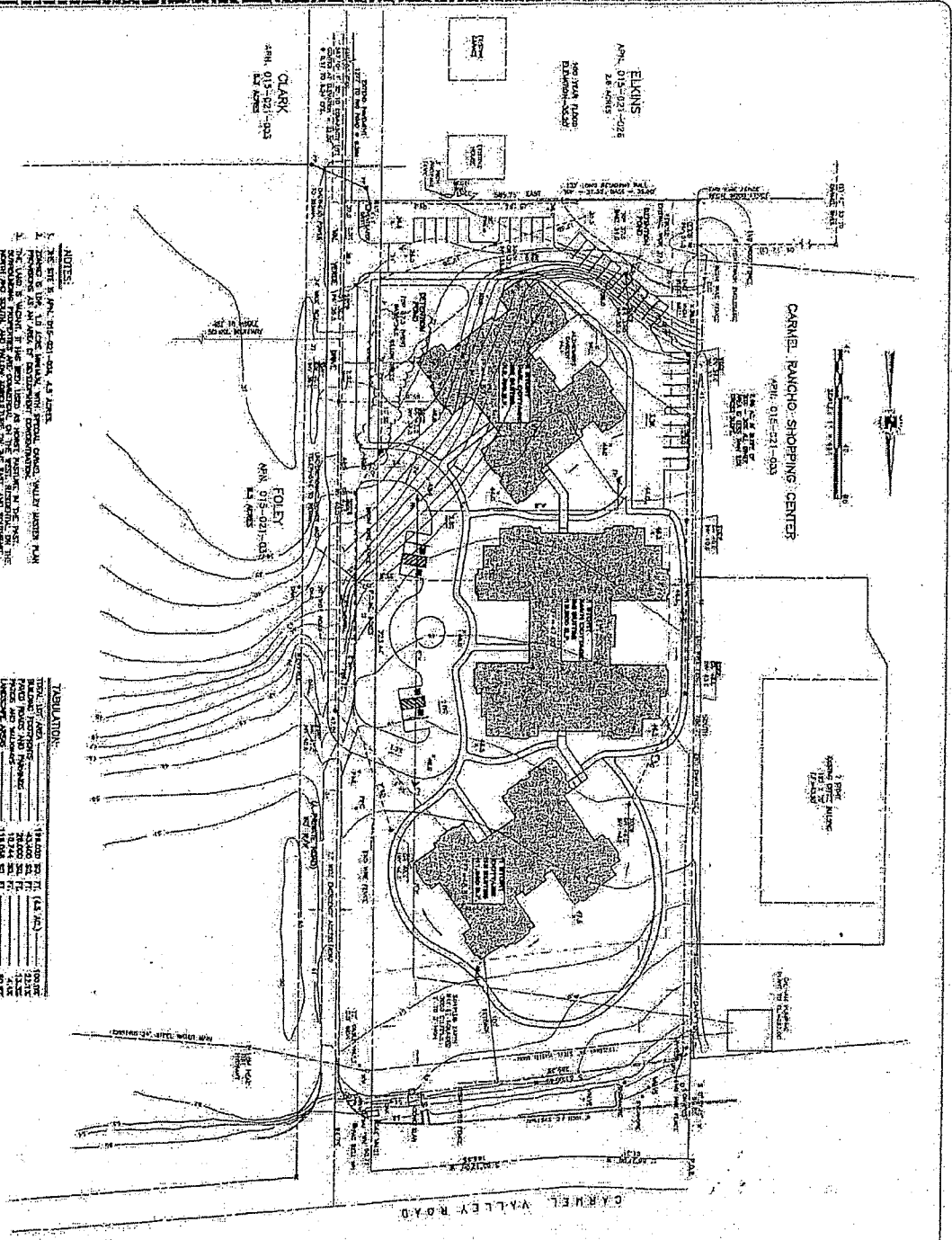


Exhibit I
Site Plan
Landscape Plan

REF100047
Carmel Cottages

Planning Commission
February 9, 2011



- NOTES:**
1. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 2. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 3. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 4. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 5. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 6. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 7. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 8. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 9. THE SITE IS APT. 015-021-036, 4.2 ACRES.
 10. THE SITE IS APT. 015-021-036, 4.2 ACRES.

