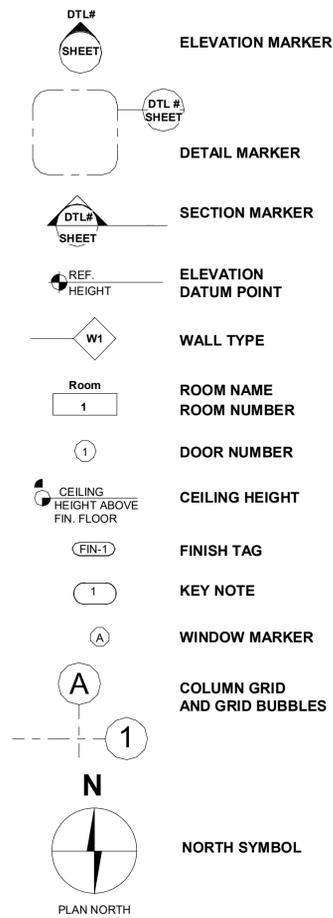


## GENERAL NOTES

1. THE TERM "OWNER" OR TENANT SHALL REFER TO HIS/HER AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
2. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL REVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS AND WRITTEN INSTRUCTIONS.
3. G.C SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BID. ANY DISCREPANCIES WITHIN THESE DRAWINGS AND/OR BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE G.C. PRIOR TO THE START OF ANY WORK. G.C. SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IF THE CONTRACT DRAWINGS APPEAR TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK. IN CASE OF DISCREPANCIES OR CONFLICTS NOTIFY ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
4. GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE OWNERS REQUIREMENTS PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE REQUIREMENTS. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS AS OBTAINED. CONTRACTORS SHALL NOT SUBMIT A BID FOR THIS WORK UNLESS THEY ARE FULLY QUALIFIED AND LICENSED BY THE STATE IN WHICH THE WORK IS TO BE PERFORMED. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING BUILDING PERMIT APPROVED PLANS AS APPROVED FOR ALL PERMIT REVISIONS AND OTHER CHANGES. NO WORK SHALL BE BEGIN PRIOR TO RECEIPT OF BUILDING PERMIT AND REVIEW OF PERMIT PLANS BY G.C.
6. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF PERSONS, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATION REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS AND SHALL BE THE CONTRACTORS RESPONSIBILITY. INSURANCE, WORKMENS COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
7. SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCTION OF A COMPLETE HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING, HVAC AND SIGNAGE COORDINATION.
8. G.C SHALL COORDINATE ALL WORK TO BE PERFORMED. G.C IS TO COORDINATE WORKING HOURS, DELIVERIES, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER AND LANDLORD. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
9. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ENGINEERS, THE CONTRACTOR SHALL NOTIFY THE OWNER.
10. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
11. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTORS INSTALL OR PERMIT TO BE INSTALLED ANY MATERIALS CONTAINING ASBESTOS WITHIN THE BUILDING OR ON THE PREMISES.
12. G.C SHALL PROVIDE AND PAY FOR TRASH DUMPSTER SERVICE AND/OR REFUSE REMOVAL FOR ALL SUB-CONTRACTORS WHICH INCLUDE MILLWORK AND FOOD SERVICE. CONTACT TENANT COORDINATOR, LANDLORD OR MUNICIPALITY FOR COORDINATION OF APPROVED LOCATION(S) PER LOCAL REGULATIONS.
13. THE ABBREVIATION OF "NIC" INDICATES WORK AND OR MATERIALS THAT IS NOT IN THE CONTRACT OF THE G.C., HOWEVER THIS DOES NOT RELIEVE THE G.C OF THE RESPONSIBILITY OF COORDINATION.
14. ALL CONCEALED WOOD BLOCKING IN WALLS AND CEILING SHALL BE TREATED AND FLAME RETARDANT.
15. ALL WALL AND CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE AND NOT BY ROOF DECK IF APPLICABLE.
16. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY.
17. PERMIT FEES SHALL BE SECURED BY OWNER. CONTRACTOR SHALL SECURE PERMITS AND FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO SUBCONTRACTOR PERMITS, WATER, ELECTRIC & TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY, SURVEYS AND INSPECTIONS.
18. PRIOR TO BEGINNING WORK THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND PROTECTING THEM FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR, THE CONTRACTOR SHALL MAKE REPAIRS AT NO COST TO THE OWNER. THE G.C. IS RESPONSIBLE FOR COORDINATION WITH THE OWNER AND WITH THE SUB CONTRACTOR FOR MECHANICAL, PLUMBING AND ELECTRICAL TRADE. DRAWINGS WILL BE SUBMITTED FOR REVIEW AS NEEDED BY MUNICIPALITY. THE SUBCONTRACTOR WILL SUBMIT REQUIRED DRAWINGS FOR APPROVAL TO THE APPROPRIATE AGENCIES MEETING ALL CODES OF THE CITY AND STATE. REPRODUCIBLE APPROVED DRAWINGS MUST BE SENT TO THE OWNERS AND ARCHITECT.
19. ITEMS NOT INDICATED IN THESE CONSTRUCTION DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
20. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT OF RECORD AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE EXCEPT BY WRITTEN AGREEMENT.
21. THE CONTRACTOR WARRANTS TO THE OWNER AND BUILDING MANAGEMENT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFECTOR OR NON-CONFORMING WORK OF THE MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE OWNER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND INSTALLATION OF MATERIALS.
22. THE WARRANTIES AND GUARANTEE PROVIDED INT HE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY AND GUARANTEE OR REMEDY REQUIRED BY LAW OR THE CONSTRUCTION DOCUMENTS.
23. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM/HER OR THEIR SUB CONTRACTORS FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN(10) DAYS AFTER IT IS BROUGHT TO HIS/HER ATTENTION.
24. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER WORK AND THAT OF THEIR SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS/HER EMPLOYEES.
25. CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL FLOORS WAXED AND/OR POLISHED AS SPECIFIED AND ALL GLASS AND MIRRORS CLEANED AND POLISHED.
26. PRIOR TO OPENING, G.C TO STEAMWASH /CLEAN SIDEWALK WITHIN 20'-0" OF BUILDING.
27. NO UNAUTHORIZED VISITS TO SITE, OCCUPIED OR UNOCCUPIED BY THE CONTRACTOR WILL BE PERMITTED PRIOR TO START OF WORK.
28. CONTRACTOR IS TO PROVIDE A LIST OF ALL SUBCONTRACTORS USED TO THE OWNER, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
29. OWNER SHALL HAVE ACCESS TO PROJECT FOR COMPLETION OF WORK BY OWNER.
30. ALL FLOOR SLAB CUTTING, TRENCHING AND REMOVAL SHALL BE REPLACED WITH THE SAME MATERIAL IN THE SAME THICKNESS OF THE ADJACENT FLOOR MATERIAL. ADDITIONAL CONCRETE PATCHING SHALL BE DOWELED INTO THE ADJACENT CONCRETE SLAB TO MINIMIZE DIFFERENTIAL SETTLEMENT OF THE FLOOR SYSTEM.
31. ALL ROOF PENETRATIONS ARE TO BE PERFORMED BY LICENSED ROOFING CONTRACTOR. CONTACT BUILDING OWNER TO COORDINATE.
32. IT SHALL BE SOLELY THE SIGN VENDORS RESPONSIBILITY TO DESIGN, FABRICATE AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGN VENDOR, THE G.C., THE BUILDING OWNER AND HIS DESIGN PROFESSIONALS. GENERAL CONTRACTOR SHALL COORDINATE WITH SIGNAGE VENDOR AND CONTACT LANDLORD OR MUNICIPALITY FOR FINAL APPROVED LOCATION(S) PER THE TENANT SIGNAGE PROCEDURES AND/OR MUNICIPALITY REGULATIONS. SUBMIT PROPOSED DRAWINGS TO LANDLORD OR MUNICIPALITY AS REQUIRED FOR APPROVAL(S)
33. ALL BIDDING INSTRUCTIONS PROVIDED BY OWNER DURING BIDDING PROCESS SHALL BE APPLICABLE TO THE FINAL CONTRACT AGREEMENT.
34. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3

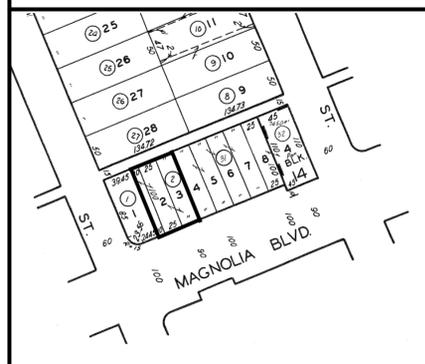
## SYMBOLS



## VICINITY MAP



## PARCEL MAP



# FOUNDERS

2019 W MAGNOLIA BLVD.  
BURBANK, CA 91506-1729  
PARCEL 2448-024-002



## PROJECT CONTACTS

### OWNER REPRESENTATIVE

RSI GROUP  
3199 AIRPORT LOOP DRIVE, SUITE D  
COSTA MESA, CA 92626  
PH: 714.966.9400  
CONTACT: MONI DOSANJH  
EMAIL: moni@rsi-group.com

### ENGINEER OF RECORD

WRIGHT ENGINEERS  
2 VENTURE SUITE 200  
IRVINE, CA 92618  
PH: 949.477.4001  
CONTACT: DOUG THOMPSON  
EMAIL: dthompson@wrightengineers.com

### ENGINEER OF RECORD

CRO ENGINEERING  
18652 FLORIDA STREET, SUITE 100  
HUNTINGTON BEACH, CA 92648  
PH: 714-847-7100  
CONTACT: CONRAD ORR  
EMAIL: conrad@croeg.com

### CITY CONTACTS

BUILDING INSPECTION  
PH: 818-238-5220  
permit.burbankca.gov

### OWNER INFO

CCC COPUSHIANS, LLC  
2019 W. MAGNOLIA BLVD  
BURBANK, CA 91506

## DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTAL SHALL BE DEFERRED

1. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. SHOWN HERE FOR REFERENCE ONLY.
2. FIRE ALARM SYSTEM

## SITE INFORMATION

PARCEL 2448-024-002  
LEGAL DESCRIPTION: TRACT #9294 NE 10 FT OF LOT 1 AND ALL OF LOTS 2 AND LOT 3

## PROJECT SCOPE

PROJECT WILL BE A TENANT FINISHOUT OF AN EXISTING COMMERCIAL TYPE VB BUILDING FOR A COFFEE/RETAIL SHOP.

INTERIOR REMOVAL SCOPE TO INCLUDE REMOVAL OF TWO INTERIOR NON-STRUCTURAL PARTITIONS AND CEILINGS; RELOCATION OF SEVERAL OUTLETS AND SWITCHES; RELOCATION OF SEVERAL PLUMBING SUPPLY AND WASTE LINES; AND REMOVAL OF EXTERIOR WINDOW AND WALL BELOW TO REPLACE WITH EXTERIOR DOOR.

