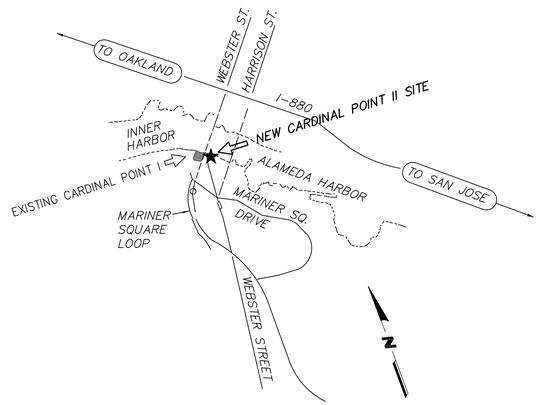
NOTE: THIS PROJECT IS PRIVATELY FUNDED.

VICINITY MAP



VICINITY MAP
NTS

UNIT SUMMARY

FIRST FLOOR - ASSISTED LIVING	= 19 UNITS
SECOND FLOOR - ASSISTED LIVING	= 24 UNITS
THIRD FLOOR - ASSISTED LIVING	= 9 UNITS
TOTAL UNITS	= 52 UNITS

CONSULTANTS

OWNER
Oakmont Senior Living
220 Concourse Blvd.
Santa Rosa, Ca 95403
(707) 535-3200 FAX (707) 535-3299

ARCHITECT
William David Moyer
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Santa Rosa, Ca 95403
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LANDSCAPE ARCHITECT
Landesign Group
3344 Gravenstein Highway North
Sebastopol Ca, 95472
(707) 829-2580 FAX (707) 892-3417

LICENSING - RESIDENTIAL CARE FOR THE ELDERLY

8, NOVEMBER, 2012
BUILDING DEPARTMENT
RE: SENIOR LIVING FACILITY

DEAR BUILDING DEPARTMENT OFFICIAL:
THE FACILITY WE WILL BE BUILDING AT 2400 MARINER SQUARE DRIVE, IS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES, COMMUNITY CARE LICENSING. SPECIFICALLY WE ARE LICENSED UNDER TITLE 22, DIVISION 6, CHAPTER 8.
THIS LICENSING CATEGORY ALLOWS US TO HOUSE SENIORS OVER THE AGE OF 62 AND TO AID THEM IN THEIR ACTIVITIES OF DAILY LIVING, INCLUDING MEDICATION REMINDERS, BATHING AND GROOMING ASSIST, AMBULATION ASSIST AND DRESSING ASSIST. IN ADDITION, OUR FACILITIES PROVIDE THREE MEALS PER DAY IN A COMMON DINING ROOM, TRANSPORTATION, HOUSEKEEPING AND ACTIVITIES PROGRAM.
OUR RCFE LICENSE PROHIBITS US FROM HOUSING RESIDENTS WHO ARE IN NEED OF 24 HOUR MEDICAL CARE, ARE COMPLETELY BEDBOUND, OR HAVE THE FOLLOWING MEDICAL CONDITIONS: GASTROSTOMY CARE, NASO-GASTRIC TUBES, TRACHEOTOMIES, STAPH OR OTHER CONTAGIOUS INFECTIONS. RCFEs ARE BASED ON A SOCIAL MODEL AND UNLIKE SKILLED NURSING FACILITIES, DO NOT PROVIDE 24 HOUR MEDICAL CARE. RESTRAINT WILL NOT BE PRACTICED IN THIS FACILITY.
SINCERELY,
GREGG T. WANKE
BUILDING DESIGN

PROJECT DATA

CONSTRUCTION TYPE=	TYPE VA
SPRINKLERS=	FULLY SPRINKLERED
NUMBER OF STORIES=	3 STORIES
BUILDING GROSS AREA=	40,311 SQ. FT.
BUILDING HEIGHT=	35'-0"

MAIN BUILDING ADDRESS =
2400 MARINERS SQUARE DRIVE, ALAMEDA, CA

SPRINKLER SYSTEM = NFPA 13
RCFE COMMUNITY = R2.1, A-2, A-3 & B
HEIGHT / NO. STORIES = THREE STORIES
ZONING DESIGNATION = R-4
PROPERTY SIZE = 40,736 SQ FT

TOTAL SITE = 40,736 SQ FT
LAND = 31,844 SQ FT
WATER = 8,892 SQ FT
EXISTING PUBLIC ACCESS AREA = 7,147 SQ FT
PROPOSED PUBLIC ACCESS AREA = 8,616 SQ FT
PARKING: 18 SPACES REQUIRED
40 SPACES AVAILABLE

A. THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
B. THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
C. THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
D. THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
E. THE 2010 EDITION OF THE CALIFORNIA FIRE CODE (CFC) WITH CITY OF ALAMEDA AMENDMENTS
F. THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE
G. THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

DRAWING INDEX

EXHIBIT	PAGE #	SHEET NAME
	A0.1	TITLE SHEET
1	1	REGIONAL VICINITY MAP
2	2	AREA WIDE VICINITY MAP
3	3	LOCAL VICINITY MAP
4	4	PHOTOS OF EXISTING SITE
5	L1	LANDSCAPE SITE PLAN
6	L2	SITE SECTIONS
7	L3	PLANTING PLAN
8	L4	LANDSCAPE LEGEND AND NOTES
9	V0	VISUAL SIMULATIONS KEY PLAN
10	V1	VIEW 1 - MARINER SQUARE DRIVE
11	V2	VIEW 2 - ENTRY TO GARDEN AREA
12	V3	VIEW 3 - OVERLOOK AND SHORELINE WALK
13	V4	VIEW 4 - PUBLIC ACCESS LOOKING NORTH TO JACK LONDON SQUARE
14	V5	VIEW 5 - PUBLIC ACCESS VIEW OF THE ESTUARY
15	V6	VIEW 6 - VIEW FROM THE ESTUARY
16	A1.1	BUILDING ELEVATIONS
17	C2	PRELIMINARY SITE AND GRADING PLAN
18	C3	TIDAL INUNDATION MAP

DRAWINGS BY:
WILLIAM DAVID MOYER
220 CONCOURSE BLVD.
SANTA ROSA, CA. 95403
PH: (707) 535-3200

OAKMONT
Senior Living, LLC

TITLE SHEET

CARDINAL POINT II
ALAMEDA, CALIFORNIA

JOB NO:

SCALE:
AS SHOWN
DRAWN BY:

DATE:
7-15-13
COPYRIGHT

REVISIONS:

SHEET NO:
A0.1

Date: Jul 18, 2013 - 8:08am Filename: G:\Laserjob Files\DWG\TITLE.DWG Updated by: Jeffer

