Appendix A-2 Baxter Village Development Plan – Medical Offices Building

Appendices

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BAXTER VILLAGE
DEVELOPMENT
MEDICAL OFFICES BUILDING



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

STRATA EQUITY GROUP
Real Estate Investments

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

ENTITLEMENT RESUBMITTAL - 05/26/2020

DRAWING TITLE:
COVER SHEET

SHEET NO.:
CS

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CITY SUBMITTAL

COVER

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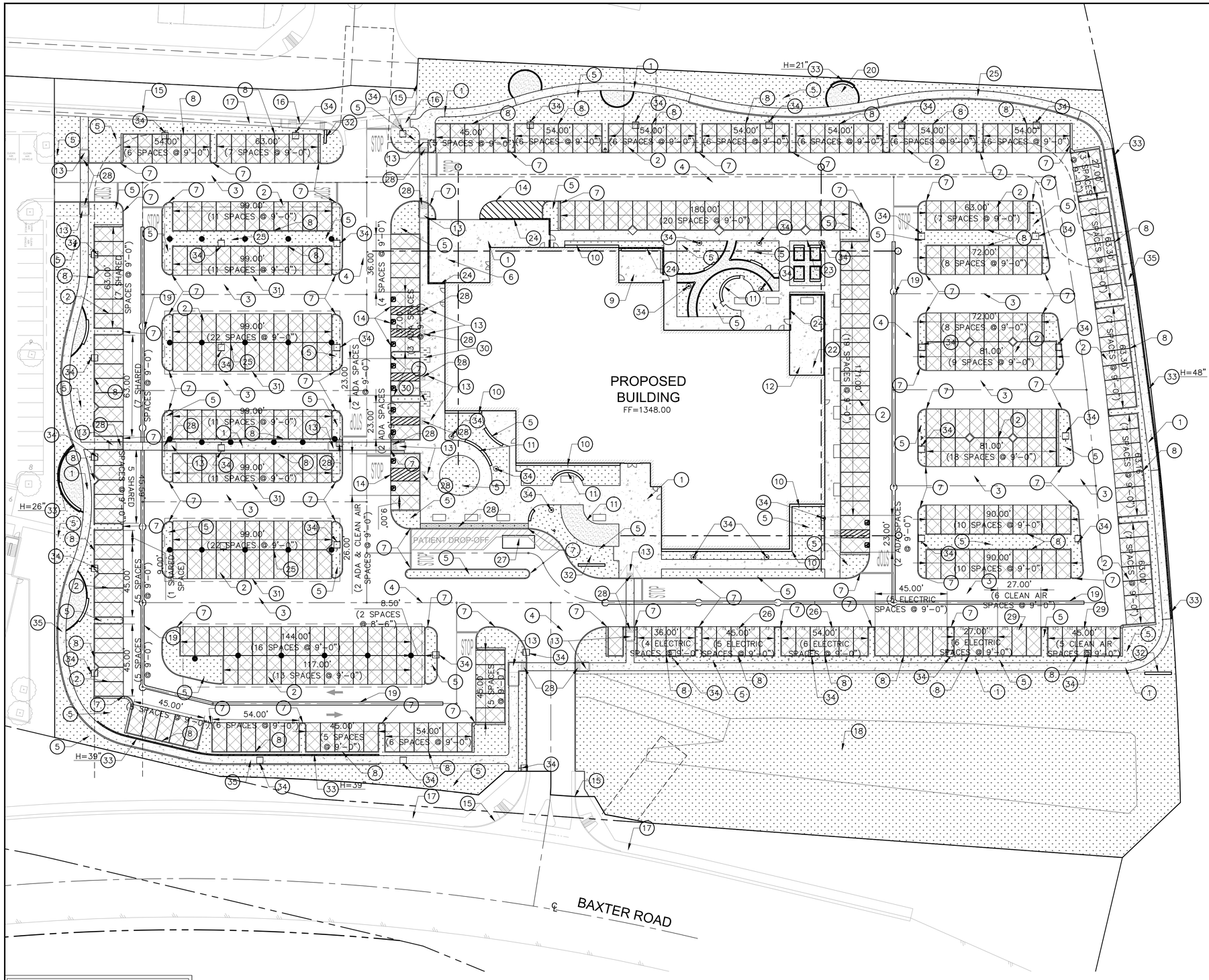
STRATA EQUITY GROUP
Real Estate Investments

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

DRAWING TITLE:
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SHEET NO.:
TC

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LEGEND:

- 4" THK. CONCRETE PAVEMENT
- 6.5" THK. AC PAVEMENT
- 4" THK. AC PAVEMENT
- PLANTER AREA
- PLANTER WALL/RETAINING WALL
- 6" THK. FIRELANE
- DECOMPOSE GRANITE

CONSTRUCTION NOTES:

1. 4" THK. CONRETE 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
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17. EXISTING CITY SIDEWALK
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19. CONCRETE V-GUTTER
20. DECOMPOSE 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
34. LIGHTING FIXTURES PER ELECTRICAL DRAWINGS.
35. 4.5" THK. CONRETE 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.

SITE CONTROL PLAN

30 15 0 30 60

GRAPHIC SCALE

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	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:
REGISTERED PROFESSIONAL ENGINEER PATRICIA C. KOHLES No. C36079 Exp. 6/30/20 CIVIL STATE OF CALIFORNIA

MCA ENGINEERS INC
CIVIL • STRUCTURAL
1041 S. Garfield Avenue, Suite #210
Alhambra, CA 91801
Tel. 323.729.6098 Fax. 323.729.6043

PREPARED BY: _____
R.C.E. No. _____ EXP. _____

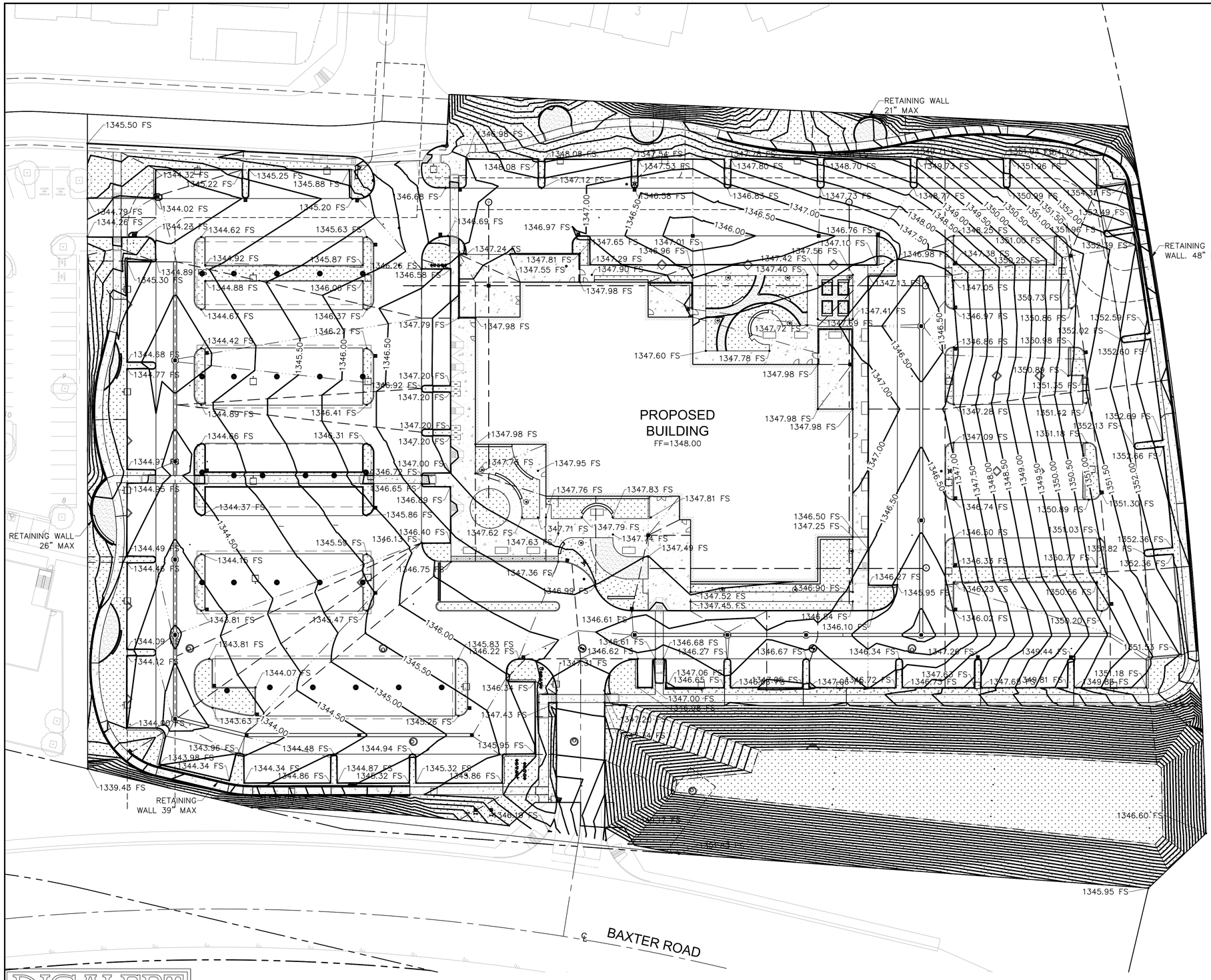
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Elevation = _____
Datum = _____
BENCHMARK # _____

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

SCALE:
H: As Noted V: As Noted

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

SHEET No. C.1
3 OF 38 SHTS



GRADING PLAN

30 15 0 30 60

GRAPHIC SCALE
SCALE 1" – 30'

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ENGINEER | CITY

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Alhambra, CA 91801
Tel: 323.729.6098 Fax: 323.729.6043

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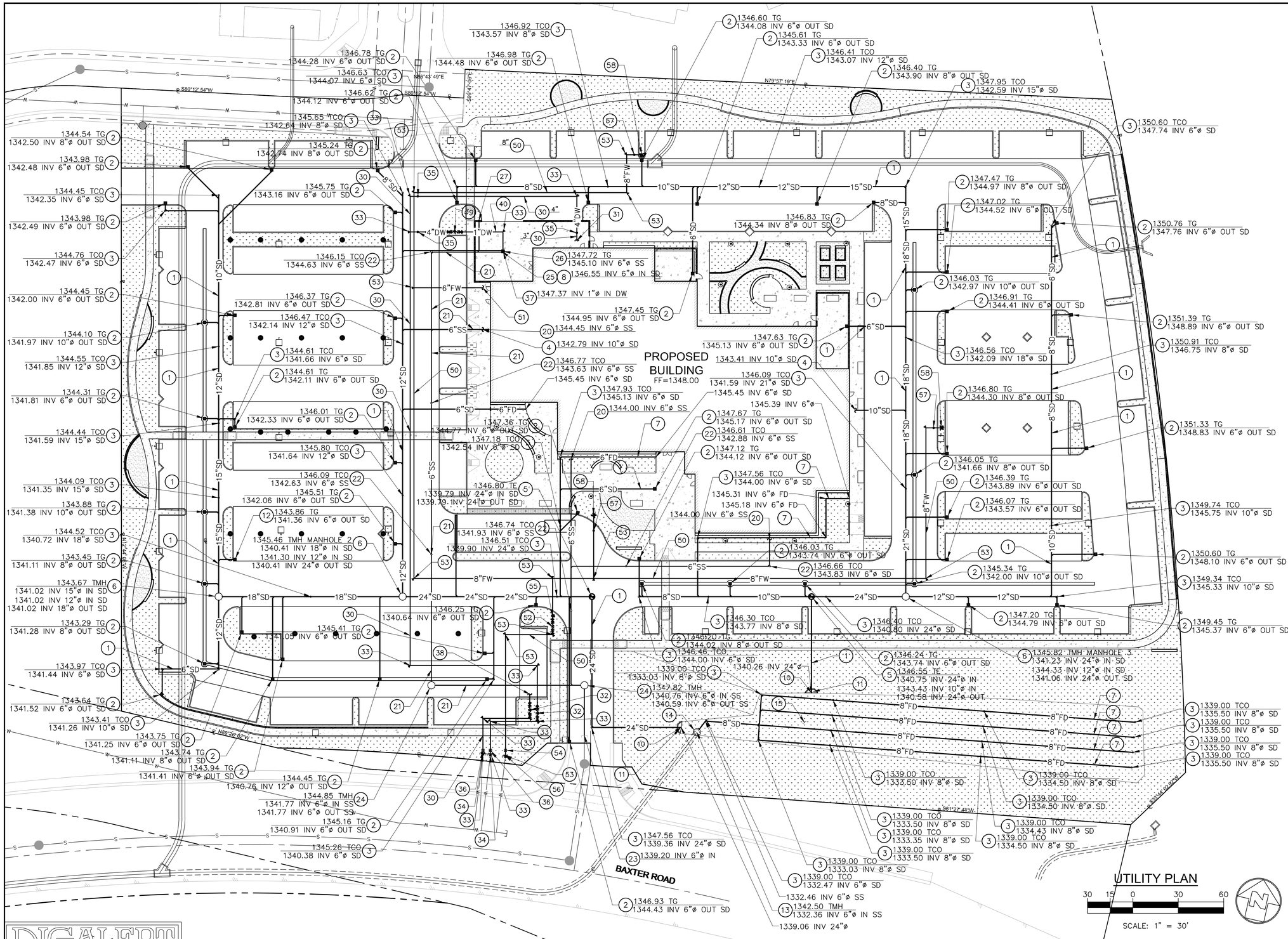
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CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL
GRADING PLAN

SHEET No. C.2
4 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.

