



City of Rohnert Park Planning Commission Report

DATE: November 1, 2017

ITEM NO: 8.3

AGENDA TITLE: PLSR17-0009 Site Plan and Architectural Review for a 69,431 square-foot industrial building

ENTITLEMENTS: Site Plan and Architectural Review

LOCATION: 201 Business Park Drive APN 143-040-124

GP/ZONING: Industrial/I-L Industrial

APPLICANT: PB&J Partners/Robert Herbst

RECOMMENDATION

Staff recommends that the Planning Commission conduct a study session for this industrial building project. The goal is to provide the Commission with an overview of the project and to discuss the potential issues related to the Site Plan and Architectural Review. Environmental studies are underway for consideration at a future public hearing.

SUMMARY

The subject property is part of the Press Democrat property. Recently, the site was subdivided into four parcels consisting of the following:

- Parcel 1 is 4.7 acres with frontage on Business Park Drive.
- Parcel 2 is 4.8 acres with frontage on Business Park Drive (developed with the original Press Democrat building).
- Parcel 3 is 2.5 acres with frontage on Redwood Drive and Business Park Drive.
- Parcel 4 is 0.7 acres with frontage on Redwood Drive.

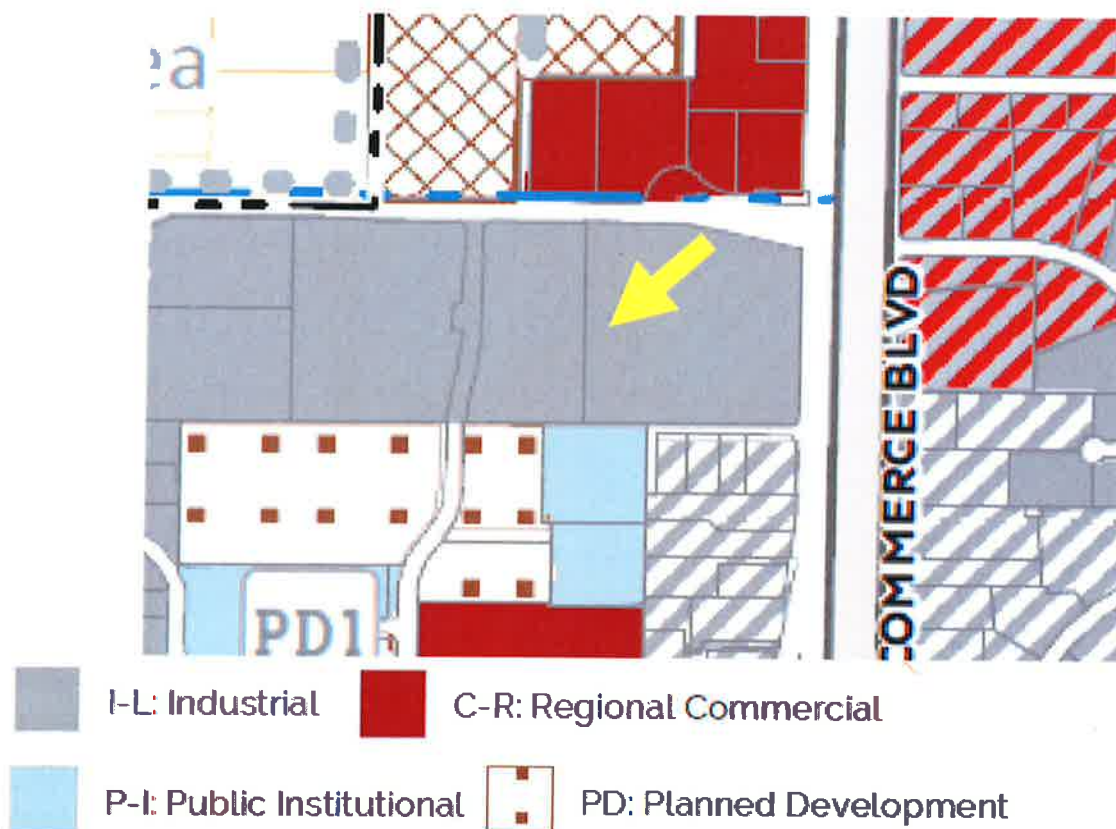
Parcel 1 is the subject property proposed to be developed with the 69,431 square-foot industrial building. Parcel 2 contains the existing Press Democrat building and operation. Parcel 3 is proposed to be developed in the future with industrial/commercial buildings fronting on Redwood Drive. Parcel 4 would be developed with a future commercial building fronting on Redwood Drive. All future buildings require Site Plan and Architectural Review approval prior to building permit issuance.

Background

Surrounding Land Uses

- To the north is the Scandia amusement center, a self-storage facility and vacant commercial zoned land.
- To the east is the Highway 101 freeway.
- To the west is a 6.5-acre parcel that was recently recommended by the Planning Commission for City Council consideration to rezone from I-L Industrial Limited to R-H Residential High Density.
- To the south is the City waste water pump station and the 84-unit Reserve apartment development.

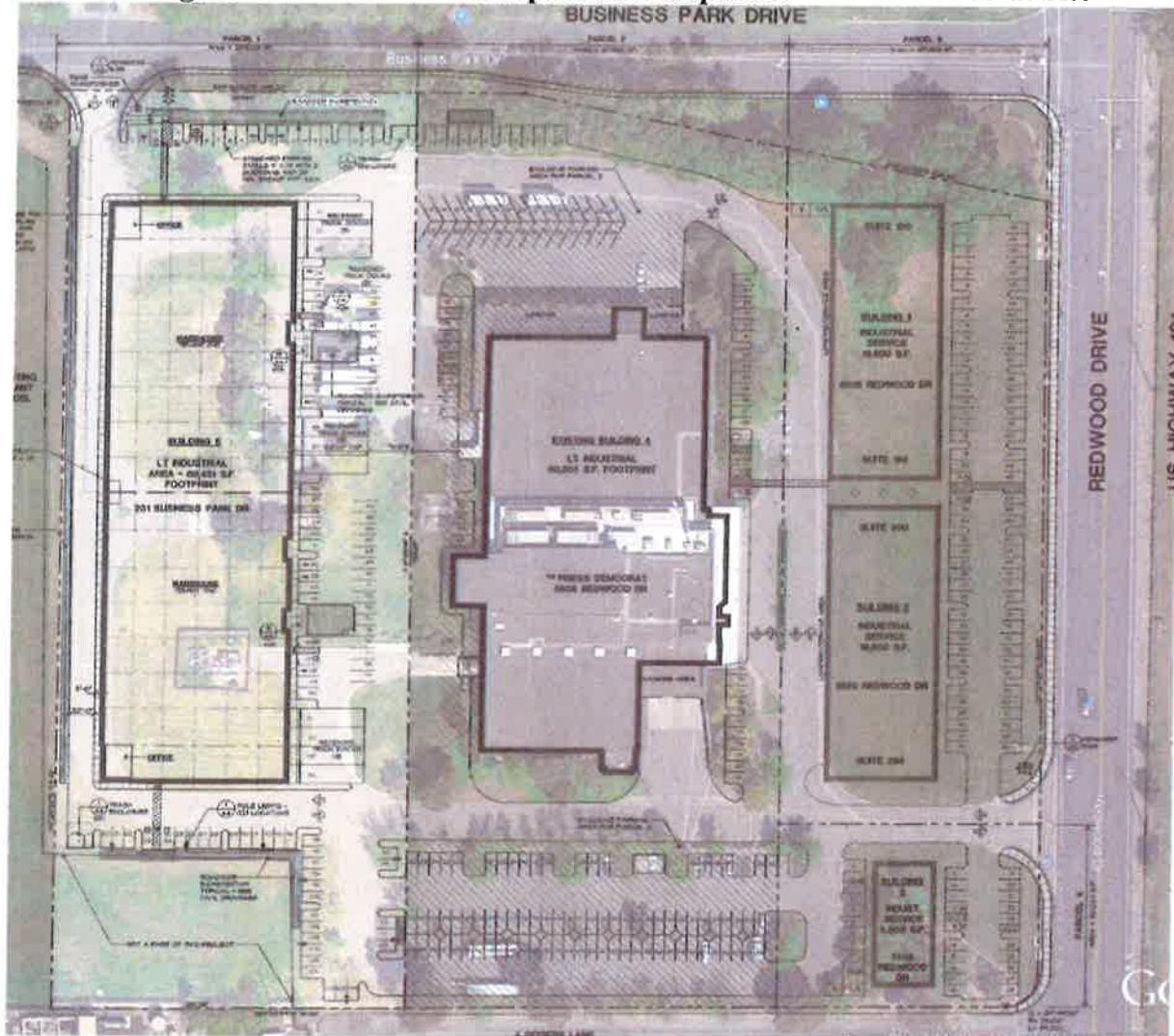
Figure 1: Zoning Map



Applicant's Proposal

The current proposal is to construct an industrial building behind the existing Press Democrat building and complete the related site plan improvements. Figure 4 illustrates the full development of the site when the parcels along Redwood Drive are constructed. These building are not part of this SPAR application.

