

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: 475 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: 1-2 (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:

EXISTING USE: SKILLED NURSING FACILITY
OCCUPANCY: 1-2 (W/ DELAYED EGRESS)
CONSTRUCTION TYPE: VA
FIRE SPRINKLERED: YES
STORIES: 1
AREA: ±6,500 S.F.
EXISTING BEDS: 28 BEDS

PROPOSED BUILDING 3 SKILLED NURSING DATA:

EXISTING USE: SKILLED NURSING FACILITY
OCCUPANCY: 1-2 (W/ DELAYED EGRESS)
CONSTRUCTION TYPE: VA
FIRE SPRINKLERED: YES
STORIES: 1
AREA: ±11,048 S.F.

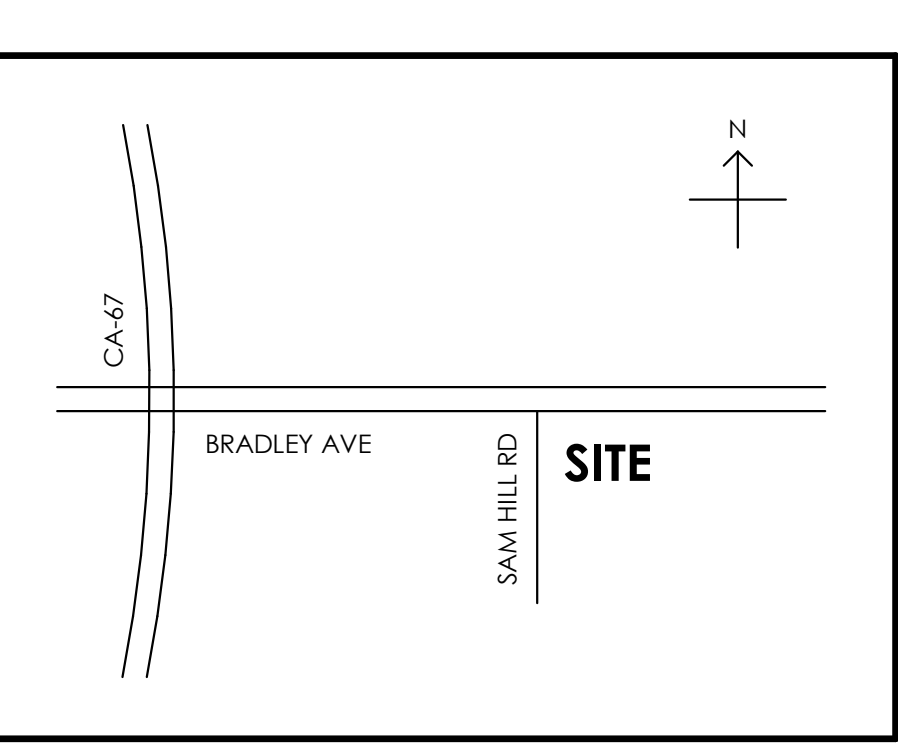
PROPOSED BUILDING 4 ASSISTED LIVING DATA:

EXISTING USE: ASSISTED LIVING FACILITY
OCCUPANCY: R-2.1
CONSTRUCTION TYPE: VA
FIRE SPRINKLERED: YES
STORIES: 2 W/ BASEMENT
AREA: ±25,675 S.F.
ROOM/BED COUNT:
(42) PRIVATE 42 BEDS
(12) SEMI PRIVATE 24 BEDS
TOTAL BEDS 66 BEDS

PARKING TABULATION:

