

PROJECT INFORMATION

LANDOWNER :	EL CAJON REAL ESTATE, LLC 6 HUTTON CENTRE DRIVE, SUITE 400 SANTA ANA, CA 92707
REPRESENTATIVE:	MR. THOMAS JURBALA PHONE: E-MAIL: THOMASJURBALA@LIFEGEN.COM
SITE ADDRESS:	675 EAST BRADLEY AVENUE EL CAJON, CA 92021
APN:	387-142-36-00
LAND AREA:	GROSS AREA 3.40 ACRES/147,886.26 SF NET AREA 3.36 ACRES/146,465.97 SF
ZONING:	RU (RESIDENTIAL-URBAN)
PLANNING GROUP:	LAKE SIDE PLANNING GROUP
FIRE DISTRICT:	SAN MIGUEL FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	GENERAL ELEMENTARY-CAJON VALLEY UNION HIGH SCHOOL-GROSSMONT UNION
WATER DISTRICT:	HELIUS WATER DISTRICT
SEWER DISTRICT:	PADRE DAM MUNICIPAL WATER DISTRICT
USE CLASSIFICATION:	HEALTHCARE/SKILLED NURSING/MUP
PRIMARY ACCESS:	BRADLEY AVENUE (SA 890)(A PUBLIC STREET) IS CLASSIFIED AS A 4-1B MAJOR ROAD.
LEGAL DESCRIPTION:	PARCEL B OF BC 86-0183
SOURCE OF TOPO:	AERIAL TOPOGRAPHY PREPARED BY AEROTECH MAPPING, INC. WITH CONTROL SURVEY BY EXCEL ENGINEERING.
BENCHMARK:	EC0263-EL CAJON, STREET CENTERLINE MONUMENT ON BRADLEY AVE. 48 FEET EAST OF MAGNOLIA, EL.=394.937

PROJECT TEAM CONSULTANTS

OWNER/APPLICANT:	MR. THOMAS JURBALA GEL CAJON REAL ESTATE, LLC 6 HUTTON CENTRE DRIVE, SUITE 400 SANTA ANA, CA 92707 PHONE: E-MAIL: THOMASJURBALA@LIFEGEN.COM
ARCHITECT:	MR. GREGG MAEDO GREGG MAEDO AND ASSOCIATES 321 NORTH RAMPART STREET, SUITE 101 ORANGE, CA 92868 PHONE: 714-937-1985
CIVIL ENGINEERING:	MR. KYLE KOIVUNEMI, P.E. KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92782 PH (714) 939-1030 KYLE.KOIVUNEMI@KIMLEY-HORN.COM
CONTRACTOR:	MR. STEVE L'HOMMEDIEU ARCO CONSTRUCTION CO. 900 N. ROCKHILL ROAD ST. LOUIS, MO 63119 SLHOMMEDIEU@ARCO1.COM
LANDSCAPE ARCHITECT:	MR. JAKE PATTON KSA DESIGN STUDIO 6150 WASHINGTON BLVD. CULVER CITY, CA 90232 PH (310) 574-4460 J.PATTON@KSA-LA.COM
GEOTECHNICAL ENGINEERING:	MR. ANDY GUATELLI GEOSOILS, INC. 5741 PALMER WAY CARLSBAD, CA 92010 PH 760-438-3155 AGUATELLI@GEOSOILSINC.COM

SHEET INDEX

SHEET 1-COVER SHEET
SHEET 2-EXISTING CONDITIONS EXHIBIT
SHEET 3-HORIZONTAL CONTROL AND PAVING PLAN
SHEET 4-GRADING AND DRAINAGE PLAN
SHEET 5-GRADING AND DRAINAGE SECTIONS
SHEET 6-GRADING AND DRAINAGE SECTIONS
SHEET 7-AUTOTURN EXHIBIT
SHEET 8-DMA AND BIOFILTRATION BASIN EXHIBIT
SHEET 9-ARCHITECTURAL PLOT PLAN

BUILDING USE DESCRIPTION

BUILDING 1-SKILLED NURSING (EXISTING) TO REMAIN
SIZE: 6,950 SF/28 BEDS

BUILDING 2-SKILLED NURSING (EXISTING) TO REMAIN
SIZE: 6,500 SF/28 BEDS

BUILDING 3-SKILLED NURSING (PROPOSED)
SIZE: 10,613 SF/31 BEDS

BUILDING 4-ASSISTED LIVING (PROPOSED)
SIZE: 26,515 SF/66 BEDS

PARKING TABULATION

PARKING SPACES REQUIRED:
94 TOTAL BEDROOM X 0.33 (SPACES PER BED)= 31 SPACES
EMPLOYEE PARKING = 40 SPACES

TOTAL PARKING REQUIRED (40+31): 71 SPACES

PARKING PROVIDED:
STANDARD SPACES 49
CLEAN AIR/ELECTRICAL VEHICLE SPACE 8
ELECTRIC VEHICLE CHARGING SPACE 3
ACCESSIBLE ELECTRIC VEHICLE CHARGING SPACE 2
ACCESSIBLE PARKING SPACES 8
MOTORCYCLE PARKING SPACES 3

TOTAL PARKING PROVIDED: 73 SPACES

BICYCLE SPACES PROVIDED: TOTAL =3 SPACES

NOTE

ALL OUTDOOR LIGHTING AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY LIGHT POLLUTION CODE WHICH COMMENCES AT SECTION 51.201 OF THE COUNTY CODE OF REGULATORY ORDINANCE.

DISTURBED AREA

3.10 ACRES/135,174 SQ. FT.

EARTHWORK

CUT VOLUME = 4,525 CY
FILL VOLUME = 4,525 CY
IMPORT = 0 CY

GRADING QUANTITIES

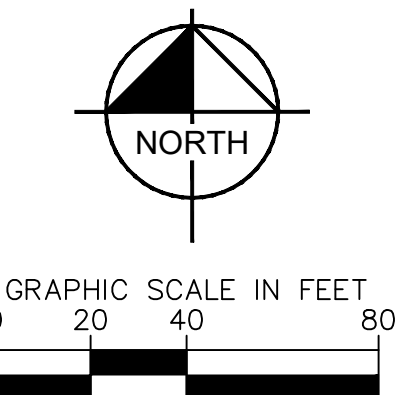
(ASSOCIATED WITH MAJOR
ROADS/INFRASTRUCTURE)
0 CY

