

BURBANK AC HOTEL - MARRIOTT



DEVELOPMENT REVIEW

Submittal Date: January 10, 2017

Burbank AC Hotel (Marriott)

550 North 3rd Street Burbank, California

DKNHOTELS
A PASSION TO MAKE A DIFFERENCE

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ARCHITECTS

**TOGAWA
SMITH
MARTIN**

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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.6,379 square feet of Restaurant, AC Lounge, Meeting Rooms, & Lobby on ground level; and approx. 1,380 square feet of Fitness on the Podium Level. Organized around 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. Locating 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.

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 courtyard and Plaza. Approximately 7,500 square feet of guest amenity space is provided including an AC Lounge, Lobby/Reception, Restaurant/Breakfast/Buffer, Three Meeting Rooms and Laundry located on the ground level. The main courtyard, directly accessible from the AC Lounge, features an active atmosphere with various gathering areas around the Pool and Fitness Room. The Viewing Deck directly connected to the Hotel Guests and to the Ground Level Plaza, offers opportunity for quieter, more intimate gathering areas.

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



PROJECT DATA / INFO:

Zone - BCC-2 (Burbank Center Commercial Limited Business)

Project Address - 550 North 3rd Street, Burbank, CA

Lot Area - 38,803 SF (0.891 Acre)

Proposed Density - 196 Hotel Rooms

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.

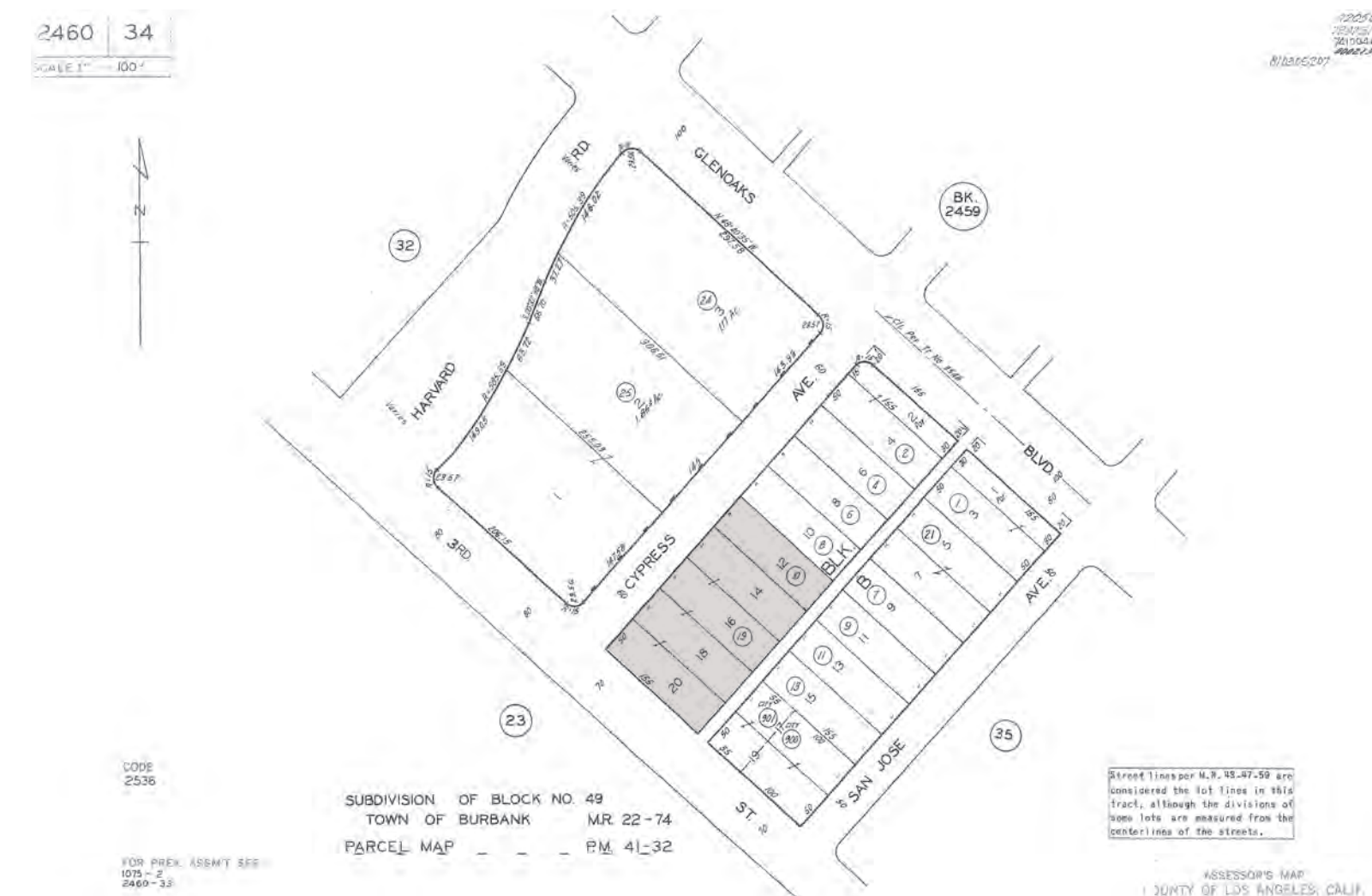
Maximum Height -
164 ft (or 12 Stories) via Conditional Use Permit
205 ft (or 15 Stories) via Planned Development
(Distance from R-1 or R-2 zoned lot greater than 500 ft)

Proposed Height* = 68'-0"**

*** 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 Loading Space Req'd (300 sq. min. per storage)
Loading Space Proposed - 600 sf Provided on Ground Level

ASSESSOR MAP:



PARCEL #	ADDRESS	ZIP	APN	Area (sf)
19	550 N 3rd St.	91502	2460-034-019	30,264
10	334 E Cypress Ave	91502	2460-034-010	7,535

Setbacks Required

Front (& Side Yards on Corner Lots) -
5 ft Min. or 20% of Building Height, whichever is greater

20% of Building Height = 68'-0" x 0.2 = 13'-6" Required

Setbacks Provided

Average Setback along Cypress Avenue = 32'-0"
Average Setback along 3rd Street = 51'-6"

Amenities

	Proposed
Front of House	10,235 sf
Back of House	7,105 sf
Total	17,340 sf

Ground Level Plaza	7,500 sf
Podium Courtyard	7,185 sf
Viewing Deck	4,732 sf

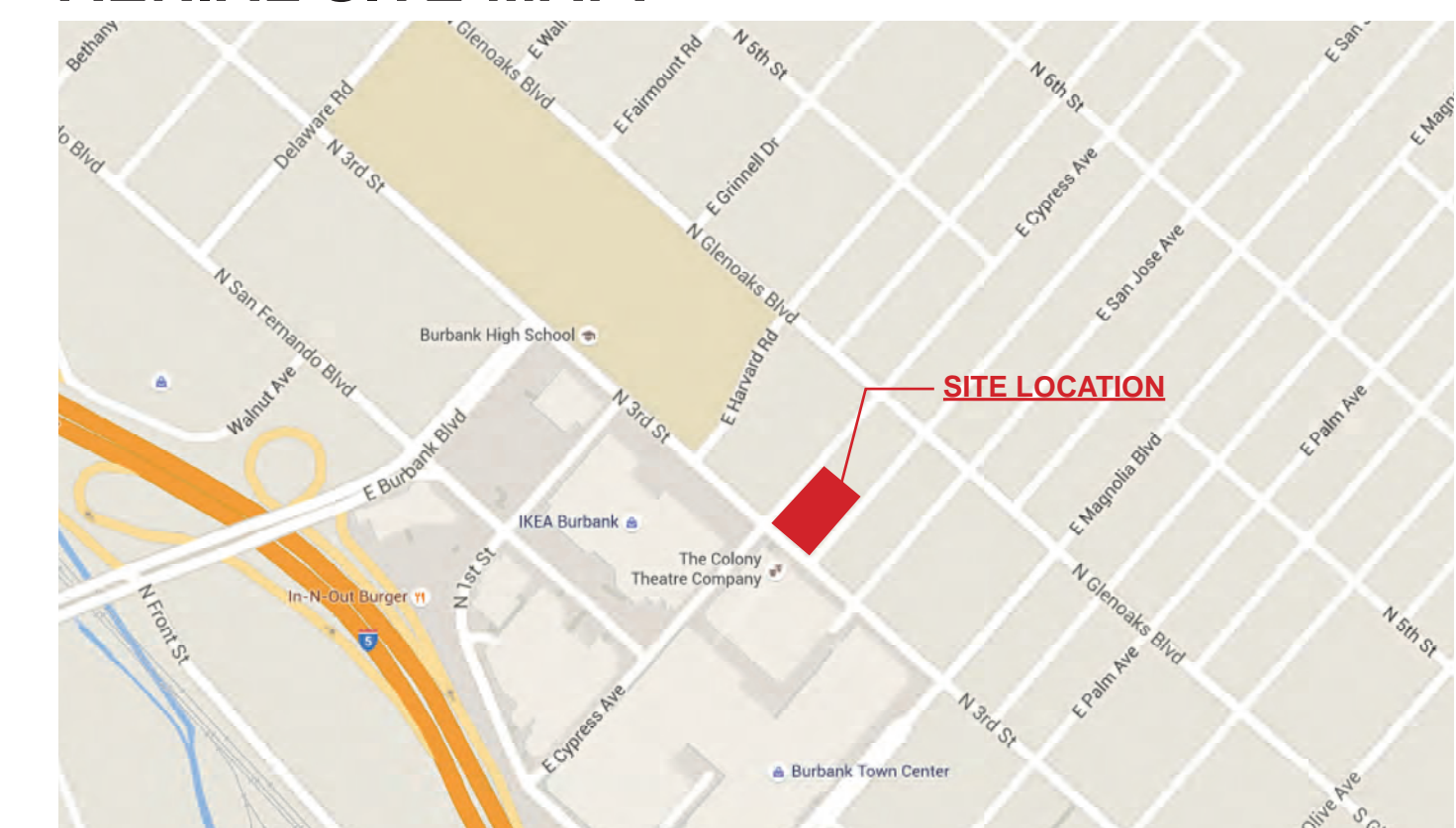
Parking Required = 196 Spaces

196 Rooms x 1.0 Space = 196 Spaces
Cal Green Code (8%) EV & LEV Low Emitting/Fuel Effic. Vehicle =
16 vehicles required

Parking Provided = 196 Spaces

1st Level = 5 Standard & 2 H/C Stalls
P1 Level = 85 Standard & 4 H/C Stalls
P2 Level = 90 Standard Stalls
P3 Level = 10 Standard Stalls

AERIAL SITE MAP:



A2.2



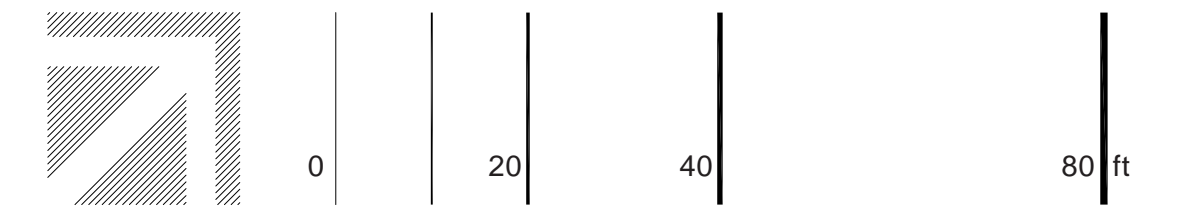
SITE INFO / PROJECT DATA

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 550 North 3rd Street
 Burbank, California



ILLUSTRATIVE SITE PLAN

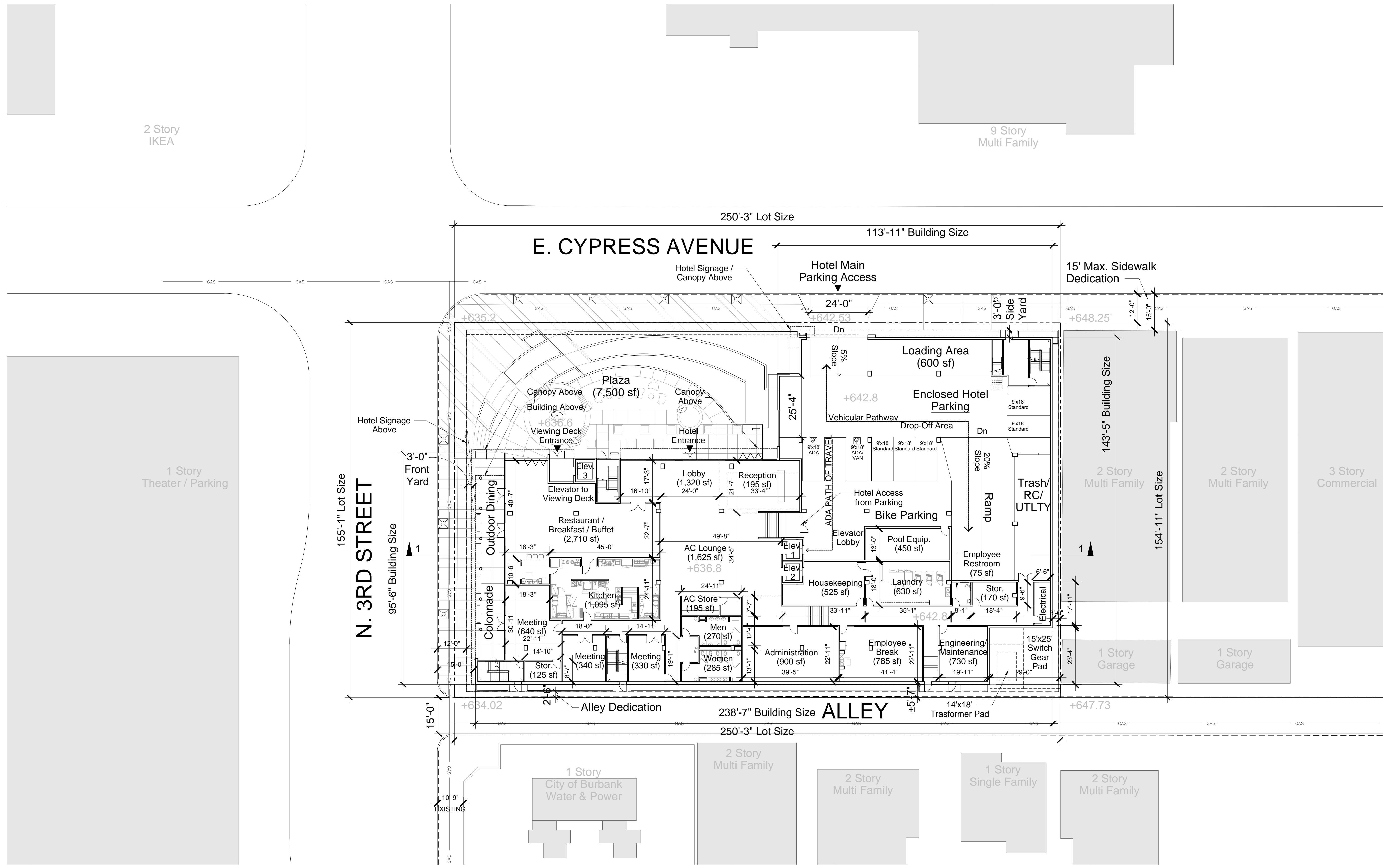
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A2.3

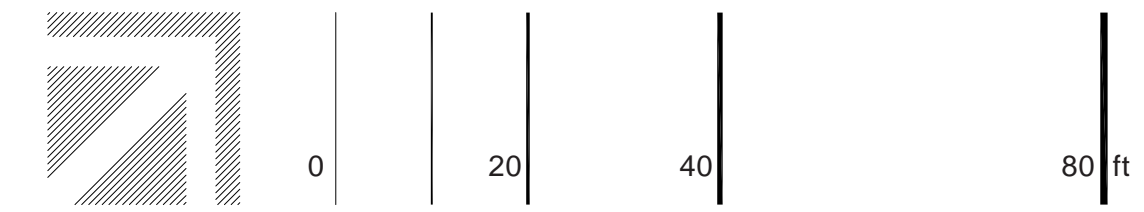


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SITE PLAN
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A2.4

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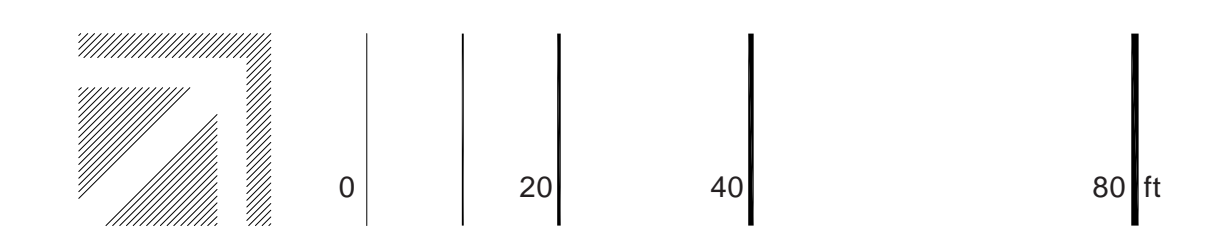


Demolition Summary

Parcel #	Address	Existing Building Area
19	550 N 3rd St. Commercial/Industrial	Building 1 - 6,600 sf
10	334 E Cypress Ave 2 Dwelling Unit	Building 2 - 1,006 sf Building 3 - 2,352 sf
Total		9,958 sf

 Building for Demolition

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DEMOLITION PLAN - EXISTING BLDG.

