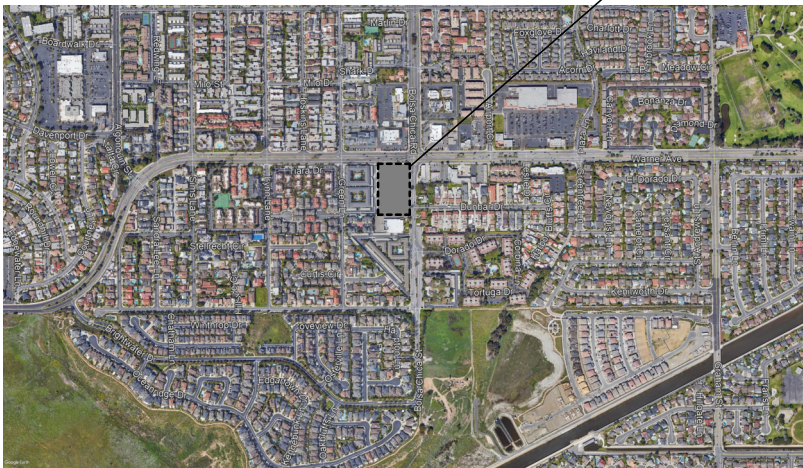




HUNTINGTON BEACH SENIOR LIVING

4952 WARNER AVENUE, HUNTINGTON BEACH, CA 92649

DEVELOPMENT PLAN RESUBMITTAL

PROJECT DESCRIPTION:		ZONING CONFORMANCE MATRIX:				PROJECT DIRECTORY:
THE PROJECT IS FOUR STORY, 244,295 SQ. FT, 178-UNIT RESIDENTIAL CARE FACILITY WITH: - 28 LICENSED MEMORY CARE UNITS ON 2ND FLOOR. - 73 LICENSED ASSISTED LIVING UNITS ON 1ST, 2ND AND 3RD FLOORS. - 77 INDEPENDENT LIVING UNITS ON 3RD AND 4TH FLOORS. OVERALL BUILDING HEIGHT OF 52 FT WITH ONE LEVEL OF SUBTERRANEAN PARKING GARAGE WITH 160 PARKING SPACES. INDOOR AMENITIES INCLUDE DINING AREAS, MULTI PURPOSE ROOM, FITNESS, WELLNESS, STUDIO AND OTHER AMENITIES. OUTDOOR AMENITIES INLCUDE TWO OPEN COURTYARDS, POOL, PET RELIEF AREA AND GARDENS. - THE APPLICANT WILL APPLY FOR ABC LICENSE 47. THE PROJECT IS CONSISTENT WITH BOLSA CHICA SENIOR LIVING COMMUNITY SPECIFIC PLAN AND REQUIRES THE FOLLOWING DISCRETIONARY APPROVALS: • CONDITIONAL USE PERMIT TO ALLOW FOR CONVALESCENT FACILITY USE • GENERAL PLAN AMENDMENT (TO PERMIT GREATER THAN 2 STORIES & ALLOW MORE THAN 1.5 FAR)		SUBJECT	CODE SECTION	REQUIRED	PROPOSED	OWNER/ DEVELOPER: HINES 4000 McARTHUR BLVD., SUITE 280, NEWPORT BEACH, CA 92660 949 313 2200 CONTACT: TOM LAWLESS OWNER/ OPERATOR/ DEVELOPER: CLEARWATER LIVING 5000 BIRCH STREET, EAST TOWER, SUITE 400 NEWPORT BEACH, CA 92660 949 333 8585 CONTACT: TONY FERRERO ARCHITECT: WATG 601 WEST 5TH STREET, STE 800, LOS ANGELES, CA 90071 310 282 0626 CONTACT: DAUN ST. AMAND LANDSCAPE ARCHITECT: RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DRIVE #200, IRVINE, CA 92618 949 387 0730 CONTACT: TRAVIS EBBERT CIVIL ENGINEER: KHR ASSOCIATES 17530 VON KARMAN AVE. #200, IRVINE, CA 92614 949 756 6440 CONTACT: JAMES KAWAMURA
		LOT COVERAGE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	60% MAXIMUM	53%	
		MIN. SETBACKS STREET (AT WARNER AVE.) STREET (AT BOLSA CHICA RD.) ADJACENT PROPERTY SUBTERRANEAN PARKING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	10'-0" 10'-0" 10'-0" 0'-0"	10'-0" 10'-0" 10'-0" 0'-0"	
		MAX. HEIGHT OF STRUCTURE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	52'-0" (EXCEPTIONS PER HBMC 230.72 INCLUDING ROOF STAIRS)	52'-0"	
		MAX. FLOOR AREA RATIO (FAR)	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	2.1	1.99 FAR 244,295 SF / 122,405 SF = 1.99 (SEE SHT. G-002 AREA PLANS)	
DEVELOPMENT SUMMARY:		PARKING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	MEMORY CARE: 0.65 PER UNIT 28 UNITS x 0.65 = 19 SPACES ASSISTED LIVING: 0.65 PER UNIT 73 UNITS x 0.65 = 48 SPACES INDEPENDENT LIVING: 1.20 PER UNIT 77 UNITS x 1.20 = 93 SPACES TOTAL = 160 SPACES	160 SPACES (SEE SHEET G-001 PARKING SUMMARY FOR ADDITIONAL INFORMATION)	LANDSCAPE ARCHITECT: RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DRIVE #200, IRVINE, CA 92618 949 387 0730 CONTACT: TRAVIS EBBERT CIVIL ENGINEER: KHR ASSOCIATES 17530 VON KARMAN AVE. #200, IRVINE, CA 92614 949 756 6440 CONTACT: JAMES KAWAMURA
ASSESSOR PARCEL NUMBERS	163-281-01 & 163-281-02					
LEGAL DESCRIPTION	SEE SHEET A-001 SITE PLAN					
APPLICANT	HINES 4000 McARTHUR BLVD., SUITE 280, NEWPORT BEACH, CA 92660 CONTACT: TOM LAWLESS					
TYPE OF CONSTRUCTION	TYPE 1-A CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.					
OCCUPANCY CLASSIFICATION	R2.1	LOADING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	2 SPACES	2	VICINITY MAP: SITE  TRUE NORTH 
ZONING DESIGNATION:	BOLSA CHICA COMMUNITY SENIOR LIVING SPECIFIC PLAN (BCCSL)	COMMON OPEN SPACE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	5,000 SF MIN. (EXCLUDES REQ'D. SETBACKS)	34,648 SF	
PROPOSED USE:	CONVALESCENT FACILITY	MIN. LOT AREA	HBMC 211.06	10,000 SF	135,099 SF (GROSS) 122,405 SF (NET)	
SITE AREA:	GROSS: 3.10 ACRES OR 135,099 SF NET: 2.81 ACRES OR 122,405 SF	MIN. LOT WIDTH	HBMC 211.06	100'-0"	270'-0"	
FLOOR AREA RATIO:	1.99 FAR	MIN. SITE LANDSCAPING	HBMC 232.08	8%	14% 17,300 SF / 122,405 SF = 0.14	
		APPLICABLE CODES: - 2022 CALIFORNIA BUILDING CODE - 2022 CALIFORNIA FIRE CODE - 2022 CALIFORNIA MECHANICAL CODE - 2022 CALIFORNIA ELECTRICAL CODE - 2022 CALIFORNIA PLUMBING CODE - 2022 CALIFORNIA ENERGY CODE - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - HUNTINGTON BEACH MUNICIPAL CODE (HBMC) - 2010 STANDARDS FOR ACCESSIBLE DESIGN. TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA) - 2019 ASME A17.3 SAFETY CODES FOR ELEVATORS AND ESCALATORS - 2013 NFPA 13, INSTALLATION OF SPRINKLER SYSTEM - 2008 NFPA 70, NATIONAL ELECTRICAL CODE - 2013 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE - 2013 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES				

SHEET INDEX	
NO.	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	PROJECT INFORMATION
G-002	AREA SHEET
G-003	EXISTING SITE PHOTOS
G-003A	EXISTING SITE PHOTOS
G-004	3D RENDERINGS
G-005	3D RENDERINGS
G-006	3D RENDERINGS
CIVIL	
C-1	CONCEPTUAL ON-SITE DEMOLITION PLAN
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3	CONCEPTUAL WET UTILITY PLAN
ARCHITECTURAL	
A-001	SITE PLAN
A-1B1	LEVEL B1 FLOORPLAN
A-101	LEVEL 01 FLOORPLAN
A-102	LEVEL 02 FLOORPLAN
A-103	LEVEL 03 FLOORPLAN
A-104	LEVEL 04 FLOORPLAN
A-105	ROOF LEVEL FLOORPLAN
A-201	OVERALL ELEVATIONS
A-202	OVERALL ELEVATIONS
A-203	MATERIAL PALLETTE
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-303	BUILDING SECTIONS
LANDSCAPE	
L1.1	PRELIMINARY LANDSCAPE PLAN
L5.1	EXISTING TREE INVENTORY
LIGHTING	
E-200	ELECTRICAL SITE LIGHTING PLAN

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HUNTINGTON BEACH SENIOR LIVING

project title

COVER SHEET

sheet title

project no. 232022

sheet no.

G-000

ROOM NAME
150 SF

ROOM TAG
W/ AREA

0

STRUCTURAL GRID - EXISTING

0

STRUCTURAL GRID - NEW

XX

PARTITION TYPE TAG

XX-XX

CEILING TAG

XX-XX
88' - 10"

CEILING TAG W/ HEIGHT

FL-01

FLOOR TAG

D001

DOOR TAG

DOOR #
#

SIZE
X

LIFE SAFETY DOOR TAG

XX-XX

FURNITURE/FIXTURE/
CASEWORK TAG

XX

GLAZING TAG

XX

WINDOW TAG

1

REVISION DELTA

NOTE

NOTE WITH LEADER

?

KEY NOTE

?

FINISH/MATERIAL TAG

L2

LIGHTING TAG

PL-01

PLUMBING TAG

XX-XXX

SPECIALTY EQUIPMENT TAG

0' - 0"

SPOT ELEVATION - ELEVATION VIEWS

0' - 0"

SPOT ELEVATION - PLAN VIEWS

TRUE NORTH

NORTH ARROW

ZZ_01
0' - 0"

LEVEL/DATUM ELEVATION MARK

1
A101

SECTION MARK

1
A101

1
A101

BUILDING SECTION MARK

1
A101

DETAIL SECTION MARK

1
A101

DETAIL CALLOUT MARK

1
A101

INTERIOR ELEVATION MARK

1
A101

EXTERIOR ELEVATION MARK

UNIT MATRIX - TYPES/LEVELS

UNIT MATRIX	
UNIT TYPE	COUNT
LEVEL 01	
AL-1B	2
AL-2B	8
AL-2B+	1
LEVEL 01: 11	
LEVEL 02	
AL-1B	20
AL-2B	2
AL-2B+	3
AL-ST	6
MC-DBL	1
MC-SG	27
LEVEL 02: 59	
LEVEL 03	
AL-1B	20
AL-2B	2
AL-2B+	3
AL-ST	6
IL-1B	13
IL-2B	6
IL-2B+	1
IL-ST	6
LEVEL 03: 57	
LEVEL 04	
IL-1B	33
IL-2B	14
IL-2B+	4
LEVEL 04: 51	
TOTAL UNITS: 178	

UNIT MATRIX - TYPES

UNIT TYPE	COUNT
AL-1B	42
AL-2B	12
AL-2B+	7
AL-ST	12
IL-1B	46
IL-2B	20
IL-2B+	5
IL-ST	6
MC-DBL	1
MC-SG	27
TOTAL UNITS	178

PARKING SUMMARY

PARKING REQUIREMENTS

PER BOLSA CHICA SENIOR LIVING COMMUNITY SPECIFIC PLAN SECTION 3.2, TABLE 3.1, UNLESS NOTED OTHERWISE

CONVALESCENT FACILITIES

SKILLED NURSING FACILITIES: 0.65 PER UNIT
ASSISTED LIVING FACILITIES: 0.65 PER UNIT
INDEPENDENT LIVING FACILITIES: 1.2 PER UNIT

MEMORY CARE: 28 UNITS x 0.65 = 19 SPACES

ASSISTED LIVING: 73 UNITS x 0.65 = 48 SPACES

INDEPENDENT LIVING: 77 UNITS x 1.20 = 93 SPACES

TOTAL 160 SPACES REQUIRED

PARKING PROVIDED:

BASEMENT PARKING = 160 SPACES

ACCESSIBLE PARKING

PROVIDED: 4 SPACES (1 ACCESSIBLE VAN & 3 ACCESSIBLE STANDARD STALLS)
REQUIRED: 4 SPACES PER 2022 CALIFORNIA BUILDING CODE (CBC) SECTION 1109A.3 AND 1109A.8.6.
(160 TOTAL SPACES x 0.02 = 4 ACCESSIBLE SPACES ; 1 ACCESSIBLE VAN PER 8 ACCESSIBLE SPACE REQ'D.)

ELECTRIC VEHICLE CHARGING SPACES (EV)

PROVIDED: 77 ELECTRIC VEHICLE SPACES. 19 EV CAPABLE SPACES; 48 EV READY SPACES & 10 EV CHARGER SPACES
REQUIRED: PER 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) 4.106.4.2.2, 40% OF TOTAL PARKING SPACES PROVIDED ARE REQUIRED TO BE EV CHARGING SPACES. (10% EV CAPABLE, 25% EV READY & 5% EV CHARGERS)

REQUIRED:
160 x .10 = 16 EV CAPABLE SPACES
160 x .25 = 40 EV READY SPACES
160 x .05 = 8 EV CHARGER SPACES
(INCLUDES 1 STANDARD & 1 VAN ACCESSIBLE PER 2022 CBC 11B-228.3)

LOADING AREA

2 SPACES PROVIDED (NOT INCLUDED IN TOTAL PARKING)

SEE SHEET A-1B1 FOR PARKING LOCATIONS AND DIMENSIONAL REQUIREMENTS

GENERAL NOTES:

- CONTACT INFORMATION WILL BE POSTED IN THE BASEMENT PARKING GARAGE FOR EMERGENCY/ SECURITY.
- SURVEILLANCE CAMERAS WILL BE PROVIDED THROUGHOUT THE PARKING GARAGE AND ALL ACCESS POINTS. CAMERAS WILL ALSO COVER ALL AREAS IN AND SURROUNDING THE IMMEDIATE PROPERTY. SIGNAGE INFORMING THAT RECORDING IS IN PROGRESS WILL BE POSTED.
- EMERGENCY RESPONDER RADIO COVERAGE SYSTEM WILL BE PROVIDED IN THE PROJECT INCLUDING PARKING BASEMENT.
- DUAL KNOX BOX FOR POLICE & FIRE DEPT. ACCESS TO PROPERTY WILL BE PROVIDED.

