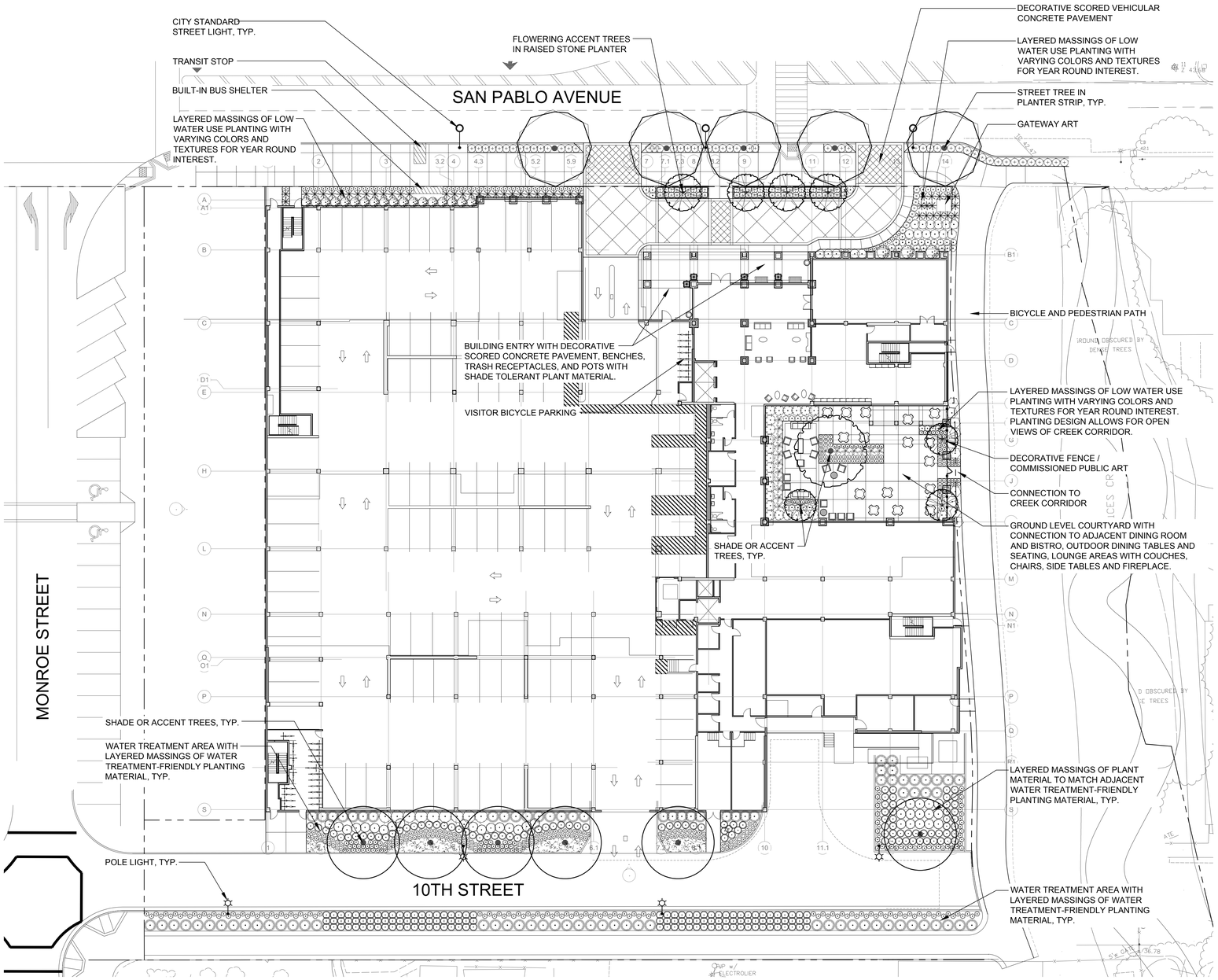

PLANTING DESIGN INTENT STATEMENT

The planting design utilizes a variety of plants to create layers of color and texture to compliment the architecture and define the outdoor rooms. Shade tolerant plants will be utilized on the North facing sides of the project and in covered spaces. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