TAB: EXHIBIT-REGIONAL VIC MAP

07-12-13 henry \2782\dwg\2782 01\2782.01 REGIONAL-VICINITY MAP.dwg

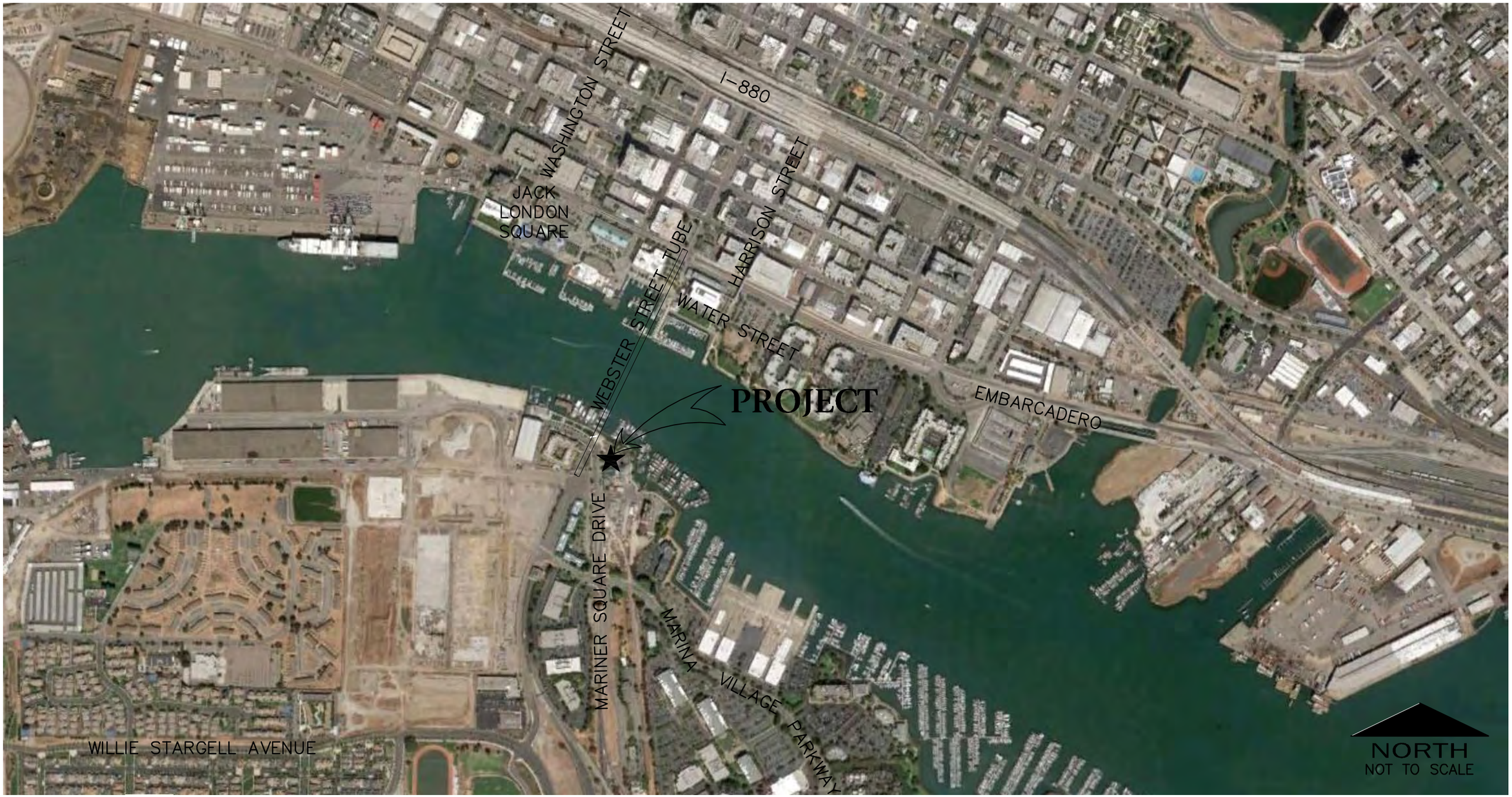
CARDINAL POINT II

REGIONAL VICINITY MAP

JULY 2013

EXHIBIT 1

Brelje & Race CONSULTING CIVIL ENGINEERS
475 Aviation Blvd. - Suite 320 - Santa Rosa, CA 95403 - 707-570-1322
www.2rcc.com



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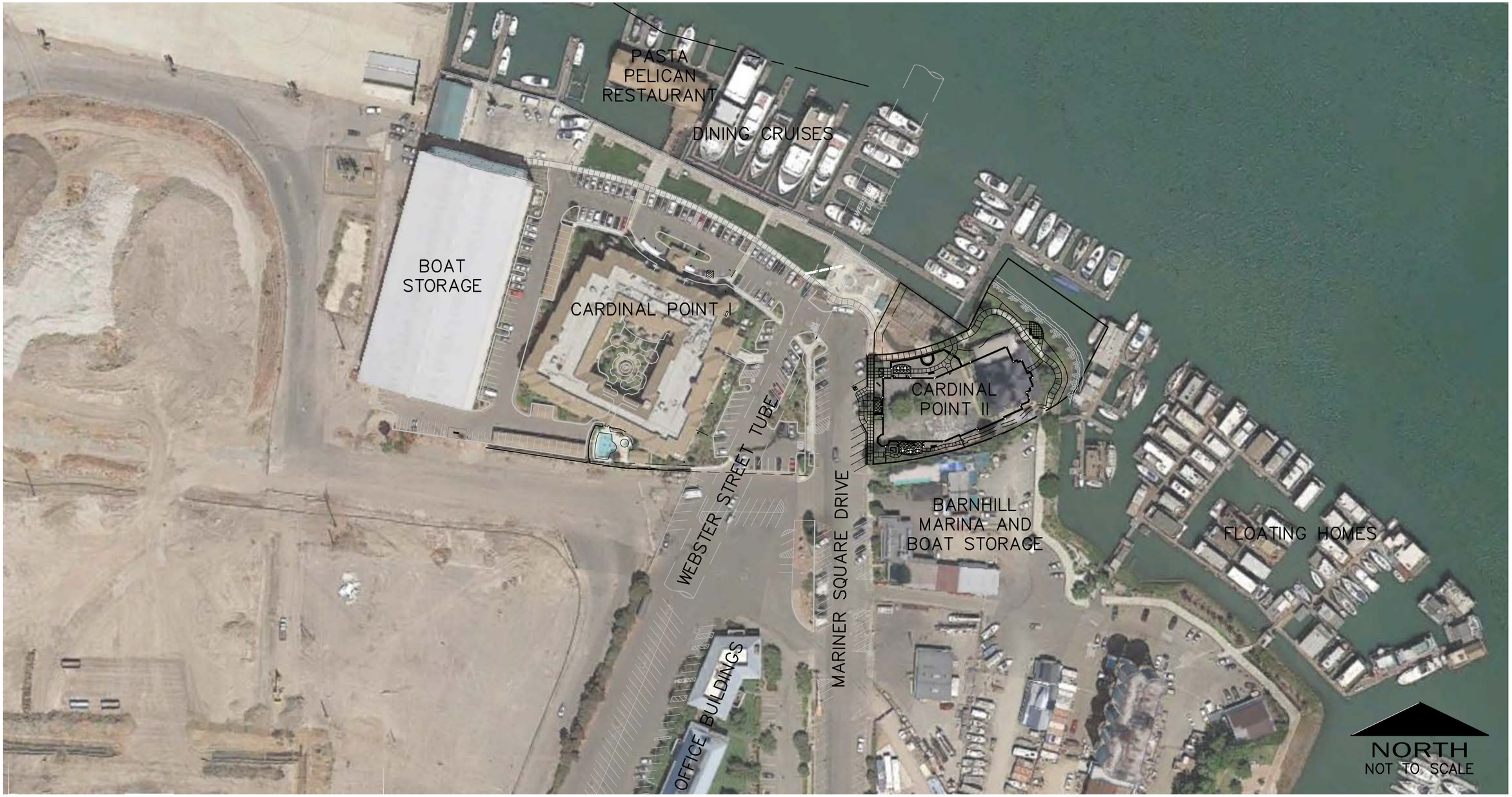
CARDINAL POINT II

AREA WIDE VICINITY MAP

JUNE 2013

Brelje & Race
CONSULTING CIVIL ENGINEERS
475 Aviation Blvd. • Suite 120 • Santa Rosa, CA 95403 • 707-576-1322
www.2rec.com

EXHIBIT 2 - 2



TAB: EXHIBIT-VIC MAP

06-27-13 kelly \2782\dwg\2782 01\2782.01 EXHIBIT-VICINITY MAP.dwg

CARDINAL POINT II

LOCAL VICINITY MAP

JUNE 2013

Brelje & Race
CONSULTING CIVIL ENGINEERS
475 Aviation Blvd. • Suite 120 • Santa Rosa, CA 95403 • 707-570-1322
www.2rec.com

EXHIBIT 3 - 3

EXHIBIT 4 - 4

12" SQ. BCDC DIRECTIONAL SHORELINE SIGNAGE, TO INDICATE PUBLIC ACCESS.

