

City of Newport Beach Planning Commission Study Session April 18, 2019

Vivante Senior Living Project



A Nexus Companies Project

NEXUS
C O M P A N I E S

ABOUT VIVANTE – THE VIVANTE BRAND AND TEAM

- VIVANTE’S BRAND:** Vivante is a new, award winning senior housing community consisting of assisted living and memory care, created by local developer Nexus Companies.
- VIVANTE’S MISSION:** Vivante’s highest mission is complete satisfaction for our residents, families, and team members. We consistently strive to create an environment of unparalleled luxury and comfort, coupled with the highest level of personalized service. The Vivante experience will enhance your lifestyle, maintain your independence, and foster a community of health and well-being.
- OWNER/DEVELOPER:** Nexus Companies was Founded in 1981 and is a full-service real estate development firm with offices in Santa Ana, California and Phoenix, Arizona. Nexus is a vertically integrated company that utilizes the experience of its highly talented team in the development of all real estate product types including hospitality, office, senior housing, single and multi-family residential, mini-storage, and mixed-use. More information can be found at www.nexusd.com.
- MANAGER:** Integral Senior Living (ISL) was founded in 2000 and is based in Carlsbad, CA. ISL currently manages 63 communities in 19 states, and is founded on a care philosophy that fosters dignity and respect for residents and promotes their independence and individuality. The dedicated staff at each community is trained to maintain the highest standards of senior care services. More information can be found at www.isllc.com.

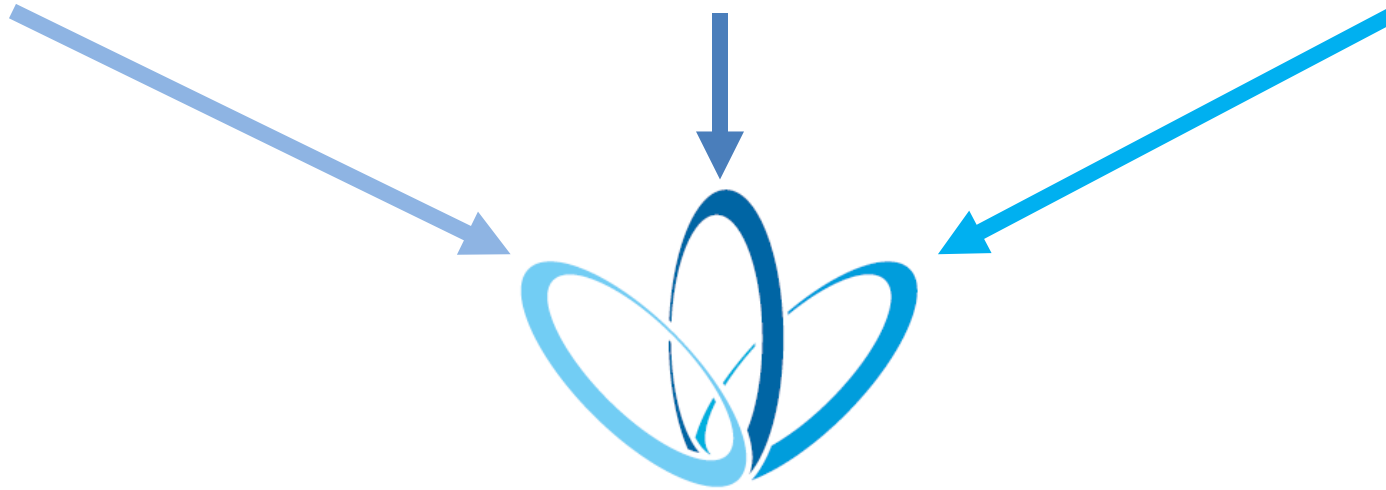
ABOUT VIVANTE – THE VIVANTE BRAND AND TEAM

OUR COMMITMENT IS TO:

OUR RESIDENTS

THE FAMILIES OF OUR RESIDENTS

OUR TEAM MEMBERS



VIVANTE

EXISTING VIVANTE ON THE COAST PHOTOS



Entry



Outdoor Palm Courtyard



Lobby



Porte Cochere

EXISTING VIVANTE ON THE COAST PHOTOS



Fitness Center



Indoor Pool



Salon



Game Room

VIVANTE ON THE COAST PHOTOS



Unit Kitchen



Unit Kitchen



Unit Living Room



Unit Bathroom

VIVANTE AWARDS LIST

2016 55+ Housing Council SAGE Awards

GOLD Award for Best 55+ Assisted Living/Memory Care Community in California

2015 NAHB Best of 50+ Housing Awards

GOLD Achievement Award: Best 50+ Assisted Living / Special Needs Community (in US)

2013 55+ Housing Council 2013 SAGE Awards

“On the Boards” Project of the Year

2013 NAHB Best of 50+ Housing Awards

GOLD Achievement Award: Best 50+ Assisted Living / Special Needs Community “On the Boards”

SILVER Achievement Award: Best Online Marketing Strategy

SILVER Achievement Award: best 50+ Market Rate Rental Community

2012 Best of 50+ Housing Awards

GOLD Achievement Award: Best Brochure

GOLD Achievement Award: Best Website

Innovation Award: Best CCRR or Independent/Assisted Living “On The Boards”

Alzheimer’s Foundation of America

Recipient of the Excellence In Care Dementia Care Program Distinction (2016)

Pacific Coast Builders Conference (PCBC) Gold Nugget Awards 2012

Best Senior Housing Community On The Boards

ICAA Rebranding Aging Awards 2011

SILVER Award

VIVANTE NEWPORT– PROJECT DESCRIPTION

- ❖ 99 Unit Senior Living Community:
 - Mixture of 90 Senior Housing Dwelling Units and 27 bed Memory Care Facility
 - Consists of 153 bed state licensed Residential Care Facility for the Elderly (RCFE)
 - Amenities include: Café, fitness center, golf simulator, movie theater, indoor pool and jacuzzi, bowling alley, restaurant and bar, art studio, game room, salon, personal driver services (multiple sedans, Sprinter buses, and large shuttle bus).
- ❖ 6-Story Building plus basement: Height is 68'8" from main building entry (with appurtenances and architectural features extending to 77'10")
- ❖ 118 surface parking spaces provided(1 surplus space)
- ❖ Primary access to be from San Clemente Drive via a new curb cut entry.
- ❖ Entitlements:
 - General Plan Amendment, Planned Community Text Amendment, Development Agreement, Conditional Use Permit, Major Site Development Review, Lot Merger, and Addendum to EIR

SUPPLY AND DEMAND IMBALANCE

- Currently there are over 15,000 residents who are 75 years or older residing within a five mile radius of the proposed project site.
- A total of only 514 units of licensed full service assisted living and memory care units within five communities exist in Newport Beach (including one under construction and one approved, but not yet under construction).
- The majority of the existing communities in the market are more than 20 years old

Projects in Newport Beach:

	Project	AL Units	MC Units	Total Units
1.	Harbor Pointe (Approved, but not built)	81	20	101
2..	Newport Beach Plaza	108	19	127
3.	Atria Newport Terrace (Under Construction)	84	81	165
4.	Crown Cove	61	18	79
5.	Newport Beach Memory Care	0	42	42
	TOTAL UNITS	334	180	514

VIVANTE NEWPORT – UNIT MIX & SAMPLE UNIT PLANS

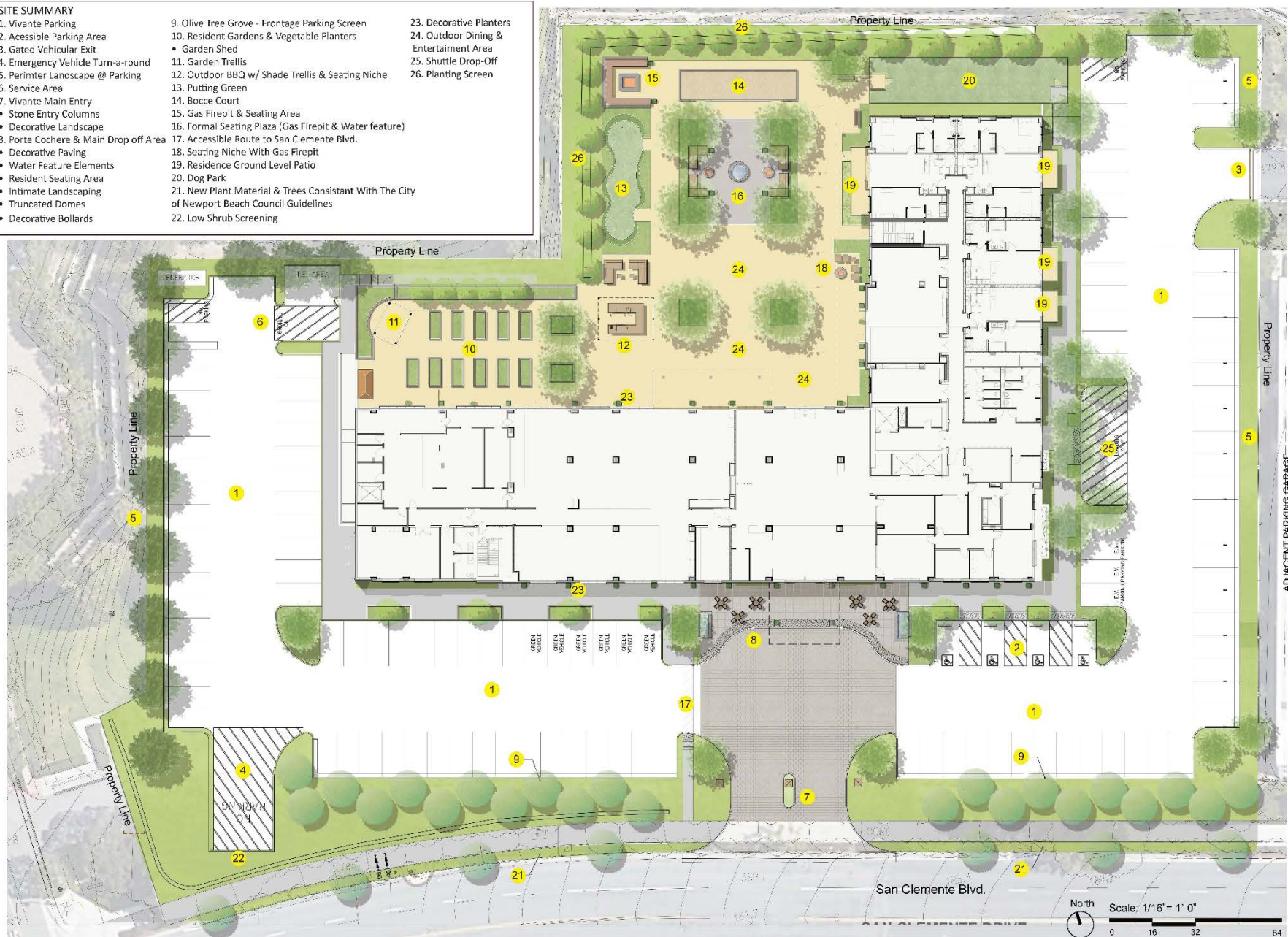
Unit Type <u>Beds/Baths</u>	Quantity <u>of Units</u>	Avg. Net <u>Area (SF)</u>	Quantity <u>Of Beds</u>
Small 1 BR/1BA	22	825	22
Large 1 BR/1 BA	32	935	32
Small 2 BR/2BA	20	1,318	40
Large 2 BR/2 BA	12	1,484	24
Penthouse 2 BR/2BA	4	2,509	8
Memory Care Studio	3	544	3
<u>Memory Care 2 BR/2BA</u>	<u>6</u>	<u>1,325</u>	<u>24</u>
	99		153



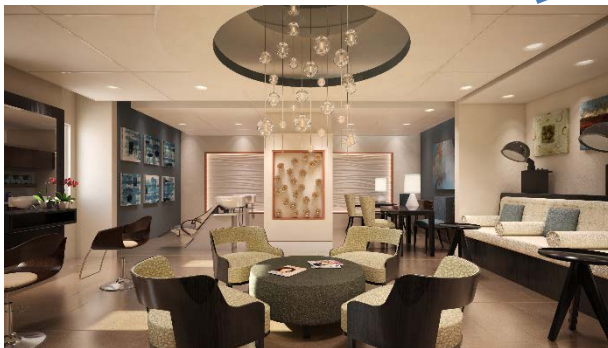
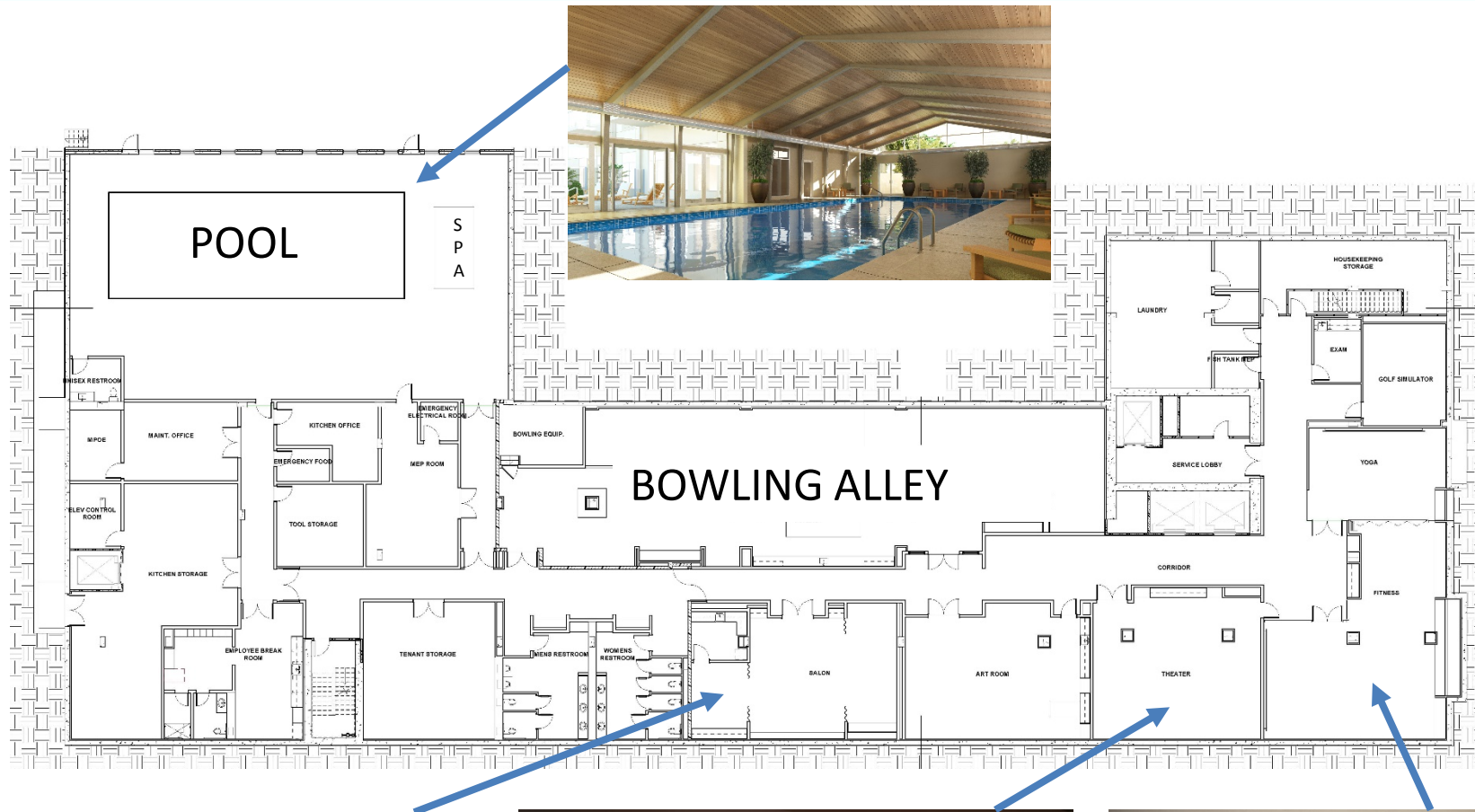
VIVANTE NEWPORT– PROJECT SITE PLAN

SITE SUMMARY

1. Vivante Parking
2. Accessible Parking Area
3. Gated Vehicular Exit
4. Emergency Vehicle Turn-a-round
5. Perimeter Landscape @ Parking
6. Service Area
7. Vivante Main Entry
- Stone Entry Columns
- Decorative Landscape
8. Porte Cochere & Main Drop off Area
- Decorative Paving
- Water Feature Elements
- Resident Seating Area
- Intimate Landscaping
- Truncated Domes
- Decorative Bollards
9. Olive Tree Grove - Frontage Parking Screen
10. Resident Gardens & Vegetable Planters
- Garden Shed
11. Garden Trellis
12. Outdoor BBQ w/ Shade Trellis & Seating Niche
13. Putting Green
14. Bocce Court
15. Gas Firepit & Seating Area
16. Formal Seating Plaza (Gas Firepit & Water feature)
17. Accessible Route to San Clemente Blvd.
18. Seating Niche With Gas Firepit
19. Residence Ground Level Patio
20. Dog Park
21. New Plant Material & Trees Consistent With The City of Newport Beach Council Guidelines
22. Low Shrub Screening
23. Decorative Planters
24. Outdoor Dining & Entertainment Area
25. Shuttle Drop-Off
26. Planting Screen



