

SYMBOL LEGEND

	Note Reference		Section Detail Detail # of Sheet when drawn		Window Detail Reference (Refer to Window Schedule)
	Key Note Reference Refer to legend next sheet		Section Elevation Detail # of Sheet when drawn		Wall Type Reference (Refer to Wall Legend)
	Column Line Designation		Branch Elevation Detail # of Sheet when drawn		Material Call Out (Refer to Materials Schedule)
	Elevation of Floor or Ceiling		Enlarged Plan Detail # of Sheet when drawn		Coreline
	Spot Elevation		Door Reference (Refer to Door Schedule)		
	Room Name & Number				

STAR FORD LINCOLN

1101 S. BRAND BLVD.
GLENDALE, CA 91204

DESCRIPTION OF WORK	PROJECT DIRECTORY
NEW 4 STORES INVENTORY STORAGE STRUCTURE WITH 4 NEW SERVICE BAYS ON GROUND FLOOR.	ARCHITECT: FLEX DESIGN GROUP 1730 3/4 WESTWOOD BLVD. LOS ANGELES, CA 90024 549 280 3411 CONTACT: ROBERT PLANT ROBERT@FLEXARCH.DESIGN

EXISTING BLDG. DATA FOR REFERENCE ONLY

BUILDING AREA FOR PARKING (COVERED DRIVEWAYS & RAMPS & STAIRWELL AREAS EXCLUDED)	4 PER 1000 SF	PROVIDED PARKING
GROUND FLOOR PARTS AREA	3,840 SF	15
GROUND FLOOR SHOWROOM AREA	7,724 SF	31
GROUND FLOOR SERVICE AREA	25,076 SF	100
GROUND FLOOR DISPATCH AREA	147 SF	1
GROUND FLOOR BREAKROOM	175 SF	1
GROUND FLOOR UTILITY AREA	380 SF	2
GROUND FLOOR PARTS LOUNGE	99 SF	1
SECOND FLOOR PARTS AREA	3,150 SF	13
SECOND FLOOR BUSINESS AREA	2,347 SF	9
SECOND FLOOR OWNERS OFFICE	486 SF	2
COVERED DRIVEWAYS AND RAMPS	4,397 SF	NA

LANDSCAPE AREA A (NOT COUNTED)	LANDSCAPE AREA A1 (COUNTED)	LANDSCAPE AREA A2 (COUNTED)	LANDSCAPE AREA A3 (COUNTED)	LANDSCAPE AREA B (NOT COUNTED)	LANDSCAPE AREA B1 (COUNTED)	LANDSCAPE AREA B2 (COUNTED)	LANDSCAPE AREA B3 (NOT COUNTED)	LANDSCAPE AREA C (NOT COUNTED)	LANDSCAPE AREA C1 (COUNTED)	LANDSCAPE AREA C2 (COUNTED)	LANDSCAPE AREA C3 (NOT COUNTED)	LANDSCAPE PARKING LOT PERIMETER SF 2196 SF	LANDSCAPE PARKING SF 2447 SF
1,319 SF	213 SF	285 SF	298 SF	889 SF	1,244 SF	110 SF	68 SF	380 SF	105 SF	380 SF	105 SF	105 SF	105 SF

PROPERTY SQUARE FOOTAGE	WATER ENGINEERING
86,791 SF	86.8 %
RATIO OF TOTAL FLOOR TO LOT	84.8 %
RATIO OF LANDSCAPE AREA	8.9 %
RATIO OF LANDSCAPE TO PARKING & INVENTORY AREA	8.3 %
RATIO OF LANDSCAPE TO PARKING AREA (shown grey)	16.9 %

REQUIRED TREES PER REG. PARKING (40%)	PROVIDED TREES
7 TREES	15 TREES

APPROVED
DATE: 6/21/13
SIGNED: [Signature]
CITY OF GLENDALE
DEPT. OF WATER & POWER

CODE ANALYSIS

A. APPLICABLE CODE:	C. SITE DATA:																					
Governing Jurisdiction: 2016 CalGreen Code City of Glendale: 2016 California Building Code, 2016 California Mechanical Code, 2016 California Electrical Code, 2016 California Plumbing Code, 2016 California Energy Code, 2016 California Fire Code	ZONING SUMMARY: LAND USE: COMMUNITY SERVICE ZONING: CA USE: CAR DEALERSHIP WITH ANCILLARY PARTS RETAIL, AUTO SERVICE FACILITY, & INVENTORY STORAGE.																					
B. PROJECT DATA: OWNER: STAR FORD LINCOLN TENANT: STAR FORD LINCOLN LEGAL ADDRESS: 1101 S. BRAND BLVD. LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION NR. 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 384, LITTLETON TRACT MB 15-129	AREA SUMMARY: SITE AREA: 86,791 sq. ft. (N) SITE COVERAGE: 21,673 sq. ft.																					
REDEVELOPMENT AREA: REDEVELOPMENT AREA: NP	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED PARKING</th> <th>PROVIDED PARKING</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>87 parking</td> <td>86 parking</td> </tr> <tr> <td>LOST PARKING TO GROUND FLOOR</td> <td>4 parking</td> <td>83 parking</td> </tr> <tr> <td>2ND FLOOR</td> <td>83 parking</td> <td>83 parking</td> </tr> <tr> <td>3RD FLOOR</td> <td>86 parking</td> <td>87 parking</td> </tr> <tr> <td>ROOF</td> <td>21,414 sq. ft.</td> <td>87 parking</td> </tr> <tr> <td>TOTAL FLOOR AREA</td> <td>83,803 sq. ft.</td> <td>265 TOTAL</td> </tr> </tbody> </table>		REQUIRED PARKING	PROVIDED PARKING	GROUND FLOOR	87 parking	86 parking	LOST PARKING TO GROUND FLOOR	4 parking	83 parking	2ND FLOOR	83 parking	83 parking	3RD FLOOR	86 parking	87 parking	ROOF	21,414 sq. ft.	87 parking	TOTAL FLOOR AREA	83,803 sq. ft.	265 TOTAL
	REQUIRED PARKING	PROVIDED PARKING																				
GROUND FLOOR	87 parking	86 parking																				
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3RD FLOOR	86 parking	87 parking																				
ROOF	21,414 sq. ft.	87 parking																				
TOTAL FLOOR AREA	83,803 sq. ft.	265 TOTAL																				
BUILDING SUMMARY: BLDG. 1 - (E) SHOWROOM, PARTS, & SERVICE FACILITY 2-STORIES (NO CHANGE PROPOSED) BLDG. 2 - (N) INVENTORY STORAGE STRUCTURE WITH SERVICE BAYS 4-STORIES																						

PROJECT DATA

OWNER: STAR LINCOLN FORD
 1101 SOUTH BRAND BLVD, GLENDALE CA 91204
 PROJECT DESCRIPTION: NEW 4,877 SF AUTOMOBILE SHOWROOM & SERVICE AND PARTS FACILITY

LEGAL INFORMATION:
 LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION NR. 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 384, LITTLETON TRACT MB 15-129
 APN NUMBER: 5640-010-010
 CITY: GLENDALE
 COUNTY: LOS ANGELES

ZONING SUMMARY:
 LAND USE: COMMUNITY SERVICE
 ZONING: CA
 USE: RETAIL & SERVICE ACTIVITIES (VEHICLE SALES & REPAIR)
 REDEVELOPMENT AREA: NP

BUILDING CODE SUMMARY:
 GOVERNING JURISDICTION: CITY OF GLENDALE
 APPLICABLE CODES: 2016 California Building Code (CBC), with applicable mechanical amendments. This project shall also comply with 2010 CBC, 2011 Glendale Fire & Safety Code, 2015 CFC, CFC, CFC, CFC, CFC, CFC.

TYPE OF OCCUPANCY	SERVICE GARAGE	SERVICE WRITERS PARTS STORAGE	OPEN PARKING GARAGE	SHOWROOM & OFFICE	UTILITY & MECHANICAL AREAS
	5%	8%	8%	8%	8%

NUMBER OF OCCUPANTS	Occupant Load	SF	Occupants	Two Exits Required Occupants Per Exit	Occupant With Disabilities (L)	Occupant With Other Disabilities (L)
(S-1) Service Garage	1:100	2784	27.8	13.9	42	21
(S-2) Parts Storage	1:100	265	2.6	1.3	8	4
(S-3) Car Wash	1:200	4200	2.1	1.0	7	3
(R) Showroom & Office	1:100	8833	88.3	44.1	13	6
(U) Mechanical Service Area	1:200	982	4.9	2.4	1	0
(U) Office Second Story	1:100	380	3.8	1.9	5	2
(S-2) Parts Storage Second Story	1:200	1348	6.7	3.4	2	1
(S-2) New Car Delivery Center	1:200	378	1.9	0.9	2	1
MECHANICAL CHASIS	NA	85	NA	NA	NA	NA
(S-2) Fuel Tank Storage	1:200	4432	22.1	11.0	7	3
Total Req. Occupants			110	55	87	43

OCCUPANCY SEPARATION
 BLS-1 NO SEPARATION REQ.
 BLS-2 3HR SEPARATION REQ.
 BLS-3 1HR SEPARATION REQ.

