

## CONDITIONALLY APPROVED

- BY THE PLANNING DEPARTMENT
- BY THE PLANNING DIRECTOR
- BY THE PLANNING COMMISSION
- BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 11/11/2020

APPLICATION NOS. PA NO. 20-0028 (MOB)

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi



# BAXTER VILLAGE DEVELOPMENT MEDICAL OFFICES BUILDING ENTITLEMENT SUBMITTAL

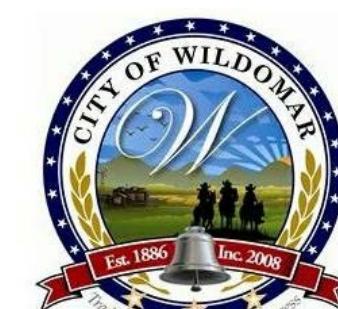


### CANNONDESIGN

ADDRESS: 2355 MAIN STREET  
SUITE 220  
IRVINE CA 92614  
PHONE NO.: (949) 250 - 1500



144 North Orange Street, Orange, California 92866  
714 / 639-9860  
architectsorange.com



CITY OF WILDOMAR  
ADDRESS: 23873 CLINTON KEITH RD.,  
SUITE 201 WILDOMAR,  
CA 92595  
PHONE NO.: (951)677-7751



CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE  
BUILDING  
WILDOMAR, CALIFORNIA 92595  
ENTITLEMENT PRE-SUBMITTAL

DRAWING TITLE:  
COVER SHEET

SHEET NO.:  
CS

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## CITY SUBMITTAL

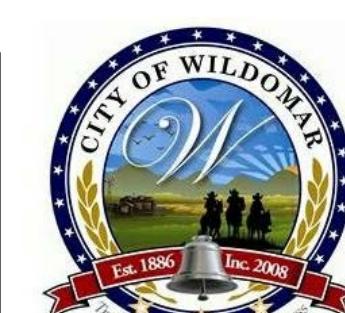
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**CANNONDESIGN**

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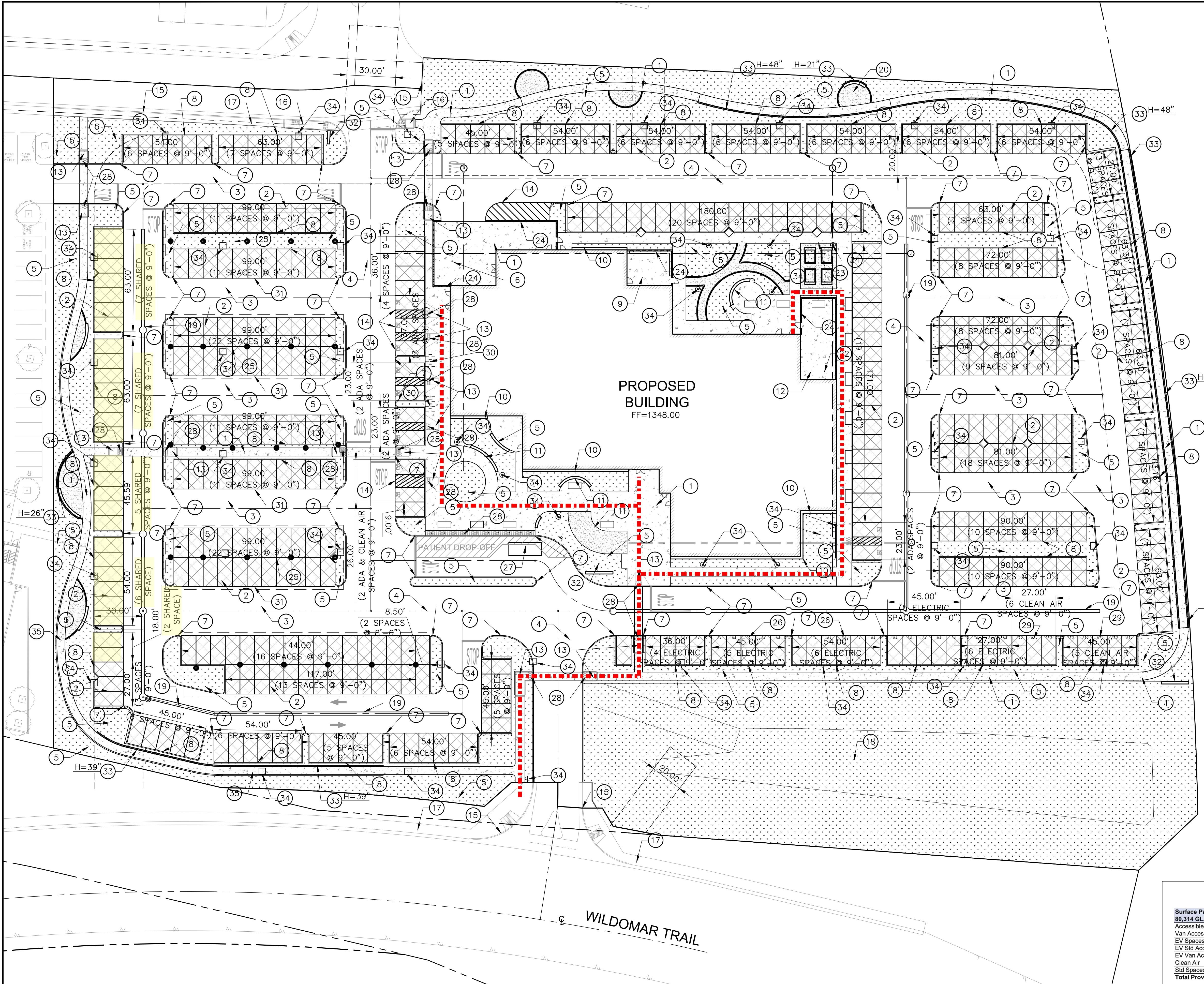
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BAXTER VILLAGE - MEDICAL OFFICE  
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ENTITLEMENT PRE-SUBMITTAL

DRAWING TITLE:  
**TABLE OF CONTENTS**

SHEET NO.:  
**TC**



### LEGEND:

	4" THK. CONCRETE PAVEMENT
	6.5" THK. AC PAVEMENT
	4" THK. AC PAVEMENT
	PLANTER AREA

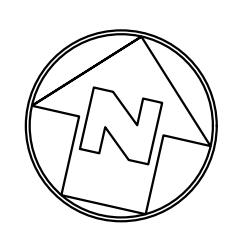
### CONSTRUCTION NOTES:

1. 4" THK. CONCRETE PAVEMENT
2. 4" THK. AC PAVEMENT
3. 6.5" THK. AC PAVEMENT
4. 6" THK. FIRELANE
5. PLANTER AREA
6. TRASH ENCLOSURE
7. CONCRETE CURB
8. CONCRETE CURB AND GUTTER
9. EMPLOYEE PATIO
10. CONCRETE MOW STRIP
11. CONCRETE SEAT WALL
12. PHYSICAL THERAPY YARD
13. ACCESSIBLE RAMP
14. ACCESSIBLE PARKING
15. EXISTING STREET CURB LINE
16. EXISTING RAMP AND TRUNCATED DOMES
17. EXISTING CITY SIDEWALK
18. BIO FILTRATION DETENTION POND
19. CONCRETE V-GUTTER
20. DECOMPOSED GRANITE
21. CONCRETE TRANSFORMER PAD
22. SYNTHETIC TURF MATERIAL OVER CONCRETE PAVEMENT
23. DECORATIVE FENCE
24. CONCRETE STRUCTURAL FREE STANDING WING WALL
25. PHOTOVOLTAIC CARPORT COLUMN OUTSIDE 9X18 PARKING SPACE
26. ELECTRIC VEHICLE DESIGNATED AREA
27. EMERGENCY VEHICLE DESIGNATED AREA
28. TRUNCATED DOMES
29. CLEAN AIR VEHICLE
30. BIKE RACK
31. PHOTOVOLTAIC (PV PANEL) CANOPY
32. MONUMENT SIGN FOR ILLUSTRATION PURPOSES ONLY. PERMIT REQUIRED SUBSEQUENT TO ENTITLEMENT
33. CONCRETE STRUCTURAL RETAINING WALL. 48" MAX TALL-TYPICAL RETAINING WALL UNDER SEPARATE PERMIT.
34. LIGHTING FIXTURES PER ELECTRICAL DRAWINGS.
35. 4.5" THK. CONCRETE PAVEMENT WITH RETAINING CURB.

### SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER SITE DIMENSIONS AND IMPROVEMENTS NOT SHOWN ON THIS DRAWING.
2. CONCRETE SHALL HAVE A SOLAR REFLECTANCE VALUE OF 0.30 PER ASTM 1549.
3. RETAINING WALLS SHALL BE UNDER SEPARATE PERMIT.

### SITE CONTROL PLAN



Surface Parking	
80,314 GLA/200 = 401.57 (402)	
Accessible Std Spaces	7
Van Accessible Spaces	2
EV Spaces	23
EV Std Accessible	1
EV Van Accessible Spaces	1
Clean Air	8
Std Spaces	364
Total Provided	406
Required	402

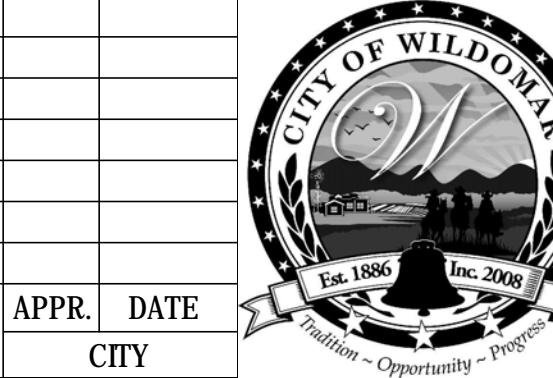
**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
SITE CONTROL PLAN

**SHEET No.**  
3 OF 38 SHTS

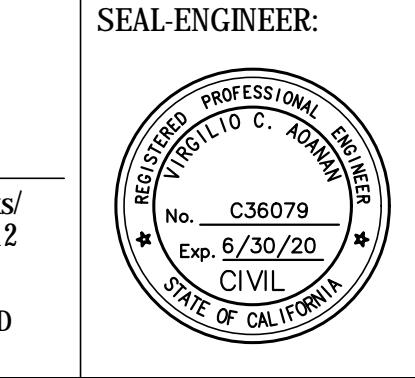


**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER		CITY			



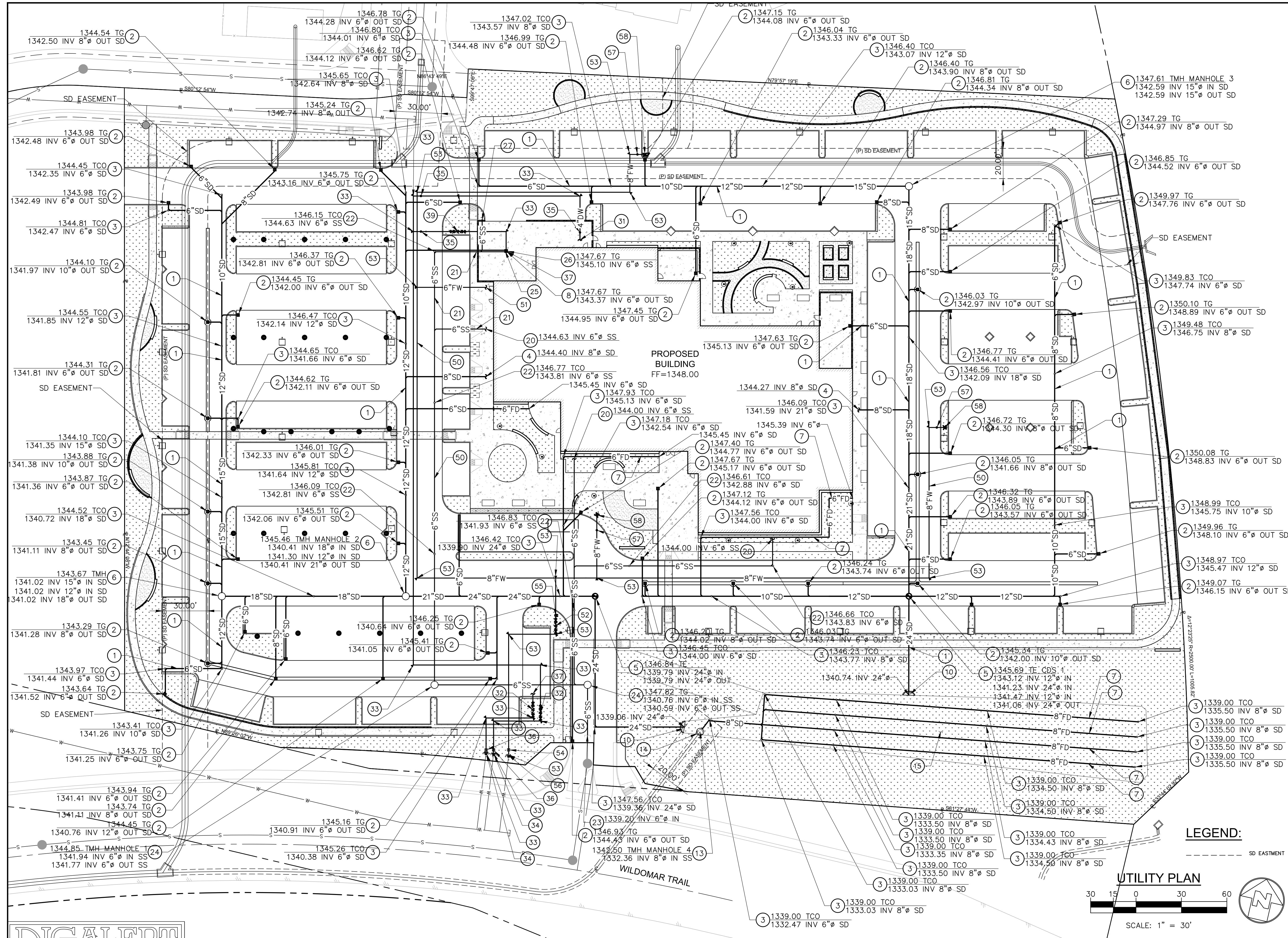
**CITY OF WILDOMAR**  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



SEAL-ENGINEER:  
C36079  
Ex. 6/30/20 CIVIL  
STATE OF CALIFORNIA  
1041 S. Garfield Avenue, Suite #210  
Alhambra, CA 91801  
Tel: 626.729.5098 Fax: 323.729.6043

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY: \_\_\_\_\_  
R.C.E. No. \_\_\_\_\_ EXP. \_\_\_\_\_  
SCALE: H: As Noted V: As Noted





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&lt;div[](https://www.wiley.com/gif/visions.gif)

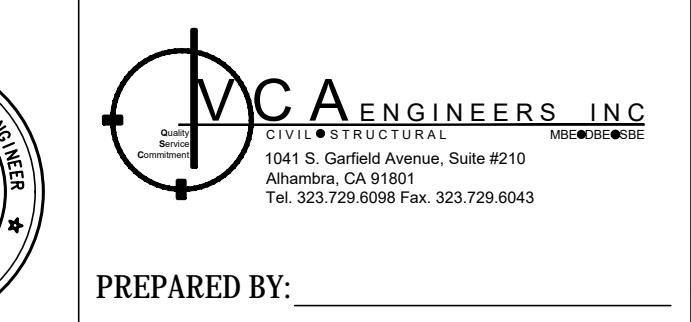
APPENDIX

&lt;div[](https://www.wildomar.ca/assets/images/Seal/Seal\_Logo\_2008\_1000x1000px.jpg)

**CITY OF WILDOMAR**  
ACCEPTED BY:  
  
**Date:**  

---

**Daniel A. York, Director of Public Works/  
City Engineer, PE 43212**  
  
**ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES**



ENCHMARK:  
elevation = \_\_\_\_\_  
datum = \_\_\_\_\_  
ENCHMARK # \_\_\_\_\_

THIS SURVEY WAS PERFORMED  
N (date) BY (surveyor)  
S. (number), EXP. (date)

CALE:  
H: As Noted V: As Noted

**CITY OF WILDOMAR**  
**EXTER VILLAGE - MEDICAL OFFICE BUILDING**  
**ENTITLEMENT SUBMITTAL**  
**UTILITY PLAN**

**SHEET No.**  
**C.3**

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**BOLA**<sup>®</sup>  
Product Data Sheet

# BIKE RACK CUT SHEET

landscapeforms<sup>®</sup>



## Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolish finish on bare stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola an secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Bola	1.5"	28.25"	32"	13 lb

## Finishes

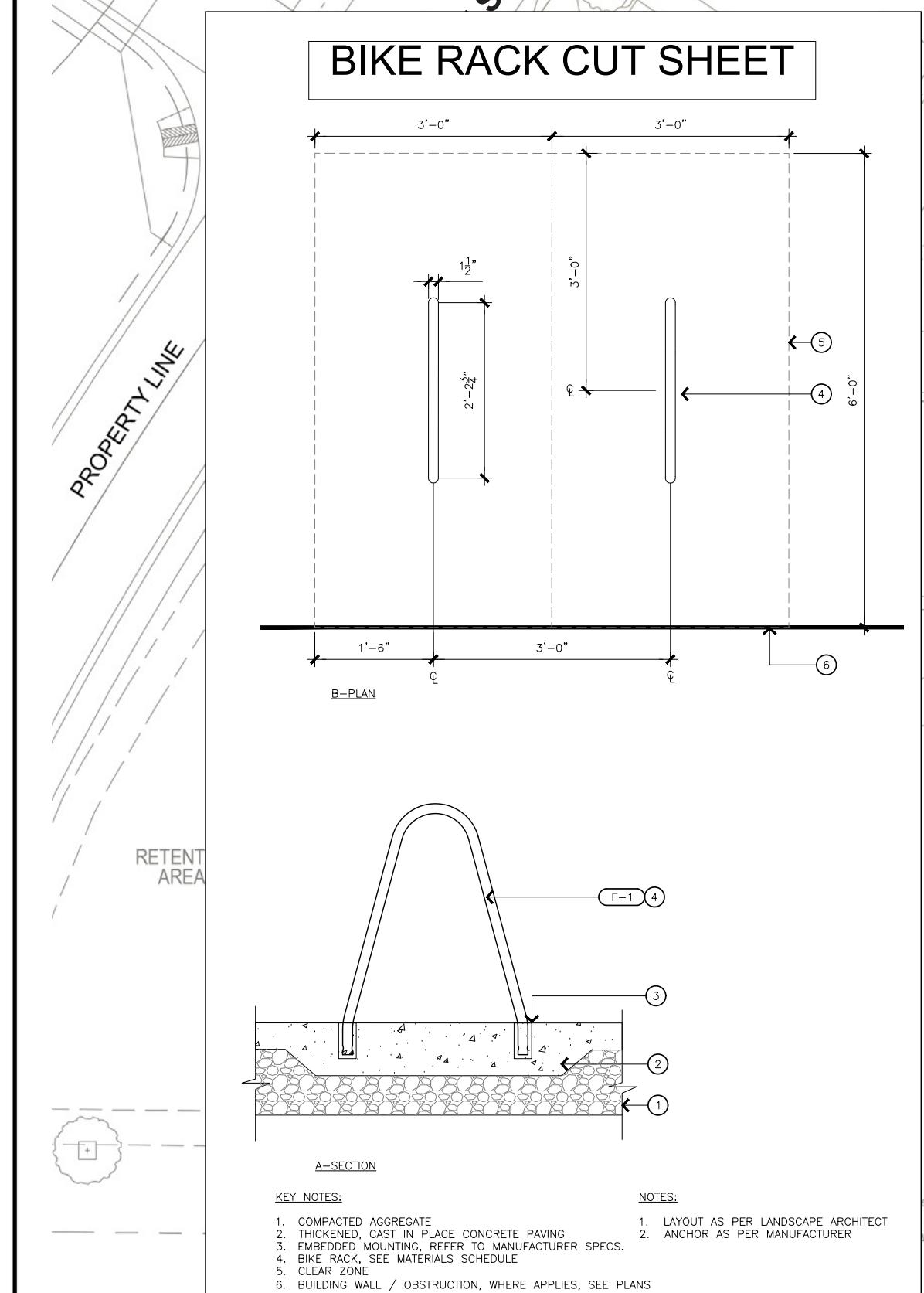
- All metal parts are finished with Landscape Forms' proprietary Pangard II<sup>®</sup> polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

## To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

**Designed by Brian Kane, IDSA**

All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.



# MEDICAL OFFICE BUILDING LANDSCAPE AREA RATIO

LOT AREA:	306,569 SF
TOTAL LANDSCAPE AREA:	86,284.33 SF
LID DETENTION POND:	39,005.85
PLANTERS:	47,278.48
LANDSCAPE AREA RATIO:	28%
PARKING AREA(STALLS):	68,208.39 SF
PARKING AREA CANOPY(15YEARS):	34,581.4 SF
SHADE RATIO:	50.70%



## LEGEND

- 1. PATIENT DROP OFF
- 2. ENTRY PLAZA
- 3. ENTRY CANOPY
- 4. TERRACE
- 5. COMMUNITY GARDEN
- 6. PHYSICAL THERAPY YARD
- 7. HEALING GARDEN
- 8. OUTDOOR EXERCISE STATIONS
- 9. PHOTOVOLTAIC PANELS
- 10. BIKE RACK (6 BIKE RACKS TOTAL, EACH SUPPORTING 2 BIKES = 12 TOTAL SECURE BIKES)
- 11. SIGNAGE
- 12. COVERED SERVICE YARD
- 13. CONCRETE LOOP WALK
- 14. COMMUNITY HISTORIC PARK
- 15. HISTORIC MONUMENT SITE
- 16. FIRE HYDRANT
- 17. TRANSFORMER

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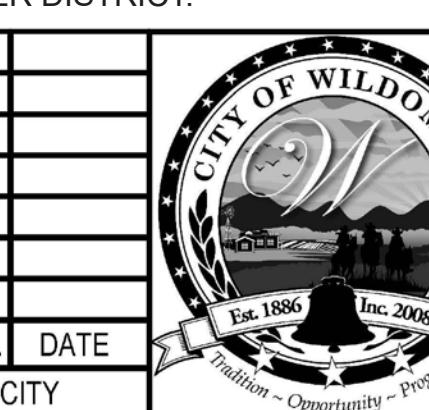
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## GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS REQUIRED, REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) and 17.276 (WATER EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 - SUBDIVISION AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS GUIDELINES (JANUARY 2004), COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPE (DECEMBER 2009), CALIFORNIA FRIENDLY PLANT LIST (MARCH 2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT GUIDELINES, AND THE REQUIREMENTS OF THE ELISINORE VALLEY MUNICIPAL WATER DISTRICT.

2. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF  
PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PROPERTY OWNER.  
PROPERTY OWNER: STRATA BAXTER, LLC  
ERIC FLODINE  
4370 LA JOLLA VILLAGE DRIVE #960  
SAN DIEGO, CA 92122  
858.546.0900



**CITY OF WILDOM**  
ACCEPTED BY:

ACCEPTED BY:

 Daniel A. York, Director of Public  
City Engineer, P

**RELM**  
617 S. Olive Street, Suite 1  
Los Angeles, CA 90014  
213.673.4400  
[www.RELMstudio.com](http://www.RELMstudio.com)

BENCHMARK:  
Elevation = \_\_\_\_\_

Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)

ON (date) BY (Surveyor)  
L.S. (number), EXP. (date)

# COMMUNITY HISTORIC PARK

■ ■ ■ 7500 SF COMMUNITY HISTORIC PARK  
■ ■ ■ RESERVED FOR THE NON-EXCLUSIVE USE  
BY WILDOMAR HISTORICAL SOCIETY PER  
SEPARATE AGREEMENT

INDEX OF SHEETS:	
<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

**CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
LANDSCAPE SITE PLAN**

SHEET No.  
**L.1**



### TREE NOTES:

1. TREES SHALL BE LOCATED:  
10' MIN. FROM WATER /SEWER LINES  
30' FROM INTERSECTIONS  
10' FROM FIRE HYDRANTS  
10' FROM STREET LIGHTS / SIGNS  
10' FROM DRIVEWAYS

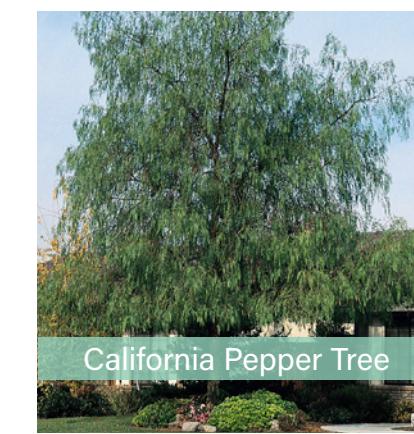
### MEDICAL OFFICE BUILDING TREE PALETTE

#### CANOPY TREES

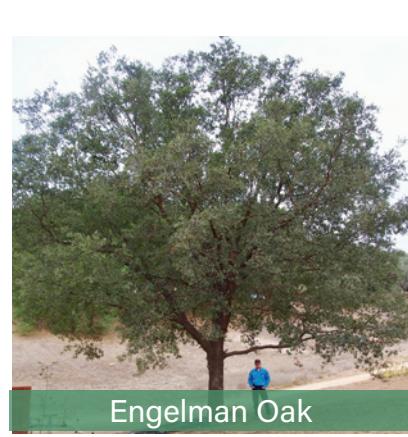
Chinese Pistache  
*Pistacia chinense 'Red Push'*  
Install Size: 36" box  
Install height x width: 15' x 8'  
Mature height x width: 35' x 35'  
Water Use: low  
Notes: Deciduous, brilliant fall color  
NOT ON CITY LIST, REQUEST TO REVIEW



California Pepper Tree  
*Schinus molle*  
Install Size: 36" box  
Install height x width: 15' x 8'  
Mature height x width: 25' x 40'  
Water Use: low  
Notes: Evergreen, wildlife plant, year-round interest, white flower and showy red berry



Engelman Oak  
*Quercus engelmannii*  
Install Size: 36" box  
Install height x width: 14' x 8'  
Mature height x width: 30-60' x 40-55'  
Water Use: low  
Notes: Evergreen to semi-deciduous, native, wildlife plant, provide habitat



Coast Live Oak  
*Quercus agrifolia*  
Install Size: 36" box  
Install height x width: 14' x 8'  
Mature height x width: 25-82' x 15-35'  
Water Use: low  
Notes: Evergreen, native, wildlife plant, provide habitat



Southern Live Oak  
*Quercus virginiana*  
Install Size: 36" box  
Install height x width: 14' x 8'  
Mature height x width: 30-60' x 40-50'  
Water Use: medium  
Notes: Evergreen, shade, habitat



#### ACCENT TREES

Desert Museum Palo Verde  
*Cercidium x 'Desert Museum'*  
Install Size: 36" box  
Install height x width: 14' x 6'  
Mature height x width: 30' x 25'+  
Water Use: low once established  
Notes: Deciduous, fast growing, re-bloom when given supplemental water, provide year-round interest



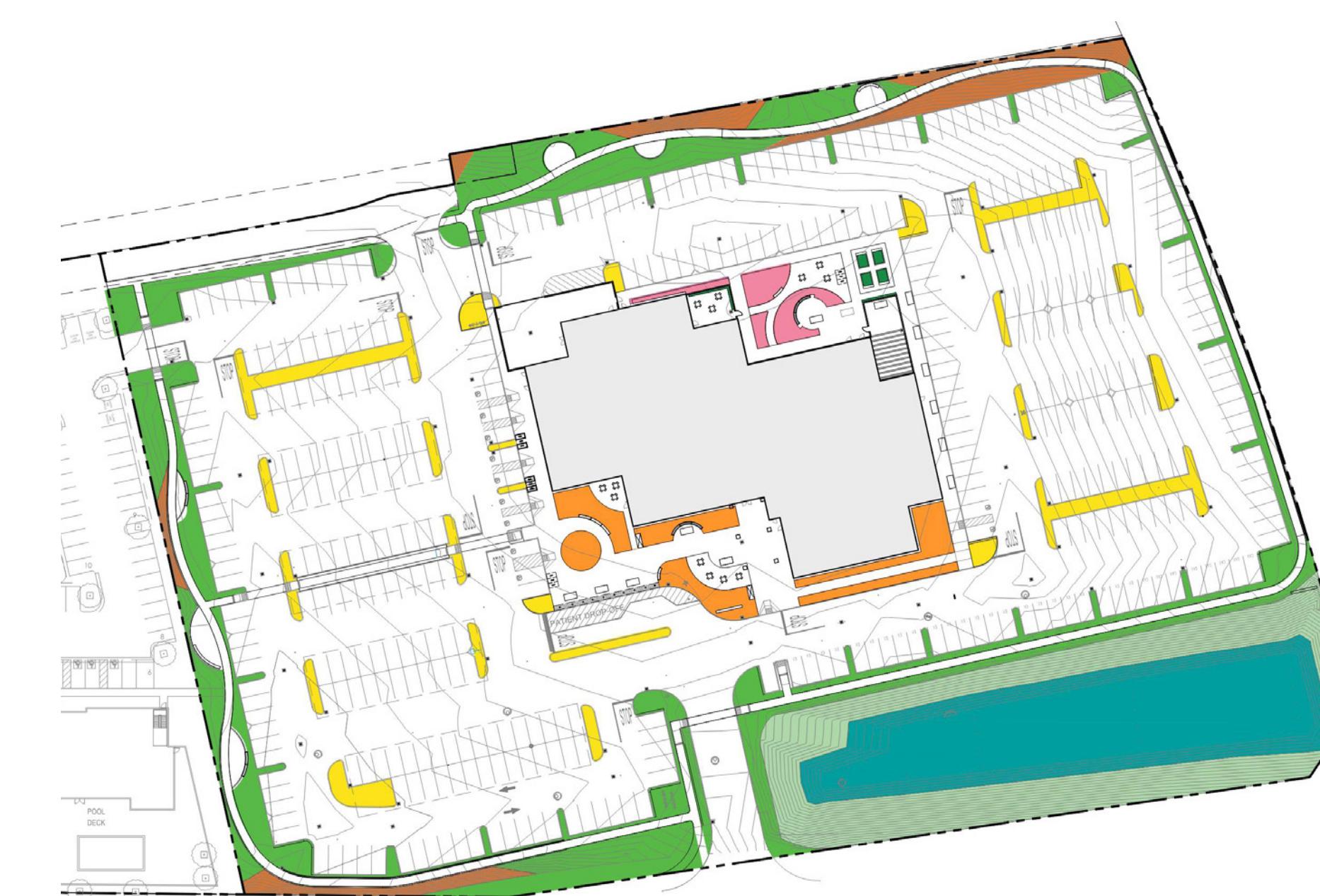
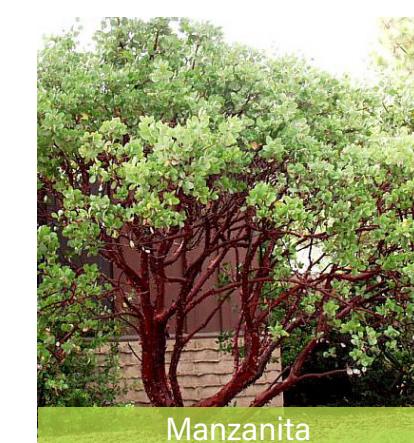
Chitalpa  
*Chitalpa tashkentensis*  
Install Size: 24" box  
Install height x width: 10' x 4'  
Mature height x width: 20' H x 20' W  
Water Use: low - medium  
Notes: Deciduous, spring flower, fast growing



Tecate Cypress  
*Cupressus forbesii*  
Install Size: 15 gallon, 14' x 10'  
Mature height x width: 25' H x 20' W  
Water Use: low  
Notes: Evergreen, attracts bird, wildlife plant



Manzanita  
*Arctostaphylos manzanita*  
Install Size: 15 gallon, 5' x 5'  
Mature height x width: 10' H x 10' W  
Water Use: very low  
Notes: Native, Evergreen to semi-deciduous, slight fragrance, white and pink flower, attracts bird, wildlife plant



### MEDICAL OFFICE BUILDING UNDERSTORY PALETTE

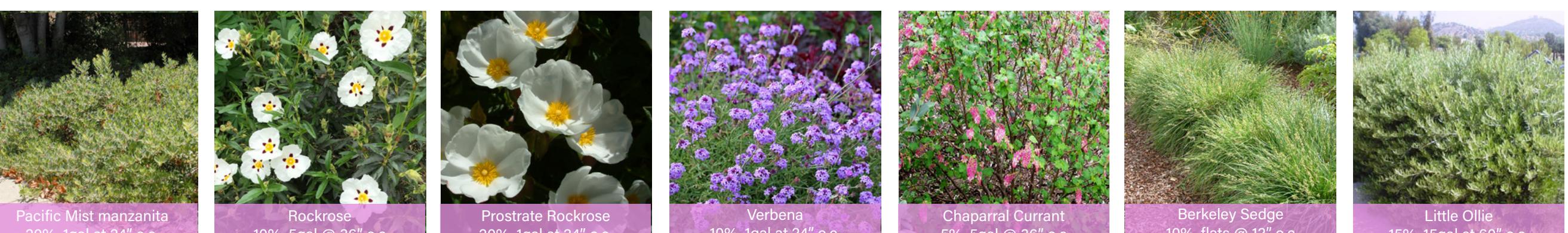
#### ENTRY PLAZA (HZ1, 4,690 SF)

Shrubs and perennials, mix of color and bloom seasons  
Water Use: low  
Notes: Evergreen, foliage of various textures, with yellow and white highlights



#### HEALING GARDEN (HZ4, 1,600 SF)

Shrubs and perennials mix of color and bloom seasons, shade tolerant  
Water Use: low  
Notes: Evergreen, foliage of various textures



#### PERIMETER LANDSCAPE (HZ1, 25,400 SF)

Mix of Native Plants, Drought Tolerant  
Water Use: low  
Notes: Native, Pollinator Habitat



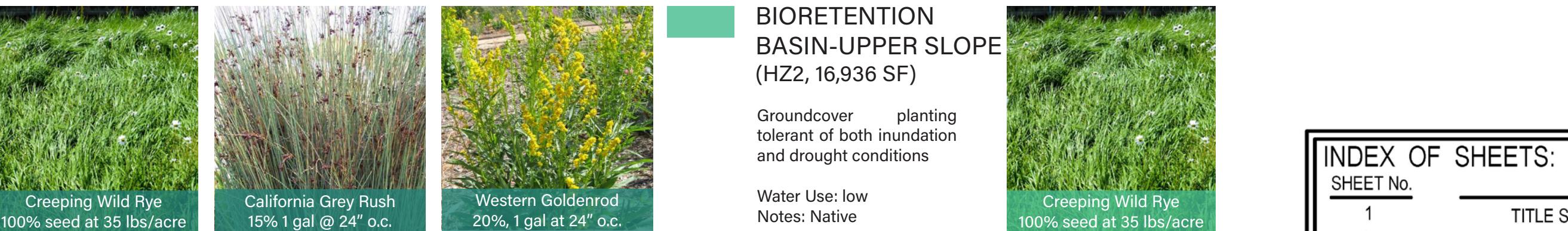
#### PARKING LOT ISLANDS (HZ1, 8,400 SF)

Low grasses and perennials, native, drought tolerant  
Water Use: low  
Notes: Native, Pollinator Habitat, max height 18"-24"



#### BIORETENTION BASIN-LOWER (HZ2, 19,325 SF)

Open meadow planting, plants tolerant of both wet and dry conditions  
Water Use: low  
Notes: Native



#### BIORETENTION BASIN-UPPER SLOPE (HZ2, 16,936 SF)

Groundcover planting tolerant of both inundation and drought conditions  
Water Use: low  
Notes: Native



#### INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
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3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
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MARK BY DATE  
APPR. DATE  
REVISIONS  
CITY  
ENGINEER

APPR. DATE  
CITY  
REVISIONS  
CITY  
ENGINEER

APPR. DATE  
CITY  
REVISIONS  
CITY  
ENGINEER



CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
RELM  
617 S. Olive Street, Suite 1110  
Los Angeles, CA 90014  
213.673.4400  
www.RELMstudio.com  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)

SCALE:  
H: As Noted v: As Noted

### WUCOLS: IRRIGATION WATER USE ESTIMATE

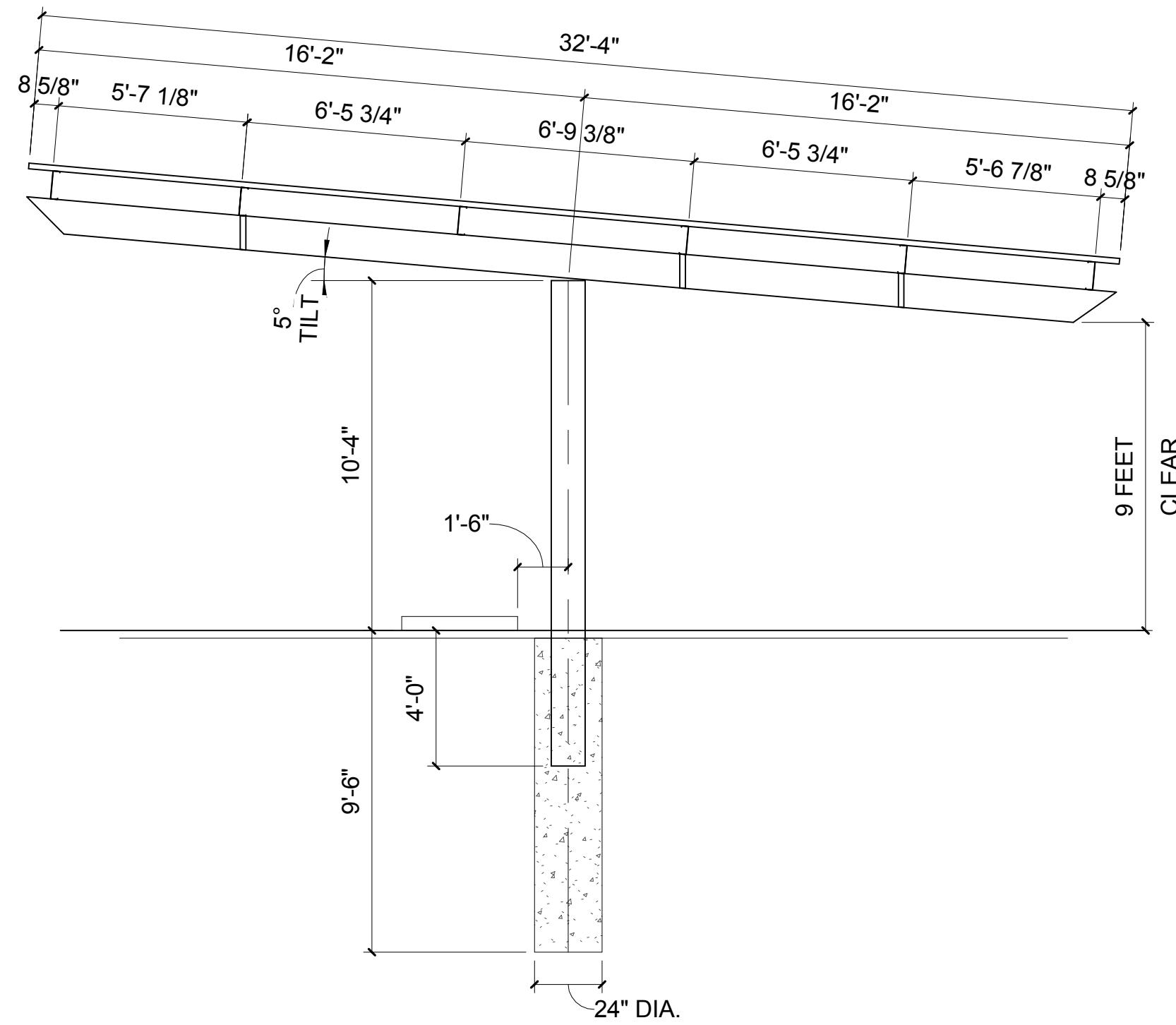
MWELO - WATER EFFICIENT LANDSCAPE WORKSHEET : NON-RESIDENTIAL (NO SLA) - ETAF = 0.45					MAWA = Eto X 0.62 X (0.45 X LA)
Reference Evapotranspiration (Eto)	55.0	(LAKE ELSINORE)			
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/E)	Landscape Area (sq. ft.) (PF/E) Area Estimated Total Water Use (ETWU)
HZ 1 - Planters Drip / Low	0.30	Drip Line	0.81	0.37	45,110 16,707 569,723
HZ 2 Retention Basin	0.30	Sprinkler	0.75	0.40	38,705 15,482 527,936
HZ 3 Tree Wells	0.30	Bubbler	0.81	0.37	575 213 7,262
HZ 4 Healing Garden	0.50	Drip Line	0.81	0.62	1,820 1,123 38,310
				Total	86,210 33,526
SPECIAL USE LANDSCAPE AREAS					
HZ 5 Garden Boxes	0.80	Drip Line	0.81	0.99	175 173 5,894
				ETWU TOTAL	1,143,231
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					1,322,852

### PLANTING & IRRIGATION NOTES:

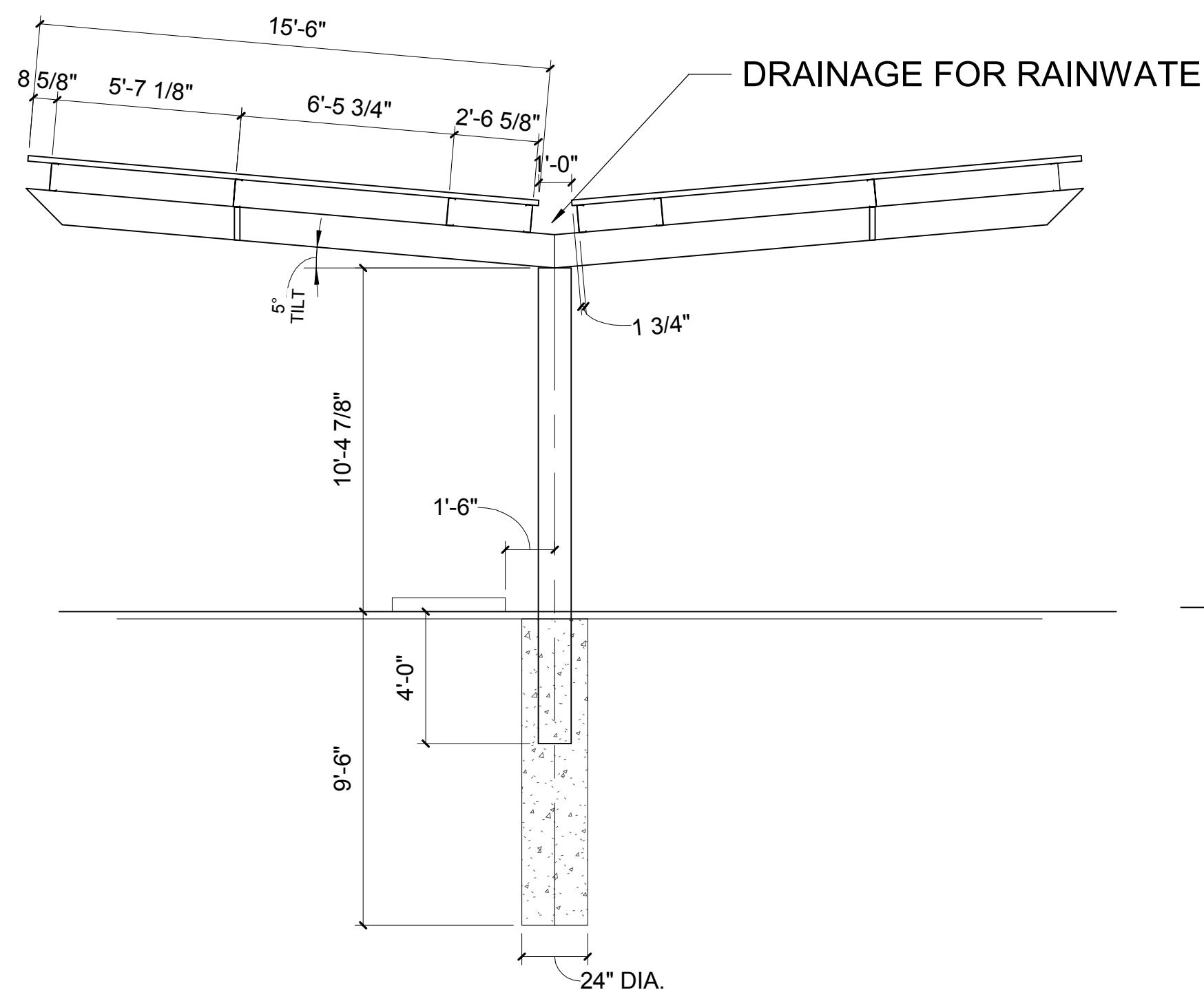
1. 3" MIN. DEPTH BARK MULCH TO BE USED IN ALL PLANTING AREAS EXCEPT HYDROSEEDED BIORETENTION BASIN.
2. ALL SLOPE PLANTING DESIGNED TO FULLY COVER SLOPE WITHIN 12 MONTHS OF PLANTING. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED AS NEEDED DURING ESTABLISHMENT.
3. ALL SHRUBS TO BE A MINIMUM OF 5 GALLON SIZE.
4. ALL GROUNDCOVERS TO BE A MINIMUM OF 1 GALLON SIZE. FLATS TO BE 12" O.C. SPACING MINIMUM.
5. WUCOLS - COMMUNITY GARDEN BEDS CONSIDERED SPECIAL LANDSCAPE AREA AND NOT INCLUDED IN HYDROZONE CALCULATIONS
6. AGRONOMIC SOIL TESTING SHALL BE PERFORMED DURING GRADING.
7. PLANTING SHALL BE COORDINATED WITH THE ADJACENT HOTEL DEVELOPMENT SITE.
8. IRRIGATION SYSTEM SHALL BE A LOW FLOW SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND OR Drip SYSTEMS USED THROUGHOUT. IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.
9. IRRIGATION SYSTEM WATER USE CLASSIFICATION: POTABLE WATER.