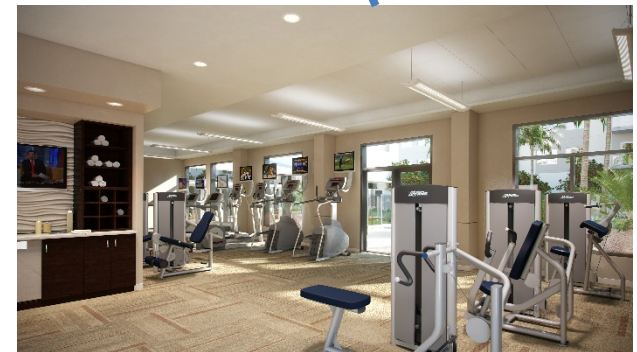
VIVANTE NEWPORT – BASEMENT LEVEL



SALON

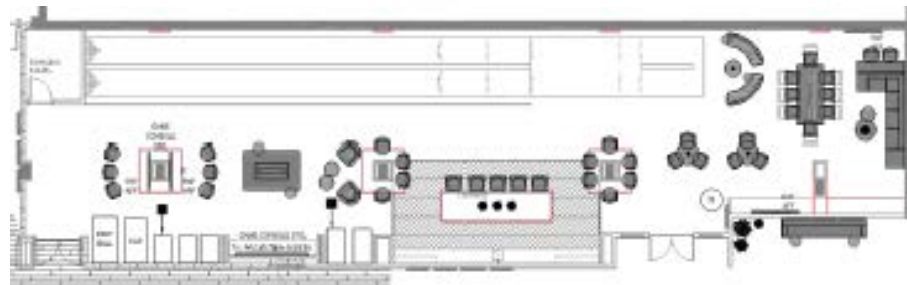


MOVIE THEATER

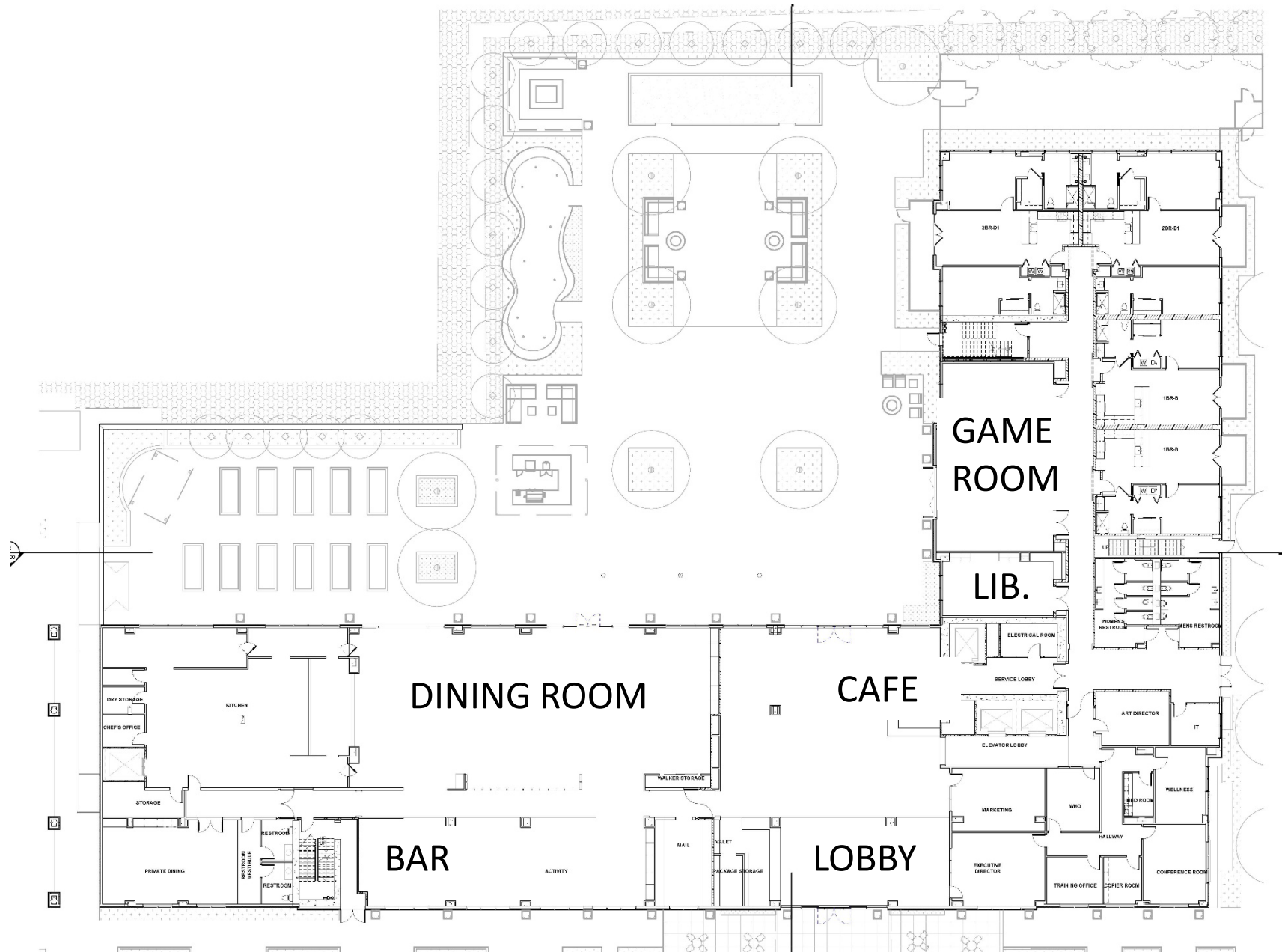


FITNESS CENTER

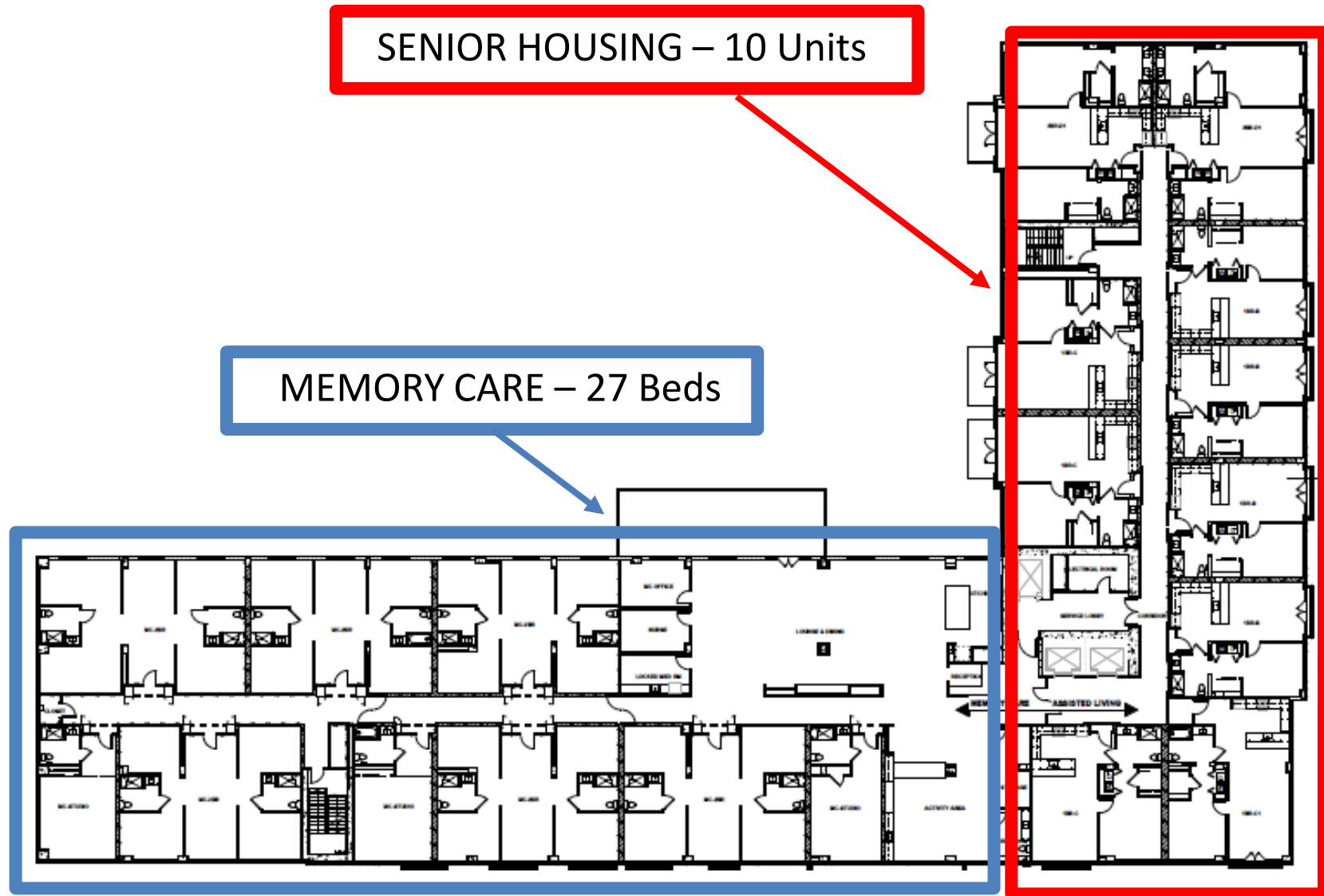
VIVANTE NEWPORT CONCEPT IMAGES – BOWLING ALLEY



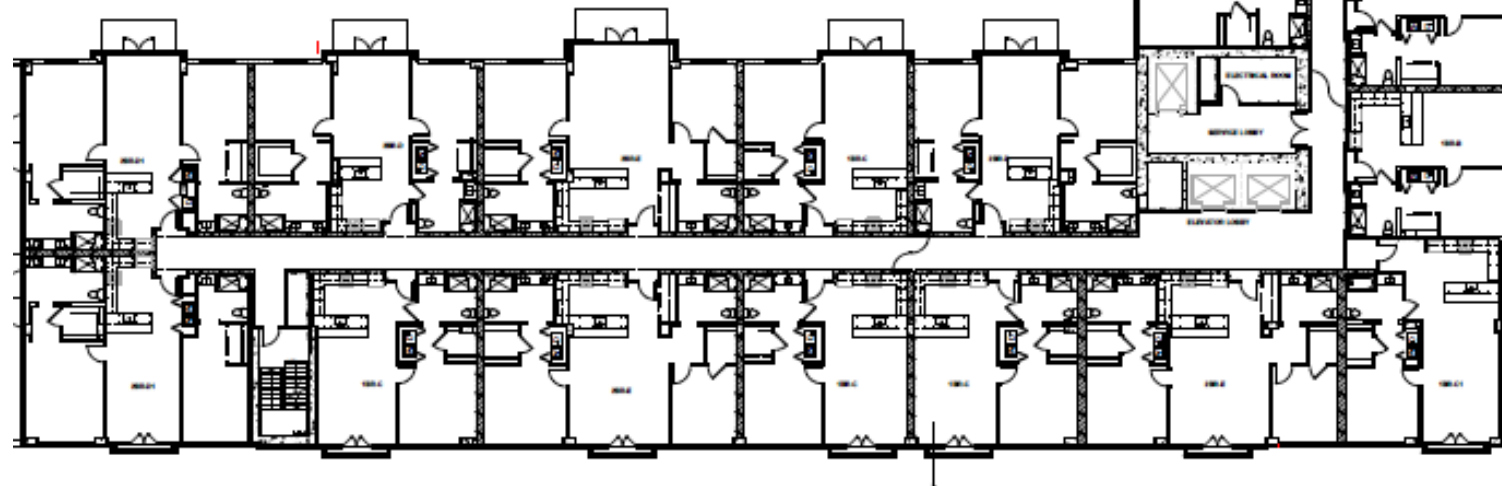
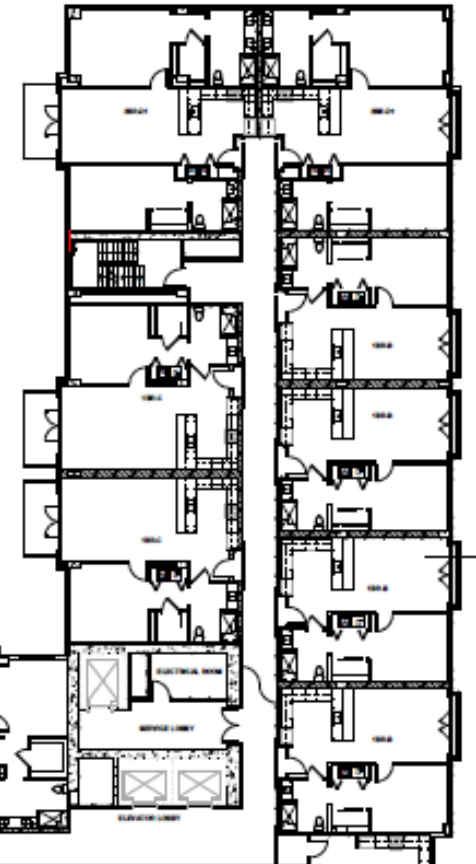
VIVANTE NEWPORT – GROUND LEVEL



VIVANTE NEWPORT – SECOND LEVEL



VIVANTE NEWPORT – THIRD - SIXTH LEVEL



VIVANTE NEWPORT – SOUTH & WEST ELEVATIONS



VIVANTE NEWPORT – NORTH & EAST ELEVATIONS



VIEW ANALYSIS MAP



VIEW 1: BEFORE & AFTER (Proposed Project is not visible)



VIEW 2: BEFORE



VIEW 2: AFTER



VIEW 3: BEFORE



VIEW 3: AFTER



VIEW 4: BEFORE



VIEW 4: AFTER



VIEW 5: BEFORE



VIEW 5: AFTER



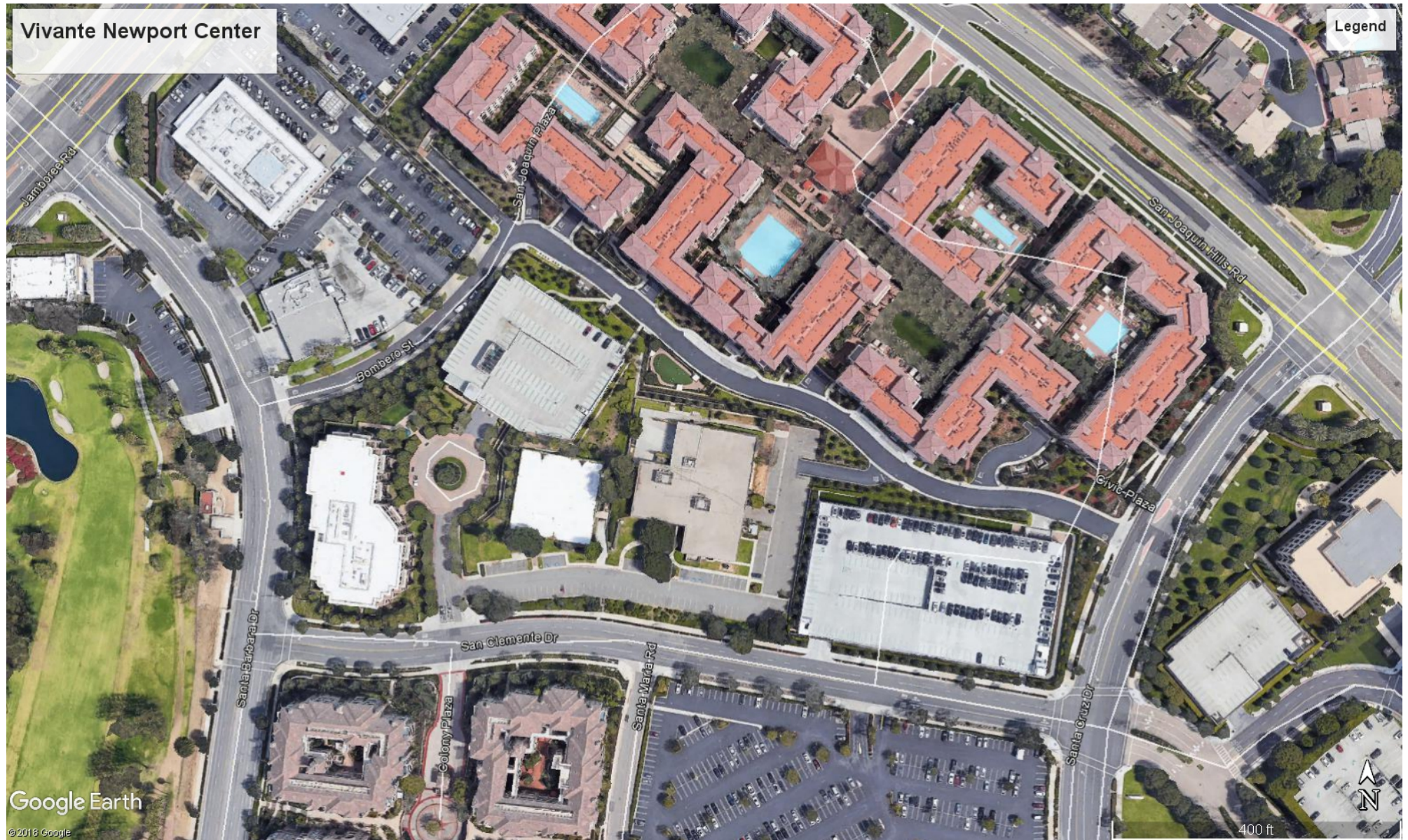
VIEW 6: BEFORE & AFTER (Proposed Project is not visible)



PROJECT INFORMATION – RENDERING



LOCATION



NEXUS

HKS

VIVANTE - SENIOR ASSISTED LIVING NEWPORT BEACH, CALIFORNIA



ARCHITECT

HKS ARCHITECTS, INC.
500 DRYDEN STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE ARCHITECT

FERRY BLAKE & ASSOCIATES
27 WILSON AVENUE
SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER

BRADSHAW CONSULTANTS & ENGINEERS
1000 WILSON STREET, SUITE 100
SAN FRANCISCO, CA 94111

MEP ENGINEER

BRADSHAW CONSULTANTS & ENGINEERS
1000 WILSON STREET, SUITE 100
SAN FRANCISCO, CA 94111

OWNER

NEXUS COMPANIES
1 WILSON AVENUE, SUITE 100
SAN FRANCISCO, CA 94111

CIVIL ENGINEER

JOE K. ANDERSON, INC.
701 N. PARKWAY DRIVE
SAN ANTONIO, TX 78205

UTILITY ENGINEER

JOE K. ANDERSON, INC.
701 N. PARKWAY DRIVE, SUITE 100
SAN ANTONIO, TX 78205

GEOTECHNICAL ENGINEER

GEOTECHNICAL ENGINEERS, INC.
2000 WILSON AVENUE, SUITE 100
SAN FRANCISCO, CA 94111

ENTITLEMENT RESUBMITTAL 2

HKS

ARCHITECT
HKS ARCHITECTS, INC.
539 BAYVIEW STREET, SUITE 100
SAN FRANCISCO, CA 94132

LANDSCAPE
PERRY JAMES & ASSOCIATES
21 MARKIN LA AVENUE
SANTA ANA, CA 92705

STRUCTURAL ENGINEER
SCHWABER ENGINEERS
100 PINE STREET, SUITE 8000
SAN FRANCISCO, CA 94111

MEP ENGINEER
SCHWABER ENGINEERS
100 PINE STREET, SUITE 8000
SAN FRANCISCO, CA 94111

OWNER
HKS COMPANIES
100 ARTHUR PLACE, SUITE 300
SANTA ANA, CA 92707

OWNER CONSULTANTS

CIVIL ENGINEER
TAT & ASSOCIATES, INC.
701 N. FARMINGTON DRIVE
SANTA ANA, CA 92705

UTILITY ENGINEER ASSOCIATES, INC.
ONE REDSGATE DRIVE, SUITE 105
HUNTERDALE, CA 95030

GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS INC. (GPI)
2000 CORDONVILLE AVENUE
CITYRENE, CA 95030

VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA

REVISION
NO. DESCRIPTION DATE

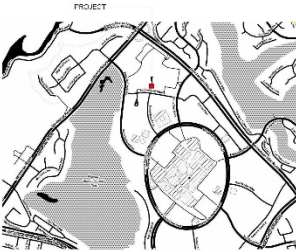
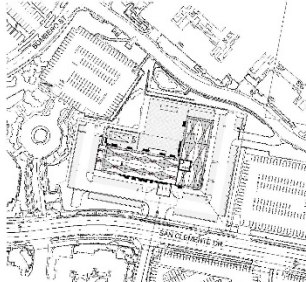
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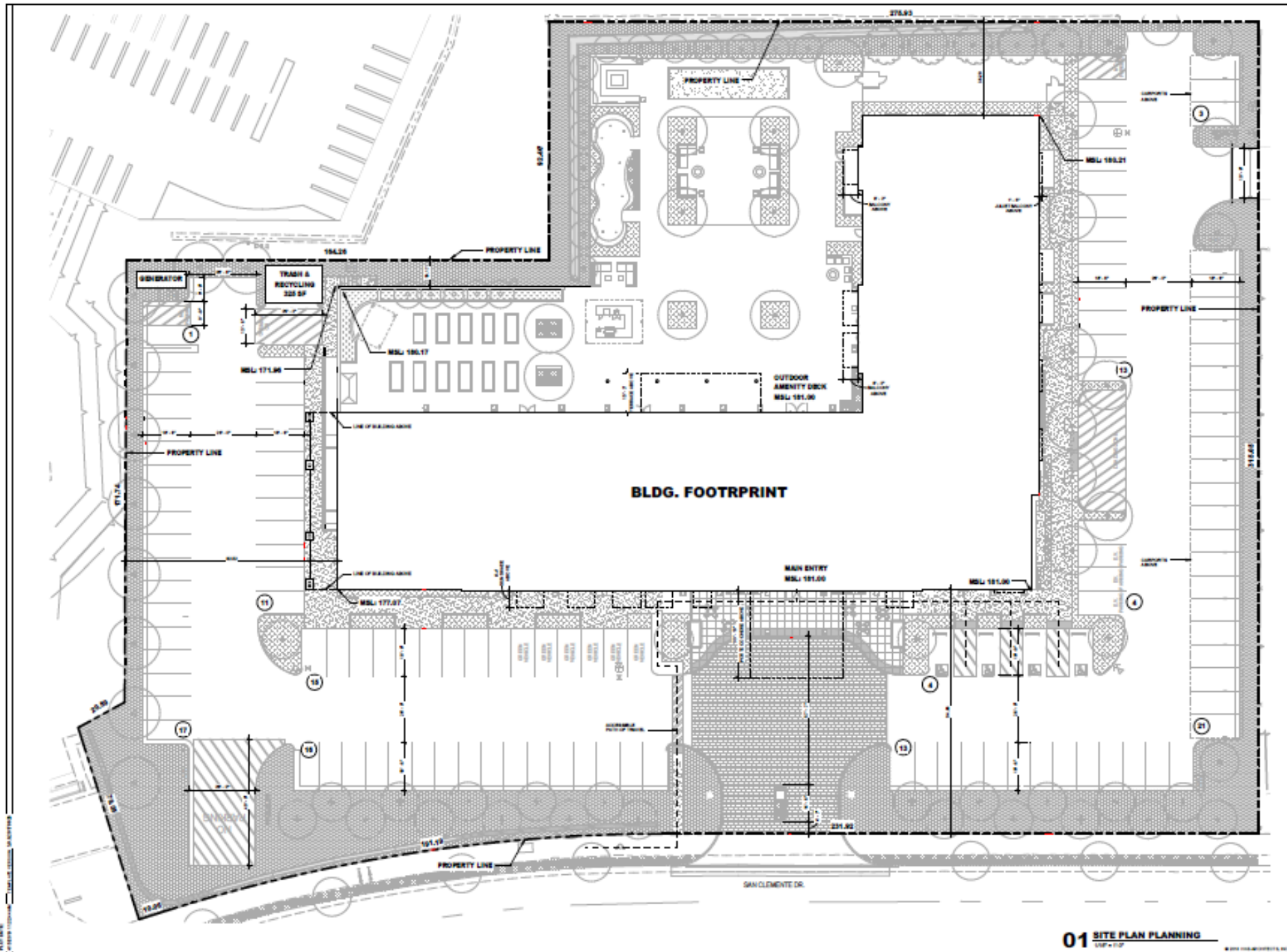
DATE
04/12/19

