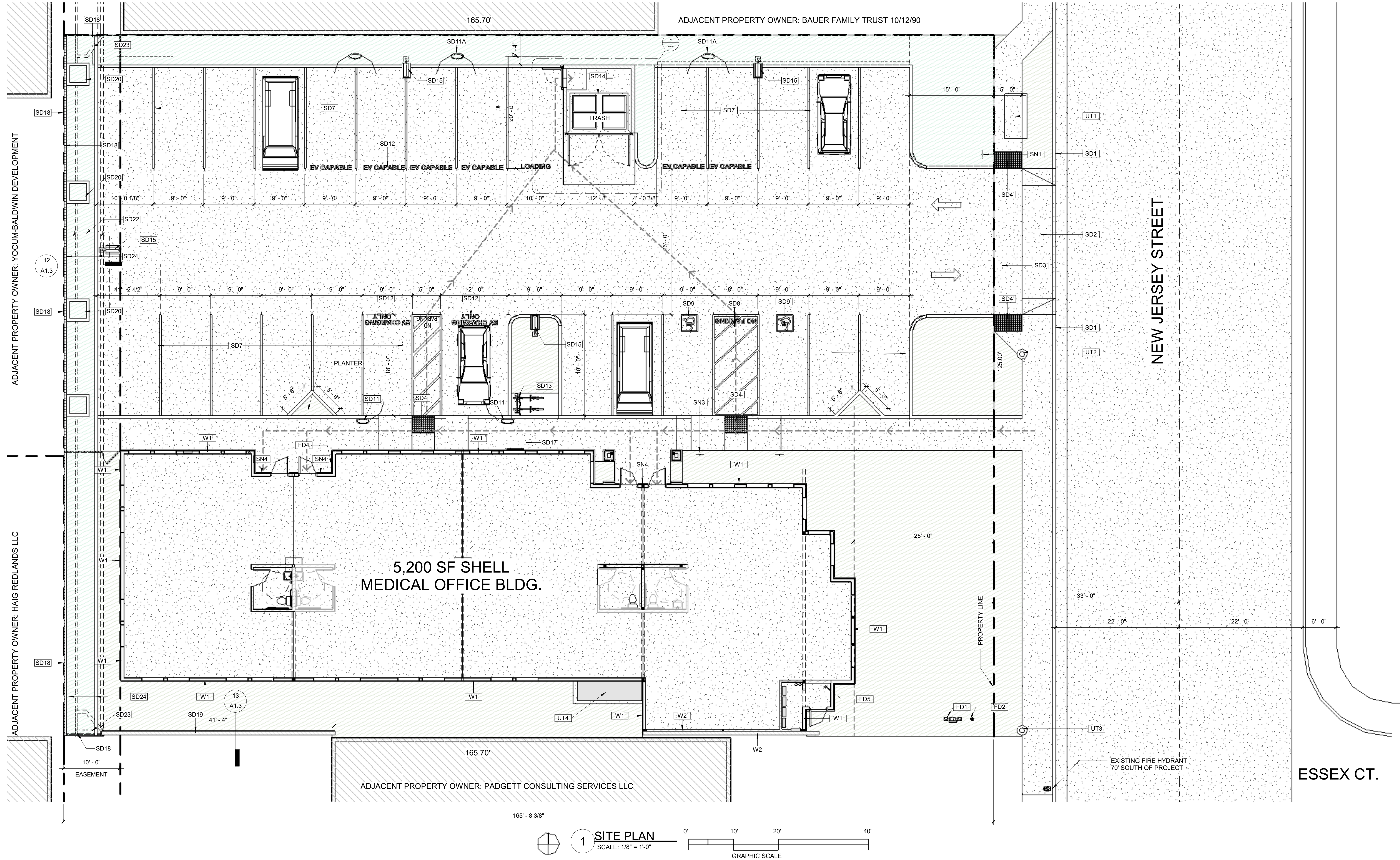




SITE LEGEND

- DENOTES EXISTING ADJACENT BUILDINGS
- DENOTES CONCRETE PAVING AND SIDEWALKS
- DENOTES LANDSCAPE AREAS
5,073 SF = 24.4 % OF LOT AREA
- ACCESSIBLE PATH OF TRAVEL

