

# CHANGE OF USE. T.I.

## 10016 COMMERCE AVE. TUJUNGA CA. 90027

### GENERAL NOTES:

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. SEE CBC SEC. 1010.1.9.3 FOR EXCEPTIONS. SURFACE-MOUNTED FLUSH OR SURFACE BOLTS ARE PROHIBITED. ATOMIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLD HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.

2. PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A, DIVISION 1(2) (2.1) (3) OCCUPANCIES. (1016.4). IN LIEU OF THIS, DOORS MAY HAVE NO LOCKS OR LATCHES.

3. PANIC HARDWARE MAY BE OMITTED FROM THE MAIN EXIT WHEN SUCH AN EXIT CONSISTS OF A SINGLE OR A PAIR OF DOORS. THE DOOR IS KEY-LOCKING AND A SIGN IS PROVIDED ABOVE OR ADJACENT TO THE DOOR(S) STATING: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED." CBC 1007.2.5

4. POSTING OF ROOM CAPACITY IS REQUIRED FOR ANY ROOM USED FOR ASSEMBLY PURPOSE WHERE FIXED SEATS ARE NOT INSTALLED. SUCH SIGNS SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE. CBC 1007.2.6

5. WHEN TWO OR MORE EXITS FROM A SPACE/STORY ARE REQUIRED, EXIT SIGNS SHALL BE PROVIDED. SUCH SUCH SIGNS SHALL HAVE LETTERS WITH A MINIMUM 6 INCHES IN HEIGHT WITH A STROKE NO LESS THAN 3/4" INCHES IN WIDTH, AND 3/8" INCHES IN SPACING. CBC 1003.2.8 AND 1003.2.8.3

6. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF LUMINOUS TYPE. CBC 1007.2.6

7. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR (POWER TRANSFORMS,VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.

8. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY MITER AND BE RIGIDLY CONCOCTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."(PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER \$ 10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

9. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

10. EACH PANEL OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATING, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406

- SWING DOORS.
- FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
- STORM DOORS.
- UNFORMED SWING DOORS.
- DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
- FIXED OR OPERABLE PANELS TO A DOOR WHERE THE NEAREST EXPOSED EDGE TO THE GLAZING IS WITHIN 24 INCHES (610 mm ) ARC OF EITHER VERTICAL SIDE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE THE WALKING SURFACE . READ CODE FOR EXCEPTIONS.
- FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS e AND f, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION ).
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 m2)
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE PLANE OF THE GLAZING.

11. GLAZED OPENINGS WHICH EXTEND TO A HEIGHT LOWER THAN 18" ABOVE FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD, AND SHALL CONFORM TO ANSI STANDARD 297.1.

12. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED A MIN. OF 34" AND A MAX. OF 48" ABOVE THE FINISHED FLOOR.

13. DOOR OPERATIONS: ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. SEE CBC SEC. 1010.1.9.3 FOR EXCEPTIONS. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

14. LOCKS AND LATCHES: THE LOCKING DEVICE FOR THE MAIN EXTERIOR DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. THESE DOOR(S) SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.

15. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9-1010.1.9.12.

16. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY 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 ABOVE IN EGRESS DIRECTION. (CBC 11B-404.2.9)

17. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PUS OR PULL 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 MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (CBC 11B-404.2.9 ITEMS 182)

18. 10" BOTTOM PLATE: THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (CBC 11B-404.2.10 )

19. ALL EXIT DOORS SHALL COMPLY WITH CBC SEC. 1010.1, INCLUDING ALL OF THE FOLLOWING:
- CLEAR WIDTH OF EACH DOOR OPENING SHALL BE MIN. 32" OR PER SEC. 10051.1, WHICHEVER IS GREATER.
  - MINIMUM DOOR HEIGHT OF 6'-8".
  - SHALL BE CAPABLE OF OPENING 90 DEGREES.
  - THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL.
  - EXIT DOORS SHALL BE SIDE-HINGED SWINGING TYPE.

20. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. (1008.1.7)

21. FLOORS OR LANDINGS ON EACH SIDE OF DOORS TO HAVE THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS (MAX. 2% SLOPE) (1008.1.5)

22. LANDING WIDTH AT DOORS MUST HAVE A MIN. CLEAR DIMENSION OF DOORS SERVED. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" (36") (1008.1.6)

23. ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

24. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6" (1210.1)

25. ALL WALL AND FLOOR FINISHES TO COMPLY WITH TABLE 803 II of CBC.

26. PLUMBING, ELECTRICAL, MECHANICAL, UNDER SEPARATE PERMIT.

27. "AMERICAN WITH DISABILITIES ACT (ADA) ARE FEDERAL OBLIGATIONS ONLY AND IS NOT REVIEWED BY LOCAL ENFORCEMENT AGENCIES. THIS PROJECT SHALL COMPLY WITH THE DISABLED ACCESS PROVISIONS SET FORTH IN THE CURRENT CALIFORNIA BUILDING CODE (CBC). IT IS THE PROPERTY OWNER'S AND THEIR AGENT'S RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES."

28. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

29. VENTILATION: ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH A MECHANICALLY OPERATED VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1

30. VENTILATION: TOILET ROOMS SHALL BE PROVIDED WITH A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE FROM THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. CBC SECTION 1202.2.1

31. VENTILATION: EXHAUST FAN IN RESTROOMS SHALL BE ACTIVATED BY THE LIGHT SWITCH.

### ZONING NOTES:

- NO CHANGES TO THE EXTERIOR OF THE BUILDING.
- NO ADDITIONAL FLOOR AREA, NO PARKING, LANDSCAPE, OR SITE IMPROVEMENTS.
- C AGNES OF THE USE AND REMODELING , DEMO ONLY APPLIES TO ALL EXISTING INTERIOR WALLS. THE FRONT FACADE WALL ARE NOT ALLWED TO DEMO OR BEING REPLACED IN THIS PERMIT . ARE BEING
- SIGNS REQUIRED SEPARATE PERMIT.