TYPE OF CONSTRUCTION
 Showroom / Office / Warehouse: 2-Type VA (14,300 allowed)
 Parts Storage: 2-Type VA (21,000 allowed)
 Service Garage: 2-Type VA (20,000 allowed) with area increase by not more than 75,000 allowed
 Utility / Canopy / Overhang: 1-Type VA (2,000 allowed)

BUILDING HEIGHT
 PROPOSED SF: 17290 SF
 30' allowed

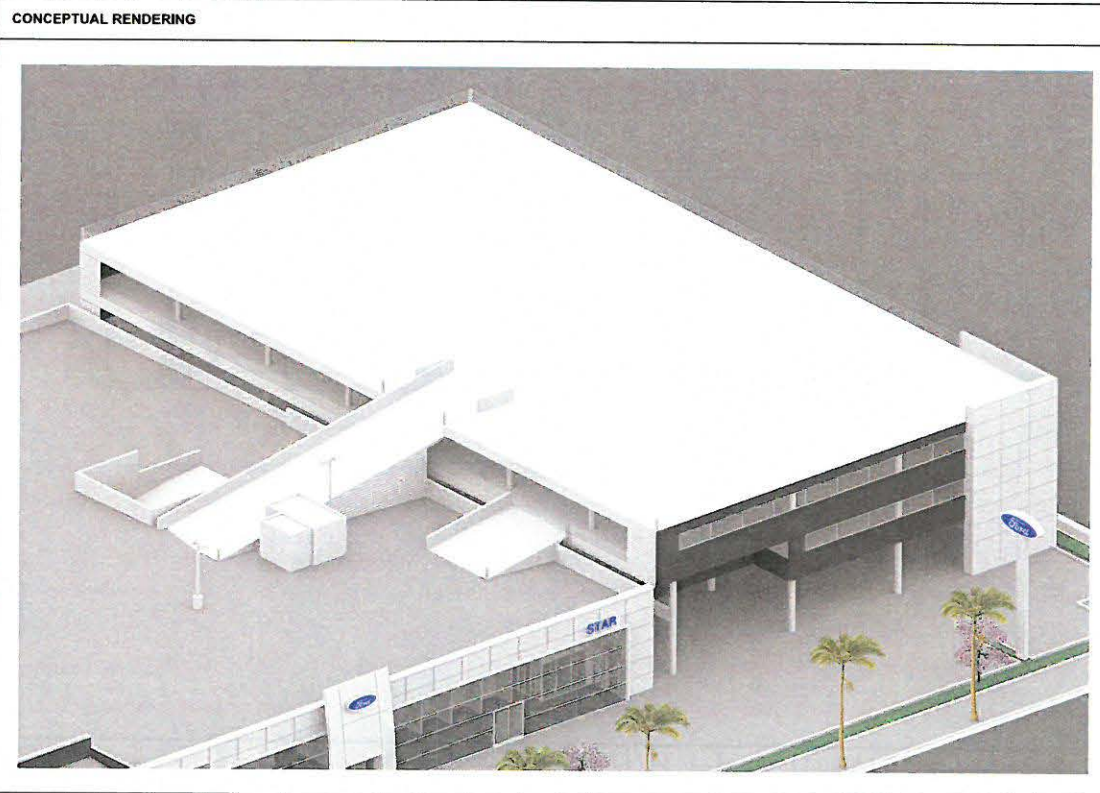
SPRINKLERS
 PROPOSED: 30' allowed
 BUILDING PARKING SF: 43,801
 REQUIRED: 174

ACCESSIBILITY
 ADA PARALLEL ACCESSIBLE: 1 VAN ACCESSIBLE

INSTALLATION FEATURES
 Office & Showroom Group B: 200
 Group B SF: 10513 SF
 Group B SF: 10513 SF
 Group B SF: 10513 SF

PLUMBING FEATURES
 Office Public Use: 1:100 (1 Req.)
 Office Employee Use: 2:16-33 (2 Req.)
 Service Garage: 1:1-10 (1 Req.)

11-18-2013 FOR CONSTRUCTION



SHEET INDEX

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

STAR FORD LINCOLN

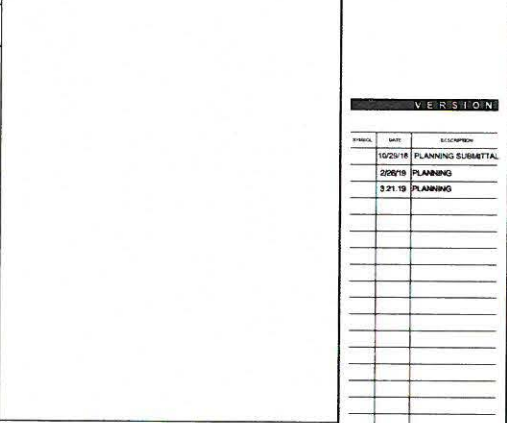
1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.

VERSION

NO.	DATE	DESCRIPTION
10/2/18	PLANNING SUBMITTAL	
2/26/19	PLANNING	
3/21/19	PLANNING	



COVER SHEET

CVR-1

SHEET

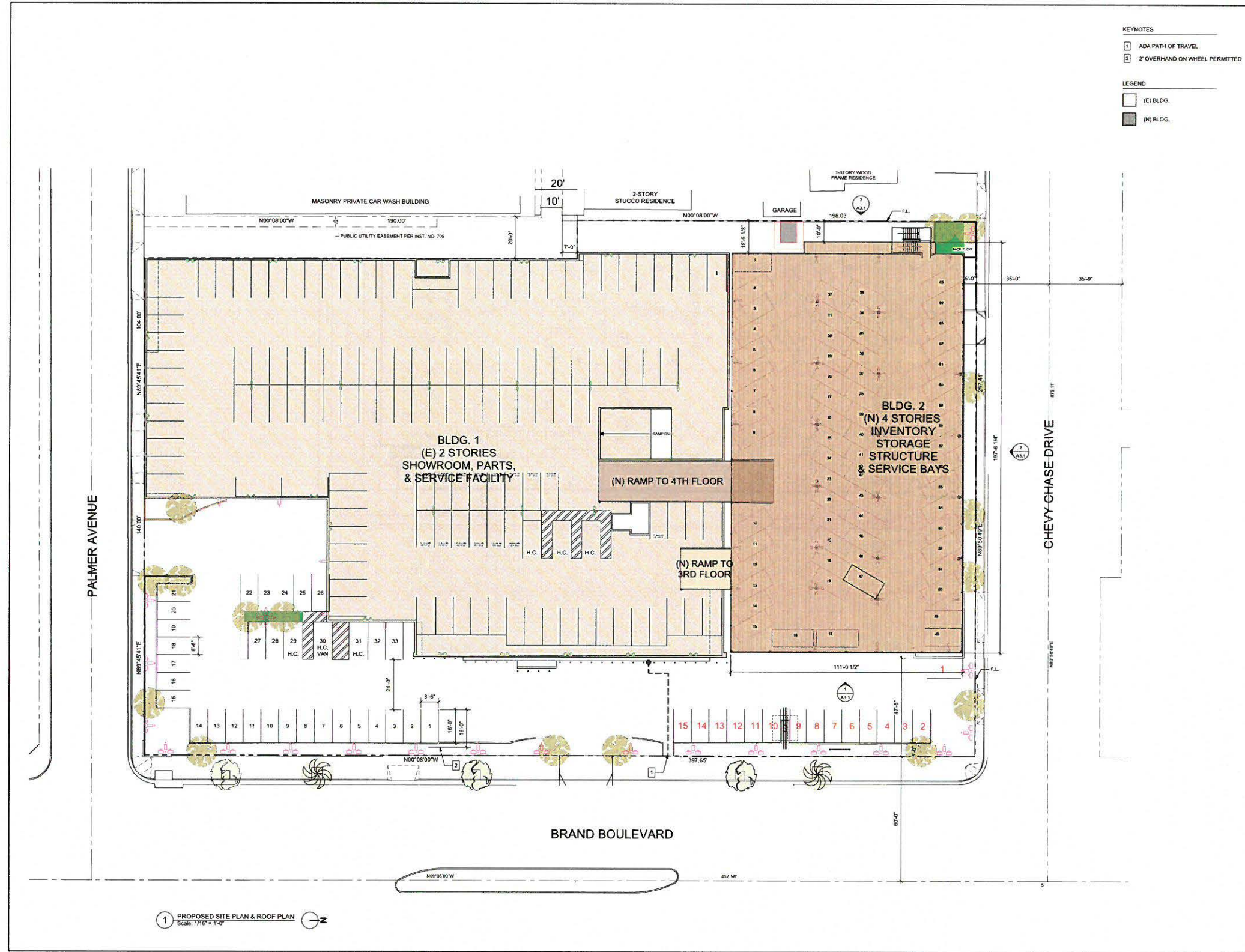
DATE: 11/18/2013

SCALE: AS SHOWN

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Signature]



KEYNOTES

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

LEGEND

- (E) BLDG.
- (N) BLDG.

