

## 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 92666  
714 / 639-9860  
architectsorange.com



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



STRATA EQUITY GROUP  
Real Estate Investments

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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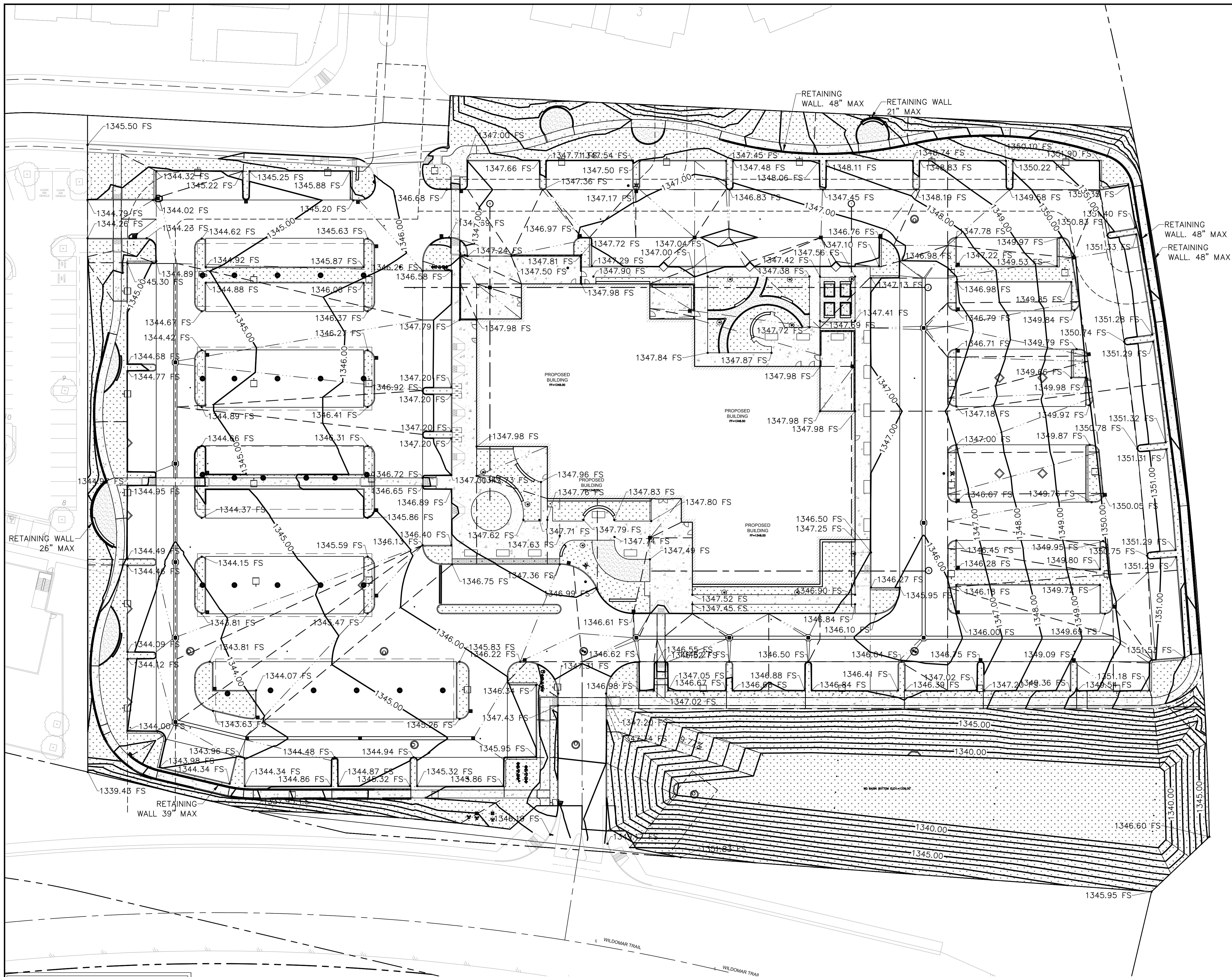
## CITY SUBMITTAL

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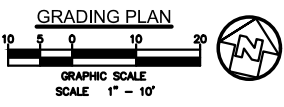








LEGEND  
— FLOOR  
--- GRADE



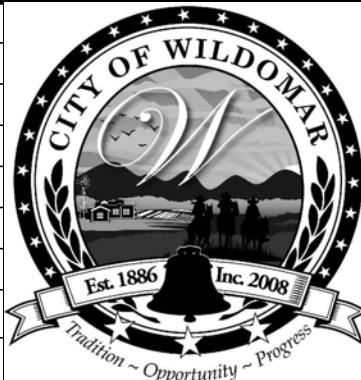
**DIGALERT**  
DIAL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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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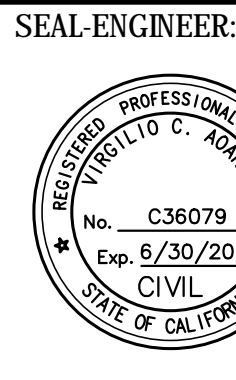
MARK	BY	DATE
	ENGINEER	

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



**MCA ENGINEERS, INC.**  
1041 S. Garfield Avenue, Suite #210  
Anaheim, CA 91601  
Tel: 714.729.6988 Fax: 714.729.6943  
PREPARED BY: \_\_\_\_\_  
R.C.E. No. \_\_\_\_\_ EXP. \_\_\_\_\_

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**  
**GRADING PLAN**

SHEET No.  
**C.2**  
4  
OF 38 SHTS








## landscapeforms



An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements.