SHEET No. L.2  
1  
2  
3-4  
5-etc...  
OF 38 SHTS

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
LANDSCAPE PLANT PALETTE

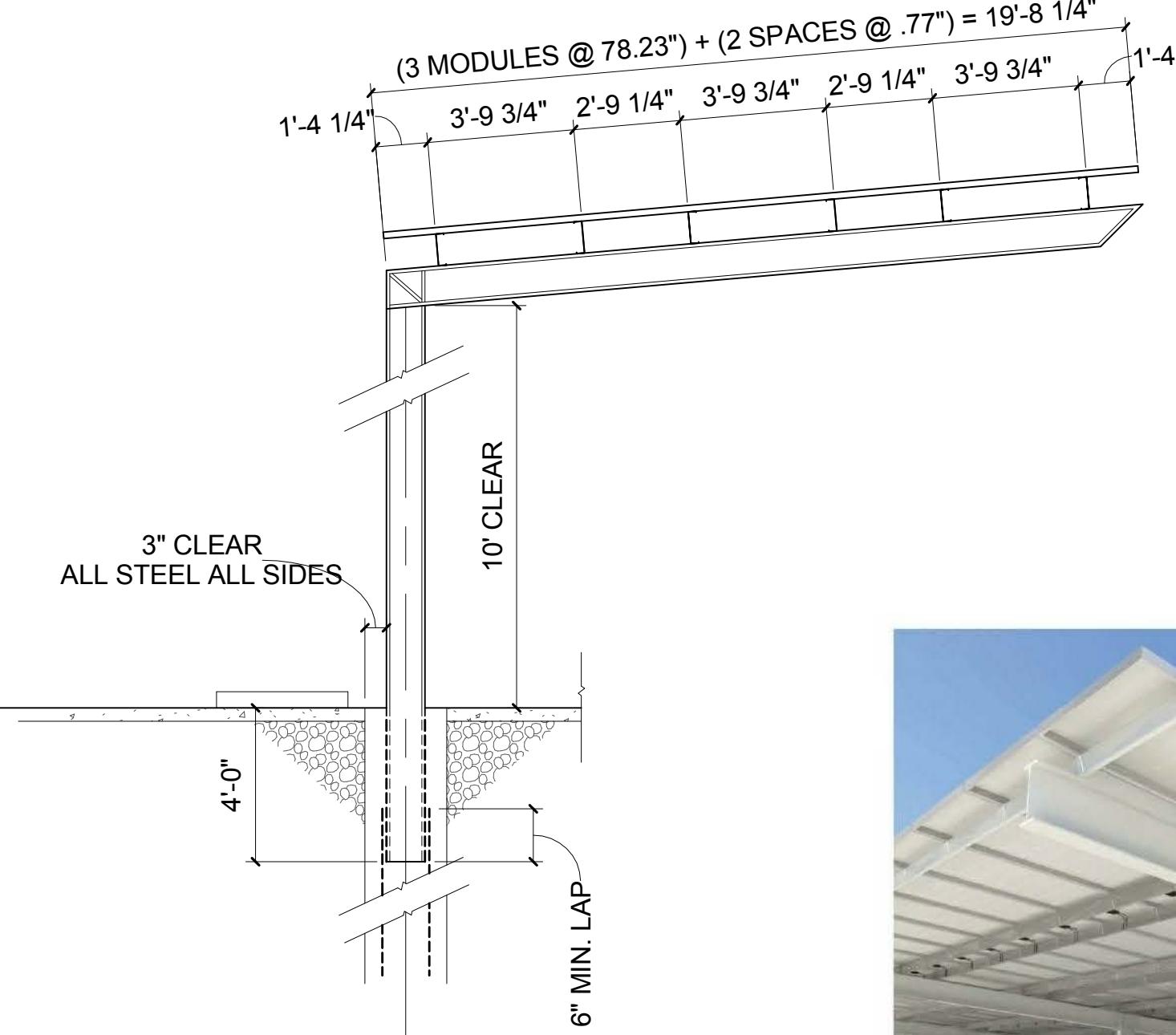


1 DROP-OFF PV CANOPY DETAIL  
1/4" = 1'-0"

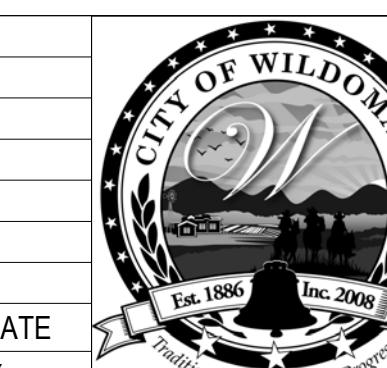


2 PARKING LOT PV CANOPY DETAIL 2  
1/4" = 1'-0"

4 PV ELEVATION  
1/4" = 1'-0"



3 PARKING PV CANOPY DETAIL 3  
1/4" = 1'-0"



CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
SCALE: \_\_\_\_\_  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
PV CANOPY - TYPICAL DETAILS

SHEET No.  
PV.1  
8 OF 38 SHTS



NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT  
COMMENCE UNTIL AN ENROACHMENT PERMIT  
AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
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discrepancies arising after city acceptance or during construction,  
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MARK BY DATE  
REVISIONS APPR. DATE  
CITY  
CITY  
ENGINEER

REVISIONS  
CITY  
CITY  
ENGINEER

APPR. DATE  
CITY  
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ENGINEER

DATE  
CITY  
CITY  
ENGINEER



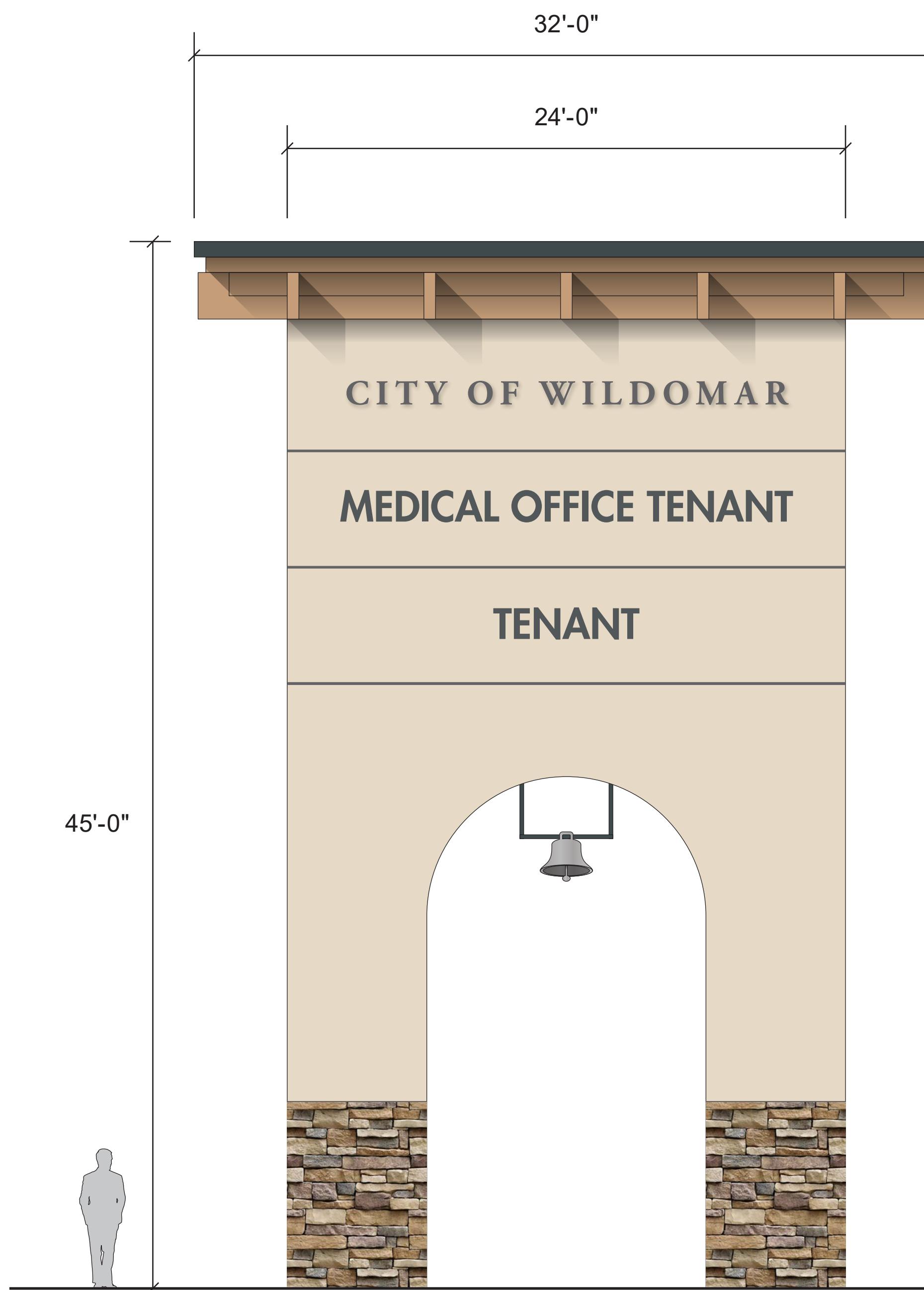
CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
SCALE: \_\_\_\_\_  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
PV CANOPY - TYPICAL DETAILS

SHEET No.  
PV.1  
8 OF 38 SHTS



1 SIGN ELEVATIONS  
SCALE: NTS

**DIG ALERT**  
DIAL  
BEFORE  
YOU DIG  
TOLL FREE  
1-800-227-2600  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		

APPROX. 4'-5"

46'-0"

# MEDICAL OFFICES

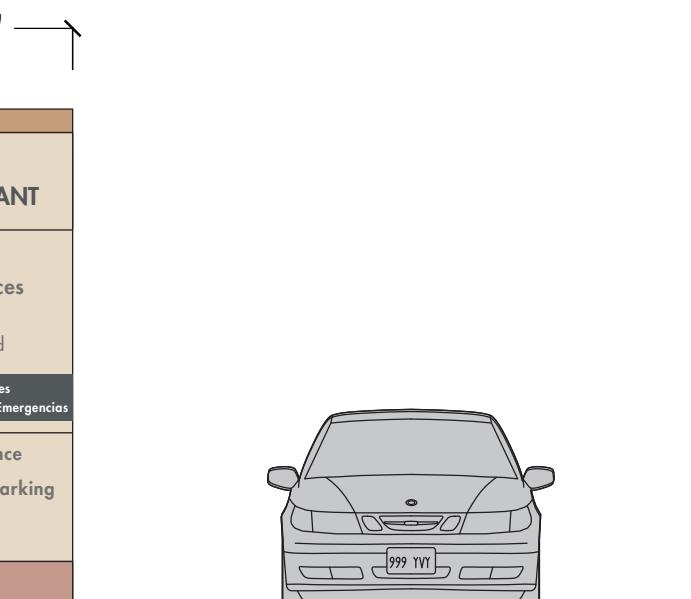
**L** Building Identification  
Internally Illuminated  
QTY: 2

9'-2"

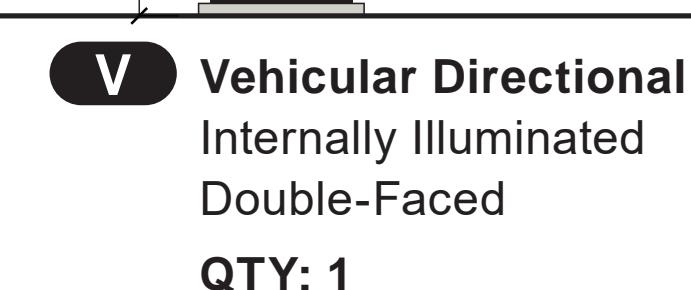
1'-6"

community

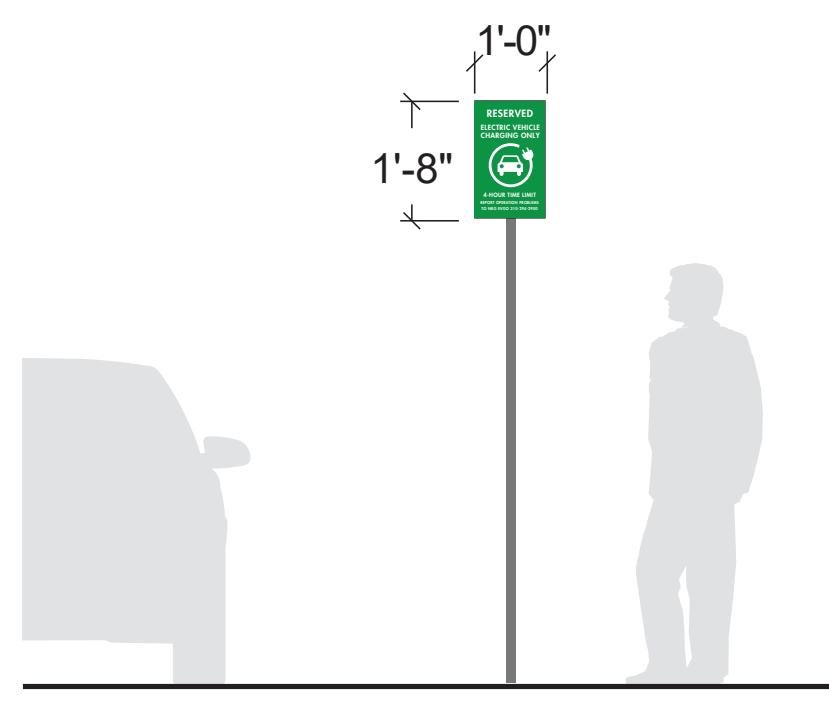
**C** Department Identification  
Internally Illuminated  
QTY: 1



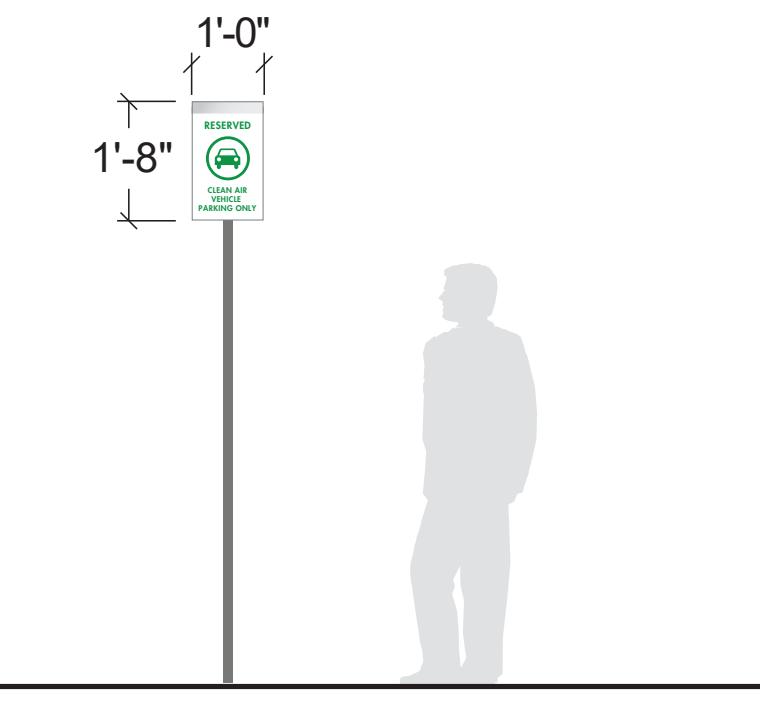
**M** Identification/  
Directional Monument  
Internally Illuminated  
Double-Faced  
QTY: 1



**V** Vehicular Directional  
Internally Illuminated  
Double-Faced  
QTY: 1



**EV** Parking Restrictive Sign -  
EV Parking  
(71.03 - EV.p.cus)  
Non-Illuminated  
Post  
QTY: TBD



**CA** Parking Restrictive Sign -  
Clean Air Vehicle  
(71.03 - EV.p.cus)  
Non-Illuminated  
Post  
QTY: TBD



**W** Site Art Installation  
Externally Illuminated  
Mounted on Posts  
QTY: 1

NOTE: THE COMPLETE SIGN PROGRAM  
TO BE SUBMITTED & PERMITTED  
DURING PLAN CHECK PHASE

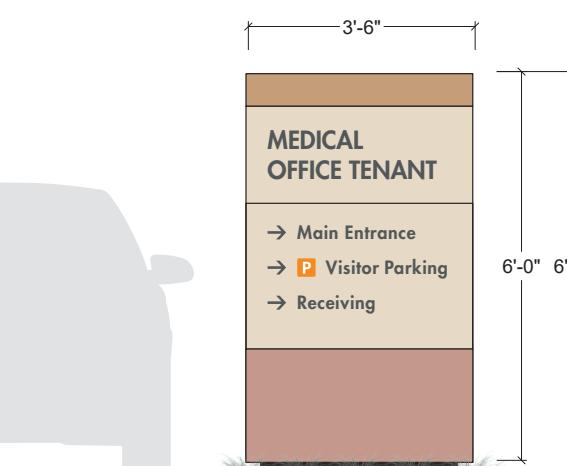
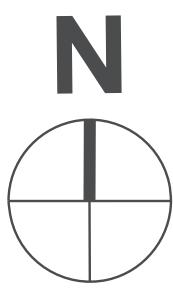
CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works,  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
SKADESIGN  
900 Palm Avenue  
South Pasadena, California 91030-3029  
Phone 626.403.5870, Fax 626.403.5871  
skadesign.com  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK #  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE:  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE-MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
SITE SIGNAGE  
SIGN TYPE MENU

SHEET NO.  
EG.1  
9  
OF 38 SHTS



Vehicular  
Directional

V-1

## MEDICAL OFFICES

Building Identification Sign

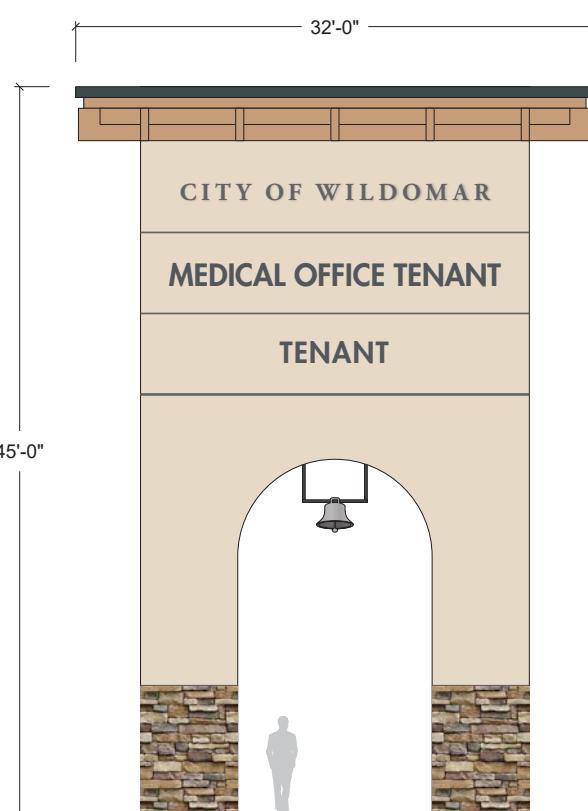
L-1

## MEDICAL OFFICES

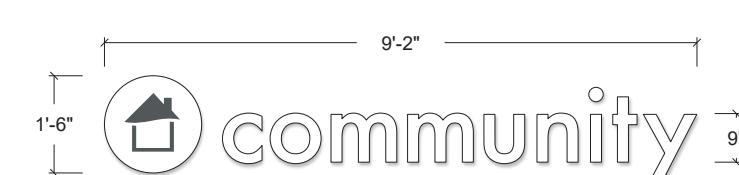
Building Identification Sign

L-2

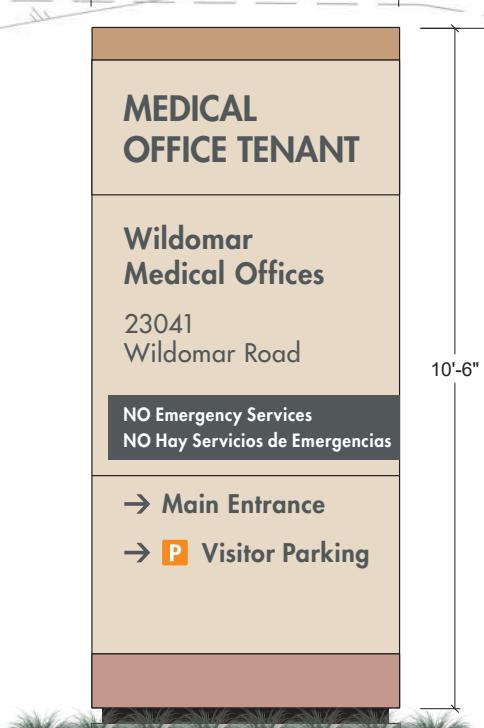
Building Identification Sign



F-1  
Freeway Pylon Sign



community



Identification/  
Directional  
Monument

W-1 Site Art Installation



1 SITE PLAN  
SCALE: 1" = 40'-0"



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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		

CITY OF WILDOMAR  
ACCEPTED BY:

Date: Daniel A. York, Director of Public Works

City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:

**SKADESIGN**

900 Palm Avenue  
South Pasadena, California 1030-3029  
Phone 626.403.5870, Fax 626.403.5871  
skadesign.com

PREPARED BY:

R.C.E. No. (number) Exp. (date)

BENCHMARK:

Elevation = \_\_\_\_\_

Datum = \_\_\_\_\_

BENCHMARK #

THIS SURVEY WAS PERFORMED

ON (date) BY (surveyor)

L.S. (number), EXP. (date)

SCALE:

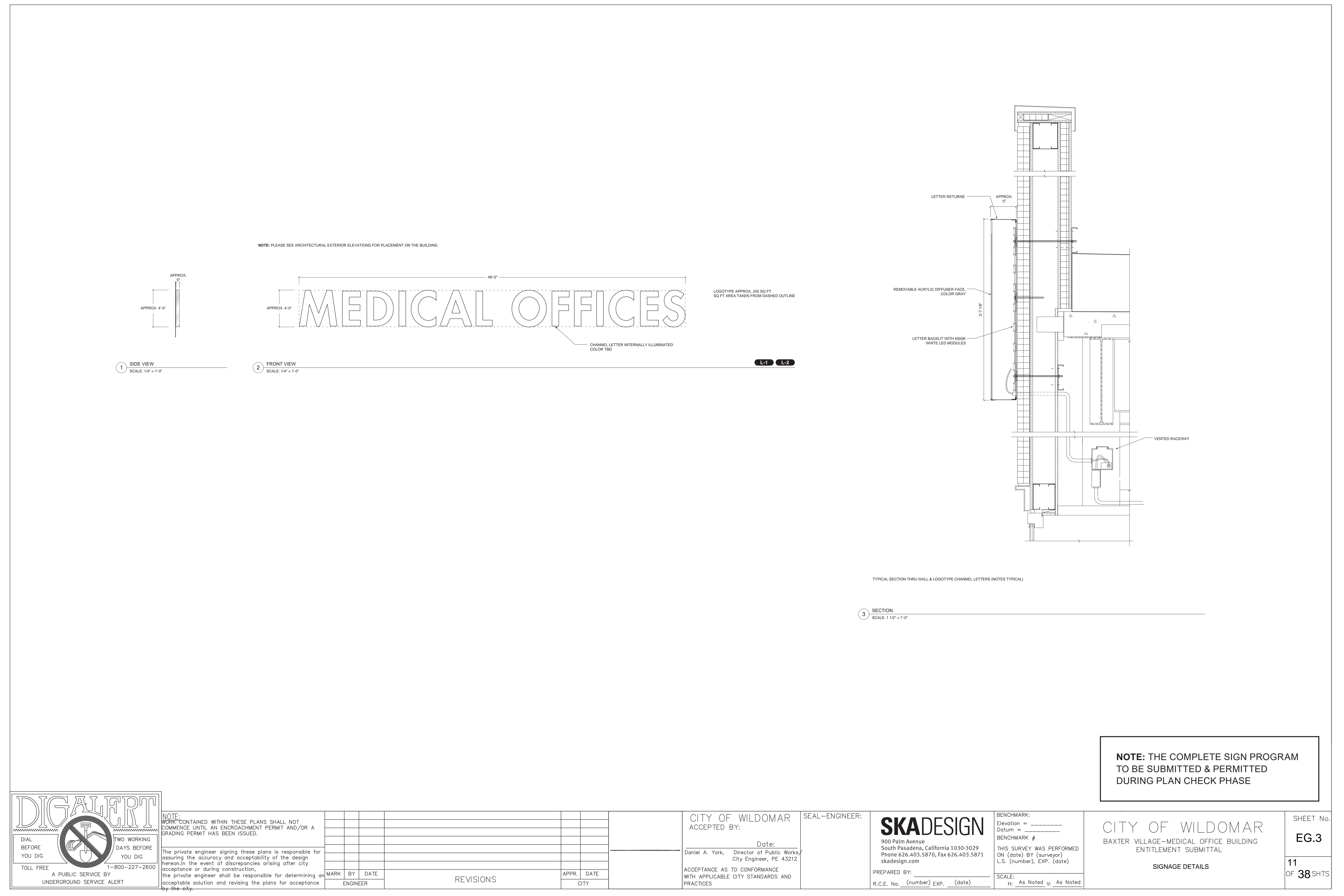
H: As Noted V: As Noted

NOTE: THE COMPLETE SIGN PROGRAM  
TO BE SUBMITTED & PERMITTED  
DURING PLAN CHECK PHASE

CITY OF WILDOMAR  
BAXTER VILLAGE-MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
SITE SIGNAGE  
SIGN LOCATION PLAN

SHEET NO.  
**EG.2**

10  
OF 38 SHTS

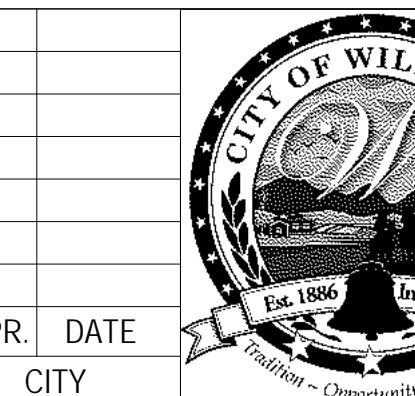




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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
Date:  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: \_\_\_\_\_  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FRONT VIEW

