



# **Majestic Moreno Valley Medical Village**

## **Table of Contents**

- Aerial Views of Site**
- Street and Neighborhood Views of Site**
- Proposed Building Plans, Elevations, and Perspectives**
- Material Boards**
- Landscape Selections**
- Project Participants**



## **Majestic Moreno Valley Medical Village Proposal**



**Majestic Moreno Valley Medical Village: Aerial View from Northeast Corner of Site**

Proposed Moreno Valley Medical Village at Nason Street



**Assisted Living I, Assisted Living II, Skilled Nursing, and Assisted Living III Buildings: Aerial looking West**

Proposed Moreno Valley Medical Village at Brodiaea Street



## Majestic Moreno Valley Medical Village

Street and Neighborhood Views of Site  
Nason Street Views  
Brodiaea Street Views  
East Side Neighborhood View



Vehicular Entrance From Nason Street



View From Northwest Corner of Nason and Brodiaea Streets

View From East Hospital Road,  
Looking Northeast



Nason Street Views

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



At East End



Adjacent to Parking Lot



At West End

Nason Street Views

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



## Majestic Moreno Valley Medical Village

### Proposed Facilities

- Building 1: Medical Office Building: Floor Plan, Elevations, and Perspectives
- Building 2: Wellness Center / Urgent Care Building: Floor Plan, Elevations, and Perspectives
- Building 3: Assisted Living I Building: Floor Plan, Elevations, and Perspectives
- Building 4: Assisted Living II Building: Floor Plan, Elevations, and Perspectives
- Building 5A and 5B: Skilled Nursing Building: Floor Plan, Elevations, and Perspectives
- Building 5C: Assisted Living III Building: Floor Plan, Elevations, and Perspectives



## Building 1: Medical Office Building

Address: Nason Street Address to be Assigned

Occupancy Group: B

Proposed Use: Medical Offices

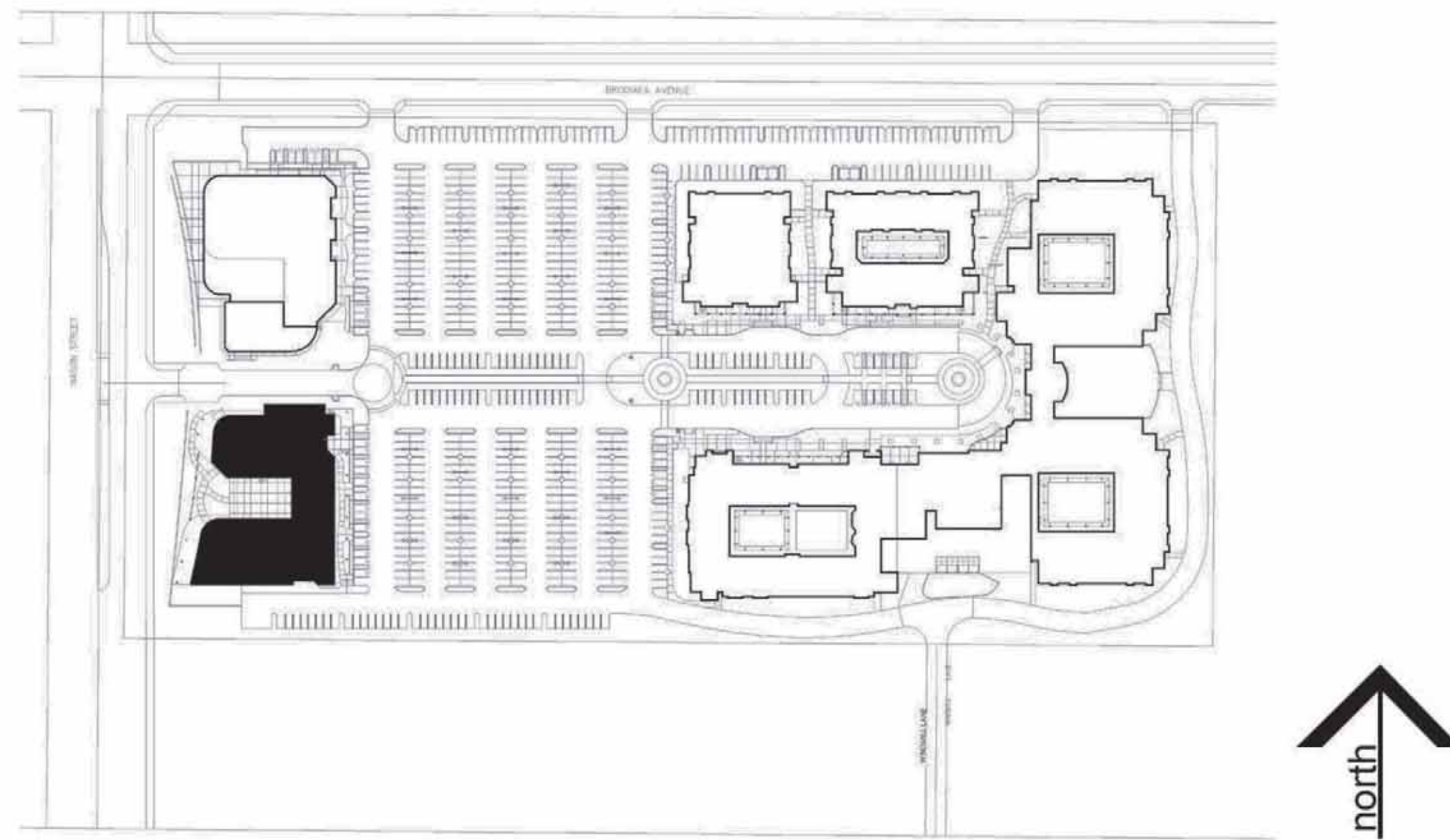
Construction Type: II or III

Building Area: 53,000 s.f.

