CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

October 11, 2019

Khan Consulting Inc.
C/O Rodney V. Khan
1111 N. Brand Blvd. STE 403
Glendale, CA 91202

RE: 429 AND 431 NORTH BRAND BLVD
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1911538

Dear Mr. Khan:

The Director of Community Development will render a final decision on or after **October 21, 2019**, for the following project:

PROJECT DESCRIPTION: Facade remodel and an approximately 1,780 square-foot floor area addition (office use) to the existing 24,366 square-foot, four-story office building (built in 1962), located on an 8,795 square-foot lot in the the Downtown Specific Plan/Gateway District (DSP/GAT) Zone. There is no proposed change to the existing 24 parking spaces. Parking Exception Permit No. PPPEX1828294 was approved with conditions on February 2, 2019, to allow the proposed 1,780 square-foot floor area addition without providing the additionally required four (4) parking spaces onsite.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **October 21, 2019**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: http://www.glendaleca.gov/planning/decisions

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhani
Planner

City of Glendale
Community Development Department

Design Review Staff Report – Commercial/Industrial

Meeting/Decision Date: October 21, 2019	**Address:** 429 and 431 North Brand Boulevard
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5643-003-001
Case Number: PDR 1911538	**Applicant:** Khan Consulting Inc.
Prepared By: Aileen Babakhani, Planner	**Owner:** Glendale Holdings LLC & Glendale Capital Group LLC.

Project Summary
Facade remodel and an approximately 1,780 square-foot floor area addition (office use) to the existing 24,366 square-foot, four-story office building (built in 1962), located on an 8,795 square-foot lot in the Downtown Specific Plan/Gateway District (DSP/GAT) Zone. There is no proposed change to the existing 24 parking spaces. Parking Exception Permit No. PPPEX1828294 was approved with conditions on February 2, 2019, to allow the proposed 1,780 square-foot floor area addition without providing the additionally required four (4) parking spaces onsite.

The proposed work includes:

- Demolition of 342 square-foot office space from the first floor
- Demolition of approximately 67 square feet of office space from the second floor
- Demolition of the entire existing 840.86 square feet of office space from the fourth floor
- Floor area addition of 3,032 square feet at the fourth floor
- New roof top terrace attached to the fourth floor addition
- Facade remodeling
- Interior remolding

Existing Property/Background
The existing project site is a corner lot on the southwest corner of Brand Boulevard and Milford Street with primary frontage on Brand Boulevard. The 8,795 square-foot lot was developed in 1962 with an existing 24,366 square-foot, four-story rectangular commercial building with office use. The building features stucco, masonry block, and curtain wall for exterior cladding. There are currently 24 parking spaces, including 22 on-site parking spaces in an underground parking garage and two parking spaces at the ground level on the west side of the building with vehicular accesses from a public alley. There is no proposed change to the existing 24 parking spaces and Parking Exception Permit No. PPPEX1828294 was approved with conditions on February 2, 2019 to allow the addition of the proposed 1,780 square-foot floor area without providing the additional required four (4) parking spaces onsite. As proposed, approximately 48 percent of the existing roofs and exterior walls will be removed or abandoned in place. If demolition were to exceed 50% of the total outside walls and roof area during construction (in accordance with GMC 30.60.040), the project would have to comply with all current zoning code and the Glendale Downtown Specific Plan requirements for a new 4-story commercial/office building in the DSP/GAT Zone.

Staff Recommendation
☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: DSP **Height District:** GAT

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

☐ None
☒ Other: Parking Exception Permit No. PPPEX1828294

CEQA Status:

☒ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition will not result in an increase of more than 2,500 square feet of floor area; (15301(e)(1)).
☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because .
☐ The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines because .
☐ Other:

Site Slope and Grading

☒ None proposed
☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Located at or near front property line
☐ Conforms to prevailing setbacks on the street
☐ Maintains appropriate sidewalk width

Usable Open Space

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Incorporates outdoor pedestrian space
☐ Integrated with design and overall context
☐ Appropriate relationship with adjoining properties

Access and Parking

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Parking location is appropriate to the site and its neighborhood context
☐ Appropriate pedestrian and vehicle access points
☐ Appropriate service and loading locations

☐ Landscape screening for street-facing parking
☐ Techniques employed to reduce stormwater runoff
☐ Decorative or colored paving to delineate pedestrian areas

Landscape Design
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Complementary to building design
☐ Appropriately sized and located

Walls, Fences, and Retaining Walls
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Minimize use whenever possible
☐ Use decorative material to complement building and/or landscape design
☐ Provide landscaping to minimize visual impact

Screening
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Mechanical equipment appropriately screened
☐ Trash bins appropriately located and screened

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- There is no significant change to the existing site planning. The building is rectangular in shape and has zero setbacks from the property lines on the north side (along Milford Street), south side (adjacent to neighboring, two-story commercial building), east side (along Brand Boulevard), and west side (along a public alley). However, the subject building is setback 25'-2" from the street curb along the Brand Boulevard frontage (east) and 10'-2" from the street curb along Milford Street (north). The proposed floor area reduction on the first floor will provide an additional setback of 2'-0" from the east property line. This will increase the existing substantial public right-of-way setback along one of the city's signature and pedestrian-oriented streets (Brand Blvd) as intended by the Downtown Specific Plan.
- Three entry doors will be added to the primary facade along the Brand Boulevard frontage. This will create active street level uses as intended by the Downtown Specific Plan.
- There are no proposed changes to the existing vehicular access to the subterranean parking garage and surface parking spaces from the rear public alley (on the west side).
- The existing roof top equipment, towards the rear of the property (west), is not visible from public view and is proposed to remain unchanged.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Appropriate proportions and transitions

☐Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐Form and profile follow topography

☐Alteration of existing land form minimized

☐Retaining walls terrace with slope to minimize height

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Articulation avoids overbearing forms

☐Appropriate solid/void relationships

☐Entry and major features well located

Massing

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Larger masses broken into separate volumes

☐Long, unbroken street walls avoided

☐Visual impact of larger building minimized

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed facade remodel and floor area addition will not substantially alter the massing and scale of the existing four-story building.
- The proposed modulation on the north and east facades, expansion of the fourth floor, and the new roof top terrace are consistent with the intent of the Urban Design Standards and Guidelines of the Glendale Downtown Specific Plan. The proposal will give the building an attractive contemporary style consistent with the surrounding multi-story and high-rise commercial buildings.
- The proposed facade articulation and building projections create proportions that provide visual interest, particularly in its relationship to the pedestrian realm.
- The proposed alteration will increase the overall height of the building by seven feet, bringing it to 61 feet, which is appropriate to the surrounding buildings because the scale and

proportion of the building would not be changed significantly and the building will maintain its four-story volume.

- The proposed design and floor area extension preserve the existing views of the mountains and other local landmarks as encouraged by the Urban Design Standards and Guidelines of the Glendale Downtown Specific Plan.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If "no," explain:

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Well integrated into design
☐Location promotes pedestrian activity
☐Design provides appropriate focal point

Storefronts and Windows

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Maximize transparency at ground floor
☐12-15' floor-to-floor height at ground-floor is encouraged
☐Coordinate design with overall style of building
☐Use durable materials for windows, such as aluminum or steel
☐Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Integrate awnings and canopies into overall building design
☐Avoid long treatments spanning multiple openings
☐Back-lit awnings are not allowed

Lighting

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☒Light fixtures are appropriate to the building design
☐Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
☐Utilize shielded fixtures to avoid light spillover onto adjacent properties

No exterior lighting is shown on the project drawings. A condition of approval is recommended to provide a lighting design/detail that is compatible with the proposed design concept and design standards of the Glendale Downtown Specific Plan.

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Textures and colors reinforce design
☐High-quality, durable materials used, especially facing the street
☐Materials appropriately enhance articulation and façade hierarchies
☐Wrap corners and terminate cladding appropriately
☐Cladding is well detailed, especially at junctions between materials
☐Foam trim, finished on site, is prohibited

Paving Materials
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Decorative material at entries/driveways
☐Permeable paving when possible
☐Material and color related to design

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Configure roofline to provide visual interest and deemphasize mass
☐Roof forms are consistent with overall design
☐Continue roofs and parapets around building or terminate in logical manner

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed design is consistent with the intent of the Urban Design Standards and Guidelines of the Glendale Downtown Specific Plan. It will result in a building with a contemporary style that is consistent with the surrounding buildings.
- The design emphasizes pedestrian friendly design, which attracts pedestrians and reinforces pedestrian activity in the Glendale's signature street, Brand Boulevard.
- The proposed design and detailing will include high quality materials and and details including metal panels (VMZINC panels), new storefronts and windows, new stucco finish (grey color), parapet railings, and glass curtain walls. The proposed metal panel is a durable and environmentally friendly material. The new decorative metal cladding system consists of rectangular shaped panels with horizontal projecting panels for the joints.
- No exterior lighting is shown on the project drawings. A condition of approval is recommended to provide a lighting design/detail that is compatible with the proposed design concept and design standards of the Glendale Downtown Specific Plan.
- The new aluminum windows will feature a combination of picture and awning sash creating glass curtain walls on the north and east facades.
- The new flat roof of the fourth floor and new parapet match the existing roof and details.

Recommendation / Draft Record of Decision

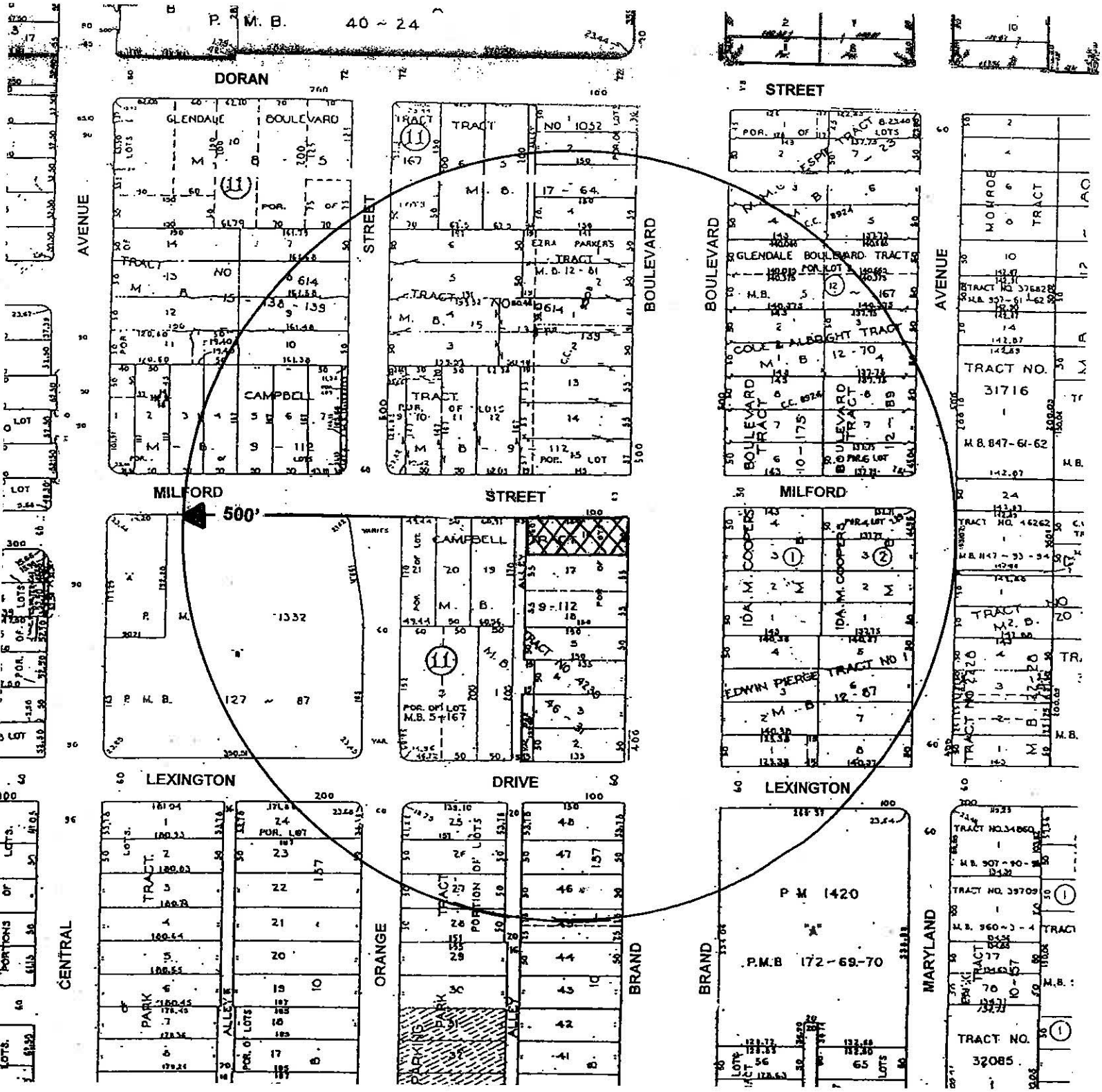
Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions:

1. Provide an exterior lighting plan (design/detail) and cut sheets depicting lighting fixtures that are compatible with the proposed design concept and the design standards of the Glendale Downtown Specific Plan.

Attachments

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans



500' RADIUS MAP

KHAN CONSULTING INC
1111 N BRAND BLVD STE 403
GLENDALE CA 91202
(818) 507-1605

SITE: 429-431 N BRAND BOULEVARD
GLENDALE CA 91203

OWNER: GLENDALE HOLDINGS LLC &
GLENDALE CAPITAL GROUP LLC
14250 VENTURA BLVD – 2ND FLOOR
SHERMAN OAKS CA 91423

CASE N0:
SCALE: 1" = 200'

LOCATION MAP

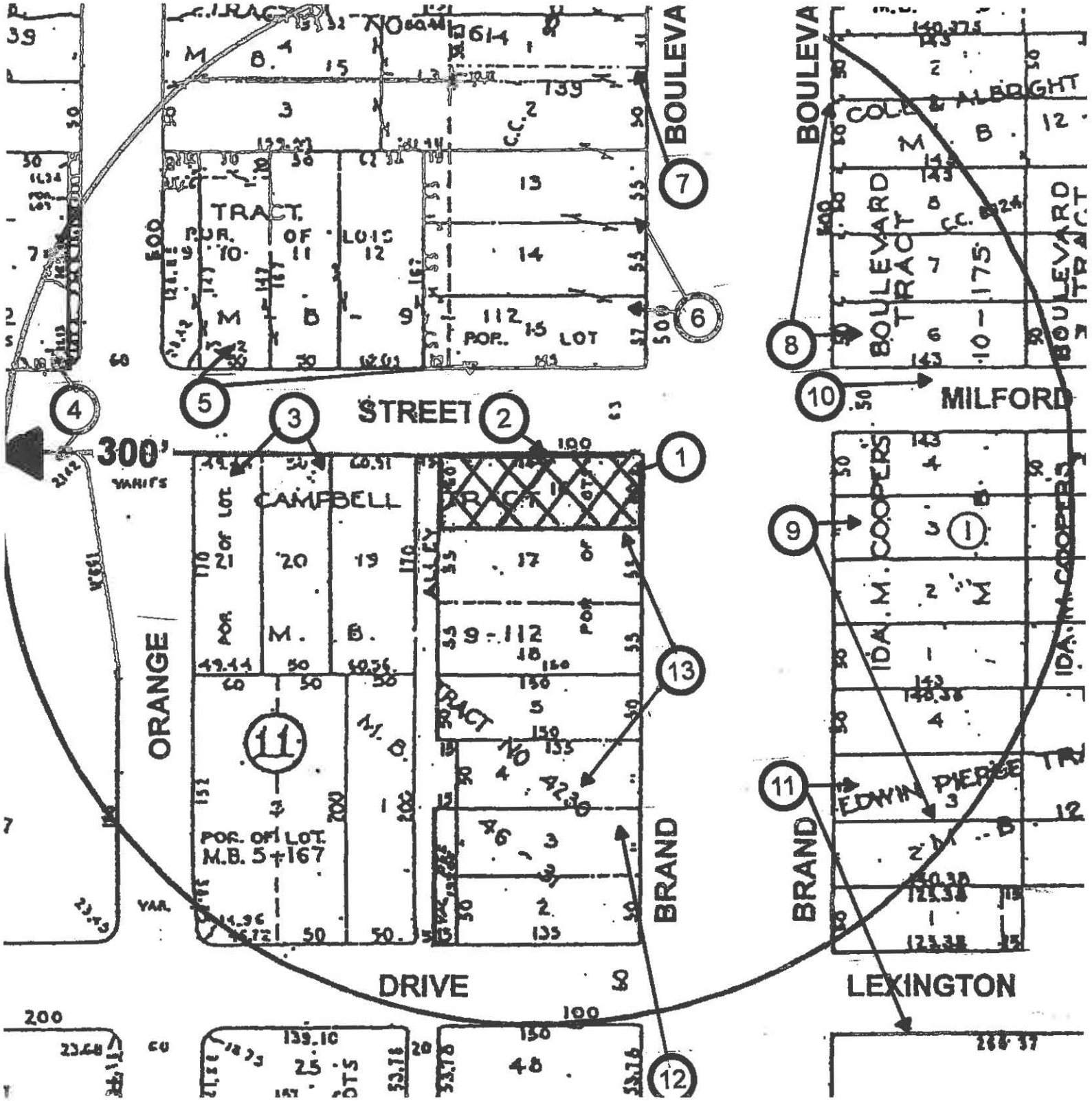
2019 JUN 13 AM 9:38
DIVISION

PHOTOS

DESIGN REVIEW

429-431 N BRAND BLVD
GLENDALE CA 91203

(AIN 5643-003-001)



300' RADIUS MAP

KHAN CONSULTING INC
1111 N BRAND BLVD STE 403
GLENDALE CA 91202
(818) 507-1605

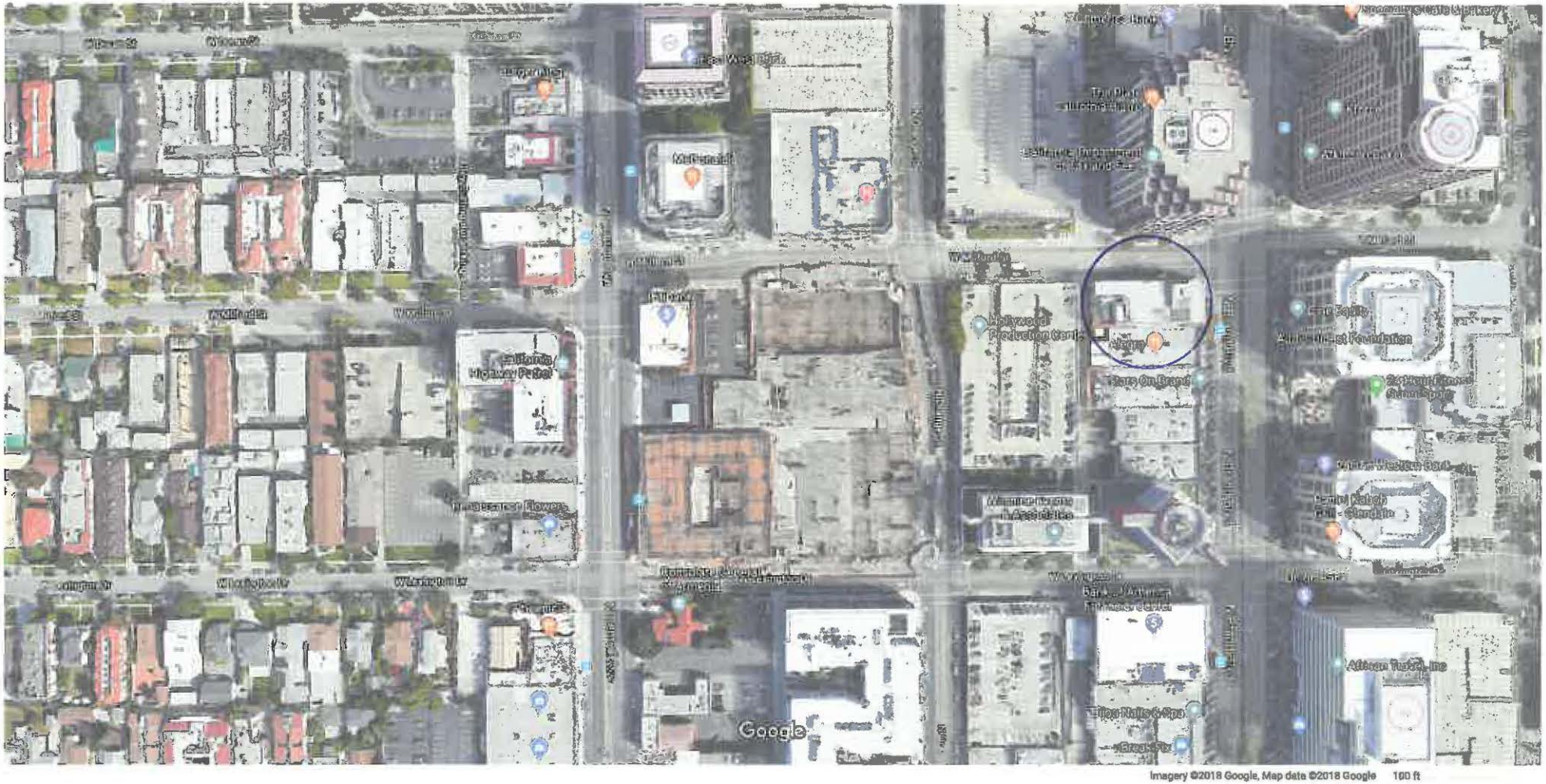
SITE: 429-431 N BRAND BOULEVARD
GLENDALE CA 91203

OWNER: GLENDALE HOLDINGS LLC &
GLENDALE CAPITAL GROUP LLC
14250 VENTURA BLVD – 2ND FLOOR
SHERMAN OAKS CA 91423

CASE N0:
SCALE: 1" = 100'

PHOTOGRAPHIC SURVEY MAP

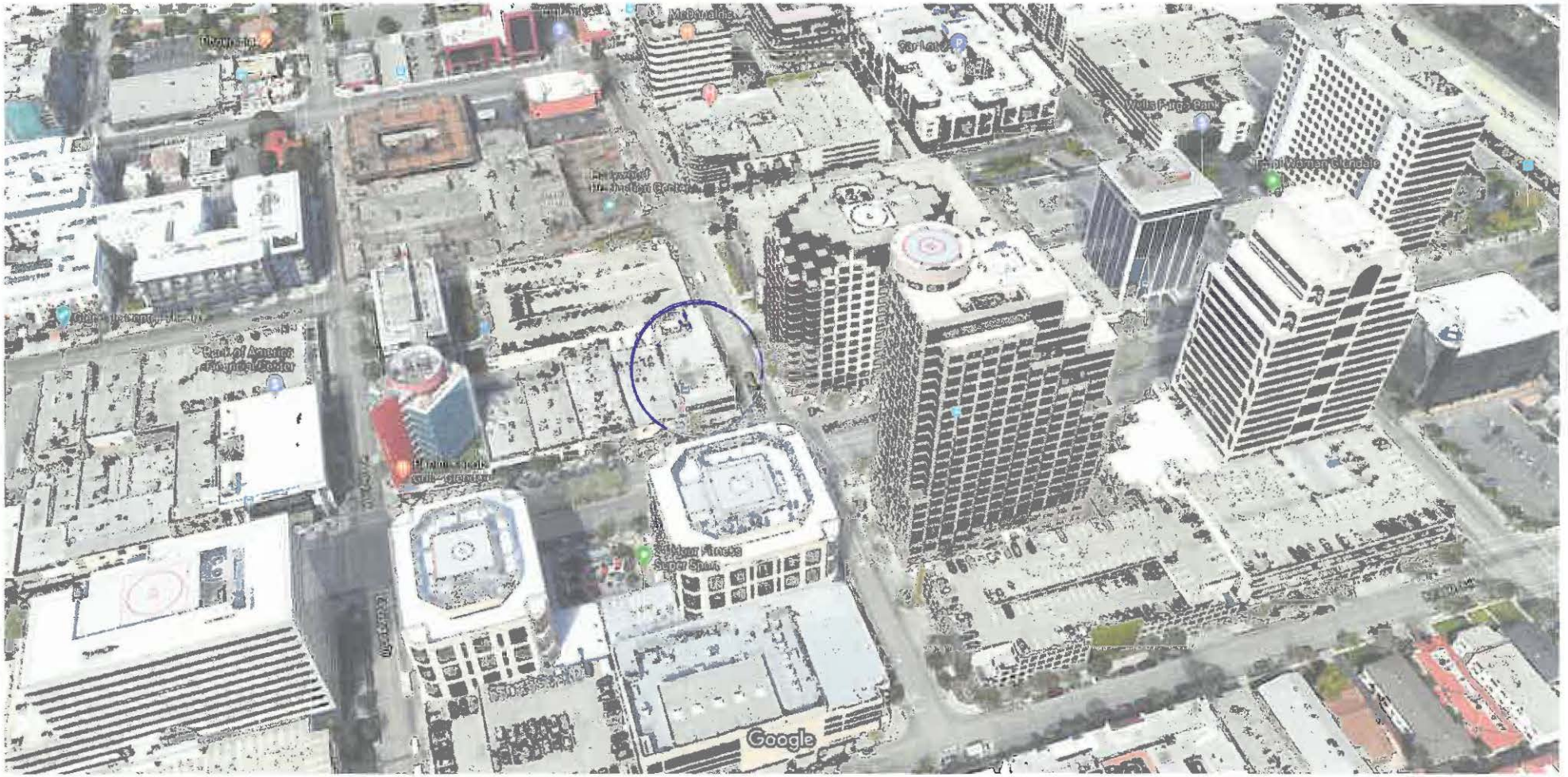
Google Maps 429 N Brand Blvd



Imagery ©2018 Google, Map data ©2018 Google 100 ft

BIRD'S EYE VIEW OF SITE AND SURROUNDING AREA

Google Maps 429 N Brand Blvd



Imagery ©2018 Google, Map data ©2018 Google 100 ft

BIRD'S EYE VIEW OF SITE AND SURROUNDING AREA

Google Maps N Brand Blvd

Image capture: Mar 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Mar 2018

(1)

SUBJECT PROPERTY
NORTH & EAST ELEVATIONS

Google Maps 148 W Milford St

Image capture: Feb 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Feb 2018

(2)

SUBJECT PROPERTY
WEST ELEVATION

WEST ELEVATION
SUBJECT PROPERTY: 429-431 NORTH BRAND BOULEVARD

EAST ELEVATION
SUBJECT PROPERTY: 429-431 NORTH BRAND BOULEVARD

NORTH ELEVATION
SUBJECT PROPERTY: 429-431 NORTH BRAND BOULEVARD

SOUTH ELEVATION
SUBJECT PROPERTY: 429-431 NORTH BRAND BOULEVARD

Google Maps 132 W Milford St

Image capture: Feb 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Feb 2018

(3)

WEST OF SUBJECT PROPERTY

Google Maps 198 W Milford St

Image capture: Feb 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Feb 2018

(4)

CITIBANK SITE
UNDER CONSTRUCTION

Google Maps 198 W Milford St

Image capture: Feb 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Feb 2018

(5)

NORTH OF SUBJECT PROPERTY

Google Maps N Brand Blvd

Image capture: Dec 2017 © 2018 Google

Glendale, California

Google, Inc.

Street View - Dec 2017

(6)

NORTH OF SUBJECT PROPERTY

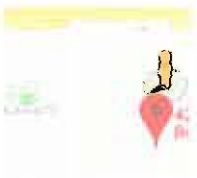
Google Maps 552 N Brand Blvd

Image capture: Dec 2017 © 2018 Google

Glendale, California

Google, Inc.

Street View - Dec 2017



(7)

NORTH OF SUBJECT PROPERTY

Google Maps 499 N Brand Blvd

Image capture: Mar 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Mar 2018

(8)

NORTHEAST OF SUBJECT PROPERTY

Google Maps N Brand Blvd

Image capture: Mar 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Mar 2018

(9)

EAST OF SUBJECT PROPERTY

Google Maps 100 W Milford St

Image capture: Feb 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Feb 2018

(10)

NORTHEAST OF SUBJECT PROPERTY

Google Maps 403 N Brand Blvd

Image capture: Mar 2018 © 2018 Google

Glendale, California

Google, Inc.

Street View - Mar 2018

(11)

EAST OF SUBJECT PROPERTY

Google Maps N Brand Blvd

Image capture: Dec 2017 © 2018 Google

Glendale, California

Google, Inc.

Street View - Dec 2017

(12)

SOUTH OF
SUBJECT PROPERTY

Google Maps N Brand Blvd

Image capture: Dec 2017 © 2018 Google

Glendale, California

Google, Inc.