PUBLIC ACCESS PATH SIGN

NTS

EXISTING PARK

EXISTING LAWN

EXISTING PEDESTRIAN PLAZA & FOUNTAIN

EXISTING FOUNDATION

EXISTING VIEW EASEMENT

APPROX. SHORELINE
MEDIAN HIGH WATER

HARBOR

PROPERTY LINE

EXISTING VIEWING BENCH TO REMAIN

TYP. EXISTING BOLLARD LIGHT TO REMAIN

NEW 42" RAILING TO MATCH EXISTING AT CHARLIE PARK.

EXISTING LAWN

REMOVE EXISTING ICE PLANT ALONG SHORELINE (INVASIVE SPECIES).

TOP OF BANK

BAY AND CALIFORNIA NATIVE PLANTS. SEE PLANTING PLAN.

NEW OVERLOOK SITTING AREA, SEE DETAIL 1, SHEET L2.

NEW 42" RAILING TO MATCH EXISTING AT CHARLIE PARK.

EXISTING LAWN

REMOVE EXISTING WOOD FENCE

TYPICAL EXISTING OLIVE TREE TO REMAIN.

DROUGHT TOLERANT SHRUBS & GROUNDCOVER SEE PLANTING PLAN.

PRIVATE GARDEN ENTRY

NEW 8' CONCRETE PUBLIC ACCESS PATH

EXISTING FIRE HYDRANT

BCDC DIRECTIONAL SIGNAGE, SEE ABOVE

CONNECT TO EXISTING CONCRETE PUBLIC SIDEWALK

EXISTING PARKING SPOT

VIEW CORRIDOR

PUBLIC ACCESS ESMT

BCDC PUBLIC ACCESS SETBACK (55' SETBACK FROM EXISTING FENCE)

EXISTING CHEVY'S RESTAURANT BUILDING TO BE REMOVED

DROUGHT TOLERANT SHRUBS & GROUNDCOVER SEE PLANTING PLAN.

INFORMAL D.G. PATH TO DISCOURAGE PUBLIC USE.

METAL FENCE AND GATE PER DETAIL

COVERED TRASH AND RECYCLE

PROJECT SIGN

ESMT

RESIDENT'S GARDEN

ASSISTED CARE FACILITY

40,311 SF - (3) STORY
APN 74-1363-9

100 FT SHORELINE BAND

MARINER SQUARE DRIVE

MEMORY CARE GARDEN

CONNECT TO EXISTING CONCRETE PUBLIC ACCESS PATH

BCDC DIRECTIONAL SIGNAGE, SEE ABOVE

EXISTING STORAGE BUILDING & BLOCK WALL TO BE REMOVED

PROPERTY LINE

EXISTING AC PAVING

FIRE ACCESS PATH

FIRE ACCESS GATE TO MATCH WOOD FENCE

TYP. 6' WOOD FENCE PER DETAIL, SHEET L3

ACCESSIBLE DELAYED EGRESS GATE

EXISTING WAREHOUSE

EXISTING PUBLIC ACCESS PARKING

LANDSCAPE SITE PLAN

0 8' 16' 32'

SCALE: 1/16"=1'

SHEET INDEX

SHEET L1 LANDSCAPE SITE PLAN
SHEET L2 SITE SECTIONS
SHEET L3 PLANTING PLAN
SHEET L4 PLANTING LEGEND & DETAILS

PAVING LEGEND

1. EXISTING CONCRETE SIDEWALK TO REMAIN.
2. 8' CONCRETE SIDEWALK W/ BROOM FINISH TO MATCH EXISTING PUBLIC WALKWAY SOUTH OF PROJECT.
3. PRIVATE CONCRETE WALK W/ SALT FINISH. DAVIS COLOR: TBD.
4. PRIVATE DECOMPOSED GRANITE PATH FOR FIRE ACCESS.
5. NEW A.C. PARKING LOT. SEE GRADING PLAN FOR CURB & GUTTERS.
6. PRIVATE CONCRETE PATIO W/ 3'x3' GRID, W/ CONCRETE BANDS. DAVIS COLOR: TBD

LIGHTING LEGEND

- EXISTING METAL BOLLARD LIGHT TO REMAIN ALONG PUBLIC ACCESS PATH.
- NEW BOLLARD PATH LIGHT TO MATCH STYLE AND COLOR OF EXISTING LIGHTS.
- EXISTING "COBRA" STREET LIGHT TO REMAIN.
- PRIVATE PATH LIGHT - KIM LIGHTING "EL DORADO" MOUNTED AT 14" HEIGHT

NOTE: LUMINARIES SHALL EMIT NO LIGHT ABOVE HORIZONTAL OR SHALL BE "DARK SKY" CERTIFIED.

