



McArdle Associates Architects

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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
GOVERNING CODE: 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: 24.45

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:	8000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS B & C	
BASIC ALLOWABLE:	8000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS E & H	
BASIC ALLOWABLE:	8000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8000 SF.
ALLOWABLE AREA CALCULATIONS BUILDINGS F & G	
BASIC ALLOWABLE:	8000 SF.
ALLOWABLE AREA INCREASES:	
FIRE SPRINKLERS:	100%
MULTI-STORY:	100%
ADJUSTED ALLOWABLE AREA:	8000 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	15,932 SF.

PARKING CALCULATIONS	
PARKING REQUIRED (14'-0" X 18'-0", 4'-0" X 12' PARALLEL):	360 SP
ADJUSTED GROSS AREA: 1,840 SF @ 1000	540 SF
TOTAL SPACES PROVIDED (INCLUDING HANDICAP SPACES):	12 SF
HANDICAP SPACES REQUIRED (14'-0" X 18'-0" @ 2% OF 360 SP):	12 SF
TOTAL HANDICAP SPACES PROVIDED:	12 SF
LOADING SPACES REQUIRED:	0 SF
TOTAL LOADING SPACES PROVIDED (10'-0" X 35'-0"):	2 SF
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 TO BE COMPLETED DURING PHASE I

STANDARD PARKING SPACES PROVIDED (14'-0" X 18'-0"):	374 SF
HANDICAP PARKING SPACES PROVIDED (14'-0" X 18'-0"):	12 SF
TOTAL PARKING PROVIDED:	386 SF

PROJECT TEAM

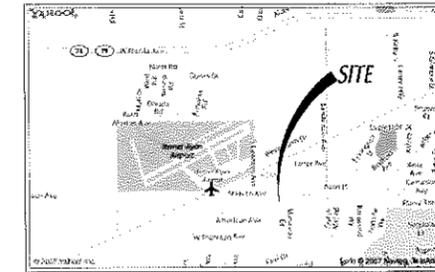
OWNER: VED CAL REAL ESTATE DEVELOPMENT, LLC
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95-123-8565

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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. [Signature]

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
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Date: 9-8-07
Project: HEMET MEDICAL
File: AD
Revisions: 0-2-07
Sheet Title:
TITLE SHEET
Sheet Number:
A01



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

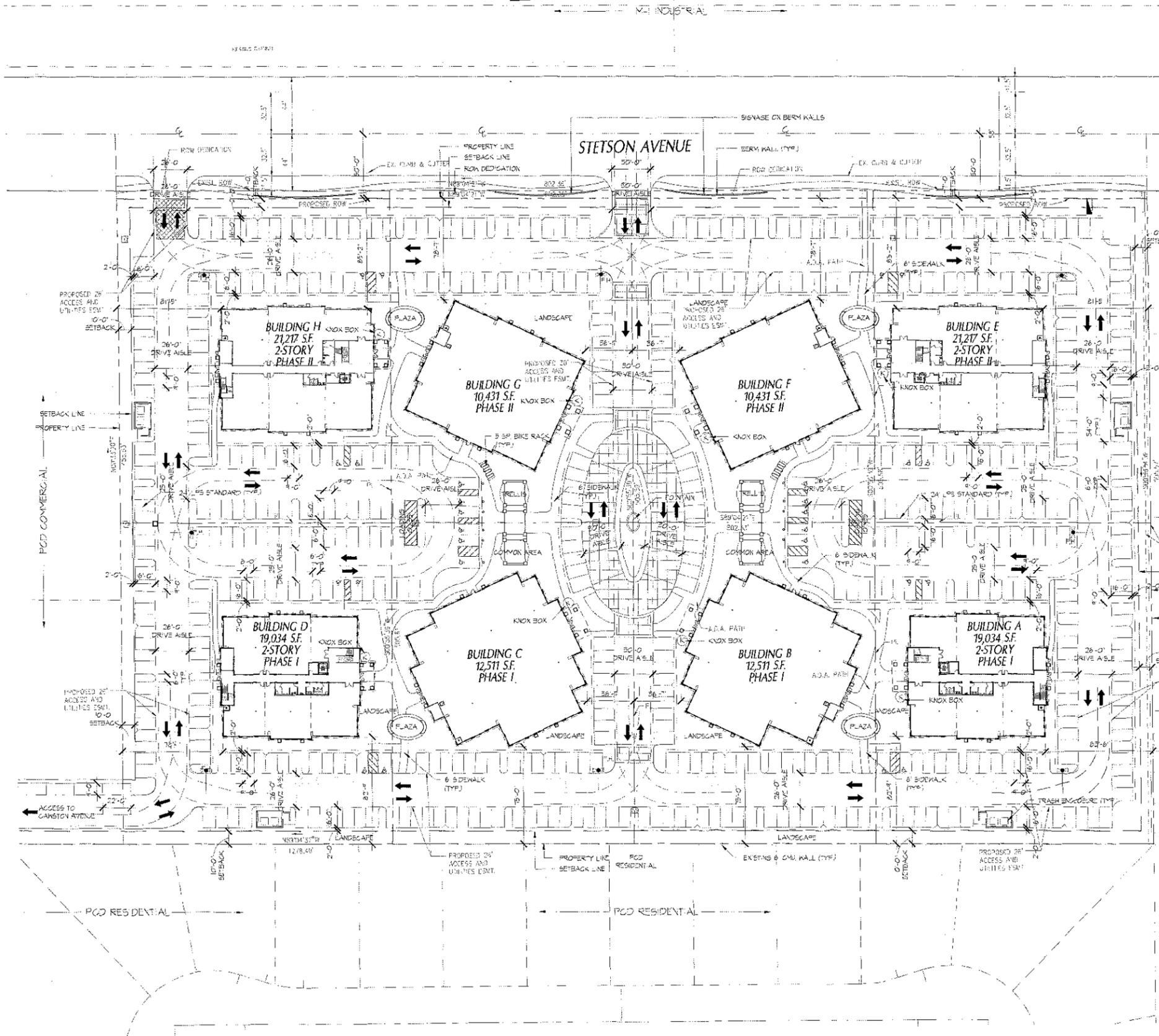
Applicant:
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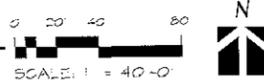
Civil Engineer:
K&E Engineering
1801 Mission Center Ct, Suite 100
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Landscape Architect:
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Date: 9-2-07
Project: HEMET MED. CA.
File: 07-06-A1
Revisions: 10-31-07



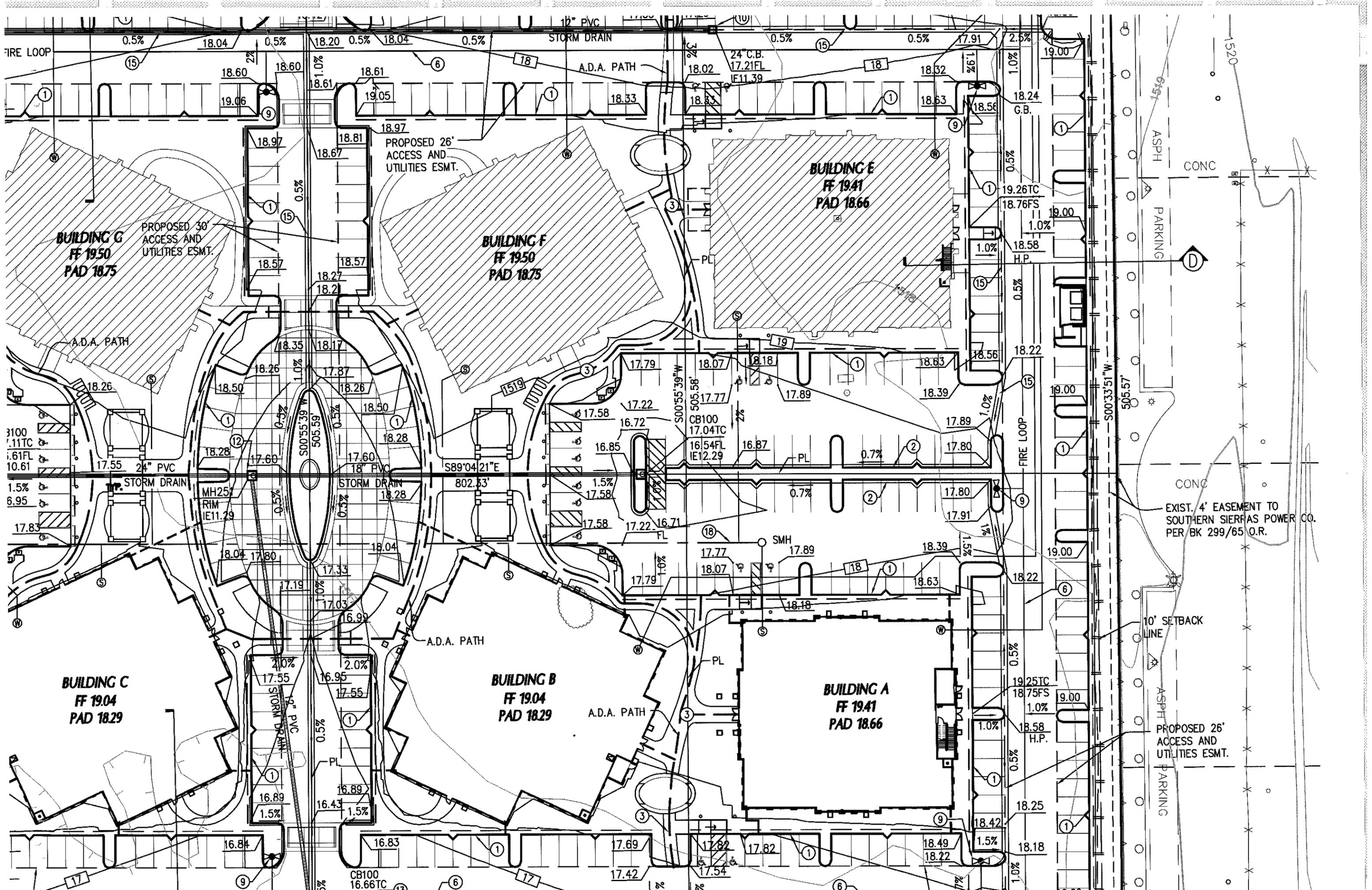
PARKING AND CIRCULATION PLAN



Sheet Title:
PARKING AND CIRCULATION PLAN

Sheet Number:

A1.4



BUILDING G
FF 19.50
PAD 18.75

BUILDING F
FF 19.50
PAD 18.75

BUILDING E
FF 19.41
PAD 18.66

BUILDING C
FF 19.04
PAD 18.29

BUILDING B
FF 19.04
PAD 18.29

BUILDING A
FF 19.41
PAD 18.66

EXIST. 4' EASEMENT TO
SOUTHERN SIERRAS POWER CO.
PER BK 299/65 O.R.

PROPOSED 26'
ACCESS AND
UTILITIES ESMT.



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 FAX: 951-723-8365

REVISIONS:

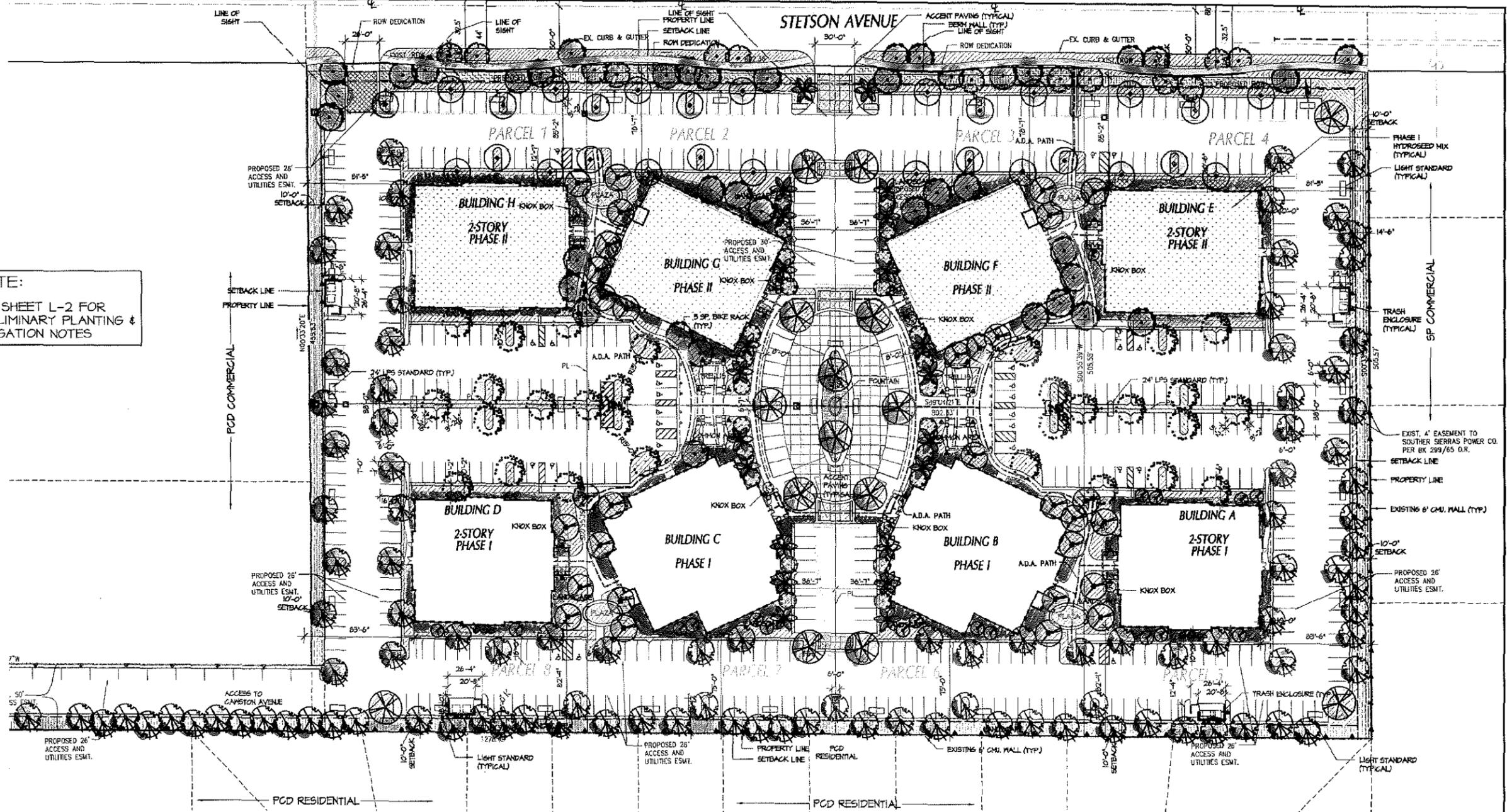
10-31-07	

**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

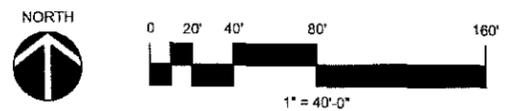


TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	GEIGERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL STANDARD	25
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL STANDARD	28
	LAGERSTROEMIA HYBRID 'ACOMA'	GRAPE MYRTLE	24" BOX MULTI-TRUNK 1" MIN CAL.	24
	LIQUIDAMBAR STYRACIFLUA 'BURGUNDY'	AMERICAN SWEET GUM	24" BOX 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 POPULNEUS	BOTTLE TREE	15 GAL STANDARD	11