ISSUE
**ENTITLEMENT
RESUBMITTAL 2**

SHEET TITLE
**PROJECT
INFORMATION**

SHEET NO.
A1.1

	LOCATION	SITE MAP	PROJECT INFORMATION	INDEX OF DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			<p>PROJECT INFORMATION</p> <p>PROJECT NAME: VIVANTE ASSISTED LIVING ADDRESS: 539 & 554 SAN CLEMENTE DRIVE NEWPORT BEACH, CALIFORNIA PROPOSED USE: SENIOR ASSISTED LIVING OWNER/OWNER'S PROPERTY: HKS COMPANIES, INC. HKS PHONE: 714.546.8520 EXT. 210</p> <p>TYPE OF CONSTRUCTION</p> <p>CONSTRUCTION TYPE: TYPE IIA FULLY SPRINKLERED</p> <p>BUILDING PLANNING</p> <p>OCCUPANCY: A-2, A-3, B, C, D, E-1 MINIMUM OCCUPANCY: YES REQUIRED FIRE PROTECTION: NA</p> <p>GOVERNING AGENCY</p> <p>CI CITY OF NEWPORT BEACH</p> <p>APPLICABLE CODES</p> <ul style="list-style-type: none">BUILDING CODE: CALIFORNIA BUILDING CODE 2018ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2018MCHANICAL: CALIFORNIA MECHANICAL CODE 2018FIRE: CALIFORNIA FIRE CODE 2018GREEN: CALIFORNIA GREEN BUILDING STANDARDS CODE 2018CITY: SAN ANTONIO, TEXAS CITY CODE 2018COUNTY: SAN ANTONIO, TEXAS COUNTY TITLE 24, CHAPTER 17-12ACCESSIBILITY: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGNSAN ANTONIO: PARK HOUSEHOLD DESIGN MANUAL <p>ESSENTIAL FACILITY (CHAPTER 16, IBC)</p> <p>ESSENTIAL FACILITY: NO</p> <p>FIRE PROTECTION SYSTEMS</p> <ul style="list-style-type: none">FIRE EXTINGUISHING SYSTEM: YESSTANDARD PIPE SYSTEM: YESSMOKE CONTROL: YES <p>PROJECT DATA</p> <p>ZONING</p> <p>SAN JOAQUIN PLAZA PLANNED COMMUNITY DISTRICT</p> <p>APN NUMBERS AND LOT AREA</p> <p>APN 44-024-001 1.036 ACRES APN 44-024-002 1.0 ACRES TOTAL LOT 2.036 ACRES (206,582 SQ. FT.)</p> <p>PERCENTAGE OF SITE COVERAGE (SITE PLAN)</p> <p>A. LOT COVERAGE 21% (22,710 SQ. FT.) B. PARKING AREA 34% (35,000 SQ. FT.) C. LANDSCAPE 11% (11,401 SQ. FT.)</p> <p>BUILDING HEIGHT</p> <p>PROPOSED: 4-82 FT FROM MINIMUM BUILDING HEIGHT 4-77 FT FROM MAXIMUM BUILDING HEIGHT, INCLUDING ARCHITECTURAL FEATURES</p> <p>PARKING CALCULATIONS</p> <p>REQUIRED: ASSISTED LIVING: 12 PER UNIT MINIMUM GARS: 1 PER 2 UNITS = 108 TOTAL: 126.00 REQUIRED PROVIDED: STANDARD: 100 ELIGIBLE VEHICLE: 0 GREEN VEHICLE: 0 ACCESSIBLE: 0 TOTAL: 100 PROVIDED</p> <p>OPEN SPACE</p> <p>COMMON OPEN SPACE: 21,223 SF PRIVATE OPEN SPACE: 4,332 SF</p> <p>COMMON SPACE</p> <p>COMMON OPEN SPACE: 21,223 SF COMMON BUILDING SPACE: 2,361,000 SF TOTAL COMMON SPACE: 2,382,223 SF</p> <p>LANDSCAPE INFORMATION</p> <p>LANDSCAPE AREA ALONG SAN CLEMENTE: 1,471 SQ. FT. LANDSCAPE AREA ALONG HIGHWAY 101: 4,332 SQ. FT. TOTAL LANDSCAPE AREA: 5,803 SQ. FT.</p> <p>TREE COUNT ALONG SAN CLEMENTE: 1 TREE TREE COUNT ALONG HIGHWAY 101: 2 TREES TOTAL TREE COUNT: 3 TREES</p>	<table><thead><tr><th colspan="2">INDEX OF DRAWINGS - PLANNED DEVELOPMENT</th><th>DATE</th><th>BY</th></tr><tr><th>NO.</th><th>SHEET NAME</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td>A1.0</td><td>COVER SHEET</td><td>X</td><td>X</td></tr><tr><td>A1.1</td><td>PROJECT INFORMATION</td><td>X</td><td>X</td></tr><tr><td>A2.0</td><td>SITE PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.1</td><td>MEP CALCULATIONS</td><td>X</td><td>X</td></tr><tr><td>A2.2</td><td>BASEMENT FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.3</td><td>LEVEL 01 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.4</td><td>LEVEL 02 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.5</td><td>LEVEL 03 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.6</td><td>LEVEL 04 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.7</td><td>LEVEL 05 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.8</td><td>LEVEL 06 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.9</td><td>LEVEL 07 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.10</td><td>LEVEL 08 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.11</td><td>LEVEL 09 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.12</td><td>LEVEL 10 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.13</td><td>LEVEL 11 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.14</td><td>LEVEL 12 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.15</td><td>LEVEL 13 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.16</td><td>LEVEL 14 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.17</td><td>LEVEL 15 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.18</td><td>LEVEL 16 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.19</td><td>LEVEL 17 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.20</td><td>LEVEL 18 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.21</td><td>LEVEL 19 FLOOR 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PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.36</td><td>LEVEL 34 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.37</td><td>LEVEL 35 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.38</td><td>LEVEL 36 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.39</td><td>LEVEL 37 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.40</td><td>LEVEL 38 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.41</td><td>LEVEL 39 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.42</td><td>LEVEL 40 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.43</td><td>LEVEL 41 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.44</td><td>LEVEL 42 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.45</td><td>LEVEL 43 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.46</td><td>LEVEL 44 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.47</td><td>LEVEL 45 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.48</td><td>LEVEL 46 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.49</td><td>LEVEL 47 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.50</td><td>LEVEL 48 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.51</td><td>LEVEL 49 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.52</td><td>LEVEL 50 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.53</td><td>LEVEL 51 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.54</td><td>LEVEL 52 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.55</td><td>LEVEL 53 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.56</td><td>LEVEL 54 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.57</td><td>LEVEL 55 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.58</td><td>LEVEL 56 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.59</td><td>LEVEL 57 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.60</td><td>LEVEL 58 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.61</td><td>LEVEL 59 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.62</td><td>LEVEL 60 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.63</td><td>LEVEL 61 FLOOR 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FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.106</td><td>LEVEL 104 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.107</td><td>LEVEL 105 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.108</td><td>LEVEL 106 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.109</td><td>LEVEL 107 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.110</td><td>LEVEL 108 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.111</td><td>LEVEL 109 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.112</td><td>LEVEL 110 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.113</td><td>LEVEL 111 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.114</td><td>LEVEL 112 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.115</td><td>LEVEL 113 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.116</td><td>LEVEL 114 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.117</td><td>LEVEL 115 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.118</td><td>LEVEL 116 FLOOR 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PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.236</td><td>LEVEL 234 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.237</td><td>LEVEL 235 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.238</td><td>LEVEL 236 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.239</td><td>LEVEL 237 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.240</td><td>LEVEL 238 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.241</td><td>LEVEL 239 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.242</td><td>LEVEL 240 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.243</td><td>LEVEL 241 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.244</td><td>LEVEL 242 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.245</td><td>LEVEL 243 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.246</td><td>LEVEL 244 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.247</td><td>LEVEL 245 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.248</td><td>LEVEL 246 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.249</td><td>LEVEL 247 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.250</td><td>LEVEL 248 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.251</td><td>LEVEL 249 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.252</td><td>LEVEL 250 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.253</td><td>LEVEL 251 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.254</td><td>LEVEL 252 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.255</td><td>LEVEL 253 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.256</td><td>LEVEL 254 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.257</td><td>LEVEL 255 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.258</td><td>LEVEL 256 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.259</td><td>LEVEL 257 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.260</td><td>LEVEL 258 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.261</td><td>LEVEL 259 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.262</td><td>LEVEL 260 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.263</td><td>LEVEL 261 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.264</td><td>LEVEL 262 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.265</td><td>LEVEL 263 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.266</td><td>LEVEL 264 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.267</td><td>LEVEL 265 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.268</td><td>LEVEL 266 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.269</td><td>LEVEL 267 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.270</td><td>LEVEL 268 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.271</td><td>LEVEL 269 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.272</td><td>LEVEL 270 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.273</td><td>LEVEL 271 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.274</td><td>LEVEL 272 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.275</td><td>LEVEL 273 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.276</td><td>LEVEL 274 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2.277</td><td>LEVEL 275 FLOOR PLAN</td><td>X</td><td>X</td></tr><tr><td>A2</td></tr></tbody></table>	INDEX OF DRAWINGS - PLANNED DEVELOPMENT		DATE	BY	NO.	SHEET NAME	DATE	BY	A1.0	COVER SHEET	X	X	A1.1	PROJECT INFORMATION	X	X	A2.0	SITE PLAN	X	X	A2.1	MEP CALCULATIONS	X	X	A2.2	BASEMENT FLOOR PLAN	X	X	A2.3	LEVEL 01 FLOOR PLAN	X	X	A2.4	LEVEL 02 FLOOR PLAN	X	X	A2.5	LEVEL 03 FLOOR PLAN	X	X	A2.6	LEVEL 04 FLOOR PLAN	X	X	A2.7	LEVEL 05 FLOOR PLAN	X	X	A2.8	LEVEL 06 FLOOR PLAN	X	X	A2.9	LEVEL 07 FLOOR PLAN	X	X	A2.10	LEVEL 08 FLOOR PLAN	X	X	A2.11	LEVEL 09 FLOOR PLAN	X	X	A2.12	LEVEL 10 FLOOR PLAN	X	X	A2.13	LEVEL 11 FLOOR PLAN	X	X	A2.14	LEVEL 12 FLOOR PLAN	X	X	A2.15	LEVEL 13 FLOOR PLAN	X	X	A2.16	LEVEL 14 FLOOR PLAN	X	X	A2.17	LEVEL 15 FLOOR PLAN	X	X	A2.18	LEVEL 16 FLOOR PLAN	X	X	A2.19	LEVEL 17 FLOOR PLAN	X	X	A2.20	LEVEL 18 FLOOR PLAN	X	X	A2.21	LEVEL 19 FLOOR PLAN	X	X	A2.22	LEVEL 20 FLOOR PLAN	X	X	A2.23	LEVEL 21 FLOOR PLAN	X	X	A2.24	LEVEL 22 FLOOR PLAN	X	X	A2.25	LEVEL 23 FLOOR PLAN	X	X	A2.26	LEVEL 24 FLOOR PLAN	X	X	A2.27	LEVEL 25 FLOOR PLAN	X	X	A2.28	LEVEL 26 FLOOR PLAN	X	X	A2.29	LEVEL 27 FLOOR PLAN	X	X	A2.30	LEVEL 28 FLOOR PLAN	X	X	A2.31	LEVEL 29 FLOOR PLAN	X	X	A2.32	LEVEL 30 FLOOR PLAN	X	X	A2.33	LEVEL 31 FLOOR PLAN	X	X	A2.34	LEVEL 32 FLOOR PLAN	X	X	A2.35	LEVEL 33 FLOOR PLAN	X	X	A2.36	LEVEL 34 FLOOR PLAN	X	X	A2.37	LEVEL 35 FLOOR PLAN	X	X	A2.38	LEVEL 36 FLOOR PLAN	X	X	A2.39	LEVEL 37 FLOOR PLAN	X	X	A2.40	LEVEL 38 FLOOR PLAN	X	X	A2.41	LEVEL 39 FLOOR PLAN	X	X	A2.42	LEVEL 40 FLOOR PLAN	X	X	A2.43	LEVEL 41 FLOOR PLAN	X	X	A2.44	LEVEL 42 FLOOR PLAN	X	X	A2.45	LEVEL 43 FLOOR PLAN	X	X	A2.46	LEVEL 44 FLOOR PLAN	X	X	A2.47	LEVEL 45 FLOOR PLAN	X	X	A2.48	LEVEL 46 FLOOR PLAN	X	X	A2.49	LEVEL 47 FLOOR PLAN	X	X	A2.50	LEVEL 48 FLOOR PLAN	X	X	A2.51	LEVEL 49 FLOOR PLAN	X	X	A2.52	LEVEL 50 FLOOR PLAN	X	X	A2.53	LEVEL 51 FLOOR PLAN	X	X	A2.54	LEVEL 52 FLOOR PLAN	X	X	A2.55	LEVEL 53 FLOOR PLAN	X	X	A2.56	LEVEL 54 FLOOR PLAN	X	X	A2.57	LEVEL 55 FLOOR PLAN	X	X	A2.58	LEVEL 56 FLOOR PLAN	X	X	A2.59	LEVEL 57 FLOOR PLAN	X	X	A2.60	LEVEL 58 FLOOR PLAN	X	X	A2.61	LEVEL 59 FLOOR PLAN	X	X	A2.62	LEVEL 60 FLOOR PLAN	X	X	A2.63	LEVEL 61 FLOOR PLAN	X	X	A2.64	LEVEL 62 FLOOR PLAN	X	X	A2.65	LEVEL 63 FLOOR PLAN	X	X	A2.66	LEVEL 64 FLOOR PLAN	X	X	A2.67	LEVEL 65 FLOOR PLAN	X	X	A2.68	LEVEL 66 FLOOR PLAN	X	X	A2.69	LEVEL 67 FLOOR PLAN	X	X	A2.70	LEVEL 68 FLOOR PLAN	X	X	A2.71	LEVEL 69 FLOOR PLAN	X	X	A2.72	LEVEL 70 FLOOR PLAN	X	X	A2.73	LEVEL 71 FLOOR PLAN	X	X	A2.74	LEVEL 72 FLOOR PLAN	X	X	A2.75	LEVEL 73 FLOOR PLAN	X	X	A2.76	LEVEL 74 FLOOR PLAN	X	X	A2.77	LEVEL 75 FLOOR PLAN	X	X	A2.78	LEVEL 76 FLOOR PLAN	X	X	A2.79	LEVEL 77 FLOOR PLAN	X	X	A2.80	LEVEL 78 FLOOR PLAN	X	X	A2.81	LEVEL 79 FLOOR PLAN	X	X	A2.82	LEVEL 80 FLOOR PLAN	X	X	A2.83	LEVEL 81 FLOOR PLAN	X	X	A2.84	LEVEL 82 FLOOR PLAN	X	X	A2.85	LEVEL 83 FLOOR PLAN	X	X	A2.86	LEVEL 84 FLOOR PLAN	X	X	A2.87	LEVEL 85 FLOOR PLAN	X	X	A2.88	LEVEL 86 FLOOR PLAN	X	X	A2.89	LEVEL 87 FLOOR PLAN	X	X	A2.90	LEVEL 88 FLOOR PLAN	X	X	A2.91	LEVEL 89 FLOOR PLAN	X	X	A2.92	LEVEL 90 FLOOR PLAN	X	X	A2.93	LEVEL 91 FLOOR PLAN	X	X	A2.94	LEVEL 92 FLOOR PLAN	X	X	A2.95	LEVEL 93 FLOOR PLAN	X	X	A2.96	LEVEL 94 FLOOR PLAN	X	X	A2.97	LEVEL 95 FLOOR PLAN	X	X	A2.98	LEVEL 96 FLOOR PLAN	X	X	A2.99	LEVEL 97 FLOOR PLAN	X	X	A2.100	LEVEL 98 FLOOR PLAN	X	X	A2.101	LEVEL 99 FLOOR PLAN	X	X	A2.102	LEVEL 100 FLOOR PLAN	X	X	A2.103	LEVEL 101 FLOOR PLAN	X	X	A2.104	LEVEL 102 FLOOR PLAN	X	X	A2.105	LEVEL 103 FLOOR PLAN	X	X	A2.106	LEVEL 104 FLOOR PLAN	X	X	A2.107	LEVEL 105 FLOOR PLAN	X	X	A2.108	LEVEL 106 FLOOR PLAN	X	X	A2.109	LEVEL 107 FLOOR PLAN	X	X	A2.110	LEVEL 108 FLOOR PLAN	X	X	A2.111	LEVEL 109 FLOOR PLAN	X	X	A2.112	LEVEL 110 FLOOR PLAN	X	X	A2.113	LEVEL 111 FLOOR PLAN	X	X	A2.114	LEVEL 112 FLOOR PLAN	X	X	A2.115	LEVEL 113 FLOOR PLAN	X	X	A2.116	LEVEL 114 FLOOR PLAN	X	X	A2.117	LEVEL 115 FLOOR PLAN	X	X	A2.118	LEVEL 116 FLOOR PLAN	X	X	A2.119	LEVEL 117 FLOOR PLAN	X	X	A2.120	LEVEL 118 FLOOR PLAN	X	X	A2.121	LEVEL 119 FLOOR PLAN	X	X	A2.122	LEVEL 120 FLOOR PLAN	X	X	A2.123	LEVEL 121 FLOOR PLAN	X	X	A2.124	LEVEL 122 FLOOR PLAN	X	X	A2.125	LEVEL 123 FLOOR PLAN	X	X	A2.126	LEVEL 124 FLOOR PLAN	X	X	A2.127	LEVEL 125 FLOOR PLAN	X	X	A2.128	LEVEL 126 FLOOR PLAN	X	X	A2.129	LEVEL 127 FLOOR PLAN	X	X	A2.130	LEVEL 128 FLOOR PLAN	X	X	A2.131	LEVEL 129 FLOOR PLAN	X	X	A2.132	LEVEL 130 FLOOR PLAN	X	X	A2.133	LEVEL 131 FLOOR PLAN	X	X	A2.134	LEVEL 132 FLOOR PLAN	X	X	A2.135	LEVEL 133 FLOOR PLAN	X	X	A2.136	LEVEL 134 FLOOR PLAN	X	X	A2.137	LEVEL 135 FLOOR PLAN	X	X	A2.138	LEVEL 136 FLOOR PLAN	X	X	A2.139	LEVEL 137 FLOOR PLAN	X	X	A2.140	LEVEL 138 FLOOR PLAN	X	X	A2.141	LEVEL 139 FLOOR PLAN	X	X	A2.142	LEVEL 140 FLOOR PLAN	X	X	A2.143	LEVEL 141 FLOOR PLAN	X	X	A2.144	LEVEL 142 FLOOR PLAN	X	X	A2.145	LEVEL 143 FLOOR PLAN	X	X	A2.146	LEVEL 144 FLOOR PLAN	X	X	A2.147	LEVEL 145 FLOOR PLAN	X	X	A2.148	LEVEL 146 FLOOR PLAN	X	X	A2.149	LEVEL 147 FLOOR PLAN	X	X	A2.150	LEVEL 148 FLOOR PLAN	X	X	A2.151	LEVEL 149 FLOOR PLAN	X	X	A2.152	LEVEL 150 FLOOR PLAN	X	X	A2.153	LEVEL 151 FLOOR PLAN	X	X	A2.154	LEVEL 152 FLOOR PLAN	X	X	A2.155	LEVEL 153 FLOOR PLAN	X	X	A2.156	LEVEL 154 FLOOR PLAN	X	X	A2.157	LEVEL 155 FLOOR PLAN	X	X	A2.158	LEVEL 156 FLOOR PLAN	X	X	A2.159	LEVEL 157 FLOOR PLAN	X	X	A2.160	LEVEL 158 FLOOR PLAN	X	X	A2.161	LEVEL 159 FLOOR PLAN	X	X	A2.162	LEVEL 160 FLOOR PLAN	X	X	A2.163	LEVEL 161 FLOOR PLAN	X	X	A2.164	LEVEL 162 FLOOR PLAN	X	X	A2.165	LEVEL 163 FLOOR PLAN	X	X	A2.166	LEVEL 164 FLOOR PLAN	X	X	A2.167	LEVEL 165 FLOOR PLAN	X	X	A2.168	LEVEL 166 FLOOR PLAN	X	X	A2.169	LEVEL 167 FLOOR PLAN	X	X	A2.170	LEVEL 168 FLOOR PLAN	X	X	A2.171	LEVEL 169 FLOOR PLAN	X	X	A2.172	LEVEL 170 FLOOR PLAN	X	X	A2.173	LEVEL 171 FLOOR PLAN	X	X	A2.174	LEVEL 172 FLOOR PLAN	X	X	A2.175	LEVEL 173 FLOOR PLAN	X	X	A2.176	LEVEL 174 FLOOR PLAN	X	X	A2.177	LEVEL 175 FLOOR PLAN	X	X	A2.178	LEVEL 176 FLOOR PLAN	X	X	A2.179	LEVEL 177 FLOOR PLAN	X	X	A2.180	LEVEL 178 FLOOR PLAN	X	X	A2.181	LEVEL 179 FLOOR PLAN	X	X	A2.182	LEVEL 180 FLOOR PLAN	X	X	A2.183	LEVEL 181 FLOOR PLAN	X	X	A2.184	LEVEL 182 FLOOR PLAN	X	X	A2.185	LEVEL 183 FLOOR PLAN	X	X	A2.186	LEVEL 184 FLOOR PLAN	X	X	A2.187	LEVEL 185 FLOOR PLAN	X	X	A2.188	LEVEL 186 FLOOR PLAN	X	X	A2.189	LEVEL 187 FLOOR PLAN	X	X	A2.190	LEVEL 188 FLOOR PLAN	X	X	A2.191	LEVEL 189 FLOOR PLAN	X	X	A2.192	LEVEL 190 FLOOR PLAN	X	X	A2.193	LEVEL 191 FLOOR PLAN	X	X	A2.194	LEVEL 192 FLOOR PLAN	X	X	A2.195	LEVEL 193 FLOOR PLAN	X	X	A2.196	LEVEL 194 FLOOR PLAN	X	X	A2.197	LEVEL 195 FLOOR PLAN	X	X	A2.198	LEVEL 196 FLOOR PLAN	X	X	A2.199	LEVEL 197 FLOOR PLAN	X	X	A2.200	LEVEL 198 FLOOR PLAN	X	X	A2.201	LEVEL 199 FLOOR PLAN	X	X	A2.202	LEVEL 200 FLOOR PLAN	X	X	A2.203	LEVEL 201 FLOOR PLAN	X	X	A2.204	LEVEL 202 FLOOR PLAN	X	X	A2.205	LEVEL 203 FLOOR PLAN	X	X	A2.206	LEVEL 204 FLOOR PLAN	X	X	A2.207	LEVEL 205 FLOOR PLAN	X	X	A2.208	LEVEL 206 FLOOR PLAN	X	X	A2.209	LEVEL 207 FLOOR PLAN	X	X	A2.210	LEVEL 208 FLOOR PLAN	X	X	A2.211	LEVEL 209 FLOOR PLAN	X	X	A2.212	LEVEL 210 FLOOR PLAN	X	X	A2.213	LEVEL 211 FLOOR PLAN	X	X	A2.214	LEVEL 212 FLOOR PLAN	X	X	A2.215	LEVEL 213 FLOOR PLAN	X	X	A2.216	LEVEL 214 FLOOR PLAN	X	X	A2.217	LEVEL 215 FLOOR PLAN	X	X	A2.218	LEVEL 216 FLOOR PLAN	X	X	A2.219	LEVEL 217 FLOOR PLAN	X	X	A2.220	LEVEL 218 FLOOR PLAN	X	X	A2.221	LEVEL 219 FLOOR PLAN	X	X	A2.222	LEVEL 220 FLOOR PLAN	X	X	A2.223	LEVEL 221 FLOOR PLAN	X	X	A2.224	LEVEL 222 FLOOR PLAN	X	X	A2.225	LEVEL 223 FLOOR PLAN	X	X	A2.226	LEVEL 224 FLOOR PLAN	X	X	A2.227	LEVEL 225 FLOOR PLAN	X	X	A2.228	LEVEL 226 FLOOR PLAN	X	X	A2.229	LEVEL 227 FLOOR PLAN	X	X	A2.230	LEVEL 228 FLOOR PLAN	X	X	A2.231	LEVEL 229 FLOOR PLAN	X	X	A2.232	LEVEL 230 FLOOR PLAN	X	X	A2.233	LEVEL 231 FLOOR PLAN	X	X	A2.234	LEVEL 232 FLOOR PLAN	X	X	A2.235	LEVEL 233 FLOOR PLAN	X	X	A2.236	LEVEL 234 FLOOR PLAN	X	X	A2.237	LEVEL 235 FLOOR PLAN	X	X	A2.238	LEVEL 236 FLOOR PLAN	X	X	A2.239	LEVEL 237 FLOOR PLAN	X	X	A2.240	LEVEL 238 FLOOR PLAN	X	X	A2.241	LEVEL 239 FLOOR PLAN	X	X	A2.242	LEVEL 240 FLOOR PLAN	X	X	A2.243	LEVEL 241 FLOOR PLAN	X	X	A2.244	LEVEL 242 FLOOR PLAN	X	X	A2.245	LEVEL 243 FLOOR PLAN	X	X	A2.246	LEVEL 244 FLOOR PLAN	X	X	A2.247	LEVEL 245 FLOOR PLAN	X	X	A2.248	LEVEL 246 FLOOR PLAN	X	X	A2.249	LEVEL 247 FLOOR PLAN	X	X	A2.250	LEVEL 248 FLOOR PLAN	X	X	A2.251	LEVEL 249 FLOOR PLAN	X	X	A2.252	LEVEL 250 FLOOR PLAN	X	X	A2.253	LEVEL 251 FLOOR PLAN	X	X	A2.254	LEVEL 252 FLOOR PLAN	X	X	A2.255	LEVEL 253 FLOOR PLAN	X	X	A2.256	LEVEL 254 FLOOR PLAN	X	X	A2.257	LEVEL 255 FLOOR PLAN	X	X	A2.258	LEVEL 256 FLOOR PLAN	X	X	A2.259	LEVEL 257 FLOOR PLAN	X	X	A2.260	LEVEL 258 FLOOR PLAN	X	X	A2.261	LEVEL 259 FLOOR PLAN	X	X	A2.262	LEVEL 260 FLOOR PLAN	X	X	A2.263	LEVEL 261 FLOOR PLAN	X	X	A2.264	LEVEL 262 FLOOR PLAN	X	X	A2.265	LEVEL 263 FLOOR PLAN	X	X	A2.266	LEVEL 264 FLOOR PLAN	X	X	A2.267	LEVEL 265 FLOOR PLAN	X	X	A2.268	LEVEL 266 FLOOR PLAN	X	X	A2.269	LEVEL 267 FLOOR PLAN	X	X	A2.270	LEVEL 268 FLOOR PLAN	X	X	A2.271	LEVEL 269 FLOOR PLAN	X	X	A2.272	LEVEL 270 FLOOR PLAN	X	X	A2.273	LEVEL 271 FLOOR PLAN	X	X	A2.274	LEVEL 272 FLOOR PLAN	X	X	A2.275	LEVEL 273 FLOOR PLAN	X	X	A2.276	LEVEL 274 FLOOR PLAN	X	X	A2.277	LEVEL 275 FLOOR PLAN	X	X	A2
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HKS

ARCHITECT
HKS ARCHITECTS, INC.
634 BRUNNEN STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PENNY BURN & ASSOCIATES
21 MARINOTA AVENUE
SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
CARLOS GUERRA, C.E., F.E.
100 PINE STREET, SUITE 600
SAN FRANCISCO, CA 94111

NEEP KONGCHONG
 10700 CALIFORNIA AVENUE
 10 SOUTH LAKE AVENUE, SUITE 100
 PASADENA, CA 91101

OWNER
HILLER COMPANY
1 International PLACE SUITE 300
SANTA ANA, CA 92701

CIVIL ENGINEER
DIT & ASSOCIATES, INC.