KEYNOTES

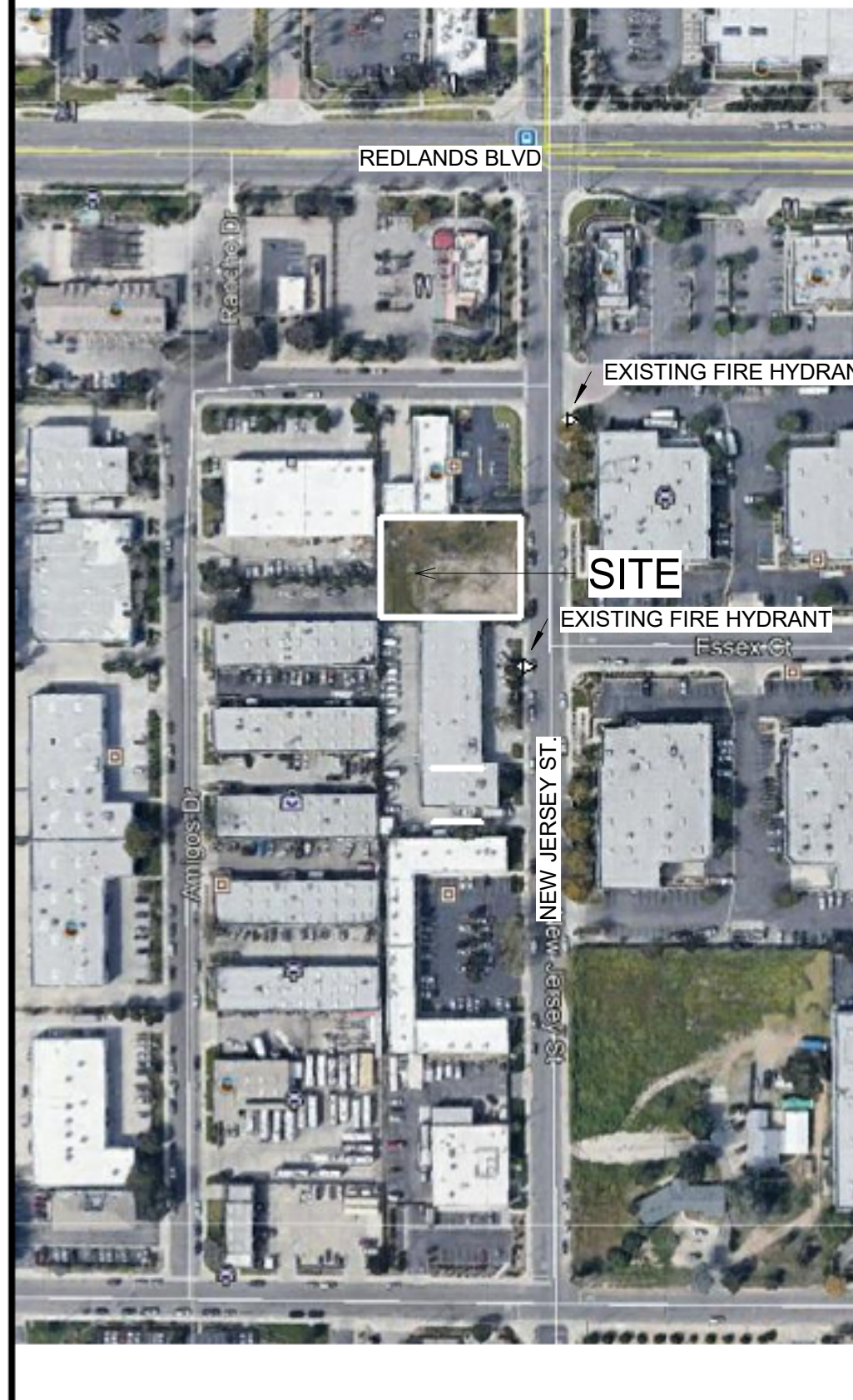
KEYNOTE	DESCRIPTION
FD1	FIRE DEPARTMENT FDCP - SCREEN WITH LANDSCAPING, VERIFY WITH FIRE DEPARTMENT
FD2	FIRE DEPARTMENT PIV - SCREEN WITH LANDSCAPING, VERIFY WITH FIRE DEPARTMENT
FD4	FIRE DEPARTMENT KNOX BOX
FD5	FIRE SPRINKLER RISER
SD1	CURB AND GUTTER PER CIVIL DRAWINGS
SD2	CONCRETE APPROACH PER CITY STANDARDS WITH DECORATIVE CONCRETE DRIVE PER CIVIL DRAWINGS
SD3	SIDEWALK PER CITY STANDARDS
SD4	TRUNCATED DOMES 36" DEEP X WIDTH PER DETAILS
SD7	9'X18' PARKING PAINTED PARKING SPACE
SD8	9'X18' ACCESS AISLE
SD9	INTERNATIONAL ACCESSIBILITY SYMBOL
SD11	EVCS CHARGING STATION - LEVEL 2 MINIMUM
SD11A	FUTURE EVCS CHARGING STATION
SD12	DESIGNATED PARKING FOR ELECTRICAL VEHICLE CHARGING ONLY OR ELECTRICAL VEHICLE CAPABLE. PAINT SAME AS USED FOR STRIPPING. THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORK ALIGNS WITH THE END OF THE STALL. STRIPPING AND IS VISIBLE BENEATH A PARKED VEHICLE EV CHARGING ONLY OR EV CAPABLE.
SD13	BICYCLE RACK FOR A MINIMUM OF 3 BICYCLES
SD14	ADA COMPLIANT SPLIT FACE CONCRETE BLOCK (BROWN) TRASH ENCLOSURE WITH GATES PER CITY STANDARDS
SD15	AREA LIGHT AND POLE - SEE ELECTRICAL PLANS.
SD17	3'-0"X 6' HIGH DECORATIVE TUBE STEEL GATE
SD18	6' HIGH DECORATIVE TUBE STEEL FENCING
