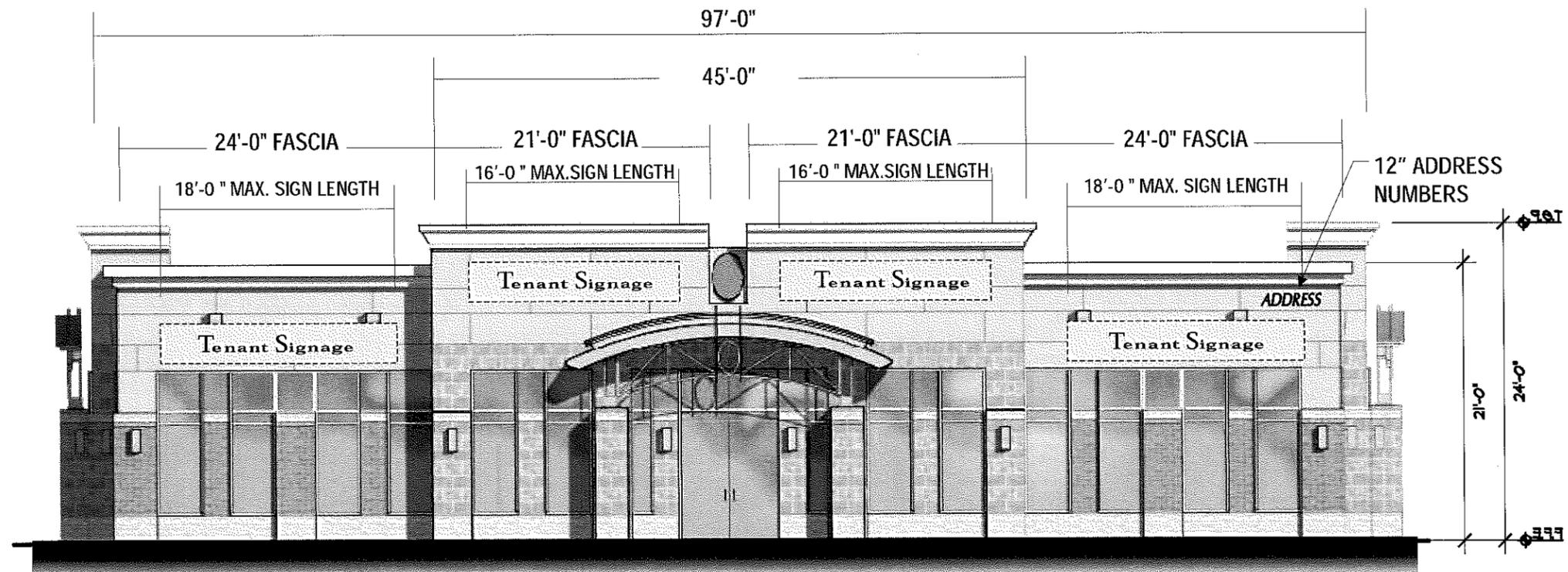


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"