UTILITY ENGINEER
APPROXIMATELY \$100,000

GROTECHNICAL ENGINEERS
GROTECHNICAL PROFESSIONALS INC. 1
40000, GROSCHNIGKE DRIVE, GROSCHNIGKE, CA 95020

THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637

DR IG, CA

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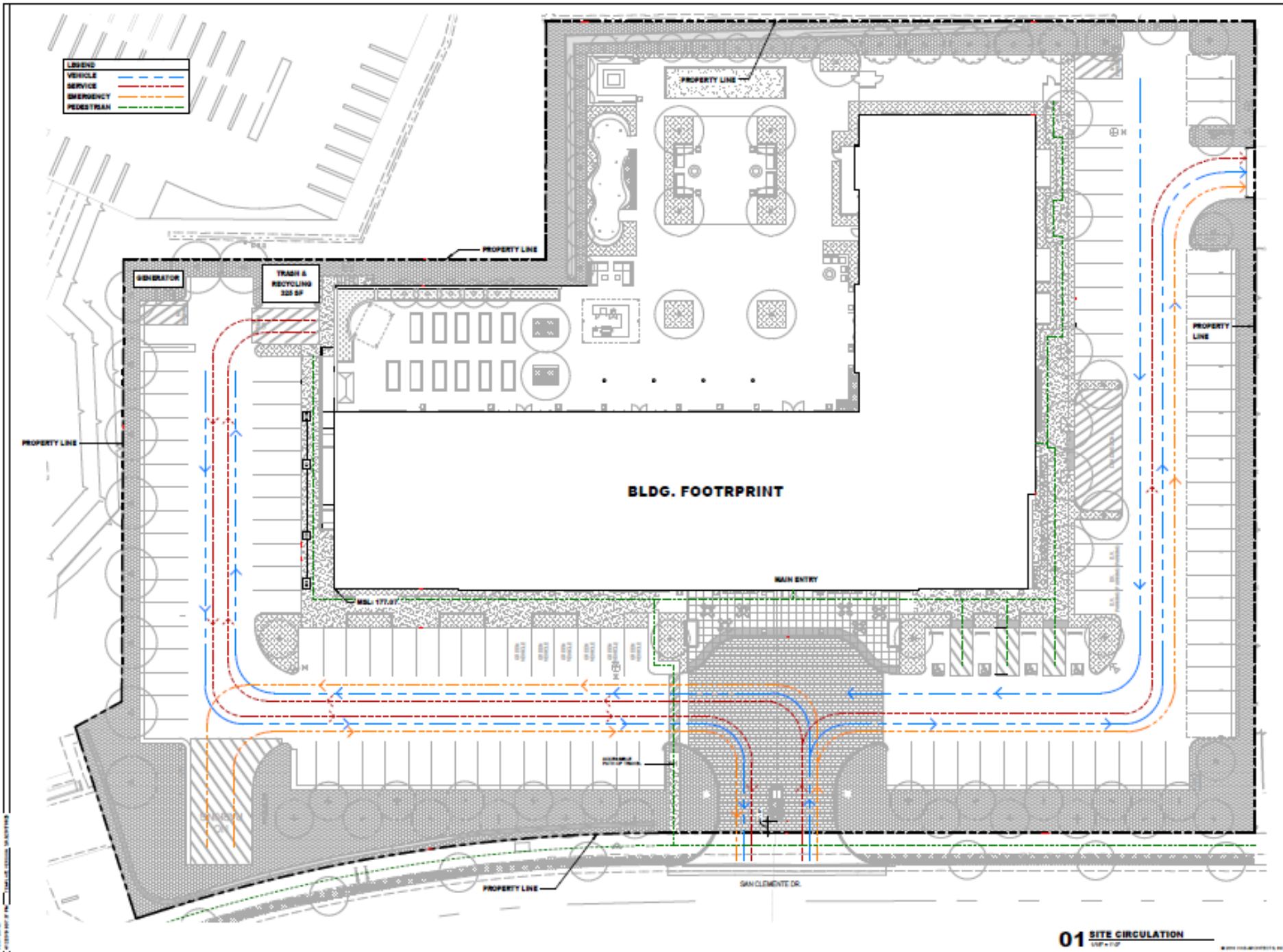
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Reference	Year	Sample Size
1	2001	100
2	2002	150
3	2003	200
4	2004	250
5	2005	300
6	2006	350
7	2007	400
8	2008	450
9	2009	500
10	2010	550
11	2011	600
12	2012	650
13	2013	700
14	2014	750
15	2015	800
16	2016	850
17	2017	900
18	2018	950
19	2019	1000
20	2020	1050
21	2021	1100
22	2022	1150
23	2023	1200
24	2024	1250
25	2025	1300
26	2026	1350
27	2027	1400
28	2028	1450
29	2029	1500
30	2030	1550
31	2031	1600
32	2032	1650
33	2033	1700
34	2034	1750
35	2035	1800
36	2036	1850
37	2037	1900
38	2038	1950
39	2039	2000
40	2040	2050
41	2041	2100
42	2042	2150
43	2043	2200
44	2044	2250
45	2045	2300
46	2046	2350
47	2047	2400
48	2048	2450
49	2049	2500
50	2050	2550
51	2051	2600
52	2052	2650
53	2053	2700
54	2054	2750
55	2055	2800
56	2056	2850
57	2057	2900
58	2058	2950
59	2059	3000
60	2060	3050
61	2061	3100
62	2062	3150
63	2063	3200
64	2064	3250
65	2065	3300
66	2066	3350
67	2067	3400
68	2068	3450
69	2069	3500
70	2070	3550
71	2071	3600
72	2072	3650
73	2073	3700
74	2074	3750
75	2075	3800
76	2076	3850
77	2077	3900
78	2078	3950
79	2079	4000
80	2080	4050
81	2081	4100
82	2082	4150
83	2083	4200
84	2084	4250
85	2085	4300
86	2086	4350
87	2087	4400
88	2088	4450
89	2089	4500
90	2090	4550
91	2091	4600
92	2092	4650
93	2093	4700
94	2094	4750
95	2095	4800
96	2096	4850
97	2097	4900
98	2098	4950
99	2099	5000
100	2100	5050

PROJECT NUMBER
2222

04/12/19
ENTITLEMENT**RESUBMITTAL 2**
SITE PLAN Springer

A2.0



ARCHITECT
HKS ARCHITECTS, INC.
500 BRIDGES STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PERRY, BURN & ASSOCIATES
 25 MARSHWATER AVENUE
 SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
SANDHILL CONSULTING & DESIGN
100 FIRST STREET S. SUITE 200
SAN FRANCISCO, CA 94111

NEW ENCLAVE
STANDARD STANDARD
REDACTED LAST NAME, FIRST NAME

OWNER
NATIONAL COMPANIES
A COMMITMENT TO EXCELLENCE

TRAINER CONSULTANTS

UTILITY ENGINEER

BIOTRICKICAL ENGINEER

UNIVERSITY OF CALIFORNIA, BERKELEY
 1000 UNIVERSITY AVENUE
 BERKELEY, CA 94720

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VINOCH,

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ASSI
WPC

V A N E

Year	Number of cases	Rate per 100,000
1990	1,000	1.0
1991	1,100	1.1
1992	1,200	1.2
1993	1,300	1.3
1994	1,400	1.4
1995	1,500	1.5
1996	1,600	1.6
1997	1,700	1.7
1998	1,800	1.8
1999	1,900	1.9
2000	2,000	2.0
2001	2,100	2.1
2002	2,200	2.2
2003	2,300	2.3
2004	2,400	2.4
2005	2,500	2.5
2006	2,600	2.6
2007	2,700	2.7
2008	2,800	2.8
2009	2,900	2.9
2010	3,000	3.0
2011	3,100	3.1
2012	3,200	3.2
2013	3,300	3.3
2014	3,400	3.4
2015	3,500	3.5
2016	3,600	3.6
2017	3,700	3.7
2018	3,800	3.8
2019	3,900	3.9
2020	4,000	4.0

2222
2000
0.000000

ENTITLEMENT
RESUBMITTAL 2

RESUBMITTAL 2
NUMBER 01042
SITE CIRCULATION

Keywords: *Self-esteem, self-regulation, self-control, self-regulation, self-control, self-regulation, self-control*

A2.0A

HKS

ARCHITECT
 HKS ARCHITECTS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

LANDSCAPE
 PERRY BERRY & ASSOCIATES
 27 HARBORLAND AVENUE
 SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
 ANDREW GARDNER & ASSOCIATES
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

MEP ENGINEER
 ADVANCED ENGINEERS
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

OWNER
 VIVANTE COMPANY
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

OWNER CONSULTANTS

CIVIL ENGINEER
 DUT & ASSOCIATES, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

UTILITY ENGINEER
 ANDERSON & ASSOCIATES
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

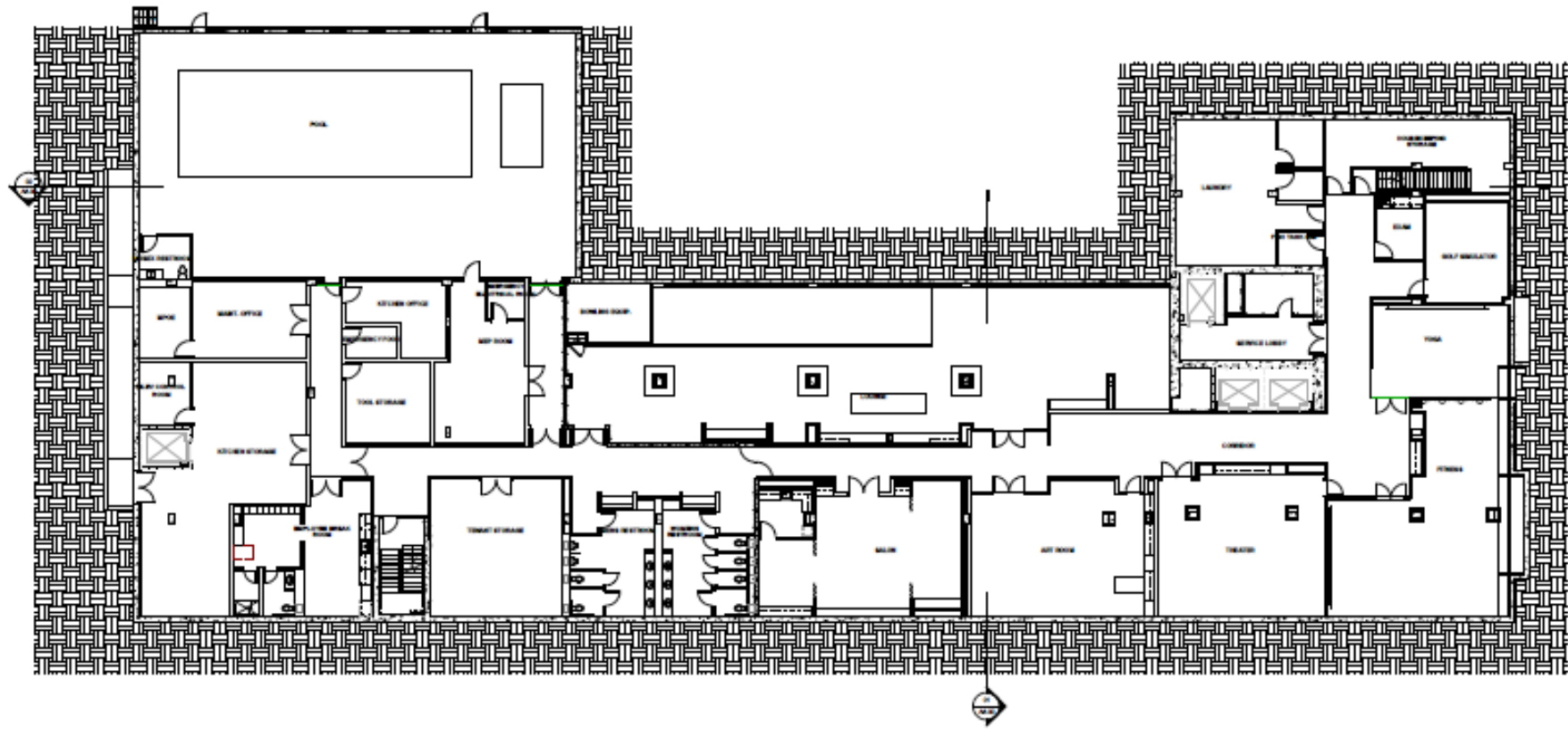
GEOTECHNICAL ENGINEER
 GEOTECHNICAL PROFESSIONALS INC. (GPI)
 1000 AVENUE OF THE STARS, SUITE 100
 SAN FRANCISCO, CA 94111

**VIVANTE - SENIOR
 ASSISTED LIVING
 NEWPORT BEACH, CA**

REVISION	NO.	DESCRIPTION	DATE

PROJECT NUMBER
 22222
DATE
 04/12/19
DATE
 04/12/19
ENTITLEMENT
 RESUBMITTAL 2
BASEMENT FLOOR
PLAN

SHEET NO.
A2.1



01 BASEMENT
 1/2" = 1'-0"

© 2019 HKS ARCHITECTS, INC.

HKS

ARCHITECT
 HKS ARCHITECTS, INC.
 1500 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

LANDSCAPE
 HENRY BLUM & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

STRUCTURAL ENGINEER
 GERRARD & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

MSP ENGINEER
 HENRY BLUM & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

OWNER
 HENRY BLUM & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

OWNER CONSULTANTS
CIVIL ENGINEER
 HKS ARCHITECTS, INC.
 1500 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

UTILITY ENGINEER
 HENRY BLUM & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

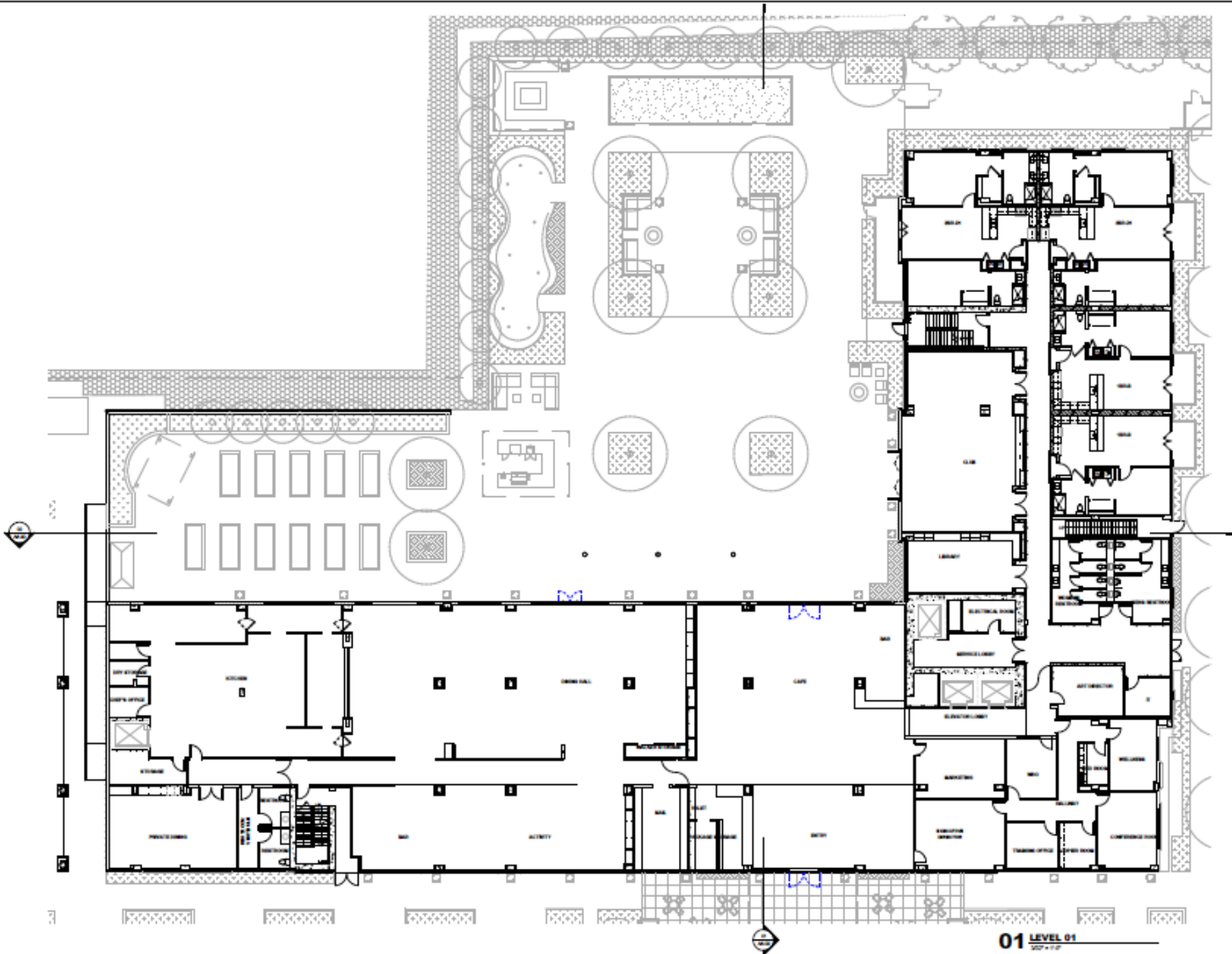
GEOTECHNICAL ENGINEER
 GERRARD & ASSOCIATES
 1000 AVENUE 100, SUITE 100
 SAN FRANCISCO, CA 94103

**VIVANTE - SENIOR
 ASSISTED LIVING
 NEWPORT BEACH, CA**

REVISION	DATE	DESCRIPTION	BY

PROJECT NUMBER
22222
 DATE
04/12/19
 NAME
ENTITLEMENT
RESUBMITTAL 2
 SHEET NO.
LEVEL 01 FLOOR PLAN

SHEET NO.
A2.2



HKS

ARCHITECT
 HKS ARCHITECTS, INC.
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

LANDSCAPE
 TERRY BAKER & ASSOCIATES
 27 HUNTERS AVENUE
 SAN FRANCISCO, CA 94133

STRUCTURAL ENGINEER
 JEFFREY J. JENSEN
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

MEP ENGINEER
 ADVANCED ENGINEERS
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

OWNER
 HKS GROUP, INC.
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

OWNER CONSULTANT
 CIVIL ENGINEER
 TAYLOR & ASSOCIATES, INC.
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

UTILITY ENGINEER
 ADVANCED ENGINEERS
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

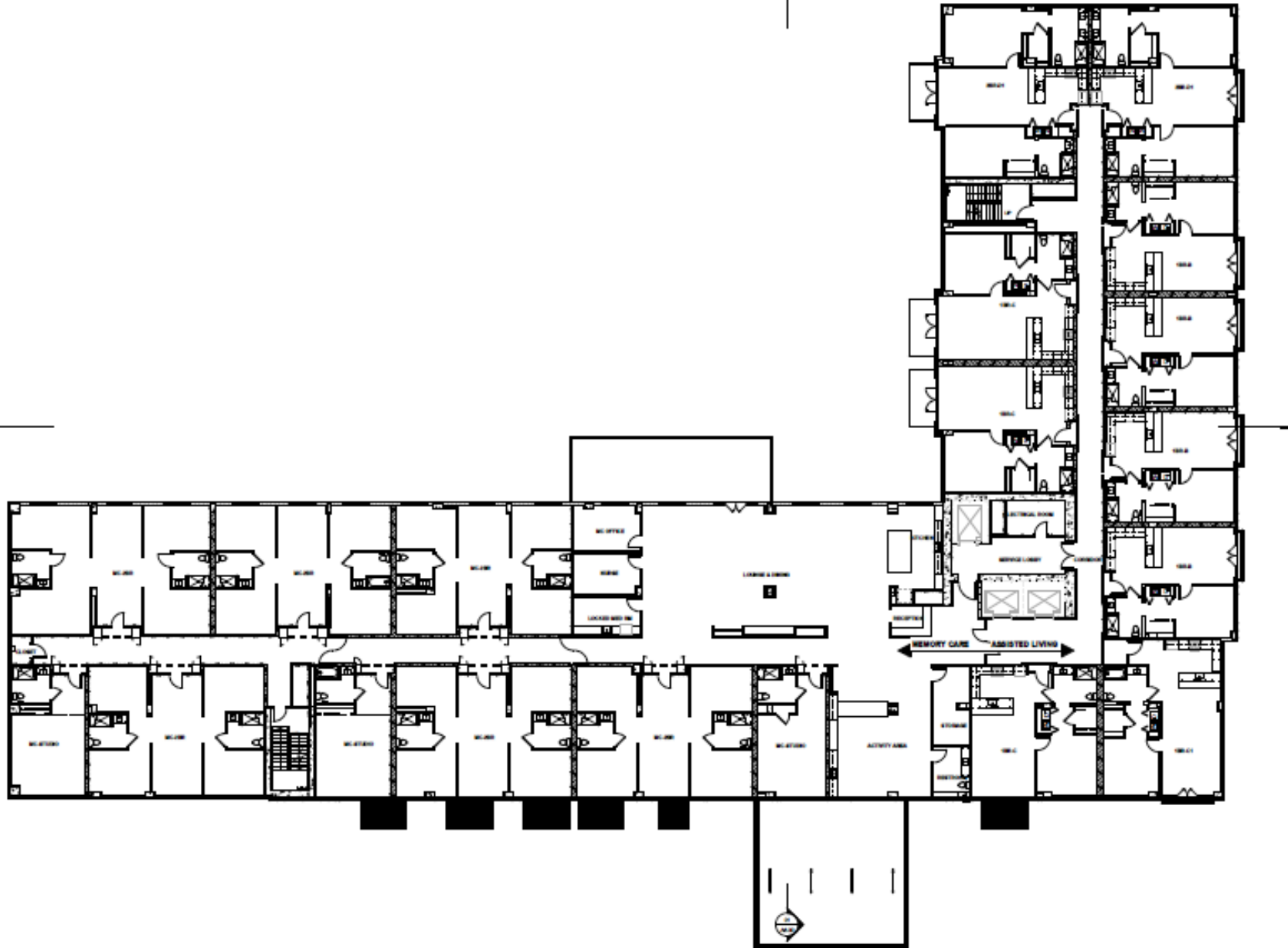
GEOTECHNICAL ENGINEER
 JEFFREY J. JENSEN
 1000 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133

**VIVANTE - SENIOR
 ASSISTED LIVING
 NEWPORT BEACH, CA**

REVISION	NO.	DESCRIPTION	DATE

PROJECT NUMBER
 22222
 DATE
 04/12/19
 DRAWING
 ENTITLEMENT
 RESUBMITTAL 2
 SHEET
 LEVEL 02 FLOOR
 PLAN

SHEET NO.
A2.3



01 LEVEL 02
 3/27/19

HKS GROUP, INC.