EXTERIOR REMOVAL SCOPE TO INCLUDE REMOVAL AND REPLACEMENT OF EXISTING RAMP; REPLACEMENT OF EXISTING EXTERIOR LIGHTING; AND REPLACEMENT OF EXTERIOR DOORS

NEW INTERIOR FINISHOUT SCOPE TO INCLUDE NEW LIGHTING; NEW PAINT AND FURNISHINGS; RELOCATION OF SEVERAL OUTLETS AND SWITCHES; RELOCATION OF PLUMBING SUPPLY AND WASTE LINES; REUSE OF EXISTING MECHANICAL SYSTEMS; NEW EQUIPMENT, POWER, AND PLUMBING AT KITCHEN; NEW INTERIOR DOOR; NEW PONY WALL, CASEWORK, AND COUNTERTOP.

NEW EXTERIOR FINISHOUT SCOPE TO INCLUDE NEW LIGHTING; NEW PAINT AND FURNISHINGS; NEW EXTERIOR DOOR AT NEW PATIO AND NEW EXTERIOR RAMP / HANDRAILS.

## PROJECT DATA

### GOVERNING CODES

BUILDING CODE: 2022 CALIFORNIA BUILDING CODE (CBC)  
RESIDENTIAL CODE: 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE (CMC)  
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE (CPC)  
FIRE CODE: 2022 CALIFORNIA FIRE CODE (CFC)  
ACCESSIBILITY CODE: CA TITLE 24 DISABLED ACCESS  
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE / TITLE 24 2022 CALGREEN

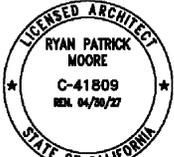
EXISTING CONST. TYPE	PROPOSED CONST. TYPE
V-B	V-B
EXISTING OCCUPANCY	PROPOSED OCCUPANCY
A2	A2
EXISTING FIRE SPRINKLER	PROPOSED FIRE SPRINKLER
NO	NO
EXISTING ZONING	PROPOSED ZONING
BUC3YY	BUC3YY
EXISTING USE	PROPOSED USE
1100 - COMMERCIAL	1100 - COMMERCIAL
EXISTING BUILDING S.F.	PROPOSED BUILDING S.F.
1,565 SF	1,565 SF

## SHEET INDEX

SHEET	SHEET TITLE	REVISION	REVISION DATE
<b>GENERAL</b>			
G1.0	COVER SHEET	2	02/10/26
G2.0	ACCESSIBILITY DETAILS		
<b>ARCHITECTURE</b>			
A0.1	SITE PLAN	2	02/10/26
A0.1	DEMO PLANS		
A1.0	LIFE SAFETY PLAN & CODE COMPLIANCE	2	02/10/26
A1.1	FLOOR PLAN & ENLARGED RESTROOM PLAN	2	02/10/26
A1.2	EQUIPMENT PLAN, SCHEDULE AND ELEVATIONS	2	02/10/26
A1.3	REFLECTED CEILING PLAN	2	02/10/26
A2.0	EXTERIOR ELEVATIONS	2	02/10/26
<b>STRUCTURAL</b>			
S0.1	GENERAL STRUCTURAL NOTES		
S0.2	GENERAL STRUCTURAL NOTES (CONT'D.)		
S0.3	TYPICAL DETAILS		
S1.1	FOUNDATION PLAN		
S2.1	FRAMING PLAN		
S3.1	FOUNDATION AND FRAMING DETAILS		
<b>PLUMBING</b>			
P1.0	PLUMBING SCHEDULES, NOTES AND SPECIFICATIONS		
P1.1	PLUMBING DETAILS AND KITCHEN EQUIPMENT SCHEDULES		
P1.2	PLUMBING GENERAL NOTES		
P2.0	WASTE AND VENT PIPING PLAN		
P3.0	WATER PIPING PLAN		
P4.0	WASTE AND VENT AND WATER PIPING ISOMETRIC		
<b>MECHANICAL</b>			
M1.0	MECHANICAL NOTES, LEGEND & SHEET INDEX		
M1.1	MECHANICAL SCHEDULES		
M2.0	MECHANICAL FLOOR PLAN		
M3.0	MECHANICAL ROOF PLAN		
M4.0	MECHANICAL SPECIFICATIONS		
<b>ELECTRICAL</b>			
E1.0	ELECTRICAL LEGEND & SYMBOLS LIST		
E1.1	ELECTRICAL LEGEND & SYMBOLS LIST		
E1.2	ELECTRICAL DETAIL		
E1.3	ELECTRICAL SCHEDULES		
E1.4	KITCHEN EQUIPMENT SCHEDULES		
E1.5	ELECTRICAL SITE PLAN		
E2.0	ELECTRICAL LIGHTING PLAN		
E3.0	ELECTRICAL POWER PLAN		
E3.1	ELECTRICAL HVAC FLOOR PLAN		
E4.0	ELECTRICAL ROOF PLAN		
E5.0	ELECTRICAL SINGLE LINE DIAGRAM		
E6.0A	ELECTRICAL INTERIOR TITLE 24 CALCULATIONS		
E6.0B	ELECTRICAL INTERIOR TITLE 24 CALCULATIONS		
E6.1A	ELECTRICAL EXTERIOR TITLE 24 CALCULATIONS		
E6.1B	ELECTRICAL EXTERIOR TITLE 24 CALCULATIONS		
E7.0	ELECTRICAL SPECIFICATIONS		



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*Ryan Patrick Moore*

ENGINEER OF RECORD:

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CONSTRUCTION

PROJECT NAME:

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BURBANK, CA 91506-1729  
PARCEL 2448-024-002

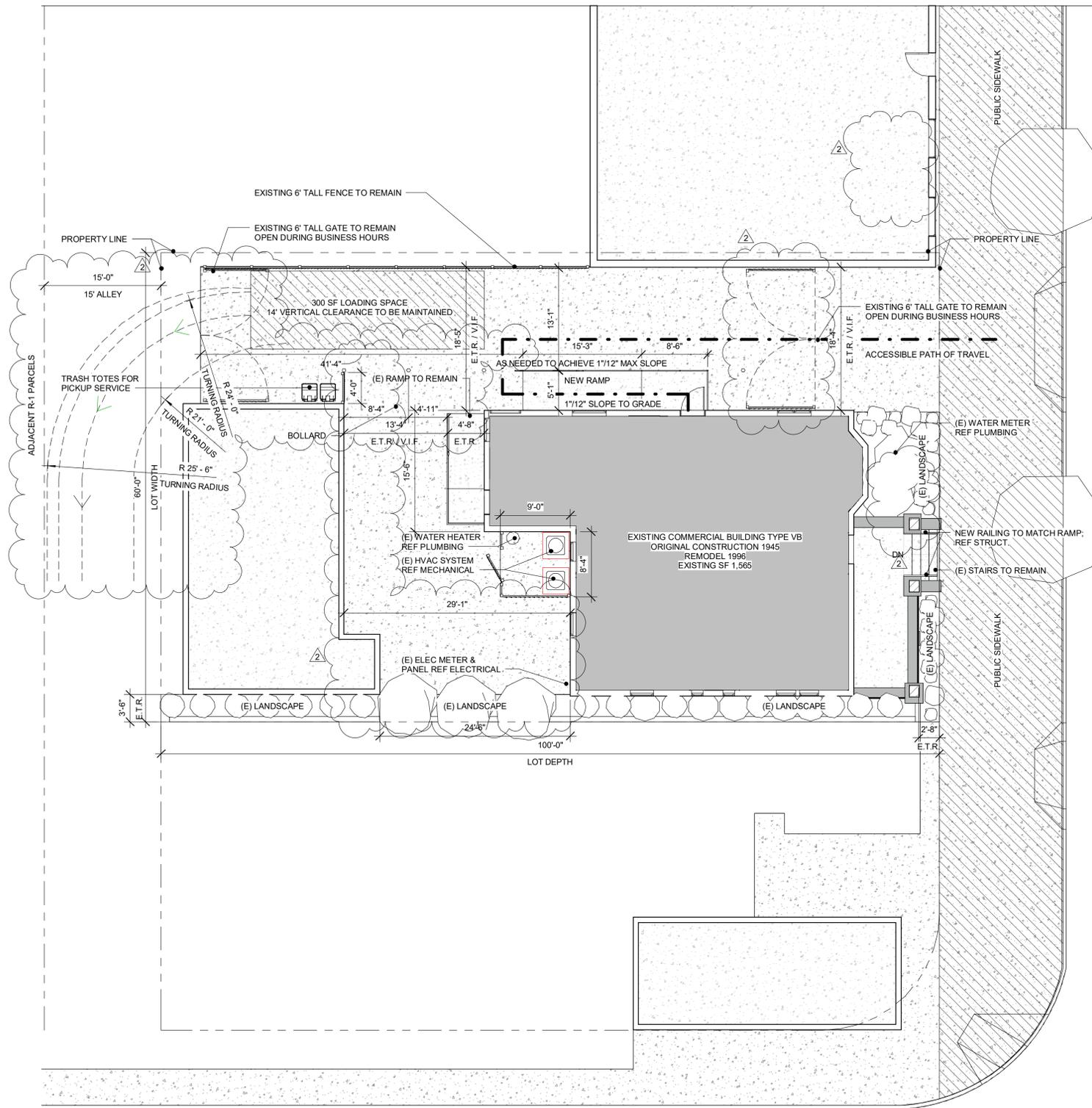
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REV 1 ISSUE FOR PERMIT 05/02/25  
REV 2 CITY COMMENTS 01/07/2026

COVER SHEET

**G1.0**

SPACE FOR DELTA APPENDUM



**SITE GENERAL NOTES**

- A. SITE IS EXISTING TO REMAIN.
- B. LOT DIMENSION LINES ARE DRAWN BASED ON GRID B SHEET 74 AND PLACED BASED ON RELATIONSHIPS TO STREET CURBS. ANY SITE WORK SHALL HAVE A SURVEY PERFORMED TO VERIFY EXACT LOT LINE DIMENSIONS.
- C. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10, PER SECTION 11B-406.2.2
- D. PROPERTY LINES ARE DRAWN AS INDICATED ON BURBANK GIS PARCEL MAPS AND SHOULD BE FIELD VERIFIED BY G.C. PRIOR TO STARTING ANY NEW SITE WORK.

