

# THE FLOW WINE BAR

## Tenant Improvement Project

### GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS AND LAWS OF AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTAL OF FINAL BID AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITIONS RISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, FLOORING, FLOORING BASE, CEILING, DOORS, FIXTURES, CABINET WORK, ETC., AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO INSTALL NEW WORK, VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING DEMOLITION WORK.
- ALL REMAINING WALLS AND FLOORS ARE TO BE REPAIRED AND/OR PATCHED AS NECESSARY AND PREPARED TO RECEIVE NEW FINISHES PER FINISH SCHEDULE IF APPLICABLE. SEE SHEETS T1-36 AND T1-37 FOR MORE INFORMATION.
- ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE AND SHALL BE DELIVERED TO THE JOB SITE IN AN UNDAMAGED CONDITION.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL DIMENSIONS ARE TO CENTER LINE AND/OR FACE OF FINISH OF WALLS AND PARTITIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.

### APPLICABLE CODES AND REGULATIONS

- CALIFORNIA BUILDING CODE (CBC) 2022 EDITION
- TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE (24CAC)
- CALIFORNIA BUSINESS AND PROFESSIONS CODE (BPC)
- CALIFORNIA ELECTRICAL CODE (CEC) 2022 EDITION
- CALIFORNIA MECHANICAL CODE (CMC) 2022 EDITION
- CALIFORNIA PLUMBING CODE (CPC) 2022 EDITION
- CALIFORNIA ENERGY CODE (CEC) 2022 EDITION
- CALIFORNIA EXISTING BUILDING CODE (CEBC) 2022 EDITION
- CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2022 EDITION
- BURBANK MUNICIPAL CODE

### FIRE PREVENTION NOTES

- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- FIRE PROTECTION FACILITIES INCLUDING ACCESS MUST BE PROVIDED PRIOR TO AND DURING CONSTRUCTIONS (F.C. 13.30 (D)).
- INSTALL FIRE BLOCKS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- CONTRACTOR IS TO SUPPLY RECESSED FIRE EXTINGUISHER CABINETS AND EXTINGUISHERS PER AS LOCATED ON THE PARTITION PLANS. CONTRACTOR SHALL INCLUDE TWO (2) ADDITIONAL FIRE EXTINGUISHERS AND CABINETS BEYOND THE QUANTITY INDICATED ON THE PLANS AFTER WALLS ARE FRAMED, BUT BEFORE DRYWALL IS COMPLETED. THE CONTRACTOR SHALL ARRANGE FOR A PRE-INSPECTION WITH THE FIRE MARSHAL IN ORDER TO DETERMINE IF ADDITIONAL EXTINGUISHERS ARE REQUIRED, IN WHICH THE CONTRACTOR IS TO FURNISH AND INSTALL UP TO TWO (2) FIRE EXTINGUISHERS AND CABINETS WITHOUT ADDITIONAL CHARGE TO OWNER.

### ENERGY CONSERVATION NOTES

- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL, AND CONFORM TO FEDERAL SPECIFICATIONS H4-1821E.
- CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO CHAPTER 10 OF THE 1994 UNIFORM MECHANICAL CODE. ALL PARTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
- THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT HEAT PUMPS) SHALL HAVE AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
- INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES, APPLIANCES, AND EQUIPMENT INSTALLED IN THE BUILDING AND REGULATED BY THE APPLIANCE STANDARDS OF SEC. 2-5301 AND 2-5314 SHALL BE POSTED BY THE CONTRACTOR OR PERSON RESPONSIBLE FOR INSTALLING THE EQUIPMENT. THE CERTIFICATE SHALL HAVE ALL THE INFORMATION REQUIRED BY SEC. 1403(a)(2)(4).
- PRESCRIPTIVE PACKAGE USED TO SHOW BUILDING ENVELOPE COMPLIANCE SHALL BE THE SAME PACKAGE USED TO DEMONSTRATE COMPLIANCE FOR LIGHTING AND SPACE CONDITIONING SYSTEMS. TRADEOFFS AND SUBSTITUTIONS BETWEEN THE DIFFERENT PACKAGES SHALL TO BE PERMITTED.
- ALL INSULATION MATERIALS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SECTION 720 CBC.
- ALL SHADING DEVICES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

### HANDICAP NOTES

SEE SHEETS A-0.2 TO A-0.5 FOR HANDICAP NOTES AND DETAILS

### ENTRANCES AND EXITS

- MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOORS TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-12 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
- THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 80" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