HKS

ARCHITECT
 HKS ARCHITECTS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

LANDSCAPE
 HKS LANDSCAPE ARCHITECTS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

STRUCTURAL ENGINEER
 HKS STRUCTURAL ENGINEERS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

MEP ENGINEER
 HKS MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

OWNER
 HKS DEVELOPMENT, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

CIVIL ENGINEER
 HKS CIVIL ENGINEERS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

UTILITY ENGINEER
 HKS UTILITY ENGINEERS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

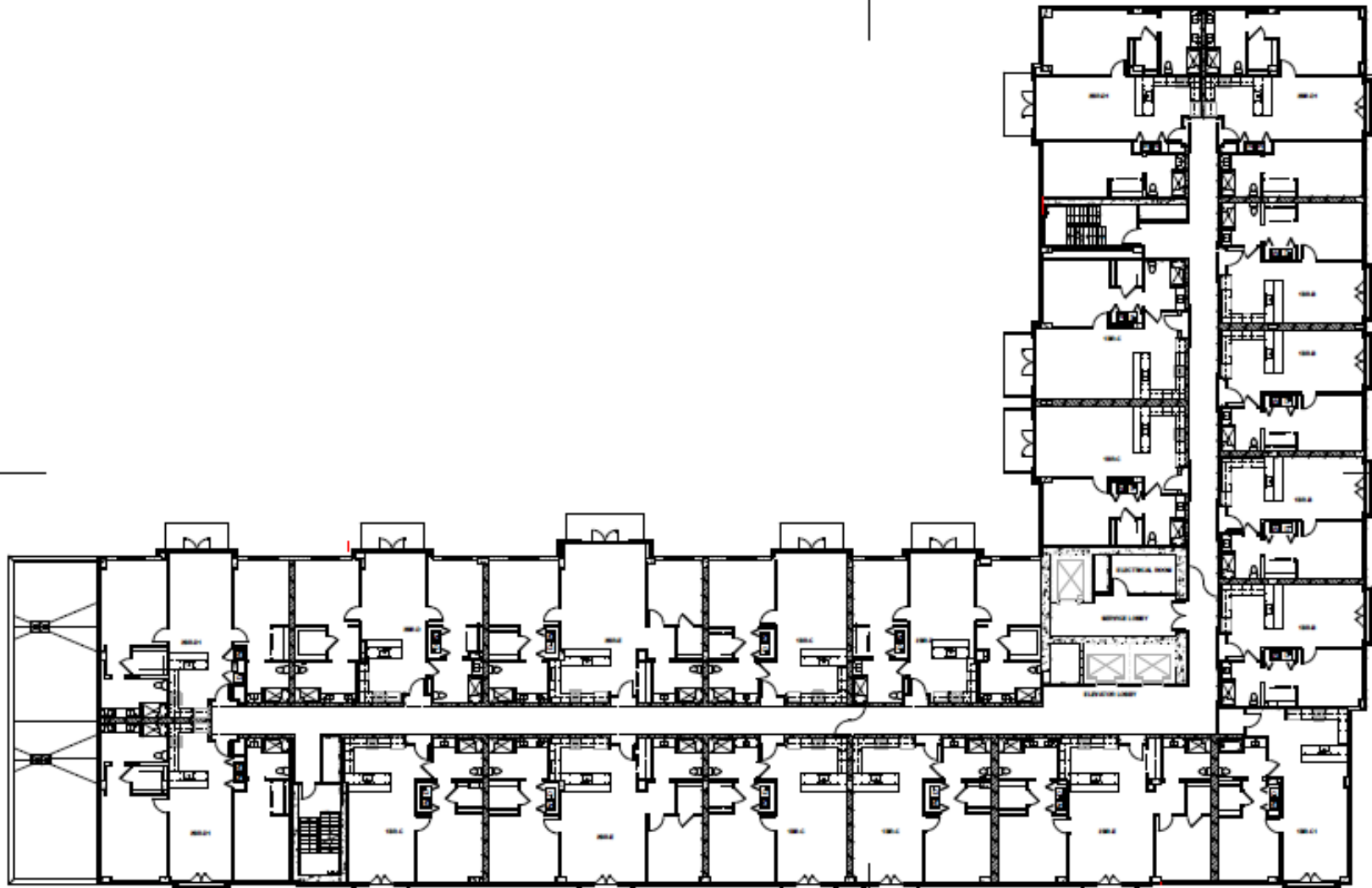
GEOTECHNICAL ENGINEER
 HKS GEOTECHNICAL ENGINEERS, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 ANAHEIM, CALIFORNIA 92801

**VIVANTE - SENIOR
 ASSISTED LIVING
 NEWPORT BEACH, CA**

REVISION
 NO. DESCRIPTION DATE

PROJECT NUMBER
 22222
 DATE
 04/12/19
 NAME
 ENTITLEMENT
 RESUBMITTAL 2
 LEVEL 03-04
 FLOOR PLAN

PROJECT NO.
A2.4



01 LEVEL 03-04
 200' x 170'

HKS

ARCHITECT
 HKS ARCHITECTS, INC.
 400 BROADWAY, SUITE 100
 SAN FRANCISCO, CA 94111

LANDSCAPE
 PERRY BURN & ASSOCIATES
 400 BROADWAY, SUITE 100
 SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
 HANSEN ENGINEERING & ARCHITECTS
 1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94111

MEP ENGINEER
 HANSEN ENGINEERING & ARCHITECTS
 1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94111

OWNER
 VIVANTE - SENIOR ASSISTED LIVING
 1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94111

OWNER CONSULTANTS

CIVIL ENGINEER
 HKS ARCHITECTS, INC.
 400 BROADWAY, SUITE 100
 SAN FRANCISCO, CA 94111

UTILITY ENGINEER
 HANSEN ENGINEERING & ARCHITECTS
 1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94111

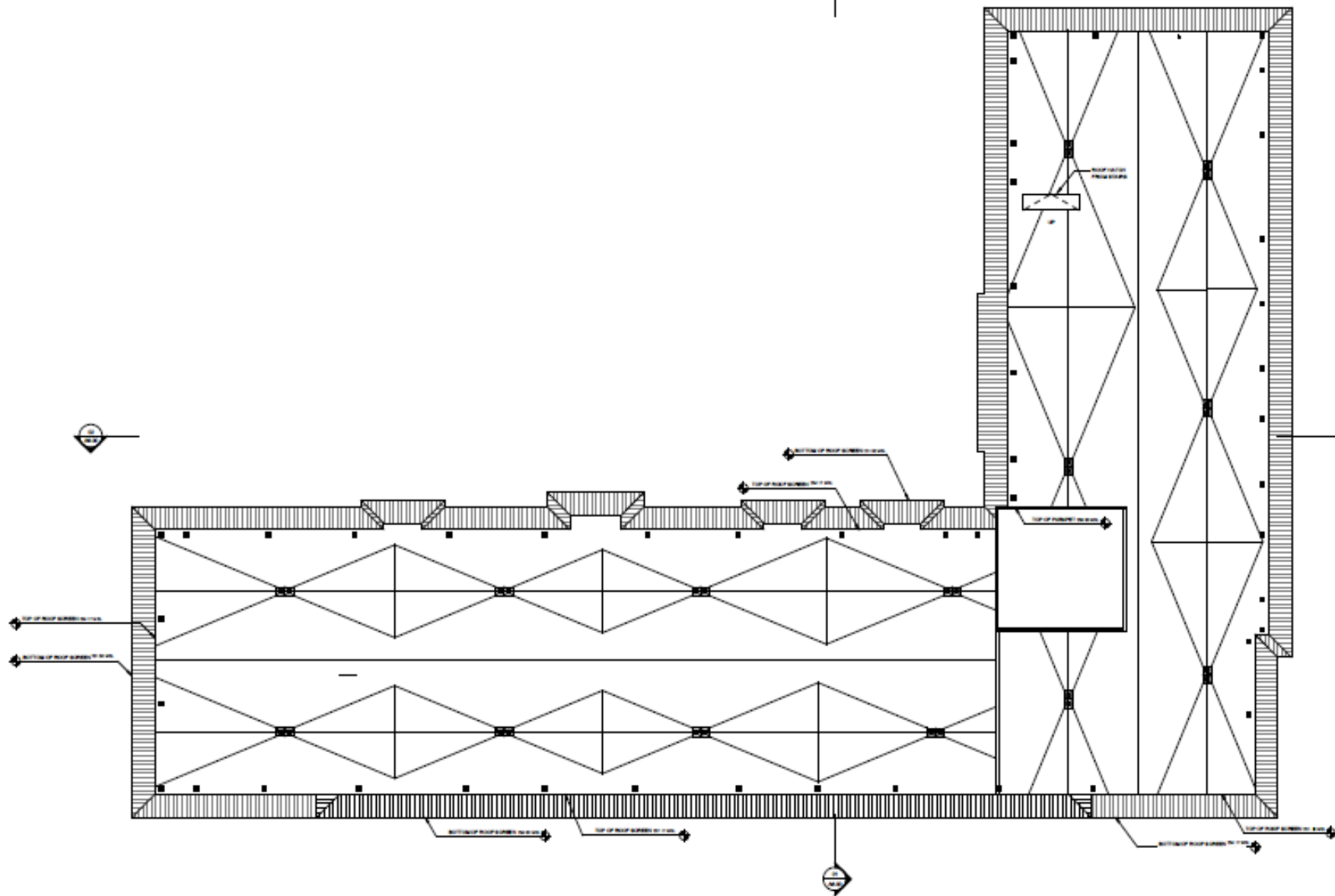
GEOTECHNICAL ENGINEER
 HANSEN ENGINEERING & ARCHITECTS
 1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94111

**VIVANTE - SENIOR
 ASSISTED LIVING
 NEWPORT BEACH, CA**

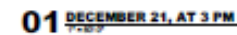
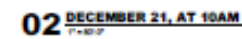
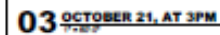
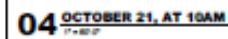
REVISION
 NO. DESCRIPTION DATE

DATE PREPARED/ISSUED
 22222
 DATE
 04/12/19
 NAME
 ENTITLEMENT
 RESUBMITTAL 2
 SHEET TITLE
 ROOF PLAN

SHEET NO.
A2.6



01 ROOF LEVEL
 100' x 100'



A3 2



ARCHITECT
HKS ARCHITECTS, INC.
933 BAYVIEW STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
FETTY BLUM & ASSOCIATES
27 MARINA AVENUE
SAN FRANCISCO, CA 94101

STRUCTURAL ENGINEER
BAYFORD OLIVIERO & HEIDER
102 FINE STREET, SUITE 600
SAN FRANCISCO, CA 94111

MEP ENGINEER
SOMNAC-EL ENGINEERS
10 SOUTH LANE AVENUE, SUITE 600
PASADENA, CA 91101

OWNER
NEWPORT COMMUNITY
11800 11TH PLACE, SUITE 300
SANTA ANA, CA 92707

OWNER CONSULTANTS

CIVIL ENGINEER
TNTA ASSOCIATES, INC.
72 N. WASHINGTON DRIVE
SANTA ANA, CA 92705

UTILITY ENGINEER
ASSOCIATES, INC.
ONE RIDGECREST DRIVE, SUITE 100
TAMECULA, CA 92680

GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS, INC. (GTP)
6786 CORPORATE AVENUE
OYFORD, CA 90230

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISION	NO.	DESCRIPTION	DATE

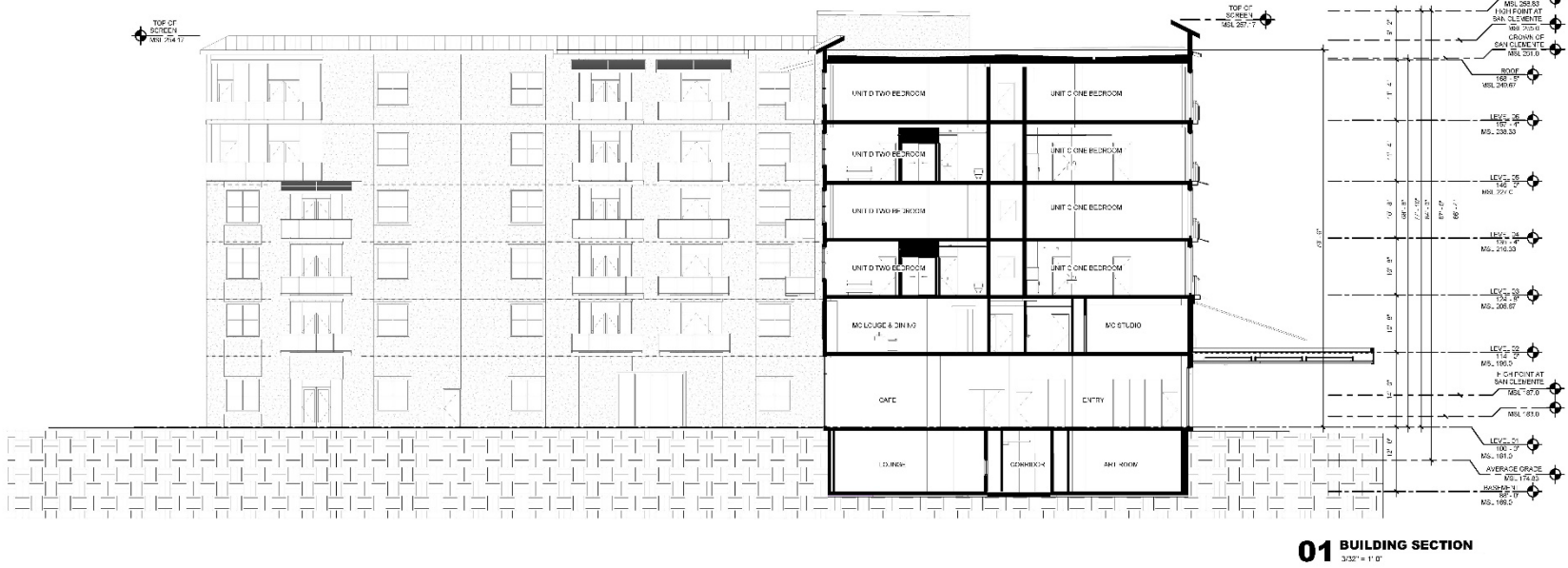
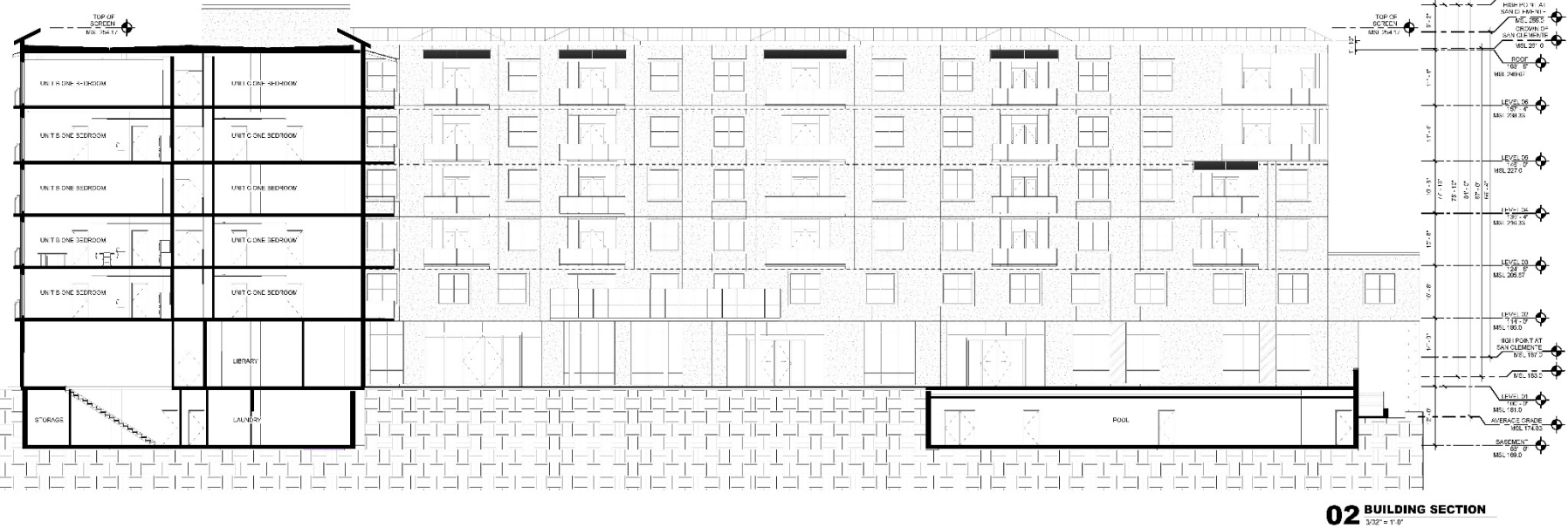
HKS PROJECT NUMBER
22222

DATE
04/12/19

ISSUE
**ENTITLEMENT
RESUBMITTAL 2**

SHEET TITLE
**PROPOSED
BUILDINGS
SECTIONS**

SHEET NO.
A4.1



DATE: 04/12/19
DRAWN BY: J. GATE
CHECKED BY: J. GATE
DATE: 04/12/19

HKS

ARCHITECT
HKS ARCHITECTS, INC.
505 S. VAN NESS ST., 9TH FL., SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PETER BURR & ASSOCIATES
27 MARINATA AVENUE
SAN MARINO, CA 91766

STRUCTURAL ENGINEER
SHIMTOR CLUMPERTZ & HEDER
101 - 3RD STREET, SUITE 400
SAN FRANCISCO, CA 94111

MEP ENGINEER
SCHLACKER ENGINEERS
40 SOUTH LAKE AVENUE, SUITE 600
PASADENA, CA 91101

OWNER
NEALS COMPANIES
1 EMMETT STREET, SUITE 300
SAN ANTONIO, CA 92237

OWNER CONSULTANTS

CIVIL ENGINEER
TAYLOR & ASSOCIATES, INC.
101 - 6 PARKER ROAD DRIVE
SAN ANTONIO, CA 92237

UTILITY ENGINEER
ASSOCIATES, INC.
2000 N. GERRARD ST., SUITE 100
FREMONT, CA 94538

GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS INC. (GPI)
8700 CORPORATE AVENUE
CYPRESS, CA 90630

VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA



01 SOUTH AXO

REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
22222
DATE
04/12/19
ISSUE
ENTITLEMENT
RESUBMITTAL 2
SHEET TITLE
BUILDING AXO
VIEWS

SHEET NO.

A6.1

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HKS

ARCHITECT
HKS ARCHITECTS, INC.
505 S. VENTURA STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PETER BURR & ASSOCIATES
27 MARINATA AVENUE
SAN MARINO, CA 91766

STRUCTURAL ENGINEER
SHIMTOR CLUMPETZ & HEDER
101 - 38 STREET, SUITE 100
SAN FRANCISCO, CA 94111

MEP ENGINEER
SCHLACKER ENGINEERS
40 SOUTH LAKE AVENUE, SUITE 600
PASADENA, CA 91101

OWNER
NEALS COMPANIES
1 EMMETT STREET, SUITE 300
SAN ANTONIO, CA 92237

OWNER CONSULTANTS

CIVIL ENGINEER
TAYLOR & ASSOCIATES, INC.
101 - 6 PARKER ROAD DRIVE
SAN ANTONIO, CA 92237

UTILITY ENGINEER
ASSOCIATES, INC.
ONE B. STREET, SUITE 100
FREMONT, CA 94539

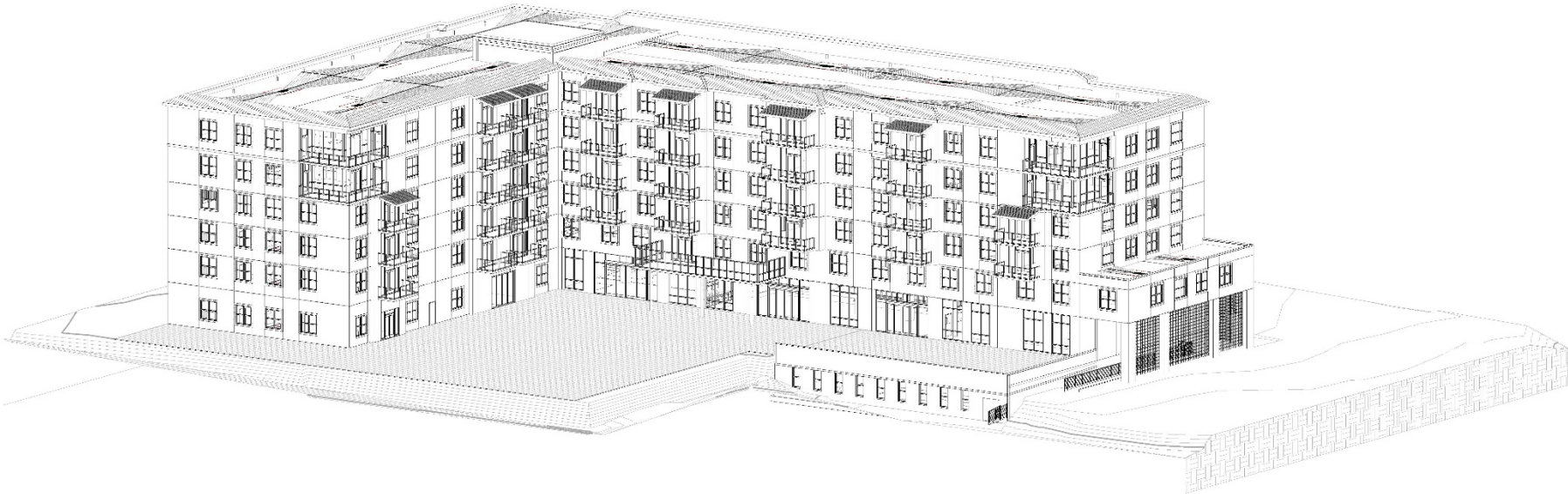
GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS INC. (GPI)
8700 CORPORATE AVENUE
CYPRESS, CA 90630

VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA

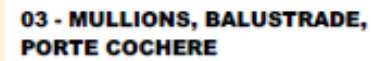
REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
22222
DATE
04/12/19
ISSUE
ENTITLEMENT
RESUBMITTAL 2
SHEET TITLE
BUILDING AXO
VIEWS

SHEET NO.
A6.2



01 NORTH AXO



**01 - IVORY WHITE
SMOOTH COAT PLASTER**

ARCHITECT
HKS ARCHITECTS, INC.
630 BRIDGES STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PENNY BLUM & ASSOCIATES
21 MARINOTA AVENUE
SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
CARLOS GARCIA & ASSOCIATES
100 PHO STREET, SUITE 200
SAN FRANCISCO, CA 94111

NEW! 20000000
OLYMPIAN, EMERALD
40 SOUTH LAKE AVENUE, SUITE 200
PASADENA, CA 91101

OWNER:
HILLTOP COMPANIES
1 HAWTHORNE PLACE SUITE 300
SAN JOSE, CA 95128

CIVIL CONSULTANTS
CIVIL ENGINEER
INT'L ASSOCIATES, INC.