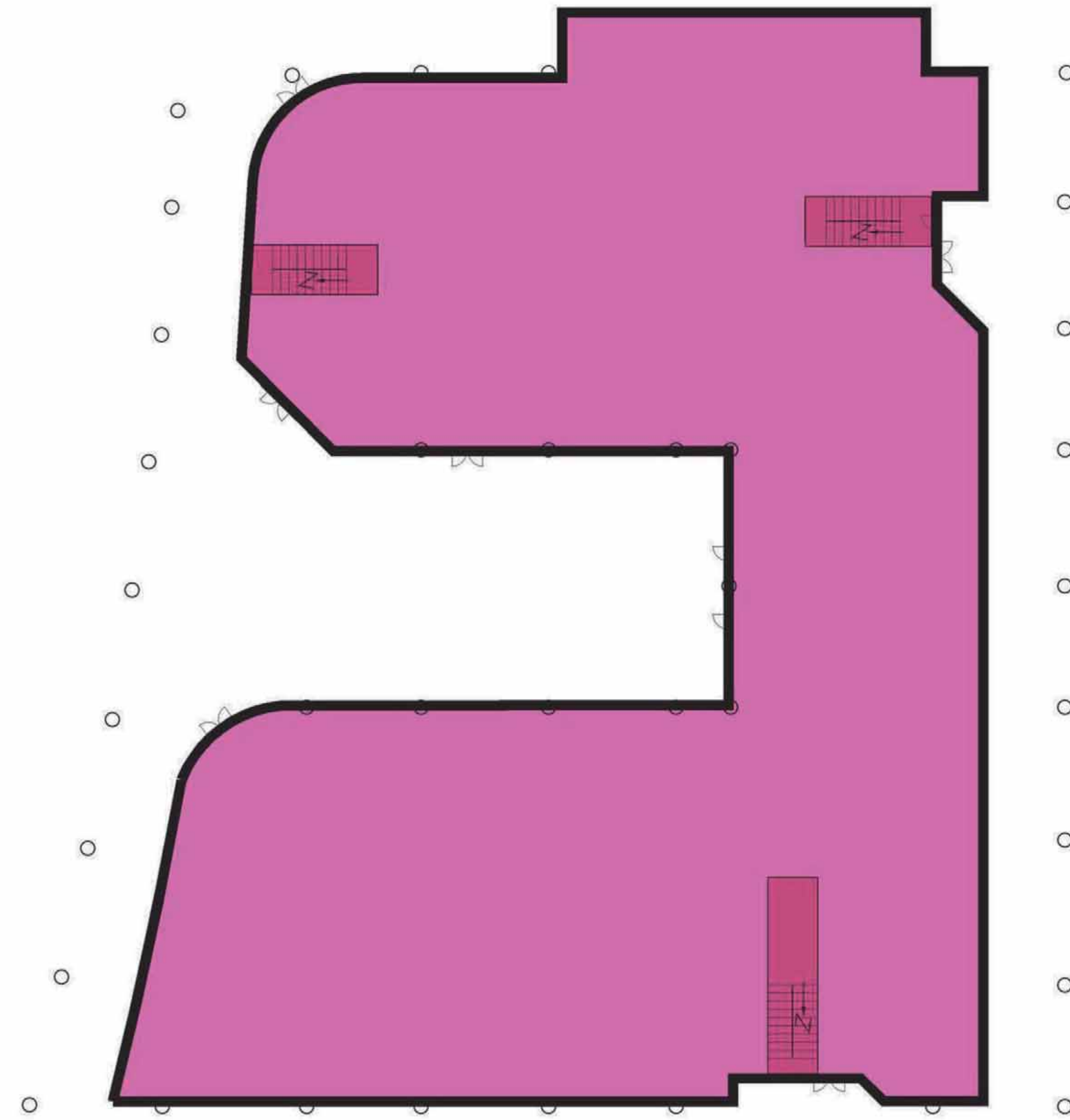
Height: 32 feet / Two-Story

Parking Spaces Required:  $53,000/225=235.56$

Parking Spaces Provided: 280



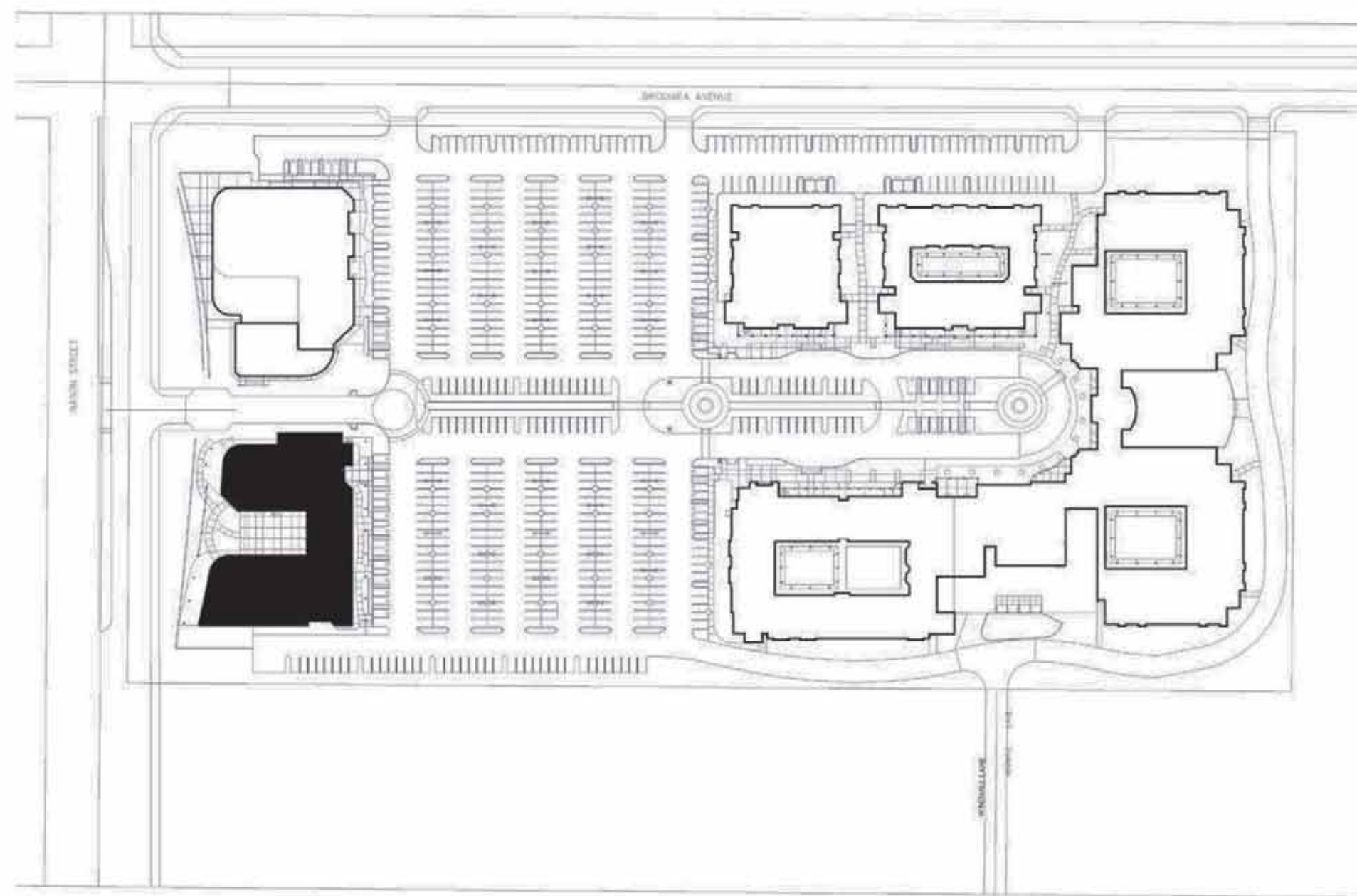
Key Plan



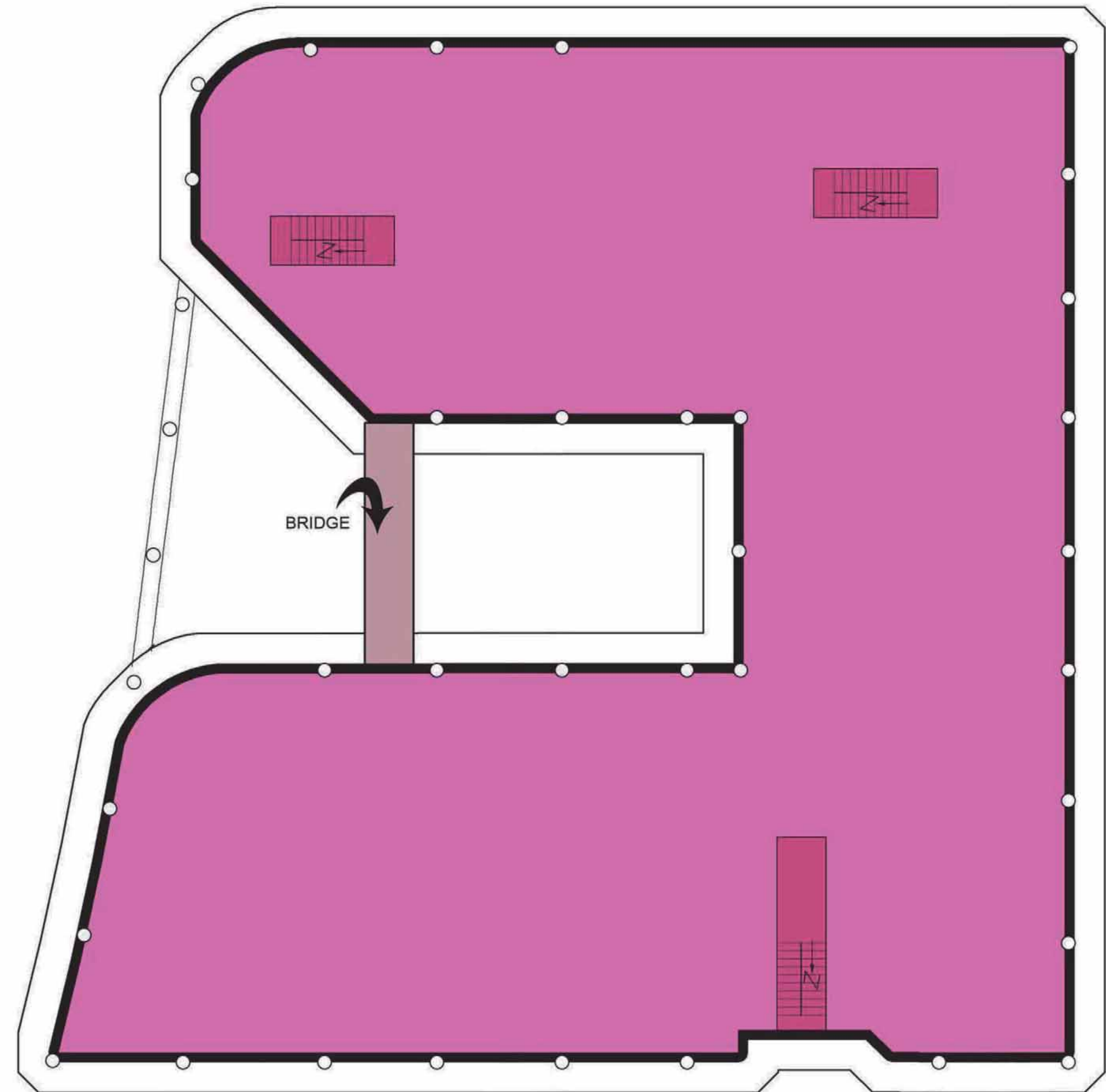
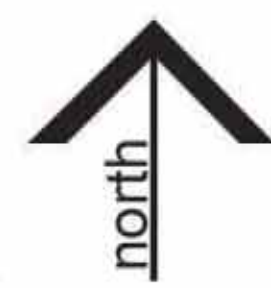
First Plan

Medical Office Building: Floor Plans

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Key Plan



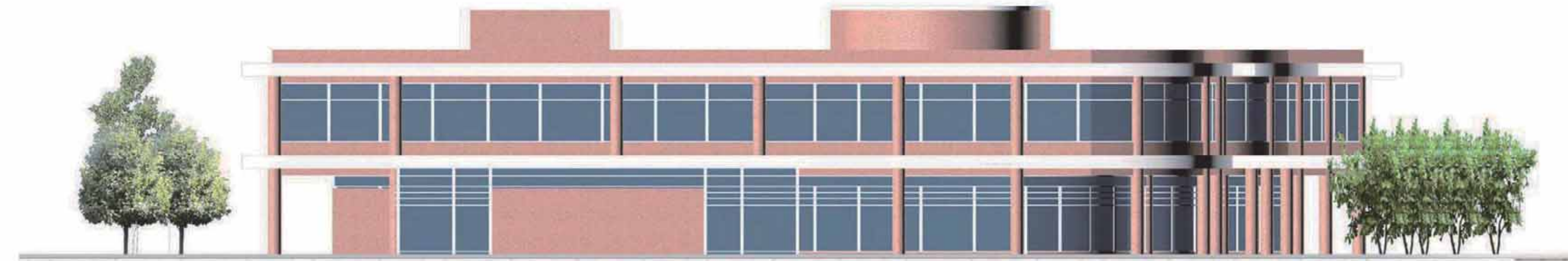
Second Plan

Medical Office Building: Second Plans  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



South Elevation

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East Elevation

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West Elevation

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North Elevation

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Medical Office Building: Exterior Elevations  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Medical Office Building: Street View from Northwest Corner