PROJECT DESCRIPTION

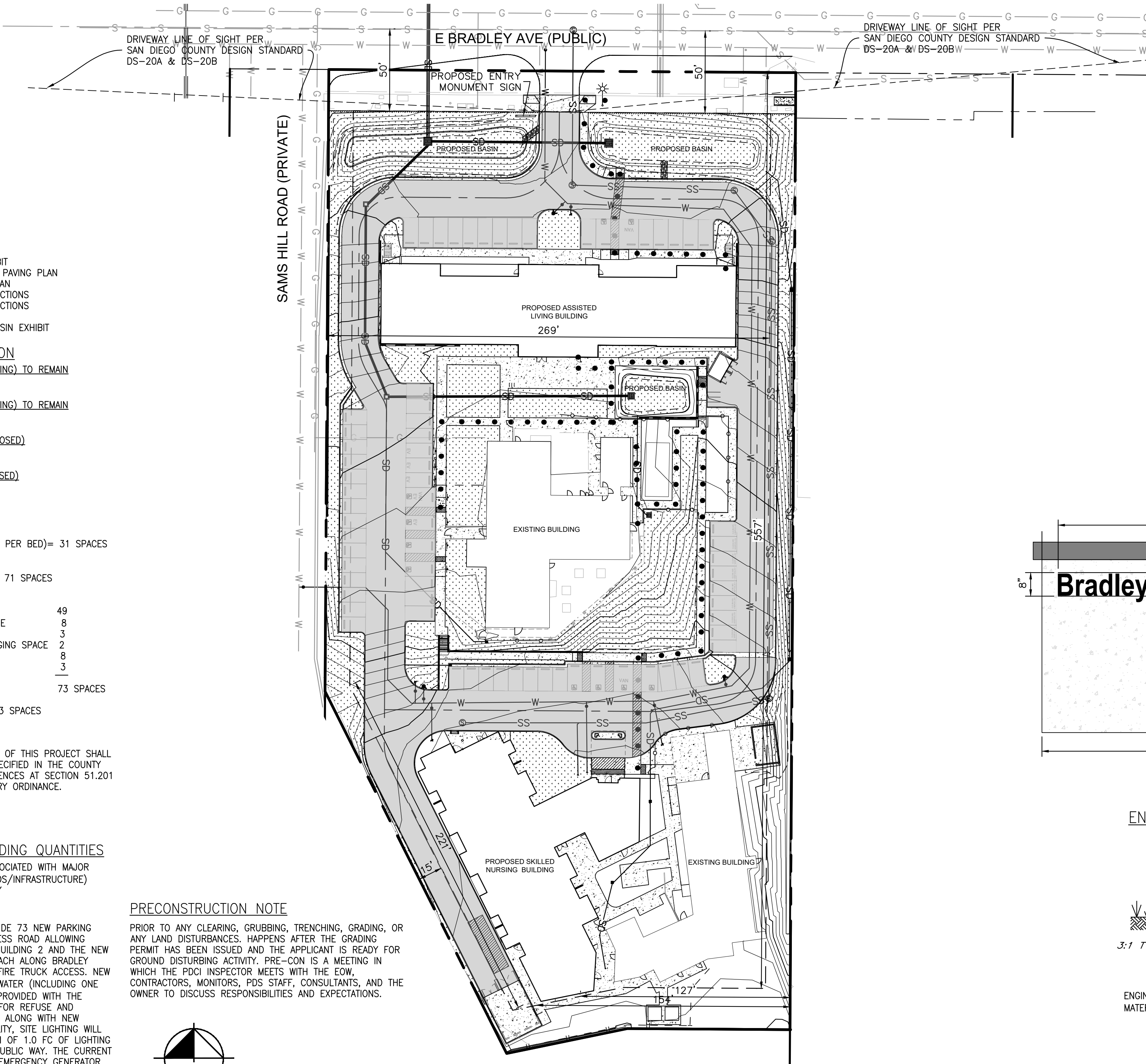
THE PROPOSED SITEMARK WILL INCLUDE 73 NEW PARKING SPACES, AND A NEW FIRE LANE ACCESS ROAD ALLOWING ACCESS TO THE REAR OF EXISTING BUILDING 2 AND THE NEW BUILDING 3. A NEW DRIVEWAY APPROACH ALONG BRADLEY AVENUE WILL BE PLACED FOR FULL FIRE TRUCK ACCESS. NEW SEWER, DOMESTIC WATER, AND FIRE WATER (INCLUDING ONE ADDITIONAL FIRE HYDRANT) WILL BE PROVIDED WITH THE SITEMARK. TWO TRASH ENCLOSURES FOR REFUSE AND RECYCLED GOODS WILL BE PROVIDED. ALONG WITH NEW LANDSCAPING THROUGHOUT THE FACILITY, SITE LIGHTING WILL BE INSTALLED TO PROVIDE A MINIMUM OF 1.0 FC OF LIGHTING ALONG ALL EGRESS PATHS TO THE PUBLIC WAY. THE CURRENT FACILITY IS SERVED BY AN EXISTING EMERGENCY GENERATOR, A NEW GENERATOR WILL BE PROVIDED TO MEET ALL AIR QUALITY REQUIREMENTS. ALL WORK OUTSIDE OF THE BUILDING ENVELOPS FALLS UNDER LOCAL JURISDICTION, WITH JOINT REVIEW AND OVERSIGHT BY HCAI ON SOME ITEMS SUCH AS BUILDING PAD CERTIFICATION, FIRE SERVICE INSTALLATION, ETC.

PRECONSTRUCTION NOTE

PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES, HAPPENS AFTER THE GRADING PERMIT HAS BEEN ISSUED AND THE APPLICANT IS READY FOR GROUND DISTURBING ACTIVITY. PRE-CON IS A MEETING IN WHICH THE PDCI INSPECTOR MEETS WITH THE EOW, CONTRACTORS, MONITORS, PDS STAFF, CONSULTANTS, AND THE OWNER TO DISCUSS RESPONSIBILITIES AND EXPECTATIONS.



PLOT PLAN EXHIBIT FOR BRADLEY COURT HEALTHCARE CENTER MUP MODIFICATION PDS2021-MUP-85-053W2 Aug 23, 2023



LEGENDS & SYMBOLS

---	R/W
---	PROPERTY LINE
---	EXISTING STORM DRAIN LINE
---	RETAINING WALL
---	STAIRS
---	EXISTING SANITARY SEWER LINE
---	SEWER MANHOLE
---	WATER SERVICE
---	SEWER SERVICE
---	PROP. PARKING LOT LIGHT
---	EXIST. WATER LINE
---	EXIST. GAS LINE
---	A/C PAVEMENT
---	DIRECTION OF FLOW

ZONE BOX	
USE REGULATIONS	RU
ANIMAL REGULATIONS	Q
DEVELOPMENT REGULATIONS	DENSITY

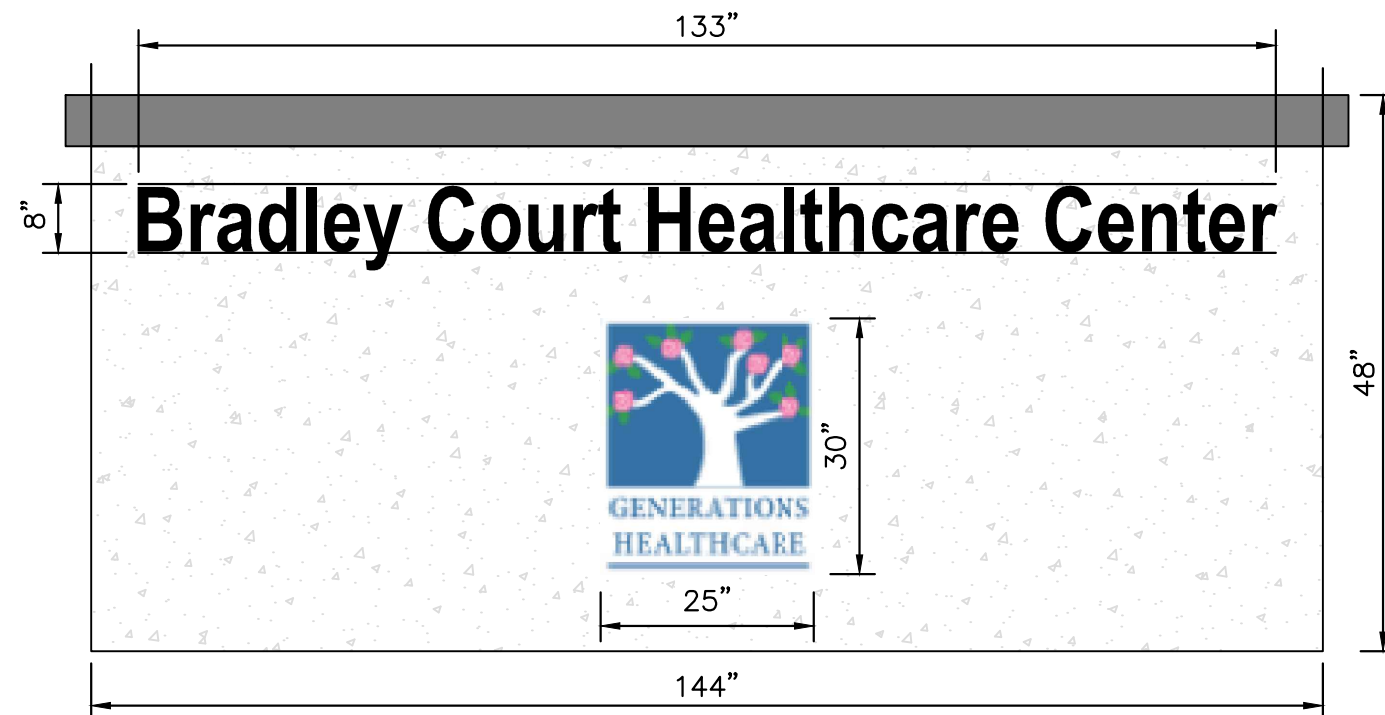
	LOT SIZE
	6000
	BUILDING TYPE
	L
	MAXIMUM FLOOR AREA