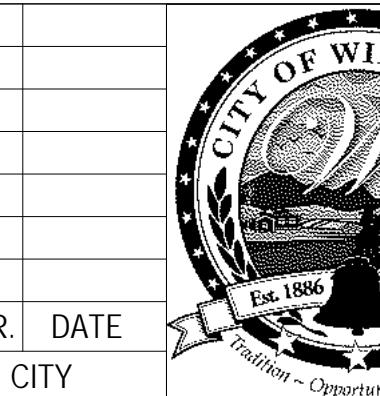
SHEET No.  
A.1  
12  
OF 38 SHTS



NOTE:  
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
Date:  
Prepared by:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB REAR VIEW

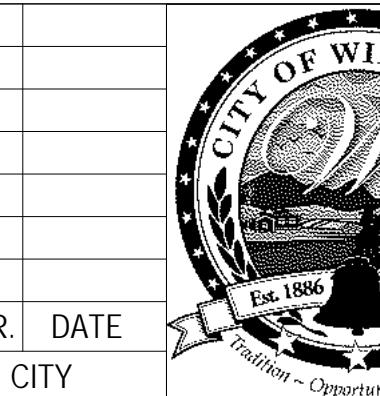
SHEET No.  
A.2  
13  
OF 38 SHTS



NOTE:  
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
Date:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE -  
MAIN ENTRANCE

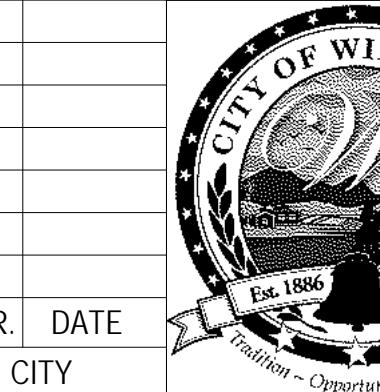
SHEET No.  
A.3  
14  
OF 38 SHTS



NOTE:  
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ENGINEER			CITY		



CITY OF WILDOMAR  
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City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE -  
COMMUNITY ROOM AT MAIN ENTRANCE

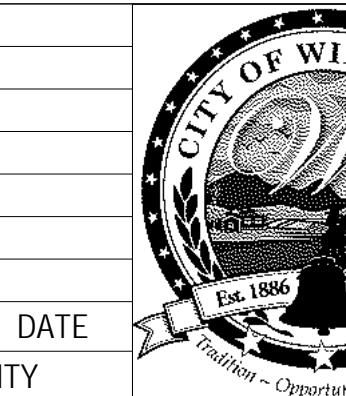
SHEET No.  
A.4  
15  
OF 38 SHTS



NOTE:  
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
Date:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: \_\_\_\_\_  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE -  
ENTRY COURTYARD

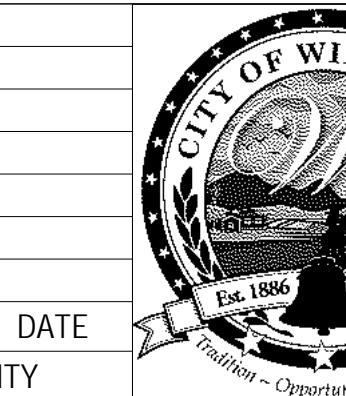
SHEET No.  
A.5  
16 OF 38 SHTS



**NOTE:**  
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



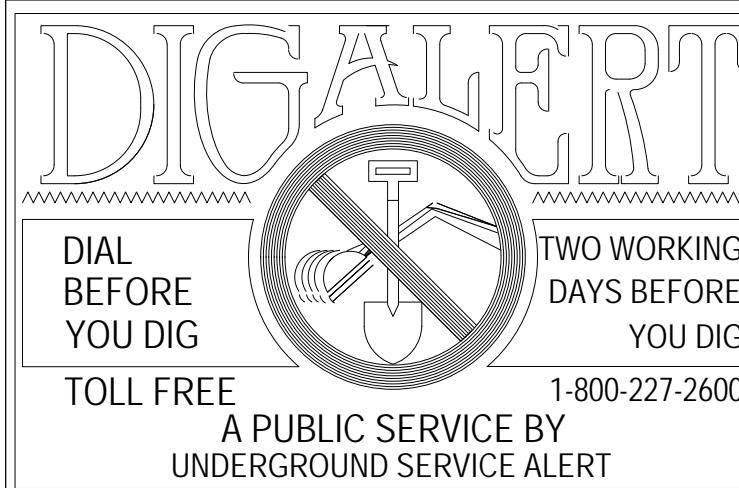
**CITY OF WILDOMAR**  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
**CANNONDESIGN**  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE -  
PHYSICAL THERAPY GYM / WEST ELEVATION

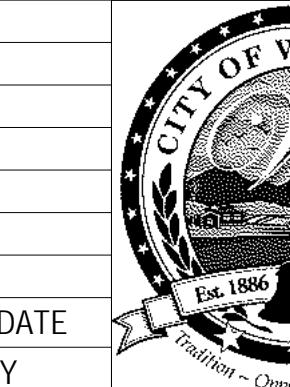
SHEET No.  
**A.6**  
17  
OF 38 SHTS



**NOTE:**  
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NOT						
ssuring						
event of						
ction,						
the city						
MARK	BY	DATE		REVISIONS	APPR.	DATE
	ENGINEER				CITY	



**CITY OF WILDCAT**  
ACCEPTED BY

	<b>ACCEPTED BY:</b>	<input type="text"/>
		<b>Date:</b>

---

Daniel A. York, Director of Public Works

## ACCEPTANCE AS TO CONFORMITY WITH APPLICABLE CITY STANDARDS PRACTICES

## SEAL-ENGINE

# CANNONDESIGN

2355 Main St  
Irvine, CA 92614  
P: 949.250.1515

PREPARED BY: \_\_\_\_\_  
R.C.E. No. \_\_\_\_\_ (number) EXP. \_\_\_\_\_

BENCHMARK:  
Elevation =

Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_

SCALE:  
H: As Noted V: As Noted

# CITY OF WILDOMAR

## BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

# MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE - EVS / EAST ELEVATION

SHEET No.  
A.7

18  
OF **38** SHTS



GL-1 / GL-2



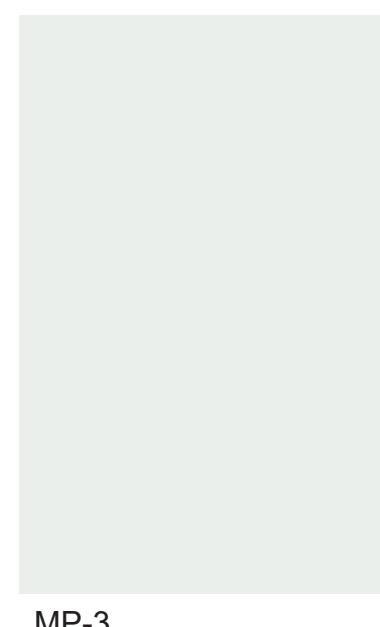
FP-1



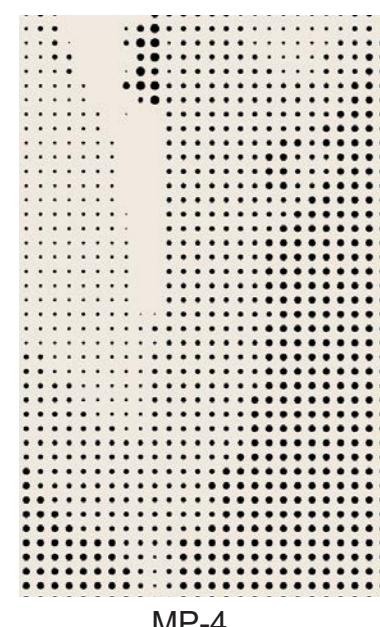
FP-2



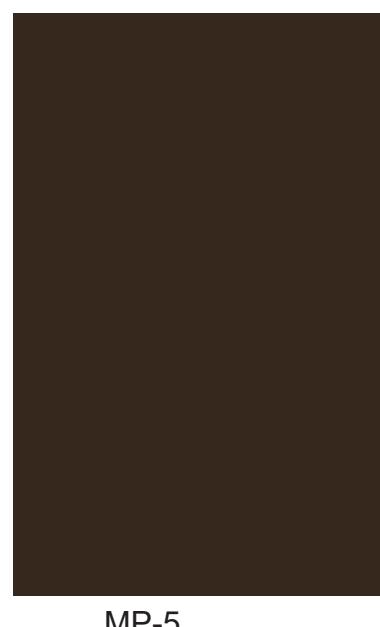
MP-1



MP-3



MP-4



MP-5



MP-6 / MP-7



BW-1

GL-1 INSULATED GLAZING UNIT  
GL-2 SPANDREL GLAZING

FP-1 MODULAR FACADE PANELS WITH EIFS FINISH  
FP-2 MODULAR FACADE PANELS WITH EIFS FINISH

MP-1 MCM WINDOW TRIM  
MP-3 CONCEALED FASTENER METAL PANEL CLADDING SYSTEM  
MP-4 CUSTOM PERFORATED METAL PANELS  
MP-5 PAINTED STRUCTURAL STEEL SUPPORT  
MP-6 ALUMINUM EXTRUSION WITH WOOD GRAIN FINISH  
MP-7 ALUMINUM PANEL WITH WOOD GRAIN FINISH



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DIAL  
BEFORE  
YOU DIG  
TOLL FREE  
1-800-227-2600  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT

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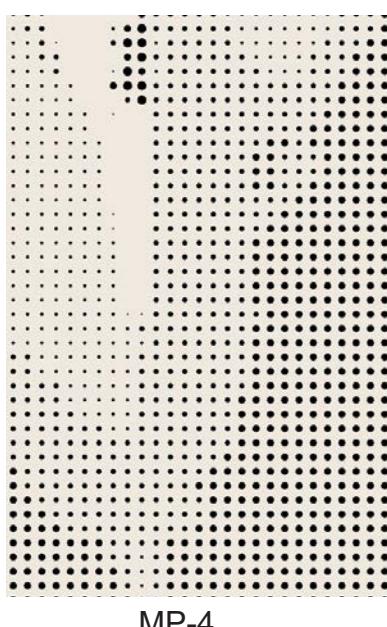
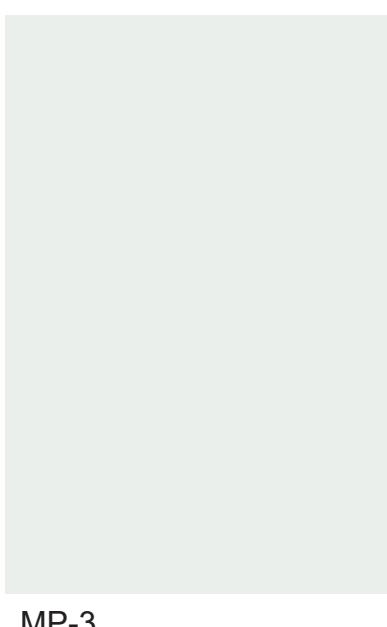
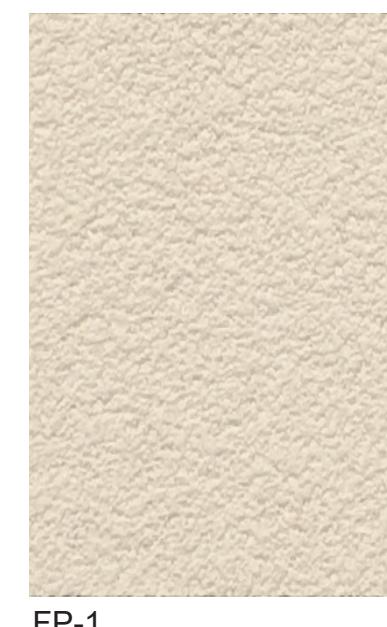
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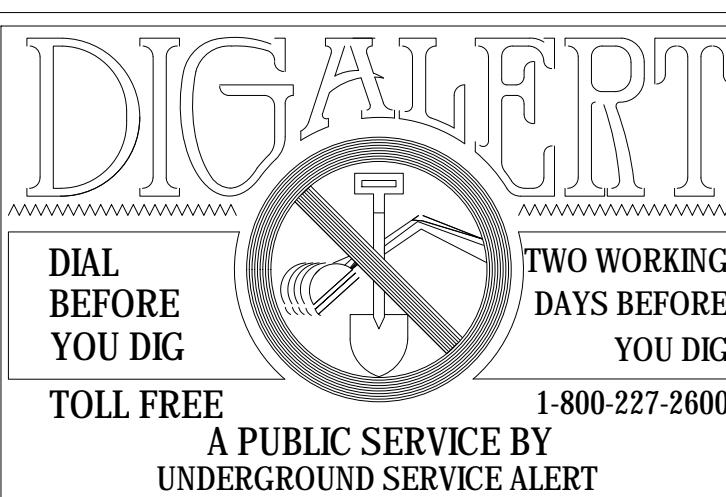
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**GL-1** INSULATED GLAZING UNIT  
**GL-2** SPANDREL GLAZING  
  
**FP-1** MODULAR FACADE PANELS WITH EIFS FINISH  
**FP-2** MODULAR FACADE PANELS WITH EIFS FINISH  
  
**MP-1** MCM WINDOW TRIM  
**MP-3** CONCEALED FASTENER METAL PANEL CLADDING SYSTEM  
**MP-4** CUSTOM PERFORATED METAL PANELS  
**MP-5** PAINTED STRUCTURAL STEEL SUPPORT  
**MP-6** ALUMINUM EXTRUSION WITH WOOD GRAIN FINISH  
**MP-7** ALUMINUM PANEL WITH WOOD GRAIN FINISH



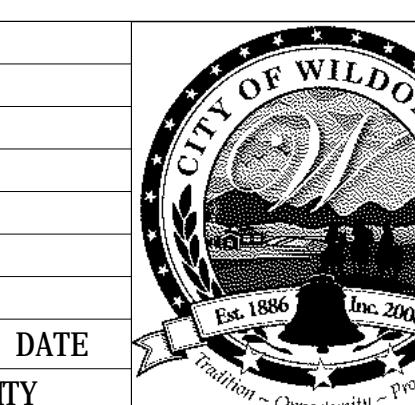
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MARK BY DATE  
 ENGINEER

REVISIONS

APPR. DATE  
CITY



**CITY OF WILDOMAR**  
 ACCEPTED BY:  
 Daniel A. York, Director of Public Works/  
 City Engineer, PE 43212  
  
 ACCEPTANCE AS TO CONFORMANCE  
 WITH APPLICABLE CITY STANDARDS AND  
 PRACTICES

SEAL-ENGINEER:

**CANNONDESIGN**

Date:  
 Daniel A. York, Director of Public Works/  
 City Engineer, PE 43212  
 P: 949.250.1500

PREPARED BY:  
 R.C.E. No. (number) EXP. (date)

BENCHMARK:  
 Elevation = \_\_\_\_\_  
 Dist. = \_\_\_\_\_  
 BENCHMARK # \_\_\_\_\_

THIS SURVEY WAS PERFORMED  
 ON (date) BY (surveyor)  
 L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted

**CITY OF WILDOMAR**  
**BAXTER VILLAGE - MEDICAL OFFICE BUILDING**  
**ENTITLEMENT SUBMITTAL**  
**EAST ELEVATION**

SHEET No.  
**A.9**

20  
OF 38 SHTS



GL-1 / GL-2



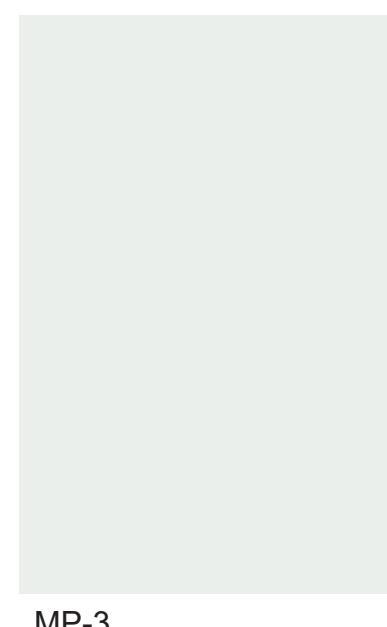
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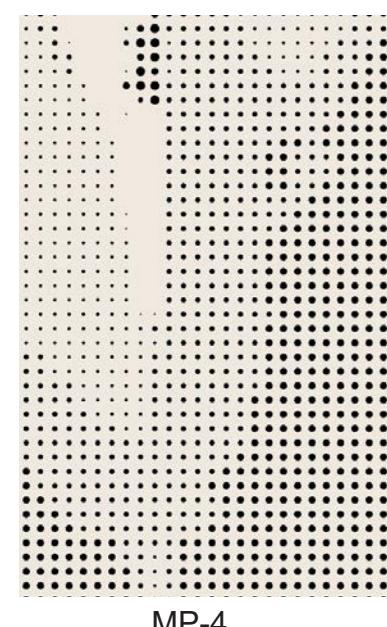
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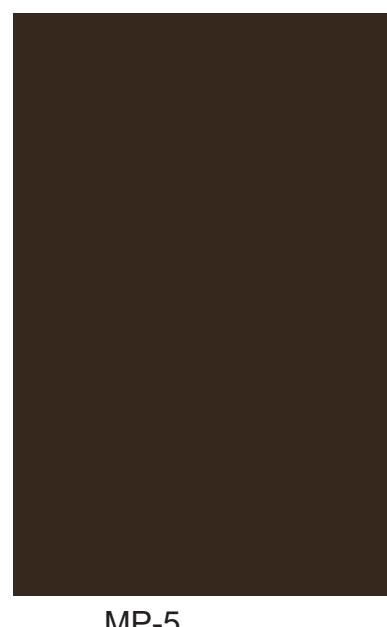
MP-1



MP-3



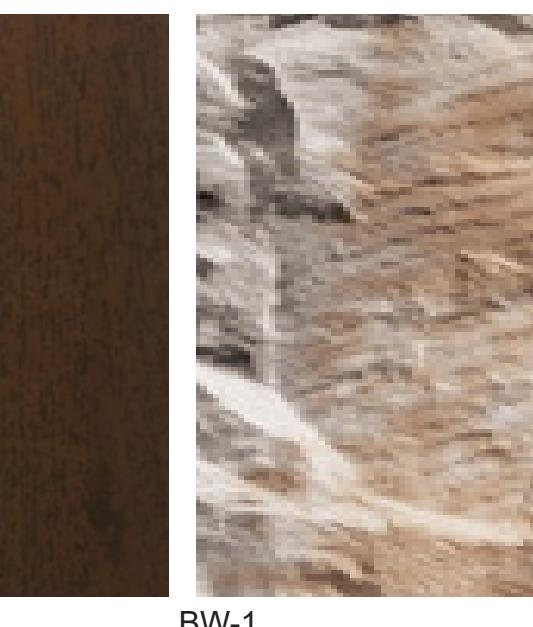
MP-4



MP-5



MP-6 / MP-7



BW-1

GL-1 INSULATED GLAZING UNIT  
GL-2 SPANDREL GLAZING

FP-1 MODULAR FACADE PANELS WITH EIFS FINISH  
FP-2 MODULAR FACADE PANELS WITH EIFS FINISH

MP-1 MCM WINDOW TRIM  
MP-3 CONCEALED FASTENER METAL PANEL CLADDING SYSTEM  
MP-4 CUSTOM PERFORATED METAL PANELS  
MP-5 PAINTED STRUCTURAL STEEL SUPPORT  
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MP-7 ALUMINUM PANEL WITH WOOD GRAIN FINISH

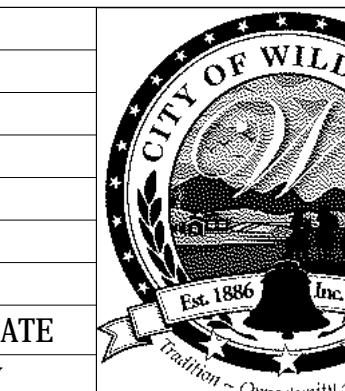


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UNDERGROUND SERVICE ALERT

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
Date:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Direction = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

SCALE:  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
NORTH ELEVATION

SHEET No.  
A.10  
21  
OF 38 SHTS



GL-1 / GL-2



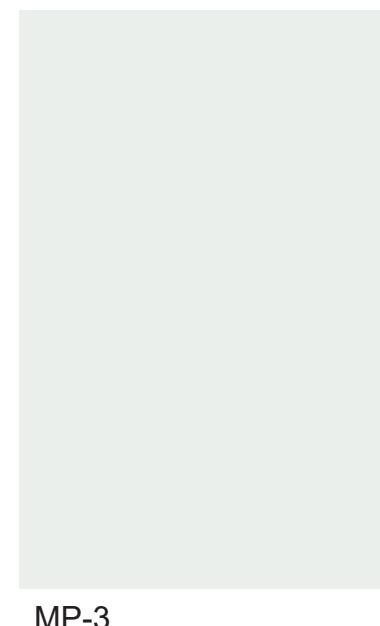
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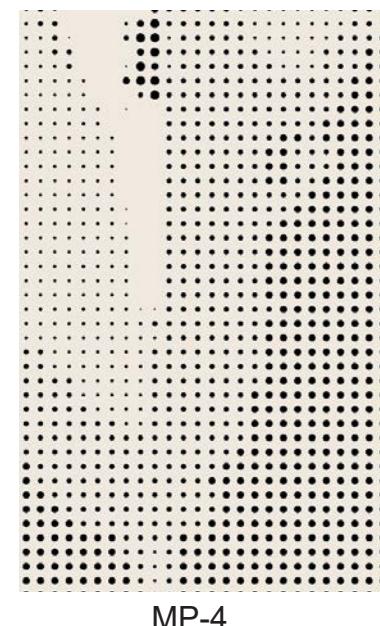
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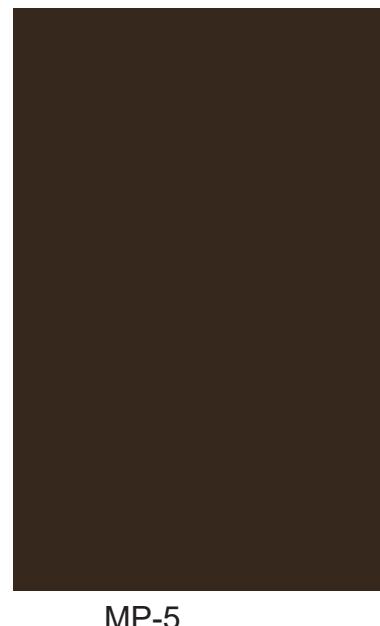
MP-1



