

PROJECT SUMMARY

ZONING:	PD 89-1
GENERAL PLAN DESIGNATION:	REGIONAL COMMERCIAL
LOT SIZE:	512,265 SF. (11.76 ACRES)
ASSESSORS PARCEL NUMBER:	246-004-015
EXISTING HOTEL:	9 STORIES - CONSTRUCTED BETWEEN 1981 AND 1991
EXISTING CONFERENCE CENTER:	1 STORY - CONSTRUCTED 1991
ALLOWED HEIGHT:	118' - 8 STORIES
PERMITTED USES:	GENERAL OFFICES, BANK, HOTEL, CONFERENCE CENTER
ALLOWED SIZE:	183,200 SF.
DENSITY:	488 GUESTROOMS

PROPOSED USES:	HOTEL, PARKING GARAGE
PROPOSED DENSITY INCREASE:	420 GUESTROOMS (ALOFT = 203, RESIDENCE INN = 217)

PROPOSED BUILDING HEIGHT: HOTEL:	83'-1" (MEASURED FROM AVERAGE GRADE TO THE CEILING OF THE HIGHEST ROOM PERMITTED FOR HUMAN OCCUPANCY).
PARKING STRUCTURE:	44'-5" (MEASURED FROM AVERAGE GRADE TO THE CEILING OF THE HIGHEST ROOM PERMITTED FOR HUMAN OCCUPANCY)

PROPOSED NUMBER OF STORIES: HOTEL:	7 STORIES
PARKING GARAGE:	4 STORIES

BUILDING AREAS:		
	GROSS	ADJUSTED GROSS
EXISTING HOTEL:	277,600 S.F.	
(E) CONFERENCE CENTER:	39,000 S.F.	
TOTAL (E) BUILDING AREA:	316,800 S.F.	316,800 SF.
PROPOSED HOTEL:	262,338 S.F.	231,898 S.F.
PROPOSED PARKING GARAGE:	208,040 S.F.	198,700 S.F.
ACCESSORY STRUCTURE:	2,760 S.F. (PORTE COCHERE)	2,760 S.F.
TOTAL PROPOSED AREA:	473,138 S.F.	433,358 S.F.
TOTAL BUILDING AREA:	789,938 S.F.	750,158 S.F.

FLOOR AREA RATIO (F.A.R.)	MAX ALLOWED PER REGIONAL COMMERCIAL = 1.25
	SITE AREA = 512,265 S.F. X 1.25 = 640,331 S.F. (ADJUSTED GROSS AREA ALLOWED)
	ADJUSTED GROSS AREA = 551,458 S.F (GARAGE NOT INCLUDED)

BUILDING SETBACKS:	REQ. FRONT = 5' MIN. OR 20%OF BUILDING HEIGHT WHICHEVER IS GREATER (PER ADJACENT ZONING OF M-2).
	HOTEL = 20% X 83' = 17'. SETBACK PROVIDED = 64'
	GARAGE = 20% X 41' = 8.2'. SETBACK PROVIDED = 10'

REQUIRED PARKING:	EXISTING MARRIOTT HOTEL AND CONFERENCE CENTER = 763 SPACES
	PROPOSED HOTEL: 1 SPACE / GUESTROOM = 420 SPACES
	TOTAL REQUIRED PER ZONING: = 1,183 SPACES.
	TOTAL REQUIRED PER PARKING STUDY: = 1,025 SPACES

PARKING PROVIDED	1,051 SPACES (SEE SUMMARY ON SHEET DR2.0 FOR ADDITIONAL INFORMATION)
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LOADING SPACES REQUIRED:	3 SPACES (FOR HOTELS OVER 100,000 S.F.)
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LOADING SPACES PROVIDED:	3 SPACES
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BICYCLE PARKING PROVIDED:	62 SPACES 6% (EVENT PARKING NOT INCL.)
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SITE AREA TO BE IMPROVED:	
PAVED AREA:	184,030 S.F. (APPROX.) 59.6%
BUILDING COVERAGE:	85,590 S.F. 27.7%
LANDSCAPE AREA:	39,000 S.F. (APPROX.) 12.7%
TOTAL AREA OF IMPROVEMENTS:	308,620 S.F. (APPROX.)

PROJECT TEAM

OWNER	ARCHITECT	CIVIL ENGINEER
AWH PARTNERS 1040 AVE. OF THE AMERICAS 9TH FLOOR NEW YORK, NY 10018 (646) 681-2348 TIMOTHY OSIECKI TOSIECKI@AWHPARTNERS.COM	ARCHITECTURAL DIMENSIONS 601 YGNACIO VALLEY ROAD SUITE 230 WALNUT CREEK, CA 94596 (510) 463-8300 JAMES HEILBRONNER JAMESH@ARCHDIM.COM	FUSCOE ENGINEERING 600 WILSHIRE BLVD. SUITE 1470 LOS ANGELES, CA 90017 (805) 298-2999 ANDREW WILLDROOT AWILLDROOT@FUSCOE.COM

LANDSCAPE ARCHITECT	M.E.P. ENGINEER
BRIGHT VIEW 9 HUGES IRVINE, CA 92618 (949) 238-4900 WADE GANESI WADE.GANESI@BRIGHTVIEW.COM	ROBISON ENGINEERING 19410 40TH AVENUE W SUITE 302 LYNNWOOD, WA 98036 (206) 364-3343 JON ROBISON JROBISON@ROBISONENGINEERING.COM

MARRIOTT
ALOFT AND RESIDENCE INN HOTELS
2500 NORTH HOLLYWOOD WAY
BURBANK , CA 91505

OWNER:
AWH PARTNERS

1040 AVENUE OF THE AMERICAS, 9TH FLOOR, NEW YORK, NY 10018
TIM OSIECKI, PRESIDENT DEVELOPMENT
646.681.2348

SUBMITTED TO:
CITY OF BURBANK

FOR:
PLANNED DEVELOPMENT REVIEW
02/29/2024

DRAWING INDEX

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DR2.1	EXISTING CONDITIONS	C2.0	CONCEPTUAL SITE EARTHWORK STUDY
DR2.2	NEW SITE PLAN	C3.0	CONCEPTUAL GARAGE STRUCTURAL EXCAVATION PLAN
DR2.3	PASEO EXTENSION PLAN ENLARGED HOTEL ENTRY DROP OFF PLAN PROPOSED BWP ELECTRICAL SERVICE PLAN	C4.0	CONCEPTUAL L.I.D. PLAN
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DR3.0	BUILDING CODE SUMMARY AND DIAGRAMS	C6.0	CONCEPTUAL FIRE APPARATUS AND SERVICE TRUCK CIRCULATION PLAN
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DR9.3	MARRIOTT DRIVE, PORTE COCHERE AND WATER FEATURE VIEWS		
DR9.4	COURTYARD VIEW		

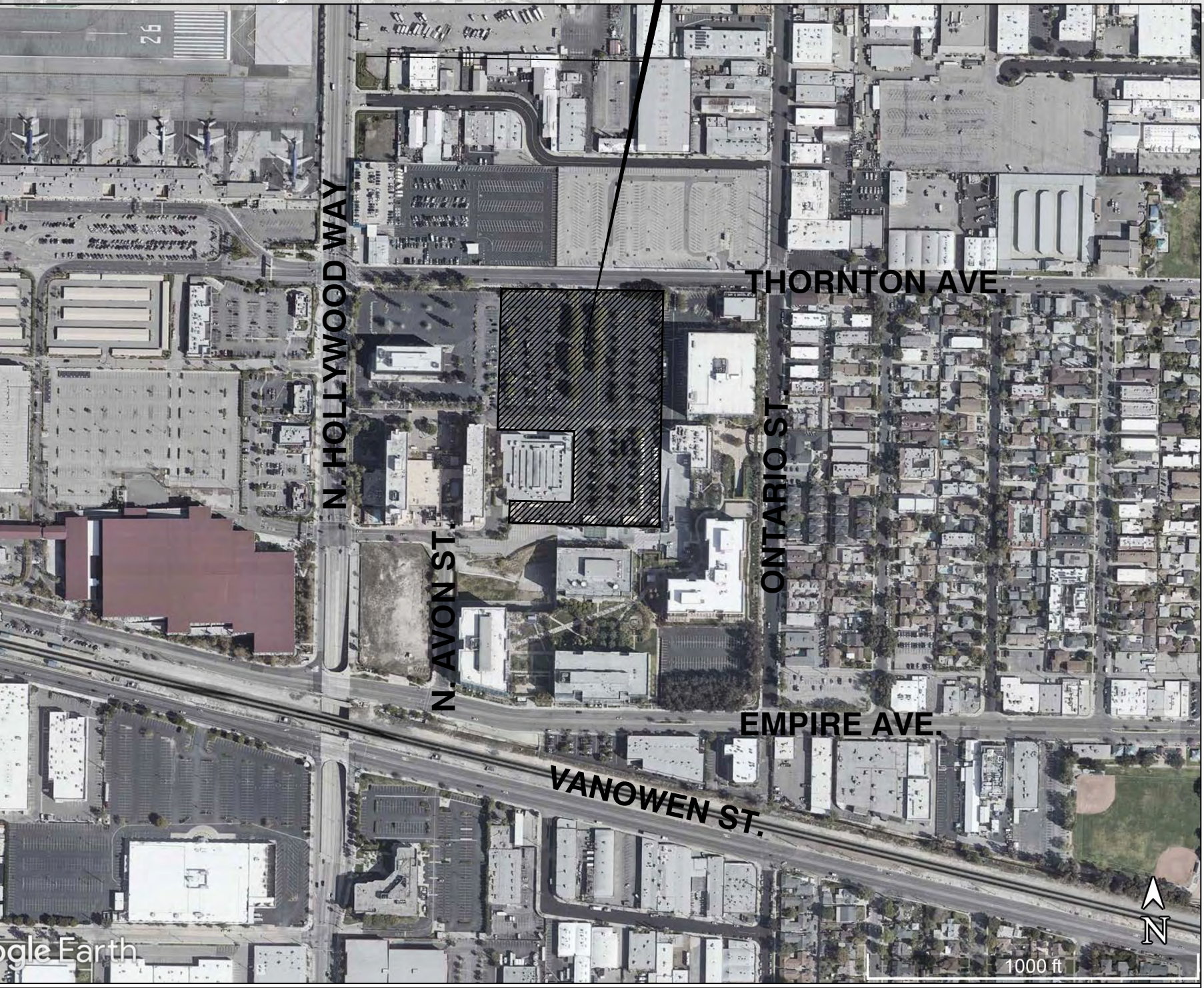
PROJECT DESCRIPTION (SCOPE OF WORK)

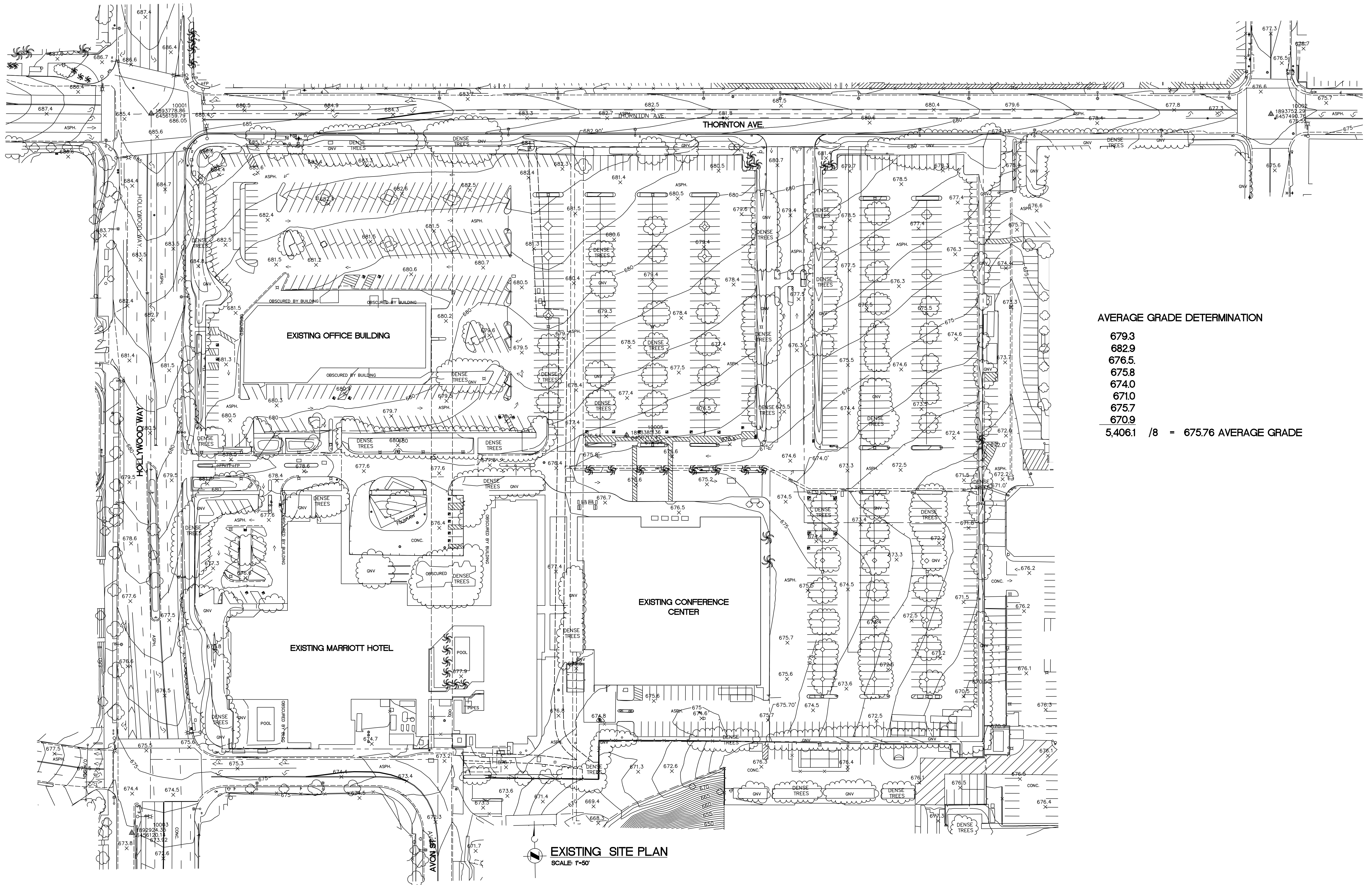
THE PROPOSED PROJECT IS A NEW 7-STORY, 262,338 SF, 420-ROOM DUAL-BRAND HOTEL AND A SEPARATE 4-STORY 208,040 SF, VALET-ONLY PARKING GARAGE PROVIDING UP TO 766 PARKING SPACES, WITH AN ADDITIONAL 250 PARKING SPACES ON GRADE. THE EXISTING HOTEL AND CONVENTION CENTER ON THE PARCEL WILL REMAIN.

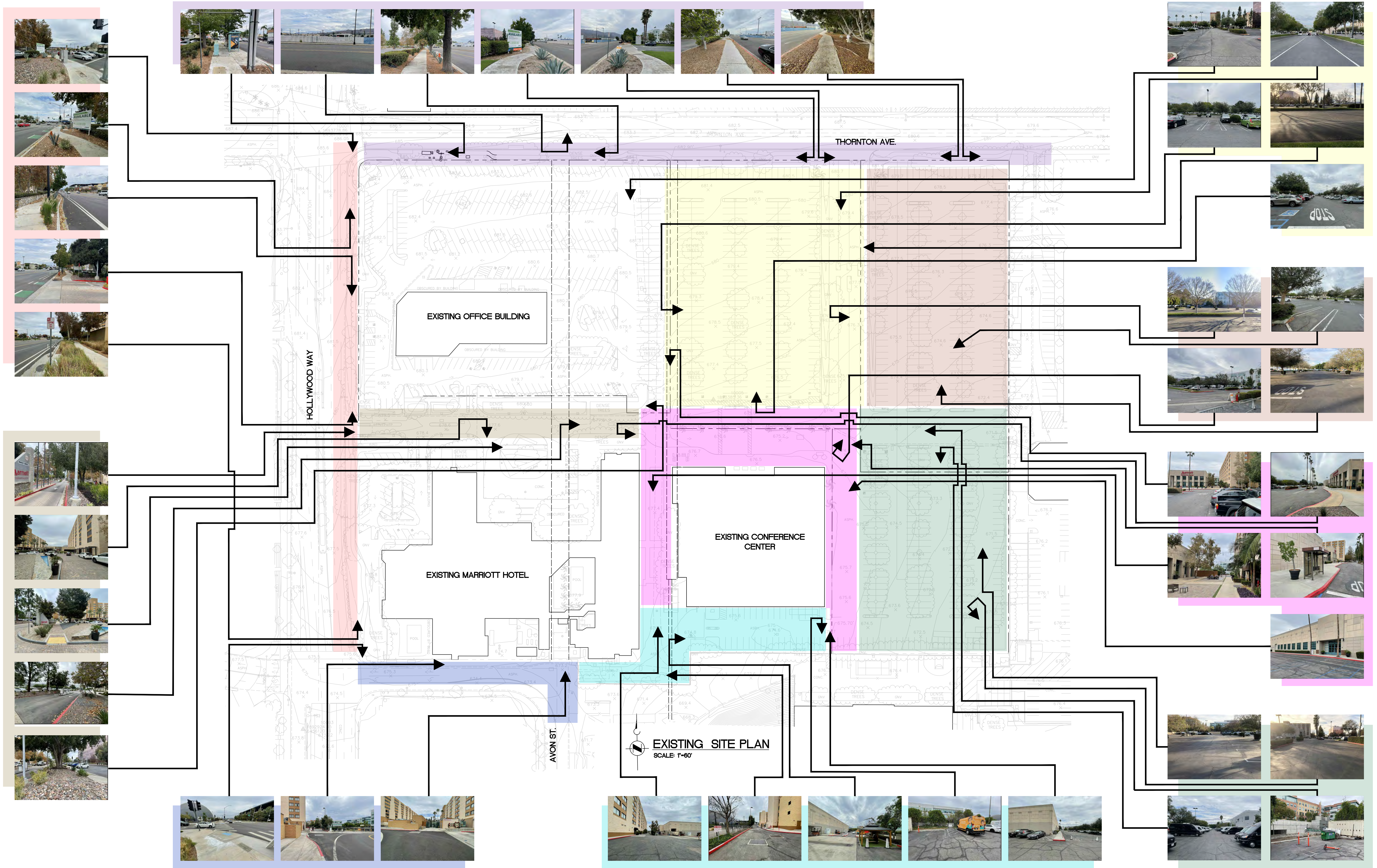
THE PRIMARY ENTRANCE IS FROM THORNTON AVE., WITH A PORTE COCHERE COVERING THE DROP-OFF AND SEPARATE ENTRANCES FOR EACH HOTEL BRAND. THE HOTEL TRASH ROOM IS ON THE EAST SIDE OF THE HOTEL, AND THERE ARE 3 LOADING SPACES SERVING THE HOTEL. THE 1ST FLOOR GUEST AMENITIES INCLUDE A 880 SF POOL IN THE CENTRAL COURTYARD WITH A LARGE DECK AREA, A 1,500 SF CONFERENCE ROOM WITH ADJOINING OUTDOOR TERRACE, A SMALLER EXECUTIVE CONFERENCE ROOM, AND GUEST DINING, SOCIALIZING AND BAR AREAS. GUEST LAUNDRY SERVICE AND A FITNESS CENTER ARE LOCATED ON THE 6TH FLOOR AND THE GUESTROOMS ARE LOCATED ON FLOORS 2-7. THERE IS ALSO 2,060 SF LEASABLE TENANT SPACE WITH A 660 SF PATIO AT THE HOTEL'S SOUTHWEST CORNER. THE SOUTH FAÇADE OF THE HOTEL OPENS UP TO THE CENTRAL COURTYARD TO PROVIDED DIRECT ACCESS FROM THE HOTEL'S SECONDARY ENTRANCES TO THE EXISTING CONFERENCE CENTER.

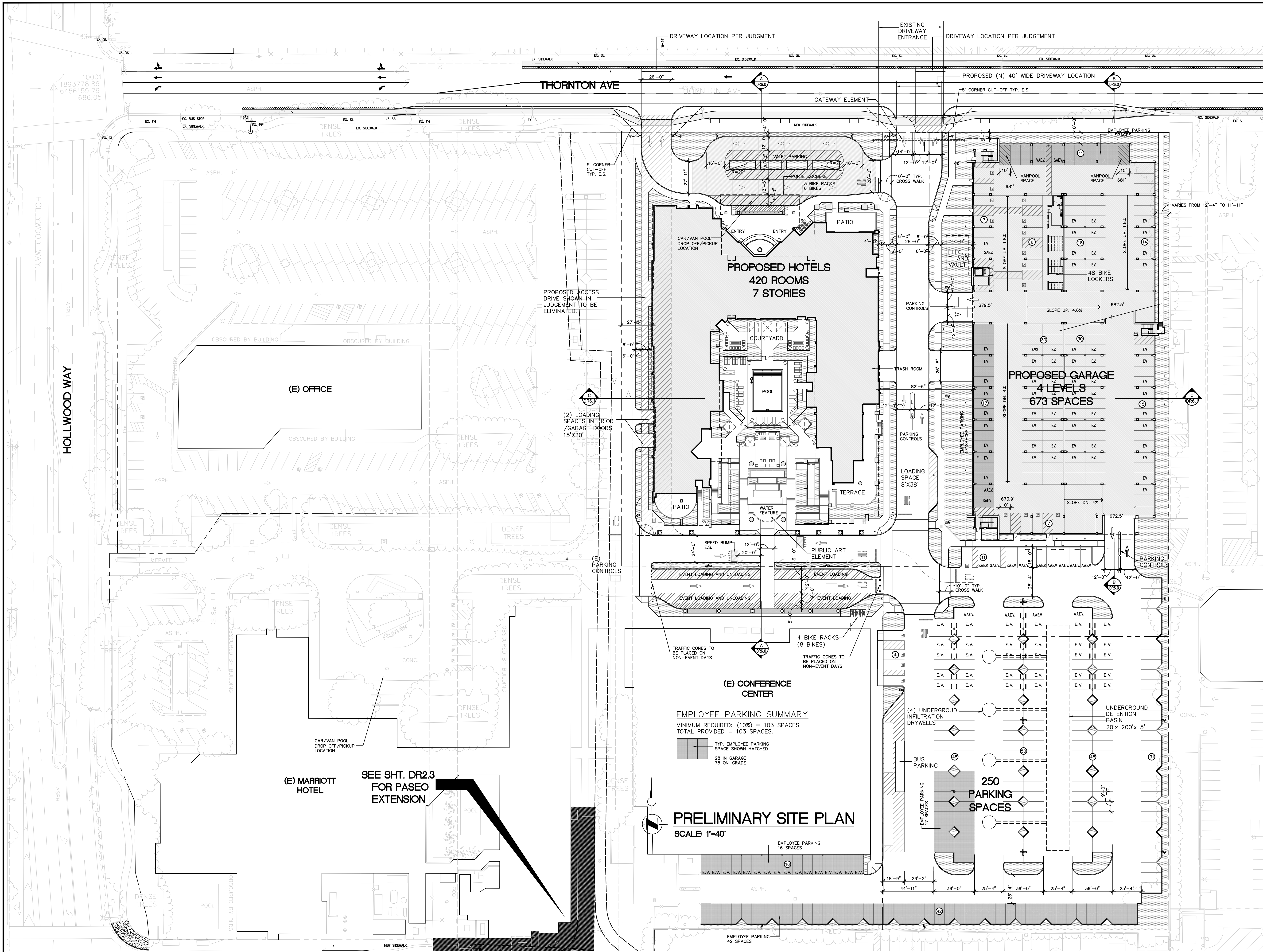
THE GARAGE HAS 2 VEHICULAR ACCESS POINTS, ONE FROM THE DRIVEWAY NEAR THE ENTRANCE, AND ONE AT THE GARAGE'S SOUTHEAST CORNER. BOTH ACCESS POINTS WILL HAVE PARKING CONTROL DEVICES TO PREVENT SELF-PARKING. THE GARAGE ROOF WILL BE UTILIZED FOR SOLAR PANELS. BATTERY STORAGE WILL ALSO BE PROVIDED IN THE GARAGE. THE EXISTING CONVENTION CENTER DROP-OFF AND THE SURFACE PARKING IN THE SOUTHEAST CORNER OF THE PARCEL WILL BE REPAVED AND THERE WILL BE NEW LANDSCAPING IMPROVEMENTS THROUGHOUT THE SITE.

PROJECT
LOCATION









PROJECT DATA

SITE AREA: 512,265 S.F. (11.76 ACRES)
PROPOSED HOTEL AREA: 262,338 SF
PROPOSED GARAGE AREA: 208,040 SF
PORTE COHERE: 2,760 SF
TOTAL PROPOSED AREA: 473,138 SF

BUILDING OCCUPANCY

HOTEL MIXED: A-2, A-3, B, F-1, R-1
ZONING: S-2

CONSTRUCTION TYPE

HOTEL FLOORS 1-2: TYPE 1A, SPRINKLERED
HOTEL FLOORS 3-7: TYPE 3A, SPRINKLERED
GARAGE: TYPE 1A, SPRINKLERED

SITE AREA TO BE IMPROVED: 308,620 SF. (APPROX.)

PARKING SUMMARY

GARAGE (VALET ONLY)

P1 = 155
P2 = 189
P3 = 189
P4 = 140
TOTAL = 673

ON-GRADE PARKING = 250
(E) PARKING AT MARRIOTT = 35

PARKING SPACES PROVIDED = 958
* EVENT SPACES = 93
TOTAL PARKING PROVIDED = 1,051

TOTAL REQUIRED = 1,025

* EVENT PARKING: TEMPORARY PARKING SPACES VEHICLES WILL BE VALET PARKED IN THE DRIVE AISLES OF THE GARAGE DURING EVENTS AS PART OF THE MANAGED PARKING PLAN.

BICYCLE PARKING

TOTAL MIN. REQUIRED (5%) = 53
(15%) SHORT TERM = 8
(85%) LONG TERM = 44

SHORT TERM SPACES PROVIDED = 14
LONG TERM SPACES PROVIDED = 48
TOTAL SPACES PROVIDED = 64

PARKING SPACE SUMMARY

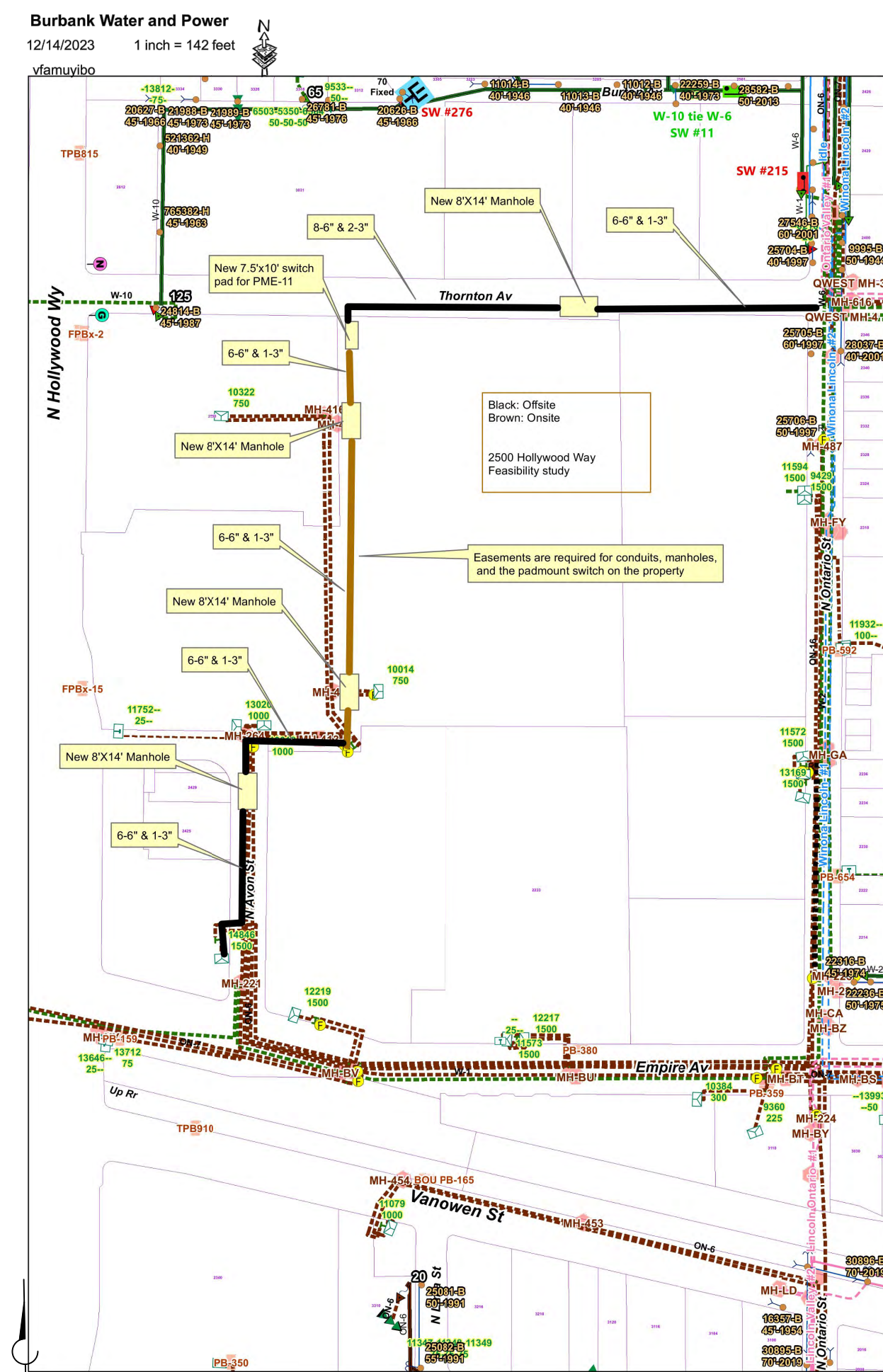
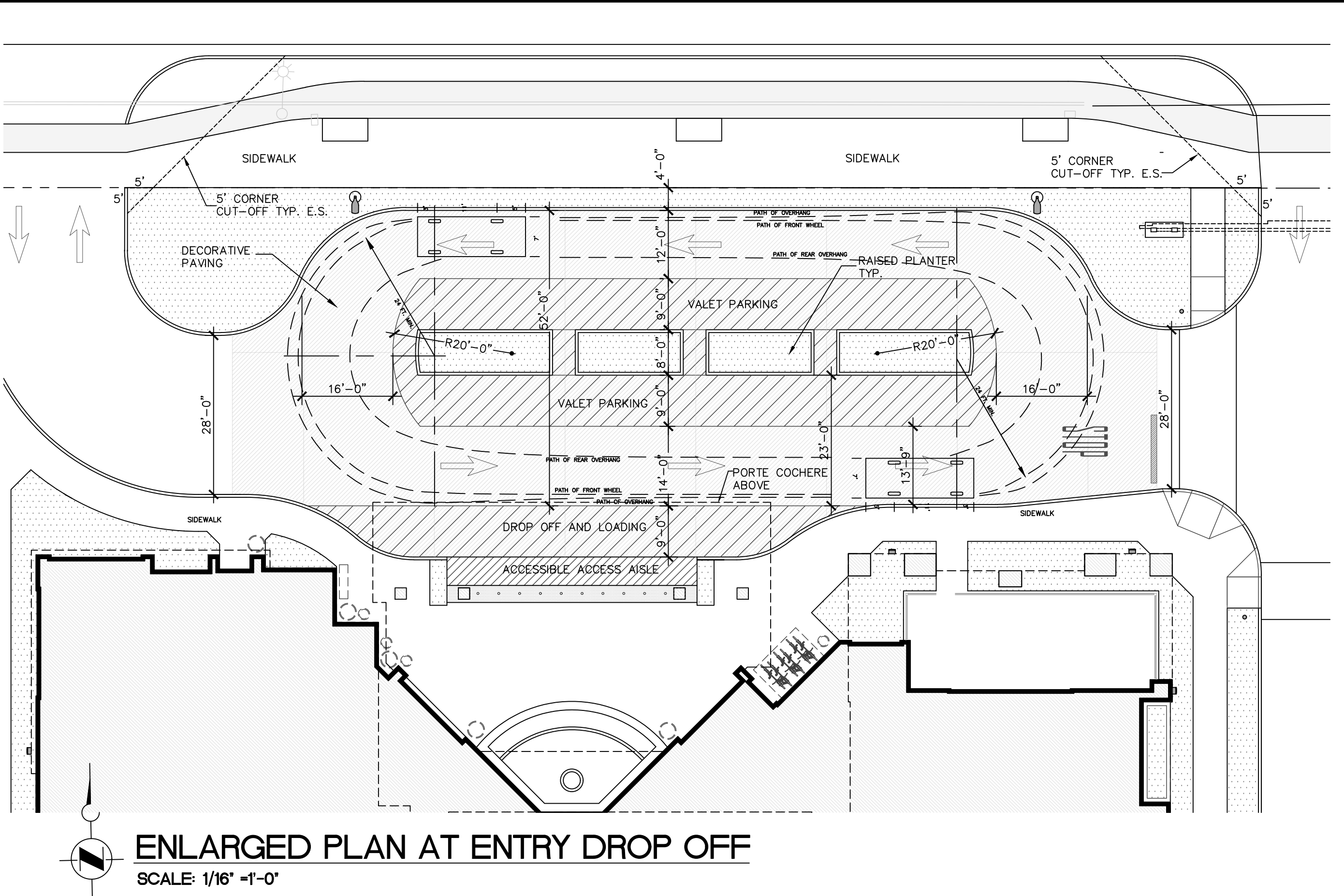
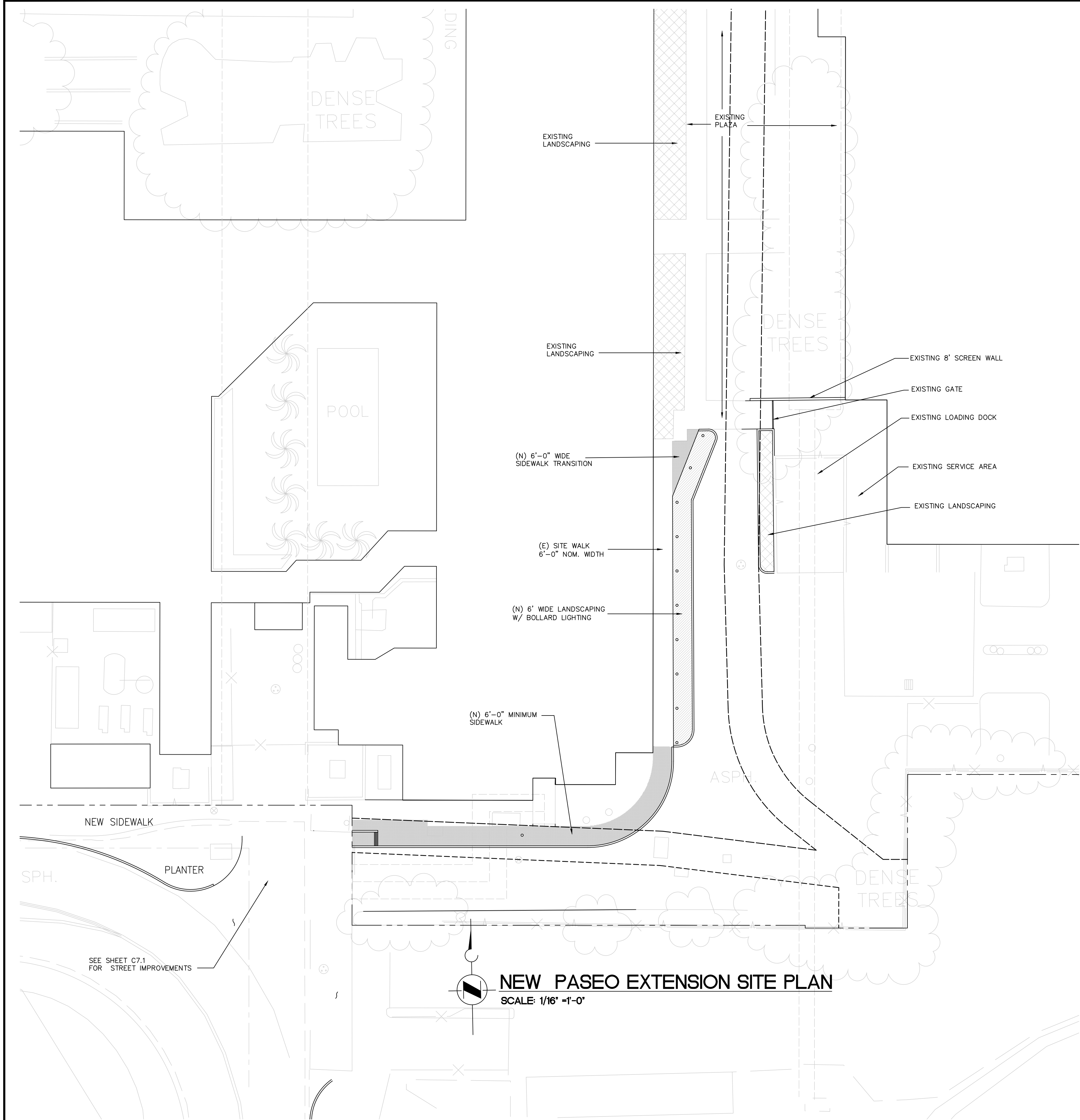
ACCESSIBLE VAN SPACES: 6
ACCESSIBLE STANDARD SPACES: 20
SUBTOTAL: 26 2%

ACCESSIBLE VAN E.V. SPACES: 2
ACCESSIBLE STANDARD E.V. SPACES: 8
ACCESSIBLE AMBULATORY E.V. SPACES: 9
STANDARD E.V. SPACES: 171
TANDEM E.V. SPACES: 200
SUBTOTAL: 390 40%

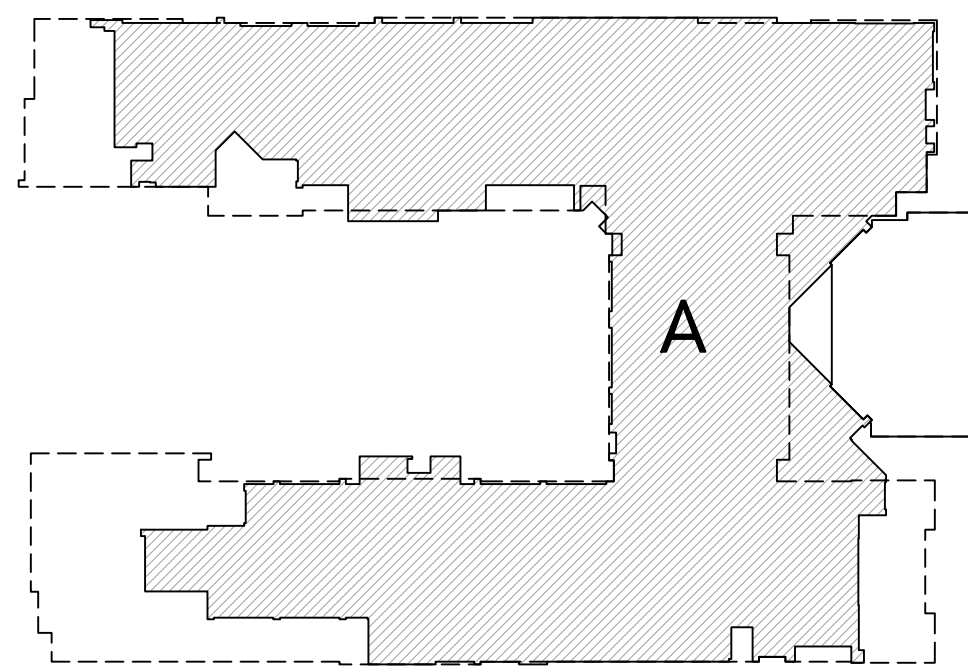
STANDARD TANDEM SPACES: 180
STANDARD PARKING SPACES: 368
SUBTOTAL: 548

EVENT SPACES: 93
TOTAL ON SITE PARKING: 1,051 **

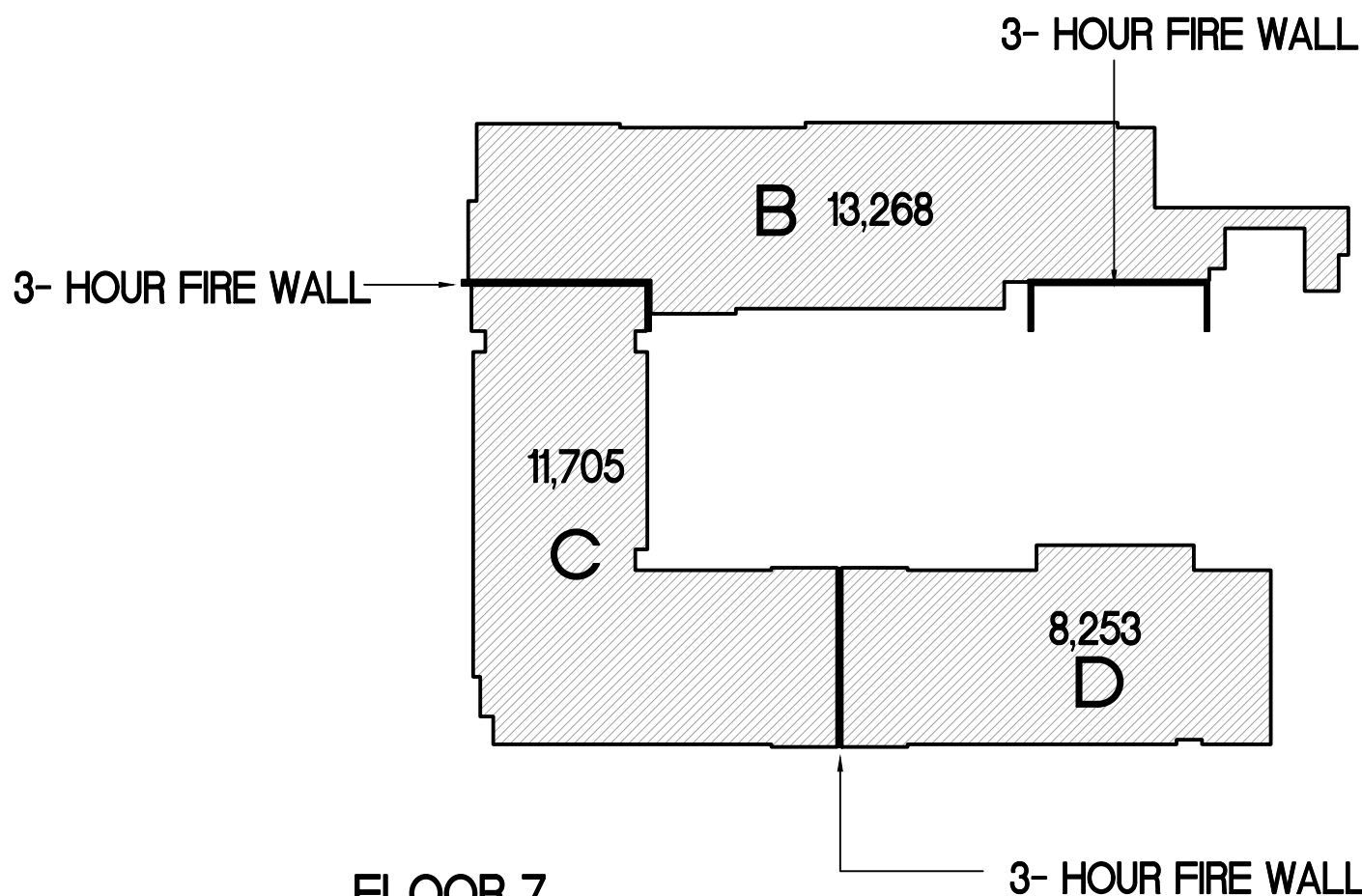
** NOT INCLUDING 116 RECIPROCAL SPACES ON THE ADJOINING OFFICE BUILDING LOT.