	FLOOR AREA RATIO

	HEIGHT
	G
	LOT COVERAGE

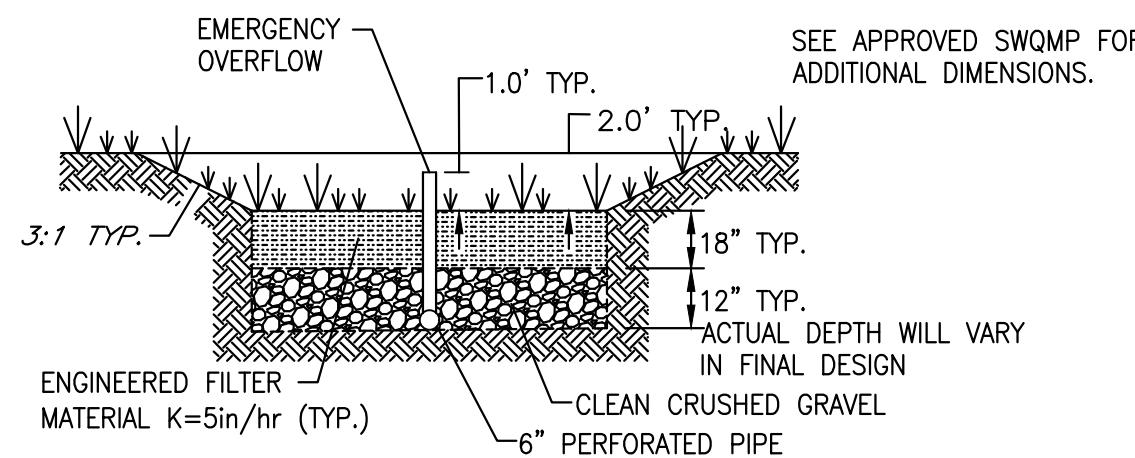
	SETBACK
	K
	OPEN SPACE
	A
SPECIAL AREA REGULATIONS	C

ASSESSORS PARCEL NUMBER:	387-142-36-00
COMMUNITY PLAN:	LAKE SIDE
GENERAL PLAN DESIGNATION:	VILLAGE RESIDENTIAL (VR-24)
REGIONAL CATEGORY:	VILLAGE
LEGAL LOT INFO:	CERTIFICATE OF COMPLIANCE REC. 12/20/85 AS DOC. NO. 85-482296
DISCRETIONARY PERMIT #:	MUP P85-053W2



NOTE:
1. CMU WALL WITH STUCCO FINISH.
2. CONCRETE FOOTING / REBAR SIZE AND SPACING SHALL BE PER STRUCTURAL CALCULATIONS.

ENTRY MONUMENT WALL DETAIL NOT TO SCALE



BIO-FILTRATION BASIN TYPICAL SECTION NOT TO SCALE

SDC PDS RCVD 09-24-24
MUP85-053W2

COUNTY APPROVED CHANGES

DESCRIPTION:

APPROVED BY:

DATE:

PRIVATE CONTRACT

SHEET

1

COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS

9

SHEETS

GRADING PLAN FOR:

COVER SHEET

CALIFORNIA COORDINATE INDEX NAD83 - ZONE VI

APPROVED
DIRECTOR OF PUBLIC WORKS
BY:

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO.:



Know what's below.
Call before you dig.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE

8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG

DATE REVISED:

REV. SYMBOL DESCRIPTION OF CHANGE R.C.E. DATE P.D.E. DATE

DESIGNED BY:

SL

DATE

DRAWN BY:

SL

DATE

CHECKED BY:

KK

DATE

PREPARED BY:

KYLE KOIVUNEMI, PE

REGISTERED ENGINEER

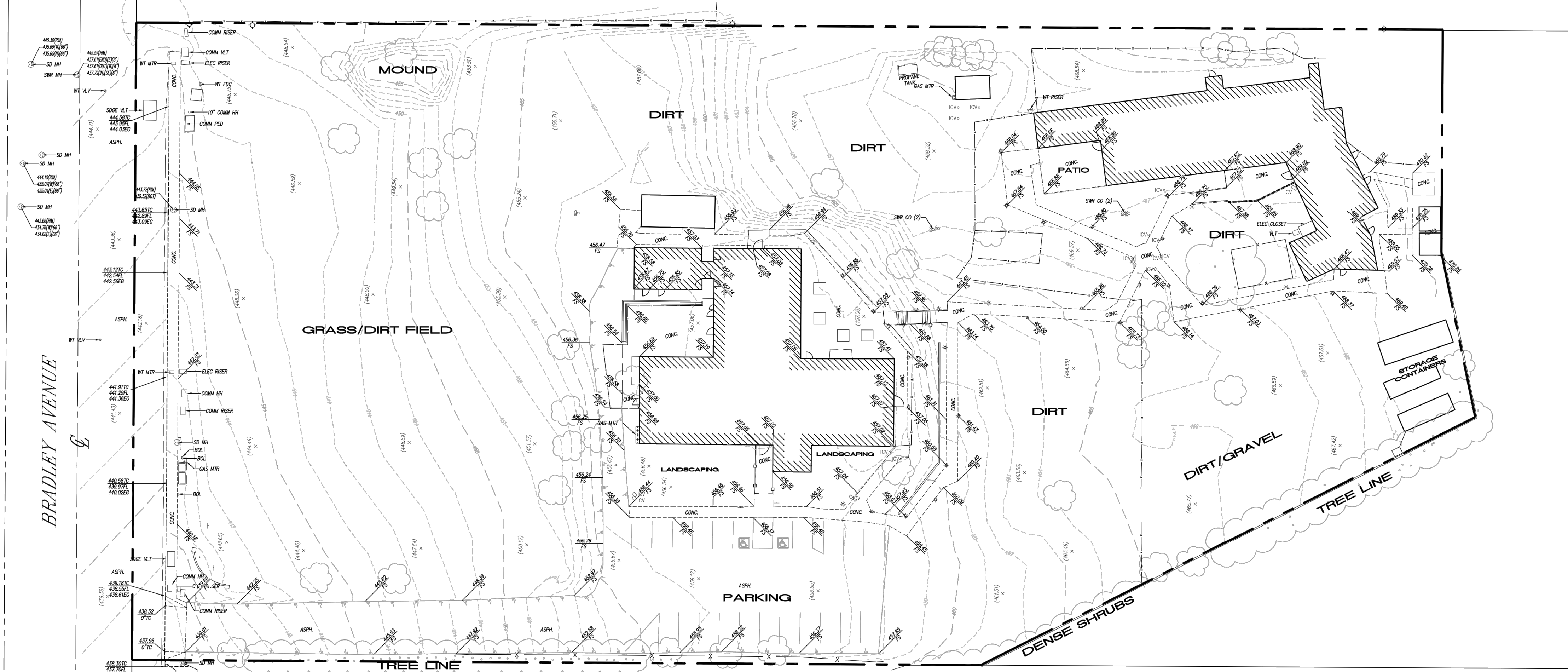
ENGINEER'S SEAL

58449

RCE NUMBER

TOPOGRAPHIC SURVEY

CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (COPS) REFERRED TO AS "P472" AND "P475", BEING NORTH 28°20'18" EAST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

DATUM STATEMENT

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE VI, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH GPS ADJUSTMENT)

BENCHMARK

CITY OF EL CAJON BENCHMARK NUMBER "88"
ELEVATION: 458.13 FEET [DATUM: NAVD 88]
DESCRIPTION: STD BM T/C SOUTH END CURB RETURN AT SW CORNER MOLLISON & BRADLEY AVENUE.

