

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

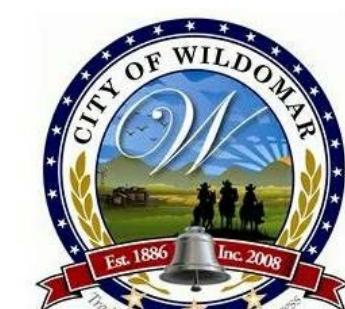


CANNONDESIGN

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

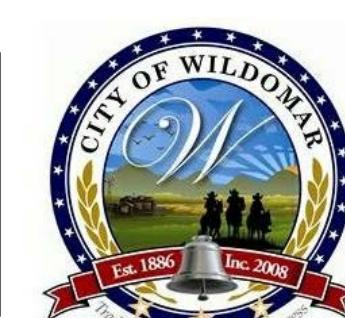
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A.8	MOB SOUTH ELEVATION	A.26 MOB SITE LIGHTING PHOTOMETRIC
A.9	MOB EAST ELEVATION	A.27 SITE LIGHTING CUT SHEETS

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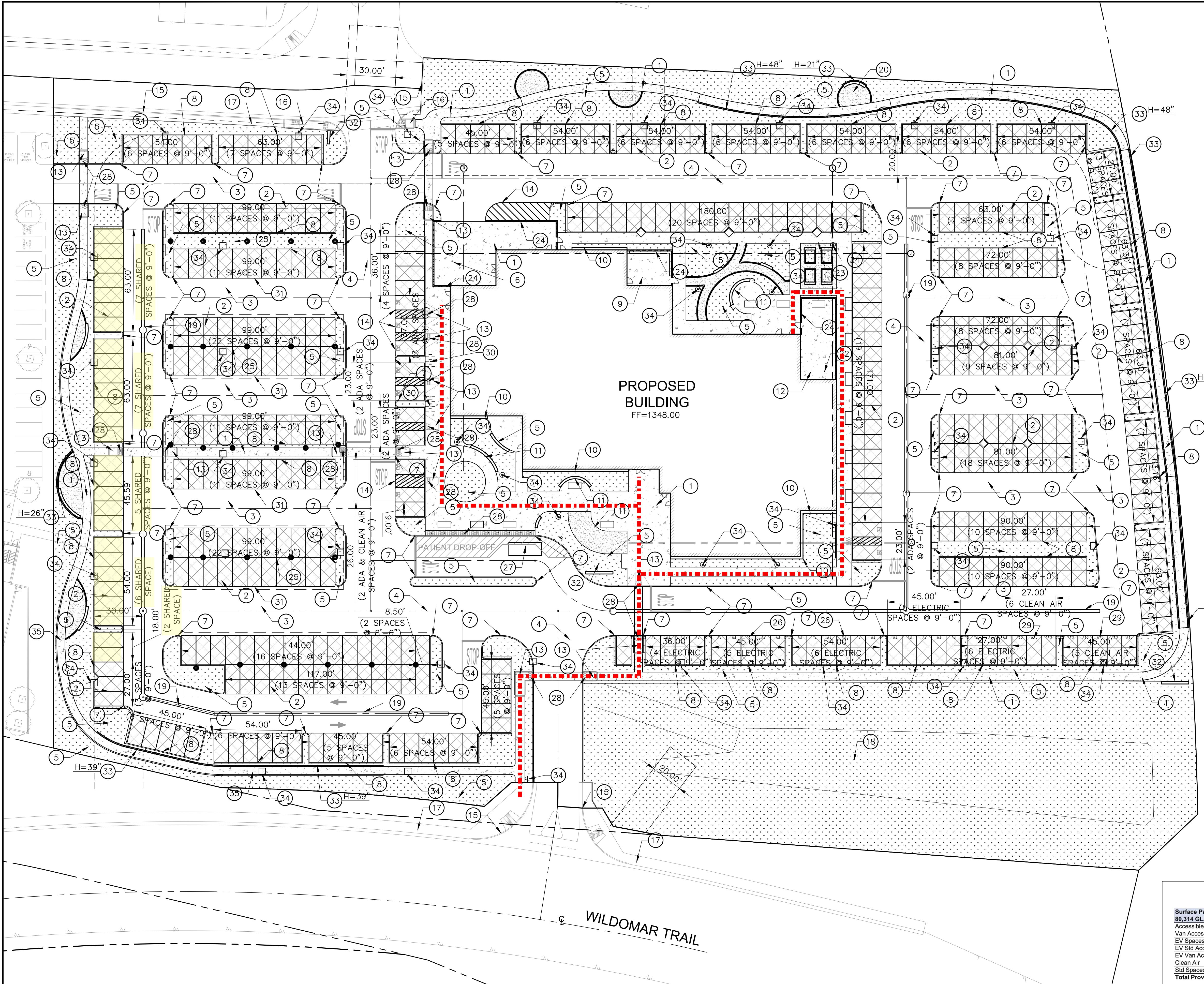
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PHONE NO.: (951)677-7751



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

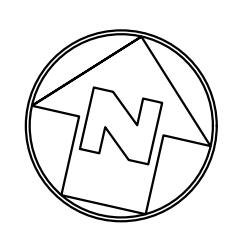
CONSTRUCTION NOTES:

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



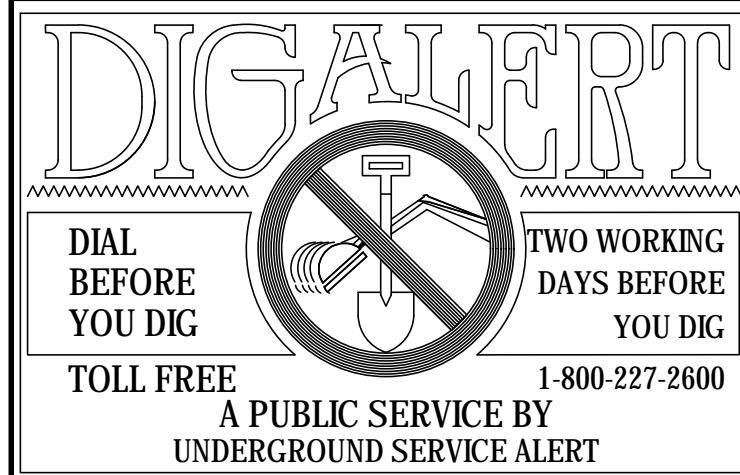
Surface Parking	
80,314 GLA/200 = 401.57 (402)	
Accessible Std Spaces	7
Van Accessible Spaces	2
EV Spaces	23
EV Std Accessible	1
EV Van Accessible Spaces	1
Clean Air	8
Std Spaces	364
Total Provided	406
Required	402

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

SHEET No.

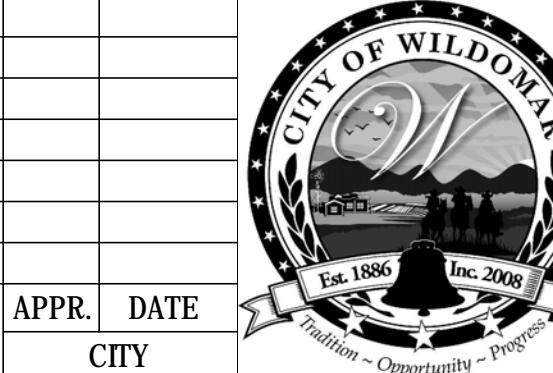
3

OF 38 SHTS

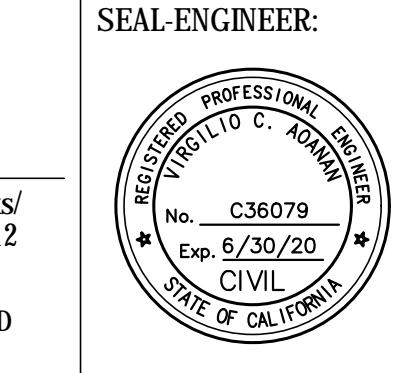


NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT
COMMENCE UNTIL AN ENCROACHMENT PERMIT
AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private engineer signing these plans is responsible for assuring
the accuracy and acceptability of the design hereon. In the event of
discrepancies arising after city acceptance 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	APPR.	DATE
REVISIONS			CITY	
ENGINEER				

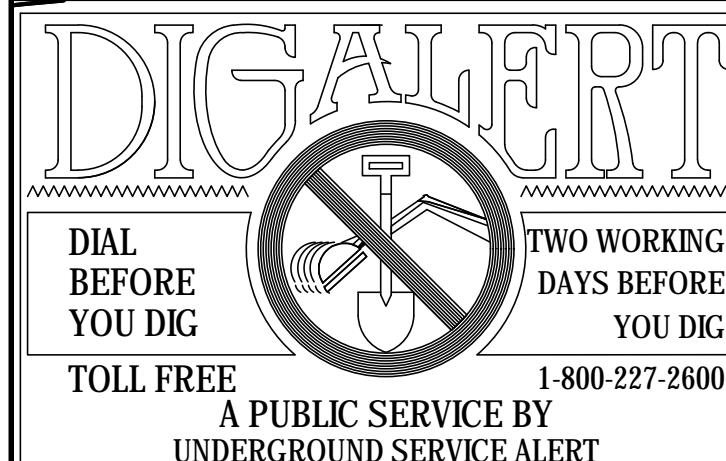
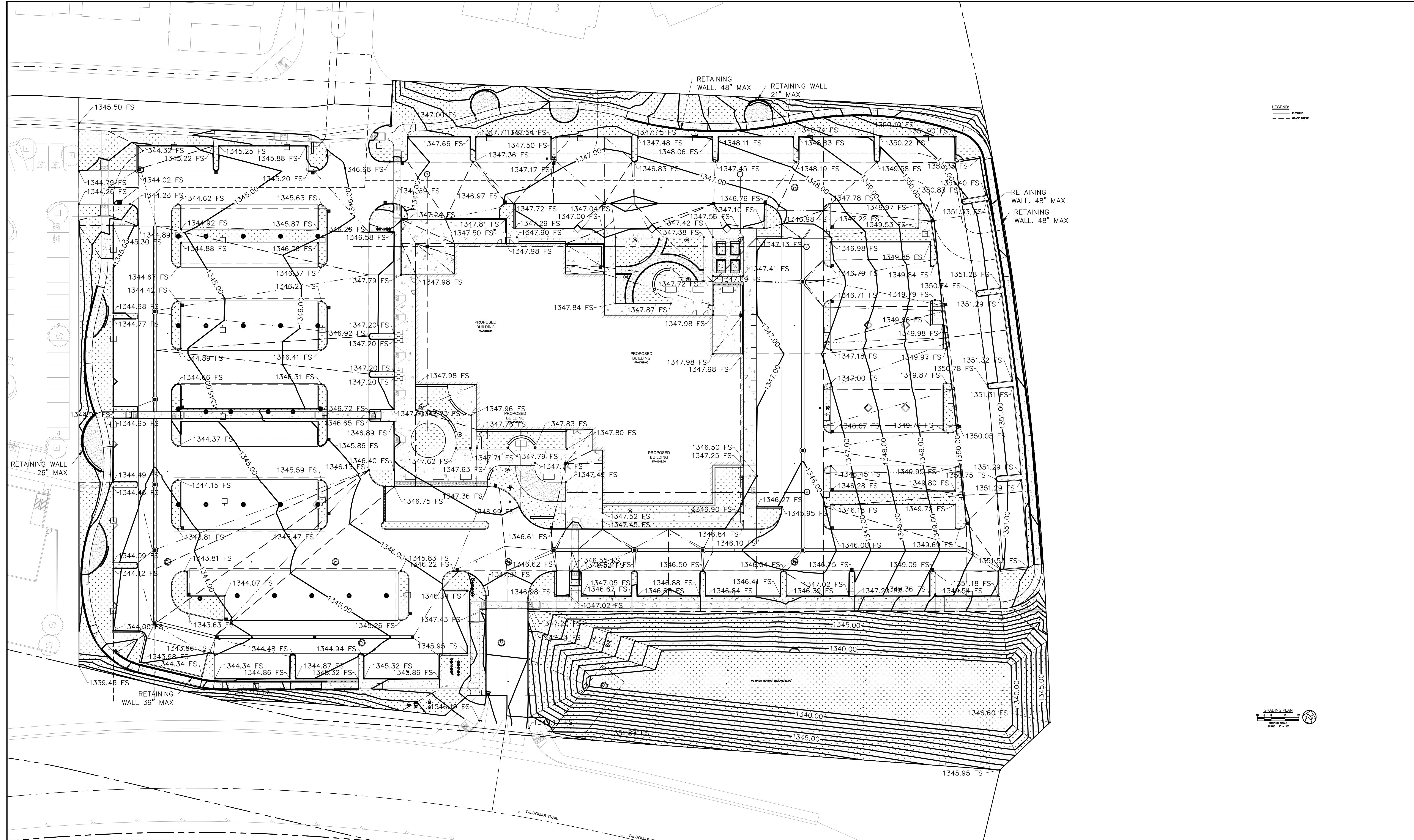


CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



SEAL-ENGINEER:
C36079
Ex. 6/30/20 CIVIL
STATE OF CALIFORNIA
1041 S. Garfield Avenue, Suite #210
Alhambra, CA 91801
Tel: 626.729.5999 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



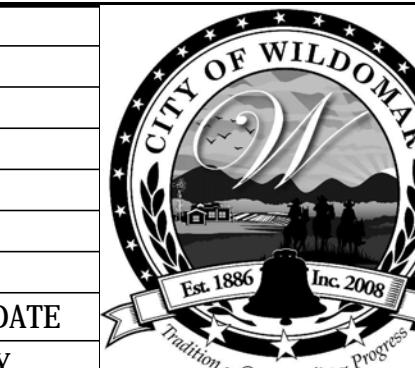
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YOU DIG  **YOU DIG**
TOLL FREE **1-800-227-2600**
A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

MARK	BY	DATE	REVISIONS		APPR.
ENGINEER					C



CITY OF WILDOMA

ACCEPTED BY:

Daniel A. York, Director of Public Works
City Engineer, PE 4



PREPARED BY: _____
P.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

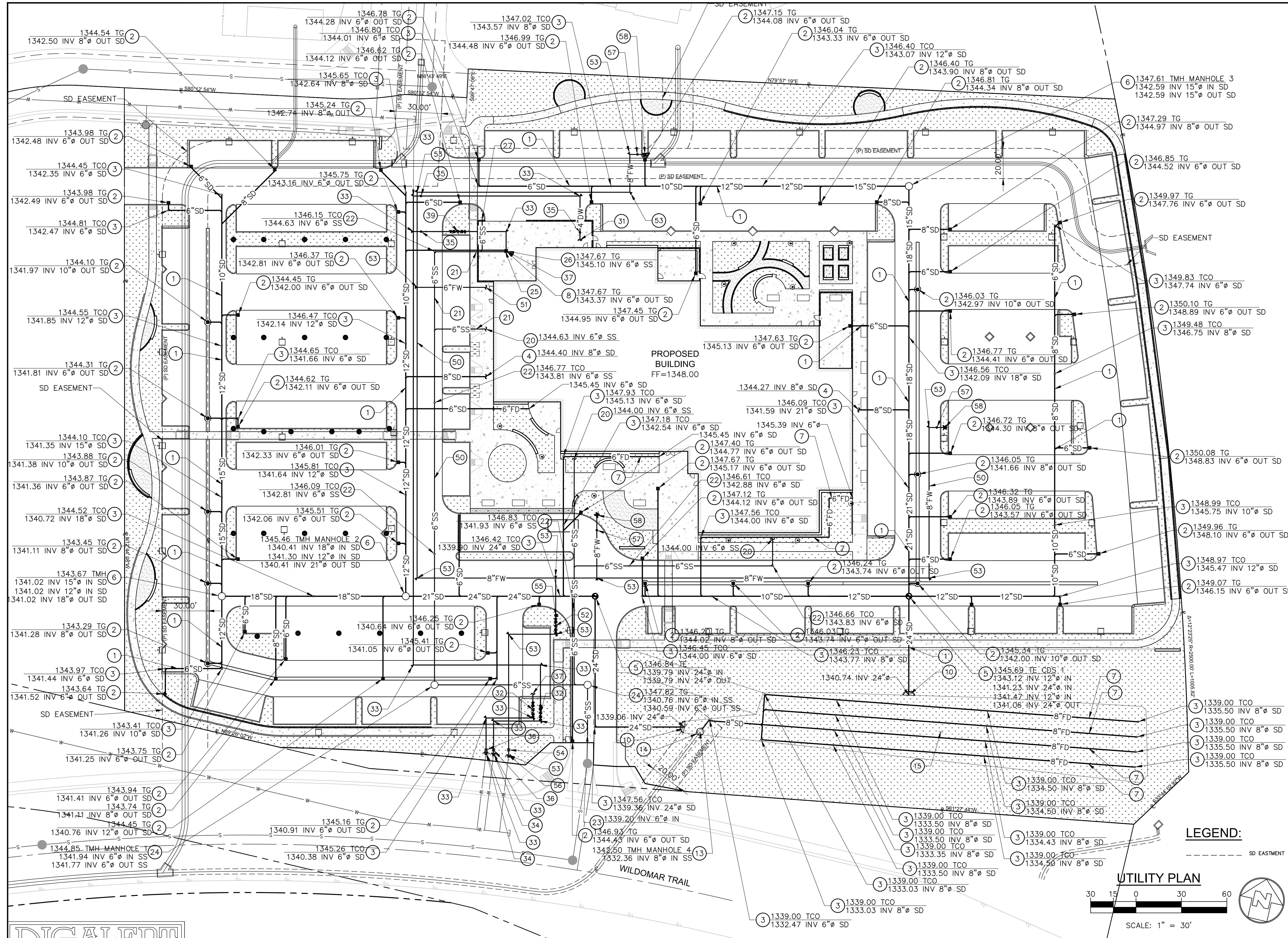
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
GRADING PLAN

SHEET No.

C.2

312

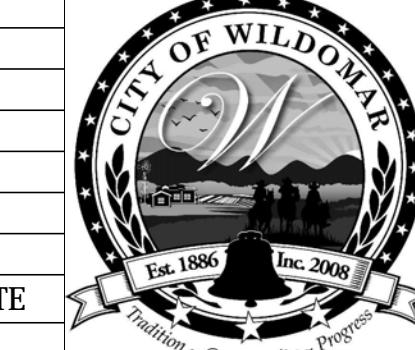
4
OF **38** SHTS



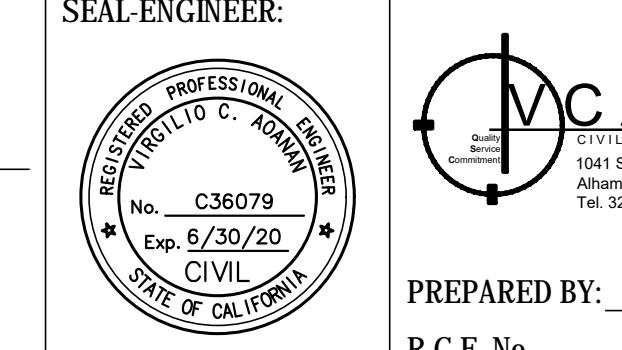
NOTE:
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city	MARK	BY	DATE	
	ENGINEER			



CITY OF WILDOMAR
ACCEPTED BY:



A ENGINEERS INC •STRUCTURAL MBE•OBE•SBE		BENCHMARK: Elevation = _____ Datum = _____ BENCHMARK # _____
6. Garfield Avenue, Suite #210 bra, CA 91801 23.729.6098 Fax. 323.729.6043		
<hr/> EXP. _____		
<hr/> THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)		
<hr/> SCALE: H: <u>As Noted</u> V: <u> </u>		

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

SHEET No.
C.3

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OF **38** SHTS

CONSTRUCTION NOTES: **STORM DRAIN:**

- 1 INSTALL PVC SCH 40 PIPE FOR STORM DRAIN LINE,
- 2 CONSTRUCT CATCH BASIN.
- 3 INSTALL CLEANOUT.
- 4 CONNECT TO BUILDING DOWN SPOUT.
- 5 INSTALL CDS UNIT.
- 6 CONSTRUCT SD MANHOLE PER APWA STD PLAN 321-2.
- 7 INSTALL FRENCH DRAIN.
- 8 CONNECT STORM DRAIN LINE TO FOX DRAIN SYSTEM AND VALVE.
- 9 INSTALL TRENCH DRAIN.
- 10 POINT OF DISCHARGE TO BIOINFILTRATION DETENTION POND
- 11 CONSTRUCT REINFORCED CONCRETE HEADWALL.
- 12 CONSTRUCT 18"x18" CATCH BASIN.
- 13 CONSTRUCT MANHOLE.
- 14 CONNECT MANHOLE TO EXISTING 36" OUTLET PIPE.
- 15 BIOINFILTRATION BASIN.
- SANITARY SEWER:**
- 20 CONNECT TO BUILDING SANITARY SEWER CONNECTION. PROVIDE REDUCING FITTINGS AND COUPLINGS AS NEEDED. FOR CONTINUATION SEE PLUMBING PLANS.
- 21 INSTALL ABS SCH 40 SANITARY SEWER PIPE.
- 22 INSTALL CLEANOUT.
- 23 CONNECT TO THE EXISTING SEWER LINE. PROVIDE REDUCING FITTINGS AND COUPLINGS AND CONTRACTOR SHALL POTHOLE AND FIELD VERIFY EXACT SIZE, DEPTH AND LOCATION OF EX LATERAL PRIOR TO THE TRENCHING OF NEW SYSTEM.
- 24 CONSTRUCT SS MANHOLE PER APWA STD PLAN 200-3.
- 25 CONNECT SANITARY LINE TO FOX DRAIN SYSTEM AND VALVE.
- 26 CONSTRUCT FOX DRAIN SYSTEM.
- 27 VENT FOR FOX DRAIN SYSTEM.
- DOMESTIC WATER:**
- 30 INSTALL 8" AWWA C900 PVC PRESSURE CLASS DR14 DOMESTIC WATER LINE.
- 31 CONNECT TO BUILDING DOMESTIC WATER CONNECTION.
- 32 INSTALL DOMESTIC/IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTER. COORDINATE AND VERIFY POINT OF CONNECTION.
- 33 INSTALL CONCRETE THRUST BLOCK AND TIES FOR WATERLINE.
- 34 CONNECT TO EXISTING WATER LINE.
- 35 INSTALL GATE VALVE.
- 36 PROPOSED WATER METER TO BE USED FOR DOMESTIC/IRRIGATION WATER SERVICE.
- 37 CONNECT DOMESTIC WATER LINE TO FOX DRAIN SYSTEM AND VALVE.
- 38 POINT OF CONNECTION FOR PROPOSED IRRIGATION LINE.
- 39 FOX DRAIN SYSTEM AND VALVE.
- 40 INSTALL AWWA C901 (PE) PRESSURE PIPE AND TUBING, HAVING A MIN PRESSURE CLASS DR11
- FIRE WATER:**
- 50 INSTALL 8" AWWA C900 PVC PRESSURE CLASS DR14, FIRE WATER LINE.
- 51 CONNECT TO BUILDING FIRE WATER CONNECTION. PROVIDE REDUCING FITTINGS AND COUPLINGS AS NEEDED. FOR CONTINUATION SEE PLUMBING PLANS.
- 52 INSTALL DOUBLE CHECK DETECTOR ASSEMBLY.
- 53 INSTALL CONCRETE THRUST BLOCK AND TIES.
- 54 PROPOSED WATER METER TO BE USED FOR FIRE WATER.
- 55 INSTALL FIRE DEPARTMENT CONNECTION.
- 56 CONNECT TO EXISTING WATER LINE.
- 57 INSTALL GATE VALVE.
- 58 INSTALL FIRE HYDRANT.

BIKE RACK CUT SHEET

landscapeforms[®]

BOLA[®]

Product Data Sheet

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.

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.