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HUNTINGTON
BEACH SENIOR
LIVING

project title

PROJECT INFORMATION

sheet title

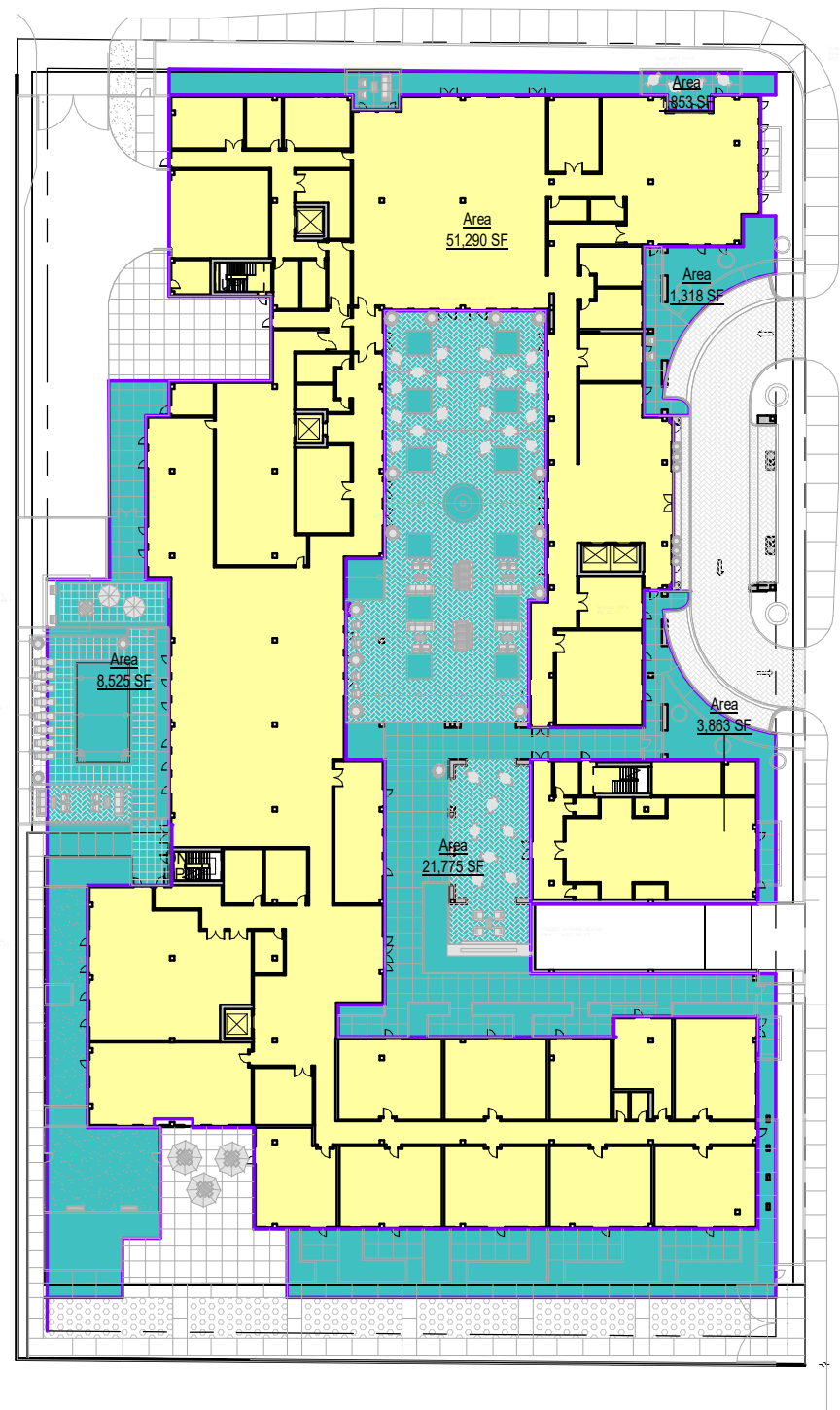
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G-001

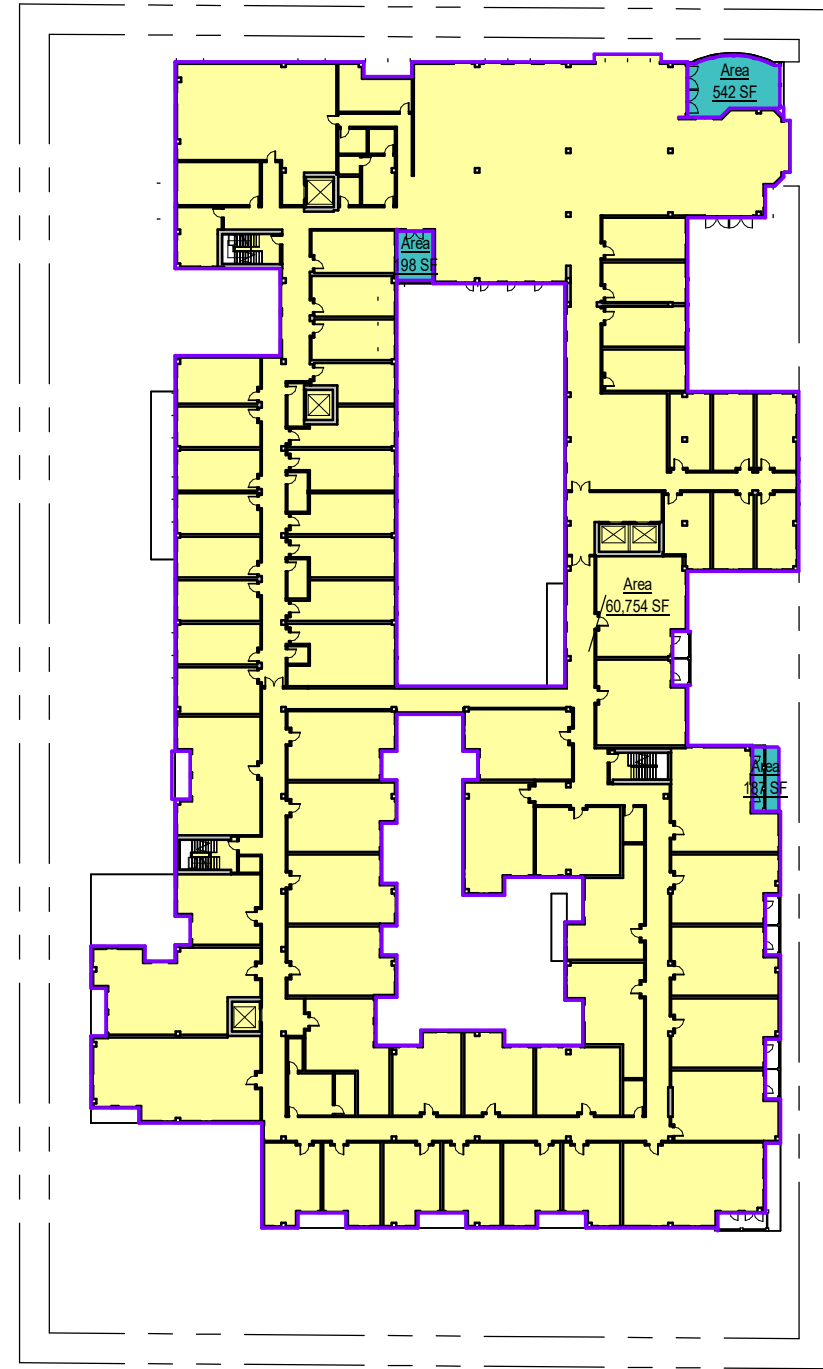
sheet no.



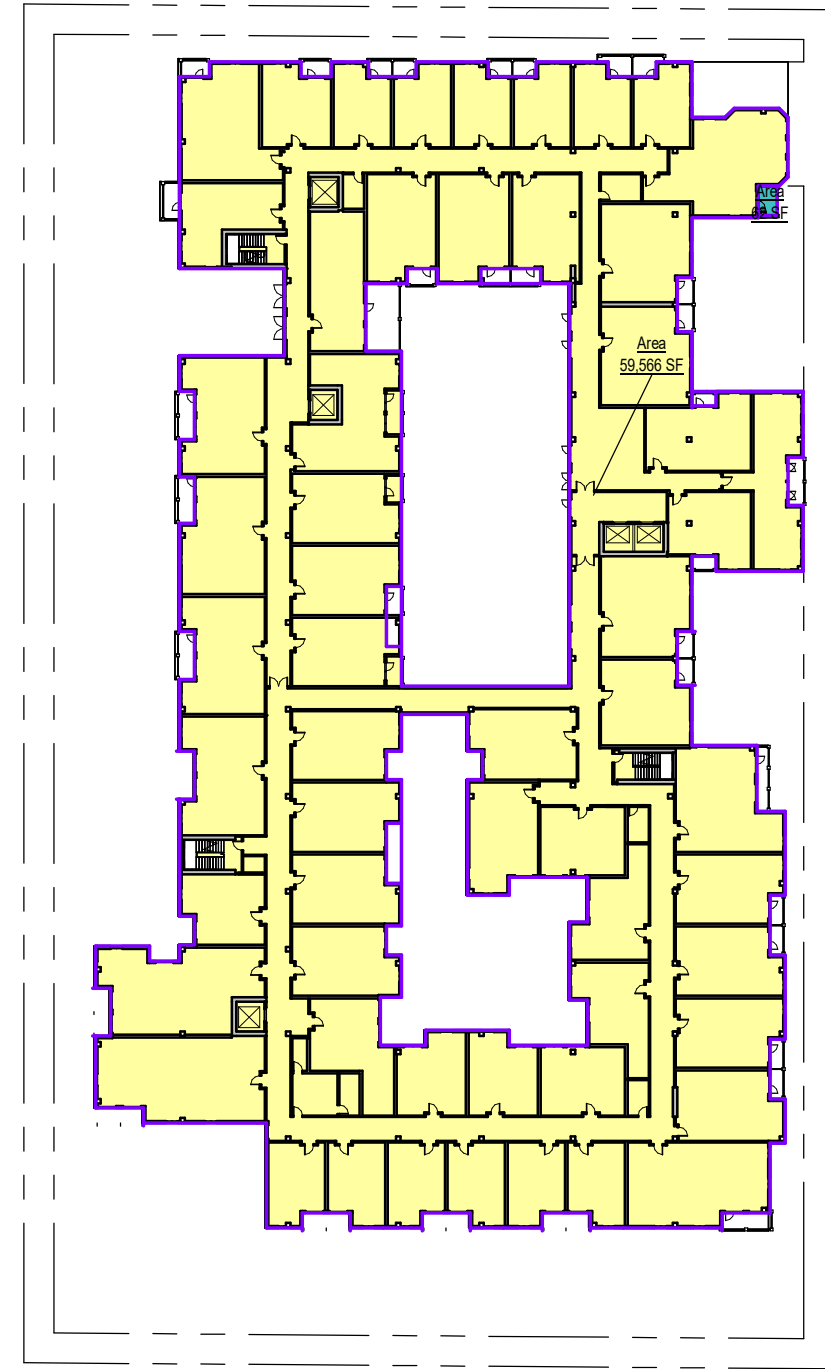
1 LEVEL B1 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



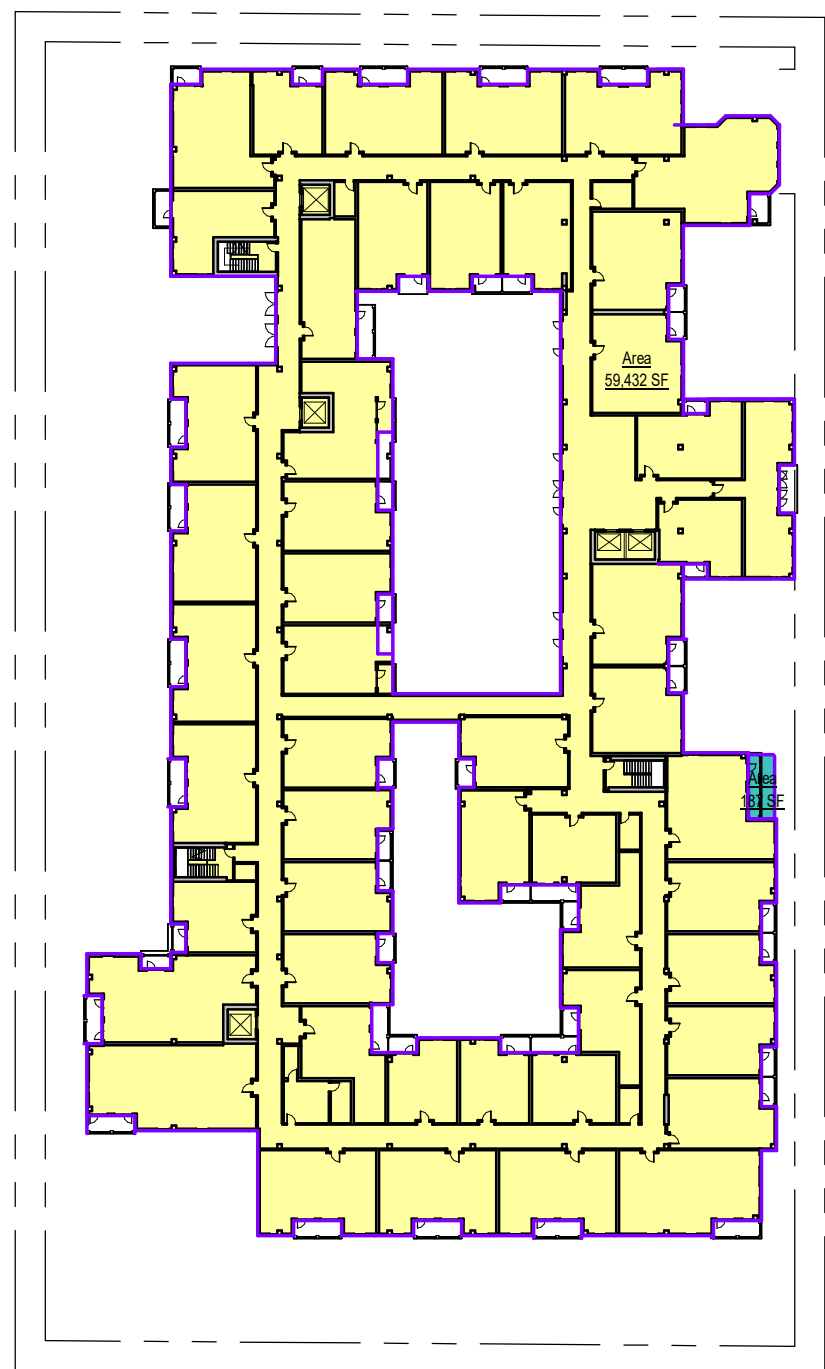
2 LEVEL 01 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



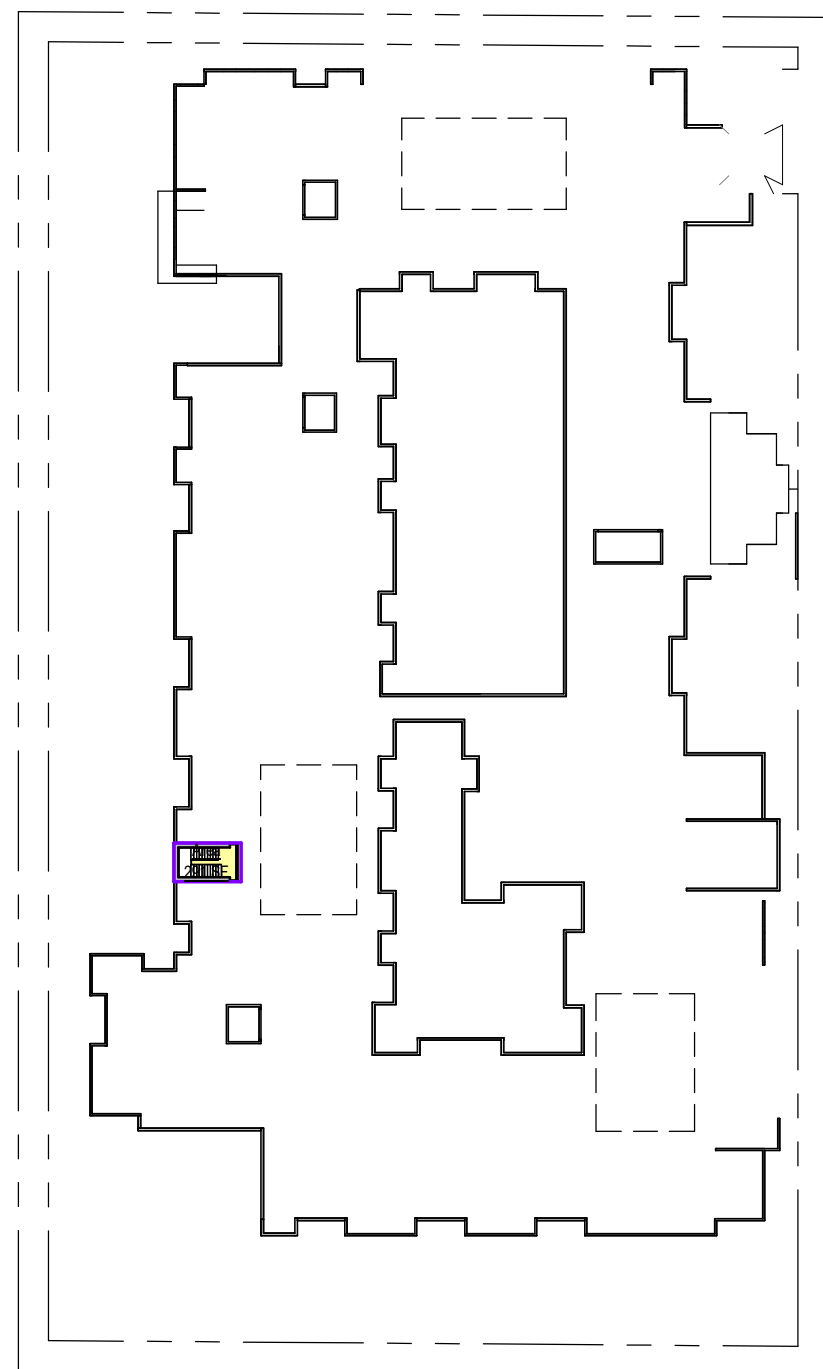
3 LEVEL 02 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