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2 Story
IKEA

9 Story
Multi Family

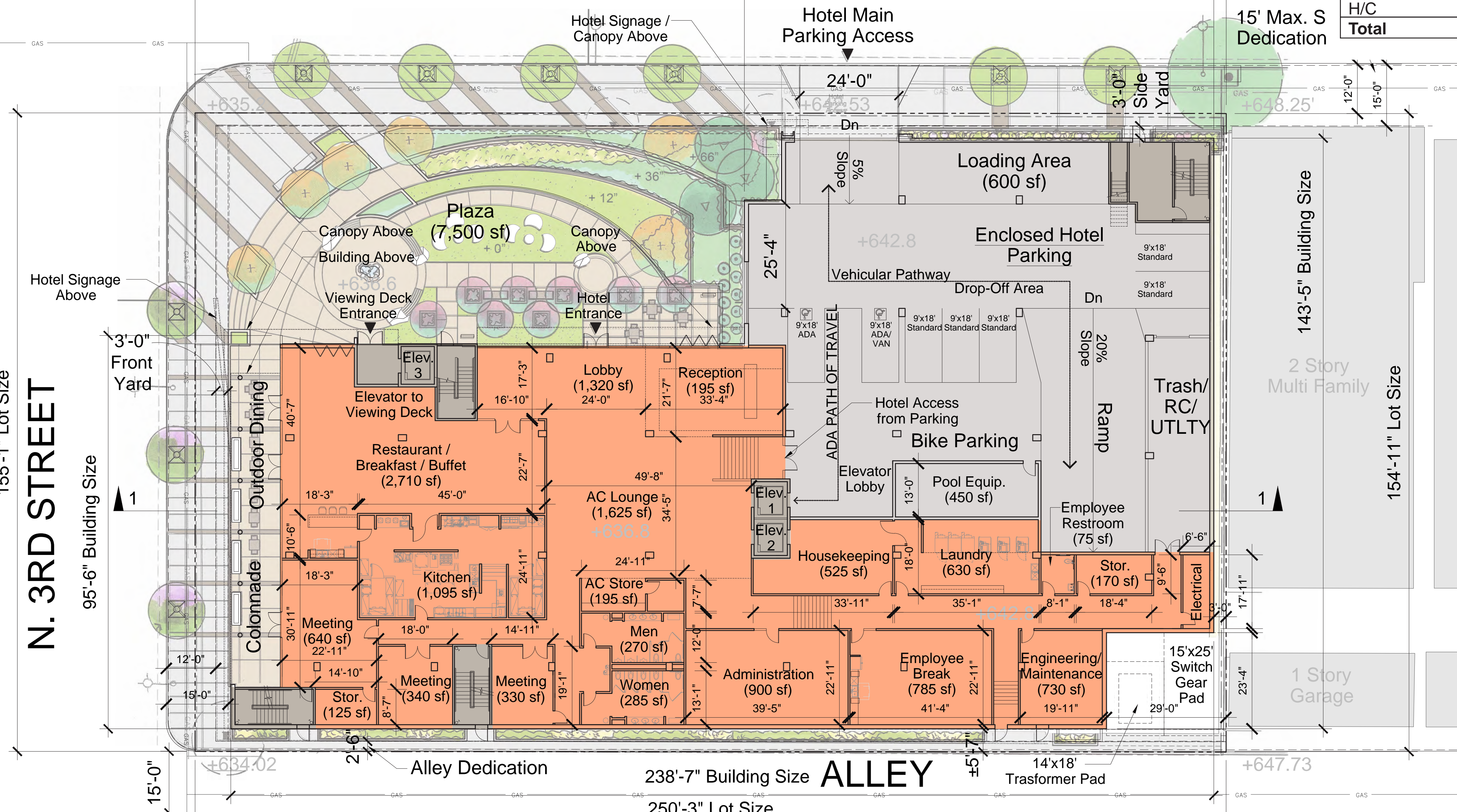
250'-3" Lot Size

113'-11" Building Size

Per Level Parking

	Stalls
Standard	5
H/C	2
Total	7

E. CYPRESS AVENUE



155'-1" Lot Size

N. 3RD STREET

95'-6" Building Size

238'-7" Building Size

250'-3" Lot Size

ALLEY

143'-5" Building Size

2 Story
Multi Family

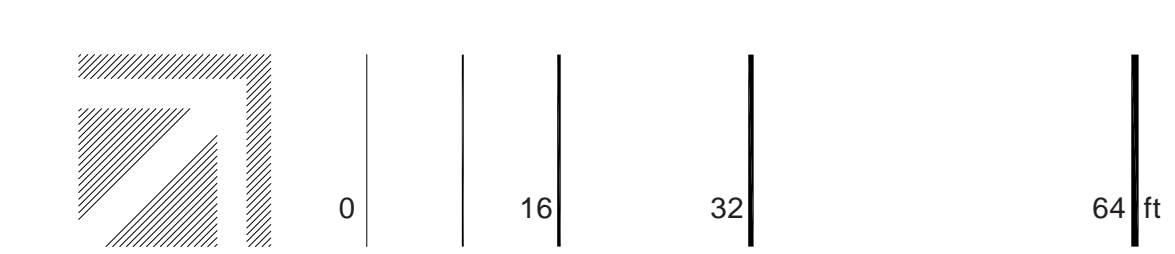
154'-11" Lot Size

1 Story
Garage

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550 North 3rd Street

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1ST LEVEL PLAN

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A2.6



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2 Story
IKEA

9 Story
Multi Family

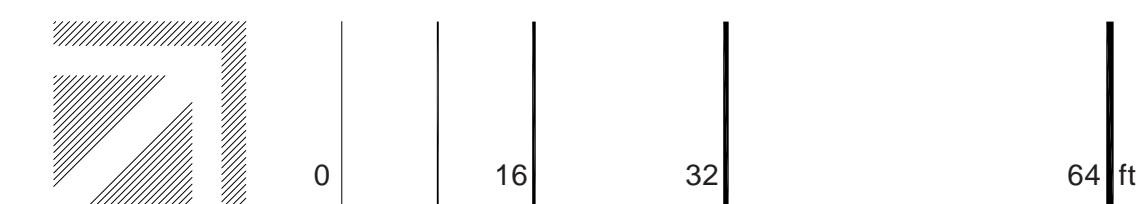
E. CYPRESS AVENUE

N. 3RD STREET



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2ND LEVEL PLAN - PODIUM

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A2.7



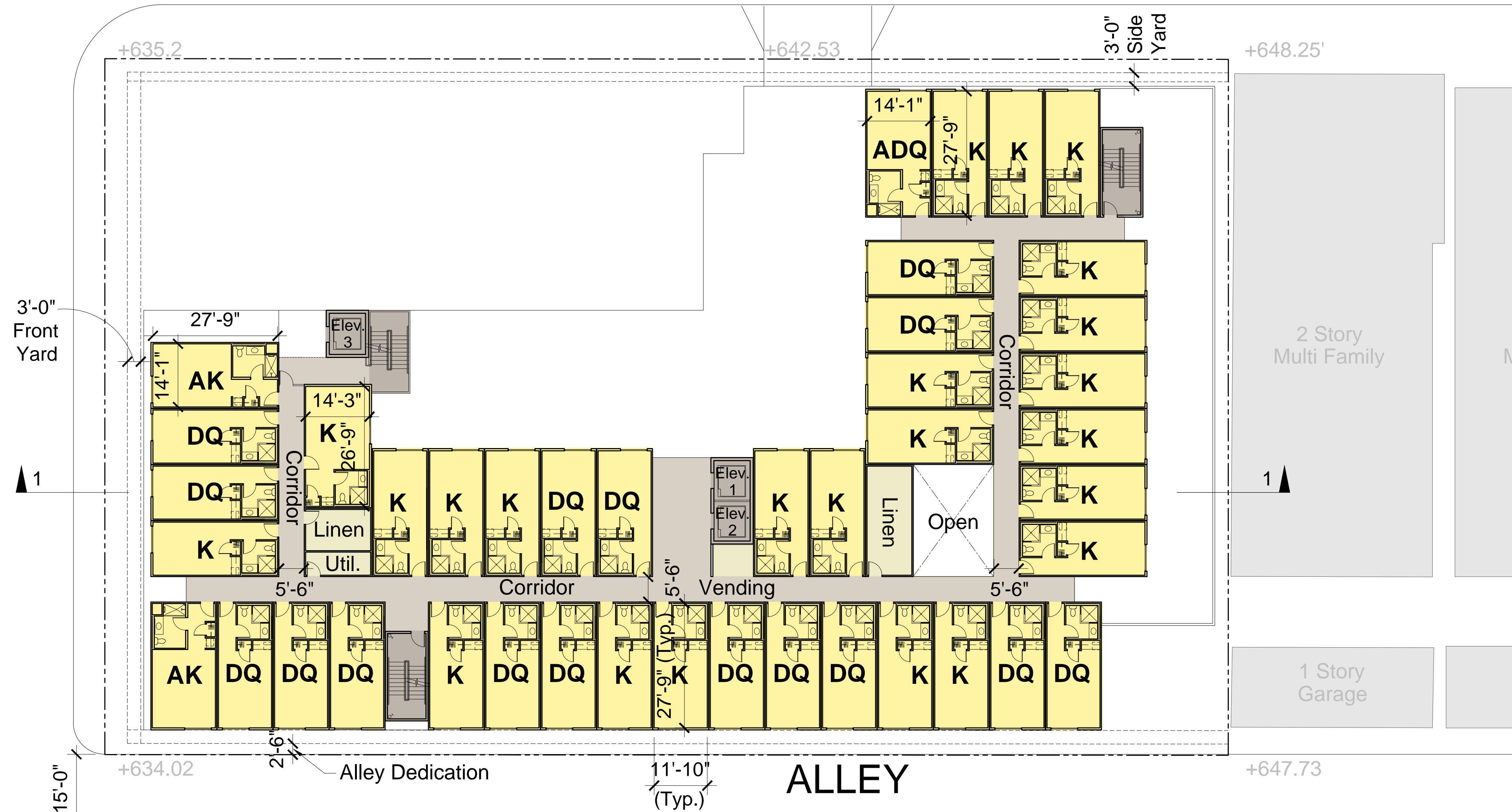
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2 Story
IKEA

9 Story
Multi Family

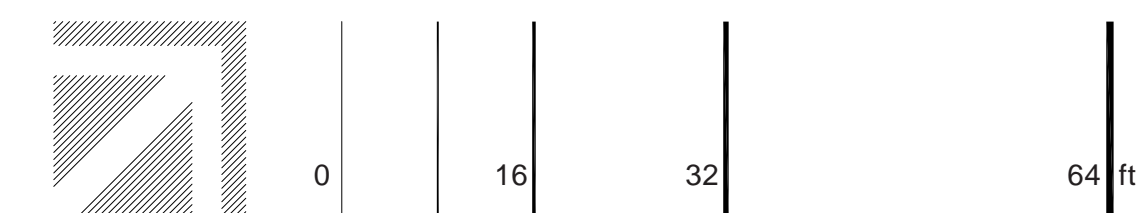
E. CYPRESS AVENUE

N. 3RD STREET



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3RD LEVEL PLAN

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A2.8

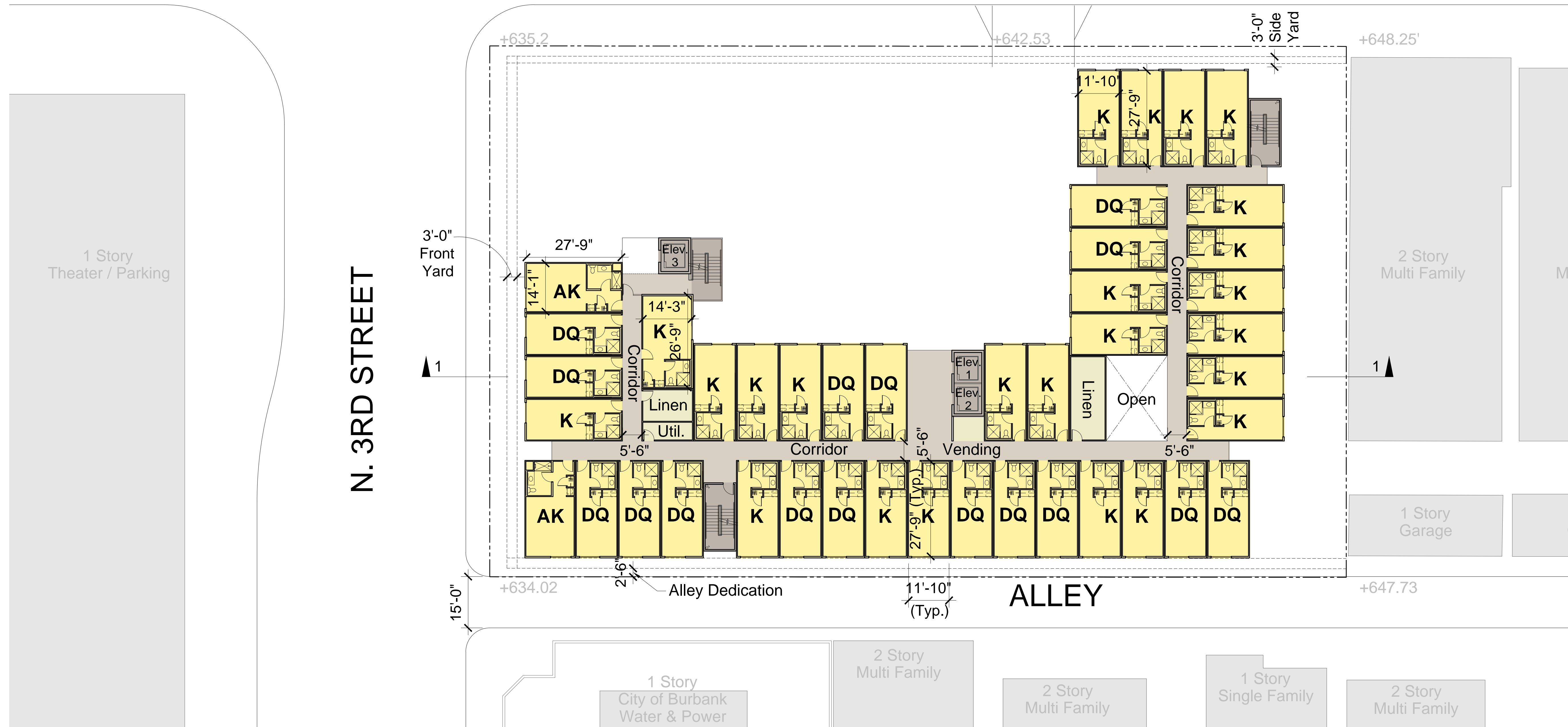


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2 Story
IKEA

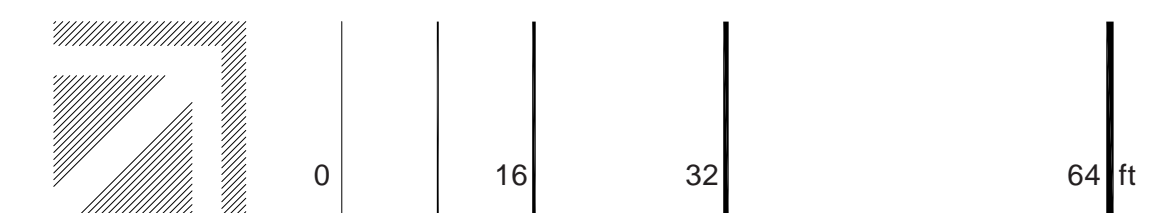
9 Story
Multi Family

E. CYPRESS AVENUE



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4TH LEVEL PLAN
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A2.9

