

EXPERIENCE SENIOR HOUSING

J Z M K
P A R T N E R S

714.426.6900

3080 Bristol Street, Suite 650
Costa Mesa, CA 92626

www.jzmkpartners.com

55+ COURTYARD PROTOTYPE



PROJECT TYPE	SENIOR, SINGLE-FAMILY DETACHED
SIZE	HOME SIZES: 2,025 - 2,225 SF
DENSITY	5.6 DU/AC

JZMK has developed a new concept in senior housing that turns traditional single-family housing design inside-out. The concept evolved out of research based on the today's 55+ demographic. This group of people Largely prefer single-family homes between 2,000 SF and 2,500 SF on a single story, and 81% would prefer a wide shallow plan over a conventional layout. Additionally, 89% will consider a smaller backyard if it is designed as a great outdoor space, consumers' top preferred backyard style was a covered outdoor room with a fireplace.

LOCATION CALIMESA, CALIFORNIA
CLIENT CCV MANAGEMENT, LLC

CALIMESA SENIOR COMMUNITY



LEGEND

1. Senior Cluster Homes
2. Senior Assisted Living, Independent Living, Memory Care
3. Senior Independent Living Casitas
4. Hotel
5. Medical Office
6. Retail and Restaurants



PROJECT TYPE SENIOR/ASSISTED LIVING/C.C.R.C.
SIZE 327 UNITS
TOTAL AREA: 295,050 SF

JZMK Partners has designed a continuing care retirement community in Calimesa for CCV Management, LLC which offers a an array of living arrangements for seniors. Product types range from Independent living casitas and apartments, to assisted living and memory care facilities, allowing residents to age in place within the community. The community consists of a total of 267 residences consisting of over 295,000 square feet of rentable area. Plan offerings range from 450 SF studios up to 2,059 SF 2 bedroom options.

LOCATION FONTANA, CA
CLIENT RELATED COMPANIES

JZMK
PARTNERS

FONTANA SENIOR APARTMENTS



PROJECT TYPE ACTIVE ADULT SENIOR APARTMENTS

Related Companies wanted to provide the residents of its upscale senior community with a facility that captured the historical spirit of early Fontana, while providing a variety of contemporary uses. The indoor uses are: lobby, reception, offices, multi-purpose room, kitchen, media lounge, conference room, card room, exercise room, locker rooms, and billiards room. The courtyard becomes the focal point of the design, and also provides additional outdoor programmed uses. The outdoor uses include: fireplace and bar, pool and spa, bocce ball, and putting greens.

LOCATION FOUNTAIN VALLEY, CA
CLIENT KD HOUSING PARTNERS

JZMK
PARTNERS

THE JASMINE



PROJECT TYPE SENIOR APARTMENTS
SIZE SITE AREA: 4.55 ACRES
UNITS: 150
DENSITY 33 DU/AC
DENSITY SAGE AWARDS
BEST SENIOR COMMUNITY OF THE YEAR

KD Partners obtained the right to develop 150 affordable senior rental units and a 17,803 square foot Senior's Center—both designed by JZMK Partners—that serve the community of Fountain Valley. In order to gain a maximum number of units on this site and still respect the neighboring communities of one- and two-story homes, the plan called for a three-story apartment building in the center of the site, while the buildings bordering Bushard Street and neighboring houses were reduced to two stories.

LOCATION NEWPORT BEACH, CALIFORNIA

CLIENT BLACK PLUM LLC

JZMK
PARTNERS

THE NEWPORTER



PROJECT TYPE	MIXED-USE (RESIDENTIAL OVER RETAIL)
SIZE	SITE: 2.57 ACRES 100 CONDOMINIUMS RESIDENTIAL: 216,600 SF RESTAURANT: 3,000 SF + 3,000 SF PATIO CAFE: 20,000 SF; SPA 50,000 SF
BUILDING TYPE	TYPE 1, CONCRETE 11 STORIES WITH ROOF TOP POOL
DENSITY	40 DU/AC

The Newporter will be a 100-unit luxury condominium development aimed at 55 plus buyers who are looking to downsize from their large single family homes to a highly amenitized lifestyle. Driving up to the porte-cochere the new resident can either leave their car with the valet or park it on their own. A restaurant will occupy the ground floor and will open out onto a patio overlooking a one acre park. In addition, there will be a coffee shop/cafe as well as a full service spa and private bar. Large exterior decks will take advantage of Southern California's Mediterranean climate.

LOCATION SUMMERLIN, NEVADA
CLIENT SHEA HOMES

JZMK
PARTNERS

TRILOGY LUXE COLLECTION



PROJECT TYPE
SIZE

PAIRED COURTYARD HOMES

SITE AREA 52.1 ACRES

HOMES 2,089-2,915 SF

DENSITY

16.31 DU/AC

AWARDS

GOLD NUGGETS

BEST SENIOR HOUSING COMMUNITY
ON THE BOARDS

These paired homes appeal to the 55+ buyer who is looking for something more than just another active adult product. Wide shallow lots give a real presence from the street and there is no wasted space on the site. Outdoor, shaded living and dining areas are incorporated into the design which makes the plans live and feel much larger than the square footage would indicate. Natural light from three sides and outdoor decks on the second floor add to the appeal of these homes designed for the modern active adult.