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.

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SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — VINCENT C. ADAMS — No. C36079 — Exp. 6/30/20 — CIVIL — STATE OF CALIFORNIA

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R.C.E. No. _____ EXP. _____

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

SHEET No. C.3
5 OF 38 SHTS

landscapeforms

BOLA®

Product Data Sheet



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	4"D	28.25"	33"	13 lb.

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.

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard® 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
11. SIGNAGE
12. COVERED SERVICE YARD
13. CONCRETE LOOP WALK
14. COMMUNITY HISTORIC PARK
15. HISTORIC MONUMENT SITE
16. FIRE HYDRANT
17. TRANSFORMER

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

COMMUNITY HISTORIC PARK

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

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Date:
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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 = _____
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SCALE:
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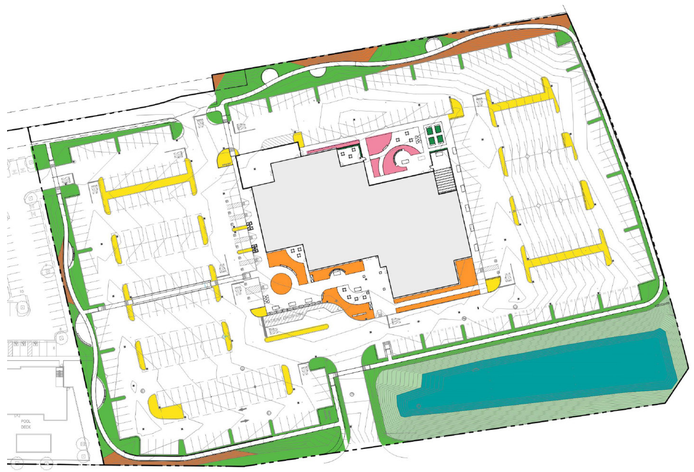
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
LANDSCAPE SITE PLAN

SHEET No. L.1
6 OF 38 SHTS



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



WUCOLS: IRRIGATION WATER USE ESTIMATE

MWELO - WATER EFFICIENT LANDSCAPE WORKSHEET : NON-RESIDENTIAL (NO SLA) - **ETAF = 0.45**							
Reference Evapotranspiration (ETo)			55.0	(LAKE ELSINORE)		MAWA = Eto X 0.62 X (**0.45** X LA)	
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/IE)	Landscape Area (sq. ft.)	(PF/IE) x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
HZ 1 - Planters Drip / Low	0.30	Drip Line	0.81	0.37	45,110	16,707	569,723
HZ 2 Retension 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)		1,322,892

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 CONSITING 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.

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 supplentmental water, provide year-round interest



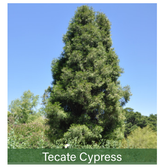
Chitalpa
Chitalpa tashkentensis

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,vv 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, 5'x5'
Mature height x width: 10' H x 10' W
Water Use:very low
Notes: Native, Evergreen to semi-deciduous slight frangrance, 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

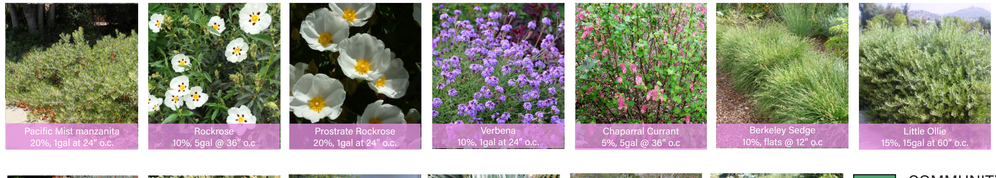
Water Use: low
Notes: Evergreen, foliage of various textures, with yellow and white highlights



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



COMMUNITY GARDEN BEDS (HZ5, 175 SF, SPECIAL USED AREA)

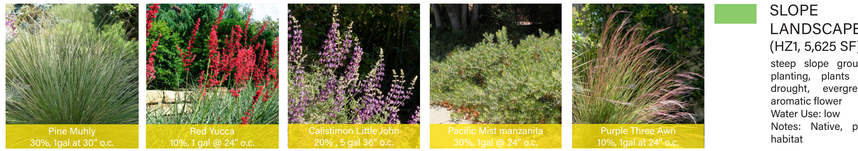
Raised beds for use to grow vegetables by commuity and staff. To be maintained and Irrigatied by Property Owner.



PARKING LOT ISLANDS (HZ1, 8,400 SF)

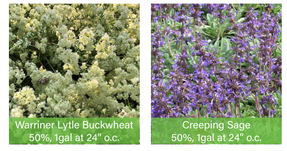
Low grasses and perennials, native, drought tolerant

Water Use: low
Notes: Native, Pollinator Habitat, max height 18"-24"



SLOPE LANDSCAPE (HZ1, 5,625 SF)

steep slope groundcover planting, plants tolerant drought, evergreen with aromatic flower
Water Use: low
Notes: Native, pollinator habitat



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

Open meadow planting, plants tolerant of both wet and dry conditions

Water Use: low
Notes: Native



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

Groundcover planting tolerant of both inundation and drought conditions

Water Use: low
Notes: Native

INDEX OF SHEETS:

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

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ENGINEER

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:

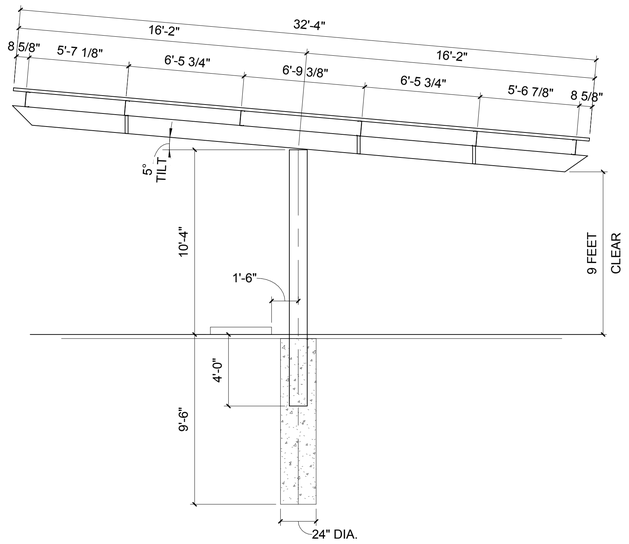
RELM
617 S. Olive Street, Suite 1110
Los Angeles, CA 90014
213.673.4400
www.RELMstudio.com
PREPARED BY: _____
R.C.E. No. (number) EXP. (date)

BENCHMARK:
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Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
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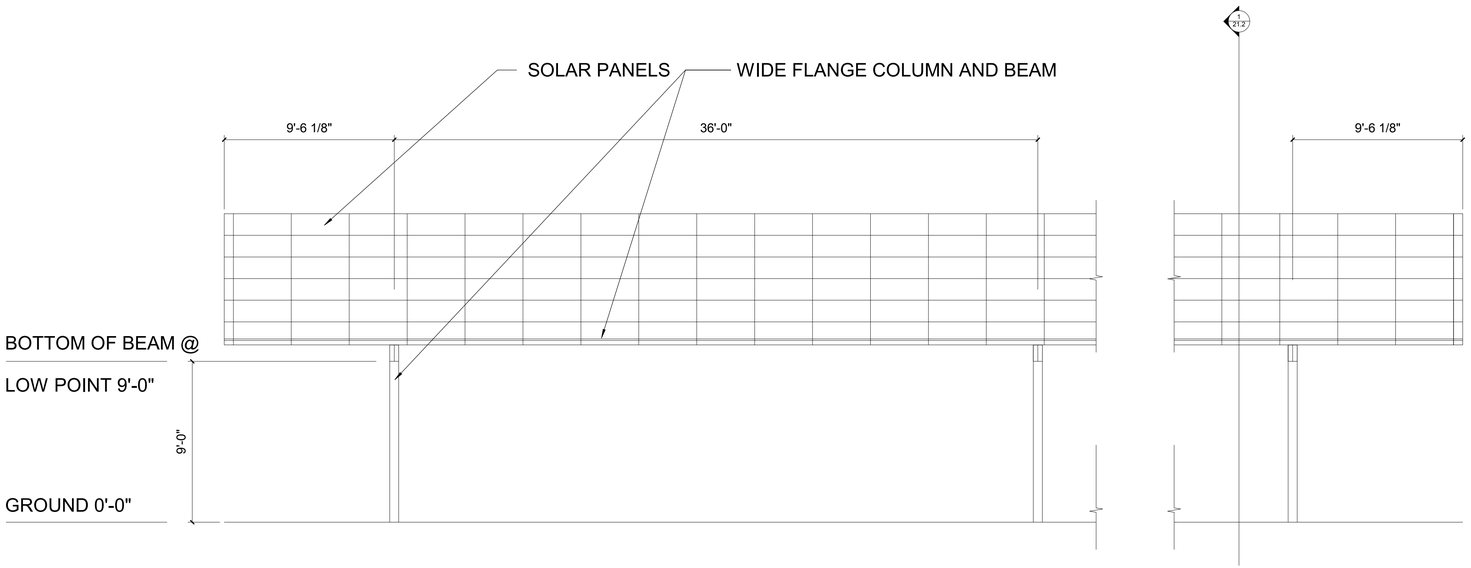
SCALE:
H: As Noted V: As Noted