MP-3



MP-4



MP-5



MP-6 / MP-7



BW-1

GL-1 INSULATED GLAZING UNIT  
GL-2 SPANDREL GLAZING

FP-1 MODULAR FACADE PANELS WITH EIFS FINISH  
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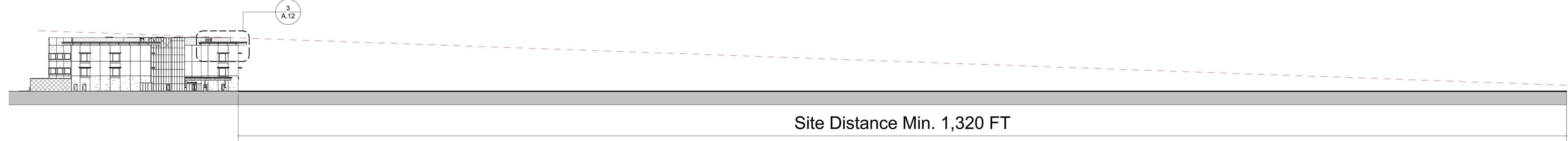
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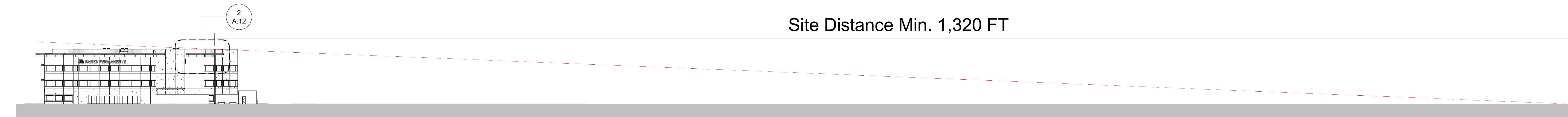
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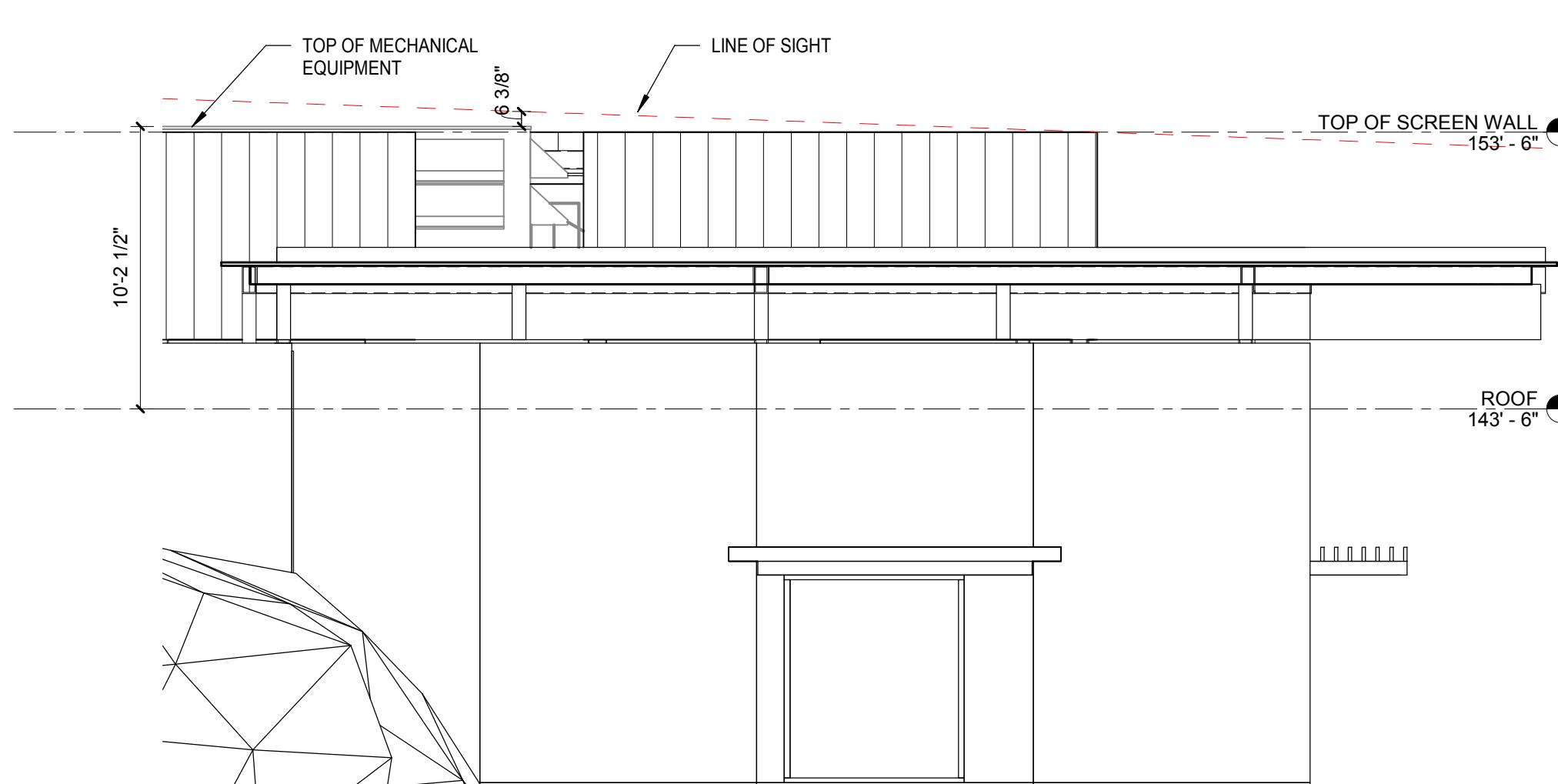
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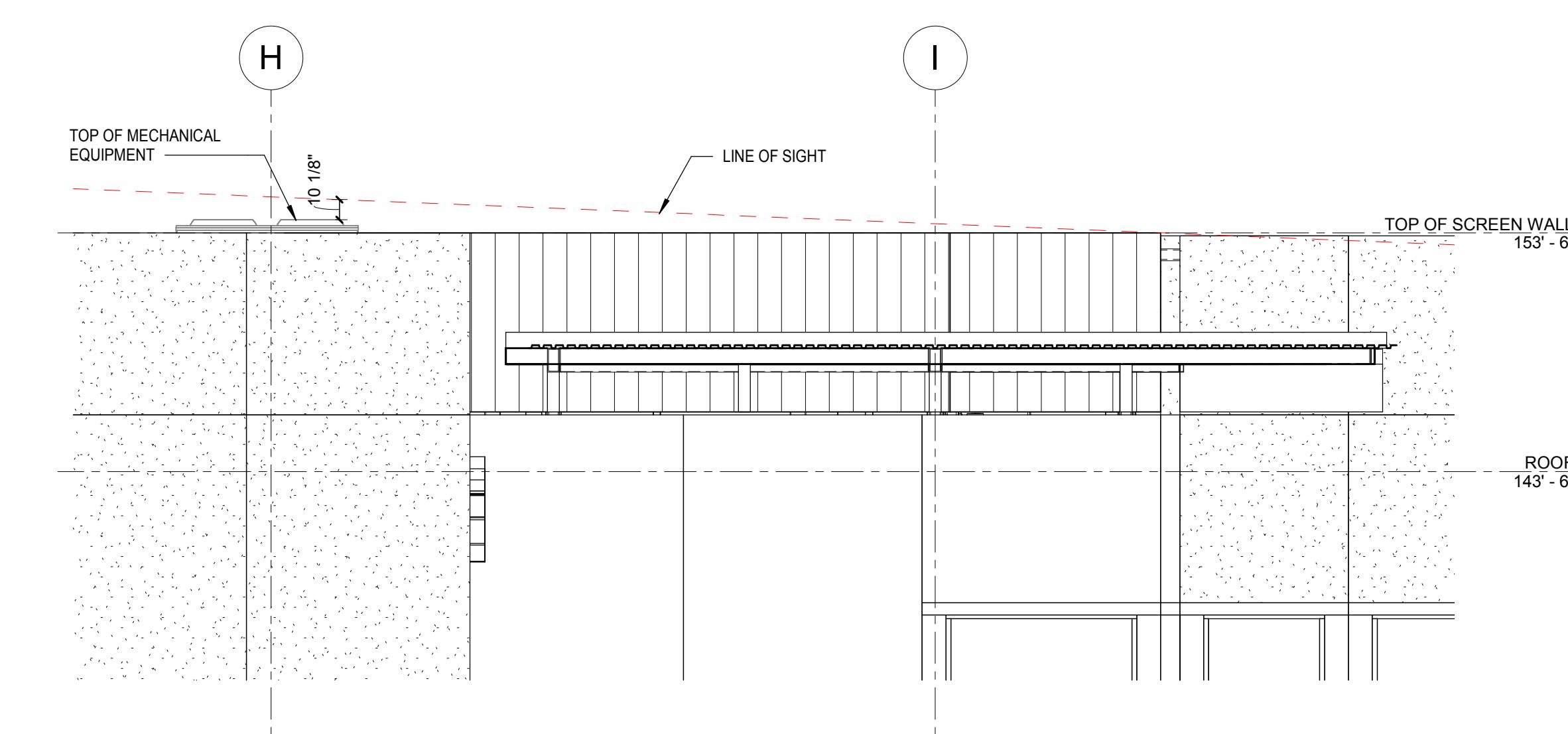
5 WEST ELEVATION LINE OF SIGHT  
1" = 50'-0"



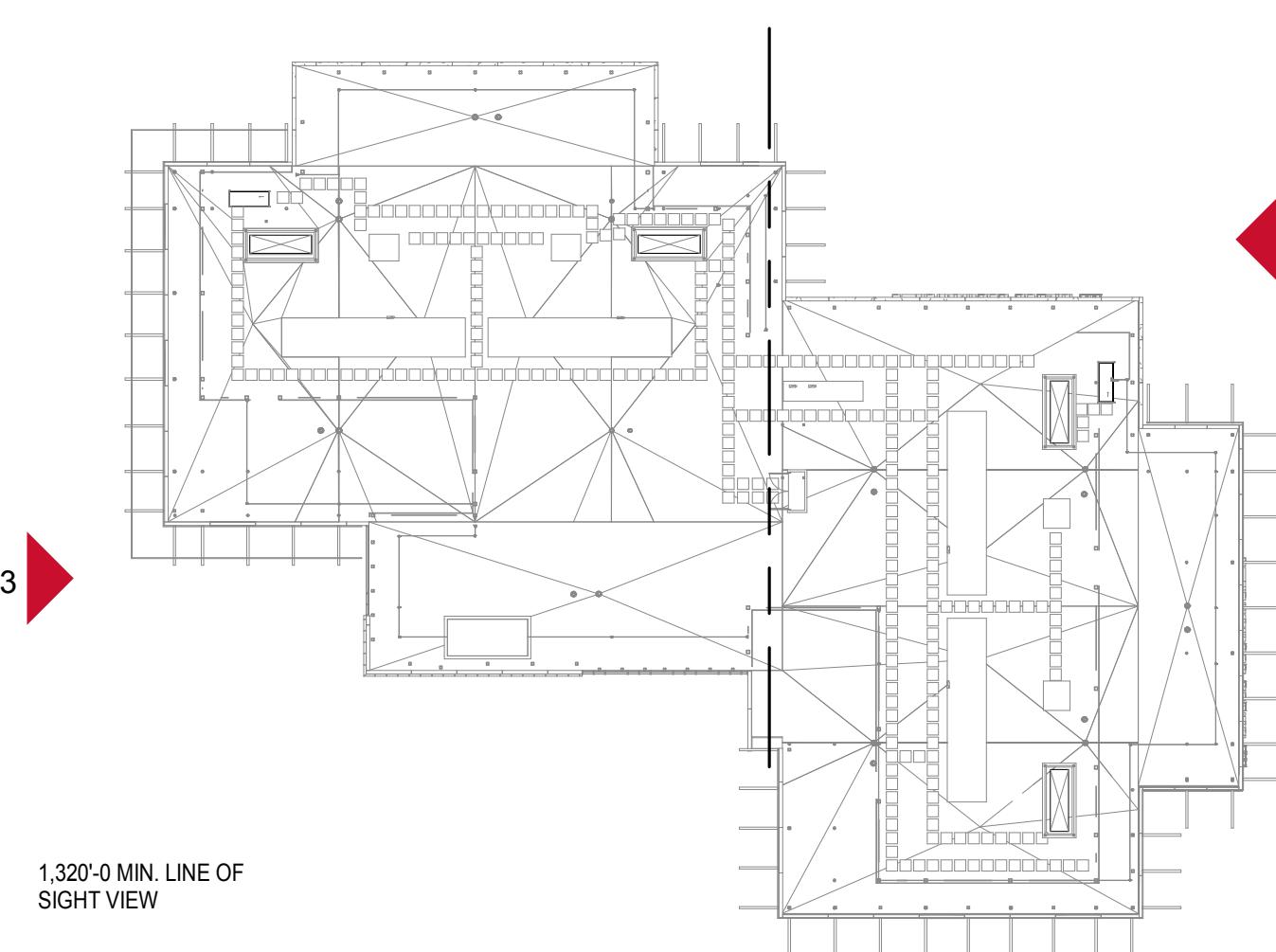
4 EAST ELEVATION LINE OF SIGHT  
1" = 50'-0"



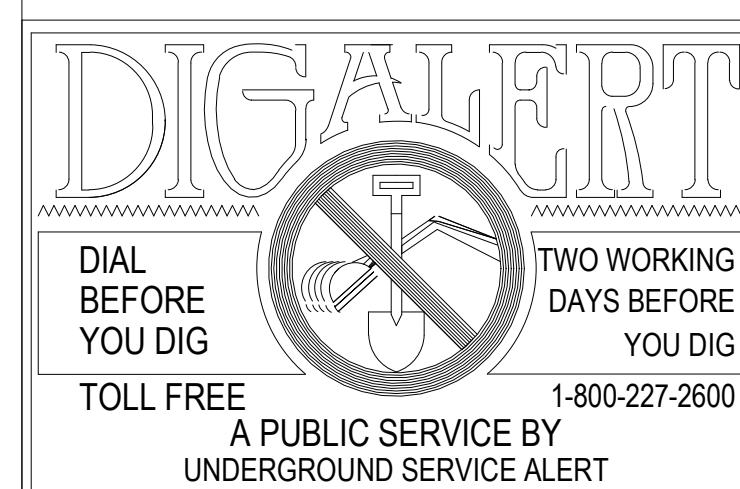
3 WEST ELEVATION SCREEN WALL CALLOUT  
3/16" = 1'-0"



2 EAST ELEVATION SCREEN WALL CALLOUT  
3/16" = 1'-0"



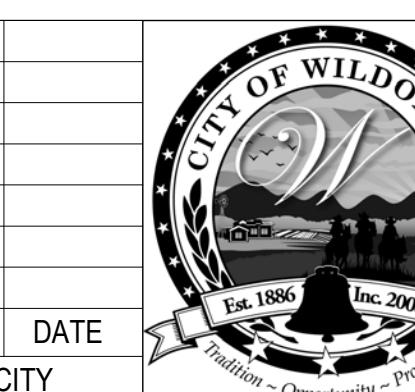
1 KEY PLAN  
1" = 40'-0"



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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY



CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

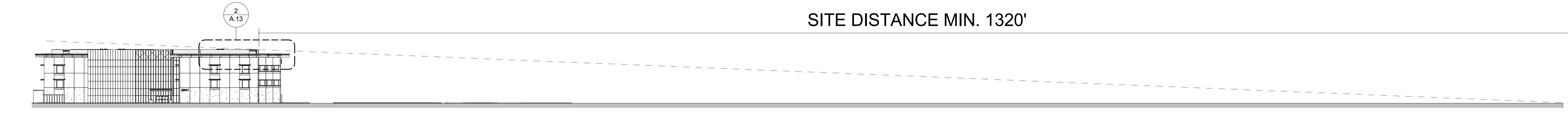
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Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE:  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
LINE OF SIGHT - EASTWEST

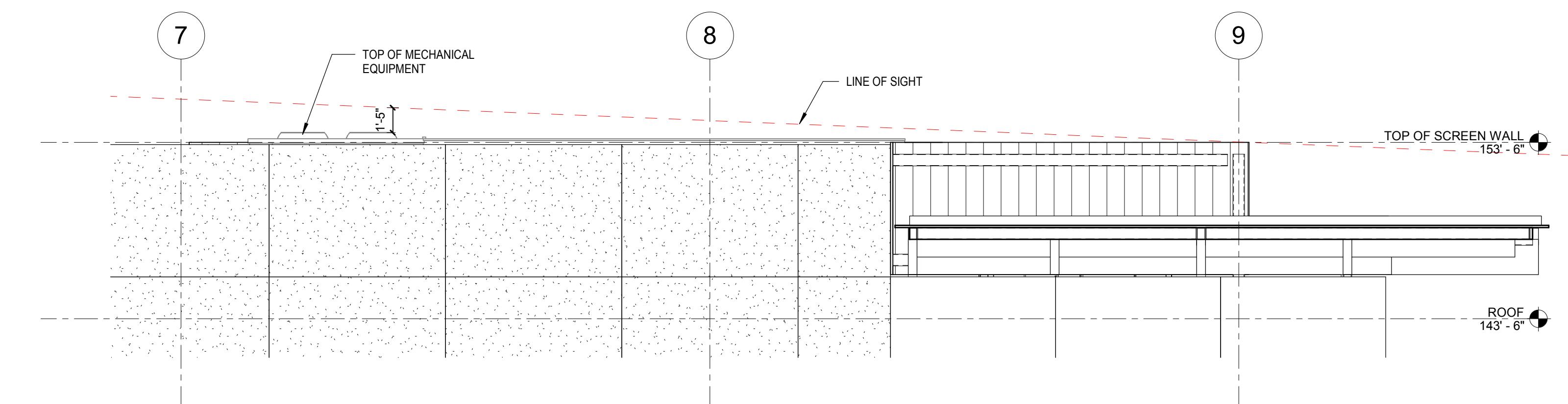
SHEET No.  
A.12  
23  
OF 38 SHTS



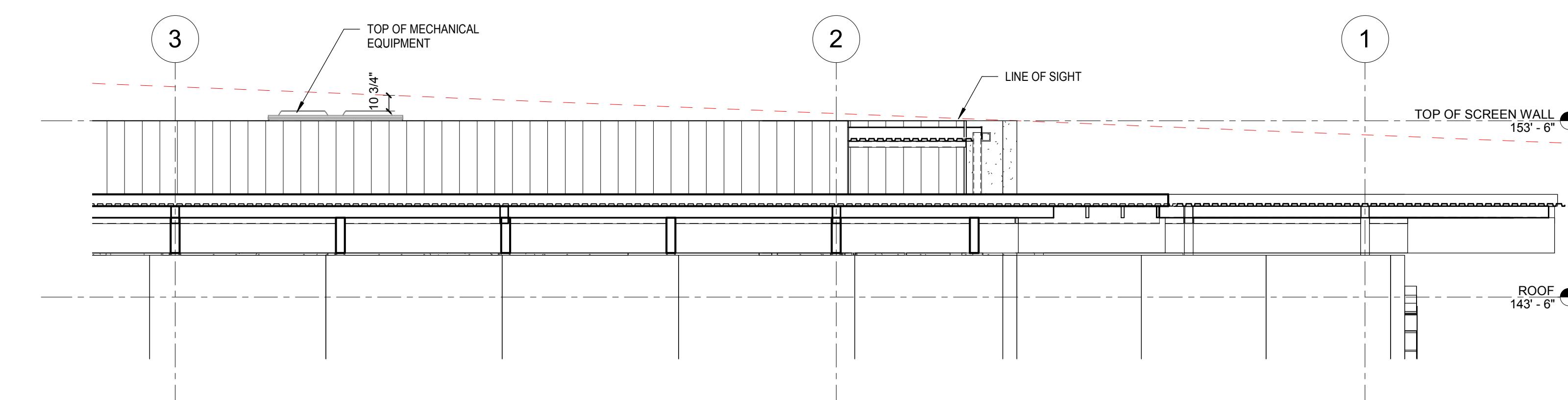
5 NORTH ELEVATION LINE OF SIGHT  
1" = 50'-0"



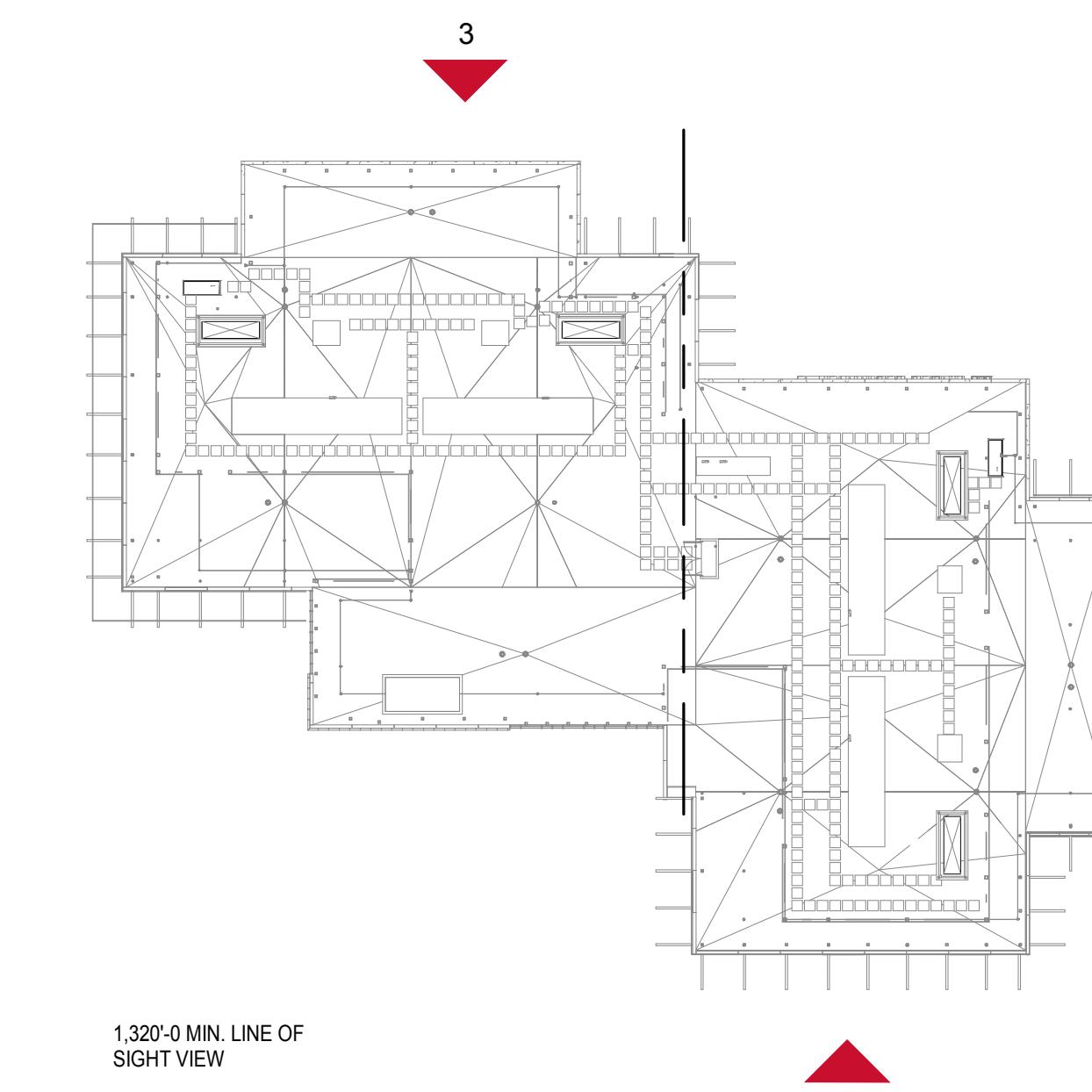
4 SOUTH ELEVATION LINE OF SIGHT  
1" = 50'-0"



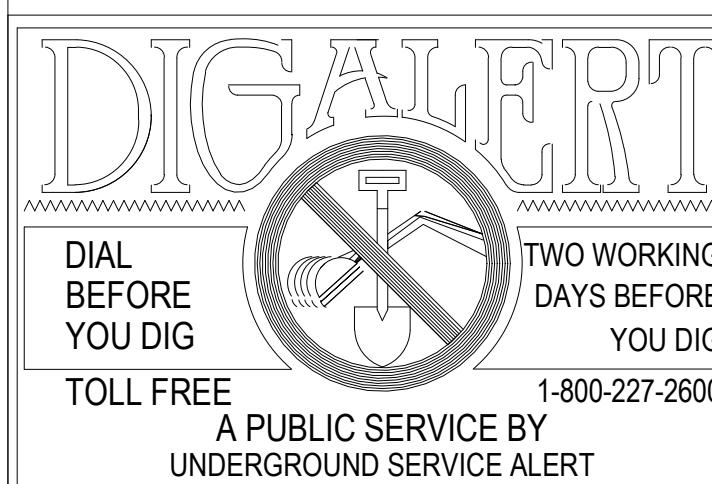
3 NORTH ELEVATION SCREEN WALL CALLOUT  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"



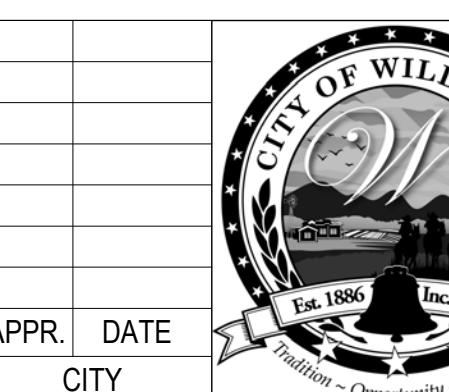
1 KEY PLAN  
1" = 40'-0"