### FIRE DEPARTMENT NOTES:

1. ADDRESS NUMBERS-APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 MM ) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM ) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR ). NUMBER HEIGHT AND STROKE WITH SHALL BE INCREASED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. FIRE EXTINGUISHERS: PROVIDE A FIRE EXTINGUISHER (MIN. 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY. THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR). FEC = FIRE EXTINGUISHER IN CABINET MOUNTING @ 48" AFF MAX. TO TOP. HUNG ON FACTORY PROVIDED BRACKET. BOTH 2A: 10BC-FEC AND , "K"- FEC TO BE RECESSED MOUNTED. EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

3. FIRE SPRINKLERS: EXISTING SYSTEM: FOR TENANT IMPROVEMENT PROJECTS, EXTEND/MODIFY THE EXISTING BUILDING'S AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COMPLETE SPRINKLER PROTECTION THROUGHOUT THE ADDITION OR REMODELED AREA OF WORK. ALTERNATIONS TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

4. EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2016 CBC 1008. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOT-CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.

5. EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2016 CBC 1011 AND BE ILLUMINATED AT ALL TIMES (CBC SEC. 1013.3).

6. EXIT SIGNS: THE COLOR AND DESIGN OF LETTERING, ARROWS, AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND. WORDS ON SIGNS SHALL BE IN BLOCK LETTERS 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2" EXCEPT THE LETTER "I" AND A MINIMUM SPACING OF NOT LESS THAN 3/8".

7. EXIT SIGNS: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT CANDLES (54 LUX) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC SEC. 2702.

8. EXIT SIGNS: ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (CBC SEC. 1013.3). TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. (CBC SEC. 1013.6.3)

9. EXIT SIGNS: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE (10.76 1x) AT THE WALKING SURFACE.

10. EXIT SIGNS: THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
  - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN CBC SEC. 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - EXTERIOR LANDINGS, AS REQUIRED BY CBC SEC. 110.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
11. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.3 & 714.
12. PENETRATIONS OF FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLIES SALL COMPLY WITH CBC 714.4. THROUGH PENETRATIONS SHALL COMPLY WITH CBC 714.4.1.1 OR 714.4.1.2, AS AS NOTED BELOW:
- STEEL, FERROUS OR COPPER CONDUITS MAY PENETRATE A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHEN THE ANNULAR SPACE IS PROTECTED WITH A MATERIAL THAT MEETS ASTM E 119 OR UL 263. (CBC 714.4.1 EX.1)
  - PENETRATING ITEMS, AS NOTED ABOVE, WITH A MAX. 6" NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE FIRE-RESISTANCE RATED FLOOR ASSEMBLY, PROVIDED THAT THE AREA OF THE OPENINGS DOES NOT EXCEED 144 IN² IN ANY 100 FT² OF FLOOR AREA. (CBC 714.4.1.1 EX. 1)
  - PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479. THE SYSTEM SHALL HAVE AN F RATING AND T RATING OF NOT LESS THAN 1-HR. BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE FLOOR PENETRATED. (CBC 714.4.1.1.2)
  - MEMBRANE PENETRATIONS BY LISTED ELECTRICAL OUTLET BOXES ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES, AND THE SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX DOES NOT EXCEED 3/8" UNLESS LISTED OTHERWISE. (CBC 714.4.1.2 EX. 4)
  - E A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE. (CBC 714.4.1.2 EX. 5)
13. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11.
14. FIRE-RETARDANT TREATED FABRICS USED AS WALL OR CEILING FINISHES SHALL BE REQUIRED TO SUBMIT CERTIFICATION OF COMPLIANCE WITH STATE FIRE MARSHALL CERTIFICATION.
15. FLOOR COVERING MATERIALS SHALL COMPLY WITH ASTM STANDARD E 648, AND HAVING A SPECIFIC OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450 ASTM E 662. CBC 804.4.

NOTE:  
ALL DOOR THRESHOLD AND PATH OF TRAVEL TO ENTRY/EXIT DOOR REQUIRED: 1/4 INCH MAX LEVEL CHANGE AND/OR 1/4 INCH WITH BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 RATIO. IF THERE IS ANY LEVEL CHANGE MORE THAN REQUIRE HEIGHT AND/OR SLOPE MORE THAN 1:48 AT ENTRANCE, PLEASE INFORM PLAN CHECKER. REF 11B-303, 404.2.5, 404.2.4.4, 302.

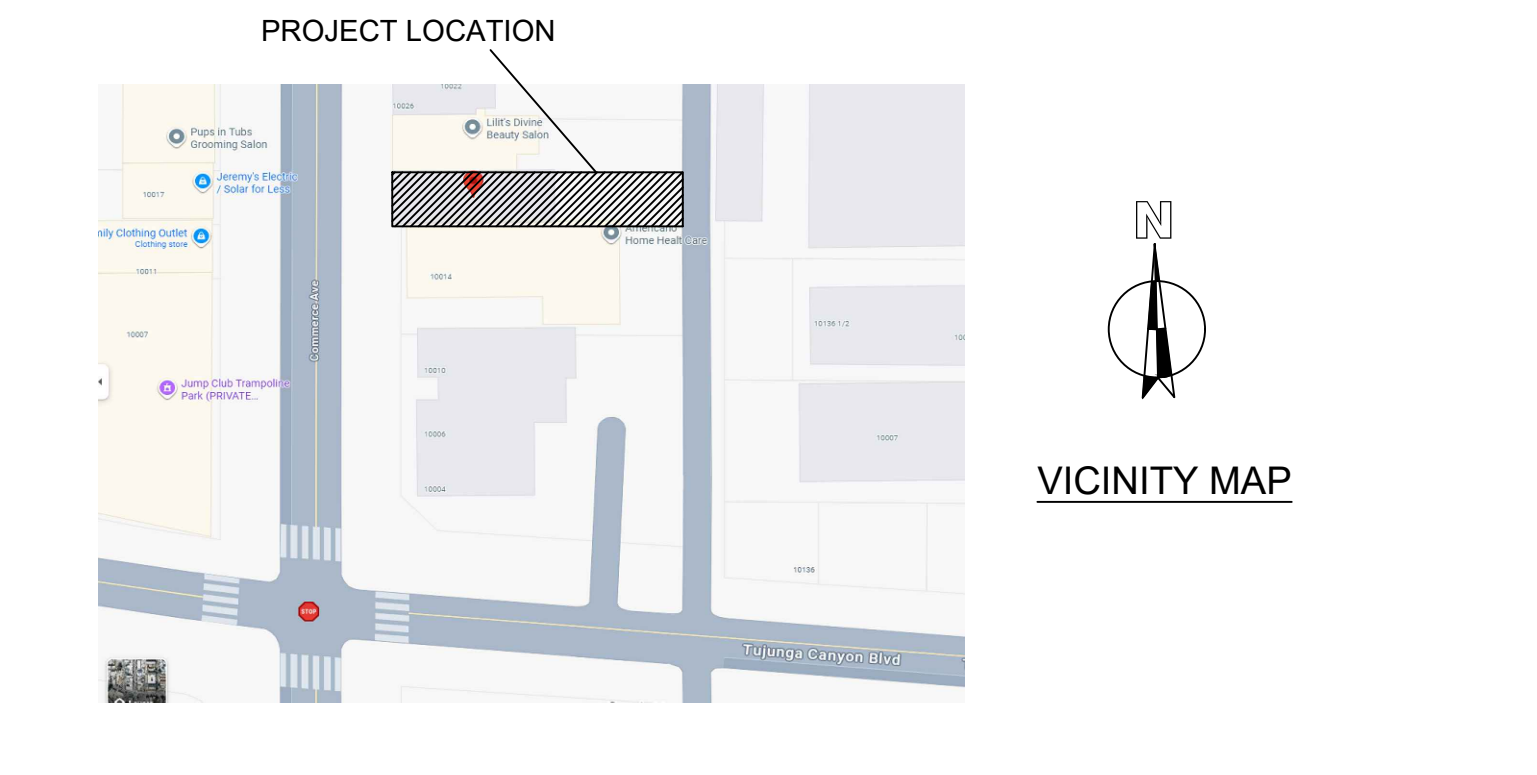
DESIGNER: SIPAN DESIGN AND DEVELOPMENT INC. Mr. RAFI NAZARYAN  
Address: 705 Balboa Ave, Glendale CA. 91206  
Tel: (818) 378-1000  
Email: sipandesign@sbcglobal.net