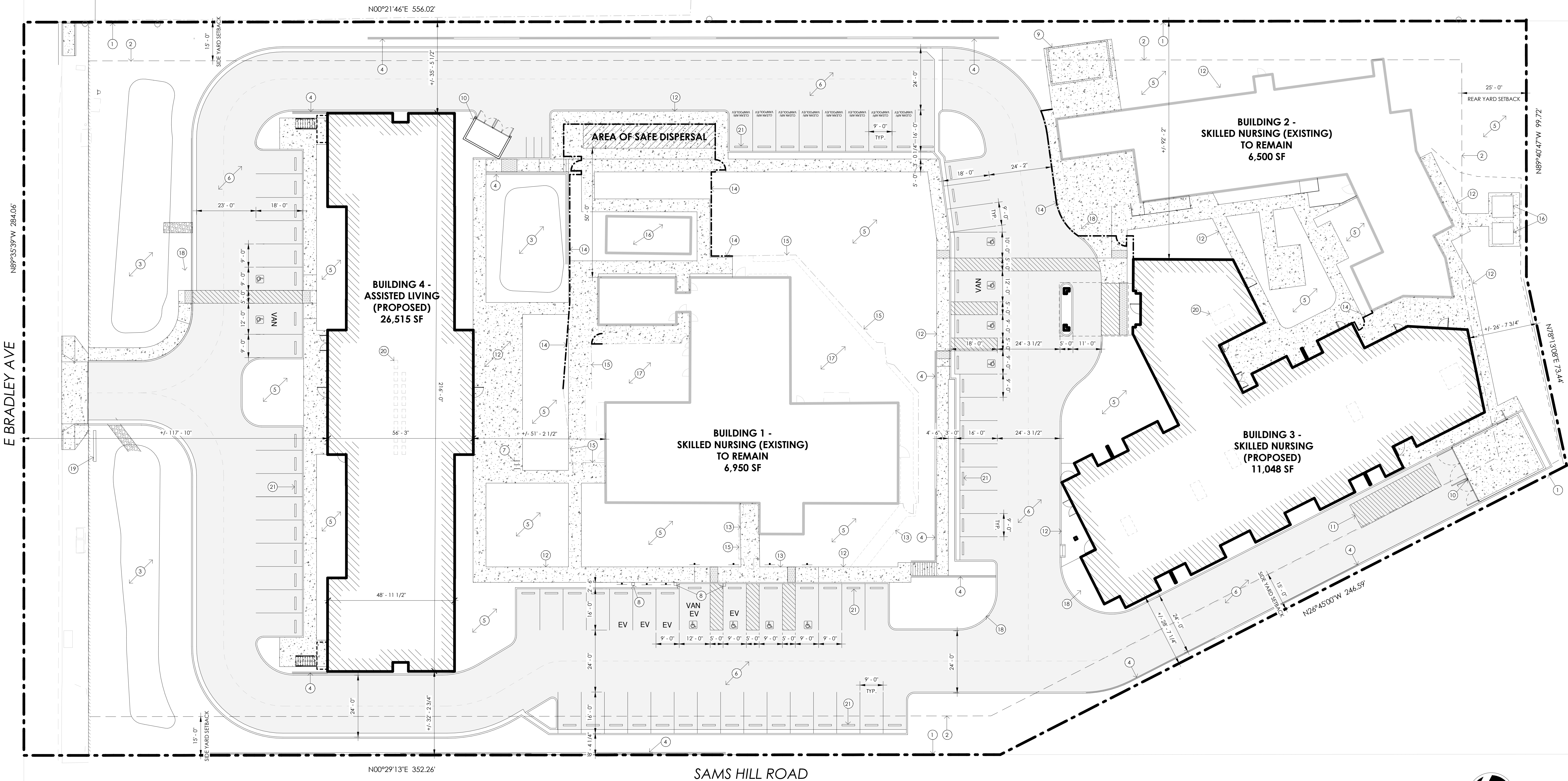
REQUIRED PARKING:
MEDICAL CARE FACILITIES 0.33 PER BED: 153 X 0.33= 50.49
TOTAL PARKING REQUIRED: 51
PARKING PROVIDED:
STANDARD SPACES 49
CLEAN AIR / ELECTRIC VEHICLE SPACE 8
ELECTRIC VEHICLE CHARGING SPACE 3
ACCESSIBLE ELECTRIC VEHICLE CHARGING SPACE 2
ACCESSIBLE PARKING SPACES 8
TOTAL PARKING PROVIDED: 70
TOTAL BICYCLE SPACES PROVIDED: 3

VICINITY MAP:



KEY NOTES:

- PROPERTY LINE
- SETBACK
- BIO-BASIN
- CMU RETAINING WALL (SEE CIVIL FOR HEIGHT)
- LANDSCAPE
- ASPHALT PAVING
- BICYCLE PARKING
- EV CHARGER AND UNDERGROUND CONDUIT
- GENERATOR ENCLOSURE W/ 8'-0" H. SOLID GROUTED CMU W/ PLASTER FINISH TO MATCH BUILDING ADDITION
- COVERED TRASH ENCLOSURE PER COUNTY OF SAN DIEGO STANDARDS
- 10' X 35' LOADING SPACE
- CONCRETE WALKWAY
- EXISTING CONCRETE WALKWAY
- 7'-0" H. CHAIN LINK FENCE
- EXISTING 7'-0" H. CHAIN LINK FENCE
- EXISTING STORAGE SHEDS
- EXISTING CONCRETE PATIO
- FIRE APPURTENANCES
- PROPOSED MONUMENT SIGN
- ROOFTOP HVAC UNIT
- WHEEL STOP, TYP.