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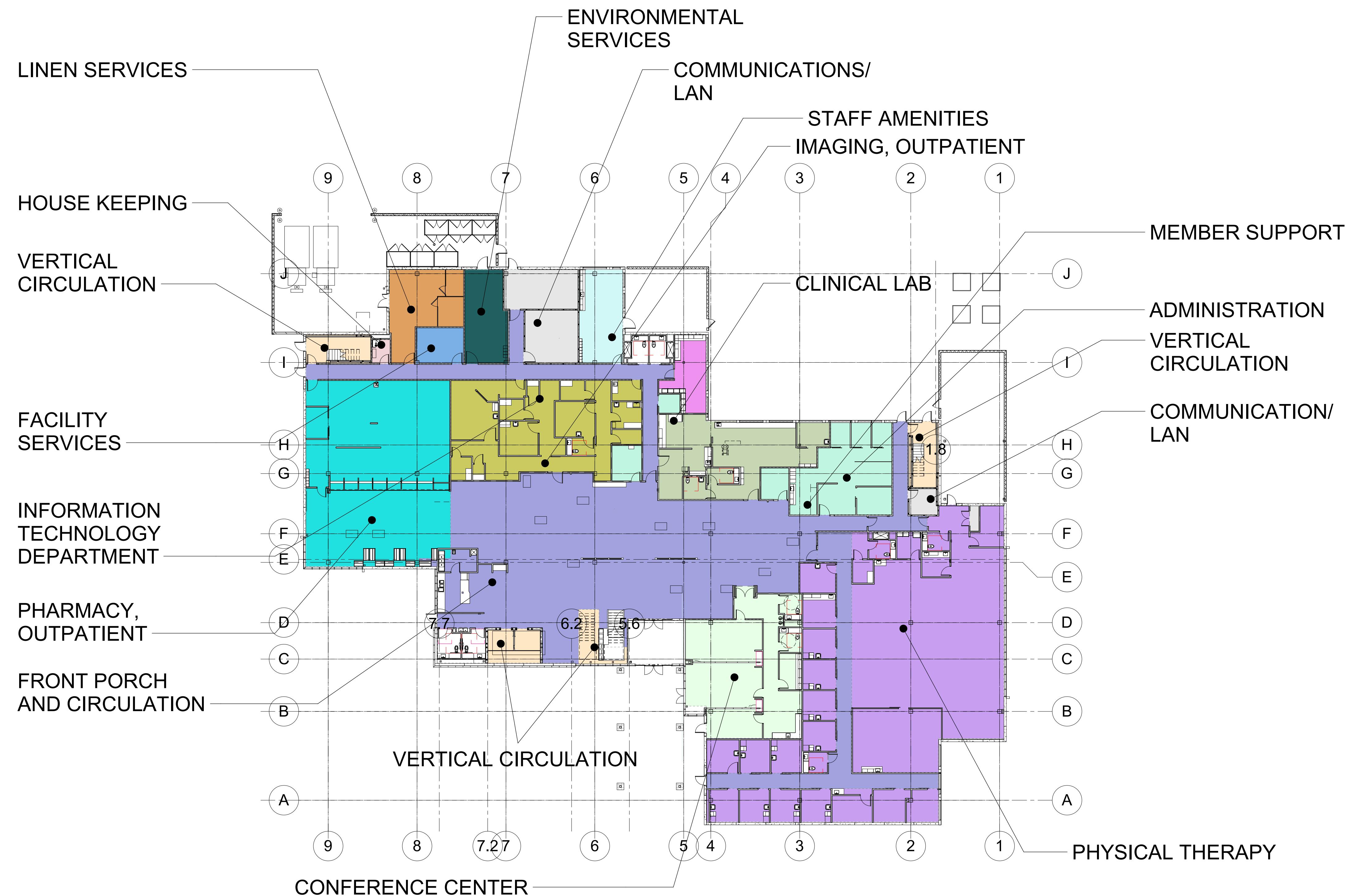
CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
**CANNONDESIGN**  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

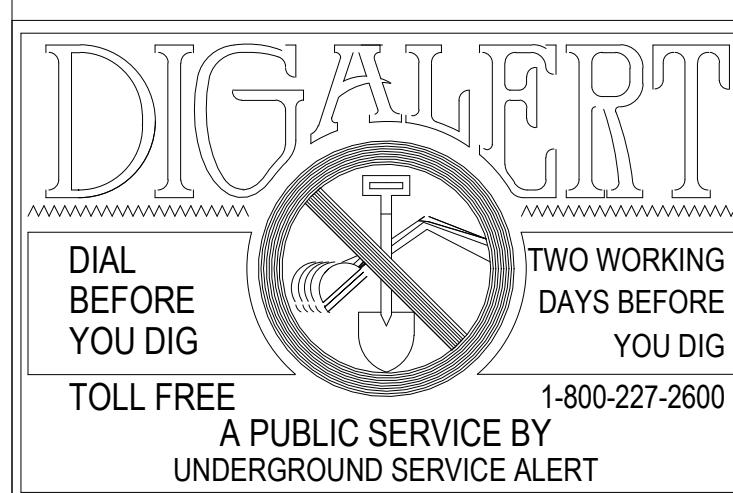
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Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
LINE OF SIGHT - SOUTHNORTH

SHEET No.  
**A.13**  
24 OF 38 SHTS



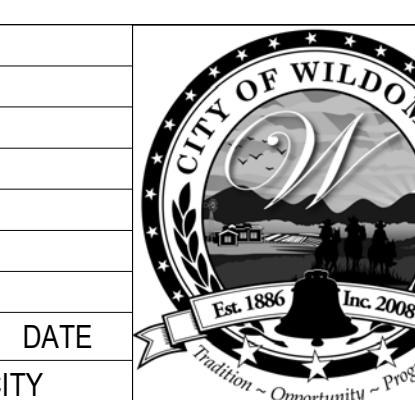
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	



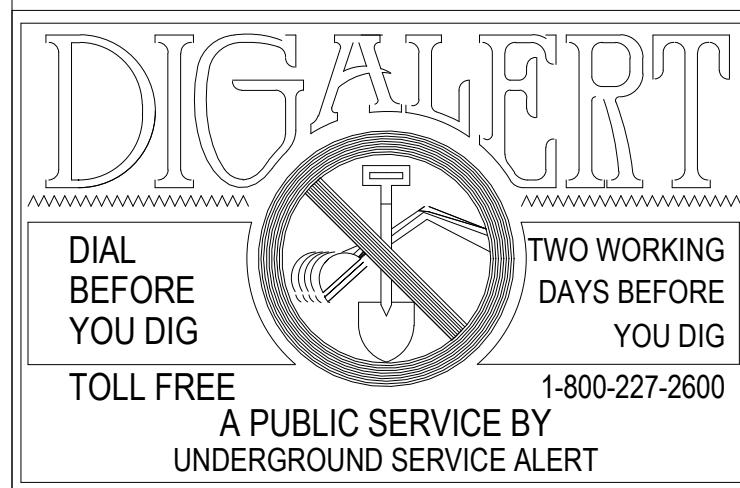
CITY OF WILDOMAR  
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2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 1 - OVERALL

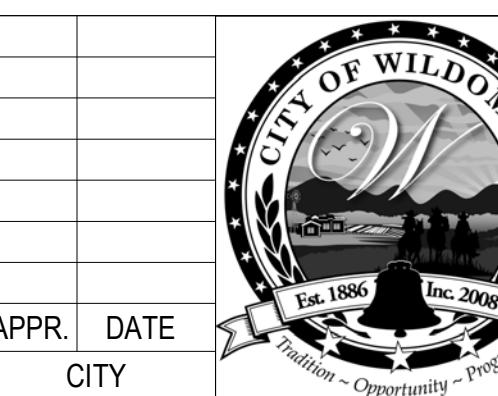
SHEET No.  
A.14  
25 OF 38 SHTS



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ENGINEER			CITY		



CITY OF WILDOMAR  
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ACCEPTANCE AS TO CONFORMANCE  
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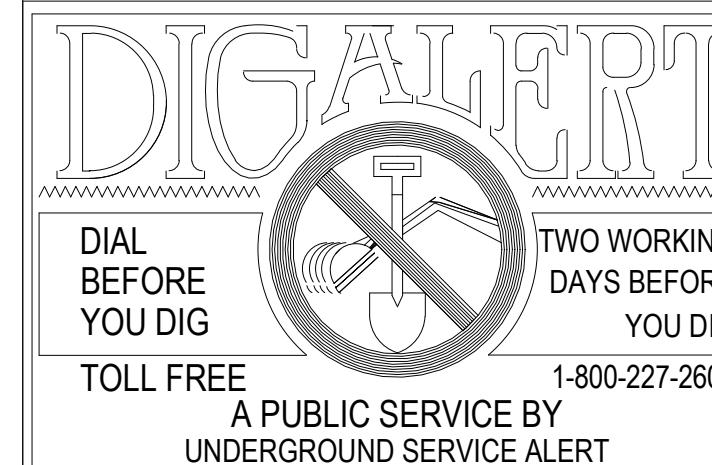
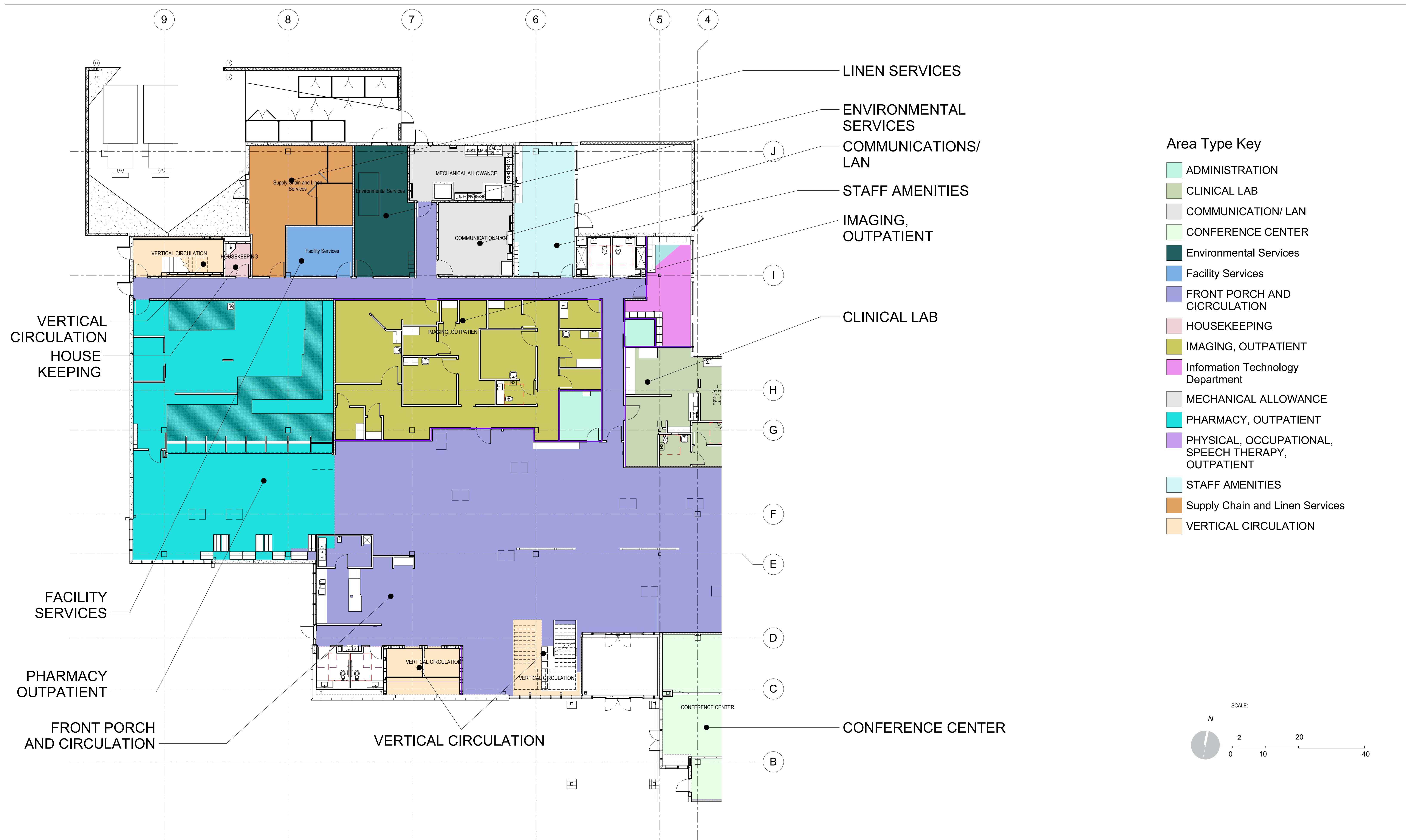
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Irvine, CA 92614  
P: 949.250.1500

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

SCALE:  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 1 - AREA A

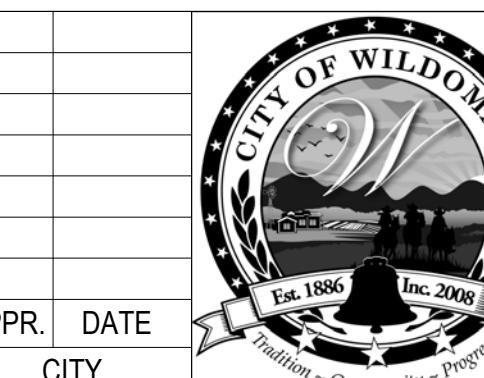
SHEET No.  
**A.15**  
26 OF 38 SHTS



**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	



CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

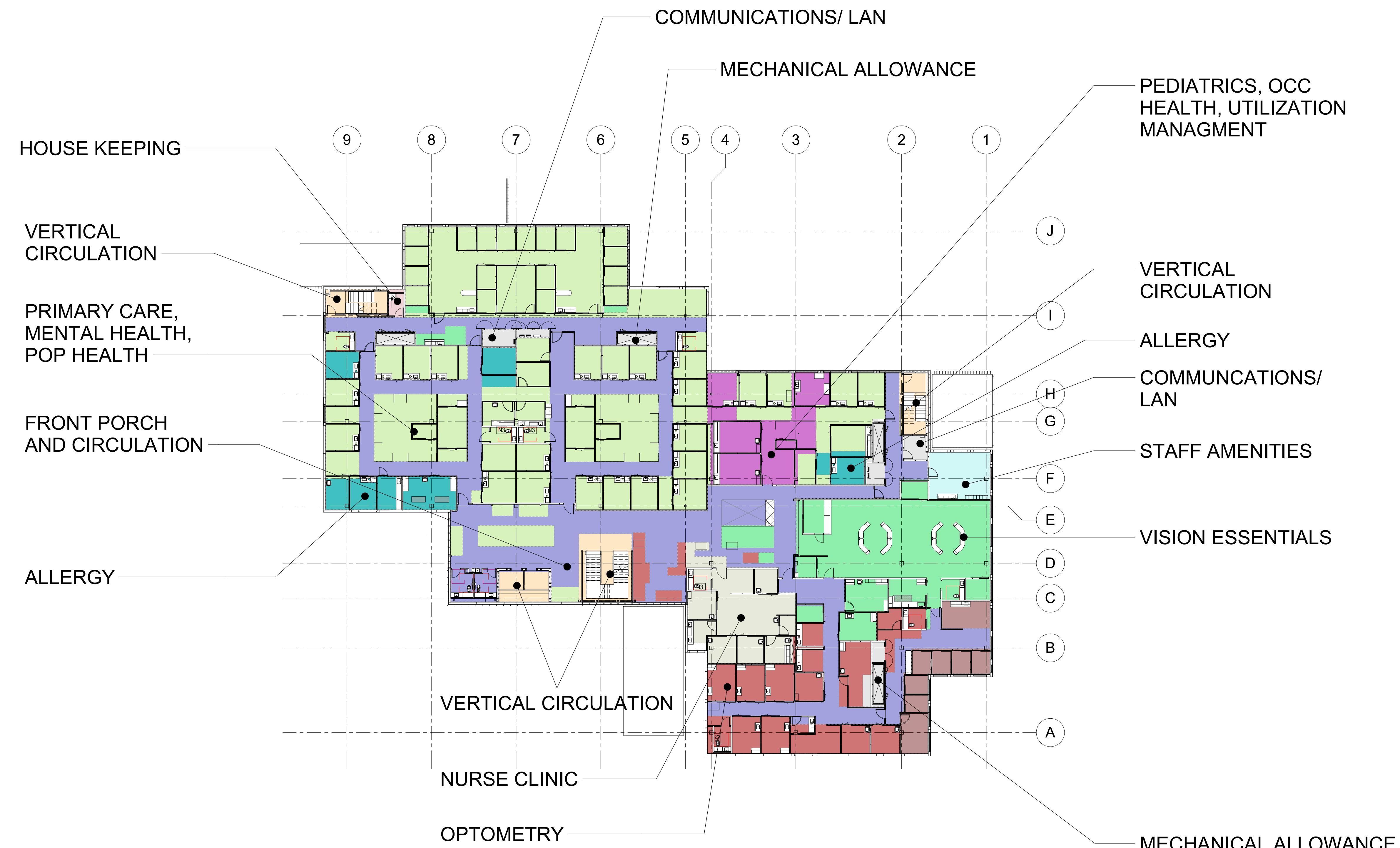
SEAL-ENGINEER:  
**CANNONDESIGN**  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY: \_\_\_\_\_  
R.C.E. No. (number) EXP. (date)

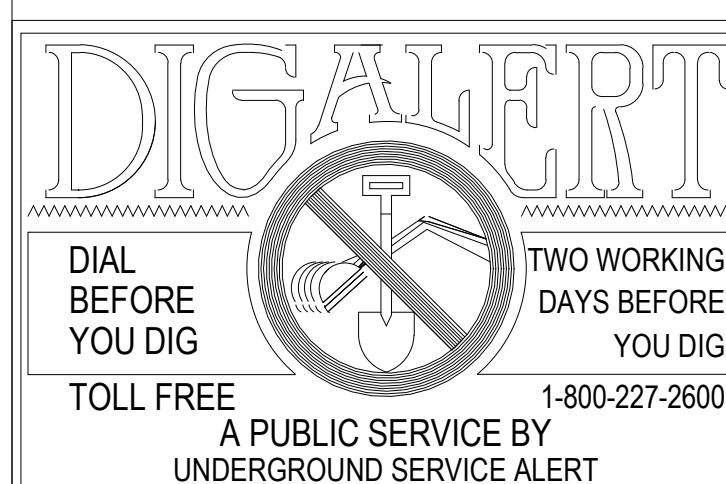
SCALE:  
H: As Noted V: As Noted

**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 1 - AREA B

SHEET No.  
**A.16**  
27 OF 38 SHTS



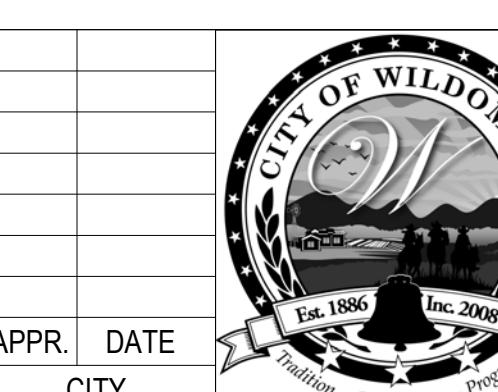
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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY
ENGINEER						



CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 2 - OVERALL

SHEET No. A.17  
28 OF 38 SHTS

PEDIATRICS, OCC  
HEALTH, UTILIZATION  
MANAGEMENT

ALLERGY

VISION ESSENTIALS

NURSE CLINIC

OPTOMETRY

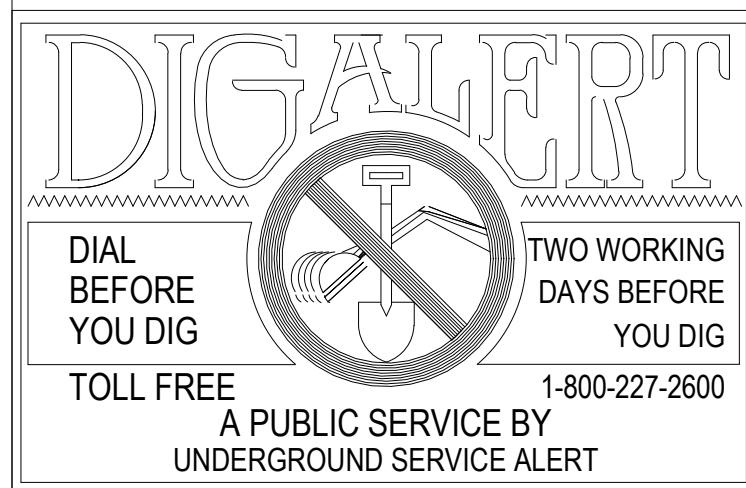
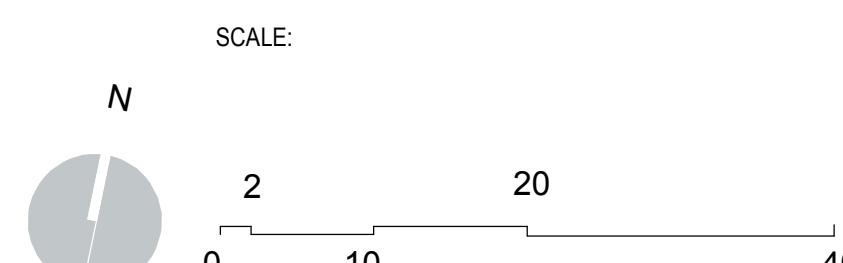
VERTICAL  
CIRCULATION

COMMUNICATIONS/  
LAN  
STAFF AMENITIES

#### Area Type Key

ALLERGY
COMMUNICATION/ LAN
DERMATOLOGY
Enclave Adjacent- Optometry
FRONT PORCH AND CIRCULATION
MECHANICAL ALLOWANCE
NURSE CLINIC
OPTOMETRY
PRIMARY CARE/ MENTAL HEALTH/ PHYSICAL MEDICINE
STAFF AMENITIES
VERTICAL CIRCULATION
VISION ESSENTIALS

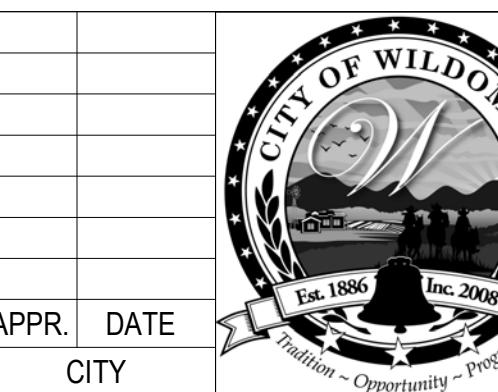
MECHANICAL ALLOWANCE



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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



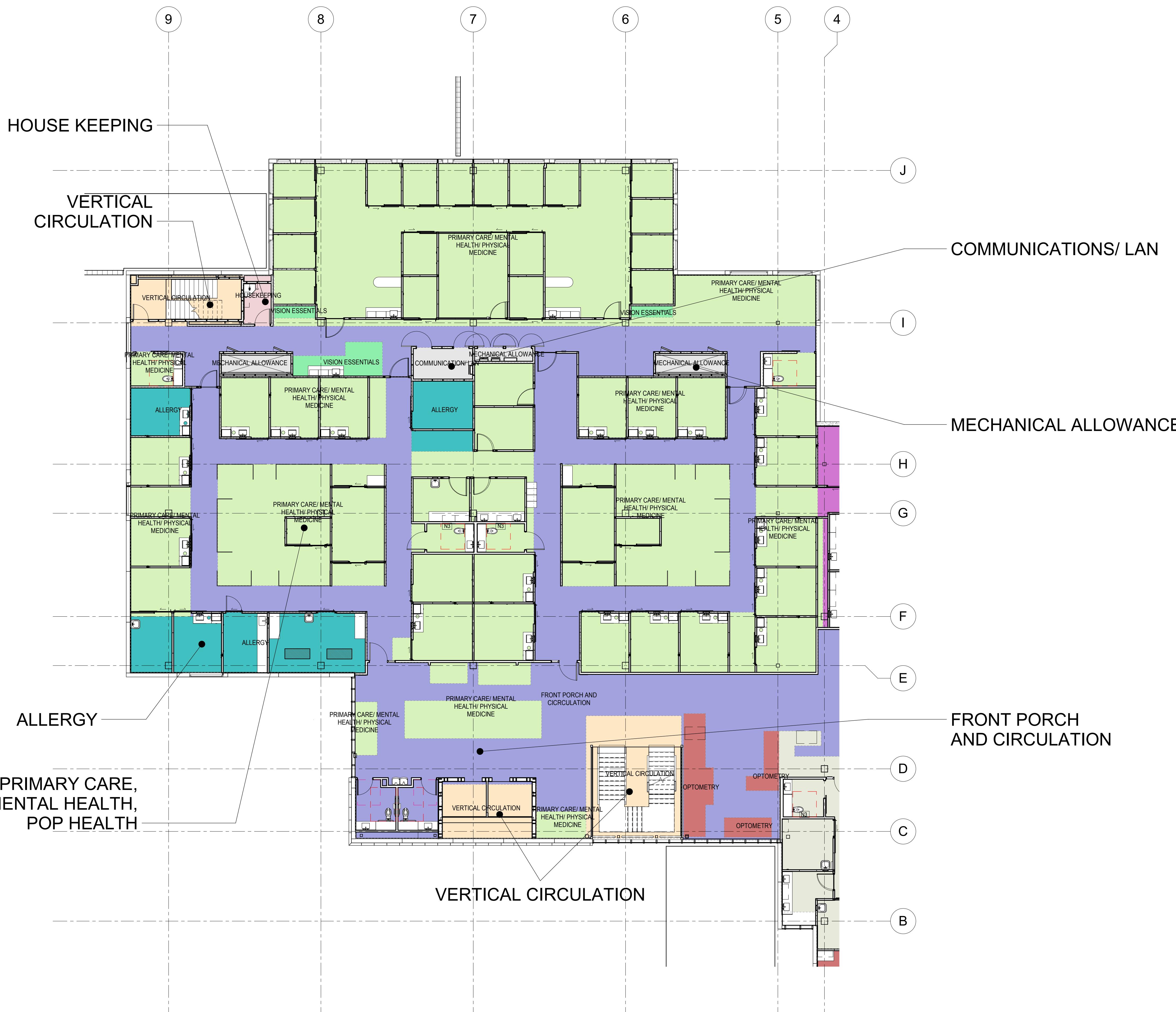
CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

