

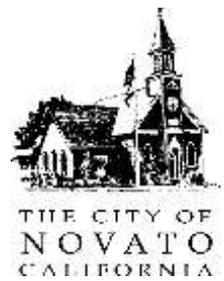
Agenda Item 2

DESIGN REVIEW COMMISSION STAFF REPORT (Workshop)

MEETING: November 2, 2016

STAFF: Matt Gilster, Planner II
mgilster@novato.org; (415) 493-4708

SUBJECT: **Pacheco Plaza Chase Bank
 Design Review Workshop
 File: P2016-078; Design Review
 APN: 160-190-13, 402 Ignacio Boulevard**



922 Machin Avenue
 Novato, CA 94945-3232
 (415) 899-8900
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REQUESTED ACTION

Conduct a public workshop to review and provide comments on the site design, circulation, building massing, and architecture for the demolition and replacement of an existing vacant bank building and drive-thru ATM with a 3,470 square foot single story bank building with a drive-thru canopy and ATM. The building will be 27 feet tall at its highest point measured from the grade. 27 parking stalls will be provided. The project site is located in the Pacheco Plaza Shopping Center at 402 Ignacio Boulevard, APN: 160-190-13.

PROJECT SETTING & SITE DESCRIPTION

The project site is an 8.1 acre (355,767 square feet) lot that fronts onto Ignacio Boulevard. The project site is within the Pacheco Plaza Shopping Center, which includes 4 buildings, 20 commercial tenant spaces, landscaping, onsite parking, and open seating and gathering areas. The combined floor area of the commercial buildings in the shopping center is approximately 71,750 square feet. The shopping center was remodeled in 2010 and staff often hears compliments that it now reflects one of Novato's more modern and attractive commercial centers.



The south west end of the shopping center provides ingress and egress from Ignacio Boulevard and is developed with two freestanding “pad” bank buildings. The subject bank building is located on a triangular area of the shopping center, west of the south entrance to the center. The project area is bounded by Ignacio Boulevard on the south/west, existing center parking to the east and existing parking to the north. The existing bank building was developed in 1980 as an amendment to the Pacheco Plaza Precise Development Plan to allow a 4,000 square foot free standing bank building. The existing bank building provides 16 parking spaces, a covered drive through ATM. The building currently sits empty.

PROJECT DESCRIPTION

The applicant, Chase, has submitted plans for the demolition and replacement of the existing 4,000 square foot vacant bank building and drive-thru ATM with a 3,470 square foot single story bank building with a drive-thru canopy and ATM. The existing, vacant bank building is 21 feet tall. The proposed bank building will be 27 feet tall at its highest point from grade. Parking will be increased from 17 to 27 parking stalls. There will be 2,238 square feet of landscaping on site which will be installed within planter areas around the building and parking perimeter. Four bicycle parking stalls will be provided onsite. Pedestrian access to the bank will be installed from an existing sidewalk along the Ignacio Boulevard frontage. Four pole lights will be installed to illuminate the parking lot and drive through ATM.

Development Entitlements

The following city approvals are required for the proposed project:

- Design Review: Request to obtain an approval from the Design Review Commission regarding the project's site design, architecture, and landscaping. Design review is required for commercial developments.

Site Plan, Building Orientation, and Massing

The proposed site plan incorporates a similar circulation pattern and building orientation as the existing building. However, the new, smaller, design creates more room for parking and allows for entrances into the bank from the north and south. The massing of the proposed structure differs from the existing structure by not including a covered area for the drive through ATM thus reducing the overall building footprint.

Architecture

The proposed building mass, architecture and details of the building have been designed to be consistent with the design of the surrounding shopping center. This includes architectural details such as green walls, slate tile finish, metal shade canopies, and Landmark Premium Lifetime Shingles to match the rest of the Plaza rooftops.

The colors of the building are also consistent with the rest of the shopping center, which include Sherwin Williams Lather, and Accessible Beige. The proposed drive through canopy will have matching materials and colors.

Staff requests that the Commission provide feedback to the applicant regarding the overall approach taken with the site plan, including: context with the surrounding setting, the location/orientation/massing/architecture of the building, on-site circulation, parking, and ancillary site improvements.

Landscaping

Landscape areas are proposed adjacent to Ignacio Boulevard, adjacent to the Plaza entry, and within planters located around the building and parking spaces. The landscaping proposed for the site consists of drought tolerant plants that will effectively integrate the new structure into the surrounding shopping center, provide adequate shade, and screen the drive through areas. Nine new trees will be installed, species include Chinese Evergreen Elm and Crepe Myrtle.

Twelve (12) trees are proposed to be removed around the work area as they are either within the new building footprint, sidewalk, or parking lot. Trees to be removed consist of Ye Pine, Honey Locust, Maple, and Cedar, Olive Chinese Pistache. Only 1 heritage tree (Canary Pine) will be removed.

BACKGROUND

Property Owner:	Pacheco Plaza LLC
Applicant:	JP Morgan Chase
Assessor's Parcel No.:	160-190-13
Project Area:	8 acres

General Plan Designation: Neighborhood Commercial (CN); Maximum FAR of 0.40

Existing Zoning:	Planned District (PD)
Existing Use:	Shopping Center
Adjacent Zoning/Uses:	North- high/medium density residential; (PD)
	South- medium density residential; (PD)
	East- office/medium density residential; (PD)
	West- open space/low density residential; (PD)

HISTORY OF ENTITLEMENTS AT THIS SITE:

August 1964-	Use Permit approval for 56,000 square foot shopping center
September 1980-	Precise Development Plan amendment approving the development of a 4,000 square foot bank building with drive through ATM.
December 2007-	Design Review approval to remodel Pacheco Plaza Shopping Center.

ENVIRONMENTAL ASSESSMENT

The project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA). However, an environmental assessment is not required for a preliminary project review, such as a workshop conducted by the Design Review Commission. An assessment of the project will be conducted to determine the level of environmental review required for the project, if any. This review will consider traffic safety, aesthetics, noise, hazards, etc.

STAFF ANALYSIS

Design Review and Entitlement Process

Design review is a mandatory process for commercial development. As such, a formal hearing of the Design Review Commission will be held subsequent to the design review workshop where the applicant will request the Commission's final action to either approve or deny the entirety of the project's design, including site plan, architecture, and landscaping. Therefore, the purpose of this design review workshop is to offer an opportunity for the Design Review Commission and interested members of the public to review and provide feedback to the applicant and staff regarding the project's site design, architecture, and landscaping prior to preparing final plans for the Commission's consideration.