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

BRADLEY TERRACES



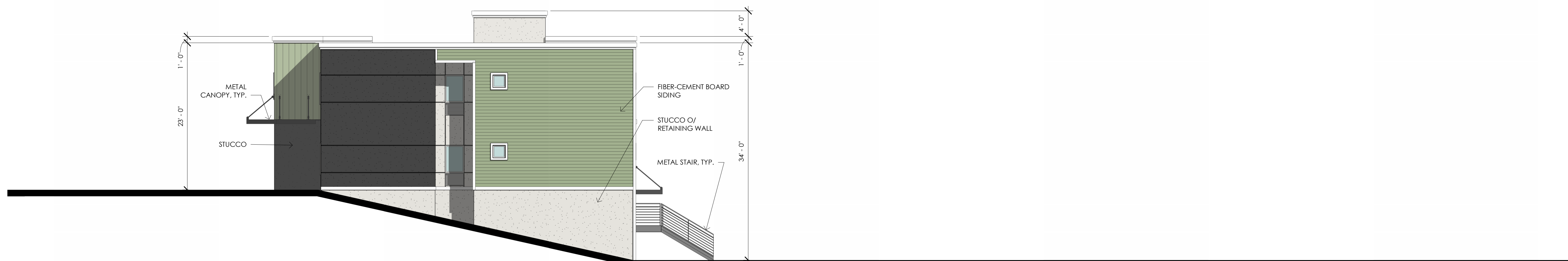
ARCHITECTURAL PLOT PLAN

ARCHITECTURE + INTERIORS + PLANNING
321 NORTH RAMPART STREET, SUITE 101
ORANGE, CA 92668 . P: 714.937.1985
PROJECT#: 20090 . 08/10/23





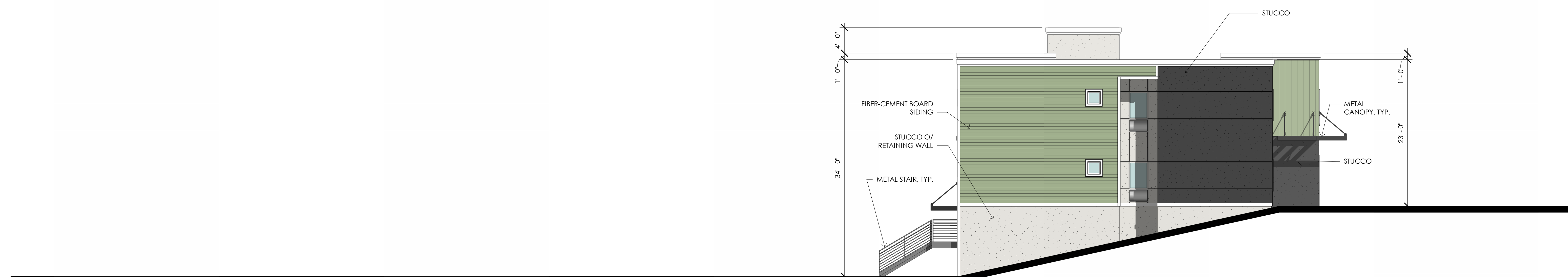
BUILDING 4 - ASSISTED LIVING (PROPOSED) - NORTH ELEVATION



BUILDING 4 - ASSISTED LIVING (PROPOSED) - EAST ELEVATION



BUILDING 4 - ASSISTED LIVING (PROPOSED) - SOUTH ELEVATION



BUILDING 4 - ASSISTED LIVING (PROPOSED) - WEST ELEVATION

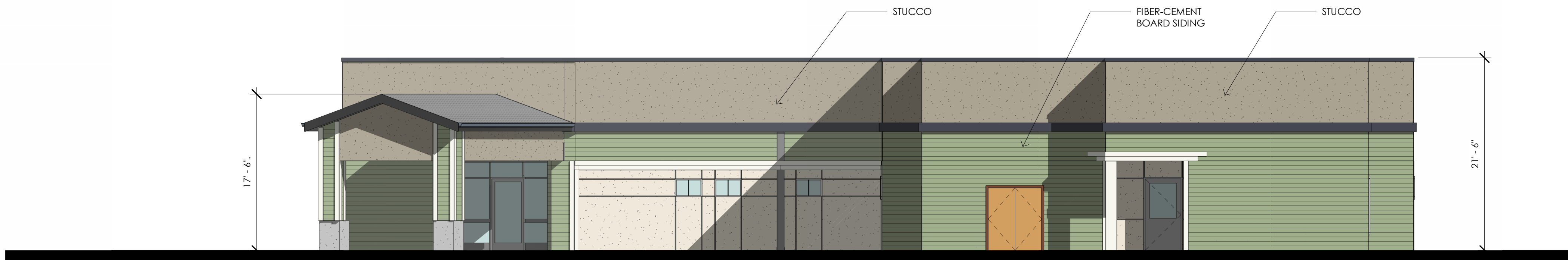
SKILLED NURSING FACILITY (PROPOSED) + ASSISTED LIVING (PROPOSED)

