



HANDEL'S ICE CREAM LA MESA 2,616 S.F. TENANT IMPROVEMENT DESIGN REVIEW BOARD 7995 LA MESA BLVD, LA MESA, CA 91942

ABBREVIATIONS table listing various construction terms and their abbreviations.

FIRE NOTES table containing fire safety regulations, emergency lighting requirements, and exit signs.

BUILDING DEPT NOTES table detailing structural requirements, general notes, and mechanical/plumbing specifications.

SPECIL INSPECTIONS / SPECIAL REQUIREMENTS table listing inspection requirements and permit information.

PROJECT INFORMATION table providing details on project name, location, owner, and legal descriptions.

SHEET INDEX table listing sheet numbers, descriptions, and general information.

GENERAL DRAFTING SYMBOL LEGEND table defining symbols for north arrow, wall section, detail cut, and other drafting elements.

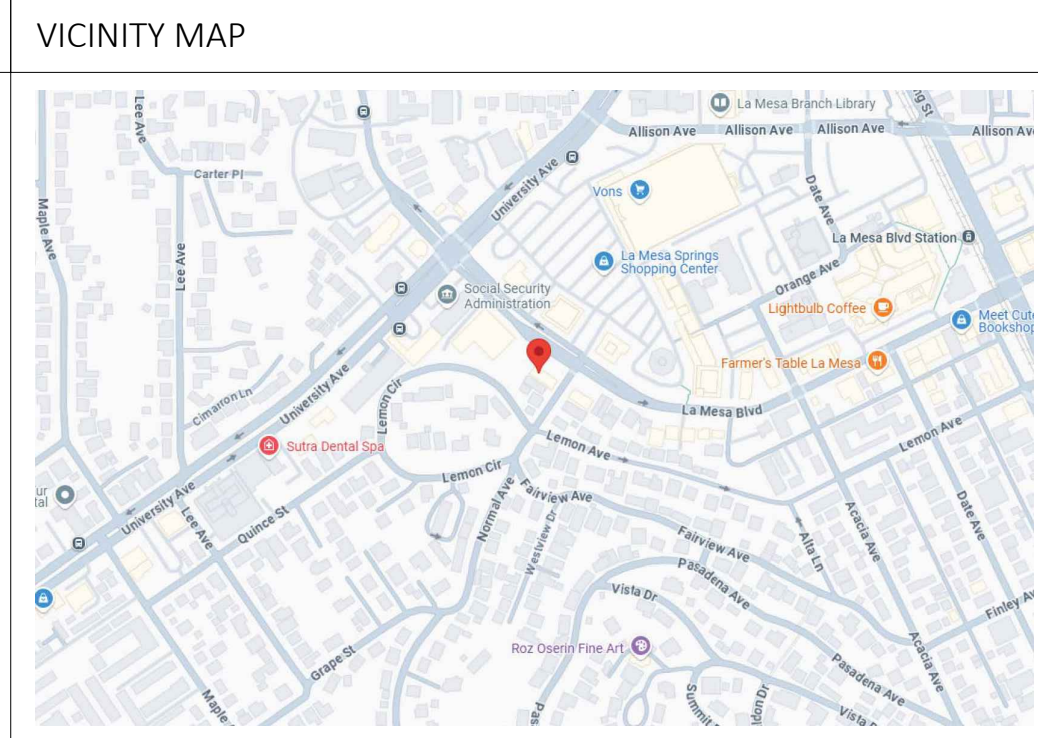
STATE REQUIREMENTS table detailing state-mandated safety and construction standards.

MECHANICAL & PLUMBING NOTES table providing specific technical requirements for building systems.

PLUMBING FIXTURE ANALYSIS table detailing fixture counts and occupant load calculations.

DEFERRED SUBMITTAL table listing items to be submitted later in the project timeline.

SAFEGUARDS DURING CONSTRUCTION NOTES table outlining safety protocols and site management requirements.



DATE SIGNED 03/28/2026

OWNER / TENATE ALLTY, INC DBA: HANDEL'S ICE CREAM

PROJECT TITLE 7995 LA MESA BLVD LA MESA, CA 91942

REVISIONS table with columns for NO, DATE, and DESCRIPTION.

AGENCY STAMP table with fields for DRAWN BY, CHECKED BY, PRINTED ON, PERMIT NO, and TITLE.

TITLE SHEET PROJECT STAT'S SHEET # A001 NO. OF



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OWNER / TENANT
ALTY, INC
DBA: HANDEL'S ICE CREAM
TERRY YARWICK
1748 GRANITE HILLS DR
EL CAJON, CA 92019



PROJECT ADDRESS
7995 LA MESA BLVD
LA MESA, CA 91942

NO.	DATE	DESCRIPTION
09/22/25	PC1 - SUBMITTAL SET	
03/28/26	PC2 - DRB REVIEW CORR.	

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY:

PRINTED ON: 03/28/2026

PERMIT NO:

TITLE

DOOR SCHEDULE

SHEET #

A006

NO. OF

DOOR & FRAME SCHEDULE																
NO.	QNTY	SIZE	MANUFACTURER	MANUFACTURER	LOCATION	TYPE	MAT.	FRAME				HARDWARE	LOCK SET	NOTES / FIRE RATING		
								CORE	FINISH	GLAZING	MAT.				FINISH	
FIRST FLOOR																
D01	1	36" x 84" x 1-3/4"		SOLID CORE EXTERIOR	EMPLOYEE ENTRANCE		METAL	SC	PT	NONE	METAL	PT	CL, NRP, WS, LA, KLM, TH			
D02	1	36" x 84" x 3"		TEMPERED GLASS ENTRANCE DOOR	MAIN ENTRANCE		ALUM	ALUM	ANODIZED	TEMPERED	ANODIZED	ANODIZED	CL, NRP, WS, LA, KLM, TH		TEMPERED GLASS	
D03	1	36" x 84" x 1-3/4"		HM DOORS	RESTROOM		METAL	SC	PT	NONE	METAL	PT	CL, LA, KP, LPRS			
D04	1	36" x 80" x 1-3/4"		HM DOORS	RESTROOM		HM	HC	PT	NONE	HM	PT	CL, LA, KP, LPRS			
D05	1	36" x 84" x 1-3/4"		HM DOORS	OFFICE		HM	HC	PT	NONE	HM	PT	CL, LA, KLM, KP,			
D06	1	36" x 80" x 1"		ELIASON DUAL SWING KITCHEN	ELIASON DUAL SWING		SS	SS	SS	TEMPERED	SS	PT	CL, KP, VP		TEMPERED GLASS VISION PANEL	
D07	1	36" x 84" x 3"		TEMPERED GLASS DOOR	SERVING / CUSTOMER AREA		ALUM	ALUM	ANODIZED	TEMPERED	ANODIZED	ANODIZED	CL, WS, LA, KLM, PH		TEMPERED GLASS	
D08	1	48" x 84" x 1-3/4"		HM DOORS LOUVERED	WATER HEATER CLOSET		HM	HC	PT	NONE	HM	PT	CL, KLM, LA, KP			
D09	1	14'-0" x 9'-0" x 4"		OVERHEAD GLASS GARAGE DOOR	CUSTOMER AREA		ALUM	ALUM	ANODIZED	TEMPERED	ANODIZED	ANODIZED			TEMPERED GLASS	
D10	1	36" x 80" x 1-3/4"		WALK-IN - COOLER MANUFACTURER	WALK IN COOLER		GALV.	INSULATED	GALV.	NONE	GALV.	GALV.				

DOOR HARDWARE LEGEND										
AL	ALUMINUM		HM	HOLLOW METAL		PRE	PRE-FINISHED		W	WOOD
BB	BALL BEARING BOLTS		IN	INSULATED		PT	PAINT		WS	WEATHERSTRIPPING
C	CHAIN		LPRS	LEVER PRIVACY SET		SC	SOLID CORE		KLM	KEY LOCKING MECHANISM
CL	CLOSER - NORTON LIGHT DUTY REGULAR - MODEL # H-119705IL - INTERIOR - NORTON HEAVY DUTY HOLD OPEN - MODEL #H-119795IL - EXTERIOR		LS	LOCK SET		ST	STAIN		PP	PUSH PULL HARDWARE
DB	DEAD BOLT		NRP	NON REMOVABLE PIN		ST	STOP		KP	KICK PLATE
GL	GLAZING - TEMPERED GLASS - BY MANUFACTURE OR INSTALLED		PB	PANIC BAR		TH	ALUMINUM THRESHOLD		LA	KICK PLATE

LOCK SET / HARDWARE SET									
NUMBER	QNTY	MANUFACTURER	MODEL NO.	LOCATION	FINISH	INSTALL HEIGHT	EGRESS COMPLIANT PANIC HARDWARE	NOTES	
L01	1	SCHALGE	ANSI 551PD F81 ENTRANCE LOCK	ENTRANCE DOOR	613 - BRUSHED ALUMINUM	33" - 43"	NO	UNLOCKED BY KEY FROM OUTSIDE WHEN OUTER LEVER IS LOCKED - INSIDE LEVER ALWAYS UNLOCKED.	
L02	1	SCHALGE	ANSI 540D F76 ENTRANCE LOCK	BATHROOM PRIVACY LOCK	625 - BRUSHED ALUMINUM	33" - 43"	NO	PUSH BUTTON LOCKING / OBTAINABLE FROM OUTSIDE WITH SMALL NARROW TOOL. TURNING THE INSIDE LEVER RELEASES BUTTON.	
L03	1	ELIASON	ELIASON	NO LOCK SET - ONLY SPRING LOADED CLOSING HINGES (DUAL SWING)	STAINLESS STEEL	PUSH PLATE @33" - 43"		SELF CLOSING DUAL SWING KITCHEN DOOR. NO LOCK HARDWARE	

EMERGENCY LIGHTING NOTES

- 1008.2 ILLUMINATION REQUIRED
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
- 1008.3.4 DURATION
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. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- 1008.3.5 ILLUMINATION LEVEL UNDER EMERGENCY POWER
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. IN GROUP 1-2 OCCUPANCIES, FAILURE OF A SINGLE LAMP IN A LUMINAIRE SHALL NOT REDUCE THE ILLUMINATION LEVEL TO LESS THAN 0.2 FOOTCANDLE (2.2 LUX).
- 1013.1 WHERE REQUIRED
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30 480 MM) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
EXTERIOR LIGHTING CIRCUITRY REQUIRED TO OPERATE DURING DARKNESS SHALL NOT BE CONNECTED TO A SWITCH. THE OPERATION SHALL BE AUTOMATIC AT SUNDOWN.
- THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. LIGHTS SHALL BE EQUIPPED WITH VANDAL PROTECTION.