Street View - Dec 2017

(13)

SOUTH OF SUBJECT PROPERTY

431 N. BRAND BLVD. GLENDALE, CA. 91203

REMODELING LESS THAN 50% OF THE EXISTING ENVELOPE 24.366.40 SF. 4 STORY OFFICE BUILDING & 1,780.13 S.F. TOTAL NEW ADDITION

ABBREVIATIONS

A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
B.W.	BACK OF WALL
C.	COMPACT
C.O.	CLEAR OUT
CONC.	CONCRETE
CONT.	CONTINUOUS
CSB.	CONCRETE SPLASH BLOCK
D.	DRYER
DBL.	DOUBLE
DN	DOWN
DWG	DRAWING
D.S.	DOWN SPOUT
DWR.	DRAWER
EL.	ELEVATION
EXIST'G.	EXISTING
EXT.	EXTERIOR
F.F.	FINISHED FLOOR
F.G.	FIXED GLASS
FIN.	FINISH/FINISHED
FL.	FLOOR
F.O.S.	FACE OF STUD OR STRUCTURE
F.P.	FIXED PANEL
F.S.	FINISHED SURFACE
FT.	FOOT/FEET
GA.	GAUGE
GALV.	GALVANIZED
GR.	GRADE
GYP.	GYPSUM
H.C.	HOLLOW CORE
HORIZ.	HORIZONTAL
INT.	INTERIOR
INV.	INVERT
MANF'G.	MANUFACTURING
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.T.	METAL THRESHOLD
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.H.	OVERHANG
P.C.	PULL CORD
PL.P.L.	PROPERTY LINE
P&S	POLE AND SHELF
PYWD.	PLYWOOD
REC.	RECREATION
REINF.	REINFORCED
RM	ROOM
R.S.	ROUGH SWAN
S.C.	SOLID CORE
SCH.	SCHEDULE
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SQ.	SQUARE
T.C.	TOP OF CURB
T&G	TONGUE & GROOVE
THRU	THROUGH
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.W.	TOP OF WALL
TYP.	TYPICAL
VERT.	VERTICAL
W.	WASHER
W/	WITH
WD.	WOOD
WP.	WATERPROOF OR WEATHERPROOF

LEGEND

- WALL LINE: NUMBERS VERTICAL, LETTERS HORIZONTAL
- DOOR SYMBOL NUMBERS
- WINDOW TYPE – LETTERS
- DETAIL: DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
- SECTIONAL DETAIL: DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
- SECTION: SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN
- INTERIOR ELEVATION: ELEVATION IDENTIFICATION
- SHEAR WALL-LETTERS, REVISION – NUMBERS, CLOUD AROUND REVISION OPTICAL
- MATCH LINE: SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT
- (100) NEW OR FINISHED CONTOURS
- (98) EXISTING CONTOURS
- PROPERTY LINE
- CENTER LINE

MATERIALS

- EARTH
- SAND, MORTAR, PLASTER
- CONCRETE
- BRICK
- CONC. BLOCK
- METAL
- METAL LATH
- WOOD FINISH
- WOOD FRAMING (THRU MEMBER)
- WOOD FRAMING (INTERRUPTED MEMBER)
- PLYWOOD
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID

SUMMARY

OWNER NAME:	AMIR TEHRANI
OWNER ADDRESS:	118 S. GRETNA GREEN LA, CA. 90049 TEL: (817)966-3142
BUILDING CODE EDITION:	LABC 2014
LEGAL DESCRIPTION:	TRACT: BLOCK: LOT:
BUILDING TYPE:	TYPE V-A ,
SPRINKLERS:	THROUGHOUT W/ AN APPROVED AUTOMATIC FIRE SPRIKLER SYSTEM IN ACCORDANCE W/ SECTION R313.3 OR NFPA13D. (R313, 12.21A17(a)). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
MAX HEIGHT:	–
ZONE:	DSP-GAT
LOT AREA	8795.01 SF.
NUMBER OF UNITS:	10
OCCUPANCY GROUP:	B
EXIST'G & NEW USE:	OFFICE SPACE

(SET BACKS)		EXISTING
	FRONT YARD:	0.00
	SIDE YARD:	0.00
	REAR YARD:	0.00
	EXISTING HEIGHT:	54.00'
	NEW HEIGHT:	61.00'

EXISTING BUILDING = 24,366.40 SF.

NEW ADDITION = 1,780.13 SF.

1,780.13 SF./1000X2 = REQUIRED 4 PARKING SPACES FOR NEW ADDITION

FOR PROVIDED # OF PARKING SPACE FOR THE NEW ADDITION SEE EXCEPTION CASE # PPPEX 182994 ON PAGE A0.1

EXISTING PARKING:	24 SPACES
# OF PARKING SPACE FOR THE EXIST'G & NEW ADDITION:	24 SPACES

DRAWING INDEX

ARCHITECTURAL DRAWING:

A0.0	COVER SHEET
A0.1	PARKING EXCEPTION CASE # PPPEX 182994
A1.1	SURVEY PLAN
A2.1	EXISTING FIRST FLOOR PLAN
A2.2	EXISTING SECOND FLOOR PLAN
A2.3	EXISTING THIRD FLOOR PLAN
A2.4	EXISTING FOURTH FLOOR PLAN
A3.0	EXISTING NORTH ELEVATION
A3.1	EXISTING EAST ELEVATION
A3.2	EXISTING SOUTH ELEVATION
A3.3	EXISTING WEST ELEVATION
A4.1	EXISTING SECTION A–A
A4.2	EXISTING SECTION B–B
A4.3	EXISTING SECTION C–C
A5.1	EXISTING ROOF PLAN
A5.2	EXISTING BASEMENT PLAN
A6.0.1	PROPOSED SITE PLAN
A6.0.2	PROPOSED NEIGHBORHOOD SITE PLAN
A6.1	PROPOSED FIRST FLOOR PLAN
A6.2	PROPOSED SECOND FLOOR PLAN
A6.3	PROPOSED THIRD FLOOR PLAN
A6.4	PROPOSED FOURTH FLOOR PLAN
A7.0	PROPOSED NORTH ELEVATION
A7.1	PROPOSED EAST ELEVATION
A7.2	PROPOSED WEST ELEVATION
A7.3	PROPOSED SOUTH ELEVATION
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A7.5	RENDERED PERSPECTIVE
A8.0	PROPOSED SECTION A–A
A8.1	PROPOSED SECTION B–B & C–C
A8.2	PROPOSED WALL SECTIONS
A8.3	PROPOSED WALL SECTIONS
A8.4	PROPOSED WALL SECTIONS
A9.1	PROPOSED ROOF FLOOR PLAN
A9.2	EXISTING BASEMENT PLAN
A10.0	PROPOSED DOOR & WINDOW SCHEDULE
A10.1	50% DEMOLITION CALCULATION
A10.2	50% DEMOLITION CALCULATION
A10.3	50% DEMOLITION CALCULATION

STRUCTURE DRAWING:

SCOPE OF PROJECT:

- REMODELING LESS THAN 50% OF THE EXISTING ENVELOPE 24.366.40 SF. 4 STORY OFFICE BUILDING.
- NO ADDITION TO THE EXISTING 24 PARKING SPACES AT BASEMENT AND ALLEY LEVELS.
- ONLY ARCHITECTURAL ELEMENTS PROJECT AT BRAND BLVD. AND MILFORD AVE.
  - E. WIDTH OF THE SIDEWALK AT BRAND BLVD. (25'–3")
  - E. WIDTH OF THE SIDEWALK AT MILFORD AVE. (10'–2")
- EXISTING 840.86 SF. @ 4TH. FLOOR TO BE REMOVED.
- AREA OF 69.53 SF. @ 2ND. FLOOR TO BE REMOVED.
- AREA OF 342.00 SF. @ 1ST. FLOOR TO BE REMOVED.
- TOTAL NEW ADDITION @ 4TH FLOOR = 3,032.52 SF.
- TOTAL NEW ADDITION = 3,032.52 SF. NEW ADDITION @ 4TH. FLOOR – 342.00 S.F. @ 1ST. FLOOR – 840.86 SF. E. 4TH FLOOR PLAN – 69.53 SF. (REMOVED FROM 2ND. FLOOR) = 1,780.13 SF.

CONSULTANTS

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GROUP "S" INC.
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CIVIL ENGINEER: AMIR MIRZADEH
AMC ENGINEERING CORP.
P.O. BOX 572110
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Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
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Notes:

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Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
COVER SHEET

Sheet No.:
A0.0

CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

February 12, 2019

Khan Consulting Inc.
C/O Rodney V. Khan
1111 North Brand Boulevard, Suite 403
Glendale, CA 91202

RE: 429-431 NORTH BRAND BLVD
PARKING EXCEPTION CASE NO. PPPEX 1828294

Dear Mr. Khan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the property located at 429-431 North Brand Boulevard, in the "DSP/GAT" – Down Town Specific Plan/Gateway District, and described as Lot 16 of the Campbell Tract, Exclusive of alley, in the City of Glendale, County of Los Angeles.

The application is hereby APPROVED, based on the following analysis and findings, and subject to the following conditions.

PROJECT PROPOSAL

The applicant is requesting to add an approximately 1,780 square-foot office space to the existing 24,366 square-foot four-story office building located at 429-431 North Brand Boulevard without providing the additional required four parking spaces on-site.

ENVIRONMENTAL DETERMINATION
The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Sections 15301 (e)(1), because the proposed addition to the existing office building will not result in an increase of more than 2,500 square feet of floor area. The project involves an addition of 1,780 square feet of floor area and a facade remodel.

SUMMARY AND BACKGROUND

The project site is currently developed with a four-story, 24,366 square-foot office building built in 1962-1963. The subject site is located at the southwest corner of Brand Boulevard and Milford Street in the DSP/GAT – Downtown Specific plan/Gateway District. Currently, the building has a total of 24 on-site parking spaces, including two ADA parking spaces, with accesses from a public alley on the west side of the building. Two of the parking spaces are located on the ground

level of the building and 22 parking spaces are located in an underground parking garage. As proposed, a total of 1,390 square feet of the existing office spaces within the building on the first, second, and fourth floors will be demolished and a total of 3,170 square-foot office space will be added to the existing building on the first, second, and fourth floors resulting in a 1,780 square-foot office space addition. As such, the parking shortfall for the total of 1,780 square-foot office space addition will be four parking spaces, which cannot be accommodated on the subject site.

PARKING EXCEPTION REQUEST

The applicant is requesting a parking exception to allow an addition of 1,780 square-foot office spaces to expand the existing first, second, and fourth floors without providing the additional four required parking spaces on site.

Pursuant to Section 30.32.030 (B)(1) of the Glendale Municipal Code, upon enlargement of a building, which creates an increase in floor area devoted to a use, additional parking and loading spaces shall be provided for such new floor area without diminishing the existing parking provided for the existing use. In some cases, a strict application of the parking code to require full on-site parking for these uses is not practical or desirable, and would prevent businesses from locating in the project area.

In accordance with Section 30.32.050 of the Glendale Municipal Code, office uses in the DSP require two (2) parking spaces per 1,000 square feet of floor area; therefore, the parking shortfall for the 1,780 square-foot floor area addition for the office use will be four parking spaces. These spaces cannot be accommodated on the subject site due to the current constraints on the property as the existing building footprint covers the entire lot and it is impractical to expand the underground garage.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has determined that Parking Exception Case No. PPPEX 1828294, a request for a four-space parking exception in conjunction with a 1,780 square-foot office space addition to the existing office building located at 429-431 North Brand Boulevard, meets the findings of Section 30.32.020 as follows:

A. Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, number of spaces or locations specified by the provisions of this title without impairment of the project's viability.

The required number of parking spaces for the additional office space cannot reasonably be provided on-site.

The subject site is located on the southwest corner of Brand Boulevard and Milford Street. The site is 8,795 square feet in area and bounded by Milford Street to the north, Brand Boulevard to the east, an alley to the west, and a commercial building to the south. The existing four-story office building with an underground parking garage covers the entire lot. The proposal includes construction of approximately 3,170 square feet of office space including a mezzanine on the fourth floor of the existing 24,366 square-foot office building. However, a total of 1,390 square

feet of office spaces within the existing building will be removed resulting in a 1,780 square-foot floor area addition to the existing building. The increase in floor area of 1,780 square feet for office uses will require an additional four parking spaces. Based on the current development of the property including the existing building location, there is no additional space to accommodate the additional parking spaces. The applicant would have to make significant modifications to the existing building, which would impair the viability of the proposed addition. As there are no on site alternatives to locate the four additional parking spaces, the required four parking spaces in conjunction with the proposed 1,780 square-foot office space addition cannot reasonably be provided on-site.

B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the former Central Redevelopment Area and will be consistent with the various elements of the General Plan and will promote the general welfare and economic well being of the area.

The project is consistent with the intent of the goals and objectives of the former Central Glendale Redevelopment Project and the Downtown Specific Plan. Applicable goals include promoting the general welfare and economic well-being of the area. The site is located in the Gateway District of the Downtown Specific Plan (DSP) that is home to numerous corporate headquarters and businesses whose multi-storied towers are visible from the various viewpoints throughout the city and the 134 Freeway. One of the goals and objectives of the Gateway District is to focus and encourage promotion and location of corporate headquarters. The preferred land uses in this district are high-rise office and residential, hotels, and other uses which support the adjacent office uses and employees. The project will promote the economic well-being of the area by adding new office spaces. Furthermore, the proposed facade remodel will help to create an attractive visual image of Glendale for freeway users.

The project is consistent with the various elements and objectives of the General Plan. The Land Use Element encourages a vibrant array of commercial (retail, service, office, entertainment) uses, in addition to very high density, urban housing and mixed-use developments. The Circulation Element classifies Brand Boulevard as a Major Arterial that can accommodate the traffic and circulation patterns of the proposed office expansion. Milford Street is classified as an urban collector in the Circulation Element and can also adequately accommodate the traffic and circulation patterns of the proposed addition. The site is not designated for a future park or open space in the Open Space and Conservation Element or the Recreation Element. The site is not in an active fault zone as shown in the Safety Element. For all of these reasons, the project will be consistent with the various elements and objectives of the Glendale General Plan.

C. The project involves exceptional circumstances or conditions applicable to the property involved, or the intended use or development of the property that do not apply generally to other property in the area.

There are conditions applicable to the subject property and the intended use that do not apply generally to other property in the area. The existing building footprint covers the entire site making it infeasible to alter the size or configuration of the structure to accommodate the four additional on-site parking spaces required by the Zoning Code. Currently, the project site is a four-story, 24,366 square-foot multi-tenant office building located on the southwest corner of Brand Boulevard and Milford Street. The building was originally developed in 1962-1963 with 22 on-site parking spaces in an underground parking garage and two parking spaces at the ground level on the west side of the building with vehicular accesses from a public alley. The proposed office use expansion of 1,780 square feet is parked at 2 spaces per 1,000 square feet of floor

area; therefore, four additional on-site parking spaces are required. Based on the current development on the site, including building location, it would not be possible to extend the building or accommodate additional parking spaces without significantly altering the existing building, which would impair the project's viability. Therefore, there are exceptional circumstances that warrant approval of the requested parking exception for this project

D. There are mitigating circumstances whereby the exception will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity of the property or in the neighborhood in which the property is located.

The granting of the parking exception to allow the expansion of the existing office building with four parking spaces shortfall will not be detrimental to the public welfare or other developments in the surrounding neighborhood. The proposed office expansion is not anticipated to increase the demand for parking. The subject site is located in the Downtown Specific Plan (DSP). The DSP governs development of the site and surrounding area. Goals of the DSP include strengthening downtown's pedestrian, bicycle and transit-oriented characteristics while ensuring vehicular access to downtown destinations and preserving and enhancing the distinctive character of Glendale's downtown buildings, streets and views. Furthermore, the site is adjacent to a public parking structure (Orange Street Parking Structure) and to City Parking Lot 6 to the south. Both provide parking for surrounding uses and are located within short walking distances from the subject site. Therefore, the approval of a four parking space deficit is not expected to be detrimental to the public welfare or surrounding neighborhood.

Lastly, pursuant to GMC Section 30.32.020, approval of the parking exception is valid so long as the land use remains the same as at the time of permit issuance. The approval of this Parking Exception permit does not run with the land. Accordingly, the parking provided will be sufficient for the proposed use, and any potential future uses would need to obtain a new parking exception, if required.

Therefore, Parking Exception PPPEX1828294 is hereby APPROVED, subject to the following conditions:

CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development. Nothing in this approval letter shall authorize the proposed project to deviate from any other Zoning Code requirements that are not specifically advertised in this application.

2. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.

3. That the Parking Exception is valid only insofar as the specific use for which it was granted remains the same. The permit runs with the office use as long as there is no intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Director of Community Development.

4. That any other changes on this project shall be subject to review and approval of the Director of Community Development.

5. That Business Registration Certificates (BRC) shall be obtained to reflect the new expanded office uses.

6. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

7. That access to the premises shall be made available to all City of Glendale Community Development Department, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision; information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before February 27 , 2019, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line
https://www.glendaleca.com/home/showdocument?id=11928

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over parking exception permits. To consider the revocation, the Community Development Department shall hold a public hearing after giving notice by the same procedure as for consideration of a parking exception permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR:

TERMINATION
Every right or privilege authorized by a parking exception permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

EXTENSION
An extension of the parking exception permit may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension, the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the parking exception.

CESSATION
Any parking exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the parking exception for one year or more in the continuous exercise in good faith of such right and privilege.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished By Appointment Only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well. You should have any questions regarding the issue, please do not hesitate to contact the case planner, Aileen Babakhani at (818) 937-8331 or ababakhani@glendaleca.gov

Sincerely,

Philip Lanzalotto
Director of Community Development

PL:EKA:sam

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpen); Traffic & Transportation Section (Larry Tan/S. Vartanian); General Manager for Glendale Water and Power (S.Zum); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power -Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (Rene Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villalobos); letters and emails received; and case planner Aileen Babakhani.

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
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CIVIL ENGINEER:
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P.O. BOX 572110
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Notes:

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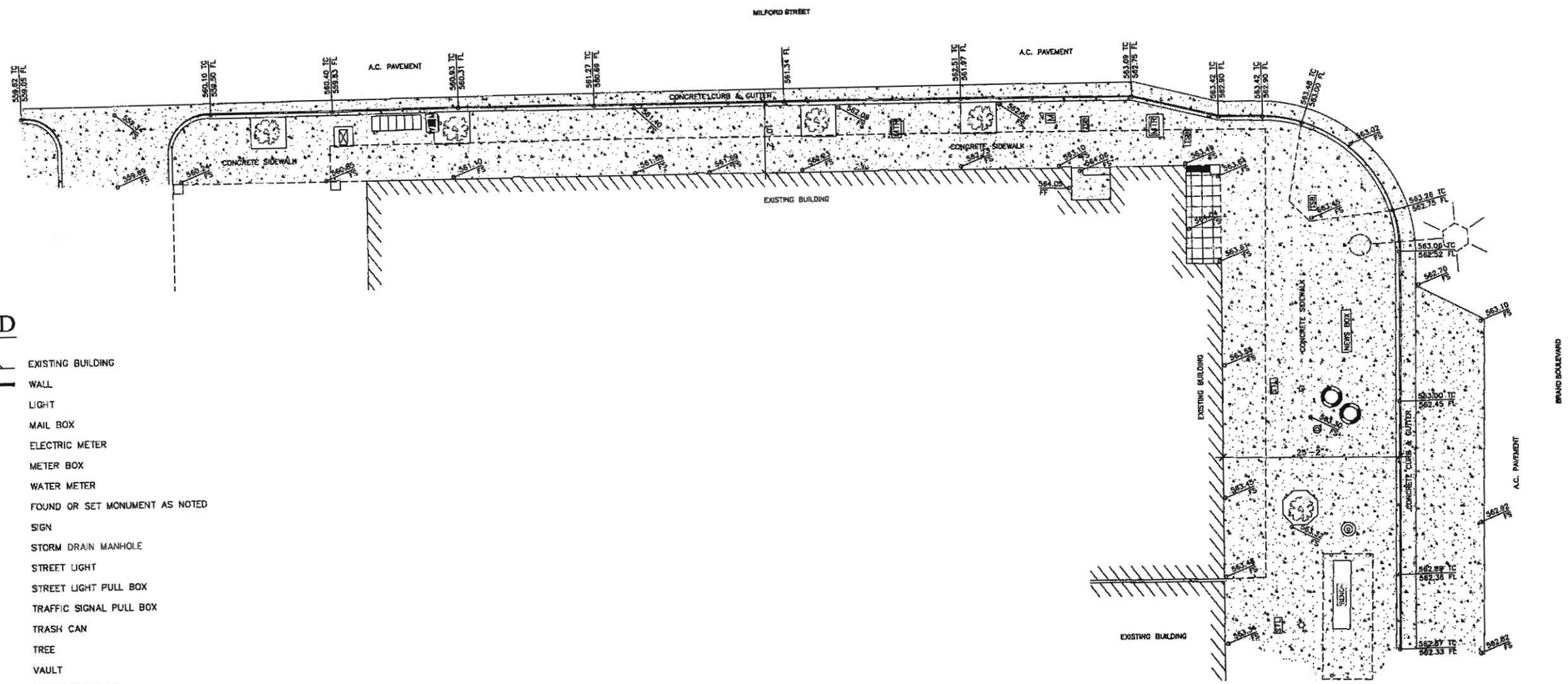
Drawn By: S.S
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
PARKING EXCEPTION CASE

Sheet No.:
A0.1



LEGEND

- EXISTING BUILDING
- WALL
- LIGHT
- MAIL BOX
- ELECTRIC METER
- METER BOX
- WATER METER
- FOUND OR SET MONUMENT AS NOTED
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- TRAFFIC SIGNAL PULL BOX
- TRASH CAN
- TREE
- VAULT
- FS — FINISHED SURFACE
- FF — FINISHED FLOOR
- FL — FLOWLINE
- TC — TOP OF CURB

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

BENCHMARK:
CITY OF GLENDALE BENCHMARK NO. BM2329,
FOUND BRASS DISK IN N'LY CURB MILFORD ST 1.0 FT W'LY OF BCR
N-W'LY CORNER. STAMPED 'BM2329 SET 2007'.
ELEVATION= 563.88'

HOOSHMAND JAHANPOUR-BURKE, LS 8230 DATE

H.J. BURKE, INC.
830 S. DURANGO DR, # 100, LAS VEGAS, NEVADA 89145
T: (310) 633-1213, (702) 4528753, F: (702) 562-8876, EMAIL: hnb@hjburke.com

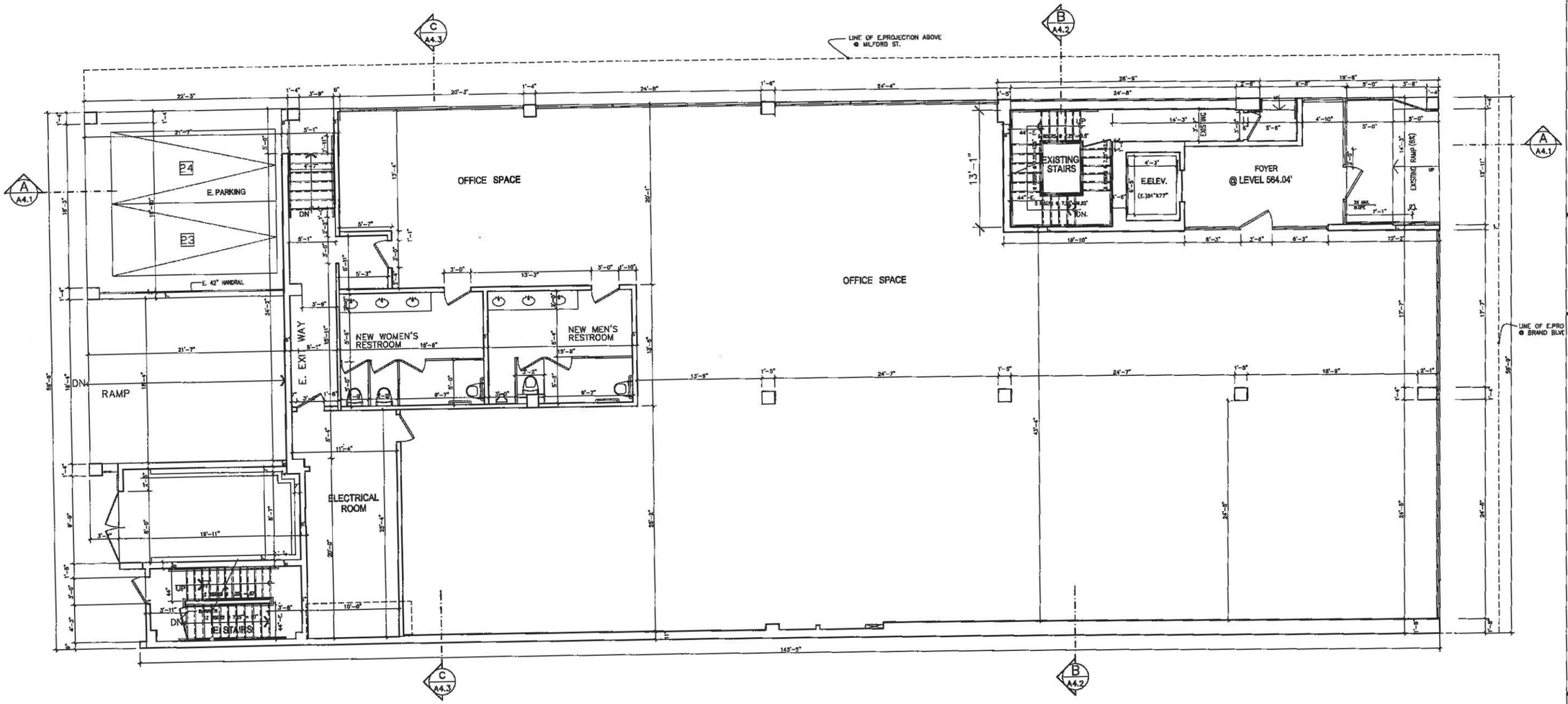
DRAWN BY: AJL
DATE OF SURVEY: 3-25-2017
CHECKED BY: JOHN
DWG NAME: 431 BRAND BLVD

DATE	REVISIONS	APPROVED BY:

TOPOGRAPHIC SURVEY

431 BRAND BOULEVARD
GLENDALE, CALIFORNIA

SHEET:
1 OF 1



EXISTING FIRST FLOOR PLAN

7413.40 SF.

SC: 3/16" = 1'-0"

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GLENDALE, CA. 91203

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CIVIL ENGINEER:
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Notes:

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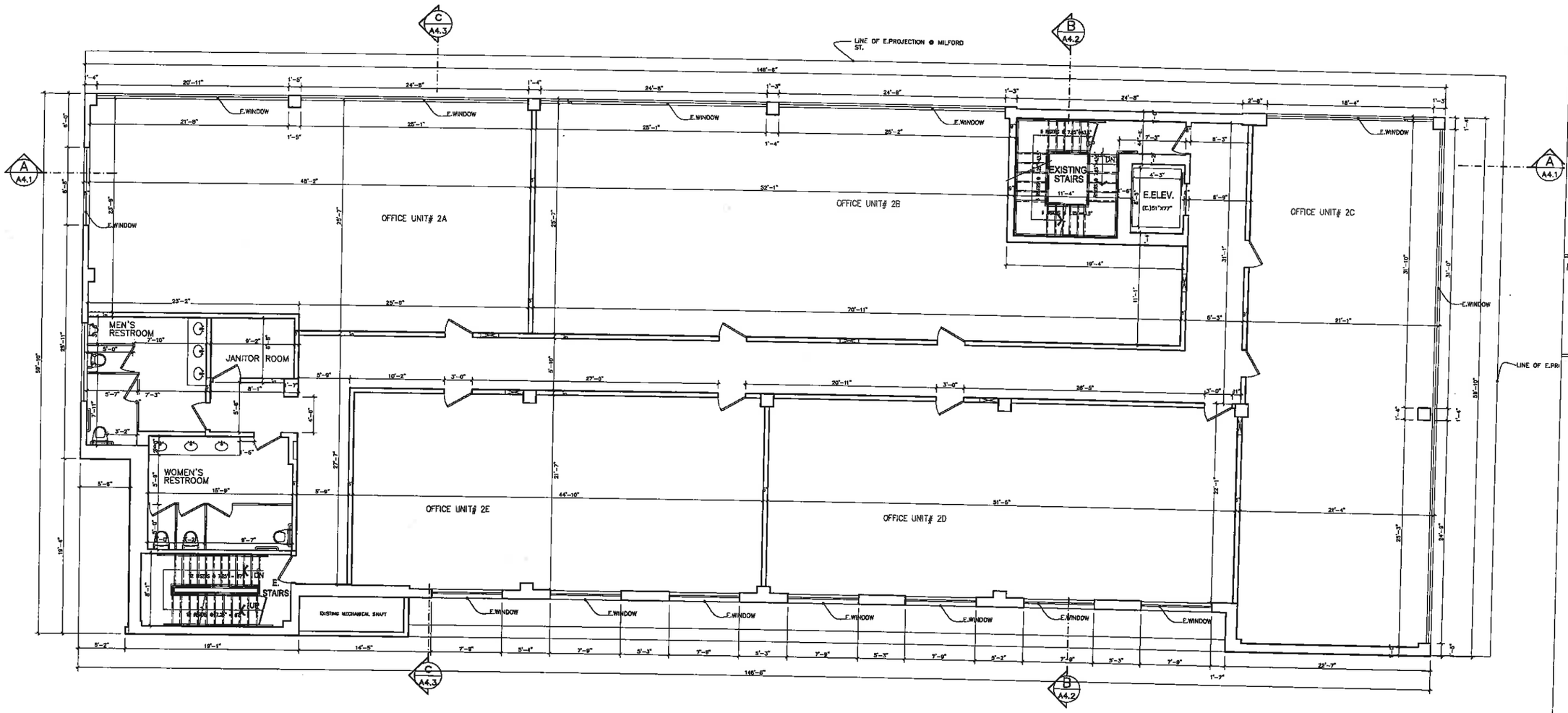
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING FIRST PLAN