SD19	6' HIGH CONCRETE BLOCK WALL WITH 1 1/2" CONCRETE CAP. STUCCO FINISH WHERE EXPOSED TO PUBLIC VIEW ON, GARDEN WALL AND TRASH ENCLOSURE TYPICAL (BROWN)
SD20	36"x36"x16" HIGH CONCRETE PLANTER BOXES
SD22	EXISTING STORM DRAIN CHANNEL
SD23	STORM DRAIN OUTLET PER CIVIL ENGINEERING DRAWINGS
SD24	8'X6'X18" CONCRETE BLOCK WITH 1 1/2" CONCRETE CAP ON TOP OF CONCRETE CHANNEL. STUCCO FINISH WHERE EXPOSED TO PUBLIC VIEW. (BROWN)
SN1	PARKING LOT ACCESSIBILITY SIGNAGE
SN3	ACCESSIBLE PARKING SIGNAGE, "FINE \$250" SIGN
SN4	ADA TACTILE ENTRY ACCESSIBILITY SIGNAGE
UT1	EXISTING SCE TRANSFORMER PROTECT IN PLACE, ADA COMPLIANT IN SIDEWALK
UT2	EXISTING POWER POLE TO BE RELOCATED TO SOUTH PROPERTY LINE. ALL OVERHEAD LINES TO BE UNDERGROUND.
UT3	RELOCATED POWER POLE LOCATION TO BE VERIFIED WITH SCE
UT4	ELECTRICAL CABINET (NEMA) PER ELECTRICAL PLANS HIDDEN FROM PUBLIC VIEW
W1	EXTERIOR WALL - 2X6 STUDS AT 16" O.C. WITH 7/8" EXTERIOR STUCCO WITH 1/2" PL YWOOD SHEATHING PER PLAN. R-21 INSULATION, INTERIOR - 5/8" TYPE X GYPSUM WALL BOARD. INSTALL TYVEK HOME WRAP OVER ALL WALL SHEATHING. INSTALL STONE VENEER AS PER ELEVATIONS. (2020 CBC TABLE 721.1 (2) ASSEMBLY 16-1.2)
W2	EXTERIOR WALL - 8"X8"X16" CONCRETE MASONRY UNITS SOLID GROUTED WITH (2) #4 TOP, #4 AT 16" HORIZONTAL AND #5 AT 16" O.C VERTICAL. (2020 CBC TABLE 721.1(2) ASSEMBLY 3-1.2)

