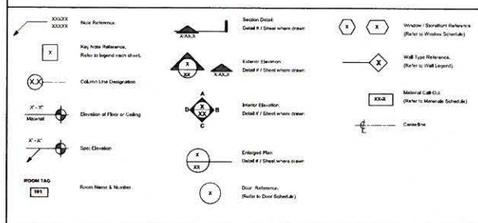
STAR FORD LINCOLN

1101 S. BRAND BLVD.
GLENDALE, CA 91204

SYMBOL LEGEND



DESCRIPTION OF WORK

NEW 4 STORIES INVENTORY STORAGE STRUCTURE WITH 4 NEW SERVICE BAYS ON GROUND FLOOR.

PROJECT DIRECTORY

ARCHITECT:
FLEX DESIGN GROUP
1730 3/4 WESTWOOD BLVD.
LOS ANGELES, CA 90024
949 280 3411
CONTACT: ROBERT PLANT
ROBERT@FLEXARCH.DESIGN

SHEET INDEX

ARCHITECTURAL

CVR-1	COVER SHEET
A0.1	PERSPECTIVE RENDERING
A0.2	PERSPECTIVE RENDERING
A0.3	SITE/LANDSCAPE PLAN
A1.1	DEMOLITION SITE PLAN
A1.2	PROPOSED SITE PLAN & ROOF PLAN
A1.3	PROPOSED GROUND FLOOR PLAN
A1.4	PROPOSED 2ND FLOOR PLAN
A1.5	PROPOSED 3RD FLOOR PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS

EXISTING BLDG. DATA FOR REFERENCE ONLY

		REQUIRED PARKING	PROVIDED PARKING
BUILDING AREA FOR PARKING	43,904 SF	4 PER 1000 SF 174 REQ.	42 SPACES GROUND LEVEL 132 EMPLOYEE SPACES ROOF LEVEL TOTAL 174 SPACES
(COVERED DRIVEWAYS & RAMPS & STAIRWELL AREAS EXCLUDED)		6 H.C. REQ.	
	Area SF	Required Parking	
GROUND FLOOR PARTS AREA	3,946 SF	16	
GROUND FLOOR SHOWROOM AREA	7,724 SF	31	
GROUND FLOOR SERVICE AREA	25,076 SF	100	
GROUND FLOOR DISPATCH AREA	147 SF	1	
GROUND FLOOR BREAKROOM	175 SF	1	
GROUND FLOOR UTILITY AREA	360 SF	2	
GROUND FLOOR PARTS COUNTERS	189 SF	1	
SECOND FLOOR PARTS AREA	3,150 SF	13	
SECOND FLOOR BUSINESS AREA	2,347 SF	9	
SECOND FLOOR OWNER'S OFFICE	480 SF	2	
COVERED DRIVEWAYS AND RAMPS	4,397 SF	NA	
LANDSCAPE AREA A (NOT COUNTED)	1,319 SF		
LANDSCAPE AREA A0 (COUNTED)	213 SF		
LANDSCAPE AREA A1 (COUNTED)	266 SF		
LANDSCAPE AREA A2 (COUNTED)	268 SF		
LANDSCAPE AREA A3 (COUNTED)	218 SF		
LANDSCAPE AREA B (NOT COUNTED)	896 SF		
LANDSCAPE AREA B1 (COUNTED)	1,244 SF		
LANDSCAPE AREA B2 (COUNTED)	110 SF		
LANDSCAPE AREA B2 (NOT COUNTED)	58 SF		
LANDSCAPE AREA C (COUNTED)	360 SF		
LANDSCAPE AREA C (NOT COUNTED)	106 SF		
LANDSCAPE PARKING LOT PERIMETER SF	2196 SF		
LANDSCAPE PARKING SF	2447 SF		
PROPERTY SQUARE FOOTAGE	98,791 SF		
RATIO OF LOT COVERAGE	48.8 %		
RATIO OF TOTAL FLOOR TO LOT	94.6 %		
SITE LANDSCAPE AREA	5,896 SF		
RATIO OF LANDSCAPE TO PARKING & INVENTORY AREA	5.3 %		
RATIO OF LANDSCAPE TO PARKING AREA (shown gray)	10.8 %		
REQUIRED TREES 8 PER REQ. PARKING (40/5)	7 TREES		
REQUIRED TREES 12 PER INVENTORY SPACES (80/12)	7 TREES		
REQUIRED TREES	14 TREES		
PROVIDED TREES	15 TREES		

APPROVED
WATER ENGINEERING
DATE: 6/20/13
SIGNED:
CITY OF GLENDALE
DEPT OF WATER & POWER

PROJECT DATA

JUN 21 2013
No other s... permit
Any construction or work not covered by this permit
this G.M.P. requires separate permits
By:
Director of Planning

OWNER:
TENANT: STAR LINCOLN FORD
LEGAL ADDRESS: 1101 SOUTH BRAND BLVD. GLENDALE CA 91205
PROJECT DESCRIPTION: NEW 47,977 SF AUTOMOBILE SHOWROOM & SERVICE AND PARTS FACILITY

LEGAL INFORMATION:

LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION MR 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 3&4, LITTLETON TRACT MB 16-129
APN NUMBER: 5640-010-010
CITY: GLENDALE
COUNTY: LOS ANGELES

APPROVED
DATE: 6-26-13
BY: PM
CITY OF GLENDALE
Water & Power, Electrical Services

ZONING SUMMARY:

LAND USE: COMMUNITY SERVICE
ZONING: CA
USE: RETAIL & SERVICE ACTIVIES (VEICHICLE SALES & REPAIR)
REDEVELOPMENT AREA: NP

BUILDING CODE SUMMARY:

GOVERNING JURISDICTION: CITY OF GLENDALE

APPLICABLE CODES: 2010 California Building Code (CBC), w/Glendale municipal amendments This project shall also comply w/ 2010 CBC, 2011 Glendale Bldg & Safety code, 2010 CFC, CPC, CMC, CEC, CEnC, CGBSC

TYPE OF OCCUPANCY	SERVICE GARAGE S-1	SERVICE WRITERS B	PARTS STORAGE S-2	OPEN PARKING GARAGE S-2	SHOWROOM & OFFICE B	UTILITY & MECHANICAL AREAS U

NUMBER OF OCCUPANTS

Occupancy	Occupant Load	SF	Occupants	Two Exits Required Occupants Per Exit	Occupant Width Stairways (.3)	Occupant Width Other Egress (.2)
(S-1) Service Garage	1:300 SF	27840	279	139	42	28
(S) Service Write Up Drive	1:100 SF	3642	36	18	5	4
(S-2) Parts Storage Ground Level	1:300 SF	4300	14	7	2	1
(B) Showroom & Office	1:100 SF	8833	88	44	13	9
(U) Mechanical Second Story	1:300 SF	662	2	2	1	0
(B) Office Second Story	1:100 SF	2663	26	19	6	4
(S-2) Parts Storage Second Story	1:300 SF	3148	10	5	2	1
(S-2) New Car Delivery Canopy	1:300 SF	375	2	1	1	0
Building Overhangs	NA SF	950	NA	NA	NA	NA
(S-2) Roof Deck Parking	1:300 SF	44123	221	110	33	22
		Max Occupancy 882 OCC				

Total Bldg. SF 93625 SF

CITY OF GLENDALE
BUILDING & SAFETY DIVISION
APPROVED
OCT 14 2013

OCCUPANCY SEPERATION (Sprinklers)
B-S-1 NO SEPERATION REQ.
B-S-2 1HR SEPERATION REQ.
S-U 1HR SEPERATION REQ.

TYPE OF CONSTRUCTION:
Showroom / Office / Write-up: B-Type VA (18,000 allowed)
Parts Storage: s-2 Type VA (21,000 allowed)
Service Garage: s-1 Type IIA (28,000 allowed) with area increase for sprinklers (78,000 allowed)
Utility / Canopy / Overhangs: U-Type VB S...
PROPOSED SF: 17290 SF; 7448 SF; 27849 SF; 2190 SF

BUILDING HEIGHT: 50' allowed; PROPOSED 36'0"

SPRINKLERS: Yes

BUILDING PARKING SP	143/401	
REQUIRED PARKING	174	
ADA PARKING IS REQUIRED		1 VAN ACCESSIBLE

PLUMBING FIXTURES:

Occupant load for Plumbing	Office & Showroom Group B: 200	Parts Warehouse Group S : 9000	Service Garage Group F : 20000
Group B SF	10512 SF	53 OCC	27 M / F
Group B SF	6737 SF	1 OCC	1 M / F
Group F SF	30056 SF	15 OCC	8 M / F

Plumbing Fixtures	WC Male	WC Female	URINALS	LAVS M/F	DRINKING FOUNTAIN
Office Public Use	1:100 (1 Req.)	1:50 (1 Req.)	1:100 (1 Req.)	1:100 (1 Req.)	1:150 (1 Req.)
Office Employee Use	2:16-35 (2 Req.)	2:16-35 (2 Req.)	1:50-50 (1 Req.)	1:40 (1 Req.)	(none Req.)
Service Garage	1: 1-10 (1 Req.)	1: 1-10 (1 Req.)	none req.	up 100 1:10 (1 Req.)	1:150 (1 Req.)

11-18-2013 FOR CONSTRUCTION

CODE ANALYSIS

A. APPLICABLE CODE:

Governing Jurisdiction: City of Glendale
- 2016 CalGreen Code
- 2016 California Building Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Energy Code
- 2016 California Fire Code

B. PROJECT DATA:

OWNER:
TENANT: STAR FORD LINCOLN
LEGAL ADDRESS: 1101 S. BRAND BLVD.
LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION MR 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 3&4, LITTLETON TRACT MB 16-129
APN NUMBER: 5640-010-010
CITY: GLENDALE
COUNTY: LOS ANGELES

C. SITE DATA:

ZONING SUMMARY:

LAND USE: COMMUNITY SERVICE
ZONING: CA
USE: CAR DEALERSHIP WITH ANCILLARY PARTS RETAIL, AUTO SERVICE FACILITY, & INVENTORY STORAGE.
REDEVELOPMENT AREA: NP

AREA SUMMARY:

SITE AREA: 98,701 sq ft
(N) SITE COVERAGE: 21,673 sq. ft.

