

MEDICAL OFFICE BUILDING
FOR
DR. BRIAN NGUYEN
27160 NEWPORT ROAD - MENIFEE, CA 92586



BDG
BURGHARD
DESIGN GROUP
ARCHITECTS, INC.

41951 REMINGTON AVE, SUITE 2
TEMECULA, CALIFORNIA 925
(TEL) 951-296-7020
www.bdg-architects.com
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▶ REVISIONS

APPROVAL _____

4TH PLANNING REVIEW SUBMITT.

► PROJECT PHASE

DR. BRIAN NGUYEN
MEDICAL GROUP

NEWPORT
INTERNAL MEDICINE

27160 NEWPORT ROAD
MENIFEE, CALIFORNIA 92584

PROJECT NAME

PROJECT NUMBER


TITLE SHEET

● SHEET TITLE

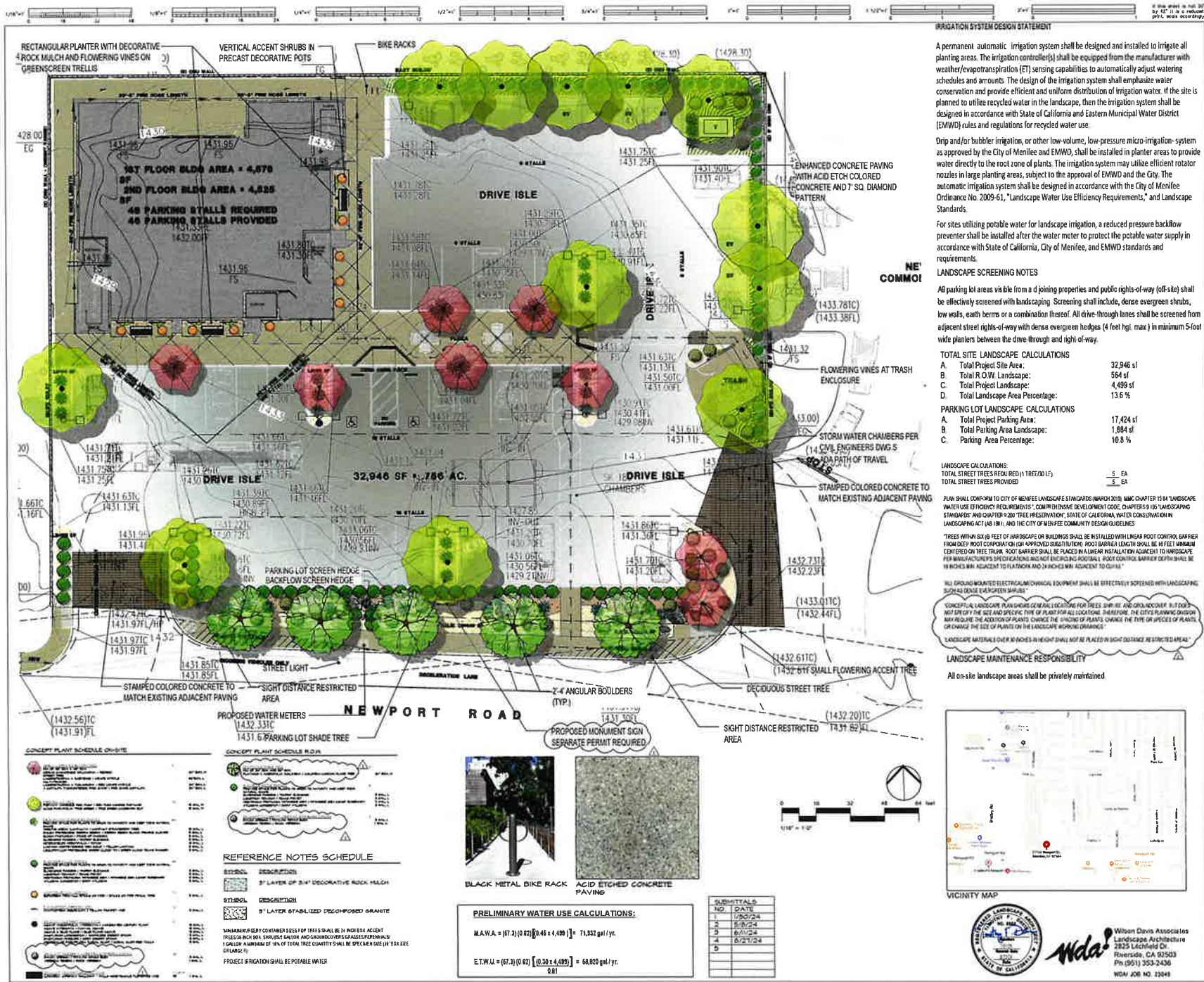
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► SHEET NUMBER _____