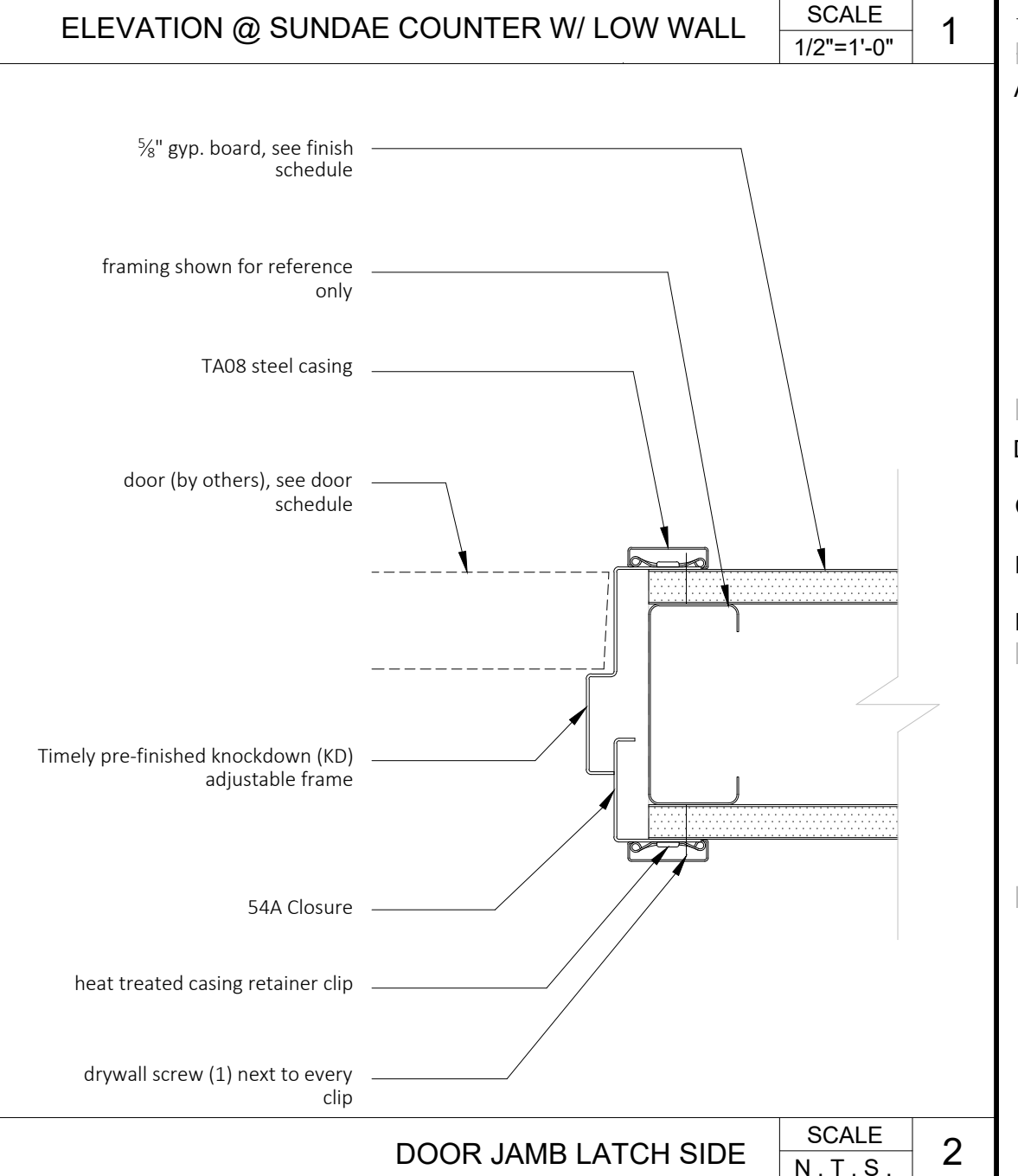
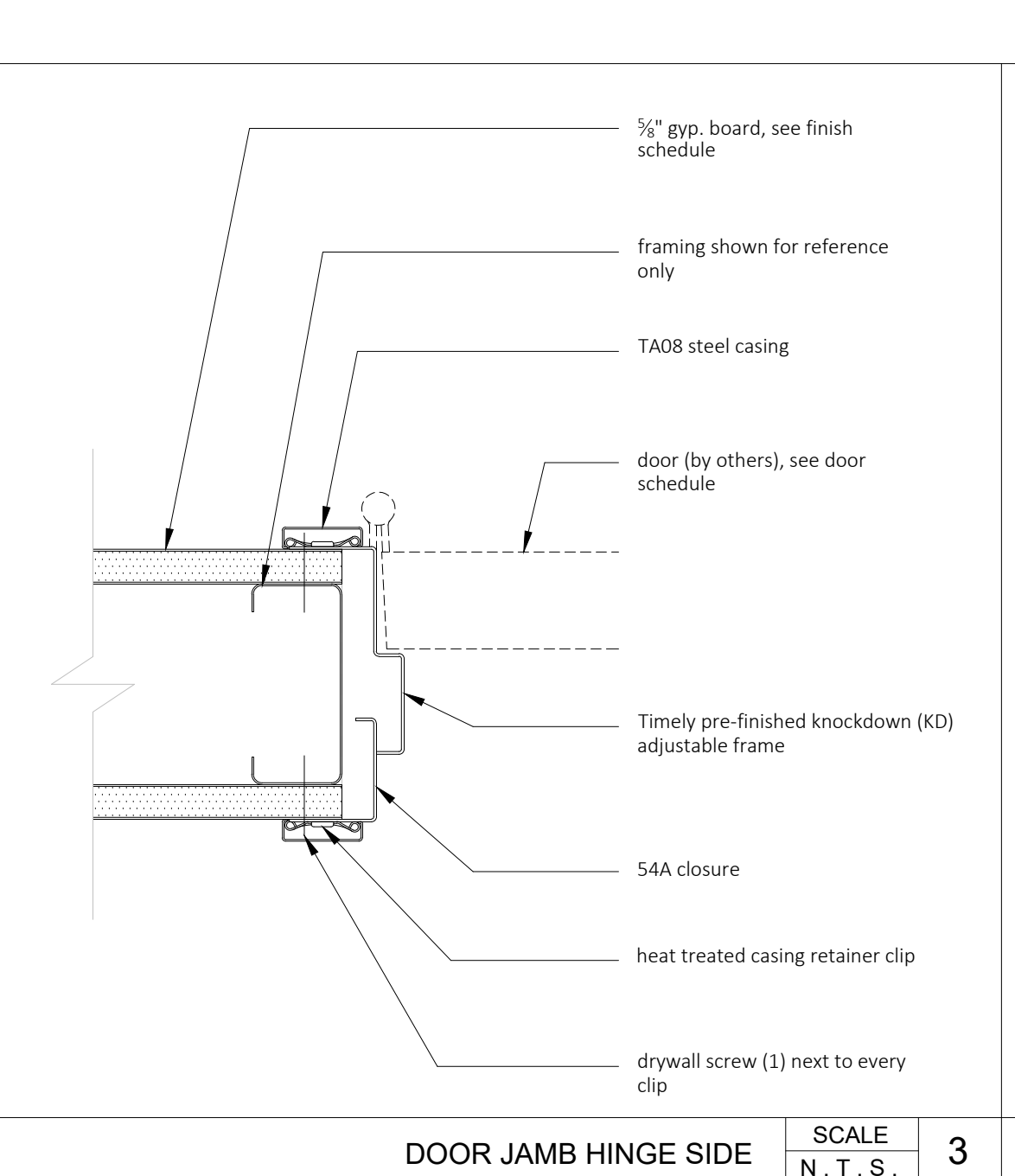
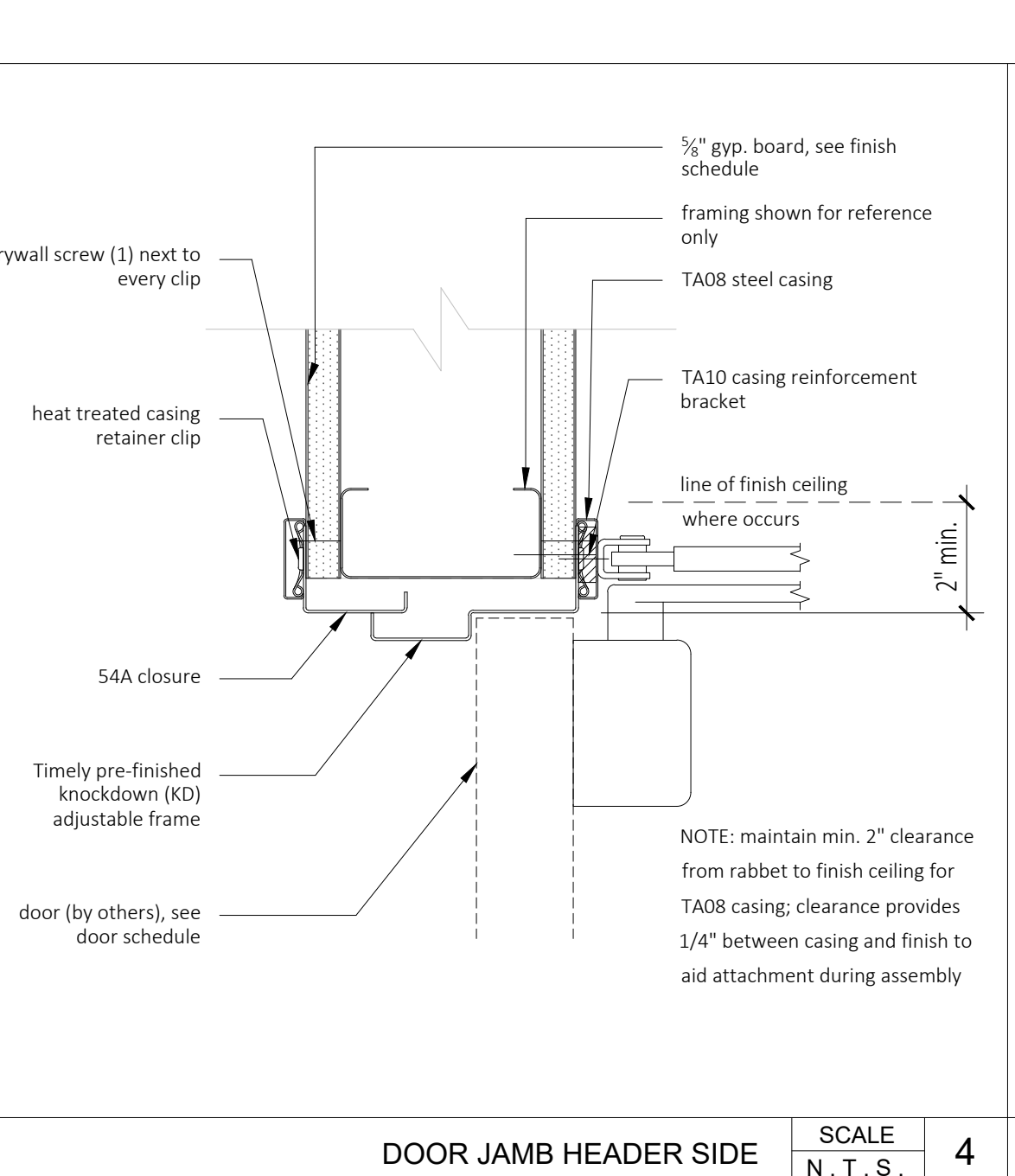
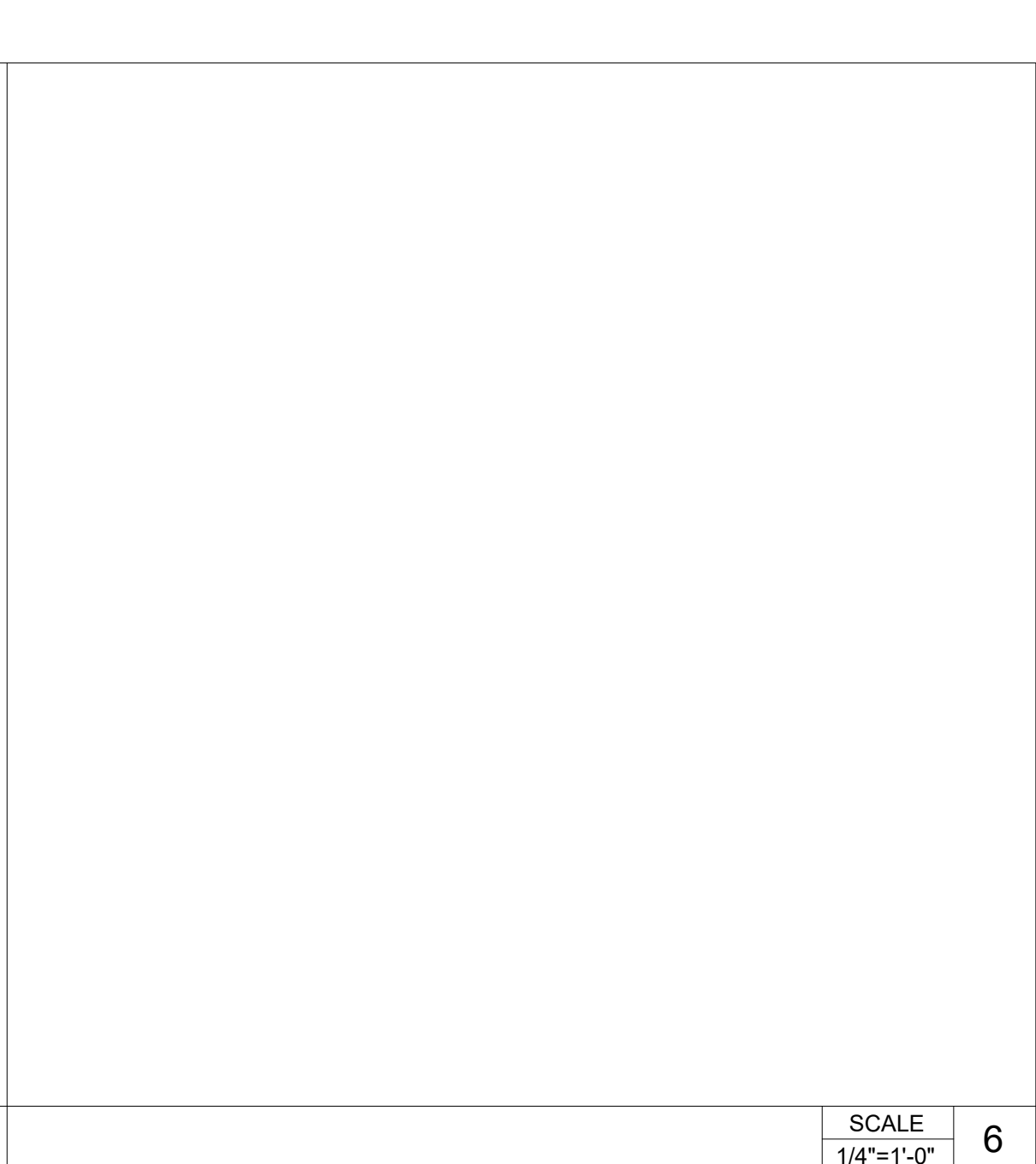
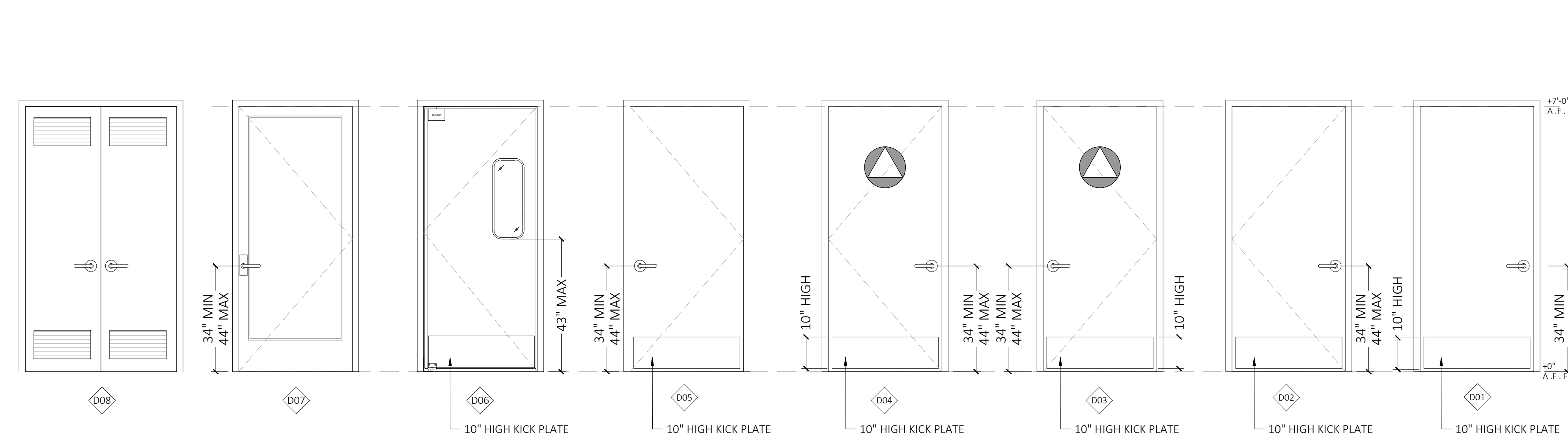
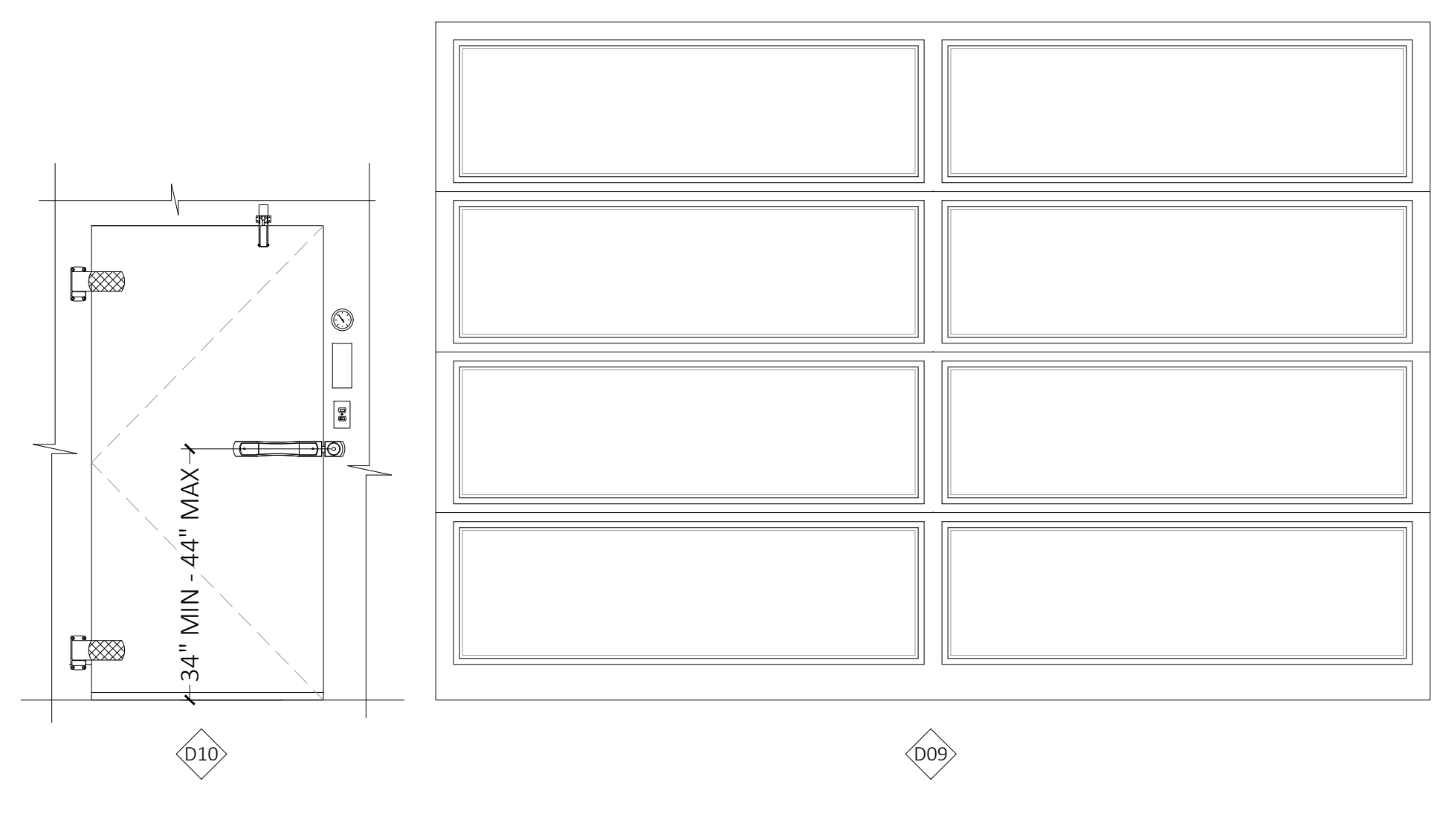
DOOR NOTES

