



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL (310) 458-1141 FAX (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, March 1, 2012

Subject: **718 North Canon Drive**
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard.

Project applicant: Shaw Tabanfar

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

The applicant is requesting a new two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard. Since the project does not adhere to a pure architectural style, and has not been designed by a registered architect in the State of California, the project is before the Commission for review. The Commission may wish to discuss the overall architectural style of the proposed residence, the scale of architectural elements, and the proposed façade materials, specifically the use of foam in the moldings, trims, and columns. Additionally, while there are no building or planning regulations that would prohibit such a design, the Commission may also wish to discuss the portion of the second floor that is open to sky, with no roof, and that is surrounded by a false façade, as it is a unique element of the proposed residence.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, February 17, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Document

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 718 N. CANON DRIVE - BEVERLY HILLS ca
Legal Description: Portion of Lots 7, 8 & 9 blocks of Beverly Hills maps book 11, pages 186 & 187

B Property Owner Information¹

Name(s): Ephraim and Jila Shruga
Address: 321 S, Swall drive
City: Beverly Hills State & Zip Code: CA, 90211
Phone: (213) 840-2001 Fax: (213) 840-2001
E-Mail ephieephie@gmail.com

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): N / A
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Shaw Tabanfar Registered Architect? Yes No
Address: 18419 Linnet Street
City: Tarzana State & Zip Code: CA, 91356
Phone: (818) 321-5444 Fax: (818) 609-7400
E-Mail shaw.tabanfar@gmail.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): Rob Pressman
Address: 4108 Chandler Blvd.
City: Burbank State & Zip Code: CA 91505
Phone: (818) 556-5001 Fax:
E-Mail rpressman@tgpinc.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Isaac Kimhi
Address: 5925 Chmineas Ave.
City: Tarzana State & Zip Code: CA, 91356
Phone: (818) 974-0620 Fax: (818) 343-6999
E-Mail kimhiconstruction@yahoo.com

G I hereby certify that I am the owner of the subject property, that the information provided is accurate to the best of my knowledge and the Agent is authorize to make decisions on my behalf²

Ephraim Shruga

Property Owner's Name (PRINT)

Property Owner's Signature & Date

¹ If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/civica/filebank/blobdload.asp?BlobID=3435>.
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

Following the golden ages of Neo-Classical Revival Style, and known classical buildings of this style thru United States. Adopting this style in human and friendly neighborhood scale. Symmetrical Front Facade with ratio of greater than 2 to one.

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> R-1 | <input checked="" type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X | <input checked="" type="checkbox"/> R-1.6X | |
| <input checked="" type="checkbox"/> R-1.5X | <input checked="" type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: App. 100' X 280' Lot Area (square feet): 27,110 Sq. Ft.
 Adjacent Streets: Lomas Avenue

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

Writing letter, Actual contact (knocking door)

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:			
Roof Plate Height:	32 feet	29 feet	29 feet
Floor Area:	12,340	+/- 9,200	12,257
Rear Setbacks:			
Side Setbacks:	S/E Total 24'	S/E Min. 18'-3"	S/E Min. 15'-6"
	N/W Min. 10' (of each)	N/W Min. 10'-6"	N/W Min. 10'-6"
Parking Spaces:	4		6

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: 1- Veneer stone tile in three sizes & 2-Cast Stone
Texture /Finish: 1- Polished + Hammered + Brick size smooth & 2- Extra smooth sand finish
Color / Transparency: 1- Light Beige/sand & 2- Off white (Creme)

WINDOWS (Include frame, trim, glass, metal, etc)

Material: 1- Wood window with exterior Aluminum cladding & 2- Glass
Texture /Finish: 1- Smooth Factory finish powder coat & 2- Polished
Color / Transparency: 1- Natural earth color & 2- Clear glazing

DOORS (Include frame, trim, glass, metal, etc)

Material: 1- Wrought Iron Door and Transom & 2- Glass
Texture /Finish: 1- smooth surface / Powder coat with highlights & 2- Opaque laminated film
Color / Transparency: 1- Antique # 2 & 2- Glazing: White (frost)

PEDIMENTS

Material: Cast Stone
Texture /Finish: Smooth sand Finish
Color / Transparency: Off White (Creme color)

ROOF

Material: Modified Bituman Roofing (flat), Energy Conserving top layer
Texture /Finish: Smooth (Green Bldg. Roofing material)
Color / Transparency: Light Gray