SCALE DATE

PROJECT DESCRIPTION		PROJECT DIRECTORY		PROJECT DATA		VICINITY MAP		DRAWING INDEX	
<p>THIS PROJECT CONSISTS OF A NEW 800 SQUARE FOOT 100 STORY MEDICAL OFFICE BUILDING, OR BRIAN HUNT HILL, OCCUPY THE ENTIRE FIRST FLOOR AND IT IS ANTICIPATED THAT ADDITIONAL FLOOR OR WILL OCCUPY THE ENTIRE SECOND FLOOR. THE PROJECT PROMOTES TO BARGE DEVELOPER ACCESS WITH THE COTERMINAL, CORDO DEVELOPMENT DIRECTLY TO THE EAST. THE FIRST CONVEYANCE A HYDROLOGIC FOR EMERGENCY VEHICLE ACCESS ON 1008 SAFETY REACHES, A NEW OCCUPATION LINE WILL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE PROPERTY. ALSO REPORT ROAD FORTY SIX PARKING SPACES ARE PROVIDED.</p>		<p>APPLICANT / OWNER BRIAN HUNT HILL 7300 RANCHO CALIFORNIA DRIVE NEWPORT BEACH, CA 92640 (714) 750-5543</p> <p>ARCHITECT BURGHAARD DESIGN GROUP ARCHITECTS 4001 REDWOOD AVENUE, SUITE 200 TERRACE, CA 92640 (949) 750-1054 VOICE (949) 570-4899 CELL FMS AL BURGHAARD</p> <p>CIVIL ENGINEER LOUIE ENGINEERING 3500 RANCHO CALIFORNIA ROAD TERRACE, CA 92640 (949) 440-8485 FMS TONY LOUIE</p> <p>LANDSCAPE ARCHITECT NELSON DAVIS ASSOCIATES LANDSCAPE ARCHITECTURE 2815 LINDSEY DRIVE NEWBURGH, CA 92033 (949) 855-7458 FMS TPT DAVIS</p>		<p>ACCESSOR PARCEL NUMBER (APN) 336-800-071</p> <p>LEGAL DESCRIPTION BEING A PORTION OF LOT 34 AS SHOWN OUTLINE OF TRACTS EUCALYPTUS TRACT 160 IN NE 1/4 BLOCK 1 PAGE 5 OF MAP, RECORDS OF PLANS OFFICIAL RECORDS OF REVENUE COUNTY, CALIFORNIA, AS CONVEYED TO LEON BORG AND ALSO A BOREL PART OF THE TRACT 160 AS SHOWN OUTLINE OF TRACTS EUCALYPTUS TRACT 160 IN NE 1/4 BLOCK 1 PAGE 5 OF MAP, RECORDS OF REVENUE COUNTY, CALIFORNIA, LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 3 WEST, SAN JERONIMO BASIN AND PIEDMONT.</p> <p>GENERAL PLANT / LAND USE -HEDC- ECONOMIC DEVELOPMENT CORRIDOR - HIGHTPORT ROAD</p> <p>20TH HEDC- ECONOMIC DEVELOPMENT CORRIDOR - HIGHTPORT ROAD</p> <p>SET BACKS FRONT 20' REAR 10' SIDES 0' BUILDING HEIGHT NOT TO EXCEED 65' FLOOR AREA RATIO 1.0 FAR 1.0 - 800/91/21/34/49 / 0.76</p> <p>BUILDING DATA 4350 SF. GROUND FLOOR AREA 4350 SF. SECOND FLOOR AREA 8700 SF. TOTAL FLOOR AREA</p> <p>BUILDING DATA OCCUPANCY CLASSIFICATION GROUP - "D" THIS BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSOR SYSTEM IN COMPLIANCE WITH CFC 903.01 AND NFPA 10</p>		<p>BUILDING DATA CONTINUED TYPE "D" 100 STORY</p> <p>CONSTRUCTION TYPE ALLOWABLE FLOOR AREA FOR TYPE 1-B CONSTRUCTION PER CFC 903.01.02.4.</p> <p>ALLOWABLE 100 STORY AREA ALLOWABLE 100 STORY AREA 100 FLOOR AREA WITH AUTOMATIC SPRINKLERS THROUGHOUT THIS BUILDING HAS A TOTAL FLOOR AREA OF 8700 SF.</p> <p>PARKING REQUIREMENTS 1 SPALL PER 300 SF OF NET LEASABLE FLOOR AREA SPALL RATIO TO BE 3000 DRIVE RATIO TO BE 34 MINIMUM FOR 3000 DESIRED PARKING SPALLS TWO PROJECT HAS 34 AND 34 MORE DRIVE RATIO</p> <p>EMERGENCY VEHICLE REQUIREMENTS FIRE TRUCK DRIVE RATIO TO BE 10 RATIO DRIVE RATIO TO BE 14 OUTSIDE TURNING RATIO TO BE 30 DRIVE RATIO 1 TURNING RATIO CORRELATES WITH CFC 903.01.4 CFC 903.01.5 DRIVE RATIO TO BE DEMAND TO SUPPORT 10000 POUNDS PER CFC 903.01.3</p> <p>LANDSCAPE REQUIREMENTS OPEN SPACE MINIMUM 10% LANDSCAPE CALCULATION ON CONCEPTUAL LANDSCAPE PLAN L10</p> <p>ELECTRIC VEHICLE CALCULATIONS 8 # STALLS TOTAL NUMBER OF PARKING SPACES PROVIDED NUMBER OF TRUCK EV CAPABLE SPACES NUMBER OF EVCS EV CAPABLE SPACES PROVIDED WITH EVSE</p> <p>3000 INFORMATION COMES FROM THE 2007 CAL GREEN BUILDING STANDARDS (GRADE TABLE 326.5.3)</p>		 <p>TITLE SHEET T10 COVER SHEET / PROJECT DATA</p> <p>CIVIL 1 CONCEPTUAL GRADING PLAN</p> <p>LANDSCAPE L10 CONCEPTUAL LANDSCAPE PLAN L11 CONCEPTUAL SHADING PLAN</p> <p>ARCHITECTURE A11 SITE PLAN A11A LANDSCAPE CALCULATIONS & TRASH ENCLOSURE A21 FIRST FLOOR PLAN A22 SECOND FLOOR PLAN A23 ROOF PLAN A41 EXTERIOR ELEVATIONS - SOUTH & EAST A42 EXTERIOR ELEVATIONS - NORTH & WEST</p> <p>ELECTRICAL E101 PHOTOMETRIC SITE LIGHTING</p>	

4TH PLANNING REVIEW SUBMITTAL



IRRIGATION SYSTEM DESIGN STATEMENT

A permanent automatic irrigation system shall be designed and installed to irrigate all planting areas. The irrigation controller(s) shall be equipped from the manufacturer with weather/evapotranspiration (ET) sensing capabilities to automatically adjust watering schedules and amounts. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. If the site is planned to utilize recycled water in the landscape, then the irrigation system shall be designed in accordance with State of California and Eastern Municipal Water District (EMWD) rules and regulations for recycled water use.

Drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system as approved by the City of Menifee and EMWD, shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of EMWD and the City. The automatic irrigation system shall be designed in accordance with the City of Menifee Ordinance No. 2009-61, "Landscape Water Use Efficiency Requirements," and Landscape Standards.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter to protect the potable water supply in accordance with State of California, City of Menifee, and EMWD standards and requirements.

LANDSCAPE SCREENING NOTES

All parking lot areas visible from a adjoining properties and public rights-of-way (off-site) shall be effectively screened with landscaping. Screening shall include, dense evergreen shrubs, low walls, earth berms or a combination thereof. All drive-through lanes shall be screened from adjacent street rights-of-way with dense evergreen hedges (4 feet hgt. max.) in minimum 5-foot wide planters between the drive-through and right-of-way.