NOTES:

- DOORS - EACH LEAF OF DOORS IN A MEANS OF EGRESS SHALL PROVIDE MIN 32" CLEAR OPENING AND A MIN HEIGHT OF 6'-8". BUT IN NO CASE SHALL SHALL ANY SWINGING DOOR LEAF SHALL EXCEED 48" (CFR 1010.1.1)
- SPARE
- WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED, A KEY KNOB BOX SHALL BE INSTALLED IN AN APPROVED LOCATION(S). FOR EXISTING KEY BOXES UPDATED KEYS SHALL BE PROVIDED. (MULTI-TENANT BUILDING) (CFR 506.1)
- IDENTIFICATION - WHEN REQUIRED, KEYS SHALL BE CLEARLY TAGGED AS TO THE AREA AND/OR LOCATION THEY SERVE AND A MIN. OF 3 SEPARATE SETS SHALL BE LOCATED WITHIN THE KEY BOX.
- TWO THUMB LOCKS ARE PERMITTED
- MAIN ENTRANCE DOOR IS THE ONLY DOOR WITH THE "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" SIGN, AND DOUBLE KEYED LOCKING SYSTEM. ALL OTHER REQUIRED EXITS SHALL HAVE VALID EXIT DOOR HARDWARE.
- SELF-RELEASING DOOR HARDWARE WITH INTERCONNECTED SINGLE LOCKING HARDWARE, SINGLE DEADBOLT PROTECTION WITH SINGLE MOTION EXITING (CO-ACTIVATION) WHEN THE LEVER IS TURNED. THE DEADBOLT RETRACTS WHEN THE INTERIOR LEVER IS TURNED.
- SELF-RELEASING DOOR HARDWARE: THE OUTSIDE LEVER IS LOCKED AND UNLOCKED BY A KEY FROM THE EXTERIOR. THE INSIDE LEVER IS ALWAYS UNLOCKED AND PROVIDES A SINGLE MOTION EXITING WHEN THE INTERIOR LEVER IS TURNED.
- OTHER THAN THE MAIN ENTRANCE, REQUIRED EXIT DOORS AND DOOR SCHEDULES SHALL MATCH EITHER NUMBER 1 OR 2. IF ONLY ONE EXIT IS REQUIRED AND THEY HAVE A 2ND DOOR, MAKE SURE THE HARDWARE IS CORRECT. IN OTHER WORDS, THE SECOND DOOR SHOULD NOT HAVE AN EXIT SIGN ABOVE AND DOUBLE KEYED LOCKING HARDWARE. IF ONLY ONE EXIT IS REQUIRED AND THEY ARE CALLING OUT TWO EXITS PROVIDED. THE MAIN ENTRANCE SHALL HAVE THE SIGN AND DOUBLE KEYED LOCKING SYSTEM. THE SECOND DOOR WITH AN EXIT SIGN SHALL BE PROVIDED WITH HARDWARE TYPE 1 OR 2
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS ARE REQUIRED TO BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

NOTES:

- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, U-SHAPED HANDLES, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES MIN. AND 44 INCHES MAX ABOVE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, THE OPERABLE PARTS SHALL BE EXPOSED AND OPERABLE FROM BOTH SIDES. PER (11B-404.2.7)
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL.
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISHED FLOOR MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOISTS IN THESE SURFACES SHALL BE WITHIN 3/8" OF THE SAME PLAN AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (11B-404.2.10)
- THE MAX FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY WY THE FOLLOWING. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH
- OTHER THAN REQUIRED FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAX. OPENING FORCE OF 5LBS
- DOORS MUST HAVE A MIN OF 32IN CLEAR WIDTH