### ABBREVIATIONS

A/C	AIR CONDITIONER	F.G.	FINISH GRADE	R.O.	ROUGH OPENING
A.C.	ASPHALT/CONCRETE	F.H.C.	FIRE HOSE CABINET	R.R.	ROUGH RAFTER
A.F.F.	ABOVE FINISHED FLOOR	F.J.	FLOOR JOIST	R.V.	ROOF VENT
A.T.	ASPHALT TILE	F.O.C.	FACE OF CONCRETE	REINF.	REINFORCING
AC.	ACOUSTIC TILE	F.O.M.	FACE OF MASONRY	RES.	RESAWN
ADJ.	ADJUSTABLE	F.O.S.	FACE OF STUDS	ROS.	ROUGH SAWN
ALUM.	ALUMINUM	F.O.W.	FACE OF WALL	RWD.	REDWOOD
B.	BIBET	F.S.	FLOOR SINK	S.	SINK
B.M.	BENCH MARK	FN.	FINISH	S.B.	SPLASH BLOCK
B.N.	BOUNDARY NAILING	FLR.	FLOOR	S.F.	SQUARE FEET
BD.	BOARD	FT.	FOOT FEET	S.S.	SERVICE SINK
BLDG.	BUILDING	FUR.	FURRING	S.S.T.	SIMPSON STRONG TIE
BLK.	BLOCK	G.F.1.	GROUND FAULT INTERRUPTER	SECT.	SECTION
BLKG.	BLOCKING	G.I.	GALVANIZED IRON GAUZE	SH.	SHELF
BOT.	BOTTOM	GA.	GALVANIZED	SHT.	SHEET
BR.	BRICK	GALV.	GALVANIZED	SHTG.	SHEATHING
C.B.	CATCH BASIN	G.D.	GARBAGE DISPOSAL	SIM.	SIMILAR
C.I.	CAST IRON	GL.	GLASS, GLAZING	SPECS.	SPECIFICATIONS
C.J.	CEILING JOIST	GR.	GRADE	SQ.	SQUARE
C.O.S.	CENTER LINE	GYP.	GYPSPUM	STAGG.	STAGGERED
C.W.	COLD WATER	H.B.	HOSE BIB	STD.	STANDARD
C.A.T.V.	CABLE T.V.	H.P.	HIGH POINT	STL.	STEEL
CAB.	CABINET	H.W.	HOT WATER	STPG.	STRIPPING
CLG.	CEILING	HW.	HARDWARE	STRUC.	STRUCTURAL
CLR.	CLEAR	HORIZ.	HORIZONTAL	T & G	TONGUE & GROOVE
COL.	COLUMN	HT.	HEIGHT	T.	TOILET
COMPO.	COMPOSITION	INT.	INTERIOR	T.PL.	TOP PLATE
CONC.	CONCRETE	L.P.	LOW POINT	T.O.C.	TOP OF CURB
CONT.	CONTINUOUS	L.V.	LAVATORY VENT	T.O.S.	TOP OF SLAB
CORR.	CORRUGATED	LAV.	LAVATORY	T.O.W.	TOP OF WALK, WALL
CSK.	COUNTERSUNK	LT.	LIGHT	TEL.	TELEPHONE
D.F.	DRINKING FOUNTAIN	M.	MIRROR	TEMP.	TEMPERED
DBL.	DOUBLE	M.C.	MEDICINE CABINET	TH.	THICK
DET.	DETAIL	M.C.B.	METAL CORNER	THRESH.	THRESHOLD
DIA.	DIAMETER	M.O.	MASONRY OPENING	TR.	TRANSOM
DIM.	DIMENSION	MAX.	MAXIMUM	TRANS.	TRANSFORMER
DIV.	DIVISION	MET.	METAL	BEAD	TYPICAL
DN.	DOWN	MFR.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MIN.	MINIMUM	V.	VENT
DS.	DOWN SPOUT	MISC.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	MISC.	MISCELLANEOUS	VERT.	VERTICAL
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W.	WITH
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.C.	WATER CLOSET
ELEC.	ELEVATOR	O.D.	OUTSIDE DIMENSION	W.H.	WATER HEATER
ELEV.	ELEVATION	O.F.	OVERFLOW	W.I.	WROUGHT IRON
EQ.	EQUAL	OPNG.	OPENING	W.W.F.	WELDED WIRE FABRIC
EQUIP.	EQUIPMENT	P.	POWER POLE	WARD.	WARDROBE
EXG.	EXISTING	PAR.	PARTITION	WD.	WOOD
EXIST.	EXISTING	PL.	PLATE	WT.	WEIGHT
EXT.	EXTERIOR	PLAS.	PLASTER		
F.A.U.	FURRED AIR UNIT	PLY.	PLYWOOD		
F.D.	FLOOR DRAIN	R.	RISER, RADIUS		
F.E.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN		
F.F.L.	FINISHED FLOOR	R.J.	ROOF JOIST		