LANDESIGN GROUP
3344 GRAVENSTEIN HWY. N. SEBASTOPOL, CA
(707) 829-2580

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(707) 576-1322

CARDINAL POINT II

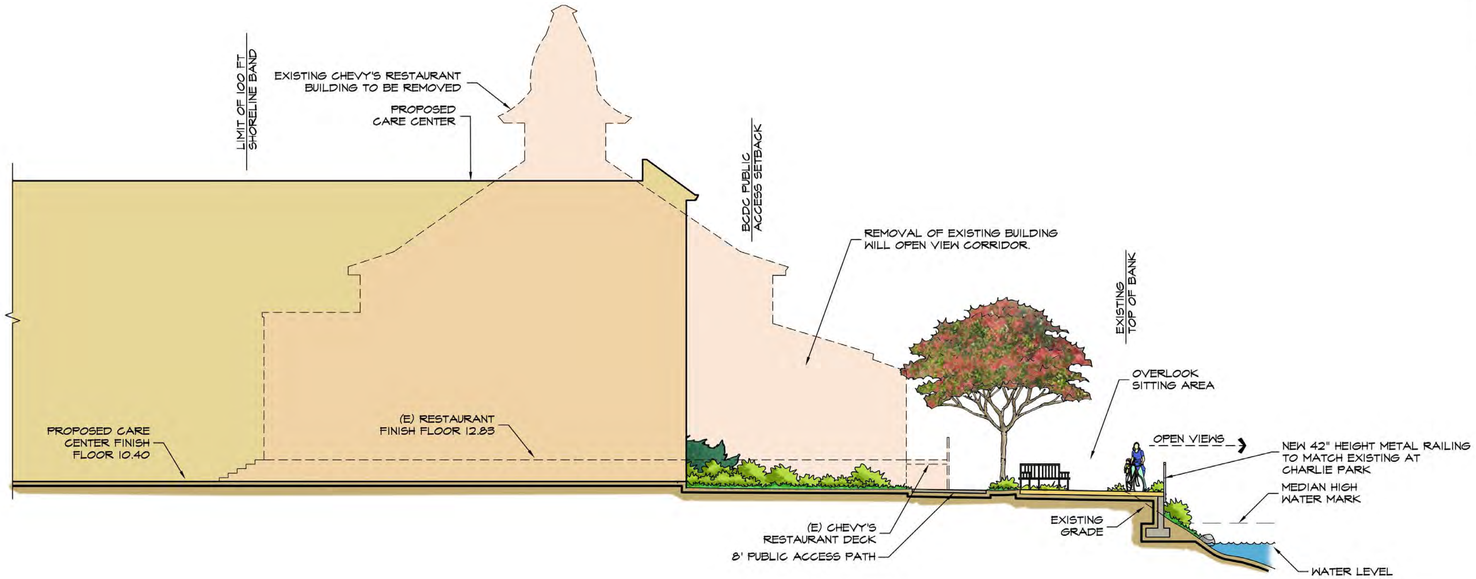
JULY 12, 2013

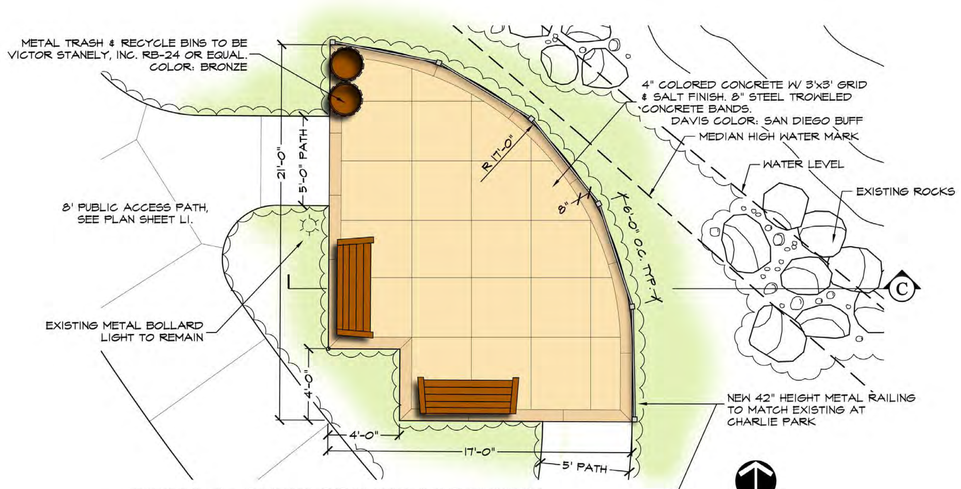
MARINER SQUARE DRIVE
ALAMEDA, CALIFORNIA

OAKMONT SENIOR LIVING

SHEET: **L1**

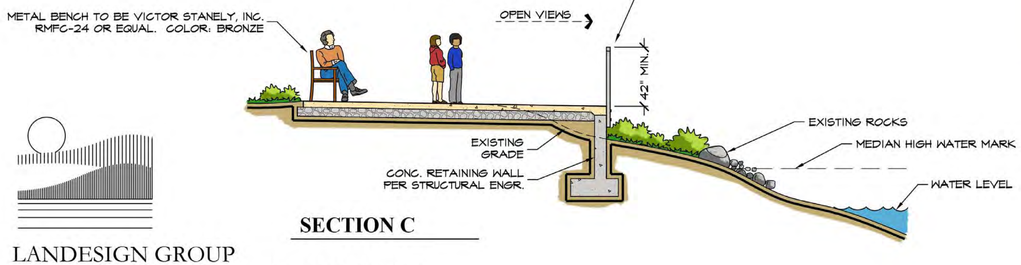
EXHIBIT 5





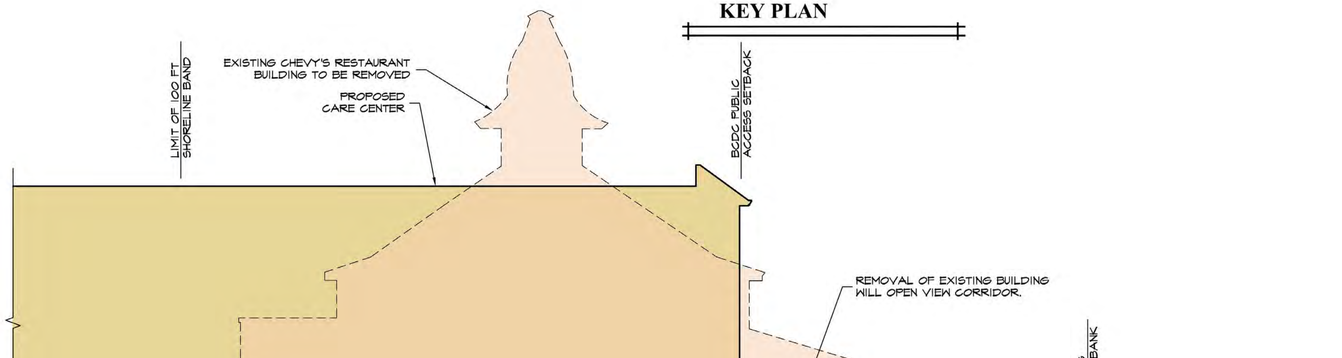
DETAIL 1 - OVERLOOK ENLARGEMENT

SCALE: 1/4"=1'



SECTION C

KEY PLAN



SITE SECTIONS

0 4' 8' 16'
SCALE: 1/8"=1'

LANDESIGN GROUP
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(707) 576-1322

CARDINAL POINT II

JULY 12, 2013

MARINER SQUARE DRIVE
ALAMEDA, CALIFORNIA

OAKMONT SENIOR LIVING

SHEET: **L2**

EXHIBIT 6

EXISTING PLAZA

MARINER SQUARE DRIVE

EXISTING FOUNDATION

EXISTING BENCH

EXISTING LAWN

REMOVE EXISTING WOOD FENCE

NEW 42" RAILING TO MATCH EXISTING AT CHARLIE PARK.

EXISTING BULKHEAD

EXISTING LAWN TO REMAIN; ANY FERTILIZER USED SHALL BE NATURAL, OMRI LISTED, AND NOT CONTAIN PHOSPHORUS (HARMFUL TO WATER QUALITY).

18" EXISTING OLIVE TREE

EXISTING LAWN

TOP OF BANK

VIEWS OF EXISTING BAY SETTING TO BE RETAINED

HARBOR

PESTICIDES, HERBICIDES AND FERTILIZERS SHALL NOT BE USED IN THE SHORELINE LANDSCAPE.

OVERLOOK SITTING AREA

NEW 42" RAILING TO MATCH EXISTING AT CHARLIE PARK. SEE DETAIL.

EXISTING OLIVE TREE

PROPOSED 8' PUBLIC ACCESS WALKWAY

10"/12"

LAWN

BCDC PUBLIC ACCESS SETBACK (35' SETBACK FROM EXISTING FENCE)

FOUNTAIN IN RAISED PLANTER

BENCH

RESIDENT'S GARDEN

(3) STAR OF JASMINE VINES ON WALL TRELLIS

100 FT. SHORELINE BAND

15"

8"/9"/10"

ASSISTED CARE FACILITY

9"/11"

3"/5"/6"

PROPOSED PUBLIC ACCESS WALKWAY

MEMORY CARE GARDEN

BENCH

DECORATIVE POTTERY

DG

18'-0" TYP.

4'-0" TYP.

EXISTING STREET LIGHT

EXISTING OLIVE TREES

EXISTING TREE TO BE REMOVED TYP.