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

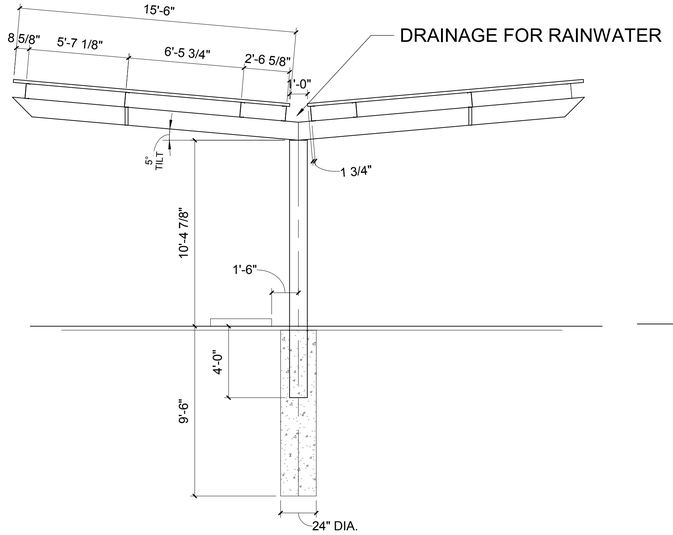
SHEET No.
7 OF 38 SHTS



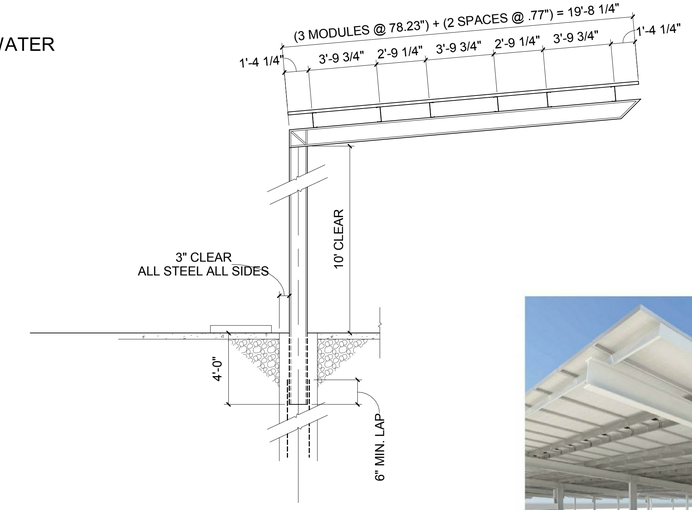
1 DROP-OFF PV CANOPY DETAIL
1/4" = 1'-0"



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



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



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







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ENGINEER | CITY

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SEAL-ENGINEER:

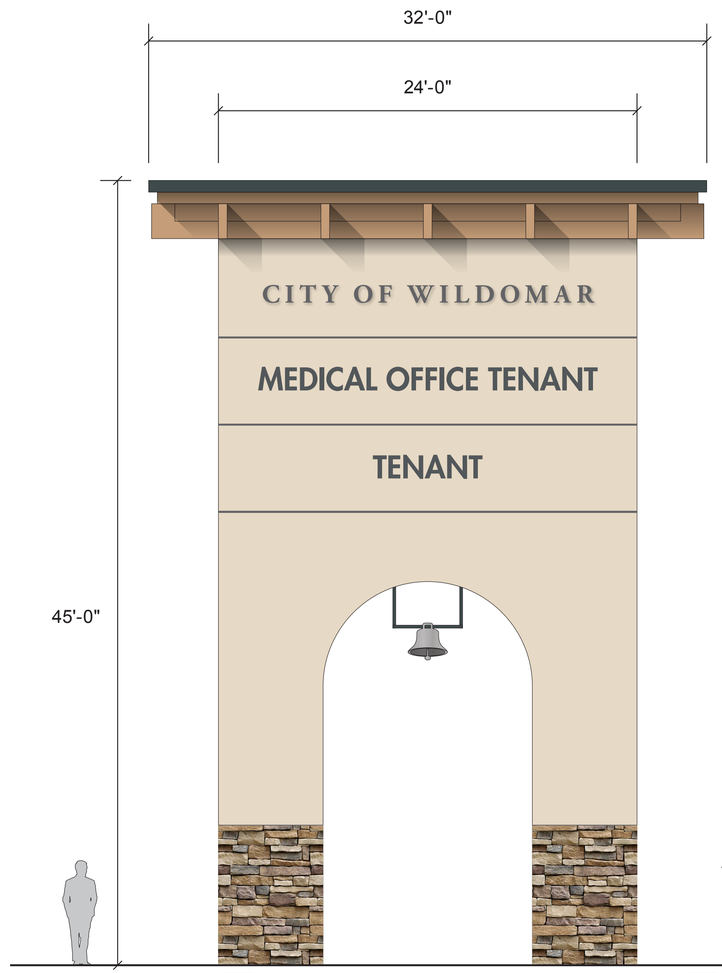
CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500
PREPARED BY:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
Datum = _____
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SCALE:
H: As Noted V: As Noted

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

SHEET No. PV.1
8 OF 38 SHTS

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

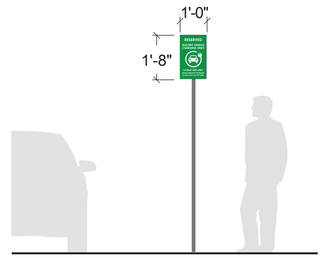




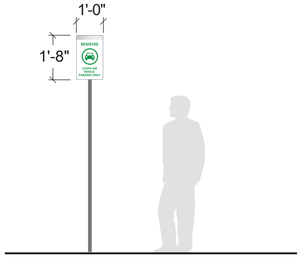
L **Building Identification**
Internally Illuminated
QTY: 2



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

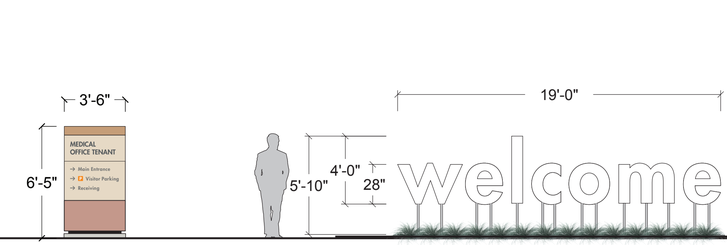


EV **Parking Restrictive Sign - EV Parking**
(71.03 - EV.p.cus)
Non-Illuminated
Post
QTY: TBD



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

F **Freeway Pylon Sign**
Internally Illuminated
Double-Faced
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

1 **SIGN ELEVATIONS**
SCALE: NTS

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CITY OF WILDOMAR
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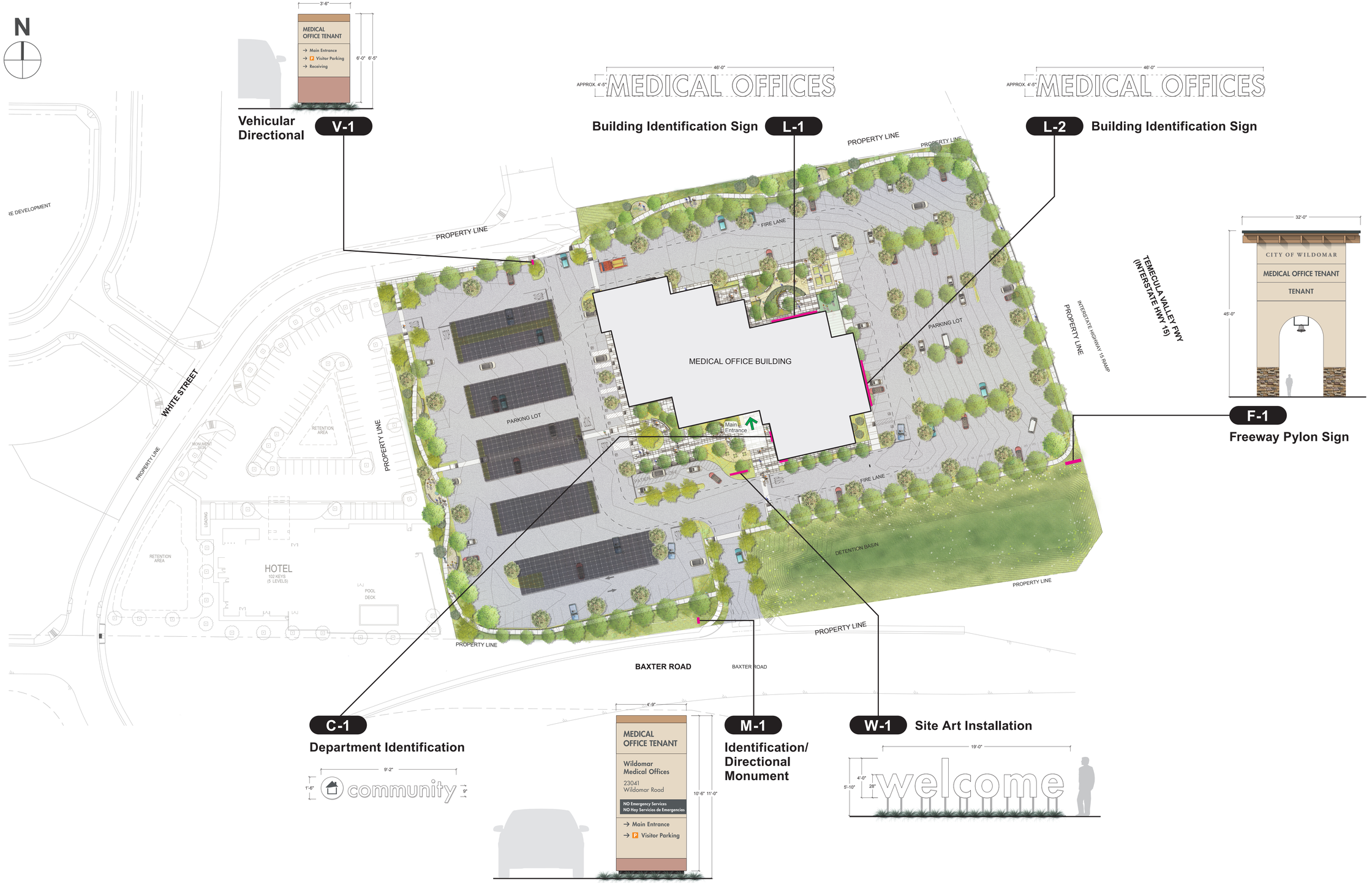
SEAL-ENGINEER:

SKADESIGN
900 Palm Avenue
South Pasadena, California 1030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com
PREPARED BY:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK #
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
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CITY OF WILDOMAR
BAXTER VILLAGE-MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
SITE SIGNAGE
SIGN TYPE MENU

SHEET No.
EG.1
9 OF 38 SHTS



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

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Phone 626.403.5870, Fax 626.403.5871
skadesign.com

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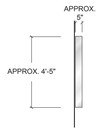
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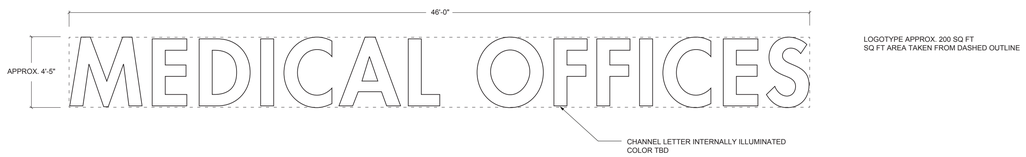
CITY OF WILDOMAR
BAXTER VILLAGE-MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL
SITE SIGNAGE
SIGN LOCATION PLAN

SHEET No.
EG.2
10
OF 38 SHTS

NOTE: PLEASE SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR PLACEMENT ON THE BUILDING



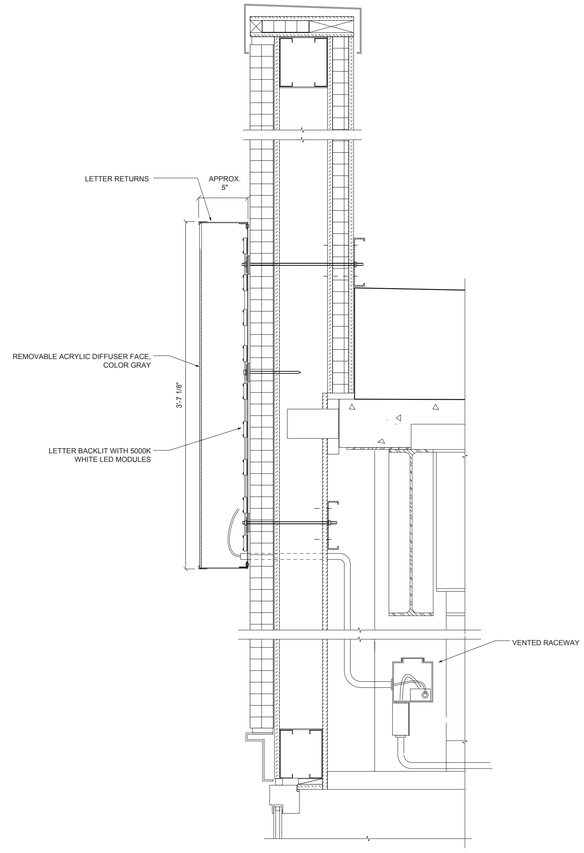
1 SIDE VIEW
SCALE: 1/4" = 1'-0"