ARCHITECT

FLEX

DESIGNS
 422 S. Pasadena Ave., Suite A
 Pasadena, CA 91105
 T 626-754-3409
 F 626-754-3407

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
 Glendale, CA 91204

CONSULTANT

PERMIT NO.

VERSION

NO.	DATE	DESCRIPTION
1	10/29/18	PLANNING SUBMITTAL
2	3/19/19	Planning

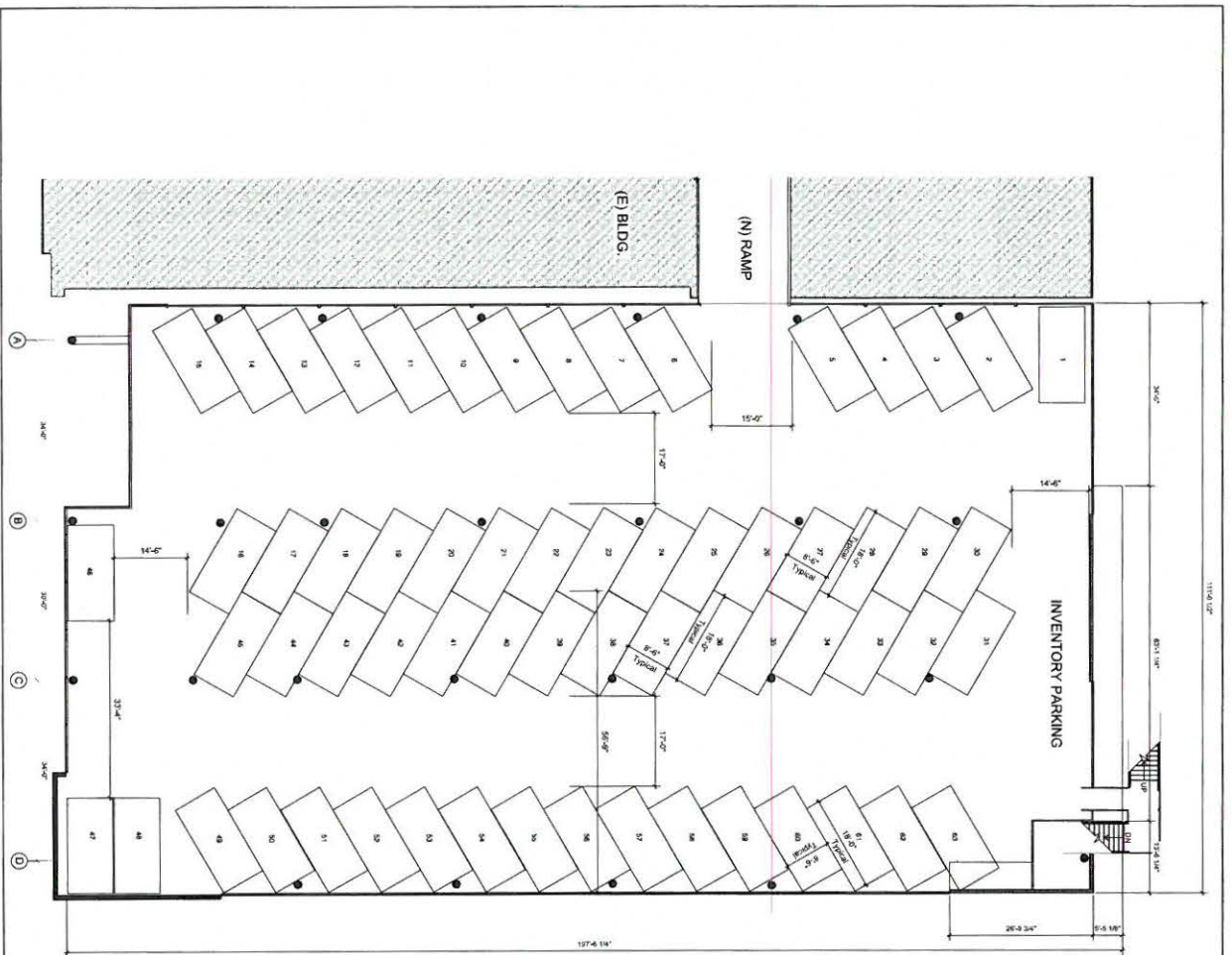
TITLE

PROPOSED
 SITE PLAN
 & ROOF
 PLAN

A1.2

SHEET

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



63 Cars a Floor 60 Degree Parking One Way

2 PROPOSED 2ND FLOOR PLAN

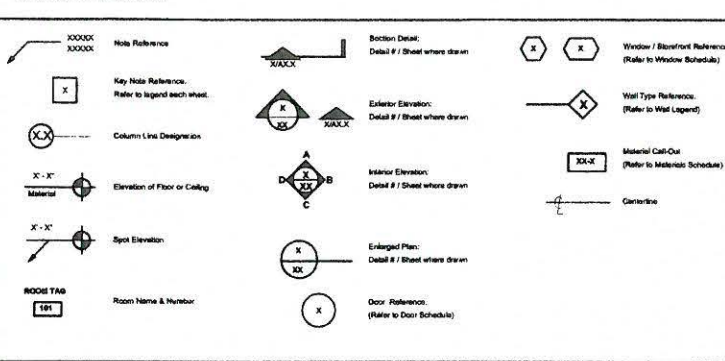
LEGEND
 ● PAVEMENT
 ○ COLUMN

STAR FORD LINCOLN
 1101 S. Blvd Blvd
 Anaheim, CA 92804

PROPOSED 2ND FLOOR PLAN

A1.4

SYMBOL LEGEND



STAR FORD LINCOLN

1101 S. BRAND BLVD.
GLENDALE, CA 91204

DESCRIPTION OF WORK

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

PROJECT DIRECTORY

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

SHEET INDEX

ARCHITECTURAL

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



STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204



EXISTING BLDG. DATA FOR REFERENCE ONLY

BUILDING AREA FOR PARKING (COVERED DRIVEWAYS & RAMPS & STAIRWELL AREAS EXCLUDED)	Area SF	REQUIRED PARKING 4 PER 1000 SF 174 REG. 8 I.C. REQ. Required Parking	PROVIDED PARKING 42 SPACES GROUND LEVEL 182 EMPLOYEE SPACES ROOF LEVEL TOTAL 174 SPACES
GROUND FLOOR PARTS AREA	3,949 SF	19	
GROUND FLOOR SHOWROOM AREA	7,724 SF	39	
GROUND FLOOR SERVICE AREA	25,078 SF	100	
GROUND FLOOR DISPATCH AREA	147 SF	1	
GROUND FLOOR BREAKROOM	176 SF	1	
GROUND FLOOR UTILITY AREA	360 SF	2	
GROUND FLOOR PARTS COUNTERS	169 SF	1	
SECOND FLOOR PARTS AREA	3,150 SF	13	
SECOND FLOOR BUSINESS AREA	2,347 SF	9	
SECOND FLOOR OWNERS OFFICE	496 SF	2	
COVERED DRIVEWAYS AND RAMPS	4,397 SF	NA	
LANDSCAPE AREA A (NOT COUNTED)	1,319 SF		
LANDSCAPE AREA A0 (COUNTED)	213 SF		
LANDSCAPE AREA A1 (COUNTED)	266 SF		
LANDSCAPE AREA A2 (COUNTED)	266 SF		
LANDSCAPE AREA A3 (COUNTED)	218 SF		
LANDSCAPE AREA B (NOT COUNTED)	888 SF		
LANDSCAPE AREA B1 (COUNTED)	1,244 SF		
LANDSCAPE AREA B2 (COUNTED)	110 SF		
LANDSCAPE AREA B3 (NOT COUNTED)	88 SF		
LANDSCAPE AREA C (COUNTED)	360 SF		
LANDSCAPE AREA C (NOT COUNTED)	106 SF		
LANDSCAPE PARKING LOT PERMITTER SF 2196 SF			
LANDSCAPE PARKING SF 2447 SF			

