

ABBREVIATIONS

& (E) @ Ø

ANGLE CENTERLINE

POUND or NUMBER

AND EXISTING

AT DIAMETER or ROUND DIAMETER

A.D.

ACOUS.

ACT.

ADJ.

AFF.

AGGR.

AL.

APPROX.

ARCH.

ASB.

ASPH.

B.O.C.

B.O.D.

B.O.M.

B.O.P.

B.O.R.

B.S.

BD.

BITUM.

BLDG.

BLK.

BLKG.

BM.

BOT.

C.B.

C.G.

C.I.

C.O.

C.O.M.

C.O.R.

C.W.

CAB.

CEM.

CER.

CFCL.

CFOL.

CLG.

CLKG.

CLO.

CUR.

CNTR.

COL.

CONC.

CONN.

CONSTR.

CONT.

CONTR.

CORR.

CPT.

CTR.

CTSK.

D.

D.F.

D.S.

D.S.P.

DBL.

DEPT.

DET.

DIA.

DIAG.

DIFF.

DIM.

DISP.

DN.

DR.

DWG.

DWR.

E.

E.J.

E.P.

E.W.C.

EA.

EL.

ELEC.

ELEV.

EMER.

ENCL.

EQ.

EQPT.

EXP.

EXPO.

EXST.

EXT.

F.A.

F.B.

F.D.

F.E.

F.E.C.

F.H.C.

F.O.C.

F.O.F.

F.O.M.

F.O.SH.

F.S.

FDN.

FN.

FL.

FLASH.

FLUOR.

FT.

FTG.

FURR.

FUT.

G.B.

G.C.

GA.

GALV.

GL.

GND.

GR.

GYP.

H.B.

H.C.

H.M.

HOWD.

HOWE.

HORIZ.

HR.

HT.

I.D.

INSUL.

INT.

JAN.

JOINT.

K.O.

KIT.

LAB.

LAM.

LAV.

LGR.

LT.

M.C.

M.O.

MAX.

MECH.

MEMB.

MET.

MFR.

MH.

MIN.

MIR.

MISC.

MUL.

N.

N.I.C.

N.T.S.

NO.

NOM.

O.A.

O.C.

O.D.

OBS.

OCF.

OFF.

OFOL.

OPNG.

OPP.

P.C.

P.J.

P.LAM.

P.T.D.

P.T.R.

PL.

PLAS.

PLYWD.

PR.

PT.

PTN.

Q.C.

QUARRY TILE

R.

R.D.

R.O.

R.W.L.

RAD.

REF.

REFR.

REINF.

R.F.

RESIL.

RGTR.

RM.

RWD.

S.

S.C.

S.C.D.

S.D.

S.N.D.

S.N.R.

S.S.

S.S.K.

SCHED.

SECT.

SH.

SHR.

SHT.

SHM.

SPEC.

SQ.

STA.

STL.

STOR.

STR.

SUSP.

SYMM.

T.G.

T.

T.B.

T.C.

T.O.C.

T.O.M.

T.O.P.

T.O.R.

T.O.REG.

T.O.W.

T.P.

T.P.D.

T.V.

TER.

THK.

TYP.

U.O.N.

UNF.

UR.

VERT.

VEST.

W.

W.C.

W/O.

WO.

WP.

WGST.

WT.

REFRIGERATOR

REINFORCED(I)

REQUIRED

RESILIENT

REGISTER

ROOM

REDWOOD

SOUTH

SOLID CORE

SEAT COVER DISPENSER

SOAP DISPENSER

SANITARY NAPKIN DISPENSER

SANITARY NAPKIN

STAINLESS STEEL

SERVICE SINK

SCHEDULE

SECTION

SHOWER

SHEET

SIMILAR

SPECIFIED or SPECIFICATION

SQUARE

STATION

STEEL

STORAGE

STRUCTURE or STRUCTURAL

SUSPENDED

SYMMETRICAL

TONGUE AND GROOVE

TREAD

TOWEL BAR

TOP OF CURB

TOP OF CONCRETE

TOP OF MULLION

TOP OF PARAPET

TOP OF REVEAL

TOP OF DEEP RECESS

TOP OF WALL

TOP OF PAVEMENT

TOILET PAPER DISPENSER

TELEPHONE

TERRAZZO

THICK

TYPICAL

UNLESS OTHERWISE NOTED

UNFINISHED

URNAL

VERTICAL

VESTIBULE

WEST

WATER CLOSET

WITH

WITHOUT

WOOD

WATERPROOF

WAINSCOT

WEIGHT

GENERAL PROJECT NOTES

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL, INDUSTRY AND PROJECT-SPECIFIC REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION OF THE FOLLOWING:

A. ALL APPLICABLE BUILDING CODES

B. ALL APPLICABLE SPECIALTY CODES INCLUDING THE MOST CURRENT ISSUES AND SUPPLEMENTS

C. THE PROJECT MANUAL AND ASSOCIATED SPECIFICATIONS WHEN PROVIDED

D. THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS

E. ALL APPLICABLE LANDLORD BUILDING STANDARDS

2. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES OR IN DOCUMENTS PROVIDED BY OTHER MEMBERS OF THE PROJECT DESIGN TEAM. UNLESS EXPRESSLY PROVIDED OTHERWISE, THE INTENT IS TO INCLUDE ALL LABOR, MATERIALS, PRODUCTS AND SERVICES NECESSARY OR APPROPRIATE FOR THE COMPLETED PROJECT AS CALLED FOR OR REASONABLY IMPLIED FROM THE PLANS AND SPECIFICATIONS PROVIDED BY THE PROJECT'S DESIGN TEAM. IN CASE OF CONFLICTS OR OMISSIONS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT OR COSTLY STANDARD.

3. IN INTERPRETING THESE PLANS, THE FOLLOWING GENERAL RULES APPLY:

A. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

B. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

C. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.

D. WORK SHOWN AS "NIC" IS FOR REFERENCE ONLY AND THE RESPONSIBILITY OF THE CONTRACTOR ONLY TO THE EXTENT THAT THIS WORK MAY REQUIRE SOME REASONABLE PROTECTION OR COORDINATION EFFORTS.

4. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO REPRESENT ONLY THE FINISHED CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING ANY AND ALL SAFETY PRECAUTIONS AND PROGRAMS, AND SHALL HOLD HIMSELF TO THE FULLEST EXTENT ALLOWED BY LAW THE OWNER AND THE PROJECT DESIGN TEAM FROM AND AGAINST ANY AND ALL RELATED CLAIMS AND LIABILITY.

5. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR INFORMATION (RFIs). ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES.

6. DIMENSIONS SCALED FROM DRAWINGS SHALL BE CONSIDERED APPROXIMATE. CONTRACTORS THAT FAIL TO FIELD MEASURE AND VERIFY DISTANCES, CLEARANCE AND FIT ARE PROCEEDING AT THEIR OWN RISK.

7. EXCEPT WHERE DIMENSIONED, PLANS ARE TO BE CONSIDERED DIAGRAMMATIC IN NATURE AND INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.

8. DESIGN/BUILD CONTRACT SUBMITTALS WILL BE REVIEWED BY THE PROJECT DESIGN TEAM, IF AT ALL, ONLY FOR CONFORMANCE WITH THE AESTHETIC ASPECTS AND MAJOR SPACE LIMITATIONS OF THE PROJECT, AND EACH DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

A. PREPARING ALL THE ENGINEERING AND OTHER DRAWINGS AND SPECIFICATIONS FOR THE COMPONENTS OF ITS DESIGN/BUILD UNDERTAKING.

B. COMPLYING WITH THE PROJECT'S REQUIREMENTS AND SPACE LIMITATIONS.

C. COORDINATION AND INTERFACING WITH OTHER TRADES AND CONSULTANTS.

D. OBTAINING ANY REQUIRED OR APPROPRIATE APPROVALS FROM AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

E. HAVING THEIR DESIGN CONSULTANTS SERVE AS THE PROFESSIONAL OF RECORD FOR THE PORTIONS OF WORK WHICH THEY DESIGN.

9. AS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, AT THE CONCLUSION OF CONSTRUCTION EACH PRIME CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION THAT THEIR PORTION OF THE WORK HAS BEEN PERFORMED IN COMPLIANCE WITH THE BUILDING PERMIT APPROVED PLANS AND SPECIFICATIONS.