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

Finishes

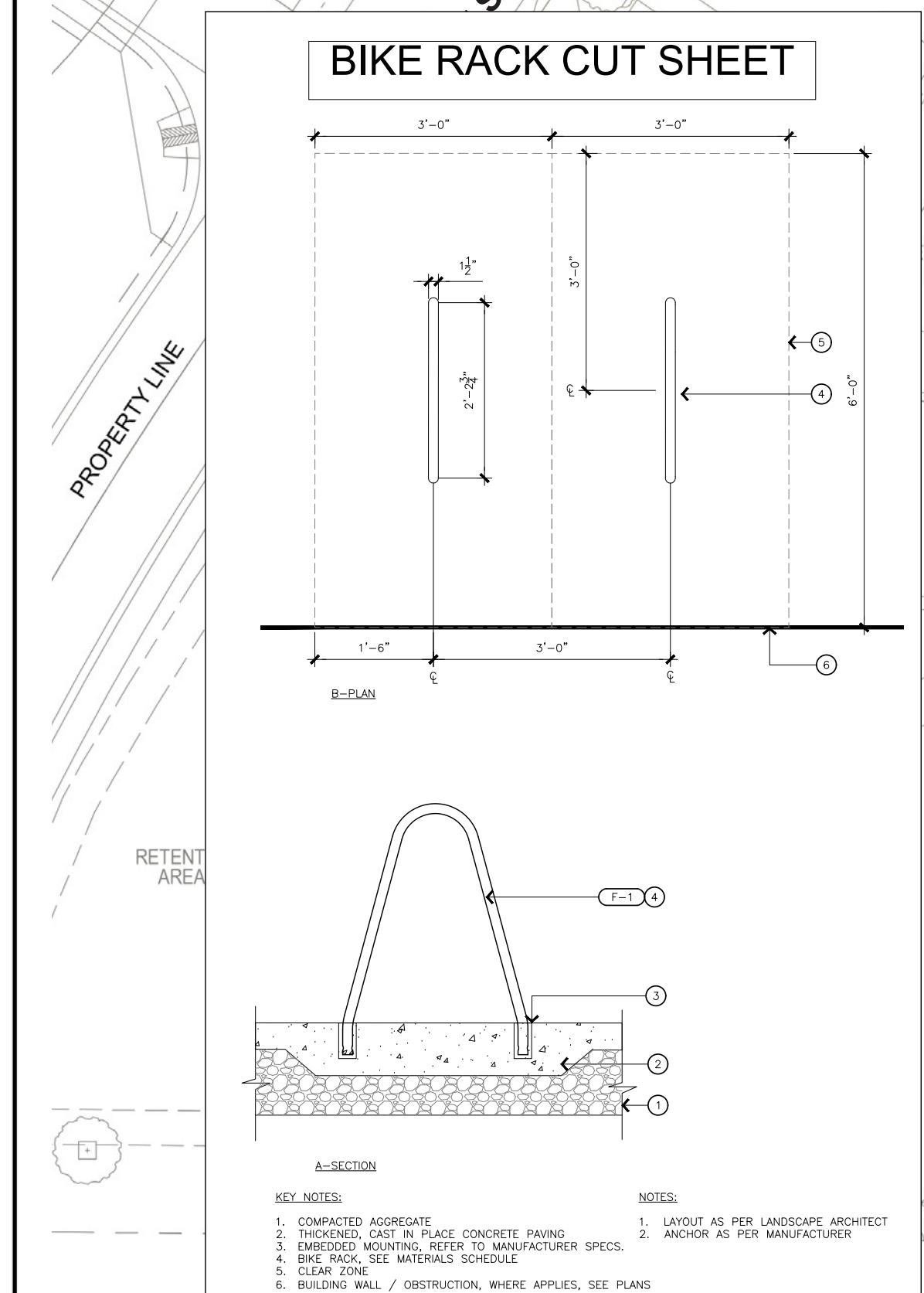
- All metal parts are finished with Landscape Forms' proprietary Pangard II[®] polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

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

NOTE:
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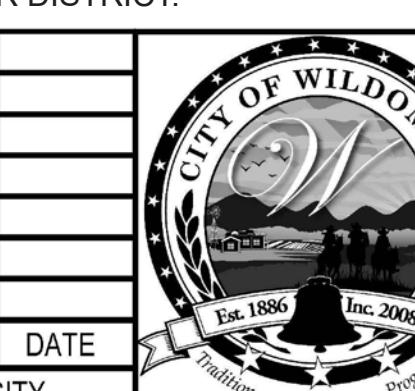
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GENERAL LANDSCAPE NOTES

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
ACCREDITED BY:

ACCEPTED BY:

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

RELM
617 S. Olive Street, Suite 111
Los Angeles, CA 90014
213.673.4400
www.RELMstudio.com

	<p>BENCHMARK: Elevation = _____ Datum = _____ BENCHMARK # _____</p> <p>THIS SURVEY WAS PERFOR- ON (date) BY (surveyor) L.S. (number), EXP. (date)</p> <p>SCALE: H: <u>As Noted</u> V: <u>As No</u></p>
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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

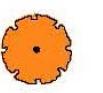


TREE NOTES:

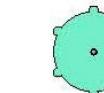
1. TREES SHALL BE LOCATED:
10' MIN. FROM WATER /SEWER LINES
30' FROM INTERSECTIONS
10' FROM FIRE HYDRANTS
10' FROM STREET LIGHTS / SIGNS
10' FROM DRIVEWAYS

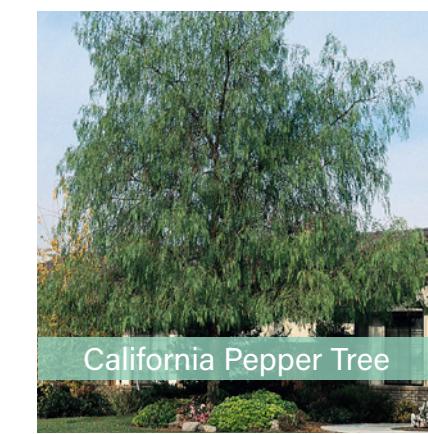
MEDICAL OFFICE BUILDING TREE PALETTE

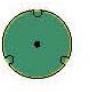
CANOPY TREES

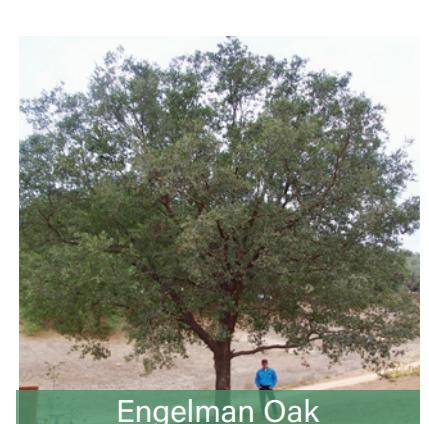
 Chinese Pistache
Pistacia chinense 'Red Push'
Install Size: 36" box
Install height x width: 15' x 8'
Mature height x width: 35' x 35'
Water Use: low
Notes: Deciduous, brilliant fall color
NOT ON CITY LIST, REQUEST TO REVIEW

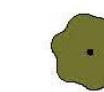


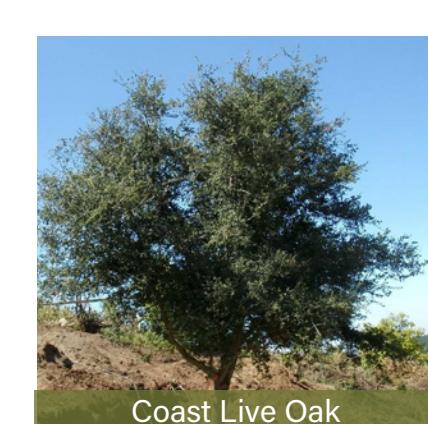
 California Pepper Tree
Schinus molle
Install Size: 36" box
Install height x width: 15' x 8'
Mature height x width: 25' x 40'
Water Use: low
Notes: Evergreen, wildlife plant, year-round interest, white flower and showy red berry

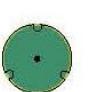


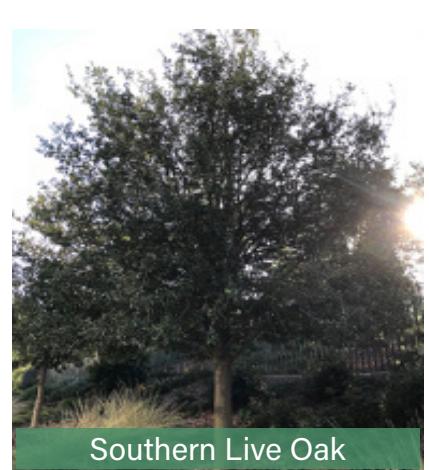
 Engelman Oak
Quercus engelmannii
Install Size: 36" box
Install height x width: 14'x8'
Mature height x width: 30-60' x 40-55'
Water Use: low
Notes: Evergreen to semi-deciduous, native, wildlife plant, provide habitat



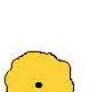
 Coast Live Oak
Quercus agrifolia
Install Size: 36" box
Install height x width: 14'x8'
Mature height x width: 25-82' x 15-35'
Water Use: low
Notes: Evergreen, native, wildlife plant, provide habitat

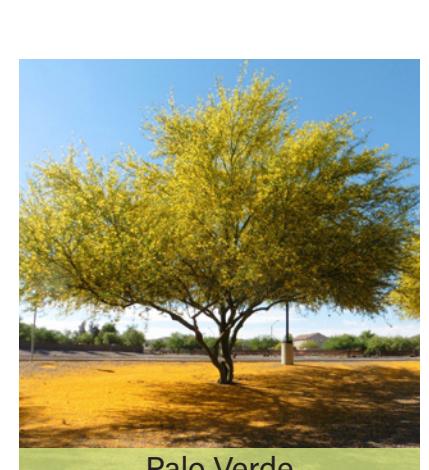


 Southern Live Oak
Quercus virginiana
Install Size: 36" box
Install height x width: 14'x8'
Mature height x width: 30-60' x 40-50'
Water Use: medium
Notes: Evergreen, shade, habitat



ACCENT TREES

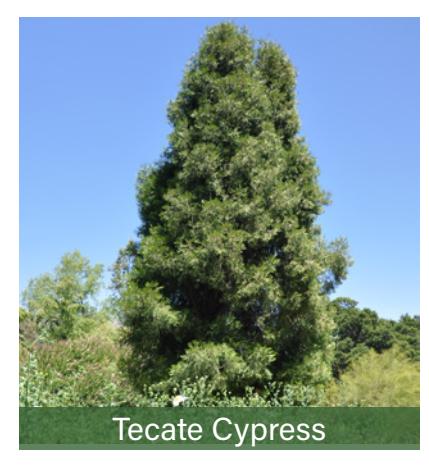
 Desert Museum Palo Verde
Cercidium x 'Desert Museum'
Install Size: 36" box
Install height x width: 14'x6'
Mature height x width: 30' x 25'+
Water Use: low once established
Notes: Deciduous, fast growing, re-bloom when given supplemental water, provide year-round interest



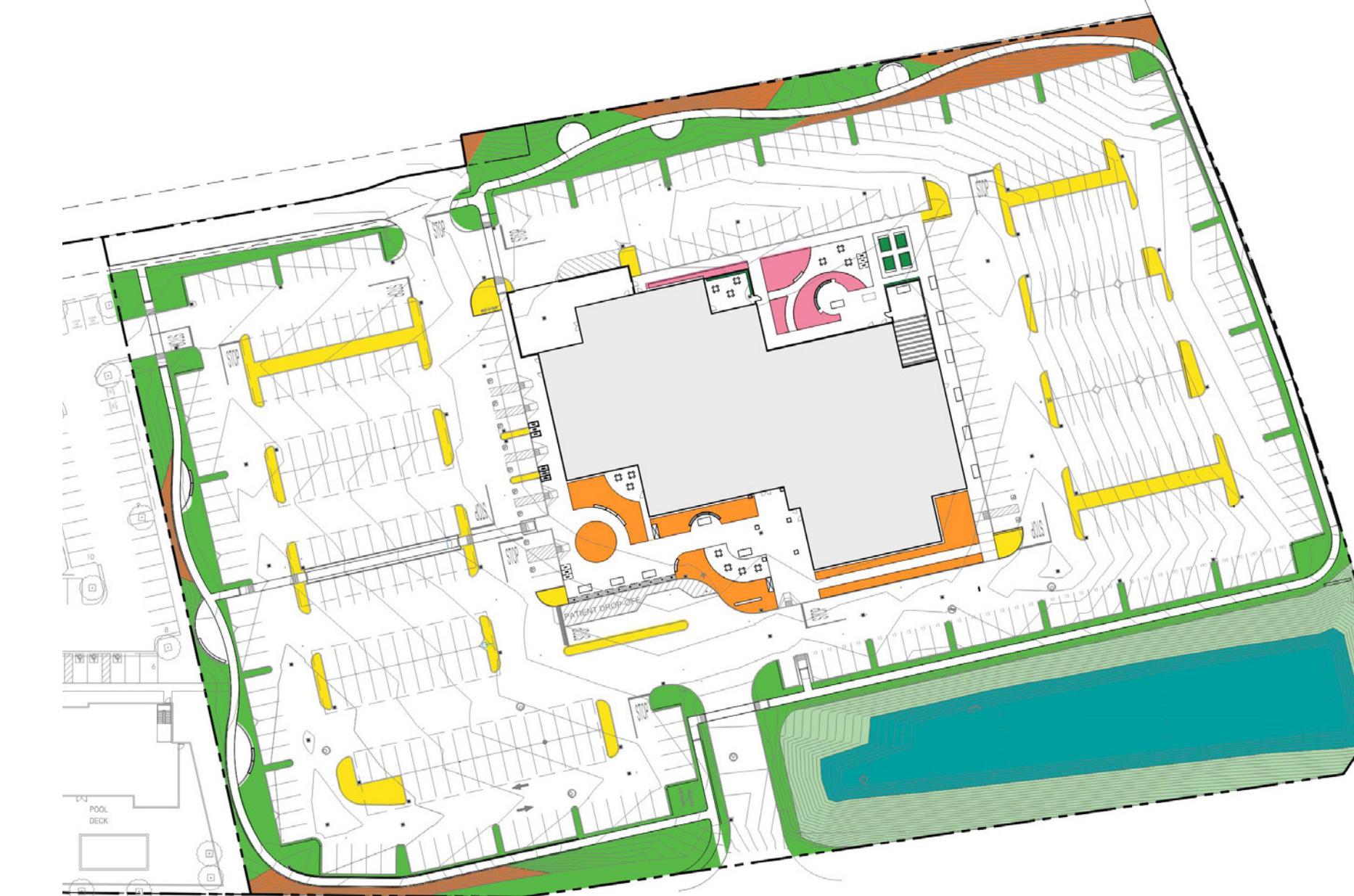
 Chitalpa
Chitalpa tashkentensis
Install Size: 24" box
Install height x width: 10'x4'
Mature height x width: 20' H x 20' W
Water Use: low - medium
Notes: Deciduous, spring flower, fast growing



 Tecate Cypress
Cupressus forbesii
Install Size: 15 gallon, 14'x10'
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, 5x5'
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

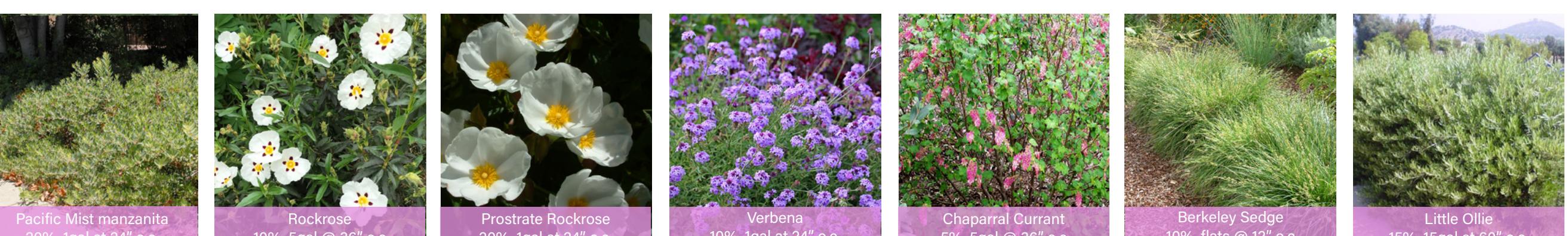
ENTRY PLAZA (HZ1, 4,690 SF)

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



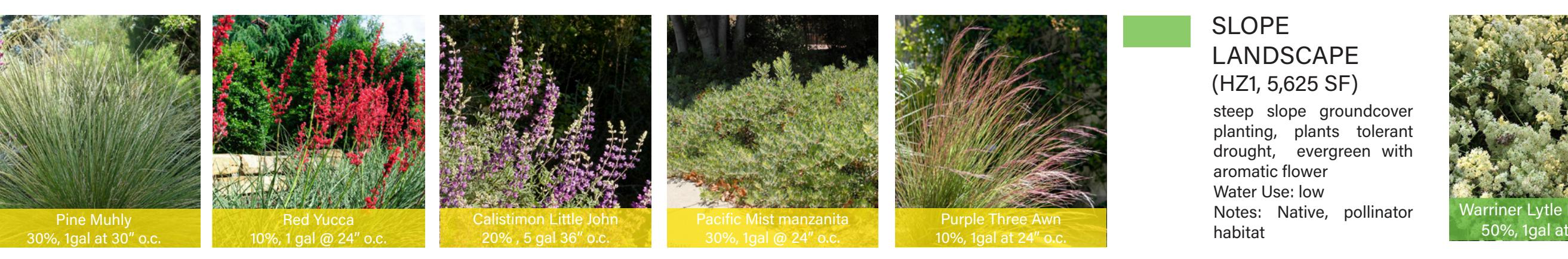
PERIMETER LANDSCAPE (HZ1, 25,400 SF)

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



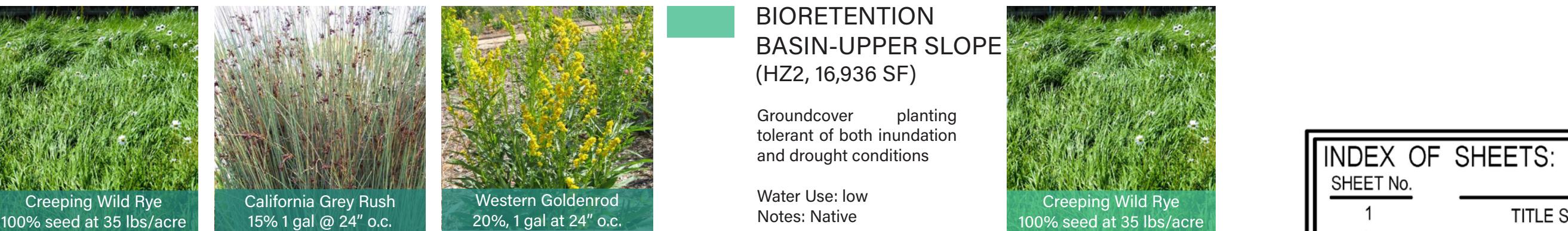
PARKING LOT ISLANDS (HZ1, 8,400 SF)

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

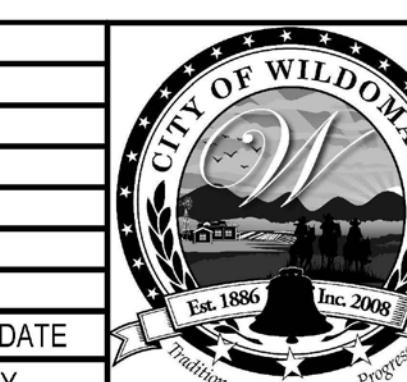


BIORETENTION BASIN-LOWER (HZ2, 19,325 SF)

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



CITY OF WILDOMAR ACCEPTED BY:


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)		ETWU	Estimated Total Water Use (ETWU)
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/E)	Landscape Area (sq. ft.) (PF/E) Area
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 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.



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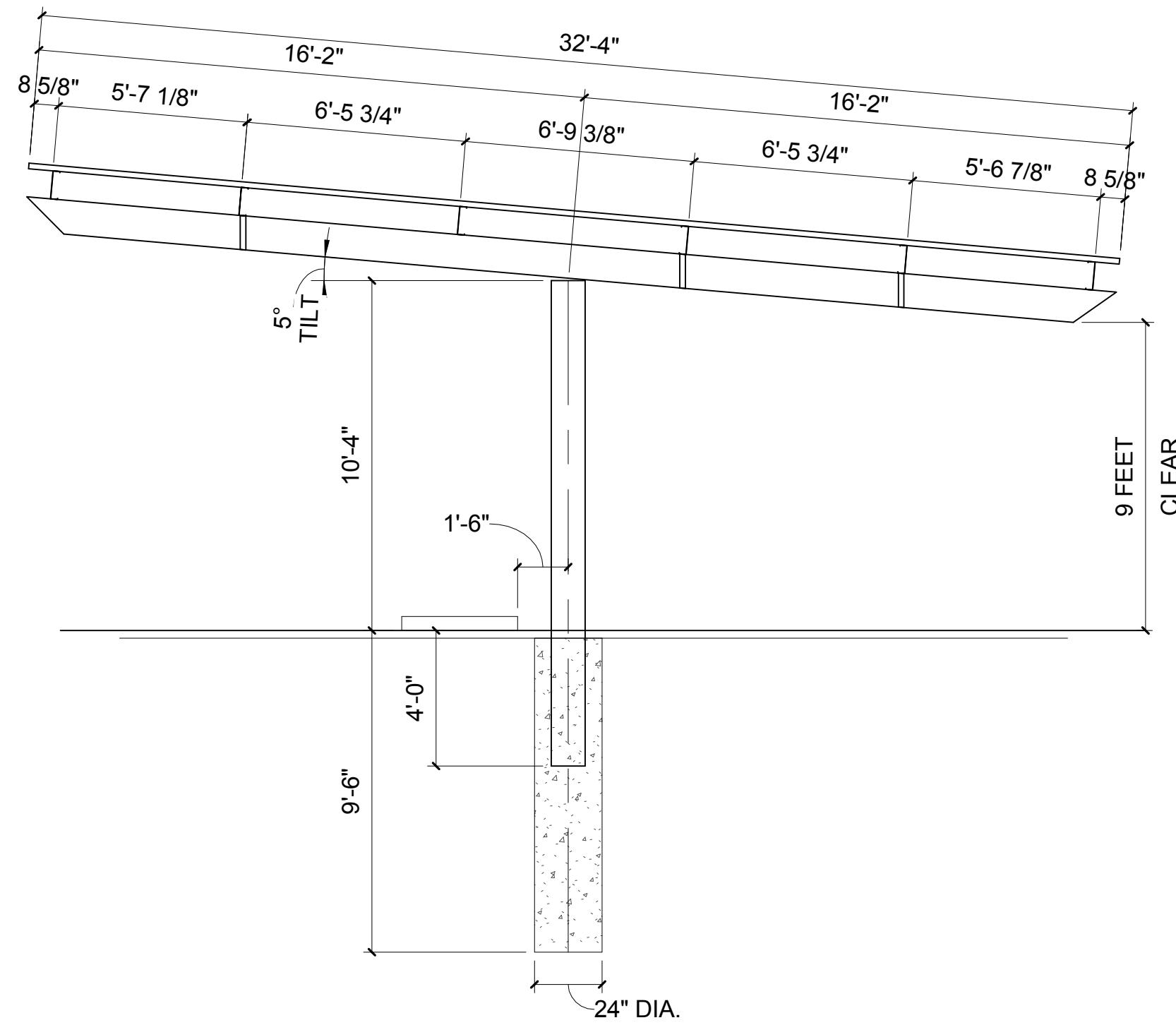
MARK BY DATE
APPR. DATE
REVISIONS
CITY
ENGINEER