BRADLEY TERRACES

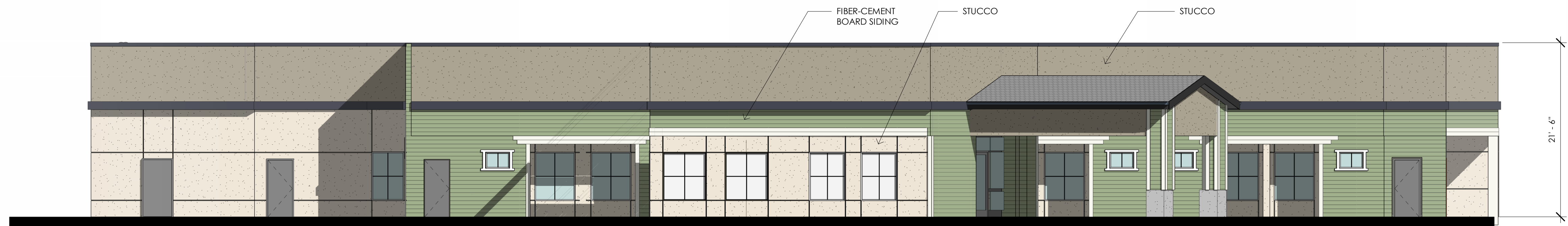
BUILDING 4 - ASSISTED LIVING (PROPOSED) - ELEVATIONS

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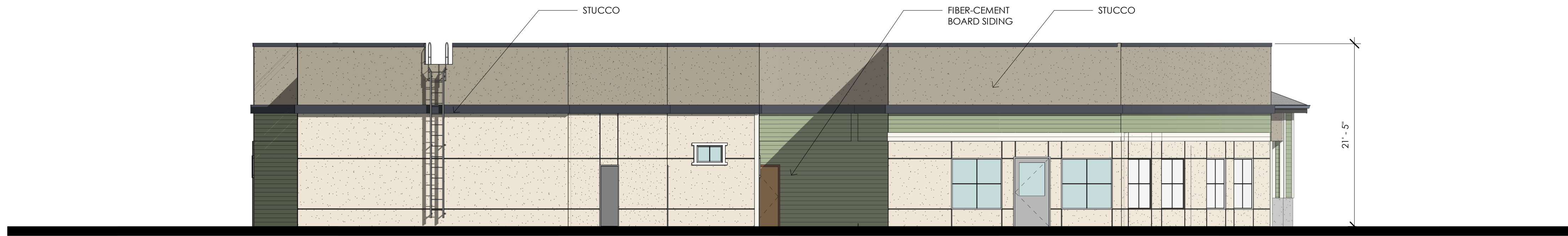