LOGOTYPE APPROX. 200 SQ FT
SQ FT AREA TAKEN FROM DASHED OUTLINE

2 FRONT VIEW
SCALE: 1/4" = 1'-0"

L-1 L-2



TYPICAL SECTION THRU WALL & LOGOTYPE CHANNEL LETTERS (NOTES TYPICAL)

3 SECTION
SCALE: 1 1/2" = 1'-0"

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SEAL-ENGINEER:

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Phone 626.403.5870, Fax 626.403.5871
skadesign.com

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SCALE:
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CITY OF WILDOMAR
BAXTER VILLAGE-MEDICAL OFFICE BUILDING
ENTITLEMENT SUBMITTAL

SIGNAGE DETAILS

SHEET No.
EG.3

11
OF 38 SHTS



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SEAL-ENGINEER:

CANNONDESIGN

2355 Main Street
Irvine, CA 92614
P: 949.250.1500

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CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FRONT VIEW

SHEET No. A.1

12 OF 38 SHTS



DIGALERT

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CANNONDESIGN
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Irvine, CA 92614
P: 949.250.1500

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SCALE:
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CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB REAR VIEW

SHEET No. A.2

13 OF 38 SHTS



DIGALERT

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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SEAL-ENGINEER:

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Irvine, CA 92614
P: 949.250.1500

PREPARED BY:

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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



DIGALERT

DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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SEAL-ENGINEER:

CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

PREPARED BY:

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

BENCHMARK:
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Datum = _____
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L.S. (number), EXP. (date)

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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



DIGALERT

DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

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ENGINEER — CITY

CITY OF WILDOMAR

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SEAL-ENGINEER:

CANNONDESIGN

2355 Main Street
Irvine, CA 92614
P: 949.250.1500

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BENCHMARK:
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BENCHMARK # _____

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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



DIGALERT

DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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SEAL-ENGINEER:

CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

PREPARED BY:

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

BENCHMARK:
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H: As Noted V: As Noted

CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE - PHYSICAL THERAPY GYM / WEST ELEVATION

SHEET No.
A.6

17 OF 38 SHTS



DIGALERT

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:

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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

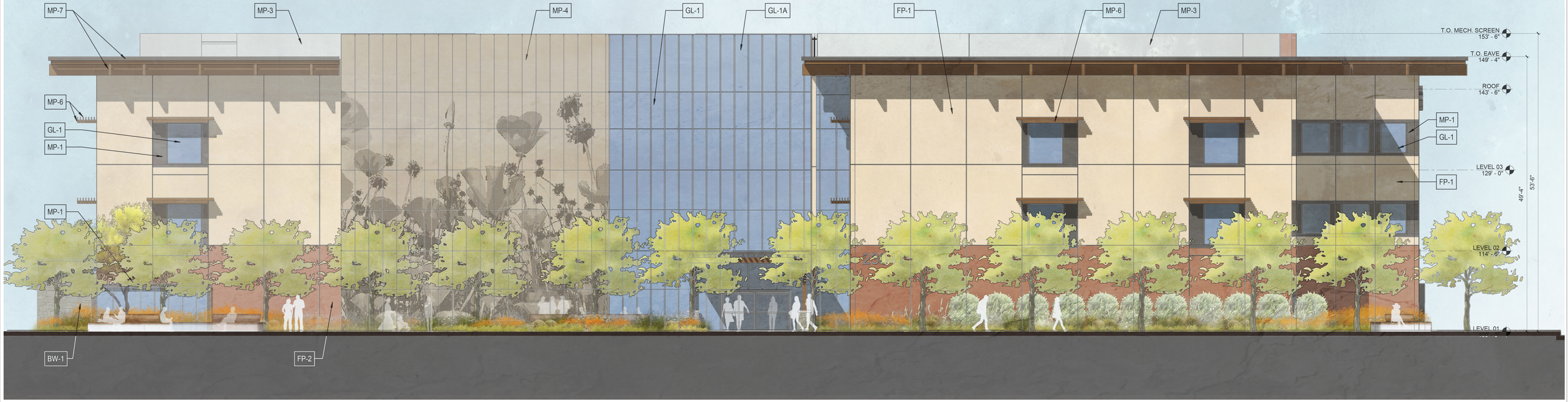
CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB CRAFTSMAN DETAILS FOCUS PERSPECTIVE - EVS / EAST ELEVATION

SHEET No. A.7

18 OF 38 SHTS



0 8 16 32ft

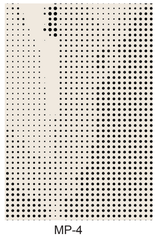

GL-1 / GL-2


FP-1


FP-2

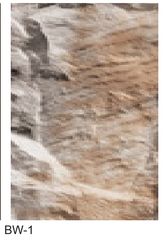

MP-1

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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ENGINEER | CITY

CITY OF WILDOMAR
ACCEPTED BY:
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ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

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

SHEET No. A.8

19 OF 38 SHTS



0 8 16 32ft

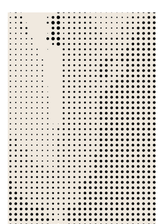

GL-1 / GL-2

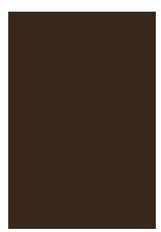

FP-1


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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ENGINEER CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
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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

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

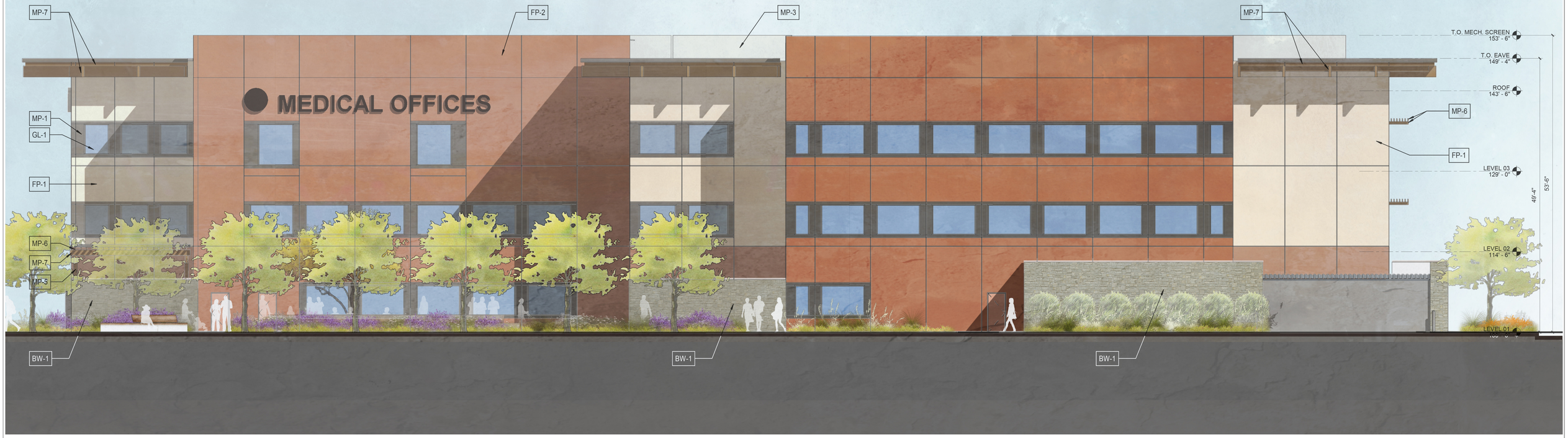
BENCHMARK:
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Datum = _____
BENCHMARK # _____

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

SHEET No. A.9
20 OF 38 SHTS



0 8 16 32ft

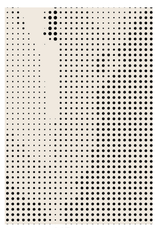

GL-1 / GL-2


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

BENCHMARK:
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BENCHMARK # _____

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

SHEET No. A.10
21 OF 38 SHTS



0 8 16 32ft

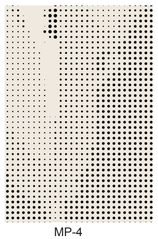

GL-1 / GL-2


FP-1


FP-2

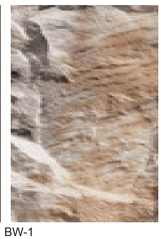

MP-1

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
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ENGINEER				CITY	

CITY OF WILDOMAR
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SEAL-ENGINEER:

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2355 Main Street
Irvine, CA 92614
P: 949.250.1500

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BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

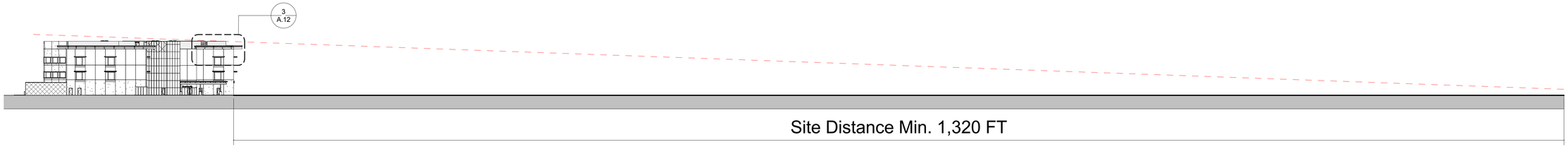
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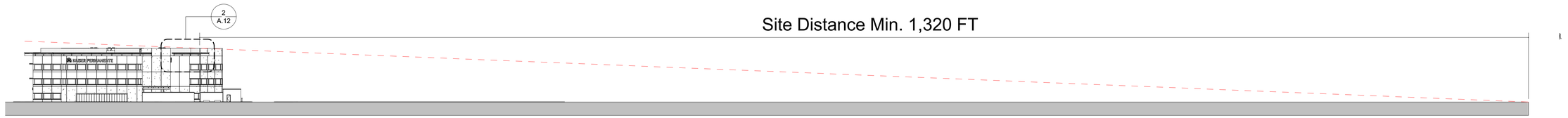
CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL
WEST ELEVATION

SHEET No. A.11

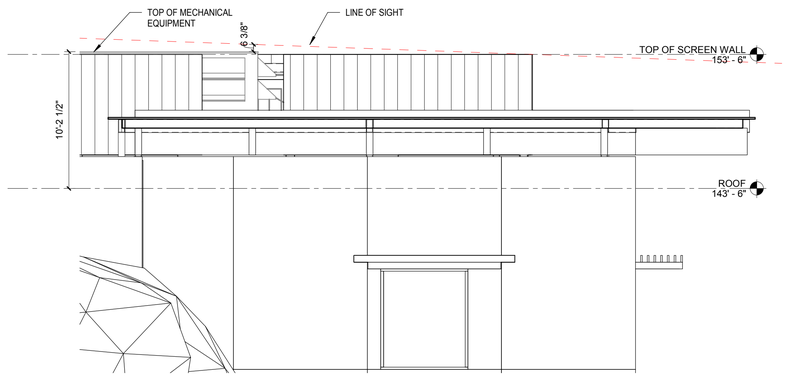
22 OF 38 SHTS



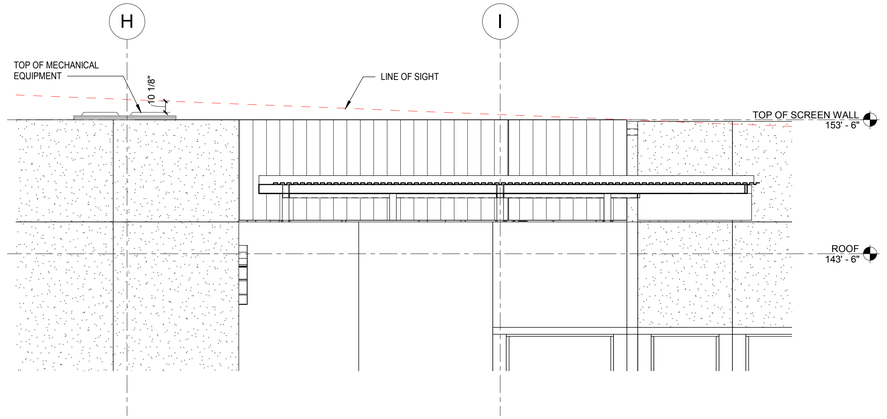
5 WEST ELEVATION_LINE OF SIGHT
1" = 50'-0"