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Northeast Corner



Southeast Corner



Nason Street Southwest and Northwest Corners

Medical Office Building: Four Views

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



## Wellness Center / Urgent Care

Address: Nason Street to be Assigned

Occupancy Group: B

Proposed Use: Wellness Center with Indoor Exercise Pool / Urgent Care

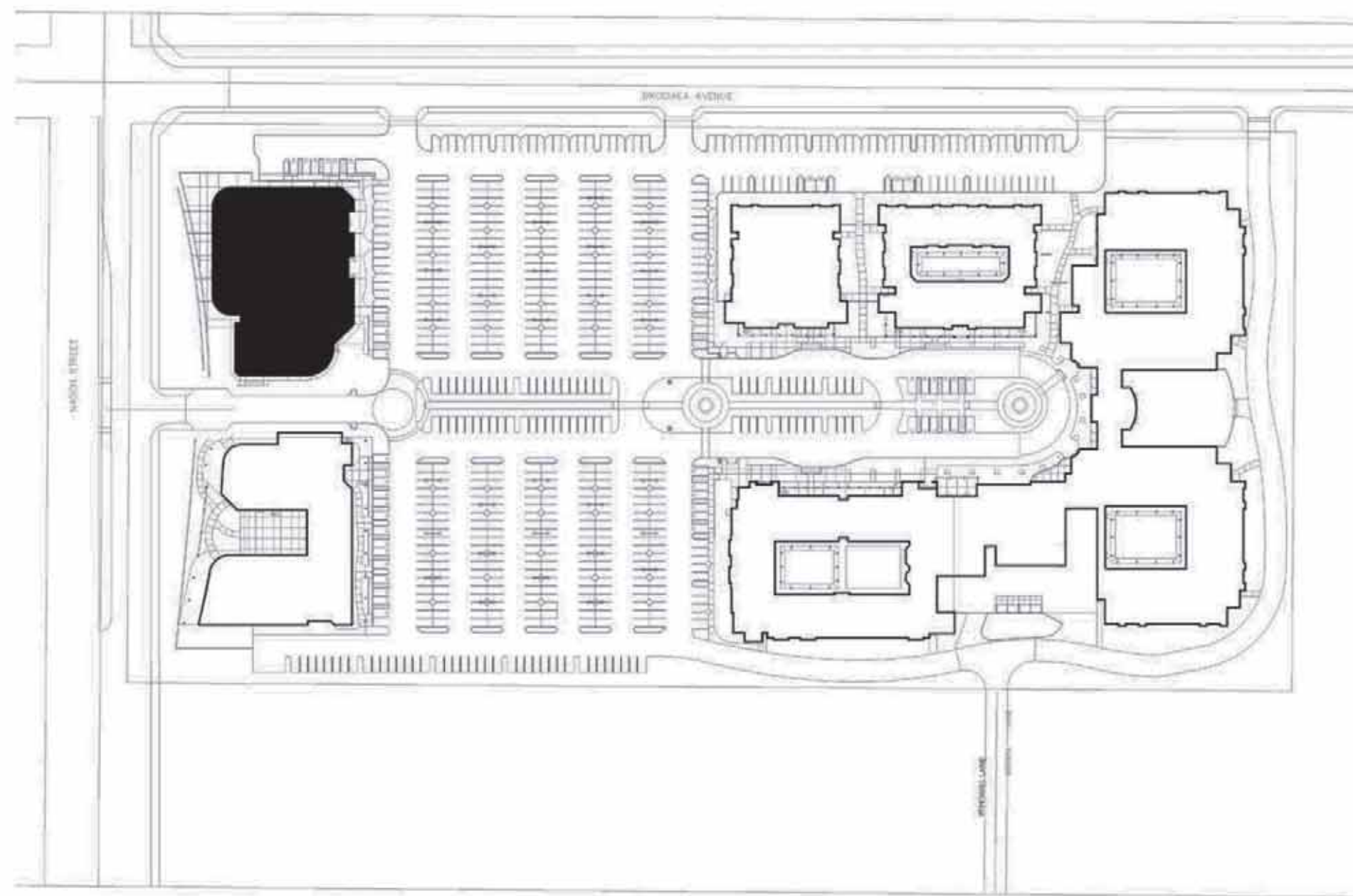
Building Area: 53,000 sf

Height: 32 feet / Two-Story at Wellness Center

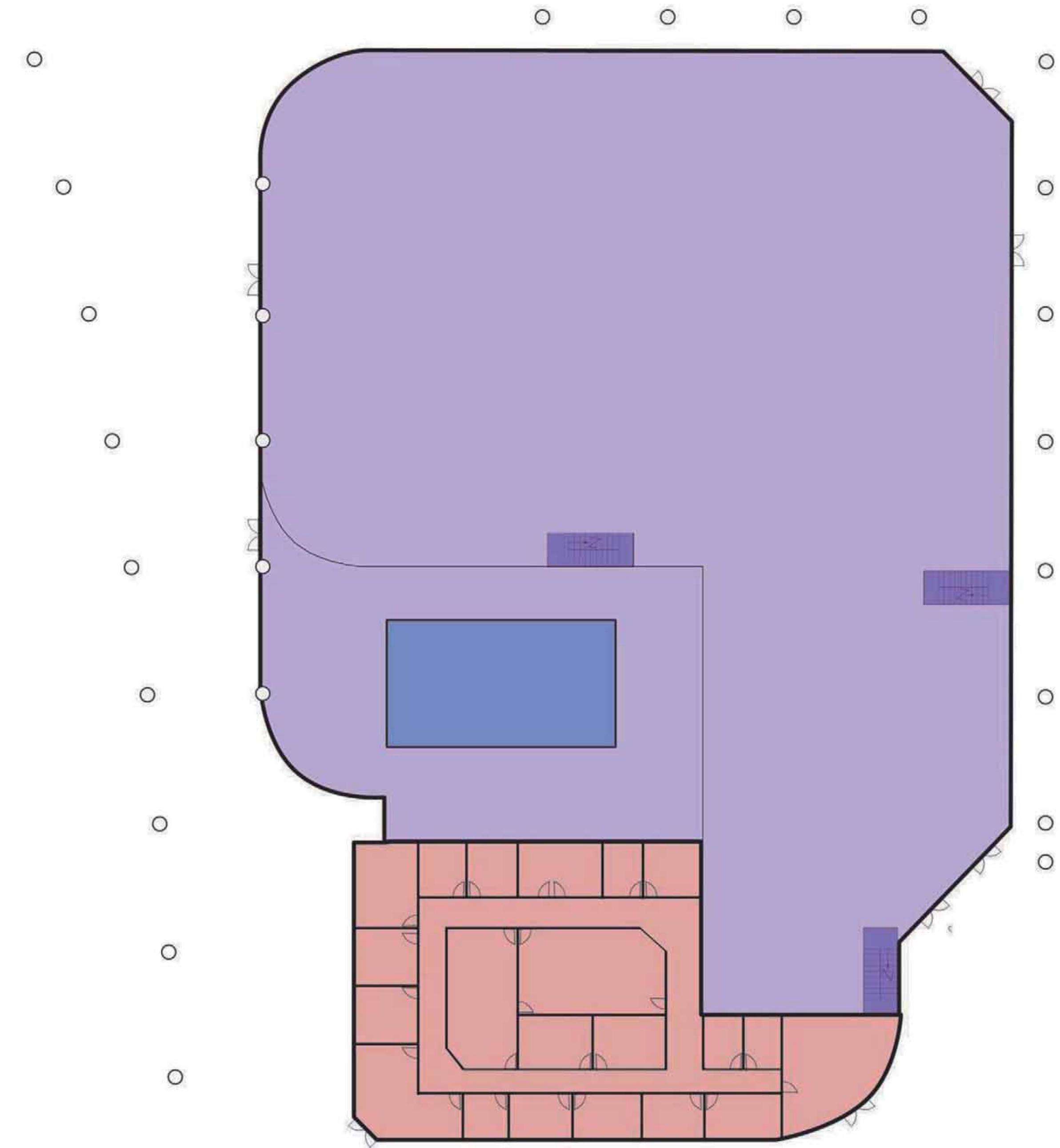
16 feet / One Story at Urgent Care

Parking Spaces Required:  $53,000/225=235.56$

Parking Spaces Provided: 245

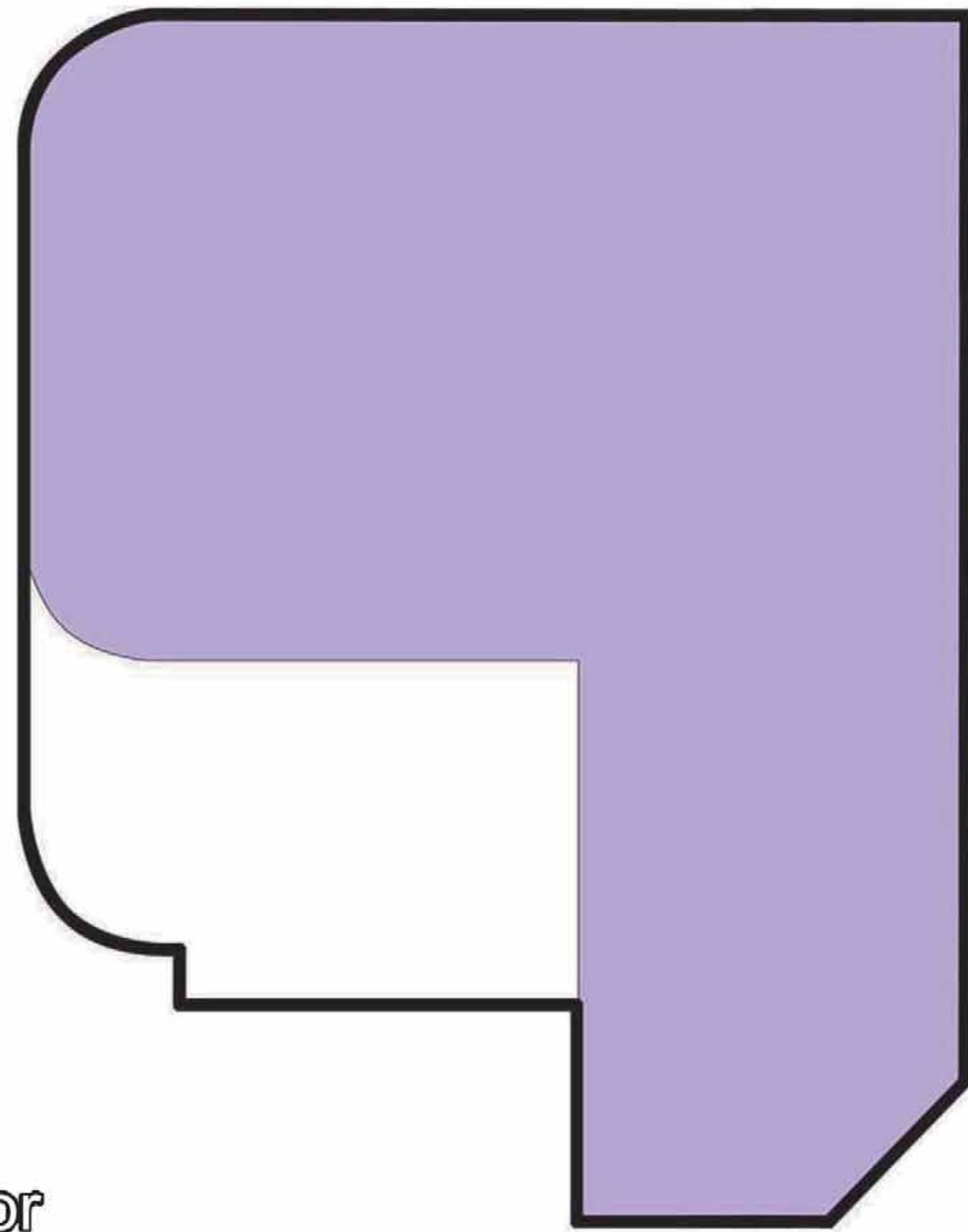


Key Plan

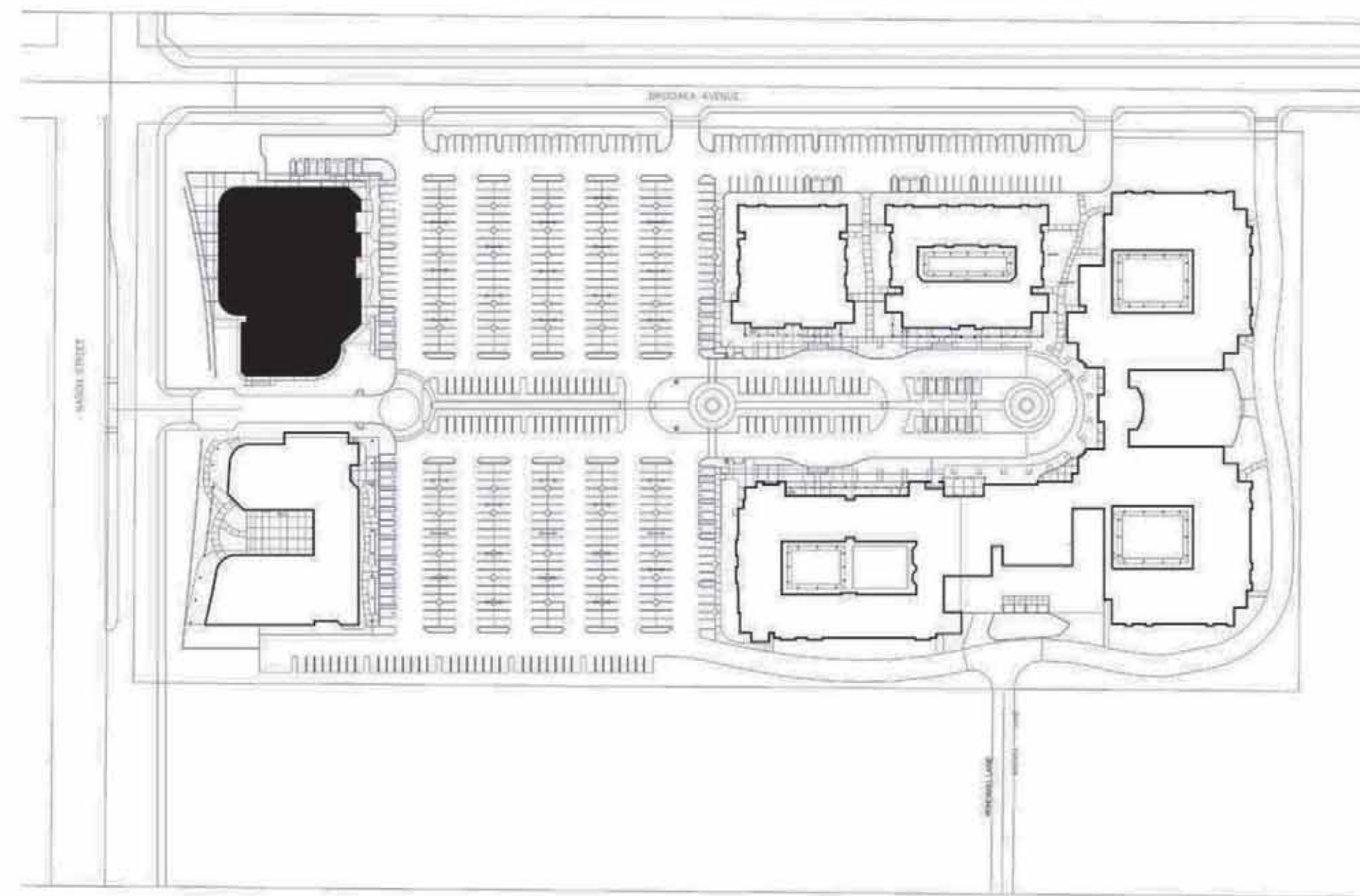


First Floor

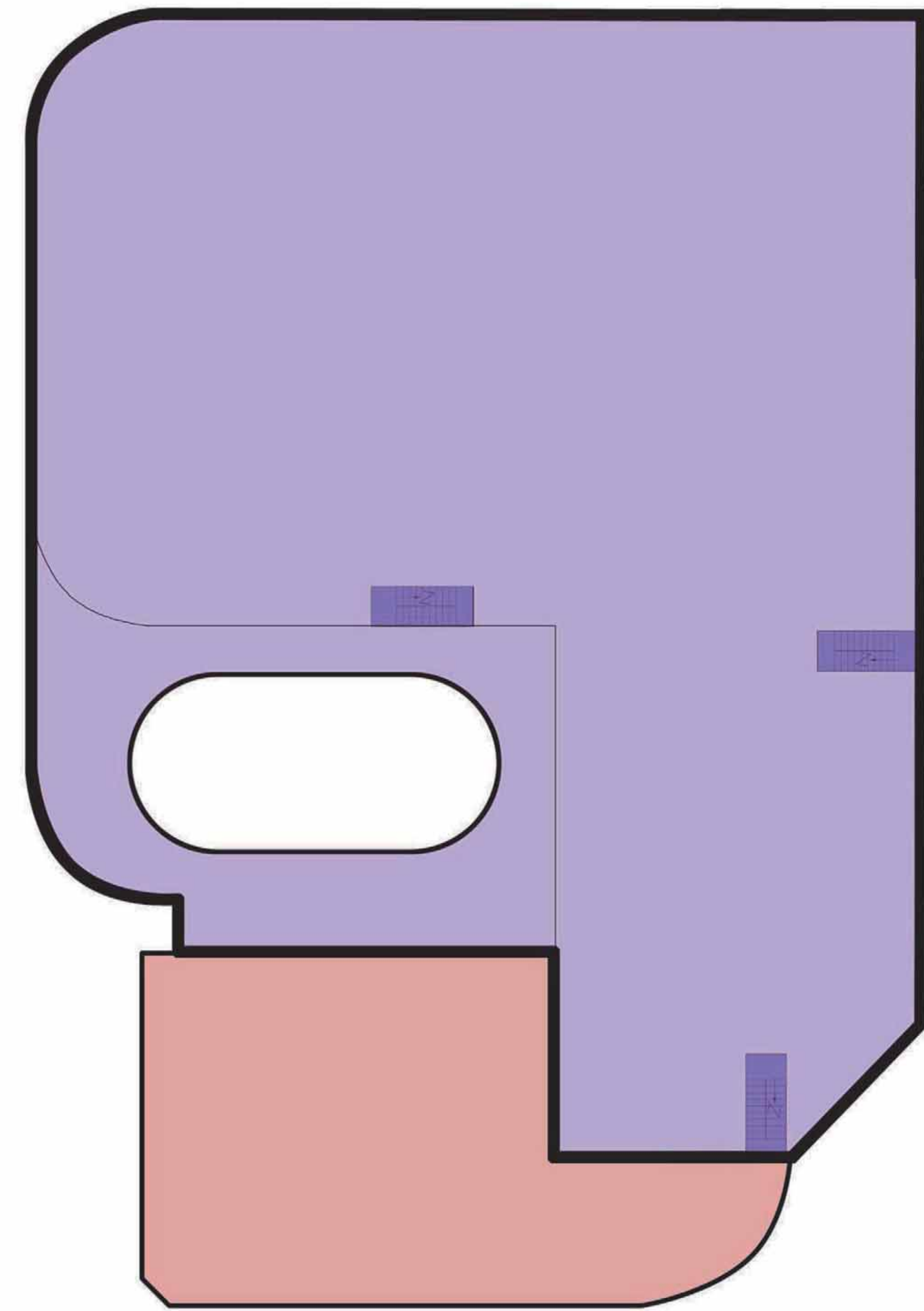
Wellness Center / Urgent Care: Floor Plans  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Second Floor