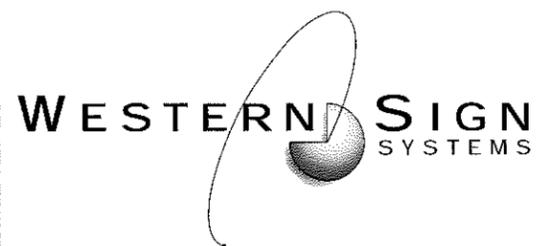


WALL SIGN PLACEMENT  
BUILDING G

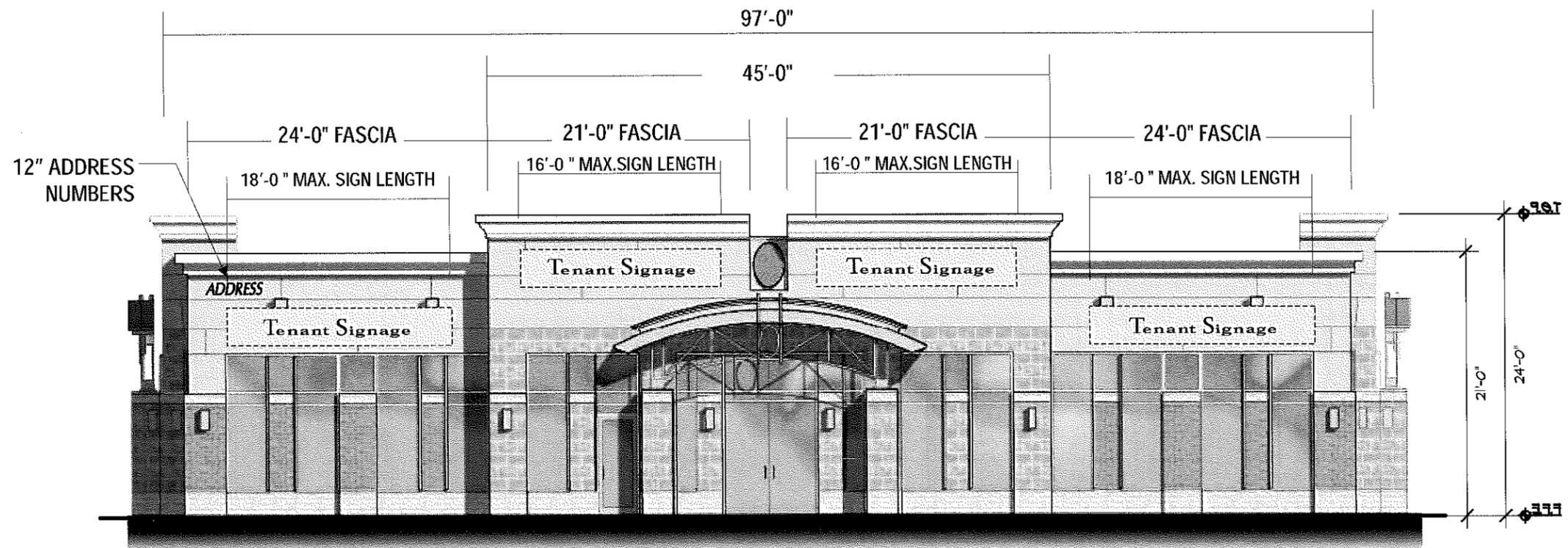


***EAST ELEVATION***

SCALE: 3/32" = 1'-0"

