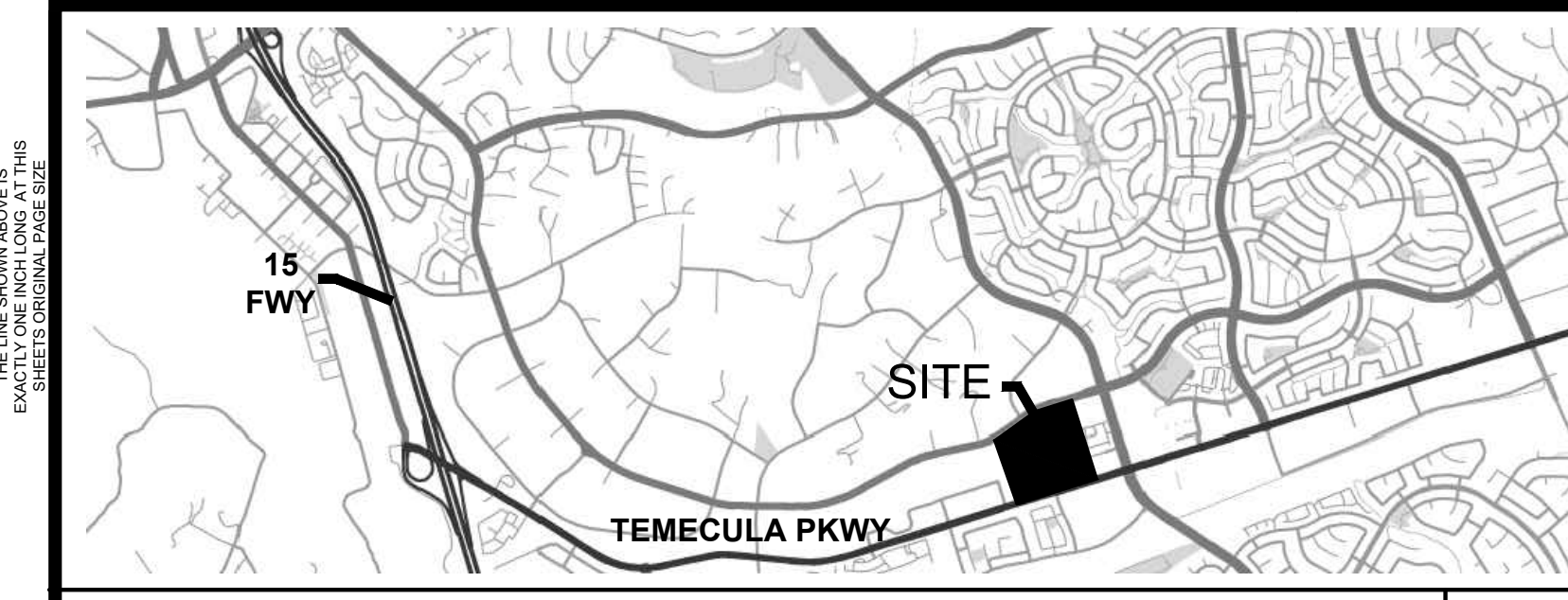
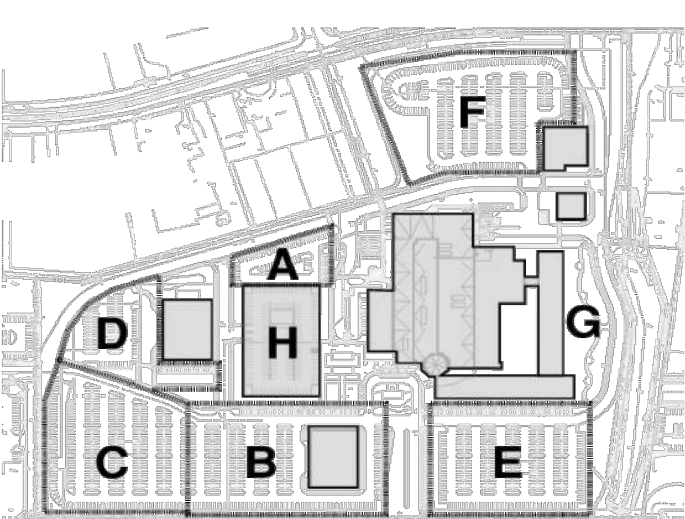




VICINITY MAP
N.T.S.

BUILDING	AREA	BEDS	PARKING SPACES REQUIRED	EXISTING	PHASE 2	PHASE 2
HOSPITAL	206,341	140	47	206,341	5,180	
TOWER 2	125,000	140	47		125,000	
ED EXPANSION	20,000		400		20,000	
MOB 1	80,000				80,000	
CUP	12,600				12,600	
TOWER 3	125,000	140	47			125,000
MOB 2	80,000		400			80,000
SUB-TOTALS	654,121	420	141	800	19	211,521