Sheet No.:
A2.1



EXISTING SECOND FLOOR PLAN

8056.07 SF.

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

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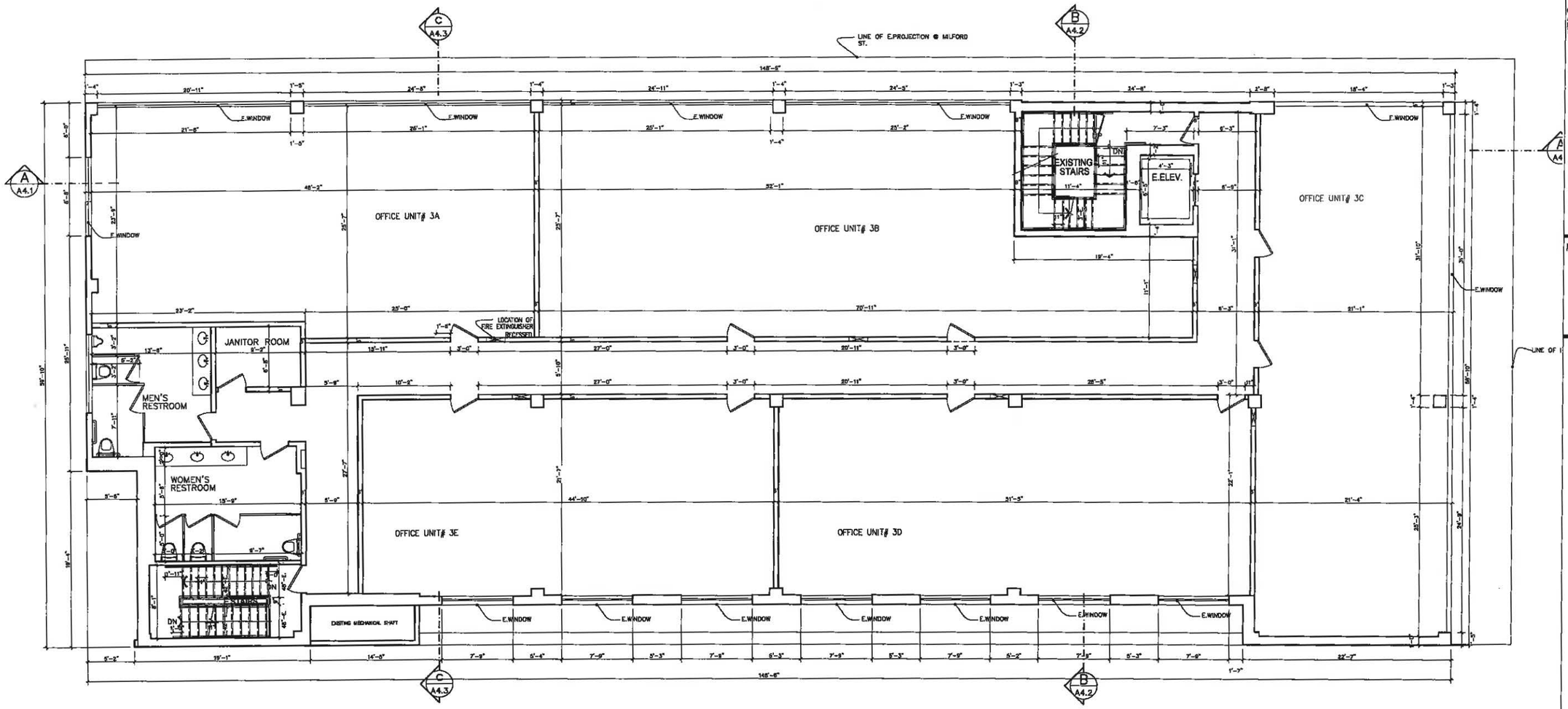
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING SECOND PLAN

Sheet No.:
A2.2



EXISTING THIRD FLOOR PLAN

8056.07 SF.

SC: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

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Checked By: s.s
Date: JULY. 2019
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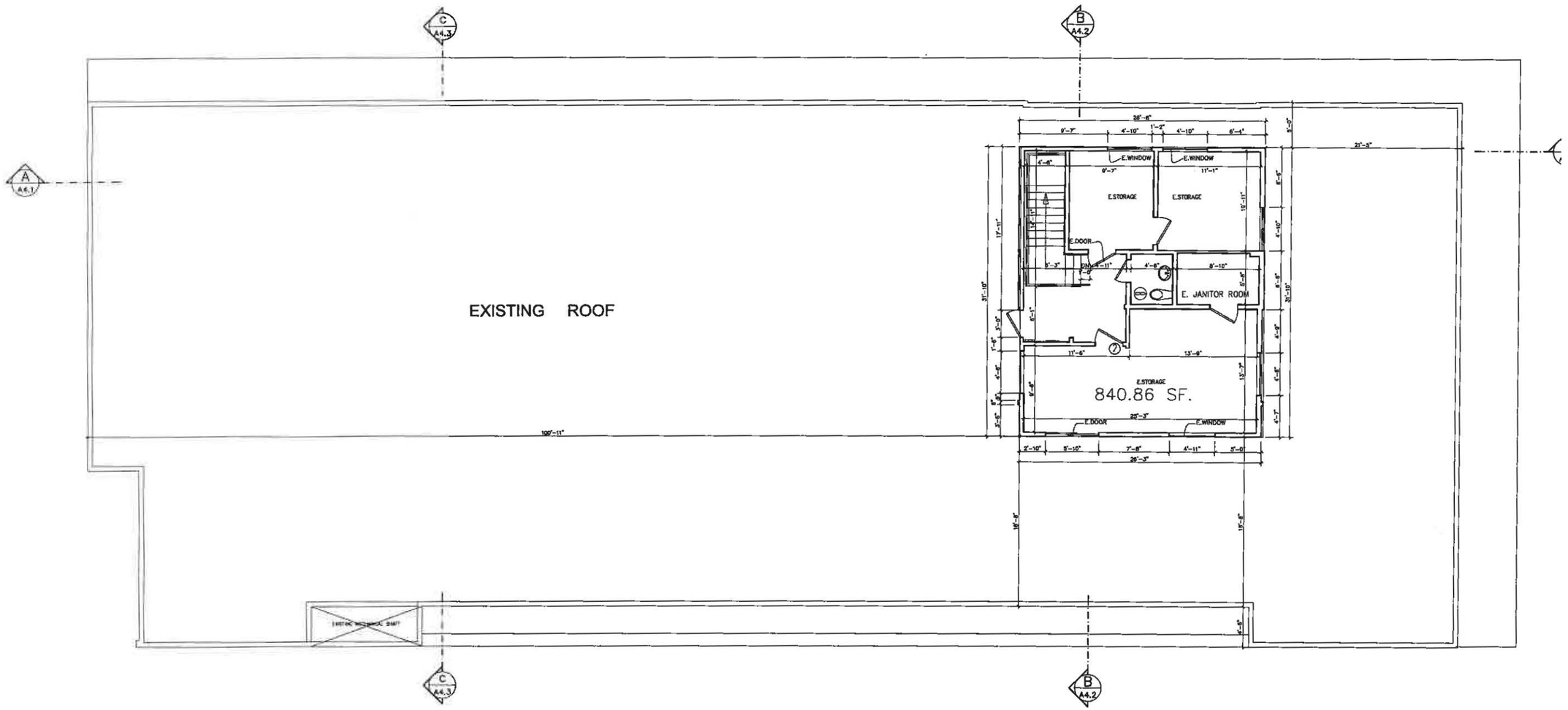
Sheet Title:
EXISTING THIRD PLAN

Sheet No.:
A2.3



EXISTING FOURTH FLOOR PLAN

sc: 3/16" = 1'-0"

840.86 SF.

Project:
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GLENDALE, CA. 91203

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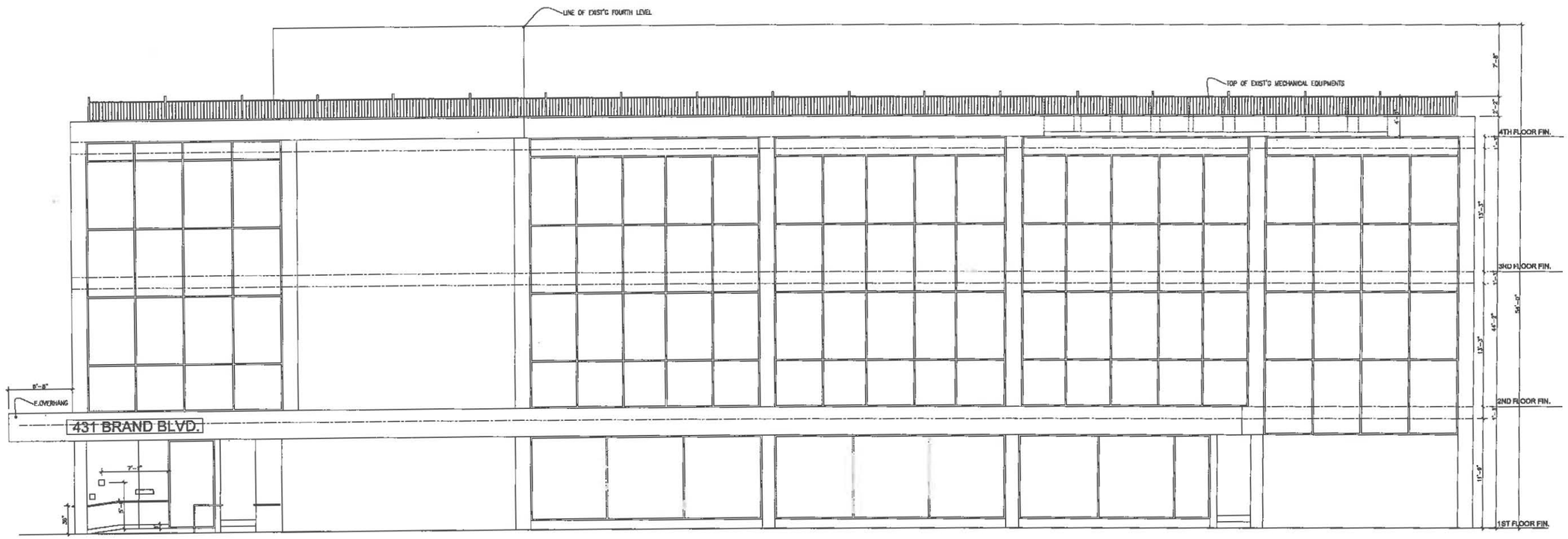
Scale:

Sheet Title:
EXISTING FOURTH PLAN

Sheet No.:
A2.4



EXISTING NORTH ELEVATION

sc: 3/16" = 1'-0"

Project:

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GLENDALE, CA. 91203

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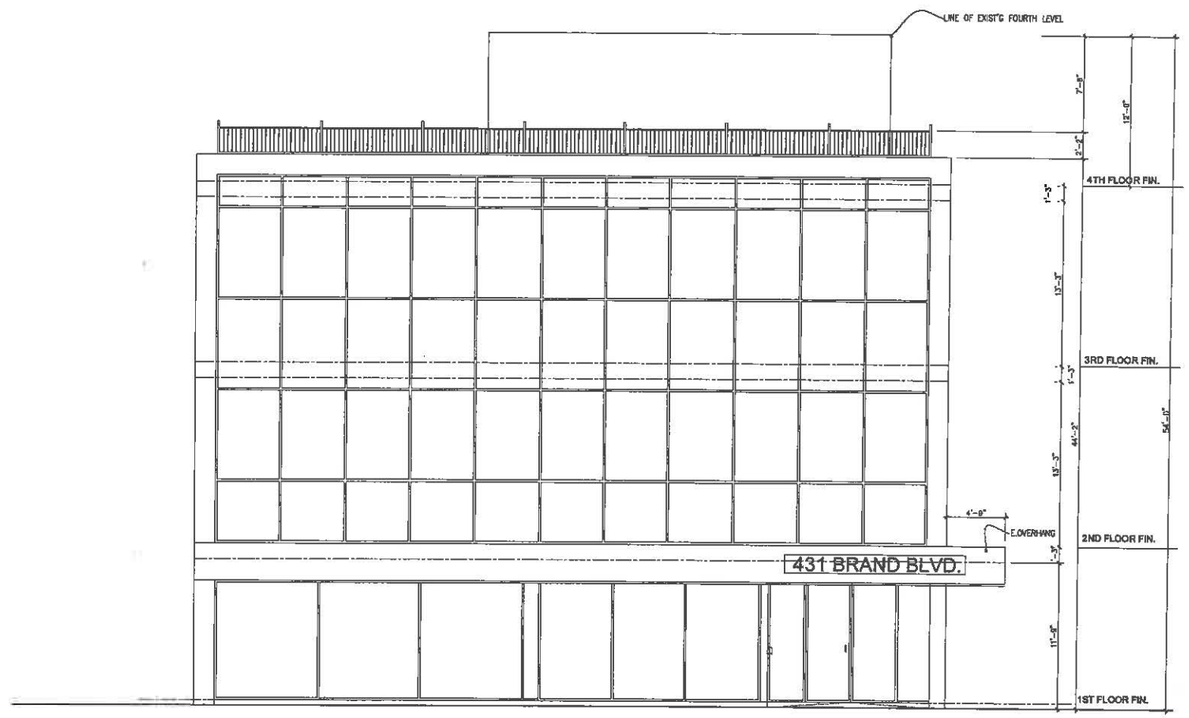
Sheet Title:
EXISTING NORTH ELEVATION

Sheet No.:
A3.0



EXISTING EAST ELEVATION

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)928-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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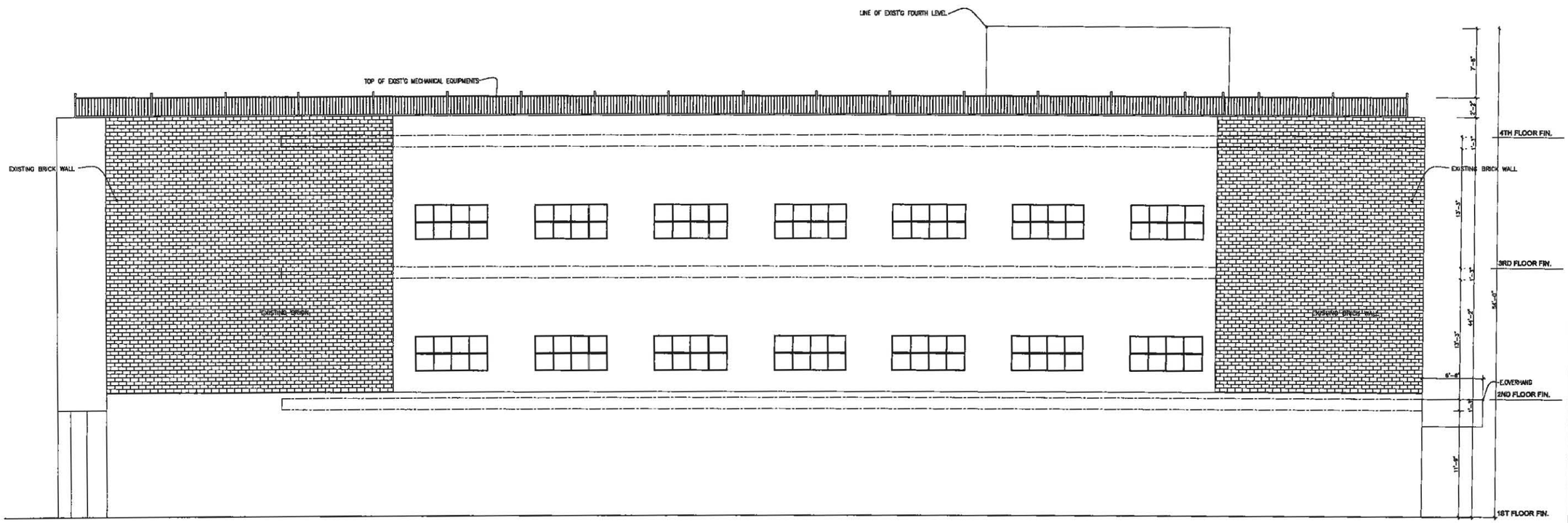
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING EAST ELEVATION

Sheet No.:
A3.1



EXISTING SOUTH ELEVATION

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)928-5898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572119
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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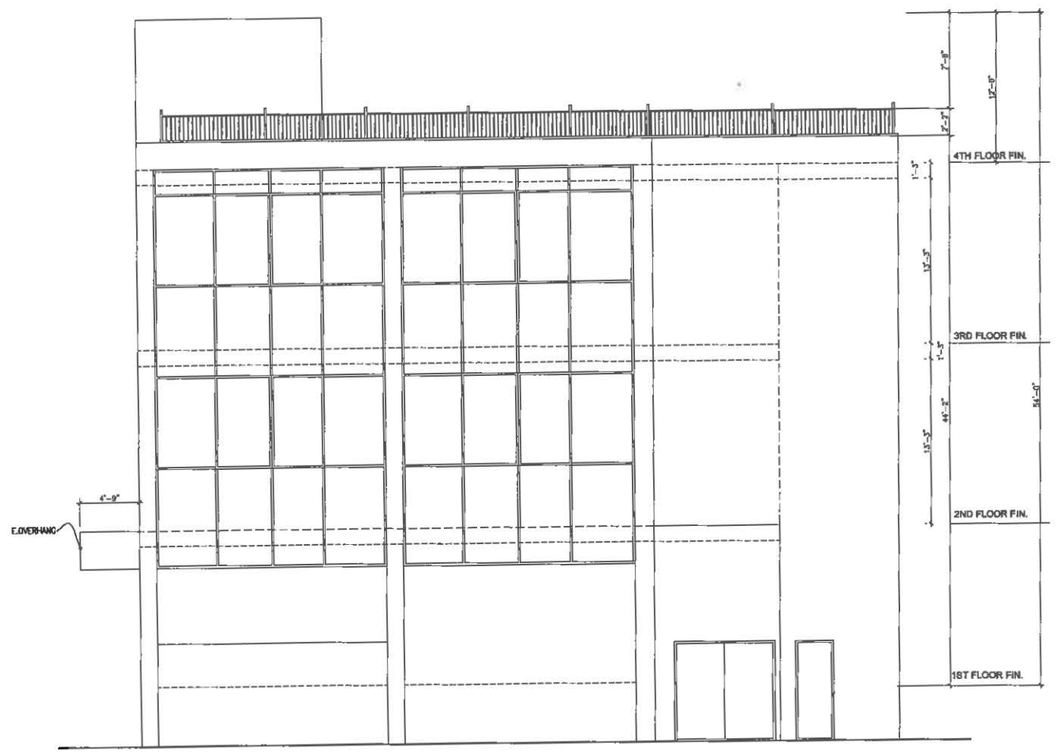
Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING SOUTH ELEVATION

Sheet No.:
A3.2



EXISTING WEST ELEVATION

SC: 3/16" = 1'-0"

Project:

431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:

MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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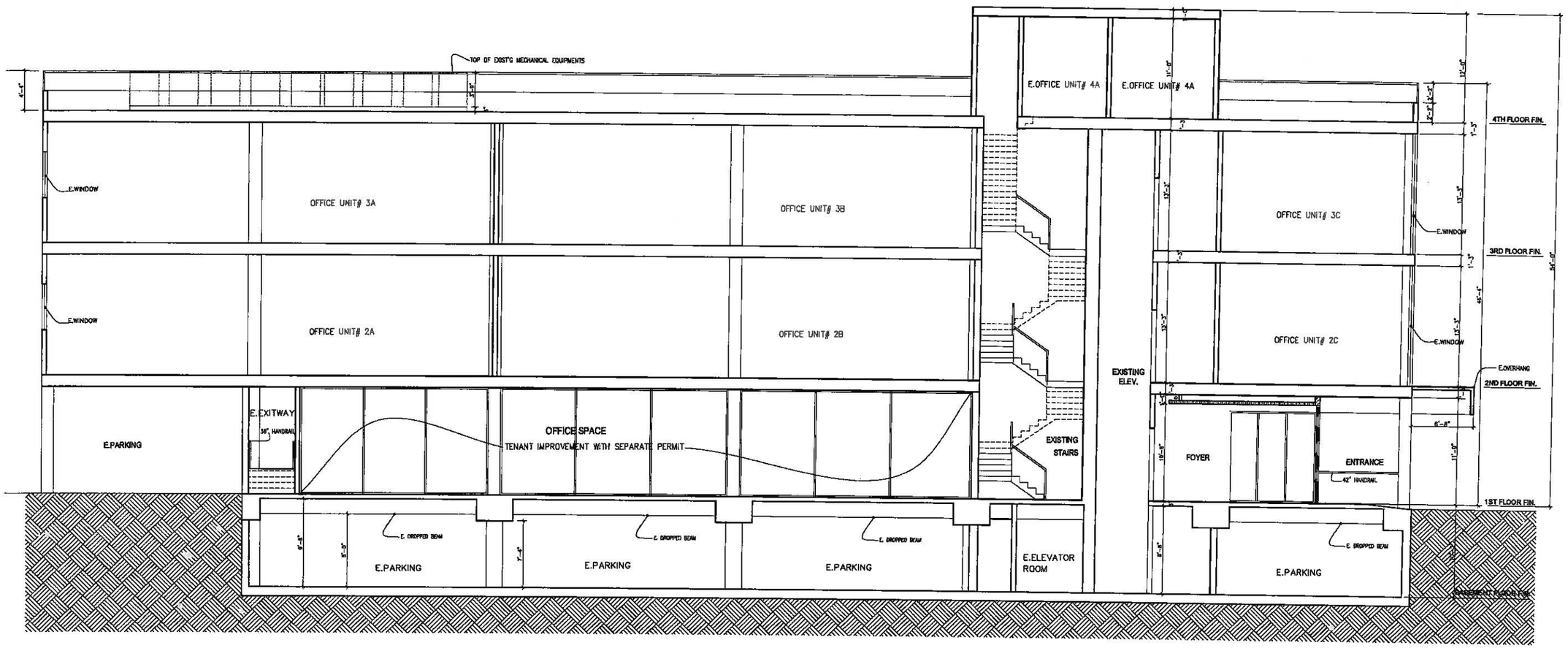
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING WEST ELEVATION

Sheet No.:
A3.3



EXISTING SECTION A-A

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
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MOBILE (310)926-8898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 972110
TARZANA, CA. 91357

Notes:

GROUP S INC
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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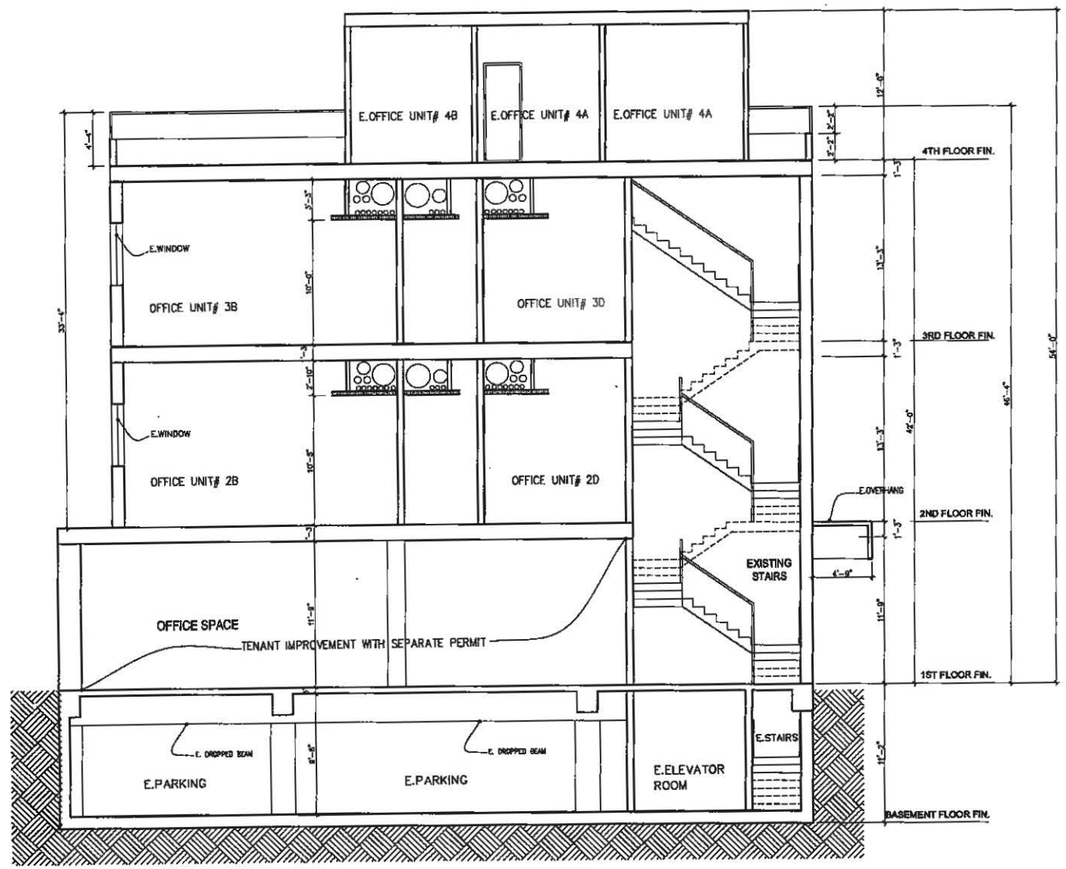
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING SECTION A

Sheet No.:
A4.1



EXISTING SECTION B-B

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
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BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRULLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

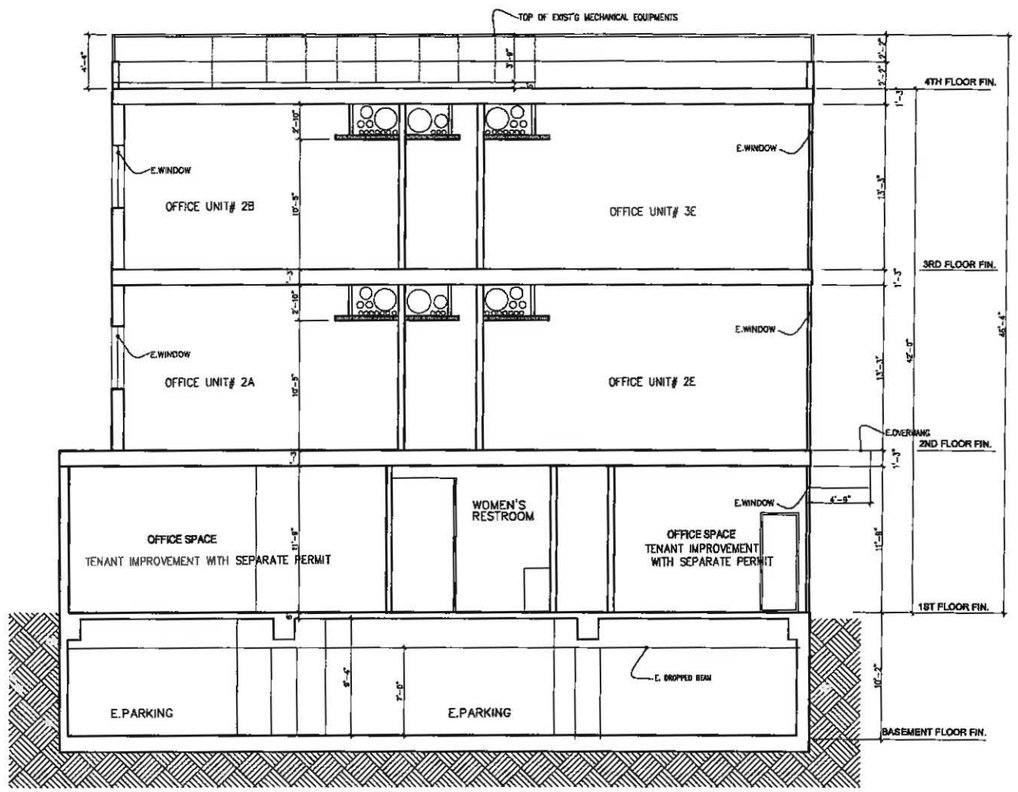
Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

Drawn By: s.s
Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING SECTION B

Sheet No.:
A4.2



EXISTING SECTION C-C

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
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MOBILE (310)926-9898

MEP ENGINEER:
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5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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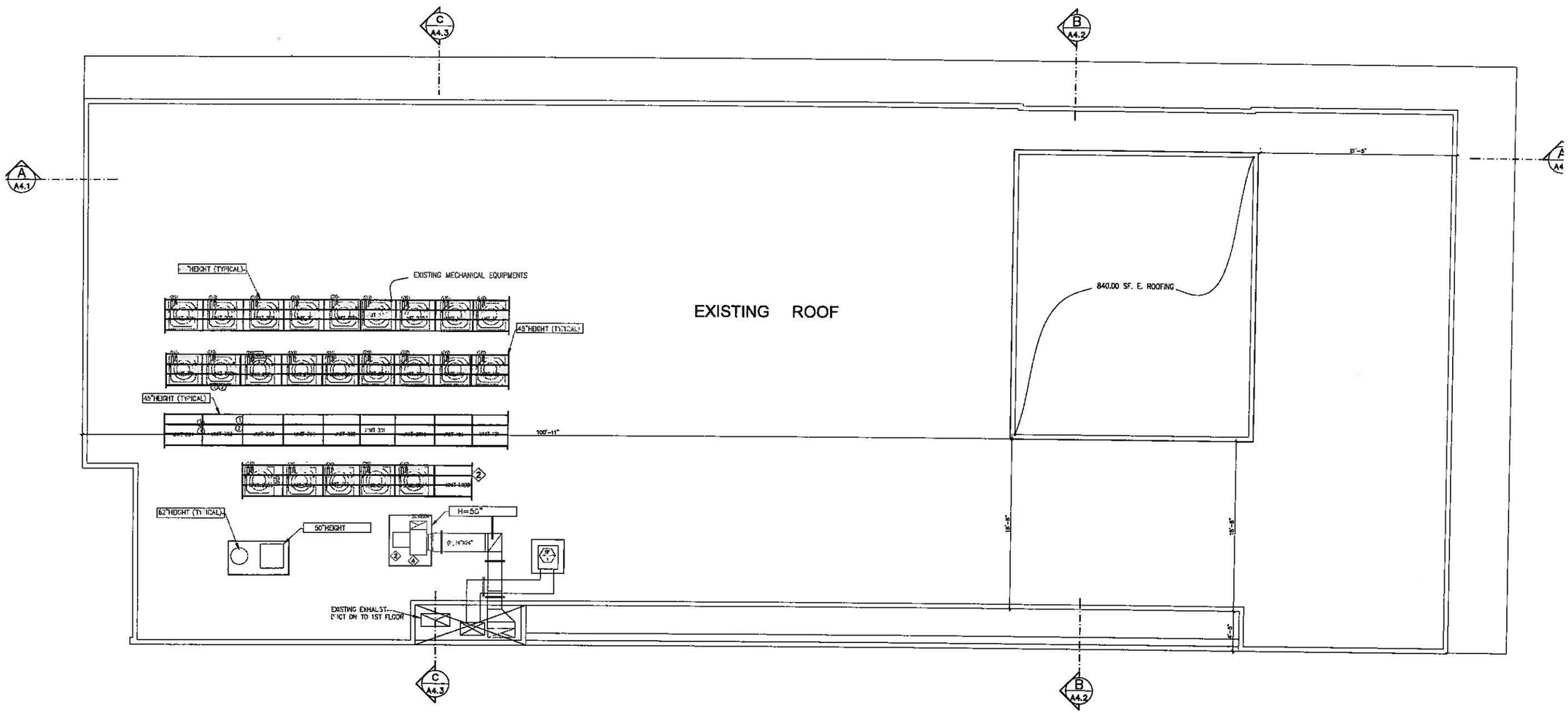
Scale:

Sheet Title:
EXISTING SECTION B

Sheet No.:
A4.3



EXISTING ROOF PLAN

sc: 3/16" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
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MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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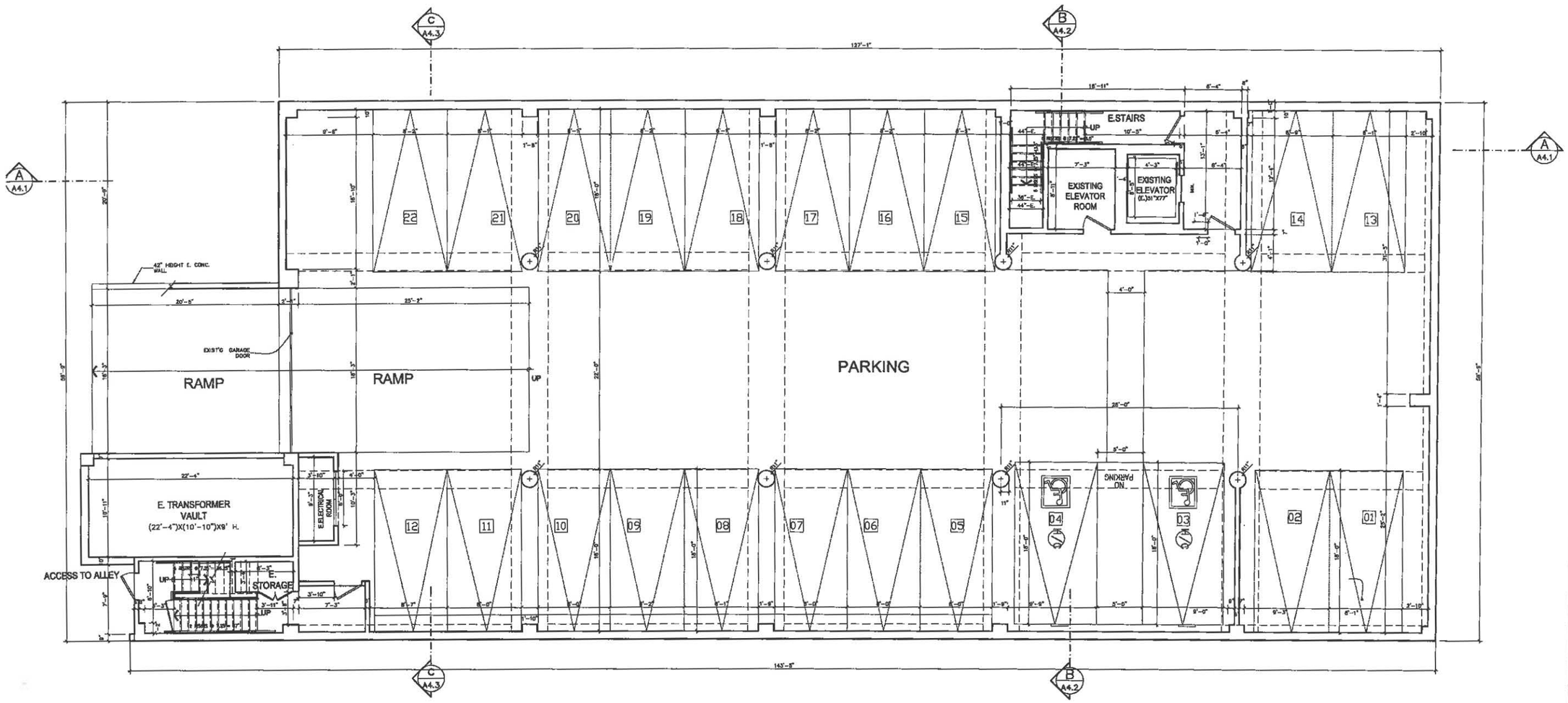
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING ROOF PLAN

Sheet No.:
A5.1



EXISTING BASEMENT PLAN

sc: 3/16" = 1'-0"

7639.21 SF.

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
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Consultants:

ARCHITECT:
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GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

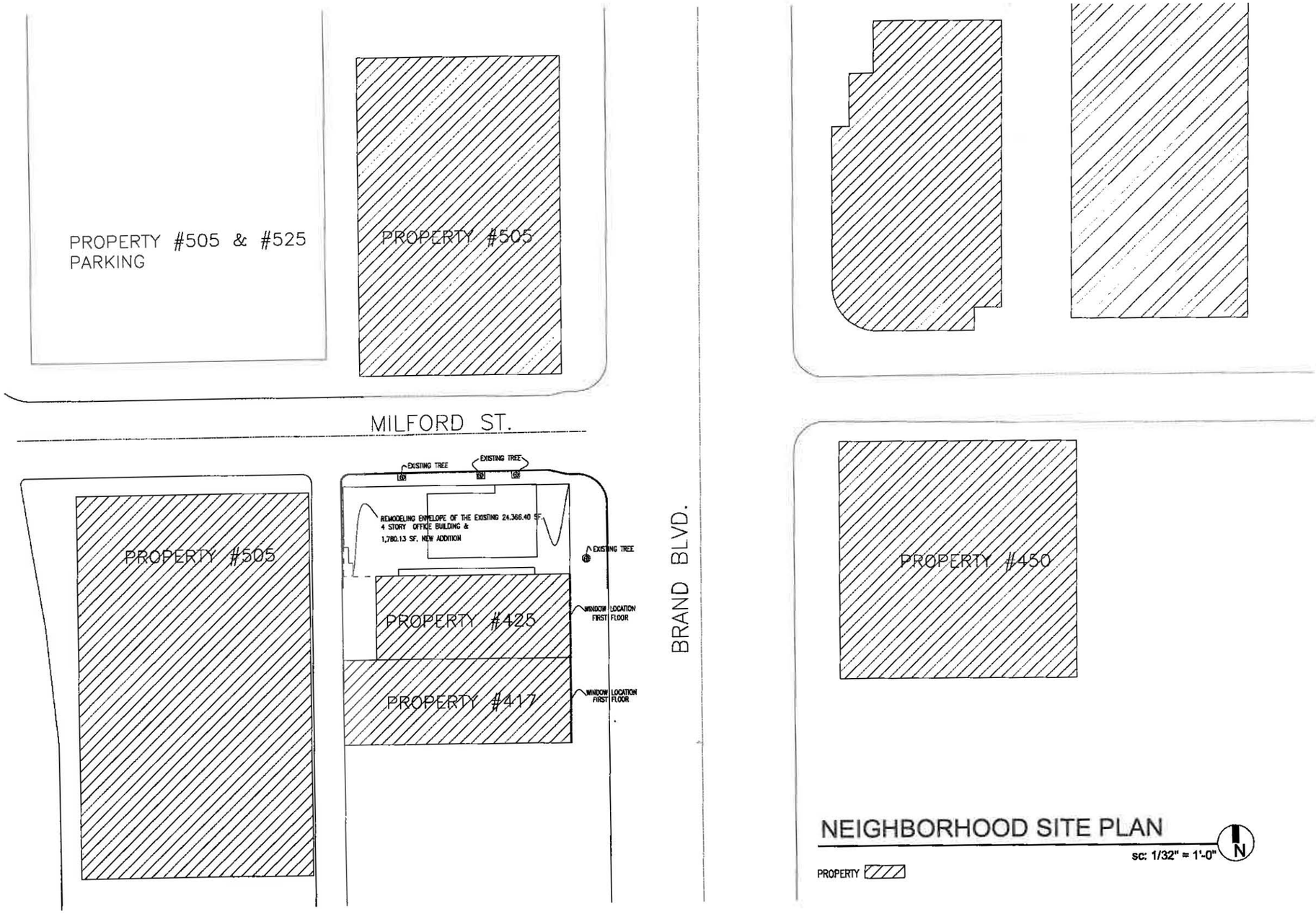
Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

Drawn By: s.s
Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING BASEMENT PLAN

Sheet No.:
A5.2



NEIGHBORHOOD SITE PLAN

sc: 1/32" = 1'-0"

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
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GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

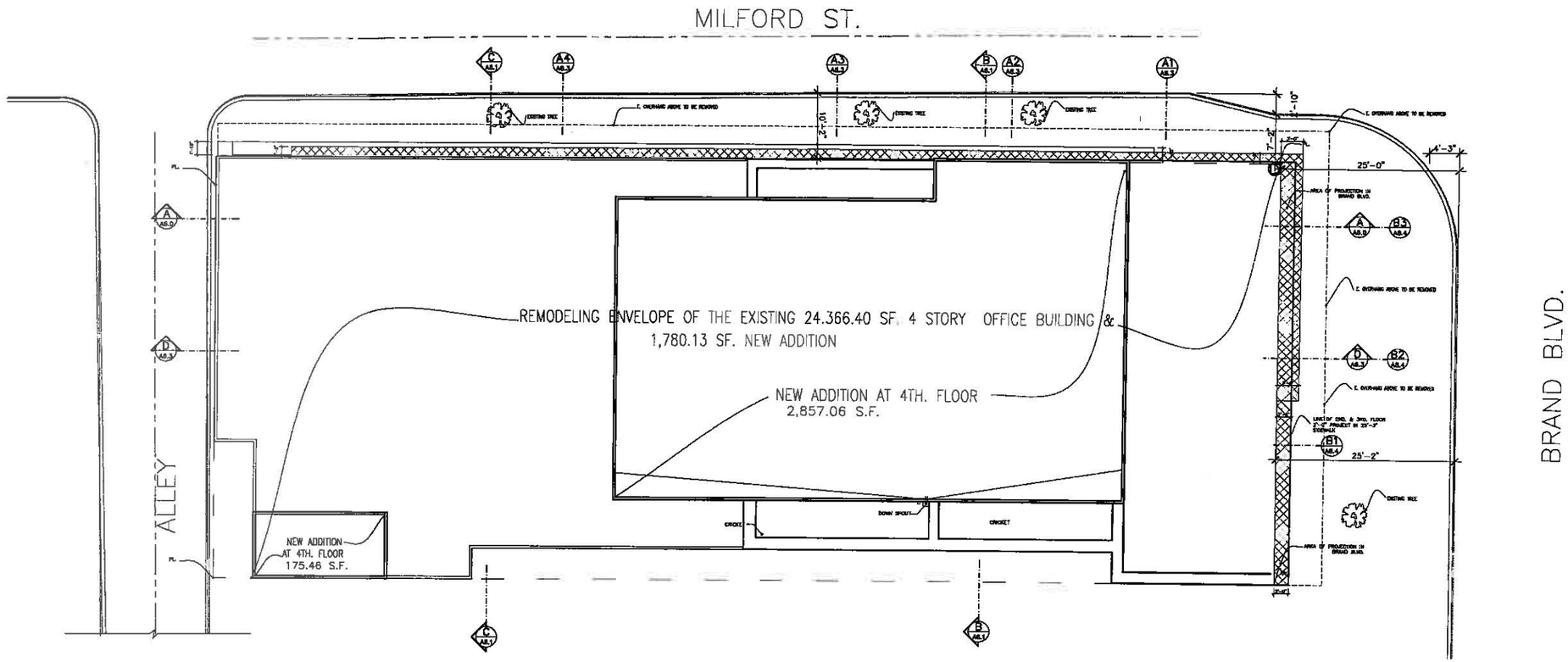
Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

Drawn By: S.S
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
NEIGHBORHOOD SITE PLAN

Sheet No.:
A6.0.1



N. SITE PLAN

sc: 1/8" = 1'-0"

AREA OF PROJECTION (ONLY ARCHITECTURAL ELEMENTS) AT BRAND BLVD. & MILFORD ST.

RATIO OF LOT COVERAGE TO LOT AREA :LOT COVERAGE 8400.50 / LOT AREA 8795.01 = 0.95

RATIO OF TOTAL FLOOR AREA TO LOT AREA : TOTAL FLOOR AREA 26146.53 S.F. / 8795.01 S.F. = 2.97

	TOTAL S.F. EXISTING	ADD S.F	REMOVE S.F	TOTAL S.F. PROPOSED
FIRST FLOOR AREA	7413.40 S.F.	–	342.00 SF.	7071.40 SF.
SECOND FLOOR AREA	8056.07 S.F.	–	69.53 SF.	7986.54 SF.
THIRD FLOOR AREA	8056.07 S.F.	–	–	8056.07 SF.
FORTH FLOOR AREA	840.86 S.F.	3032.52 SF.	840.86 S.F.	2191.66 SF.
TOTAL	24,366.40 S.F.	3032.52 SF.	1,252.39 S.F.	26,146.53 S.F.
		3032.52–1252.39=1780.13 S.F.		

Project:
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GLENDALE, CA. 91203

Client:
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ARCHITECT:
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GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

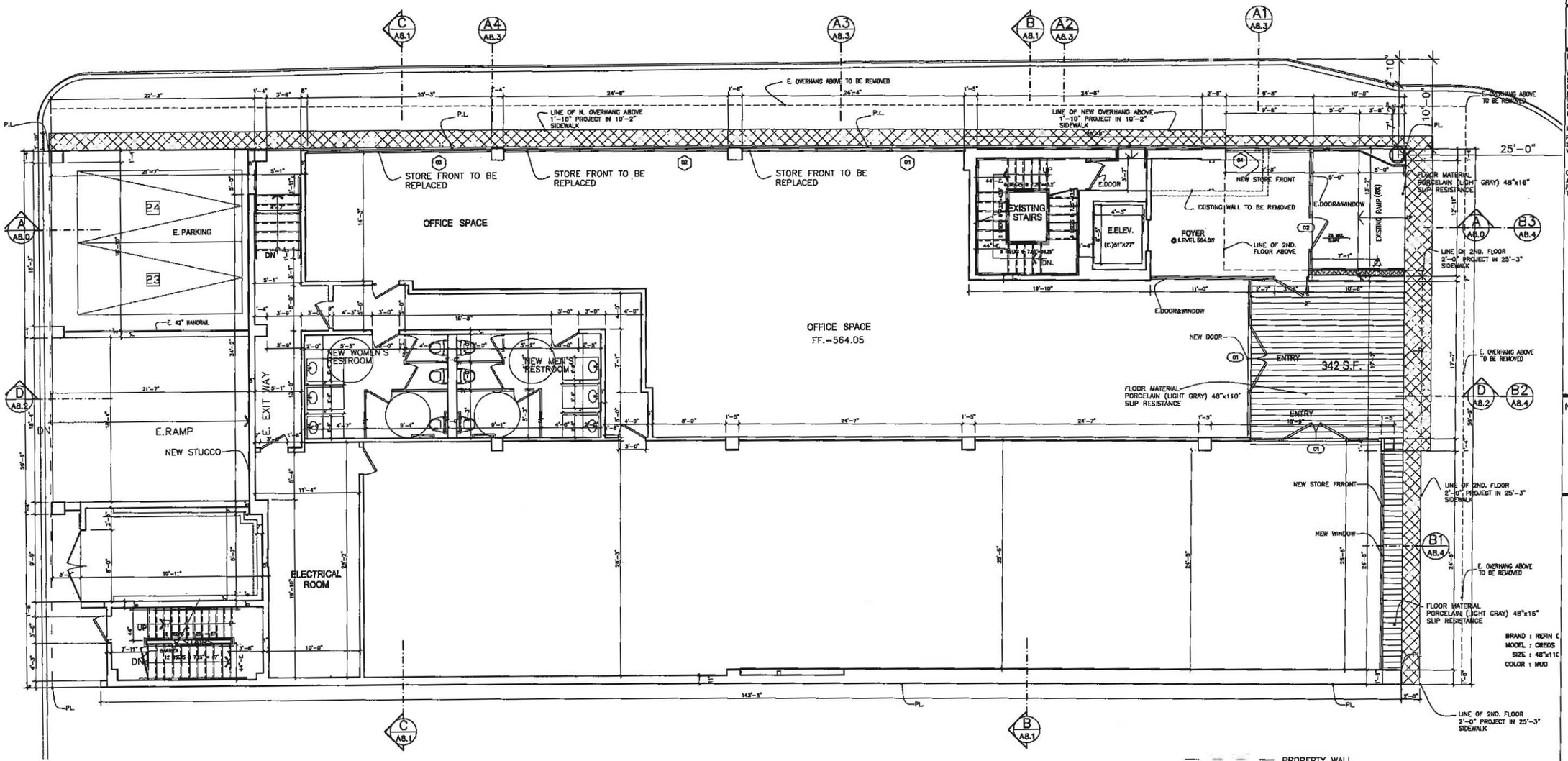
Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

Drawn By: S.S
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED SITE PLAN

Sheet No.:
A6.0.2



PROPOSED FIRST FLOOR PLAN

sc: 3/16" = 1'-0"

6896.01 SF.

- SEE DOOR SCHEDULE - SHEET A9.1
- SEE WINDOW SCHEDULE - SHEET A9.1
- SEE CURTAIN WALL SCHEDULE - SHEET A9.1

- PROPERTY WALL
- WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- AREA OF EXIST'G BUILD'G TO BE REMOVED @ BRAND BLVD. "DEDICATED TO THE SIDE YARD"
- NEW CURTAIN WALL, STOREFRONT, WINDOWS & DOORS INSTALL AT THE SAME LOCATION OF THE EXIST'G.
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
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MEP ENGINEER:
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WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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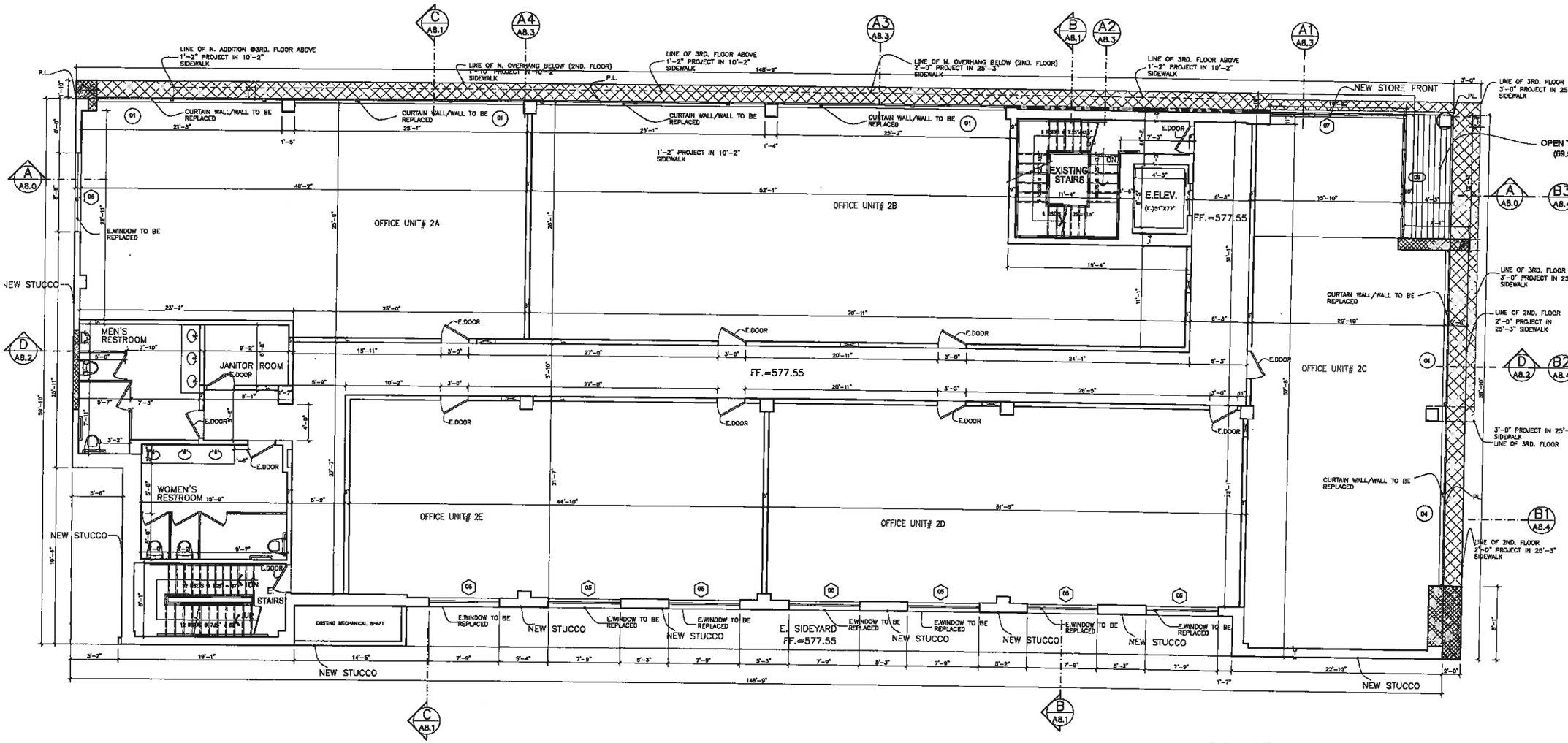
Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED FIRST PLAN

Sheet No.:
A6.1



PROPOSED SECOND FLOOR PLAN

8038.63 SF.

sc: 3/16" = 1'-0"

- SEE DOOR SCHEDULE – SHEET A9.1
- SEE WINDOW SCHEDULE – SHEET A9.1
- SEE CURTAIN WALL SCHEDULE – SHEET A9.1

- PROPERTY WALL
- E. WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- AREA OF EXIST'G 2ND. FLOOR LEVEL TO BE REMOVED
- NEW FLOOR TO BE ADDED @ 2ND FLOOR
- NEW CURTAIN WALL, STOREFRONT, WINDOWS & DOORS INSTALL AT THE SAME LOCATION OF THE EXIST'G.
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
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Consultants:

ARCHITECT:
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GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
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WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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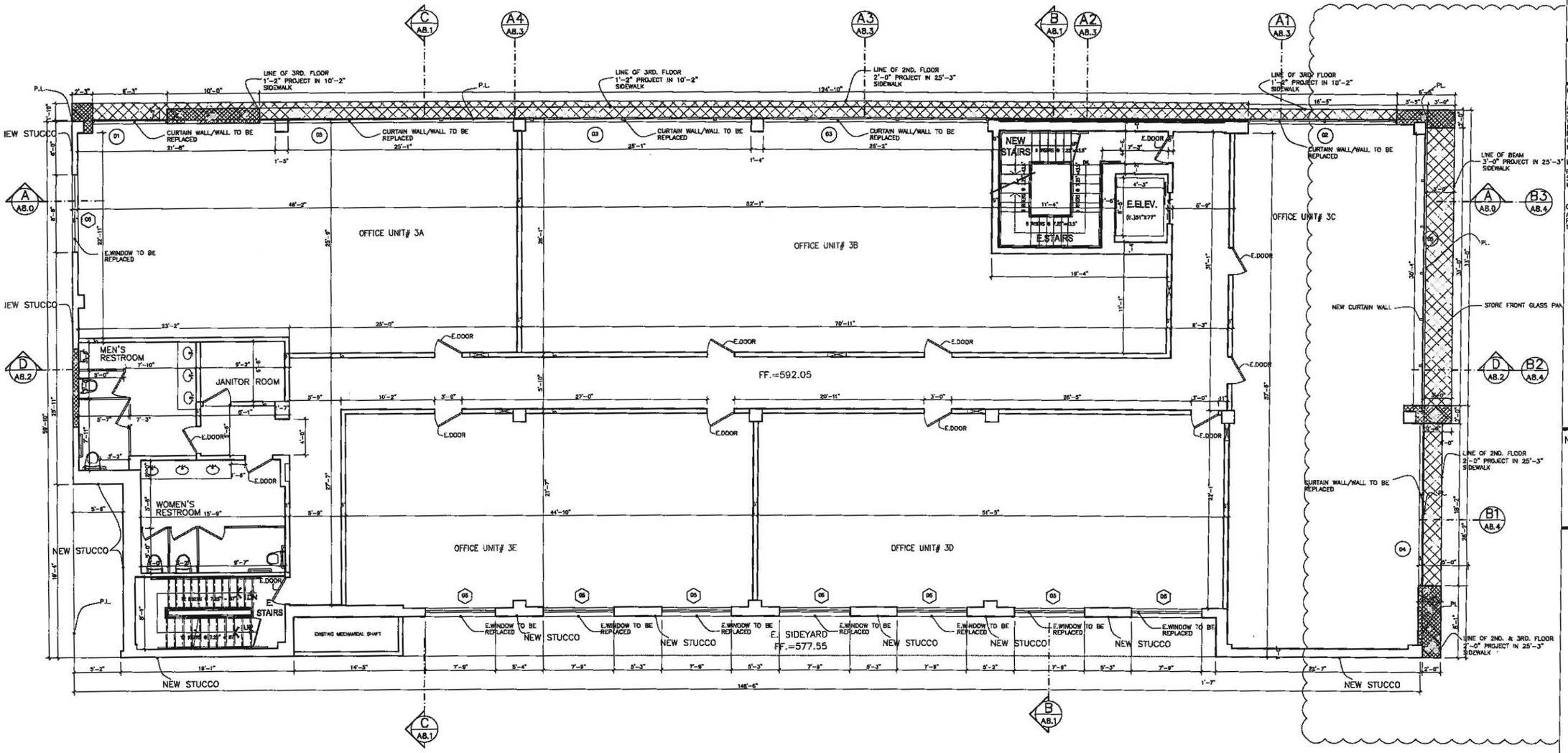
Checked By: s.s
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED SECOND PLAN

Sheet No.:
A6.2



PROPOSED THIRD FLOOR PLAN

8327.84 SF.

sc: 3/16" = 1'-0"

- SEE DOOR SCHEDULE – SHEET A9.1
- SEE WINDOW SCHEDULE – SHEET A9.1
- SEE CURTAIN WALL SCHEDULE – SHEET A9.1

- PROPERTY WALL
- WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- NEW CURTAIN WALL, STOREFRONT, WINDOWS & DOORS INSTALL AT THE SAME LOCATION OF THE EXIST'G.
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
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OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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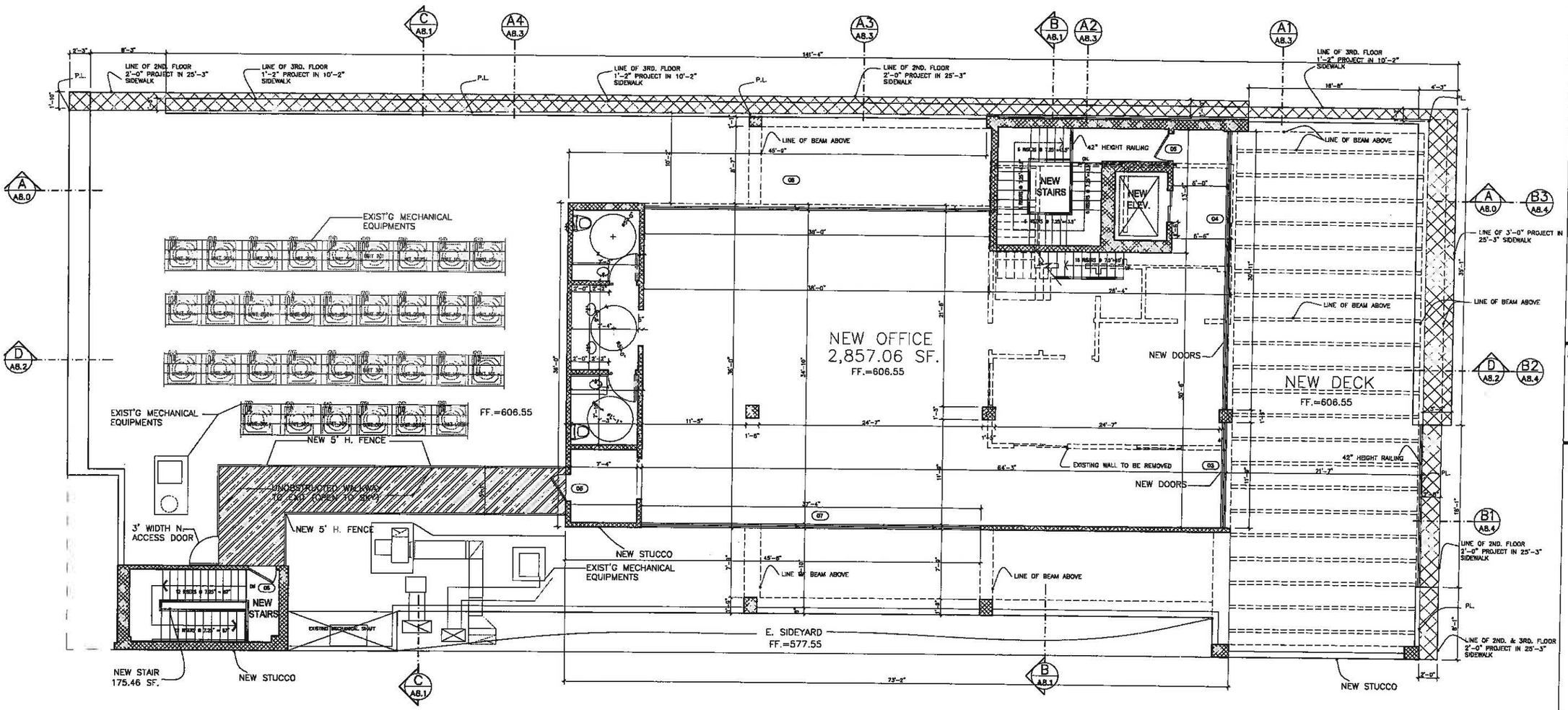
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED THIRD PLAN

Sheet No.:
A6.3



PROPOSED FOURTH FLOOR PLAN

sc: 3/16" = 1'-0"

- TOTAL NEW ADDITION @ 4TH FLOOR = 2857.06 SF. (OFFICE SPACE) + 175.46 (STAIR) =3,032.52 SF.

