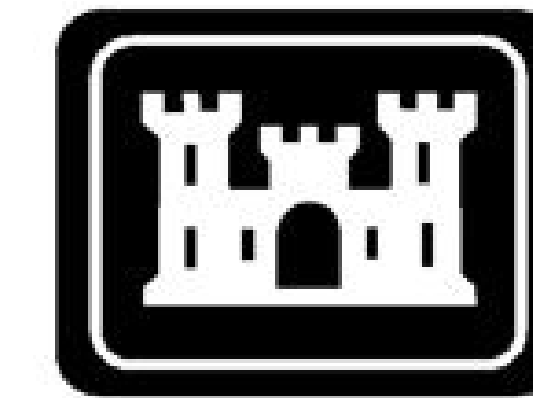


SPRINGHILL SUITES and RESIDENCE INN, CORTE MADERA

56 MADERA BOULEVARD, CORTE MADERA CALIFORNIA, 94925



USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016



PROJECT DIRECTORY

OWNER:	RENESON HOTEL GROUP 2700 JUNIPERO SERRA BLVD. DALY CITY, CA 94015 CONTACT: GARRETT GRIALOU (415) 883-4400	LANDSCAPE ARCHITECT:	KLA LANDSCAPE ARCHITECTURE 151 N. NORLIN STREET SONORA, CA 95370 CONTACT: TOM HOLLOWAY (209) 532-2856 x 11	BIOLOGIST:	ZETNER & ZETNER 95 LINDEN STREET, SUITE 3 OAKLAND, CA 94607 CONTACT: JOHN ZETNER (520) 622-8110
ARCHITECT:	RYS ARCHITECTS, INC. 10 MONTEREY BLVD. SAN FRANCISCO, CA 94131 CONTACT: JIM RATO (415) 841-9090 x 209	STRUCTURAL ENGINEER:	CORNERSTONE ENGINEERING GROUP 40 FEDERAL STREET SAN FRANCISCO, CA 94107 CONTACT: TOM SWAYZE (415) 369-9100 x 111		
CIVIL ENGINEER:	CSW/STUBER-STROEH 45 LEVERONI COURT NOVATO, CA 94949 CONTACT: DENNIS RINEHART (415) 884-6461	GEOTECHNICAL:	MILLER PACIFIC ENGINEERING GROUP 504 REDWOOD BLVD., SUITE 220 NOVATO, CA 94949 CONTACT: SCOTT STEPHENS (415) 382-3444		

SHEET INDEX

T1	TITLE SHEET	A6.1	UNIT PLANS SPRINGHILL SUITES
C1	EXISTING CONDITIONS MAP	A6.2	UNIT PLANS RESIDENCE INN
C2	TREE REMOVAL PLAN	A7.1	BUILDING ELEVATIONS
C3	SLOPE ANALYSIS MAP	A7.2	BUILDING ELEVATIONS
C4	TOPOGRAPHIC RANGE EXHIBIT	A7.3	BUILDING ELEVATIONS
C5	PRELIMINARY SITE GRADING & DRAINAGE PLAN	A7.4	BUILDING ELEVATIONS
L0.1	CONCEPTUAL LANDSCAPE PLAN	A7.5	BUILDING ELEVATIONS
L0.2a	CONCEPTUAL ENTRY IMAGERY	A7.6	BUILDING ELEVATIONS
L0.2	CONCEPTUAL ENTRY PLAN ENLARGEMENT	A7.7	BUILDING ELEVATIONS- COLOR
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L0.3	CONCEPTUAL COURTYARD PLAN ENLARGEMENT	A7.9	PERSPECTIVES
L0.4	CONCEPTUAL SITE CROSS-SECTIONS	A8	MASSING STUDIES
L0.5	CONCEPTUAL SITE LANDSCAPE PLAN		
A1	ARCHITECTURAL SITE PLAN & PROJECT DATA		
A2.1	FIRST FLOOR PLAN		
A2.2	FIRST FLOOR LOBBY & PUBLIC SPACE PLAN		
A3	SECOND FLOOR PLAN		
A4	THIRD FLOOR PLAN		
A5	ROOF PLAN		

T1

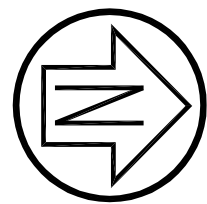


SPRINGHILL SUITES and RESIDENCE INN
CORTE MADERA, CA

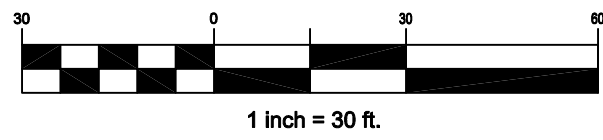
RENESON HOTELS

PLANNING APPLICATION 03/15/2016





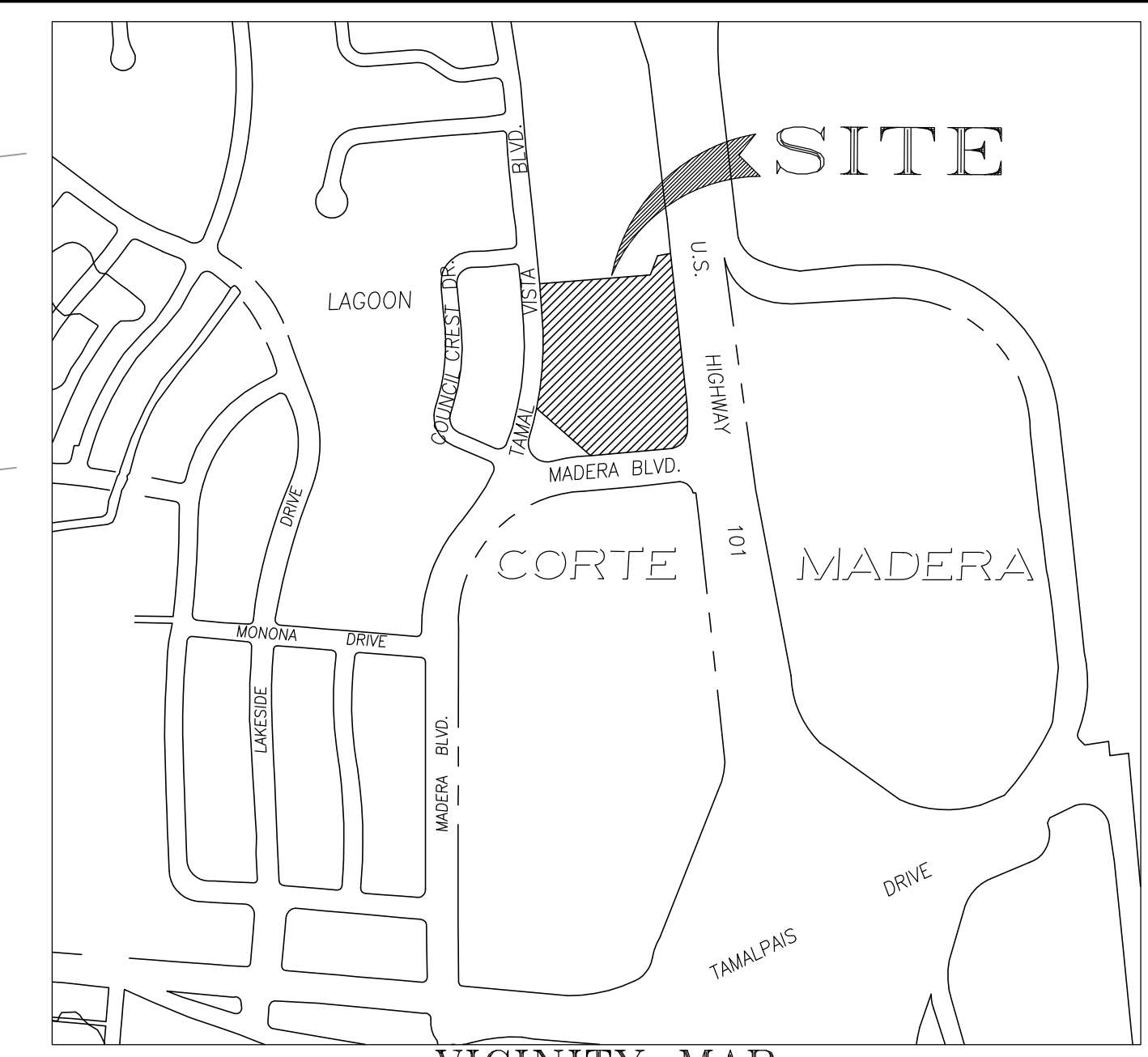
Graphic Scale (in feet)



COUNCIL
CREST DR.

CORTE MADERA GARDENS
SUB. NO. SIX (8 M 16)

TAMAL VISTA (60' RIGHT OF WAY)



VICINITY MAP
NTS

LEGEND

---	APPROXIMATE BOUNDARY (SEE NOTE 1)
- - - -	APPROXIMATE BOUNDARY ADJOINERS
▭	BUILDING
▬	EDGE OF PAVEMENT/CONCRETE
▬	FACE OF CURB
---	FENCE
---	CONTOUR MAJOR (5')
---	CONTOUR MINOR (1')
---	WALL AS NOTED

GENERAL NOTE:

1. NO SIGNAL CONTROLLED INTERSECTIONS ARE ADJACENT TO OR WITHIN 1,000 FEET OF THE SUBJECT PROPERTY.

SURVEY NOTES

1. BOUNDARY LINES SHOWN ARE FOR VISUAL PURPOSES ONLY BASED ON RETRACEMENTS OF RECORD MAPS RECOVERED FROM THE COUNTY OF MARIN AND ARE SHOWN IN THEIR APPROXIMATE LOCATIONS RELATIVE TO EXISTING MONUMENTATION FOUND IN THE FIELD. SAID LINES ARE NOT THE RESULT OF A BOUNDARY SURVEY BY CSW/ST2.

2. VERTICAL DATUM FOR THIS PROJECT IS BASED ON USGS 8-36, 1930. TAKEN AS ELEV. 9.493 NAVD 1929 (12.16 NAVD 1988). THE SURVEY HAS BEEN ADJUSTED TO NAVD 1988 DATUM BY CONVERTING THE NAVD 1929 DATUM USED PREVIOUSLY. THE CONVERSION/ADJUSTMENT USED WAS 2.667 FT.

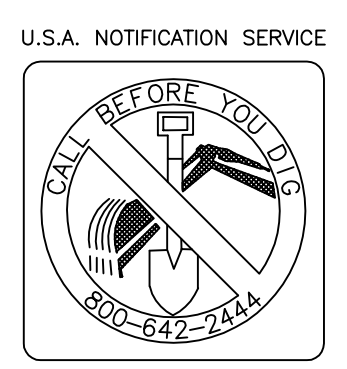
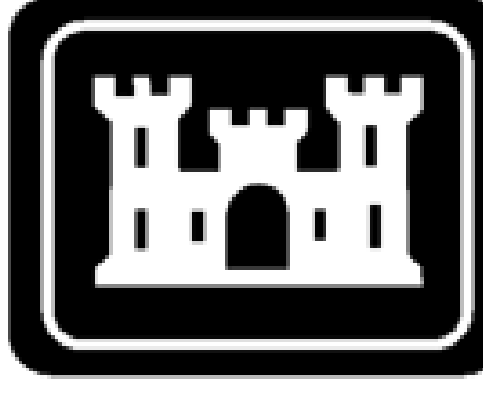
3. THE BASIS OF BEARINGS FOR THIS PROJECT IS N83° 13' E ALONG THE MONUMENT LINE OF CHICKASAW COURT AS SHOWN ON THE MAP OF MADERA GARDENS SUBDIVISION NO. SIX (8 M 16), MARIN COUNTY RECORDS.

4. PORTIONS OF TOPO IN THE POND AREA IS BASED ON EXISTING CONDITIONS SURVEY BY CSW/ST2 DATED 12/22/03

ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOW LINE
AD	AREA DRAIN	GB	GRADEBREAK LINE
BLD	BUILDING	M	MAP
BLDG	BUILDING	NAVD	NORTH AMERICAN VERTICAL DATUM
CONC	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
CP	CONTROL POINT	SD	STORM DRAIN
DEP	DEPRESSION	SSCO	SANITARY SEWER CLEANOUT
DI	DRAINAGE INLET	ST	STREET
DR	DRIVE	TB	TOP BACK OF WALL
DWY	DRIVEWAY	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TYP	TYPICAL
FF	FINISH FLOOR	USA	UNDERGROUND SERVICE ALERT
		UTIL	UTILITY
		WV	WATER VALVE

PRELIMINARY

USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016

S HIGHWAY 101

Designed	Drawn	Checked

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court Novato, CA 94949
tel: 415.883.9850 fax: 415.883.9835
http://www.cswst2.com © 2013

City	Corte Madera
County	Marin
State	California

SPRINGHILL SUITES / RESIDENCE INN
RENOSEN HOTELS
EXISTING CONDITIONS MAP

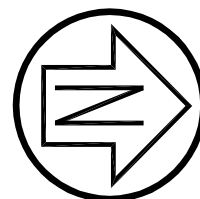
APN: 024-031-15

Prepared Under the Direction of: Sheet

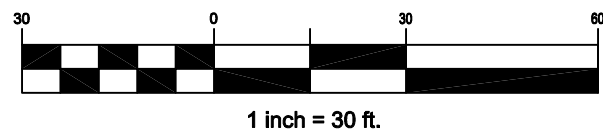
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Scale:	1" = 30'
Date:	12/05/13
Project Number:	5137700
Plan File:	D-5124

03/15/16	SUBMITTED TO CLIENT FOR REVIEW
2/12/15	REVISED PER CALTRANS COMMENTS
9/12/13	SUBMITTED TO CLIENT FOR REVIEW



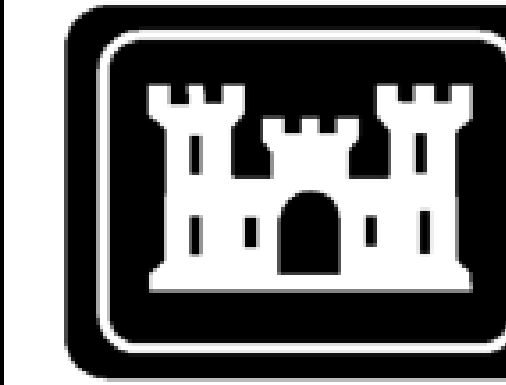
Graphic Scale (in feet)



CORTE MADERA GARDENS
SUB. NO. SIX (B M 18)

COUNCIL
CREST DR.