APPROVED
WATER ENGINEERING
DATE: 6/24/13
SIGNED: [Signature]
CITY OF GLENDALE
DEPT. OF WATER & POWER

PROJECT DATA

OWNER: STAR LINCOLN FORD
TENANT: STAR FORD LINCOLN
LEGAL ADDRESS: 1101 SOUTH BRAND BLVD, GLENDALE CA 91206
PROJECT DESCRIPTION: NEW 47,877 SF AUTOMOBILE SHOWROOM & SERVICE AND PARTS FACILITY

JUN 21 2013
No other approvals are required.
Any construction or use not approved by this plan is not approved by this plan.
By: [Signature]
Director of Planning

LEGAL INFORMATION

LEGAL DESCRIPTION: PORTION OF LOT 25, WATTS SUBDIVISION MR 5-200, LOTS 12-17, COLLINS TRACT MB 4-78 AND LOTS 384, LITTLETON TRACT MB 16-129
APN NUMBER: 5640-010-010
CITY: GLENDALE
COUNTY: LOS ANGELES

APPROVED
DATE: 6-24-13
SIGNED: [Signature]
CITY OF GLENDALE
Water & Power, Electrical Services

ZONING SUMMARY:

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

BUILDING CODE SUMMARY:

GOVERNING JURISDICTION: CITY OF GLENDALE
2010 California Building Code (CBC), w/Glendale municipal amendments. This project shall also comply w/ 2010 CBC, 2011 Glendale Bldg & Safety code, 2010 CGC, GPC, GMC, GEC, GESC, G285C

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

OCCUPANCY	Occupant Load	SF	Occupants	Two Exits Required Occupants Per Exit	Occupant Width Stairways (S)	Occupant Width Other Egress (S)
(B-1) Service Garage	1,100	27849	278	139	42	28
(B) Service Write Use Office	1,100	3642	36	18	6	4
(S-2) Parts Storage Ground Level	1,300	4500	14	7	2	1
(B) Showroom & Office	1,100	8533	86	44	13	9
(U) Mechanical Second Floor	1,300	892	3	2	1	0
(B) Office Second Floor	1,100	3653	36	18	6	4
(S-2) Parts Storage Second Floor	1,300	3149	10	5	2	1
(B-2) New Car Delivery Garage	1,200	578	3	1	0	0
Building Overhang	NA	952	NA	NA	NA	NA
(S-2) Roof Deck Parking	1,200	44133	221	110	33	21

Occupancy Separation (Spartitions)
B-1-1 NO SEPARATION REQ.
B-2 1 HR SEPARATION REQ.
B-U 1 HR SEPARATION REQ.

TYPE OF CONSTRUCTION:	Showroom / Office / Write-up	Parts Storage	Service Garage	Utility / Canopy / Overhang
BUILDING HEIGHT	PROPOSED SF 17290 SF	7449 SF	27849 SF	2190 SF

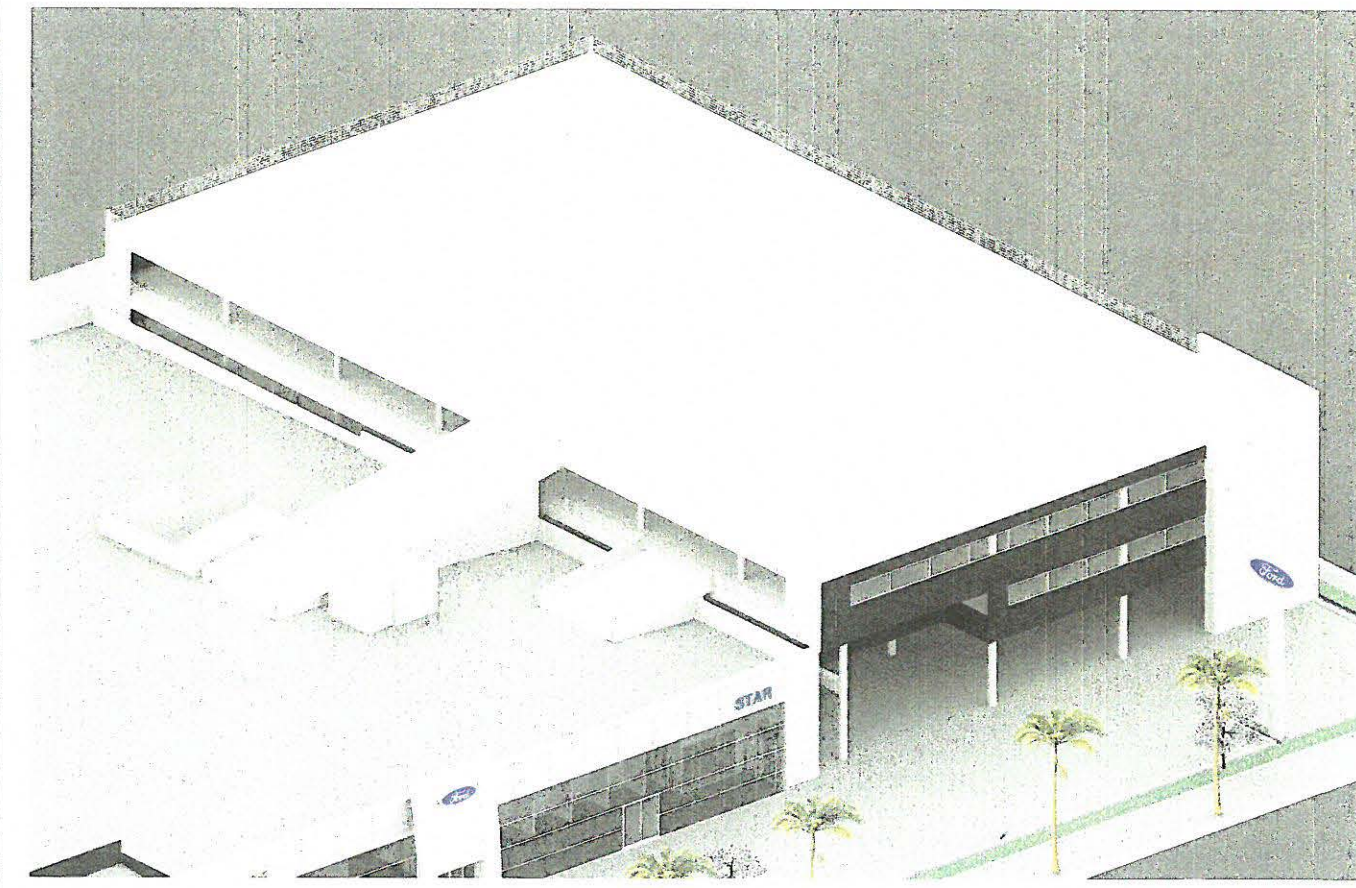
SPRINKLERS: Yes
BUILDING PARKING SF 43,862
REQUIRED PARKING: 174
ADA PARKING IS REQUIRED: 1 VAN ACCESSIBLE

PLUMBING FIXTURES:

Occupant load for Plumbing	Offices & Showroom Group S, 2000	Parts Warehouse Group S, 2000	Service Garage Group F, 2000
Group B SF 10213 SF	33 OCC.	33 OCC.	27 M/F
Group B SF 31727 SF	1 OCC.	1 OCC.	1 M/F
Group F SF 30599 SF	18 OCC.	18 OCC.	8 M/F

11-18-2013 FOR CONSTRUCTION

CONCEPTUAL RENDERING



VICINITY MAP



COVER SHEET

CVR-1

NOTES: THIS SHEET MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE SPECIFIED HEREIN UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.



ARCHITECT



DESIGNS
422 S. Pasadena Ave. Suite A
Pasadena, CA 91106
T. 626-795-9499
F. 626-795-9497

PROJECT

**STAR FORD
LINCOLN**

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.