- TOTAL NEW ADDITION = 3,032.52 SF. NEW ADDITION @ 4TH. FLOOR – 342.00 SF. REMOVED @ 1ST. FLOOR – 840.86 SF. E. 4TH FLOOR PLAN – 69.53 SF. (REMOVED FROM 2ND. FLOOR) = 1,780.13 SF.

- SEE DOOR SCHEDULE – SHEET A9.1
- SEE WINDOW SCHEDULE – SHEET A9.1
- SEE CURTAIN WALL SCHEDULE – SHEET A9.1

- PROPERTY WALL
- ALL WALLS OF THE E. 4TH. FLOOR TO BE REMOVED
- EXISTING WALL
- NEW WALL
- WALKWAY
- NEW DOORS & WINDOWS
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

Project:
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GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
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MEP ENGINEER:
PARIN INC., ALI DANESH
3010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

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8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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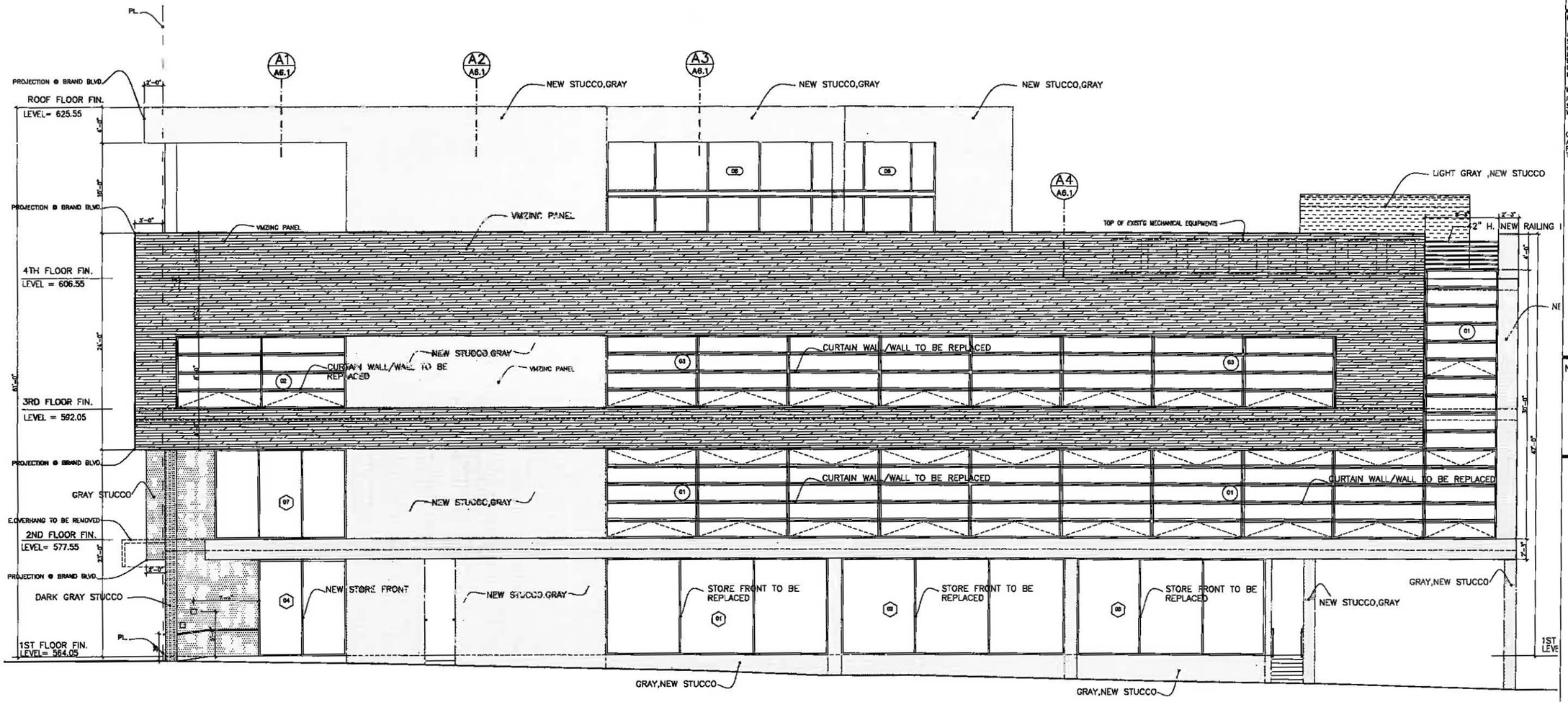
Scale:

Sheet Title:
PROPOSED FOURTH PLAN

Sheet No.:
A6.4



PROPOSED NORTH ELEVATION

sc: 3/16" = 1'-0"

*** CURTAIN WALL/WALL TO BE REPLACED :
"REMOVE EXISTING CURTAIN WALL AND INSTALL NEW CURTAIN WALL AT THE SAME LOCATION".

HATCH LEGENDS:

- GRAY STUCCO
- LIGHT GRAY STUCCO
- VMZINC PANEL
  COMPANY: DRI-DESIGN WALL PANELS SYSTEM
  FINISH: ANTHRA-ZINC,
- DARK GRAY STUCCO

*** SEE SHEET A7.4 FOR COLORED ELEVATIONS

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

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8909 W. OLYMPIC BLVD. SUITE 103
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MEP ENGINEER:
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5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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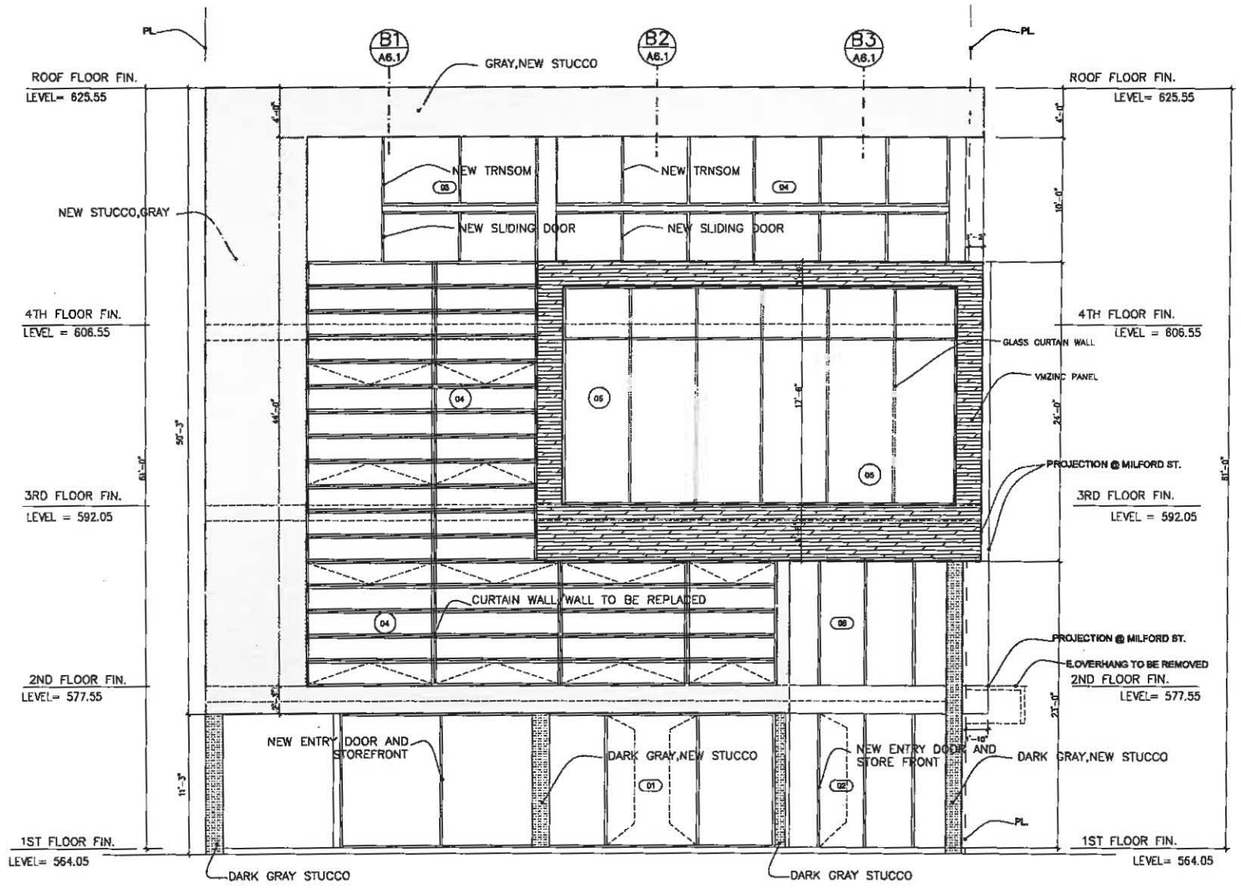
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED NORTH ELEVATION

Sheet No.:
A7.0



PROPOSED EAST ELEVATION

sc: 3/16" = 1'-0"

*** CURTAIN WALL/WALL TO BE REPLACED :
"REMOVE EXISTING CURTAIN WALL AND INSTALL NEW CURTAIN WALL AT THE SAME LOCATION".

HATCH LEGENDS:

- GRAY STUCCO
- LIGHT GRAY STUCCO
- VMZINC PANEL
  COMPANY: DRI-DESIGN WALL PANELS SYSTEM
  FINISH: ANTHRA-ZINC,
- DARK GRAY STUCCO

*** SEE SHEET A7.4 FOR COLORED ELEVATIONS

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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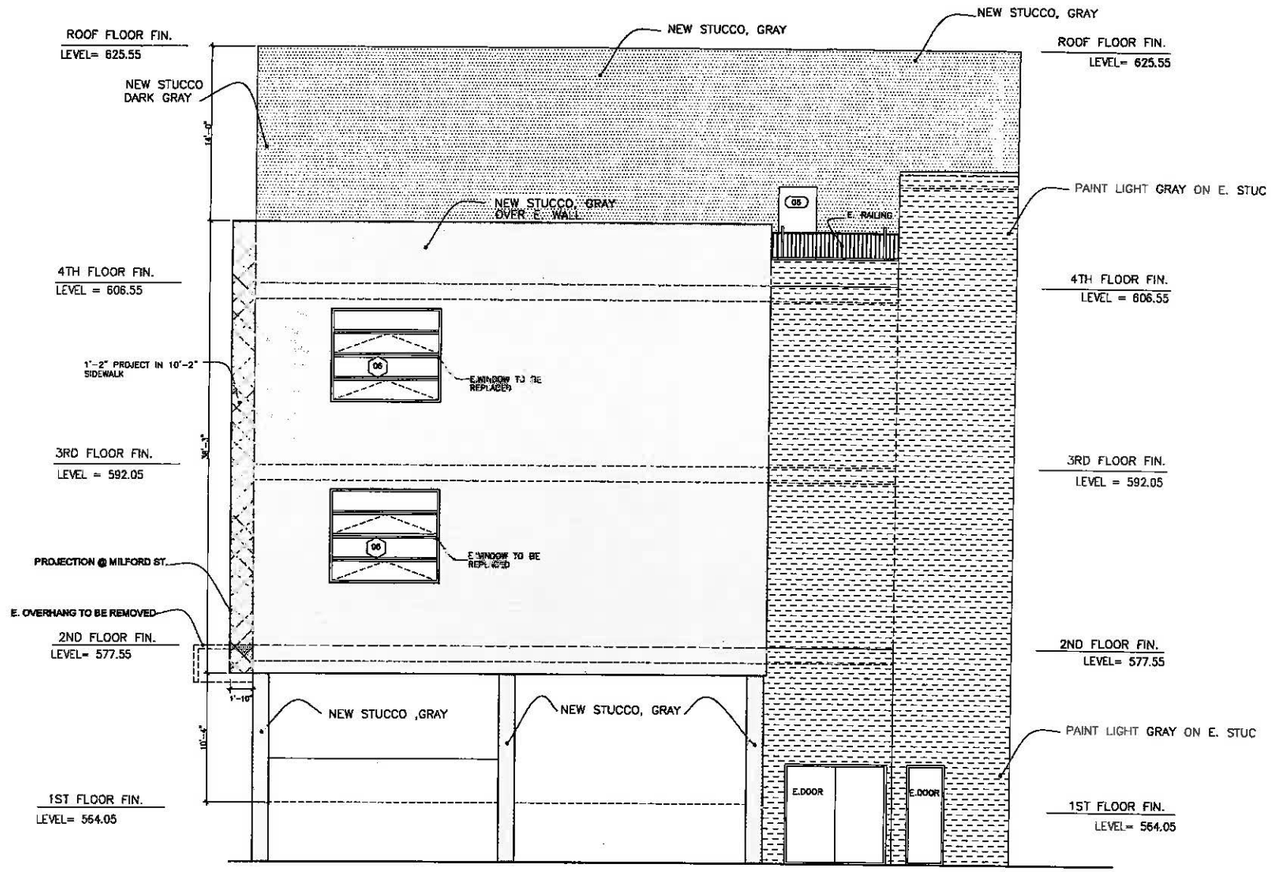
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED EAST ELEVATION

Sheet No.:
A7.1



PROPOSED WEST ELEVATION

sc: 3/16" = 1'-0"

HATCH LEGENDS:

- GRAY STUCCO
- DARK GRAY STUCCO
- LIGHT GRAY STUCCO

*** SEE SHEET A7.4 FOR COLORED ELEVATIONS

Project:
431 N. BRAND BLVD,
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
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MEP ENGINEER:
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WOODLAND HILLS, CA 91364

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AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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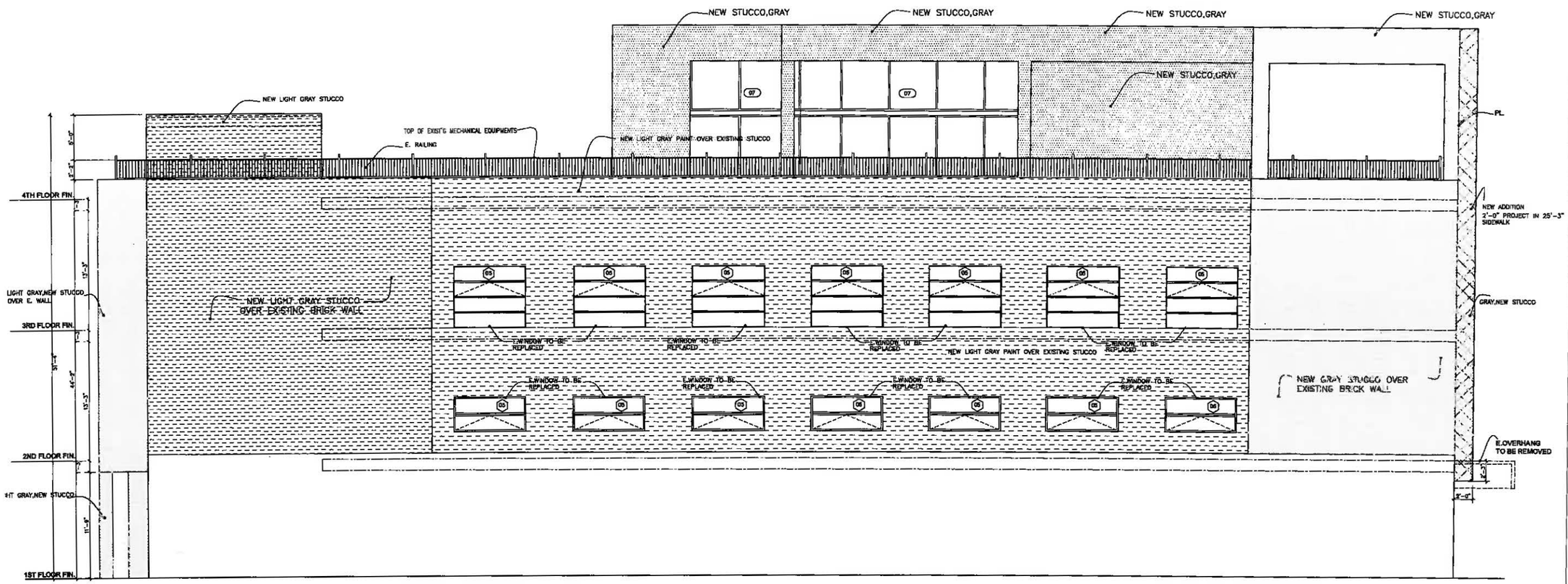
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED WEST ELEVATION

Sheet No.:
A7.2



PROPOSED SOUTH ELEVATION

sc: 3/16" = 1'-0"

HATCH LEGENDS:

- EXISTING BRICK WALL TO BE REMAINED
- LIGHT GRAY STUCCO
- DARK GRAY STUCCO
- GRAY STUCCO

*** SEE SHEET A7.4 FOR COLORED ELEVATIONS

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
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MEP ENGINEER:
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WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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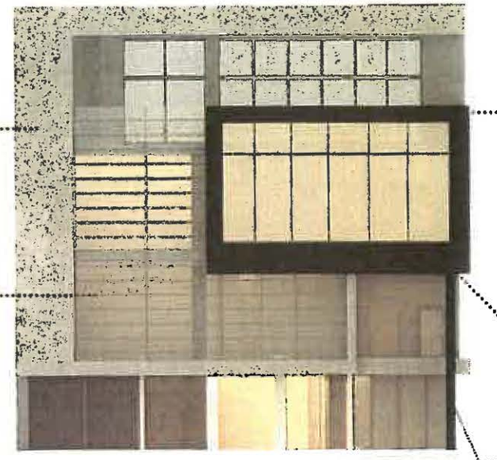
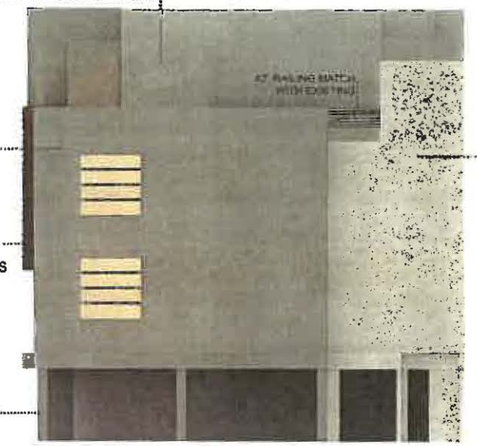
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED SOUTH ELEVATION

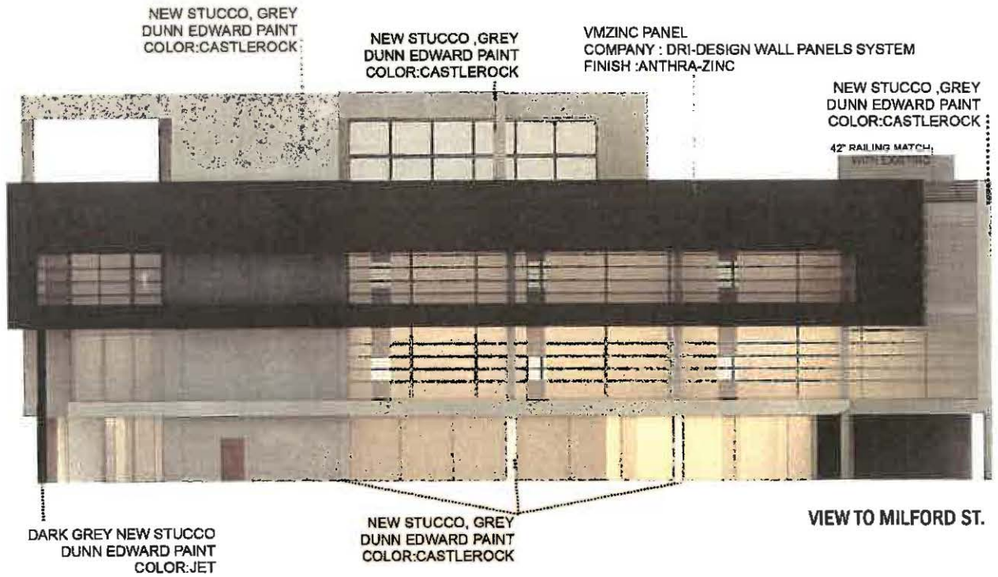
Sheet No.:
A7.3



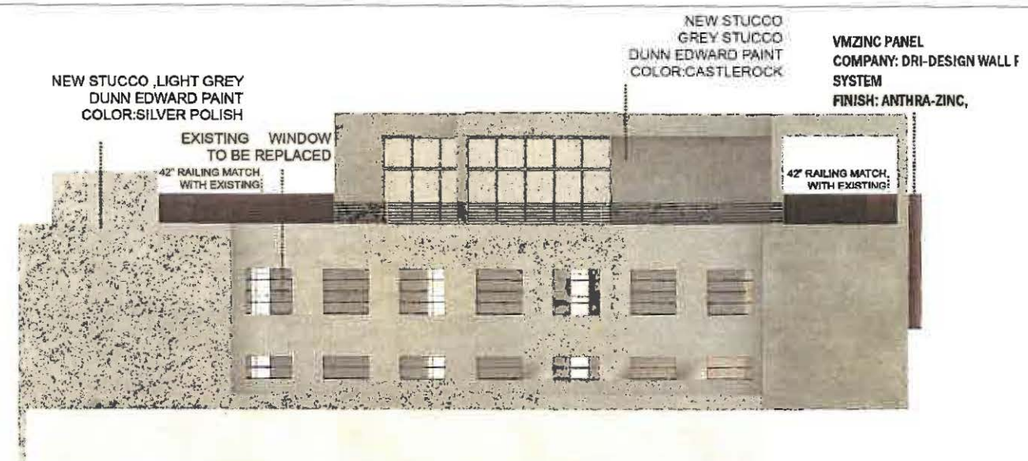
VIEW TO N BRAND BLVD.



VIEW TO ALLEY (EAST ELEVATION)



VIEW TO MILFORD ST.



SOUTH ELEVATION

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
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MEP ENGINEER:
PAWN INC., AU DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA. 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP
P.O. BOX 972110
TARZANA, CA. 91337

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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Checked By: S.S.
Date: JULY 2019
Scale:

Sheet Title:
PROPOSED COLORED ELEVATIONS

Sheet No.:
A7.4

Project:

431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:

MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
MOBILE (310)926-9898

MEP ENGINEER:
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5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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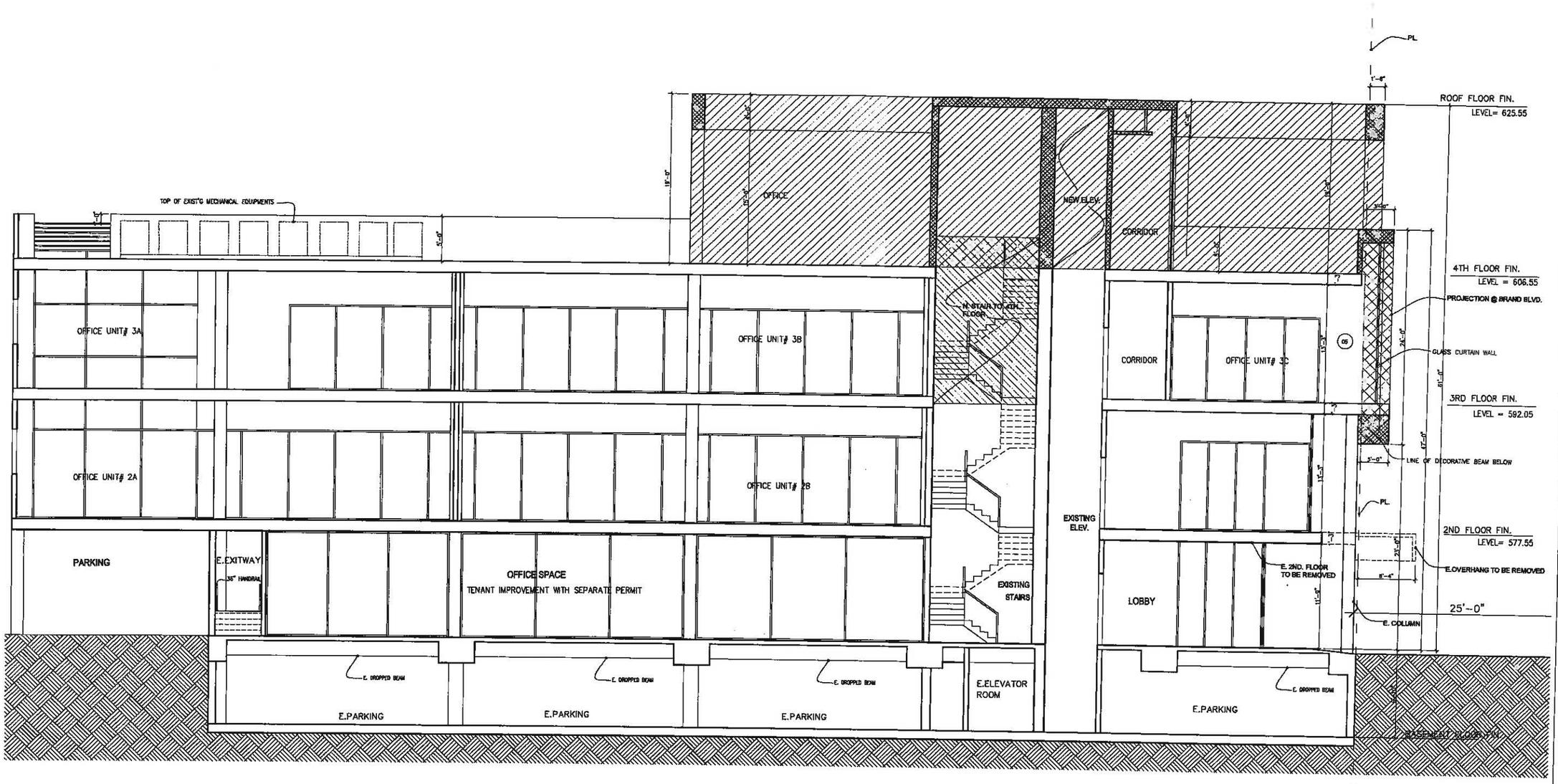
Scale:

Sheet Title:
RENDERED PERSPECTIVE

Sheet No.:
A7.5



PROPOSED SECTION A-A

SC: 3/16" = 1'-0"

- PROPERTY WALL
- WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- NEW STAIRS & ELEVATOR TO 4TH. FLOOR
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)
- NEW FLOOR TO BE ADDED @ 2ND FLOOR
- AREA OF NEW ADDITION AT 4TH. FLOOR

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE: (424)777-0427
MOBILE: (310)926-9888

MEP ENGINEER:
PARIN INC. ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
OFFICE: 424.777.0427 | WWW.GROUP-S-INC.COM

