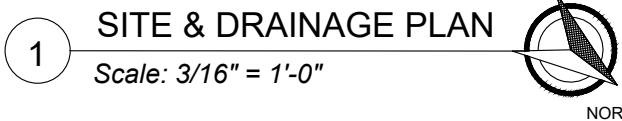


SET OF PLANS FOR ACCEPTABLE USE POLICY (AUP)



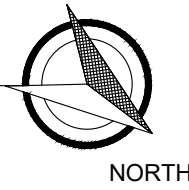
DRAWN BY: STAN D.
SIGNATURE: *[Signature]*
DATE: 06/21/2022
SCALE: 3/16" = 1'-0"
SHEET:
A1.0
Size: Arch D
24"x36"

WALL LEGEND	
	(E) EXTERIOR WALL (BEARING) 1. EXT. STUCCO PLASTER ; 2. DRYWALL; 3. BRICK.
	(E) INTERIOR WALL (NON BEARING) 1. INTERIOR PLASTER FINISH ; 2. 2x4" STUDS @ 16" O.C. INTERIOR WALL; 3. INTERIOR PLASTER FINISH ;
	(N) INTERIOR WALL (NON BEARING) 1. INTERIOR PLASTER FINISH ; 2. 2x4" STUDS @ 16" O.C. INTERIOR WALL; 3. INTERIOR PLASTER FINISH ;
0" - DIMENSIONS ARE TAKEN FROM FRAMING MEMBER. DIMENSIONS DO NOT INCLUDE WALL FINISHES. NOT TO SCALE.	

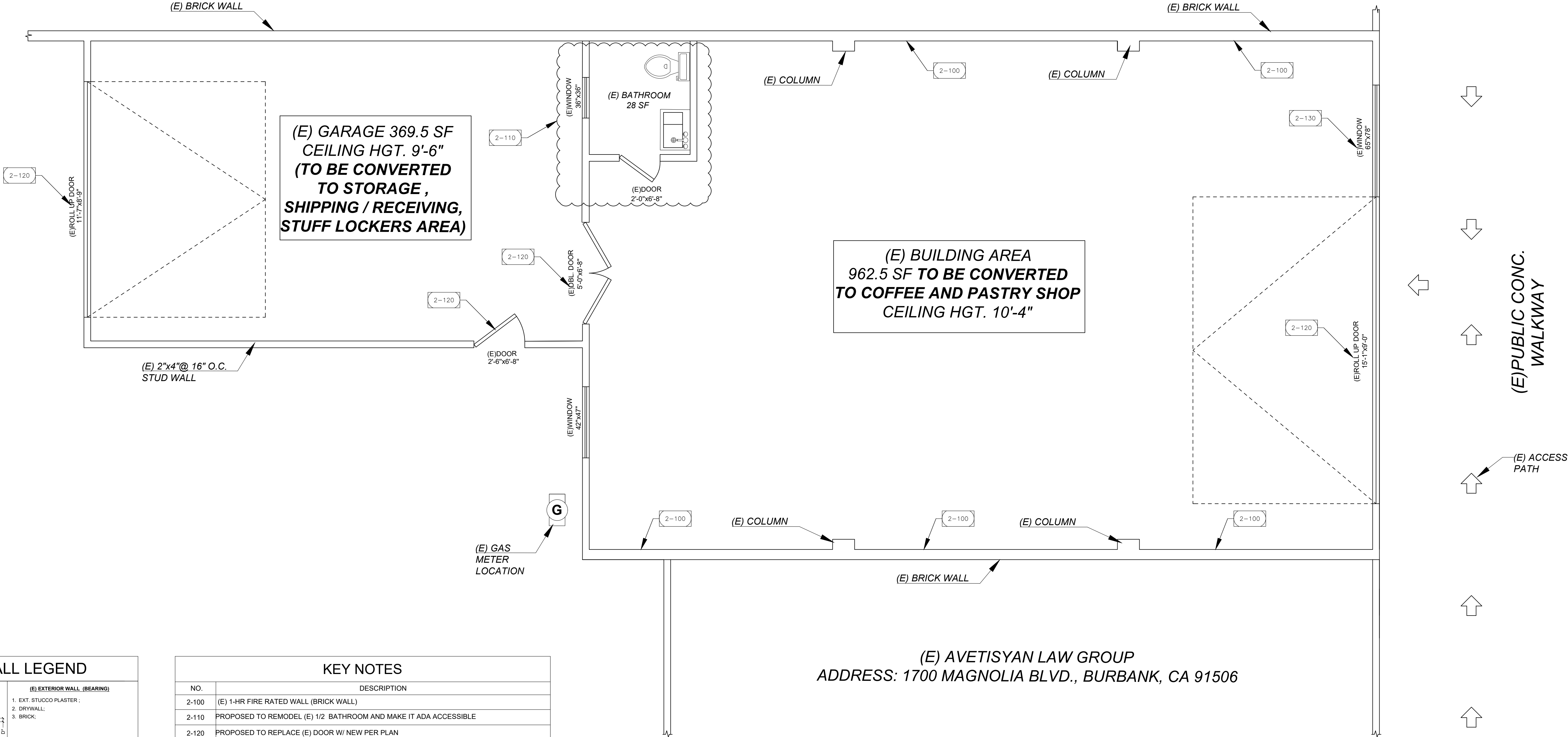
FLOOR PLAN LEGEND	
MARK	DESCRIPTION
ROOM NAME 101	ROOM TAG W/ ROOM NUMBER. SEE ROOM SCHEDULE FOR FINISHES AND DETAILS
	ELEVATION TAG. SEE REF. ELEVATIONS FOR INFORMATION
	KEY NOTE TAG REF. TO KEYNOTE LIST
	WINDOW TAG REF. TO WINDOW SCHEDULE
	DOOR TAG REF. TO DOOR SCHEDULE
	PLUMBING FIXTURE TAG. SEE SCHEDULE
	MECHANICAL EQUIPMENT TAG. SEE SCHEDULE
	EQUIPMENT TAG. SEE SCHEDULE