VERSION

10/28/18	PLANNING SUBMITTAL

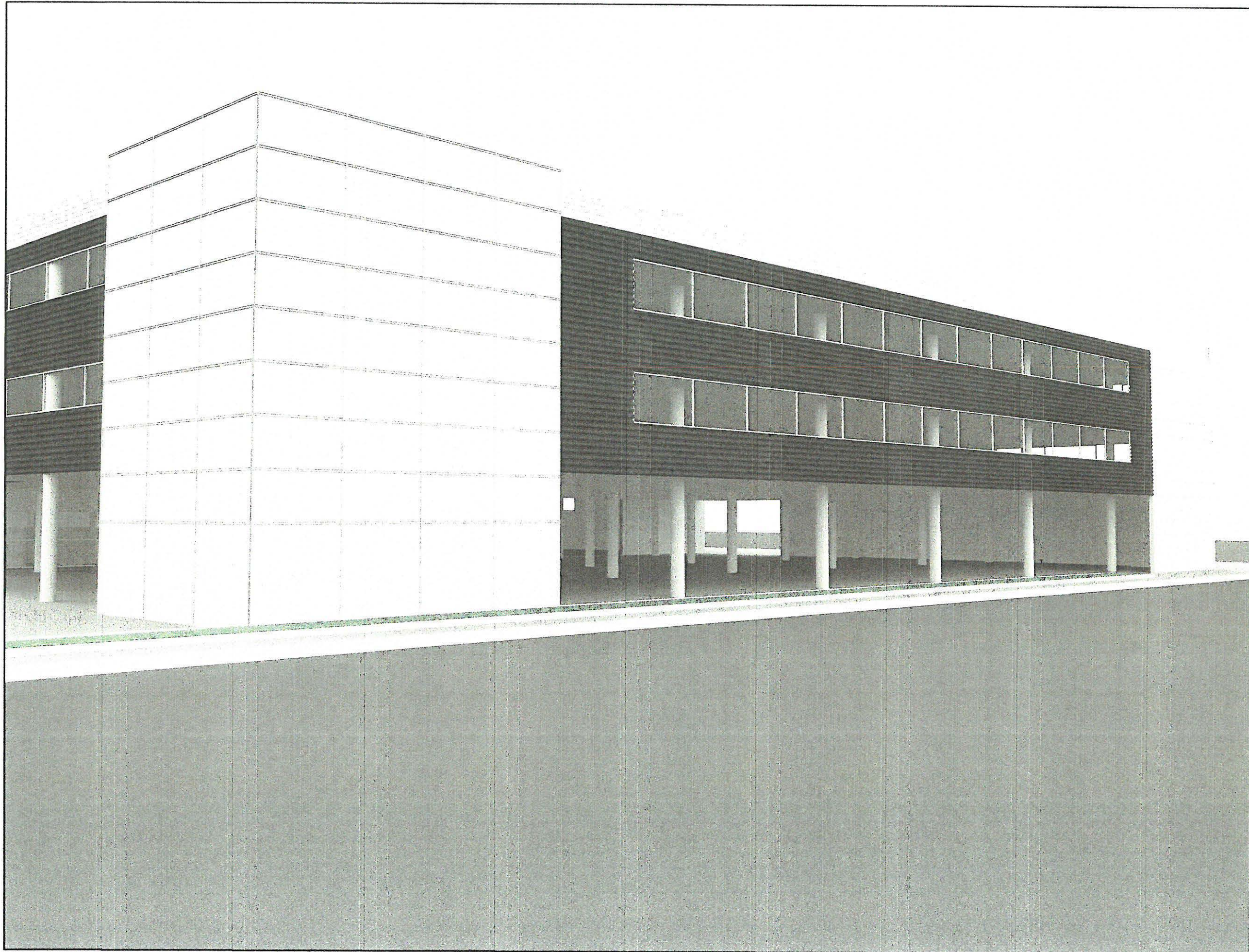
TITLE

PERSPECTIVE
RENDERING
- BRAND BLVD.

A0.1

SHEET

DIFFERENCES MAY NOT BE USED FOR PURPOSES
OTHER THAN THOSE SPECIFICALLY AUTHORISED.
AUTHORISED IN WRITING BY FLEX DESIGNS, INC.



ARCHITECT



422 S Pasadena Ave, Suite A
Pasadena, CA 91105
t 626-765-9489
f 626-765-9497

PROJECT

STAR FORD LINCOLN

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.



VERSION

NO.	REV.	DESCRIPTION
10/29/18		PLANNING SUBMITTAL

TITLE

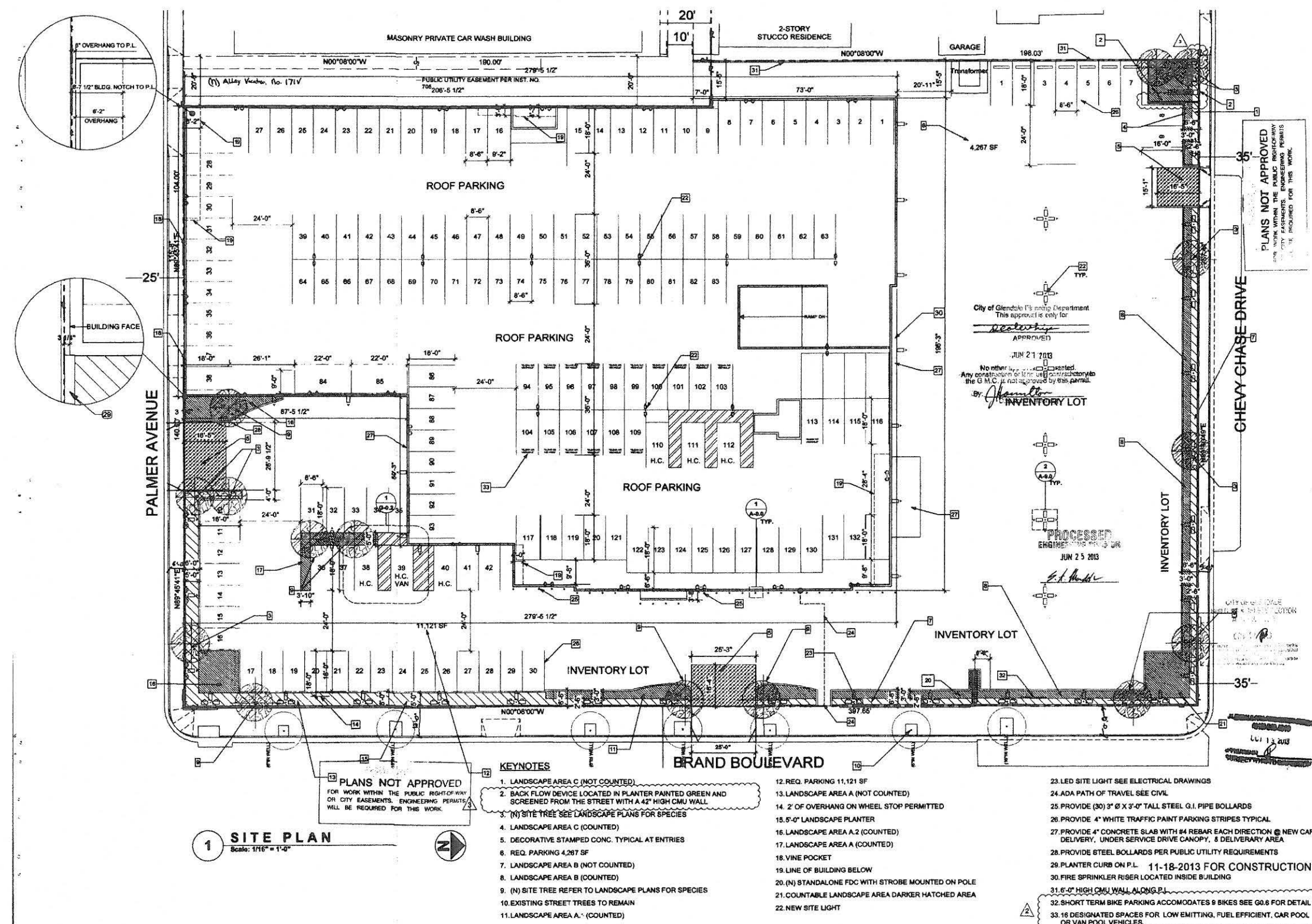
PERSPECTIVE
RENDERING
- CHEVY CHASE DR.

A0.2

SHEET

NOTHING MAY BE USED FOR PURPOSES OTHER THAN THOSE LISTED ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNS, INC.

NO.	DATE	DESCRIPTION
10/29/18	8	PLANNING SUBMITTAL



13. **PLANS NOT APPROVED**
FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR CITY EASEMENTS. ENGINEERING PERMITS WILL BE REQUIRED FOR THIS WORK.