Neighborhood Meeting: A, noticed, neighborhood meeting was held by the applicant's representatives on October 20, 2016 at the Existing vacant bank building in Pacheco Plaza to receive preliminary feedback on the project's design and any related matters. No members of the public attended.

Design Review Findings

The Design Review Commission should consider the proposed building from the perspective of the following uniform design review findings of approval. These are the findings the Design Review Commission will be asked to make when considering the application for formal action.

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the general plan, and any applicable specific plan and with the development standards, design guidelines and all applicable provisions of this code, including this title and any approved master plan and precise development plan.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

1996 General Plan

The 1996 Novato General Plan provides a framework of policies that were adopted to coordinate all major components of Novato's physical development over a 20-year period. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the project site in question was called out specifically by General Plan Land Use Policy 1A for hotel development:

The Design Review Commission should consider the Bank's design concepts in light of the design-related policies of the Novato General Plan listed below.

Community Identity Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Community Identity Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.

Community Identity Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.

Community Identity Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Community Identity Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

Pacheco Plaza Master Plan Precise Development Plan

The Pacheco Plaza Precise Plan Amendment which approved the existing 4,000 square foot bank building also set a 20 foot building setback from the southern property line along Ignacio Boulevard. The Pacheco Plaza MP/PDP does not set forth further design guidelines for new construction or improvements to the shopping center. Therefore, in accordance with the requirements of the Novato Municipal Code, the development standards of the most similar zone classification are to be used as a guidance where the precise development plan is silent. Given the Neighborhood Commercial Land Use designation of the General Plan for the subject property, the Neighborhood Commercial zoning is the most appropriate to use for any development standards that are not outlined in the PDP. The proposal is consistent with all applicable standards of the Pacheco Plaza MP/PDP.

Zoning Consistency

The table below lists the general standards of the CN Zoning District and special provisions and standards of the Zoning Ordinance that apply to the proposal submitted by MI Architects.

CHASE BANK APPLICABLE ZONING STANDARDS		
	GENERAL COMMERCIAL STANDARD	CHASE PROPOSAL
Maximum FAR	0.40	71,220 = 0.20 FAR
Maximum Lot Coverage	40%	71,220 = 0.2. FAR
Maximum Height	35-feet	27 feet
Minimum Setbacks from Property Line	Front – 20 Side – None Rear - None	Front -40 Side – None Rear - None
Minimum Solid Waste Storage Area	24 sq. ft. solid waste and 24 sq. ft. recyclables	72 square-foot combined solid waste/recyclables enclosure
Art Ordinance	Provide or pay in-lieu fee for art.	Under consideration by the applicant.
Parking	Required vehicle parking spaces: 14 Required bicycle parking spaces: 1	27 proposed Bicycle Parking: 4 Proposed

Floor Area Ratio

The project site is assigned the Neighborhood Commercial (CN) land use designation of the General Plan. The CN land use designation permits the development of commercial buildings up to a maximum FAR of 0.40, or 141,740 square feet based on the 354,350 square foot shopping center. The existing shopping center contains approximately 71,750 square feet of commercial floor area. The proposed 3,470 square foot bank building does not exceed the FAR standard for this site. With the proposed building the total commercial floor area on site would be reduced to approximately 71,220 square feet or 0.20 FAR.

Parking

Section 19.30 Parking and Loading, requires 1 parking space per every 300 square feet of building floor area for shopping centers with over 30,000 square feet and 1 parking space per every 250 square feet of bank building. The Pacheco Plaza Center currently has 71,750 square feet of floor area which results in 252 required parking spaces. The Plaza currently provides 315 parking spaces which is well over the requirement.

The existing bank building currently provides 17 parking stalls. There are 27 parking spaces proposed for the new building. Section 19.30.090 requires bicycle parking to be provided equal to a minimum of 5% of required vehicle spaces. The 3,470 square foot bank building would require one bicycle parking space, four bicycle spaces are proposed. The current proposal would meet all required parking standards as per the standards of the Novato Municipal Code Section 19.30.

Signs

Section 19.32.030 of the City of Novato Zoning Codes requires all proposed signs to first obtain a sign permit from the Planning Division. The Pacheco Plaza Shopping Center has a Master Sign Plan which sets development standards for all proposed signs within the shopping center. Subsequent to the approval of this application the applicant will submit an application for a sign permit for onsite signs which will be reviewed for conformance with the standards of the Pacheco Plaza Master Sign Plan subject to Planning Division Approval.

Public Notice and Comments-

Notice of the design review workshop was sent to the surrounding neighborhood which includes all property owners within 600 feet of the project site as per the noticing requirements of the City of Novato Municipal Code 19.58. The meeting notice was/is also posted on the City's project web page which can be found at the following web link: <http://novato.org/government/community-development/planning-division/planning-projects/pacheco-plaza-chase-bank>. Staff received a phone call from a member of the public who expressed concerns related to onsite circulation and traffic.

