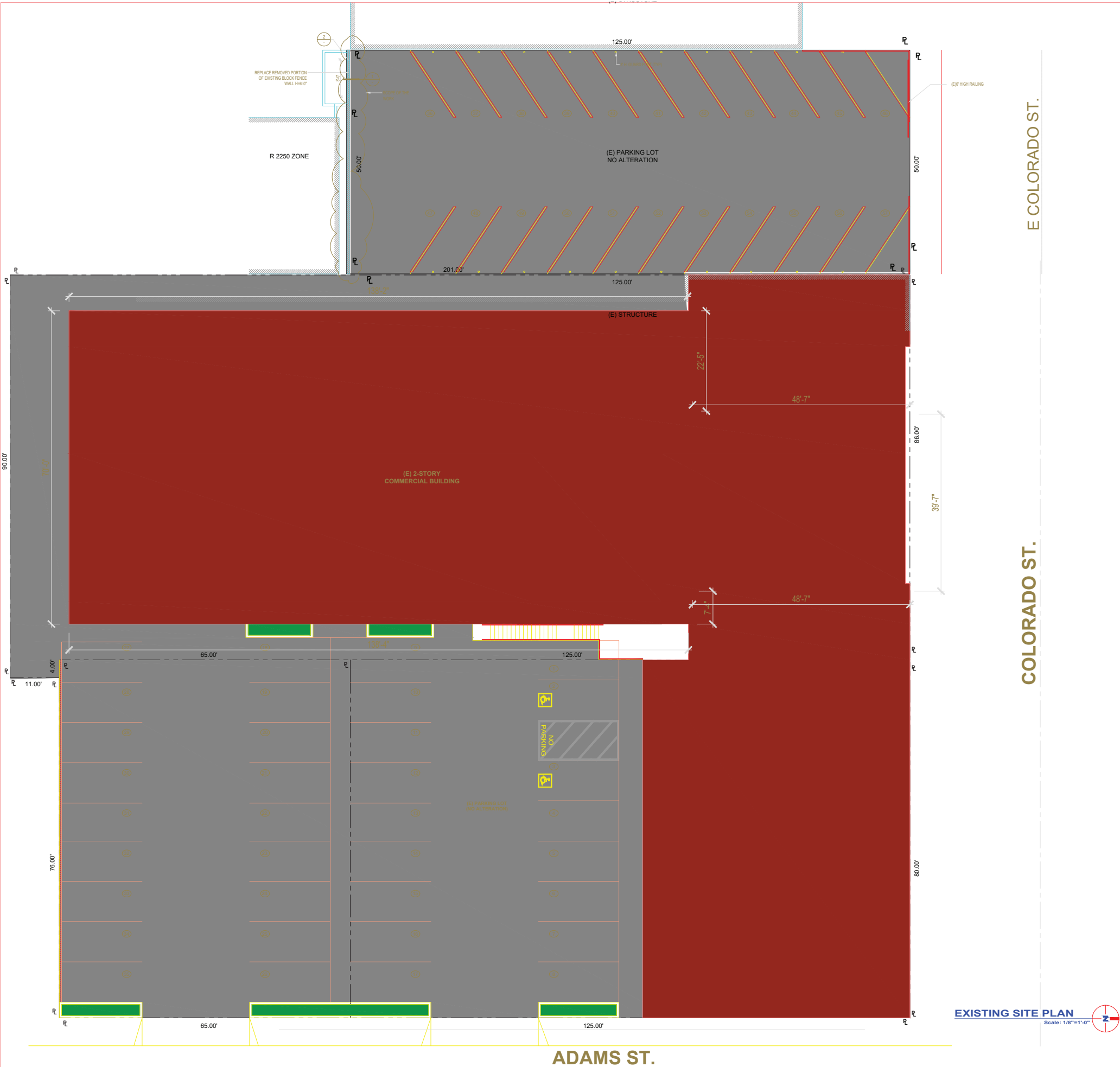


Exhibit 2



REVISION	BY
11-2-2023	

DRAWING TITLE	PROJECT	OWNER
COLORED SITE PLAN	PALLADIO BANQUET HALL 1018 E. COLORADO ST. GLENDALE, CA 91205	AVEDIS KESHISHIAN 1651 HASTING HEIGHTS LINE PASADENA, CA 91107



DATE:	MAR 2023
SCALE:	1/8"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-15
SHEET:	A-6
OF	SHEETS

