



Project Location

Vicinity Map

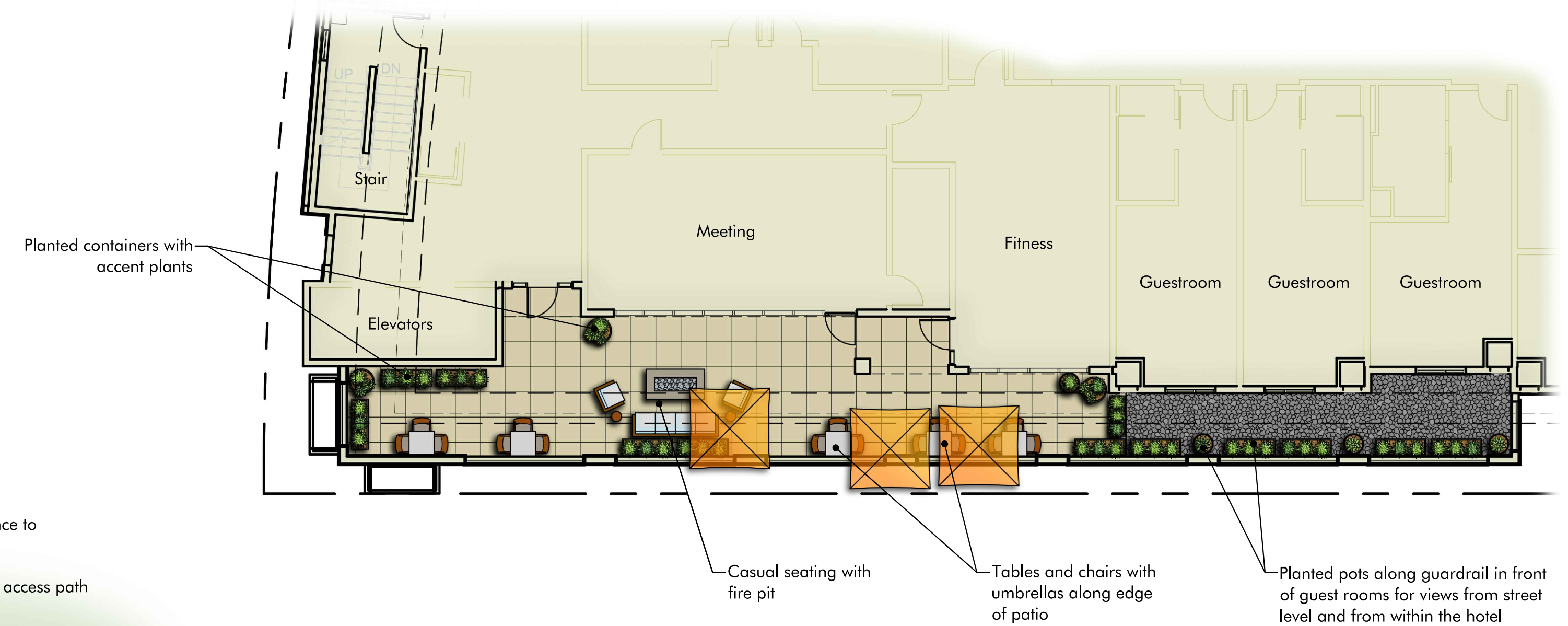
Not to scale

### Landscape Concept

The landscape design concept for the San Rafael Inn is to provide an enjoyable and aesthetic space for guests and employees that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of San Rafael (Sunset Zone #17).

