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

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
PERMITED 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)
LOADING SPACES REQUIRED:	3 SPACES (FOR HOTELS OVER 100,000 S.F.)
LOADING SPACES PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	62 SPACES 6% (EVENT PARKING NOT INCL.)

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
AWH PARTNERS
1040 AVE. OF THE AMERICAS
9TH FLOOR
NEW YORK, NY 10018
(646) 681-2348
TIMOTHY OSIECKI
TOSIECKI@AWHPARTNERS.COM

ARCHITECT
ARCHITECTURAL DIMENSIONS
801 YGNACIO VALLEY ROAD
SUITE 230
WALNUT CREEK, CA 94596
(510) 463-8300
JAMES HEILBRONNER
JAMES@ARCHDIM.COM

CIVIL ENGINEER
FUSCOE ENGINEERING
600 WILSHIRE BLVD.
SUITE 1470
LOS ANGELES, CA 90017
(805) 298-2999
ANDREW WILLDRODT
AWILLDRODT@FUSCOE.COM

LANDSCAPE ARCHITECT
BRIGHT VIEW
9 HUGES
IRVINE, CA 92618
(949) 238-4900
WADE GANESI
WADE.GANESI@BRIGHTVIEW.COM

M.E.P. ENGINEER
ROBISON ENGINEERING
19410 40TH AVENUE W
SUITE 302
LYNNWOOD, WA 98036
(206) 364-3343
JON ROBISON
JROBISON@ROBISONENGINEERING.COM

DRAWING INDEX

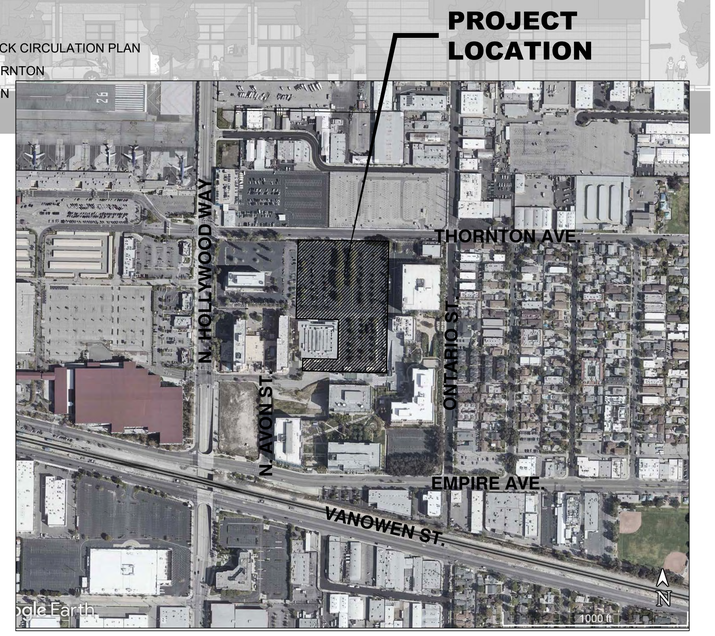
DR1.0	COVER SHEET	C1.0	CONCEPTUAL SITE PRECISE GRADING PLAN
DR2.0	EXISTING SITE PLAN	C1.1	CONCEPTUAL SITE PRECISE GRADING PLAN
DR2.1	EXISTING CONDITIONS	C2.0	CONCEPTUAL SITE EARTHWORK STUDY
DR2.2	NEW SITE PLAN	C3.0	CONCEPTUAL GARAGE STRUCTURAL EXCAVATION PLAN
DR2.3	PASEO EXTENSION PLAN ENLARGED HOTEL ENTRY DROP OFF PLAN PROPOSED BWP ELECTRICAL SERVICE PLAN	C4.0	CONCEPTUAL L.I.D. PLAN
		C5.0	CONCEPTUAL SITE UTILITY PLAN
		C6.0	CONCEPTUAL FIRE APPARATUS AND SERVICE TRUCK CIRCULATION PLAN
DR3.0	BUILDING CODE SUMMARY AND DIAGRAMS	C7.0	CONCEPTUAL OFFSITE IMPROVEMENT PLAN - THORNTON
DR4.0	HOTEL - GROUND LEVEL FLOOR PLAN	C7.1	CONCEPTUAL OFFSITE IMPROVEMENT PLAN - AVON
DR4.1	HOTEL - 2ND FLOOR PLAN	C7.2	TRUCK TURNING RADII ON AVON STREET
DR4.2	HOTEL - 3RD-5TH FLOOR PLAN		
DR4.3	HOTEL - 6TH FLOOR PLAN	L1.101	SCHEMATIC SITE LANDSCAPE CONTEXT PLAN
DR4.4	HOTEL - 7TH FLOOR PLAN	L2.101	OVERALL SITE LANDSCAPING PLAN
DR4.5	HOTEL - ROOF PLAN	L2.102	PARKING AND CIRCULATION PLAN
DR5.0	GARAGE - LEVEL 1 PLAN	L3.101	SITE PLAN ENLARGEMENTS
DR5.1	GARAGE - LEVEL 2 PLAN	L3.102	SITE PLAN ENLARGEMENTS
DR5.2	GARAGE - LEVEL 3 PLAN	L3.103	SITE PLAN ENLARGEMENTS
DR5.3	GARAGE - LEVEL 4 PLAN	L3.104	SITE PLAN ENLARGEMENTS
DR5.4	GARAGE - ROOF PLAN	L3.105	SECTION
DR6.0	BUILDING SECTIONS	L3.106	REFERENCE IMAGERY
DR6.1	SITE SECTION AND WINDOW TYPES	L5.101	SCHEMATIC IRRIGATION PLAN
DR6.2	WALL SECTIONS	L6.101	SCHEMATIC TREE PLAN
DR7.0	HOTEL ELEVATIONS	L6.102	CONCEPT SHRUB PALETTE
DR7.1	HOTEL ELEVATIONS	L7.101	SURFACE PARKING CALCULATIONS
DR8.0	GARAGE ELEVATIONS	L8.101	CONCEPTUAL LIGHTING PLAN
DR8.1	GARAGE ELEVATIONS		
DR9.0	THORNTON AVE. VIEWS		
DR9.1	THORNTON AVE. AND MARRIOTT DRIVE VIEWS		
DR9.2	MARRIOTT DRIVE AND THORNTON GATEWAY VIEWS		
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.



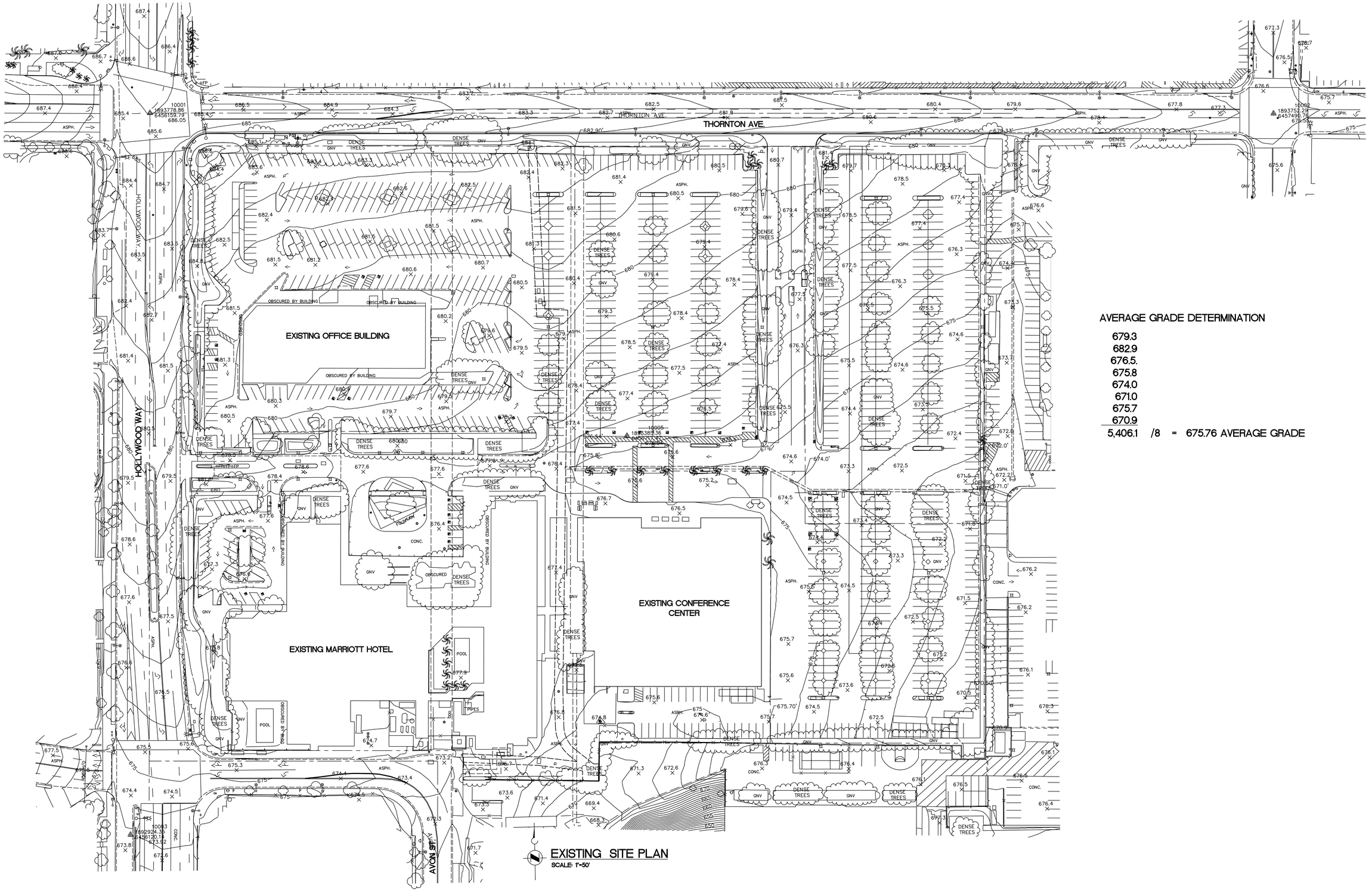
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.
1. RESPONSE TO CITY COMMENTS 9/4/2023. UPDATED BICYCLE COUNT, ADDED SHEETS DR2.3, L8.101
2. RESPONSE TO CITY COMMENTS 11/27/2023. UPDATED DR2.3 TO INCLUDE ENLARGED HOTEL ENTRY DROP OFF AND PROPOSED BWP ELEC. SERVICE PLAN. ADDED SHEET C7.2.

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

COVER SHEET

JOB NO. AWH04
DATE. 02/29/2024
DRAWING NO. DR1.0



EXISTING SITE PLAN
SCALE: 1"=50'

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
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PROJECT INFO.

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

EXISTING SITE PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR2.0**









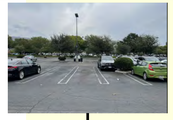








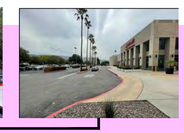






















EXISTING SITE PLAN
SCALE: 1"=60'

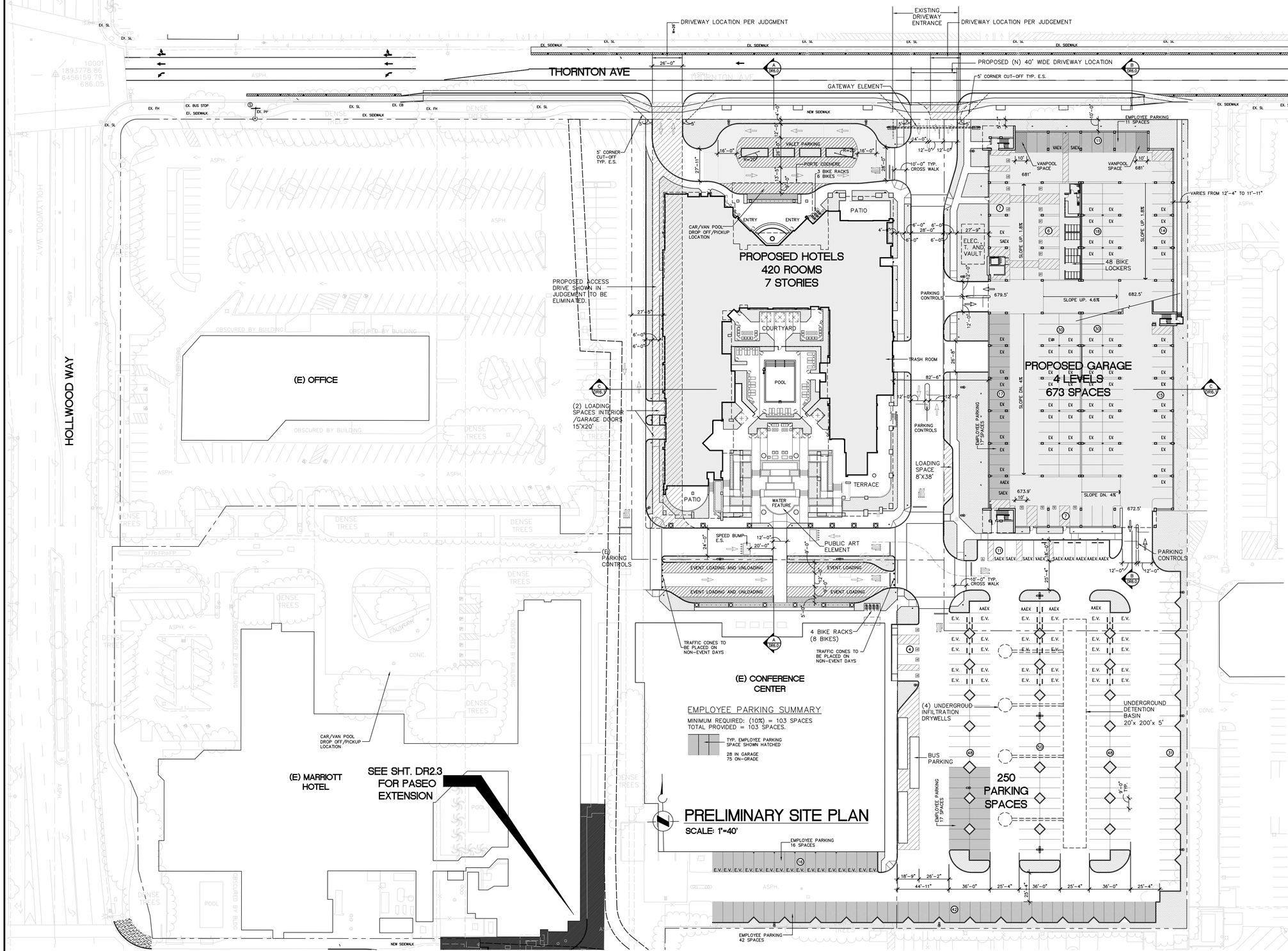
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801 Ygnacio Valley Road
Suite #230
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TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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

EXISTING CONDITIONS

JOB NO. **AWH04**
DATE. **10/20/2023**
DRAWING NO. **DR2.1**



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 MARRIOT	= 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.

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Walnut Creek, CA 94549
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PROJECT INFO.

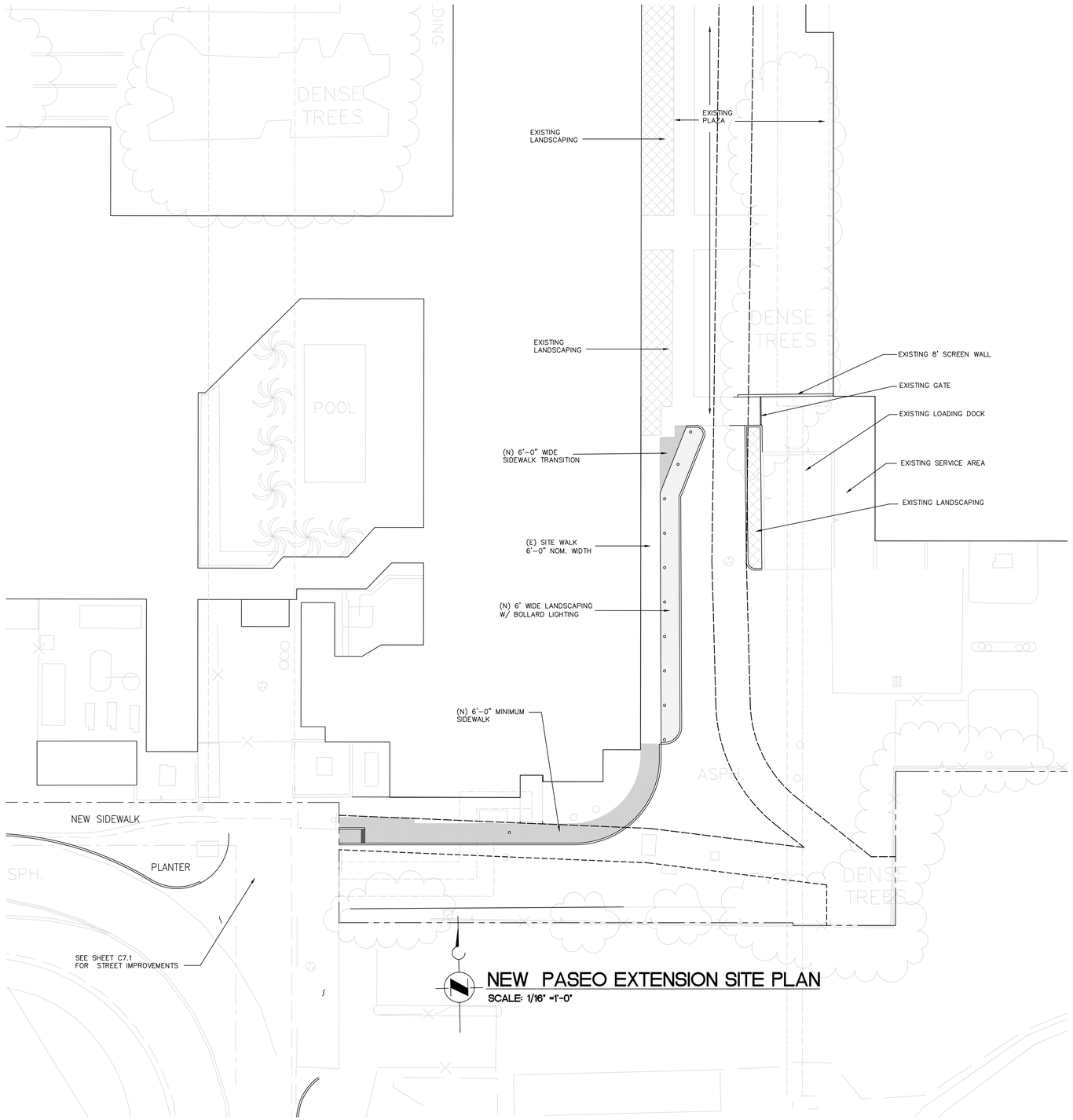
1 RESPONSE TO CITY COMMENTS 9/4/2023. VARIOUS SITE PLAN ADJUSTMENTS

2 REVISED HOTEL DROP-OFF AREA REVISED SPEED BUMP LOCATIONS

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

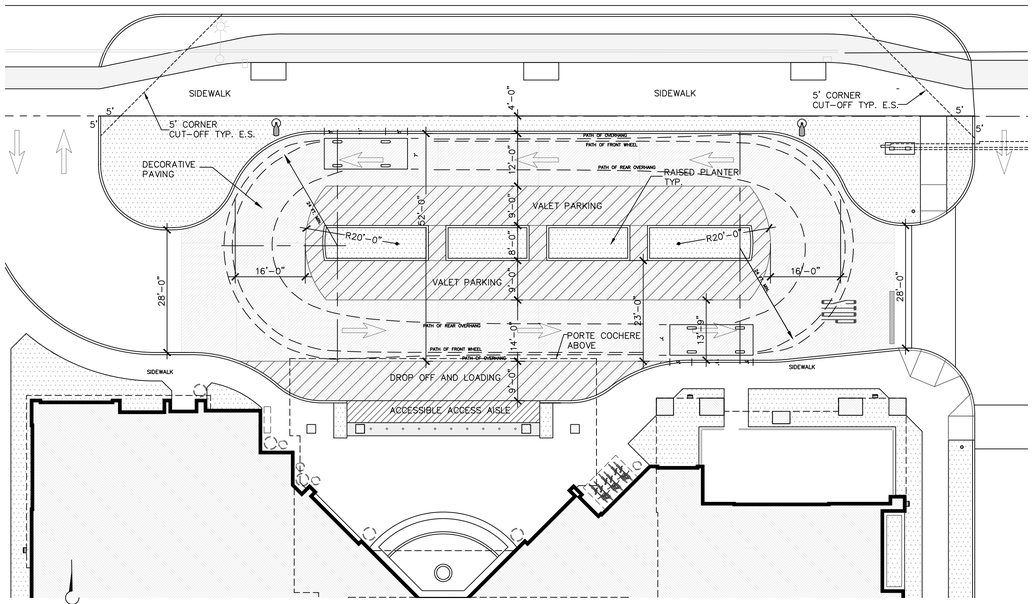
NEW SITE PLAN

JOB NO. **AWH04**
DATE. **02/29/2024**
DRAWING NO. **DR2.2**



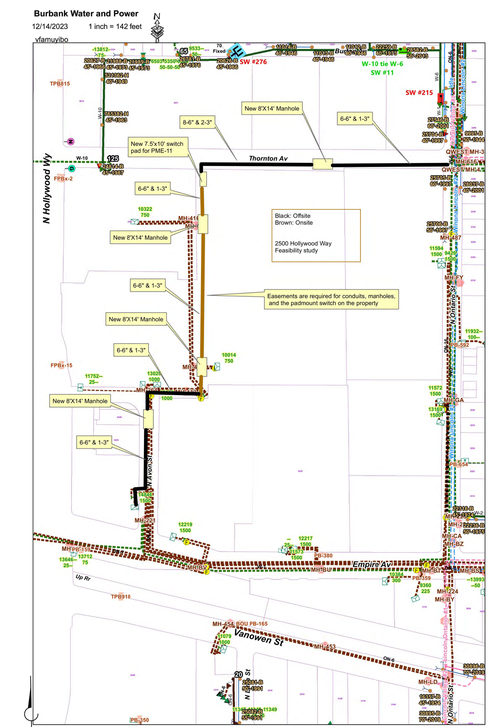
NEW PASEO EXTENSION SITE PLAN

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



ENLARGED PLAN AT ENTRY DROP OFF

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



PROPOSED BWP ELECTRICAL SERVICE PLAN

SCALE: N.T.S.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023. NEW SHEET

2 ADDED ENLARGED ENTRY DROP OF PLAN ADDED BWP ELECTRICAL SERVICE PLAN

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

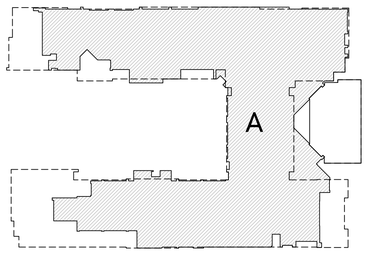
PASEO EXTENSION PLAN
ENLARGED HOTEL ENTRY DROP OFF PLAN
PROPOSED BWP ELEC. SERVICE PLAN

JOB NO. **AWH04**

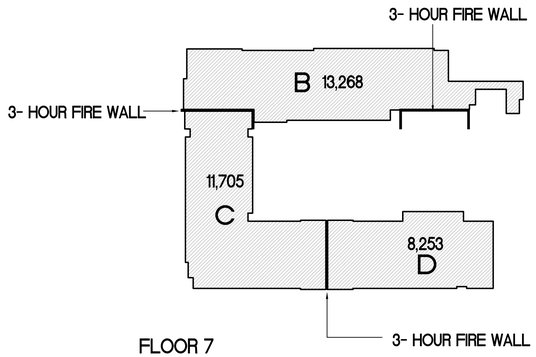
DATE. **02/29/2024**

DRAWING NO. **DR2.3**

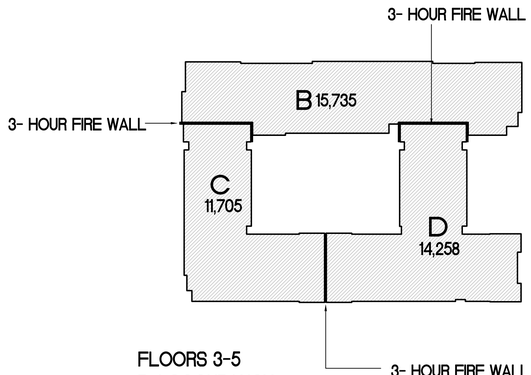
BUILDING CODE SUMMARY AND DIAGRAMS



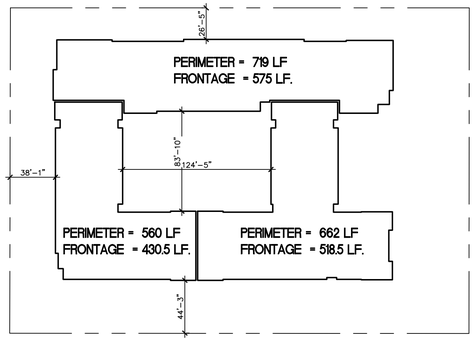
FLOORS 1-2 - UNLIMITED AREA
MIXED OCCUPANCY
TYPE 1 - CONSTRUCTION W/ SPRINKLERS



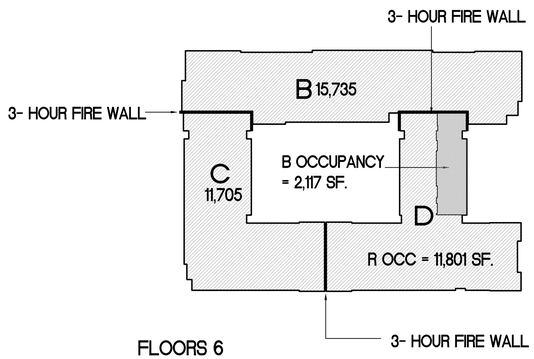
FLOOR 7
R-1 OCCUPANCY
TYPE 3A CONSTRUCTION W/ SPRINKLERS



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



FRONTAGE INCREASE DIAGRAM



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

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
Aa = [At +(NS x If)

BUILDING B
R-1 24,000+(24000 x .63) = 39,120 SF. (OK - ACTUAL IS 15,735 SF.)

BUILDING C
R-1 24,000+(24000 x .75) = 42,000 SF. (OK - ACTUAL IS 11,705 SF.)

BUILDING D
R-1 24,000+(24000 x .75) = 42,000 SF.
B 85,500+(28,500 x.75) = 106,875 SF.

MAX. ALLOWABLE AREA FOR BUILDINGS B AND C - EQUATION 5-2
Aa = [At +(NS x If) x Sa
Sa = 2 - PER SEC. 506.2.3

BUILDING B
R-1 24,000+(24000 x .63) x 2 = 78,240 S.F (OK - ACTUAL IS 76,011 SF.)

BUILDING C
R-1 24,000+(24000 x .75) x 2 = 84,000 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		O.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.