TAMAL VISTA (60' RIGHT OF WAY)



USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016

LANDS OF
REIS FAMILY LLC
TAMAL VISTA LLC
024-031-21
2007-20899

LEGEND

- APPROXIMATE BOUNDARY (SEE NOTE 1)
- - - APPROXIMATE BOUNDARY ADJOINERS
- ▭ BUILDING
- ▬ EDGE OF PAVEMENT/CONCRETE
- ▬ FACE OF CURB
- FENCE
- 100 --- CONTOUR MAJOR (5')
- 99 --- CONTOUR MINOR (1')
- ▬ WALL AS NOTED
- ⊗ TREE TO BE REMOVED
- TREE TO REMAIN

ABBREVIATIONS

- | | | | |
|------|------------------|------|-------------------------------|
| AC | ASPHALT CONCRETE | FL | FLOW LINE |
| AD | AREA DRAIN | GB | GRADEBREAK LINE |
| BLD | BUILDING | M | MAP |
| BLDG | BUILDING | NAVD | NORTH AMERICAN VERTICAL DATUM |
| CONC | CONCRETE | NGS | NATIONAL GEODETIC SURVEY |
| CP | CONTROL POINT | SD | STORM DRAIN |
| DEP | DEPRESSION | SSCO | SANITARY SEWER CLEANOUT |
| DI | DRAINAGE INLET | ST | STREET |
| DR | DRIVE | TBW | TOP BACK OF WALL |
| DWY | DRIVEWAY | TC | TOP OF CURB |
| EP | EDGE OF PAVEMENT | TPY | TYPICAL |
| FF | FINISH FLOOR | USA | UNDERGROUND SERVICE ALERT |
| | | UTIL | UTILITY |
| | | WV | WATER VALVE |

PRELIMINARY

MADERA BLVD

U S HIGHWAY 101

Rev	Date	Description	Designed	Drawn	Checked
-	03/15/16	SUBMITTED TO CLIENT FOR REVIEW			
-	11/25/13	SUBMITTED TO CLIENT FOR REVIEW	XXX	XXX	XXX

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com © 2013

City: Corte Madera
County: Marin
State: California

SPRINGHILL SUITES / RESIDENCE INN
RENESON HOTELS
TREE REMOVAL PLAN

APN: 024-031-15

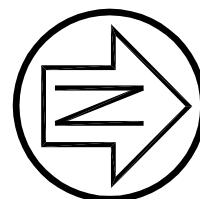
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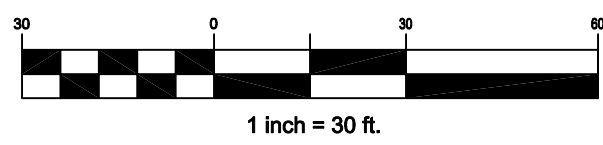
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Project Number: 5137700
Plan File: D-5124

P:\05437700\N\SS\Drawings\C2-TREE REMOVAL PLAN.dwg 03/15/2016 09:05 AM bahr 11



Graphic Scale (in feet)



SLOPE ANALYSIS

SLOPE	AREA (SF)
0%-9.9%	145,750± SF
10%-14.9%	1,407± SF
15%-19.9%	4,433± SF
20%-39.9%	16,787± SF
40%+	2,577± SF

LEGEND

---	APPROXIMATE BOUNDARY (SEE NOTE 1)
---	APPROXIMATE BOUNDARY ADJOINERS
---	BUILDING
---	EDGE OF PAVEMENT/CONCRETE
---	FACE OF CURB
---	FENCE
---	CONTOUR MAJOR (5')
---	CONTOUR MINOR (1')
---	WALL AS NOTED

SURVEY NOTES

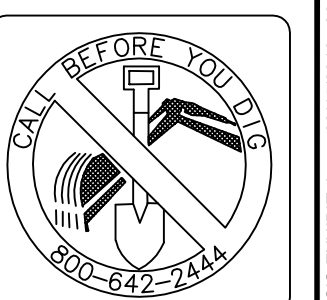
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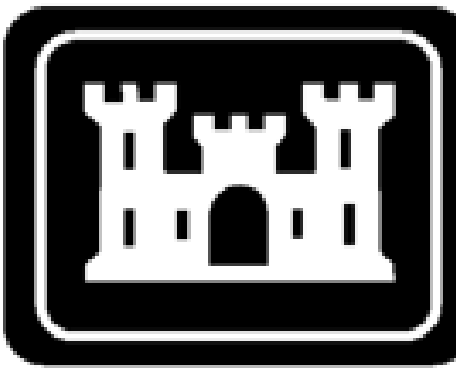
ABBREVIATIONS

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EP	EDGE OF PAVEMENT	TYP	TYPICAL
FF	FINISH FLOOR	USA	UNDERGROUND SERVICE ALERT
		UTIL	UTILITY
		WV	WATER VALVE

PRELIMINARY

U.S.A. NOTIFICATION SERVICE



 USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016

	Designed	Drawn	Checked
	XXX	XXX	XXX

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com © 2013

City: Corte Madera
County: Marin
State: California

SPRINGHILL SUITES / RESIDENCE INN
RENESON HOTELS
SLOPE ANALYSIS MAP

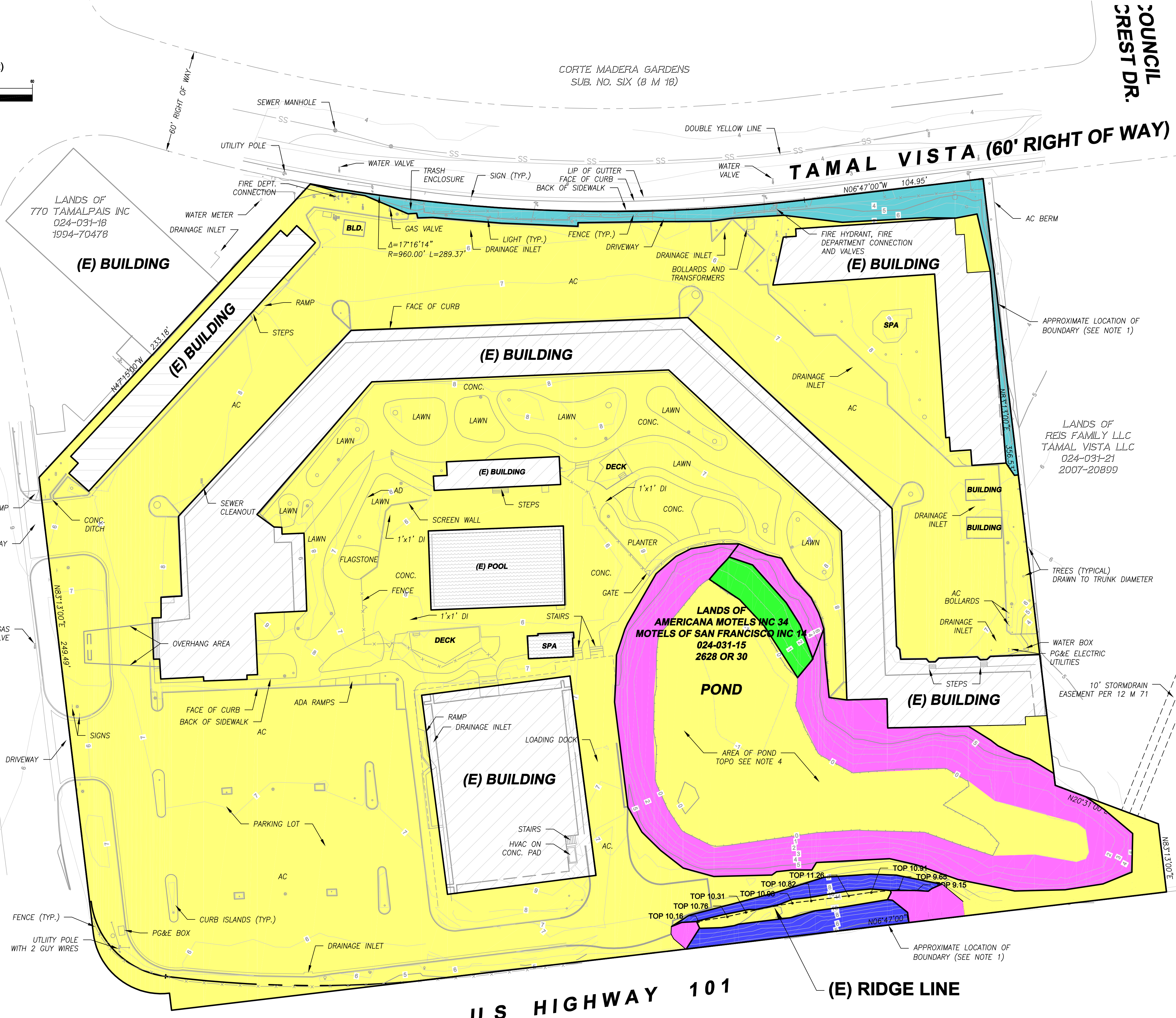
APN: 024-031-15

Prepared Under the Direction of: Sheet

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Date: 12/05/13
Project Number: 5137700
Plan File: D-5124

-	03/15/16	SUBMITTED TO CLIENT FOR REVIEW
-	9/12/13	SUBMITTED TO CLIENT FOR REVIEW

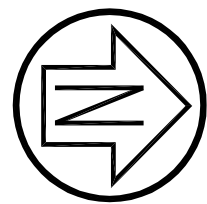


COUNCIL
CREST DR.

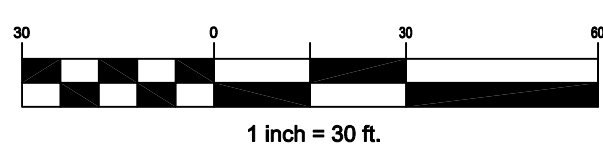
MADERA
BLVD

U S HIGHWAY 101

(E) RIDGE LINE



Graphic Scale (in feet)



ELEVATION ANALYSIS (Datum NAVD 88)

ELEVATION	AREA (SF)
BELOW 6.17	63,516± SF
6.17-9.00	132,875± SF
9.00-10.00	45,272± SF
ABOVE 10.00	729± SF

LEGEND

---	APPROXIMATE BOUNDARY (SEE NOTE 1)
---	APPROXIMATE BOUNDARY ADJOINERS
---	BUILDING
---	EDGE OF PAVEMENT/CONCRETE
---	FACE OF CURB
---	FENCE
---	CONTOUR MAJOR (5')
---	CONTOUR MINOR (1')
---	WALL AS NOTED

SURVEY NOTES

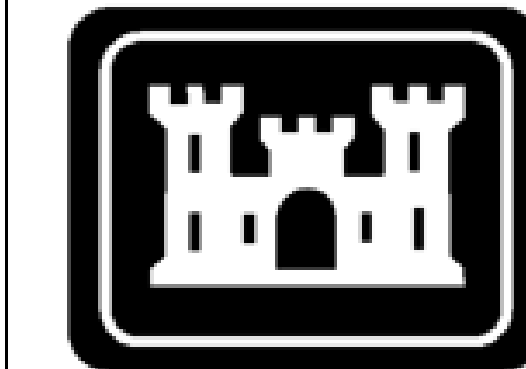
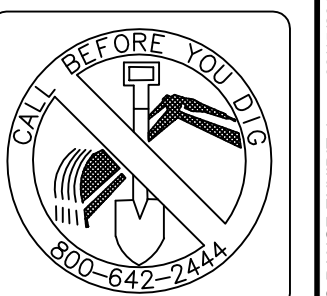
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ABBREVIATIONS

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		WV	WATER VALVE

PRELIMINARY

U.S.A. NOTIFICATION SERVICE



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May 16, 2016

Designed	Drawn	Checked
XXX	XXX	XXX

CSW | ST2

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Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com © 2013

City: Corte Madera
County: Marin
State: California

SPRINGHILL SUITES / RESIDENCE INN
RENESON HOTELS
TOPOGRAPHIC RANGE EXHIBIT

APN: 024-031-15

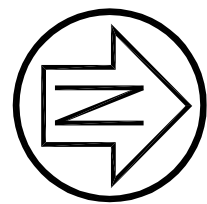
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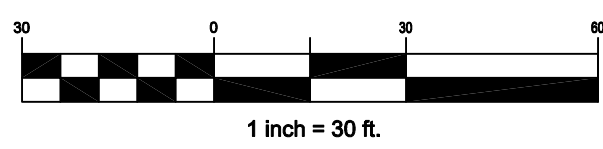
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Project Number: 5137700
Plan File: D-5124

-	03/15/16	SUBMITTED TO CLIENT FOR REVIEW
-	9/12/13	SUBMITTED TO CLIENT FOR REVIEW

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Graphic Scale (in feet)



COUNCIL
CREST DR.

