LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

August 12, 2026

Dominic Dutra
1925 Whitecliff Court
Walnut Creek, CA 94596

PROJECT NO. PRJ2025-005501-(5)
AVIATION CASE NO. RPPL2025004581
2500 N HOLLYWOOD WAY BURBANK, CA 91505
CITY OF BURBANK DUAL BRAND HOTEL PROJECT
AIRPORT LAND USE PLAN CONSISTENCY DETERMINATION

Dear Applicant:

Pursuant to Section 1.5.2 of the Los Angeles County Airport Land Use Commission (ALUC) Review Procedures, ALUC staff has reviewed the proposed hotel project located at 2500 N Hollywood Way in the City of Burbank.

Staff has determined that the proposed development project is consistent with the policies contained in the Airport Land Use Plan and the ALUC Review Procedures for Los Angeles County.

Attached is the Staff Report for Minor Aviation Case No. RPPL2025004581. If you have any questions regarding this matter, please contact Bryan S. Moller at (213) 974-7411 or via email at ALUC@planning.lacounty.gov, between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

Kevin Finkel, Acting Assistant Deputy Director
Current Planning Division

KAF:BM

AIRPORT LAND USE COMMISSION STAFF ANALYSIS
CITY OF BURBANK DUAL BRAND HOTEL PROJECT
PROJECT NO PRJ2025-005501-(5)
AVIATION CASE NO. RPPL2025004581
APPLICANT: ARCHITECTURAL CONCEPTS INC.
August 12, 2026

PURPOSE AND DESCRIPTION

Aviation Case No. RPPL2025004581 is a request to review a proposed hotel and related rezoning ("Proposed Project") for consistency with the Los Angeles County Airport Land Use Plan (CLUP)[1].

As noted above, the Proposed Project consists of two components, as follows:

Hotel Development

Two new buildings consisting of: one (1) seven-story, 84-foot six-inch hotel building with 420 rooms and one (1) four-story, 52-foot 11-inch parking garage containing 766 parking spaces. An additional 285 parking spaces will be provided at-grade along with other on-site improvements (landscaping, lighting, etc.).

Rezoning

Rezoning of the site to Planned Development ("PD Zone"), which allows the city of Burbank to accommodate for unique developments under the controlled conditions of a development plan.

LOCATION AND DESCRIPTION OF THE PROJECT SITE AND SURROUNDINGS

The Proposed Project is located on a single parcel (Assessor Parcel Number (APN) 2464-004-015) that totals approximately 11.7174 acres ("Project Site")., It is located approximately 136 feet east of Burbank Airport ("Bob Hope Airport") in the City of Burbank and is bounded by Thornton Avenue to the north, a privately-owned parcel to the east, privately-owned parcels to the south, and North Hollywood Way and a privately-owned parcel to the west. The Project Site is located approximately 1,102 feet from Bob Hope Airport's nearest runway centerline and approximately 755 feet from the nearest taxiing lane.

The Project Site is currently developed with an existing hotel, convention center, and surface parking with relatively flat topography and landscaping (trees, shrubbery, and grass). Parcels to the east, south, and west contain office buildings. The Project Site and the surrounding properties are designated in the City of Burbank's General Plan as Media District Commercial and zoned PD 89-1 (Existing PD Zone for the hotel and convention center). Parcels within a 700-foot radius of the Project Site are designated for office, commercial/industrial, and residential uses. The closest potentially sensitive use to the Project Site is the high density zoned residential area approximately 373 feet to the east.

[1] CLUP

The Project Site is partially located within the Bob Hope Airport Influence Area ("AIA").

STATUTORY REQUIREMENTS

The City of Burbank's General Plan 2035 was reviewed by Airport Land Use Commission ("ALUC") Staff in 2014 and deemed consistent. However, pursuant to Section VI. of the CLUP, the proposed rezoning of the Project Site requires ALUC review.

ENVIRONMENTAL DETERMINATION

A Draft Environmental Impact Report (DEIR) was prepared for the Proposed Project pursuant to the provisions of the California Environmental Quality Act (CEQA). Analysis of the Proposed Project determined that implementation of the Proposed Project would result in potentially significant effects on the environment related to cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, tribal cultural resources, and utilities and service systems. However, with the mitigation measures adopted as a condition of approval, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, tribal cultural resources were determined to have less than significant effect. Greenhouse gas emissions, noise, and utilities and service systems were found to have significant and unavoidable impacts.

The DEIR was released for a 45-day public review period from December 16, 2024, to January 29, 2025.

ANALYSIS

The Proposed Project was analyzed against applicable policies found in Section IV. Policies and Programs of the CLUP. As the Proposed Project consists of two separate components, 1) hotel development and 2) rezoning, the analysis below addresses each component separately.

Hotel Development

The Project Site is partially located within the AIA, however the hotel development is proposed outside of the AIA. As such, no compatibility concern exists.

Rezoning

The parcel has an existing PD Zone, which allowed for the development of the existing hotel and convention center on the site, the rezoning would re-work the existing PD Zone into a Project Site and Proposed-Project-specific PD Zone. A consistency analysis of the rezoning was completed as part of this review (see Attachments) and found the Proposed Project consistent with the CLUP. As such, no compatibility concern exists.

CONSISTENCY

ALUC staff reviewed the Proposed Project and determined that the Proposed Project is

consistent with the policies within the CLUP.

Attachments
Site plan, Floor Plans, and Elevations submitted as part of the application.
Consistency Review

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

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DRAWING INDEX

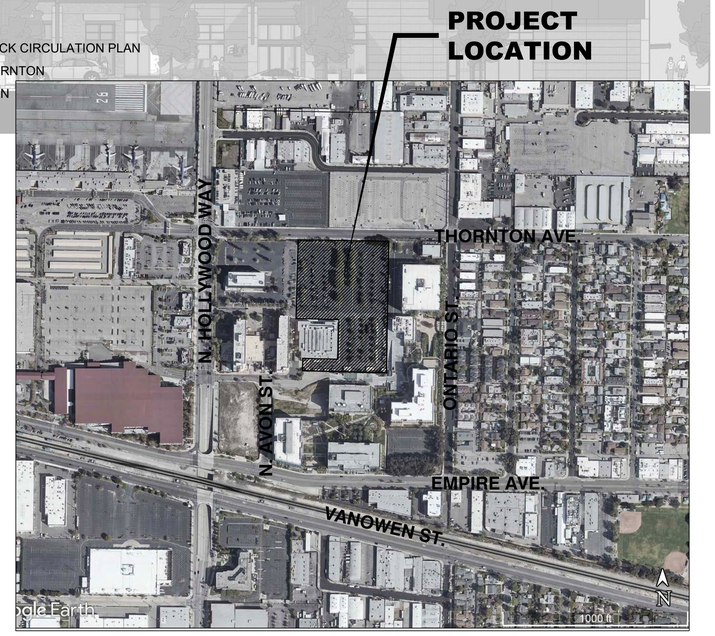
DR1.0	COVER SHEET	C1.0	CONCEPTUAL SITE PRECISE GRADING PLAN
DR2.0	EXISTING SITE PLAN	C1.1	CONCEPTUAL SITE PRECISE GRADING PLAN
DR2.1	EXISTING CONDITIONS	C2.0	CONCEPTUAL SITE EARTHWORK STUDY
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DR2.3	PASEO EXTENSION PLAN ENLARGED HOTEL ENTRY DROP OFF PLAN 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
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DR4.2	HOTEL - 3RD-5TH FLOOR PLAN		
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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
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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.



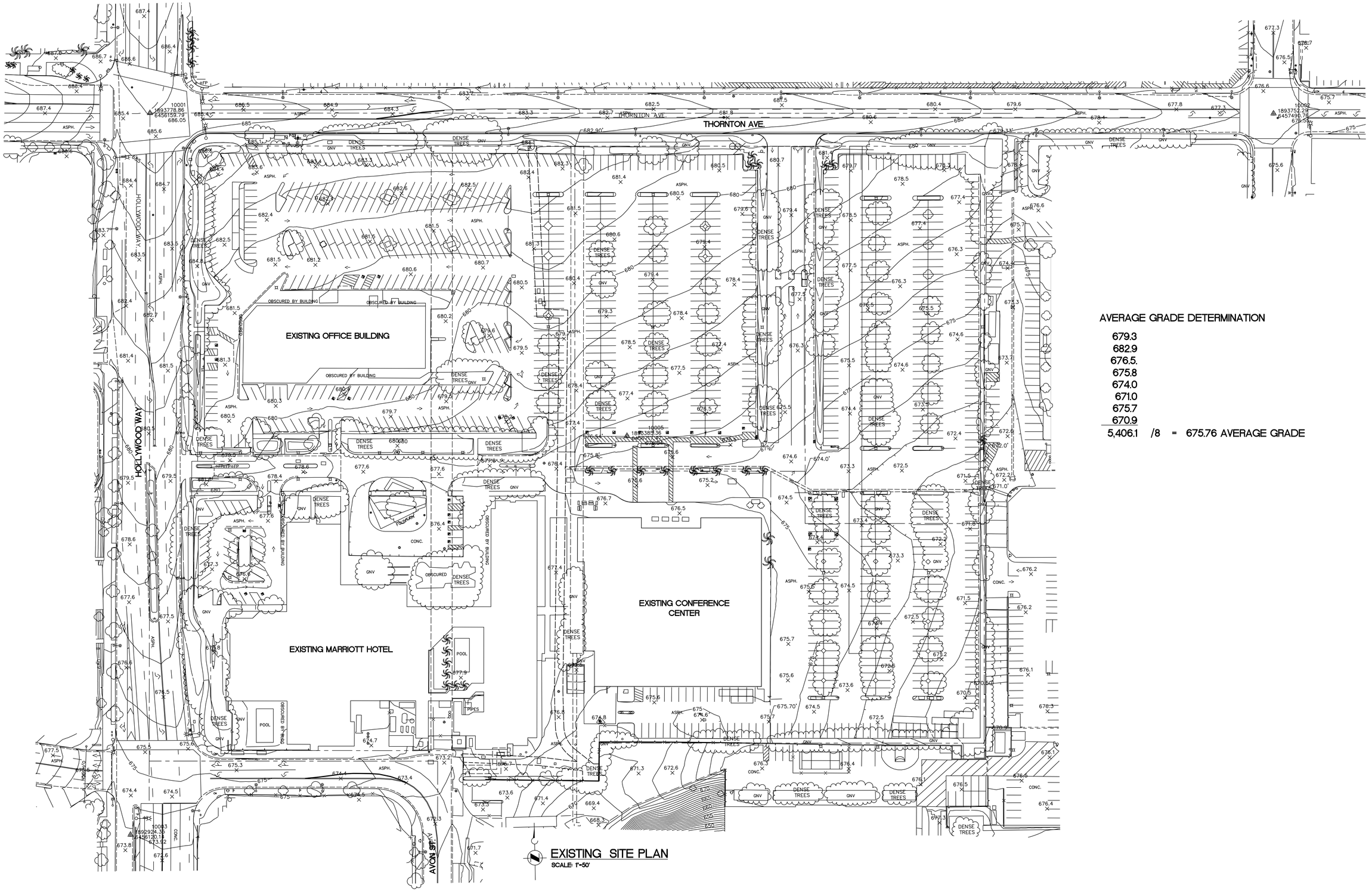
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

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'

AVERAGE GRADE DETERMINATION

679.3
682.9
676.5.
675.8
674.0
671.0
675.7
670.9
5,406.1 /8 = 675.76 AVERAGE GRADE

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801 Ygnacio Valley Road
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PROJECT INFO.

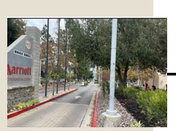
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

EXISTING SITE PLAN

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







































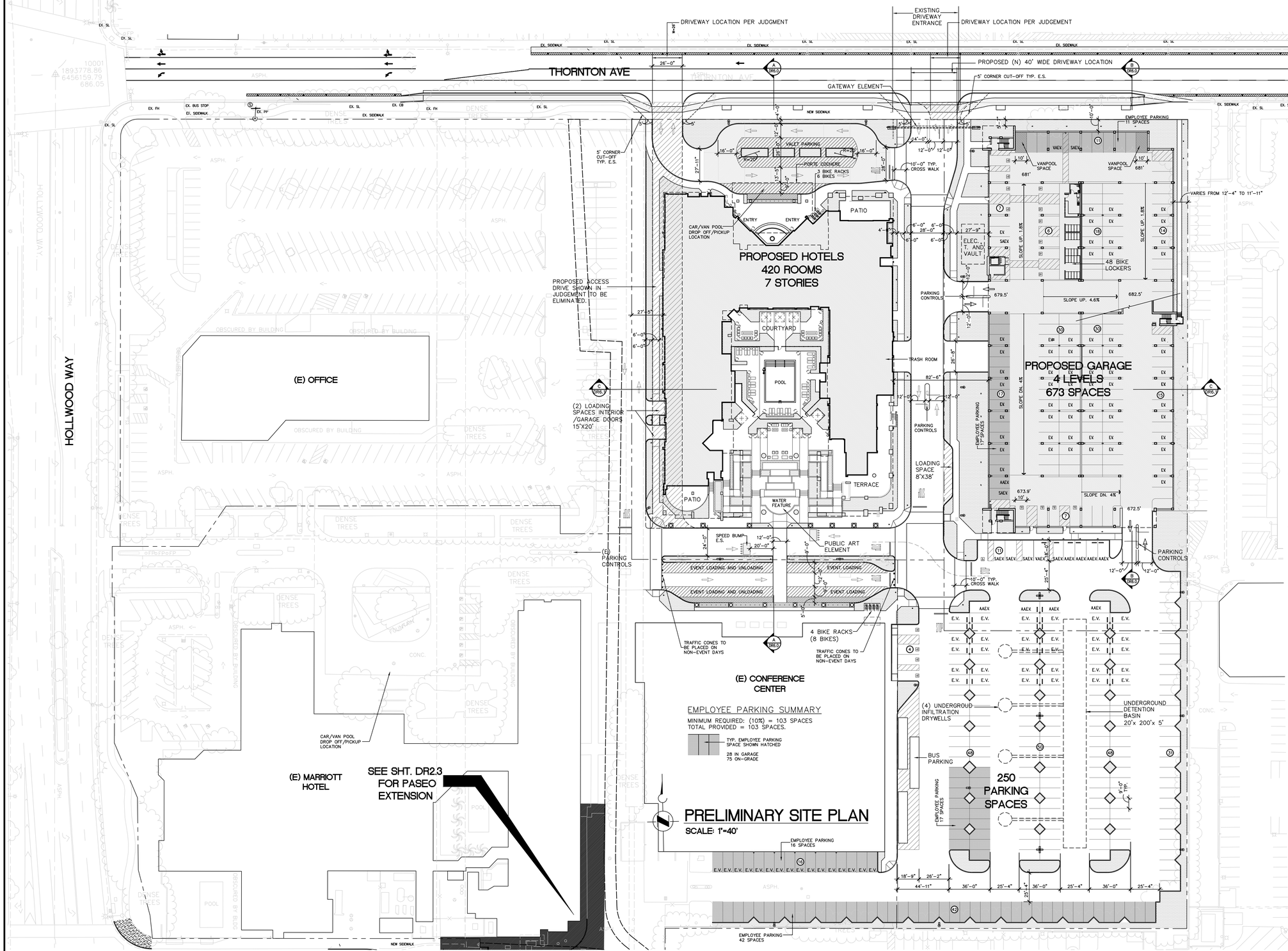
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
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PROJECT INFO.

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.

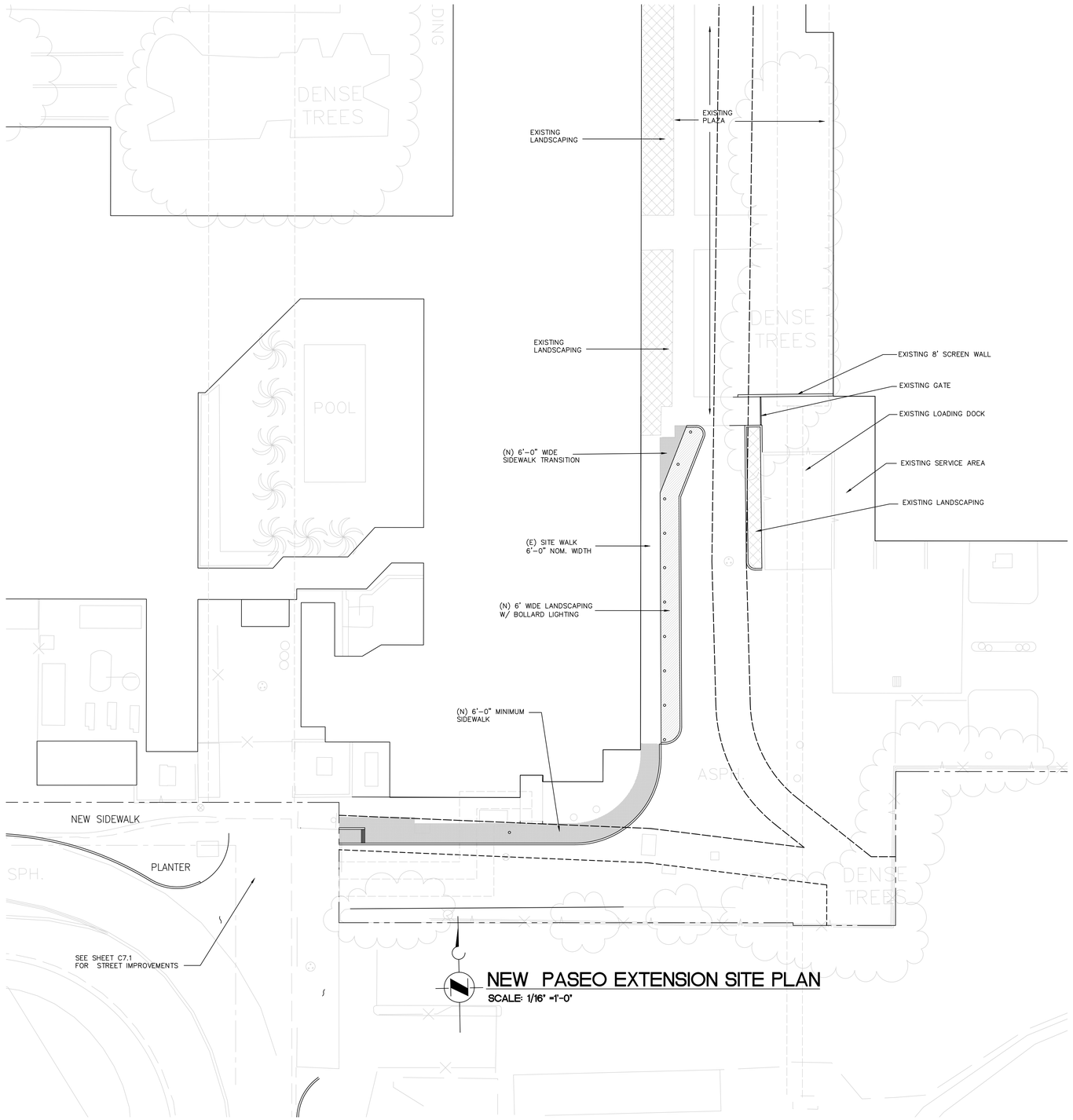
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
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TEL. 510.463.8300 • FAX. 510.463.8395

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

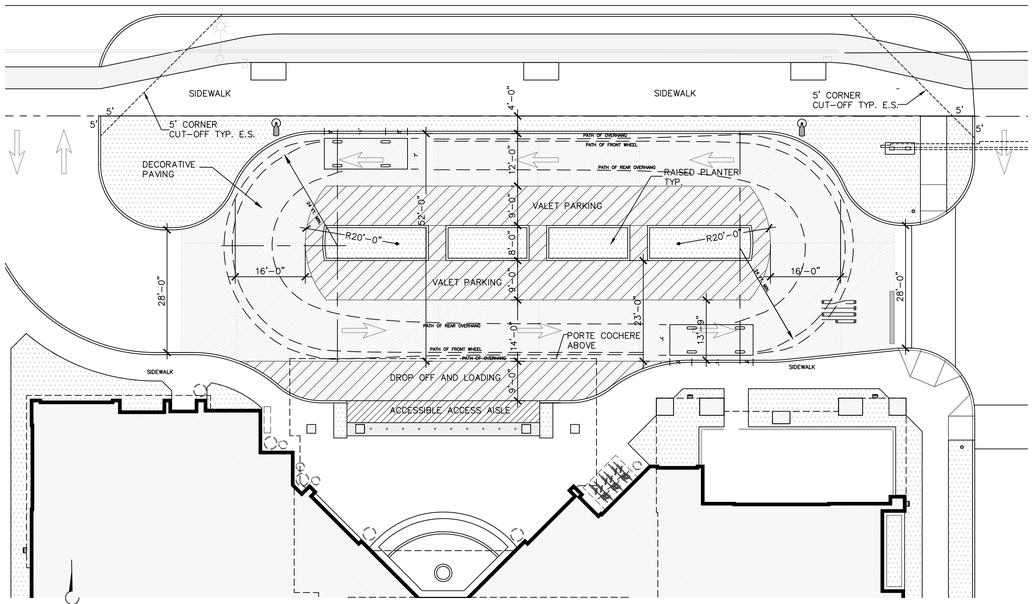
NEW SITE PLAN

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



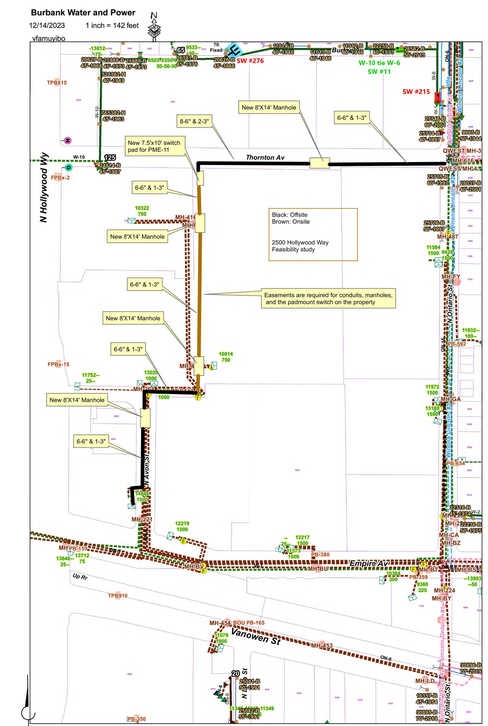
NEW PASEO EXTENSION SITE PLAN

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

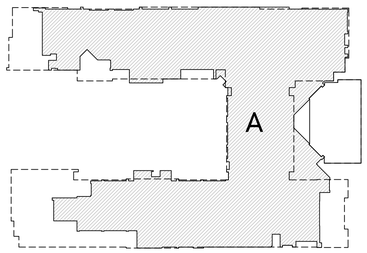
2 ADDED ENLARGED ENTRY DROP OF PLAN ADDED BWP ELECTRICAL SERVICE PLAN

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

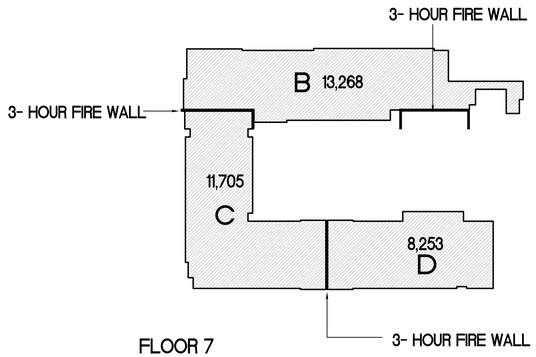
PASEO EXTENSION PLAN
ENLARGED HOTEL ENTRY DROP OFF PLAN
PROPOSED BWP ELEC. SERVICE PLAN

JOB NO. **AWH04**
DATE. **02/29/2024**
DRAWING NO. **DR2.3**

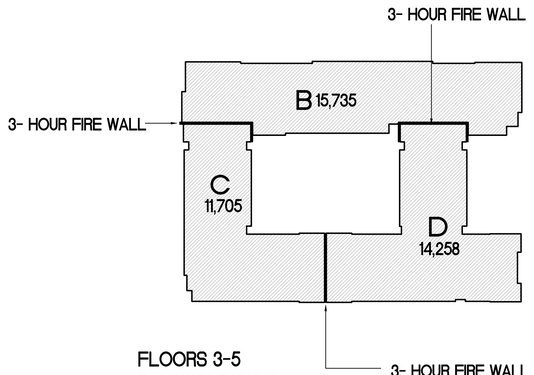
BUILDING CODE SUMMARY AND DIAGRAMS



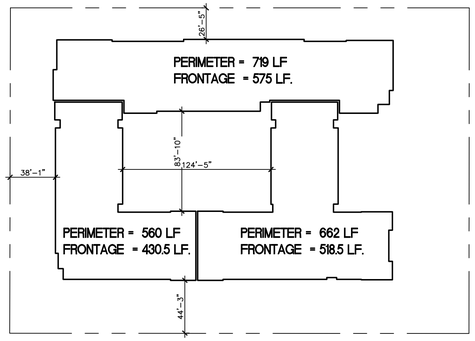
FLOORS 1-2 - UNLIMITED AREA
MIXED OCCUPANCY
TYPE 1 - CONSTRUCTION W/ SPRINKLERS



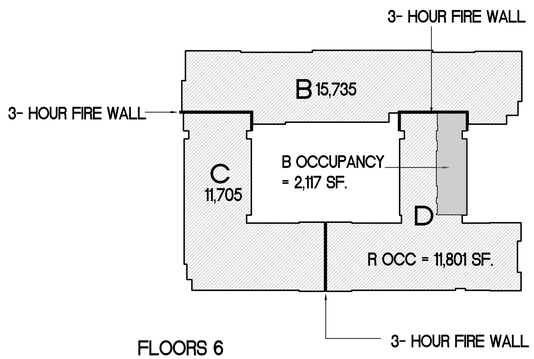
FLOOR 7
R-1 OCCUPANCY
TYPE 3A CONSTRUCTION W/ SPRINKLERS



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

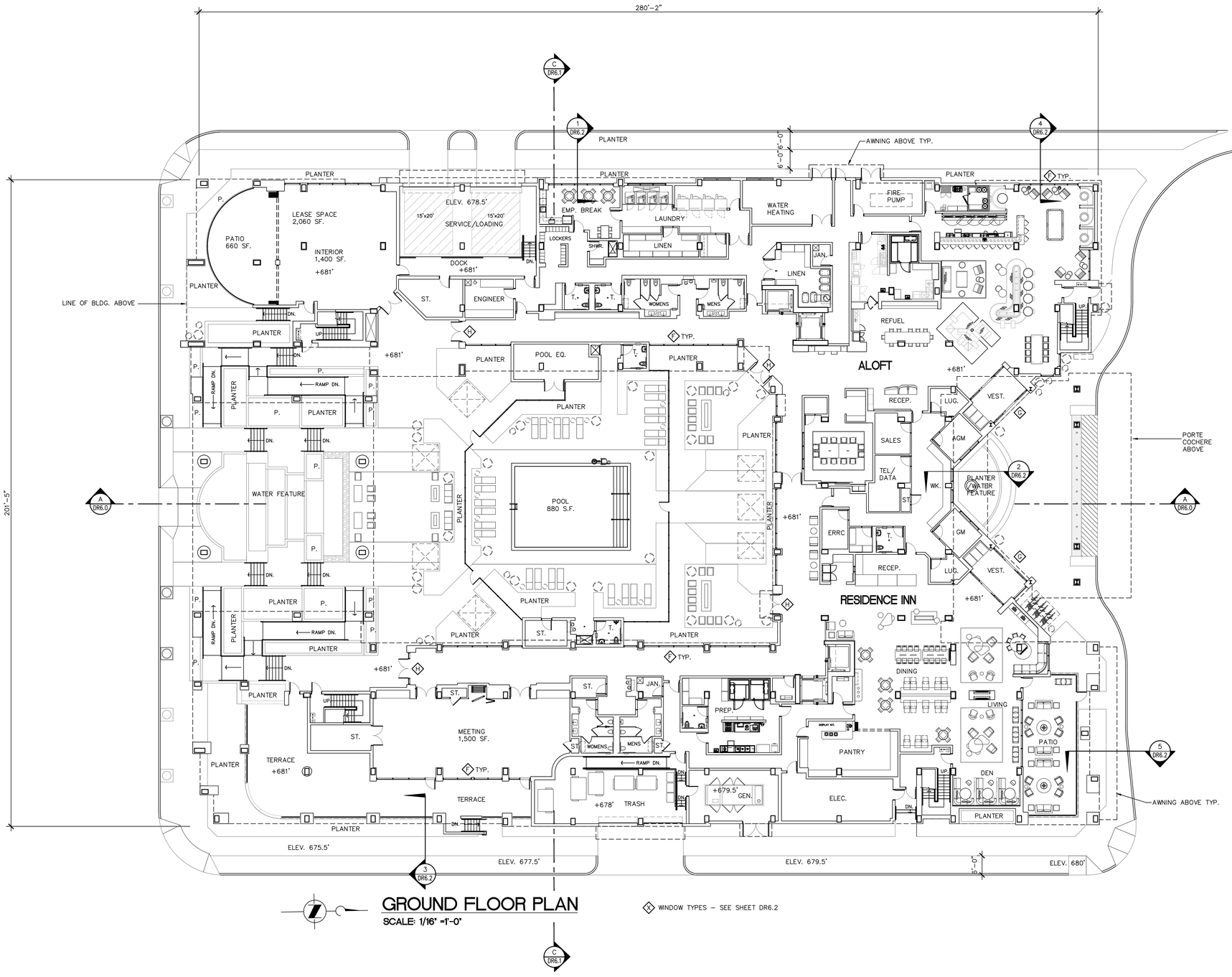
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801 Ygnacio Valley Road
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TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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