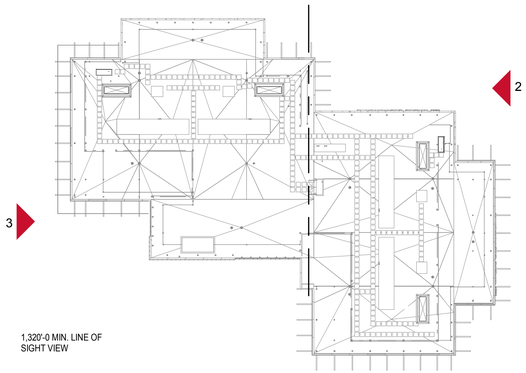
4 EAST ELEVATION_LINE OF SIGHT
1" = 50'-0"



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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ENGINEER | CITY

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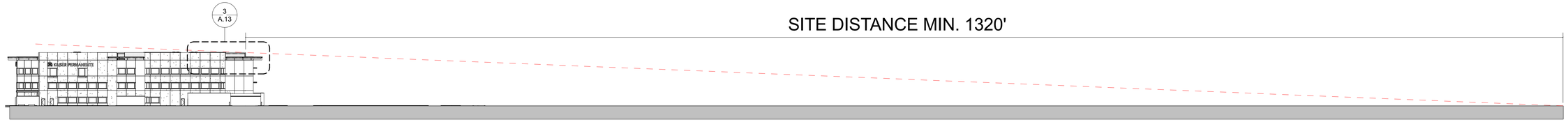
BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

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

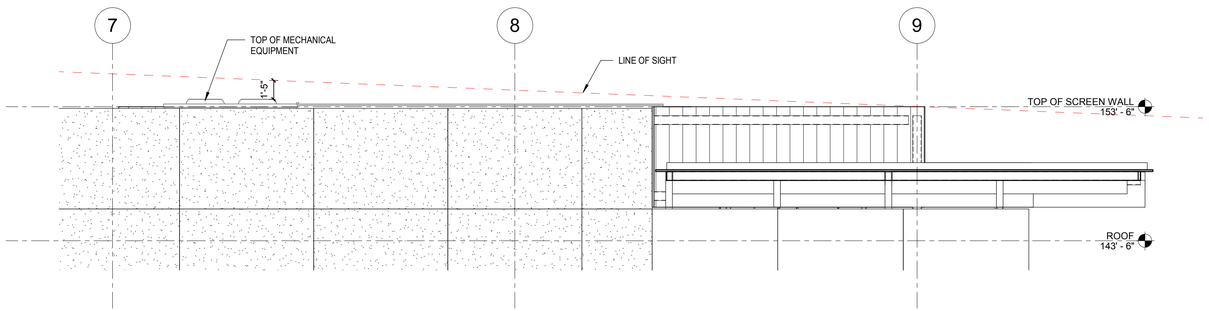
SHEET No. A.12
23 OF 38 SHTS



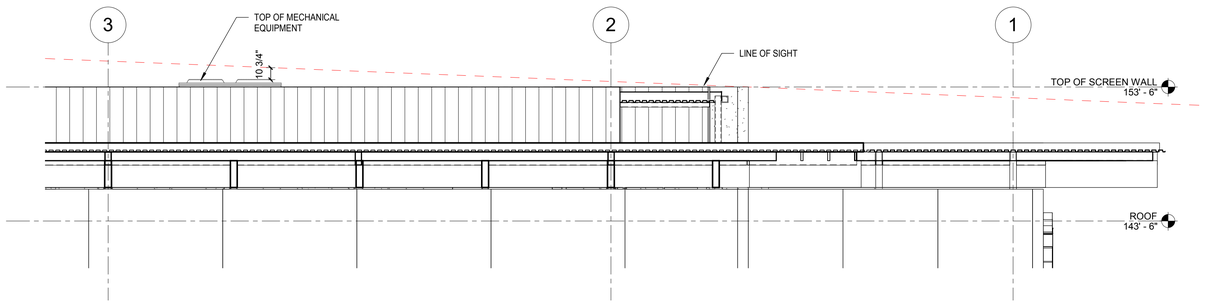
5 NORTH ELEVATION_LINE OF SIGHT
1" = 50'-0"



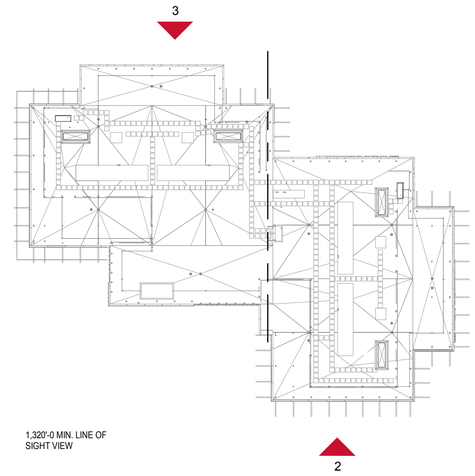
4 SOUTH ELEVATION_LINE OF SIGHT
1" = 50'-0"



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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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE
CITY	

CITY OF WILDOMAR
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SEAL-ENGINEER:

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P: 949.250.1500

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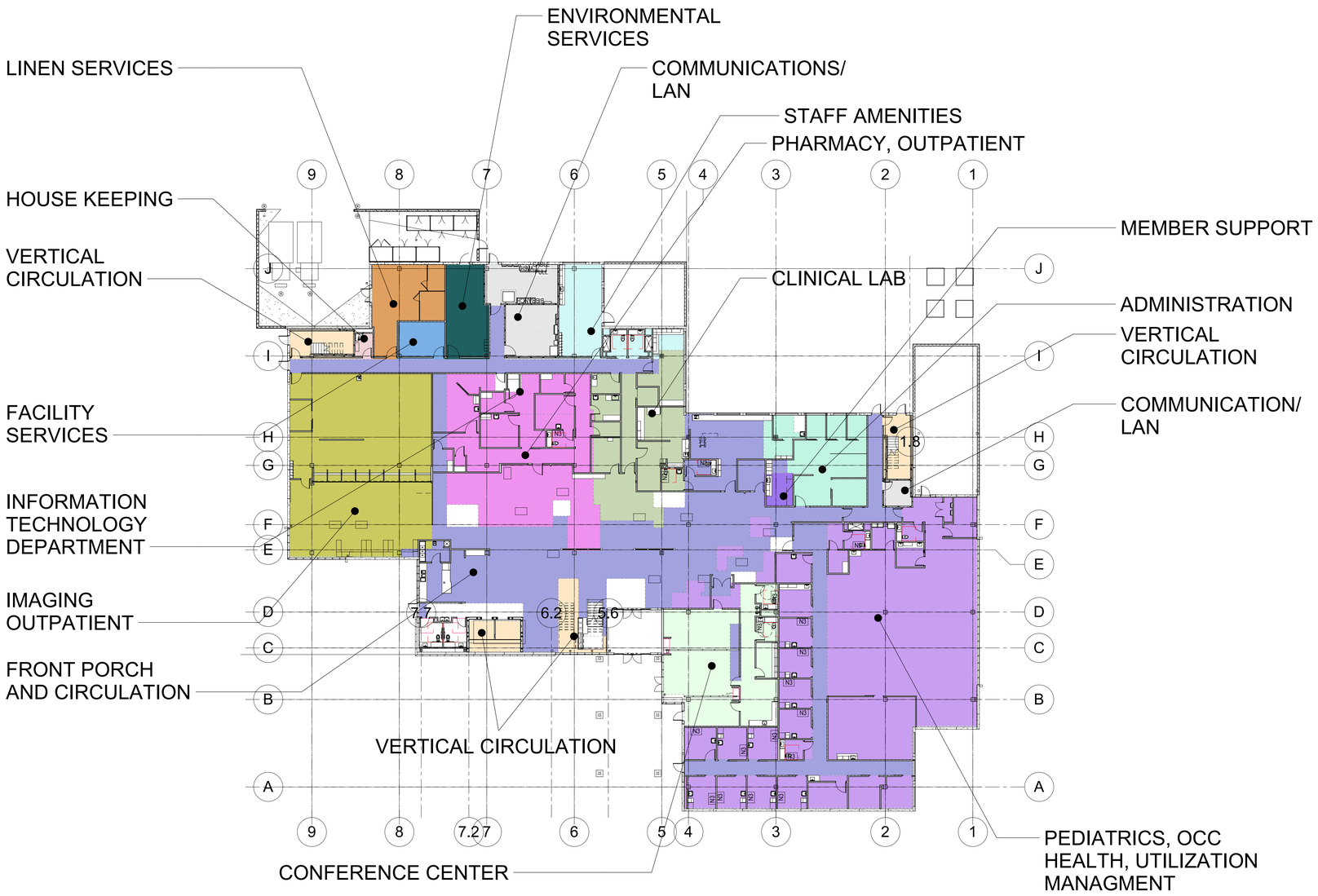
BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

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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



Area Type Key

- ADMINISTRATION
- CLINICAL LAB
- COMMUNICATION/ LAN
- CONFERENCE CENTER
- Environmental Services
- Facility Services
- FRONT PORCH AND CICRCULATION
- HOUSEKEEPING
- IMAGING, OUTPATIENT
- Information Technology Department
- MECHANICAL ALLOWANCE
- Member Support Administrative Departments
- PHARMACY, OUTPATIENT
- PHYSICAL, OCCUPATIONAL, SPEECH THERAPY, OUTPATIENT
- STAFF AMENITIES
- Supply Chain and Linen Services
- VERTICAL CIRCULATION

SCALE:
N
2 20
0 10 40

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ENGINEER				CITY	

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

SHEET No.
A.14
25 OF 38 SHTS



Area Type Key

- ADMINISTRATION
- COMMUNICATION/ LAN
- CONFERENCE CENTER
- FRONT PORCH AND CICRCULATION
- Member Support Administrative Departments
- PHYSICAL, OCCUPATIONAL, SPEECH THERAPY, OUTPATIENT
- VERTICAL CIRCULATION

SCALE:

N

2 0 10 20 40

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ENGINEER CITY

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P: 949.250.1500

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Datum = _____
BENCHMARK # _____

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CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FLOOR PLAN LEVEL 1 - AREA A

SHEET No. A.15

26 OF 38 SHTS



Area Type Key

- CLINICAL LAB
- COMMUNICATION/ LAN
- CONFERENCE CENTER
- Environmental Services
- Facility Services
- FRONT PORCH AND CICRCULATION
- HOUSEKEEPING
- IMAGING, OUTPATIENT
- Information Technology Department
- MECHANICAL ALLOWANCE
- PHARMACY, OUTPATIENT
- PHYSICAL, OCCUPATIONAL, SPEECH THERAPY, OUTPATIENT
- STAFF AMENITIES
- Supply Chain and Linen Services
- VERTICAL CIRCULATION

SCALE:

N

0 2 10 20 40

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:

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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