# TENANT IMPROVEMENT

1018 E. COLORADO ST. GLENDALE, CA 91205

<b>SCOPE OF WORK</b> TENANT IMPROVEMENT. INTERIOR REMODELING AT SECOND FLOOR OF EXISTING BANQUET HALL TO CREATE OFFICE SPACE, RESTROOM, STORAGE AND LOUNGE	<b>DESIGNER</b> DOMUS DESIGN 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL.: (818) 500-3966 FAX: (818) 548-81-08	<b>PROJECT DATA</b> ZONING C3-1, R-2250 LOT AREA 32858 S.F. OCCUPANCY GROUP A-2 TYPE OF CONSTRUCTION V-A SPRIKLERED YES CALIFORNIA CLIMATE ZONE 9  EXISTING BANQUET HALL AREA 11251.5 S.F. EXISTING SECOND FLOOR AREA 2663 S.F. (STORAGE AREA) BASEMENT 395 SF TOTAL BUILDING AREA 14309	<b>SECURITY NOTES:</b>  1. Each tenant in a commercial development shall be keyed differently than any other tenant under the same general plan. A certificate from the lock supplier declaring that all locks supplied to the project are keyed separately shall be acceptable as complying with the above requirements.  2. Door jambs shall have a solid backing with no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches (153mm) each side of the strike.  3. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Jambs shall have solid backing against sole plates.  4. Cylinder guards shall be attached with 1/2" connecting screws, and shall be installed whenever the cylinder projects beyond the face of the door, or is otherwise accessible to gripping tools.  5. Door stops of in-swinging doors shall be integrated (rabbeted) with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.  6. The strike plate for deadbolts on all wood frame doors shall be constructed of at least sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two screws, minimum 2 1/2" in length.  7. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.  8. Louvered windows shall not be used when any portion of the window is less than 12 feet (3658mm) vertically or 6 feet (1829mm) horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.  9. Garage-Type Doors: Rolling overhead, solid overhead, swing or sliding accordion garage-type doors shall conform to the following standards: 9.1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch (8mm) in thickness with the locking hardware being attached to the support framing. 9.2. Aluminum doors shall be a minimum thickness of .0215 inches (.546mm) and riveted together a minimum of eighteen (18) inches (458mm) on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3) inches (76mm) of the strike area of the pilot or pedestrian access door. 9.3. Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot (1831 gram/m2) from the bottom of the door to a height of seven (7) feet (2134mm). Panels above seven (7) feet (2134mm) and panels in residential structures shall have a density not less than five (5) ounces per square foot (1526 grams/m2). 9.4. Doors utilizing a cylinder lock shall have a minimum of five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch (25.4mm). 9.5. Doors exceeding sixteen (16) feet (4877mm) in width shall have two lock receiving points or, if the door does not exceed nineteen (19) feet (5791mm), a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counter balance type hardware may be used. 9.6. Electrically operated doors shall have a keyed-switch to open the door when in a closed position, or by a signal locking device. 9.7. Doors with slide bolt assemblies shall have frames a minimum of .120 inches (3mm) in thickness, with a minimum bolt diameter of one-half (1/2) inch (13mm) and protrude at least one and one-half (1 1/2) inches (38mm) into the receiving guide. A bolt diameter of three-eighths (3/5) inch (10mm) may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies. 9.8. Padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle locking both at heel and toe and a minimum five pin tumbler operation with a non-removable key when in an unlocked position. Padlock(s) used with interior mounted slide bolt(s) shall have a hardened steel shackle with a minimum four pin tumbler operation. 9.9. A certificate of verification from the contractor/owner declaring that he has advised the occupant of the padlock requirements of this section shall be acceptable as complying with the above requirements.  10. Swinging Exterior Doors: Swinging exterior glass doors, wood or metal doors with glass panels, and solid wood or metal doors of commercial buildings shall be constructed or protected as follows: 10.1. Wood Doors Construction: Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 - 3/4) inches (45mm). Wood panel doors with panels less than one (1) inch (25.4mm) thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch (153mm) centers. Hollow steel doors shall be a minimum of sixteen (16) U.S. gauge steel and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device. 10.2. Except when double cylinder deadbolts are utilized, any glazing within 40 inches (1016mm) of any door locking mechanism shall be constructed or protected as follows: 10.2.1. Fully tempered glass or rated burglary resistant glazing; or 10.2.2. Iron or steel grilles of at least one-eighth (1/8) inch (3mm) material with a minimum two (2) inches (52mm) mesh secured on the inside of the glazing may be utilized; or 10.2.3. The glazing shall be covered with iron bars of at least one-half (1/2) inch (13mm) round or one inch by one-fourth inch (1/4) (24.5mm x 7mm) flat steel material, spaced not more than five (5) inches (122mm) apart, secured on the inside of the glazing. 10.2.4. Items 2 and 3 above shall not interfere with the operation of opening windows if such windows are required to be operable by the Glendale Building & Safety Code.  11. Swinging Exterior Doors, Equipment and Construction: All swinging exterior wood and steel doors of commercial buildings shall be equipped as follows: 11.1. A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch (25.4mm) and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch (19mm) into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch (7mm) in diameter. The provisions of the preceding paragraph do not apply where (1) panic hardware is required, or (2) an equivalent device is approved by the building official. 11.2. Construction and Equipment: Double doors shall be constructed and equipped as follows: 11.2.1. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch (16mm) into the head and threshold of the door frame. 11.2.2. Double doors shall have an astragal constructed of steel a minimum of .125 inch (3mm) thick which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches (51 mm) wide, and extend a minimum of one (1) inch (25.4mm) beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10) inch (254mm) centers.  12. Aluminum Door Equipment: Aluminum frame swinging doors of commercial buildings shall be equipped as follows: 12.1. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 pounds (7117N) in both a vertical distance of three (3) inches (76mm) and a horizontal distance of one (1) inch (25.4mm) each side of the strike, so as to prevent violation of the strike. 12.2. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch (25.4mm), or a hook shape or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.  13. Panic Hardware: Panic hardware in commercial buildings whenever otherwise required by this Code or Title 19, California Administrative Code, shall be installed as follows: 13.1. Panic hardware shall contain a minimum of two (2) locking points on each door; or 13.2. On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 inch (3mm) thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of one (1) inch (25.4mm) beyond the edge of the door to which it is attached. 13.3. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.  14. Sliding Doors: Horizontal sliding doors in commercial buildings shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.  15. Office Buildings; Doors to Suites: In office buildings with multiple tenants, all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.  16. Accessible Windows: Windows in commercial buildings shall be deemed accessible if less than twelve (12) feet (3658m) above the ground. Accessible windows having a pane exceeding ninety-six (96) square inches (61935mm2) in an area with the smallest dimension exceeding six (6) inches (153mm) and not visible from a public thoroughfare (including any street, alleyway or sidewalk supported and maintained through public funds) shall be protected in the following manner. 16.1. Fully tempered glass or burglary resistant glazing; or 16.2. The following window barriers may be used but shall be secured with non-removable bolts: 16.2.1. Inside or outside iron bars of at least one-half (1/2) inch (13mm) round or one by one-quarter U x 1/4) inch (25.4mm x 7mm) flat steel material, spaced not more than five (5) inches (127mm) apart and securely fastened; or 16.2.2. Inside or outside iron or steel grilles of at least one-eighth (1/8) inch (3mm) material with not more than a two (2) inch (51mm) mesh and securely fastened. 16.3. If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle and a minimum four pin tumbler operation. 16.4. The protective bars or grilles shall not interfere with the operation of opening windows if such windows are required to be operable by this Code.  17. Exterior Transom: All exterior transoms exceeding ninety-six (96) square inches (61935 mm2) on the side and rear of any commercial building or premises used for business purposes shall be protected by one of the following: 17.1. Fully tempered glass or rated burglary resistant glazing; or 17.2. The following barriers may be used but shall be secured with non-removable bolts: 17.2.1. Inside iron bars of at least one-half (1/2) inch (13mm) round or one by one-quarter (1x1/4) inch (25.4 mm x 7mm) flat steel material, spaced no more than five (5) inches (127mm) apart and securely fastened; or 17.2.2. Outside iron or steel grills of at least one-eighth (1/8) inch (3mm) with not more than a two (2) inches (51mm) mesh and securely fastened. 17.3. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be operable by this Code or Title 19, California Administrative Code.  18. Roof Openings: Roof openings of commercial buildings shall be equipped as follows: 18.1. All skylights on the roof of any building or premise used for business purposes shall be provided with: 18.1.1. Rated burglary resistant glazing; or 18.1.2. Iron bars of at least one-half (1/2) inch (13 mm) round or one by one-fourth (1 x 1/4) inch (25.4mm x 7mm) flat steel material under the skylight and securely fastened; or 18.1.3. A steel grill of at least one-eighth (1/8) inch (3mm) material with a maximum two (2) inches (51 mm) mesh under the skylight and securely fastened. 18.2. All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows: 18.2.1. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal, or its equivalent, attached with screws. 18.2.2. The hatchway shall be secured from the inside with a slide bar or slide bolts. 18.2.3. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges. 18.3. All air duct or air vent openings exceeding ninety-six (96) square inches (61935mm2) on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following: 18.3.1. Iron bars of at least one-half (1/2) inch (13mm) round or one by one-fourth (1 x 1/4) inch (25.4mm x 7mm) flat steel material spaced no more than five (5) inches (127mm) apart and securely fastened; or 18.3.2. Iron or steel grills of at least one-eighth (1/8) inch (3mm) material with a maximum two (2) inches (51 mm) mesh and securely fastened. 18.3.3. If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior. 18.3.4. The above (1 and 2) must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of this Code or Title 19, California Administrative Code. Exception: 1. Air duct openings covered by mechanical equipment weighing more than 200 lbs. (890N) or sufficiently anchored with duct access(es) sufficiently secured. 2. A security system approved by the building official.  19. Permanent Ladders: Permanently affixed ladders leading to roofs of commercial buildings shall be fully enclosed with sheet metal to a height of ten feet (3048mm). This covering shall be locked against the ladder with a case hardened hasp, secured with non-removable screws or bolt. Hinges on the cover will be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five pin tumbler operation with non- removable key when in an unlocked position.  20. Exterior Identification, Illumination: The following standards shall apply to lighting, address identification and parking areas: 20.1.1. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than (6) inches (153mm) in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building. 20.1.2. All Exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of (1) footcandle (10.796 lux) of light. All exterior bulbs shall be protected by weather and vandalism-resistant covers. 20.1.3. Parking Structures, open parking lots and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one (1) footcandle (10.769 lux) of light on the parking surface from dusk until termination of business every operating day.  21. Note: These notes are intended as a guide only. Contractor and supplier shall refer to the Glendale Building & Safety Code, Volume VII for more complete and specific details.
<b>SHEET INDEX</b> A-1 COVER SHEET A-2 TITLE SHEET A-3 EXISTING SITE PLAN A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR PLAN A-6 COLORED SITE PLAN			
<b>VICINITY MAP</b> 			