CORBELS

Material: N/A
Texture /Finish:
Color / Transparency:

CHIMNEY(S)

Material: 1- Cast Stone & 2- Veneer Stone tile
Texture /Finish: 1- Smooth Sand Finish & 2- Polished (honed)
Color / Transparency: 1- Off White (Creme color) & 2- Light beige (creme)

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: Cast Stone - Corinthian Style
Texture /Finish: Smooth Sand finish
Color / Transparency: Off White (Creme / light sand)

BALCONIES & RAILINGS

Material: 1- Wrought Iron railing & 2- Cast stone trimming at edges
Texture /Finish: 1- Smooth steel Finish w/ Powder Coat & 2- Extra smooth Sand finish
Color / Transparency: 1- Antique # 2 w/ highlight & 2- Off White (Creme / light sand)

TRELLIS, AWNINGS, CANOPIES

Material: N/A - at Front and sides
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: N/A
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Wall Mount (Antique and glass) + Pedestal Top and Pedestal mounted (Sheet Metal)
Texture /Finish: Smooth steel and glass + Textured sheet metal
Color / Transparency: Antique dark gold / Clear Glass + Match texture and color of Cast stones

PAVED SURFACES

Material: 1-Concrete paver Units 2- Stone Slab 3-Stone Tile 4-Color Concrete
Texture /Finish: 1-Smooth Conc. paver 2-Flamed Fin. 3-Honed (Polish) 4-Smooth
Color / Transparency: 1-Brown/Charcoal + Lime Stone 2-Med. Brown 3-Light Sand + light Brown 4-Sand

FREESTANDING WALLS AND FENCES

Material: 1- Cast Stone & 2-Veneer Stone
Texture /Finish: 1- Extra sand smooth & 2-Honed + Hammered +
Color / Transparency: 1-Off white & 2-Light Beige/sand color

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

The landscape design for the proposed new residence for 718 N. Canon Drive complements the Neo-Classical Revival style of the architecture by extending the symmetry and formality that are hallmarks of this type of architecture into the landscape. Tall Date Palms flank the front facade, standing like columns, framing the front elevation of the house. A clipped boxwood hedge delineates the curb of the auto court at the front entry of the house, maintaining the

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The interior design is per overall plan layout of classical and well known houses in this style. Symmetrical plan layout, and plan layout proportions reflect building elevation proportion and scales. Each exterior element such as balcony, porch and openings, complement the function of interior spaces. Exterior elements reflect weather the interior space is private, common or semi-private. Interior space design (in 3-D view) are following of exterior overall design and look, the architectural style of this development is Neo-Classical Revival, and exterior elements, look and overall character of this design are also can be find Residential

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

Introducing a tall and dense green wall (Vegetation) at front of the property is in total harmony with existing overall look from street side, plus it covers most of the building facade. Having a large front yard works as a buffer between the street and actual residential structure to a great extent. This also creates a true garden atmosphere in this buffer zone bringing a more friendly look to the overall street view and emphasis on this separation. Utilizing gold ratio and proportions and breaking the main mass with smaller masses which have a human scale and welcoming mood create an overall homier atmosphere.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

There is no real harmony in the overall street look, to the north there is a continuation of a high and dense green wall with the appearance of some structures between (what we are adopting with more garden atmosphere) and to the south, there are houses in various styles in block look (we made the overall block view of the house close to average block view size of the cross street structures. Also we have utilized some design elements of the neighborhoods houses which are compatible with our design. For example, our balcony railing looks like a house a few lots south and Cast stone columns, trims and brick size stone veneer

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

There is some kind definition between the house and three primary sides. To the South is huge front yard, green screen and garden. On the East, a play area and associated fences with a row of tall and narrow landscaping in front. To the West, we are utilizing an existing fence wall, and creating a smaller size patio/garden on the side yard.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

Portion of response to this item can be found above in Item No. 3. The main design mood and view from the street side follows the overall street look at this side, but in such a style that comes from classical character of Neo-Classical revival Style. No front element is larger than the what exists in this street, none of the new elements are too tall or wide in comparison with such elements within the block. We are bringing a design and development to the neighborhood that has a mass scale comparable with others. The main house design may not be in the same style as others, but is a true classic. It is also far from street and almost hiding behind



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment B:
Design Plans, Cut Sheets
and Supporting Elements



