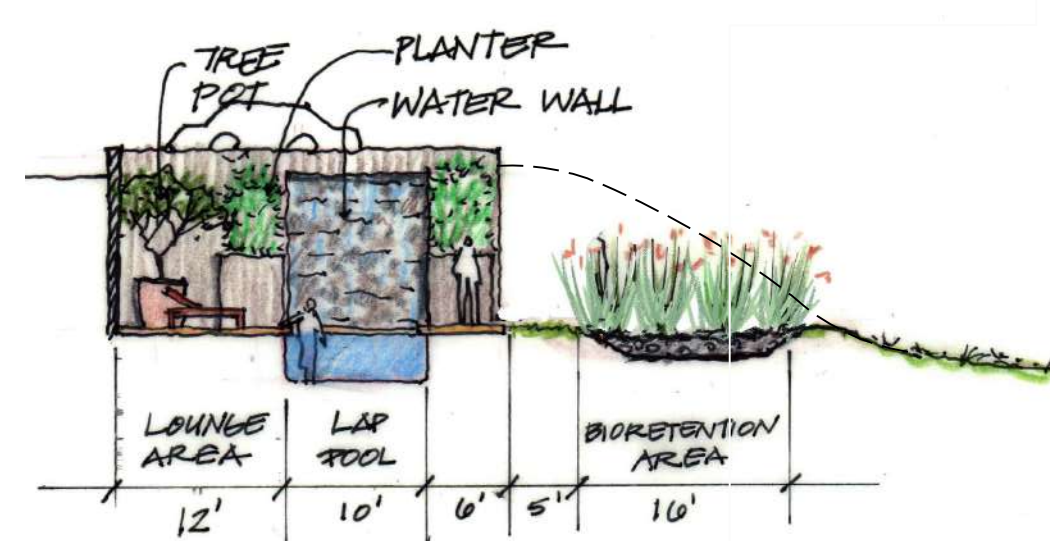


SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY.	IRRIGATION
	SHRUBS & GROUNDCOVER: HYDROZONE 1					
	DESCHAPSIA CESPITOSA 'SCHOTTLAND'	TUFTED HAIR GRASS	L	L	1 GAL 10,139 SF	DRIP
	EPILOBIUM VANUIM 'CATALINA'	CALIFORNIA FUCSIA	L	L		
	MUHLENBERGIA RIGENS	DEER GRASS	L	L		
	SALVIA LEUCOPHYLLA	PURPLE SAGE	L	L		
	SATUREJA DOUGLASSII 'YERBA BUENA'	YERBA BUENA	L	L		
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD M'	VINE HILL MANZANITA	L	L		
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	L	L			
	BIORETENTION & SWALES: HYDROZONE 2					
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	L	L	1 GAL 3,778 SF	DRIP
	JUNCUS EFFUSUS	SOFT RUSH	L	L		
	JUNCUS PATENS	GREY RUSH	L	L		
	NATIVE GRASS: HYDROZONE 3					
PACIFIC COAST SEED COMPANY - EROSION CONTROL MIXES (NON IRRIGATED)	SEE WWW.PCSEED.COM FOR SPECIES	L	L	SEED	11,629 SF	TEMP. SPRAY
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VL	72" BOX	28	BUBBLER
	OLEA EUROPEA	FRUITLESS OLIVE (IN CONTAINER)	L	48" BOX	10	BUBBLER
	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	24" BOX	9	BUBBLER