**PROPERTY USE**

1. THE PROJECT IS AN APPROXIMATELY 1,565 GROSS SQUARE FOOT INTERIOR TENANT IMPROVEMENT WHICH DOES NOT PROPOSE DEMOLITION OR ALTERATIONS TO THE EXTERIOR OF THE EXISTING BUILDING THAT WAS CONSTRUCTED IN 1945. THE PROPOSED CAFE IS CONSISTENT WITH BURBANK'S RESTAURANT/CAFE ORDINANCE FOR RESTAURANTS/CAFES OF NOT MORE THAN 2,000 SF.
2. THE SITE IS LOCATED WITHIN THE C-3 COMMERCIAL GENERAL BUSINESS ZONE. THE +/- 1,565 SF INTERIOR IMPROVEMENT IS PRIMARILY CAFE SPACE AND INCLUDES A +/- 150 SF 'MERCHANDISE' SPACE. SITE IMPROVEMENTS INCLUDE A 300 SF LOADING SPACE THAT IS ACCESSED FROM THE ALLEY TO THE NORTH. THE CAFE ANTICIPATES 3-4 EMPLOYEES OPERATING HOURS ARE CURRENTLY PLANNED FOR 6AM-6PM
3. NO ALCOHOL WILL BE SOLD ON PREMISES



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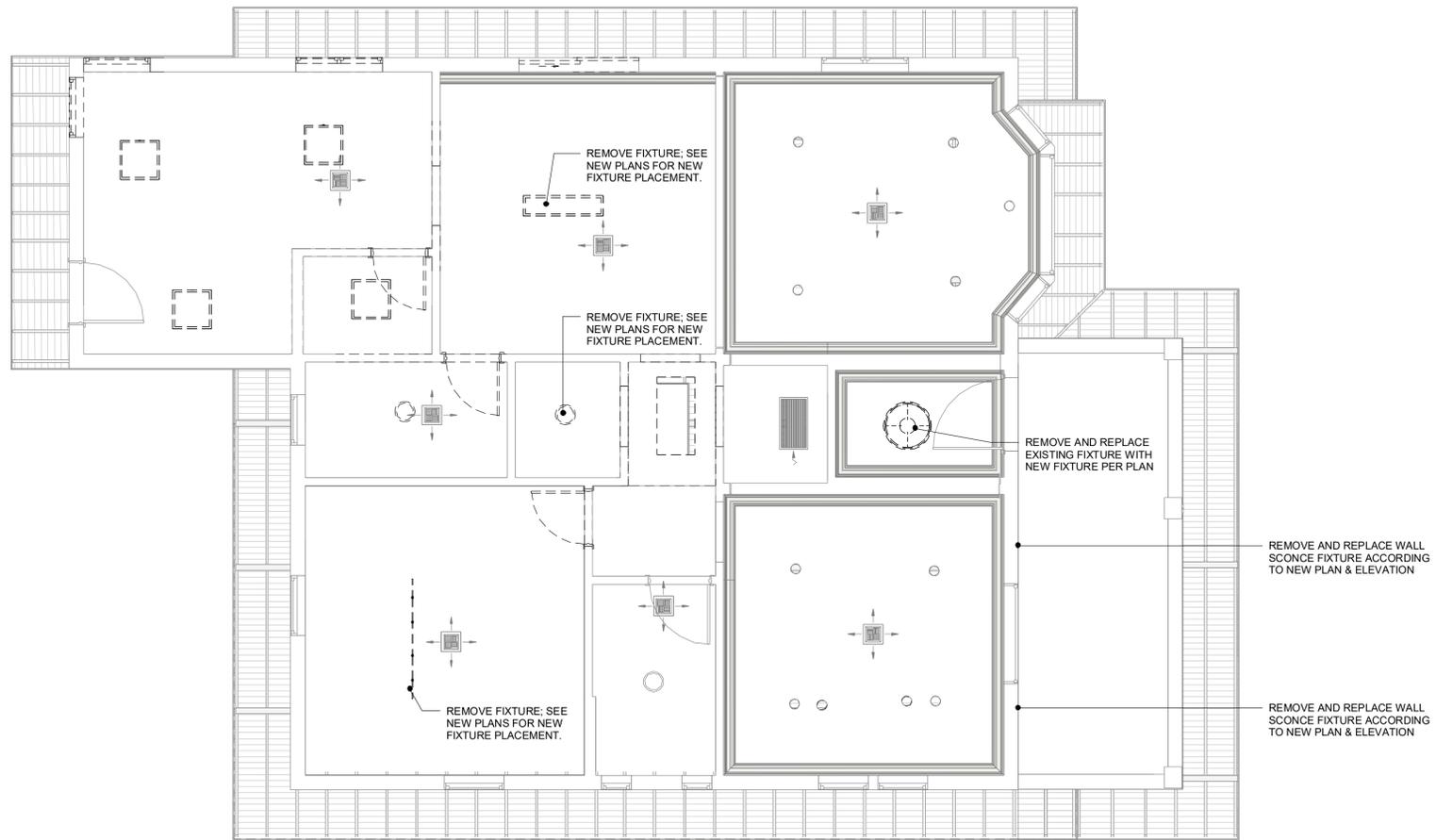
SPACE FOR DELTA / ADDENDUM

SITE PLAN

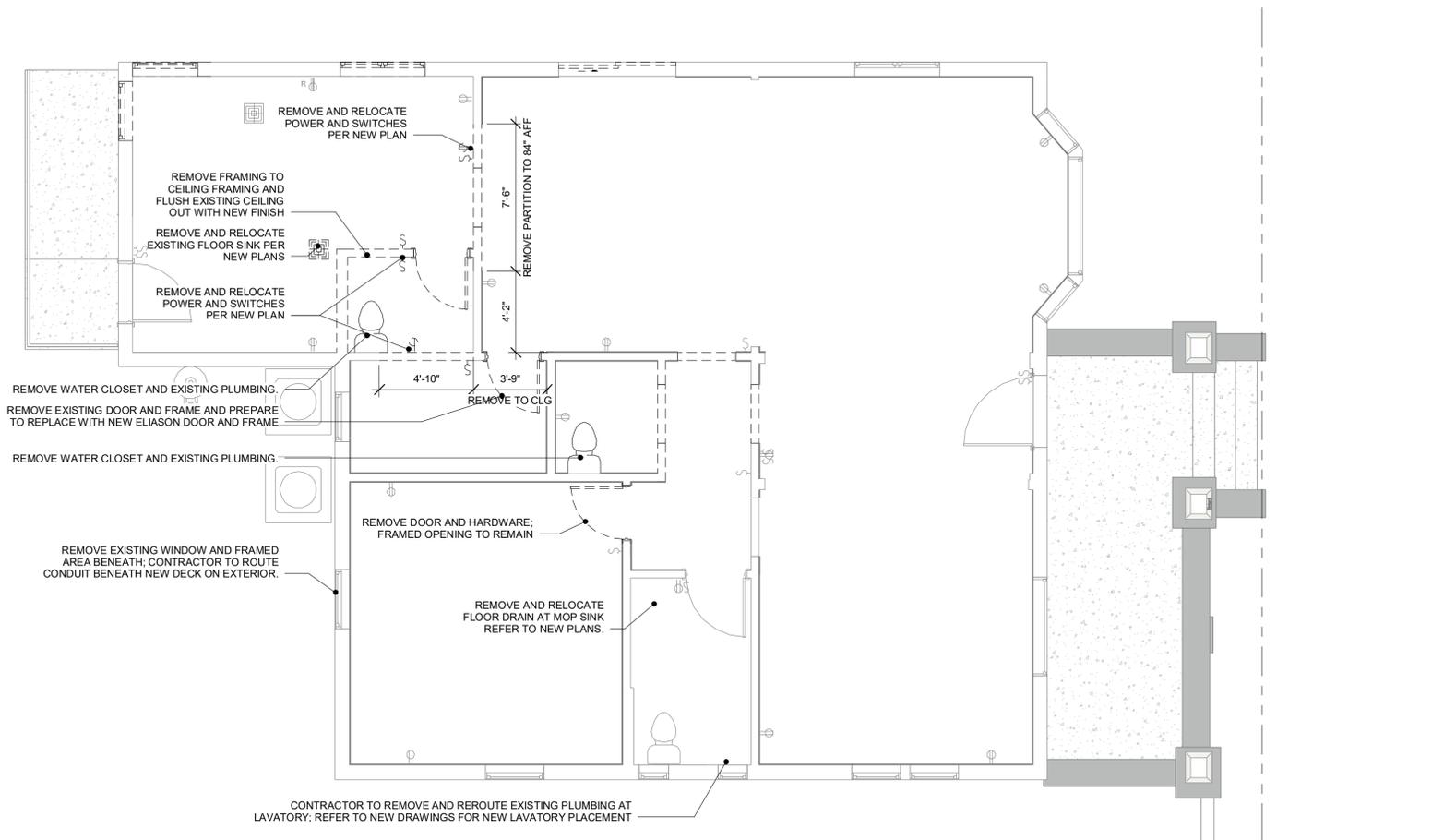
**A0.1**

① Site  
1/8" = 1'-0"





② DEMO RCP  
1/4" = 1'-0"



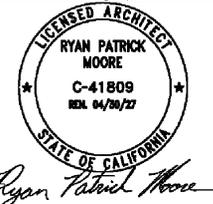
① DEMO FLOOR PLAN  
1/4" = 1'-0"

### DEMOLITION GENERAL NOTES

- A. ALL MEANS AND METHODS REQUIRED FOR DEMOLITION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- B. EXAMINATION OF PREMISES, THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, SHALL EXAMINE THE PREMISES AND ALL CONDITIONS THEREON AND/OR THEREIN. THE PROPOSAL SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS MAY AFFECT THE WORK UNDER THIS CONTRACT. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE CONSIDERED AS ACKNOWLEDGMENT BY HIM/HER THAT ALL SUCH CONDITIONS ARE FULLY KNOWN TO HIM/HER. ARRANGEMENT FOR SITE VISITS SHALL BE MADE THROUGH THE PROJECT MANAGER.
- C. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- D. THE ARCHITECTURAL DRAWINGS SHOW THE PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THE CONTRACT. INSPECT THOSE AREAS AND ASCERTAIN WORK NEEDED AND DO THAT WORK INCLUDING ENGINEERING IF REQUIRED IN ACCORD WITH THE CONTRACT REQUIREMENTS.
- E. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- F. GENERAL CONTRACTOR IS TO PATCH AND REPAIR ALL DAMAGED SURFACES TO MATCH ADJACENT SURFACES. ALL EXISTING DRYWALL OR PLASTER THAT IS TO REMAIN AND RECEIVE A NEW SCHEDULED PAINT OR WALL COVERING SHALL HAVE ALL DEFECTS, (CRACKS, PAINT CHIPPING, HOLES, ETC.) FILLED, PLASTERED OR SPACKLED, SANDED SMOOTH AND CLEANED TO MATCH EXISTING WHEREVER A WALL OR FIXTURE HAS BEEN REMOVED OR ANY DAMAGE HAS OCCURRED AS A RESULT OF DEMOLITION OR CONSTRUCTION.
- G. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES AND VERIFY IF PROPOSED DESIGN CONFLICTS WITH ANY EXISTING CONDITIONS. ANY POSSIBLE CONFLICTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO SUBMITTAL OF BIDS.
- H. ASBESTOS AND HAZARDOUS WASTE EXCLUSION. THE ARCHITECT HEREBY STATES, AND THE OWNER ACKNOWLEDGES, THAT THE ARCHITECT HAS NO PROFESSIONAL LIABILITY OR OTHER INSURANCE (AND IS UNABLE TO REASONABLY OBTAIN SUCH INSURANCE) FOR CLAIMS ARISING OUT OF THE PERFORMANCE OF OR THE FAILURE TO PERFORM PROFESSIONAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PREPARATION OF REPORTS, DESIGN DRAWINGS AND SPECIFICATIONS AS RELATED TO ASBESTOS AND HAZARDOUS MATERIALS INVESTIGATION DETECTION AND REMOVAL. IF GC OR HIS SUBCONTRACTORS ENCOUNTERS OR SUSPECTS HAZARDOUS MATERIALS ARE PRESENT, WORK SHALL BE CEASED IMMEDIATELY AND THE OWNER SHALL BE NOTIFIED.
- I. WORK SHOWN HEREIN IS NOT INTENDED TO BE STRUCTURAL IN NATURE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY ENGINEERING ASSOCIATED WITH STRUCTURAL MODIFICATIONS, WHETHER TEMPORARY OR PERMANENT ASSOCIATED WITH THE WORK. EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
- J.