TOTAL SITE LANDSCAPE CALCULATIONS

A. Total Project Site Area:	32,946 sf
B. Total R.O.W. Landscape:	584 sf
C. Total Project Landscape:	4,499 sf
D. Total Landscape Area Percentage:	13.6 %

PARKING LOT LANDSCAPE CALCULATIONS

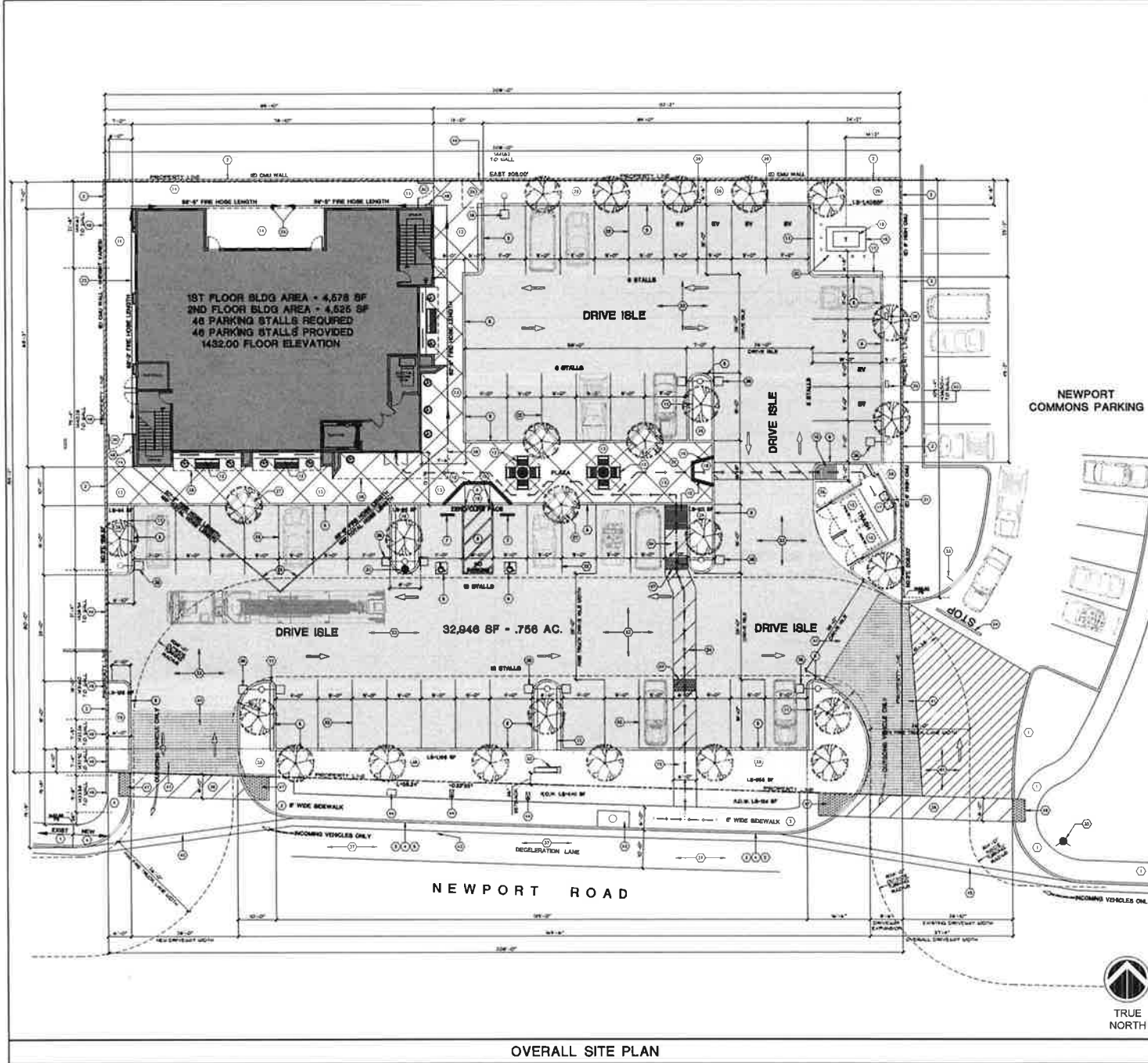
A. Total Project Parking Area:	17,424 sf
B. Total Parking Area Landscape:	1,884 sf
C. Total Landscape Area Percentage:	10.8 %

LANDSCAPE CALCULATIONS:

TOTAL STREET TREES REQUIRED (1 TREE/20 LF):

5 EA

TOTAL STREET TREES PROVIDED:



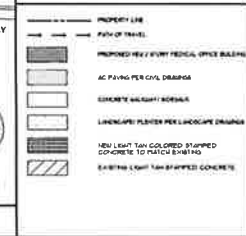
KEY NOTES

1. (B) CONCRETE CURBS AND SIDEWALK PROTECT IN PLACE
2. (B) CURB WALL HEIGHT VARIER SEE KEYNOTE 10
3. (B) CURB, GUTTER, LIGHT POLE AND STORM DRAIN LAYOUT TO BE RELOCATED TO THIS LOCATION SEE CIVIL DRAWINGS
4. (B) NEW CONCRETE CURB, GUTTER & SIDEWALK PER CITY STANDARDS
5. (B) NEW 4\"/>

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS ROAD - SHORE THE VERTICAL CURBAGE BETWEEN DRIVE ISLE AND THE EXISTING ROAD. APPROXIMATE ROAD SHALL BE PROVIDED. APPROX. FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED. APPROX. FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED. APPROX. FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED.
2. EXISTING LIGHT TANK COLORED STAMPED CONCRETE TO MATCH EXISTING

SITE LEGEND



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41951 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590
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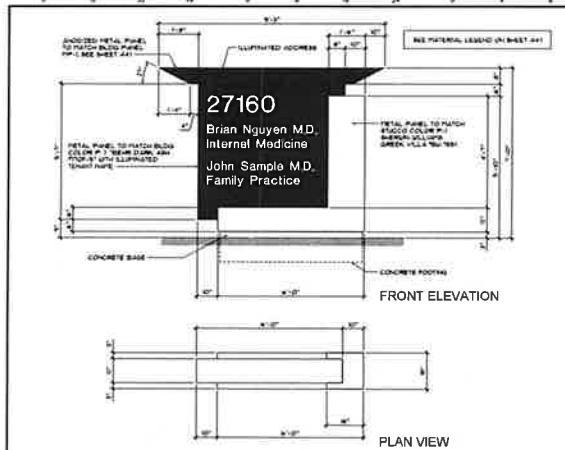
OVERALL SITE PLAN