BUILDING 3 - SKILLED NURSING FACILITY - NORTH ELEVATION



BUILDING 3 - SKILLED NURSING FACILITY - EAST ELEVATION



BUILDING 3 - SKILLED NURSING FACILITY - SOUTH ELEVATION



BUILDING 3 - SKILLED NURSING FACILITY - WEST ELEVATION

SKILLED NURSING FACILITY ADDITION & REMODEL

BRADLEY TERRACES

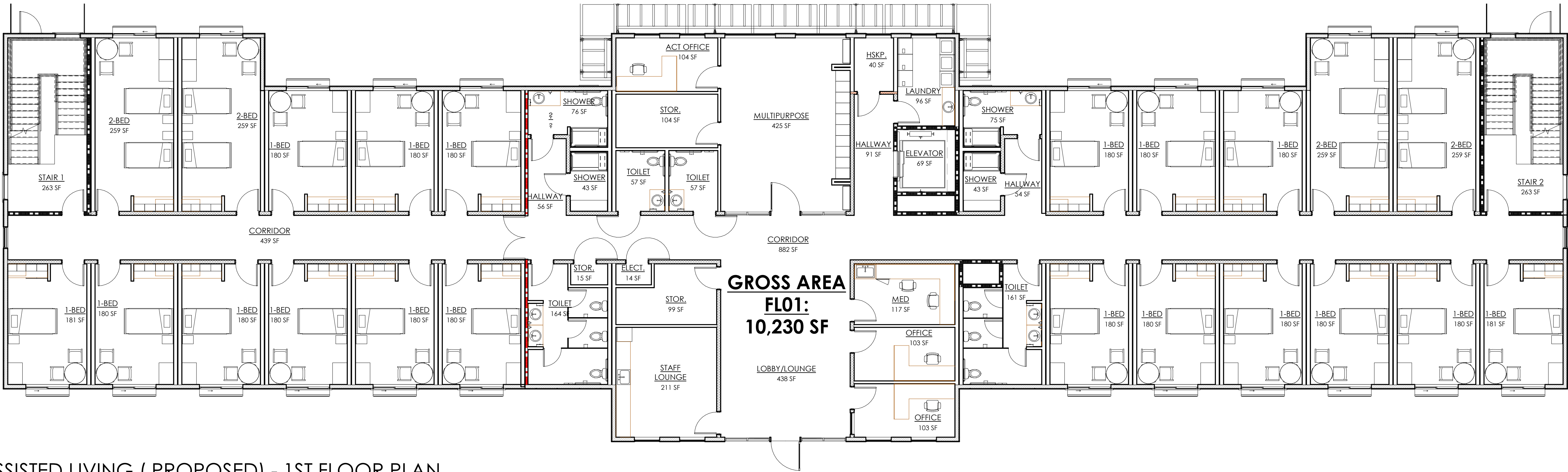
BUILDING 3 - SKILLED NURSING FACILITY - ELEVATIONS

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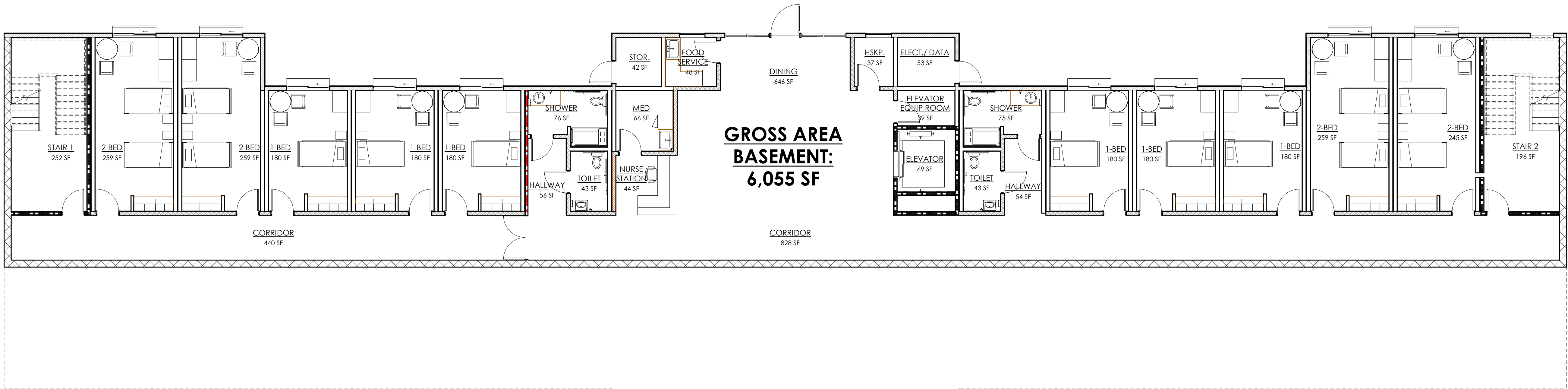




BUILDING 4 - ASSISTED LIVING (PROPOSED) - 2ND FLOOR PLAN



BUILDING 4 - ASSISTED LIVING (PROPOSED) - 1ST FLOOR PLAN



BUILDING 4 - ASSISTED LIVING (PROPOSED) - BASEMENT FLOOR PLAN

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

BRADLEY TERRACES

BUILDING 4 - ASSISTED LIVING (PROPOSED) - FLOOR PLAN



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SKILLED NURSING FACILITY EXPANSION + ADULT RESIDENTIAL FACILITY

BRADLEY TERRACES

BUILDING 3 - SKILLED NURSING FACILITY (PROPOSED)- FLOOR PLAN

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BRADLEY TERRACES ASSISTED LIVING FACILITY

ARCO CONSTRUCTION

PERSPECTIVE VIEWS - SOUTH WEST

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BRADLEY TERRACES ASSISTED LIVING FACILITY

ARCO CONSTRUCTION

PERSPECTIVE VIEWS - SOUTH

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BRADLEY TERRACES ASSISTED LIVING FACILITY

ARCO CONSTRUCTION

PERSPECTIVE VIEWS - SOUTH EAST

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BRADLEY TERRACES ASSISTED LIVING FACILITY

ARCO CONSTRUCTION

PERSPECTIVE VIEWS - SITE AXON

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