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

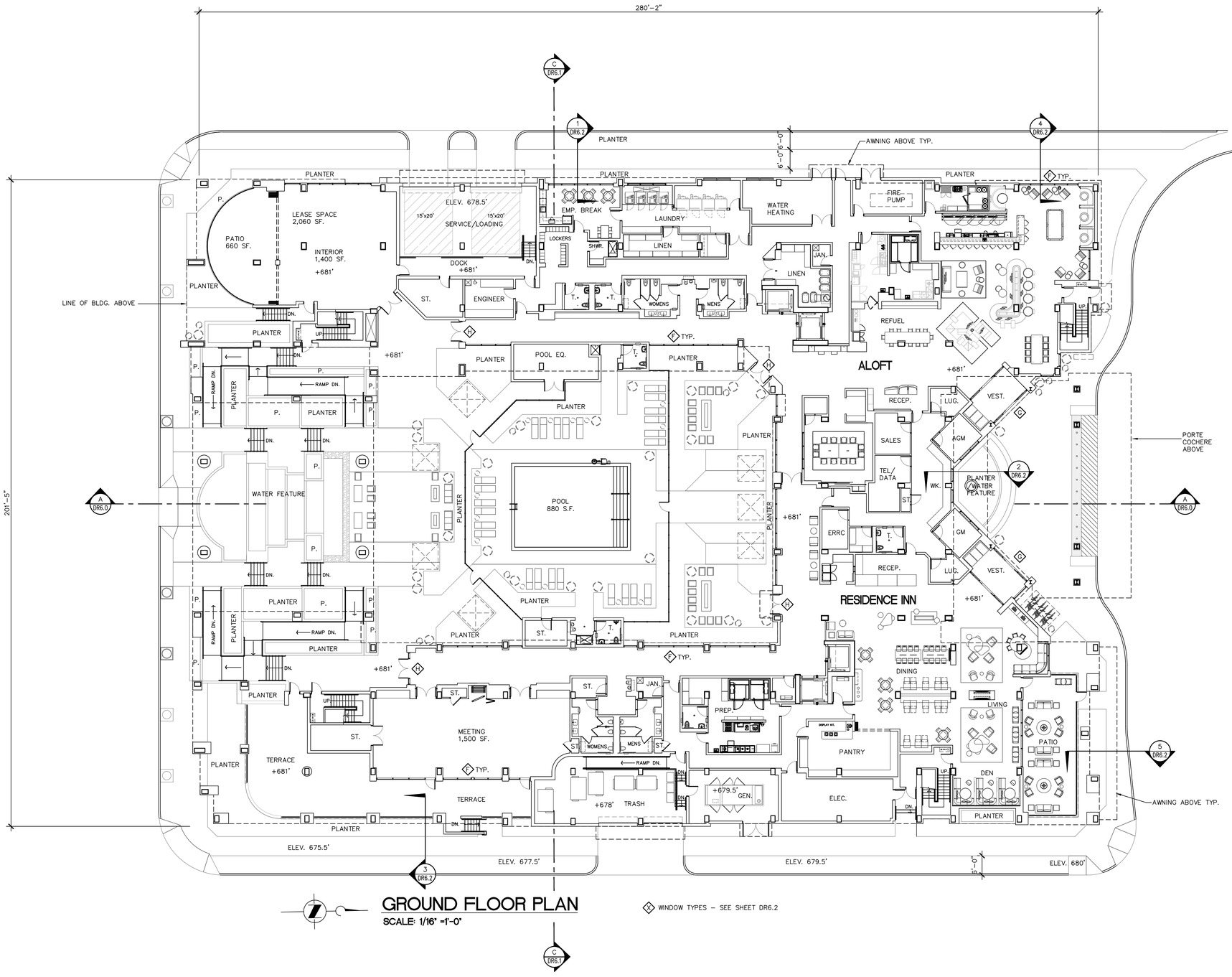
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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

BUILDING CODE SUMMARY AND DIAGRAMS

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR3.0**



GROUND FLOOR PLAN

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

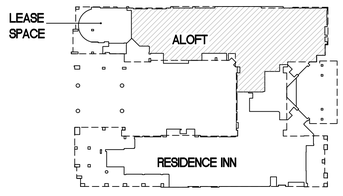
◇ WINDOW TYPES – SEE SHEET DR6.2

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



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PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023. ADDED NEW DRIVEWAY AT N.W. CORNER.

2 REVISED ENTRY DROP OFF AREA

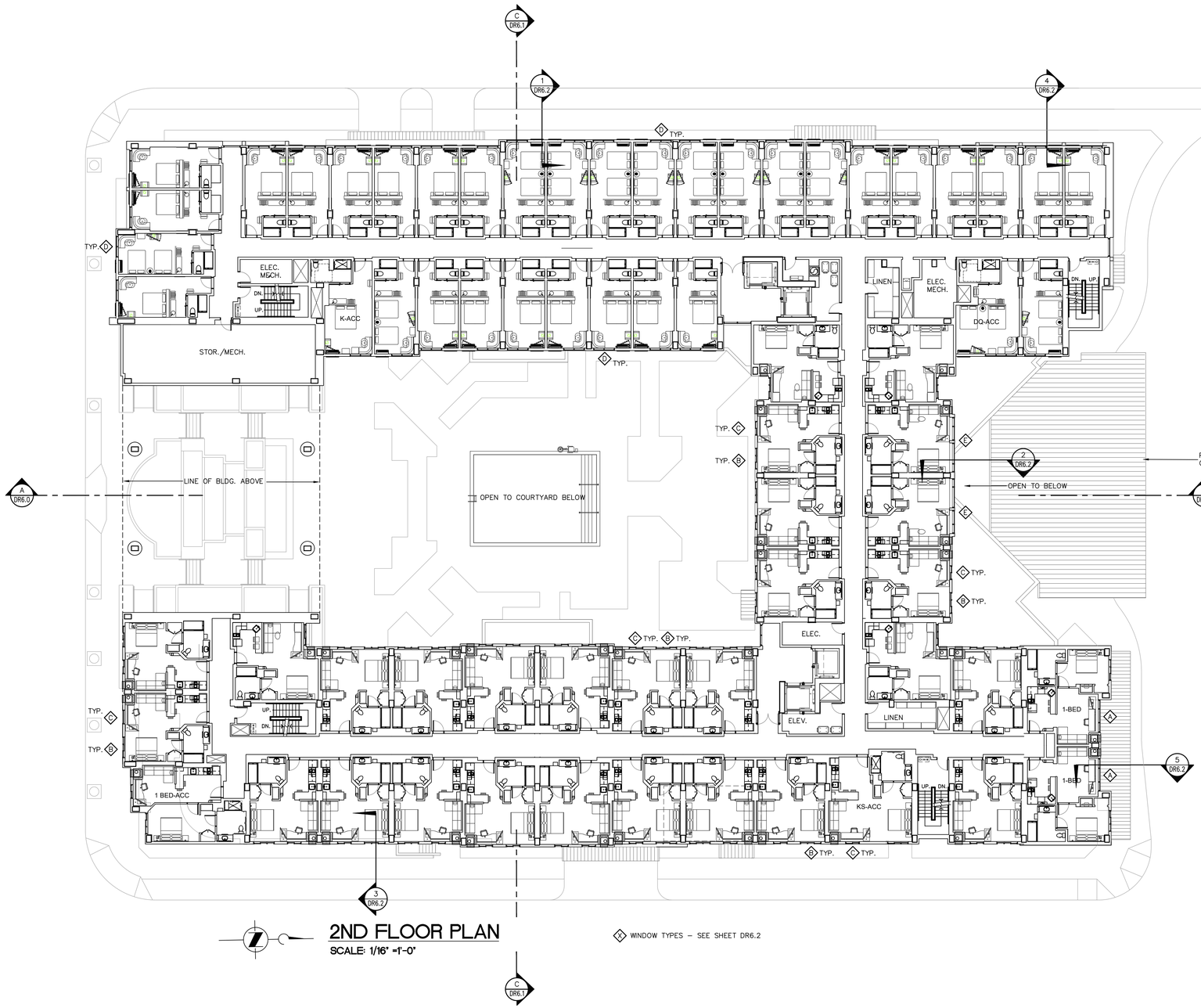
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

HOTEL - GROUND FLOOR PLAN

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR4.0**



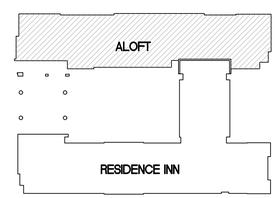
2ND FLOOR PLAN

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

◇X WINDOW TYPES – SEE SHEET DR6.2

ALOFT = 35

RESIDENCE INN = 32



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PROJECT INFO.

2 UPDATED BACKGROUND TO MATCH 1ST FLOOR

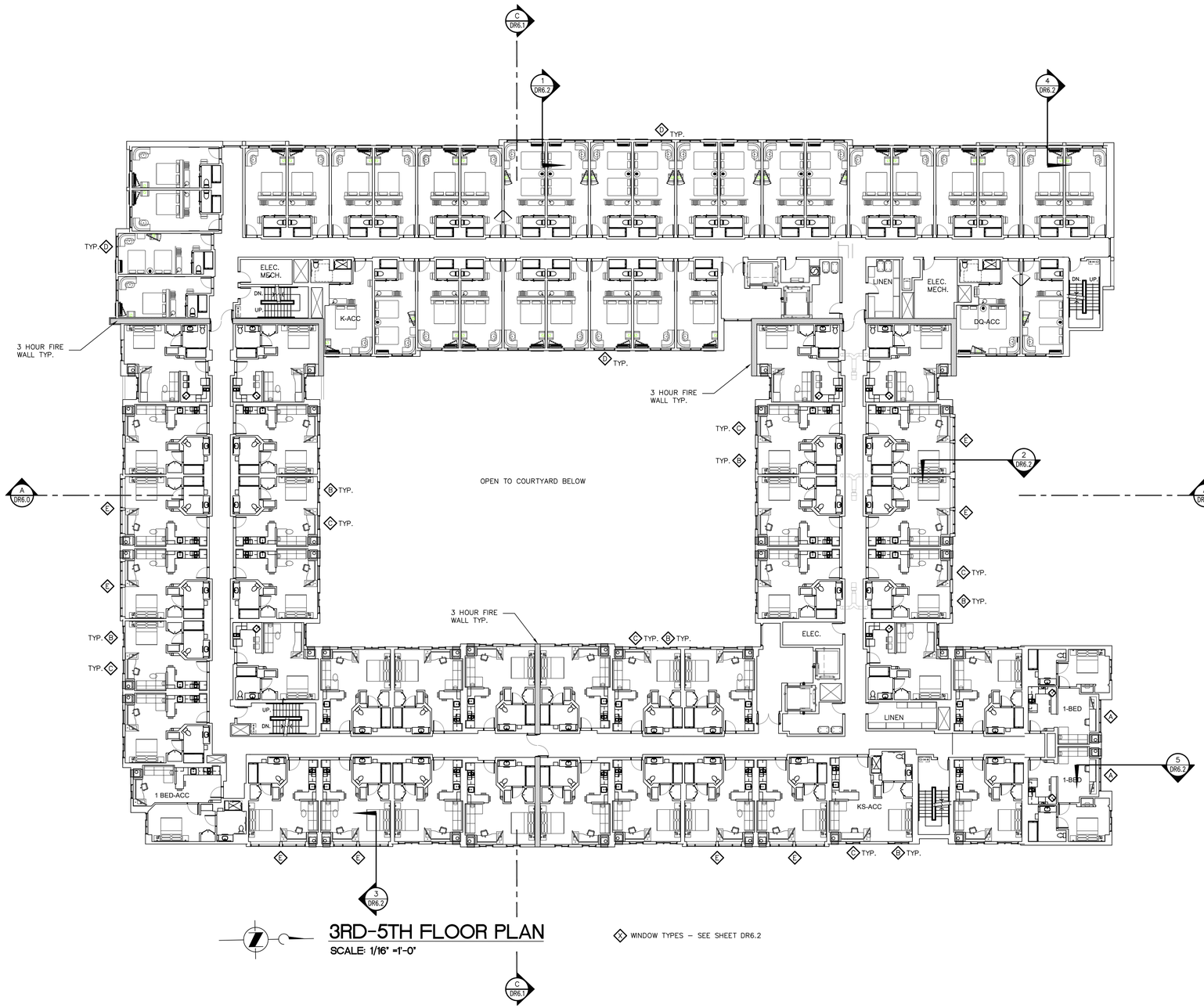
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

HOTEL - 2ND FLOOR PLAN

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR4.1**



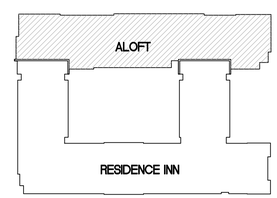
3RD-5TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2

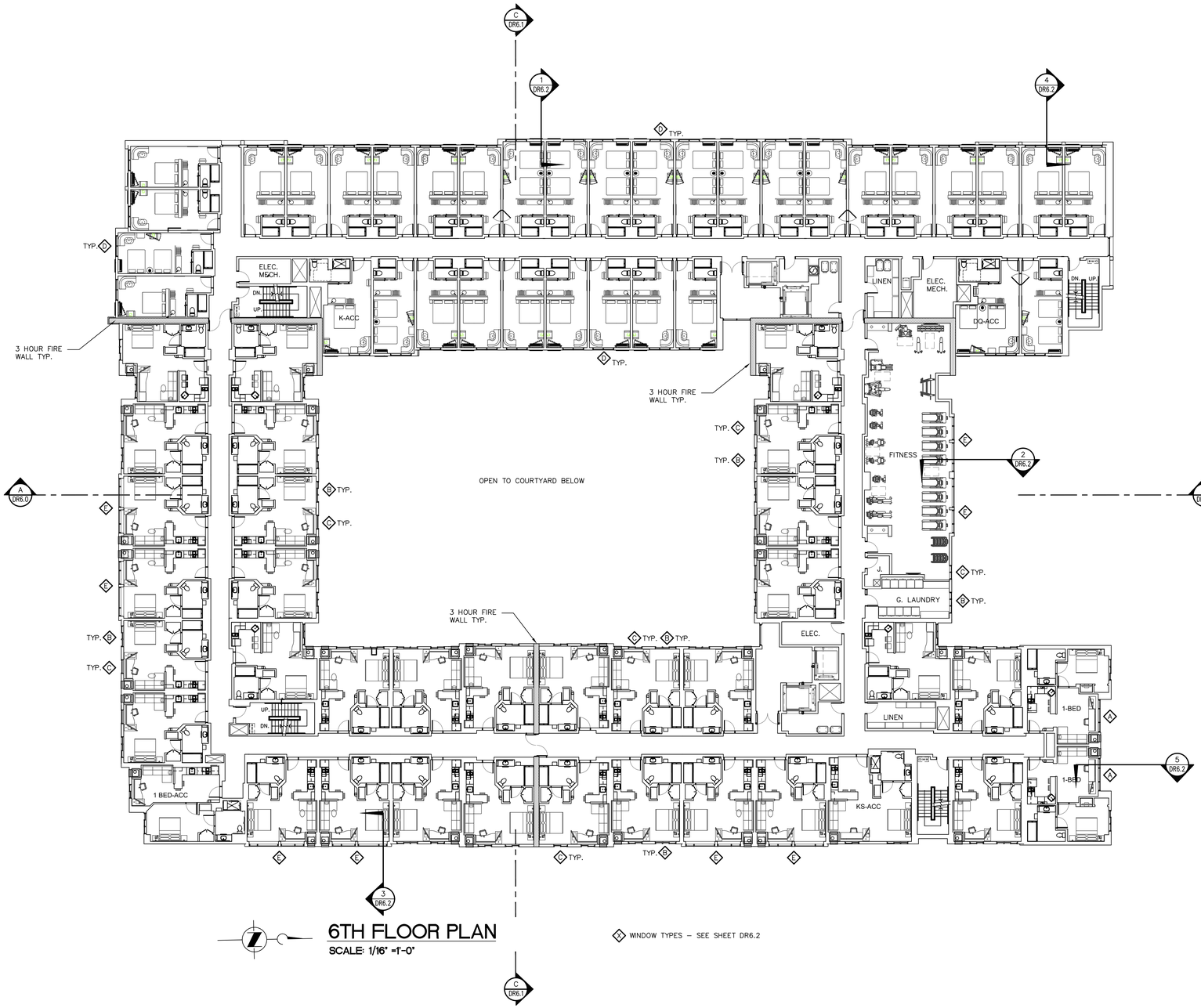
ALOFT = 35

RESIDENCE INN = 40



ARCHITECTURAL DIMENSIONS	801 Ygnacio Valley Road Suite #230 Walnut Creek, CA 94549 TEL. 510.463.8300 • FAX. 510.463.8395	PROJECT INFO.	**MARRIOTT - ALOFT AND RESIDENCE INN** **2500 NORTH HOLLWOOD WAY** **BURBANK, CA**	HOTEL - 3RD-5TH FLOOR PLAN

JOB NO.	DRAWING NO.
AWH04	**DR4.2**
DATE. **10/02/2023**	



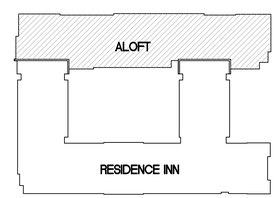
ALOFT = 35

RESIDENCE INN = 36

6TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2

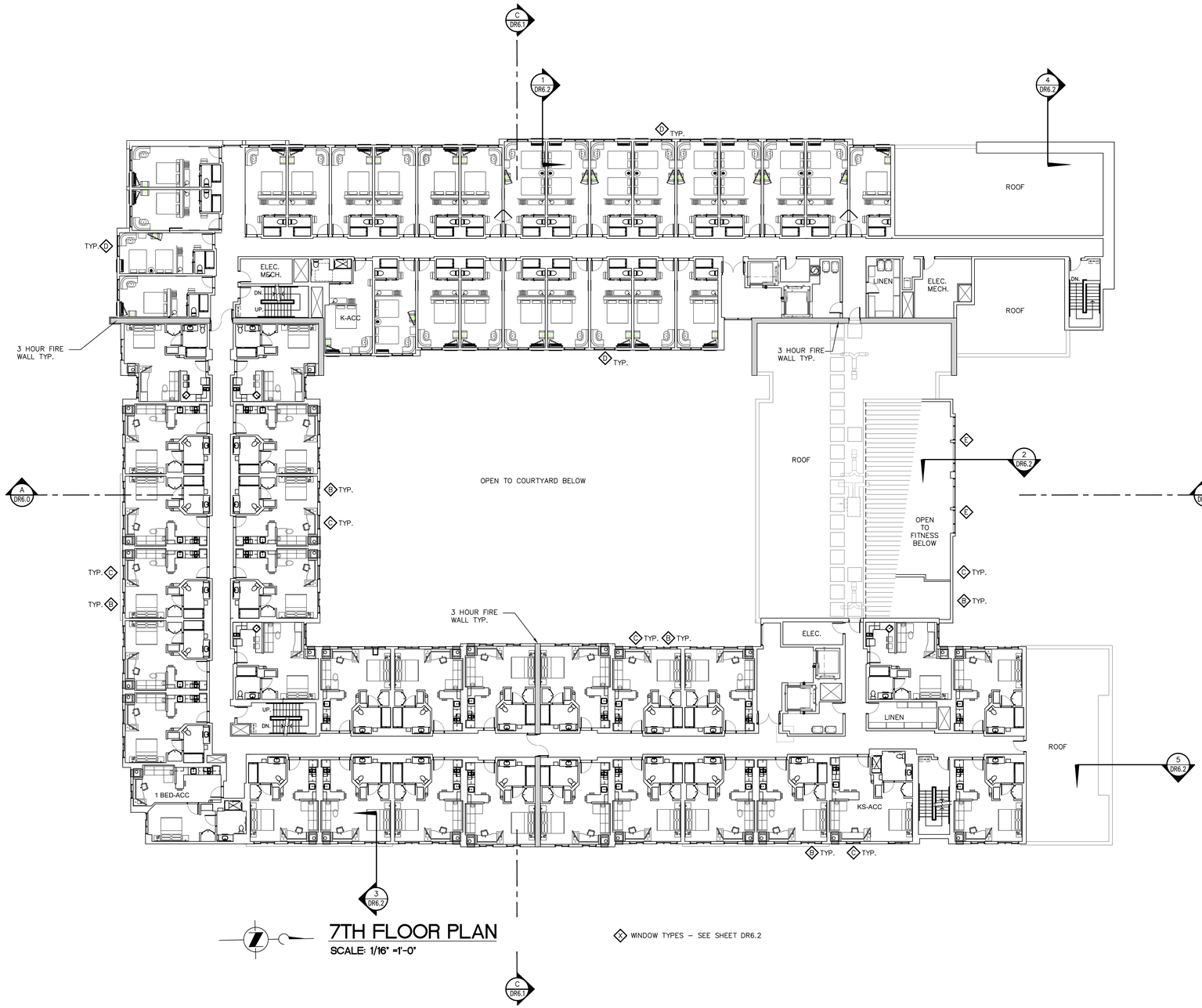


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PROJECT INFO.

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

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR4.3**



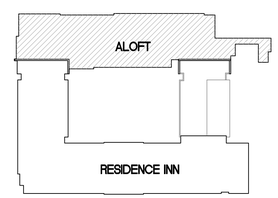
ALOFT = 28

RESIDENCE INN = 29

7TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2



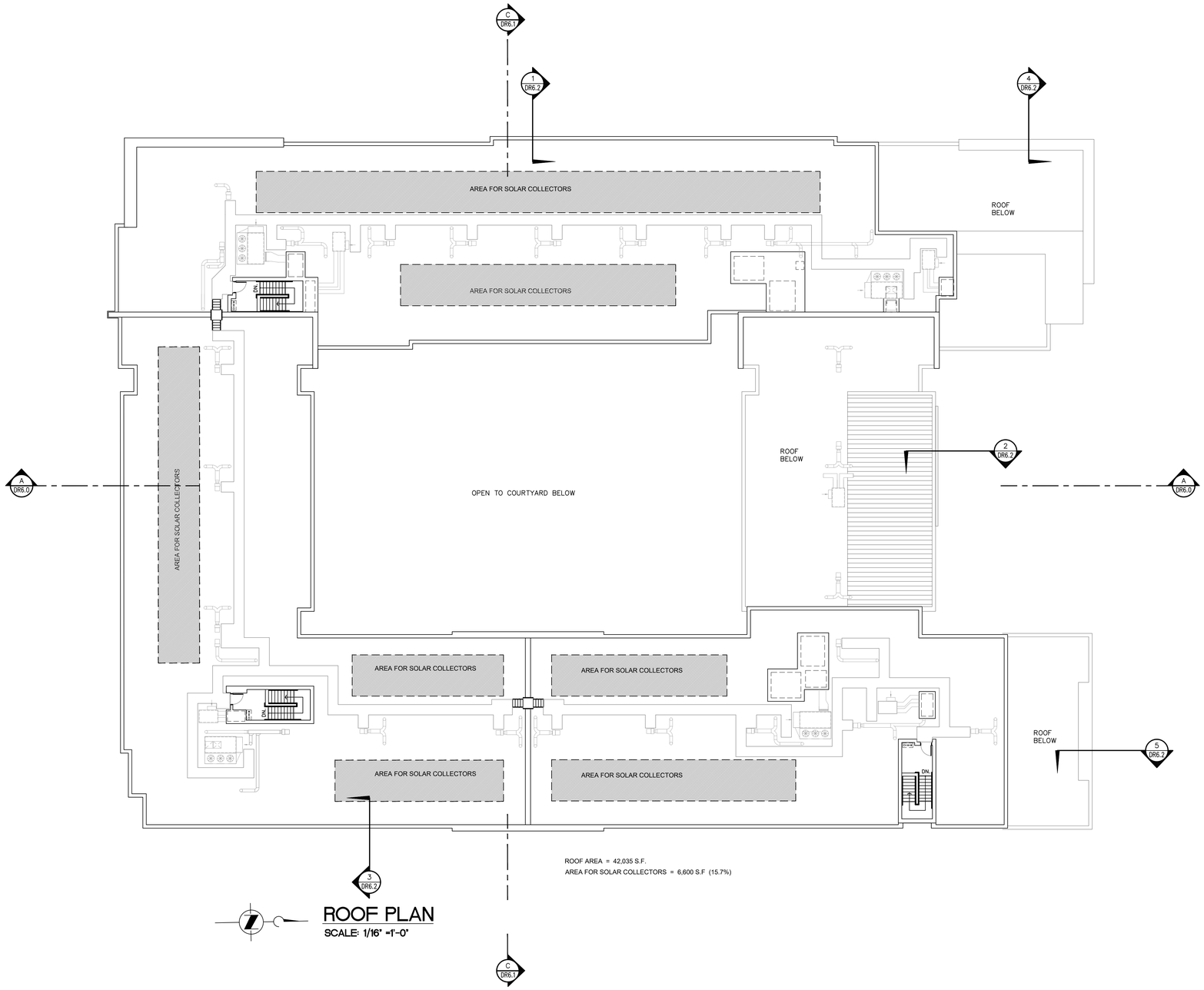
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PROJECT INFO.

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

HOTEL - 7TH FLOOR PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR4.4**



ROOF AREA = 42,035 S.F.
AREA FOR SOLAR COLLECTORS = 6,600 S.F (15.7%)

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

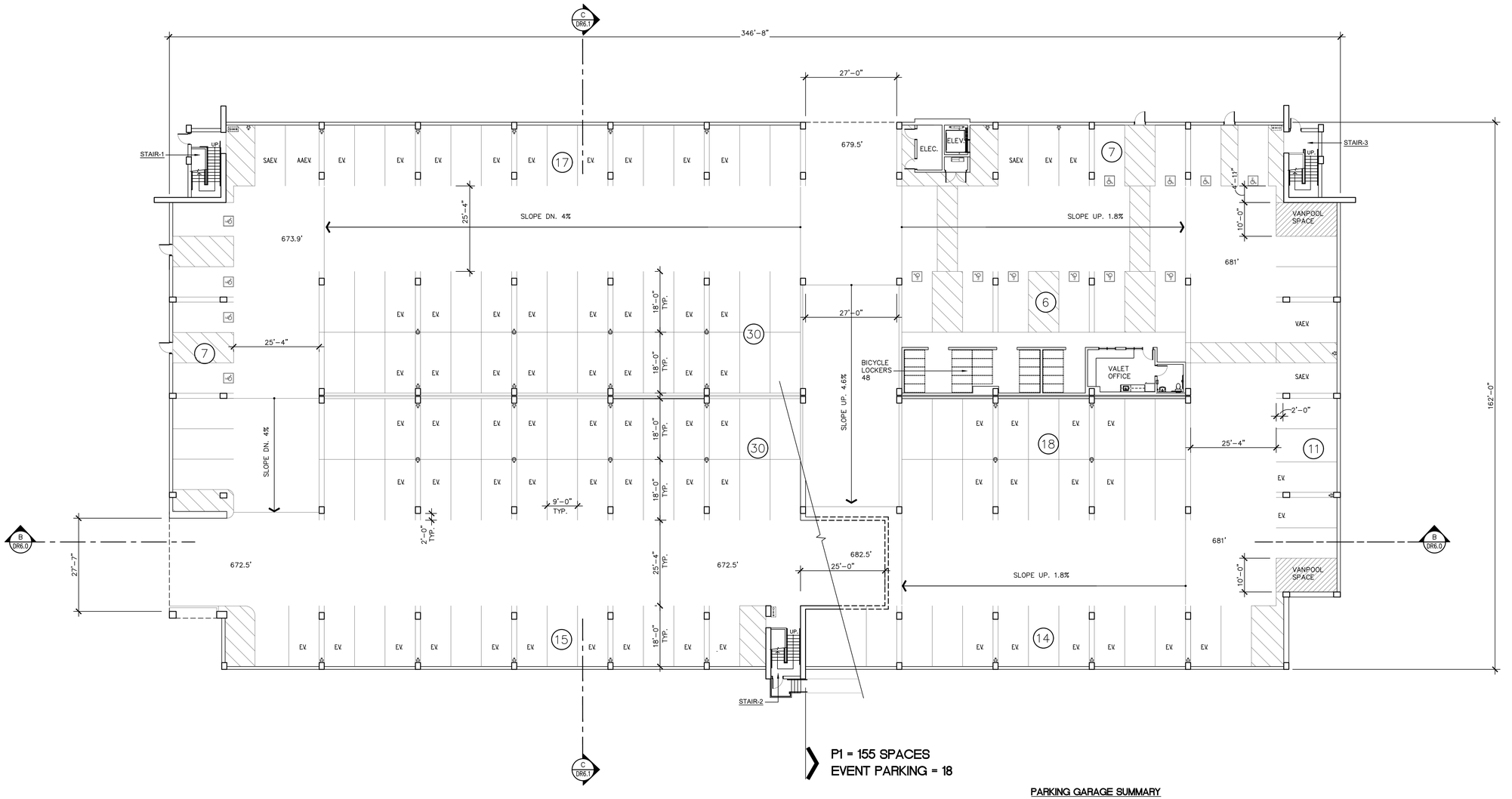
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PROJECT INFO.