SHEET TITLE

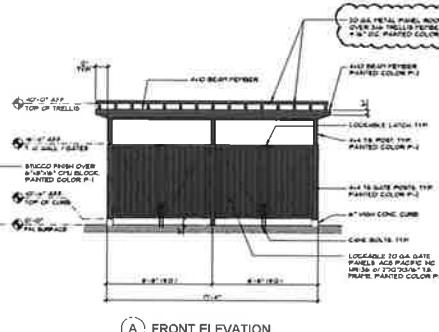
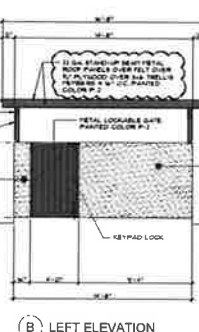
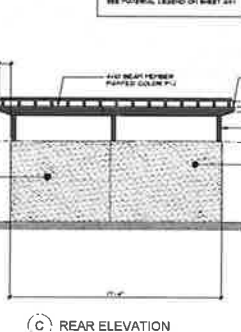
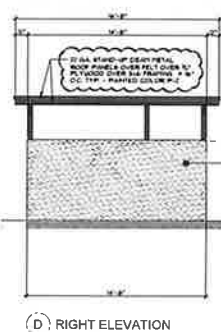
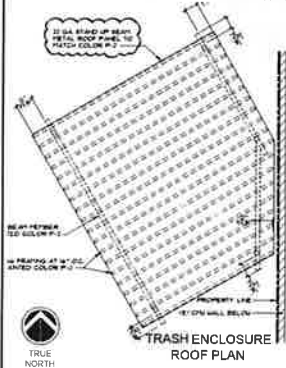
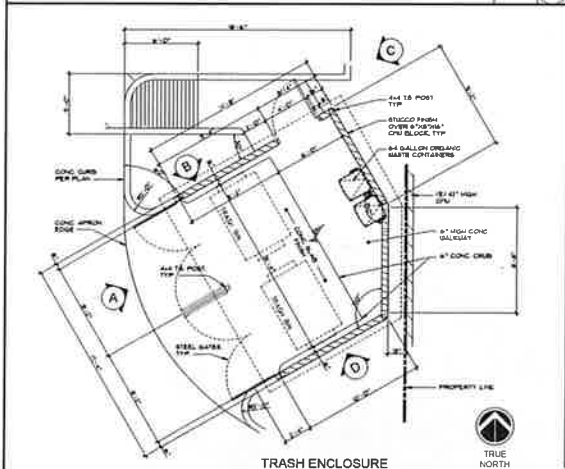
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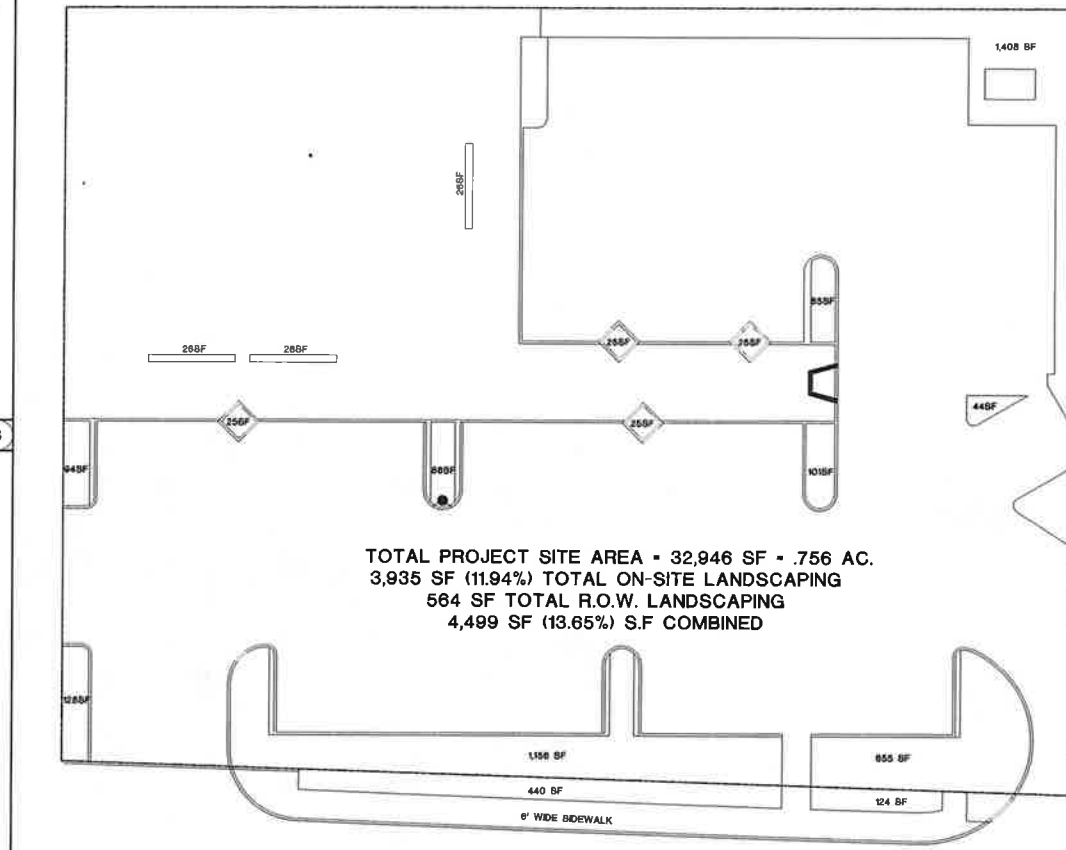
SCALE DATE



MONUMENT SIGN



TRASH ENCLOSURE



TOTAL PROJECT SITE AREA = 32,946 SF = .756 AC.
3,935 SF (11.94%) TOTAL ON-SITE LANDSCAPING
564 SF TOTAL R.O.W. LANDSCAPING
4,499 SF (13.65%) S.F. COMBINED

LANDSCAPE AREA CALCULATIONS



41951 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590
(714) 951-2994 • 2010
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LANDSCAPE AREA