**EPHRAIM &
 JILA SHRAGA**
 718 N. Canon Drive
 Beverly Hills, CA 90210

**SHRAGA
 RESIDENCE**
 718 N. Canon Drive
 Beverly Hills, CA 90210

Issue Dates

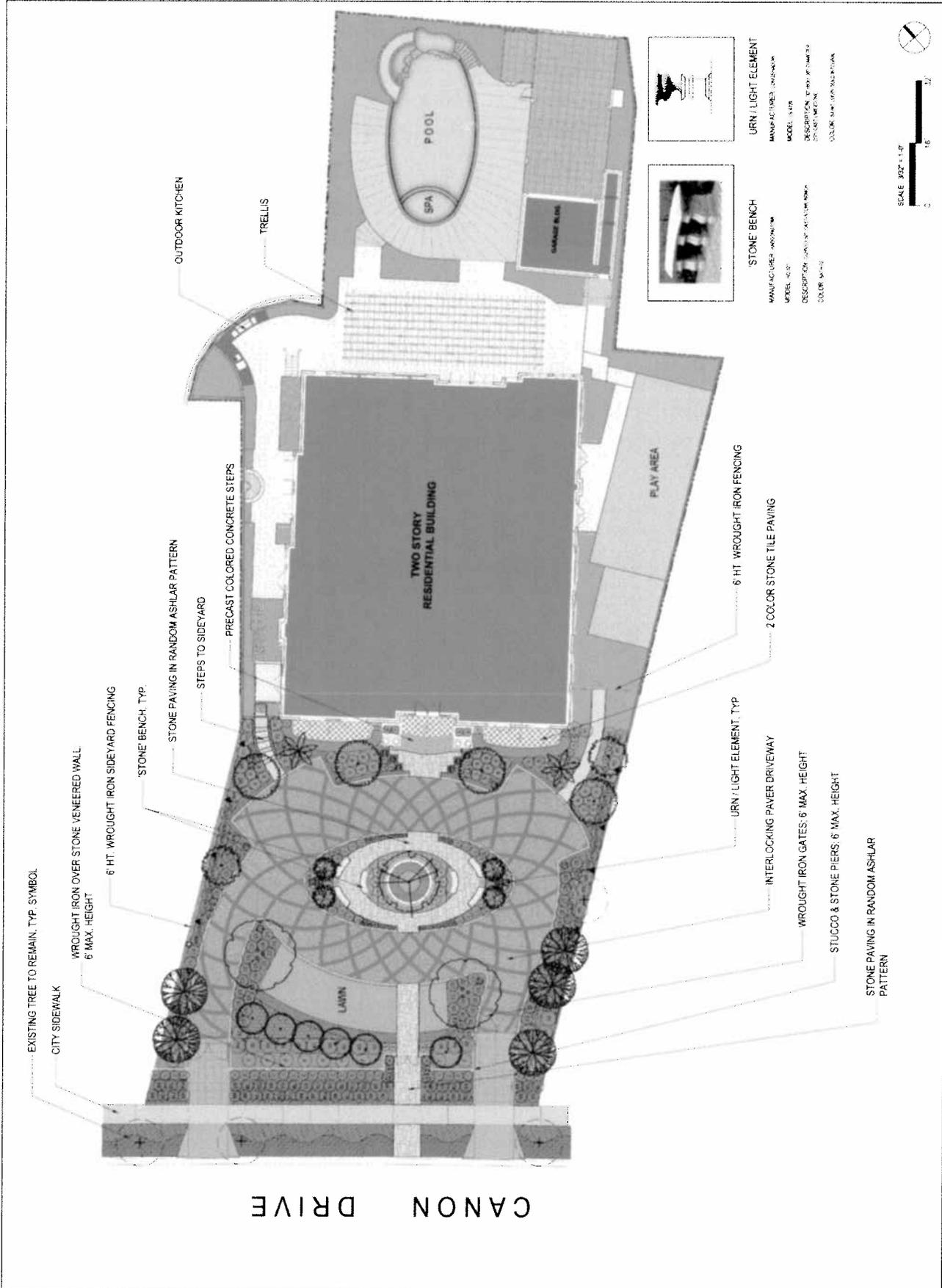
No.	Date	Description

Sheet Title

SITE PLAN

Designed by	ES
Drawn by	ES
Checked by	ES
Project Number	SHR 111

L2.0



STONE BENCH
 MANUFACTURER: ANDRETTA
 MODEL: 45-01