4 LEVEL 03 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



5 LEVEL 04 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"

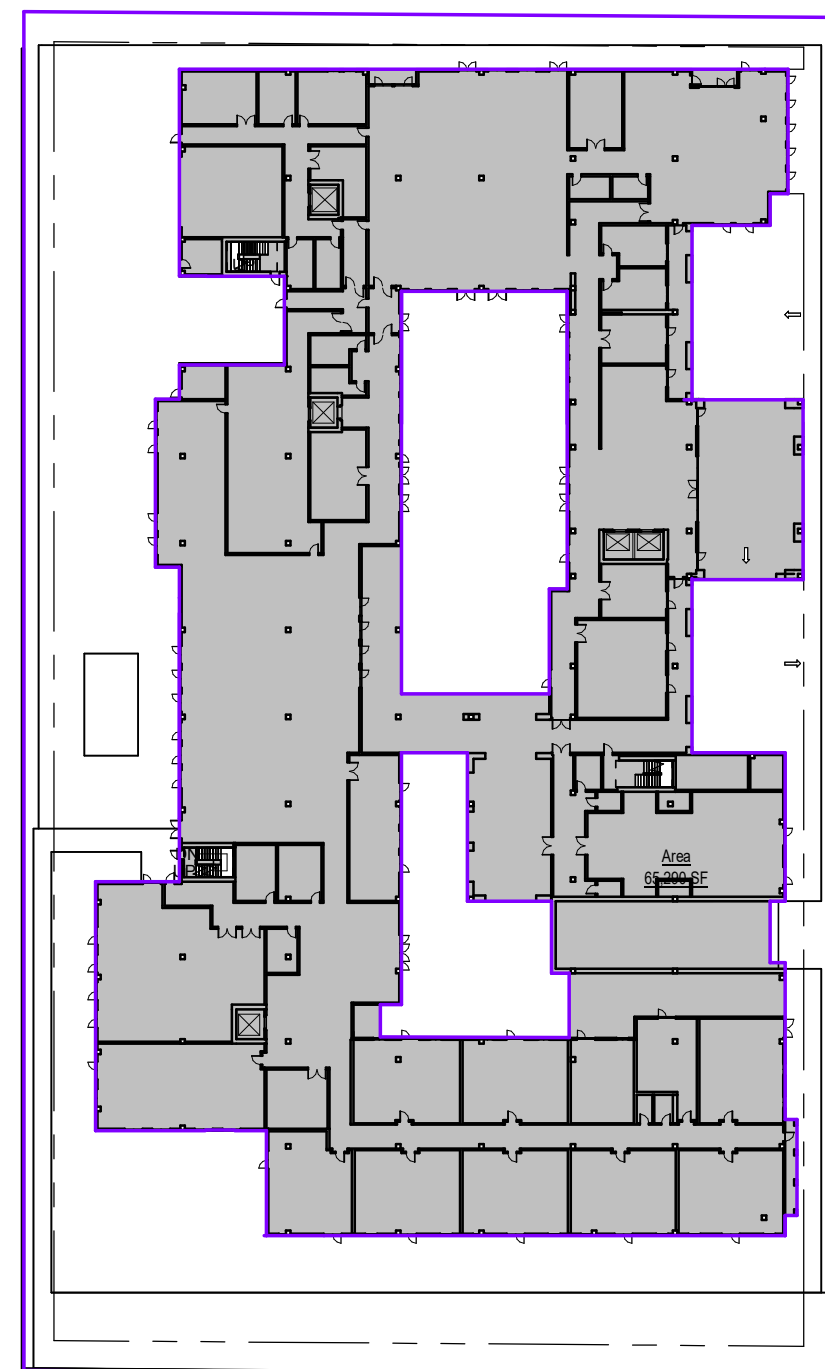


6 ROOF - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"

AREA LEGEND	
	BUILDING AREA
	OPEN SPACE AREA

GROSS BUILDING AREA	
Level	Area
Not Placed	0 SF
LEVEL B1	273 SF
LEVEL B1	275 SF
LEVEL B1	342 SF
LEVEL B1	366 SF
LEVEL B1	801 SF
LEVEL B1	3,430 SF
LEVEL B1	3,610 SF
LEVEL 01	3,863 SF
LEVEL 01	51,290 SF
LEVEL 02	60,754 SF
LEVEL 03	59,566 SF
LEVEL 04	59,432 SF
ROOF	291 SF
	244,295 SF

OPEN SPACE AREA	
Level	Area
LEVEL 01	1,318 SF
LEVEL 01	1,853 SF
LEVEL 01	8,525 SF
LEVEL 01	21,775 SF
LEVEL 02	187 SF
LEVEL 02	198 SF
LEVEL 02	542 SF
LEVEL 03	62 SF
LEVEL 04	187 SF
	34,648 SF



7 LEVEL 01 - LOT COVERAGE
SCALE: 1/64" = 1'-0"
LOT COVERAGE = 65,290 SQ FT

HUNTINGTON BEACH SENIOR LIVING

AREA SHEET



VIEW 5: PARKING RESTRICTIONS AND ROAD USAGE SIGN, FACING WEST



VIEW 6: WARNER BLVD SIGN LOOKING DOWN BOLSA CHICA, LOOKING NORTH



VIEW 7: WARNER AND BOLSA CHICA INTERSECTION SIGNAGE, LOOKING NORTH



VIEW 4: FULL HEIGHT OF EXISTING PROPERTY (3 FLOORS), FACING WEST



VIEW 3: VIEW OF BACK OF PROPERTY, LOOKING WEST



VIEW 2: ADJACENT MULTIFAMILY ON BOLSA CHICA, FACING EAST



VIEW 1: FULL HEIGHT OF ADJACENT MULTIFAMILY (TALLEST), FACING EAST



VIEW 8: VIEW OF PROPERTY ACROSS STREET, FACING EAST



VIEW 9: VIEW OF WALGREENS ACROSS STREET, FACING NORTH



VIEW 8: TALLER RETAIL STRUCTURE ALONG WARNER AVE, FACING WEST



VIEW 8: TALLER RETAIL STRUCTURE ALONG WARNER AVE, FACING WEST



VIEW 10: EXISTING RETAIL SIGNAGE PT. 2, FACING WEST

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HUNTINGTON BEACH SENIOR LIVING

project title

EXISTING SITE PHOTOS

sheet title

project no. 232022

sheet no.

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VIEW 14: EXISTING RETAIL PROPERTY ON SITE PT. 2, FACING WEST



VIEW 15: ADJACENT MULTIFAMILY ON BOLSA CHICA, FACING EAST



VIEW 16: VIEW OF BACK OF PROPERTY, FACING SOUTH



VIEW 13: EXISTING RETAIL PROPERTY ON SITE, FACING SOUTH



VIEW 20: EXISTING RETAIL PROPERTY ON SITE, FACING SOUTH



VIEW 19: HEIGHT OF EXISTING OFFICE BUILDING ON SITE, FACING WEST



VIEW 18: RESTRICTED PARKING SIGN, FACING NORTH



VIEW 17: ADJACENT MULTIFAMILY ON BOLSA CHICA, FACING EAST

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EXISTING SITE PHOTOS

sheet title

project no. 232022

G-003A

sheet no.



VIEW FROM INTERSECTION OF BOLSA CHICA ROAD & WARNER AVENUE



**HUNTINGTON
BEACH SENIOR
LIVING**

3D RENDERINGS



VIEW OF ENTRY FROM BOLSA CHICA ROAD



VIEW OF PORTE COCHERE & MAIN ENTRY

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HUNTINGTON
BEACH SENIOR
LIVING

3D RENDERINGS

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VIEW FROM BOLSA CHICA ROAD



VIEW FROM WARNER AVE

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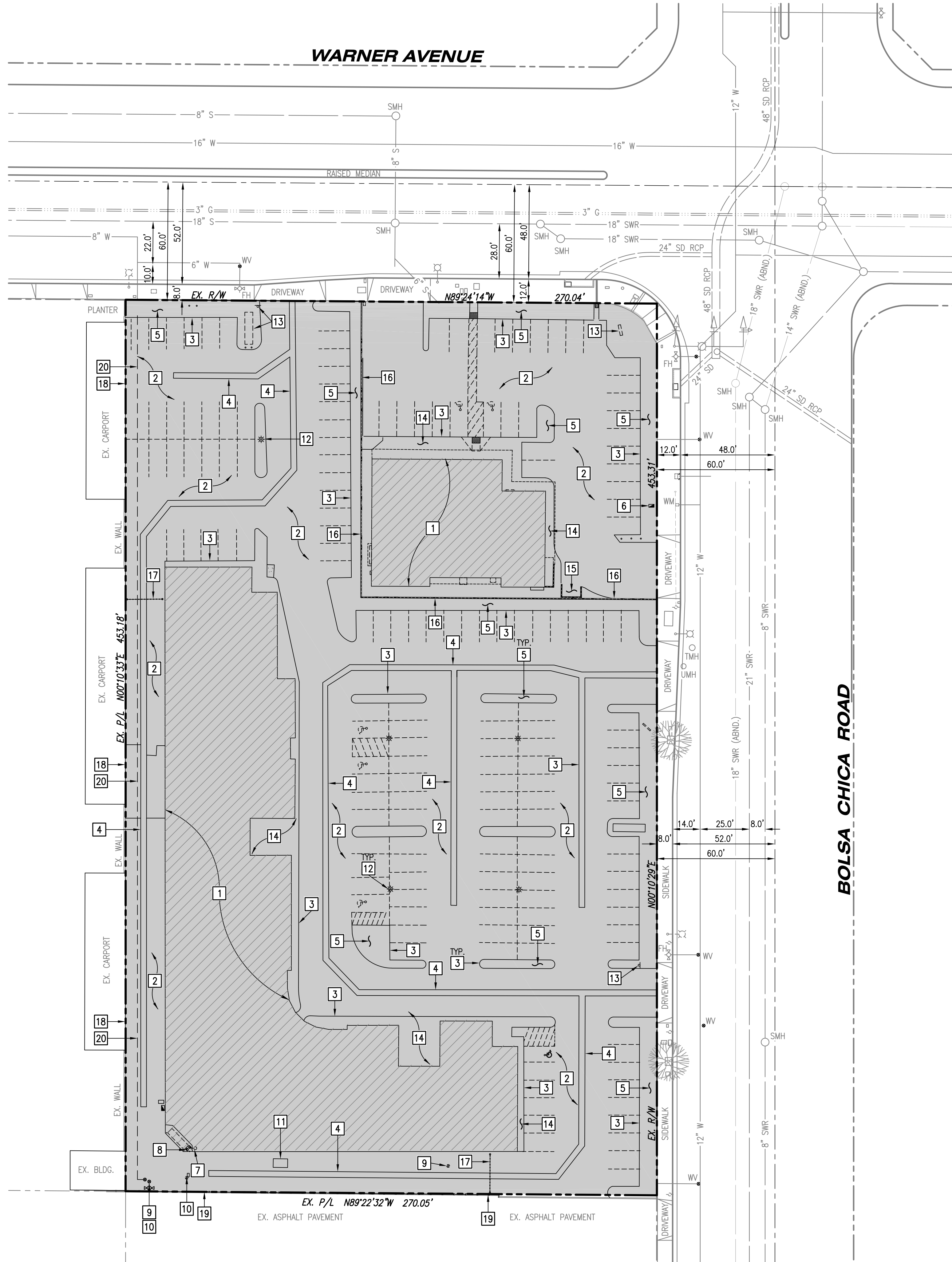
3D RENDERINGS

sheet title

project no. 232022

G-006

sheet no.



DEMOLITION NOTES

- 1 DEMOLISH, REMOVE AND DISPOSE OF EXISTING BUILDING, BUILDING SLABS, COLUMNS, FOOTINGS, CANOPIES, STAIRS, LIGHTING, FIXTURES, RECEPTACLES, JUNCTION BOXES, AND ALL ASSOCIATED CONDUIT AND WIRING. REMOVE ALL EXISTING ABOVE GROUND WATER & GAS LINES. DISCONNECT AND CAP ALL UTILITY SEWER, WATER, AND GAS LINE BELOW GRADE.
- 2 REMOVE AND DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT.
- 3 REMOVE AND DISPOSE OF EXISTING CURB.
- 4 REMOVE AND DISPOSE OF EXISTING CONCRETE GUTTER.
- 5 REMOVE AND DISPOSE OF EXISTING LANDSCAPING AND IRRIGATION, COORDINATE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
- 6 REMOVE AND DISPOSE OF EXISTING BACKFLOW DEVICE.
- 7 REMOVE AND DISPOSE OF EXISTING FIRE DEPARTMENT CONNECTION.
- 8 REMOVE AND DISPOSE OF EXISTING DOUBLE CHECK DETECTOR ASSEMBLY.
- 9 REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT.
- 10 REMOVE AND DISPOSE OF EXISTING WATER VALVE.
- 11 REMOVE AND DISPOSE OF EXISTING ELECTRICAL VAULT.
- 12 REMOVE AND DISPOSE OF YARD LIGHT, FOUNDATION, CONDUITS AND CONDUCTORS.
- 13 REMOVE AND DISPOSE OF EXISTING SIGN AND FOOTING.
- 14 REMOVE AND DISPOSE OF EXISTING CONCRETE WALK.
- 15 REMOVE AND DISPOSE OF EXISTING TRASH ENCLOSURE.
- 16 REMOVE AND DISPOSE OF EXISTING BLOCK WALL.
- 17 REMOVE AND DISPOSE OF FENCE/GATE.
- 18 PROTECT IN PLACE EXISTING WALL.
- 19 PROTECT IN PLACE EXISTING RETAINING WALL AND FENCE.
- 20 REMOVE AND DISPOSE OF EXISTING 8-INCH ACP WATERLINE

SCOPE OF WORK

1. DEMOLISH ENTIRE BUILDING AND SLAB.

TOTAL AREA OF SOIL DISTURBANCE

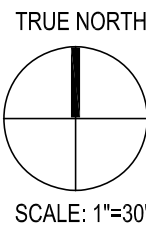
2.81 ACRES

GENERAL NOTES

1. ALL UTILITY LINES MUST BE PROPERLY AND SAFELY CAPPED AS NEEDED.

LEGEND

- LIMITS OF ON-SITE REMOVAL
- LIMITS OF BUILDING REMOVAL



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HUNTINGTON BEACH SENIOR LIVING