GROUNDCOVER MASS PLANTINGS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACACIA REDOLENS	ACACIA	1 GAL	4' OC
	BACCHARIS PILLULARIS	COYOTE BUSH	1 GAL	30" OC
	CELANOTHUS GRISSEUS 'HORIZONTALIS'	CARPEL CREEPER	1 GAL	3' OC
	CISTUS SPECIES	ROCKROSE	1 GAL	2' OC
	COPROBOMA KIRKII	COPROBOMA	1 GAL	2' OC
	GAZANIA SPECIES	GAZANIA	FLATS	12" OC
	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL	2' OC
	LAVANDULA SPECIES	LAVENDER	1 GAL	2' OC
	LEPTOSPERMUM LAEVIGATUM	SEA LAVENDER	1 GAL	18" OC
	ROSMARINUS OFFICINALIS 'PROSTRATA'	ROSEMARY	1 GAL	30" OC
	CAESALPINA SPECIES	MEXICAN BIRD OF PARADISE	5 GAL	AS SHOWN
	DIETES SPECIES	FORTNIGHT LILY	5 GAL	3' OC
	ECHINUM FASTUOSUM	PRIDE OF MADEIRA	5 GAL	5' OC
	LAGERSTROEMIA SPECIES	GRAPE MYRTLE	15 GAL	AS SHOWN
	LAVANDULA SPECIES	LAVENDER	5 GAL	30" OC
	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	15 GAL	AS SHOWN
	MELALEUCA NESOPHILA	PINK MELALEUCA	15 GAL	AS SHOWN
	ELAEAGNUS FUNGENS	SILVERBERRY	5 GAL	5' OC
	LEPTOSPERMUM SPECIES	TEA TREE	5 GAL	4' OC
	MYRTUS COMMUNIS	TRUE MYRTLE	5 GAL	3' OC
	FRUNUS C. 'BRIGHT N TIGHT'	LAUREL CHERRY	5 GAL	3' OC
	RHAIPHOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	3' OC
	WESTRINGIA	COAST ROSEMARY	5 GAL	30" OC
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	AS SHOWN
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL	AS SHOWN

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

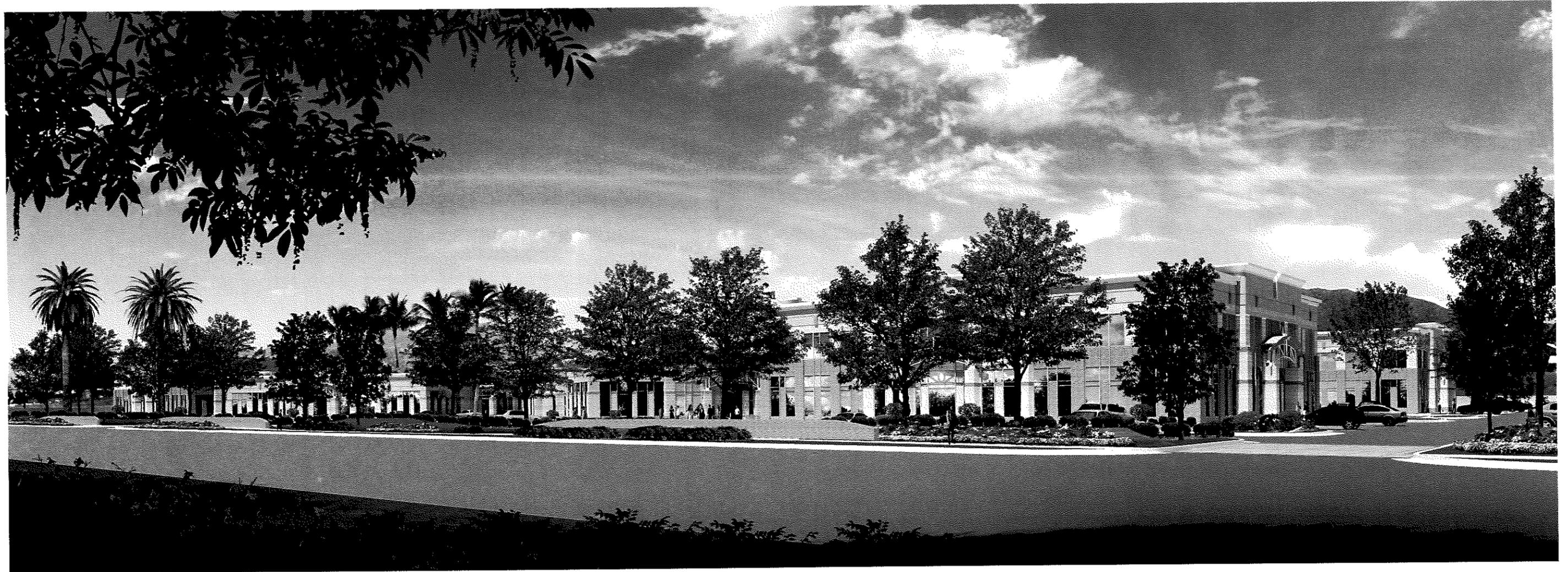
- ACCENT PLANTS AT DRIVE ENTRANCES
- ACCENT PLANTS AROUND BUILDINGS
- SCREENING HEDGE PLANTS ALONG PARKING LOT
- MASSING SHRUBS
- ACCENT PLANTS AROUND PLAZAS
- GROUNDCOVER MASS PLANTINGS
- PHOTINIA FRASERI - 15 GAL/1" CAL MIN. TREE FORM
- ACCENT PLANT
- VINE
- PHASE I - IRRIGATED HYDROSEED MIX - 40/20/1 5P. STOVER SEED 800/621-2935 CALIFORNIA NATIVE MIX



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HEMET CENTER FOR MEDICAL EXCELLENCE
COLORED RENDERING - STETSON STREETScape



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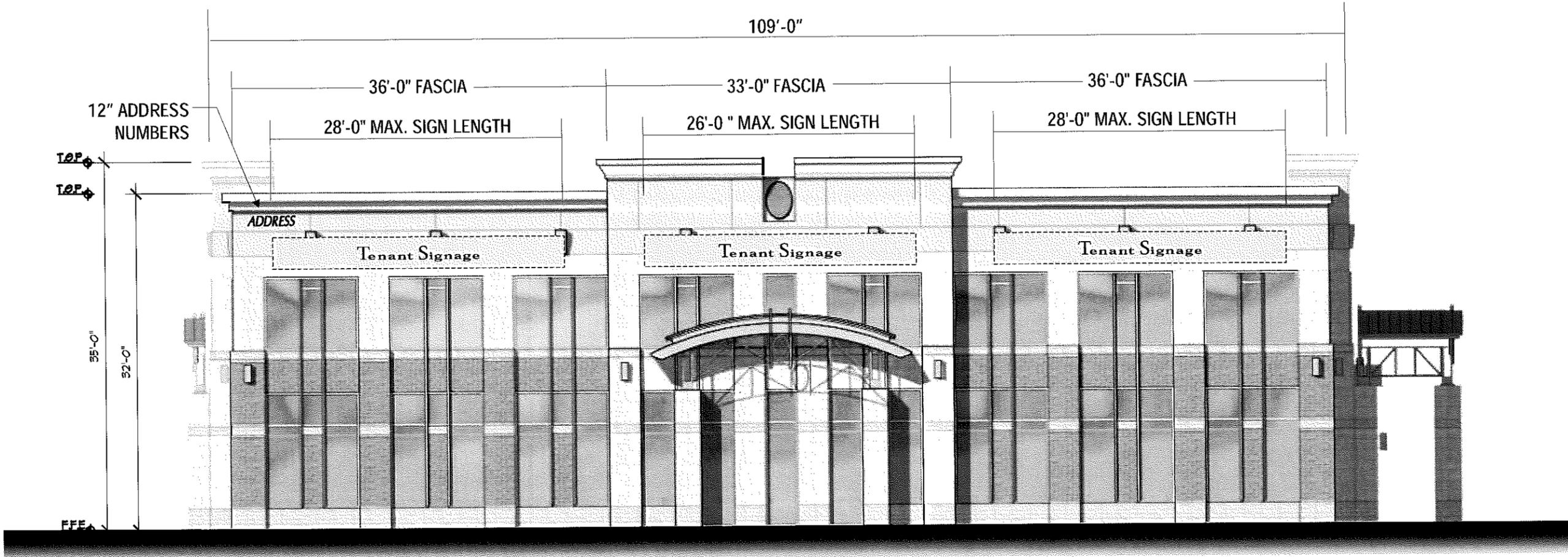
HEMET CENTER FOR MEDICAL EXCELLENCE
COLORED RENDERING- AERIAL VIEW