### SYMBOLS

	1 HOUR WALL		PENDANT LIGHT, FLUORESCENT LINEAR LIGHTING
	2 HOUR WALL		FLUORESCENT STRIP LIGHT/ AIR BAR
	SOUND INSULATION WALL		2'0" X 4'0" RECESSED CEILING LIGHT FIXTURE
	NEW PARTITION		2'0" X 2'0" RECESSED CEILING LIGHT FIXTURE
	EXISTING PARTITION TO BE DEMOLISHED		RECESSED COMPACT FLUORESCENT WALL WASHES
	EXISTING CORE PARTITION TO REMAIN		RECESSED COMPACT FLUORESCENT DOWNLIGHT
	EXISTING SUSPENDED CEILING GRID SYSTEM		RECESSED LOW VOLTAGE MR16 DOWNLIGHT
	CHANGE OF CEILING HEIGHT		FLUORESCENT COVE LIGHT
	CENTER LINE		ILLUMINATED EXIT SIGN
	LINEAR DIFFUSER MOUNTED ON VERTICAL SURFACE OF SPFFT		SIDE WALL FIRE SPRINKLER HEAD
	TYPE OF FINISH FINISH NUMBER		CEILING FIRE SPRINKLER HEAD
	SUPPLY AIR DIFFUSER		RECESSED PINHOLE SPOTLIGHT
	RETURN AIR DIFFUSER		RECESSED ADJ. ACCENT LIGHT
	EXHAUST FAN		PENDANT LIGHT
	DOOR REFERENCE		WALL SCONCE
	DETAIL NUMBER SHEET NUMBER		TRACK LIGHT
	DETAIL NUMBER SHEET NUMBER		SMOKE DETECTOR
	DETAIL NUMBER SHEET NUMBER		MOTION DETECTOR
	GRID LINE SYSTEM		SPEAKER
	EQUIPMENT/APPLIANCE		THERMOSTAT
	REVISION NUMBER		EXISTING WALL MOUNTED ELECTRICAL DUPLEX OUTLET
	PARTITION TYPE		DEDICATED DUPLEX OUTLET
	TARGET INDICATES WHERE DIMENSIONING STARTS OR STARTING POINT FOR CEILING GRID		FOURPLEX OUTLET
	DRAPEY / DIRECTION INDICATION		WALL MOUNTED DATA / VOICE JACK
			DEDICATED PACIFIC BELL PHONE LINE
			WALL MOUNTED SPECIAL OUTLET. SEE NOTES.
			MAGNETIC HOLD OPEN
			CARD KEY ACCESS DEVICE
			WALL MOUNTED JUNCTION BOX FOR ELECTRIC DOOR RELEASE @ +12" A.F.F.
			FLOOR FLUSH JUNCTION BOX FOR ELECTRIC DOOR RELEASE
			FLOOR MONUMENT: TELEPHONE & DATA
			FLOOR MONUMENT: POWER, DUPLEX
			FLOOR MONUMENT: POWER FOURPLEX
			SINGLE POLE SWITCH
			SWITCH WITH DIMMER
			COMPUTER OUTLET

### SCOPE OF WORK

TENANT IMPROVEMENT FOR A CAFE WITHIN AN EXISTING VACANT RETAIL SPACE.

### BUILDING ANALYSIS

<b>GENERAL PROJECT DATA</b>	
PROJECT ADDRESS	325 N 1st Street, Suite 100, Burbank, CA 91502
<b>LEGAL DESCRIPTION- 217 S Lake</b>	
APN:	2453-004-027
ZONING	PD 14-01 PLANNED DEVELOPMENT
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLER	YES
EXISTING OCCUPANCY/USE	M / RETAIL
PROPOSED OCCUPANCY/USE	B / CAFE (OCCUPANT LOAD =50)
NUMBER OF FLOORS	1 Floor (LOCATED ON THE GROUND FLOOR)
PROJECT AREA	CUSTOMER SEATING AREA = MAIN SEATING AREA 490 SF +PRIVATE DINNING ROOM 142 SF =632 SF  CUSTOMER SERVICE/KITCHEN AREA = KITCHEN AND WALK WAY AREA 549 SF + RESTROOMS AND HALLWAY AREA 235 SF =784 SF
OCCUPANCY LOAD	CUSTOMER SEATING AREA - 632 NET SF x 1 / 15 = 43 CUSTOMER SERVICE/KITCHEN AREA - 784 GROSS SF x 1 / 200 = 4 TOTAL OCCUPANT = 47
PLUMBING FIXTURE COUNT	PER EXCEPTION 3 OF CPC 422.2, FOR B AND M OCCUPANCIES WITH 50 OR LESS OCCUPANT LOAD, ONE 1 OCCUPANCY AT A TIME ALL GENDER TOILET FACILITY WOULD BE PERMITTED. TOTAL TOILET FACILITY PROVIDED=2

### NOTE:

- CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFYING THE EXISTING FIRE SPRINKLER SYSTEM AS NECESSARY TO INSURE FIRE DEPARTMENT APPROVAL.
- MECHANICAL, ELECTRICAL AND PLUMBING UNDER SEPARATE SUBMITTAL.