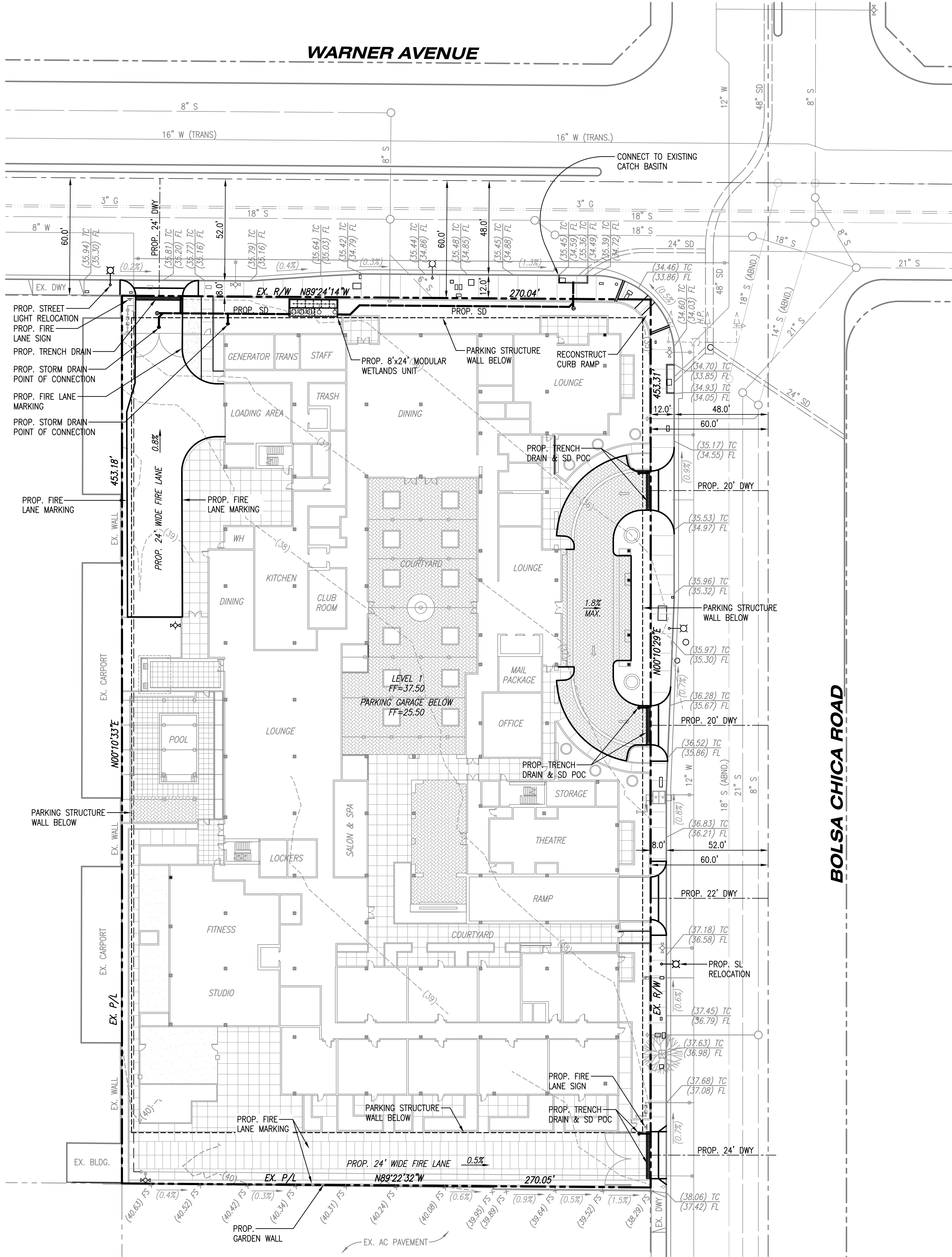
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CONCEPTUAL ON-SITE DEMOLITION PLAN

sheet title

project no. 232022

sheet no.



LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OF OFFICIAL RECORDS.

CONCEPTUAL EXCAVATION QUANTITY ESTIMATE

CUT	55,000	CY
FILL	0	CY
EXPORT	55,000	CY

(BASED ON LEVEL 1 FF=37.50, LEVEL B1 FF=25.50, & 12" THICK SLAB/UNDERLAYMENT)

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architect



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CONTACTS: JAMES KAWAMURA / MIKE THOMAS
jkawamura@khrdesign.com / mthomas@khrdesign.com

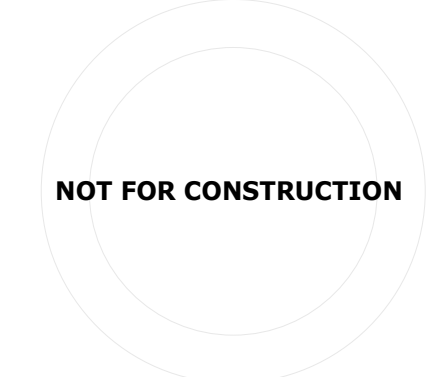
consultant

OWNER/DEVELOPER

4000 MCARTHUR BLVD., SUITE 280, NEWPORT
BEACH, CA 92660

OWNER/OPERATOR/DEVELOPER
CLEARWATER LIVING
5000 BIRCH STREET, EAST TOWER, SUITE 400
NEWPORT BEACH, CA 92660

client



stamp | approval

key plan

12-11-23 CUP RESUBMITTAL

no.	date	issue
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issues | revisions

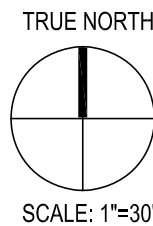
HUNTINGTON BEACH SENIOR LIVING

project title

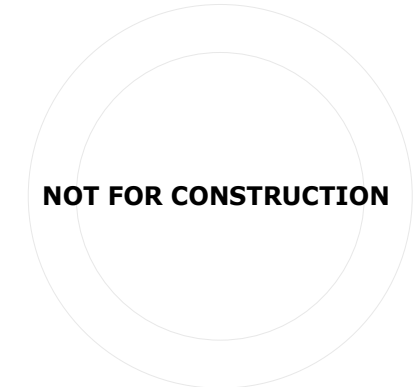
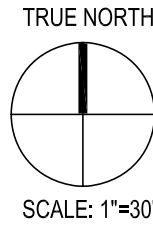
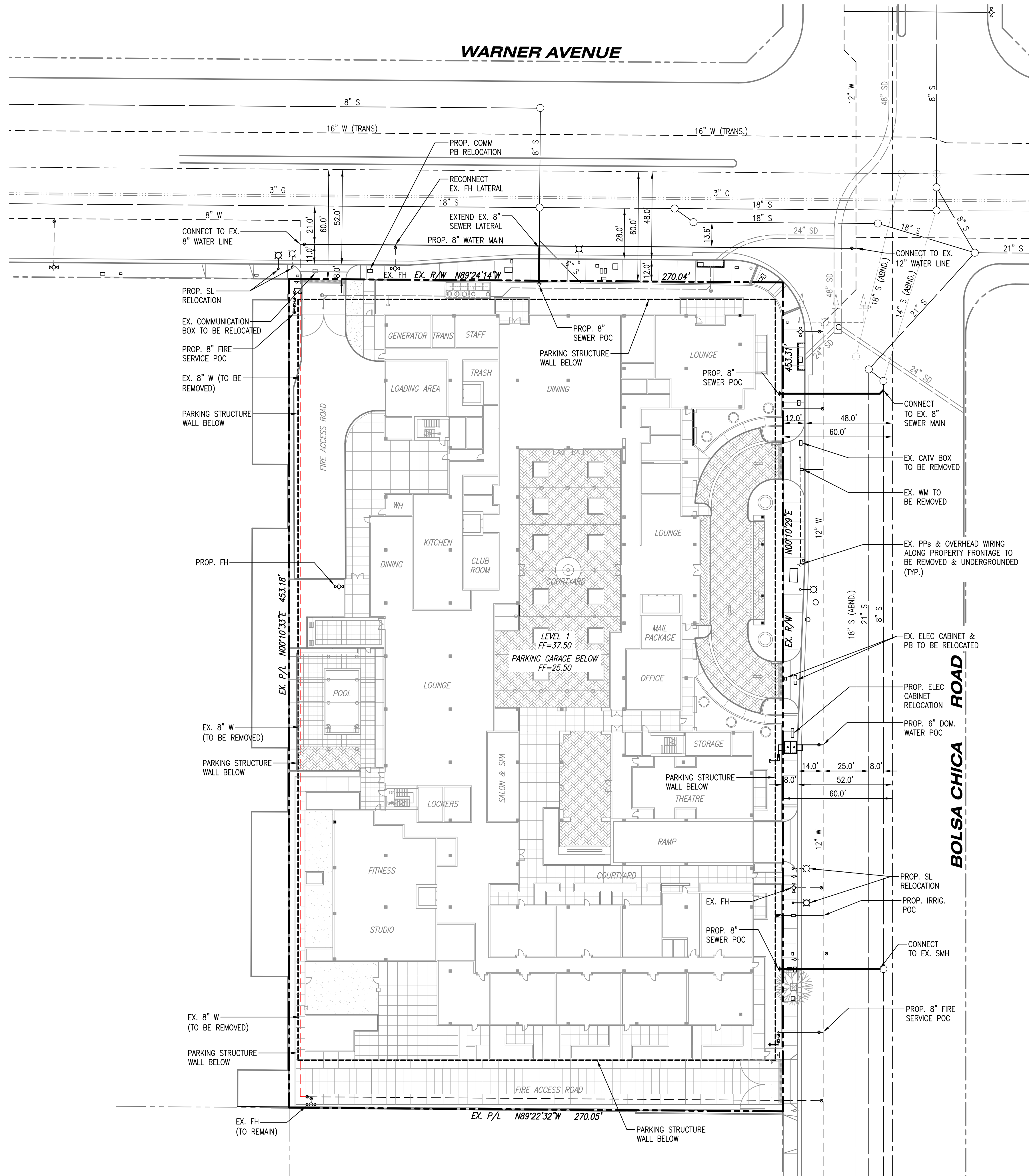
CONCEPTUAL GRADING AND DRAINAGE PLAN

sheet title

project no. 232022



SCALE: 1"=30'



**HUNTINGTON
BEACH SENIOR
LIVING**

**CONCEPTUAL WET UTILITY
PLAN**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
THE NORTH 180.00 FEET OF THE EAST 180.00 FEET OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF THE WEST 80.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424, OFFICIAL RECORDS, LYING BETWEEN THE EASTERLY PROLONGATION OF THE LINE OF SAID LOT AND THE SOUTH LINE OF THE NORTH 180.00 FEET OF SAID LOT.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OFFICIAL RECORDS.

APN: 163-281-01

PARCEL B:
LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT 2 ON THE EAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH RECORDED JULY 15, 1943, IN BOOK 1197 PAGE 424 OFFICIAL RECORDS.

TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND

EXCEPTING THEREFROM THE SOUTH 150.00 FEET.

ALSO EXCEPTING THE NORTH 180 FEET OF THE EAST 180 FEET THEREOF, MEASURED FROM THE CENTER LINE OF BOLSA CHICA STREET ADJOINING ON THE EAST.

ALSO, EXCEPTING ALL MINERALS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, OTHER HYDROCARBONS, GRAVEL AND STEAM ALL BELOW 500 FEET FROM THE SURFACE OF SUCH LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, EXCEPTING BELOW 500 FEET FROM SUCH SURFACE, RESERVED IN DEED FROM CHARLES HERMENSEN AS TRUSTEE FOR THE CHARLES L. HERMENSEN TRUST RECORDED JULY 9, 1982 AS INSTRUMENT NO. 82-237601 OF OFFICIAL RECORDS.

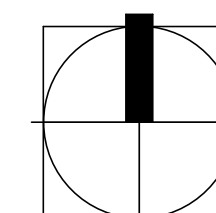
APN: 163-281-02

RECORDED PARCEL OWNER:
FKOA PRESENTS, LLC
16531 COTUIT CIRCLE, HUNTINGTON BEACH, CA 92649
CONTACT: JAMES FILIPAN, CEO
PHONE: 714-655 5384

MANNY KHOSBIN
18071 FITCH, SUITE 100, IRVINE, CA 92614
PHONE: 949-863 9390

APPLICANT:
HINES
4000 McARTHUR BLVD. SUITE 280, NEWPORT BEACH, CA 92660
CONTACT: TOM LAWLESS
PHONE: 949-313 2200

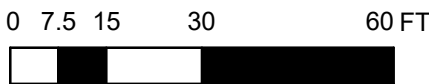
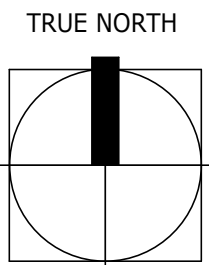
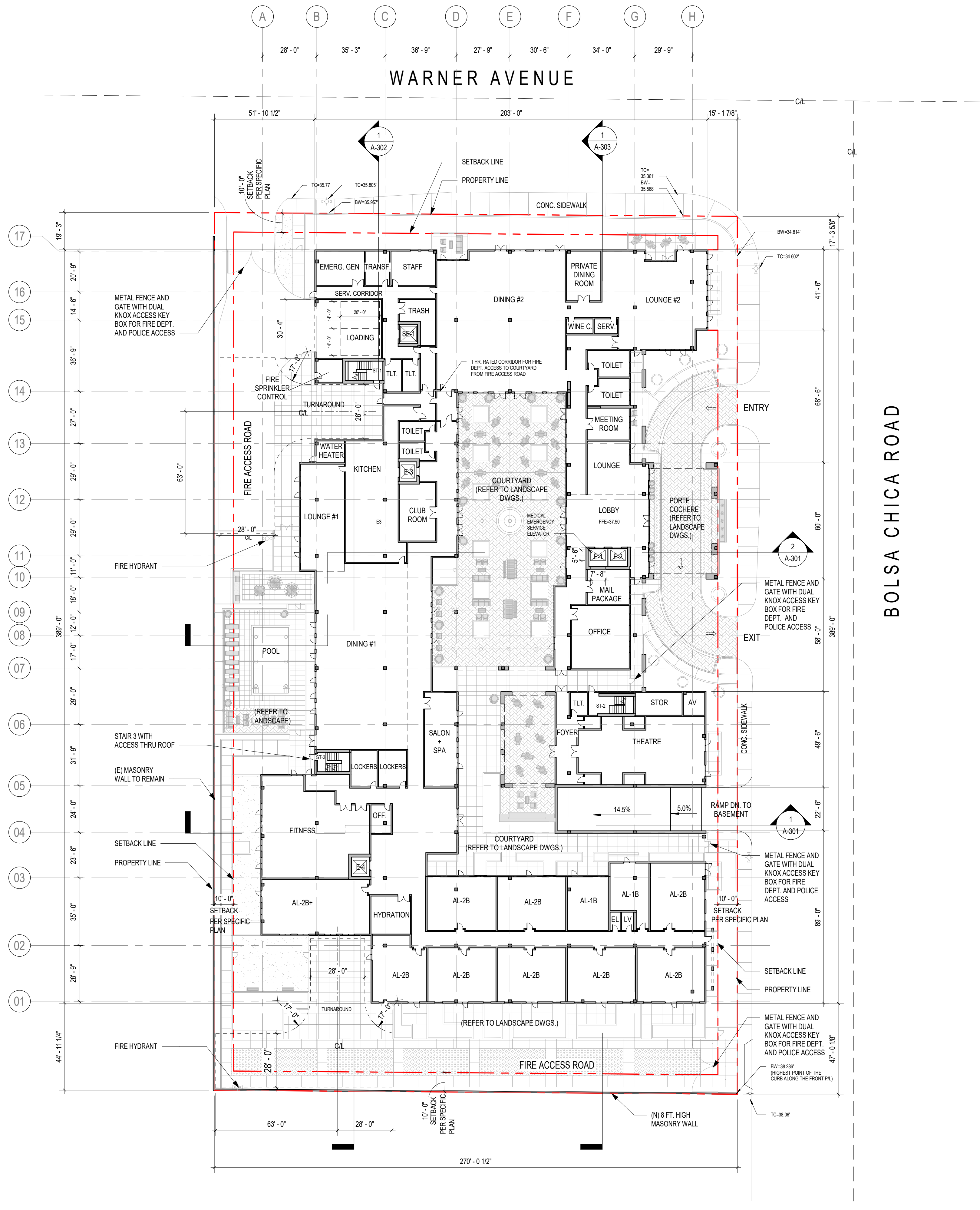
TRUE NORTH



0 7.5 15 30 60 FT

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1 LEVEL 01 FLOOR PLAN
SCALE: 1" = 30'-0"