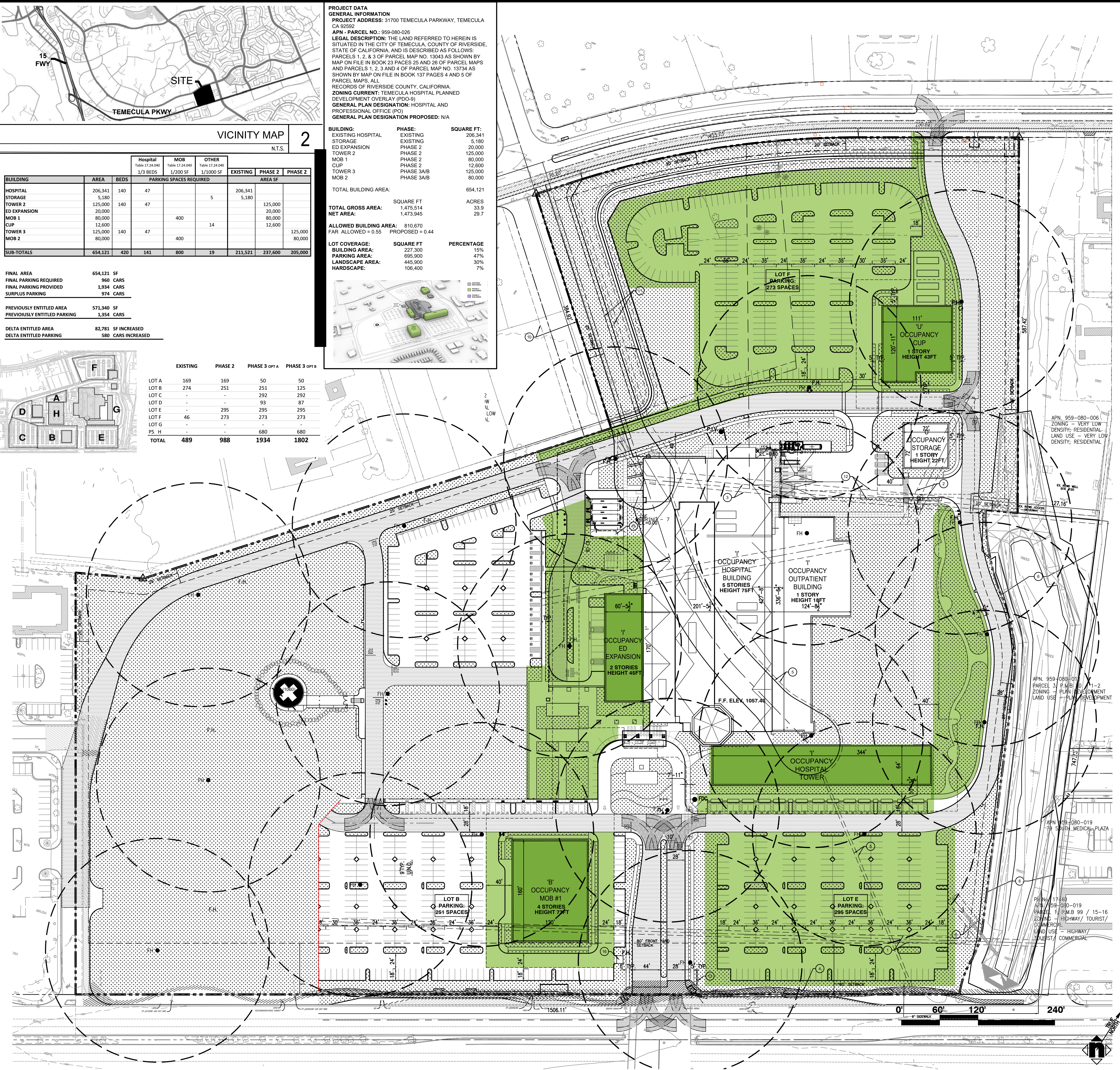
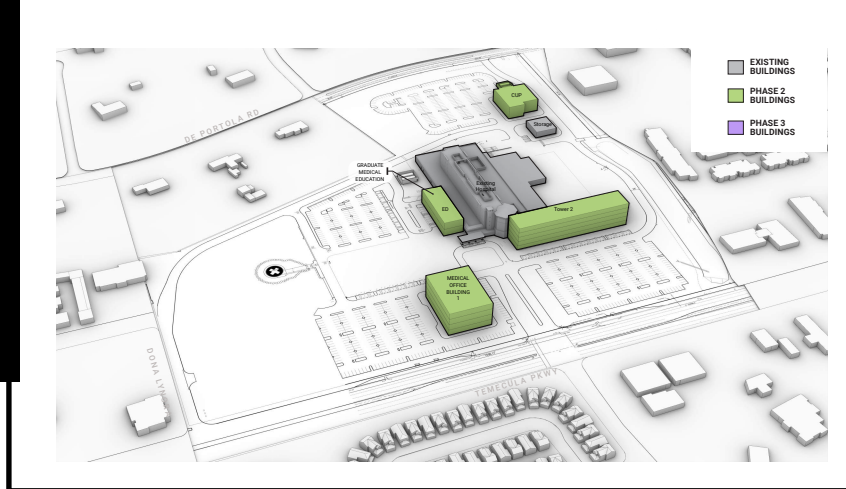
FINAL AREA	654,121 SF
FINAL PARKING REQUIRED	960 CARS
FINAL PARKING PROVIDED	1,534 CARS
SURPLUS PARKING	574 CARS
PREVIOUSLY ENTITLED AREA	571,340 SF
PREVIOUSLY ENTITLED PARKING	1,354 CARS
DELTA ENTITLED AREA	82,781 SF INCREASED
DELTA ENTITLED PARKING	580 CARS INCREASED



	EXISTING	PHASE 2	PHASE 3 OPT A	PHASE 3 OPT B
LOT A	169	169	50	50
LOT B	274	251	251	125
LOT C	-	-	292	292
LOT D	-	-	93	87
LOT E	-	295	295	295
LOT F	46	273	273	273
LOT G	-	-	-	-
P5 H	-	-	680	680
TOTAL	489	988	1934	1802

PROJECT DATA
GENERAL INFORMATION
PROJECT ADDRESS: 31700 TEMECULA PARKWAY, TEMECULA CA 92592
APN - PARCEL NO.: 959-080-026
LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCELS 1, 2, & 3 OF PARCEL MAP NO. 13043 AS SHOWN BY MAP ON FILE IN BOOK 23 PAGES 25 AND 26 OF PARCEL MAPS AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13734 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGES 4 AND 5 OF PARCEL MAPS. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ZONING CURRENT: TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9)
GENERAL PLAN DESIGNATION: HOSPITAL AND PROFESSIONAL OFFICE (PO)
GENERAL PLAN DESIGNATION PROPOSED: N/A

BUILDING:	EXISTING	SQUARE FT:
EXISTING HOSPITAL	EXISTING	206,341
ED EXPANSION	PHASE 2	20,000
TOWER 2	PHASE 2	125,000
MOB 1	PHASE 2	80,000
CUP	PHASE 2	12,600
TOWER 3	PHASE 2	125,000
MOB 2	PHASE 3A/B	80,000
TOTAL BUILDING AREA:		654,121
TOTAL GROSS AREA:	SQUARE FT	1,475,514
NET AREA:	ACRES	33.9
ALLOWED BUILDING AREA:	SQUARE FT	810,670
FAR ALLOWED + 0.55	PROPOSED + 0.44	
LOT COVERAGE:	PERCENTAGE	15%
BUILDING AREA:		47%
PARKING AREA:		30%
LANDSCAPE AREA:		7%
HARDSCAPE:		