BUILDING CODE SUMMARY AND DIAGRAMS

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

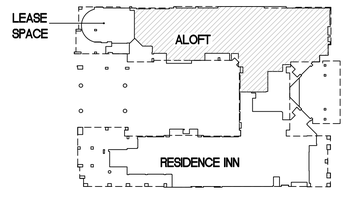


ALOFT

	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

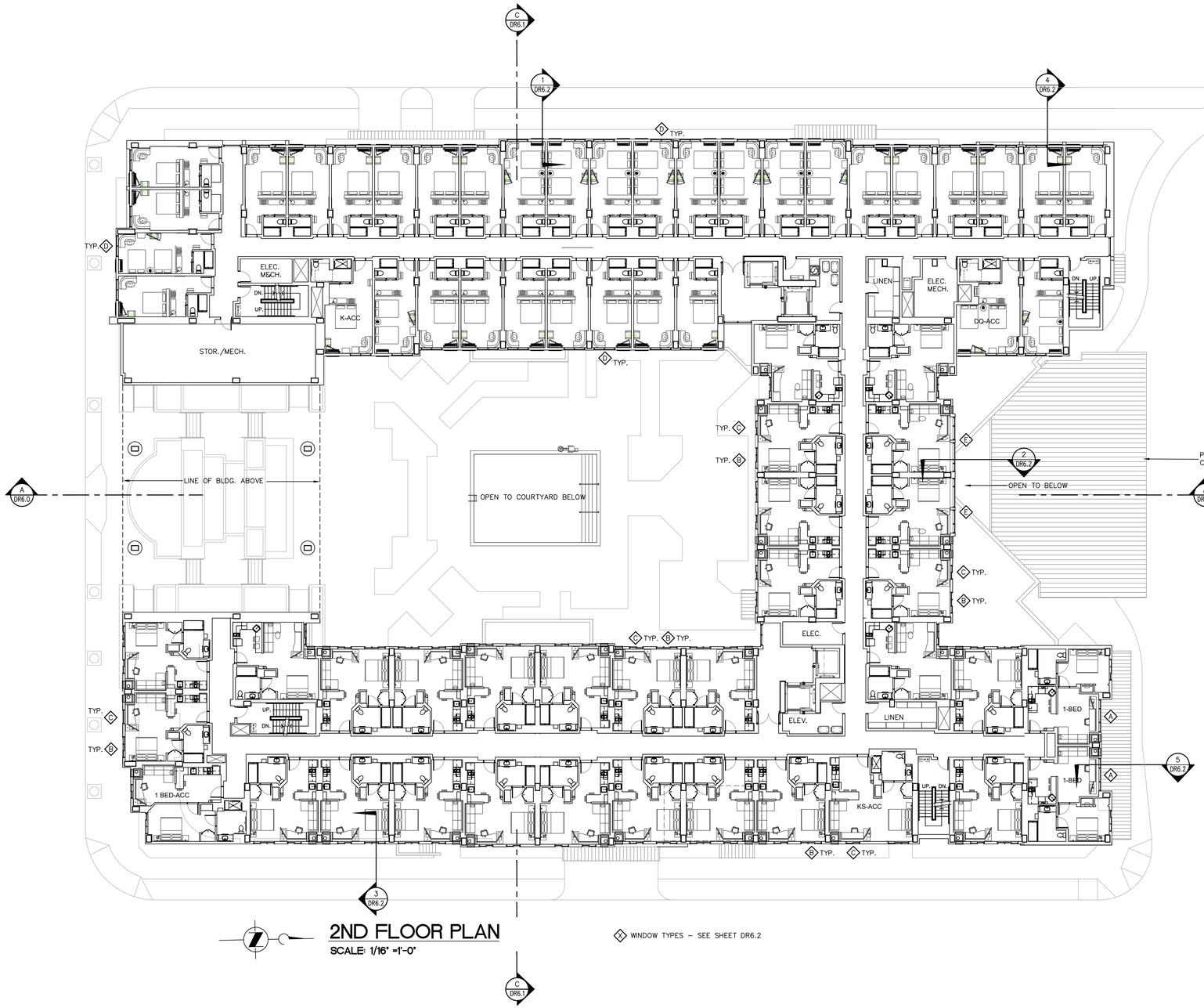
MARRIOTT - ALOFT AND RESIDENCE INN
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BURBANK, CA

HOTEL - GROUND FLOOR PLAN

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR4.0**



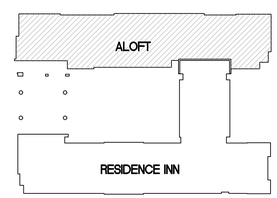
2ND FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2

ALOFT = 35

RESIDENCE INN = 32



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PROJECT INFO.

2 UPDATED BACKGROUND TO MATCH 1ST FLOOR

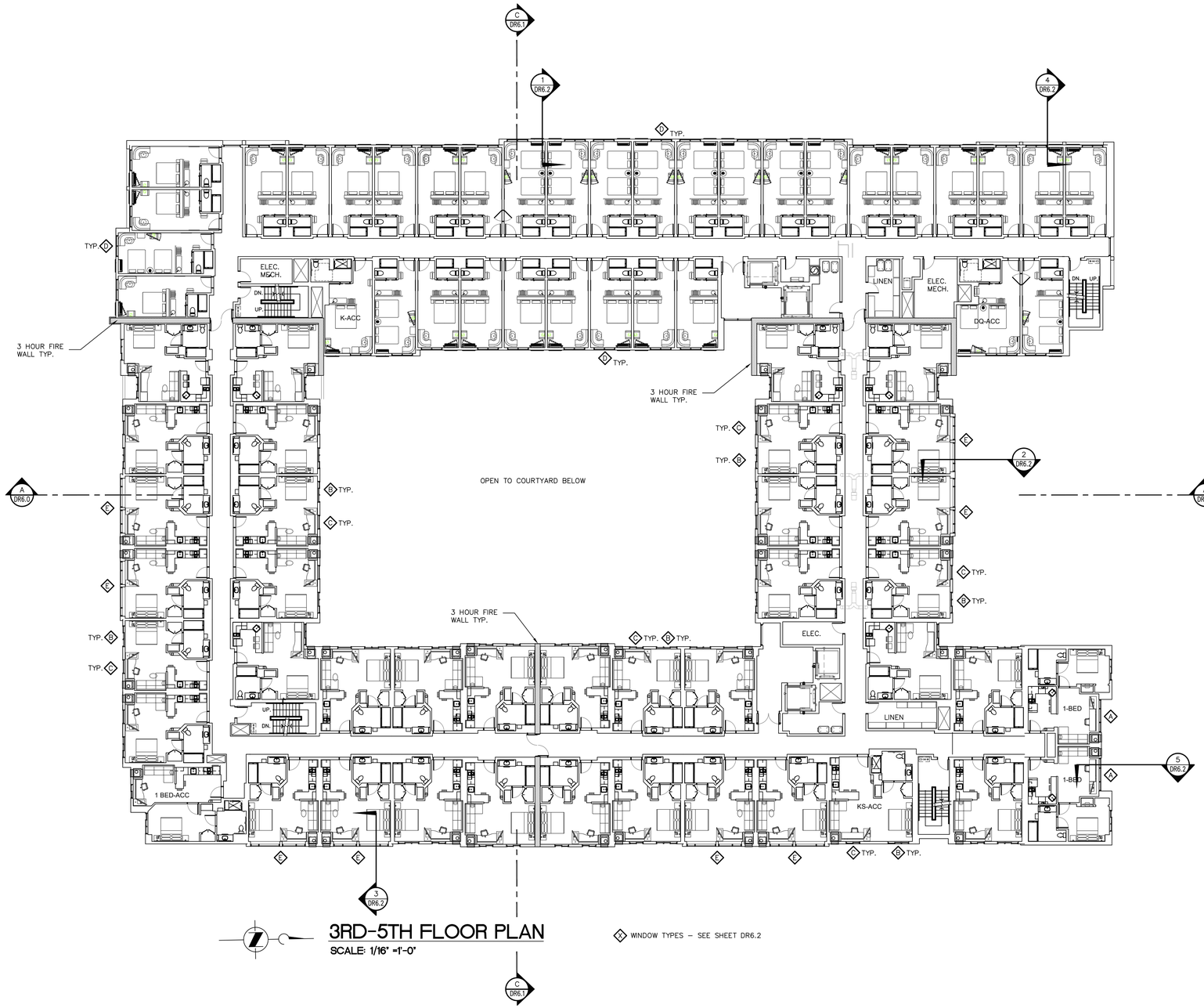
MARRIOTT - ALOFT AND RESIDENCE INN
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HOTEL - 2ND FLOOR PLAN

JOB NO. **AWH04**

DATE. **02/29/2024**

DRAWING NO. **DR4.1**



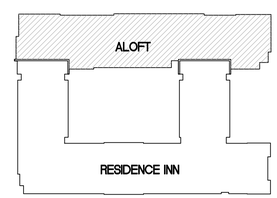
ALOFT = 35

RESIDENCE INN = 40

3RD-5TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2



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PROJECT INFO.

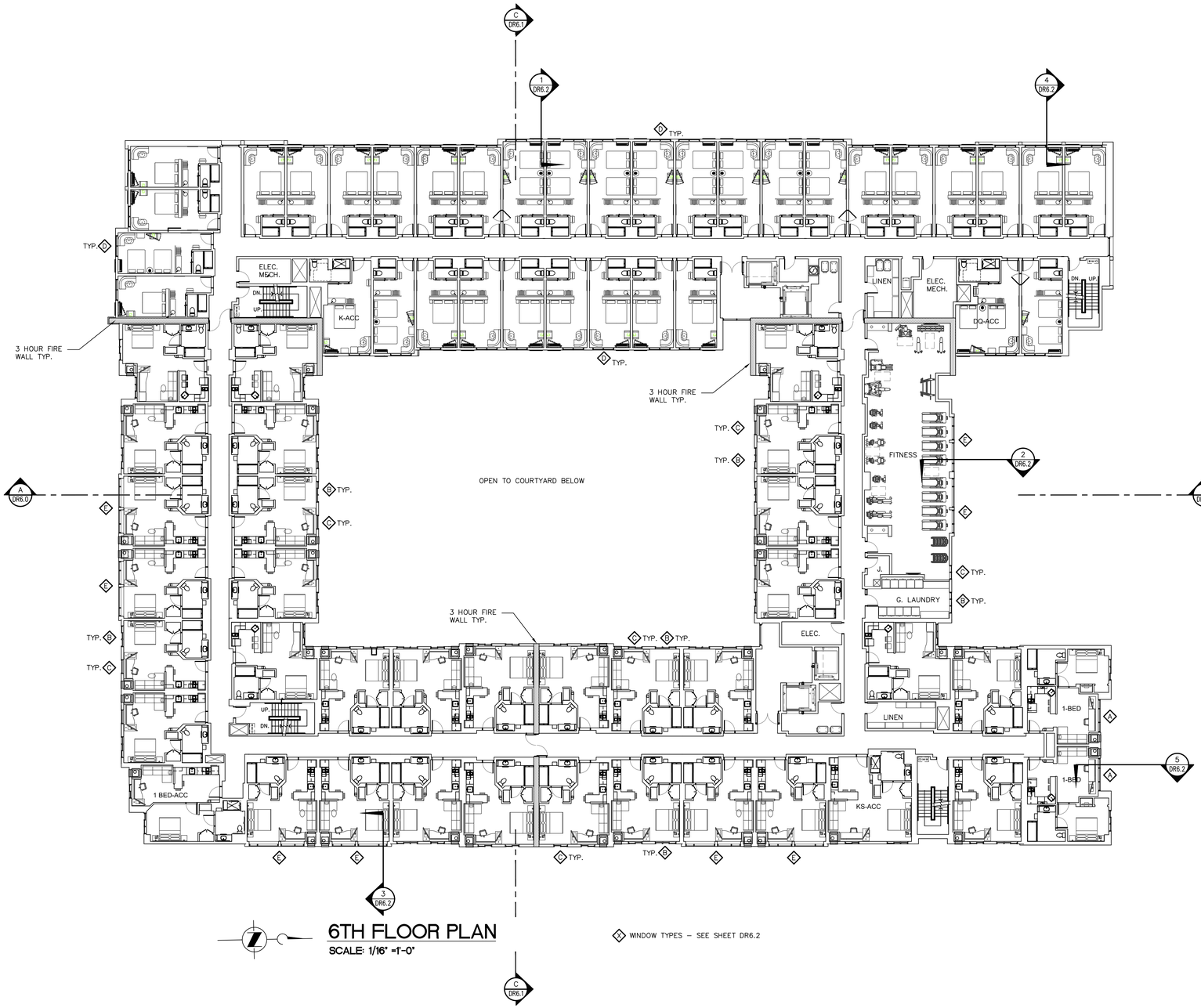
MARRIOTT - ALOFT AND RESIDENCE INN
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HOTEL - 3RD-5TH FLOOR PLAN

JOB NO. **AWH04**

DATE. **10/02/2023**

DRAWING NO. **DR4.2**



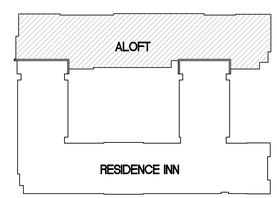
ALOFT = 35

RESIDENCE INN = 36

6TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2

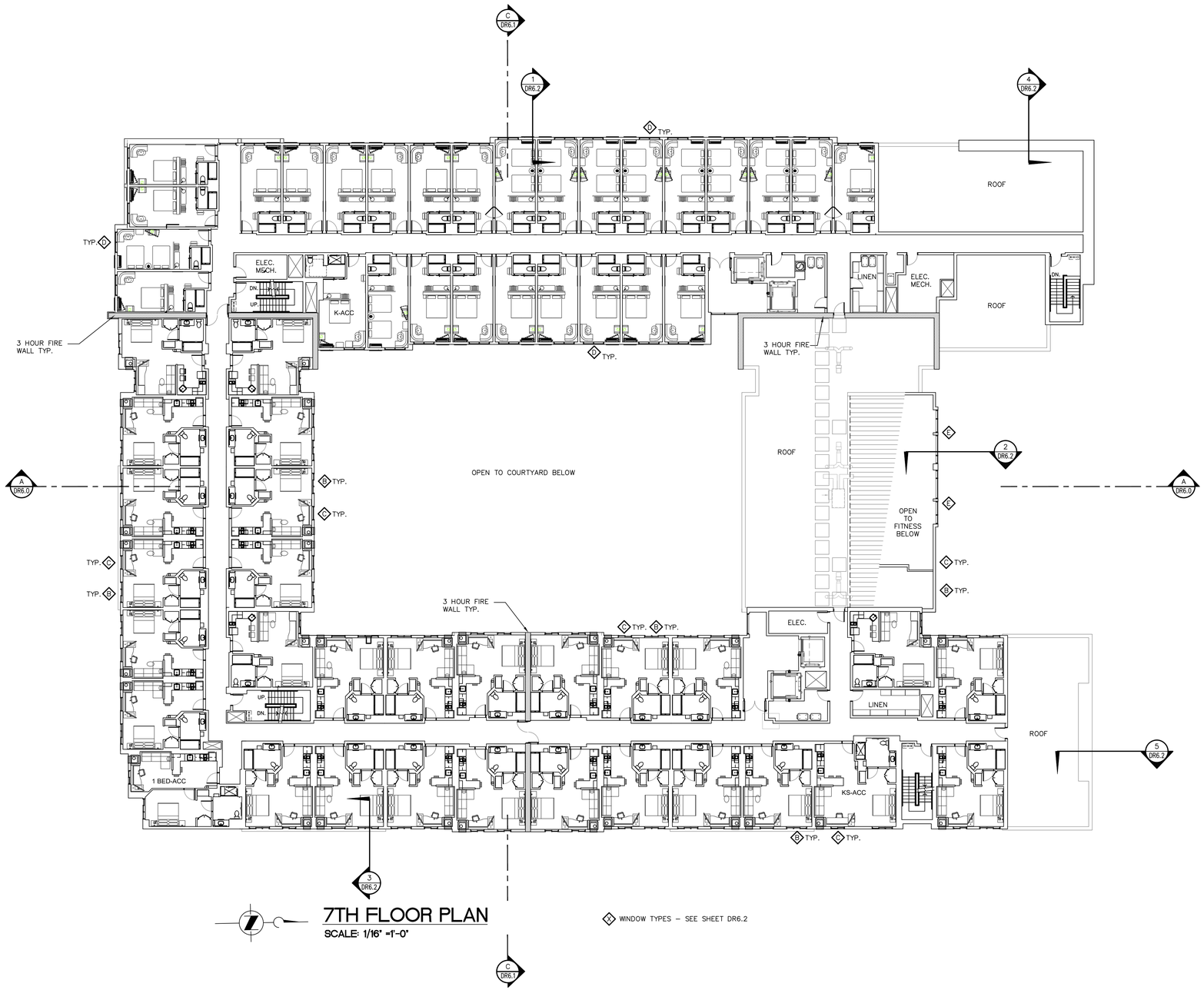


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PROJECT INFO.

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



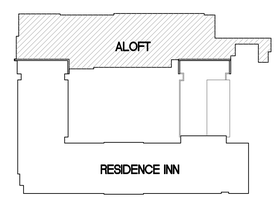
ALOFT = 28

RESIDENCE INN = 29

7TH FLOOR PLAN

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

D WINDOW TYPES – SEE SHEET DR6.2



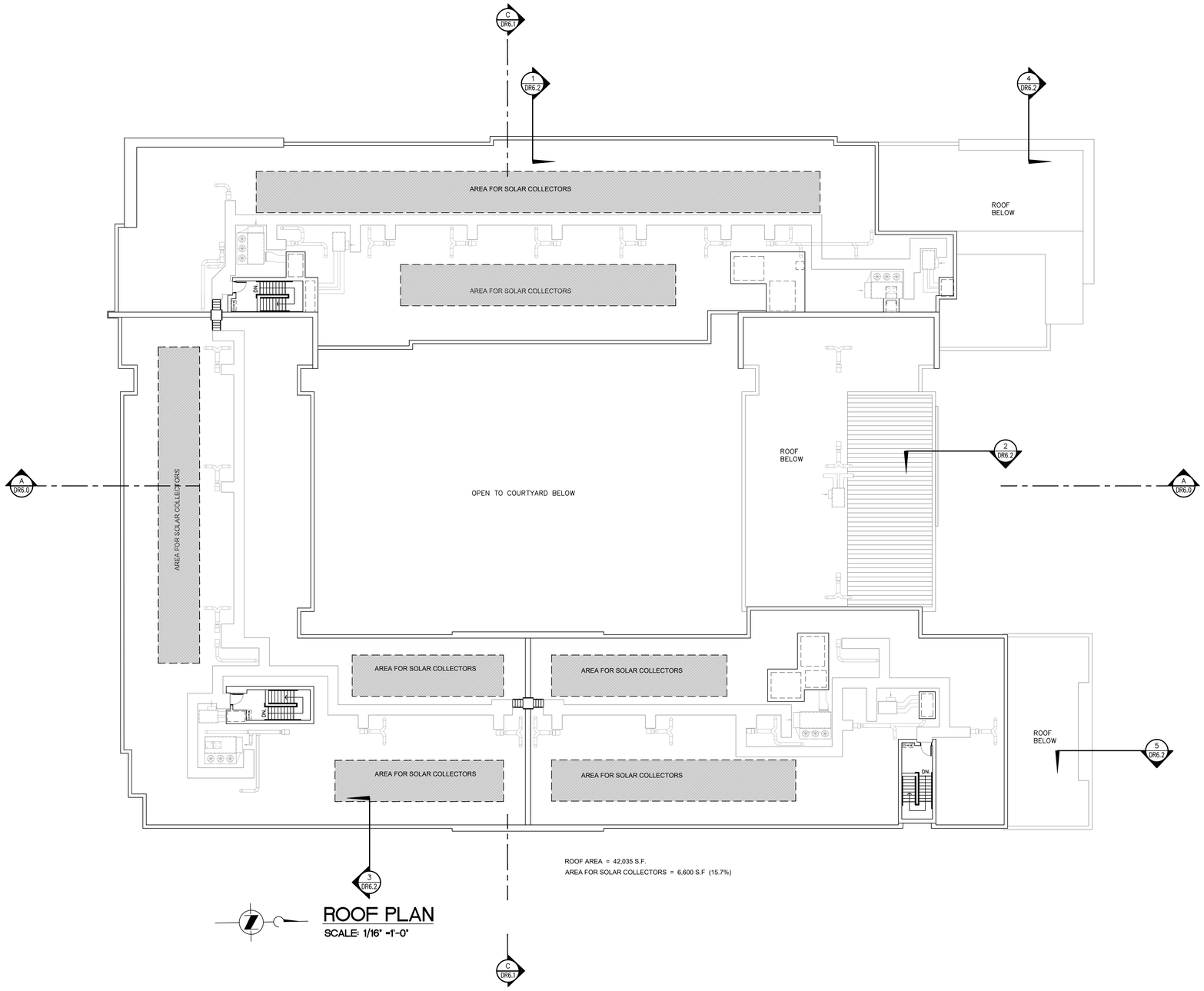
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PROJECT INFO.

MARRIOTT - ALOFT AND RESIDENCE INN
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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"

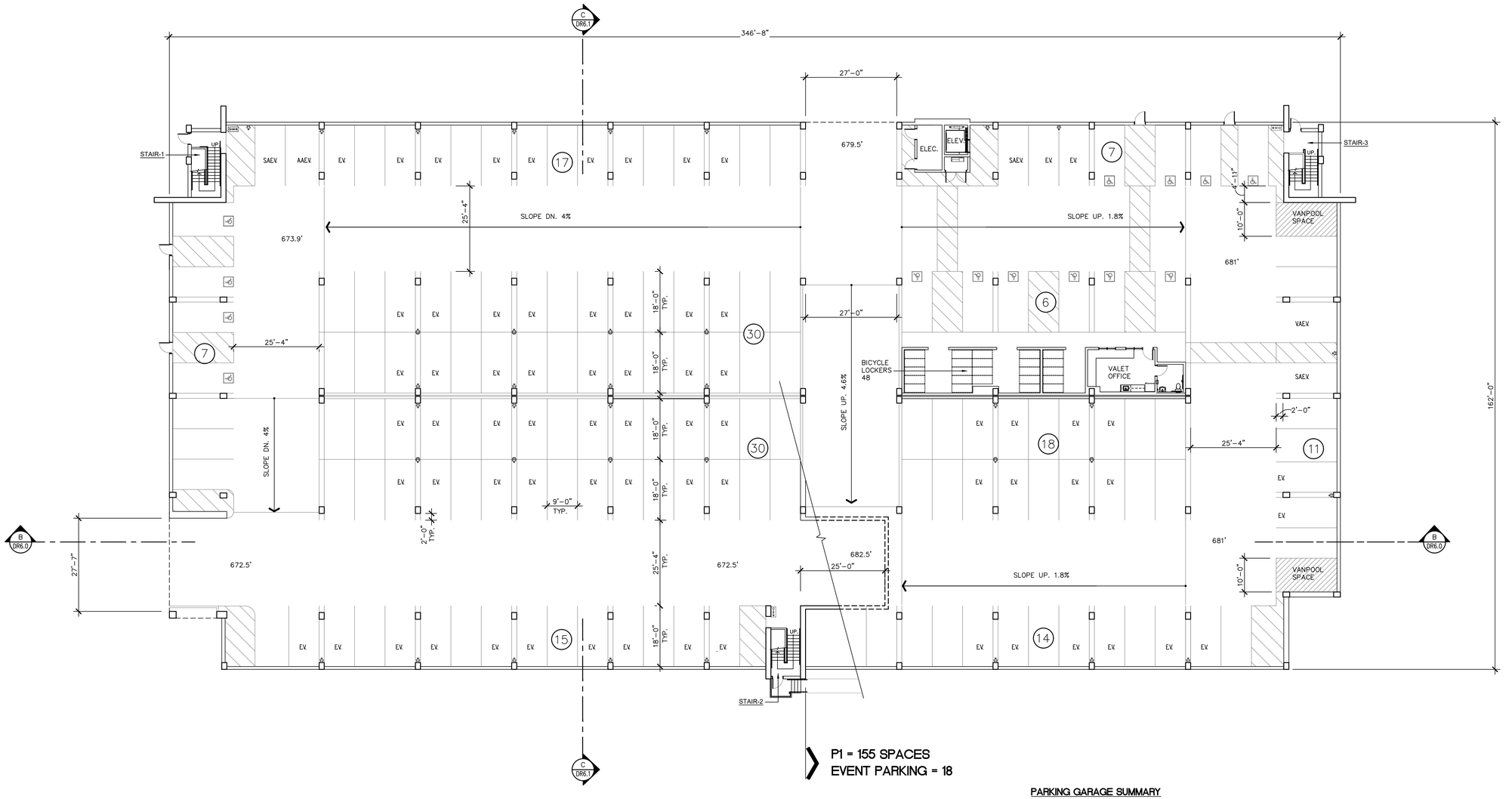
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PROJECT INFO.

MARRIOTT - ALOFT AND RESIDENCE INN
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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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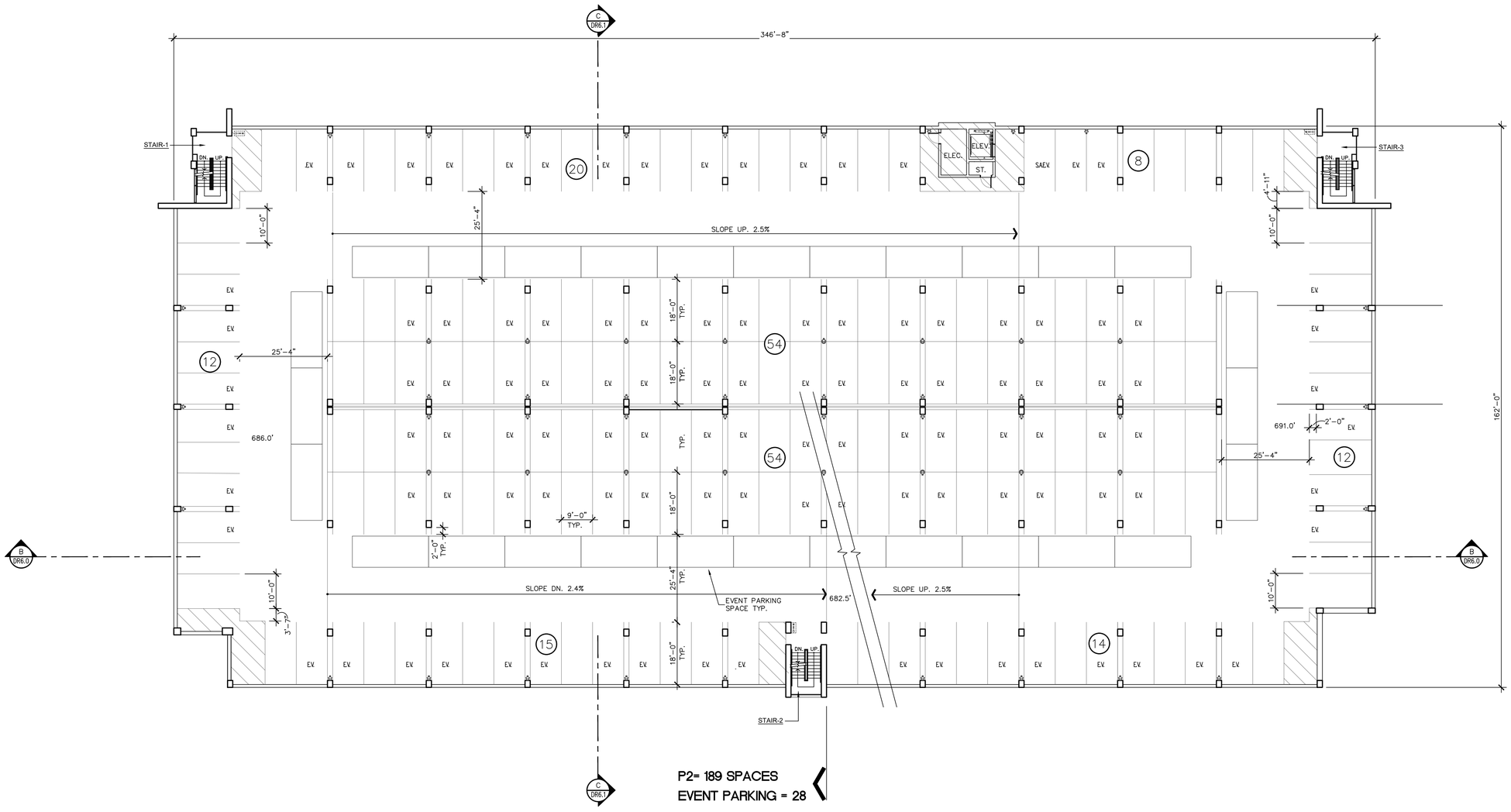
PROJECT INFO.

