



HUNTINGTON BEACH SENIOR LIVING

4952 WARNER AVENUE, HUNTINGTON BEACH, CA 92649

DEVELOPMENT PLAN RESUBMITTAL

HUNTINGTON BEACH
SENIOR LIVING

PROJECT DESCRIPTION:		ZONING CONFORMANCE MATRIX:				PROJECT DIRECTORY:
THE PROJECT IS FIVE STORY, 290,850 SQ. FT. 202-UNIT RESIDENTIAL CARE FACILITY WITH: - 28 LICENSED MEMORY CARE UNITS ON 2ND FLOOR. - 72 LICENSED ASSISTED LIVING UNITS ON 2ND AND 3RD FLOORS. - 102 INDEPENDENT LIVING UNITS ON 1ST, 3RD, 4TH AND 5TH FLOORS. OVERALL BUILDING HEIGHT OF 65 FT WITH ONE LEVEL OF SUBTERRANEAN PARKING GARAGE WITH 189 PARKING SPACES. INDOOR AMENITIES INCLUDE DINING AREAS, MULTI PURPOSE ROOM, FITNESS, WELLNESS, STUDIO AND OTHER AMENITIES. OUTDOOR AMENITIES INLCUDE TWO OPEN COURTYARD, 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: CALLISON RTKL 333 S HOPE ST C200, LOS ANGELES, CA 90071 213 633 6000 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	65'-0" (EXCEPTIONS PER HBMC 230.72 INCLUDING ROOF STAIRS)	65'-0"	
		MAX. FLOOR AREA RATIO (FAR)	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	2.5	2.42 FAR 296,501 SF / 122,405 SF = 2.42 (SEE SHT. G-002 AREA PLANS)	
		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 72 BEDS x 0.65 = 47 SPACES INDEPENDENT LIVING: 1.20 PER UNIT 102 UNITS x 1.20 = 123 SPACES TOTAL = 189 SPACES	189 SPACES (SEE SHEET G-001 PARKING SUMMARY FOR ADDITIONAL INFORMATION)	
		LOADING	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	2 SPACES	2	
		COMMON OPEN SPACE	BCCSL SPECIFIC PLAN SECTION 3.2, TABLE 3.1	5,000 SF MIN. (EXCLUDES REQ'D. SETBACKS)	38,898 SF	
		MIN. LOT AREA	HBMC 211.06	10,000 SF	135,099 SF (GROSS) 122,405 SF (NET)	
		MIN. LOT WIDTH	HBMC 211.06	100'-0"	270'-0"	
MIN. SITE LANDSCAPING	HBMC 232.08	8%	14% 17,300 SF / 122,405 SF = 0.14			
DEVELOPMENT SUMMARY:						
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 SPRINKLERED SYSTEM.					
OCCUPANCY CLASSIFICATION	R2.1					
ZONING DESIGNATION:	BOLSA CHICA COMMUNITY SENIOR LIVING SPECIFIC PLAN (BCCSL)					
PROPOSED USE:	CONVALESCENT FACILITY					
SITE AREA:	GROSS: 3.10 ACRES OR 135,099 SF NET: 2.81 ACRES OR 122,405 SF					
FLOOR AREA RATIO:	2.42 FAR					
LOT COVERAGE:	65,290 SF / 122,405 SF = 53% (SEE SHT. G-002 AREA PLANS)					
LANDSCAPE AREA:	14%					
UNIT COUNT:	MEMORY CARE = 28 UNITS ASSISTED LIVING = 72 UNITS INDEPENDENT LIVING = 102 UNITS TOTAL = 202 UNITS					
		APPLICABLE CODES: - 2019 CALIFORNIA BUILDING CODE - 2019 CALIFORNIA FIRE CODE - 2019 CALIFORNIA MECHANICAL CODE - 2019 CALIFORNIA ELECTRICAL CODE - 2019 CALIFORNIA PLUMBING CODE - 2019 CALIFORNIA ENERGY CODE - 2019 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				
		VICINITY MAP:				
		SITE TRUE NORTH				

SHEET INDEX		CUP SUBMITTAL - 10/15/2021	CUP SUBMITTAL - 10/31/2022						
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	LEVEL 05 FLOORPLAN	●	●						
A-106	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	●	●						
L2.1	TURF BLOCK SPECIFICATIONS	●	●						
L5.1	EXISTING TREE INVENTORY	●	●						

LIGHTING									
E-200	ELECTRICAL SITE LIGHTING PLAN	●							

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

MANNY KHOSBN
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

SIGNATURE & SEAL



ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

COVER SHEET

G-000

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL



ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

PROJECT INFORMATION

G-001

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/
CASE/WORK TAG

XX

XX

?

L2

PL-01

XX-XXX

0' - 0"

0' - 0"

TRUE NORTH

GLAZING TAG

WINDOW TAG

REVISION DELTA

NOTE WITH LEADER

KEY NOTE

FINISH/MATERIAL TAG

LIGHTING TAG

PLUMBING TAG

SPECIALTY EQUIPMENT TAG

SPOT ELEVATION - ELEVATION VIEWS

SPOT ELEVATION - PLAN VIEWS

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

LEVEL 01: 10

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

LEVEL 05

IL - 2B+DEN	2
IL-1B	8
IL-2B	2
IL-2B+	11
IL-3B	2

LEVEL 05: 25

TOTAL UNITS: 202

UNIT MATRIX - TYPES

UNIT TYPE	COUNT
AL-1B	42
AL-2B	12
AL-2B+	6
AL-ST	12
IL - 2B+DEN	2
IL-1B	54
IL-2B	22
IL-2B+	16
IL-3B	2
IL-ST	6
MC-DBL	1
MC-SG	27
TOTAL UNITS	202

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: 72 UNITS x 0.65 = 47 SPACES

INDEPENDENT LIVING: 102 UNITS x 1.20 = 123 SPACES

TOTAL 189 SPACES REQUIRED

PARKING PROVIDED:

BASEMENT PARKING = 189 SPACES

ACCESSIBLE
PARKING

7 SPACES PROVIDED (2 ACCESSIBLE VAN & 5 ACCESSIBLE STALLS)
4 SPACES AND 1 VAN REQ'D PER 2019 CALIFORNIA BUILDING CODE (CBC) SECTION 1109A.3 AND 1109A.8.6.
(189 TOTAL SPACES x 0.02 = 4 ACCESSIBLE SPACES ; 1 ACCESSIBLE VAN PER 8 ACCESSIBLE SPACE)

CARPOOL AND ZERO
EMISSION PARKING

24 DESIGNATED PARKING SPACES (12%) FOR CARPOOL / CLEAN AIR VEHICLES PER 2019 CALIFORNIA GREEN BUILDING CODE (CGBC) TABLE 5.106.5.2

ELECTRIC VEHICLE
CHARGING SPACES (EV)

20 EV CAPABLE SPACES PROVIDED
20 SPACES (10%) REQ'D PER 2019 CALIFORNIA GREEN BUILDING CODE (CGBC) TABLE 5.106.5.3.3

LOADING
AREA

2 SPACES PROVIDED (NOT INCLUDED IN TOTAL PARKING)

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

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

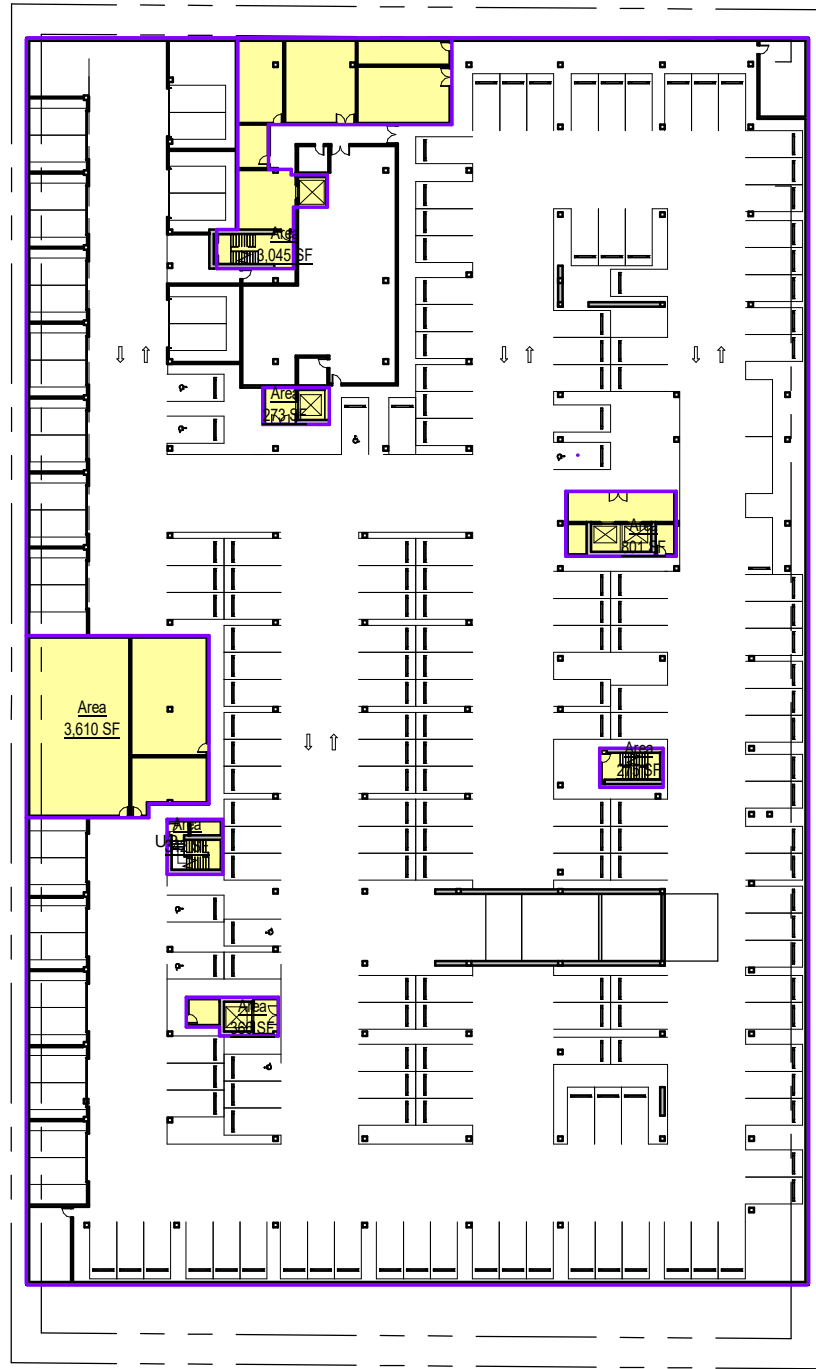
ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