0 10 20 40 60

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BELMONT VILLAGE ALBANY

ALBANY, CA

JOB NO.	V1327
DRAWN	WM
CHECKED	SVD
JOB CAPTAIN	SVD

ISSUE

	DATE	DESCRIPTION
	8/13/2013	100% SD
	9/6/2013	REVISED 100% SD

DRAWING TITLE

GROUND FLOOR PRELIMINARY LANDSCAPE PLAN

SCALE 1"=20'-0"

L1.1

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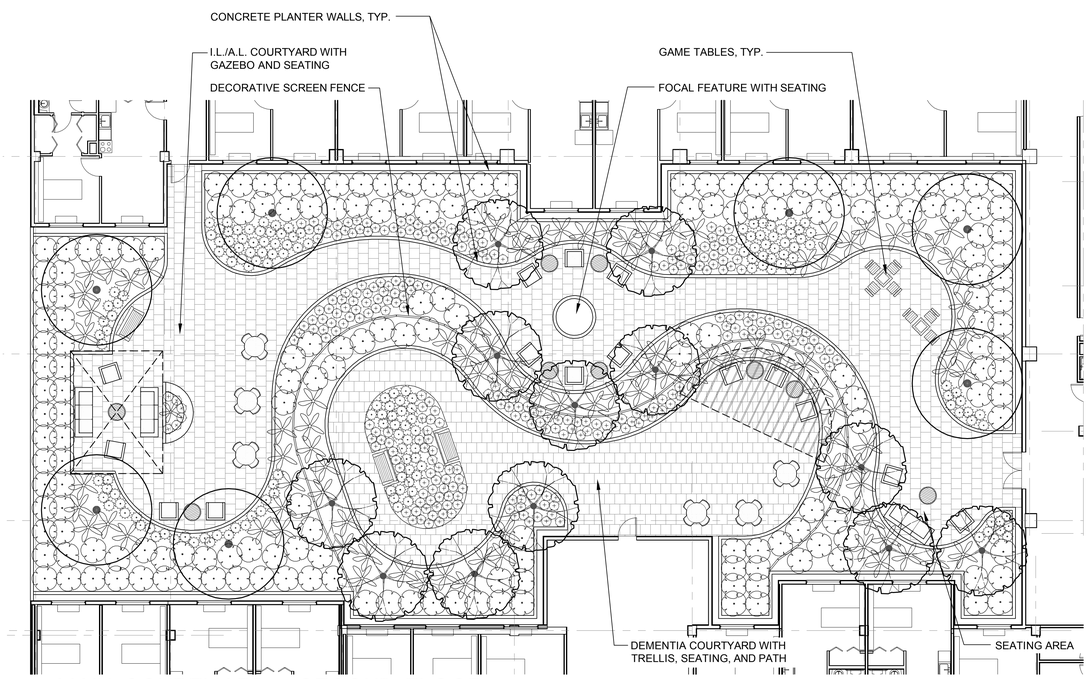
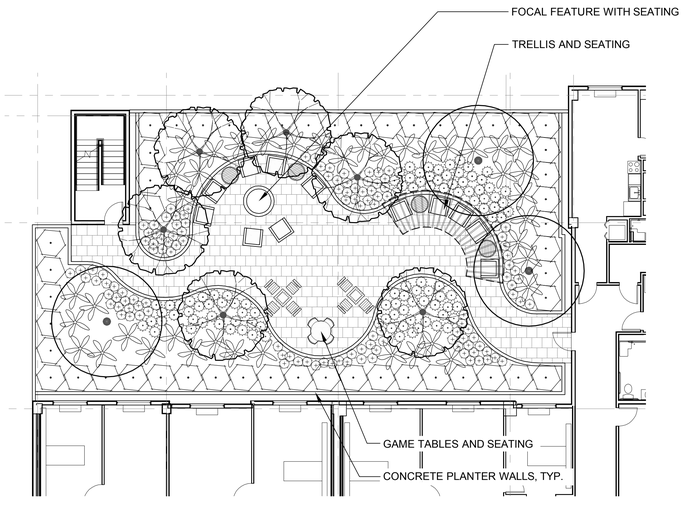