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
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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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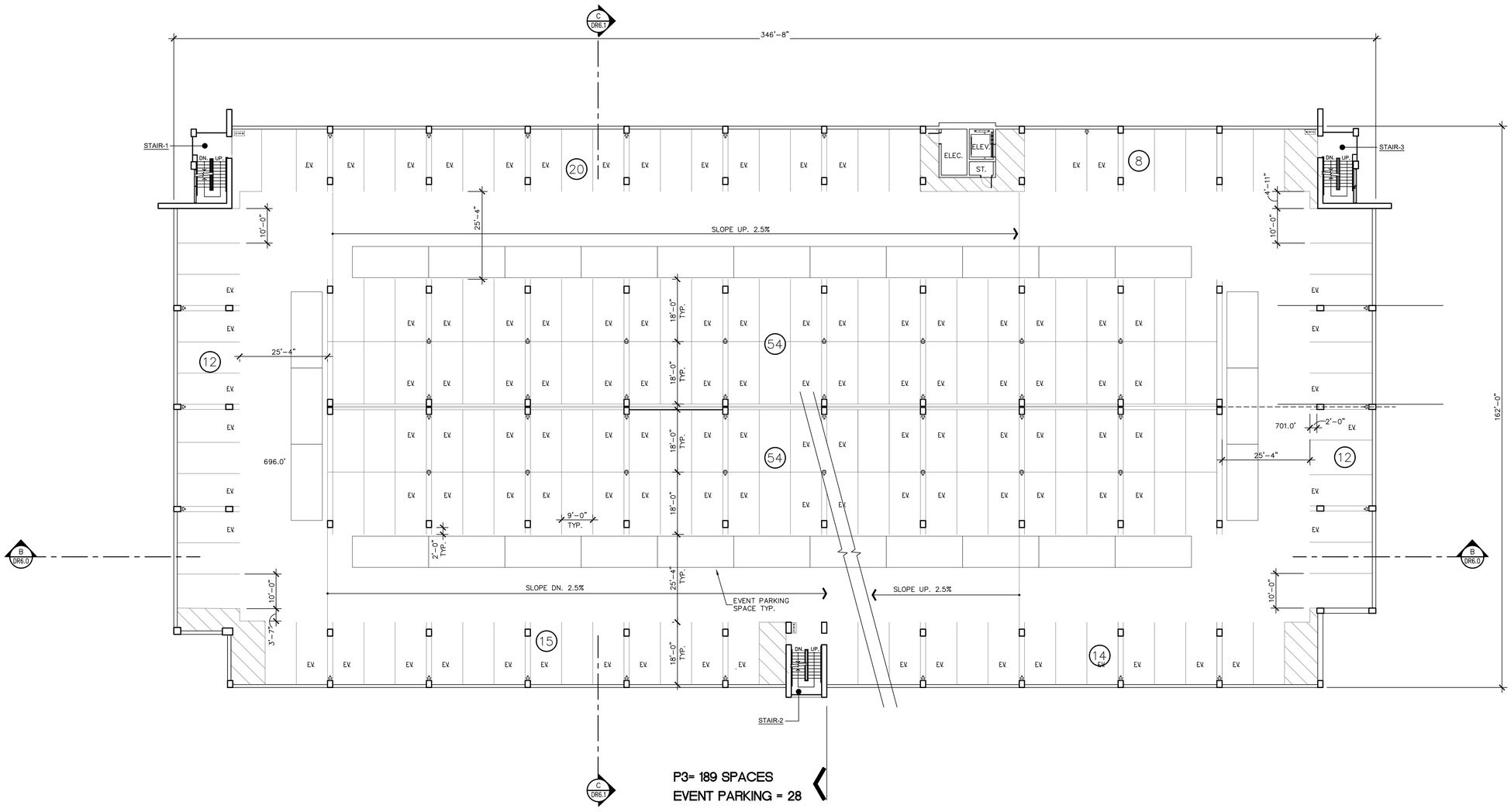
PROJECT INFO.

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**



P3= 189 SPACES
EVENT PARKING = 28

GARAGE PLAN - LEVEL P3

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

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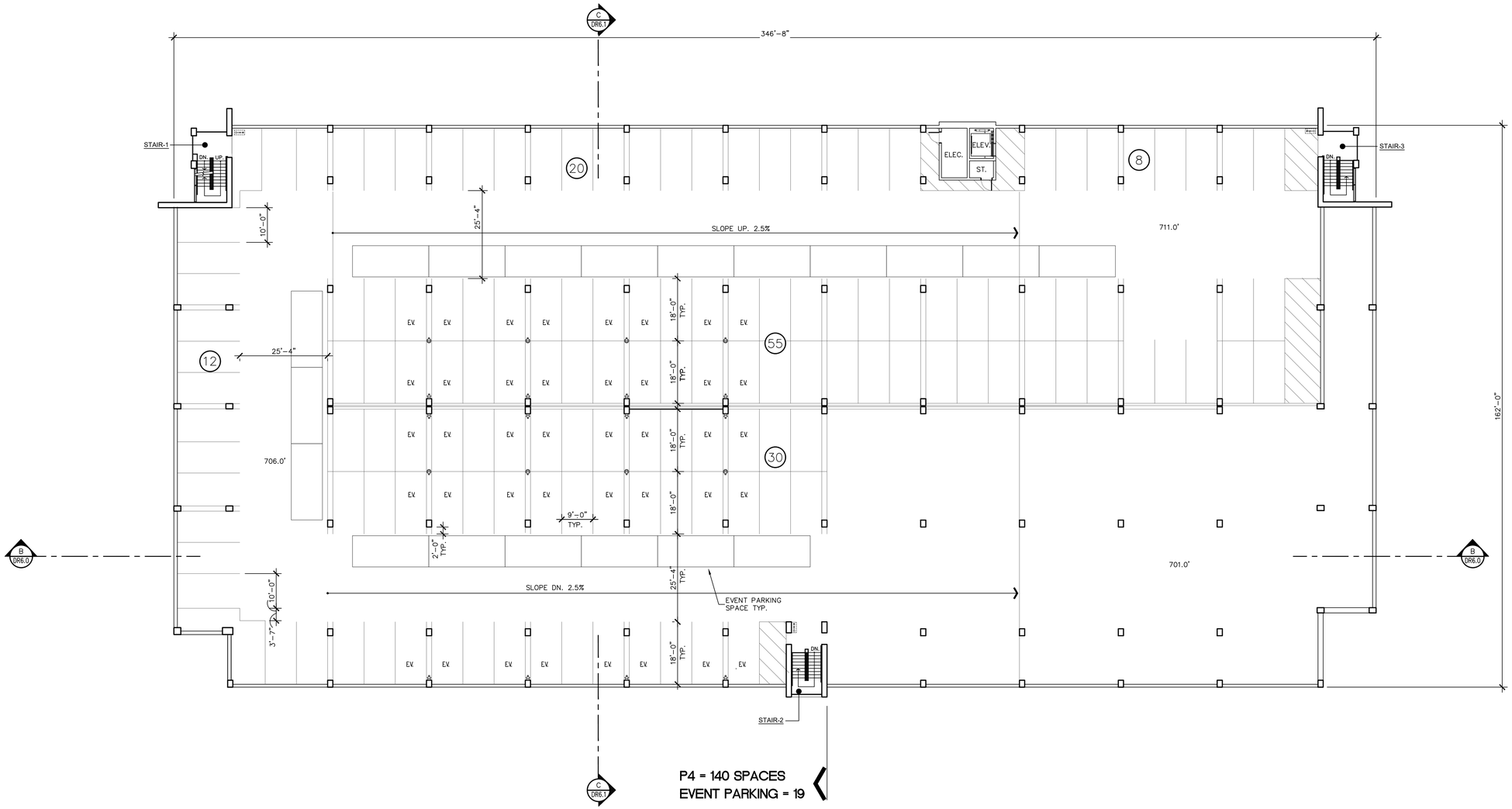
PROJECT INFO.

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

MARRIOTT - ALOFT AND RESIDENCE INN
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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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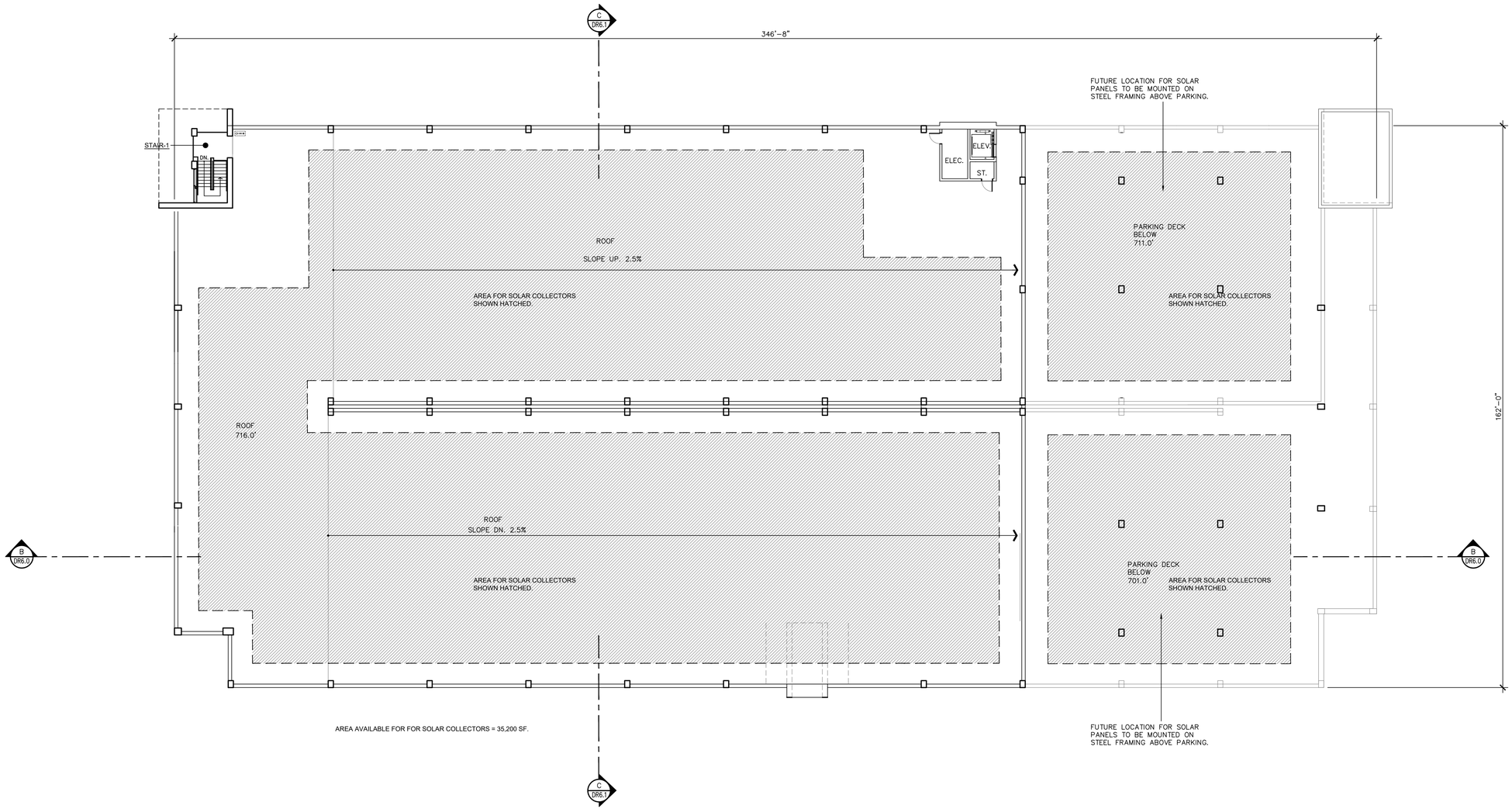
PROJECT INFO.

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

MARRIOTT - ALOFT AND RESIDENCE INN
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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

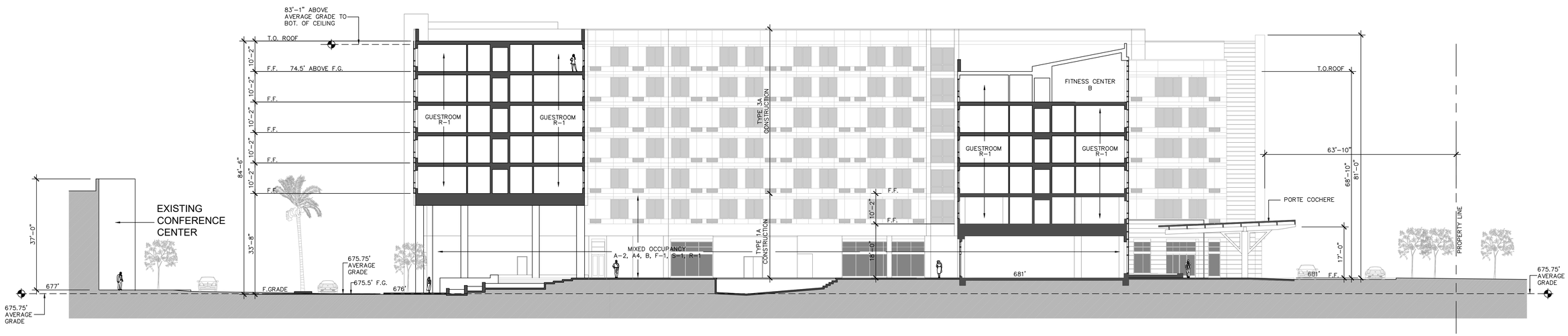
MARRIOTT - ALOFT AND RESIDENCE INN
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BURBANK, CA

GARAGE - ROOF PLAN

JOB NO. **AWH04**

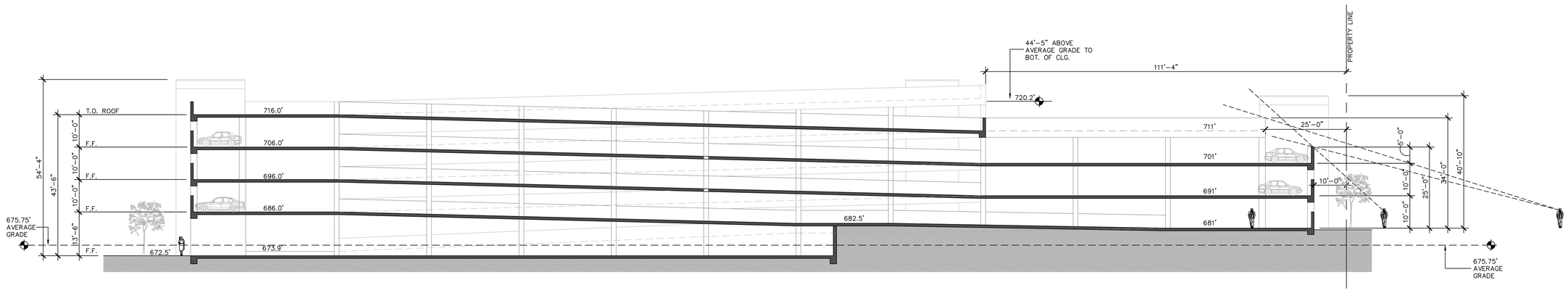
DATE. **10/02/2023**

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

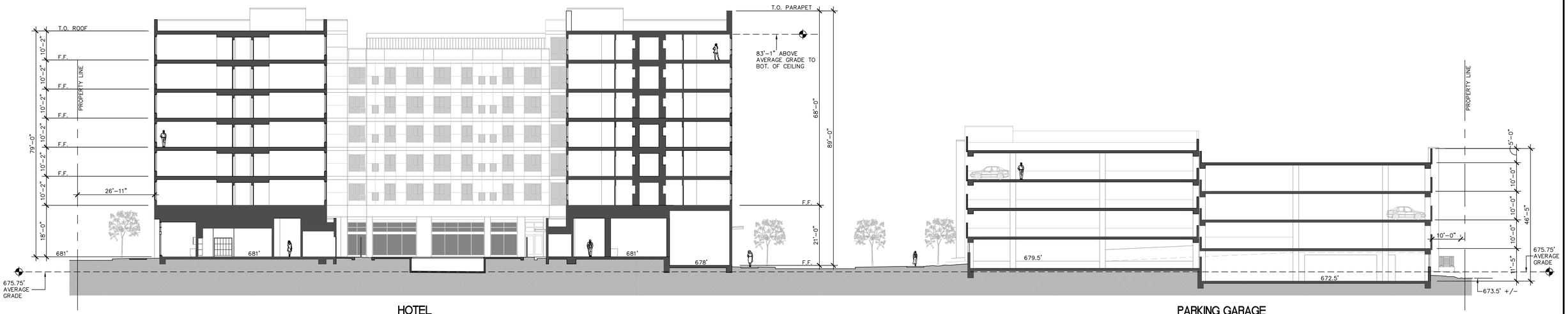
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PROJECT INFO.

MARRIOTT - ALOFT AND RESIDENCE INN
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BURBANK, CA

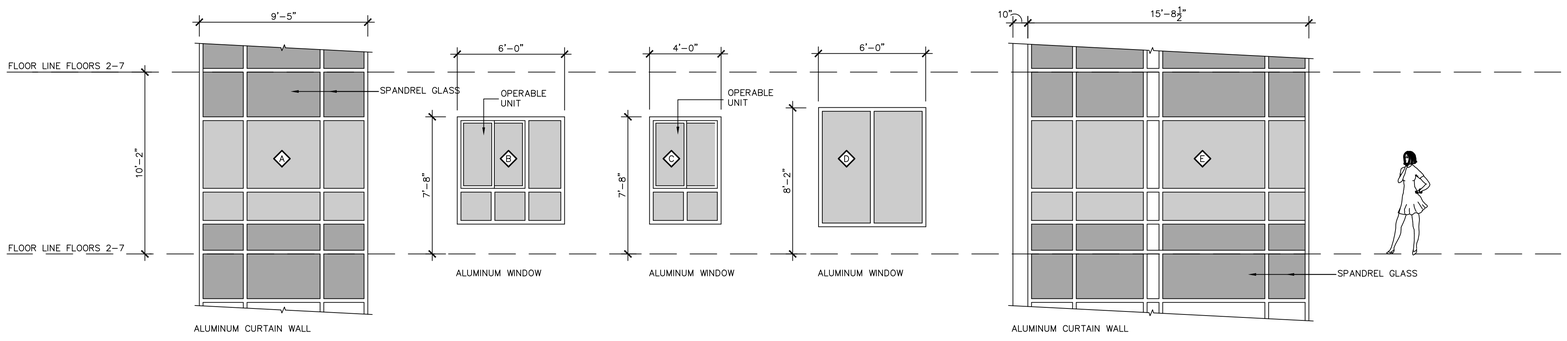
BUILDING SECTIONS

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.

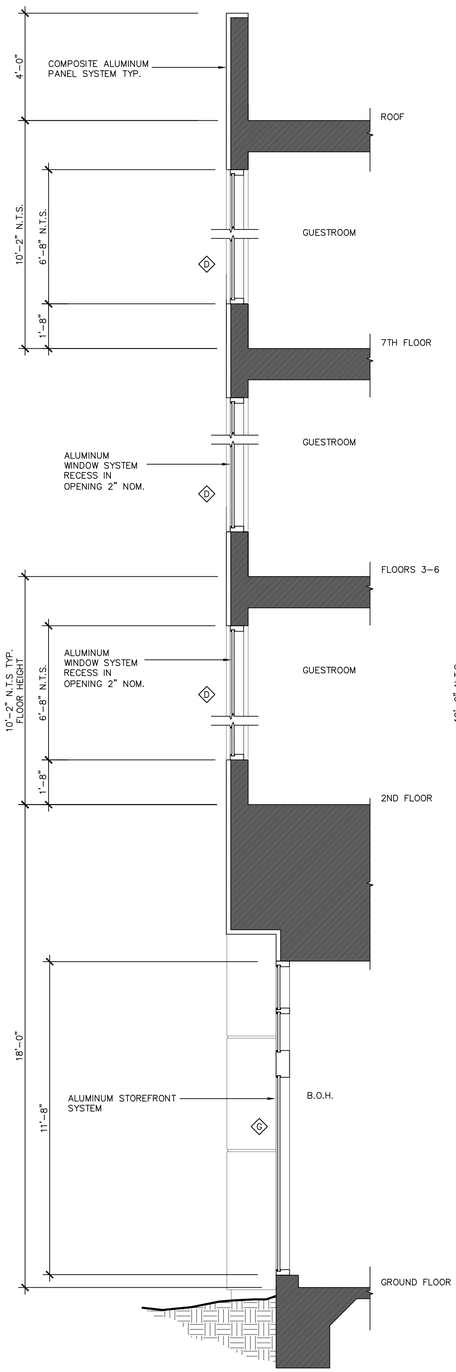
ARCHITECTURAL DIMENSIONS
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PROJECT INFO.

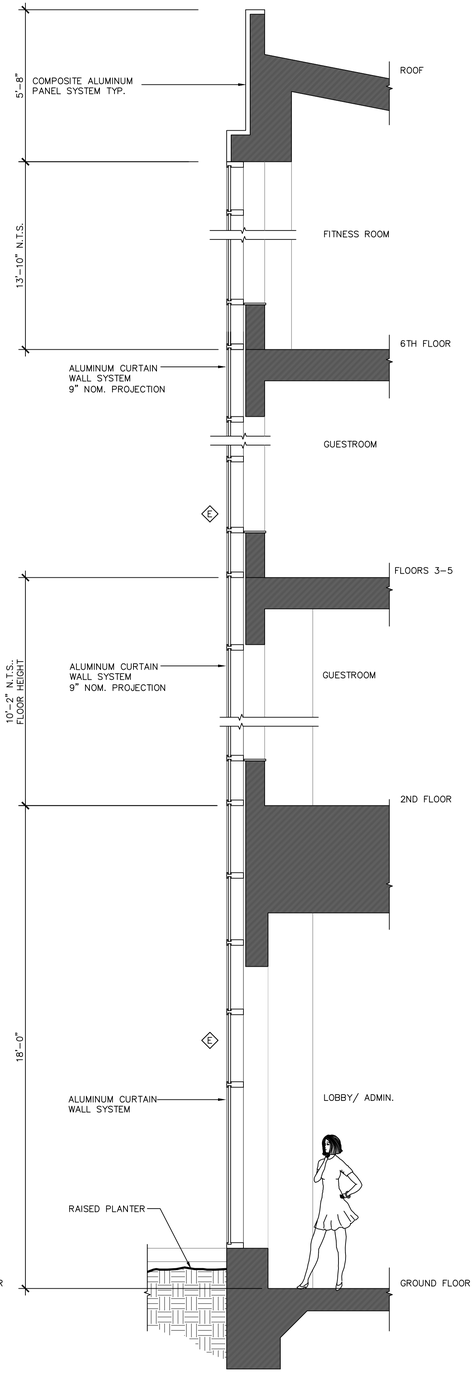
MARRIOTT - ALOFT AND RESIDENCE INN
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SITE SECTION AND WINDOW TYPES

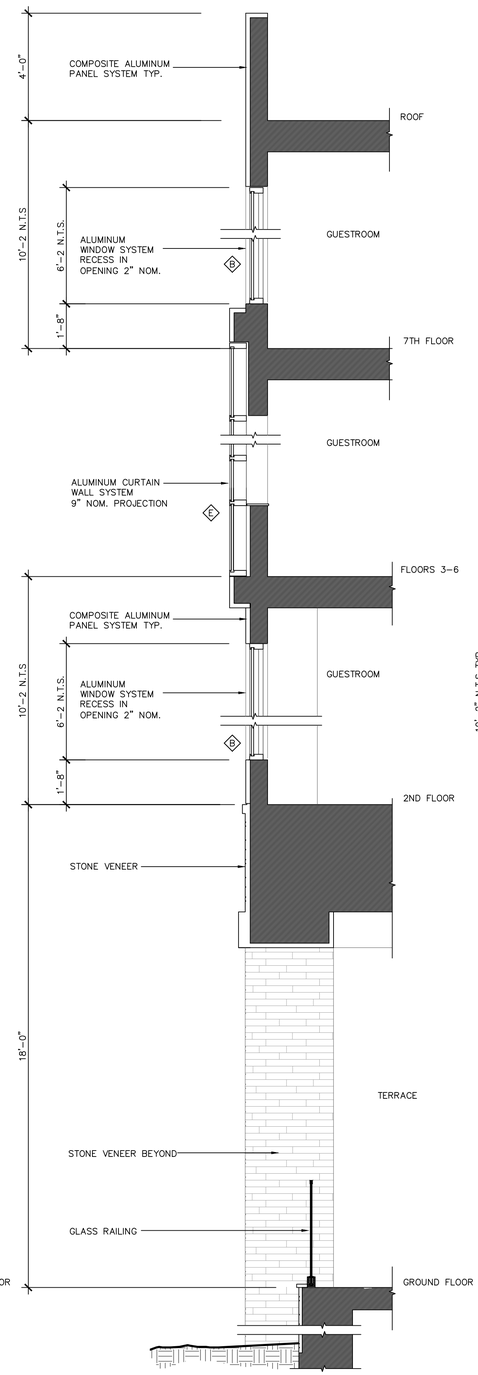
JOB NO. **AWH04**
DATE. **10/02/2023**
DRAWING NO. **DR6.1**



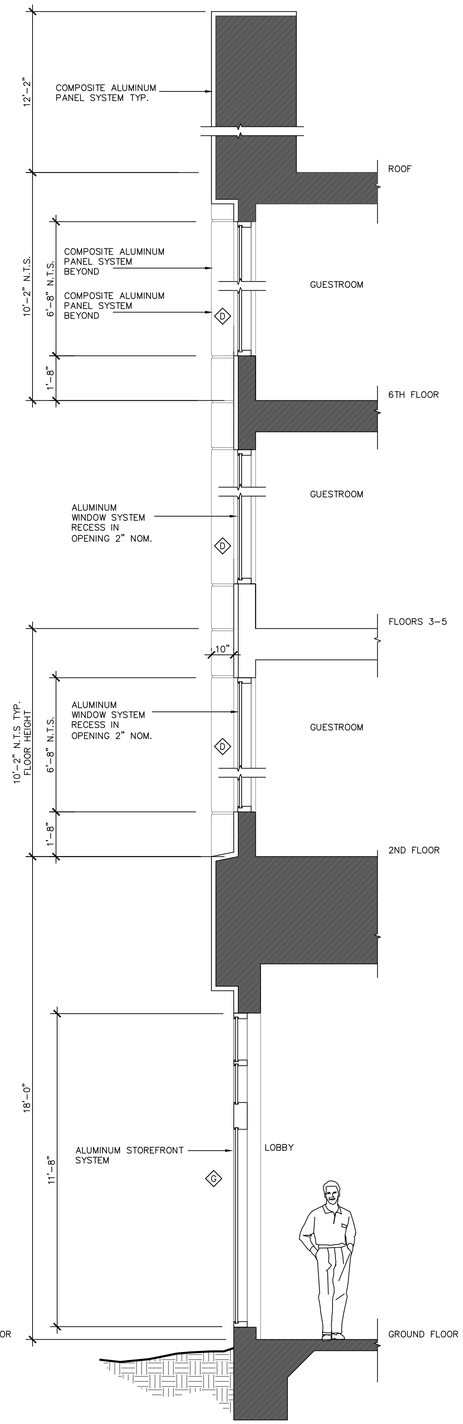
1 WALL SECTION AT ALOFT
SCALE: 3/8" =1'-0"



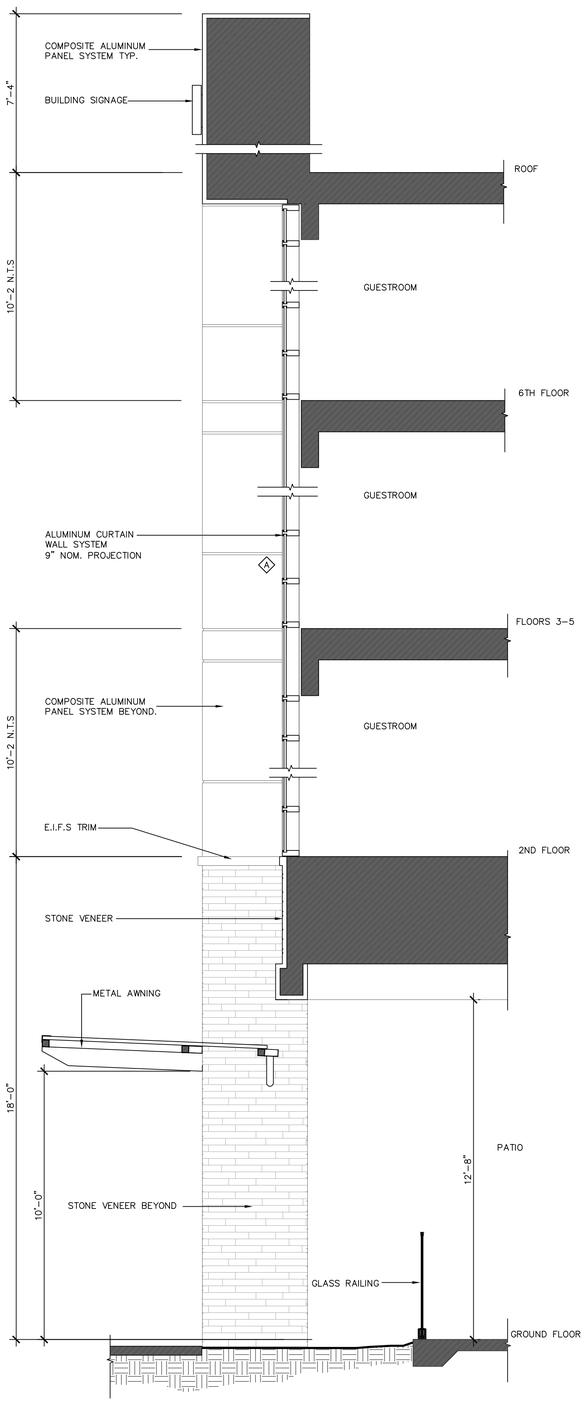
2 WALL SECTION AT RESIDENCE INN
SCALE: 3/8" =1'-0"