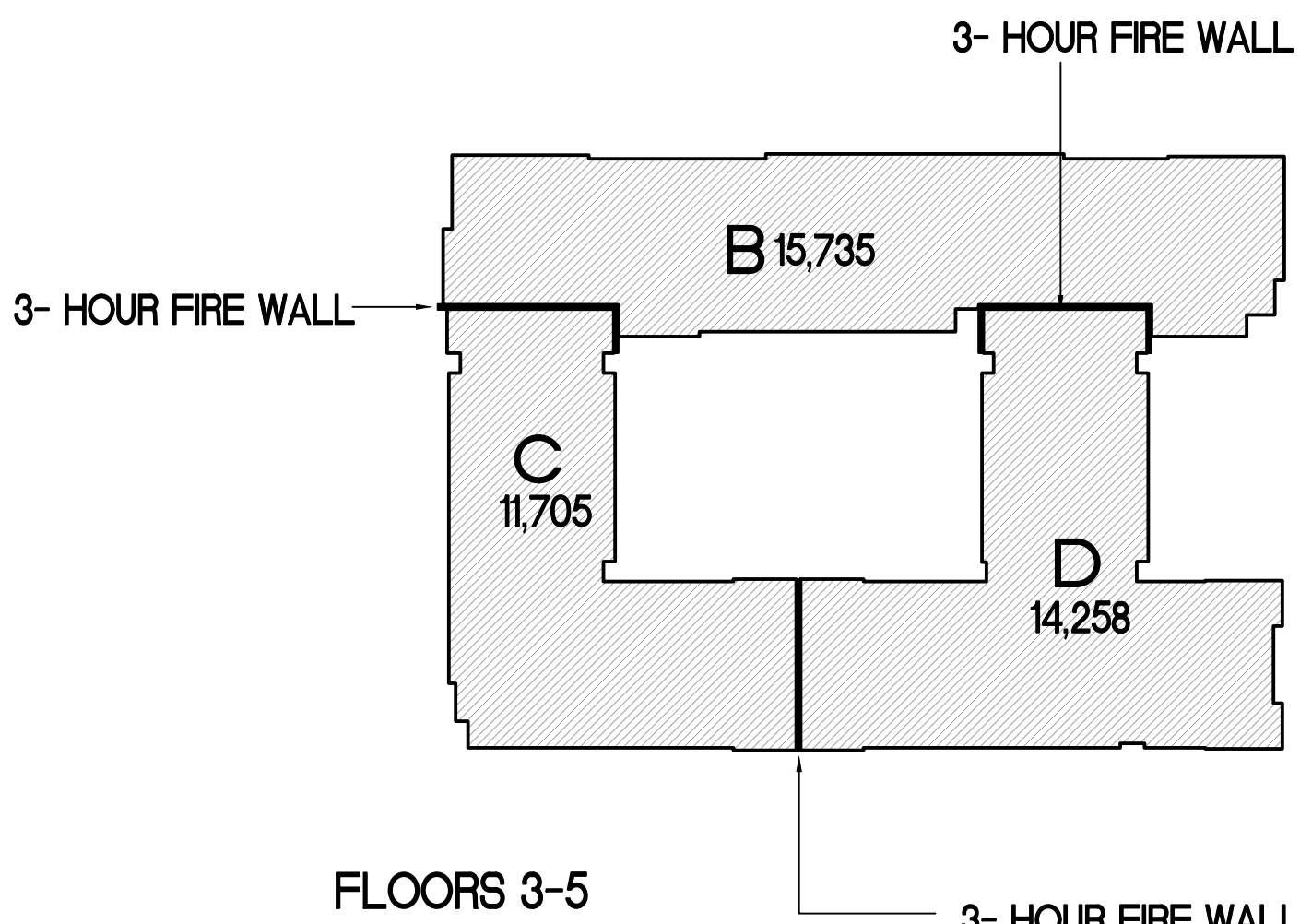
BUILDING CODE SUMMARY AND DIAGRAMS



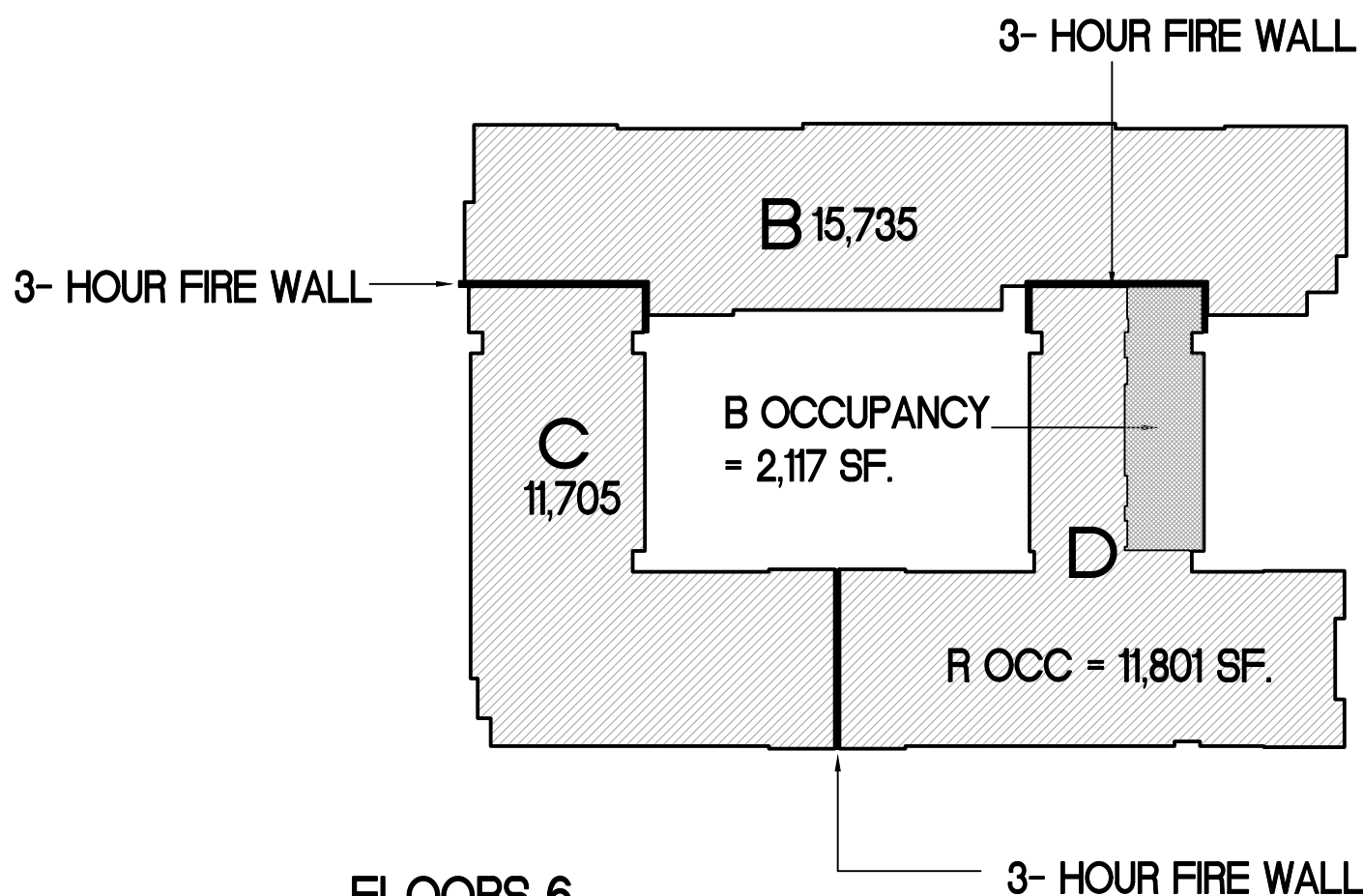
FLOORS 1-2 - UNLIMITED AREA
MIXED OCCUPANCY
TYPE 1 - CONSTRUCTION W/ SPRINKLERS



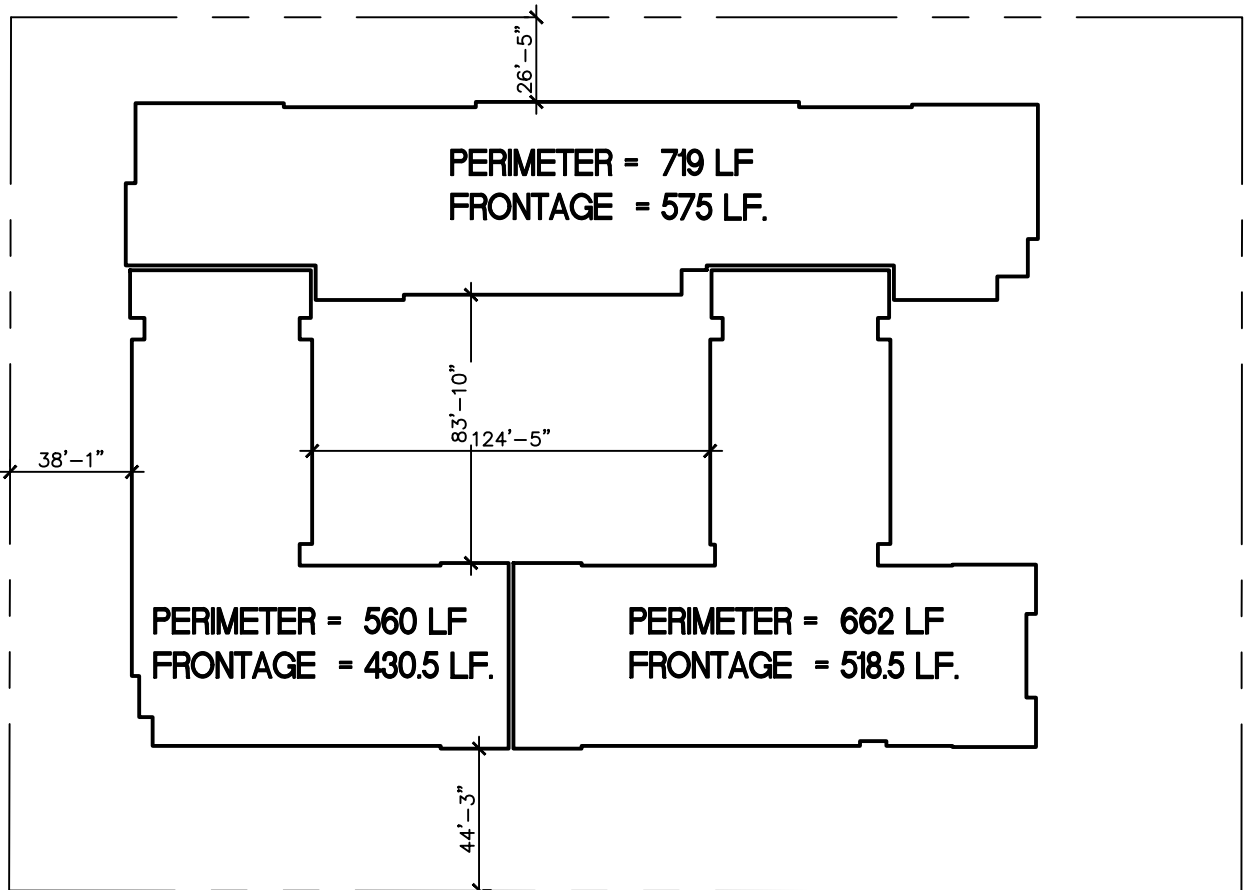
FLOOR 7
R-1 OCCUPANCY
TYPE 3A CONSTRUCTION W/ SPRINKLERS



FLOORS 3-5
R-1 OCCUPANCY
TYPE 3A CONSTRUCTION W/ SPRINKLERS



FLOORS 6
R-1 AND B OCCUPANCY
TYPE 3A CONSTRUCTION W/ SPRINKLERS



FRONTAGE INCREASE DIAGRAM

ALLOWABLE BUILDING AREA CALCULATIONS

BUILDING AREA MODIFICATIONS

BUILDING B AREA =	76,011 SF.	LARGEST FLOOR =	15,735 SF.
BUILDING C AREA =	58,525 SF.	LARGEST FLOOR =	11,705 SF.
BUILDING D AREA =	65,285 SF.	LARGEST FLOOR =	14,258 SF.

FRONTAGE INCREASE PER TABLE 506.3.3

BUILDING B	
PERCENT OF BUILDING PERIMETER ON PUBLIC WAY OR OPEN SPACE	79.9%
SMALLEST PUBLIC WAY OR OPEN SPACE	38'-1"
FRONTAGE FACTOR INCREASE	0.63

BUILDING C	
PERCENT OF BUILDING PERIMETER ON PUBLIC WAY OR OPEN SPACE	76.8%
SMALLEST PUBLIC WAY OR OPEN SPACE	25'-5"
FRONTAGE FACTOR INCREASE	.75

BUILDING D	
PERCENT OF BUILDING PERIMETER ON PUBLIC WAY OR OPEN SPACE	78.3%
SMALLEST PUBLIC WAY OR OPEN SPACE	44'-5"
FRONTAGE FACTOR INCREASE	0.75

CONSTRUCTION TYPE:

GARAGE:	TYPE 1A W/ SPRINKLERS
HOTEL - FLOORS 1 AND 2:	TYPE 1A W/ SPRINKLERS
HOTEL - FLOORS 3-7:	TYPE 3A W/SPRINKLERS

OCCUPANCY CLASSIFICATION:

GARAGE:	S-1
HOTEL - FLOORS 1 AND 2:	MIXED - A2, A4, B, F-1, R-1, S-1
HOTEL - FLOORS 3,4,5,7	R-1
HOTEL - FLOOR 6	MIXED - R-1 , B

ALLOWABLE BUILDING HEIGHT AND STORIES:

GARAGE	UNLIMITED HEIGHT ALLOWED
HOTEL - FLOORS 1 AND 2:	UNLIMITED HEIGHT ALLOWED
HOTEL - FLOORS 3-7:	85' AND 5 STORIES

ALLOWABLE BUILDING AREA:

GARAGE:	UNLIMITED AREA ALLOWED
HOTEL - FLOORS 1 AND 2:	UNLIMITED AREA ALLOWED
HOTEL - FLOORS 3 - 7:	SEE ALLOWABLE AREA SUMMARY

BUILDING AREAS:

GARAGE	
P1	55,350 S.F.
P2	55,350 S.F.
P3	55,350 S.F.
P4	41,990 S.F.
TOTAL	208,040 S.F.

HOTEL	
FLOOR 1	30,240 SF.
FLOOR 2	38,440 SF.
FLOOR 3	40,035 SF.
FLOOR 4	40,035 SF.
FLOOR 5	40,035 SF.
FLOOR 6:	40.035 SF.
FLOOR 7:	33,518 SF.
TOTAL	262,338 SF.

PORTE COCHERE:	2,760 SF.
HORIZONTAL PROJECTIONS:	11,795 SF.

BUILDING HEIGHTS:

GARAGE	43.5' FINISHED GRADE TO TOP OF ROOF
HOTEL	84.5' FINISHED GRADE TO TOP OF ROOF 74.5' FINISHED GRADE TO HIGHEST OCCUPIED FLOOR

TABULAR AREAS:

TABLE 506.2 W/ HT. INCREASE	Area (At)	Area (NS)
R-1	24,000	24,000
B	85,500	28,500

FRONTAGE INCREASE

(If) BUILDING B	=	0.63
(If) BUILDING C	=	0.75
(If) BUILDING D	=	0.75

MAX. ALLOWABLE AREA FOR A SINGLE FLOOR - EQUATION 5-1

$A_a = [A_t + (NS \times I_f)]$

BUILDING B	
R-1	$24,000 + (24000 \times .63) = 39,120 \text{ SF.}$ (OK - ACTUAL IS 15,735 SF.)

BUILDING C	
R-1	$24,000 + (24000 \times .75) = 42,000 \text{ SF.}$ (OK - ACTUAL IS 11,705 SF.)

BUILDING D	
R-1	$24,000 + (24000 \times .75) = 42,000 \text{ SF.}$
B	$85,500 + (28,500 \times .75) = 106,875 \text{ SF.}$

MAX. ALLOWABLE AREA FOR BUILDINGS B AND C - EQUATION 5-2

$A_a = [A_t + (NS \times I_f) \times S_a]$
 $S_a = 2$ - PER SEC. 506.2.3

BUILDING B	
R-1	$24,000 + (24000 \times .63) \times 2 = 78,240 \text{ S.F.}$ (OK - ACTUAL IS 76,011 SF.)

BUILDING C	
R-1	$24,000 + (24000 \times .75) \times 2 = 84,000 \text{ S.F.}$ (OK - ACTUAL IS 58,525 SF.)

MAX. ALLOWABLE AREA FOR BUILDING D (SUM OF THE RATIOS)

		FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	
ALLOWABLE AREA	R-1	42,000	42,000	42,000	42,000	42,000	
ALLOWABLE AREA	B	-	-	-	106,875	-	
ACTUAL AREA	R-1	14,258	14,258	14,258	11,801	8,253	
ACTUAL AREA	B	-	-	-	2,117	-	
SUM OF THE RATIOS		0.339	0.339	0.339	0.299	.196	= 1.512
OK AS VALUE DOES NOT EXCEED 2							

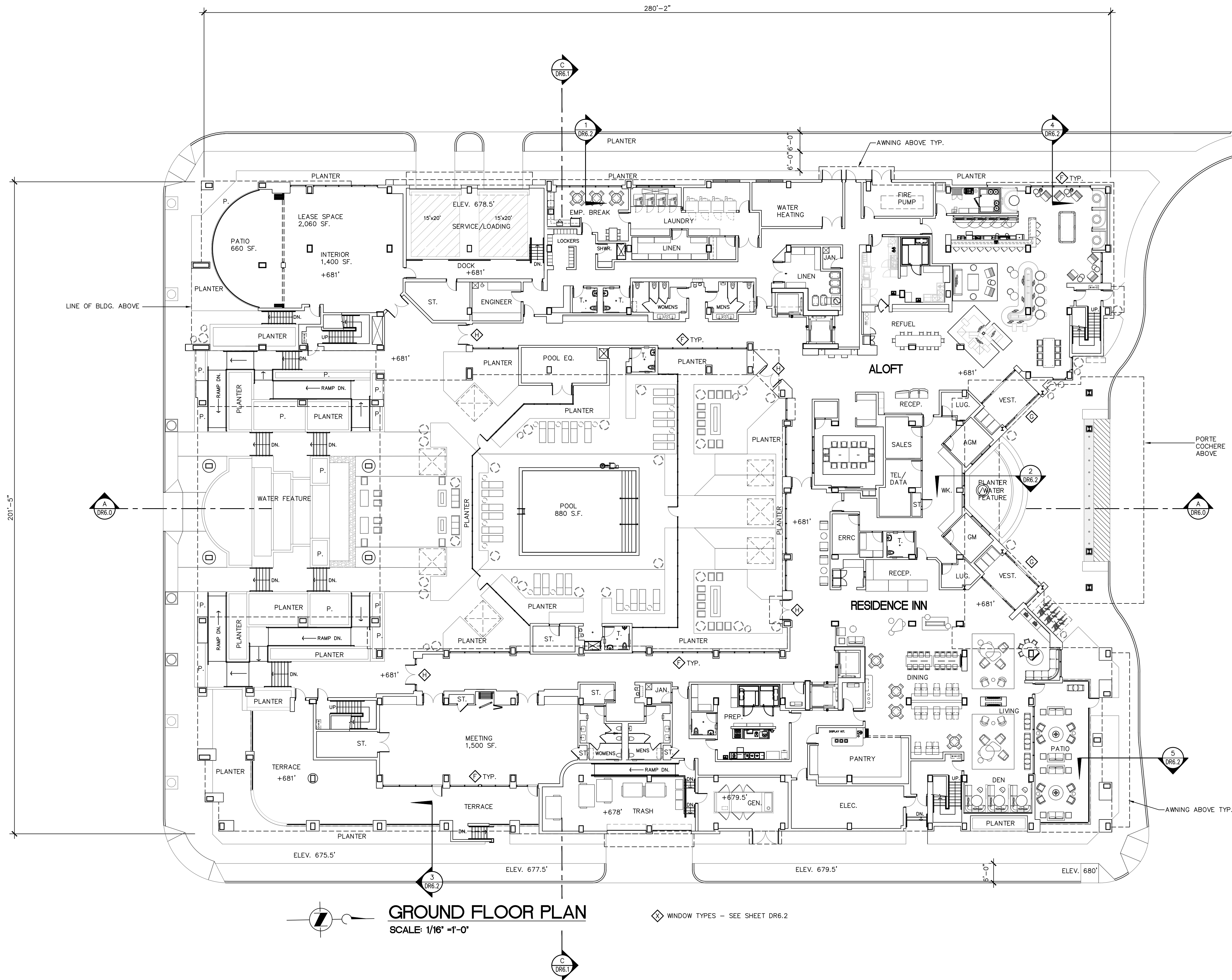
ADJUSTED GROSS FLOOR AREA CALCULATION

HOTEL	
EXTERIOR WALLS:	7,610 SF.
INTERIOR WALLS:	13,345 SF.
SHAFTS AND STAIRS:	8,495 SF.
COLUMNS:	990 SF.
TOTAL:	30,440 SF.

GROSS AREA:	262,338 SF.
ADJUSTED GROSS:	231,898 SF.

GARAGE	
EXTERIOR WALLS:	2,718 SF.
INTERIOR WALLS:	225 SF.
SHAFTS AND STAIRS:	5,320 SF.
COLUMNS:	1,077 SF.
TOTAL:	9,340 SF.

GROSS AREA:	208,040 SF.
ADJUSTED GROSS:	198,700 SF.

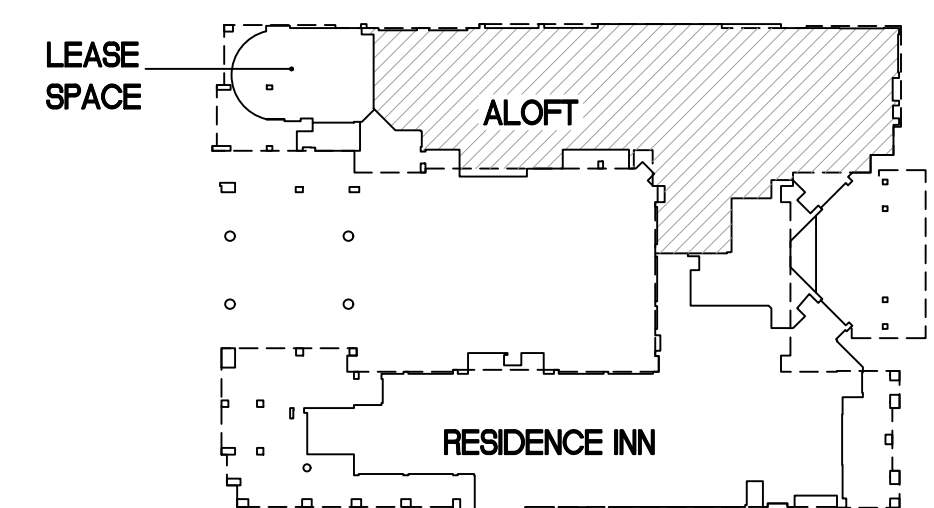


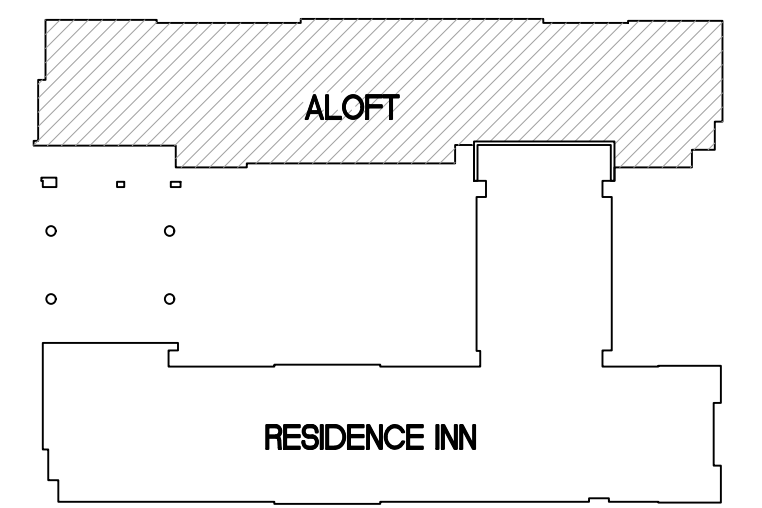
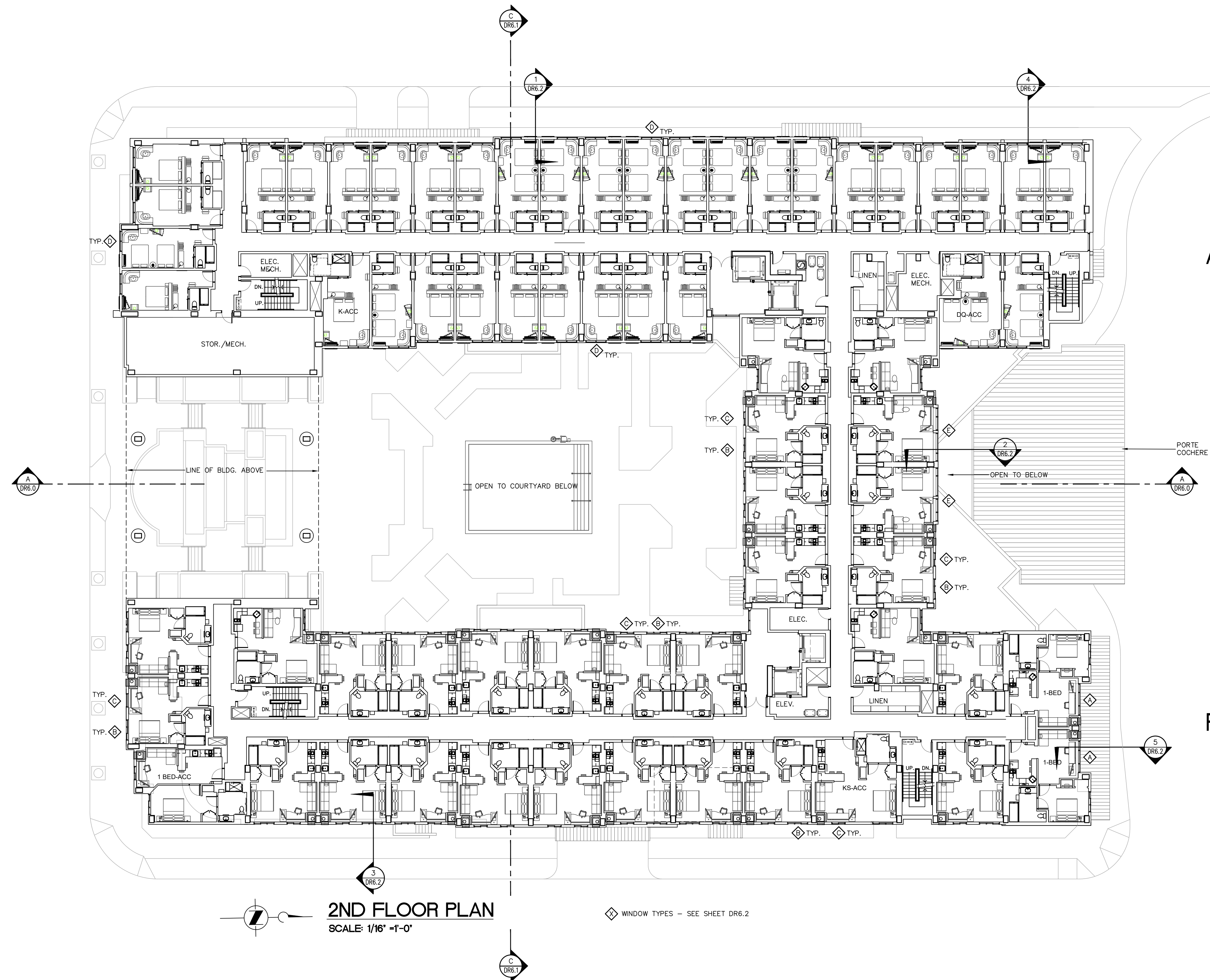
ALOFT

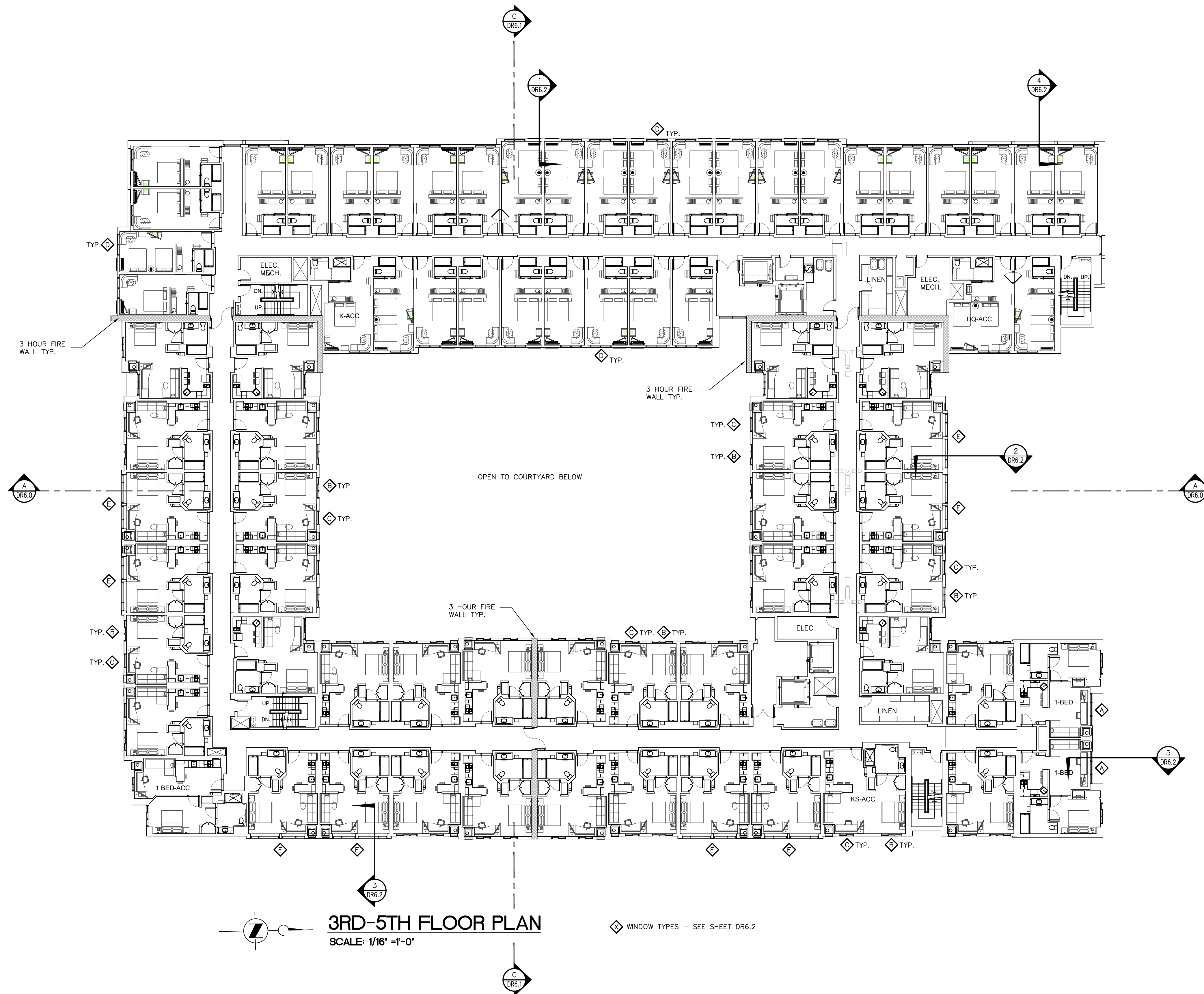
	K	DQ	ACC-K	ACC-DQ	TOTAL
2ND FLOOR	22	11	1	1	35
3RD FLOOR	22	11	1	1	35
4TH FLOOR	22	11	1	1	35
5TH FLOOR	22	11	1	1	35
6TH FLOOR	22	11	1	1	35
7TH FLOOR	18	9	1	0	28
TOTAL	128	64	6	5	203

RESIDENCE INN

	KS	ACC-KS	1BED	ACC-1-BED	TOTAL
2ND FLOOR	28	1	2	1	32
3RD FLOOR	36	1	2	1	40
4TH FLOOR	36	1	2	1	40
5TH FLOOR	36	1	2	1	40
6TH FLOOR	32	1	2	1	36
7TH FLOOR	27	1	0	1	29
TOTAL	195	6	10	6	217