SCALE 1/4"=1'-0" 8

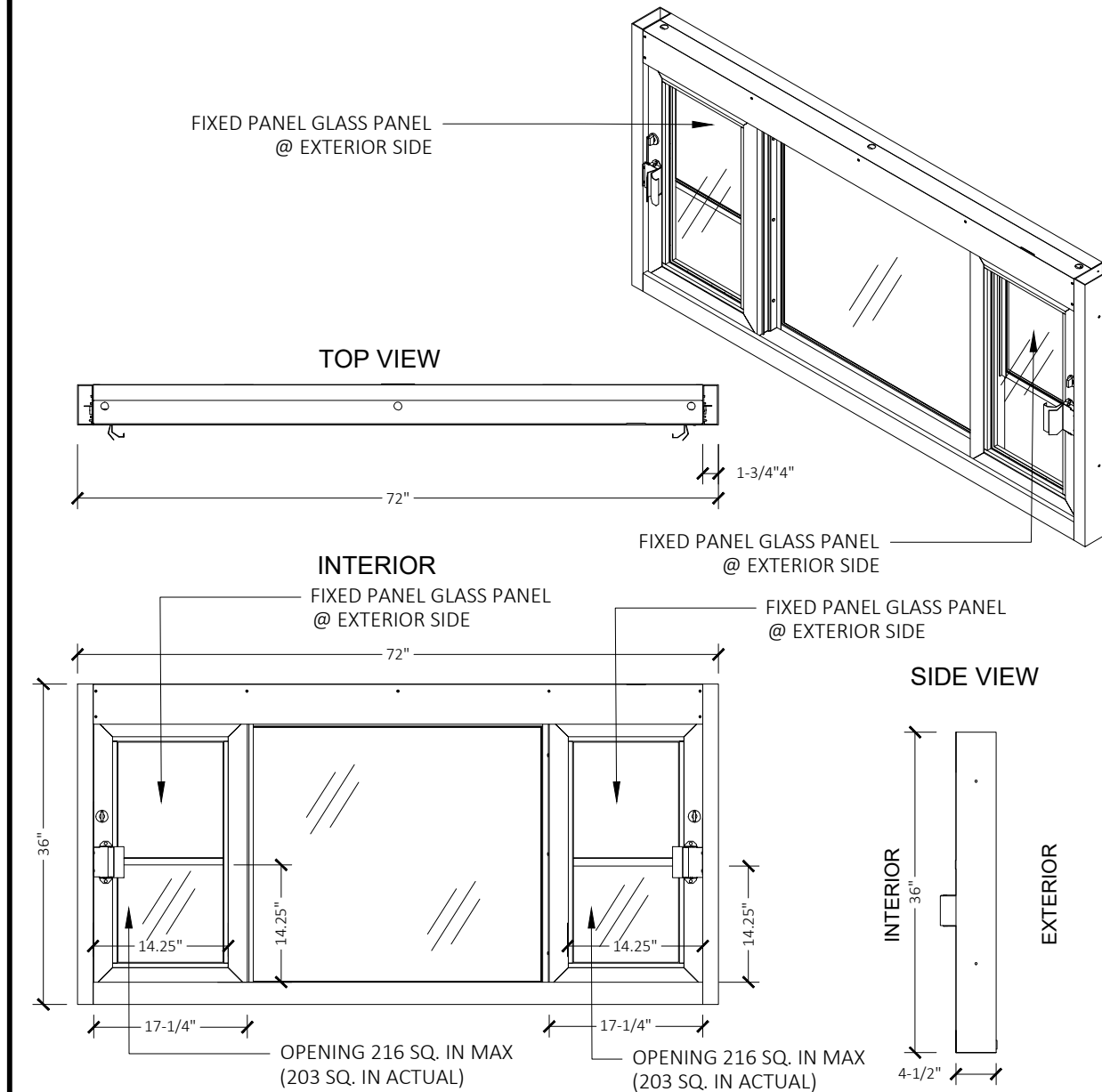
SCALE 1/4"=1'-0" 6

SCALE N.T.S. 4

SCALE N.T.S. 3

SCALE N.T.S. 2

SCDS NEW MODEL



PLEASE SELECT:

1. FRAMING:
 Aluminum
 Bronze Anodized
 Clear Anodized
 Other:

2. FRAME COLOR:
 Bronze Anodized
 Clear Anodized
 Other:

3. GLAZING:
 1/4" Tempered
 3/4" Poly-L1
 1-1/4" Poly-L3
 Storm Impact
 Other:

4. INSULATION:
 1" Insulated
 1" Insulated + Low-E
 1-1/4" Acrylic-L1
 1-1/4" Acrylic-L3
 Other:

Key Notes

Unit:
 SCDS NEW MODEL

Actual Dimension:
 72(W) x 36(H)

Rough Opening:
 72-3/8(W) x 36-3/8(H)

Service Opening:
 14-1/2(W) x 14-1/2(H)