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"

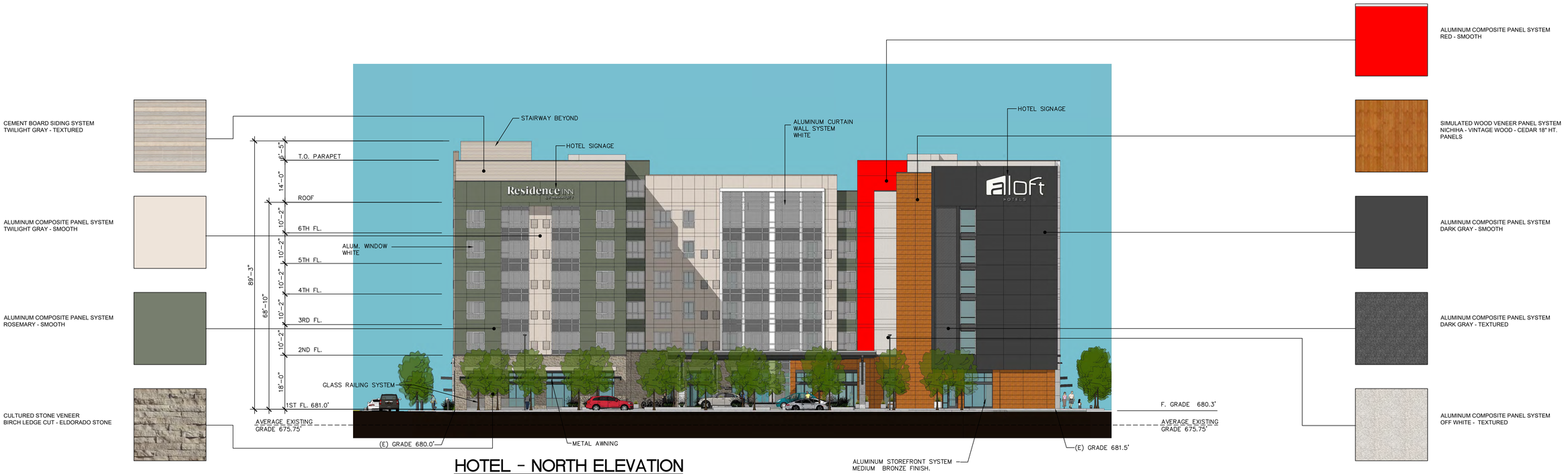
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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

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"

ARCHITECTURAL DIMENSIONS
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Walnut Creek, CA 94549
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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

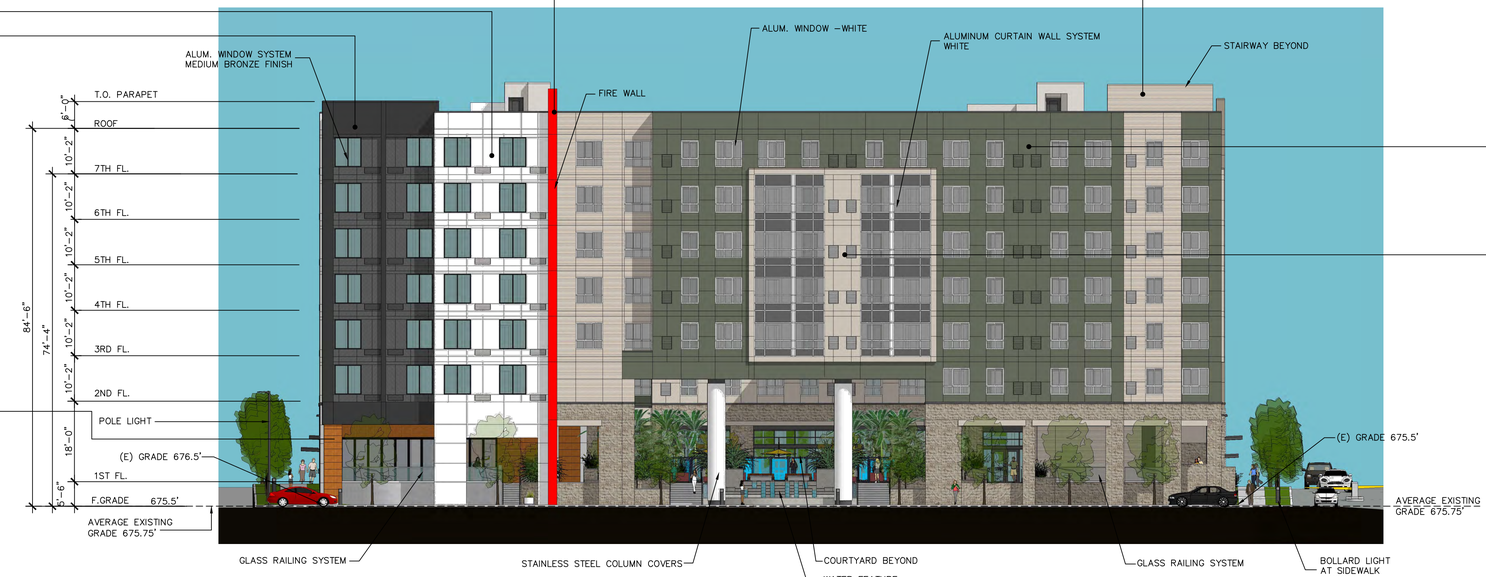
ALUMINUM COMPOSITE PANEL SYSTEM
WHITE - SMOOTH

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

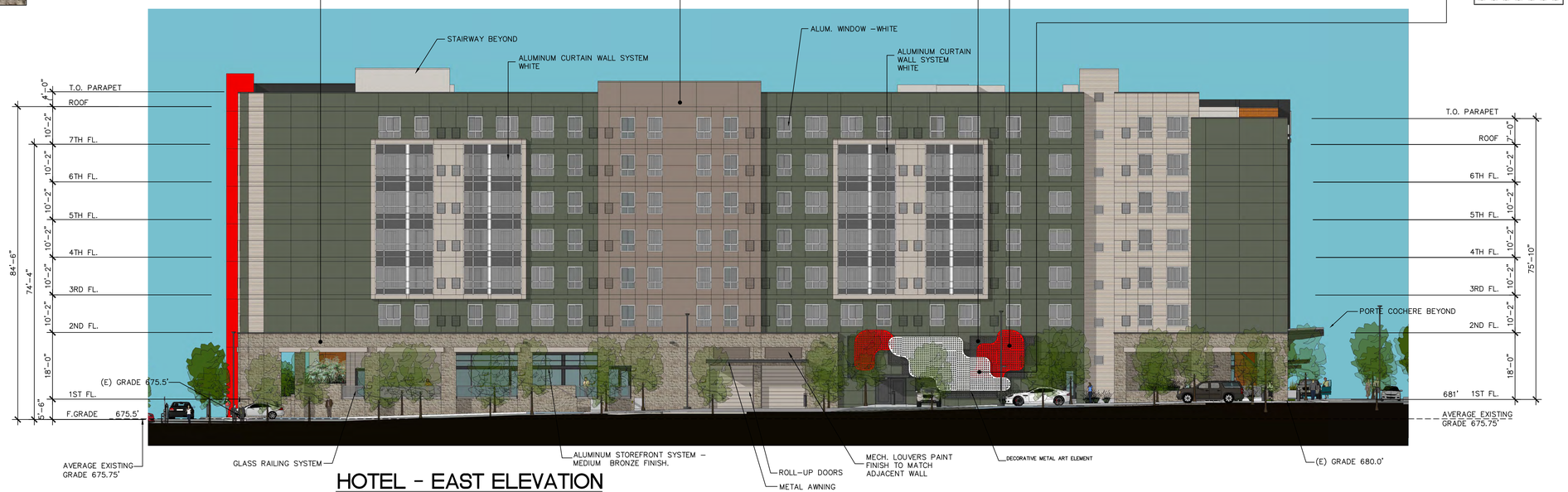
ALUMINUM COMPOSITE PANEL SYSTEM
ROSEMARY - SMOOTH

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"

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

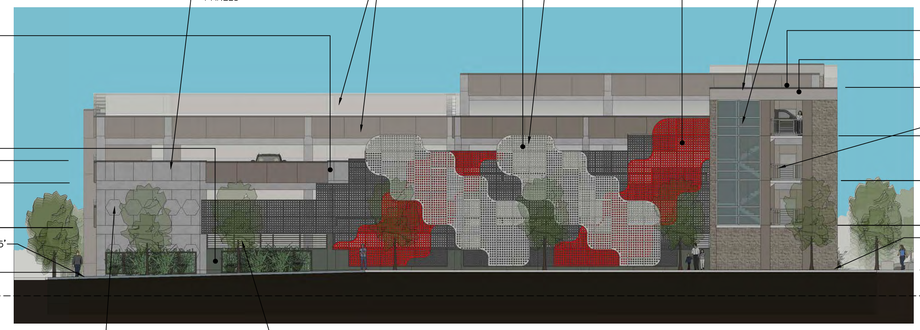
HOTEL ELEVATIONS

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

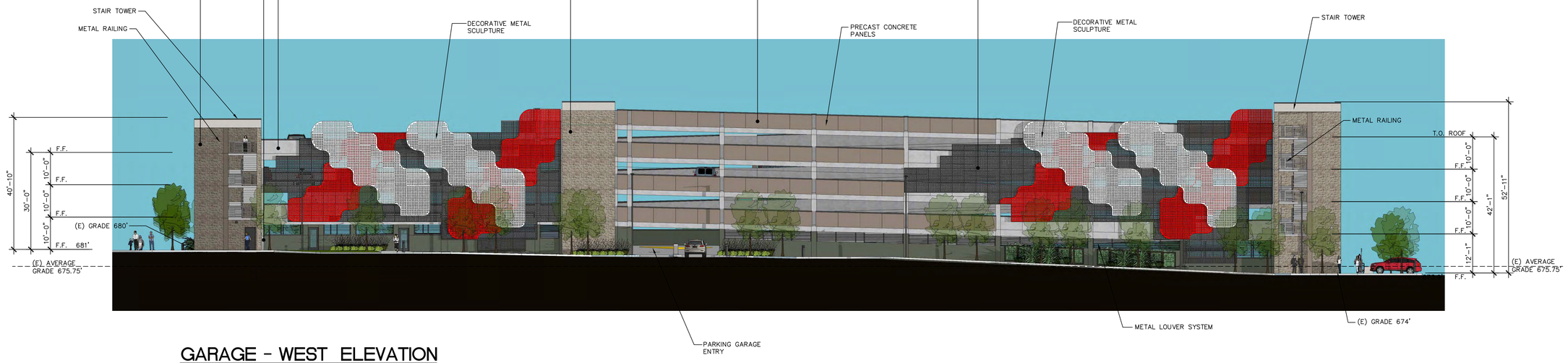
PERFORATED METAL PANEL SYSTEM
KYNAR FINISH - RED

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
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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**

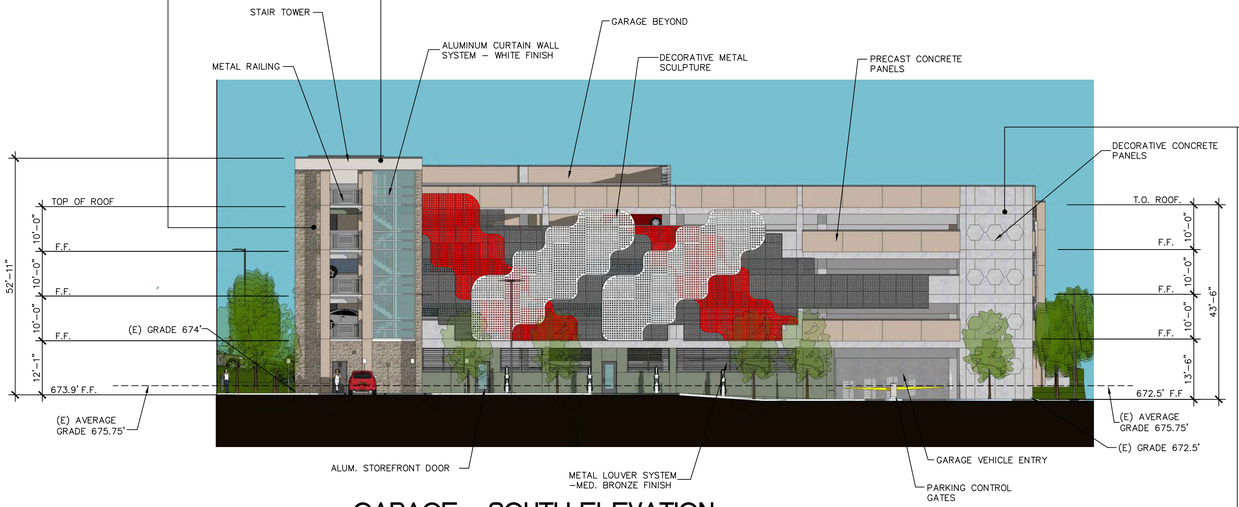
ALUMINUM COPING TYP.
DARK GRAY

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

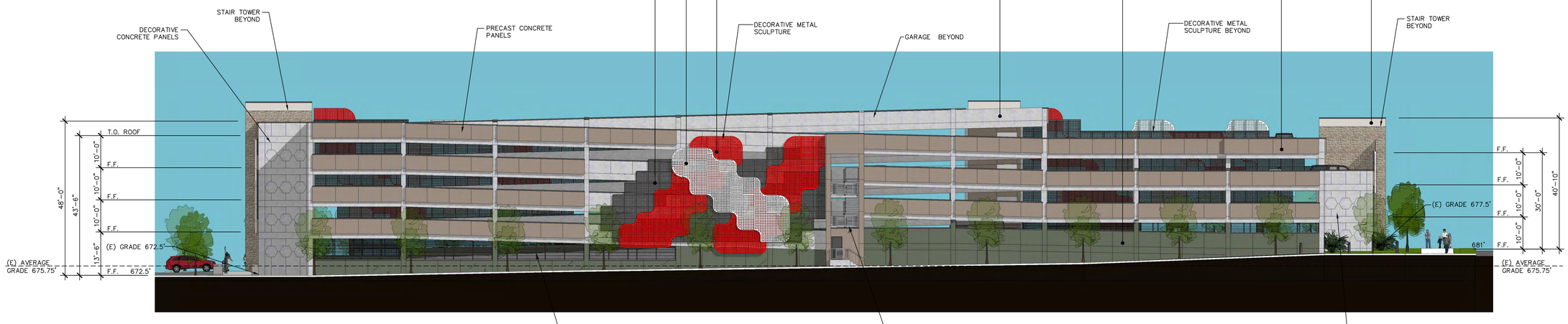
SCALE: 1/16" =1'-0"

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
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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

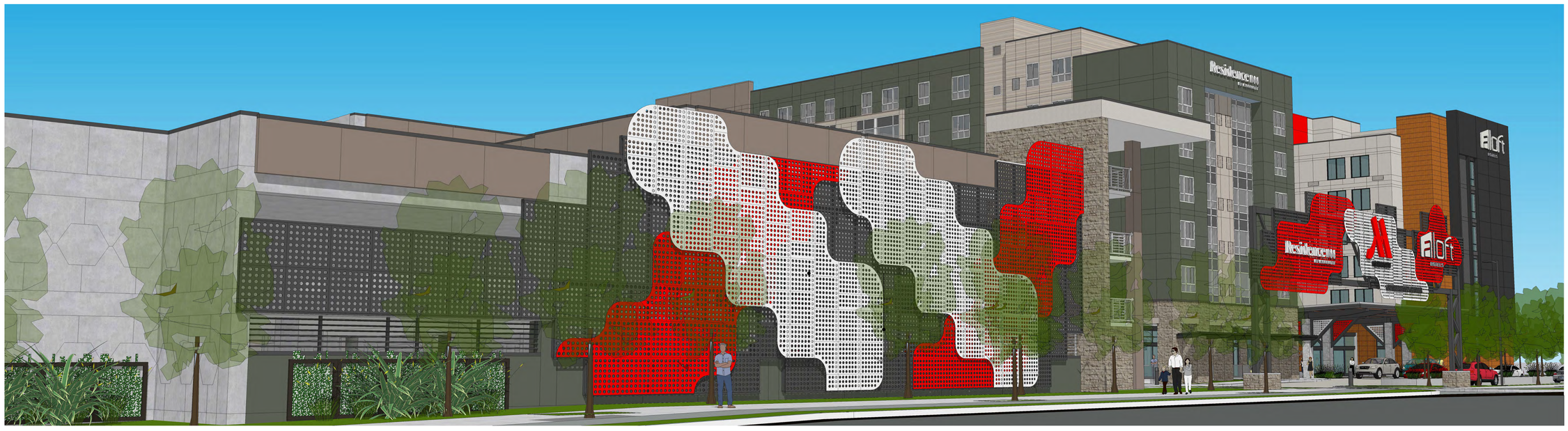
GARAGE ELEVATIONS

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
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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

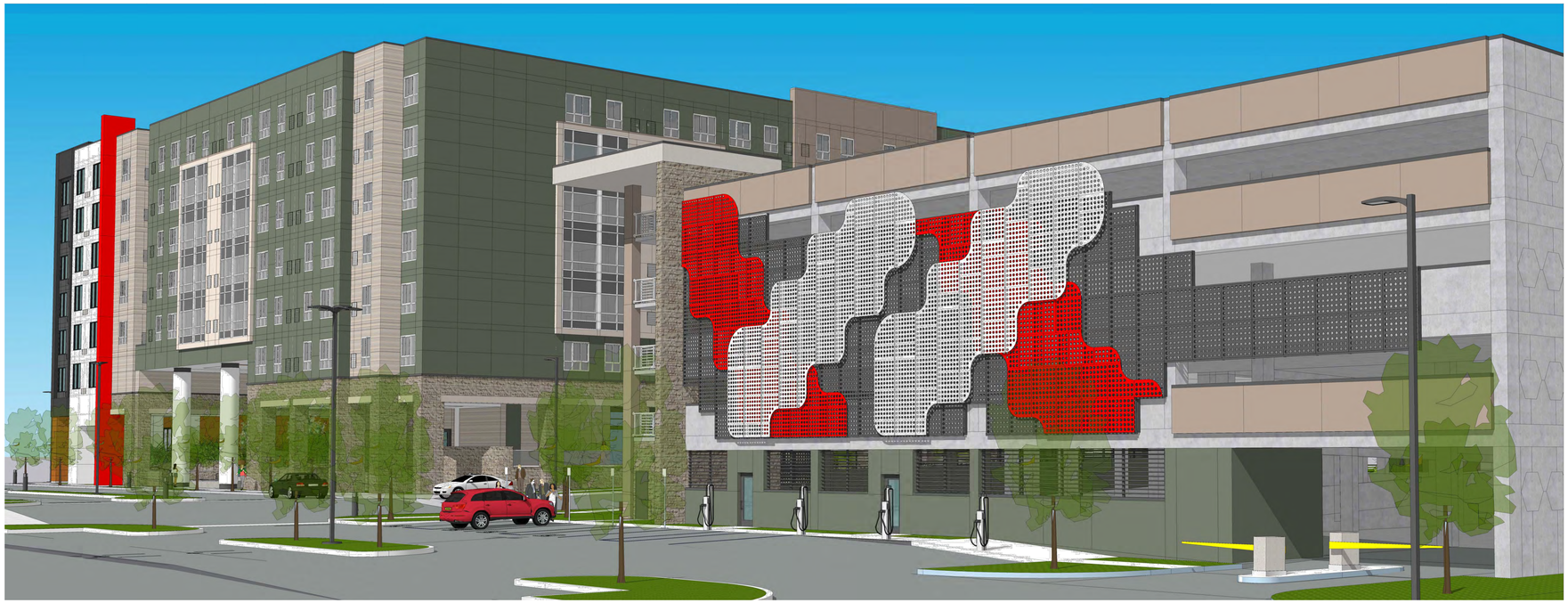
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

THORNTON AVE. AND MARRIOTT DRIVE VIEWS

JOB NO. **AWH04**

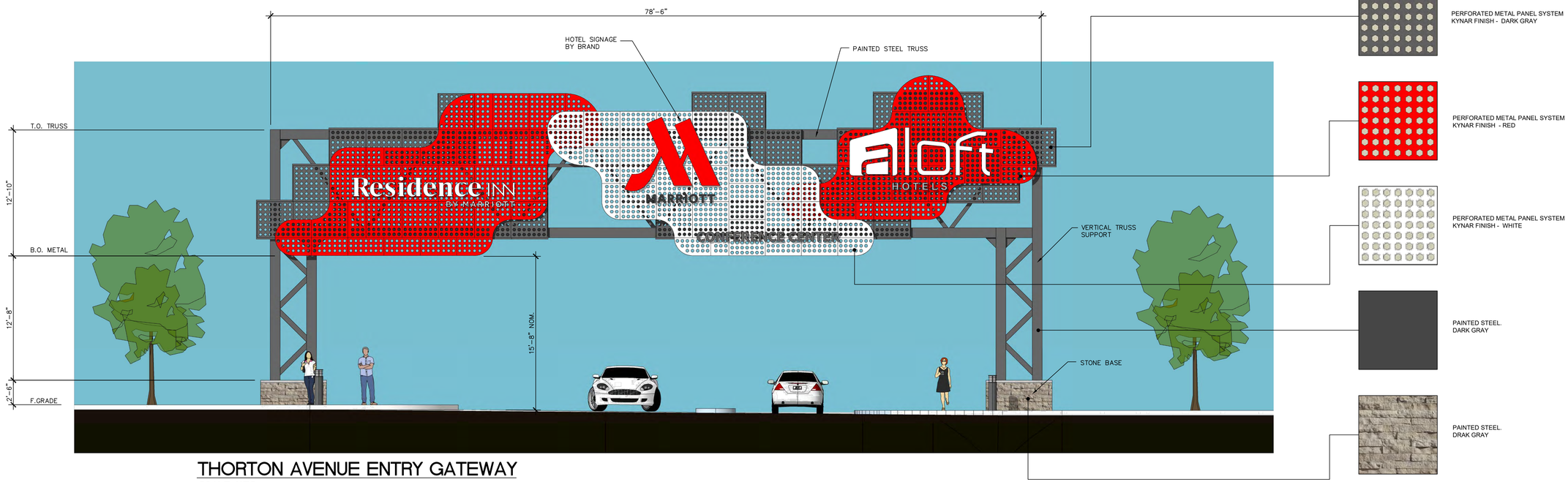
DATE. **02/29/2024**

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.

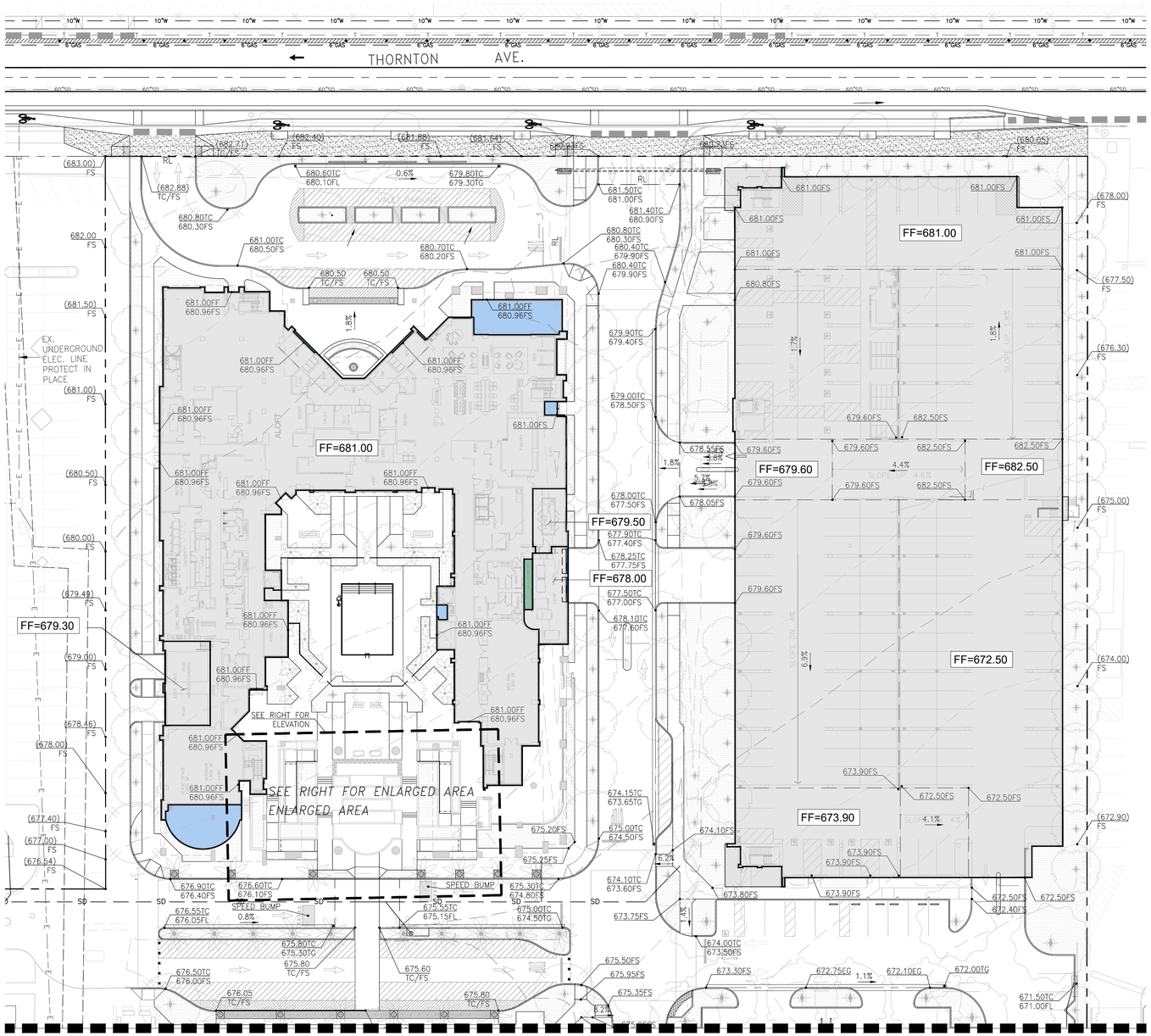
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

COURTYARD AND WATER FEATURE VIEWS

JOB NO. **AWH04**

DATE. **10/02/2023**

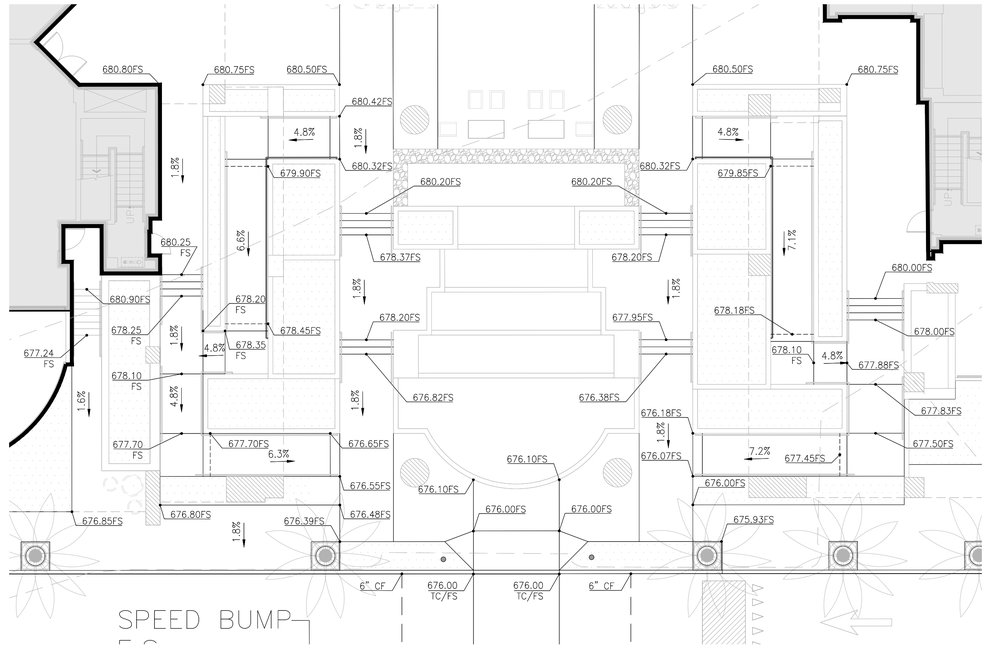
DRAWING NO. **DR9.4**



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
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	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