FIRE RESISTANT REQUIREMENT FOR EXTERIOR WALLS

2020 CBC TABLE 705.5
FIRE SEPARATION DISTANCE <5 FT X <10 FT
TYPE OF CONSTRUCTION: VB
OCCUPANCY: B
FIRE RESISTANCE OF EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE: 1 HOUR

PLANNING REQUIREMENTS

- ALL GROUND MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- TRANSFORMER CABINETS AND COMMERCIAL GAS METERS SHALL BE SCREENED FROM PUBLIC VIEW BY ARCHITECTURAL TREATMENT OR LANDSCAPING.



Architects

J. Gary Stegemann

Keith A. Suchow

5 1/2 East State Street

Redlands, California 92373

C: 909-851-5874

E: jgsarch80@gmail.com

CONSULTANT:

SITE PLAN

NEW JERSEY MEDICAL OFFICE

575 NEW JERSEY STREET - REDLANDS, CA 92373

REVISION

DESCRIPTION DATE

DATE 8/4/2025

SCALE As indicated

DRAWN JGS

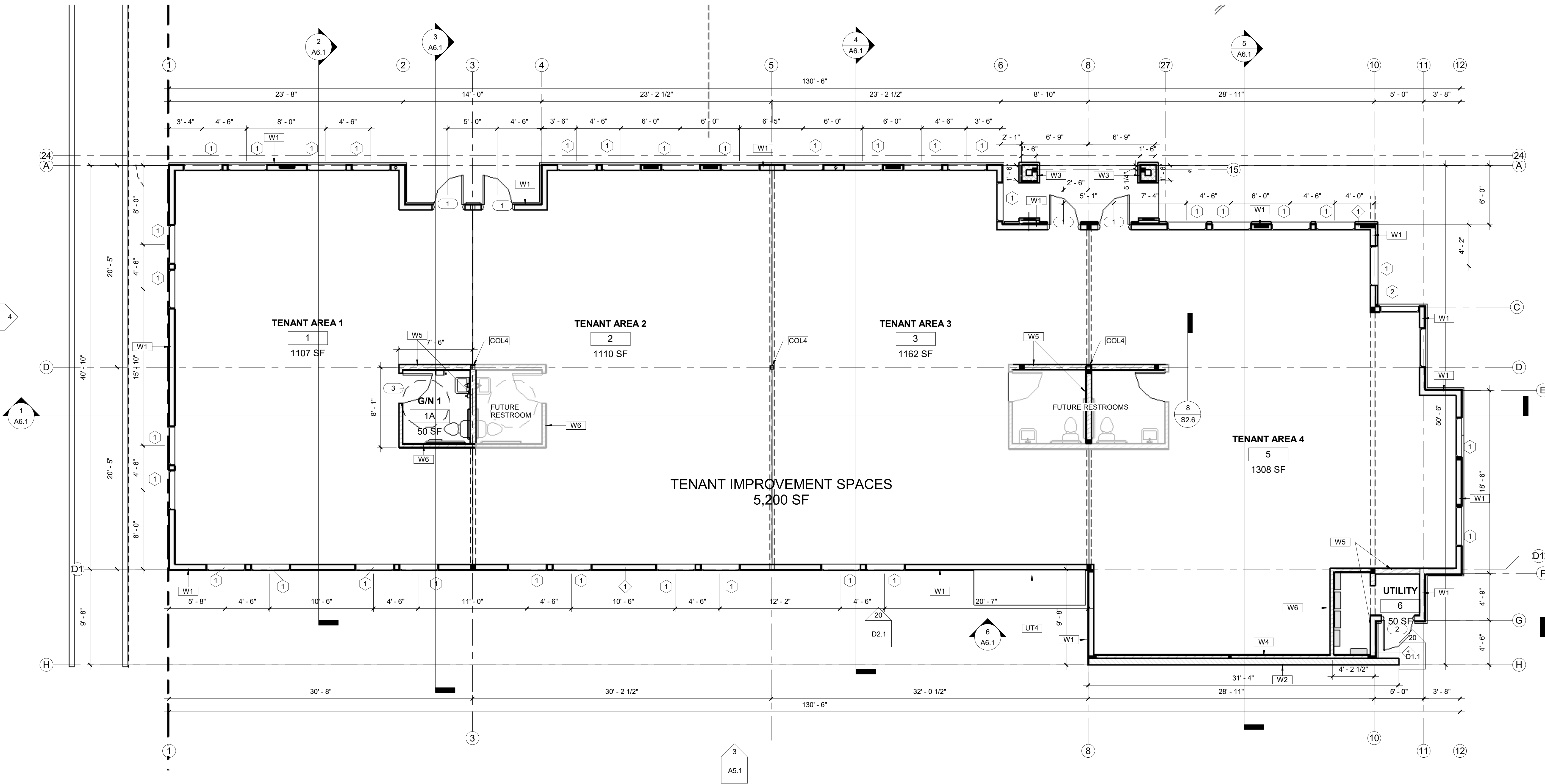
JOB

FILE RAONJ

UPDATED 10/27/2025

SHEET

A1.1



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY LOAD CALCULATIONS				
ROOM NO.	NAME	AREA	OCC. LOAD	OCCUPANTS
1	TENANT AREA 1	1107 SF	150	8
1A	G/N 1	50 SF	0	8
2	TENANT AREA 2	1110 SF	150	8