UTILITY ENGINEER
APRIL 1, 1994

GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS INC. (GPI)
10000 104TH AVE. S.W. SUITE 100
BURNABY, B.C. V5N 3M5

© 1999, CA 95000

OR
IG
, CA

ENIGMA VINYL MATCH

- SE
D LI
BEA

TE
TE
RT

ANALYSIS

VIV **AS** **EW**

Z

Region	Population	Area
North	10,000,000	1,000,000
South	10,000,000	1,000,000
East	10,000,000	1,000,000
West	10,000,000	1,000,000
Central	10,000,000	1,000,000

22222

04/12/19
HSE
ENTITLEMENT

RESUBMITTAL 2
WEEK 10.00
MATERIAL BOARD

Keywords: *work engagement, organizational commitment, turnover intentions, organizational citizenship behaviors, job satisfaction, organizational trust, organizational identification, organizational justice, organizational support, organizational identification, organizational trust, organizational justice, organizational support, organizational identification, organizational trust, organizational justice, organizational support*

A6.3



ARCHITECT
HKS ARCHITECTS, INC.
330 BENTLEY STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
HENRY BURK & ASSOCIATES
27 MARKET AVENUE
SAN FRANCISCO, CA 94102

STRUCTURAL ENGINEER
SIMPSON QUINCY & HODGE
1221 FINE STREET, SUITE 400
SAN FRANCISCO, CA 94107

MEP ENGINEER
SCHWABER ENGINEERS
80 SOUTH FINE AVENUE, SUITE 300
PACIFIC HEIGHTS, CA 94107

OWNER
NICAL COMPANY
1 BAYVIEW PLACE, SUITE 100
SAN ANA, CA 92707

CIVIL CONSULTANTS
TAYLOR ASSOCIATES, INC.
127 N. PARK CENTER DRIVE
SAN ANA, CA 92705

UTILITY ENGINEER
ASSOCIATES, INC.
1200 N. GARDEN, SUITE 100
SAN ANA, CA 92705

GEOTECHNICAL ENGINEER
3410 MC BRIDE PARKWAY, SUITE 100
2700 COLUMBIA AVENUE
DUBLIN, CA 94568

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISION:
NO. DESCRIPTION DATE

4100 PICO STREET, WILSON
22222
DATE:
04/12/19
SHEET
ENTITLEMENT
RESUBMITTAL 2
ELEVATIONS

SHEET NO.
A6.5

MATERIAL LEGEND

01	IVORY WHITE SMOOTH CONCRETE
02	NATURAL TRAVERTINE STONE
03	GUNMETAL PAINT, CHALKBOARD PAINT, CHALKBOARD PAINT
04	NATURAL GREEN PAINT, CHALKBOARD PAINT, CHALKBOARD PAINT



02 SOUTH ELEVATION
3/20" = 1' 0"



01 WEST ELEVATION
3/20" = 1' 0"



ARCHITECT
HKS ARCHITECTS, INC.
330 BENTLEY STREET, SUITE 100
SAN FRANCISCO, CA 94102

LANDSCAPE
PHILIP BURN & ASSOCIATES
27 MARINA AVENUE
SAN FRANCISCO, CA 94102

STRUCTURAL ENGINEER
SIMPSON OLIMPIETTO & HODGE
1221 FINE STREET, SUITE 400
SAN FRANCISCO, CA 94102

MEP ENGINEER
SCHWABER ENGINEERS
80 SOUTH ELMO AVENUE, SUITE 540
PACIFIC HEIGHTS, CA 94102

OWNER
NCLUS COMPANY
1 BAYVIEW PLACE, SUITE 300
SAN ANTONIO, TX 78202

CIVIL CONSULTANTS
CIVIL ENGINEER
TAYLOR ASSOCIATES, INC.
1274 FARM CENTER DRIVE
SAN ANTONIO, TX 78202

UTILITY ENGINEER
ASSOCIATES, INC.
1200 N. GARDEN, SUITE 100
SAN ANTONIO, TX 78202

GEOTECHNICAL ENGINEER
3410 MC BRIDE ROAD, SUITE 100
SAN ANTONIO, TX 78202

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISION	NO	DESCRIPTION	DATE

HKS PROJECT NUMBER
22222
DATE
04/12/19
SHEET
**ENTITLEMENT
RESUBMITTAL 2**
SHEET TITLE
ELEVATIONS

SHEET NO.
A6.4

MATERIAL LEGEND	
01	IVORY WHITE SMOOTH CONCRETE
02	NATURAL TRAVERTINE STONE
03	GUNMETAL WALL OVER BALCONY RAILING WITH 1" TYPICAL
04	NATURAL GREEN GRASS GRASS-POSS. SL. 15% LUSH



02 NORTH ELEVATION
3/32" = 1'-0"



01 EAST ELEVATION
3/32" = 1'-0"

HKS

ARCHITECT
HKS ARCHITECTS, PLLC
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

LANDSCAPE
HKS LANDSCAPE ARCHITECTURE
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

STRUCTURAL ENGINEER
HKS STRUCTURAL ENGINEERING
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

MEP ENGINEER
HKS MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

OWNER
NEXUS COMPANIES
1 MACARTHUR PLACE, SUITE 300
SANTA ANA, CA 92707
TEL: 949.440.1000
WWW.NEXUSCOMPANIES.COM

OWNER CONSULTANTS
HKS CONSULTANTS
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

UTILITY ENGINEER
HKS UTILITY ENGINEERING
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

GEOTECHNICAL ENGINEER
HKS GEOTECHNICAL ENGINEERING
1000 WEST STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.440.1000
WWW.HKS.COM

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

PROJECT NUMBER
22222

DATE
2019/04/12

PLANNING RESUBMITAL 2

TITLE SHEET

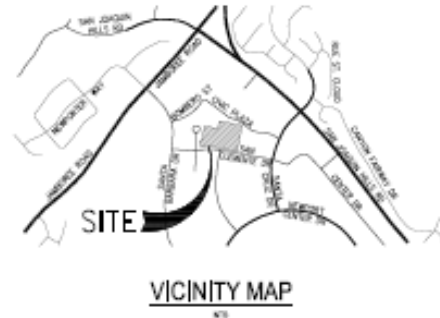
DATE
2019/04/12

PLANNING RESUBMITAL 2

TITLE SHEET

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA VIVANTE FASHION ISLAND-SR. ASSISTED LIVING PRECISE GRADING PLANS

PREPARED FOR:
NEXUS COMPANIES
1 MACARTHUR PLACE, SUITE 300
SANTA ANA, CA 92707



LEGAL DESCRIPTION

THE LAND DESCRIBED IN THESE PLANS IS THE PROPERTY OF NEXUS COMPANIES, A CALIFORNIA CORPORATION, AND IS LOCATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

THE LAND DESCRIBED IN THESE PLANS IS THE PROPERTY OF NEXUS COMPANIES, A CALIFORNIA CORPORATION, AND IS LOCATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

THE LAND DESCRIBED IN THESE PLANS IS THE PROPERTY OF NEXUS COMPANIES, A CALIFORNIA CORPORATION, AND IS LOCATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

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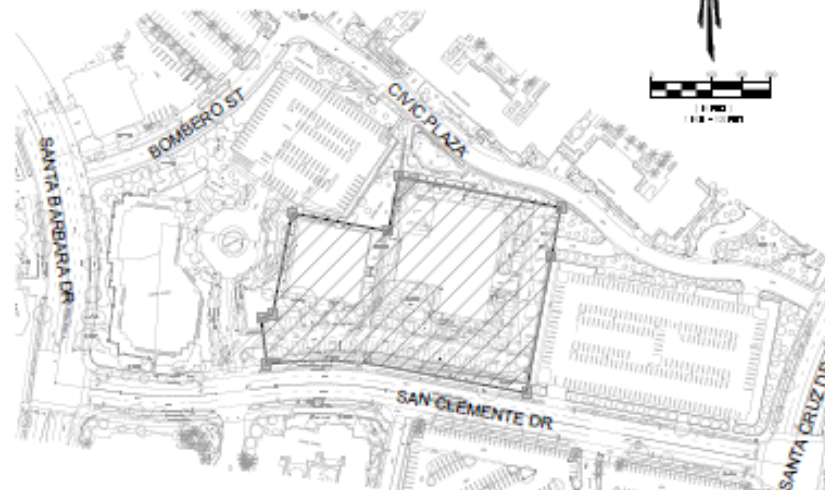
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THE LAND DESCRIBED IN THESE PLANS IS THE PROPERTY OF NEXUS COMPANIES, A CALIFORNIA CORPORATION, AND IS LOCATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.



INDEX MAP

SCALE: 1" = 100'



FLOOD ZONE

SCALE: 1" = 100'

ABBREVIATIONS

1. 1" = 100'	2. 1" = 100'	3. 1" = 100'	4. 1" = 100'
5. 1" = 100'	6. 1" = 100'	7. 1" = 100'	8. 1" = 100'
9. 1" = 100'	10. 1" = 100'	11. 1" = 100'	12. 1" = 100'
13. 1" = 100'	14. 1" = 100'	15. 1" = 100'	16. 1" = 100'
17. 1" = 100'	18. 1" = 100'	19. 1" = 100'	20. 1" = 100'
21. 1" = 100'	22. 1" = 100'	23. 1" = 100'	24. 1" = 100'
25. 1" = 100'	26. 1" = 100'	27. 1" = 100'	28. 1" = 100'
29. 1" = 100'	30. 1" = 100'	31. 1" = 100'	32. 1" = 100'
33. 1" = 100'	34. 1" = 100'	35. 1" = 100'	36. 1" = 100'
37. 1" = 100'	38. 1" = 100'	39. 1" = 100'	40. 1" = 100'
41. 1" = 100'	42. 1" = 100'	43. 1" = 100'	44. 1" = 100'
45. 1" = 100'	46. 1" = 100'	47. 1" = 100'	48. 1" = 100'
49. 1" = 100'	50. 1" = 100'	51. 1" = 100'	52. 1" = 100'
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61. 1" = 100'	62. 1" = 100'	63. 1" = 100'	64. 1" = 100'
65. 1" = 100'	66. 1" = 100'	67. 1" = 100'	68. 1" = 100'
69. 1" = 100'	70. 1" = 100'	71. 1" = 100'	72. 1" = 100'
73. 1" = 100'	74. 1" = 100'	75. 1" = 100'	76. 1" = 100'
77. 1" = 100'	78. 1" = 100'	79. 1" = 100'	80. 1" = 100'
81. 1" = 100'	82. 1" = 100'	83. 1" = 100'	84. 1" = 100'
85. 1" = 100'	86. 1" = 100'	87. 1" = 100'	88. 1" = 100'
89. 1" = 100'	90. 1" = 100'	91. 1" = 100'	92. 1" = 100'
93. 1" = 100'	94. 1" = 100'	95. 1" = 100'	96. 1" = 100'
97. 1" = 100'	98. 1" = 100'	99. 1" = 100'	100. 1" = 100'

UTILITY COMPANIES

1. 1" = 100'

2. 1" = 100'

3. 1" = 100'

4. 1" = 100'

5. 1" = 100'

1. 1" = 100'

2. 1" = 100'

3. 1" = 100'

4. 1" = 100'

1. 1" = 100'

2. 1" = 100'

3. 1" = 100'

4. 1" = 100'

UNDERGROUND SERVICE ALERT

811 CALL TOLL FREE
1-800-422-4133

FOR MORE INFO,
CALL 811 OR VISIT
WWW.811.CA

FOR THE RECORD

THESE PLANS WERE PREPARED BY HKS ARCHITECTS, PLLC, A CALIFORNIA ARCHITECTURAL FIRM, AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HKS ARCHITECTS, PLLC.

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FOR THE RECORD

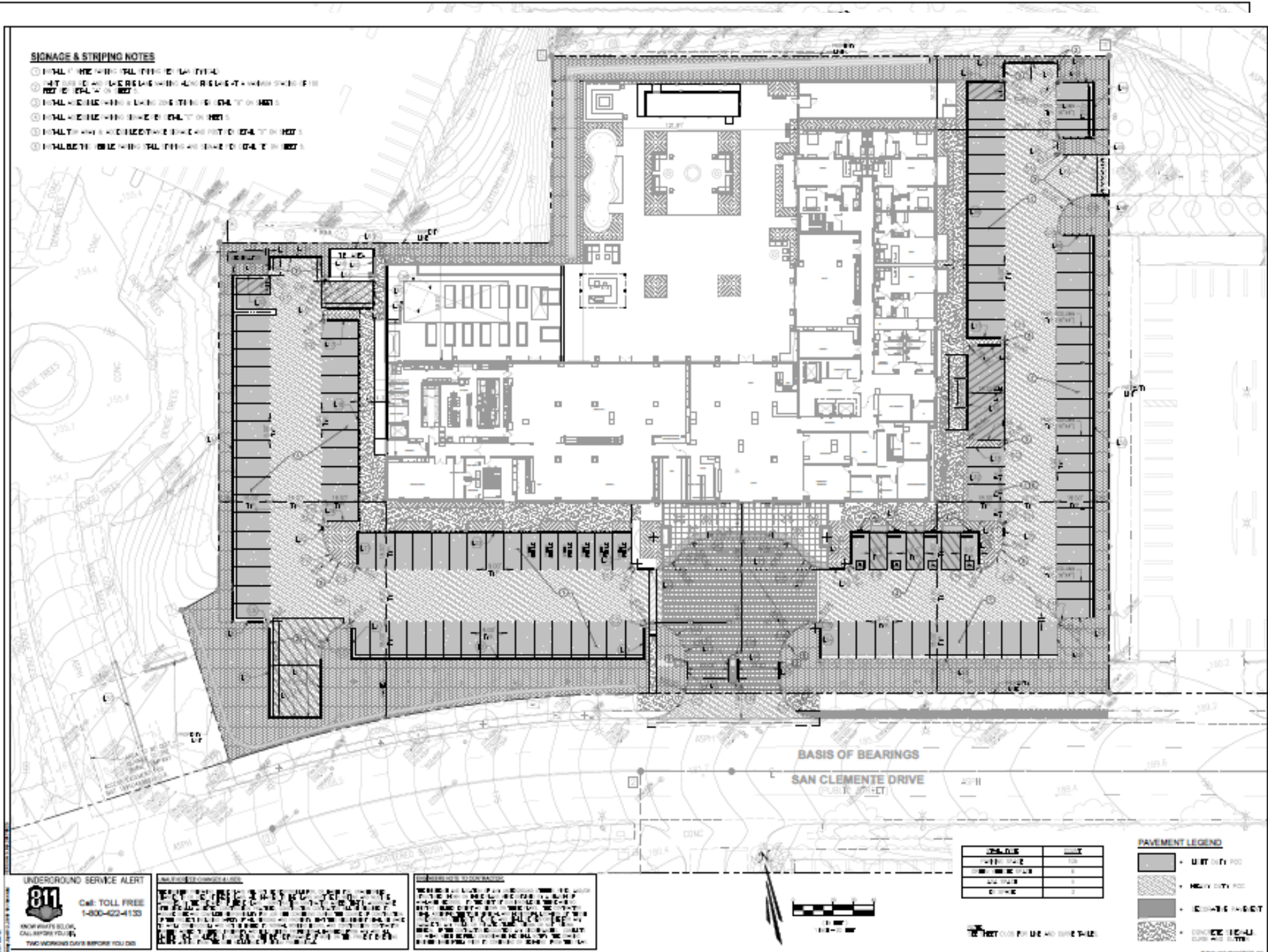
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SIGNAGE & STRIPING NOTES

1. FINAL CENTERLINE TOTAL WIDTH OF 141.00 FT.
2. FINAL SIDEWALK WIDTHS: 10.00 FT. ON NORTH SIDE, 10.00 FT. ON SOUTH SIDE.
3. FINAL SIDEWALK WIDTHS: 10.00 FT. ON NORTH SIDE, 10.00 FT. ON SOUTH SIDE.
4. FINAL SIDEWALK WIDTHS: 10.00 FT. ON NORTH SIDE, 10.00 FT. ON SOUTH SIDE.
5. FINAL SIDEWALK WIDTHS: 10.00 FT. ON NORTH SIDE, 10.00 FT. ON SOUTH SIDE.
6. FINAL SIDEWALK WIDTHS: 10.00 FT. ON NORTH SIDE, 10.00 FT. ON SOUTH SIDE.



BASIS OF BEARINGS
SAN CLEMENTE DRIVE
(PUBLIC STREET)

ITEM	DESCRIPTION	QUANTITY
1	CONCRETE DRIVE	1
2	CONCRETE DRIVE	1
3	CONCRETE DRIVE	1

PAVEMENT LEGEND

[Symbol]	• LIGHT DUTY PCC
[Symbol]	• HEAVY DUTY PCC
[Symbol]	• CONCRETE DRIVE
[Symbol]	• CONCRETE DRIVE



ARCHITECT
HKS ARCHITECTS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

LANDSCAPE
HKS LANDSCAPE ARCHITECTS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEER
HKS STRUCTURAL ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

MSP ENGINEER
HKS MECHANICAL, SEPTIC & PLUMBING ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

CIVIL ENGINEER
HKS CIVIL ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

UTILITY ENGINEER
HKS UTILITY ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

GEOTECHNICAL ENGINEER
HKS GEOTECHNICAL ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

VIVANTE - SENIOR ASSISTED LIVING
NEWPORT BEACH, CA

PROJECT NUMBER
22222

DATE
2019/04/12

FILE
PLANNING RESUBMITAL 2

PROJECT TITLE
HORIZONTAL CONTROL PLAN

PROJECT ID
C1.04

UNDERGROUND SERVICE ALERT

811

CALL TOLL FREE
1-800-422-4133

KNOW WHAT'S BELOW,
CALL BEFORE YOU DIG.

YOUR WORKING DAYS BEFORE YOU DIG.

NO FUTURE CONSTRUCTION

THIS AREA IS RESERVED FOR FUTURE CONSTRUCTION. NO CONSTRUCTION IS ALLOWED IN THIS AREA.

CONSTRUCTION WORKING

THIS AREA IS RESERVED FOR FUTURE CONSTRUCTION. NO CONSTRUCTION IS ALLOWED IN THIS AREA.