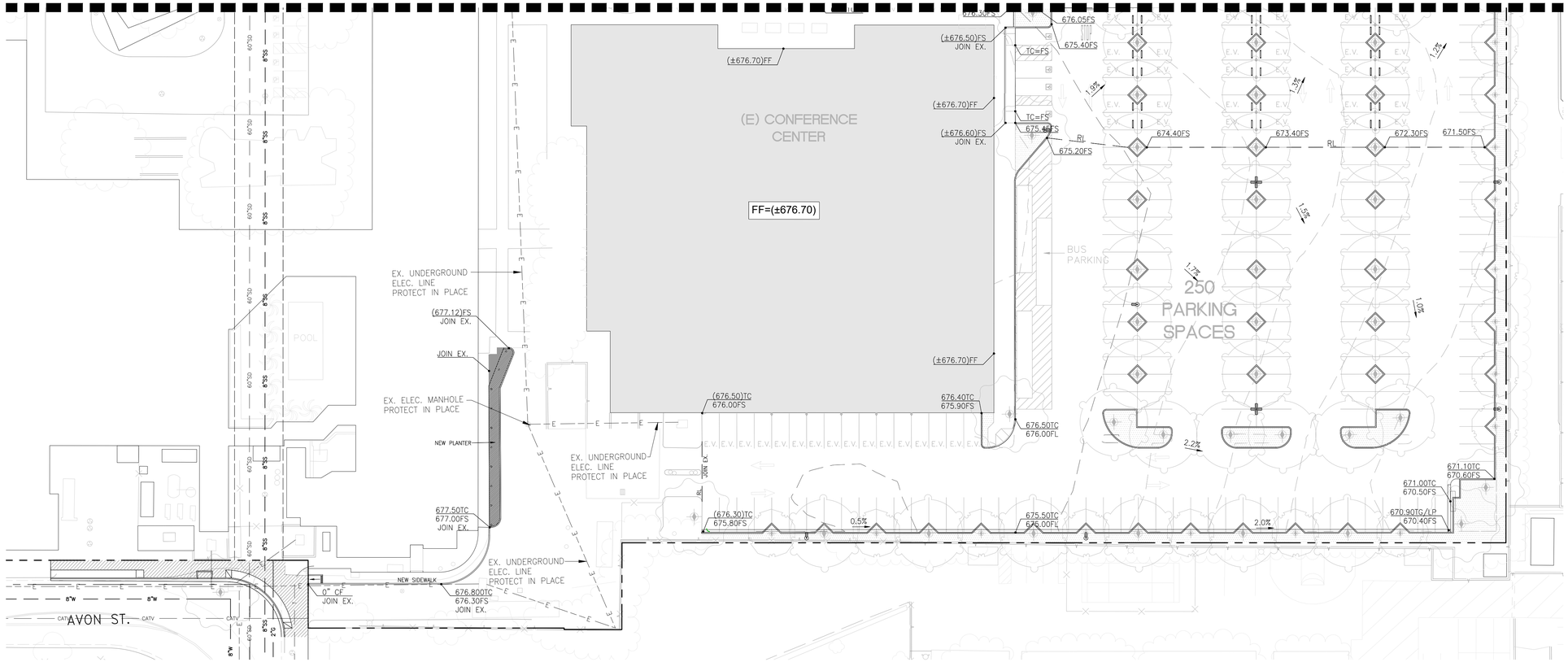
FUSCOE ENGINEERING
full circle thinking

JOB NO. **AWH04**

DATE. **09/09/2024**

DRAWING NO. C1.0

MATCHLINE - SEE SHEET C1.0



LEGEND

	PROPERTY LINE/ RIGHT-OF-WAY	CB	CATCH BASIN	ROW	RIGHT-OF-WAY
	LIMIT OF GRADING	CL	CENTERLINE	TC	TOP OF CURB
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	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

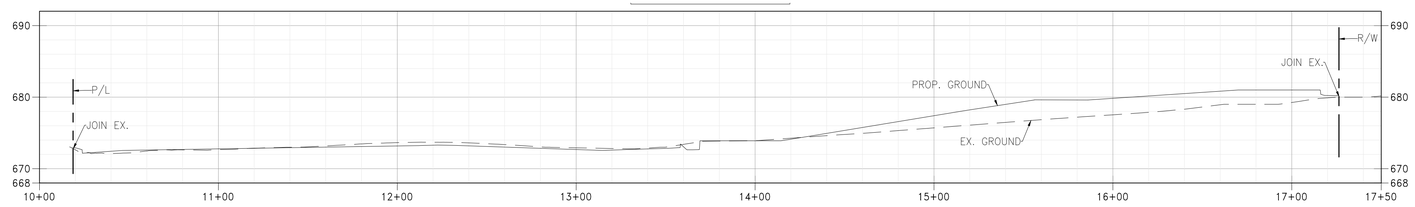
PROJECT INFO.
1 RESPONSE TO CITY COMMENTS 9/4/2023, UPDATED GRADING PLAN
2 RESPONSE TO CITY COMMENTS 03/06/2024, UPDATED GRADING PLAN
3 RESPONSE TO CITY COMMENTS 05/31/2024, UPDATE STREET IMPROVEMENT PLANS

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

FUSCOE ENGINEERING full circle thinking

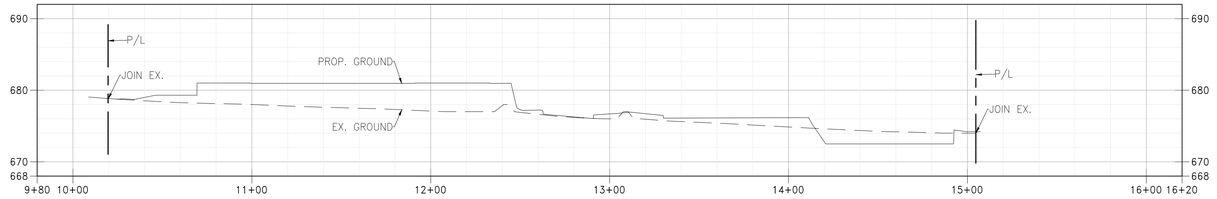
JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C1.1





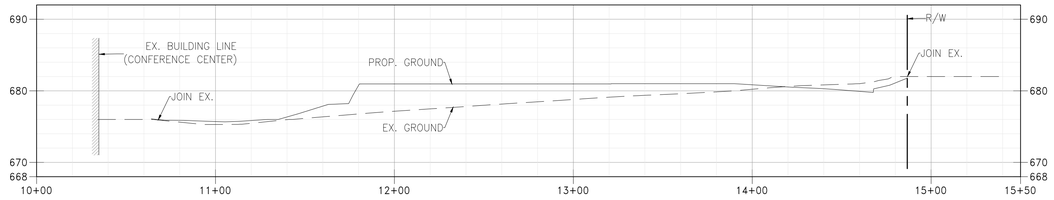
SECTION "A"

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
℄	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

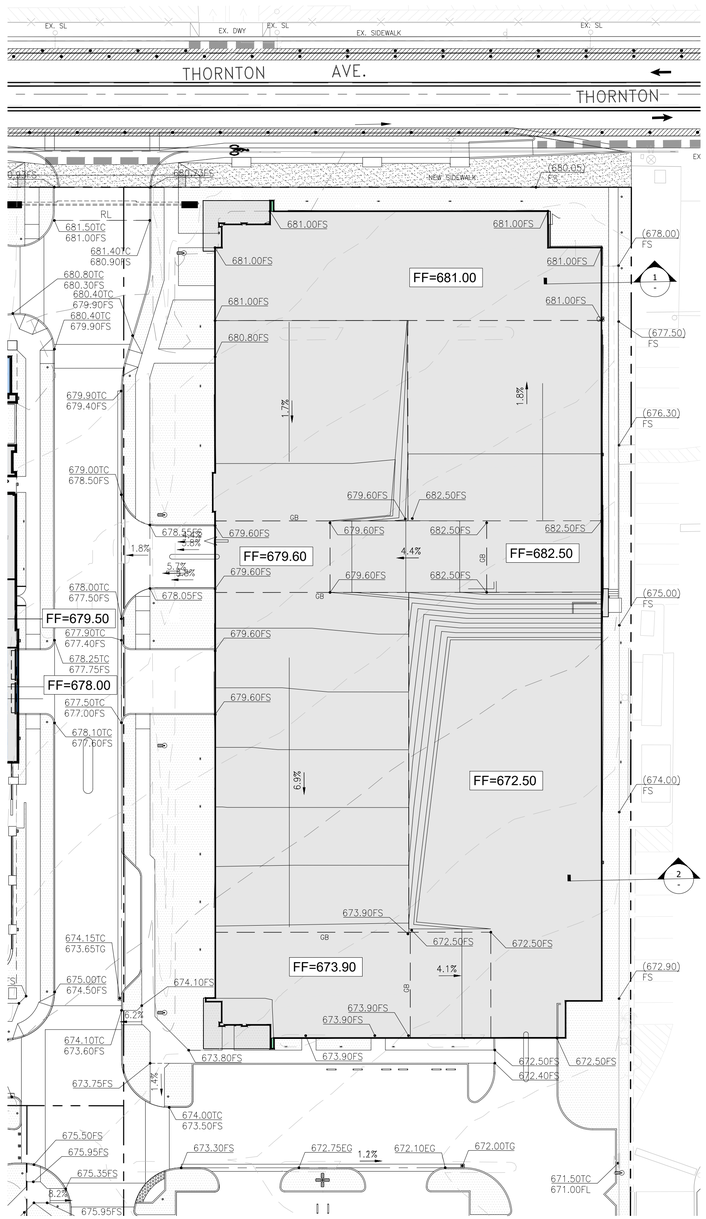
PROJECT INFO.

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

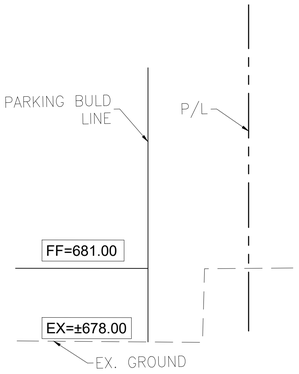
FUSCOE ENGINEERING
full circle thinking

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

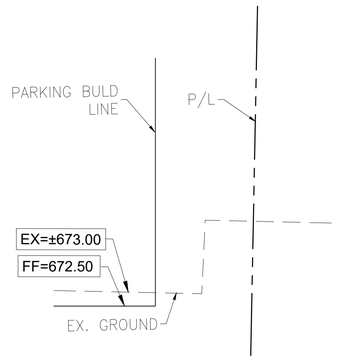


LEGEND

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

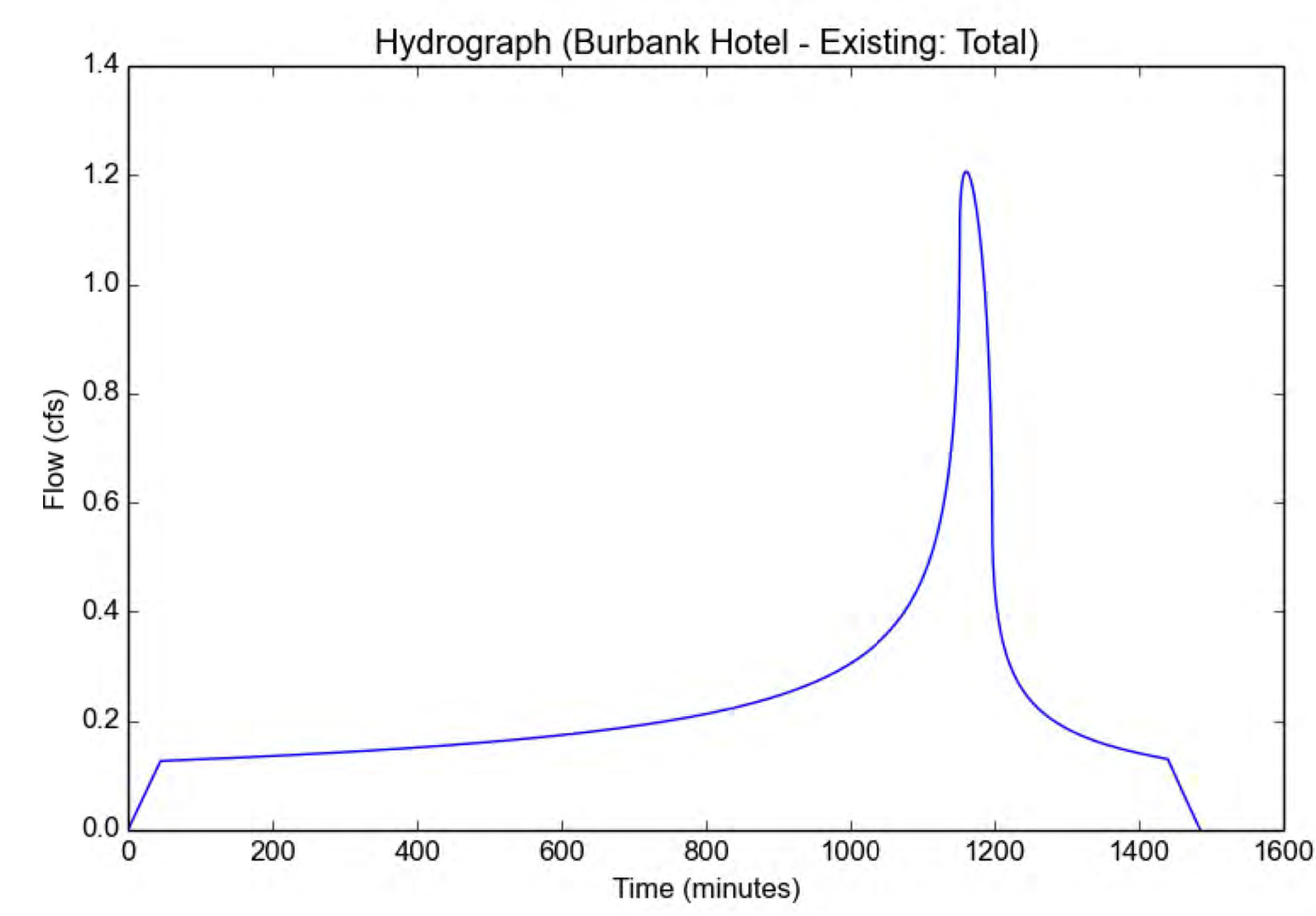
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Version: HydroCalc 1.0.2

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

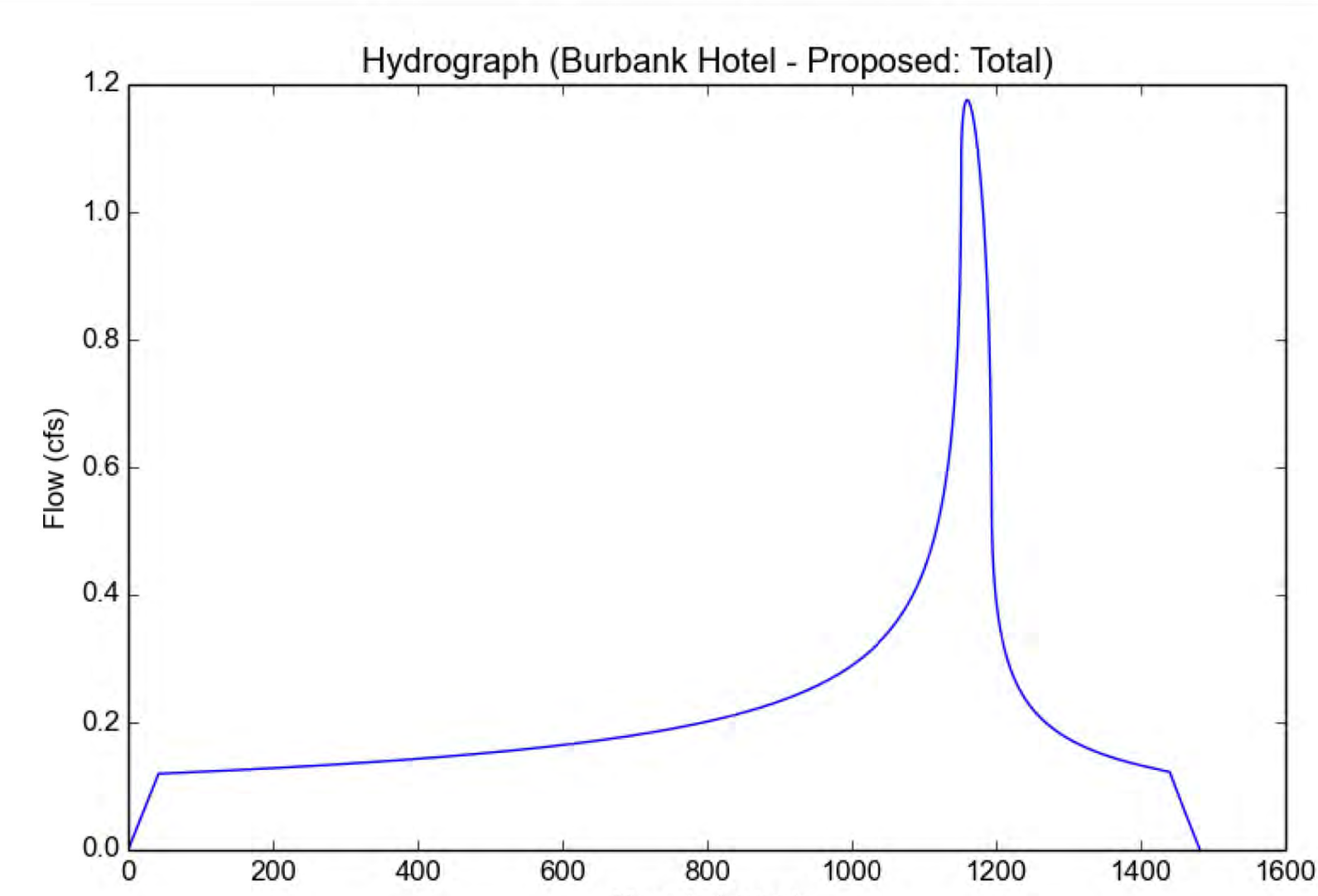
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Version: HydroCalc 1.0.2

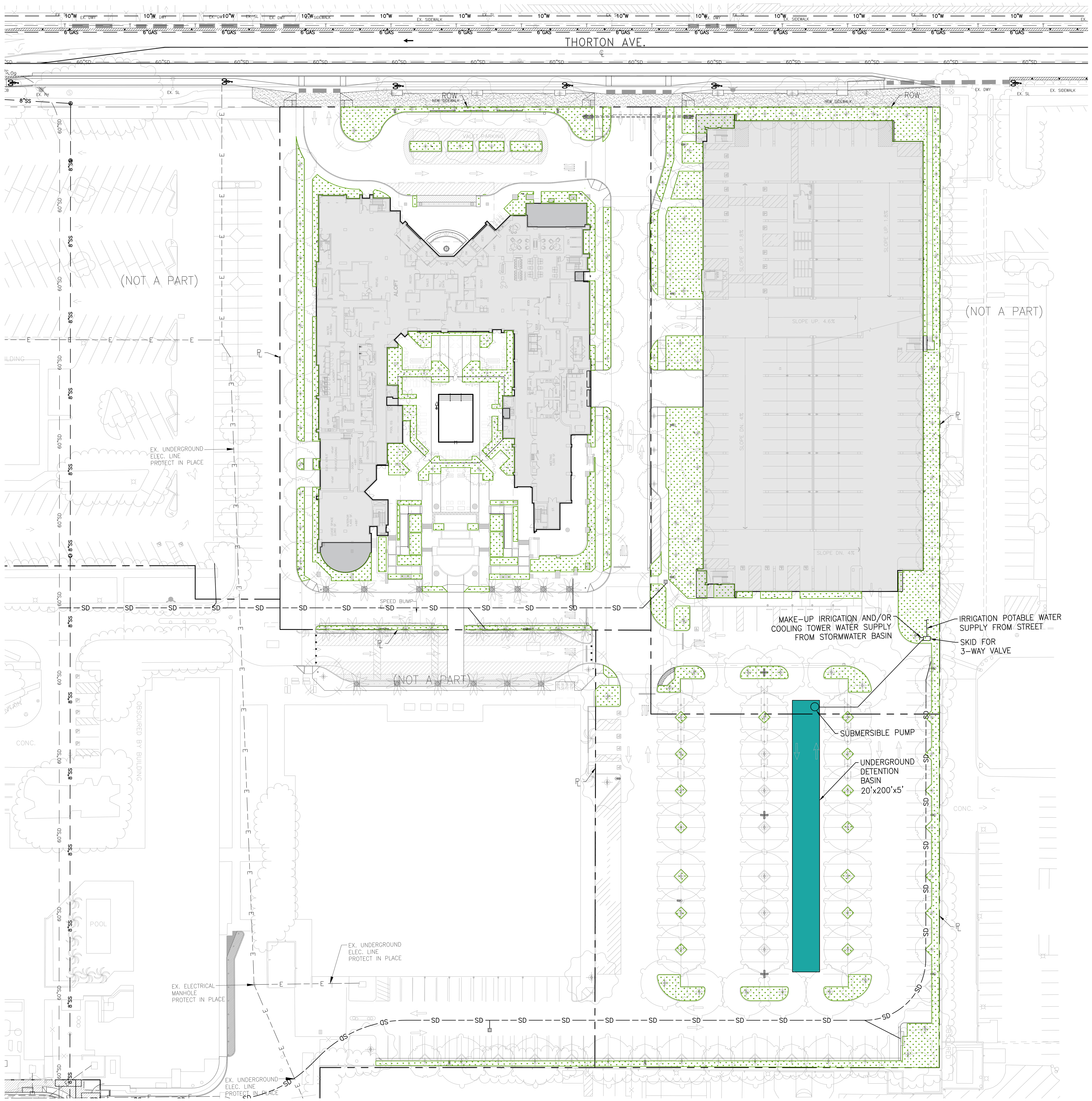
Input Parameters

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	ft^2
Impervious Area (A_I)	227,352	ft^2
Undeveloped Area (A_U)	0	ft^2
Pervious Area (A_p)	41,202	ft^2
85th Percentile or 0.75 inch (P)	1.16	in
V_m = (P/12 ft) x [(A_I)(0.9)+(A_p+A_U)(0.1)] =	**20,178**	**ft^3**
k_{SAT},measured (per geotechnical report)=	0.9	in/hr
Factor of Safety (FS) =	3	
k_{SAT},design = k_{SAT},measured /FS =	0.3	in/hr
Drawdown Time (T) =	96	hr
k_{SAT} (ft/s)=	**6.94444E-06**	**ft/s**
Amin = (Vm*12 in/ft)/(T*ksat,design) =	**8407**	**ft^2**
Adrywell =(Depth of Infiltration*CircumferenceRock + AreaRock $_{Bottom}$)	**971**	**ft^2**
Design rate with Infiltration area for flow (disposal) rate (ksat*Adrywell)	**0.0067**	**ft^3/s**
Volume disposal rates:		
V_{96-hr}: k_{SAT}*96hrs*3600s/hr	2330	ft^3
V_{3-hr}: k_{SAT}*3hrs*3600s/hr	**72**	**ft^3**
V_{WELL} = (Sc*Area$_{CHAMBER}$+Hg*AreaRock*40%)	**722**	**ft^3**
Drywells Hypothetically Used	**4**	
$V_{WELL\ TOTAL}$= V_{WELL} * #Wells =	**2888**	**ft^3**
$V_{3-hr\ TOTAL}$= V_{3-hr} * #Wells =	**288**	**ft^3**
$V_{PRE-TREATMENT}$=	**188**	**ft^3**
$V_{DRYWELL\ SYSTEM}$ = $V_{WELL\ TOTAL}$ + $V_{3-HR\ TOTAL}$ + $V_{PRE-TREATMENT}$ =	**3364**	**ft^3**
Volume storage chamber required= V_m - $V_{DRYWELL}$=	**16,814**	**ft^3**

LEGEND

(line)	CENTER LINE
(line)	PROPERTY LINE / RIGHT OF WAY
(hatch)	PERVIOUS AREA

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

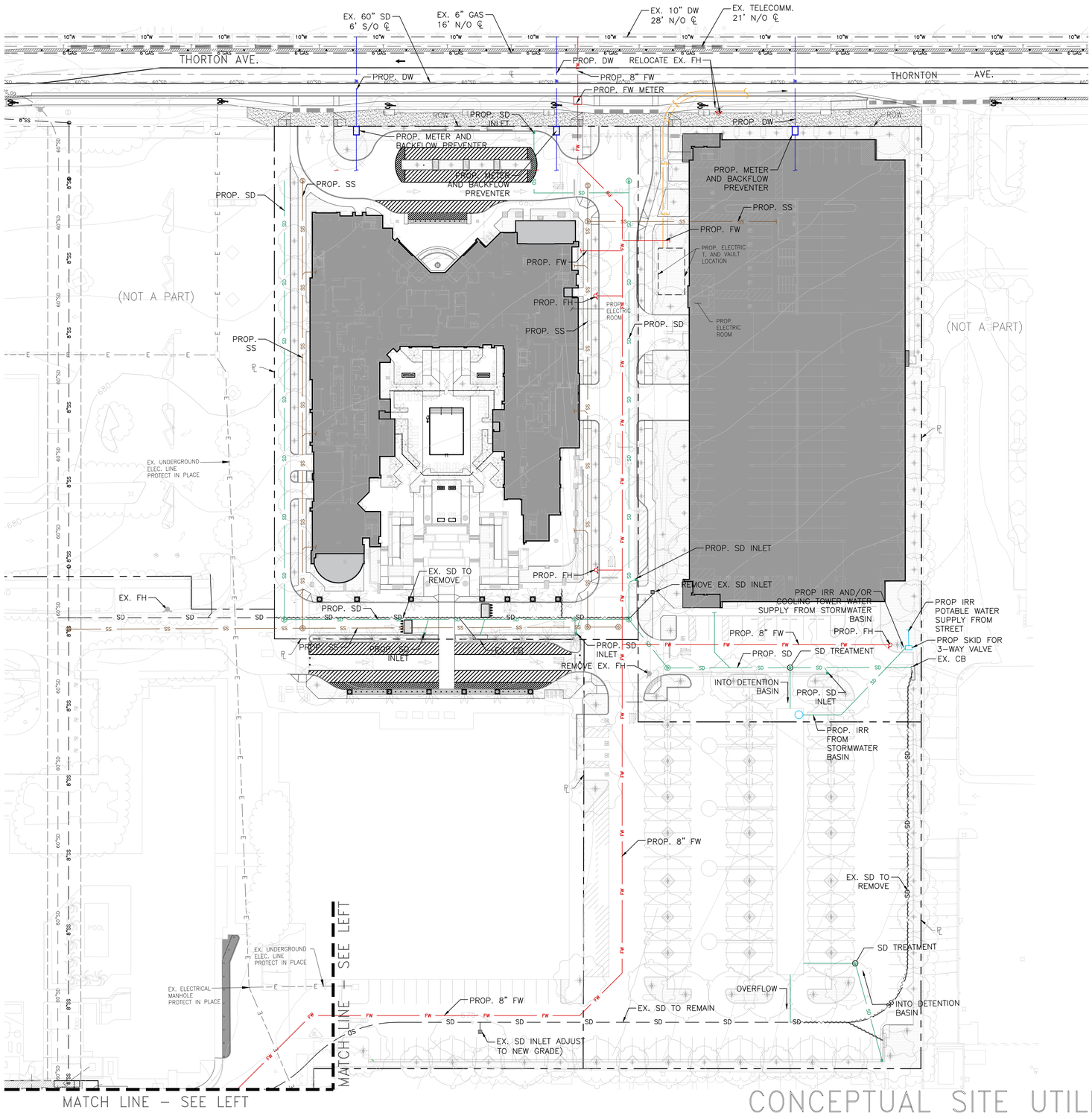
CONCEPTUAL LID PLAN

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'