DESIGN INTENT

1. FRONTAGE LANDSCAPE - TO COMPLEMENT THE SURROUNDING STREETSCAPE AND PROVIDE SHRUBS FOR FOUNDATION AND UTILITY SCREENING. LOW SHRUBS AND GROUNDCOVERS TO ENSURE PEDESTRIAN SAFETY AND ACCESS TO PARKED VEHICLES.
2. FRONT ENTRY - MAINTAIN PEDESTRIAN VEHICULAR VISIBILITY FOR TRAFFIC AND SAFETY. COLORFUL PERENNIALS AND SHRUBS TO BE USED, ON EITHER SIDE, TO CREATE A SENSE OF ENTRY.
3. SHORE PUBLIC ACCESS - PEDESTRIANS ENTER THE SITE, ON A PROPOSED 8' CONCRETE SIDEWALK. THEY PASS ALONG THE PRIVATE RESIDENT'S GARDEN AND EXISTING LAWN. SIGNAGE AND CONCRETE COLOR DIFFERENTIATION CREATE A SEPARATE SENSE OF PUBLIC AND PRIVATE SPACE. THE PROPOSED OUTLOOK SITTING AREA SERVES AS A FOCAL POINT AND DESTINATION FOR THE PUBLIC TO VIEW THE BAY. THE AREA ADJACENT TO THE SHORELINE SHALL BE PLANTED WITH BAY AND CALIFORNIA NATIVE PLANT SPECIES TO ENHANCE THE AREA AND REPLACE THE EXISTING INVASIVE ICE PLANT.
4. BLDG. REAR & SIDE LANDSCAPES - TO SCREEN AND BREAKUP THE BUILDING WHILE PRESERVING VIEWS AND PROVIDING PRIVACY TO RESIDENTS AND NEIGHBORS. LARGE SHRUBS ARE SETBACK FROM WALKWAYS TO ENSURE SECURITY AND SAFETY. A MIX OF NATIVE, DROUGHT TOLERANT, AND MEDITERRANEAN CLIMATE TREES, SHRUBS, AND GROUNDCOVERS TO BE USED ALONG THE NORTH, SOUTH, AND EAST. ADDITIONAL ORNAMENTAL PLANTS TO PROVIDE INTEREST AND SCREENING.
5. MEMORY GARDEN - PATIENTS WITH SPECIAL NEEDS ARE PROVIDED WITH A DEDICATED PRIVATE AND SAFE GARDEN. PLANTINGS HERE FOCUS ON TEXTURE, SAFETY, AND SERENITY. THE INTIMATE OPEN SPACES OF GROUNDCOVER AND RAISED VEGETABLE BEDS ARE DEDICATED TO THERAPEUTIC ACTIVITY.
6. RESIDENT'S GARDEN - COURTYARD RECREATION AND RELAXATION ARE ENHANCED BY ORNAMENTAL TREES, SHRUBS, AND PERENNIALS. THE FOCAL POINT IS A MULTI TIERED FOUNTAIN SURROUNDED BY FLOWERING ANNUALS.

ABBREVIATIONS & LEGEND

EXISTING OLIVE TREE TO BE REMOVED W/ DIAMETER	X 7"
EXISTING TREE TO REMAIN DIAMETER AS SHOWN	○7"
(E)	EXISTING
HT	HEIGHT
PL	PROPERTY LINE
TYP	TYPICAL

PLANTING PLAN

0 5' 10' 20'

SCALE: 1"=10'

NOTES

1. SEE SHEET L4 FOR PLANTING NOTES & LANDSCAPE LEGEND.
2. FINAL LANDSCAPE PLAN TO COMPLY WITH CITY OF ALAMEDA WATER EFFICIENT LANDSCAPE ORDINANCE AND THE BAY FRIENDLY LANDSCAPE GUIDELINES.
3. FINAL IRRIGATION SYSTEM DESIGN TO BE SUBMITTED WITH PLANS FOR BUILDING PERMITS, SEE IRRIGATION DESIGN STATEMENT SHEET L4.

Landesign Group
LANDSCAPE ARCHITECTURE
MASTER PLANNING
(707) 829 - 2580
FAX 829 - 3417
3344 Gravenstein Hwy. No.
Sebastopol, CA 95472

CARDINAL POINT II

JULY 12, 2013

MARINER SQUARE DRIVE
ALAMEDA, CALIFORNIA

OAKMONT SENIOR LIVING

SHEET: L3

EXHIBIT 7

LANDSCAPE LEGEND

LOW WATER USE

BOTANICAL NAME	COMMON NAME	CALIPER/ HT.	SIZE	QTY	
TREES					
ALBIZIA JULIBRISSIN 'BOUBRI'	MIMOSA TREE	1.5", 8'	24" BOX	4	
		2", 14'	36" BOX	1	
ARBUTUS 'MARINA'	ARBUTUS	1.5", 8'	24" BOX	3	
SYAGRUS ROMANZOFFIANA	QUEEN PALM	12", 15'	24" BOX	6	
LAGERSTROEMIA INDICA 'WATERMELON'	CRAPE MYRTLE	(3) TRUNKS	24" BOX	2	
		STD 1.5", 8'	24" BOX	3	

NOTE: ALL TREES SHALL BE STANDARDS UNLESS OTHERWISE NOTED.

BOTANICAL NAME	COMMON NAME	MIN. PLANT SIZE (HxW)	SIZE	QTY	MATURE SIZE (HxW)
LARGE SHRUBS					
CARPENTERIA CALIF. 'ELIZABETH' (N)	BUSH ANEMONE	3'x2'	5 GAL.	21	6'x6'
WESTRINGIA FRUTICOSA	COAST ROSEMARY	2'x2'	5 GAL.	2	3'x4'
LAVATERA ASSURGENTIFLORA (N)	TREE MALLOW	3'x2'	5 GAL.	5	8'x6'
GREVILLEA 'NOELLII'	GREVILLEA	1'x2'	5 GAL.	12	5'x6'
SARCOCOCCA RUSCIFOLIA	SWEET BOX	1'x2'	5 GAL.	9	4'x6'
RIBES SANGUINEUM 'KING EDWARD VII' (N)	FLOWERING CURRANT	2.5'x1.5'	5 GAL.	4	6'x6'
MEDIUM SHRUBS					
BERBERIS THUNBERGII 'CHERRY BOMB'	DWF. BARBERRY	1'x1'	5 GAL.	25	2'x3'
PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	3'/ 6' H	5/ 15 GAL.	12/ 4	5'x6'
PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	3' H	5 GAL.	28	3'x3'
PHORMIUM 'GOLDEN RAY'	NEW ZEALAND FLAX	3' H	5 GAL.	18	5'x4'
ROSMARNUS O. 'COLLINGWOOD INGRAM'	ROSEMARY	1'x1.5'	5 GAL.	18	3'x5'
NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO	1'x1'	5 GAL.	32	3'x3'
CEANOTHUS MARITIMUS (N)	MARITIME CEANOTHUS		5 GAL.	23	2'x8'
SMALL SHRUBS & GRASSES					
DIETES VARIEGATA	FORTNIGHT LILY		1 GAL.	68	3'x5'
EPILOBIUM CALIFORNICUM (N)	CALIFORNIA FUCHSIA	1'x1.5'	5 GAL.	33	3'x5'
CISTUS X 'BRILLIANCY'	PINK ROCKROSE	1'x1.5'	5 GAL.	24	3'x3'
MUHLENBERGIA RIGENS (N)	DEER GRASS		1 GAL.	56	3'X4'
SALVIA GREGGII HOT LIPS	HOT LIPS SAGE	1'x0.5'	1 GAL.	21	3'x4'
PERENNIALS					
ERIGERON GLAUCUS (N)	SEASIDE DAISY		1 GAL.	18	2'x3'
MIMULUS AURANTIACUS (N)	MONKEY FLOWER		4" POTS	30	1'x2'
STACHYS BYSANTINA 'SILVER CARPET'	LAMB'S EAR		1 GAL.	23	1'x2'
SALVIA 'BEES BLISS' (N)	CAL. NATIVE SAGE	1'x0.5'	1 GAL.	17	3'x4'
TIDAL SHRUBS & GRASSES					
GLAUX MARITIMA (N)	SEA MILKWORT		4" POTS	44	2'x3'
LEYMUS MOLLISS (N)	PACIFIC DUNE GRASS		4" POTS	90	1'x2'
CAMISSONIA CHEIRANTHIFOLIA (N)	BEACH EVENING PRIMROSE		1 GAL. @ 18" O.C.		8"x2'