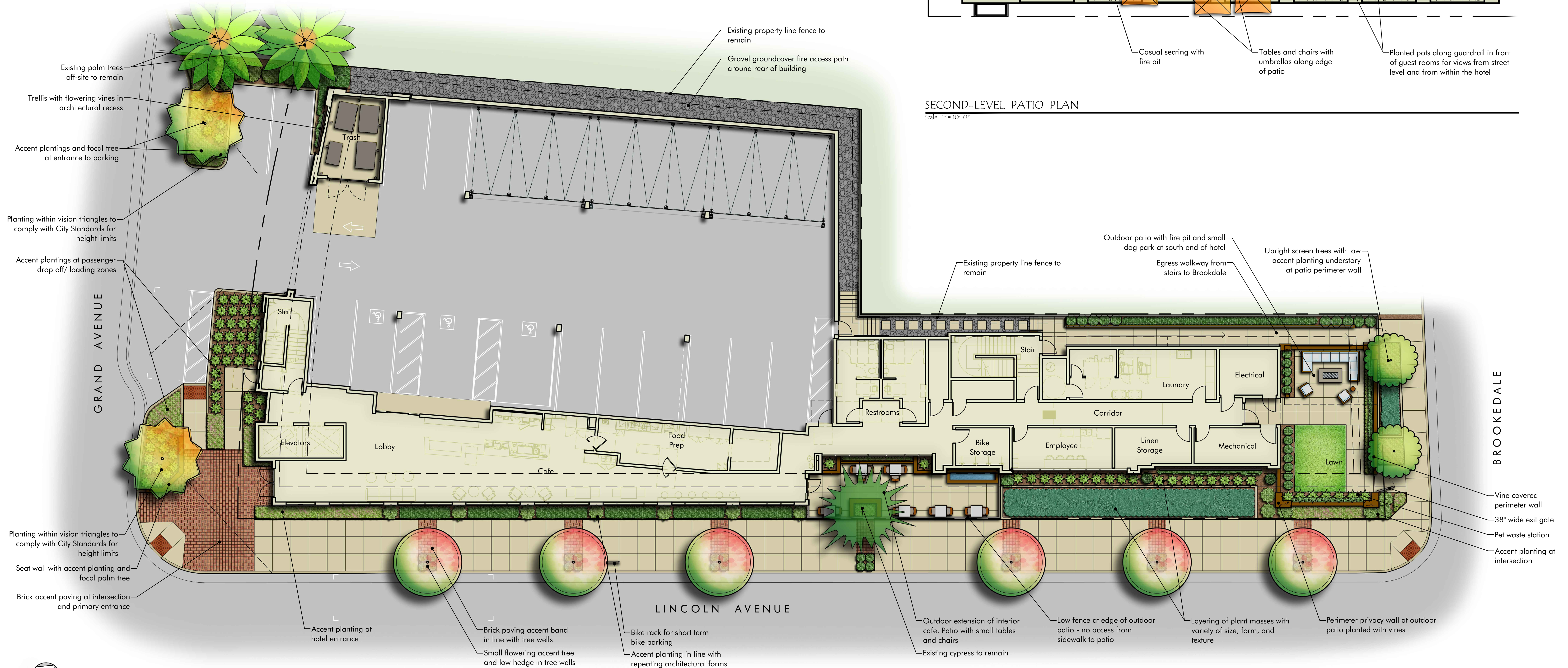
High water use areas are limited to special use landscape areas. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of San Rafael's Water Efficient Landscape Ordinance (WELo).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.



SECOND-LEVEL PATIO PLAN

Scale: 1" = 10'-0"



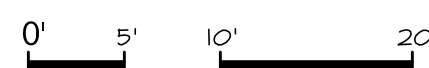
GROUND FLOOR PLAN

Scale: 1" = 10'-0"



NORTH

Scale: 1" = 10'-0"



SAN RAFAEL INN

1580 LINCOLN, LLC

### CONCEPTUAL LANDSCAPE PLAN

1580 LINCOLN AVE. SAN RAFAEL, CALIFORNIA

LO.1

PLANNING SUBMITTAL 01-22-2021  
KLA - 20-2270



### WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain. For these calculations, we have not included the extensive non-irrigated landscape areas that further reduce the amount of estimated water use compared to maximum allowance.