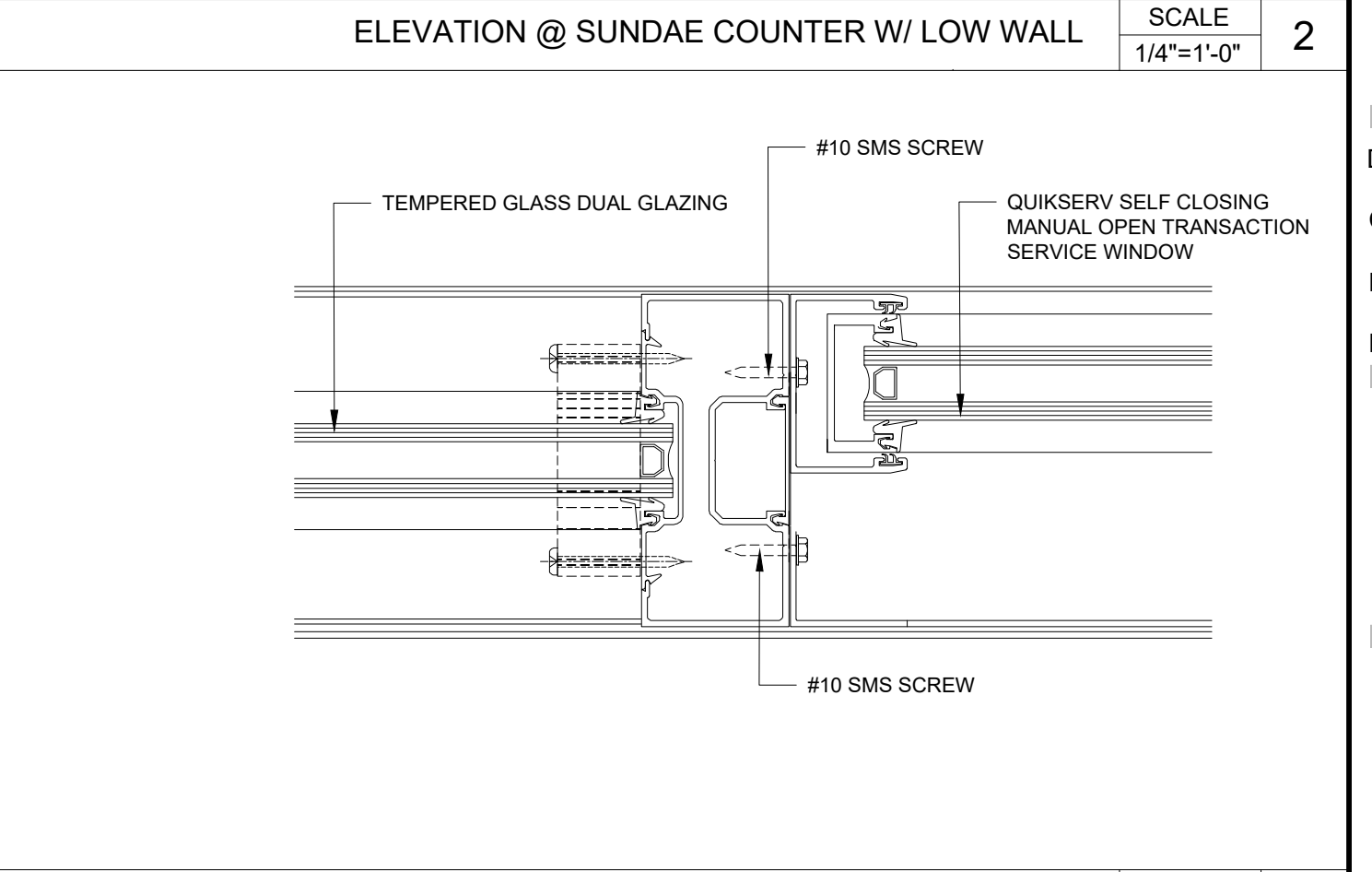
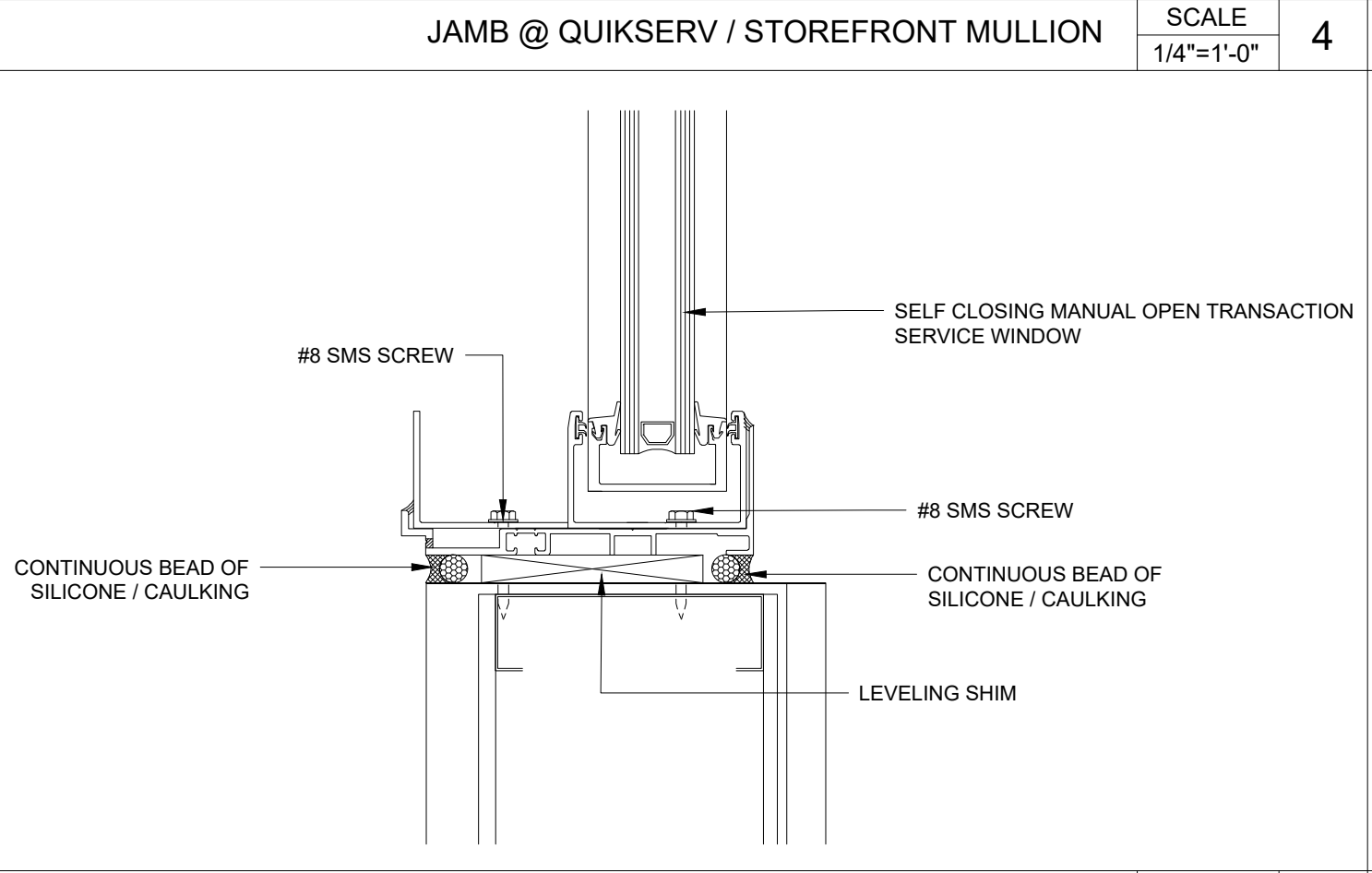
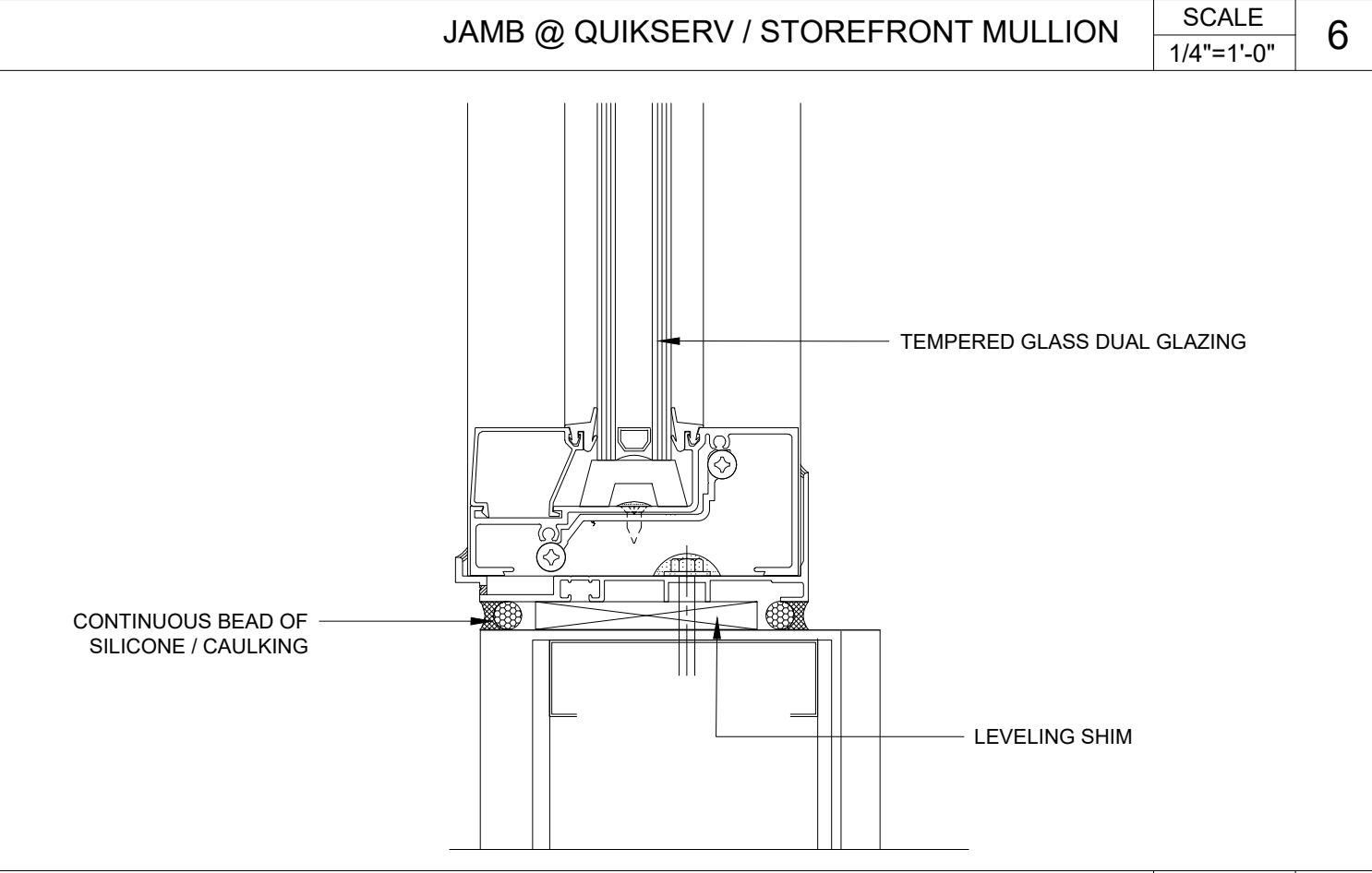
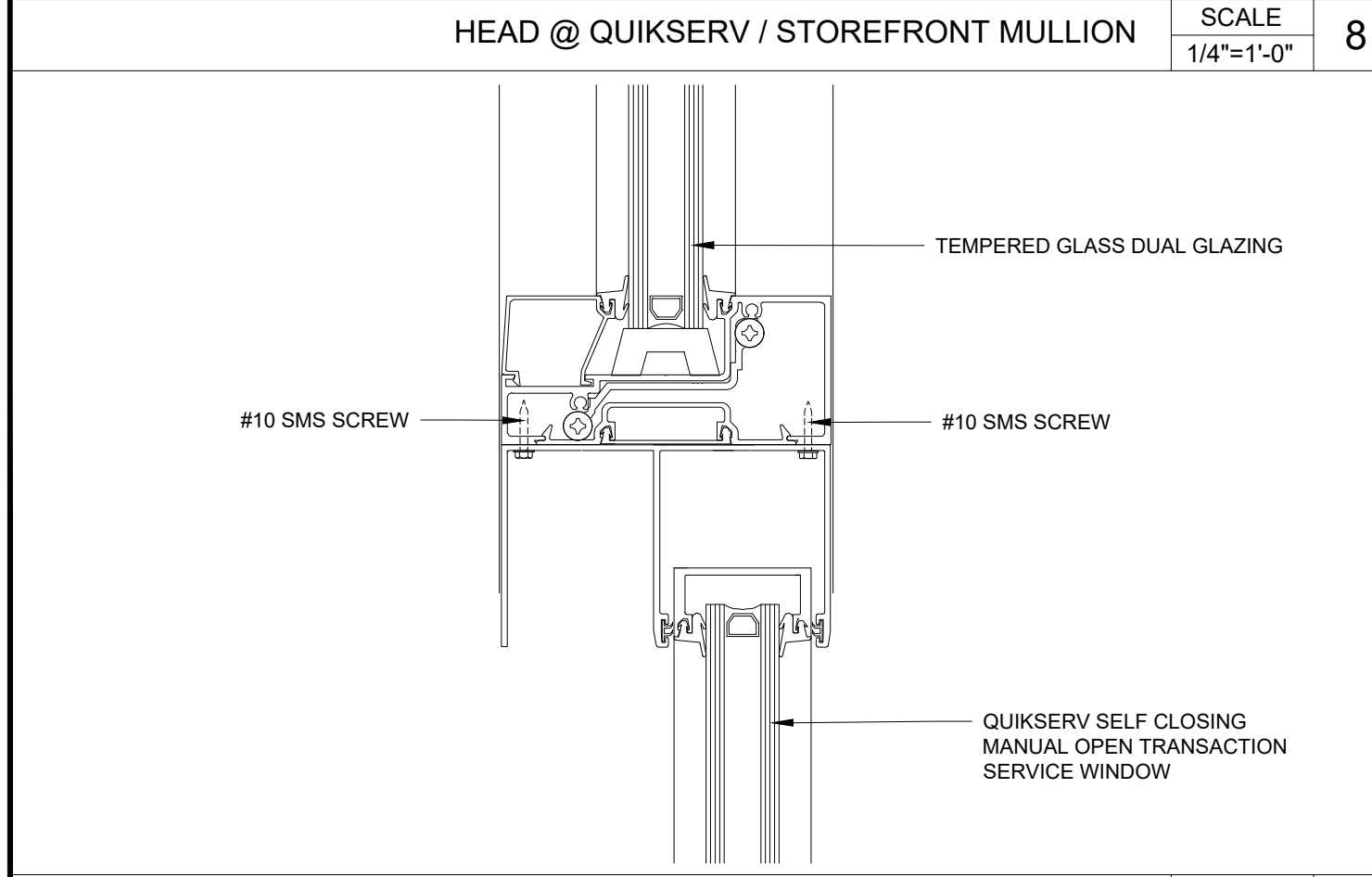
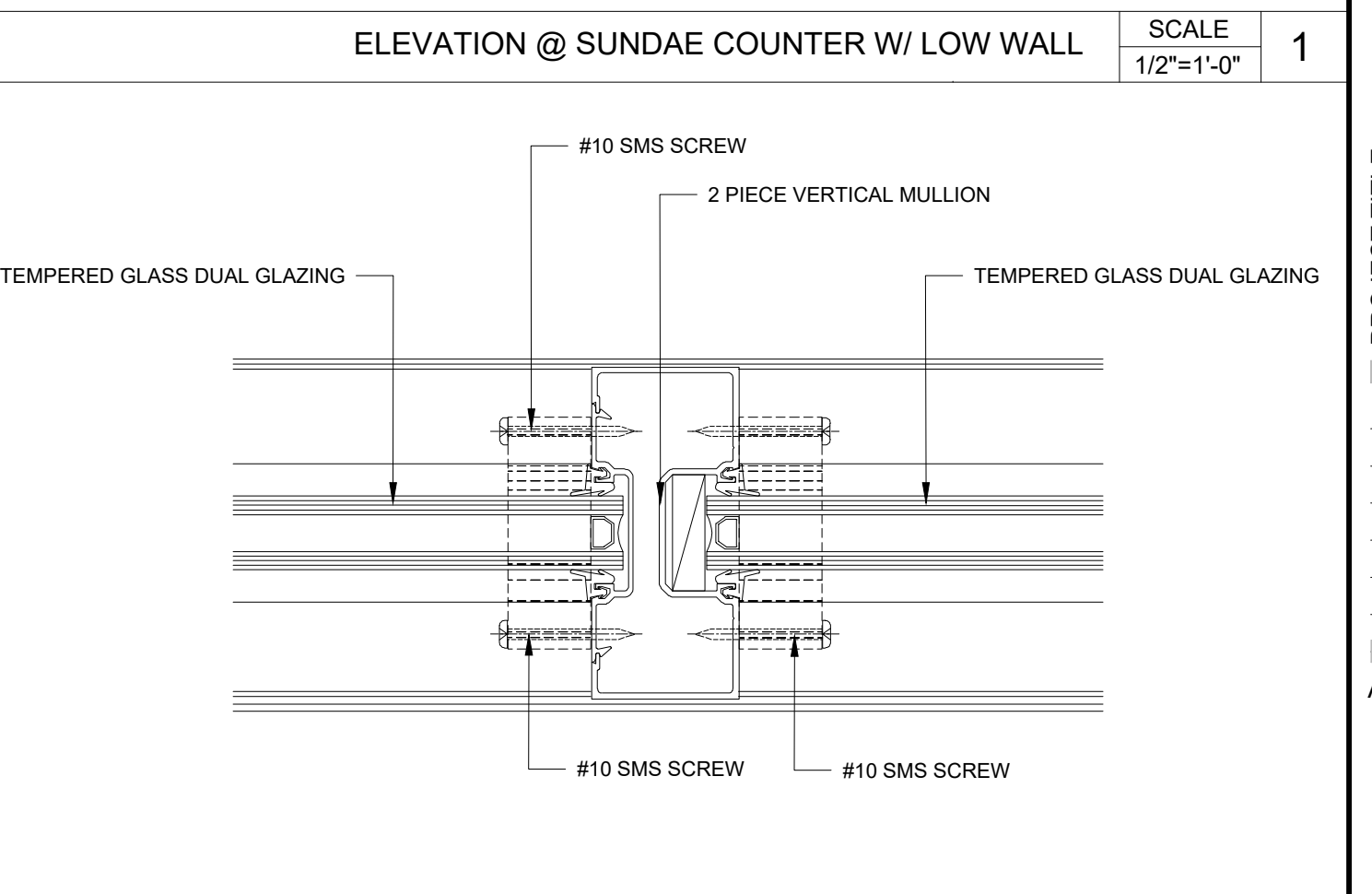
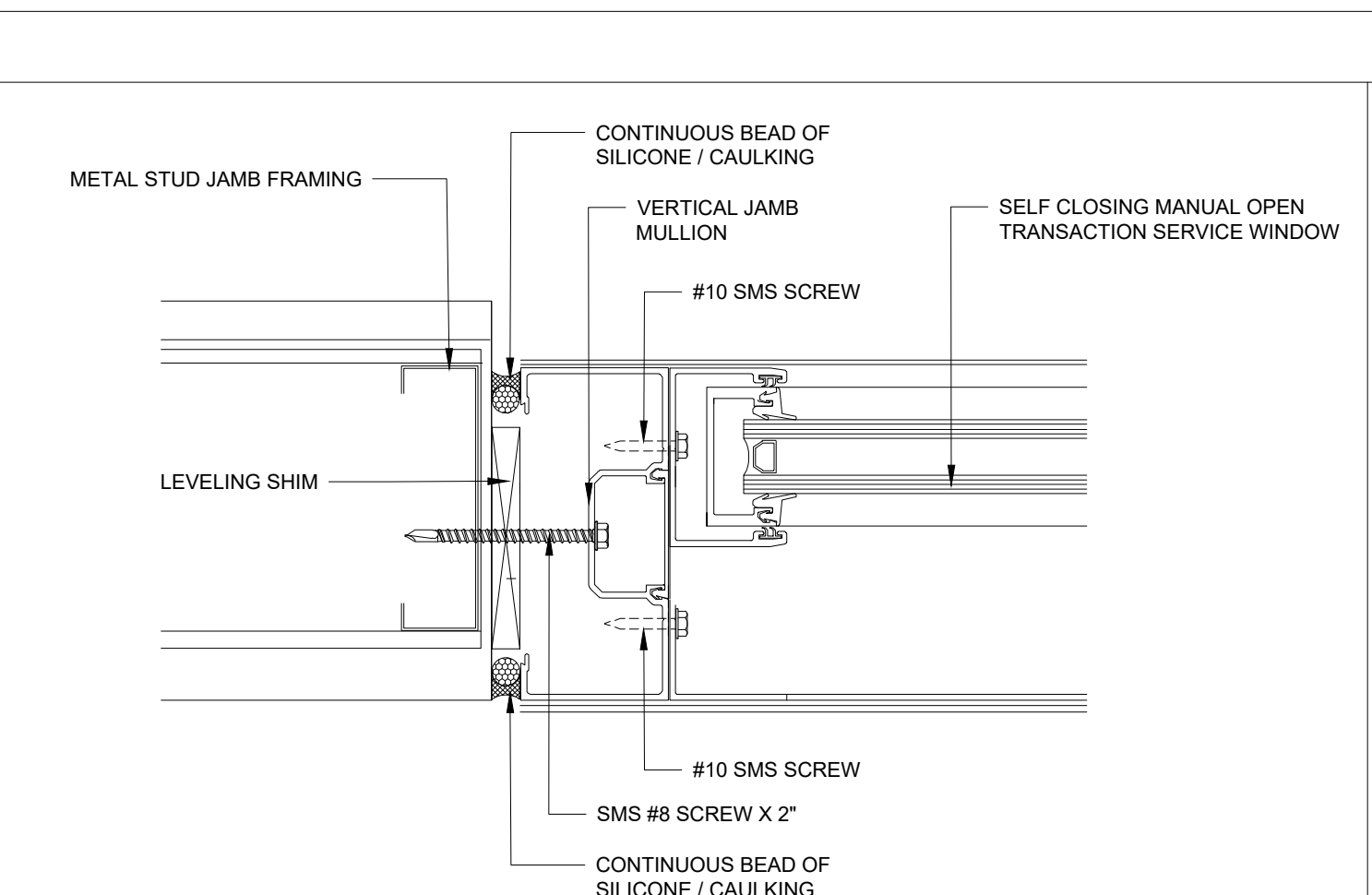
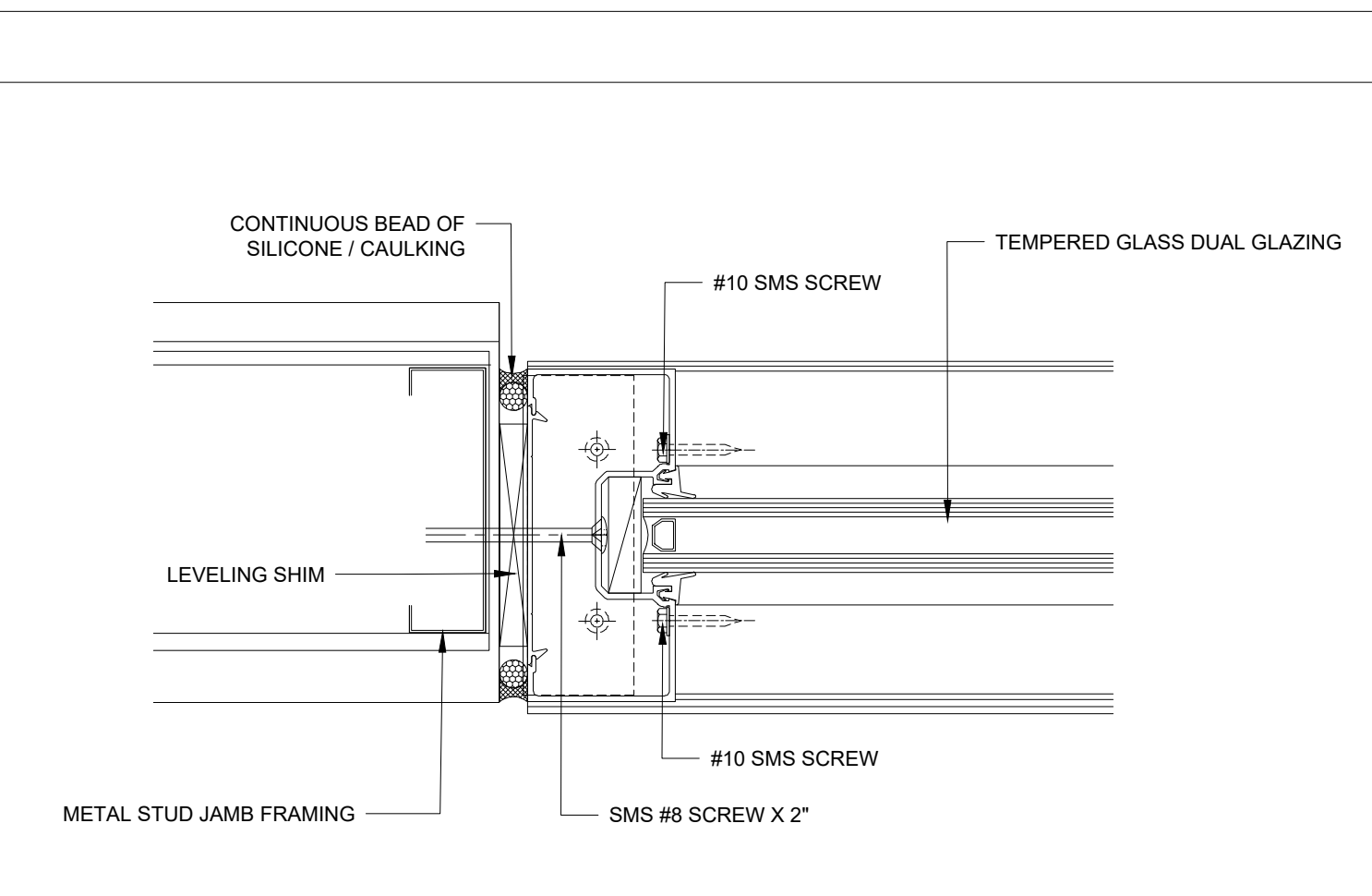
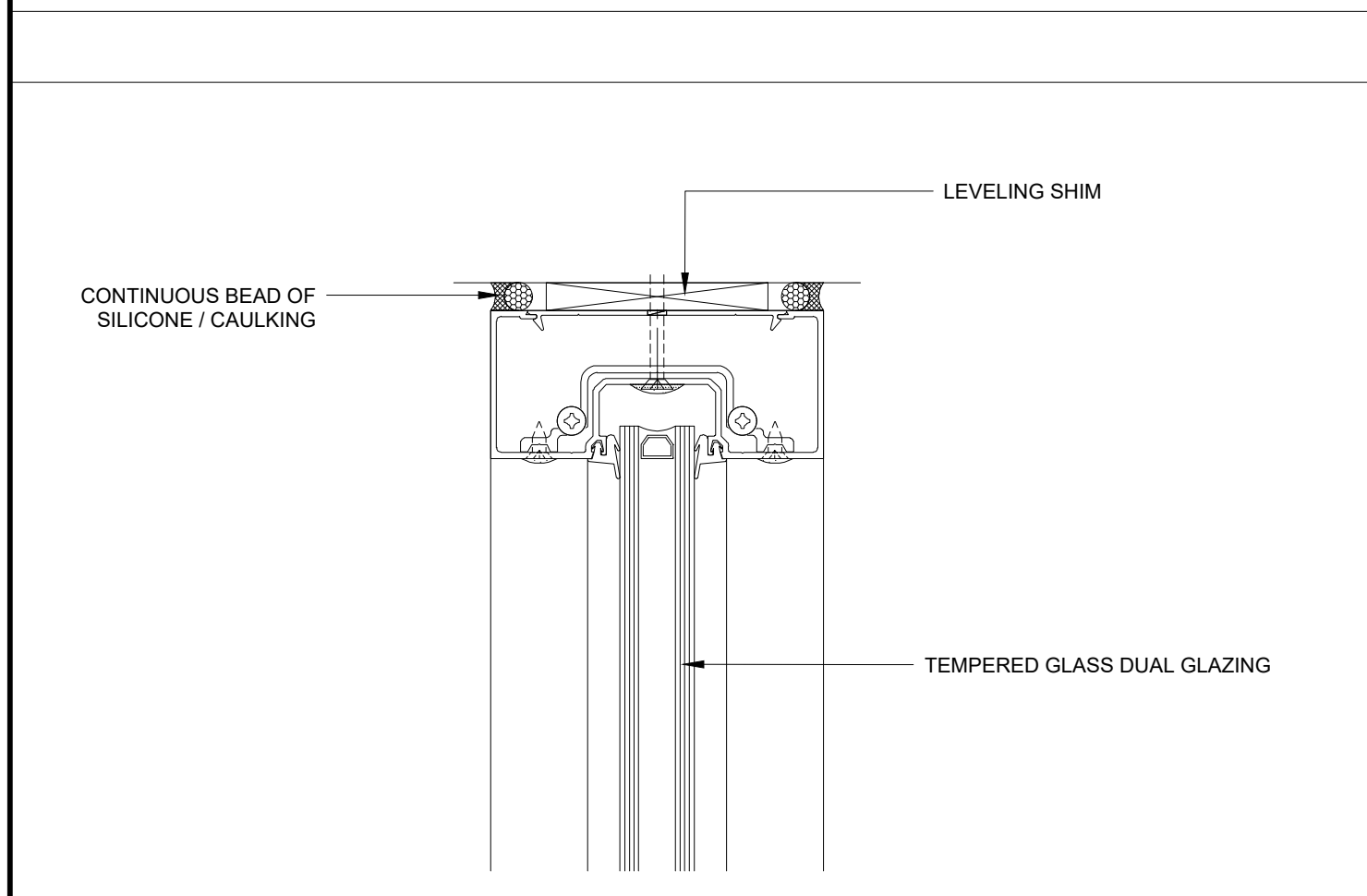
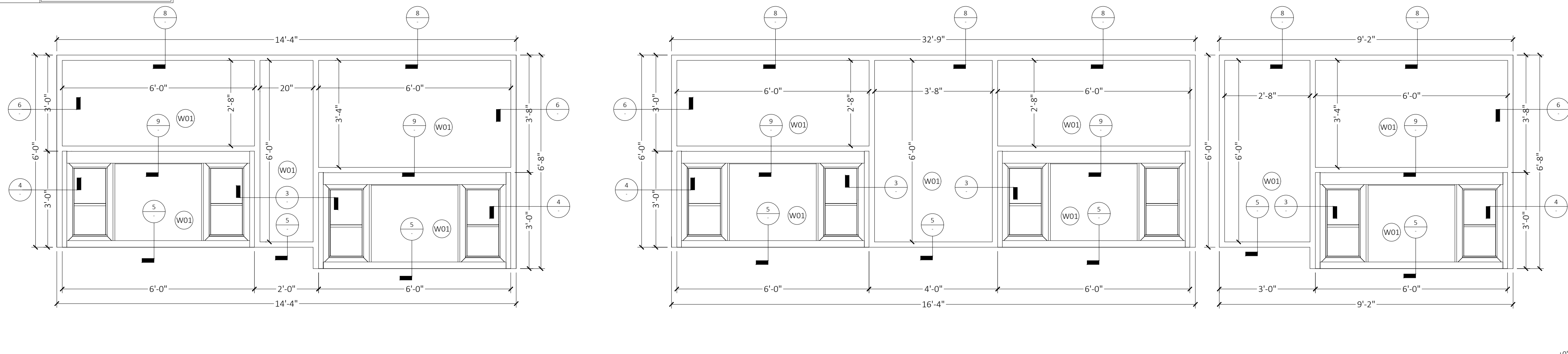
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SIGNATURE: _____
 DATE: _____