SITE ADDRESS

THE BRADLEY COURT - REHABILITATION CENTER
675 E BRADLEY AVENUE, EL CAJON, CA 92021

DATE OF SURVEY

THE PROPERTY DESCRIBED ON THIS PLAT WAS SURVEYED JULY 05, 2023.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN JULY 05, 2023.

LEGEND

---	RIGHT-OF-WAY LINE
---	LOT/PARCEL LINE
---	STREET CENTERLINE
---	BOUNDARY LINE
---	CONCRETE
---	CURB
---	DRIVEWAY
---	BUILDING OVERHANG LINE
---	LANE STRIPING
---	EDGE OF ASPH PAVEMENT
---	WALL
---	CHAIN LINK FENCE
---	IRON FENCE
---	GRADE BREAK LINE
---	CONCRETE SIDEWALK
---	1 FOOT CONTOUR INTERVAL
---	5 FOOT CONTOUR INTERVAL
---	EXISTING BUILDING

ABOVE GROUND FEATURES

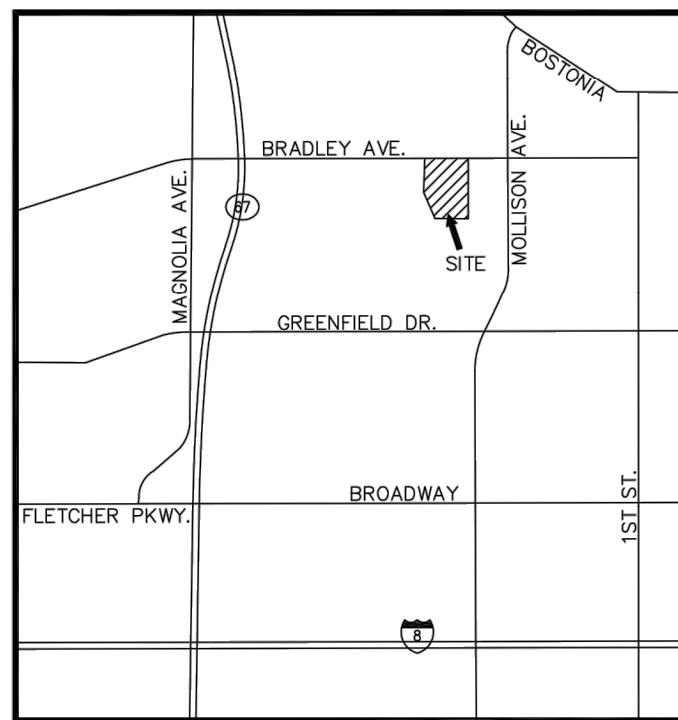
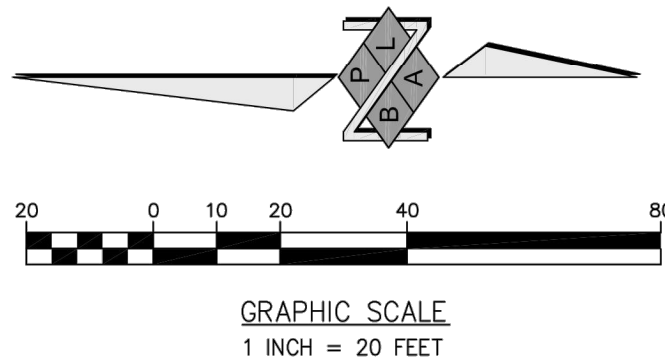
CONC	CONCRETE
ASPH	ASPHALT
AD	AREA DRAIN
BSP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CN	CLEANOUT
CO	DRIVEWAY
EP	EDGE OF PAVEMENT
FDC	FIRE DEPT. CONNECTION
GUY	GUY WIRE
HH	HANDHOLE
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
MTR	METER
PP	PEDESTAL
PP	POWER POLE
SL	STREET LIGHT
TRANS	TRANSFORMER
VLT	VAULT
V.V	VALVE

COMM	COMMUNICATION
SD	STORM DRAIN
SWR	SANITARY SEWER
WT	WATER

OR	VALVE
OR	ICV HH
OR	UTILITY MH
OR	SIGN
OR	POST
OR	POWER POLE
OR	BOLLARD
OR	TREE
OR	PALM
OR	GROUND LIGHT
OR	SEWER CLEANOUT
OR	WATER FDC
OR	ABOVE GROUND GAS METER
OR	HANDICAP STALL DECAL
OR	DOOR/GATED ACCESS

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO LOCATE AND PREPARE A TOPOGRAPHIC SURVEY OF THE AREA SHOWN AS SPECIFIED BY THE CLIENT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PARCEL OR TO VERIFY THE DESCRIPTIONS PROVIDED. PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.
- BOUNDARY AREA SHOWN HEREON IS BASED ON A RECORD OF SURVEY NO. 1437, FILED FEBRUARY 24, 1947 IN FILE NO. 19128, AND PER A DEED RECORDED MARCH 03, 2020 AS DOCUMENT NO. 2020-0108713, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.



VICINITY MAP
NOT TO SCALE

PREPARED FOR:		PREPARED BY:		DATE	BY	REVISION	APP'D	JOB NO.	
<div>KimleyHorn</div> <div>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.</div> <div>1100 W TOWN AND COUNTRY ROAD, SUITE 100, ORANGE, CA 92668</div> <div>PHONE: 714-693-1030</div> <div>WWW.KIMLEY-HORN.COM</div>		<div><div>P</div><div>B</div><div>L</div><div>A</div></div>	PBLA SURVEYING, INC.		07/07/2023	DH	FIRST RELEASE	PW	5001-787
			Planning • Engineering • Surveying		07/10/2023	DH	SECOND RELEASE - SD PIPE SIZE EDIT	PW	
			981 CORPORATE CENTER DR, STE. 168						
			POMONA, CALIF. 91768						
			(888) 714-9642 • (714)389-9191 FAX						
									Sht. 1 of 1

COUNTY APPROVED CHANGES

DESCRIPTION: APPROVED BY: DATE:

PRIVATE CONTRACT

SHEET 2 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 9 SHEETS

GRADING PLAN FOR:

EXISTING CONDITIONS

CALIFORNIA COORDINATE INDEX

APPROVED DIRECTOR OF PUBLIC WORKS BY: ENGINEER OF WORK R.C.E.