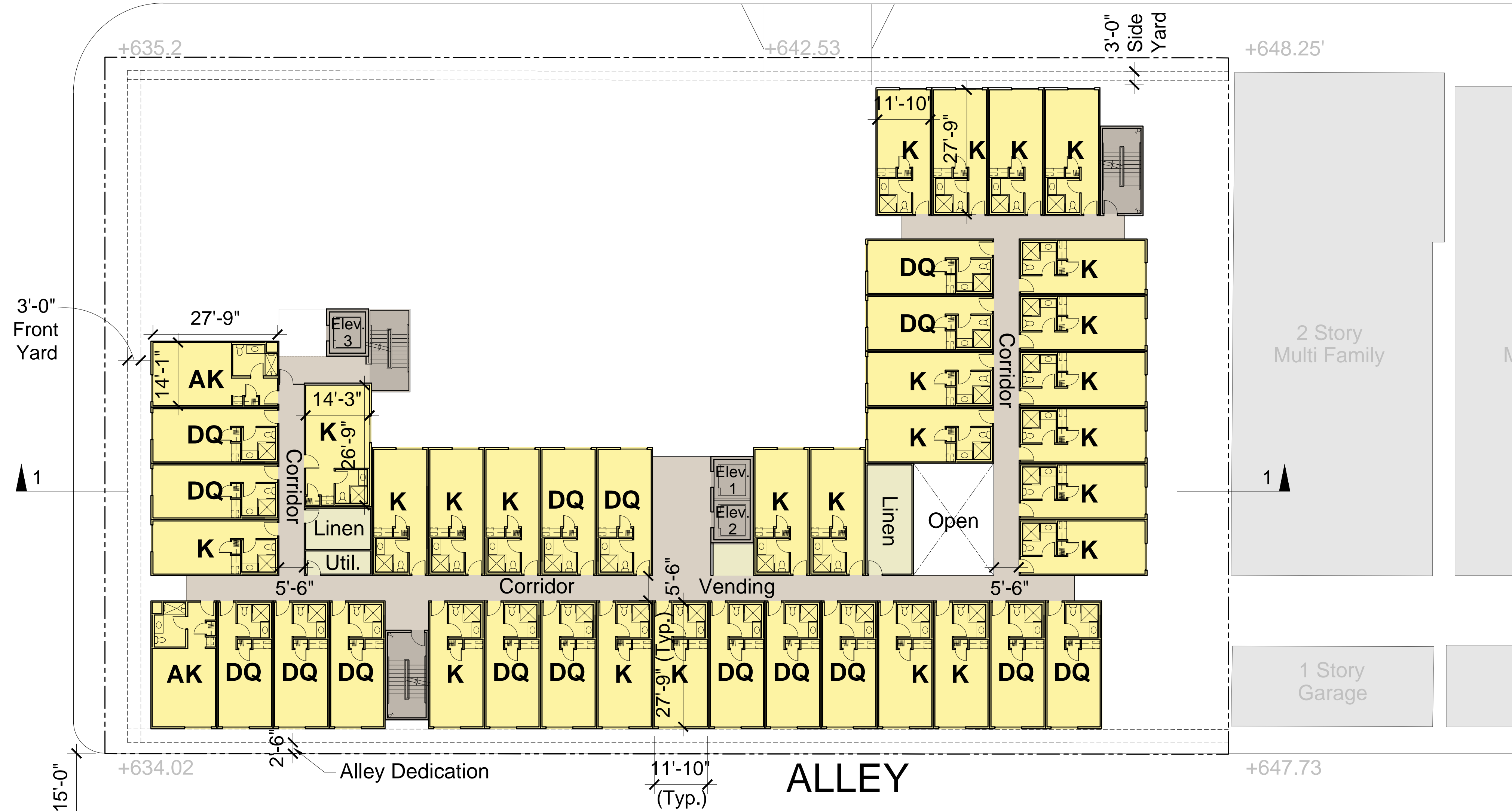
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2 Story
IKEA

9 Story
Multi Family

E. CYPRESS AVENUE

N. 3RD STREET



1 Story
Theater / Parking

2 Story
Multi Family

1 Story
Garage

1 Story
City of Burbank
Water & Power

2 Story
Multi Family

2 Story
Multi Family

1 Story
Single Family

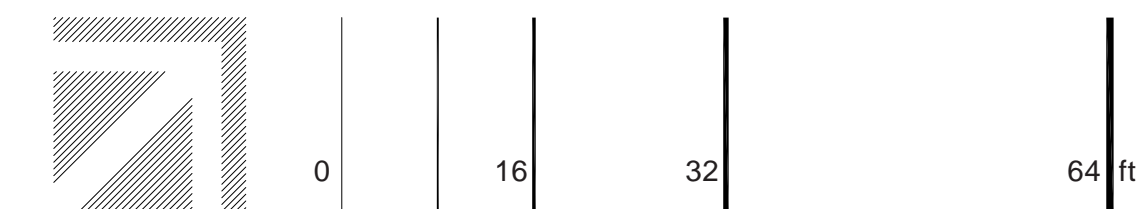
2 Story
Multi Family

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550 North 3rd Street

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5TH LEVEL PLAN

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A2.10



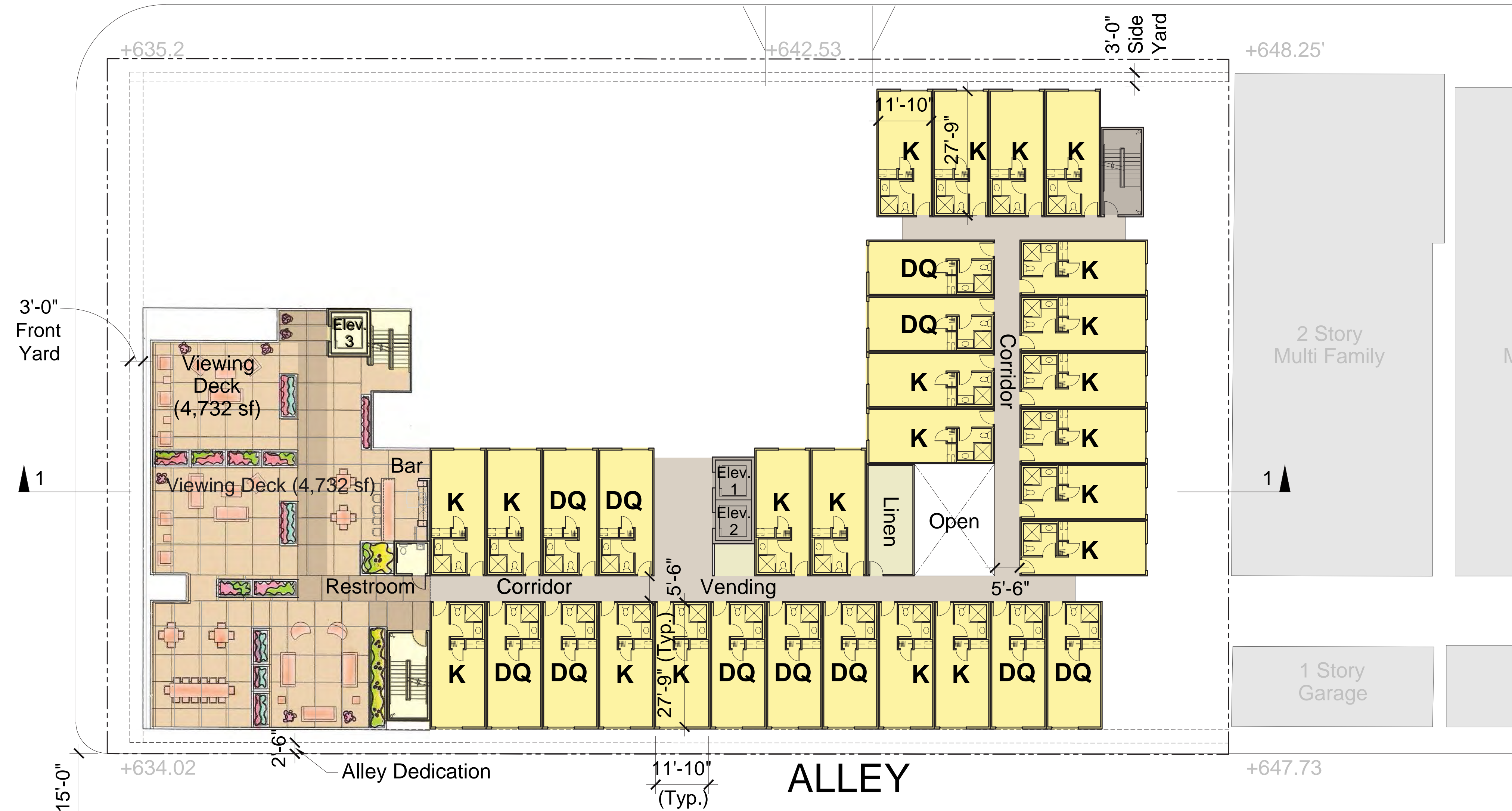
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2 Story
IKEA

9 Story
Multi Family

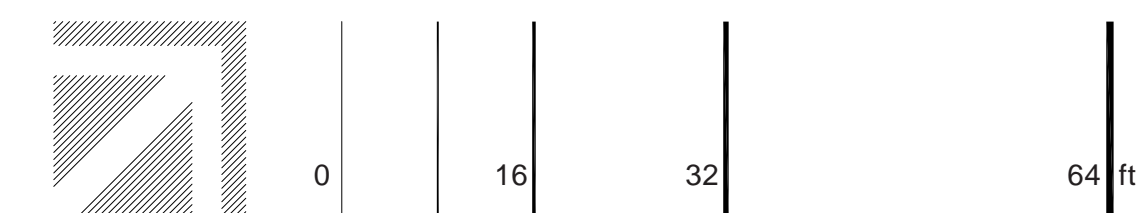
E. CYPRESS AVENUE

N. 3RD STREET



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6TH LEVEL PLAN

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A2.11



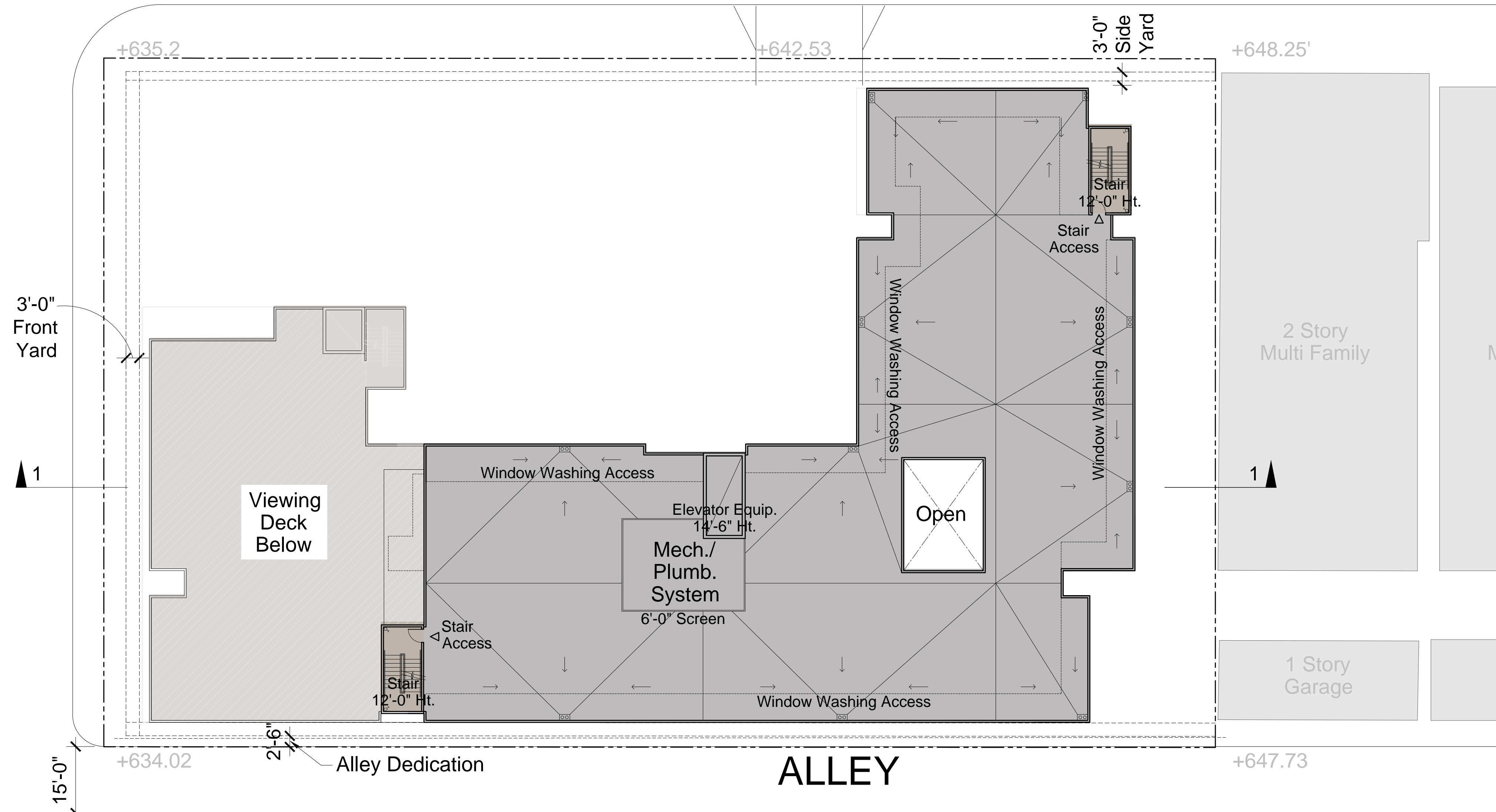
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2 Story
IKEA

9 Story
Multi Family

E. CYPRESS AVENUE

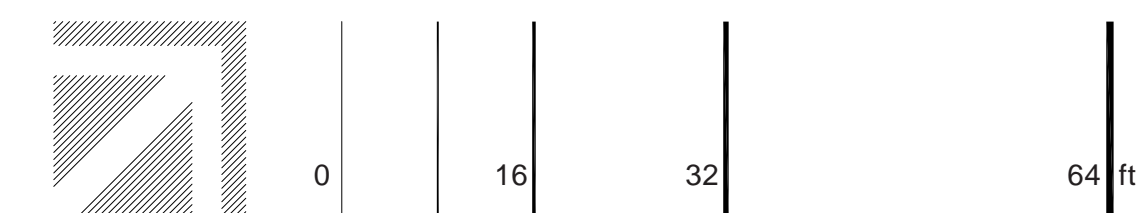
N. 3RD STREET



Burbank AC Hotel (Marriott)

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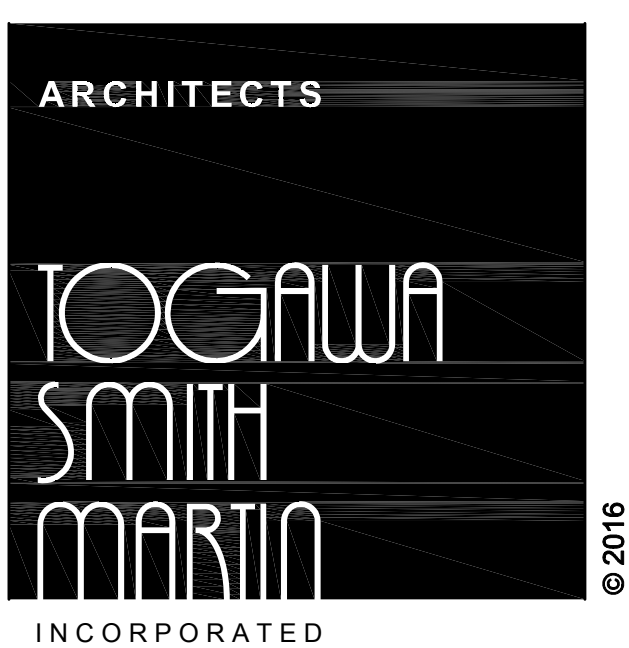
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ROOF LEVEL PLAN