ETO for San Rafael									
Hydrozone	Type of Plants	Water Use	Plant Factor	Irrigation Efficiency	ETAP	Hydrozone Area	%	Type of Irrigation	ETWU
2	Medium water using shrubs	Medium	.4	.81	0.49	772 sf	20.7%	Drip emitters	8,461.88 Gallons
3	Low water using shrubs	Low	.3	.81	0.37	1,802 sf	48.3%	Drip emitters	14,813.77 Gallons
4	Containers	Medium	.4	.81	0.49	98 sf	2.6%	Drip Emitters	1,074.18 Gallons
5	Non-Irrigated (Cobble)	None	0	1	0	890 sf	23.9%	None	0 Gallons
<b>TOTAL</b>						<b>3,562 sf</b>			
1	SLA - Turf	NA	NA	NA	1	168 sf	4.5%	Rotators	3,728.9 Gallons

Total Landscape Area (SLA + Landscape) 3,730 sf  
 Maximum Applied Water Allowance (MAWA) 39,306.9 gallon/year  
 Estimated Total Water Usage (ETWU) 28,078.8 gallon/year  
 Average Irrigation Efficiency 0.81  
 ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

### Preliminary Plant Palette

#### Trees

- Small Flowering Street Trees - 15 gal., Qty. - 6**  
*Cercis canadensis*  
*Lagerstroemia fauriei*  
*Magnolia soulangeana*
- Narrow upright accent tree - 24" box, Qty. - 3**  
*Acacia stenophylla*  
*Brachycthon populneus*  
*Lagerstroemia indica*  
*Melaleuca quinquenervia*
- Focal Accent Trees - 24" box or 10'-12" bth, Qty. - 3**  
*Phoenix canariensis*  
 Alternates:  
*Chilopsis linearis*  
*Magnolia soulangeana*

#### Groundcovers

- Turf**  
Sodded turf  
Lawn
- Low Flowering Accent Shrubs - 1 gal.**  
*Agapanthus africanus*  
*Hemerocallis hybridus*  
*Lantana species*  
*Rosa 'Red Flower Carpet'*  
*Salvia species*  
*Teucrium chamaedrys*
- Low Groundcover - 1 gal.**  
*Cotoneaster dammeri 'Lowfast'*  
*Festuca glauca*  
*Juniperus species*  
*Myoporum parvifolia*  
*Rosmarinus officinalis 'Prostrata'*  
*Trachelospermum asiaticum*
- Biofiltration Plants - 1 gal. - Plants within Biofiltration planters shall comply with County Standards and be listed on Appendix E of the "BASMAA Post-Construction Manual - Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties".**  
*Blue Grama Grass*  
*Buteloua gracilis*  
*Carex Divulsa*  
*Chondropetalum tectorum*  
*Juncus patens*  
*Carpenteria californica*