REGULATION:

TYPE OF USE	MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. BUILDING HEIGHT	MIN. OPEN SPACE
RESIDENTIAL	10,000	25	10	10	35	10%
COMMERCIAL	10,000	25	10	10	35	10%
INDUSTRIAL	10,000	25	10	10	35	10%
OFFICE	10,000	25	10	10	35	10%
RETAIL	10,000	25	10	10	35	10%
RESTAURANT	10,000	25	10	10	35	10%
AMUSEMENT	10,000	25	10	10	35	10%
THEATER	10,000	25	10	10	35	10%
CONVENTION	10,000	25	10	10	35	10%
ASSEMBLY	10,000	25	10	10	35	10%
RECREATION	10,000	25	10	10	35	10%
SPORTS	10,000	25	10	10	35	10%
EDUCATION	10,000	25	10	10	35	10%
HEALTH CARE	10,000	25	10	10	35	10%
RELIGIOUS	10,000	25	10	10	35	10%
GOVERNMENT	10,000	25	10	10	35	10%
UTILITIES	10,000	25	10	10	35	10%
INDUSTRIAL	10,000	25	10	10	35	10%
OFFICE	10,000	25	10	10	35	10%
RETAIL	10,000	25	10	10	35	10%
RESTAURANT	10,000	25	10	10	35	10%
AMUSEMENT	10,000	25	10	10	35	10%
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GOVERNMENT	10,000	25	10	10	35	10%
UTILITIES	10,000	25	10	10	35	10%

OWNER: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

PLANNING: [Name]

LANDSCAPE ARCHITECT: [Name]

SOILS: [Name]

WATER ENGINEER: [Name]

SEWER ENGINEER: [Name]

TRAFFIC ENGINEER: [Name]

ACoustical ENGINEER: [Name]

ENVIRONMENTAL ENGINEER: [Name]

LEGAL COUNSEL: [Name]

INSURANCE BROKER: [Name]

CONTRACTOR: [Name]

GENERAL CONTRACTOR: [Name]

MECHANICAL CONTRACTOR: [Name]

ELECTRICAL CONTRACTOR: [Name]

PLUMBING CONTRACTOR: [Name]

PAINTING CONTRACTOR: [Name]

ROOFING CONTRACTOR: [Name]

CONCRETE CONTRACTOR: [Name]

IRONWORK CONTRACTOR: [Name]

GLASS CONTRACTOR: [Name]

MECHANICAL CONTRACTOR: [Name]

ELECTRICAL CONTRACTOR: [Name]

PLUMBING CONTRACTOR: [Name]

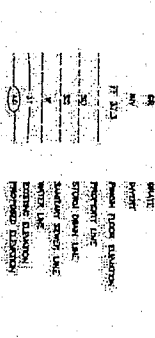
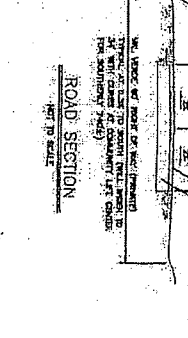
PAINTING CONTRACTOR: [Name]

ROOFING CONTRACTOR: [Name]

CONCRETE CONTRACTOR: [Name]

IRONWORK CONTRACTOR: [Name]

GLASS CONTRACTOR: [Name]



SITE PLAN FOR USE PERMIT
 SENIOR ASSISTED LIVING OF CARMEL VALLEY
 (APN 015-021-036)
 COUNTY OF MONTANA

REBSTER ENGINEERS, INC.
 Civil, Mechanical, Electrical, and Structural Engineers
 1000 [Address] [City], [State] [Zip]