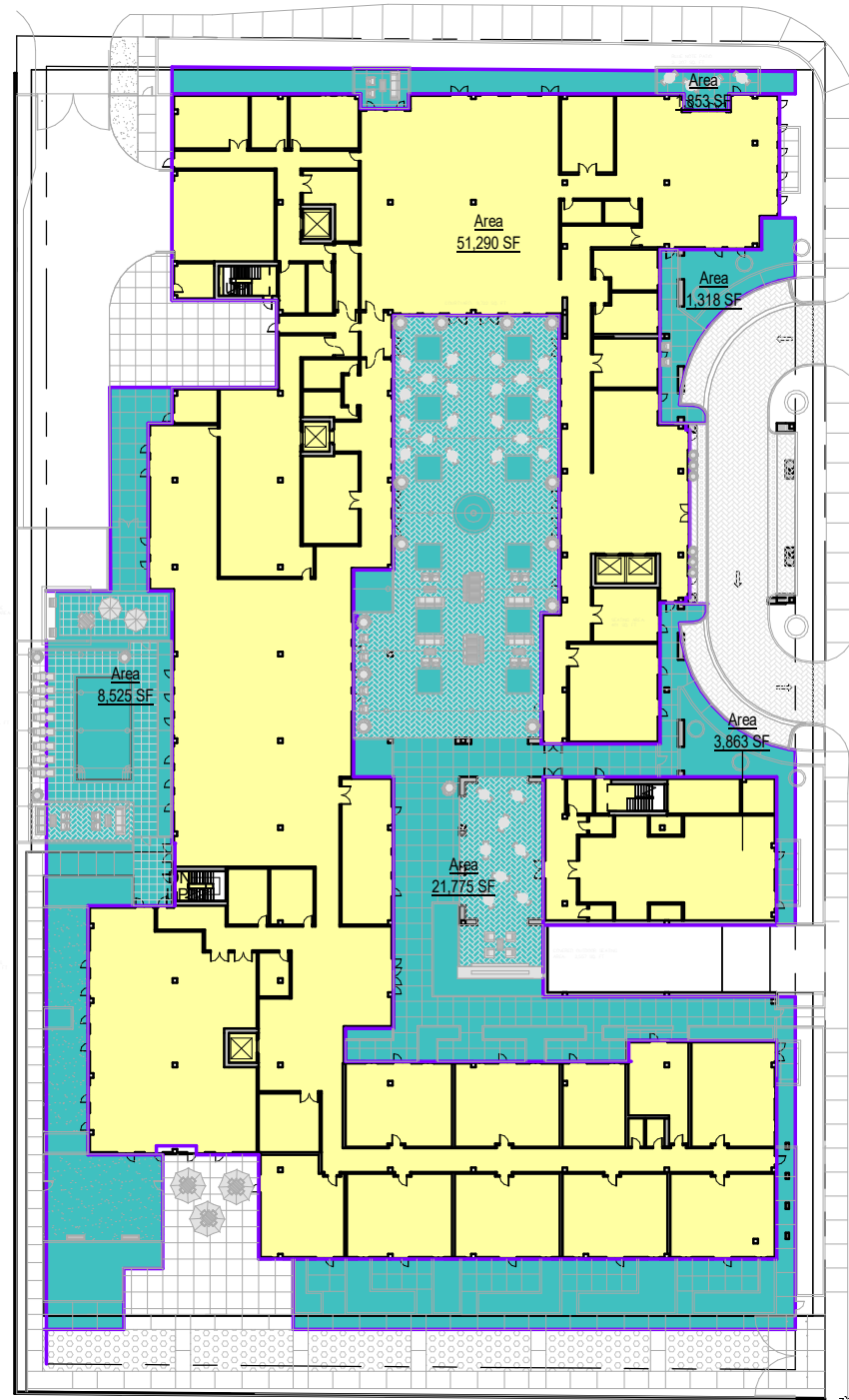
ENTITLEMENTS

AREA SHEET

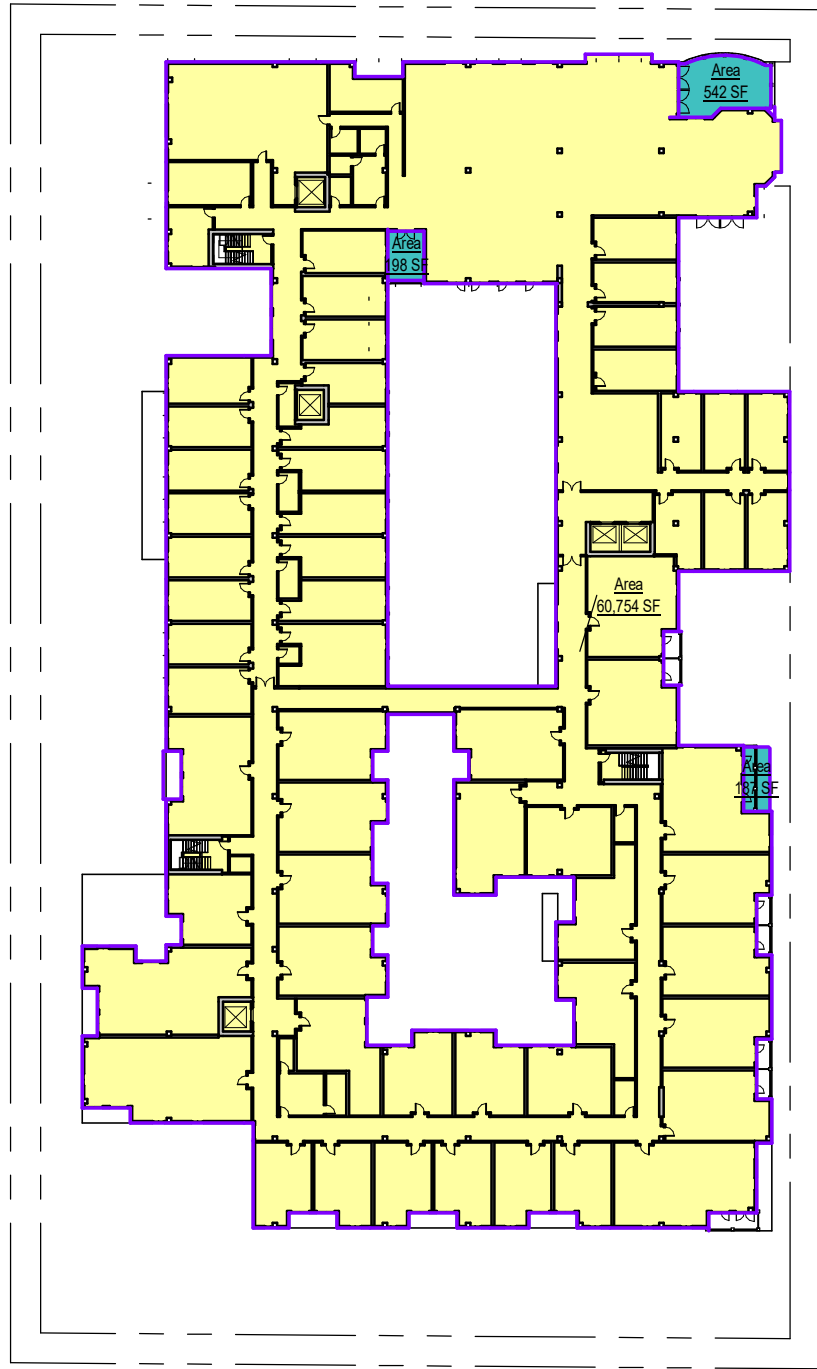
G-002



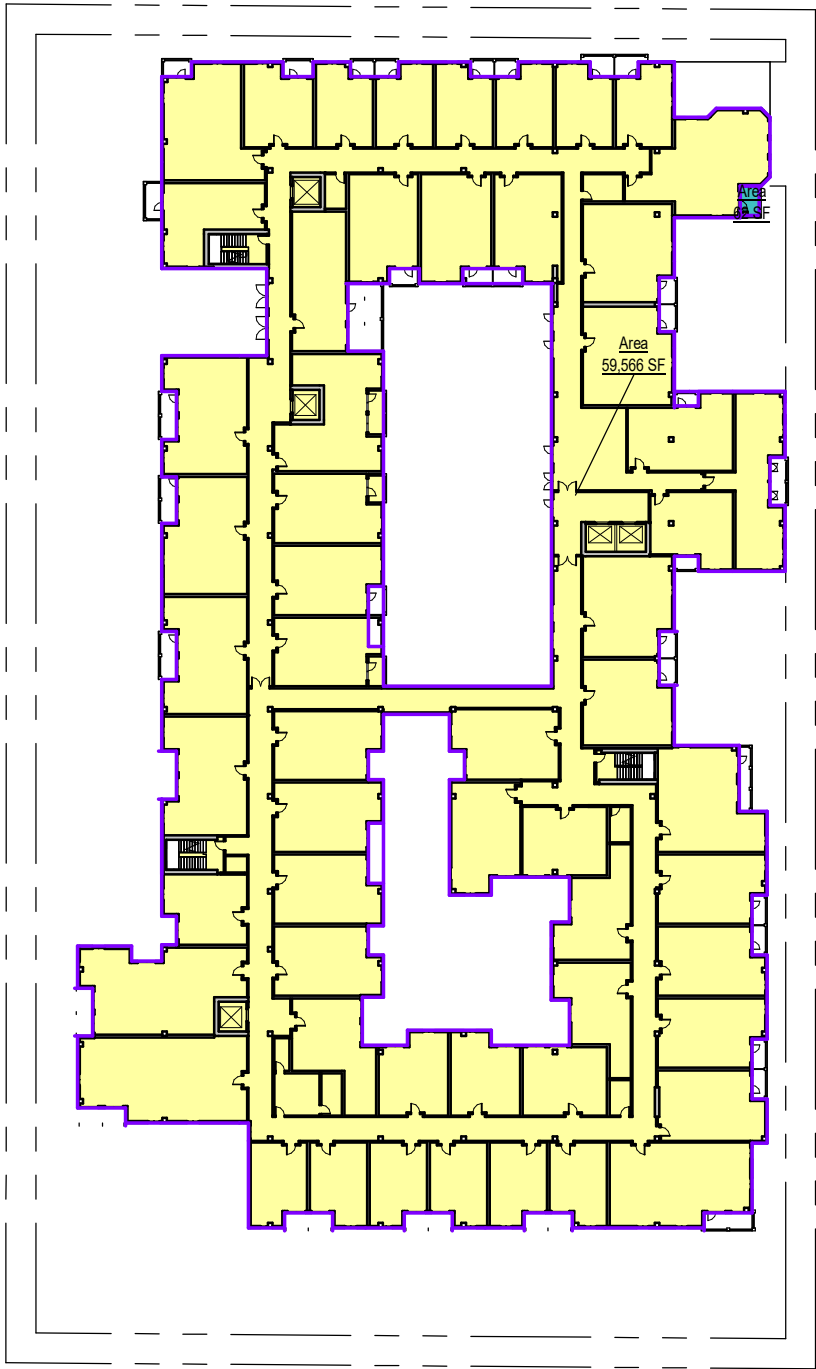
1 LEVEL B1 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



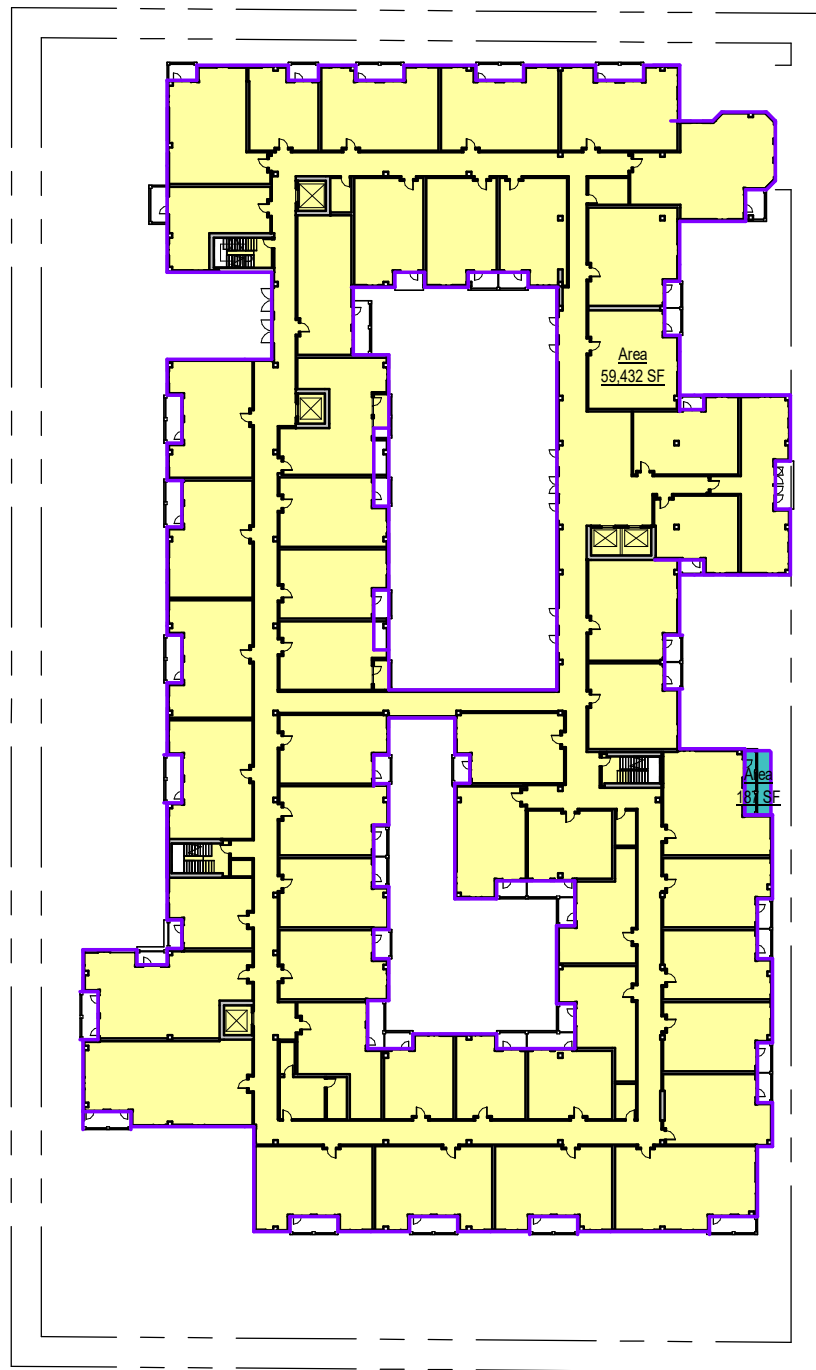
2 LEVEL 01 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



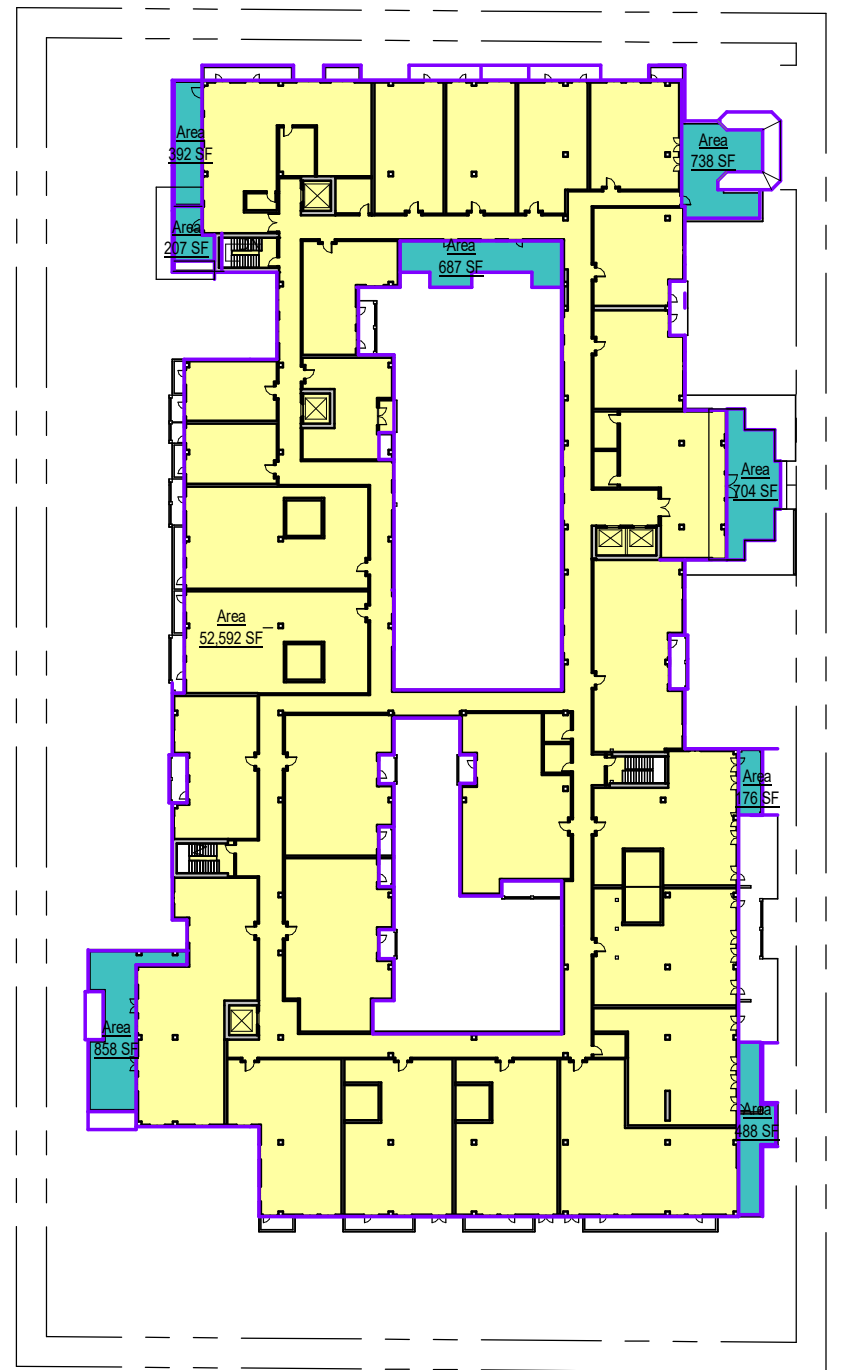
3 LEVEL 02 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