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A2.12



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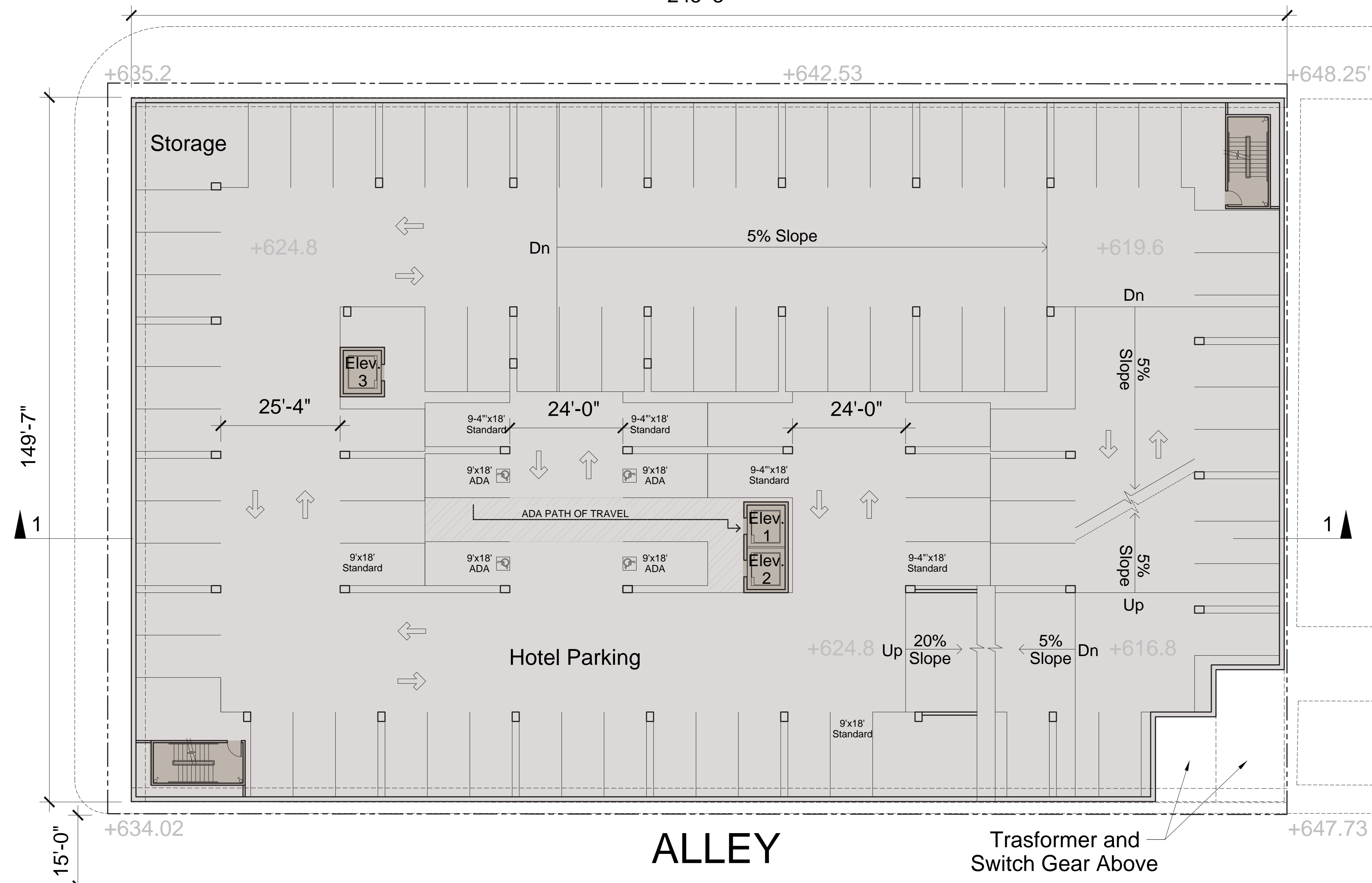
E. CYPRESS AVENUE

245'-3"

Per Level Parking

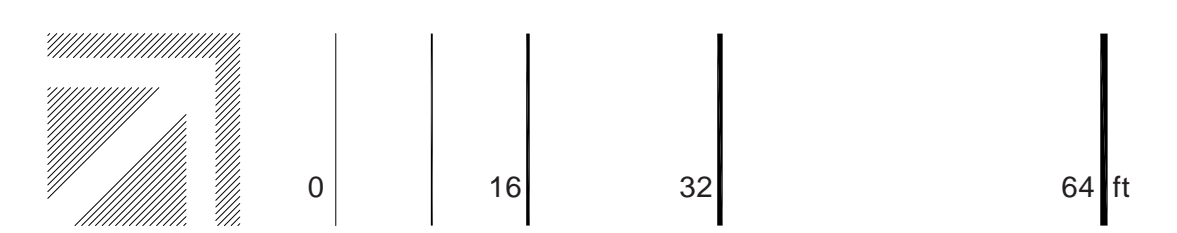
	Stalls
Standard	85
H/C	4
Total	89

N. 3RD STREET



A2.13

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P1 LEVEL PLAN
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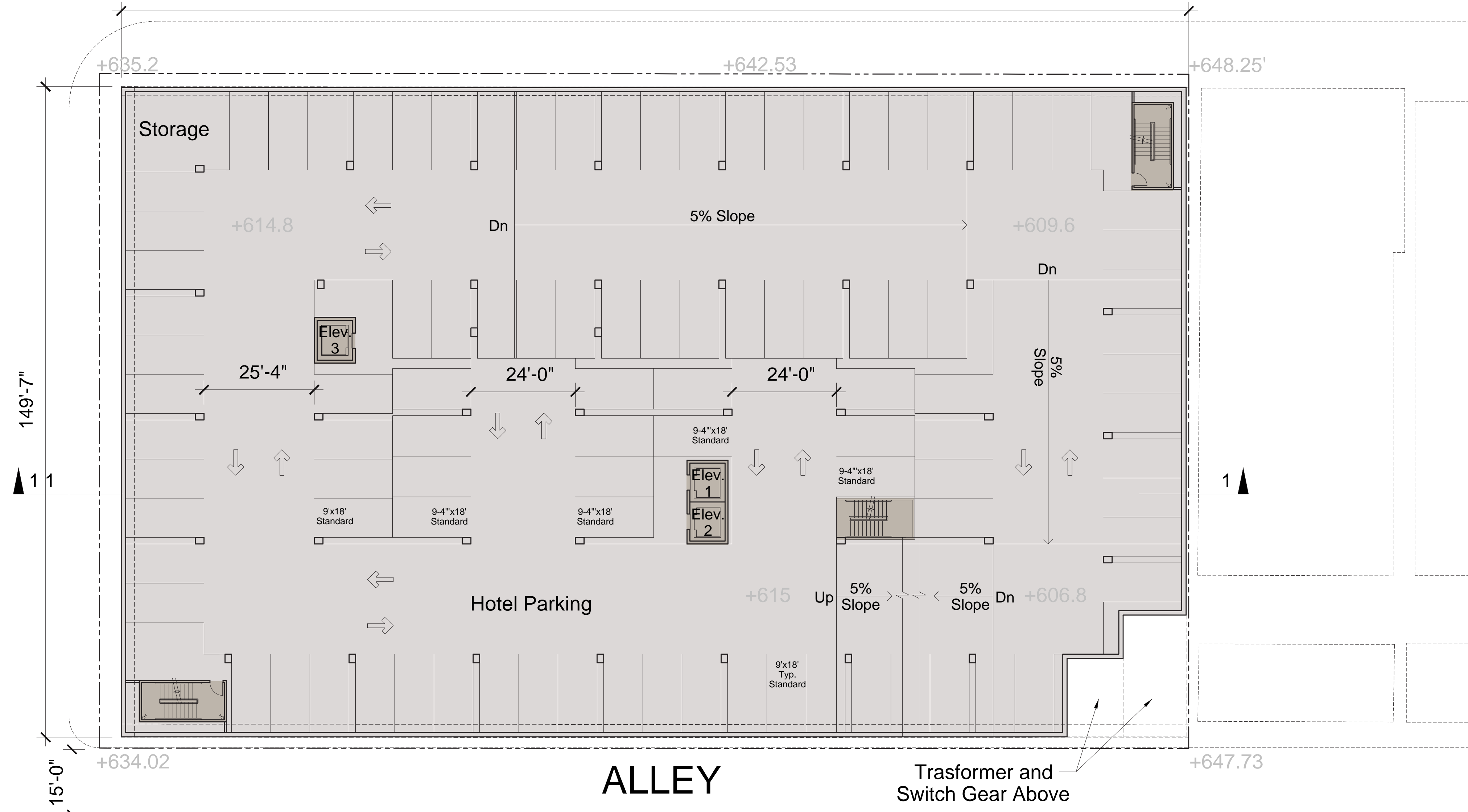
E. CYPRESS AVENUE

245'-3"

Per Level Parking

	Stalls
Standard	90
H/C	
Total	90

N. 3RD STREET



149'-7"

15'-0"

+635.2

+642.53

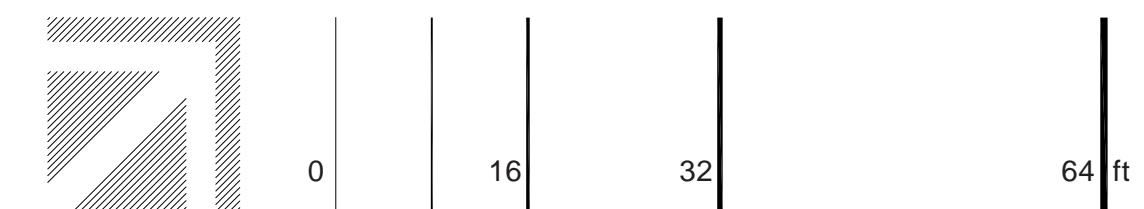
+648.25'

+634.02

+647.73

Burbank AC Hotel (Marriott)
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P2 LEVEL PLAN

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E. CYPRESS AVENUE

245'-3"

Per Level Parking

	Stalls
Standard	10
H/C	
Total	10

N. 3RD STREET

149'-7"



15'-0"

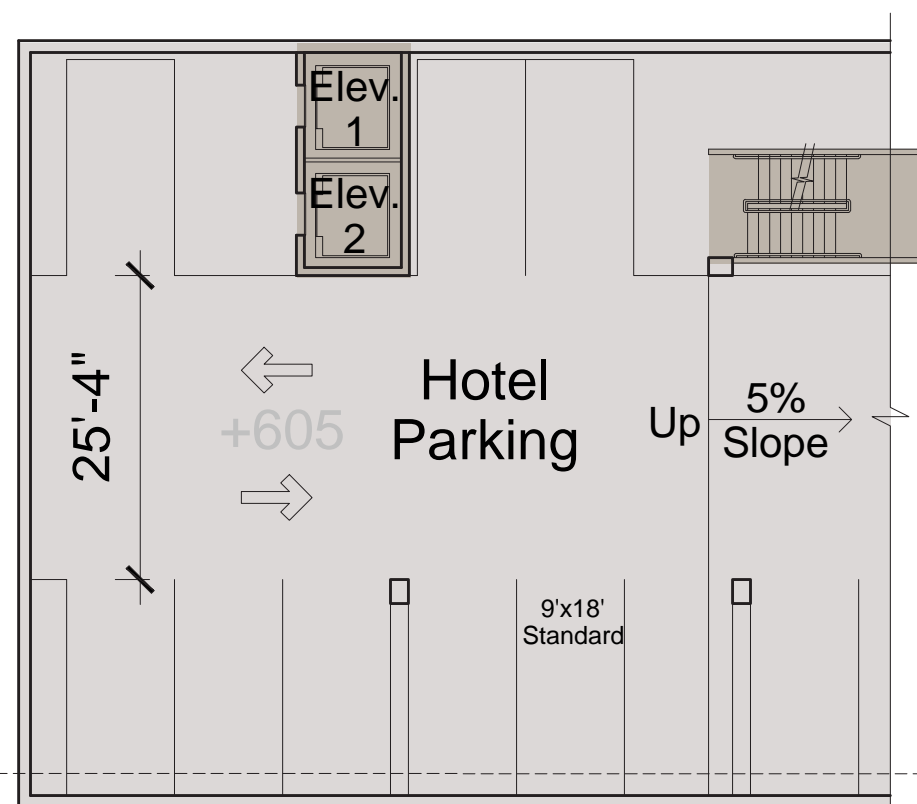
+635.2

+642.53

+648.25'

+634.02

+647.73

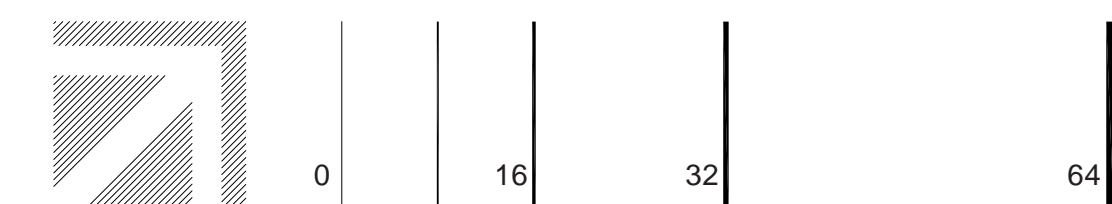


ALLEY

A2.15

Burbank AC Hotel (Marriott)

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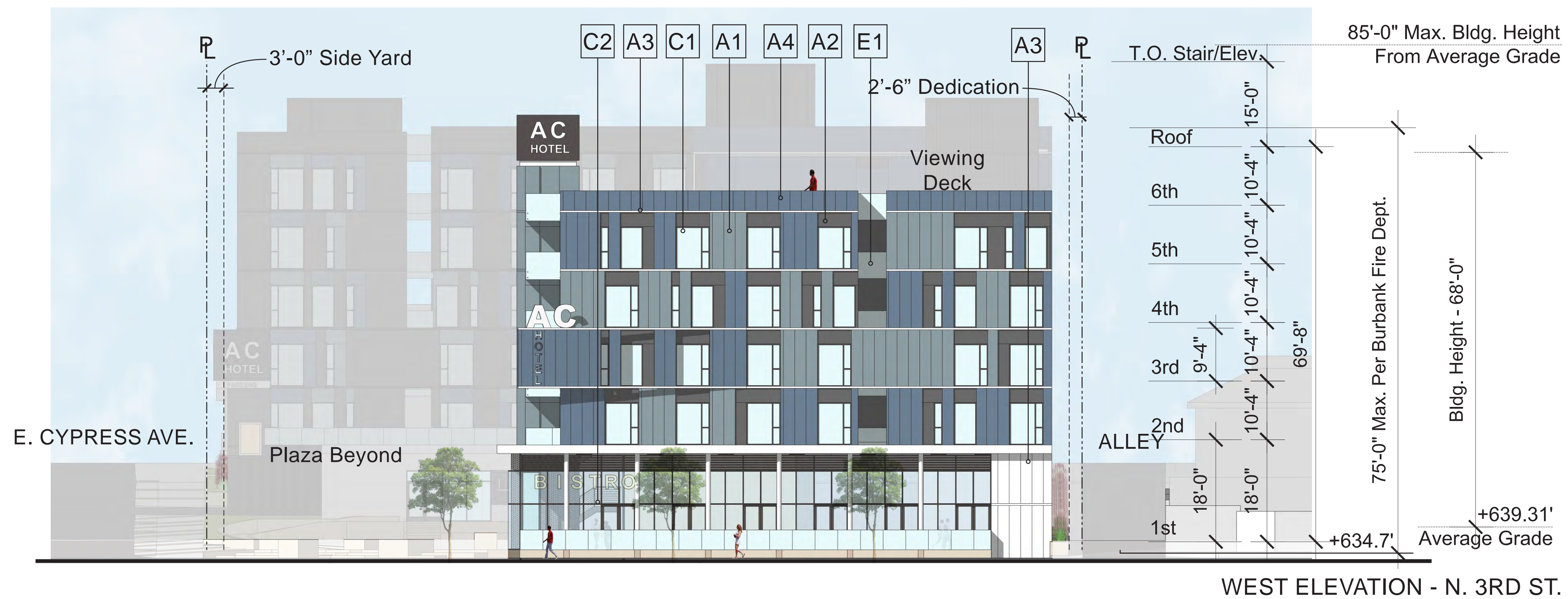