WINDOW & FRAME SCHEDULE														
WINDOW										FRAME			NOTES	
NO.	SIZE	TYPE	ACTION	MAT.	MANUFACTURER	MODEL #	FINISH	GLAZING	U-FACTOR	SILL HEIGHT	HEAD HEIGHT	MATERIAL		
FIRST FLOOR														
W01	72" X 36"		TRANSACTION	ALUMN	QUIKSERVE	SCDS (N) MODEL	ANOD.	TEMPERED	0.25	0.32	42"	SYSTEM 10'-0"	ALUMN	SELF CLOSING, XXO DUAL TRANSACTION SERVICE WINDOW / MAX 216 SQ. IN OPENING W/ RE-STRICTER PLATE. MIN 18" BETWEEN OPENING REQ.
W02	76" X 42"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	78"	SYSTEM 10'-0"	ALUMN	FIXED STOREFRONT TRANSOM
W03	22" X 78"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	42"	SYSTEM 10'-0"	ALUMN	FIXED STOREFRONT
W04	44" X 86"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 10'-0"	ALUMN	FIXED STOREFRONT
W05	52" X 36"		TRANSACTION	ALUMN	QUIKSERVE	SC-4030	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 10'-0"	ALUMN	SELF CLOSING, XXO DUAL TRANSACTION SERVICE WINDOW / MAX 216 SQ. IN OPENING W/ RE-STRICTER PLATE. MIN 18" BETWEEN OPENING REQ.
W06	52" X 50"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	70"	SYSTEM 10'-0"	ALUMN	FIXED STOREFRONT TRANSOM
W07	41" X 86"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 10'-0"	ALUMN	FIXED STOREFRONT
W07	48" X 36"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	48"	SYSTEM 7'-0"	ALUMN	STOREFRONT TYPE INTERIOR FIXED WINDOW