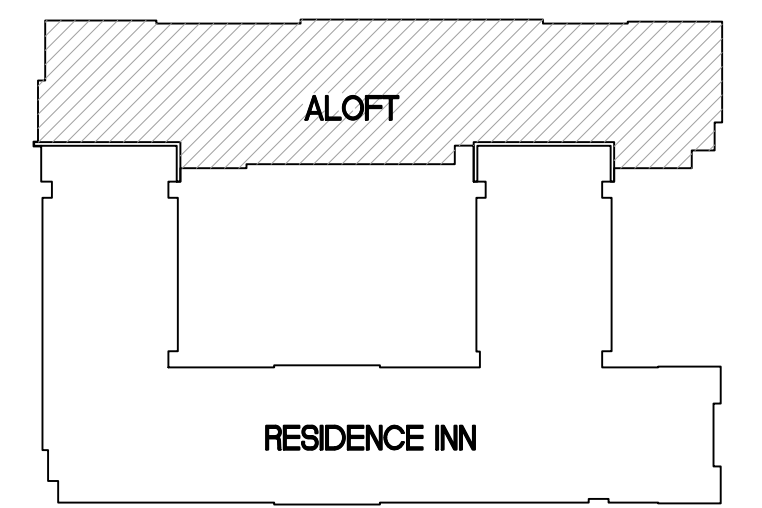


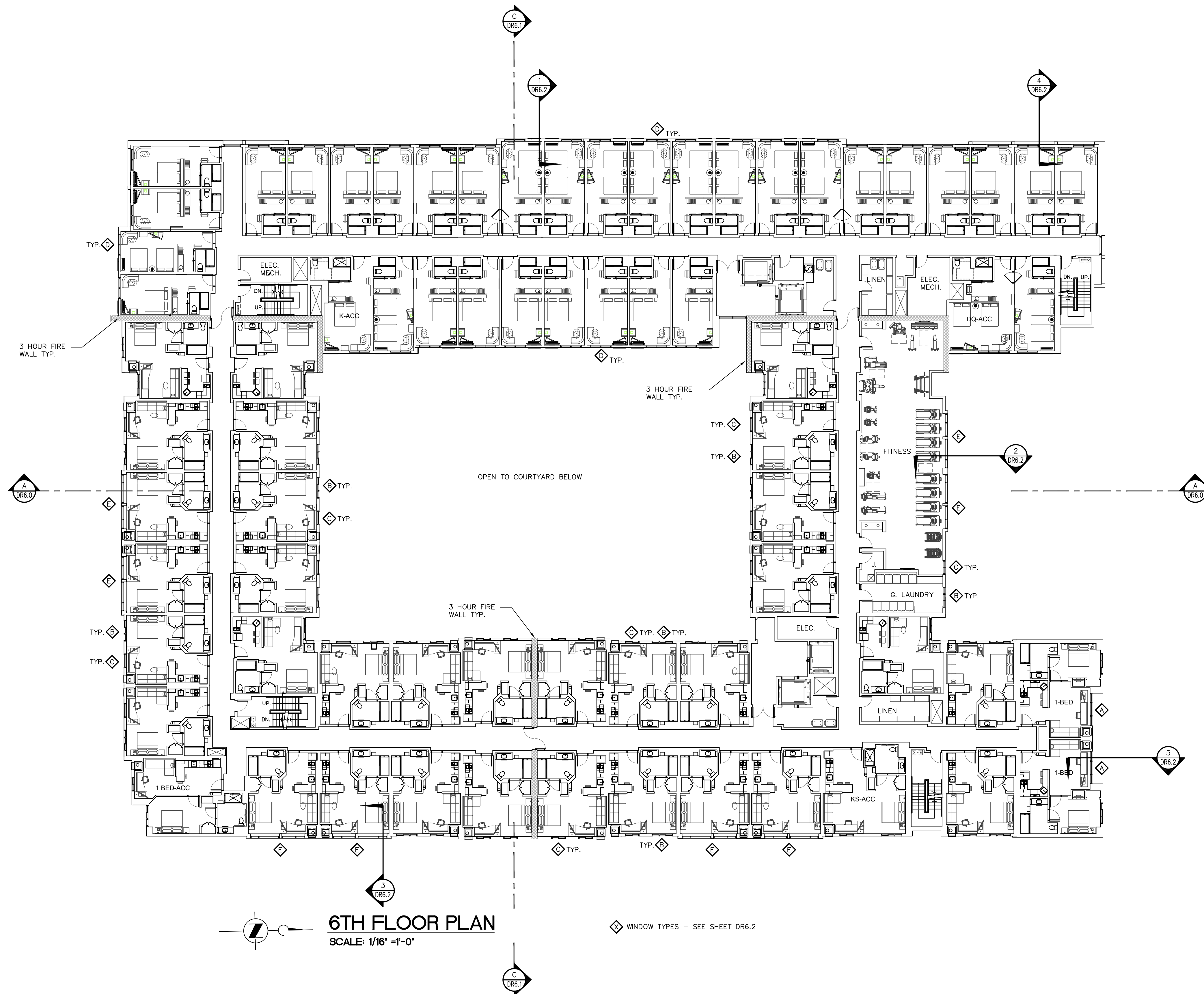




3RD-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

◇ WINDOW TYPES - SEE SHEET DR6.2



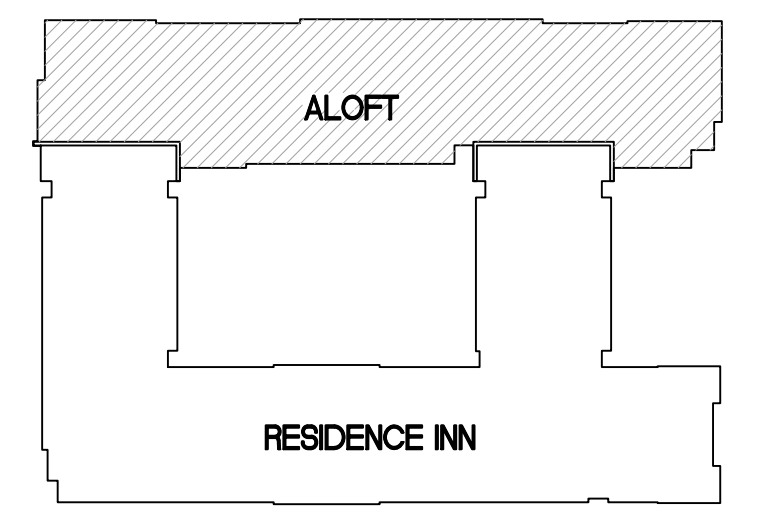


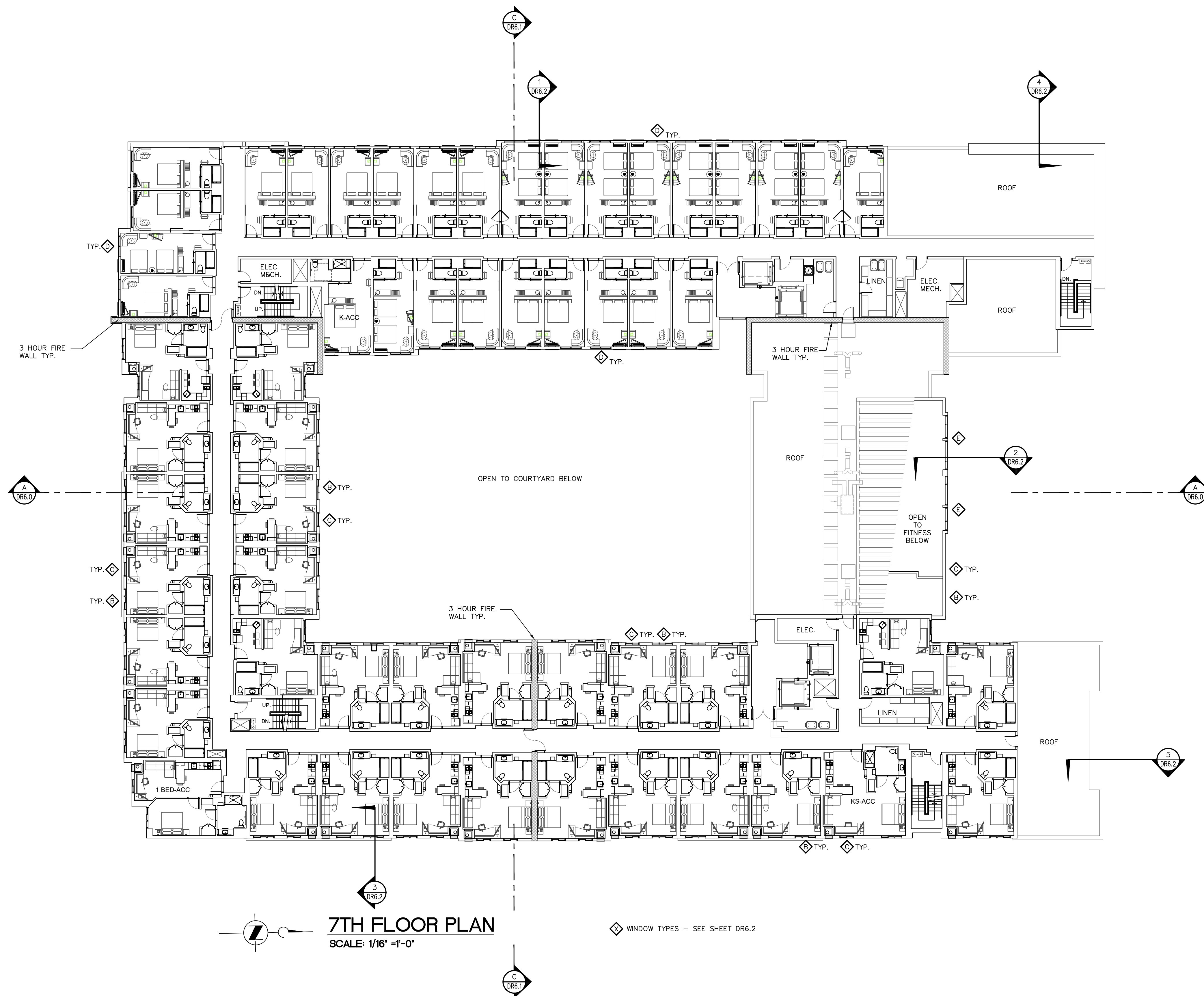
ALOFT = 35

RESIDENCE INN = 36

6TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

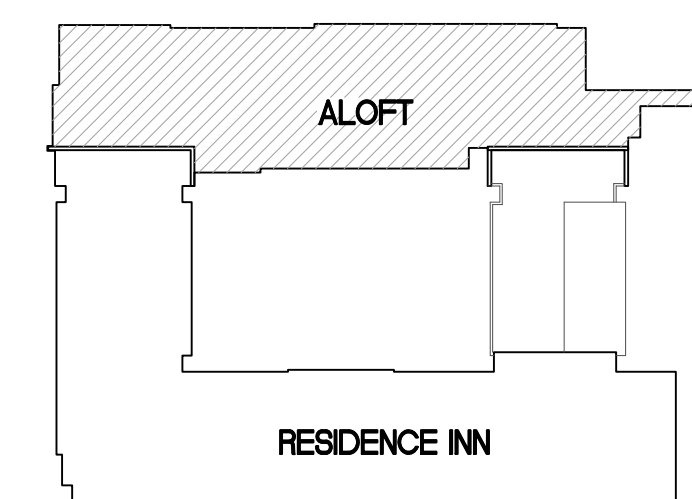
WINDOW TYPES - SEE SHEET DR6.2

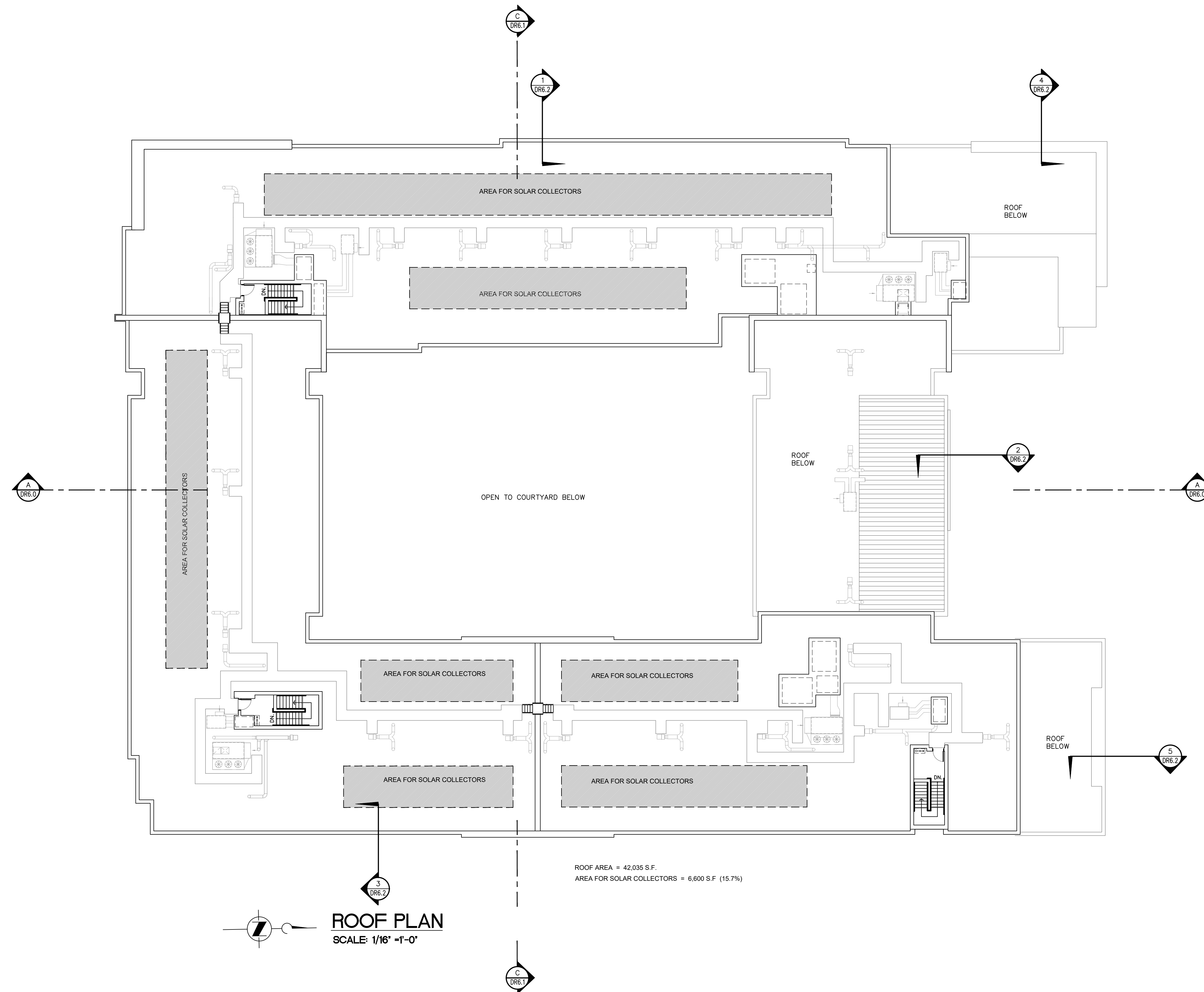




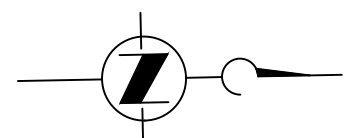
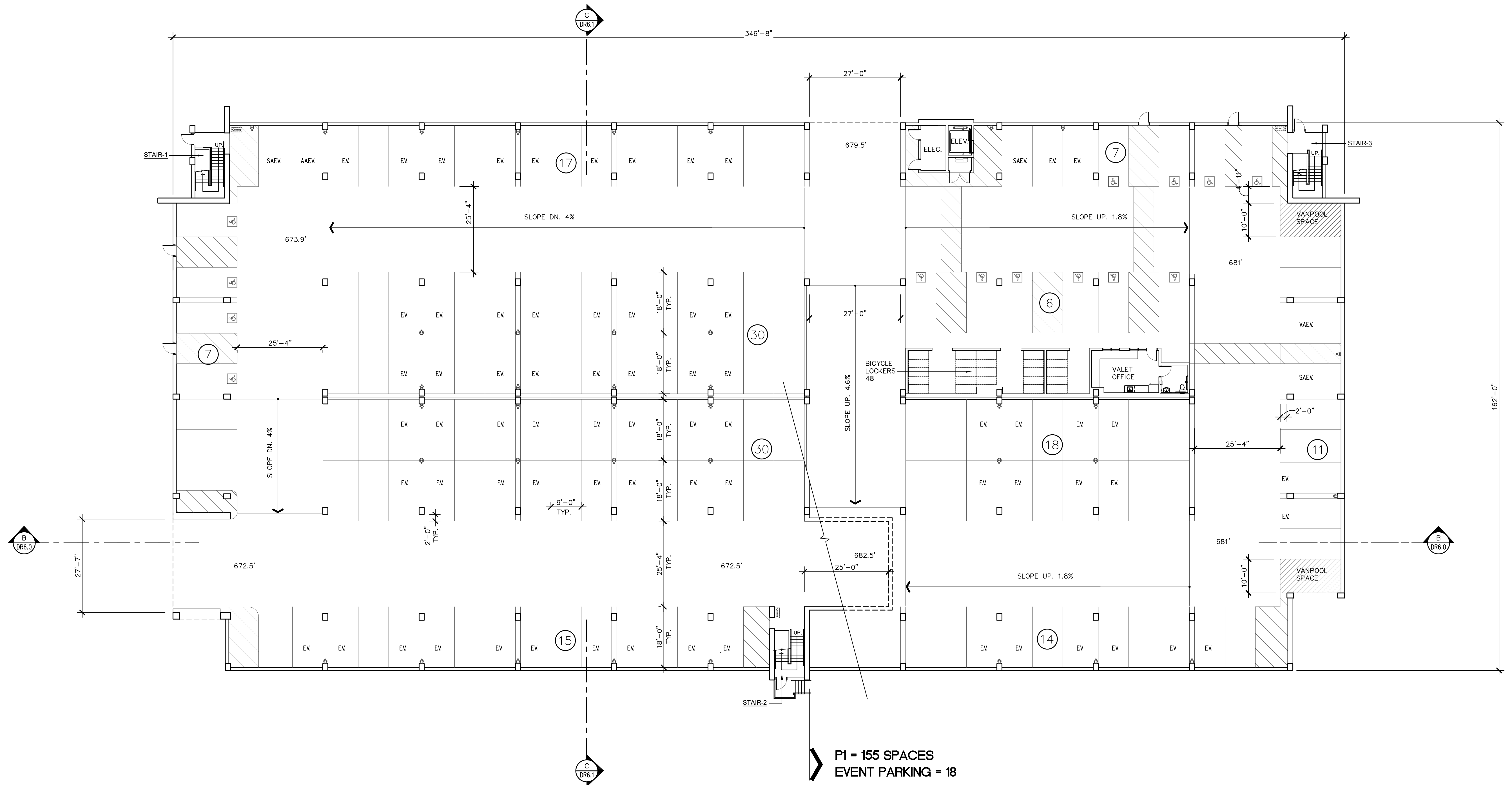
7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

◇ WINDOW TYPES - SEE SHEET DR6.2





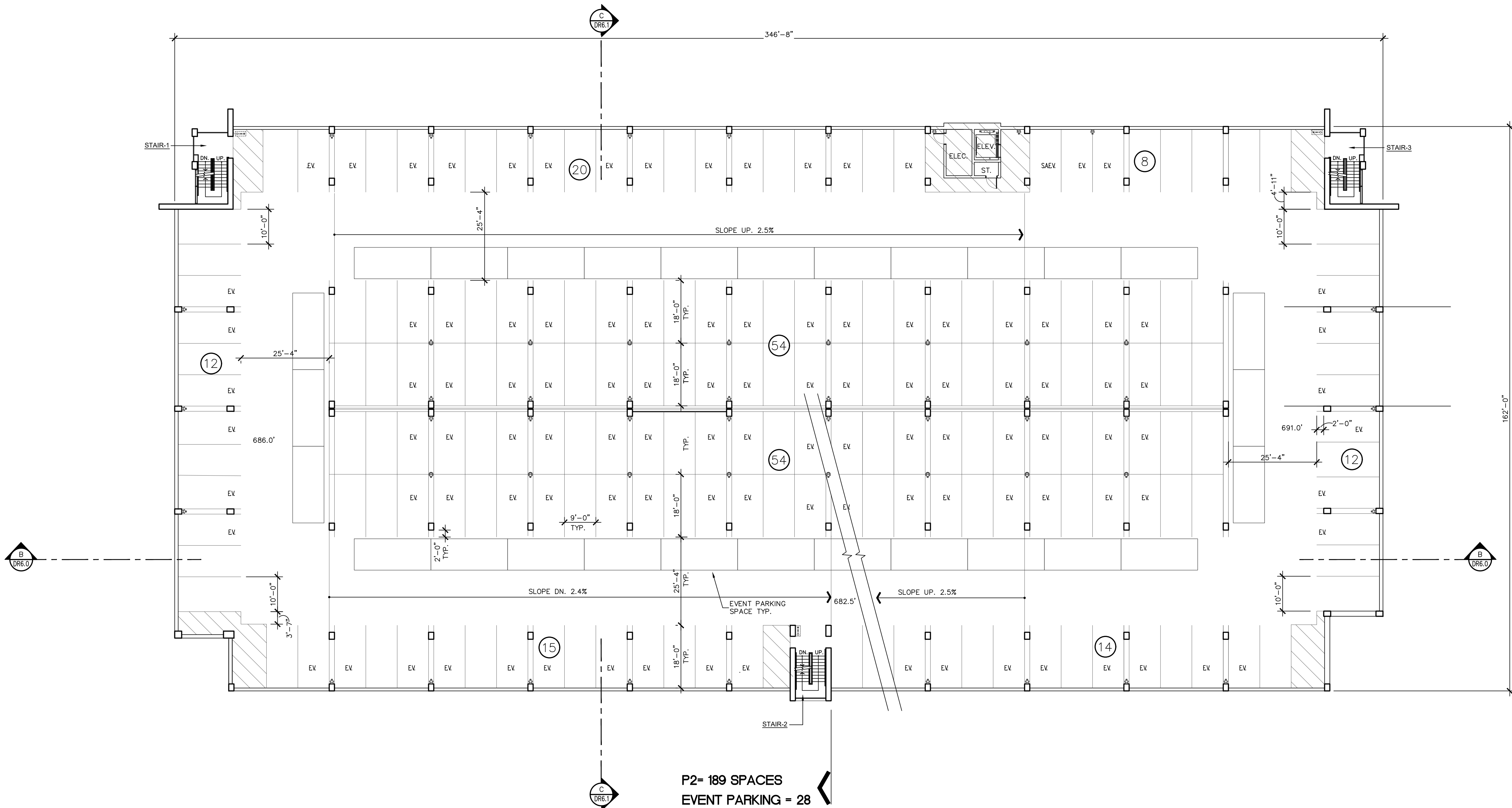
ROOF PLAN
SCALE: 1/16" = 1'-0"



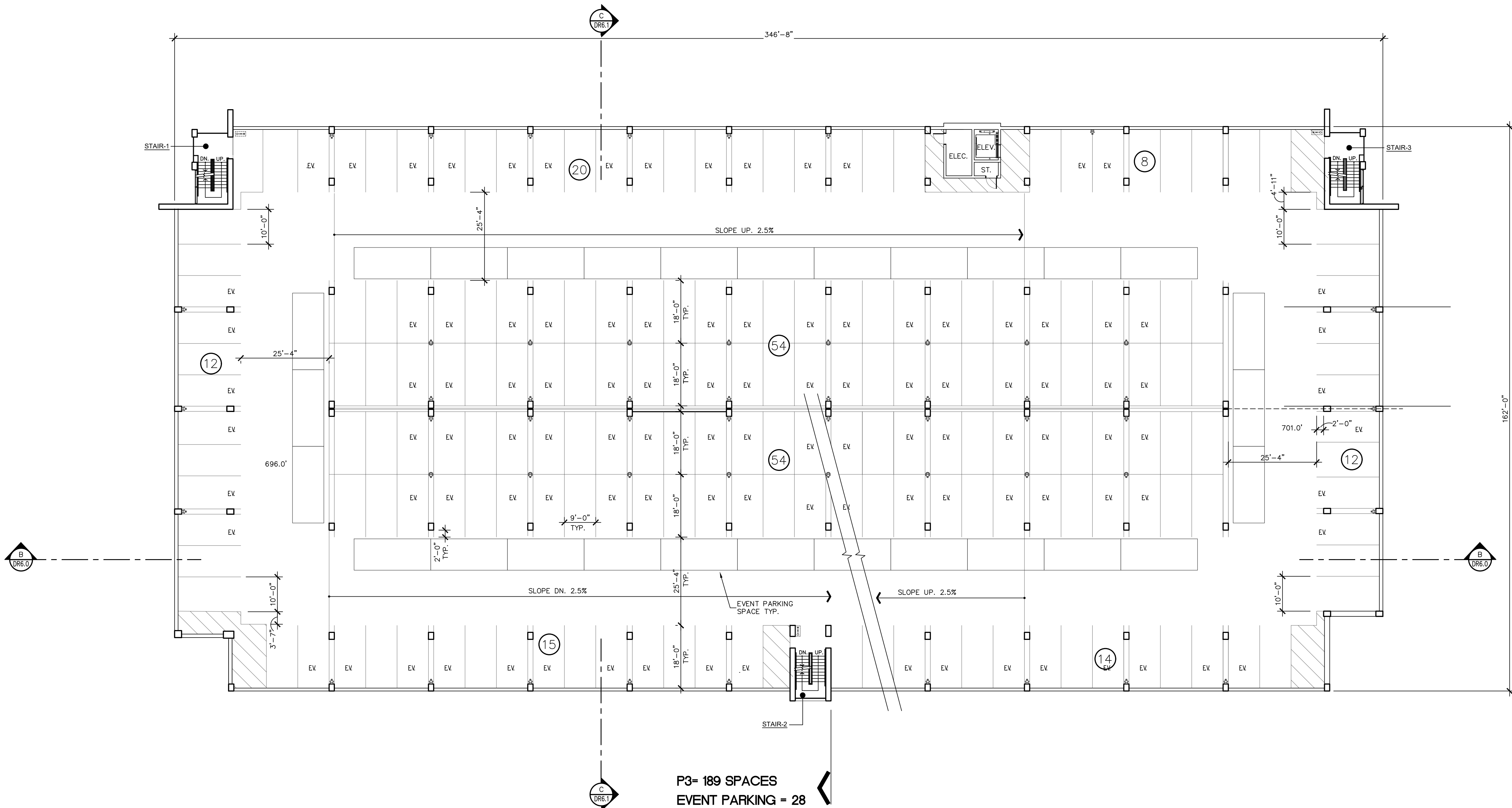
GARAGE PLAN - LEVEL P1
SCALE: 1/16" = 1'-0"

PARKING GARAGE SUMMARY

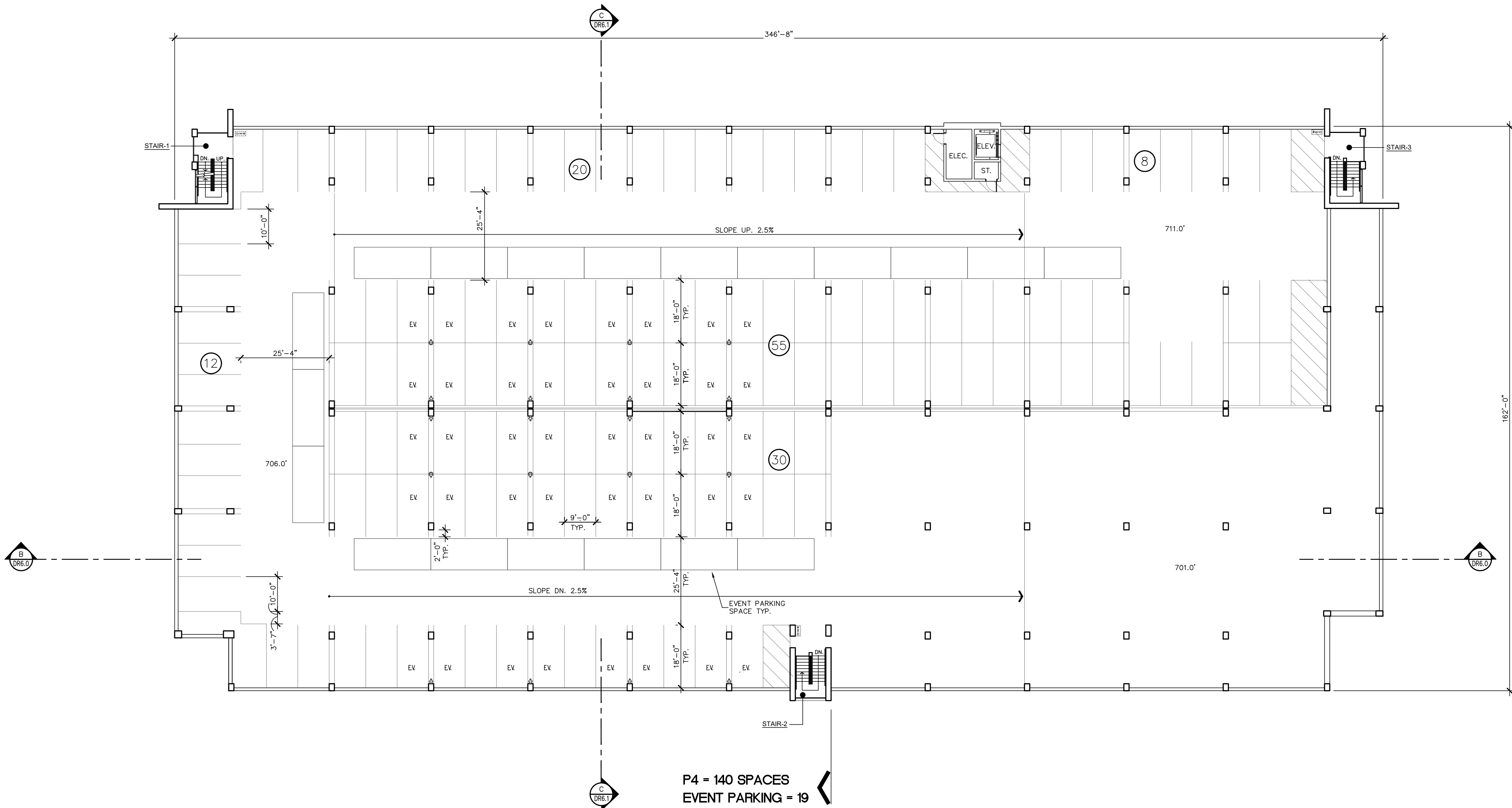
LEVEL	STANDARD SPACE	TANDUM SPACE	ACC. SPACE	TOTAL	EVENT SPACE	TOTAL
P1	64	78	14	155	18	174
P2	81	108	0	189	28	217
P3	81	108	0	189	28	217
P4	58	82	0	140	19	159
TOTAL	284	376	14	673	93	767



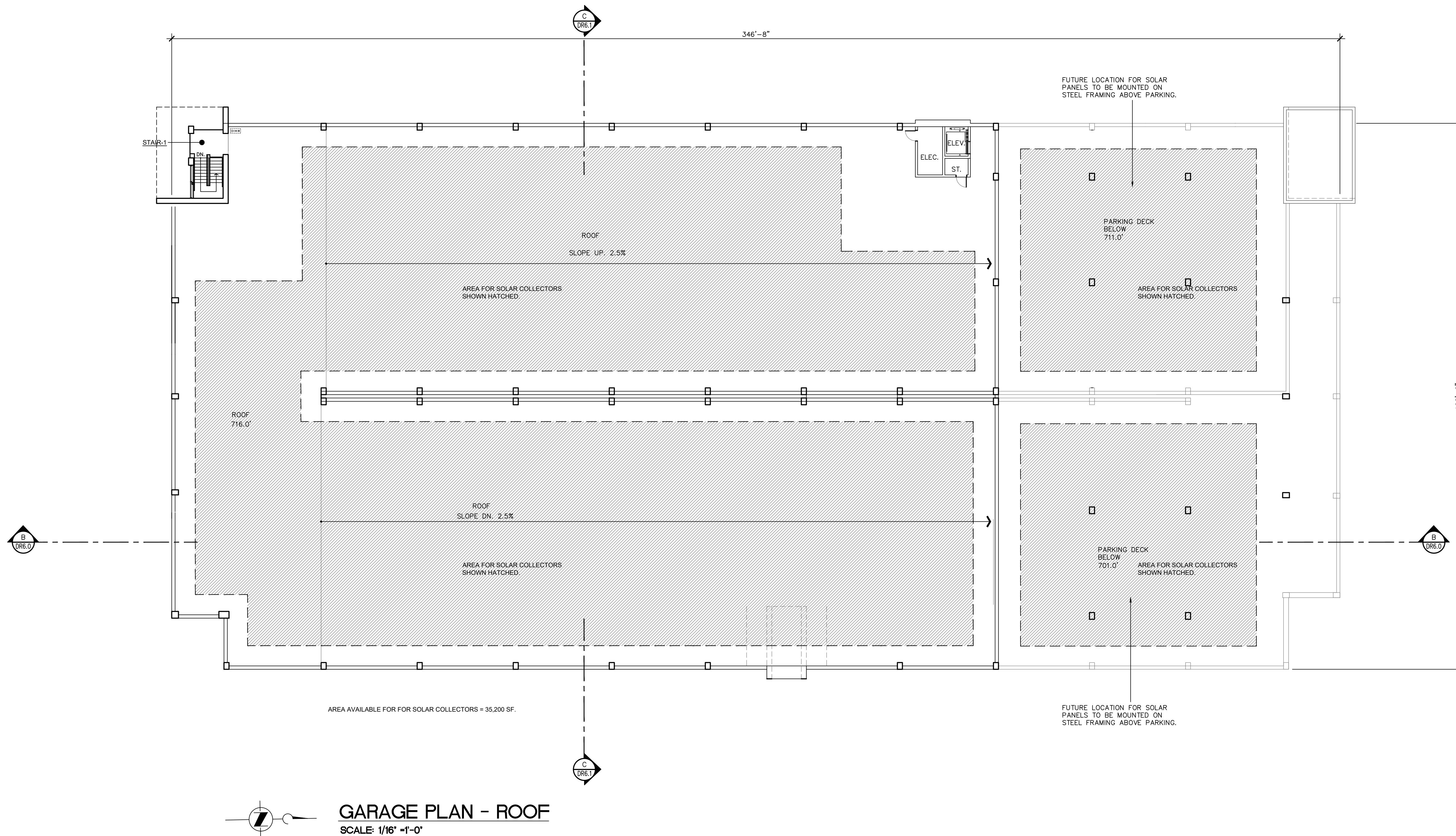
GARAGE PLAN - LEVEL P2
SCALE: 1/16" = 1'-0"



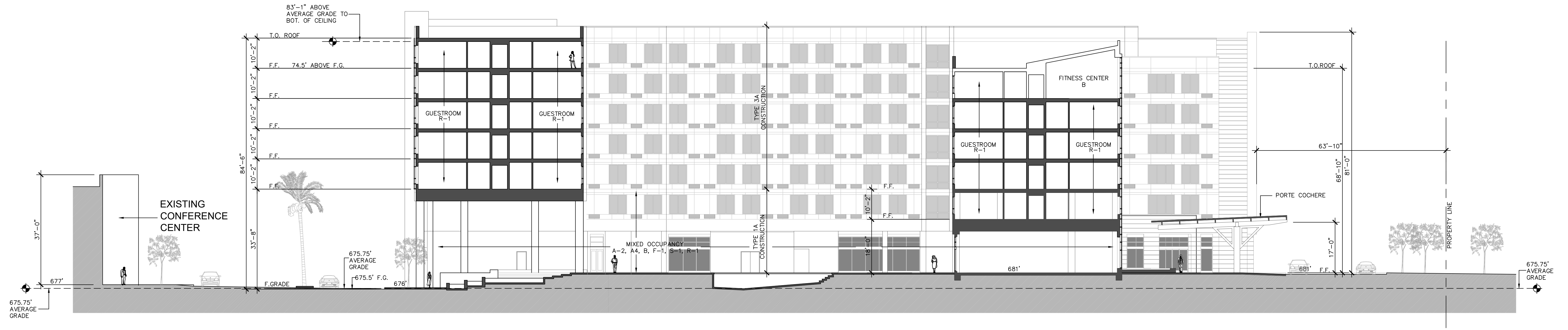
GARAGE PLAN - LEVEL P3
SCALE: 1/16" = 1'-0"



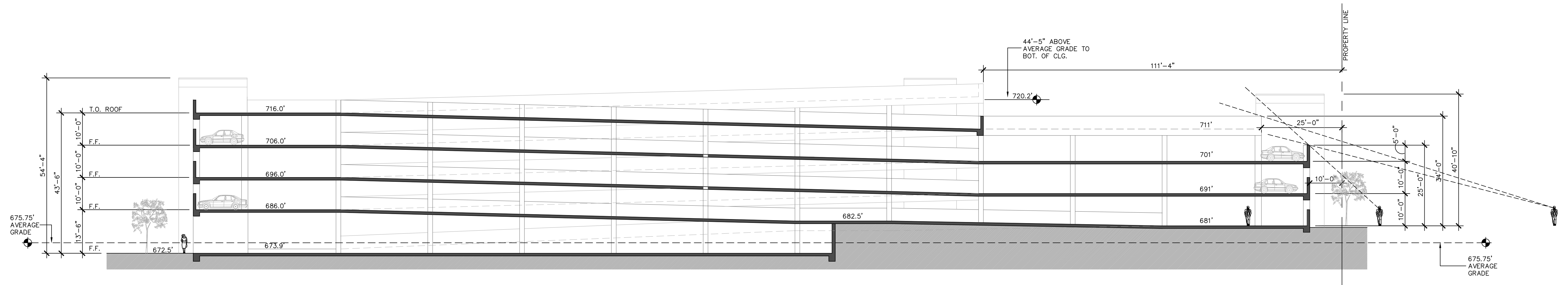
GARAGE PLAN - LEVEL P4
SCALE: 1/16" = 1'-0"



GARAGE PLAN - ROOF
SCALE: 1/16" = 1'-0"

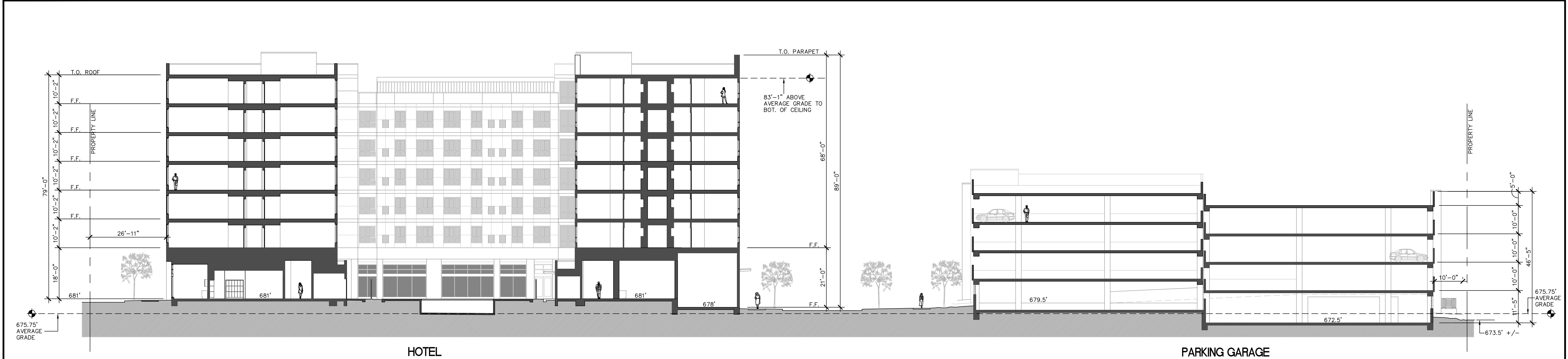


BUILDING SECTION A-A
SCALE: 1/16" = 1'-0"

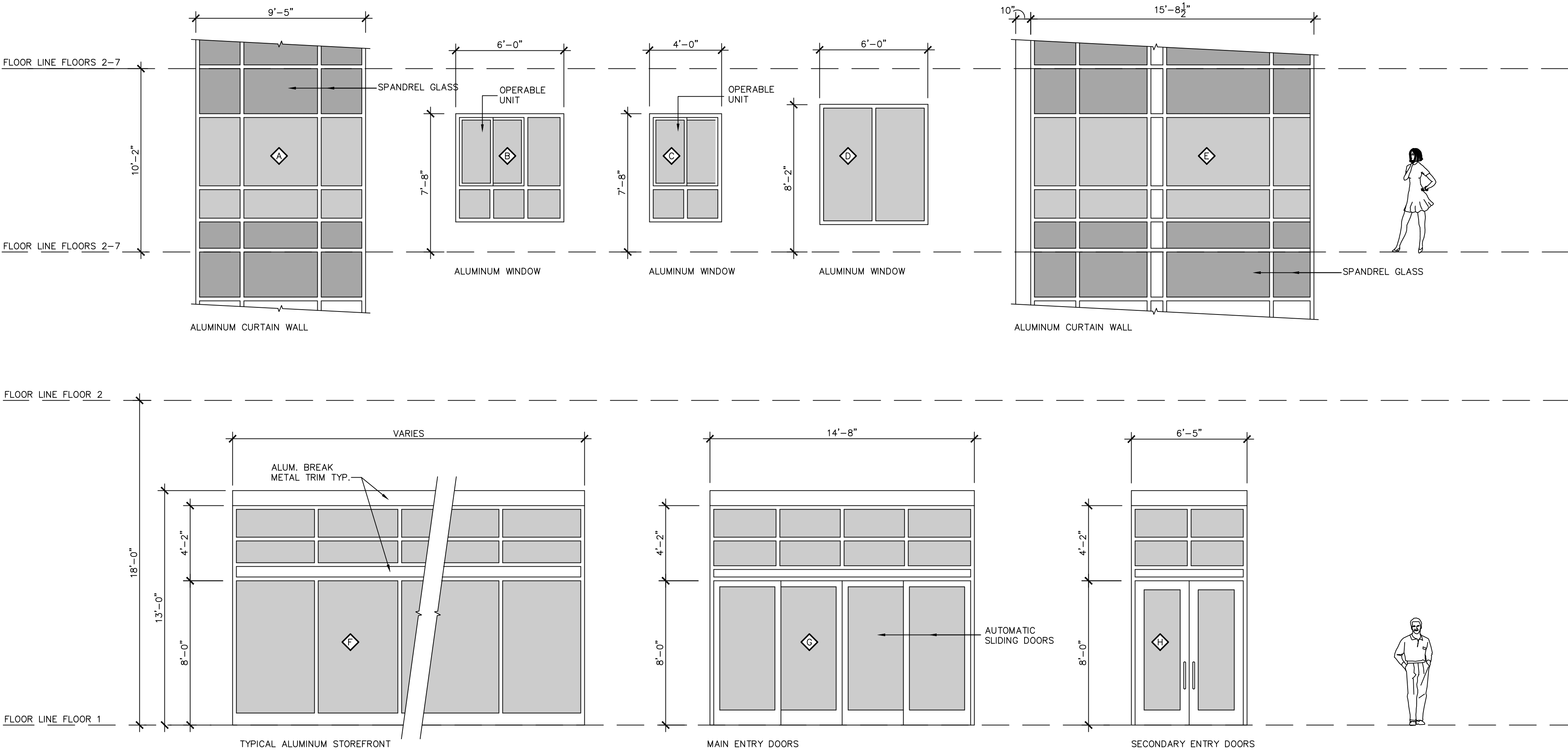


BUILDING SECTION B-B
SCALE: 1/16" = 1'-0"

S-2 OCCUPANCY
CONSTRUCTION TYPE 1A W/SPRINKLERS

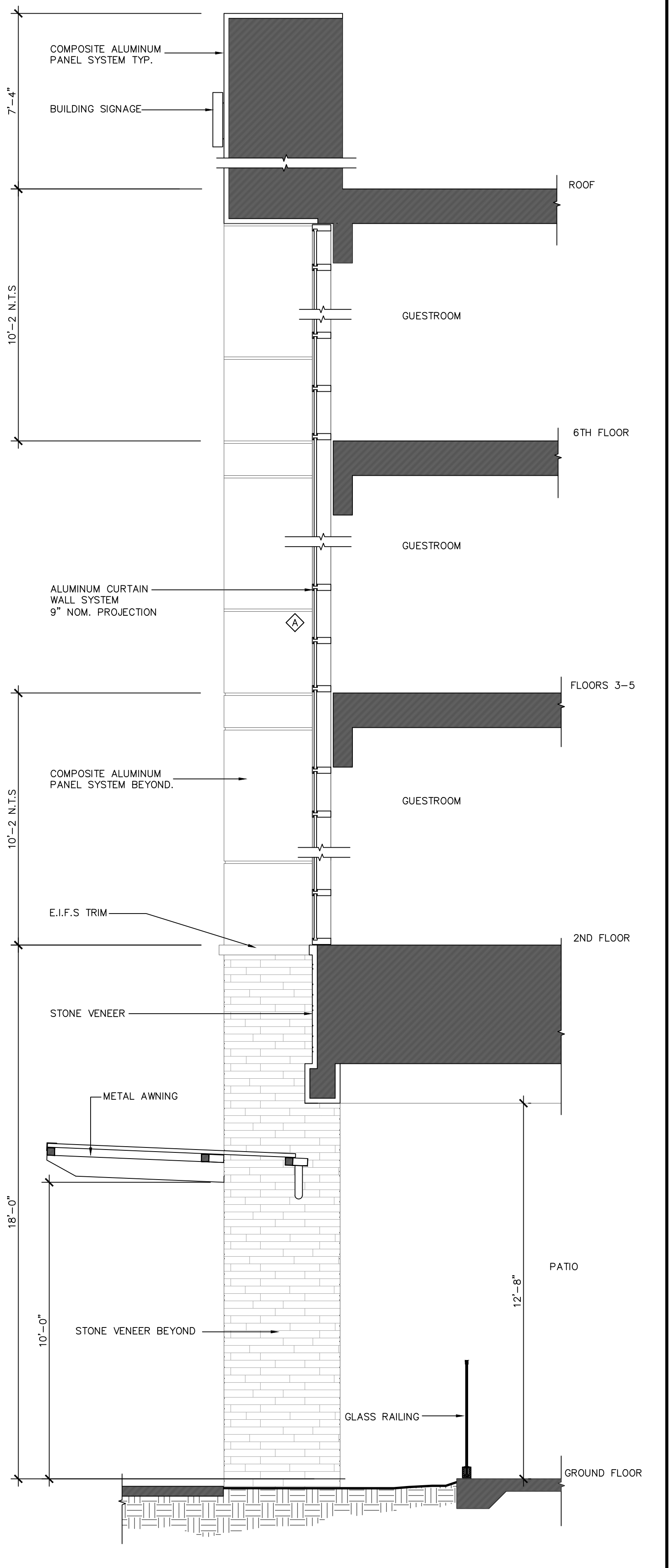
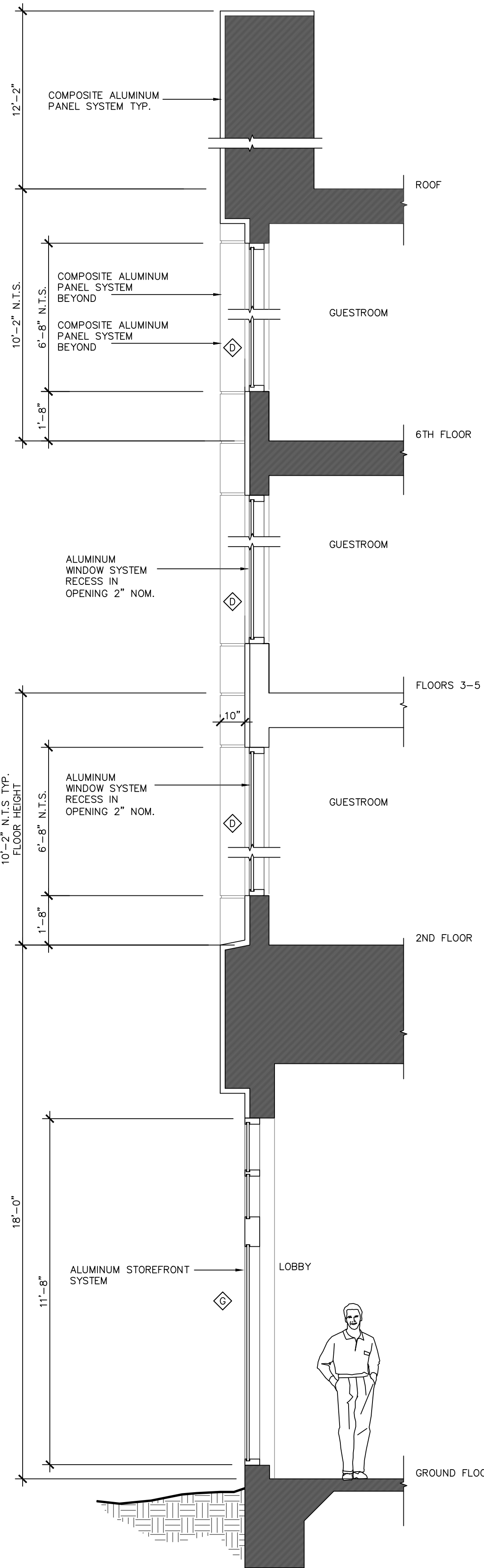
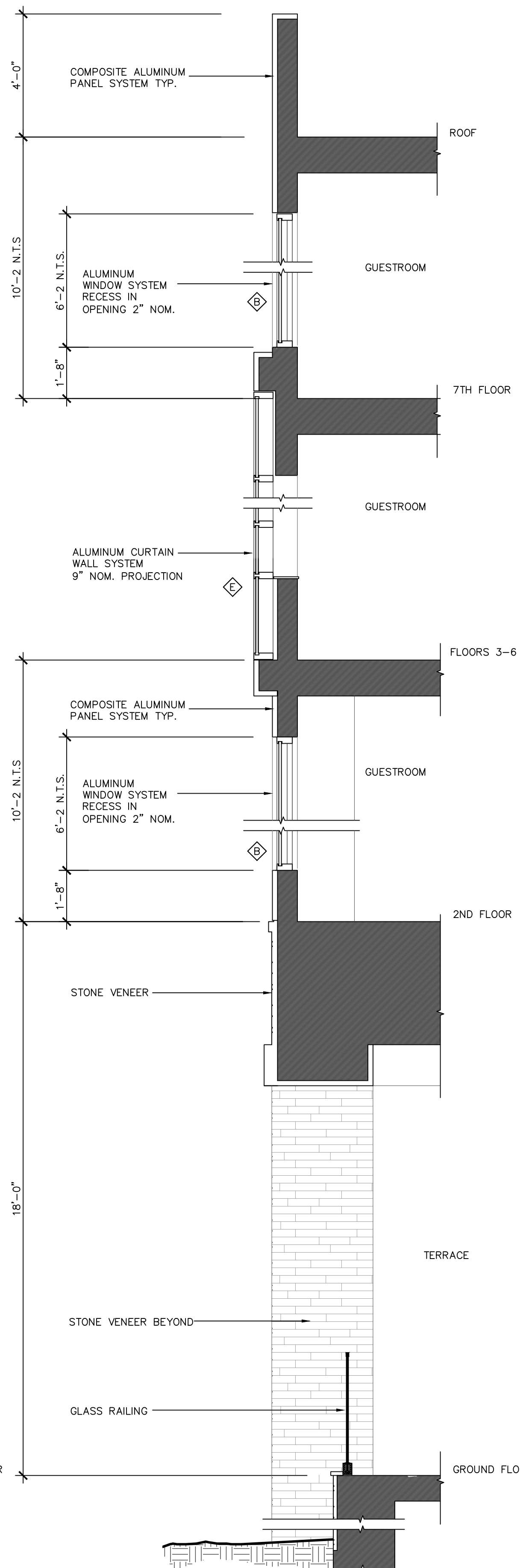
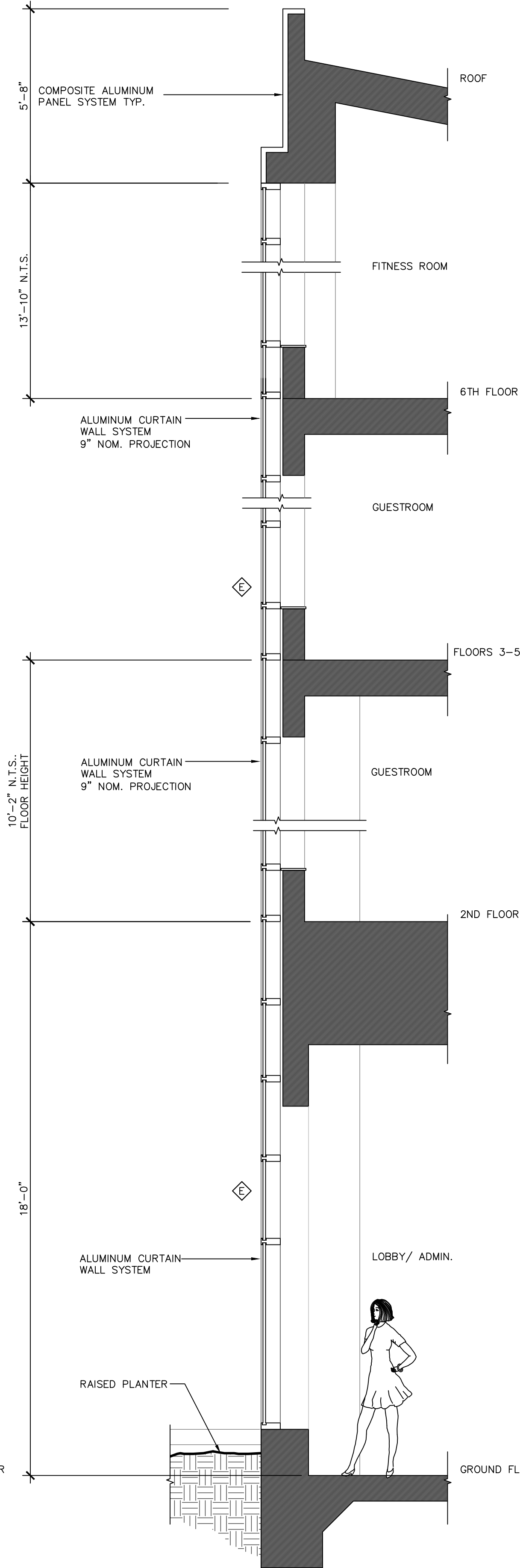
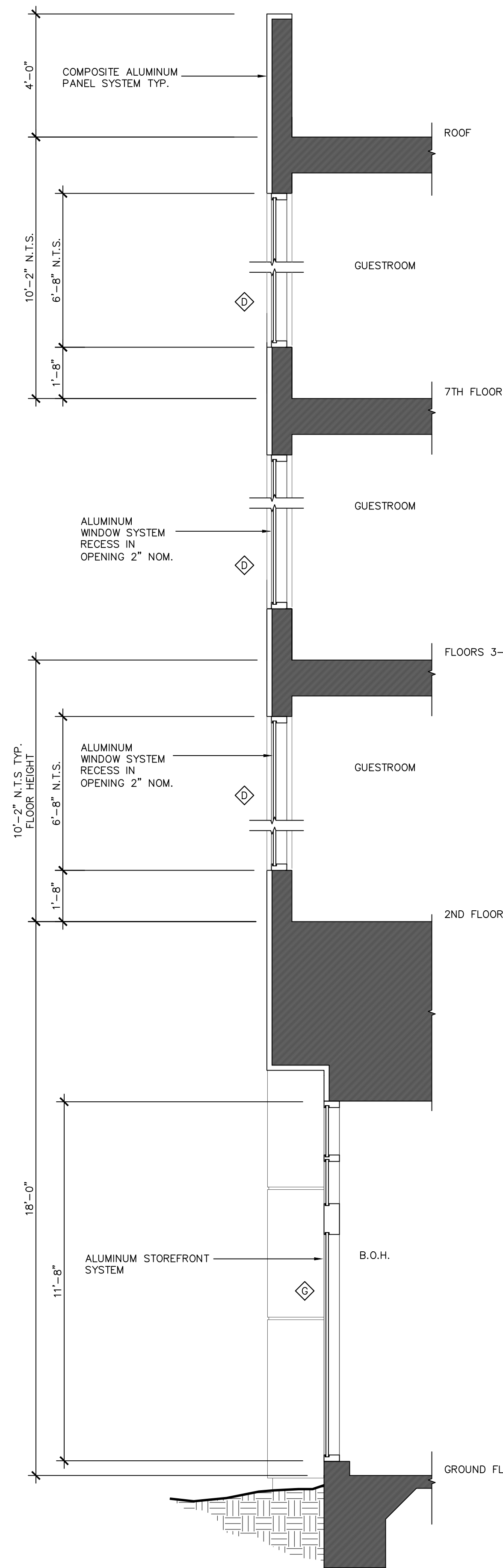