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

HOTEL - ROOF PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR4.5**



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

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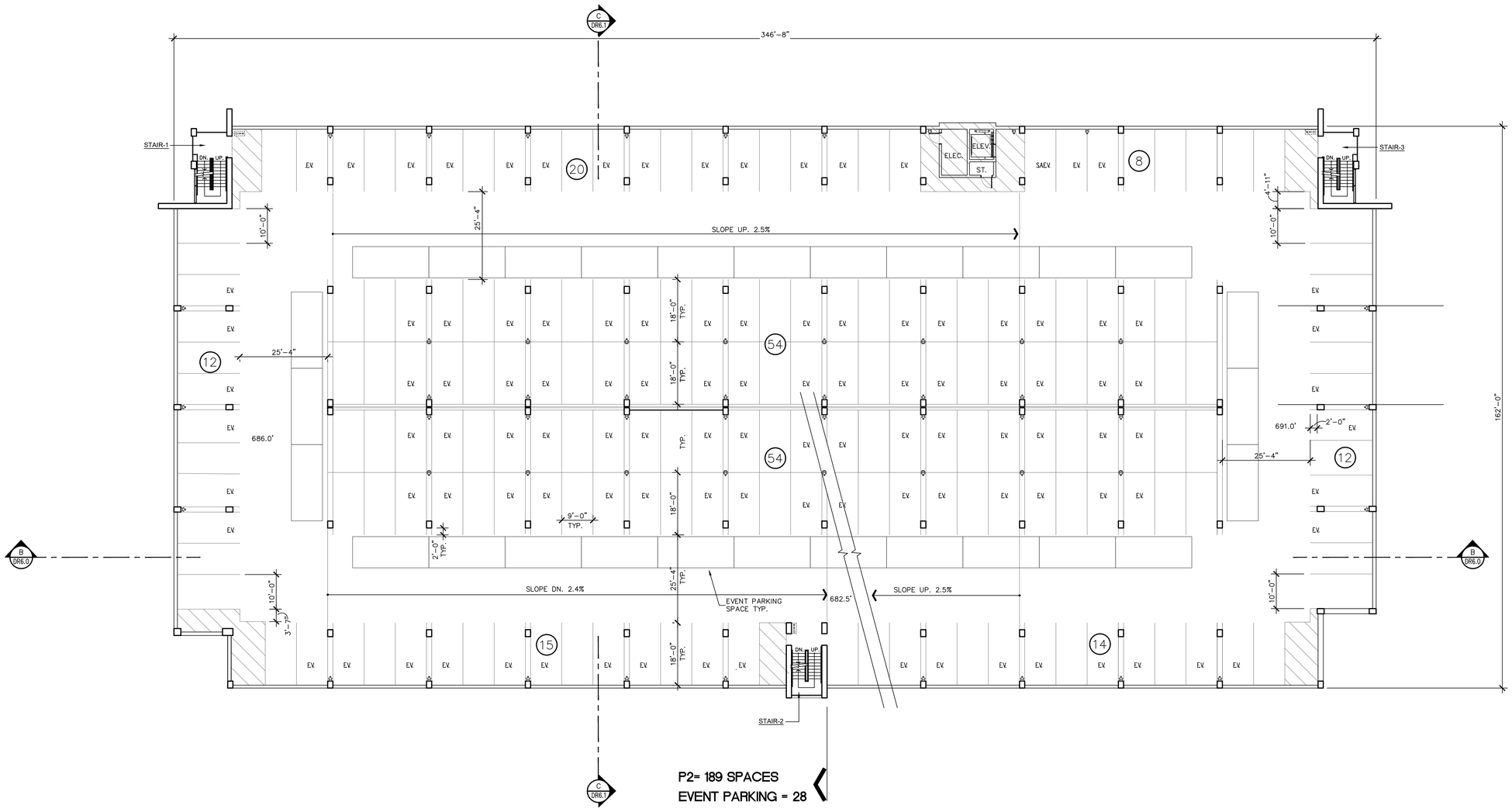
PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023. REVISED "END" PARKING STALLS TO 10' WIDTH ADDED VANPOOL SPACES.

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

GARAGE - LEVEL 1 PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR5.0**



GARAGE PLAN - LEVEL P2

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

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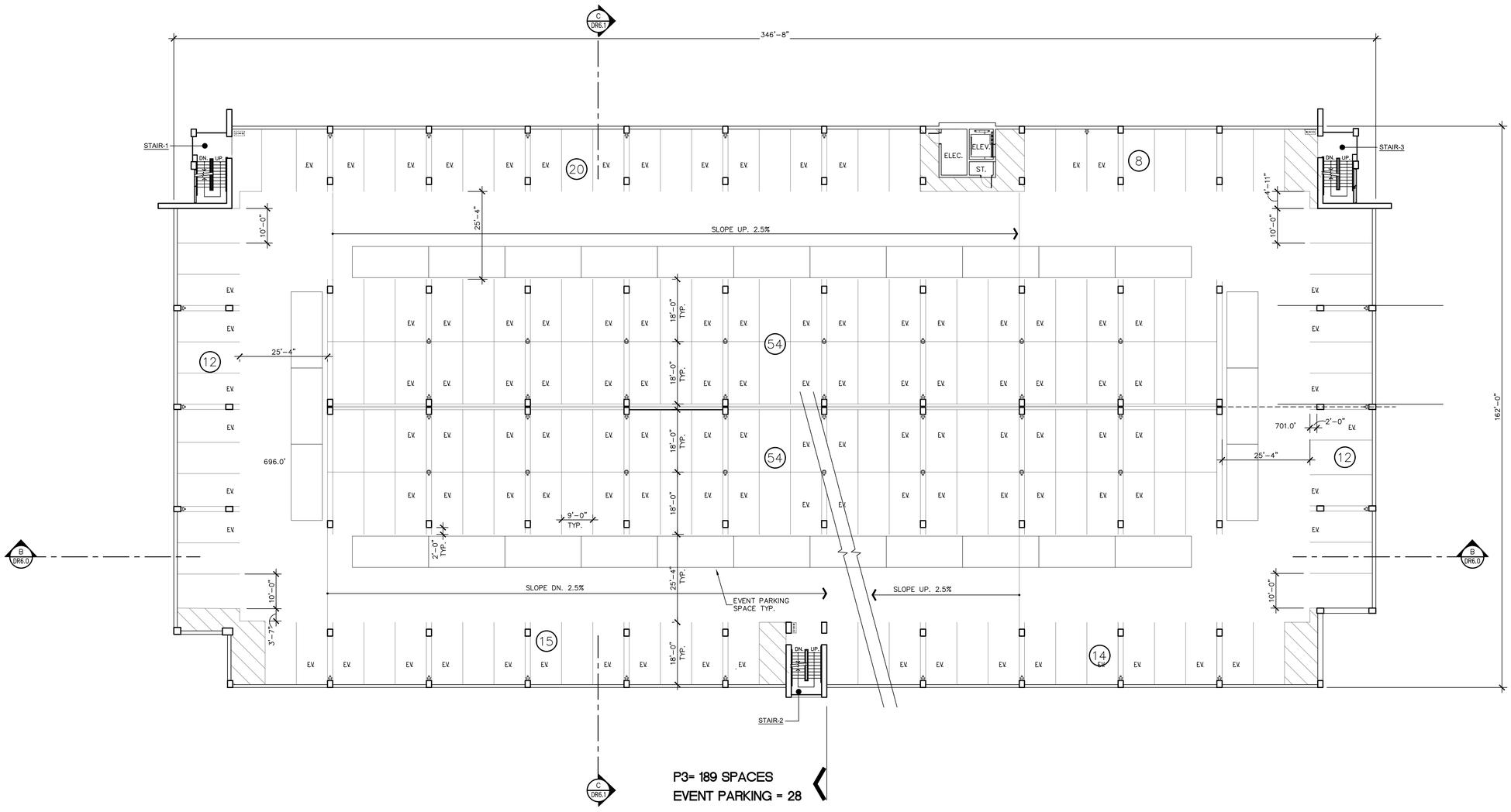
PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
REVISED "END" PARKING STALLS TO 10' WIDTH

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

GARAGE - LEVEL 2 PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR5.1**



GARAGE PLAN - LEVEL P3

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

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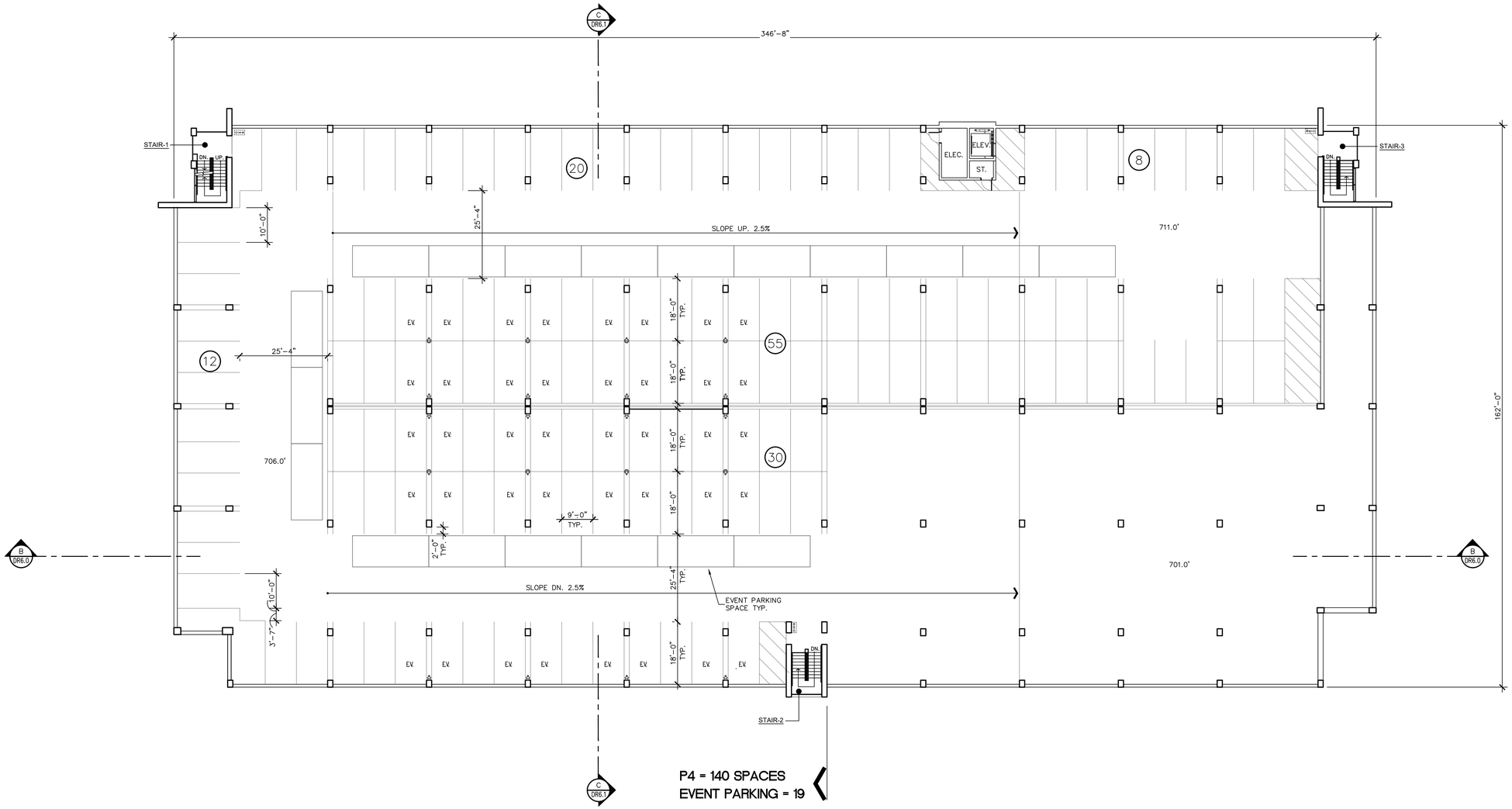
PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
REVISED "END" PARKING STALLS TO 10' WIDTH

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

GARAGE - LEVEL 3 PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR5.2**



GARAGE PLAN - LEVEL P4

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

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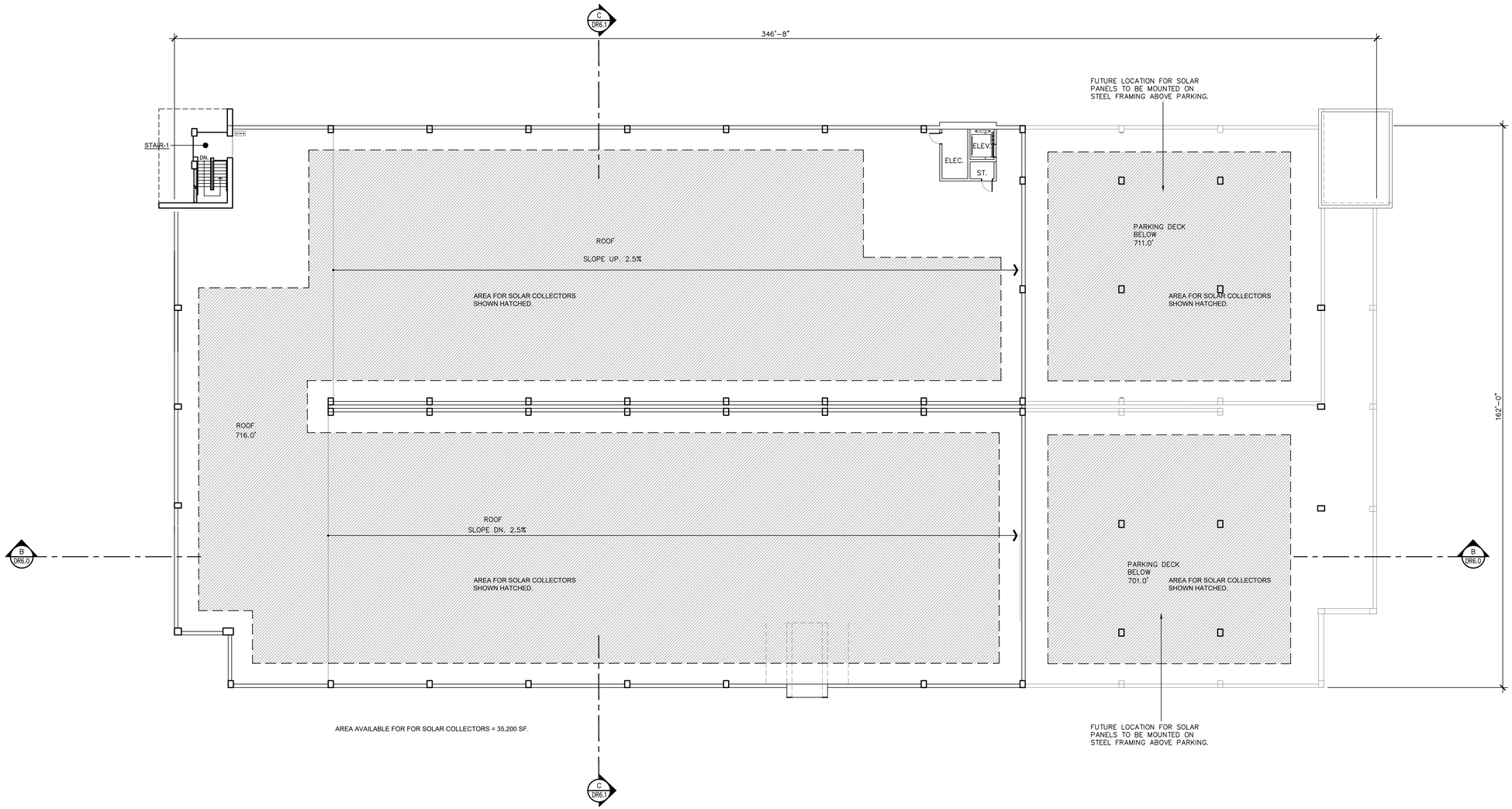
PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
REVISED "END" PARKING STALLS TO 10' WIDTH

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

GARAGE - LEVEL 4 PLAN

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR5.3**



GARAGE PLAN - ROOF

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

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PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
INCREASED AREA FOR SOLAR COLLECTORS

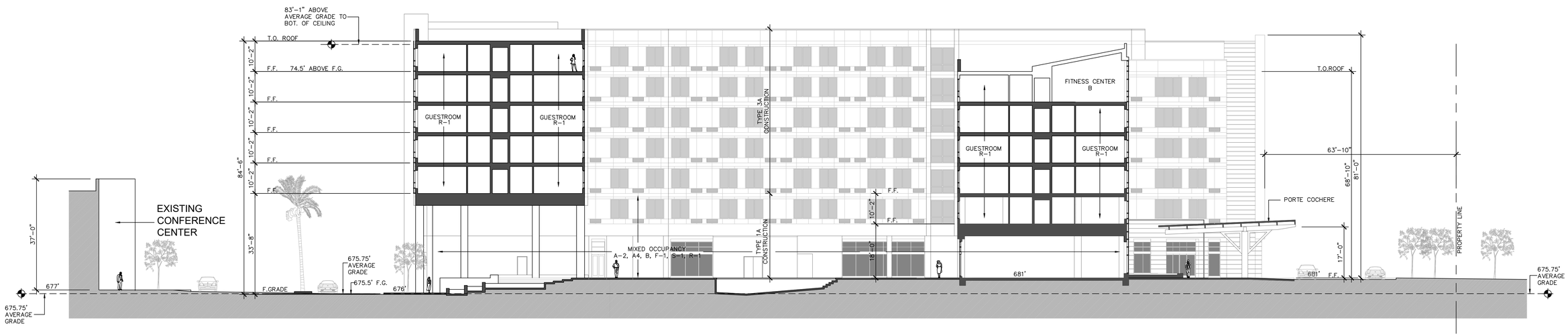
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

GARAGE - ROOF PLAN

JOB NO. **AWH04**

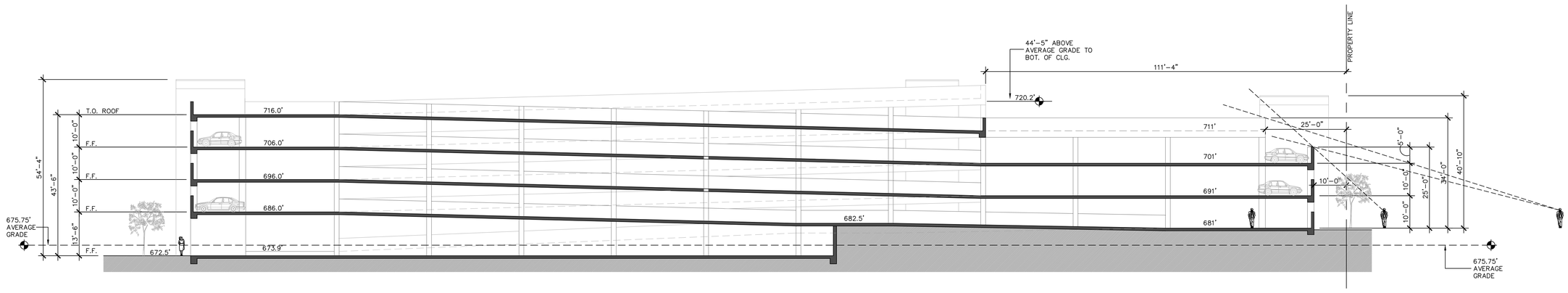
DATE. **10/02/2023**

DRAWING NO. **DR5.4**



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

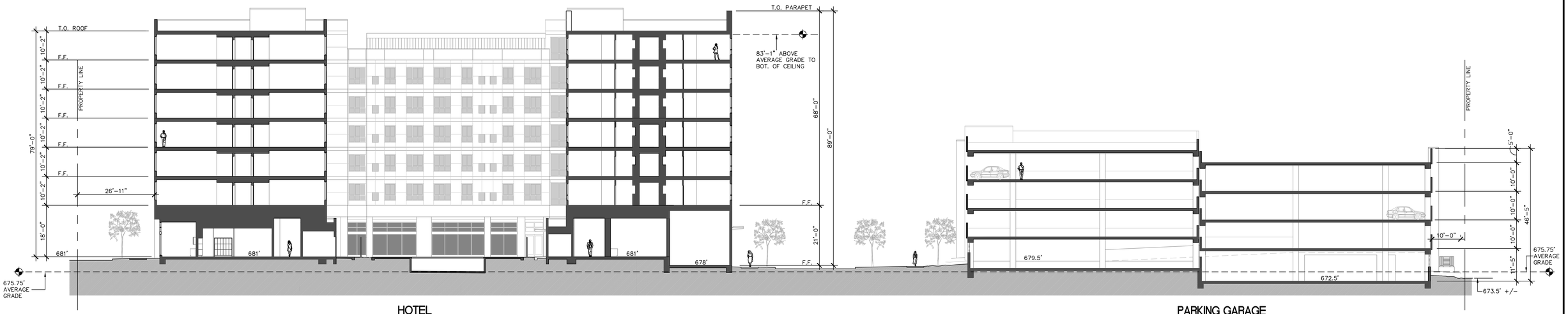
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PROJECT INFO.

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

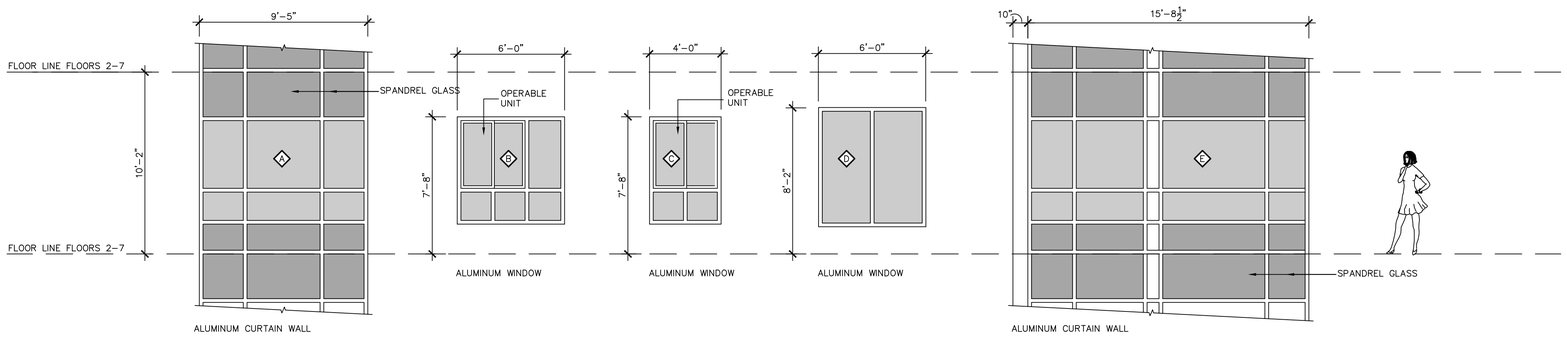
BUILDING SECTIONS

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR6.0**



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.

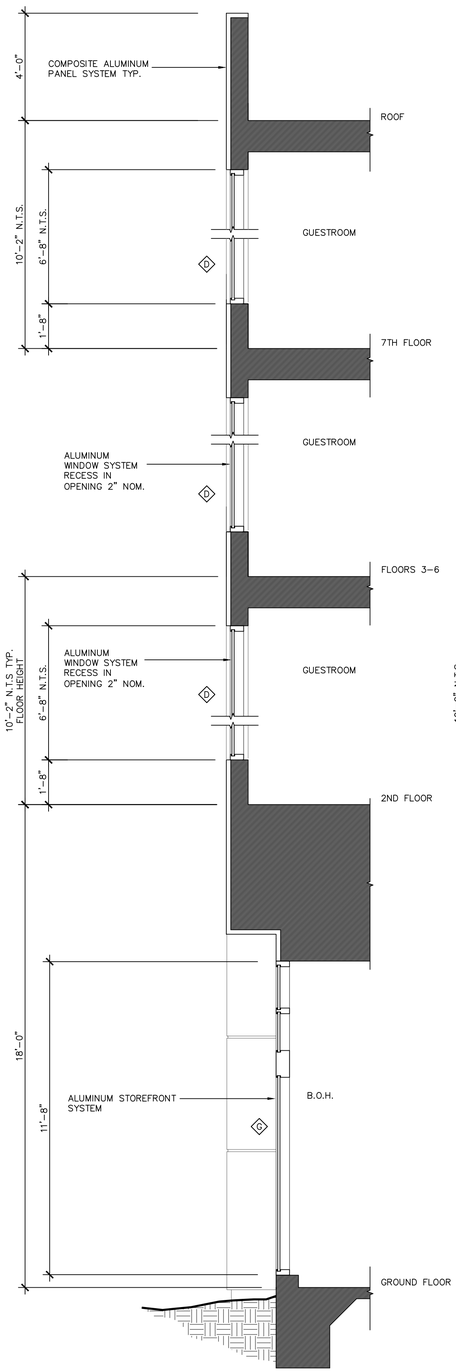
ARCHITECTURAL DIMENSIONS
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PROJECT INFO.

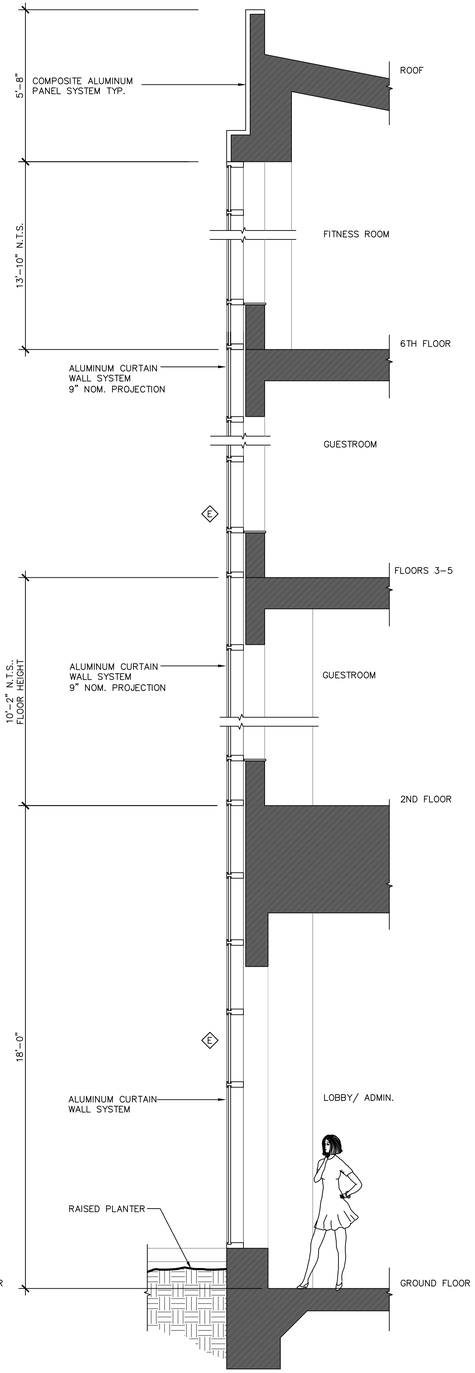
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

SITE SECTION AND WINDOW TYPES

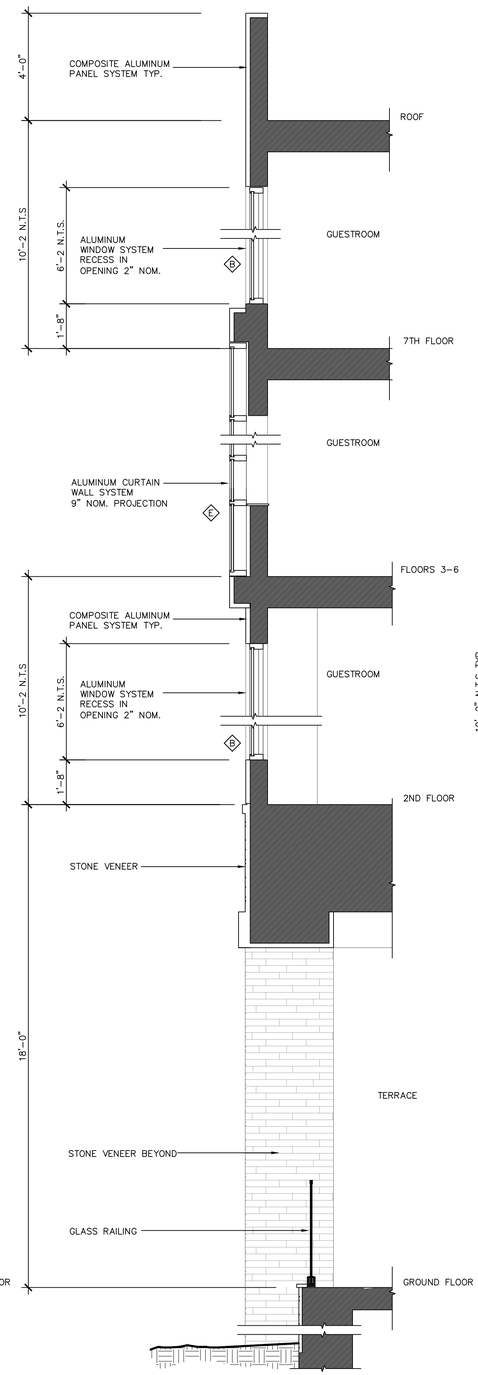
JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR6.1**



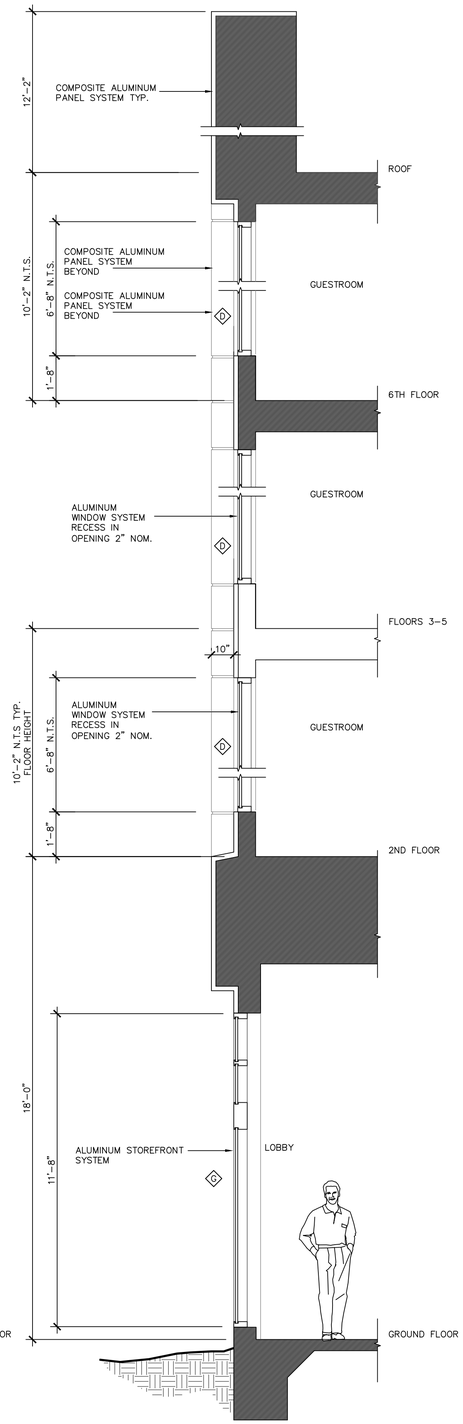
1 WALL SECTION AT ALOFT
SCALE: 3/8" =1'-0"