### NOTES FOR GENERAL CONTRACTOR AND ALL SUBCONTRACTORS:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GLENDALE BUILDING CODE(LATEST EDITION )OR ANY GOVERNING BUILDING CODES AND REGULATIONS AT THE JOB SITE LOCALITY.
- THESE DOCUMENTS SHALL BE INSPECTED BY THE OWNER, THE CONTRACTOR, AND ALL SUBCONTRACTORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS, OR CONTRADICTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER FOR CLARIFICATION.
- PLANS ARE TO BE READ AND CONSTRUCTED BY DIMENSIONS PROVIDED, NOT BY SCALING DRAWINGS. OMISSIONS OR DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE PLANS & DETAILS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND STANDARD DETAILS.
- SEPARATE APPLICATION AND PERMITS REQUIRED FOR ELECTRICAL, MECHANICAL, AND PLUMBING.
- PERMIT APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER OR LICENSED CONTRACTOR OR AUTHORIZED AGENT AT THE TIME THE PERMIT IS ISSUED.

### OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS:

- RETAINING WALLS
- GRADING WORK
- BLOCK FENCE WALLS
- SIGNS
- SWIMMING POOLS
- FIRE SPRINKLER SYSTEMS
- SEPARATE STRUCTURES
- ELECTRICAL, MECHANICAL, AND PLUMBING WORK
- SHORING
- DEMOLITION



<b>PROJECT INFORMATION:</b>	
- Site Address	10016 N COMMERCE AVE ZIP Code 91042
- Assessor Parcel No. (APN)	2568007017
- Zoning	C2-1L
- PIN Number	202-5A199 108
- Tract	TR 6021
- Map Reference	M B 109-91/92
- Block	None
- Lot	7
- Arb	(Lot Cut Reference) None
- Map Sheet	202-5A199
- EXISTING OCCUPANCY	R3
- PROPOSED OCCUPANCY	B
- EXISTING USE	RETAIL
- PROPOSED USE	RESTAURANT
- CONSTRUCTION TYPE	V - B
- FIRE SPRINKLERED	NONE
- LOT SIZE Parcel Area (Calculated)	3,174.8 (sq ft)
- NUMBER OF STORIES: BUILDING	1
- ADDITIONAL PARKING REQUIRED	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
- PROPOSED SPACE'S FLOOR AREA	1,320 S.F.

**SCOPE OF THE WORK:**

- CHANGE OF USE AND T.I. TO A NEW RESTAURANT AT AN EXISTING RETAIL SPACE.
- NEW COMMERCIAL KITCHEN COOKING EQUIPMENTS PER PLAN AND LIST.
- OTHER THAN THE FRONT FACADE WALL, PREPARE AND REPLACE ALL EXISTING WALLS AND THIS ONLY APPLIES TO ALL EXISTING INTERIOR WALLS,
- PREPARE AND REPLACE ROOF STRUCTURE
- NOTE: FRONT FACADE WALL WILL BE REMAIN. NO ADDITIONAL FLOOR AREA; NO PARKING, LANDSCAPE,OR SITE IMPROVEMENTS.THE PROPOSED BUILDING HEIGHT IS THE SAME AS THE EXISTING HEIGHT

**ALLOWABLE BUILDING AREA ANALYSIS PER LABC 506.2**  
OCCUPANCY CLASSIFICATION: B  
TYPE OF CONSTRUCTION: V-B  
SPRINKLER SYSTEM: NOT SPRINKLERED  
MAXIMUM ALLOWABLE AREA: 9,000 SQ. FT.  
(E) BUILDING : 1,320 SQ. FT. NOTE: NO FRONTAGE OR SPRINKLER INCREASES APPLY  
NO ADDITION SQFT IS PROPOSED ,( AREA OF THE ALTERATION IS SAME AS EXSING)

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CA6 ADA NOTES, TABLE, DETAILS		

**CODE OF RECORD FOR DESIGN:**  
2023 EDITION OF THE LOS ANGELES BUILDING CODE (LABC) 2023 EDITION OF THE LOS ANGELES RESIDENTIAL CODE (LARC),2022 CALIFORNIA RESIDENTIAL BUILDING CODE, (CRC) 2022 CALIFORNIA ELECTRICAL CODE, (CEC) 2022 CALIFORNIA PLUMBING CODE, (CPC) 2022 CALIFORNIA MECHANICAL CODE, (CMC) 2022 CALIFORNIA ENERGY CODE (CEnC FOR NON-RESIDENTIAL) 2022 CALIFORNIA GREEN BUILDING CODE

### OWNER AND RESPONSIBLE PROFESSIONAL'S INFORMATION:

OWNER: TNTM CAPITAL INC  
ADDRESS: 9912 MARNICE AVE TUJUNGA CA 91042

DESIGNER: SIPAN DESIGN AND DEVELOPMENT INC. Mr. RAFI NAZARYAN  
Address: 705 Balboa Ave, Glendale CA. 91206  
Tel: (818) 378-1000  
Email: sipandesign@sbcglobal.net

## SIPAN

### DESIGN & DEVELOPMENT INC.

DESIGN / BUILD AND CONSULTING  
CA. STATE LICENSE # 886235  
TEL: 818 590 4800  
E-MAIL: sipandesign@sbcglobal.net  
AD. 705 Balboa Ave, Glendale CA. 91206

DRAWINGS BY:  
RAFI NAZARYAN (818 ) 378-1000

### OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER (SIPAN DESIGN & DEVELOPMENT INC.) WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO (SIPAN DESIGN & DEVELOPMENT INC.)