3	TENANT AREA 3	1162 SF	150	8
5	TENANT AREA 4	1308 SF	150	9
6	UTILITY	50 SF	0	9
				33

EXIST OR EXIT DOORWAY FROM SPACE:
SINGLE DOOR 36" WIDE X 84" HIGH = 36" IN WIDTH
PAIR (DOUBLE DOOR) 36" WIDE X 84" HIGH = 72" WIDTH

1. TWO EXITS OR ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE OCCUPANT LOAD EXCEED 49
OCCUPANTS ON FIRST STORY.
2. MAXIMUM TRAVEL DISTANCE 75'.

20'
DENOTES EXIT ROUTE
AND LENGTH

PLUMBING FIXTURE COUNT	
MINIMUM PLUMBING FACILITIES BASED UPON C.P.C. 422.1 AND TABLE 4-1	
B - AMBULATORY HEALTH CARE FACILITIES	
B OCCUPANCY TOTAL OCCUPANT LOAD 1/150 SF 5,400 SF / 150 SF = 36 OCCUPANTS, 13 MALE / 13 FEMALE.	
B OCCUPANCY REQUIRED FIXTURES:	
WATER CLOSETS MEN: (1) 1-50, (2) 51-100 1 REQUIRED WOMEN: (1) 1-15, (2) 16-30, (3) 31-50 1 REQUIRED	
URINALS (1) 1-100 LAVATORIES MEN - (1) 1-75 1 REQUIRED WOMEN - (1) 1-50 SERVICE SINK OR LAUNDRY TRAY - 1 1 REQUIRED	
NOTES: 1. ACCESSORY USES AREAS ARE EXCLUDED HALLWAYS, RESTROOMS, STAIR ENCLOSURES ETC.) WATER STATION PROVIDE AT CUSTOMER SERVICE COUNTER	