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Fax: 760-431-7585

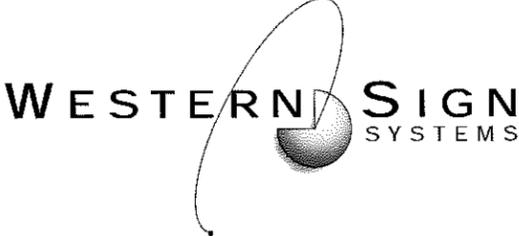


WALL SIGN PLACEMENT
BUILDING A

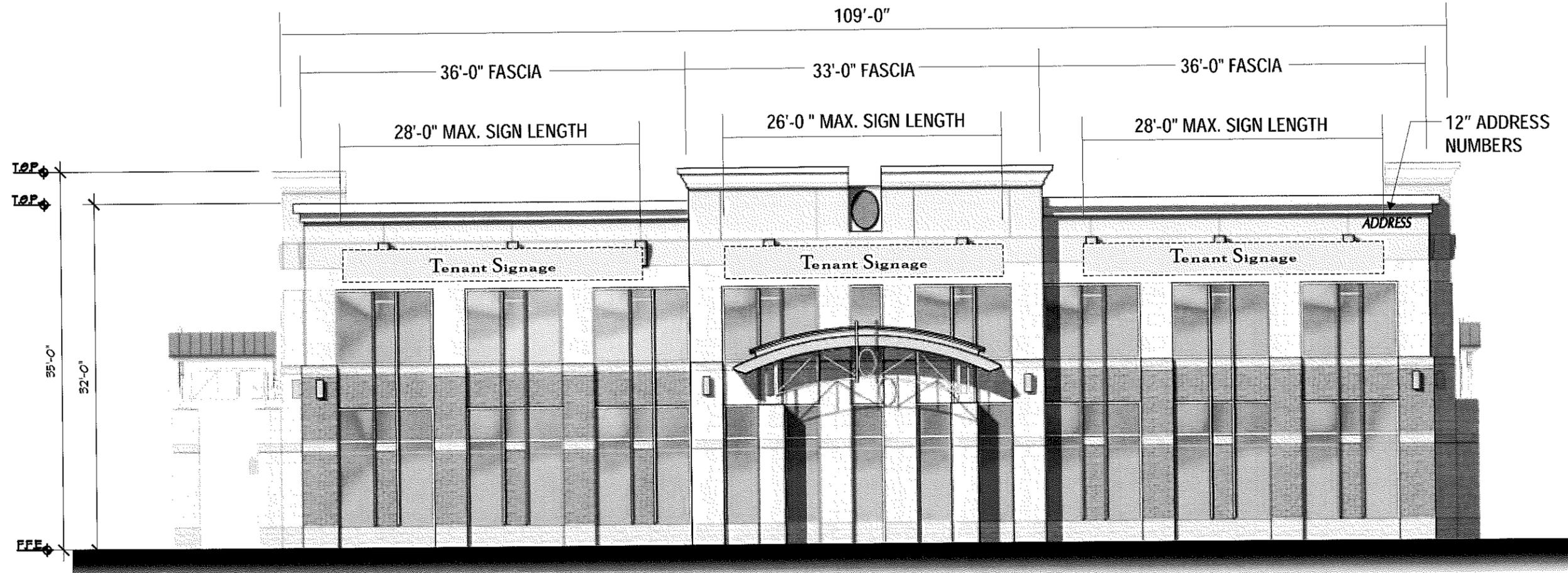


NORTH ELEVATION

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

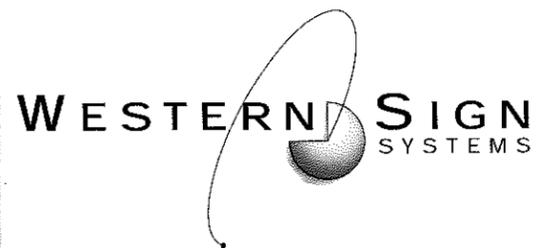


WALL SIGN PLACEMENT
BUILDING A

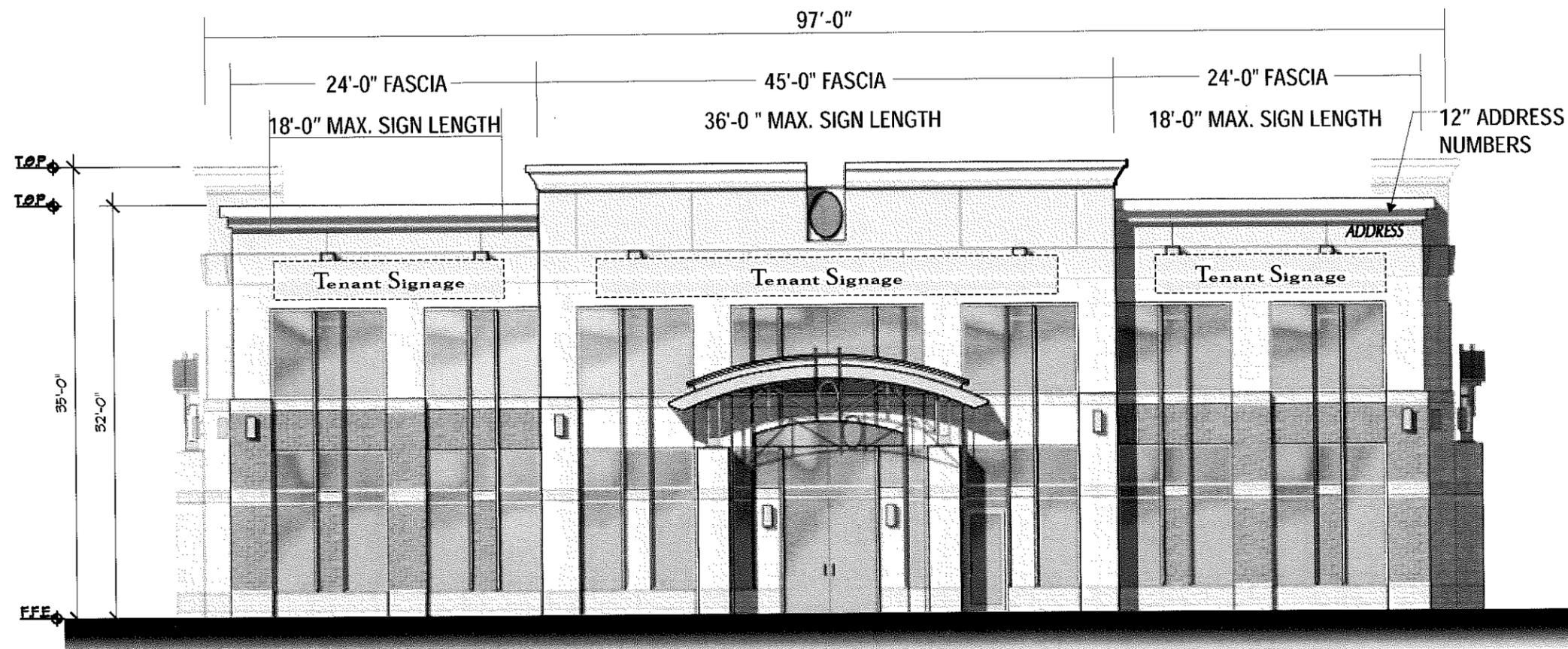


SOUTH ELEVATION

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

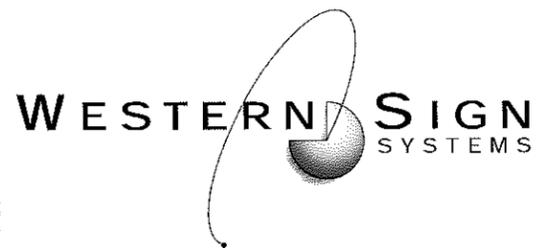


WALL SIGN PLACEMENT
BUILDING A

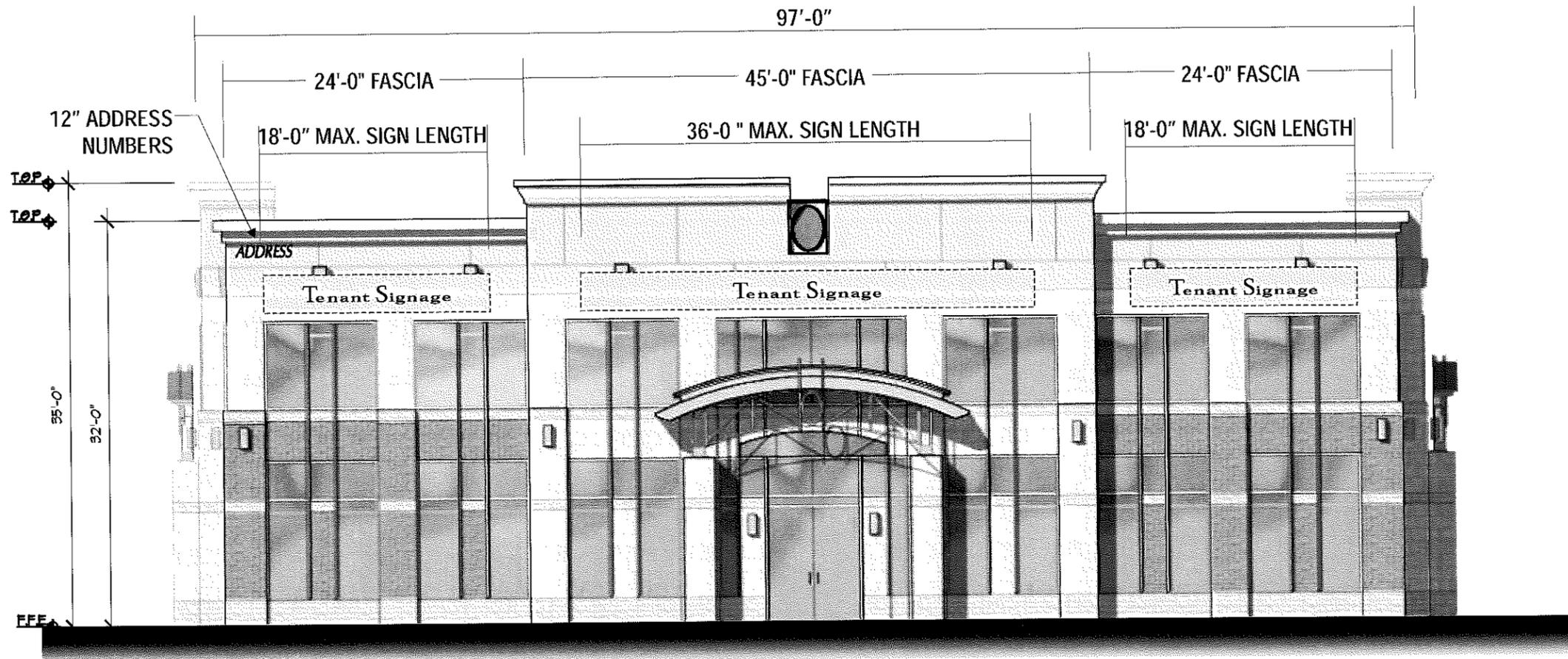


EAST ELEVATION

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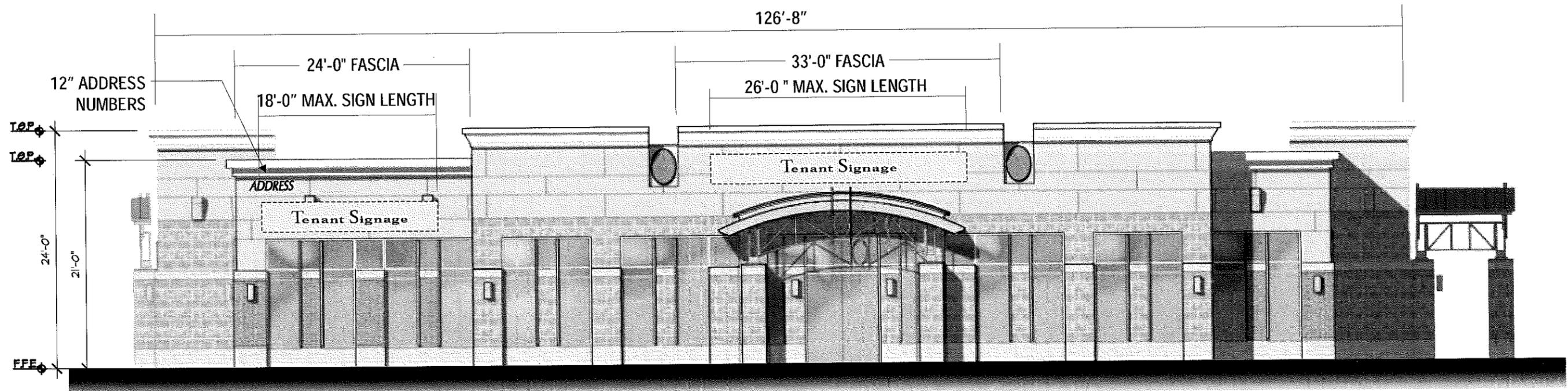
WALL SIGN PLACEMENT
BUILDING A



WEST ELEVATION

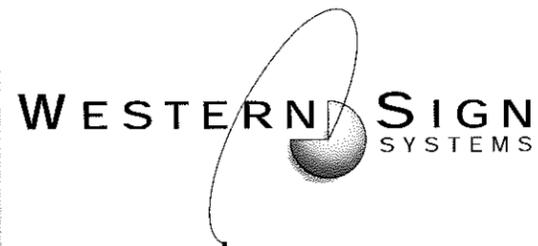
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WALL SIGN PLACEMENT
BUILDING B

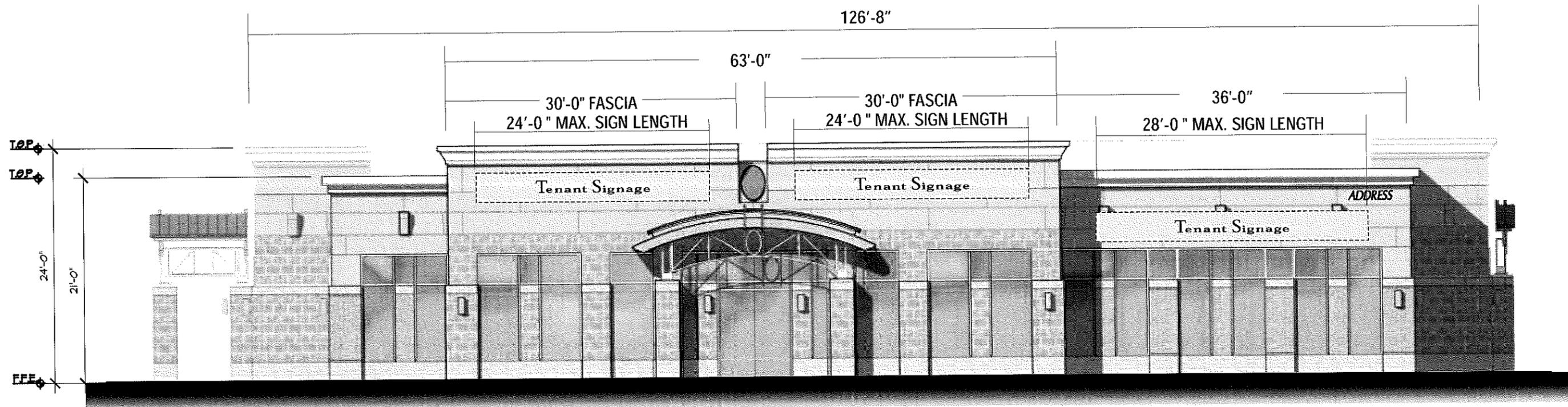


NORTH ELEVATION

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

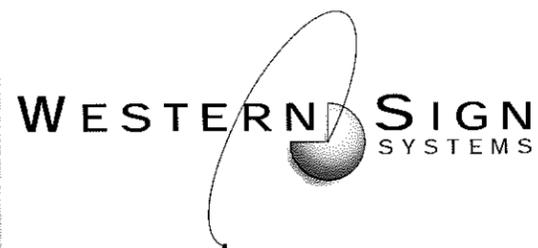


WALL SIGN PLACEMENT
BUILDING B

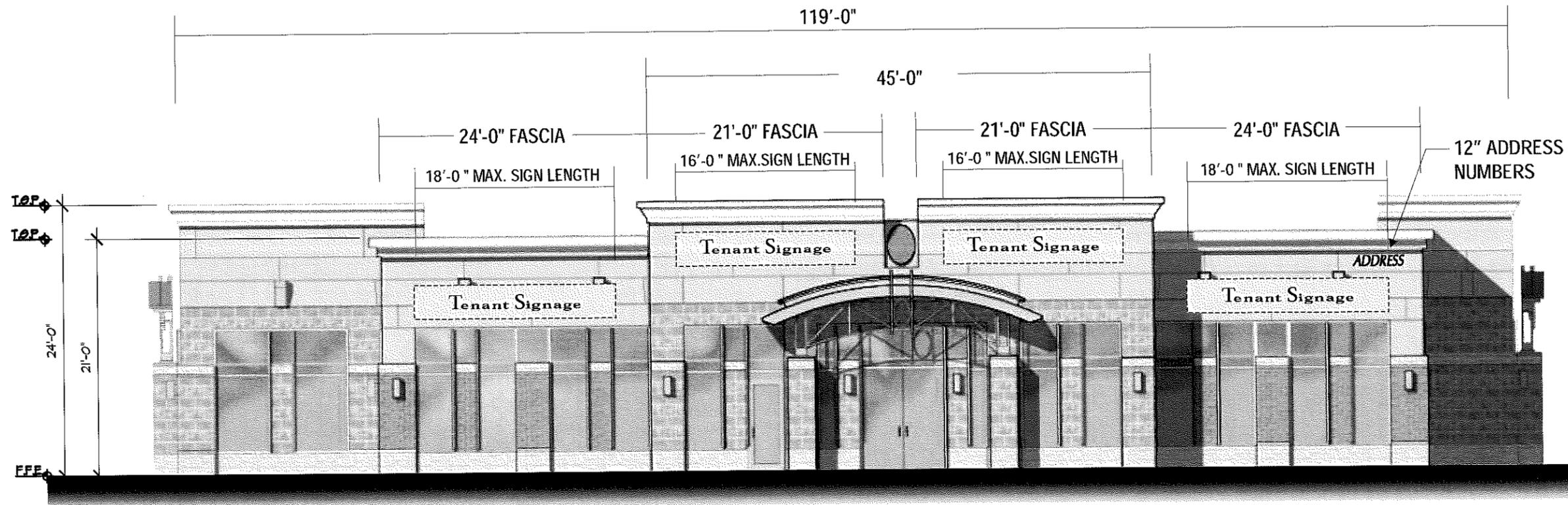


SOUTH ELEVATION

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



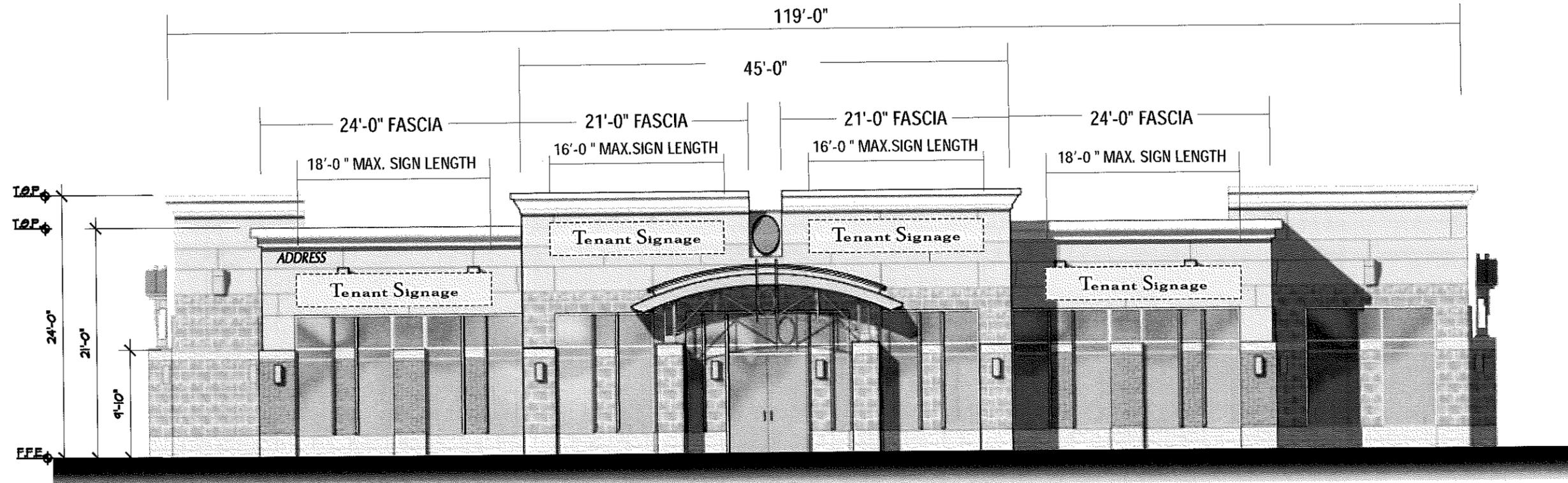
WALL SIGN PLACEMENT
BUILDING B



EAST ELEVATION

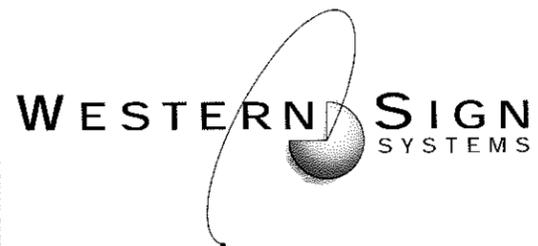
SCALE: 3/32" = 1'-0"