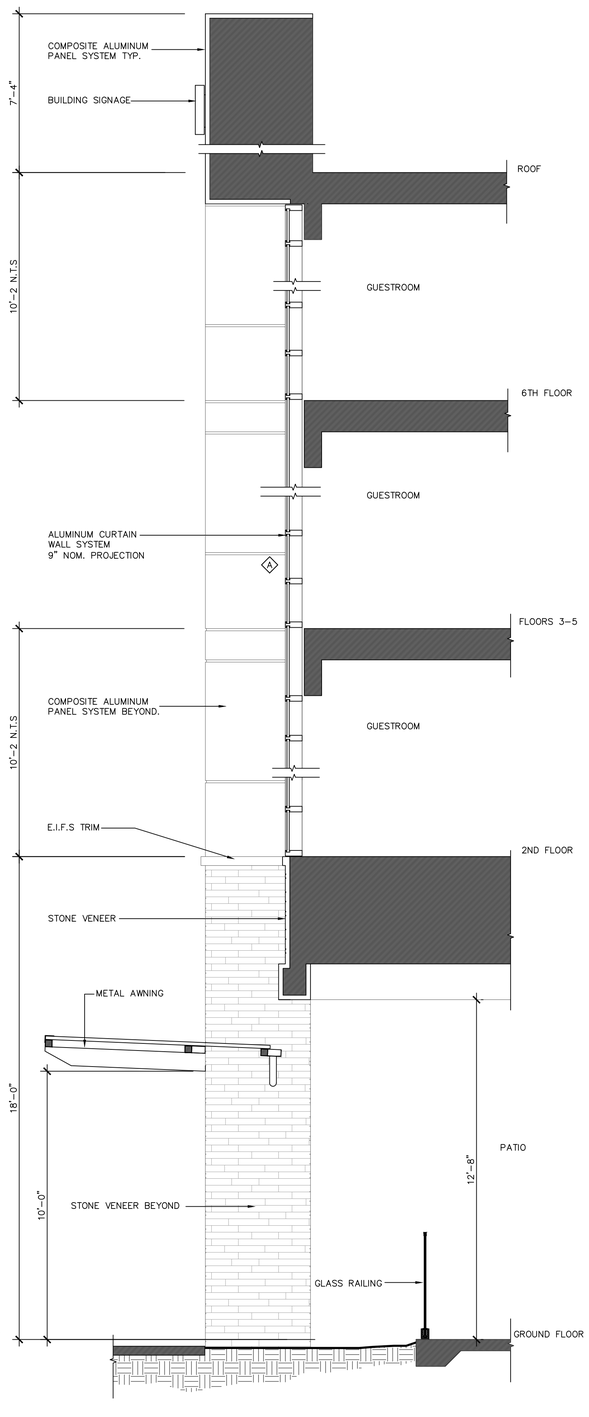
2 WALL SECTION AT RESIDENCE INN
SCALE: 3/8" =1'-0"



3 WALL SECTION AT RESIDENCE INN
SCALE: 3/8" =1'-0"



4 WALL SECTION AT ALOFT
SCALE: 3/8" =1'-0"



5 WALL SECTION AT RESIDENCE INN
SCALE: 3/8" =1'-0"

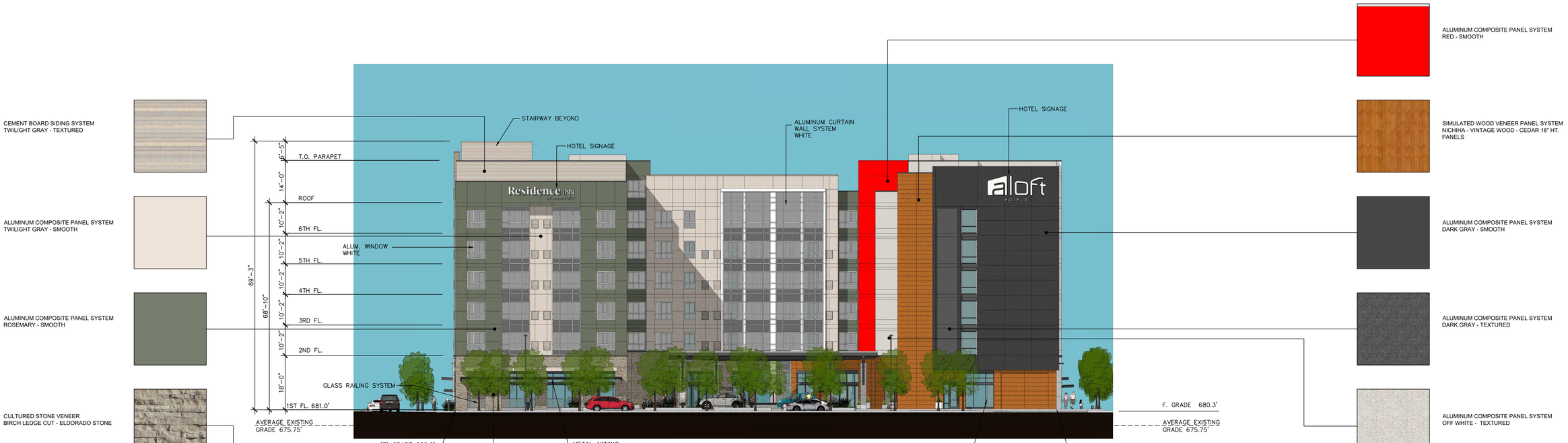
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PROJECT INFO.

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

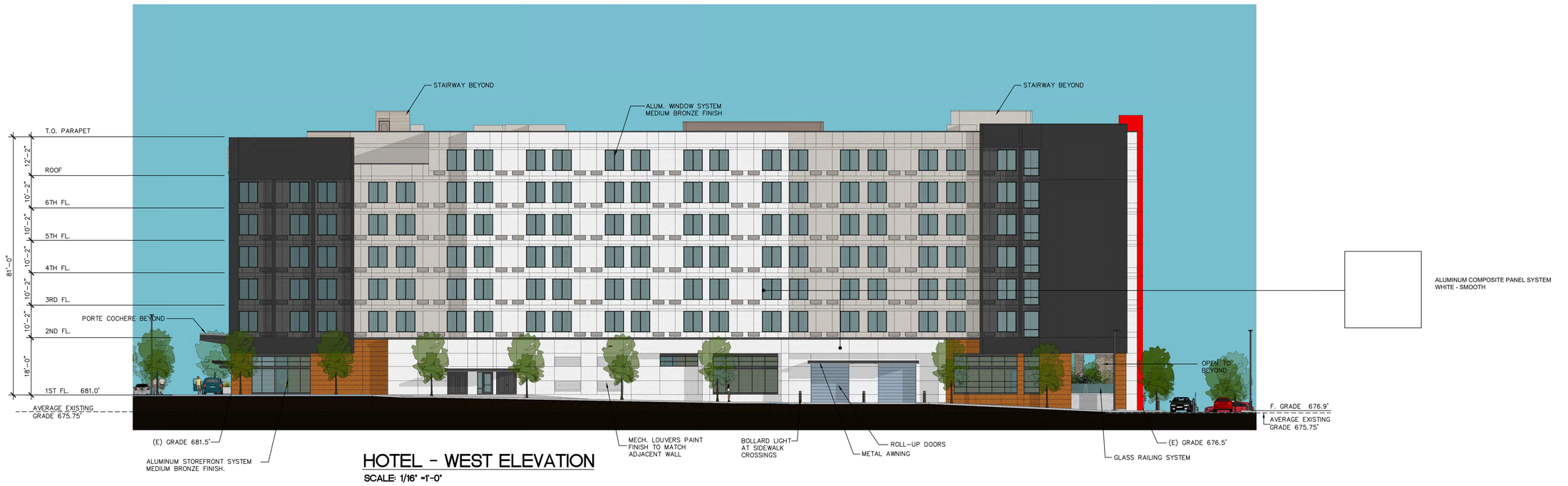
WALL SECTIONS

JOB NO. **AWH04**
DATE. **07/30/2024**
DRAWING NO. **DR6.2**



HOTEL - NORTH ELEVATION

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



HOTEL - WEST ELEVATION

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

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PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023. ADDED EXISTING AND FINISH GRADES.

2 REVISED FRONT ENTRY DROP OFF

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

HOTEL ELEVATIONS

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR7.0**

ALUMINUM COMPOSITE PANEL SYSTEM
RED - SMOOTH

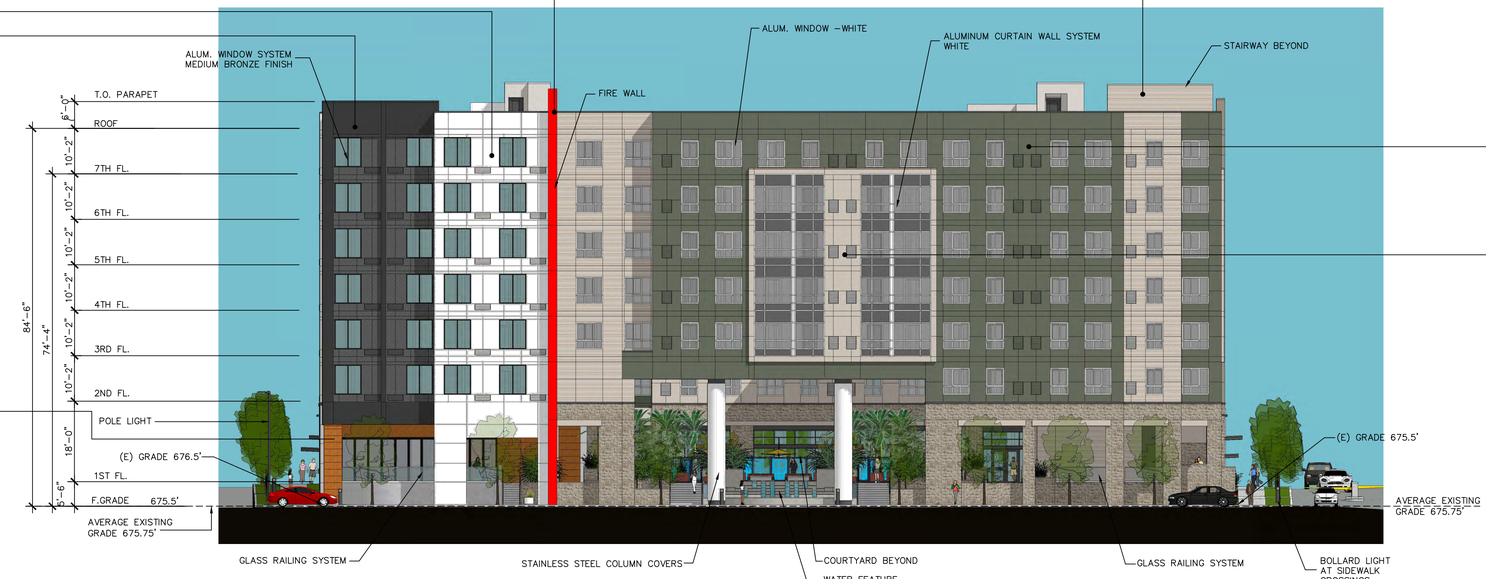
ALUMINUM COMPOSITE PANEL SYSTEM
WHITE - SMOOTH

ALUMINUM COMPOSITE PANEL SYSTEM
DARK GRAY - TEXTURED

SIMULATED WOOD VENEER PANEL SYSTEM
NICHIHA - VINTAGE WOOD - CEDAR 18" HT.
PANELS

ALUMINUM COMPOSITE PANEL SYSTEM
HAMMERED SILVER - SMOOTH

CULTURED STONE VENEER
BIRCH LEDGE CUT - ELDORADO STONE



HOTEL - SOUTH ELEVATION

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

CEMENT BOARD SIDING SYSTEM
TWILIGHT GRAY - TEXTURED

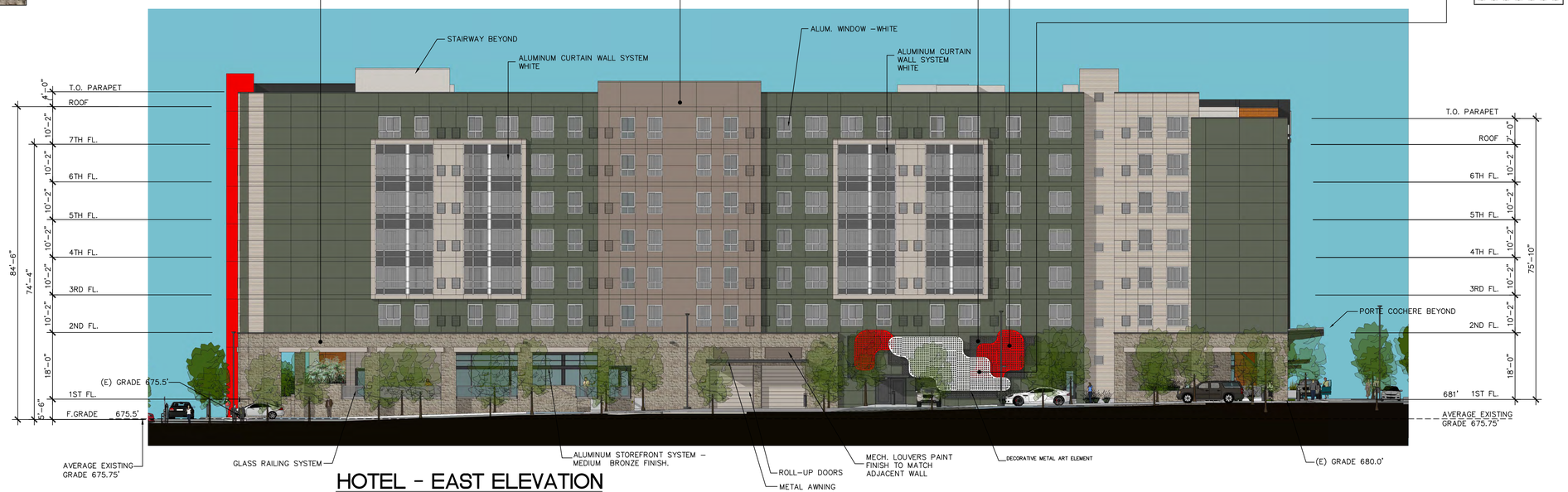
ALUMINUM COMPOSITE PANEL SYSTEM
ROSEMARY - SMOOTH

ALUMINUM COMPOSITE PANEL SYSTEM
TWILIGHT GRAY - SMOOTH

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - DARK GRAY

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - RED

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - WHITE



HOTEL - EAST ELEVATION

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

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TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
ADDED EXISTING AND FINISH GRADES.

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

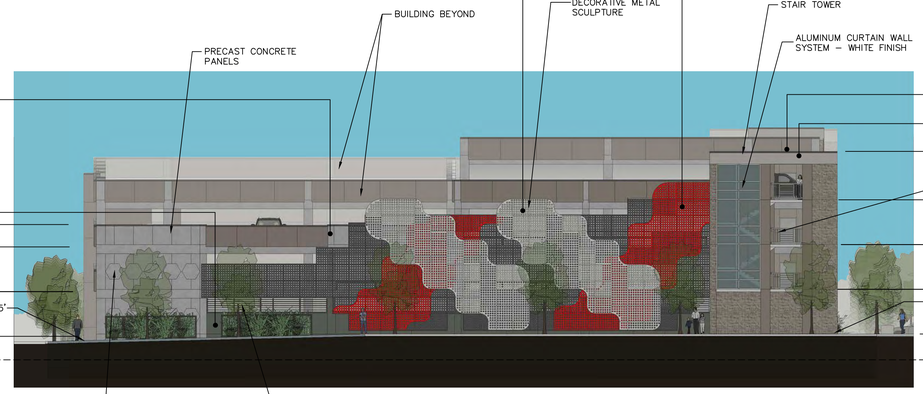
HOTEL ELEVATIONS

JOB NO. **AWH04**
DATE. **010/02/2023**
DRAWING NO. **DR7.1**

SMOOTH FINISHED CONCRETE
PAINT FINISH - LIGHT GRAY

SMOOTH FINISHED CONCRETE
PANIT FINISH - ROSEMARY

CULTURED STONE VENEER
BIRCH LEDGE CUT - ELDORADO STONE



GARAGE - NORTH ELEVATION

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

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - WHITE

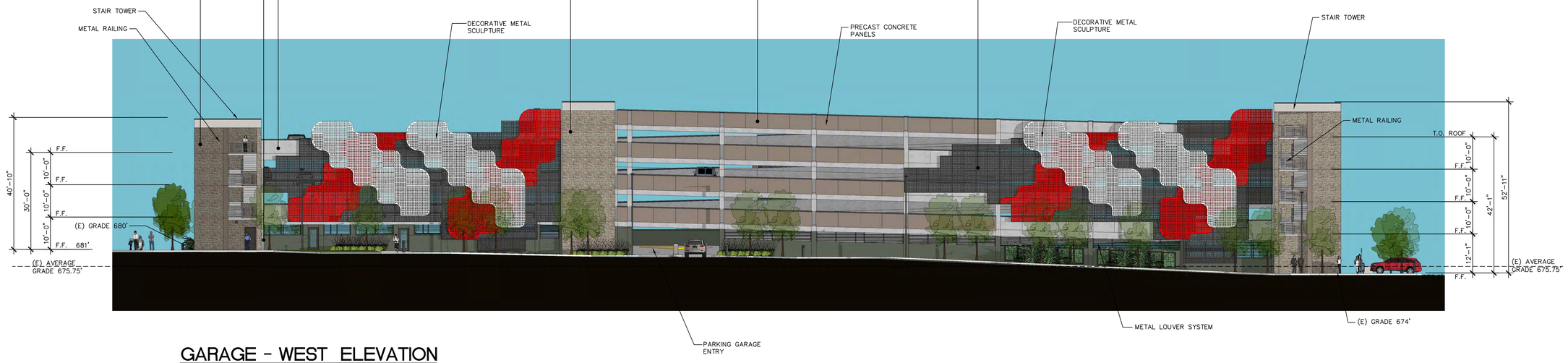
PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - RED

ALUMINUM COPING TYP.
DARK GRAY

ALUMINUM COMPOSITE PANEL SYSTEM
TWILIGHT SILVER - TEXTURED

SMOOTH FINISHED CONCRETE PANEL SYSTEM
PAINT FINISHED - HAMMERED SILVER

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - DARK GRAY



GARAGE - WEST ELEVATION

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

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

⚠1 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**

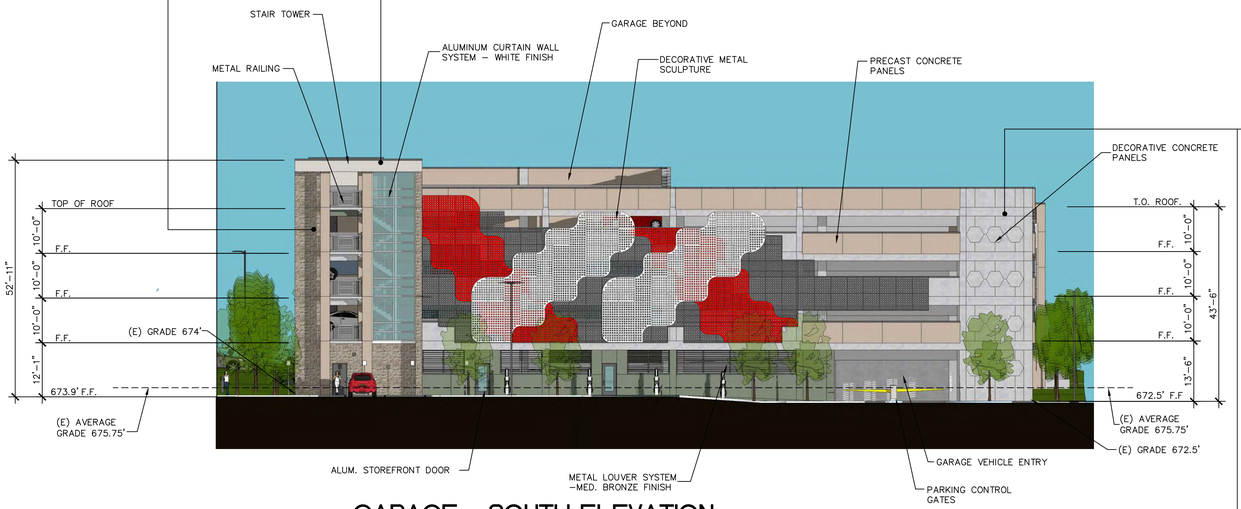
ALUMINUM COPING TYP.
DARK GRAY

CULTURED STONE VENEER
BIRCH LEDGE CUT - ELDORADO STONE

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - RED

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - WHITE

PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - DARK GRAY



GARAGE - SOUTH ELEVATION

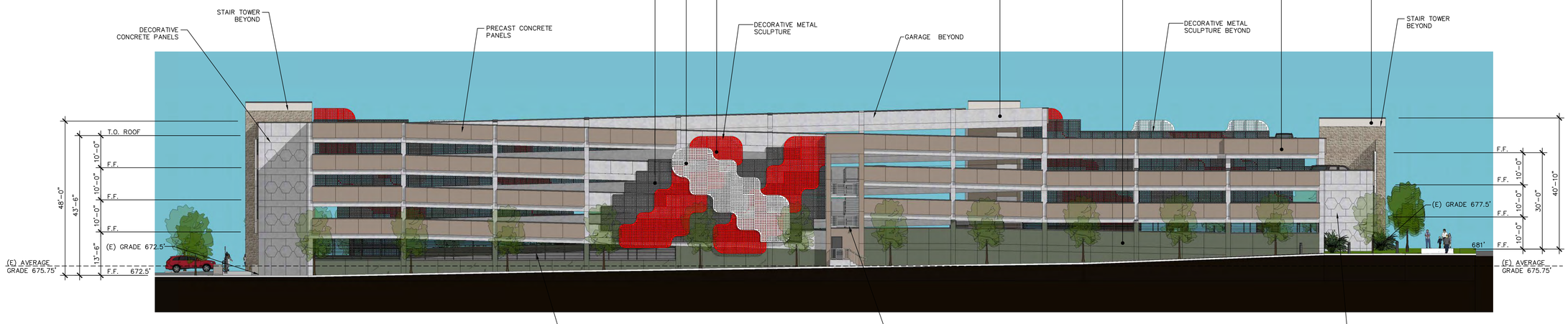
SCALE: 1/16" =1'-0"

SMOOTH FINISHED CONCRETE
PAINT FINISH - LIGHT GRAY

SMOOTH FINISHED CONCRETE
PANIT FINISH - ROSEMARY

SMOOTH FINISHED CONCRETE PANEL SYSTEM
PAINT FINISHED - HAMMERED SILVER

ALUMINUM COMPOSITE PANEL SYSTEM
TWILIGHT SILVER - TEXTURED



GARAGE - EAST ELEVATION

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

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

⚠ RESPONSE TO CITY COMMENTS 9/4/2023.
ADDED EXISTING AND FINISH GRADES.
ADD DECORATIVE METAL TO SOUTH ELEV.

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

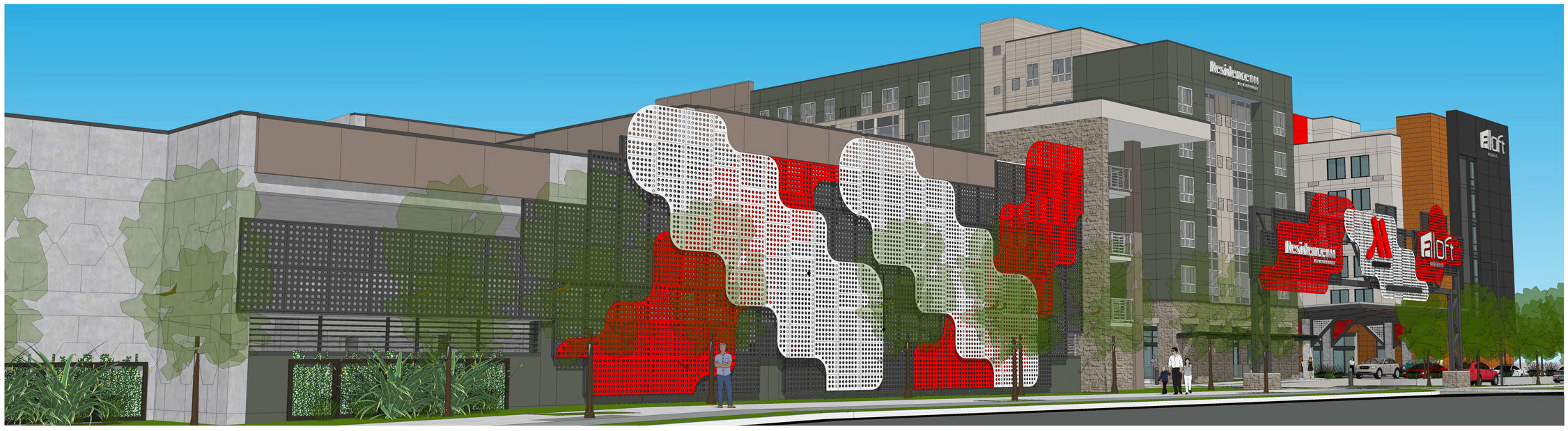
GARAGE ELEVATIONS

JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR8.1**



THORNTON AVENUE - STREET VIEW - LOOKING SOUTHEAST

SCALE: N.T.S.