GENERAL NOTES
1. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR CENTERLINE OF STUD AT WALLS AND PARTITIONS UNLESS NOTED OTHERWISE.
2. DO NOT SCALE DRAWINGS.
3. PROVIDE ADEQUATE BACKING IN ALL LOCATIONS OF CASEWORK, COUNTERS, AND SHELVES ETC.
4. ALL CHANGES AND SUBSTITUTIONS MUST HAVE PRIOR CONSENT OF THE ARCHITECT. REQUEST MADE BY ANY REPRESENTATIVE OUTSIDE OF OWNER MUST NOT BE ACTED UPON WITHOUT WRITTEN APPROVAL
UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.

WALL LEGEND
NEW 2X6 WOOD STUD WALL A 16" O.C.
NEW 2X4 WOOD STUD WALL A 16" O.C.

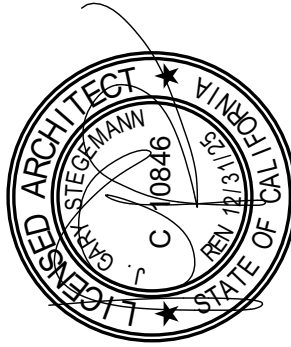
PARTITION NOTES
1. ALL GYPSUM BOARD WALL BOARD SHALL BE 5/8" TYPE "X" ONE HOUR RATED UNLESS NOTED OTHERWISE.
2. USE WATER RESISTIVE GYPSUM BOARD ADJACENT TO ALL PLUMBING FIXTURES, BEHIND ALL CERAMIC WALL TILE AND FIBERGLASS REINFORCED PLASTIC LAMINATE.
3. INSTALL CORNER METAL BEAD ALL CORNERS
4. INSTALL "J" METAL BEAD AT ALL EXPOSED END OF GYPSUM BOARD AND WHERE GYPSUM BOARD JOIN OTHER MATERIALS.
5. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE PAINTED WITH A MINIMUM OF (2) COATS OF SEMI-GLOSS ENAMEL.
6. TOILET ROOM WALLS SHALL HAVE FIBERGLASS REINFORCED PLASTIC (FRP) BOARD INSTALLED A MINIMUM OF 4'-0" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

FINISH NOTES
1. WALLS, CEILINGS AND SOFFITS (WHERE EXPOSED) SHALL BE TAPED SANDED, TEXTURED AND PAINTED. ALL WALLS TO RECEIVE WALL COVERING SHALL BE TAPED AND SANDED AND READY FOR WALL FINISH. ALL WALLS SHALL HAVE ONE COAT OF PRIMER AND TWO COATS OF PAINT UNLESS NOTED OTHERWISE.
2. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN TABLES 8-A AND 8-B OF THE C.B.C.
3. ALL INTERIOR WALL AND CEILING FINISHES LESS THAN 1/4" THICKNESS SHALL BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BACKING UNLESS IT IS IN ACCORDANCE WITH AN APPROVED TESTED ASSEMBLY.
4. ALL COLOR AND FINAL MATERIALS SELECTION INCLUDING BUT NOT LIMITED TO WALL AND FLOOR FINISH COVERING SHALL BE COORDINATED WITH THE INTERIOR DESIGNER.