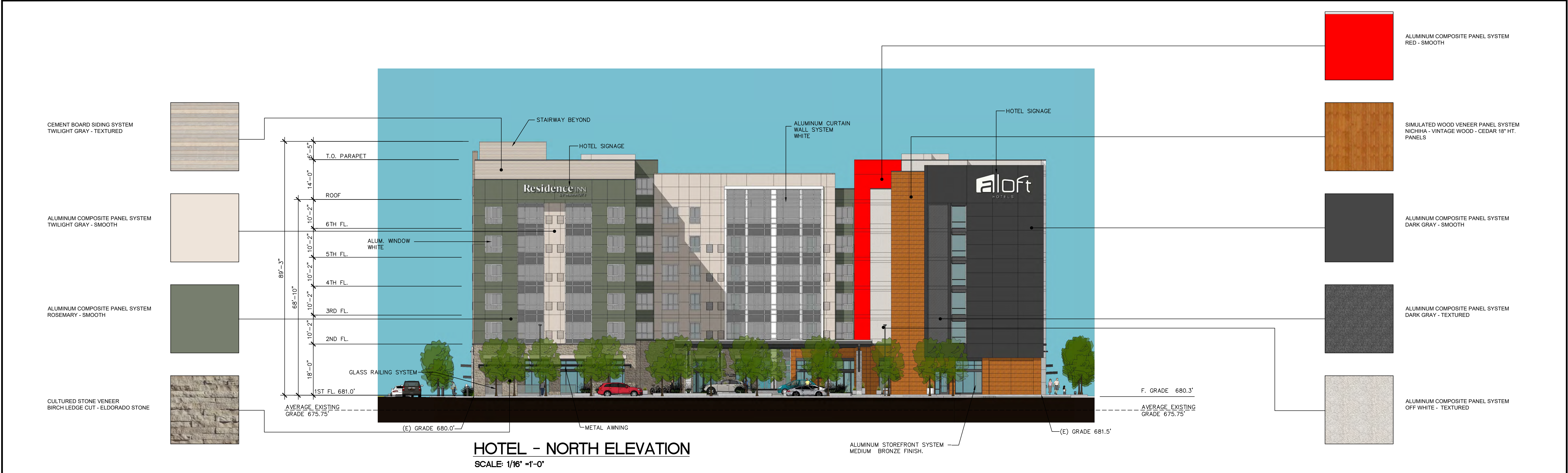
BUILDING - SITE SECTION C-C
SCALE: 1/16" = 1'-0"



TYPICAL WINDOW TYPES
SCALE: SCALE: 1/4" = 1'-0"

NOTES:
1. ALL WINDOWS ARE FIXED GLAZING UNLESS NOTED OTHERWISE.







SMOOTH FINISHED CONCRETE
PAINT FINISH - LIGHT GRAY

SMOOTH FINISHED CONCRETE
PAINT FINISH - ROSEMARY

CULTURED STONE VENEER
BIRCH LEDGE CUT - ELDORADO STONE

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - WHITE

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - RED

ALUMINUM COPING TYP.
DARK GRAY

ALUMINUM COMPOSITE PANEL SYSTEM
TWILIGHT SILVER - TEXTURED

SMOOTH FINISHED CONCRETE PANEL SYSTEM
PAINT FINISH - HAMMERED SILVER

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - DARK GRAY

GARAGE - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

GARAGE - WEST ELEVATION

SCALE: 1/16" = 1'-0"

ARCHITECTURAL
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Walnut Creek, CA 94549
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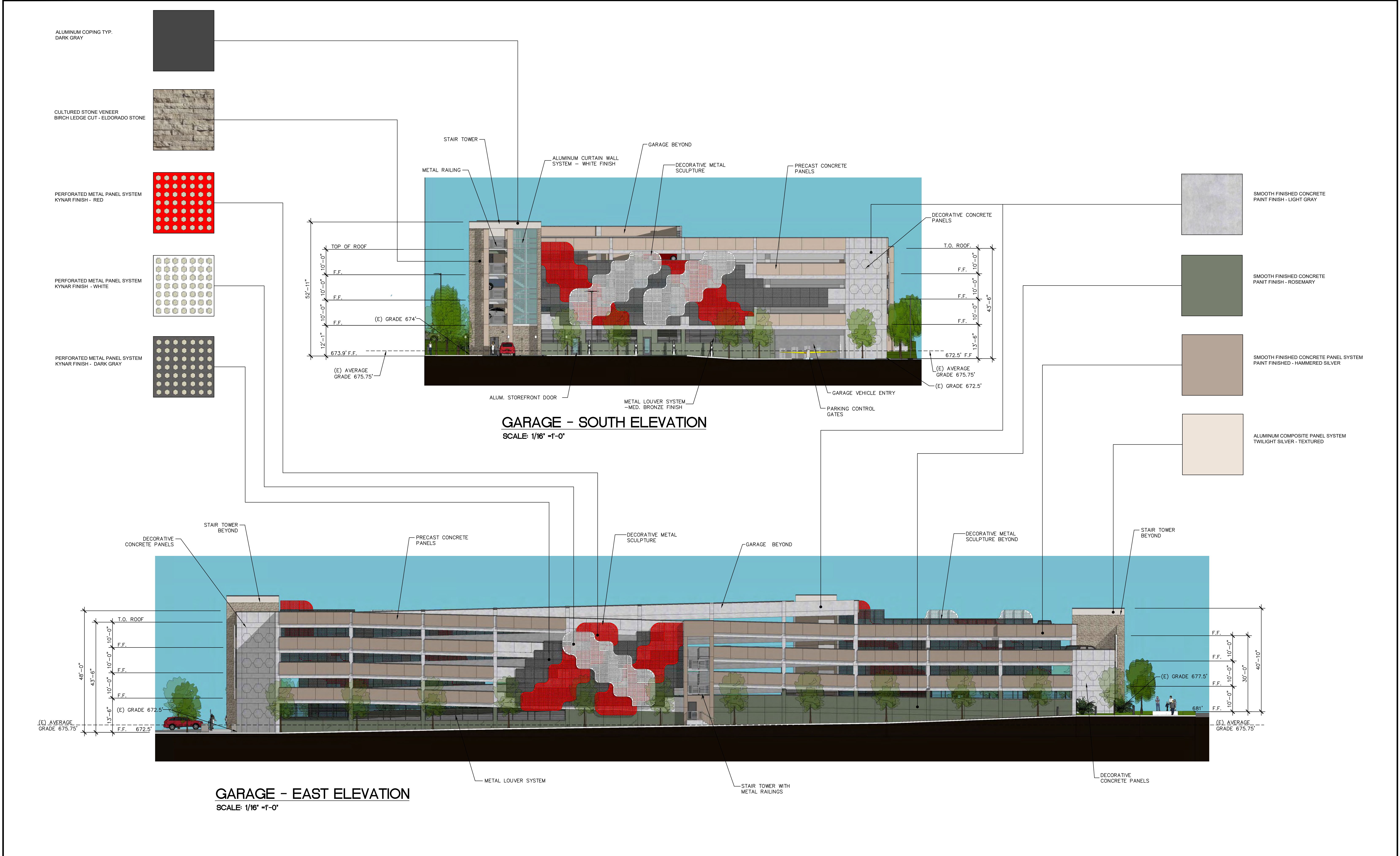
PROJECT INFO.
RESPONSE TO CITY COMMENTS 9/4/2023.
ADDED EXISTING AND FINISH GRADES.

MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

GARAGE ELEVATIONS

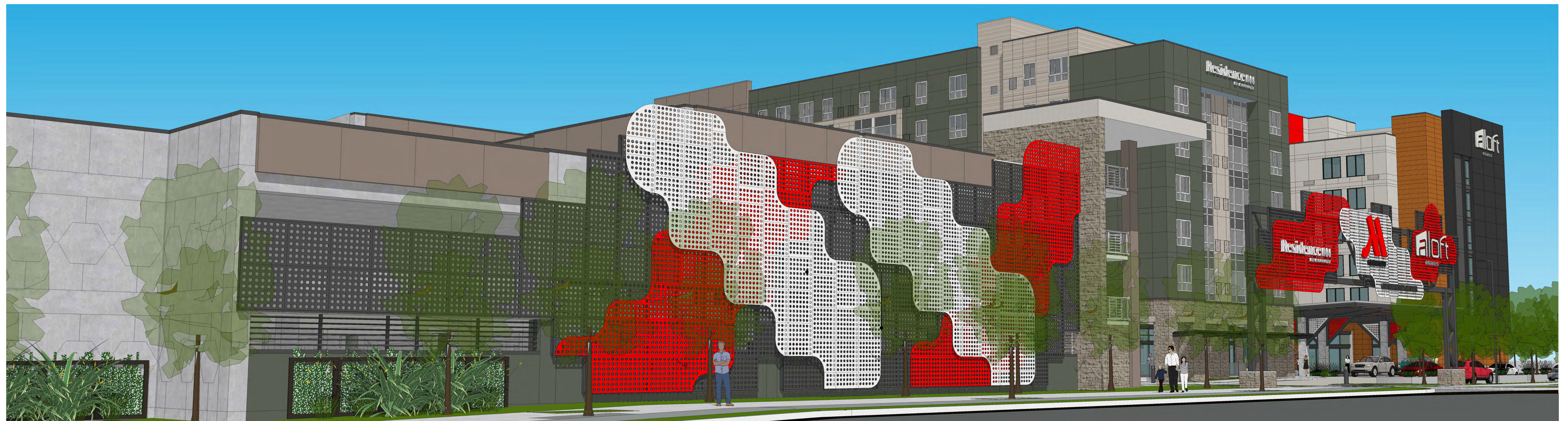
JOB NO.
AWH04
DATE:
10/02/2023

DRAWING NO.
DR8.0





THORNTON AVENUE - STREET VIEW - LOOKING SOUTHEAST
SCALE: N.T.S.



THORNTON AVENUE - STREET VIEW - LOOKING SOUTHWEST
SCALE: N.T.S.



PARKING GARAGE

GATEWAY ENTRANCE

HOTEL

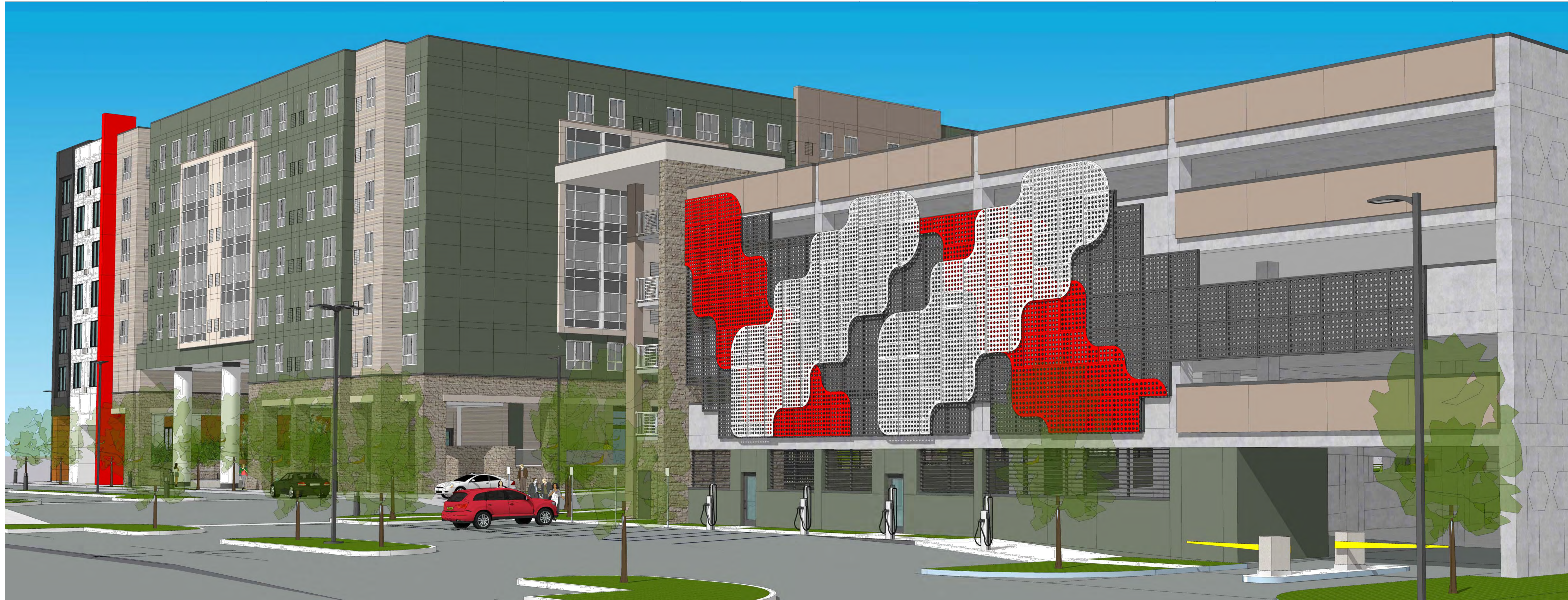
THORTON AVENUE - VIEW LOOKING SOUTH
SCALE: N.T.S.



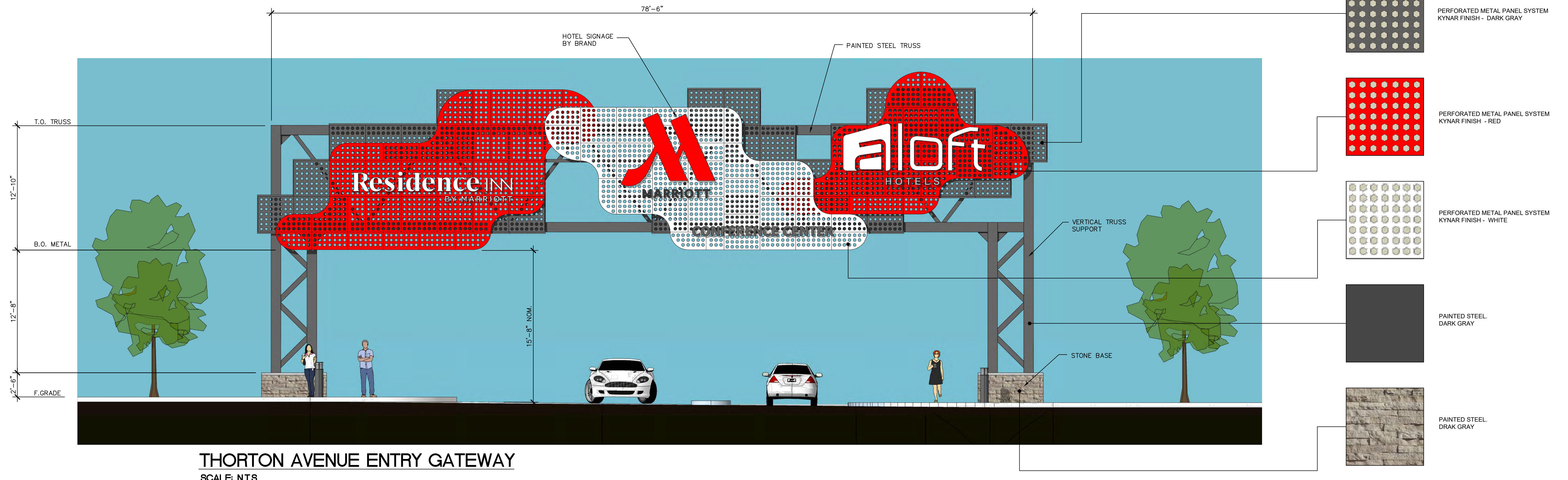
HOTEL

PARKING GARAGE

MARRIOTT DRIVE - VIEW LOOKING NORTH
SCALE: N.T.S.



MARRIOTT DRIVE - VIEW LOOKING NORTH WEST
SCALE: N.T.S.





MARRIOTT DRIVE - VIEW LOOKING NORTH WEST
SCALE: N.T.S.



MARRIOTT DRIVE - VIEW LOOKING AT COURTYARD ENTRY
SCALE: N.T.S.



PORTE COCHERE - VIEW LOOKING EAST
SCALE: N.T.S.



WATER FEATURE AT COURTYARD
SCALE: N.T.S.

POOL ENCLOSURE WALL

SOUTH ENTRY TO ALOFT

CIRCULATION RAMP

RAISED PLANTERS

TWO STORY COLUMNS

POOL

SOUTH ENTRY TO RESIDENCE INN

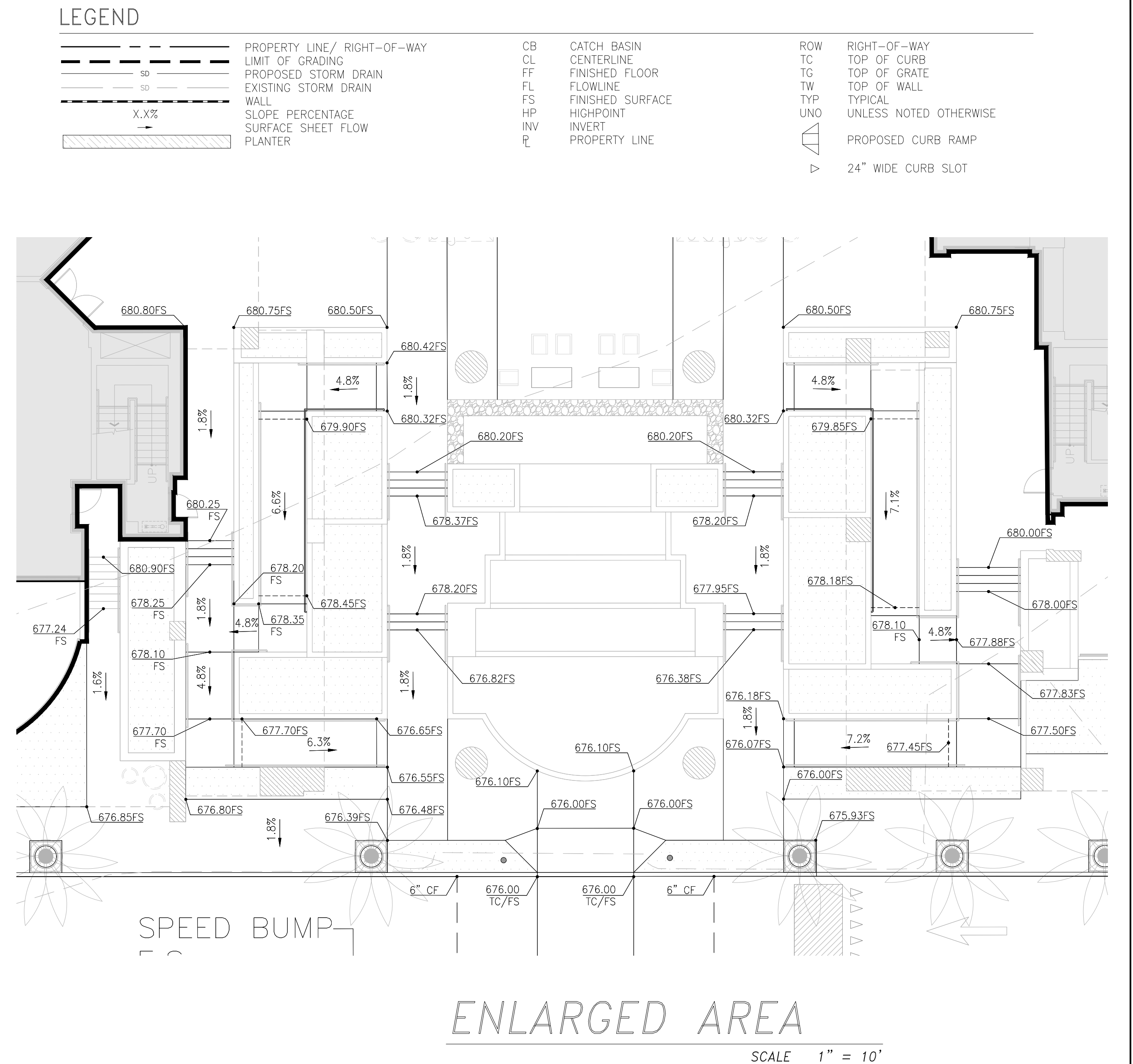
CIRCULATION RAMP

RAISED PLANTERS

WATER FEATURE
PUBLIC ART ELEMENT

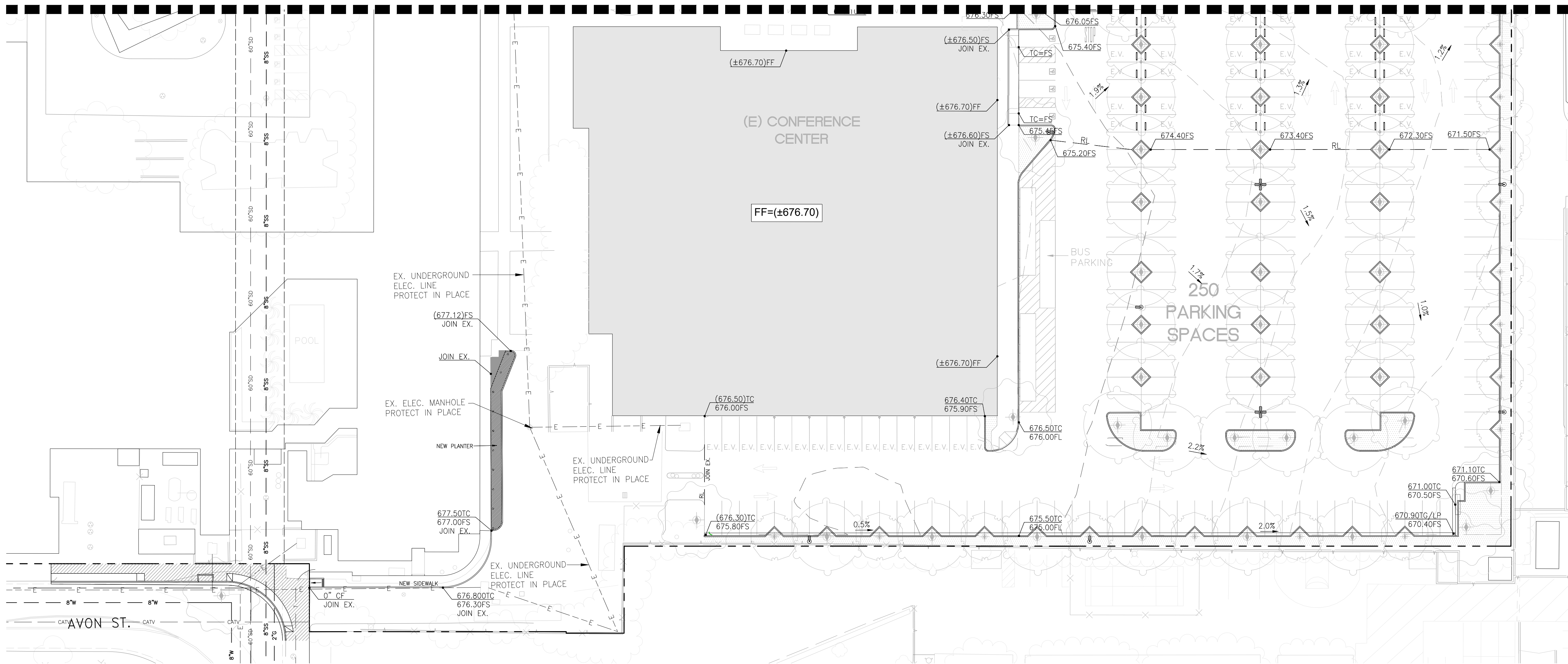


COURTYARD VIEW
SCALE: N.T.S.



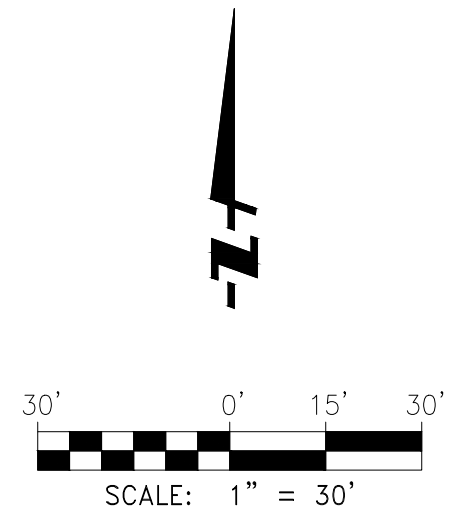
CONCEPTUAL SITE PRECISE GRADING PLAN

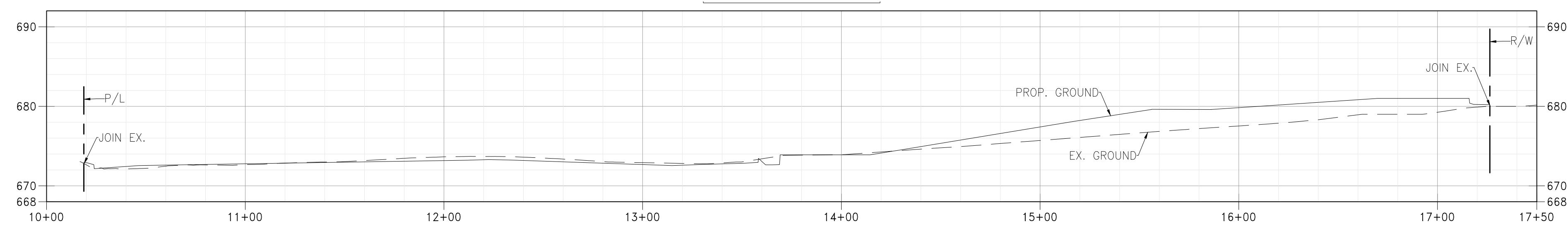
MATCHLINE - SEE SHEET C1.0



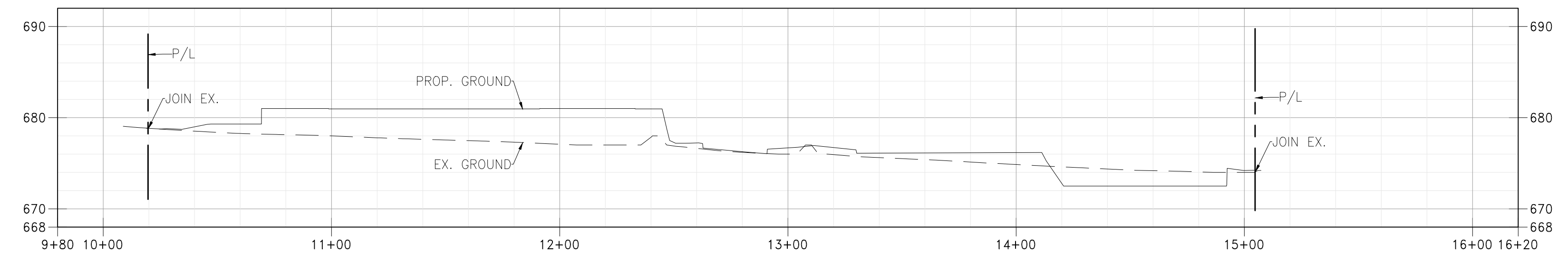
LEGEND					
	PROPERTY LINE/ RIGHT-OF-WAY	CB	CATCH BASIN	ROW	RIGHT-OF-WAY
	LIMIT OF GRADING	CL	CENTERLINE	TC	TOP OF CURB
	PROPOSED STORM DRAIN	FF	FINISHED FLOOR	TG	TOP OF GRATE
	EXISTING STORM DRAIN	FL	FLOWLINE	TW	TOP OF WALL
	WALL	FS	FINISHED SURFACE	TYP	TYPICAL
	SLOPE PERCENTAGE	HP	HIGHPOINT	UNO	UNLESS NOTED OTHERWISE
	SURFACE SHEET FLOW	INV	INVERT		PROPOSED CURB RAMP
	PLANTER	RL	PROPERTY LINE		24" WIDE CURB SLOT

CONCEPTUAL SITE PRECISE GRADING PLAN

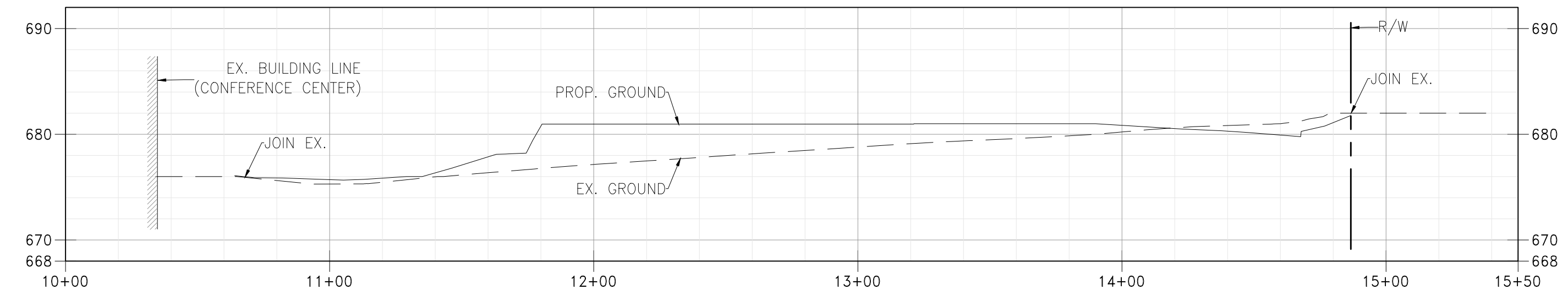




SECTION "A"
SCALE: H 1" = 40'
V 1" = 10'



SECTION "B"
SCALE: H 1" = 40'
V 1" = 10'



SECTION "C"
SCALE: H 1" = 40'
V 1" = 10'

LEGEND

- CUT
- FILL
- NATURAL TERRAIN/NON-DISTURBED AREA
- STREET
- BUILDING PAD
- UNDERGROUND DETENTION BASIN
- EX. EXISTING
- P/L PROPERTY LINE
- PROP. PROPOSED
- ROW RIGHT-OF-WAY

EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)
MASS EXCAVATION	1,825	10,565
UNDERGROUND DETENTION BASIN (20'X200'X5')	740	0
TOTAL	2,565	10,565
IMPORT	8,000	

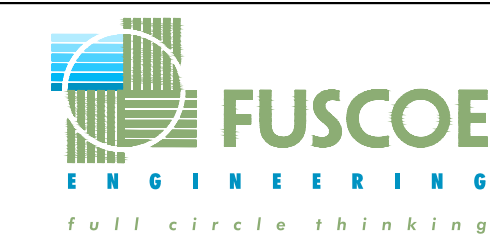
CONCEPTUAL SITE EARTHWORK STUDY

ARCHITECTURAL
DIMENSIONS

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Suite #230
Walnut Creek, CA 94549
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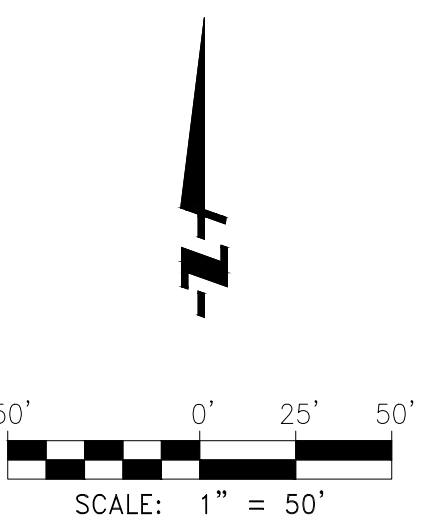
PROJECT INFO.
RESPONSE TO CITY COMMENTS 9/4/2023
ADDED NEW SHEET FOR CONCEPTUAL SITE
EARTHWORK STUDY AND CROSSE SECTIONS

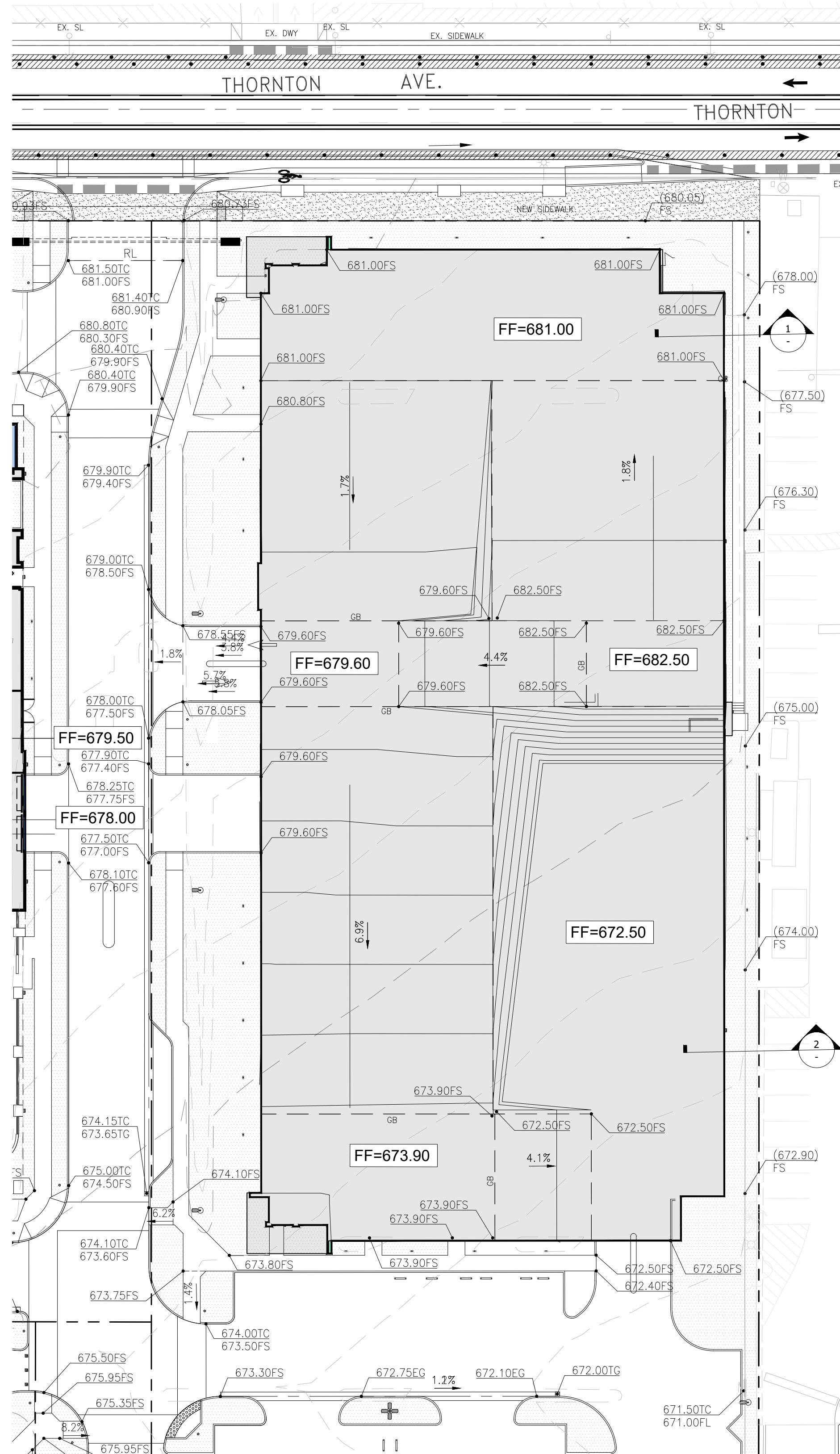
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA



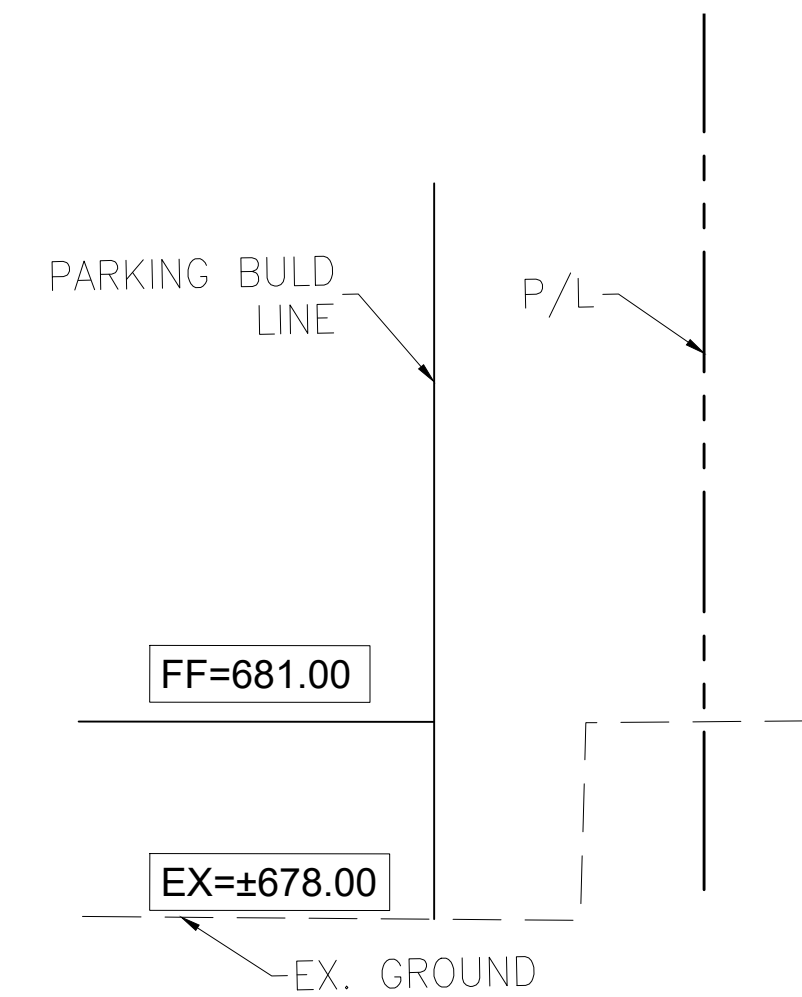
JOB NO.
AWH04
DATE.
09/09/2024

DRAWING NO.
C2.0

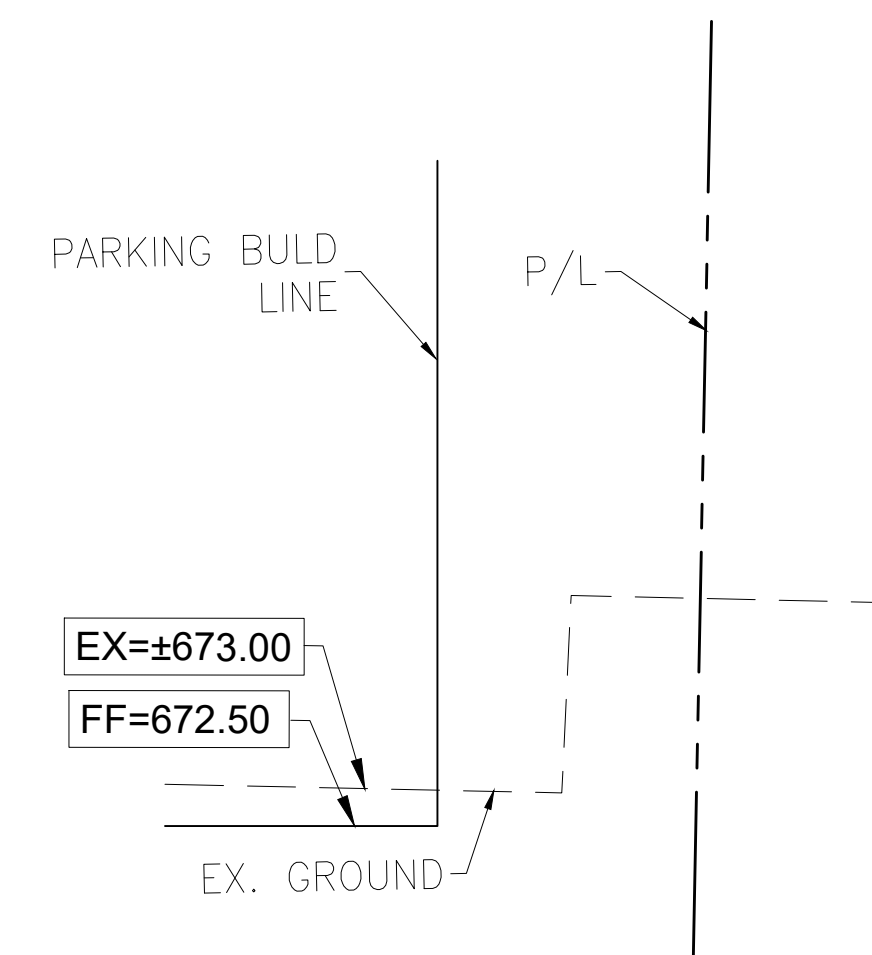




LEGEND					
	PROPERTY LINE/ RIGHT-OF-WAY	CB	CATCH BASIN	ROW	RIGHT-OF-WAY
	LIMIT OF GRADING	CL	CENTERLINE	TC	TOP OF CURB
	PROPOSED STORM DRAIN	FF	FINISHED FLOOR	TG	TOP OF GRATE
	EXISTING STORM DRAIN	FL	FLOWLINE	TW	TOP OF WALL
	WALL	FS	FINISHED SURFACE	TYP	TYPICAL
	SLOPE PERCENTAGE	HP	HIGHPOINT	UNO	UNLESS NOTED OTHERWISE
	SURFACE SHEET FLOW	INV	INVERT		
	PLANTER	PL	PROPERTY LINE		PROPOSED CURB RAMP
					24" WIDE CURB SLOT

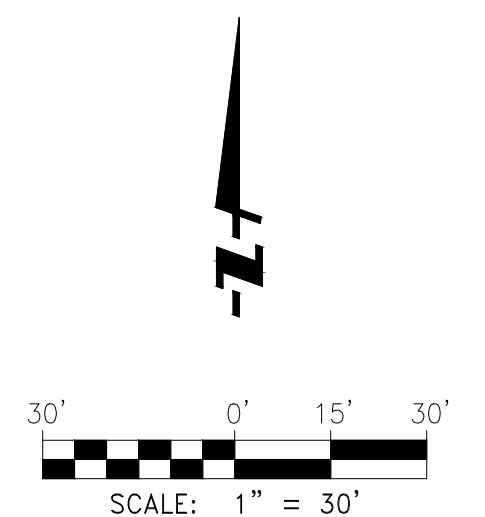


SECTION "1"
N.T.S.