Water Efficient Landscape Worksheet
Page 38.14(d) of 2015 MWELD

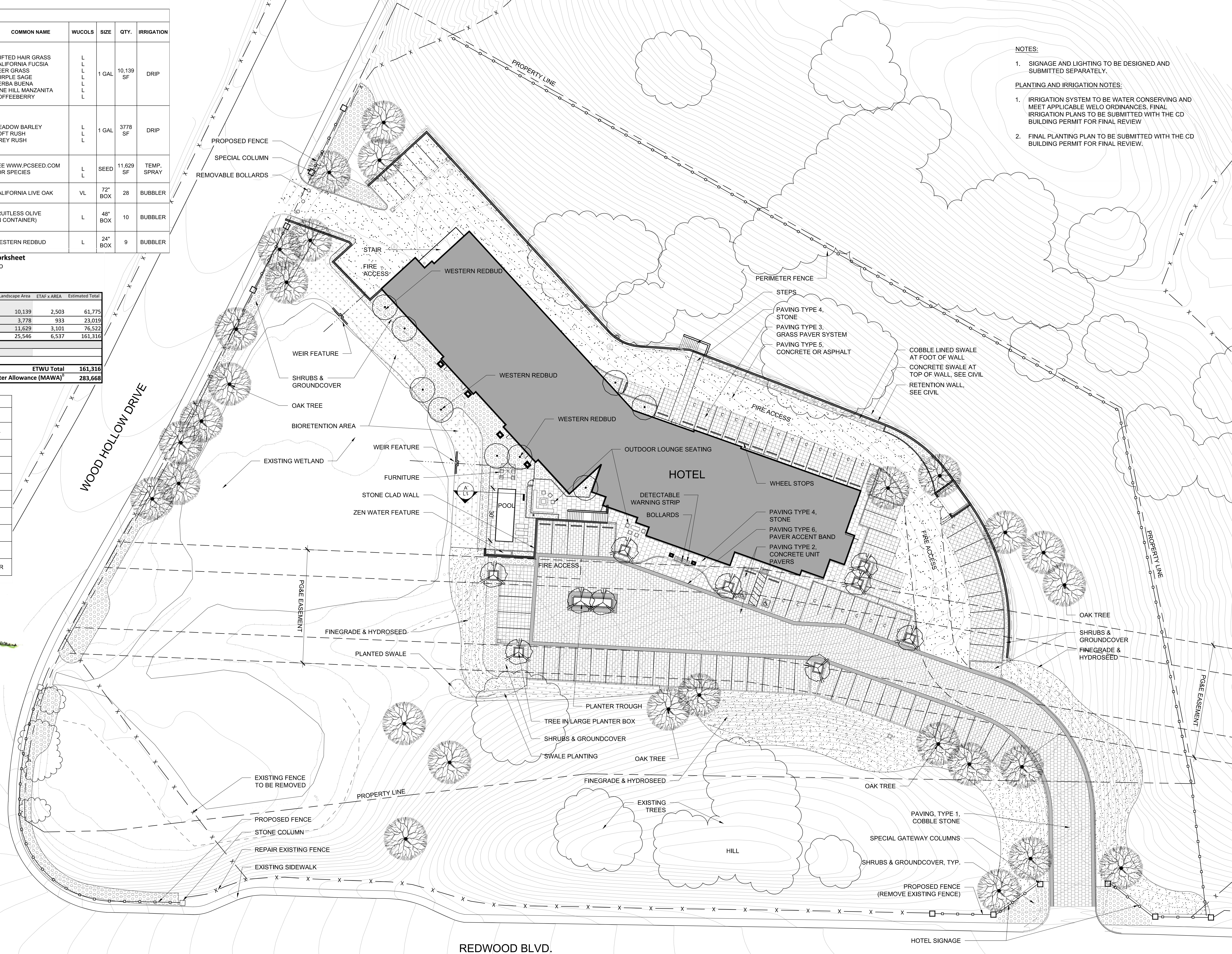
HydroZone #	Description	Plant	Irrigation	Irrigator	ETAF	Landscape Area	ETAF x AREA	Estimated Total	
1	Low Water shrubs/gcvr.	0.2	Drip	0.81	0.25	10,139	2,503	61,775	
2	Low Water bioretention	0.2	Drip	0.81	0.25	3,778	933	23,019	
3	Low Water native grass	0.2	Overhead	0.75	0.27	11,629	3,101	76,522	
					SubTotals	25,546	6,537	161,316	
Special Landscape Areas									
								SubTotals	
								ETWU Total	161,316
								Maximum Allowed Water Allowance (MAWA)	283,668