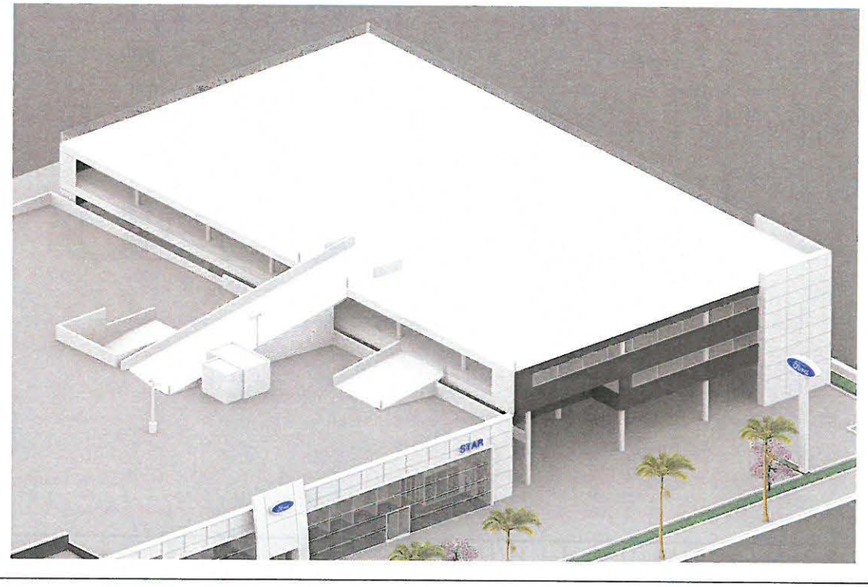
		REQUIRED PARKING	PROVIDED PARKING
GROUND FLOOR	21,673 sq. ft.	87 parking	68 parking
LOST PARKING TO GROUND FLOOR		-9 parking	
2ND FLOOR	20,716.6 sq. ft.	83 parking	63 parking
3RD FLOOR	21,413.9 sq. ft.	86 parking	67 parking
ROOF	21,414 sq. ft.		67 parking
TOTAL FLOOR AREA	83,803.5 sq. ft.	265 TOTAL	265 TOTAL

BUILDING SUMMARY:

BLDG. 1 - (E) SHOWROOM, PARTS, & SERVICE FACILITY 2-STORIES (NO CHANGE PROPOSED)

BLDG. 2 - (N) INVENTORY STORAGE STRUCTURE WITH SERVICE BAYS 4-STORIES

CONCEPTUAL RENDERING



VICINITY MAP

ARCHITECT

FLEX DESIGNS
422 S Pasadena Ave, Suite A
Pasadena, CA 91105
t. 626-765-9499
f. 626-765-9497

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.

VERSION

SYMBOL	DATE	DESCRIPTION
	10/25/18	PLANNING SUBMITTAL
	2/08/19	PLANNING
	3.21.19	PLANNING

TITLE

COVER SHEET

CVR-1

SHEET

INSTRUMENTS MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE LISTED HEREIN, UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.

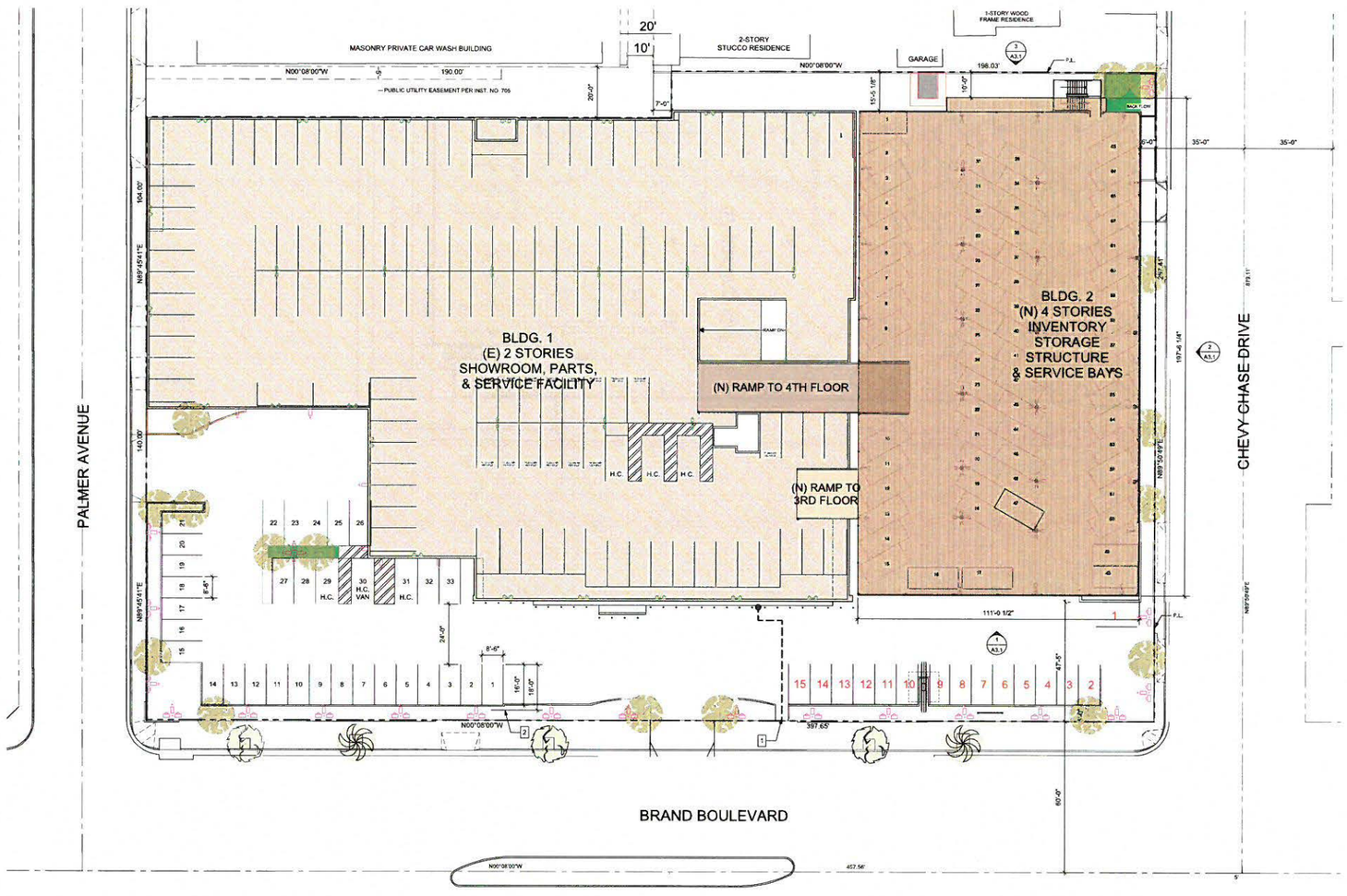
KEYNOTES

1. ADA PATH OF TRAVEL
2. 2' OVERHAND ON WHEEL PERMITTED

LEGEND

(E) BLDG.

(N) BLDG.



1 PROPOSED SITE PLAN & ROOF PLAN
Scale: 1/16" = 1'-0"

ARCHITECT

FLEX DESIGNS
422 S Pasadena Ave, Suite A
Pasadena, CA 91105
t. 626-765-9499
f. 626-765-9497

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.

VERSION

10/29/18	PLANNING SUBMITTAL
3 19 19	Planning

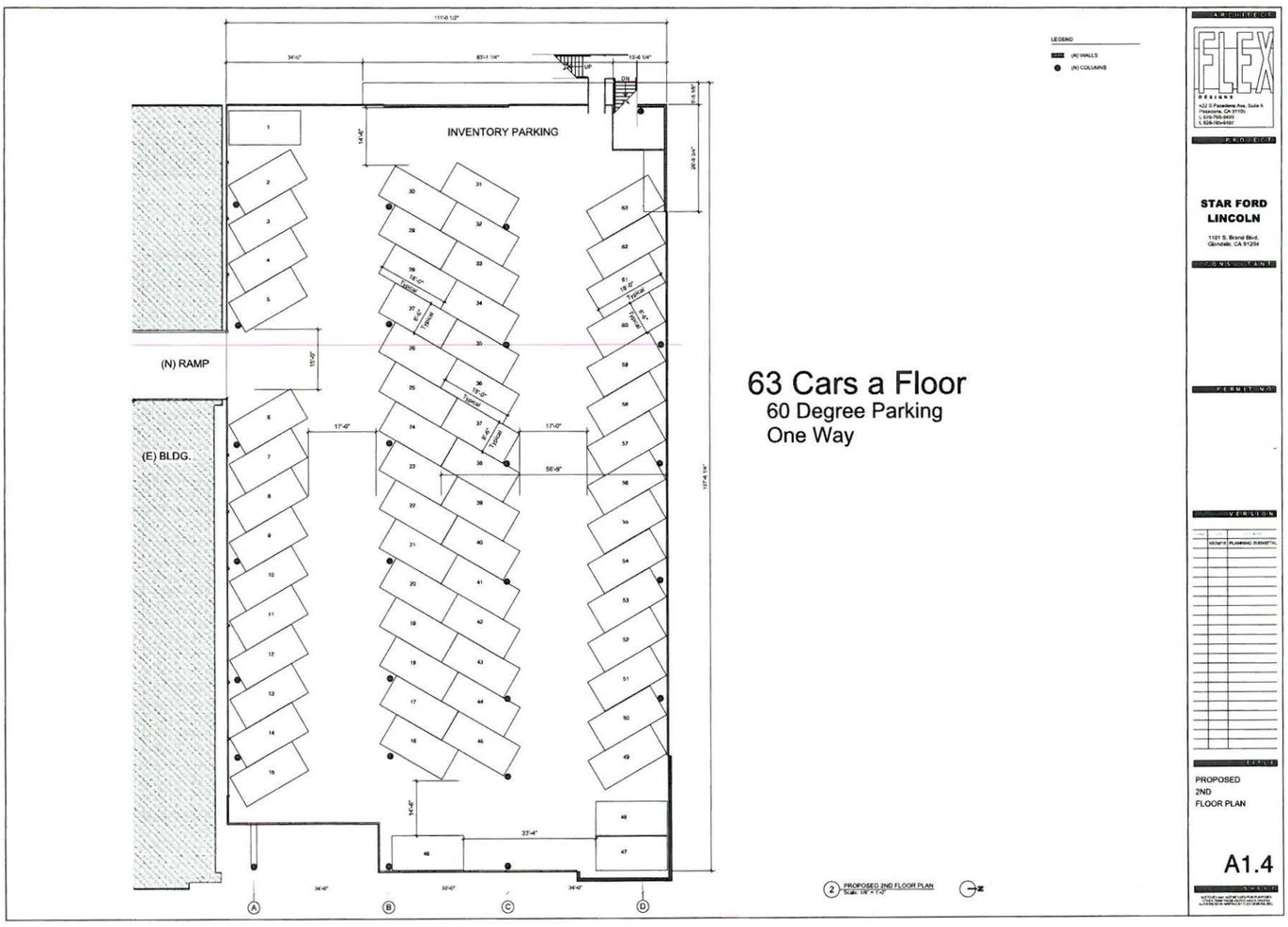
TITLE

PROPOSED
SITE PLAN
& ROOF
PLAN

A1.2

SHEET

SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.


