

□ RESTAURANT TABULATION

		OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
DINING & ENTERTAIN	±3,222 sq ft	20 NET	162 OCC
LOBBY	±831 sq ft	20 FIXED SEAT	20 OCC
KITCHEN & DRY STOR	±1,260 sq ft	200 GROSS	7 OCC

SUBTOTAL	189 OCC
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☐ GENERAL AREA TABULATION

		OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS	
1ST FLOOR	LOBBY	±767 sq ft	150 GROSS	6 OCC
	OFFICES	±1,758 sq ft	150 GROSS	12 OCC
	STAFF BREAK RM	±238 sq ft	150 GROSS	2 OCC
	BUILDING MAINT.	±371 sq ft	150 GROSS	3 OCC
	LAUNDRY ROOM	±594 sq ft	150 GROSS	4 OCC
	LIVING ROOM	±754 sq ft	15 NET	51 OCC
	CRAFTS ROOM	±1,058 sq ft	50 NET	22 OCC
	LIBRARY	±823 sq ft	50 NET	17 OCC
	BEAUTY SALON	±624 sq ft	50 NET	13 OCC
	EXHIBIT SPACE	±615 sq ft	30 NET	21 OCC
	THEATER	±1,058 sq ft	36 FIXED SEAT	36 OCC
GAME ROOM	±902 sq ft	12 NET	76 OCC	
KIT. (COMMUNITY)	±588 sq ft	200 GROSS	3 OCC	

2ND FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	FITNESS CENTER	±1,258 sq ft	50 GROSS	26 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC

3RD FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	COMM. BUSINESS CNTR	±1,258 sq ft	300 GROSS	5 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC

4TH FLR	TENNANT LAUNDRY	±213 sq ft	150 GROSS	2 OCC
	COMM. WELLNESS CNTR	±1,258 sq ft	300 GROSS	5 OCC
	COMMON OFFICES	±167 sq ft	150 GROSS	2 OCC

SUBTOTAL	314 OCC
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TOTAL	503 OCC
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RESIDENTIAL TABULATION

		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		TOTAL	
STUDIO	±405 sq ft	±3,645 sq ft	9 UNITS	±9,720 sq ft	24 UNITS	±9,720 sq ft	24 UNITS	±9,720 sq ft	24 UNITS	81 UNITS	
KITCHENETTE, 1 BATH											
STUDIO 2	±475 sq ft	±1,900 sq ft	4 UNITS	±5,700 sq ft	12 UNITS	±5,700 sq ft	12 UNITS	±5,700 sq ft	12 UNITS	40 UNITS	
KITCHENETTE, 1 BATH											
ONE BEDROOM	±634 sq ft	±5,072 sq ft	8 UNITS	±7,608 sq ft	12 UNITS	±7,608 sq ft	12 UNITS	±7,608 sq ft	12 UNITS	44 UNITS	
KITCHENETTE, 1 BATH											
ONE BEDROOM 2	±749 sq ft	±749 sq ft	1 UNITS	±1,498 sq ft	2 UNITS	±1,498 sq ft	2 UNITS	±1,498 sq ft	2 UNITS	7 UNITS	
KITCHENETTE, 1 BATH											
TWO BEDROOM	±952 sq ft	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	±952 sq ft	1 UNITS	4 UNITS	
KITCHENETTE, 2 BATH											
TWO BEDROOM 2	±1,064 sq ft	±1,064 sq ft	1 UNITS	±2,128 sq ft	2 UNITS	±2,128 sq ft	2 UNITS	±2,128 sq ft	2 UNITS	7 UNITS	
KITCHENETTE, 2 BATH											
			15 UNITS		29 UNITS		29 UNITS		29 UNITS	183 UNITS	
NET AREA			GROSS AREA	NET AREA	GROSS AREA	NET AREA	GROSS AREA	NET AREA	GROSS AREA	NET AREA	GROSS AREA
BUILDING AREA		±13,382 sq ft	±34,762 sq ft	±27,606 sq ft	±34,572 sq ft	±27,606 sq ft	±34,572 sq ft	±27,606 sq ft	±34,233 sq ft	±96,200 sq ft	±138,139 sq ft
SITE AREA		±183,088 sq ft									75.45% F.A.R
PARKING PROPOSED											160 SPACES