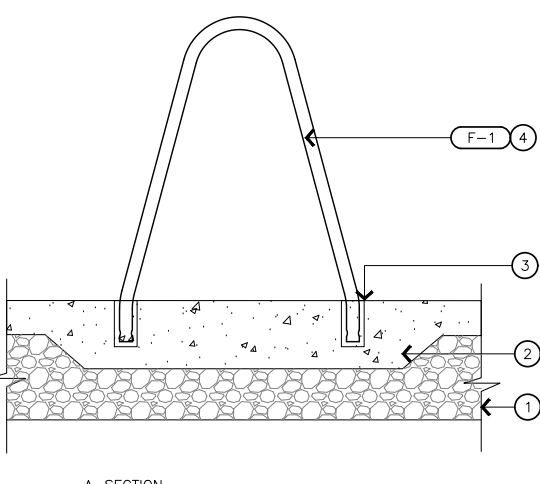
- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolished finish on bare stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola can secure two bicycles parked parallel to the rack.
- The bicycles can 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

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

- 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.

[illegible]

KEY NOTES:	NOTES:
1. COMPACTED AGGREGATE 2. THICKENED, CAST IN PLACE CONCRETE PAVING 3. EMBEDDED MOUNTING, REFER TO MANUFACTURER SPECS. 4. BIKE RACK, SEE MATERIALS SCHEDULE 5. CLEAR ZONE 6. BUILDING WALL / OBSTRUCTION, WHERE APPLIES, SEE PLANS	1. LAYOUT AS PER LANDSCAPE ARCHITECT 2. ANCHOR AS PER MANUFACTURER

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%

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

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

STRATA BAXTER, LLC  
ERIC FLODINE  
4370 LA JOLLA VILLAGE DRIVE #960  
SAN DIEGO, CA 92122  
858-546-0900

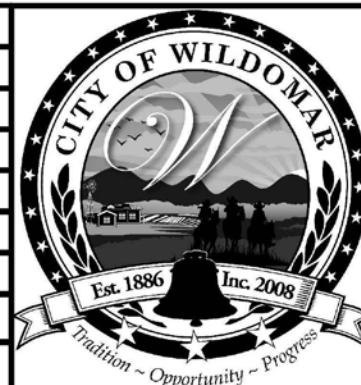
7500 SF COMMUNITY HISTORIC PARK  
RESERVED FOR THE NON-EXCLUSIVE USE  
BY WILDOMAR HISTORICAL SOCIETY PER  
SEPARATE AGREEMENT

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



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

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[illegible]

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](http://www.RELMstudio.com)

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

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  
LANDSCAPE SITE PLAN

L.1

38 SHTS







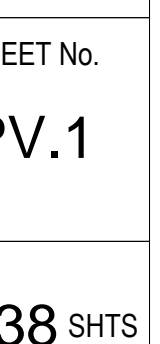
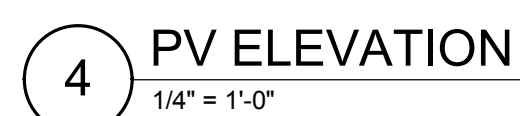






Diagram of the Community logo. The logo consists of a circular icon containing a house silhouette, followed by the word "community" in a lowercase, rounded font. The dimensions are indicated: the icon has a height of 1'-6" and a width of 9'-2". The word "community" has a height of 9".

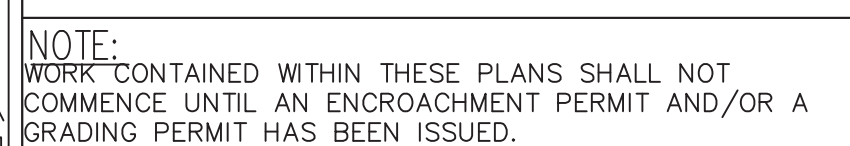
Diagram illustrating the dimensions and appearance of a reserved parking sign. The sign is rectangular and features the text "RESERVED" at the top, a circular logo with a car icon in the center, and the text "GREEN CAR PERMIT ONLY" at the bottom. The sign is mounted on a pole. Dimensions are indicated: the sign's height is 1'-0" and its width is 1'-8". A silhouette of a person is shown next to the sign for scale.

19'-0"

welcome

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

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



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[illegible]

Date: \_\_\_\_\_

Daniel A. York, Director of Public Works  
City Engineer, PE 43212

SEAL-ENGINEER:

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 # \_\_\_\_\_

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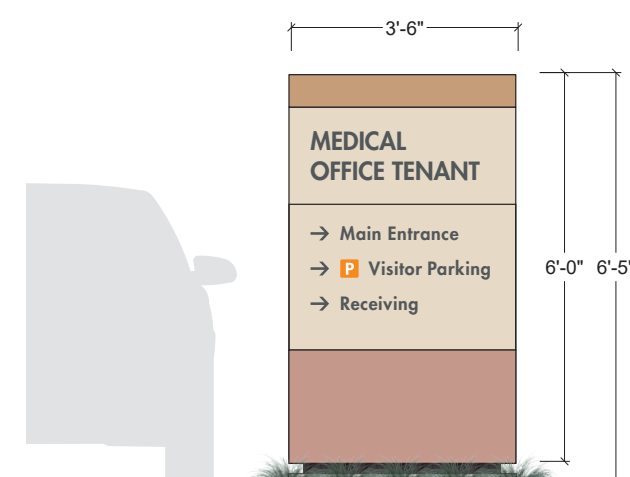
CITY OF WILDOMAR  
BAXTER VILLAGE-MEDICAL OFFICE BUILDING  
ENTITLEMENT SUBMITTAL  
SITE SIGNAGE  
SIGN TYPE MENU

SHEET No.