GRADING PERMIT NO:



Know what's below.
Call before you dig.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS
BEFORE YOU DIG

DATE REVISED:

REV	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
-----	--------	-----------------------	--------	------	--------	------

DESIGNED BY:

SL DATE

DRAWN BY:

SL DATE

CHECKED BY:

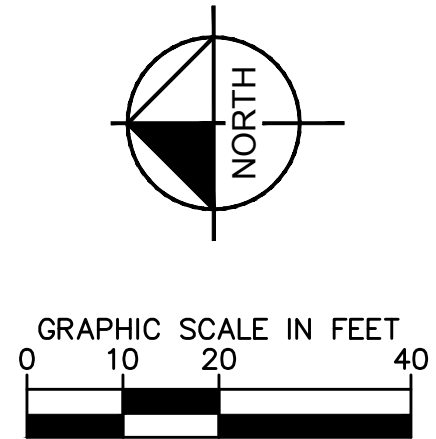
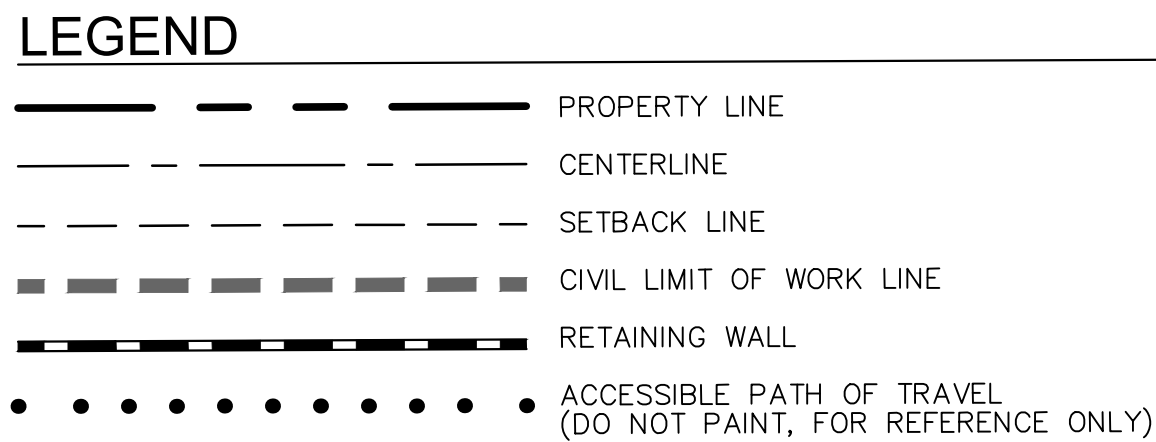
KK DATE

ENGINEER'S SEAL

PREPARED BY:

KYLE KOIVUNIEMI, PE
REGISTERED ENGINEER

58449
RCE NUMBER



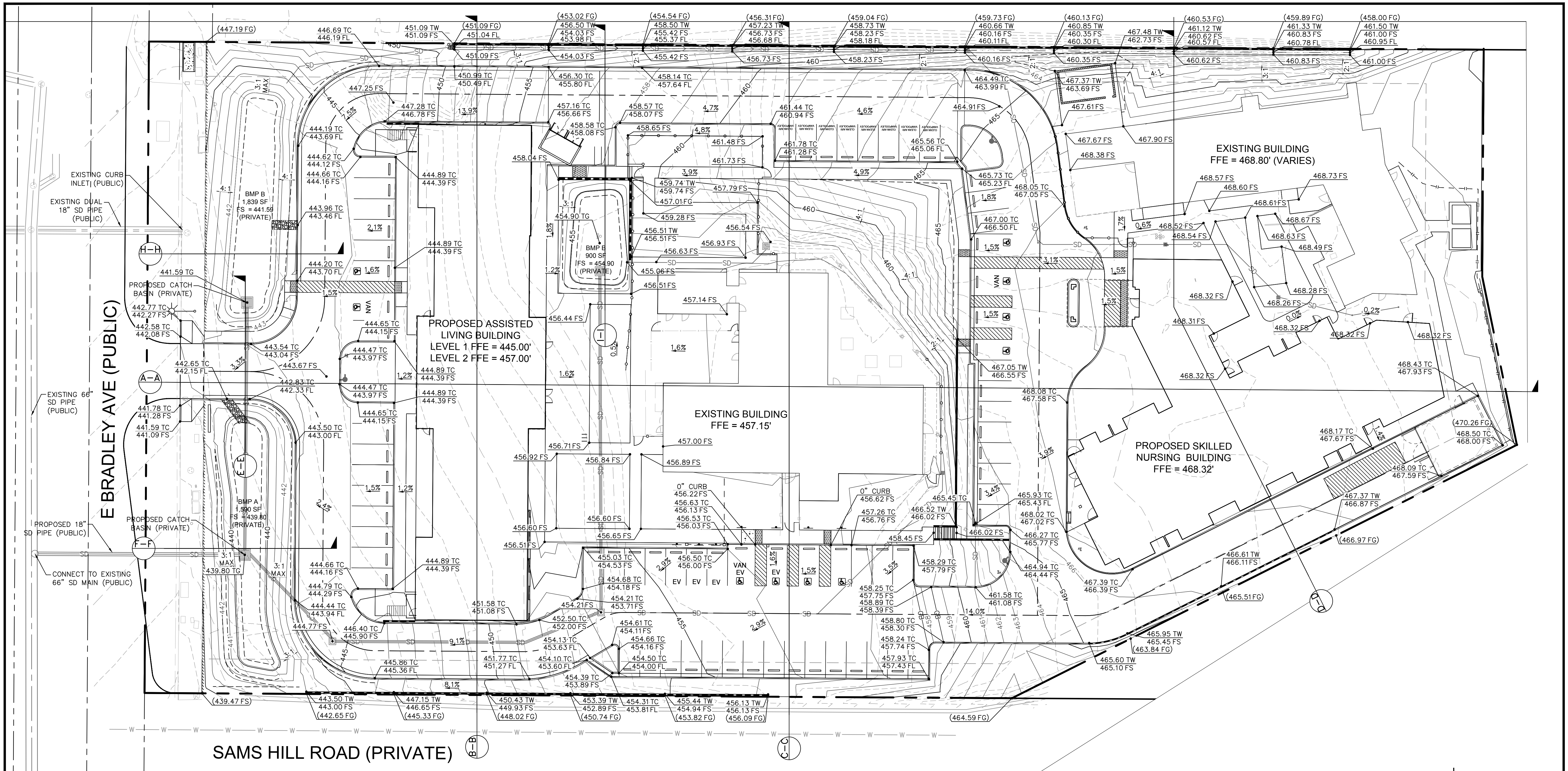
COUNTY APPROVED CHANGES			PRIVATE CONTRACT		
DESCRIPTION:	APPROVED BY:	DATE:	SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	9 SHEETS
			GRADING PLAN FOR: HORIZONTAL CONTROL AND PAVING PLAN CALIFORNIA COORDINATE INDEX _____		
			APPROVED DIRECTOR OF PUBLIC WORKS BY:	ENGINEER OF WORK R.C.E.	GRADING PERMIT NO.:

811

**Know what's below.
Call before you dig.**

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

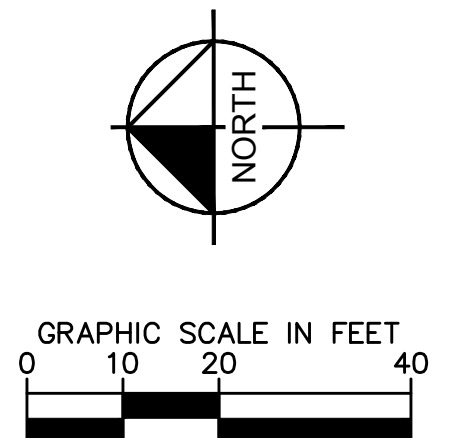
DIAL TOLL FREE
8 1 1
AT LEAST TWO DAYS
BEFORE YOU DIG



LEGEND

- GRADING LIMITS OF WORK
- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 749 PROPOSED MINOR CONTOUR
- 750 PROPOSED MAJOR CONTOUR
- PROPOSED RETAINING WALL BY OTHERS
- PROPOSED SPOT ELEVATION

TC = TOP OF CURB
FS = FINISHED SURFACE
TW = TOP OF WALL
BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEV.