RESIDENTIAL CIRCULATION AREA

19,328 sq ft

RESIDENTIAL COMMON

21,245 sq ft

40,573 sq ft

PROJECT INFO

PROJECT NUMBER: 20013

PROJECT MANAGER: #Contact Full Name

DRAWN BY: GAG

SHEET ISSUE DATE: 7/28/25

SHEET TITLE

SITE STUDY

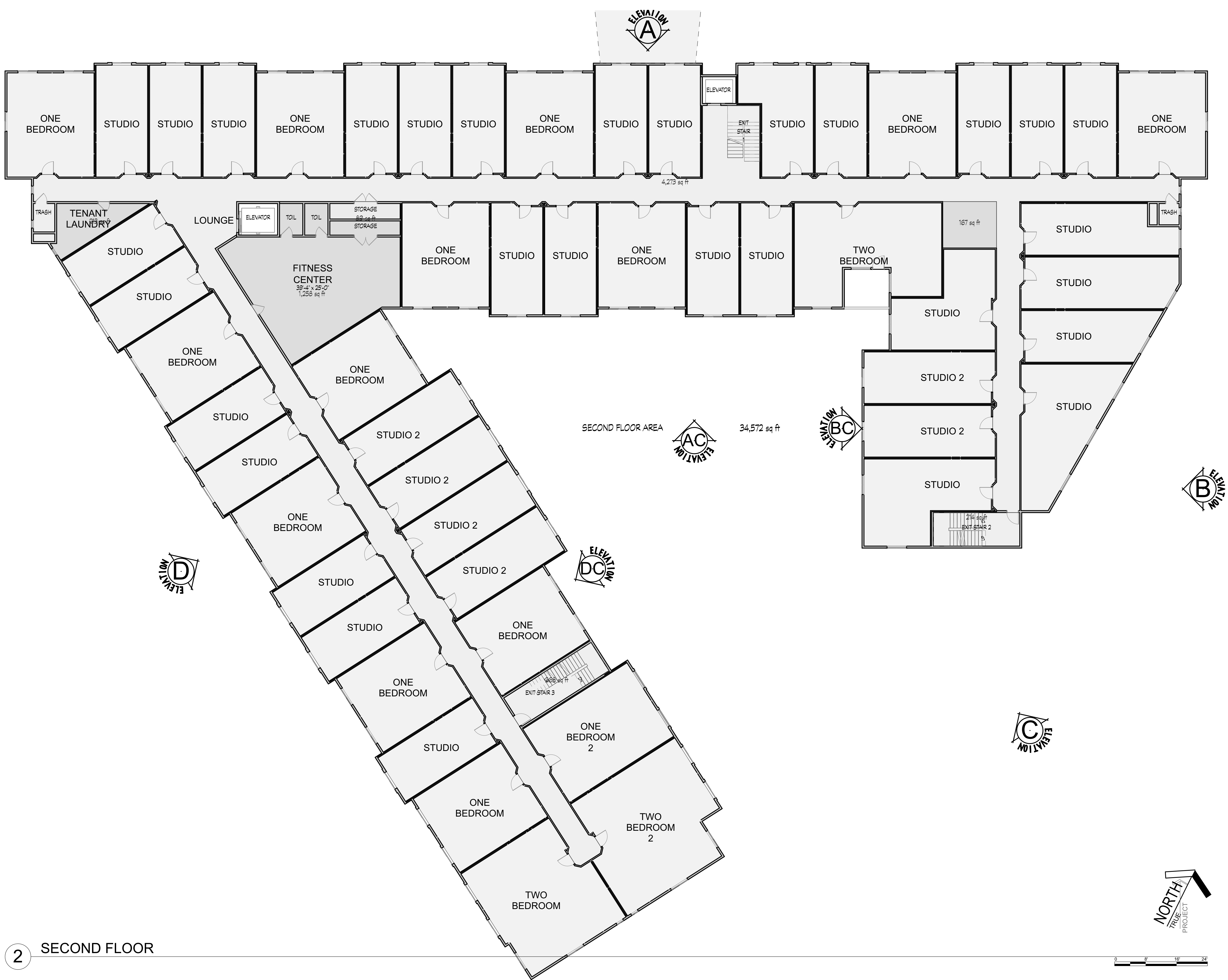
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A-0.01



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2 SECOND FLOOR



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York Drive Active Senior Living
1822 - 1864 York Drive
San Diego County, California

York Drive Active Senior Living
3189 Airway Avenue, Unit D
Costa Mesa, California 92626



PROJECT INFO

PROJECT NUMBER: 20013
PROJECT MANAGER: #Contact Full Name
DRAWN BY: SAS
SHEET ISSUE DATE: 7/28/25

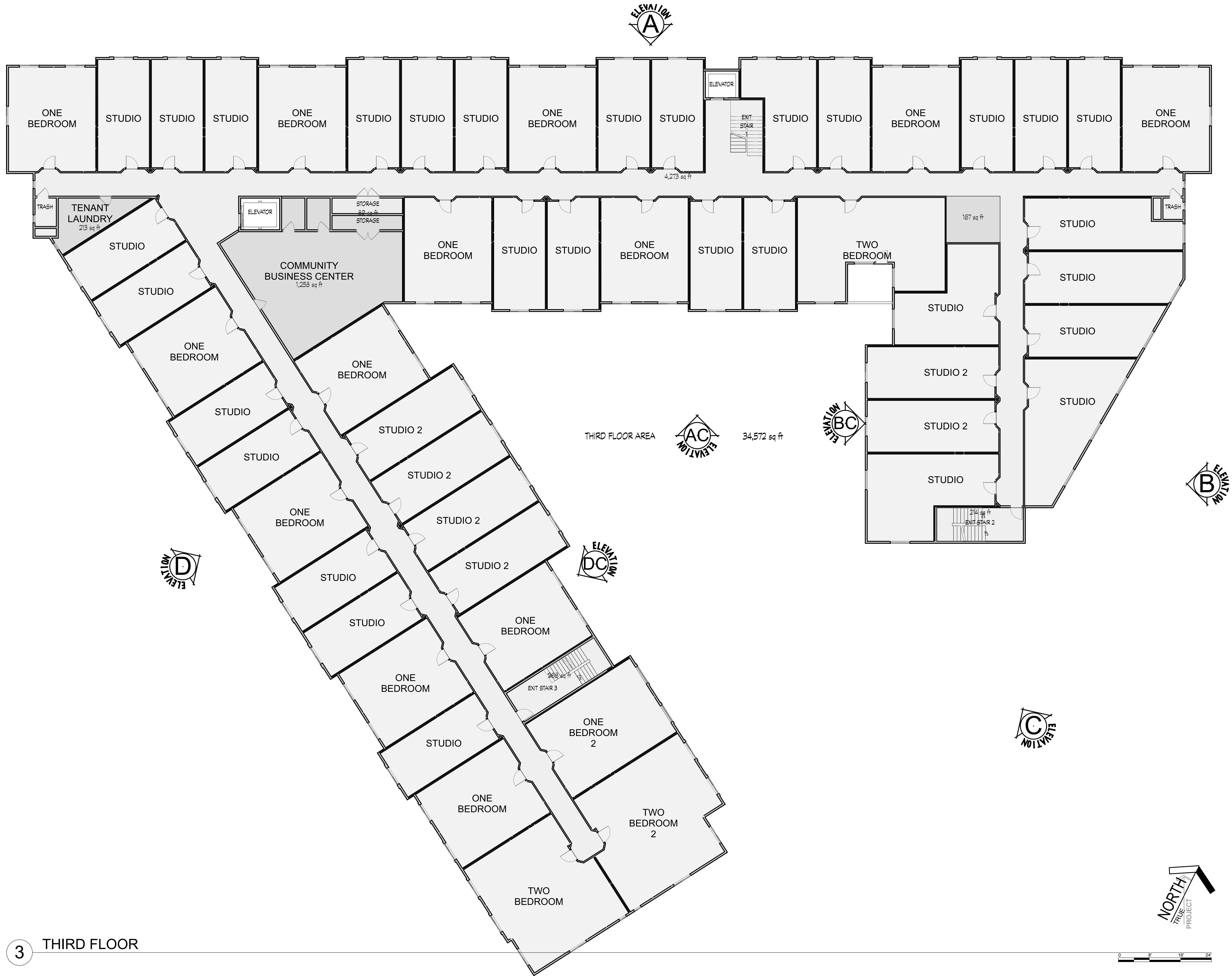
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**BUILDING
SECOND FLOOR
PLAN**