INSULATION NOTES
1. THERMAL INSULATION WHERE REQUIRED BY TITLE 24 CONDITIONED SPACES OR FOR NOISE INSULATION AND RESTROOM WALLS SHALL BE AS FOLLOWS:
FURRING: R-11 FULL BATT INSULATION
3 1/2" STUD WALLS: R=13 BATT INSULATION
6" STUD WALL: R=21 BATT INSULATION
8" STUD WALL: R=30 BATT INSULATION
CEILINGS UNDER ROOF SHEATHING: R=30 INSULATION PER TITLE 24 DOCUMENTS OR 6" CLOSED CELL FOAM R=6.5 PER INCH
2. INTERIOR WALLS: R=19 BATT INSULATION
3. RESTROOMS (WALLS ADJACENT TO WORK SPACES): R-19
4. PRIVACY WALLS AND CEILINGS SHALL RECEIVE 4" "THERMAFIBER" ACOUSTIC SOUND BATTS APPLIED DIRECTLY OVER FINISH CEILINGS AND LIGHT FIXTURES.
5. CONFIRM ALL LIGHT FIXTURES ARE RATED FOR DIRECT CONTACT WITH INSULATION.

KEYNOTES

KEYNOTE	DESCRIPTION
COL4	HSS 5 1/2 X 5 1/2 X 3/16" COLUMN WITH 12"X12" X1/2", STEEL BASE PLATE WITH (4) 3/4" DIA. X 12" ANCHOR BOLTS
UT4	ELECTRICAL CABINET (NEMA) PER ELECTRICAL PLANS HIDDEN FROM PUBLIC VIEW
W1	EXTERIOR WALL - 2X6 STUDS AT 16" O.C. WITH 7/8" EXTERIOR STUCCO WITH 1/2" PLYWOOD SHEATHING PER PLAN, R-21 INSULATION, INTERIOR - 5/8" TYPE "X" GYPSUM WALL BOARD. INSTALL TYVEK HOME WRAP OVER ALL WALL SHEATHING. INSTALL STONE VENEER AS PER ELEVATIONS. (2020 CBC TABLE 721.1 (2) ASSEMBLY 16-1.2)
W2	EXTERIOR WALL - 8"X8"X16" CONCRETE MASONRY UNITS SOLID GROUTED WITH (2) #4 TOP, #4 AT 16" HORIZONTAL AND #5 AT 16" O.C VERTICAL. (2020 CBC TABLE 721.1(2) ASSEMBLY 3-1.2)
W3	EXTERIOR COLUMNS - 2X6 STUDS WITH 7/8" EXTERIOR STUCCO, 1/2" PLYWOOD SHEATHING. INSTALL STONE VENEER AS PER ELEVATIONS. INSTALL TYVEK HOME WRAP OVER ALL WALL SHEATHING.
W4	INTERIOR WALL - 2X4 STUDS AT 16" O.C. WITH 1/2" PLYWOOD SHEATHING, 5/8" TYPE "X" GYPSUM BOARD INTERIOR SIDE, R-13 INSULATION.
W5	INTERIOR WALL - 2X6 STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" PLYWOOD SHEATHING (PER STRUCTURAL PLANS) FLOOR TO UNDERSIDE OF ROOF SHEATHING, R-21 INSULATION. USE WATER RESISTIVE GYPSUM BOARD ADJACENT TO ALL PLUMBING FIXTURES.
W6	INTERIOR WALL - 2X4 STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYPSUM UNDERSIDE OF FLOOR TRUSSES, R-13 INSULATION. USE WATER RESISTIVE GYPSUM BOARD ADJACENT TO ALL PLUMBING FIXTURES.



Architects
J. Gary Stegemann
Keith A. Suchow
5 1/2 East State Street
Redlands, California 92373
C: 909-851-5874
E: jgsarch80@gmail.com

CONSULTANT:

FLOOR PLAN PLAN

NEW JERSEY MEDICAL OFFICE

575 NEW JERSEY STREET - REDLANDS, CA 92373

REVISION
DESCRIPTION DATE

DATE 8/4/2025
SCALE As indicated
DRAWN JGS
JOB
FILE RACNJ
UPDATED 10/27/2025

SHEET

A2.1