#### Shrubs

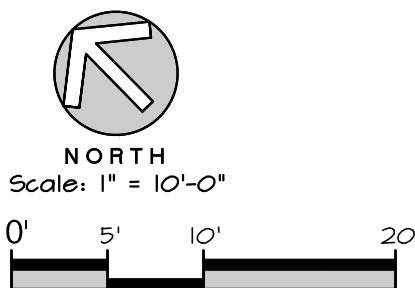
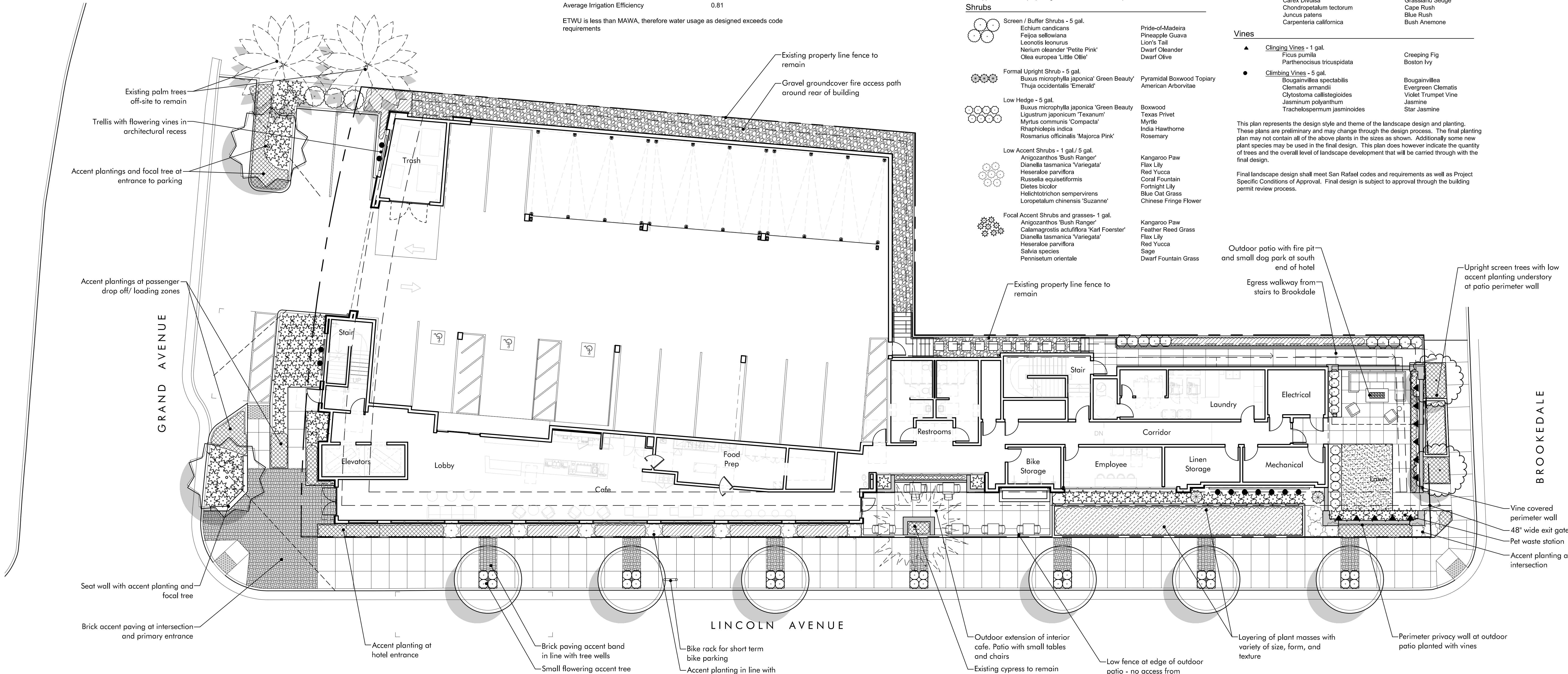
- Screen / Buffer Shrubs - 5 gal.**  
*Ectium candicans*  
*Ficaja sellowiana*  
*Leonotis leonurus*  
*Nerium oleander 'Petite Pink'*  
*Olea europea 'Little Ollie'*
- Formal Upright Shrub - 5 gal.**  
*Buxus microphylla japonica 'Green Beauty'*  
*Tuja occidentalis 'Emerald'*
- Low Hedge - 5 gal.**  
*Buxus microphylla japonica 'Green Beauty'*  
*Ligustrum japonicum 'Texanum'*  
*Myrtus communis 'Compacta'*  
*Rhus typhina 'Indica'*  
*Rosmarinus officinalis 'Majorca Pink'*
- Low Accent Shrubs - 1 gal./ 5 gal.**  
*Anigozanthos 'Bush Ranger'*  
*Dianella tasmanica 'Variegata'*  
*Hesperaloe parviflora*  
*Russelia equisetiformis*  
*Dietes bicolor*  
*Helictotrichon sempervirens*  
*Loropetalum chinensis 'Suzanne'*
- Focal Accent Shrubs and grasses- 1 gal.**  
*Anigozanthos 'Bush Ranger'*  
*Calamagrostis acutiflora 'Karl Foerster'*  
*Dianella tasmanica 'Variegata'*  
*Hesperaloe parviflora*  
*Salvia species*  
*Pennisetum orientale*