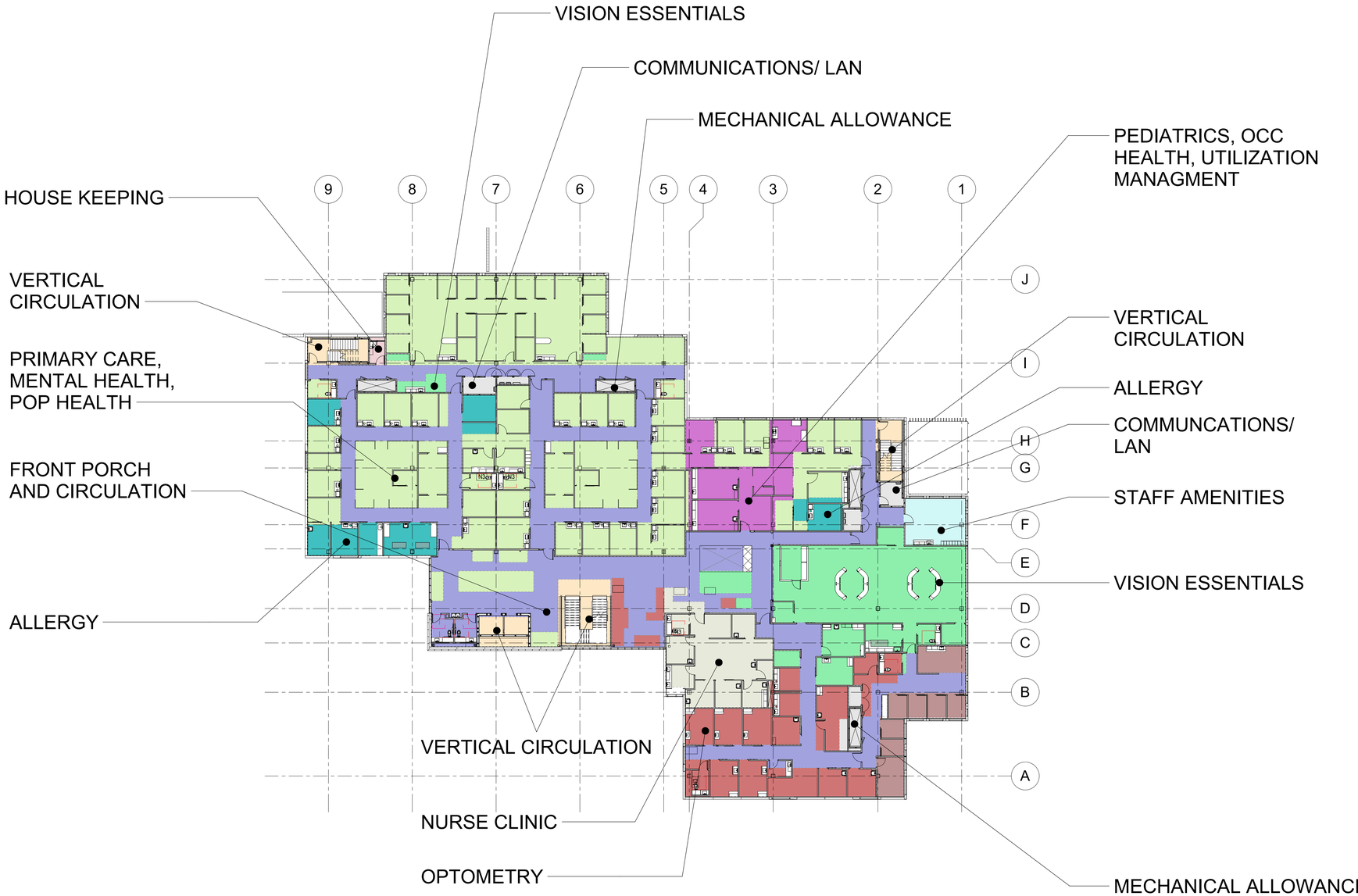
CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FLOOR PLAN LEVEL 1 - AREA B

SHEET No. A.16

27 OF 38 SHTS



Area Type Key

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

SCALE:
N
2 20
0 10 40

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
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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:
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Datum = _____
BENCHMARK # _____
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L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

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

SHEET No. A.17
28 OF 38 SHTS



Area Type Key

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

SCALE:

N

0 10 20 40

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ENGINEER				CITY	

CITY OF WILDOMAR
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P: 949.250.1500

PREPARED BY:

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SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FLOOR PLAN LEVEL 2 - AREA A

SHEET No. A.18

29 OF 38 SHTS



Area Type Key

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

SCALE:

N

0 2 10 20 40

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ENGINEER | CITY

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

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

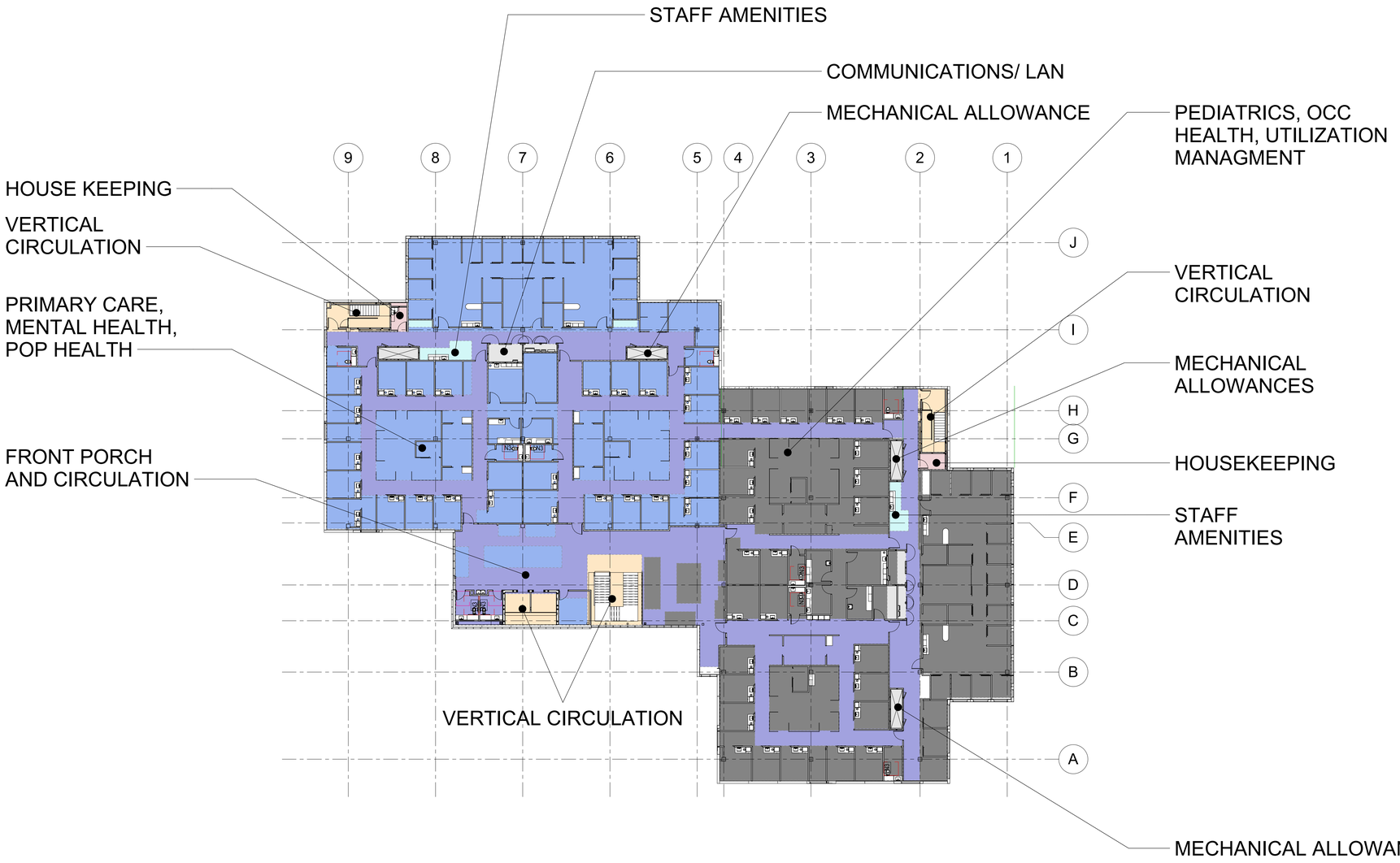
BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

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



Area Type Key

- COMMUNICATION/ LAN
- FRONT PORCH AND CICRCULATION
- HOUSEKEEPING
- MECHANICAL ALLOWANCE
- PEDIATRICS, OCC HEALTH, UTILIZATION MANAGEMENT
- PRIMARY CARE, MENTAL HEALTH, POP HEALTH
- STAFF AMENITIES
- VERTICAL CIRCULATION

SCALE:
N
2 20
0 10 40

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
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ENGINEER | CITY

CITY OF WILDOMAR
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SEAL-ENGINEER:

CANNONDESIGN
2355 Main Street
Irvine, CA 92614
P: 949.250.1500

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

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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

VERTICAL CIRCULATION

MECHANICAL ALLOWANCE

HOUSEKEEPING

STAFF AMENITIES

MECHANICAL ALLOWANCE

Area Type Key

- COMMUNICATION/ LAN
- FRONT PORCH AND CICRCULATION
- HOUSEKEEPING
- MECHANICAL ALLOWANCE
- PEDIATRICS, OCC HEALTH, UTILIZATION MANAGEMENT
- PRIMARY CARE, MENTAL HEALTH, POP HEALTH
- STAFF AMENITIES
- VERTICAL CIRCULATION

SCALE:

N

0 10 20 40

DIGALERT

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				CITY	

ENGINEER

CITY OF WILDOMAR

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CANNONDESIGN
2355 Main Street
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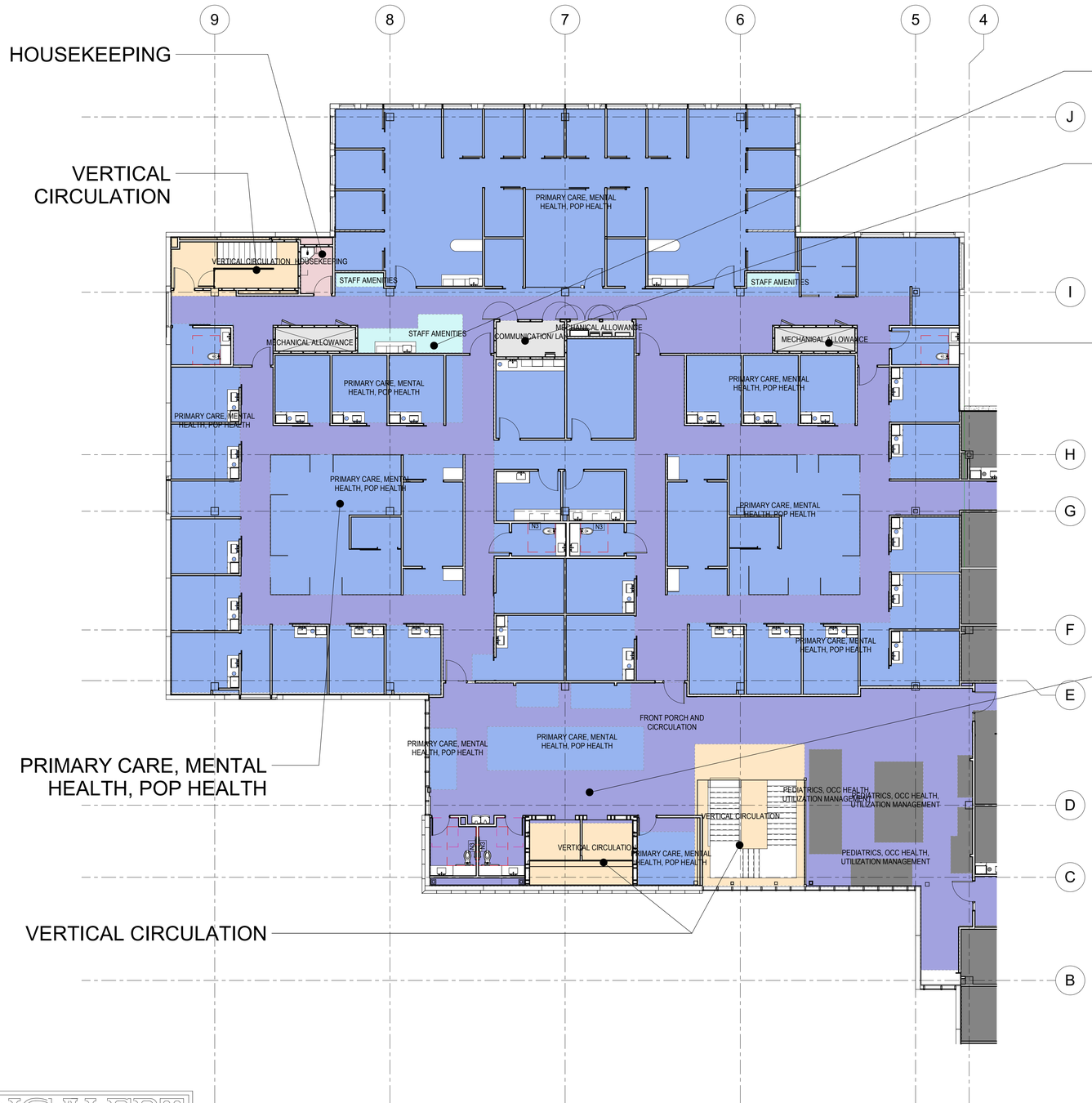
CITY OF WILDOMAR

BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL

MOB FLOOR PLAN LEVEL 3 - AREA A

SHEET No. A.21

32 OF 38 SHTS



Area Type Key

- COMMUNICATION/ LAN
- FRONT PORCH AND CICRCULATION
- HOUSEKEEPING
- MECHANICAL ALLOWANCE
- PEDIATRICS, OCC HEALTH, UTILIZATION MANAGEMENT
- PRIMARY CARE, MENTAL HEALTH, POP HEALTH
- STAFF AMENITIES
- VERTICAL CIRCULATION

SCALE:

N

0 2 10 20 40

DIGALERT
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ENGINEER				CITY	

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SEAL-ENGINEER:

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2355 Main Street
Irvine, CA 92614
P: 949.250.1500

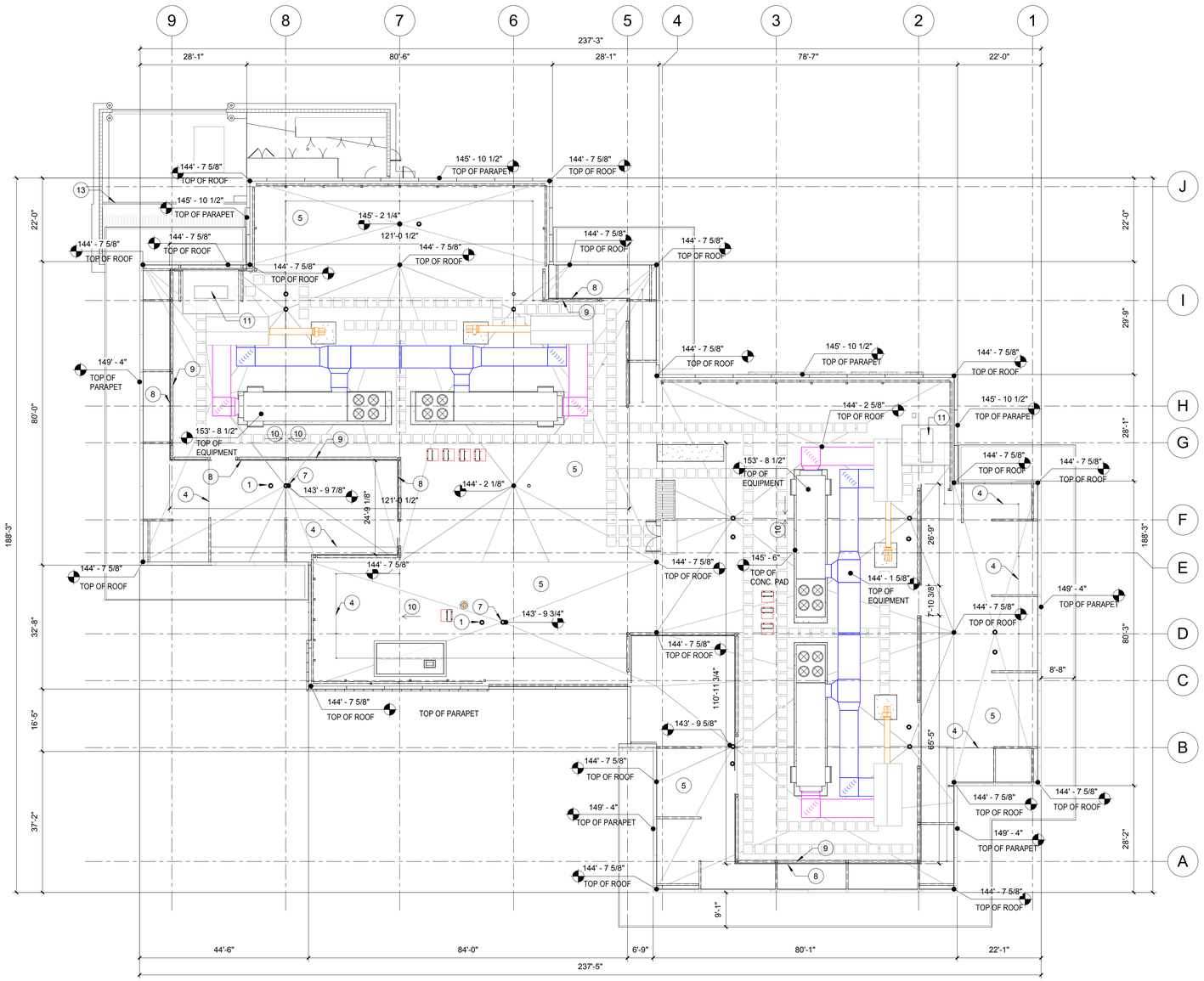
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R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
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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 B

SHEET No.
A.22
33 OF 38 SHTS



KEYNOTES

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

SCALE:

N

0 10 20 40

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

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				CITY	
				ENGINEER	

CITY OF WILDOMAR
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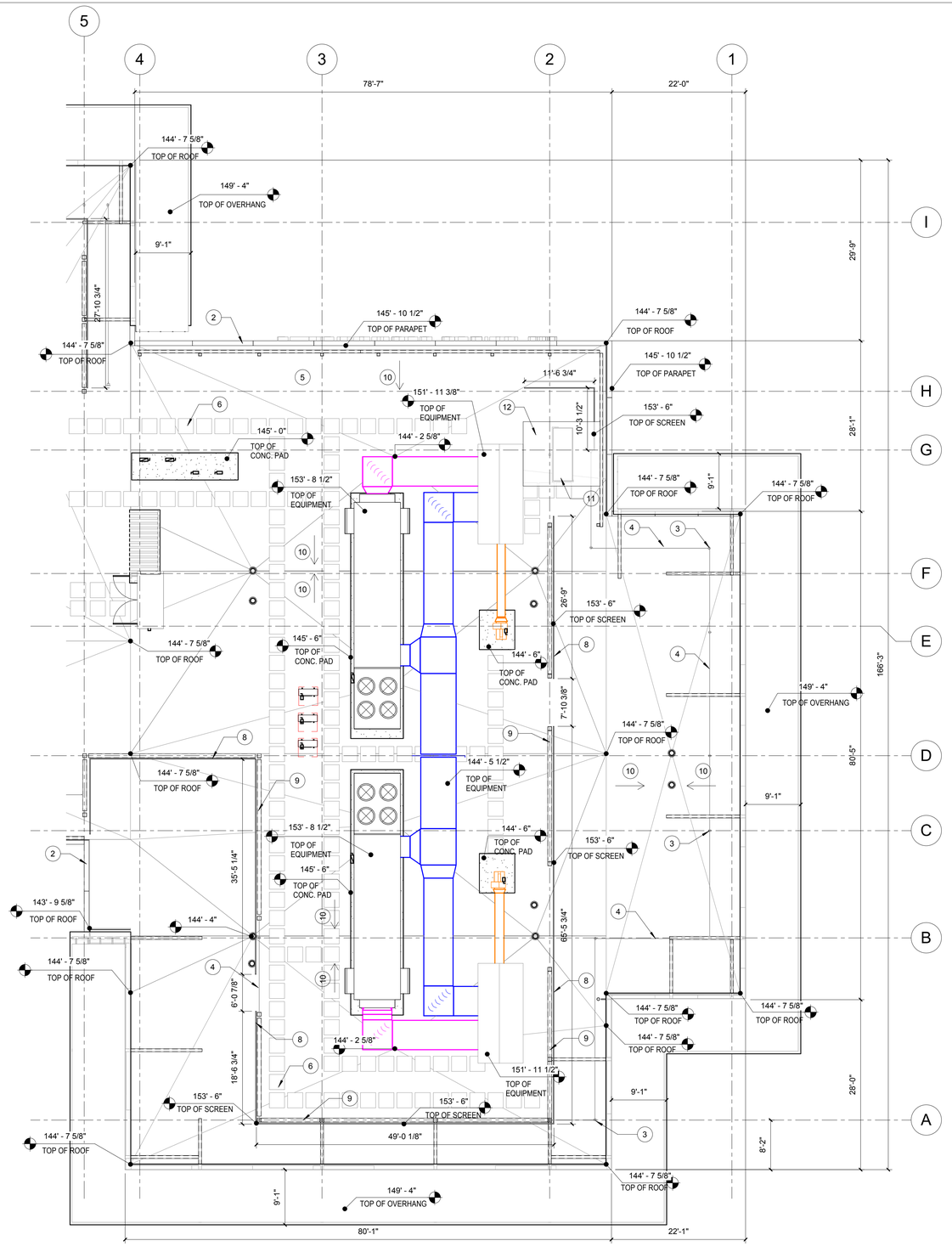
SEAL-ENGINEER:

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

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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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ENGINEER				CITY	