10. VERSIONS OF THESE PLANS PROVIDED IN ANY ELECTRONIC FORM ARE SUBJECT TO THE SAME PROVISION AS THE OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON BEHALF OF THE PROJECT DESIGN TEAM, INCLUDING WITHOUT LIMITATION THEIR COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE, NON-EXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES, AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE, AND ANY OTHER USE FOR ANY OTHER PURPOSE COULD CONSTITUTE ACTIONABLE PLAGIARISM. ANY ELECTRONIC DOCUMENTS WILL BE PROVIDED IN THE RESPONSIBLE DESIGN PROFESSIONAL'S STANDARD FORMATS AND CONVENTIONS AND WITH NO GUARANTEE OF THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIAL, OR OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE SO THAT ANY USE WITH OR CONVERSION TO THE OTHER FORMS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK.

JOB SITE NOTES

1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE. EXTREMELY NOISY CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.

2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.

5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.

6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.

7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

PROJECT DESCRIPTION & SCOPE

PROJECT DESCRIPTION:

THE SCOPE OF THIS PROJECT IS A CONDITIONAL USE PERMIT FOR A NEW OUTPATIENT FACILITY IN AN EXISTING OFFICE BUILDING. EXISTING CONSTRUCTION TO REMAIN; NO NEW CONSTRUCTION IN PROJECT SCOPE.

DRAWING INTERPRETATION – GENERAL RULES

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.

2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.

3. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.

4. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.

5. DETAILS ARE USUALLY KEYS AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.

6. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.

OCC. CLASSIFICATION:

R-4 - RESIDENTIAL

SCOPE AREA(S):

TENANT OCCUPANCY:

RESIDENTIAL (R-4)


3,056 EXISTING SUITE TO REMAIN

TOTAL FIRST FLOOR:

10,763 S.F.

CHANGE IN USE:

YES ☐ NO ☒

EXISTING USE: B- OFFICE OCCUPANCY, PROPOSED USE: B - MEDICAL OFFICE 

THE PURPOSE OF THE PROPOSED USE IS AN OUTPATIENT MEDICAL OFFICE.

BUILDING & CODE INFORMATION

BUILDING DEPARTMENT:

[CITY] OF TEMECULA

APPLICABLE BUILDING CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2019 STATE OF CALIFORNIA ENERGY CODE
2019 STATE OF CALIFORNIA GREEN BUILDING CODE
2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

BUILDING TYPE:

V-B

CBC 602

NUMBER OF STORIES:

2

YEAR BUILT:

1988

OCCUPANCY CLASS:

B/ R-4 COMMUNITY CARE FACILITY (NON-SEPARATED)

CBC CHAPTER 3

SEPARATIONS:

☐ YES ☒ NO

CBC TABLE 508.4

FIRE SPRINKLERS:

☒ YES ☐ NO

FIRE ALARM:

☒ YES ☐ NO

ACCESSOR'S PARCEL #:

922-110-038

BLOCK/LOT:

3

SYMBOLS

ALIGN

OFFICE

ROOM NAME

ROOM NUMBER

DOOR NUMBER

EXISTING DOOR

DETAIL REFERENCE

DETAIL SECTION REFERENCE

SECTION REFERENCE

EXT. ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

SHEET NUMBER

WALL MATERIAL TYPE

WALL NOTE

FLOOR MATERIAL TYPE

FLOOR NOTE

MISC. MATERIAL TYPE

TYPE NUMBER

KEYNOTE INDICATOR

WALL TAG

FINISH INDICATOR

REVISION CLOUD & DELTA NUMBER

FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER

WALL-MOUNTED FIRE EXTINGUISHER

LOCATION MAP

PROJECT SITE

OLD TOWN FRONT ST

NOT TO SCALE

PROJECT DIRECTORY

ARCHITECT

WARE MALCOMB

3911 SORRENTO VALLEY BLVD
SUITE 120
SAN DIEGO, CA 92121
PH: (858) 638-7277

PROJECT MANAGER: KARA MATTHIES
PH: (619) 584-5130
EMAIL: kmatthies@waremalcomb.com
ALTERNATE CONTACT: ANDY DZULYNSKY
PH: (858) 500-4608
EMAIL: adzulynsky@waremalcomb.com