GROUNDCOVERS		SIZE/ SPACING	
ARCTOSTAPHYLOS UVA-URSI 'PT. REYES' (N)	CREEPING MANZANITA	1 GAL. @ 36" O.C.	2'x10'
COPROSMA x KIRKII 'FIRE BURST'	RED FRINGE COPROSMA	1 GAL. @ 24" O.C.	8"x3'
LANTANA MONTEVIDENSIS 'ALBA'	WHITE LANTANA	4" POTS @ 24" O.C.	1'x6'
SCAEVOLA AEMULA 'TOP POT PINK'	PINK FAN FLOWER	1 GAL. @ 24" O.C.	6"x3'

(N) INDICATES BAY OR CALIFORNIA NATIVE PLANT

MODERATE WATER USE

BOTANICAL NAME	COMMON NAME	CALIPER/ HT.	SIZE	QTY	
TREES					
ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	1.25", 8'	24" BOX	4	(1) TRUNK
		3/4", 8'	36" BOX	1	(3) TRUNKS

NOTE: ALL TREES SHALL BE STANDARDS UNLESS OTHERWISE NOTED.

BOTANICAL NAME	COMMON NAME	MIN. PLANT SIZE (HxW)	SIZE	QTY	MATURE SIZE (HxW)
LARGE SHRUBS					
CAMELLIA JAPONICA "EXTRAVAGANZA"	CAMELLIA	3'x2'	15 GAL.	7	6'x6'
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	1.5'x2'	5 GAL.	8	6'x6'
LOROPETALUM CHINENSE 'SIZZLING PINK'	FRINGE FLOWER	1.5'x2'	5 GAL.	6	8'x6'
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS WAXLEAF PRIVET	3'x2'	15 GAL.	6	4'x3'
PITTOSPORUM TENUIFOLIUM	PITTOSPORUM	3.5'x1.5'	15 GAL.	16	10'x4'
MEDIUM SHRUBS					
ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	1'x1.5'	5 GAL.	15	2'x3'
AZALEA 'SHUGETSU' (RHODODENDRON)	PURPLE/ SALMON AZALEA	1.5'x1.5'	5 GAL.	18	3'x3'
ESCALLONIA 'APPLE BLOSSOM'	ESCALLONIA	1.5'x1.5'	5 GAL.	3	5'x4'
ROSA RUGOSA 'ALBA'	WHITE SEASIDE ROSE	18"x2'	5 GAL.	20	4'x2'
ROSA SPP. (COORDINATE W/ OWNER)	TREE ROSE STANDARD	3'x2'	15 GAL.	6	4'x2'
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	1'x2.5'	5 GAL.	7	3'x4'
COLEONEMA PULCHRUM 'COMPACTUM'	COMPACT DIOSMA	1.5'x2'	5 GAL.	12	3'x4'
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2'x1.5'	5 GAL.	17	2'x4'
SMALL SHRUBS & GRASSES					
GARDENIA JASMINOIDES 'WHITE GEM'	WHITE GEM GARDENIA	1.5'x1.5'	5 GAL.	6	3'x3'
HEBE SPECIOSA 'VARIEGATA'	SHOWY STRIPED HEBE	2'x2'/ 3'x2.5'	5/ 15 GAL.	3/ 6	3'x3'
EUONYMUS FORTUNEI 'SILVER QUEEN'	WINTERGREEN CREEPER		1 GAL.	33	2'x3'
VIBURNUM DAVIDII	DAVID'S VIBURNUM	1'x2'	5 GAL.	16	3'x5'
BERGENIA CRASSIFOLIA	WINTER BERGENIA		1 GAL.	9	1.5'x2'
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LILY TURF		1 GAL.	23	1.5'x2'
AGAPANTHUS AFRICANUS 'TINKERBELL'	VAR. LILY OF THE VALLEY		1 GAL.	24	1.5'x2'
PERENNIALS & VINES					
PELARGONIUM SPP.	GERANIUM		1 GAL.	28	1'x3'
PENSTEMON SPP.	BEARDED TONGUE		1 GAL.	12	2'x2'
HEUCHERA 'PLUM PUDDING'	BURGUNDY CORAL BELL		4" POT	41	2'x2'
FICUS REPENS	CREEPING FICUS	2.5'x1'	5 GAL.	6	8'x20'
ROSA x 'MEIVIOLIN' (EDEN CLIMBER tm)	PEACH CLIMBING ROSE	5'x3'	15 GAL.	5	10'x2'
TRACHELOSPERMUM JASMINOIDES	STAR OF JASMINE	4'x3'	5 GAL.	5	8'x20'

GROUNDCOVERS		SIZE/ SPACING
ARMERIA MARITIMA (N)	SEA PINK THRIFT	1 GAL. @ 18" O.C.
CAMPANULA POSCHARSK. 'CAMGOOD'	SERBIAN BELL FLOWER	1 GAL. @ 24" O.C.
VERONICA PEDUNCULARIS	BLUE VERONICA	4" POT @ 12" O.C.

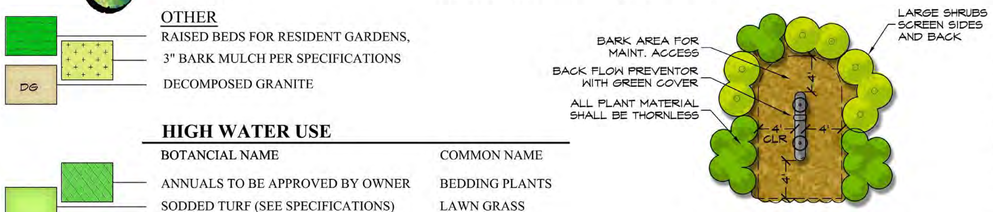
(N) INDICATES BAY OR CALIFORNIA NATIVE PLANT

SPECIAL/ OTHER WATER USE

BOTANICAL NAME	COMMON NAME	CALIPER	SIZE	QTY
TREES				
CITRUS SP.	MEYER LEMON	1" (1) TRUNK	24" BOX	1
OTHER				
RAISED BEDS FOR RESIDENT GARDENS,				
3" BARK MULCH PER SPECIFICATIONS				
DECOMPOSED GRANITE				

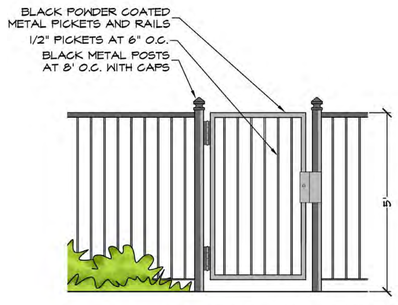
HIGH WATER USE

BOTANICAL NAME	COMMON NAME
ANNUALS TO BE APPROVED BY OWNER	BEDDING PLANTS
SODDED TURF (SEE SPECIFICATIONS)	LAWN GRASS



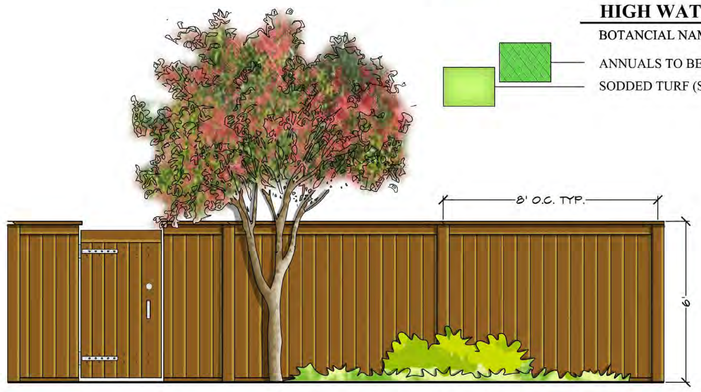
UTILITY SCREENING

SCALE: NTS



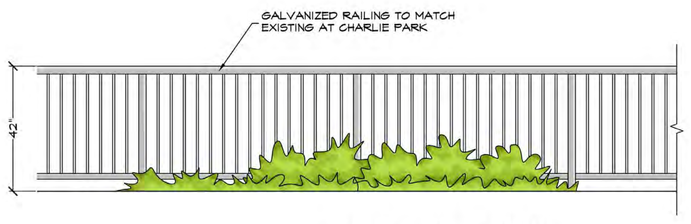
TYPICAL 5' METAL FENCE

SCALE: 1/2"=1'