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DEMO PLANS

**AD.1**

SPACE FOR DELTA / ADDENDUM

## PLUMBING FIXTURE REQUIREMENTS

OCCUPANT LOAD FOR PLUMBING FIXTURES (CPC 422):  
PER TABLE 422.1, TABLE A.

ASSEMBLY W/ FIXED SEATS USED 50% OF THE FIXED SEAT VALUE  
FIXED SEAT VALUE = 23 = 12 OCC  
BUSINESS @ 150SF / OCC = 1 OCC  
KITCHEN @ 50SF / OCC = 5 OCC  
MERCANTILE @ 100SF / OCC = 3 OCC

TOTAL OCCUPANT LOAD FOR PLUMBING FIXTURES = 21

OCCUPANCY	WATER CLOSETS	LAVATORIES
21 OCCUPANTS		
FIXTURES REQUIRED	1*	1*
FIXTURES PROVIDED	2	2

\*PLUMBING OCCUPANCY COUNT BASED ON:

2022 CPC 422.2 (3) - IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANCY LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

2022 CBC 303.1.1- SMALL BUILDINGS AND TENANT SPACES. A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

## EXIT REQUIREMENTS

REQUIRED EGRESS WIDTH (SECTION 1008):

31 Occupants x 0.2" = 6.2"  
MIN. = 32" (total)

EGRESS WIDTH PROVIDED:

EXIT EGRESS 1: 32 IN

TOTAL PROVIDED: 32 INCHES

MINIMUM OF TWO EXITS -32" CLEAR REQUIRED FOR EGRESS FOR A2 OCCUPANT LOAD LESS THAN 50 IN A TYPE B OCCUPANCY.

### EXIT REQUIREMENTS

#### NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS (TABLE 1006.3.4)		TRAVEL DISTANCE TABLE 1017.2	
	MAX OCC LOAD PER STORY	MAX EXIT TRAVEL DISTANCE	ALLOWABLE TRAVEL DISTANCE	DEAD END LIMIT 1020.4
OCCUPIED SPACE	49	75'	200'	20'
PROPOSED	31	72'-4"	ACTUAL TRAVEL DISTANCE	ACTUAL DEAD END DISTANCE
			72'-4" MAX.	N/A

## MAX. OCCUPANCY IDENTIFICATION

G.C. TO PROVIDE VISIBLE SIGN STATING THE FOLLOWING:  
SIGN TO BE A MINIMUM SIZE OF 8 1/2" x 11"

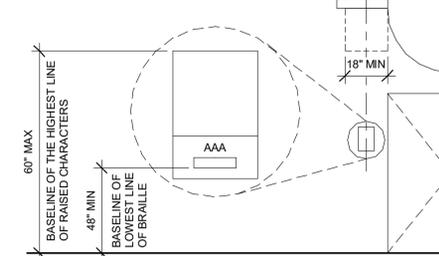
# MAXIMUM OCCUPANTS

# 31

## 2019 W. MAGNOLIA BLVD BURBANK CA 91506

## TACTILE EXIT SIGNAGE

- MOUNT SIGN SO THAT THE BASELINE OF THE LOWEST TACTILE CHARACTERS ARE LOCATED 48" MIN A.F.F. AND THE BASELINE OF THE HIGHEST TACTILE CHARACTERS ARE LOCATED 60" MAX A.F.F.
- SIGN SHALL MEET ALL REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE.
- CHARACTER SHALL BE SELECTED FROM POINTS WHERE THE WIDTH OF THE UPPER CASE LETTER "O" IS 60% MINIMUM AND 10% MAXIMUM OF THE HEIGHT OF THE UPPER CASE LETTER "T".
- CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 50% MINIMUM AND 2" MAXIMUM BASED ON THE HEIGHT OF THE UPPER CASE "T" STROKE THICKNESS OF THE UPPER CASE LETTER "T" SHALL BE 15% OF THE MAXIMUM HEIGHT OF THE CHARACTER.
- CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD, WITH EITHER LIGHT PICTOGRAM ON A DARK FIELD OR DARK PICTOGRAM ON A LIGHT FIELD.
- SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- RAISED CHARACTERS SHALL COMPLY WITH THE FOLLOWING:
  - RAISED CHARACTERS SHALL BE 1/32" MINIMUM ABOVE THEIR BACKGROUND AND SHALL BE SANS-SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
  - CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MINIMUM AND 2" MAXIMUM BASED ON THE HEIGHT OF AN UPPER CASE "T".
- PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MINIMUM CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
- PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED BELOW THE PICTOGRAM FIELD. BRAILLE SHALL BE CONTRACTED (GRADE 2). BRAILLE DOTS SHALL BE CIRCULAR OR ROUNDED SHAPE AND COMPLY WITH THE FOLLOWING:
  - DOT BASE DIAMETER SHALL BE 0.059" TO 0.063"
  - DISTANCE BETWEEN TWO DOTS IN THE SAME CELL SHALL BE 0.100"
  - DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS SHALL BE 0.300"
  - DOT HEIGHT SHALL BE 0.025" TO 0.037"
  - DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW SHALL BE 0.395" TO 0.400"



## SYMBOL LEGEND

- ILLUMINATED EMERGENCY LIGHT WITH BATTERY BACKUP
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP
- FE** NUMBER OF FIRE EXTINGUISHER = 2. FIRE EXTINGUISHER LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
- CLEAR FLOOR SPACE - DOOR OPERATION
- COMMON PATH OF TRAVEL WITH MIN. 44" CLEAR WIDTH

## GENERAL NOTES OCCUPANCY

**EGRESS NOTES:**  
1. THE MEANS OF EGRESS AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOTE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.  
2. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR, BUILDING CODE 1006.3.

**DOOR NOTES:**  
1. ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR A SPECIAL KNOWLEDGE.  
2. PROVIDE SIGN WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". AT ALL DESIGNATED EXIT DOORS.  
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SIGN PULL OR PUSH EFFORTS BEING APPLIED AT THE RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SIDING OF FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAYBE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 8 POUNDS.  
4. THE LOCKING DEVICE SHALL BE READILY DISTRINGUISHABLE AS LOCKED.  
5. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICE OR DUE CAUSE.

**FIRE PREVENTION:**  
1. FIRE EXTINGUISHERS MUST BE INSTALLED PER FIRE DEPARTMENT FIRE EXTINGUISHER POLICY. GC SHALL NOT INSTALL EXTINGUISHERS UNTIL THE LOCATION IS APPROVED BY THE FIRE INSPECTOR. START THE PLACEMENT OF FIRE EXTINGUISHER NEAR THE EXTERIOR EXIT DOORS. MOUNT THE FIRE EXTINGUISHER IN A VISIBLE AND ACCESSIBLE LOCATION, 3'-0" TO 5'-0" ABOVE THE FINISH FLOOR TO THE HANDLE. BUILDING WITH MULTIPLE FLOORS MUST HAVE AT LEAST ONE FIRE EXTINGUISHER PER FLOOR. LIGHT HAZARD (OFFICES, CLASSROOMS, CHURCHES, ASSEMBLY ROOMS, RESIDENTIAL) OCCUPANCIES REQUIRE "2A10BC" FIRE EXTINGUISHERS. THE MAXIMUM COVERAGE AREA IS 5,000 S.F. PER EXTINGUISHER AND THE MAXIMUM TRAVEL DISTANCES: 75 FEET. ORDINARY HAZARD (RETAIL STORAGE AND DISPLAY, LIGHT MANUFACTURING, WAREHOUSE WITHOUT HPS) OCCUPANCIES REQUIRE "3A40BC" FIRE EXTINGUISHERS. THE MAXIMUM COVERAGE AREA IS 3,000 S.F. PER EXTINGUISHER AND THE MAXIMUM TRAVEL DISTANCE IS 75 FEET. CLASS "K" FIRE EXTINGUISHER SHALL BE INSTALLED WITHIN 30 FEET OF COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT, AS MEASURED ALONG AN UNOBSTRUCTED PATH OF TRAVEL.

2. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH THE BUILDING CODE 803 & TABLE 803.9 FIRE CODE SEC.803 TABLE 803.3.

3. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.1 FIRE CODE 807.

4. EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1008.1.10. FIRE CODE 1008.10.



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*Ryan Patrick Moore*

ENGINEER OF RECORD:

DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY ALL EXISTING  
CONDITIONS AND DIMENSIONS -  
NOTIFY ARCHITECT OF ANY  
DISCREPANCIES PRIOR TO BEGINNING  
CONSTRUCTION

PROJECT NAME:

**FOUNDERS**  
2019 W MAGNOLIA BLVD,  
BURBANK, CA 91506-1729  
PARCEL 2448-024-002

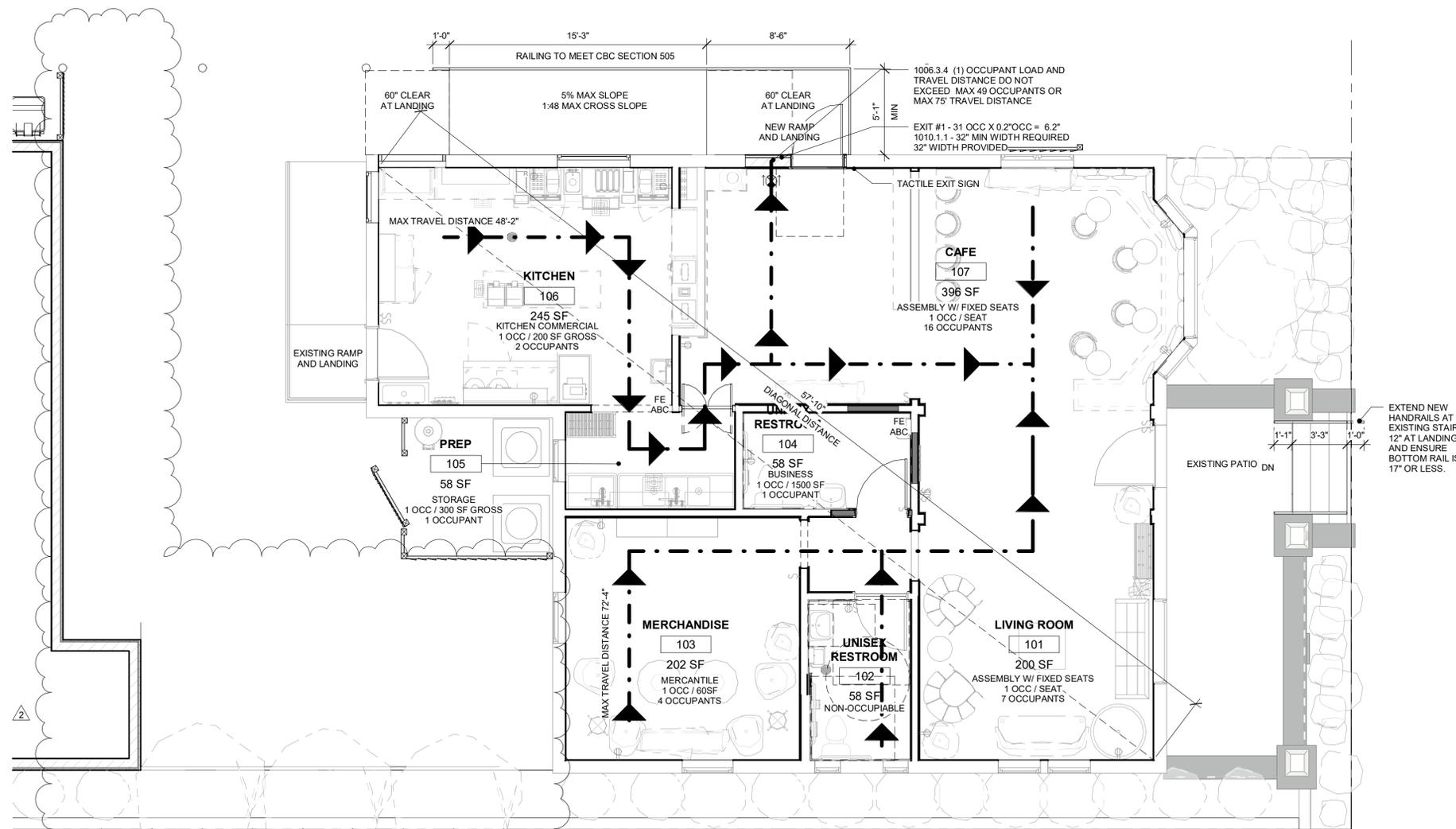
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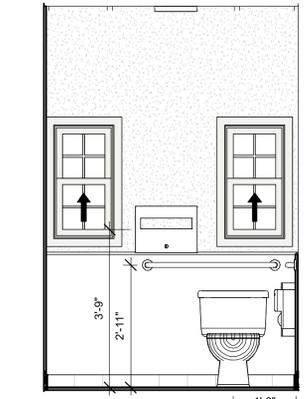
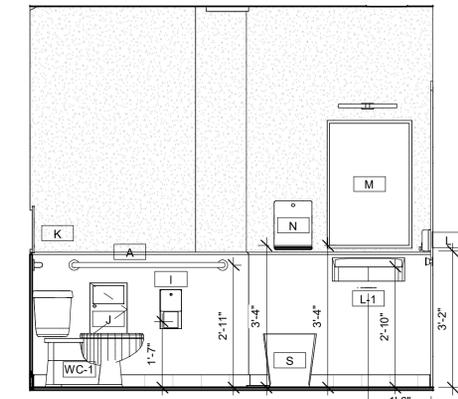
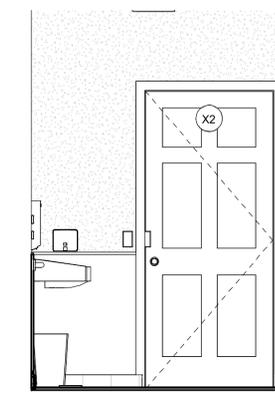
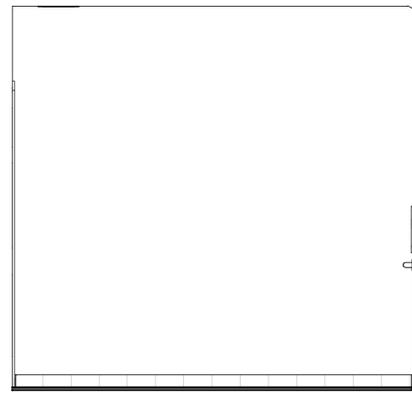
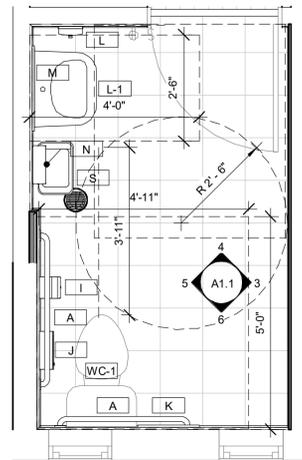
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REV 1 ISSUE FOR PERMIT 05/02/25  
REV 2 CITY COMMENTS 01/07/2026

SPACE FOR DELTA / ADDENDUM

LIFE SAFETY PLAN & CODE COMPLIANCE

# A1.0





2 ENLARGED RESTROOM PLAN  
1/2" = 1'-0"

3 RESTROOM  
1/2" = 1'-0"

4 RESTROOM  
1/2" = 1'-0"

5 RESTROOM  
1/2" = 1'-0"

6 RESTROOM  
1/2" = 1'-0"

**GENERAL NOTES**

**RESTROOM ACCESSORY NOTES**

- USE MOISTURE RESISTANT GYP. BRD. AT WALL BEHIND PLUMBING FIXTURES. PROVIDE ACOUST. BATT. INSUL. IN WALLS WHERE SCHEDULED ON SHT. A1.10.
- ALL ACCESSORIES SHALL BE INSTALLED AT 40" MAX. TO THE CENTERLINE OF THE OPERATING PART FROM FINISHED FLOOR SURFACE.
- TOILET PARTITIONS FOR THE ACCESSIBLE TOILET STALL TO BE PROVIDED WITH A LATCH THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQD. TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.; ALSO PROVIDE A U-SHAPE OR LOOP HANDLE HDWR MNTD. BETWEEN 34" A.F.F. MIN. - 44" A.F.F. MAX. ADJACENT ABOVE OR BELOW THE LATCH ON THE INSIDE & OUTSIDE OF THE PARTITION DOOR - REFER TO CBC SECTIONS 11B-404.2.7 & 11B-604.8.1.2.
- FIXTURES ARE DIMENSIONED FROM CENTER OF FIXTURE TO FACE OF TILE.

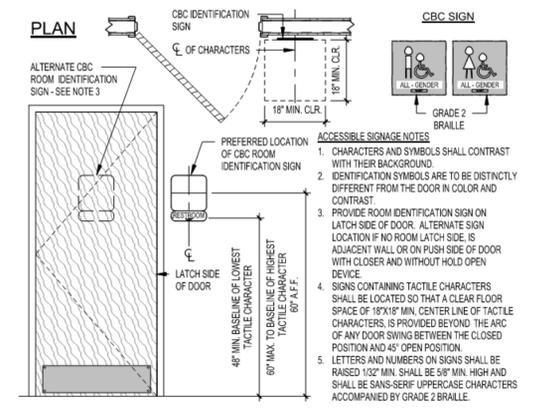
- ALL FIXTURES & ACCESSORIES MUST MEET ALL STATE, LOCAL CODES & ASSEMBLY REQUIREMENTS PER IBC 11B. PROVIDE SOLID FIRE TREATED BLOCKING AT ALL WALL MOUNTED FIXTURES FOR SECURE ANCHORING. VERIFY LOCATION WITH MANUFACTURERS SPECIFICATIONS. CLEAR SILICONE CAULK ALL FIXTURES TO PARTITION.
- WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND. SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING CONTROLS, SHALL BE NO GREATER THAN 5 LBF.
- PROVIDE DOOR HANDLES ON EA. SIDE OF THE TLT. PARTITION DOORS - TO BE COMPLIANT W/ IBC 11B-604.8.2.2 & 11B-404.2.7
- TLT. PARTITIONS TO BE PROVIDED WITH MIN. 9" TOE CLEARANCE A.F.F. PER IBC 11B-604.8.1.4

**PLUMBING NOTES**

- BACKWATER VALVE TO BE INSTALLED ON PRIVATE BUILDING SEWER PER BMC 8-1-313 AND REQUIREMENTS OF THE CITY AS CDD-BUILDING DEPARTMENT. IT IS NOTED AND ACKNOWLEDGED THAT CITY STAFF WILL NOT SIGN OFF ON THE FINAL BUILDING PERMIT APPROVAL AND/OR CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAVE BEEN INSTALLED. PER BMC 9-3-407, BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY. ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE BUILDING DEMOLITION ACTIVITIES OCCUR.

**RESTROOM ACCESSORY SCHEDULE**

MARK	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY	REMARKS
A	GRAB BARS	BOBRICK	B-8806			
I	TOILET TISSUE DISPENSOR	BOBRICK	B-2888			
J	NAPKIN DISPOSAL	BOBRICK	B-254			
K	TOILET SEAT COVER	BOBRICK	B-3013			
L	SOAP DISPENSER	BOBRICK	BOBRICK 8-40			
M	MIRROR	TBD	TBD			
N	PAPER TOWEL DISPENSER	BOBRICK	B-262			
S	TRASH BIN	TBD	TBD			