Figure 2: Aerial View of Proposed Development of Press Democrat Site



Site Plan: The building will be 464 feet wide and 150 feet deep and extends almost the full width of the property. Setbacks are as follows:

- Front Setback 95 feet 4 inches
- Rear Setback 35 feet 3 inches
- North Side Setback 69 feet 9 inches
- South Side Setback 52 feet

Building setbacks will exceed the requirements of the I-L Industrial Limited district and the proposal is in compliance. There will be an area to the south of the building that will be left undeveloped because of sensitive environmental issues.

Parking will be provided along the front of the building and on both sides. There will be 114 parking spaces added to the site. There will also be three (3) depressed truck docks in front of the new building. There is a twenty (20) foot wide driveway across the rear of the building with roll-up doors for access to the building. At both ends of the parking lot is a refuse enclosure.

Primary driveway access to the property is from Business Park Drive. There may also be future easements for access to Redwood Drive through the Press Democrat property and the future development of the Redwood Drive frontage.

Without knowledge of the future tenants in the building, it is not possible to determine the exact number of parking spaces required. Manufacturing/processing requires one space per 400 square feet of building area. Warehousing, distribution and interior storage requires one space per 500 square feet. There is a provision in the Zoning Ordinance that allows a 25 percent reduction in required parking if the demand for parking occurs over different time periods. This occurs in the industrial area where there are uses that have peak hours of operation at different times. This is true of the adjacent Press Democrat operation that prints and distributes the newspaper from this site during the evening and early morning hours.

Floor Plan- There are no detailed floor plans since tenants are unknown. The floor plan does show two corner office locations. Depending on how the building is divided up into tenant spaces, there could be additional office areas.

Building Elevations- The building walls will be pre-fabricated concrete tilt-up walls. The two corners of the building with office space will have large store front windows with metal canopies. On the west facing building wall additional store front entries are proposed depending on tenant needs. The east facing building wall will also have three areas with depressed loading docks. Total building height is 32 feet. Building colors are in the gray to beige tones with green metal awnings.

Signage- A seven (7) foot high monument sign is proposed on Business Park Drive at the entrance to the property. The sign will have the words Press Democrat and a space for tenant identification. The sign will also have the address of the property. Tenant suite ID signs will be on the glass front door to the tenant space. The building would be permitted to have wall signs and a single monument sign on Business Park Drive. The project will require a Sign Program.

Landscaping- A preliminary landscape concept plan has been submitted. The proposed landscaping consists of a variety of trees, shrubs and ground cover. Trees will be 15 gallons and 24-inch box sizes. It is recommended that some native oak trees be included in the landscape plan.

Lighting- LED wall lights are shown on the building. LED luminaire pole lights will be provided in the parking areas.

Planning Commission Discussion Points

Staff has identified the following topic areas where input from the Planning Commission is desired:

1. **Parking:** This proposal is a typical tilt-up concrete industrial building. The building location results in the maximum building size that the property could accommodate. One concern regarding the size of the building is if adequate parking can be provided. The parking will be adequate if some of the tenants in the building have evening hour operations with few or no employees during the day time hours. It is also possible that the area at the southwest corner of the property could be turned into parking in the future.

Staff Recommendation: Building occupant are most likely to be large industrial uses without significant parking demand (e.g. fewer employees). Shared parking is also readily available on the site.

2. **Building Elevations:** Except for the two corner offices, the building elevations are rather plain. The metal awning feature needs to be placed over all of the store front and glass door entries to the building. The awnings could also be placed over all of the roll-up truck access doors.

Staff Recommendation: More building details should be added to reduce the scale of the large blank walls.

3. **North Building Elevation Facing Business Park Drive:** The north elevation of the building is very visible from Business Park Drive, a collector street with a fair amount of traffic that will increase in the future.

Staff Recommendation: This elevation needs to be improved in appearance with additional building articulation, building form changes, additional windows, window and door details, awnings and other features.

4. **Exposure to Future Residential Project to the West:** The property to the west of the subject industrial building is proposed to be rezoned and developed with a future multi-family residential complex. The west elevation of the subject building will be visible from the future multi-family development. A large exposed blank wall of this size will also be a popular target for graffiti artists.

Staff Recommendation: This elevation needs to be improved in appearance with additional architectural details (windows, awnings, screening elements, etc.). As currently proposed, the west elevation is primarily a blank façade with windows and awnings on the north and south ends of the building where the offices are proposed to be located. The west elevation also includes four (4) roll-up industrial doors and landscaping (15 gallon and 24" box trees) for screening along the western property line. Additional architectural features that could be incorporated to break up the west façade include: reveals, windows and openings, changes in

parapet heights, color, texture, and materials to add interest to the west building elevation and reduce visual mass.

Landscape is another design feature that could be included to mitigate visual impacts and also helps to filter and reduce storm water runoff. Landscaping is the greatest contribution to visual appeal for the public street and nearby residential uses. Considerations of type, quantity, placement, materials selected for structure, texture, color, and compatibility with the building design and materials. Also, the front and public portions of the buildings can be separated from parking areas using landscaping.

The municipal code has performance standards which impose requirements on industrial developers when a residential use is located nearby that should be taken into consideration. Constructing an apartment complex on the adjacent property would place an apartment complex between two industrially designated parcels. This would place restrictions on the proposed industrial building, as follows:

- Noise Impacts. All industrial properties are subject to noise limits as defined by Section 17.12.030 (Noise Standards) of the municipal code. The limit is 70dB at the property line between two industrial parcels and the limit is 60dB at the property line between an industrial and a residential use. The reason for this noise threshold is that lower outdoor noise levels are desirable for residential activities (e.g. children's play areas, conversations on back patios, etc.). A maximum noise level for conversational speech is 45dB, but as a generally rule, outdoor noise levels can be 15dB higher at 60dB.
- Impacts from Odors and Air Contaminants. The municipal code (Section 17.12.040) prohibits continuous, frequent or repetitive odor that are perceptible beyond the property line. The code does not apply to an odor detected less than fifteen minutes in any one-day. The code also prohibits dust or particulate matter beyond the property line and requires that exhaust air ducts are located or directed away from abutting residentially-zoned properties.
- Lighting Impacts. The municipal code has special requirements relating to lighting adjacent to residential uses. Section 17.12.050 (Lighting and Glare) does not allow for a light source to be visible from a neighboring residential property. For operational and security reasons, industrial uses often require 24-hour lighting on the premises.

Study session comments should consider potential noise, odors, vibrations, traffic, lighting, and other potential impacts associated with industrial uses to avoid conflicts with future development of residential uses on the adjacent property. Architectural design enhancements, additional landscaping, and increased setbacks should be taken into consideration to minimize impacts to the future residents to the west of the subject building.

Environmental Determination

An environmental document is being prepared for the industrial building and the proposed future buildings along the Redwood Drive frontage of parcels 3 and 4. The environmental analysis will

also take into consideration the future multi-family development on the adjacent parcel to the west of the subject site.

Public Notification

Not required for Site Plan and Architectural Review Study Session.