HKS

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HKS ARCHITECTURE INC.
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NEWPORT BEACH, CA 92660
LANDSCAPE
HKS LANDSCAPE ARCHITECTURE
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660
STRUCTURAL ENGINEER
HKS STRUCTURAL ENGINEERING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660
MFP ENGINEER
HKS MFP ENGINEERING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

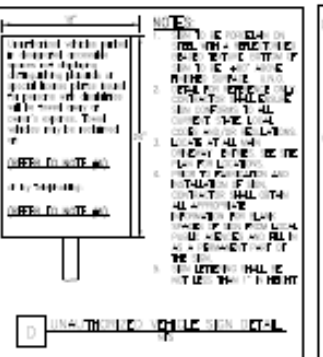
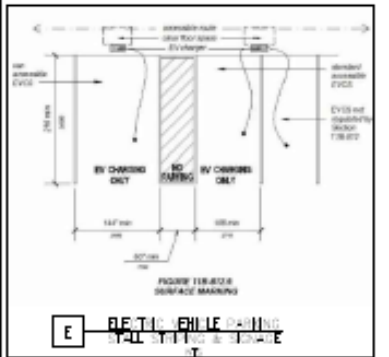
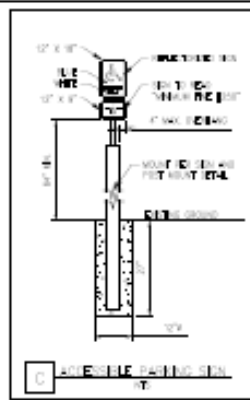
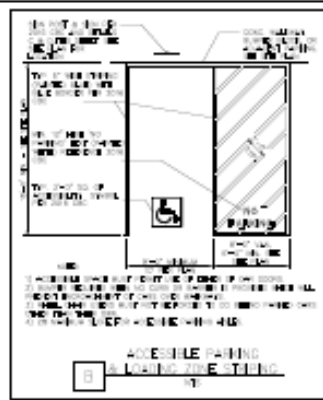
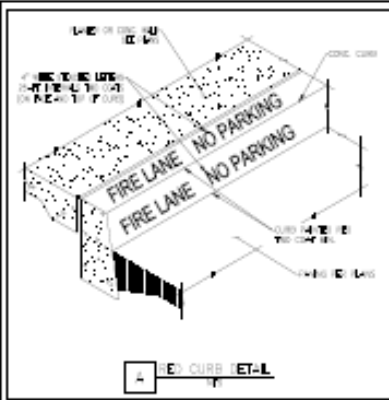
OWNER
VIVANTE SENIOR LIVING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660
OWNER CONSULTANTS
CIVIL ENGINEER
HKS CIVIL ENGINEERING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660
UTILITY ENGINEER
HKS UTILITY ENGINEERING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660
GEOTECHNICAL ENGINEER
HKS GEOTECHNICAL ENGINEERING
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISION

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	2019/04/12
3	PLANNING RESUBMITAL 2
4	DETAIL SHEET

C1.05

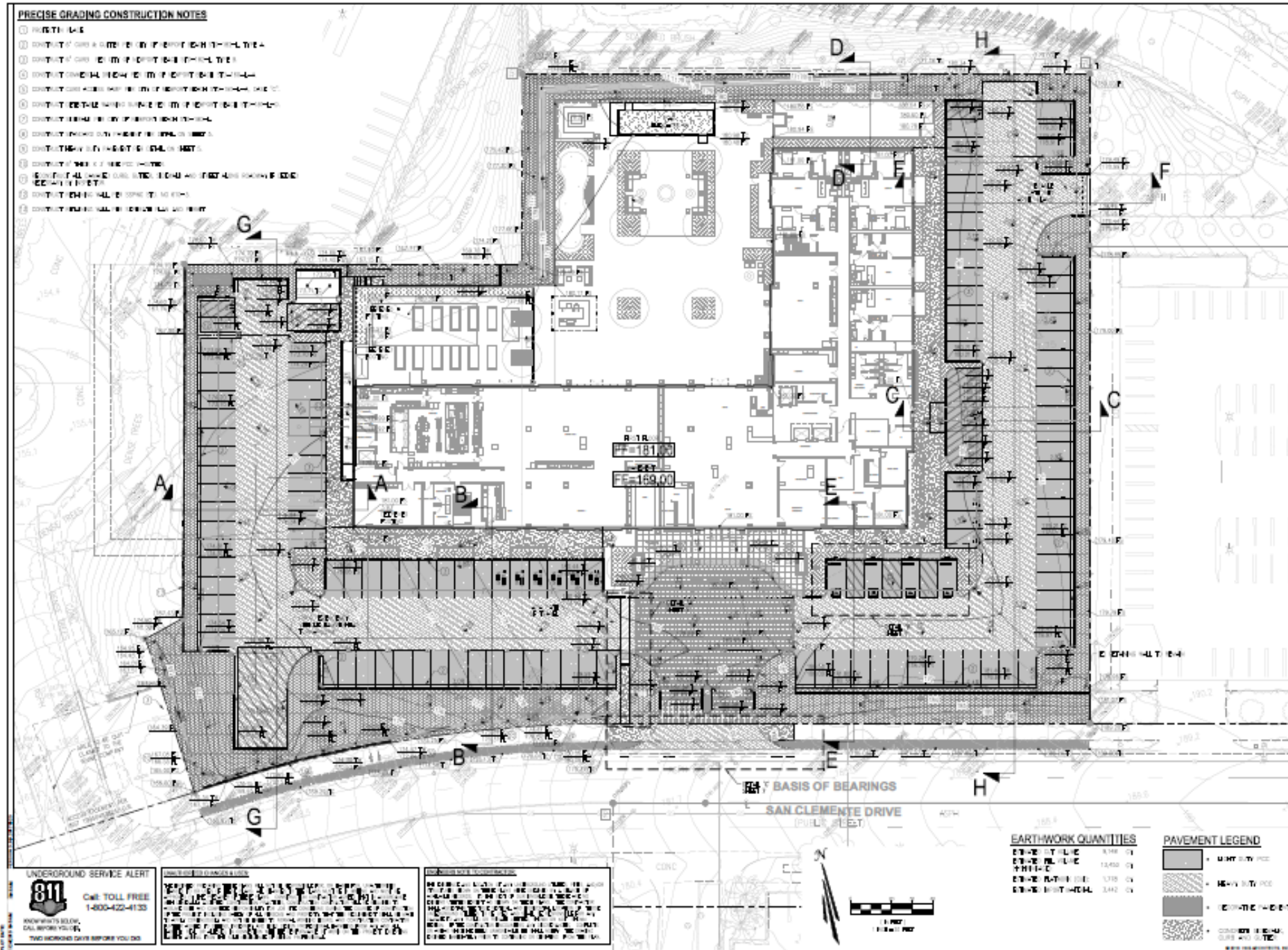


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100	1.00	EA



HKS

ARCHITECT
HKS ARCHITECTS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

LANDSCAPE
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NEWPORT BEACH, CA 92660

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NEWPORT BEACH, CA 92660

MEP ENGINEER
HKS MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS, INC.
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NEWPORT BEACH, CA 92660

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NEWPORT BEACH, CA 92660

GEOTECHNICAL ENGINEER
HKS GEOTECHNICAL ENGINEERS, INC.
1000 WEST 10TH STREET, SUITE 100
NEWPORT BEACH, CA 92660

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISIONS

NO.	DATE	DESCRIPTION
1	2018/04/12	PLANNING RESUBMITAL 2
2	2018/04/12	PRECISE GRADING PLAN

22222

2018/04/12

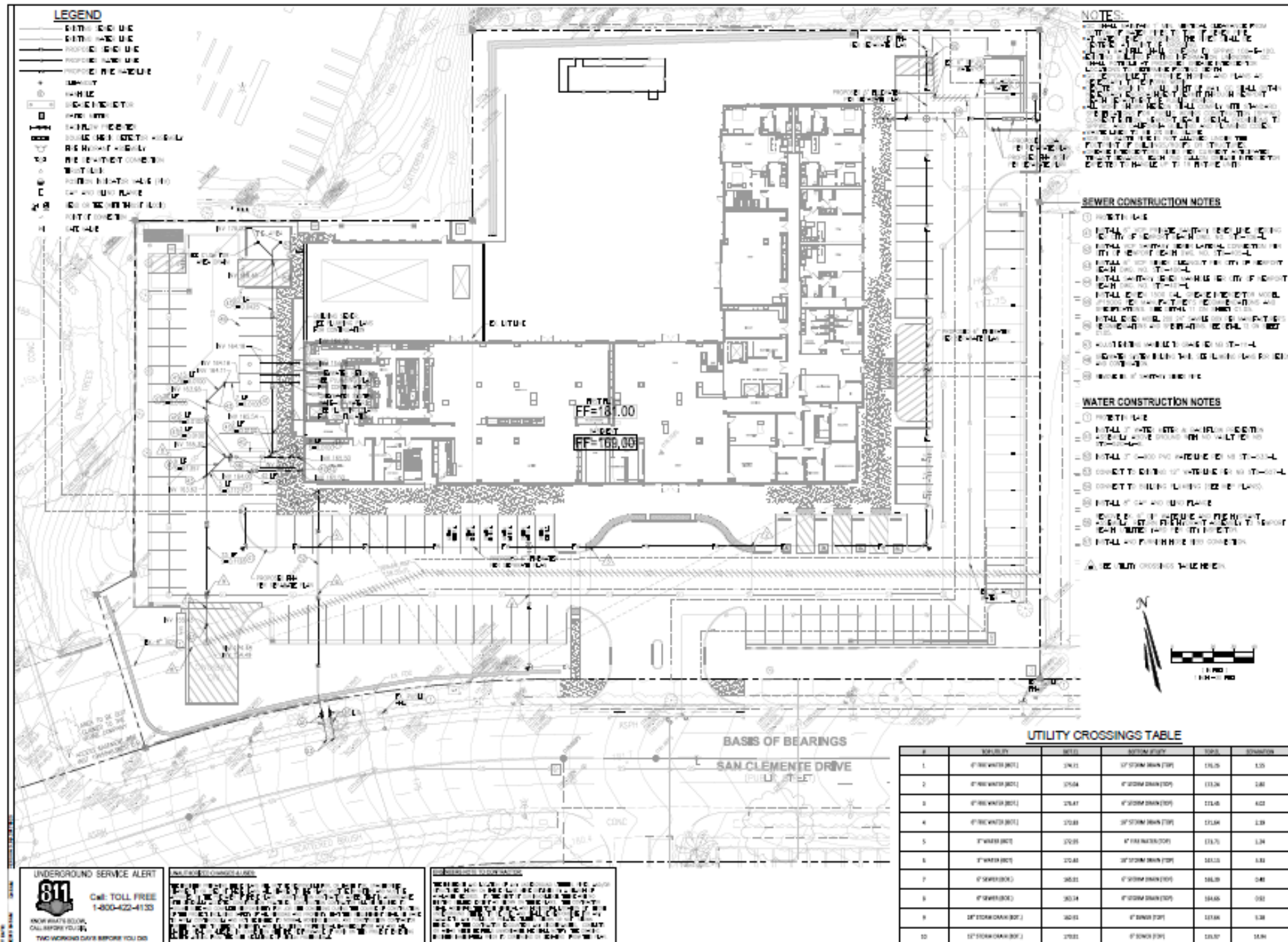
PLANNING RESUBMITAL 2

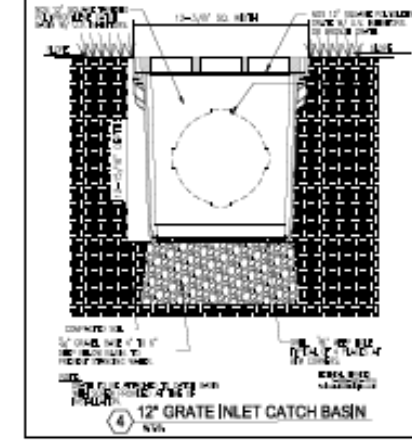
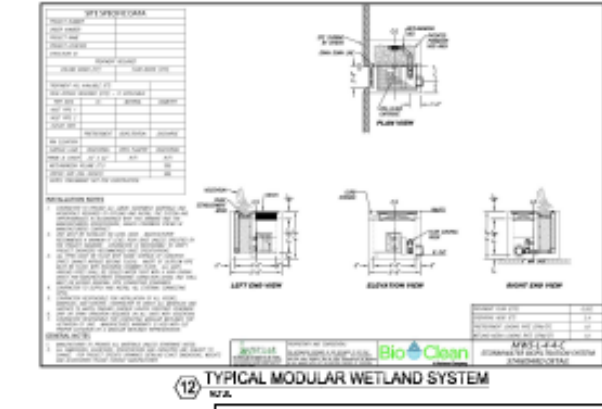
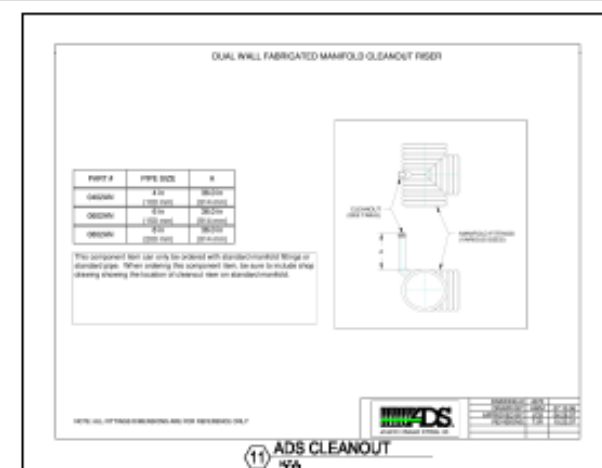
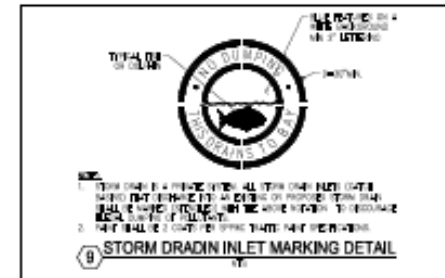
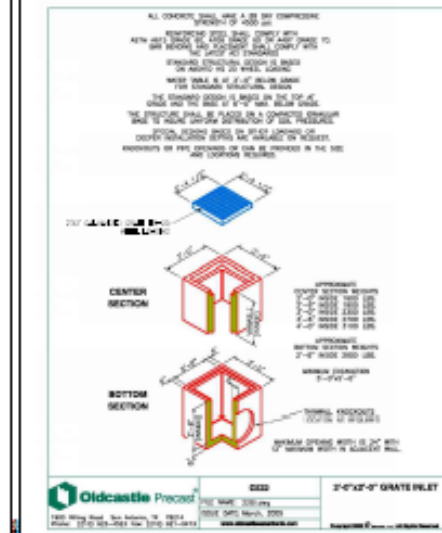
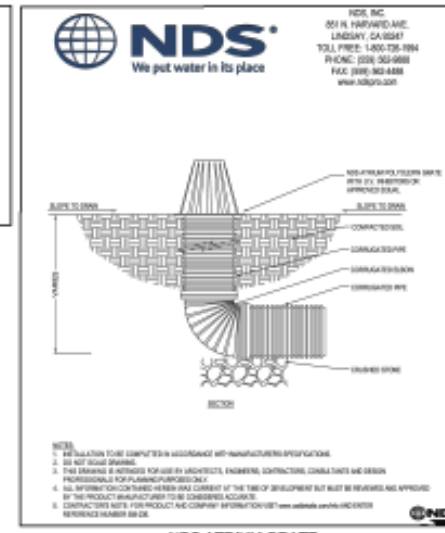
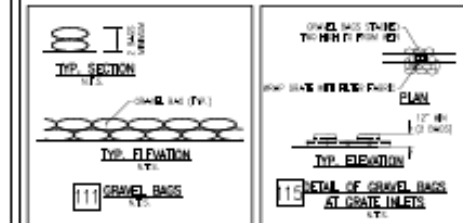
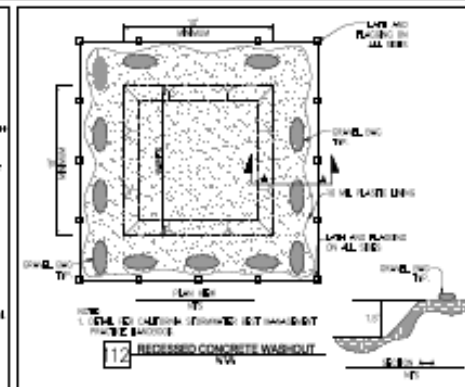
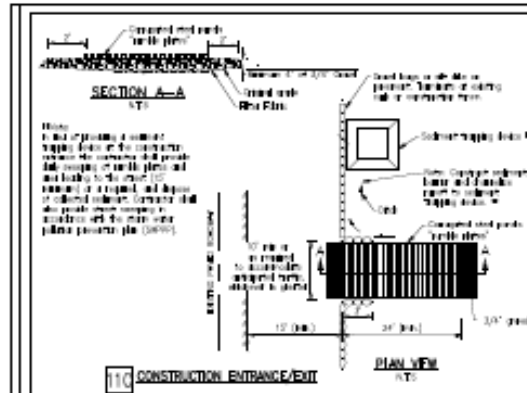
PRECISE GRADING PLAN

C1.06

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HKS

ARCHITECT
HKS ARCHITECTURE, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

LANDSCAPE
HKS LANDSCAPE ARCHITECTURE, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

STRUCTURAL ENGINEER
HKS STRUCTURAL ENGINEERING, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

MEP ENGINEER
HKS MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

OWNER
VIVANTE SENIOR LIVING
1000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

OWNER CONSULTANTS
HKS ARCHITECTURE, INC.
HKS LANDSCAPE ARCHITECTURE, INC.
HKS STRUCTURAL ENGINEERING, INC.
HKS MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING, INC.

UTILITY ENGINEER
HKS UTILITY ENGINEERING, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

GEOTECHNICAL ENGINEER
HKS GEOTECHNICAL ENGINEERING, INC.
3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030

VIVANTE - SENIOR ASSISTED LIVING NEWPORT BEACH, CA

PROJECT NUMBER
22222

DATE
2019/04/12

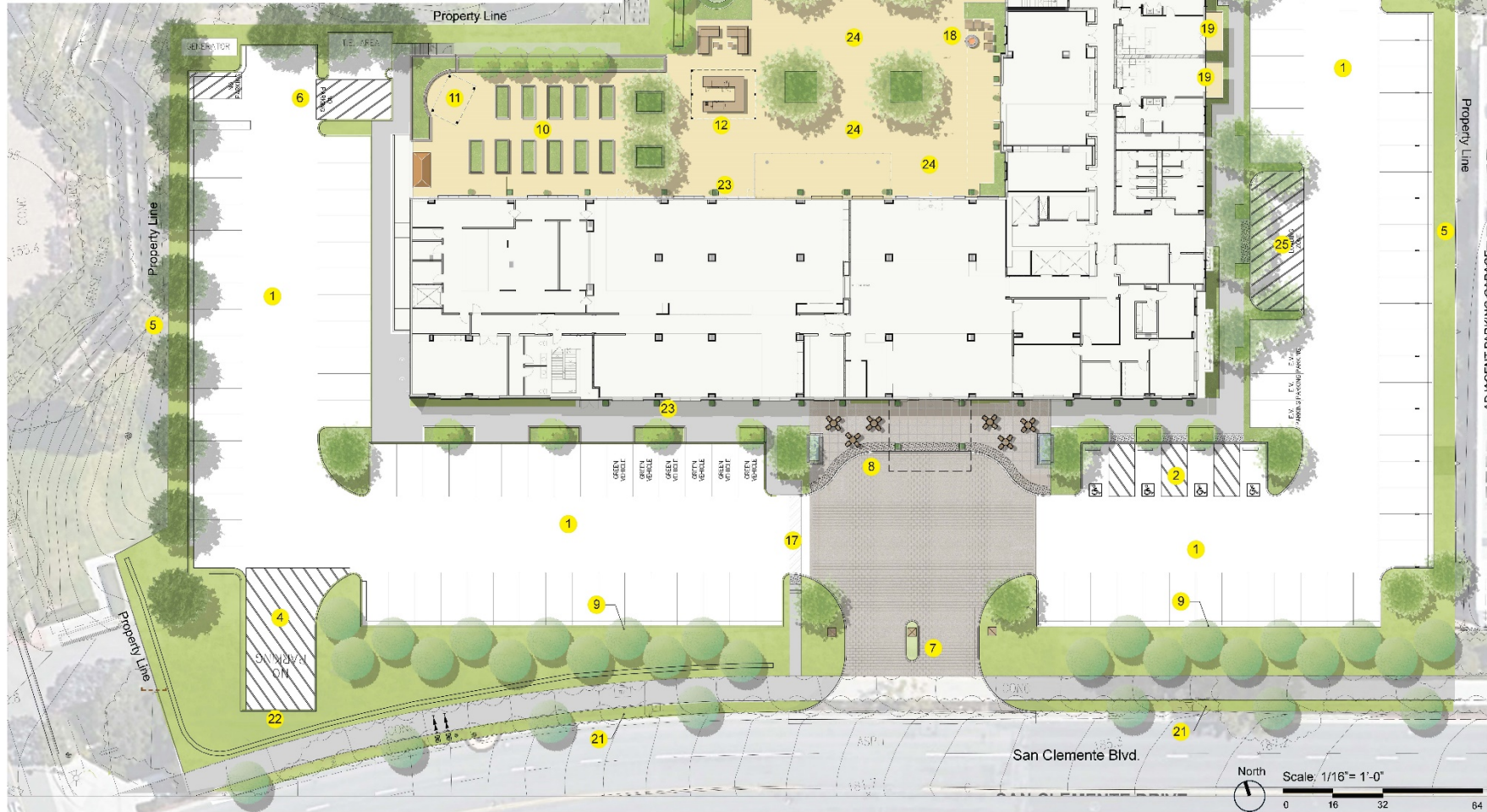
PROJECT
PLANNING RESUBMITAL 2

DETAIL SHEET

Sheet No.
C1.11

SITE SUMMARY

1. Vivante Parking
2. Accessible Parking Area
3. Gated Vehicular Exit
4. Emergency Vehicle Turn-a-round
5. Perimeter Landscape @ Parking
6. Service Area
7. Vivante Main Entry
8. Stone Entry Columns
9. Decorative Landscape
10. Porte Cochere & Main Drop off Area
11. Decorative Paving
12. Water Feature Elements
13. Resident Seating Area
14. Intimate Landscaping
15. Truncated Domes
16. Decorative Bollards
17. Olive Tree Grove - Frontage Parking Screen
18. Resident Gardens & Vegetable Planters
19. Garden Shed
20. Garden Trellis
21. Outdoor BBQ w/ Shade Trellis & Seating Niche
22. Putting Green
23. Bocce Court
24. Gas Firepit & Seating Area
25. Formal Seating Plaza (Gas Firepit & Water feature)
26. Accessible Route to San Clemente Blvd.
27. Seating Niche With Gas Firepit
28. Residence Ground Level Patio
29. Dog Park
30. New Plant Material & Trees Consistent With The City of Newport Beach Council Guidelines
31. Low Shrub Screening
32. Decorative Planters
33. Outdoor Dining & Entertainment Area
34. Shuttle Drop-Off
35. Planting Screen



ILLUSTRATIVE LANDSCAPE SITE PLAN

HKS

ARCHITECT
HKS ARCHITECTURAL, INC.
300 BAYVIEW STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
HUNTER BURN & ASSOCIATES
27 MACINTOSH AVENUE
SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
BIRNBERG, GUARINZI & HICKS
100 FINE STREET, SUITE 400
SAN FRANCISCO, CA 94111

MEP ENGINEER
SCHWABER ENGINEERS
100 SOUTH LAMP AVENUE, SUITE 540
PASADENA, CA 91101

OWNER
INDUS COMPANIES
10000 RIVINGTON PLACE, SUITE 200
SANTA ANA, CA 92707

OWNER CONSULTANTS
CIVIL ENGINEER
TATUM ENGINEERING, INC.
SANTA ANA, CA 92705

UTILITY ENGINEER
ELI PAUL & ASSOCIATES, INC.
ONE WILSON DRIVE, SUITE 105
TIRRELL, CA 95060

GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS, INC. (GPI)
4015 CORPORATE AVENUE
CYPRESS, CA 90630

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

REVISION NO.	DESCRIPTION	DATE

1/16" PROJECT NUMBER
22222
DATE
04/12/2019
ISSUE
PLANNING
RESUBMITTAL 2
SHEET TITLE
COLOR
LANDSCAPE SITE
PLAN

SHEET NO.
L1.0

ARCHITECT
HKS ARCHITECTS, INC.
228 BRYANT STREET, SUITE 100
SAN FRANCISCO, CA 94107

LANDSCAPE
PERRY BURR & ASSOCIATES
27 MARINATA AVENUE
SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
SIMPSON GUMPERTZ & HEGER
105 PINE STREET, SUITE 600
SAN FRANCISCO, CA 94111