WALL SIGN PLACEMENT
BUILDING B

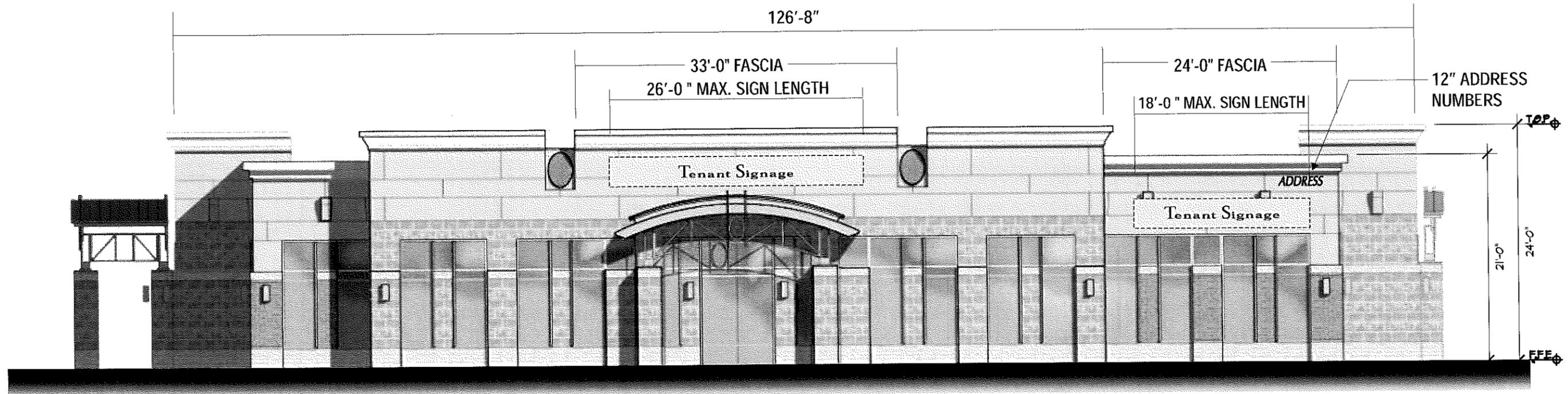


WEST ELEVATION

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

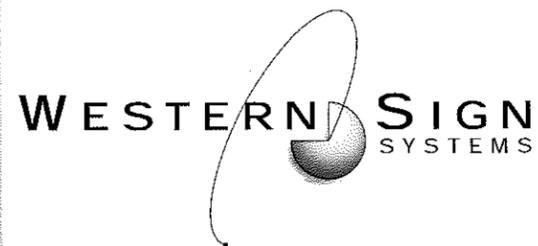


WALL SIGN PLACEMENT
BUILDING C

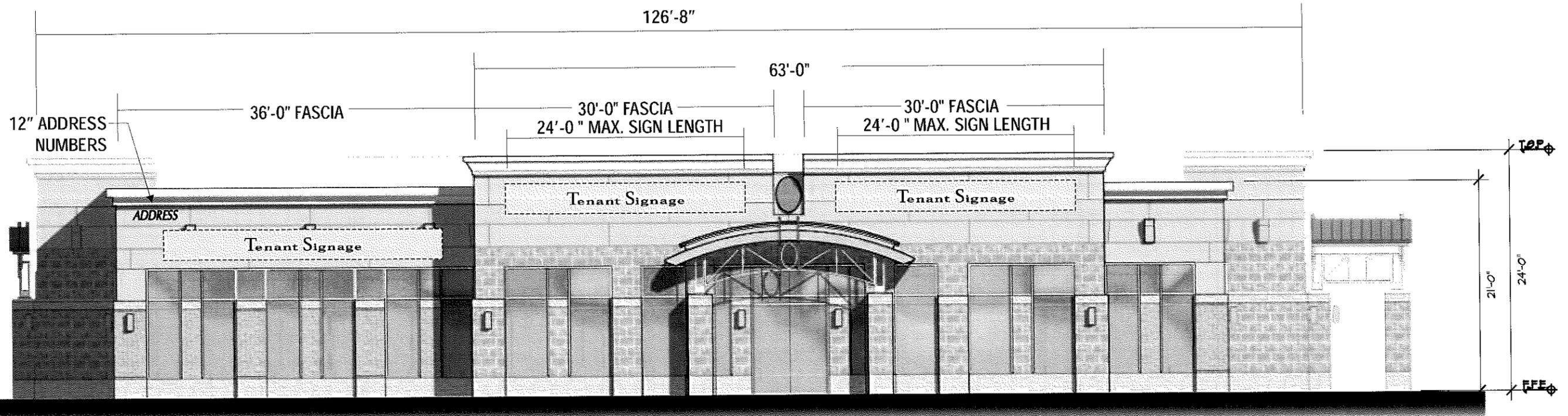


NORTH ELEVATION

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

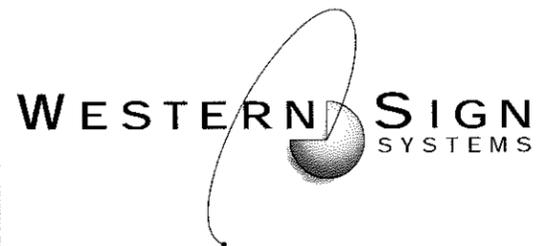


WALL SIGN PLACEMENT
BUILDING C

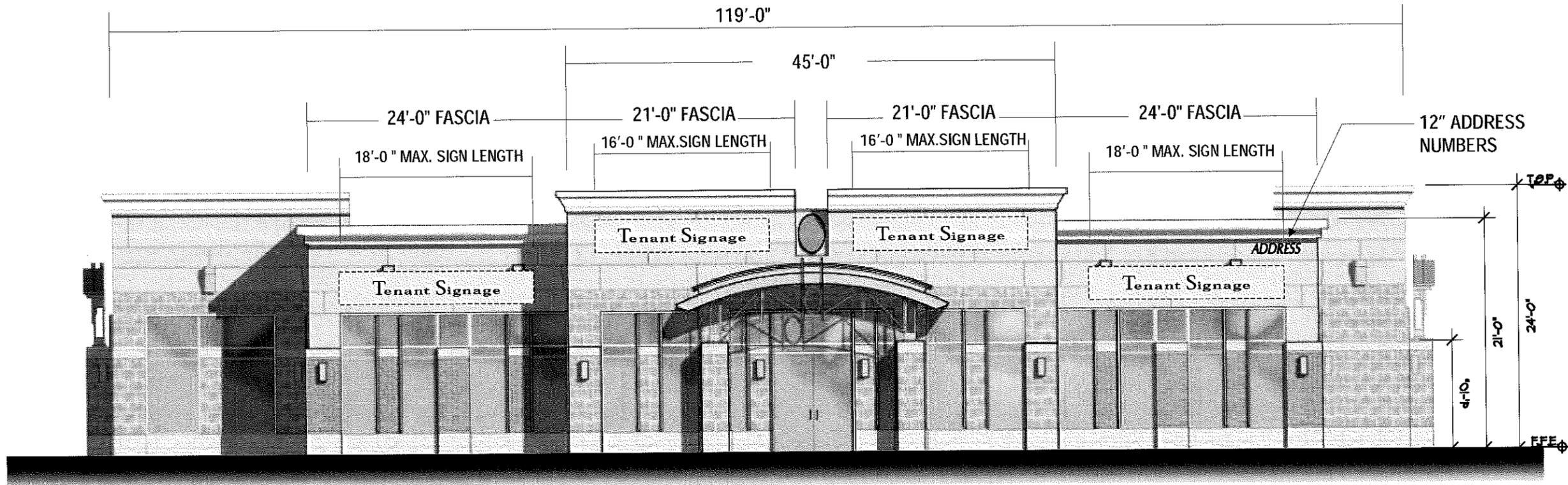


SOUTH ELEVATION

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

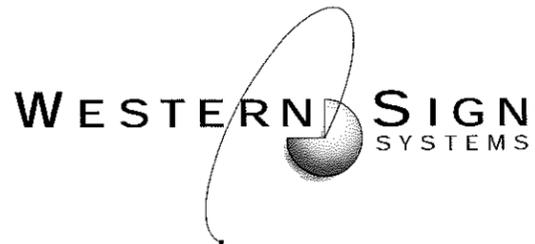


WALL SIGN PLACEMENT
BUILDING C

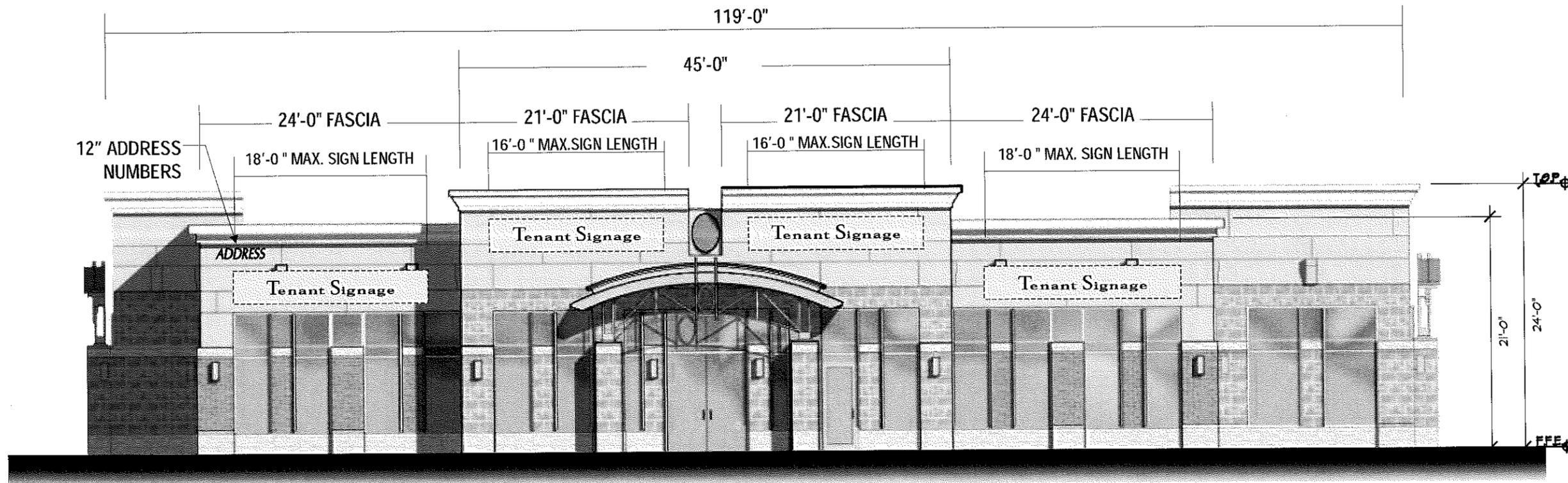


EAST ELEVATION

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

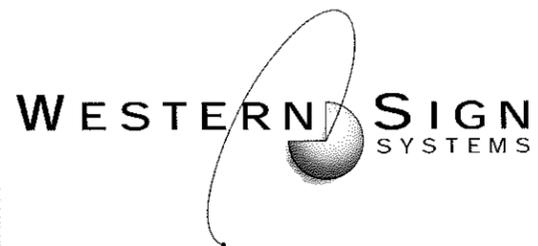


WALL SIGN PLACEMENT
BUILDING C

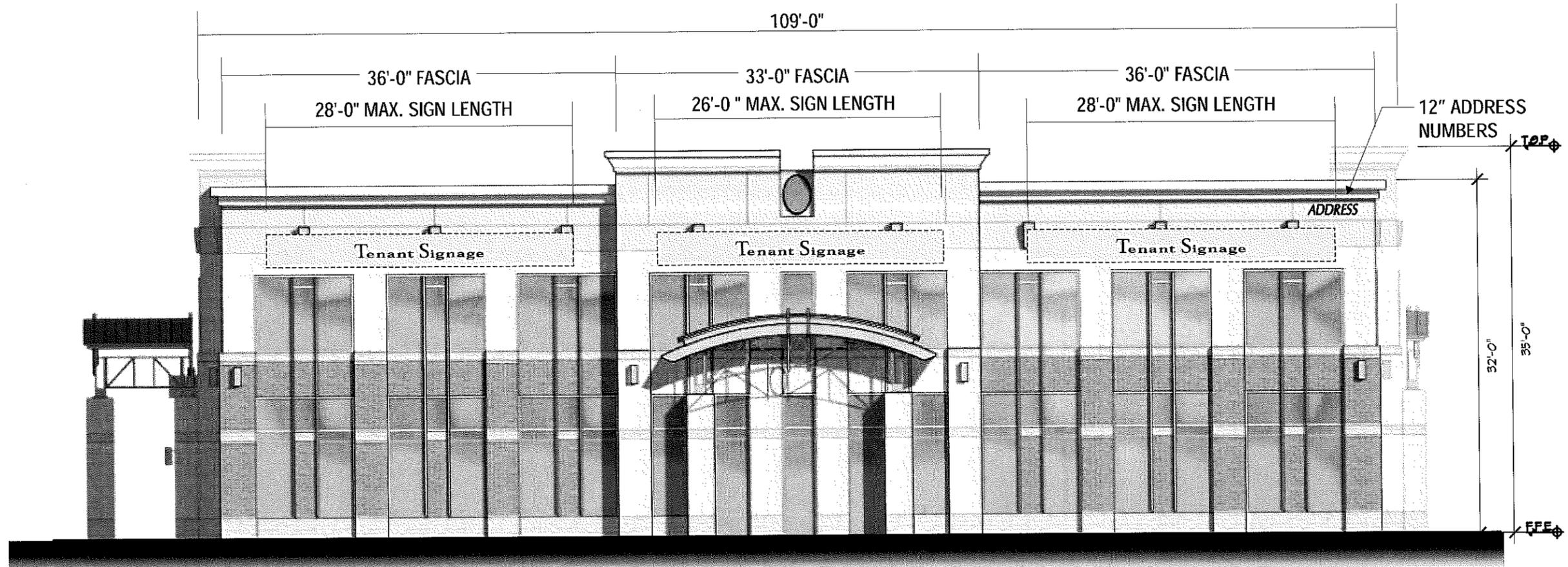


WEST ELEVATION

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