RECOMMENDATION

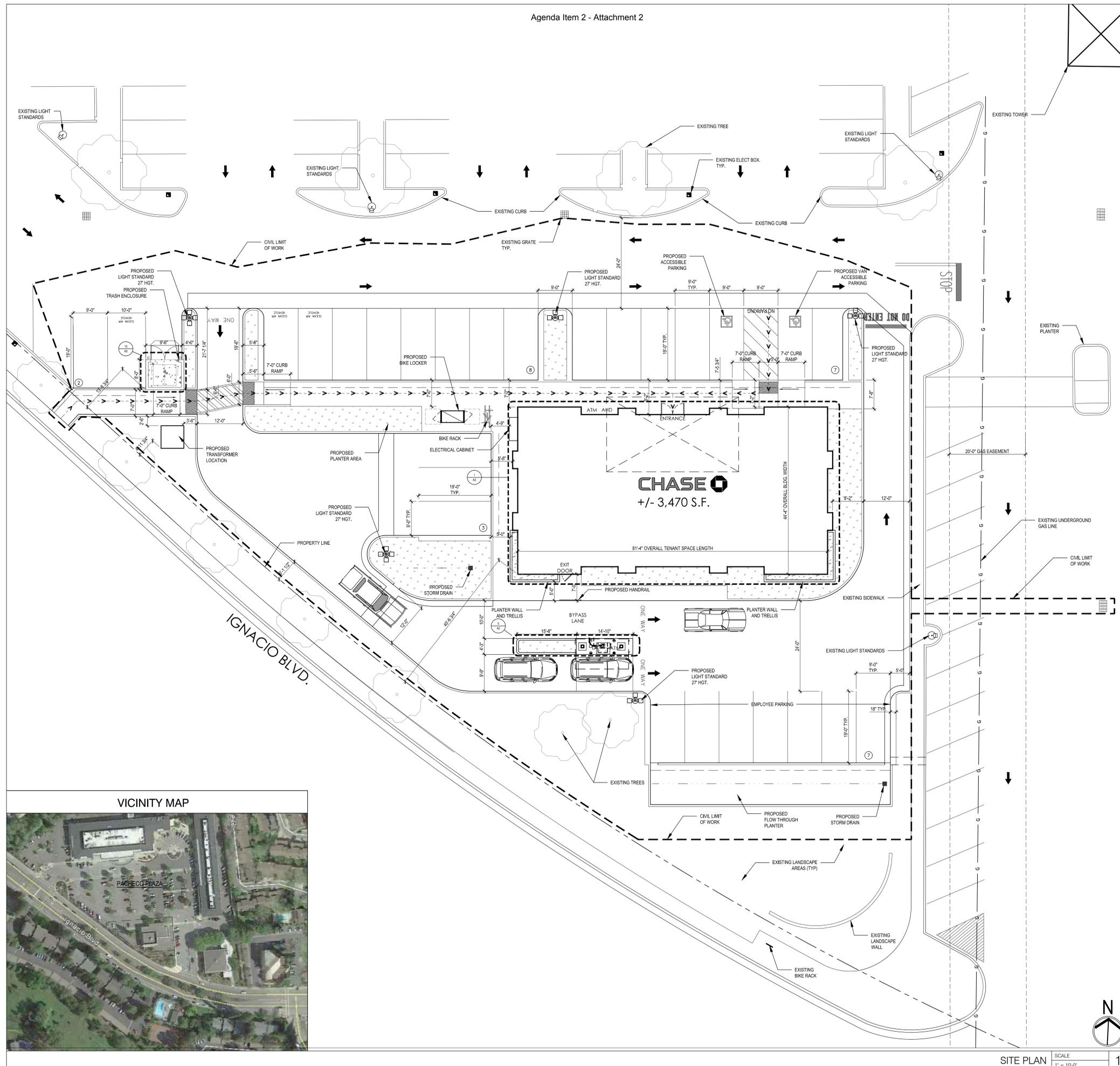
Conduct a workshop to receive public input and provide Commission comments to the applicant and staff regarding the project's proposed conceptual site design, circulation, building massing, architecture, and conceptual landscaping.

FURTHER ACTION

This project proposal, with further design revisions, will return to the Design Review Commission at a public hearing for a formal action.

ATTACHMENTS

1. Project Plans



SITE PLAN SCALE 1" = 10'-0" 1

SITE INFORMATION

SCOPE OF WORK	DEMO EXISTING VACANT BANK BUILDING AND DRIVE-THRU AND CONSTRUCTION OF A ONE-STORY BANK BUILDING WITH DRIVE-THRU CANOPY AND ATM
SITE AREA:	GROSS AREA: 354,350 SQ. FT. OR 8.10 ACRE
CONTACT INFORMATION:	<p>PROPERTY OWNER: PACHECO PLAZA CENTER, LLC 366 IGNACIO BLVD, NOVATO, CA 94949 (415) 893-4646 CONTACT: JOHN KIECKHEFER</p> <p>CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES 765 THE CITY DRIVE SUITE 200 ORANGE, CA 92668 (714) 705-1328 CONTACT: TYLER HOIST</p> <p>PROJECT APPLICANT / OWNER: CHASE 3408S EL TORO ROAD 2ND FLOOR LAGUNA HILLS, CA 92653 (949) 951-1108 CONTACT: FERNANDO GALLARZO</p> <p>LANDSCAPE ARCHITECT: STANTEC ARCHITECTURE INC. 1383 N MCDOWELL BLVD, SUITE 250 PETALUMA, CA 94954 (707) 458-4707 CONTACT: MAISHA RUTH</p> <p>ARCHITECT: STANTEC ARCHITECTURE INC. 38 TECHNOLOGY DR., SUITE 100 IRVINE, CA 92618 (949) 923-6905 CONTACT: DAN POPA</p>
ZONING:	COMMUNITY COMMERCIAL
BUILDING INFORMATION:	<p>APN: 160-190-13</p> <p>LOT SIZE: 354,350 SQ. FT.; 8.10 acres (shopping center)</p> <p>LOT SIZE (IMPROVEMENT AREA): 24,045 SQ. FT.; .55 acres</p> <p>TYPE OF USE: BANK FACILITY</p> <p>BUILDING AREA: 3,470 SQ. FT.</p> <p>BUILDING CONSTRUCTION TYPE: TYPE V-B CONSTRUCTION</p> <p>BUILDING IS REQUIRED TO BE FULLY SPRINKLERED: YES</p> <p>BUILDING OCCUPANCY: B</p> <p>PROPOSED BUILDING HEIGHT: 27'-4"</p>
SETBACKS:	<p>REQUIRED:</p> <p>FRONT: (STREET) 20'</p> <p>SIDE: N/A</p> <p>REAR: N/A</p> <p>PROPOSED:</p> <p>FRONT: (STREET) 40'-6"</p> <p>SIDE: N/A</p> <p>REAR: N/A</p>
LANDSCAPING:	PROPOSED: 2,238 SQ. FT. (9.3% OF IMPROVEMENT AREA)
PARKING ANALYSIS:	<p>REQUIRED: 1/250 SF 3,470 SF / 250 SF = 14 REQUIRED PARKING SPACES</p> <p>PROPOSED:</p> <p>22 STANDARD PARKING STALLS</p> <p>2 ACCESSIBLE STALLS</p> <p>3 CLEAN AIR STALLS</p> <p>27 PARKING STALLS (TOTAL)</p>
BICYCLE PARKING:	<p>REQUIRED: (SHORT TERM) 5% OF VEHICLE 27 x 0.05 = 1.35</p> <p>PROPOSED: (SHORT TERM): 2</p> <p>REQUIRED: (LONG TERM) 5% OF VEHICLE 27 x 0.05 = 1.35</p> <p>PROPOSED: (LONG TERM): 2</p>