## EG.1

38 SHTS





**V-1**

## Building Identification Sign

**L-1**

**L-2**

### Building Identification Sign

F-1

## Freeway Pylon Sign

**C-1**

### Department Identification

M-1

**Identification/  
Directional  
Monument**

**W-**

## Site Art Installation

**MEDICAL  
OFFICE TENANT**

**Wildomar  
Medical Offices**

23041  
Wildomar Road

**NO Emergency Services  
NO Hay Servicios de Emergencias**

→ Main Entrance

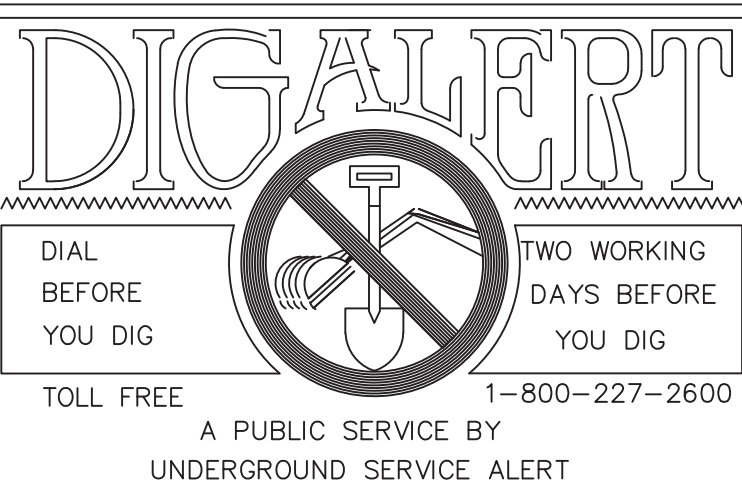
→ **P** Visitor Parking

Technical drawing of the 'welcome' sign with dimensions: overall width 19'-0", overall height 5'-10", letter height 4'-0", and letter width 28". A silhouette of a person is shown for scale.

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

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

SCALE: 1" = 40'-0"



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MARK	BY	DATE
ENGINEER		

## 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:

**SKA**DESIGN

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

BENCHMARK # \_\_\_\_\_  
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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