SHEET NUMBER

A-1.02

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3 THIRD FLOOR

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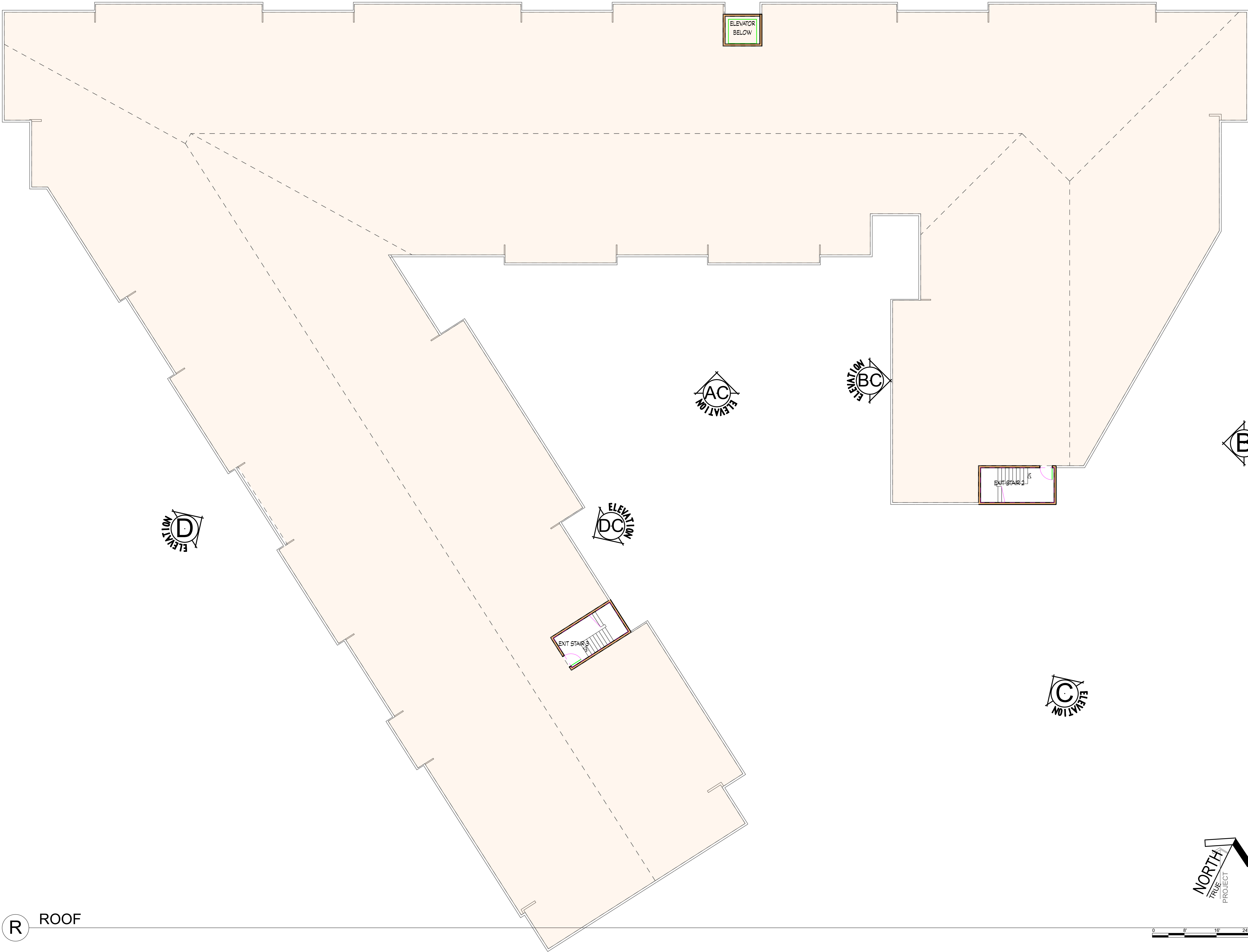
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BUILDING
THIRD FLOOR PLAN

SHEET NUMBER
A-1.03

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R ROOF



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SHEET TITLE	
BUILDING ROOF PLAN	
SHEET NUMBER	
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ENTRY PERSPECTIVE