BUSINESS OWNER'S NAME: TNTM CAPITAL INC  
CONTACT PERSON'S NAME: EDNA ISAYAN  
CONTACT INFORMATION: Tel: 818-207-7724  
Email: ISAYANEDNA@YAHOO.COM

TEA HOUSE: BLUE DALIA  
10016 COMMERCE AVE. TUJUNGA CA. 90027

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### REVISIONS

### REVISIONS

### REVISIONS

### DATE

1.14.25

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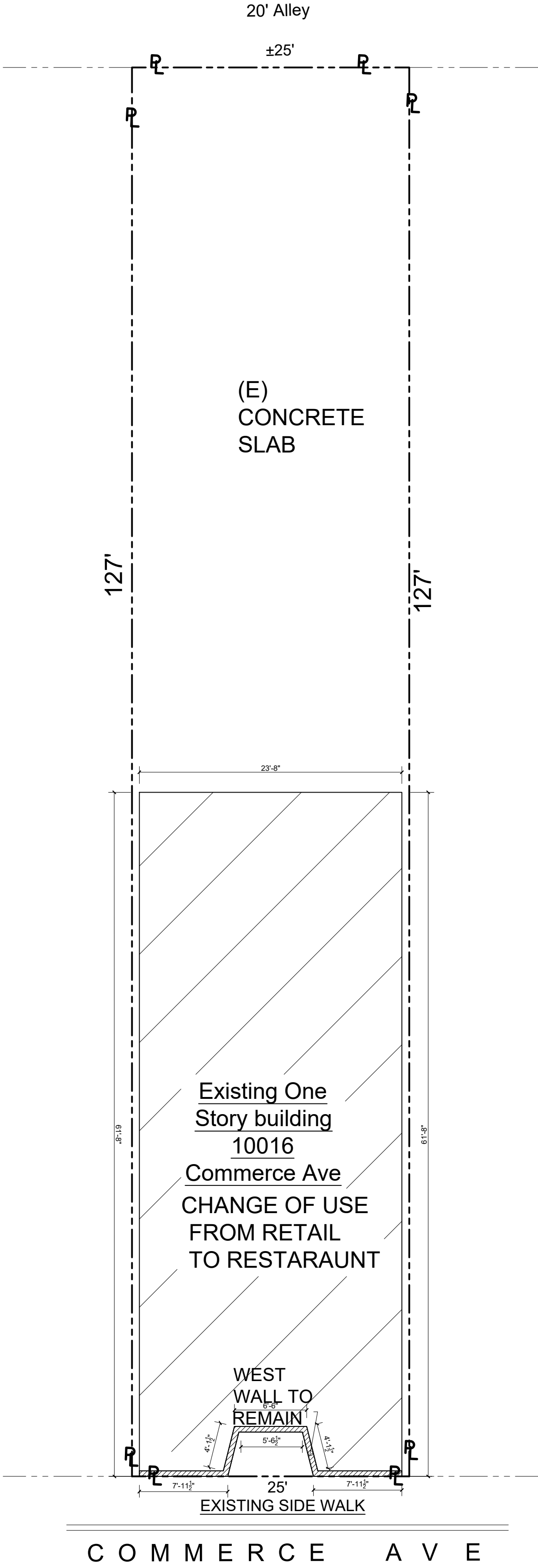
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<b>STAIRS</b> Detail all stairways to comply with Section 1011 a. Rise: 7" max. Run (tread): 11" min. 1011.5 b. Rise: 7.75" max. Run (tread): 10" for stairs within dwelling units. 1011.5.2 c. Headroom clearance: 6'-8." 1011.3 d. Width: (44") (36") (48" between handrails for accessible stairs). 1011.2 e. Landing width: Same as stairway served. 1011.6 f. Landing length: Same as width, max. 48" 1009.6 g. Provide landings at every 12 ft. of vertical rise at stairways. 1011.8 h. Handrail height: 34"-38", max 4" openings 1014.2 i. Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4" - 6.25" perimeter for other shapes. 1014.3 j. A minimum 1.5 inches handrail clearance from adjacent wall. 1014.7 k. Handrail extension of 12" beyond the top and bottom riser. 1014.6 l. 1-hour fire rated construction for the enclosed usable space under the stairs. 1011.7.3 m. Curved stairways to comply with 1011.9 1011.9	
<b>NOTE</b> A. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED B. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (64 LUX.) C. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. 1013.5 D. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 1013.3 E. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. 1013.6.3 F. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.2 FOR EXCEPTIONS. G. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR H. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. I. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.2. J. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. K. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. L. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: I. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS II. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. III. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. IV. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.	

PRIMARY PATH OF TRAVEL

I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Signature *Rafii Nazaryan* Position *Applicant (Architect)*  
Print Name *Rafii Nazaryan* Date *12.07.25*



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

SIPAN

DESIGN & DEVELOPMENT INC.