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

- KEYNOTES**
- LANDSCAPE AREA C (NOT COUNTED)
 - BACK FLOW DEVICE LOCATED IN PLANTER PAINTED GREEN AND SCREENED FROM THE STREET WITH A 42" HIGH CMU WALL.
 - (N) SITE TREE SEE LANDSCAPE PLANS FOR SPECIES
 - LANDSCAPE AREA C (COUNTED)
 - DECORATIVE STAMPED CONC. TYPICAL AT ENTRIES
 - REQ. PARKING 4,267 SF
 - LANDSCAPE AREA B (NOT COUNTED)
 - LANDSCAPE AREA B (COUNTED)
 - (N) SITE TREE REFER TO LANDSCAPE PLANS FOR SPECIES
 - EXISTING STREET TREES TO REMAIN
 - LANDSCAPE AREA A - (COUNTED)
 - REQ. PARKING 11,121 SF
 - LANDSCAPE AREA A (NOT COUNTED)
 - 2' OF OVERHANG ON WHEEL STOP PERMITTED
 - 5'-0" LANDSCAPE PLANTER
 - LANDSCAPE AREA A.2 (COUNTED)
 - LANDSCAPE AREA A (COUNTED)
 - VINE POCKET
 - LINE OF BUILDING BELOW
 - (N) STANDALONE FDC WITH STROBE MOUNTED ON POLE
 - COUNTABLE LANDSCAPE AREA DARKER HATCHED AREA
 - NEW SITE LIGHT

- LED SITE LIGHT SEE ELECTRICAL DRAWINGS
- ADA PATH OF TRAVEL SEE CIVIL
- PROVIDE (30) 3" Ø X 3'-0" TALL STEEL G.I. PIPE BOLLARDS
- PROVIDE 4" WHITE TRAFFIC PAINT PARKING STRIPES TYPICAL
- PROVIDE 4" CONCRETE SLAB WITH #4 REBAR EACH DIRECTION @ NEW CAR DELIVERY, UNDER SERVICE DRIVE CANOPY, & DELIVERY AREA
- PROVIDE STEEL BOLLARDS PER PUBLIC UTILITY REQUIREMENTS
- PLANTER CURB ON P.L. 11-18-2013 FOR CONSTRUCTION
- FIRE SPRINKLER RISER LOCATED INSIDE BUILDING
- 6'-0" HIGH CMU WALL ALONG P.L.
- SHORT TERM BIKE PARKING ACCOMMODATES 9 BIKES SEE G0.6 FOR DETAIL
- 16 DESIGNATED SPACES FOR LOW EMITTING, FUEL EFFICIENT, CAR POOL OR VAN POOL VEHICLES.

City of Glendale Planning Department
This approval is only for:
Hamilton
APPROVED
JUN 21 2013
No other use is permitted.
Any construction or use not approved by this permit.
By *Hamilton*
INVENTORY LOT

PROCESSED
ENGINEER'S SEAL
JUN 25 2013
S.H. Miller

PLANS NOT APPROVED
FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR CITY EASEMENTS. ENGINEERING PERMITS WILL BE REQUIRED FOR THIS WORK.

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

ARCHITECT

FLEX
DESIGNS

422 S Pasadena Ave, Suite A
Pasadena, CA 91105
T 626-765-9499
F 626-765-9497

PROJECT

**STAR FORD
LINCOLN**

1101 S. Brand Blvd.
Glendale, CA 91204

CONSULTANT

PERMIT NO.