P3 LEVEL PLAN

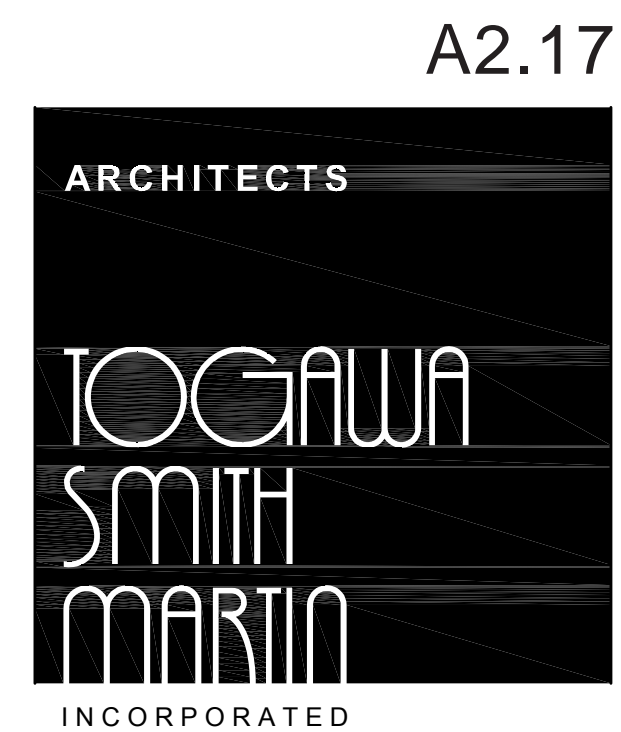
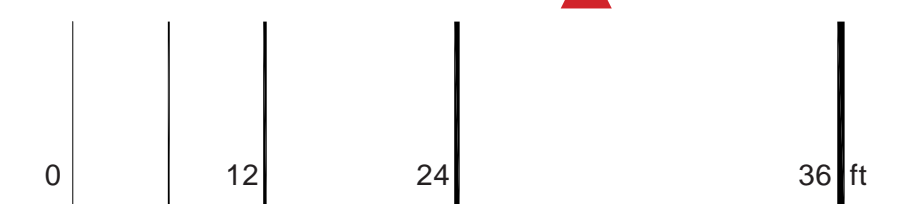
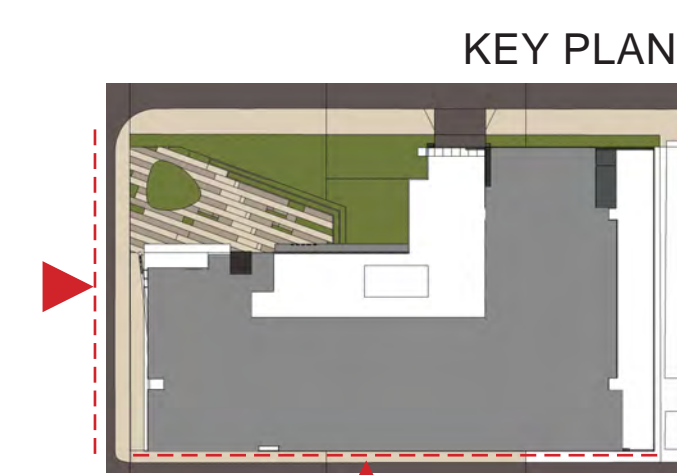
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MATERIALS	
A1	Metal Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Matt Finish or Equal
A2	Metal Finish; Color - Dunn Edwards DE6356 Sheet Metal - Matt Finish or Equal
A3	Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
A4	Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
B1	Stucco Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Smooth Finish or Equal
B2	Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
B3	Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
B4	Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
B5	Stucco Finish; Color - Dunn Edwards DE6357 Black Tie - Smooth Finish or Equal
C1	Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
C2	Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
D1	Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
E1	Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
F1	Translucent Glass Finish with Various Color Lighting or Equal
G1	AC Hotel Metal Logo & Lighting Fixture; Color TBD or Equal



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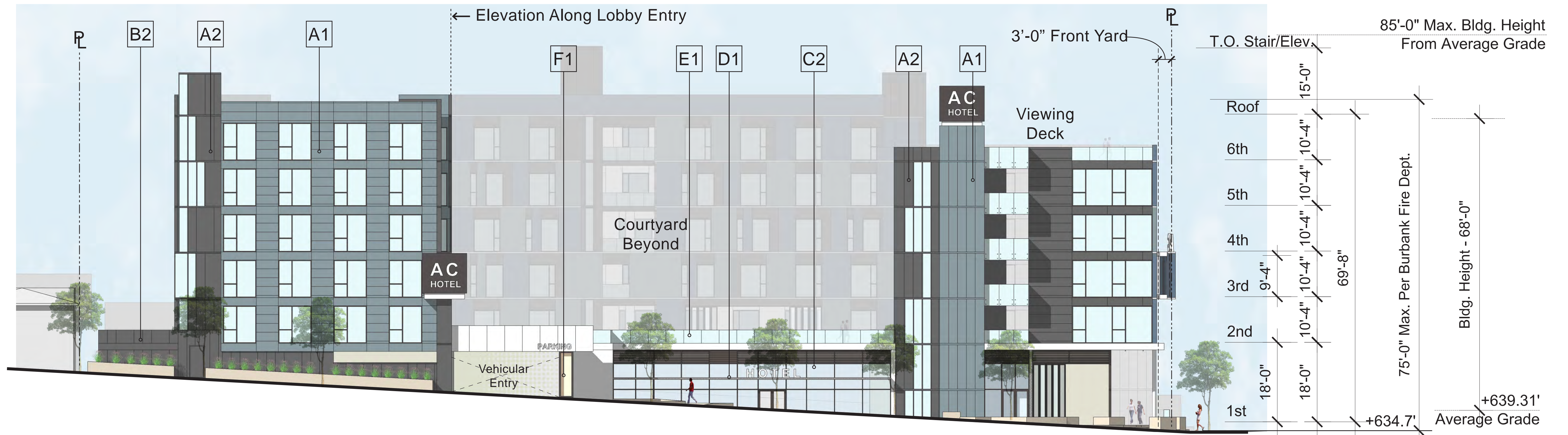


ELEVATIONS
January 3, 2017

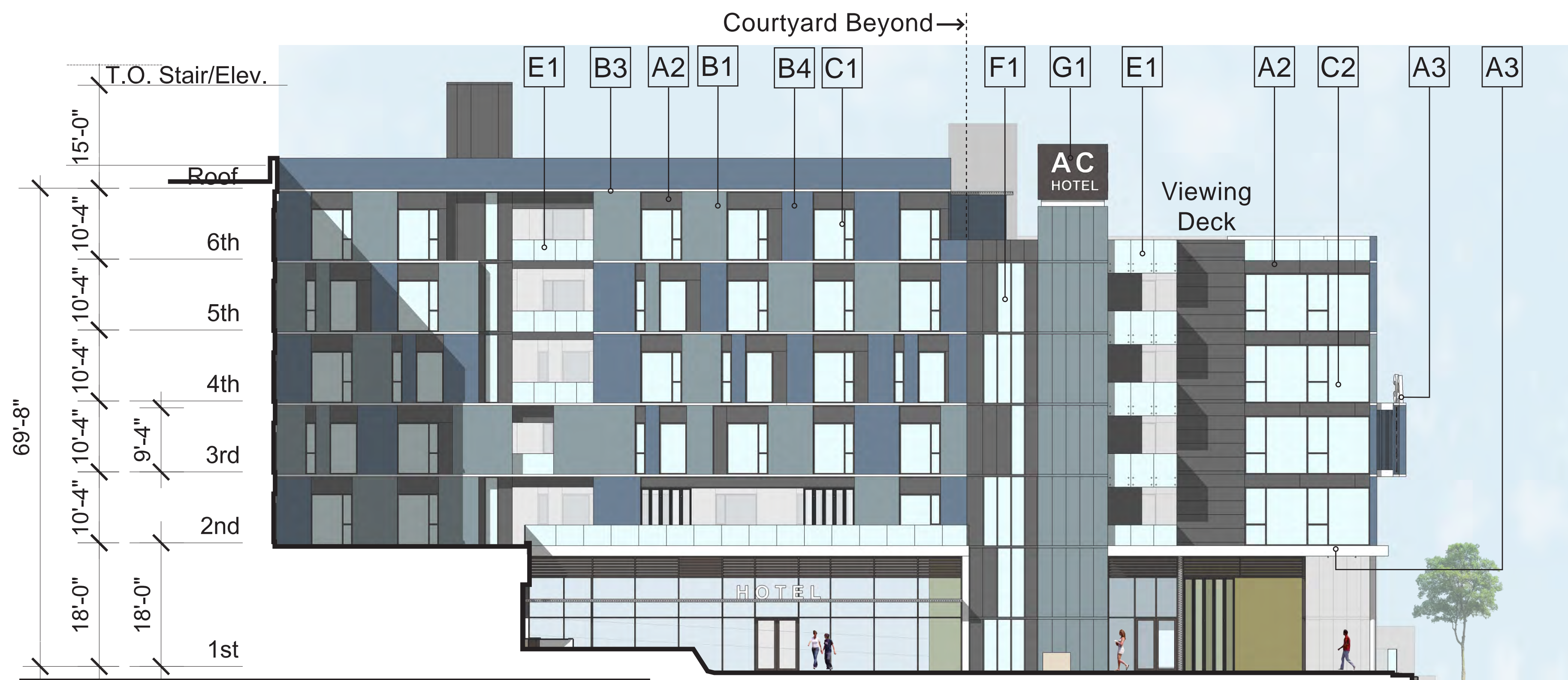
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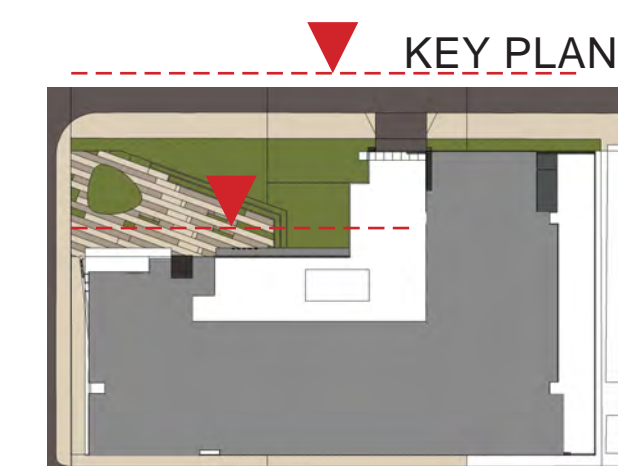


NORTH ELEVATION - E. CYPRESS AVE.



NORTH ELEVATION - COURTYARD

MATERIALS	
A1	Metal Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Matt Finish or Equal
A2	Metal Finish; Color - Dunn Edwards DE6356 Sheet Metal - Matt Finish or Equal
A3	Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
A4	Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
B1	Stucco Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Smooth Finish or Equal
B2	Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
B3	Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
B4	Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
B5	Stucco Finish; Color - Dunn Edwards DE6357 Black Tie - Smooth Finish or Equal
C1	Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
C2	Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
D1	Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
E1	Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
F1	Translucent Glass Finish with Various Color Lighting or Equal
G1	AC Hotel Metal Logo & Lighting Fixture; Color TBD or Equal

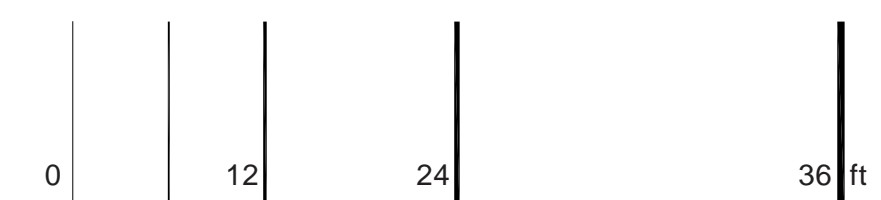


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ARCHITECTS

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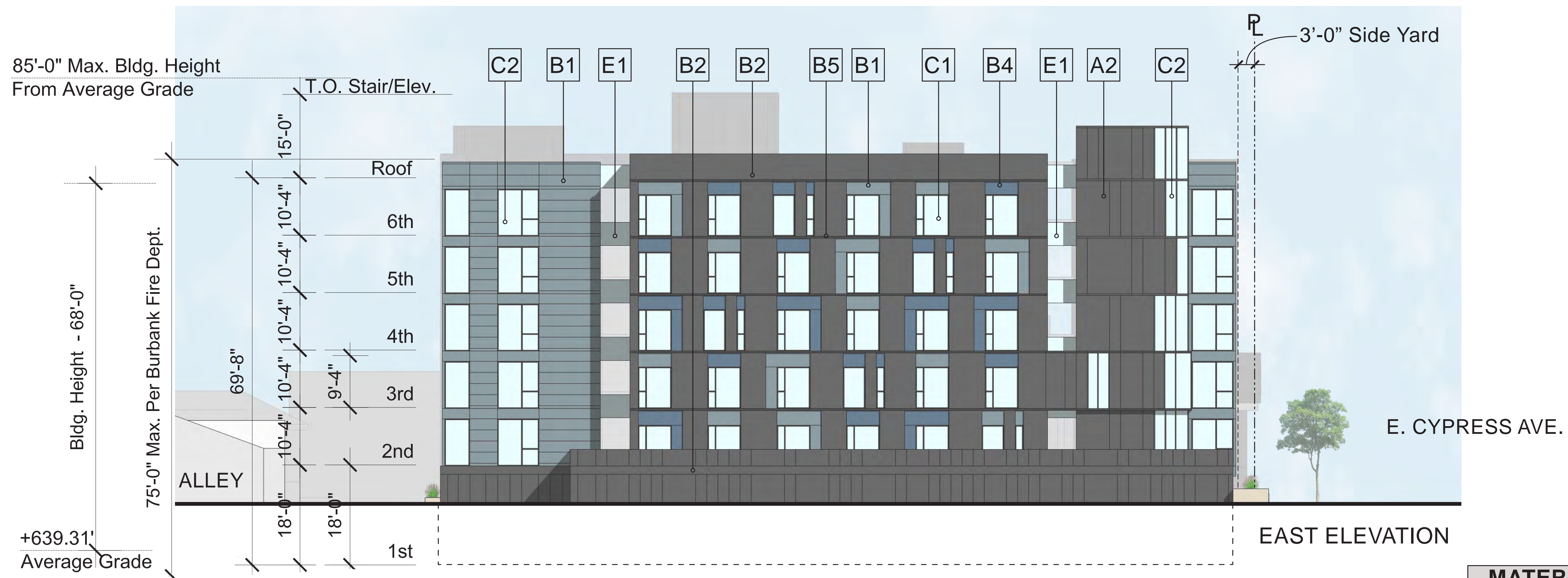


Burbank AC Hotel (Marriott)
550 North 3rd Street Burbank, California

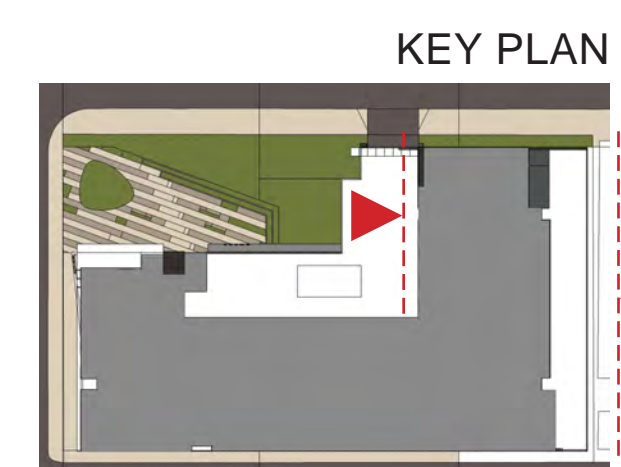


ELEVATIONS
January 3, 2017

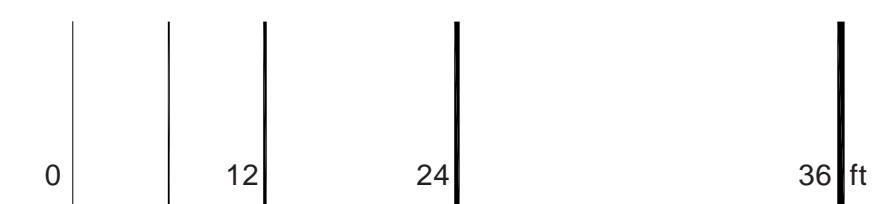
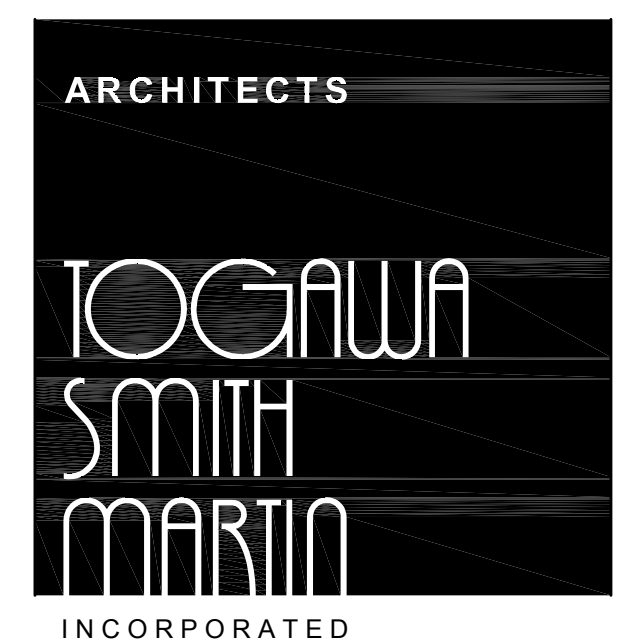
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Los Angeles, California 90071
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213.614.6051 fax
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MATERIALS	
A1	Metal Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Matt Finish or Equal
A2	Metal Finish; Color - Dunn Edwards DE6356 Sheet Metal - Matt Finish or Equal
A3	Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
A4	Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
B1	Stucco Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Smooth Finish or Equal
B2	Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
B3	Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
B4	Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
B5	Stucco Finish; Color - Dunn Edwards DE6357 Black Tie - Smooth Finish or Equal
C1	Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
C2	Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
D1	Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
E1	Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
F1	Translucent Glass Finish with Various Color Lighting or Equal
G1	AC Hotel Metal Logo & Lighting Fixture; Color TBD or Equal