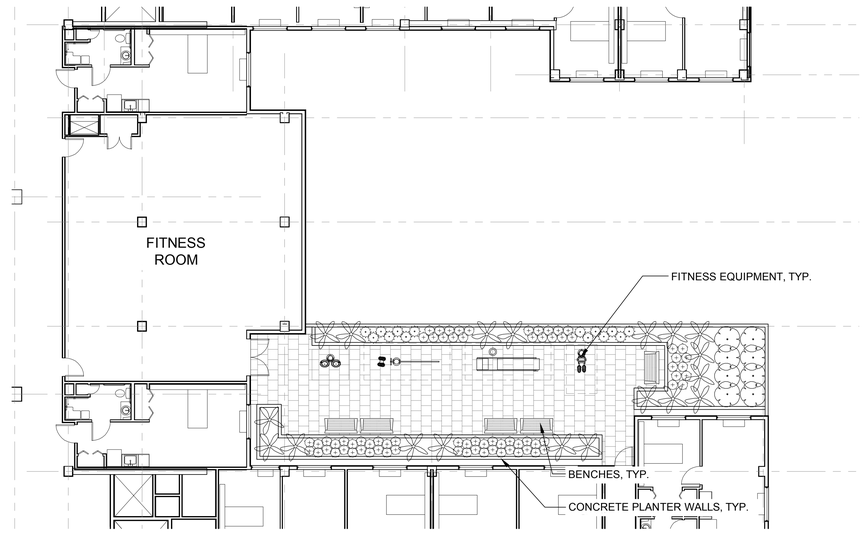
MAIN COURTYARD - SECOND FLOOR

1"=10'-0"



INDEPENDENT LIVING TERRACE - SECOND FLOOR

1"=10'-0"



ASSISTED LIVING TERRACE - SECOND FLOOR

1"=10'-0"

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BELMONT
VILLAGE ALBANY

ALBANY, CA

JOB NO.	V1327
DRAWN	WM
CHECKED	SVD
JOB CAPTAIN	SVD

ISSUE

△	DATE	DESCRIPTION
	8/13/2013	100% SD

DRAWING TITLE

SECOND FLOOR PRELIMINARY LANDSCAPE PLAN

0 5 10 20 30

SCALE 1"=10'-0"

L1.2

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U.S. ARCHITECTURAL LIGHTING
'AEROLUME-LED' POLE LIGHT.
COLOR TBD.

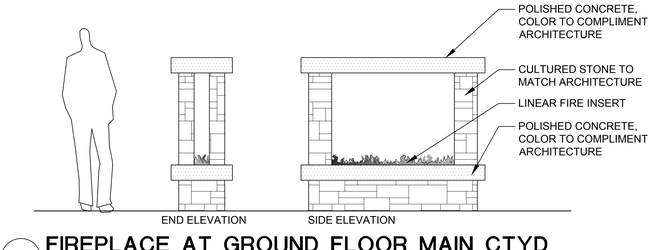
10TH STREET POLE LIGHT

NTS

GREENSCREEN PANELS PLANTED WITH
EVERGREEN VINE PLANTING.

SCREENING AT 2ND FLOOR MAIN CTYD

NTS



FIREPLACE AT GROUND FLOOR MAIN CTYD

NTS

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BELMONT
VILLAGE ALBANY

ALBANY, CA

JOB NO.	V1327
DRAWN	WM
CHECKED	SVD
JOB CAPTAIN	SVD

ISSUE

	DATE	DESCRIPTION
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	9/6/2013	REVISED 100% SD