Key Plan



Mezzanine

Norh Elevation



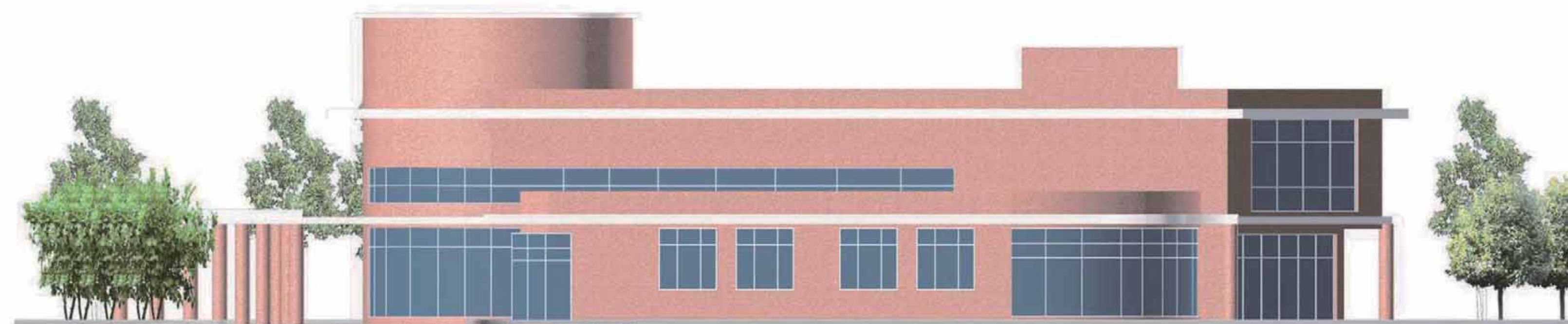
West Elevation



East Elevation



South Elevation



Wellness Center / Urgent Care: Exterior Elevations  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Wellness Center: View from Corner of Nason and Brodiaea Streets

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



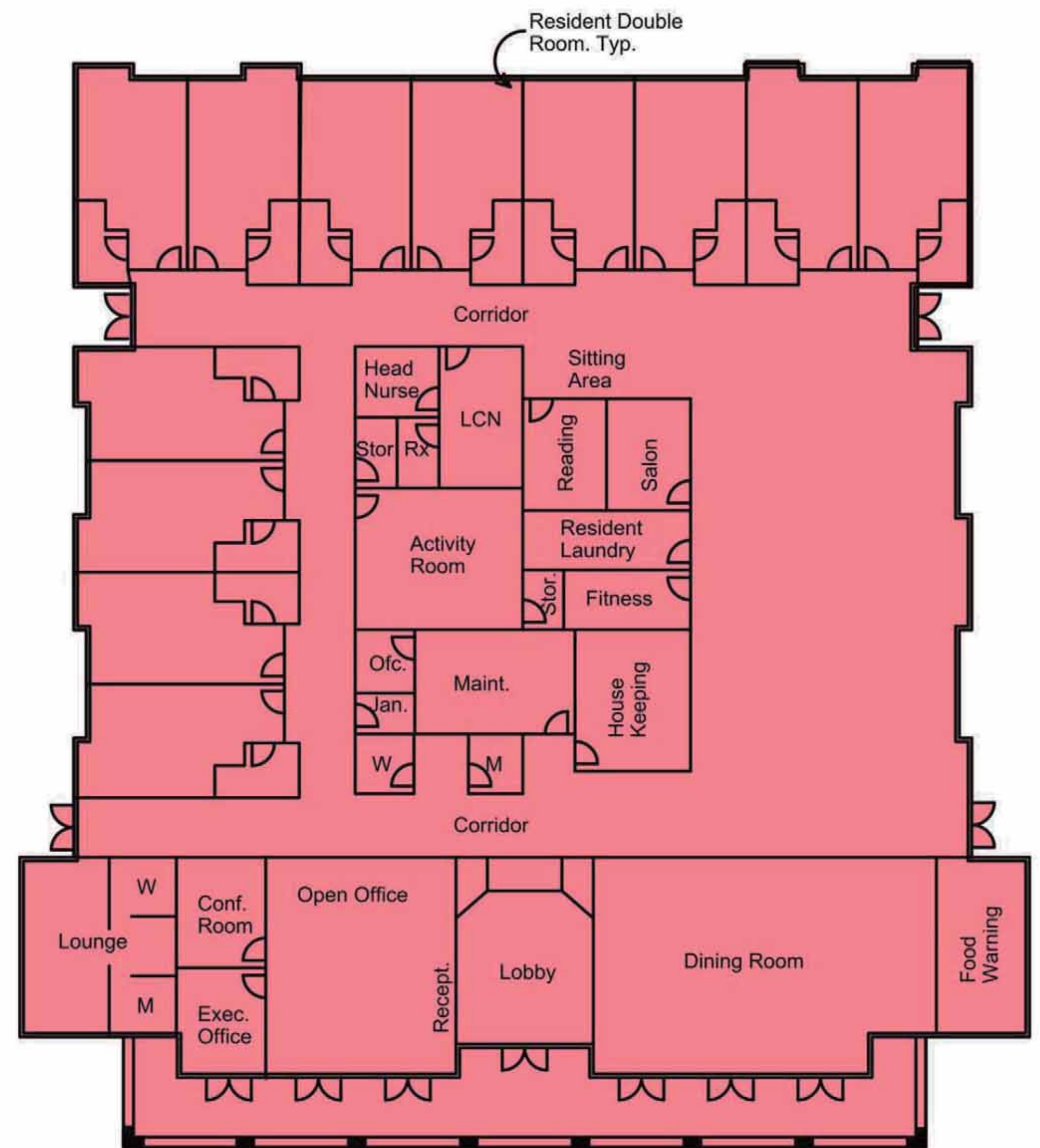
Wellness Center: Three Views

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets

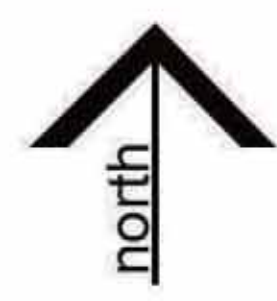
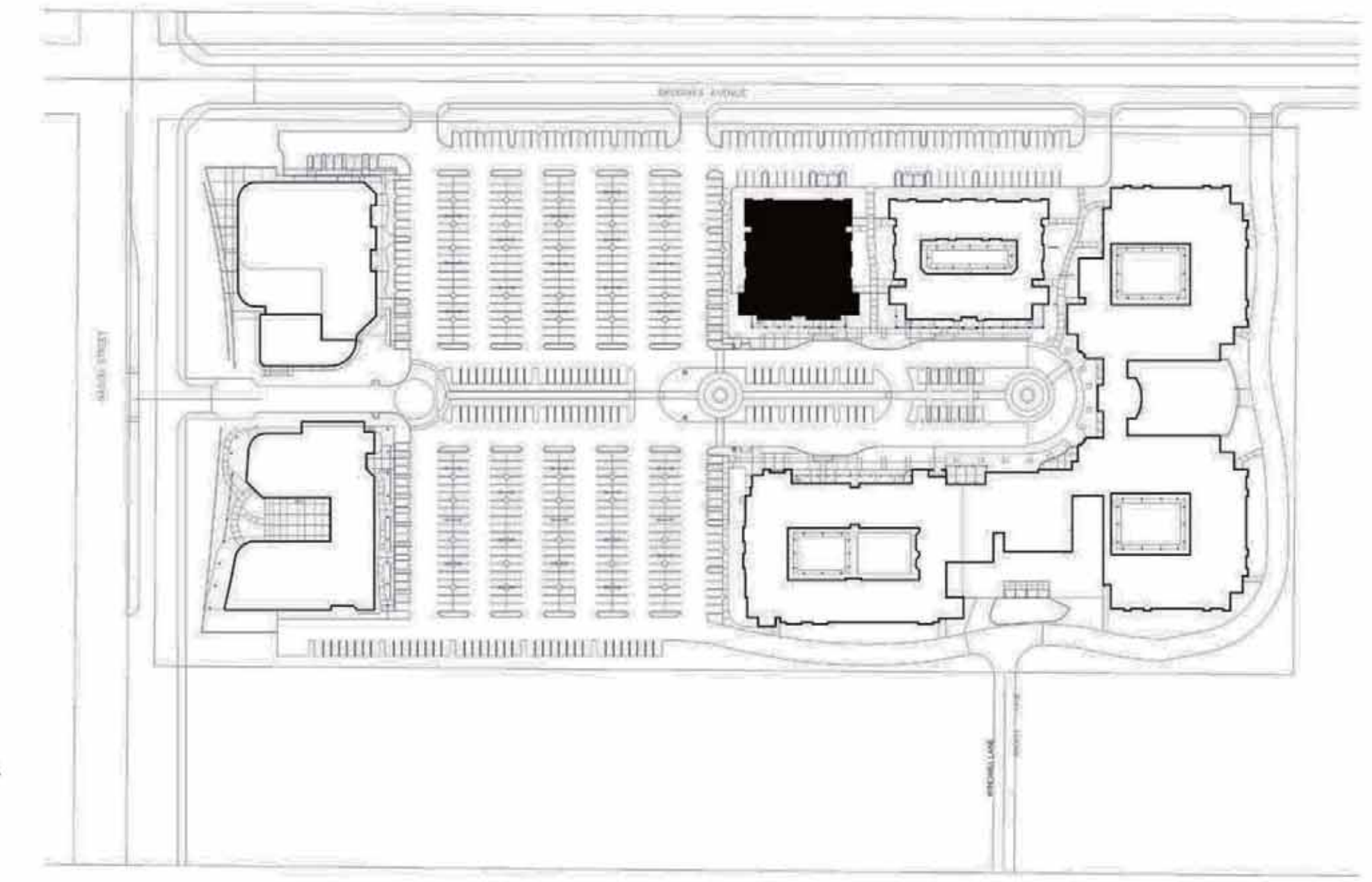


## Assisted Living I Building

Address: Nason Street Address to be Assigned  
Occupancy Group: I-2  
Proposed Use: / 32-Bed  
Construction Type: V-A  
Building Area: 16,200 s.f.  
Height: 18.5 feet / One-Story  
Parking Spaces Required:  $32/3=10.67$   
Parking Spaces Provided: 13



**Floor Plan**



**Key Plan**

**Assisted Living I Floor Plan**  
**Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets**



North Elevation



West Elevation



East Elevation



South Elevation

Assisted Living I: Exterior Elevations

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Assisted Living I: Southeast Corner