ENTRY AERIAL PERSPECTIVE

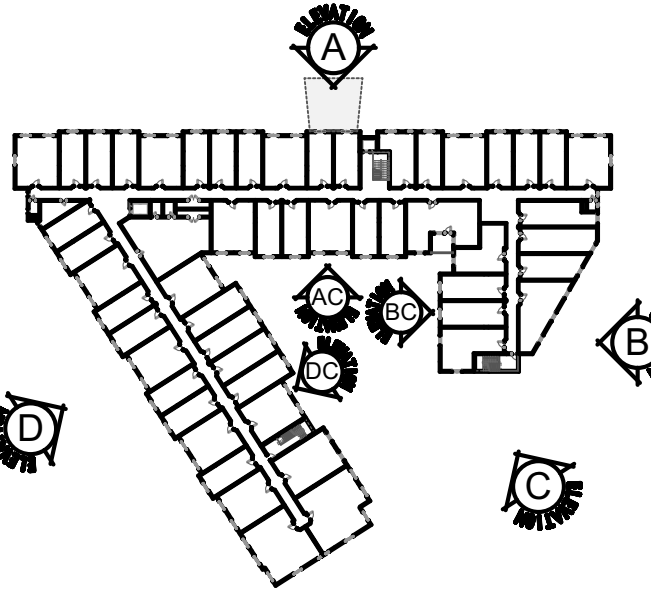


SOUTH COURTYARD AERIAL PERSPECTIVE



SOUTH COURTYARD PERSPECTIVE

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KEY PLAN

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**EXTERIOR
ELEVATIONS**

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B EAST - LEFT ELEVATION

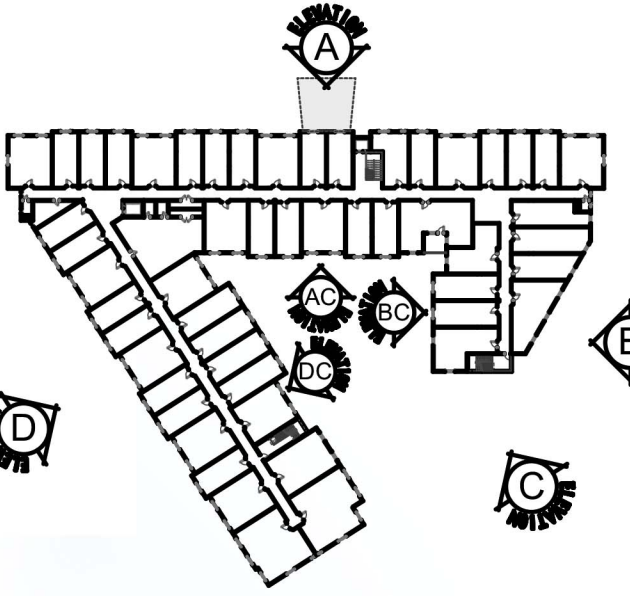


A NORTH - FRONT ELEVATION - YORK DRIVE



D SOUTHWEST - RIGHT ELEVATION

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**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-2.02

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DC SOUTHWEST - COURTYARD ELEVATION