BUILDING OWNER

THE STEWART GROUP, LLC

C/O COASTLINE EQUITY MANAGEMENT
41769 ENTERPRISE CIRCLE NORTH
SUITE 202
TEMECULA, CA 92590

PRIMARY CONTACT: DAVID BOTTFED
PH: (951) 296-6577

TENANT

JACKSON HOUSE

28999 OLD TOWN FRONT STREET
SUITE 103
TEMECULA, CA 92590

PRIMARY CONTACT: CHAD ENGBRECHT
PH: (858) 254-2510
EMAIL: cengbrecht@japhhs.com

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS

SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS

ARCHITECTURAL

A0.1 TITLE SHEET
A1.1 SITE PLAN
A2.1 FIRST FLOOR PLAN
ARCHITECTURAL SHEET COUNT: 3

ISSUANCE

02/11/2021
04/02/2021
04/28/2021

02/11/2021
04/02/2021
04/28/2021

JACKSON HOUSE OUTPATIENT

28999 OLD TOWN FRONT STREET, #103
TEMECULA, CA

TITLE SHEET

DATE

04/02/2021

04/28/2021

1

2

REMARKS

PLAN CHECK COMMENTS

PLAN CHECK RESUBMITTAL

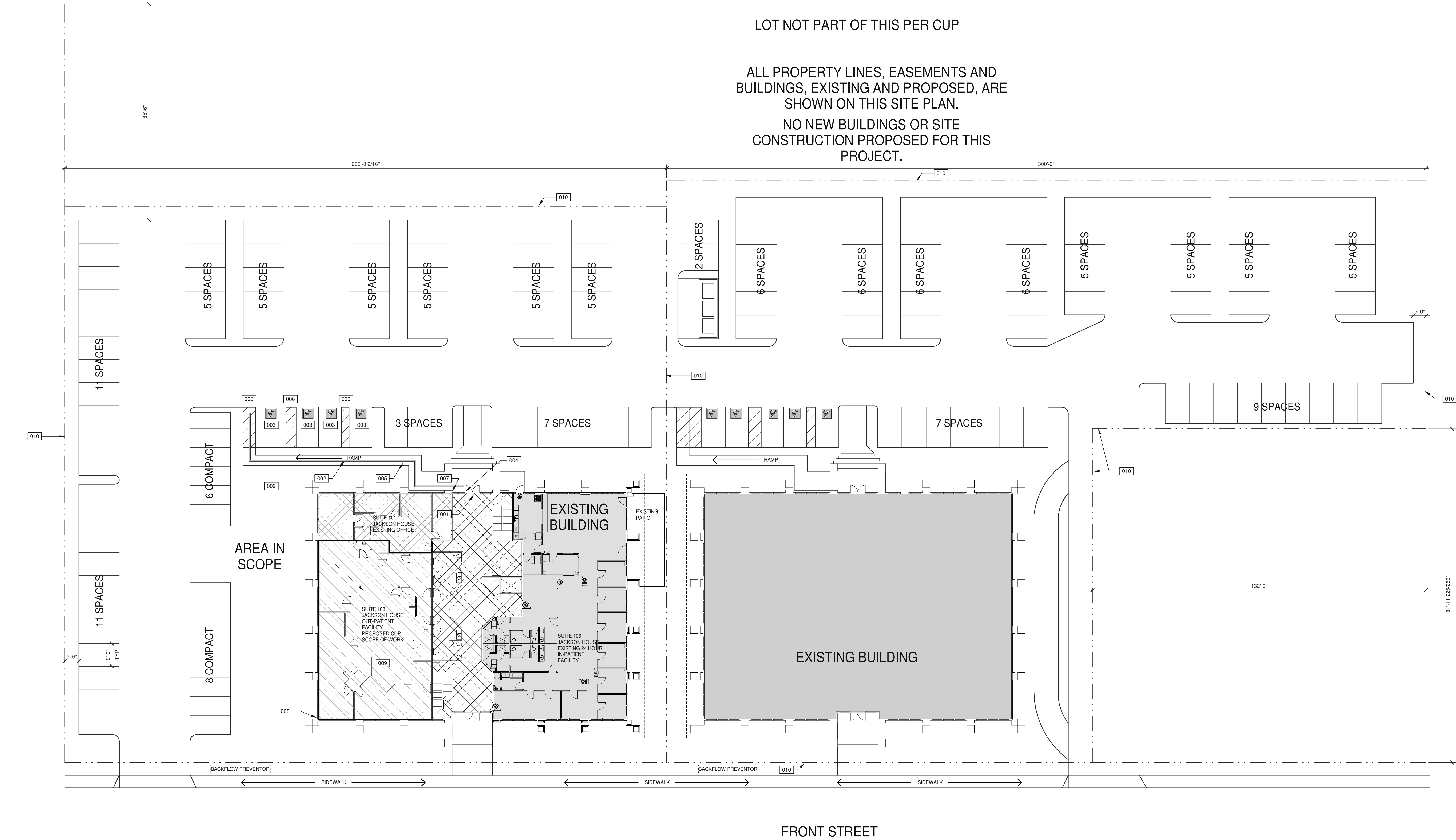
PA/PM: KM

DRAWN BY: BM

JOB NO.: SDG21-6013-00

SHEET

A0.1



SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1/16" = 1'-0"