ICON ARC INC
 ARCHITECTS AND PLANNERS
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STAMP

DATE SIGNED: 03/28/2026

OWNER / TENANT:
 ALLTY, INC
 DBA: HANDEL'S ICE CREAM
 TERRY YARWICK
 1748 GRANITE HILLS DR
 EL CAJON, CA 92019

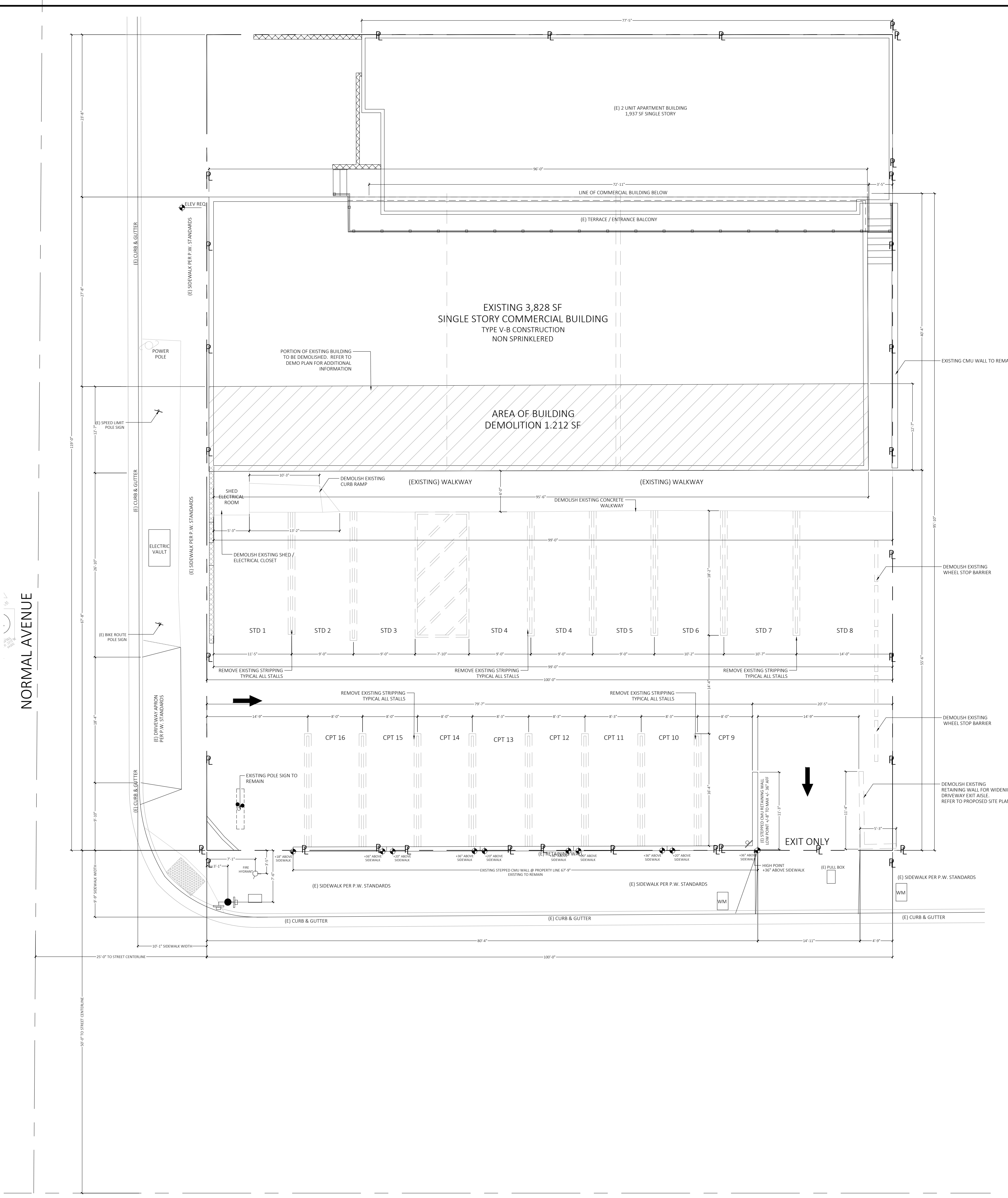
HANEL'S
 HOMEMADE ICE CREAM SINCE 1943

PROJECT ADDRESS
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NO.	DATE	DESCRIPTION
09/22/25		PC1 - SUBMITTAL SET
03/28/26		PC2 - DRB REVIEW CORR.

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DRAWN BY: FRANK WRIGHT
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WALL SYMBOL LEGEND

- 8' x 8' x 16' CMU WALL WITH REINFORCING BARS. SEE SITE PLAN FOR NEW OR EXISTING LOCATIONS AND HEIGHTS.
- REPRESENTS AREA OF BUILDING DEMOLITION.
- PROPERTY LINE PER ASSESSOR'S INFORMATION. SEE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO MARK, LOCATE AND MARK PROPERTY LINE BOUNDARY PRIOR TO START OF WORK.
- EXISTING BUILDING AREA TO REMAIN. NO IMPROVEMENTS.

DEMOLITION PLAN NOTES

PROVIDE PLYWOOD BARRICADE AFTER DEMOLING EXTERIOR STOREFRONT. EITHER PAINT PLYWOOD (WHITE OR TO MATCH EXISTING STUCCO) OR PROVIDE FULL WRAP COMING SOON GRAPHICS. COMING SOON GRAPHICS TO BE REVIEWED AND APPROVED BY LL.

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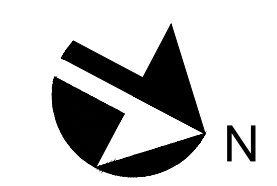
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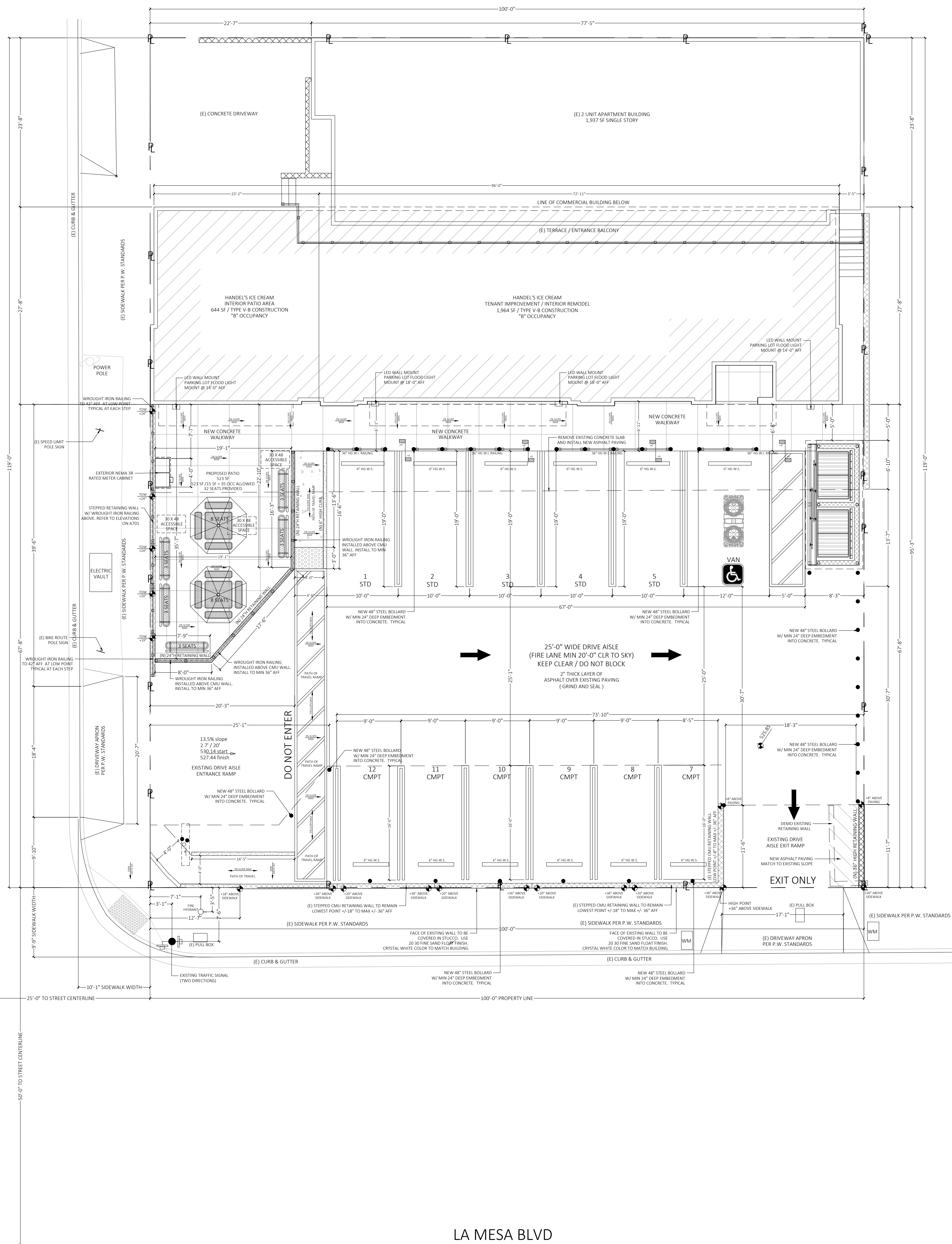
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 NO. OF