PRELIMINARY
 NOT FOR CONSTRUCTION

SEAL
 [Professional Seal]

DATE: [Date]

SCALE: [Scale]

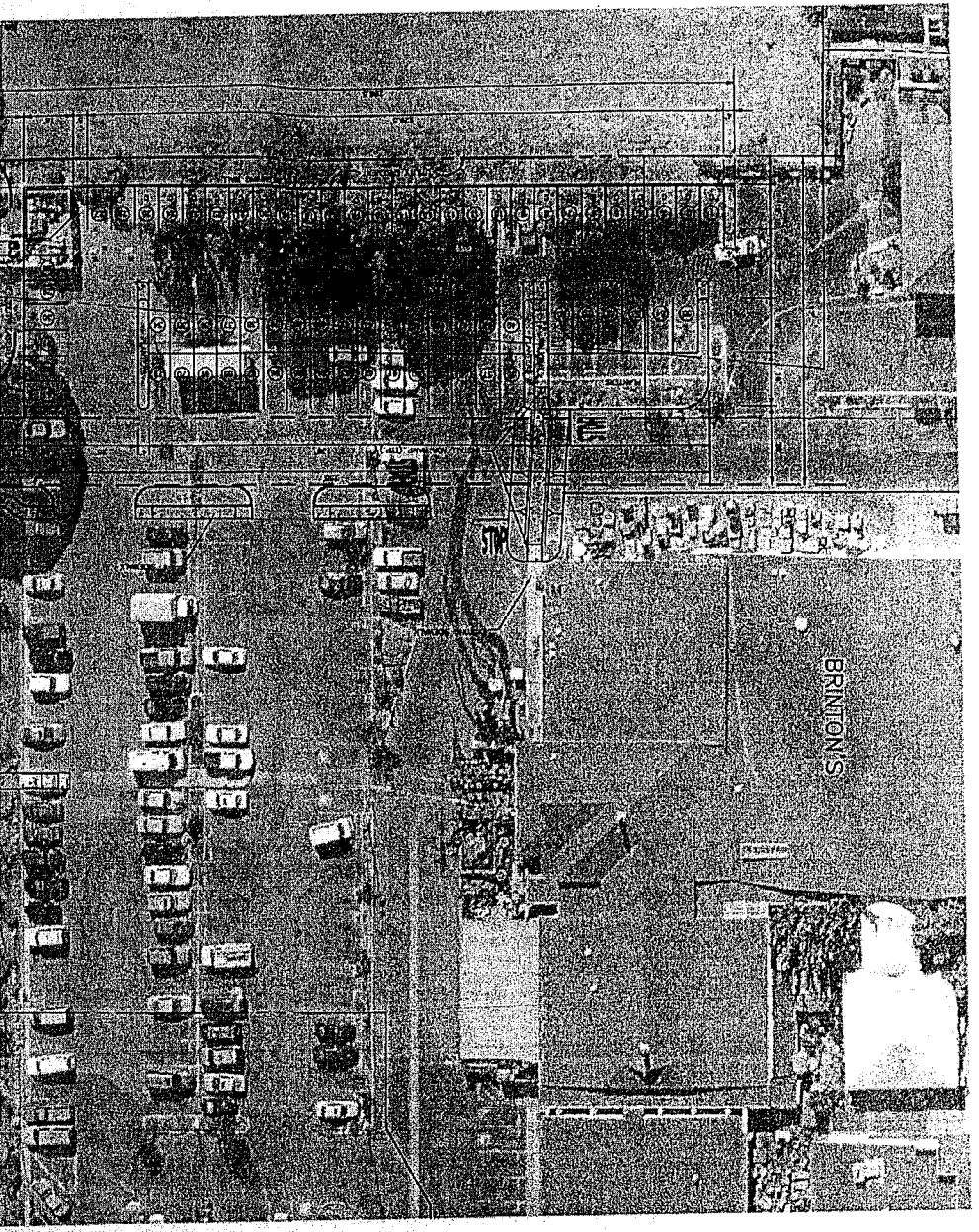