### BWP WATER DEPARTMENT NOTE

CPC/BWP WATER DIVISION CONDITIONS OF APPROVAL: 1. EXISTING METER MEETS CALIFORNIA PLUMBING CODE. 2. OWNER OR CONTRACTOR SHALL INSTALL CUSTOMER SHUTOFF VALVE AT THE WATER METER OUTLET COUPLING IN THE WATER METER BOX IN ACCORDANCE WITH BWP STD. DWIG. PSD - 625. 3. PROTECT ALL EXISTING BWP WATER UTILITIES IN PLACE. NEW BACKFLOW ASSEMBLIES ARE REQUIRED TO BE INSPECTED AND CERTIFIED AT TIME OF INSTALLATION. TO MAKE AN APPOINTMENT FOR INSPECTION OR HAVE ANY GENERAL QUESTIONS, CALL NICHOLAS LOPEZ AT (818) 238-3505. CUSTOMER IS RESPONSIBLE FOR CERTIFICATION OF ASSEMBLIES. CONTACT SAMANTHA MIRANDA (818-238-3500) PRIOR TO ANY CONNECTION TO BWP RECYCLE WATER SYSTEM. RECYCLED WATER PLANS MUST BE SUBMITTED TO BWP WATER DEPARTMENT AND LA COUNTY PUBLIC HEALTH SHOWING PROPOSED CONNECTION(S).

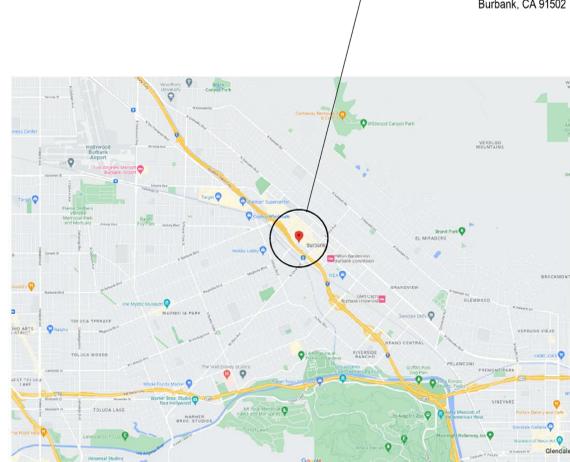
### PROJECT DIRECTORY

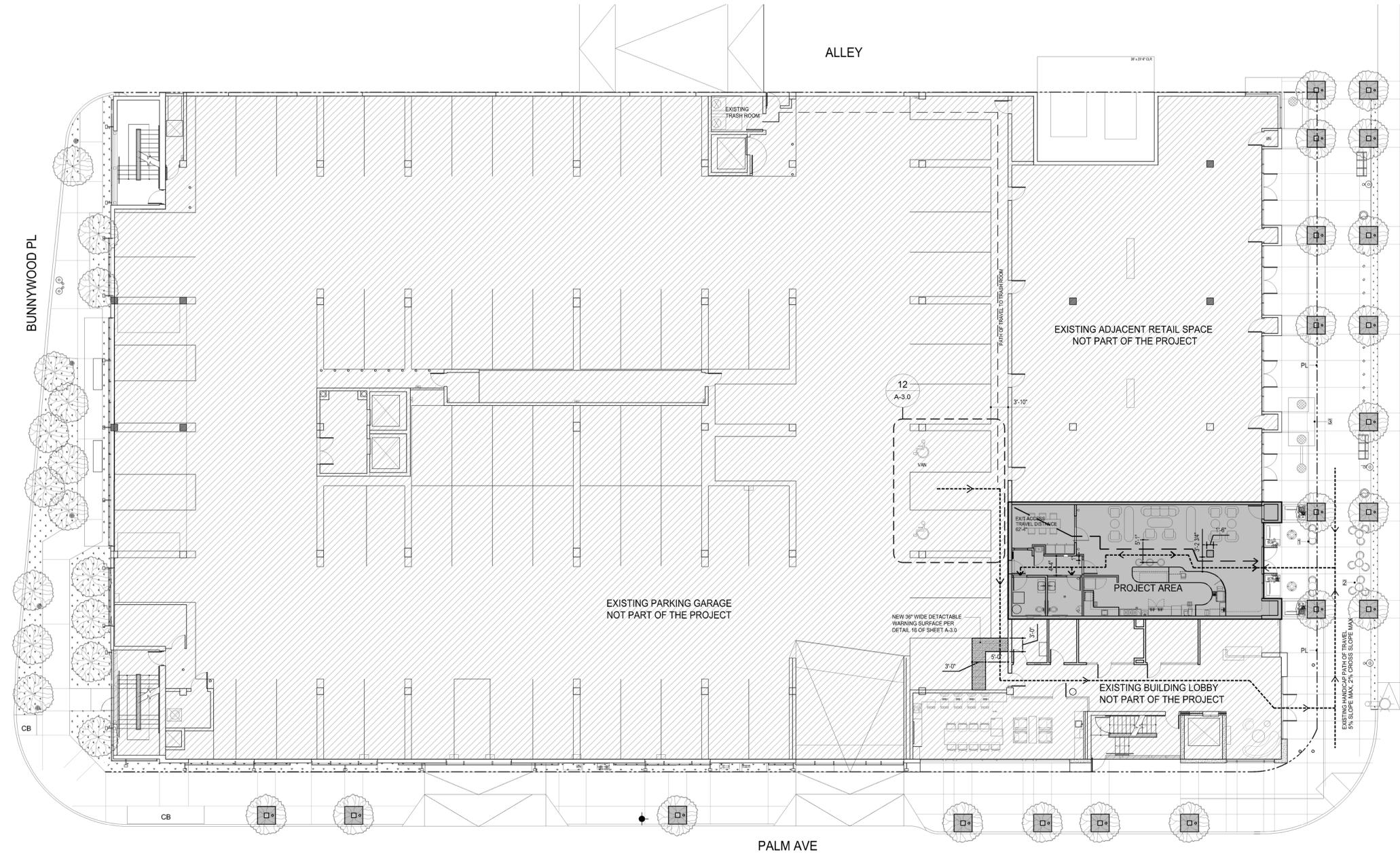
TENANT	VINCENT TEMPOGKO FLOW WINE BAR phone 818 424-8188 vincent@theflowwinebar.com
ARCHITECT	JOHN CAMBIANICA, AIA THE CBA PARTNERSHIP ARCHITECTS 99 S. RAYMOND AVE., SUITE 104 PASADENA, CALIFORNIA 91105 phone 626 294-0807 fax 626 294 0905 john@cbapartnership.com