THORNTON AVENUE - STREET VIEW - LOOKING SOUTHWEST

SCALE: N.T.S.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

2 REVISED HOTEL DROP OFF AREA

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

THORNTON AVENUE VIEWS

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR9.0**



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.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023. REVISED SOUTH ELEV. OF GARAGE

2 REVISED HOTEL DROP OFF AREA

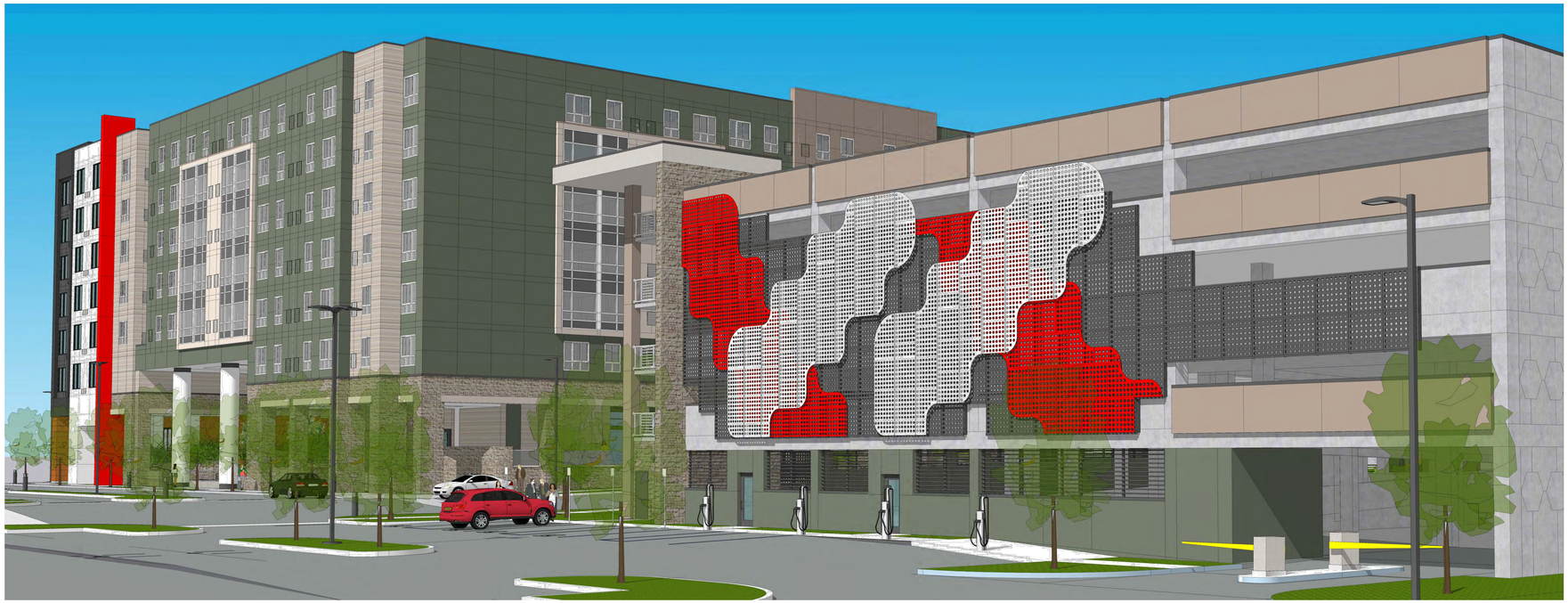
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

THORNTON AVE. AND MARRIOTT DRIVE VIEWS

JOB NO. **AWH04**

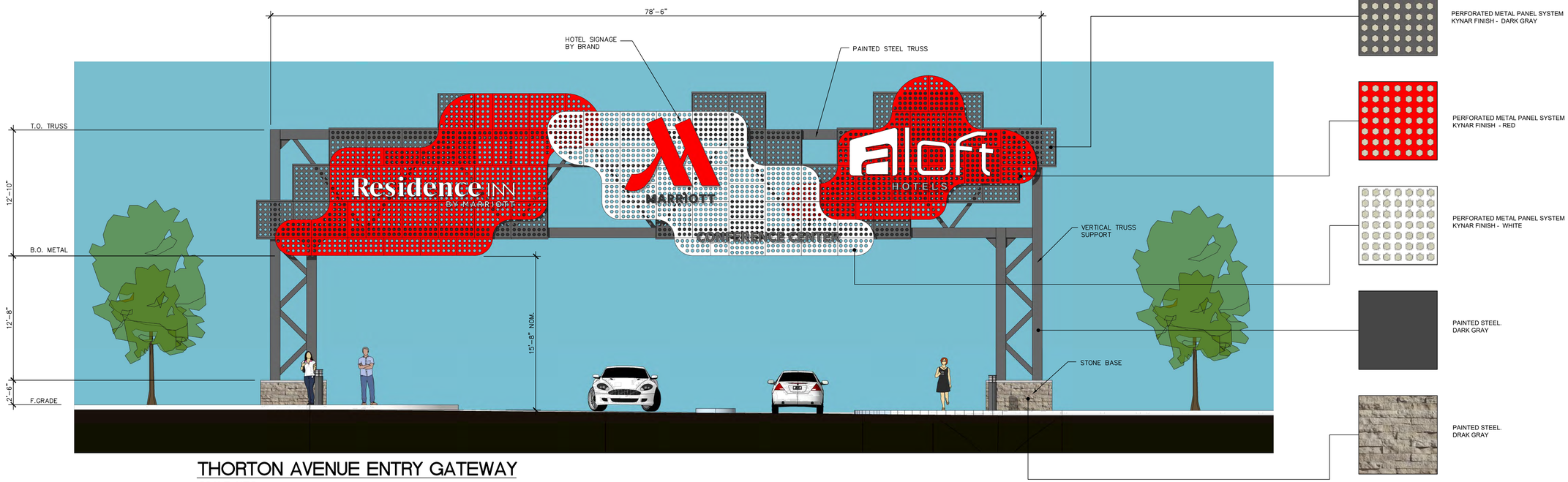
DATE. **02/29/2024**

DRAWING NO. **DR9.1**



MARRIOTT DRIVE - VIEW LOOKING NORTH WEST

SCALE: N.T.S.



THORTON AVENUE ENTRY GATEWAY

SCALE: N.T.S.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023.
REVISED GARAGE SOUTH ELEVATION

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

MARRIOTT DRIVE AND GATE WAY VIEWS

JOB NO. **AWH04**

DATE. **10/02/2023**

DRAWING NO. **DR9.2**



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.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.
2 REVISED HOTEL DROP OFF AREA

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

MARRIOTT DRIVE, PORTE COCHERE AND WATER FEATURE

JOB NO. **AWH04**
DATE. **02/29/2024**
DRAWING NO. **DR9.3**

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.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

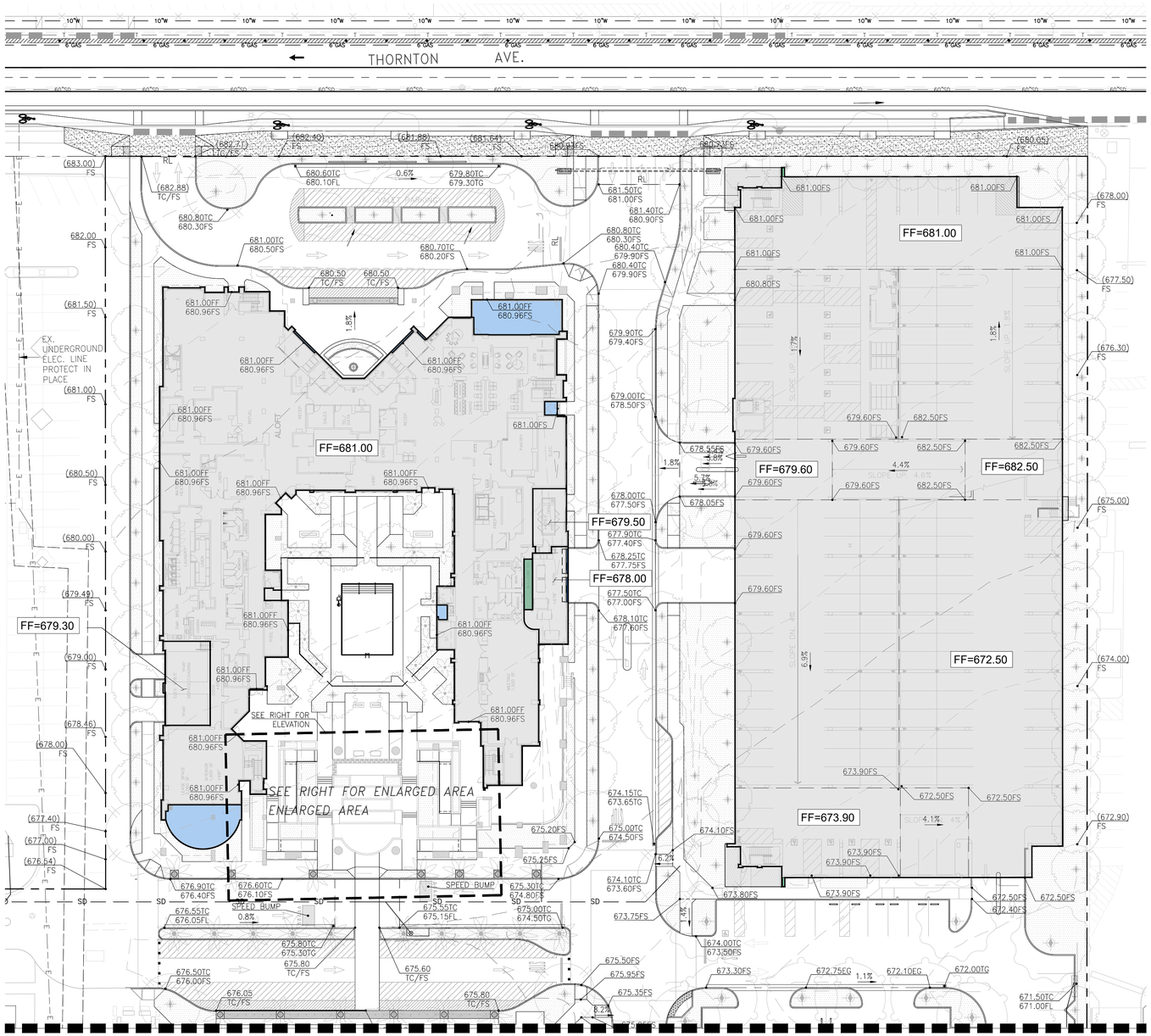
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

COURTYARD AND WATER FEATURE VIEWS

JOB NO. **AWH04**

DATE. **10/02/2023**

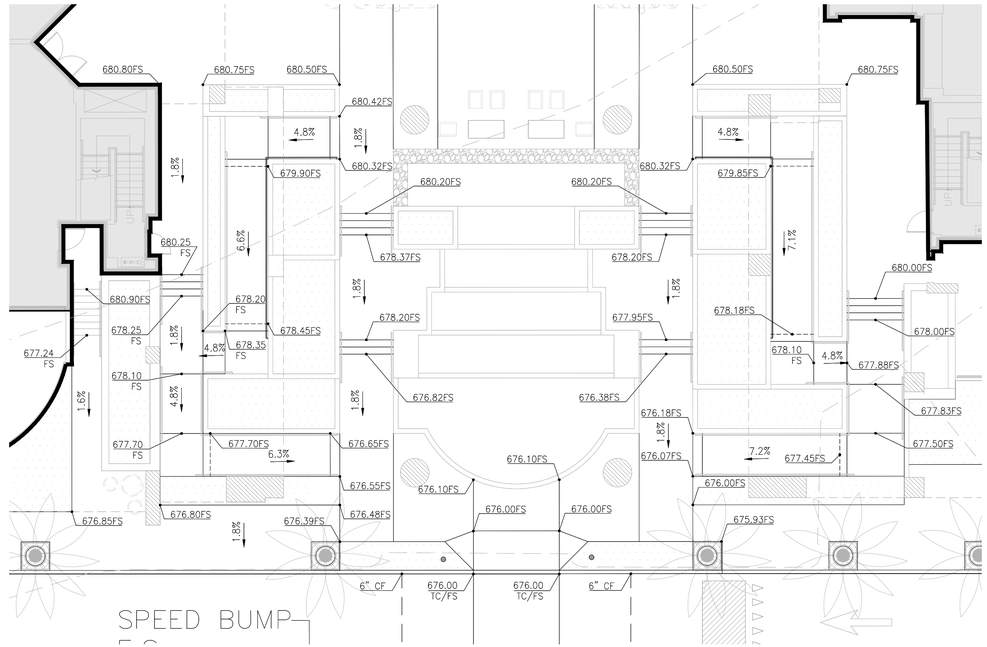
DRAWING NO. **DR9.4**



MATCHLINE - SEE SHEET C2.0

LEGEND

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



ENLARGED AREA

SCALE 1" = 10'

CONCEPTUAL SITE PRECISE GRADING PLAN

SCALE: 1" = 30'

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

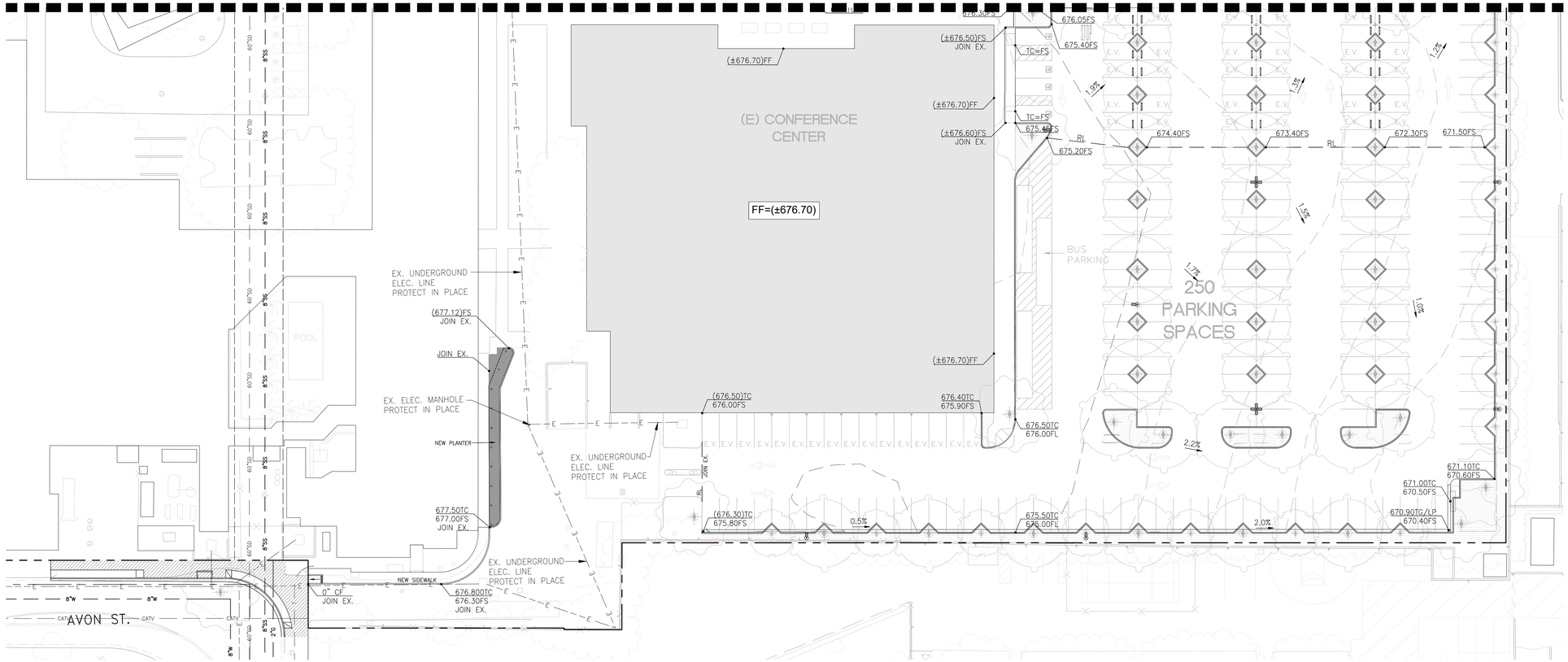
PROJECT INFO.

1. RESPONSE TO CITY COMMENTS 9/4/2023, UPDATED GRADING PLAN
2. RESPONSE TO CITY COMMENTS 03/06/2024, UPDATED GRADING PLAN
3. RESPONSE TO CITY COMMENTS 05/31/2024, UPDATED OFFSITE PLANS

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

FUSCOE ENGINEERING
full circle thinking

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. 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
X.X% SLOPE PERCENTAGE	HP	HIGHPOINT	UNO	UNLESS NOTED OTHERWISE
SURFACE SHEET FLOW	INV	INVERT		PROPOSED CURB RAMP
PLANTER	PL	PROPERTY LINE		24" WIDE CURB SLOT

N

30' 0' 15' 30'
SCALE: 1" = 30'

CONCEPTUAL SITE PRECISE GRADING PLAN

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

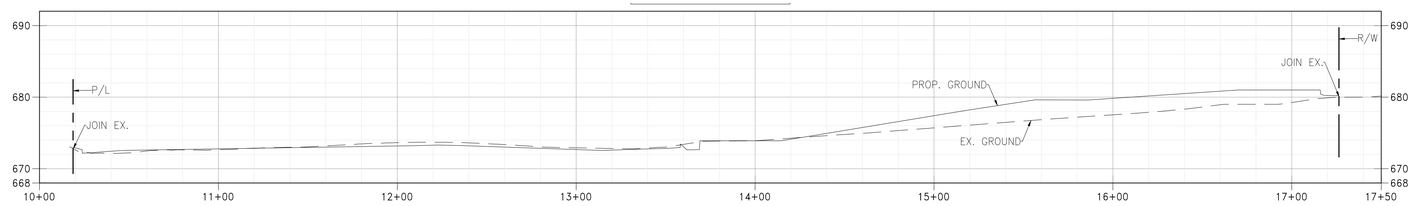
PROJECT INFO.
1 RESPONSE TO CITY COMMENTS 9/4/2023, UPDATED GRADING PLAN
2 RESPONSE TO CITY COMMENTS 03/06/2024, UPDATED GRADING PLAN
3 RESPONSE TO CITY COMMENTS 05/31/2024, UPDATE STREET IMPROVEMENT PLANS

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

FUSCOE ENGINEERING full circle thinking

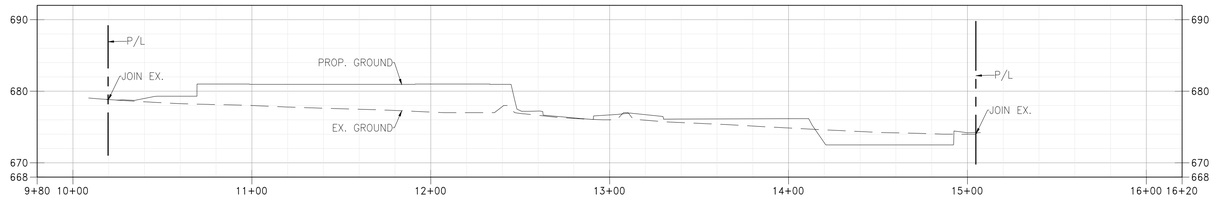
JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C1.1





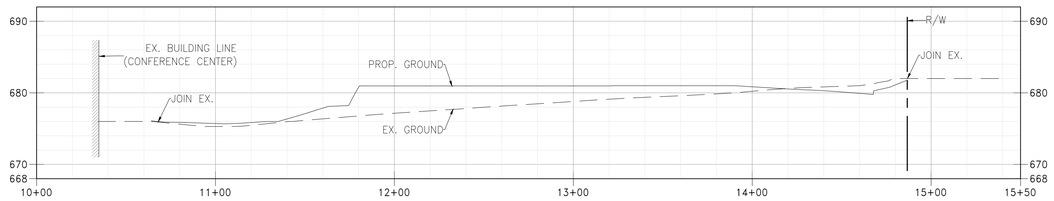
SECTION "A"

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	

N

50' 0' 25' 50'
SCALE: 1" = 50'

CONCEPTUAL SITE EARTHWORK STUDY

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

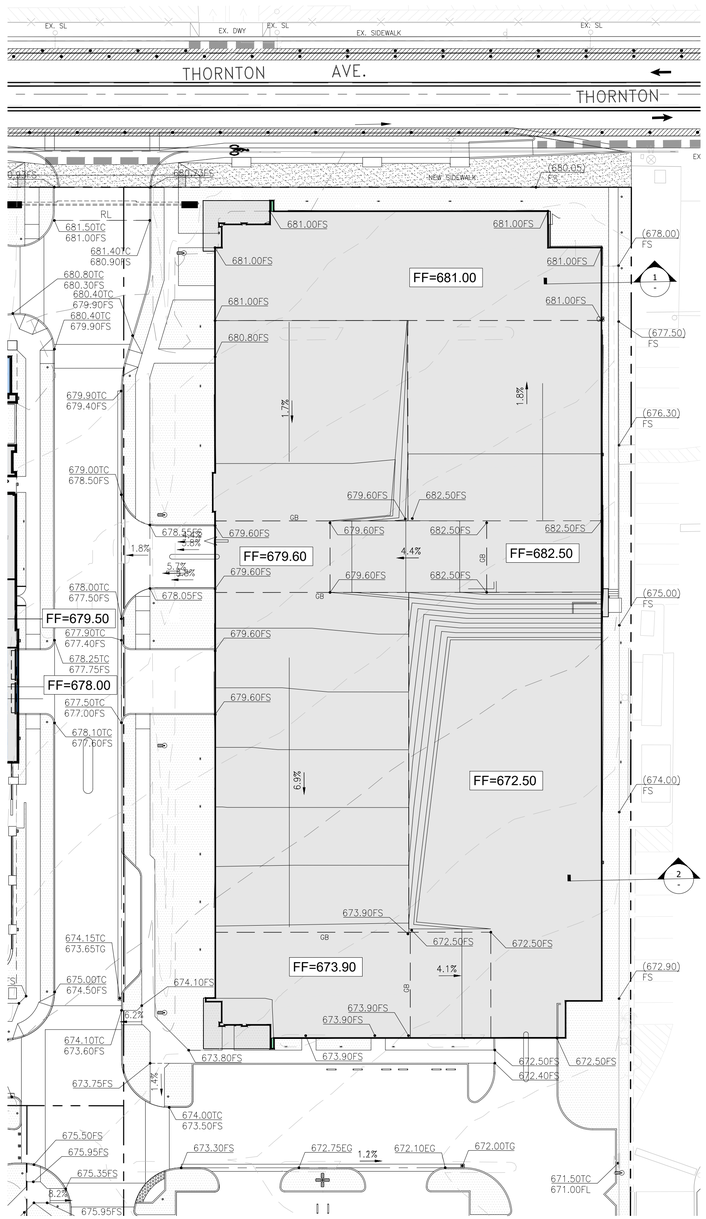
PROJECT INFO.

1 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

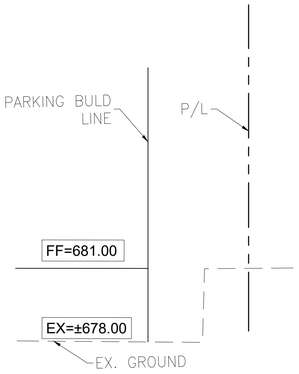
FUSCOE ENGINEERING
full circle thinking

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C2.0

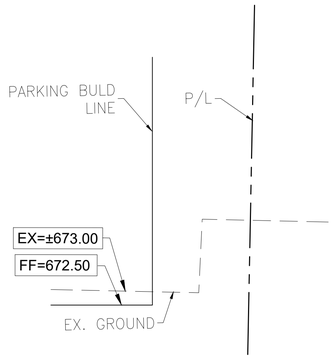


LEGEND

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



SECTION "1"
N.T.S.



SECTION "2"
N.T.S.

N

30' 0' 15' 30'
SCALE: 1" = 30'

CONCEPTUAL GARAGE STRUCTURAL EXCAVATION PLAN

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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

FUSCOE ENGINEERING
full circle thinking

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

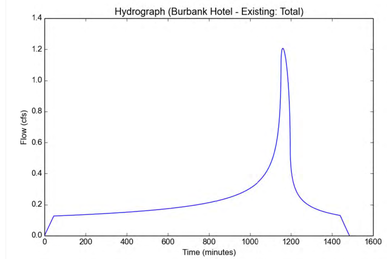
File location: F:/Projects/4147/001/Sandbox/Varand/230515 - LID Study/HydroCalc/Burbank Hotel - Existing - Total (85th Percentile).pdf
Version: HydroCalc 1.0.2

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	0.9218
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)	1.2064
Burned Peak Flow Rate (cfs)	1.2064
24-Hr Clear Runoff Volume (ac-ft)	0.4694
24-Hr Clear Runoff Volume (cu-ft)	20445.2911



Peak Flow Hydrologic Analysis

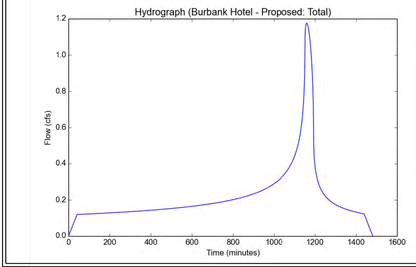
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Version: HydroCalc 1.0.2

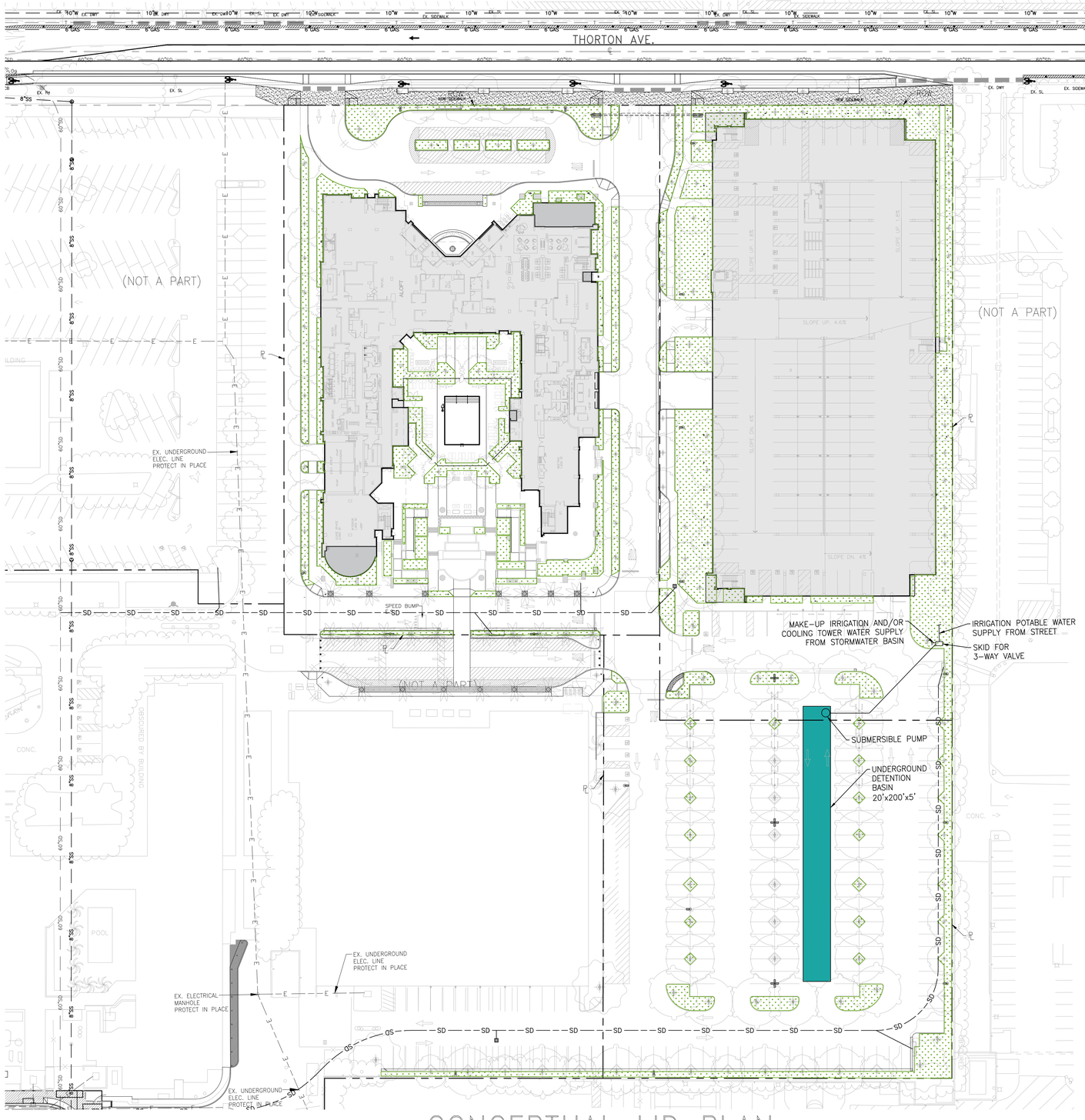
Input Parameters

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	0.8626
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)	1.1757
Burned Peak Flow Rate (cfs)	1.1757
24-Hr Clear Runoff Volume (ac-ft)	0.4428
24-Hr Clear Runoff Volume (cu-ft)	19288.9766





TOTAL Area (A)	268,554	ft²
Impervious Area (A_I)	227,352	ft²
Undeveloped Area (A_U)	0	ft²
Pervious Area (A_P)	41,202	ft²
85th Percentile or 0.75 inch (P)	1.16	in
V_m = (P/12 ft) x [(A_I)(0.9)+(A_P+A_U)(0.1)] =	**20,178**	**ft³**
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} (ft/s)=	**6.94444E-06**	**ft/s**
Amin = (Vm*12 in/ft)/(T*ksat,design) =	**8407**	**ft²**
Adrywell =(Depth of Infiltration*CircumferenceRock + AreaRock$_{Bottom}$)	**971**	**ft²**
Design rate with Infiltration area for flow (disposal) rate (ksat*Adrywell)	**0.0067**	**ft³/s**
Volume disposal rates:		
$V_{96\,hr}$: k_{SAT}*96hrs*3600s/hr	2330	ft³
$V_{3\,hr}$: k_{SAT}*3hrs*3600s/hr	**72**	**ft³**
V_{WELL} = (Sc*Area$_{CHAMBER}$+Hg*AreaRock*40%)	**722**	**ft³**
Drywells Hypothetically Used	**4**	
$V_{WELL\ TOTAL}$= V_{WELL} * #Wells =	**2888**	**ft³**
$V_{3\,hr\ TOTAL}$= $V_{3\,hr}$ * #Wells =	**288**	**ft³**
$V_{PRE\text{-}TREATMENT}$=	**188**	**ft³**
$V_{DRYWELL\ SYSTEM}$ = $V_{WELL\ TOTAL}$ + $V_{3\,HR\ TOTAL}$ + $V_{PRE\text{-}TREATMENT}$ =	**3364**	**ft³**
Volume storage chamber required= V_m - $V_{DRYWELL}$=	**16,814**	**ft³**

LEGEND

- CENTER LINE
- PROPERTY LINE / RIGHT OF WAY
- PERVIOUS AREA

N

40' 0' 20' 40'
SCALE: 1" = 40'

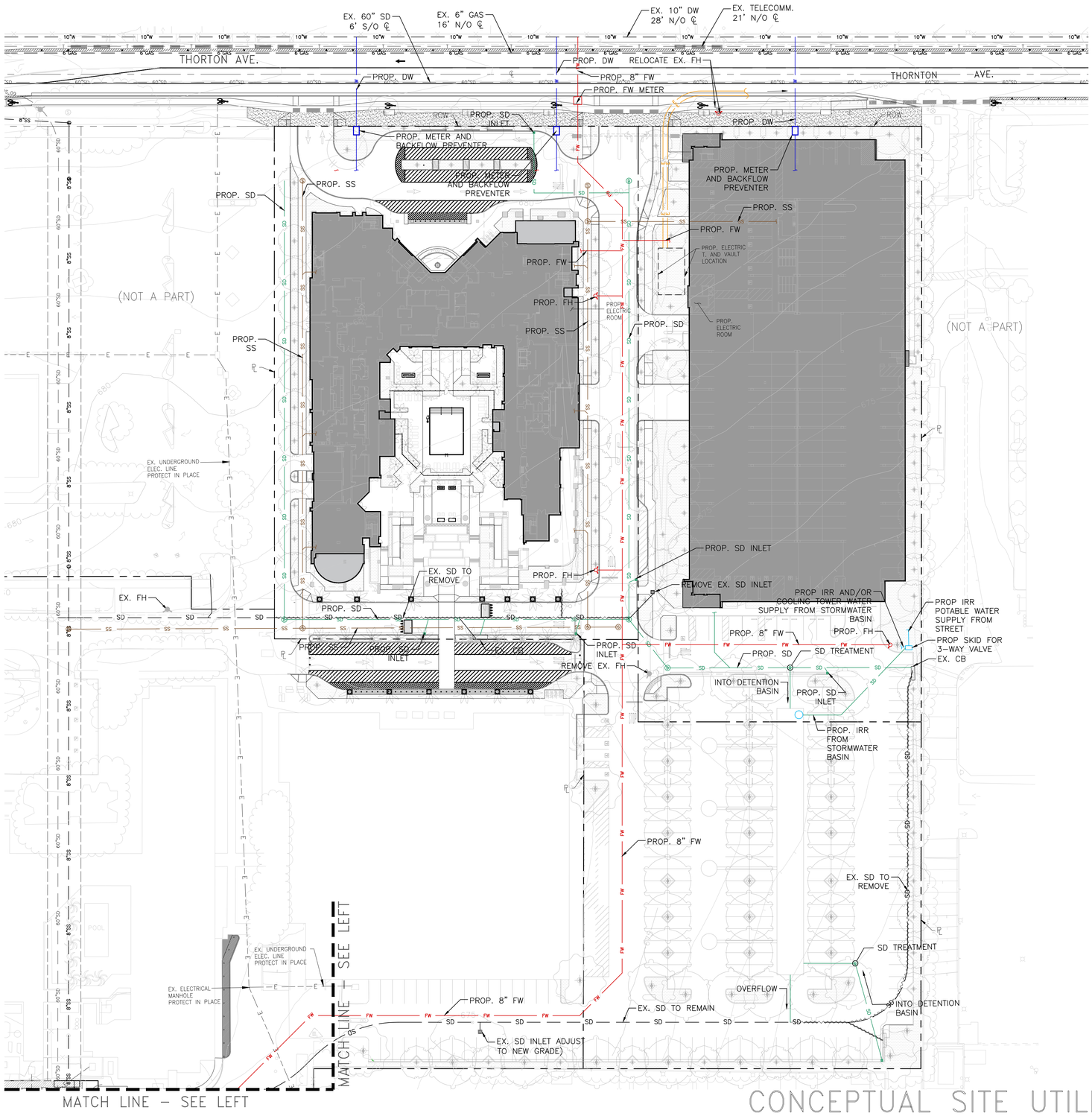
CONCEPTUAL LID PLAN

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.
1 RESPONSE TO CITY COMMENTS 9/4/2023
UPDATED PLANTING AREA
2 UPDATED PLANTING AREA 3/06/2024
4 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**
DATE. **09/09/2024**
DRAWING NO. C4.0



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
℄	CENTERLINE
P	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.