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consultant

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OWNER/OPERATOR/DEVELOPER

CLEARWATER LIVING
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NEWPORT BEACH, CA 92660

client



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key plan

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no. date issue

issues | revisions

**HUNTINGTON
BEACH SENIOR
LIVING**

project title

LEVEL 01 FLOORPLAN

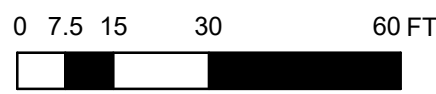
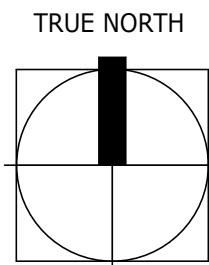
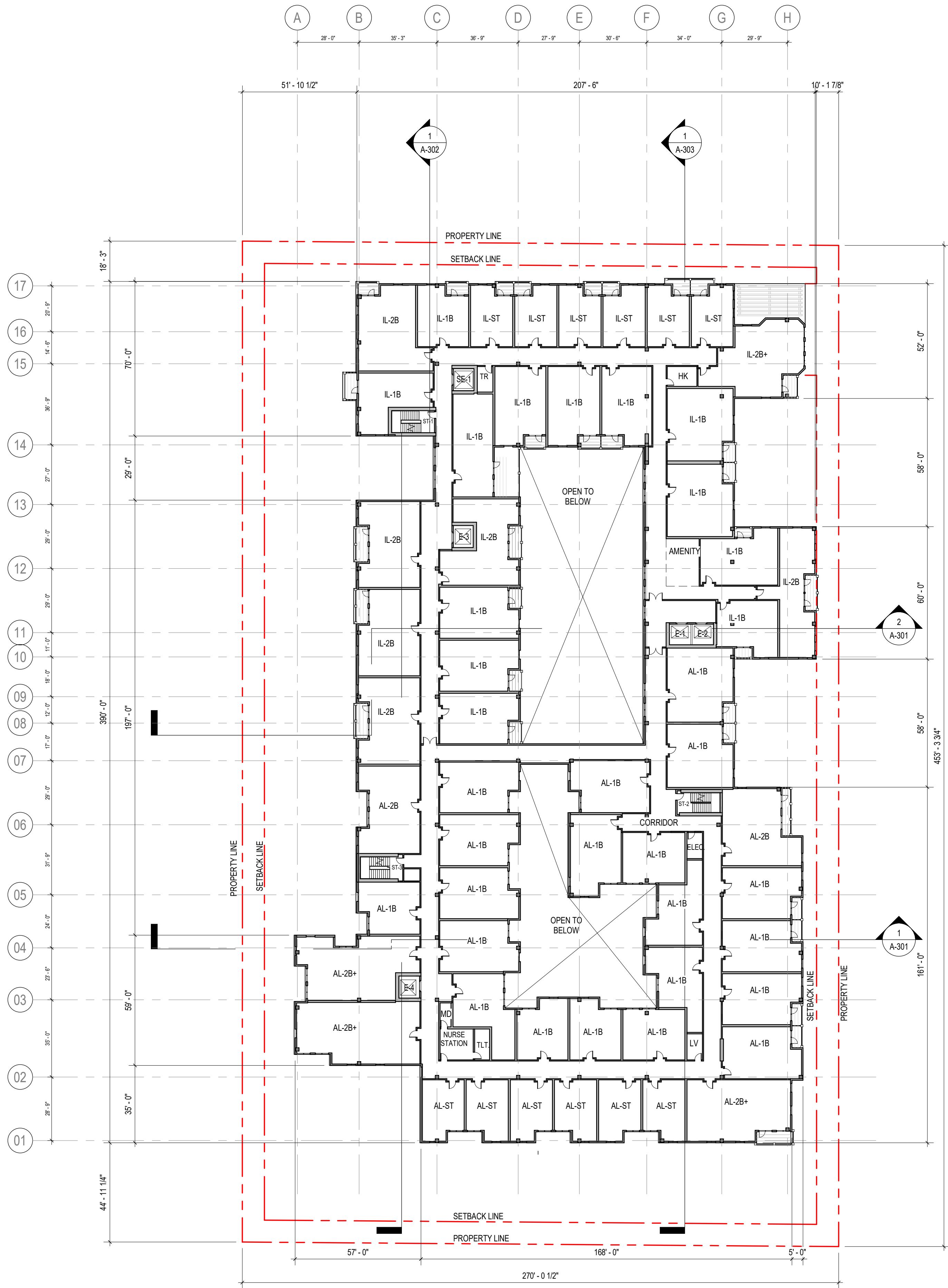
sheet title

project no. 232022

sheet no.

A-101

1 LEVEL 03 FLOOR PLAN
SCALE: 1" = 30'-0"



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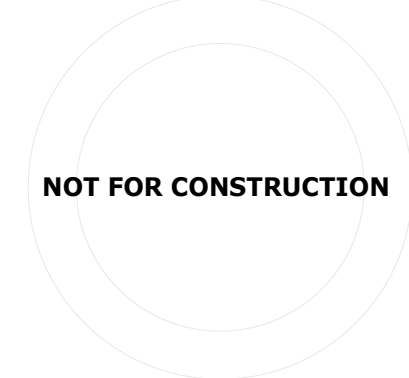
architect

consultant

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no. date issue

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**HUNTINGTON
BEACH SENIOR
LIVING**

project title

LEVEL 03 FLOORPLAN

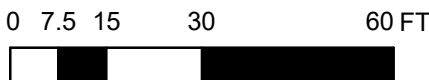
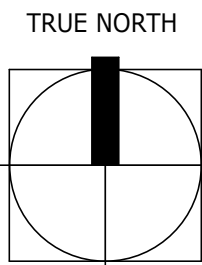
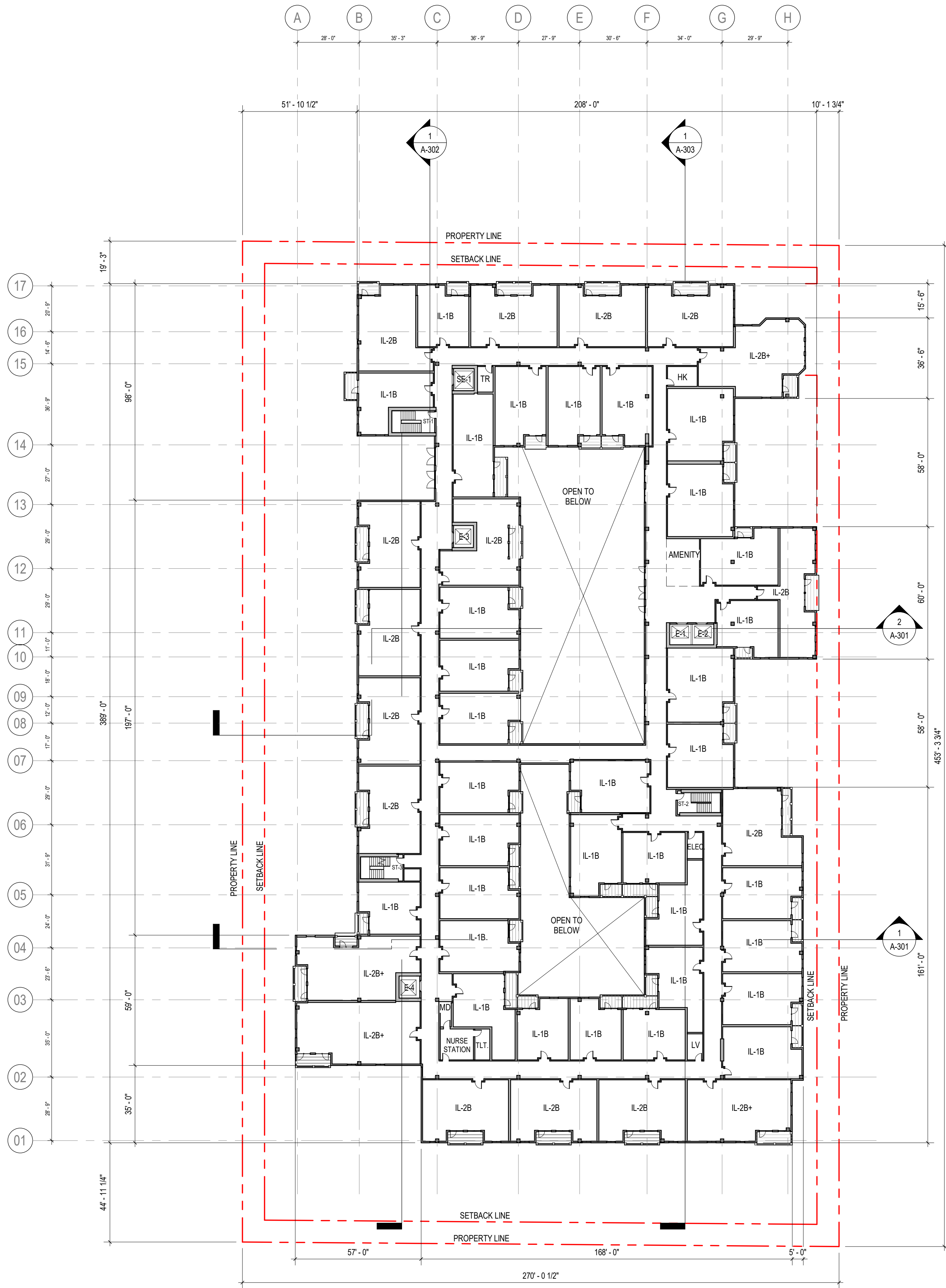
sheet title

project no. 232022

sheet no.

1 LEVEL 04 FLOOR PLAN

SCALE: 1" = 30'-0"



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client



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no. date issue

issues | revisions

HUNTINGTON
BEACH SENIOR
LIVING

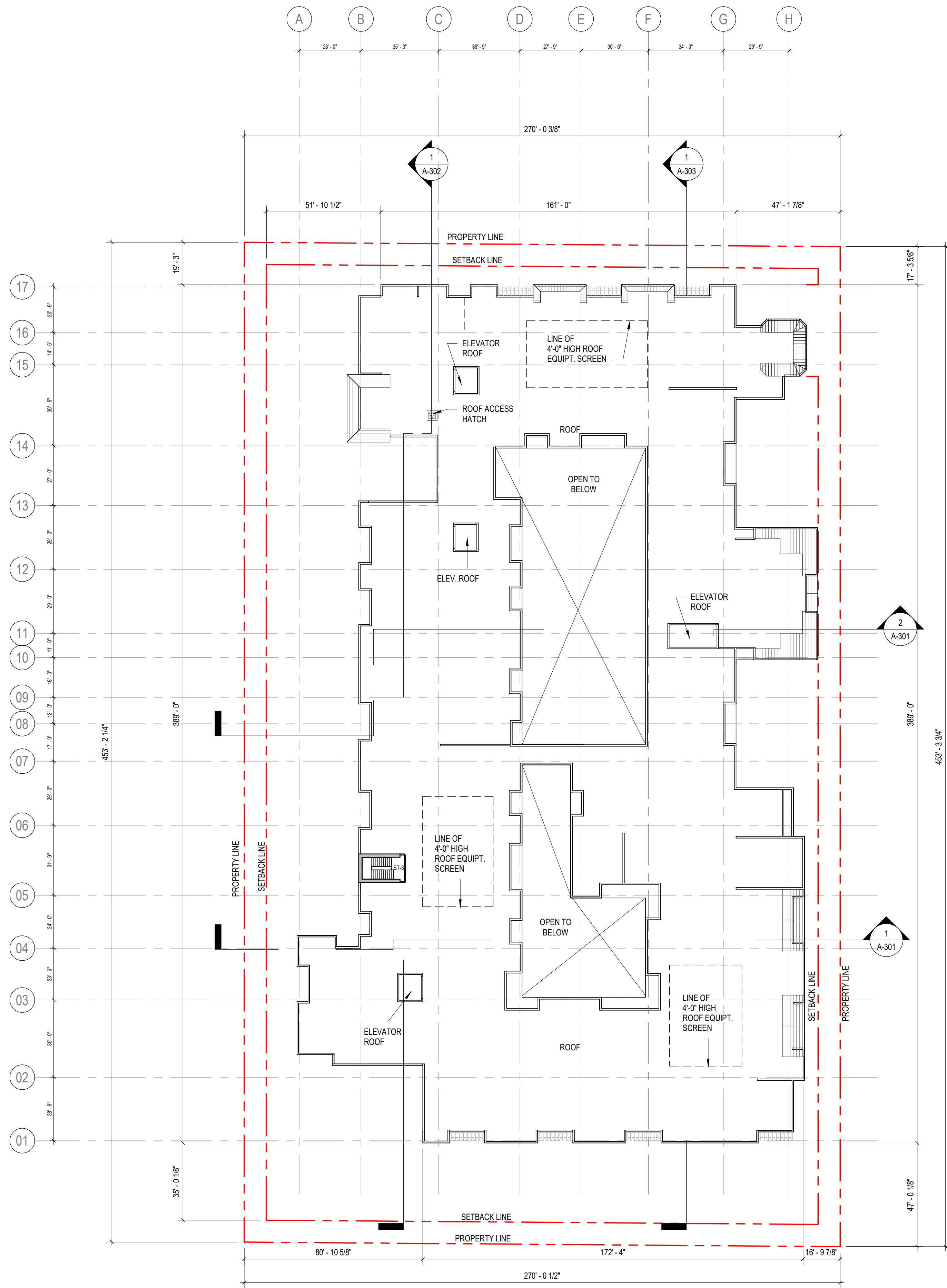
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LEVEL 04 FLOORPLAN

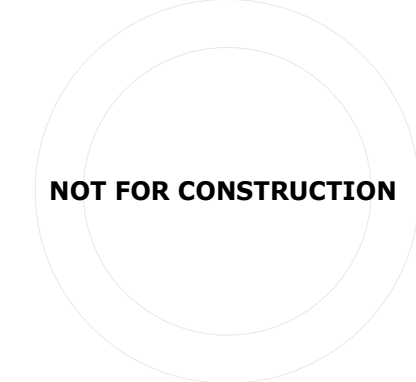
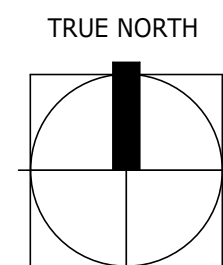
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1 ROOF LEVEL FLOOR PLAN
SCALE: 1" = 30'-0"

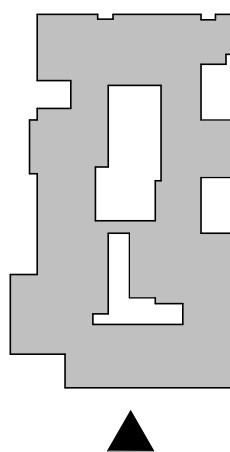


HUNTINGTON BEACH SENIOR LIVING

ROOF LEVEL FLOORPLAN

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key plan

12-11-23 CUP RESUBMITTAL

no. date issue

issues | revisions

HUNTINGTON BEACH SENIOR LIVING

project title

OVERALL ELEVATIONS

sheet title

project no. 232022



2 ELEVATION - EAST
1/16" = 1'-0"



1 ELEVATION - NORTH
1/16" = 1'-0"

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2 ELEVATION - WEST
1/16" = 1'-0"



1 ELEVATION - SOUTH
1/16" = 1'-0"

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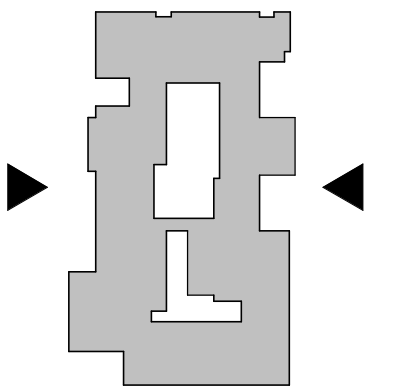
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key plan