AND

TRASH ENCLOSURE

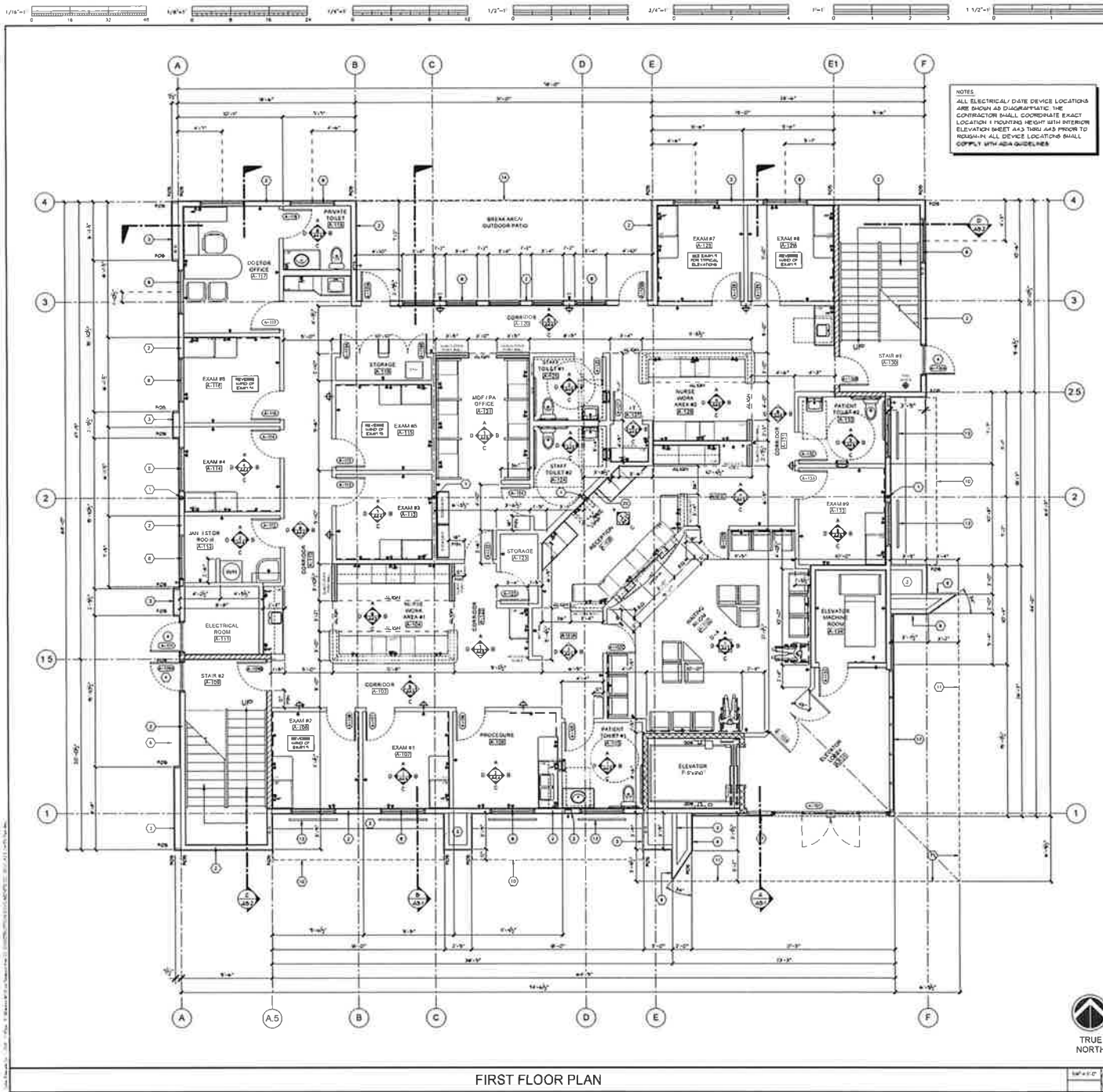
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SHEET NUMBER

AS SHOWN 07/12/2014

SCALE DATE



FIRST FLOOR PLAN

GENERAL NOTES

1. THE ENTIRE PERIMETER OF THE BUILDING TO BE FINISHED WITH 3/4" X 12" X 12" CERAMIC TILE SET IN A 1/4" X 1/4" GRID. SEE EXTERIOR ELEVATIONS FOR TILE SETTING DETAILS. SEE EXTERIOR ELEVATIONS FOR TILE SETTING DETAILS.
2. ALL EXTERIOR STUDIOS TO BE PROVIDED WITH 1/2" X 1/2" X 1/2" BATT INSULATION. SEE EXTERIOR ELEVATIONS FOR TILE SETTING DETAILS.
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KEYNOTES

1. STRUCTURAL STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
2. EXTERIOR WALL - 1/2" X 12" X 12" CERAMIC TILE SET IN A 1/4" X 1/4" GRID. SEE EXTERIOR ELEVATIONS FOR TILE SETTING DETAILS.
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WALL LEGEND

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- 10. EXTERIOR WALL - 1/2" X 12" X 12" CERAMIC TILE SET IN A 1/4" X 1/4" GRID. SEE EXTERIOR ELEVATIONS FOR TILE SETTING DETAILS.



41551 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590
(951) 951-7500
www.bdg-architects.com