N

40' 0' 20' 40'
SCALE: 1" = 40'

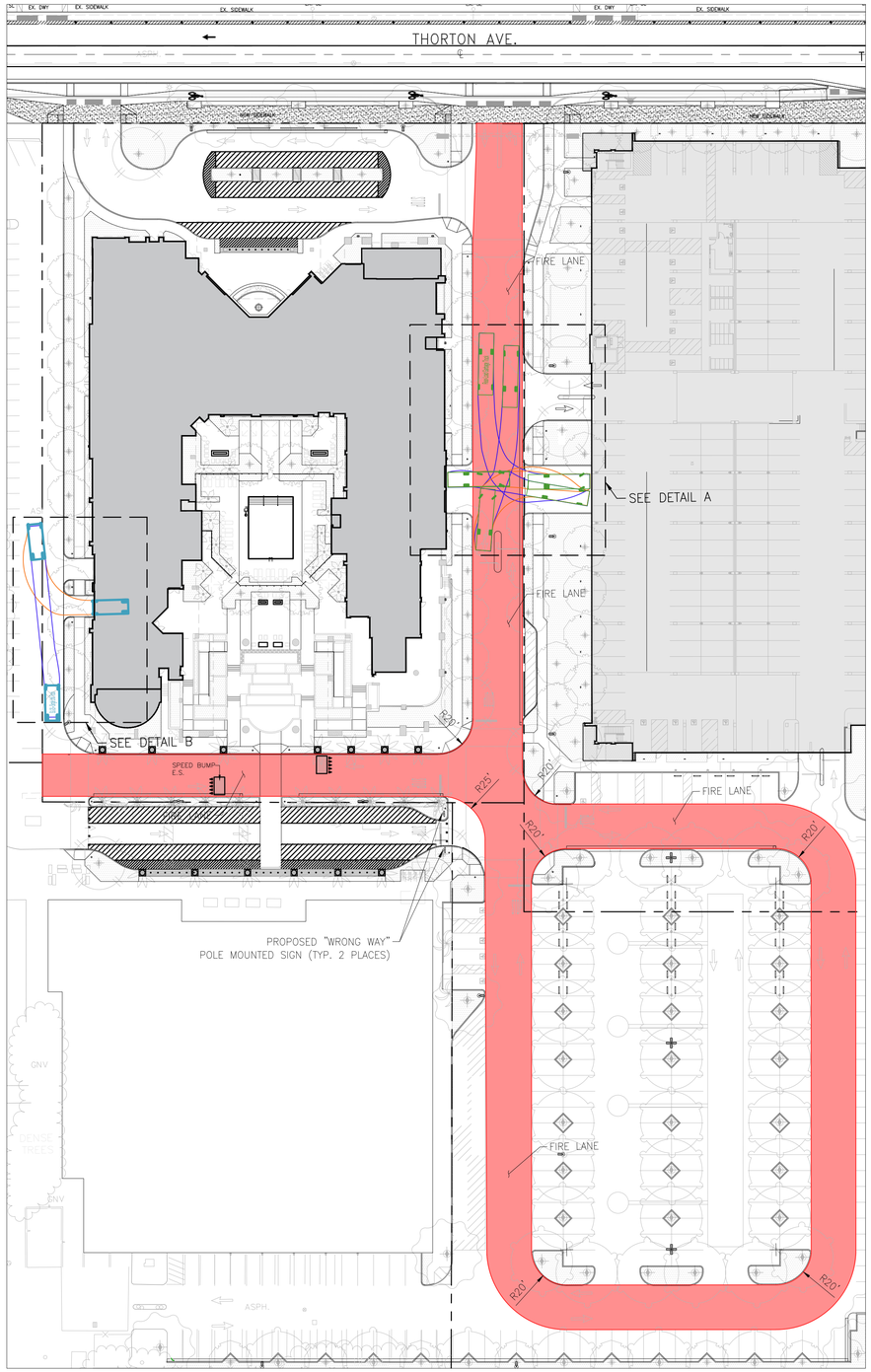
CONCEPTUAL SITE UTILITY PLAN

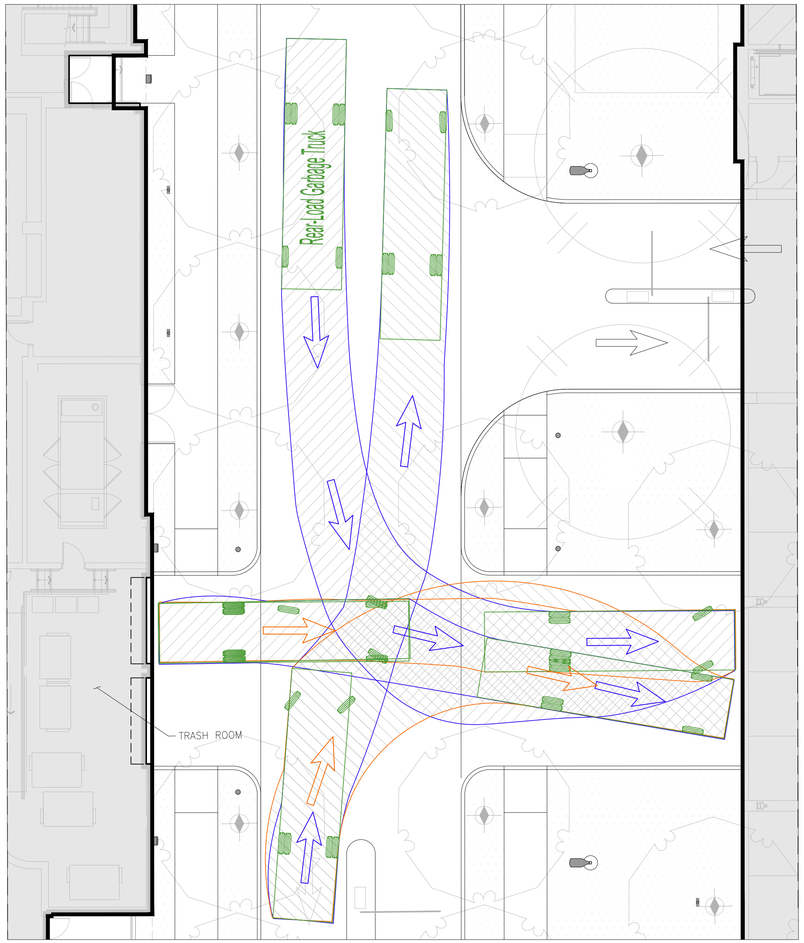
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.
1 RESPONSE TO CITY COMMENTS 9/4/2023, UPDATED GRADING PLAN
2 RESPONSE TO CITY COMMENTS 03/06/2024
UPDATED UTILITY PLAN – REMOVED PROPOSED RECLAIMED WATER LINE, ADDED FIRE WATER LINE AND FIRE HYDRANT
3 RESPONSE TO CITY COMMENTS 05/31/2024, ADDED ELEC. INFORMATION TO THE PLAN

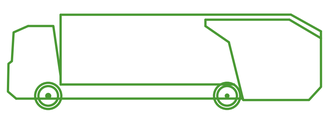
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C5.0

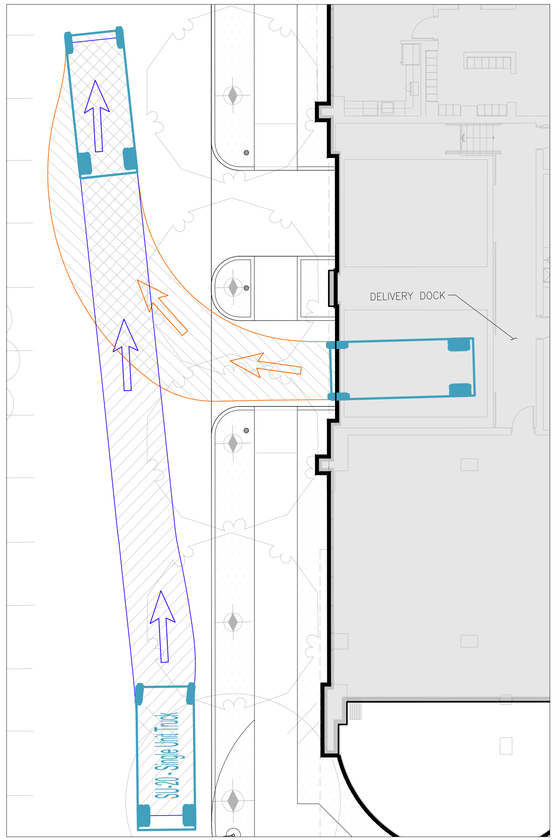




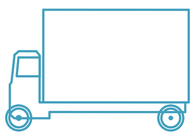
GARBAGE TRUCK TURNING RADIUS (A)
1"=10'



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)
1"=10'



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

CONCEPTUAL FIRE APPARATUS & SERVICE TRUCK CIRCULATION PLAN

LEGEND
- FORWARD DRIVE PATH
- REVERSE DRIVE PATH
- FIRE LANE

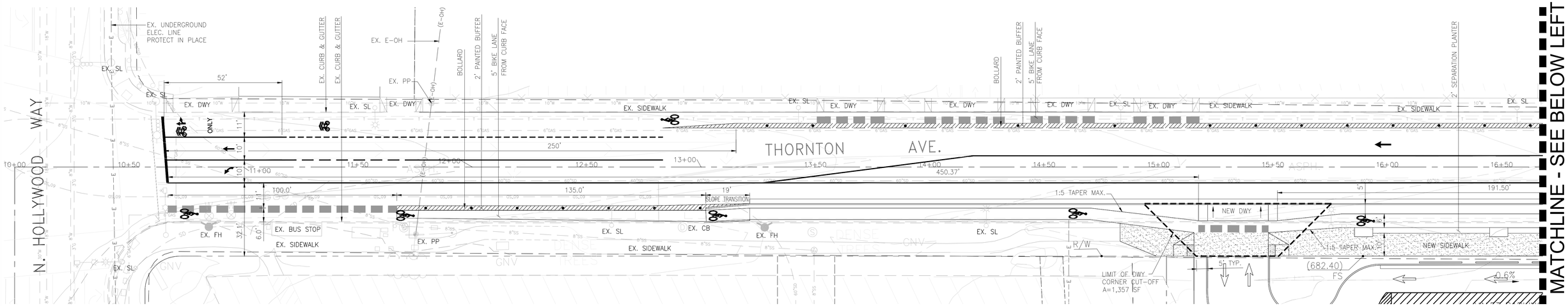
N
40' 0' 20' 40'
SCALE: 1" = 40'

ARCHITECTURAL DIMENSIONS
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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. C6.0



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
PL	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

30' 0' 15' 30'
SCALE: 1" = 30'

CONCEPTUAL OFFSITE IMPROVEMENT PLAN – THORNTON

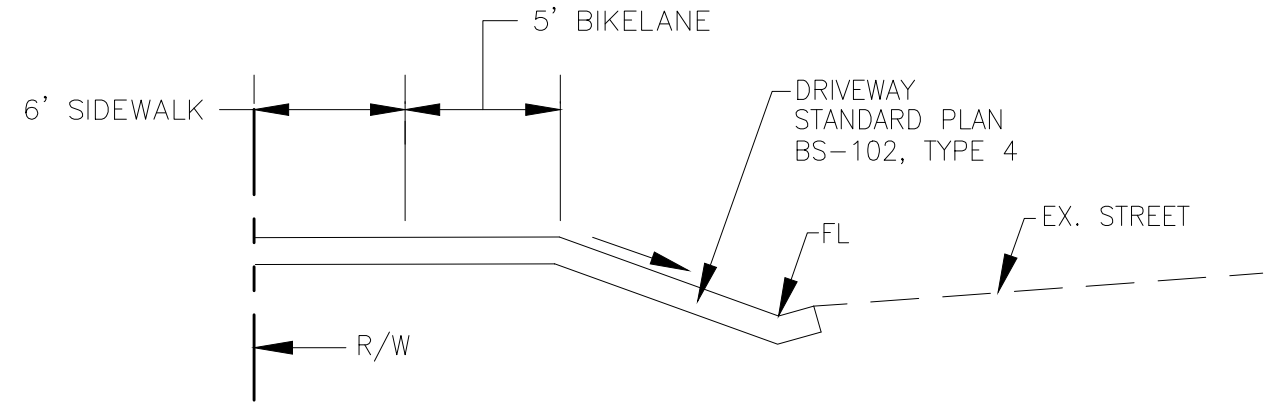
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PROJECT INFO.
1 RESPONSE TO CITY COMMENTS 9/4/2023, UPDATE STREET IMPROVEMENT PLANS
2 RESPONSE TO CITY COMMENTS 03/06/2024, UPDATE STREET IMPROVEMENT PLANS
3 RESPONSE TO CITY COMMENTS 05/31/2024, UPDATE STREET IMPROVEMENT PLANS

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

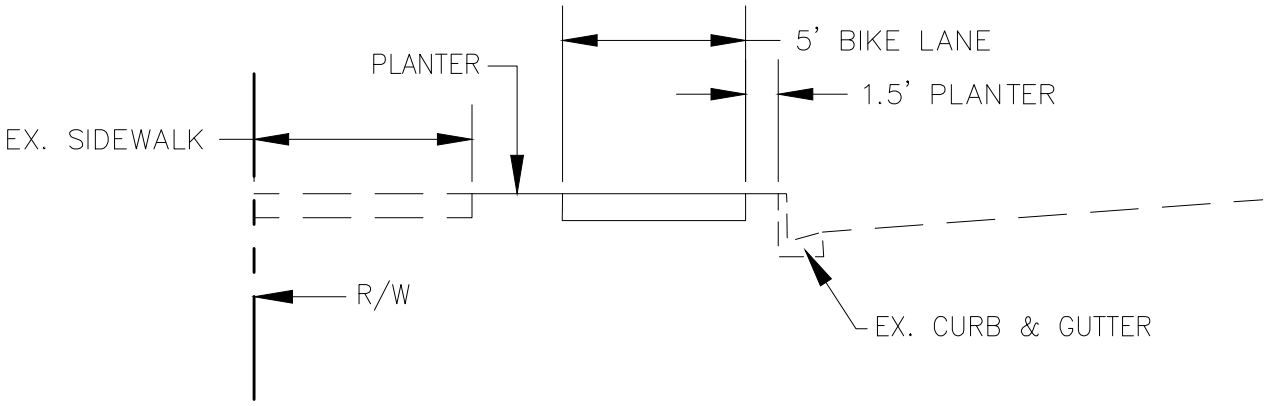
FUSCOE ENGINEERING
full circle thinking

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C7.0



SECTION AT DRIVEWAY

NOT TO SCALE



SECTION AT SIDEWALK

NOT TO SCALE

FUSCOE ENGINEERING

FULL CIRCLE THINKING®

06/17/2024

F:\PROJECTS\4147\001\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4147-001 - CONCEPTUAL STREET IMPROVEMENT-C7.DWG (06-17-2024 1:03:57PM) Plotted by: ghormoz

LEGEND

— — —	PROPERTY LINE/ RIGHT-OF-WAY
CB	CATCH BASIN
CL	CENTERLINE
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
HP	HIGHPOINT
INV	INVERT
PL	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 – AVON

30' 0' 15' 30'
SCALE: 1" = 30'

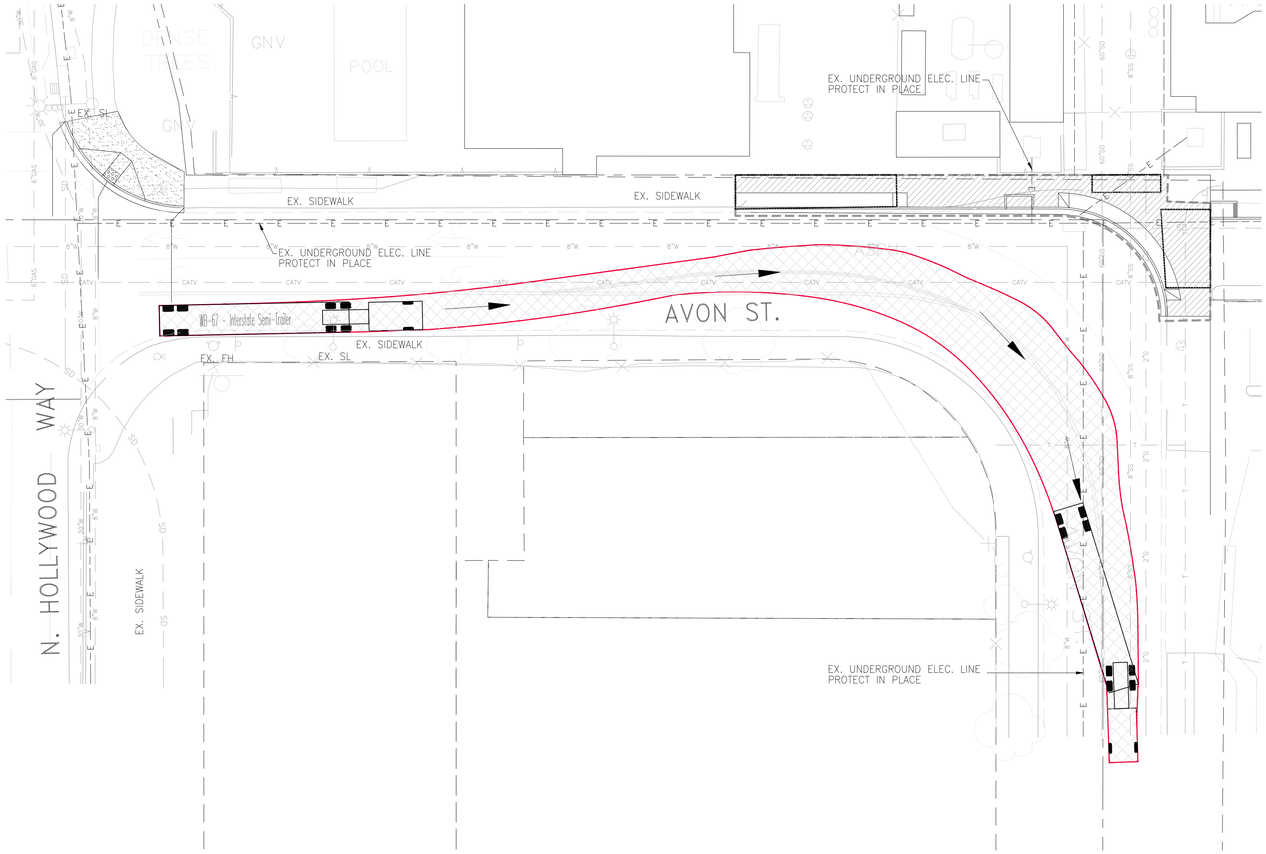
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MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

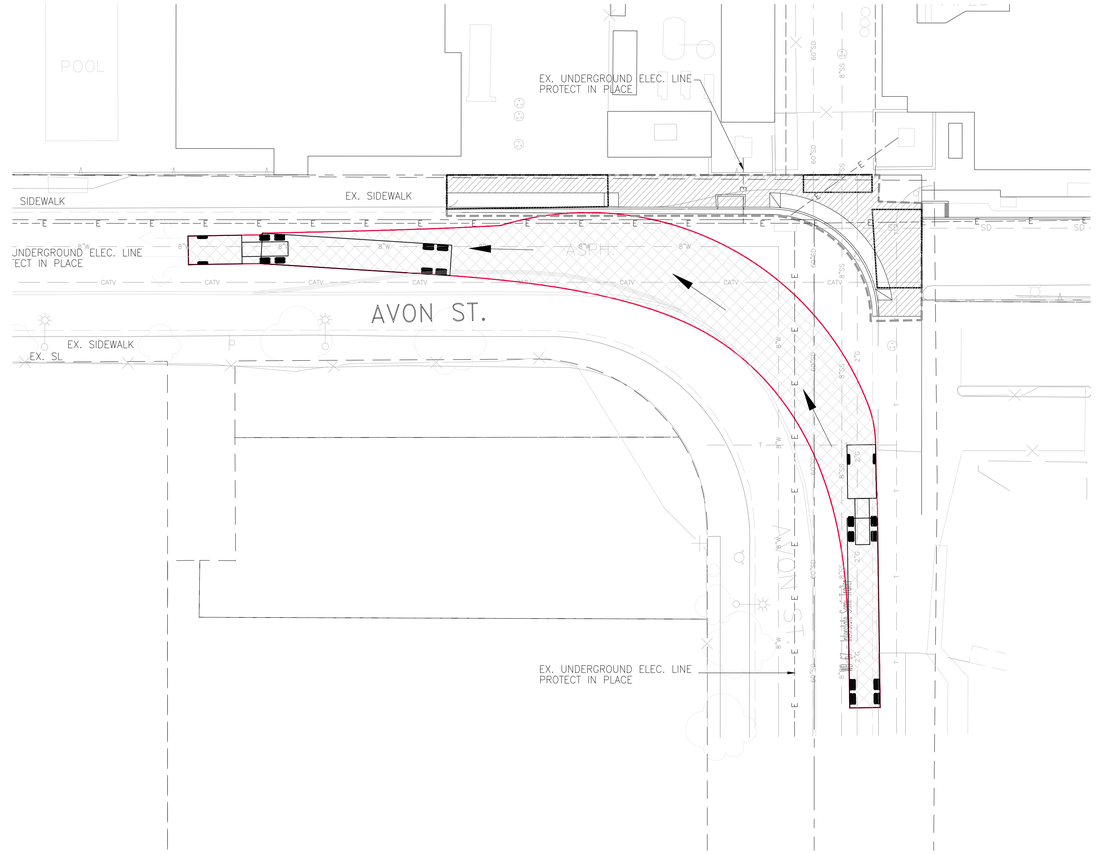
FUSCOE ENGINEERING full circle thinking

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C7.1



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.

N

30' 0' 15' 30'

SCALE: 1" = 30'

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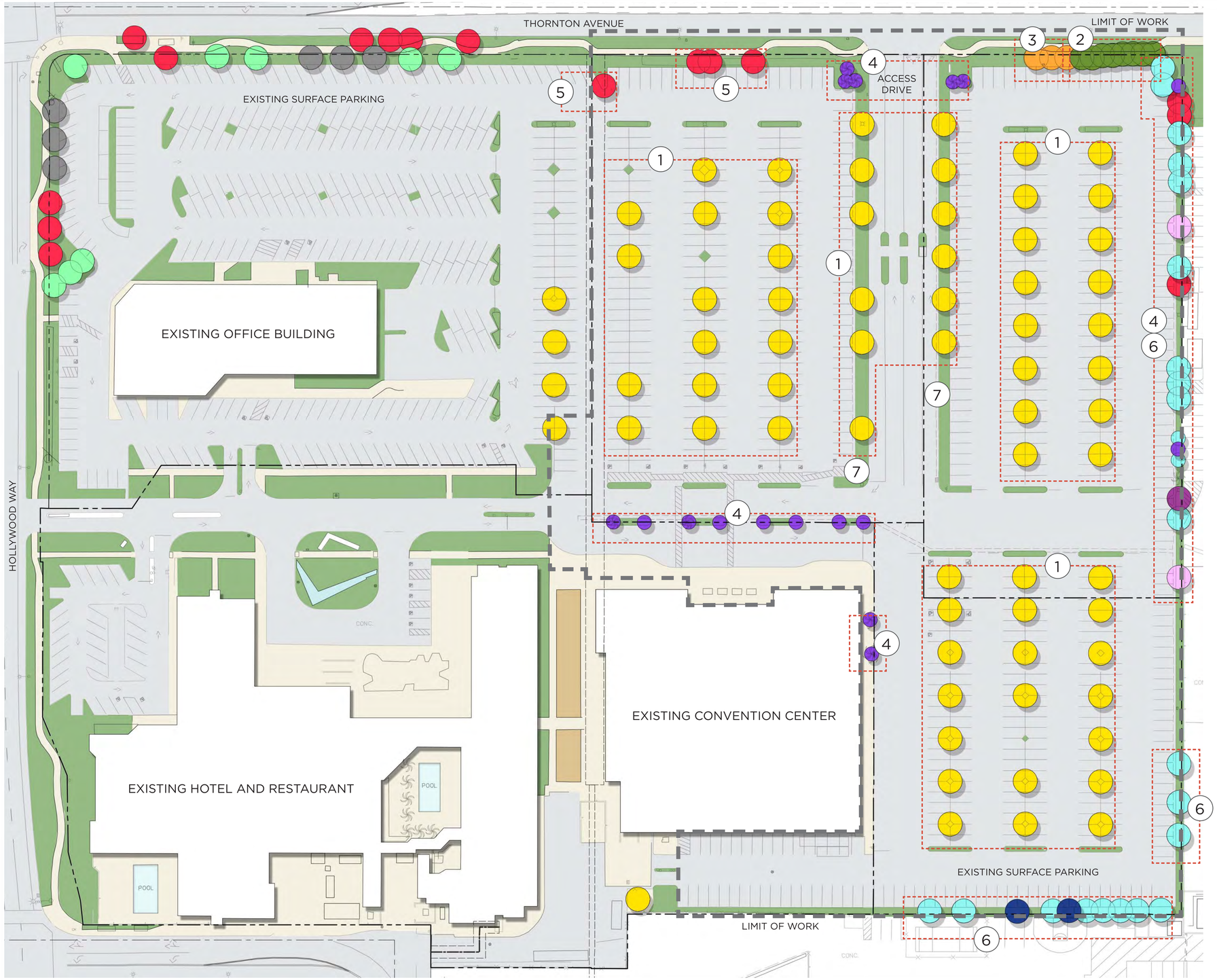
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MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

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full circle thinking

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C7.2



EXISTING TREES

- BAMBUSA 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

N

0' 40' 80' 120'

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BrightView Design Group

PROJECT INFO.