TAMAL VISTA (60' RIGHT OF WAY)

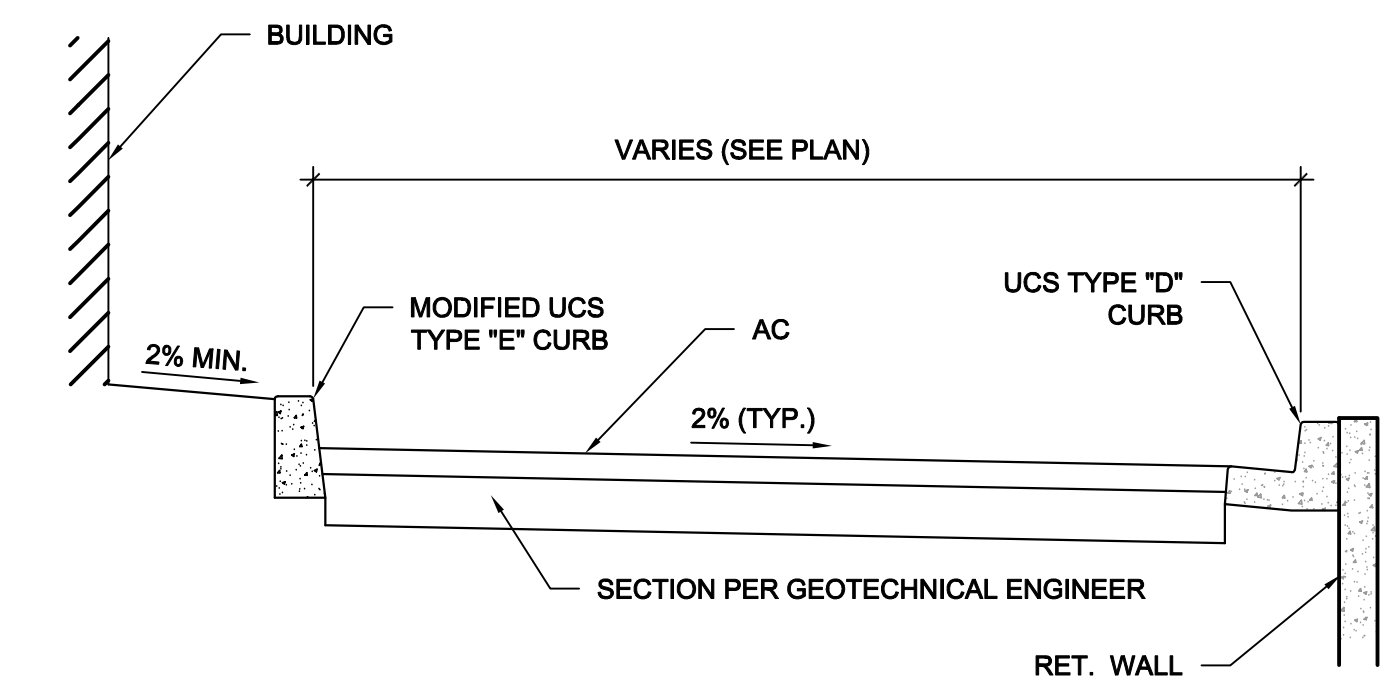
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770 TAMALPAIS INC
024-031-18
1994-70478

BUILDING

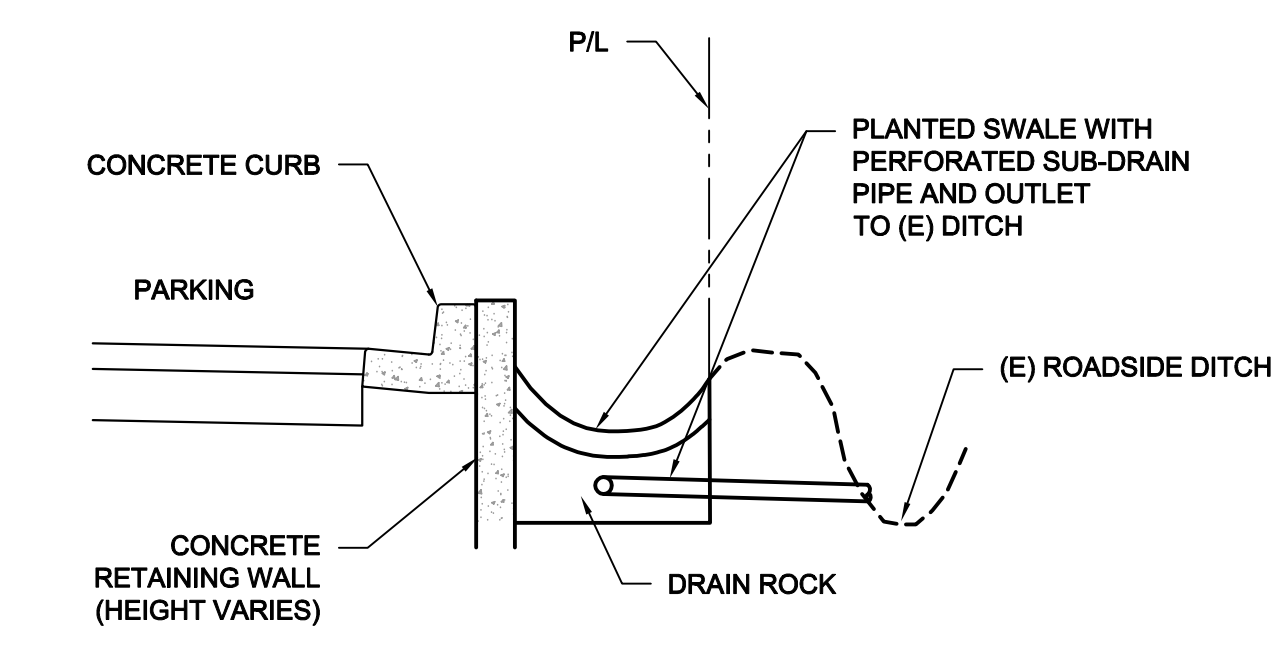
MADERA
BLVD

LANDS OF
REIS FAMILY LLC
TAMAL VISTA LLC
024-031-21
2007-20899

US HIGHWAY 101



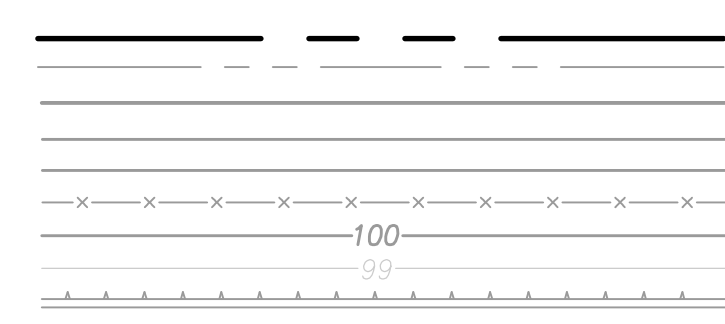
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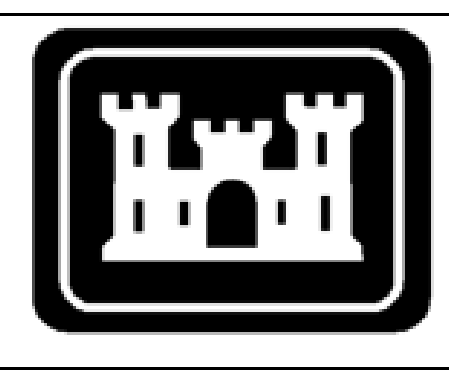
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GRADING/DRAINAGE NOTE:

1. THE POND AREA WILL BE FILLED AND COMPACTED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



PRELIMINARY



USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016

	Designed	Drawn	Checked
	XXX	XXX	XXX

CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
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 45 Leveroni Court Novato, CA 94949
 tel: 415.883.9850 fax: 415.883.9835
 http://www.cswst2.com © 2013

City: Corte Madera
 County: Marin
 State: California

SPRINGHILL SUITES / RESIDENCE INN
 RENESON HOTELS
PRELIMINARY SITE GRADING & DRAINAGE PLAN

APN: 024-031-15

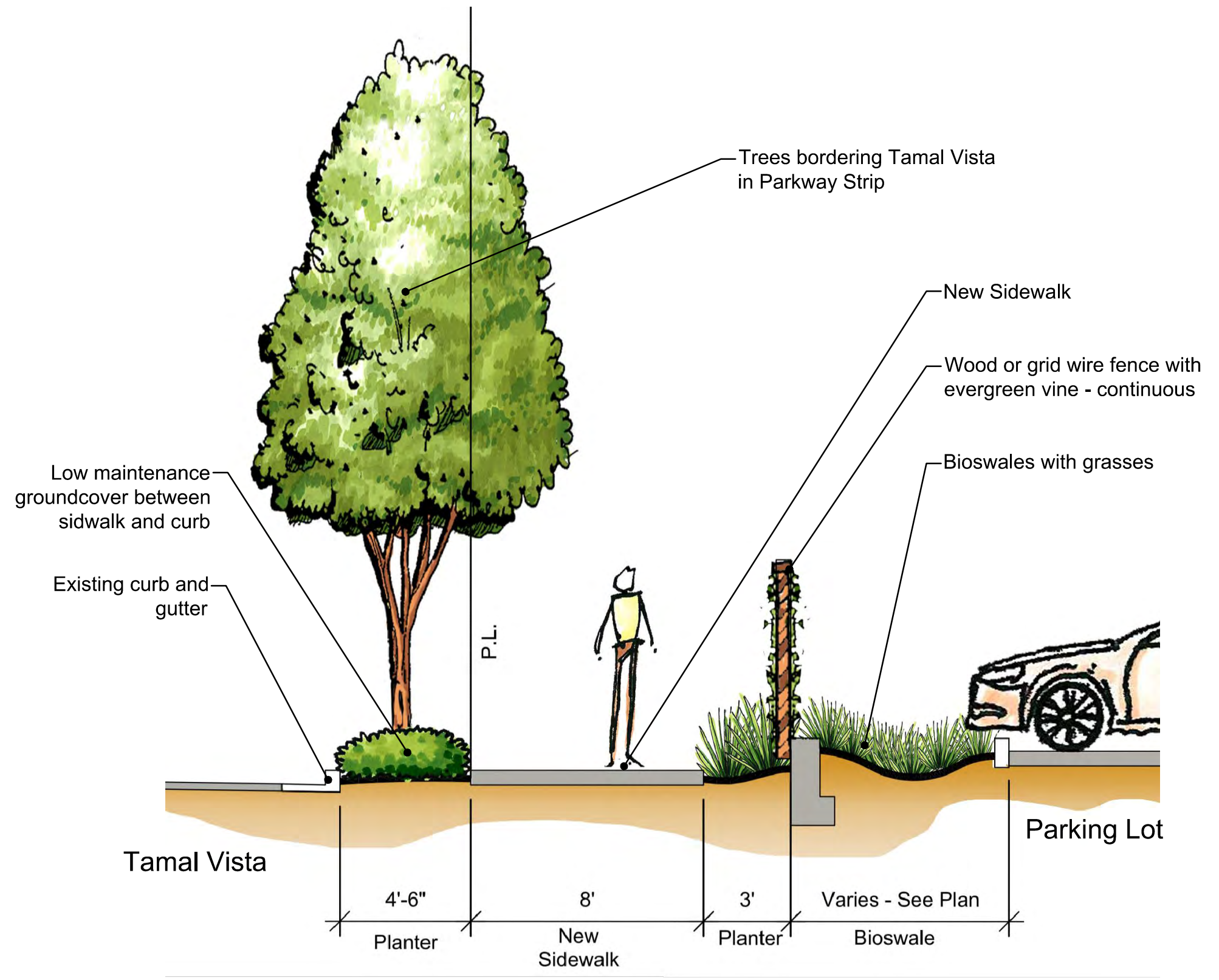
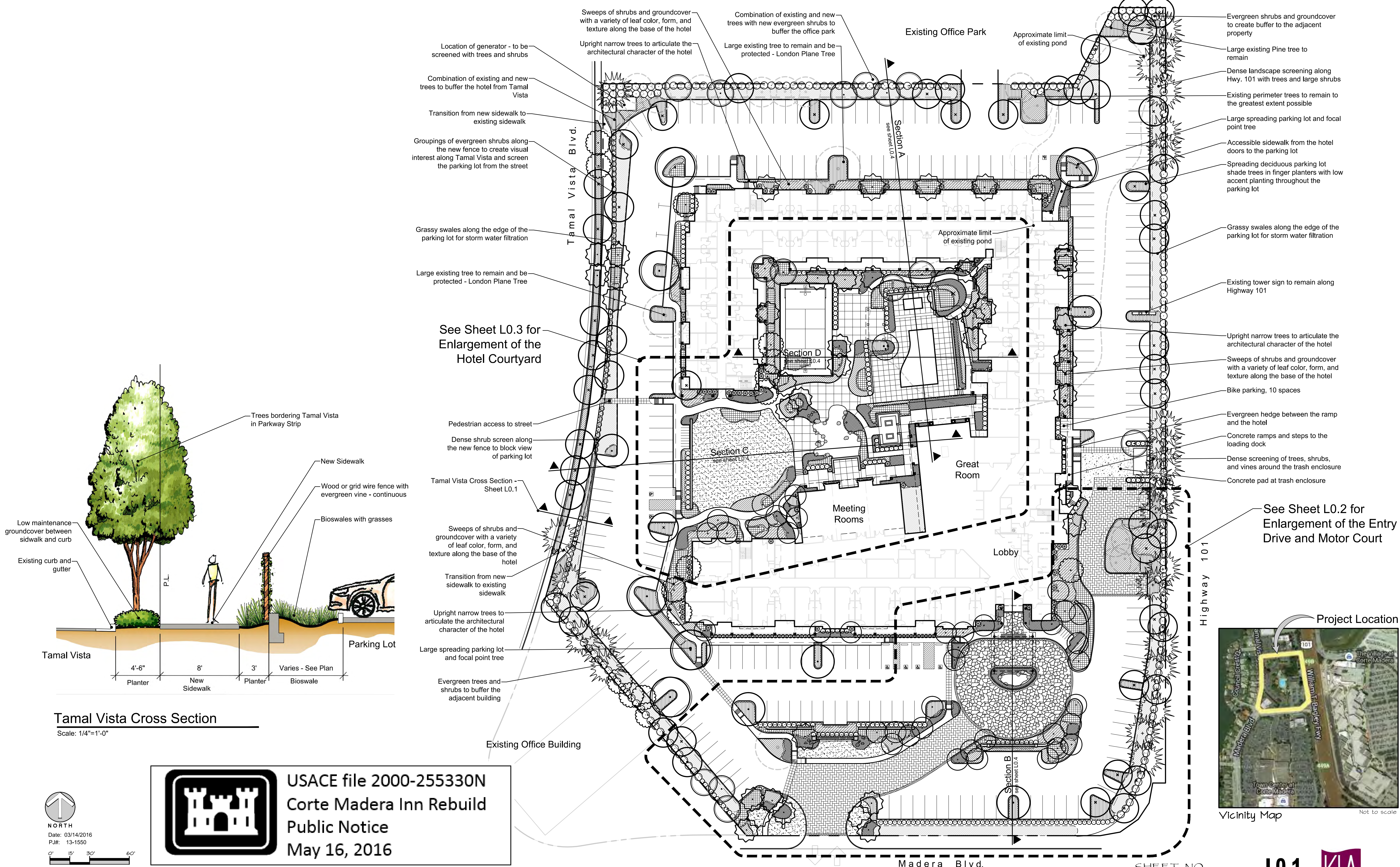
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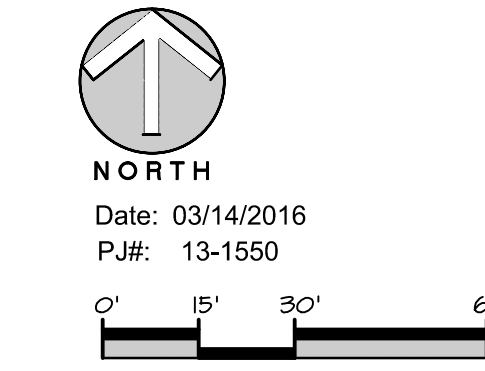
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 Project Number: 5137700
 Plan File: D-5124