DESIGN / BUILD AND CONSULTING

CA. STATE LICENSE # 885235

TEL: 818.590.4800

E-MAIL: sipandesign@sbcglobal.net

AD: 705 Balboa Ave. Glendale CA. 91206

DRAWINGS BY: RAFI NAZARYAN (618 ) 378-1000

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BUSINESS OWNER'S NAME: TINTM CAPITAL INC  
CONTACT PERSON'S NAME: EDNA ISAYAN  
CONTACT INFORMATION: Tel: 818-207-7724  
Email: ISAYANEDNA@YAHOO.COM

PROJECT: 225

TEA HOUSE: BLUE DALIA  
10016 COMMERCE AVE. TULUNGA CA. 90027

REVISIONS:

REVISIONS:

REVISIONS:

DATE  
1.14.26

(E) SITE PLAN

SHEET:  
A-1.1

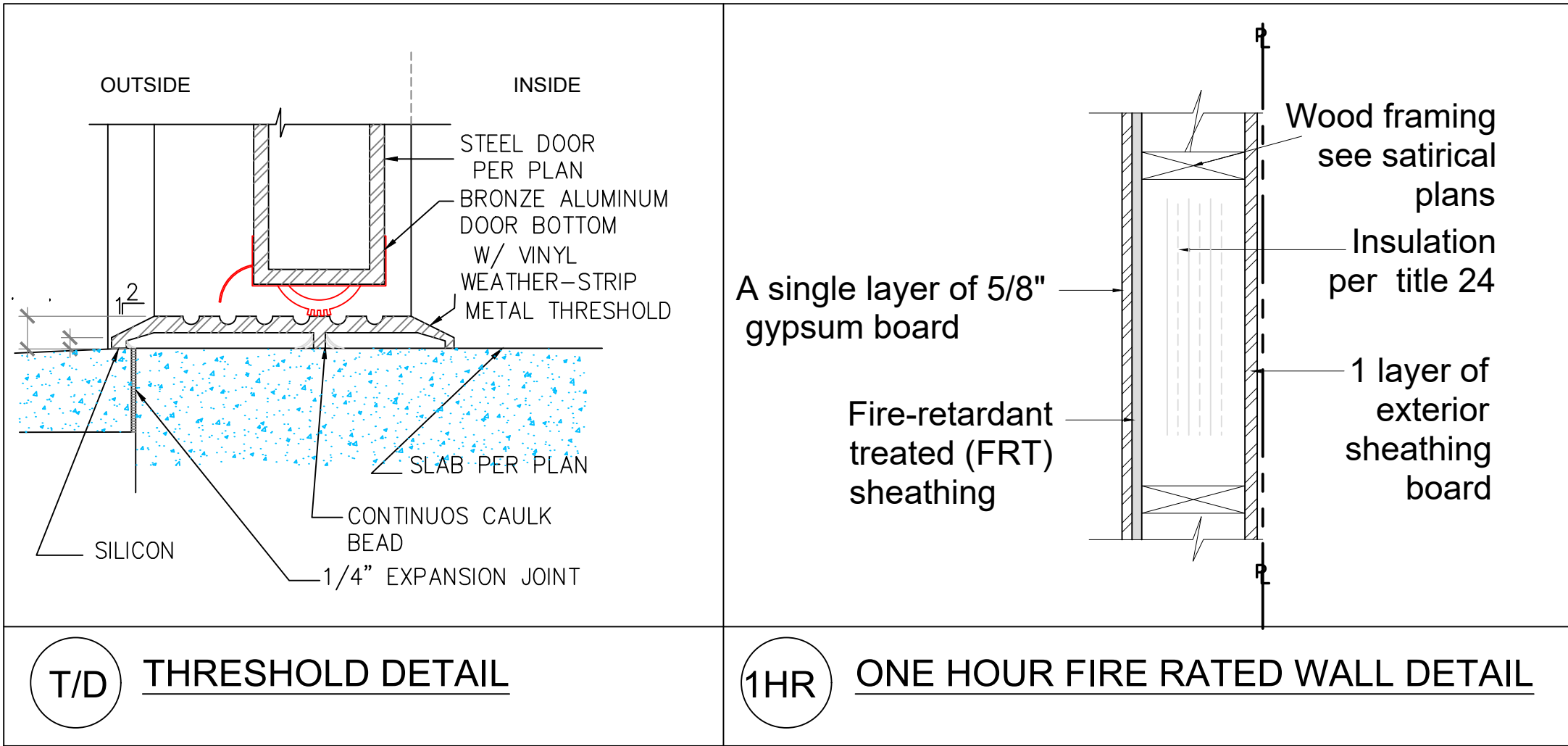
FIXTURE / APPLIANCE LIST / SCHEDULE												
	(N) = NEW (E) = EXISTING	EQUIPMENT OR APPLIANCE	MANUFACTURER	MODEL NO.	NSF	ETL	PLUMBING				THEC. SPECIFICATIONS	COMMENTS / REMARKS
							H / W	C / W	DIR / W	IN / FS		
(N)	1	FRONT RECEPTION / HOST STAND										
(N)	2	WORKING TABLE	GSW	WT - EE3060	YES							STAINLESS STEEL
(N)	3	UNDER COUNTER REFRIGERATOR	COOLER DEPOT	UUC-36R	YES	YES					120 V, 15 AMP ( PLUG - IN )	SELF - CONTAINED. 36" WIDE.
(N)	4	COFFEE GRINDER	MAHLKONIG	EK43	YES	YES					115 V, 9.6 AMP ( PLUG - IN )	
(N)	5	ESPRESSO MACHINE	SLYER	S.N. 12655	YES	YES					115 V, 9.6 AMP ( PLUG - IN )	
(N)	6	BLENDER			YES	YES					115 V, 9.6 AMP ( PLUG - IN )	STAINLESS STEEL
(N)	7	WALL MOUNT HAND WASHING SINK	GSW	HS - 1615S	YES		YES	YES	YES		2 SIDED SPLASH GUARDS	STAINLESS STEEL
(N)	8	1 COMPARTMENT (Food prep) SINK	GSW	SE181824	YES	YES	YES	YES		YES	24" D. X 45" W. X 42" H.(1 X 24" D/B)	STAINLESS STEEL
(N)	9	WALL MOUNT STORAGE SHELF	REGENCY		YES							STAINLESS STEEL / PAINTED WOOD
(E)	10	3 COMPARTMENT SINK (Manual washing) SINK	GSW	SE18183D	YES		YES	YES	YES		80" L. L&R 18" X 24" DRAIN BOARDS. 3 BOWLS. BW=18", BL=18", BD= 12".	STAINLESS STEEL
(E)	11	WIRE RACK SHELF FOR UTENSILS	REGENCY		YES							CHROME PLATED
(N)	12	WALL MOUNT RACK W / SHELF FOR MOP & BROOM	REGENCY		YES	YES						STAINLESS STEEL
(N)	13	1 COMPARTMENT (Mop) SINK	GSW	SE18181P	YES		YES	YES	YES		EQUIPPED W / BACK FLOW DEVICE	STAINLESS STEEL
(N)	14	GRIDDLE	DUKERS	DCB24	YES	YES					120 V, 15 AMP ( PLUG - IN )	NATURAL GAS. ¾" SUPPLY
(N)	15	SIX BURNER RANGE	COOK RITE	ACHP-2	YES	YES					120 V, 15 AMP ( PLUG - IN )	NATURAL GAS. ¾" SUPPLY
(N)	16	CONVECTION OVEN	MOFFAT	E35D6-26	YES	YES					120 V, 15 AMP ( PLUG - IN )	NATURAL GAS. ¾" SUPPLY
(N)	17	PANINI PRESS	WARING	WPG250	YES	YES					120 V, 15 AMP ( PLUG - IN )	
(N)	18	EMPLOYEE LOCKER	REGENCY	ELS - 5DR								POWDER COATED
(N)	19	FREE STANDING WIRE RACK SHELF	GSW	SHH24243D							16" D. X 12" W. X 77" H.	CHROME PLATED
(N)	20	1 DOOR FREEZER	COOLER DEPOT	SCL2-E-HC	YES	YES					120 V, 15 AMP ( PLUG - IN )	SELF - CONTAINED. 52" WIDE.
(N)	21	2 DOOR REFRIGERATOR	COOLER DEPOT	SCL2-E-HC	YES	YES					120 V, 15 AMP ( PLUG - IN )	SELF - CONTAINED. 52" WIDE.
(N)	22	AIR CURTAIN	GSW	FM - 1509SA1 (36")	YES						115 V, 8 AMP ( DOOR ACTIVATED )	METAL WHITE CASE, (AIR V.= 1,471 CFM)