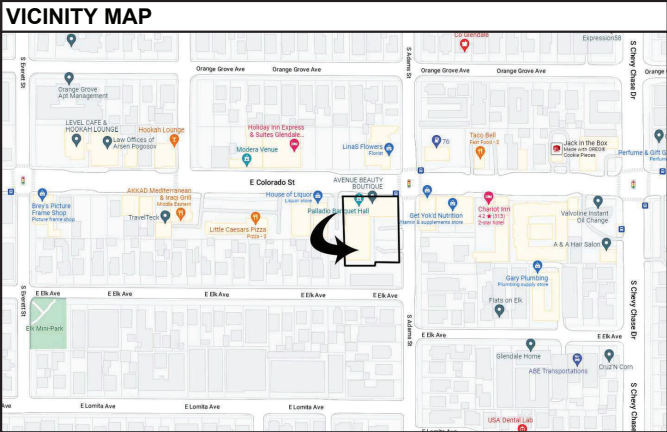


PALLADIO BANQUET HALL

1018 E. COLORADO ST. GLENDALE, CA 91205




VICINITY MAP



<b>SCOPE OF WORK</b> APPROVAL OF 3 APPLICATIONS : CONDITIONAL USE PERMIT. PCUP-001742-2023. USE VARIANCE # PVAR-001732-2023 ADMINISTRATIVE USE PERMIT # PAUP-001927-2023	<b>DESIGNER</b> DOMUS DESIGN 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 500-3966 FAX: (818) 548-81-08
1018 E COLORADO ST GLENDALE, CA 91205	<b>ENGINEER</b> RCB ENGINEERING 450 NORTH BRAND BLVD. # 600 GLENDALE, CA 91203 TEL: (818) 813-1852
<b>LEGAL DESCRIPTION</b> APN: 5674-023-005 BYRAM,PATTERSON AND MILLER SUB LOT ON S LINE OF COLORADO ST PER CF 1442 COM W 80 FT FROM E LINE OF LOT 6 BLK 13 TH W ON SD S LINE 86 FT TH S 201 FT TH E 90 FT TH N 11 FT TH W 4 FT TH N 190 FT TO BEG PART OF LOT 6 BLK 13 APN: 5674-023-006 BYRAM,PATTERSON AND MILLER SUB E 80 FT OF S 125 FT OF N 135 FT OF LOT 6 BLK 13 APN: 5674-023-007 BYRAM,PATTERSON AND MILLER SUB N 65 FT OF S 165 FT OF E 80 FT OF LOT 6 BLK 13	<b>OWNER</b> AVEDIS KESHISHIAN 1651 HASTING HEIGHTS LN. PASADENA, CA 91107 TEL: (626) 705-7857