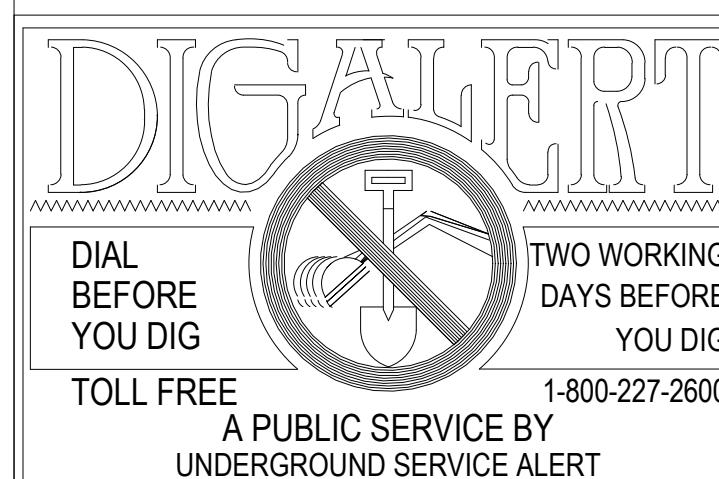
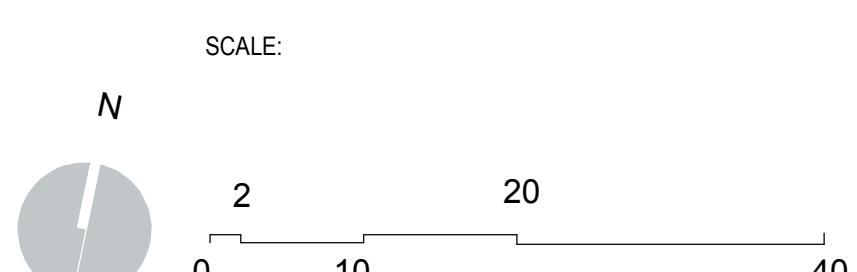
BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 2 - AREA A

SHEET No.  
A.18  
29  
OF 38 SHTS



Area Type Key	
ALLERGY	
COMMUNICATION/ LAN	
DERMATOLOGY	
FRONT PORCH AND CIRCULATION	
HOUSEKEEPING	
MECHANICAL ALLOWANCE	
NURSE CLINIC	
OPTOMETRY	
PRIMARY CARE/ MENTAL HEALTH/ PHYSICAL MEDICINE	
VERTICAL CIRCULATION	
VISION ESSENTIALS	



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MARK

BY

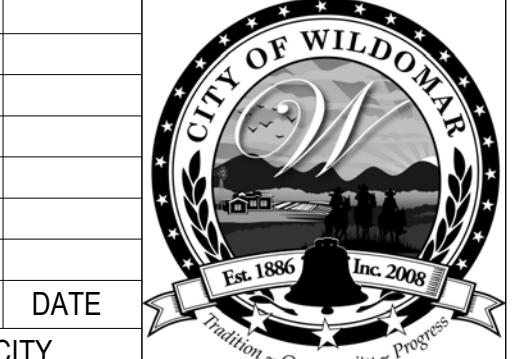
DATE

REVISIONS

APPR.

DATE

CITY



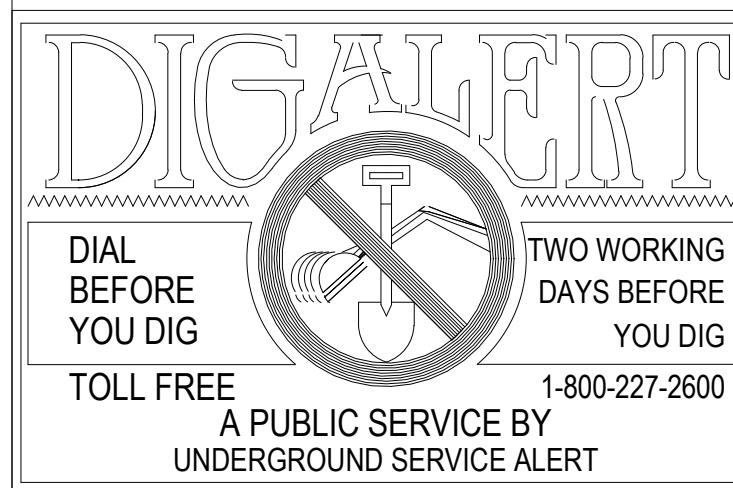
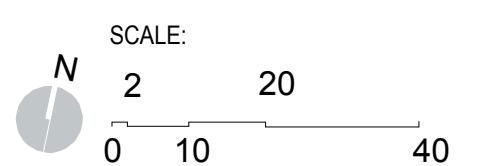
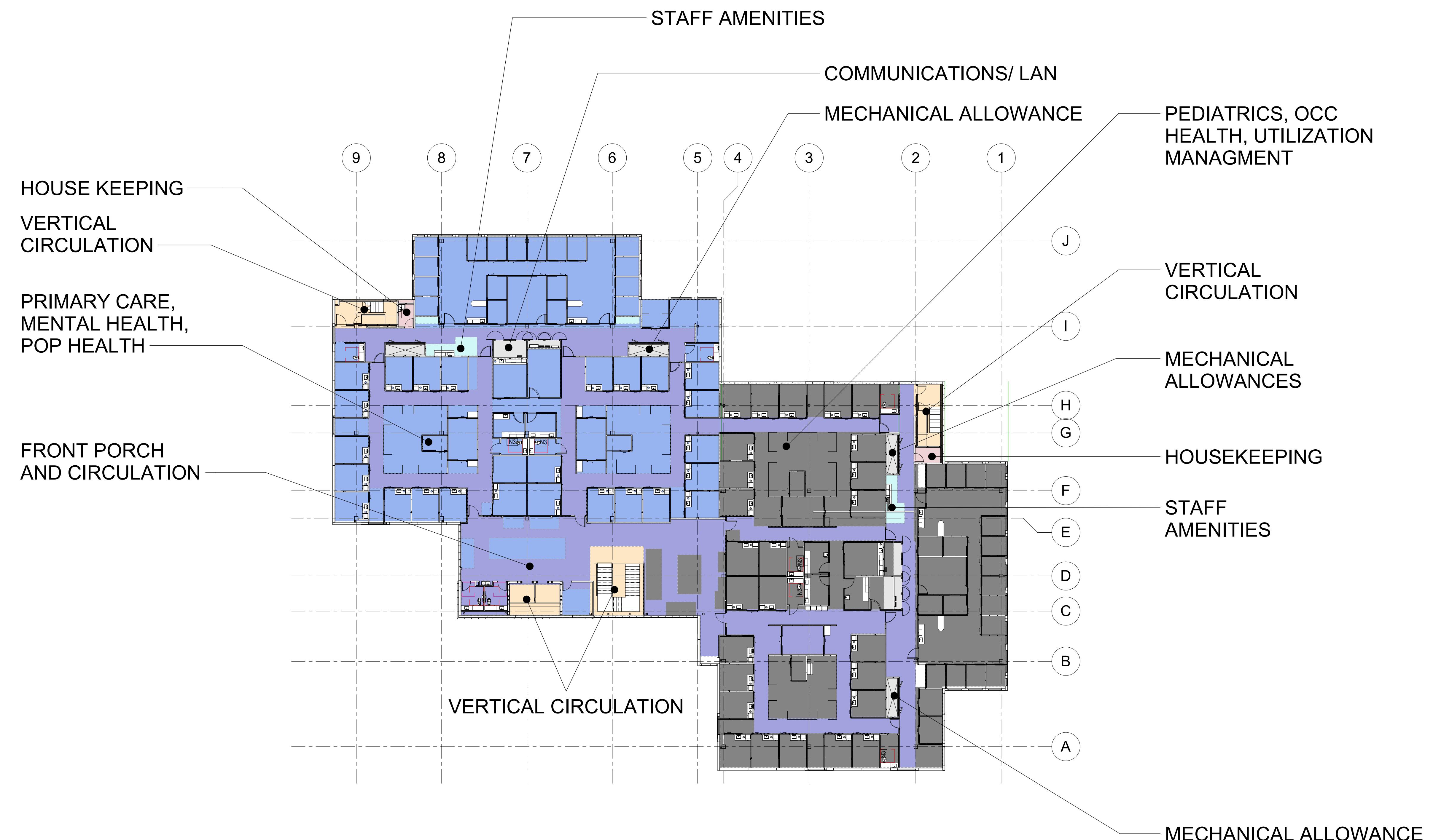
CITY OF WILDOMAR  
ACCEPTED BY:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
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THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: \_\_\_\_\_  
H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 2 - AREA B

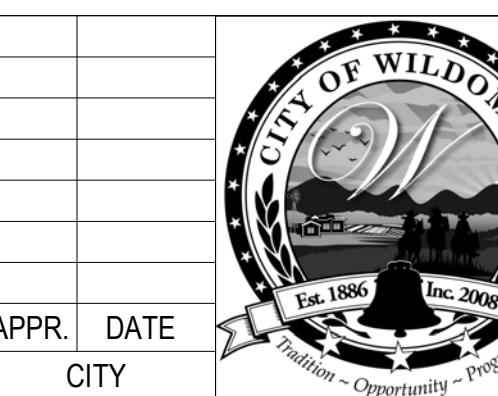
SHEET No.  
A.19  
30 OF 38 SHTS



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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY
ENGINEER						



**CITY OF WILDOMAR**  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
**CANNONDESIGN**

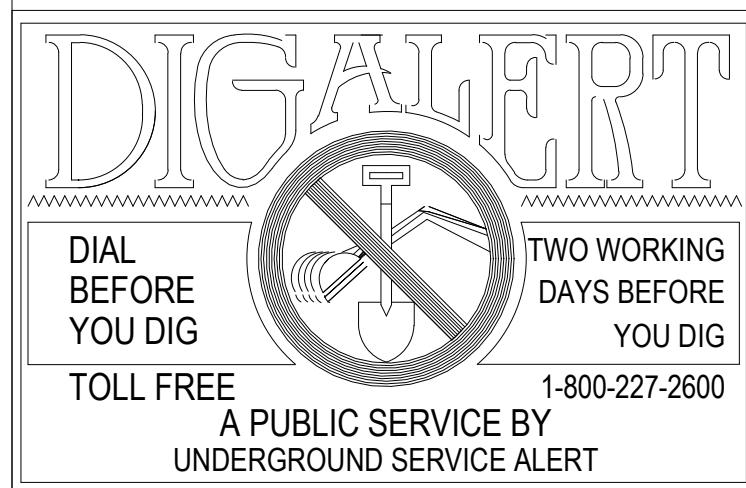
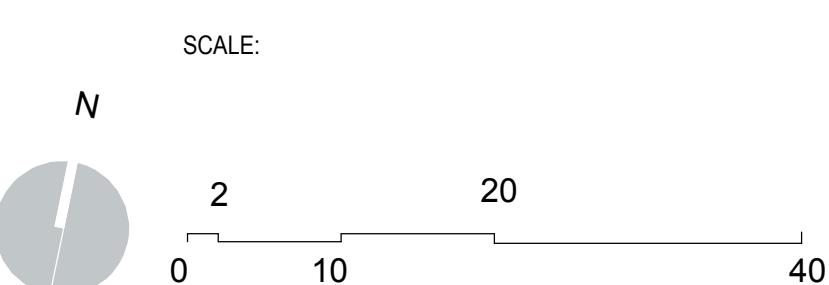
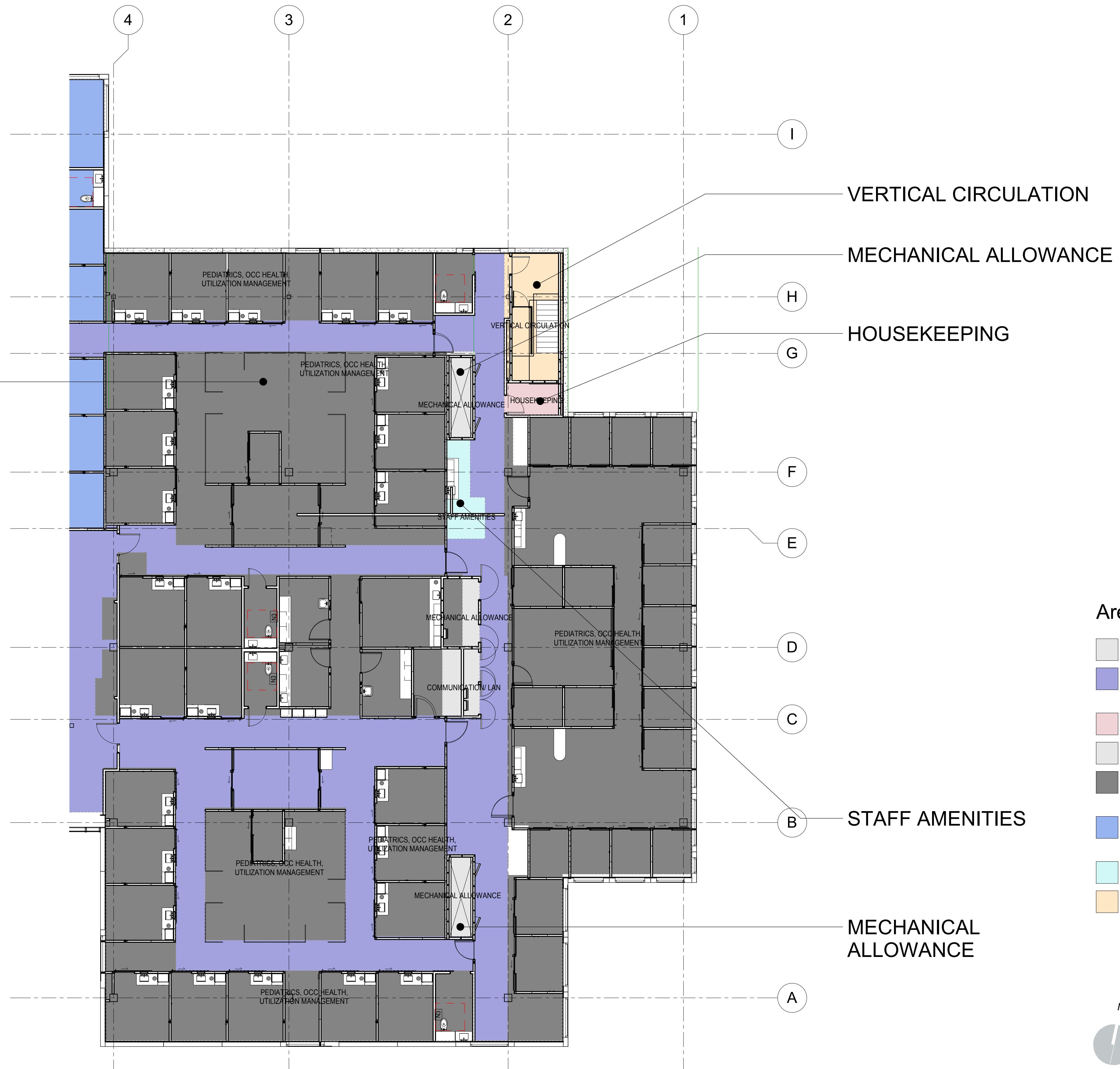
BENCHMARK:  
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BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

SCALE:  
H: As Noted V: As Noted

**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 3 - OVERALL

**SHEET No.**  
**A.20**  
**31** OF **38** SHTS

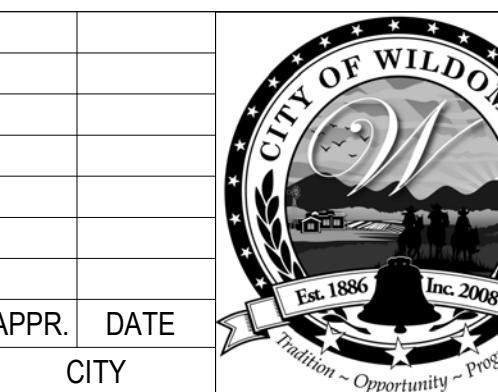
PEDIATRICS, OCC  
HEALTH, UTILIZATION  
MANAGEMENT



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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY
ENGINEER						

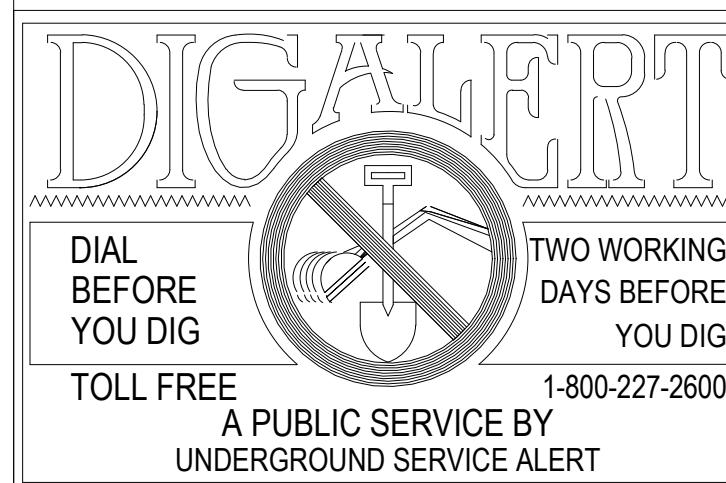
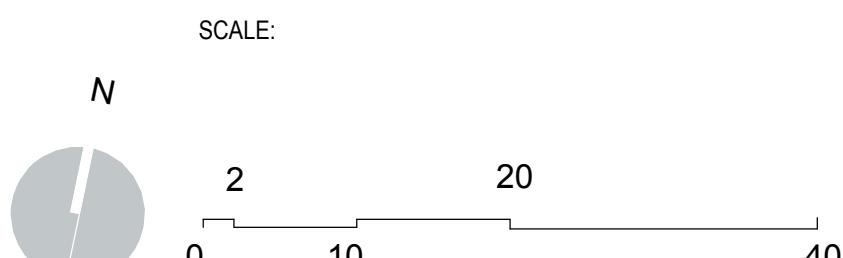
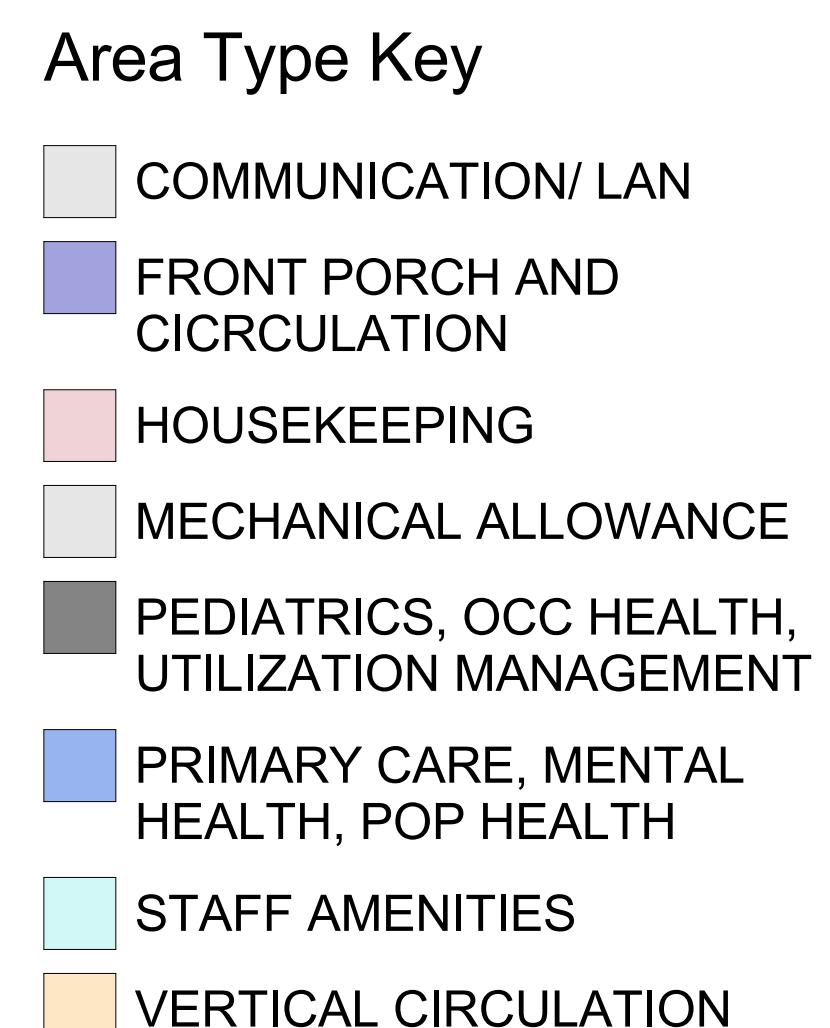
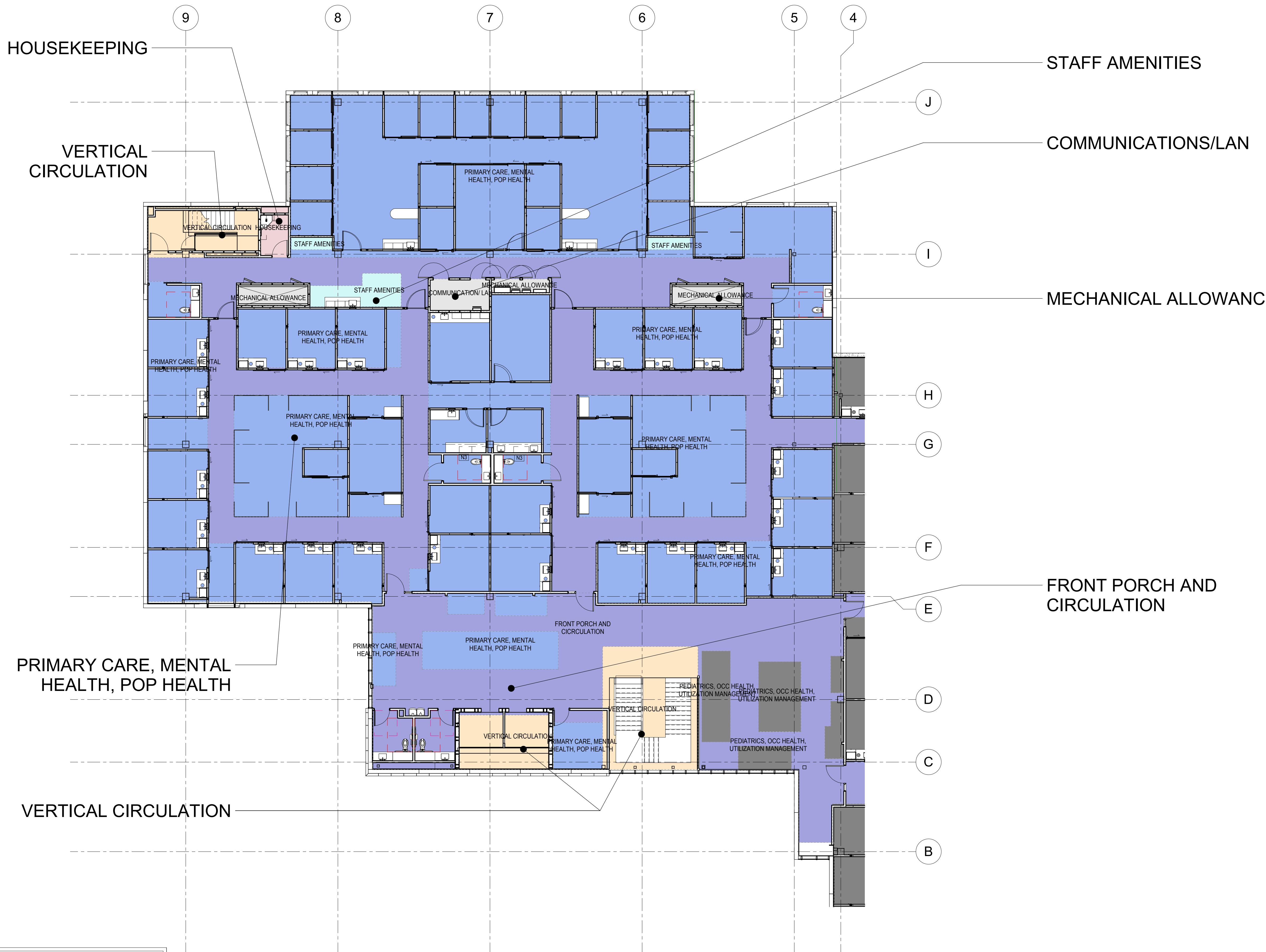


SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 3 - AREA A

SHEET No.  
A.21  
32 OF 38 SHTS



NOTE:  
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COMMENCE UNTIL AN ENCROACHMENT PERMIT  
AND/OR A GRADING PERMIT HAS BEEN ISSUED.