Attachments:

- Exhibit A Cover sheet T1
- Exhibit B Neighborhood Context Map A0
- Exhibit C Site Plan A1
- Exhibit D Floor Plan A6
- Exhibit E Colored Building Elevations A7
- Exhibit F Sign Details A3
- Exhibit G Landscape Plan L-1
- Exhibit H Landscape Plan L-2

APPROVALS:

B. Bollinger / *h*
Brett Bollinger, Planning Consultant

10.27.17
Date

J. Beiswenger / *h*
Jeffrey Beiswenger, Planning Manager

10.27.17
Date

PROPOSED LIGHT INDUSTRIAL BUILDING FOR: 201 BUSINESS PARK DR.

ROHNERT PARK, CA

APN: 143-040-112

EXHIBIT A

REVISIONS:	BY:

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PRINTED 10/16/17
AS RE-SUBMITTED
FOR SPAR

PROPOSED
LIGHT INDUSTRIAL
BUILDING FOR:

201
BUSINESS
PARK
DRIVE

ROHNERT PARK
CALIFORNIA 94928
APN: 143-040-112

TITLE SHEET



GREG
LEDoux
and
ASSOCIATES,
INC.

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COTATI, CA 94905
(707) 795-8855

DRAWN BY:
REG
DATE:
OCTOBER 2017
JOB NO.
17-0405
SCALE:
AS NOTED
T1
OF 14 TOTAL SHEETS

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA ADMINISTRATIVE CODE TITLE 24 AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 GREEN BUILDING CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE
2017 ILLUMINANCE (A.I.T.) STANDARDS FOR ACCESSIBILITY & LOCAL ORDINANCES

ADA NOTE:
THIS WORK SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE THAT SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

PARKING REQUIREMENTS FOR ROHNERT PARK:

TYPICAL USE OF BUILDING	PARKING REQUIRED FOR SQUARE FOOTAGE
Industrial Manufacturing/Processing	1 per 400 sq. ft. of gross floor area
Industrial Uses, Warehousing, Distribution, Storage (Interior)	1 per 500 sq. ft. of gross floor area
Offices Business and Professional	1 per 250 sq. ft. of gross floor area
Retail Sales Not Listed Under Another Use Classification	1 space per 300 square feet of gross floor area
Manufacturing/Processing	1 per 400 sq. ft. of gross floor area

17,16,040 - Parking exemptions: A reduction of up to twenty-five percent of the spaces required for a combination of uses may be allowed where findings are made indicating that the uses share a common parking area and the demand for parking occurs over different time periods, thereby making the full requirement unnecessary.

PARKING ANALYSIS:

Parcel 1
Typical use: Industrial Manufacturing/Processing
Loading Zones Required = 2
Required spaces = 19,431 S.F. / 400, 50,000 S.F./400 => 149
*75% for exemption 17.16.040 = 112
Provided Spaces = 114

Parcel 2
[This is an independent parcel with dedicated private parking and not part of this analysis.]

Parcel 3
Typical use: Industrial Manufacturing/Processing
Required spaces = 39,600 S.F./400 => 99 *75% for exemption 17.16.040 = 74
Provided Spaces = 84

Parcel 4
Typical use: Industrial Manufacturing/Processing
Required spaces = 5,000 S.F./400 => 13 *75% for exemption 17.16.040 = 10
Provided Spaces = 28

Combined Parcels 1, 3 & 4
Required Spaces = 214
Provided Spaces = 226

CODES AND PARKING

- T1 TITLE SHEET TITLE / ABBREVIATIONS / EXISTING SITE PLAN / LEGEND / CONSULTANTS / VIGNETTE MAP / SUMMARY / SCOPE OF WORK / CODES / SHEET INDEX / PROJECT NOTES
- C1 CIVIL SITE DIMENSION PLAN
C2 CIVIL GRADING, DRAINAGE & UTILITY PLAN
A0 NEIGHBORHOOD CONTEXT MAP
A1 SITE PLAN / CAL-GREEN / BUILDING AREA ANALYSIS
A11 PHOTOMETRIC STUDY
A2 SITE PHOTOGRAPHS
A3 SIGNAGE
A4 SITE DETAILS
A5 SITE DETAILS & CAL-GREEN FEATURES
A6 FLOOR PLAN
A7 ELEVATIONS (WITH COLOR)
A71 EXTERIOR ELEVATIONS
DA1 SITE ACCESSIBILITY
DA2 BUILDING ACCESSIBILITY
U1 PLANTING PLAN & PLANT LEGEND
U2 PLANTING PLAN & PLANT LEGEND
U3 IRRIGATION PLAN, CHARTS & LEGEND
U4 IRRIGATION PLAN, CHARTS & LEGEND

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CITY OF ROHNERT PARK

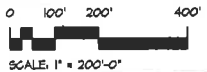
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PR PART	ZA ZONE
PS PART	ZB ZONE
PT PART	ZC ZONE
PU PART	ZD ZONE
PV PART	ZE ZONE
PW PART	ZF ZONE
PX PART	ZG ZONE
PY PART	ZH ZONE
PZ PART	ZI ZONE
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QB QUANTITY	ZK ZONE
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QZ QUANTITY	ZE ZONE
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SX SLOPE	ZH ZONE
SY SLOPE	ZI ZONE
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TB TANK	ZL ZONE
TC TANK	ZM ZONE
TD TANK	ZN ZONE
TE TANK	ZO ZONE
TF TANK	ZA ZONE
TH TANK	ZB ZONE
TI TANK	ZC ZONE
TJ TANK	ZD ZONE
TK TANK	ZE ZONE
TL TANK	ZF ZONE
TM TANK	ZG ZONE
TN TANK	ZH ZONE
TO TANK	ZI ZONE
TP TANK	ZJ ZONE
TQ TANK	ZK ZONE
TR TANK	ZL ZONE
TS TANK	ZM ZONE
TT TANK	ZN ZONE
TU TANK	ZO ZONE
TV TANK	ZA ZONE
TV TANK	ZB ZONE

EXHIBIT B



NEIGHBORHOOD CONTEXT MAP

SCALE: ONE INCH EQUALS TWO HUNDRED FEET



REVISIONS:	BY:

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BUILDING FOR:

**201
BUSINESS
PARK
DRIVE**

ROHNERT PARK
CALIFORNIA 94928
APN: 143-040-112

NEIGHBORHOOD
CONTEXT MAP



**GREG
LEDoux
and
ASSOCIATES,
INC.**

48 W. SIERRA AVE.
COTATI, CA
(707) 745-8855

DRAWN BY: RES	A0 <small>OF 10 ARCH SHEETS</small>
DATE: OCTOBER, 2011	
JOB NO. 17.0403	
SCALE: AS NOTED	



CAL-GREEN COMPLIANCE MEASURES TO BE INCORPORATED INTO THIS PROJECT

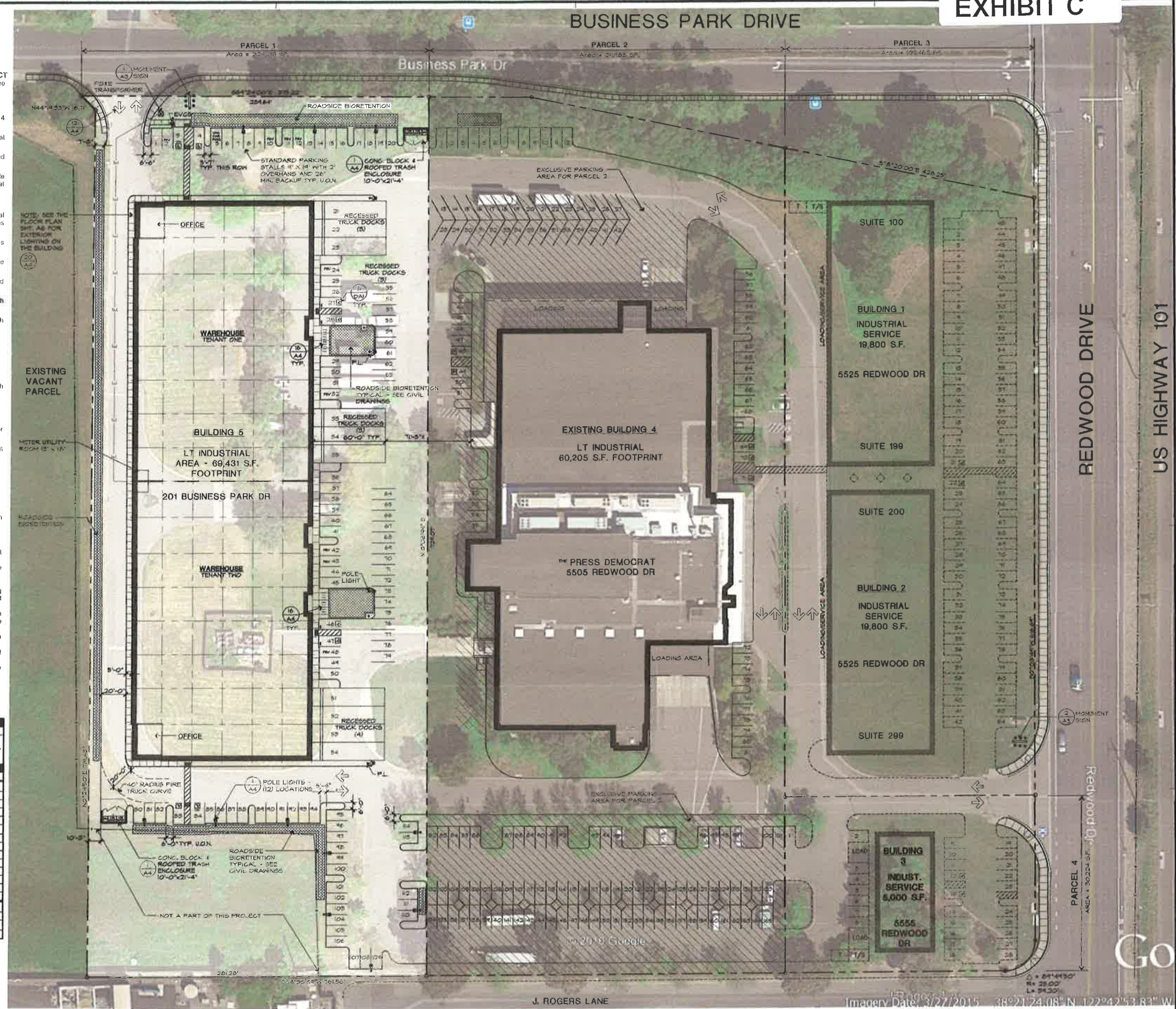
This project expects to integrate the following "Tier 1" Green Building components in addition to the regular mandatory features:

- Energy performance;
- 10% parking for fuel efficient vehicles. The new parking required for this project is 114 stalls, which equates to 12 stalls of this type.
- Thermal Emittance: Utilize a "Cool Roof" in addition to the potential for solar panels that would keep the roof cooler.
- Reduced parking capacity. This project shows less parking than the maximum required based on the shared parking exemption in the zoning ordinance.
- Water Use: The landscape and irrigation system is designed to reduce the use of potable water below 60% of ETo times the landscape area. Indoor water use will be addressed at the tenant improvement stage.
- Separate water meters shall be installed for indoor and outdoor potable water use.
- The recycled content in the building structure will not be less than 10% of the total material costs for the project. With the combination of concrete and steel, the project utilizes recycled and sustainable building materials.
- Construction Waste: Divert to recycle or salvage at least 65% of non hazardous construction and demolition waste generated at the site.
- Cement and Concrete: The mix of these materials will comply with one or more of the various requirements as an elective item.
- Resilient Flooring: If used in the T.I. as a flooring material, it shall be in compliance with and certified under the CalGreen standards.
- Thermal Insulation: Within the tenant improvements, the insulation shall comply with chemical standards in the CalGreen standards.
- Acoustical Ceiling Panels: As part of the T.I. materials, the ceiling panels shall comply with VOC-emission limits as referenced in the CalGreen standards.

Other mandatory measures that will be incorporated into the project include but are not limited to:

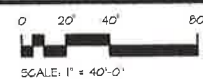
- Storm water pollution prevention.
- Bicycle parking.
- Shower and lockers for tenant-occupants if greater than 10. We will have less for each tenant.
- Designated parking for low-emitting, fuel-efficient and carpool/van pool vehicles.
- Preparation for future installation of an electric vehicle charging station.
- Outdoor lighting systems to be in compliance with CalGreen standards. The proposal is for wall lighting only and no parking lot lights.
- Grading plans that indicate how site will manage all surface water flows to keep water from entering the building.
- Separate water sub-meters are installed for a tenant.
- The use of water conserving plumbing fixtures and fittings.
- Landscape irrigation design and controllers per CalGreen standards.
- A weather-resistant exterior wall and foundation envelope.
- Moisture control: Design and maintain landscape irrigation systems to prevent irrigation spray on structures.
- Design of exterior entries and openings to prevent water intrusion into buildings.
- Flashings integrated with a drainage plan.
- A construction waste management plan and documentation will be provided at the permit stage.
- Excavated soil and land clearing debris. Recycle the existing paving and concrete to be removed. All existing soil will be retained on site.
- Testing and adjusting of HVAC systems, reporting, and manuals etc.
- Pollution Control: Filter use and replacement for any HVAC system used during construction along with protection of ducts & components during installation and construction until commissioned.
- Finish material pollutant control: All chemicals used and within products shall have certain limits and controls per the CalGreen standards. Documentation will be provided to the enforcing agency upon request.
- HVAC filters: installation of minimum standard filters prior to occupancy and a recommended maintenance schedule and manual.
- Interior Acoustical control and protection from exterior noise: Employ components that provide STC values determined by the appropriate ASTM standards.
- Outdoor Air Quality: HVAC and fire suppression equipment shall not create excessive noise or contain CFC's or Halons.

CODE ANALYSIS FOR "P86" APN: 143-040-112 5505 REDWOOD DR, ROHNERT PARK, CA			
PROPOSED CONST. TYPE	II-B (NON-COMBUSTIBLE CONSTRUCTION)	SPIRINKLERED	ONE STORY
ANALYSIS OF BUILDING AS "E-1" OCCUPANCY (INDUSTRIAL) GROUP (306.2)			
CODE SECTION	DESCRIPTION	NOTES	RESULT
TABLE 506.2	II-B BASE AREA (A) NS	At= 15500	15,500
TABLE 506.2	II-B BASE AREA (A) SL	At= 62000	62,000
506.3.3	FRONTAGE INCREASE (W)	$W = (P - 0.25)W/30$	1.24
506.3.2	WEIGHTED AVERAGE FOR "W" (FACE TO FACE OF BLDGS. OR TO PROPERTY LINE > 20 FT.) LIMITED TO 60 FT., 506.3 (Equation 5-4 and using exception to 506.3.2, sprinklers)	P= PERIMETER W/ 20 FT. OPEN	1,228
		P= TOTAL PERIMETER	1,228
		W= WIDTH OF OPEN 20'x40' FT.	49.72
		SIDE 1 DIST (> 20 FT. TO PL. OR BLDG.)	60.00
		SIDE 1 WALL LENGTH =	150.00
		SIDE 2 DIST (> 20 FT. TO PL. OR BLDG.)	60.00
		SIDE 2 WALL LENGTH =	464.00
		SIDE 3 DIST (> 20 FT. TO PL. OR BLDG.)	60.00
		SIDE 3 WALL LENGTH =	150.00
		SIDE 4 DIST (> 20 FT. TO PL. OR BLDG.)	32.80
SIDE 4 WALL LENGTH =	464.00		
506.2.1	AREA MODIFICATIONS (Ab)	$A_s = A_n (NS)$	
		$A_s = (62000) + (15500)(1.24)$	
		TOTAL ALLOWED (A) BLDG. S.F.	81,267
		TOTAL PROPOSED BLDG. S.F.	69,431



SITE PLAN

SCALE: ONE INCH EQUALS FORTY FEET



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**201
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DRIVE**
ROHNERT PARK
CALIFORNIA 94928
APN: 143-040-112

SITE PLAN

LICENSED ARCHITECT
GREG LEDOUX
NO. 011484
STATE OF CALIFORNIA
EXPIRES 12-31-17

**GREG
LEDoux
and
ASSOCIATES,
INC.**
48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

DRAWN BY:
REB
DATE:
OCTOBER 2017
JOB NO.
170405
SCALE:
1" = 40'-0"
OF 10 ARCH. SHTS.