KEY NOTES	
NO.	DESCRIPTION
2-100	(E) 1-HR FIRE RATED WALL (BRICK WALL)
2-110	PROPOSED TO REMODEL (E) 1/2 BATHROOM AND MAKE IT ADA ACCESSIBLE
2-120	PROPOSED TO REPLACE (E) DOOR W/ NEW PER PLAN
2-130	PROPOSED TO REPLACE (E) WINDOW W/ NEW PER PLAN
2-140	
2-150	
2-160	

1 (E) FLOOR PLAN
Scale: 3/8" = 1'-0"

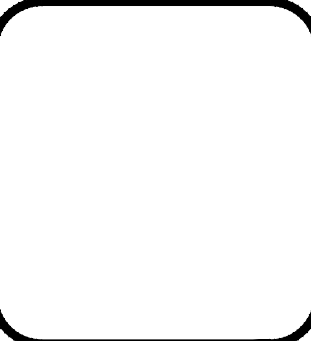


(E) TONY'S DARTS AWAY / BAR
ADDRESS: 1710 MAGNOLIA BLVD., BURBANK, CA 91506



(E) AVETISYAN LAW GROUP
ADDRESS: 1700 MAGNOLIA BLVD., BURBANK, CA 91506

REVISIONS	
NO.	DATE
01	04/27/2022
	Notes by Community Development Department



CUSTOM DESIGN
ENGINEERING
CONSTRUCTION

TEL: 909-908-5678
EMAIL: INFO@TRUELINES-DESIGN.COM

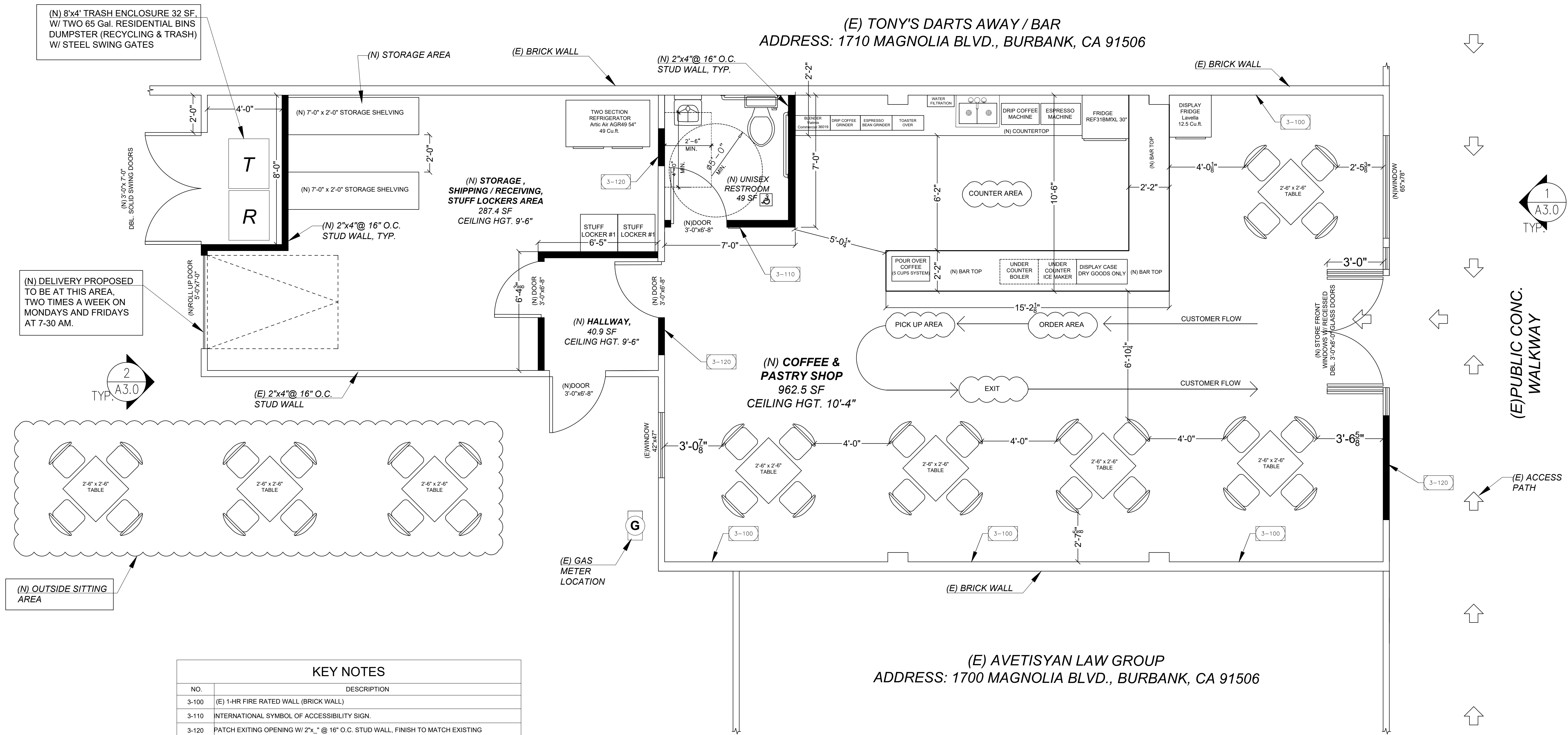
PROJECT NAME: TENANT IMPROVEMENT. NEW COFFEE HOUSE.
PROJECT ADDRESS: 1706 MAGNOLIA BLVD., BURBANK, CA 91506
EXISTING FLOOR PLAN

DRAWN BY: STAN D.
SIGNATURE:

DATE: 04/28/2022
SCALE: 3/8" = 1'-0"
SHEET:

A2.0

Size: Arch D
24"x36"



KEY NOTES	
NO.	DESCRIPTION
3-100	(E) 1-HR FIRE RATED WALL (BRICK WALL)
3-110	INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN.
3-120	PATCH EXITING OPENING W/ 2"x_@" 16" O.C. STUD WALL, FINISH TO MATCH EXISTING
3-130	
3-140	
3-150	
3-160	

PROPOSED HOURS OF OPERATION NOTE:
The proposed hours of operation will be 7 days a week from 7 am to 5 pm.
These will be the hours for the foreseeable future.

1 (N) FLOOR PLAN
Scale: 3/8" = 1'-0"

REVISIONS

NO.	DATE	Notes by Community Development Department
01	04/27/2022	

CUSTOM DESIGN
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PROJECT NAME: TENANT IMPROVEMENT. NEW COFFEE HOUSE.

PROJECT ADDRESS: 1706 MAGNOLIA BLVD., BURBANK, CA 91506

NEW FLOOR PLAN

DRAWN BY: STAN D.