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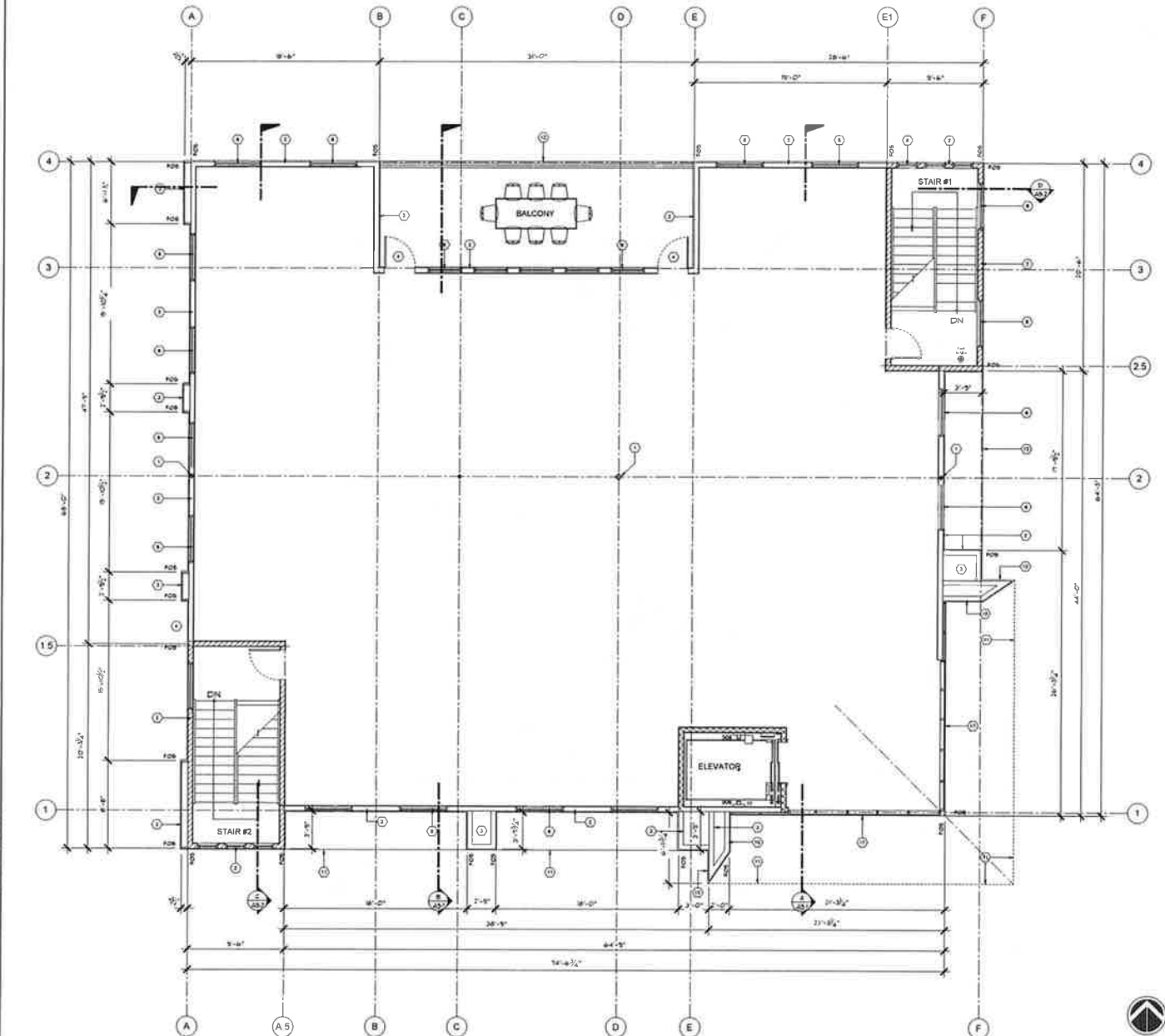
FIRST FLOOR PLAN

SHEET TITLE

A2.1

SHEET NUMBER

DATE



SECOND FLOOR PLAN

GENERAL NOTES

1. THE ENTIRE PERIMETER OF THE BUILDING TO BE FINISHED WITH 2-1/4\"/>

2. PROVIDE EXIT ROADS AT ALL EXITS COMPLY WITH CBC 1003
3. EXIT ROADS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF BUSINESS TRAVEL
4. EXIT ROADS SHALL BE FINISHED WITH 1/2\"/>

KEYNOTES

1. STRUCTURAL STEEL COLUMN SEE STRUCTURAL DRAWINGS
2. EXTERIOR WALL - 2-1/4\"/>

NOT ALL NOTES THAT APPLY TO A PARTICULAR SHEET ARE SHOWN

WALL LEGEND

1. 2-1/4\"/>
2. 2-1/4\"/>
3. 3-1/2\"/>



41951 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590

(TEL) 951-191-2828

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SECOND FLOOR PLAN

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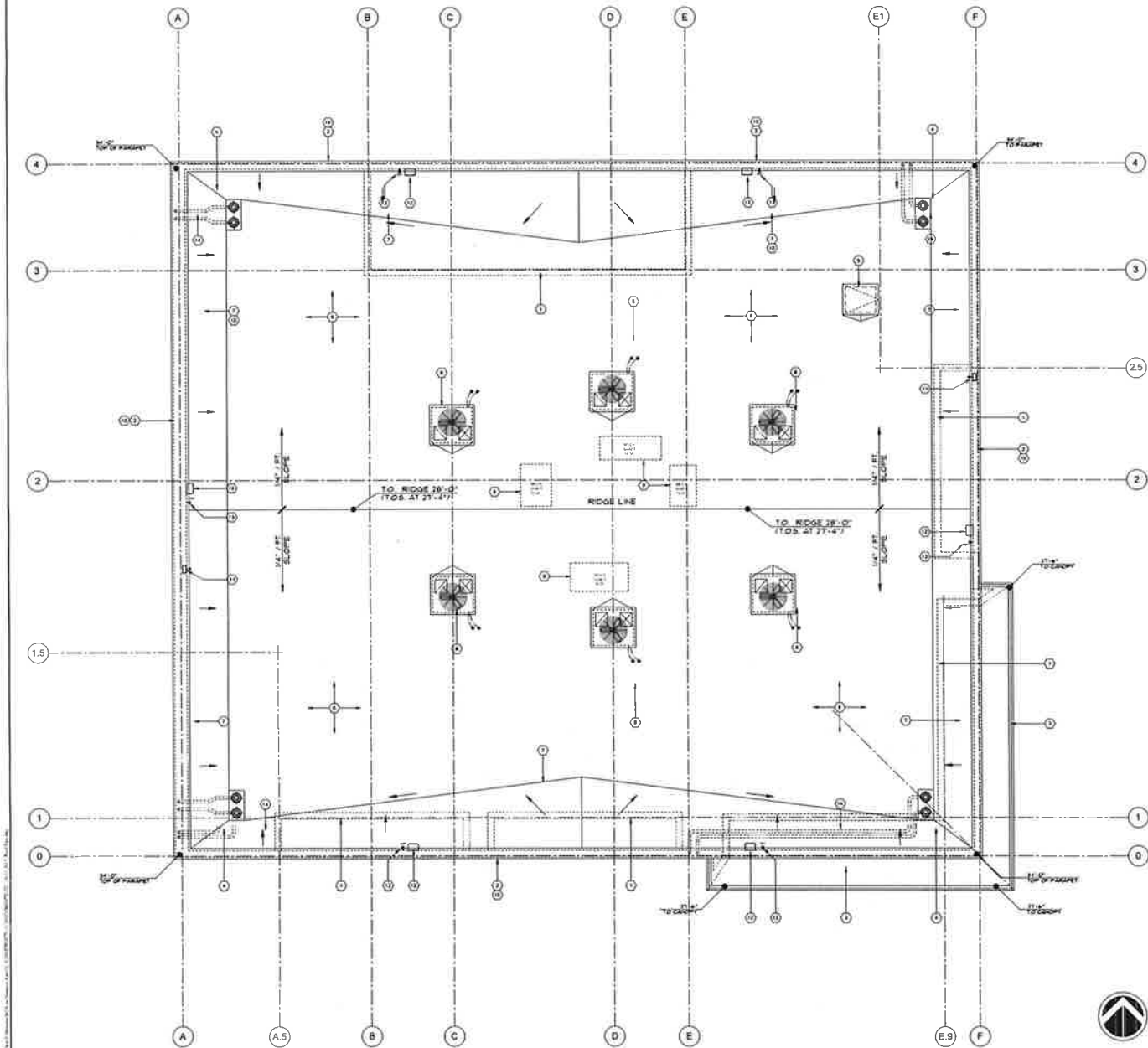
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SHEET NUMBER