A1

[illegible]

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BUILDING FOR:

201

**BUSINESS
PARK
DRIVE**

ROHNERT PARK
CALIFORNIA 94928

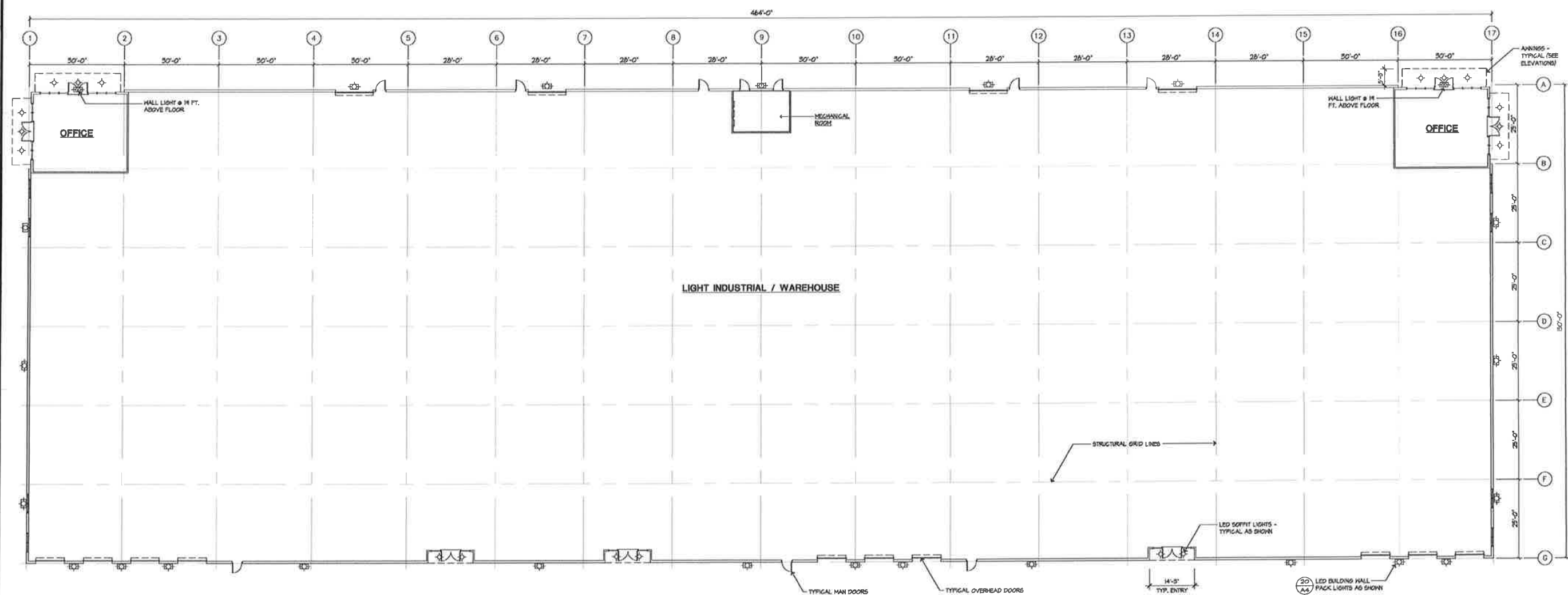
APN: 143-040-112

LICENSED ARCHITECT
 GREG LÉBOUF
 NO. CIL434
 STATE OF CALIFORNIA

EXPIRES 12-31-17

48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

DRAWN BY: REB	A6
DATE: OCTOBER, 2017	
JOB NO. 17.0403	
SCALE: 1" = 16.0'	
OF 10 ARCH SHEETS	



SCALE: ONE INCH EQUALS SIXTEEN FEET



REVISIONS:	BY:

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CALIFORNIA 94928
APN: 143-040-112

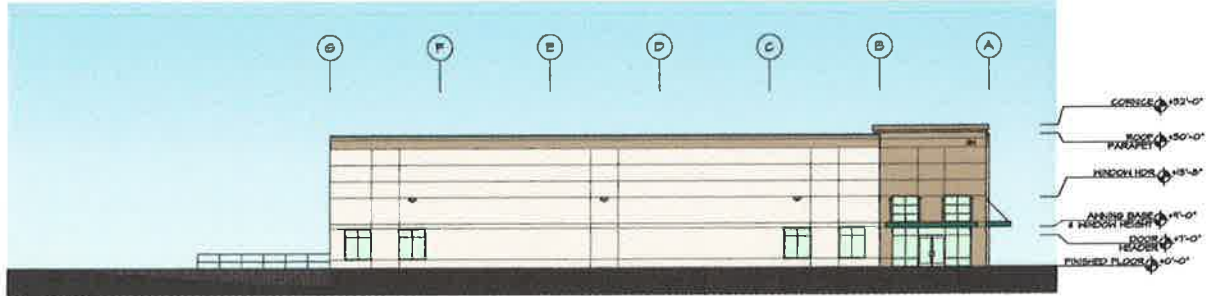
BUILDING
ELEVATIONS



**GREG
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and
ASSOCIATES,
INC.**

48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

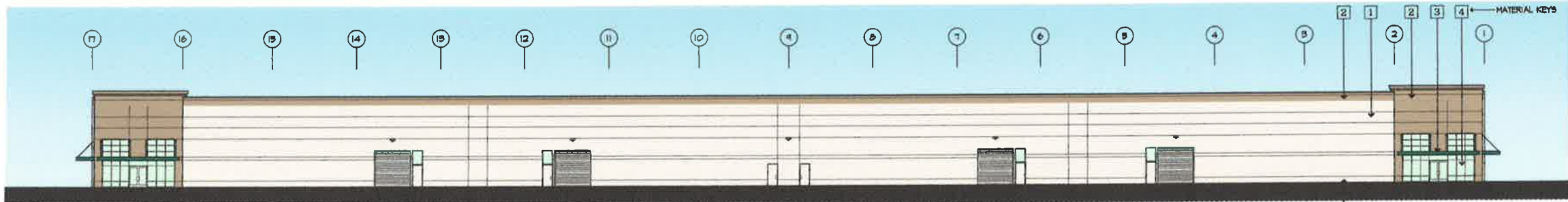
DRAWN BY: RCS	A7 OF 8 ARCH SHEETS
DATE: AUGUST, 2017	
JOB NO. 17.0405	
SCALE: 1" = 20'-0"	



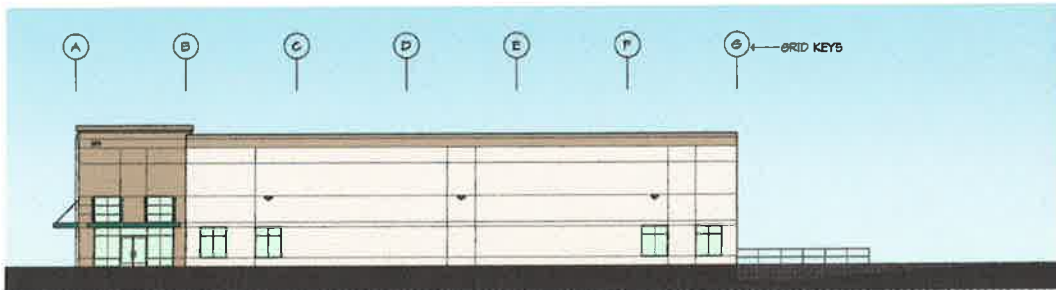
NORTH ELEVATION

- COLORS & MATERIALS LIST**
- 1 BODY COLOR - PRIMARY SURFACES & DOORS
SHERWIN WILLIAMS - AGRISEABLE GRAY - SW-7029
PRE-FABRICATED CONCRETE WALL
 - 2 BODY COLOR - ACCENT
SHERWIN WILLIAMS - "STONE LION" - SW-7507
PRE-FABRICATED CONCRETE WALL
 - 3 AWNINGS - STEEL FABRICA & SUPPORT BRACKETS W/
RYHART PAINT - AWP - "NATURAL GREEN"
 - 4 ALUMINUM STOREFRONT - CLEAR ANODIZED ALUM.
FRAMED WITH "EVERGREEN" AGI GLASS - DUAL
PANE TEMPERED
- NOTE: METAL FASTENERS, FLASHING, AND OTHER
MISCELLANEOUS EXPOSED METAL TO BE PAINTED
TO MATCH ADJACENT SURFACES, TYP.