1 RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

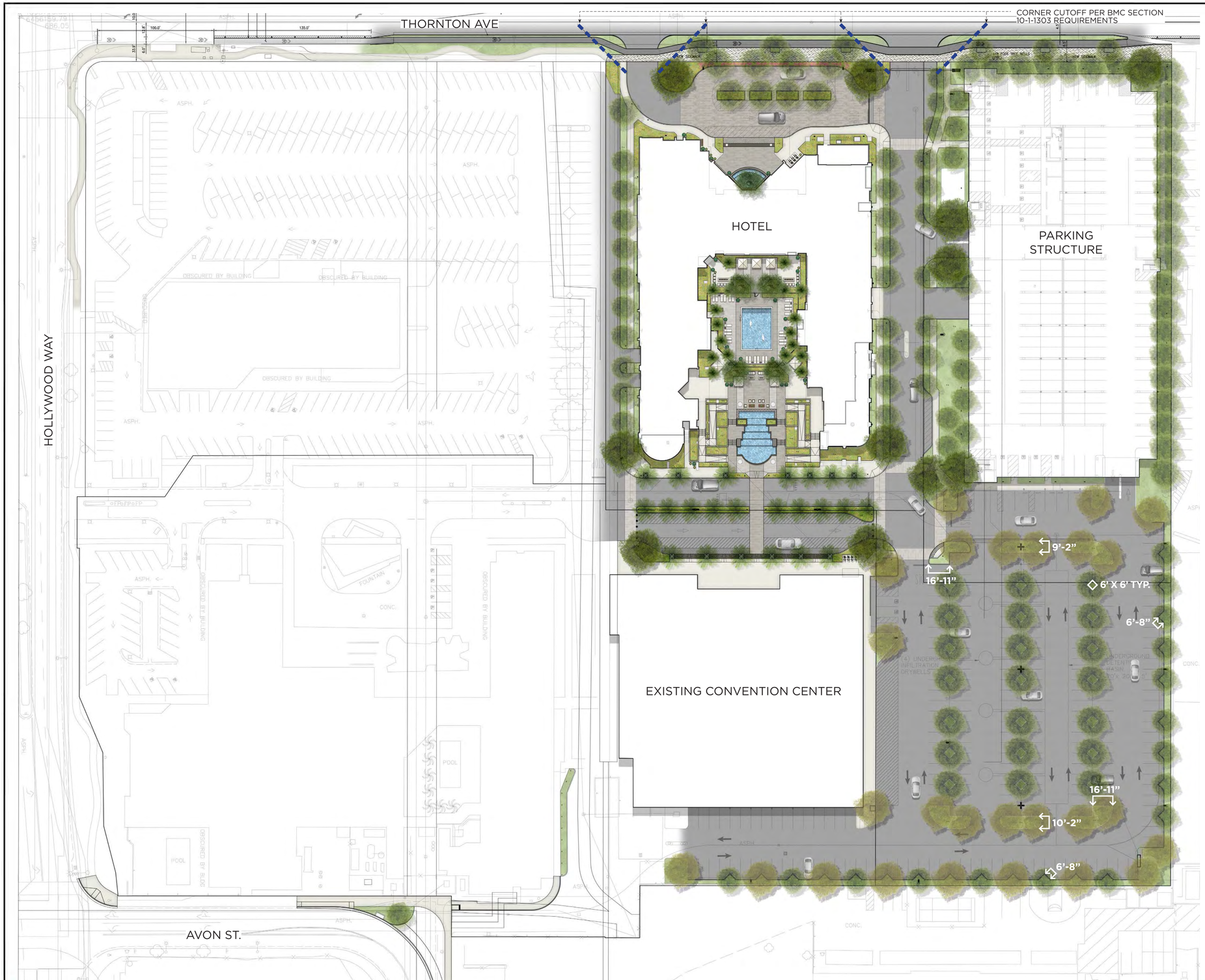
2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

JOB NO. AWH04 1731090

DATE. 02/29/2024

L1.101
SCHEMATIC SITE LANDSCAPE CONTEXT PLAN



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.

N

0' 40' 80' 120'

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801 Ygnacio Valley Road
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Walnut Creek, CA 94549
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BrightView Design Group

PROJECT INFO.

1. RESPONSE TO CITY COMMENTS 9/4/2025 VARIOUS SITE PLAN ADJUSTMENTS
2. 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

L2.101
OVERALL SITE LANDSCAPE PLAN

THORNTON AVE

HOLLYWOOD WAY

FOR VALET CIRCULATION ONLY

HOTEL

LOADING AREA

PARKING STRUCTURE

EXISTING CONVENTION CENTER

LEGEND

- VEHICULAR CIRCULATION
- EVENT-ONLY VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION

SURFACE PARKING: 250

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.

N

0' 40' 80' 120'

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PROJECT INFO.

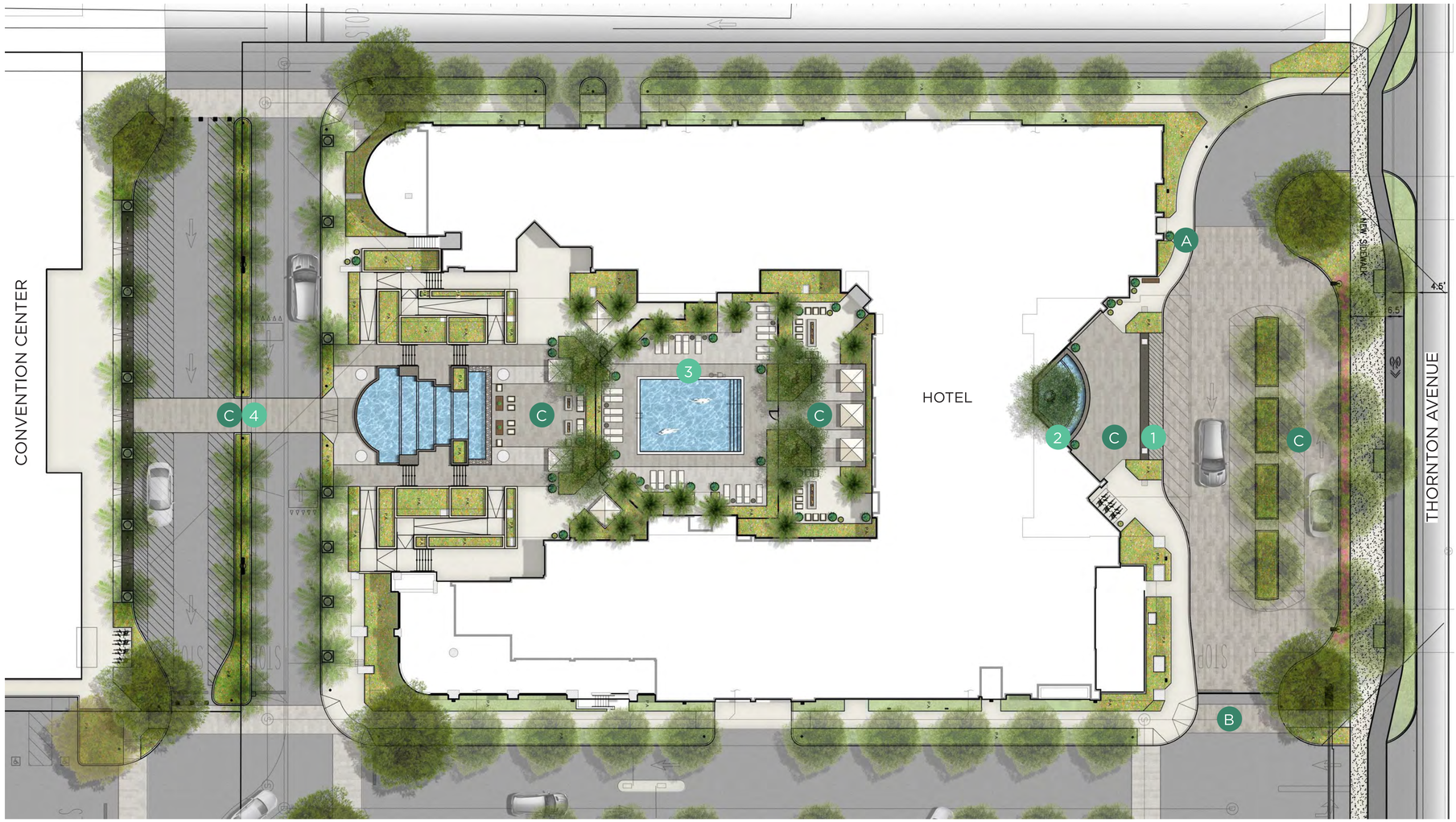
1 RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

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

L2.102
PARKING AND CIRCULATION PLAN



▼ PARKING STRUCTURE

N

0' 20' 40' 60'

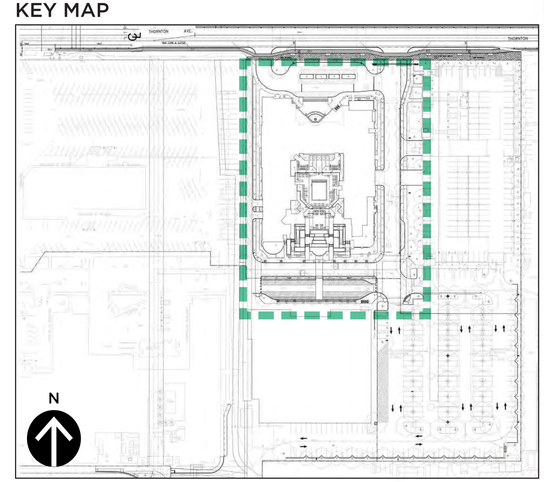
LEGEND

- 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.

1 RESPONSE TO CITY COMMENTS 9/4/2025 VARIOUS SITE PLAN ADJUSTMENTS

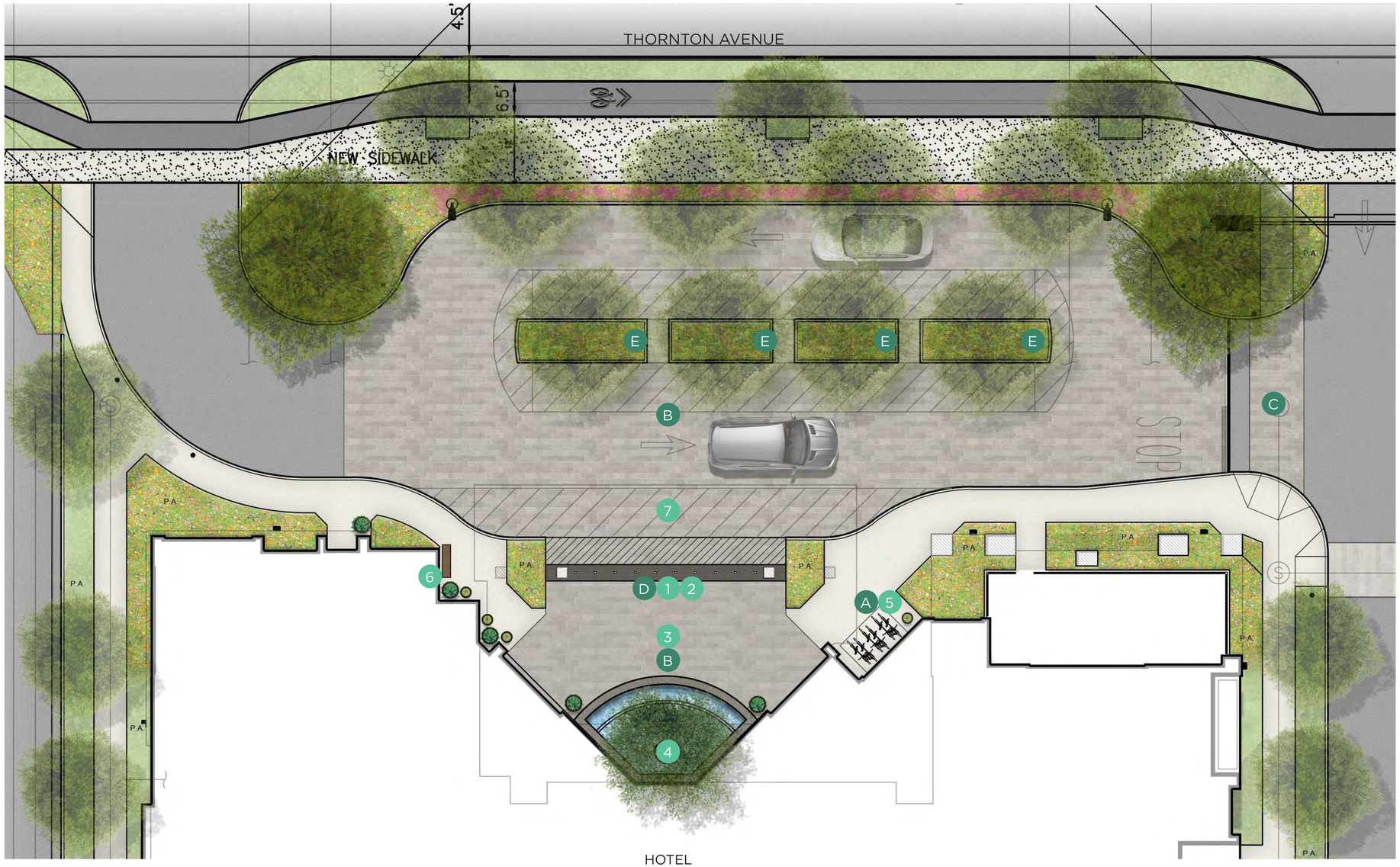
2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

JOB NO. **AWH04** 1731090

DATE. 02/29/2024

L3.101
SITE PLAN ENLARGEMENTS



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

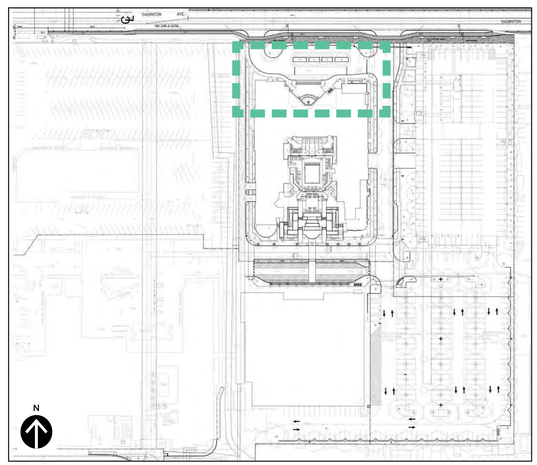
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N

0' 10' 20' 30'

KEY MAP



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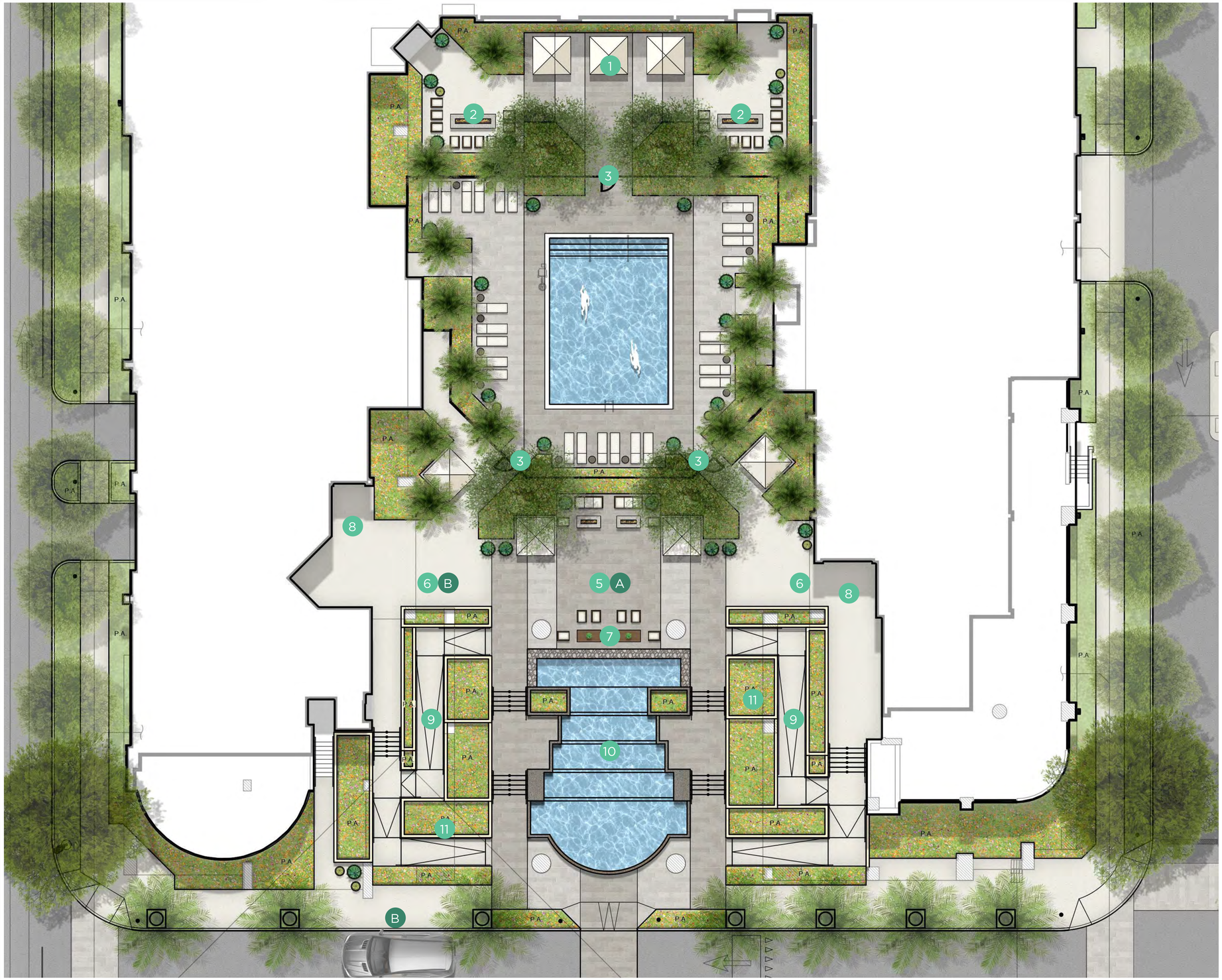
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DATE. 02/29/2024

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

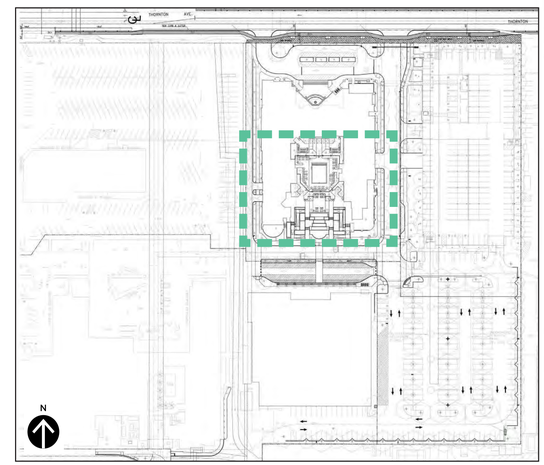
LANDSCAPE NOTES:

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3. 3" MINIMUM DEPTH OF SHREDDED MULCH IN ALL PLANTER AREAS.

N

0' 10' 20' 30'

KEY MAP



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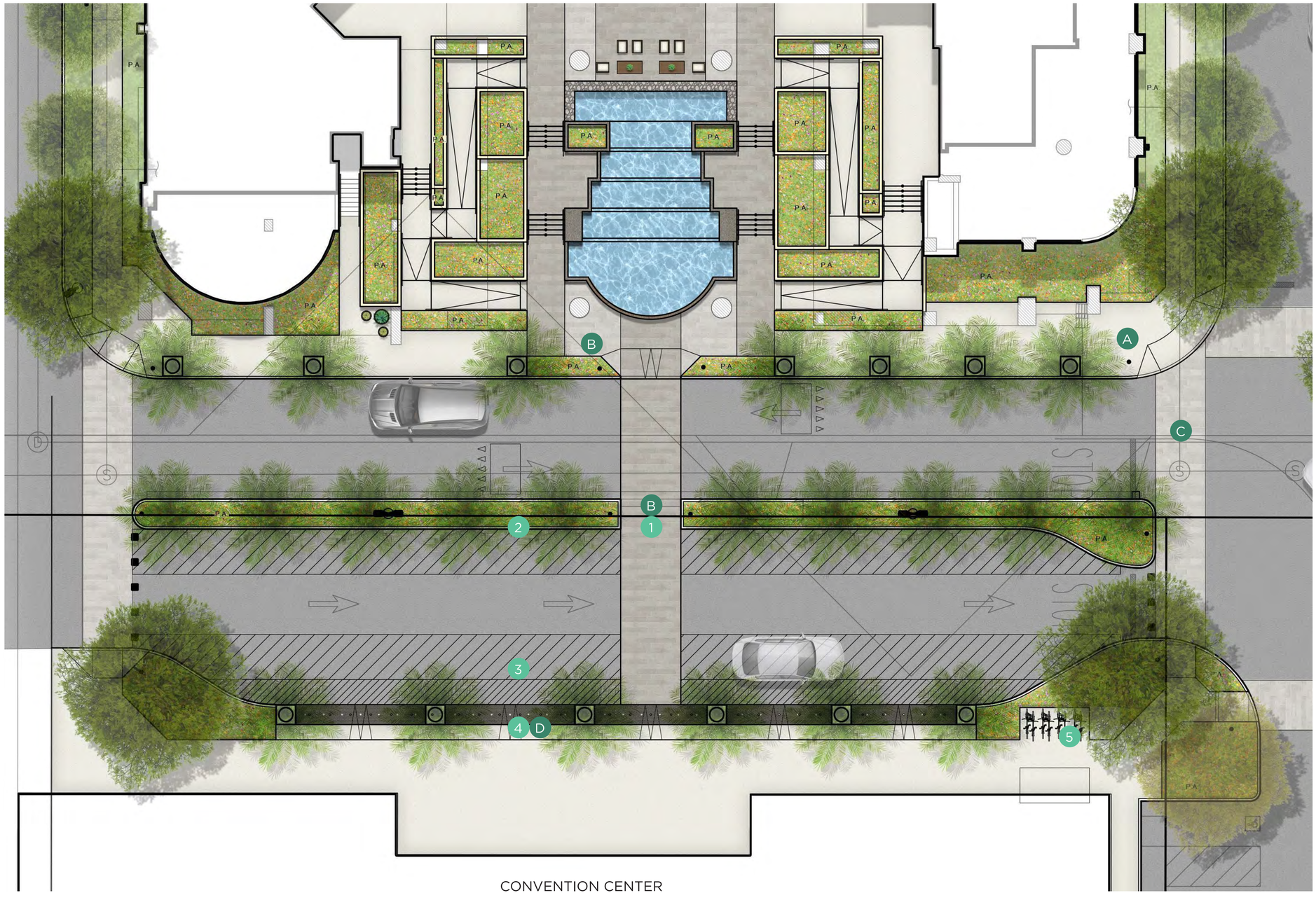
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BURBANK, CA

JOB NO. **AWH04** 1731090

DATE. 02/29/2024

L3.103
SITE PLAN ENLARGEMENTS



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

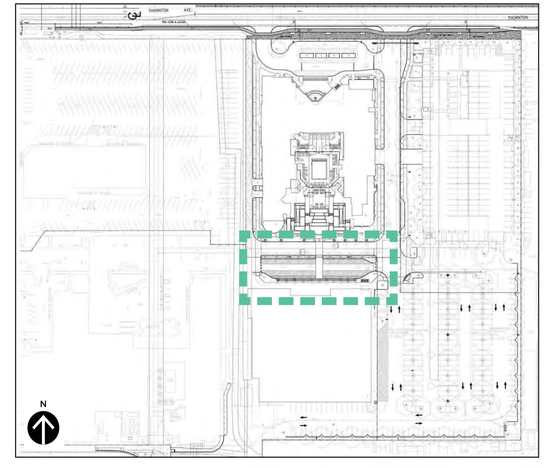
SITE HARDSCAPE AREAS

VEHICULAR ACCESS PAVING PER CIVIL

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KEY MAP



N

0' 10' 20' 30'

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.