INVENTORY PARKING
(N) RAMP
(E) BLDG.
63 Cars a Floor
60 Degree Parking
One Way
PROPOSED 2ND FLOOR PLAN
STAR FORD LINCOLN
PROPOSED
2ND
FLOOR PLAN
A1.4

STAR FORD LINCOLN

1101 S. BRAND BLVD.
GLENDALE, CA 91204

SYMBOL LEGEND

- XXXXX / XXXXX — Note Reference
- X — Key Note Reference. Refer to legend each sheet.
- X-X — Column Line Designation
- X' - X" / Material — Elevation of Floor or Ceiling
- X' - X" — Spot Elevation
- ROOM TAG 101 — Room Name & Number
- XAXXX — Section Detail: Detail # / Sheet where drawn
- X / XX / XAXXX — Exterior Elevation: Detail # / Sheet where drawn
- A B C D / X / XX — Interior Elevation: Detail # / Sheet where drawn
- X / XX — Enlarged Plan: Detail # / Sheet where drawn
- X — Door Reference. (Refer to Door Schedule)
- X X — Window / Storefront Reference (Refer to Window Schedule)
- X — Wall Type Reference. (Refer to Wall Legend)
- XX-X — Material Call-Out (Refer to Materials Schedule)
- Centerline

DESCRIPTION OF WORK

NEW 4 STORIES INVENTORY STORAGE STRUCTURE WITH 4 NEW SERVICE BAYS ON GROUND FLOOR.

PROJECT DIRECTORY

ARCHITECT:
FLEX DESIGNS
422 S. PASADENA AVE., SUITE A
PASADENA, CA 91105
T: 626.765.9499
CONTACT: ROBERT PLANT
robert@flexdesigns.net

EXISTING BLDG. DATA FOR REFERENCE ONLY

		REQUIRED PARKING	PROVIDED PARKING
BUILDING AREA FOR PARKING	43,604 SF	4 PER 1000 SF 174 REQ.	42 SPACES GROUND LEVEL 132 EMPLOYEE SPACES ROOF LEVEL
(COVERED DRIVEWAYS & RAMPS & STAIRWELL AREAS EXCLUDED)		6 H.C. REQ.	TOTAL 174 SPACES
	Area SF	Required Parking	
GROUND FLOOR PARTS AREA	3,940 SF	16	
GROUND FLOOR SHOWROOM AREA	7,724 SF	31	
GROUND FLOOR SERVICE AREA	25,078 SF	100	
GROUND FLOOR DISPATCH AREA	147 SF	1	
GROUND FLOOR BREAKROOM	175 SF	1	
GROUND FLOOR UTILITY AREA	360 SF	2	
GROUND FLOOR PARTS COUNTER	169 SF	1	
SECOND FLOOR PARTS AREA	3,150 SF	13	
SECOND FLOOR BUSINESS AREA	2,347 SF	9	
SECOND FLOOR OWNER'S OFFICE	456 SF	2	
COVERED DRIVEWAYS AND RAMPS	4,307 SF	NA	
LANDSCAPE AREA A (NOT COUNTED)	1,310 SF		
LANDSCAPE AREA A0 (COUNTED)	213 SF		
LANDSCAPE AREA A1 (COUNTED)	266 SF		
LANDSCAPE AREA A2 (COUNTED)	268 SF		
LANDSCAPE AREA A3 (COUNTED)	218 SF		
LANDSCAPE AREA B (NOT COUNTED)	896 SF		
LANDSCAPE AREA B1 (COUNTED)	1,244 SF		
LANDSCAPE AREA B2 (COUNTED)	110 SF		
LANDSCAPE AREA B2 (NOT COUNTED)	58 SF		
LANDSCAPE AREA C (COUNTED)	360 SF		
LANDSCAPE AREA C (NOT COUNTED)	100 SF		
LANDSCAPE PARKING LOT PERMITER SF 2196 SF			
LANDSCAPE PARKING SF 2447 SF			
PROPERTY SQUARE FOOTAGE	80,701 SF		
RATIO OF LOT COVERAGE	40.6 %		
RATIO OF TOTAL FLOOR TO LOT	64.6 %		
SITE LANDSCAPE AREA	5,656 SF		
RATIO OF LANDSCAPE TO PARKING & INVENTORY AREA	8.2 %		
RATIO OF LANDSCAPE TO PARKING AREA (shown gray)	15.9 %		
REQUIRED TREES 6 PER REQ. PARKING (40/6)	7 TREES		
REQUIRED TREES 12 PER INVENTORY SPACES (80/12)	7 TREES		
REQUIRED TREES 14 TREES			
PROVIDED TREES 15 TREES			

APPROVED
WATER ENGINEERING
DATE: 6/20/13
SIGNED:
CITY OF GLENDALE
DEPT. OF WATER & POWER

PROJECT DATA

OWNER:
TENANT: STAR LINCOLN FORD
LEGAL ADDRESS: 1101 SOUTH BRAND BLVD. GLENDALE CA 91205
PROJECT DESCRIPTION: NEW 47,977 SF AUTOMOBILE SHOWROOM & SERVICE AND PARTS FACILITY

JUN 21 2013
No other approvals are intended
Any construction or land use approached
the G.M.C. is not approved by this pla
By:
Director of Planning

LEGAL INFORMATION

LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION MR 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 3&4, LITTLETON TRACT MB 16-129
APN NUMBER: 5640-010-010
CITY: GLENDALE
COUNTY: LOS ANGELES

APPROVED
DATE 6-24-13
SIGNED PM
CITY OF GLENDALE
Water & Power, Electrical Services

ZONING SUMMARY:

LAND USE: COMMUNITY SERVICE
ZONING: CA
USE: RETAIL & SERVICE ACTIVIES (VECHICLE SALES & REPAIR)
REDEVELOPMENT AREA: NP

BUILDING CODE SUMMARY:

GOVERNING JUBRIDICTION: CITY OF GLENDALE

APPLICABLE CODES: 2010 California Building Code (CBC), w/Glendale municipal amendments This project shall also comply w/ 2010 CBC, 2011 Glendale Bldg & Safety code, 2010 CFC, CPC, CMC, CEC, CEnC, CGBSC

TYPE OF OCCUPANCY	SERVICE GARAGE S-1	SERVICE WRITERS B	PARTS STORAGE S-2	OPEN PARKING GARAGE S-2	SHOWROOM & OFFICE B	UTILITY & MECHANICAL AREAS U

NUMBER OF OCCUPANTS *

Occupancy	Occupant Load	SF	Occupants	Two Exits Required Occupants Per Exit	Occupant Width Stairways (.3)	Occupant Width Other Egress (.2)
(S-1) Service Garage	1:100 SF	27840	278	139	42	28
(B) Service Write Up Drive	1:100 SF	3642	36	18	5	4
(S-2) Parts Storage Ground Level	1:200 SF	4300	14	7	2	1
(B) Showroom & Office	1:100 SF	8533	86	44	13	9
(U) Mechanical Second Story	1:300 SF	662	2	2	1	0
(B) Office Second Story	1:100 SF	3663	36	19	6	4
(S-2) Parts Storage Second Story	1:200 SF	3149	16	5	2	1
(S-2) New Car Delivery Canopy	1:200 SF	578	3	1	0	0
Building Overhangs	NA SF	952	NA	NA	NA	NA
(S-2) Roof Deck Parking	1:200 SF	44133	221	110	33	22
		Max Occupancy 692 OCC.				
Total Bldg. SF 53623 SF						

CITY OF GLENDALE
BUILDING & SAFETY SECTION
APPROVED
OCT 14 2013

OCCUPANCY SEPERATION (Sprinklers)
B:S-1 NO SEPERATION REQ.
B:S-2 1HR SEPERATION REQ.
B:U 1HR SEPERATION REQ.

TYPE OF CONSTRUCTION:	Showroom / Office / Write-up	Parts Storage	Service Garage	Utility / Canopy / Overhangs
	B-Type VA (18,000 allowed)	s-2 Type VA (21,000 allowed)	s-1 Type IIA (26,000 allowed) with area increase for sprinklers (78,000 allowed)	U-Type VB 6,000 Allowed
PROPOSED SF	17290 SF	7448 SF	27849 SF	2160 SF

BUILDING HEIGHT: 50' allowed
PROPOSED 30'0"

SPRINKLERS: Yes

BUILDING PARKING SF	43,601	
REQUIRED PARKING	174	
ADA PARKING	6 REQUIRED	1 VAN ACCESSIBLE

PLUMBING FIXTURES:

Occupant load for Plumbing	Office & Showroom Group B: 200	Parts Warehouse Group S: 1000	Service Garage Group F: 2000
Group B SF	10613 SF	53 OCC.	27 M / F
Group S SF	6737 SF	1 OCC.	1 M / F
Group F SF	20069 SF	15 OCC.	8 M / F

Plumbing Fixtures	WC Male	WC Female	URINALS	LAVS M/F	DRINKING FOUNTAIN
Office Public Use	1:100 (1 Req.)	1:50 (1 Req.)	1:100 (1 Req.)	1:100 (1 Req.)	1:100 (1 Req.)
Office Employee Use	2:16-35 (2 Req.)	2:16-35 (2 Req.)	1 10-50 (1 Req.)	1:40 (1 Req.)	(none Req.)
Service Garage	1: 1-10 (1 Req.)	1: 1-10 (1 Req.)	none req.	up 100 1:10 (1 Req.)	1:150 (1 Req.)