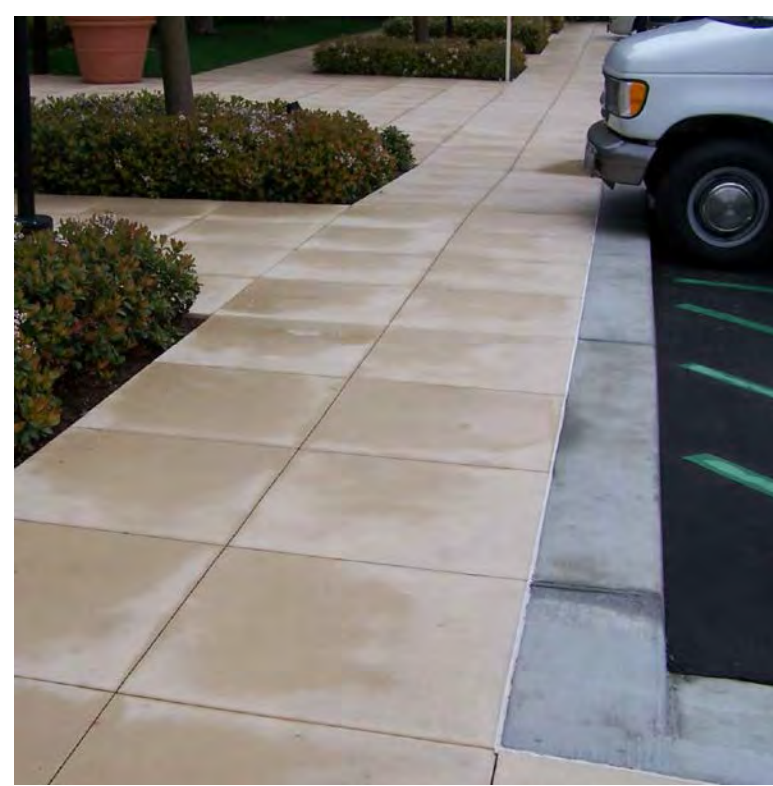
-	03/15/16	SUBMITTED TO CLIENT FOR REVIEW
-	10/07/15	SUBMITTED TO CLIENT FOR REVIEW



Tamal Vista Cross Section
Scale: 1/4"=1'-0"

USACE file 2000-255330N
Corte Madera Inn Rebuild
Public Notice
May 16, 2016

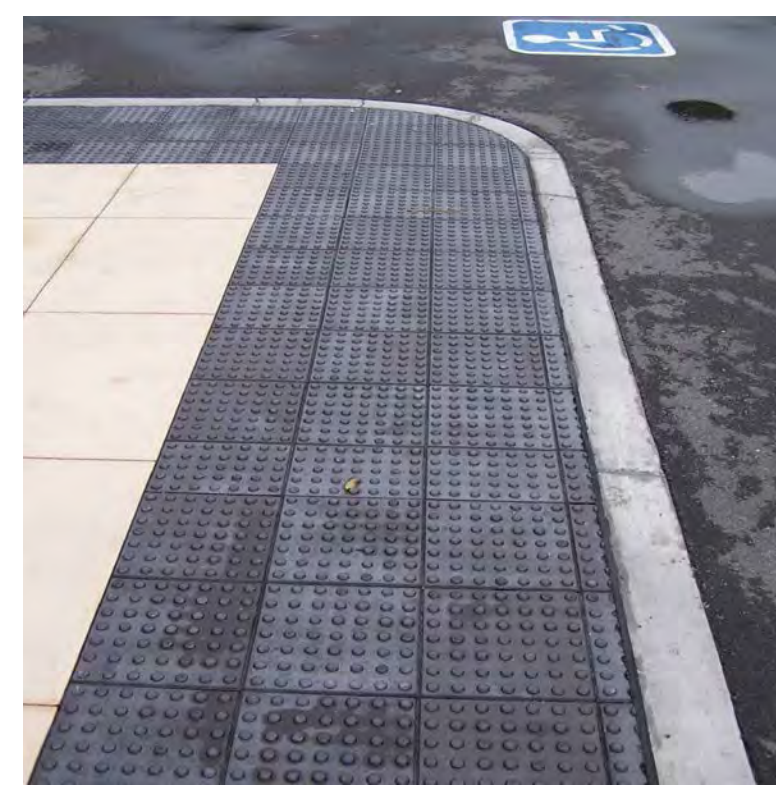




Concrete Crosswalk Paving



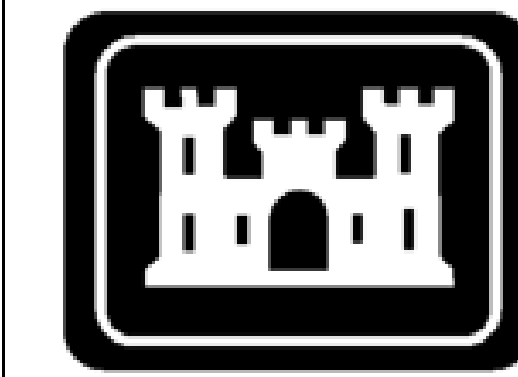
Enhanced Motor Court Paving



Truncated Domes



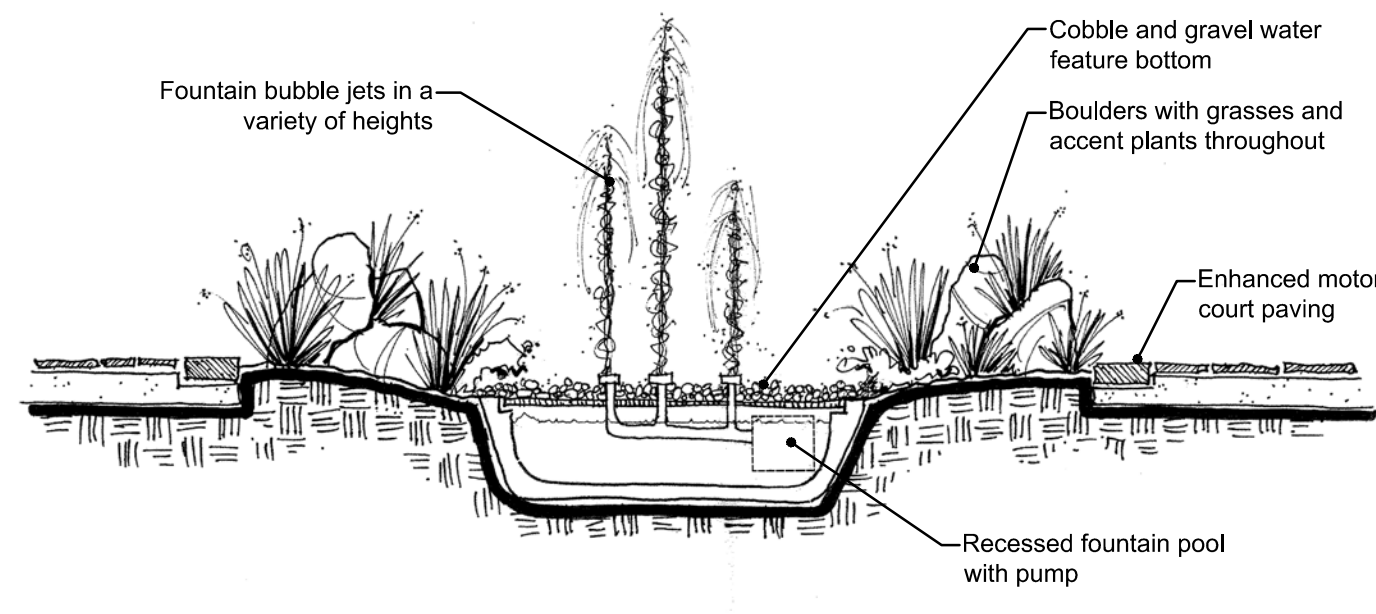
Bike Rack



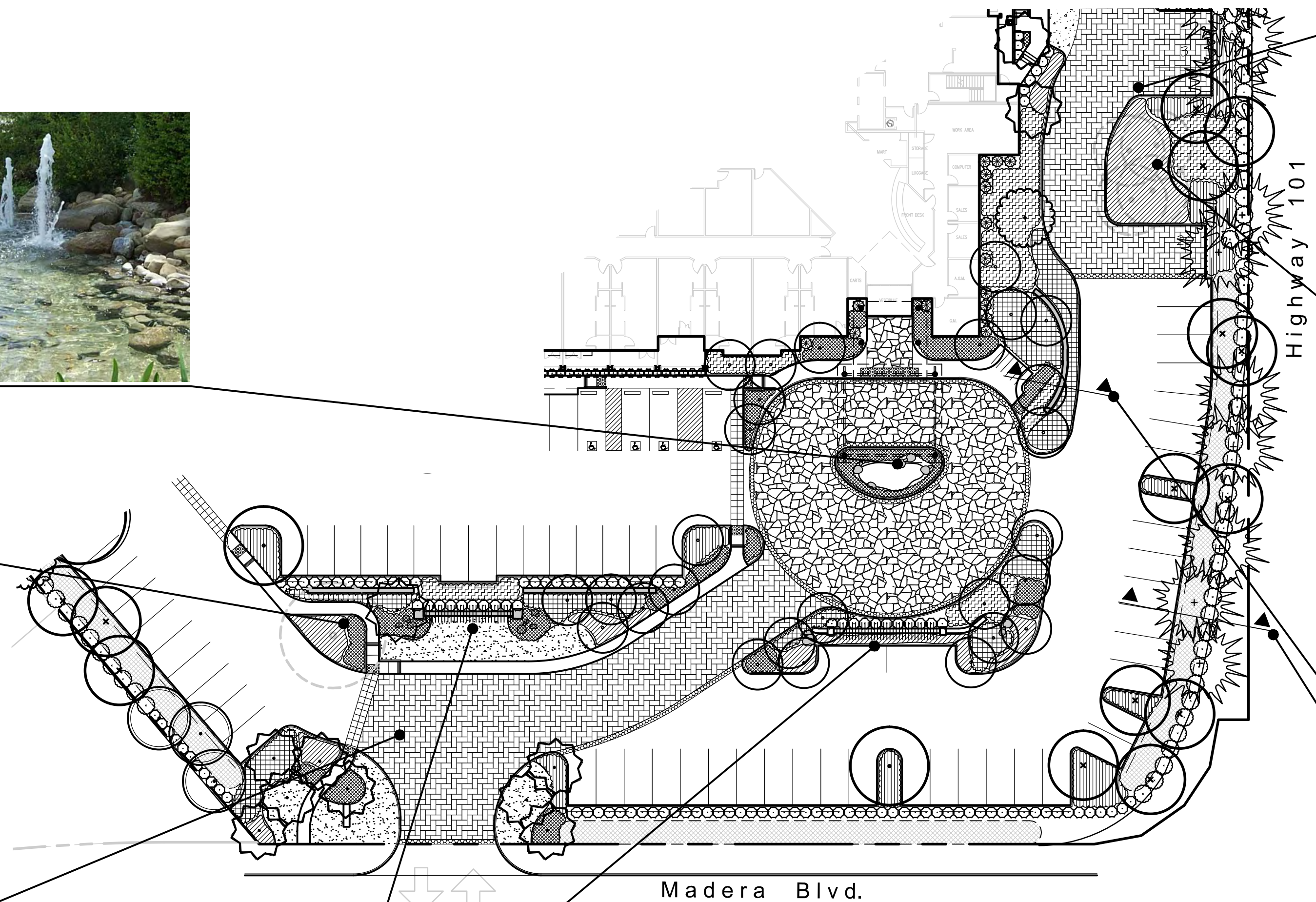
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Permeable Pavers around the Redwood Trees