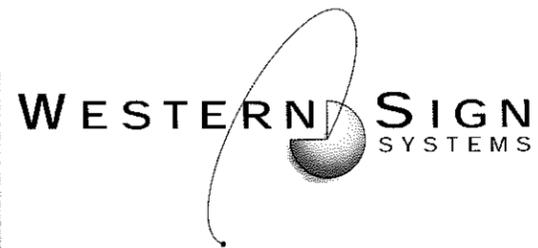


WALL SIGN PLACEMENT
BUILDING D

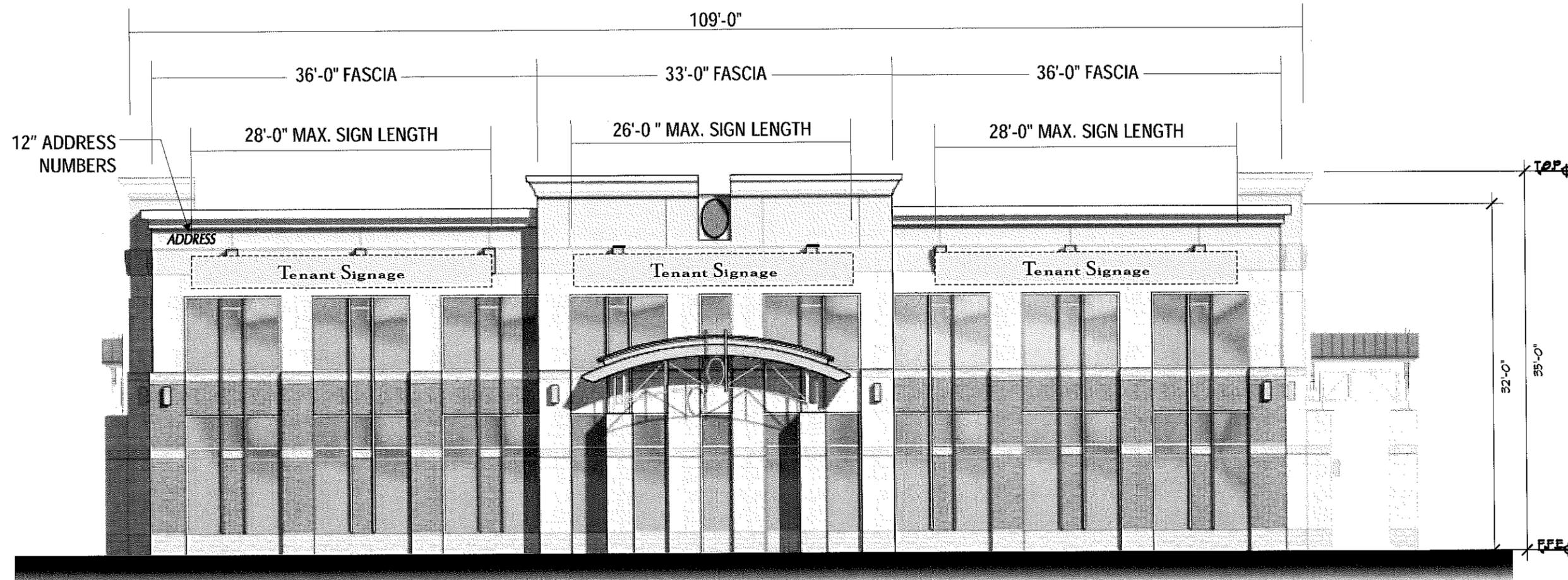


NORTH ELEVATION

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

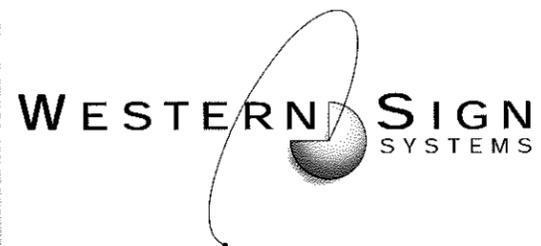


WALL SIGN PLACEMENT
BUILDING D

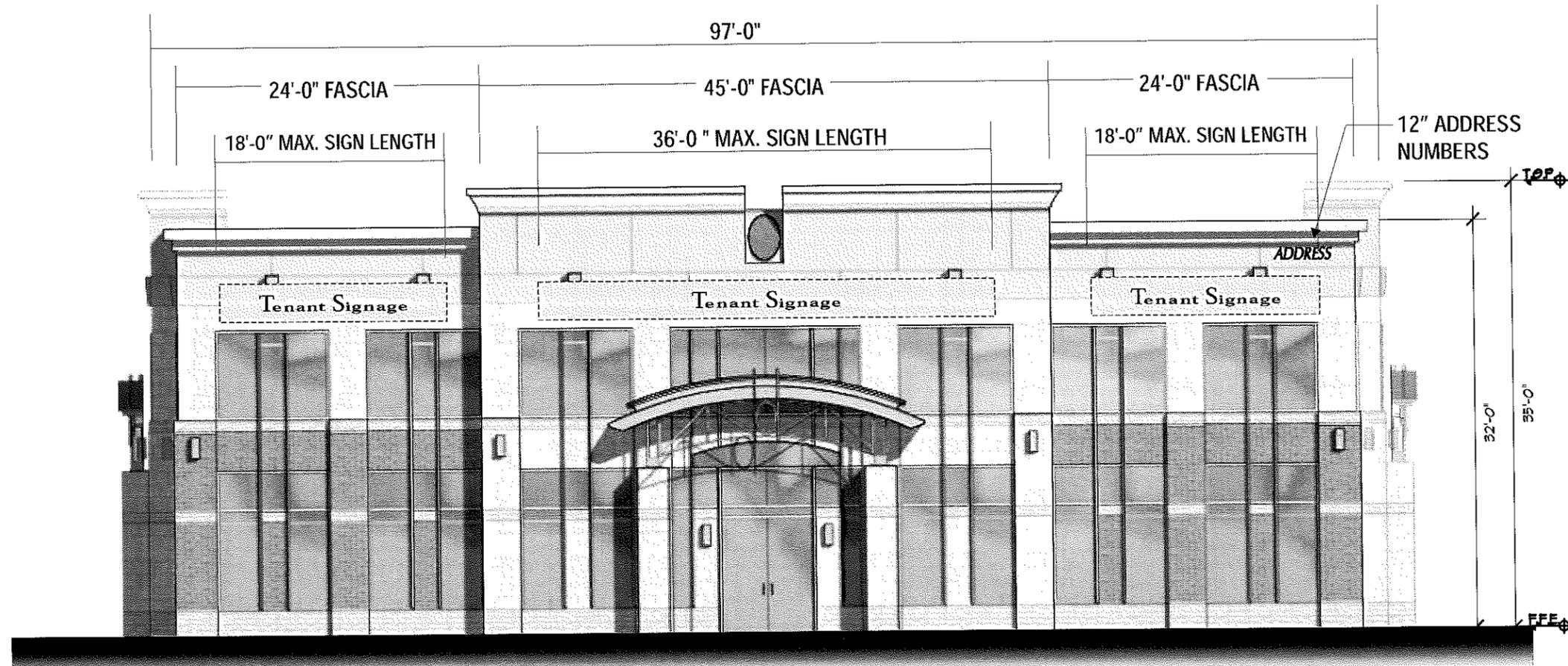


SOUTH ELEVATION

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



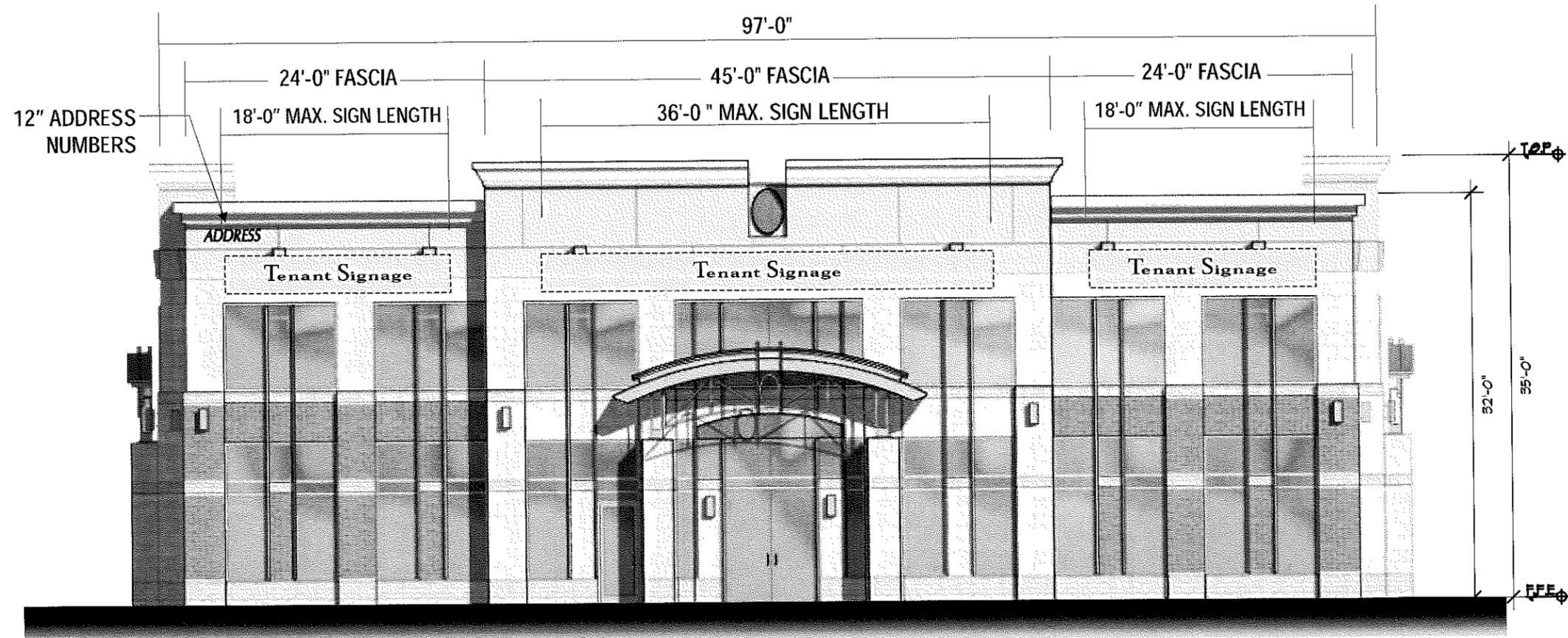
WALL SIGN PLACEMENT
BUILDING D



EAST ELEVATION

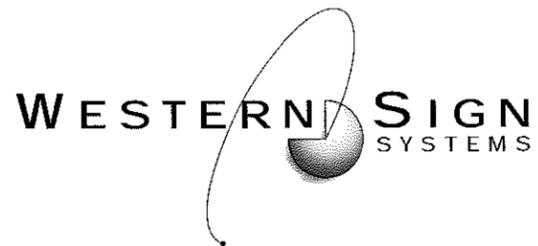
SCALE: 3/32" = 1'-0"

WALL SIGN PLACEMENT
BUILDING D

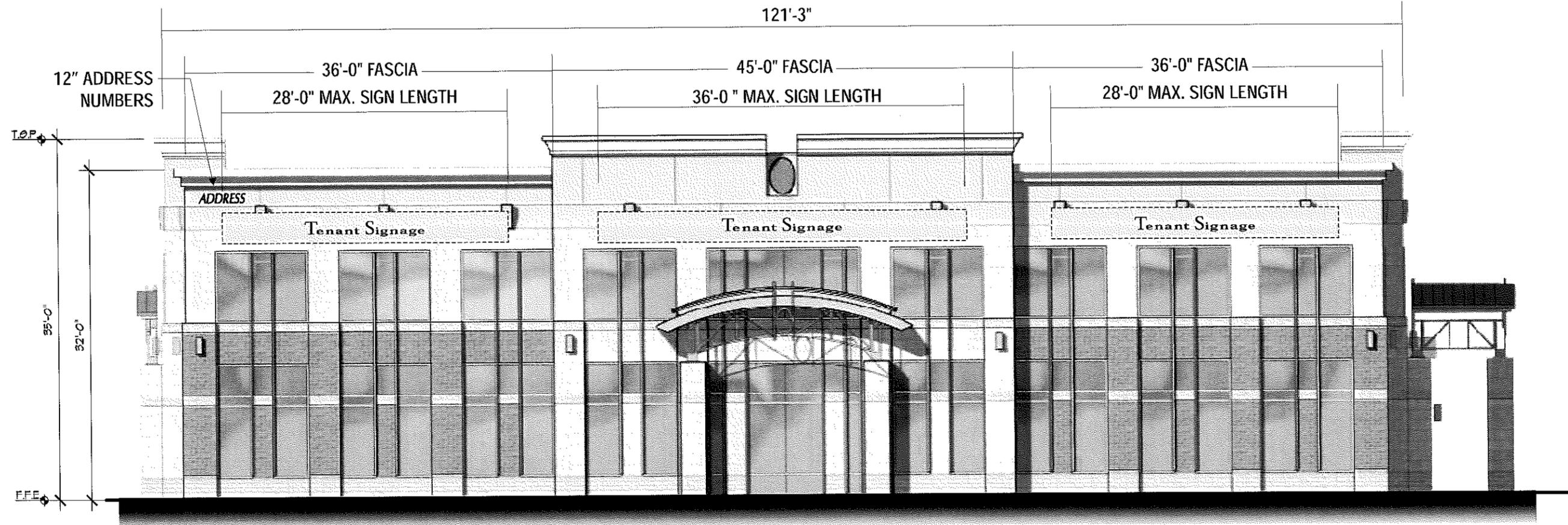


WEST ELEVATION

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

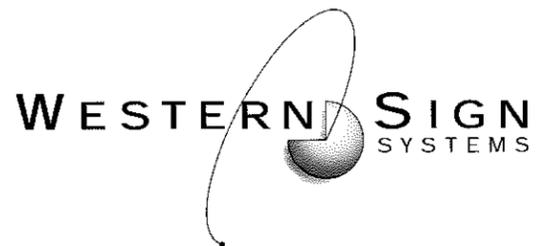


WALL SIGN PLACEMENT
BUILDING E

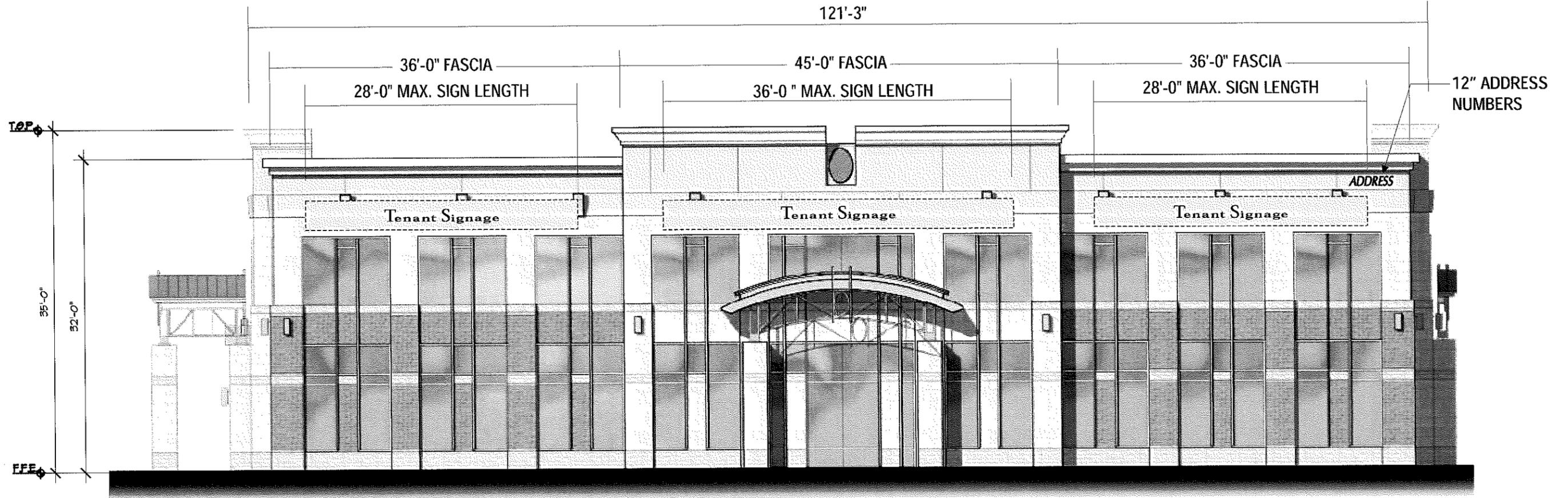


NORTH ELEVATION

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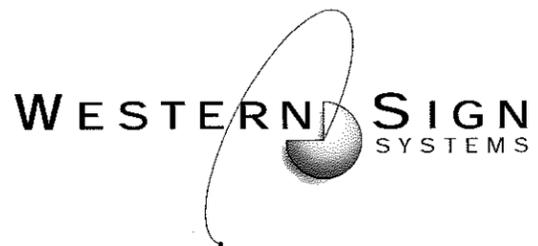