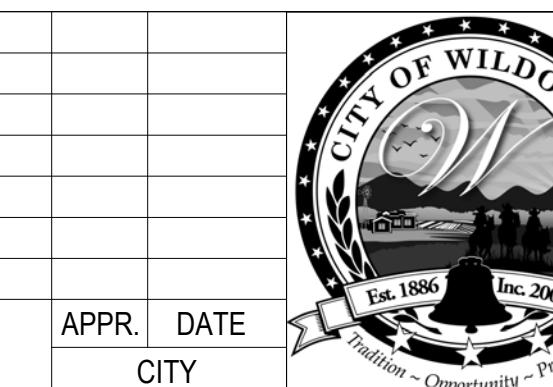
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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR. DATE

CITY



SEAL-ENGINEER:

CANNONDESIGN

Date:

2008

ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

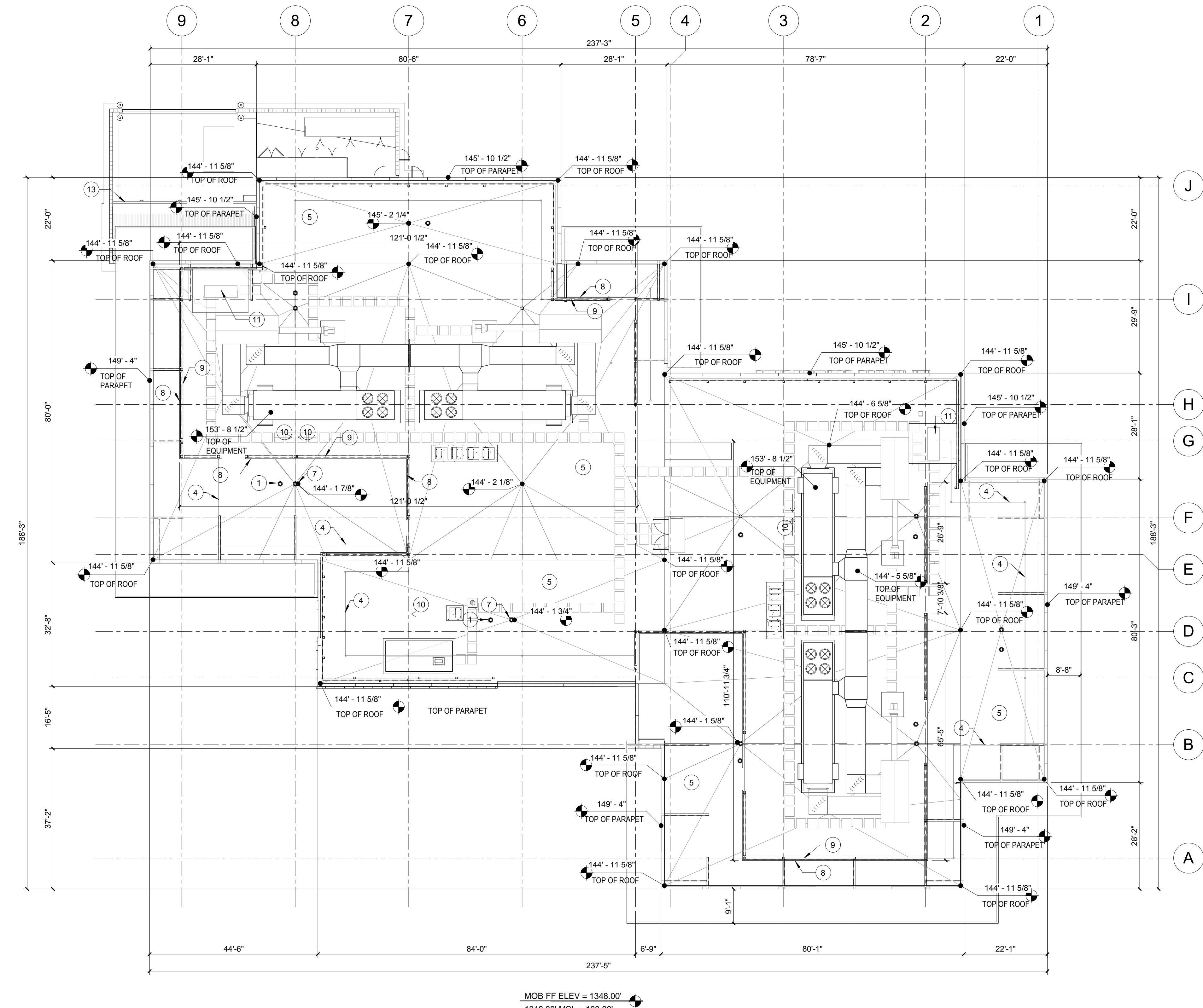
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Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_

THIS SURVEY WAS PERFORMED  
ON (date) BY (Surveyor)  
L.S. (number), EXP. (date)

PREPARED BY: \_\_\_\_\_  
R.C.E. No. (number) EXP. (date)  
SCALE: H: As Noted V: As Noted

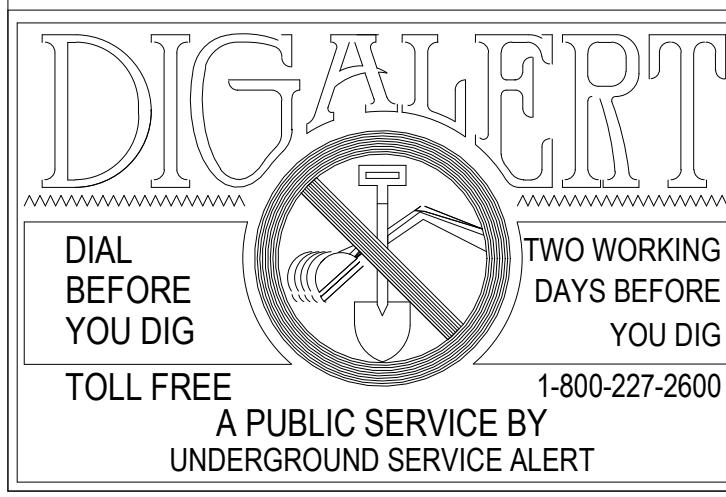
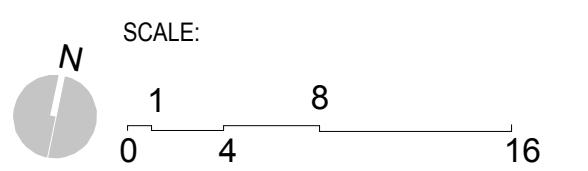
**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB FLOOR PLAN LEVEL 3 - AREA B

SHEET No.  
**A.22**  
33 OF 38 SHTS



## KEYNOTES

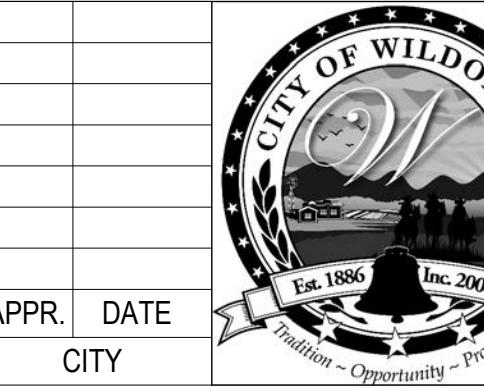
- 1 OVERFLOW DRAIN (TYP.)
- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
- 4 FALL PROTECTION CABLE (TYP.)
- 5 TAPERED INSULATION (TYP.)
- 6 ROOF WALKWAY PADS (TYP.)
- 7 ROOF DRAIN (TYP.)
- 8 EQUIPMENT SCREEN
- 9 STRUCTURAL TUBE FRAMING RE: STRUCTURAL
- 10 PRIMARY ROOF SLOPE 1/4" PER FOOT MIN.
- 11 ROOF HATCH (TYP.) BELOW ROOF COVER
- 12 METAL PANEL ROOF
- 13 METAL GUTTER



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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY



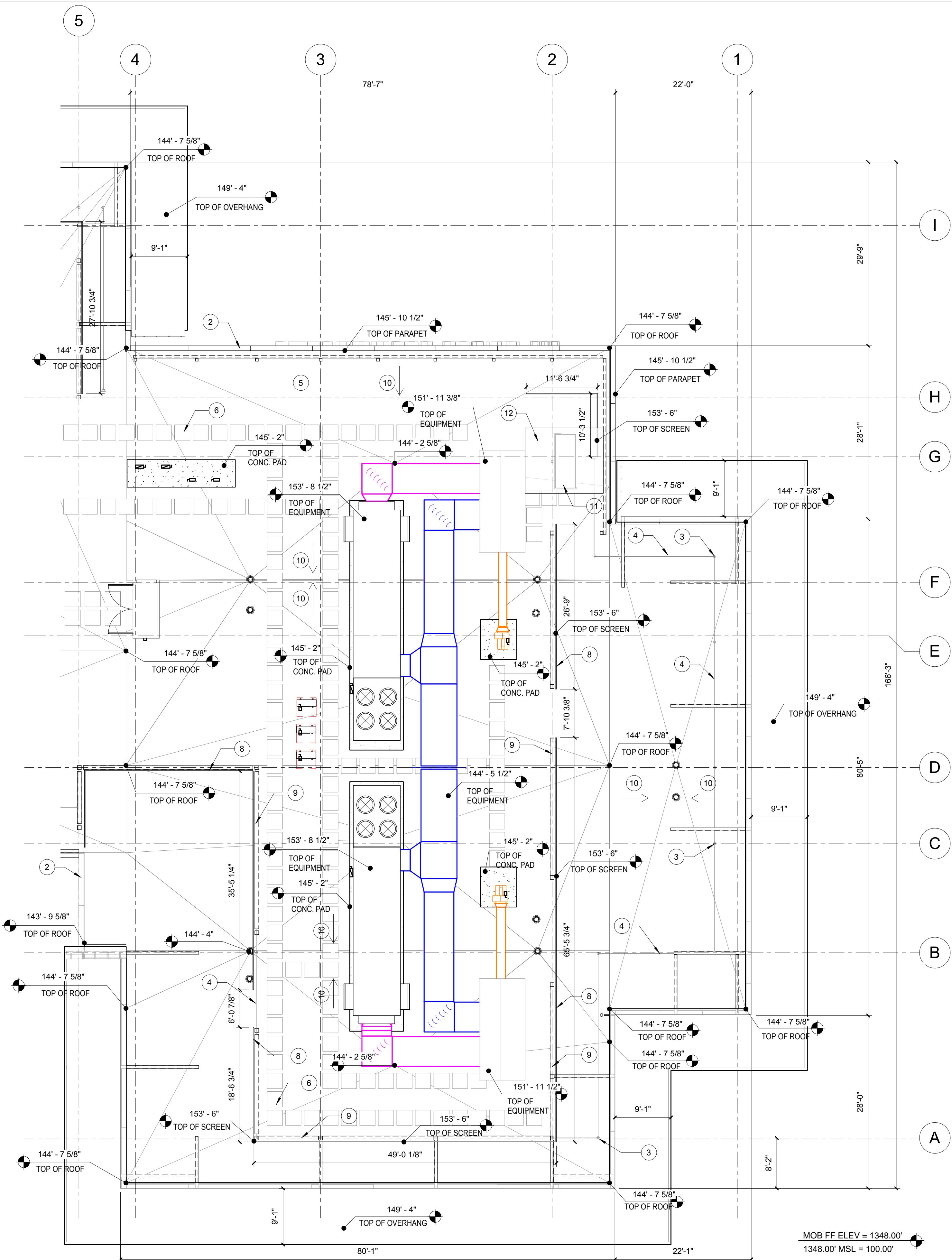
CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
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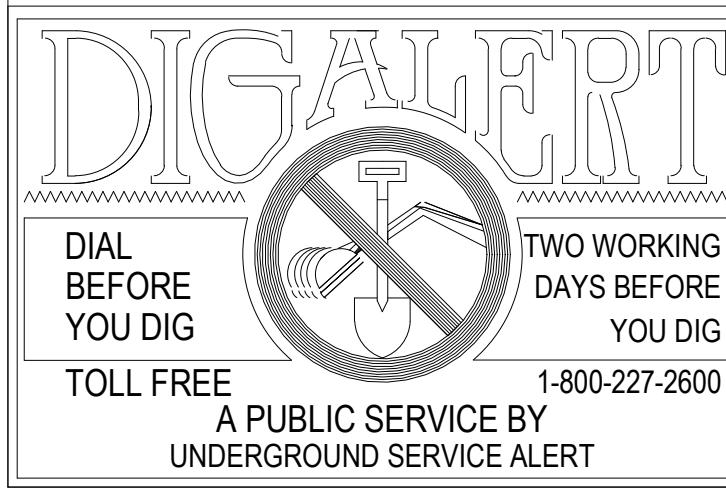
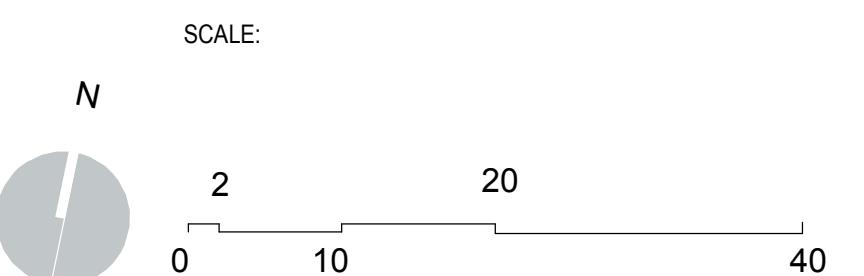
CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB ROOF PLAN - OVERALL

SHEET No.  
A.23  
34 OF 38 SHTS



## KEYNOTES

- 1 OVERFLOW DRAIN (TYP.)
- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
- 4 FALL PROTECTION CABLE (TYP.)
- 5 TAPERED INSULATION (TYP.)
- 6 ROOF WALKWAY PADS (TYP.)
- 7 ROOF DRAIN (TYP.)
- 8 EQUIPMENT SCREEN
- 9 STRUCTURAL TUBE FRAMING RE: STRUCTURAL
- 10 PRIMARY ROOF SLOPE 1/4" PER FOOT MIN.
- 11 ROOF HATCH (TYP.) BELOW ROOF COVER
- 12 METAL PANEL ROOF
- 13 METAL GUTTER



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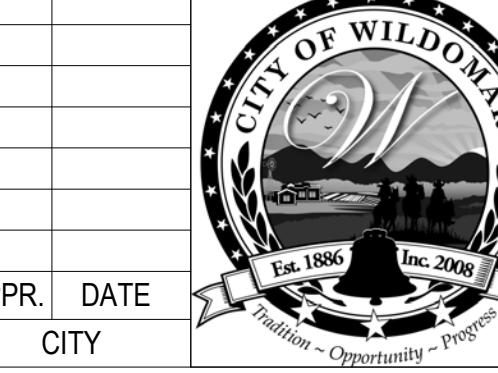
MARK

BY

DATE

REVISIONS

APPR. DATE  
CITY



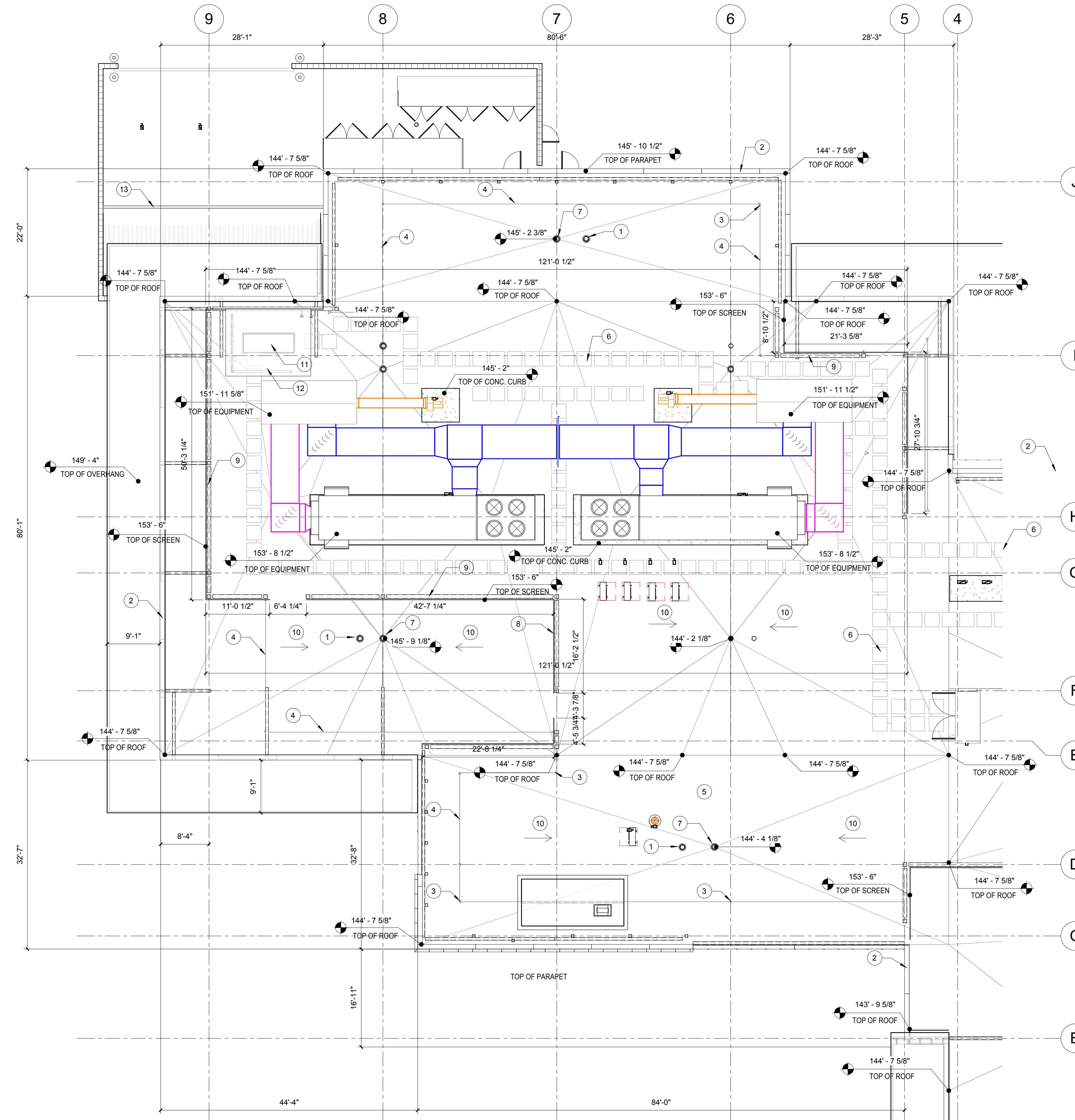
CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
CANNONDESIGN  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

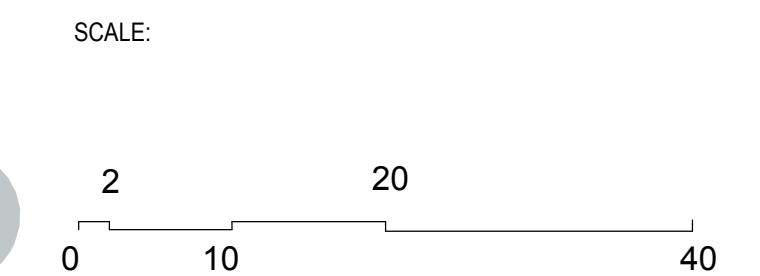
CITY OF WILDOMAR  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB ROOF PLAN - AREA A

SHEET No.  
A.24  
35 OF 38 SHTS



## KEYNOTES

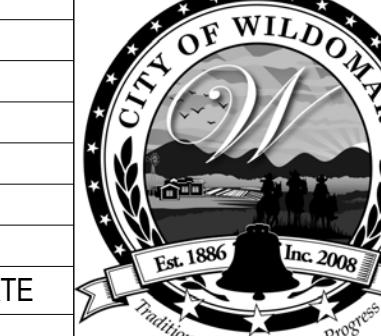
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- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
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- 13 METAL GUTTER



**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MOB FF ELEV = 1348.00'  
1348.00' MSL = 100.00'



CITY OF WILDOMAR  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:  
**CANNONDESIGN**  
2355 Main Street  
Irvine, CA 92614  
P: 949.250.1500  
PREPARED BY:  
R.C.E. No. (number) EXP. (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
ON (date) BY (surveyor)  
L.S. (number), EXP. (date)  
SCALE: H: As Noted V: As Noted

**CITY OF WILDOMAR**  
BAXTER VILLAGE - MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
MOB ROOF PLAN - AREA B

SHEET No.  
**A.25**  
36 OF 38 SHTS

MARK

BY

DATE

REVISIONS

APPR.

DATE

CITY

ENGINEER

1 E-SITE LIGHTING PHOTOMETRICS Copy 1  
1/20" - 1L 2"

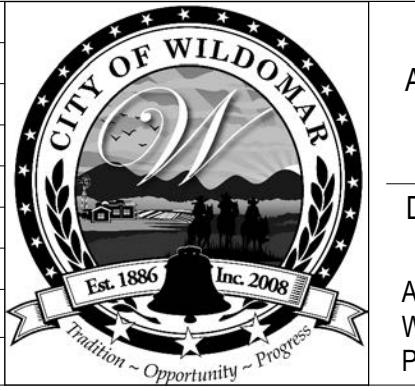
1/32" = 1'-0"



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MARK	BY	DATE	
ENGINEER			R



**CITY OF WILDOMAR**  
ACCEPTED BY:  
Date:  
Daniel A. York, Director of Public Works/  
City Engineer, PE 43212  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

AL-ENGINEER:	<b>CANNONDESIGN</b> 2355 Main Street Irvine, CA 92614 P: 949.250.1500
PREPARED BY: _____	
R.C.E. No. _____ (number) EXP. _____ (date)	

BENCHMARK:	
Elevation =	_____
Datum =	_____
BENCHMARK #	_____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)	
SCALE: H: As Noted V: As Noted	

# CITY OF WILDOMAR

## BAXTER VILLAGE - MEDICAL OFFICE BUILDING

### ENTITLEMENT SUBMITTAL

#### SITE LIGHTING PHOTOMETRICS

	SHEET No.
G	A.26
37	OF 38 SHTS