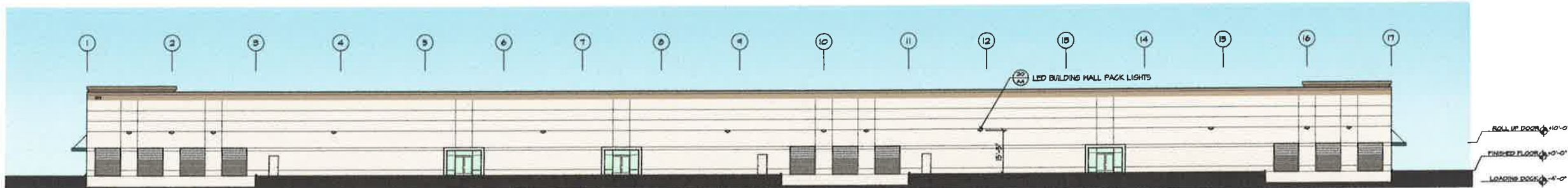
SEE COLOR SAMPLE BOARD FOR MORE INFORMATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS

SCALE: ONE INCH EQUALS TWENTY FEET



EXHIBIT F

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BUSINESS
PARK
DRIVE**
ROHNERT PARK
CALIFORNIA 94928
APN: 143-040-112

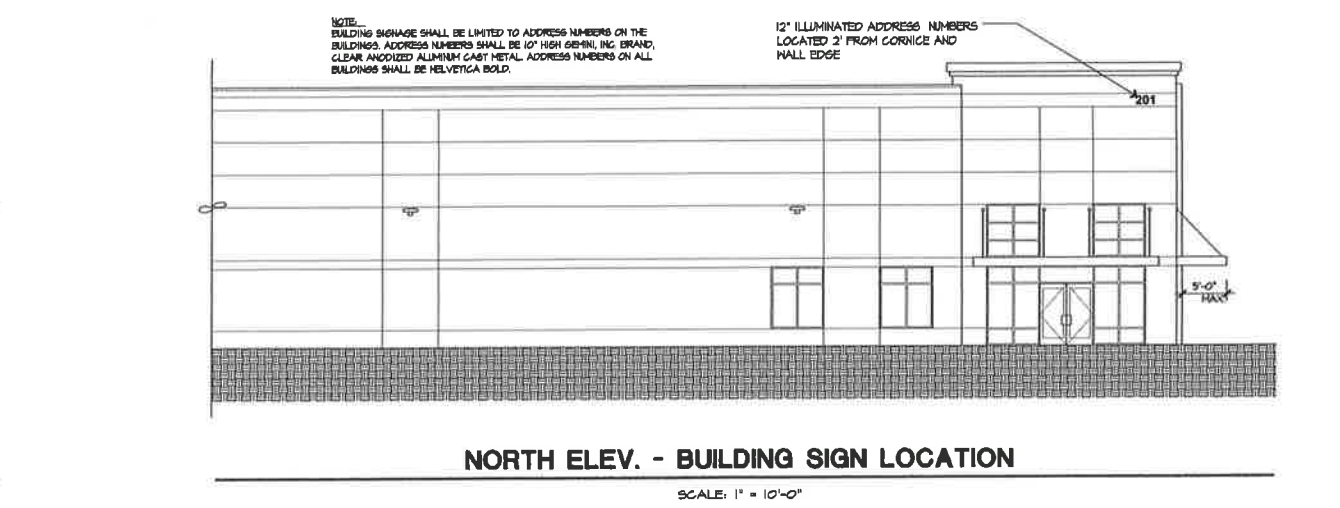
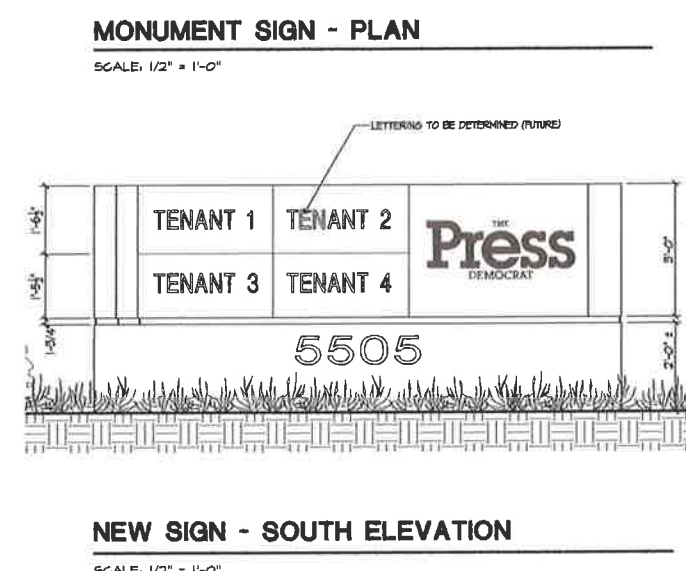
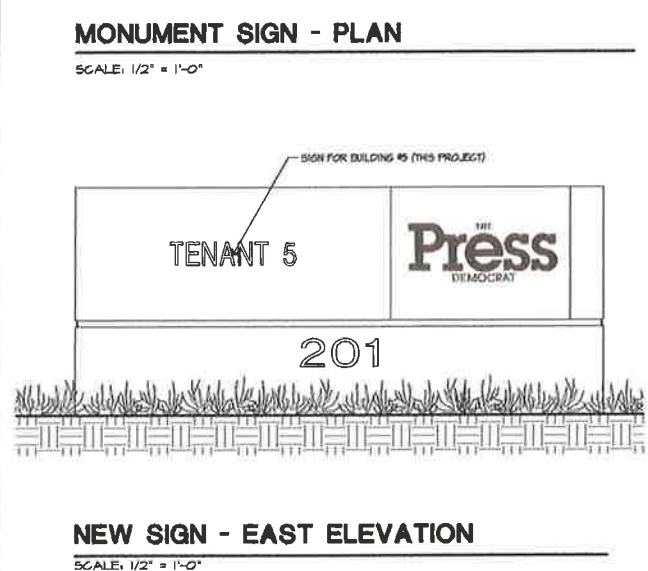
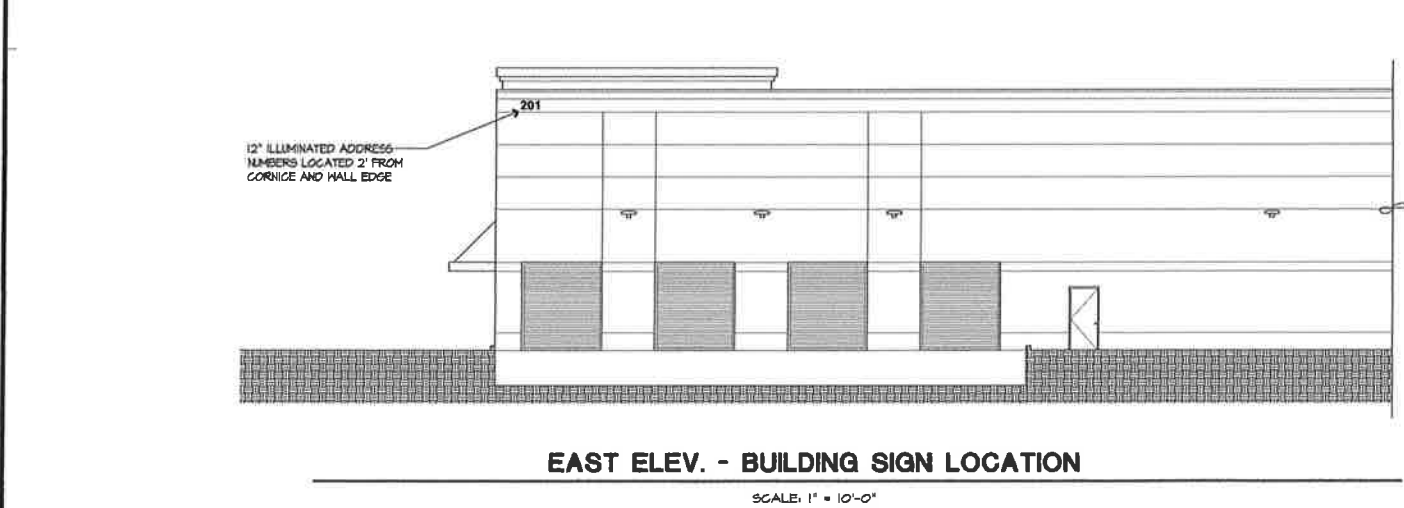
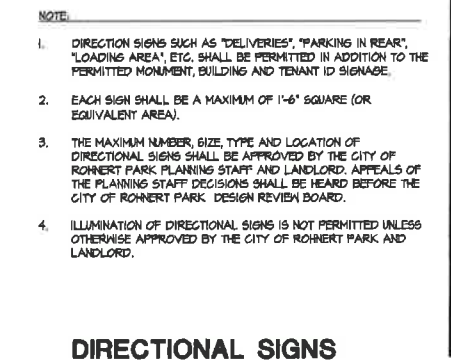
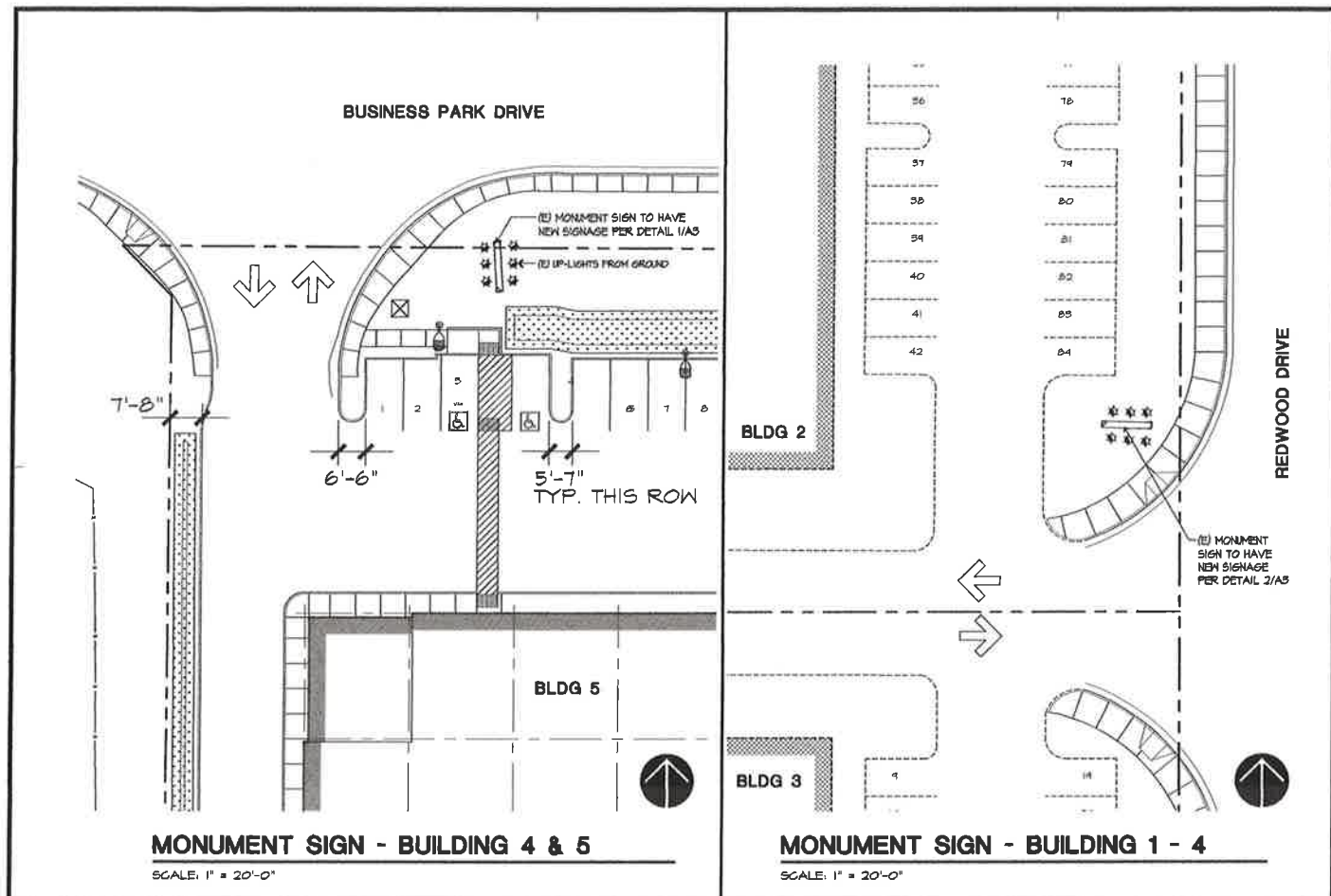
SIGNAGE