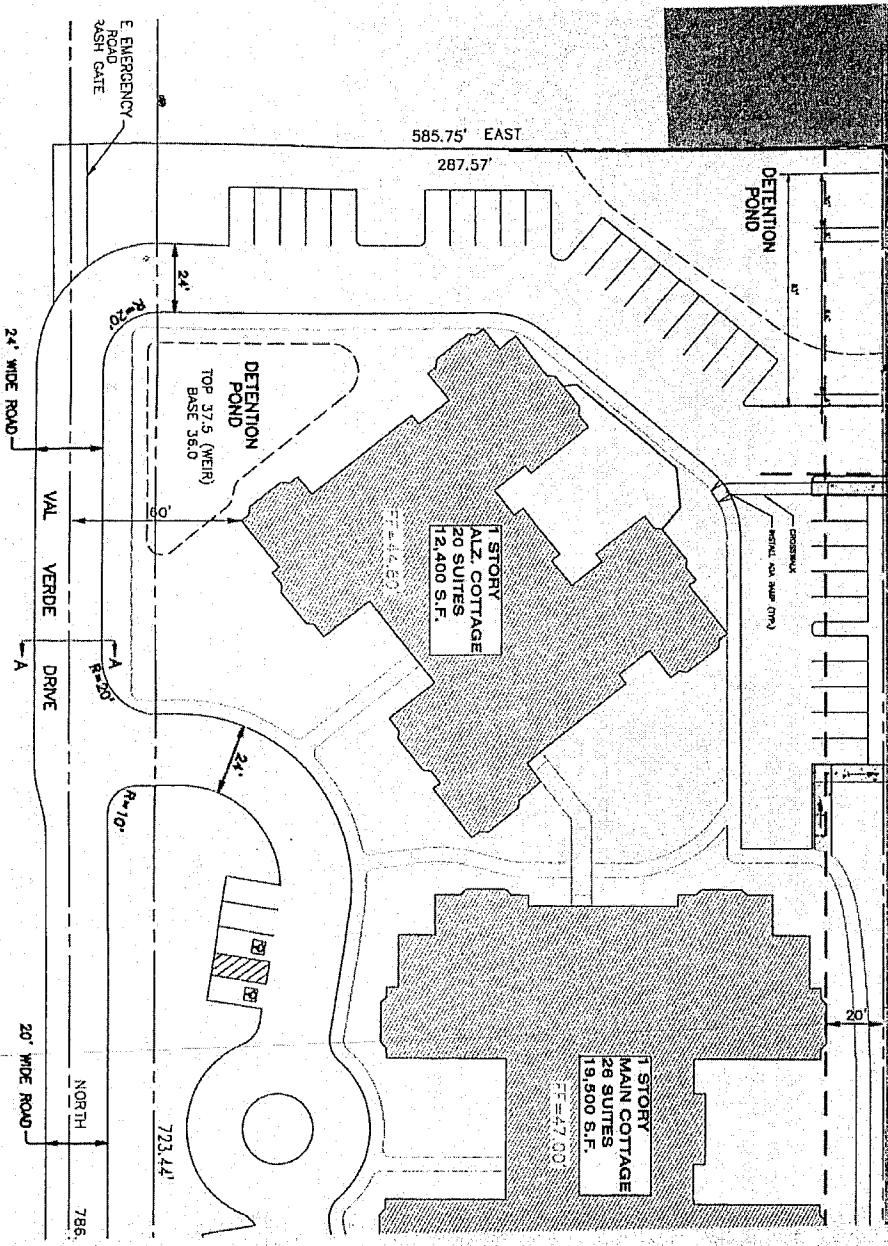
PROJECT: [Project Name]

CLIENT: [Client Name]

LOCATION: [Location]