JACKSON HOUSE SQUARE FOOTAGE	
SUITE 101 (NOT IN SCOPE):	1,077 S.F.
SUITE 103 (PROJECT SCOPE - PREVIOUSLY LABELED AS SUITES 103, 105, 107):	3,056 S.F.
SUITE 106 (NOT IN SCOPE - EXISTING JACKSON HOUSE SUITE, INCLUDING THE EXISTING PATIO SF):	4,844 S.F.
TOTAL SQUARE FOOTAGE OCCUPIED BY JACKSON HOUSE	8,977 S.F.

KEYNOTES:

- 001 EXISTING FULLY ACCESSIBLE PRIMARY ENTRANCE TO REMAIN.
- 002 HEAVY THICK LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- 003 EXISTING FULLY ACCESSIBLE HANDICAPPED PARKING TO REMAIN. PROVIDE NEW PAINT IF NOT CURRENT CODE COMPLIANT.
- 004 EXISTING FULLY ACCESSIBLE EGRESS TO REMAIN.
- 005 EXISTING FULLY ACCESSIBLE CONCRETE WALK TO REMAIN. PROVIDE NEW PAINT IF NOT CURRENT CODE.
- 006 EXISTING KNOX BOX LOCATION. IF KNOX BOX HAS BEEN REMOVED OR NON-COMPLIANT ONE MUST BE PROVIDED.
- 007 EXISTING FIRE SPRINKLER RISER LOCATION.
- 008 EXISTING SITE TO REMAIN. NO NEW WORK IN PROJECT SCOPE.
- 009 EXISTING SITE TO REMAIN. NO NEW WORK IN PROJECT SCOPE.
- 010 PROPERTY LINE.

PARKING SUMMARY

EXISTING PARKING TO REMAIN. NO NEW WORK IN PROJECT SCOPE.			
USE	SQ. FOOTAGE	RATIO	PARKING REQUIRED
IN SCOPE - SUITE 103			
(E) B OCCUPANCY	3,056 SF	/ 300 (BUSINESS PROFESSIONAL)	11 STALLS REQUIRED
(PROPOSED) B OCCUPANCY	3,056 SF	/ 200 (MEDICAL/ DENTAL OFFICE)	16 STALLS REQUIRED
NOT IN SCOPE			
SUITE 101 (E) B OCCUPANCY	1,077 SF	/ 300	3 STALLS REQUIRED
SUITE 106 (E) R-1 OCCUPANCY	4,282 SF (16 BEDS)	/ 1 SPACE / 2 BEDS	8 STALLS REQUIRED
SECOND FLOOR (E) B OCCUPANCY	8,780 SF	/ 300	33 STALLS REQUIRED
TOTAL:	17,195 SF		76 (E) STALLS PROVIDED 72 STANDARD STALLS 4 ACCESSIBLE STALLS 61 STALLS REQUIRED

SITE PLAN

DATE	PLAN CHECK COMMENTS	REMARKS
04/22/2021	PLAN CHECK RESUBMITTAL	
04/23/2021	PLAN CHECK RESUBMITTAL	
06/02/2021	PLAN CHECK RESUBMITTAL	
1		
2		
3		
4		

PA/PM:	KM
DRAWN BY:	BM
JOB NO.:	SDG21-6013-00

KEYNOTES:

SEE SHEET A0.1 FOR GENERAL NOTES

201 EXISTING CONSTRUCTION TO REMAIN. NO NEW PROPOSED WORK.

LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- INDICATES AREA OF PROPOSED JACKSON HOUSE OUTPATIENT FACILITY
- INDICATES AREA OF EXISTING JACKSON HOUSE 24 HOUR FACILITY. AREA NOT IN THIS PROJECT SCOPE (N.I.C.)