SECTION "2"
N.T.S.

CONCEPTUAL GARAGE STRUCTURAL EXCAVATION PLAN



**ARCHITECTURAL
DIMENSIONS**

801 Ygnacio Valley Road
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PROJECT INFO.

MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA



JOB NO.
AWH04
DATE
09/09/2024

DRAWING NO.
C3.0

LID AREA SUMMARY

	TOTAL AREA (ACRES)	PERVIOUS AREA (ACRES)	PERCENT IMPERVIOUS
EXISTING CONDITIONS	6.16	0.48	92.18%
PROPOSED CONDITIONS	6.16	0.85	86.26%

Peak Flow Hydrologic Analysis

File location: F:\Projects\4147\001\Sandbox\Varand\230515 - LID Study\HydroCalc\Burbank Hotel - Existing - Total (85th Percentile).pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name

Burbank Hotel - Existing

Subarea ID

Total

Area (ac)

6.165

Flow Path Length (ft)

1600.0

Flow Path Slope (vft/hft)

0.015

85th Percentile Rainfall Depth (in)

1.1

Percent Impervious

92.18

Soil Type

15

Design Storm Frequency

85th percentile storm

Fire Factor

0

LID

True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)

1.1

Peak Intensity (in/hr)

0.2337

Undeveloped Runoff Coefficient (Cu)

0.1

Developed Runoff Coefficient (Cd)

0.8374

Time of Concentration (min)

45.0

Clear Peak Flow Rate (cfs)

1,206.4

Burned Peak Flow Rate (cfs)

1,206.4

24-Hr Clear Runoff Volume (ac-ft)

0.4694

24-Hr Clear Runoff Volume (cu-ft)

20445.2911

Hydrograph (Burbank Hotel - Existing: Total)

Peak Flow Hydrologic Analysis

File location: F:\Projects\4147\001\Support Files\Reports\SUSUMPHydroCalc\Burbank Hotel - Proposed - Total.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name

Burbank Hotel - Proposed

Subarea ID

Total

Area (ac)

6.165

Flow Path Length (ft)

1200.0

Flow Path Slope (vft/hft)

0.01

85th Percentile Rainfall Depth (in)

1.1

Percent Impervious

86.26

Soil Type

15

Design Storm Frequency

85th percentile storm

Fire Factor

0

LID

True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)

1.1

Peak Intensity (in/hr)

0.2414

Undeveloped Runoff Coefficient (Cu)

0.1

Developed Runoff Coefficient (Cd)

0.7901

Time of Concentration (min)

42.0

Clear Peak Flow Rate (cfs)

1,175.7

Burned Peak Flow Rate (cfs)

1,175.7

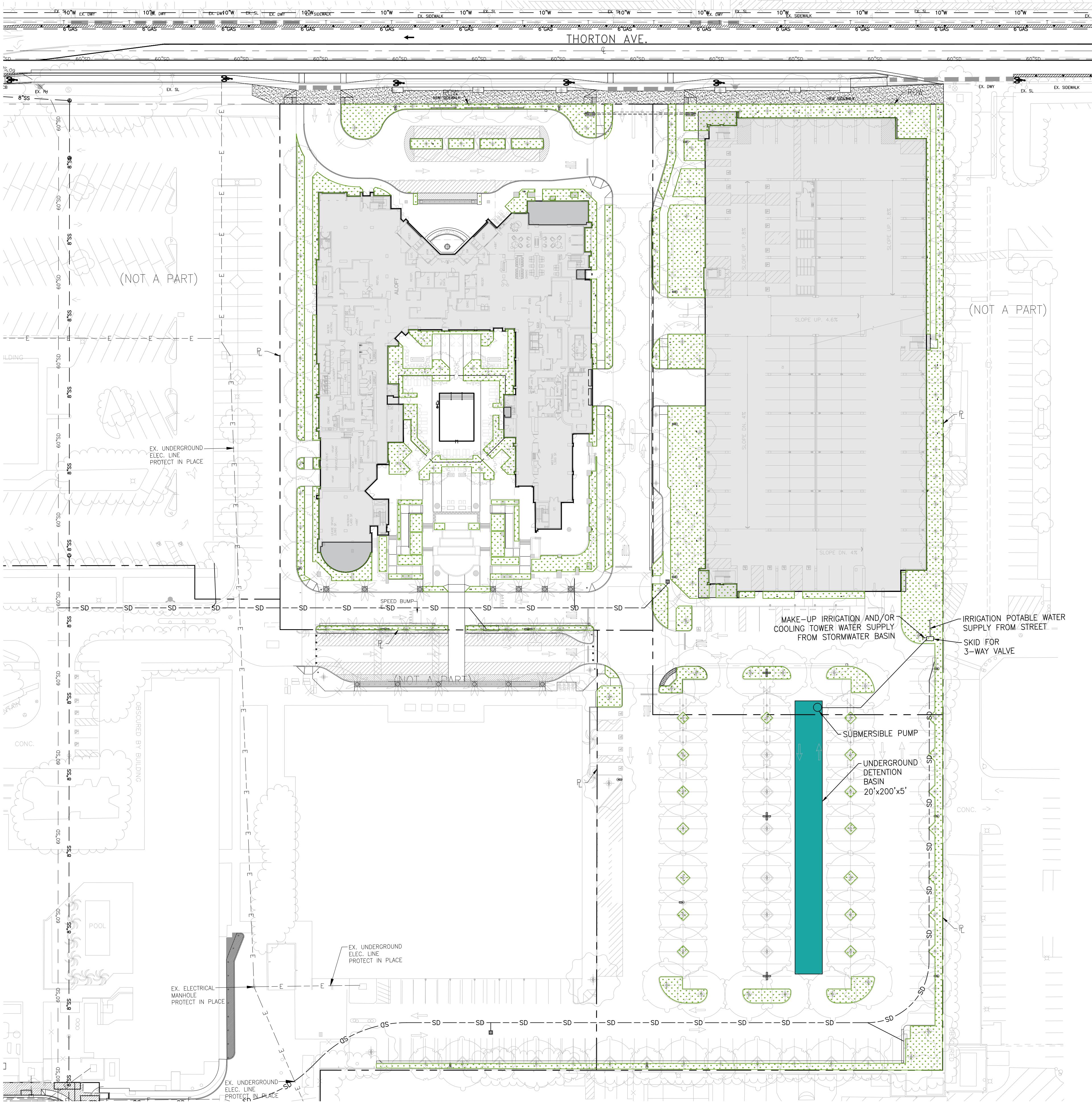
24-Hr Clear Runoff Volume (ac-ft)

0.4428

24-Hr Clear Runoff Volume (cu-ft)

19288.9766

Hydrograph (Burbank Hotel - Proposed: Total)

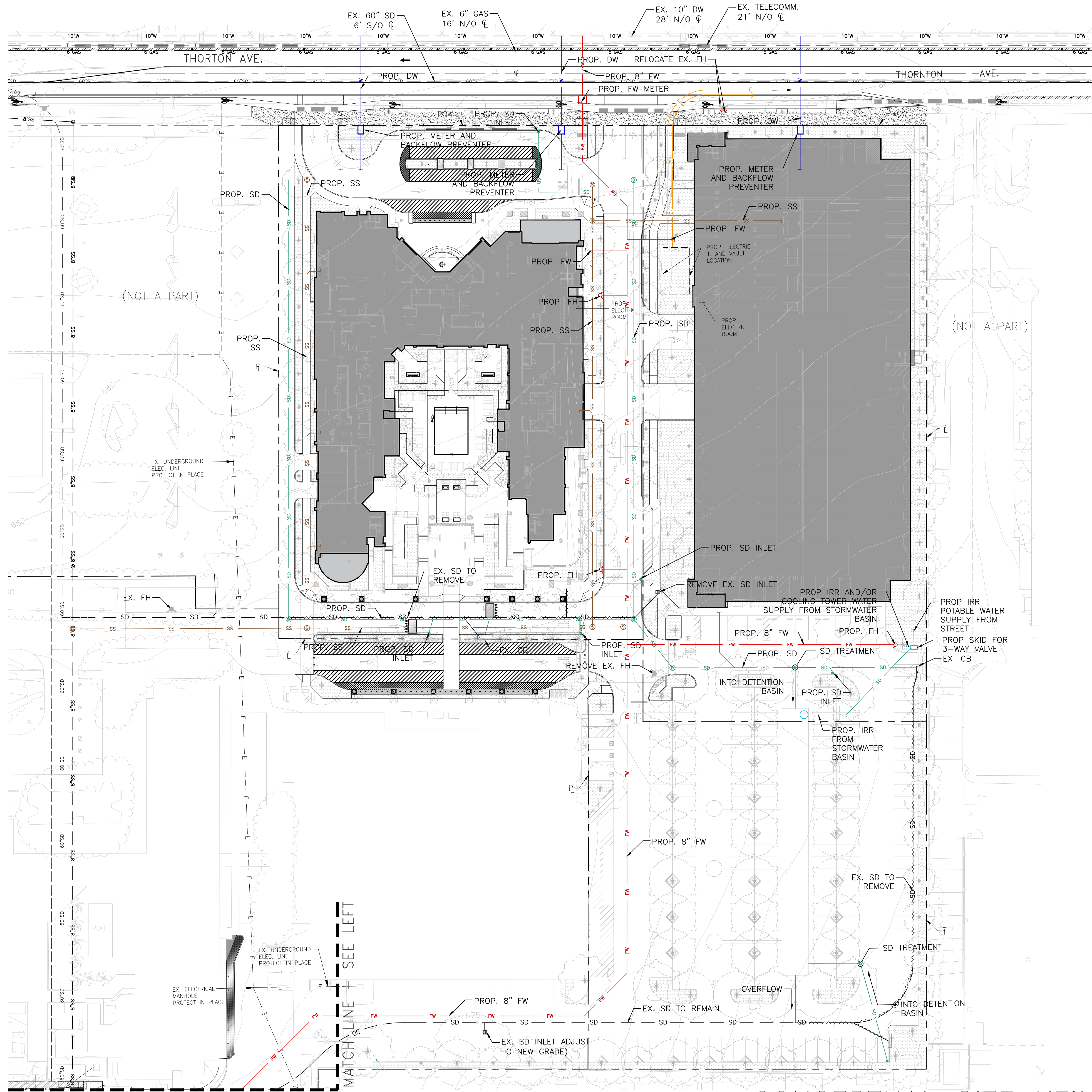


TOTAL Area (A)	268,554	ft ²
Impervious Area (A _i)	227,352	ft ²
Undeveloped Area (A _u)	0	ft ²
Pervious Area (A _p)	41,202	ft ²
85th Percentile or 0.75 inch (P)	1.16	in
$V_{in} = (P/12 \text{ ft}) \times ((A_i)(0.9) + (A_p + A_u)(0.1))$	20,178	ft ³
$k_{sat,measured}$ (per geotechnical report)=	0.9	in/hr
Factor of Safety (FS) =	3	
$k_{sat,design} = k_{sat,measured} / FS =$	0.3	in/hr
Drawdown Time (T) =	96	hr
$k_{sat} \text{ (ft/s)} =$	6.94444E-06	ft/s
$A_{min} = (V_{in} * 12 \text{ in/ft}) / (T * k_{sat,design}) =$	8407	ft ²
Adrywell = (Depth of Infiltration * Circumference * Rock + Area * Rock * $k_{sat,design}$)	971	ft ³
Design rate with infiltration area for flow (disposal) rate (ksat * Adrywell)	0.0067	ft ³ /s
Volume disposal rates:		
$V_{disposal} = k_{sat} * 96 \text{ hrs} * 3600 \text{ s/hr}$	2330	ft ³
$V_{disposal} = k_{sat} * 3 \text{ hrs} * 3600 \text{ s/hr}$	72	ft ³
$V_{well} = (Sc * Area_{chamber} * Hg * Area_{rock} * 40\%)$	722	ft ³
Drywells Hypothetically Used		
$V_{well, total} = V_{well} * \# \text{ Wells} =$	4	
$V_{disposal, total} = V_{disposal} * \# \text{ Wells} =$	2888	ft ³
$V_{well, treatment} =$	188	ft ³
$V_{disposal, system} = V_{well, total} + V_{disposal, total} + V_{well, treatment} =$	3364	ft ³
Volume storage chamber required= $V_{in} - V_{disposal, system}$	16,814	ft ³

PROJECT INFO.
⚠️ RESPONSE TO CITY COMMENTS 9/4/2023
⚠️ UPDATED PLANTING AREA
⚠️ UPDATED PLANTING AREA 3/06/2024
⚠️ RESPONSE TO DRAINAGE REPORT REVIEW COMMENTS 9/9/2024
⚠️ UPDATE TO LID PLAN

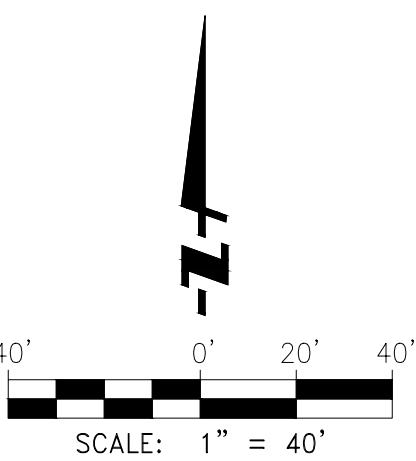
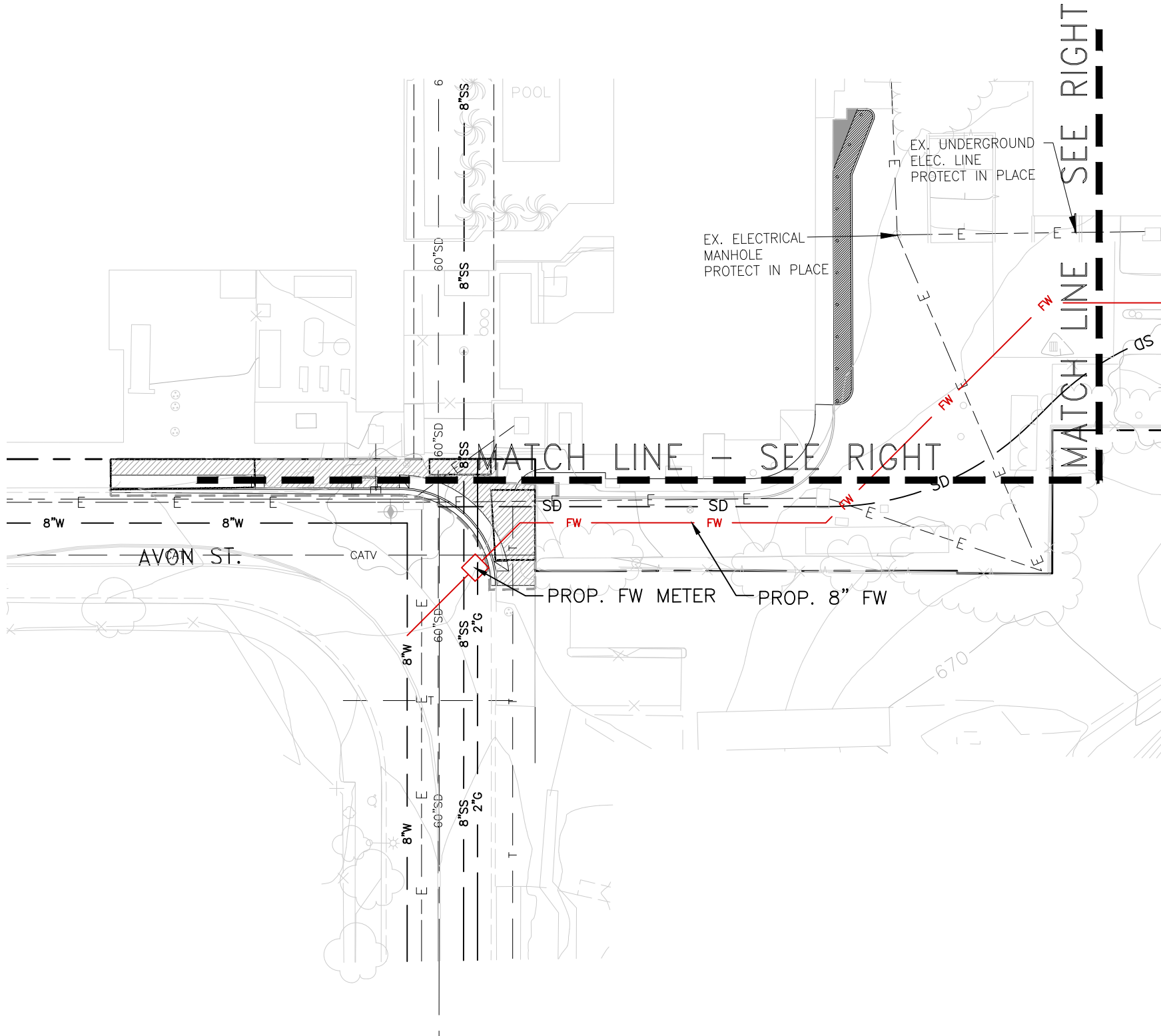
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

JOB NO. AWH04	DRAWING NO. C4.0
DATE. 09/09/2024	

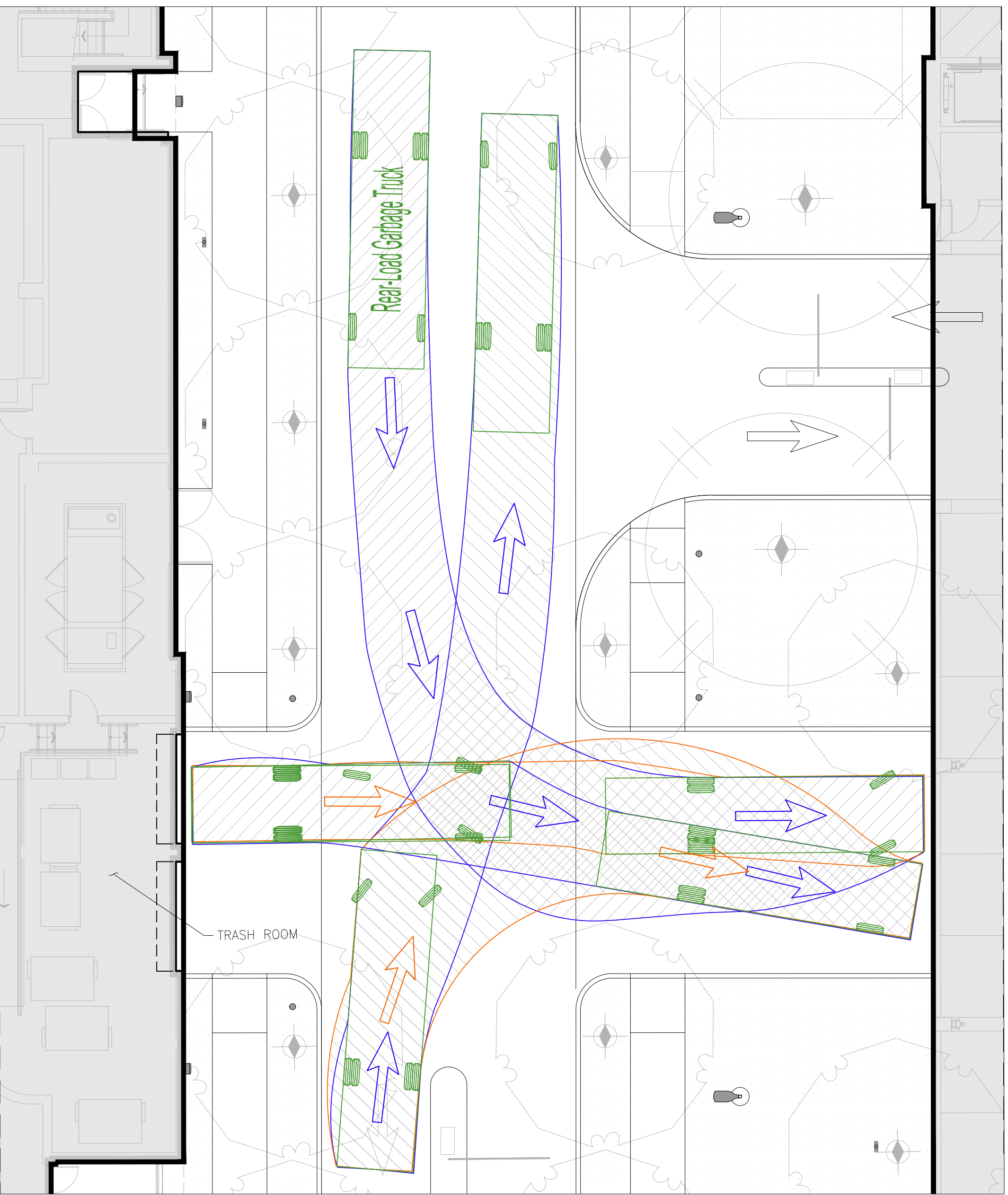
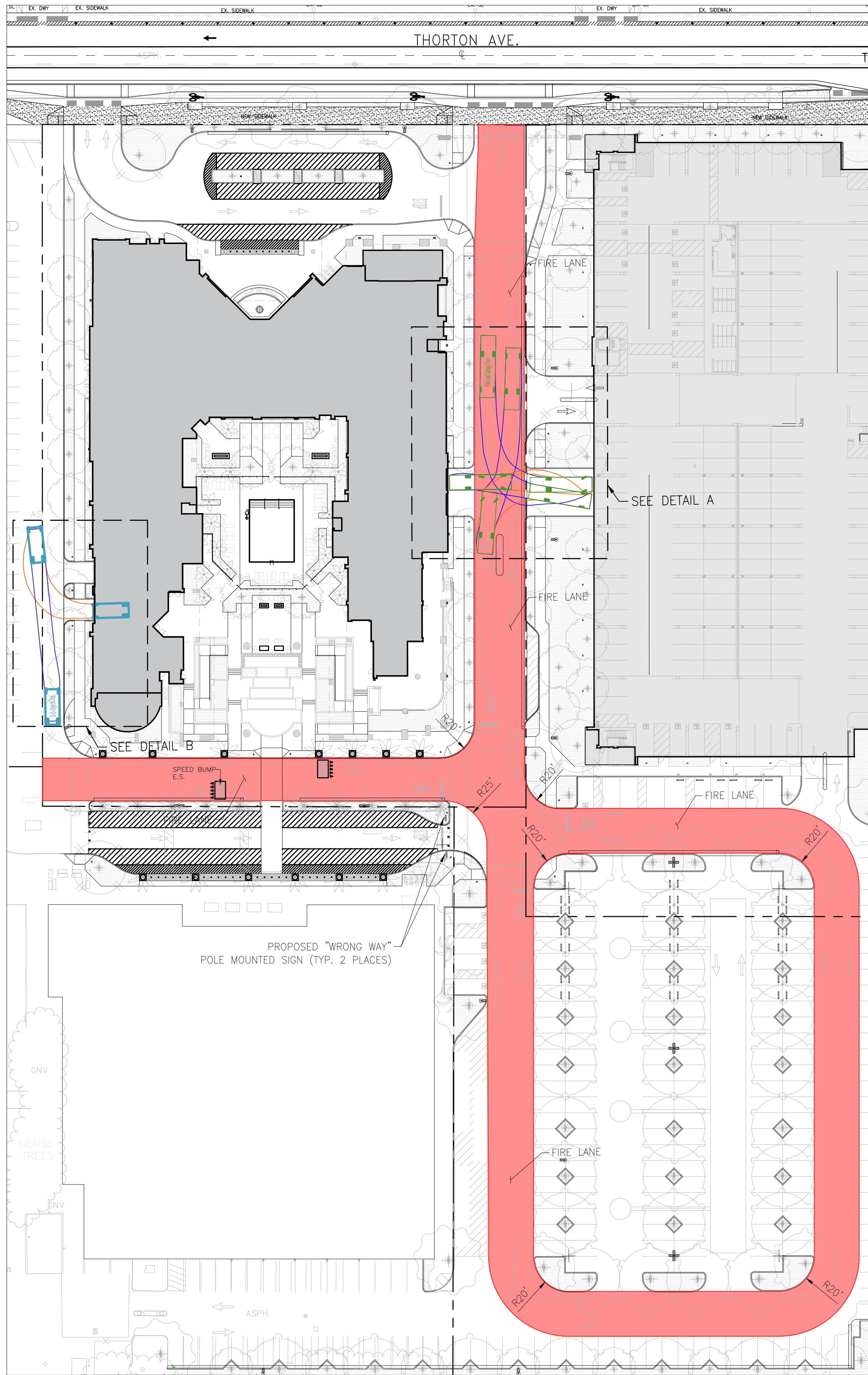


LEGEND	
---	CENTERLINE
---	PROPERTY LINE / RIGHT-OF-WAY
SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
RW	PROPOSED RECYCLED WATER
E	PROPOSED ELECTRICAL LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
E	EXISTING ELECTRICAL LINE
⊙	SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
CL	CENTERLINE
PL	PROPERTY LINE
ROW	RIGHT OF WAY
N/O	NORTH OF
S/O	SOUTH OF
CB	CATCH BASIN
SS	SANITARY SEWER
SD	STORM DRAIN
RW	RECLAIMED WATER
DW	DOMESTIC WATER
FW	FIRE WATER

NOTE:
1. EXTENT OF AND PIPE INVERTS OF EXISTING ON-SITE STORM DRAIN SYSTEM TO BE VERIFIED IN THE FIELD POST ENTITLEMENT APPROVAL.



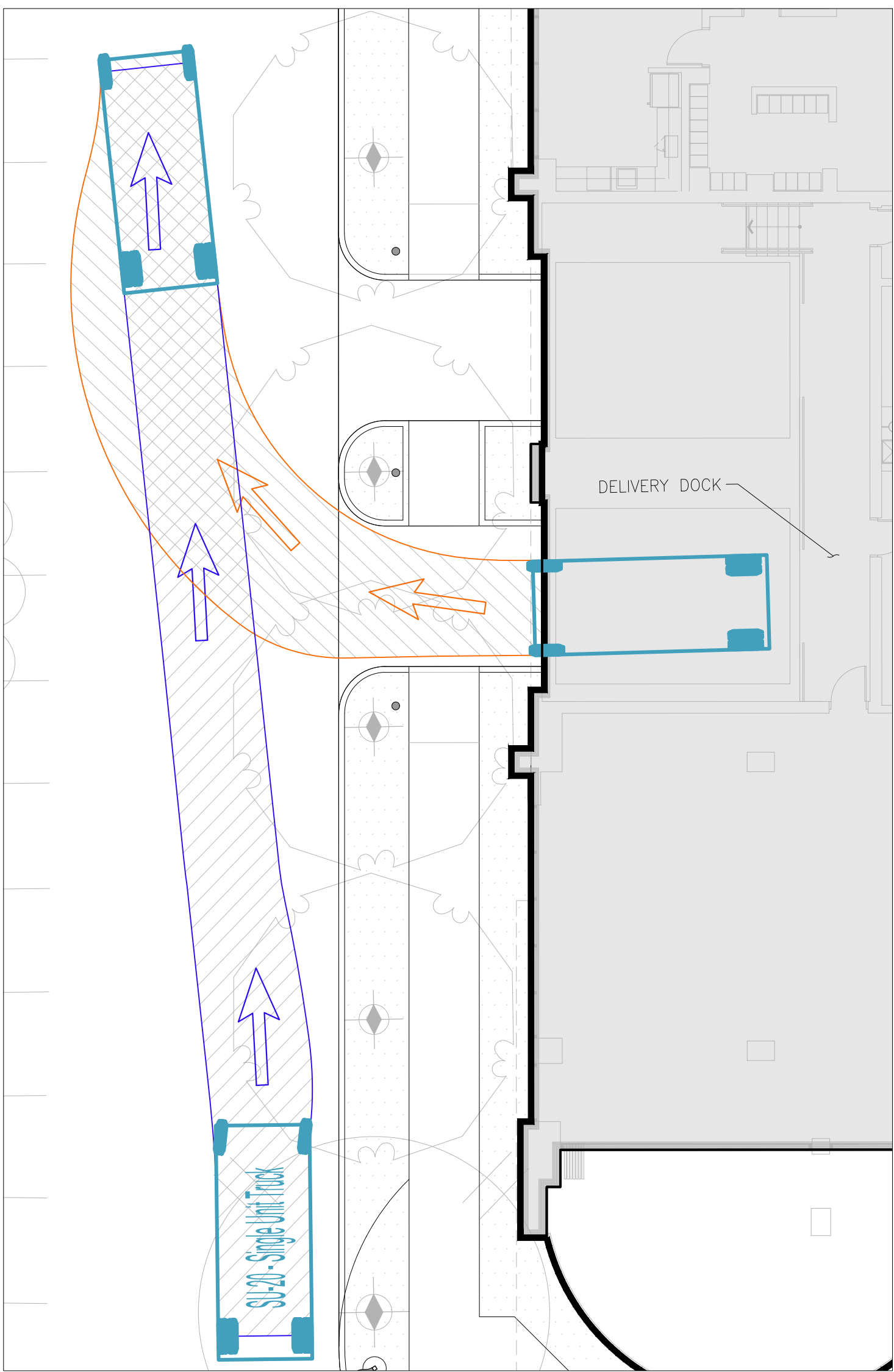
CONCEPTUAL SITE UTILITY PLAN



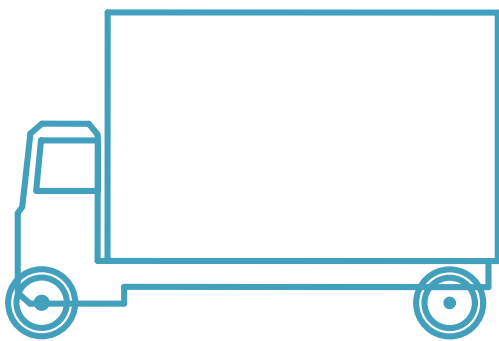
GARBAGE TRUCK TURNING RADIUS (A)



REAR LOAD GARBAGE TRUCK:
OVERALL LENGTH: 35 ft
WHEELBASE: 20 ft
OVERALL WIDTH: 8.38 ft
OVERALL BODY HEIGHT: 10.55 ft
MIN BODY GROUND CLEARANCE: 1 ft
TRACK WIDTH: 8.38 ft



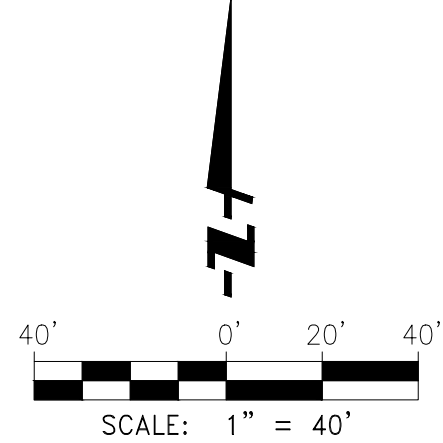
DELIVERY TRUCK TURNING RADIUS (B)



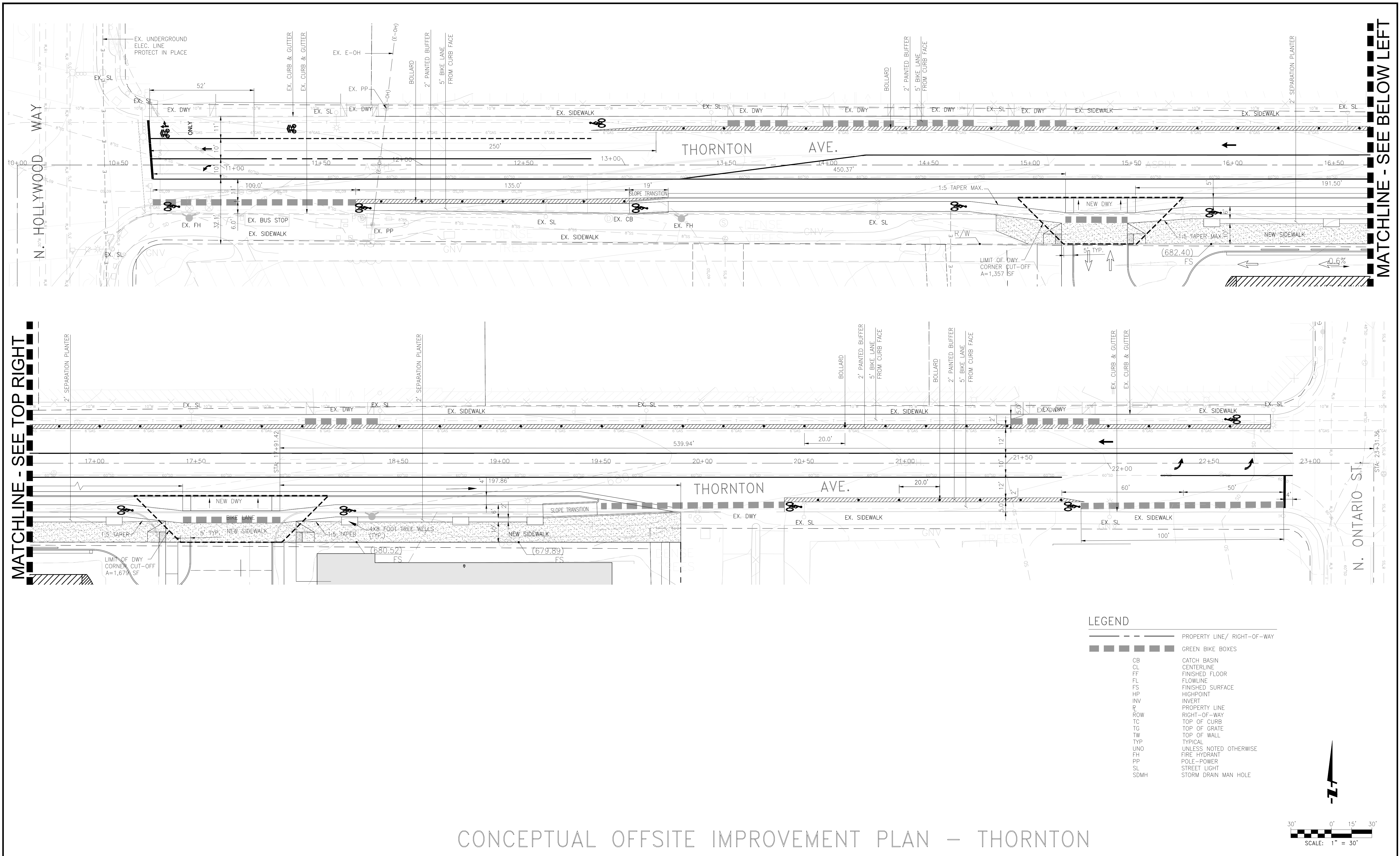
DELIVERY TRUCK:
OVERALL LENGTH: 20.4 ft
WHEELBASE: 17 ft
OVERALL WIDTH: 8 ft
OVERALL BODY HEIGHT: 13.5 ft
MIN BODY GROUND CLEARANCE: 1.37 ft
TRACK WIDTH: 8 ft

LEGEND

- Blue line: FORWARD DRIVE PATH
- Orange line: REVERSE DRIVE PATH
- Red line: FIRE LANE



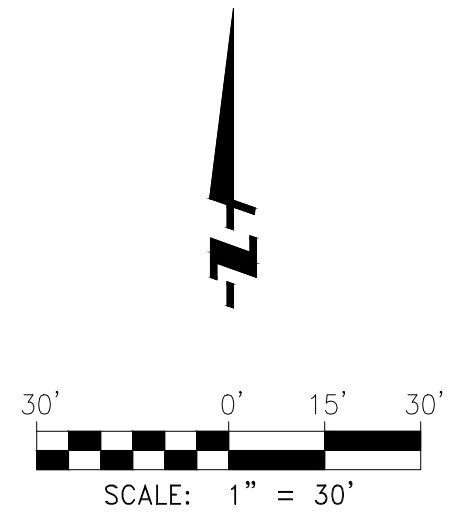
CONCEPTUAL FIRE APPARATUS & SERVICE TRUCK CIRCULATION PLAN



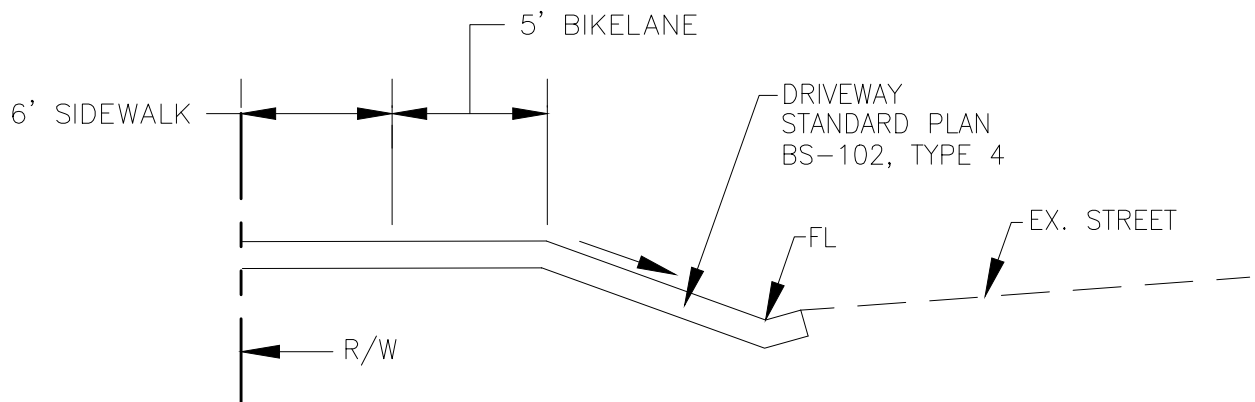
MATCHLINE - SEE TOP RIGHT

MATCHLINE - SEE BELOW LEFT

- LEGEND
- PROPERTY LINE/ RIGHT-OF-WAY
 - GREEN BIKE BOXES
 - CB CATCH BASIN
 - CL CENTERLINE
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - HP HIGHPOINT
 - INV INVERT
 - P PROPERTY LINE
 - ROW RIGHT-OF-WAY
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - TYP TYPICAL
 - UNO UNLESS NOTED OTHERWISE
 - FH FIRE HYDRANT
 - PP POLE-POWER
 - SL STREET LIGHT
 - SDMH STORM DRAIN MAN HOLE