### SHEET INDEX

<b>ARCHITECTURAL</b>	
A-0.1	TITLE SHEET
A-0.2	ADA NOTES
A-0.3	ADA NOTES
A-0.4	ADA NOTES
A-0.5	ADA NOTES
A-0.6	CAL GREEN NOTES
A-1.0	SITE PLAN / EXITING PLAN
A-1.1	DEMO PLAN / PROPOSED PARTITION PLAN
A-1.2	REFLECTED CEILING PLAN
A-3.0	ARCHITECTURAL DETAILS
A-3.1	ARCHITECTURAL DETAILS

### VICINITY MAP





SITE PLAN /EXITING PLAN

3/32" = 1'-0"

**SITE PLAN LEGEND**

- PROJECT AREA
- AREAS THAT ARE NOT PART OF THE PROJECT
- PROPERTY LINE
- HANDICAP PATH OF TRAVEL  
5% SLOPE MAX, 2% CROSS SLOPE MAX
- PATH AND DIRECTION OF EGRESS TRAVEL  
PROVIDE EMERGENCY BATTERY PACK WHERE REQUIRED FOR LIGHTING PATH OF EGRESS.  
EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES
- EXIT ACCESS TRAVEL

**MEANS OF EGRESS ANALYSIS**

TOTAL OCCUPANTS PER BUILDING ANALYSIS ON SHEET A-0.1  
= 47 OCCUPANTS

EGRESS WIDTH = 0.2 x 47 (OCCUPANTS) = 9.4' 44"  
MIN. WIDTH REQUIRED = 36" (PER CBC 1024.2)  
4'-4" WIDTH PROVIDED

# OF EXITS REQUIRED: 1  
(PER CBC TABLE 1006.2.1)  
# OF EXITS PROVIDED: 1

EXIT ACCESS TRAVEL DISTANCE = 62'-4"  
(200'-0" MAX. ALLOWABLE PER CBC TABLE 1017.2)

**SITE PLAN KEYNOTES**

**00** THIS SYMBOL REFERENCES A PARTITION PLAN NOTE. MATCH NUMBER INSIDE SYMBOL WITH NOTE NUMBER BELOW.

1. PROPOSED OUTDOOR SEATING
2. PROPOSED OUTDOOR STREET SEATING- ENCROCHEMENT UNDER SEPERATE PERMIT
3. EXISTING GRASS INTERCEPTOR

**GENERAL NOTE**

1. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUG) AT THE WALKING SURFACE LEVEL.
2. WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-IN. LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" (1010.2.4)