SIGNATURE:

DATE: 04/28/2022

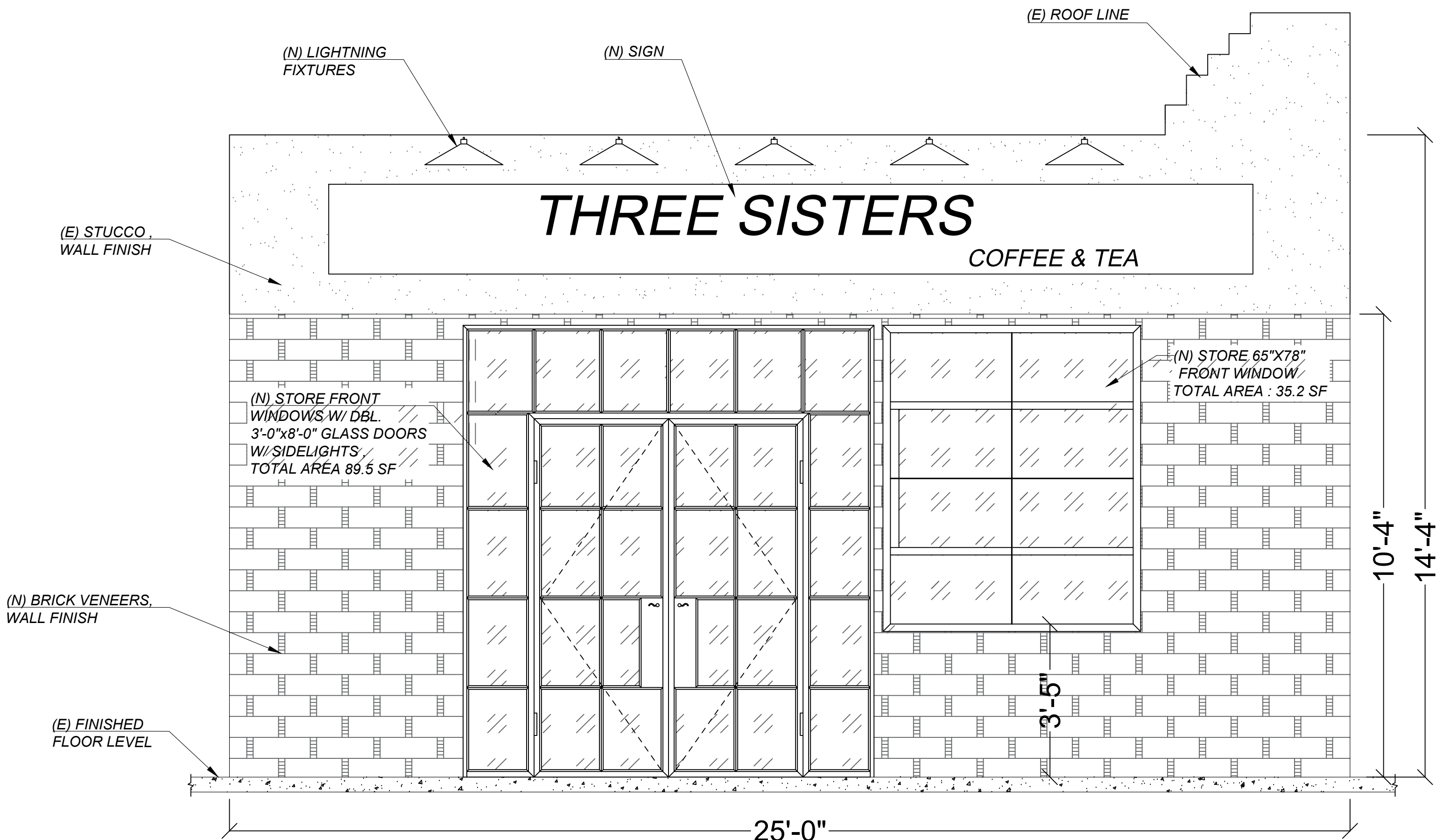
SCALE: 3/8" = 1'-0"

SHEET:

A2.1

Size: Arch D
24"x36"