Motor Court Central Water Feature



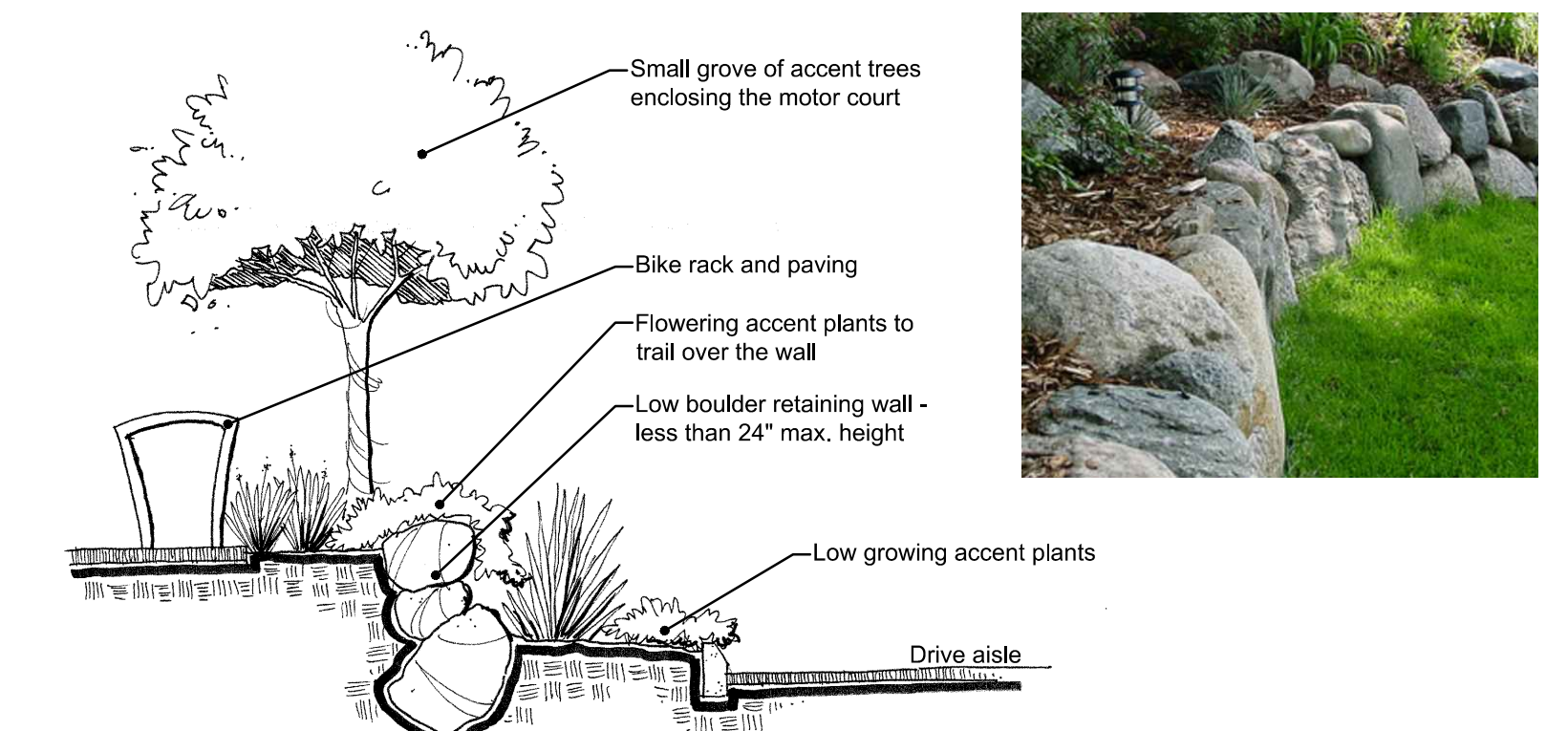
Existing Redwood Trees to remain



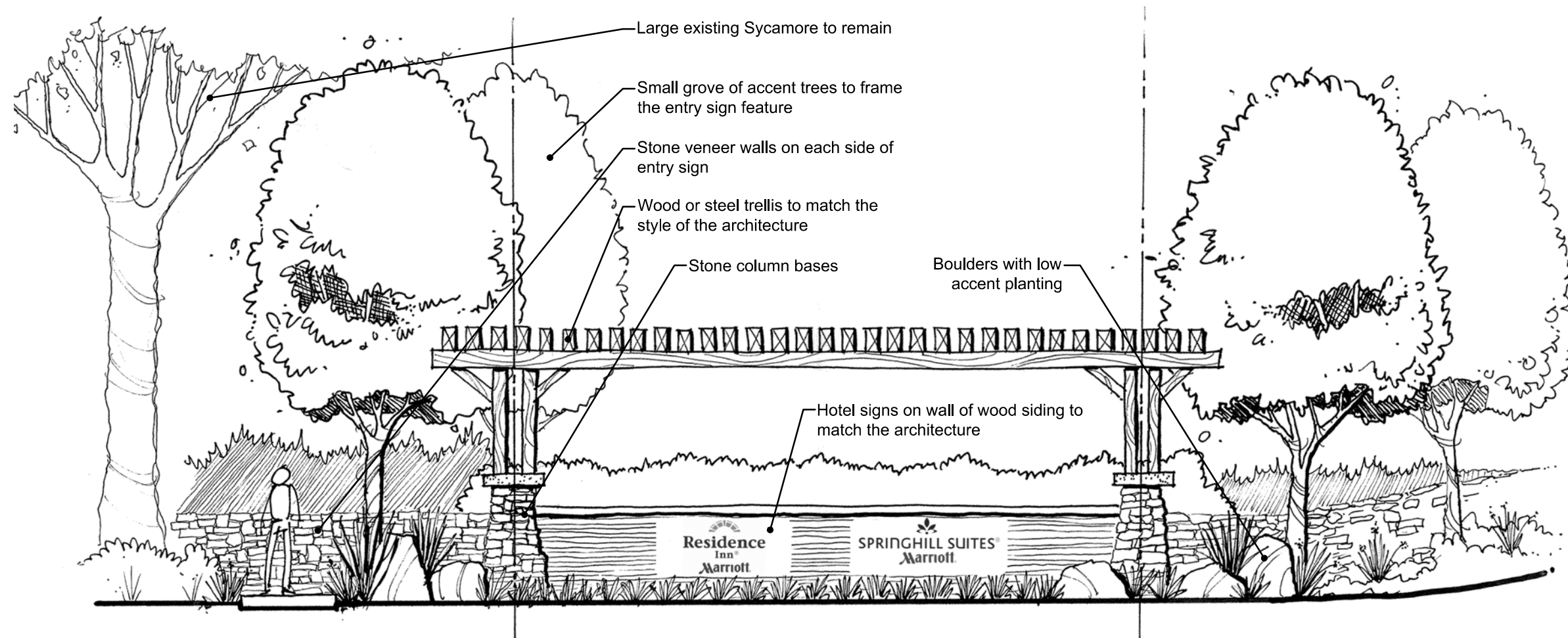
Existing Sycamore to Remain



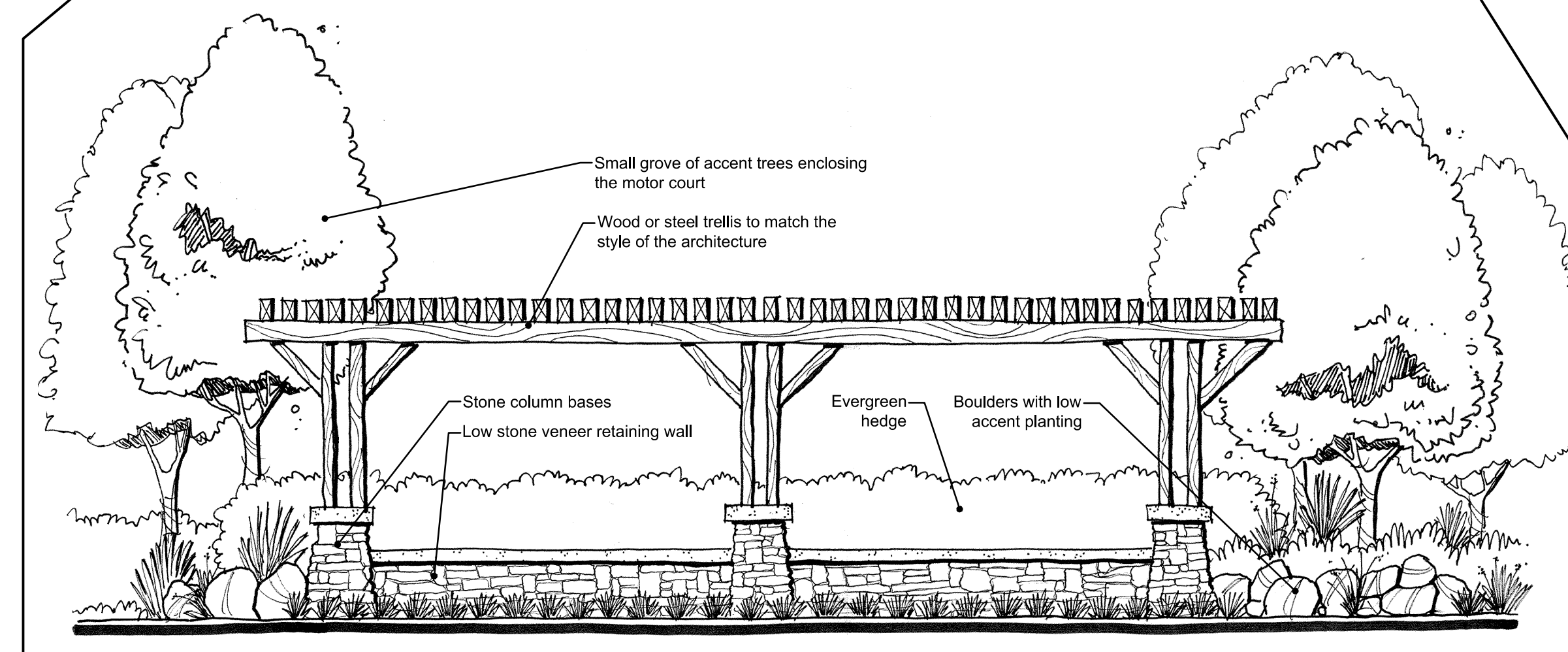
Enhanced Driveway Paving



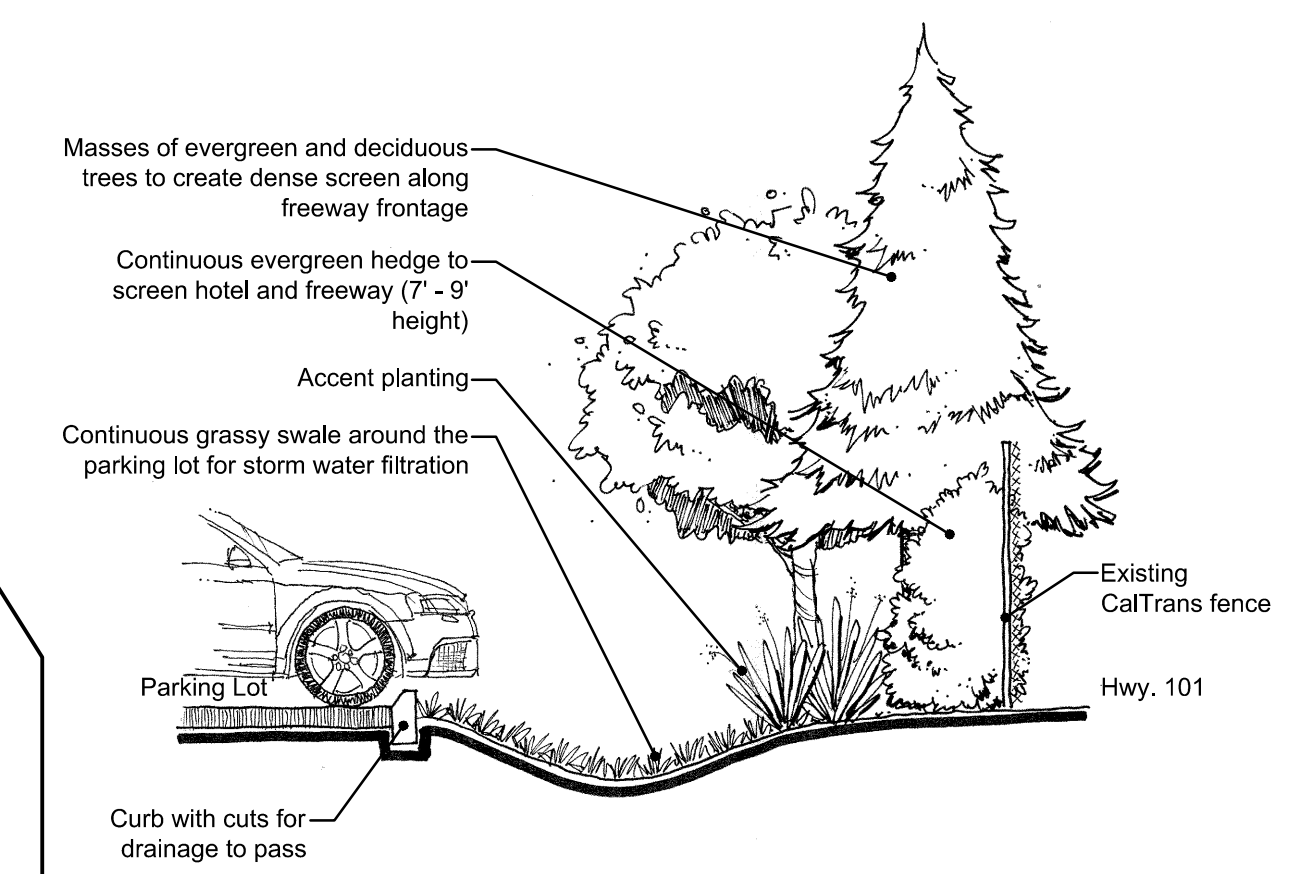
Natural Boulder Retaining



Entry Sign Wall and Landscape Feature



Colonnade at the Terminus of the Motor Court



Perimeter Screening and Swale

Date: 03/14/2016
PJ#: 13-1550

CONCEPTUAL ENTRY IMAGERY



SPRINGHILL SUITES and RESIDENCE INN
CORTE MADERA, CA

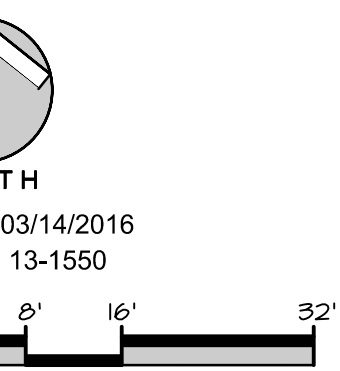
RENESON HOTELS

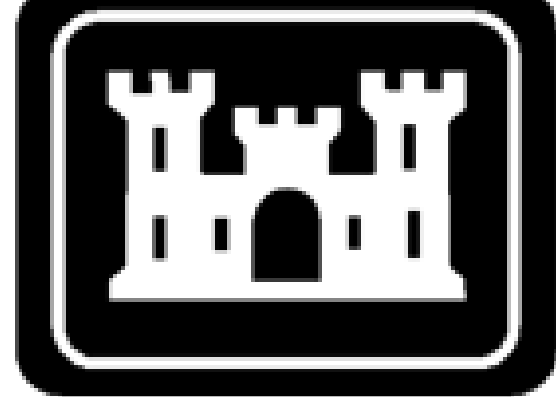
SHEET NO.