BC EAST - COURTYARD ELEVATION

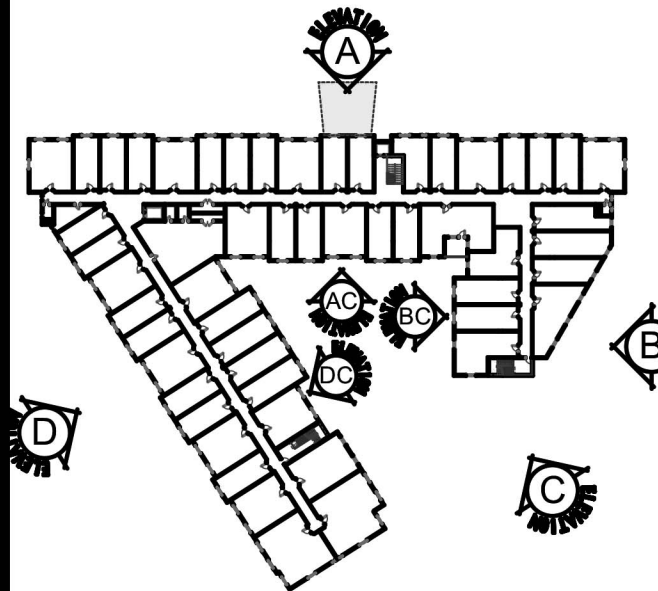


AC NORTH - COURTYARD ELEVATION



C SOUTHEAST - REAR ELEVATION

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KEY PLAN

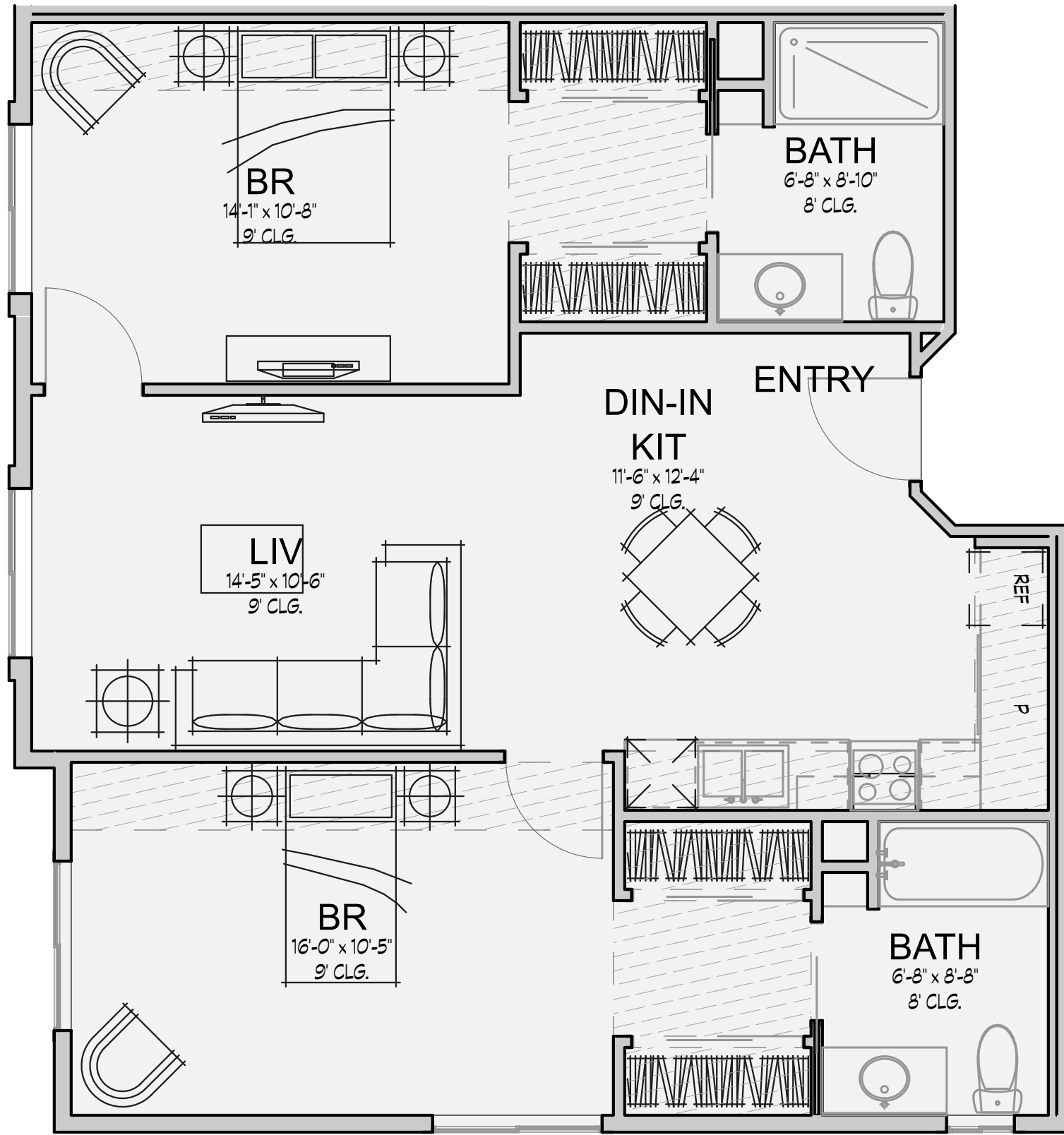
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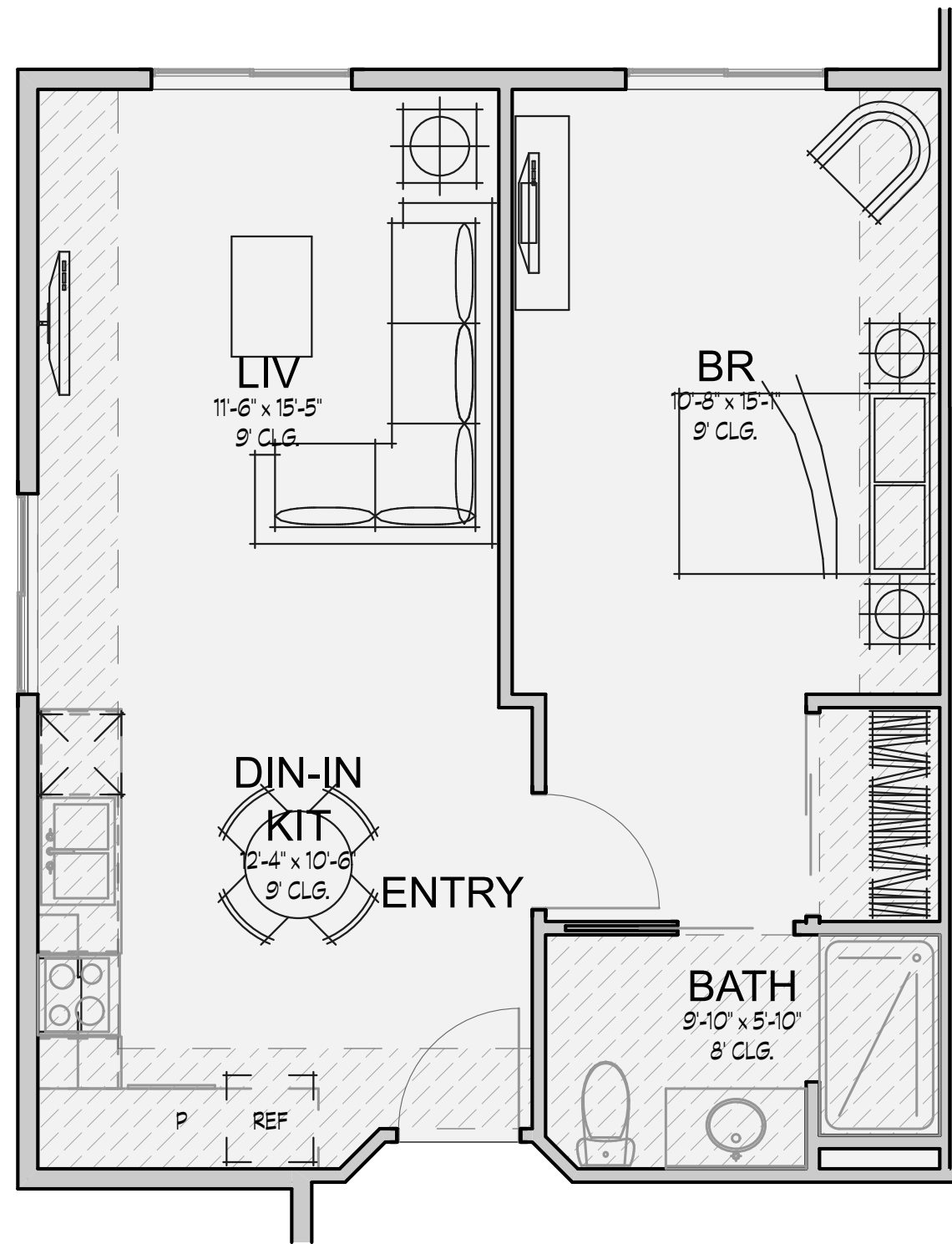