811
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REV	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY:
SL
DATE

DRAWN BY:
SL
DATE

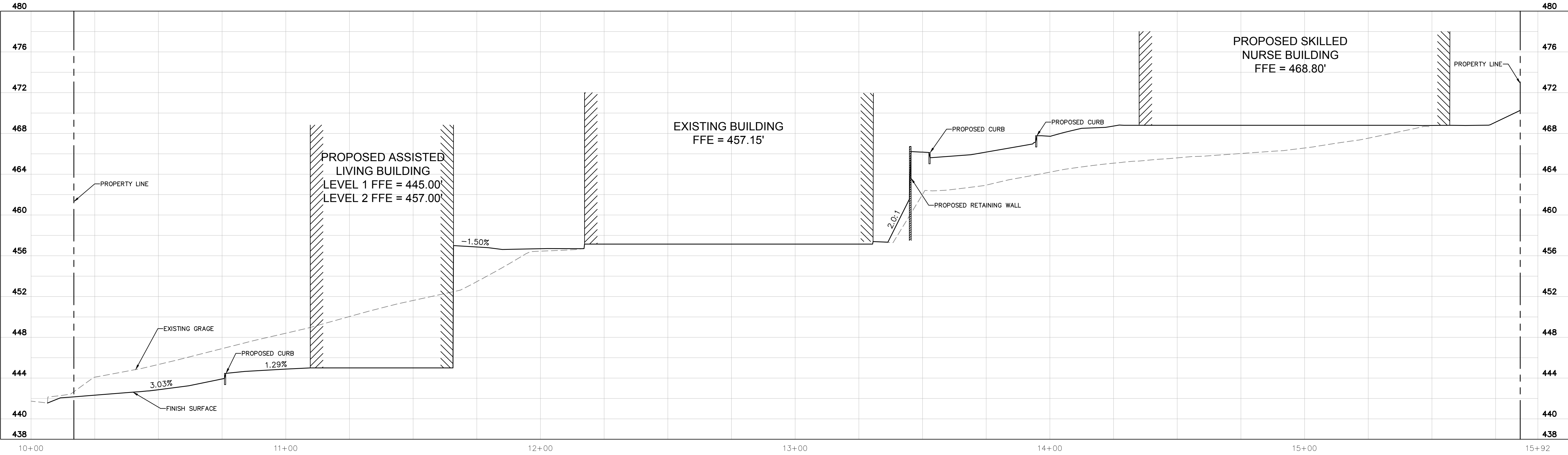
CHECKED BY:
KK
DATE

ENGINEER'S SEAL

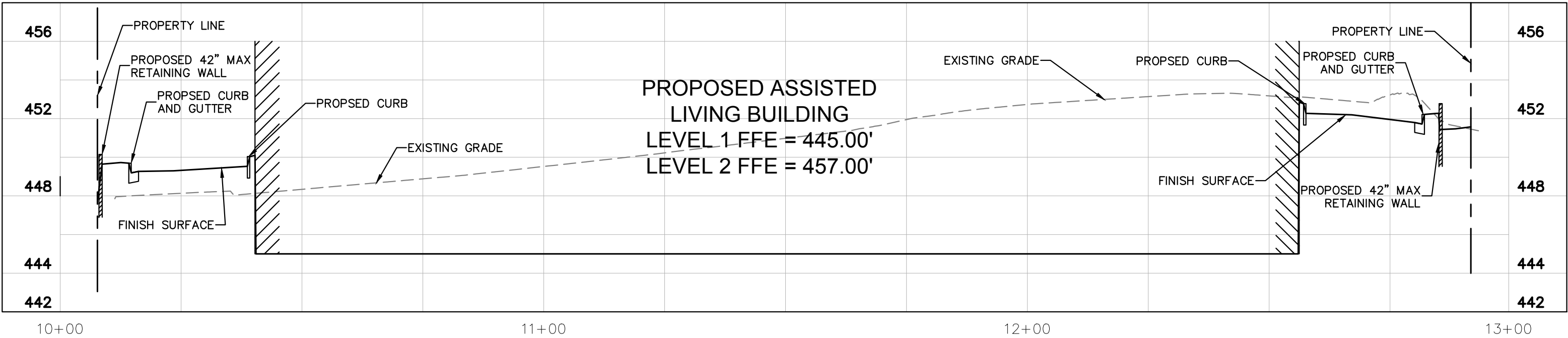
PREPARED BY:
KYLE KOIVUNIEMI, PE
REGISTERED ENGINEER

58449
RCE NUMBER

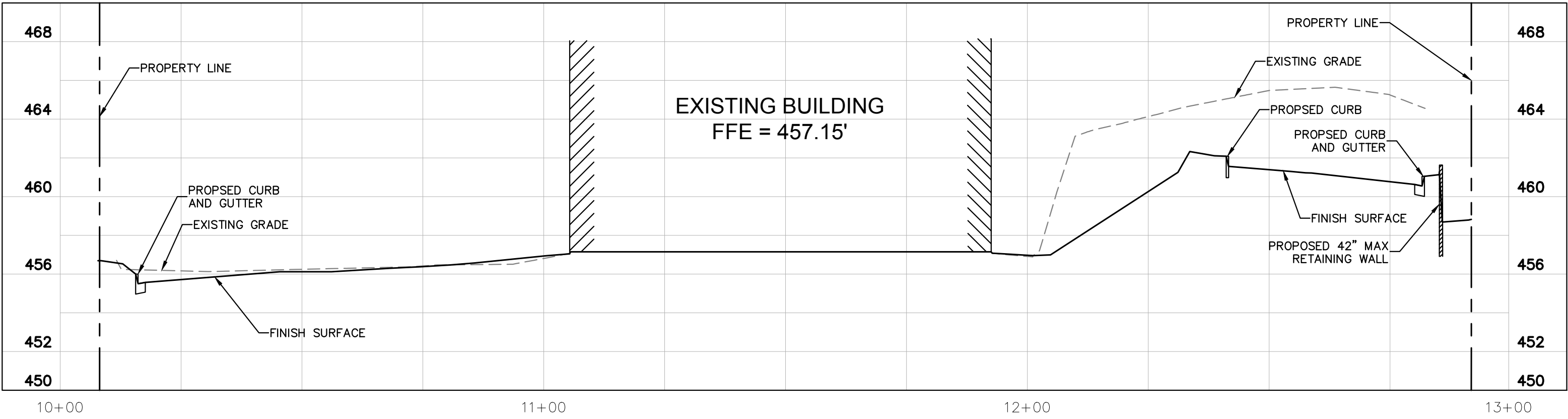
COUNTY APPROVED CHANGES			PRIVATE CONTRACT		
DESCRIPTION:	APPROVED BY:	DATE:	SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	9 SHEETS
			GRADING PLAN FOR: GRADING AND DRAINAGE PLAN CALIFORNIA COORDINATE INDEX		
			APPROVED DIRECTOR OF PUBLIC WORKS BY:	ENGINEER OF WORK R.C.E.	GRADING PERMIT NO.