**RESTROOM SIGNAGE**

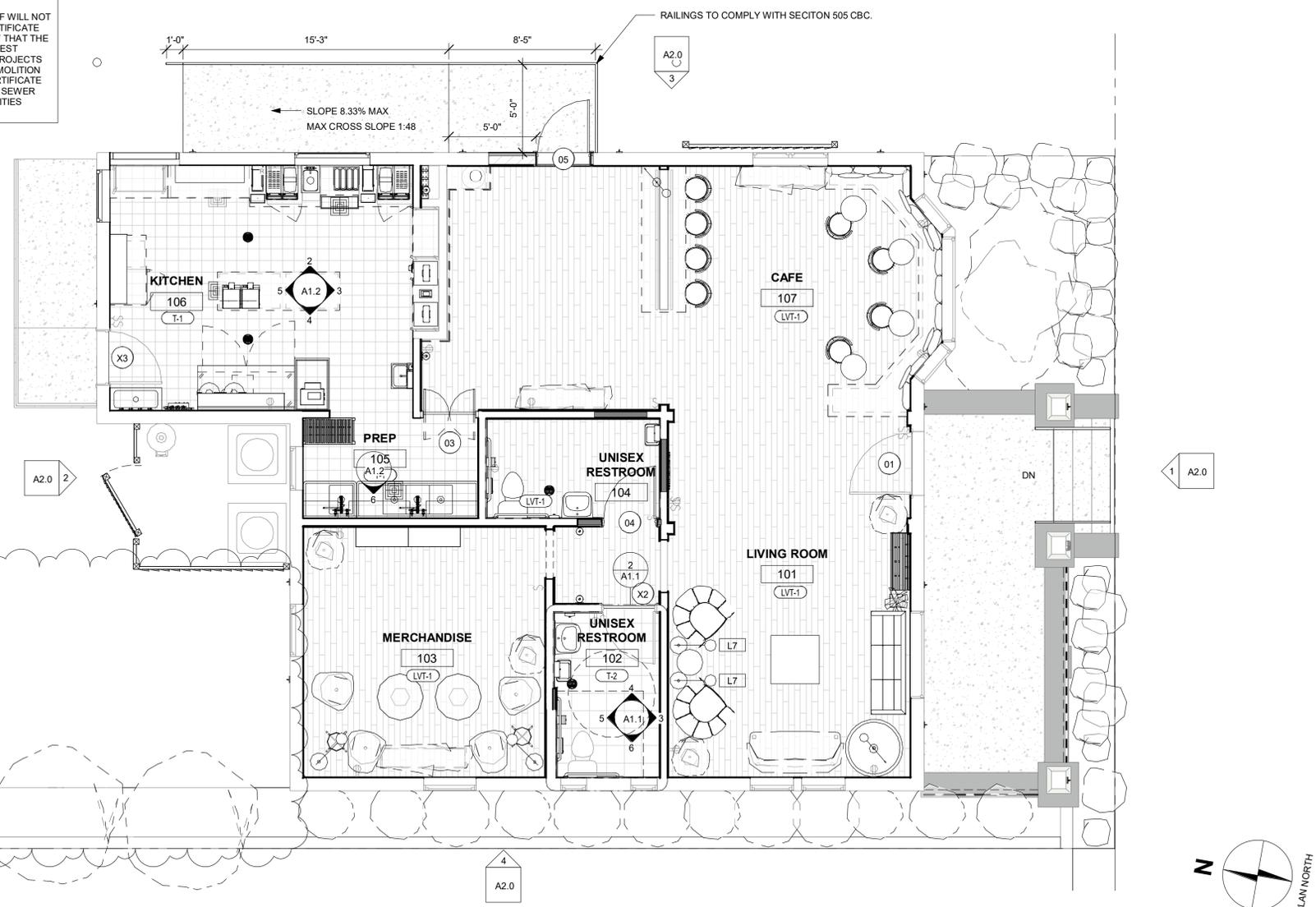
Room Finish Schedule					
Number	Name	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
101	LIVING ROOM	LVT	4" WOOD W/ 3/8" COVE BASE PAINTED SEMIGLOSS	PAINTED GYP	PAINTED GYP
102	UNISEX RESTROOM	TILE	TILE	WASHABLE PAINTED GYP	WASHABLE PAINTED GYP
103	MERCHANDISE	LVT	4" WOOD W/ 3/8" COVE BASE PAINTED SEMIGLOSS	PAINTED GYP	PAINTED GYP
104	UNISEX RESTROOM	LVT	4" WOOD W/ 3/8" COVE BASE PAINTED SEMIGLOSS	PAINTED GYP	PAINTED GYP
105	PREP	TILE	TILE	WASHABLE PAINTED GYP	WASHABLE PAINTED GYP
106	KITCHEN	TILE	TILE	WASHABLE PAINTED GYP	WASHABLE PAINTED GYP
107	CAFE	LVT	4" WOOD W/ 3/8" COVE BASE PAINTED SEMIGLOSS	PAINTED GYP	PAINTED GYP
108	PATIO SEATING				
109	PICNIC SEATING				

Door Schedule	
Mark	Description
01	REPLACE EXISTING DOOR WITH SOLID CORE WOOD; NEW THRESHOLD & WEATHERSEAL; ENTRY LOCK & HARDWARE
03	SPC-4 ELIASON DUAL SWINGING DOOR
04	NEW HOLLOW CORE 6 PANEL WOOD INTERIOR DOOR WITH PRIVACY LOCK TO MATCH EXISTING RESTROOM DOOR - ADD OCCUPANCY INDICATOR DEADBOLT
05	NEW SOLID CORE DOOR WITH FULL LIGHT / ACCESSIBLE THRESHOLD / WEATHERSEAL / ACCESSIBLE ENTRY LOCK AND HARDWARE
X1	EXISTING SLIDING DOOR; HARDWARE AND THRESHOLD SHALL BE ADA COMPLIANT
X2	EXISTING HOLLOW CORE 6 PANEL WOOD INTERIOR DOOR WITH PRIVACY LOCK - ADD OCCUPANCY INDICATOR DEADBOLT
X3	EXISTING SOLID CORE WOOD EXTERIOR DOOR, REPLACE THRESHOLD / WEATHERSEAL / ENTRY LOCK AND HARDWARE

**FLOOR PLAN GENERAL NOTES**

- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS DO NOT SCALE
- ALL DIMENSIONS ARE FROM THE FACE OF STRUCTURE UNLESS NOTED OTHERWISE ON THE PLANS.
- UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK.
- FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE RETARDANT CHEMICALS TO PROVIDE U.L. F.R.S. FIRE HAZARD CLASSIFICATION. ALL WOOD SHALL BE IDENTIFIED WITH A U.L. LABEL CERTIFYING THIS CLASSIFICATION
- APPROVED FIRE EXTINGUISHERS SHALL BE FURNISHED, LOCATED AND INSTALLED BY THE GENERAL CONTRACTOR AS REQUIRED BY THE GOVERNING AUTHORITY.
- G.C. TO VERIFY ALL DIMENSIONS WITHIN (1) WEEK OF START OF PROJECT AND/OR BEFORE ANY NEW DEMOLITION OR CONSTRUCTION BEGINS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER AND ARCHITECT PRIOR TO START OF DEMOLITION.
- LANDING NOT MORE THAN 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR.
- PROJECT WILL PROVIDE CONSTRUCTION WASTE MANAGEMENT PER 2022 CALGREEN SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING.
- COVE BASE SHALL BE INSTALLED IN A MANNER THAT IT MAKES A CONTINUOUS FLOW FROM WALL TO FLOOR.
- ALL WINDOWS ARE TO REMAIN FIXED AND NON-OPERABLE UNLESS NOTED OTHERWISE
- EXTERIOR AND RESTROOM DOORS ARE TO BE TIGHT FITTING AND SELF CLOSING
- ALL RAILINGS TO COMPLY WITH SECTION 505, 2 1/4" MAX CROSS SECTION AT 34"-38" ABOVE GRIPPING SURFACE WITH CAINE RAIL DETECTION AT A MAX OF 17" AFF.

1 FLOOR PLAN  
1/4" = 1'-0"



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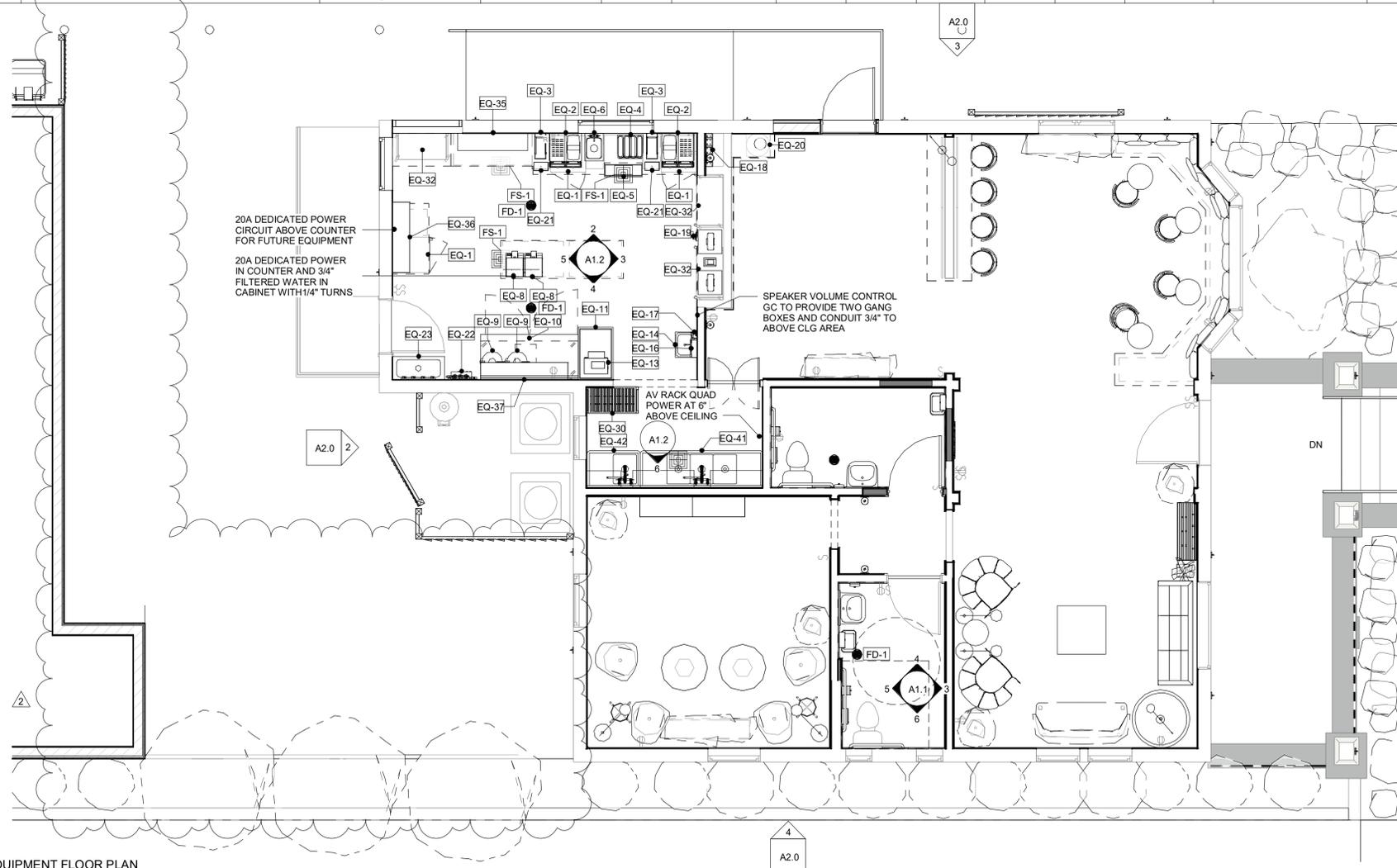
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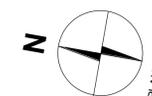
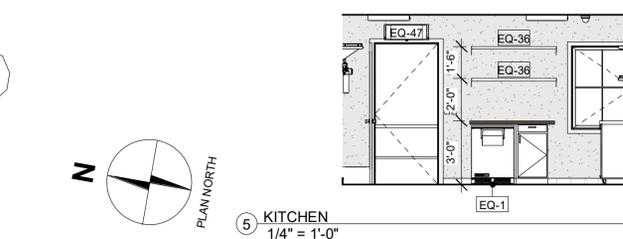
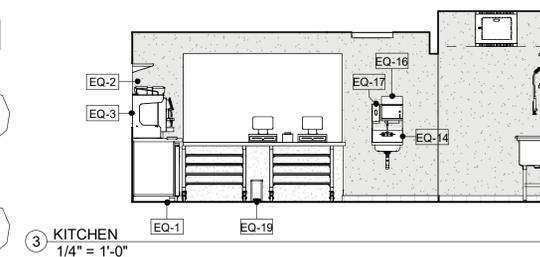
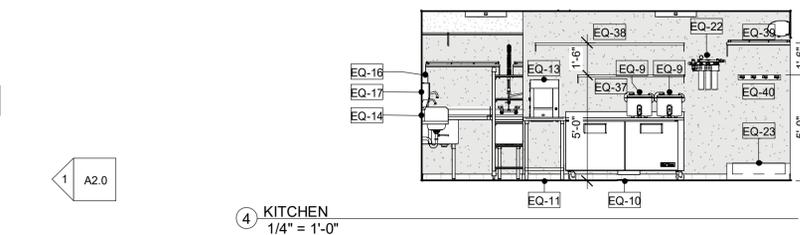
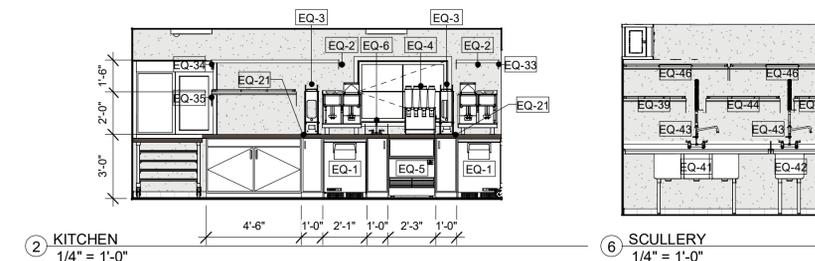
FLOOR PLAN & ENLARGED RESTROOM PLAN