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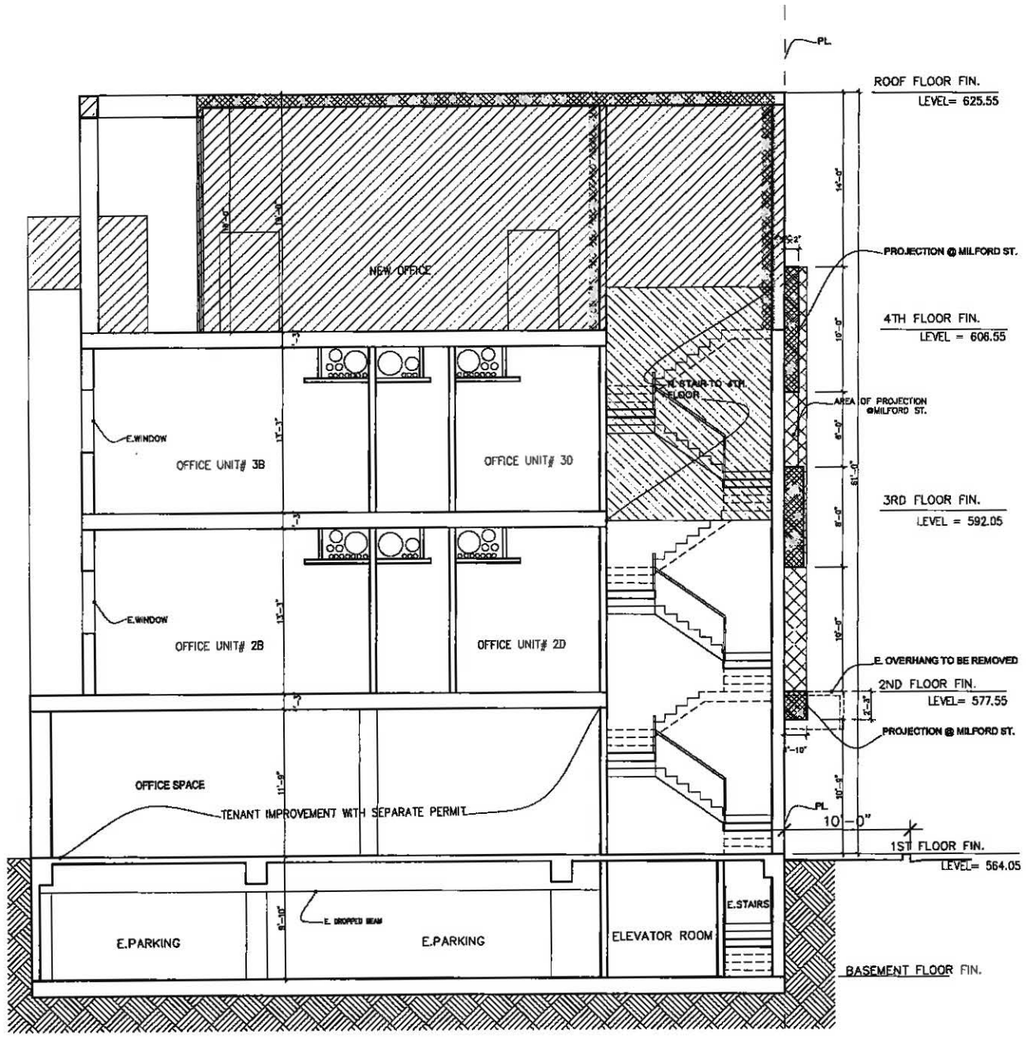
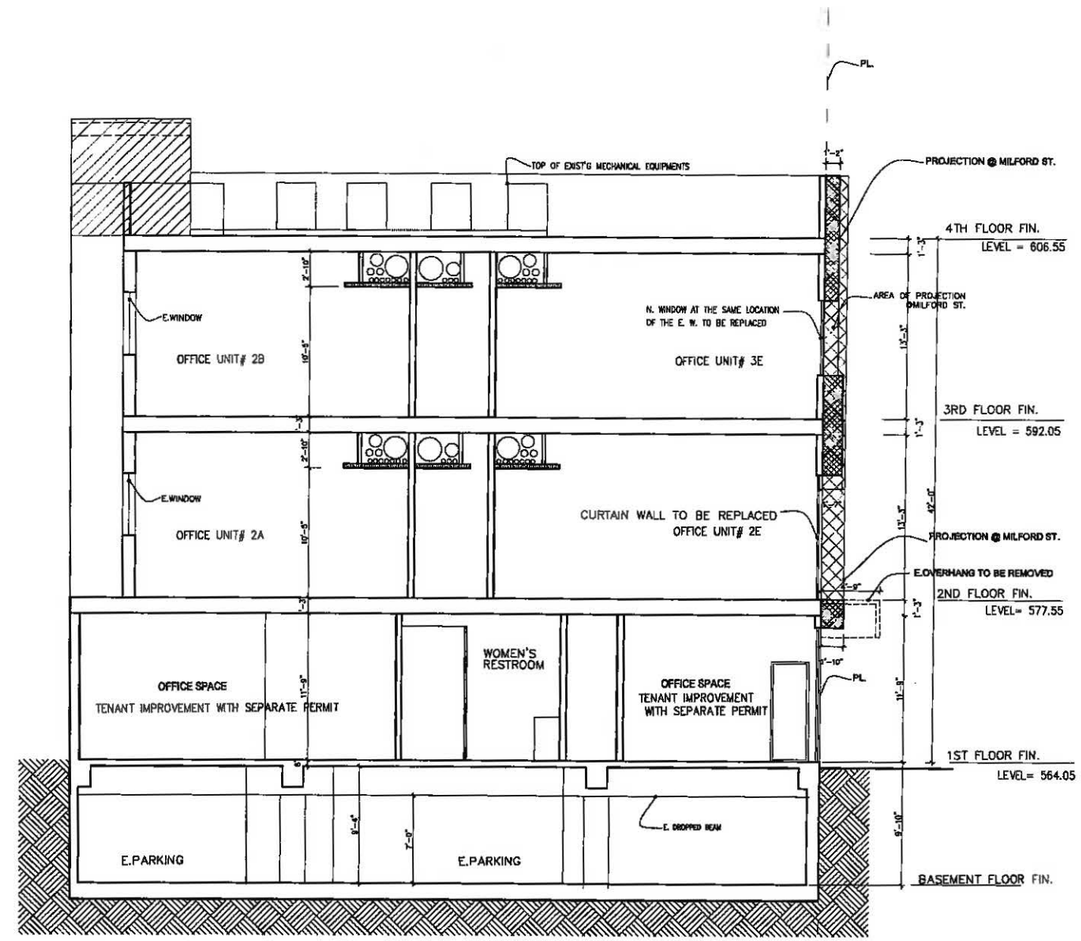
Sheet Title:
PROPOSED SECTION A

Sheet No.:
A8.0



PROPOSED SECTION B-B

sc: 3/16" = 1'-0"



PROPOSED SECTION C-C

sc: 3/16" = 1'-0"

PROPERTY WALL

WALL TO BE REMOVED

EXISTING WALL

NEW WALL

AREA OF NEW ADDITION AT 4TH. FLOOR

N. STAIR TO 4TH. JLOOR

AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)

AREA OF NEW ADDITION AT 4TH. FLOOR

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
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MOBILE (310)926-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CORRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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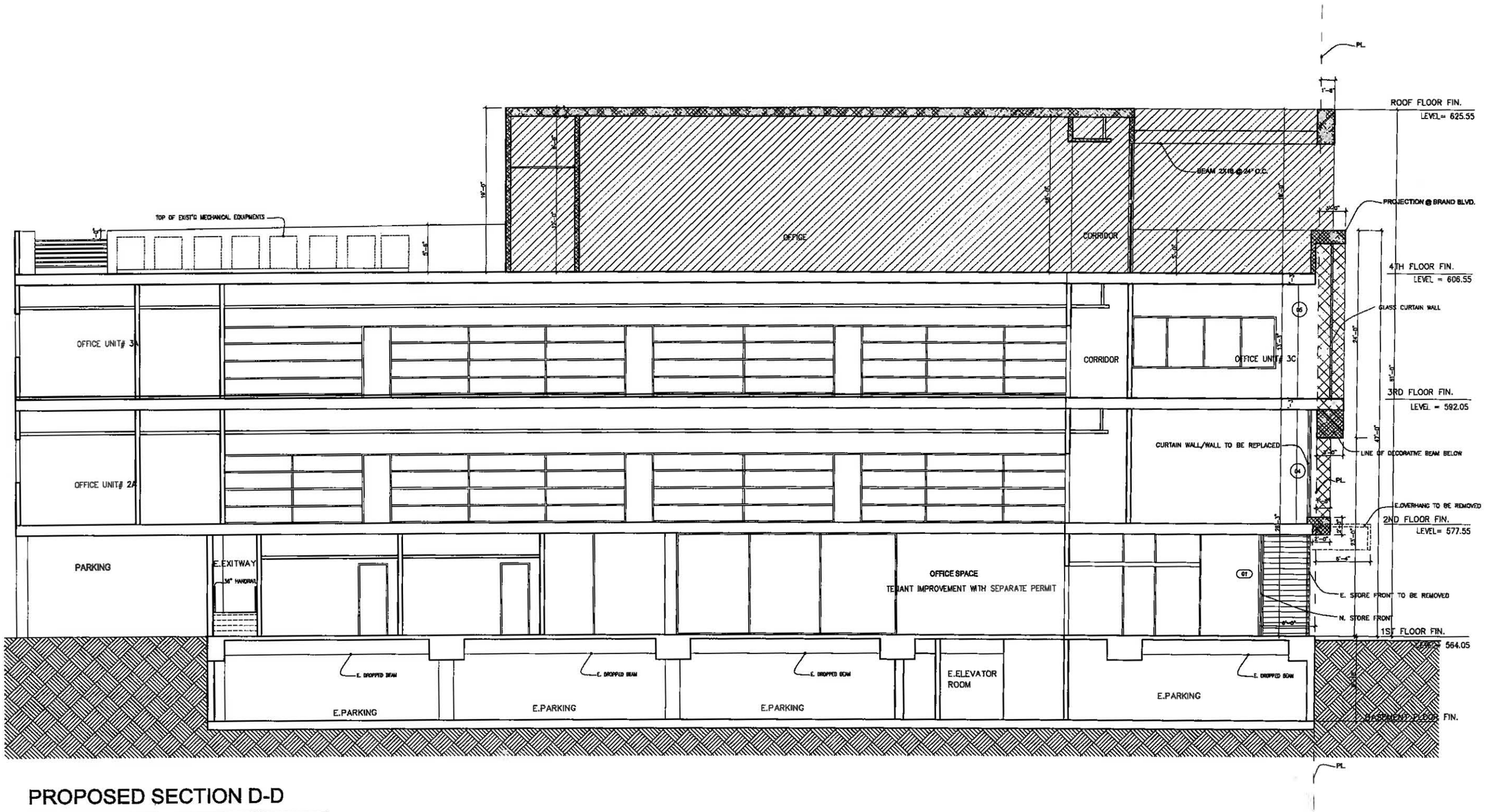
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED SECTION B&C

Sheet No.:
A8.1



PROPOSED SECTION D-D

sc: 3/16" = 1'-0"

- PROPERTY WALL
- WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- AREA OF EXIST'G BUILD'G TO BE REMOVED @ BRAND BLVD. "DEDICATED TO THE SIDE YARD"
- AREA OF PROJECTION (ARCHITECTURAL FEATURES ONLY)
- AREA OF NEW ADDITION AT 4TH. FLOOR

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE: (424)777-0427
MOBILE: (310)928-9898

MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

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8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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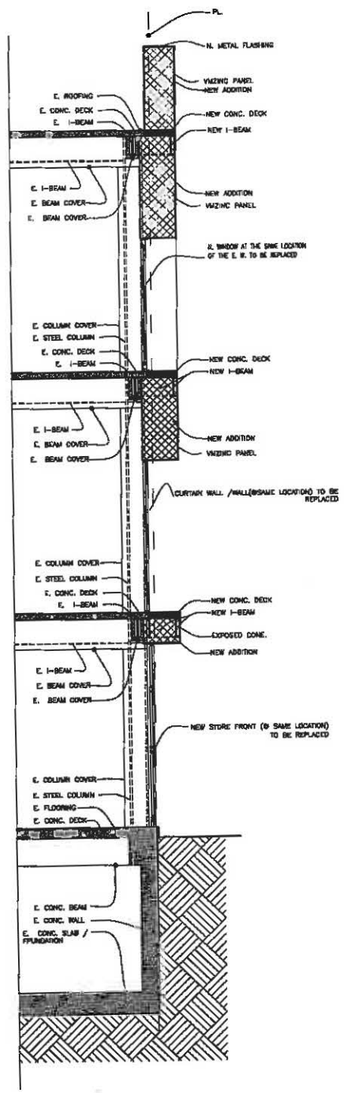
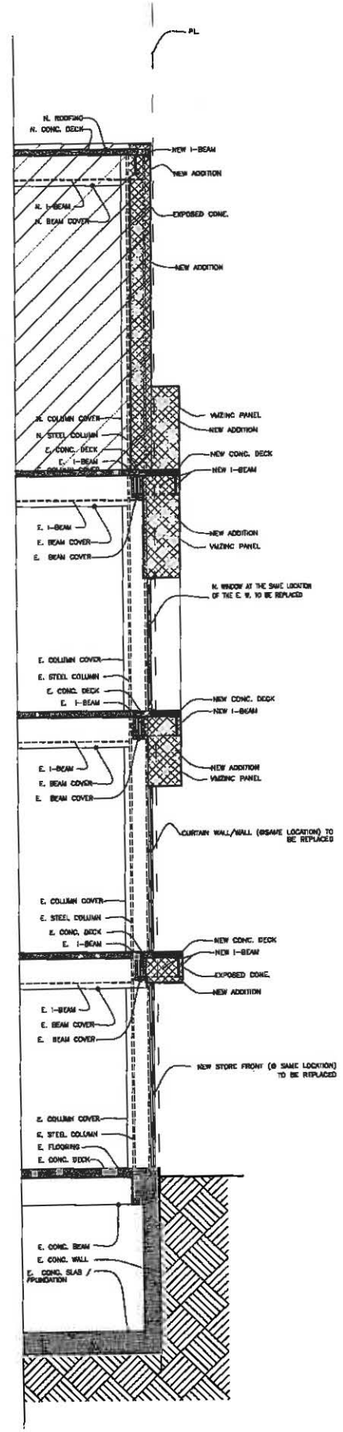
Sheet Title:
PROPOSED SECTION D

Sheet No.:
A8.2



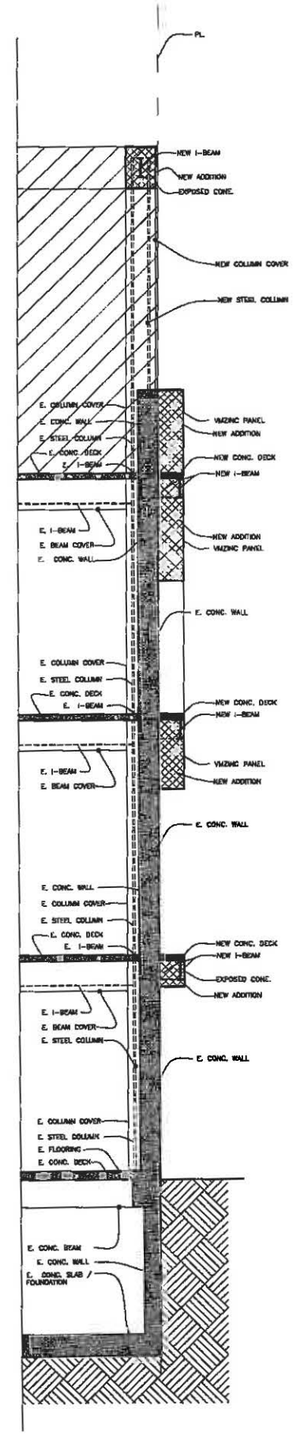
PROPOSED WALL SECTION- A4

SC: 1/4" = 1'-0"



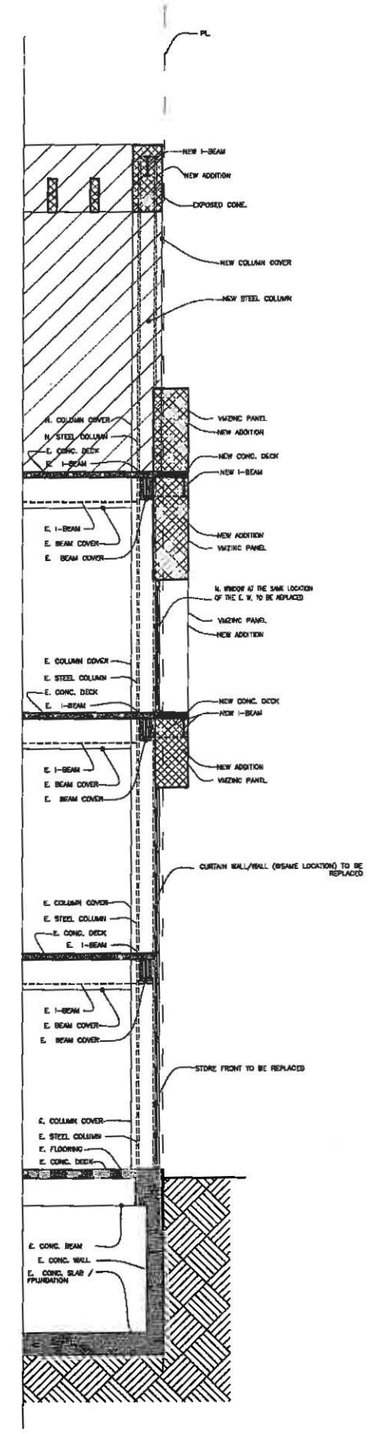
PROPOSED WALL SECTION- A3

SC: 1/4" = 1'-0"



PROPOSED WALL SECTION- A2

SC: 1/4" = 1'-0"



PROPOSED WALL SECTION- A1

SC: 1/4" = 1'-0"

Project:

431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:

MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
8909 W. OLYMPIC BLVD. SUITE 103
BEVERLY HILLS, CA. 90211
OFFICE (424)777-0427
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MEP ENGINEER:
PAREN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572110
TARZANA, CA. 91357

Notes:

GROUP S INC.
8909 W.OLYMPIC BLVD#103 BEVERLY HILLS,CA90211
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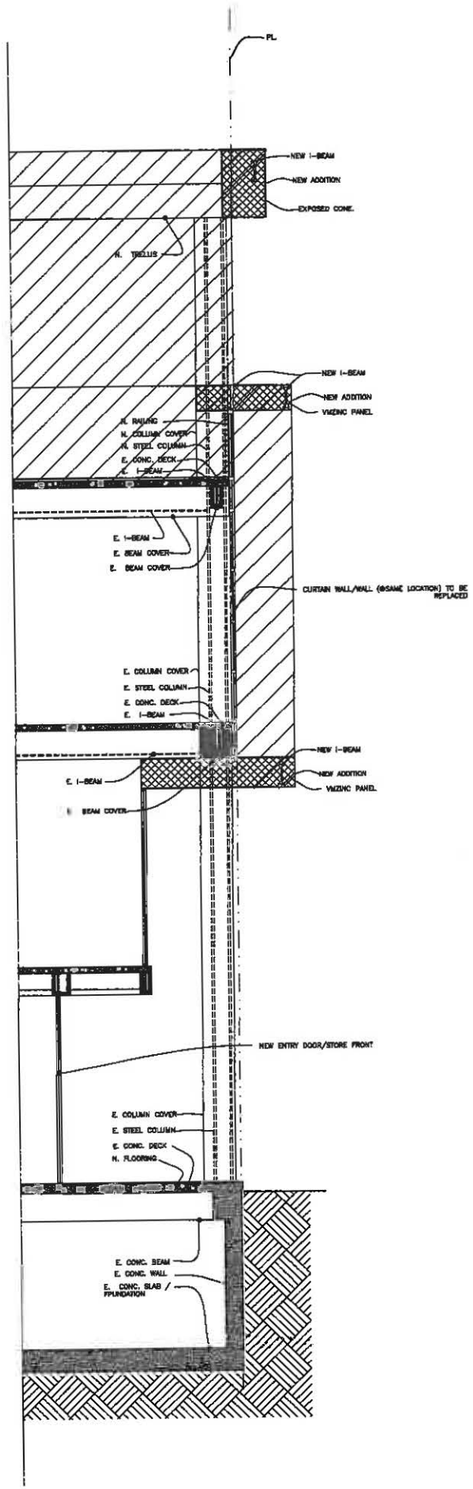
Sheet Title:

PROPOSED WALL SECTIONS

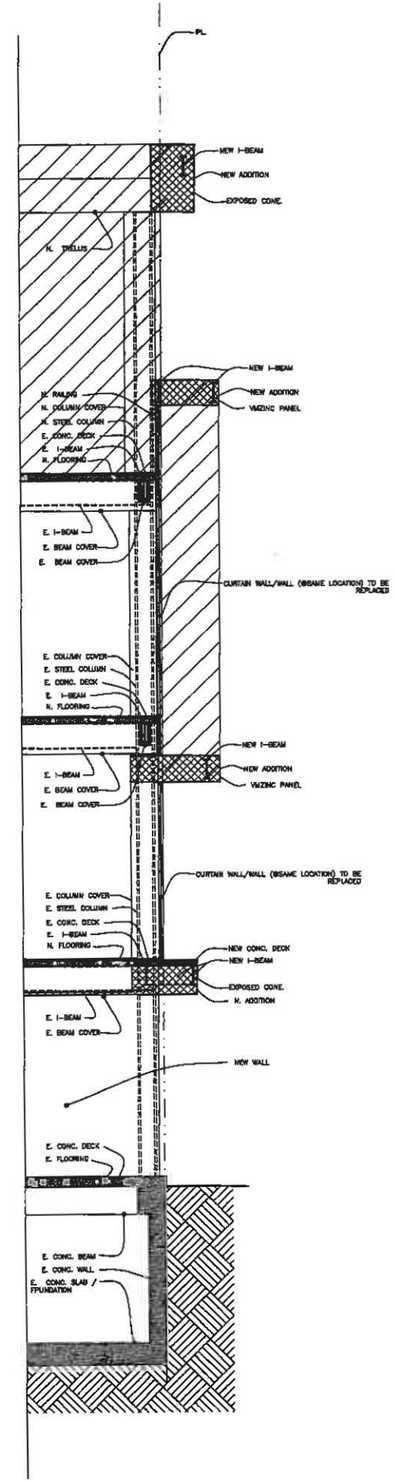
Sheet No.:

A8.3



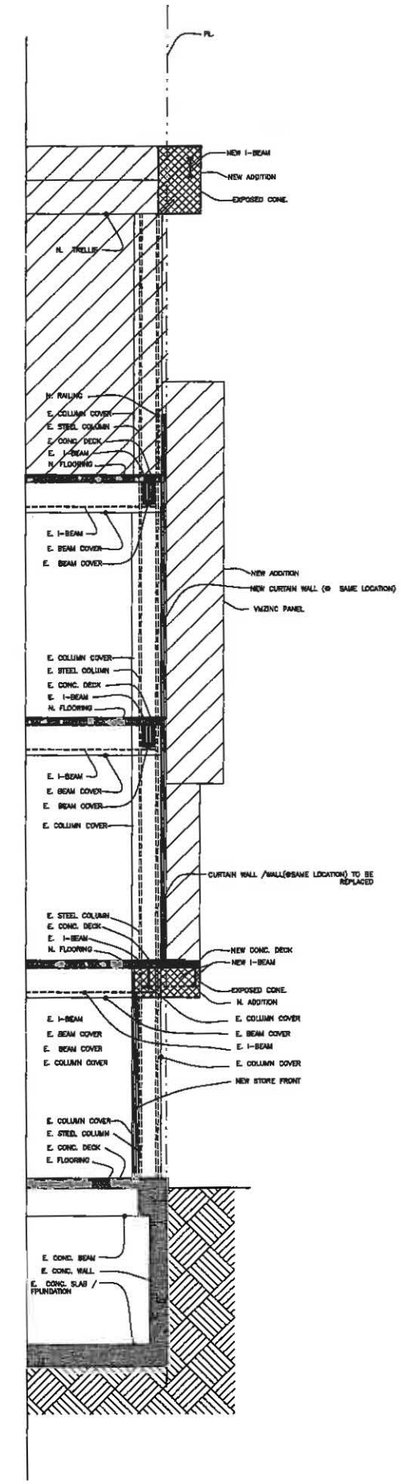
PROPOSED WALL SECTION- B3

SC: 1/4" = 1'-0"



PROPOSED WALL SECTION- B2

SC: 1/4" = 1'-0"



PROPOSED WALL SECTION- B1

SC: 1/4" = 1'-0"

Project:

431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:

MR. AMIR TEHRANI

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MEP ENGINEER:
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CIVIL ENGINEER:
AMO ENGINEERING CORP.
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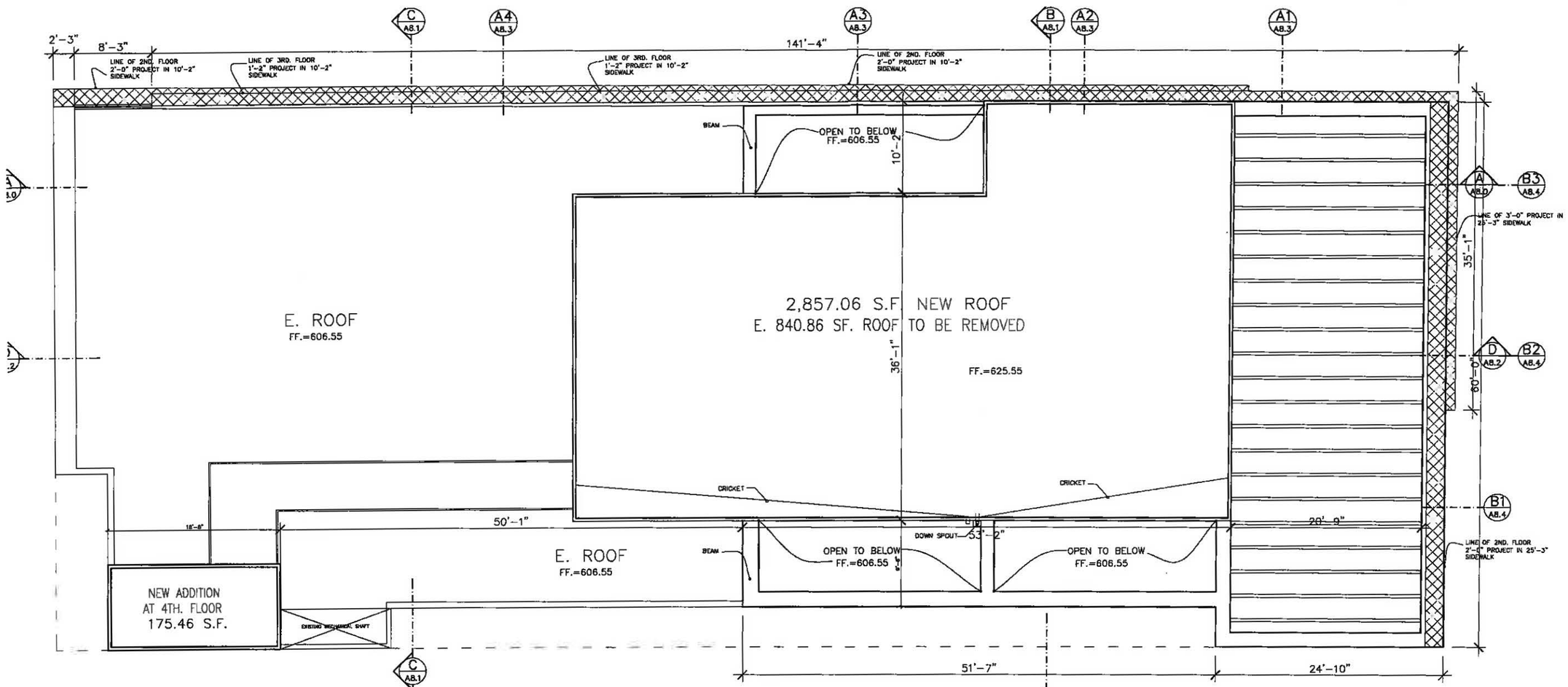
Scale:

Sheet Title:

PROPOSED WALL SECTIONS

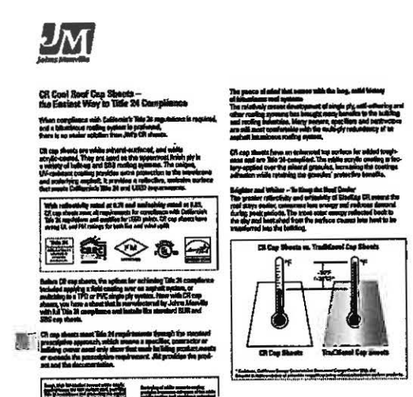
Sheet No.:

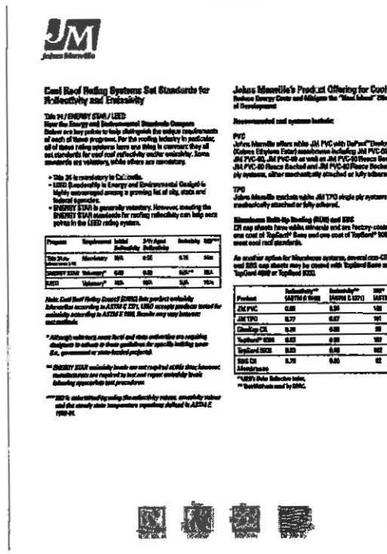
A8.4

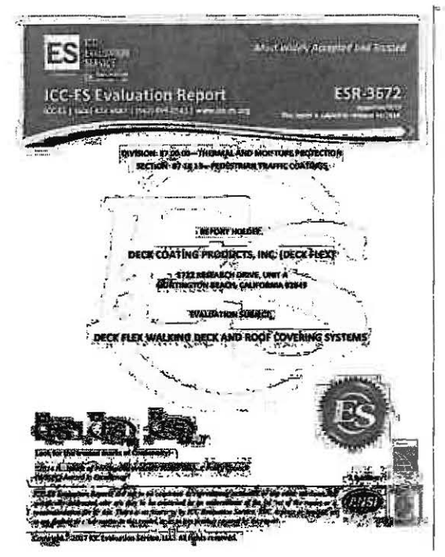


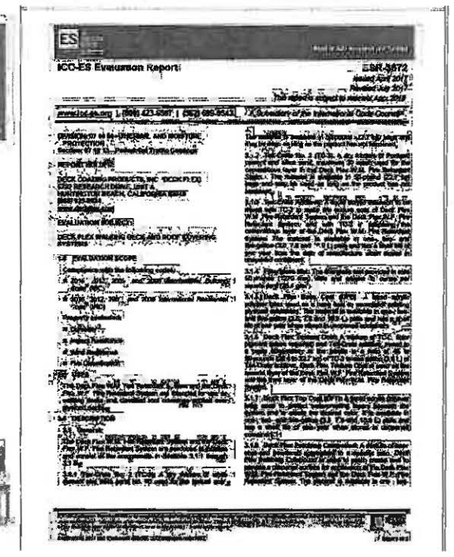
PROPOSED ROOF FLOOR PLAN

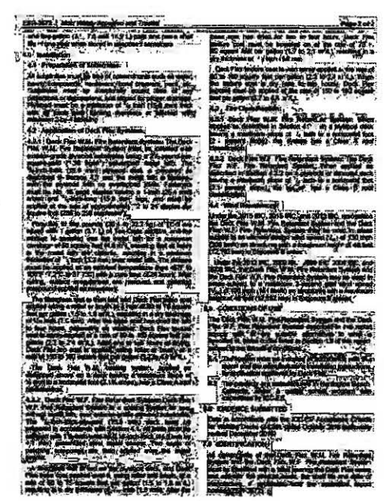
SC: 3/16" = 1'-0"











Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
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ARCHITECT:
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WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
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P.O. BOX 572110
TARZANA, CA. 91357

Notes:

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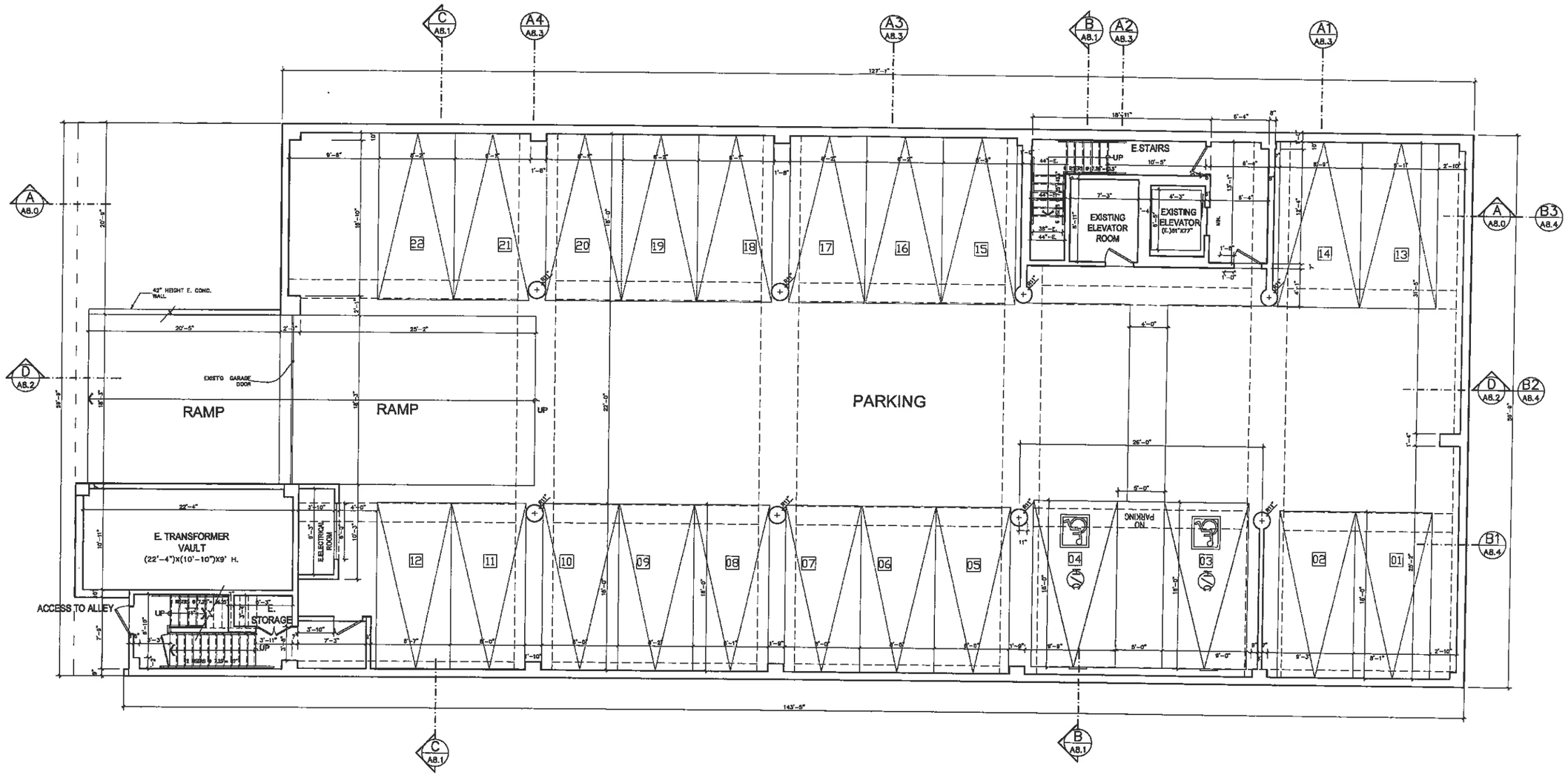
Sheet Title:
PROPOSED ROOF PLAN

Sheet No.:
A9.1



EXISTING BASEMENT PLAN (NO ADDITION TO PARKING STALLS)

sc: 3/16" = 1'-0"

7639.21 SF.

Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
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Consultants:

ARCHITECT:
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MEP ENGINEER:
PARIN INC., ALI DANESH
5010 CERRILLOS DR.
WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
AMC ENGINEERING CORP.
P.O. BOX 572210
TARZANA, CA. 91357

Notes:

GROUP S INC.
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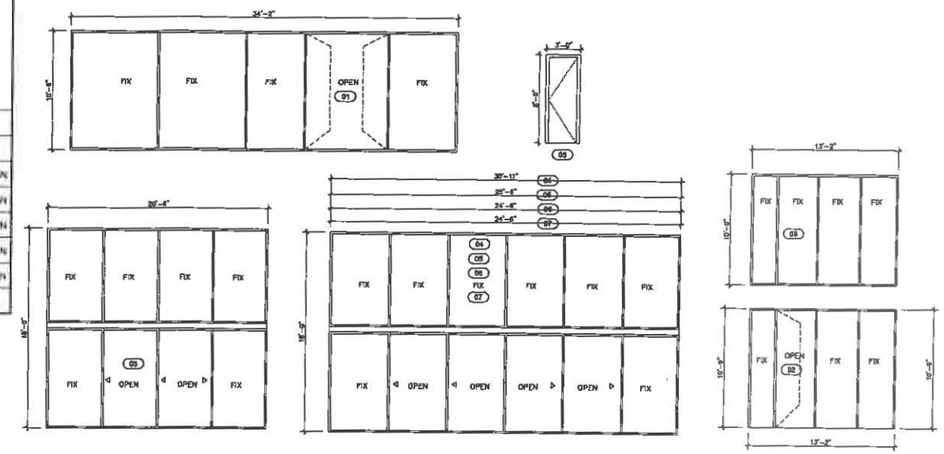
Drawn By: S.S
Checked By: S.S
Date: JULY. 2019
Scale:

Sheet Title:
EXISTING BASEMENT PLAN

Sheet No.:
A9.2

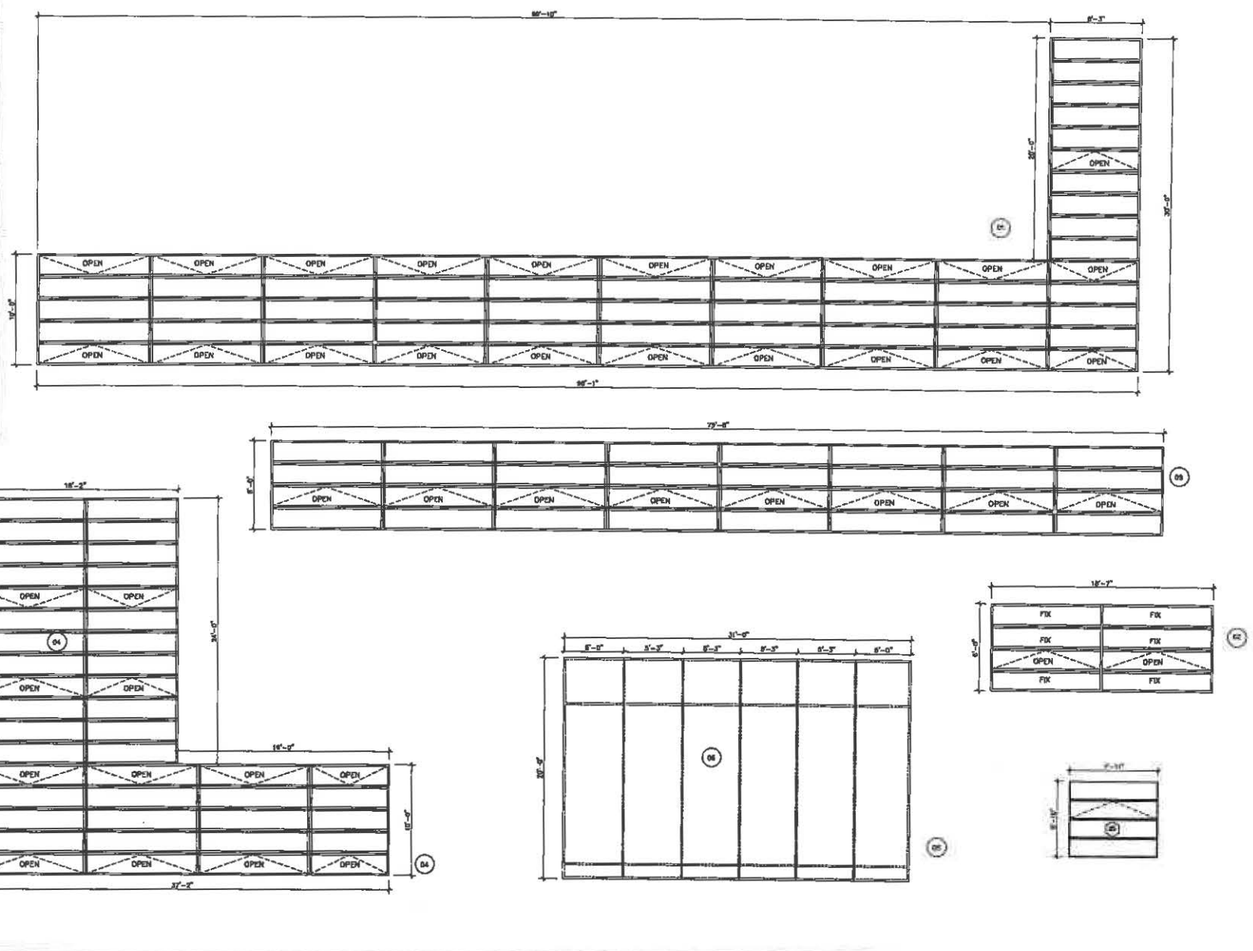
DOOR SCHEDULE

SYMBOL	SIZE WIDTH	SIZE HEIGHT	CONSTRUCTION ALUMINUM	METAL	WOOD HOLLOW CORE	WOOD SOLID CORE	STEEL HOLLOW CORE	FINISH GLASS	PAINT GRADE	ALUMINUM	WOOD CLAD	STAIN	GLASS TEMPERED	CLEAR PLATE	TEMPERED	CLEAR DUAL GLAZED	SANDBLASTED	FRAME WOOD	ALUMINUM	STEEL		REMARKS
01	34'-2"	10'-9"						O					O			O	O		O			NEW ENTRY DOOR AND STOREFRONT
02	13'-2"	10'-9"						O					O			O	O		O			NEW ENTRY DOOR AND STOREFRONT
03	11'-9"	18'-0"						O					O			O	O		O			NEW DOOR @ PROPOSED FOURTH PLAN
04	30'-11"	18'-0"						O					O			O	O		O			NEW DOOR @ PROPOSED FOURTH PLAN
05	3'-0"	8'-0"				O			O									O				NEW DOOR @ PROPOSED FOURTH PLAN
06	38'-0"	18'-0"						O					O			O	O		O			NEW DOOR @ PROPOSED FOURTH PLAN
07	37'-4"	18'-0"						O					O			O	O		O			NEW DOOR @ PROPOSED FOURTH PLAN
08	13'-2"	10'-0"						O					O			O	O		O			NEW ENTRY DOOR AND STOREFRONT



WINDOW/CURTAIN WALL SCHEDULE

SYMBOL	SIZE WIDTH	SIZE HEIGHT	MATERIAL WOOD CLAD	ALUMINUM	WOOD	GLASS CLEAR PLATE	DUAL INSULATION	SOLAR BRONZE	TEMPERED	OPAQUE	SANDBLASTED	REMARKS
01	98'-1"	30'-0"		O		O	O		O			CURTAIN WALL/WALL TO BE REPLACED
02	18'-7"	8'-0"		O		O	O		O			CURTAIN WALL/WALL TO BE REPLACED
03	79'-8"	6'-0"		O		O	O		O			CURTAIN WALL/WALL TO BE REPLACED
04	37'-2"	34'-0"		O		O	O		O			CURTAIN WALL/WALL TO BE REPLACED
01	24'-4"	10'-9"		O		O	O		O			STORE FRONT TO BE REPLACED
02	24'-7"	10'-9"		O		O	O		O			STORE FRONT TO BE REPLACED
03	20'-5"	10'-9"		O		O	O		O			STORE FRONT TO BE REPLACED
04	9'-5"	10'-9"		O		O	O		O			NEW STORE FRONT
06	7'-11"	3'-10"		O		O	O		O			E.WINDOW TO BE REPLACED
06	8'-8"	7'-6"		O		O	O		O			E.WINDOW TO BE REPLACED
07	14'-9"	10'-0"		O		O	O		O			E.WINDOW TO BE REPLACED



Project:
431 N. BRAND BLVD.
GLENDALE, CA. 91203

Client:
MR. AMIR TEHRANI

Consultants:

ARCHITECT:
SHAHRAM SHOKOUFANDEH
GROUP S INC.
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WOODLAND HILLS, CA 91364

CIVIL ENGINEER:
ANC ENGINEERING CORP.
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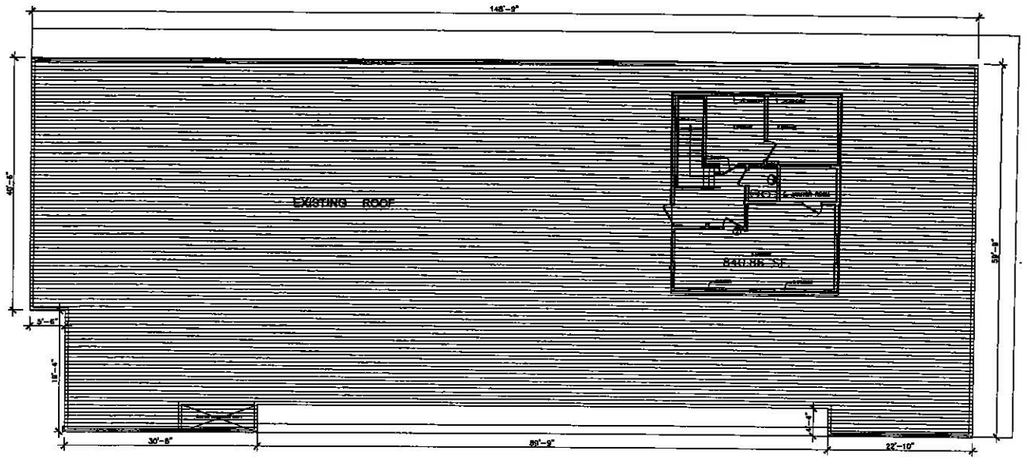
Date: JULY. 2019
Scale:

Sheet Title:
PROPOSED DOOR & WINDOW SCHEDULE

Sheet No.:
A10.0



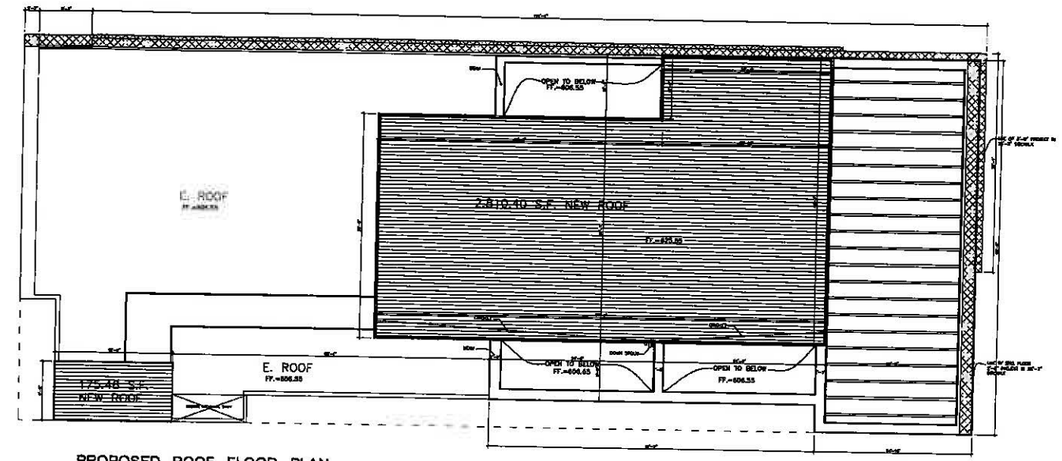
EXISTING FOURTH FLOOR PLAN

sc: 3/16" = 1'-0"

HATCH LEGEND:

AREA OF THE EXISTING ROOF SURFACE

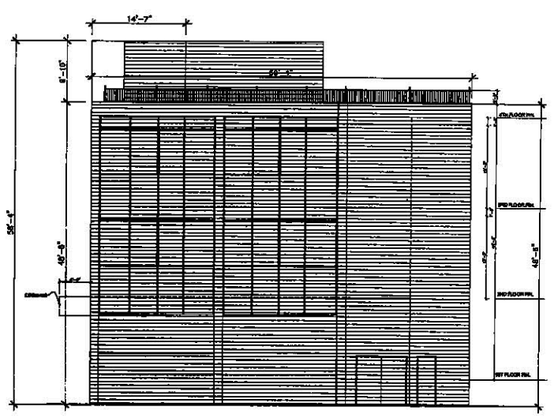
AREA OF THE EXISTING ROOF SURFACE = 8056.07 SF.



PROPOSED ROOF FLOOR PLAN

sc: 3/16" = 1'-0"

2,810.40 + 175.46 = 2,985.86 S.F. NEW ROOF



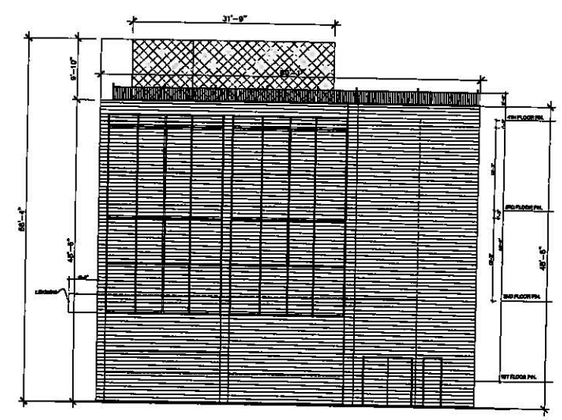
EXISTING WEST ELEVATION

sc: 3/32" = 1'-0"

HATCH LEGEND:

AREA OF THE EXISTING WALL SURFACE

AREA OF THE EXISTING WALL SURFACE ON WEST ELEVATION = 3221.46 SF.



EXISTING WEST ELEVATION

sc: 3/32" = 1'-0"

HATCH LEGEND:

AREA OF THE REMOVAL/OR ABANDON WALL

AREA OF THE REMOVAL ON WEST ELEVATION = 312.86 SF.

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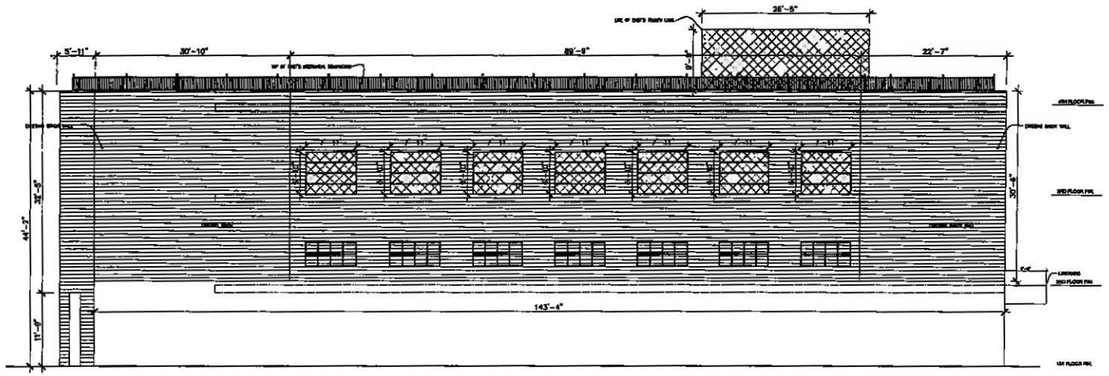
50% DEMOLITION CALCULATION

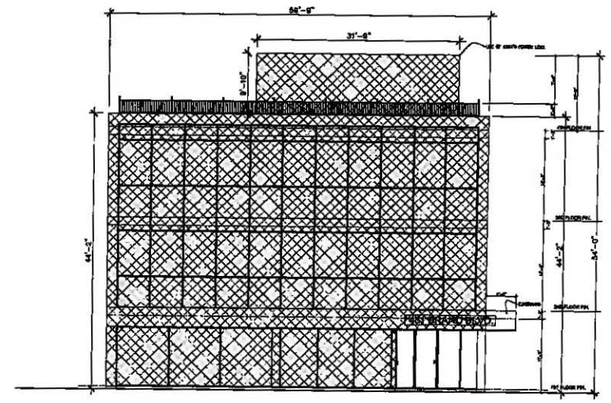
Sheet No.:
A10.1



EXISTING SOUTH ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE REMOVAL/OR ABANDON WALL

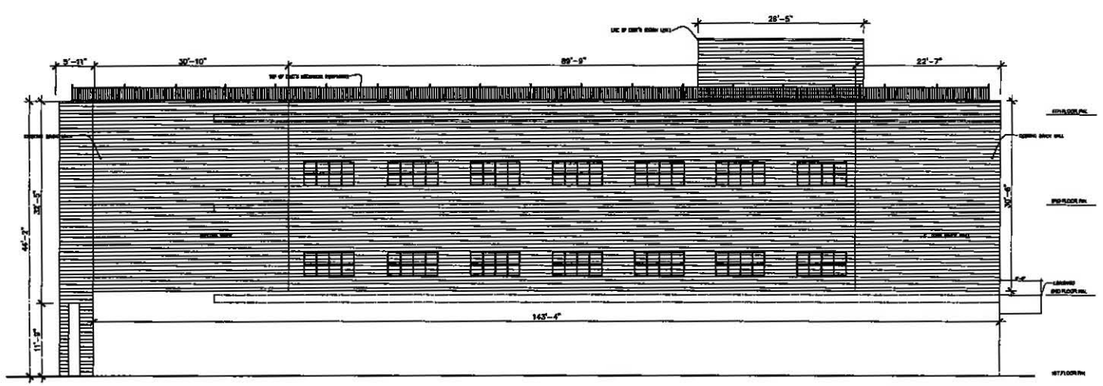
AREA OF THE REMOVAL WALL SURFACE ON SOUTH ELEVATION = 639.00 SF.



EXISTING EAST ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE REMOVAL/OR ABANDON WALL

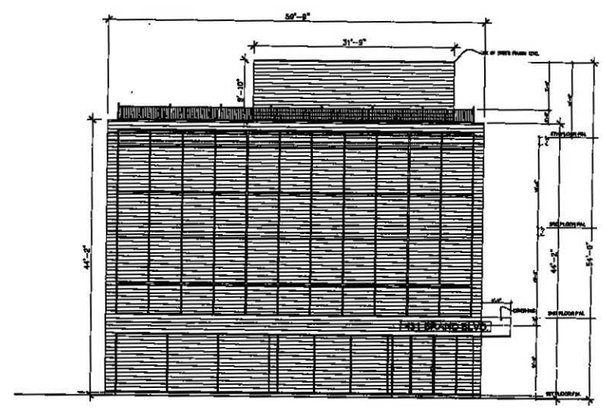
AREA OF REMOVAL SURFACE ON EAST ELEVATION = 2789.79 SF.



EXISTING SOUTH ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE EXISTING WALL SURFACE

AREA OF THE EXISTING WALL SURFACE ON SOUTH ELEVATION = 4842.19 SF.



EXISTING EAST ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE EXISTING WALL SURFACE

AREA OF THE EXISTING WALL SURFACE ON EAST ELEVATION = 2925.94 SF.

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Notes:

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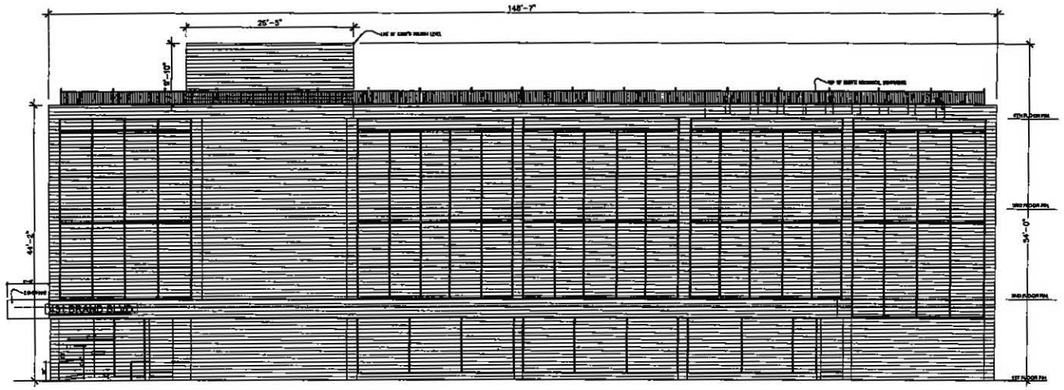
Scale:

Sheet Title:
80% DEMOLITION CALCULATION

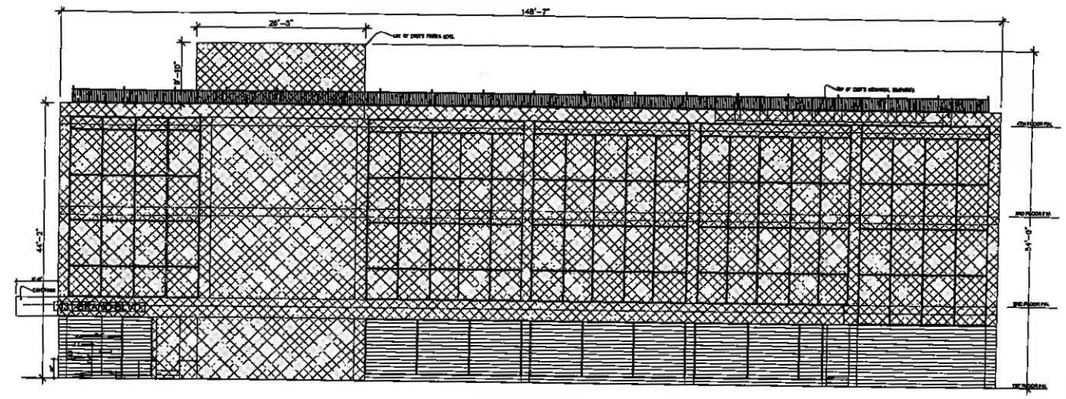
Sheet No.:
A10.2



EXISTING NORTH ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE EXISTING WALL SURFACE

AREA OF THE EXISTING WALL SURFACE ON NORTH ELEVATION = 6819.99 SF.



EXISTING NORTH ELEVATION
sc: 3/32" = 1'-0"

HATCH LEGEND:
AREA OF THE REMOVAL/OR ABANDON WALL

AREA OF THE REMOVAL WALL SURFACE ON NORTH ELEVATION = 5669.90 SF.

A = AREA OF THE EXISTING WALL SURFACE ON FOUR ELEVATIONS

A :
- AREA OF THE EXISTING WALL SURFACE ON WEST ELEVATION = 3221.46 SF.
- AREA OF THE EXISTING WALL SURFACE ON EAST ELEVATION = 2925.94 SF.
- AREA OF THE EXISTING WALL SURFACE ON SOUTH ELEVATION = 4842.19 SF.
- AREA OF THE EXISTING WALL SURFACE ON NORTH ELEVATION = 6819.99 SF.
- TOTAL AREA OF THE EXISTING WALL SURFACE ON ALL ELEVATIONS = 17,809.58 SF.

B : AREA OF THE EXISTING ROOF SURFACE = 8056.07 SF.

→ **A + B = F (100% S.F.)**
17,809.58 SF. + 8056.07 S.F. = 25,865.65 S.F.

↓

F/2 (50 % S.F.)
25,865.65 S.F. / 2 = 12,932.82 S.F.

C = AREA OF THE WALL REMOVALS ON FOUR ELEVATIONS

C :
- AREA OF THE WALL REMOVALS ON WEST ELEVATION = 312.86 SF.
- AREA OF THE WALL REMOVALS ON EAST ELEVATION = 2789.79 SF.
- AREA OF THE WALL REMOVALS ON SOUTH ELEVATION = 639.00 SF.
- AREA OF THE WALL REMOVALS ON NORTH ELEVATION = 5669.90 SF.
- TOTAL AREA OF THE WALL REMOVALS ON ALL ELEVATION = 9,411.55 SF.

D : AREA OF THE ROOF REMOVAL = 2985.86 SF.