DRAWING TITLE

SITE FURNISHINGS
IMAGERY

SCALE AS SHOWN

L2.1

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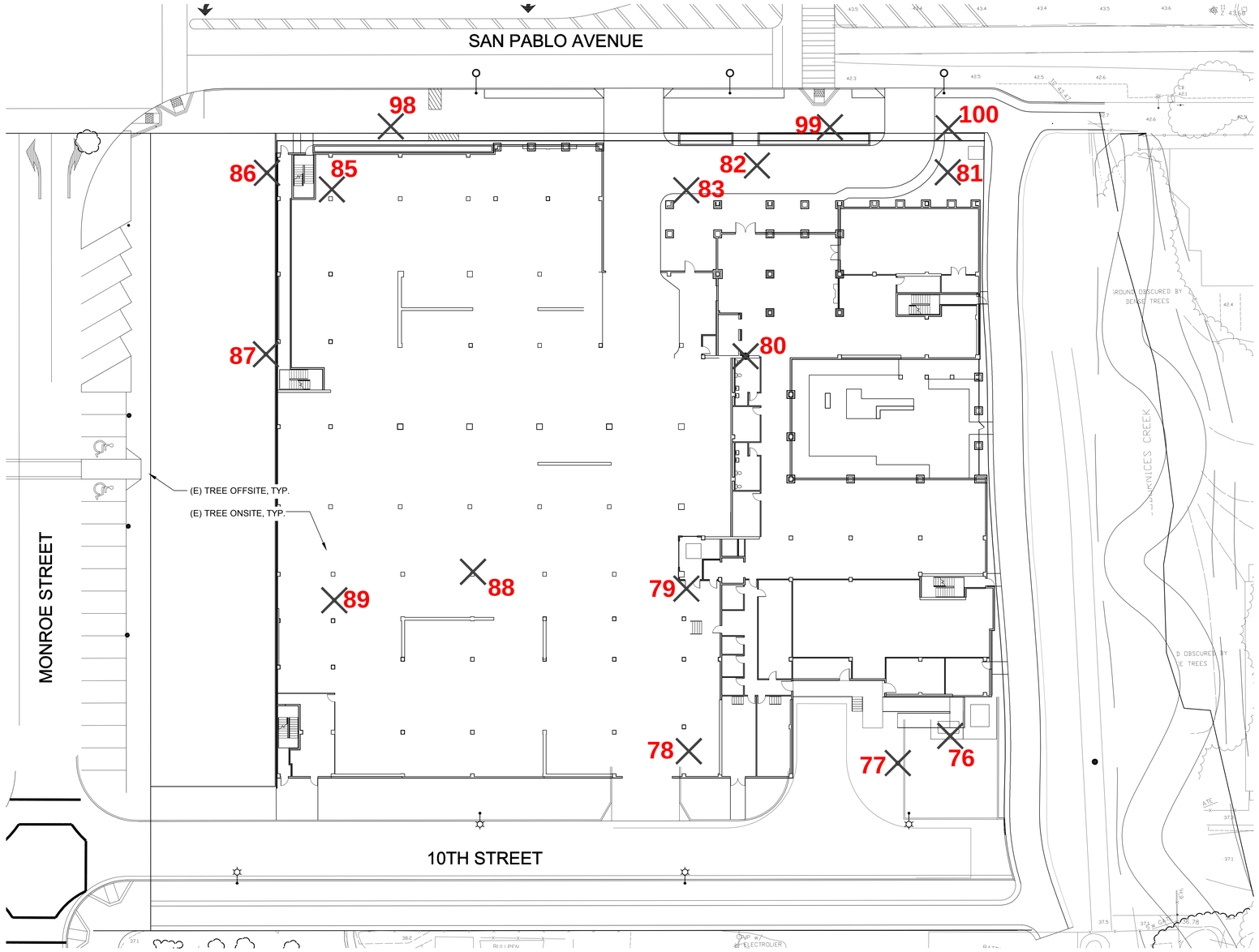

TREE INVENTORY TABLE

NUMBER	BOTANICAL NAME	TREE CALIPER	STREET TREE	HEALTH*	REMOVE
76	CEDRUS DEODARA	18.5"	NO	FAIR	YES
77	CEDRUS DEODARA	31"	NO	FAIR	YES
78	CEDRUS DEODARA	5.2"	NO	POOR	YES
79	CEDRUS DEODARA	24.6"	NO	FAIR	YES
80	ACACIA MELANOXYLON	35.4"	NO	POOR	YES
81	CEDRUS DEODARA	11.8"	NO	FAIR	YES
82	CEDRUS DEODARA	17.2"	NO	GOOD	YES
83	CEDRUS DEODARA	21.1"	NO	GOOD	YES
85	CEDRUS DEODARA	19.9"	NO	FAIR	YES
86	CEDRUS DEODARA	25.6"	NO	FAIR	YES
87	ACACIA MELANOXYLON	23.4"	NO	FAIR	YES
88	CEDRUS DEODARA	9.4"	NO	FAIR	YES
89	ACACIA MELANOXYLON	24.7"	NO	FAIR	YES
90	ACACIA MELANOXYLON	29.3"	NO	FAIR	YES
91	ACACIA MELANOXYLON	28.3"	NO	FAIR	YES
92	ACACIA MELANOXYLON	26.8"	NO	FAIR	YES
93	ACACIA MELANOXYLON	21.0"	NO	GOOD	YES
97	LIQUIDAMBAR STYRACIFLUA	7.5"	NO	GOOD	YES
98	LIQUIDAMBAR STYRACIFLUA	11.3"	YES	GOOD	YES
99	AESCULUS CARNEA	18.9"	YES	FAIR	YES
100	AESCULUS CARNEA	20.7"	YES	GOOD	YES