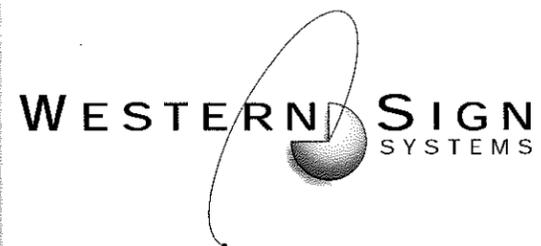


WALL SIGN PLACEMENT  
BUILDING G

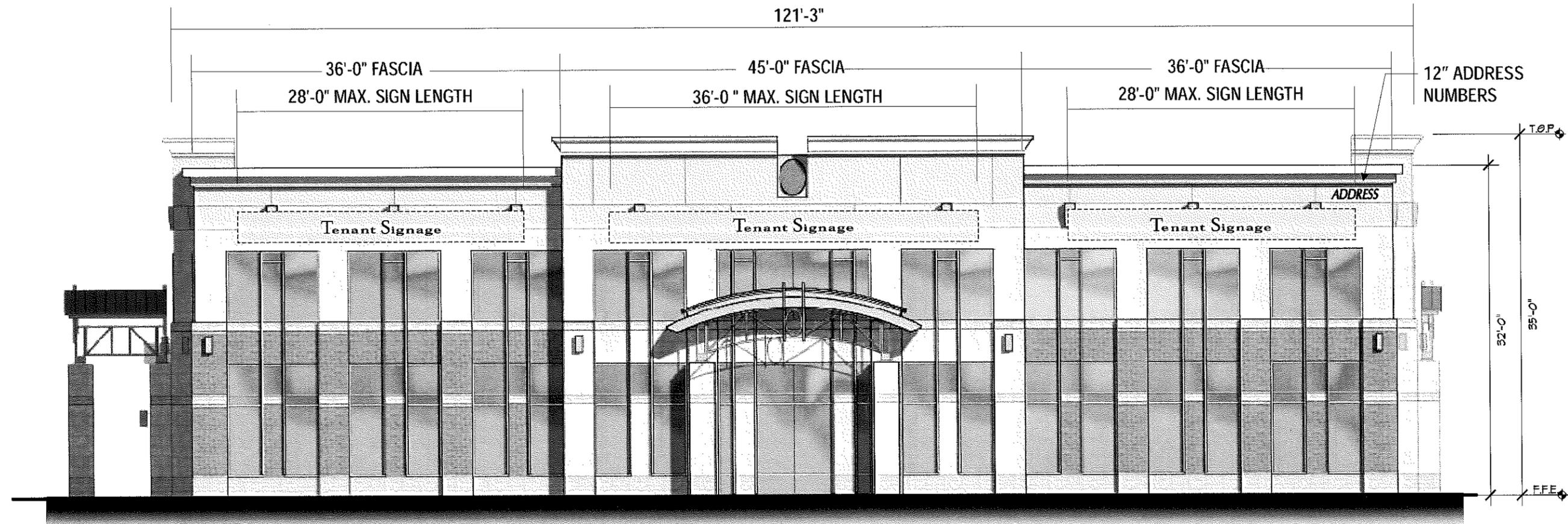


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

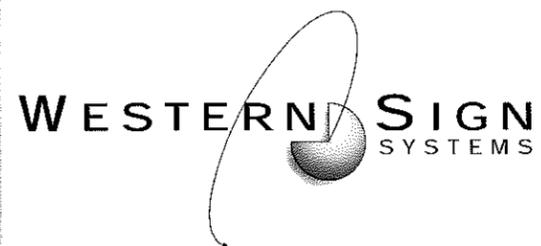


WALL SIGN PLACEMENT  
BUILDING H

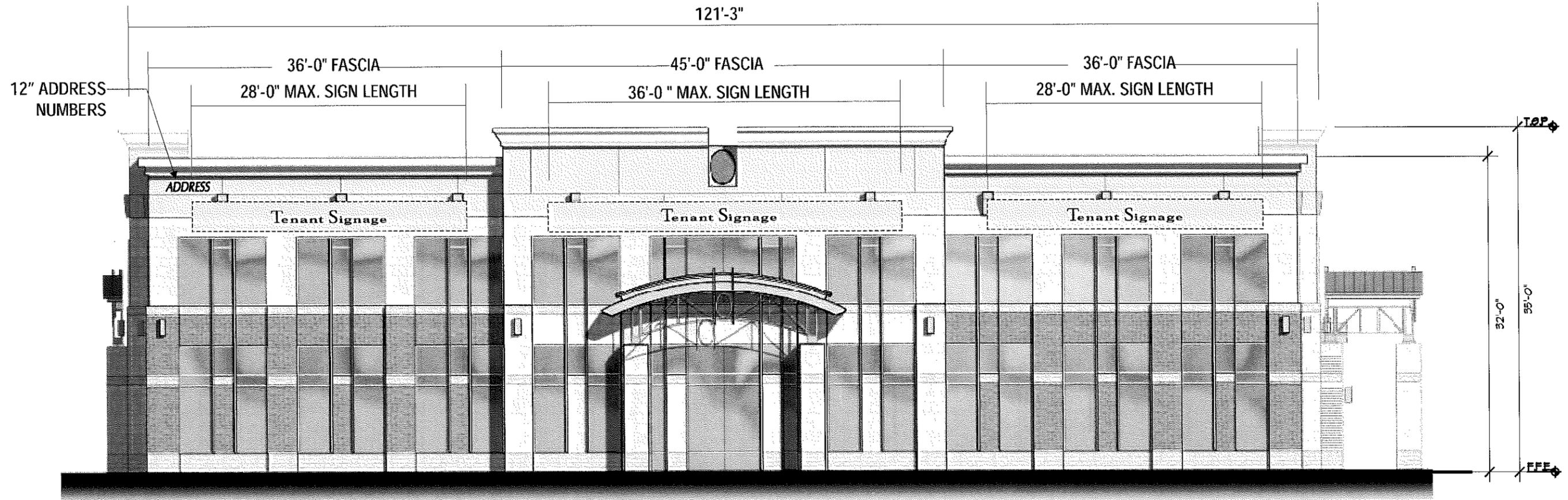


***NORTH ELEVATION***

SCALE: 3/32" = 1'-0"