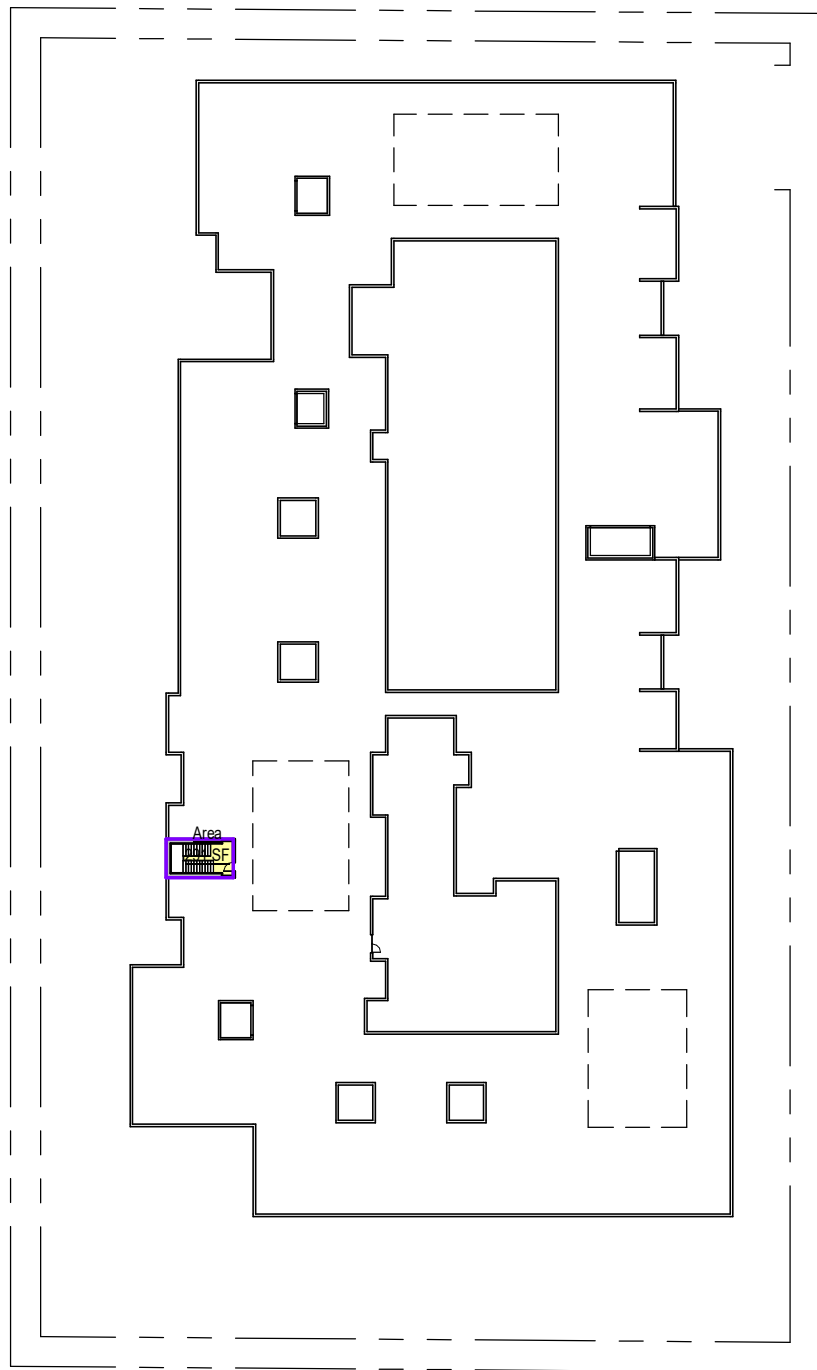
4 LEVEL 03 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"



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



6 LEVEL 05 - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"

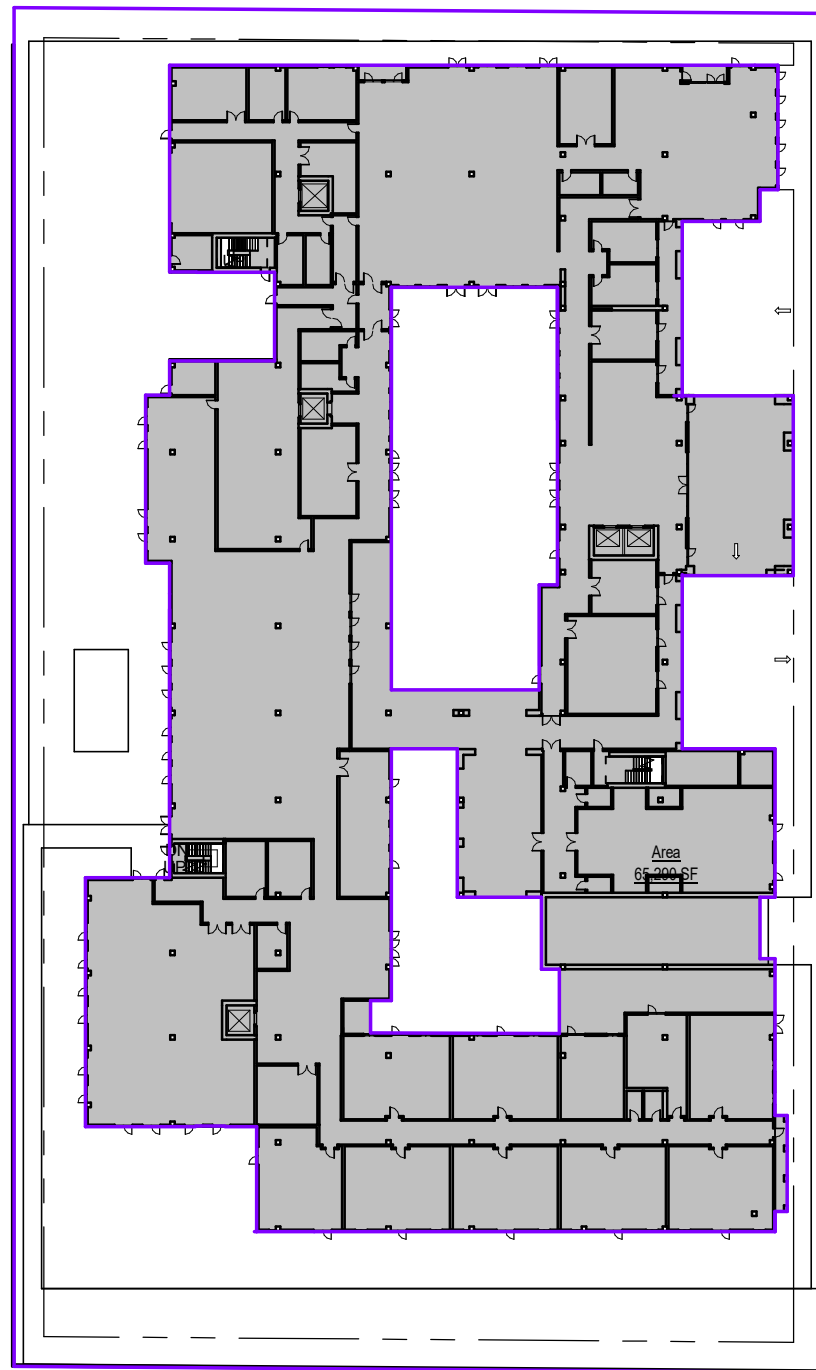


7 ROOF - GROSS FLOOR AREA
SCALE: 1/64" = 1'-0"

AREA LEGEND	
	BUILDING AREA
	OPEN SPACE AREA

GROSS BUILDING AREA	
Level	Area
LEVEL B1	273 SF
LEVEL B1	275 SF
LEVEL B1	342 SF
LEVEL B1	366 SF
LEVEL B1	801 SF
LEVEL B1	3,045 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
LEVEL 05	52,592 SF
ROOF	291 SF
	296,501 SF

OPEN SPACE AREA	
Level	Area
LEVEL 01	1,316 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
LEVEL 05	176 SF
LEVEL 05	207 SF
LEVEL 05	392 SF
LEVEL 05	488 SF
LEVEL 05	687 SF
LEVEL 05	704 SF
LEVEL 05	738 SF
LEVEL 05	888 SF
	38,896 SF



8 LEVEL 01 - LOT COVERAGE
SCALE: 1/64" = 1'-0"

LOT COVERAGE = 65,290 SQ FT

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

EXISTING SITE PHOTOS

G-003



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: 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



VIEW 8: VIEW OF PROPERTY ACROSS STREET, FACING EAST



VIEW 9: VIEW OF WALGREENS ACROSS STREET, FACING NORTH



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

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL



ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

EXISTING SITE PHOTOS



VIEW FROM INTERSECTION OF BOLSA CHICA ROAD & WARNER AVENUE

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL



NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

3D RENDERINGS

G-004



VIEW OF ENTRY FROM BOLSA CHICA ROAD



VIEW OF PORTE COCHERE & MAIN ENTRY

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

3D RENDERINGS

G-005



VIEW FROM BOLSA CHICA ROAD



VIEW FROM WARNER AVE

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

3D RENDERINGS

G-006

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-16-21
1	CUP RESUBMITTAL	10-31-22

DEMOLITION NOTES

- 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.
- REMOVE AND DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT.
- REMOVE AND DISPOSE OF EXISTING CURB.
- REMOVE AND DISPOSE OF EXISTING CONCRETE GUTTER.
- REMOVE AND DISPOSE OF EXISTING LANDSCAPING AND IRRIGATION. COORDINATE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
- REMOVE AND DISPOSE OF EXISTING BACKFLOW DEVICE.
- REMOVE AND DISPOSE OF EXISTING FIRE DEPARTMENT CONNECTION.
- REMOVE AND DISPOSE OF EXISTING DOUBLE CHECK DETECTOR ASSEMBLY.
- REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT.
- REMOVE AND DISPOSE OF EXISTING WATER VALVE.
- REMOVE AND DISPOSE OF EXISTING ELECTRICAL VAULT.
- REMOVE AND DISPOSE OF YARD LIGHT, FOUNDATION, CONDUITS AND CONDUCTORS.
- REMOVE AND DISPOSE OF EXISTING SIGN AND FOOTING.
- REMOVE AND DISPOSE OF EXISTING CONCRETE WALK.
- REMOVE AND DISPOSE OF EXISTING TRASH ENCLOSURE.
- REMOVE AND DISPOSE OF EXISTING BLOCK WALL.
- REMOVE AND DISPOSE OF FENCE/GATE.
- PROTECT IN PLACE EXISTING WALL.
- PROTECT IN PLACE EXISTING RETAINING WALL AND FENCE.

SCOPE OF WORK

- DEMOLISH ENTIRE BUILDING AND SLAB.

TOTAL AREA OF SOIL DISTURBANCE

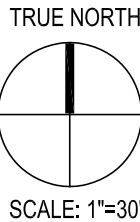
2.81 ACRES

GENERAL NOTES

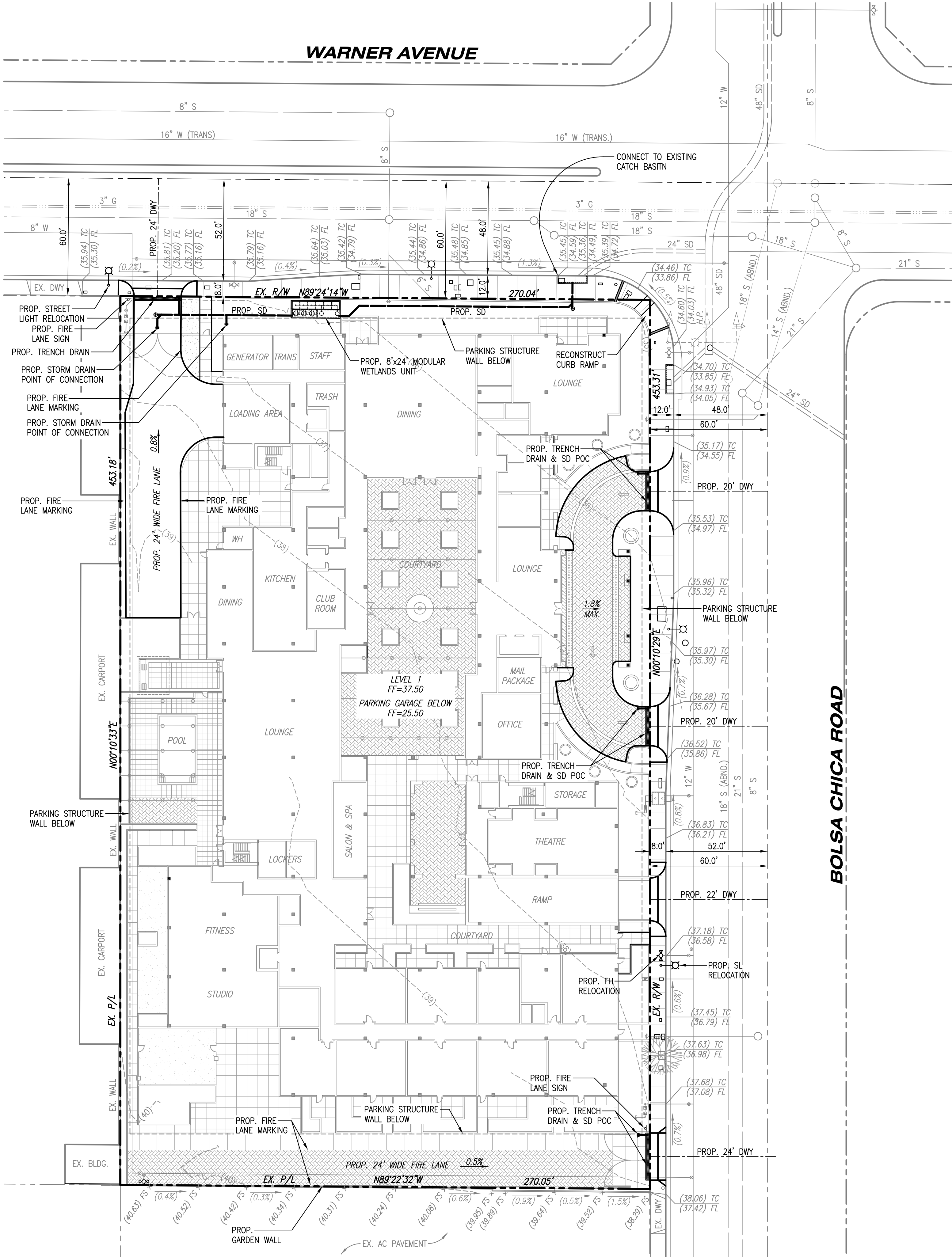
- ALL UTILITY LINES MUST BE PROPERLY AND SAFELY CAPPED AS NEEDED.