 DESCRIPTION: 100% NATURAL STONE
 COLOR: NATURAL

URN / LIGHT ELEMENT
 MANUFACTURER: ANDRETTA
 MODEL: 45-01
 DESCRIPTION: 100% NATURAL STONE
 COLOR: NATURAL

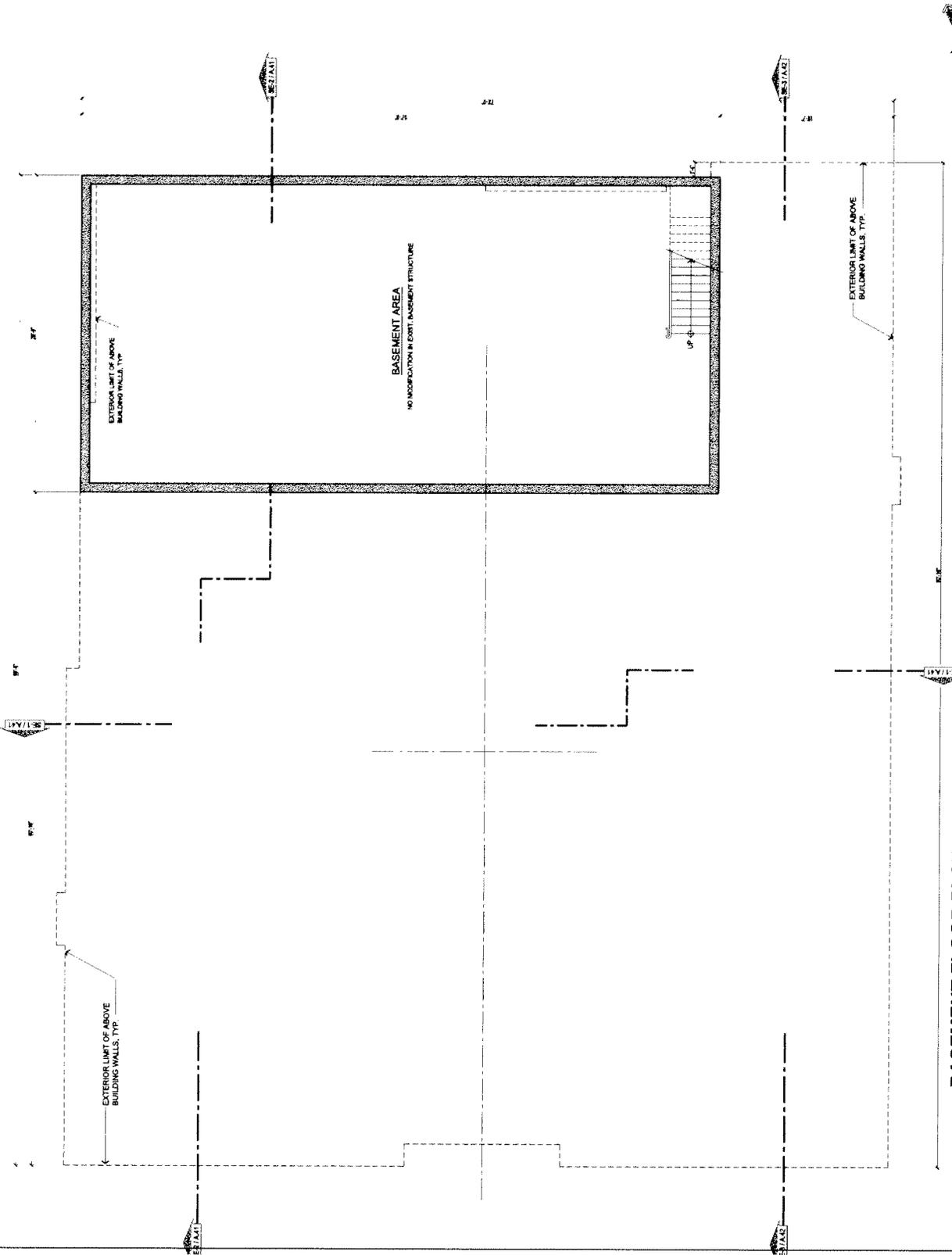


718 NORTH CANON DRIVE - BEVERLY HILLS, CA
for
Mr. & Mrs. EPHRAIM SHRAGA
SINGLE FAMILY RESIDENTIAL PROJECT

BASEMENT FLOOR PLAN
DRAWING TITLE

SCALE
DATE 23.01.2012
DRAWING NO.