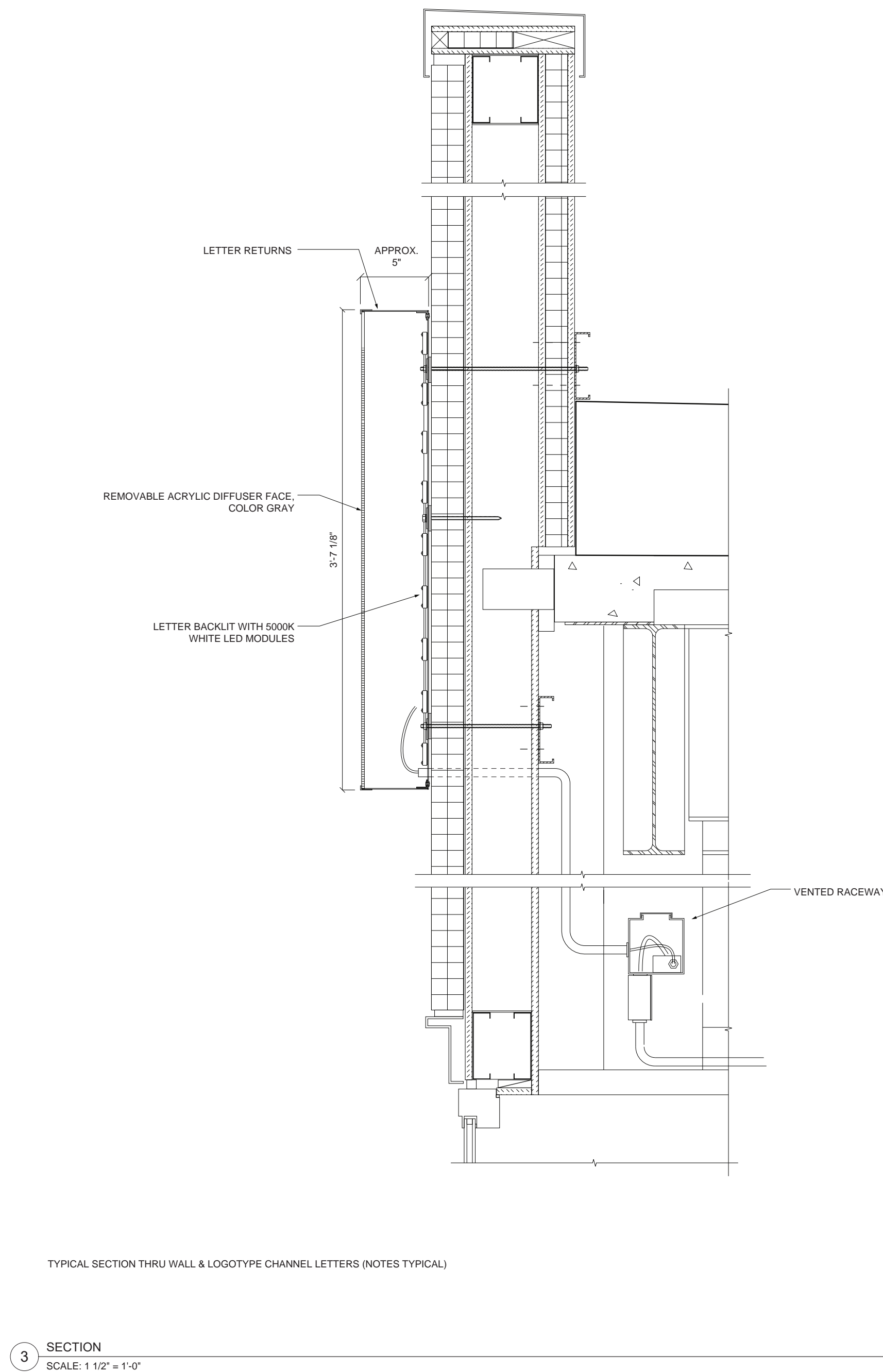
### SITE SIGNAGE SIGN LOCATION PLAN

SHEET No. \_\_\_\_\_

EG.2

10  
OF 38 SHOTS





## SIGNAGE DETAILS

11  
OF 38 SHOTS

H: As Noted v: As





NOTE:

[illegible]

CITY OF WILDOMAR  
ACCEPTED BY:





NOTE:

[illegible]

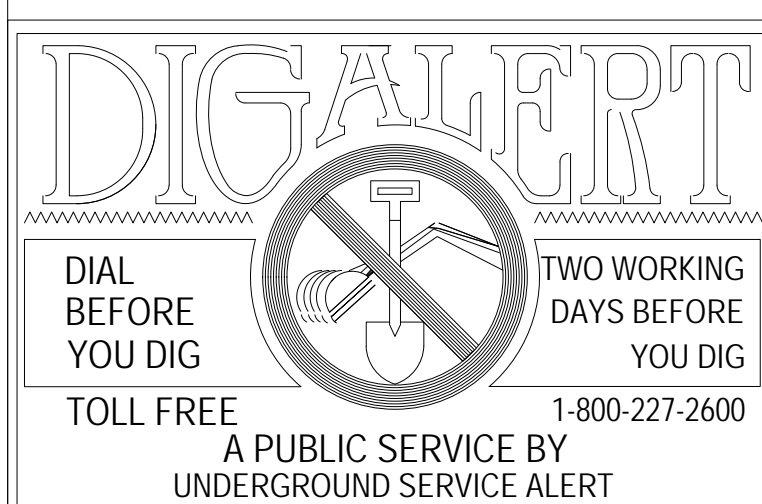
CITY OF WILDOMAR  
ACCEPTED BY:

SEAL-ENGINEER:

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_

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

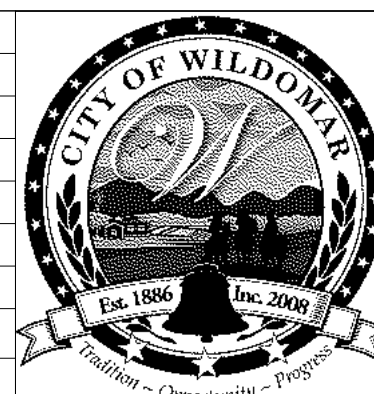




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[illegible]

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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.F. No. (number) EXP (date)

BENCHMARK:  
Elevation = \_\_\_\_\_  
Datum = \_\_\_\_\_  
BENCHMARK # \_\_\_\_\_

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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





DIAL  
BEFORE  
YOU DIG

TWO WORKING  
DAYS BEFORE  
YOU DIG

TOLL FREE

A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT

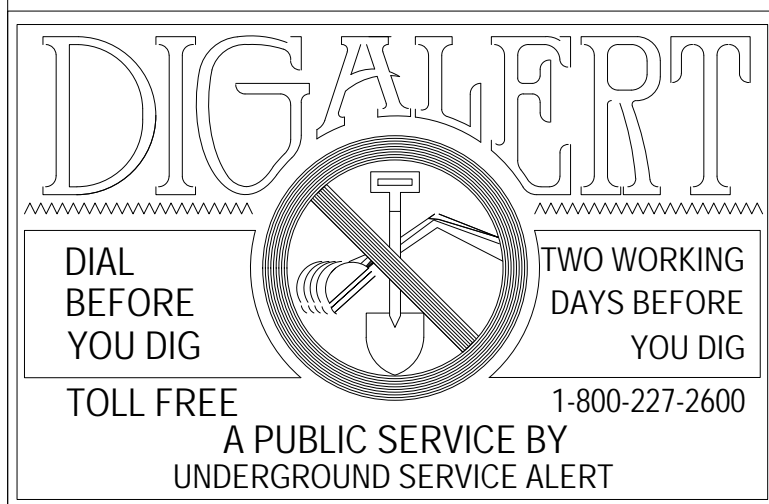
1-800-227-2600

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SHEET No.  
**A.5**

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**16**  
OF **38** SHTS



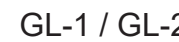
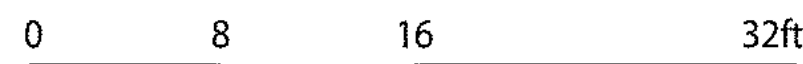
17  
OF 38 SHTS