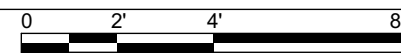
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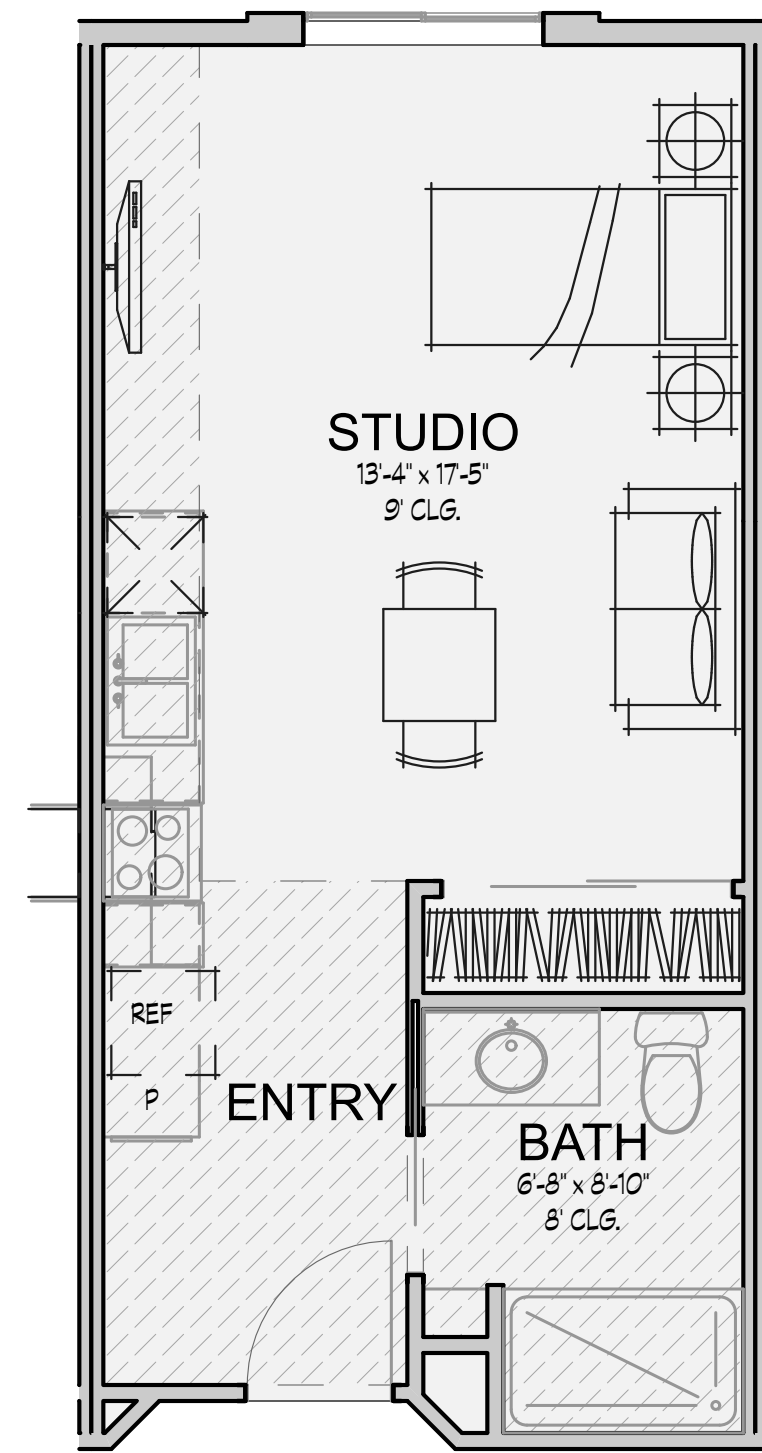
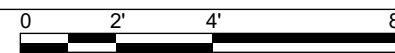
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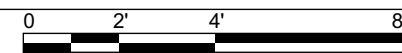
2 TWO BEDROOM PLAN