DOMUS  
DESIGN



109 E. HARVARD ST. # 306 GLENDALE, CA 91205  
TEL: (818) 500-3966 FAX: (818) 548-8108

RCB  
ENGINEERING



450 North Brand Blvd. # 600  
Glendale, CA 91203  
TEL: (818) 813-1852

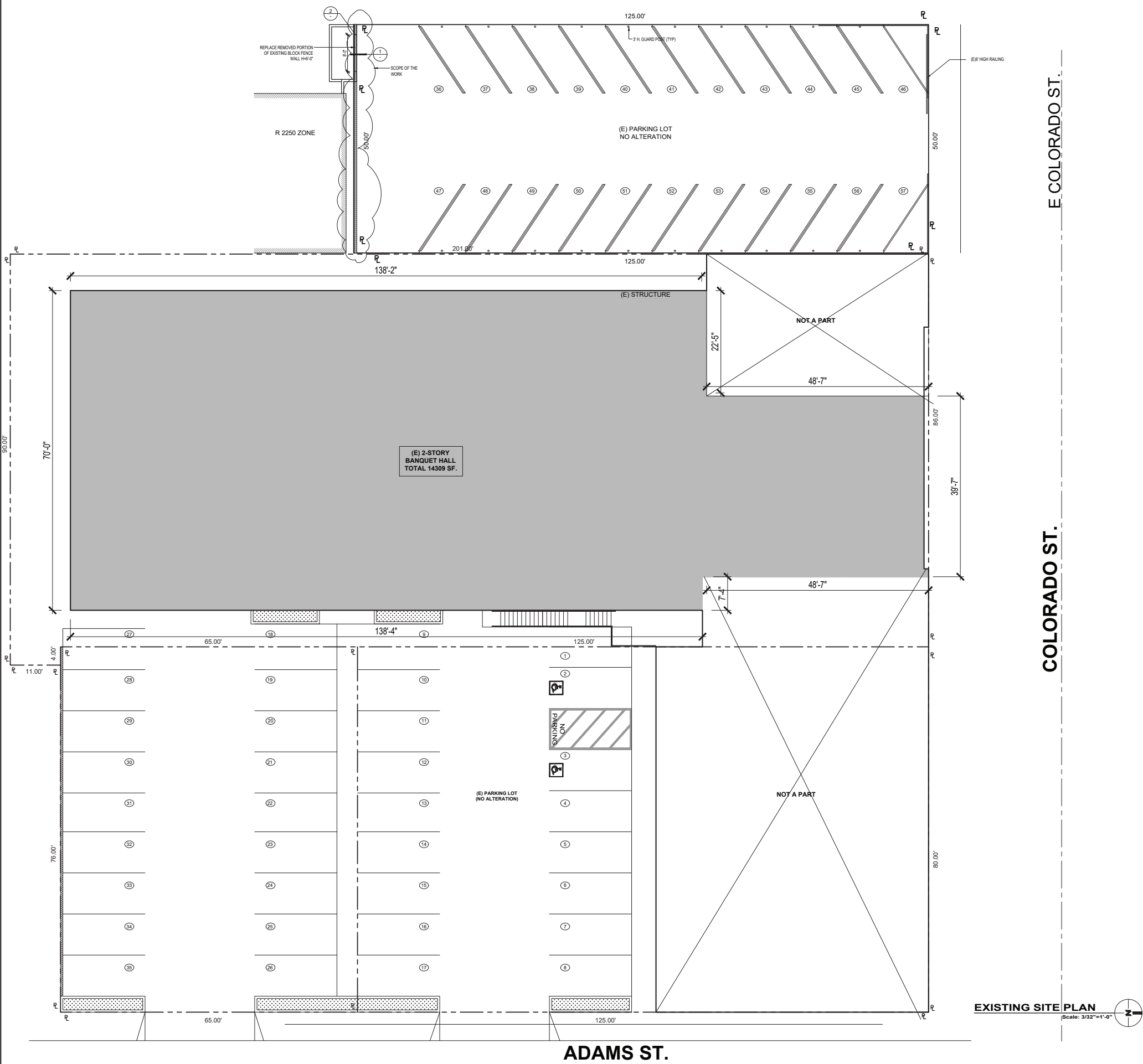
REVISION	BY
11-2-2023	

OWNER	PROJECT
AVEDIS KESHISHIAN 1651 HASTING HEIGHTS LINE PASADENA, CA 91107	PALLADIO BANQUET HALL 1018 E. COLORADO ST. GLENDALE, CA 91205