APPR. DATE
CITY
ENGINEER

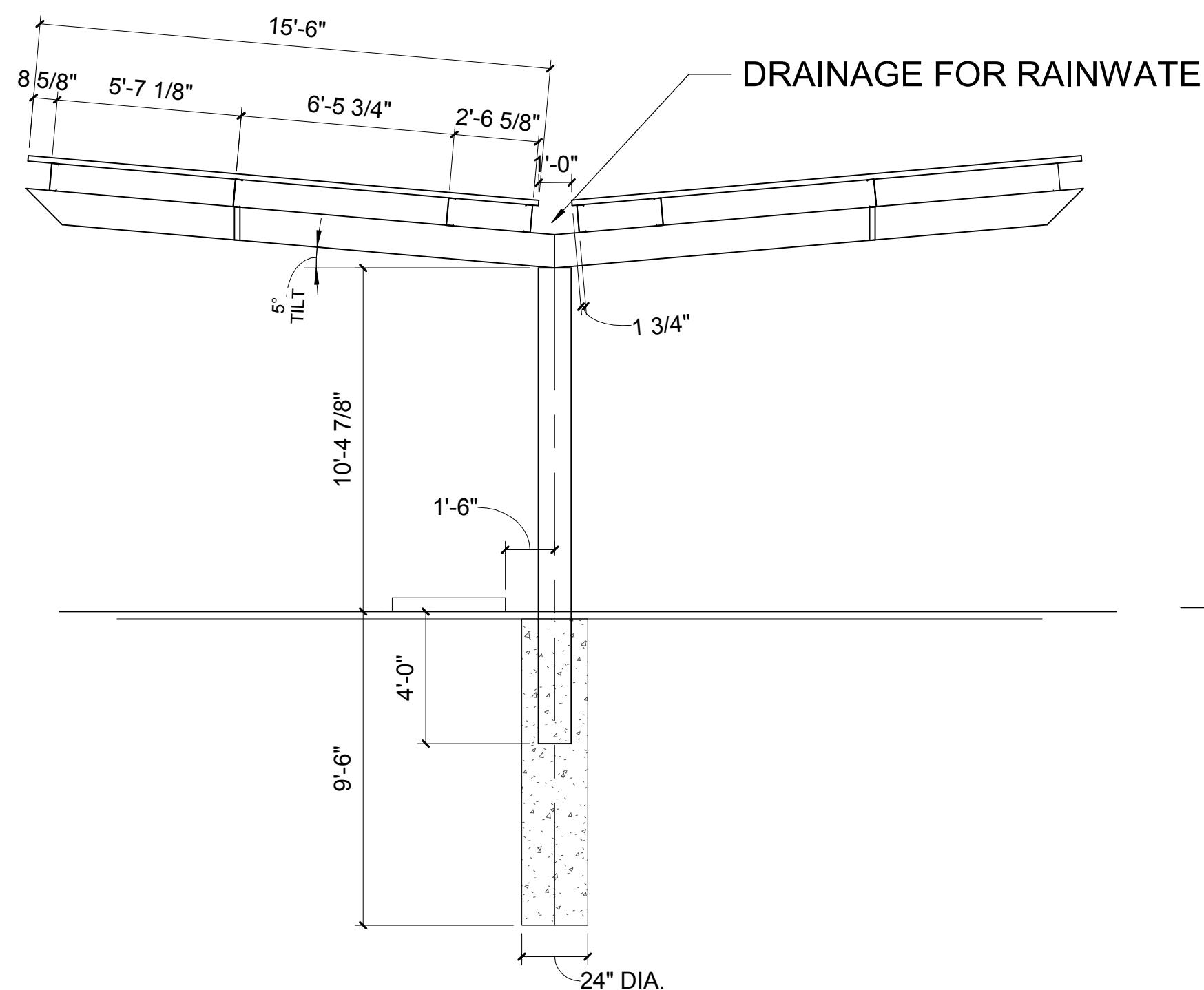
SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

SHEET No.	L.2
7	OF 38 SHTS

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

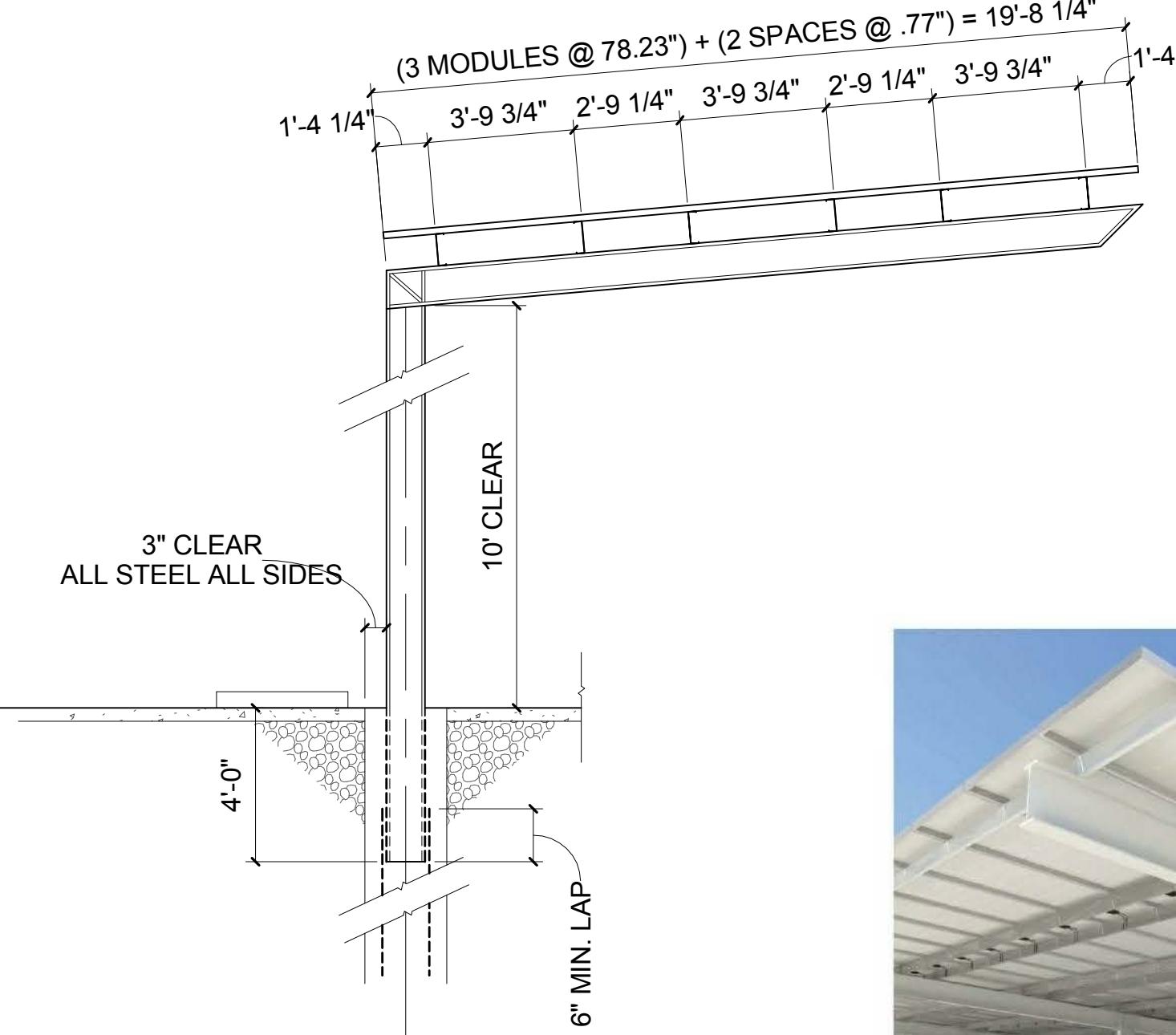


1 DROP-OFF PV CANOPY DETAIL
1/4" = 1'-0"

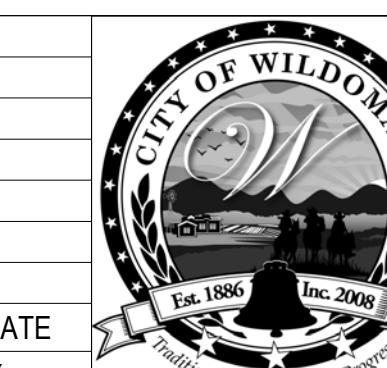


2 PARKING LOT PV CANOPY DETAIL 2
1/4" = 1'-0"

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



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



CITY OF WILDOMAR
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ACCEPTANCE AS TO CONFORMANCE
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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



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MARK BY DATE
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APPR. DATE
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APPR. DATE
CITY



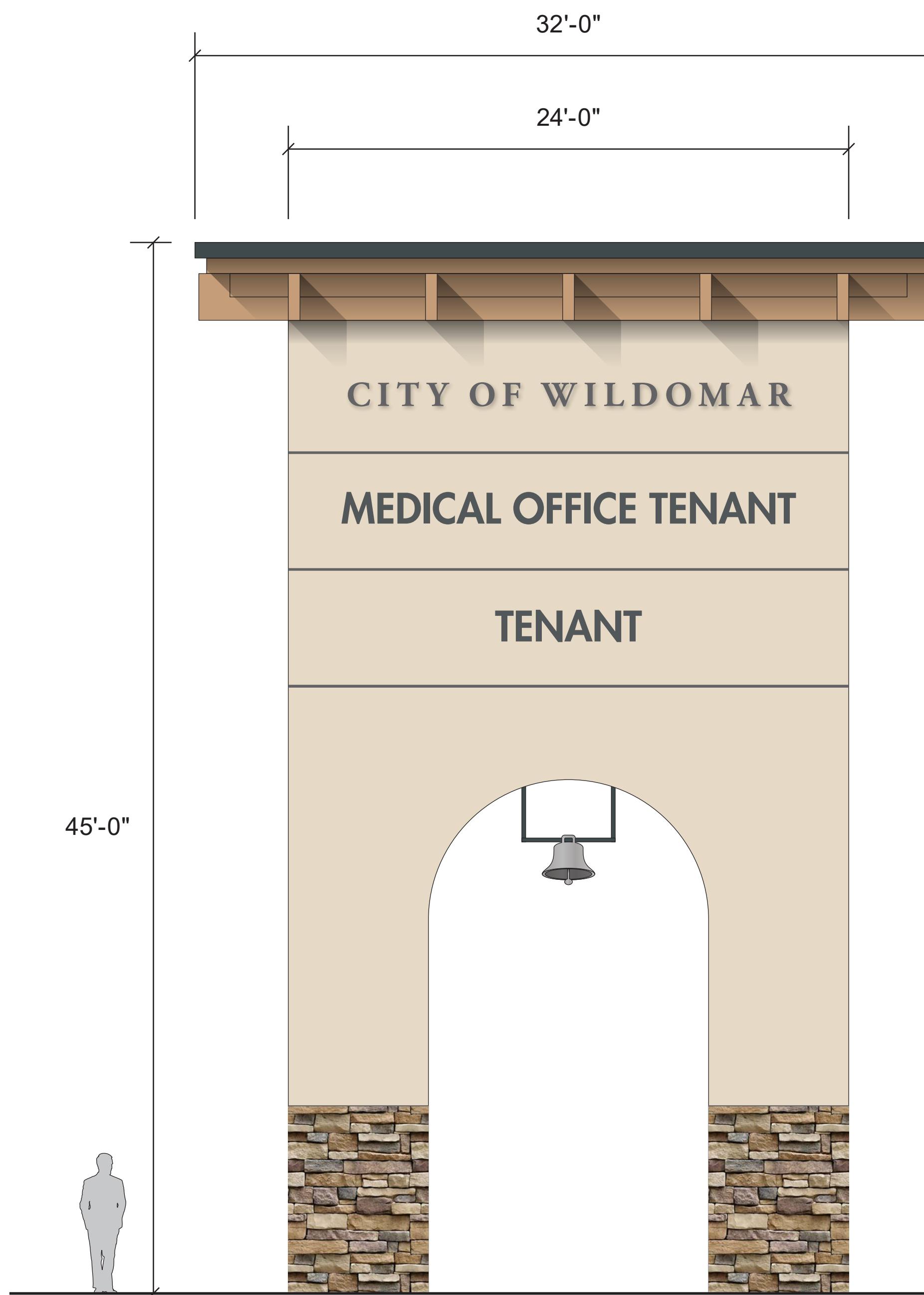
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CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
PV CANOPY - TYPICAL DETAILS

SHEET No.
PV.1
8 OF 38 SHTS

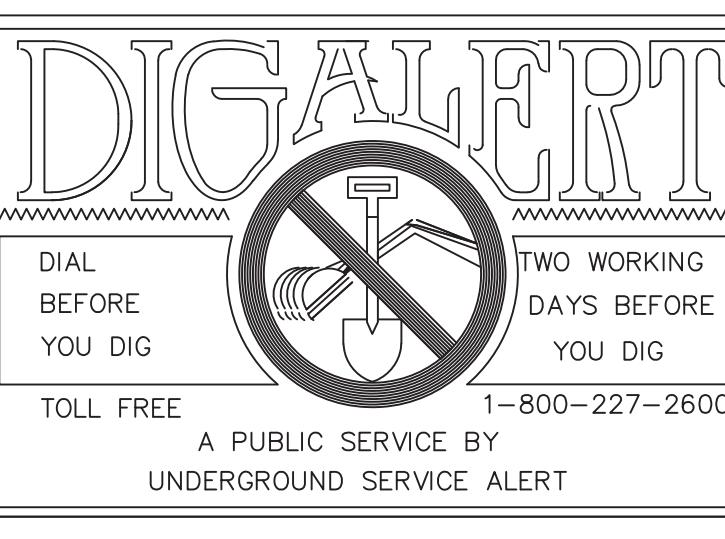


1 SIGN ELEVATIONS
SCALE: NTS

F Freeway Pylon Sign
Internally Illuminated
Double-Faced
QTY: 1

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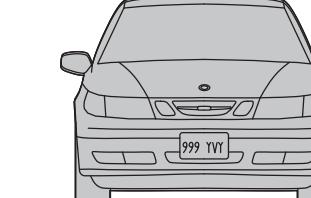
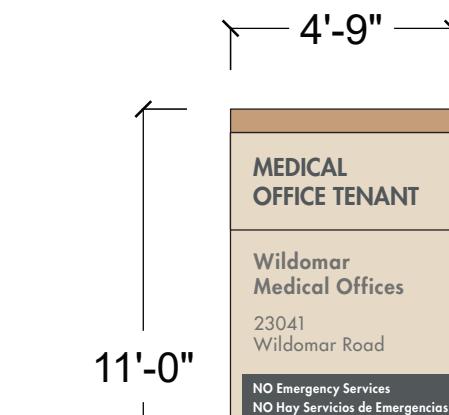


APPROX. 4'-5" 46'-0"
MEDICAL OFFICES

L Building Identification
Internally Illuminated
QTY: 2

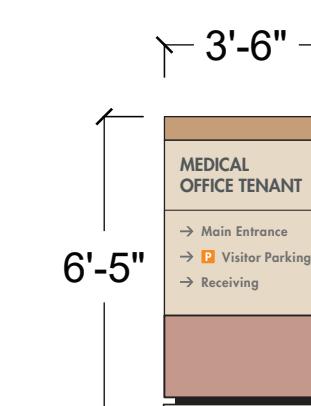
9'-2" 1'-6" 9"
community

C Department Identification
Internally Illuminated
QTY: 1

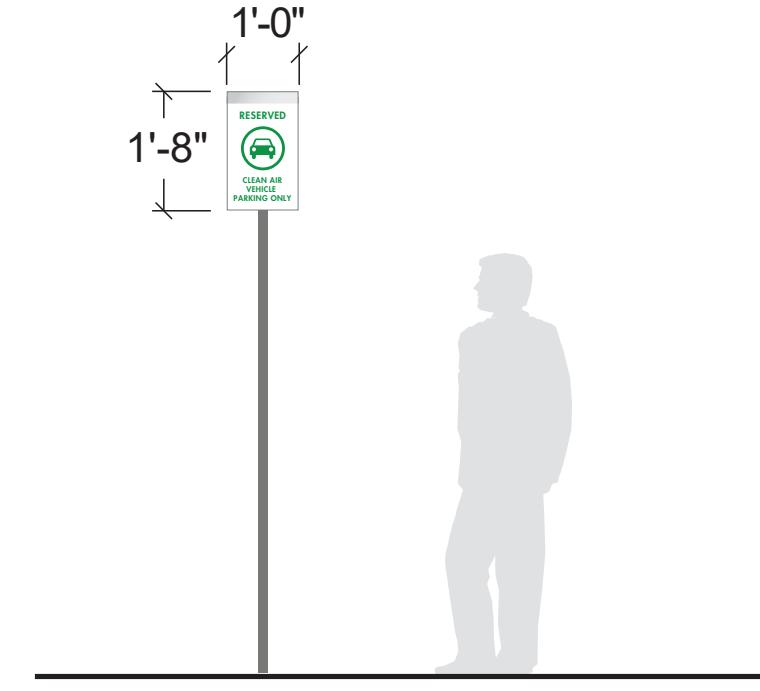
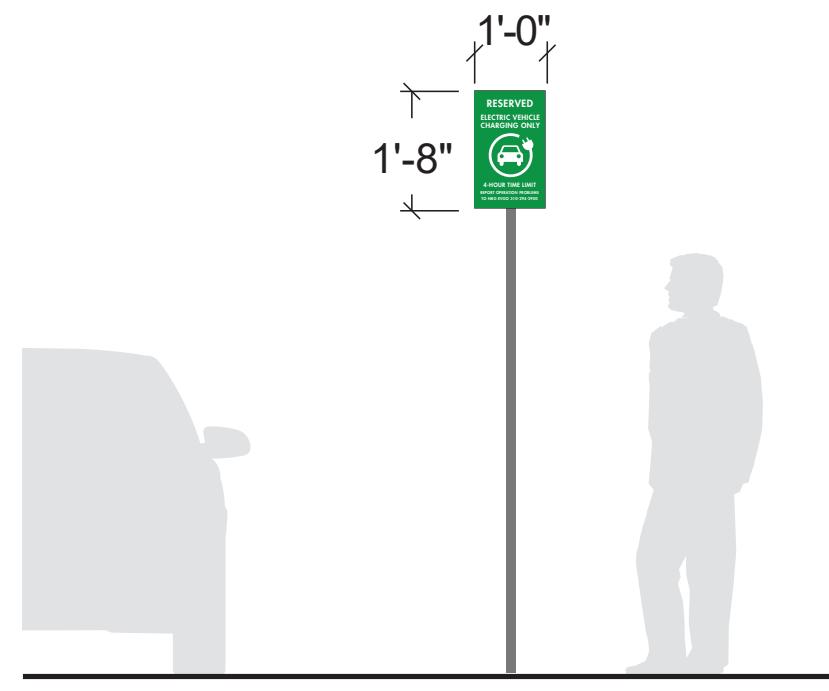


M Identification/
Directional Monument
Internally Illuminated
Double-Faced
QTY: 1

V Vehicular Directional
Internally Illuminated
Double-Faced
QTY: 1

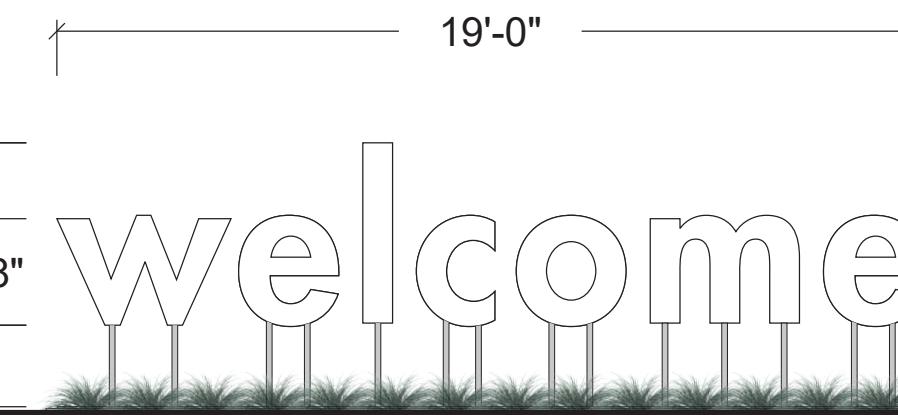


W Site Art Installation
Externally Illuminated
Mounted on Posts
QTY: 1



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



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

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

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

REVISIONS

APPR. DATE

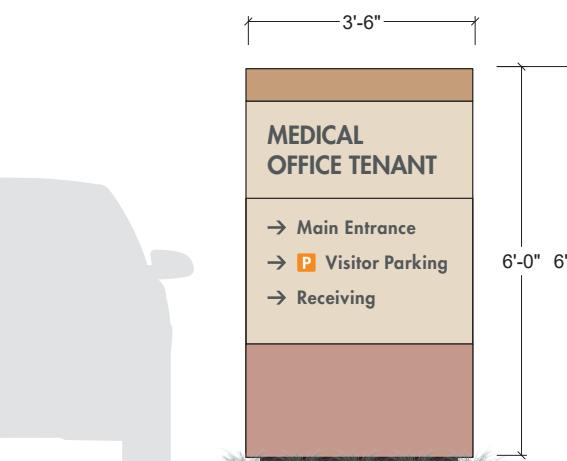
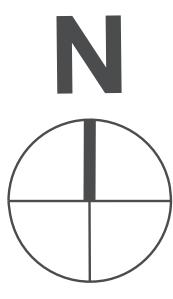
CITY

MARK

BY

DATE

ENGINEER



Vehicular
Directional

V-1

MEDICAL OFFICES

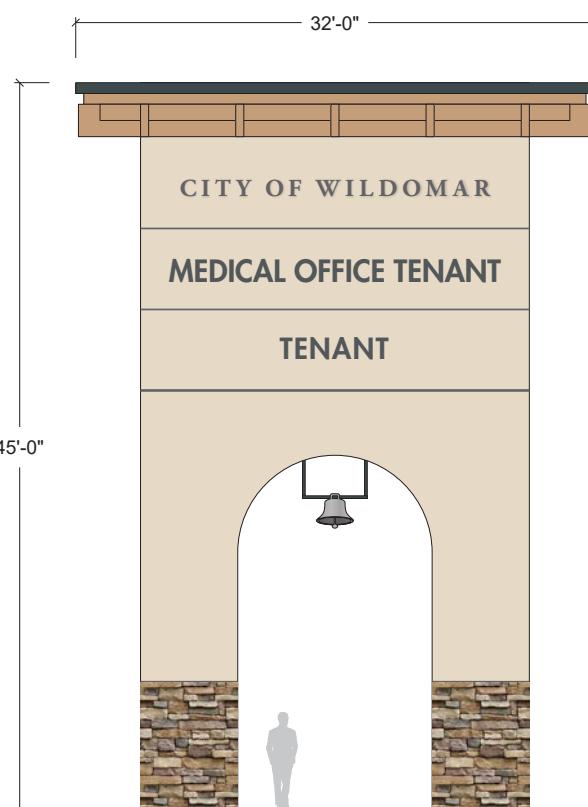
Building Identification Sign

L-1

MEDICAL OFFICES

Building Identification Sign

L-2



Freeway Pylon Sign

F-1

Department Identification



community



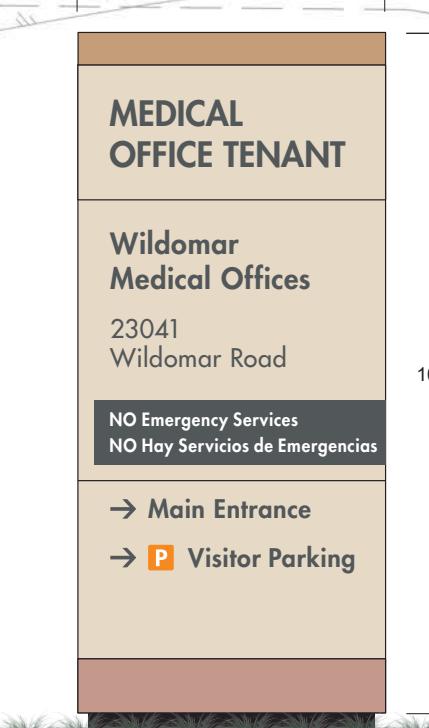
1 SITE PLAN
SCALE: 1" = 40'-0"



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

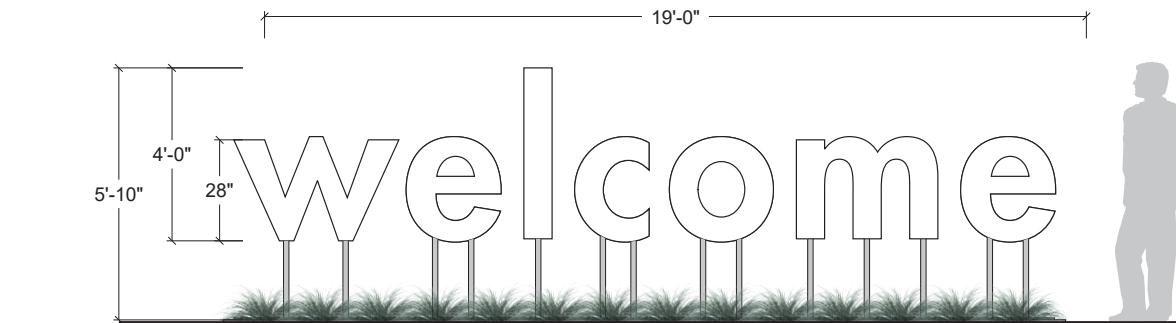
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