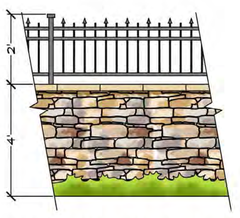
TYPICAL WOOD FENCE

SCALE: 3/8"=1'



TYPICAL 42" RAILING

SCALE: 1/2"=1'



STONE WALL W/ FENCE

SCALE: NTS

IRRIGATION SYSTEM DESIGN

- IRRIGATION SYSTEM DESIGN TO BE SUBMITTED WITH PLANS FOR BUILDING PERMITS. ALL LANDSCAPE IRRIGATION DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ALAMEDA'S WATER EFFICIENT LANDSCAPE ORDINANCE AND BAY FRIENDLY LANDSCAPE GUIDELINES.
- ALL LANDSCAPE AREAS SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEMS DESIGNED TO PREVENT OVERSPRAY AND RUNOFF.
- A PRESSURE REDUCING VALVE SHALL BE LOCATED AT THE POINT OF CONNECTION AS NECESSARY. A DEDICATED IRRIGATION METER OR SUBMETER SHALL BE USED AS REQUIRED.
- POINTS OF CONNECTION SHALL BE A REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE LOCATED PER CITY REQUIREMENTS.
- IRRIGATION CIRCUITS SHALL BE SEPARATE AND CREATED BASED UPON PLANT TYPE AND WATER REQUIREMENTS (LANDSCAPE HYDROZONES) AND FURTHER SEPARATED BASED UPON VARIATIONS IN SOLAR EXPOSURE.
- THE AUTOMATIC ELECTRONIC IRRIGATION CONTROL SYSTEM SHALL HAVE AT LEAST 3 SEPARATE, INDEPENDENT PROGRAMS CAPABLE OF MULTIPLE START TIMES PER DAY.
- THE CONTROLLER SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE OR SOIL MOISTURE SENSOR AS REQUIRED BY THE CITY AND HAVE WEATHER BASED SELF ADJUSTING CAPABILITIES.
- TURF AREAS SHALL BE SPRAY IRRIGATED WITH SUB-SURFACE DRIP UTILIZED WHERE NEEDED TO PREVENT RUN OFF. SHRUB AND GROUND COVER AREAS GREATER THAN 5' WIDE MAY BE SPRAY IRRIGATED. SHRUB AND GROUND COVER AREAS LESS THAN 5' WIDE SHALL BE SERVICED BY POINT SOURCE (DRIP) OR OTHER LOW-VOLUME IRRIGATION. LANDSCAPE AREAS ON SLOPES GREATER THAN 15% SHALL BE POINT SOURCE IRRIGATED.
- MATCHED PRECIPITATION RATE NOZZLES SHALL BE USED TO ALLOW HEADS OF VARYING RADII TO BE USED ON THE SAME CIRCUIT. CHECK VALVES SHALL BE INSTALLED TO PREVENT LOW-HEAD DRAINAGE.
- WATER FEATURES SHALL USE RECIRULATING WATER SYSTEMS AND RECYCLED WATER IF AVAILABLE ON SITE.

PLANTING NOTES

1. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS.
2. CONTRACTOR TO REMOVE, TEMPORARY STORE, AND RE-SPREAD SITE TOPSOIL. TOPSOIL STORAGE HEIGHT SHALL NOT EXCEED 6'-0" HEIGHT AND EROSION CONTROL MEASURES PER THE PROJECT PLANS SHALL BE UTILIZED.
3. ADD 6" OF SANDY LOAM TOPSOIL TO ALL PLANTING AREAS, EXCLUDING AREAS ALONG EXISTING FENCE AND SHORELINE.
4. INCORPORATE QUALITY COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIED AMENDMENT RECOMMENDATION FROM A SOILS ANALYSIS REPORT TO CONSIST OF MIN. 5% BY DRY WEIGHT OF THE SOIL TO BE AMENDED.
5. COMPOST SUPPLIER TO CERTIFY THAT COMPOST WAS PRODUCED UNDER THE U.S. COMPOSTING COUNCILS STANDARD TESTING ASSURANCE PROGRAM. 100% OF COMPOST SHALL BE PRODUCED FROM LOCAL, ORGANIC, MATERIALS SUCH AS PLANT OR WOOD WASTE.
6. A MINIMUM OF 12" OF NON-MECHANICALLY COMPACTED SOILS SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
7. ALL WORK TO BE PER SPECIFICATIONS, TO BE PREPARED WITH PLANS FOR BUILDING PERMITS.
8. ALL CLEAR OF EXISTING VEGETATION SHALL BE BY MECHANICAL MEANS. NO USE OF SYNTHETIC CHEMICAL PRE-EMERGENTS SHALL BE USED.
9. A MIN. OF 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE SHALL BE DIVERTED TO RECYCLING.
10. NO PLANTS SPECIFIED SHALL REQUIRE SHEARING. ALL PLANTS SPECIFIED CAN GROW TO MATURE SIZE WITH SPACE ALLOTTED THEM.
11. NO PLANT SPECIES LISTED BY CAL-IPC AS INVASICE IN THE SAN FRANCISCO BAY AREA ARE INCLUDED IN THE PLANTING PLAN.
12. CALIFORNIA NATIVE, MEDITERRANEAN OR OTHER CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE, OR NO SUMMER WATER COMPRISE 75% OF ALL NON-TURF PLANTS.

LANDESIGN GROUP
3344 GRAVENSTEIN HWY. N. SEBASTOPOL, CA
(707) 829-2580

BRELJE & RACE CONSULTING ENGINEERS
475 AVIATION BLVD. SANTA ROSA, CA
(707) 576-1322

CARDINAL POINT II

JULY 12, 2013

MARINER SQUARE DRIVE
ALAMEDA, CALIFORNIA

OAKMONT SENIOR LIVING

SHEET: L4

EXHIBIT 8

Cardinal Point II
Visual Simulations
by
The Digital Realm

EXHIBIT 9 - V0

The Digital Realm
July 2013

Cardinal Point II
View 1 - Mariner Square Drive

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 10 - V1

The Digital Realm
July 2013

Cardinal Point II
View 2 - Entry to Garden Area

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 11 - V2

The Digital Realm
July 2013

Cardinal Point II
View 3 - Overlook and Shoreline Walk

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 12 - V3

The Digital Realm
May 2013

Cardinal Point II

View 4 - Public Access Lookng North to Jack London Square

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 13 - V4

The Digital Realm
May 2013

Cardinal Point II
View 5 - Public Access View of the Estuary

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 14 - V5

The Digital Realm
July 2013

Cardinal Point II
View 6 - View from the Estuary

Oakmont Senior Living
Santa Rosa, CA.