L0.2a

PRELIMINARY PLAN APPLICATION
NUMBER:






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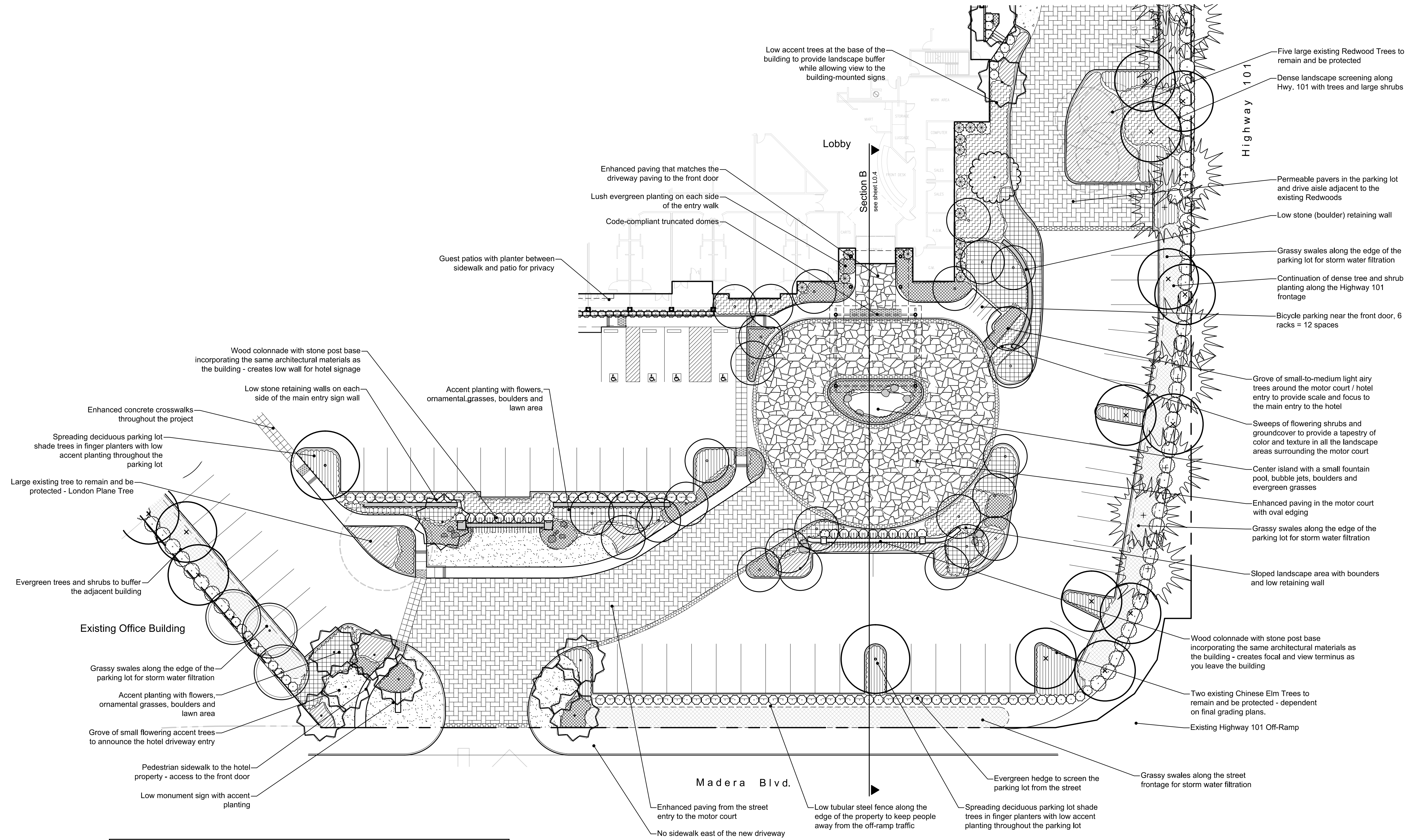
CONCEPTUAL ENTRY PLAN ENLARGEMENT

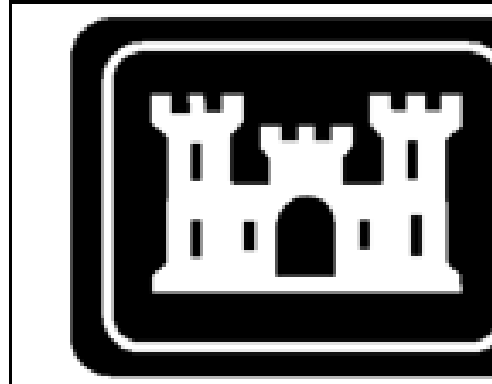


SPRINGHILL SUITES and RESIDENCE INN
CORTE MADERA, CA

RENESON HOTELS

SHEET NO. **L0.2**
PRELIMINARY PLAN APPLICATION
NUMBER:

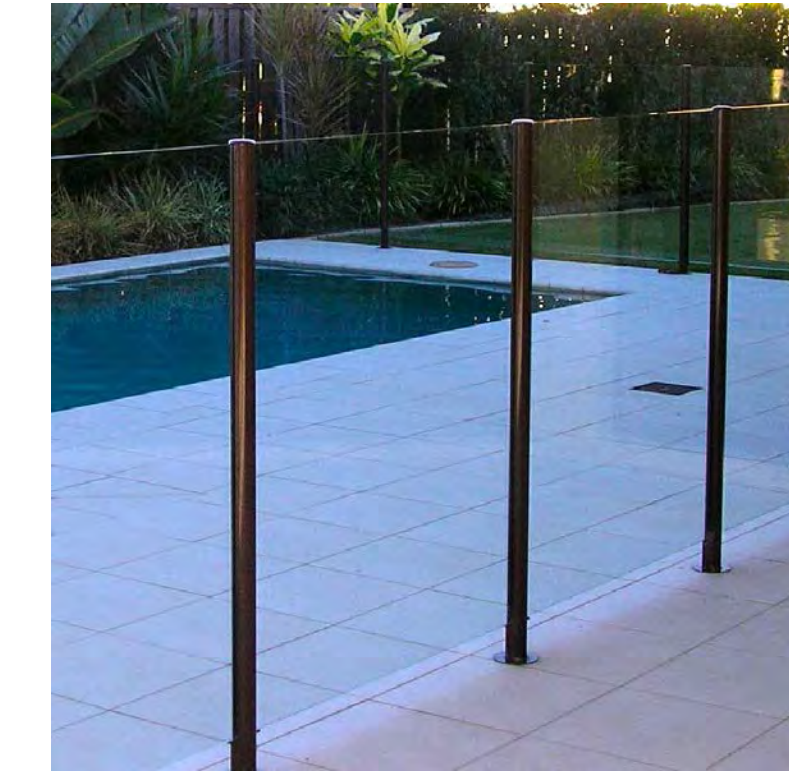




Sport Court

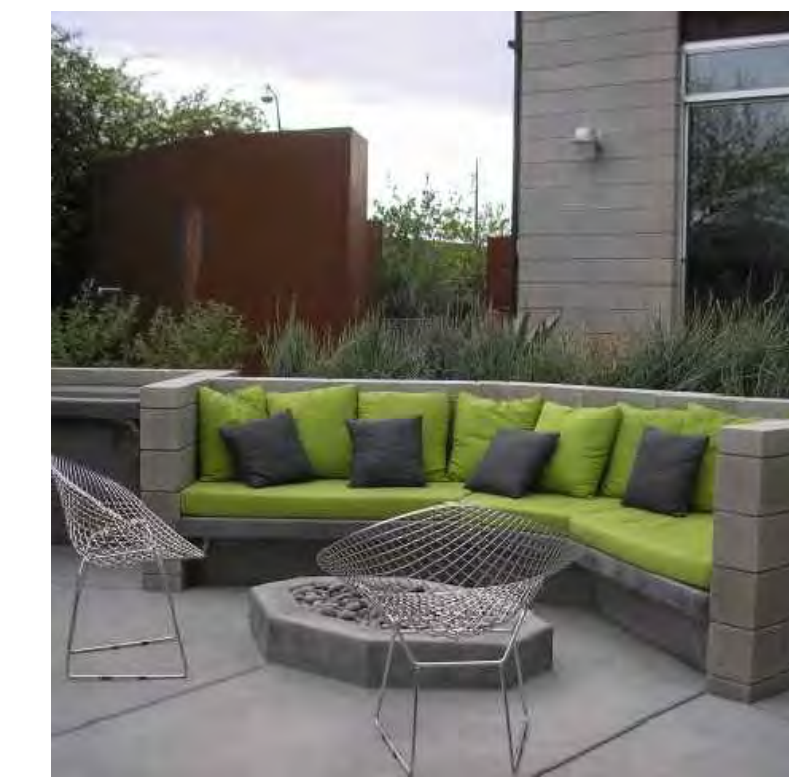
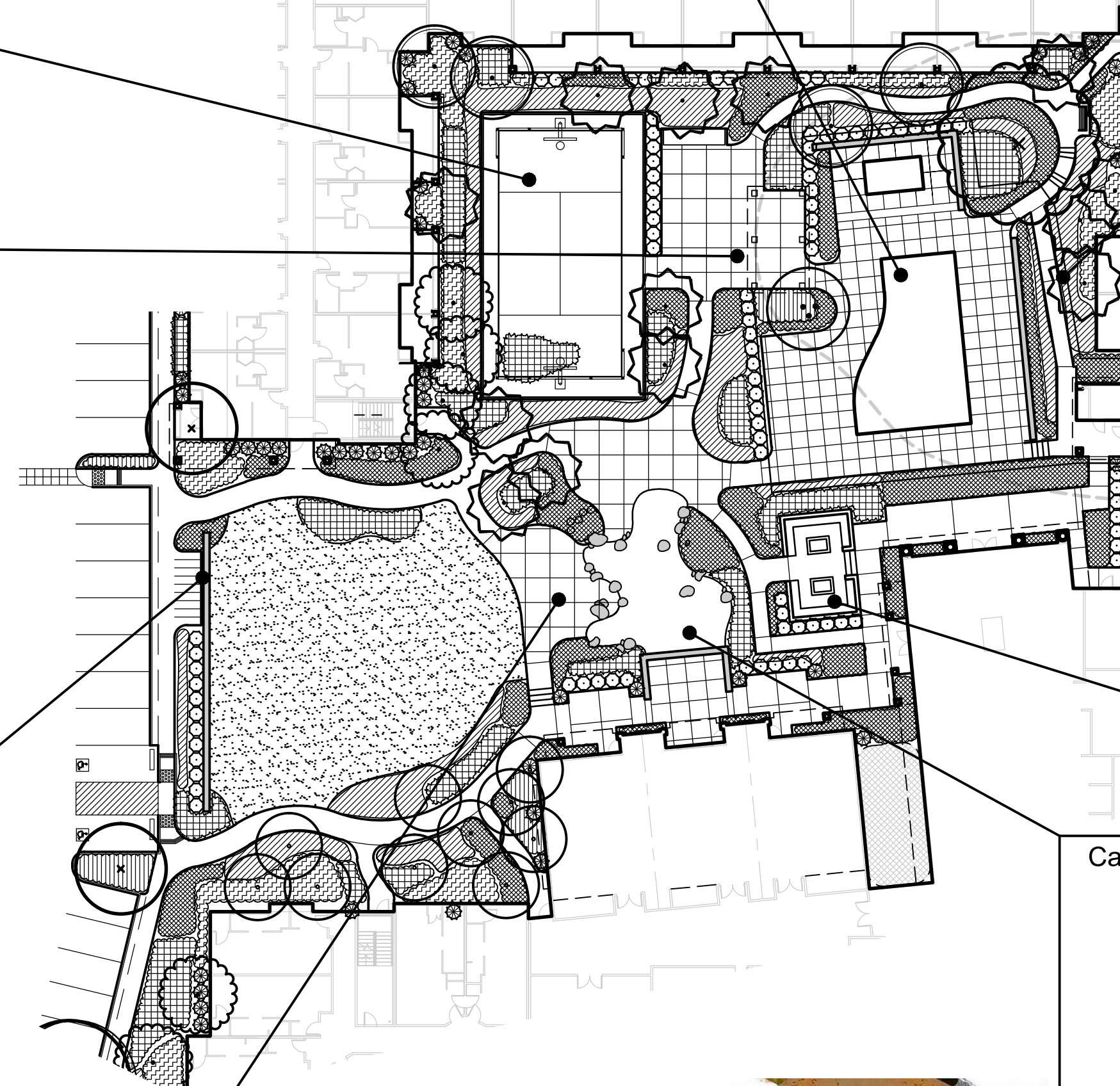
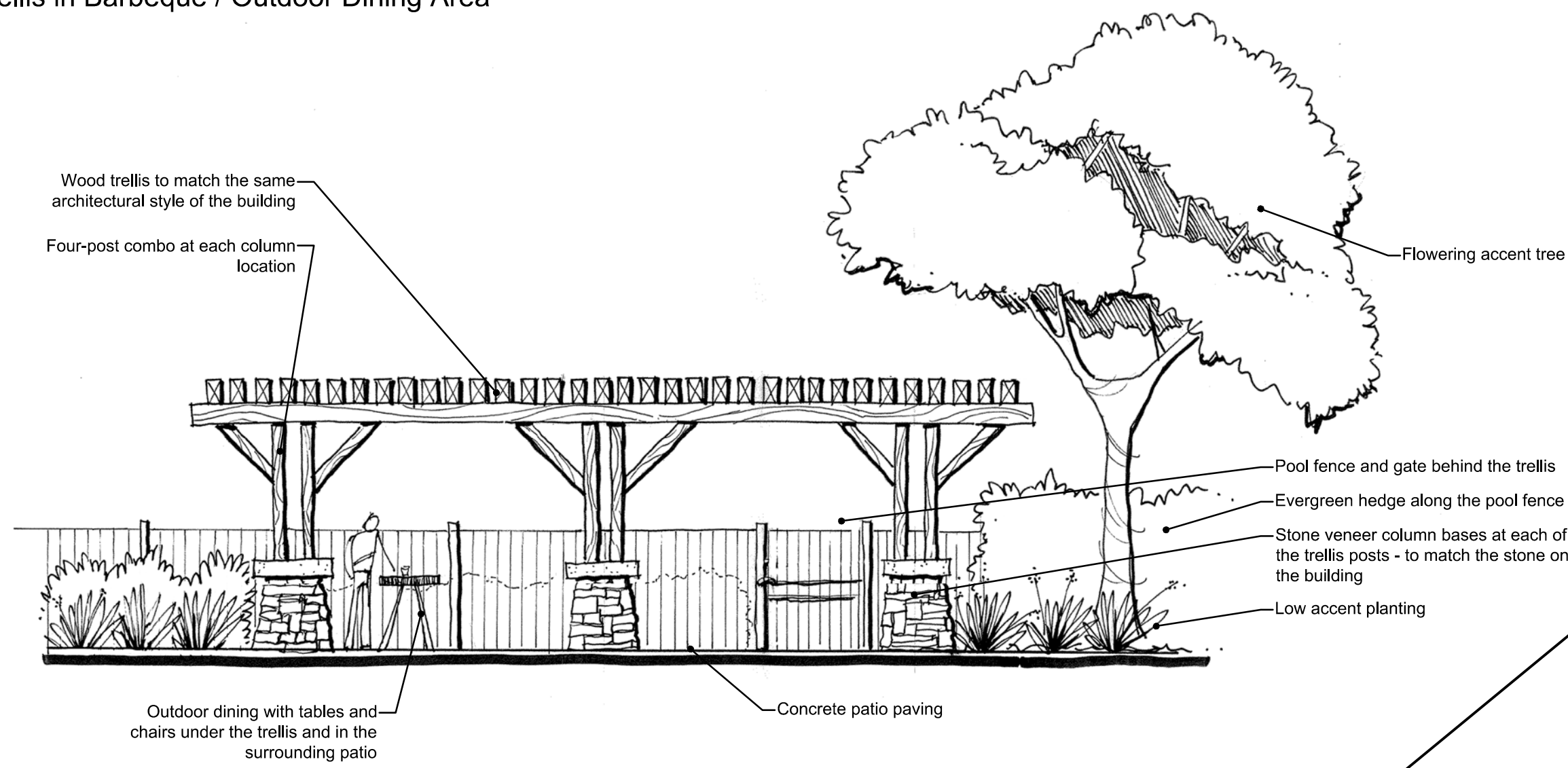