- KEYNOTE:
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED AUGUST 25, 1966 AS INSTRUMENT NO. 86340 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR WATER LINES AND RELATED APPURTENANCES IN FAVOR OF RANCHO CALIFORNIA, IN THE DOCUMENT RECORDED DECEMBER 31, 1988 AS INSTRUMENT NO. 127414 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR EQUESTRIAN AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, IN THE DOCUMENT RECORDED MARCH 29, 1978 AS INSTRUMENT NO. 40949 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY ROUTE 79 HAVE BEEN RELINQUISHED PER PMB 137/4-5.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED MAY 7, 1987 AS INSTRUMENT NO. 128566 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR PUBLIC ROAD, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN THE DOCUMENT RECORDED AUGUST 30, 1993 AS INSTRUMENT NO. 33961 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR DRAINAGE, SLOPE, CONSTRUCTION, MAINTENANCE AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112863 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, SLOPE, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112864 OF OFFICIAL RECORDS.
 - AN OFFER OF AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55, ABANDONED HEREON.
 - AN OFFER OF DEDICATION OF AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55; A PORTION OF SAID EASEMENT ABANDONED HEREON.
 - AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA DEVELOPMENT CORPORATION, IN THE DOCUMENT RECORDED OCTOBER 5, 1979 AS INSTRUMENT NO. 211284 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, IN THE DOCUMENTS RECORDED AUGUST 6, 1985 AS INSTRUMENT NOS. 173234, 173235 AND 173236, ALL OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - (E) MONUMENT SIGN.
 - (N) TRASH ENCLOSURE.
 - (E) PVC HORSE TRAIL FENCES.
 - (N) N/A
 - (E) UNDERGROUND FUEL TANK
 - (N) N/A

HOSPITAL:
OCCUPANCY CLASSIFICATION: GROUP I; DIVISION 1.1
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE I; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

M.O.B. 1:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

M.O.B. 2:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

CUP:
OCCUPANCY CLASSIFICATION: GROUP U
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 1 STORIES, 43'-0" PRIMARY STRUCTURE

PARKING STRUCTURE:
OCCUPANCY CLASSIFICATION: GROUP S-2
CBC TITLE 24, CH. 3, SEC. 311.3
PROPOSED CONSTRUCTION TYPE: TYPE IB; 2 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 55'-0" PRIMARY STRUCTURE

TOWER 2:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

TOWER 3:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

ED EXPANSION:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 2 STORIES, 45'-0" PRIMARY STRUCTURE

CLIENT:

UHS
Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

HMC Architects

1359037-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

ISSUE

DESCRIPTION	DATE
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LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PV POST INDICATOR VALVE
- T TRANSFORMER, PER ELECTRICAL DRAWINGS
- FIRE LANE
- PROPOSED BUILDING
- LANDSCAPE AREAS
- ACCESSIBLE PARKING STALL, WHEEL STOP, SIGNAGE AND LOADING ZONE
- FIRE LANE / TRASH TRUCK TURNING RADIUS
- INSIDE DIAMETER: 37'-0"
- OUTSIDE DIAMETER: 56'-0"
- WHEEL CUTS: 50'-0"

KEY PLAN:

AGENCY APPROVAL:

The type of approval to be issued by The Agency Having Jurisdiction for this project is:

FACILITY:
UHS TEMECULA
31700 Temecula Pkwy
Temecula, CA 92592

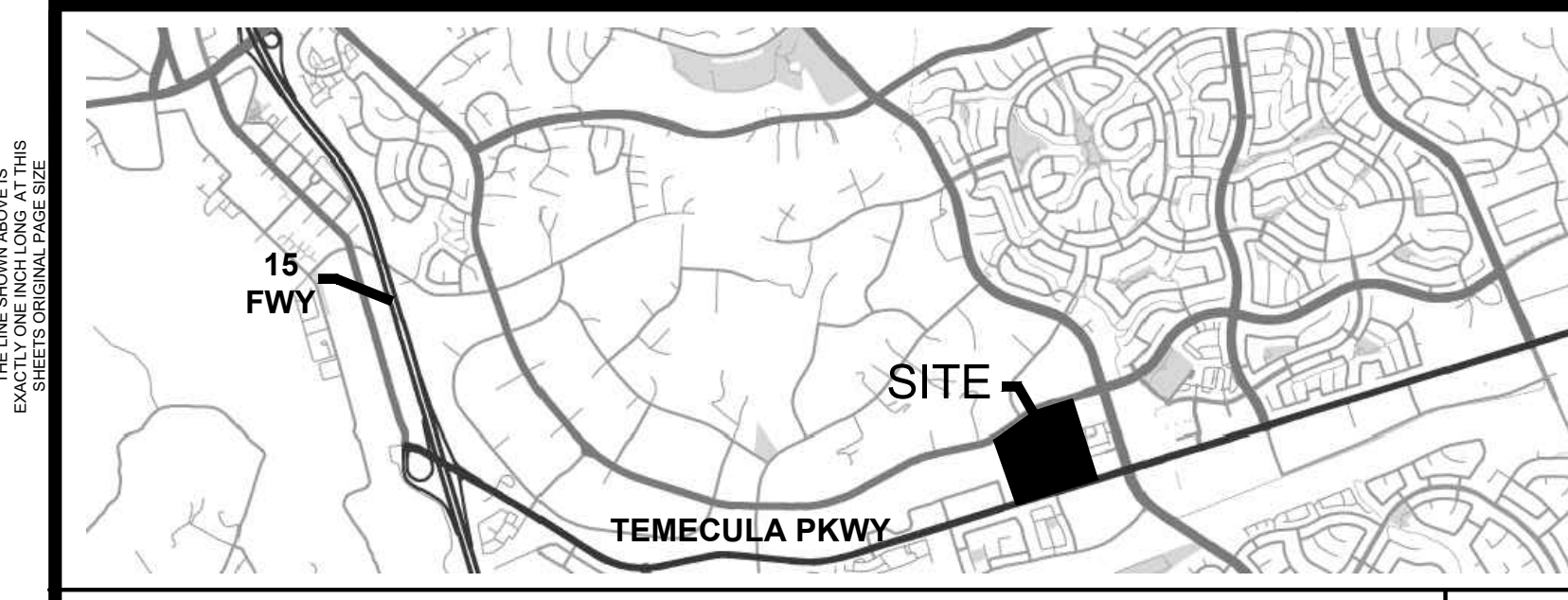
PROJECT:
MASTER PLAN UPDATE

SHEET NAME:
SITE PLAN PHASE 2 BUILD-OUT

MASTER PLAN UPDATE

FAC NO.: -	BLDG NO.: SITE
DATE: 03/12/2025	CLIENT PROJ NO.: -

SHEET:

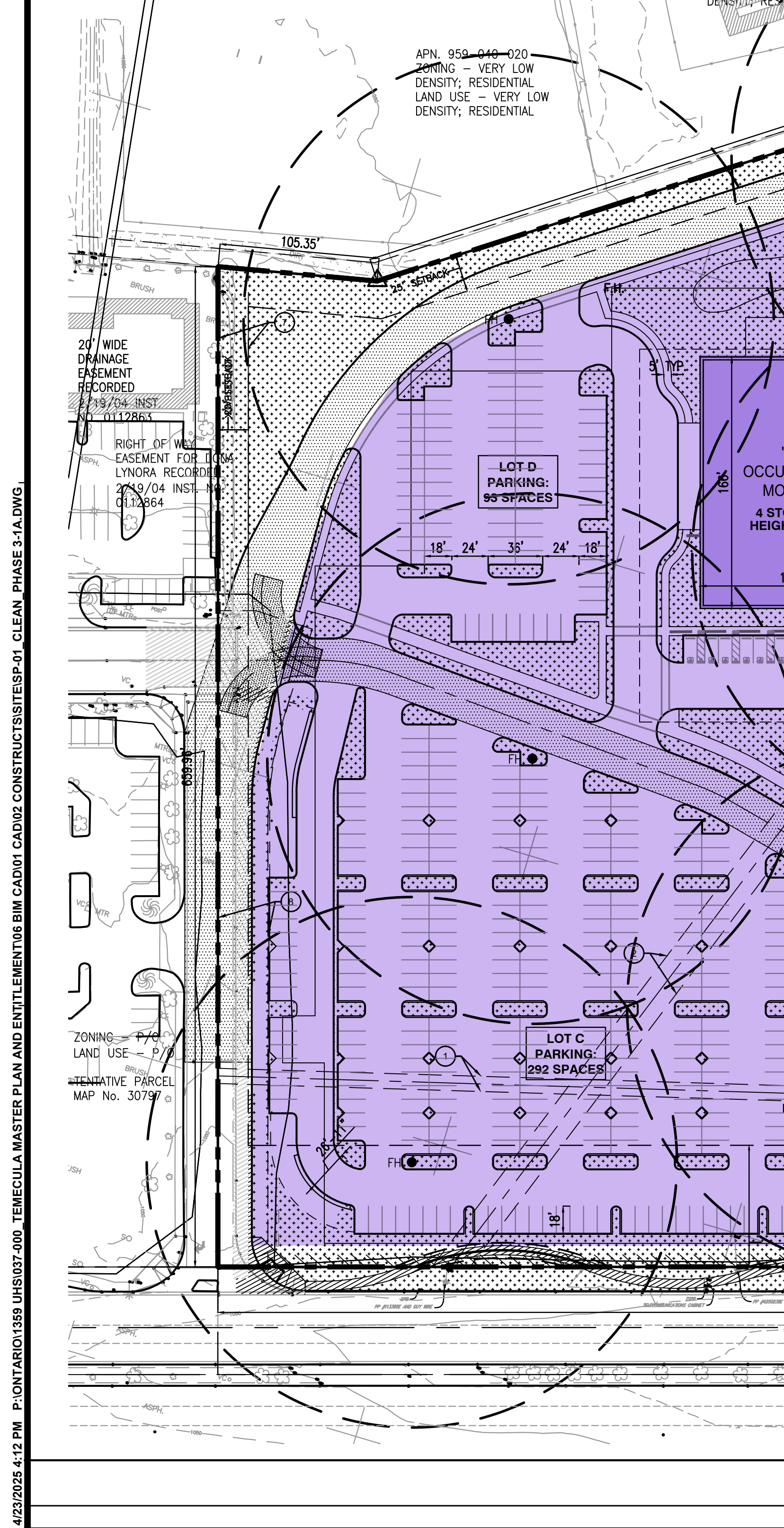


VICINITY MAP 2

BUILDING	AREA	BEDS	PARKING SPACES REQUIRED	EXISTING	PHASE 2	PHASE 2
HOSPITAL	206,341	140	47			
TOWER 2	125,000	140	47			
ED EXPANSION	20,000					
MOB 1	80,000		400			
CUP	12,600					
TOWER 3	125,000	140	47			
MOB 2	80,000		400			
SUB-TOTALS	654,121	420	141	800	19	211,521