11-18-2013 FOR CONSTRUCTION

CODE ANALYSIS

A. APPLICABLE CODE:

Governing Jurdiction: City of Glendale
- 2016 CalGreen Code
- 2016 California Building Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Energy Code
- 2016 California Fire Code

B. PROJECT DATA:

OWNER:
TENANT: STAR FORD LINCOLN
LEGAL ADDRESS: 1101 S. BRAND BLVD.
LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION MR 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 3&4, LITTLETON TRACT MB 16-129
APN NUMBER: 5640-010-010
CITY: GLENDALE
COUNTY: LOS ANGELES

C. SITE DATA:

ZONING SUMMARY:

LAND USE: COMMUNITY SERVICE
ZONING: CA
USE: CAR DEALERSHIP WITH ANCILLARY PARTS RETAIL, AUTO SERVICE FACILITY, & INVENTORY STORAGE.
REDEVELOPMENT AREA: NP

AREA SUMMARY:

SITE AREA: 98,701 sq. ft.
(E) SITE COVERAGE: 47,968.7 sq. ft. (48.6%)
(N) SITE COVERAGE: 68,036.7 sq. ft. (69%)

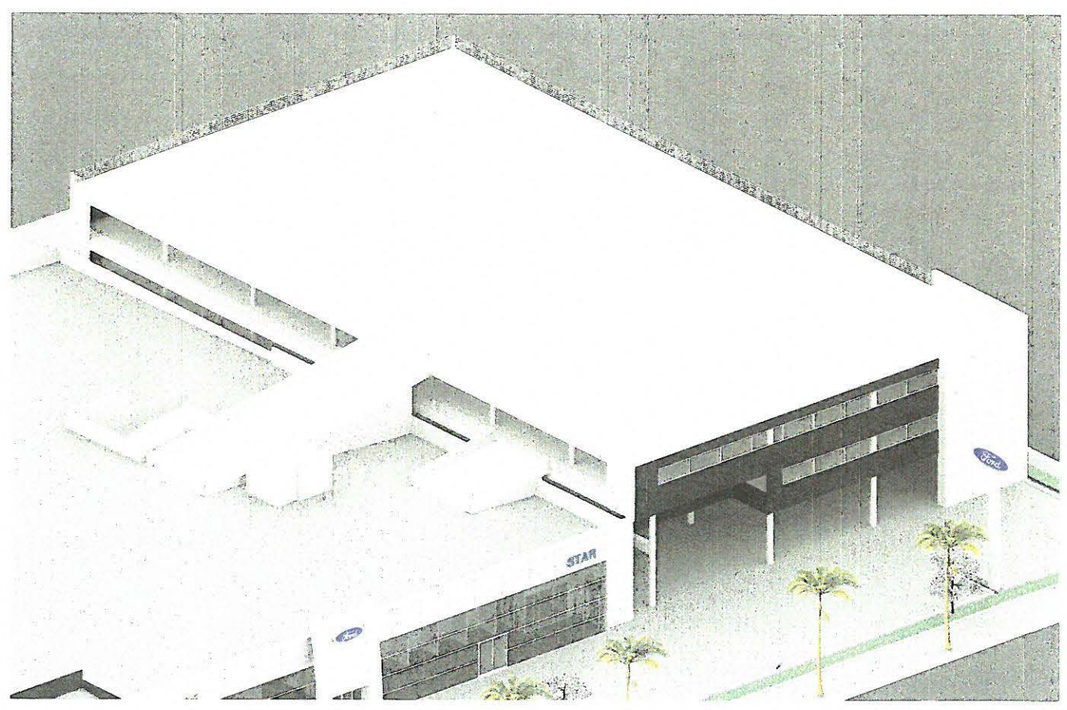
GROUND FLOOR: 21,673 sq. ft.
2ND FLOOR: 20,716.6 sq. ft.
3RD FLOOR: 21,413.9 sq. ft.
TOTAL FLOOR AREA: 63,803.5 sq. ft.

BUILDING SUMMARY:

BLDG. 1 - (E) SHOWROOM, PARTS, & SERVICE FACILITY — 2-STORIES (NO CHANGE PROPOSED)

BLDG. 2 - (N) INVENTORY STORAGE STRUCTURE WITH SERVICE BAYS — 4-STORIES

CONCEPTUAL RENDERING



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ARCHITECTURAL

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A1.3	PROPOSED GROUND FLOOR PLAN
A1.4	PROPOSED 2ND FLOOR PLAN
A1.5	PROPOSED 3RD FLOOR PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS

VICINITY MAP

N

ARCHITECT

FLEX DESIGNS
422 S Pasadena Ave, Suite A
Pasadena, CA 91105
t. 626-765-9499
f. 626-765-9497

PROJECT

STAR FORD LINCOLN
1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO

LICENSED ARCHITECT ROBERT PLANT NO. C30142 REN. 09.30.15 STATE OF CALIFORNIA

VERSION

	10/29/13	PLANNING SUBMITTAL

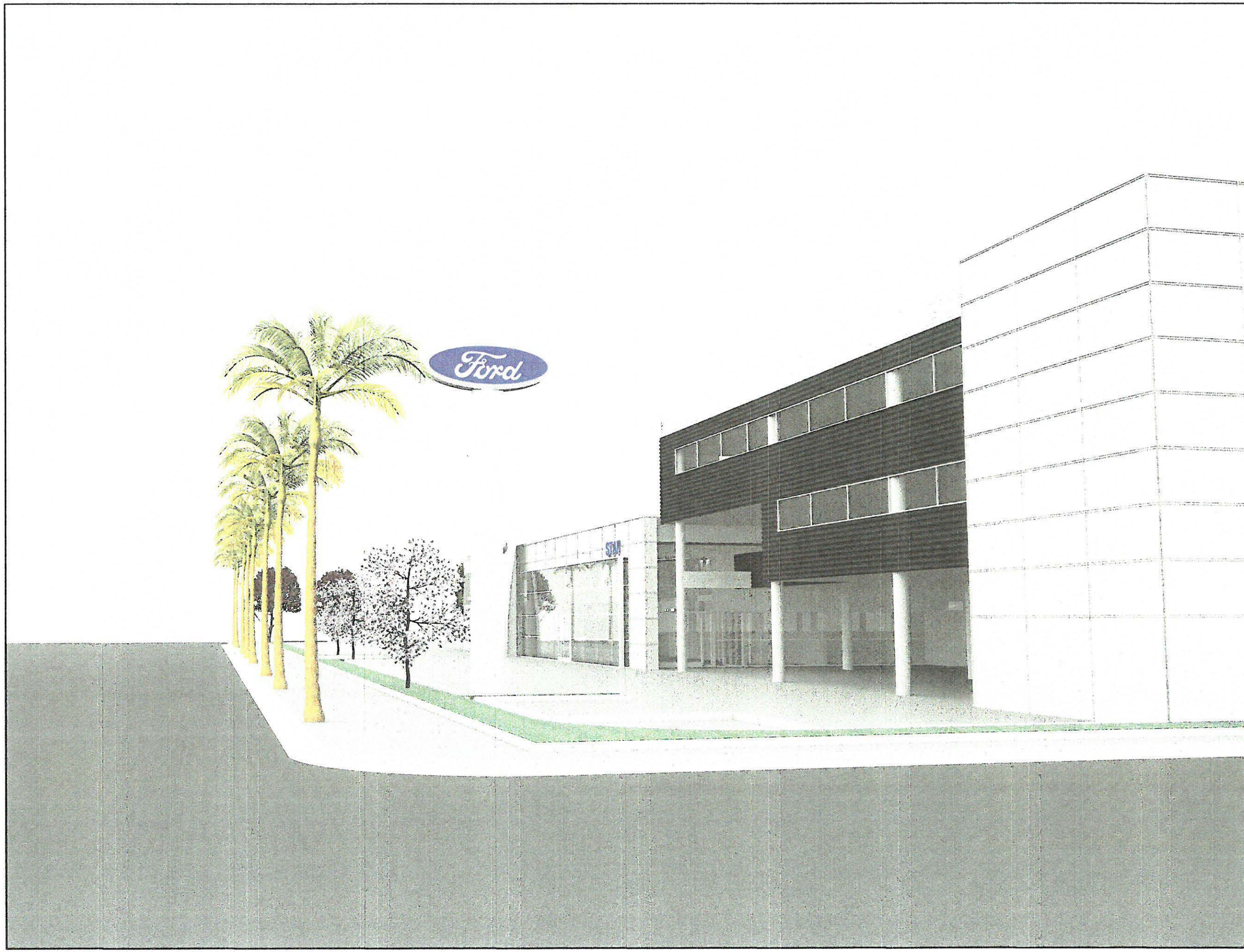
TITLE

COVER SHEET

CVR-1

SHEET

SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE LISTED ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.