#### Vines

- Climbing Vines - 1 gal.**  
*Ficus pumila*  
*Parthenocissus tricuspidata*
- Climbing Vines - 5 gal.**  
*Bougainvillea spectabilis*  
*Clematis armandii*  
*Olystosoma callistegioides*  
*Jasminum polyanthum*  
*Trachelospermum jasminoides*

This tree selection is critical to the character of the hotel and the genius loci of the surrounding neighborhood. We are proposing a Phoenix canariensis to tie into the building's architectural theme, it also matches the existing Phoenix canariensis palms at the neighboring historic buildings, and the Villa Inn across Grand Ave. However, we do understand that this species is of concern to the commission. If this tree is not approved, we are proposing one of the two alternate species listed above.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.  
 Final landscape design shall meet San Rafael codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



SAN RAFAEL INN

1580 LINCOLN, LLC

### LANDSCAPE PLAN

1580 LINCOLN AVE. SAN RAFAEL, CALIFORNIA

LO.2

PLANNING SUBMITTAL 01-22-2021  
 KLA - 20-2270



## Trees



Acacia Stenophylla



Brachychiton populneus



Lagerstroemia faurei



Magnolia soulangeana



Melaleuca quinquenervia



Phoenix canariensis

## Shrubs



Anigozanthos 'Bush Ranger'



Buxus microphylla 'Japonica'



Calamagrostis 'Karl Foerster'



Cupressus 'Tiny Towers'



Dianella tasmanica 'Variegata'



Echium candicans



Feijoa sellowiana



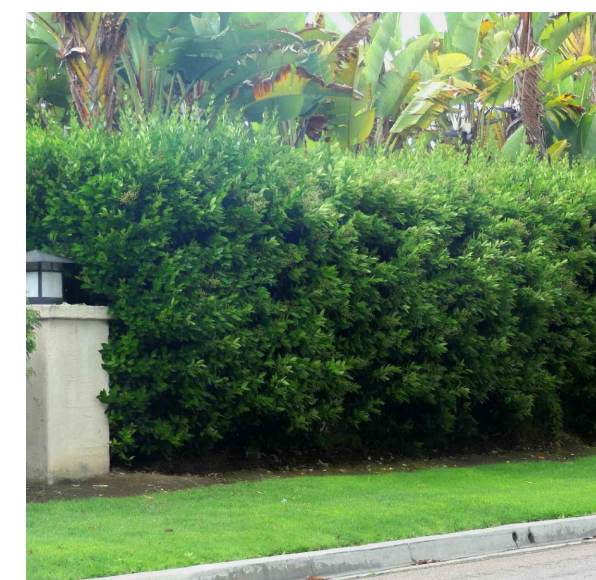
Helictotrichon sempervirens



Hesperaloe parviflora



Leonotis leonurus



Ligustrum japonicum 'Texanum'



Myrtus communis 'Compacta'



Olea europaea 'Little Ollie'



Raphiolepis indica



Russelia equisetiformis



Salva species

## Vines



Ficus pumila



Bougainvillea spectabilis



Clematis armandii



Trachelospermum jasminoides

## Groundcovers



Agapanthus africanus



Cotoneaster dammeri 'Lowfast'



Hemerocallis hybrids



Juniperus confertus



Lantana camara 'Radiation'



Myoporum parvifolia



Rosa 'Red Flower Carpet'



Teucrium chamaedrys



Trachelospermum asiaticum

## Biofiltration Plants



Bouteloua gracilis



Chondropetalum tectorum



Juncus patens



Main entry view from intersection of Lincoln Ave and Grand Ave



Main entry view from the curb ramp at the intersection of Lincoln Ave and Grand Ave.



Mid block view from sidewalk traveling North



View of southern side of building from the intersection of Lincoln Ave and Brookdale Ave



Exterior Cafe Patio



South patio with informal seating and dog park



2nd floor exterior patio



2nd floor exterior patio