SECTION A-A:
SCALE: V: 1" = 5'
H: 1" = 20'




SECTION B-B:
SCALE: V: 1" = 5'
H: 1" = 20'



SECTION C-C:
SCALE: V: 1" = 5'
H: 1" = 20'

COUNTY APPROVED CHANGES			PRIVATE CONTRACT		
DESCRIPTION:	APPROVED BY:	DATE:	SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	9 SHEETS
			GRADING PLAN FOR:		
			SECTIONS		
			CALIFORNIA COORDINATE INDEX _____		
			APPROVED DIRECTOR OF PUBLIC WORKS BY:		
			ENGINEER OF WORK R.C.E.		
			GRADING PERMIT NO.:		



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BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY:	SL	DATE
DRAWN BY:	SL	DATE
CHECKED BY:	KK	DATE

ENGINEER'S SEAL

PREPARED BY:	KYLE KOIVUNEMI, PE REGISTERED ENGINEER	58449 RCE NUMBER
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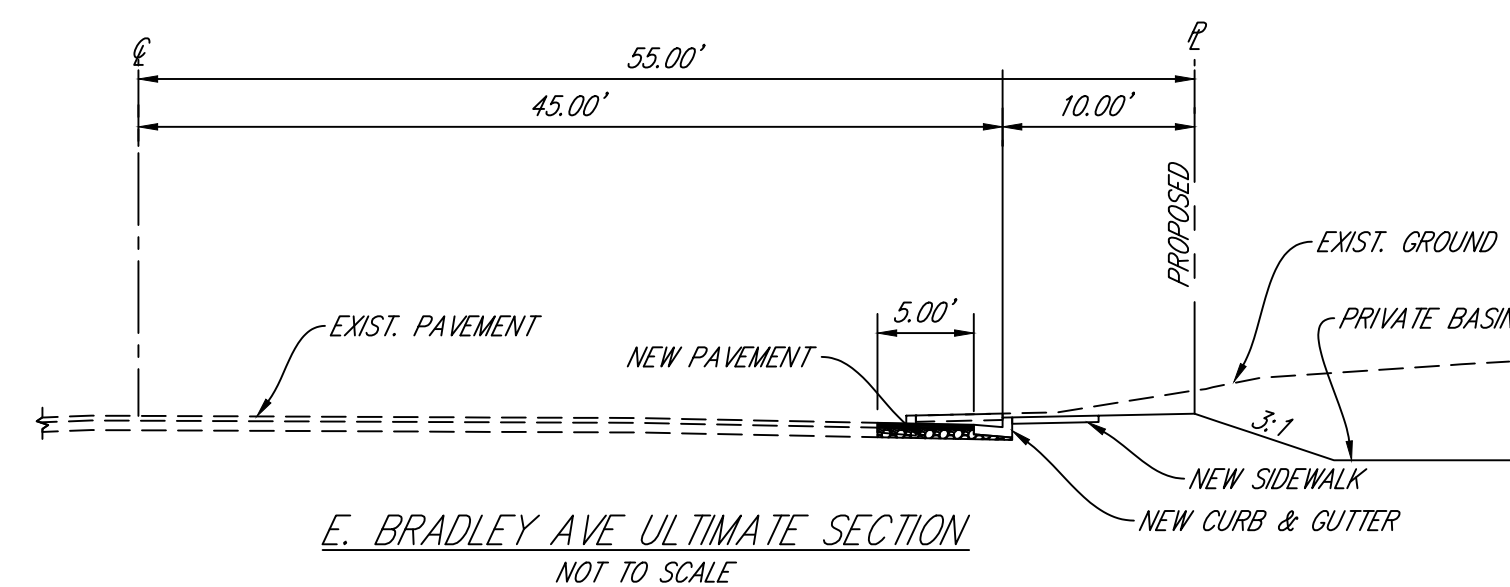
SCALE: V: 1" = 5'
H: 1" = 20'

SCALE: V: 1" = 5'
H: 1" = 20'


SCALE: V: 1" = 5'
H: 1" = 20'

SCALE: V: 1" = 5'
H: 1" = 20'

SCALE: V: 1" = 5'
H: 1" = 20'



COUNTY APPROVED CHANGES			PRIVATE CONTRACT	
DESCRIPTION:	APPROVED BY:	DATE:	SHEET <div>6</div>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS <div>9 SHEETS</div>
			GRADING PLAN FOR: <div>SECTIONS</div> CALIFORNIA COORDINATE INDEX _____	
			APPROVED DIRECTOR OF PUBLIC WORKS BY:	ENGINEER OF WORK R.C.E. GRADING PERMIT NO:

 <p>Know what's below. Call before you dig.</p>	DIAL TOLL FREE						DESIGNED BY:		PREPARED BY: _____ KYLE KOIVUNIEMI, PE REGISTERED ENGINEER	58449 RCE NUMBER	
	8 1 1						_____ SL				DATE
	AT LEAST TWO DAYS BEFORE YOU DIG						DRAWN BY:				
							_____ SL				DATE
							CHECKED BY:				
							_____ KK				DATE
REV.	SYMBOL	DESCRIPTION OF CHANGE				R.C.E.	DATE	P.D.E.	DATE	ENGINEER'S SEAL	

SITE INFORMATION:

APN(S): 387-142-36-00

LAND AREA: 3.4 ACRES/ 147,886.26 SF
GROSS AREA 3.36 ACRES/ 146,465.97 SF
NET AREA

ZONING: RU - RESIDENTIAL URBAN

ADDRESS: 675 EAST BRADLEY AVENUE
EL CAJON, CA 92021

OWNER: MR. THOMAS JURBALA
EL CAJON REAL ESTATE, LLC
6 HUTTON CENTRE DRIVE, SUITE 400
SANTA ANA, CA 92707

EXISTING BUILDING 1 SKILLED NURSING DATA:

EXISTING USE: SKILLED NURSING FACILITY

OCCUPANCY: I-2 (W/ DELAYED EGRESS)

CONSTRUCTION TYPE: VA

FIRE SPRINKLERED: YES

STORIES: 1

AREA: ±6,950 S.F.

EXISTING BEDS: 28 BEDS

EXISTING BUILDING 2 SKILLED NURSING DATA:

PROPOSED USE: SKILLED NURSING FACILITY

OCCUPANCY: I-2 (W/ DELAYED EGRESS)

CONSTRUCTION TYPE: VA

FIRE SPRINKLERED: YES

STORIES: 1

AREA: ±6,500 S.F.

EXISTING BEDS: 28 BEDS

NEW BUILDING 3 SKILLED NURSING DATA:

PROPOSED USE: SKILLED NURSING FACILITY

OCCUPANCY: I-2 (W/ DELAYED EGRESS)

CONSTRUCTION TYPE: VA

FIRE SPRINKLERED: YES

STAFF: 8

STORIES: 1

AREA: ±11,048 S.F.

ROOM/BED COUNT:
(11) PRIVATE: 1 BEDS
(15) SEMI PRIVATE: 30 BEDS
TOTAL BEDS: 31 BEDS

NEW ASSISTED LIVING FACILITY DATA :

PROPOSED USE: ASSISTED LIVING FACILITY

OCCUPANCY: R-2.1

CONSTRUCTION TYPE: VA

FIRE SPRINKLERED: YES

STAFFS: 8

STORIES: 2 W/ BASEMENT

TOTAL AREA: ±25,675 S.F.