12-11-23 CUP RESUBMITTAL

no. date issue

issues | revisions

HUNTINGTON BEACH SENIOR LIVING

project title

OVERALL ELEVATIONS

sheet title

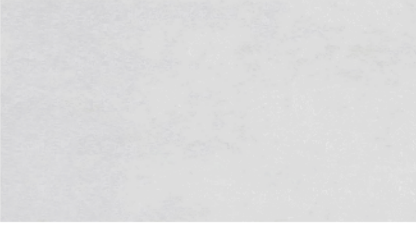
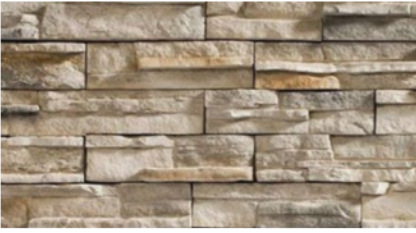
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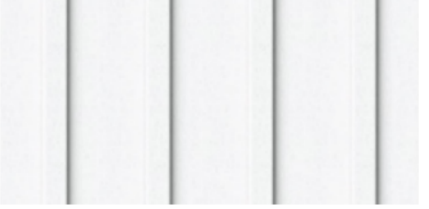
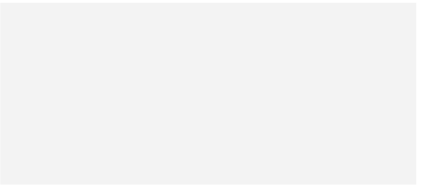
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A-202

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CODE	DESCRIPTION	COLOR	LOCATION	NOTES
GLASS				
GL-01	INSULATED GLASS UNIT Mfr.: Mfr. Code:	Clear	Typical Vision Panel	
PLASTER				
PL-01	PLASTER Mfr.: Mfr. Code:		See Elevations for locations	
METAL				
METAL-01	METAL Mfr.: Mfr. Code:	Charcoal gray	Typical Mullion, Frames, Fascia, Crown Detail and Railings, Awning Covers	Fluoropolymer resinous 3 coat system for exterior finish. See www.ppgmetalcoatings.com for more information. 
STONE				
ST-01	STONE Mfr.: Mfr. Code:	TBD	See Elevations for locations	

SIDING					
SD-01	SIDING Mfr.: Mfr. Code:	GRAY	See Elevations for locations		
SD-02	SIDING Mfr.: Mfr. Code:	WHITE	See Elevations for locations		
SD-03	SIDING Mfr.: Mfr. Code:	BLUE	See Elevations for locations		
PAVER					
PV-01	CONCRETE PAVER Mfr.: Mfr. Code:	GRAY	Balconies, Courtyards		
PAINT					
PT-01	PAINT Mfr.: Mfr. Code:	WHITE	See Elevations for locations		

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consultant

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client

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key plan

12-11-23 CUP RESUBMITTAL

no. date issue

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**HUNTINGTON
BEACH SENIOR
LIVING**

project title

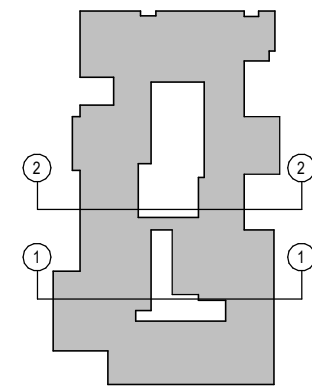
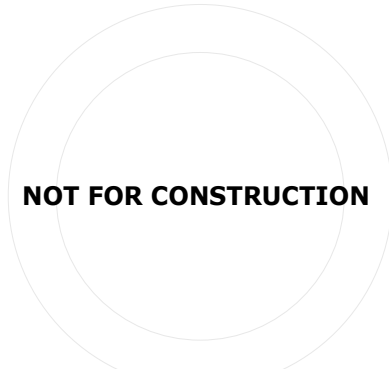
MATERIAL PALLETE

sheet title

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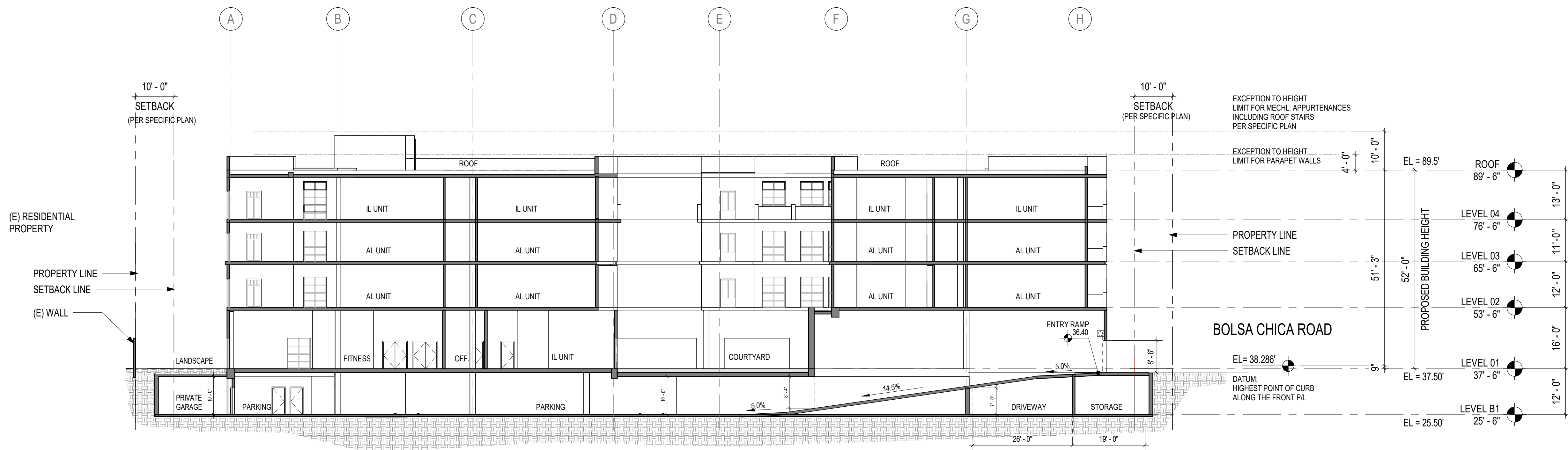
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A-203



**HUNTINGTON
BEACH SENIOR
LIVING**

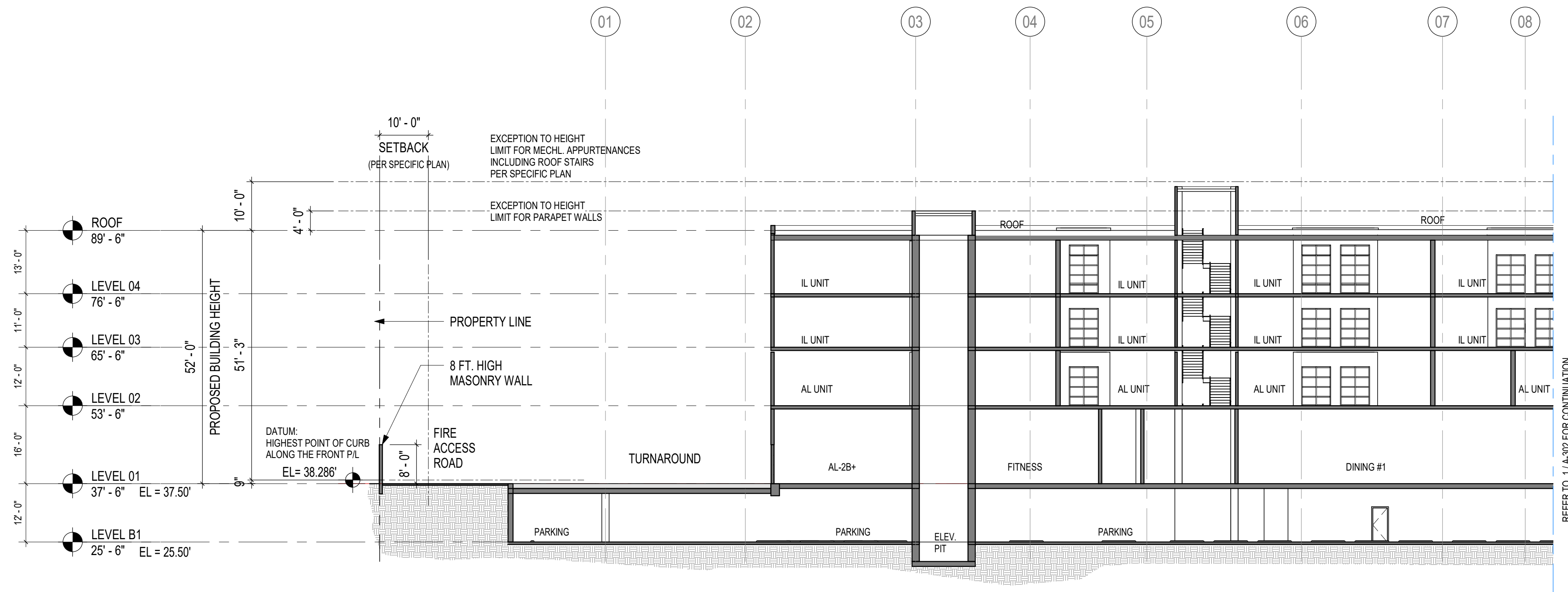
BUILDING SECTIONS



1 BUILDING SECTION 01
SCALE: 1/16" = 1'-0"

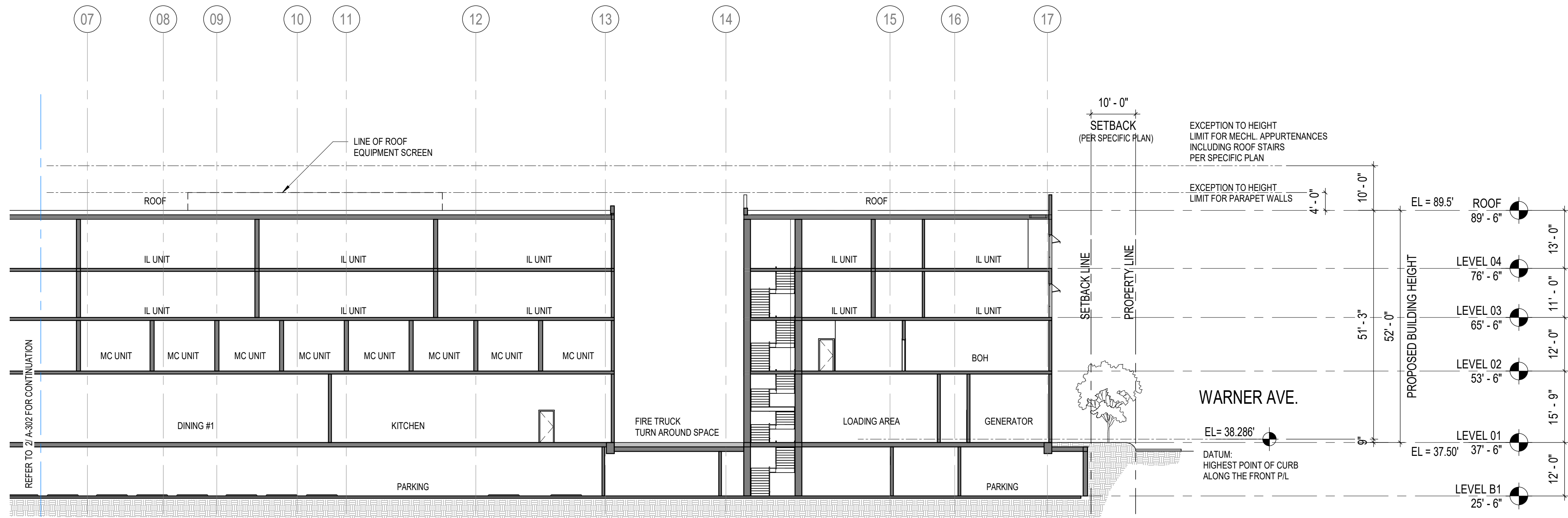


2 BUILDING SECTION 02
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION_03

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

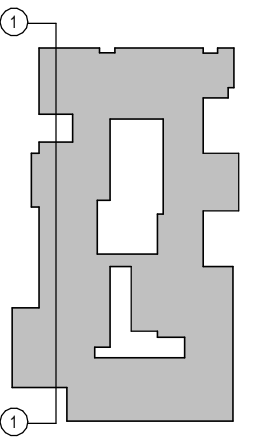


1 BUILDING SECTION 03

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

NOT FOR CONSTRUCTION

stamp | approval



key plan

12-11-23 CUP RESUBMITTAL

no. date issue

issues | revisions

HUNTINGTON BEACH SENIOR LIVING

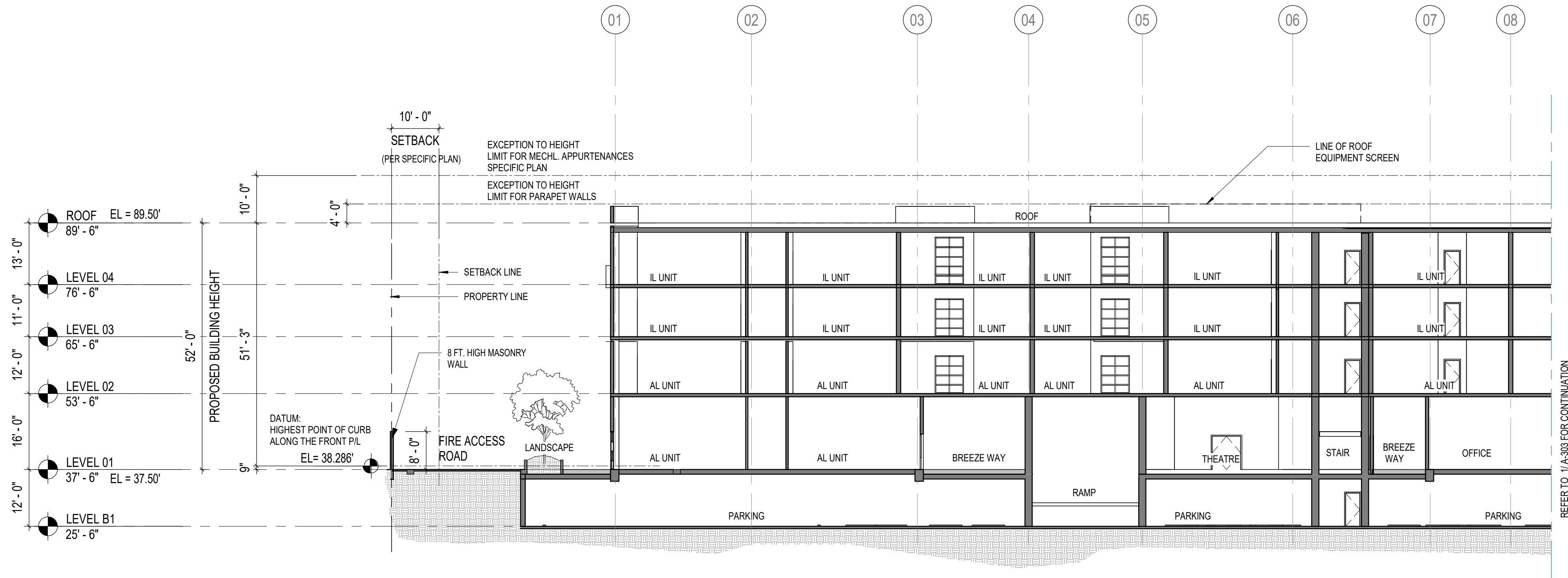
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BUILDING SECTIONS