A2.19



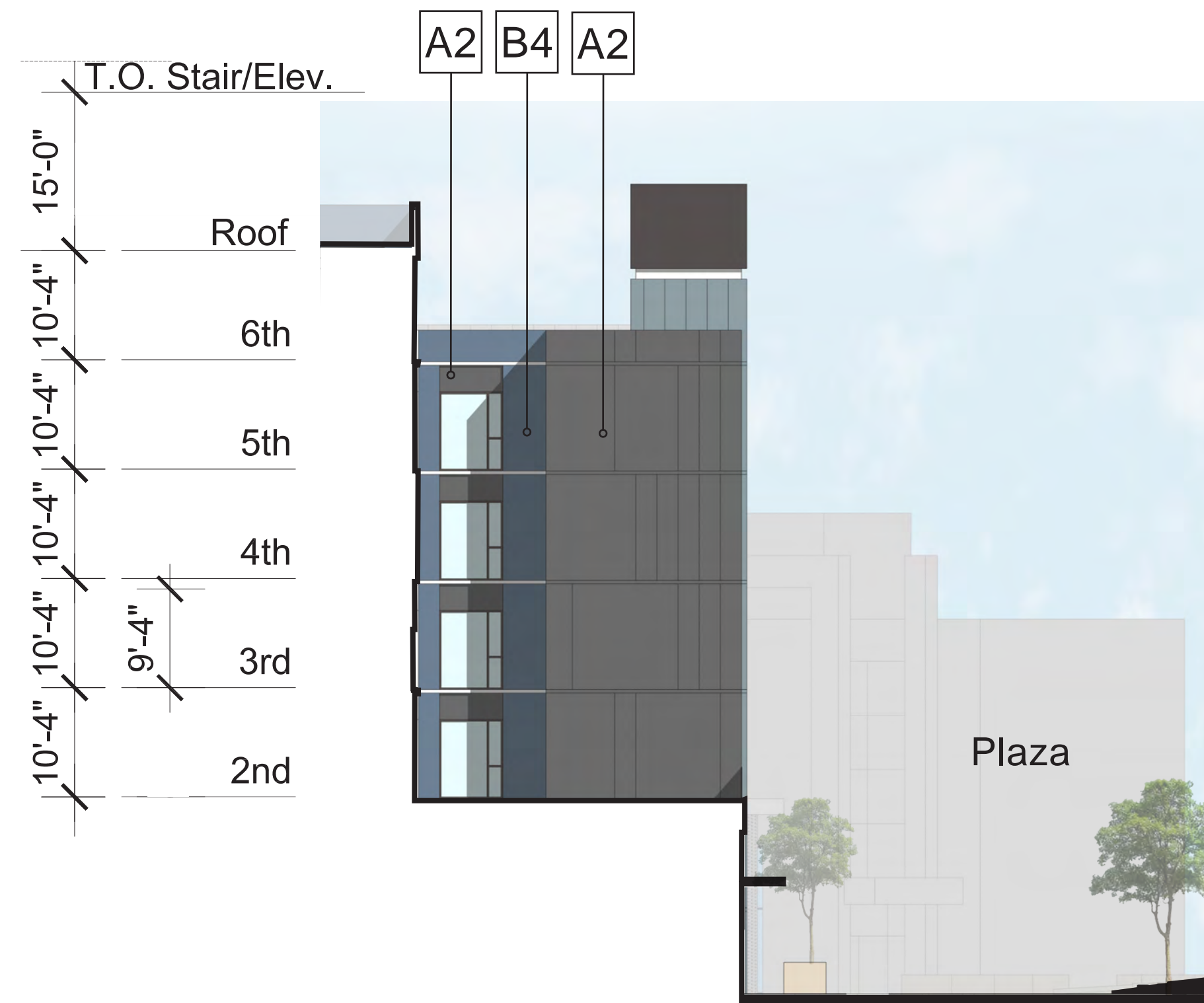
Burbank AC Hotel (Marriott)
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ELEVATIONS
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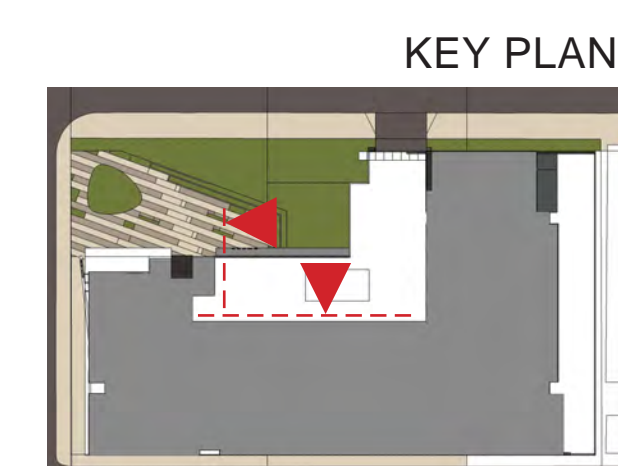


EAST ELEVATION - COURTYARD



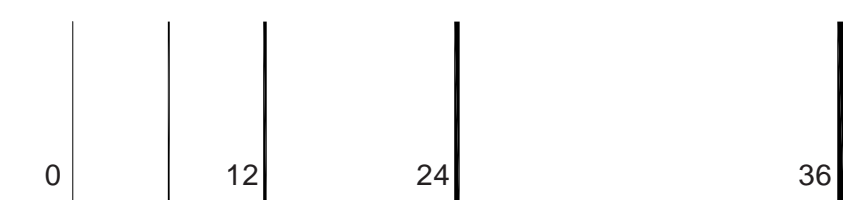
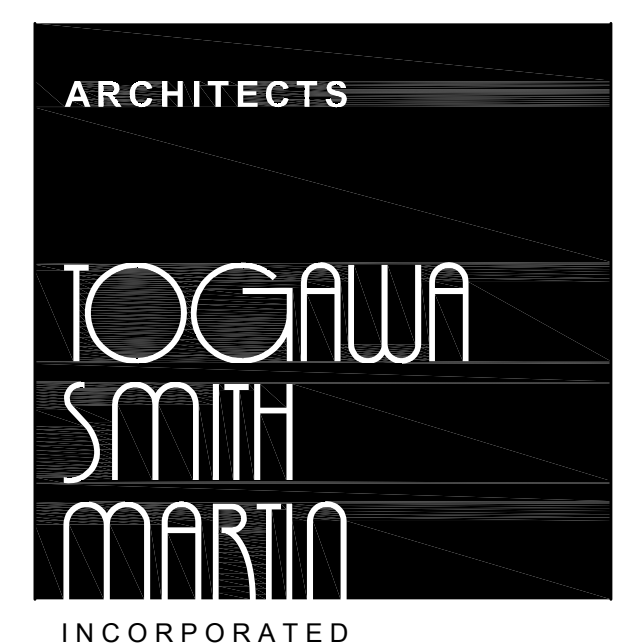
NORTH ELEVATION - COURTYARD

MATERIALS	
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A2	Metal Finish; Color - Dunn Edwards DE6356 Sheet Metal - Matt Finish or Equal
A3	Metal Finish; Color - Dunn Edwards DE6352 December Sky - Matt Finish or Equal
A4	Metal Finish; Color - Dunn Edwards DET584 Postwar Boom - Matt Finish or Equal
B1	Stucco Finish; Color - Dunn Edwards DET563 Mission Bay Blue - Smooth Finish or Equal
B2	Stucco Finish; Color - Dunn Edwards DE6356 Sheet Metal - Smooth Finish or Equal
B3	Stucco Finish; Color - Dunn Edwards DE6352 December Sky - Smooth Finish or Equal
B4	Stucco Finish; Color - Dunn Edwards DET584 Postwar Boom - Smooth Finish or Equal
B5	Stucco Finish; Color - Dunn Edwards DE6357 Black Tie - Smooth Finish or Equal
C1	Aluminum Window; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
C2	Aluminum Storefront; Dark Bronze AB-6, Anodized Aluminum Finish or Equal
D1	Metal Canopy; Perforated Metal, Color - Dunn Edwards DE6352 December Sky or Equal
E1	Glass Railing System; Clear Glass Finish with Seamless Connection or Equal
F1	Translucent Glass Finish with Various Color Lighting or Equal
G1	AC Hotel Metal Logo & Lighting Fixture; Color TBD or Equal



KEY PLAN

A2.20



ELEVATIONS

January 3, 2017

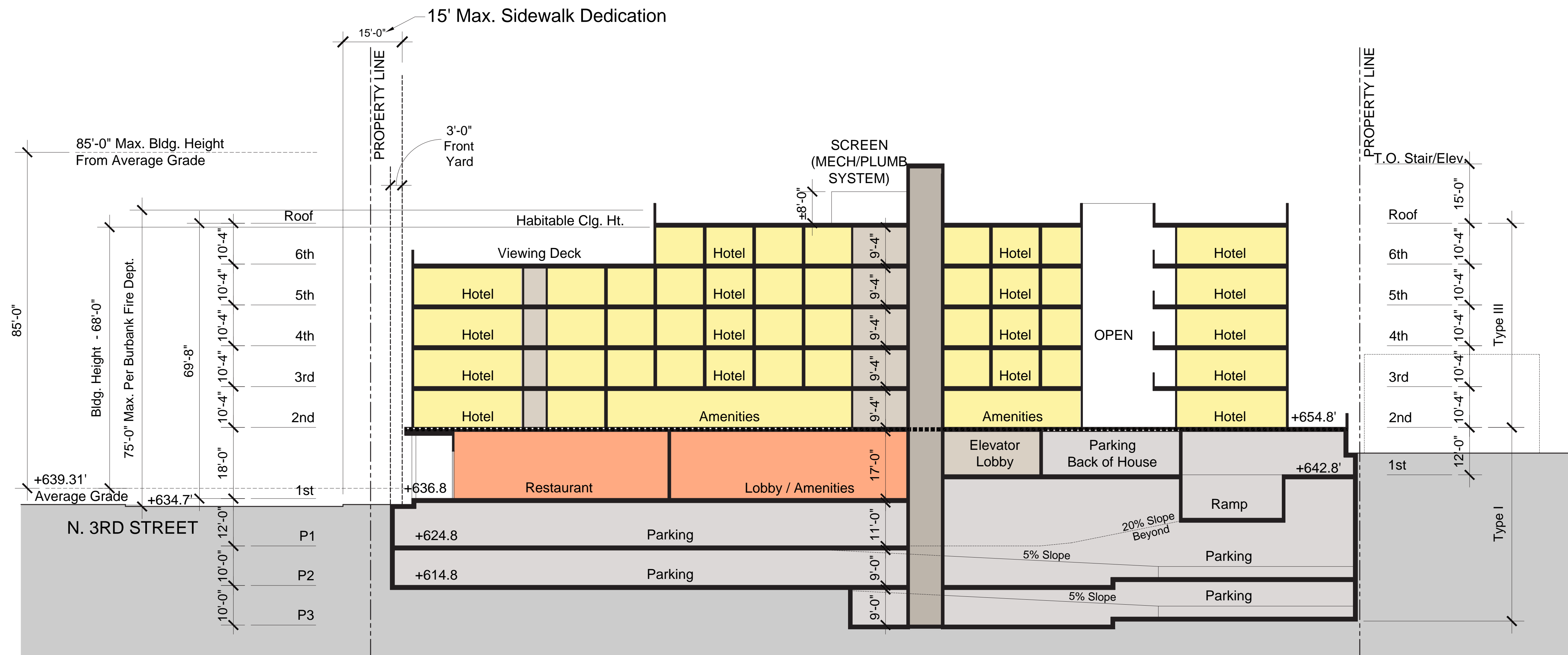
Burbank AC Hotel (Marriott)

550 North 3rd Street Burbank, California



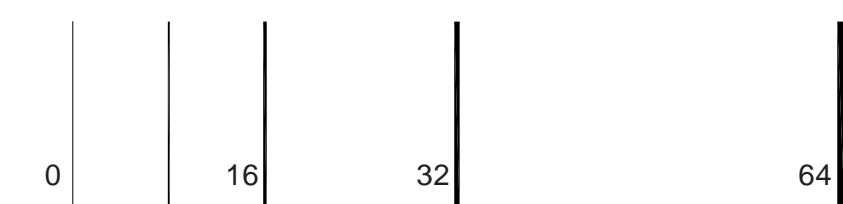
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BIRDS EYE VIEW AT N. 3RD & E. CYPRESS

Burbank AC Hotel (Marriott)

550 North 3rd Street Burbank, California



A2.24

ARCHITECTS

TOGAWA
SMITH
MARTIN

INCORPORATED

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PERSPECTIVE VIEWS

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EYE LEVEL VIEW AT N. 3RD & E. CYPRESS

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PERSPECTIVE VIEWS

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EYE LEVEL LOOKING NORTH ALONG E. CYPRESS



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

Burbank AC Hotel (Marriott)

550 North 3rd Street Burbank, California

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A2.26

ARCHITECTS

**TOGAWA
SMITH
MARTIN**

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PERSPECTIVE VIEWS

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EYE LEVEL VIEW ALONG N. 3RD



VIEW OF PLAZA



VIEW OF PLAZA CLOSE-UP



LOOKING WEST ON N. 3RD

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

DKNHOTELS
 A PASSION TO MAKE A DIFFERENCE

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ARCHITECTS
**TOGAWA
 SMITH
 MARTIN**

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PERSPECTIVE VIEWS

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EYE LEVEL VIEW ALONG E. CYPRESS



CLOSE-UP VIEW OF PARKING ENTRANCE



VIEW ALONG ALLEY LOOKING NORTH WEST



VIEW ALONG E. CYPRESS LOOKING SOUTHEAST

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A2.28



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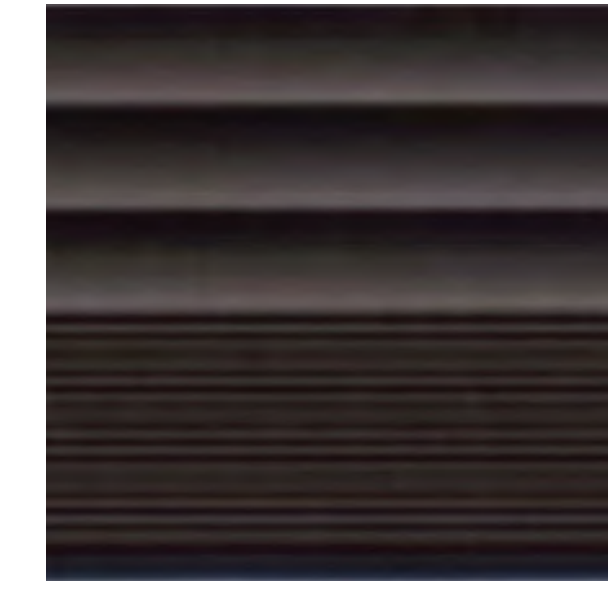
A1

Metal Finish;
Color To Match:
Dunn Edwards
DET563
"Mission Bay Blue"
Matte Finish or Equal




B1

Stucco Finish;
Color To Match:
Dunn Edwards
DET563
"Mission Bay Blue"
Smooth Finish
or Equal




C1

Aluminum Window;
Dark Bronze AB-6
Anodized Aluminum
Finish
or Equal



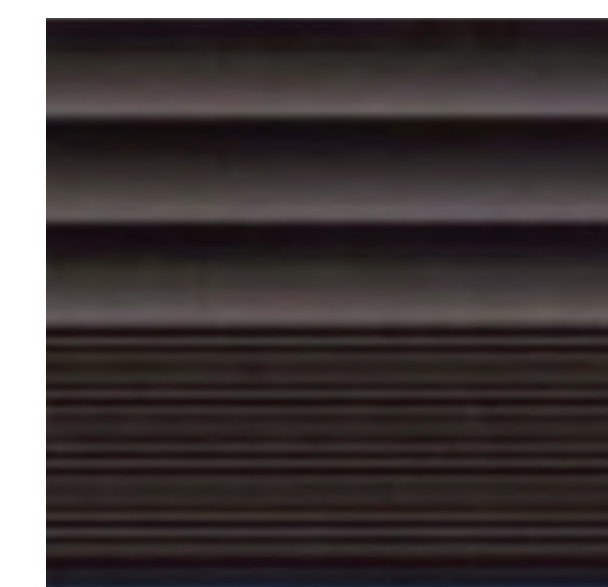
A2

Metal Finish;
Color To Match:
Dunn Edwards
DE6356
"Sheet Metal"
Matte Finish or Equal