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



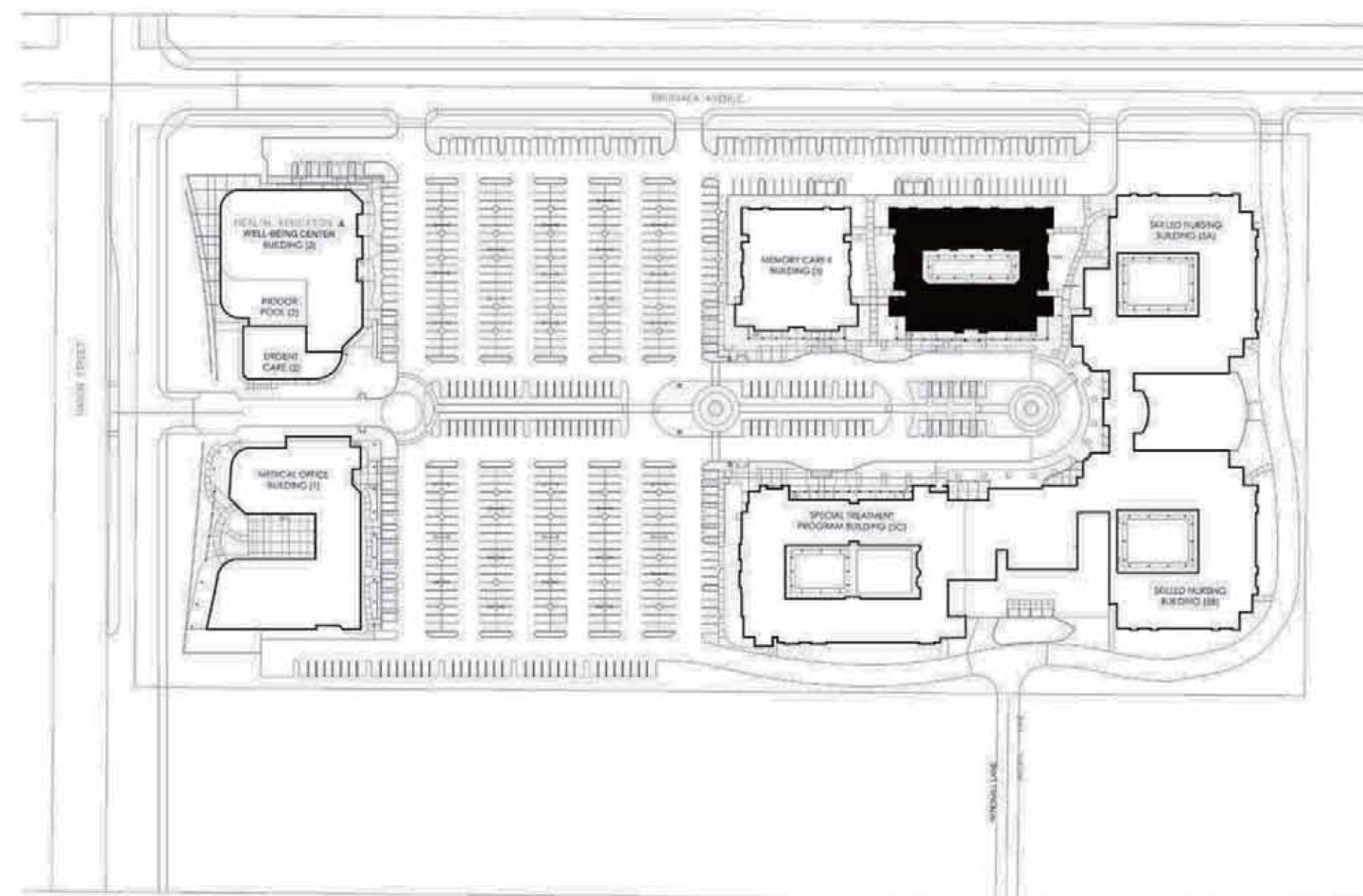
Assisted Living I: Three Views

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets

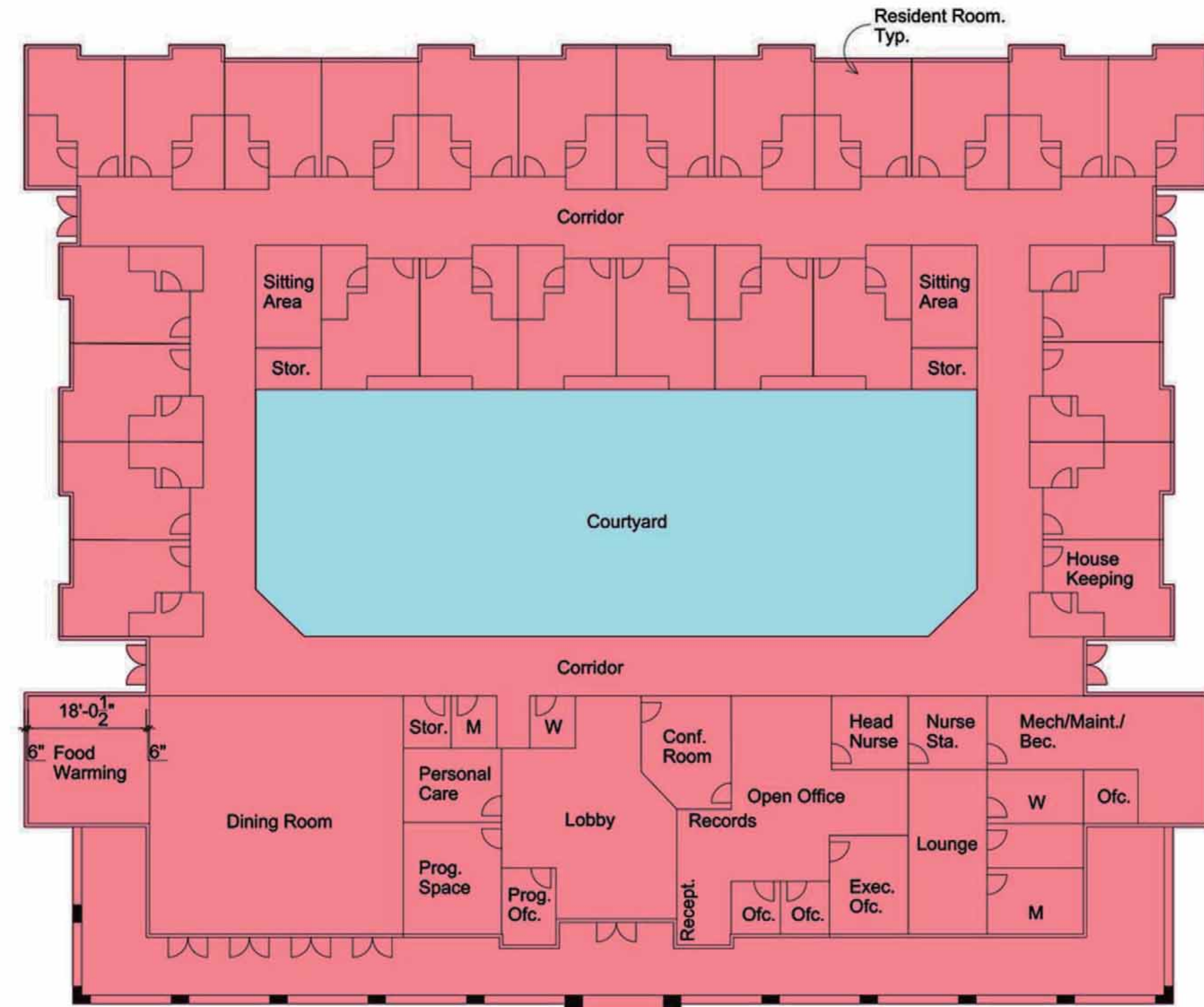
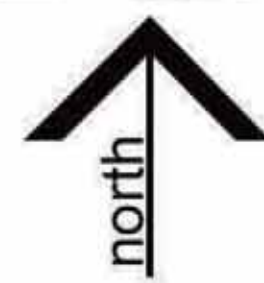


## Assisted Living II Building

Address: Nason Street Address to be Assigned  
Occupancy Group: I-2  
Proposed Use: / 25-Bed  
Construction Type: V-A  
Building Area: 18,400 s.f.  
Height: 18.5 feet / One-Story  
Parking Spaces Required:  $25/3=8.33$   
Parking Spaces Provided: 9



Key Plan



Floor Plan

Assisted Living II: Floor Plan

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



North Elevation

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West Elevation

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East Elevation

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South Elevation

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## Assisted Living II: Exterior Elevations

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Assisted Living II: Southeast Corner View

Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets

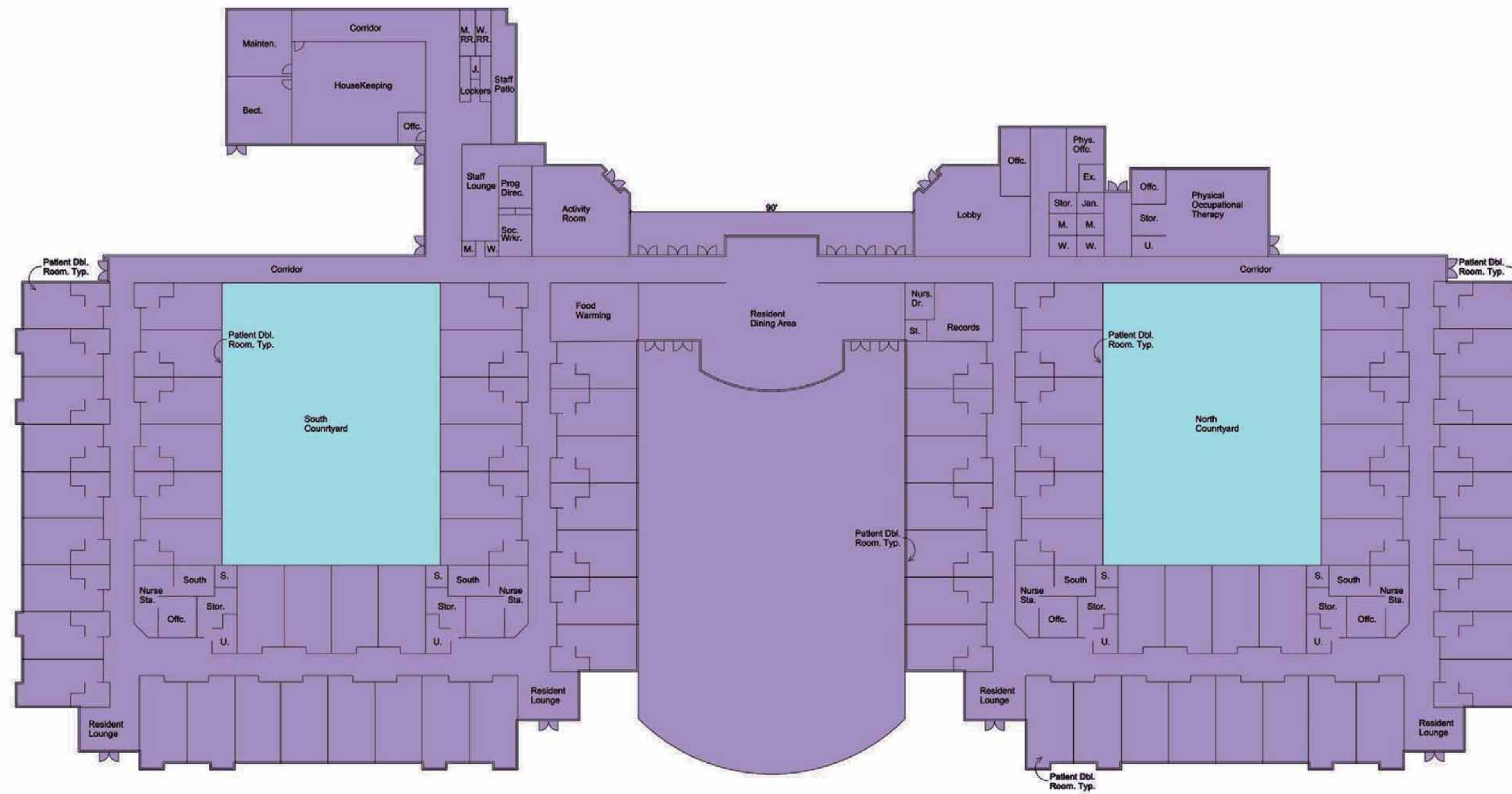
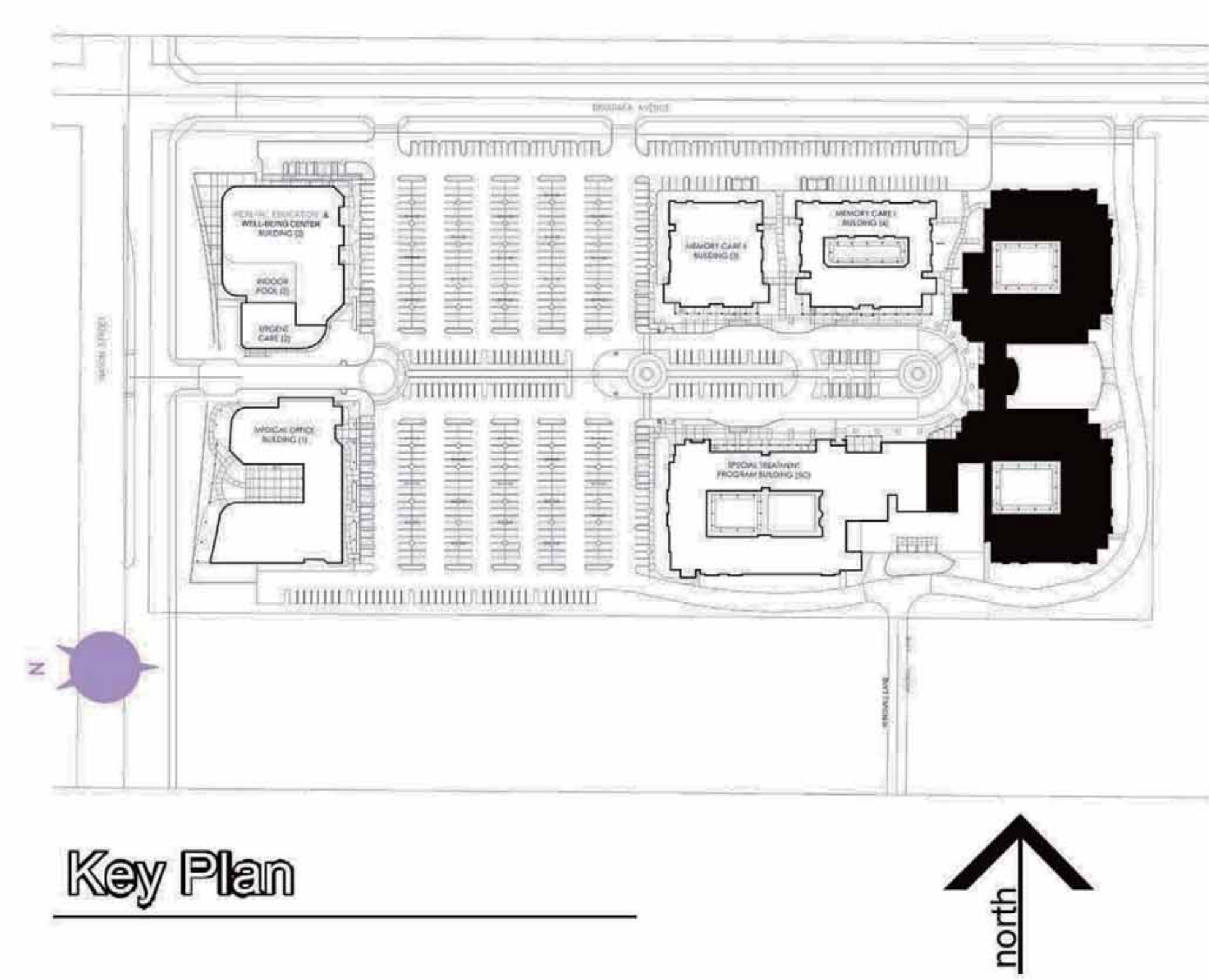


Assisted Living II: Three Views  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