DRAWING TITLE
COVER SHEET



DATE:	MAR 2023
SCALE:	-
DRAWN:	XXX
APPROVED:	
JOB:	2022-15
SHEET:	A-1
OF	SHEETS



EXISTING SITE PLAN

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



DOMUS

DESIGN

100 E. HARVARD ST. # 306, GLENDALE, CA 91205

TEL: (818) 500-3966 FAX: (818) 548-8108

RCB

ENGINEERING

450 North Brand Blvd. # 600

Glendale, CA 91203

TEL: (818) 813-1852

REVISION	BY
11-2-2023	

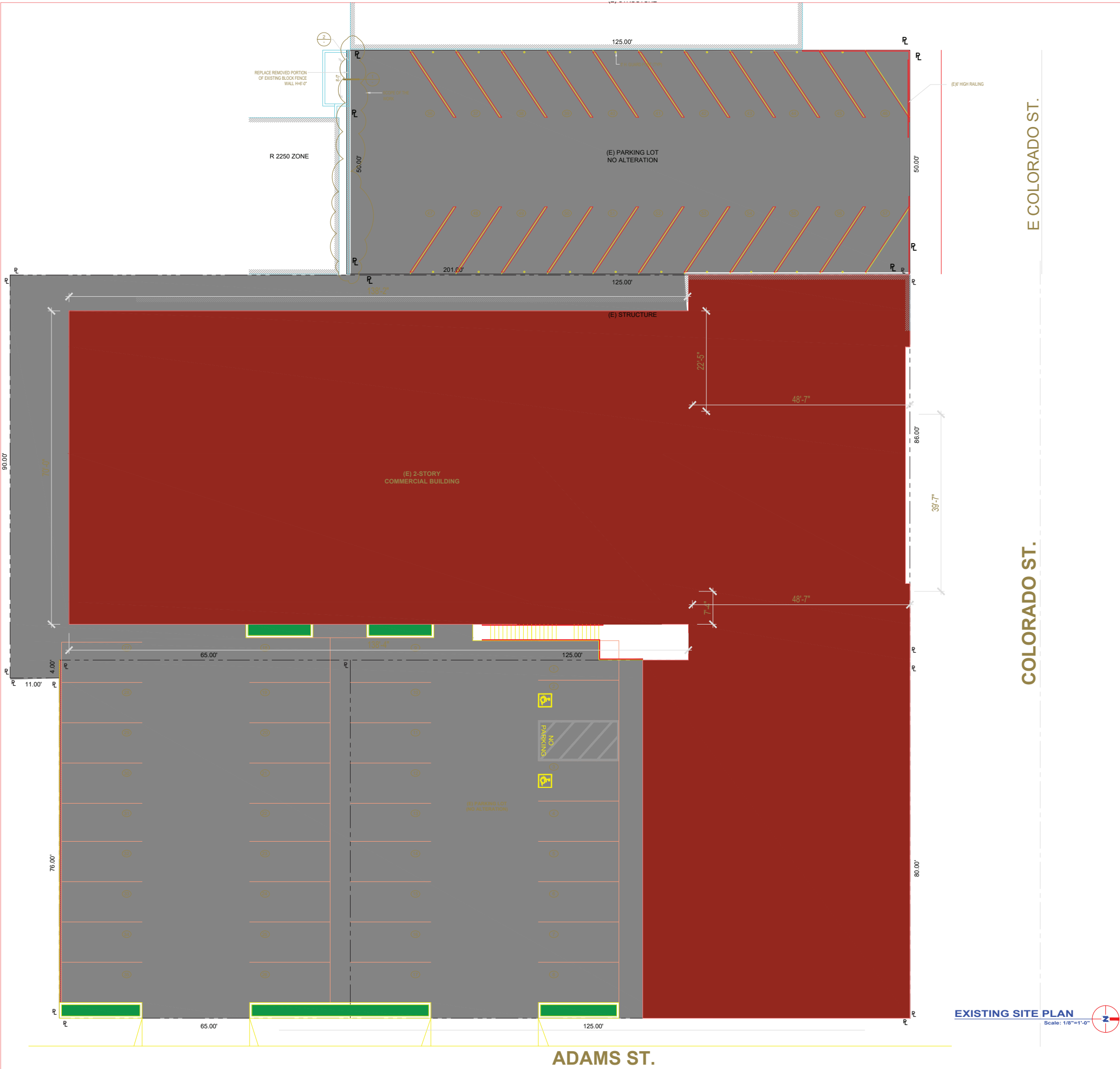
OWNER	AVEDIS KESHISHIAN 1651 HASTING HEIGHTS LINE PASADENA, CA 91107
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PROJECT	PALLADIO BANQUET HALL 1018 E. COLORADO ST. GLENDALE, CA 91205
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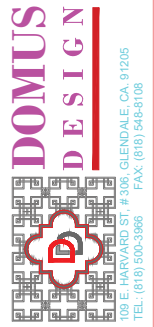
DRAWING TITLE	SITE PLAN
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DATE:	MAR 2023
SCALE:	3/32"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-15



EXISTING SITE PLAN  
Scale: 1/8"=1'-0"



RCB  
ENGINEERING  
450 North Brand Blvd. # 600  
Glendale, CA 91203  
TEL: (818) 813-1852