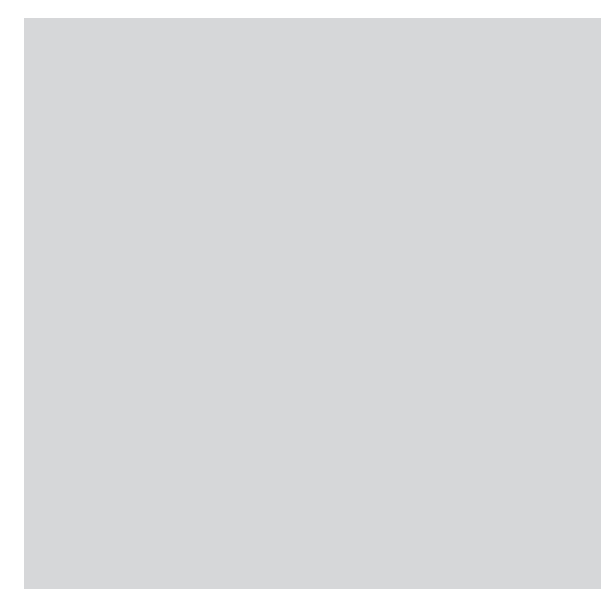
B2

Stucco Finish;
Color To Match:
Dunn Edwards
DE6356
"Sheet Metal"
Smooth Finish
or Equal



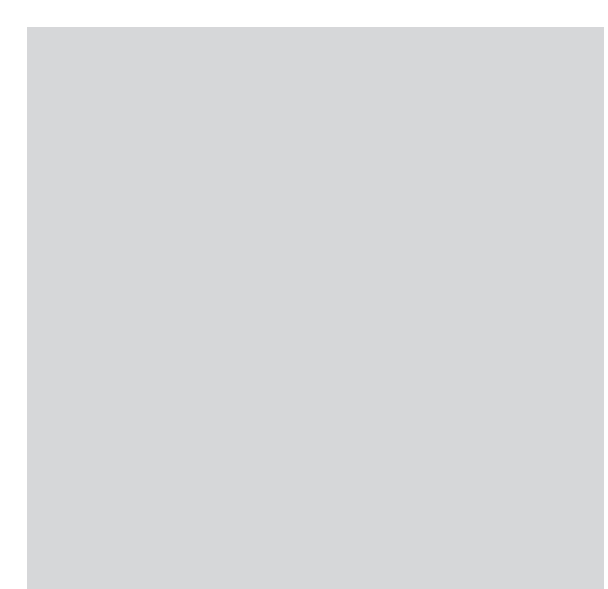
C2

Aluminum Storefront;
Dark Bronze AB-6
Anodized Aluminum
Finish
or Equal



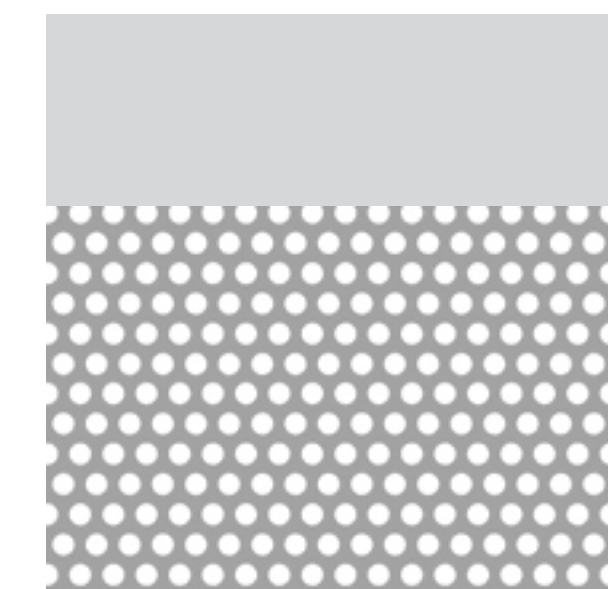
A3

Metal Finish;
Color To Match:
Dunn Edwards
DE6352
"December Sky"
Matte Finish or Equal




B3

Stucco Finish;
Color To Match:
Dunn Edwards
DE6352
"December Sky"
Smooth Finish
or Equal




D1

Metal Canopy;
Perforated Metal
Color:
Dunn Edwards
DE6352 December
Sky
or Equal



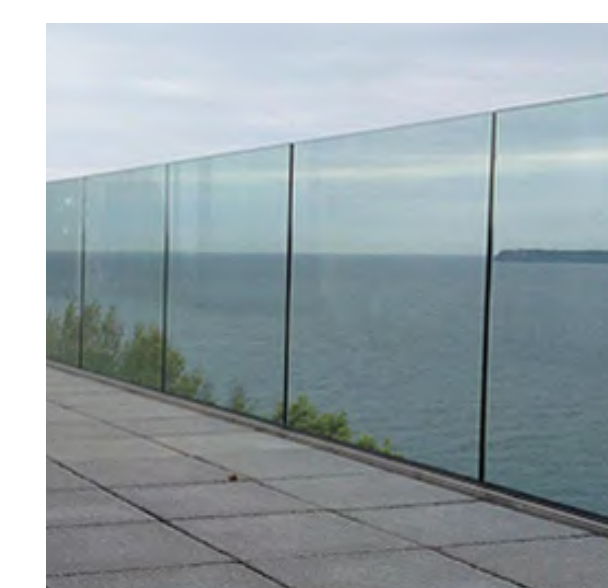
A4

Metal Finish;
Color To Match:
Dunn Edwards
DET584
"Postwar Boom"
Matte Finish or Equal



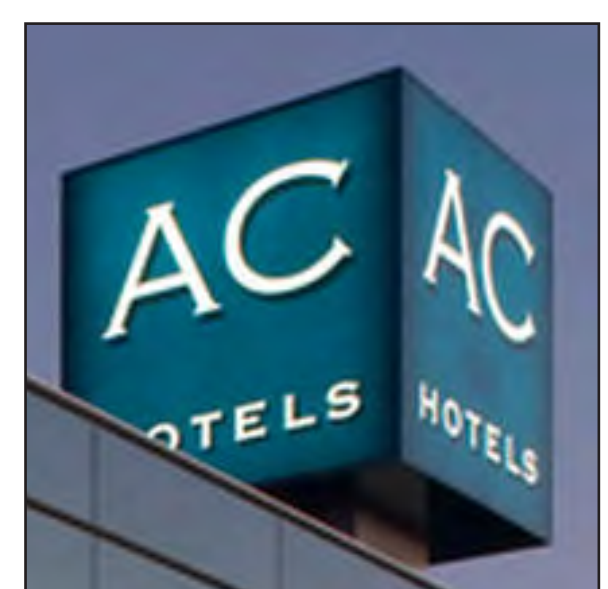
B4

Stucco Finish;
Color To Match:
Dunn Edwards
DET584
"Postwar Boom"
Smooth Finish
or Equal




E1

Glass Railing
System;
Clear Glass Finish
with Seamless
Connection
or Equal



G1

AC Hotel Metal Logo
& Lighting Fixture;
Color TBD
or Equal



B5

Stucco Finish;
Color To Match:
Dunn Edwards
DE6357 "Black Tie"
Smooth Finish
or Equal



F1

Translucent Glass
Finish with Various
Color Lighting
or Equal

Burbank AC Hotel (Marriott)

550 North 3rd Street Burbank, California



A2.29



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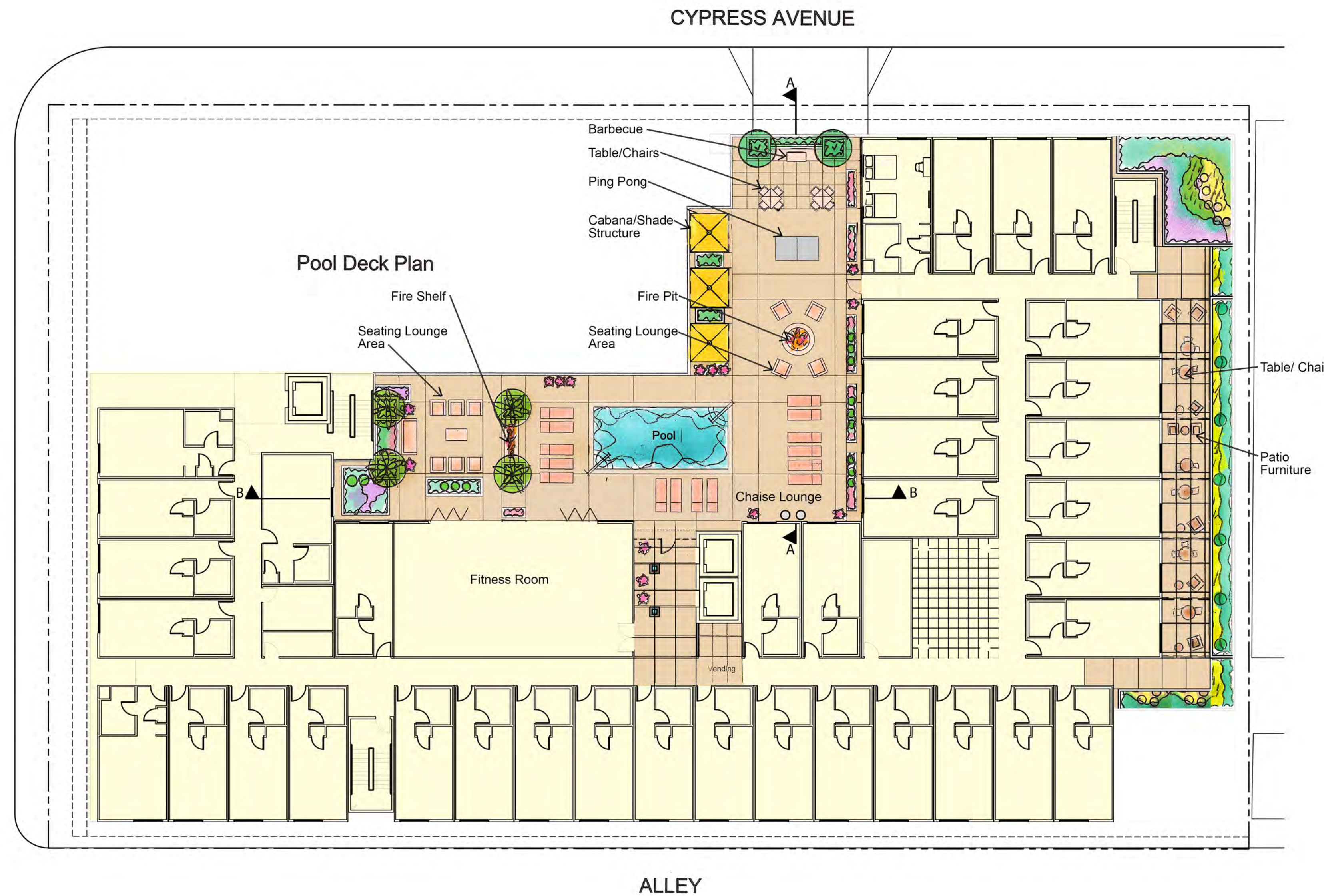
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MATERIALS

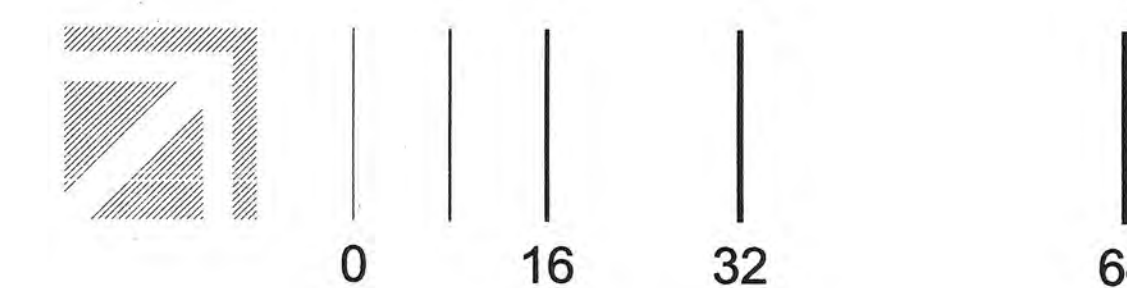
January 3, 2017

PRELIMINARY PLANT LIST
WESTERN - ZONE 20 WUCOLS REGION - 4

SYMBOL	BOTANICAL NAME/Common Name	SIZE	SPACING	WUCOLS
TREES				
Cypress Ave.				
	Cinnamomum camphora	Camphor Tree	Existing Protect in Place	
	Pistacia chinensis	Chinese Pistache	24" Box	Per Plan M
Third Street				
	Tabebuia impetiginosa	Pink Trumpet Tree	Existing Protect in Place	M
Plaza Level				
	Cercidium 'Azt' (thornless)	Hybrid desert Museum	36" Box	Per Plan L
	Cupressus sempervirens 'Tiny Towers'	Tiny Towers Italian Cypress	24" Box	Per Plan L
	Lagerstroemia l. 'Muskogee'	Crape Myrtle	36" Box	Per Plan M
	Pinus canariensis	Canary Island Pine	36" Box	Per Plan M
	Pinus Eldarica	Eldarica Pine	24" Box	Per Plan L
Pool Deck Level				
	Cupressus sempervirens 'Tiny Towers'	Tiny Towers Italian Cypress	24" Box	Per Plan L
	Arbutus 'marina'	Marina Arbutus	36" Box	Per Plan M
	Syagrus romanzoffiana	Queen Palm	18 FT BTH	Per Plan M
	Brahea armata	Blue Hesper Palm	6 FT BTH	Per Plan L
Viewing Deck				
	Bambusa m. 'Alphonse Karr'	Alphonse Karr Bamboo	24 Gal.	48" O.C. M
On-Site Trees to be Removed				
	Pinus canariensis	Canary Island Pine (2)	To be Evaluated by Arborist	
	Quercus agrifolia	Coast Live Oak (1)	To be Evaluated by Arborist	
Shrubs				
	Agave attenuata	Foxtail Agave	5 Gal	30" O.C. L
	Aloe ferox	Cape aloe	5 Gal	36" O.C. L
	Anigostemum 'Orange Cross'	Kangaroo Paw	5 Gal	24" O.C. L
	Asparagus meyeri	Foxtail Fern	5 Gal	18" O.C. M
	Baccharis p. 'Pigeon Point'	Coyote Brush	5 Gal	48" O.C. L
	Bougainvillea spp.	Bougainvillea	5 Gal	36" O.C. L
	Buxus japonica 'Green Beauty'	Japanese Boxwood	1 Gal	18" O.C. M
	Calandrinia spp.	Rock purslane	5 Gal	24" O.C. L
	Callistemon 'Little John'	Little John Bottle Brush	5 Gal	24" O.C. L
	Caenothus 'Centennial'	Centennial Ceanothus	5 Gal	48" O.C. L
	Cistus ssp.	Rockrose	5 Gal	36" O.C. M
	Coleonema 'Sunset Gold'	Golden Breath of Heaven	5 Gal	36" O.C. M
	Bulbine 'Hallmark'	Orange Stalked Bulbine	1 Gal	12" O.C. L
	Dietes bicolor	Fortnight lily	1 Gal	24" O.C. M
	Dasyliroton ssp.	Desert Spoon	5 Gal	Accent L
	Geranium 'Rozanne'	Hardy Geranium	1 Gal	12" O.C. M
	Lantana 'Spreading Gold'	Gold Lantana	1 Gal	36" O.C. L
	Laurus nobilis	Sweet Bay	5 Gal	30" O.C. L
	Liriope gigantea	Giant Lily Turf	1 Gal	24" O.C. M
	Pelargonium x hortorum	Garden Geranium	1 Gal	18" O.C. M
	Philodendron 'Kanadu'	Winterbourn Philodendron	5 Gal	30" O.C. M
	Phormium 'Alison Blackman'	New Zealand Flax	5 Gal	36" O.C. M
	Muhlenbergia dubia	Pine Muhly	1 Gal	18" O.C. L
	Nepeta faassenii	Nepeta	1 Gal	12" O.C. M
	Neprolepis cordifolia	Sword Fern	1 Gal	12" O.C. M
	Punica granatum 'Dwarf'	Dwarf Pomegranate	5 Gal	30" O.C. M
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	24" O.C. M
	Rosa 'Livin Easy'	Livin Easy Floribunda Rose	5 Gal	30" O.C. M
	Rosa 'Ginger Snap'	Ginger Snap Floribunda Rose	5 Gal	30" O.C. M
	Senecio mandraliscae	Kleinia	1 Gal	12" O.C. L
	Tecoma 'Orange Jubilee'	Orangebells	5 Gal	36" O.C. L
	Yucca rostrata	Big Bend Yucca	24" Box	Per Plan L
Ornamental Grasses				
	Carex Remota	Remote Sedge	1 Gal	18" O.C. M
	Chondropetalum tectorum	Small Cape Rush	5 Gal	36" O.C. M
	Carex divulsa	Berkeley Sedge	1 Gal	18" O.C. L
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 Gal	24" O.C. M
	Carex tumulicola	Berkeley Sedge	1 Gal	24" O.C. M
	Festuca mairei	Maire's Fescue	1 Gal	24" O.C. M
	Juncus 'Carmens Grey'	Common Rush	1 Gal	30" O.C. M
	Miscanthus transmorrisonensis	Evergreen Eulalia	1 Gal	36" O.C. M
	Muhlenbergia capillaris	Hairy Awn Muhly	1 Gal	24" O.C. L
	Penstemon spatheolatum	Slender Veidt Grass	1 Gal	18" O.C. L
	Panicum 'Heavy Metal'	Switch Grass	1 Gal	42" O.C. M
Vines				
	Macfadyena unguis-cati	Cat's Claw	5 Gal	Per Plan L