Identification/
Directional
Monument

Site Art Installation



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DURING PLAN CHECK PHASE

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

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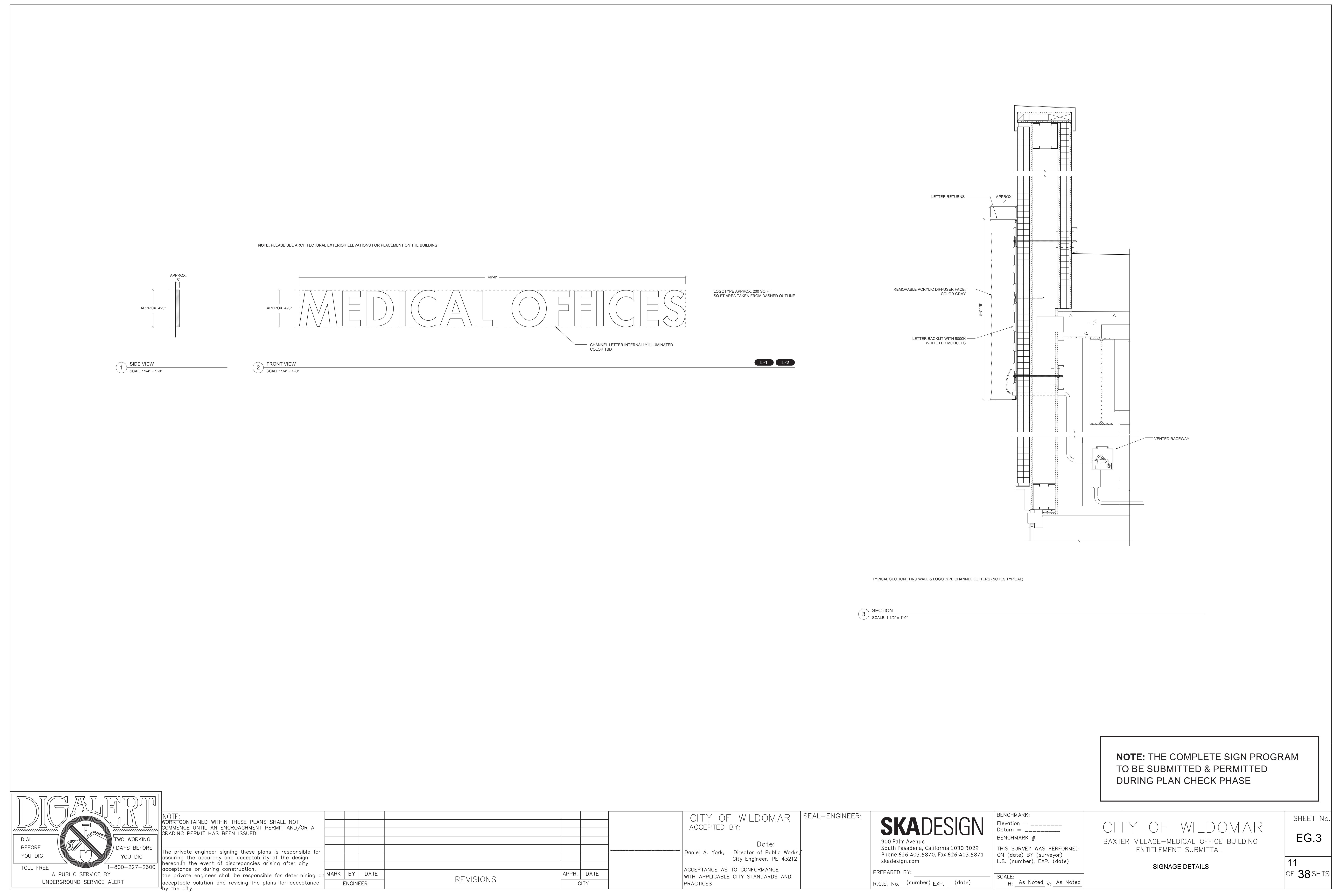
SCALE:

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 SHTS

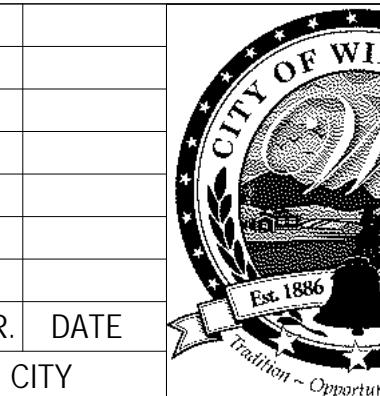




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SEAL-ENGINEER:
CANNONDESIGN
Date:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
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SCALE: H: As Noted V: As Noted

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

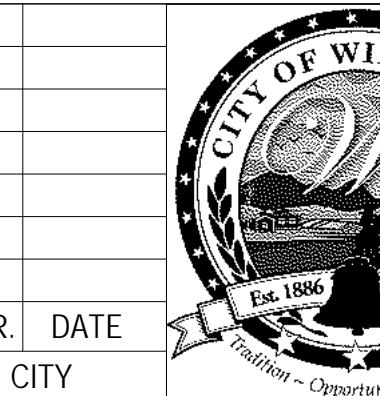
SHEET No.
A.1
12
OF 38 SHTS



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

BENCHMARK:
Elevation = _____
Datum = _____
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 REAR VIEW

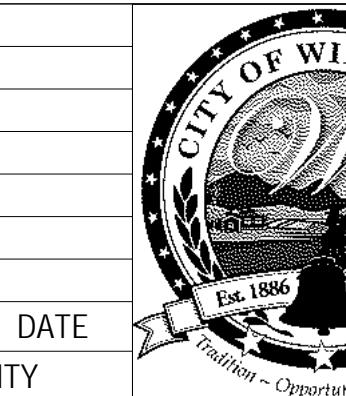
SHEET No.
A.2
13
OF 38 SHTS



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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

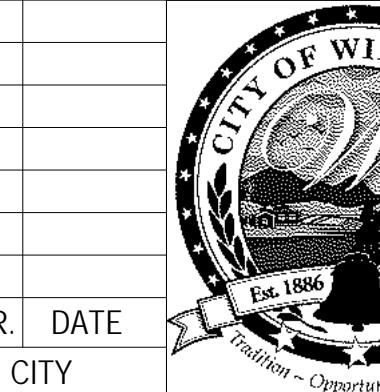
SHEET No.
A.3
14
OF 38 SHTS



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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

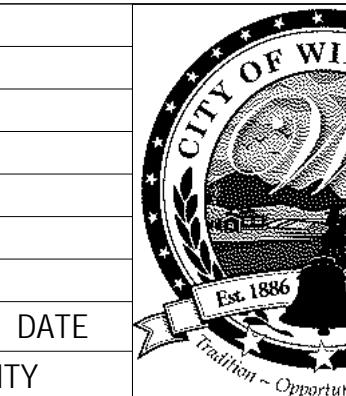
SHEET No.
A.4
15
OF 38 SHTS



NOTE:
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		



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

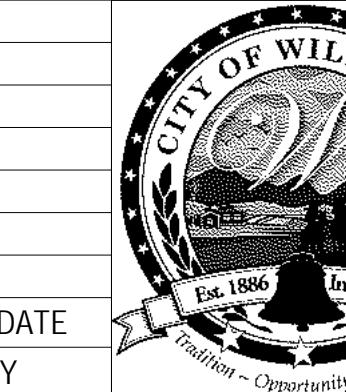
SHEET No.
A.5
16 OF 38 SHTS



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

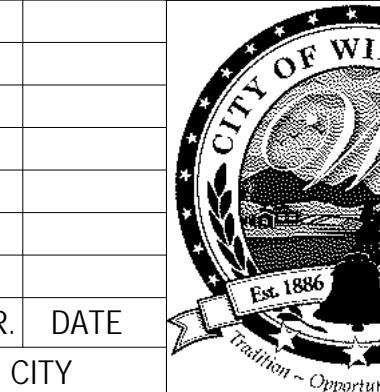
SHEET No.
A.6
17
OF 38 SHTS



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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
Irvine, CA 92614
P: 949.250.1500
PREPARED BY:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
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BENCHMARK # _____
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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



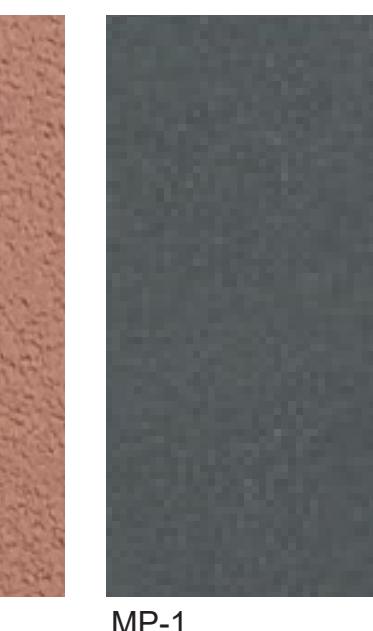
GL-1 / GL-2



FP-1



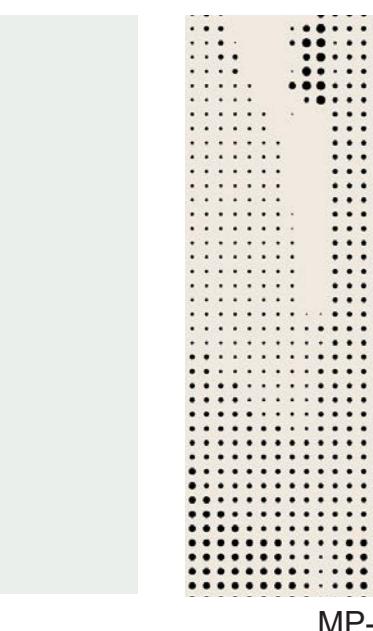
FP-2



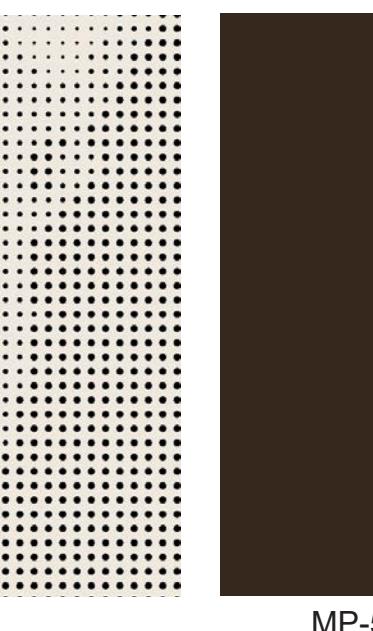
MP-1



MP-3



MP-4



MP-5



MP-6 / MP-7

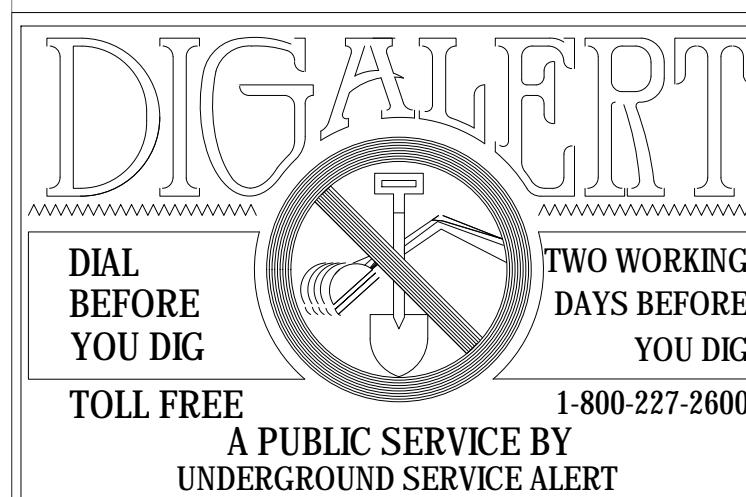


BW-1

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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TOLL FREE
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UNDERGROUND SERVICE ALERT

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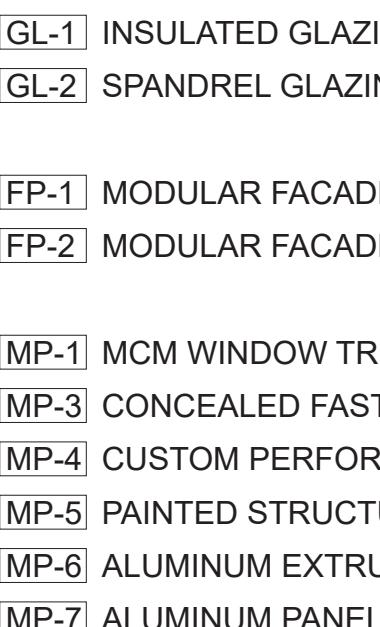
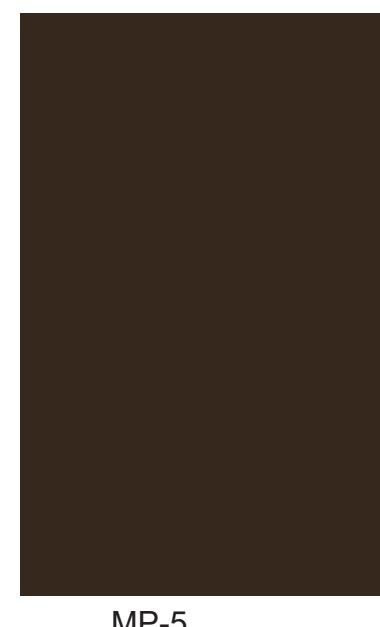
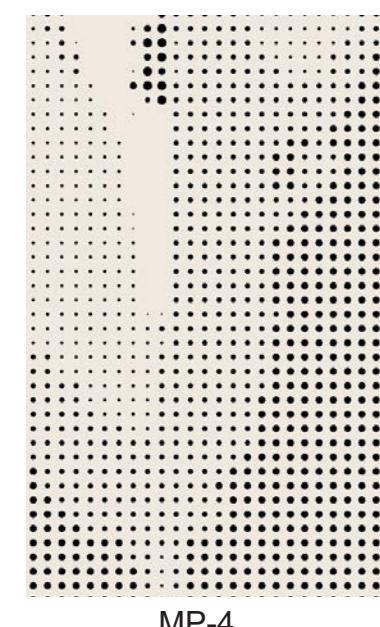
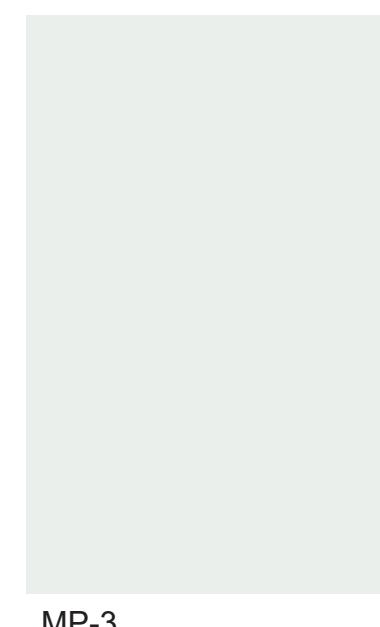
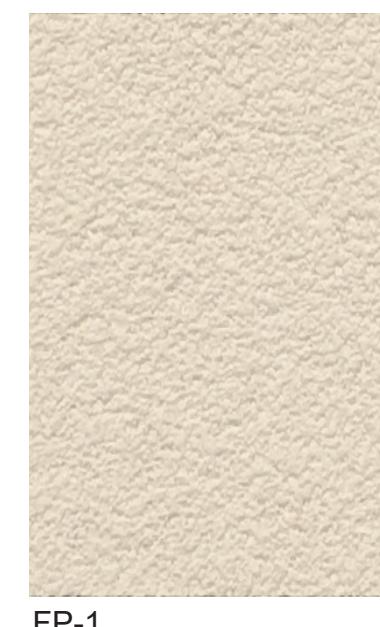
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GL-1 / GL-2

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

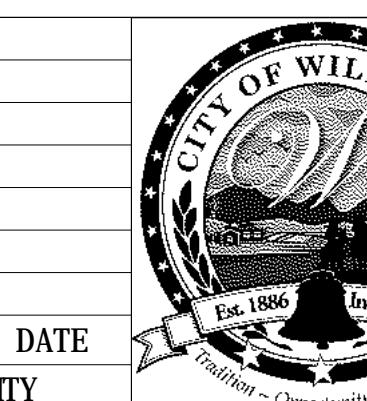
MP-1 MCM WINDOW TRIM
MP-3 CONCEALED FASTENER METAL PANEL CLADDING SYSTEM
MP-4 CUSTOM PERFORATED METAL PANELS
MP-5 PAINTED STRUCTURAL STEEL SUPPORT
MP-6 ALUMINUM EXTRUSION WITH WOOD GRAIN FINISH
MP-7 ALUMINUM PANEL WITH WOOD GRAIN FINISH



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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)
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



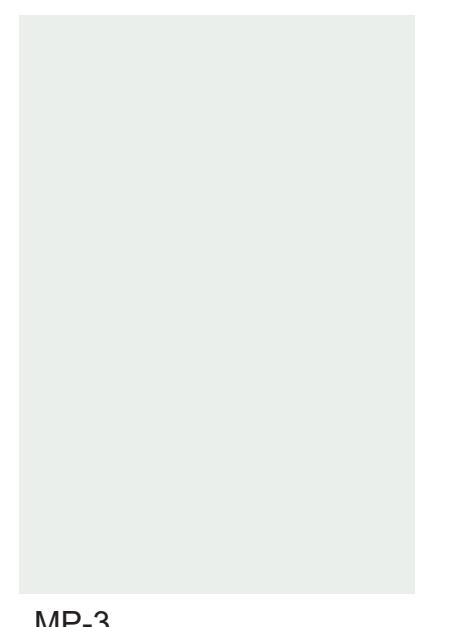
FP-1



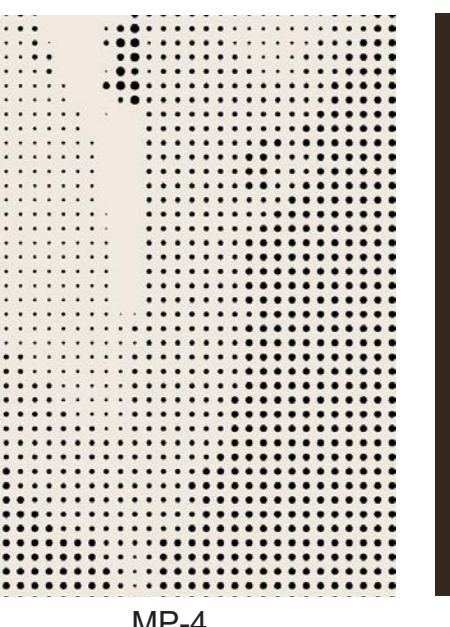
FP-2



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

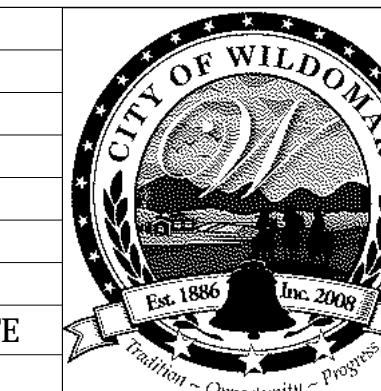


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DIAL
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YOU DIG
TOLL FREE
1-800-227-2600
A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

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



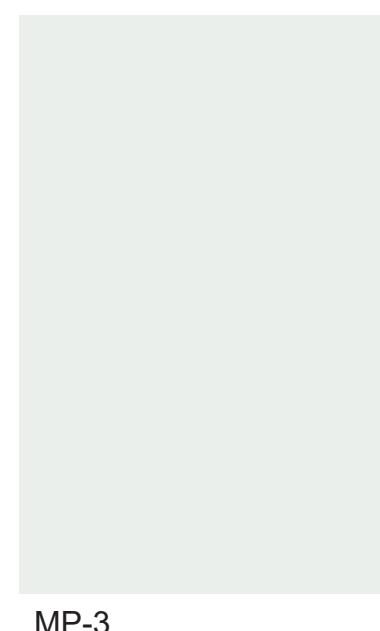
FP-1



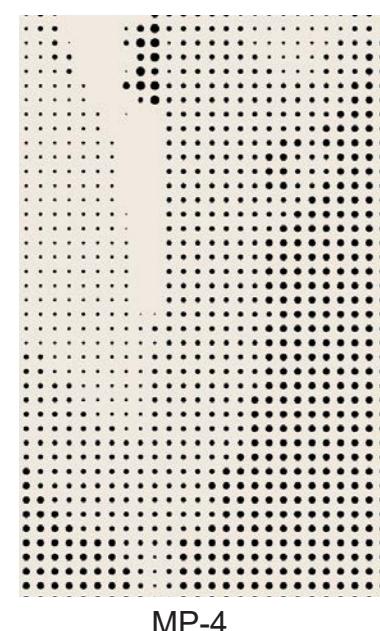
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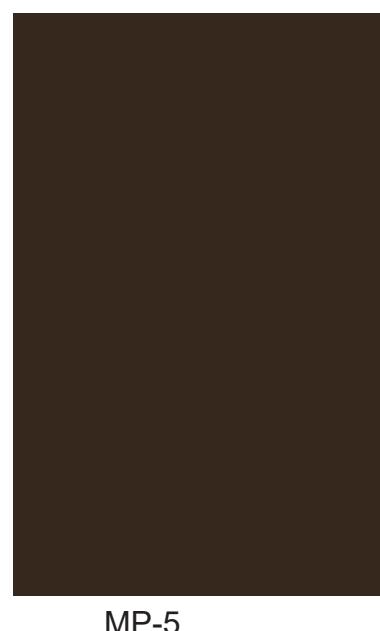
MP-1



MP-3



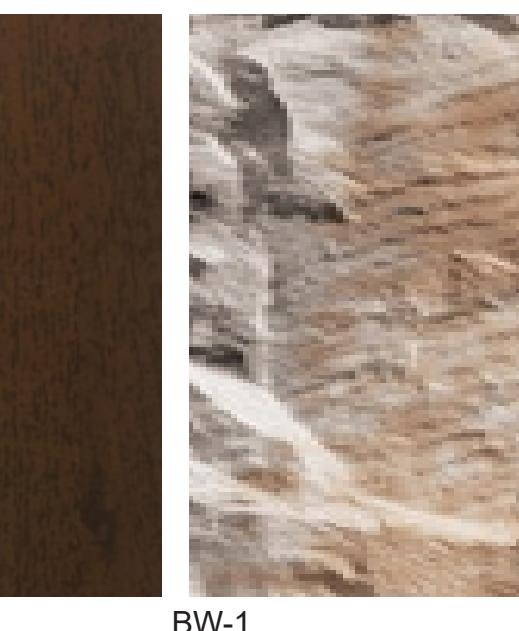
MP-4



MP-5

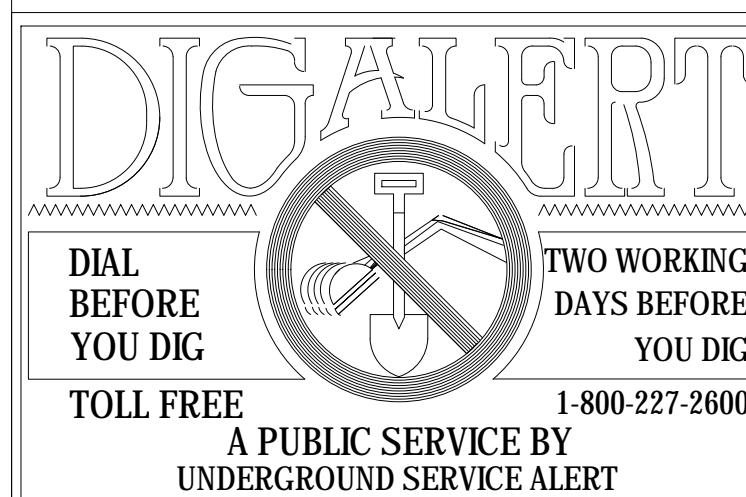


MP-6 / MP-7



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
 MP-6 ALUMINUM EXTRUSION WITH WOOD GRAIN FINISH
 MP-7 ALUMINUM PANEL WITH WOOD GRAIN FINISH