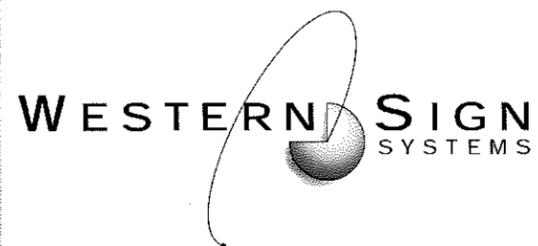


WALL SIGN PLACEMENT  
BUILDING H

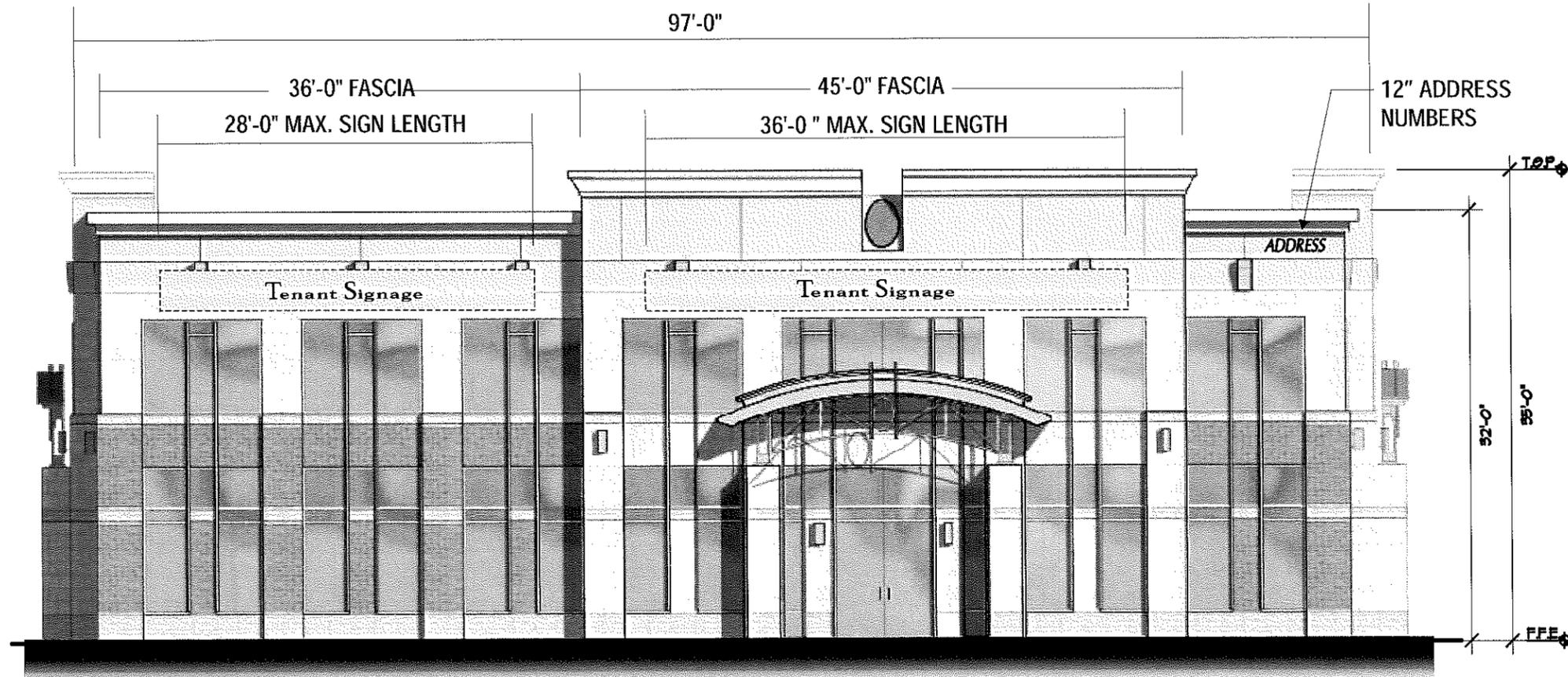


***SOUTH ELEVATION***

SCALE: 3/32" = 1'-0"



WALL SIGN PLACEMENT  
BUILDING H



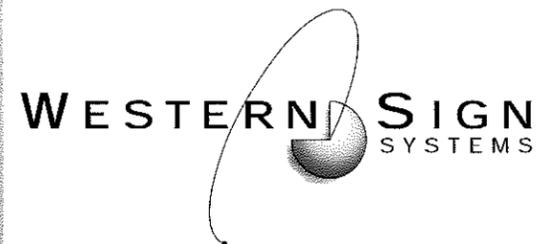
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