DATE

SCALE

DATE



ROOF PLAN



GENERAL NOTES

1. BUILT UP ROOFING IS TO BE GLASS 'X' RATED 4 PLY MINERAL SURFACED FIBERGLASS FIBER AS MANUFACTURED BY CERTIFIED COMMERCIAL ROOFING OR EQUAL PROVIDES A 10 YEAR WARRANTY. THE CAP SHEET IS TO BE LIGHT GLAZER INSTALLER TO BE APPROVED BY THE MANUFACTURER.
2. SEE STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS ARCHITECTURAL ROOF PLAN. EQUIPMENT PLATFORM SHALL BE LOCATED PER THE ROOF PLAN INDICATED FOR PARAPET WALLS AND PERSONS OF EQUIPMENT SHALL BE DETAILLED ON STRUCTURAL DRAWINGS.
3. SEE MECHANICAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS ARCHITECTURAL ROOF PLAN. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE TWO MECHANICAL DRAWINGS THE MECHANICAL DRAWING SHALL TAKE PRECEDENCE OVER ARCHITECTURAL.
4. SEE ELECTRICAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS ARCHITECTURAL ROOF PLAN. EACH PIECE OF EQUIPMENT SHALL REMAIN POWER AND POSSIBLE DISCONNECT MATCH THE ELECTRICAL CONTRACTOR MUST COORDINATE WITH THE MECHANICAL CONTRACTOR FOR LOCATION OF ELECTRICAL PENETRATION THROUGH THE ROOF.
5. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF CONDENSATE DRAIN RECEPTIONS AND FOR LOCATION OF DOWN SPOUTS.
6. PENETRATIONS AND VENTS THROUGH THE ROOF NOT SHOWN ON THIS ARCHITECTURAL ROOF PLAN SHALL BE PROPERLY FLASHED AND SEALED TO PREVENT WATER INfiltration.
7. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK ACTIVITIES OF THE VARIOUS TRADES TO MAINTAIN A LOGICAL SEQUENCE OF INSTALLATION AND TO AVOID CONFLICTS IN PLACEMENT OF ELECTRICAL, PLUMBING, MECHANICAL, ETC.
8. ALL PERIMETER GUTTERS AT PARAPET WALLS ARE TO BE PLUMBING FINISHED WITH A MINIMUM SLOPE OF 1/4\"/>

KEYNOTES

1. LINE OF EXTERIOR WALL BELOW ROOF. SEE EXTERIOR ELEVATIONS.
2. PARAPET WALL WITH SHEET METAL PARAPET CAP. COLOR TO MATCH EXTERIOR SYSTEM. SEE EXTERIOR ELEVATIONS.
3. TOP FACE OF METAL CHIMNEY. SEE EXTERIOR ELEVATIONS.
4. ROOF DRAIN / OVERFLOW DRAIN. SEE PLUMBING DRAWINGS.
5. DOWN SPOUT AND LOCKABLE ROOF HATCH.
6. 4 PLY GLASS 'X' BUILT UP ROOF.
7. PLUMBING WATER DRAIN ON CRACK.
8. MECHANICAL EQUIPMENT ON LEVEL. CURBS. SEE MECHANICAL ENDS. PLEASE NOTE THAT THE PARAPET HEIGHT IS REQUIRED FROM 30\"/>



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ROOF PLAN

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A2.3

SHEET NUMBER

1 of 10

SCALE

DATE



EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

1




EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

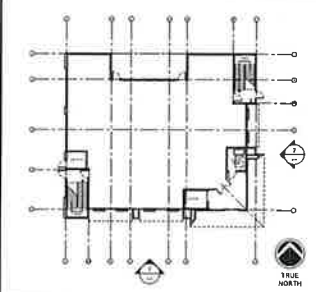
2

MATERIAL LEGEND

-  **P-1**
SHERWIN WILLIAMS PAINT
PRIMARY COLOR ON GYPSUM PLASTER FINISH
ORIG. VILLA "OCEAN"
-  **P-2**
B&B PAINT
ACCENT COLOR ON RESEMED GYPSUM FINISH
B&B INCLUDES STEEL DOOR FRAMES AND EXPOSED
WOOD FRAMES
B&B - DARK SLAT FINISH
-  **P-3**
SHERWIN WILLIAMS PAINT
EXTERIOR HOLLOW METAL DOOR FRAMES WINDOW FRAMES
AND PLUMB LATTICE
TRIGON BLACK OPA-150
-  **G-1**
GUARDIAN GLASS
THERMALLY BROKEN GRAY INSULATED GLASS PANEL
-  **SC-1**
JACOBI STOREFRONT WINDOW FRAMES
AND B BLACK THIS IS A STANDARD COLOR
-  **MB-1**
REWORKED METAL PANELS
CUSTOM COLOR TO MATCH STOREFRONT FRAME JOB #

NOTE:
EACH MANUFACTURER / FABRICATOR MUST SUBMIT COLOR SAMPLES FOR
REVIEW AND APPROVAL BEFORE ORDER IS PLACED
ALL EXTERIOR DOOR AND WINDOW FRAMES EVEN THOUGH THEY ARE NOT
PAINT ON THE STOREFRONT SYSTEM ARE TO MATCH THE COLOR OF THE
STOREFRONT SYSTEM. JACOBI JOB #1 THE CLOSEST MATCHING PAINT
COLOR IS SHERWIN WILLIAMS - TRIGON BLACK OPA-150
HOLLOW METAL EXTERIOR DOORS ARE TO BE PAINTED TO MATCH THE
COLOR OF THE ADJACENT PLASTER COLOR P-1 OR P-2