EXHIBIT 15 - V6

WEST ELEVATION- ELEV A

SCALE: 1/8" =1'-0"

EAST ELEVATION- ELEV D

SCALE: 1/8" =1'-0"

SOUTHWEST ELEVATION- ELEV B

SCALE: 1/8" =1'-0"

SOUTHEAST ELEVATION- ELEV C

SCALE: 1/8" =1'-0"

NORTHWEST ELEVATION- ELEV E

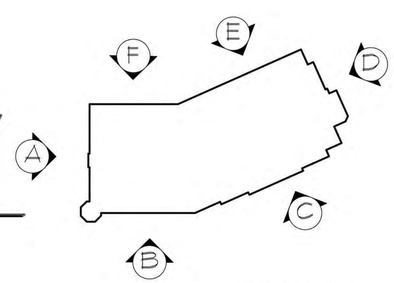
SCALE: 1/8" =1'-0"

NORTHEAST ELEVATION- ELEV F

SCALE: 1/8" =1'-0"

COLOR AND MATERIAL SCHEDULE

SUBJECT	MATERIAL	COLOR
ROOFING	ASPHALT SHINGLES PABCO HM-30	WEATHERED WOOD
SIDING	HORIZONTAL LAP SIDING LOUISANA-PACIFIC INNER SEAL OR EQUAL	KELLY MOORE "BRITISH KHAKI"
TRIM	RESAWN CEDAR	KELLY MOORE "FROST"
WINDOWS	VINYL FRAME WITH SHADING COEFFICENT PER TITLE 24 CALCULATIONS MILGARD OR EQUAL, MINIMUM STC RATING OF 26 OR BETTER	ALMOND
W.I. RAILING	METAL	POWDER COATED FLAT BLACK



KEY PLAN

NO SCALE

DRAWING BY:
WILLIAM DAVID MOYER
220 CONCOURSE BLVD.
SANTA ROSA, CA. 95403
PH: 707-535-3200

OAKMONT
Senior Living, LLC

EXTERIOR ELEVATIONS

CARDINAL POINT II
ALAMEDA, CALIFORNIA

JOB NO:

SCALE:
AS SHOWN
DRAWN BY:

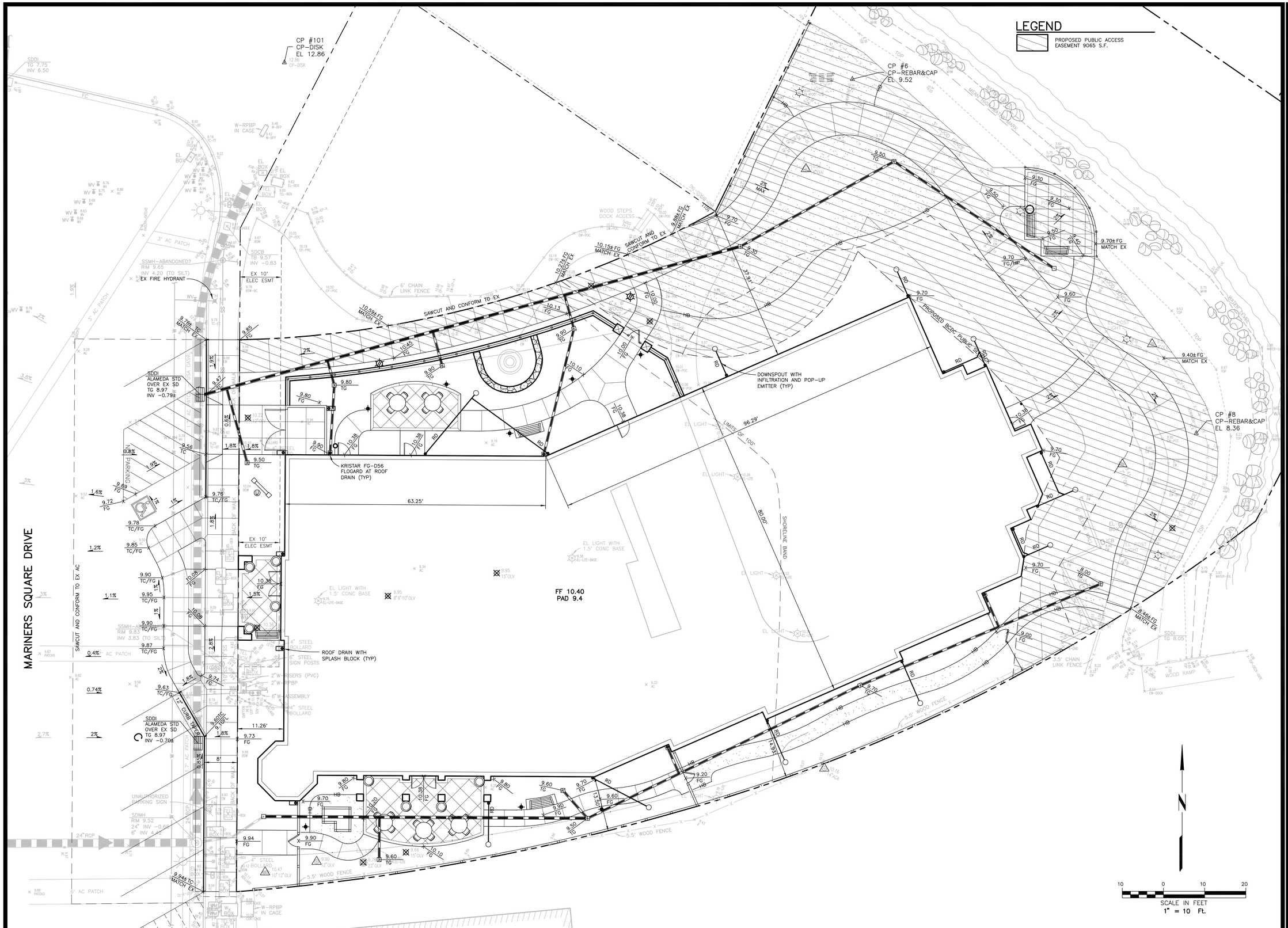
DATE:
7-15-13
COPYRIGHT

REVISIONS:

SHEET NO:
A1.1

Date: Jul 2, 2013 - 4:39pm Filename: G:\Oakmont 11\Design\A3 Elevations rendering updated by owner

EXHIBIT 16



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475 Aviation Boulevard, Suite 120
Santa Rosa, CA 95403
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f: 707-576-0469
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REGISTERED PROFESSIONAL ENGINEER
THOMAS R. JOHNSON
No. C 30129
EXP. 12-31-13
STATE OF CALIFORNIA

OAKMONT SENIOR LIVING LLC
2400
MARINERS SQUARE DRIVE
ALAMEDA, CALIFORNIA

CARDINAL POINT II

REVISIONS		
NO.	DATE	DESCRIPTION

ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

PROJECT	DATE
2782.01	JULY 2013
DRAWN BY	CHECKED BY
PIT	TRJ

PRELIMINARY SITE & GRADING PLAN

SHEET NO.
C2

07-12-13 Pathed: \2782\dwg\2782 01\2782.01 BASE.dwg TAB: C2-SITE & GRADING

EXHIBIT 17

SECTION A–A
SCALE 1" = 30'

100-YR FLOOD INUNDATION
CARDINAL POINT II

PRESENT-DAY, 2050, 2070 & 2100

JUNE 27, 2013

Brelje & Race
CONSULTING CIVIL ENGINEERS
475 Aviation Blvd. - Suite 320 - Santa Rosa, CA 95403 - 707-570-1222
www.2rcc.com

EXHIBIT 18

06-27-13 rolston \2782\dwg\2782 01\2782.01 EXHIBIT-SEA LEVEL RISE.DWG
TAB: PROPOSED CONDITIONS