A.20



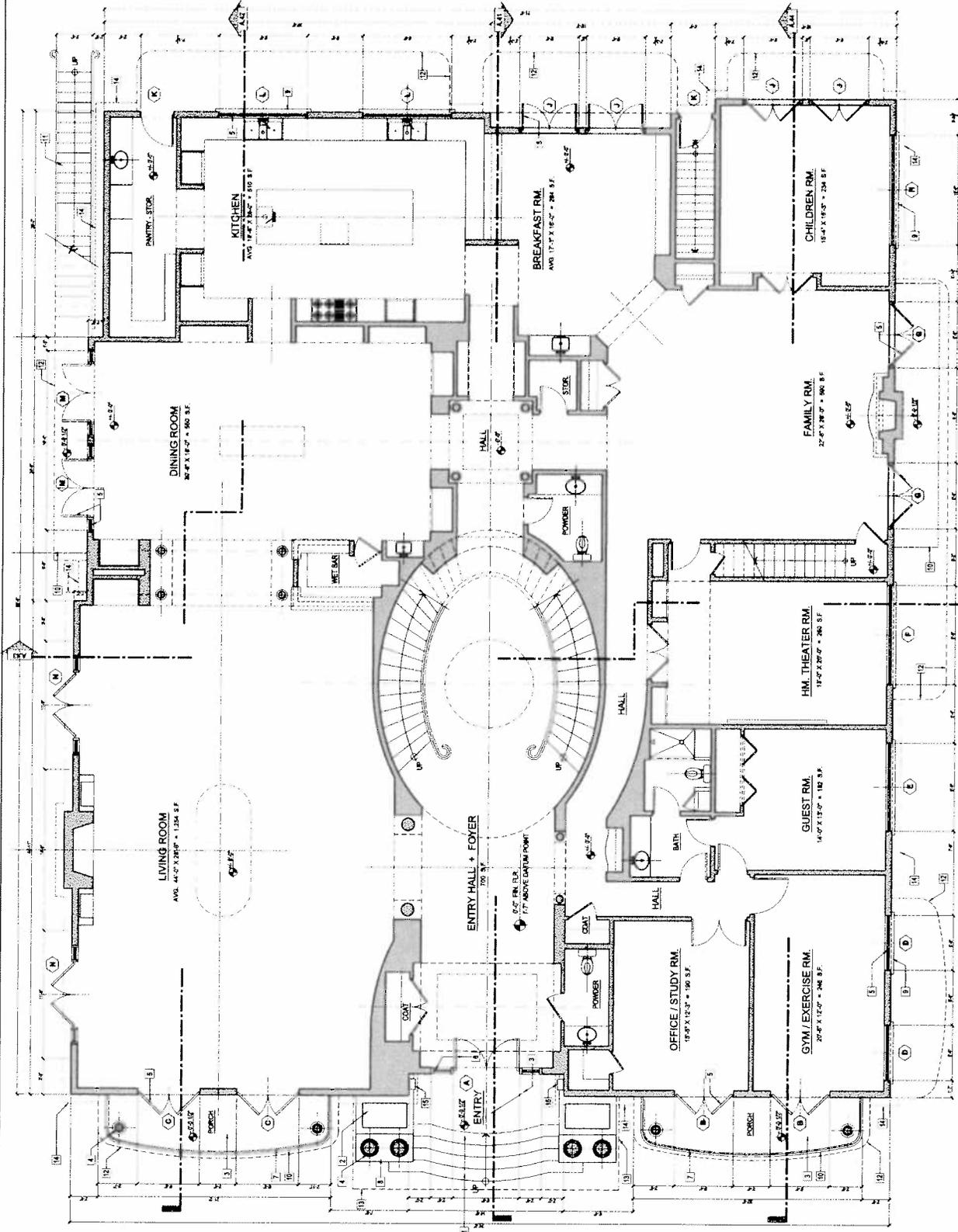
BASEMENT FLOOR PLAN (EXISTING - NO CHANGE)

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

- KEY NOTES:**
1. PRE-CAST CONCRETE WALLS - REFERENCED TO CENTERLINE.
 2. INTERIOR FINISHES - UNLESS NOTED OTHERWISE, SEE SCHEDULE.
 3. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 4. ALL CEILING FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 5. ALL FLOOR FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 6. ALL WALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 7. ALL DOOR FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 8. ALL WINDOW FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 9. ALL LIGHT FIXTURES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 10. ALL ELECTRICAL SYMBOLS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 11. ALL MECHANICAL SYMBOLS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 12. ALL PLUMBING SYMBOLS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 13. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 14. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 15. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.