LEGEND

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



DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-16-21
1	CUP RESUBMITTAL	10-31-22



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)

HUNTINGTON BEACH
SENIOR LIVING

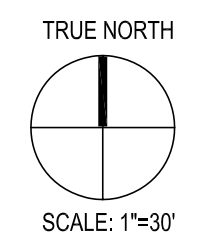
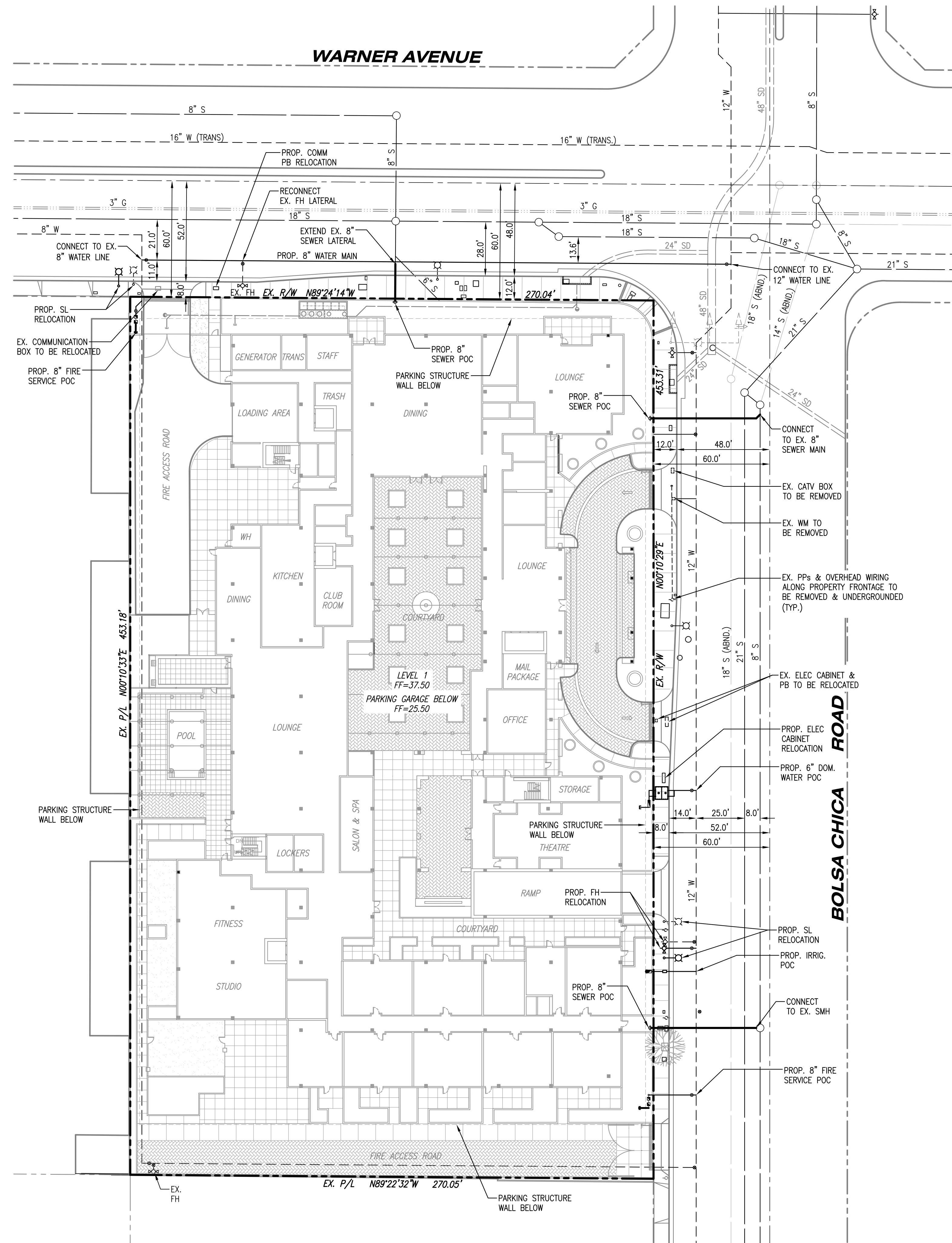
ISSUE DRAWING LOG

[illegible]

CUP SUBMITTAL

CONCEPTUAL WET UTILITY PLAN

C-3



HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

SITE PLAN

A-001

LEGAL DESCRIPTION:

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 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, 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.

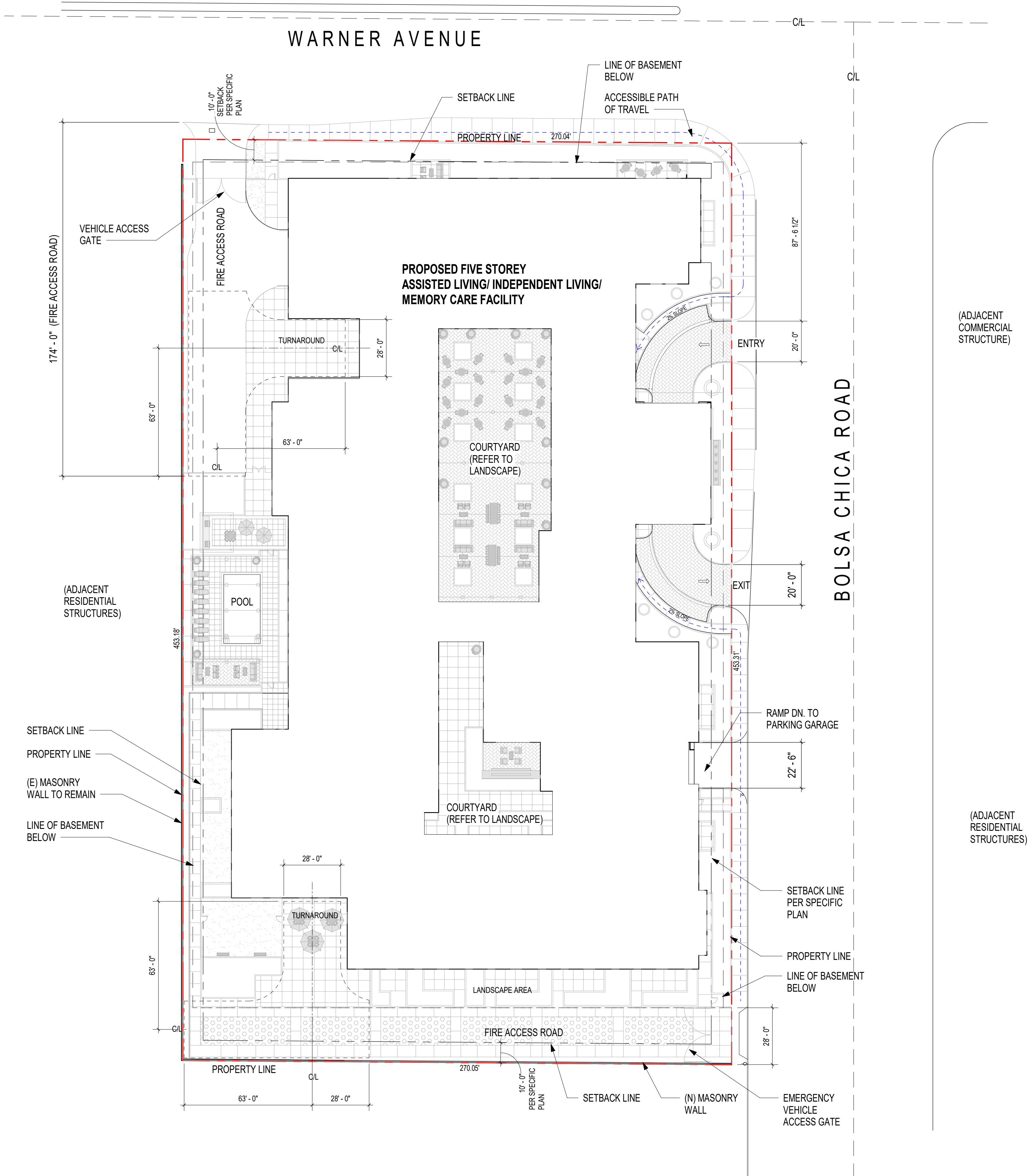
TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND

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--237801 OF OFFICIAL RECORDS.

APN: 163-281-02



1 SITE PLAN
SCALE: 1" = 30'-0"



RECORDED PARCEL OWNER:
FKOA PRESENTS, LLC
16331 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

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

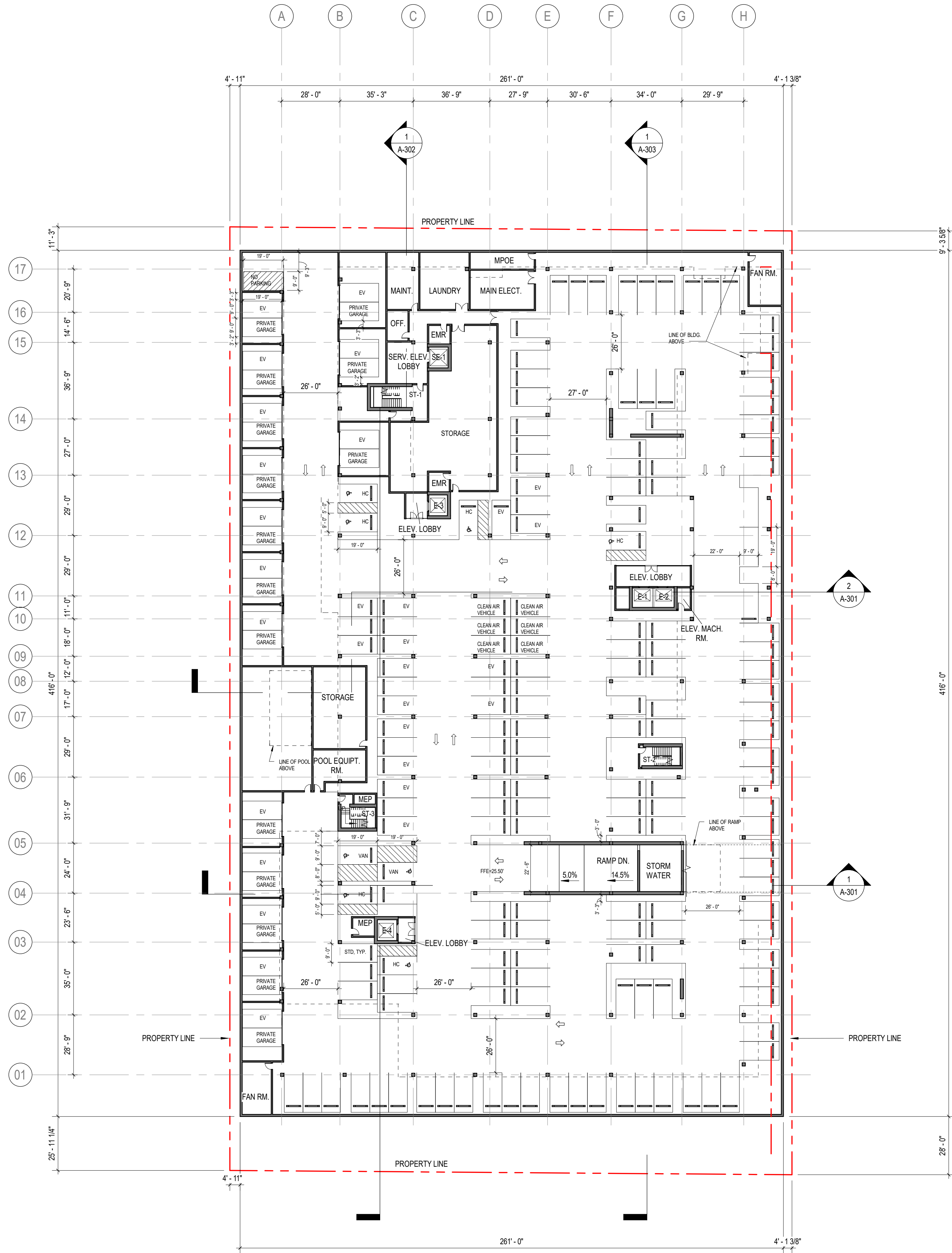
DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

LEVEL B1 FLOORPLAN

A-1B1

1 LEVEL B1 FLOOR PLAN
SCALE: 1" = 30'-0"



TRUE NORTH



HUNTINGTON BEACH SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

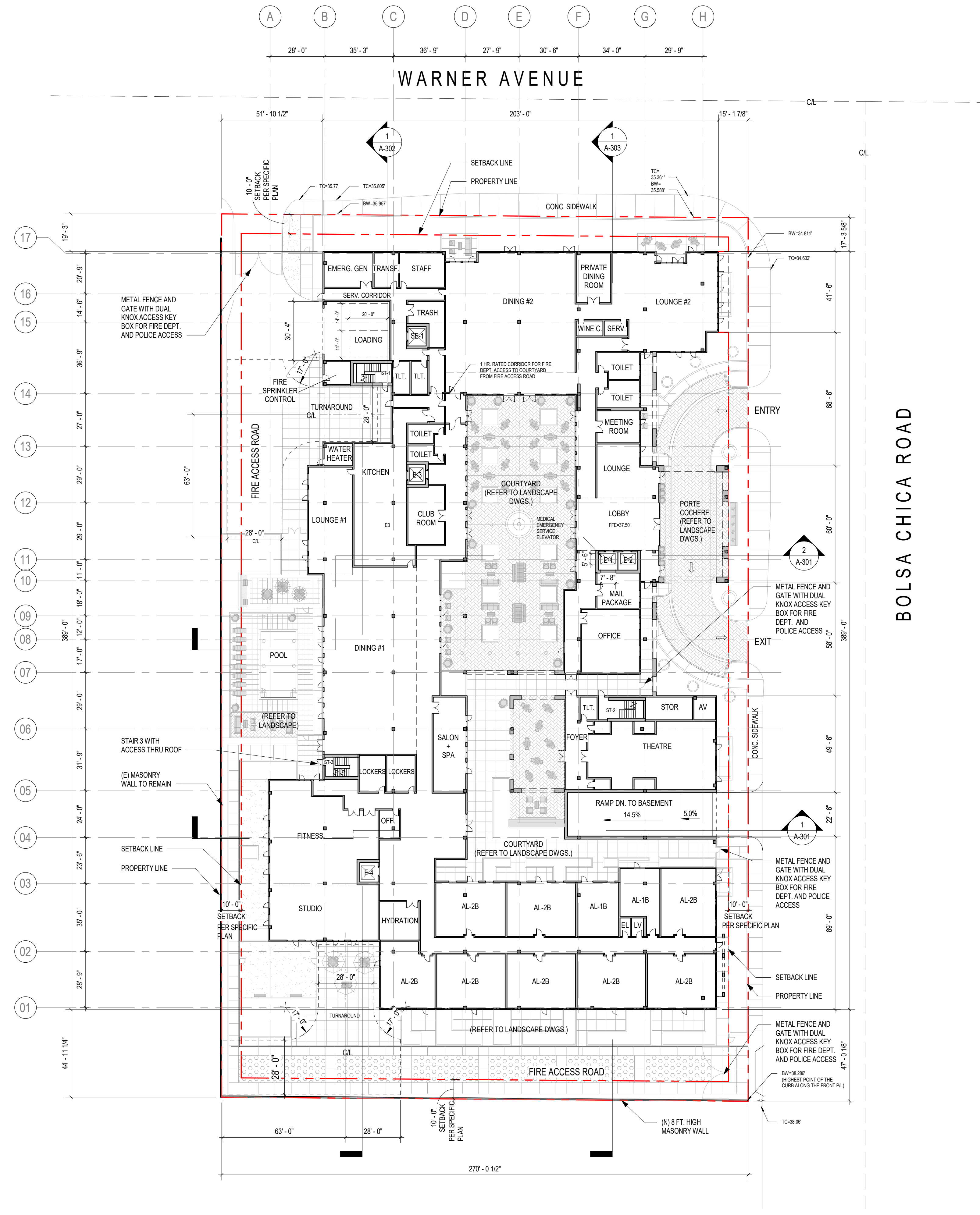
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ENTITLEMENTS