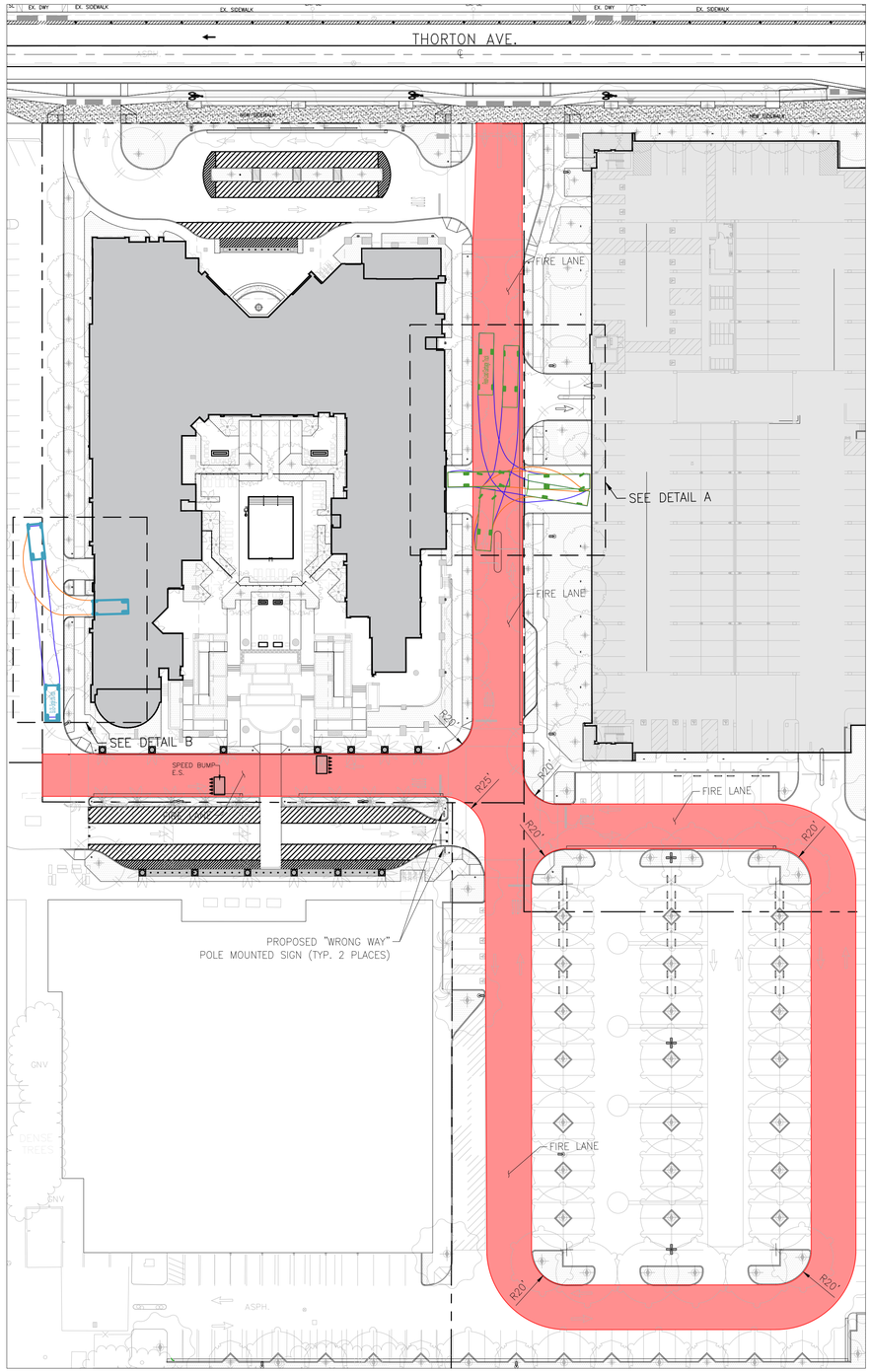
CONCEPTUAL SITE UTILITY PLAN

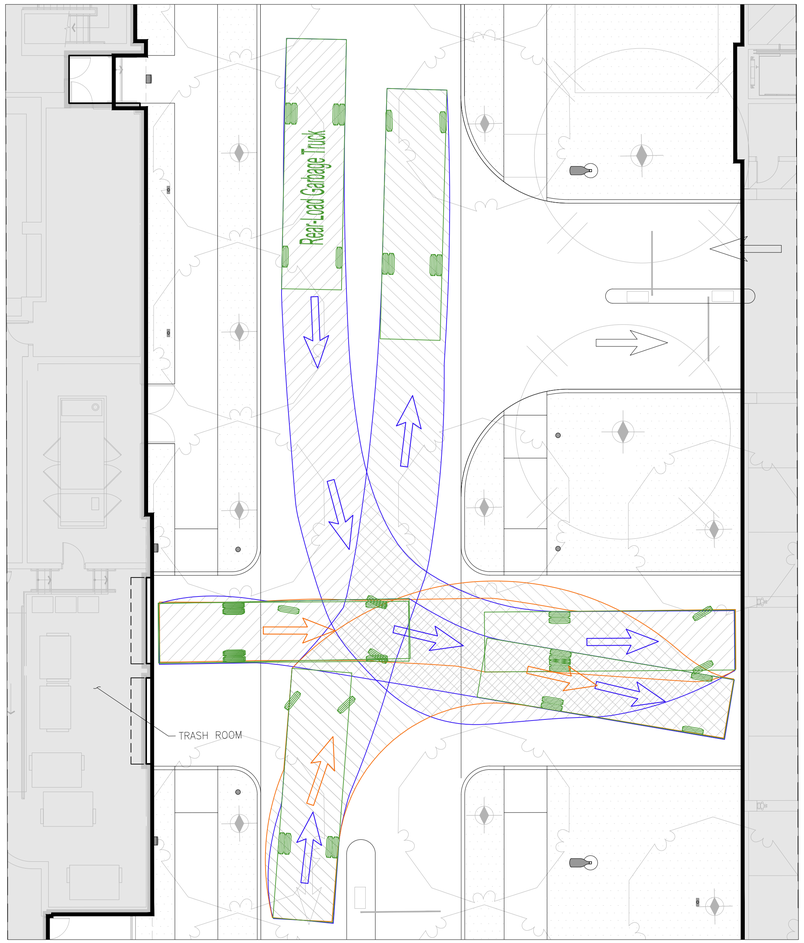
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
Suite #230
Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

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

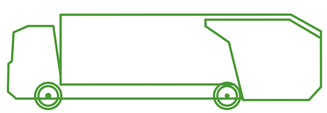
MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

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

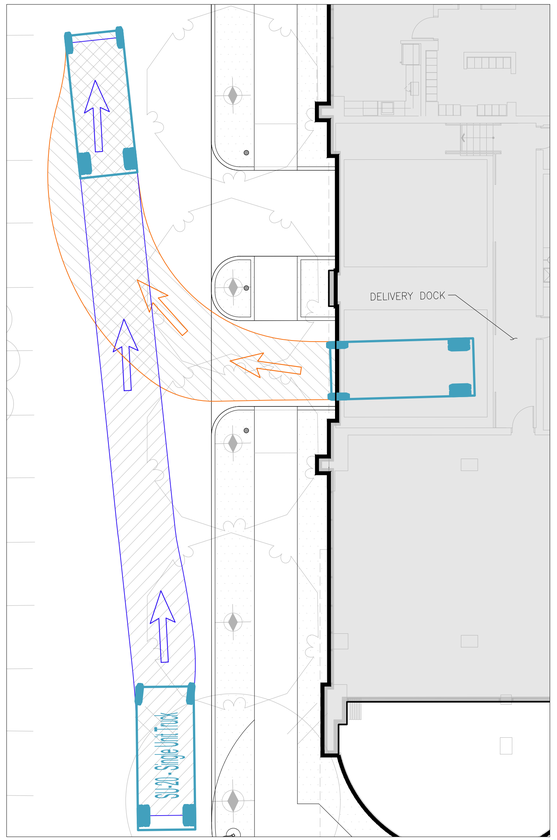




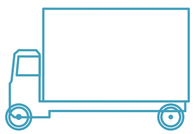
GARBAGE TRUCK TURNING RADIUS (A)
1"=10'



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

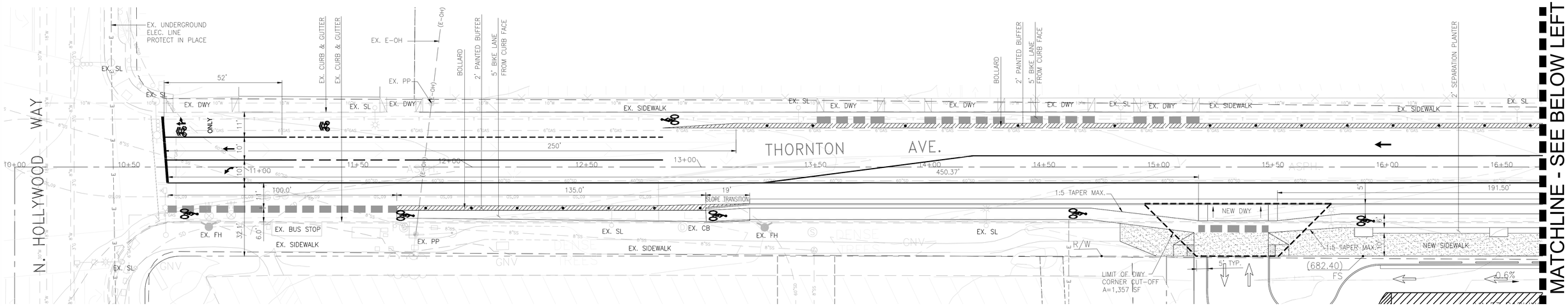
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SCALE: 1" = 40'

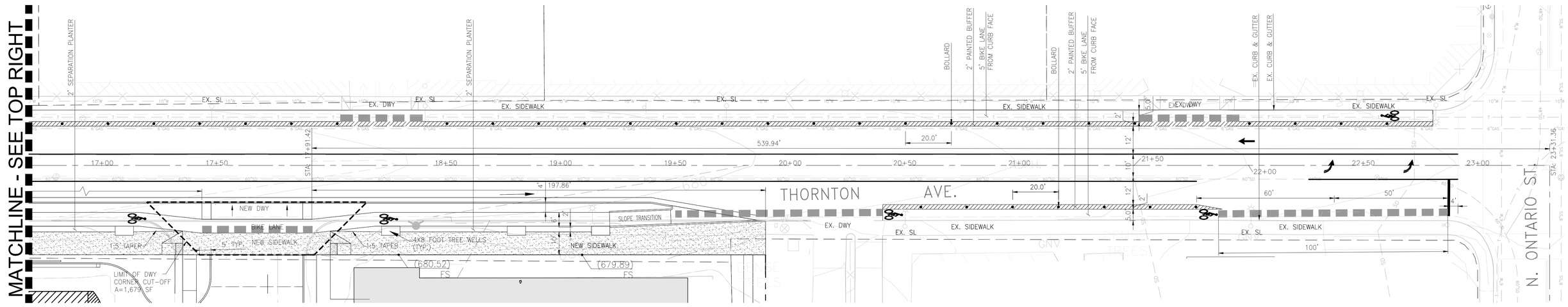
ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road
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PROJECT INFO.

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

JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. 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
P	PROPERTY LINE
ROW	RIGHT-OF-WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
FH	FIRE HYDRANT
PP	POLE-POWER
SL	STREET LIGHT
SDMH	STORM DRAIN MAN HOLE

N

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

CONCEPTUAL OFFSITE IMPROVEMENT PLAN – THORNTON

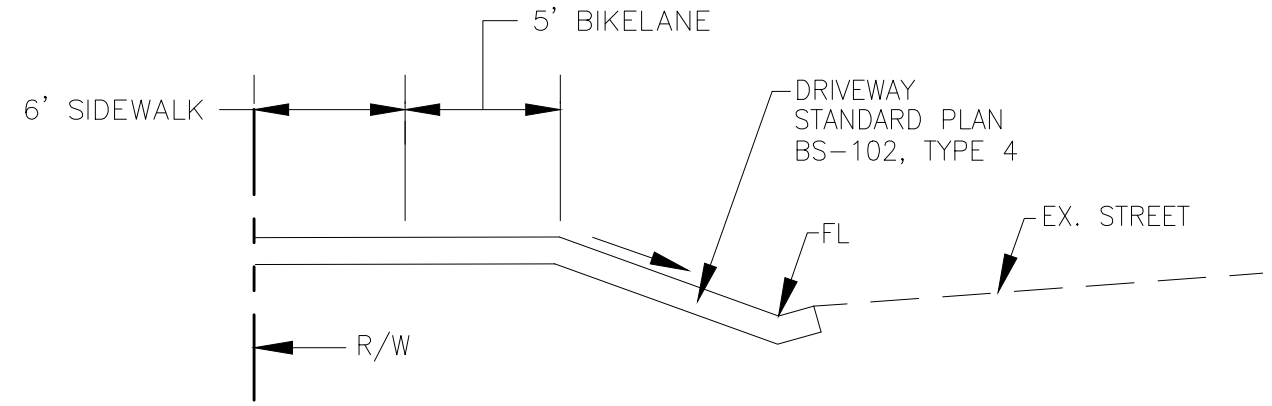
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PROJECT INFO.
1. RESPONSE TO CITY COMMENTS 9/4/2023, UPDATE STREET IMPROVEMENT PLANS
2. RESPONSE TO CITY COMMENTS 03/06/2024, UPDATE STREET IMPROVEMENT PLANS
3. RESPONSE TO CITY COMMENTS 05/31/2024, UPDATE STREET IMPROVEMENT PLANS

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

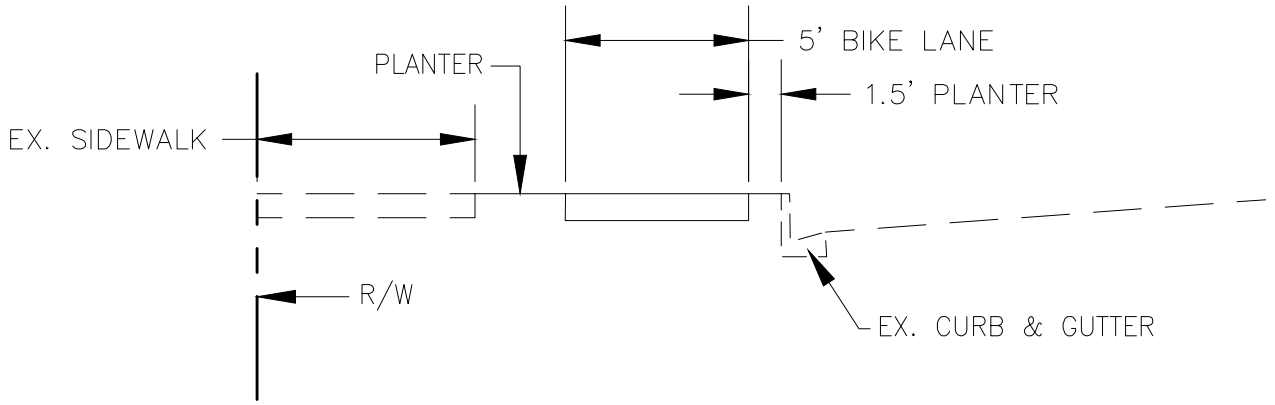
FUSCOE ENGINEERING
full circle thinking

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'

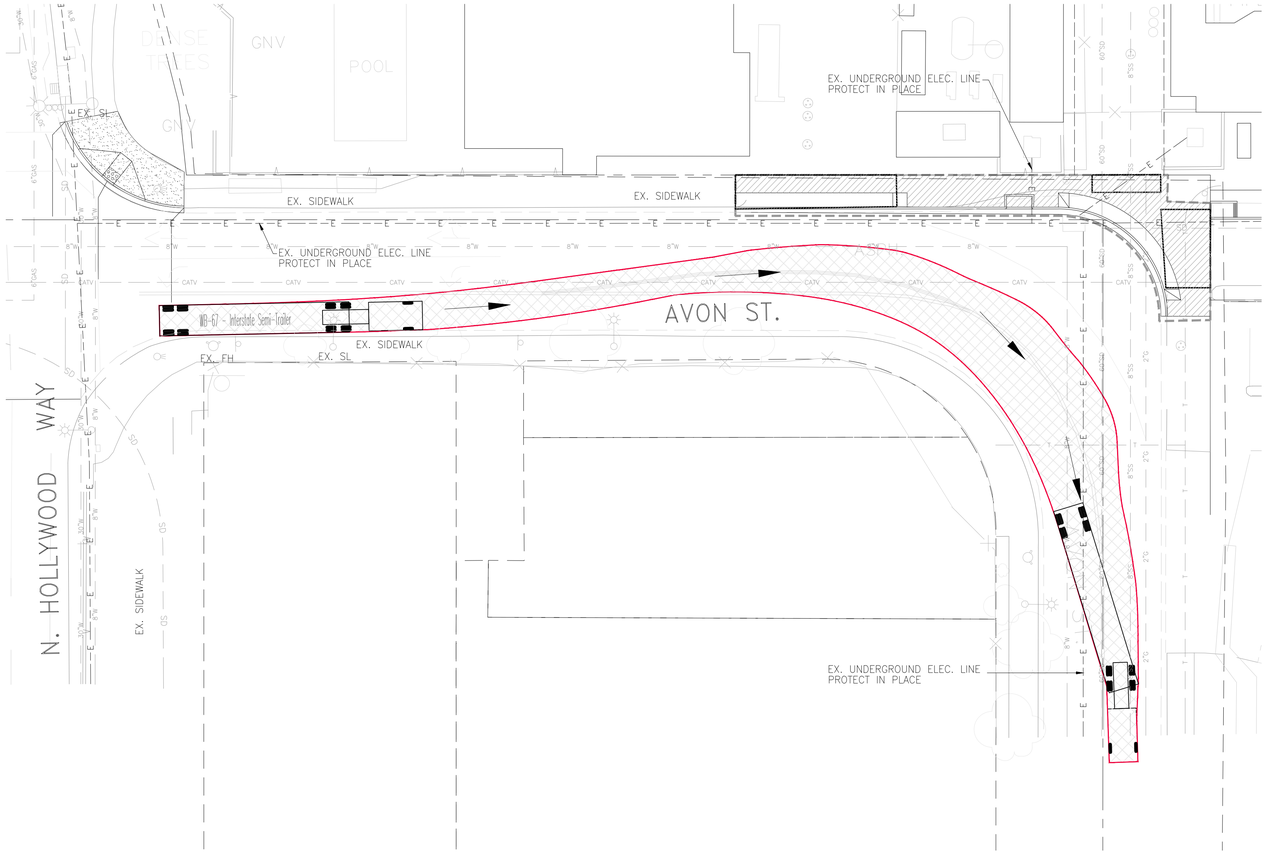
ARCHITECTURAL DIMENSIONS
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PROJECT INFO.
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3 RESPONSE TO CITY COMMENTS 05/31/2024, UPDATE STREET IMPROVEMENT PLANS

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

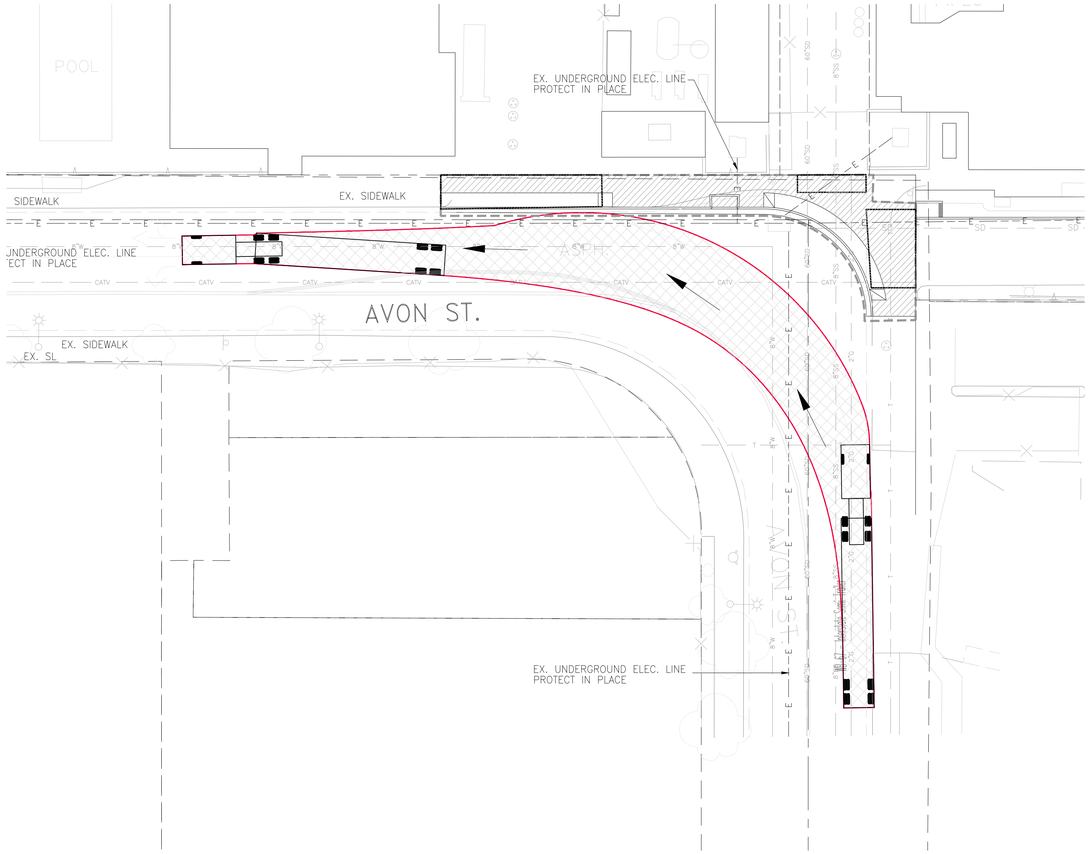
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JOB NO. **AWH04**
DATE. **09/09/2024**
DRAWING NO. C7.1



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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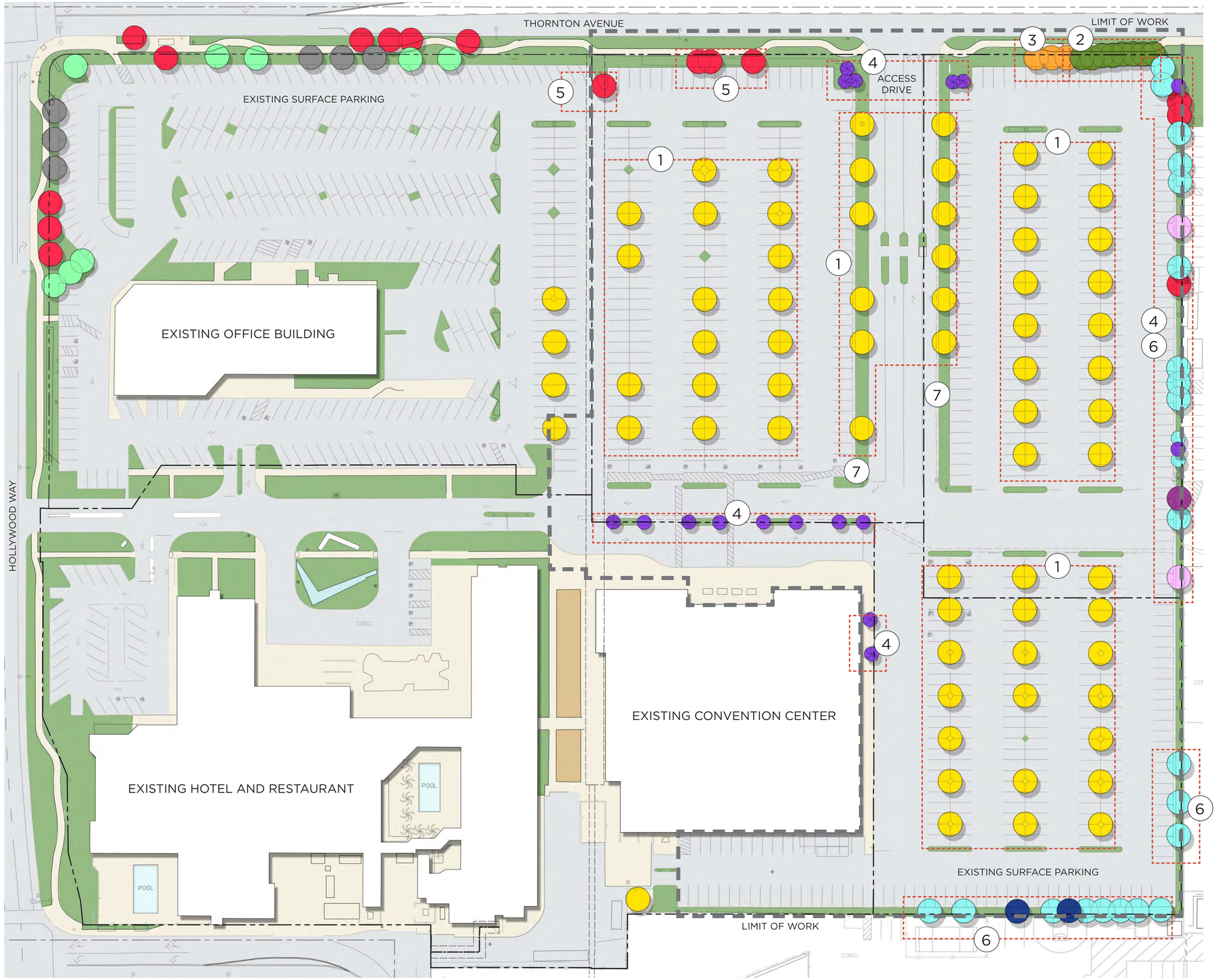
PROJECT INFO.

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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

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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'

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.

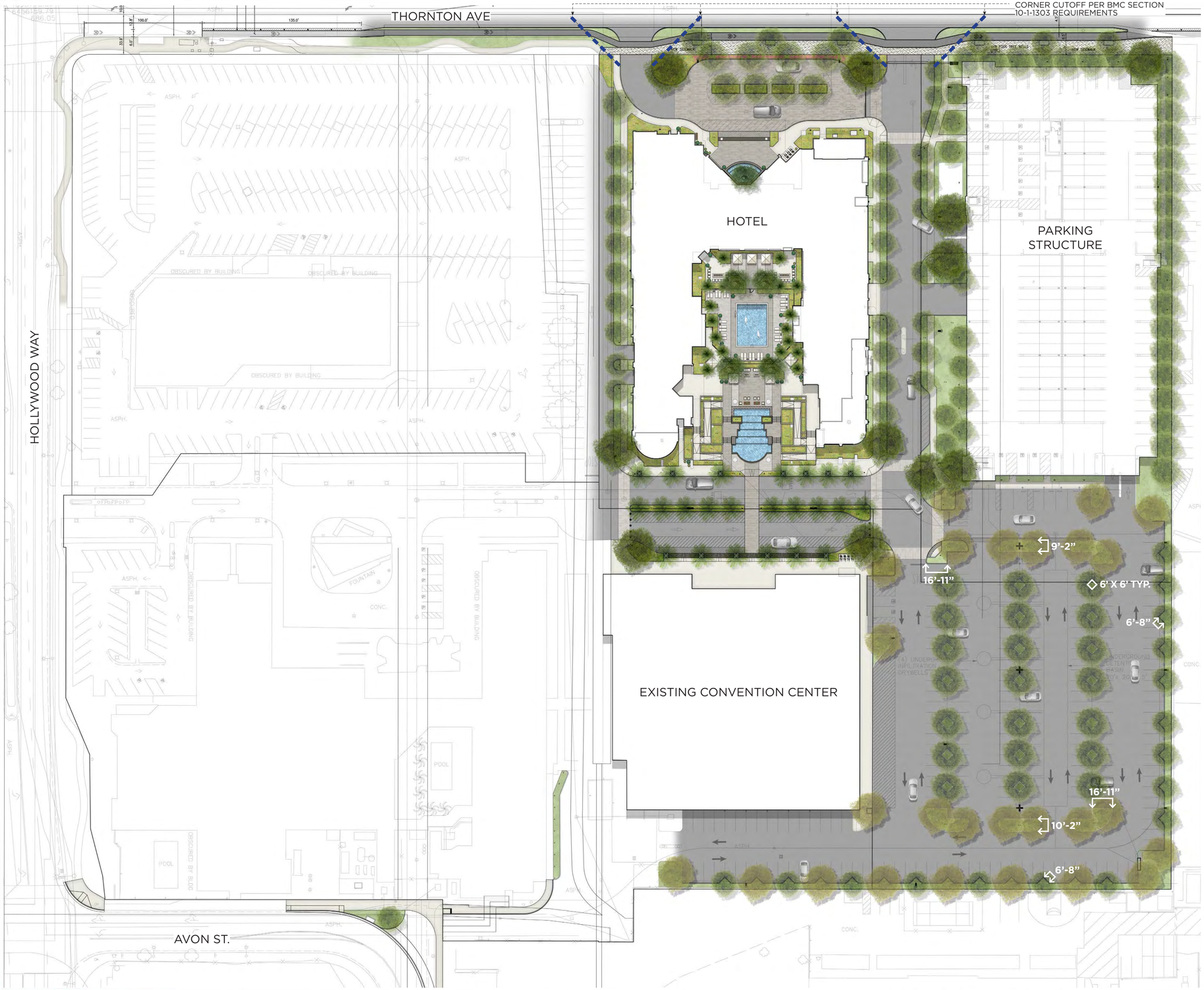
1 RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

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

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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BrightView Design Group

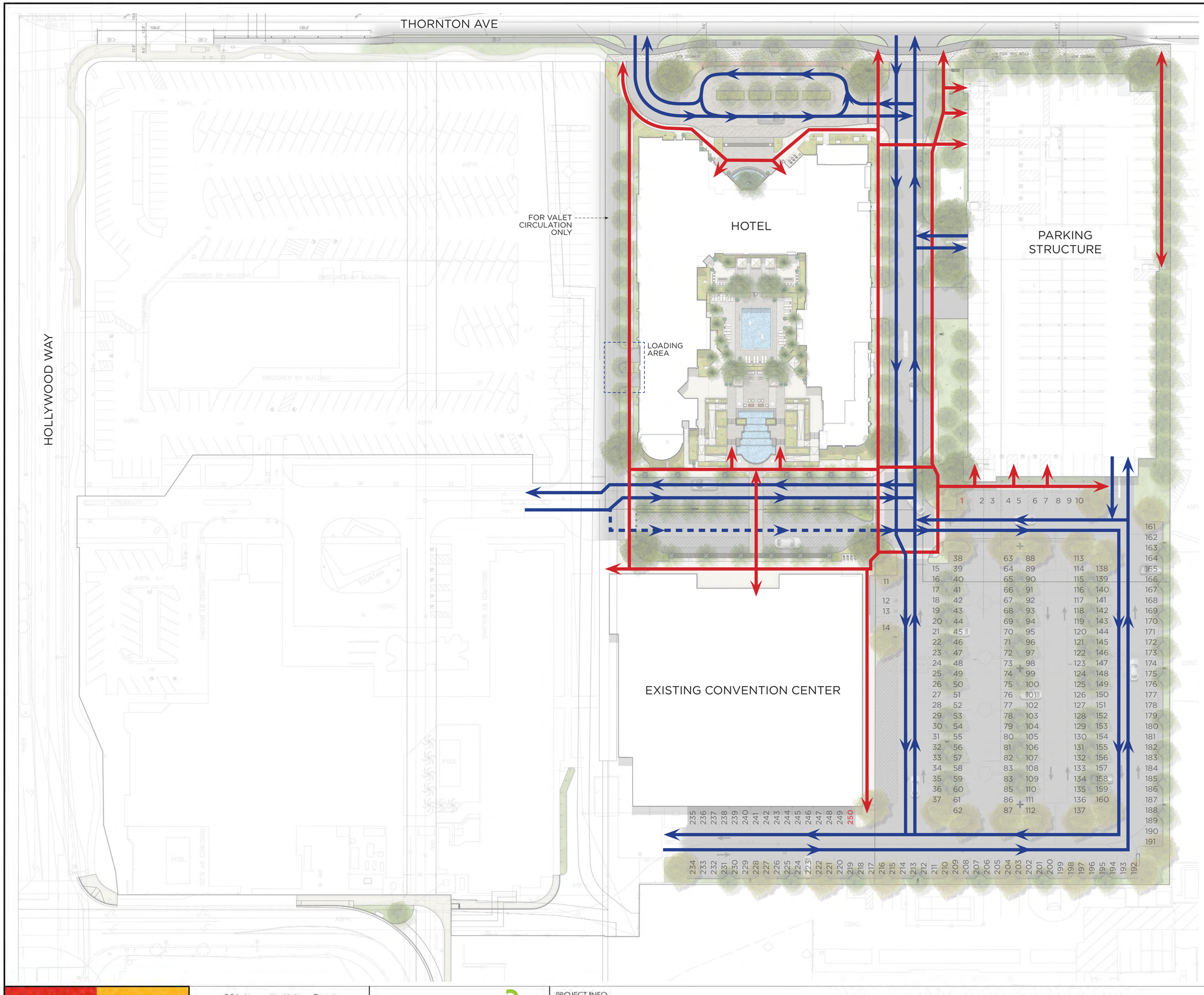
PROJECT INFO.