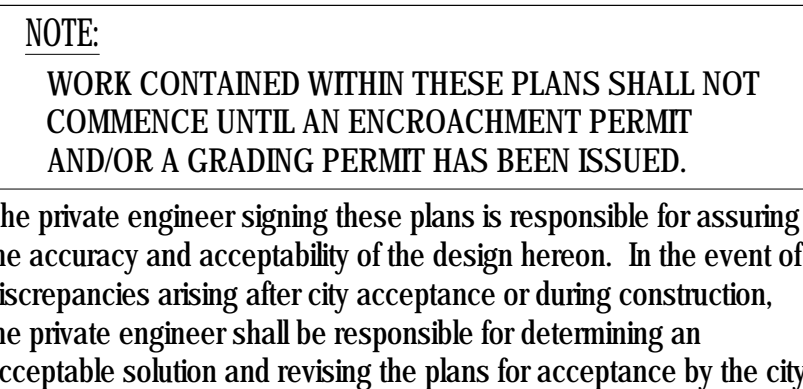
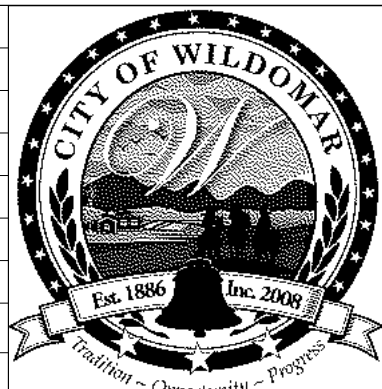
SHEET No.  
**A.7**

**18**  
OF **38** SHTS





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

[illegible]

**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

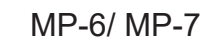
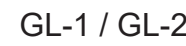
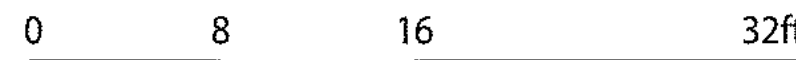
**CITY OF WILDOMAR**  
**BAXTER VILLAGE - MEDICAL OFFICE BUILDING**  
**ENTITLEMENT SUBMITTAL**  
**SOUTH ELEVATION**

SHEET No.  
A.8

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9  
F 38 SHTS

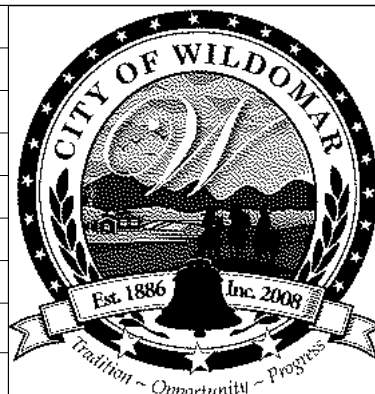




MP-1	MCM WINDOW TRIM
MP-3	CONCEALED FASTENER METAL PANEL CLADDING SYSTEM
MP-4	CUSTOM PERFORATED METAL PANELS
MP-5	PAINTED STRUCTURAL STEEL SUPPORT
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[illegible]

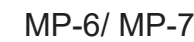
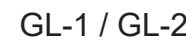
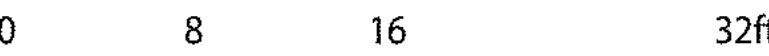
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

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

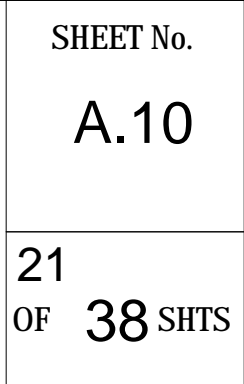
SCALE:  
H: As Noted v: As Noted

20  
F 38 SHTS

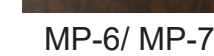
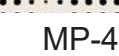
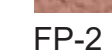
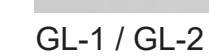
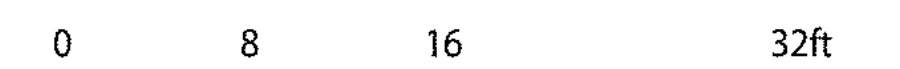




MP-1	MCM WINDOW TRIM
MP-3	CONCEALED FASTENER METAL PANEL CLADDING SYSTEM
MP-4	CUSTOM PERFORATED METAL PANELS
MP-5	PAINTED STRUCTURAL STEEL SUPPORT
MP-6	ALUMINUM EXTRUSION WITH WOOD GRAIN FINISH
MP-7	ALUMINUM PANEL WITH WOOD GRAIN FINISH