APPROVED: [Signature]

DATE: [Date]



PLANT LEGEND

SYM. / ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
Ac	<i>Acacia californica</i>	California Buckeye**	1 Gal.	multi
Am	<i>Albizia julibrissin</i>	Marine Silverbush Tree	15 Gal.	standard
Ci	<i>Citrus 'Empress' Meyer Lemon*</i>	Meyer Lemon	15 Gal.	
Cn	<i>Caryocarpus macrocarpa**</i>	Monterey Cypress	36" Box	
Ed	<i>Eriobotrya deflexa</i>	Drumstick Eucalypt	18 Gal.	
Lf	<i>Lycium texense</i>	California Newwood	24" Box	
Dz	<i>Dioscorea 'Swan Hill'*</i>	Florida Lily	24" Box	multi
Pc	<i>Prunus caroliniana*</i>	Carney Island Plum	15 Gal.	
Pf	<i>Prunus ilicina*</i>	Fireleaf Flowering Plum	15 Gal.	low head
Pt	<i>Prunus L. 'Lyons'</i>	Catalina Cherry	15 Gal.	standard
Rm	<i>Rothmilia mollis</i>	California Pepper	1 Gal.	
Shrubs				
Ab	<i>Abutilon hybrid*</i>	Blue Heliotrop	15 Gal.	standard
Aa	<i>Arctostaphylos 'Surreal'*</i>	Surreal Manzanita	5 Gal.	4-5TVA-Bv
Cc	<i>Carolinella californica**</i>	Carolinella	1 Gal.	
Cj	<i>Ceanothus 'Julia Phaeop'*</i>	California Lilac	5 Gal.	
Cd	<i>Ceanothus 'decaisnii'*</i>	Western Redbud	15 Gal.	shrub
Cp	<i>Ceanothus purpureus*</i>	Orchid Blueberry	5 Gal.	
Cq	<i>Ceanothus 'Carmel'*</i>	Blue Morning Glory	1 Gal.	
Cs	<i>Ceanothus 'Surreal'*</i>	Island Bush Poppy	1 Gal.	
Dd	<i>Dioscorea 'Victoria' Purple-pink*</i>	Purple Hoped Bush	5 Gal.	
Fa	<i>Fragaria virginiana*</i>	Pineapple Queen	5 Gal.	
Ga	<i>Garrya elliptica*</i>	Coast Elm Tree	15 Gal.	
Ha	<i>Heteromeles arbutifolia**</i>	Toyon	5 Gal.	natural
La	<i>Lavatera assurgens</i>	Malibu	1 Gal.	
Lj	<i>Lonicera leucostachya*</i>	Lion's Tail	1 Gal.	
Nb	<i>Nandina domestica*</i>	Heavenly Bamboo	5 Gal.	
Pq	<i>Phormium tenax*</i>	New Zealand Flax	6 Gal.	
Ph	<i>Phormium 'Tom Thumb'*</i>	Dwarf New Zealand Flax	5 Gal.	
Ri	<i>Ribes graciliflorum*</i>	Indian Currant	4 Gal.	
Rf	<i>Ribes sanguinatum**</i>	Red Flowering Currant	6 Gal.	
Rr	<i>Rosa californica*</i>	California Wild Rose	6 Gal.	