Swimming Pool



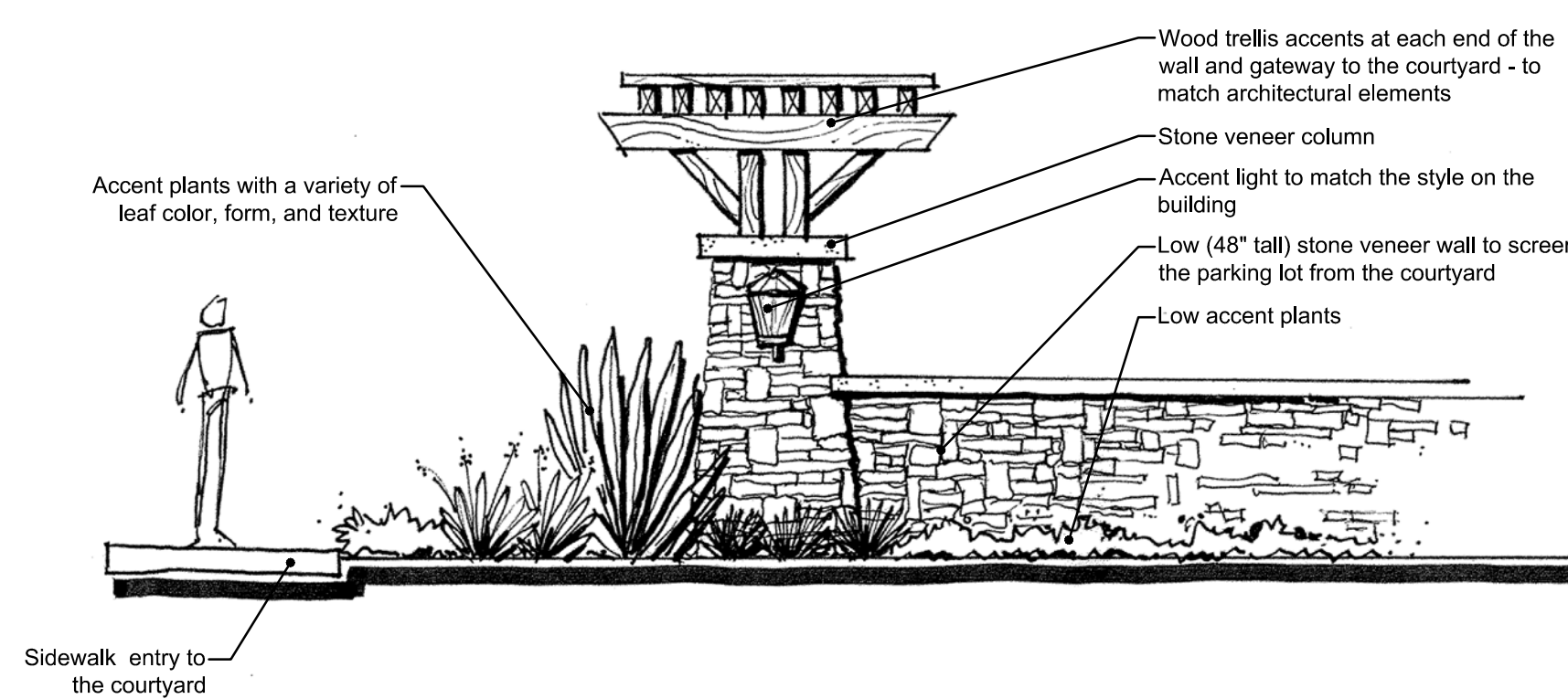
Pool Fencing - Glass fence adjacent to the Great Room - Grid Wire Fence around the rest of the pool

Trellis in Barbeque / Outdoor Dining Area



Fire Pits with Surrounding Cushion Seating

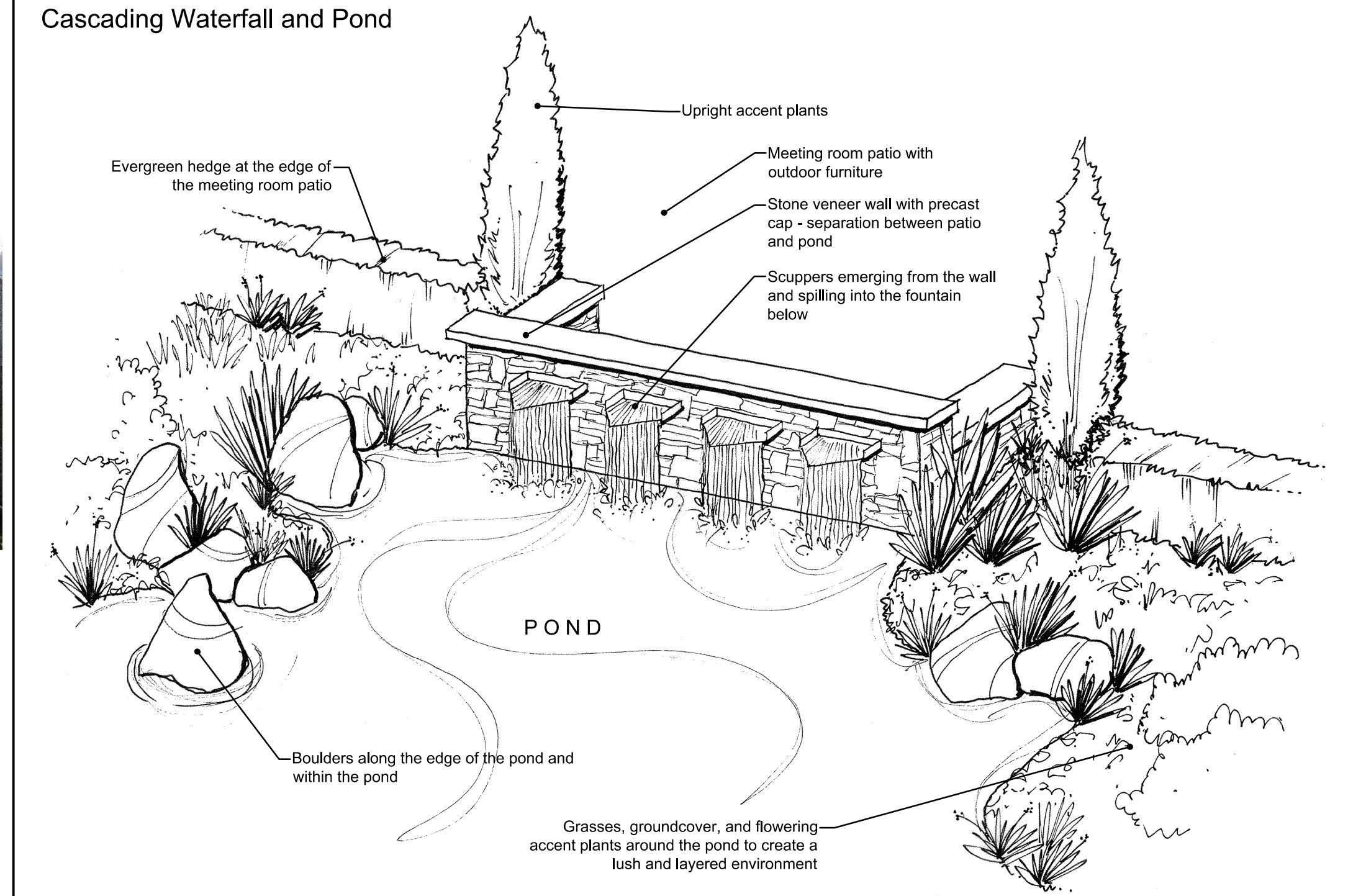
Wall at the End of the Lawn Area



Outdoor Lounge Furnishings



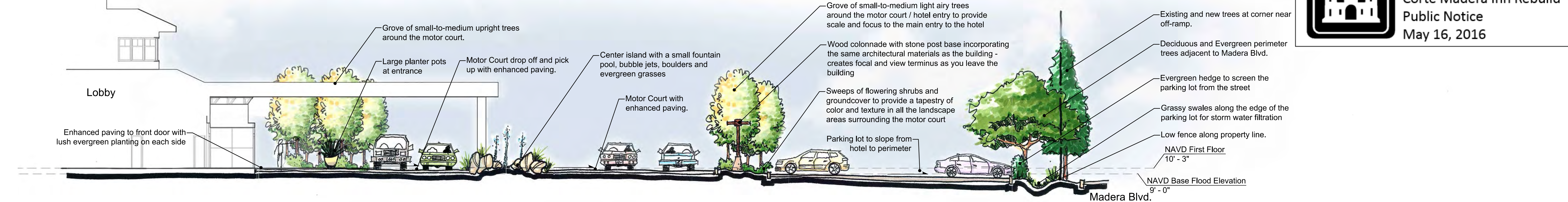
Cascading Waterfall and Pond





Section 'A'

Scale: 1"=10'



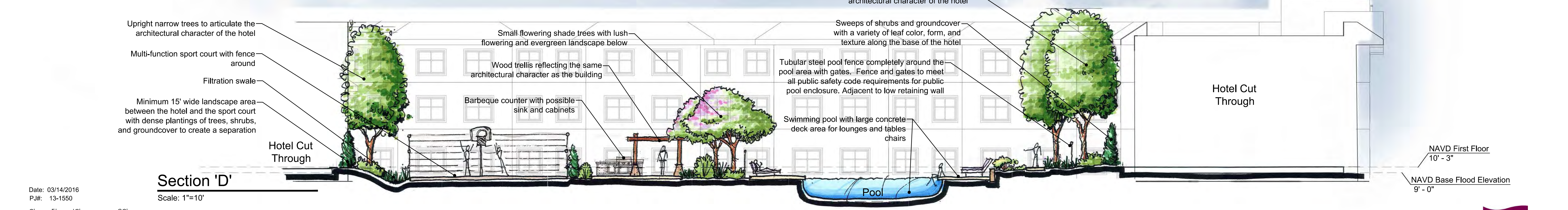
Section 'B'

Scale: 1"=10'



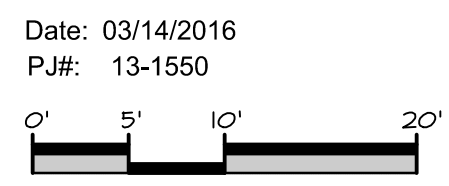
Section 'C'

Scale: 1"=10'



Section 'D'

Scale: 1"=10'



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Landscape Concept

The landscape design concept for Marriott's Springhill Suites and Residence Inn is to provide an enjoyable and aesthetic space for the guests as well as the surrounding area. Plant material has been selected that performs well in the special conditions of Corte Madera (Sunset Zone #16/17). The plant material has also been selected to be cohesive with the design relative to the Hotel and the adjacent offices. Where possible, we are saving existing mature trees.