Preliminary Landscape Plan
Pool Deck - 2nd Level Plan



LANDSCAPE ARCHITECTURE

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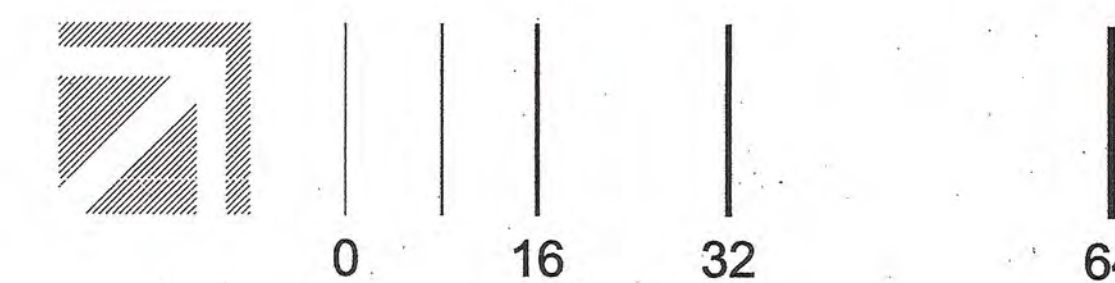


PRELIMINARY PLANT LIST
WESTERN - ZONE 20 WUCOLS REGION - 4

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	WUCOLS
TREES				
Cypress Ave.				
●	Cinnamomum camphora Camphor Tree	Existing	Protect in Place	
○	Pistacia chinensis Chinese Pistache	24" Box	Per Plan	M
Third Street				
⊗	Tabebuia impetiginosa Pink Trumpet Tree	Existing	Protect in Place	M
Plaza Level				
⊕	Cercidium 'Azt' (thornless) Hybrid desert Museum	36" Box	Per Plan	L
●	Cupressus sempervirens 'Tiny Towers' Tiny Towers Italian Cypress	24" Box	Per Plan	L
●	Lagerstroemia l. 'Muskogee' Crape Myrtle	36" Box	Per Plan	M
●	Pinus canariensis Canary Island Pine	36" Box	Per Plan	M
●	Pinus Eidaica Eidaica Pine	24" Box	Per Plan	L
Pool Deck Level				
●	Cupressus sempervirens 'Tiny Towers' Tiny Towers Italian Cypress	24" Box	Per Plan	L
●	Arbutus 'marina' Marina Arbutus	36" Box	Per Plan	M
●	Syagrus romanzoffiana Queen Palm	18 FT BTH	Per Plan	M
●	Brahea amata Blue Hesper Palm	6 FT BTH	Per Palm	L
Viewing Deck				
●	Bambusa m. 'Alphonse Karr' Alphonse Karr Bamboo	24 Gal.	48" O.C.	M
On-Site Trees to be Removed				
●	Pinus canariensis Canary Island Pine	(2)	To be Evaluated by Arborist	
●	Quercus agrifolia Coast Live Oak	(1)	To be Evaluated by Arborist	
Shrubs				
●	Agave attenuata Foxtail Agave	5 Gal	30" O.C.	L
●	Aloe ferox Cape aloe	5 Gal	36" O.C.	L
●	Anigozanthus 'Orange Cross' Kangaroo Paw	5 Gal	24" O.C.	L
●	Asparagus meyeri Foxtail Fern	5 Gal	18" O.C.	M
●	Baccharis 'Pigeon Point' Coyote Brush	5 Gal	48" O.C.	L
●	Bougainvillea spp. Bougainvillea	5 Gal	36" O.C.	L
●	Buxus japonica 'Green Beauty' Japanese Boxwood	1 Gal	18" O.C.	M
●	Calandrinia spp. Rock purslane	5 Gal	24" O.C.	L
●	Callistemon 'Little John' Little John Bottle Brush	5 Gal	24" O.C.	L
●	Ceanothus 'Centennial' Centennial Ceanothus	5 Gal	48" O.C.	L
●	Cistus spp. Rockrose	5 Gal	30" O.C.	L
●	Coleonema 'Sunset Gold' Golden Breath of Heaven	5 Gal	36" O.C.	M
●	Bulbine 'Hallmark' Orange Stalked Bulbine	1 Gal	12" O.C.	L
●	Dietes bicolor Fortnight lily	1 Gal	24" O.C.	M
●	Dasyliiron spp. Desert Spoon	5 Gal	Accent	L
●	Geranium 'Rozanne' Hardy Geranium	1 Gal	12" O.C.	M
●	Lantana 'Spreading Gold' Gold Lantana	1 Gal	36" O.C.	L
●	Laurus nobilis Scent Bay	5 Gal	30" O.C.	L
●	Liriodendron Giant Lily Turf	1 Gal	24" O.C.	M
●	Pelargonium x hortorum Garden Geranium	1 Gal	18" O.C.	M
●	Philodendron 'Xanadu' Winterbourn Philodendron	5 Gal	30" O.C.	M
●	Phormium 'Alison Blackman' New Zealand Flax	5 Gal	36" O.C.	M
●	Muhlenbergia dubia Pine Muhly	1 Gal	18" O.C.	L
●	Nepeta faassenii Nepeta	1 Gal	12" O.C.	M
●	Nephrolepis cordifolia Sword Fern	1 Gal	12" O.C.	M
●	Punica granatum 'Dwarf' Dwarf Pomegranate	5 Gal	30" O.C.	M
●	Rhaphiolepis umbellata 'Minor' Dwarf Yeddo Hawthorn	5 Gal	24" O.C.	M
●	Rosa 'Livin Easy' Livin Easy Floribunda Rose	5 Gal	30" O.C.	M
●	Rosa 'Ginger Snap' Ginger Snap Floribunda Rose	5 Gal	30" O.C.	M
●	Senecio mandraliscae Kleinia	1 Gal	12" O.C.	L
●	Tecoma 'Orange Jubilee' Orangebells	5 Gal	36" O.C.	L
●	Yucca rostrata Big Bend Yucca	24" Box	Per Plan	L
Ornamental Grasses				
●	Carex Remota Remote Sedge	1 Gal	18" O.C.	M
●	Chondropetalum tectorum Small Cape Rush	5 Gal	36" O.C.	M
●	Carex divulsa Berkeley Sedge	1 Gal	18" O.C.	L
●	Calamagrostis 'Karl Foerster' Feather Reed Grass	1 Gal	24" O.C.	M
●	Carex tumulicola Berkeley Sedge	1 Gal	24" O.C.	M
●	Festuca mairei Maire's Fescue	1 Gal	24" O.C.	M
●	Juncus 'Carmens Grey' Common Rush	1 Gal	30" O.C.	M
●	Miscanthus transmorrisonensis Evergreen Eulalia	1 Gal	36" O.C.	M
●	Muhlenbergia capillaris Hairy Awn Muhly	1 Gal	24" O.C.	L
●	Penstemon spatheolatus Slender Veldt Grass	1 Gal	18" O.C.	L
●	Panicum 'Heavy Metal' Switch Grass	1 Gal	42" O.C.	M
Vines				
●	Macfadyena unguis-cati Cat's Claw	5 Gal	Per Plan	L

Burbank AC Hotel (Marriott)
Burbank, California
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Preliminary Landscape Plan
Viewing Deck - 6th Level Plan



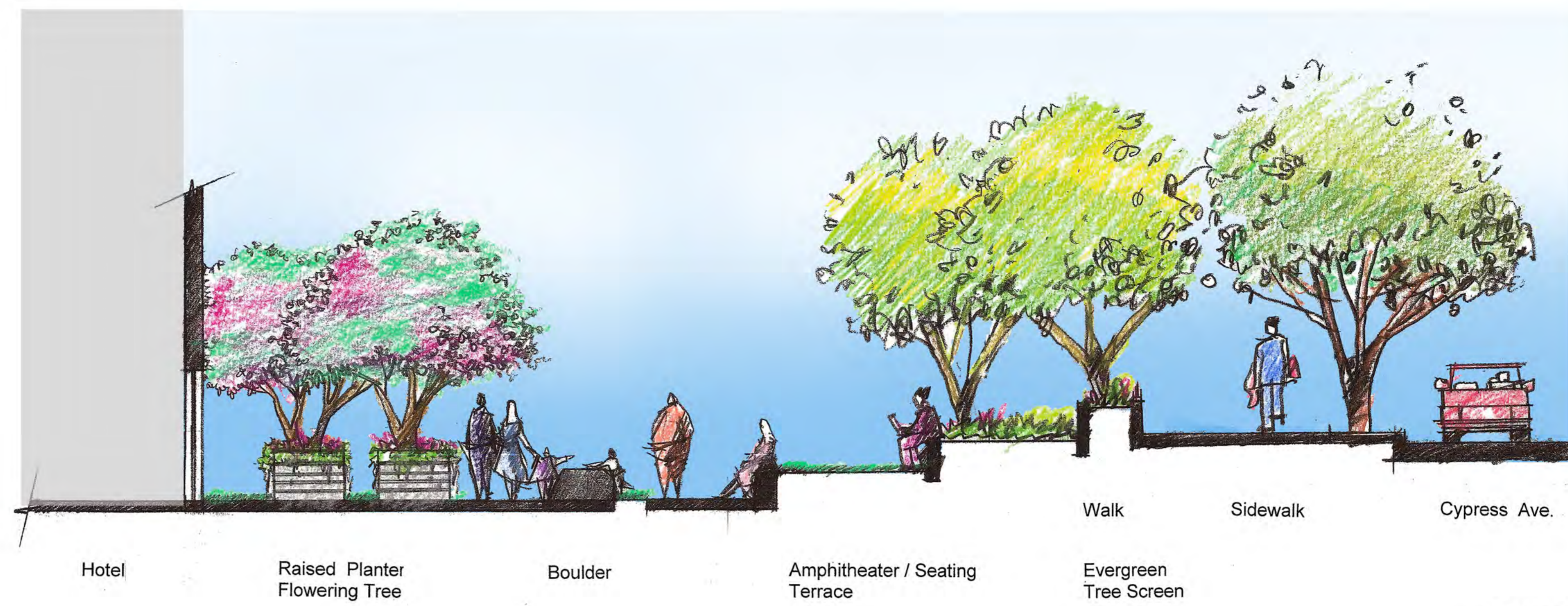
LANDSCAPE ARCHITECTURE

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Tustin, CA 92780

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714.426.0255 fax
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December 28, 2016

LP-3



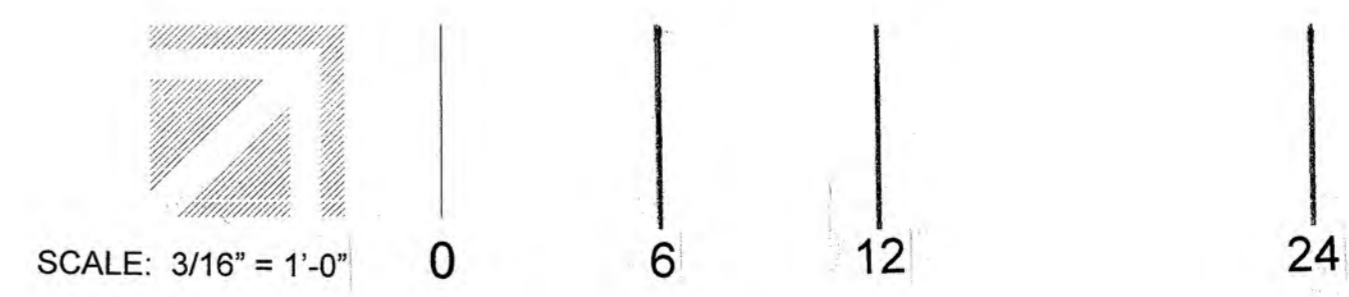
SECTION A-A



SECTION B-B

Preliminary Landscape Plan
Site Illustrative Sections

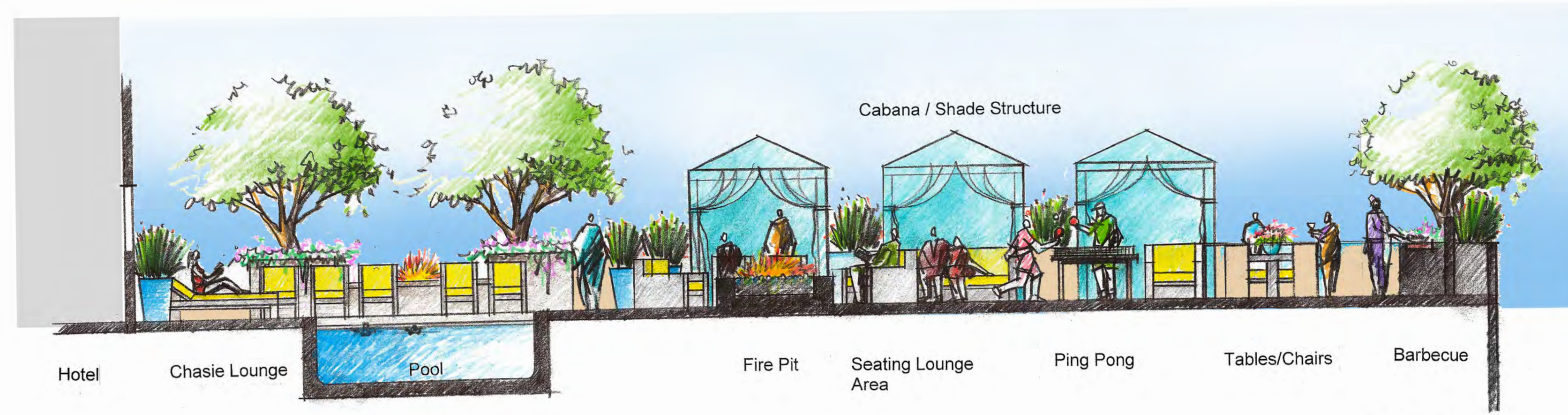
LP-4



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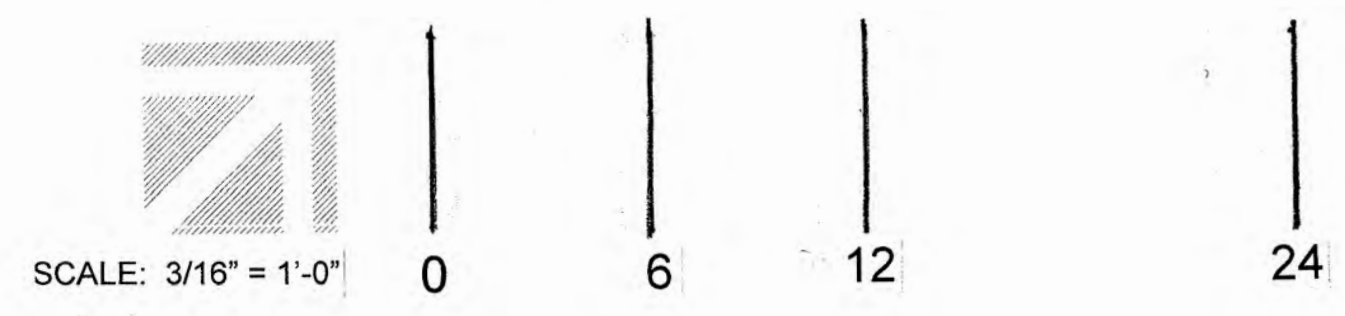


SECTION A-A



SECTION B-B

Preliminary Landscape Plan
Pool Deck Illustrative Sections



LP-5

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