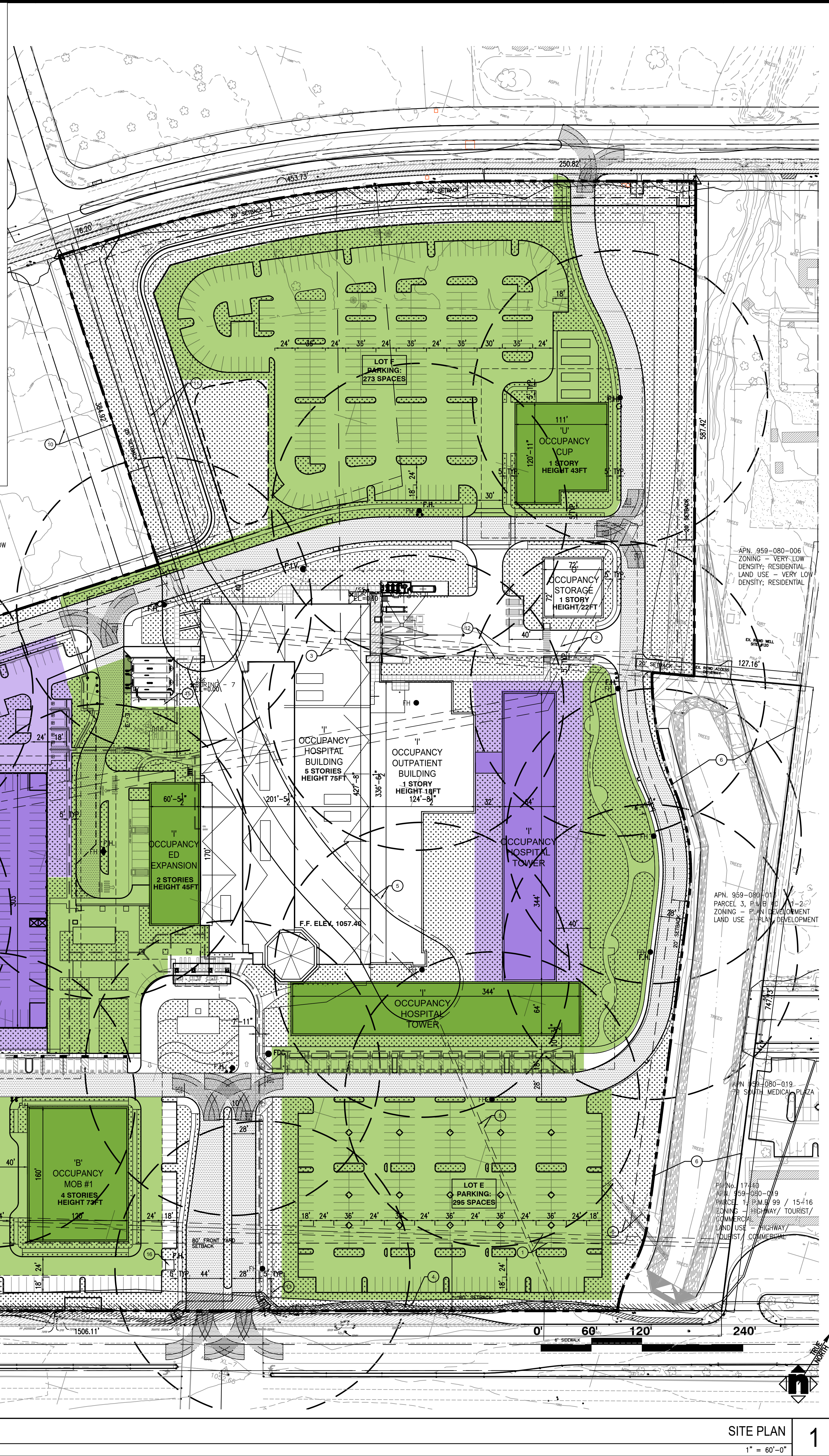
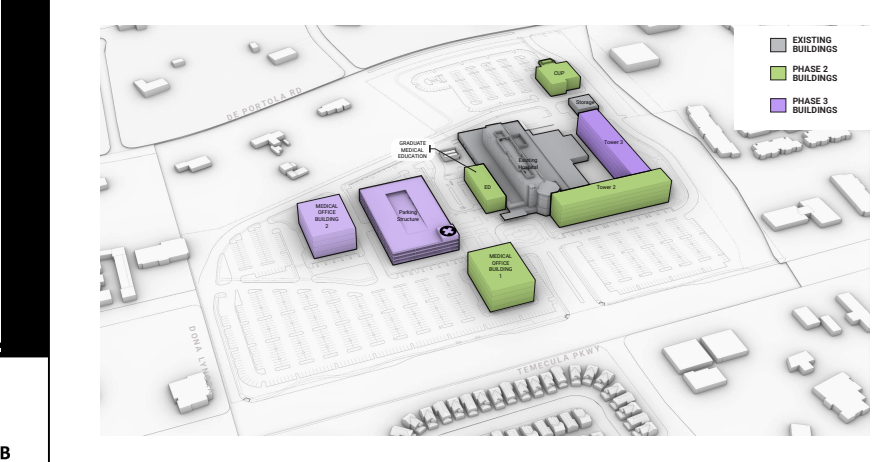
FINAL AREA	654,121 SF
FINAL PARKING REQUIRED	960 CARS
FINAL PARKING PROVIDED	1,354 CARS
SURPLUS PARKING	394 CARS
PREVIOUSLY ENTITLED AREA	571,340 SF
PREVIOUSLY ENTITLED PARKING	1,354 CARS
DELTA ENTITLED AREA	82,781 SF INCREASED
DELTA ENTITLED PARKING	580 CARS INCREASED

	EXISTING	PHASE 2	PHASE 3 OPT A	PHASE 3 OPT B
LOT A	169	169	50	50
LOT B	274	251	251	125
LOT C	-	-	292	292
LOT D	-	-	93	87
LOT E	-	295	295	295
LOT F	46	273	273	273
LOT G	-	-	-	-
P5 H	-	-	680	680
TOTAL	489	988	1934	1802



PROJECT DATA
GENERAL INFORMATION
PROJECT ADDRESS: 31700 TEMECULA PARKWAY, TEMECULA CA 92592
APN - PARCEL NO.: 959-080-026
LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCELS 1, 2, & 3 OF PARCEL MAP NO. 13043 AS SHOWN BY MAP ON FILE IN BOOK 23 PAGES 25 AND 26 OF PARCEL MAPS AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 1374 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGES 4 AND 5 OF PARCEL MAPS. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ZONING CURRENT: TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9)
GENERAL PLAN DESIGNATION: HOSPITAL AND PROFESSIONAL OFFICE (PO)
GENERAL PLAN DESIGNATION PROPOSED: N/A

BUILDING:	EXISTING	SQUARE FT:
EXISTING HOSPITAL	EXISTING	206,341
ED EXPANSION	PHASE 2	20,000
TOWER 2	PHASE 2	125,000
MOB 1	PHASE 2	80,000
CUP	PHASE 2	12,600
TOWER 3	PHASE 2	125,000
MOB 2	PHASE 3A/B	80,000
TOTAL BUILDING AREA:		654,121
TOTAL GROSS AREA:	SQUARE FT	1,475,514
NET AREA:	ACRES	33.9
ALLOWED BUILDING AREA:	SQUARE FT	810,670
FAR ALLOWED + 0.55	PROPOSED + 0.44	
LOT COVERAGE:	SQUARE FT	227,300
BUILDING AREA:	PERCENTAGE	15%
PARKING AREA:		47%
LANDSCAPE AREA:		30%
HARDSCAPE:		7%



KEYNOTE:

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED AUGUST 25, 1966 AS INSTRUMENT NO. 86340 OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINES AND RELATED APPURTENANCES IN FAVOR OF RANCHO CALIFORNIA, IN THE DOCUMENT RECORDED DECEMBER 31, 1988 AS INSTRUMENT NO. 127414 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
- AN EASEMENT FOR EQUESTRIAN AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, IN THE DOCUMENT RECORDED MARCH 29, 1978 AS INSTRUMENT NO. 40949 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY ROUTE 79 HAVE BEEN RELINQUISHED PER PMB 137/4-5.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED MAY 7, 1987 AS INSTRUMENT NO. 128566 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
- AN EASEMENT FOR PUBLIC ROAD, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN THE DOCUMENT RECORDED AUGUST 30, 1993 AS INSTRUMENT NO. 33951 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE, SLOPE, CONSTRUCTION, MAINTENANCE AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112863 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, SLOPE, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112864 OF OFFICIAL RECORDS.
- AN OFFER OF AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55, ABANDONED HEREON.
- AN OFFER OF DEDICATION OF AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55; A PORTION OF SAID EASEMENT ABANDONED HEREON.
- AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA DEVELOPMENT CORPORATION, IN THE DOCUMENT RECORDED OCTOBER 5, 1979 AS INSTRUMENT NO. 211284 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
- AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICTS, IN THE DOCUMENTS RECORDED AUGUST 6, 1985 AS INSTRUMENT NOS. 173234, 173235 AND 173236, ALL OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
- (E) MONUMENT SIGN.
- (N) TRASH ENCLOSURE.
- (E) PVC HORSE TRAIL FENCES.
- (N) N/A
- (E) UNDERGROUND FUEL TANK
- (N) N/A

HOSPITAL:
OCCUPANCY CLASSIFICATION: GROUP I; DIVISION 1.1
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE I; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

M.O.B. 1:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

M.O.B. 2:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

CUP:
OCCUPANCY CLASSIFICATION: GROUP U
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 1 STORIES, 43'-0" PRIMARY STRUCTURE

PARKING STRUCTURE:
OCCUPANCY CLASSIFICATION: GROUP S-2
CBC TITLE 24, CH. 3, SEC. 311.3
PROPOSED CONSTRUCTION TYPE: TYPE II; 2 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 55'-0" PRIMARY STRUCTURE

TOWER 2:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

TOWER 3:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

ED EXPANSION:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 2 STORIES, 45'-0" PRIMARY STRUCTURE

CLIENT:

UHS
Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

HMC Architects

1359037-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 889 9979 / www.hmcarchitects.com

ISSUE

DESCRIPTION	DATE

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING STALL, WHEEL STOP, SIGNAGE AND LOADING ZONE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- TRANSFORMER, PER ELECTRICAL DRAWINGS
- FIRE LANE
- PROPOSED BUILDING
- LANDSCAPE AREAS
- FIRE LANE / TRASH TRUCK TURNING RADIUS
INSIDE DIAMETER: 37'-0"
OUTSIDE DIAMETER: 56'-0"
WHEEL CUTS: 50'-0"

KEY PLAN:

AGENCY APPROVAL:

The type of approval to be issued by The Agency Having Jurisdiction for this project is:

FACILITY:

UHS TEMECULA
31700 Temecula Pkwy
Temecula, CA 92592

PROJECT:

MASTER PLAN UPDATE

SHEET NAME:

SITE PLAN PHASE 3 - OPTION A FINAL BUILD-OUT

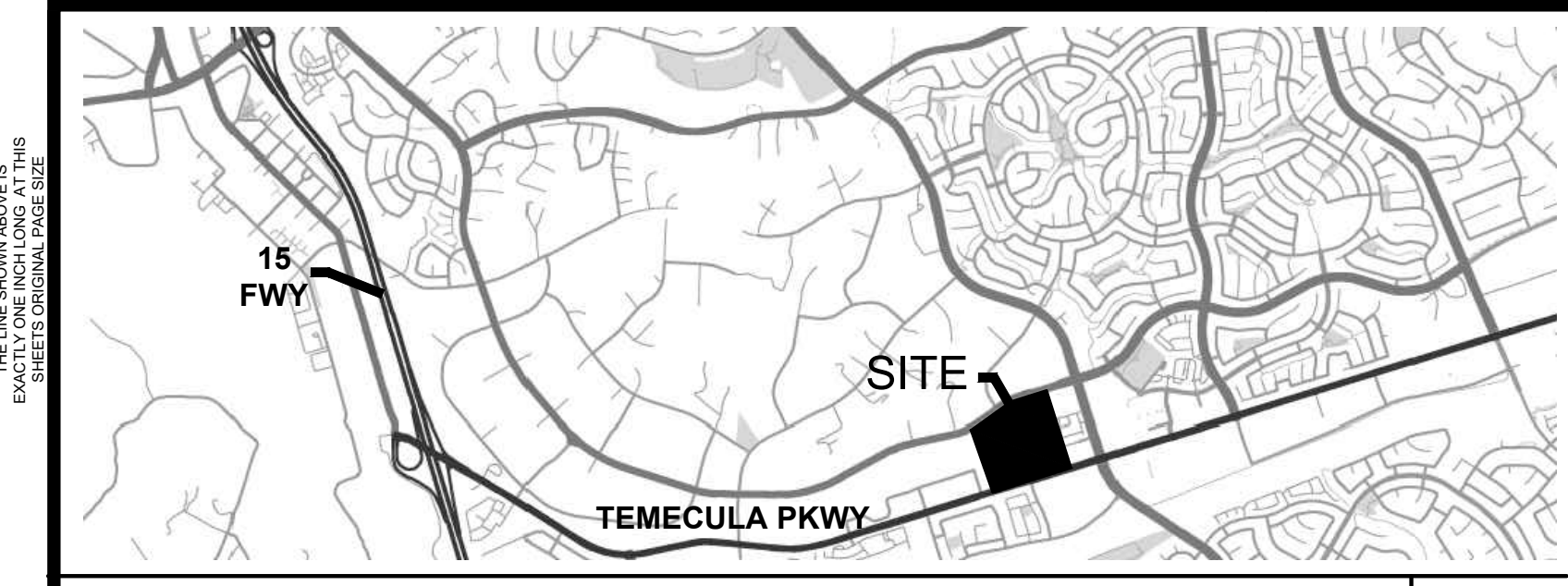
MASTER PLAN UPDATE

FAC NO.: - BLDG NO.: SITE

DATE: 03/12/2025 CLIENT PROJ NO.: -

SHEET:

A1.30



VICINITY MAP
N.T.S.