Landscape includes minimal turf, primarily the functional lawn area in the courtyard and at the entry drive. Drought tolerant hardy shrubs and groundcover are proposed for the remainder of the landscape such as around the building and along the perimeter.

Special considerations have been provided in selecting plant material that respect the needs of the hotel as well as the guests. Clear and secure view corridors have been provided to ensure the safety of guests entering the building as well as moving through the parking lot. Dense perimeter landscape has been provided along the freeway and office adjacencies, but we have maintained the views to Mt. Tamalpais.

Preliminary Plant Palette

Trees

Code Name	Scientific Name	Common Name	Quantity	Planting Size
ACE OSA	Acer palmatum 'Osakazuki'	Japanese Maple	9	24"-Box
ARB MAR	Arbutus 'Marina'	Strawberry Tree	11	24"-Box
BET JAC	Betula jacquemontii	Birch	48	24"-Box/15-Gal
KOE BIP	Koeleruteria bipinnata	Chinese Flame Tree	5	24"-Box
LAG ARA	Lagerstroemia fauriei 'Arapaho'	Red Crape Myrtle	15	24"-Box
LAG MUS	Lagerstroemia fauriei 'Muskoquee'	Crape Myrtle multi trunk	15	24"-Box
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	18	24"-Box
LIQ ROT	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum	44	24"-Box/15-Gal
MAG LG	Magnolia Grandiflora 'Little Gem'	Southern Magnolia	5	24"-Box
MAG SOL	Magnolia soulangiana	Saucer magnolia	2	36"-Box
PLA COL	Platanus acerifolia 'Columbia'	London Plane Tree	5	24"-Box
QUE AGR	Quercus agrifolia	California Live Oak	1	36"-Box
SEQ SOQ	Sequoia sempervirens 'Soquel'	Redwood	26	24"-Box
ULM PAR	Ulmus parvifolia	Chinese elm	1	36"-Box

Shrubs

Tall Evergreen Screen Shrubs - 5 gal.
Large shrubs of moderate to fast growth rate with dense evergreen foliage to create a screen with minimal maintenance and relatively low water use.

Cotoneaster lacteus	Cotoneaster
Escallonia 'Fradesii'	Escallonia
Nerium oleander	Oleander
Pittosporum tobira 'Variegata'	Variegated Tobira
Prunus caroliniana 'Bright 'n Tight'	Carolina Laurel Cherry
Xylosma congestum 'Compacta'	Shiny Xylosma

Formal Upright Shrub - 15 gal.
Upright evergreen shrubs of moderate to fast growth, 3'-4" wide by 6'-10" tall to accentuate architectural forms, natural form requires minimal maintenance.

Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress
Podocarpus macrophyllus 'maki'	Long-leaf Yellow-wood
Thuja occidentalis 'Emerald'	American Arborvitae

Low-to-Medium Formal Evergreen Hedge - 5 gal.
Small to medium evergreen shrubs of moderate to fast growth, 36"-48" spread and height, natural form requires minimal maintenance.

Escallonia 'Newport Dwarf'	Escallonia
Hebe 'Wiri Blush'	Hebe
Ligustrum japonicum 'Texanum'	Texas Privet
Myrtus communis 'Compacta'	Myrtle
Olea europaea 'Little Olive'	Little Olive
Raphiolepis indica 'Jack Evans'	India Hawthorn
Rosmarinus officinalis 'Majorca Pink'	Rosemary

Low Parking Lot and In-fill Shrubs - 5 gal.
Small to medium shrubs of moderate to fast growth, 24"-48" spread and height with accent foliage, flowering, form or texture, natural form requires minimal maintenance.

Arctostaphylos densiflorus 'Howard McMinn'	Manzaneta
Astelia chathamica	Astelia
Dietes bicolor	Fortnight Lily
Loropetalum chinensis 'Suzanne'	Chinese Fringe Flower
Pittosporum tobira 'Turner's Variegated Dwarf'	Dwarf Variegated Tobira
Pittosporum tobira 'Wheeler'	Wheeler's Dwarf Tobira
Raphiolepis indica 'Ballarina'	India Hawthorn
Rhododendron species - Azelea	Azelea
Rosa 'Red Flower Carpet'	Rose

Focal Accent Shrubs and Grass/Grasslike Plants - 1 gal/5 gal.
Small shrubs of moderate to fast growth, 12"-48" spread and 12"-36" height with accent foliage, flowering, form or texture.

Acanthus mollis	Bear's Breech
Astelia nivicola 'Red Gem'	Astelia
Dietes bicolor	Fortnight Lily
Dianella tasmanica	Flax Lily
Juncus patens	California Rush
Liriope muscari	Big Blue Lily Turf
Nassella tenuissima	Mexican Feather Grass
Pennisetum orientale	Dwarf Fountain Grass
Phormium species	Flax
Rosa 'Red Flower Carpet'	Rose
Salvia species	Sage
Zauschneria californica	California Fuchsia

Lawn and Bio-swales

Lawn - sodded	Mowed turf - dwarf fescue such as Bolero from Delta Bluegrass or equal.
No-mow Fescue Bio-Filtration - sodded	No-mow fescue blend available from Delta Bluegrass or equal. Can also be native evergreen grass sod blend. In 'Rain Garden', near the meeting rooms, plants shall be selected that can thrive in soggy and shady conditions, as well as, provide an attractive view garden.

The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Tree Root Barriers

All trees large spreading trees placed within 5' of hardscape (sidewalks and curb) are to have DeepRoot Model #UB 18-2 root barriers installed during tree installation. The following number of panels are to be installed with each tree in a linear manner along the edge of the hardscape per the size of tree as installed:

15 gallon trees:	4 panels
24" box trees:	5 panels
36" box trees:	6 panels

Sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914

Irrigation

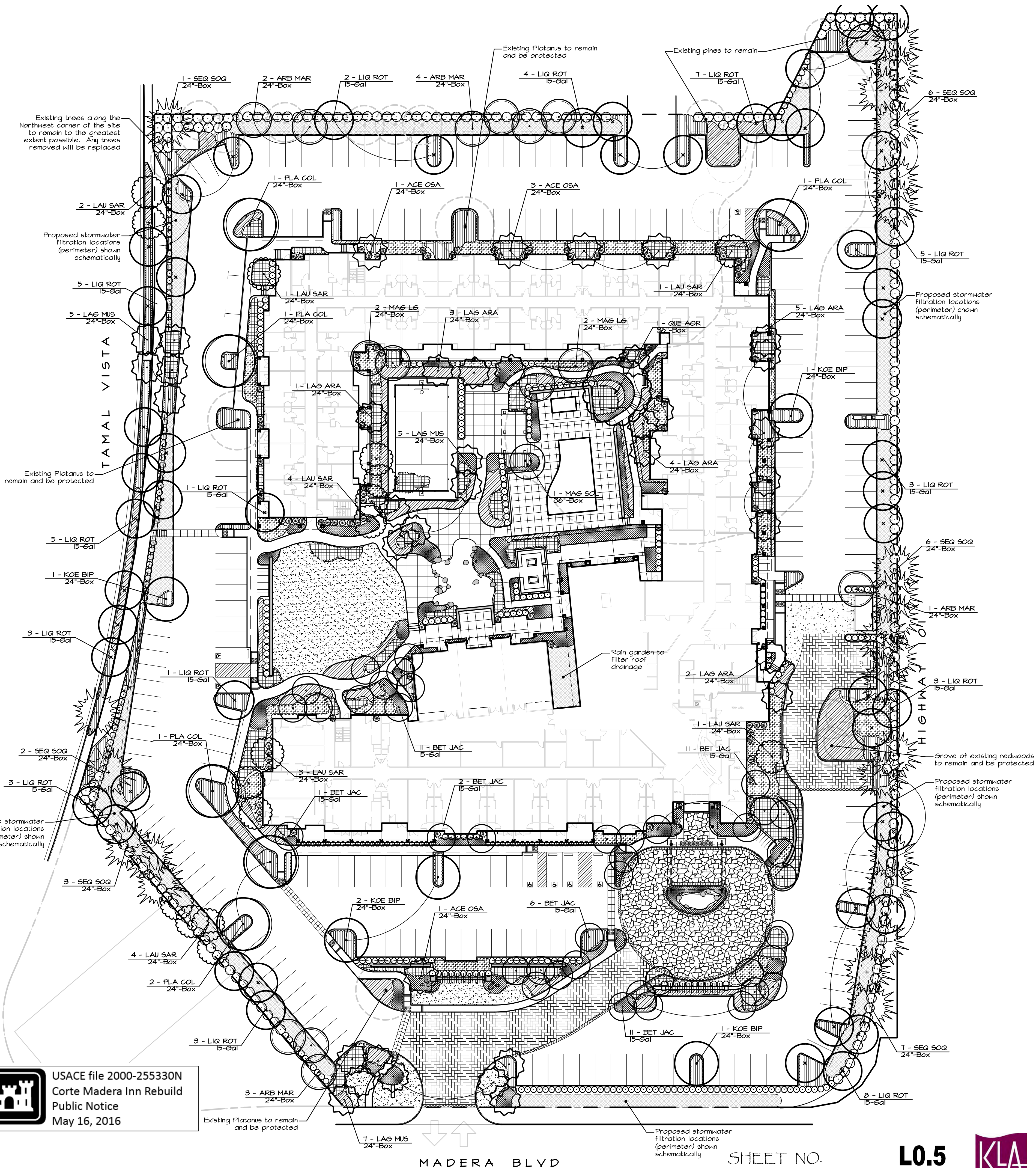
The entire site will be irrigated using a fully automatic system and designed to meet the City of Corte Madera and MMWD Water Efficient Landscape Ordinance (WELO - AB 1881). The irrigation system will largely be low-volume design with limited use of pop-up sprays at turf areas and some key shrub areas. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be a "smart" controller by Rainbird, Hunter, Tritrol, or equal. A complete irrigation design with these parameters will be provided with the improvement plans.

Landscape Areas

On-Site Planting Area	Area	Percentage
Lawn Area	6,723 sf	11.0 %
Fescue (filtration) Area	13,526 sf	22.1 %
Shrub Area	41,002 sf	66.9 %
Total Landscape:	61,251 sf	100 %

Site Landscape

Total Landscape:	61,251 sf
Total Site Area:	238,273.2 sf
Percentage of Site Landscaped:	25.7%

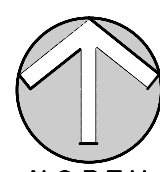


General Planting Notes

- The landscape has been designed to be compliant with the Town of Corte Madera Landscape Standards, the Water Efficient Landscape Ordinance, Bay-Friendly Landscape Recommendations, the Marin Municipal Water District requirements, and to blend with the surrounding landscape.
- All planting areas to be top-dressed with min. 2" of bark mulch.
- Turf area is less than 25% of the landscape area and is confined to the functional lawn area in the courtyard and the entry drive.
- Root barriers are to be installed on all trees within 5' of paved surfaces.
- Plant material has been grouped in hydrozones of similar water use requirements. Irrigation shall be designed to complement the hydrozones.
- Plants have been selected for their hardiness to the specific climate and none are on the invasive species list. More than 50% of plants are California natives or Mediterranean species.
- Plants have been selected and placed to provide a tapestry of form, color, and texture with year-round interest. They have also been selected for their growth form, requiring minimal pruning and shaping.
- Soil amendments and bark mulch shall be compost and recycled materials to the greatest extent possible.



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Off-Site Alternatives



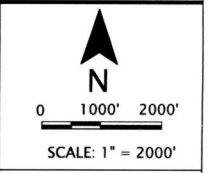
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ZENTNER
 and **ZENTNER**
 Land Planning and Restoration
 95 Linden Street, Ste. 3, Oakland, CA 94607
 Phone: 510.622.8110 Fax: 510.622.8116

FIGURE 3
 OVERALL
 SITE
 LOCATIONS

**1000 CORTE MADERA INN
 CORE MADERA, CA
 MARIN COUNTY**



TOPO SOURCE:
 PROJECT NO: 1000
 FILE:
 D:PROJ/1000/ALTERNATIVESANALYSIS
 DATE: 09.11.2014