1 ONE BEDROOM PLAN



S STUDIO PLAN



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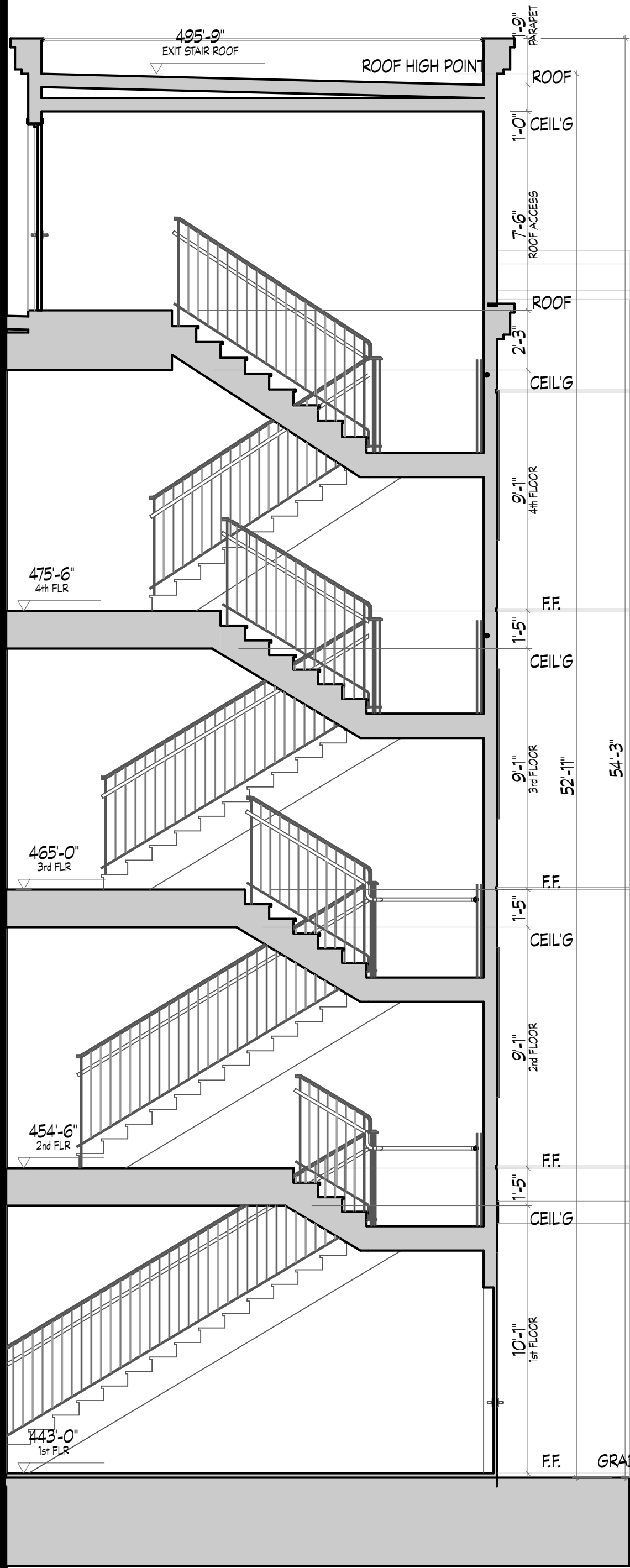
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UNITS
UNIT PLANS