WALL SIGN PLACEMENT
BUILDING E

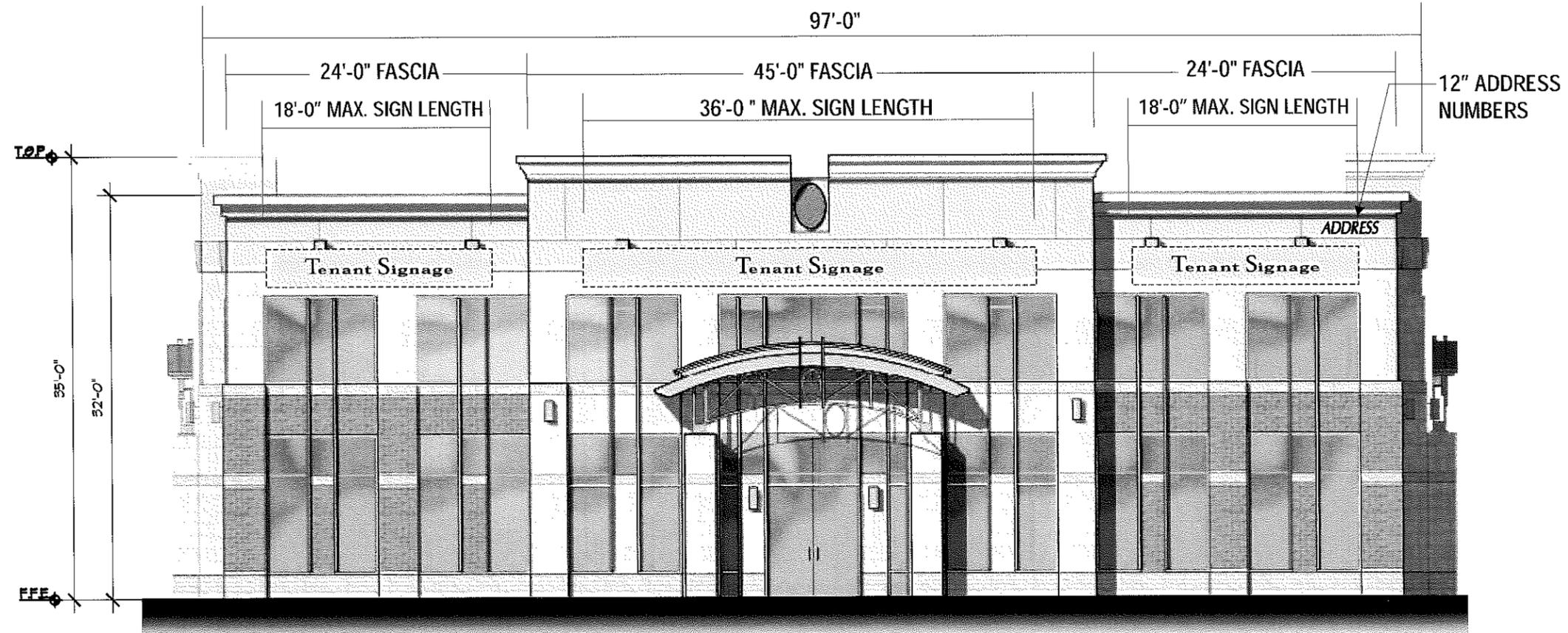


SOUTH ELEVATION

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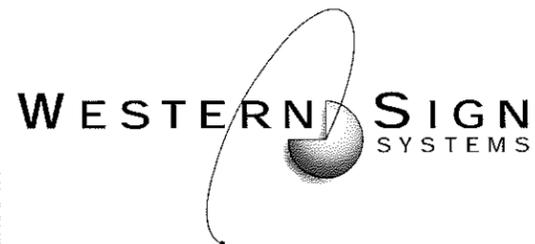


WALL SIGN PLACEMENT
BUILDING E

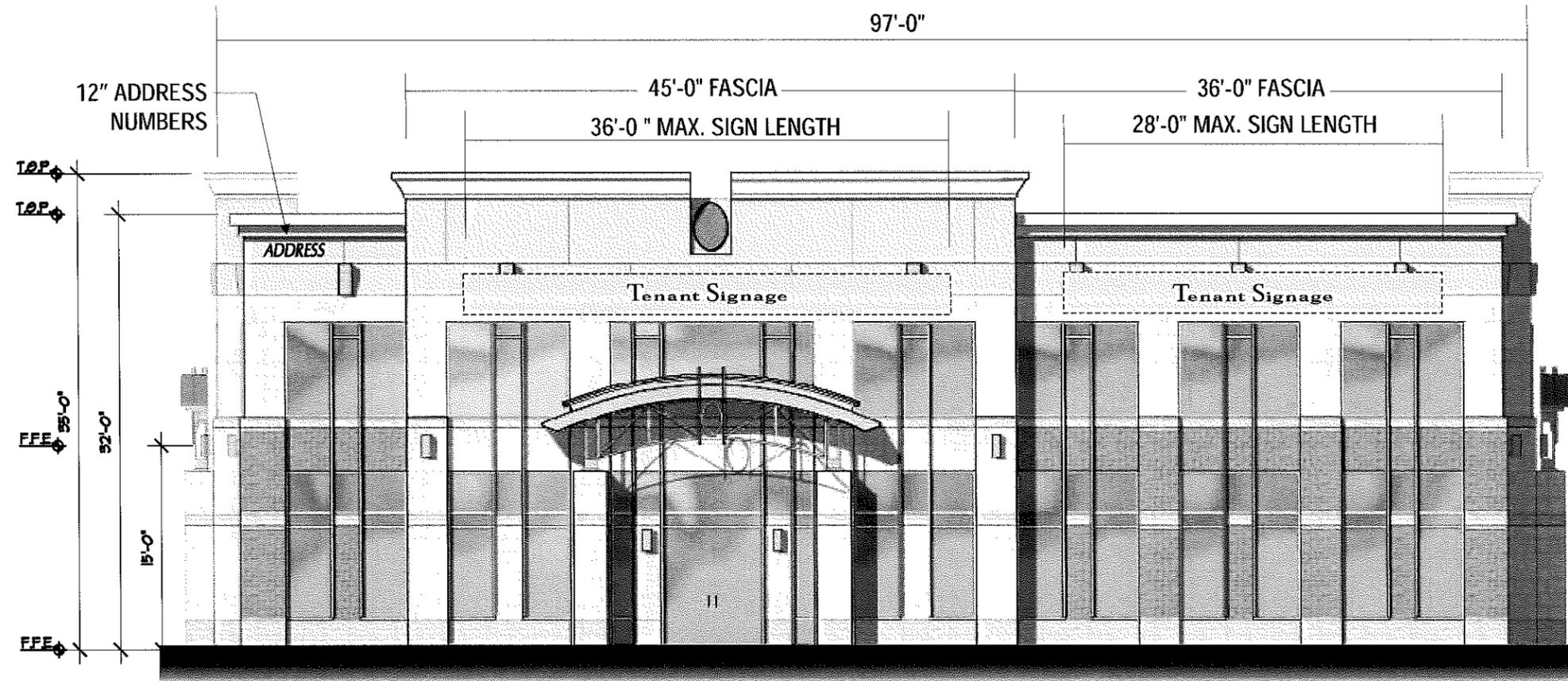


EAST ELEVATION

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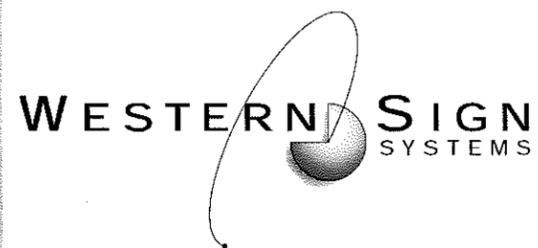