LEVEL 01 FLOORPLAN

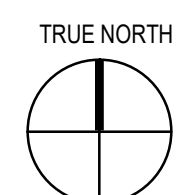
A-101

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

SCALE: 1" = 30'-0"



HUNTINGTON BEACH SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

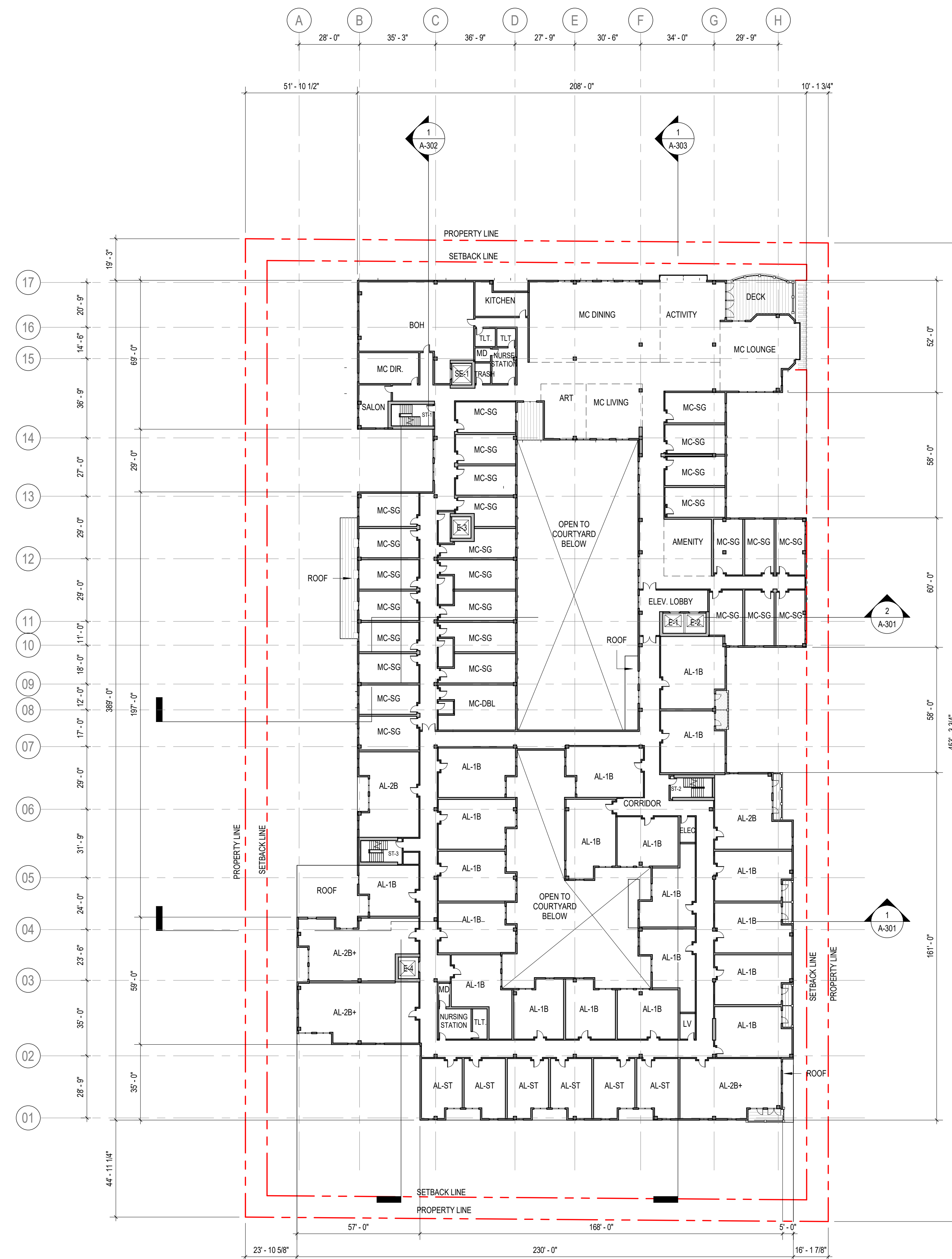
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ENTITLEMENTS

LEVEL 02 FLOORPLAN

A-102

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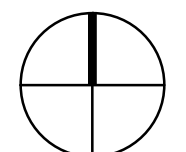


1

LEVEL 02 FLOOR PLAN

SCALE: 1" = 30'-0"

TRUE NORTH



HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

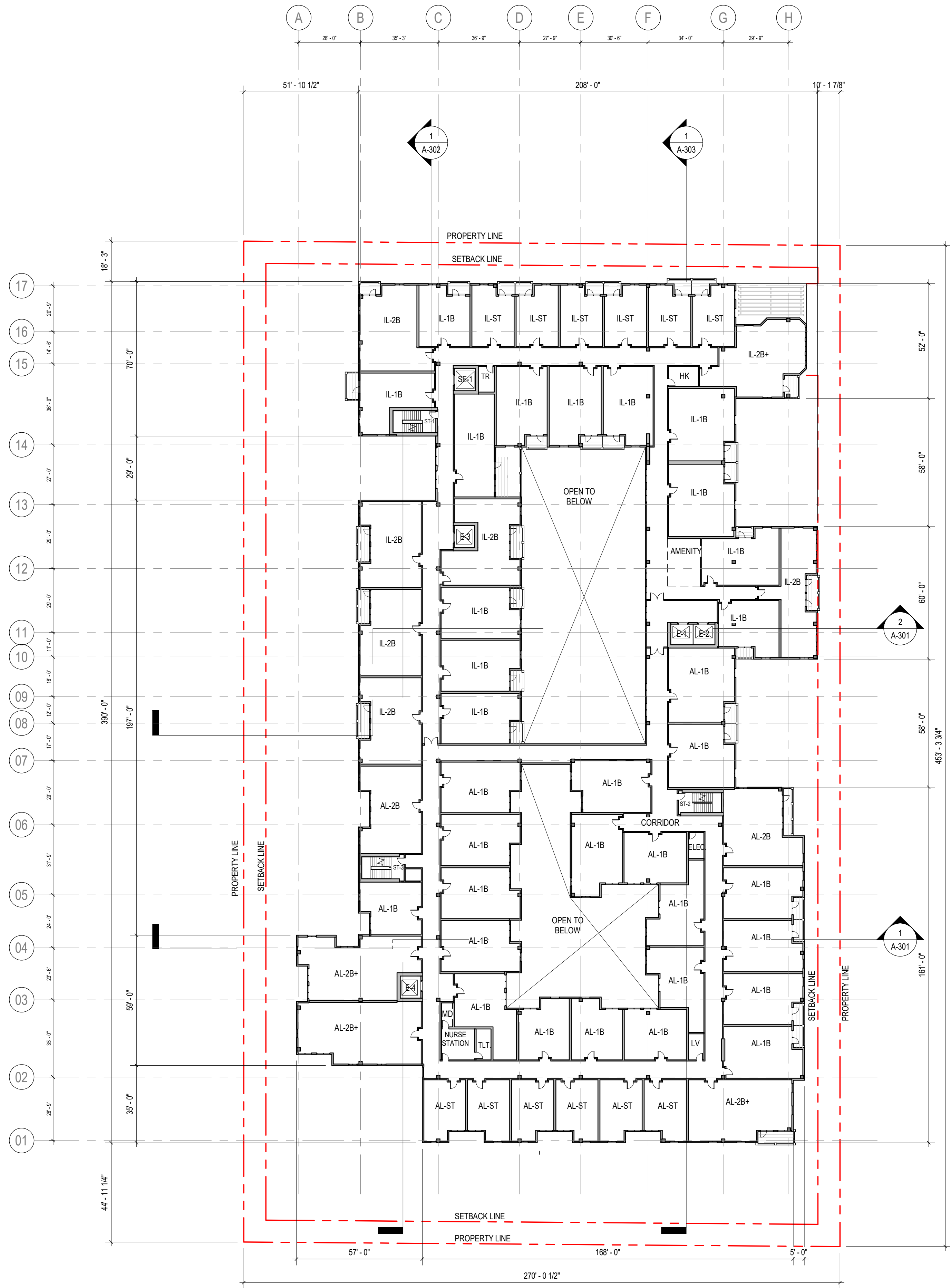
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DRAWING ISSUE LOG		
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1	CUP RESUBMITTAL	10-31-22

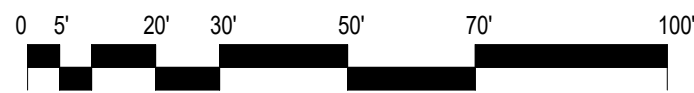
ENTITLEMENTS

LEVEL 03 FLOORPLAN

A-103



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



HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

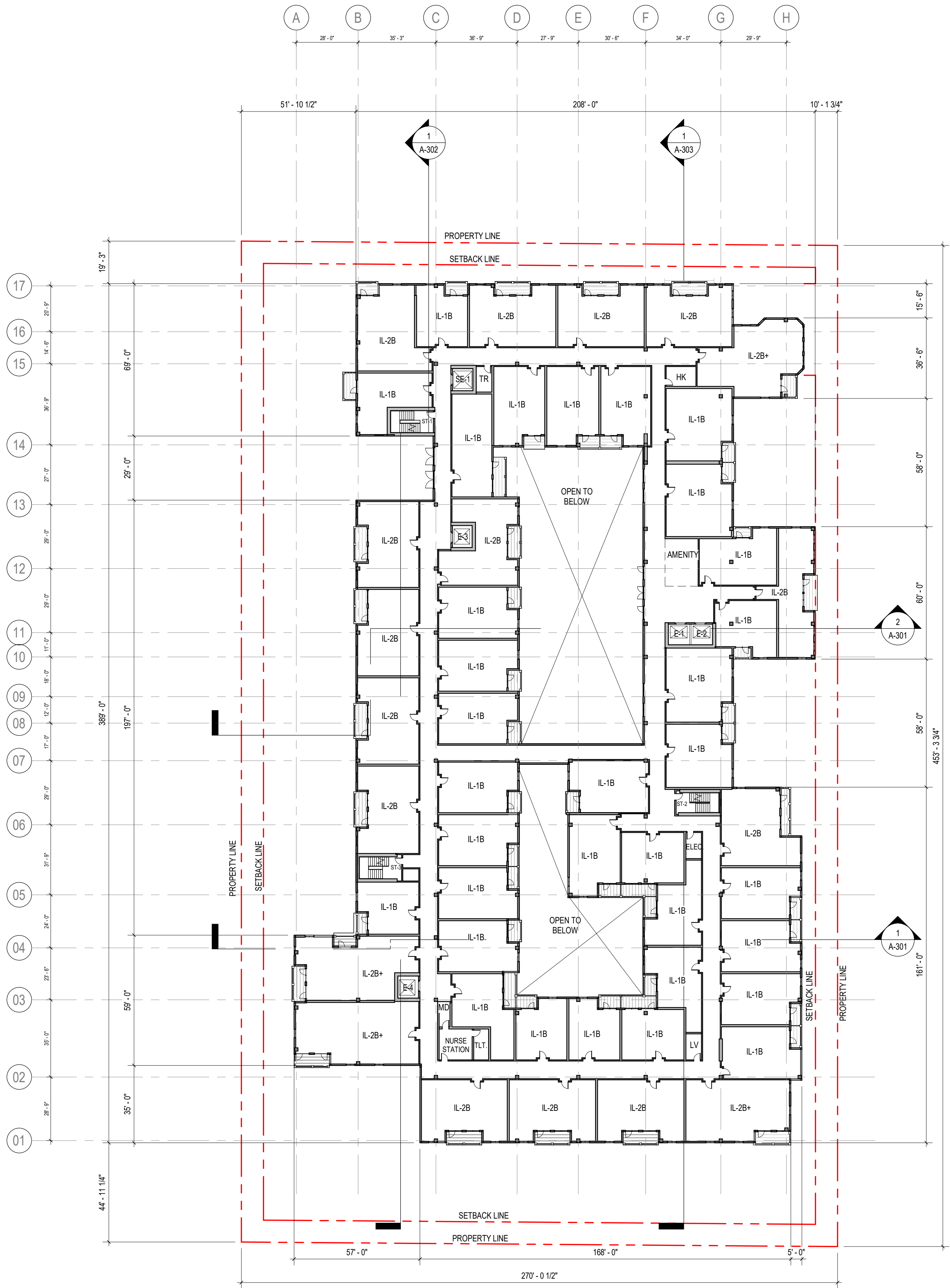
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REV	DESCRIPTION	DATE
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1	CUP RESUBMITTAL	10-31-22

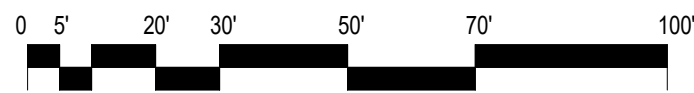
ENTITLEMENTS

LEVEL 04 FLOORPLAN

A-104



1 LEVEL 04 FLOOR PLAN
SCALE: 1" = 30'-0"



HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

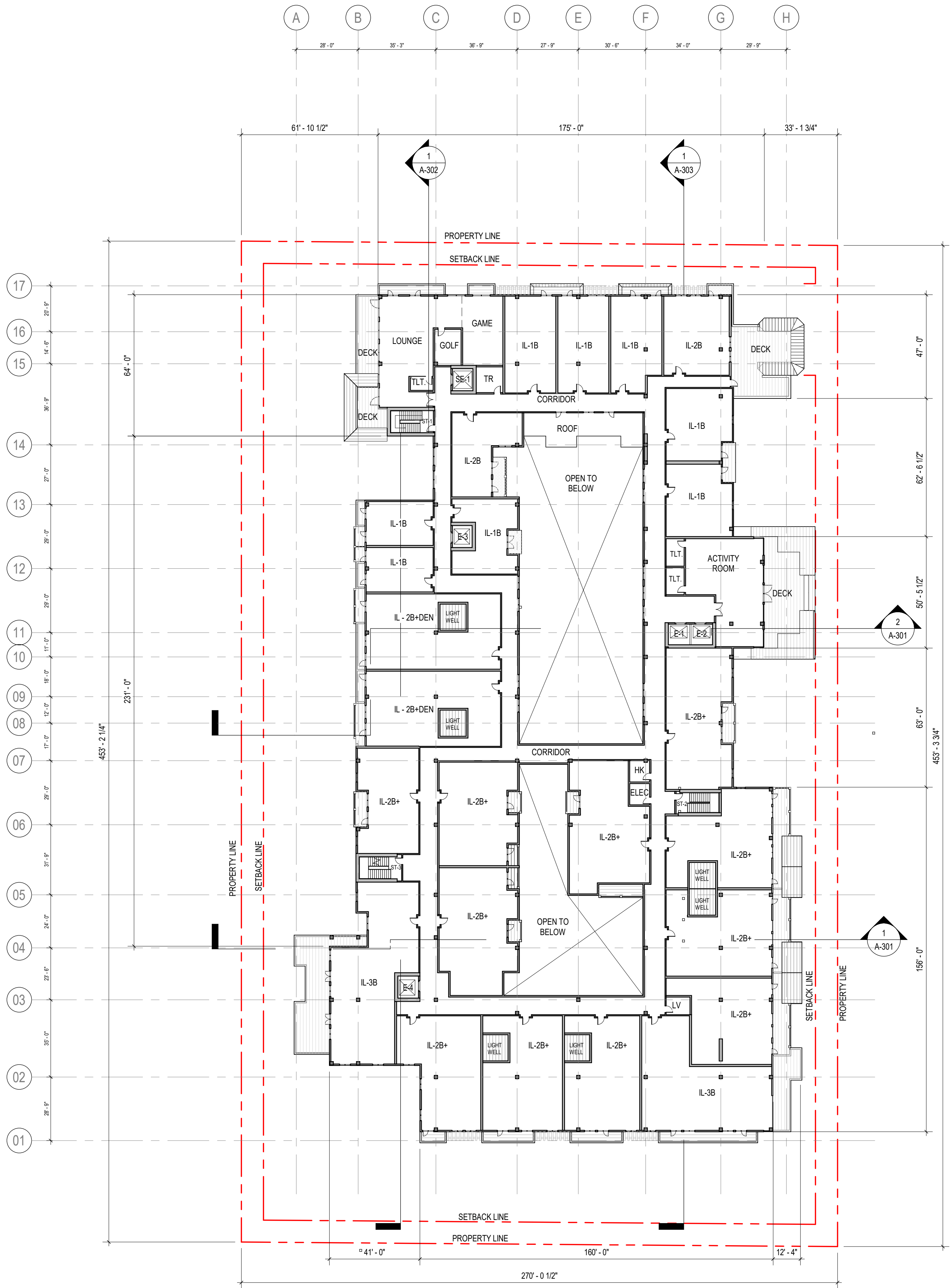
ISSUE DRAWING LOG

DRAWING ISSUE LOG		
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1	CUP RESUBMITTAL	10-31-22