**architects**  
**the CBA**  
**partnership**

1018 South Santa Anita Avenue, Suite 1  
Arcadia, California 91006 | 626.294.0907

www.CBApartnership.com

**PROJECT**  
**FLOW WINE BAR**

325 N 1st Street, Suite 100  
Burbank, CA 91502

**OWNERS**

**ISSUES**

**REGISTRATION**



**CONTENTS**  
**SITE PLAN/  
EXITING PLAN**

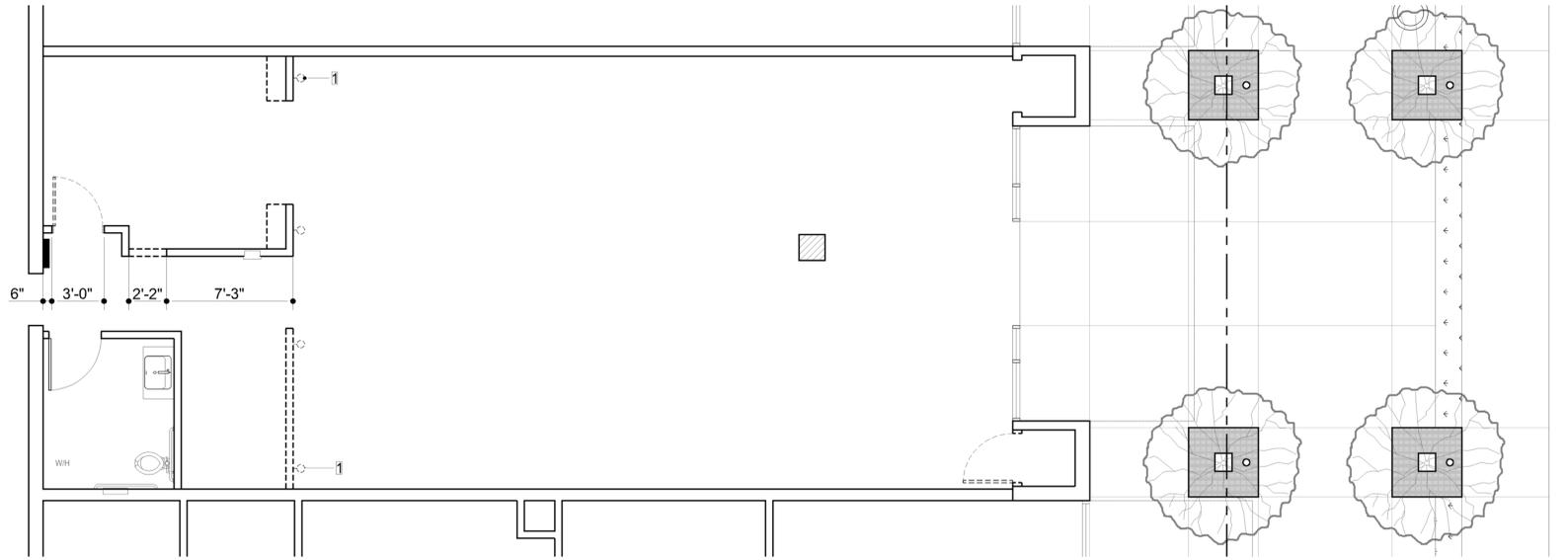
**SCALE**  
1/8" = 1'-0"

**PLANS INFO**

PROJECT No. :  
FILE No. : A-120.dwg  
DRAWN BY: TW  
REVIEWED BY: JC  
PRINTED: 4.2.2025

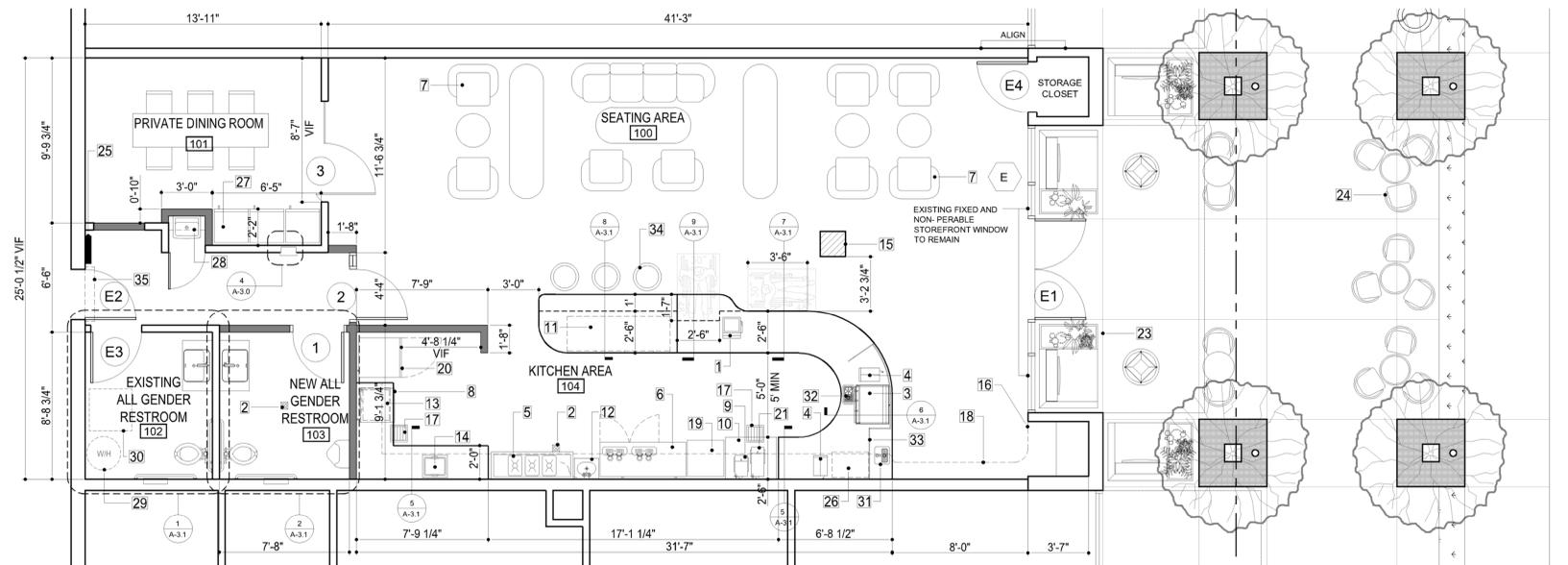
**SHEET**

**A-1.0**



1. DEMO PLAN

1/4" = 1'-0"