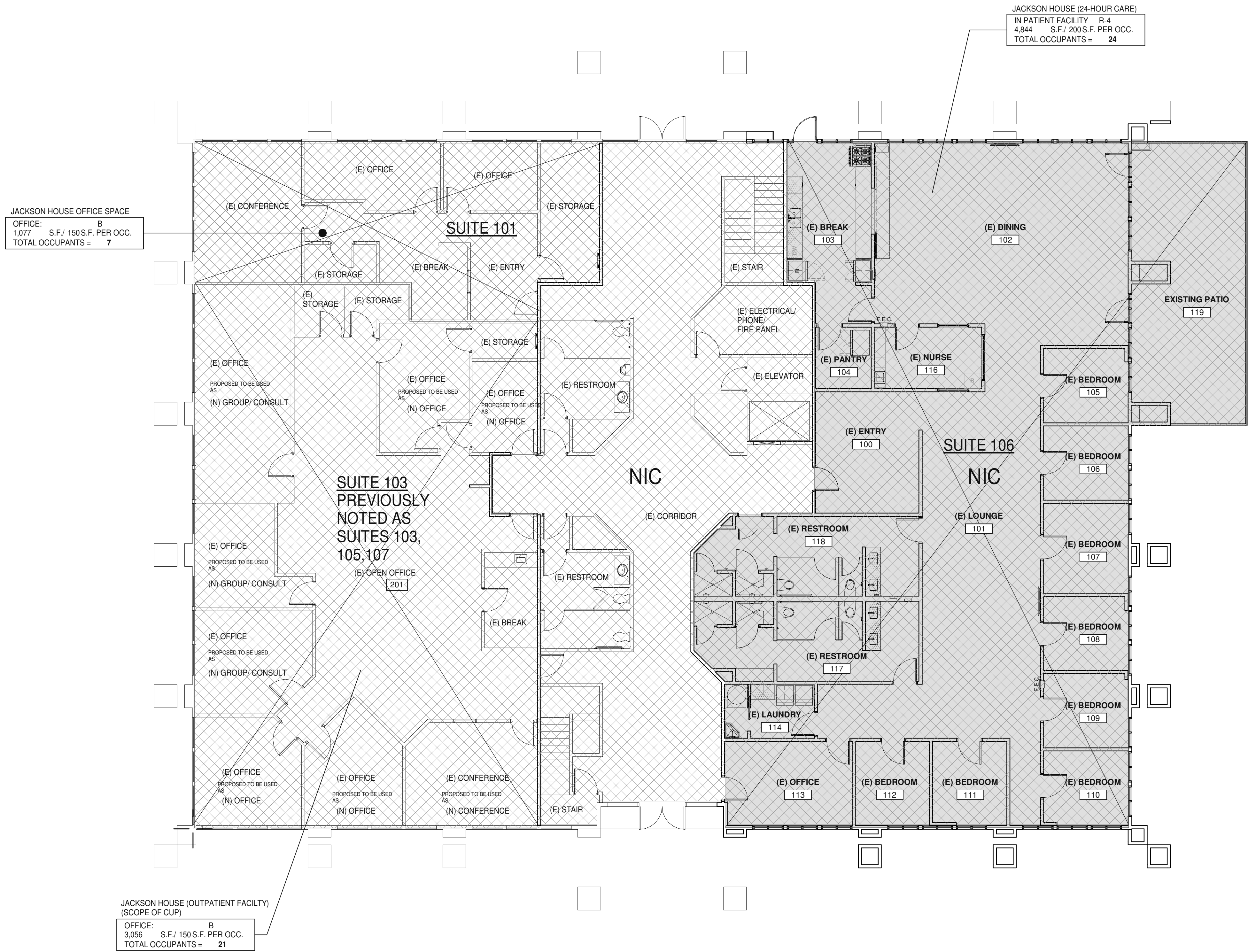
WALL LEGEND

EXISTING PARTITION TO REMAIN

OCCUPANCY SUMMARY

SUITE 101 JACKSON HOUSE OFFICE SPACE (EXISTING): = 7 OCCUPANTS
SUITE 103 JACKSON HOUSE OUTPATIENT FACILITY (SCOPE OF WORK): = 21 OCCUPANTS
SUITE 106 JACKSON HOUSE 24 HOUR OUTPATIENT FACILITY (EXISTING) = 24 OCCUPANTS

TOTAL JACKSON HOUSE OCCUPANTS ON FIRST FLOOR: = 52 OCCUPANTS



1/8"=1'-0"

0 4' 8' 16' 32'

FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

FIRST FLOOR PLAN

DATE: 04/22/2021

PLAN CHECK COMMENTS

REMARKS

PA/PM:

KM

DRAWN BY:

BM

JOB NO.:

SDG21-6013-00

SHEET

A2.1

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