SYMBOL	DESCRIPTION	NOTES
	PAVING TYPE 1 COBBLE STONE	ENTRY DRIVEWAY
	PAVING TYPE 2 PERVIOUS CONCRETE UNIT PAVERS	PARKING
	PAVING TYPE 3 PERVIOUS GRASS PAVER SYSTEM	PARKING
	PAVING TYPE 4 STONE / SPECIAL PAVERS	SIDEWALK
	PAVING TYPE 5 CONCRETE	FIRE LANE
	PAVING TYPE 6 PERVIOUS PAVER ACCENT BAND	PARKING
	COBBLE LINED SWALE	PARKING
	FURNITURE	LOUNGE AREAS
	FENCE	PERIMETER

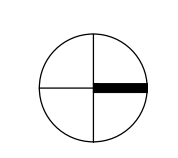
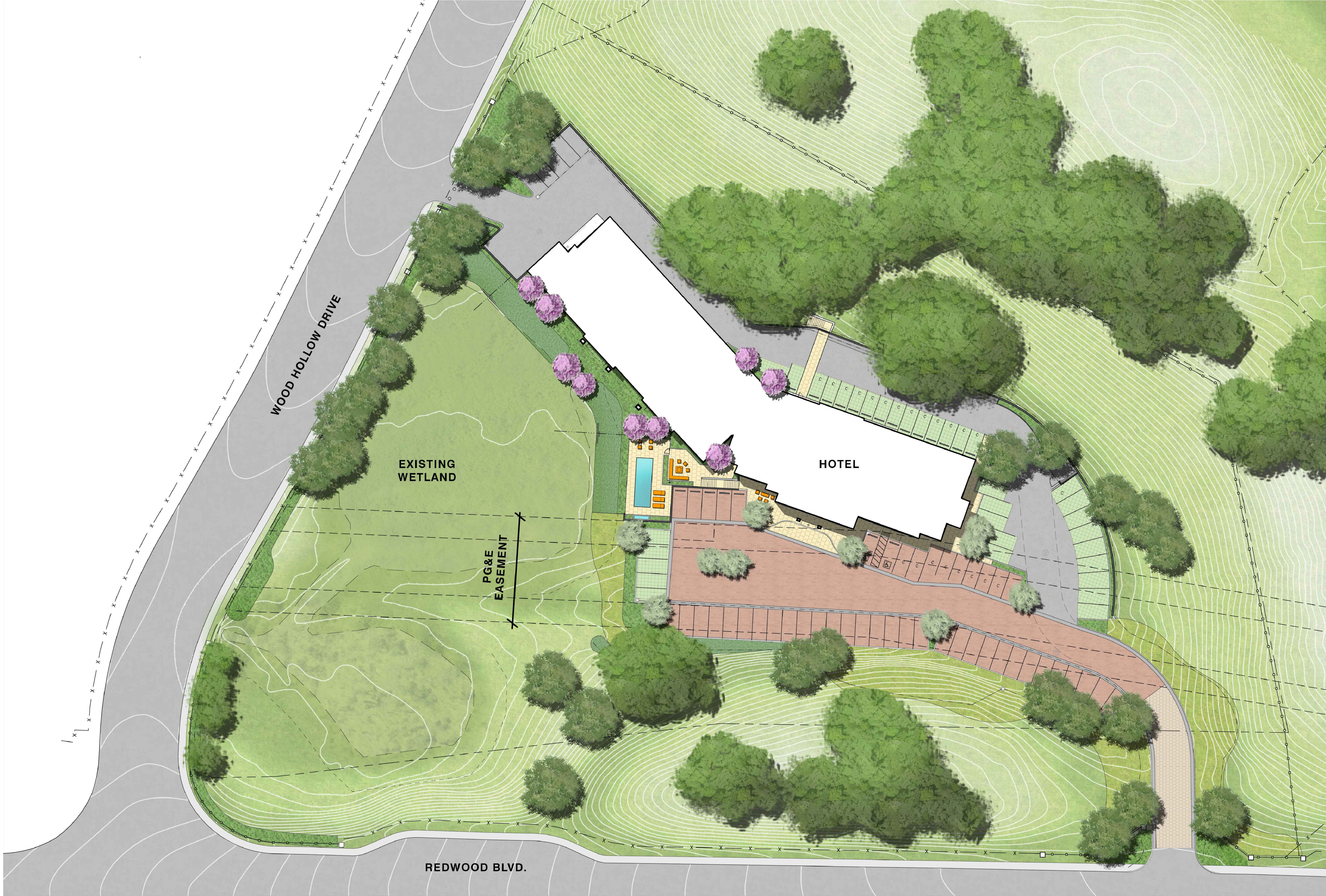