2. PROPOSED PARTITION PLAN

1/4" = 1'-0"

DOOR SCHEDULE																			
NO.	PAIR	WIDTH	HEIGHT	THICK.	DOOR	FRAME	CORE	TYPE	JAMB	HEADER	THRESHOLD	CLOSER	LOCATION	LABEL	HARDWARE	THICK.	TYPE	TINT	REMARKS
01	NO	3'-0"	7'-0"	1 3/4"	WOOD	ALUMIN	SOLID	A	---	---	---	---	RESTROOM	---	PRIVACY LATCH	---	---	---	TIGHT FITTING DOOR
02	NO	4'-2"	7'-0"	3/8"	GLASS	ALUMIN	---	B	---	---	---	---	OVERHEAD	---	---	---	---	---	TIGHT FITTING DOOR
03	NO	3'-4"	7'-0"	3/8"	GLASS	---	---	C	---	---	---	---	---	---	---	---	---	---	TIGHT FITTING DOOR
EXISTING DOOR TO REMAIN (DOOR HARDWARE TO COMPLY WITH THE NOTES BELOW, UPDATE AND REPLACE AS NECESSARY)																			
E1	YES	6'-0"	8'-0"	1 3/4"	GLASS	ALUMIN	---	---	---	---	---	OVERHEAD	INTERIOR	---	---	---	---	---	TIGHT FITTING DOOR
E2	NO	3'-0"	7'-0"	1 3/4"	METAL	METAL	HOLLOW	---	---	---	---	---	OVERHEAD	INTERIOR	---	---	---	---	TIGHT FITTING DOOR
E3	NO	3'-0"	7'-0"	1 3/4"	WOOD	ALUMIN	SOLID	---	---	---	---	---	OVERHEAD	RESTROOM	---	PRIVACY LATCH	---	---	TIGHT FITTING DOOR
E4	NO	3'-0"	7'-0"	1 3/4"	WOOD	ALUMIN	SOLID	---	---	---	---	---	OVERHEAD	RESTROOM	---	---	---	---	TIGHT FITTING DOOR

1. ALL HARDWARE TO CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, 28 CFR PART 36 AS ISSUED BY THE DEPARTMENT OF JUSTICE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, FIGHT PRINCING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN (1220 MM) ABOVE FINISHED FLOOR.

2. EGRESS DOORS OR GATES SHALL BE OPENIBLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 IN ABOVE THE FINISHED FLOOR, MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (ICC 1010.2)

3. ALL NEW DOORS MUST BE EQUIPPED WITH LEVER-TYPE HANDLE PER CODE.

**DOOR NOTES**

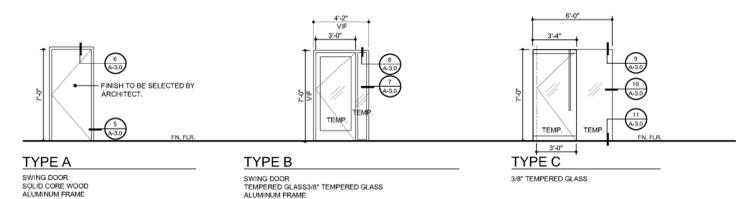
1. UNLESS NOTED OTHERWISE, EACH DOOR TO HAVE PASSAGE HARDWARE.

2. EACH LOCKSET WILL BE KEVED INDIVIDUALLY WITH ONE MASTER KEY THAT OPENS ALL LOCKS.

3. ALL HERICULITE GLASS DOORS TO HAVE LOCKING GLASS FULL HARDWARE.

4. ALL RESTROOM DOORS TO HAVE PRIVACY LATCHES.

5. ALL EXTERIOR DOORS AND RESTROOM DOORS TO BE TIGHT FITTING AND SELF-CLOSING.



- DEMO FLOOR PLAN LEGEND**
- EXISTING PARTITION TO REMAIN DRYWALL TO BE PATCHED AND PREPARED TO RECEIVE FINISHES PER PLAN
  - EXISTING PARTITION TO BE REMOVED. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROVIDE SHORING WHERE NECESSARY. PATCH REMAINING SURROUNDING SURFACES AS NECESSARY TO RECEIVE FINISHES PER FINISH SCHEDULE. TERMINATE, REMOVE, OR REROUTE AS NECESSARY ANY ENCOUNTERED MECHANICAL, ELECTRICAL, OR PLUMBING SERVICES.
  - EXISTING DOOR AND FRAME TO BE REMOVED. PREPARE OPENING PER PROPOSED PARTITION PLAN