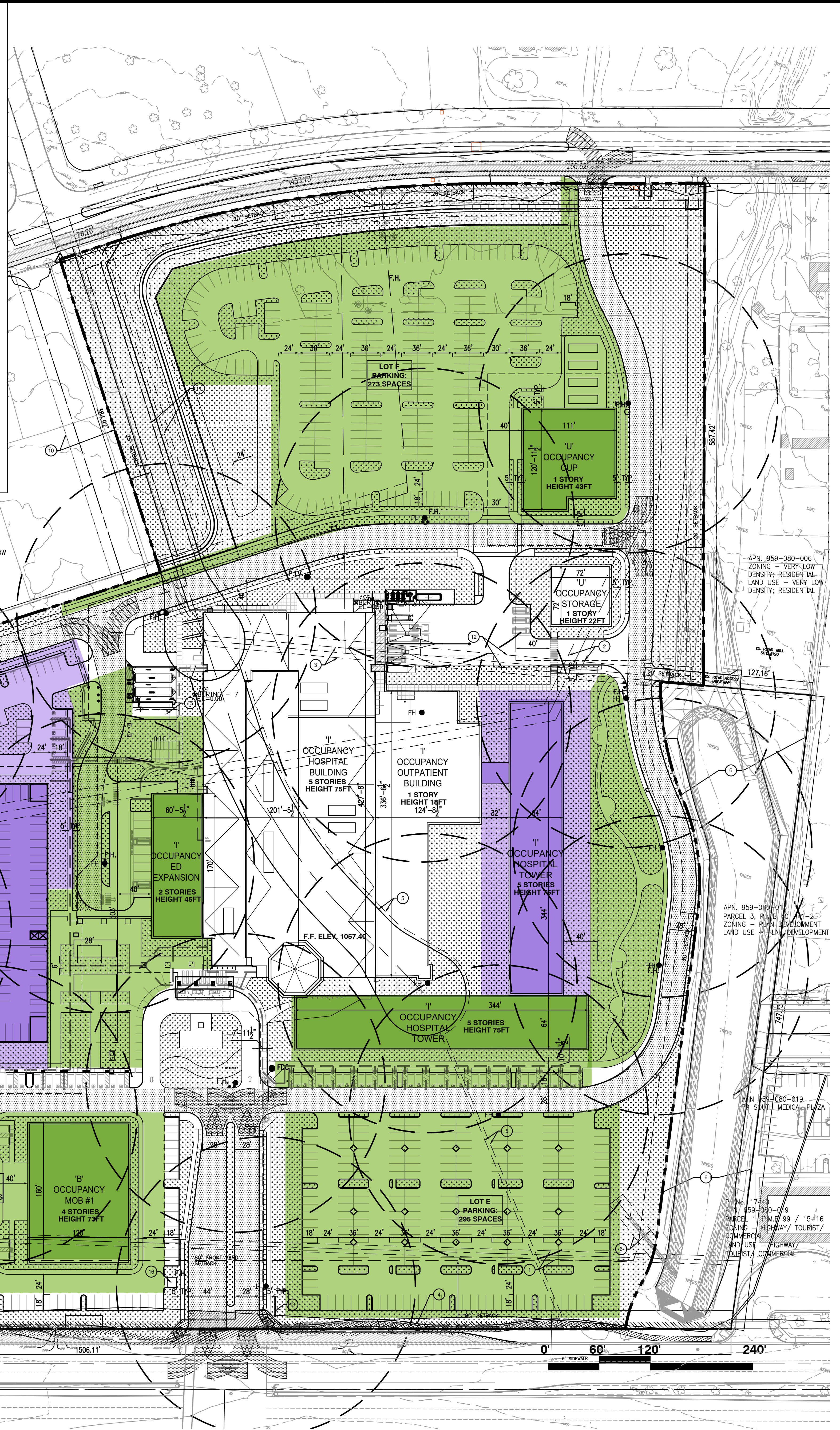
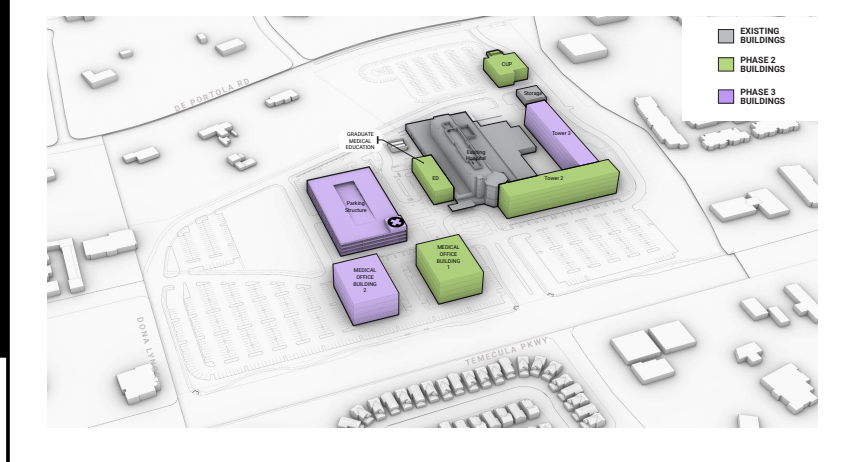
BUILDING	AREA	BEDS	PARKING SPACES REQUIRED	EXISTING	PHASE 2	PHASE 2
HOSPITAL	206,341	140	47			
TOWER 2	5,180					
ED EXPANSION	125,000	140	47			
MOB 1	20,000					
CUP	80,000		400			
TOWER 3	12,600					
MOB 2	125,000	140	47			
SUB-TOTALS	654,121	420	141	800	19	211,521

FINAL AREA	654,121 SF
FINAL PARKING REQUIRED	960 CARS
FINAL PARKING PROVIDED	1,903 CARS
SURPLUS PARKING	943 CARS
PREVIOUSLY ENTITLED AREA	571,340 SF
PREVIOUSLY ENTITLED PARKING	1,354 CARS
DELTA ENTITLED AREA	82,781 SF INCREASED
DELTA ENTITLED PARKING	549 CARS INCREASED

	EXISTING	PHASE 2	PHASE 3 OPT A	PHASE 3 OPT B
LOT A	169	169	50	50
LOT B	274	179	179	133
LOT C	-	-	333	333
LOT D	-	-	93	87
LOT E	-	295	295	295
LOT F	46	273	273	273
LOT G	-	-	-	-
P5 H	-	-	680	680
TOTAL	489	916	1903	1851

PROJECT DATA
GENERAL INFORMATION
PROJECT ADDRESS: 31700 TEMECULA PARKWAY, TEMECULA CA 92592
APN - PARCEL NO.: 959-080-026
LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCELS 1, 2, & 3 OF PARCEL MAP NO. 13043 AS SHOWN BY MAP ON FILE IN BOOK 23 PAGES 25 AND 26 OF PARCEL MAPS AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 1374 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGES 4 AND 5 OF PARCEL MAPS. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ZONING CURRENT: TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9)
GENERAL PLAN DESIGNATION: HOSPITAL AND PROFESSIONAL OFFICE (PO)
GENERAL PLAN DESIGNATION PROPOSED: N/A