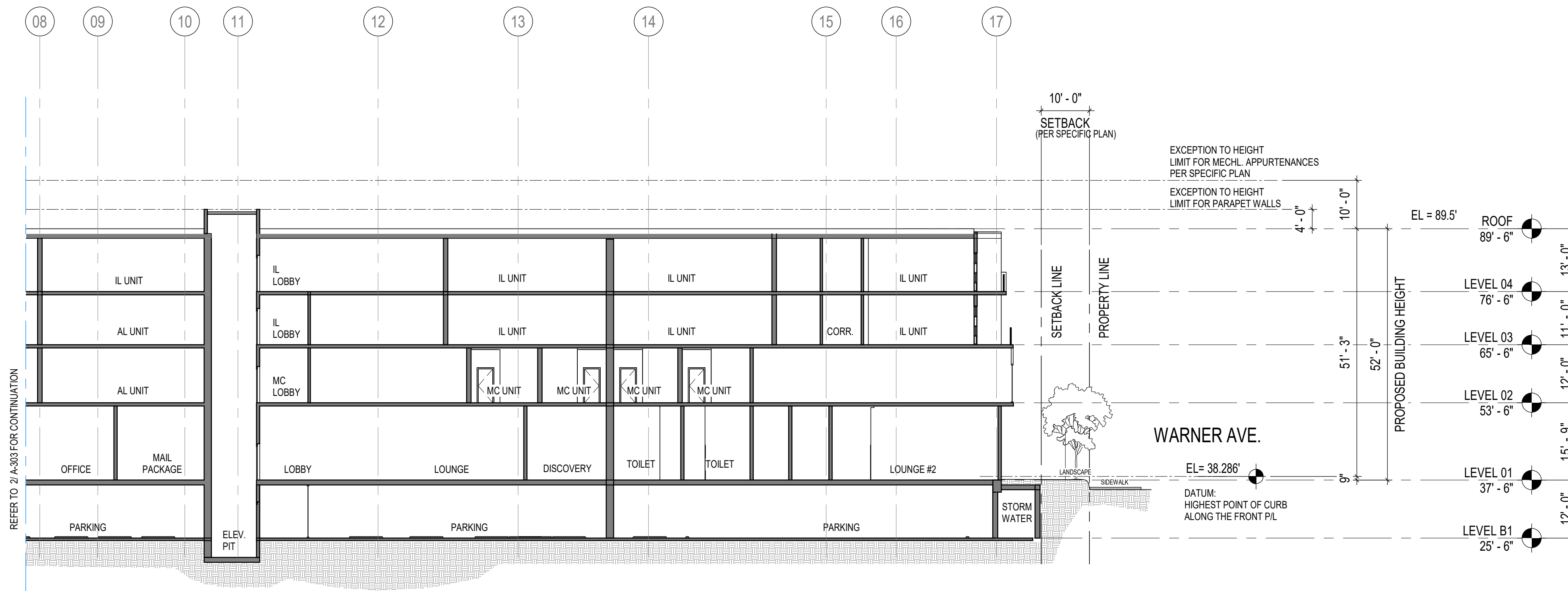
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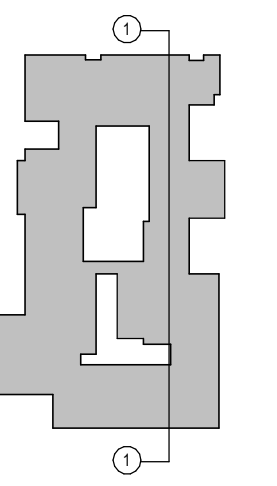
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2 BUILDING SECTION_04
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION 04
SCALE: 1/16" = 1'-0"



HUNTINGTON BEACH SENIOR LIVING

BUILDING SECTIONS



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"

LEGEND

- 1 ENHANCED PAVING AT ARRIVAL
- 2 FOUNTAIN AT ARRIVAL COURT
- 3 PATIO AT BLU NOTE
- 4 FOUNTAIN AT COURTYARD
- 5 OLIVE TREES WITH ENHANCED PAVING AND OUTDOOR DINING
- 6 STRING LIGHTS AT COURTYARD
- 7 COVERED OUTDOOR SEATING
- 8 GLASS POOL ENCLOSURE FENCE
- 9 12' EVERGREEN HEDGE
- 10 SWIMMING POOL
- 11 BBQ AND SHADE STRUCTURE
- 12 CABANA AT POOL
- 13 ARTIFICIAL TURF AT FITNESS LAWN
- 14 DOG PARK
- 15 PRIVATE PATIOS
- 16 TURF BLOCK AT EVA (SEE SHEET L2.1)
- 17 EMERGENCY ONLY VEHICULAR GATE
- 18 FIRE HYDRANT

MEMORY CARE GARDEN		
ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	
ASPLENIUM BULBIFERUM	HEN AND CHICKEN FERN	
BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	
BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	
CALLIANDRA HAEMATOCEPHALA	RED POWDER PUFF	
CAMPANULA PORTENSCHLAGIANA	DALMATIAN BELLFLOWER	
CLIVIA MINIATA	KAFFIR LILY	
COPROSMA KIRKII	KIRK'S COPROSMA	
DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	
GREVILLEA NOELLII	NOEL'S GREVILLEA	
MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM	
MYRTUS COMMUNIS	COMMON MYRTLE	
PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD	
ROSA 'ICEBERG'	WHITE ICEBERG SHRUB ROSE	
ROSA X 'NOARE'	FLOWER CARPET ROSE 'RED'	
ROSA X 'NOASCHNEE'	FLOWER CARPET ROSE 'WHITE'	
SANSEVIERIA TRIFASCIATA	SNAKE PLANT	
THYMUS PRAECOX	CREEPING THYME	

LANDSCAPE CALCULATIONS
8% MINIMUM LANDSCAPE REQUIRED: 122,405 S.F. X .08 = 9,793 S.F.
TOTAL ONSITE LANDSCAPE AREA: 17,300 S.F.

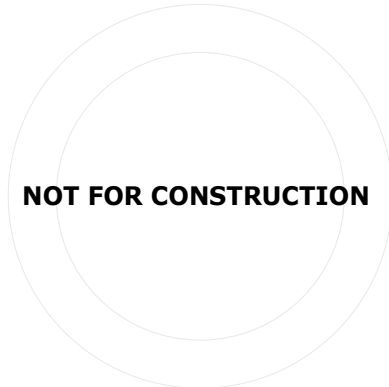
PROPOSED PLANT PALETTE

TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL OLIVE
	SCHEFFLERA T. 'YUAN SHAN'	SCHEFFLERA
	FICUS NITIDA 'COLUMN'	INDIAN LAUREL
FOREGROUND SHRUBS, GRASSES, & GROUNDCOVERS		
SYMBOL	BOTANICAL NAME	COMMON NAME
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
	ALOE 'BLUE ELF'	BLUE ELF ALOE
	ASPARAGUS DENSIFLORUS 'MYERS'	MYER'S ASPARAGUS
	CALANDRINIA SPECTABILIS	ROCK PURSLANE
	CAREX DIVULSA	BERKELEY SEDGE
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS YUCCA
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE AUTUMN MOOR GRASS
	TEUCRIMUM CHAMAEDRYS	GERMANDER
MIDGROUND SHRUBS, GRASSES & GROUNDCOVERS		
	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MUHLENBERGIA E. 'EL TORO'	BULL GRASS
	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO
	RHAMPHILEPIS UMBELLATA	YEDDO HAWTHORN
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIN F. 'MUNDI'	MUNDI COAST ROSEMARY
BACKGROUND SHRUBS		
	OLEA X 'MONTRA'	LITTLE OLLIE
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	WESTRINGIA 'WYNYABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY
	XYLOSMA CONGESTUM	XYLOSMA



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HUNTINGTON BEACH SENIOR LIVING

PRELIMINARY LANDSCAPE PLAN

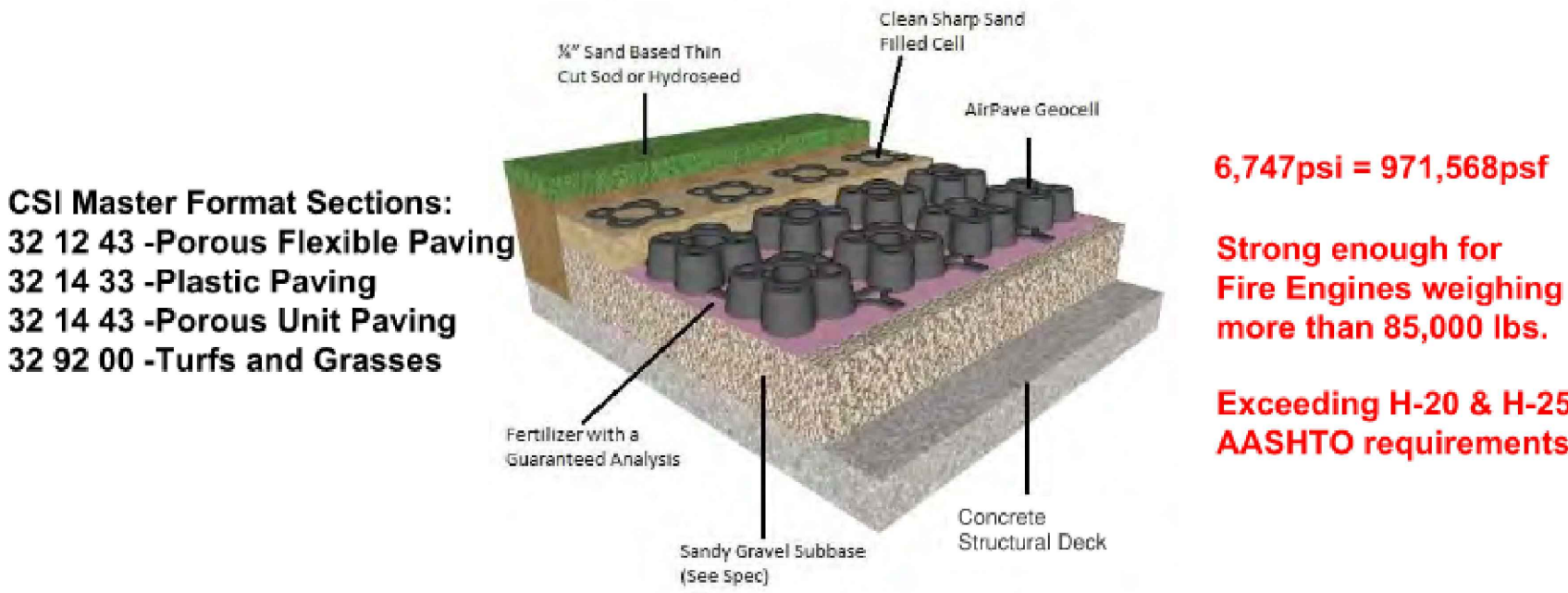
AirPave

By AirField Systems,

A flexible porous paving and drainage system for grass pave fire lanes, reinforced turf paving and swales. With over 400 installations across the country AirPave for grass pave is 233 psi unfilled, **6,747 psi sand filled** and is made of 100% recycled content which can contribute to LEED™ points.

AirPave always ships with enough for 2 layers of the **guaranteed analysis fertilizer** needed. One for the sub base to be worked in before compaction and watered. And the other to be added on top of the sand filled grid and watered in before the turf grass is installed. We believe if done properly it will set up the project for the best possible result.

AirPave can save the owner up to **\$0.80 per square foot or more over our nearest competitors.**

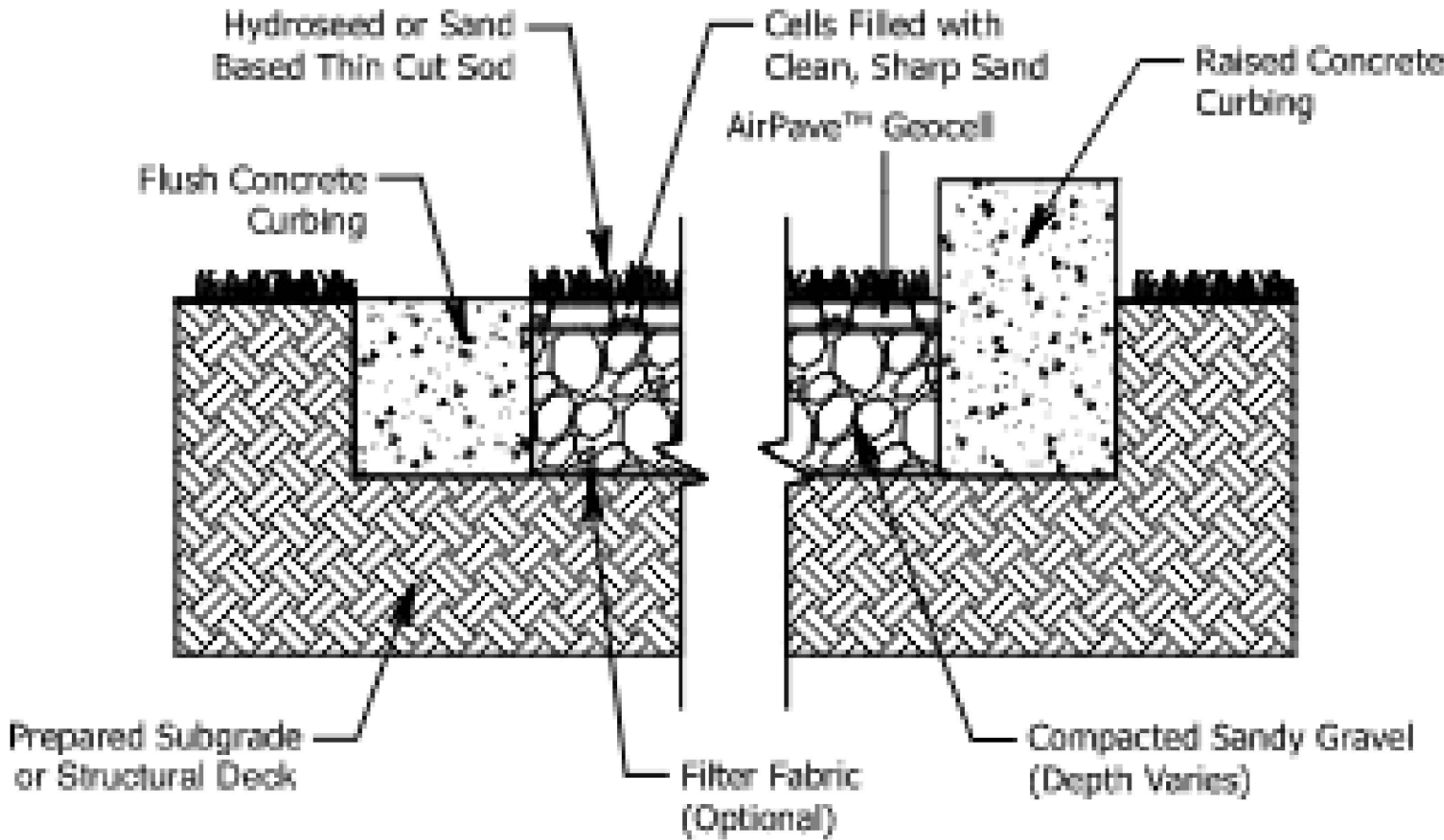


Benefits of an AirPave grass paving system include:

- A 40% or more material cost savings over most competitors
- Up to 45% cost savings on shipping, compared with rolled grass paving systems
- **2 Layers of Sustane Fertilizer with a guaranteed analysis**
- AirPave has been installed in over 400 flexible porous paving projects
- AirPave is made with 100% recycled copolymer polypropylene plastic with an impact modifier added to achieve a (NO-BREAK) plastics classification and a minimum 3% carbon black added for UV protection.
- Loading capability is equal to 233 psi empty and **6,747 psi when filled with clean sharp sand, over an appropriate base depth that provides adequate support for project design loads exceeding H-20 & H-25 requirements.**
- AirPave is shipped on pallets with 114 parts equal to 798 sq. ft. per pallet. Each part is 32"x32"x1", weighs 3.10 lbs and is 8% solid.

*This drawing, specifications and the information contained herein is for general presentation purposes only. All final drawings and layouts should be determined by a licensed engineer(s).