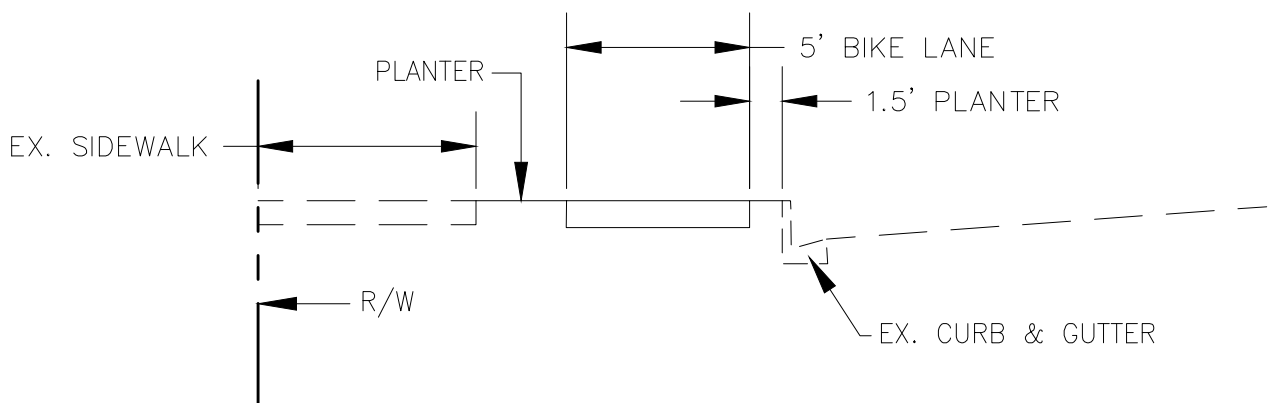


CONCEPTUAL OFFSITE IMPROVEMENT PLAN – THORNTON



SECTION AT DRIVEWAY

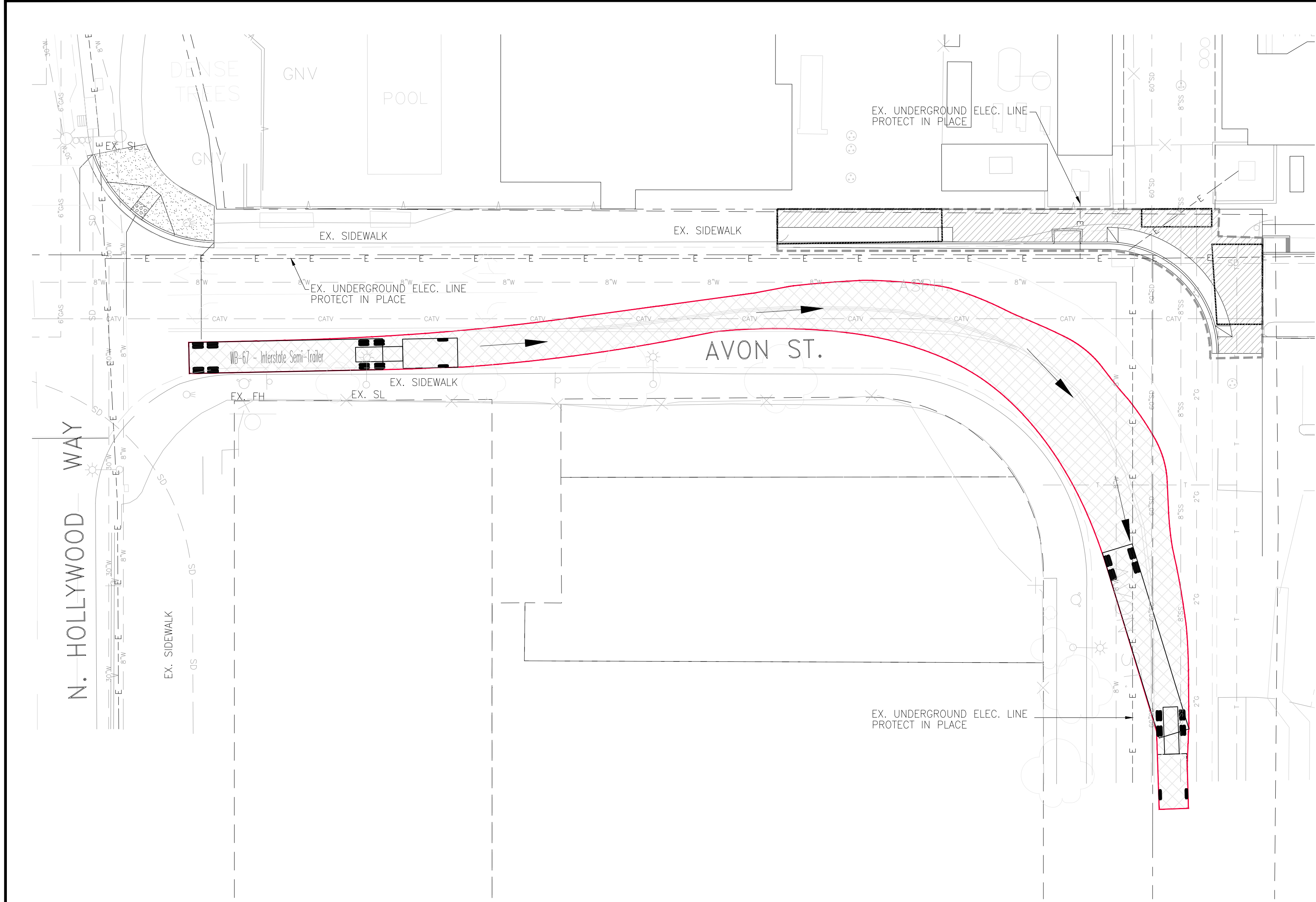
NOT TO SCALE



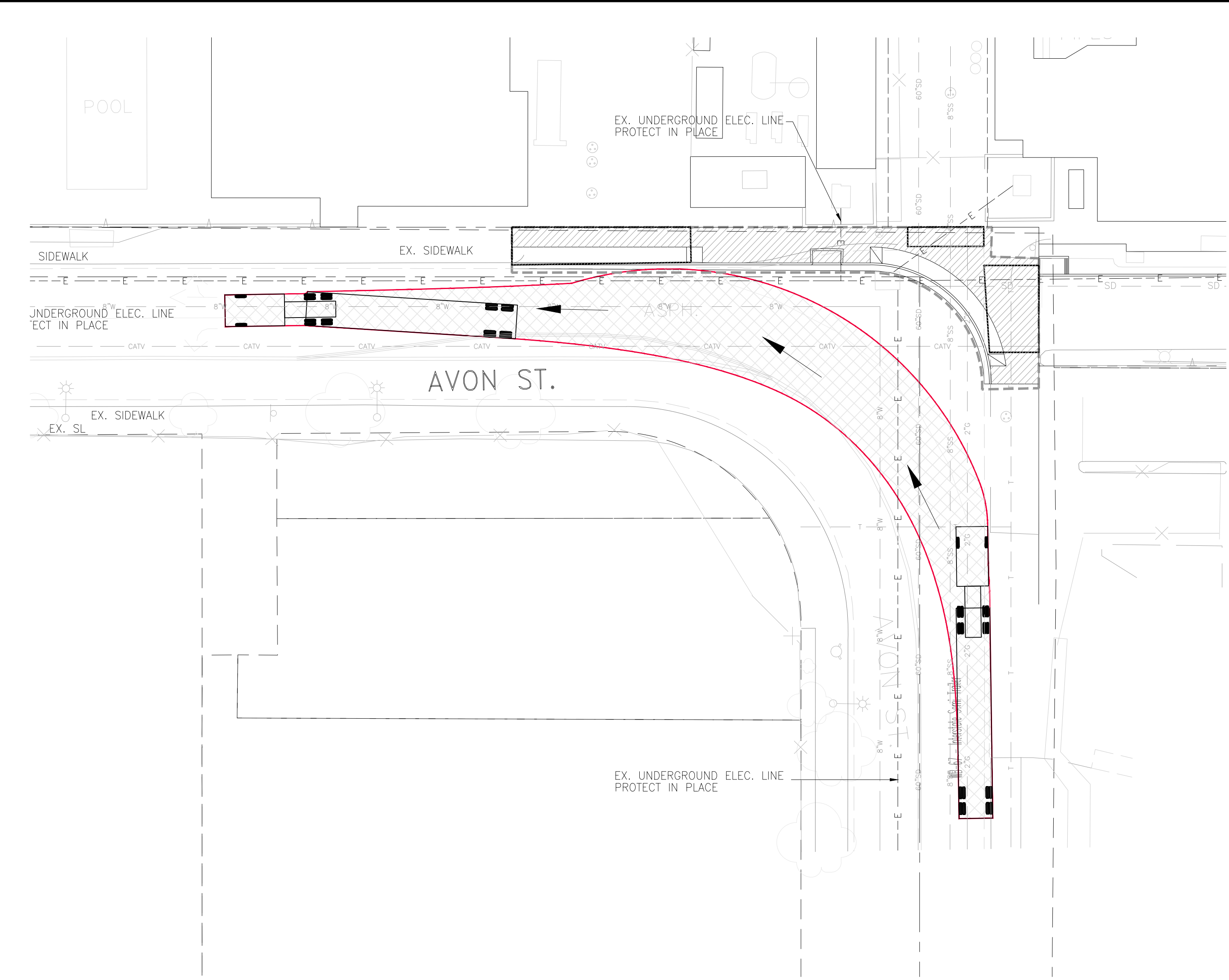
SECTION AT SIDEWALK

NOT TO SCALE

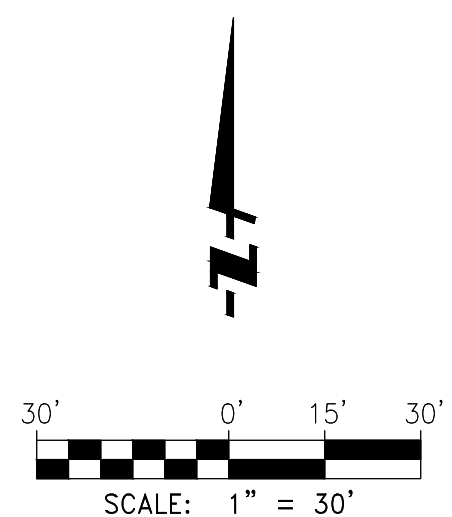
06/17/2024

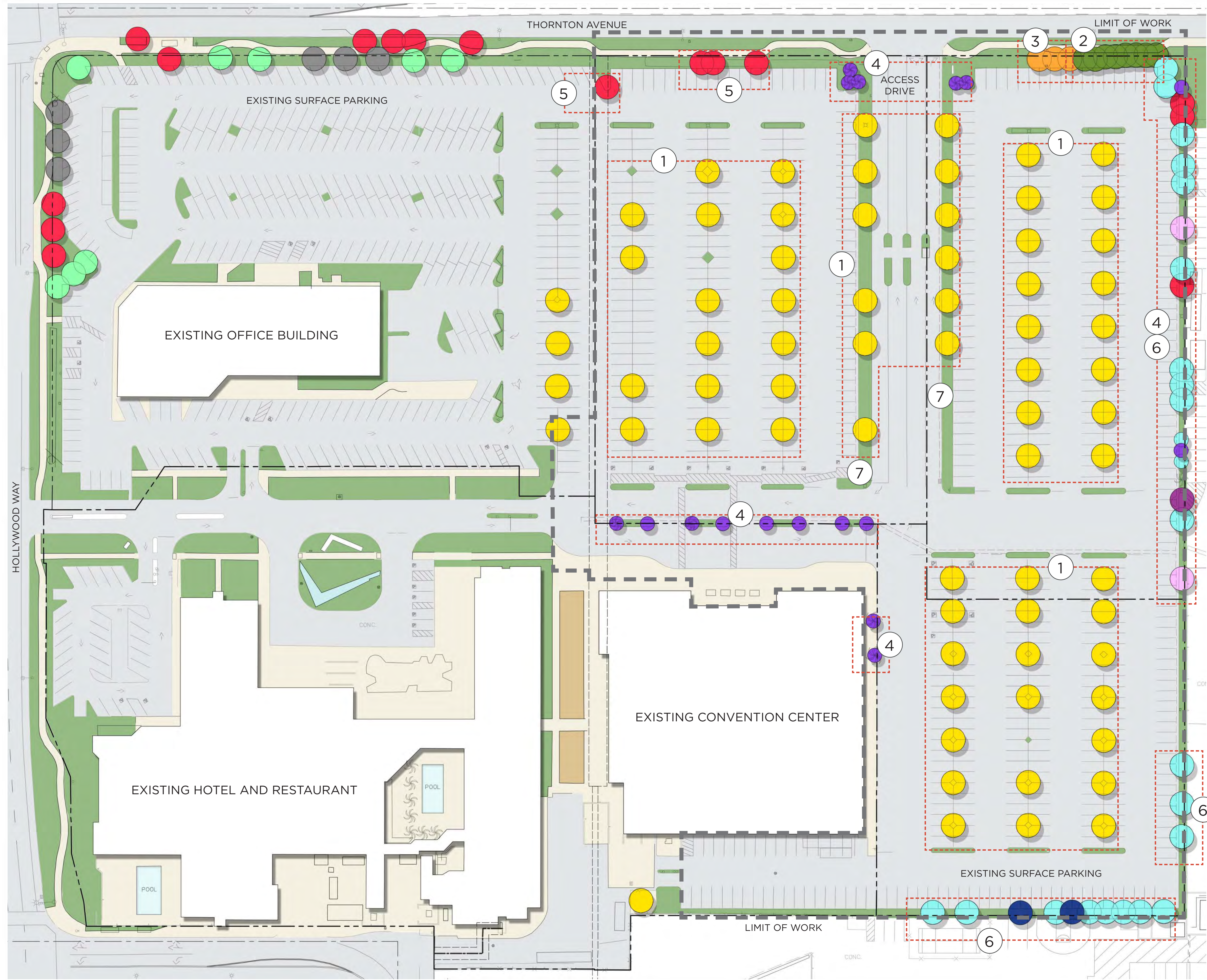


TRUCK TURNING – AASHTO WB-67
FROM WEST AVON ST TO SOUTH AVON ST.



TRUCK TURNING – AASHTO WB-67
FROM SOUTH AVON ST TO WEST AVON ST.



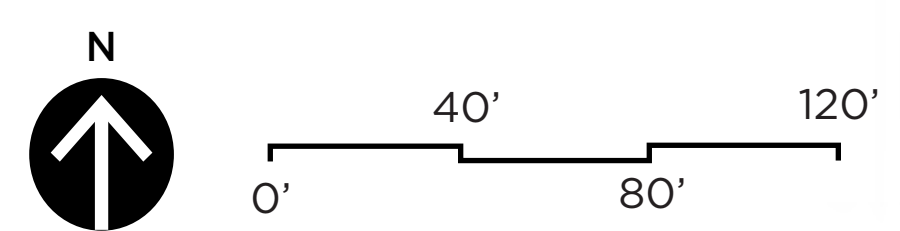


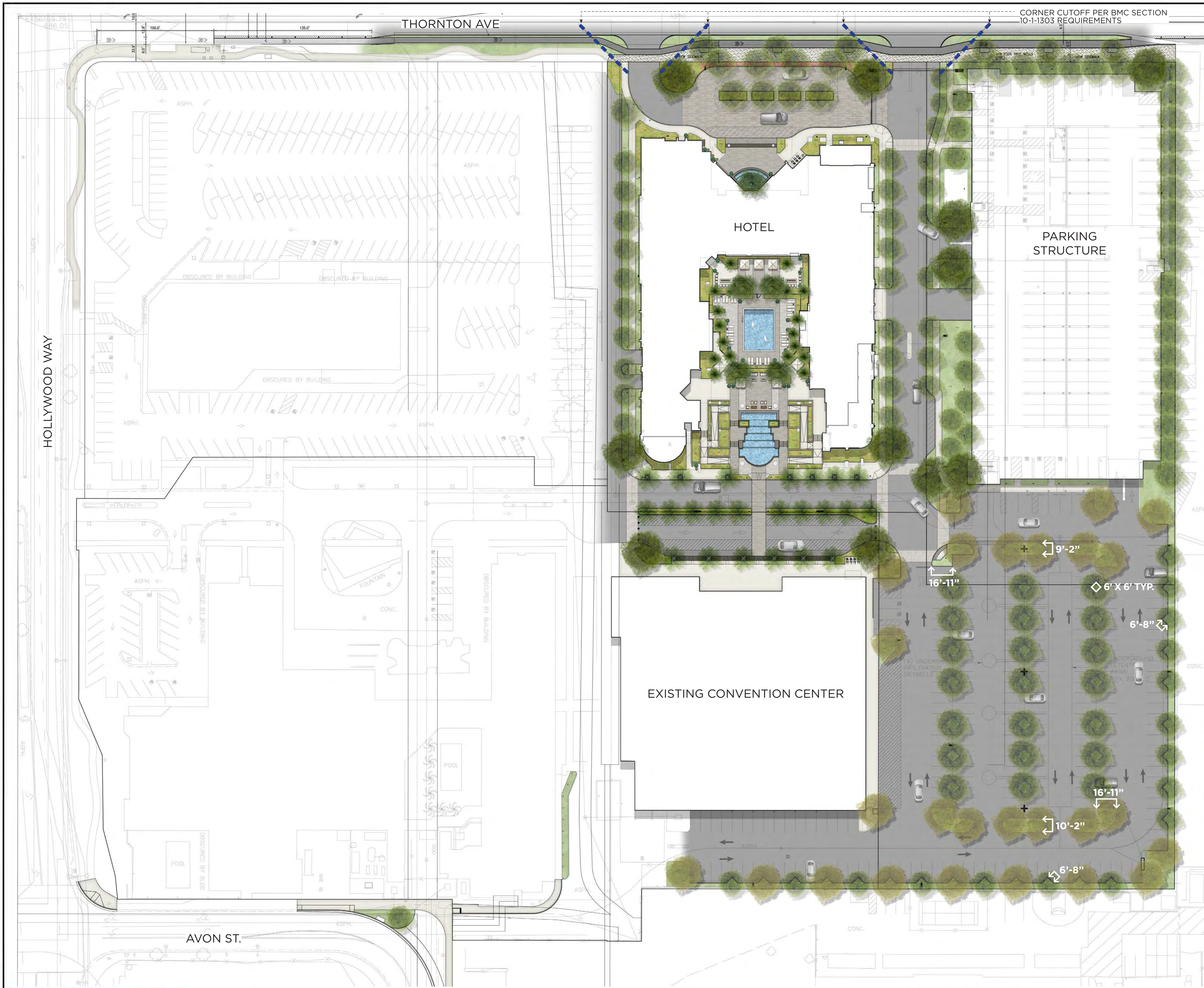
EXISTING TREES

- BAMBUS A SPP. (BAMBOO)
- BRISBANE BOX (LOPHOSTEMON CONFERTUS)
- CAMPHORA CINNAMOMUM (CAMPHOR)
- CUPANIOPSIS ANACARDIOIDES (CARROTWOOD)
- FICUS CARICA (COMMON FIG)
- FICUS NITIDA (INDIAN LAUREL FIG)
- LIQUIDAMBAR STYRACIFLUA (LIQUIDAMBAR)
- PINUS CANARIENSIS (CANARY ISLAND PINE)
- ULMUS PARVIFLORA (CHINESE ELM)
- WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)

LANDSCAPE TO BE REMOVED

- 1 ULMUS PARVIFOLIA/EVERGREEN ELM (65)
- 2 FICUS MICROCARPA/INDIAN LAUREL FIG (8)
- 3 CUPANIOPSIS ANACARDIOIDES/CAROTWOOD TREE (3)
- 4 WASHINGTONIA ROBUSTA/MEXICAN FAN PALM (17)
- 5 LIQUIDAMBAR STYRACIFLUA/SWEET GUM (4)
- 6 LOPHOSTEMON CONFERTUS/BRISBANE BOX & MISC. NON-NATIVE TREES (13)
- 7 TURF





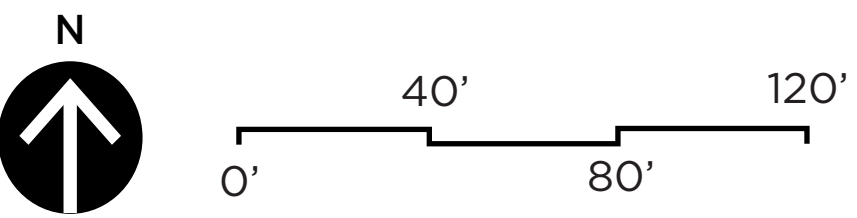
NEW LANDSCAPED AREA:	40,408 SF
NEW IRRIGATION AREA:	40,408 SF
TOTAL LOT AREA:	512,265 SF

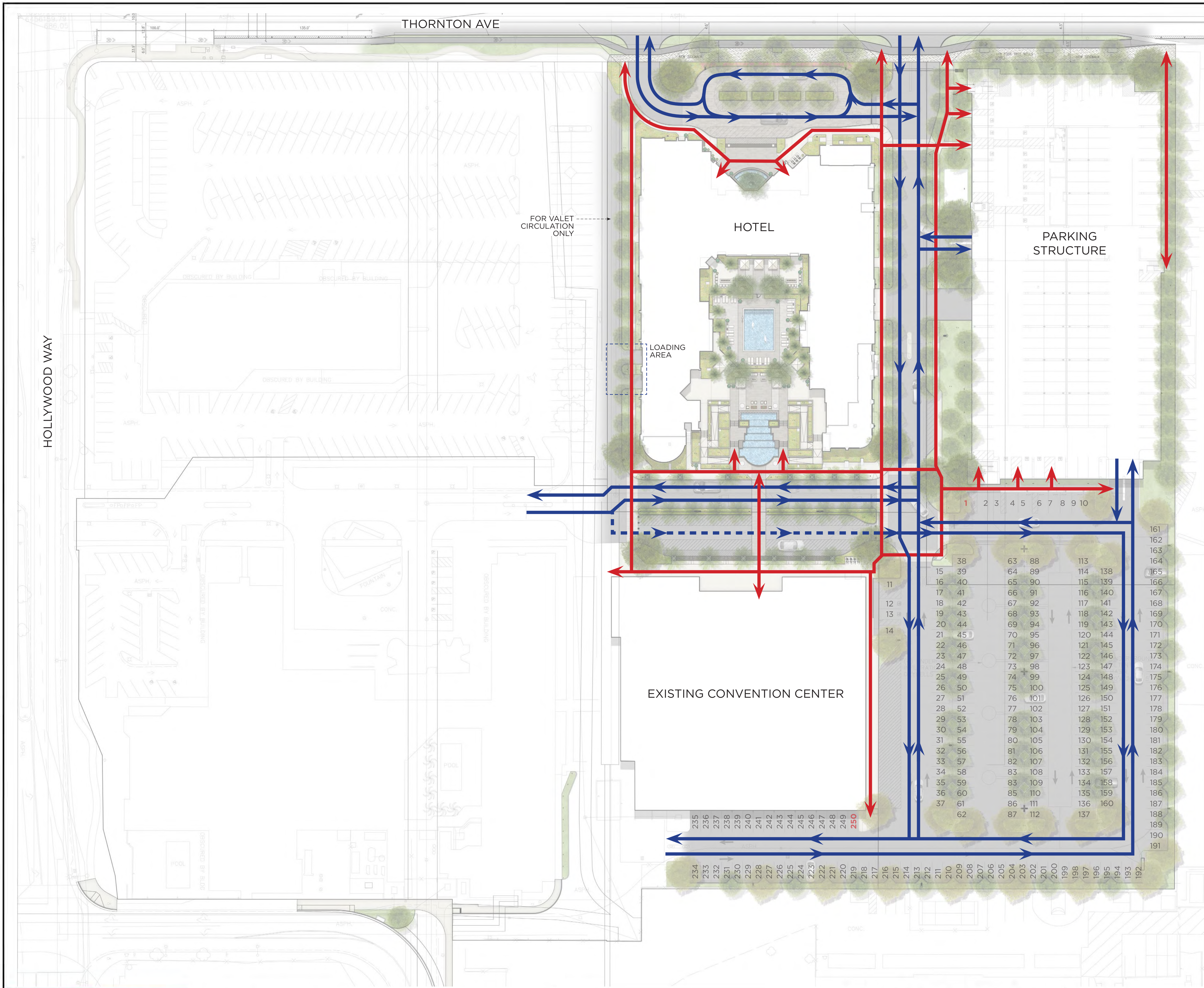
SITE TABULATIONS:

TOTAL LOT AREA:	512,265 SF
EXISTING LANDSCAPE AREA:	27, 275 SF
NEW LANDSCAPE AREA:	40,408 SF
TOTAL LANDSCAPE AREA:	67,683 SF
LANDSCAPE % OF TOTAL LOT:	13%

LANDSCAPE NOTES:

1. ALL AREAS REQUIRING LANDSCAPE SHALL INCLUDE THE INSTALLATION. TURF AND SHRUB IRRIGATION SYSTEMS SHALL BE IRRIGATED SEPARATELY.
2. PLANTS SHALL BE GROUPED ACCORDING TO WATER USE FACTORS PER WUCOLS ZONES
3. 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.
4. PLANTERS WITHIN PARKING LOT MEETS MINIMUM DIMENSION REQUIREMENTS PER MUNICIPAL CODE.



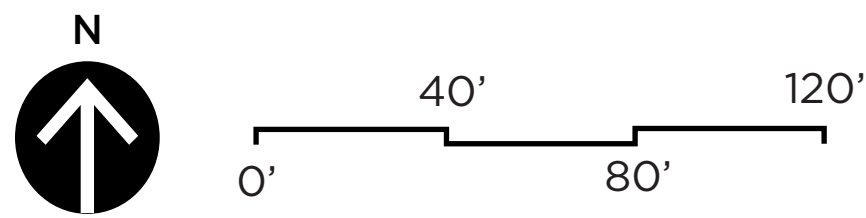


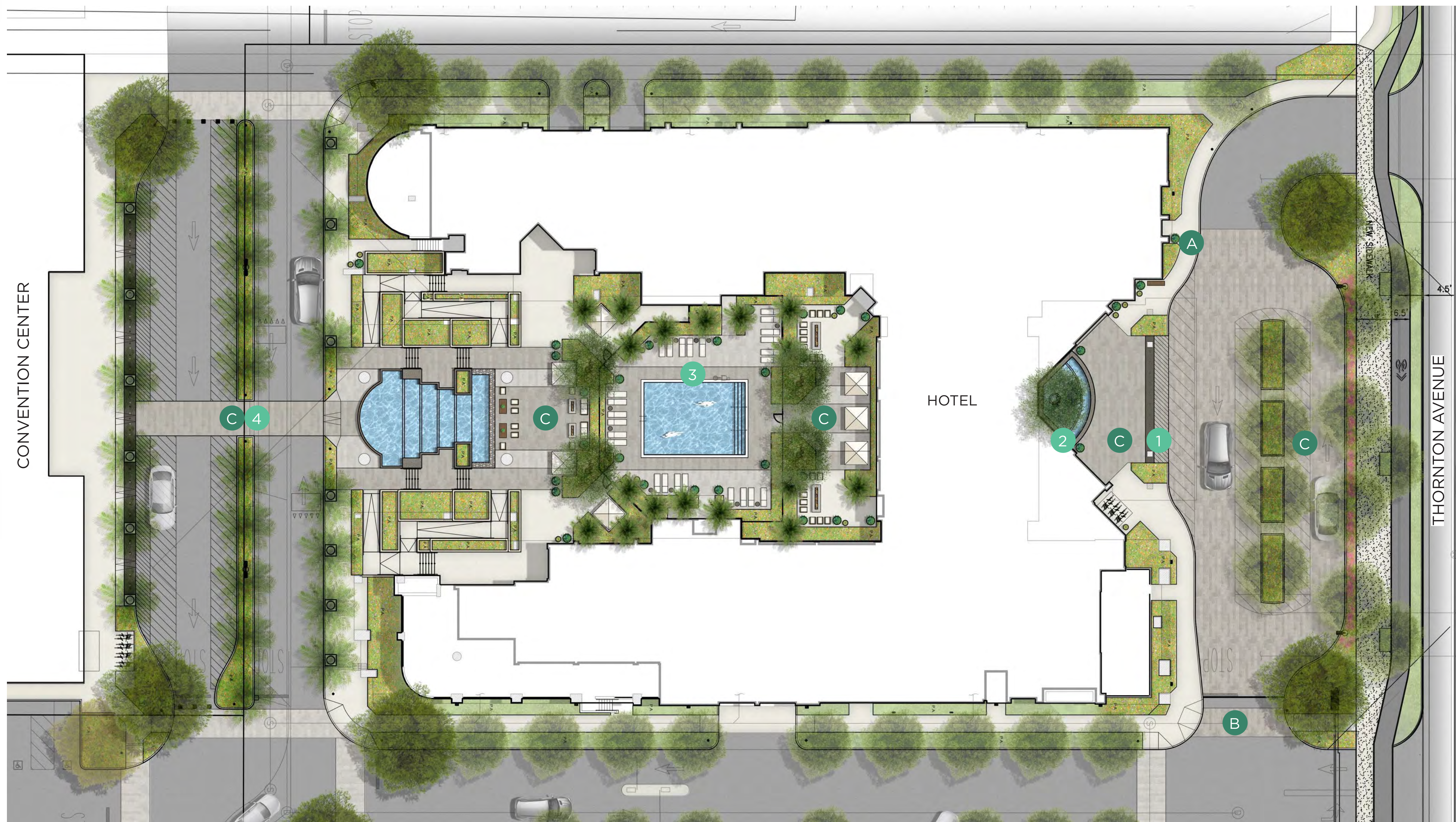
LEGEND

- VEHICULAR CIRCULATION
- EVENT-ONLY VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- SURFACE PARKING: 250

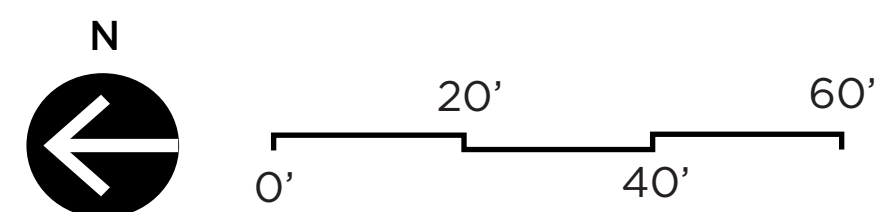
LANDSCAPE NOTES:

- ALL AREAS REQUIRING LANDSCAPE SHALL INCLUDE THE INSTALLATION. TURF AND SHRUB IRRIGATION SYSTEMS SHALL BE IRRIGATED SEPARATELY.
- PLANTS SHALL BE GROUPED ACCORDING TO WATER USE FACTORS PER WUCOLS ZONES
- 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.
- PLANTERS WITHIN PARKING LOT MEETS MINIMUM DIMENSION REQUIREMENTS PER MUNICIPAL CODE.





▼ PARKING STRUCTURE



LEGEND

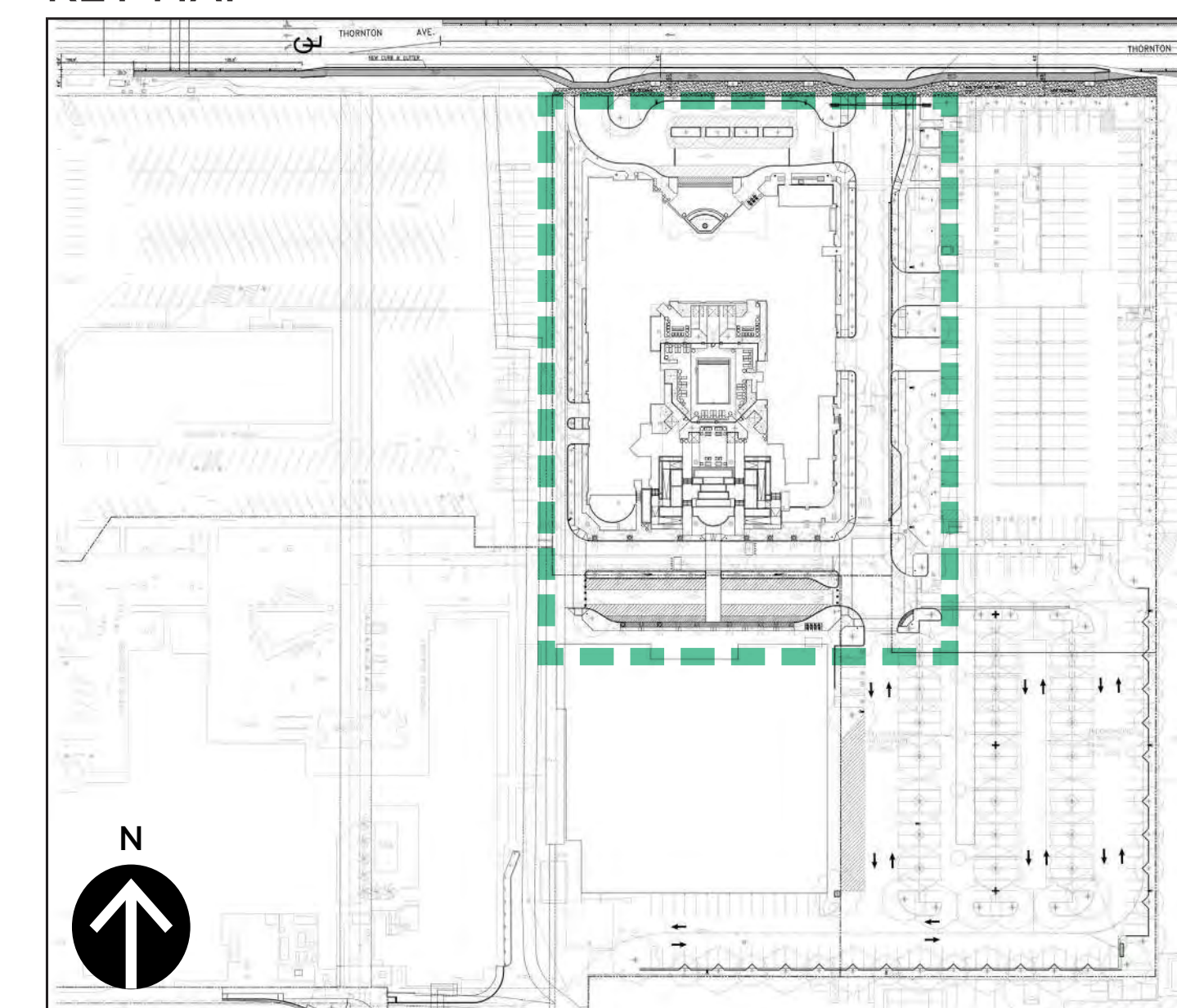
- 1 HOTEL DROP-OFF
- 2 WATER FEATURE
- 3 POOL DECK
- 4 WALK TOWARDS CONVENTION CENTER
- A ACCENT/NATURAL GRAY CONCRETE
- B CROSSWALK
- C ACCENT PAVING

- LANDSCAPE AREAS
- SITE HARDSCAPE AREAS
- VEHICULAR ACCESS PAVING PER CIVIL

LANDSCAPE NOTES:

1. ALL AREAS REQUIRING LANDSCAPE SHALL INCLUDE THE INSTALLATION. TURF AND SHRUB IRRIGATION SYSTEMS SHALL BE IRRIGATED SEPARATELY.
2. PLANTS SHALL BE GROUPED ACCORDING TO WATER USE FACTORS PER WUCOLS ZONES
3. 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.

KEY MAP



**ARCHITECTURAL
DIMENSIONS**

801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL: 510.463.8300 FAX: 510.463.8395

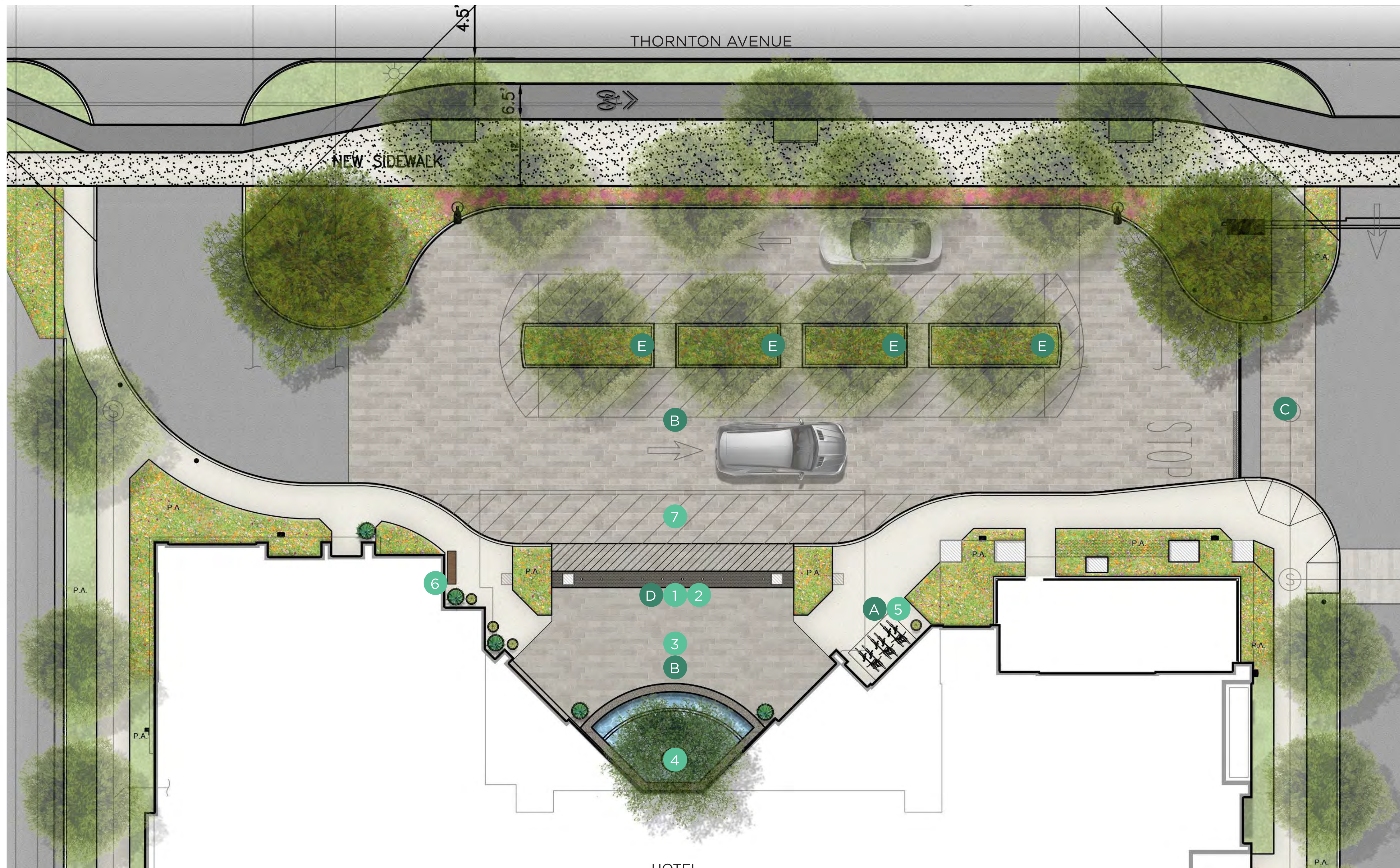
BrightView
Design Group

PROJECT INFO:
△ RESPONSE TO CITY COMMENTS
9/4/2023 VARIOUS SITE PLAN
ADJUSTMENTS
△ REVISED LANDSCAPE LAYOUT FOR
NEW HOTEL DROP OFF AREA

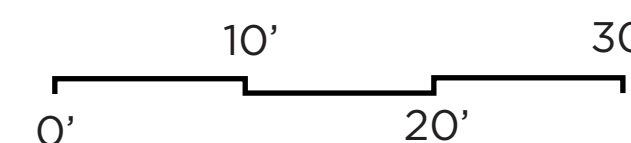
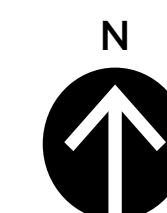
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

JOB NO.
AWH04
1731090
DATE:
02/29/2024

**L3.101
SITE PLAN
ENLARGEMENTS**



HOTEL



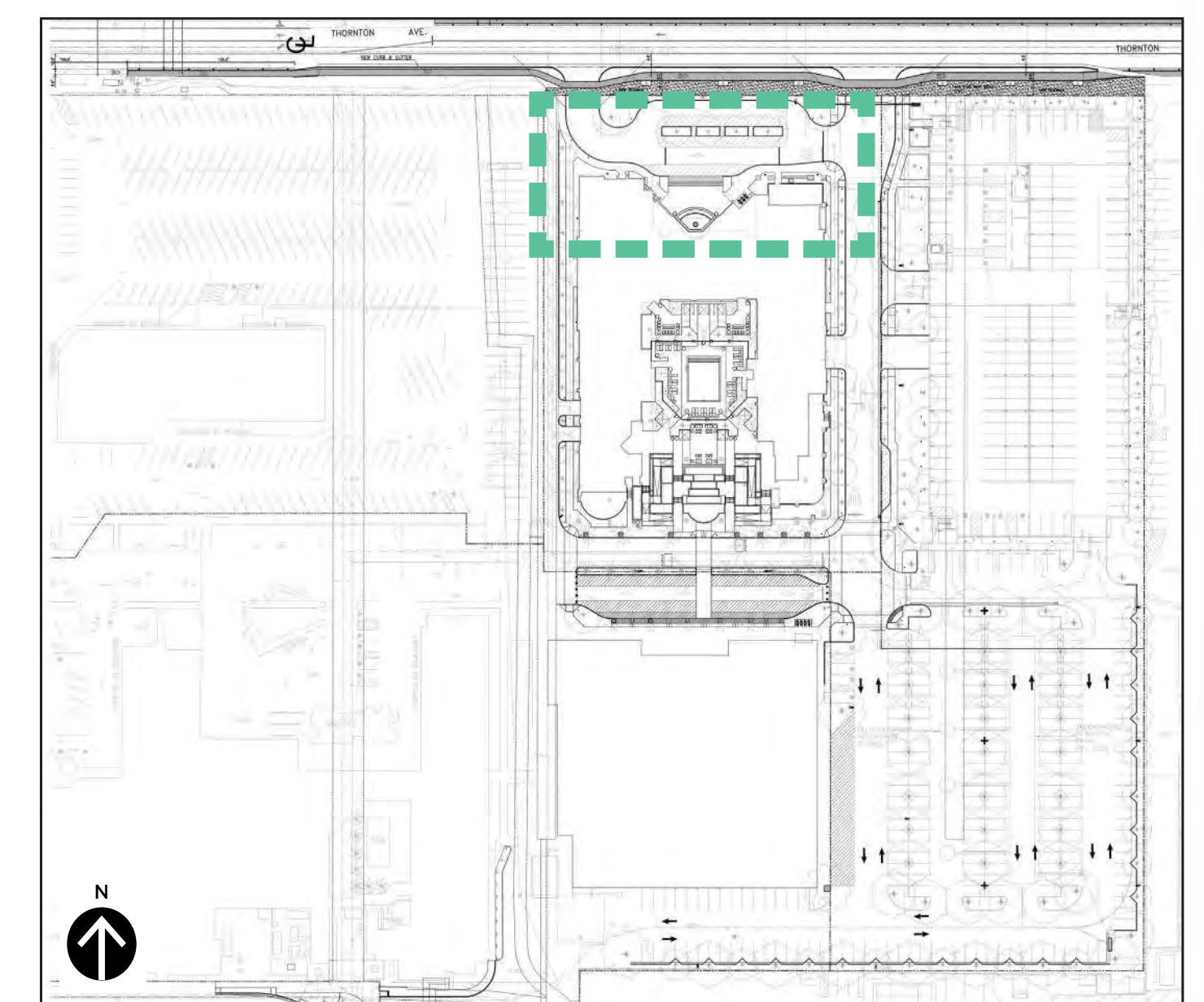
LEGEND

- 1 BOLLARDS
- 2 RAMP UP
- 3 ARRIVAL PLAZA
- 4 FLOATING TREE WATER FEATURE
- 5 BIKE RACKS (3)
- 6 BENCH SEATING
- 7 DROP-OFF
- A ACCENT/NATURAL GRAY CONCRETE
- B ACCENT PAVING
- C CROSSWALK
- D TRUNCATED DOME PAVERS
- E 18" H. PLANTER
- LANDSCAPE AREAS
- SITE HARDSCAPE AREAS
- VEHICULAR ACCESS PAVING PER CIVIL

LANDSCAPE NOTES:

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2. PLANTS SHALL BE GROUPED ACCORDING TO WATER USE FACTORS PER WUCOLS ZONES
3. 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.