FRONT ELEVATION VIEW



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

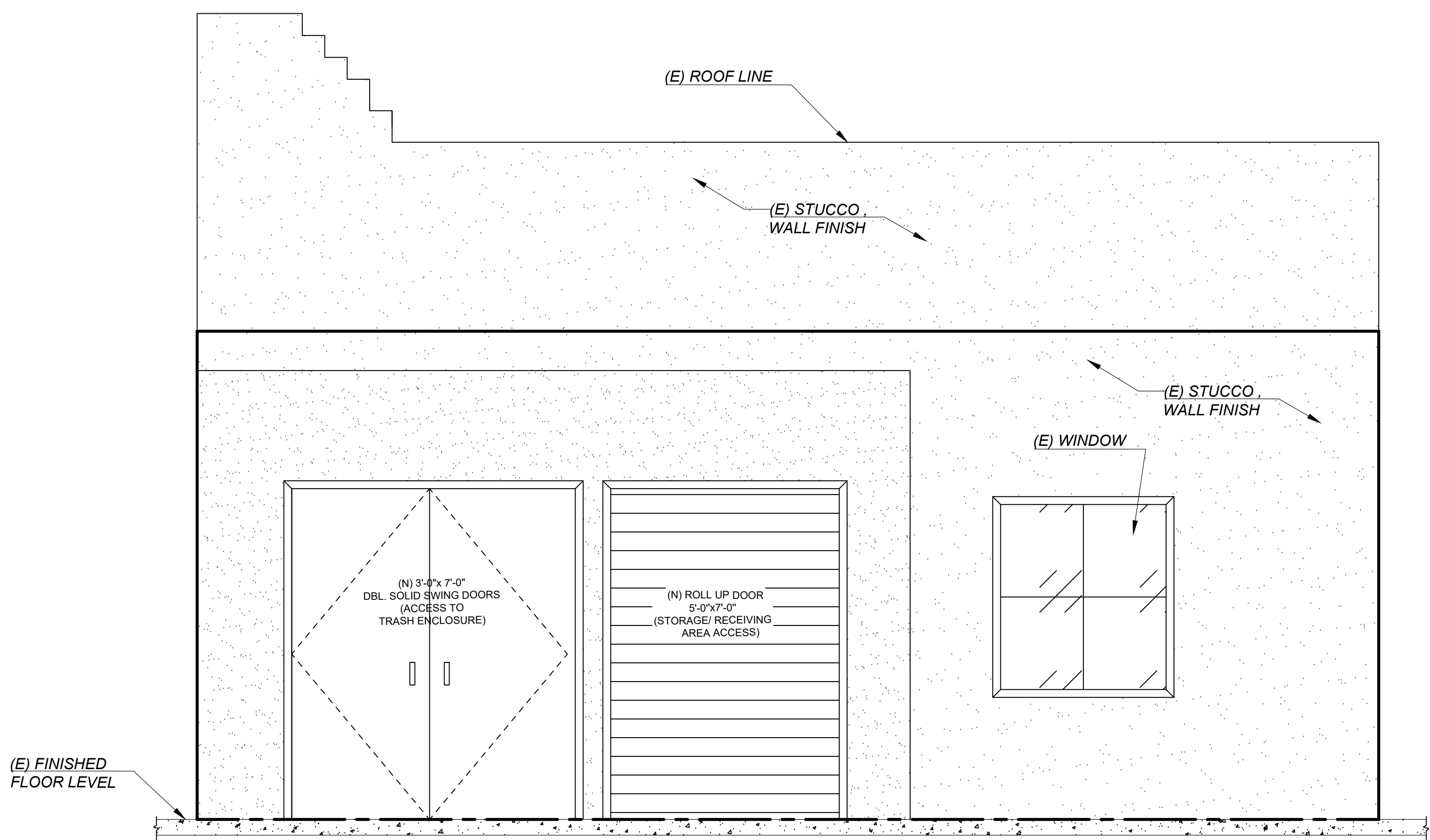
FRONT FACADE GLAZING AREA CALCULATIONS:

STOREFRONT DBL. GLASS DOOR WITH SIDELIGHTS AREA : 89.5 SF
GLASS WINDOW AREA : 35.2 SF
TOTAL FACADE WALL AREA : 258.3 SF (100%)

TOTAL FACADE GLAZING AREA : 89.5 SF + 35.2 SF = 124.7 SF (48.28%)

48.28% > 25% O.K.

REAR ELEVATION VIEW



2 SOUTH ELEVATION
Scale: 1/2" = 1'-0"

REVISIONS		NO.	DATE	Notes by Community Development Department
		01	04/27/2022	

CUSTOM DESIGN
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CONSTRUCTION

TEL: 909-908-5678
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PROJECT NAME: TENANT IMPROVEMENT. NEW COFFEE HOUSE.
PROJECT ADDRESS: 1706 MAGNOLIA BLVD., BURBANK, CA 91506
NEW EXTERIOR ELEVATION PLAN

DRAWN BY: STAN D.
SIGNATURE:
DATE: 04/28/2022
SCALE: 1/2" = 1'-0"
SHEET:

A3.0

Size: Arch D
24"x36"