A L1 POOL SECTION SKETCH

AREA SUMMARY	
ONSITE AREA	
HOTEL AREA (IMPERVIOUS)	17,490 SF
IMPERVIOUS PAVED AREA	19,400 SF
PERVIOUS PAVED AREA	23,890 SF
LANDSCAPE AREA (PERVIOUS)	134,507 SF
TOTAL AREA ONSITE	195,287 SF
OFFSITE AREA	
IMPERVIOUS PAVED AREA	1,865 SF
LANDSCAPE AREA (PERVIOUS)	40,625 SF
TOTAL AREA OFFSITE	42,490 SF



- NOTES:**
- SIGNAGE AND LIGHTING TO BE DESIGNED AND SUBMITTED SEPARATELY.
- PLANTING AND IRRIGATION NOTES:**
- IRRIGATION SYSTEM TO BE WATER CONSERVING AND MEET APPLICABLE WELO ORDINANCES. FINAL IRRIGATION PLANS TO BE SUBMITTED WITH THE CD BUILDING PERMIT FOR FINAL REVIEW
 - FINAL PLANTING PLAN TO BE SUBMITTED WITH THE CD BUILDING PERMIT FOR FINAL REVIEW.



LANDSCAPE NARRATIVE

OVERALL CHARACTER

The Novato Hotel, situated within the gateway to the wine country, evokes a Farmstead Retreat. Tucked within a pastoral landscape of Coastal Live Oaks and grassland meadow the landscape strategy minimizes the development footprint in order to preserve and enhance the performance of the existing ecosystems on site through the use of a native plant vernacular. "Farmstead" architectural elements are used to frame and accentuate the site's natural character. The hotel landscape, perched above an existing wetland, integrates with the site's hydrological zones through a bioretention garden, swales and meadows planted with endemic plant species of Marin County.

LANDSCAPE ELEMENTS

Located adjacent to highway 101, the edges of the site are visible from a distance allowing an opportunity to enhance the rural character via plantings and landscape elements. The main entry edges are accentuated with the strategic placement of stone pillars and perimeter wood fences, elegantly creating a sense of place. Within the site, artistic elements are to be placed in strategic locations, acting as focal points and inviting guests to walk around the site without the need for obvious trails or paths. An ecofriendly water feature is proposed as the biofiltration overflow and a recirculating water feature is proposed at the pool terrace to provide natural sounds in harmony with the site and minimize the highway.

THE HARDSCAPE

While much of the site will be preserved with grassland meadows, and the rolling California Oak landscape, to reduce the visible impact of the parking lot and add to the permeability of the site and its watershed, the hardscape uses a variety of paving typologies including grass pavers, earth toned concrete unit pavers, cobble lined ditches and accent bands. The area at the hotel drop off is designed as a plaza with the intent to slow cars and create a pedestrian safe environment. The sidewalk along the hotel building is to be special stone pavers that continue to the pool terrace. Walls are to be earth toned and some will have stone like textures or veneers to blend into the natural character. An outdoor fire pit with moveable chairs is another amenity proposed for hotel guests.