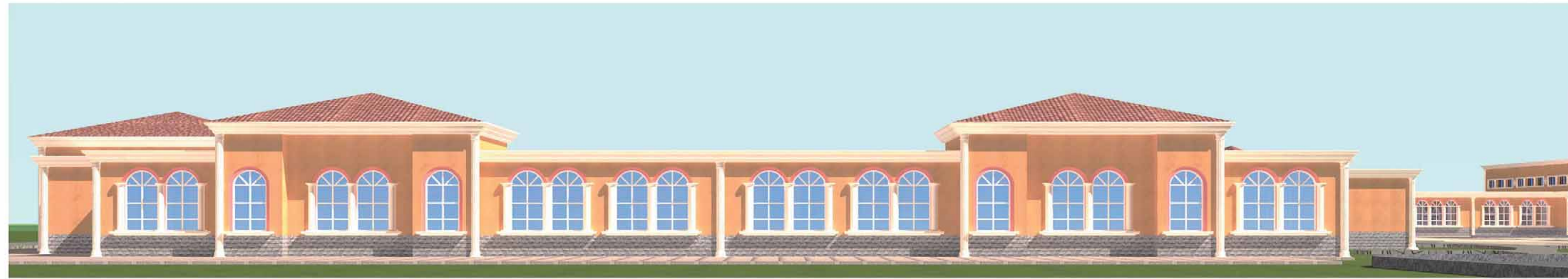
## Skilled Nursing Building

Address: Nason Street Address to be Assigned  
Occupancy Group: I-2  
Proposed Use: / 158-Bed  
Construction Type: V-A  
Building Area: 60,800 s.f.  
Height: 21 feet / One-Story  
Parking Spaces Required:  $158/3=52.67$   
Parking Spaces Provided: 53



Floor Plan

Skilled Nursing Building: Floor Plan  
 Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



North Elevation



South Elevation



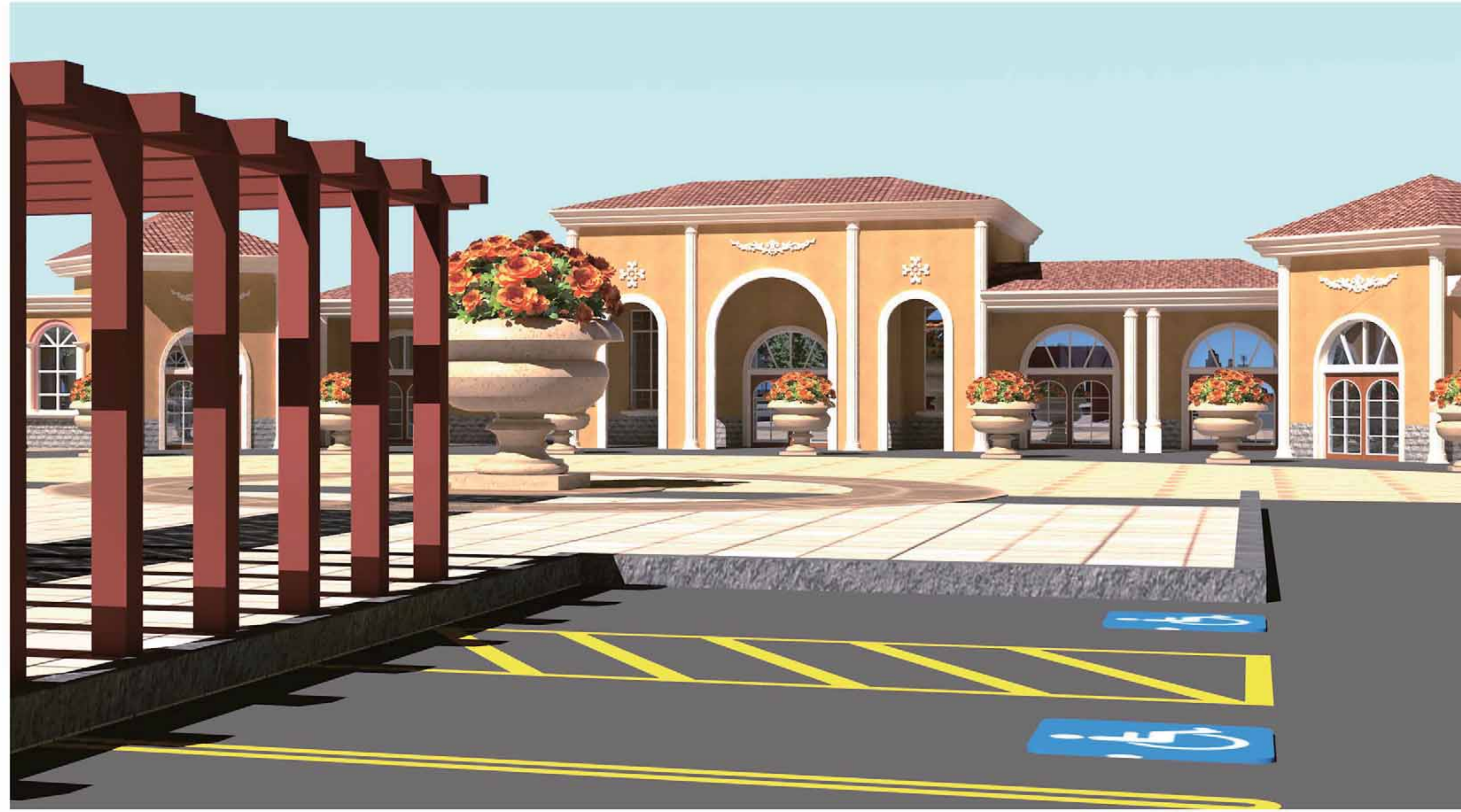
West Elevation



East Elevation



Skilled Nursing Building: West Elevation  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Skilled Nursing Building: Three Views

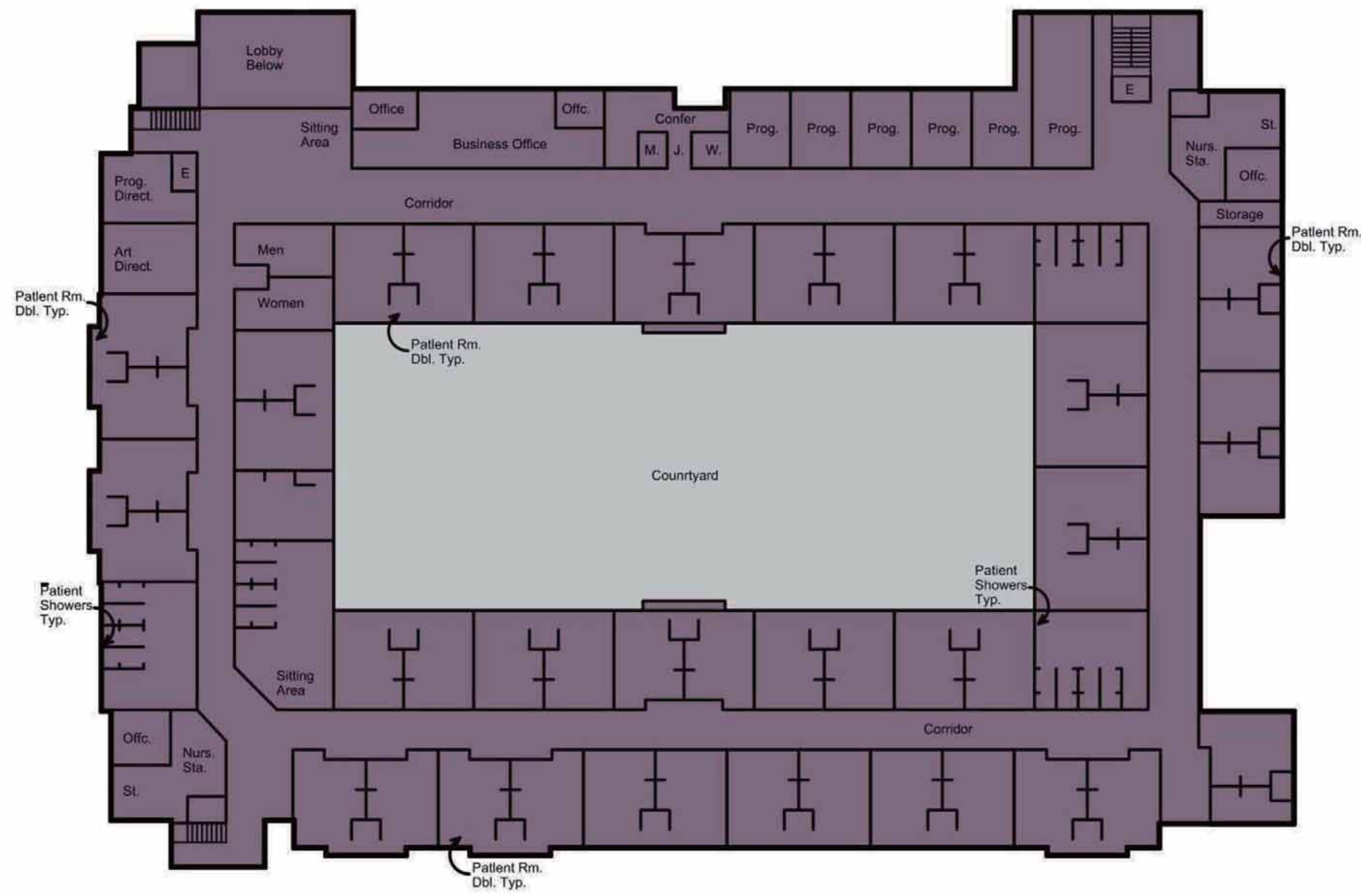
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



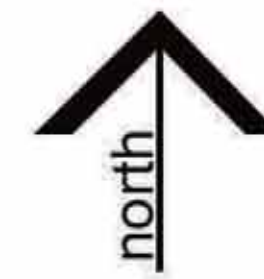
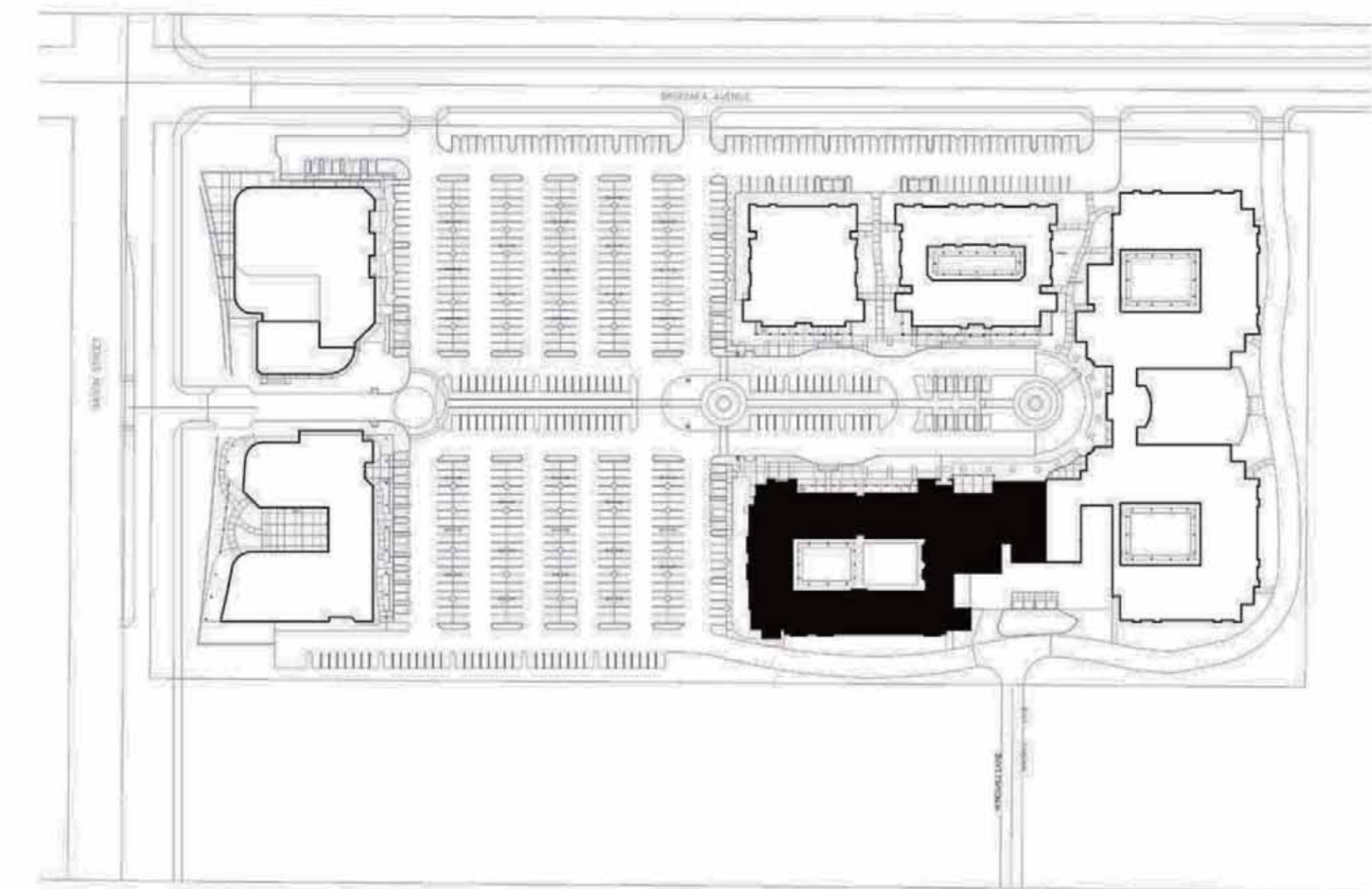
## Assisted Living III Building