ROOM/BED COUNT:
(42) PRIVATE UNITS: 42 BEDS
(12) PRIVATE UNITS: 24 BEDS
TOTAL BEDS: 66 BEDS

PARKING TABULATION:

REQUIRED PARKING:

MEDICAL CARE FACILITIES 0.33 PER BED: 153X0.33= 50.49
TOTAL PARKING REQUIRED: 50

PARKING PROVIDED:

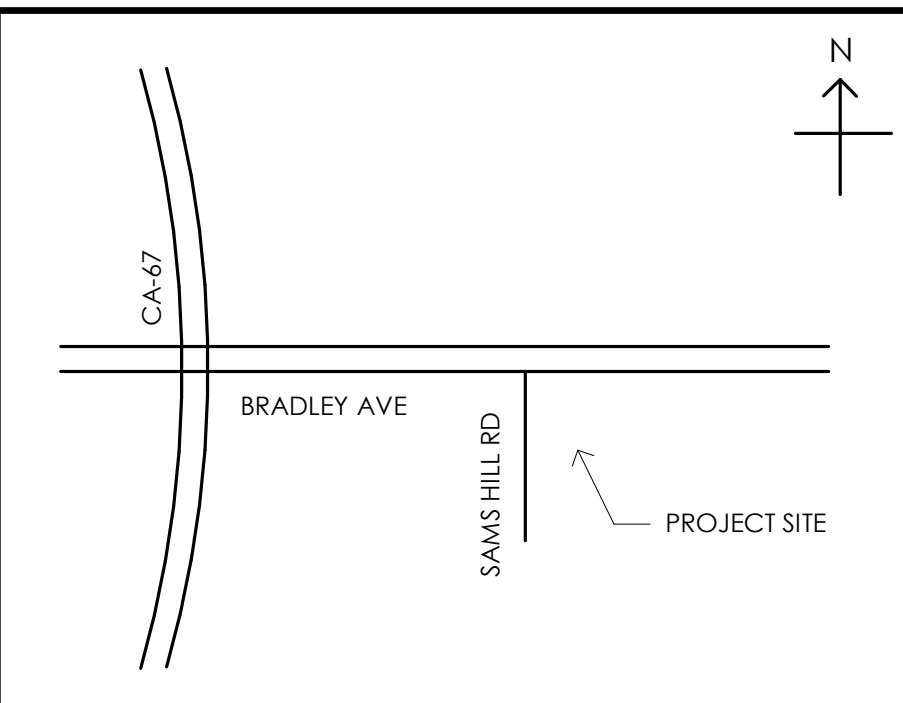
STANDARD SPACES 53
CLEAN AIR / ELECTRICAL VEHICLE SPACE 8
ELECTRIC VEHICLE CHARGING SPACE 3
ACCESSIBLE ELECTRIC VEHICLE CHARGING SPACE 2
ACCESSIBLE PARKING SPACES 8
TOTAL PARKING PROVIDED: 74

TOTAL BICYCLE SPACES PROVIDED: 3

KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 BIO-BASIN
- 4 CMU RETAINING WALL (SEE CIVIL FOR HEIGHT)
- 5 LANDSCAPE
- 6 ASPHALT PAVING
- 7 BICYCLE PARKING
- 8 EV CHARGER AND UNDERGROUND CONDUIT
- 9 GENERATOR ENCLOSURE W/ 8'-0" H. SOLID GROUTED CMU W/ PLASTER FINISH TO MATCH BUILDING ADDITION
- 10 COVERED TRASH ENCLOSURE PER COUNTY OF SAN DIEGO STANDARDS
- 11 10' X 35' LOADING SPACE
- 12 CONCRETE SIDEWALK
- 13 EXISTING CONCRETE SIDEWALK
- 14 7'-0" H. CHAIN LINK FENCE
- 15 EXISTING 7'-0" H. CHAIN LINK FENCE
- 16 EXISTING STORAGE SHEDS
- 17 EXISTING CONCRETE PATIO
- 18 FIRE APPURTENANCES

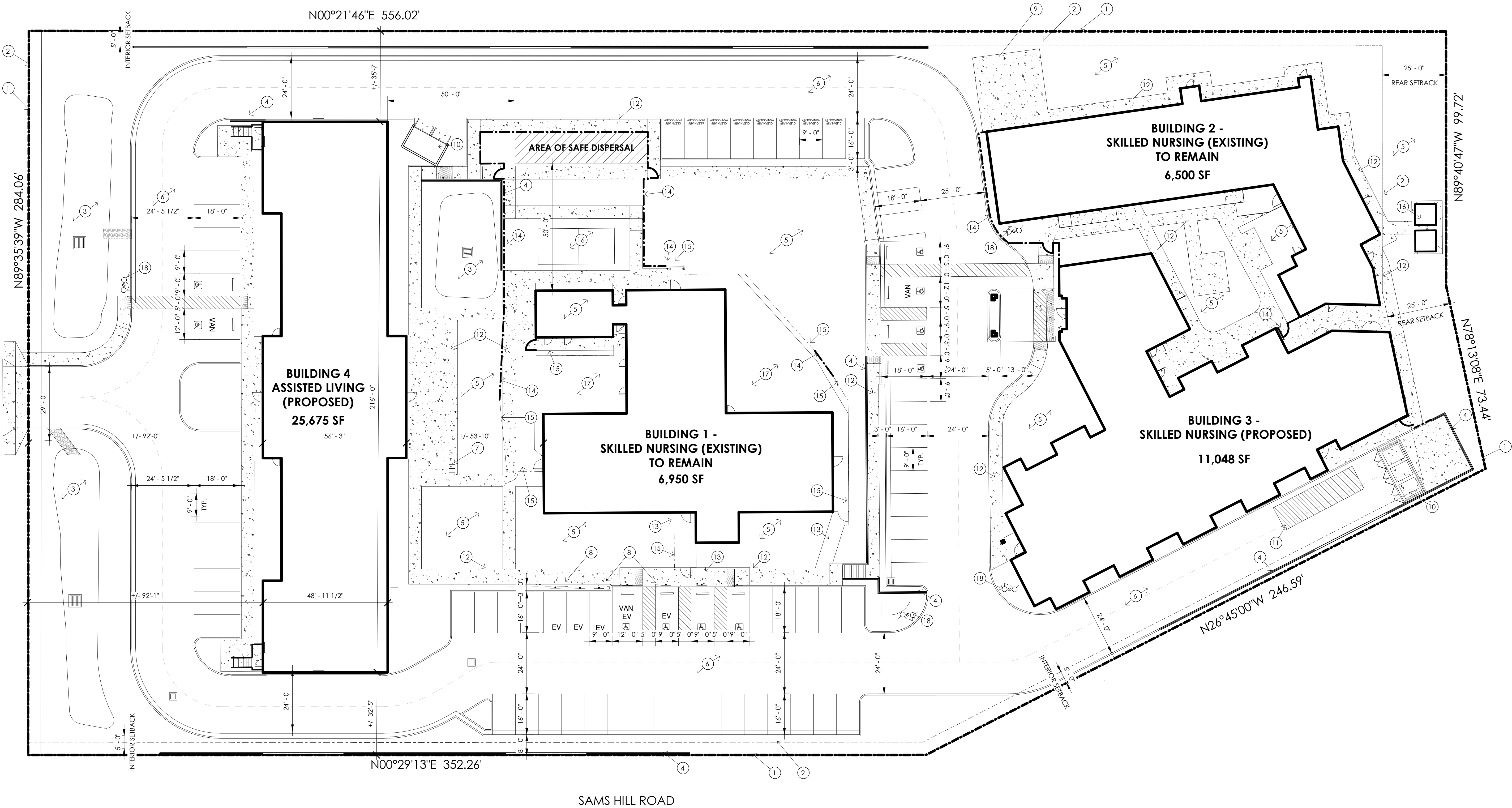
VICINITY MAP



0 10' 20' 40' 60'
SCALE: 1"=20'-0"



E BRADLEY AVE



SKILLED NURSING FACILITY (PROPOSED) + ASSISTED LIVING (PROPOSED)

BRADLEY TERRACES

ARCHITECTURE PLOT PLAN

ARCHITECTURE + INTERIORS + PLANNING
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PROJECT#: 20090 . 10/24/2022