**A1.1**

EQUIPMENT SCHEDULE														
TAG	QTY	DESCRIPTION	MFG	MODEL	AMPS	PLUG	RI HEIGHT	SUPPLY	RI SIZE	RI HEIGHT	DRAIN	DRAIN SIZE	DRAIN CONNECTION	COMMENTS
EQ-1	3	SOLID DOOR REFRIGERATOR	TRUE	TUC-24-HC	2.0A	NEMA 5-15P	18"							
EQ-2	2	ESPRESSO MACHINE	Eversys	E'4-M	30A	NEMA L60-30P	44"	CW	3/8"	40"	INDIRECT	1"		CONFIRM COLD WATER / DRAIN SIZING WITH PRODUCT REP; CONFIRM PLUG TYPE COMPATIBILITY WITH REP
EQ-3	2	SYRUP ORGANIZER	TBD											
EQ-4	1	CLASSIC BUBBLERS	CRATHCO	E49-4	6A	NEMA 5-15P								
EQ-5	1	ICE MAKER UNDERCOUNTER	Manitowoc	UDF0240A-161	7A	NEMA 5-15P	12"	CW	3/8"	18"	INDIRECT	1/2"	10" AFF	WATER SUPPLY 20-80 PSI
EQ-6	1	DROP-IN SINK	Advance Tabco	DI-1-10SP				HW/CW	1/2"		INDIRECT	1 1/2"	10" BELOW COUNTER	HOT WATER TEMPERATURE = 140
EQ-8	2	COFFEE BREWER	TBD											SEE PLAN NOTES FOR POWER AND WATER SUPPLY
EQ-9	2	RICE COOKER	TOWN FOOD SERVICE	56822	14.6A	NEMA 5-15P	44"							
EQ-10	1	WORKTOP REFRIGERATOR	True Manufacturing	TW T-67-HC	1.7A	NEMA 5-15P	18"							
EQ-11	1	STAINLESS STEEL WORK TABLE 24"X36"	TBD											
EQ-13	1	VERTICAL CONTACT TOASTER	ANTUNES	VCT-2-9210907	15A	NEMA 5-15P	44"							
EQ-14	1	HAND SINK	Advance Tabco	7-PS-87				HW/CW	1/2"		DIRECT	1 1/2"	6" BELOW COUNTER	
EQ-15	2	POINT OF SALE	TBD											
EQ-16	1	PAPER TOWEL DISPENSER	TBD											
EQ-17	1	SOAP DISPENSER	TBD											
EQ-18	1	COFFEE ACCESSORY ORGANIZER	TBD											
EQ-19	1	TRASH CAN	TBD											
EQ-20	1	TRASH CAN	TBD											
EQ-21	2	DRIP PAN, TOP MOUNTED WITH GLASS RINSER	PERLICK	C18640A-GRC				CW	1/2"		INDIRECT	1/2"		GLASS RINSER REQUIRES IN-LINE WATER REGULATOR SET TO 15-20PSI
EQ-22	1	WATER FILTRATION SYSTEM	EVERPURE	QC71 TRIPLE 4FC				CW	3/4"					
EQ-23	1	MOP SINK	CUSTOM	CUSTOM										
EQ-30	1	CB STARTER 4VS 24X60X64	CAMBRO	CBU246064VS4580										VENTED FOR DISH OR SMALLWARES DRYING
EQ-32	3	FLAT SHELVING 18X36X32	CAMBRO	TBD										
EQ-33	1	SHELVING, WALL MOUNTED	TBD	12X24										
EQ-34	1	SHELVING, WALL MOUNTED	TBD	12X72										
EQ-35	1	SHELVING, WALL MOUNTED	TBD	12X48										ADD NO SLIP RAIL AND POT HANGING HOOKS
EQ-36	2	SHELVING, WALL MOUNTED	TBD	12X48										
EQ-37	1	SHELVING, WALL MOUNTED	TBD	12X60										
EQ-38	1	SHELVING, WALL MOUNTED	TBD	12X84										
EQ-39	2	SHELVING, WALL MOUNTED	TBD	12X36										<varies>
EQ-40	1	4 POLE MOP HOLDER	TBD											
EQ-41	1	3 COMP SINK	ADVANCE TABCO	FC-3-1620-18RL										
EQ-42	1	PREP SINK	ADVANCE TABCO	FC-1-1620-18R										
EQ-43	2	PRE-RINSE FAUCET	FISHER	34410										
EQ-44	1	SHELVING, WALL MOUNTED	TBD	12X42										
EQ-45	1	SHELVING, WALL MOUNTED	JOHN BOOS	GRWS24										
EQ-46	2	SHELVING, WALL MOUNTED	TBD	12X60										
EQ-47	1	ELECTRIC QUIET AIR CURTAIN	MARS AIR, INC	QP8										



1 EQUIPMENT FLOOR PLAN  
1/4" = 1'-0"



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ENGINEER OF RECORD:

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CONTRACTOR TO VERIFY ALL EXISTING  
CONDITIONS AND DIMENSIONS -  
NOTIFY ARCHITECT OF ANY  
DISCREPANCIES PRIOR TO BEGINNING  
CONSTRUCTION

PROJECT NAME:

**FOUNDERS**  
2019 W MAGNOLIA BLVD.  
BURBANK, CA 91506-1729  
PARCEL 2448-024-002

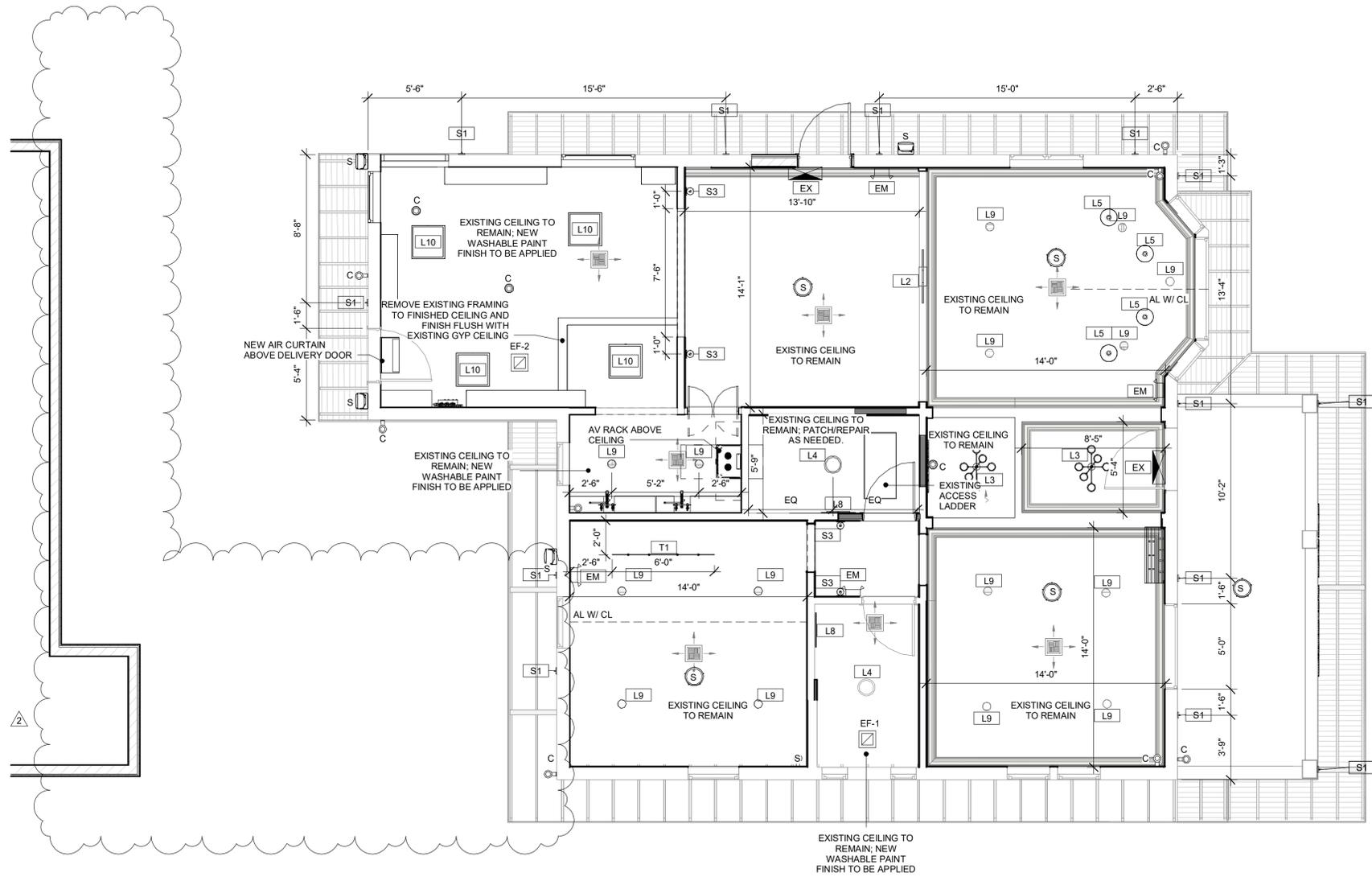
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REV 1 ISSUE FOR PERMIT 05/02/25  
REV 2 CITY COMMENTS 01/07/2026