Address: Nason Street Address to be Assigned  
Occupancy Group: I-2  
Proposed Use: / 150-Bed  
Construction Type: V-A  
Building Area: 57,200 s.f.  
Height: 34 feet / Two-Story  
Parking Spaces Required:  $150/3=50$   
Parking Spaces Provided: 50





**Second Plan**

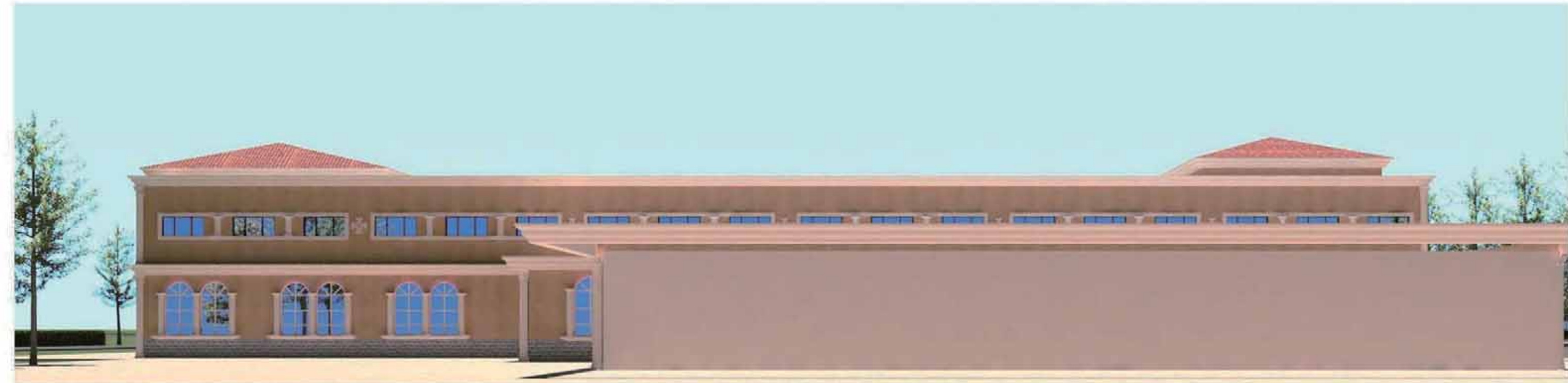


**Key Plan**

Assisted Living III Building: Second Floor Plan  
 Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



North Elevation



West Elevation



East Elevation



South Elevation

Assisted Living III Building: Exterior Elevations  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



Assisted Living III Building: North Elevation  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets

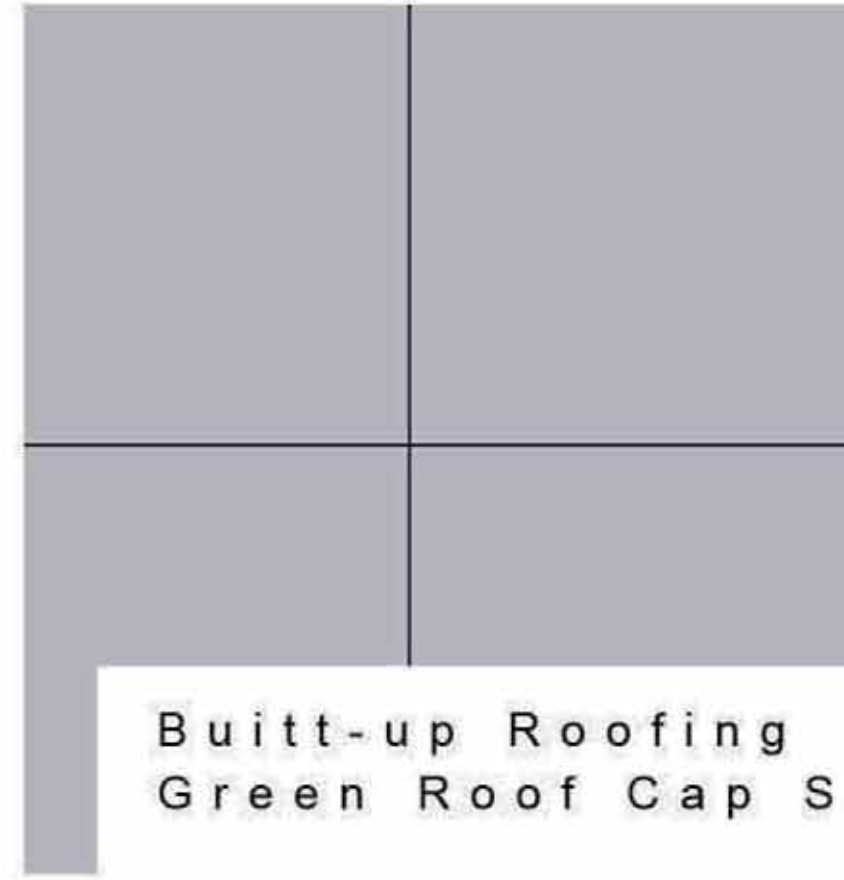


Assisted Living III Building: Three Views  
Proposed Moreno Valley Medical Village at Nason and Brodiaea Streets



# Majestic Moreno Valley Medical Village

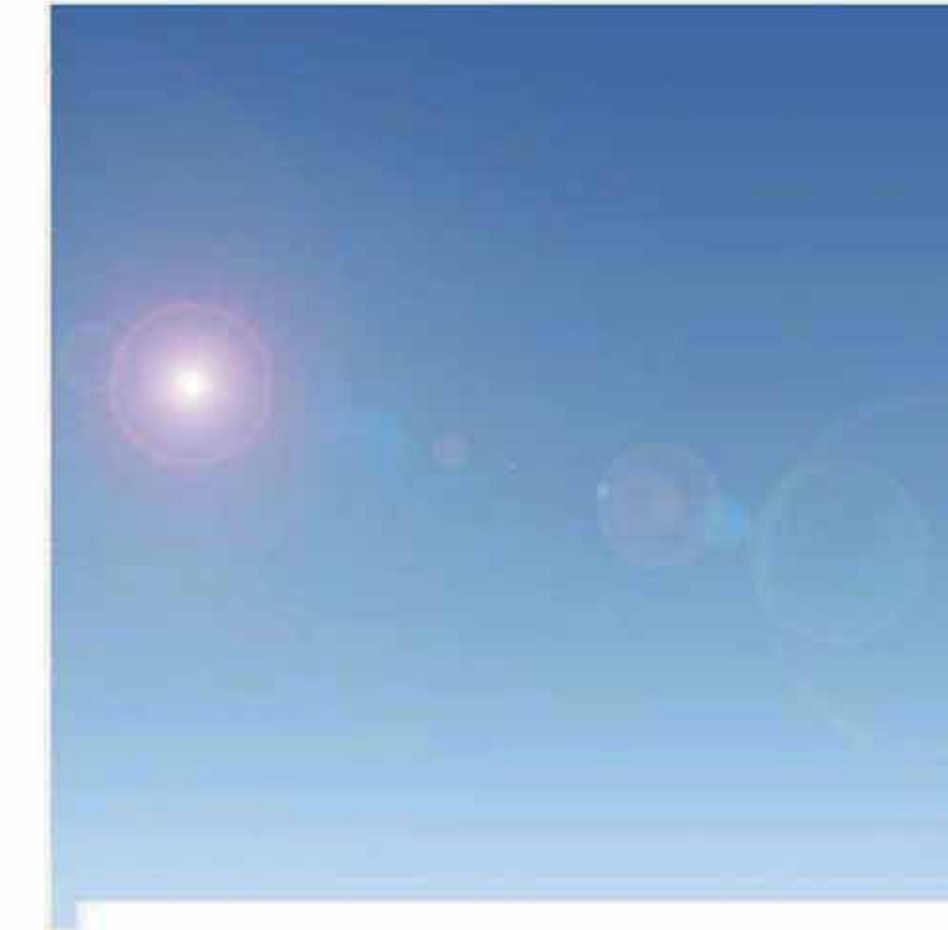
Material and Finishes  
Exterior Finishes  
Site Materials



Buitt-up Roofing  
Green Roof Cap Sheet R-1



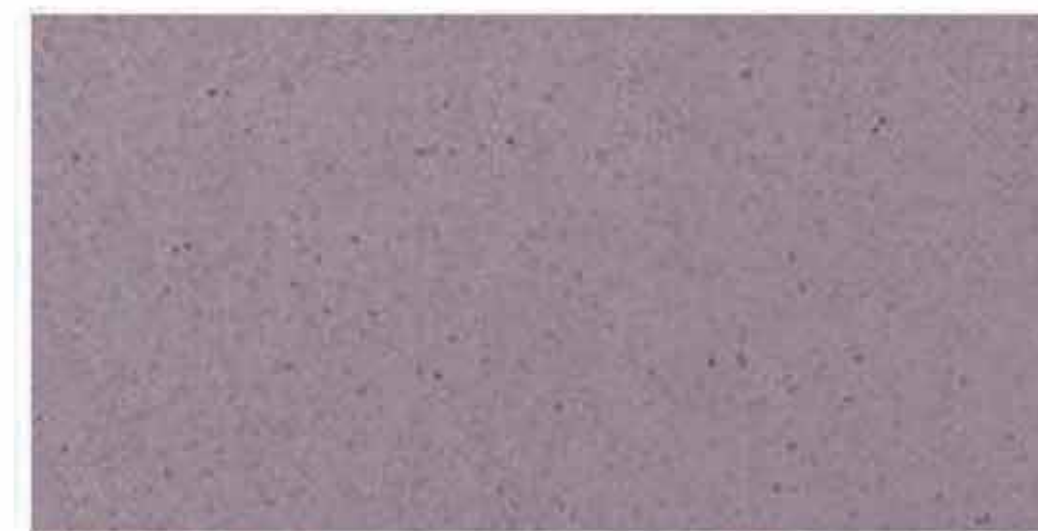
Storetront System Clear Anodized Aluminum wdw -1



Storetront / Window Glazing SolarBlue Tint WDW-2



Wall Stucco Finish Smooth Coat W-1



Colonnade Stucco Finish  
Smooth Coat W-2



Concrete Walk F-1

Medical Office Building

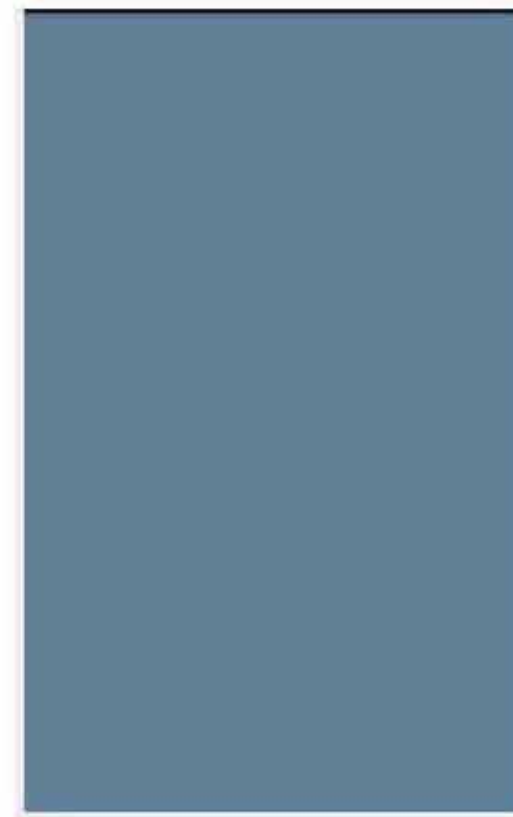
Wellness Center/Urgent Care Center

Moreno Valley Medical Vilage, Moreno Valley, California

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Clay Roof Tile Classic Style  
With Custom Roof Blend R-1