NOTE:

1. TREE INVENTORY FROM ARBORIST REPORTS BY TREE MANAGEMENT EXPERTS ON 6/4/09.

* HEALTH WAS DETERMINED BY ARBORIST.

TREES TO BE REMOVED	16
PROPOSED NEW TREES	26

0 10 20 40 60

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BELMONT
VILLAGE ALBANY

ALBANY, CA

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ISSUE

	DATE	DESCRIPTION
	8/13/2013	100% SD

DRAWING TITLE

TREE DISPOSITION PLAN

SCALE NTS

L3.1

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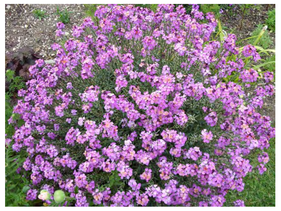
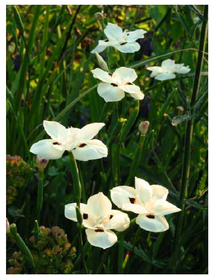
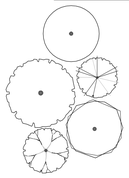




CONCEPTUAL PLANT PALETTE



TREES
ACER PALMATUM `SANGO KAKU` / CORAL BARK MAPLE
CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM
CEDRUS DEODARA / DEODAR CEDAR
CELTIS SINENSIS / CHINESE HACKBERRY
CHITALPA TASHKENTENSIS / CHITALPA
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
HYMENOSPORUM FLAVUM / SWEETSHADE
LAGERSTROEMIA X `MUSKOGEE` / LAVENDER CRAPE MYRTLE
LOPHOSTEMON CONFERTUS / BRISBANE BOX
MAGNOLIA GRANDIFLORA `EDITH BOGUE` / MAGNOLIA
MAGNOLIA X SOULANGEANA `LILLIPUTAN` / SAUCER MAGNOLIA
PLATANUS ACERIFOLIA / LONDON PLANE TREE
PRUNUS YEDOENSIS `AKEBONO` / FLOWERING CHERRY
QUERCUS AGRIFOLIA / COAST LIVE OAK
TRISTANIA LAURINA / WATER GUM
ULMUS PARVIFOLIA `TRUE GREEN` / CHINESE ELM

WATER TREATMENT PLANTING
ACHILLEA MILLEFOLIUM / COMMON YARROW
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
CAREX DIVULSA / BERKELEY SEDGE
CHONDROPETALUM TECTORUM / CAPE RUSH
FESTUCA MAIREI / ATLAS FESCUE
FESTUCA RUBRA `MOLATE` / MOLATE FESCUE
JUNCUS PATENS / CALIFORNIA GRAY RUSH
LEYMUS CONDENSATUS `CANYON PRINCE` / NATIVE BLUE RYE
MISCANTHUS SINENSIS `ZEBRINUS` / ZEBRA GRASS
MUHLENBERGIA RIGENS / DEER GRASS
NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS
SISYRINCHIUM BELLUM / BLUE EYED GRASS