REVISION	BY
11-2-2023	

OWNER  
AVEDIS KESHISHIAN  
1651 HASTING HEIGHTS LINE  
PASADENA, CA 91107

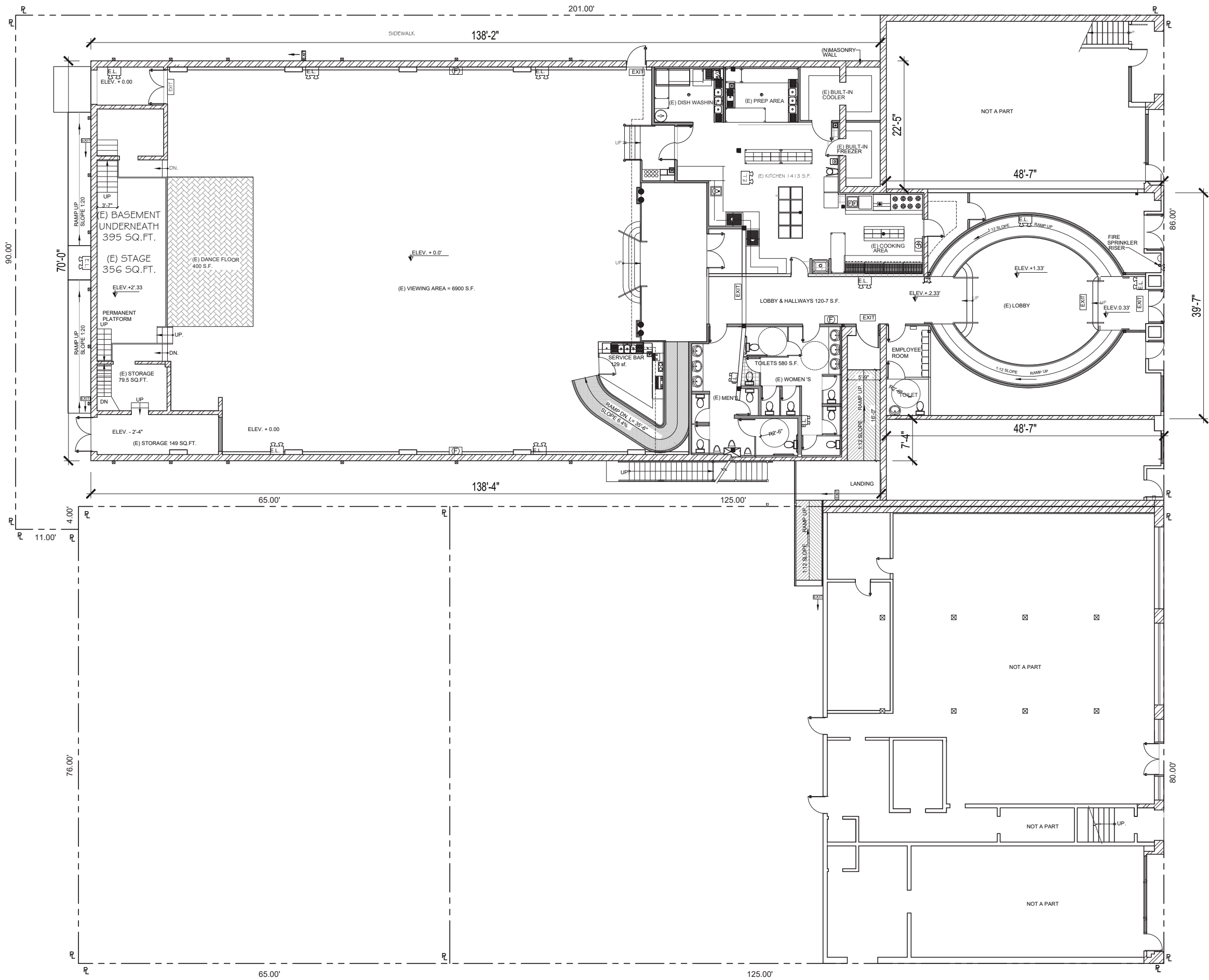
PROJECT  
PALLADIO BANQUET HALL  
1018 E. COLORADO ST.  
GLENDALE, CA 91205

DRAWING TITLE  
COLORED SITE PLAN



DATE:	MAR 2023
SCALE:	1/8"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-15
SHEET:	A-6
OF	SHEETS





COLORADO ST.

ADAMS ST.