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



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.

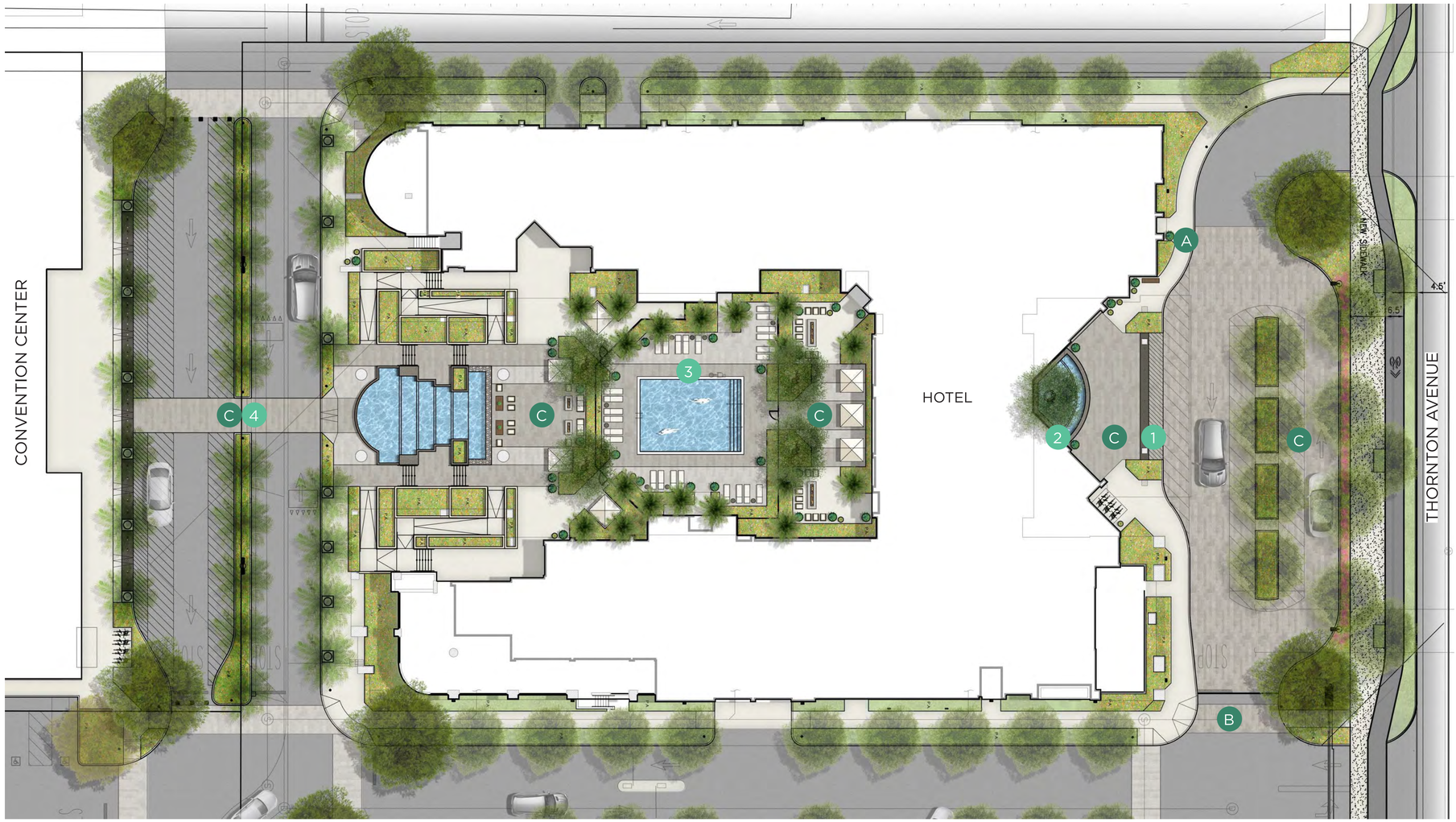
1 RESPONSE TO CITY COMMENTS 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

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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'

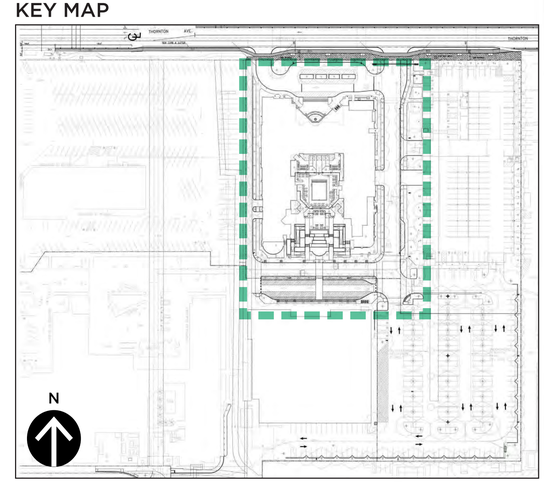
LEGEND

- 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

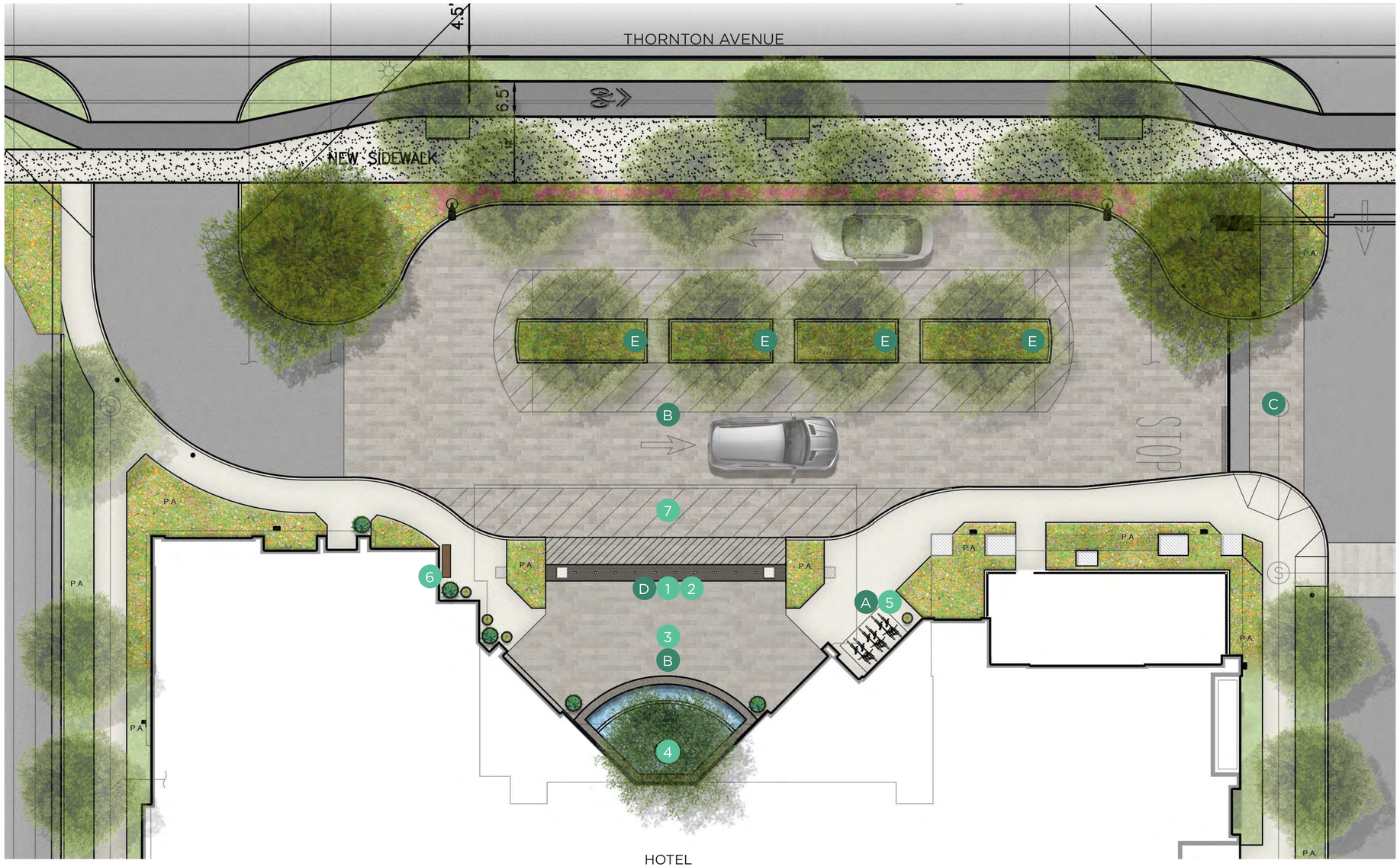
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MARRIOTT - ALOFT AND RESIDENCE INN
2500 NORTH HOLLWOOD WAY
BURBANK, CA

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

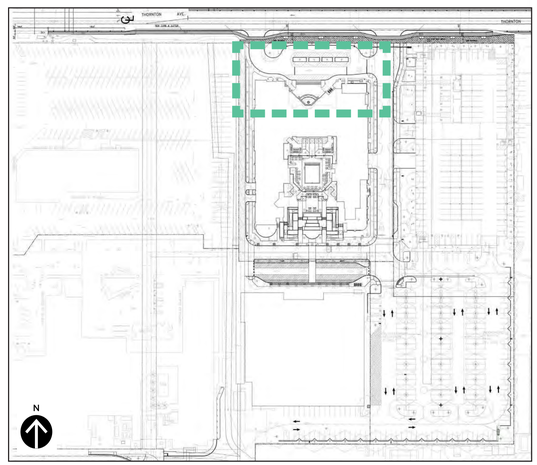
LANDSCAPE NOTES:

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.

N

0' 10' 20' 30'

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 9/4/2023 VARIOUS SITE PLAN ADJUSTMENTS

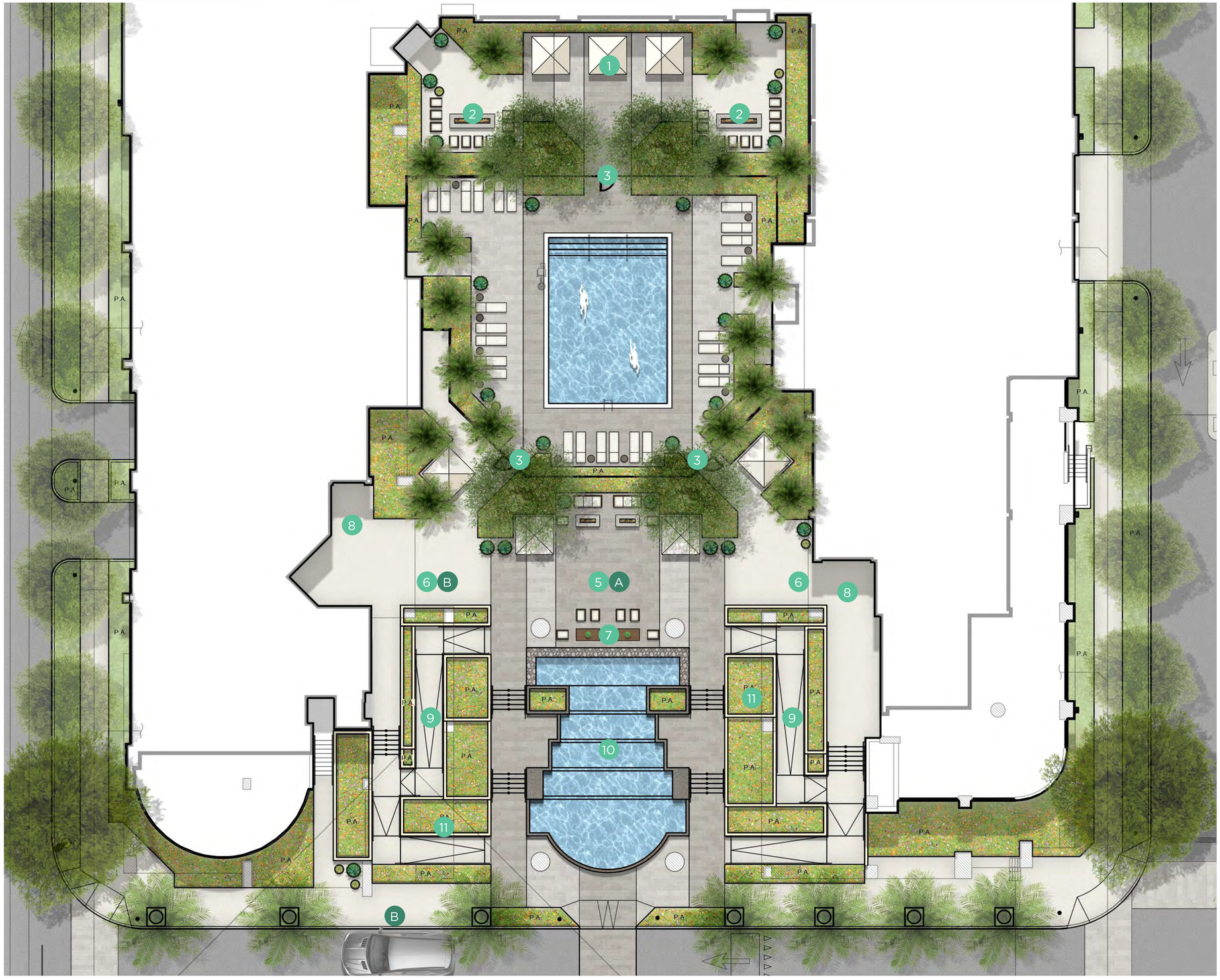
2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

JOB NO. AWH04 1731090

DATE. 02/29/2024

L3.102
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:

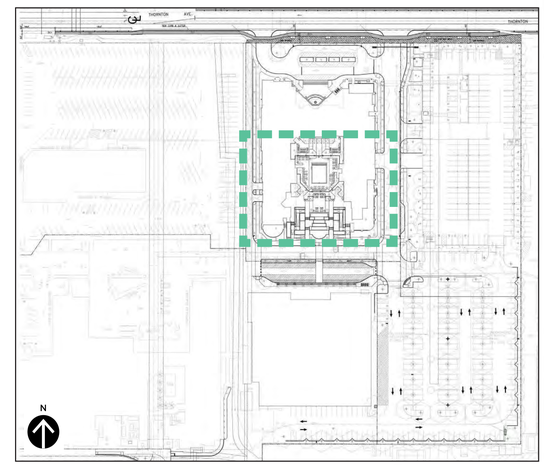
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10' 30'

0' 20'

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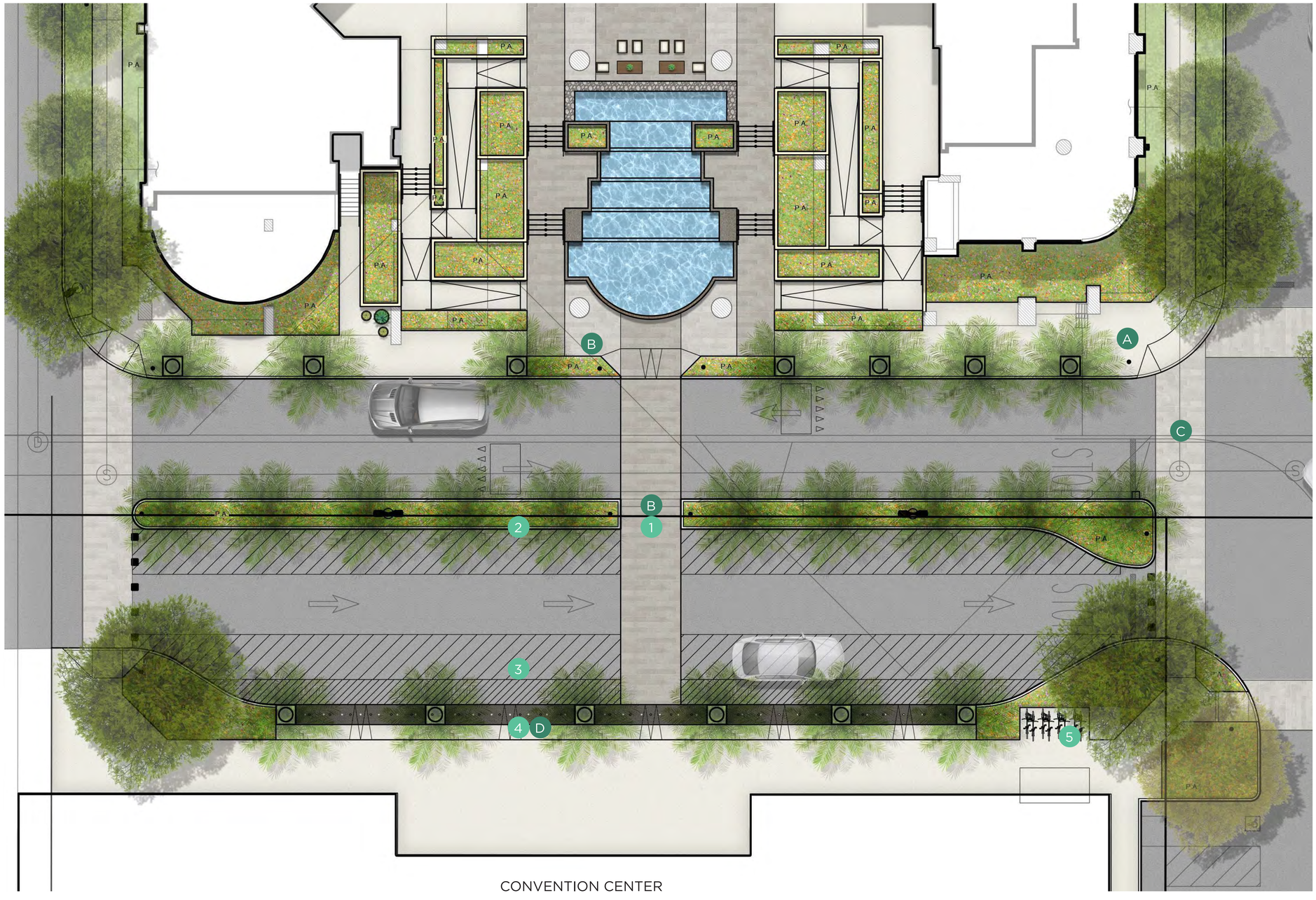
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L3.103
SITE PLAN ENLARGEMENTS



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

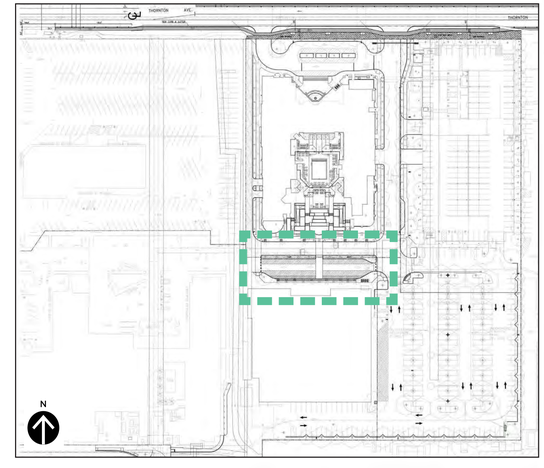
SITE HARDSCAPE AREAS

VEHICULAR ACCESS PAVING PER CIVIL

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0' 10' 20' 30'

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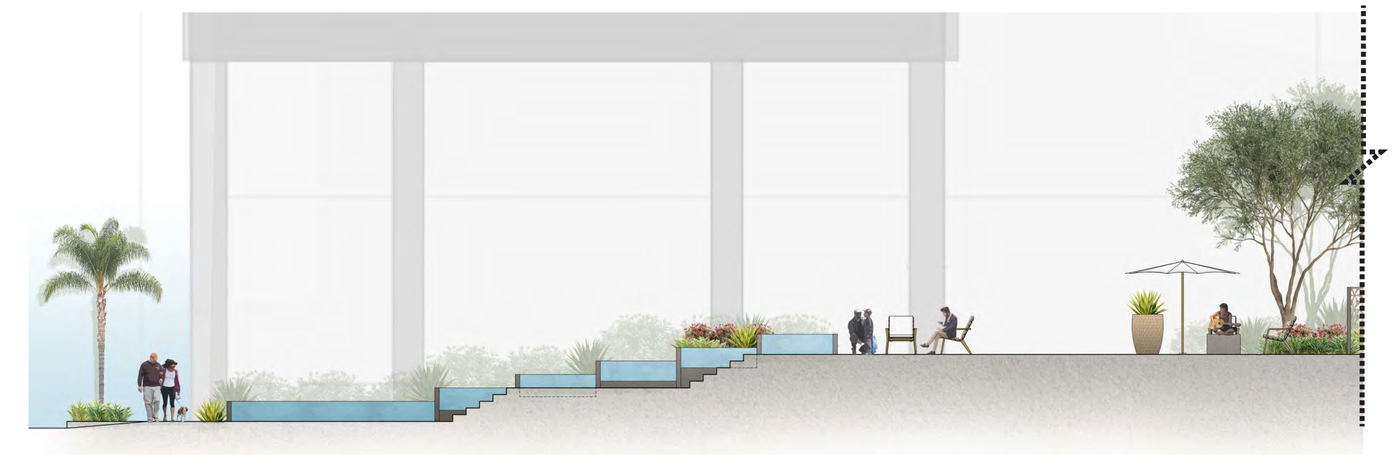
DATE. 02/29/2024

L3.104
SITE PLAN ENLARGEMENTS



COURTYARD SECTION

SCALE: 1/8” = 1’-0”





COURTYARD SECTION - ENLARGEMENT

SCALE: 3/16” = 1’-0”

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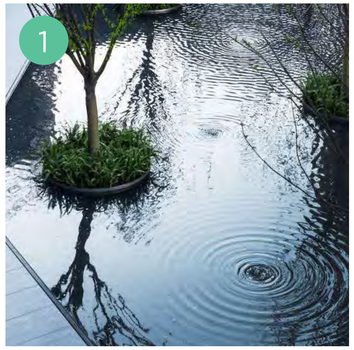
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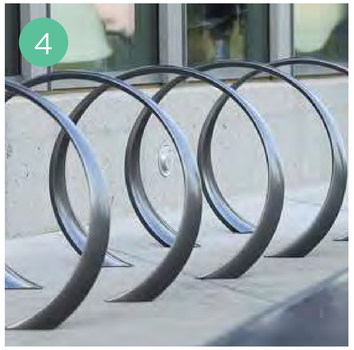
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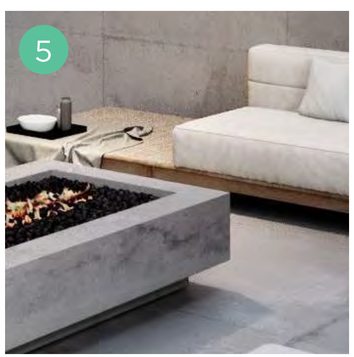
L3.105
SECTION

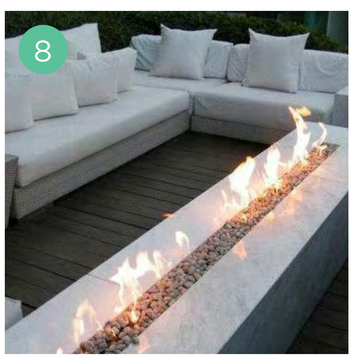




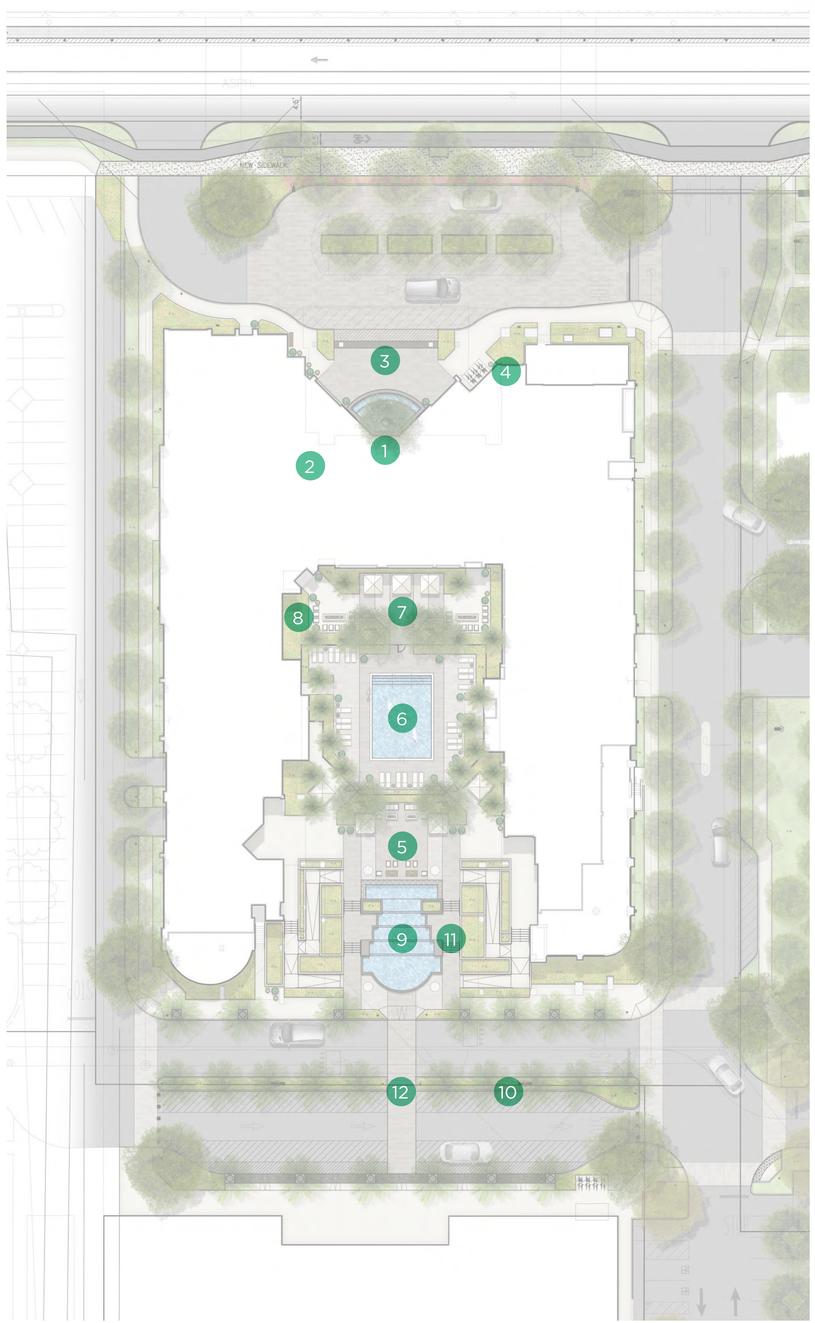




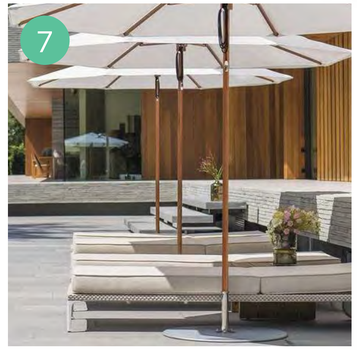




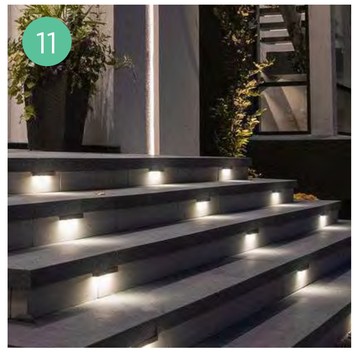














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L3.106
REFERENCE IMAGERY



IRRIGATION SERVICE / SLEEVE LEGEND

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

IRRIGATION NOTES:

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

RECYCLED WATER SERVICE LEGEND

POC #		MAINT. RESP.	COMPLETE LANDSCAPE AREA IN SQUARE FEET	GPM	SERVICE SIZE	METER SIZE	PRESSURE ZONE	*HGL	METER ELEVATION	STATIC PRESSURE @ METER	HIGHEST ELEVATION	STATIC PRESSURE @ HIGHEST PT.	STATIC PRESSURE REQUIRED @ METER	PUMP
1	(green)	A	40,408 S.F.	65	2"	1 1/2"	PENDING	-	-	-	-	-	-	-

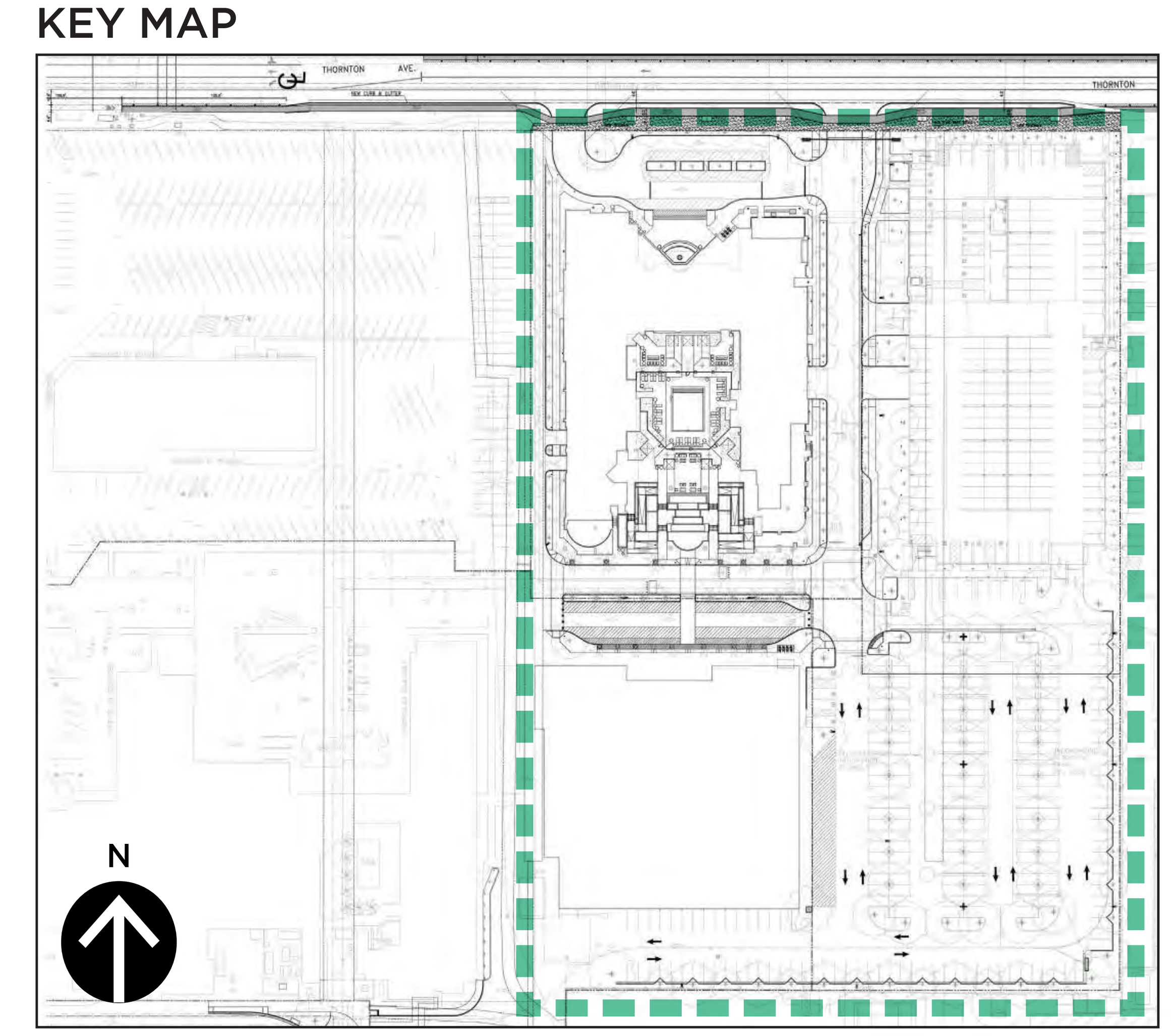
* NOTES:
1. Highdraulic Grade Line (HGL) does not guarantee static PSI at meter. The static PSI will be determined when all pipe lines are completed and reviewed by City of Burbank Water and Power.