- LEGEND:**
- OPENING DOOR AND WINDOW TYPE, SEE DRAWING A.C.

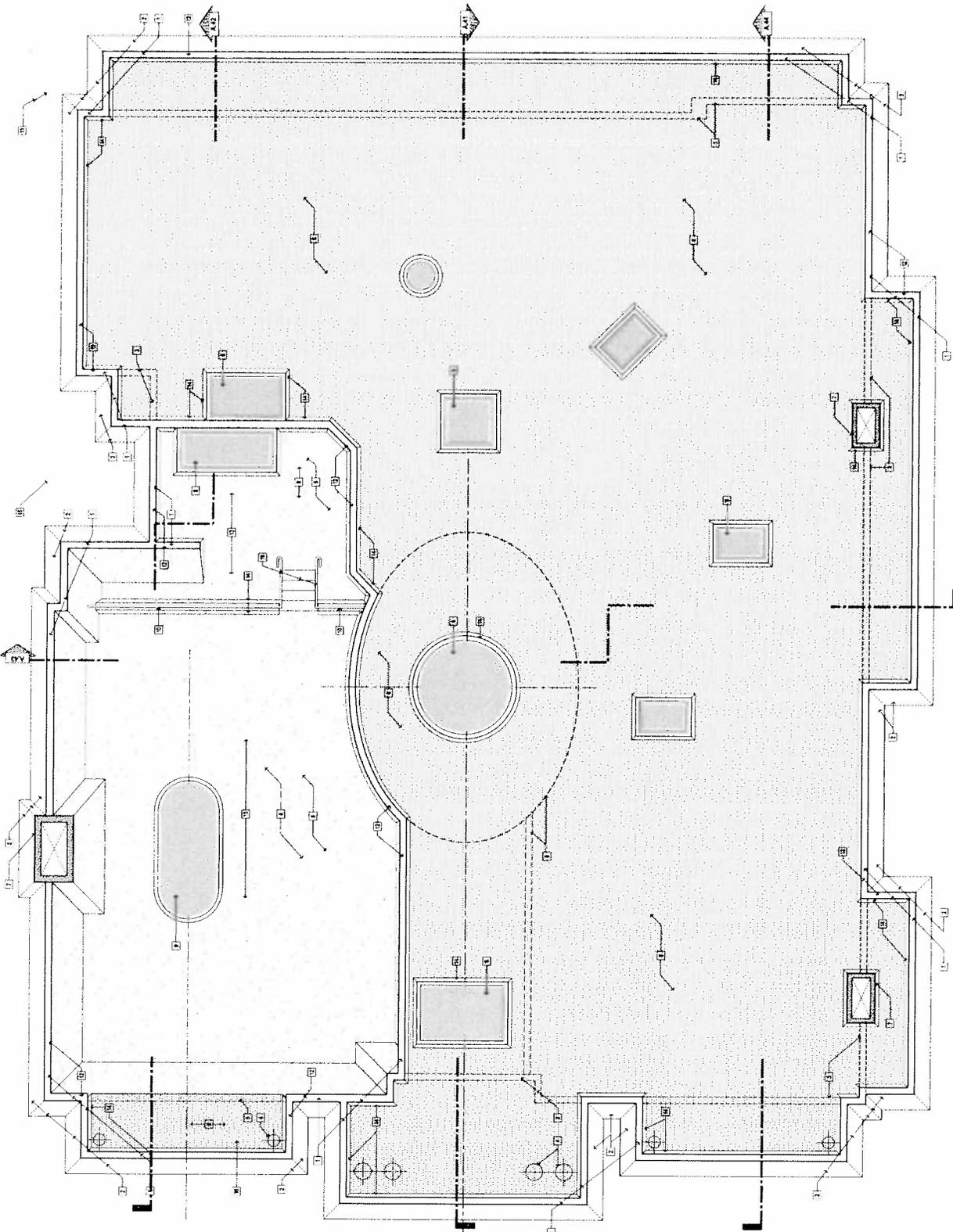
- NOTES:**
- 1. FOR ALL FINISHES, REFER TO THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 - 2. FOR ALL FINISHES, REFER TO THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
 - 3. FOR ALL FINISHES, REFER TO THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.
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 - 5. FOR ALL FINISHES, REFER TO THE LATEST EDITION OF THE BUILDING DEPARTMENT SPECIFICATIONS.