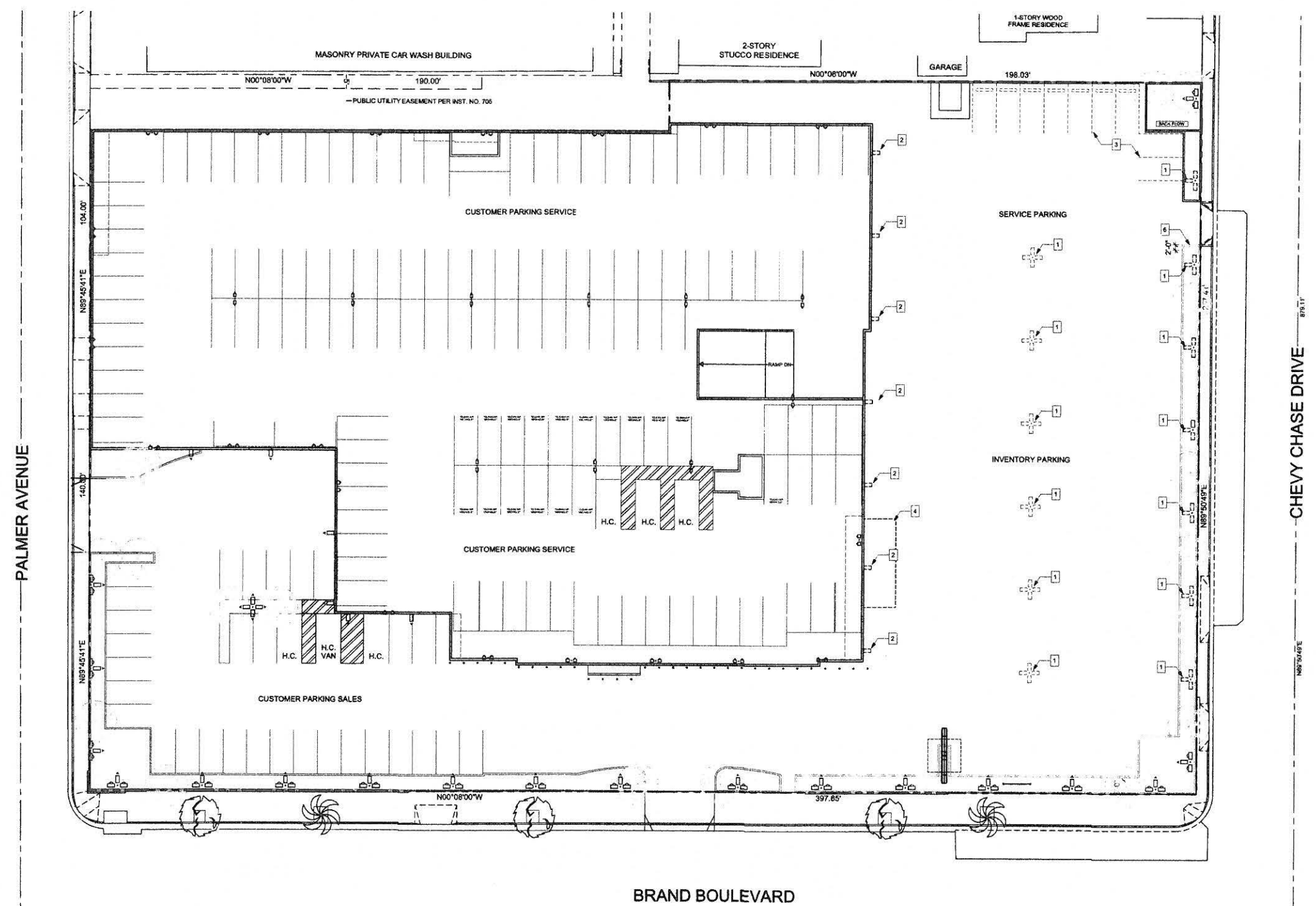
VERSION

NO.	DATE	DESCRIPTION
10/28/18	6	PLANNING SUBMITTAL

DEMOLITION
SITE PLAN

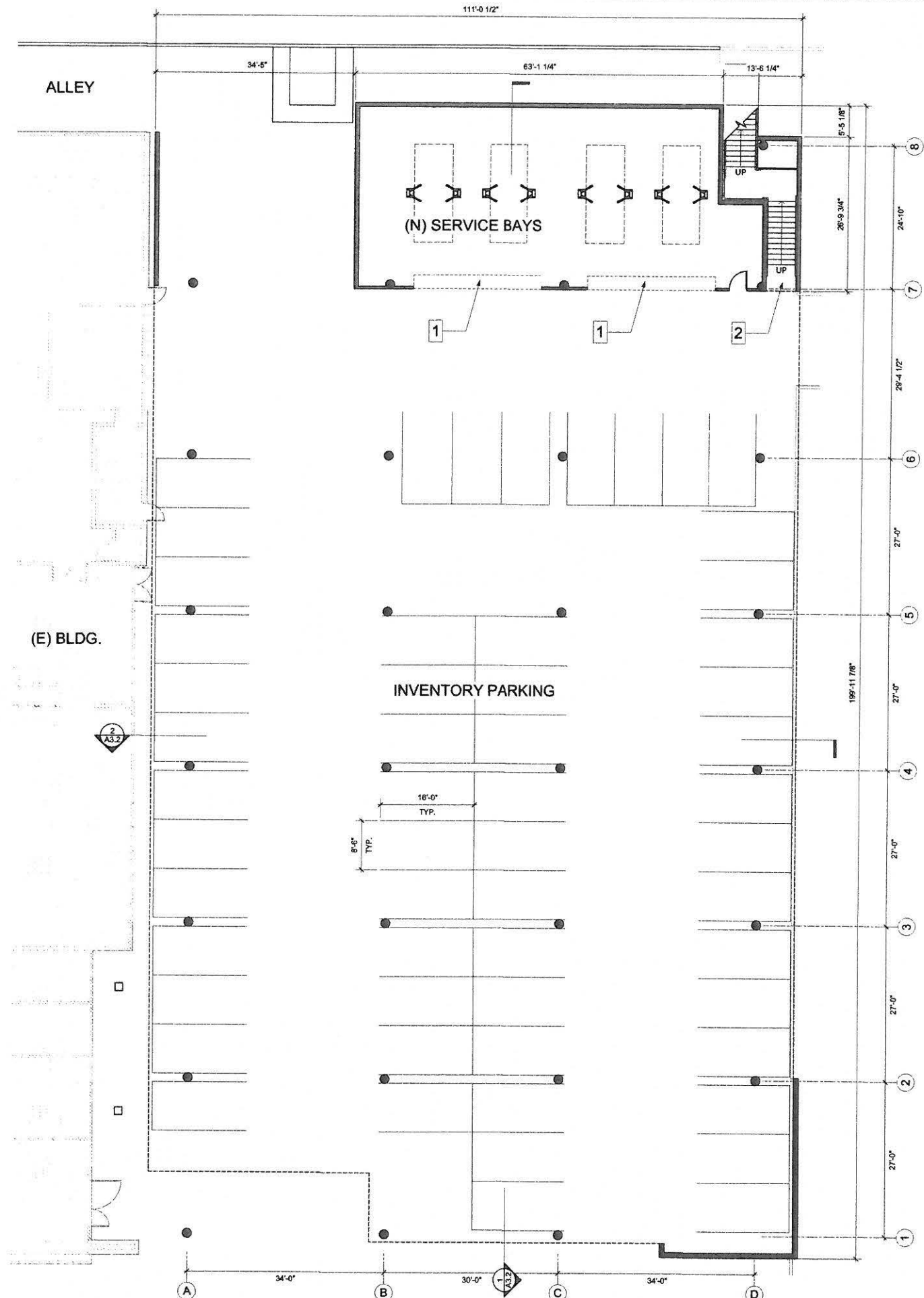
SHEET

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



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





KEYNOTES

1 (N) ROLL UP DOORS
 2 (N) EXIT STAIR

LEGEND

(N) WALLS
 (N) COLUMNS

ARCHITECT

FLEX
DESIGNS

422 S Pasadena Ave, Suite A
 Pasadena, CA 91105
 t. 626-785-9493
 f. 626-785-9487

PROJECT

**STAR FORD
 LINCOLN**

1101 S. Brand Blvd.
 Glendale, CA 91204

PERMITTING

VERSION

LICENSED ARCHITECT
 STATE OF CALIFORNIA
 NO. C30142
 EXP. 09/30/15

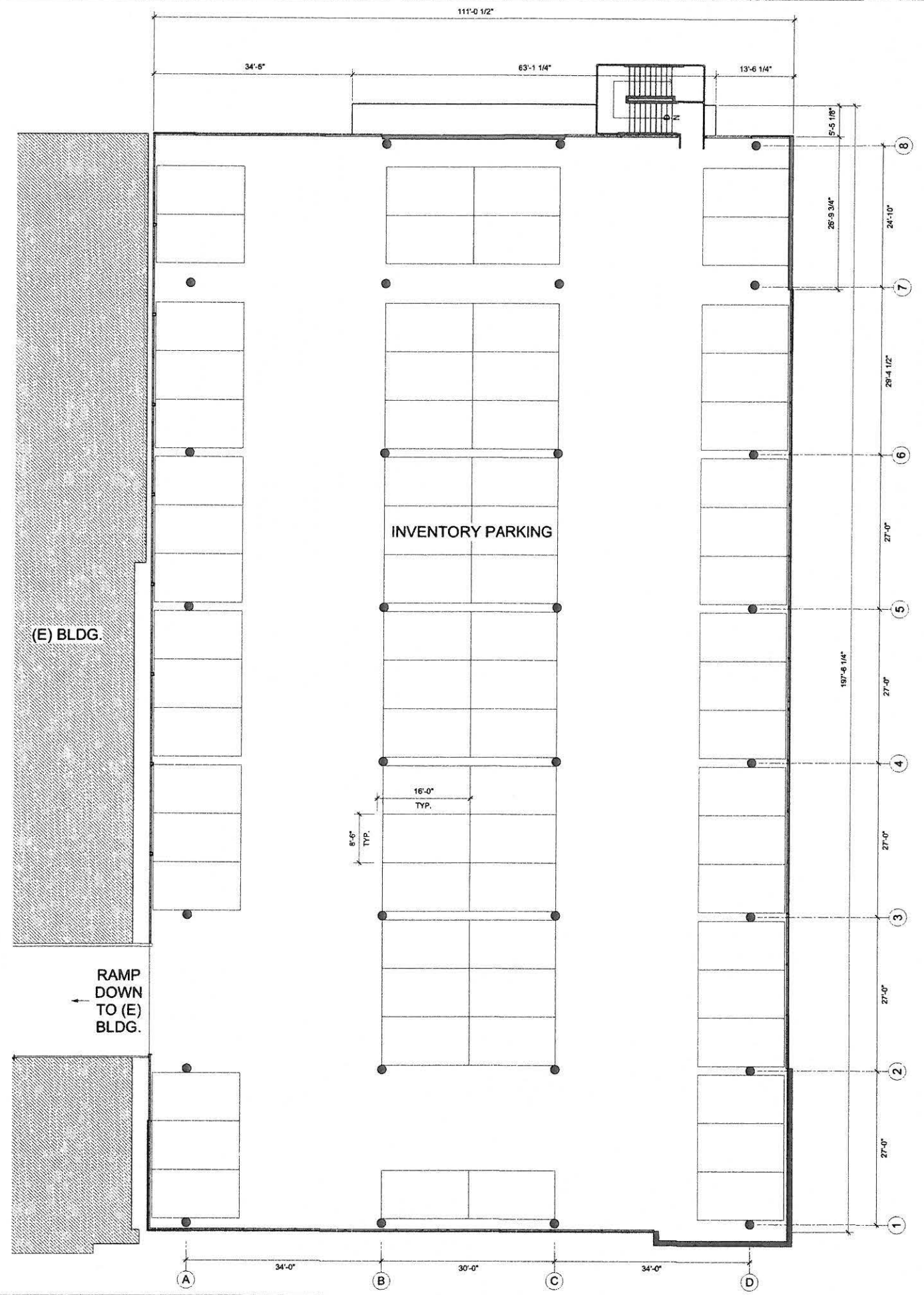
[Signature]

REV.	DATE	DESCRIPTION
2	10/25/18	PLANNING SUBMITTAL

TITLE

**PROPOSED
 GROUND
 FLOOR PLAN**

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



LEGEND
 (N) WALLS
 (N) COLUMNS

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

ARCHITECT
FLEX
 422 S Pasadena Ave, Suite A
 Pasadena, CA 91105
 T 626-765-9482
 F 626-765-9487

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

CONSULTANT

PERMIT NO.



VERSION

REVISION	DATE	DESCRIPTION
	10/29/18	PLANNING SUBMITTAL

PROPOSED
 3RD
 FLOOR PLAN

A1.5

NOTE: SHEET
SKETCHES MAY NOT BE USED FOR PURPOSES OTHER THAN THOSE SET FORTH ABOVE UNLESS AUTHORIZED IN WRITING BY FLEX DESIGNER, INC.