MEP ENGINEER
SCHNACKEL ENGINEERS
80 SOUTH LAKE AVENUE, SUITE 640
PASADENA, CA 91101

OWNER
NEXUS COMPANIES
1 METARARTHUR PLACE, SUITE 200
SANTA ANA, CA 92707

OWNER CONSULTANTS
CIVIL ENGINEER
TATTA PARAGATEERS DRIVE

UTILITY ENGINEER
BJ PALMER & ASSOCIATES, INC
ONE RIDGEGATE DRIVE SUITE 105

TEMECULA, CA 92590
GEOTECHNICAL ENGINEER
 GEOTECHNICAL PROFESSIONALS INC. (GPI)
 9730 CORPORATE AVENUE

**VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA**

[illegible]

HKS PROJECT NUMBER
22222

DATE
04/12/2019

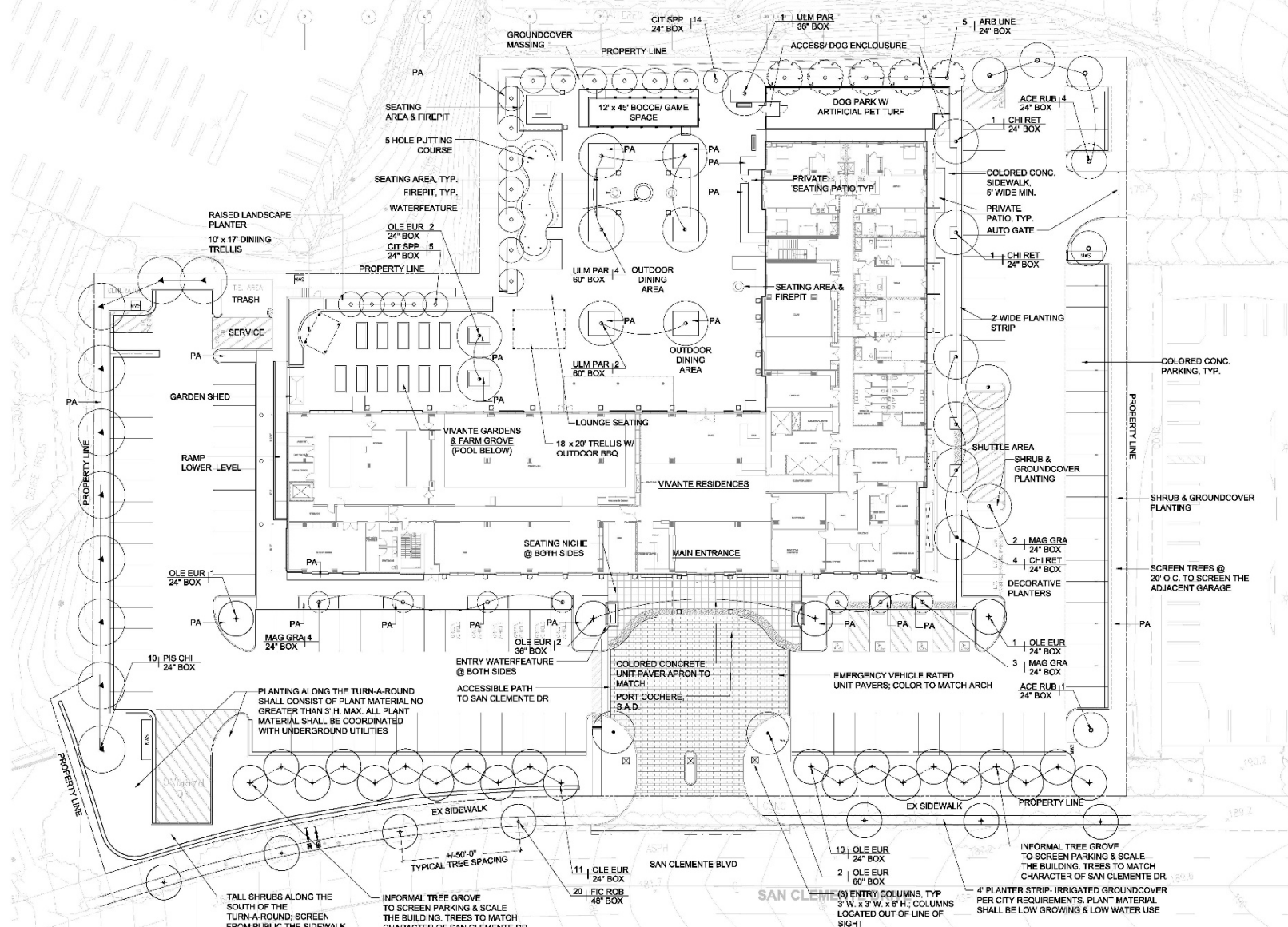
PLANNING
RESUBMITTAL 2

RESUBMITTAL 2
SHEET TITLE
LANDSCAPE SITE

PLAN

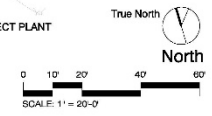
SHEET NO.

L1.1



01 OVERALL LANDSCAPE SITE PLAN
1/16" = 1'-0"

NOTE: REFER TO SHEET L2.0 FOR PROJECT PLANT MATERIAL PALETTE



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NOTE: PLANTING PALETTE DEMONSTRATES PLANTS THAT WILL BE SELECTED FROM THIS LIST FOR THE FINAL PLANTING PLAN. ANY PLANT MATERIAL ADDED TO THIS LIST WILL MEET THE WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE NARRATIVE:

- LIGHTING IS AN INTEGRAL PART OF THE PLANNING AND DESIGN OF THE PROJECT.
- LIGHTING IS SHIELDED AND DOWNWARD FACING.
- PEDESTRIAN SCALE LOW VOLTAGE LIGHTING WILL BE INCORPORATED & COMPLIMENT THE COLOR & STYLE OF THE ARCHITECTURE.
- THE LANDSCAPING WILL ENHANCE THE ADJACENT RESIDENTIAL NEIGHBORHOODS.
- LANDSCAPING DESIGN IS A DEFINING FEATURE FOR THE PROJECT THAT CONTRIBUTES TO THE COMMUNITY'S HEALTH, IMAGE, AND PEDESTRIAN COMFORT.
- ALL AREA'S NOT COVERED BY STRUCTURES, WALKWAYS, DRIVEWAYS, AND PARKING ARE LANDSCAPED.
- LANDSCAPING IS USED TO REINFORCE THE OVERALL SITE AND ARCHITECTURAL DESIGN CONCEPT FOR THE PROJECT.
- LANDSCAPING IS USED TO ENHANCE AND SOFTEN THE SCREENING OF LOADING AND PARKING AREAS.
- TREES ARE BEING INCORPORATED & SITED TO ASSIST IN SCALING & SOFTENING THE ARCHITECTURE, AS WELL AS, PROVIDE SHADE TO PARKING SURFACES & AMENITY SPACES.
- ALL PLANT MATERIAL INSTALLED WILL MEET THE MAWAWELO STANDARDS, PLANT MATERIAL WILL BE MAINLY OF MEDIUM & LOW WATER USE THROUGHOUT THE PROJECT.
- NO TURF AREAS ARE PLANNED FOR THIS PROJECT.
- IRRIGATION DESIGN WILL CONSIST OF A WATER EFFICIENT SYSTEM & INCORPORATE MAINLY DRIP IRRIGATION.

PLANT MATERIAL PALETTE- VIVANTE

SIZE	ID	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL
TREES					
36"-48" Box	QUE AGR	Quercus Agrifolia	Coast Live Oak	VL	
24"-36" Box	OLE EUR	Olea Europaea 'Swan Hill'	Swan Hill Olive	L	
60" Box	ULM PAR	Ulmus Parvifolia	Chinese Elm	L	
24" Box	MAG GRA	Magnolia Grandiflora 'Little Gem'	Dwarf Magnolia	M	
36" Box	ACE RUB	Acer Rubrum 'Armstrong'	Armstrong Maple	M	
36" Box	CHI PIS	Platanus Chinensis	Chinese Platanus	M	
36" Box	CHI RET	Chionanthus Retusus	Chinese Fringe Tree	M	
36" Box	QUE VIR	Quercus virginiana	Southern Live Oak	M	
24"-36" Box	ARB UNE	Arbutus Unedo	Strawberry Tree	L	
24"-36" Box	ARB MAR	Arbutus x 'Marina'	Marina Madrone	L	
48" Box	FIC RUB	Ficus rubiginosa	Rusty Leaf Fig	M	

SIZE	ID	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL
MIDSTORY					
5 Gal.	AC	Artemisia californica	Coastal Sagebrush	L	
5 Gal.	FC	Franseria californica	California Coffeeberry	L	
24" Box	CEQ	Cercis occidentalis	Western Redbud	VL	
15 Gal.	HD	Holodiscus discolor	Cream Bush	L	
5 Gal.	CC	Corylus cornuta	Hazelnut	L	
15 Gal.	HA	Heteromeles arbutifolia	Toyon	L	
5 Gal.	FC	Fremontodendron californicum	Flannelbush	VL	
15 Gal.	SYA	Symphoricarpos albus	Common Snowberry	L	
15 Gal.	RM	Ribes malvacum	Chaparral Currant	L	
5 Gal.	SAM	Salvia mellifera	Black Sage	L	

SIZE	ID	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL
SHRUBS/PERENNIALS/SUCCULENTS					
1 Gal.	AM	Achillea millefolium	Yarrow	L	
1 Gal.	CSP	Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	L	
5 Gal.	ARS	Arctostaphylos 'Sunset'	Manzanita	L	
5 Gal.	AW	Azalea 'Gumpo White'	Gumpo White Azalea	M	
1 Gal.	BP	Baccharis pilularis 'Pigeon Point'	Coyote Brush	L	
1 Gal.	BF	Bulbine frutescens	Staked Bulbine	VL	
5 Gal.	CC	Carpenteria californica	Bush Anemone	L	
5 Gal.	CER	Ceanothus 'Ray Hartman'	Ray Hartman Wild Lilac	L	
5 Gal.	CEG	Ceanothus griseus var. horizontalis	Yankee Point Ceanothus	L	
5 Gal.	DV	Dietes vegeta	Fortnight Lily	L	
1 Gal.	EG	Eriogon glaucus 'Albus'	Beach Fleabane Daisy	18" O.C. L	
1 Gal.	HS	Holciadendron sempervirens	Blue Oak Grass	24" O.C. M	
1 Gal.	NF	Naspetia x faassonii	Catmint	18" O.C. M	
1 Gal.	SC	Salvia chamaedryoides	Germander Sage	24" O.C. M	
1 Gal.	MRL	Muhlenbergia rigens	Deer Grass	M	
1 Gal.	ID	Iris douglasiana (White)	Douglas Iris	M	
1 Gal.	NC	Nephrolepis cordifolia	Southern Sword Fern	M	
1 Gal.	ESC	Eschscholzia californica	California Poppy	L	
5 Gal.	PCN	Pittosporum crassifolium 'Nana'	Pittosporum	M	
5 Gal.	RA	Rhamnus alaternus	Italian Buckthorn	L	
5 Gal.	RC	Rhamnus californica 'Mound San Bruno'	Coffeeberry 'Mound San Bruno'	L	
1 Gal.	SS	Salvia spathacea	Hummingbird Sage	L	
5 Gal.	EP	Eriogonum fasciculatum	California Buckwheat	L	
1 Gal.	EPC	Epilobium cernuum	California Fuchsia	L	
5 Gal.	RC	Rhamnus californica 'Mound San Bruno'	Coffeeberry 'Mound San Bruno'	L	
5 Gal.	RO	Rosmarinus officinalis	Rosemary	L	
5 Gal.	SG	Salvia x greggii 'Raspberry Delight'	Autumn Sage	L	
1 Gal.	SAM	Salvia microphylla 'Hot Lips'	Little-leaved Sage	L	
1 Gal.	RO	Salvia 'Bee Bliss'	Bee's Bliss	L	
1 Gal.	EK	Erigeron karvinskianus	Santa Barbara Daisy	L	
1 Gal.	HEM	Heuchera maxima	Corral Bells	M	
1 Gal.	FC	Fragaria chiloensis	Beach Strawberry	M	
1 Gal.	LN	Lupinus nanus	Sky Lupine	M	

SIZE	ID	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL
VINES					
1 Gal.	FP	Ficus pumila	Creeping Fig	M	
GRASSES					
4" Pot	FEC	Festuca californica	California Fescue	18" O.C. L	
4" Pot	FER	Festuca rubra	Red Fescue	18" O.C. L	
4" Pot	CAP	Carex praegracilis	Clustered Field Sedge	18" O.C. M	
4" Pot	CTU	Carex tumulicola	Foothill Sedge	18" O.C. L	
4" Pot	CP	Carex pansa	Dune Sedge	18" O.C. M	
4" Pot	CT	Carex tumulicola	Berkeley Sedge	18" O.C. M	
1 Gal.	CHT	Chondropetalum tectorum	Small Cape Rush	18" O.C. H	
SOD	FR	Festuca rubra 'Molate No Mow'	Red Fescue/No Mow	Sod L	
4" Pot	JP	Juncus patens	California Grey Rush	24" O.C. H	
4" Pot	PAL	Pennisetum alopecuroides 'Little Bunny Tails'	Foundation Grass Little Bunny	18" O.C. L	
4" Pot	SEA	Sesleria autumnalis	Autumn Moor Grass	24" O.C. M	

NOTE:
PROPOSED LANDSCAPE, IRRIGATION DESIGN, & INSTALLATION WILL MEET OR EXCEED THE CITY OF NEWPORT BEACH DESIGN STANDARDS FOR WATER EFFICIENT LANDSCAPE (MUNICIPAL CODE: CHAPTER 14.17)

PROPOSED TREE TOTALS

99 TOTAL (INCLUDING THE PUBLIC R.O.W.)

SIZE	ID	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL
1 Gal.	AM	Achillea millefolium	Yarrow	L	
1 Gal.	BP	Baccharis pilularis 'Pigeon Point'	Coyote Brush	L	
5 Gal.	DV	Dietes vegeta	Fortnight Lily	L	
1 Gal.	ID	Iris douglasiana (White)	Douglas Iris	M	
1 Gal.	ESC	Eschscholzia californica	California Poppy	L	
4" Pot	FEC	Festuca californica	California Fescue	18" O.C. L	
4" Pot	FER	Festuca rubra	Red Fescue	18" O.C. L	
SOD	FR	Festuca rubra 'Molate No Mow'	Red Fescue/No Mow	Sod L	
1 Gal.	CHT	Chondropetalum tectorum	Small Cape Rush	18" O.C. H	

HKS

ARCHITECT
HKS ARCHITECTS, INC.
630 BRYANT STREET, SUITE 100
SAN FRANCISCO, CA 94107
LANDSCAPE
HENRY BURRILL ASSOCIATES
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SAN RAFAEL, CA 94901

STRUCTURAL ENGINEER
SHIMON GUERPER & HEDER
100 PINE STREET, SUITE 500
SAN FRANCISCO, CA 94111
MEP ENGINEER
SCHWABER ENGINEERS
80 SOUTH LAKE AVENUE, SUITE 540
PASADENA, CA 91101

OWNER
NEKUS COMPANIES
1 MARKETPLACE & HEDER
SANTA ANA, CA 92707
OWNER CONSULTANTS
CIVIL ENGINEER
DATA MANAGEMENT INC.
SANTA ANA, CA 92708
UTILITY ENGINEER
DJ PALMER & ASSOCIATES, INC.
ONE REDGATE DRIVE, SUITE 100
TEMECCA, CA 92590
GEOTECHNICAL ENGINEER
GEOTECHNICAL PROFESSIONALS INC. (GPI)
6706 CORPORATE AVENUE
CYPRESS, CA 92393

VIVANTE - SENIOR
ASSISTED LIVING
NEWPORT BEACH, CA

REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
22222
DATE
04/12/2019
DRAWN
PLANNING
RESUBMITTAL 2
SHEET TITLE
PLANT MATERIAL
PALETTE

SHEET NO.
L2.0

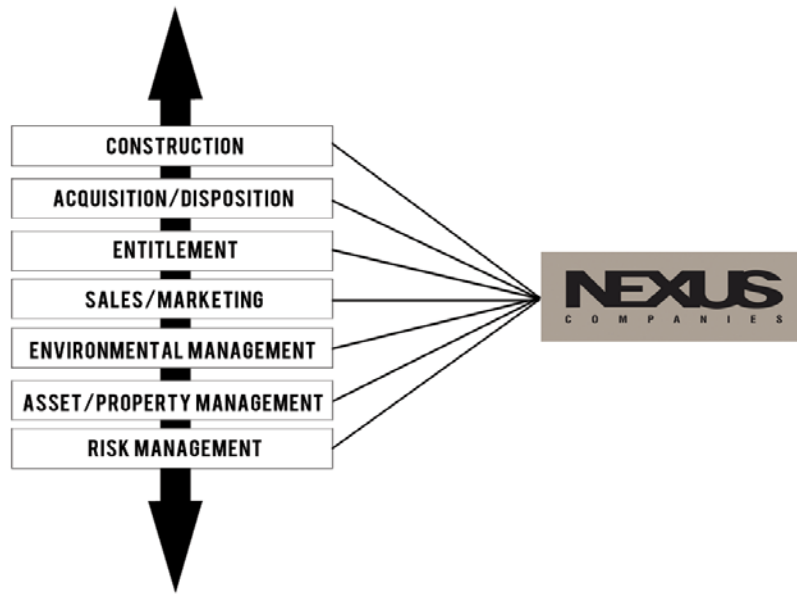
SPONSORSHIP



Founded in 1981, Nexus is a full-service real estate development firm with offices in Santa Ana, California and Phoenix, Arizona. Nexus is a vertically integrated company that utilizes the experience of its highly talented team in the development of all real estate product types including hospitality, office, senior housing, single and multi-family residential, mini-storage, mixed-use and renovations/conversions. Over the past 36 years, Nexus has demonstrated its ability to consistently perform through even the most challenging of market conditions, relying on its unique competitive advantages and always keeping its core business practice of customer service as a focal point for each project.



EXPERTISE



Nexus' in house resources include the expertise and experience of Nexus Construction Services, Inc., a licensed general contractor in the state of California. NCS has built most of our popular projects but in opportune moments we will use third-party contractors managed by our construction professionals.

Nexus also maintains an in-house property management team and in-house legal team.

This diverse skill sets of Nexus' team members enables Nexus to approach each project from multiple perspectives, as an operator, builder, and developer.

NEXUS CURRENT PROJECTS



VESPERA ON OCEAN PISMO BEACH, CA

- 124 room, oceanfront hotel
- Marriott Autograph Collection Hotel
- Full-service restaurant and bar
- Pool deck and expansive event lawn
- Ballroom and meeting space
- Opening in Summer 2019

CAMBRIA HOTEL AND SUITES ANAHEIM, CA

- 352 rooms, including studios, suites and family suites with kitchenettes
- 30,000 sf waterpark
- Indoor/outdoor small plates restaurant and bar
- Less than one mile to Disneyland and California Adventure
- On-site retail with seven fast-casual restaurants including Starbucks, Jersey Mike's, California Fish Grill, Yogurtland and Luna Grill



NEXUS CURRENT PROJECTS



VIVANTE ON THE COAST – PHASE II COSTA MESA, CA

- Expansion of the award-winning Vivante on the Coast project – opening early 2020
- Project has exceeded 98% occupancy for all of 2018
- Adding 111 new units and additional amenity space, including fitness center, grand pavilion, restaurant

ELEMENT HOTEL SAN JOSE, CA

- 175 room hotel
- Located in the Coleman Highline Master Planned Project, adjacent to the Mineta San Jose International Airport and Avaya Stadium, home of the San Jose Earthquakes soccer team
- Estimated start of construction is late 2019 with hotel opening Q1 2021



SPONSORSHIP – NEXUS COMPLETED PROJECTS



VIVANTE ON THE COAST COSTA MESA, CA

185-Unit luxury retirement community, including 40 secure memory care suites.

198,000 square feet

Amenities include indoor saltwater pool, state-of-the-art fitness center, display kitchen, courtyards with firepits.

BELL TOWNE CENTRE/BELL TOWNE PLAZA PHOENIX, AZ

550,000 sf retail center on 50 acres

\$5 million renovation completed in 2007

Tenants include Super Target, Bank of America, Starbucks, LA Fitness, Sears.



SKYLINE AT MACARTHUR PLACE SANTA ANA, CA

Tallest residential towers in Orange County

349 luxury high-rise residential units

1-and-2-bedroom units from 1,000 sf to 2,400 sf

Construction cost of \$185 million



SPONSORSHIP – NEXUS COMPLETED PROJECTS



COURTYARD MARRIOTT SANTA ANA, CA

155 Rooms

91,000 sf hotel

2.7 acre site

Fitness center, meeting space, boardrooms, activity lawn,
café, and pool

COURTYARD MARRIOTT LONG BEACH, CA

159 Rooms

89,000 sf hotel

10,000 sf of retail space

Fitness center, meeting space, café, pool

Located in Douglas Park—across from Long Beach Airport.



MACARTHUR BUSINESS CENTER IRVINE, CA

85,000 square foot office building

\$2.5 million renovation

Converted a two-story “for lease” building into 13 “for sale”
condominiums

Successfully marketed and sold all units in 12 months

SPONSORSHIP – NEXUS COMPLETED PROJECTS



BILTMORE COLONY PALM SPRINGS, CA

133 multi-family condominiums
19 single-family homes
Development cost of \$48 million
Mid-century design, pool, cabanas

TWIN TOWERS AT MACARTHUR PL SANTA ANA, CA

Two nine-story, “Class A” office buildings
400,000 sf total
Two levels of subterranean parking
Development cost of \$120 million
Currently serves as Nexus’ corporate office



BRENEXUS IRVINE, CA

57 office and R&D buildings from 5,000 to
10,000 sf
27 office condominiums
Co-development with Steve Bren



SPONSORSHIP – NEXUS COMPLETED PROJECTS



NEXUS FINANCIAL CENTER ORANGE, CA

8-acre, “Class A” business park
315,000 sf of office space
Development cost of \$70 million

AA NEW STORAGE COSTA MESA, CA

125,000 Square feet on 3.5 acres
Storage sizes range from 5x5’ to 22x36’
RV and boat storage—both indoor and outdoor options
available
Wide concrete drive aisles



NEXUS CITY SQUARE ORANGE, CA

20-acre mixed-use development
365,000 sf of “Class A” office
Includes an all-suite hotel
15,000 of retail support center and 10,000 sf of mini-storage
Development cost of \$70 million



SPONSORSHIP – NEXUS COMPLETED PROJECTS



HYUNDAI IRVINE, CA

95,000 Square foot design center
Development cost of \$19.5 million
Completed in 2004

THE MORRISON PALM SPRINGS, CA

53 Single family homes
Private pools in each backyard
2,500 square foot homes, each with 3 bedrooms and 3 baths
8.5 acre site



TERRA VITA PALM SPRINGS, CA

21 condo units
1,300—1,700 square feet
4.5 acre site
REO project purchased from bank

