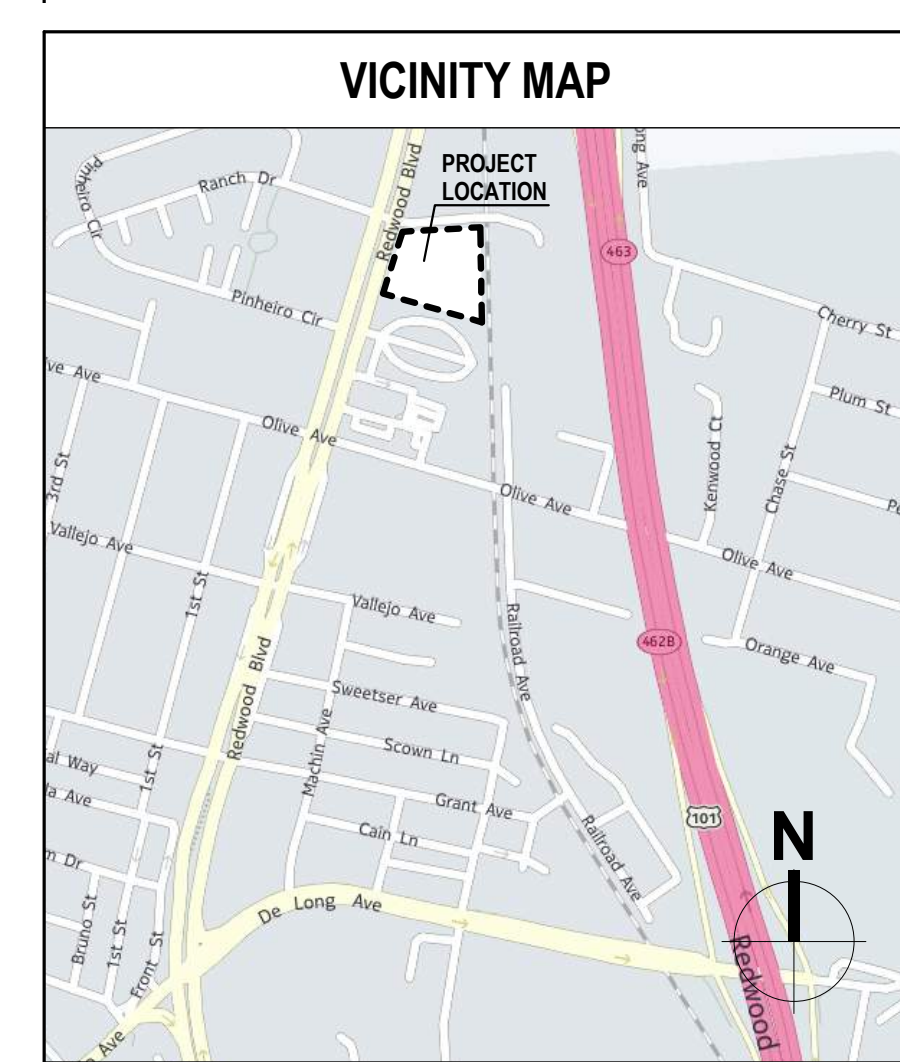


1 SITE PLAN
1" = 30'-0"

SITE SUMMARY	
APN#:	143-011-06
ADDRESS:	7546 REDWOOD BOULEVARD, NOVATO, CA 94945
JURISDICTION:	NOVATO, CA
SITE AREA (NET):	3.05 ACRES / 133,003 SF
ZONING CLASSIFICATION:	CI (COMMERCIAL INDUSTRIAL)
FRONT SETBACK:	10 FT
SIDE EAST SETBACK:	10 FT
SIDE WEST SETBACK:	NO REQUIREMENTS
REAR YARD SETBACK:	NO REQUIREMENTS
HEIGHT ALLOWED:	MAX 65' - 0"
BUILDING FOOTPRINT COVERAGE:	36,196 SF (27.2%)
PARKING LOT AREA:	35,013 SF (26.4%)
LANDSCAPE AREA:	61,794 SF (46.4%)

BUILDING AREAS	
HOTEL (100 GUESTROOMS)	
LEVEL 1:	23,911 SF
LEVEL 2:	19,987 SF
LEVEL 3:	19,867 SF
LEVEL 4:	13,887 SF
TOTAL:	77,532 SF
RETAIL BUILDING	
LEVEL 1:	6,500 SF
TOTAL:	84,032 SF

PARKING CALCULATIONS	
REQUIRED:	USE: HOTEL / MOTEL
	1 SPACE PER GUESTROOM
	RESIDENCE INN-1 X 103 = 103 SPACES
	USE: SHOPPING CENTER: 6,500 SF
	1 SPACE PER 250 SF = 26 SPACES
	OUTDOOR DINING: 1200 SF
	1 SPACE PER 50 SF = 24 SPACES
	TOTAL: 153 SPACES REQUIRED
PROVIDED:	TOTAL: 147 SPACES PROVIDED
	INCL 6 ACCESSIBLE
	INCL 17 CVPE SPACES
	INCL 7 SINGLE CHARGING SPACES (1 VAN ACC. AND 1 ACC.)
	BICYCLE RACKS: 8 SPACES (5% OF TOTAL SPACES PROVIDED)



SITE PLAN CORRECTIONS

SOUTH DRIVEWAY WAS SHIFTED 17' TO THE LEFT.
RETAIL BUILDING AREA WAS REDUCED BY 1500 SF.
TOTAL 13 SPACES WERE LOST BECAUSE OF RETAIL BUILDING AREA LOSS AND DRIVEWAY DISLOCATION.



V38
07 / 11 / 2018
NOT FOR CONSTRUCTION

RESIDENCE INN BY MARRIOTT
NOVATO, CA

Project Number: 16 012
SITE PLAN / SITE DATA
Alternative Redwood Access
DR-1.1