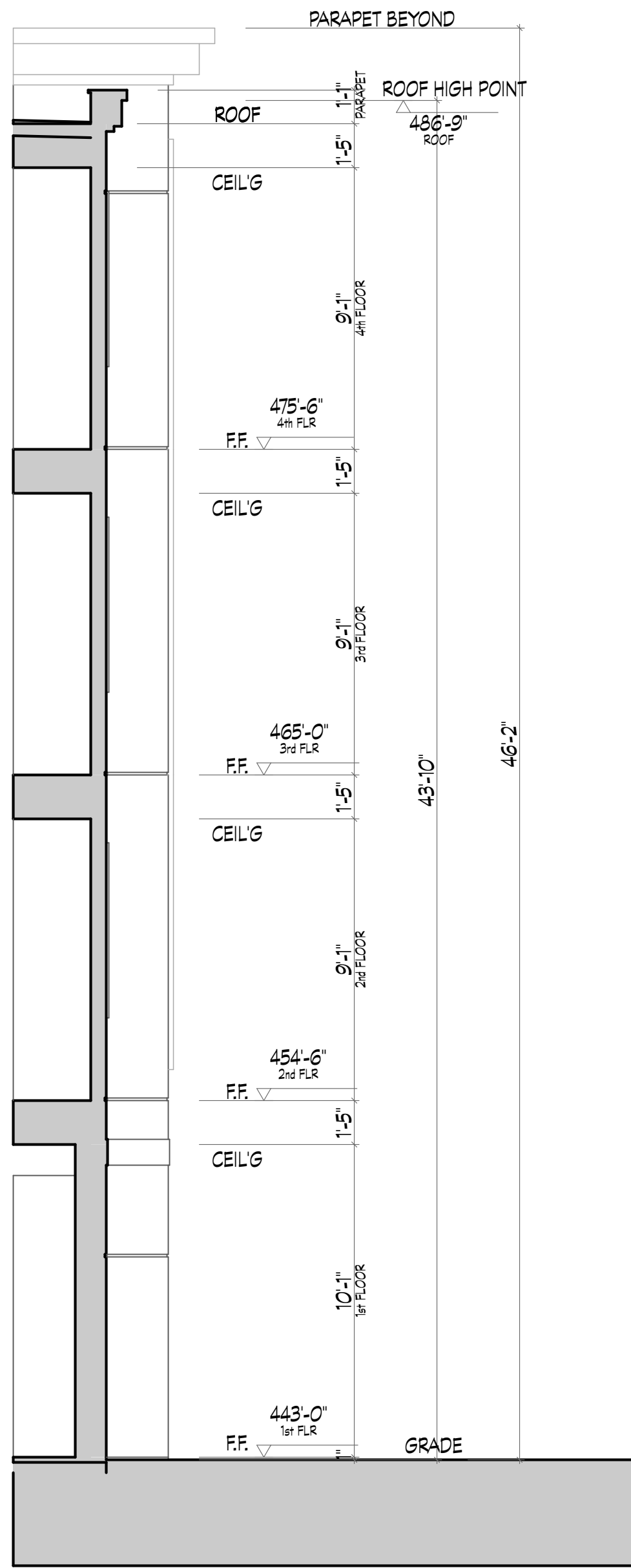
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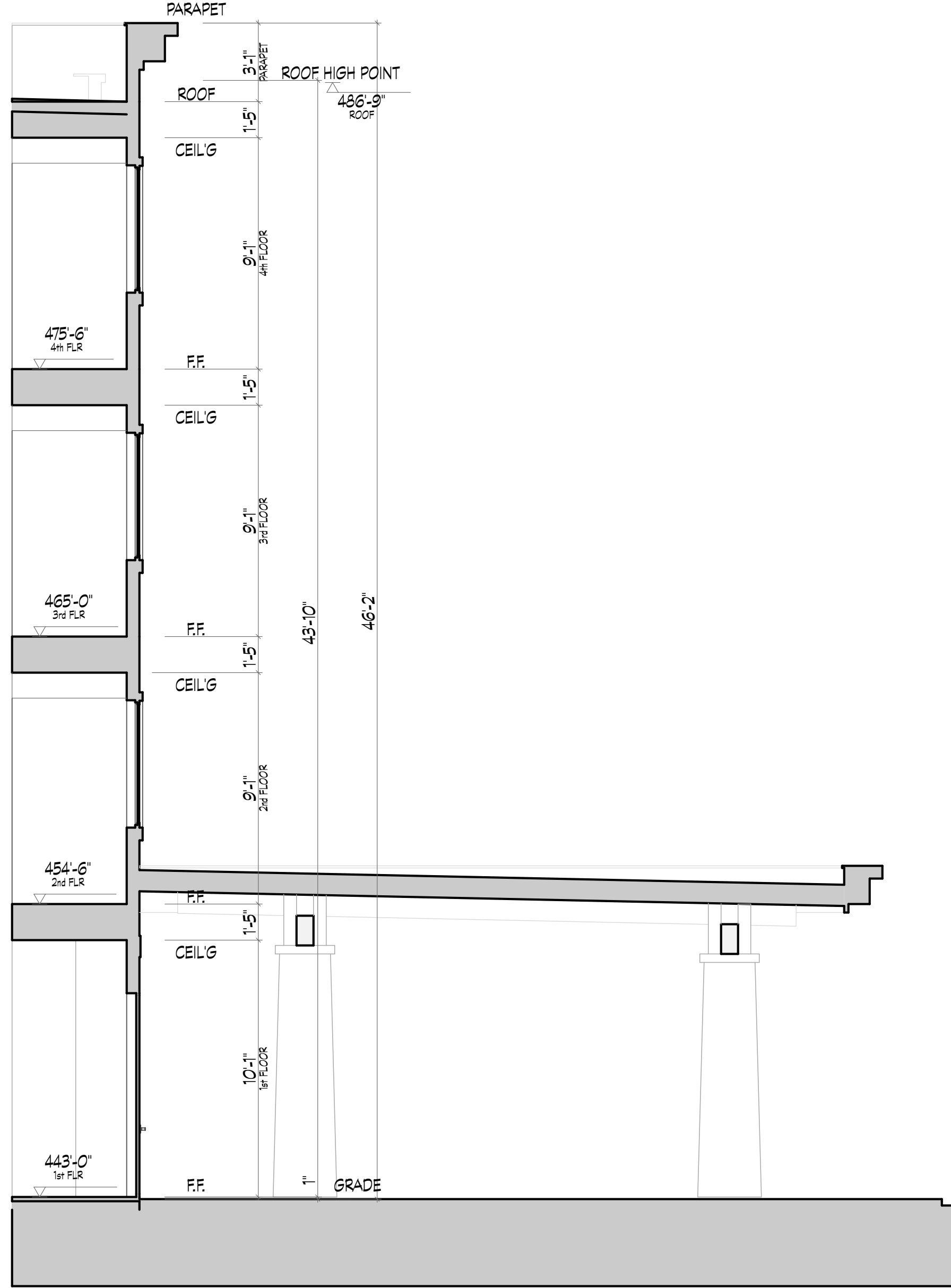
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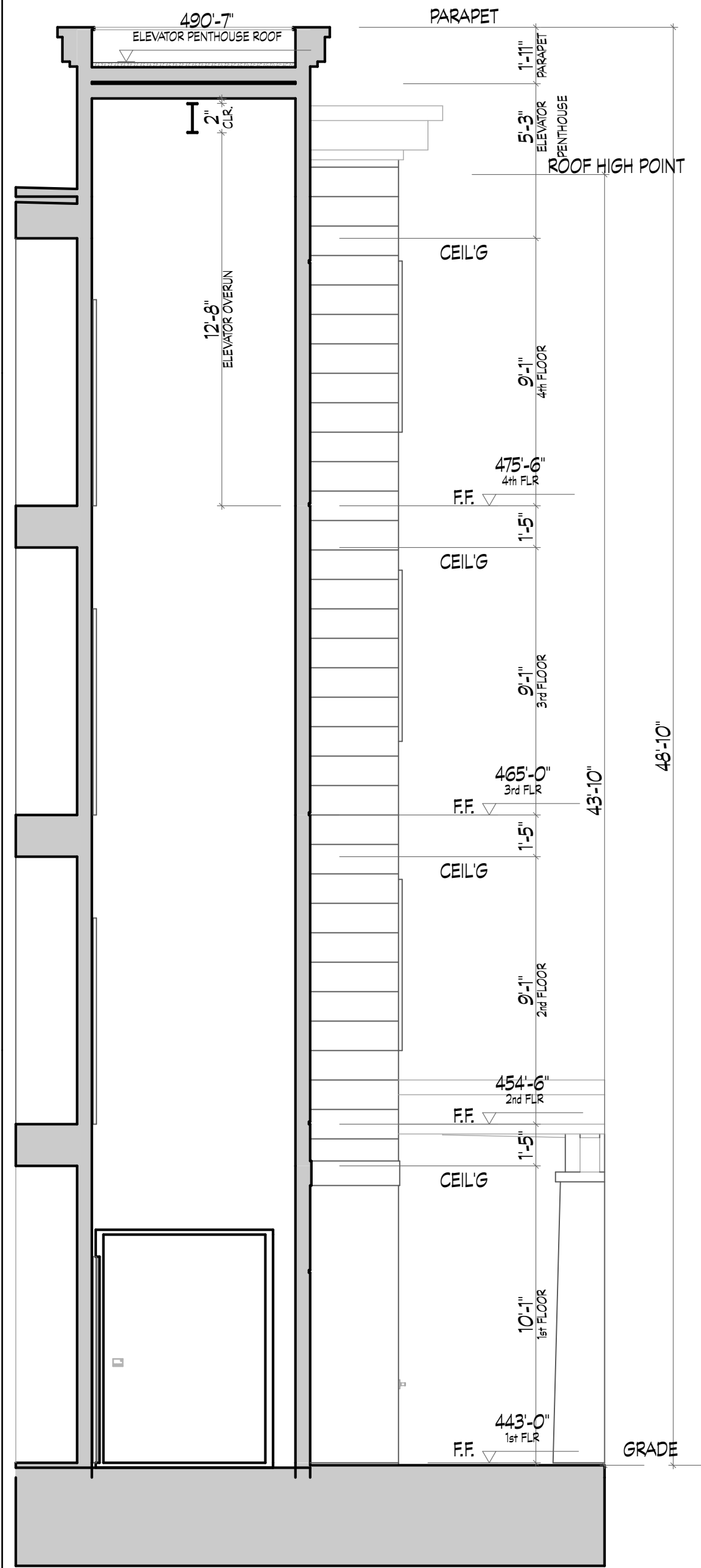
15 SECT - ROOF ACCESS STAIR



14 SECTION - LOW PARAPET



13 SECTION - HIGH PARAPET



11 SECTION - ELEVATOR

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NO.	DATE	REVISION
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York Drive Active Senior Living

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San Diego County, California

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PROJECT INFO	
PROJECT NUMBER:	20013
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SHEET TITLE

DETAILS
WALL SECTIONS

SHEET NUMBER
A-4.01