STAR FORD LINCOLN

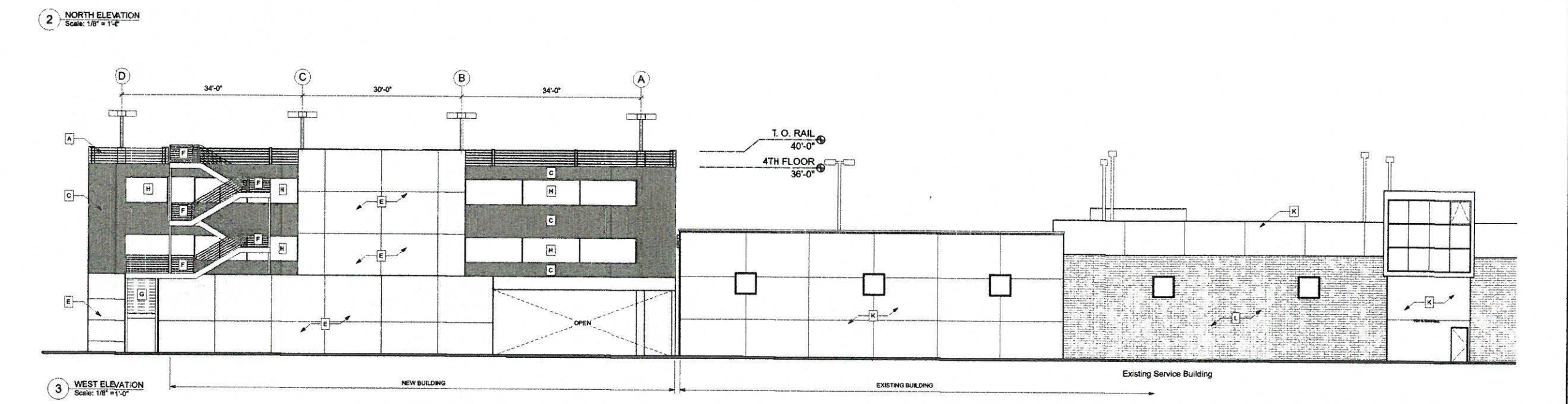
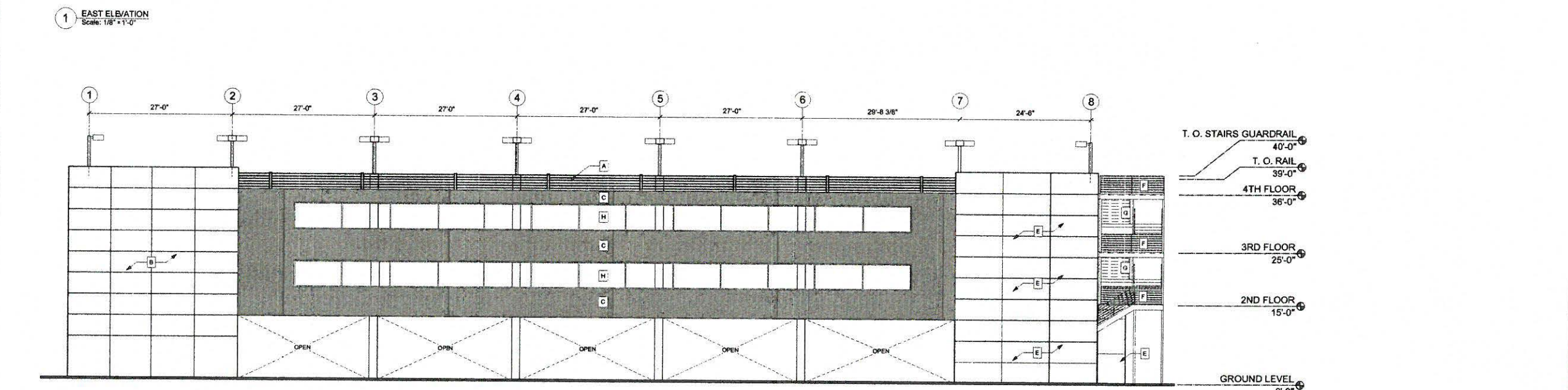
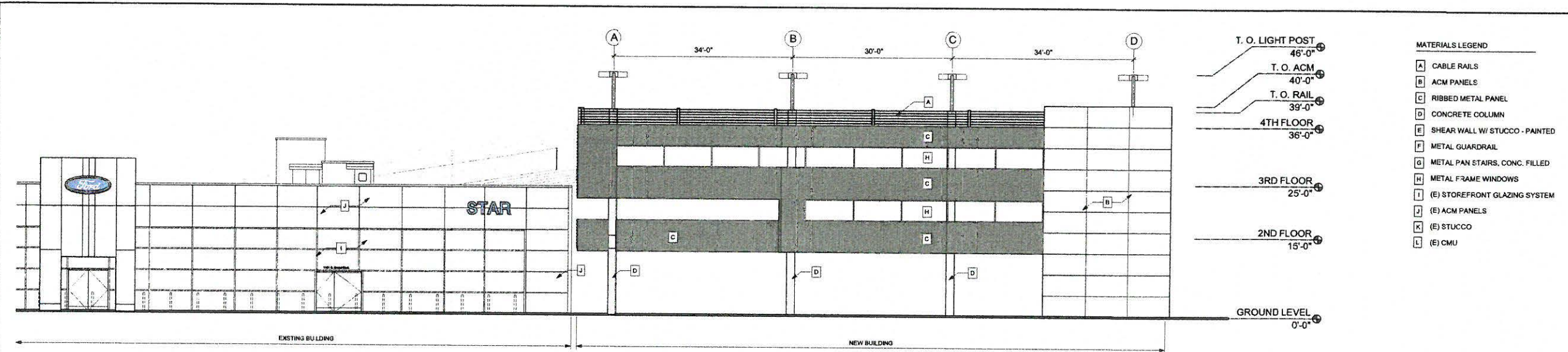
1101 S. Brand Blvd.
Glendale, CA 91204



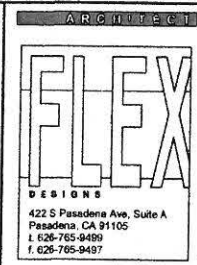
NO.	DATE	DESCRIPTION
10/29/18		PLANNING SUBMITTAL

PROPOSED EXTERIOR ELEVATIONS

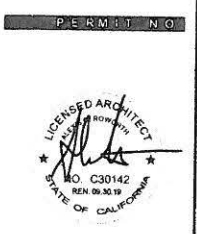
A3.1



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



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VERSION

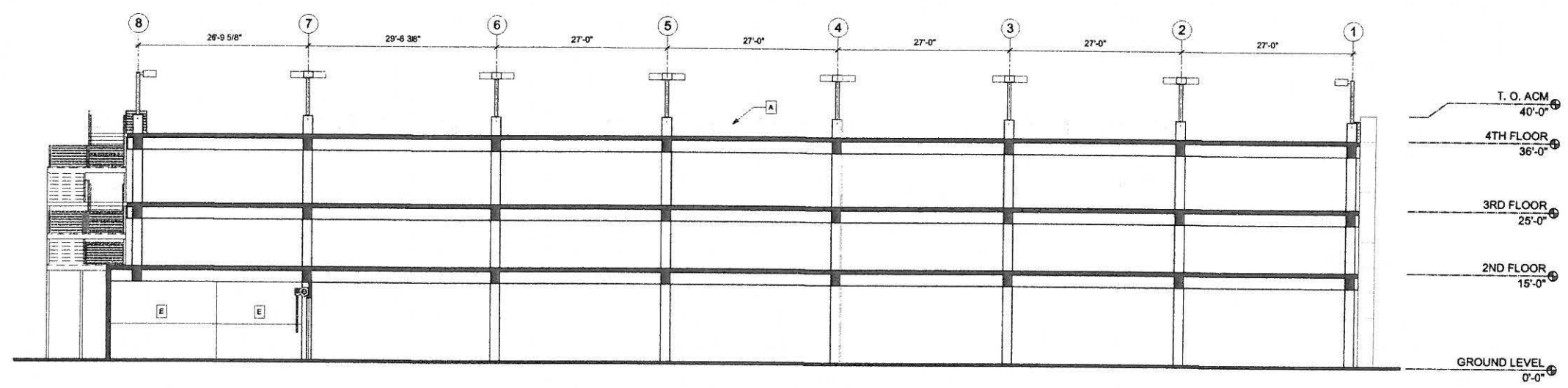
NO.	DATE	DESCRIPTION
1	10/20/18	PLANNING SUBMITTAL

PROPOSED SECTION

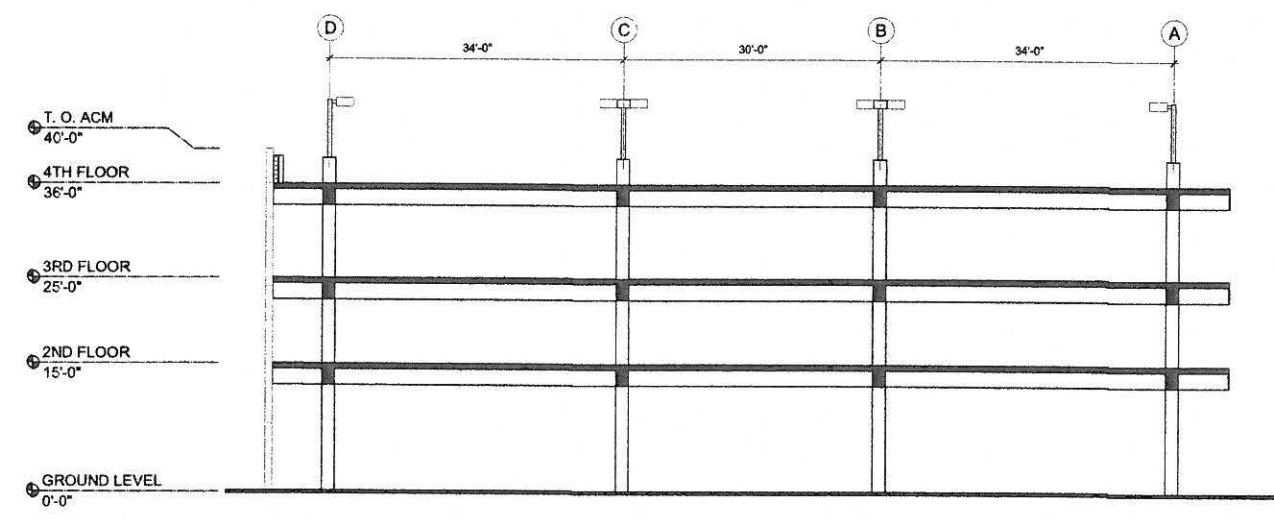
A3.2

NOT TO BE USED FOR PURPOSES OTHER THAN THOSE SPECIFIED. AUTHORIZED BY FLEX DESIGNS, INC.

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



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



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