- (E) W/H

NO: 1 WATER HEATER (GAS) THANKLESS NAVIENNPE-240A2, INDOOR 199,000 BTU INPUT. LOCATED ABOVE MOP SINK. (7.8 GPM AT 50 DEGREE)
- (E) H-1

HOOD 10' X 4' TYPE I . CAPTIVE AIR / ECON AIR 2,800 CFM (The cut sheet and information for this existing hood is provided by Mechanical Contractor).
- (E) MUA

MAKE UP AIR, INTERLOCKED WITH HOOD SYSTEM.



OCCUPANCY LOAD CALCULATIONS				
SPACE	USE*	AREA (SF)	LOAD FACTOR	OCCUPANCY
DINNING ROOM	B	687' Sq.	15	42.5
KITCHEN, STORAGE,	B	290 Sq.	200	1.5
OFFICE	B	55	150	0.4
TOTAL		1,320 Sq. Ft.		47
NOTE: * OCCUPANT USE AND LOAD FACTOR PER ON CBC TABLE 1004.1.2				



EGRESS CALCULATIONS				
EXIT #	NUMBER OF OCCUPANTS	WIDTH FACTOR	REQUIRED WIDTH*	PROVIDED WIDTH
EXIT 1	46	0.2	3'	36"
EXITS REQUIRED				1
EXITS PROVIDED				2
OCCUPANT LOAD:	46 < 50 = 1 EXIT REQUIRED			1
COMMON PATH OF EGRESS TRAVEL: 64' < 100'-0" = 1 EXIT REQUIRED 1				
NOTE: * MINIMUM WIDTH REQUIRED IS 32" PER CBC 1008.1.1				