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

PROPOSED FIRST FLOOR PLAN

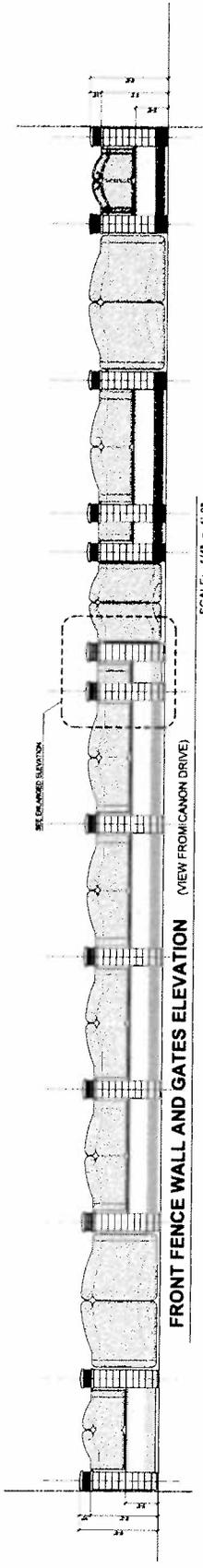
- KEY NOTES:**
1. VERIFY THE TOP OF FINISH FLOOR LEVELS.
 2. THE EXISTING ROOF SHALL BE DEMOLISHED TO THE UNFINISHED CEILING AND REFRIGERATION UNITS SHALL BE REMOVED.
 3. ALL ROOF WALLS SHALL BE SET BACK 1'-0" FROM THE EXISTING ROOF WALLS.
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 30. ALL ROOF WALLS SHALL BE SET BACK 1'-0" FROM THE EXISTING ROOF WALLS.



PROPOSED ROOF PLAN

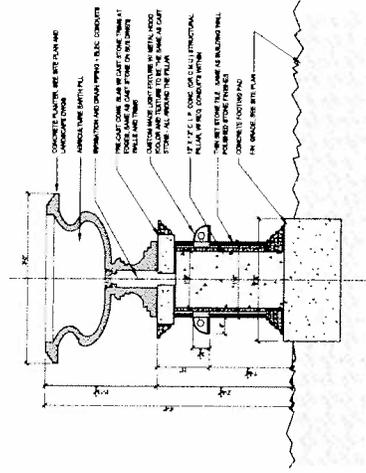
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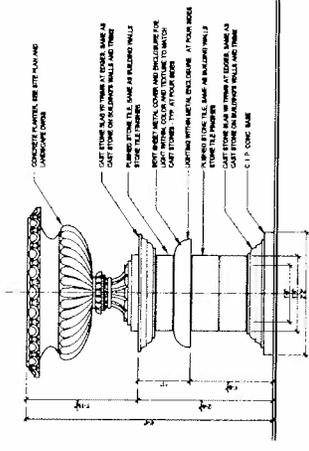
FRONT FENCE WALL AND GATES ELEVATION (VIEW FROM CANON DRIVE)

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



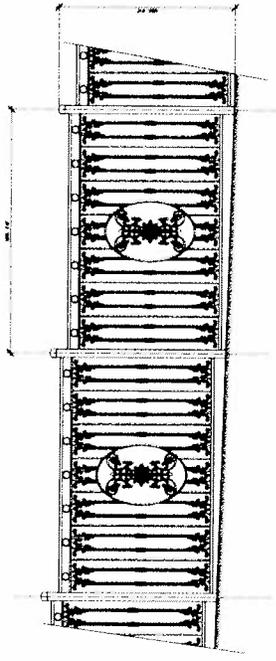
SECTION AT PLANER W/ BASE AND LIGHT

SCALE: 1" = 1'-0"



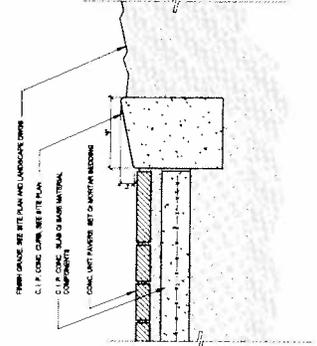
ELEVATION AT PLANER W/ BASE AND LIGHT

SCALE: 1" = 1'-0"