ARCHITECT

FLEX DESIGNS

422 S Pasadena Ave, Suite A
Pasadena, CA 91105
t. 626-765-9499
f. 626-765-9497

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO

LICENSED ARCHITECT
NO. C30142
REN. 09.30.19
STATE OF CALIFORNIA

VERSION

	10/29/18	PLANNING SUBMITTAL

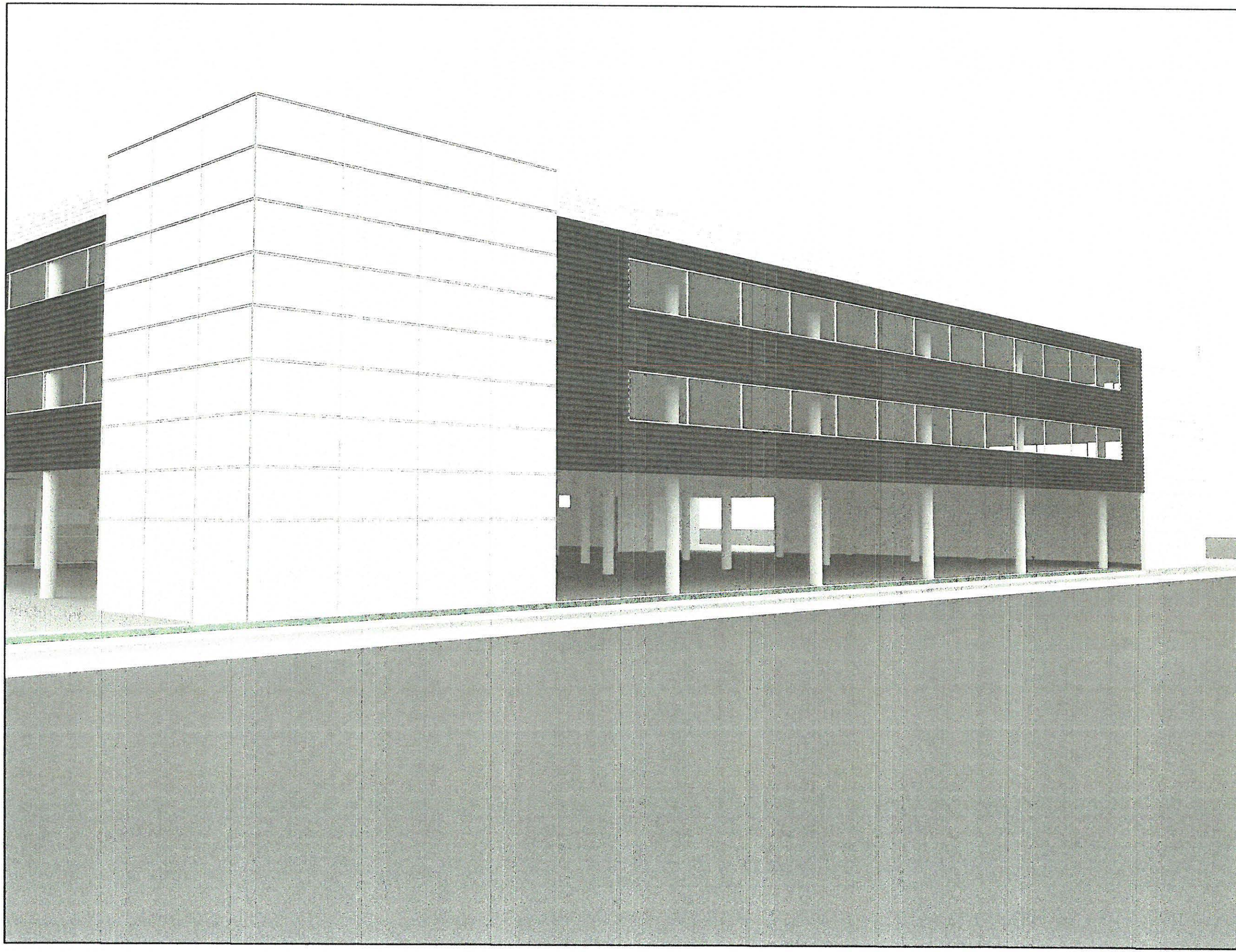
TITLE

PERSPECTIVE
RENDERING
- BRAND BLVD.

A0.1

SHEET

SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE LISTED ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.



ARCHITECT

FLEX DESIGNS

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t. 626-765-9499
f. 626-765-9497

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO

LICENSED ARCHITECT
NO. C30142
REN. 09.30.19
STATE OF CALIFORNIA

VERSION

	10/29/18	PLANNING SUBMITTAL

TITLE

PERSPECTIVE
RENDERING
- CHEVY CHASE DR.

A0.2

SHEET

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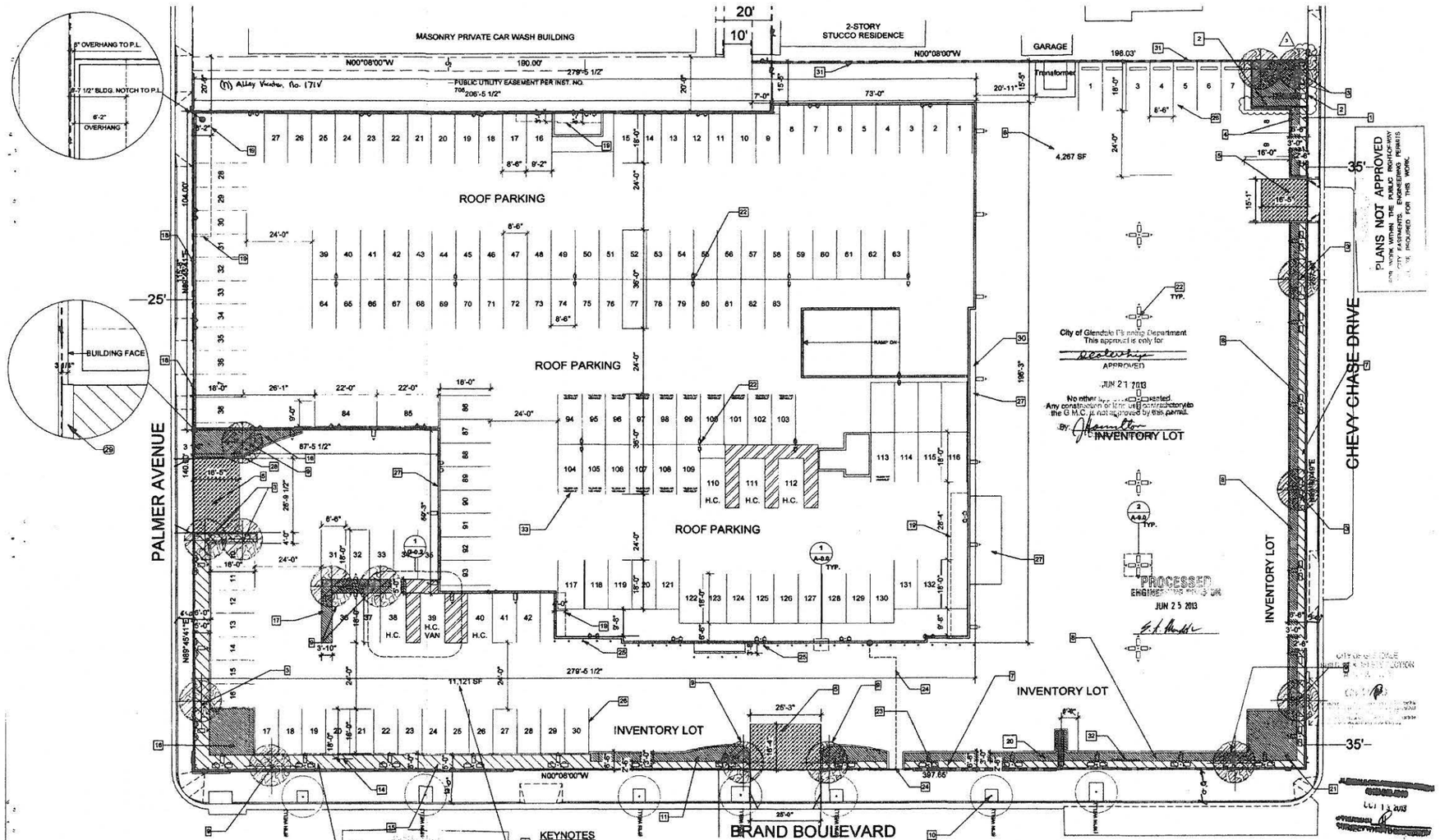

1 SITE PLAN
Scale: 1/16" = 1'-0"

KEYNOTES

1. LANDSCAPE AREA C (NOT COUNTED)
2. BACK FLOW DEVICE LOCATED IN PLANTER PAINTED GREEN AND SCREENED FROM THE STREET WITH A 42" HIGH CMU WALL
3. (N) SITE TREE SEE LANDSCAPE PLANS FOR SPECIES
4. LANDSCAPE AREA C (COUNTED)
5. DECORATIVE STAMPED CONC. TYPICAL AT ENTRIES
6. REQ. PARKING 4,267 SF
7. LANDSCAPE AREA B (NOT COUNTED)
8. LANDSCAPE AREA B (COUNTED)
9. (N) SITE TREE REFER TO LANDSCAPE PLANS FOR SPECIES
10. EXISTING STREET TREES TO REMAIN
11. LANDSCAPE AREA A.1 (COUNTED)
12. REQ. PARKING 11,121 SF
13. LANDSCAPE AREA A (NOT COUNTED)
14. 2' OF OVERHANG ON WHEEL STOP PERMITTED
15. 5'-0" LANDSCAPE PLANTER
16. LANDSCAPE AREA A.2 (COUNTED)
17. LANDSCAPE AREA A (COUNTED)
18. VINE POCKET
19. LINE OF BUILDING BELOW
20. (N) STANDALONE FDC WITH STROBE MOUNTED ON POLE
21. COUNTABLE LANDSCAPE AREA DARKER HATCHED AREA
22. NEW SITE LIGHT
23. LED SITE LIGHT SEE ELECTRICAL DRAWINGS
24. ADA PATH OF TRAVEL SEE CIVIL
25. PROVIDE (30) 3" Ø X 3'-0" TALL STEEL G.I. PIPE BOLLARDS
26. PROVIDE 4" WHITE TRAFFIC PAINT PARKING STRIPES TYPICAL
27. PROVIDE 4" CONCRETE SLAB WITH #4 REBAR EACH DIRECTION @ NEW CAR DELIVERY, UNDER SERVICE DRIVE CANOPY, & DELIVERARY AREA
28. PROVIDE STEEL BOLLARDS PER PUBLIC UTILITY REQUIREMENTS
29. PLANTER CURB ON P.L.
30. FIRE SPRINKLER RISER LOCATED INSIDE BUILDING
31. 6'-0" HIGH CMU WALL ALONG P.L.
32. SHORT TERM BIKE PARKING ACCOMODATES 8 BIKES SEE G0.6 FOR DETAIL
33. 16 DESIGNATED SPACES FOR LOW EMITTING, FUEL EFFICIENT, CAR POOL OR VAN POOL VEHICLES.