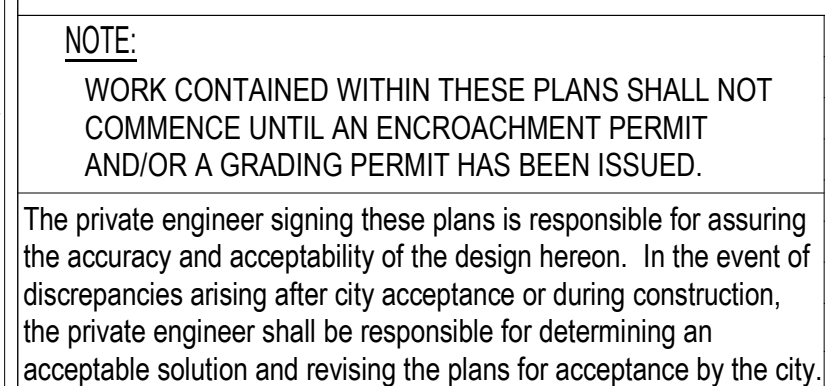
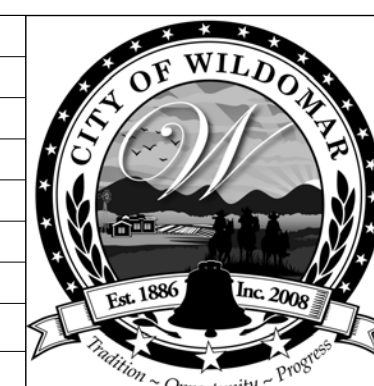




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[illegible]

**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

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

SHEET No.  
**A.12**  
38 SHTS





















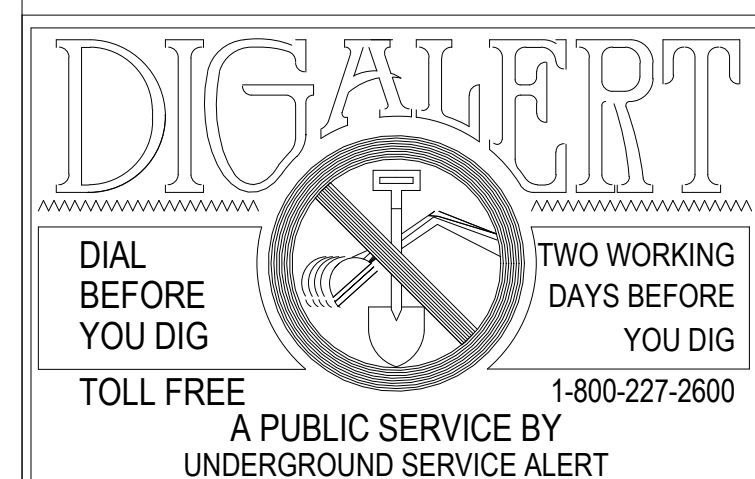
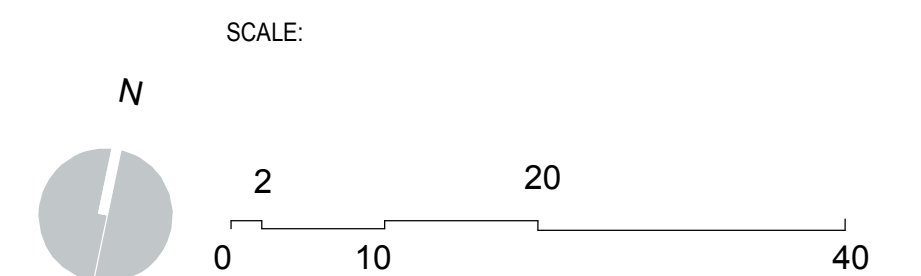


29  
F 38 SHTS





- 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



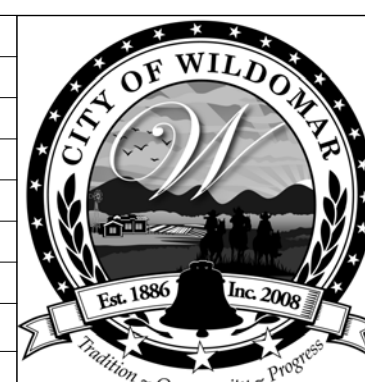
**NOTE:**  
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MARK	BY	DATE
	ENGINEER	

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 FLOOR PLAN LEVEL 2 - AREA B