- INTERIOR FINISHES**

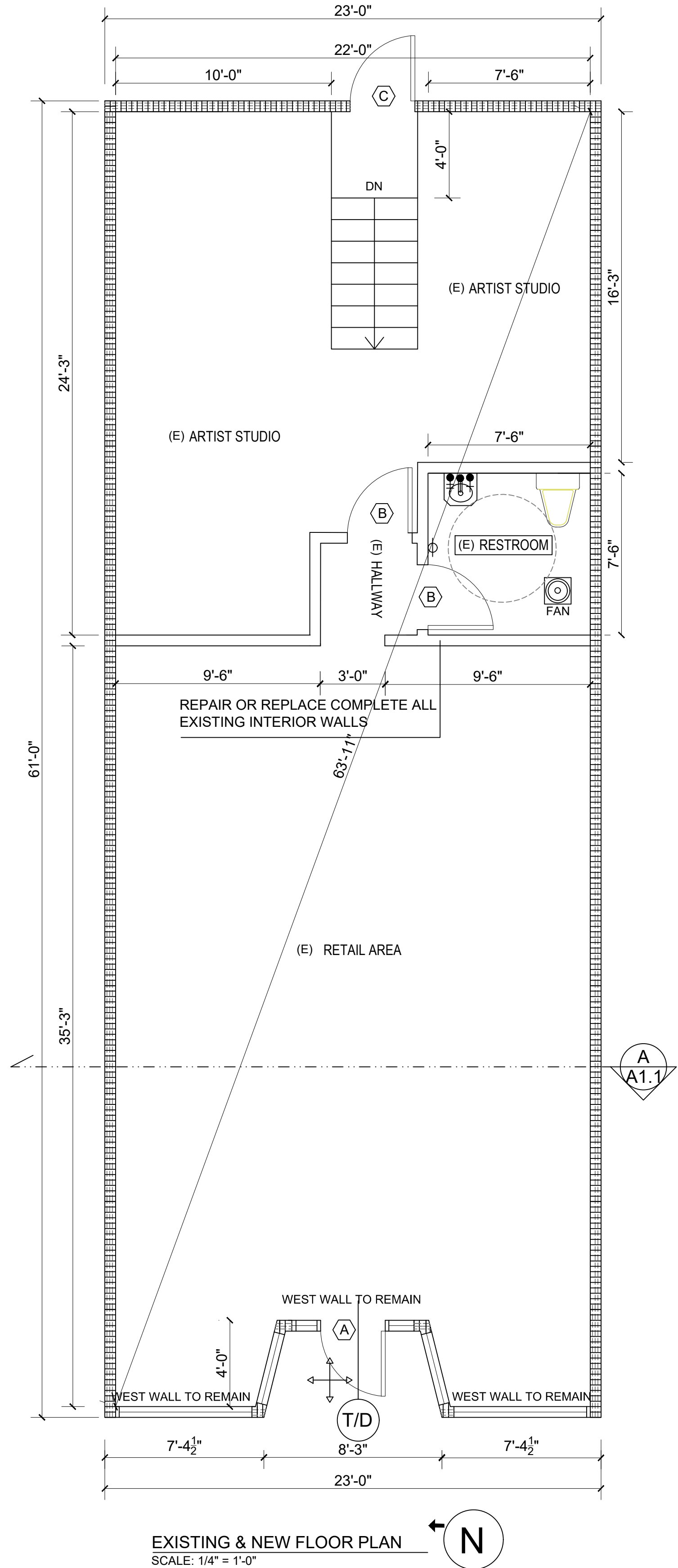
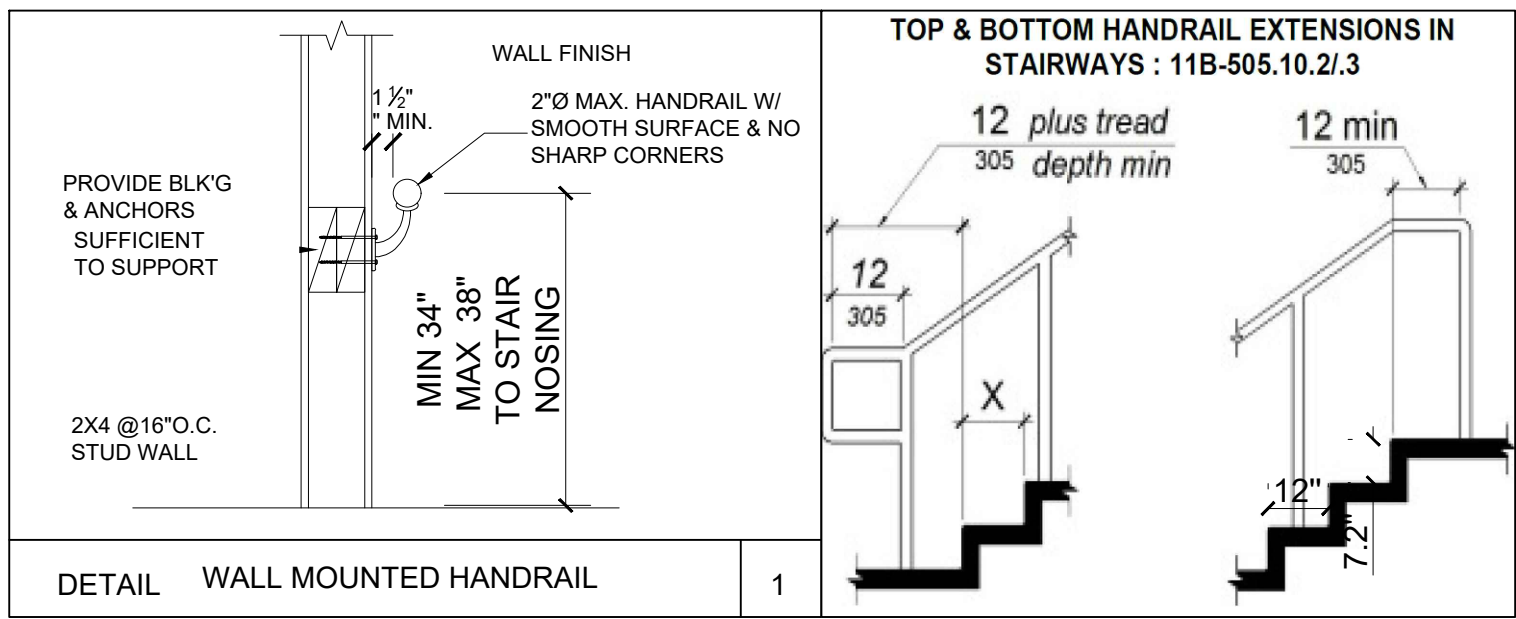
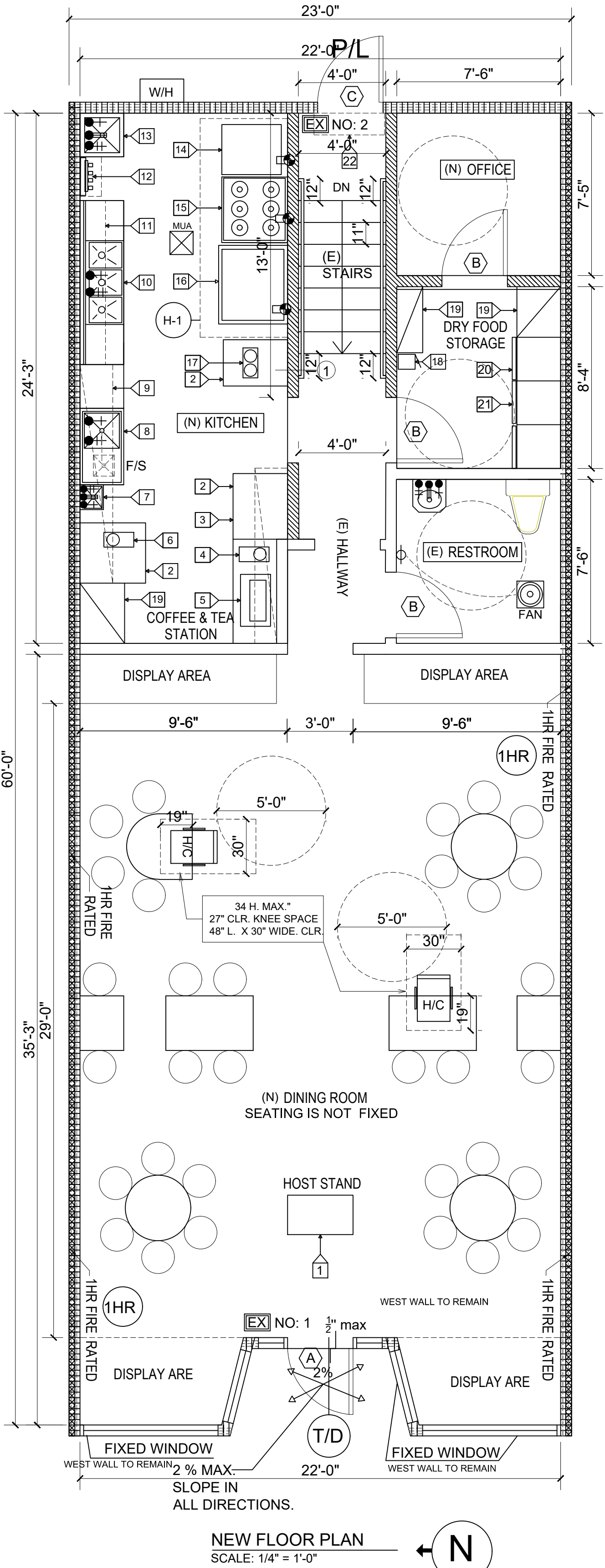
1. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.3. SPECIF THE CLASSIFICATIONS PER TABLE 803.13 AND SECTION 803.3. CLEARLYINDICATE ON THE PLANS.