11-18-2013 FOR CONSTRUCTION

ARCHITECT

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SYMBOL	DATE	DESCRIPTION
	10/29/13	PLANNING SUBMITTAL

TITLE

SITE/LANDSCAPE PLAN (FOR REFERENCE ONLY)

A0.3

SHEET

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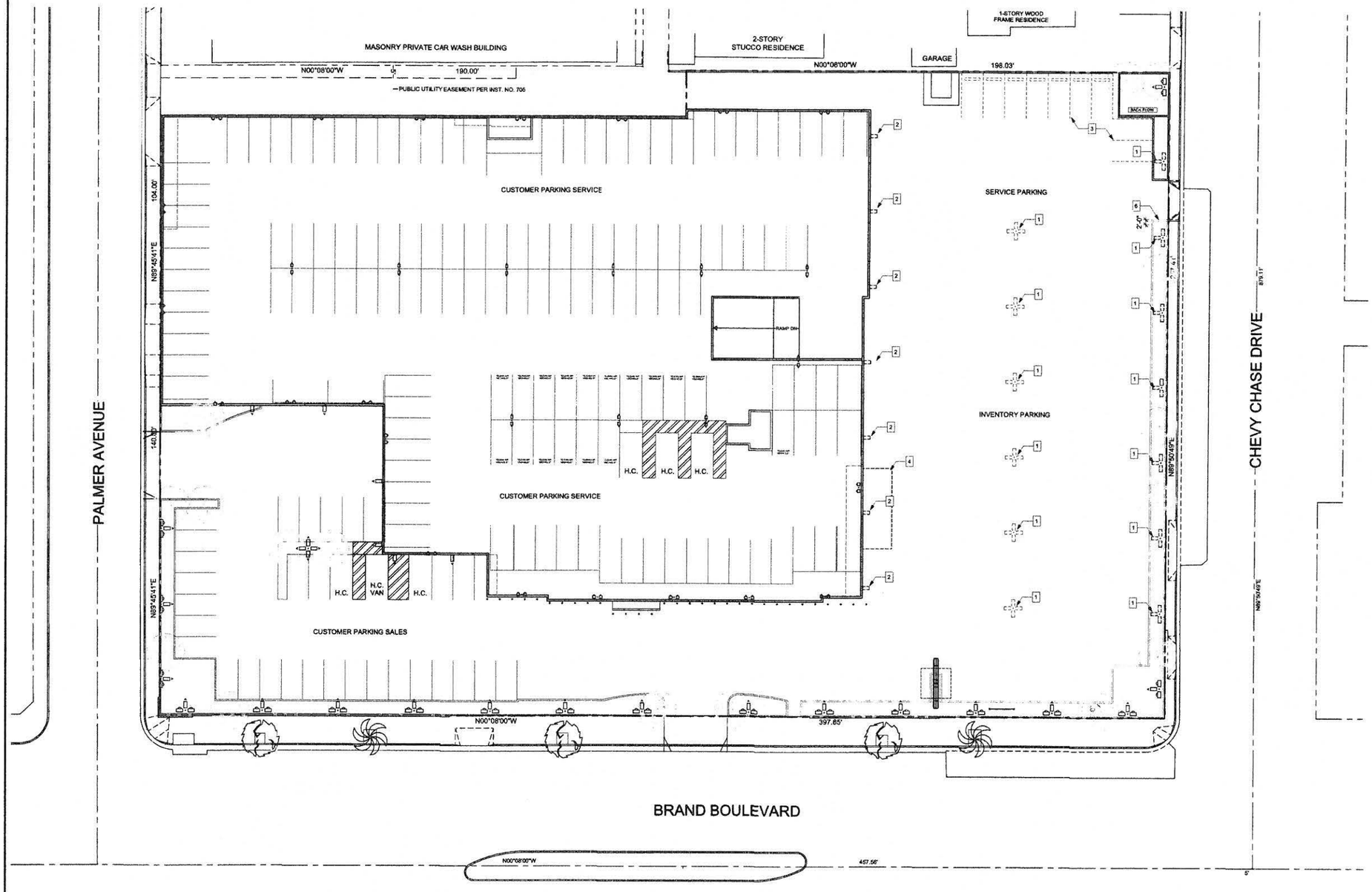
KEYNOTES

1. DEMO LIGHT POLES
2. DEMO WAL LIGHTS
3. REMOVE PARKING STRIPES
4. DEMO CANOPY
5. DEMO WALL @ DECK
6. DEMO DRIVEWAY



1 DEMOLITION PLAN
Scale: 1/16" = 1'-0"

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ROMAN
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SYMBOL	DATE	DESCRIPTION
	10/29/18	PLANNING SUBMITTAL

TITLE

DEMOLITION
SITE PLAN

A1.1

SHEET

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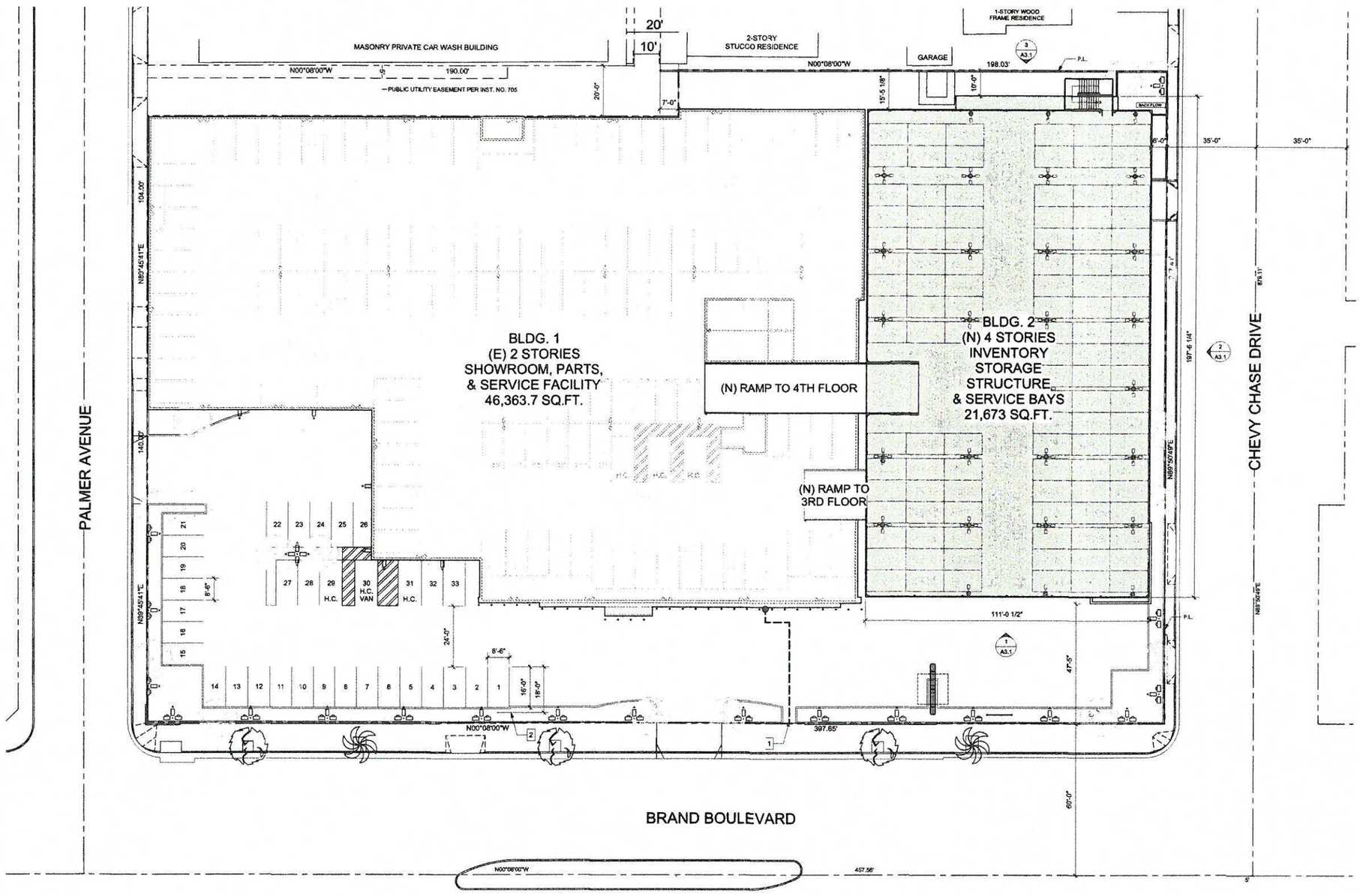
KEYNOTES

1. ADA PATH OF TRAVEL
2. 2' OVERHAND ON WHEEL PERMITTED

LEGEND

(E) BLDG.

(N) BLDG.



1 PROPOSED SITE PLAN & ROOF PLAN
Scale: 1/16" = 1'-0"

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VERSION

SYMBOL	DATE	DESCRIPTION
	10/29/18	PLANNING SUBMITTAL

TITLE

PROPOSED
SITE PLAN
& ROOF PLAN

A1.2

SCALE

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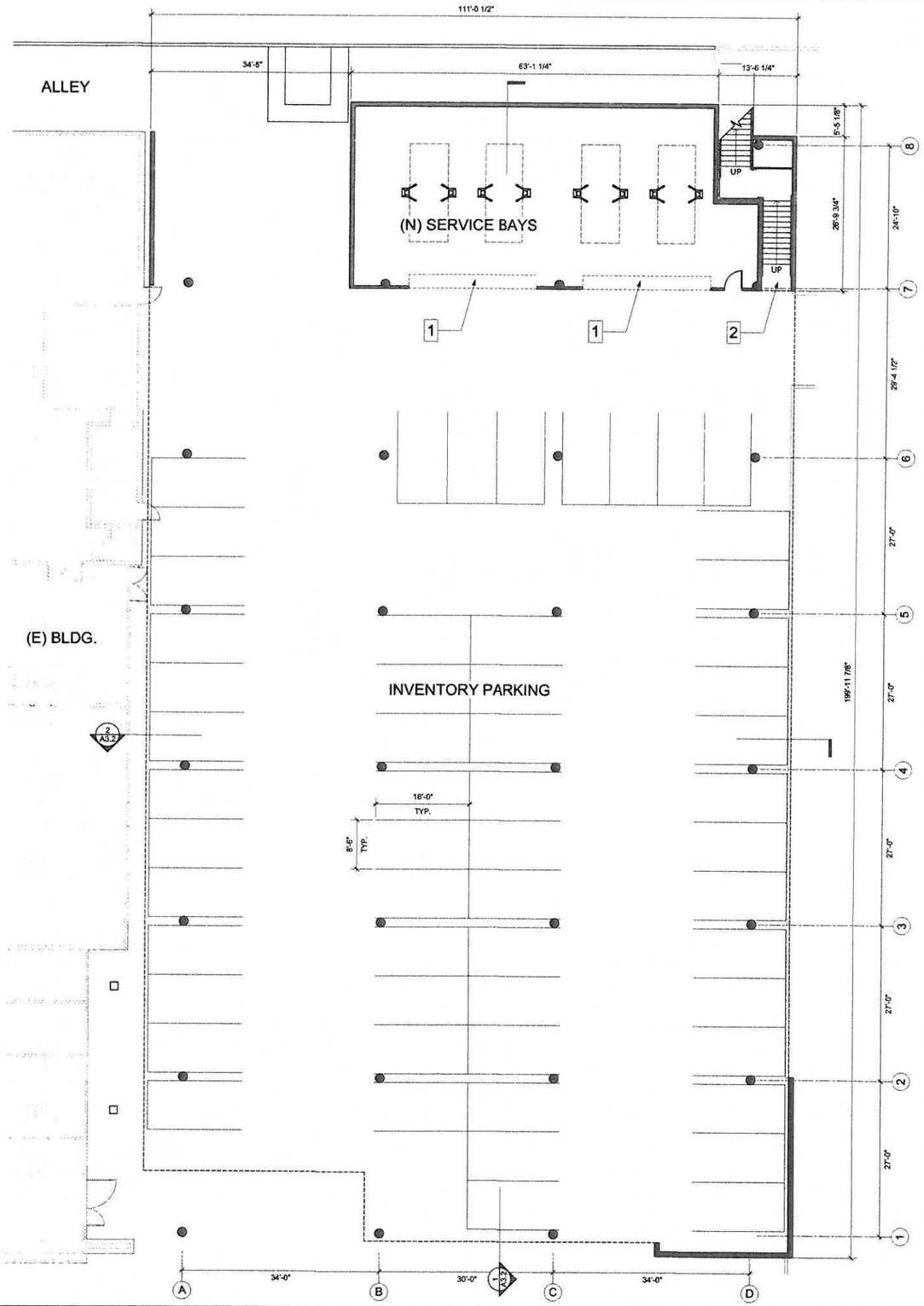