LEGEND

	ACCESSIBLE ROUTE OF TRAVEL
	PROPERTY LINE

SHEET INDEX

		DRAWINGS ISSUED	
		DATE	BY
ARCHITECTURAL			
A1	SITE PLAN	●	
A2	FLOOR PLAN	●	
A3	EXTERIOR ELEVATIONS	●	
A4	EXTERIOR ELEVATIONS	●	
A5	EXTERIOR ELEVATIONS CANOPY AND TRASH ENCLOSURE	●	
	COLOR ELEVATIONS (3 SHEETS)	●	
CIVIL			
C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN	●	
LANDSCAPE			
L1	PRELIMINARY LANDSCAPE PLAN	●	



CHASE #55459
IGNACIO BLVD & ALAMEDA DEL PRADO
STANDARD PALETTE
402 IGNACIO BLVD,
NOVATO, CA 94949

ARCHITECT/ ENGINEER OF RECORD

38 Technology Drive Suite 100
Irvine, CA 92618
TEL: 949.923.6000
www.stantec.com

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ISSUE	DATE	DESCRIPTION
	09/19/2016	DESIGN SUBMITTAL
PROJECT INFORMATION BLOCK		
JOB #	2007692014	
DATE:	07-13-16	
DRAWN BY:	AGV	
CHECKED BY:	DP	
MODEL		
SHEET TITLE		
SITE PLAN		
SHEET NUMBER		
A0.1		



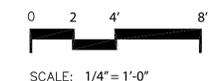
North Elevation



East Elevation

Color Legend:

-  Sherwin Williams SW6108 "Latte"
-  Sherwin Williams SW7036 "Accessible Beige"
-  Sherwin Williams SW7045 "Intellectual Gray"
-  Chase "Nickel"
-  Chase "Blue"
-  GAF Timberline "Charcoal"
-  "Pennsylvania Bluestone"
-  Opaque Solar Film Solyx Product: SX-3130 White 70 Diffuser



Chase Bank
Ignacio
Ignacio Blvd & Alameda Del Prado
Novato, CA





22'-0" T.O. CENTER TOWER

20'-6" T.O. TOWER

18'-0" T.O. PARAPET

0'-0" GROUND LEVEL

South Elevation



20'-6" T.O. TOWER

18'-0" T.O. PARAPET

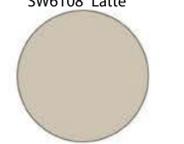
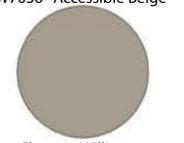
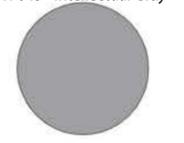
11'-4" T.O. CANOPY

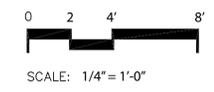
9'-4" B.O. CANOPY

0'-0" GROUND LEVEL

West Elevation

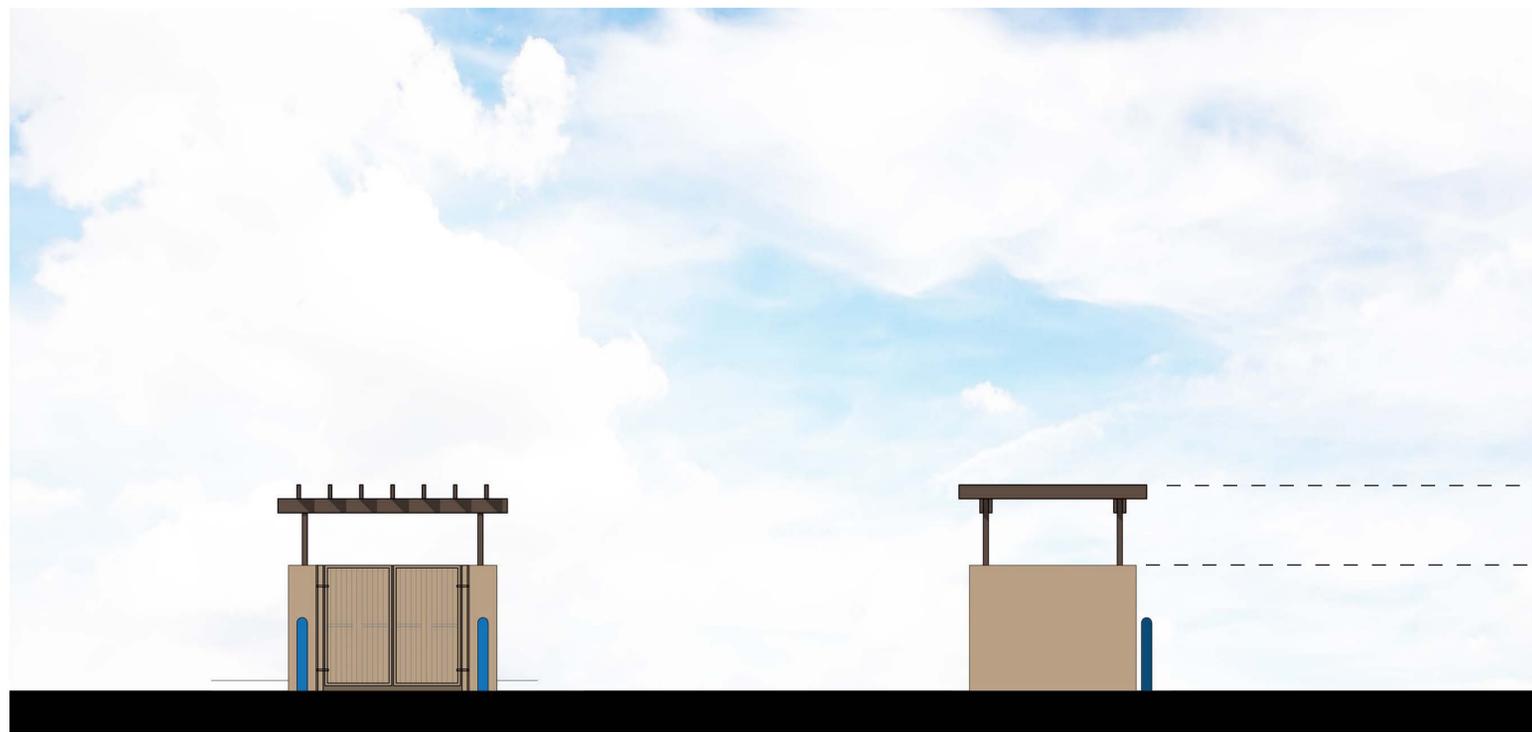
Color Legend:

-  Sherwin Williams SW6108 "Latte"
-  Sherwin Williams SW7036 "Accessible Beige"
-  Sherwin Williams SW7045 "Intellectual Gray"
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Chase Bank
Ignacio
Ignacio Blvd & Alameda Del Prado
Novato, CA





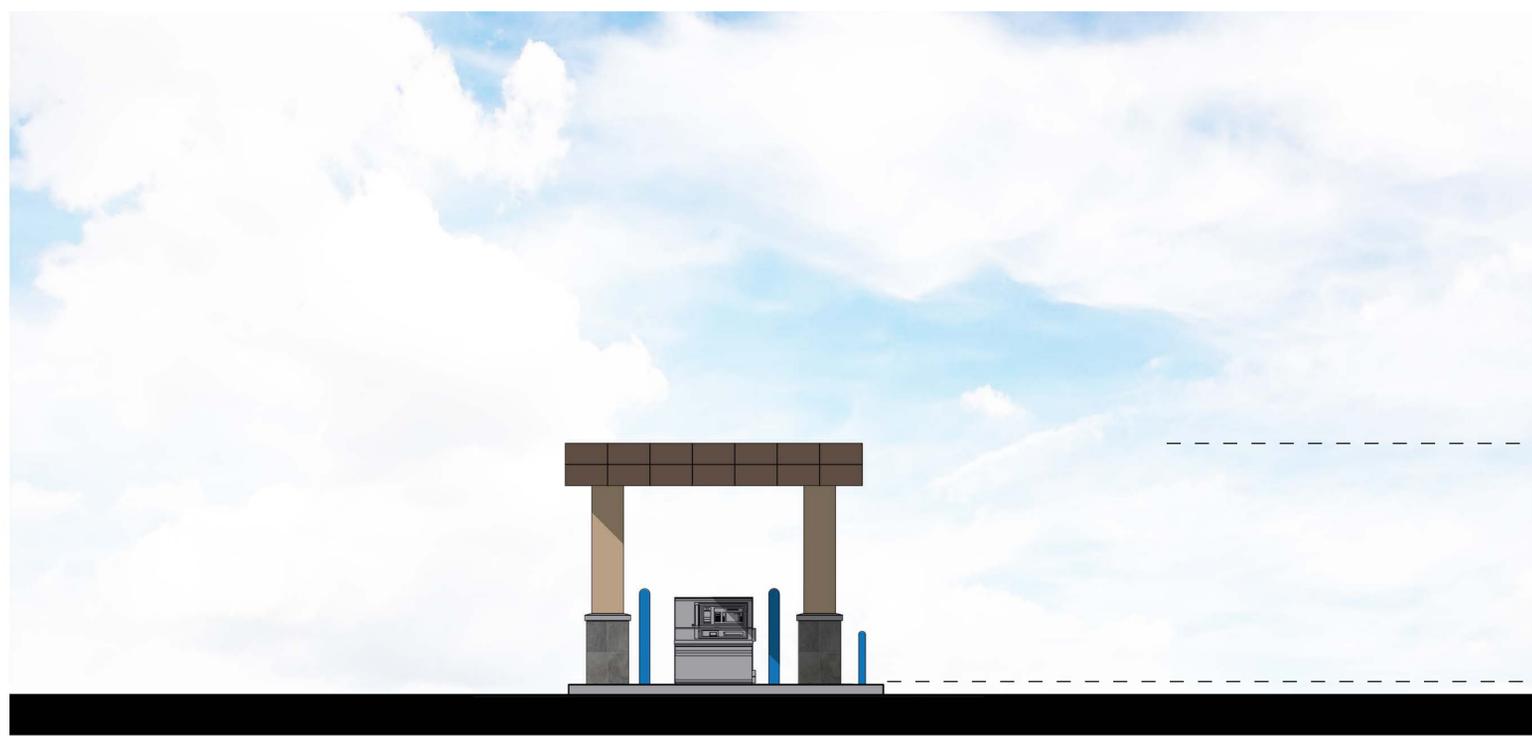
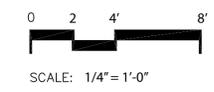
North Elevation Trash Enclosure

East Elevation - Trash Enclosure

9'-10"
T.O. TRELLIS

6'-0"
T.O. WALL

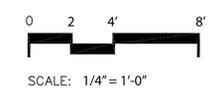
0'-0"
GROUND LEVEL



South Elevation - Drive-Thru

11'-4"
T.O. CANOPY

0'-0"
GROUND LEVEL



Color Legend:

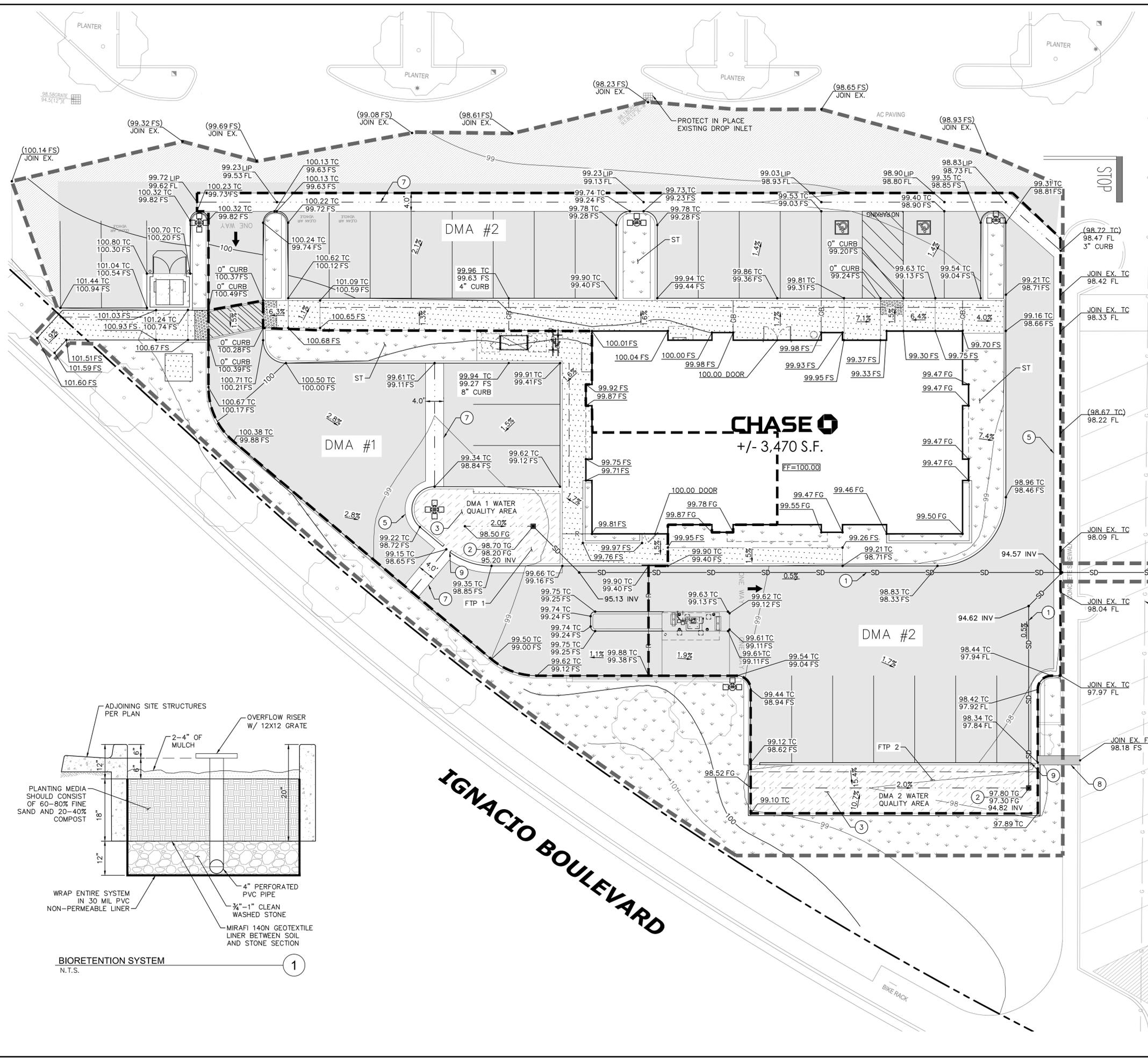
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-  Opaque Solar Film Solyx Product: SX-3130 White 70 Diffuser



Chase Bank
Ignacio
Ignacio Blvd & Alameda Del Prado
Novato, CA



Plotted By: G. G. G. Nick September 13, 2016 12:12:33pm K:\ORDA_LDEV\Class Bank\094615129 - Ignacio-Alameda (Novato)\CADD\Exhibits\EX-1 - Prelim_Grading.dwg
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LEGEND

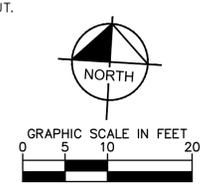
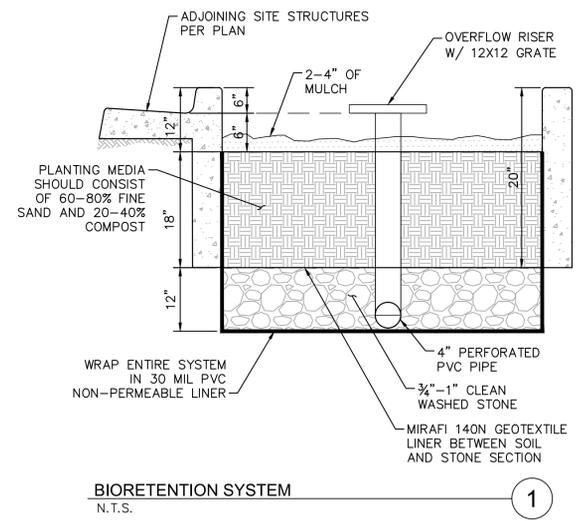
- LEASE LINE
- CIVIL LIMITS OF WORK
- FLOW LINE
- RIDGE LINE
- GRADE BREAK LINE
- DRAINAGE MANAGEMENT AREA LIMITS
- 100.00 TC
99.50 FS
- (100.00 TC)
(99.50 FS)
- DMA
- FTP
- ST
- FULL DEPTH ASPHALT REPLACEMENT
- CONCRETE PAVEMENT
- AC MILL AND OVERLAY
- LANDSCAPE/PLANTER AREA
- TREATMENT LIMITS (FTP)

DMA #	IMPERVIOUS AREA (SF)	TREATMENT AREA-4% OF IMPERVIOUS (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT FACILITY #
1	5418	216	439	FTP #1
2	13834	553	641	FTP #2

SITE DATA

PARCEL SIZE: 352,750 S.F. (8.01 AC)
 LIMITS OF DISTURBANCE: 24,045 S.F. (0.55 AC)
 PROPOSED IMPERVIOUS AREA: 14,567 S.F. (EXCLUDING BUILDING)
 PROPOSED PERVIOUS AREA: 18,037 S.F. (INCLUDING BUILDING)
 PROPOSED PARKING AREA: 5,212 S.F.
 APN: 12,571 S.F. (INCLUDING DRIVE AISLE)
 ZONING: 160-190-13
 ADDRESS: MU
 484 IGNACIO BLVD.

- ### GRADING NOTES
- INSTALL 12" PVC SDR-35 STORM DRAIN PIPE.
 - INSTALL JENSON 12"x12" CONCRETE OVERFLOW CATCH BASIN.
 - CONSTRUCT BIOFILTRATION/RETENTION SWALE WITH IMPERMEABLE LINER AND 4" PERFORATED COLLECTION PIPE, PER DETAIL 1, HEREON.
 - CONNECT TO THE EXISTING STORM DRAIN PIPE. CONTRACTOR TO POT HOLE AND CONFIRM THE EXISTING INVERT PRIOR TO CONSTRUCTION.
 - INSTALL CONCRETE CURB AND GUTTER.
 - INSTALL CONCRETE MOW CURB (0" CURB).
 - CONSTRUCT VALLEY GUTTER WIDTH PER PLAN.
 - CONSTRUCT 2.0' WIDE PARKWAY DRAIN PER SPPWC STANDARD 151-2, INLET TYPE 2 FOR OVERLAND RELEASE.
 - CONSTRUCT 2.0' WIDE CONCRETE CURB CUT.