PLANT LEGEND

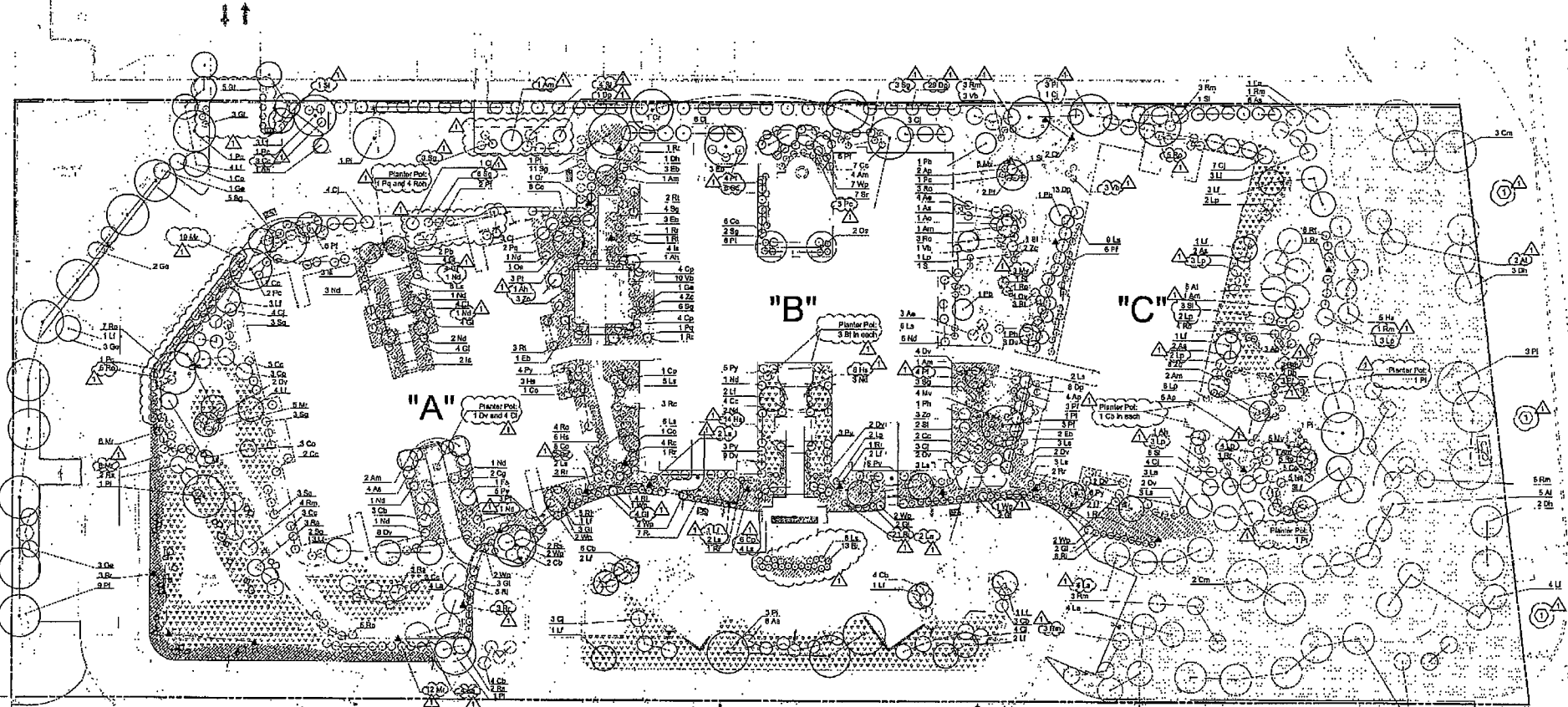
SYM. / ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Palms				
Ap	<i>Archon mitchellii</i>	Yarrow	1 Gal.	
Ac	<i>Argemone c. 'Caryon Gray'*</i>	California Sagebrush	1 Gal.	
As	<i>Asclepias speciosa</i>	Shoely Milkweed	1 Gal.	
As	<i>Asclepias linearis</i>	White Bugle	1 Gal.	
Co	<i>Coma pulchella 'Mission Bolt'*</i>	Australian Fuchsia	1 Gal.	
Co	<i>Coma 'Burgandy Wedding Train'</i>	Burgundy Chinese	4" Pot	
Dv	<i>Dianthus virginicus*</i>	Fortnight Lily	1 Gal.	
Ed	<i>Eriogonum karwinskianum*</i>	Santa Barbara Daisy	1 Gal.	
Ed	<i>Eriogonum 'Blissful Mist'*</i>	Scarlet Mouse Tailflower	1 Gal.	
G	<i>Gaura I. 'Whirling Butterflies'</i>	Gaura I.	1 Gal.	
Ha	<i>Houstonia s. 'Chocolate Rufflet'</i>	Coral Bell	1 Gal.	
Is	<i>Isotria medeoloides*</i>	Isotria	1 Gal.	
La	<i>Lavandula s. 'Otto Quast'</i>	Spanish Lavender	1 Gal.	
Lp	<i>Limonium peruvianum*</i>	Sea Lavender	1 Gal.	
Me	<i>Mertensia villosa</i>	Blue Star	1 Gal.	
Nb	<i>Nepeta 'Six Hills Giant'*</i>	Catnip	1 Gal.	
Pf	<i>Pentstemon 'Firebird'*</i>	Beardtongue	1 Gal.	
Pf	<i>Pentstemon 'Tidbits'*</i>	Jessamine Sage	1 Gal.	
Py	<i>Psychotria californicum*</i>	Red Fan	1 Gal.	
Rm	<i>Rothmilia 'Tyson Blue'*</i>	Maui Jay Poppy	1 Gal.	
Ri	<i>Ribes graciliflorum*</i>	Indian Currant	1 Gal.	
Sg	<i>Savisa purpurea*</i>	Aukum Sage	1 Gal.	
Si	<i>Silene leucantha*</i>	Mexican Bush Sage	1 Gal.	
St	<i>Senecio 'Pomarine'*</i>	Copeland Colum	1 Gal.	
Vb	<i>Verbena dipinnatifida*</i>	Dakota Verbena	1 Gal.	
Vb	<i>Verbena pilularis - deep pink</i>	Evergreen Watsonia	5 Gal.	
Zz	<i>Zinnia californica*</i>	Common California Fuchsia	1 Gal.	