WALL SIGN PLACEMENT
BUILDING E

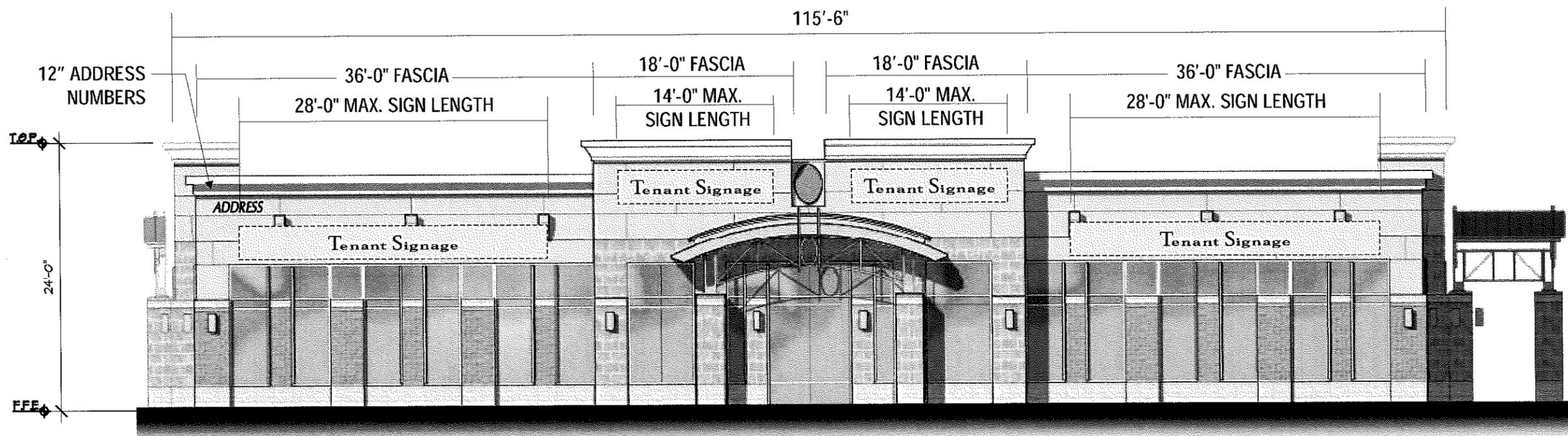


WEST ELEVATION

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

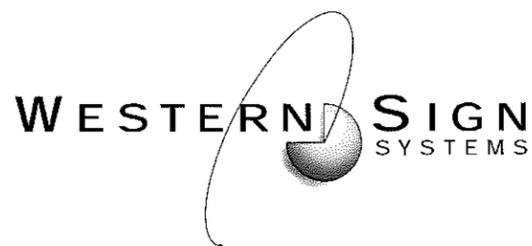


WALL SIGN PLACEMENT
BUILDING F

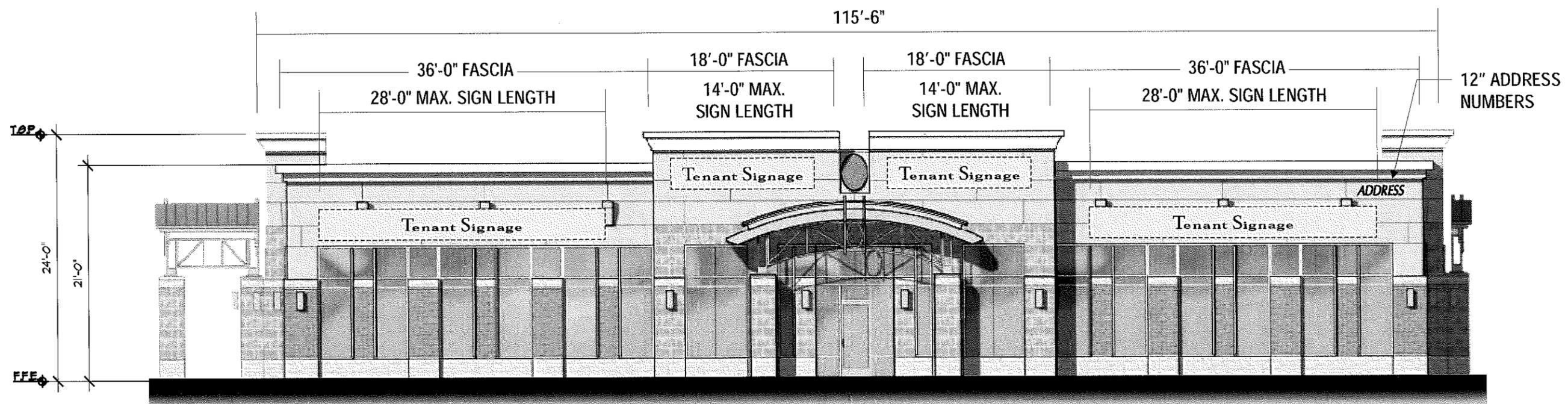


NORTH ELEVATION

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

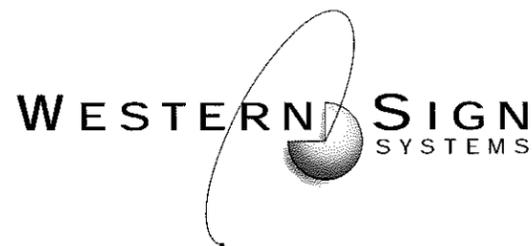


WALL SIGN PLACEMENT
BUILDING F

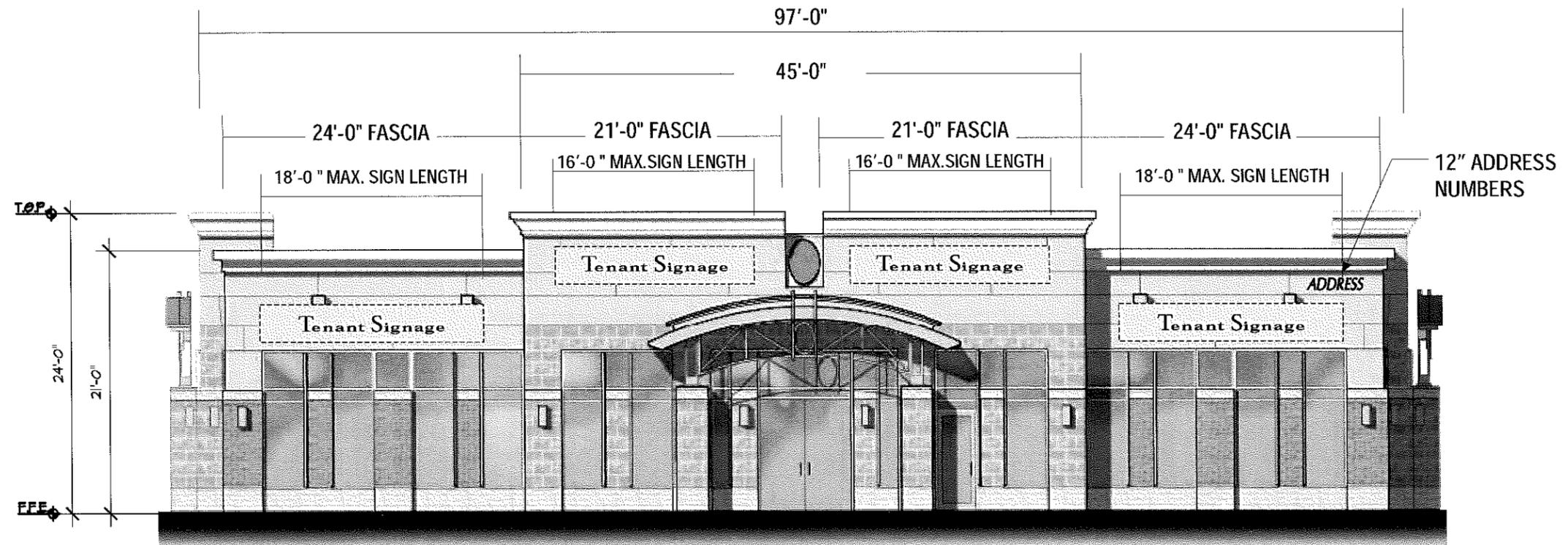


SOUTH ELEVATION

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

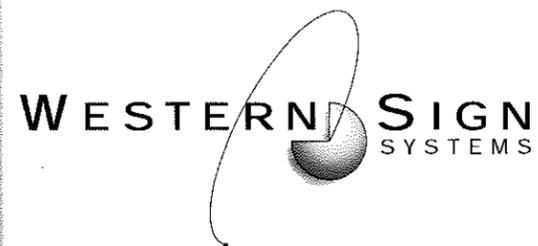


WALL SIGN PLACEMENT
BUILDING F

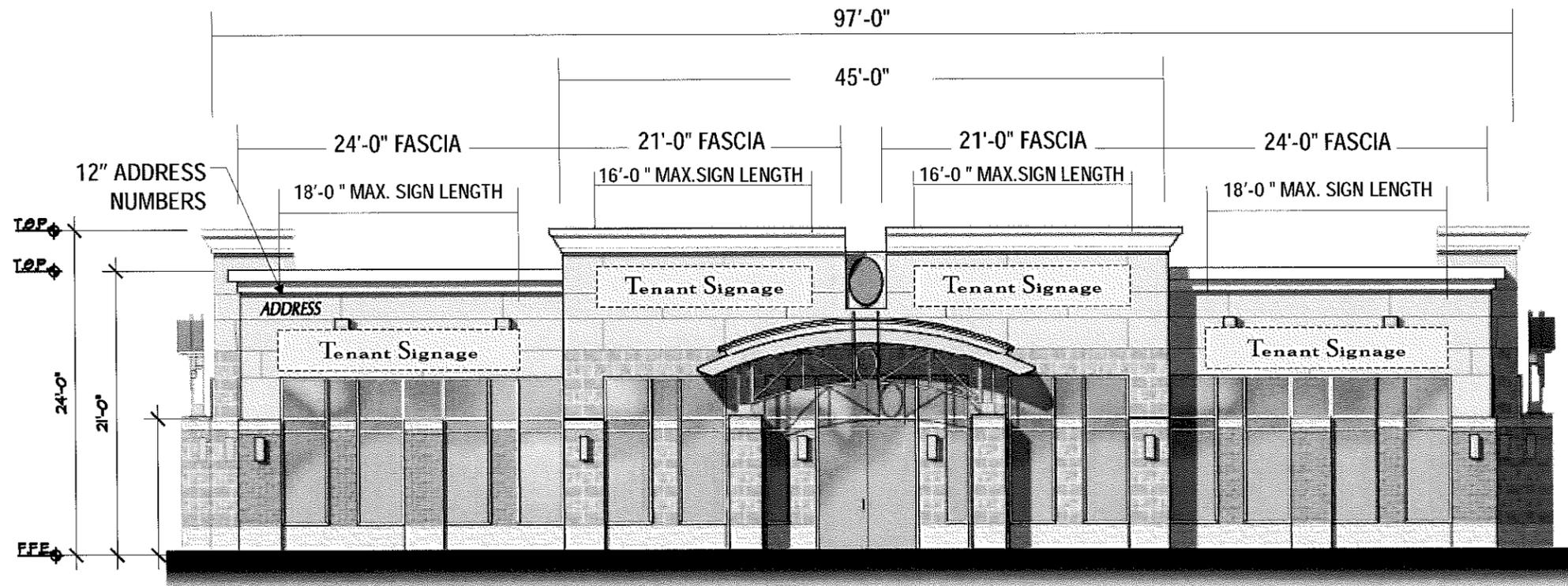


EAST ELEVATION

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

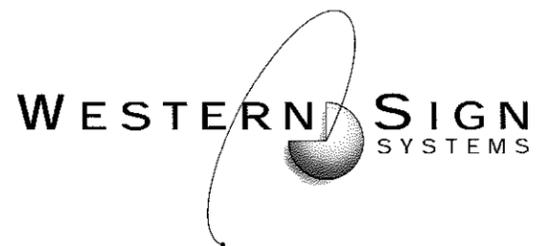


WALL SIGN PLACEMENT
BUILDING F

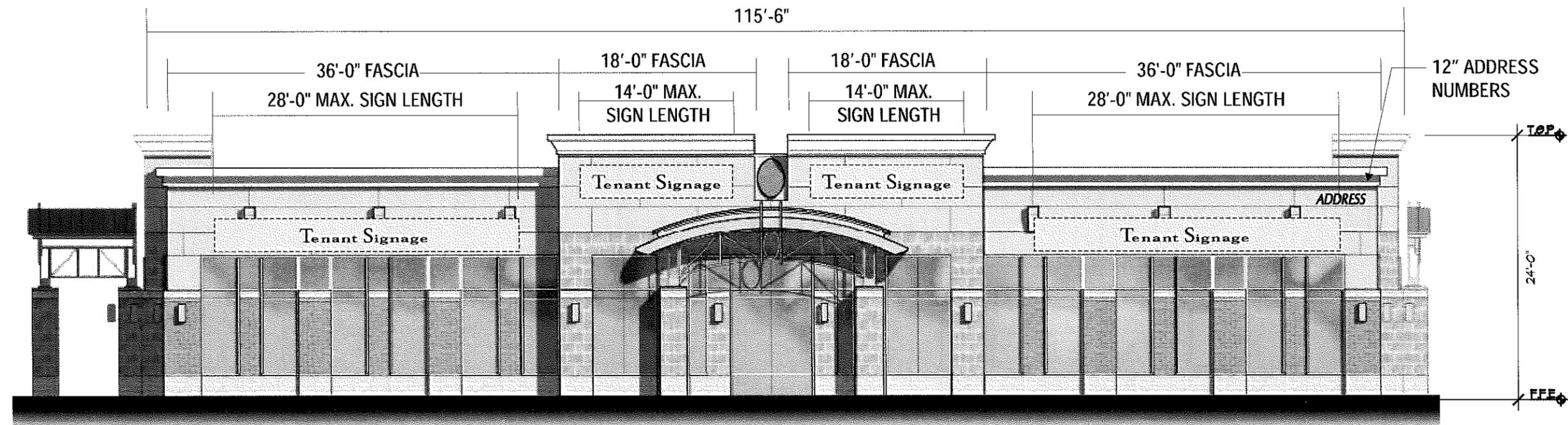


WEST ELEVATION

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

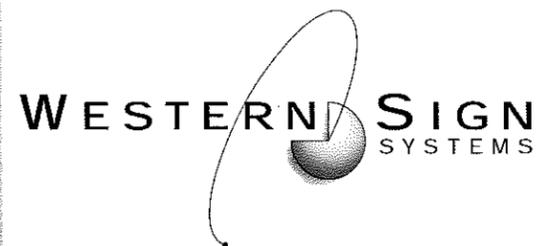


WALL SIGN PLACEMENT
BUILDING G

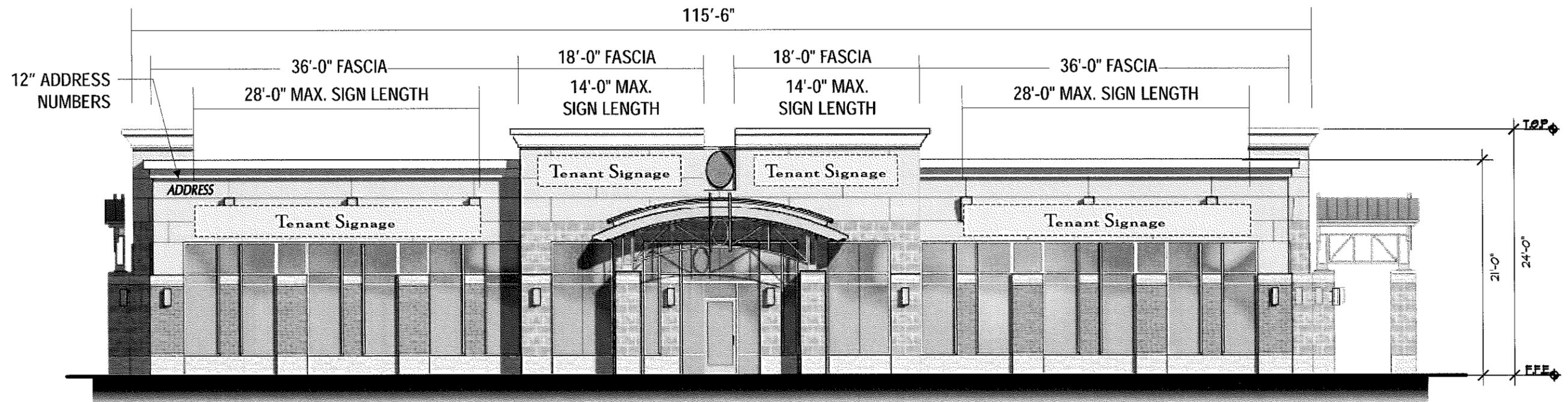


NORTH ELEVATION

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

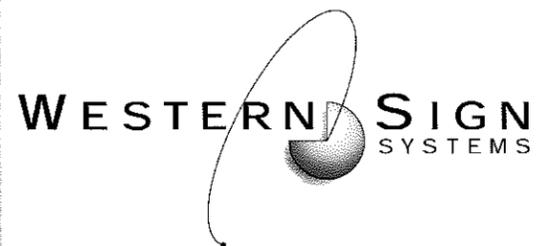


WALL SIGN PLACEMENT