**GREG
LEDoux
and
ASSOCIATES,
INC.**

48 W. SIERRA AVE.
COTATI, CA
(707) 743-8855

DRAWN BY: RES	A3
DATE: OCTOBER 2017	
JOB NO. 17.0403	
SCALE: AS NOTED	
OF 10 ARCH SHTS.	



PLANT LEGEND

ABBR. PLANT SPECIES (Botanical & Common Names) SIZE NOTES QUANTITIES WATER USE

TREES

	<i>Acer freemanii</i> 'Armstrong'	15 Gal.	Standard	16	Moderate
	Narrow, Upright Armstrong Maple				
	<i>Betula nigra</i> 'Heritage'	24" Box	Natural For	6	High
	Heritage River Birch				
	<i>Dodonaea viscosa</i> 'Purpurea'	24" Box	Low Standard	5	Low
	Purple Hopseed Bush				
	<i>Platanus acerifolia</i> 'Bloodgood'	24" Box	Standard - St. Trees	4	Moderate
	London Plane Tree	15 Gal.	Low Standard	9	Moderate
	<i>Prunus cerasifera</i> 'Thundercloud'	15 Gal.	Low Standard	20	Low
	Purple Flowering Plum				
	<i>Ulmus parvifolia</i> 'True Green'	15 Gal.	Standard	25	Low
	Japanese Evergreen Elm				