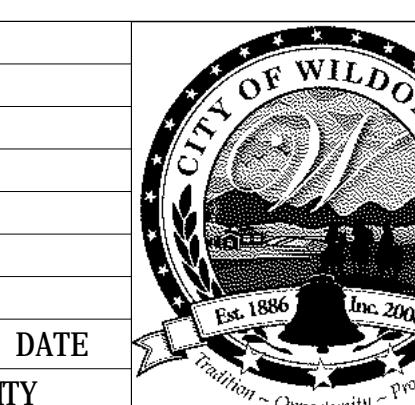
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MARK BY DATE
 ENGINEER

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

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

BENCHMARK:
 Elevation = _____
 Date = _____
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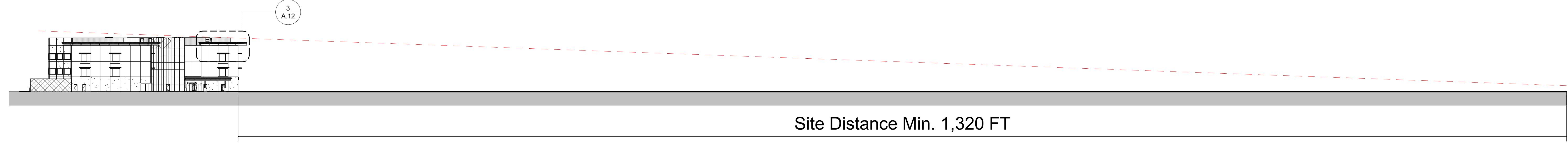
THIS SURVEY WAS PERFORMED
 ON (date) BY (surveyor)
 L.S. (number), EXP. (date)

SCALE:
 H: As Noted V: As Noted

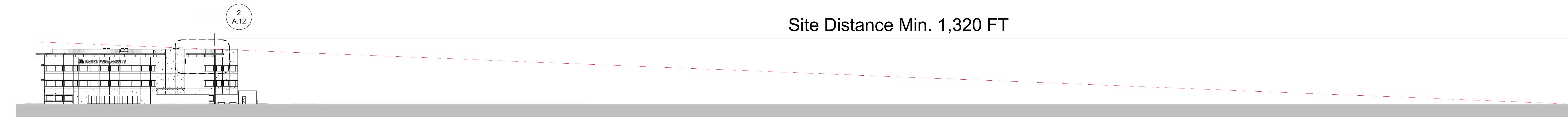
CITY OF WILDOMAR
 BAXTER VILLAGE - MEDICAL OFFICE BUILDING
 ENTITLEMENT SUBMITTAL
 WEST ELEVATION

SHEET No.
 A.11

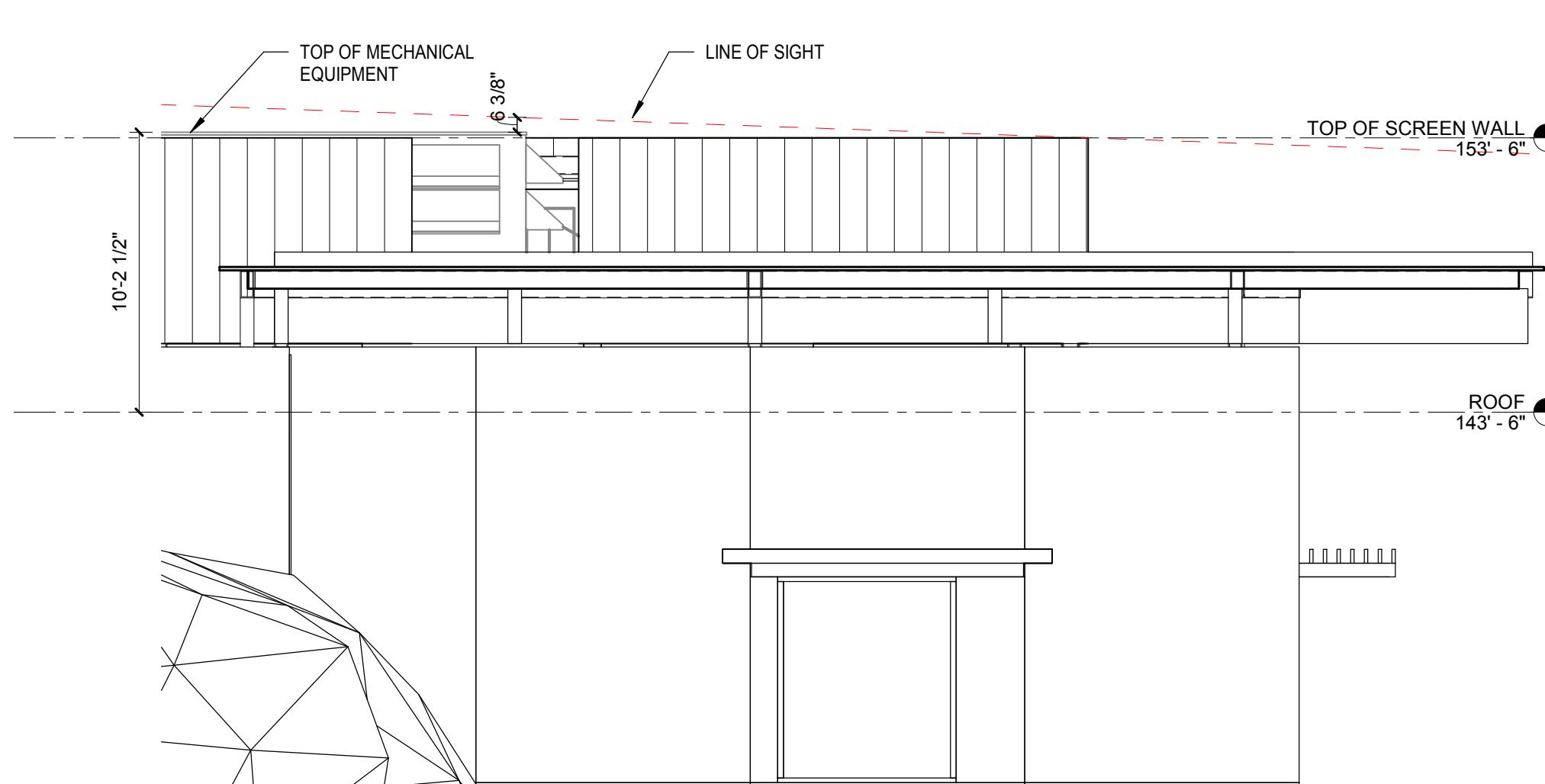
22 OF 38 SHTS



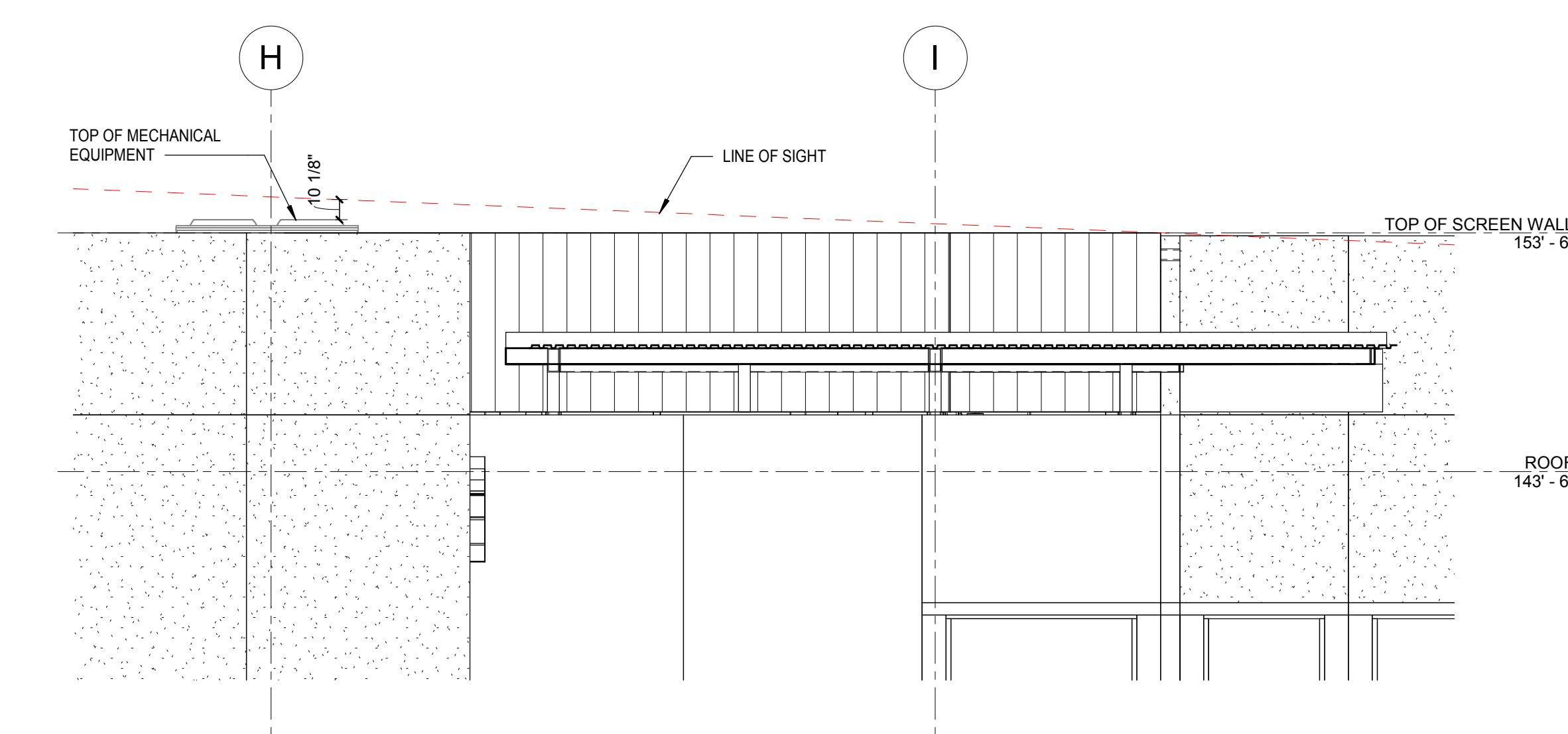
5 WEST ELEVATION LINE OF SIGHT
1" = 50'-0"



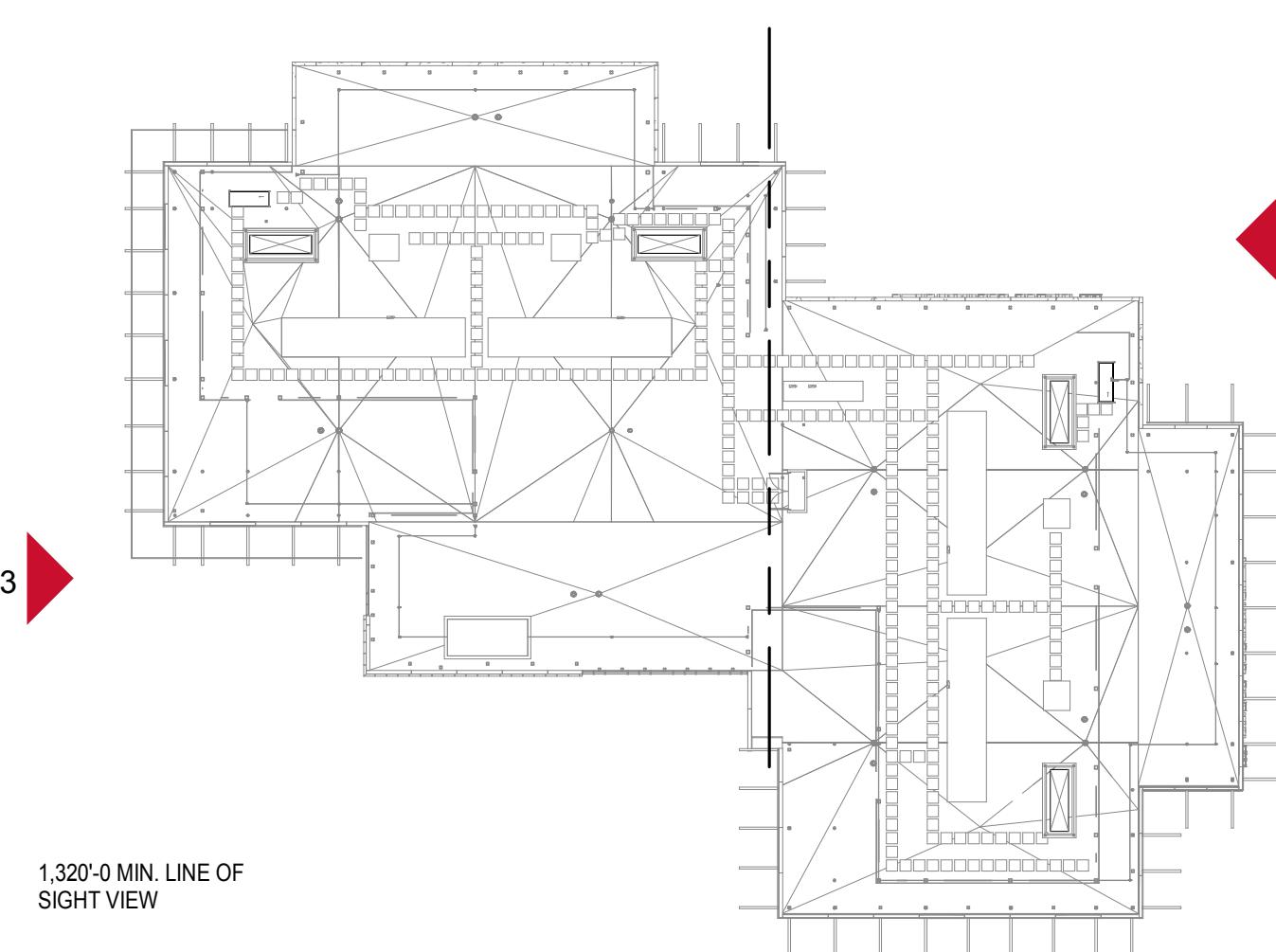
4 EAST ELEVATION LINE OF SIGHT
1" = 50'-0"



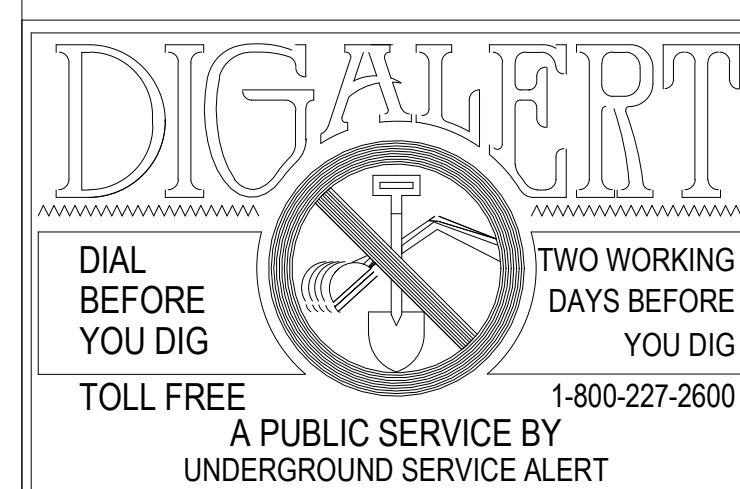
3 WEST ELEVATION SCREEN WALL CALLOUT
3/16" = 1'-0"



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



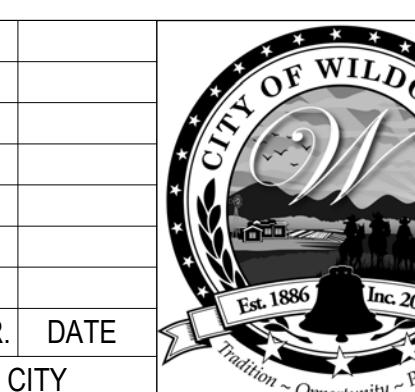
1 KEY PLAN
1" = 40'-0"



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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
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SEAL-ENGINEER:

CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

PREPARED BY:
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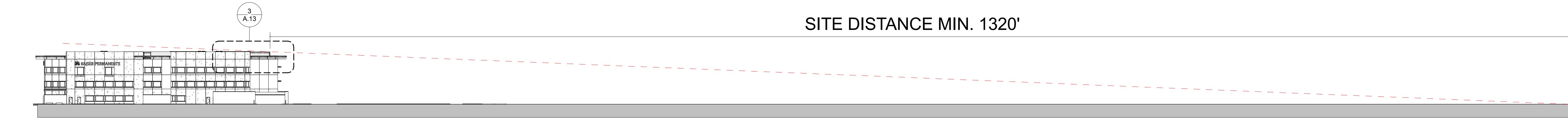
BENCHMARK:
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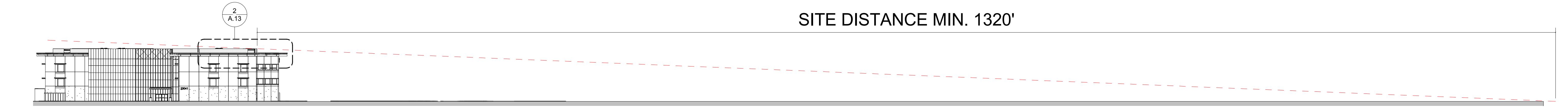
SCALE:
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CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
LINE OF SIGHT - EASTWEST

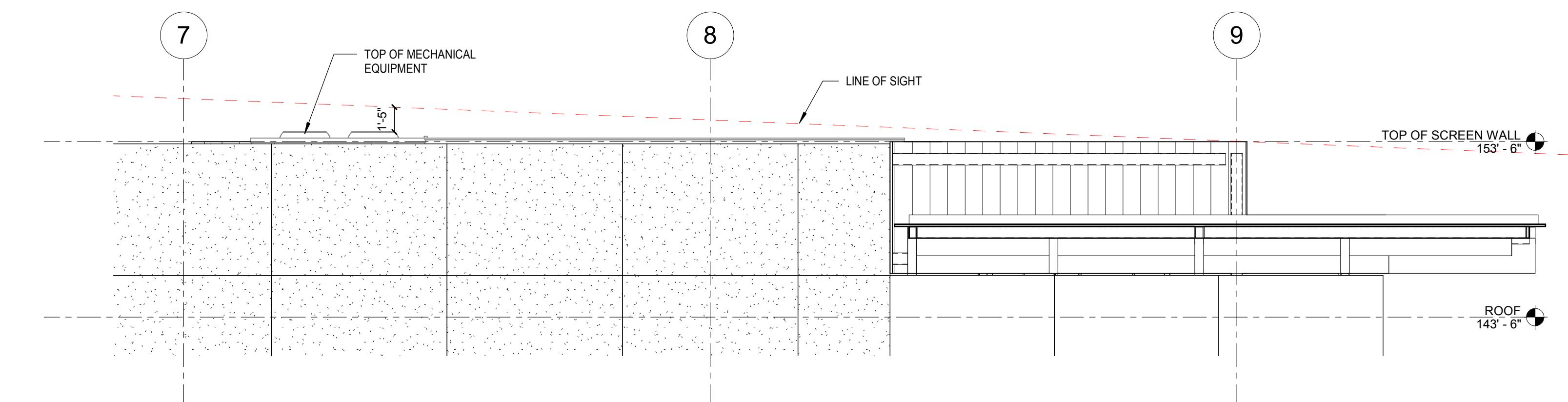
SHEET No.
A.12
23
OF 38 SHTS



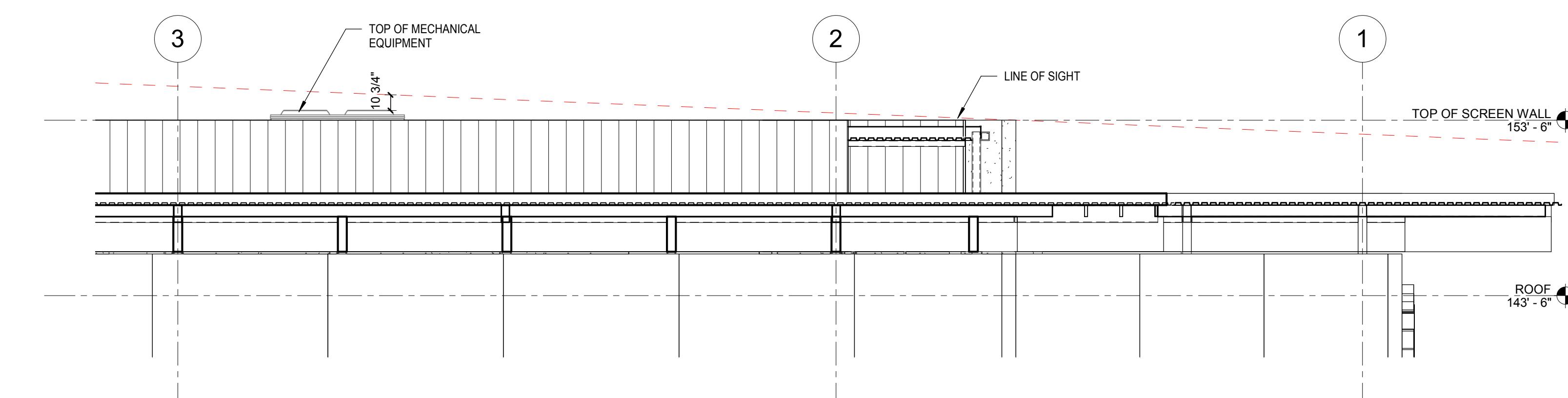
5 NORTH ELEVATION LINE OF SIGHT
1" = 50'-0"



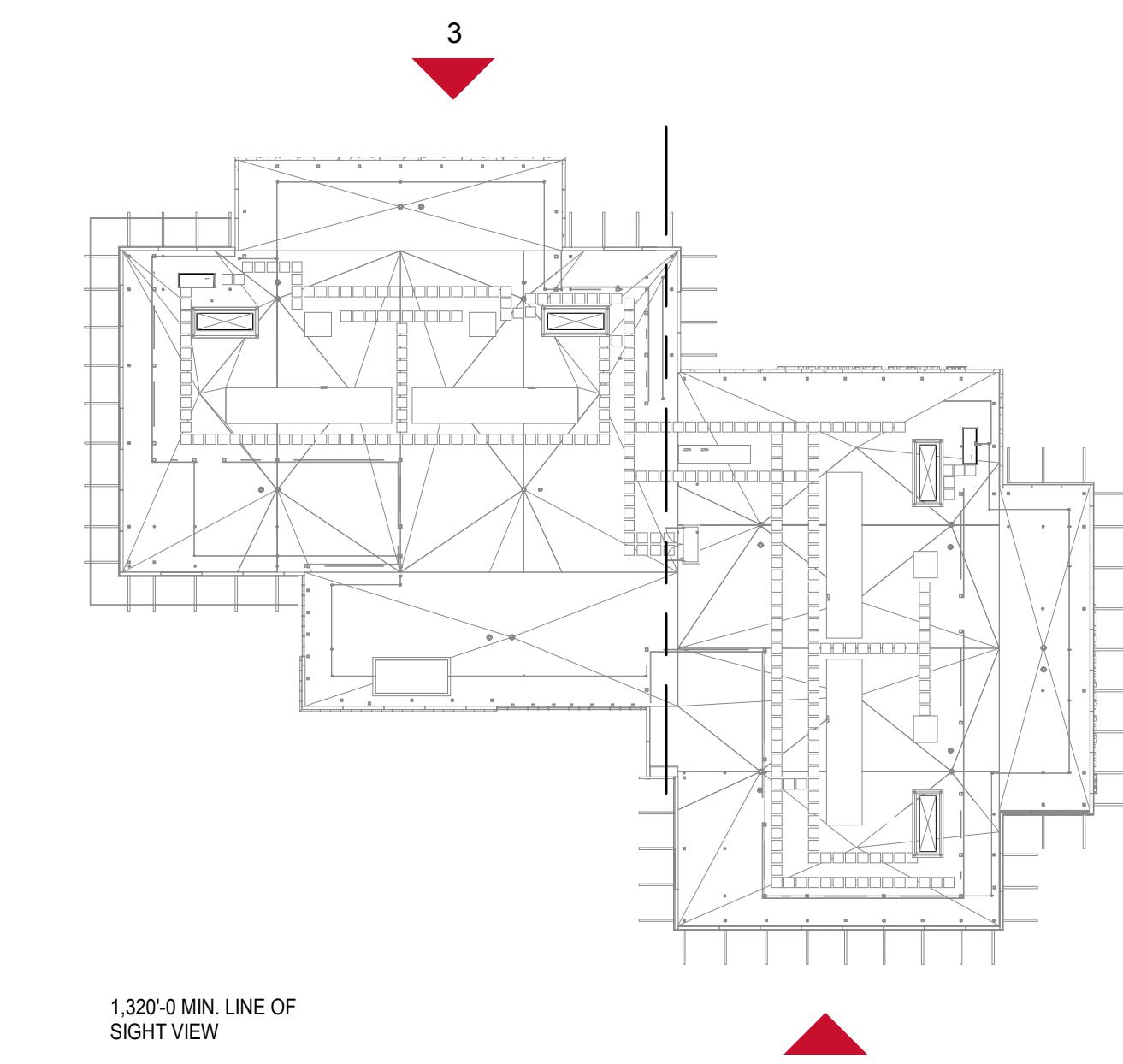
4 SOUTH ELEVATION LINE OF SIGHT
1" = 50'-0"