WALL SIGN PLACEMENT  
BUILDING H

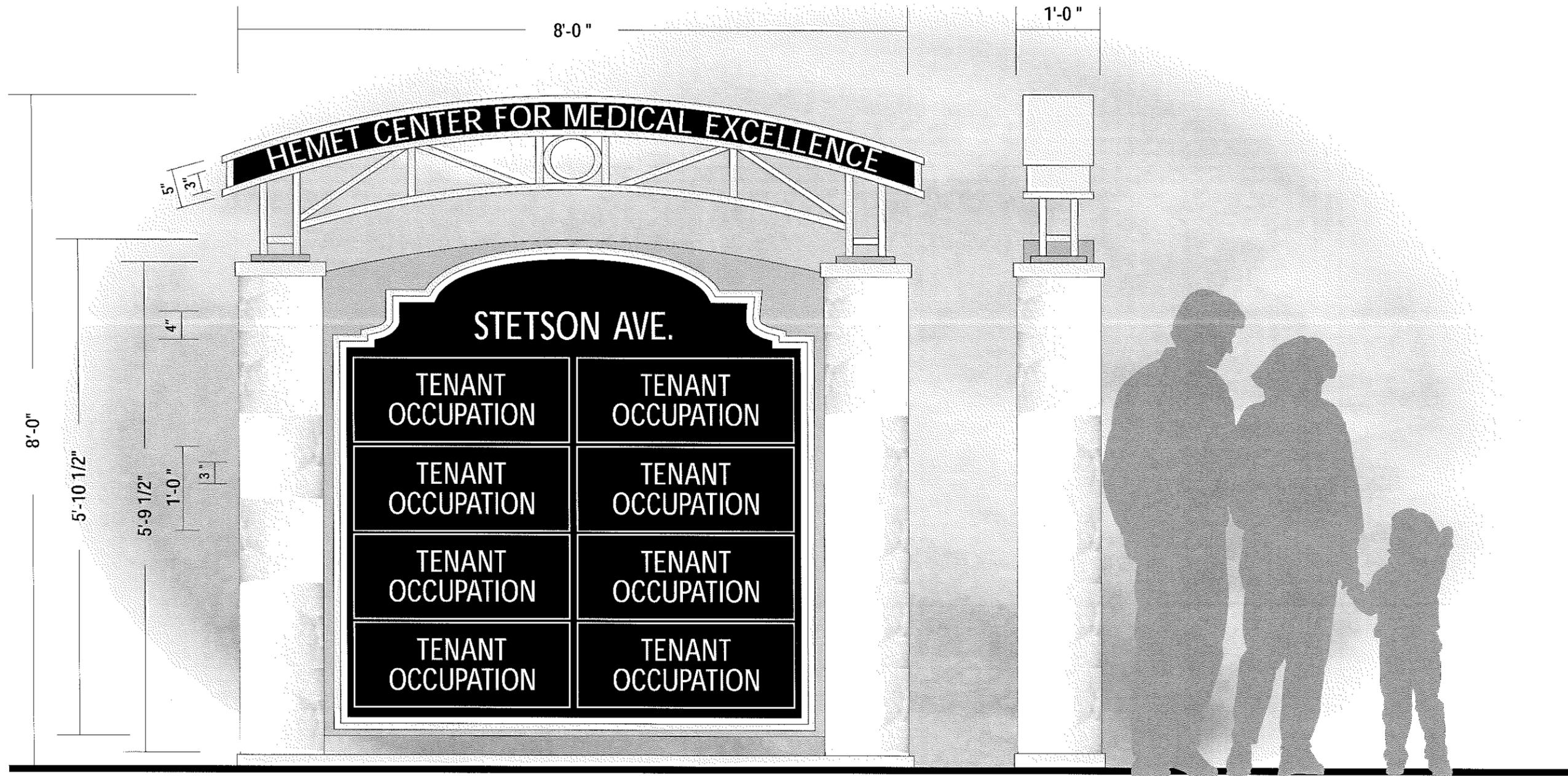


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



# FREESTANDING MONUMENT SIGN DETAIL



ENTRANCE MONUMENT SIGN, DOUBLE FACE, INTERNALLY ILLUMINATED  
 ALL LETTERS TO BE PUSH-THRU, EXCEPT CENTER NAME

QTY: 1