THE PLANT PALETTE

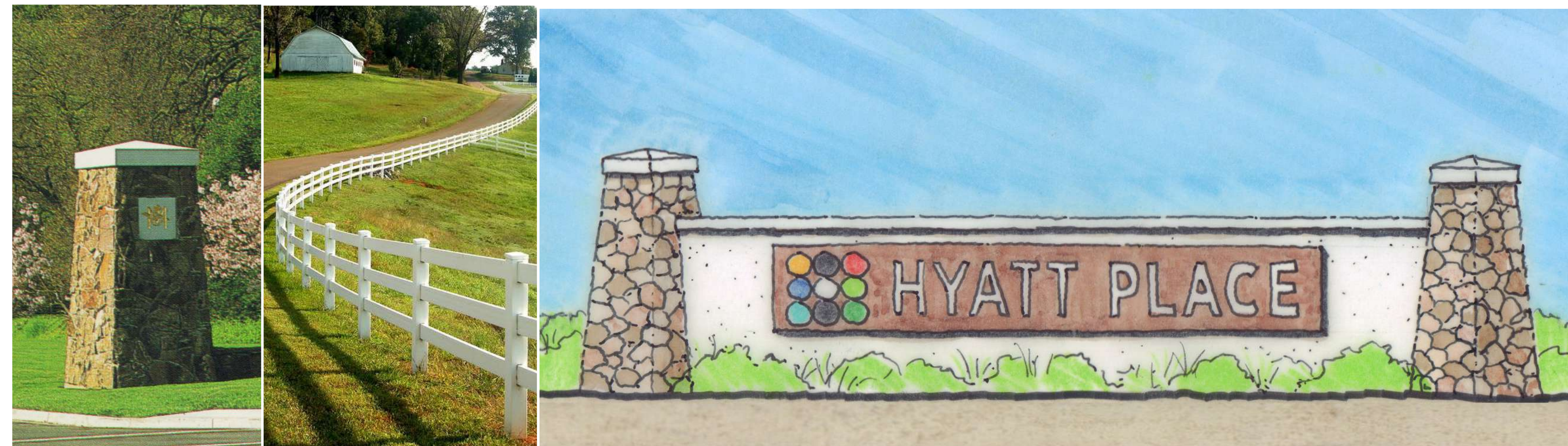
The plant palette is designed to integrate with the existing pastoral landscape suitable to Novato. This is achieved by placing coast live oak trees intermittently throughout the rolling grassland hillside, bordering some of the site with shrubs, planting and native grasses in rocky drainage swales, using rush grasses for the biofiltration areas, and a spreading a native grassland seed mix for the re-graded slopes along the driveways. Trees within the PG&E easement are planted in large wooden planter boxes that can be moved with a fork lift in case of construction work. Plants adjacent to the parking lot, pool and building are a palette of hardy drought tolerant perennials that provide a variety of textures and seasonal interest. Plants require low levels of water and maintenance, meeting the guidelines set by the MWEL ordinance for water conservation.

OVERALL CHARACTER



FARMSTEAD RETREAT

LANDSCAPE ELEMENTS



PERIMETER FENCE & ENTRY CONCEPT



ART & WATER FEATURE

BIOFILTRATION OVERFLOW WEIR

THE HARDSCAPE



POOL & OUTDOOR LOUNGE SEATING



STONE CLAD WALL & FIREPLACE



RETAINING WALL



PAVING

THE PLANT PALETTE



QUERCUS AGRIFOLIA
COASTAL LIVE OAK

OLEA EUROPAEA
FRUITLESS OLIVE
(IN CONTAINERS)