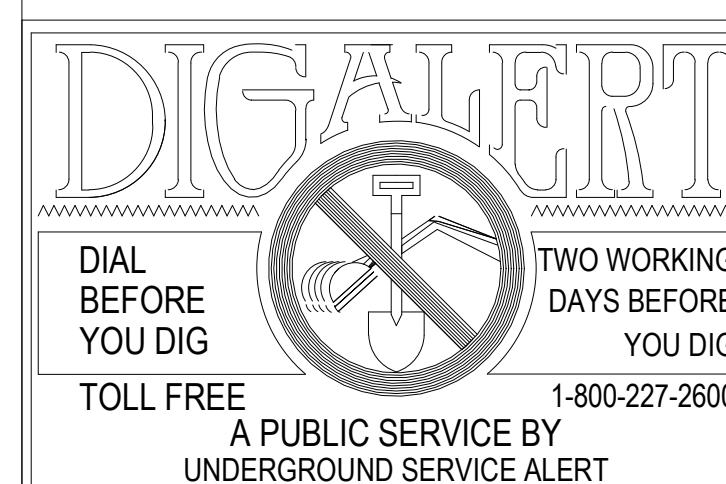
3 NORTH ELEVATION SCREEN WALL CALLOUT
3/16" = 1'-0"



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



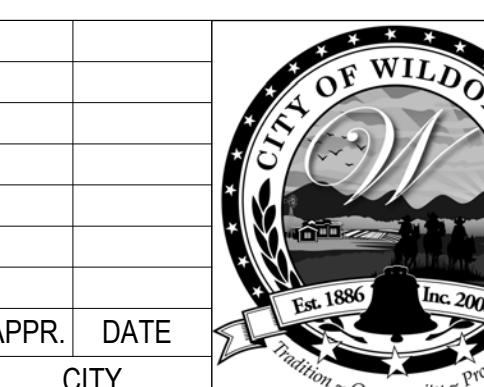
1 KEY PLAN
1" = 40'-0"



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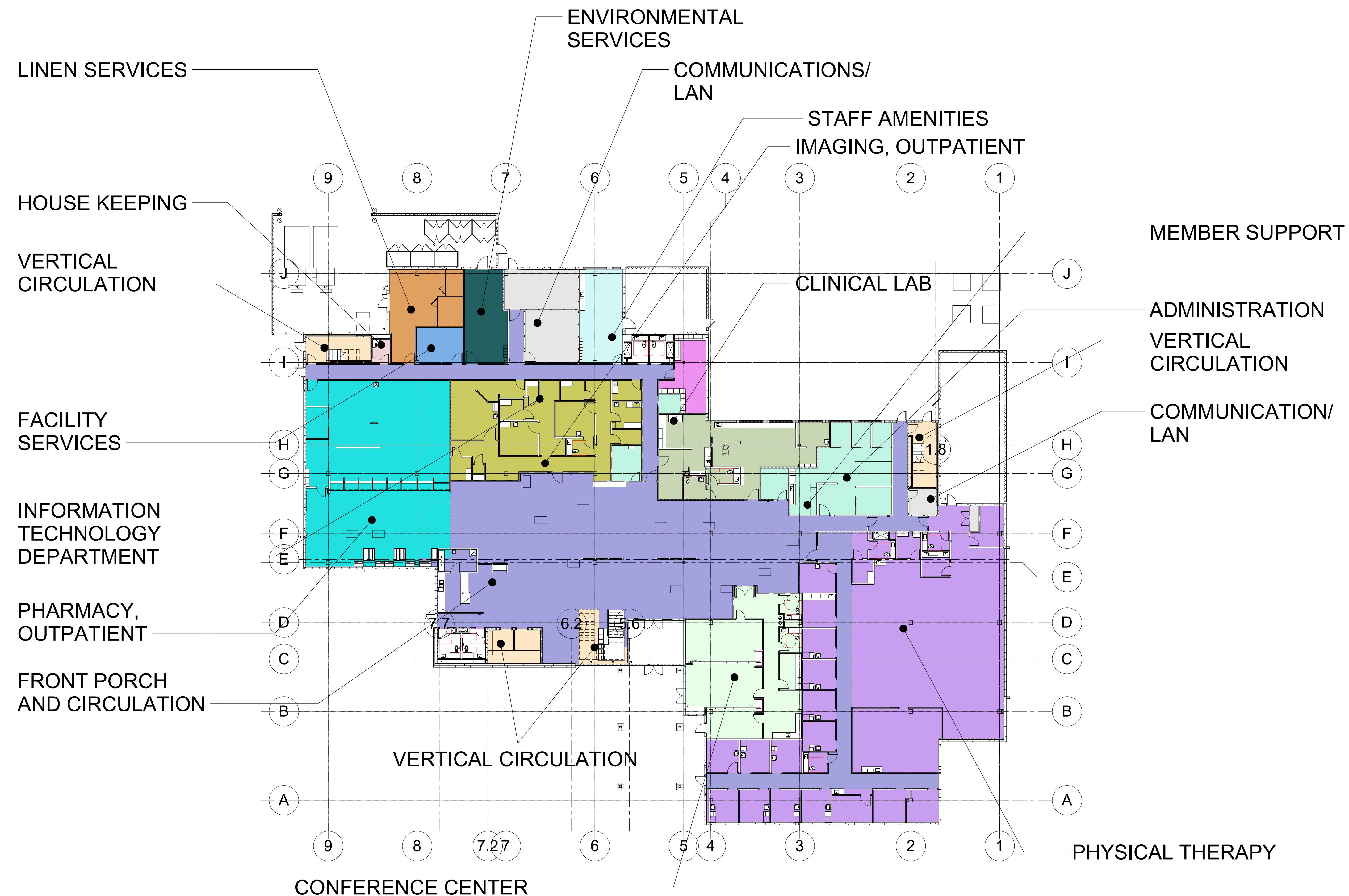
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Date:
Daniel A. York, Director of Public Works/
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PRACTICES

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

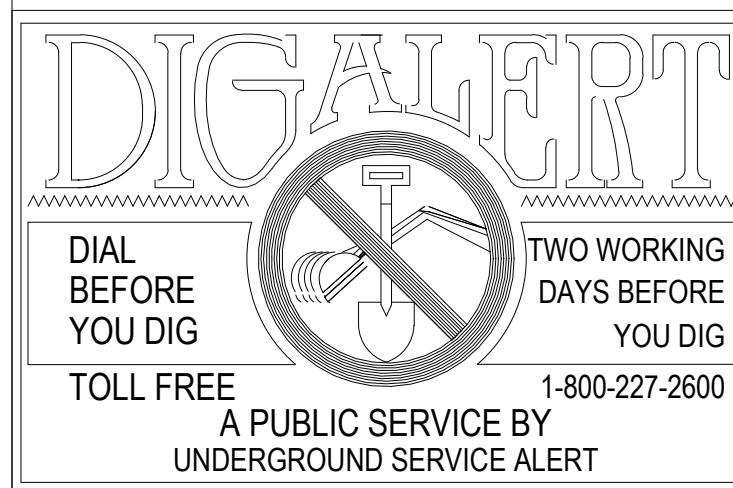
BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)
SCALE: H: As Noted V: As Noted

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

SHEET No.
A.13
24 OF 38 SHTS



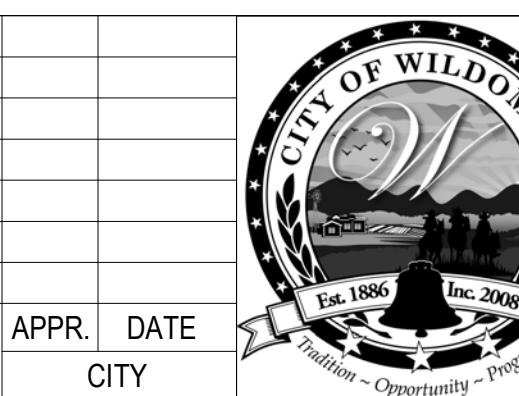
SCALE:
N
20
0 10 40



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

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MARK	BY	DATE	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

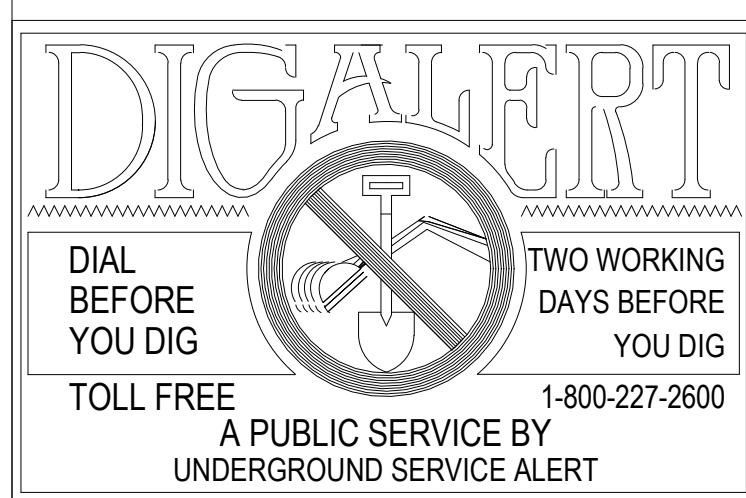
SEAL-ENGINEER:
CANNONDESIGN

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

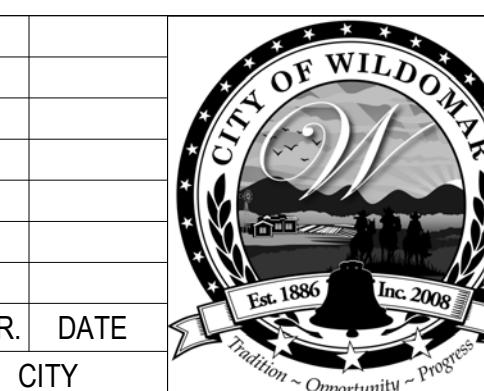
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
MOB FLOOR PLAN LEVEL 1 - OVERALL

SHEET No.
A.14
25 OF 38 SHTS



NOTE:
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	<h1>CITY OF WILDOMAR</h1> <p>ACCEPTED BY:</p>	
	<p>Date: _____</p> <p>Daniel A. York, Director of Public Works City Engineer, PE 43</p> <p>ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES</p>	

CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

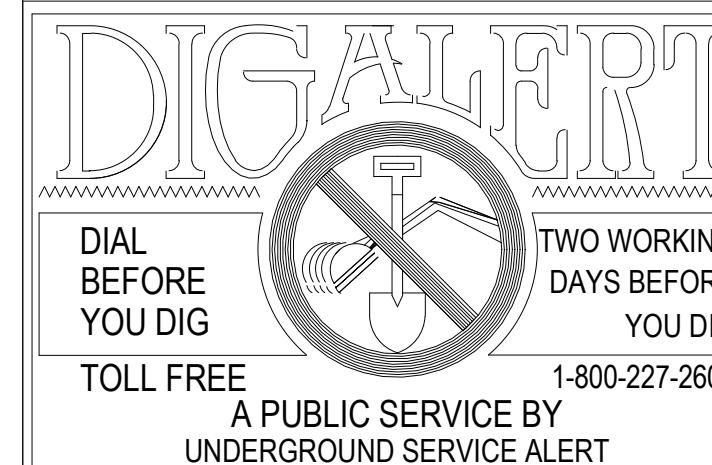
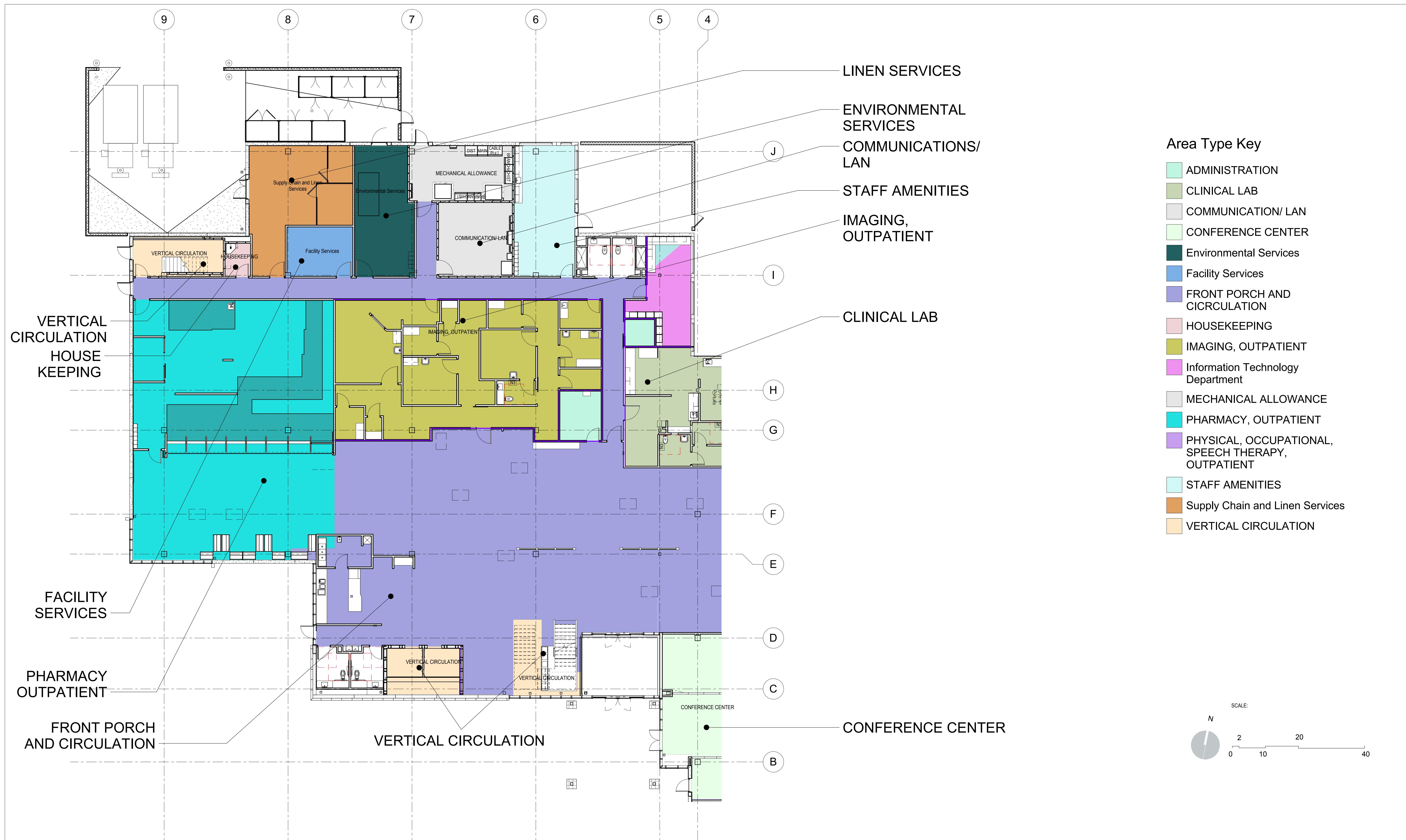
ENCHMARK:
elevation = _____
atum = _____
ENCHMARK # _____

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

CALE:
H: As Noted V: As Noted

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

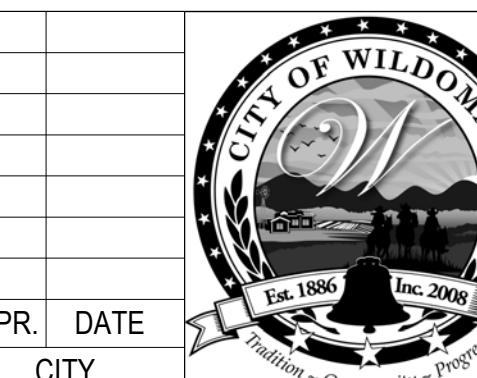
SHEET No.
A.15



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

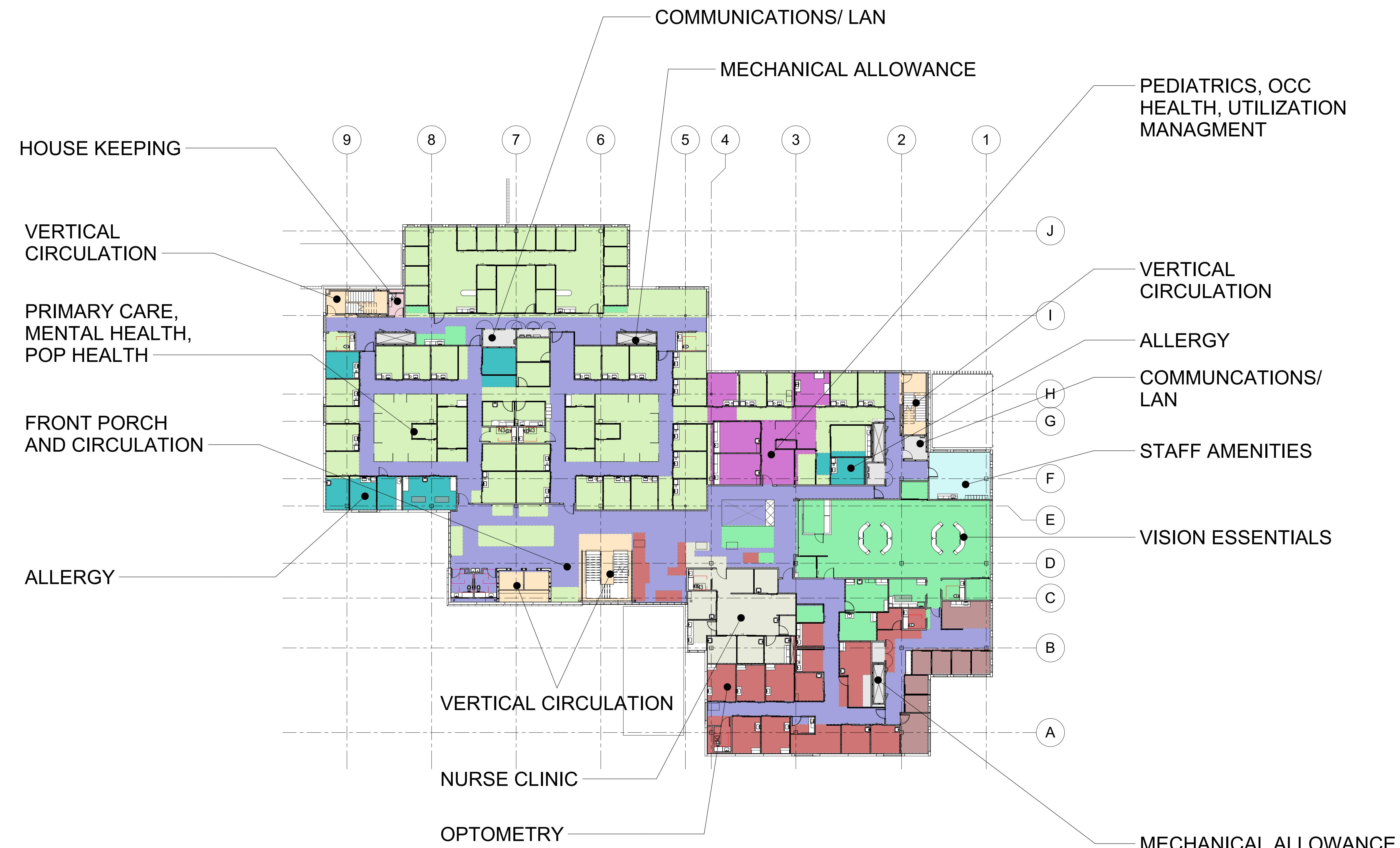
SEAL-ENGINEER:

CANNONDESIGN
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)

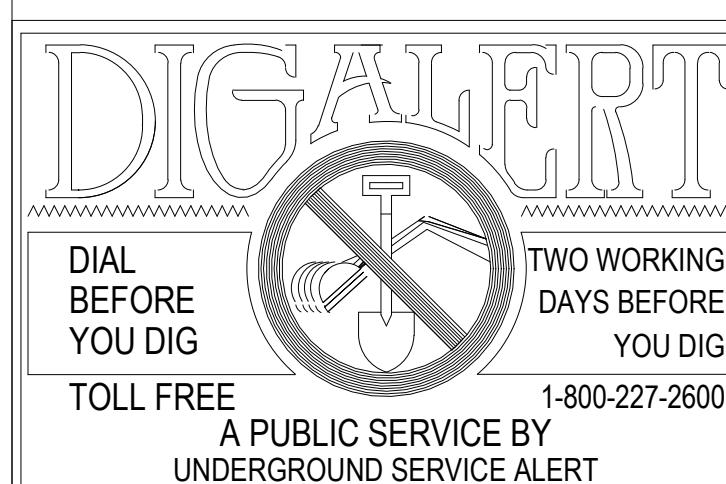
SCALE:
H: As Noted V: As Noted

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



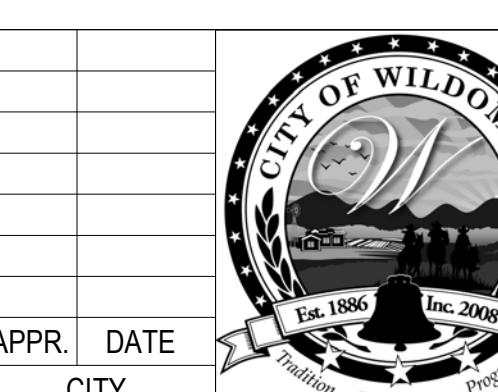
SCALE:
N 20
0 10 40



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ENGINEER				CITY	



CITY OF WILDOMAR
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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

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 2 - OVERALL

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

PEDIATRICS, OCC
HEALTH, UTILIZATION
MANAGEMENT

ALLERGY

VISION ESSENTIALS

NURSE CLINIC

OPTOMETRY

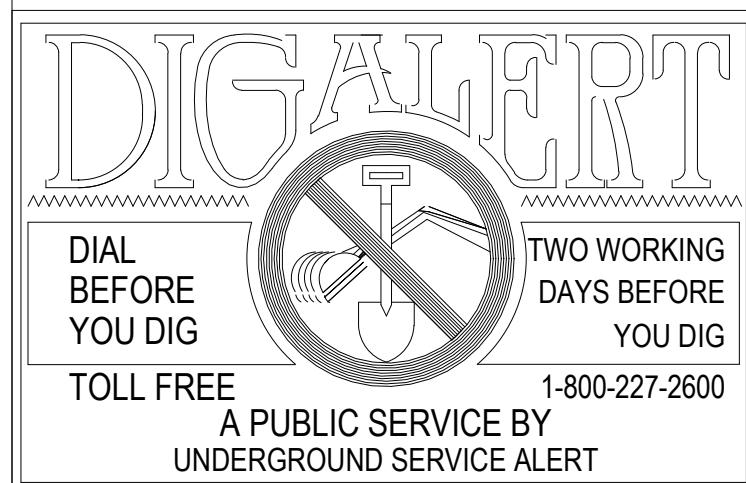
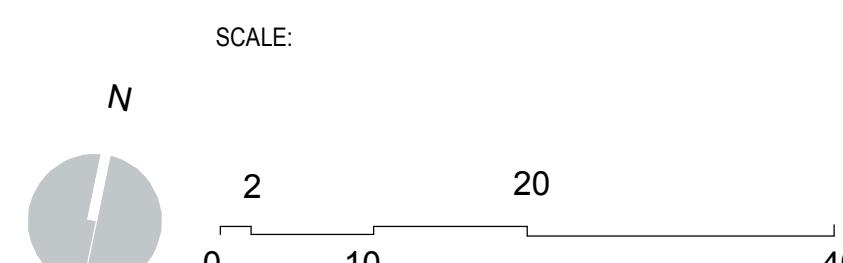
VERTICAL
CIRCULATION