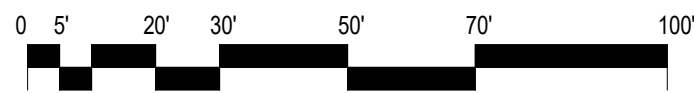
ENTITLEMENTS

LEVEL 05 FLOORPLAN

A-105



1 LEVEL 05 FLOOR PLAN
SCALE: 1" = 30'-0"



HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

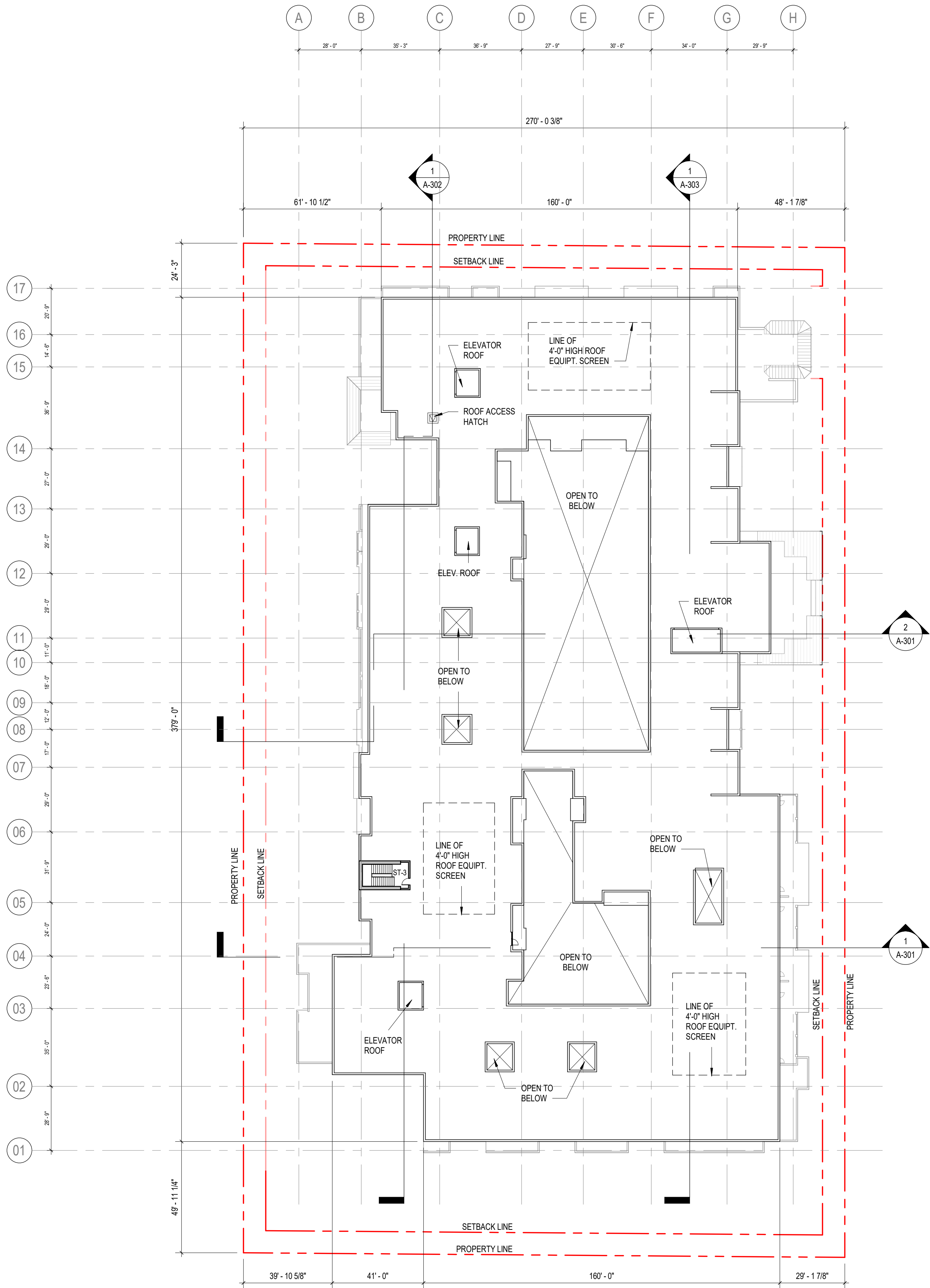
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DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
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1	CUP RESUBMITTAL	10-31-22

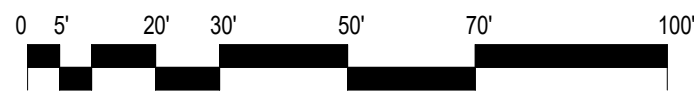
ENTITLEMENTS

ROOF LEVEL FLOORPLAN

A-106



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





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



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

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

OVERALL ELEVATIONS

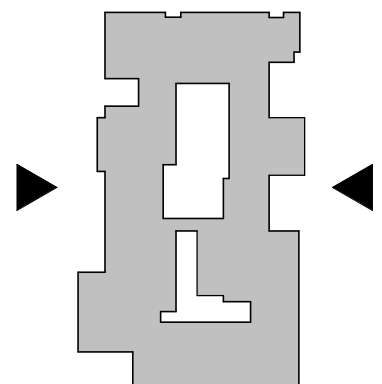
A-201



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



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



SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

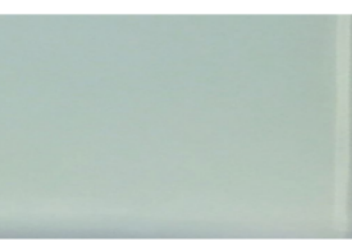
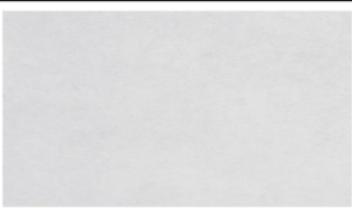
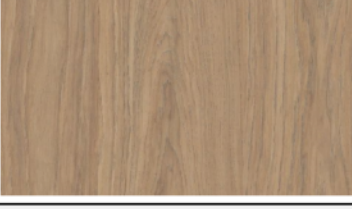
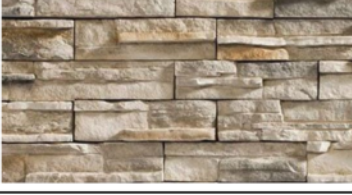
ENTITLEMENTS

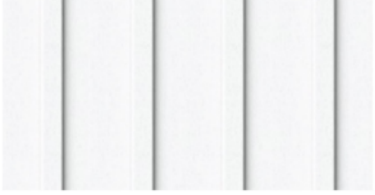
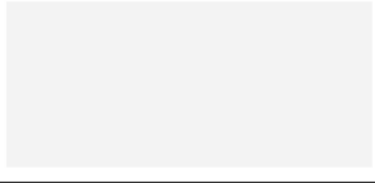
OVERALL ELEVATIONS

A-202

HUNTINGTON BEACH
SENIOR LIVING



CODE	DESCRIPTION	COLOR	LOCATION	NOTES	
GLASS					
GL-01	INSULATED GLASS UNIT Mfr.: Mfr. Code:	Clear	Typical Vision Panel		
PLASTER					
PL-01	PLASTER Mfr.:		See Elevations for locations		
METAL					
MTL-01	METAL Mfr.: Mfr. Name:		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.	
WOOD					
WD-01	WOOD Mfr.: TBD Mfr. Code: TBD	Medium Dark Brown Wood	Accent		
STONE					
ST-01	STONE Mfr.: TBD Mfr. Code: TBD	TBD	See Elevations for locations		

CODE	DESCRIPTION	COLOR	LOCATION	NOTES	
SIDING					
SD-01	ACCENT PANEL Mfr.: TBD Mfr. Code: TBD	GRAY	See Elevations for locations		
SD-02	PANEL SIDING Mfr.: TBD Mfr. Code: TBD	WHITE	See Elevations for locations		
SD-03	PANEL SIDING Mfr.: TBD Mfr. Code: TBD	BLUE	See Elevations for locations		
PAVER					
PV-01	CONCRETE PAVER Mfr.: TBD Mfr. Code: TBD	GRAY	Balconies, Courtyards,		
PAINT					
PT-01	PAINT Mfr.: TBD Mfr. Code: TBD	WHITE	See Elevations for locations		

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

MATERIAL PALLETE

HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

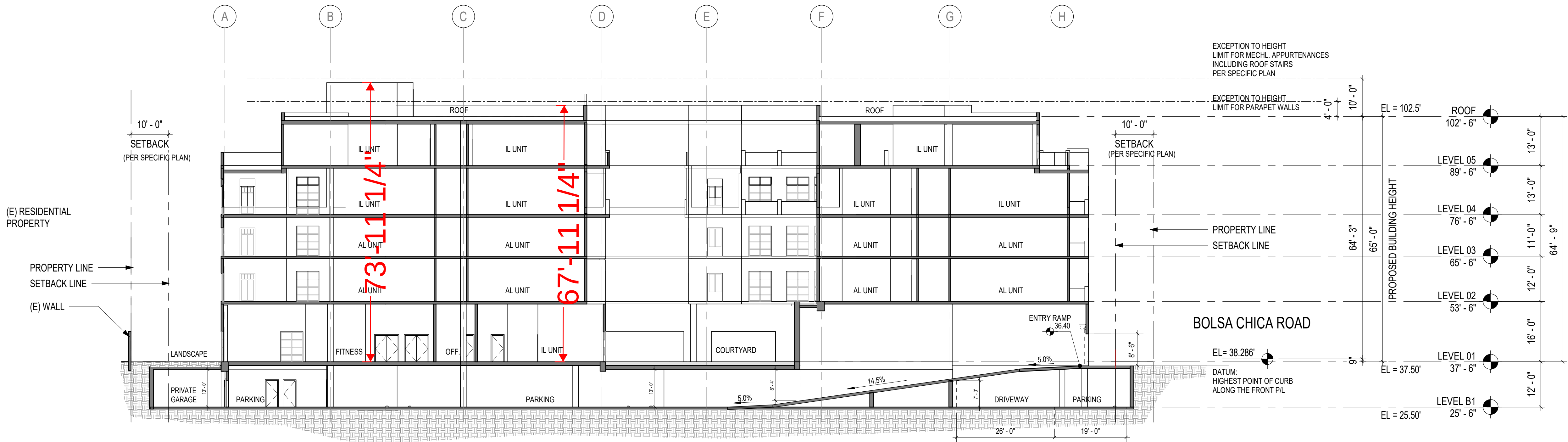
ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

BUILDING SECTIONS

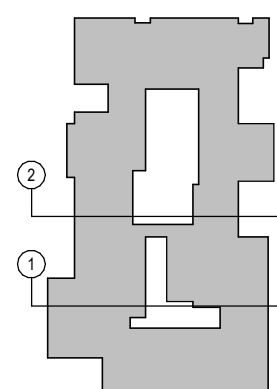
A-301



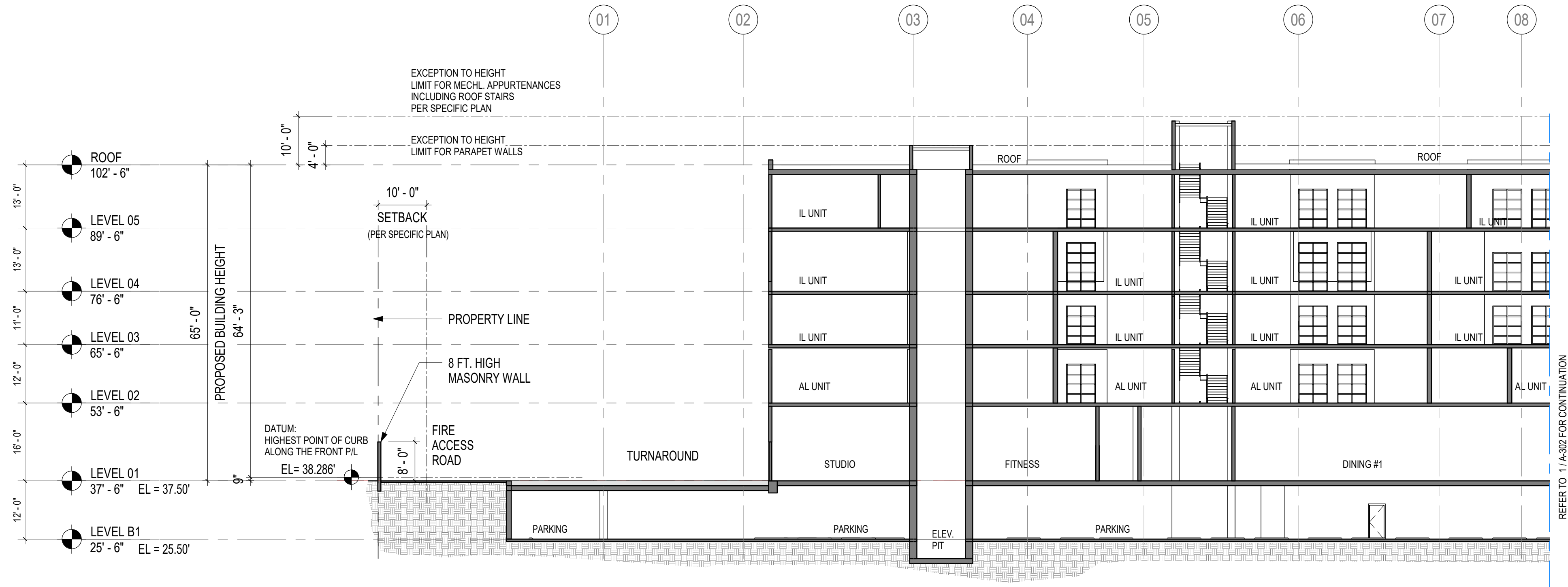
1 BUILDING SECTION 01
SCALE: 1/16" = 1'-0"