1 PROPOSED GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

N

KEYNOTES

1 (N) ROLL UP DOORS

2 (N) EXIT STAIR

LEGEND

(N) WALLS

(N) COLUMNS

ARCHITECT

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VERSION

SYMBOL	DATE	DESCRIPTION
	10/25/16	PLANNING SUBMITTAL

TITLE

PROPOSED
GROUND
FLOOR PLAN

A1.3

SHEET

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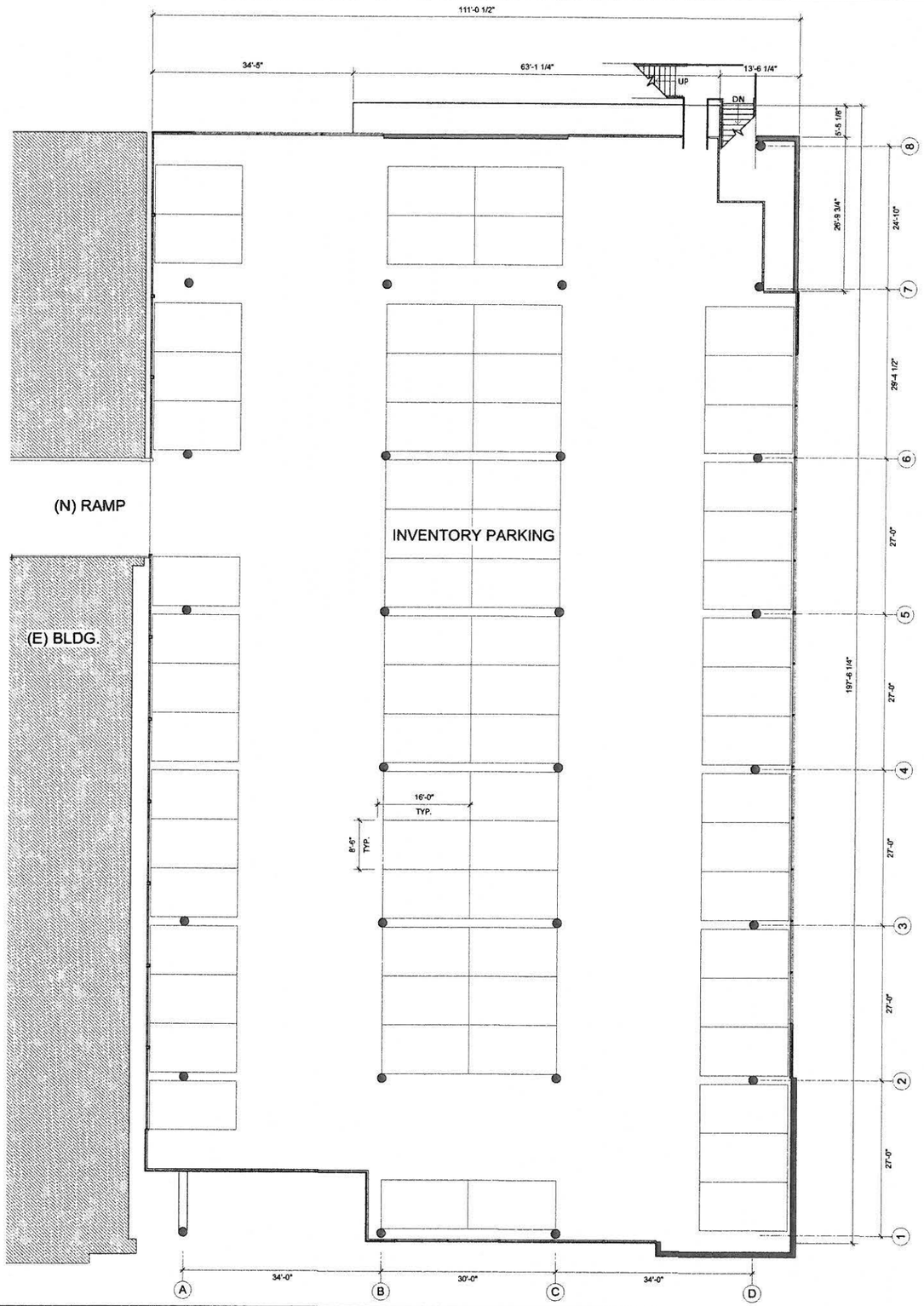

2 PROPOSED 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

LEGEND

(N) WALLS

(N) COLUMNS

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VERSION

SYMBOL	DATE	DESCRIPTION
	10/29/18	PLANNING SUBMITTAL

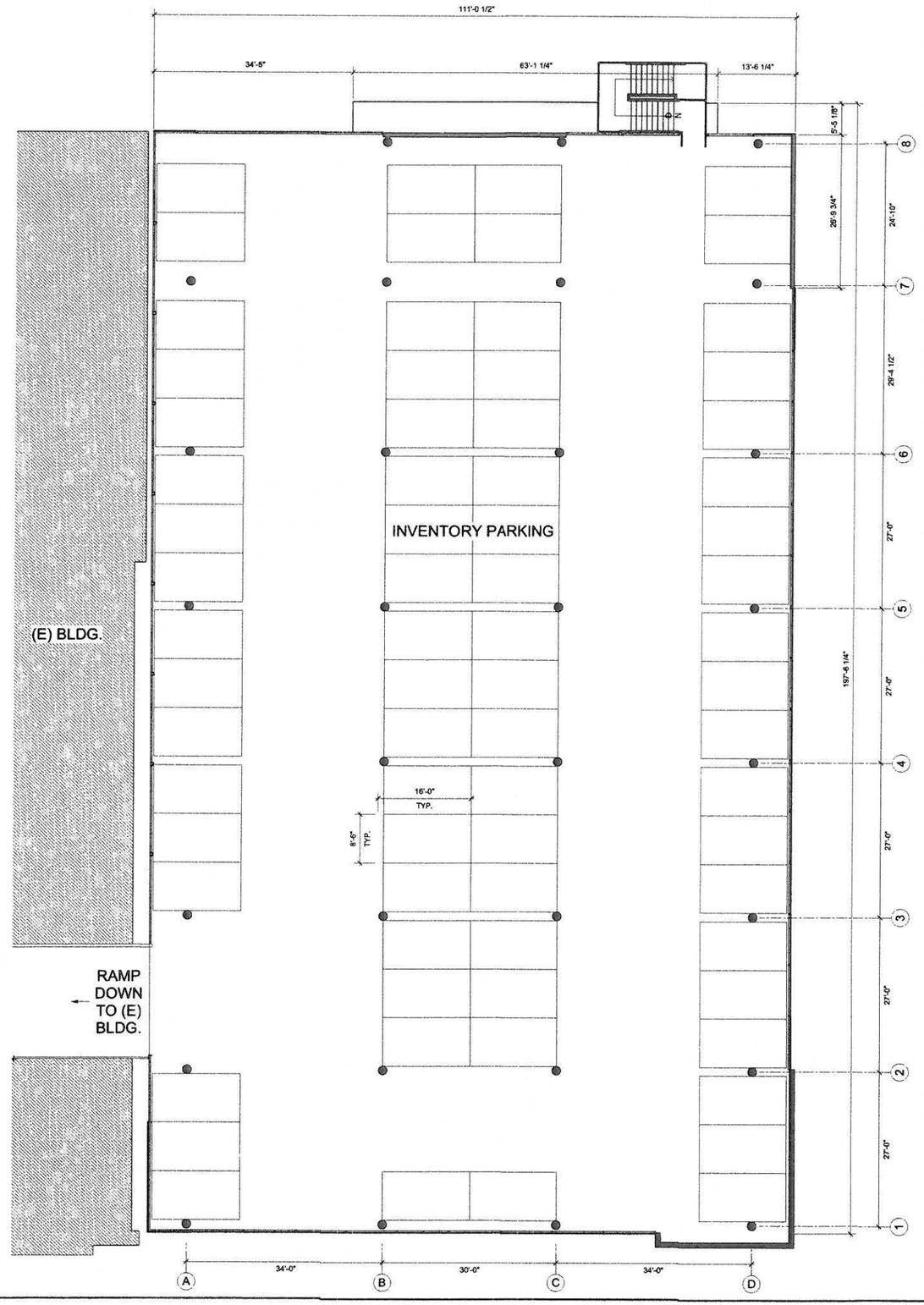
TITLE

PROPOSED
2ND
FLOOR PLAN

A1.4

SHEET

SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE LISTED ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.