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

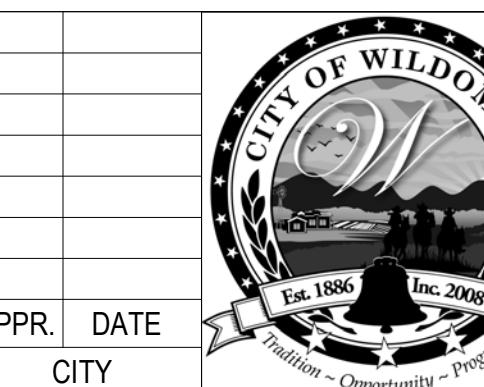
MECHANICAL ALLOWANCE



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ENGINEER			CITY		



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

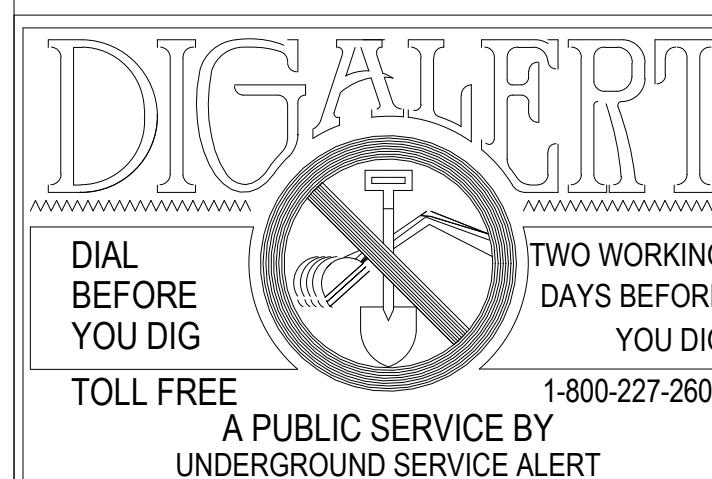
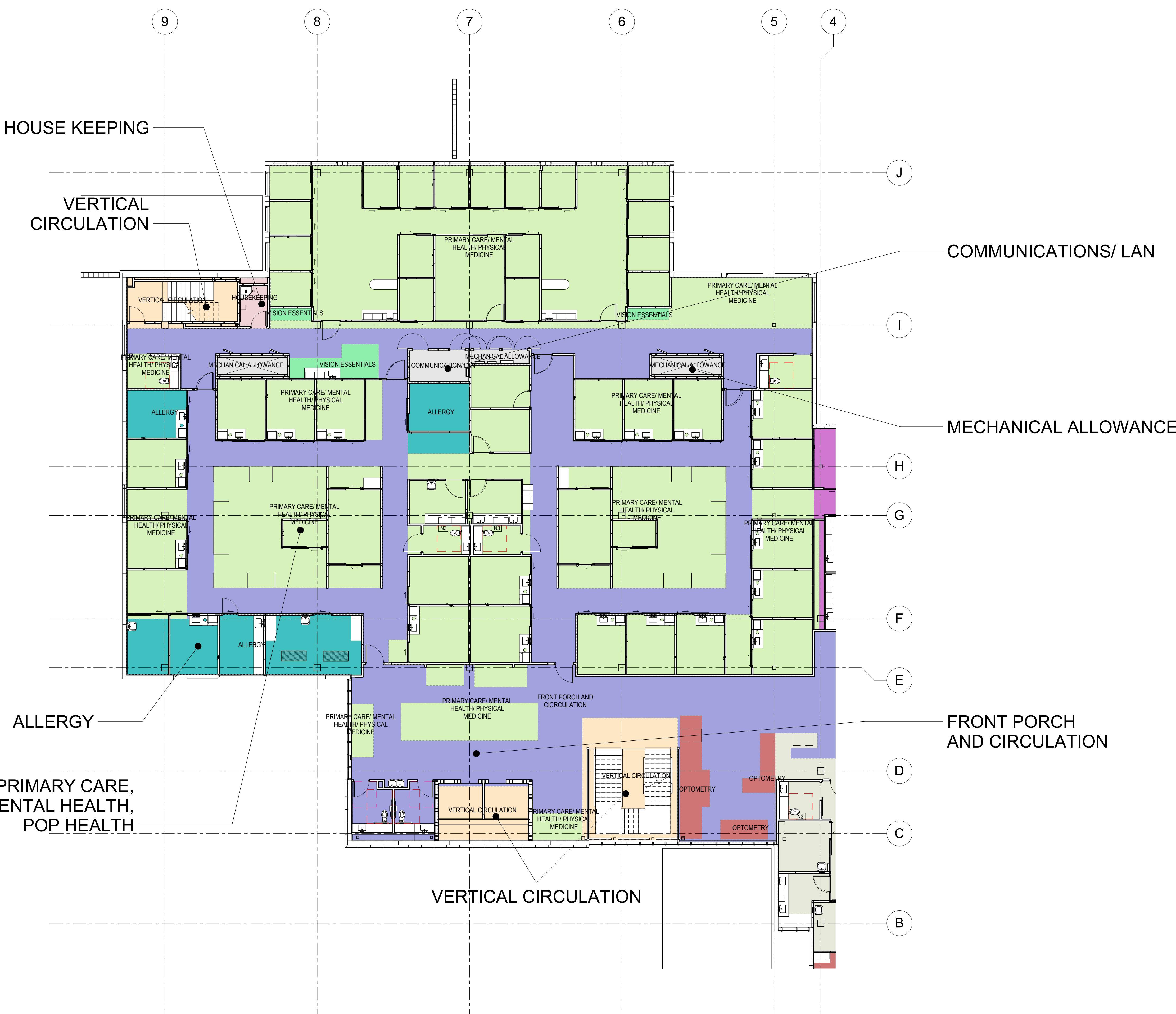
SEAL-ENGINEER:
CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

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 2 - AREA A

SHEET No.
A.18
29
OF 38 SHTS



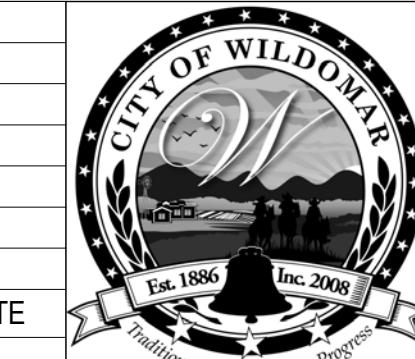
NOTE:
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BY DATE
ENGINEER
REVIS

APPR.



CITY OF WILDOMA
ACCEPTED BY:

Date:
Daniel A. York, Director of Public
City Engineer, PE

**ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS
PRACTICES**

R 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)

PERFORMED

CITY OF WILDOMAR

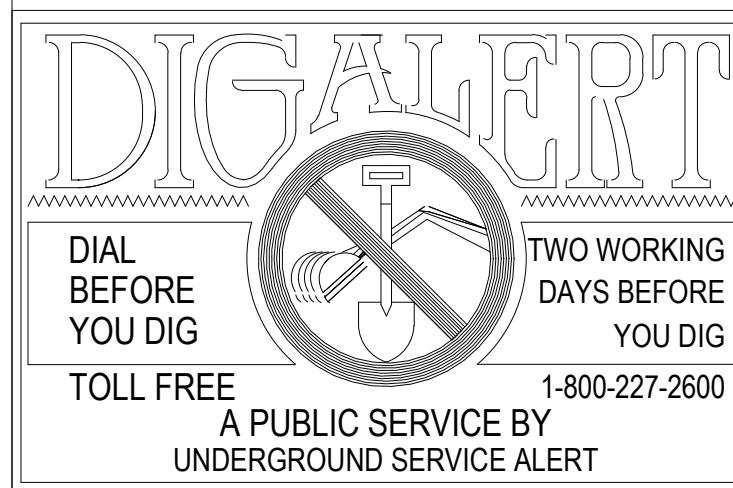
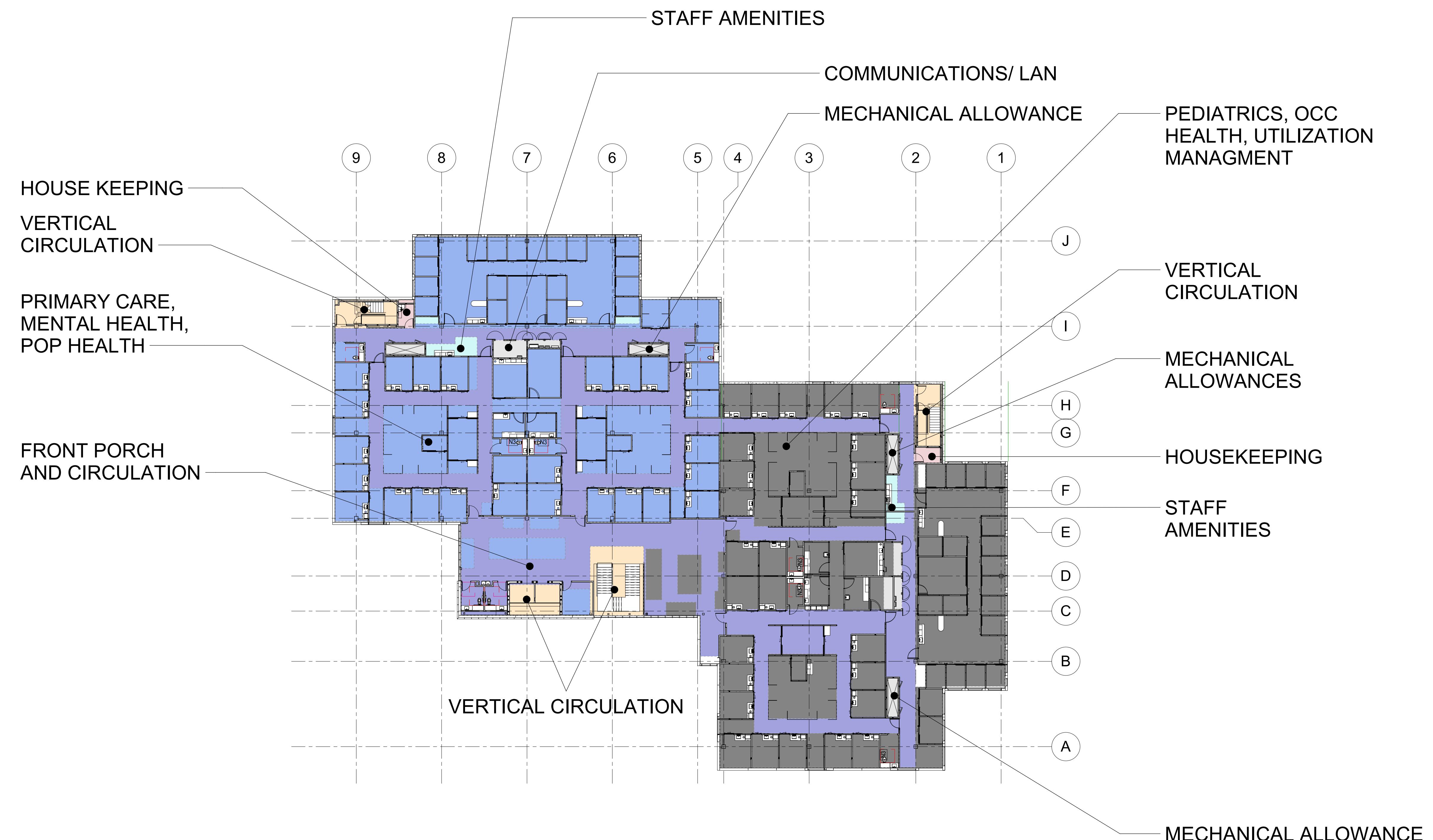
AXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FLOOR PLAN LEVEL 2 - AREA B

SHEET No. 1

A.19

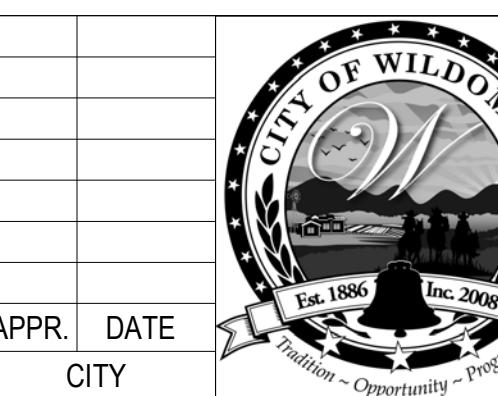
30
OF 38 SHTS



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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY
ENGINEER						



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

SEAL-ENGINEER:
CANNONDESIGN

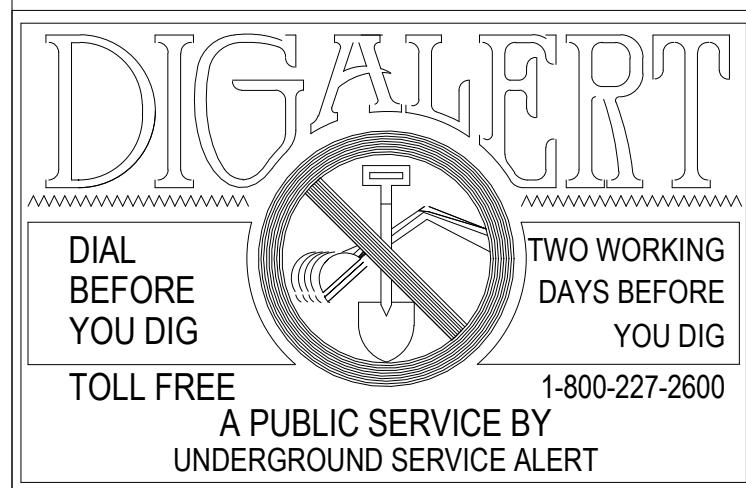
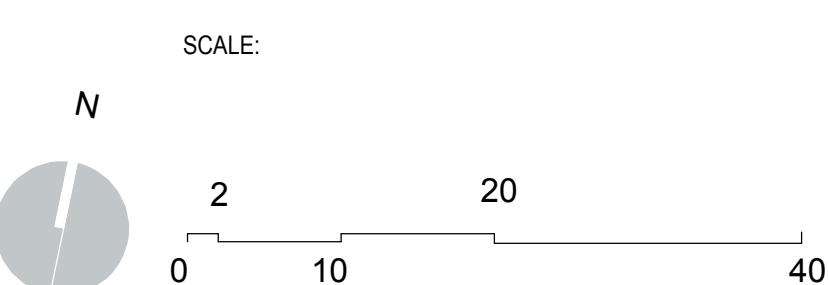
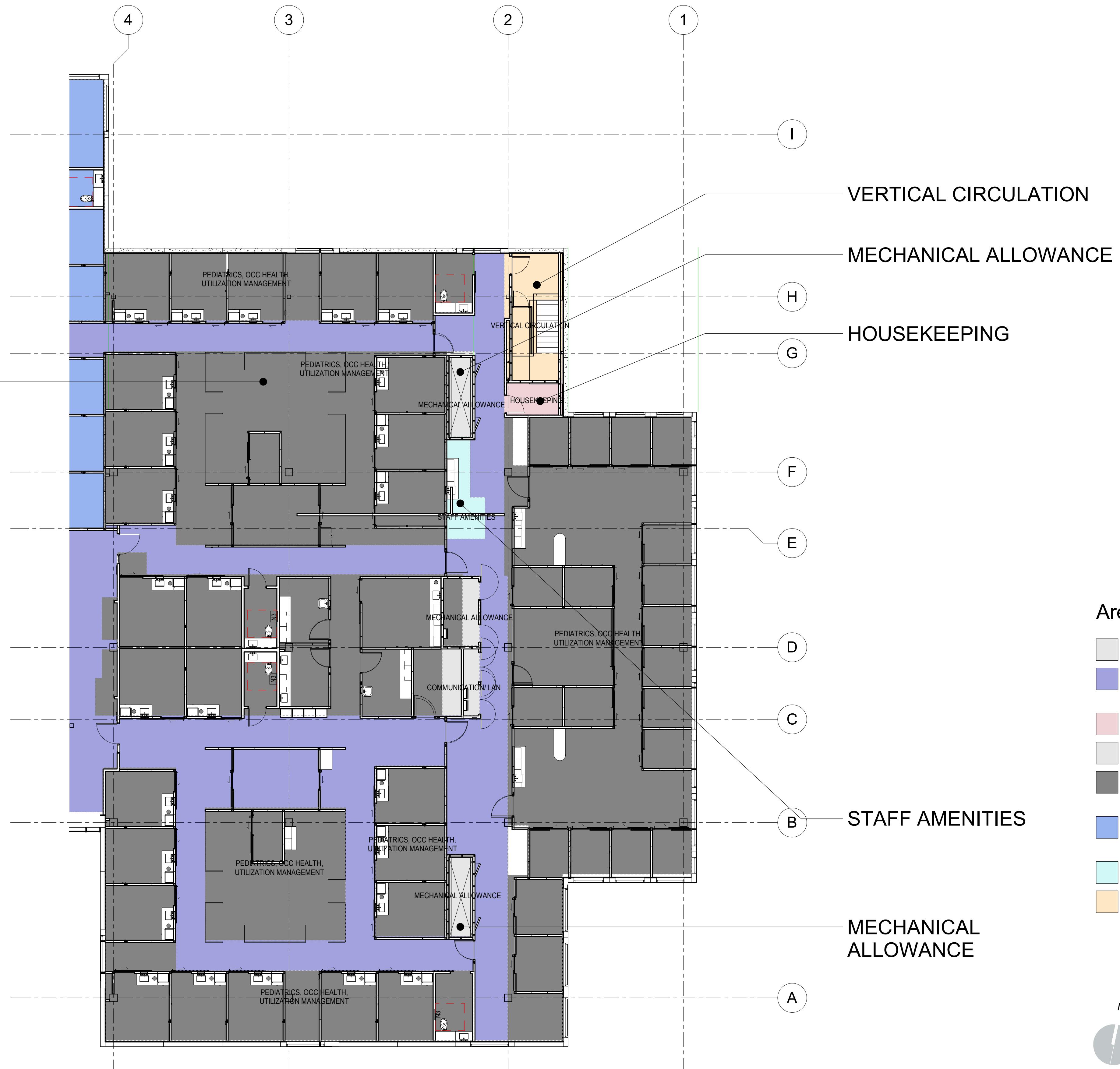
BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)
PREPARED BY:
R.C.E. No. (number) EXP. (date)

SCALE:
H: As Noted V: As Noted

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

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

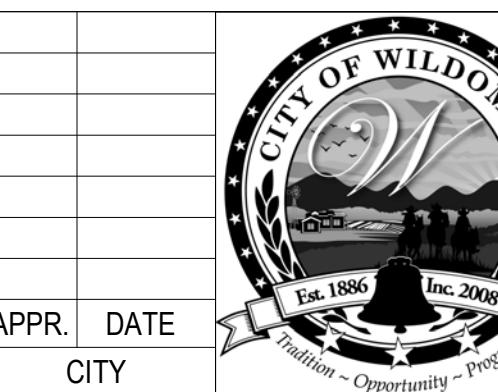
PEDIATRICS, OCC
HEALTH, UTILIZATION
MANAGEMENT



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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			CITY		