Paint Window Shutter P-1



Paint Door/ Door Frame P-1



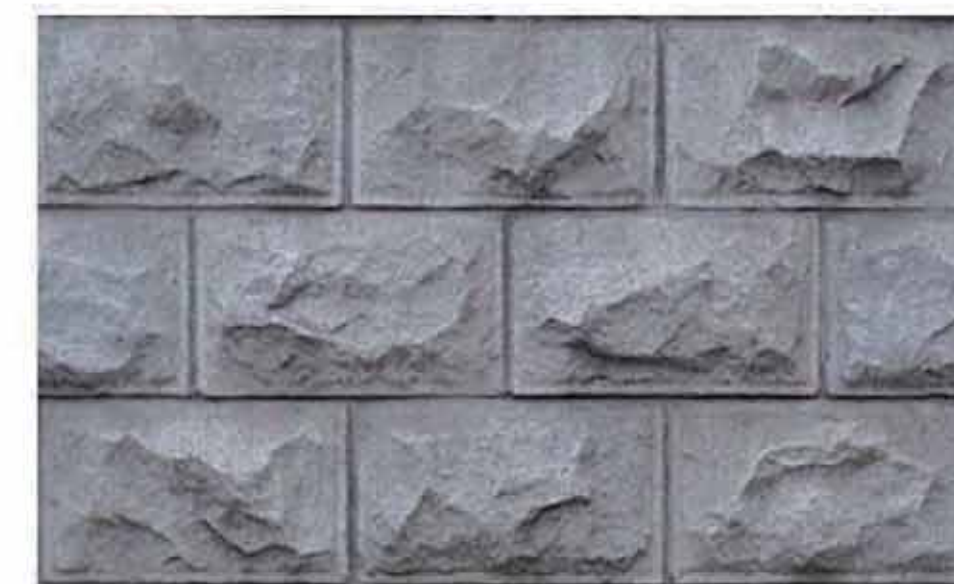
Black Vinyl Window WDW-1



Wall Stucco Finish  
Spanish Texture W-1



Cultured Stone  
Quoins & Sills W-2



Cultured Stone Wainscot Ancient  
Villa Ledgestone Toscana W-3

SolarBronze Tint Glazing WDW -2

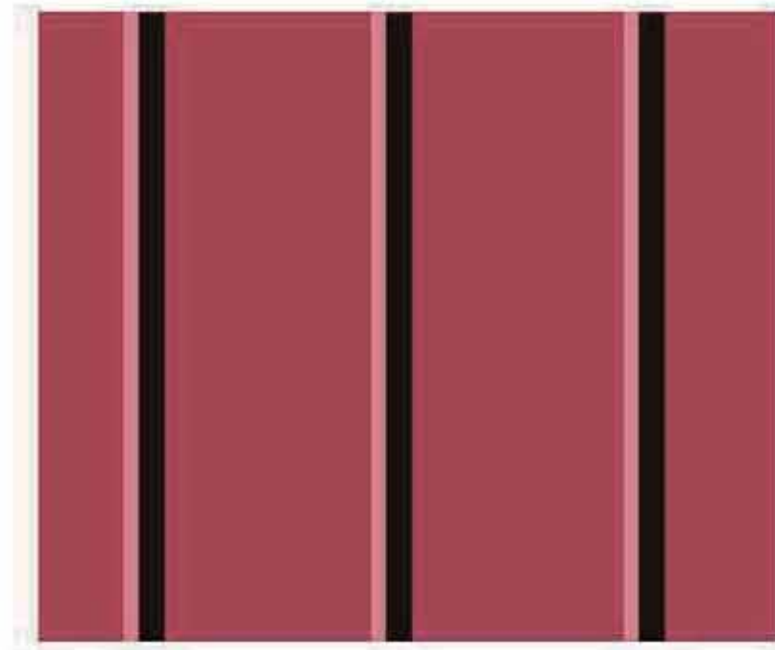
Skilled Nursing Facilities  
Assisted Living Buildings

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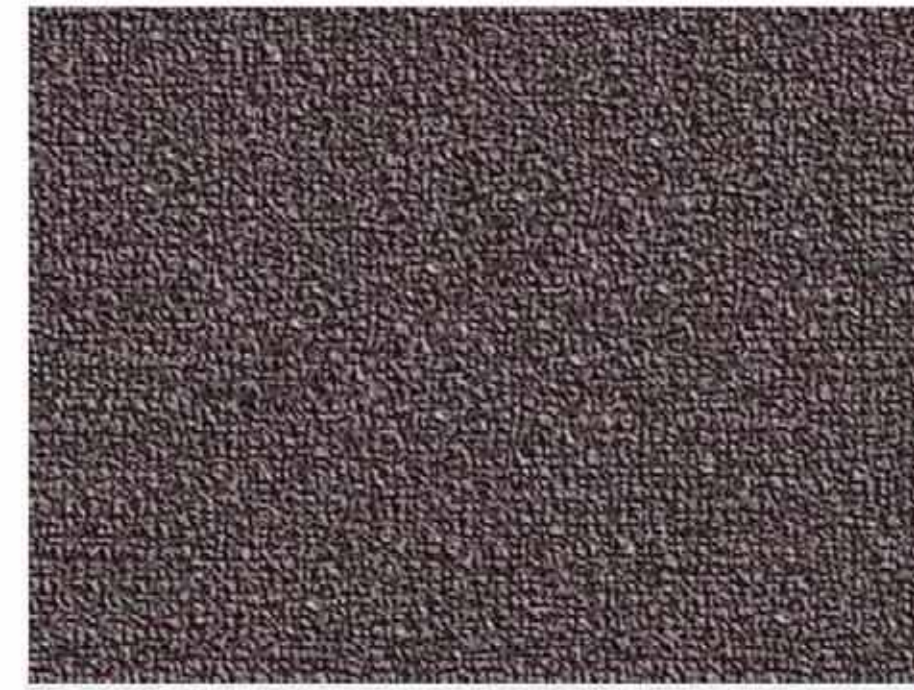
Moreno Valley Medical Village, Moreno Valley, California



Paint Entry Monument



Trash Enclosure  
Metal Deck Roof



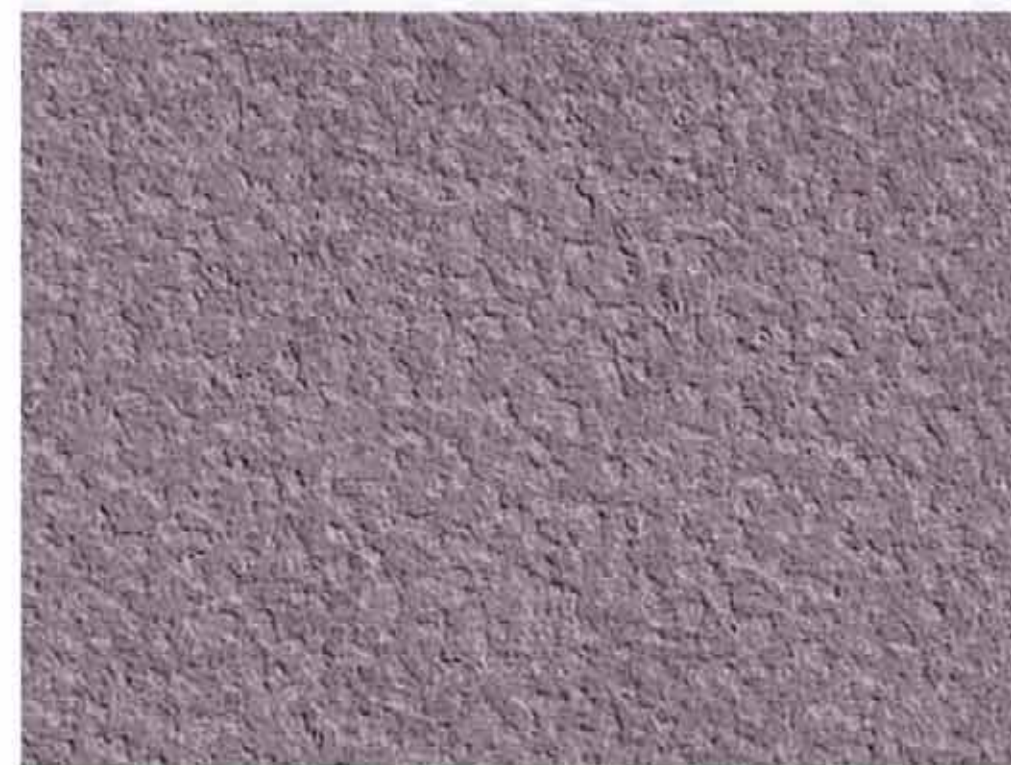
Trash Enclosure  
Wall Stucco Finish  
Smooth Coat



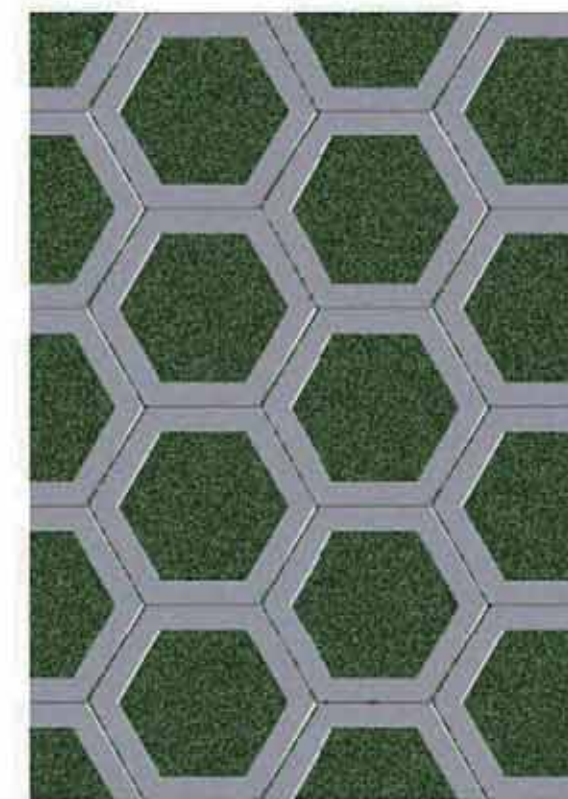
Trash Enclosure  
Wall Stucco Finish  
Spanish Texture



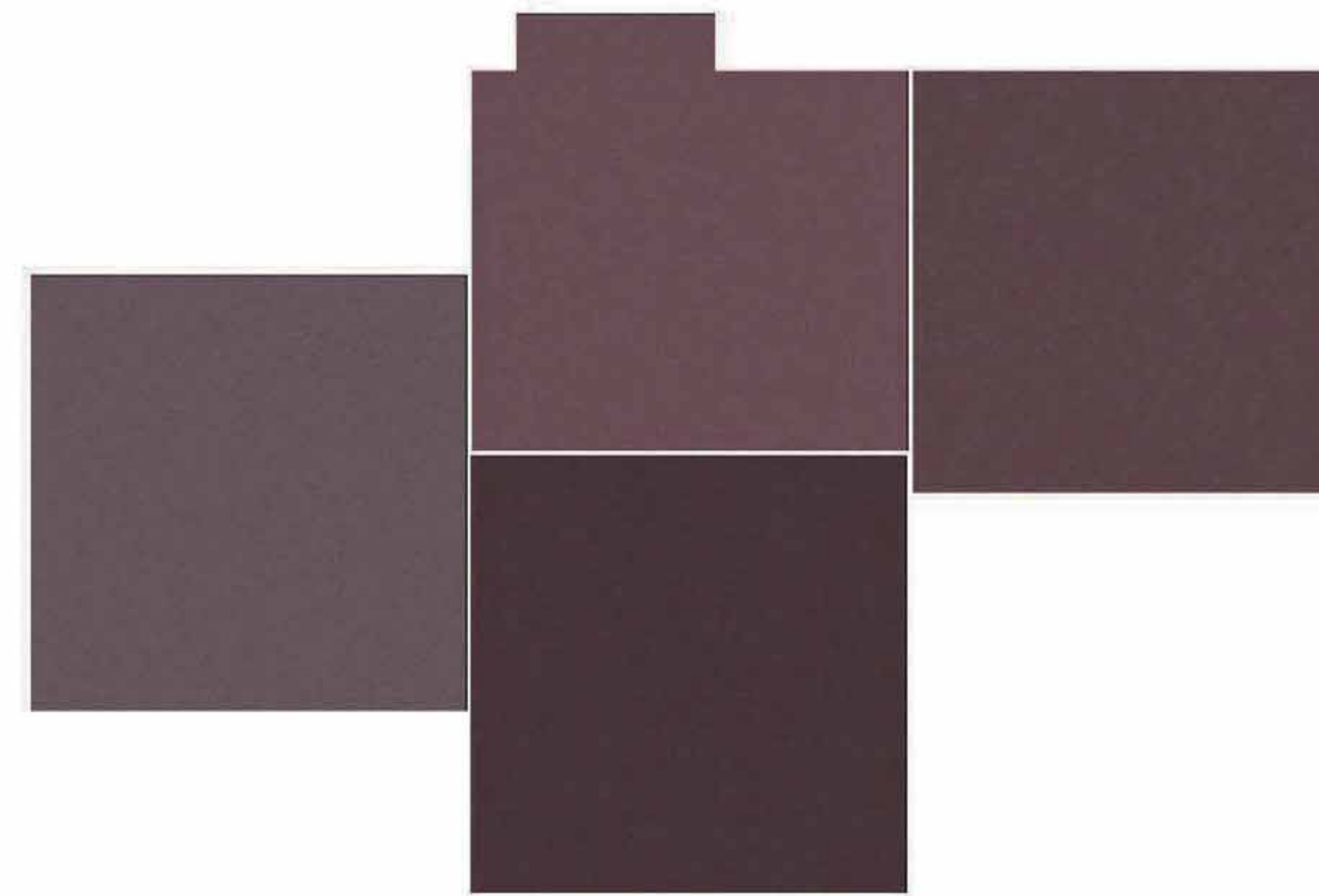
Paint Metal Trellis



Stamped Concrete



Turtstone Pavers Tuscany Blend



Site Materials

Moreno Valley Medical Vilage, Moreno Valley, California

Optiflex Properties & Development LLC.



**Majestic Moreno Medical  
Plaza and Village**