COURTYARDS
ABELIA X GRANDIFLORA `PROSTRATA` / PROSTRATE GLOSSY ABELIA
AGAPANTHUS `PETER PAN` / DWARF LILY OF THE NILE
ANIGOZANTHOS FLAVIDUS `BIG RED` / RED KANGAROO PAW
ANIGOZANTHOS X `BUSH GOLD` / KANGAROO PAW
ANIGOZANTHOS X `PINK JOEY` / PINK JOEY KANGAROO PAW
ASPARAGUS DENSIFLORUS `MYERS` / MYERS ASPARAGUS
AZALEA SOUTHERN INDICA HYBRID `GEORGE L. TABER` / SOUTHERN INDICA AZALEA
CHONDROPETALUM TECTORUM / CAPE RUSH
CORREA PULCHELLA / AUSTRALIAN FUCHSIA
DIETES BICOLOR / FORTNIGHT LILY
ECHEVERIA X `IMBRICATA` / HEN AND CHICKS
ERIGERON KARVINSKIANUS / FLEABANE
ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT
ERYSIMUM X `BOWLES` MAUVE` / WALLFLOWER
ERYSIMUM X `WENLOCK BEAUTY` / COMPACT WALLFLOWER
EURYOPS SPECIES / EURYOPS
FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON
GERANIUM INCANUM / TRAILING GERANIUM
GREVILLEA X `NOELLII` / GREVILLEA
HEBE SPECIOSA / NEW ZEALAND HEBE
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
LANTANA MONTEVIDENSIS / TRAILING LANTANA
LAVATERA THURINGIACA / TREE MALLOW
LEONOTIS LEONURUS / LION'S TAIL
LIMONIUM PEREZII / STATICE
LIRIOPE MUSCARI `SILVERY SUNPROOF` / SILVERY SUNPROOF BLUE LILYTURF
MUHLENBERGIA RIGENS / DEER GRASS
NANDINA DOMESTICA `COMPACTA` / DWARF HEAVENLY BAMBOO
NANDINA DOMESTICA `GULF STREAM` TM / HEAVENLY BAMBOO
NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS
PHORMIUM TENAX `TONEY TIGER` / DWARF FLAX
PHORMIUM X `DUET` / NEW ZEALAND FLAX
PHORMIUM X `GOLD SWORD` / GOLD SWORD FLAX
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE
RHAPHIOLEPIS SPECIES / RHAPHIOLEPIS
RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY
ROSA FLOWERCARPET / FLOWERCARPET ROSE
ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY
SALVIA SPECIES / SAGE
SOLLYA HETEROPHYLLA / AUSTRALIAN BLUEBELL
TEUCRIUM MARUM / CAT THYME
WESTRINGIA FRUTICOSA `MORNING LIGHT` / MORNING LIGHT COAST ROSEMARY

SAN PABLO FRONTAGE PLANTING
ANIGOZANTHOS FLAVIDUS `BIG RED` / RED KANGAROO PAW
ANIGOZANTHOS X `BUSH GOLD` / KANGAROO PAW
ANIGOZANTHOS X `PINK JOEY` / PINK JOEY KANGAROO PAW
ASPARAGUS DENSIFLORUS `MYERS` / MYERS ASPARAGUS
ASPIDISTRA ELATIOR `VARIEGATA` / VARIEGATED CAST IRON PLANT
CHONDROPETALUM TECTORUM / CAPE RUSH
DIETES BICOLOR / FORTNIGHT LILY
ERYSIMUM X `WENLOCK BEAUTY` / COMPACT WALLFLOWER
FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
HEBE SPECIOSA / NEW ZEALAND HEBE
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
LAMIUM MACULATUM `WHITE NANCY` / WHITE NANCY DEAD NETTLE
LIRIOPE MUSCARI `MAJESTIC` / MAJESTIC LIRIOPE
LIRIOPE MUSCARI `SILVERY SUNPROOF` / SILVERY SUNPROOF BLUE LILYTURF
MUHLENBERGIA RIGENS / DEER GRASS
NANDINA DOMESTICA `COMPACTA` / DWARF HEAVENLY BAMBOO
NANDINA DOMESTICA `GULF STREAM` TM / HEAVENLY BAMBOO
NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS
PHORMIUM TENAX `TINY TIGER` / DWARF FLAX
PITTOSPORUM TENUIFOLIUM `GOLF BALL` / TAWHIWHI
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
SALVIA SPECIES / SAGE
SUTERA CORDATA `SNOWFLAKE` / SNOWFLAKE BACOPA

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DRAWING TITLE
PLANT PALETTE AND IMAGERY

SCALE NTS

L4.1

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