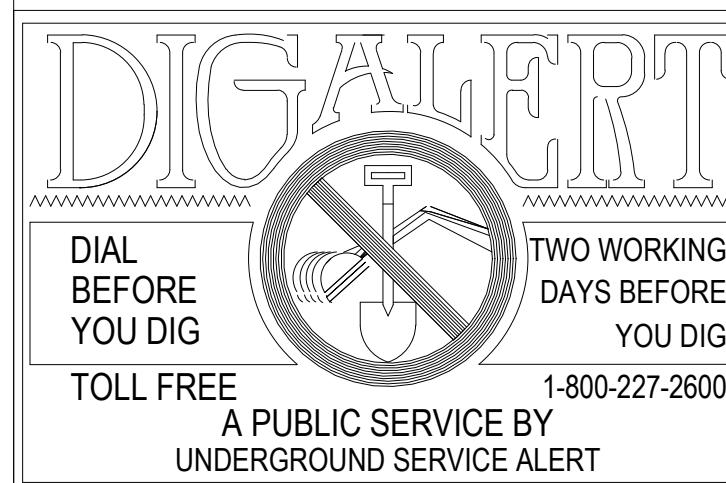
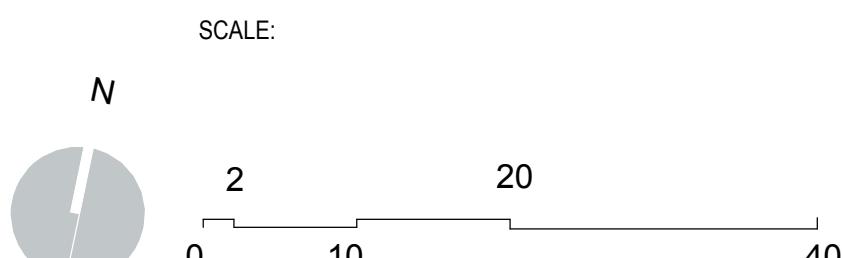
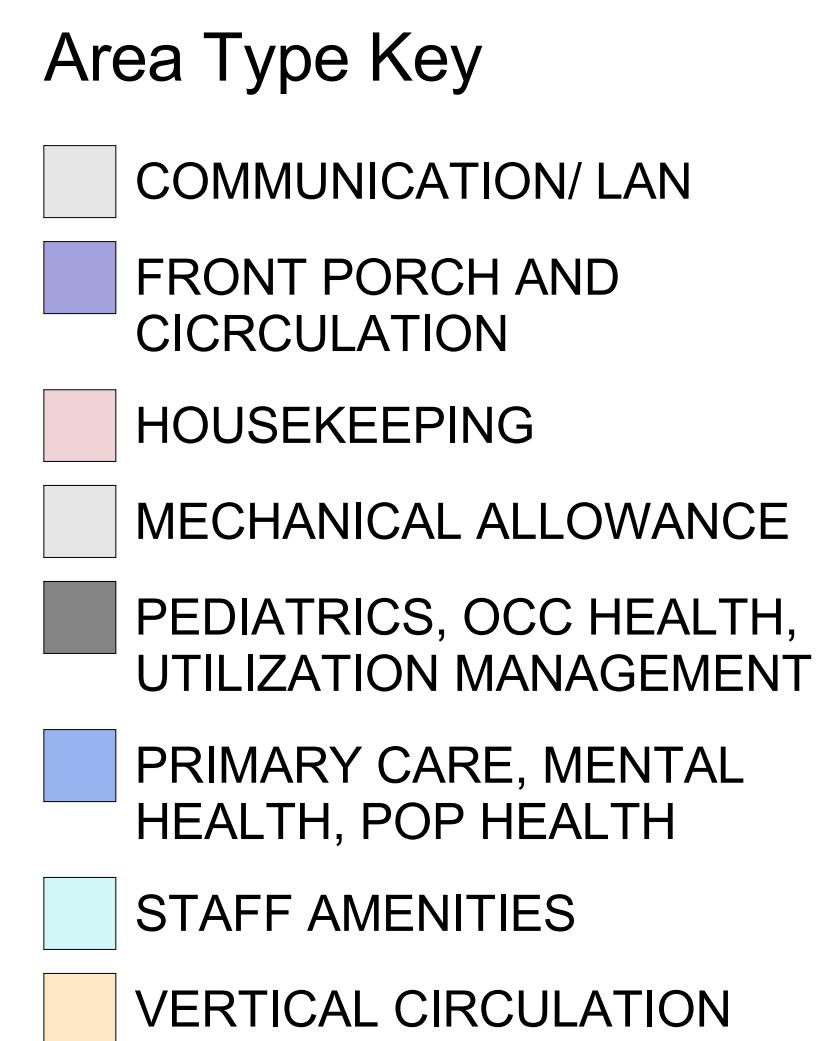
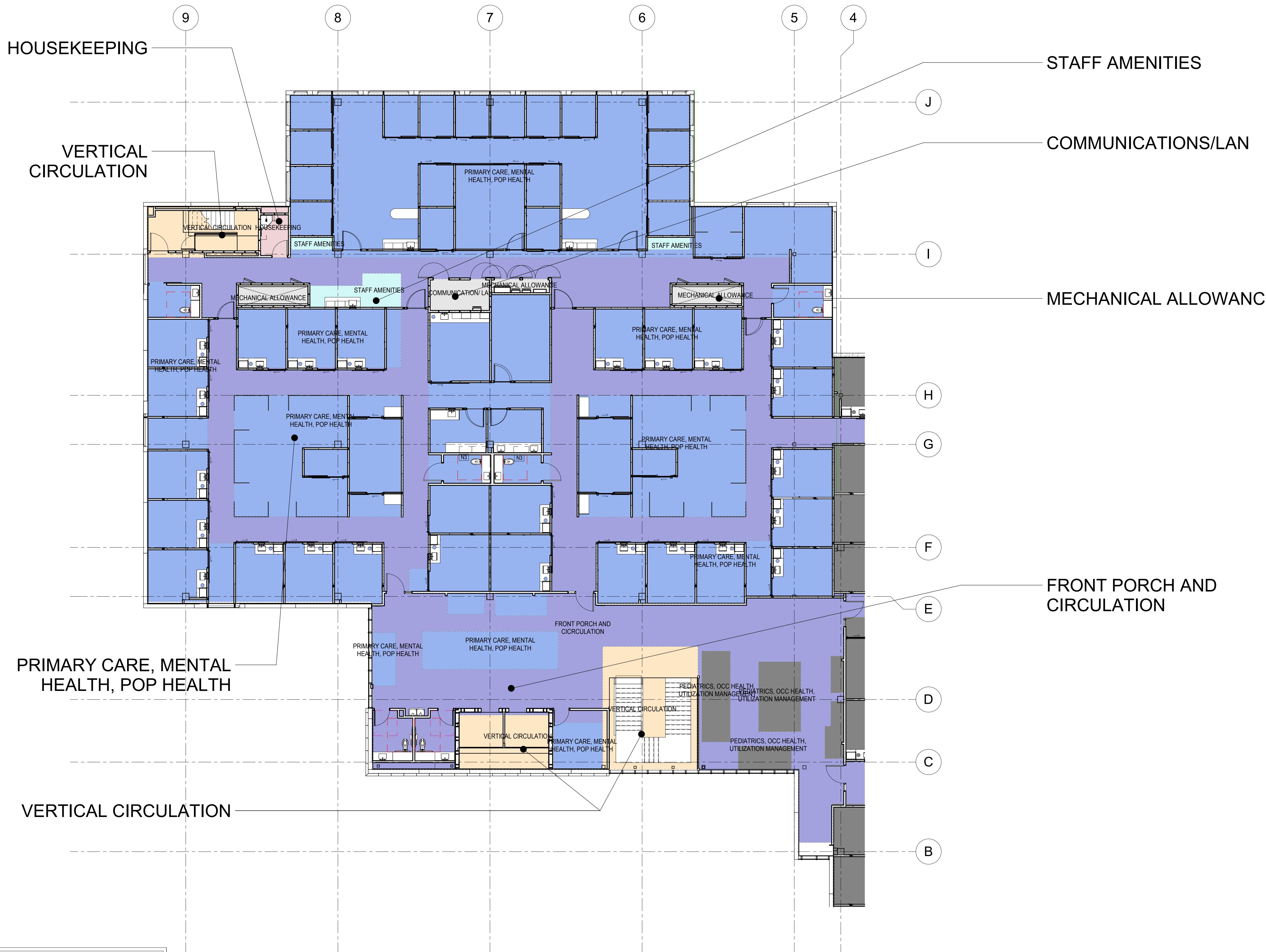
CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

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 3 - AREA A

SHEET No.
A.21
32 OF 38 SHTS



NOTE:
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AND/OR A GRADING PERMIT HAS BEEN ISSUED.

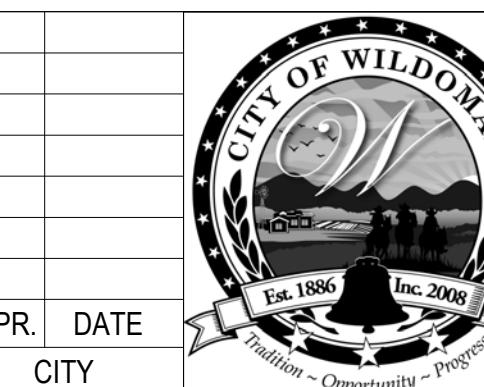
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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR. DATE

CITY

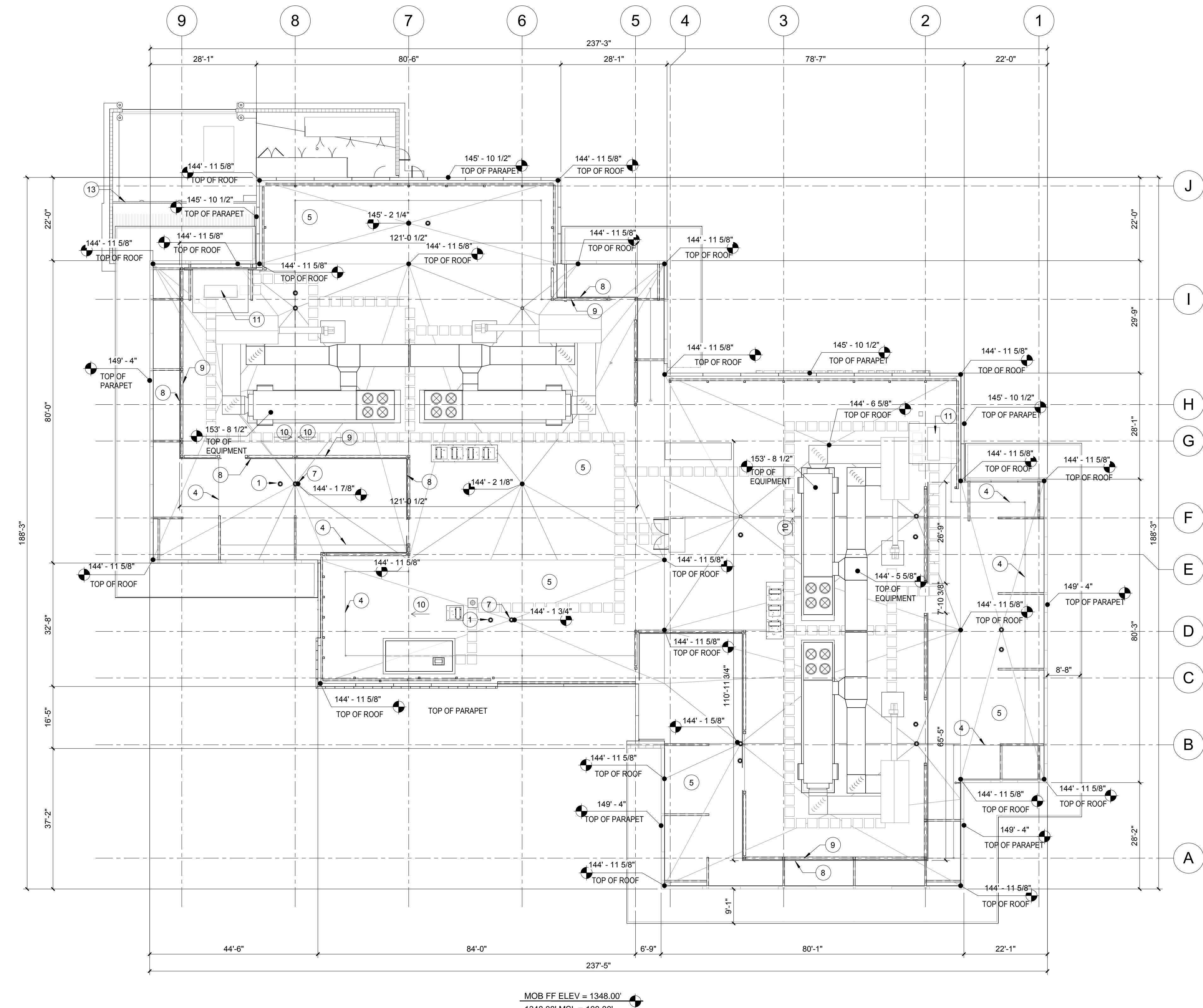


CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

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)

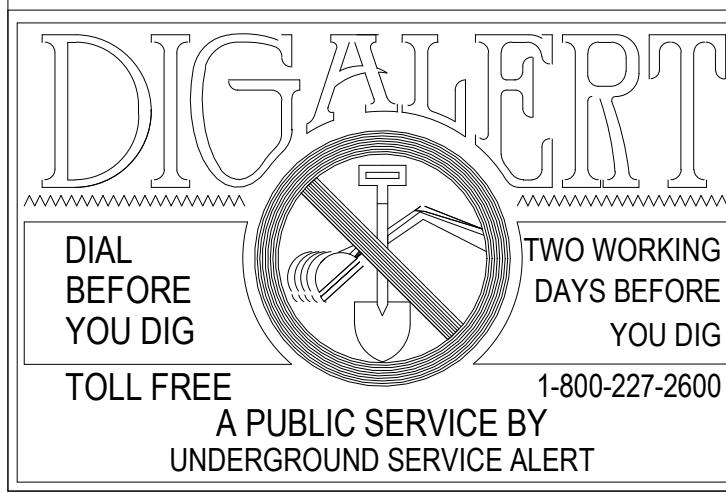
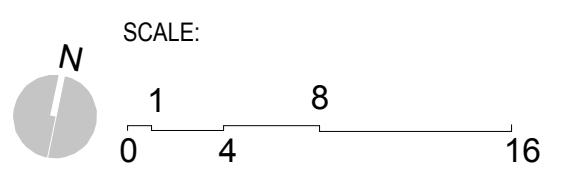
SHEET No.
A.22
33 OF 38 SHTS

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



KEYNOTES

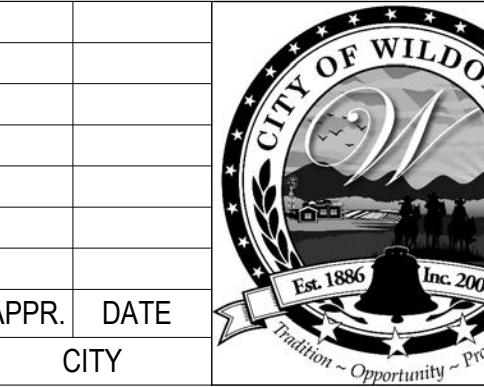
- 1 OVERFLOW DRAIN (TYP.)
- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
- 4 FALL PROTECTION CABLE (TYP.)
- 5 TAPERED INSULATION (TYP.)
- 6 ROOF WALKWAY PADS (TYP.)
- 7 ROOF DRAIN (TYP.)
- 8 EQUIPMENT SCREEN
- 9 STRUCTURAL TUBE FRAMING RE: STRUCTURAL
- 10 PRIMARY ROOF SLOPE 1/4" PER FOOT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



NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE	CITY



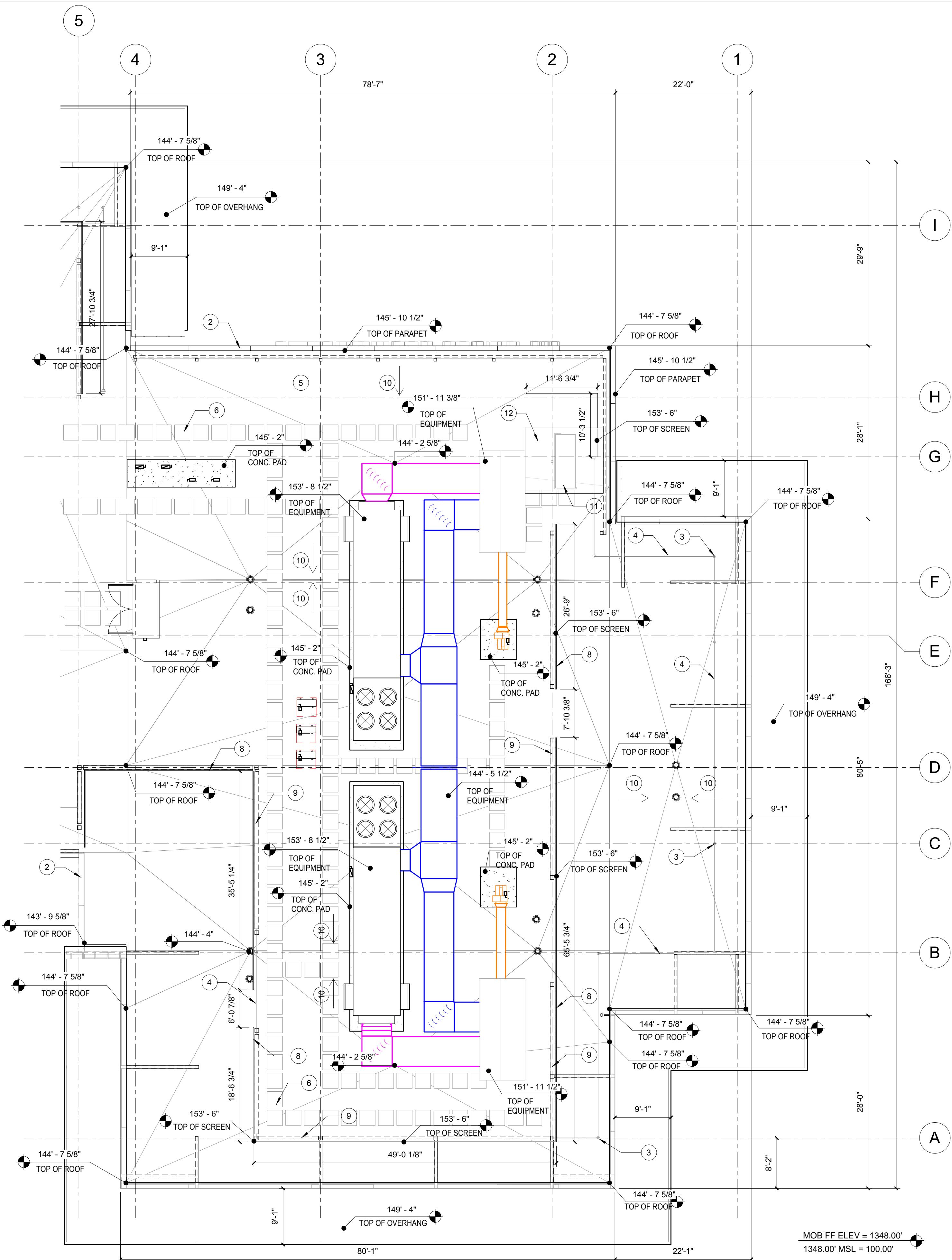
CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

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

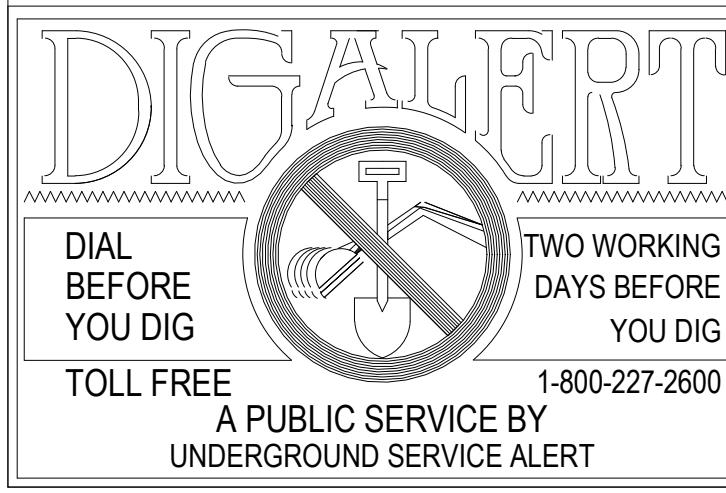
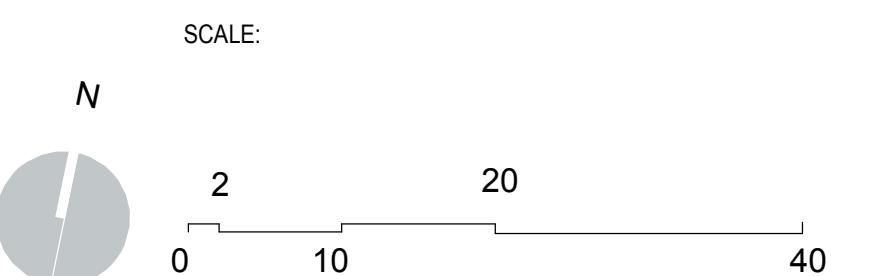
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
MOB ROOF PLAN - OVERALL

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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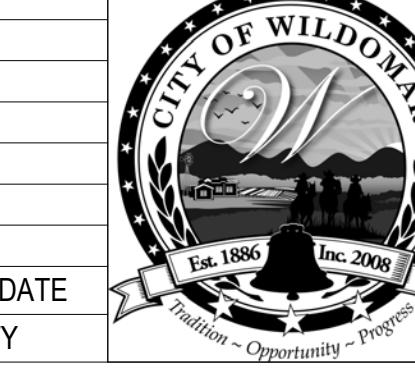
MARK

BY

DATE

REVISIONS

APPR. DATE
CITY



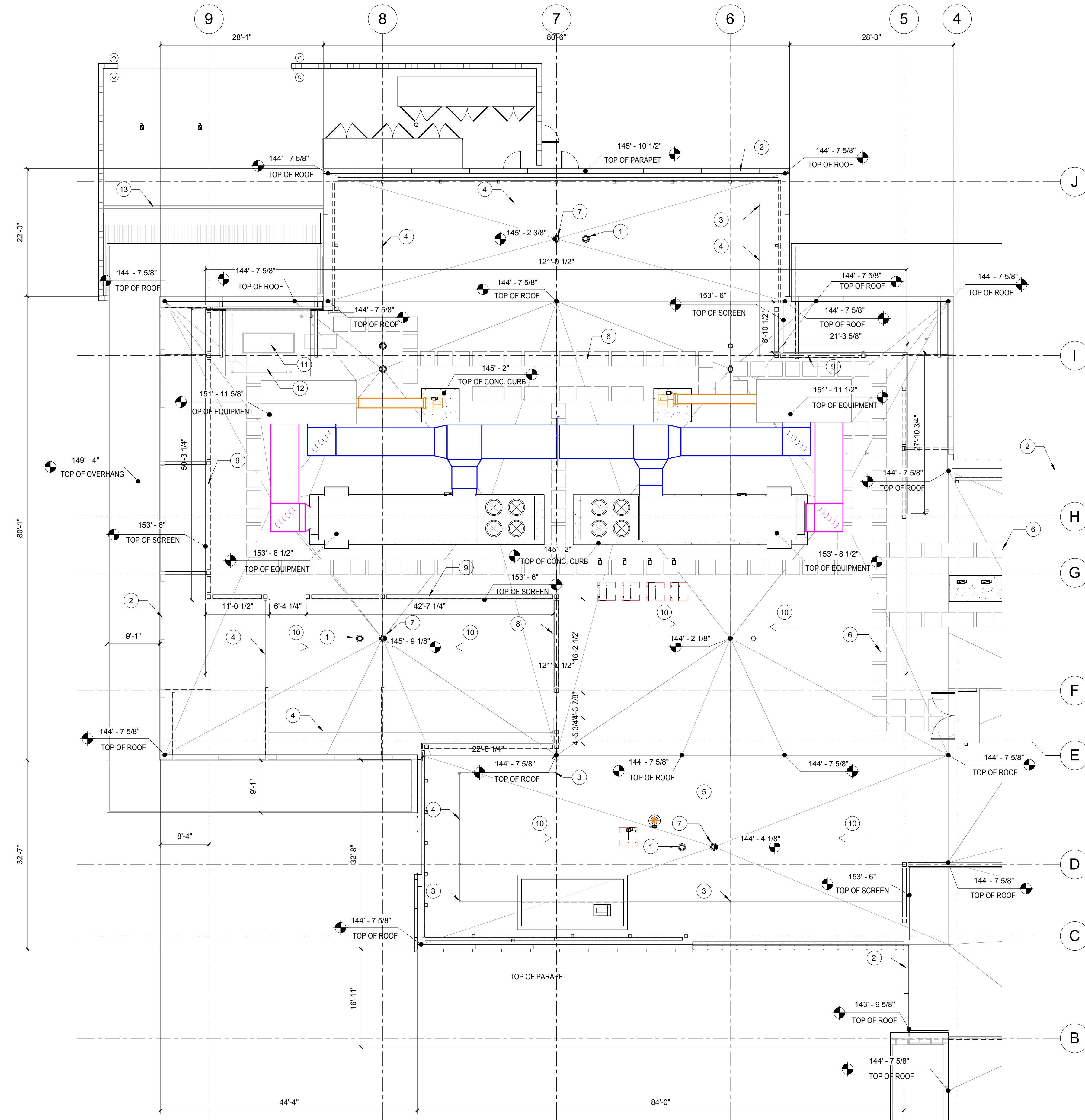
CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

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

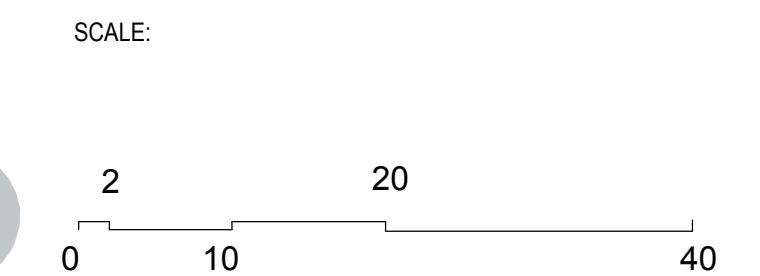
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
MOB ROOF PLAN - AREA A

SHEET No.
A.24
35 OF 38 SHTS



KEYNOTES

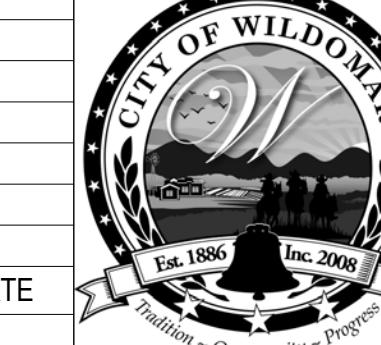
- 1 OVERFLOW DRAIN (TYP.)
- 2 METAL COPING (TYP.)
- 3 FALL PROTECTION ANCHORS (TYP.)
- 4 FALL PROTECTION CABLE (TYP.)
- 5 TAPERED INSULATION (TYP.)
- 6 ROOF WALKWAY PADS (TYP.)
- 7 ROOF DRAIN (TYP.)
- 8 EQUIPMENT SCREEN
- 9 STRUCTURAL TUBE FRAMING RE: STRUCTURAL
- 10 PRIMARY ROOF SLOPE 1/4" PER FOOT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



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'



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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

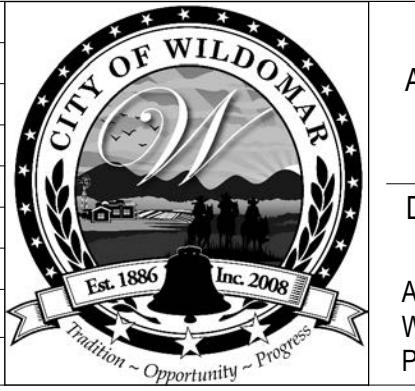
1 E-SITE LIGHTING PHOTOMETRICS Copy 1
1/20" - 1L 2"

1/32" = 1'-0"



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AL-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 #	_____
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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