BUILDING G

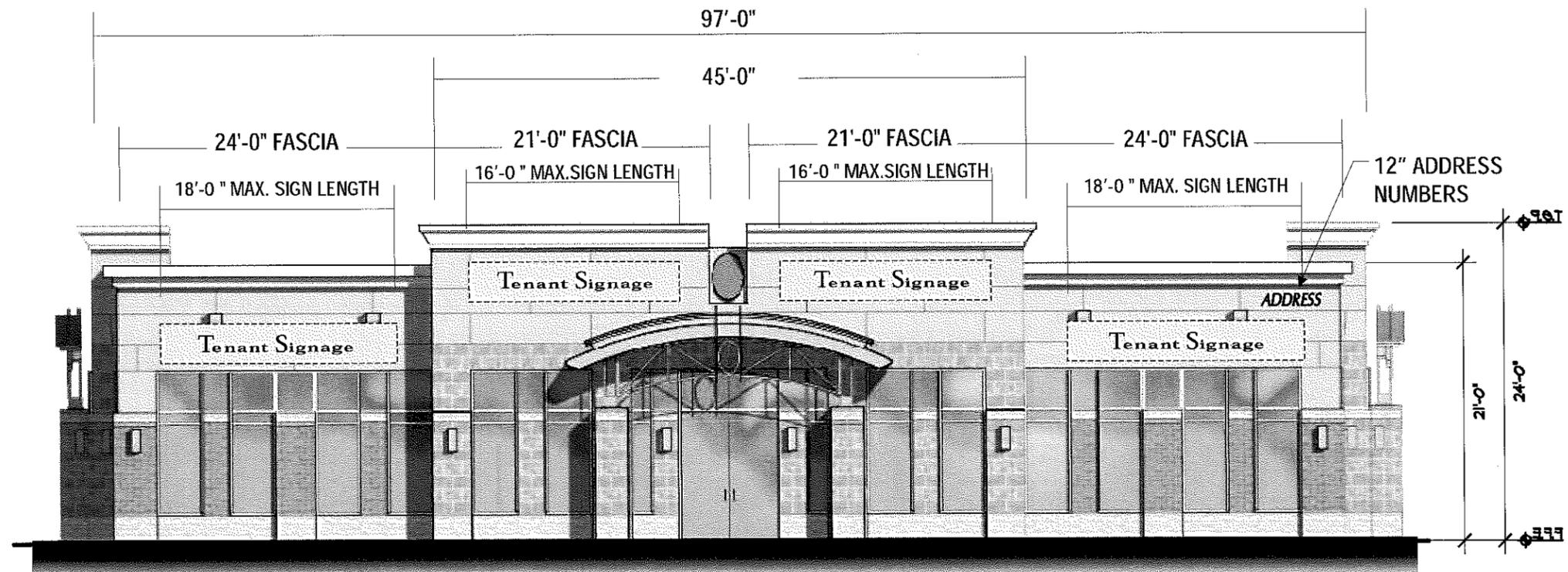


SOUTH ELEVATION

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

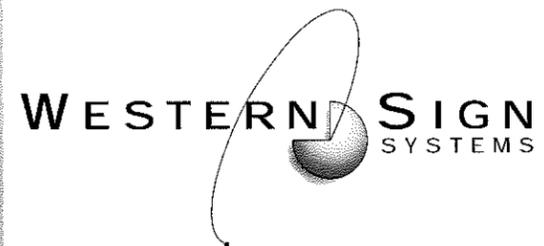


WALL SIGN PLACEMENT
BUILDING G

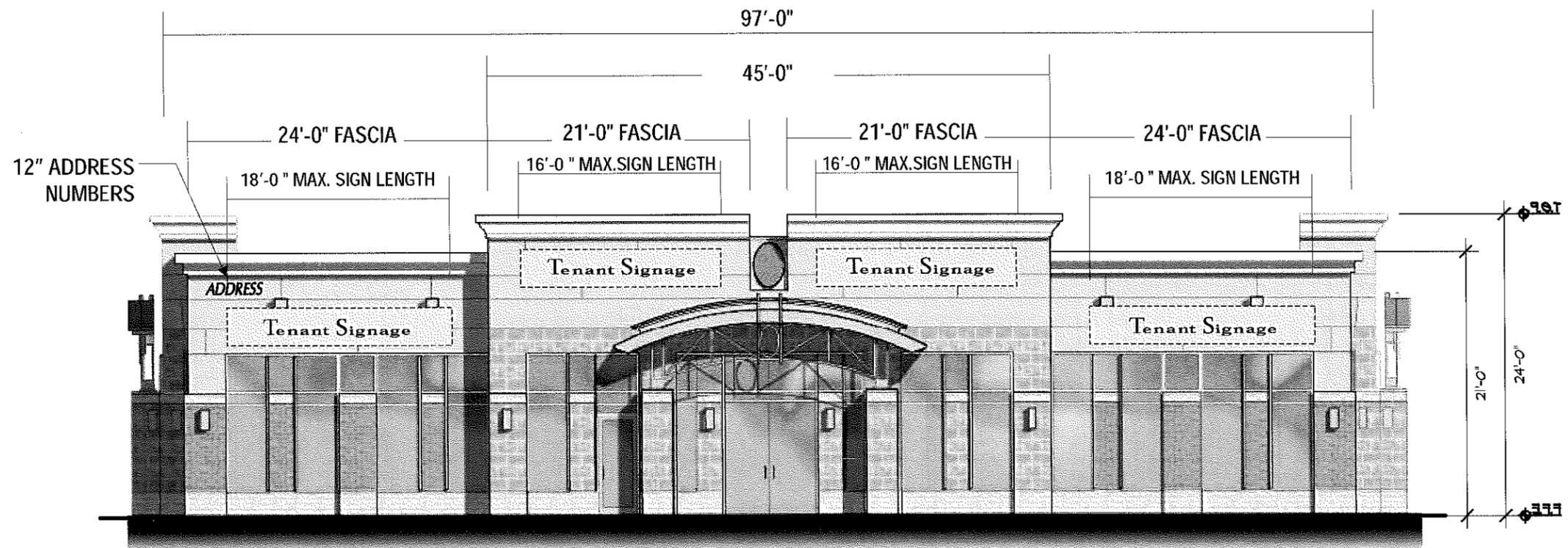


EAST ELEVATION

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

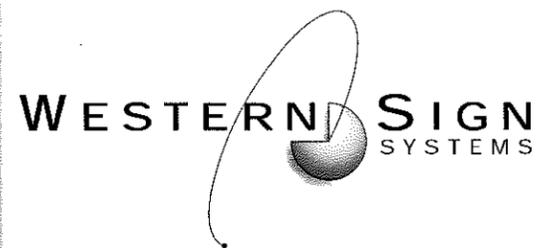


WALL SIGN PLACEMENT
BUILDING G

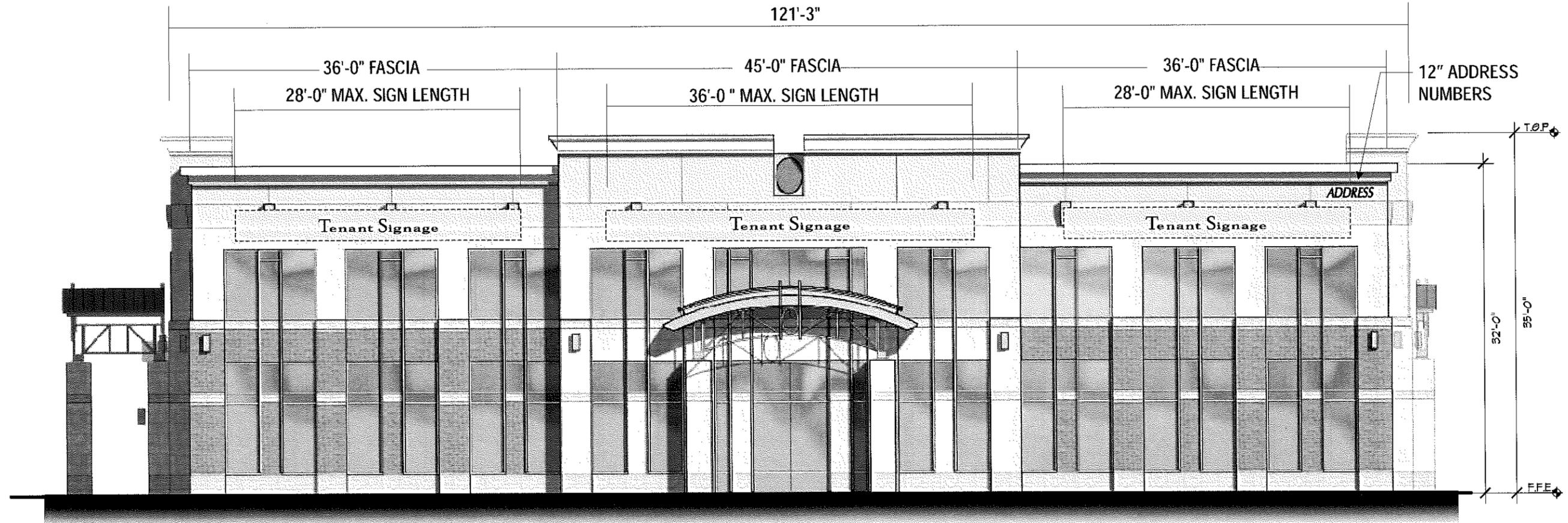


WEST ELEVATION

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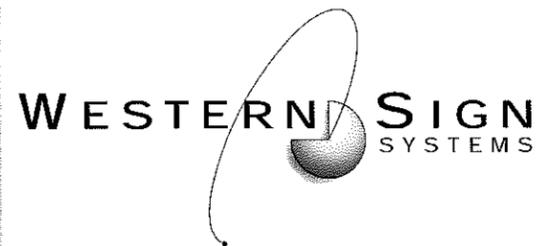


WALL SIGN PLACEMENT
BUILDING H

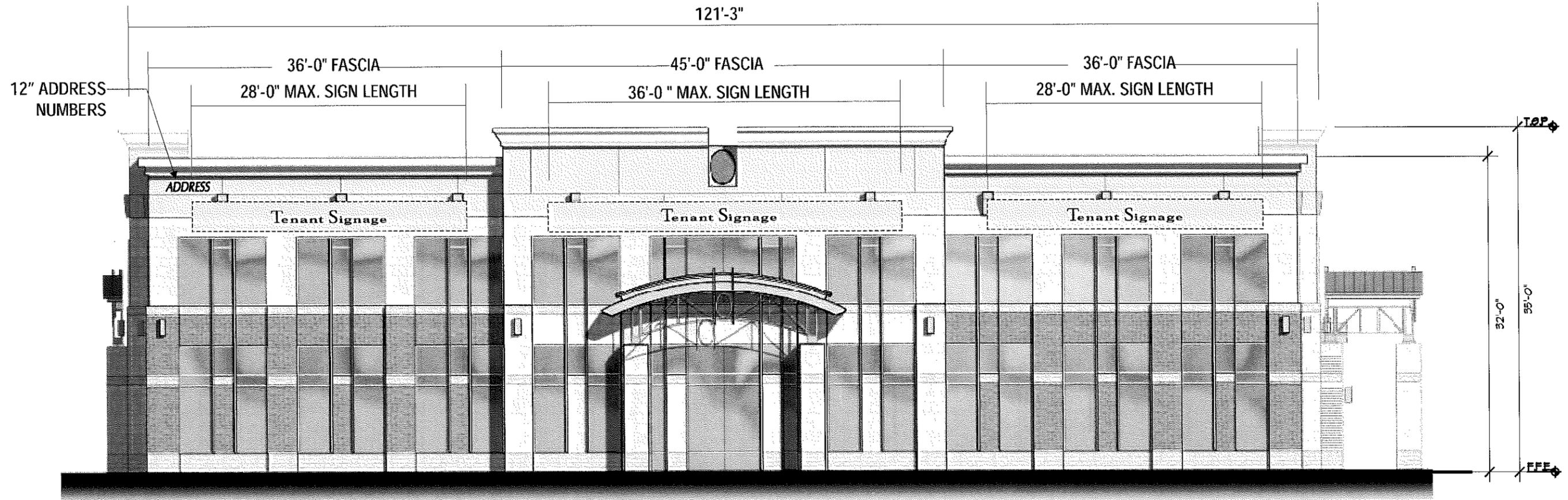


NORTH ELEVATION

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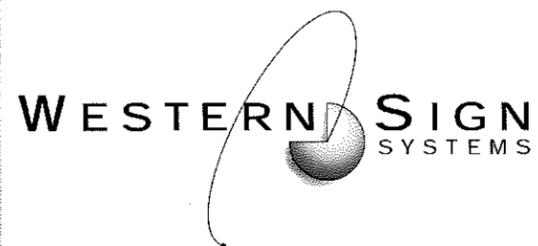


WALL SIGN PLACEMENT
BUILDING H

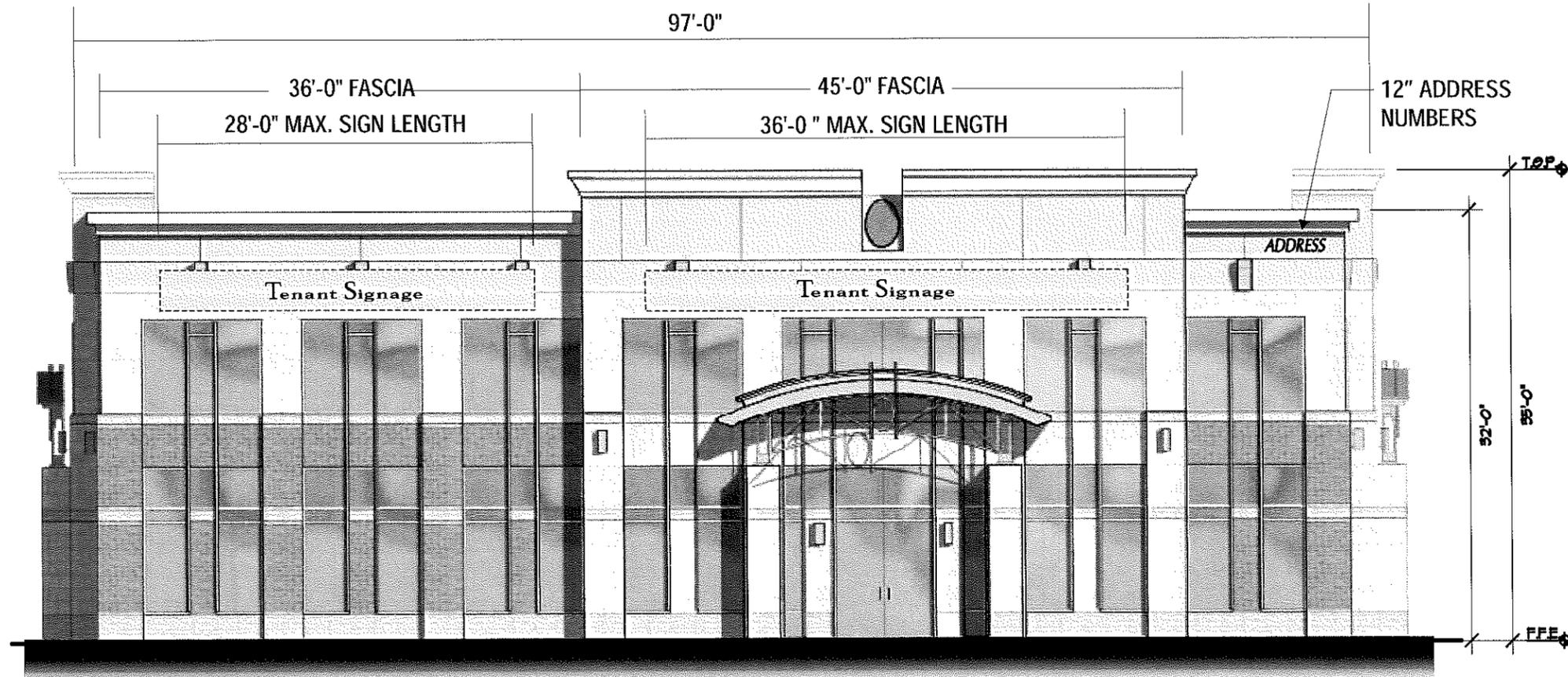


SOUTH ELEVATION

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



WALL SIGN PLACEMENT
BUILDING H



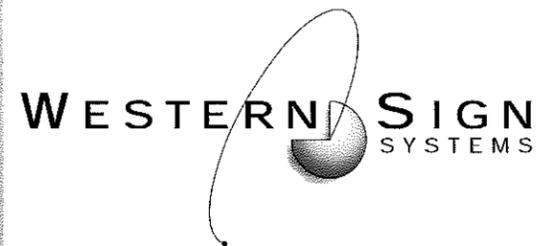
EAST ELEVATION
SCALE: 3/32" = 1'-0"

WALL SIGN PLACEMENT
BUILDING H

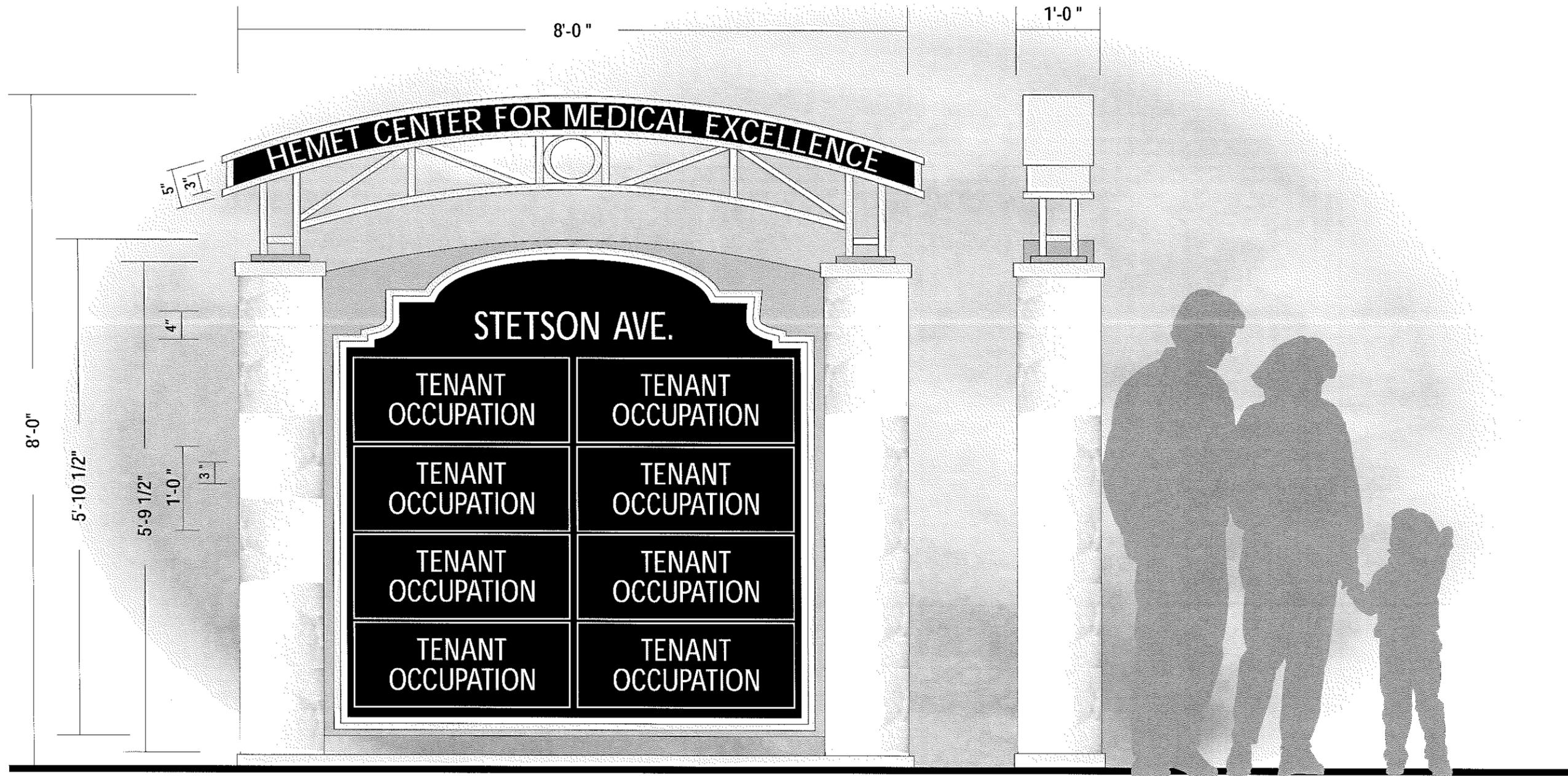


WEST ELEVATION

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