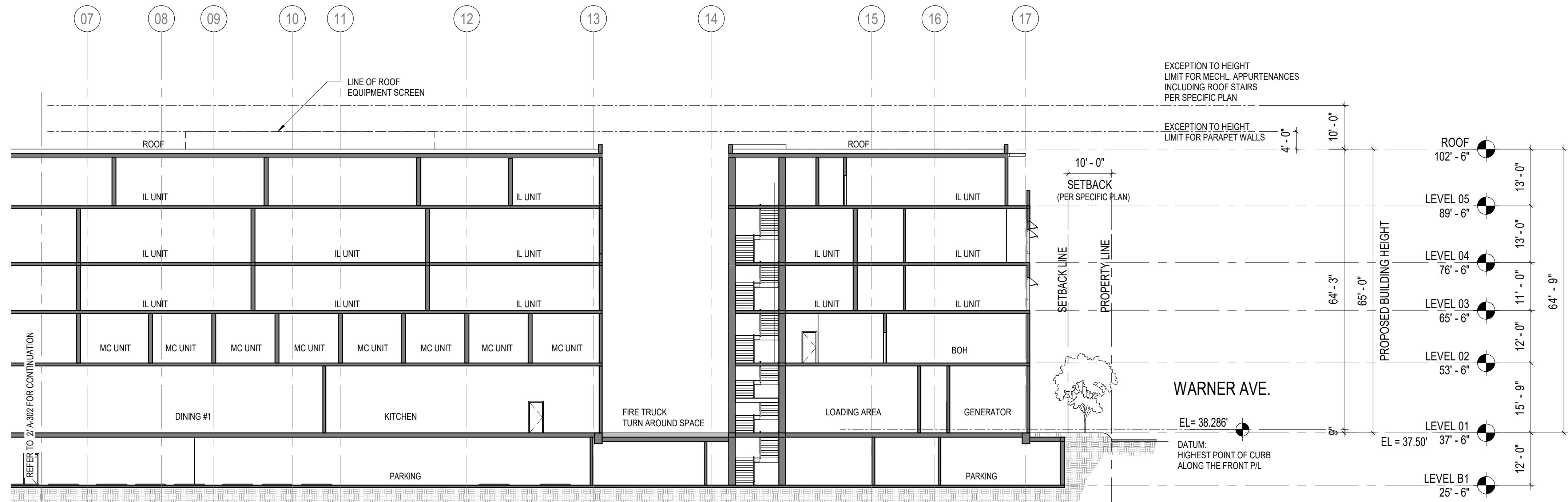
2 BUILDING SECTION 02
SCALE: 1/16" = 1'-0"



HUNTINGTON BEACH
SENIOR LIVING



2 BUILDING SECTION_03
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION 03
SCALE: 1/16" = 1'-0"

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

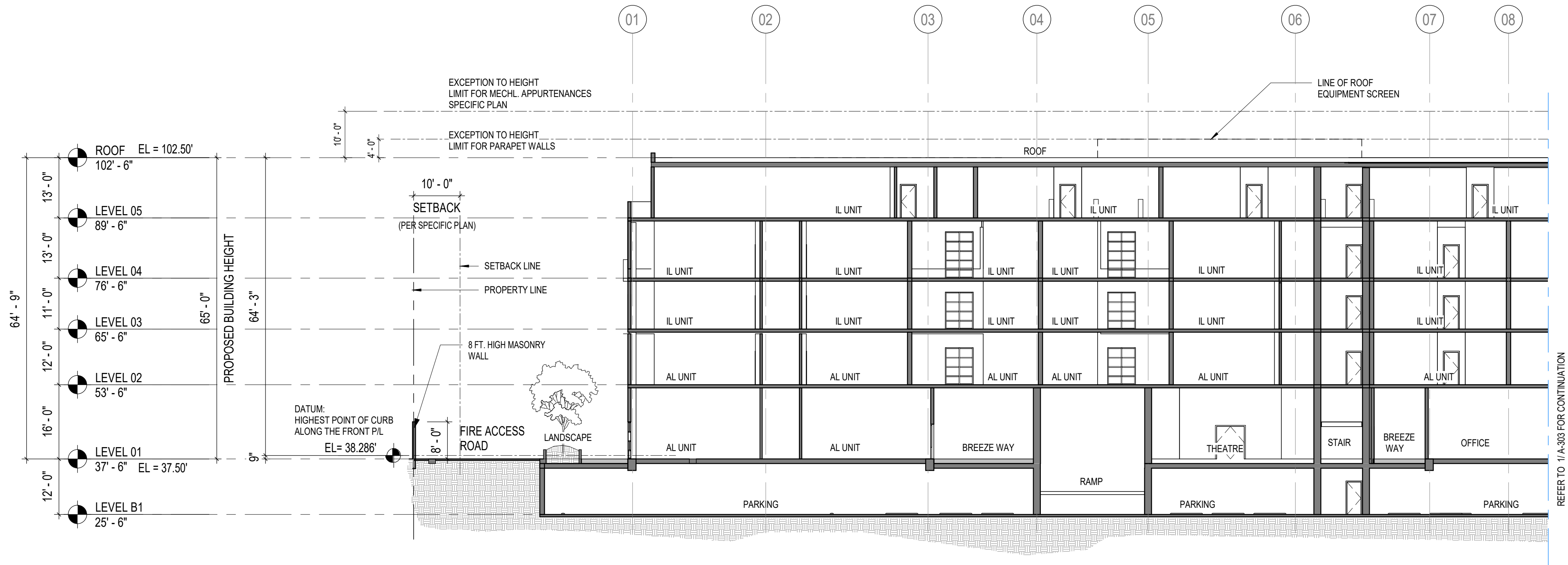
ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
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	CUP RESUBMITTAL	10-31-22

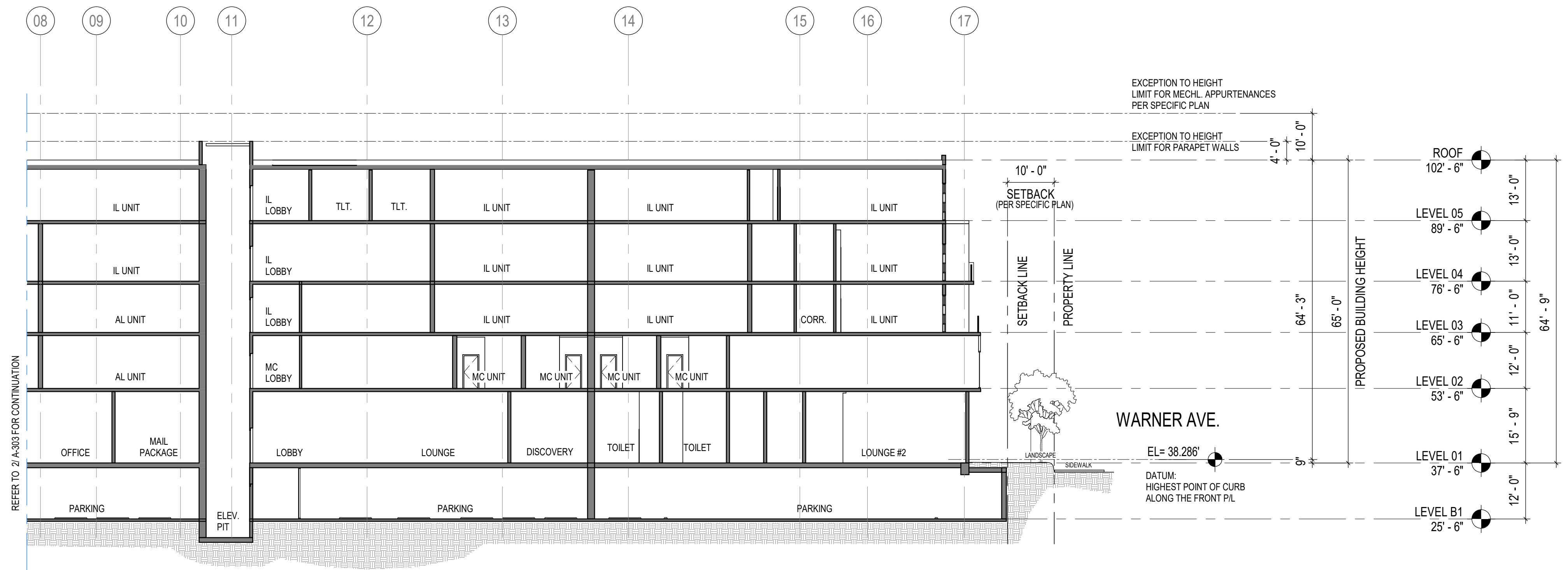
ENTITLEMENTS

BUILDING SECTIONS

A-302



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



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

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

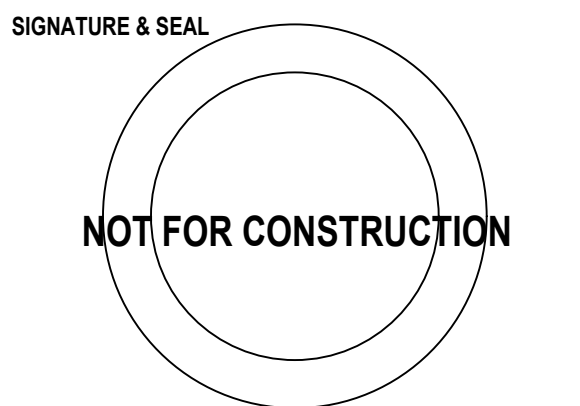
DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
1	CUP SUBMITTAL	10-15-21
1	CUP RESUBMITTAL	10-31-22

ENTITLEMENTS

BUILDING SECTIONS

A-303

HUNTINGTON BEACH
SENIOR LIVING



ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	10-14-2022



CUP SUBMITTAL

PRELIMINARY
LANDSCAPE PLAN

L1.1

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

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 GROUND COVER 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 'MEDJOL'	MEDJOL 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
	TEUCRIUM 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
	RHAPHIOLEPIS 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

WARNER AVENUE

BOLSA CHICA ROAD

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"

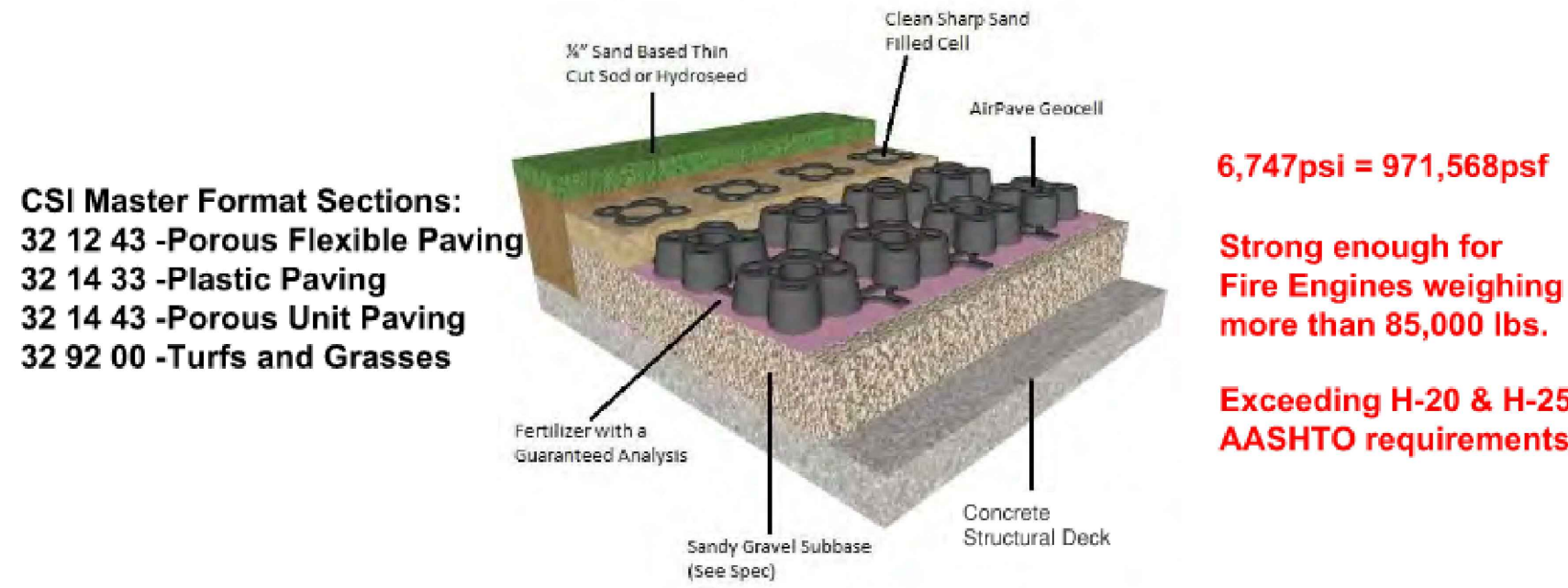
AirPave

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.