SHEET No.  
**A.19**

30  
OF 38 SHTS









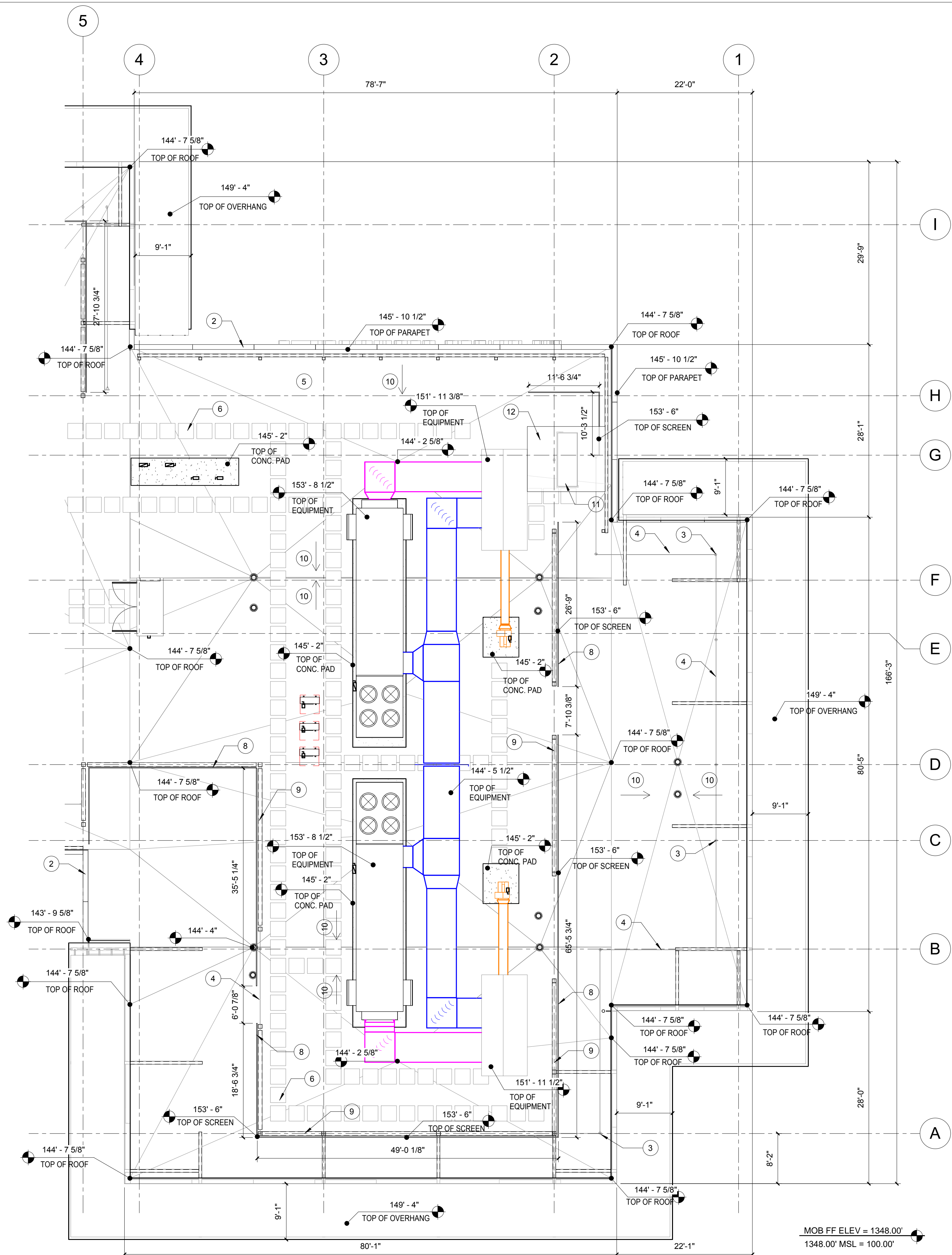




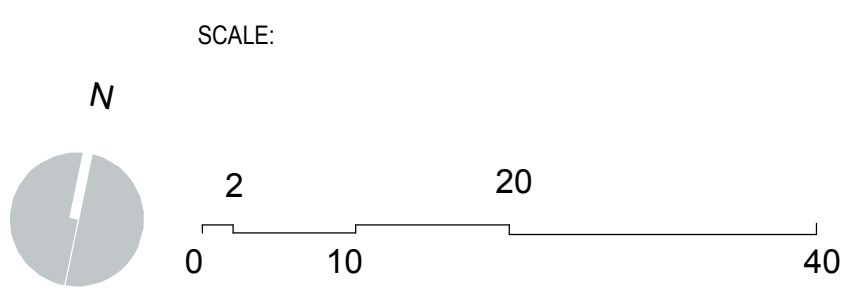


34  
F 38 SHTS





- ### 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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DIAL BEFORE YOU DIG  
TOLL FREE  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**TWO WORKING DAYS BEFORE YOU DIG**  
1-800-227-2600

**NOTE:**  
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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  
Date:  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

SEAL-ENGINEER:

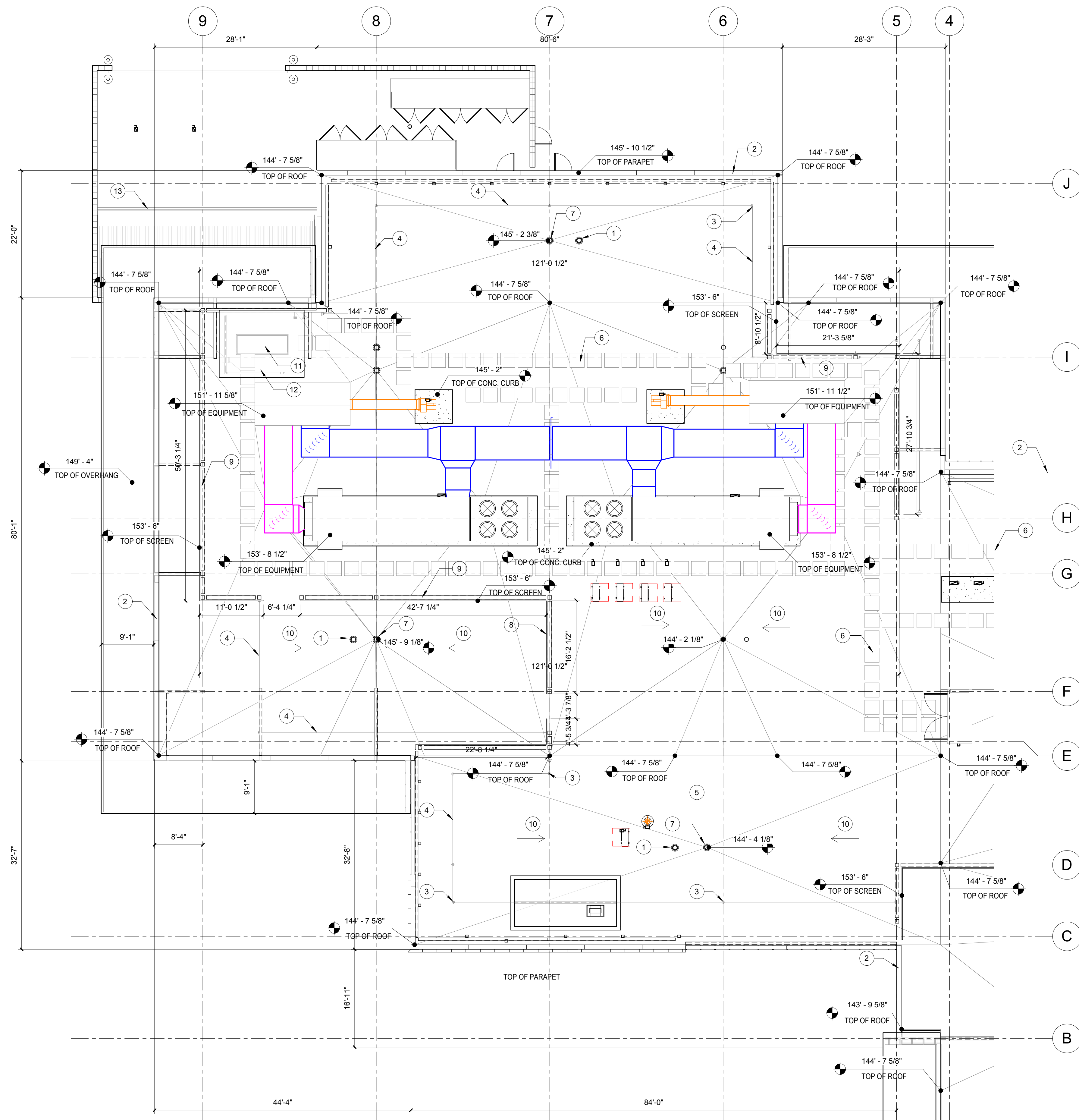
**CANNONDESIGN**  
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BENCHMARK # \_\_\_\_\_  
THIS SURVEY WAS PERFORMED  
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SCALE:  
H: As Noted V: As Noted

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

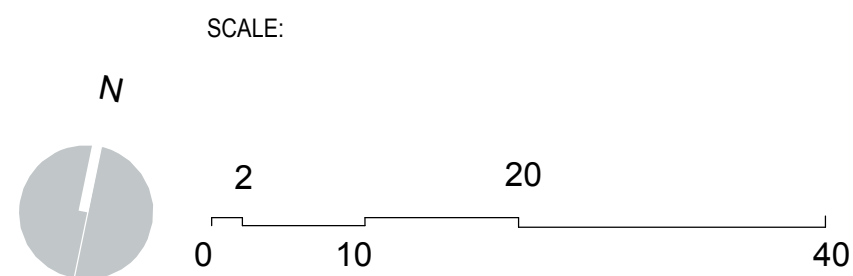
SHEET No.  
**A.24**  
35 OF 38 SHTS



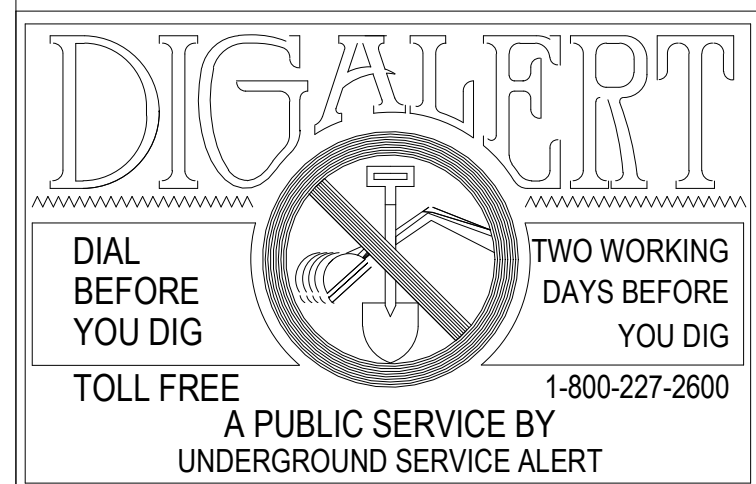


## KEYNOTES

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- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
- 4 FALL PROTECTION CABLE (TYP.)
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- 8 EQUIPMENT SCREEN
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- 10 PRIMARY ROOF SLOPE 1/4" PER FOOT MIN.
- 11 ROOF HATCH (TYP.) BELOW ROOF COVER
- 12 METAL PANEL ROOF
- 13 METAL GUTTER



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



### NOTE:

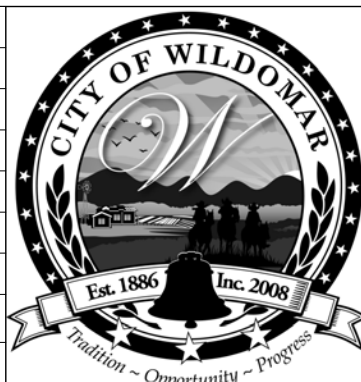
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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.

MARK	BY	DATE
	ENGINEER	

### 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 B

SHEET No.

A.25

36  
OF 38 SHTS






**NOTE:**  
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[illegible]





d<sup>series</sup>

### D-Series Size 2 LED Area Luminaire