SPACE FOR DELTA / ADDENDUM

EQUIPMENT PLAN, SCHEDULE AND  
ELEVATIONS

**A1.2**



1 REFLECTED CEILING PLAN  
1/4" = 1'-0"



C = CAMERA  
S = SPEAKER

### GENERAL NOTES

- A. VERIFY ALL PLACEMENT OF LIGHTS w/ OWNER PRIOR TO INSTALLATION & ROUGH-IN.
- B. SEE ELECTRICAL PLANS FOR ADDITIONAL LIGHTING INFORMATION.
- C. ALL CEILING MATERIAL SHALL NOT EXCEED FLAME CLASS II - FLAME SPREAD INDEX 25-75.
- D. GC SHALL BE RESPONSIBLE TO COORD. THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE THAT PROPER CLEARANCES FOR DUCTS, LIGHTS, PIPING, ETC. ARE MET AND THAT THE CEILING HEIGHTS NOTED ON THE DRAWING ARE MAINTAINED.
- E. GC TO VERIFY REQUIREMENTS & QUANTITIES OF FIRE PROTECTION DEVICES INCLUDING SMOKE DETECTORS, DUCT SMOKE DETECTORS, FIRE ALARMS, RELATED SPEAKERS, STROBES, ETC. LIFE SAFETY INSTALLATIONS TO MEET REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. PER CODE REVIEW COMMENT, SPRINKLER HEADS & OTHER PENETRATIONS SHALL HAVE A 2-INCH OVERSIZE RING, SLEEVE, OR ADAPTOR THROUGH THE CEILING TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1-INCH IN ALL HORIZ. DIRECTIONS.
- F. GC TO CONFIRM LEADTIMES ON ACOUSTICAL CEILING TILES AND CEILING GRID PRIOR TO COMMENCING CONSTRUCTION FOR ON-TIME DELIVERY OF CLG. PRODUCTS.
- G. ELECTRICAL CONTRACTOR SHALL SUPPLY 10% ADDITIONAL SPARE, OF ALL LAMP TYPE, TO BE LEFT AT JOB SITE AT END OF JOB.
- H. GC TO SUPPLY (1) UNOPENED CASE OF EACH TYPE OF CEILING TILE USED.
- I. ALL LIGHTING SHALL BE 20 FC AT 30" AFF. LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF.
- J. CAULK JOINTS BETWEEN CEILING GRID AND ADJACENT SURFACES.
- K. EXISTING CONDITIONS CEILING CONDITIONS WHICH CAUSE ATYPICAL CHANGES MUST BE VERIFIED WITH CLIENT, CORPORATION, AND LIGHTING VENDOR.
- L. ALL LIGHT FIXTURES SUSPENDED FROM THE ROOF STRUCTURE w/ UNISTRUT - DO NOT CONNECT JUNCTION BOXES DIRECTLY TO ROOF STRUCTURE. HOLD UNISTRUT CLOSE TO BOTTOM OF STRUCTURE U.N.O.
- M. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH 5 FOOT CANDLES.



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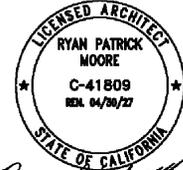
REFLECTED CEILING PLAN

**A1.3**

Lighting Fixture Schedule	
Type Mark	DESCRIPTION
EM	EMERGENCY LIGHT FIXTURE REFER TO ELECTRICAL FOR SPEC
EX	EMERGENCY EXIT FIXTURE REFER TO ELECTRICAL FOR SPEC
L2	CEILING MOUNTED PENDANT LIGHT AT BARTOP
L3	CEILING MOUNTED PENDANT LIGHT AT ENTRY
L4	CEILING MOUNTED PENDANT IN RESTROOM
L5	CEILING MOUNTED PENDANT LIGHT AT CAFE
L7	FLOOR LAMP AT LOUNGE
L8	VANITY LIGHT
L9	LED RETROFIT CAN LIGHT FIXTURE REFER TO ELECTRICAL FOR SPEC
L10	LED WASHABLE 2X2 SURFACE MOUNTED FIXTURE TO REPLACE EXISTING; REFER TO ELECTRICAL FOR SPEC
S1	WALL MOUNTED GENERAL LIGHTING SCENCE EXTERIOR
S3	WALL MOUNTED ACCENT LIGHTING SCENCE INTERIOR
T1	RELOCATE EXISTING TRACK LIGHT REPLACE HEADS W/ LED



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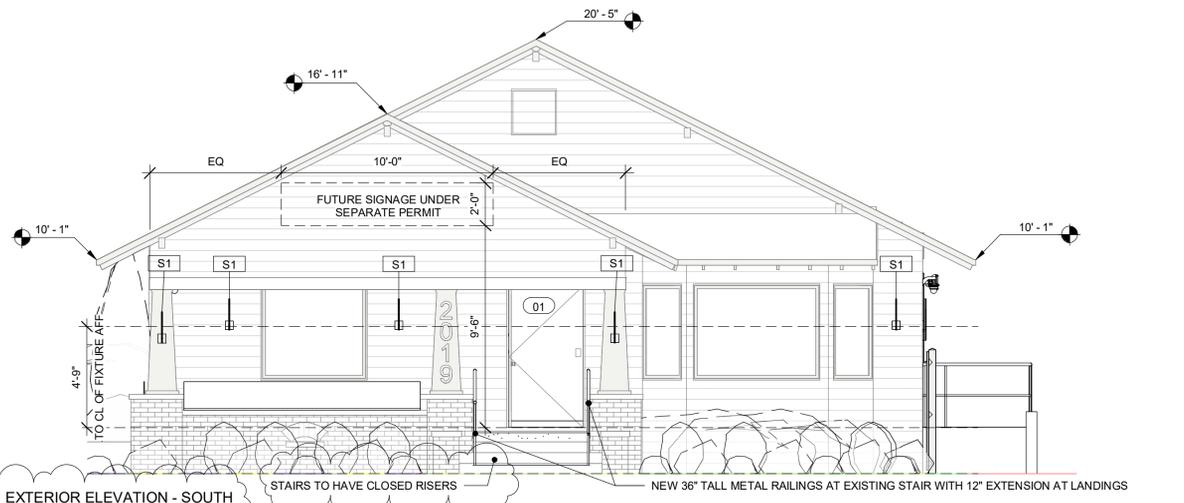
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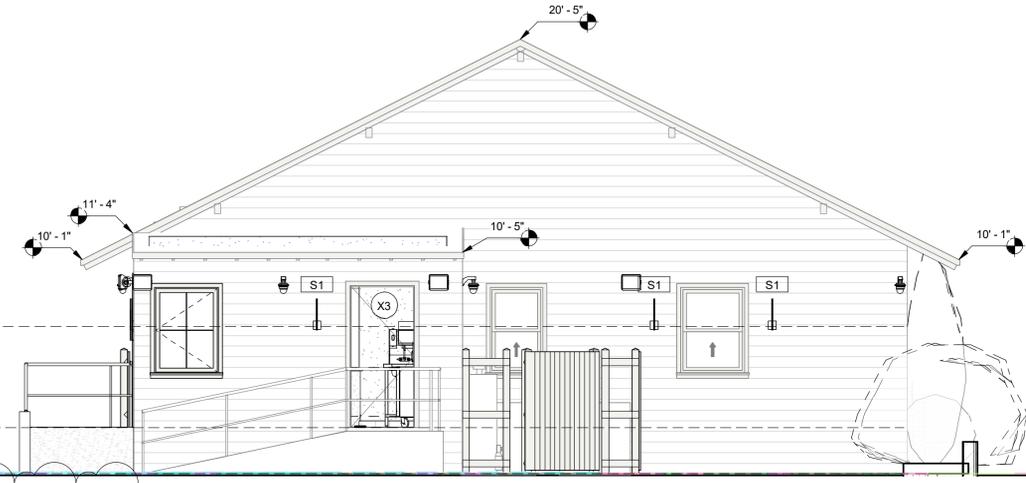
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EXTERIOR ELEVATIONS

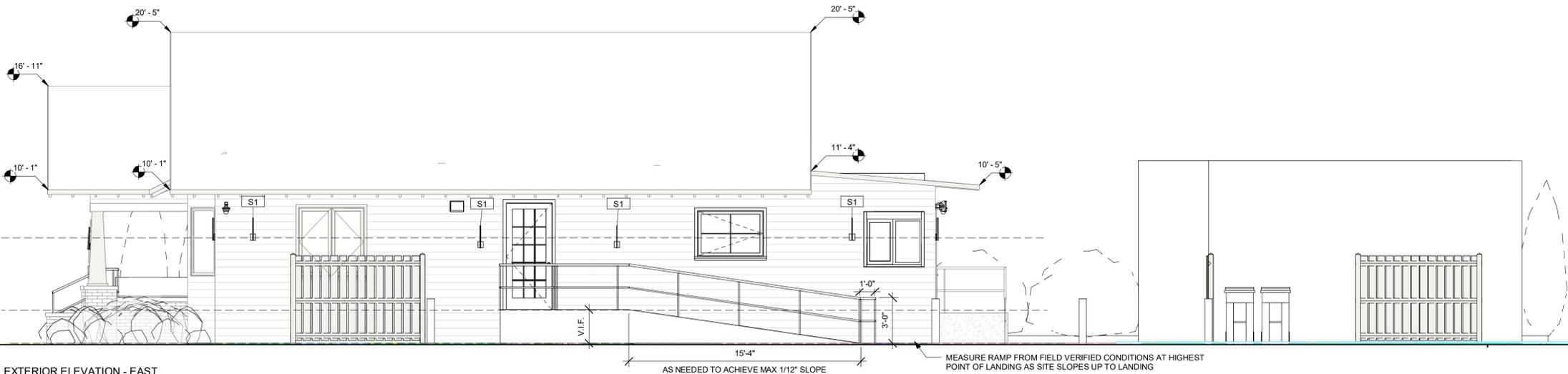
**A2.0**



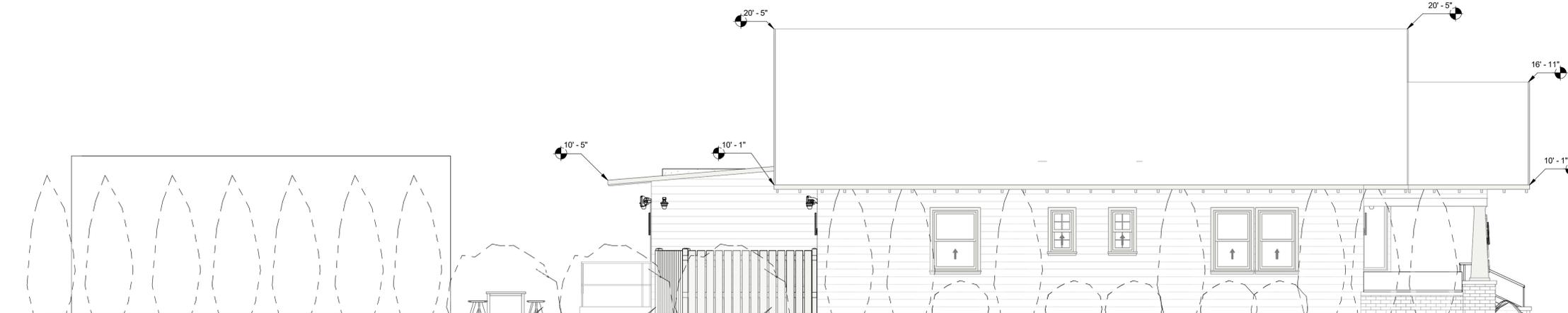
1 EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



3 EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"