PLANT LEGEND

SYM. / ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Groundcover				
Ar	<i>Arctostaphylos 'Emerald Carpet'*</i>	Emerald Carpet Manzanita	1 Gal.	
Ar	<i>Arctostaphylos 'Montezuma Carpet'</i>	Montezuma Carpet Manzanita	1 Gal.	
Ca	<i>Ceanothus 'California'*</i>	Dwarf Blueberry	1 Gal.	
Ce	<i>Ceanothus caespitosus</i>	White Evening Primrose	1 Gal.	
Rm	<i>Rothmilia 'Tyson Blue'*</i>	Coleberry	1 Gal.	
Rm	<i>Rothmilia 'California'*</i>	Rosemary	1 Gal.	
Rm	<i>Rothmilia 'Hardy'*</i>	Trailing Rosemary	1 Gal.	
Vines				
Cr	<i>Campsis radicans</i>	Trumpet Vine	5 Gal.	
Rr	<i>Rosa 'Cockle Banner'</i>	Cockle Banner Rose	5 Gal.	
Vc	<i>Vitis californica</i>	California Wild Grape	5 Gal.	
Grasses				
Mr	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.	
Fa	<i>Festuca rubra</i>	Creeping Red Fescue	1 Gal.	
Nd	<i>Nastro Hydrocotyle</i>	Madre Doo Spoon	1 Gal.	

REFERENCE NOTES

① Potential xeriscaping pruning by Landscape Contractor. To be field directed.



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Landscape Architecture Inc.

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Berkeley, CA 94704
PH: 510.541.1171
FAX: 510.541.1171
www.bfsa.com



Consultants:

Revisions:
1. HLD Submittal Setback
2. A. Hensons 5-10-04
3. HLD Submittal 8-10-04

Cottages of Carmel
Carmel, CA

Don M. Hought

Client: HLD
Contract: 104
Project No.: 07.100
File No.: 2/24/04
Date: September 10, 2004

Insurance: 100% Construction Documents

Planting Plan

Sheet No. L-7.0
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