C+ D < F/2
9,411.55 SF. + 2985.86 S.F. = 12,397.41 S.F. < 12,722.51 S.F.

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Notes:

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Sheet Title:
80% DEMOLITION CALCULATION

Sheet No.:
A10.3

431 N Brand Blvd, Glendale

GROUP S INC.

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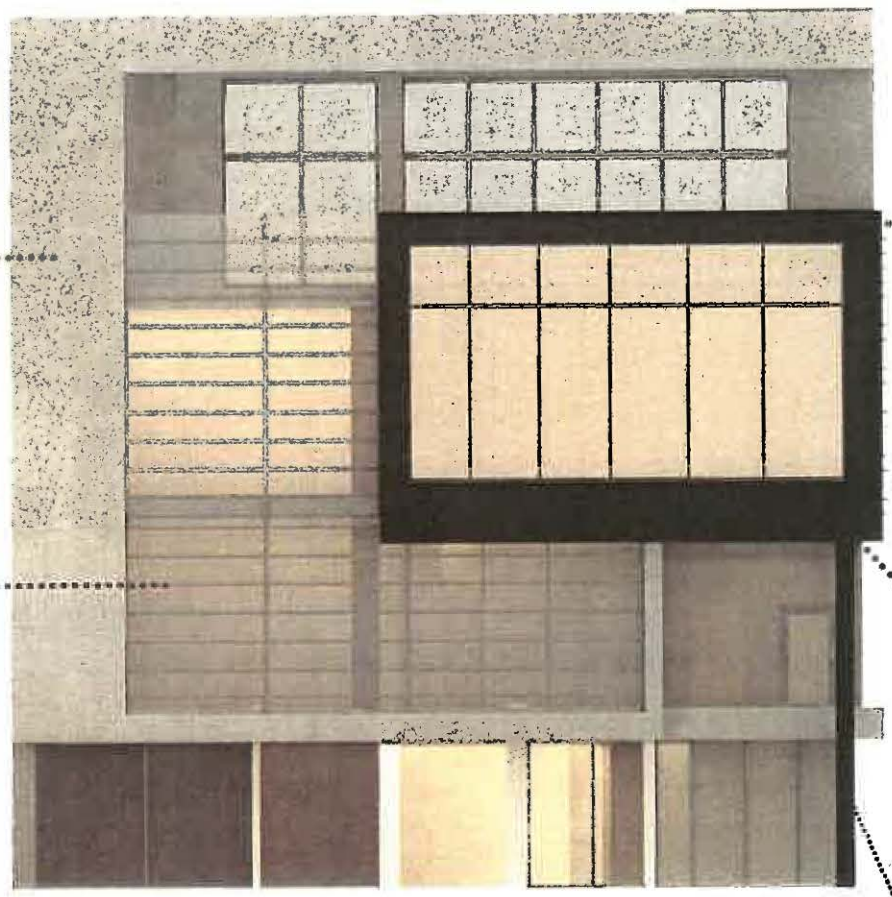
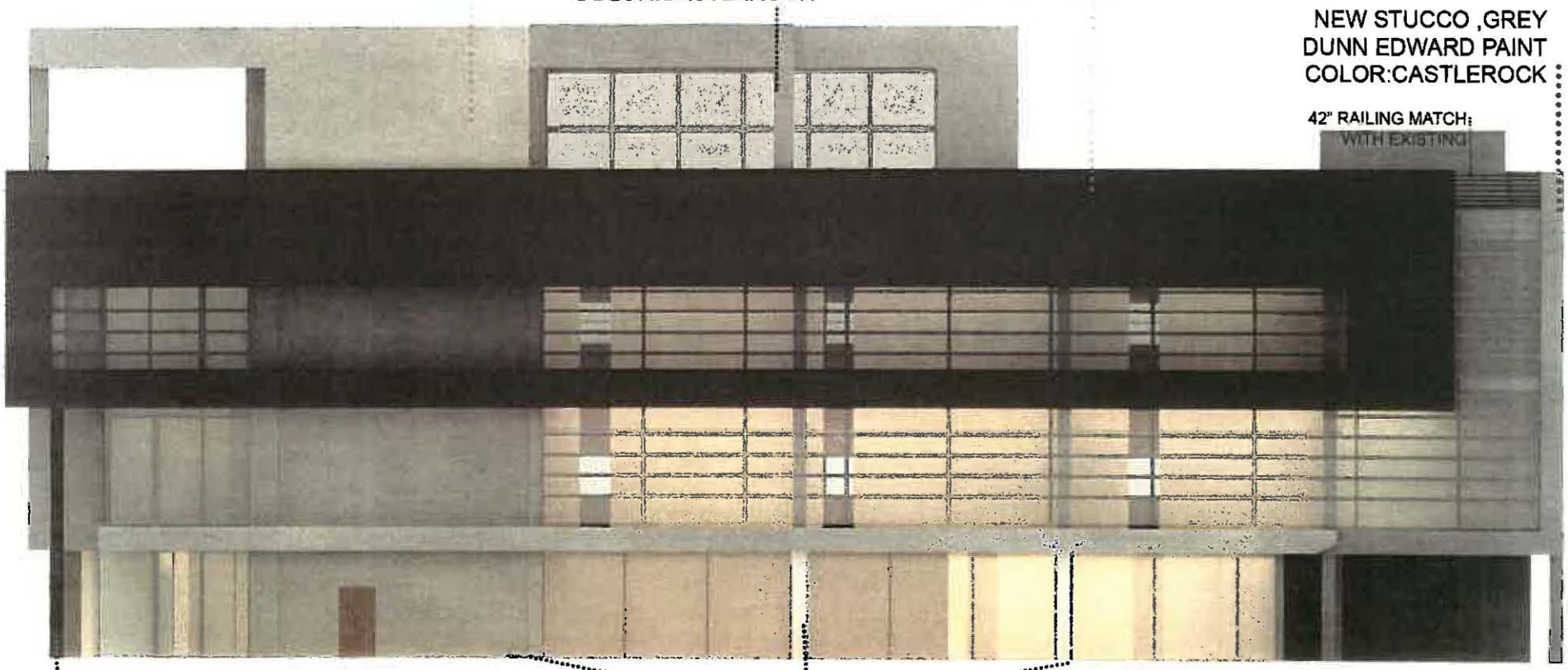
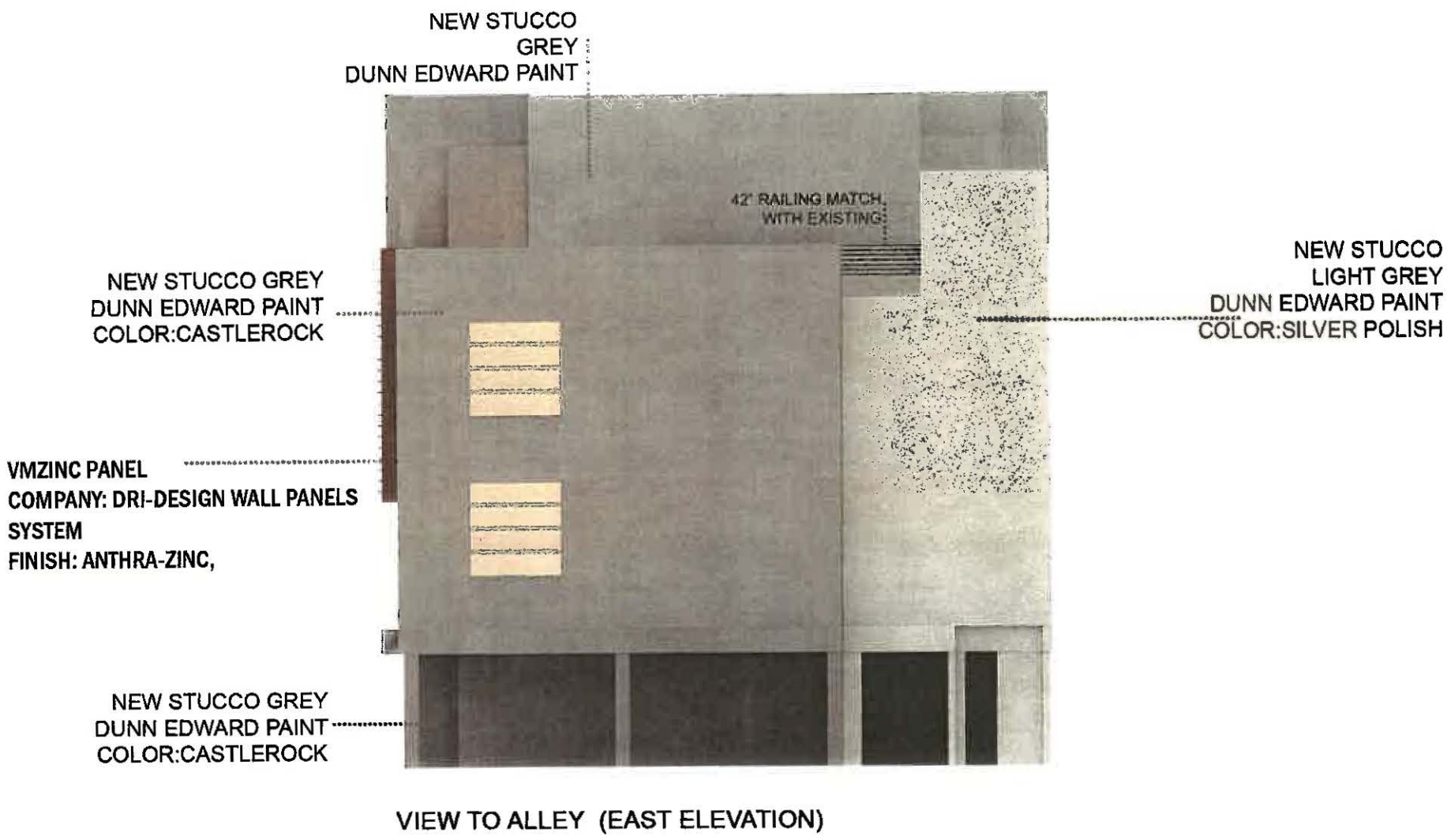


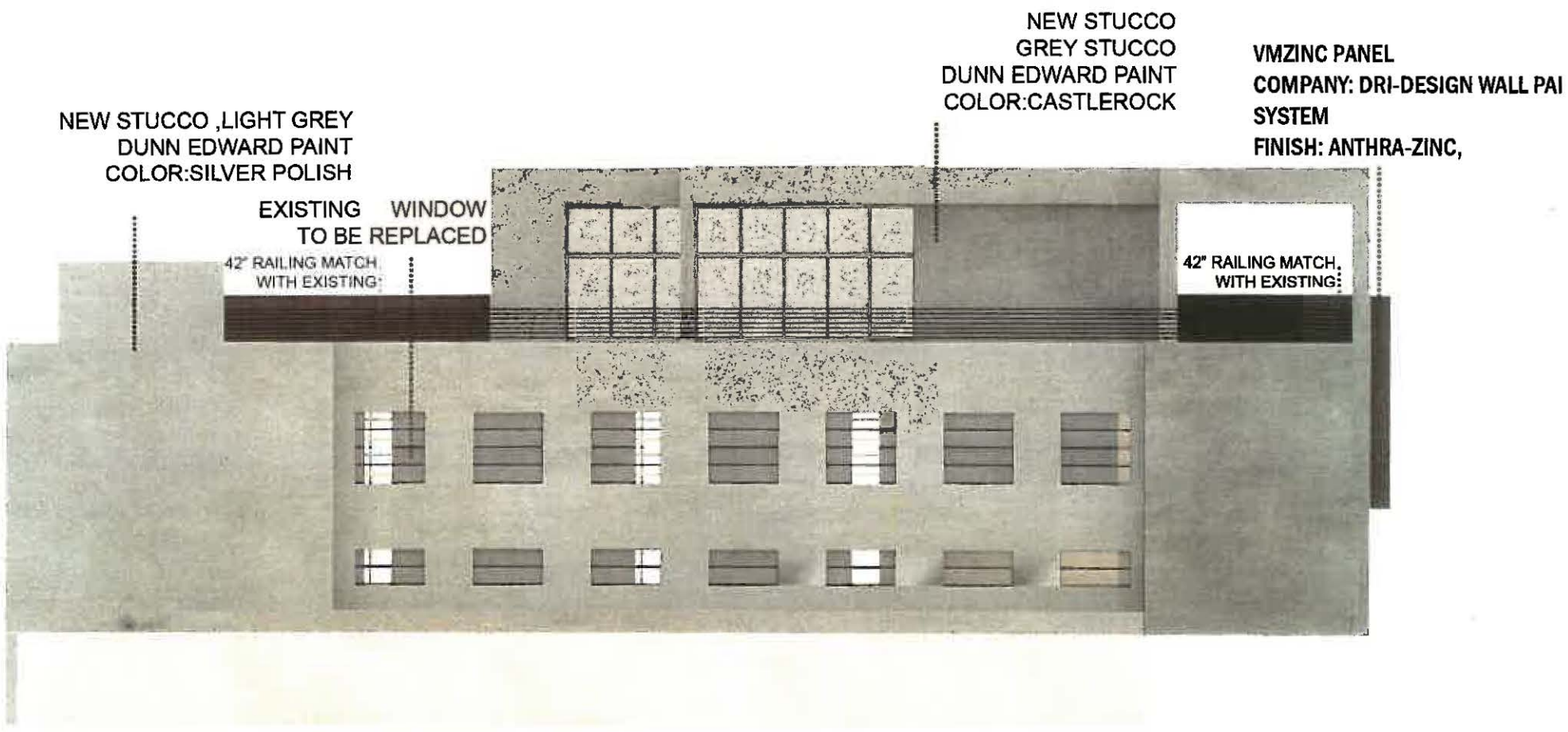
VIEW TO N BRAND BLVD.



VIEW TO MILFORD ST.



VIEW TO ALLEY (EAST ELEVATION)



SOUTH ELEVATION

MATERIAL FINISHES

VMZINC®

VMZINC® Series Panels pull from the distinctive tones and textures of nature to create an exclusive, refined and unforgettable visual experience. Our VMZINC® panels are available in QUARTZ-ZINC®, ANTHRA-ZINC®, AZENGAR® and PIGMENTO® Series colors.

Technical Information:

System Depth - 1 ¼" nominal

Material - VMZINC®

Material Thickness - 1 mm, 1.5 mm

Panel Joints - ½" nominal standard (1/8" – 1" available)

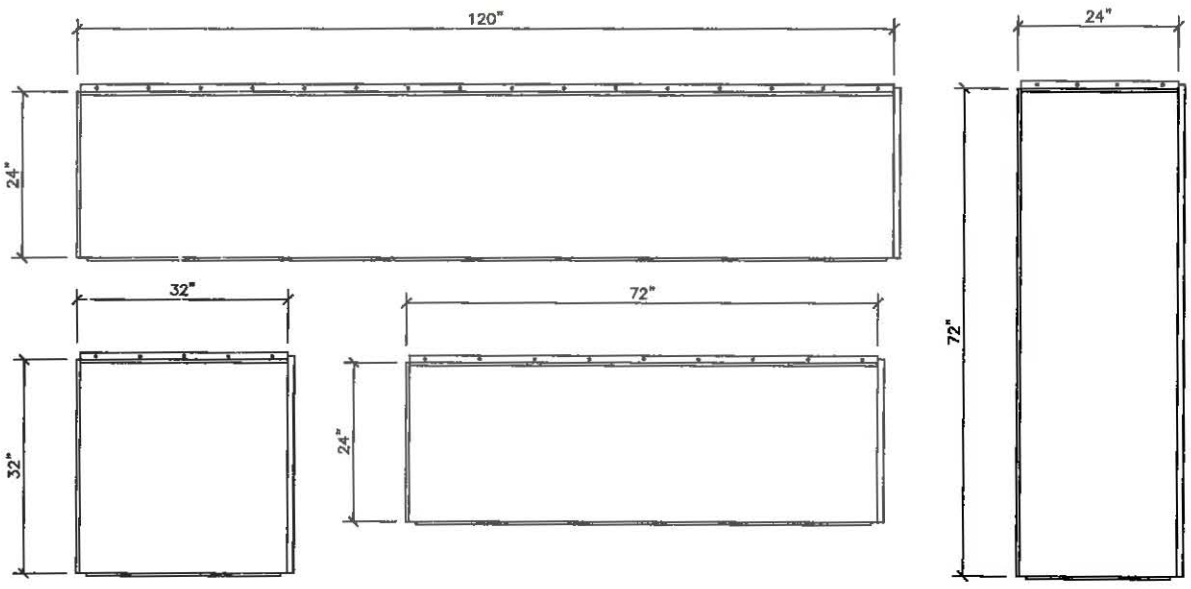
Finish - Quartz, Anthra, Azengar, and Pigmento Series

Weight - Less than 3 pounds per square foot

Panel Size Parameters:
These are the recommended maximum size panel guides. If the panel you would like fits inside these guides, Dri-Design can easily manufacture it. For larger sizes, please contact a Dri-Design representative to discuss your specific requirements.

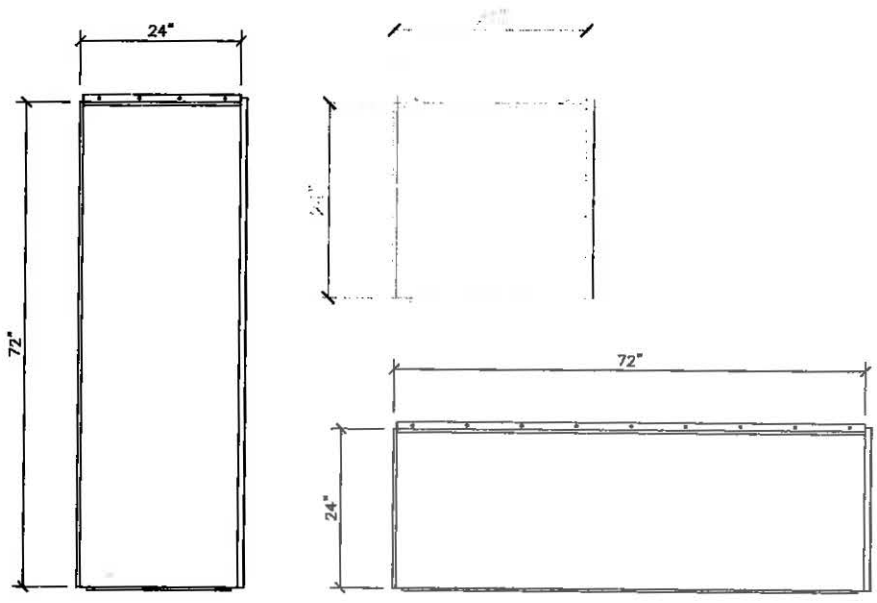
1.5 mm ANTHRA-ZINC®, QUARTZ-ZINC®, PIGMENTO® and AZENGAR®

Colors shown are representational only.



1 mm ANTHRA-ZINC®, QUARTZ-ZINC®, PIGMENTO® and AZENGAR®

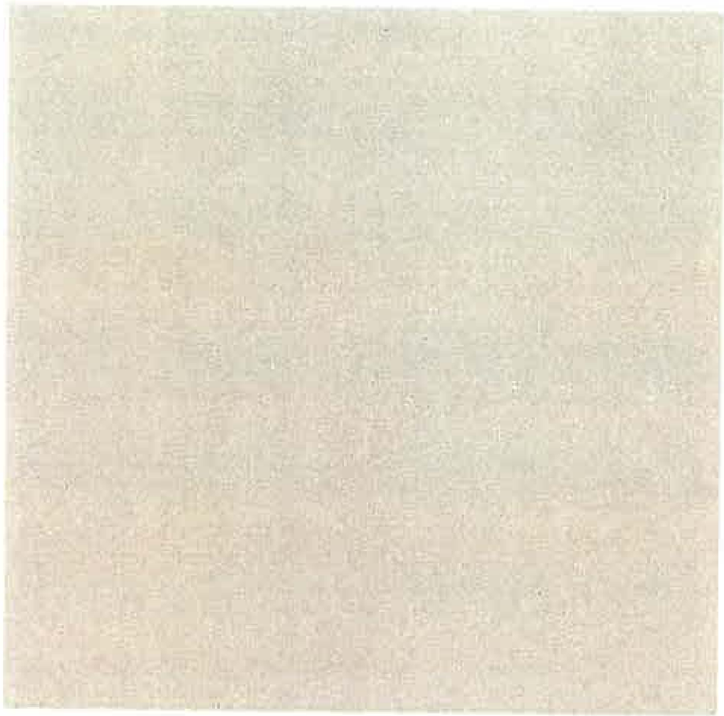
Colors shown are representational only.



CASTLEROCK DE6375

GRAY STUCCO

COLOR BRAND : DUNN EDWARD PAINT



Castlerock

DE6375

Cool Neutrals, Perfect Palette®

LRV 37

Munsell HUE=.91PB / VALUE=6.6 / CHROMA=0.4

TRIM

Lace Veil
DE6372

ACCENT

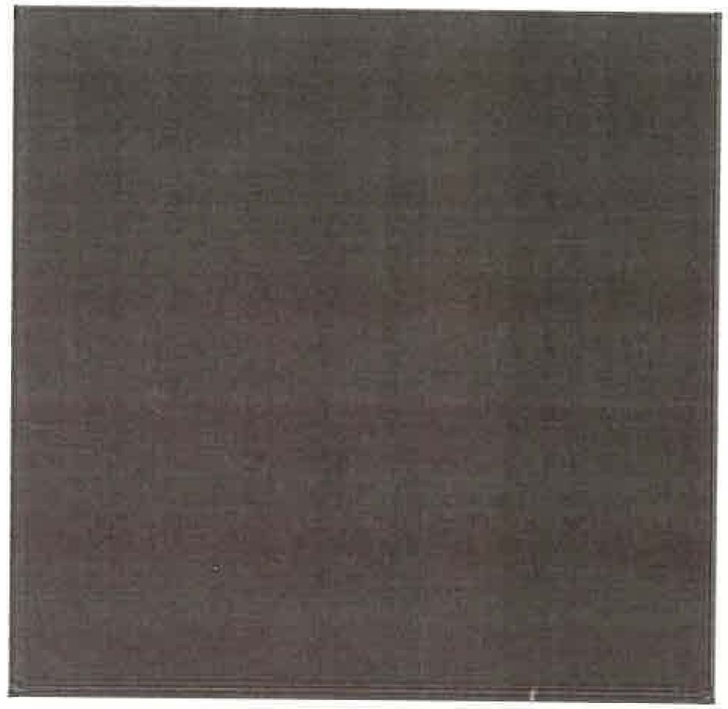
Porpoise
DE6373

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended.

JET DE6378

DARK GRAY STUCCO

COLOR BRAND : DUNN EDWARD PAINT



Jet

DE6378

Cool Neutrals, Perfect Palette®

LRV 9

Munsell HUE=7.26Y / VALUE=3.5 / CHROMA=0.1

TRIM

Whisper
DEW340

ACCENT

Porpoise
DE6373

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended

SILVER POLISH DE6374

LIGHT GRAY STUCCO

BRAND : DUNN EDWARD PAINT

Silver Polish

DE6374

Cool Neutrals Perfect Palette®

LRV 53

Munsell HUE=9.58B / VALUE=7.6 / CHROMA=0.2

TRIM

Damask
DEW319

ACCENT

Rouge
DE5116

Wide

REFIN
CERAMICHE

Slate recall

9 mm	9,5 mm	20 mm OUT2.0
120x240/48"x96" R	**60x120**/24"x48" R	**60x60**/24'x24" R Strutt.
120x120/48"x48" R	**60x60**/24"x24" R	
	60x60/24"x24" R Strutt.	
	30x60/12"x24" R	
	30x60/12"x24" R Strutt.	

FLOOR MATERIAL

BRAND : REFIN CERAMICHE

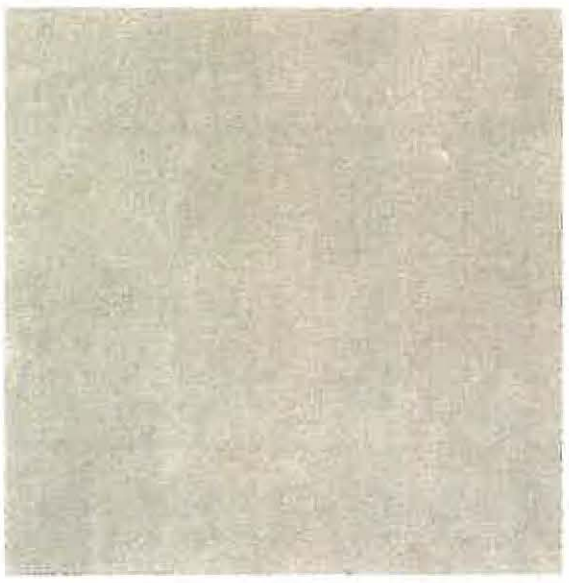
MODEL : WIDE

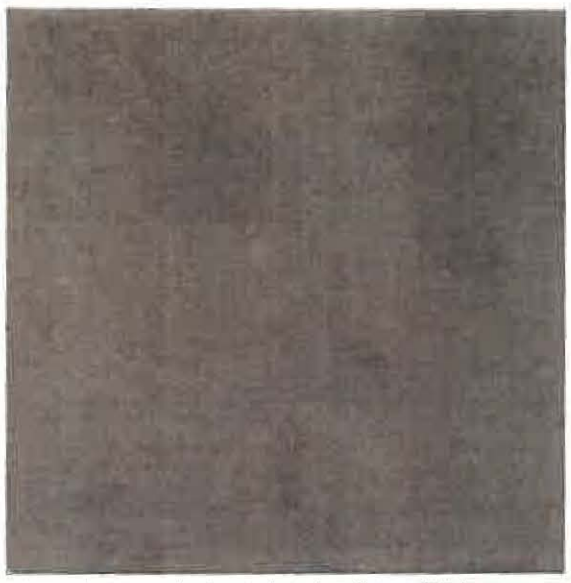
SIZE : 48"x110"

COLOR : LEAD

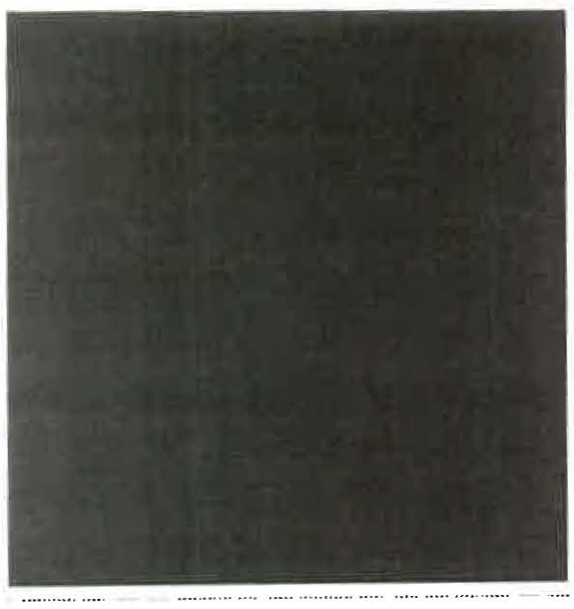
Gres porcellanato
Porcelain stoneware
Grès cérame fin vitrifie
Feinsteinzeug
Porseleingres
Gres porcelánico

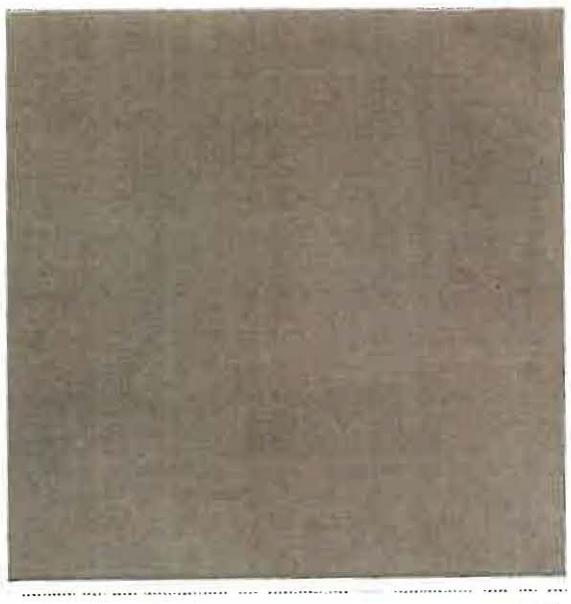
V2
Slight





Chalk	**120x240**/48"x96" R	**LJ18**	**Steel**	**120x240**/48"x96" R	**LJ21**	**Lead**	**120x240**/48"x96" R	**LJ19**
	120x120/48"x48" R	**LJ08**		**120x120**/48"x48" R	**LJ11**		**120x120**/48"x48" R	**LJ09**
	60x120/24"x48" R	**LJ74**		**60x120**/24"x48" R	**LJ77**		**60x120**/24"x48" R	**LJ75**
	60x60/24"x24" R	**LJ79**		**60x60**/24"x24" R	**LJ82**		**60x60**/24"x24" R	**LJ80**
	30x60/12"x24" R	**LJ84**		**30x60**/12"x24" R	**LJ87**		**30x60**/12"x24" R	**LJ85**





Carbon	**120x240**/48"x96" R	**LJ17**	**Olive**	**120x240**/48"x96" R	**LJ20**
	120x120/48"x48" R	**LJ07**		**120x120**/48"x48" R	**LJ10**
	60x120/24"x48" R	**LJ73**		**60x120**/24"x48" R	**LJ76**
	60x60/24"x24" R	**LJ78**		**60x60**/24"x24" R	**LJ81**
	30x60/12"x24" R	**LJ83**		**30x60**/12"x24" R	**LJ86**