LEGEND

(N) WALLS

(N) COLUMNS

1 PROPOSED 3RD FLOOR PLAN
Scale: 1/8" = 1'-0"

N

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VERSION

SYMBOL	DATE	DESCRIPTION
	10/29/18	PLANNING SUBMITTAL

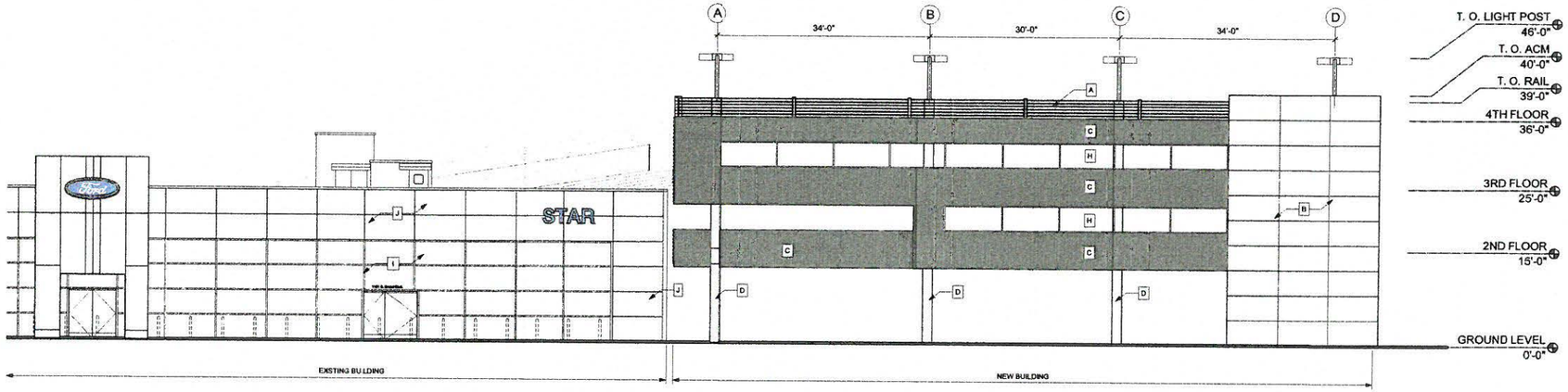
TITLE

PROPOSED
3RD
FLOOR PLAN

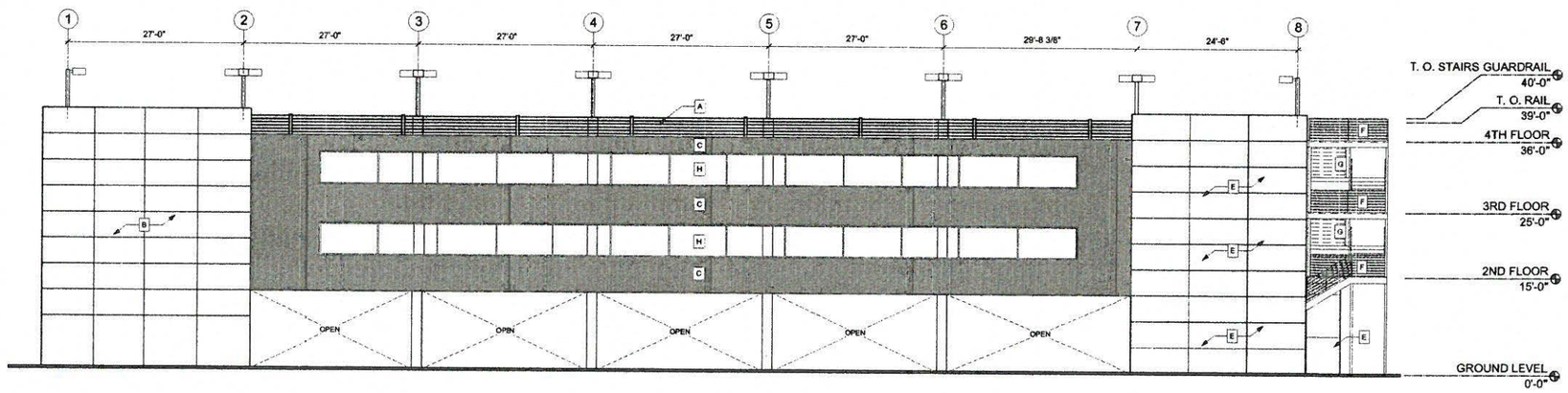
A1.5

SHEET

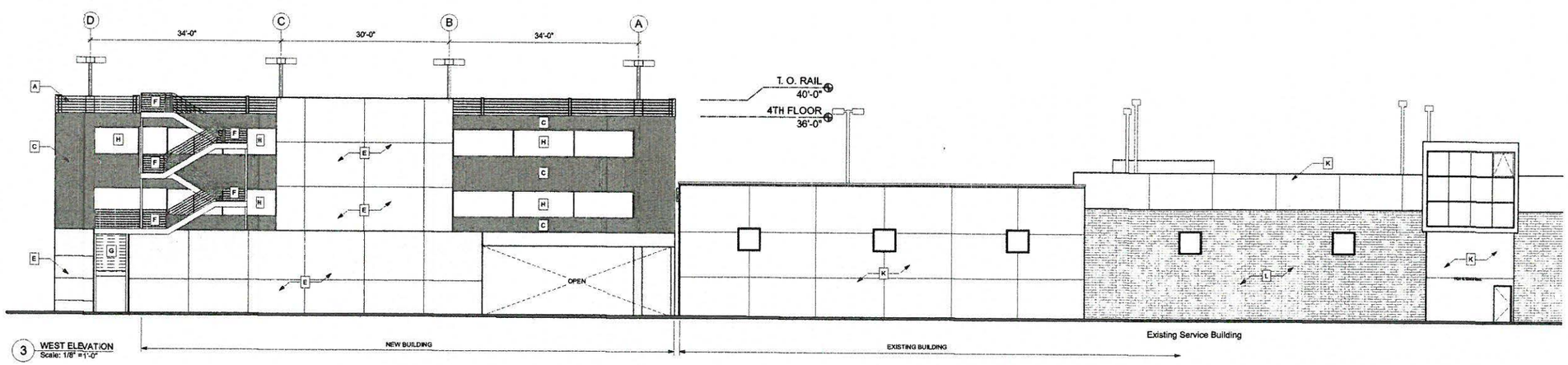
SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE LISTED ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 WEST ELEVATION
Scale: 1/8" = 1'-0"

MATERIALS LEGEND

- A CABLE RAILS
- B ACM PANELS
- C RIBBED METAL PANEL
- D CONCRETE COLUMN
- E SHEAR WALL W/ STUCCO - PAINTED
- F METAL GUARDRAIL
- G METAL PAN STAIRS, CONC. FILLED
- H METAL FRAME WINDOWS
- I (E) STOREFRONT GLAZING SYSTEM
- J (E) ACM PANELS
- K (E) STUCCO
- L (E) CMU

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VERSION

	10/29/18	PLANNING SUBMITTAL

TITLE

PROPOSED
EXTERIOR
ELEVATIONS

A3.1

SHEET

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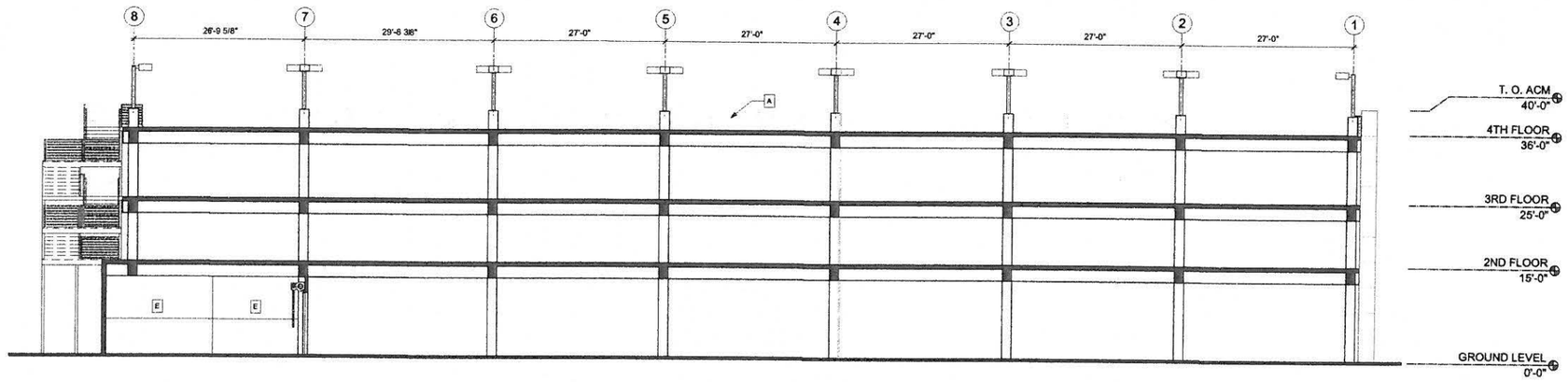
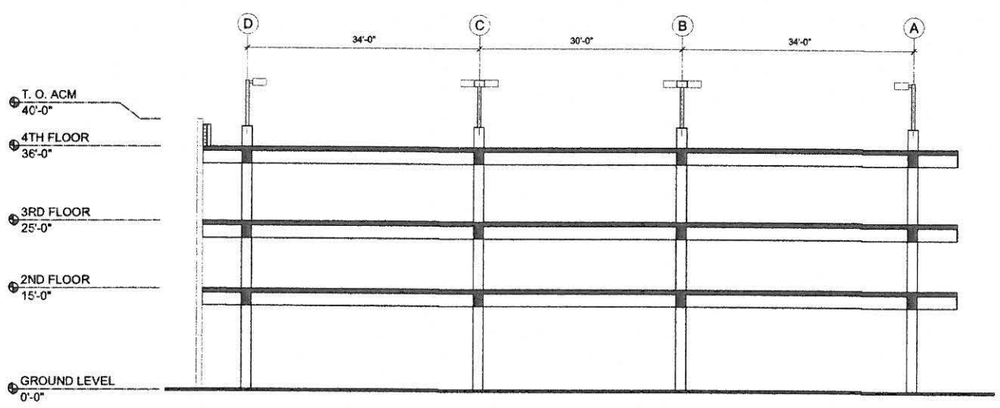
MATERIALS LEGEND

- A CABLE RAILS
- B ACM PANELS
- C RIBBED METAL PANEL
- D CONCRETE COLUMN
- E SHEAR WALL W/ STUCCO
- F METAL GUARDRAIL
- G METAL PAN STAIRS, CONC. FILLED
- H METAL FRAME OPENINGS



1 SECTION
Scale: 1/8" = 1'-0"



2 SECTION
Scale: 1/8" = 1'-0"

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TITLE

PROPOSED SECTION

A3.2

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