SWALE PLANTING

BIORETENTION PLANTING & WEIR



DROUGHT TOLERANT PLANTS & GROUNDCOVER



HYDROSEED NATIVE GRASS & WILDFLOWER MIX

COBBLE STONE PAVERS



PERVIOUS CONCRETE UNIT PAVERS



ACCENT BAND



PERVIOUS GRASS PAVER SYSTEM



SPECIAL STONE PAVER



CONCRETE PAVING WITH COLOR



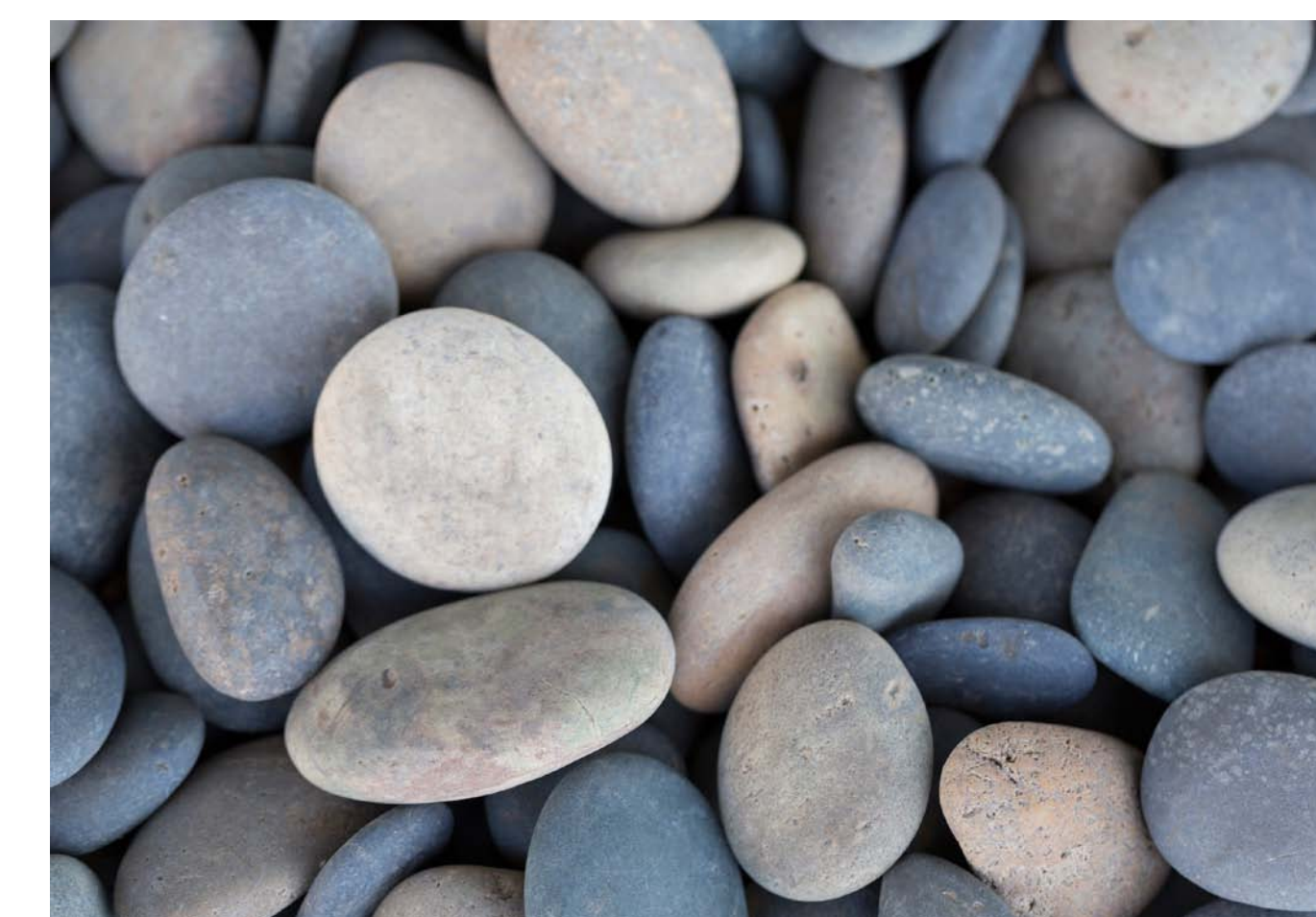
CMU RETAINING WALL



STONE CLAD WALL



RIVER ROCK



TREE POTS



PERIMETER FENCE