SHRUBS & TALL GRASSES

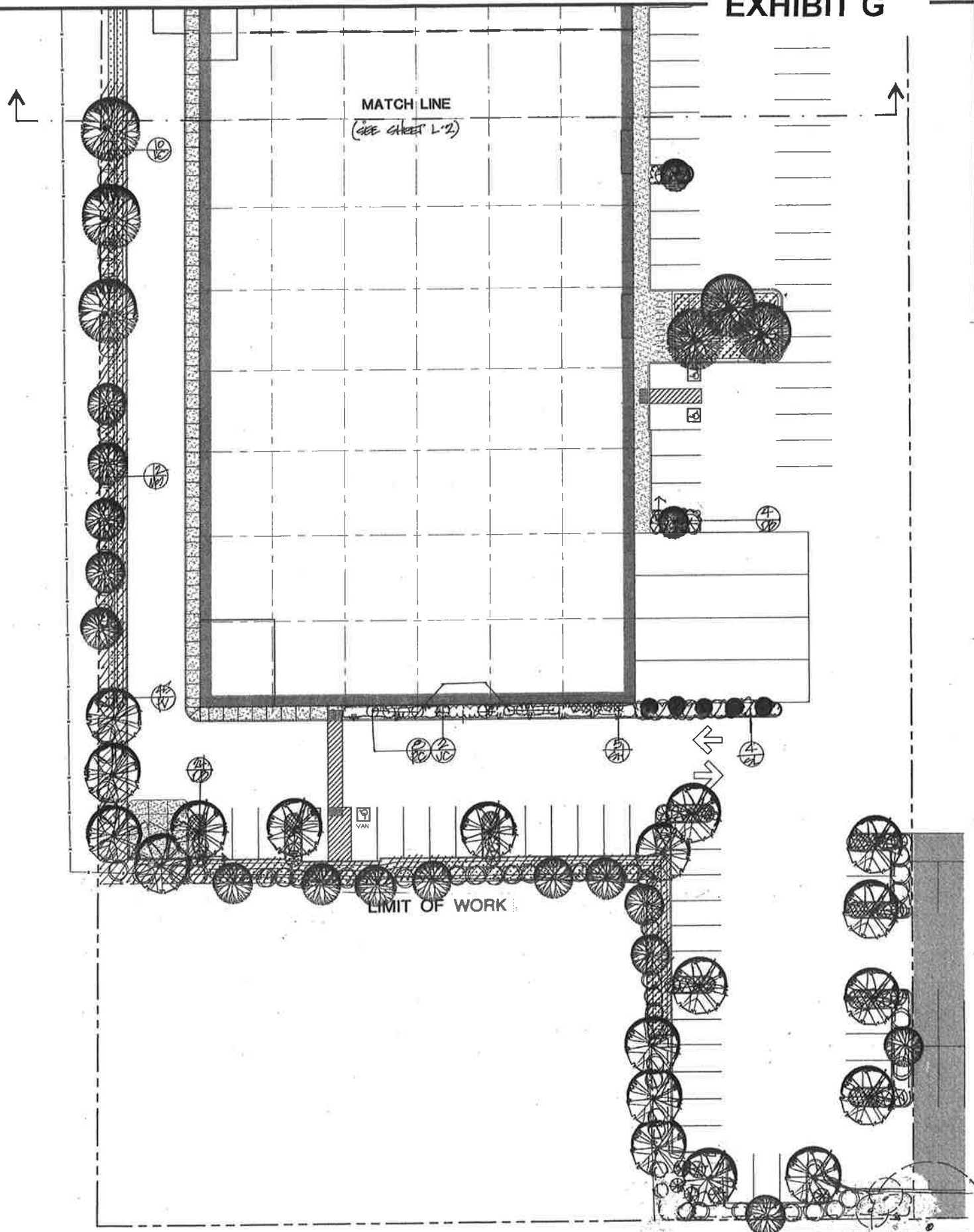
DB	<i>Diotes bicolor</i>	5 Gal.		62	Low
	Yellow Fournight Lily				
EP	<i>Elaeagnus pungens</i> 'Fruitland'	5 Gal.		8	Low
	Silverberry				
JC	<i>Juniperus chinensis</i> 'Skyrocket'	15 Gal.		2	Low
	Skyrocket Juniper				
LC	<i>Loropetalum chinensis</i> 'Razzleberry'	5 Gal.		38	Low
	Purple-leaf Fringe Flower				
MS	<i>Miscanthus sinensis</i> 'Cabaret'	5 Gal.		24	Moderate
	Cabaret Variegated Silver Grass				
OH	<i>Osmanthus heterophyllus</i> 'Goshiki'	5 Gal.		8	Moderate
	Goshiki False Holly				
PL	<i>Plumbago capensis</i> 'Imperial Blue' or 'Royal Blue'	5 Gal.		8	Low
	Cape Plumbago Variety				
PO	<i>Podocarpus gracillior</i>	24" Box		2	Moderate
	Fern Pine				
PV	<i>Pittosporum tobira</i> 'Variegata'	5 Gal.		45	Low
	Variegated Pittosporum				
NC	<i>Nandina domestica</i> 'Compacta'	5 Gal.		5	Low
	Compact Heavenly Bamboo				
SH	<i>Salvia clevelandii</i> 'Hot Lips'	1 Gal.		5	Low
	Cleveland Sage				
SL	<i>Salvia leucantha</i>	5 Gal.		16	Low
	Mexican Sage				

GROUND COVERS

	<i>Cotoneaster</i> 'Coral Beauty'	1 Gal. @ 2'-6" c.o.	As Required		Low
	Creeping Cotoneaster				
	<i>Eriogonum karwinskianus</i>	1 Gal. @ 2'-0" c.o.			Low
	Santa Barbara Daisy				
	<i>Festuca</i> 'Siskiyou Blue' or 'Phil's Silver'	1 Gal. @ 18" c.o.			Low
	CA Blue Fescue				
	<i>Festuca rubra</i> & other Fescues Blend	Sod			Low
	No-Mow Native Fescue Blend				
	<i>Lantana montevidensis</i>	1 Gal. @ 2'-6" c.o.			Low
	Purple Lantana				
	<i>Liriodendron</i> 'Silver Dragon'	4" Pots @ 12" c.o.			Moderate
	Silver Dragon Lilyturf				
	<i>Myoporum parvifolium</i> 'Putah Creek'	1 Gal. @ 5'-0" c.o. (3' from pavement/curb)			Low
	Prostrate Myoporum				
	<i>Trachelospermum jasminoides</i>	1 Gal. @ 18" c.o.			Moderate
	Star Jasmine				

PLANTING NOTES

- All new trees planted within 6' of a sidewalk, curb, paving, etc. shall have root barriers (18" deep) installed along the solid object for 5' in each direction centered on the tree's trunk.
- Plant quantities and square footages are approximate only & Landscape Contractor is responsible to provide & install all plantings as on shown.
- Land Contractor to provide photos of all boxed trees for approval by Landscape Architect prior to ordering. All plants shall be inspected by the L. A. prior to any planting operations and any not acceptable shall be returned at not cost to the Owner or L. A.
- If any landscape areas are 'lime treated', remove all soil in these areas to a depth of three (3) feet and replace with stockpiled onsite topsoil or amended sandy loam topsoil, as available from United Forest Products, Santa Rosa, CA.
- Maintain grades, bioswales & drainage swales in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications). Review all utility and underground plans prior to trenching or digging plant holes and relocate plants slightly to avoid conflicts.
- No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L. A. for poor size or quality, shall be returned at no cost to the Owner or L. A.
- Incorporate RSA (Nitrolized Redwood Sawdust) soil amendment into the soil a minimum depth of 8" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendations from a soils laboratory report. Landscape Contractor shall submit a topsoil sample, once grading is complete in landscape areas & required depth of topsoil is in place, to a lab for soil testing (see WELo ordinance requirements) and comply with the resulting recommendations.
- Upon completion of the installation, the Landscape Contractor shall submit to the Inspector, a complete and signed, by the Landscape Architect & Landscape Contractor, the 'Certificate of Completion' (WELo ordinance Schedule 'D') stating that the project has been installed as designed.
- The 'Certificate of Completion' shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule as described in the WELo ordinance & provided by the Landscape Contractor.
- Mitigation for the 72± trees being removed will be achieved with the installation of 85 new trees, per this plan.



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



REVISIONS	BY

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DEVELOPMENT FOR:

**201 BUSINESS
PARK DR.**

ROHNERT PARK
CALIFORNIA

APN: 143-040-112

PARKER SMITH
LANDSCAPE ARCHITECT
CA LIC. #1264

1945 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502



**PLANTING
PLAN & PLANT
LEGEND**

DRAWN BY: DATE: JOB NO. SCALE: SHEET:	8-8-17 17/11 4 4 L-1
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FOR SPAR

A PROPOSED
INDUSTRIAL
DEVELOPMENT FOR:

201 BUSINESS
PARK DR.

ROHNERT PARK
CALIFORNIA

APN: 143-040-112

PARKER SMITH
LANDSCAPE ARCHITECT
CA LIC. #1344

1945 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502



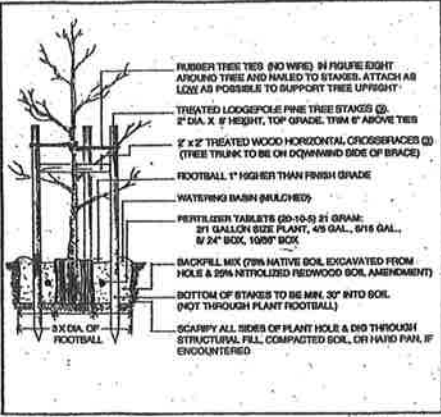
I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

PLANTING
PLAN & PLANT
LEGEND

DRAWN BY:
DATE:
JOB NO.
SCALE:
1" = 20'

L-2

OF 4 SHEETS



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