3



AirPave™ Concrete Curb Edging

WATG

strategy planning architecture landscape interiors

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architect



consultant

OWNER/DEVELOPER
HINES
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OWNER/OPERATOR/DEVELOPER
CLEARWATER LIVING
5000 BIRCH STREET, EAST TOWER, SUITE 400 NEWPORT BEACH, CA 92660

client



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HUNTINGTON BEACH SENIOR LIVING

project title

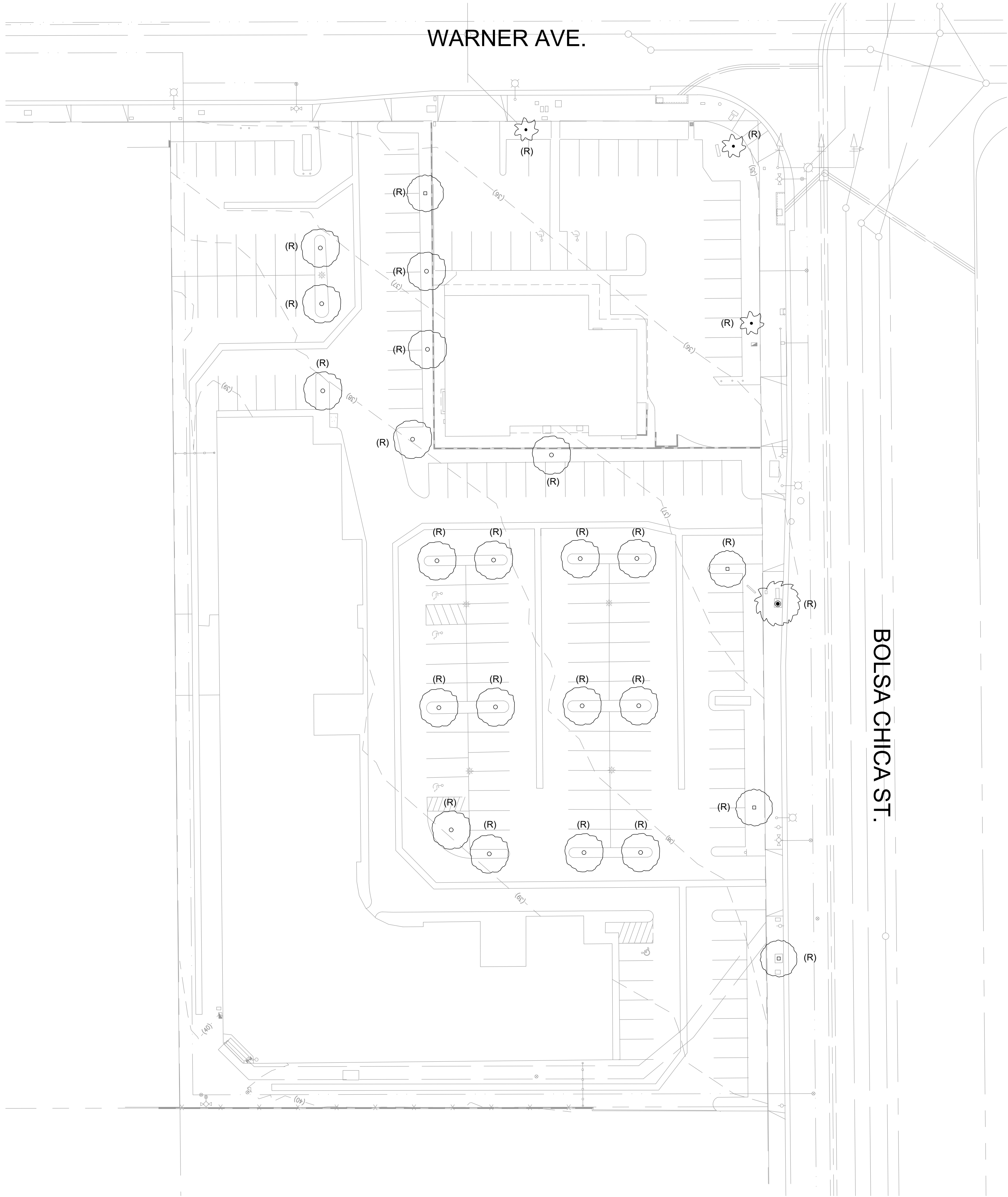
TURF BLOCK SPECIFICATIONS

sheet title

project no. 232022

L2.1

sheet no.



1 EXISTING TREE INVENTORY
SCALE: 1" = 30'-0"

EXISTING PLANT SCHEDULE

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	CUPANIOPSIS ANACARDIoidES	CARROTWOOD	--
	PYRUS CALLERYANA	PYRUS CALLERYANA	--
	PINUS HALEPENSIS	ALEPPO PINE	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE.
THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.



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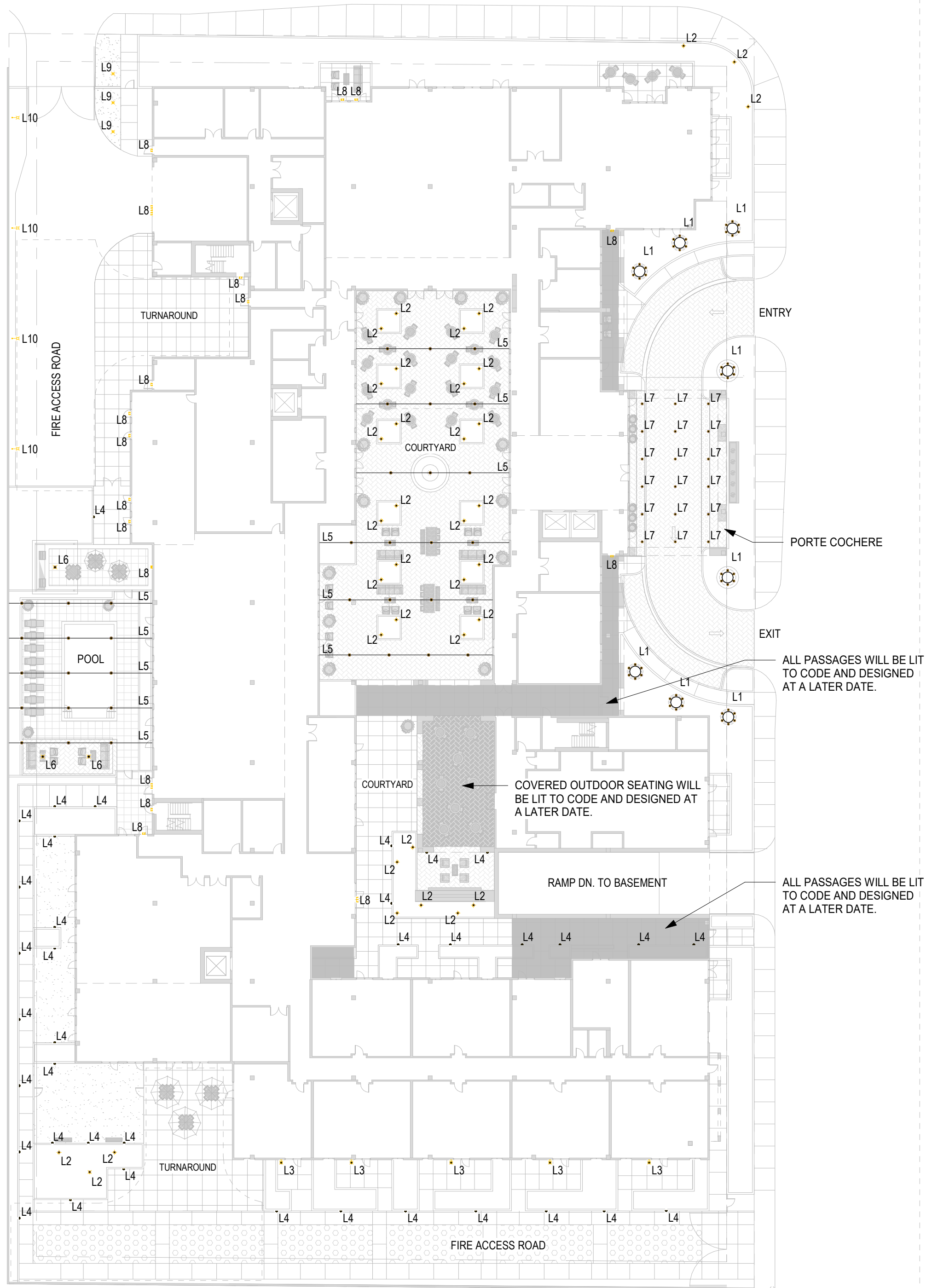


HUNTINGTON BEACH SENIOR LIVING

EXISTING TREE INVENTORY

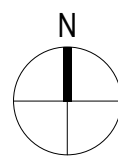
The original size of this drawing is 24"x36".
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LIGHTING FIXTURE SCHEDULE					
TAG	DESCRIPTION	TYPE	MANUFACTURER	SPECIFIED FIXTURE	OPTIONS
L1	PALM UPLIGHT / DOWNLIGHT	LED	LIGMAN LIGHTING	UOD SERIES (ODESSA)	PROVIDE WITH TREE STRAP
L2	TREE UPLIGHT	LED	LIGMAN LIGHTING	UOD SERIES (ODESSA)	FIXED BASE
L3	WALL SCONCE	LED	LIGMAN LIGHTING	UVA SERIES (VANCOUVER)	
L4	RECESSED WALL LIGHT	LED	FCS OUTDOOR LIGHTING	FCSL595 SERIES	
L5	FESTOON LIGHTS	LED	SPJ LIGHTING	FOREVER BRIGHT FESTIVAL FLEX GLOBES	
L6	TRELLIS DOWNLIGHT	LED	LIGMAN LIGHTING	UJE SERIES (JET)	WALL OR CEILING MOUNT
L7	ENTRANCE CANOPY DOWNLIGHT	LED	LIGMAN LIGHTING	UNI SERIES (NIKON)	
L8	EGRESS DOOR LIGHT	LED	LIGMAN LIGHTING	UGN SERIES (GINI)	
L9	BOLLARDS	LED	LIGMAN LIGHTING	UMC SERIES (MACARON)	
L10	TRUCK ENTRANCE FIXTURE	LED	LIGMAN LIGHTING	UAN SERIES (ANESTI)	



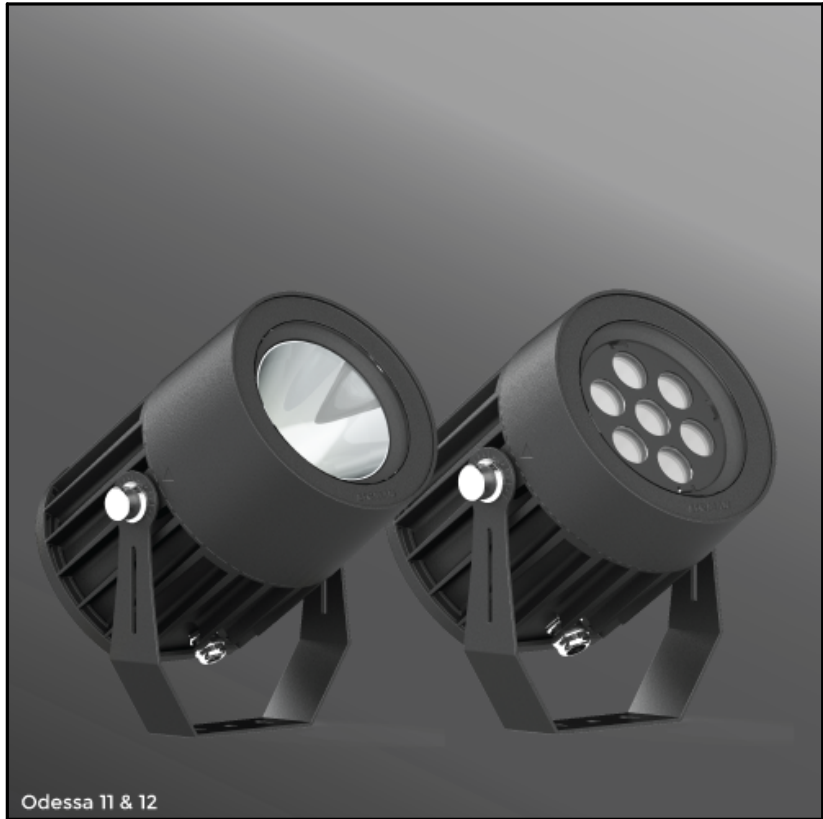
1 PRELIMINARY ELECTRICAL SITE LIGHTING PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32"=1'-0"



OUTDOOR LIGHTING DESIGN INTENT

- ALL FACADE AND DECORATIVE LIGHTING SHALL BE DESIGNED AT A LATER DATE. FIXTURE LOCATIONS SHOWN ARE INTENDED TO BE PRELIMINARY IN NATURE.
- FIXTURE SELECTIONS SHOWN ARE PROVIDED AS A BASIS OF DESIGN (SELECTIONS ARE NOT FINAL).
- ALL EXTERIOR LIGHTING INTENDED TO BE LED.
- ALL FIXTURE SELECTIONS SHALL BE DIMMABLE.
- ALL EXTERIOR LIGHTING SHALL BE ROUTED THROUGH AN ASTRONOMICAL TIME CLOCK AND / OR PHOTOCELL.
- PATHWAY LIGHTING SHALL BE KEPT LOW TO THE GROUND, AND SHALL PROVIDE ADEQUATE ILLUMINATION FOR GENERAL SAFETY OF THE RESIDENTS.
- EGRESS PATHWAYS AND EXIT DOORS SHALL BE PROVIDED WITH EMERGENCY BACK-UP, AND SHALL FOLLOW THE DESIGNATED EXIT PLAN.



L1: PALM LIGHT UPLIGHT / DOWNLIGHT
L2: TREE UPLIGHT
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UOD SERIES WITH TREESTRAP (ODESSA)



L3: WALL SCONCE
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UVA SERIES (VANCOUVER)



L4: RECESSED WALL LIGHT
MANUFACTURER: FCS OUTDOOR LIGHTING
MODEL NUMBER: FCSL595 SERIES



L5: FESTOON LIGHTS
MANUFACTURER: SPJ LIGHTING INC.
MODEL NUMBER: FESTIVAL GLOBES



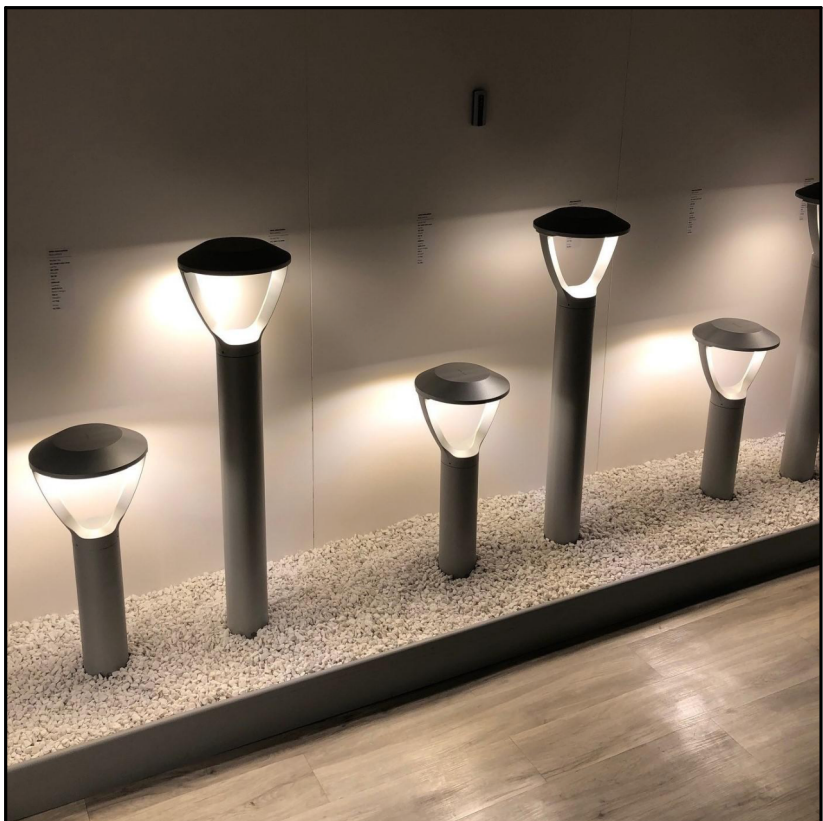
L6: TRELLIS DOWNLIGHT
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UJE SERIES (JET)



L7: ENTRANCE CANOPY DOWNLIGHT
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UNI SERIES (NIKON)



L8: EGRESS DOOR LIGHT
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UGN SERIES (GINI)



L9: BOLLARDS
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UMC SERIES (MACARON)



L10: TRUCK ENTRANCE FIXTURE
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UAN SERIES (ANESTI)

GENERAL SITE PLAN NOTES

- ALL DEVICE LOCATIONS WILL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPE PLANS.
- LIGHT FIXTURES INTENDED TO ILLUMINATE PUBLIC PATHWAYS SHALL BE DESIGNED BY THE CIVIL ENGINEER.

APPLICABLE CODES / STANDARDS

- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

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