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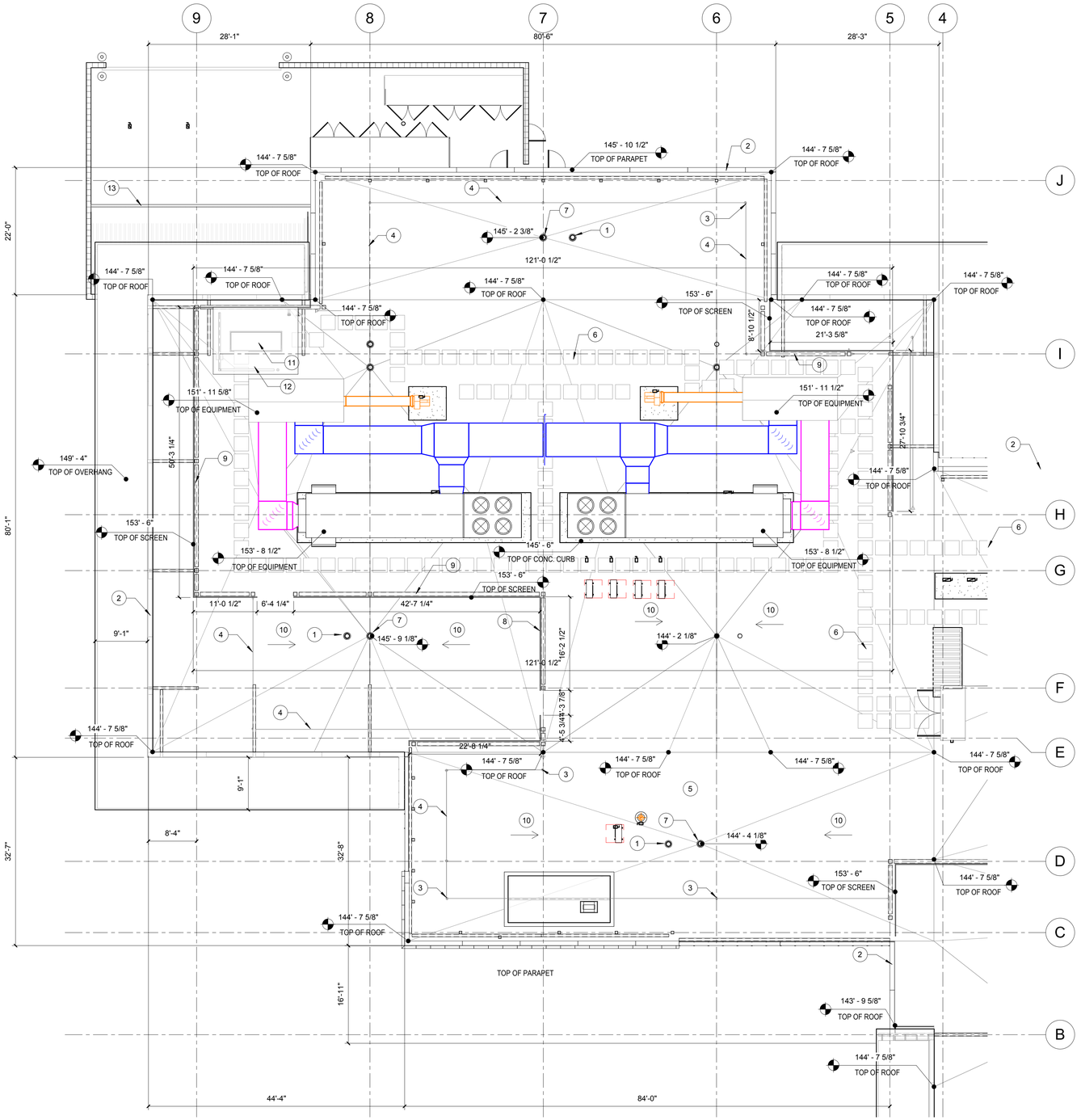
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BENCHMARK # _____

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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

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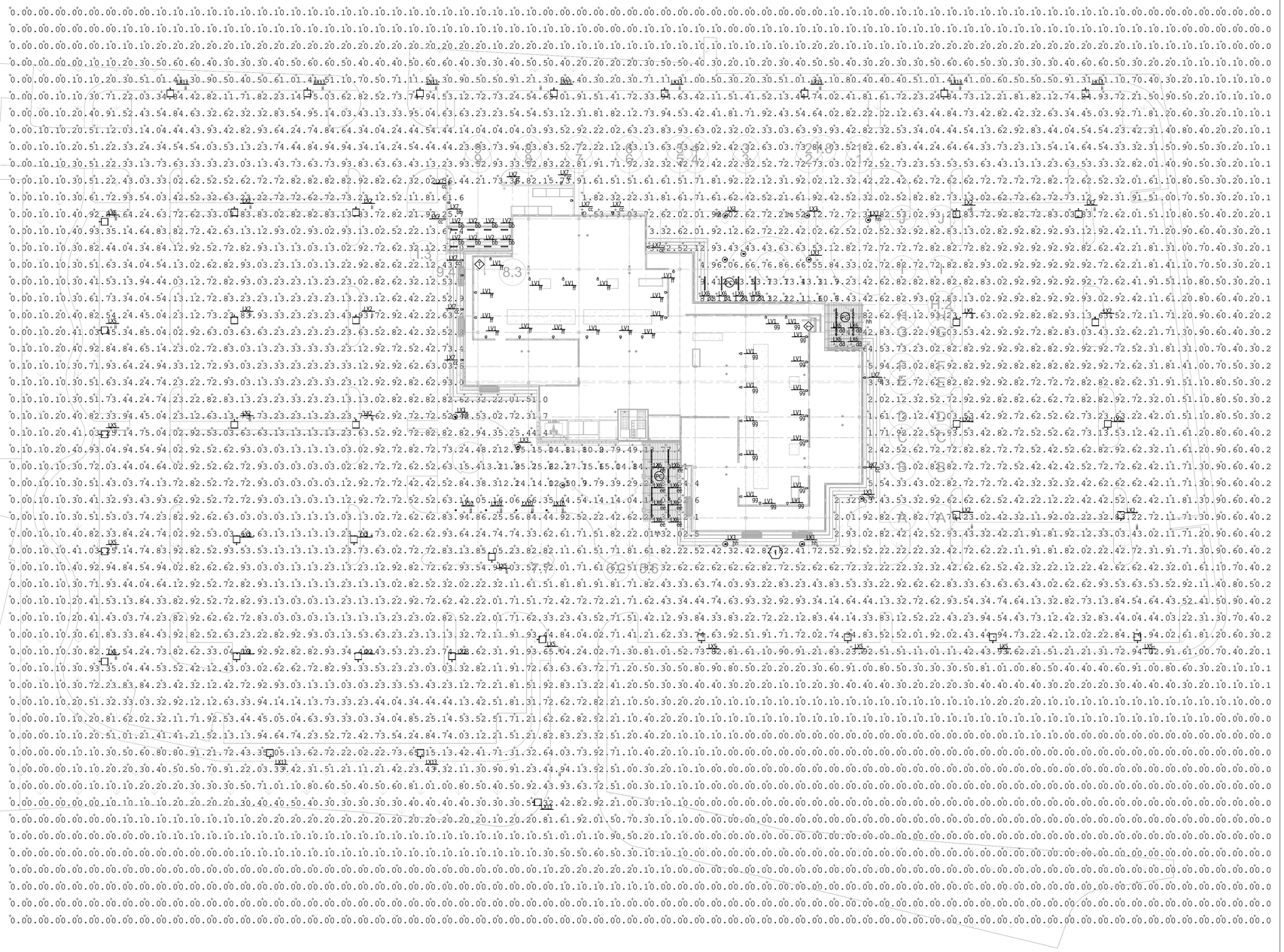
PREPARED BY:
R.C.E. No. (number) EXP. (date)

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



1 E-SITE LIGHTING PHOTOMETRICS Copy 1
1/32" = 1'-0"

DIGALERT
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
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SEAL-ENGINEER:

CANNONDESIGN
2355 Main Street
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P: 949.250.1500

PREPARED BY: _____
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CITY OF WILDOMAR
BAXTER VILLAGE - MEDICAL OFFICE BUILDING ENTITLEMENT SUBMITTAL
SITE LIGHTING PHOTOMETRICS

SHEET No. A.26
37 OF 38 SHTS



D-Series Size 2
LED Area Luminaire

Catalog Number

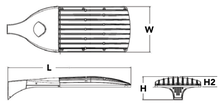
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height 1: 7-1/4" (18.4 cm)
Height 2 (max): 3.5"
Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive – making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

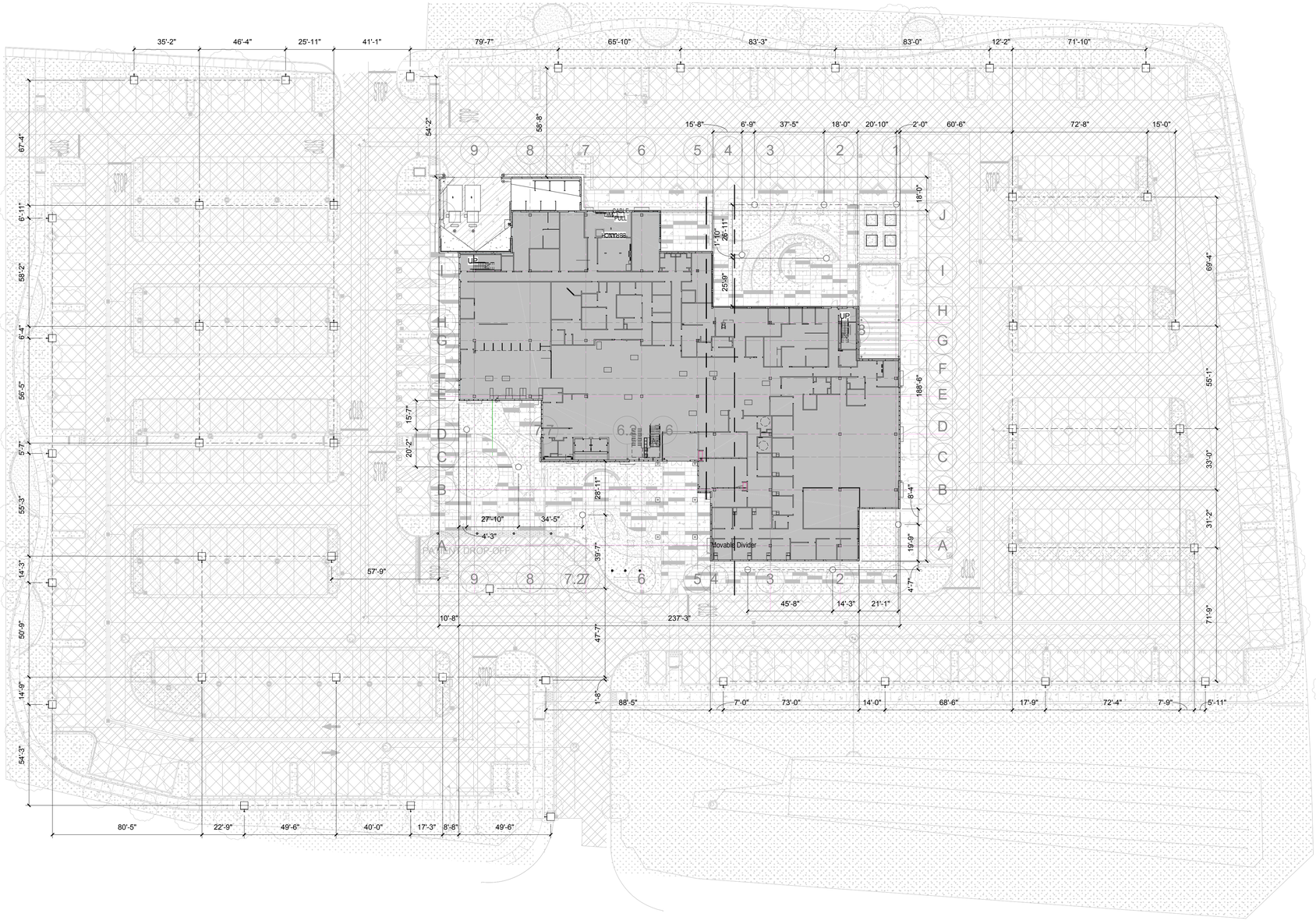
EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[5] RPUMBA Round pole universal mounting adaptor[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options			Other options		Finish (required)	
Shipped installed		PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[10]	**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled[7]	FAO Field Adjustable Output[11]	HS	House-side shield[14]	DBLXD	Black
PIRHN	Network, Bi-Level motion/ambient sensor[8]		SF	Single fuse (120, 277, 347V)[4]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (no controls)[9]		DF	Double fuse (208, 240, 480V)[4]	DWHXD	White
PER5	Five-wire receptacle only (no controls)[9,10]		L90	Left rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-wire receptacle only (no controls)[9,10]		R90	Right rotated optics[1]	DBLBXD	Textured black
DMG	0-10V dimming extend out back of housing for external control (no controls)		**Shipped separately**		DNATXD	Textured natural aluminum
DS	Dual switching[12,13]		BS	Bird spikes[15]	DWHGXD	Textured white
			EGS	External glare shield[15]		

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1 E-SITE LIGHTING PHOTOMETRICS Copy 1
1/32" = 1'-0"

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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	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
SITE LIGHTING CUT SHEETS

SHEET No.
A.27
38 OF 38 SHTS