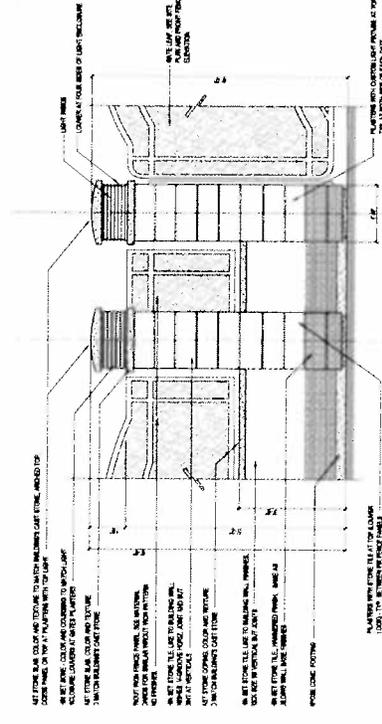
WROUGHT IRN FENCE AT PROPERTY SIDES

SCALE: 1 1/2" = 1'-0"



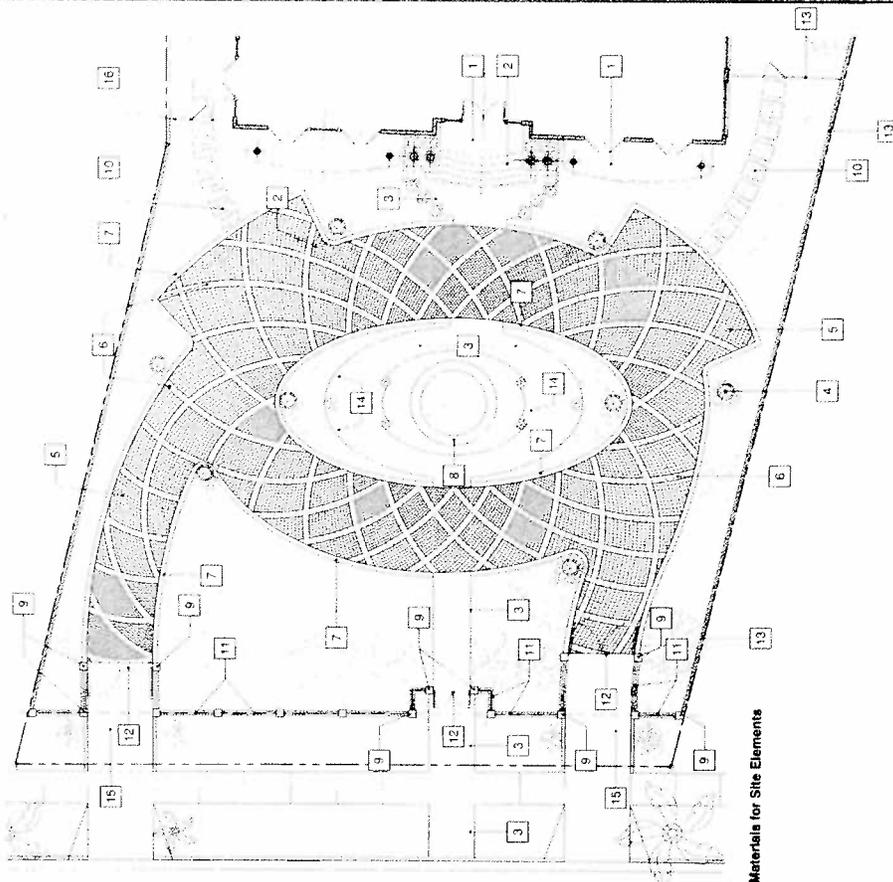
CONC. CURB AT DRIVE WAY

SCALE: 1 1/2" = 1'-0"



ENLARGE ELEVATION AT FRONT FENCE AND GATE

SCALE: 3/4" = 1'-0"



Materials for Site Elements

SITE MATERIAL BOARD
 SINGLE FAMILY RESIDENTIAL
 718 NORTH CANON DRIVE
 Mr. & Mrs. Ephraim Straglia

- 1 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 2 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 3 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 4 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 5 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 6 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 7 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 8 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 9 LIGHT GRAY POLISHED GRANITE OR QUARTZITE
- 10 LIGHT GRAY POLISHED GRANITE OR QUARTZITE

- 11 POLISHED GRANITE OR QUARTZITE
- 12 POLISHED GRANITE OR QUARTZITE
- 13 POLISHED GRANITE OR QUARTZITE
- 14 POLISHED GRANITE OR QUARTZITE
- 15 POLISHED GRANITE OR QUARTZITE