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 WWW.KIMLEY-HORN.COM

PRELIMINARY GRADING PLAN

CHASE NOVATO
PREPARED FOR
CHASE

CITY OF NOVATO CA

SHEET NUMBER

NO.	REVISIONS	DATE	BY

Maximum Applied Water Allowance

The following calculation will help you determine your site specific water budget and establish a planting site that will allow you to meet your water budget.

Estimated Total Water Use (ETWU)

Net Evapotranspiration Calculation = Annual ET₀ - Effective Rainfall = 26.33

Adjusted Landscape Area Calculation

Sum of Adjusted Landscape Area = 671

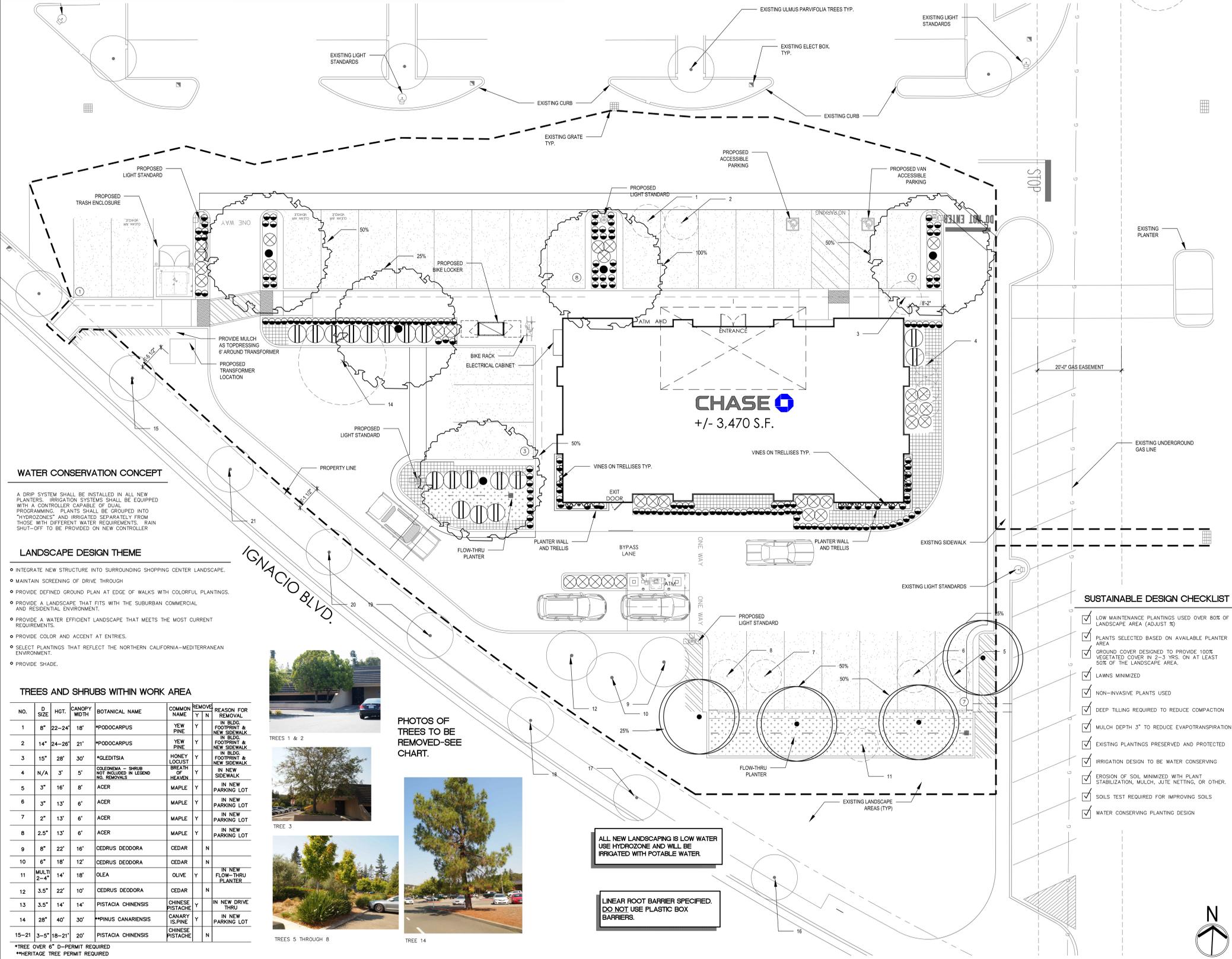
ETWU = 26.33 x 0.62 x 671 = 1,092 gallons

17 CCFs



PLANTING LEGEND

SYMBOL	SIZE	QTY	TYPE	HEIGHT	SPREAD	BOTANICAL NAME	WATER	COMMON NAME
TREES								
				** E, D, C			** H, L, M	
	15 GAL.	5	E	30'x40'		ULMUS PARVIFOLIA	L	CHINESE EVERGREEN ELM
	15 GAL.	4	D	22'x18'		LAGERSTROEMIA INDICA 'MUSKOGEE' STD.	L	CREPE MYRTLE
	-	3	-	-	-	EXISTING ON SITE TREE TO REMAIN	-	-
	-	8	-	-	-	EXISTING ON SITE TREE TO BE REMOVED	-	-
SHRUBS								
	5 GAL.	32	E	3'x3'		CALISTEMON CITRINUS 'LITTLE JOHN'	L	DWARF LEMON SCENTED BOTTLEBRUSH
	1 GAL.	174	E	1.5'x2'		KNIPHOFIA UVARIA	L	RED HOT POKER
	5 GAL.	18	E	3'x4'		CISTUS CRISPUS	L	ROCKROSE
VINES								
	5 GAL.	5	E	-	-	SOLLYA HETEROPHYLLA	L	AUSTRALIAN BLUEBELL
GROUNDCOVERS / MASS PLANTINGS								
	1 GAL.	600	E	24"x36"		LANTANA MONTEDEVENSIS	L	LANTANA
	1 GAL.	784	E	24"x18"		FLOW THRU-PLANTER PLANTINGS	L	TBD



WATER CONSERVATION CONCEPT

A DRIP SYSTEM SHALL BE INSTALLED IN ALL NEW PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS. RAIN SHUT-OFF TO BE PROVIDED ON NEW CONTROLLER

LANDSCAPE DESIGN THEME

- INTEGRATE NEW STRUCTURE INTO SURROUNDING SHOPPING CENTER LANDSCAPE.
- MAINTAIN SCREENING OF DRIVE THROUGH.
- PROVIDE DEFINED GROUND PLAN AT EDGE OF WALKS WITH COLORFUL PLANTINGS.
- PROVIDE A LANDSCAPE THAT FITS WITH THE SUBURBAN COMMERCIAL AND RESIDENTIAL ENVIRONMENT.
- PROVIDE A WATER EFFICIENT LANDSCAPE THAT MEETS THE MOST CURRENT REQUIREMENTS.
- PROVIDE COLOR AND ACCENT AT ENTRIES.
- SELECT PLANTINGS THAT REFLECT THE NORTHERN CALIFORNIA-MEDITERRANEAN ENVIRONMENT.
- PROVIDE SHADE.