- DEMO FLOOR PLAN NOTES**
- UNLESS NOTED OTHERWISE, ALL DASHED WALLS, WINDOWS, MILLWORK, AND PLUMBING ARE TO BE DEMOLISHED. DEMOLITION SHALL INCLUDE ELECTRICAL, TELEPHONE/DATA AND PLUMBING WITHIN WALLS TO BE DEMOLISHED.
  - CONTRACTOR SHALL PROTECT FROM DAMAGE ALL AREAS ADJACENT TO DEMOLITION THAT ARE SHOWN TO REMAIN.
  - G.C. TO COORDINATE AND VERIFY PARTITIONS TO BE DEMOLISHED WITH THE PROPOSED PARTITION PLAN.
  - PATCH WALLS AND CEILING ON LOCATIONS WHERE OPENINGS/HOLES ARE MADE AS A RESULT OF DEMOLITION.

- DEMO FLOOR PLAN KEYNOTES**
- 00 THIS SYMBOL REFERENCES A PARTITION PLAN NOTE. MATCH NUMBER INSIDE SYMBOL WITH NOTE NUMBER BELOW.
- EXISTING WALL SCONCES LIGHTS TO BE REMOVED

- PARTITION PLAN LEGEND**
- EXISTING PARTITION TO REMAIN
  - NEW FULL HEIGHT PARTITION. SEE DETAIL 1 ON SHEET A-3.0 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS
  - EXISTING FIXED AND NON-OPERABLE STOREFRONT WINDOW TO REMAIN
  - EXISTING DOOR TO REMAIN. SEE DOOR SCHEDULE ON THIS SHEET FOR DOOR INFORMATION
  - NEW DOOR PER DOOR SCHEDULE ON THIS SHEET
  - FIRE EXTINGUISHER CABINET. SEE DETAIL 4 ON SHEET A-3.0

- GENERAL NOTE**
- ALL NEW PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF CALGREEN CODE.
  - ALL SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.2.1 USA. SEE SHEET A-0.4 FOR ADDITIONAL INFORMATION.
  - ALL EGRESS DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CONTRACTOR TO REPLACE OR UPGRADE AS NECESSARY.
  - ALL EXISTING DOOR TO COMPLY WITH THE REQUIREMENT OF CBC 11B-404. CONTRACTOR TO REPLACE OR UPGRADE AS NECESSARY. SEE SHEET A-0.2 FOR MORE INFORMATION.

- PARTITION PLAN KEYNOTES**
- 00 INDICATES A FLOOR PLAN KEYNOTE. MATCH NOTE NUMBER WITH KEYNOTE NUMBER BELOW.
- REGISTER
  - FLOOR DRAIN
  - INDUSTRIAL COFFEE MACHINE
  - COFFEE GRINDER
  - 16-GAUGE STAINLESS STEEL THREE COMPARTMENT COMMERCIAL SINK
  - DISPENSER
  - SEATING/SOFT SEATING
  - DISHWASHER
  - 2.0 GALLON HOT WATER DISPENSER
  - COMPACT 36" COUNTER HEIGHT REFRIGERATOR (FOR DAIRY PRODUCTS)
  - COMPACT 72" COUNTER HEIGHT GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTING
  - HAND SINK
  - BUILT-IN MICROWAVE (SHELF)
  - COMMERCIAL PANINI PRESS
  - EXISTING STRUCTURAL COLUMN
  - MERCHANDISE DISPLAY
  - FLOOR SINK
  - COMMERCIAL DISPLAY
  - ICE MAKER
  - REACH-IN FRIDGE
  - DRIPPED COFFEE BREWER
  - NOT USED
  - OUTDOOR SEATING AREA
  - OUTDOOR STREET SEATING, ENCROACHMENT UNDER SEPARATE PERMIT
  - (E) ELECTRICAL PANEL
  - UNDER-COUNTER WATER FILTER SYSTEM
  - COMMERCIAL FRIDGE
  - FLOOR MOP SINK WITH WALL MOUNT SHELVE AND MOP HOLDER
  - INDOOR ELECTRICAL WATER HEATER ABOVE THE RESTROOM CEILING
  - CEILING ACCESS PANEL FOR WATER HEATER
  - WATER STATION WITH DRIP PAN AND PUSH-BACK GLASS FILLER
  - IN-BENCH PITCHER RINSER
  - CLEAR GLASS SNEEZ GUARD
  - BAR STOOLS
  - WALL MOUNT DOOR ACTIVATED AIR CURTAIN WITH DOOR MICRO SWITCH.

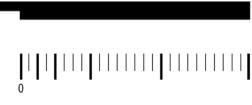
PROJECT  
**FLOW WINE BAR**

OWNERS  
325 N 1st Street, Suite 100  
Burbank, CA 91502

REGISTRATION



CONTENTS  
**DEMO PLAN  
PROPOSED PARTITION  
PLAN**



PLANS INFO

PROJECT No.: \_\_\_\_\_  
FILE No.: A-120.dwg  
DRAWN BY: TW+CC  
REVIEWED BY: JC  
PRINTED: 3.28.2025

SHEET