KEY MAP



ARCHITECTURAL
DIMENSIONS

801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL: 510.463.8300 FAX: 510.463.8395

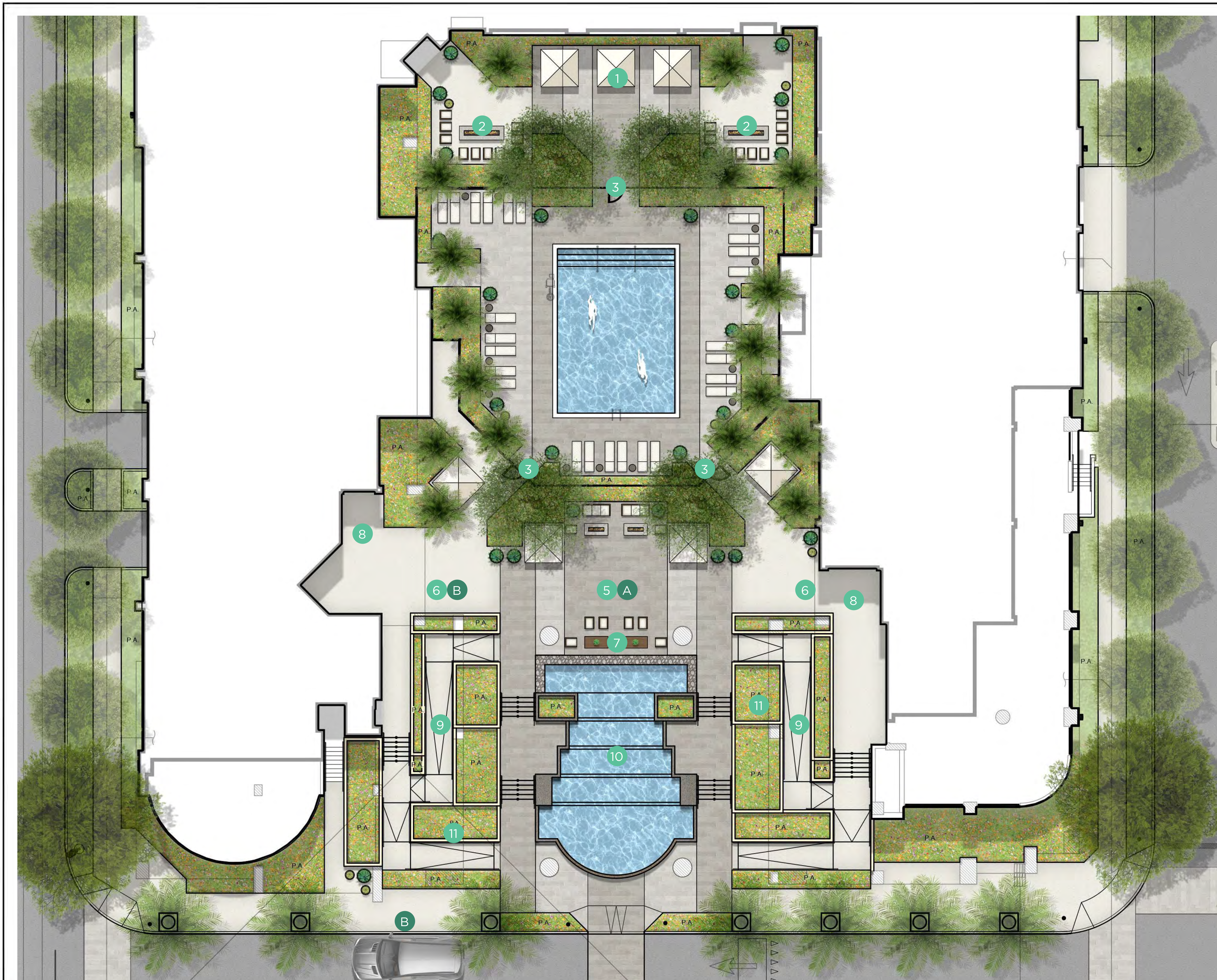
BrightView
Design Group

PROJECT INFO:
△ RESPONSE TO CITY COMMENTS
9/4/2023 VARIOUS SITE PLAN
ADJUSTMENTS
△ REVISED LANDSCAPE LAYOUT FOR
NEW HOTEL DROP OFF AREA

MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

JOB NO.
AWH04
1731090
DATE:
02/29/2024

L3.102
SITE PLAN
ENLARGEMENTS



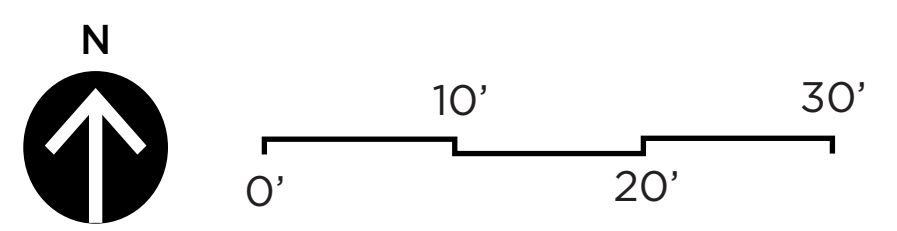
LEGEND

- 1 UMBRELLA SEATING
- 2 FIRE PIT LOUNGE
- 3 POOL ENTRANCE
- 4 POOL SCREEN
- 5 ARRIVAL PLAZA
- 6 ENTRY PLAZA
- 7 POTENTIAL ART/LOUNGE
- 8 HOTEL ENTRANCE
- 9 ACCESS RAMP
- 10 WATER FEATURE
- 11 PLANTER WALLS
- A ACCENT PAVERS
- B ACCENT/NATURAL GRAY CONCRETE

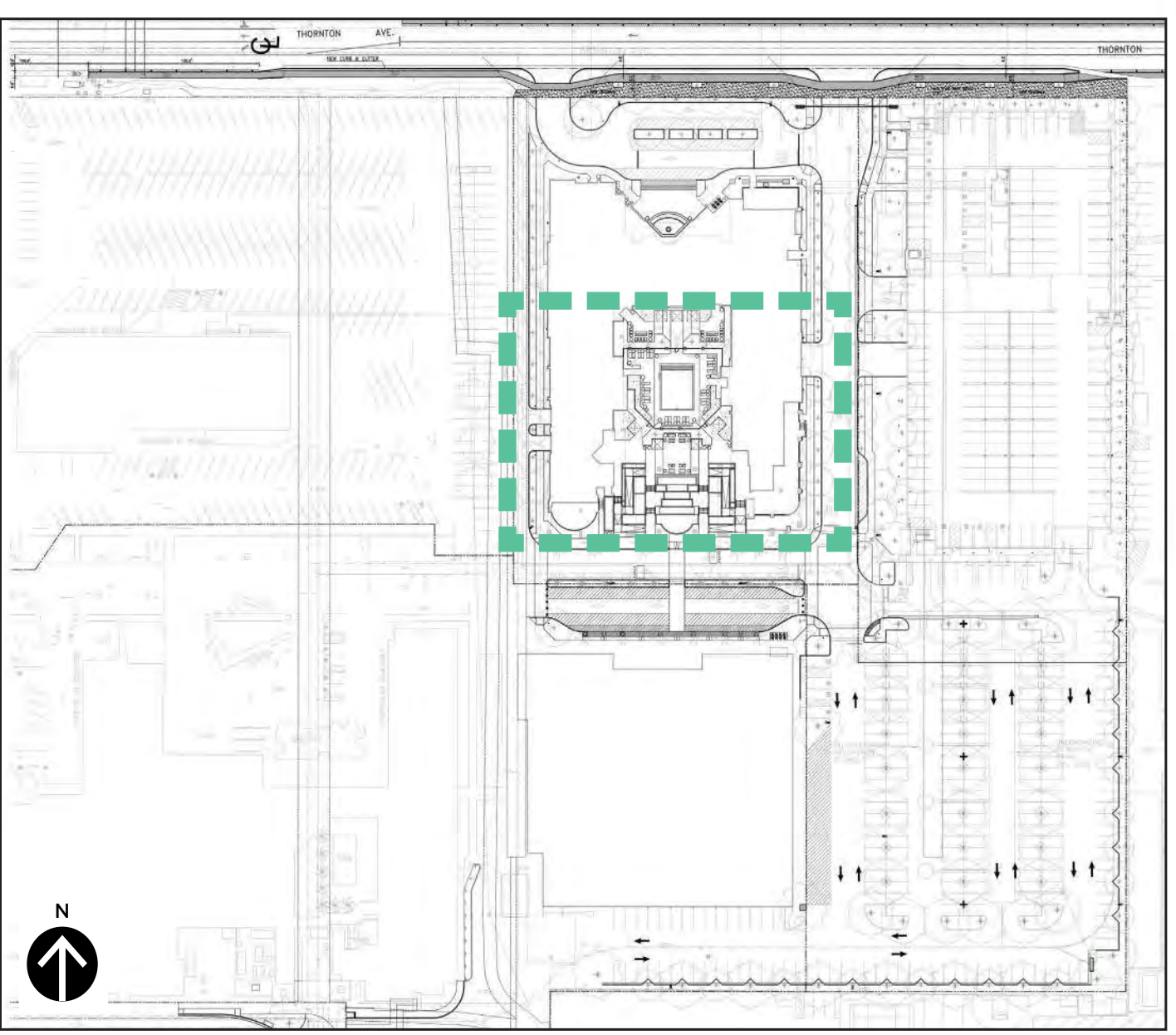
- LANDSCAPE AREAS
- SITE HARDSCAPE AREAS
- VEHICULAR ACCESS PAVING PER CIVIL

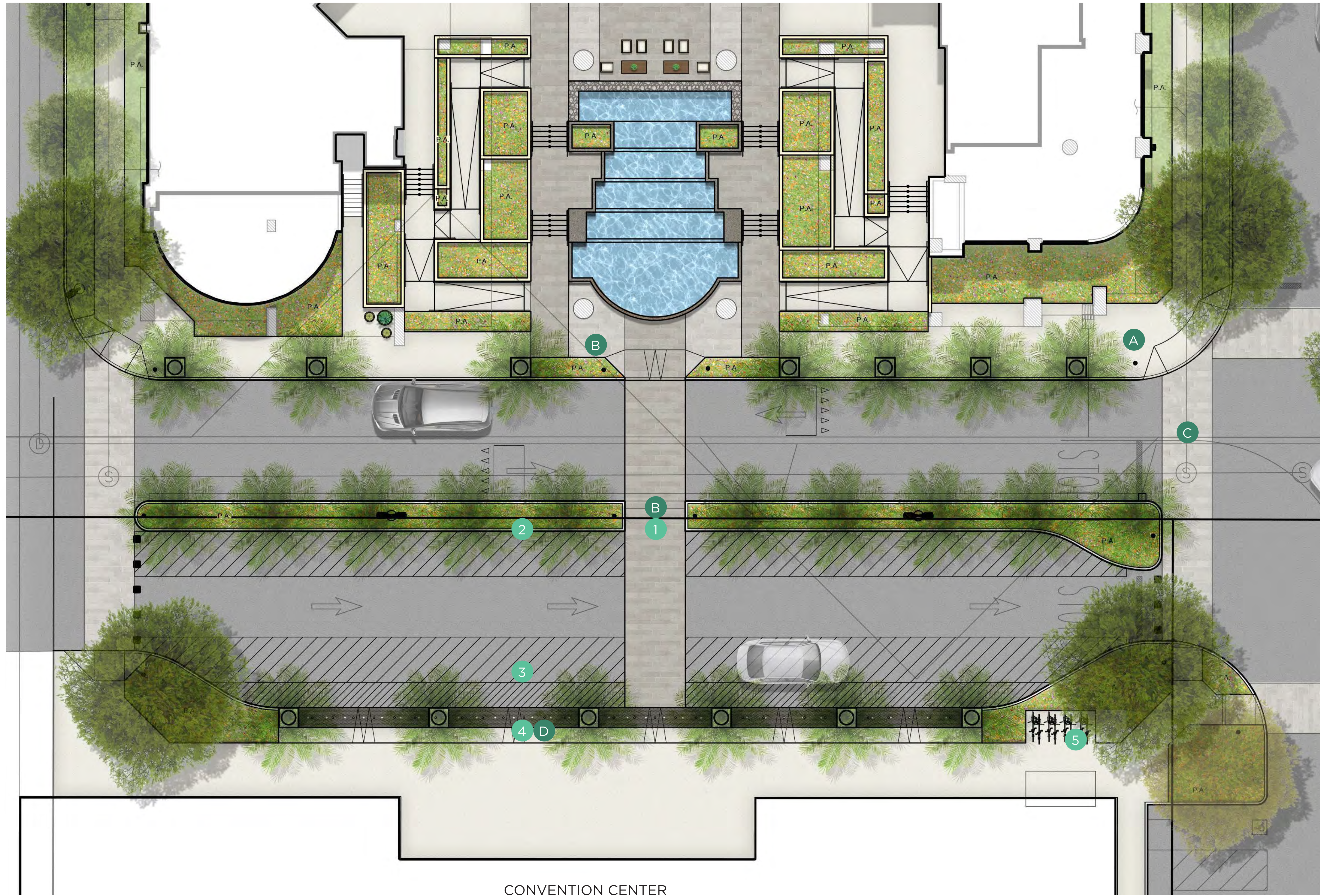
LANDSCAPE NOTES:

1. ALL AREAS REQUIRING LANDSCAPE SHALL INCLUDE THE INSTALLATION. TURF AND SHRUB IRRIGATION SYSTEMS SHALL BE IRRIGATED SEPARATELY.
2. PLANTS SHALL BE GROUPED ACCORDING TO WATER USE FACTORS PER WUCOLS ZONES
3. 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.

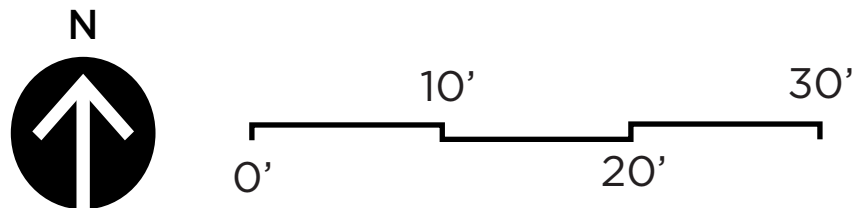


KEY MAP





CONVENTION CENTER



LEGEND

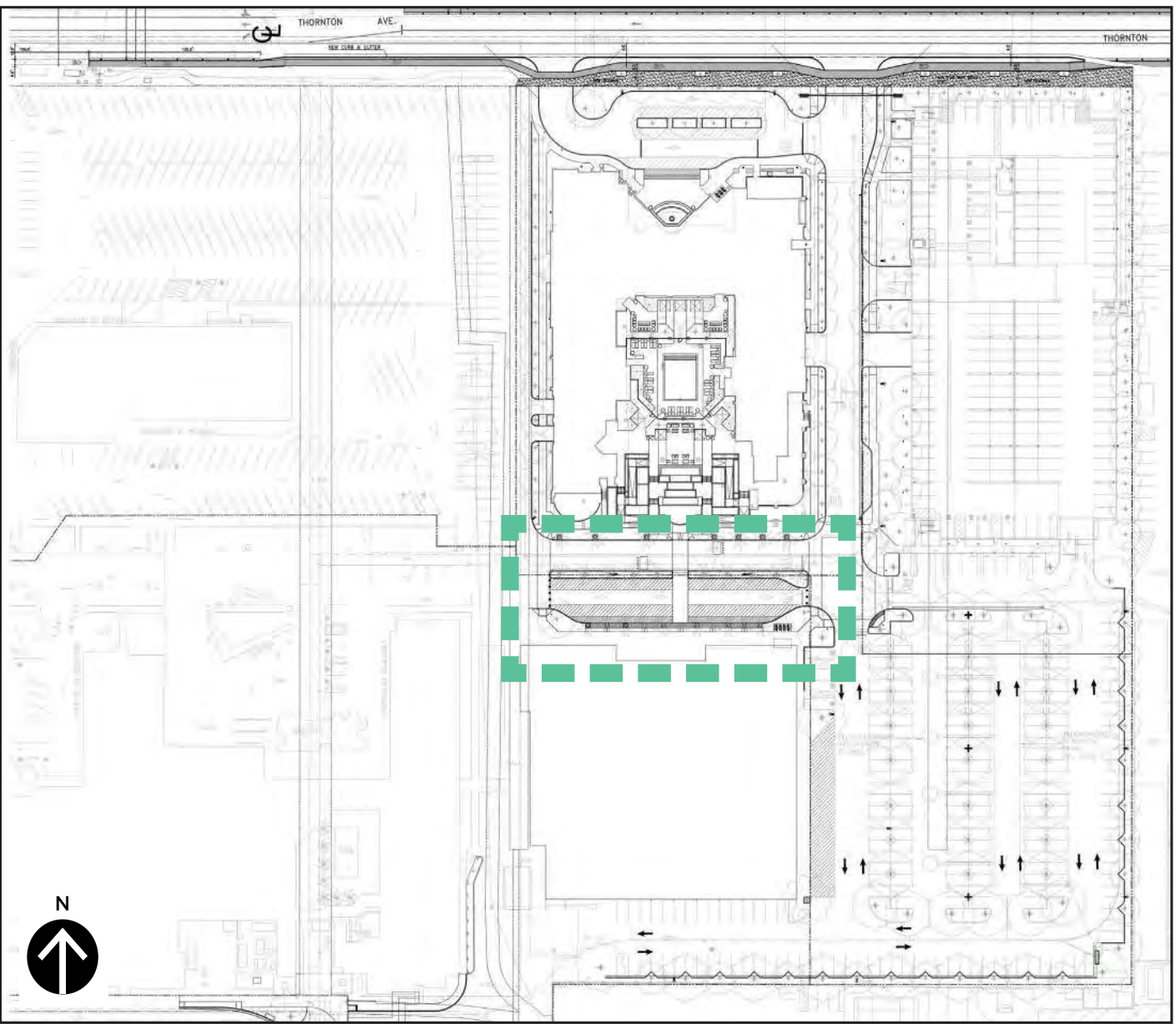
- 1 CROSSWALK
- 2 MEDIAN PLANTING
- 3 LOADING/UNLOADING
- 4 BOLLARDS
- 5 BIKE RACKS (6)
- A ACCENT/NATURAL GRAY CONCRETE
- B ACCENT PAVERS
- C CROSSWALK PAVERS
- D TRUNCATED DOME PAVERS

- LANDSCAPE AREAS
- SITE HARDSCAPE AREAS
- VEHICULAR ACCESS PAVING PER CIVIL

LANDSCAPE NOTES:

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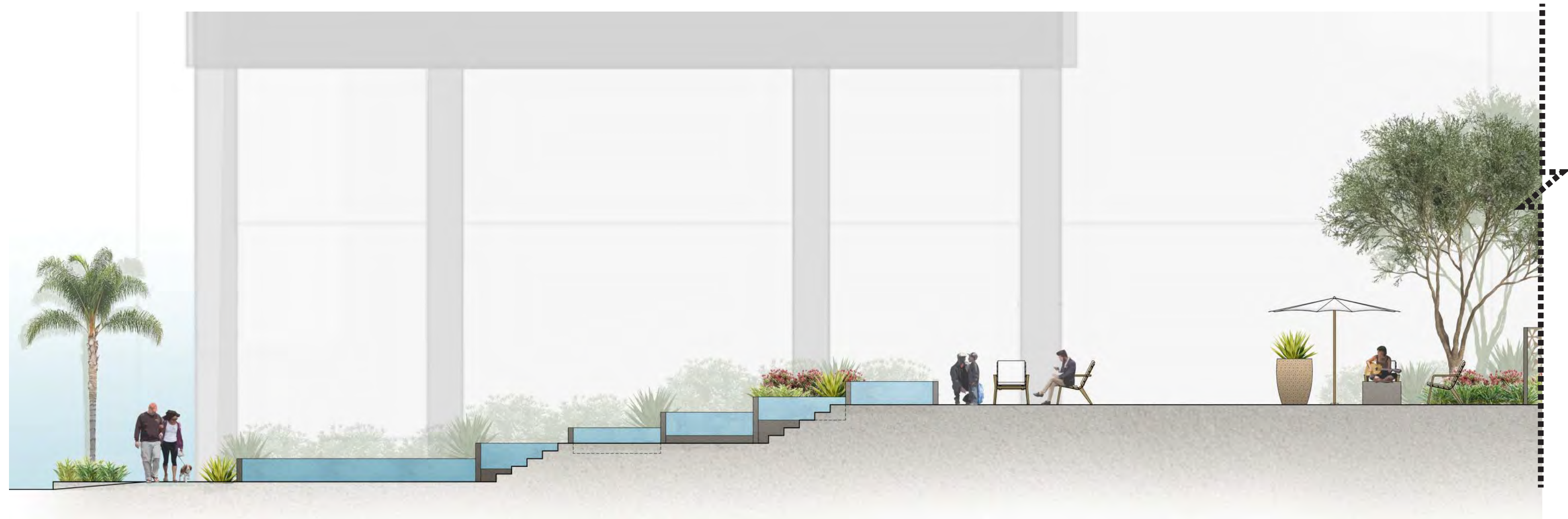
KEY MAP





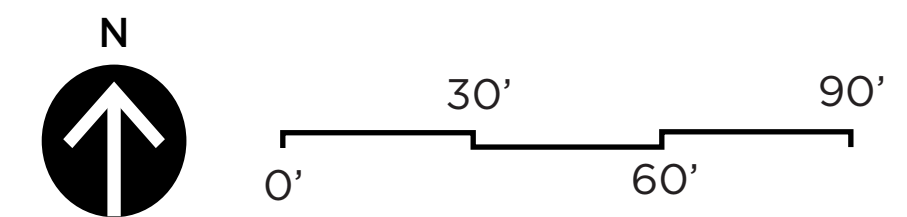
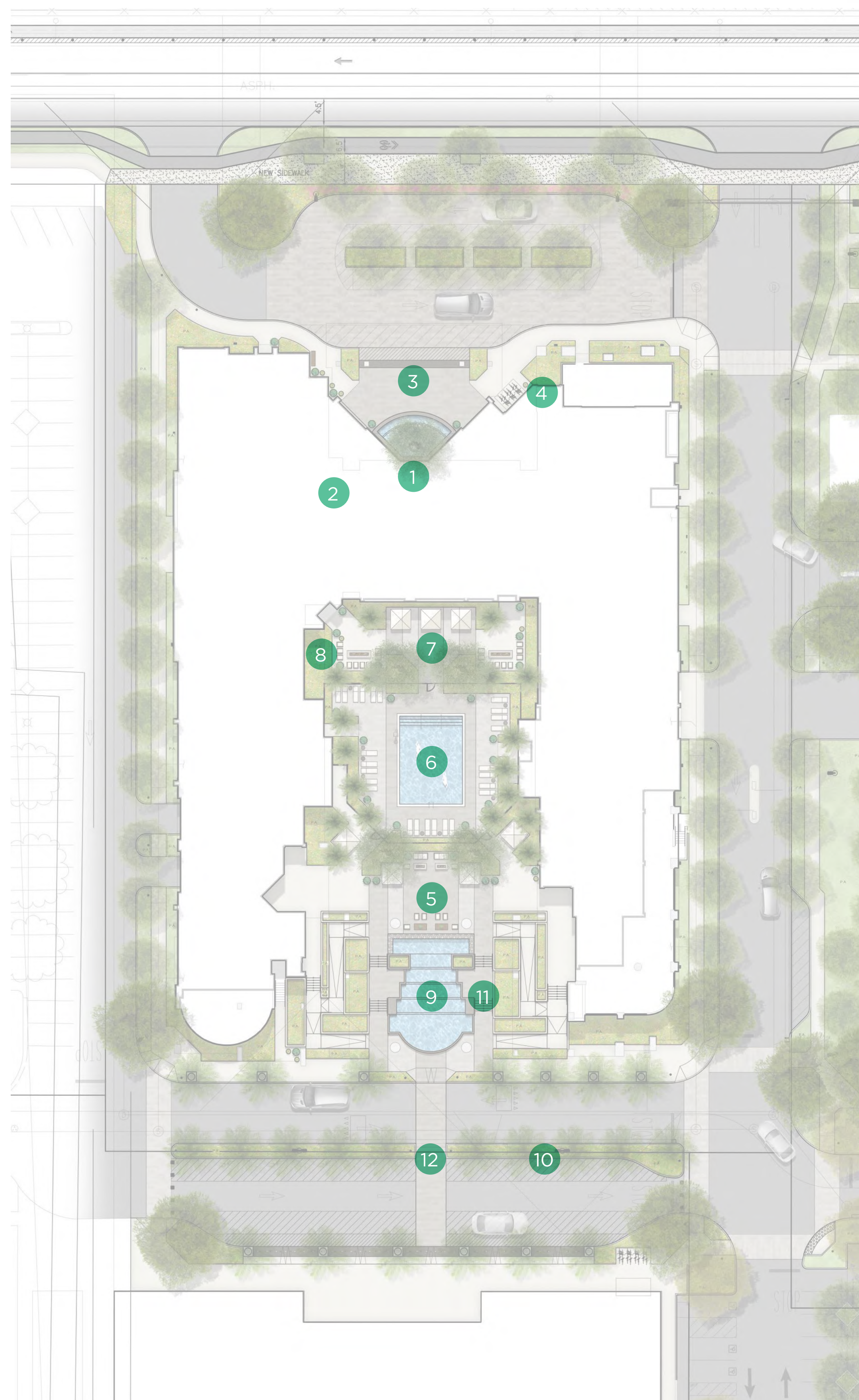
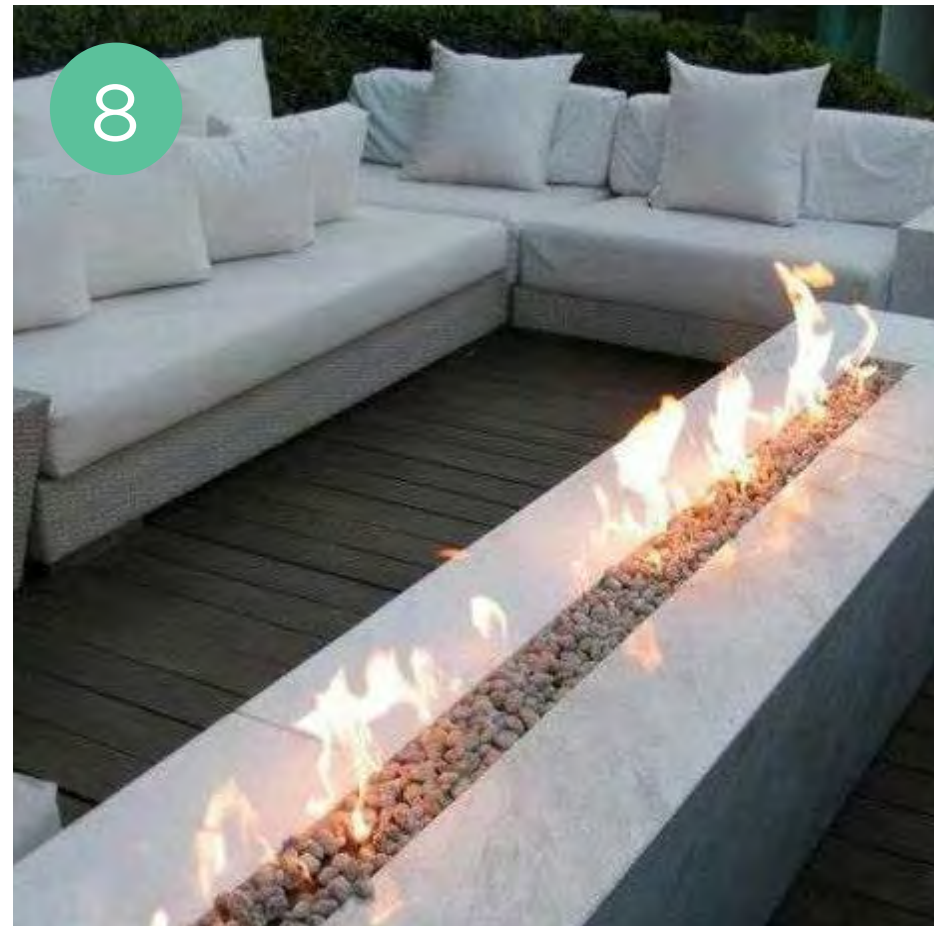
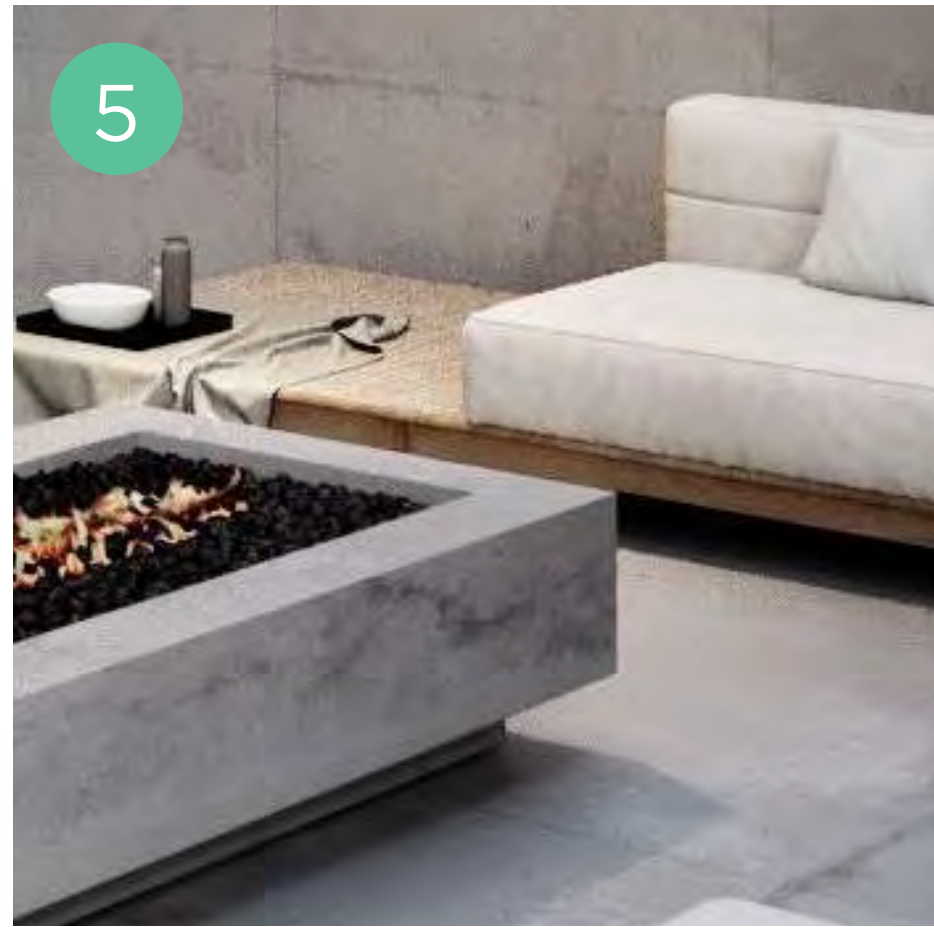
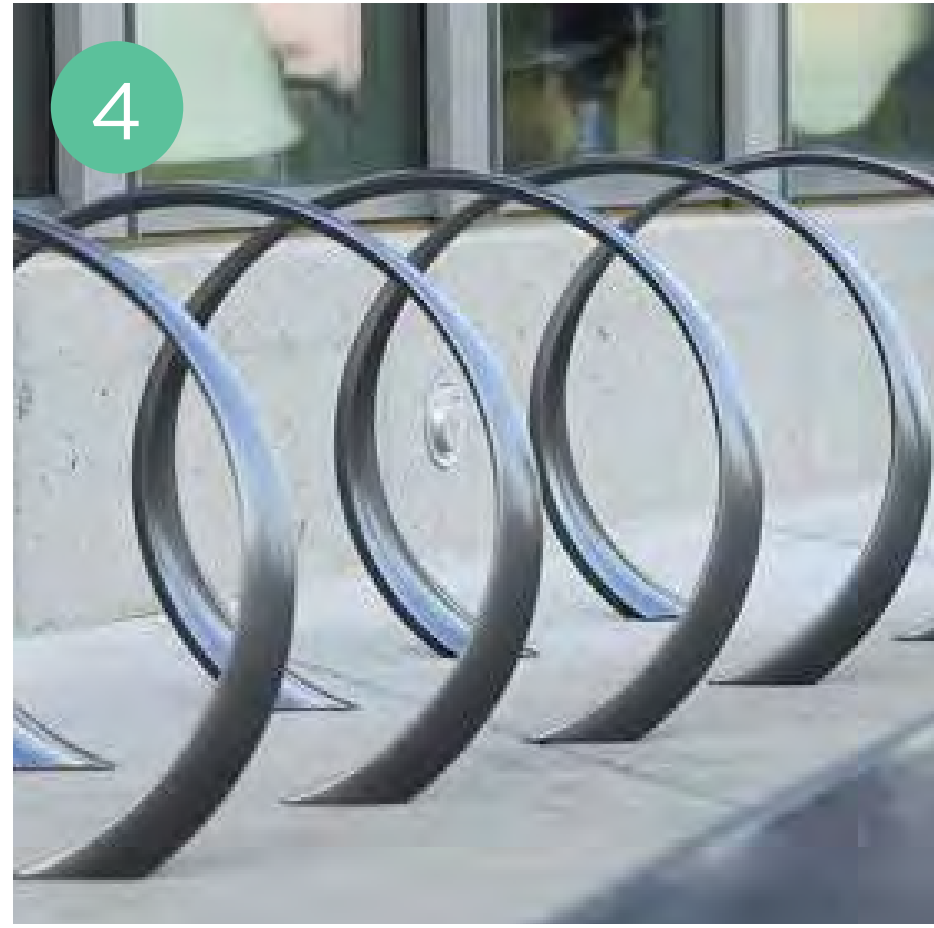
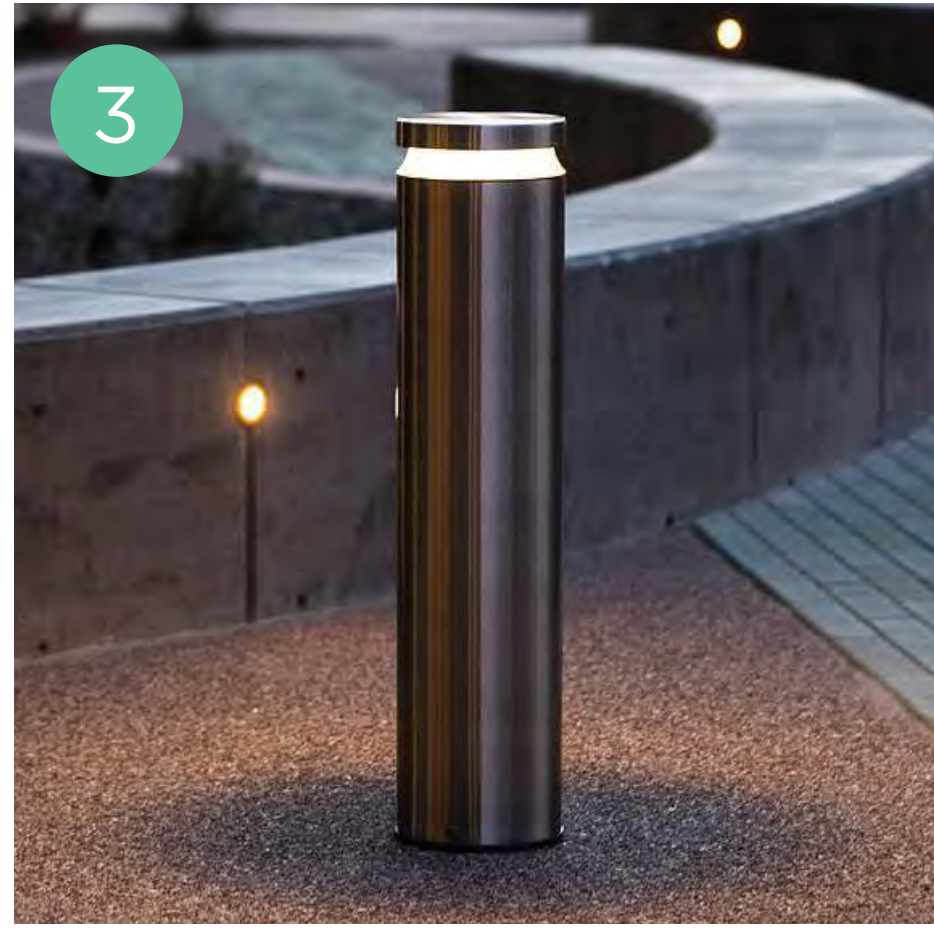
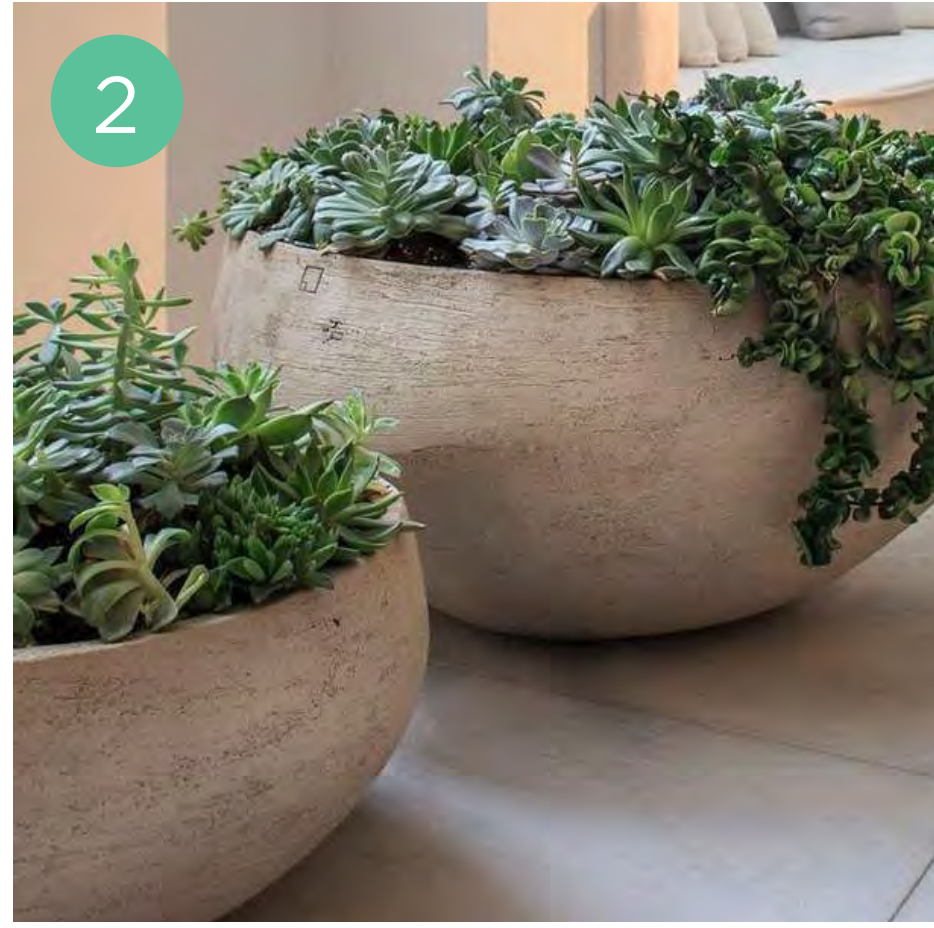
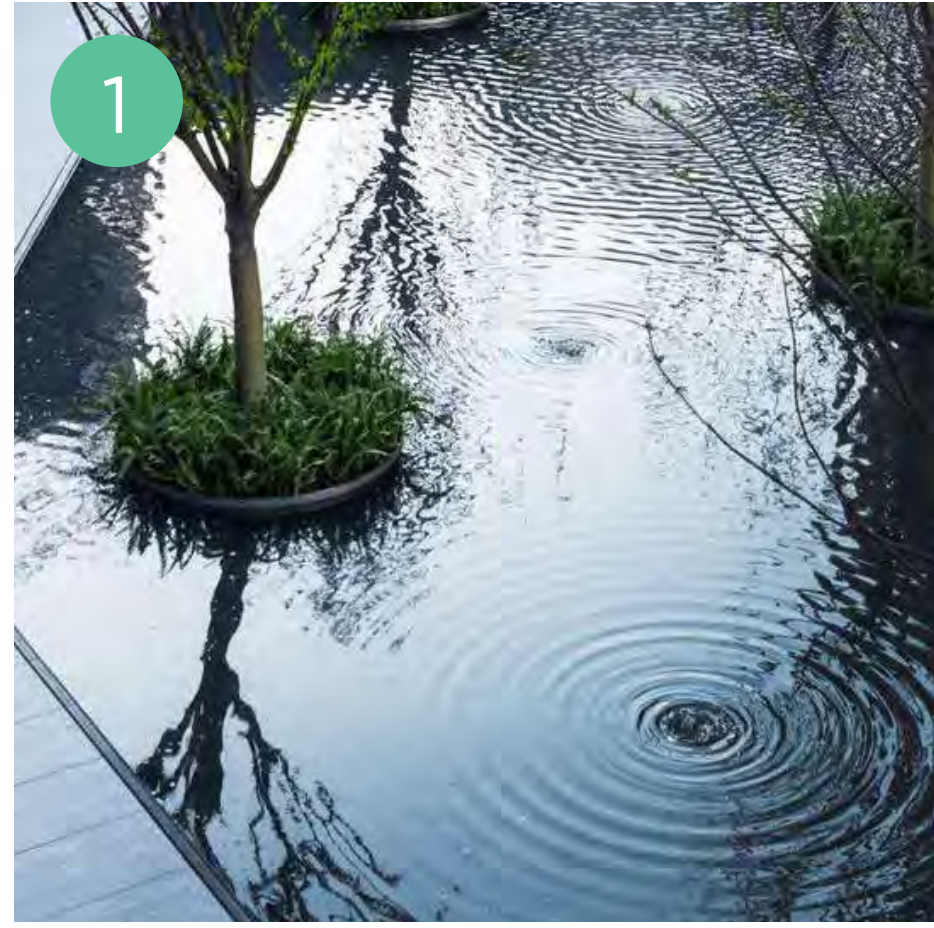
COURTYARD SECTION