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

N

0' 40' 80' 120'

KEY MAP



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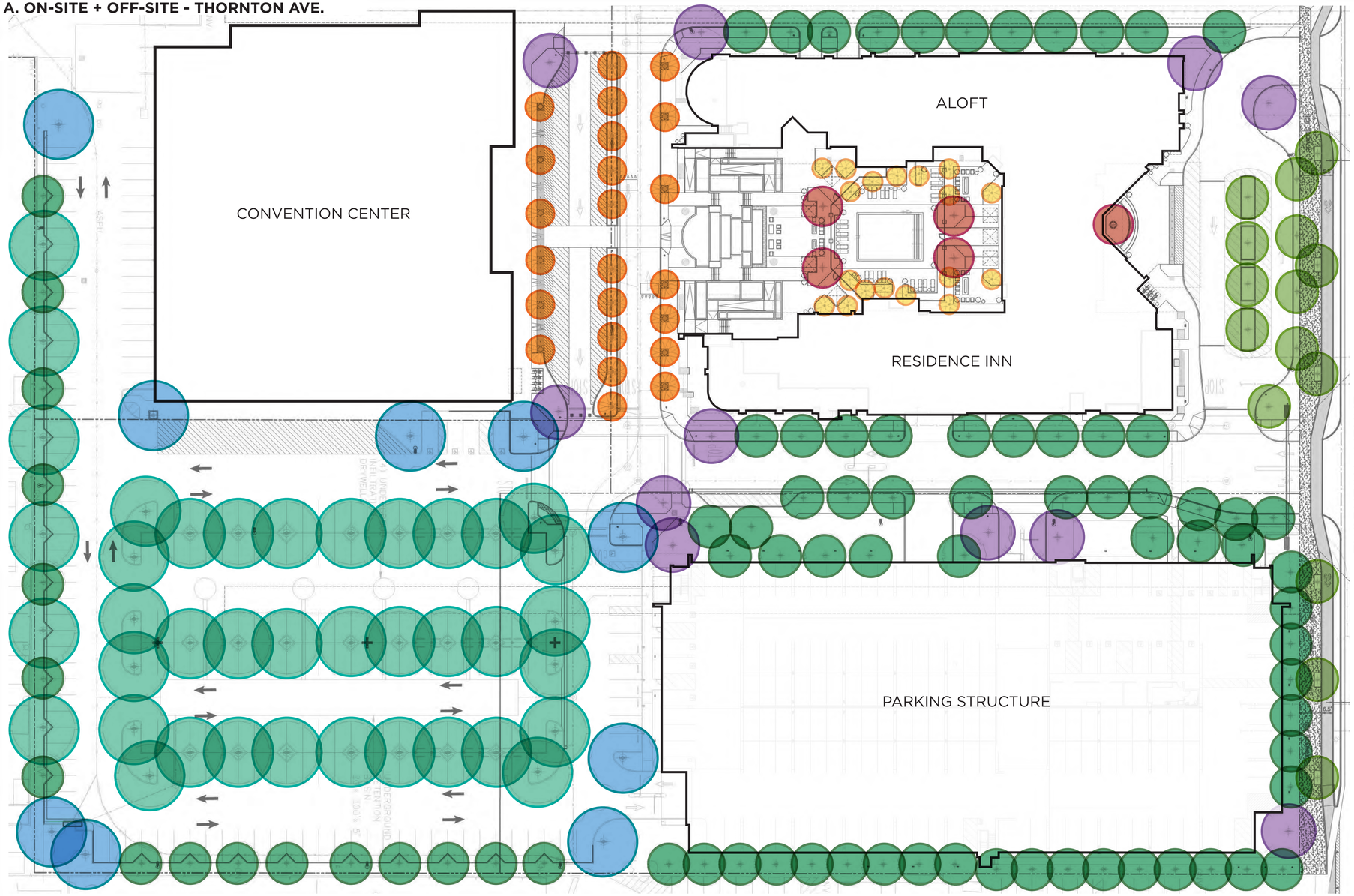
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2. REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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DATE. 02/29/2024

L5.101
SCHEMATIC IRRIGATION PLAN

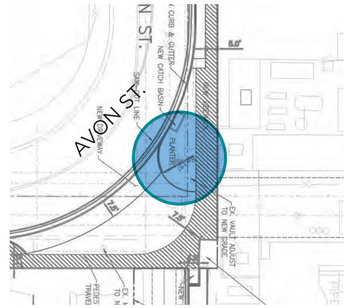
A. ON-SITE + OFF-SITE - THORNTON AVE.



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

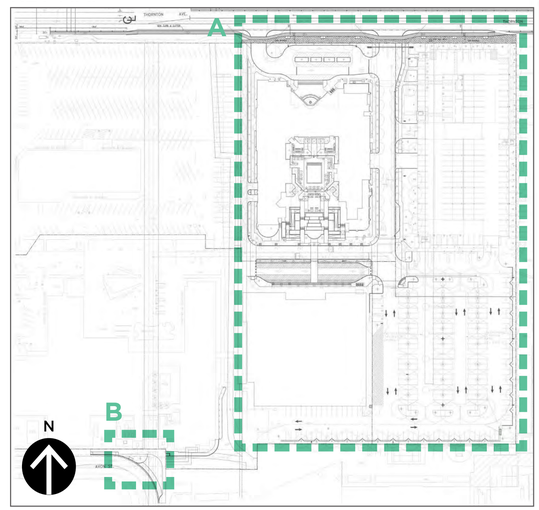
B. OFF-SITE - AVON ST.

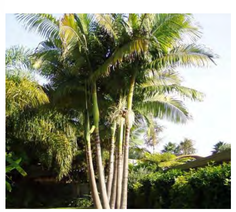


N

0' 30' 60' 90'

KEY MAP





ARCHONTOPHOENIX CUNNINGHAMIANA
KING PALM



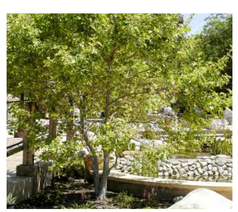
KOELREUTERIA PANICULATA
GOLDEN RAIN TREE



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
LACEBARK ELM

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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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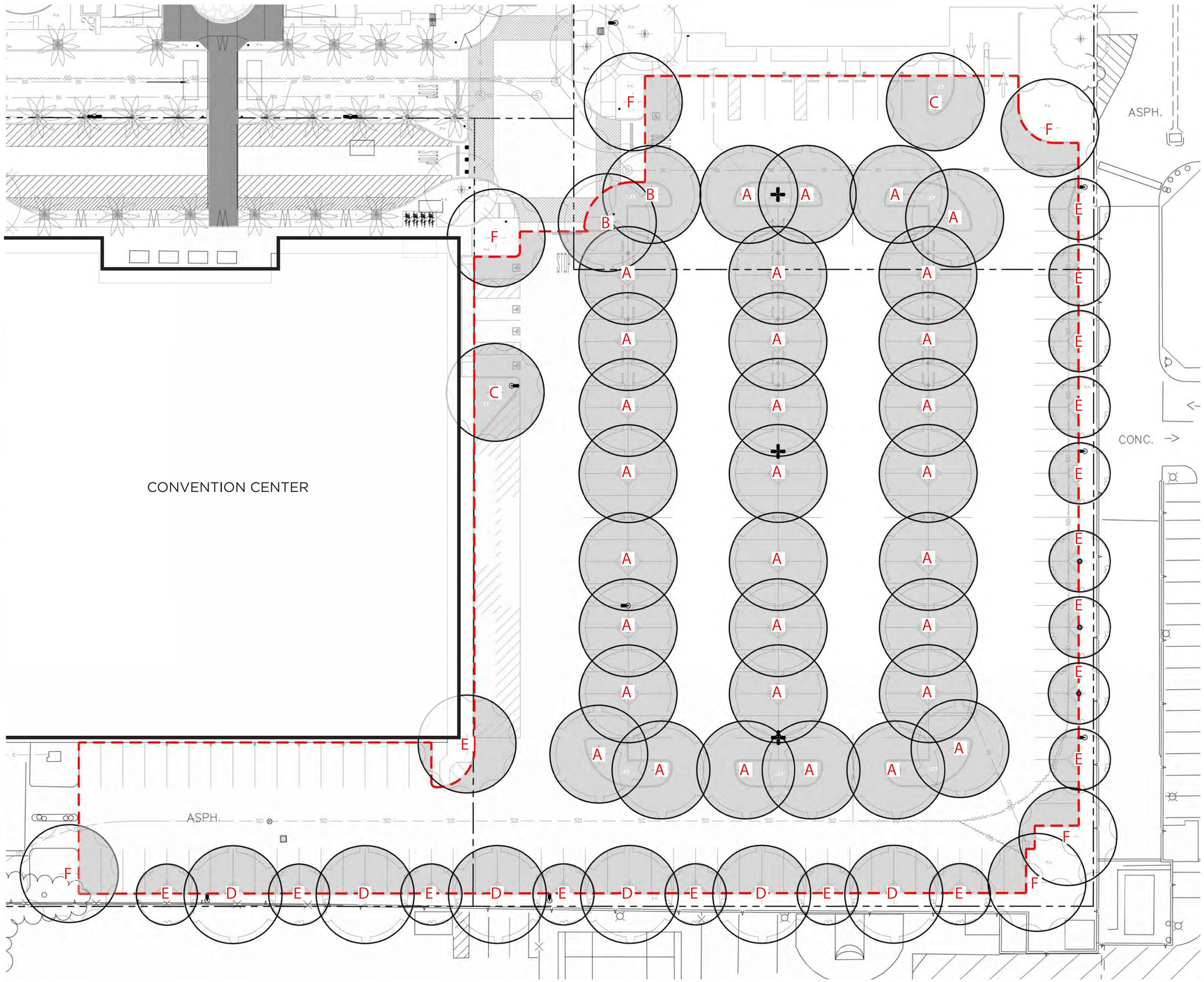
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L6.102
SHRUB PALETTE



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)

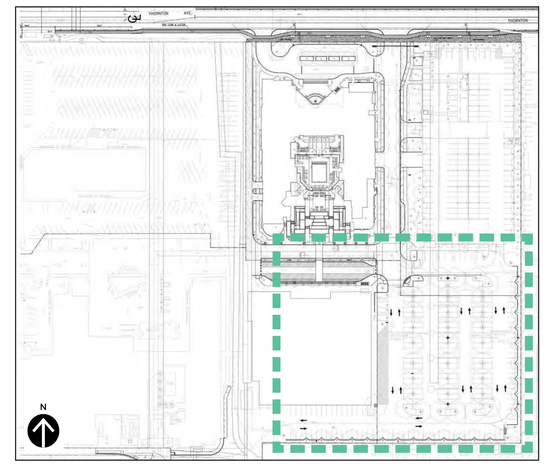
TOTAL PARKING SPACE AREA: 86,765 SF

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

N

0' 20' 40' 60'

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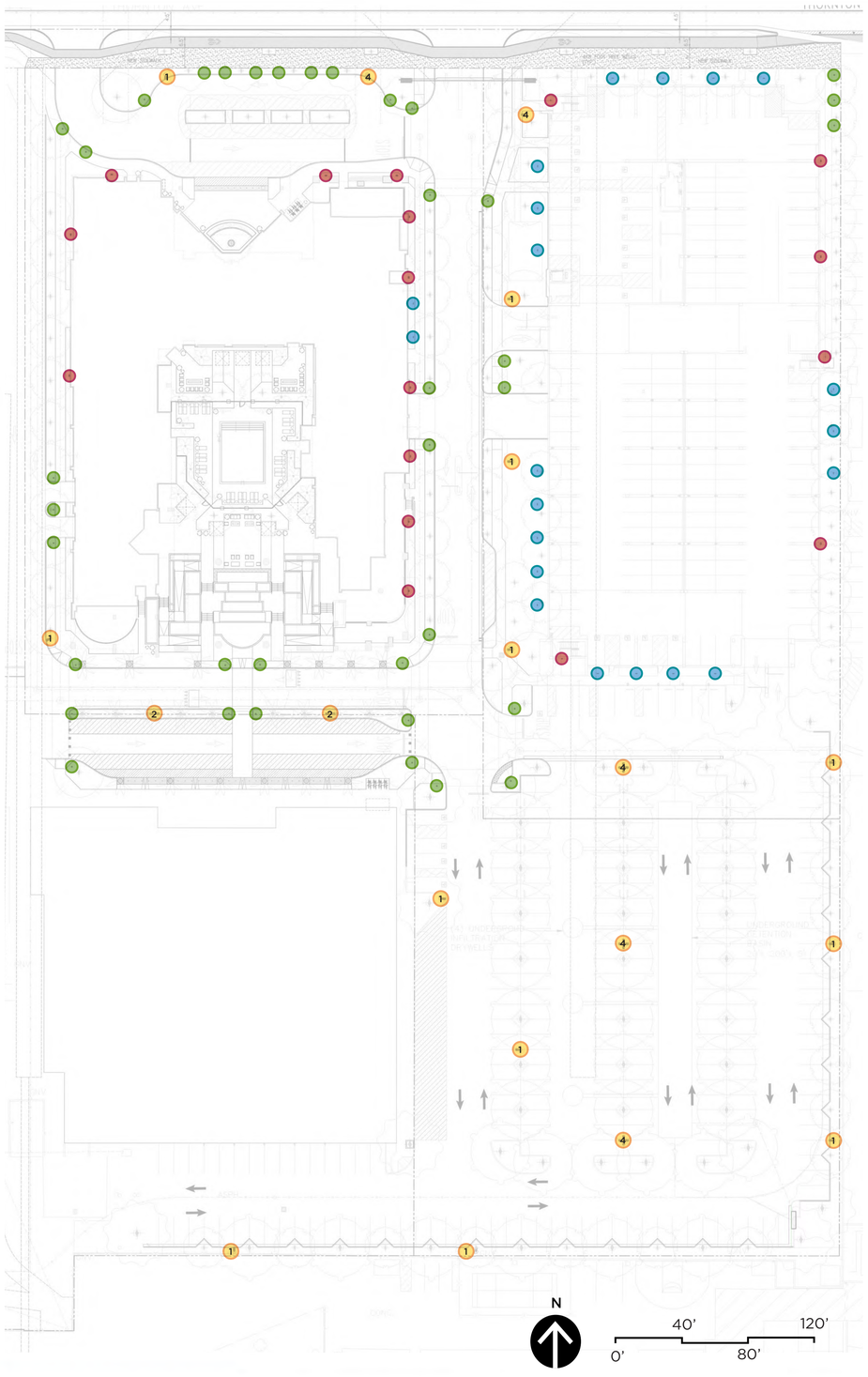
2 REVISED LANDSCAPE LAYOUT FOR NEW HOTEL DROP OFF AREA

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

JOB NO. **AWH04** 1731090

DATE. 02/29/2024

L7.101
SURFACE PARKING CALCULATIONS



LIGHTING FIXTURE LEGEND

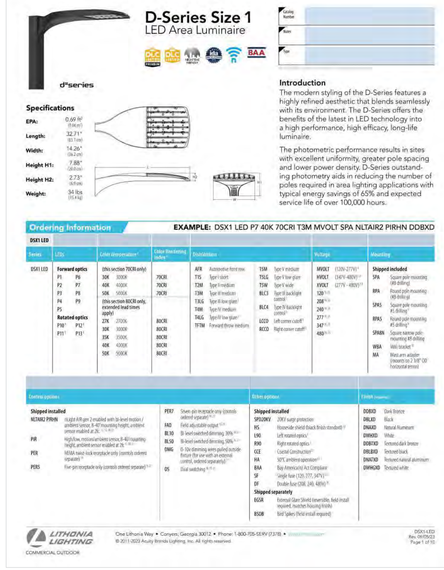
- (1) POLE-TOP (SINGLE)
- (2) POLE-TOP (TWIN)
- (4) POLE-TOP (4X)
- BOLLARD
- FLOOD LIGHT
- WALL LIGHT

LIGHTING NOTES:

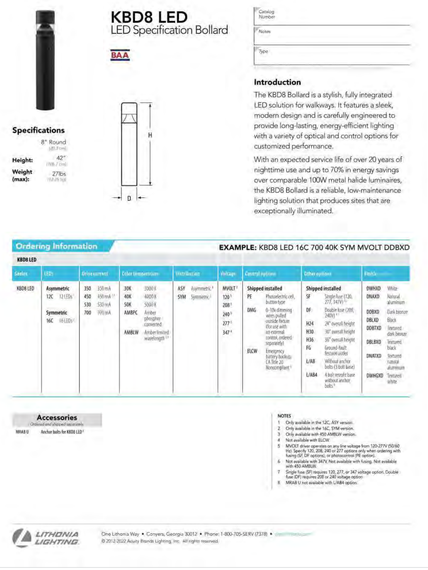
1. LIGHTING SHALL CONFORM TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR AND SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES.
2. ALL LIGHTING SHALL BE ARRANGED TO PREVENT GLARE OR DIRECT ILLUMINATION ON ADJOINING PROPERTIES AND STREETS.

FIXTURE CUTSHEETS

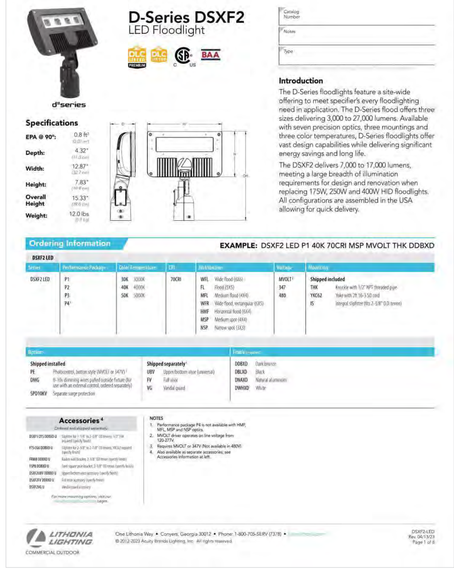
POLE-TOP


D-Series Size 1
LED Area Luminaire
Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.
Specifications
Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD
LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)
COMMERCIAL OUTDOOR
DSX1 LED
Rev. 09/09/23
Page 1 of 10

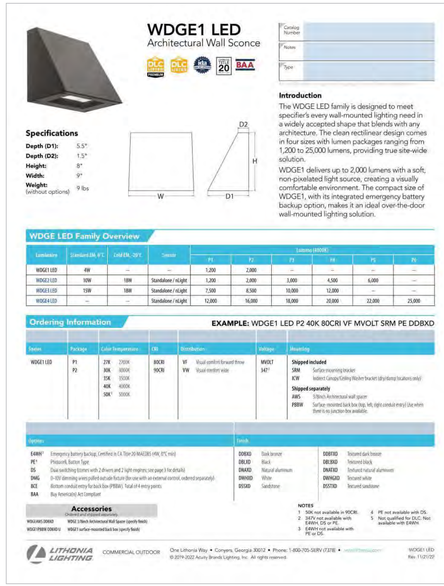
BOLLARD

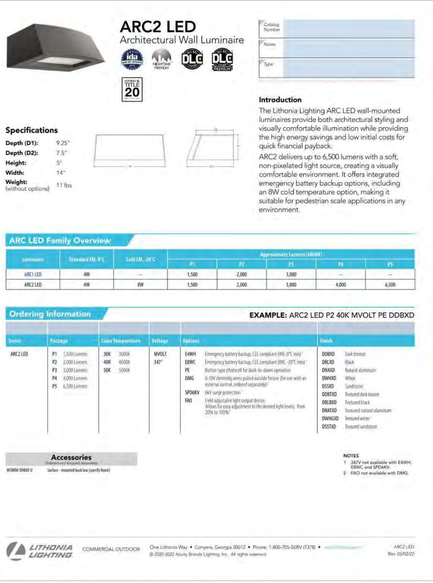

KBD8 LED
LED Specification Bollard
Introduction
The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.
Specifications
Ordering Information
EXAMPLE: KBD8 LED 16C 700 40K SYM MVOLT DDBXD
Accessories
LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)
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FLOOD LIGHT

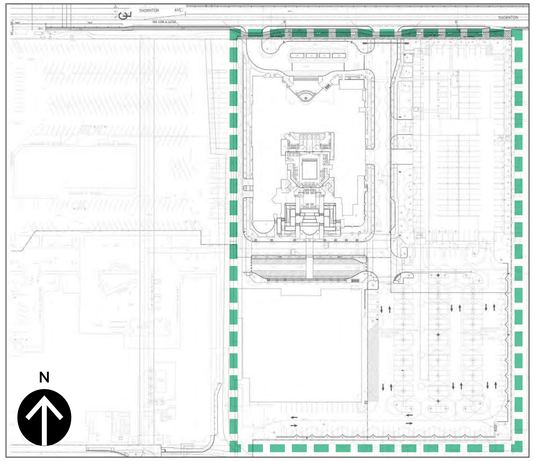

D-Series DSXF2
LED Floodlight
Introduction
The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.
The DSXF2 delivers 7,000 to 17,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 175W, 250W and 400W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.
Specifications
Ordering Information
EXAMPLE: DSXF2 LED P1 40K 70CRI MSP MVOLT THK DDBXD
Accessories
LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)
COMMERCIAL OUTDOOR
DSXF2 LED
Rev. 04/13/23
Page 1 of 8

WALL LIGHT


WDGE1 LED
Architectural Wall Sconce
Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.
Specifications
WDGE LED Family Overview
Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD
Accessories
LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)
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WDGE1 LED
Rev. 11/21/22


ARC2 LED
Architectural Wall Luminaire
Introduction
The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.
ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.
Specifications
ARC LED Family Overview
Ordering Information
EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD
Accessories
LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)
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ARC2 LED
Rev. 03/30/22

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

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2500 NORTH HOLLWOOD WAY
BURBANK, CA

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

L8.101
CONCEPTUAL LIGHTING PLAN

CITY OF BURBANK DUAL BRAND HOTEL PROJECT PLANNED DEVELOPMENT ZONE
MINOR AVIATION CASE RPPL2025004581
CONSISTENCY ANALYSIS

Policy	Discussion	Finding
General Policies		
G-1 Require new uses to adhere to the Land Use Compatibility Chart.	The parcel is not located within the Community Noise Exposure area.	N/A
G-2 Encourage the recycling of incompatible land uses to uses which are compatible with the airport, pursuant to the Land Use Compatibility Table.	The parcel is not located within the Community Noise Exposure area.	N/A
G-3 Consider requiring dedication of an aviation easement to the jurisdiction owning the airport as a condition of approval on any project within the designated planning boundaries.	The City of Burbank is already reviewing this iteration and future iterations of the project as part of the PD Zone standards.	N/A
G-4 Prohibit any uses which will negatively affect safe air navigation.	The Draft Environmental Impact Report (DEIR) notes the need to file a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) before construction permits are issued as the Project Site is located within a zone that requires it. This would apply to all proposed projects within the rezoned parcel.	Consistent
G-5 Airport proprietors should achieve airport/community land use compatibility by adhering to the guidelines of the California Noise Standards.	No airport proprietor is involved in the project.	N/A
Noise Policies		
N-1 Use the Community Noise Equivalent Level (CNEL) method for measuring noise impacts near airports in determining suitability for various types of land uses.	The parcel is not located within the Community Noise Exposure area.	N/A
N-2 Require sound insulation to insure a maximum interior 45 db CNEL in new residential, educational, and health-related uses in areas subject to exterior noise levels of 65 CNEL or greater.	The parcel is not located within the Community Noise Exposure area.	N/A
N-3 Utilize the Table Listing Land Use Compatibility for Airport Noise Environments in evaluating projects within the planning boundaries.	The parcel is not located within the Community Noise Exposure area.	N/A
N-4 Encourage local agencies to adopt procedures to ensure that prospective property	The parcel is not located within the Community Noise Exposure area.	N/A

Policy	Discussion	Finding
owners in aircraft noise exposure areas above a current or anticipated 60 db CNEL are informed of these noise levels and of any land use restrictions associated with high noise exposure.		
Safety Policies		
S-1 Establish "runway protection zones" contiguous to the ends of each runway. These runway protection zones shall be identical to the FAA's runway protection zone (formally called clear zone).	The parcel is not located within a runway protection zone.	N/A
S-2 Prohibit above ground storage of more than 100 gallons of flammable liquids or toxic materials on any one net acre in a designated runway protection zone. It is recommended that these materials be stored underground.	The parcel is not located within a runway protection zone.	N/A
S-3 Prohibit, within a runway protection zone, any use which would direct a steady light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in a final approach toward landing at an airport.	The parcel is not located within a runway protection zone.	N/A
S-4 Prohibit, within a runway protection zone, the erection or growth of objects which rise above an approach surface unless supported by evidence that it does not create a safety hazard and is approved by the FAA.	The parcel is not located within a runway protection zone.	N/A
S-5 Prohibit uses which would attract large concentrations of birds, emit smoke, or which may otherwise affect safe air navigation.	The PD Zone proposes an extension to existing uses (hotels) which have not affected safe air navigation.	Consistent
S-6 Prohibit uses which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.	The PD Zone proposes an extension to existing uses (hotels) which have not been detrimental to the operation of aircraft and/or aircraft instrumentation.	Consistent
S-7 Comply with the height restriction standards	The DEIR notes the need to file a Notice of Proposed	Consistent

CITY OF BURBANK DUAL BRAND HOTEL PROJECT PLANNED DEVELOPMENT ZONE
MINOR AVIATION CASE RPPL2025004581
CONSISTENCY ANALYSIS

Policy	Discussion	Finding
and procedures set forth in FAR Part 77.	Construction or Alteration with the FAA before construction permits are issued as the Project Site is located within a zone that requires it. This would apply to all proposed projects within the rezoned parcel.	