KEY PLAN



41951 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590
(TEL) 951-296-2010
www.bdg-architects.com

ARCHITECT OF RECORD

PROFESSIONAL SEAL

CONSULTANTS

REVISIONS

APPROVAL

4TH PLANNING REVIEW SUBMITTAL

PROJECT PHASE

DR. BRIAN NGUYEN
MEDICAL GROUP

NEWPORT
INTERNAL MEDICINE

27160 NEWPORT ROAD
MENIFEE, CALIFORNIA 92584

PROJECT NAME
23111

PROJECT NUMBER

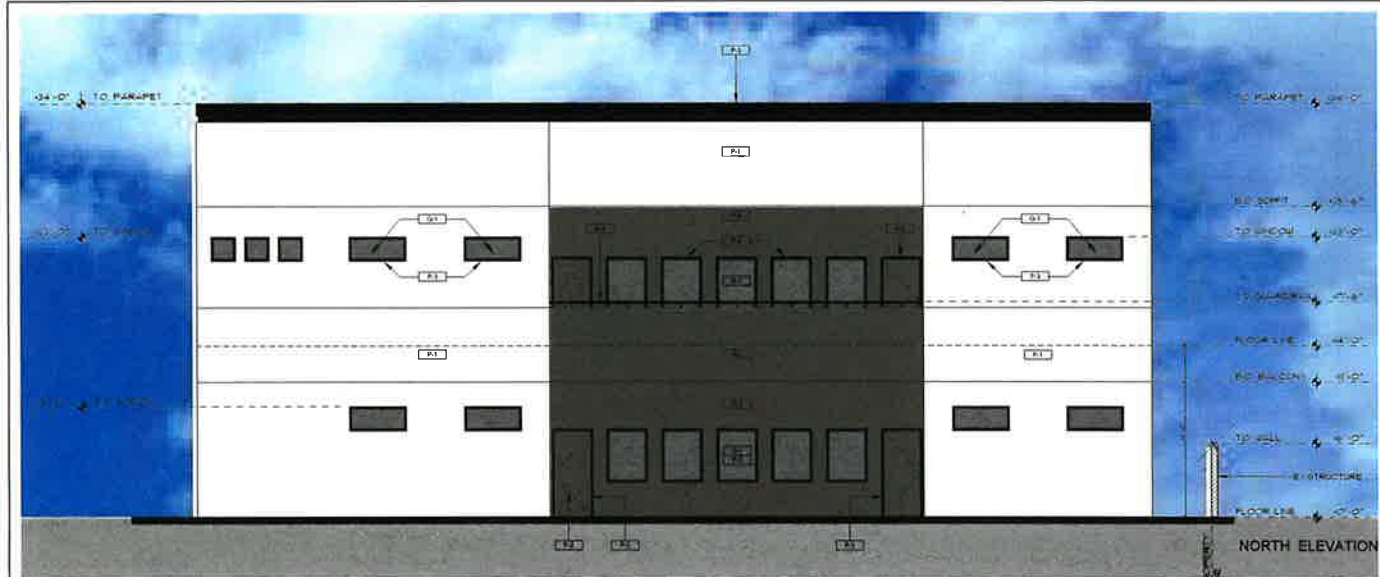
EXTERIOR
ELEVATION
SOUTH - EAST

SHEET TITLE

A4.1

SHEET NUMBER

1/8" = 1'-0" 07-12-2024
SCALE DATE



EXTERIOR ELEVATION - NORTH

1



EXTERIOR ELEVATION - WEST

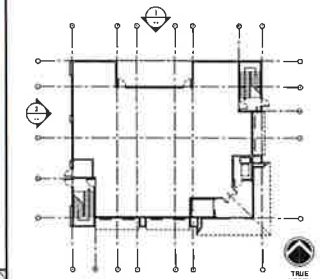
2

MATERIAL LEGEND

- P-1** SHERWIN WILLIAMS PAINT, PRIMARY COLOR ON CEILING PLASTER FINISH GREEK VILLA 760-7601
- P-2** BEAR PAINT, AGENT COLOR ON REGENERATED CEMENT PLASTER FINISH TRUM ENVOI COARSE STEEL DOOR, PORTS AND EXPOSED WOOD FRAMING BEAR - DARK AB-110P-5
- P-3** SHERWIN WILLIAMS PAINT, EXTERIOR HOLLOW METAL DOOR FRAMES, WINDOW FRAMES AND PLANT LATTICES TREGGON BLACK 760-6226
- S-1** SHERWIN WILLIAMS PAINT, EXTERIOR HOLLOW METAL DOOR FRAMES, WINDOW FRAMES AND PLANT LATTICES TREGGON BLACK 760-6226
- S-2** ARCADIA STOREFRONT WINDOW FRAME, AB-8 BLACK THIS IS A STANDARD COLOR
- S-3** RETHORND METAL PANELS, CUSTOM COLOR TO MATCH STOREFRONT FRAME AB-8

NOTE:
EACH MANUFACTURER / INDICATOR MUST SUBMIT COLOR SAMPLES FOR REVIEW AND APPROVAL BEFORE ORDER IS PLACED
ALL EXTERIOR DOOR AND WINDOW FRAMES EVEN THOUGH THEY ARE NOT PART OF THE STOREFRONT SYSTEM ARE TO MATCH THE COLOR OF THE STOREFRONT SYSTEM - ARCADIA AB-8 BY THE CLOSEST MATCHING PAINT COLOR IS SHERWIN WILLIAMS - TREGGON BLACK 760-6226
HOLLOW METAL EXTERIOR DOORS ARE TO BE PAINTED TO MATCH THE COLOR OF THE ADJACENT PLASTER COLOR P-1 OR P-3

KEY PLAN



41951 REMINGTON AVE, SUITE 250
TEMECULA, CALIFORNIA 92590
(TEL) 951-216-1022
www.bdgarchitects.com

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CONSULTANTS

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PROJECT PHASE

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MEDICAL GROUP

NEWPORT
INTERNAL MEDICINE

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MENIFEE, CALIFORNIA 92584

PROJECT NAME

23111

PROJECT NUMBER

EXTERIOR
ELEVATION
NORTH - WEST

SHEET TITLE

A4.2

SHEET NUMBER

1/8\"/>

DATE