**RCB**  
ENGINEERING  
450 North Brand Blvd. # 600  
Glendale, CA 91203  
TEL: (818) 813-1852

REVISION	BY
11-2-2023	

OWNER  
AVEDIS KESHISHIAN  
1651 HASTING HEIGHTS LINE  
PASADENA, CA 91107

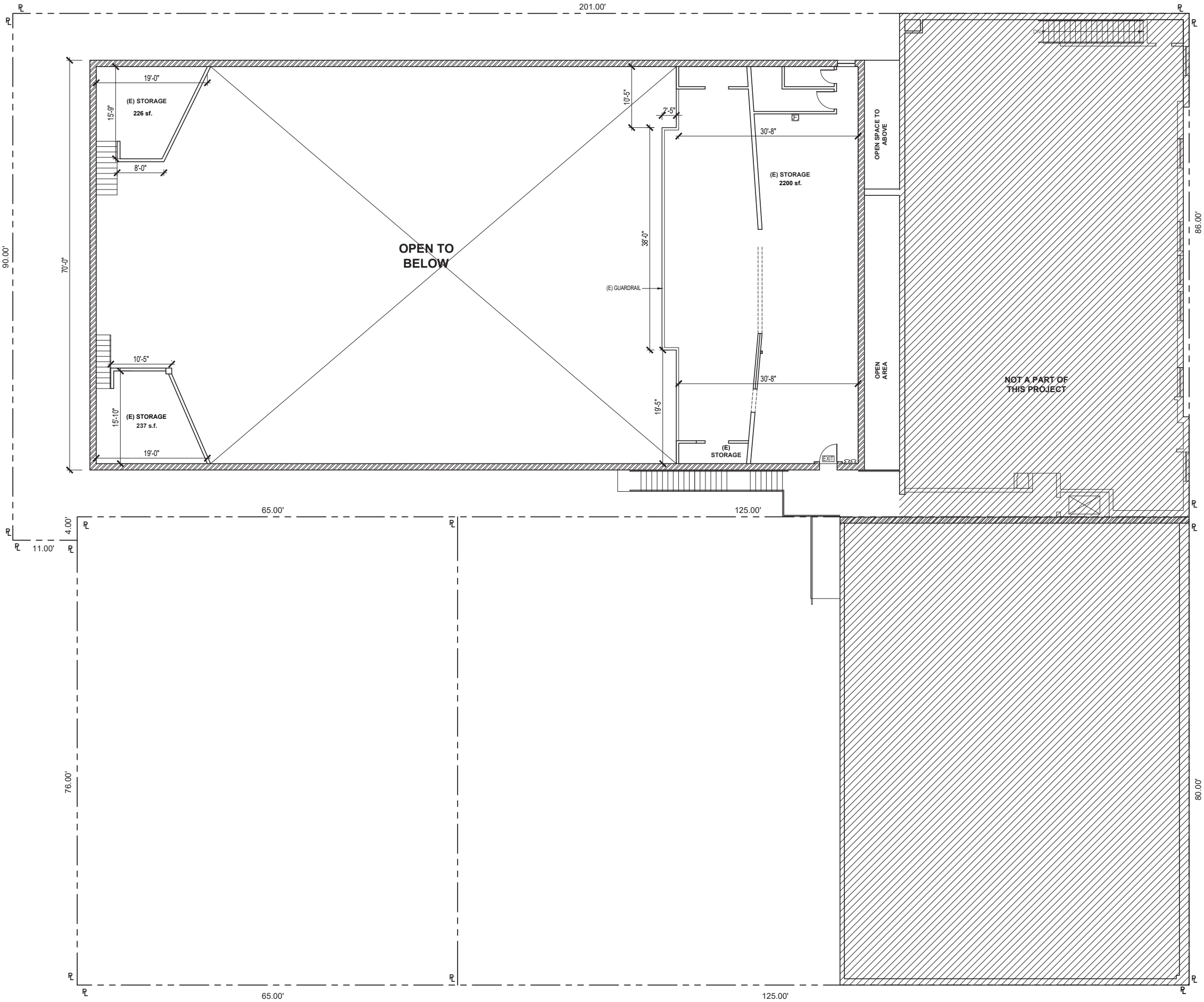
PROJECT  
PALLADIO BANQUET HALL  
1018 E. COLORADO ST.  
GLENDALE, CA 91205

DRAWING TITLE  
EXISTING FIRST FLOOR  
PLAN



DATE: MAR 2023  
SCALE: 1/8"=1'-0"  
DRAWN: XXX  
APPROVED:  
JOB: 2022-15

SHEET:  
A-4  
OF SHEETS



- LEGEND**
- (E) EXISTING WALL TO REMAIN
  - (E) EXISTING WALL TO BE REMOVED
  - (N) 2X @16"O.C. STUD WALL
  - EXIT EXIT SIGN
  - EMERGENCY LIGHT WITH BATTERY BACK UP
  - 2A-10BC FIRE EXTINGUISHER
  - MECHANICAL VENT MIN. 50 CFM

COLORADO ST.

SECOND FLOOR PLAN

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



REVISION	BY
11-2-2023	

OWNER
AVEDIS KESHISHIAN 1651 HASTING HEIGHTS LINE PASADENA, CA 91107

PROJECT
PALLADIO BANQUET HALL 1018 E. COLORADO ST. GLENDALE, CA 91205

DRAWING TITLE
SECOND FLOOR PLAN



DATE:	MAR 2023
SCALE:	1/8"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-15

SHEET:	A-5
OF	SHEETS