2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.13)

DOOR SCHEDULE							
DOOR NUMBER	QTY.	WIDTH x HEIGHT	MATERIAL	OPERATION	TEMPERED GLASS?	EXISTING OR NEW	REMARKS
(A)	1	36" x 84"	WOOD 1/2" GLASS	SWING	YES	EXISTING	PANIC HARDWARE
(B)	1	36" x 80"	MDF	SWING		EXISTING	ACCESSIBLE COMPLIANT LOUVER HARDWARE
(C)	1	36" x 80"	STEEL	SWING		NEW	ACCESSIBLE COMPLIANT LOUVER HARDWARE

WALL LEGEND	
	EXISTING INTERIOR WALLS
	NEW INTERIOR WALLS

	EXISTING INTERIOR WALLS TO BE REMOVED
	EXISTING EXTERIOR WALLS TO BE REMOVED AND REPLACED
	1HR FIRE RATED



SIPAN

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DESIGN / BUILD AND CONSULTING  
 CA. STATE LICENSE # 885235  
 TEL: 818.590.4800  
 E-MAIL: sipandesign@sbcglobal.net  
 AD: 705 Balboa Ave. Glendale CA. 91206

DRAWINGS BY:  
 RAFI NAZARYAN (818) 378-1000

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 CONTACT PERSON'S NAME: EDNA ISAYAN  
 CONTACT INFORMATION: Tel: 818-207-7724  
 Email: ISAYANEDNA@YAHOO.COM

TEA HOUSE: BLUE DALIA  
 10016 COMMERCE AVE. TULUNGA CA. 90027

PROJECT: 225

REVISIONS:

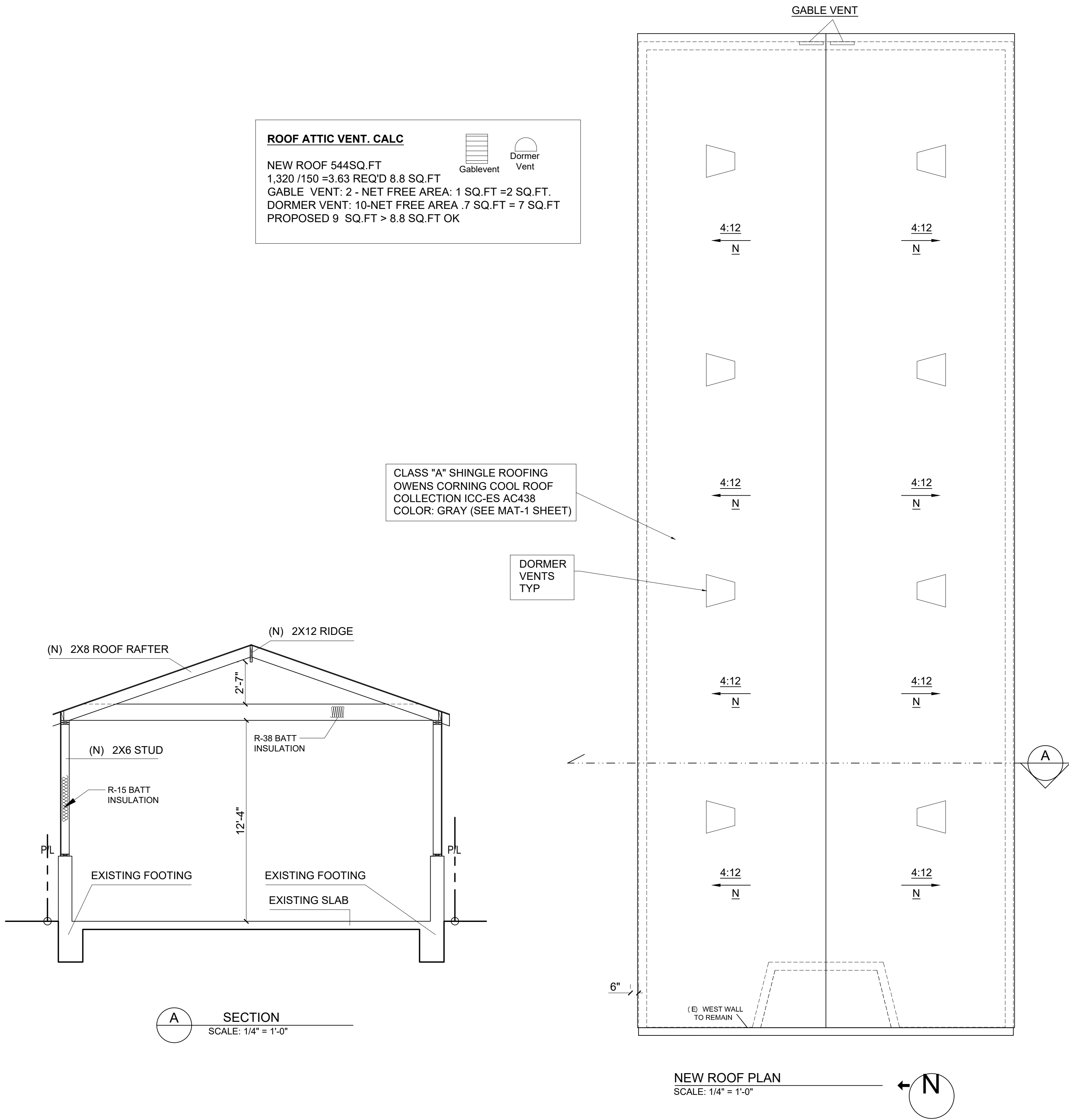
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DATE  
 11.11.26

EXISTING FLOOR PLAN  
 NEW SPACE PLAN

SHEET:  
 A-1



SIPAN  
DESIGN &  
DEVELOPMENT  
INC.  
DESIGN / BUILD AND CONSULTING  
CA. STATE LICENSE # 885235  
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E-MAIL: sipandesign@sbcglobal.net  
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Email: ISAYANEDNA@YAHOO.COM

PROJECT: 225  
  
TEA HOUSE. BLUE DALIA  
10016 COMMERCE AVE. TUNJUNGA CA. 90027

REVISIONS:

REVISIONS:

REVISIONS:

DATE  
1.14.26

EXISTING  
FLOOR PLAN  
NEW SPACE  
PLAN

SHEET:  
A-1.1