1 RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

JOB NO. **AWH04** 1731090

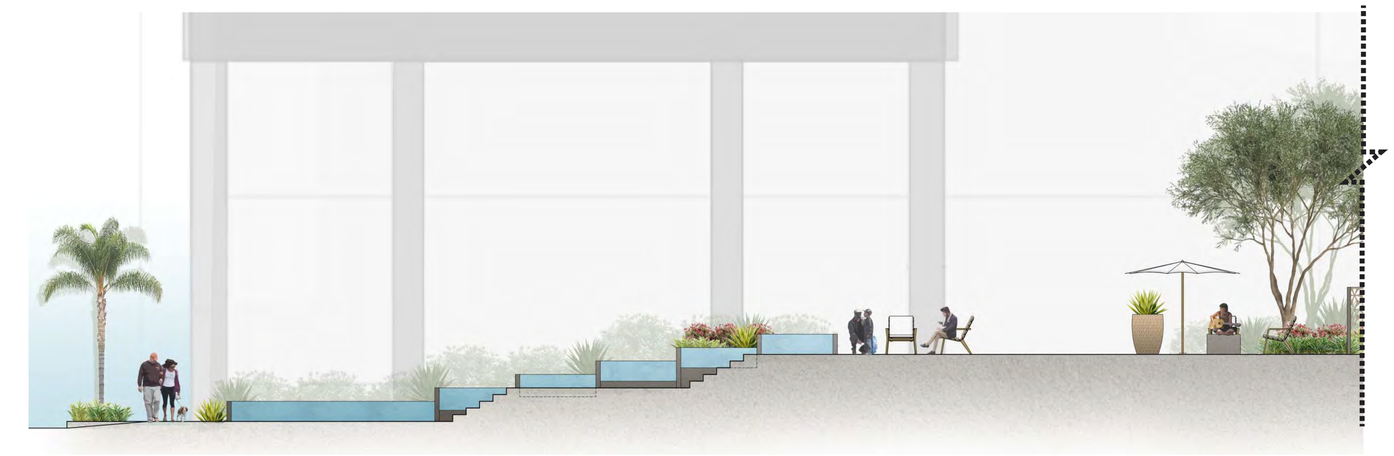
DATE. 02/29/2024

L3.104
SITE PLAN ENLARGEMENTS



COURTYARD SECTION

SCALE: 1/8” = 1’-0”





COURTYARD SECTION - ENLARGEMENT

SCALE: 3/16” = 1’-0”

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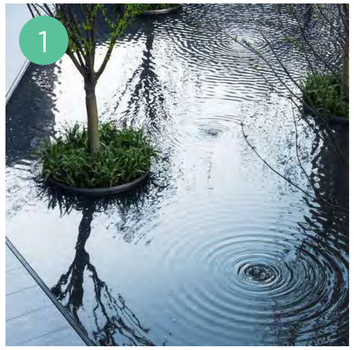
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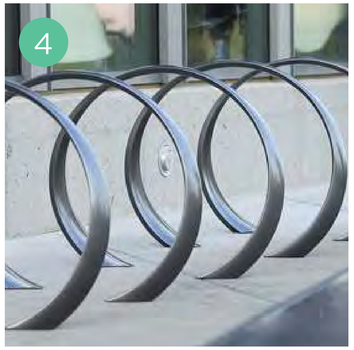
DATE. 02/29/2024

L3.105
SECTION

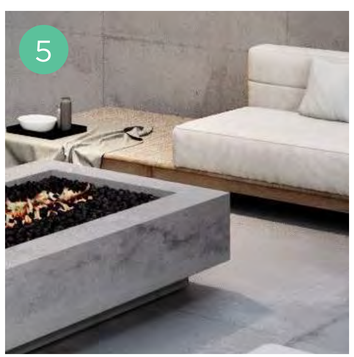


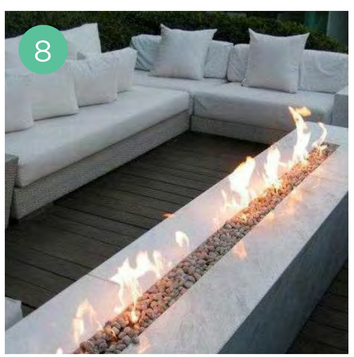


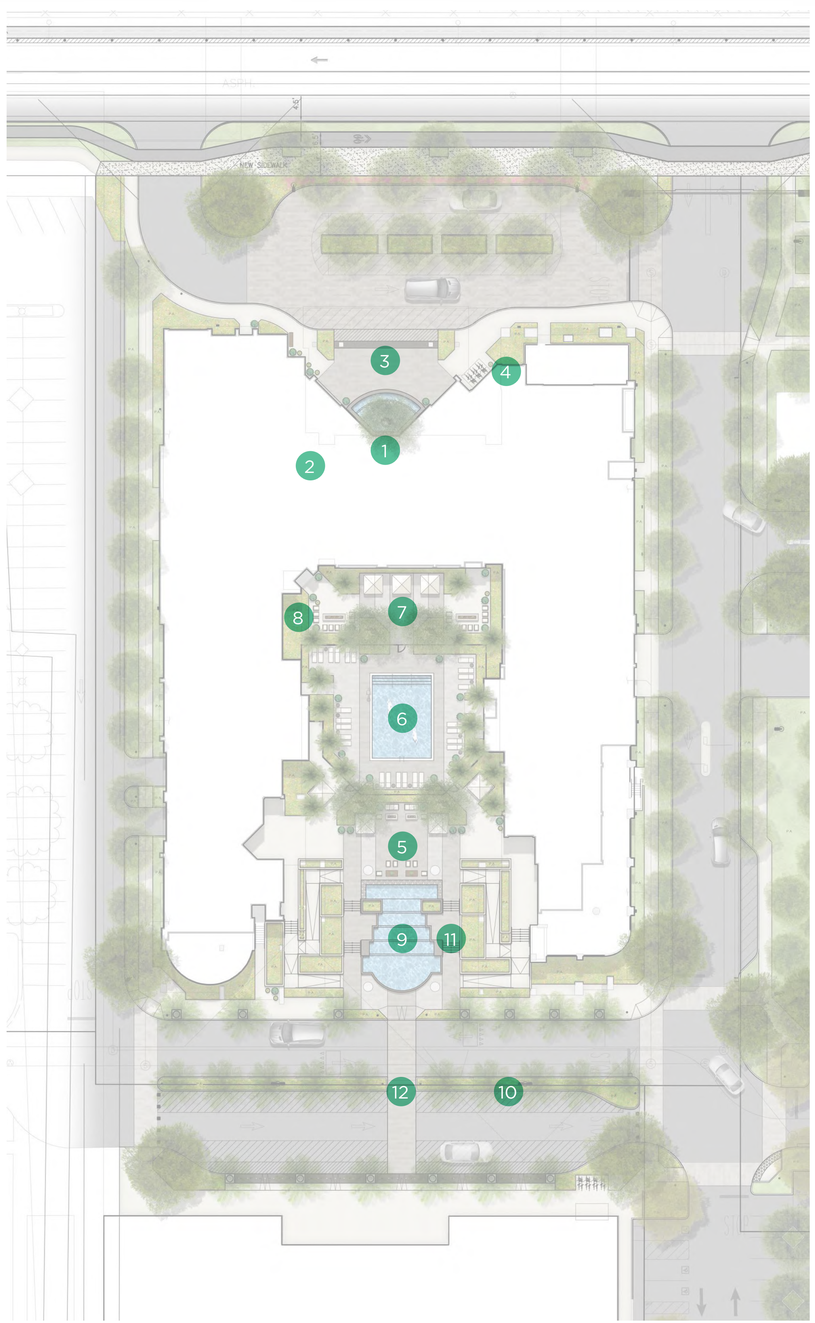








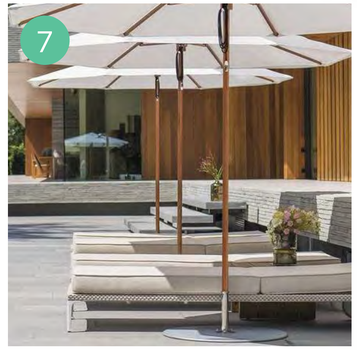




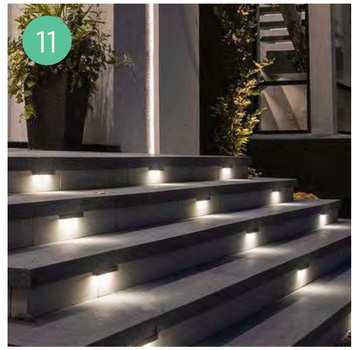
N

0’ 30’ 60’ 90’











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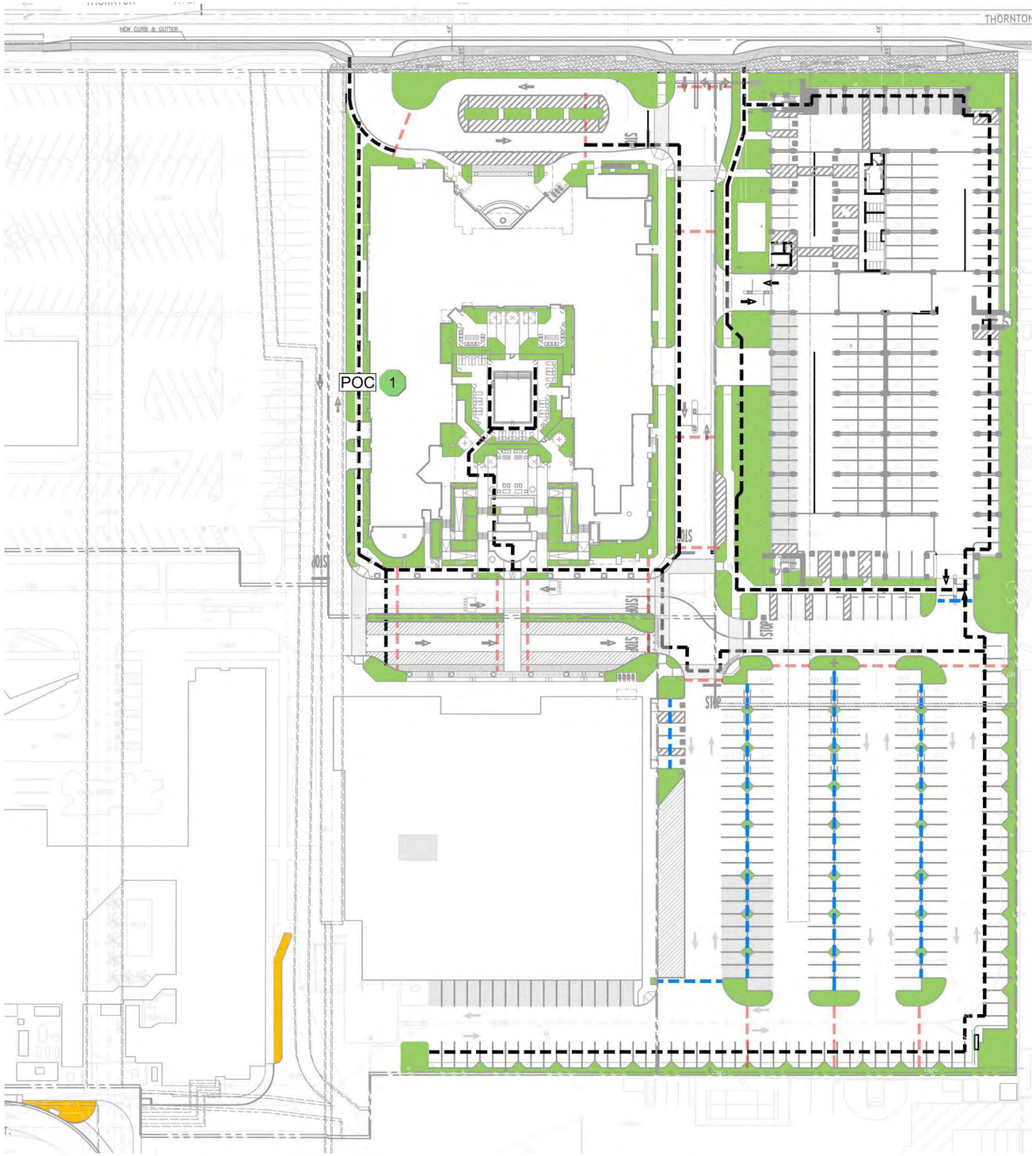
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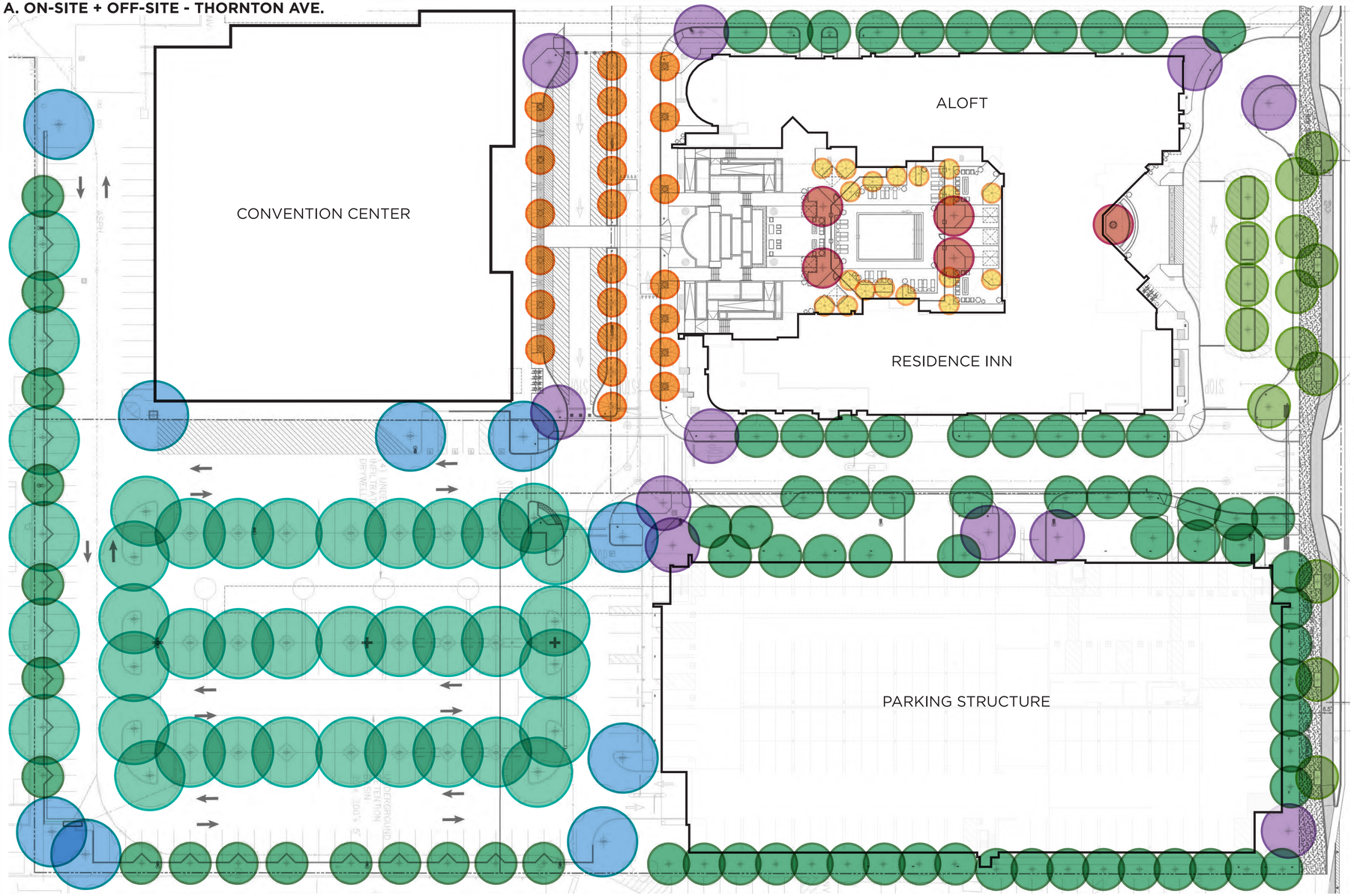
JOB NO. **AWH04** 1731090

DATE: 02/29/2024

L3.106
REFERENCE IMAGERY


NEW CURB & GUTTER
THORNTON
POC 1
STUB
STUB
STUB

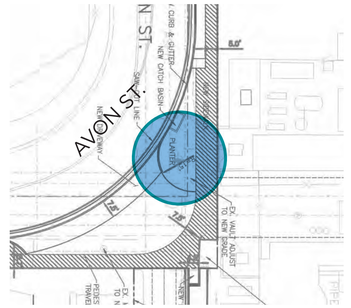
A. ON-SITE + OFF-SITE - THORNTON AVE.



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

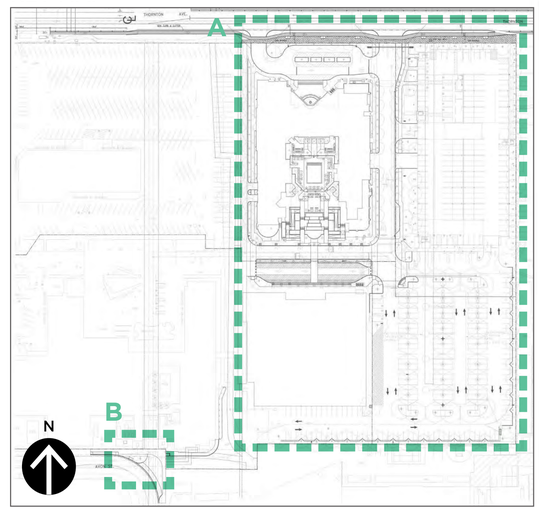
B. OFF-SITE - AVON ST.

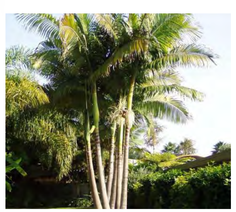


N

0' 30' 60' 90'

KEY MAP





ARCHONTOPHOENIX CUNNINGHAMIANA
KING PALM



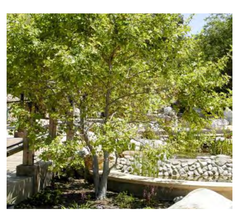
KOELREUTERIA PANICULATA
GOLDEN RAIN TREE



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
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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

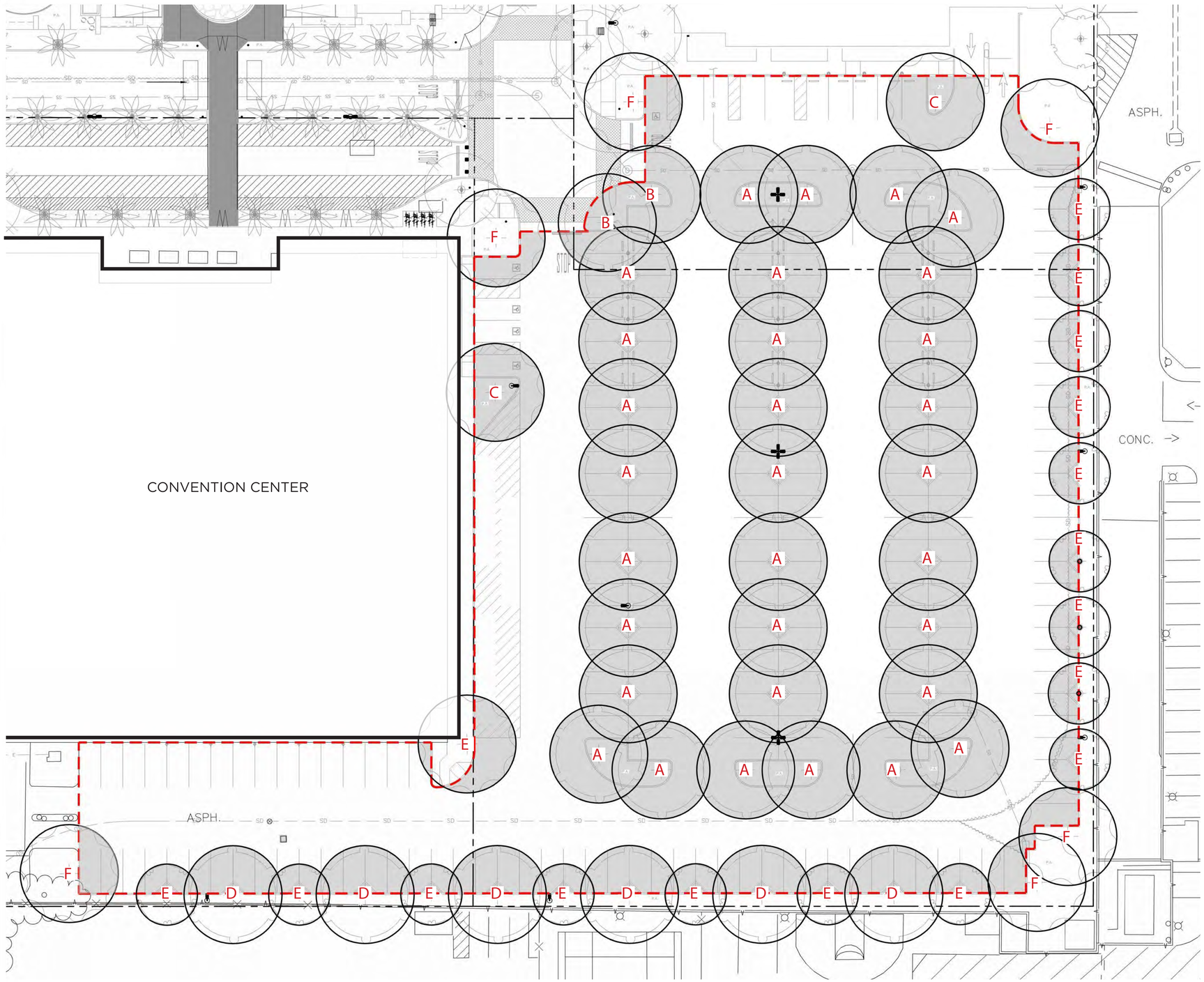
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L6.102
SHRUB PALETTE



SURFACE PARKING CALCULATIONS

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

TOTAL SHADED TREE AREA PROVIDED: 45,012 SF

(TOTAL UNSHADED PARKING AREA: 41,753 SF)

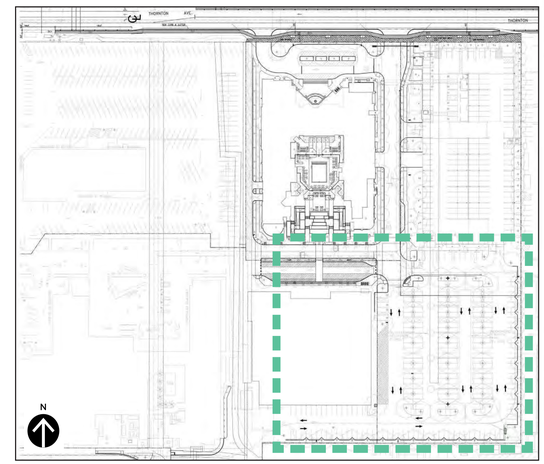
TOTAL PARKING SPACE AREA: 86,765 SF

TOTAL SHADE TREE AREA REQUIRED: **52%**

N

0' 20' 40' 60'

KEY MAP



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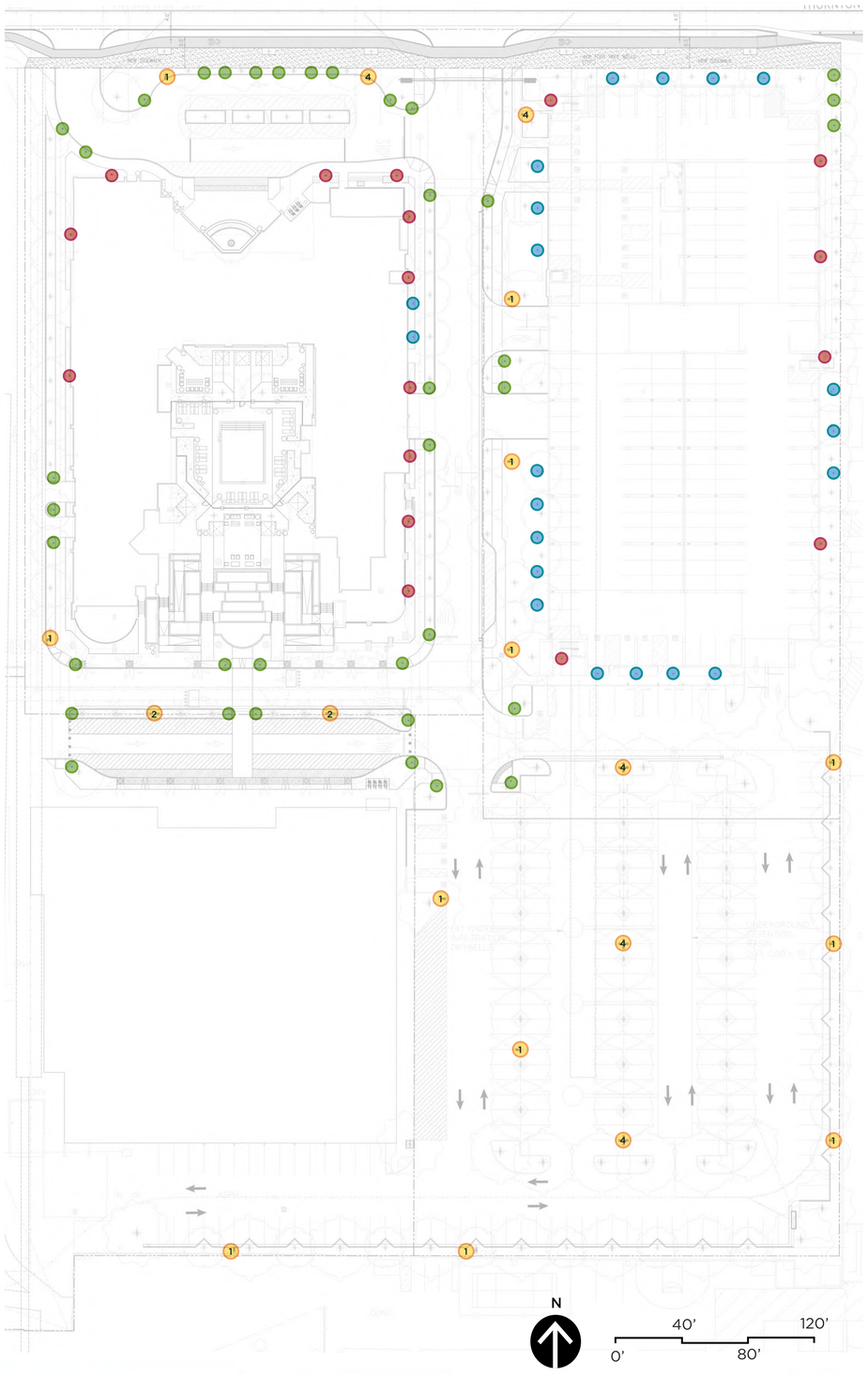
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L7.101
SURFACE PARKING CALCULATIONS



LIGHTING FIXTURE LEGEND

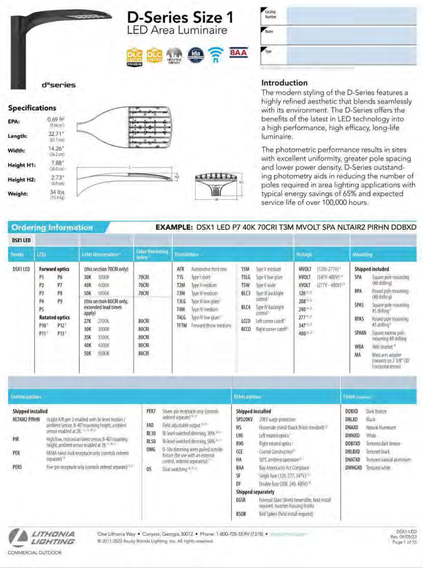
- (1) POLE-TOP (SINGLE)
- (2) POLE-TOP (TWIN)
- (4) POLE-TOP (4X)
- BOLLARD
- FLOOD LIGHT
- WALL LIGHT

LIGHTING NOTES:

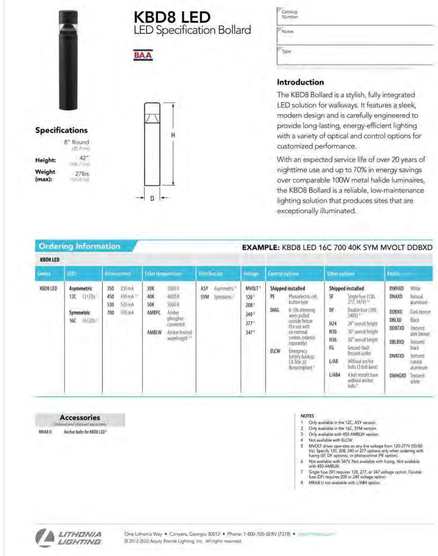
1. LIGHTING SHALL CONFORM TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR AND SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES.
2. ALL LIGHTING SHALL BE ARRANGED TO PREVENT GLARE OR DIRECT ILLUMINATION ON ADJOINING PROPERTIES AND STREETS.

FIXTURE CUTSHEETS

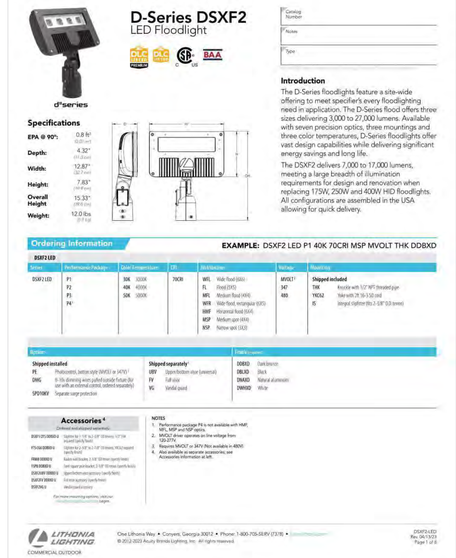
POLE-TOP



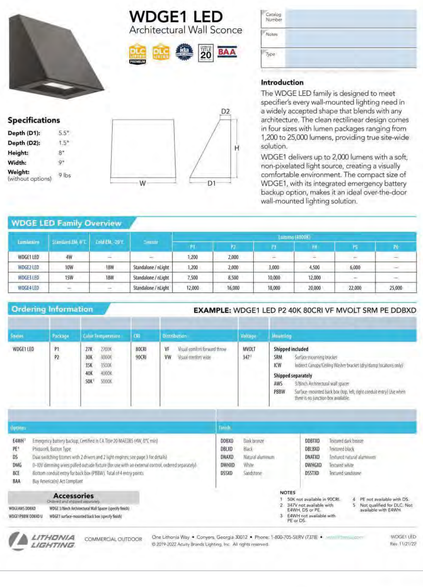
BOLLARD

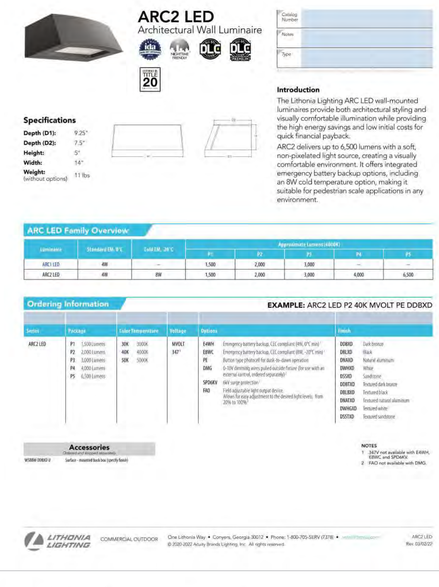


FLOOD LIGHT

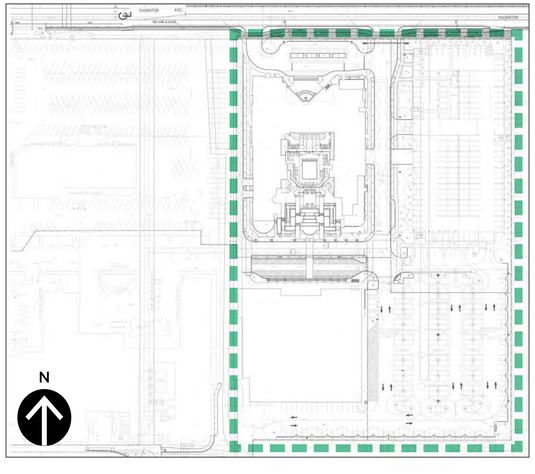


WALL LIGHT





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L8.101
CONCEPTUAL LIGHTING PLAN