BUILDING:	EXISTING	SQUARE FT:
EXISTING HOSPITAL	EXISTING	206,341
STORAGE	EXISTING	5,180
ED EXPANSION	PHASE 2	20,000
TOWER 2	PHASE 2	125,000
MOB 1	PHASE 2	80,000
CUP	PHASE 2	12,600
TOWER 3	PHASE 2	125,000
MOB 2	PHASE 3A/B	80,000
TOTAL BUILDING AREA:		654,121
TOTAL GROSS AREA:	SQUARE FT	1,475,514
NET AREA:	SQUARE FT	1,473,945
ACRES		33.9
ALLOWED BUILDING AREA:	SQUARE FT	810,670
FAR ALLOWED = 0.55	PROPOSED = 0.44	
LOT COVERAGE:	SQUARE FT	227,300
BUILDING AREA:		695,900
PARKING AREA:		445,900
LANDSCAPE AREA:		106,400
HARDSCAPE:		
PERCENTAGE		15%
		47%
		30%
		7%



- KEYNOTE:
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED AUGUST 25, 1966 AS INSTRUMENT NO. 86340 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR WATER LINES AND RELATED APPURTENANCES IN FAVOR OF RANCHO CALIFORNIA, IN THE DOCUMENT RECORDED DECEMBER 31, 1988 AS INSTRUMENT NO. 127414 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR EQUESTRIAN AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, IN THE DOCUMENT RECORDED MARCH 29, 1976 AS INSTRUMENT NO. 40949 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY ROUTE 79 HAVE BEEN RELINQUISHED PER PMB 137/4-5.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED MAY 7, 1987 AS INSTRUMENT NO. 128566 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR PUBLIC ROAD, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN THE DOCUMENT RECORDED AUGUST 30, 1993 AS INSTRUMENT NO. 33951 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR DRAINAGE, SLOPE, CONSTRUCTION, MAINTENANCE AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112863 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, SLOPE, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF BRIDGEPORT BUILDERS, LLC, IN THE DOCUMENT RECORDED FEBRUARY 19, 2004 AS INSTRUMENT NO. 2004-0112864 OF OFFICIAL RECORDS.
 - AN OFFER OF AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55, ABANDONED HEREON.
 - AN OFFER OF DEDICATION OF AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES DEDICATED ON MB 59/53-55; A PORTION OF SAID EASEMENT ABANDONED HEREON.
 - AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA DEVELOPMENT CORPORATION, IN THE DOCUMENT RECORDED OCTOBER 5, 1979 AS INSTRUMENT NO. 211284 OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICTS, IN THE DOCUMENTS RECORDED AUGUST 6, 1985 AS INSTRUMENT NOS. 173234, 173235 AND 173236, ALL OF OFFICIAL RECORDS, TO BE QUITCLAIMED BY A SEPARATE DOCUMENT.
 - (E) MONUMENT SIGN.
 - (N) TRASH ENCLOSURE.
 - (E) PVC HORSE TRAIL FENCES.
 - (N) N/A
 - (E) UNDERGROUND FUEL TANK
 - (N) N/A

HOSPITAL:
OCCUPANCY CLASSIFICATION: GROUP I; DIVISION 1.1
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE I; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

M.O.B. 1:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

M.O.B. 2:
OCCUPANCY CLASSIFICATION: GROUP B
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 73'-0" PRIMARY STRUCTURE

CUP:
OCCUPANCY CLASSIFICATION: GROUP U
CBC TITLE 24, CH. 3, SEC. 308
PROPOSED CONSTRUCTION TYPE: TYPE II; 1 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 1 STORIES, 43'-0" PRIMARY STRUCTURE

PARKING STRUCTURE:
OCCUPANCY CLASSIFICATION: GROUP S-2
CBC TITLE 24, CH. 3, SEC. 311.3
PROPOSED CONSTRUCTION TYPE: TYPE IB; 2 HOUR
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 4 STORIES, 55'-0" PRIMARY STRUCTURE

TOWER 2:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

TOWER 3:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 5 STORIES, 75'-0" PRIMARY STRUCTURE

ED EXPANSION:
OCCUPANCY CLASSIFICATION: GROUP I; MIXED USE
CBC TITLE 24, CH. 3, SEC. 308
EXISTING CONSTRUCTION TYPE: TYPE IB; FIRE RESISTIVE
CBC TITLE 24, CH. 6, SEC. 602, TABLE 6-A
AUTOMATIC SPRINKLER SYSTEM/ALARM
PROPOSED BUILDING HEIGHT: 2 STORIES, 45'-0" PRIMARY STRUCTURE



HMC Architects
1359037-000
ISSUE
DESCRIPTION DATE

LEGEND	
PROPERTY LINE	
ACCESSIBLE PATH OF TRAVEL	
● FH	FIRE HYDRANT
● FDC	FIRE DEPARTMENT CONNECTION
● PIV	POST INDICATOR VALVE
T	TRANSFORMER, PER ELECTRICAL DRAWINGS
	FIRE LANE
	PROPOSED BUILDING
	LANDSCAPE AREAS
	ACCESSIBLE PARKING STALL, WHEEL STOP, SIGNAGE AND LOADING ZONE
	FIRE LANE / TRASH TRUCK TURNING RADIUS
	INSIDE DIAMETER: 37'-0"
	OUTSIDE DIAMETER: 56'-0"
	WHEEL CUTS: 50'-0"

KEY PLAN:

AGENCY APPROVAL:

The type of approval to be issued by The Agency Having Jurisdiction for this project is:

FACILITY:
UHS TEMECULA
31700 Temecula Pkwy
Temecula, CA 92592

PROJECT:
MASTER PLAN UPDATE

SHEET NAME:
SITE PLAN PHASE 3 - OPTION B FINAL BUILD-OUT

MASTER PLAN UPDATE	
FAC NO.: -	BLDG NO.: SITE
DATE: 03/12/2025	CLIENT PROJ NO.: -
SHEET:	

4/23/2025 4:23 PM P:\ONTARIO\959-080-019 TEMECULA MASTER PLAN AND ENTITLEMENT\08 BIM CAD\02 CONSTRUCT\SITE\SP-01 CLEAN PHASE 1-B.DWG.

SITE PLAN
1
1" = 60'-0"