BURBANK AC HOTEL - MARRIOTT

DEVELOPMENT REVIEW
Submittal Date: January 10, 2017

Burbank AC Hotel (Marriott)
550 North 3rd Street
Burbank, California
PROJECT DESCRIPTION:

The proposed is a new hotel project on a .891 Acre site; to provide 196 hotel rooms, located at the corner of 3rd Street & E. Cypress Ave. This type III over I hotel building, which varies from 4 to 5-stories, and provides approx. 95,000 sf Adjusted Gross Floor Area**). The building is designed in a contemporary style.

The proposed consists of 110 standard king, 76 standard double queen, 8 accessible king, and 2 accessible double queen rooms; each featuring various full height openings looking out over the hotel’s front door entry adjacent to a large plaza allows for a sense of arrival & pedestrian interaction with the Main Hotel Lobby, Breakfast/ Buffet Dining Area, Hotel Drop-Off, and Reception.  Retail awnings and storefronts along the ground level help to reduce the scale of the building along pedestrian frontages while allowing physical connection from and to public areas of the building.

This project consists of 110 standard king, 76 standard double queen, 8 accessible king, and 2 accessible double queen rooms; each featuring various full height openings looking out over the amenity deck with pool & plaza has direct elevator & stair connection to the Viewing Deck on 6th Level; the architecture is designed in a contemporary style.

Fundamental to the design is the corner Open Plaza destination of pedestrian access to and from the site to the adjoining pedestrian passage. 7,500 square-foot space for a Corner Plaza.  Located the hotel’s front door entry adjacent to a large plaza allows for a sense of arrival & pedestrian experience, which is different from adjacent buildings.  The courtyards will be landscaped with multiple gathering areas which allow for visual interaction with the Main Hotel Lobby, Breakfast/ Buffet Dining Area, Hotel Drop-Off, and Reception.  Retail awnings and storefronts along the ground level help to reduce the scale of the building along pedestrian frontages while allowing physical connection from and to public areas of the building.

PROJECT DATA / INFO:

<table>
<thead>
<tr>
<th>Zone</th>
<th>BCC-2 (Burbank Center Commercial Limited Business)</th>
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<tbody>
<tr>
<td>Lot Area</td>
<td>38,803 SF (0.891 Acre)</td>
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<td>Proposed Density</td>
<td>196 Hotel Rooms</td>
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Standard King (*320 sf) - 110 Rooms (56.1%)
Standard Double Queen (*320 sf) - 76 Rooms (38.8%)
Accessible King (*380 sf) - 8 Rooms (4.1%)
Accessible Double Queen (*380 sf) - 2 Rooms (1.0%)

* Numbers are approximate and exclude exterior, demising & corridor walls

Allowable FAR = 2.5:1 (Floor Area = 97,000 sf)
Lot Area x 2.5 = 38,800 sf x 2.5 = 97,000 sf

Proposed FAR = 2.45:1 (95,000 sf Adjusted Gross Floor Area**)

** Gross Floor Area less the area occupied by the following permanent construction: exterior and interior walls, columns, stair shafts, elevator shafts, duct shafts, and in the case of office buildings, mechanical equipment rooms.

Maximum Height - 164 ft (or 12 Stories) via Conditional Use Permit
205 ft (or 15 Stories) via Planned Development
(Distance from R-1 or R-2 zoned lot greater than 500 ft)

Proposed Height*** = 68'-0" - 70'-0"
*** For buildings up to 70 ft, height is measured from the average of the natural grade elevations of the corners of the property to the ceiling of the highest room permitted for human occupancy. For all other building, height is measured to the highest portion of the structure

Loading Spaces per 10-1-1501 - 2 Rooms (1.0%)
Loading Spaces per 10-1-1501 - 8 Rooms (4.1%)
Loading Spaces per 10-1-1501 - 110 Rooms (56.1%)

AERIAL SITE MAP:

- 7,500 sf
- 4,732 sf
- 7,105 sf
- 10,235 sf
- 17,340 sf
- 38,800 sf
- 97,000 sf

ASSESSOR MAP:

<table>
<thead>
<tr>
<th>PARCEL #</th>
<th>ADDRESS</th>
<th>ZIP</th>
<th>APN</th>
<th>Area (sf)</th>
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<tr>
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<td>550 N 3rd St.</td>
<td>91502</td>
<td>2460-034-019</td>
<td>30,264</td>
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<td>10</td>
<td>334 E Cypress Ave</td>
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<td>2460-034-010</td>
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Demolition Summary

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<th>Parcel #</th>
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<th>Existing Building Area</th>
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<tr>
<td>19</td>
<td>550 N 3rd St. Commercial/Industrial</td>
<td>Building 1 - 6,600 sf</td>
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<td>10</td>
<td>334 E Cypress Ave 2 Dwelling Unit</td>
<td>Building 2 - 1,006 sf</td>
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<tr>
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<td>Building 3 - 2,352 sf</td>
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<td><strong>Total</strong> 9,958 sf</td>
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Burbank AC Hotel (Marriott)
550 North 3rd Street
Burbank, California
ELEVATIONS

EAST ELEVATION

WEST ELEVATION - COURTYARD

MATERIALS

1. Metal Finish; Color - Dunn Edwards DE6356 Sheet Metal - Matt Finish or Equal
2. Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
3. Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
4. Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
5. Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
6. Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
7. Stucco Finish; Color - Dunn Edwards DE6357 Black Tie - Smooth Finish or Equal
8. Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
9. Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
10. Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
11. Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
12. Translucent Glass Finish with Various Color Lighting or Equal
13. AC Hotel Metal Logo & Lighting Fixture; Color TBD or Equal

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NORTH ELEVATION - COURTYARD

ELEVATIONS

EAST ELEVATION - COURTYARD

MATERIALS

1. Metal Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Matt Finish or Equal
2. Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
3. Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
4. Stucco Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Smooth Finish or Equal
5. Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
6. Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
7. Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
8. Stucco Finish; Color - Dunn Edwards DE6327 Black Tie - Smooth Finish or Equal
9. Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
10. Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
11. Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
12. Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
13. Translucent Glass Finish with Various Color Lighting or Equal
14. AC Hotel Metal Logo & Lighting Fixture, Color TBD or Equal

A2.20
BIRDS EYE VIEW AT N. 3RD & E. CYPRESS

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January 3, 2017
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BIRDS EYE VIEW AT N. 3RD & E. CYPRESS

EYE LEVEL LOOKING NORTH ALONG E. CYPRESS
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<td>“Postwar Boom”</td>
<td>“Black Tie”</td>
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Preliminary Landscape Plan
Site Illustrative Sections

December 28, 2016