TREES AND SHRUBS WITHIN WORK AREA

NO.	D SIZE	HGT.	CANOPY WIDTH	BOTANICAL NAME	COMMON NAME	REMOVE	REASON FOR REMOVAL
1	8"	22'-24"	18'	*PODOCARPUS	YEW PINE	Y	IN BLDG FOOTPRINT & NEW SIDEWALK
2	14"	24'-26"	21'	*PODOCARPUS	YEW PINE	Y	IN BLDG FOOTPRINT & NEW SIDEWALK
3	15"	28'	30'	*OLEDTISIA	HONEY LOCUST	Y	IN BLDG FOOTPRINT & NEW SIDEWALK
4	N/A	3'	5'	COLENDRA - SHRUB	BREATH OF HEAVEN	NO	NOT INCLUDED IN LEGEND
5	3"	16'	8'	ACER	MAPLE	Y	IN NEW PARKING LOT
6	3"	13'	6'	ACER	MAPLE	Y	IN NEW PARKING LOT
7	2"	13'	6'	ACER	MAPLE	Y	IN NEW PARKING LOT
8	2.5"	13'	6'	ACER	MAPLE	Y	IN NEW PARKING LOT
9	8"	22'	16'	CEDRUS DEODORA	CEDAR	N	
10	6"	18'	12'	CEDRUS DEODORA	CEDAR	N	
11	MULTI 2'-4"	14'	18'	OLEA	OLIVE	Y	IN NEW FLOW-THRU PLANTER
12	3.5"	22'	10'	CEDRUS DEODORA	CEDAR	N	
13	3.5"	14'	14'	PISTACIA CHINENSIS	CHINESE PISTACHE	Y	IN NEW DRIVE THRU
14	28"	40'	30'	*PINUS CANARIENSIS	CANARY IS.PINE	Y	IN NEW PARKING LOT
15-21	3'-5"	18'-21"	20'	PISTACIA CHINENSIS	CHINESE PISTACHE	N	



PHOTOS OF TREES TO BE REMOVED-SEE CHART.

ALL NEW LANDSCAPING IS LOW WATER USE HYDROZONE AND WILL BE IRRIGATED WITH POTABLE WATER.

LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

SITE FEATURES - TYPICAL

- NOT SHOWN: ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 4' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.
- TOTAL NEW AND REPAIRED LANDSCAPED AREA: 2,238 S.F.
- *GROUND COVERS TO EXTEND UNDER SHRUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SURFICENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SHRUB BEDS TO WITHIN 3' OF EACH PLANTED SHRUB.



NOTES

- ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
- REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
- OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING:
 - BETWEEN STREET TREES = 30 FT.
 - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
- ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
- A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES ON A PERMANENT BASIS. 2-YEAR BOND REQUIRED.
- LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
- PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
- ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
- NO PLANTS SELECTED REQUIRE SHEARING.
- OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY AND NMD REQUIREMENTS.

CITY SPECIFIC REQUIREMENTS

- LANDSCAPE CERTIFICATION IS REQUIRED.
- TWO-YEAR MAINTENANCE BOND IS REQUIRED.
- SIGHT VISIBILITY IS MAINTAINED AT DRIVES.
- LANDSCAPE IS COORDINATED WITH UTILITIES-OH LINES.
- DROUGHT TOLERANT PLANTINGS USED BASED ON MOST CURRENT WUCOLS.
- VEGETATION AT MATURITY PROVIDES 75% COVERAGE.
- PARKING HAS AN END ROW PLANTER.
- STREET TREES ARE EXISTING AND WILL BE PRESERVED.
- 5% OF PARKING LOT AREA IS IN PLANTING. TOTAL PARKING AREA = 4,812 SF. 240 SF REQUIRED. 1059 SF OR 22% PROVIDED.
- 30% OF PAVED PARKING AREA IS REQUIRED TO BE SHADED. PAVED AREA = 4,812 SF. SHADE PROVIDED = 2,231 SF OR 46%.
- NEW PLANTINGS PROVIDE A MIX OF DECIDUOUS, EVERGREEN AND CONIFER.
- DRIVE THROUGH IS SCREENED WITH EXISTING PLANTINGS.
- DRIP LINE AND LOCATIONS PROVIDED OF ALL EXISTING TREES 3" D OR MORE.

PARKING LOT SHADING CALCULATION

TREE TYPE	SYMBOL	FULL (100%)	THREE-QTR (75%)	HALF (50%)	ONE-QTR (25%)
ULMUS		18706=706 S.F.	09630=0 S.F.	38354=1062 S.F.	08177=0 S.F.
LAGER-STROEMIA		08314=0 S.F.	08236=0 S.F.	28157=314 S.F.	2879=158 S.F.
SUBTOTAL SHADING AREA:		1706 S.F.	0 S.F.	1367 S.F.	158 S.F.
TOTAL SHADING AREA PROVIDED:		= 2,231 S.F.			
TOTAL PARKING AREA TO BE SHADED:		= 4,812 S.F.			
PERCENT SHADED (30% REQD):		= 46 %			

CHASE

CHASE #55459
IGNACIO BLVD & ALAMEDA DEL PRADO
"GROUND UP" STANDARD PALETTE
402 IGNACIO BLVD.
NOVATO, CA 94949

ARCHITECT/ ENGINEER OF RECORD

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ISSUE	DATE	DESCRIPTION
	09/19/2016	DESIGN RE-SUBMITTAL
	09/05/2016	DESIGN SUBMITTAL
PROJECT INFORMATION BLOCK		
JOB #	2007499014	
DATE:	07-13-16	
DRAWN BY:	AGV	
CHECKED BY:	DF	

MODEL

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

LO.1