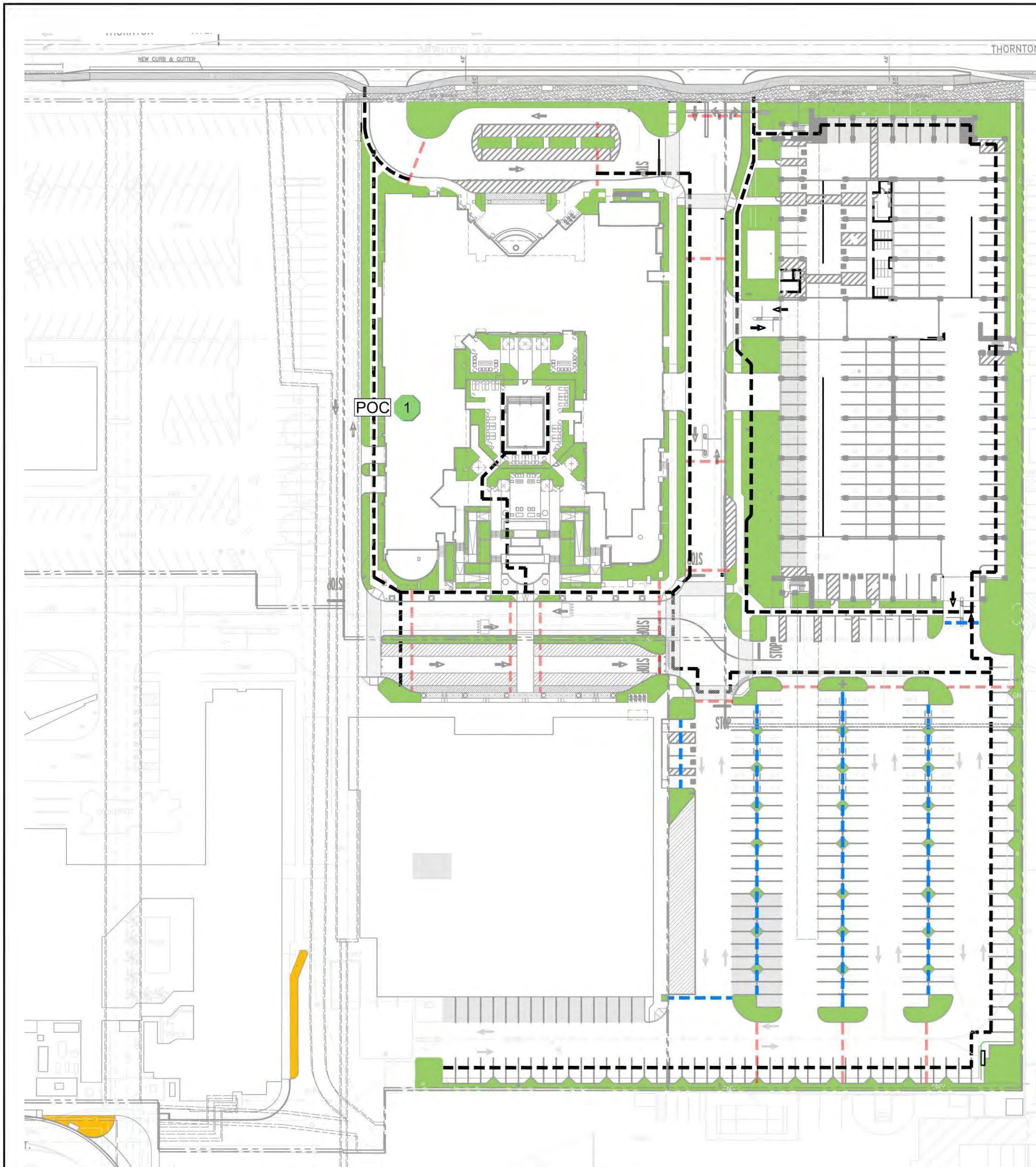
SCALE: 1/8" = 1'-0"



COURTYARD SECTION - ENLARGEMENT

SCALE: 3/16" = 1'-0"





IRRIGATION SERVICE / SLEEVE LEGEND

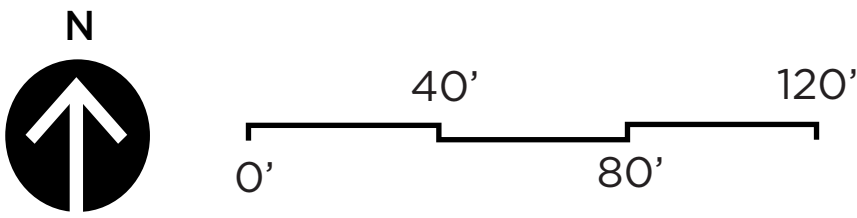
SYMBOL	DESCRIPTION
	POINT OF CONNECTION CALLOUT 2" RECYCLED WATER SERVICE / METER SIZE T.B.D.
	APPROXIMATE LOCATION OF IRRIGATION POC EQUIPMENT INCLUDING MASTER VALVE AND FLOW SENSOR EQUIPMENT. EQUIPMENT TO BE INSTALLED IN LANDSCAPE AREA, FIELD VERIFY RECYCLED WATER INLET LOCATION.
	110 V. 1 PH. ELECTRICAL SERVICE - (TO BE DETERMINED) CONTROLLER LOCATIONS NOTE: 1. CONTROLLER LOCATIONS ARE PREFERRED TO BE AS CLOSE TO A POC AS POSSIBLE AND MAY NOT EXCEED A DISTANCE OF 1000' FROM POC
	2-1/2" RECYCLED WATER IRRIGATION MAINLINE BURIED BELOW GRADE
	ONE (1) 4" CLASS 315 P.V.C. SLEEVE & TWO (2) 3" CLASS 315 P.V.C. SLEEVES AT EACH LOCATION SLEEVING NOTE: THIS SCHEMATIC IRRIGATION PLAN INCLUDES STREET SLEEVING FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE AS COORDINATION BETWEEN CIVIL AND UTILITY INFRASTRUCTURE CONTINUES TO EVOLVE.
	DRIVEWAY CROSSING ONE (2) 3" CLASS 315 P.V.C. SLEEVES AT EVERY DRIVEWAY LOCATION

- IRRIGATION NOTES:
1. ALL AREAS REQUIRING LANDSCAPE SHALL INCLUDE THE
INSTALLATION. TURF AND SHRUB IRRIGATION SYSTEMS
SHALL BE IRRIGATED SEPARATELY.
 2. SPRINKLER HEADS ADJACENT TO ALL WALKWAYS AND
AREAS OF PEDESTRIAN OR VEHICULAR TRAFFIC SHALL
BE SPRING RETRACTABLE TYPES.
 3. POP-UP SPRINKLERS SHALL HAVE MATCHED
PRECIPITATION RATES,
 4. ALL VALVES SHALL BE WIRED INDEPEDENTLY.
 5. IRRIGATION BACKFLOW PREVENTION DEVICES AND
CONTROLLERS SHALL BE LOCATED AND/OR SCREENED
WITH APPROPRIATE PLANT MATERIAL TO MINIMIZE
VISIBILITY.
 6. DETAIL IRRIGATION PLANS SHALL BE PREPARED BY A
LICENSED LANDSCAPE ARCHITECT.
 7. IRRIGATION PLANS SHALL BE SUBMITTED TO THE
APPROPRIATE REVIEWING AGENCIES FOR APPROVAL
PRIOR TO INSTALLATION.
 8. IRRIGATION DESIGN SHALL COMPLY THE STATE'S LATEST
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
 9. NO OVERHEAD IRRIGATION SHALL BE WITHIN 24" OF
NON-PERMEABLE SURFACE.
 10. SUBSURFACE OR LOW-VOLUME IRRIGATION SHALL BE
USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS
THAN 10' IN WIDTH.
 11. ALL EQUIPMENT AND PLANS SHALL CONFIRM TO
RECYCLED WATER USE REQUIREMENTS.

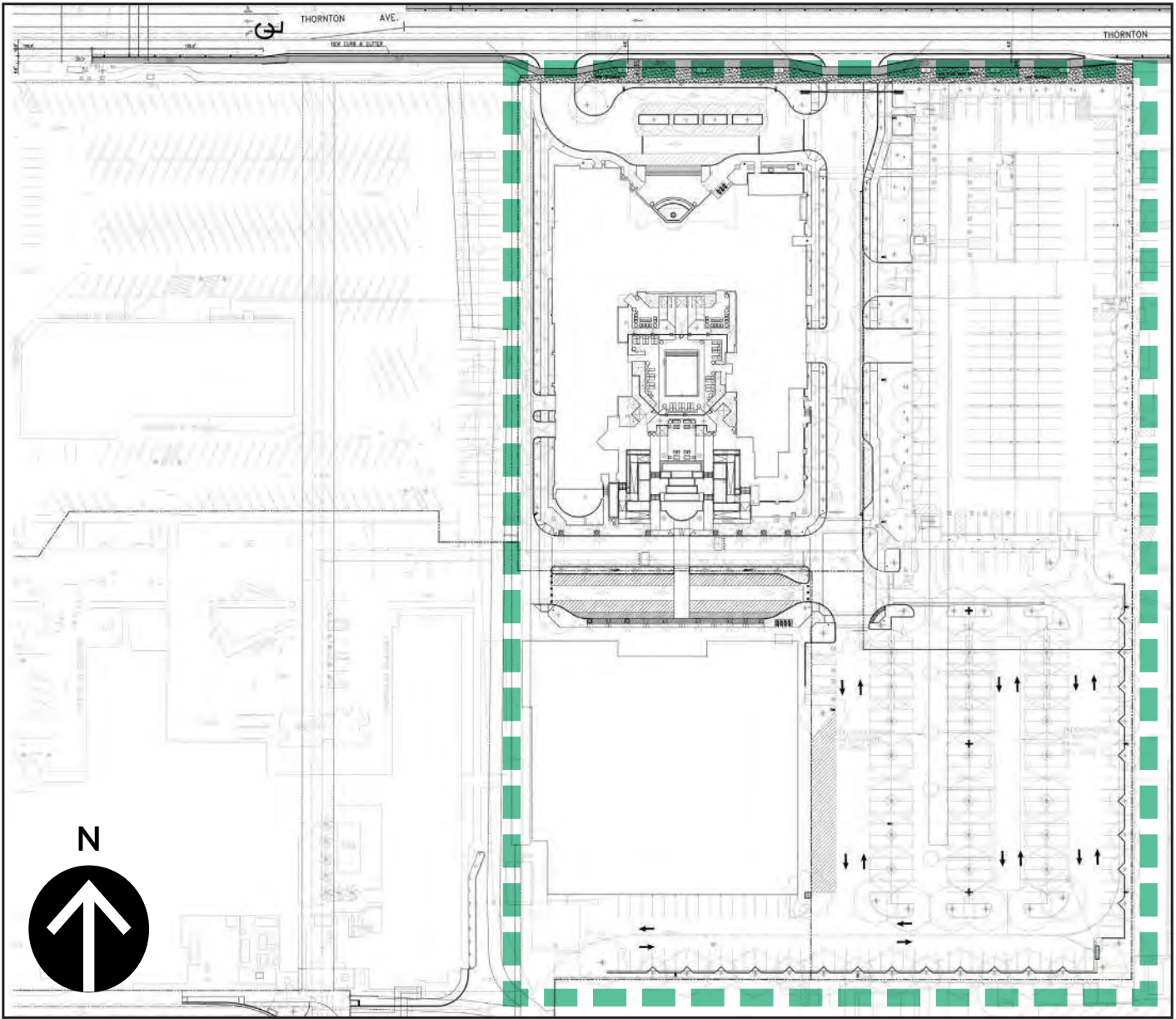
RECYCLED WATER SERVICE LEGEND

POC #	MAINT. RESP.	COMPLETE LANDSCAPE AREA IN SQUARE FEET	GPM	SERVICE SIZE	METER SIZE	PRESSURE ZONE	*HGL	METER ELEVATION	STATIC PRESSURE @ METER	HIGHEST ELEVATION	STATIC PRESSURE @ HIGHEST PT.	STATIC PRESSURE REQUIRED @ METER	PUMP
1	A	40,408 S.F.	65	2"	1 1/2"	PENDING	-	-	-	-	-	-	-
* NOTES: 1. Highdraulic Grade Line (HGL) does not guarantee static PSI at meter. The static PSI will be determined when all pipe lines are completed and reviewed by City of Burbank Water and Power.													

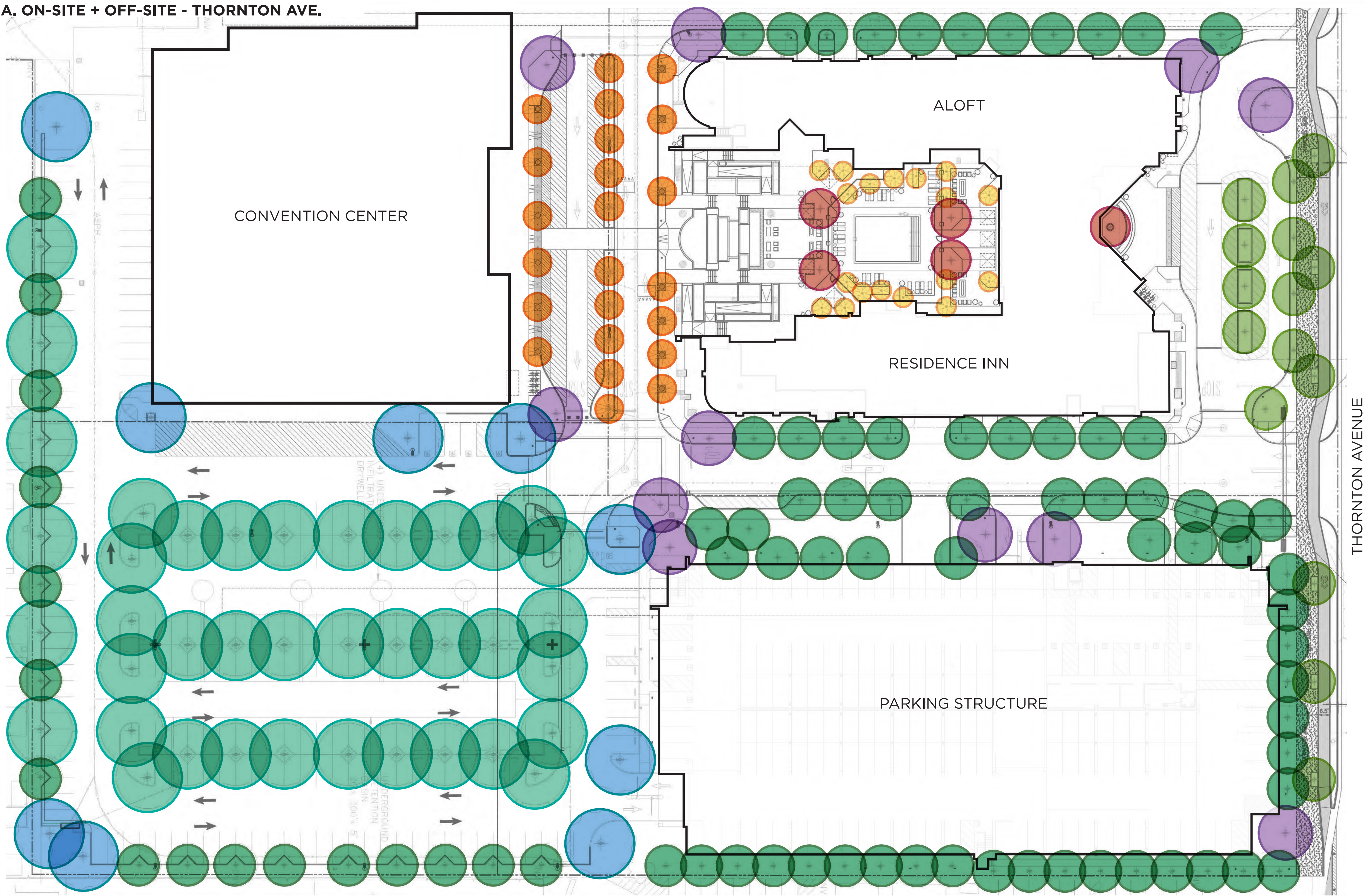
AVON ST. IMPROVEMENTS AND PASEO EXTENSION
PLANTER AREAS (986 SF) TO BE CONNECTED TO
ADJACENT EXISTING IRRIGATION SYSTEM



KEY MAP



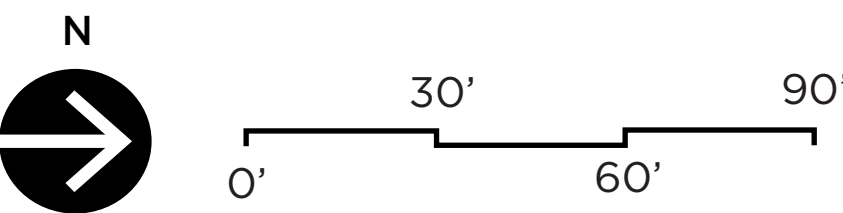
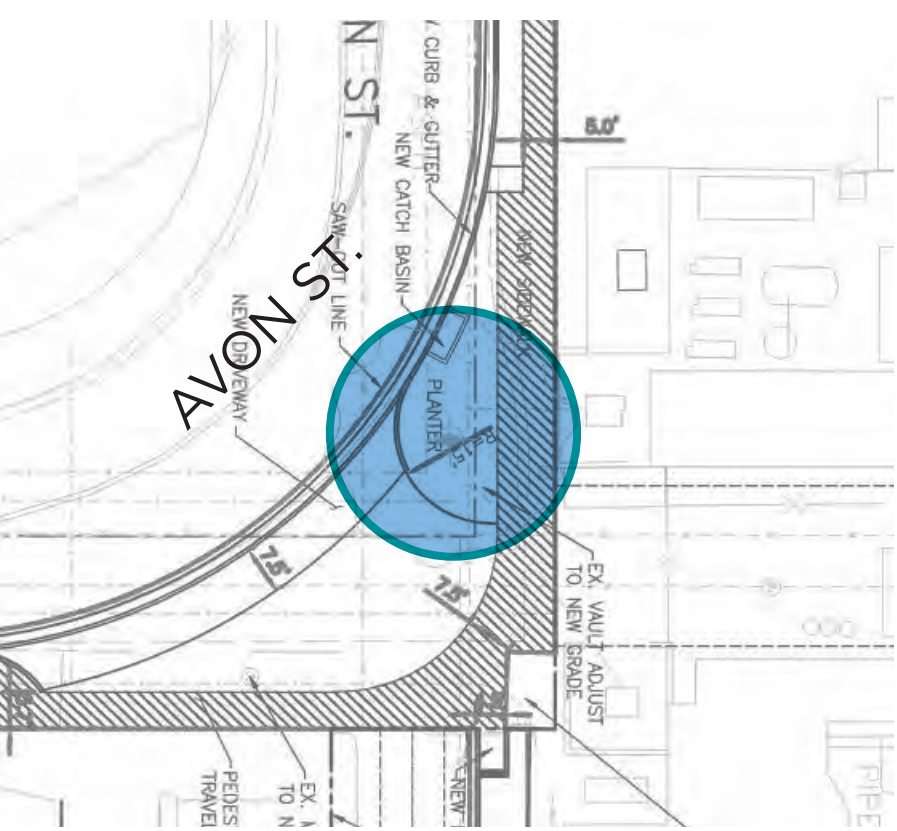
A. ON-SITE + OFF-SITE - THORNTON AVE.



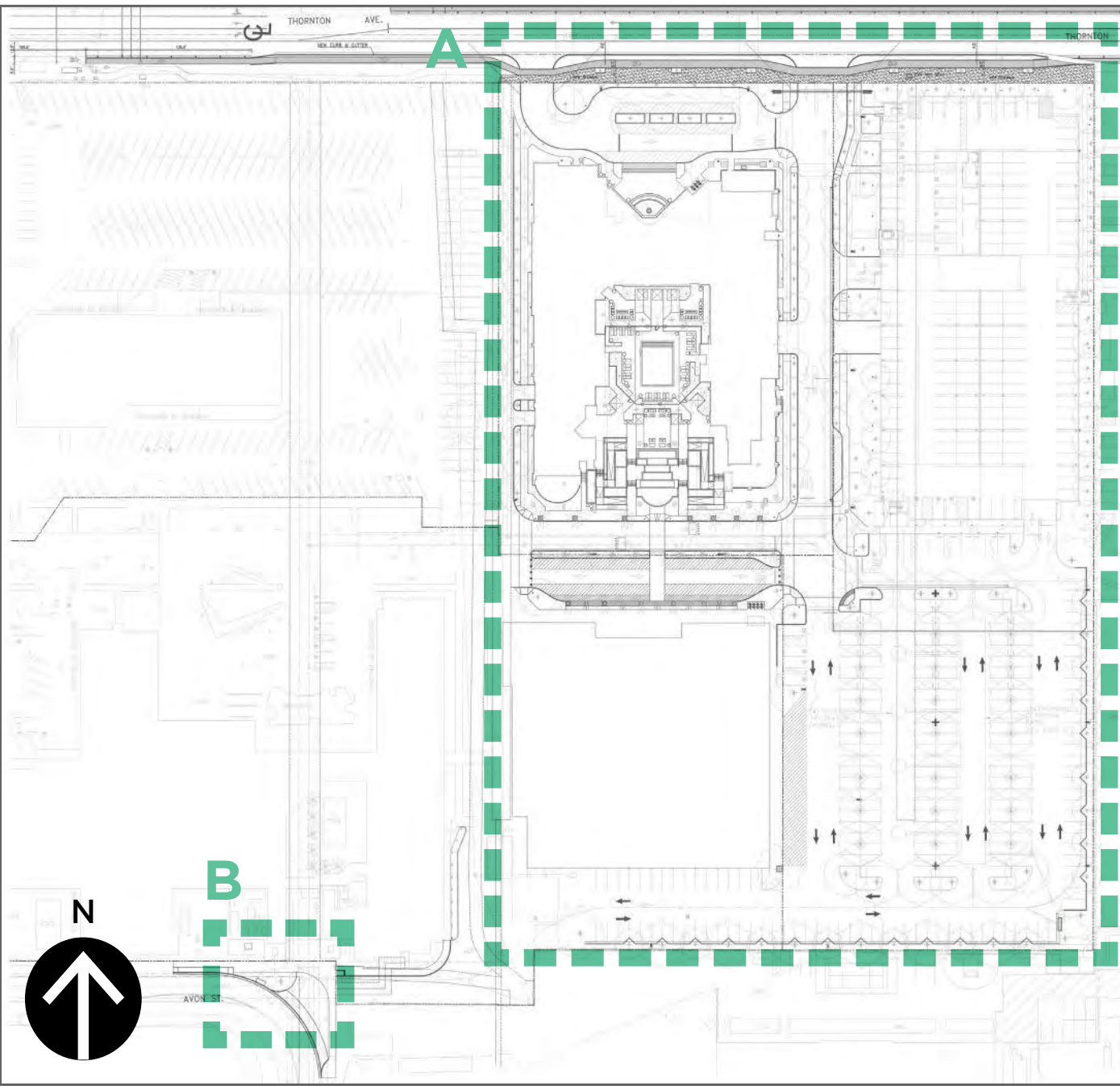
TREE LEGEND

SYMBOL	TREE SPECIES	SIZE	WUCOLS
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	36" BOX	MEDIUM
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	48" BOX	LOW
	LOPHOSTEMON CONFERTUS BRISBANE BOX	48" BOX	MEDIUM
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE	48" BOX	LOW
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	48" BOX	MEDIUM
	QUERCUS AGRIFOLIA COAST LIVE OAK	48" BOX	LOW
	SYAGRUS ROMANZOFFIANA QUEEN PALM	36" BOX	MEDIUM
	ULMUS PARVIFOLIA LACEBARK ELM	48" BOX	MEDIUM

B. OFF-SITE - AVON ST.



KEY MAP



ARCHONTOPHOENIX
CUNNINGHAMIANA
KING PALM



KOELREUTERIA PANICULATA
GOLDEN RAIN TREE



LOPHOSTEMON CONFERTUS
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL FRUITLESS OLIVE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA
COAST LIVE OAK



SYAGRUS ROMANZOFFIANA
QUEEN PALM



ULMUS PARVIFOLIA
LACEBARK ELM

ARCHITECTURAL
DIMENSIONS

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BrightView
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L6.101
SCHEMATIC
TREE PLAN



BOUGAINVILLEA 'ORANGE KING'
ORANGE KING BOUGAINVILLEA



CAREX DIVULSA
EUROPEAN GREY SEDGE



SALVIA GREGGII
AUTUMN SAGE



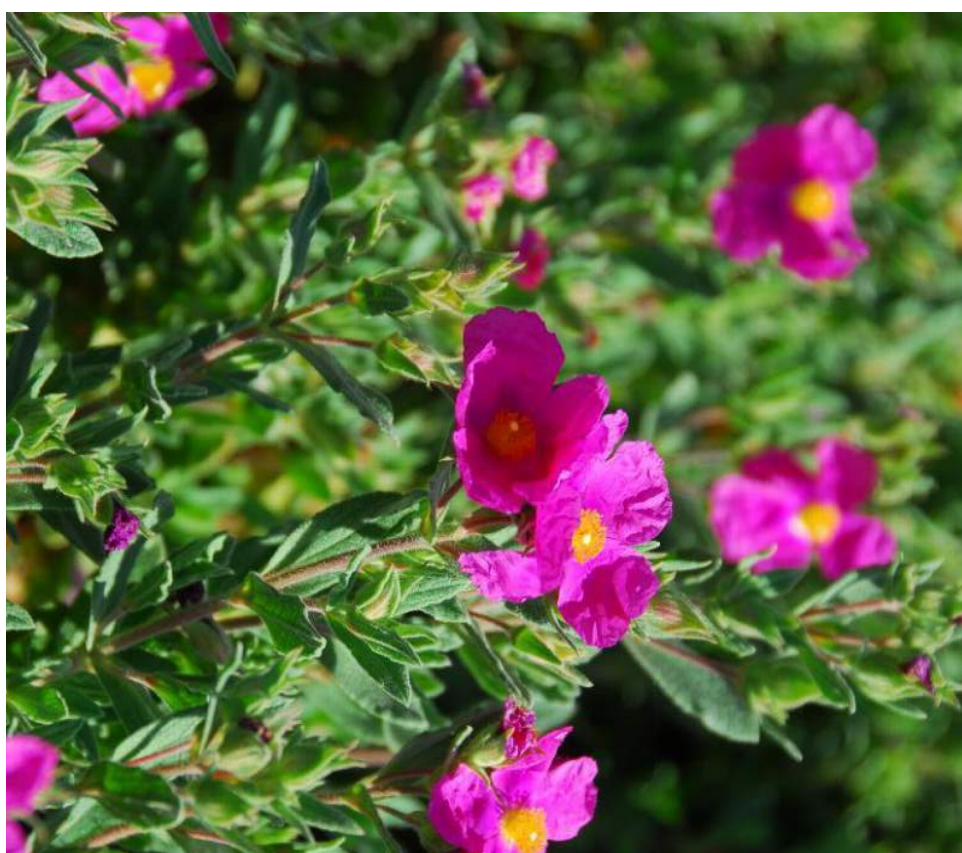
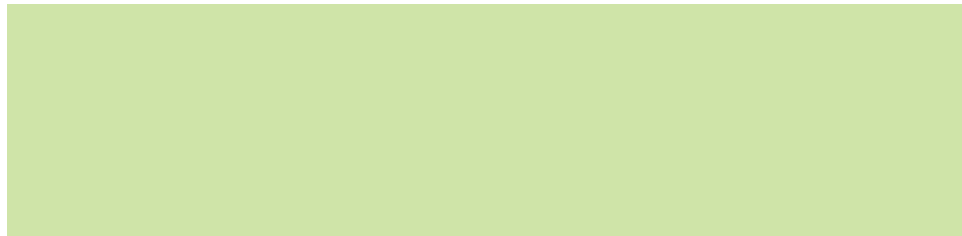
FRANGULA CALIFORNICA
COFFEEBERRY



LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY LOMANDRA



ELAEAGNUS X EBBINGEI
EBBING'S SILVERBERRY



CISTUS X PULVERULENTUS 'SUNSET'
SUNSET ROCKROSE



CRASSULA ARBORESCENS SUBP. UNDULATIFOLIA
RIPPLE JADE



ALOE ARBORESCENS
TORCH ALOE



MUHLENBERGIA CAPILLARIS 'REGAL MIST'
PINK MUHLY



CISTANTHE GRANDIFLORA
ROCK PURSLANE



AGAVE ATTENUATA
FOXTAIL AGAVE



WESTRINGIA 'BLUE GEM'
BLUE GEM COAST ROSEMARY



ECHEVERIA SPP.
ECHVERIA VARIETIES



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



DIETIES BICOLOR
FORTNIGHT LILY

SHRUB PALETTE

CITY OF BURBANK
USDA ZONE 10A

SHRUBS	SIZE	WUCOLS
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	LOW
ALOE ARBORESCENS TORCH ALOE	5 GAL.	LOW
ALOE ARBORESCENS 'LUTEA' GOLDEN TORCH ALOE	5 GAL.	LOW
ALOE BARBADENSIS ALOE VERA	5 GAL.	LOW
ARISTIDA PURPUREA PURPLE THREE-AWN	5 GAL.	LOW
BOUGAINVILLEA 'ORANGE KING' ORANGE BOUGAINVILLEA	15 GAL.	MEDIUM
CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL.	MEDIUM
CISTUS X PULVERENTUS 'SUNSET' SUNSET ROCKROSE	5 GAL.	LOW
CISTANTHE 'GOLLOM' GOLLOM JADE	1 GAL.	LOW
CISTANTHE GRANDIFLORA ROCK PURSLANE	1 GAL.	LOW
CRASSULA ARBORESCENS 'RIPPLE' RIPPLE JADE	1 GAL.	LOW
CRASSULA MULTICAVA FAIRY DUSTER	1 GAL.	LOW
DIANELLA CAERULEA 'CASSA BLUE' BLUE FLAX LILY	5 GAL.	LOW
DIETIES BICOLOR FORTNIGHT LILY	5 GAL.	MEDIUM
ECHEVERIA SPP. ECHEVERIA	1 GAL.	LOW
ELAEAGNUS X EBBINGEI EBBING'S SILVERBERRY	15 GAL.	MEDIUM
FESTUCA MAIREI ATLAS FESCUE	5 GAL.	L/M
FRANGULA CALIFORNICA COFFEEBERRY	15 GAL.	L/VL
HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	LOW
KALANCHOE BEHARENSIS VELVET ELEPHANT EAR	24" BOX	LOW
LANTANA MONTEVIDENSIS TRAILING LANTANA	5 GAL.	LOW
LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA	5 GAL.	LOW
LOMANDRA 'PLATINUM BEAUTY' PLATINUM BEAUTY LOMANDRA	5 GAL.	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GAL.	LOW
NANDINA 'GULFSTREAM' DWARF HEAVENLY BAMBOO	5 GAL.	LOW
PACHIRA AQUATICA MONEY PLANT	5 GAL.	MEDIUM
SALVIA GREGGI AUTUMN SAGE	5 GAL.	LOW
SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL.	LOW
SANSEVIERA SPP. SNAKE PLANT	5 GAL.	LOW
SANSEVIERA 'MOONSHINE' MOONSHINE SNAKE PLANT	5 GAL.	LOW
SCHEFFLERA ARBORICOLA UMBRELLA PLANT	5 GAL.	MEDIUM
SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	5 GAL.	LOW
WESTRINGIA 'BLUE GEM' BLUE GEM COAST ROSEMARY	15 GAL.	LOW

ARCHITECTURAL
DIMENSIONS

801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL: 510.463.8300 FAX: 510.463.8395

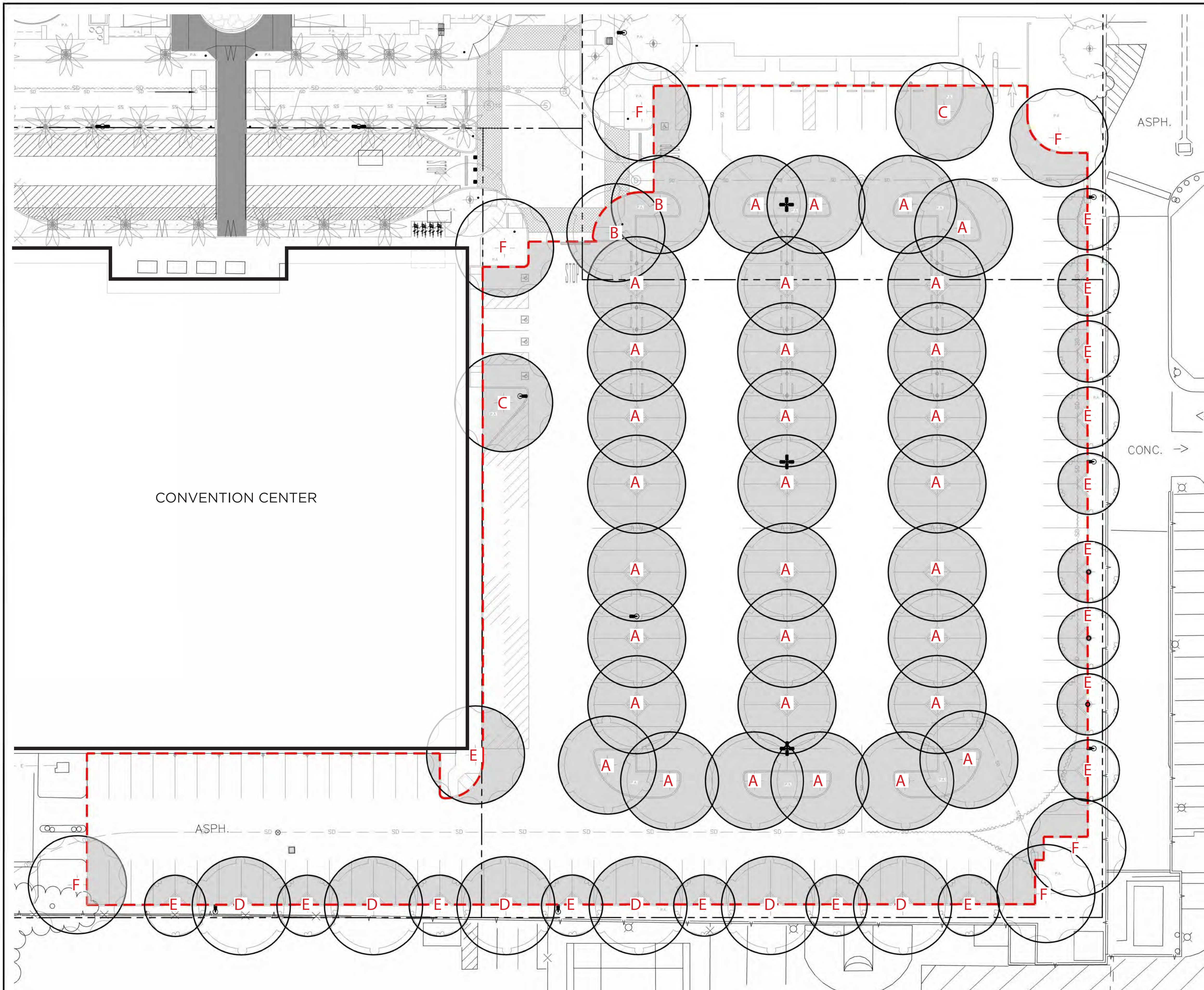
BrightView
Design Group

PROJECT INFO:
△ RESPONSE TO CITY COMMENTS
9/4/2023 VARIOUS SITE PLAN
ADJUSTMENTS
△ REVISED LANDSCAPE LAYOUT FOR
NEW HOTEL DROP OFF AREA

MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

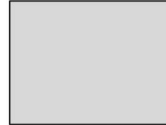
JOB NO.
AWH04
1731090
DATE:
02/29/2024

L6.102
SHRUB PALETTE



SURFACE PARKING CALCULATIONS

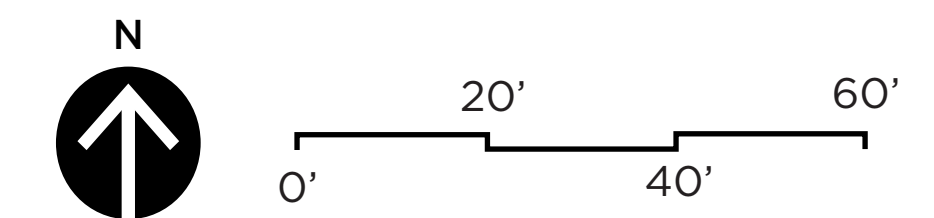
Symbol/Type	Plant Name	Count	% Shade
A	<i>Ulmus parviflora</i> Laceback Elm	31	100%
B	<i>Ulmus parviflora</i> Laceback Elm	2	75%
C	<i>Ulmus parviflora</i> Laceback Elm	6	50%
D	<i>Platanus racemosa</i> California Sycamore	2	75%
E	<i>Platanus racemosa</i> California Sycamore	1	50%
F	<i>Platanus racemosa</i> California Sycamore	6	25%
G	<i>Lophostemon confertus</i> Brisbane Box	16	50%

 **TOTAL SHADED TREE AREA PROVIDED: 45,012 SF**

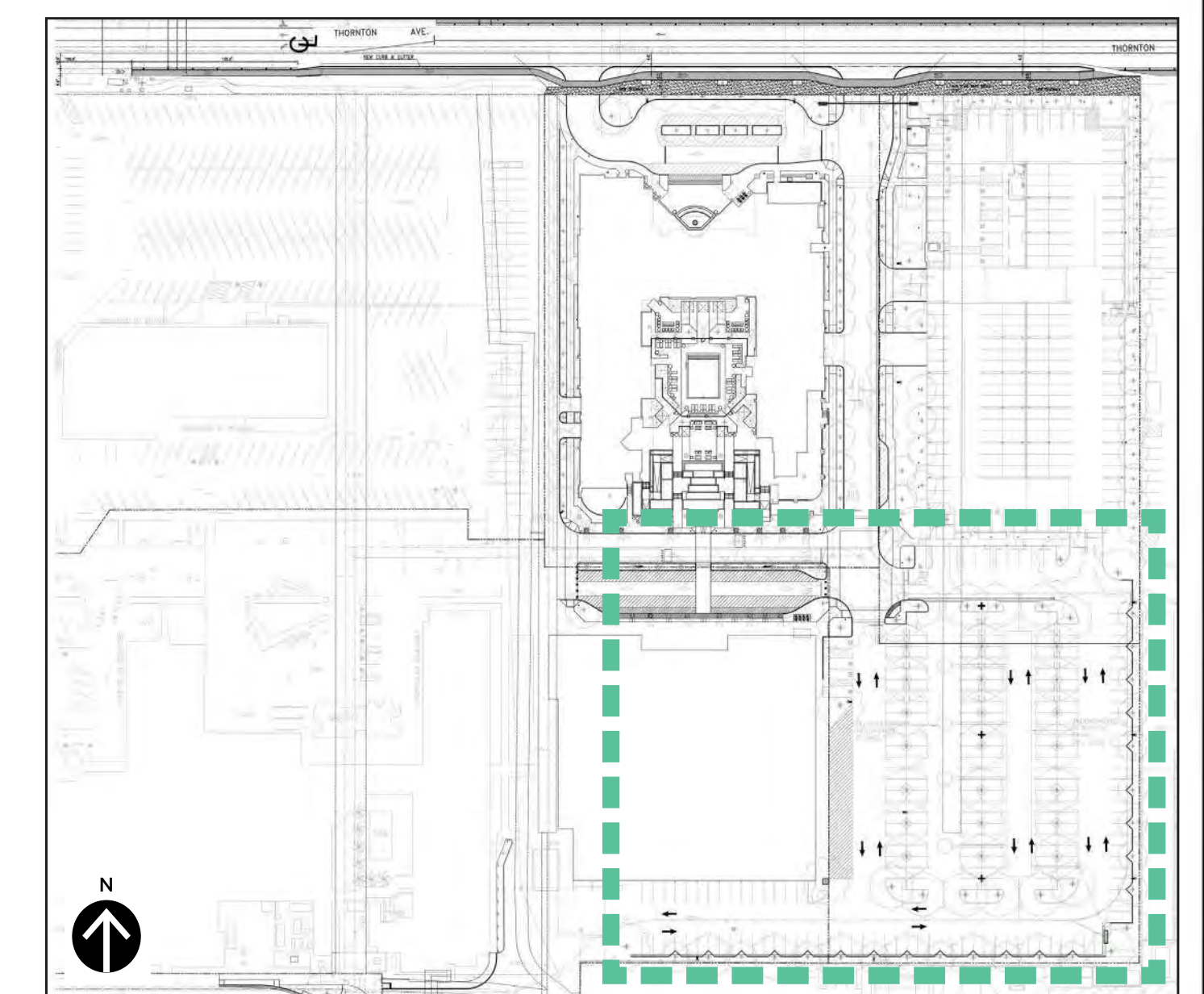
(TOTAL UNSHADED PARKING AREA: 41,753 SF)

 **TOTAL PARKING SPACE AREA: 86,765 SF**

TOTAL SHADE TREE AREA REQUIRED: 52%



KEY MAP



**ARCHITECTURAL
DIMENSIONS**

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BrightView
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PROJECT INFO.
△ RESPONSE TO CITY COMMENTS
9/4/2023 VARIOUS SITE PLAN
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MARRIOTT - ALOFT AND RESIDENCE INN
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**L7101
SURFACE
PARKING
CALCULATIONS**



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PROJECT INFO.

1	RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS
2	REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

This site plan shows the proposed building footprint (shaded in light blue) and the existing parking areas (shaded in light green). The plan includes a north arrow pointing upwards and a scale bar indicating distances in feet (0, 50, 100). The building footprint is located in the center-right of the plan, and the parking areas are located to the left and right of the building. The plan also shows the surrounding streets and other buildings on the campus.