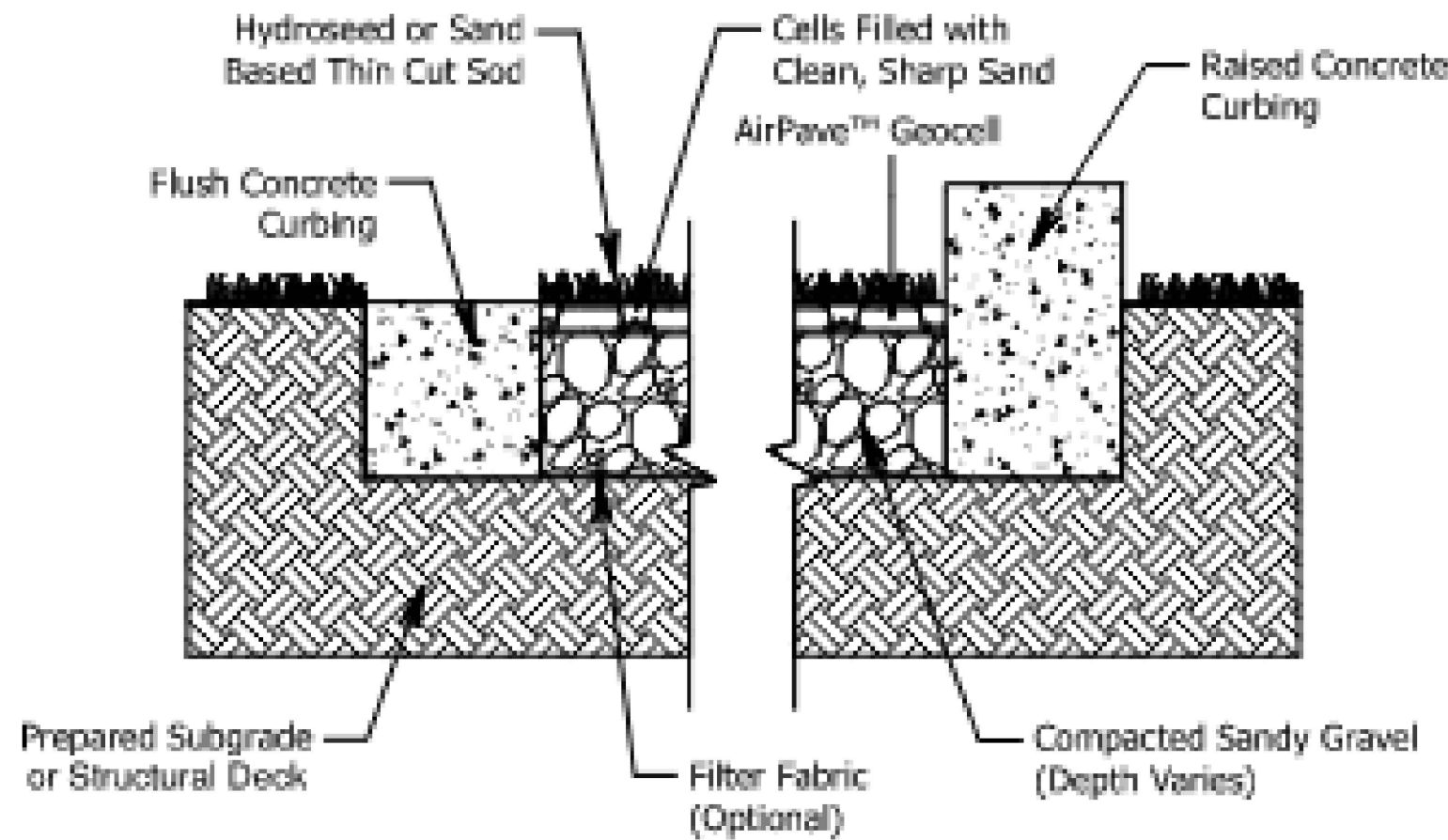


Benefits of an AirPave grass paving system include:

- 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

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	10-14-2022
1	ENTITLEMENT RESUBMITTAL	10-31-22



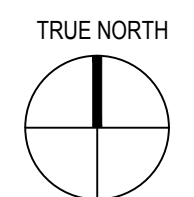
CUP SUBMITTAL

TURF BLOCK
SPECIFICATIONS

L2.1



NOTE:
THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.



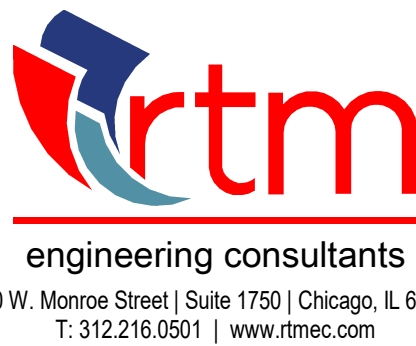
HUNTINGTON BEACH
SENIOR LIVING

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

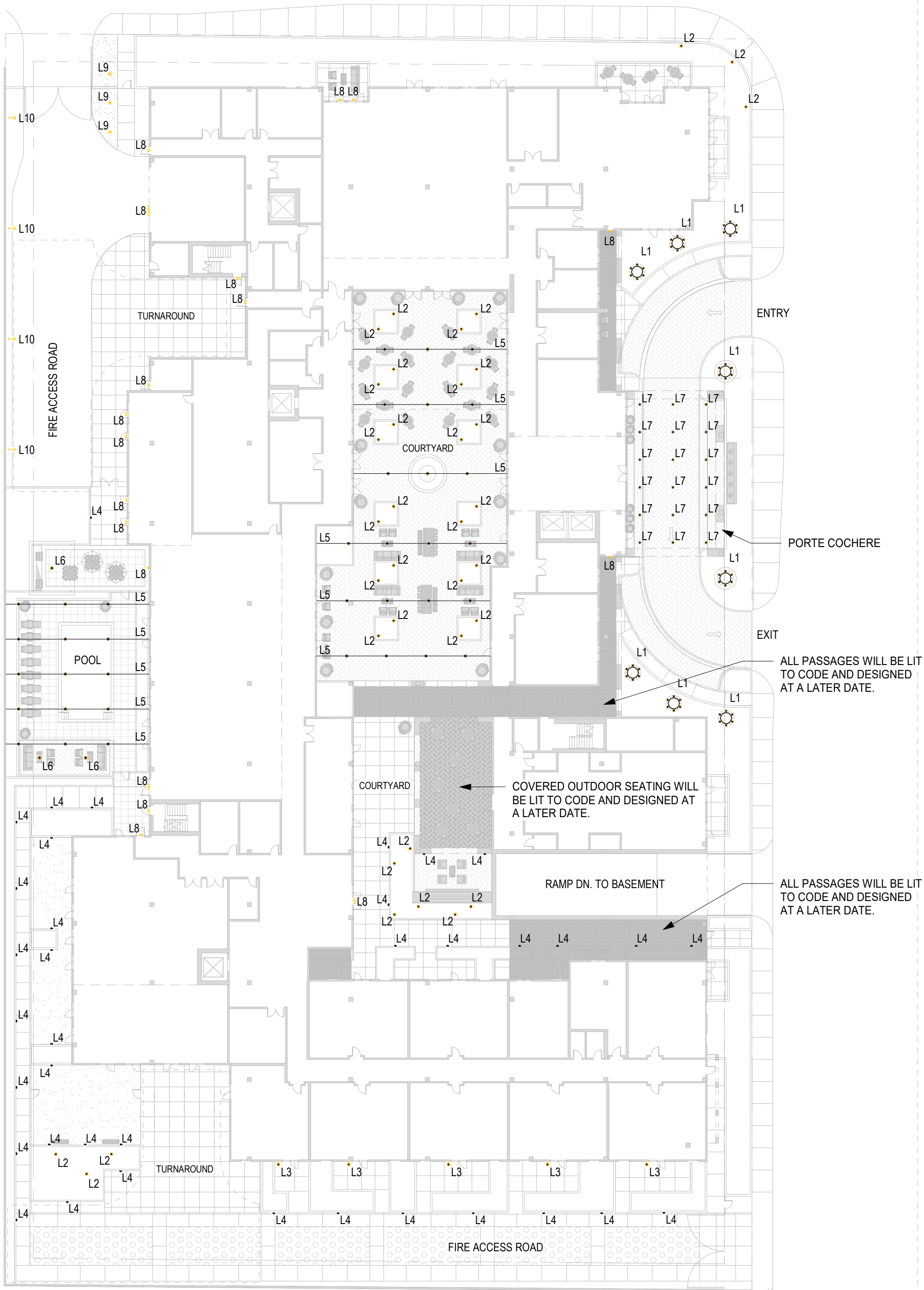
ISSUE DRAWING LOG

DRAWING ISSUE LOG		
REV	DESCRIPTION	DATE
	CUP SUBMITTAL REVISION	10-31-22

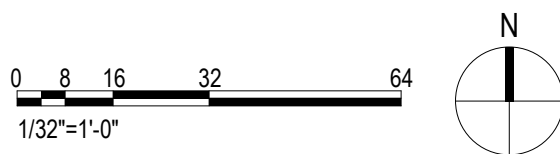


ENTITLEMENTS
ELECTRICAL SITE LIGHTING PLAN

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)	

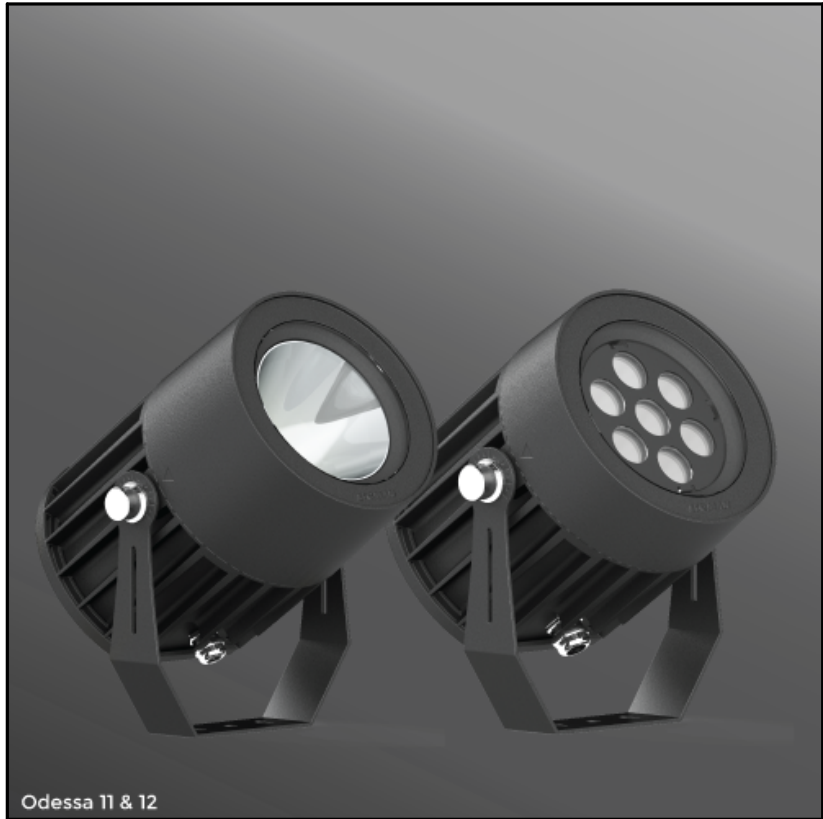


① PRELIMINARY ELECTRICAL SITE LIGHTING PLAN
1/32" = 1'-0"



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)



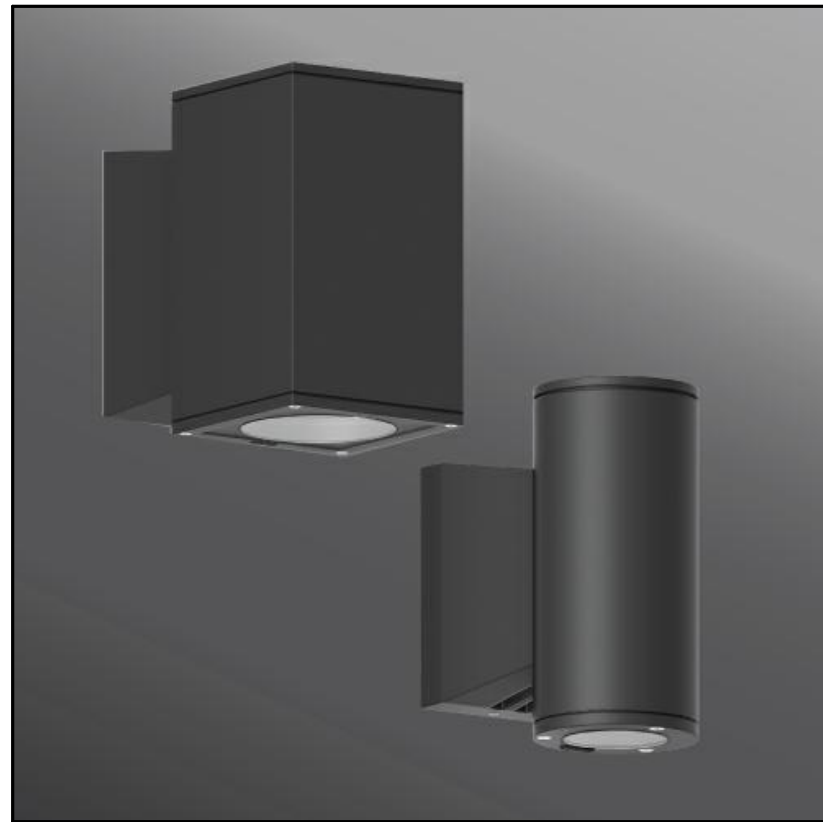
L3: WALL SCONCE
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UVA SERIES (VANCOUVER)



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



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



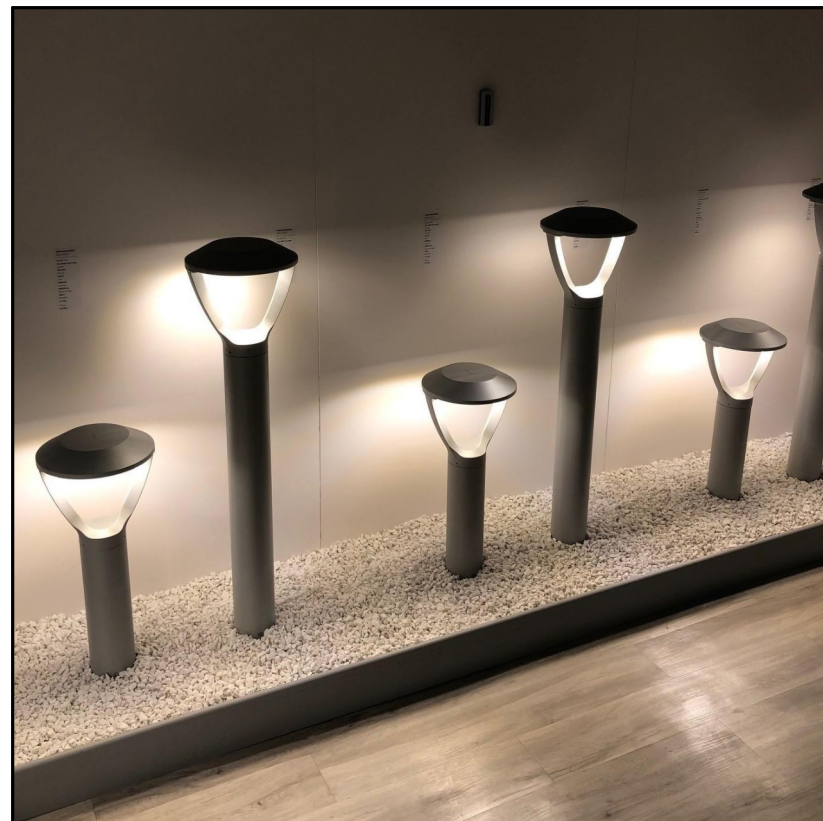
L6: TRELLIS DOWNLIGHT
MANUFACTURER: LIGMAN LIGHTING
MODEL NUMBER: UJE SERIES (JET)



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)