SYMBOL LEGEND

	8" x 8" x 16" CMU WALL WITH REINFORCING BARS. SEE SITE PLAN FOR NEW OR EXISTING LOCATIONS AND HEIGHTS.
	REPRESENTS AREA OF PROPOSED REMODEL TO BUILDING AREA AND BUILDING FACADE.
	PROPERTY LINE PER ASSESSOR'S INFORMATION. SEE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO MARK LOCATE AND MARK PROPERTY LINE BOUNDARY PRIOR TO START OF WORK.
	EXISTING BUILDING AREA TO REMAIN. NO IMPROVEMENTS.
	LINE REPRESENTS AREA OF DEMOLITION OF EXISTING BUILDING.

SITE PLAN NOTES

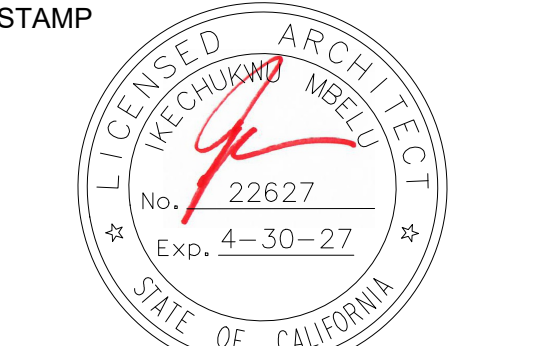
PROVIDE RYWOOD BARRICADE AFTER DEMOLISHING EXTERIOR STOREFRONT. EITHER PAINT PLYWOOD (WHITE OR TO MATCH EXISTING STUCCO) OR PROVIDE FULL WRAP COMING SOON GRAPHICS, COMING SOON GRAPHICS TO BE REVIEWED AND APPROVED BY OWNER / CORP.

NOTE: THIS PROJECT IS EXEMPT FROM THE MINIMUM PARKING REQUIREMENTS UNDER AB 2097, AS THE SITE IS LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP.

PROJECT STATISTICS / BREAKDOWN

PROJECT NAME:	HANDEL'S ICE CREAM
JOB ADDRESS:	7995 LA MESA BLVD LA MESA, CA 91942
PROPERTY OWNER:	TERRY YARWICK TRUSTEE OF TERRY J. YARWICK LIVING TRUST 1788 GRANITE HILLS DR. EL CAJON, CA 92019
TENANT:	ALTY, INC. DBA: HANDEL'S ICE CREAM TERRY YARWICK 1748 GRANITE HILLS DR. EL CAJON, CA 92019
CONST. TYPE:	V-B (NON-SPRINKLERED)
FIRE ALARM:	NONE
NO. OF STORIES:	SINGLE STORY (EXISTING / NO CHANGE)
BLDG HEIGHT:	21'-0" / (21'-0" EXISTING / NO INCREASE)
ZONE:	CD-D (DOWNTOWN COMMERCIAL / URBAN DESIGN OVERLAY)
GENERAL LAND USE DESIGNATION:	DOWNTOWN COMMERCIAL
APN #	470-561-17-00
LEGAL DESCRIPTION:	LOTS 19 AND 20 IN BLOCK 4 OF SUNNYSIDE ADDITION TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THE RECORD OF NO. 1118, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1908, EXCEPTING THEREFROM THE SOUTHWESTERLY 8 1/2 FEET OF SAID LOTS, ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 20 AS CONVEYED TO THE CITY OF LA MESA PER DEED RECORDED FEBRUARY 9, 1977 AS INSTRUMENT NO. 77-949914 OF OFFICIAL RECORDS.
OCCUPANCY:	"B" OCCUPANCY
PROPOSED USE:	"B" - ICE CREAM SHOP
EXISTING USE:	"B" / "M" - RETAIL / OFFICE
LOT AREA:	9,554 SF (COMMERCIAL LOT PORT.)
EXISTING BUILDING AREA:	3,828 SF
AREA TO BE DEMOLISHED:	1,212 SF
RESULTING BUILDING AREA:	2,616 SF
INTERIOR IMPROVEMENT AREA:	2,616 SF
EXISTING GROSS LEASED AREA:	3,828 SF
PROPOSED GROSS LEASED AREA / OWNER OCCUPIED SPACE:	2,616 SF
OUTDOOR PATIO AREA:	523 SF
OUTDOOR SEATING:	523 SF / 15 SF - 35 OCC / 32 SEATS PROVIDED (29 SEATS + 3 ACCESSIBLE SEATS)
PARKING BREAKDOWN REQUIRED:	NO PARKING REQUIRED PER AB 2097
PROVIDED:	12 TOTAL SPACES 5 STANDARD STALLS / 1 VAN ACCESSIBLE / 6 COMPACT STALLS (COMPACT RATIO ALLOWED = 50% TOTAL) (12 SPACE x 0.5 = 6 SPACES ALLOWED)
NOTE:	THIS PROJECT IS EXEMPT FROM THE MINIMUM PARKING REQUIREMENTS UNDER AB 2097, AS THE SITE IS LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP.

ICON ARC INC
ARCHITECTS AND PLANNERS
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LAWDALE, CALIFORNIA 90260
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WWW.ICONARC.COM



DATE SIGNED 03/28/2026

OWNER / TENANT
ALTY, INC.
DBA: HANDEL'S ICE CREAM
TERRY YARWICK
1748 GRANITE HILLS DR
EL CAJON, CA 92019



PROJECT ADDRESS
7995 LA MESA BLVD
LA MESA, CA 91942

REVISIONS

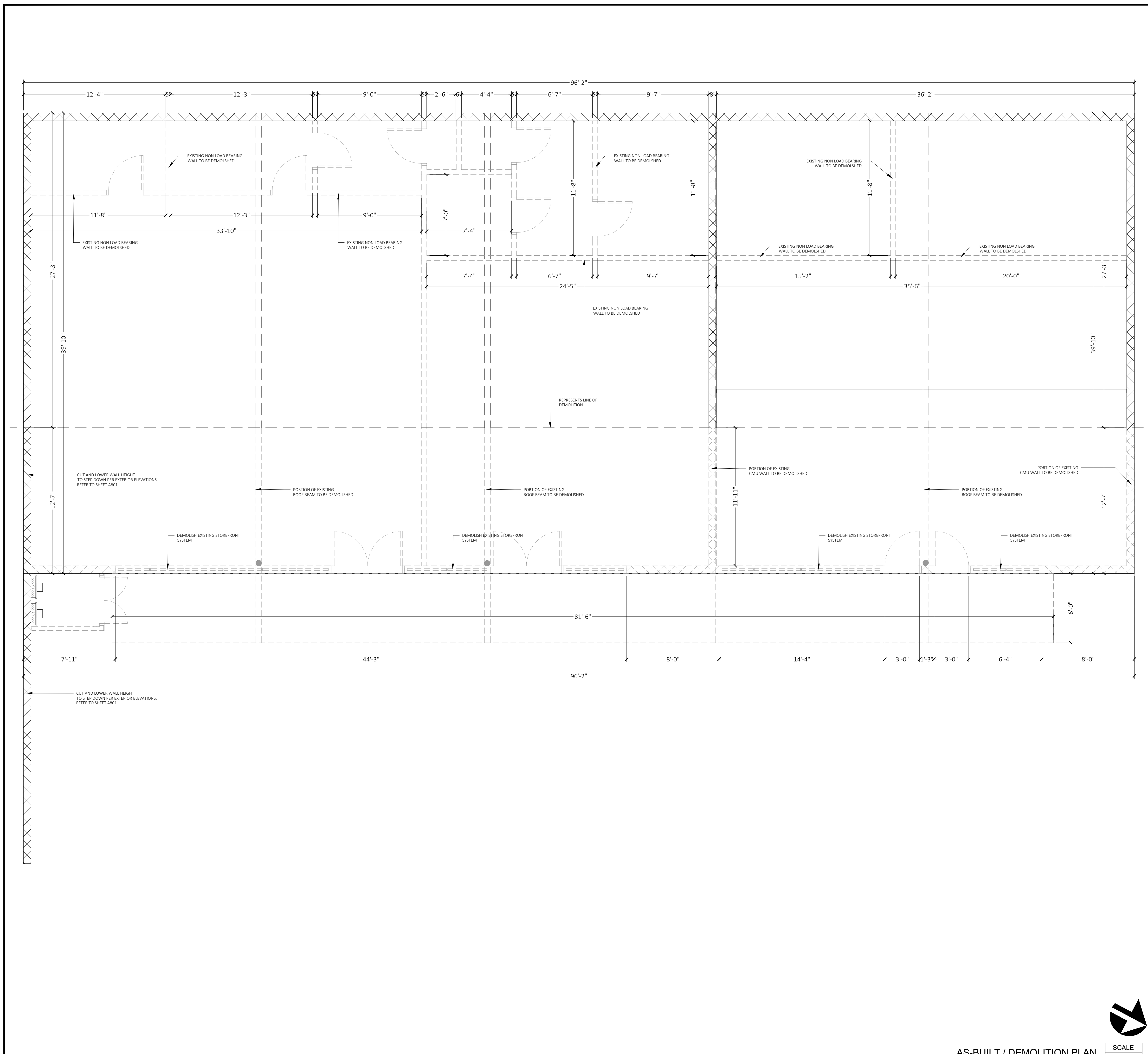
NO.	DATE	DESCRIPTION
09/22/25		PC1 - SUBMITTAL SET
03/28/26		PC2 - DRB REVIEW CORR.

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CHECKED BY:
PRINTED ON: 03/28/2026
PERMIT NO:
TITLE
PROPOSED SITE PLAN
SHEET #
A101
NO. OF



PROPOSED SITE PLAN SCALE 1/8"=1'-0" 1



WALL SYMBOL LEGEND

	(E) 8" x 8" x 16" CMU WALL WITH REINFORCING BARS AND FULLY GROUTED CELLS.
	(E) 8" x 8" x 16" CMU WALL TO BE DEMOLISHED. CONTRACTOR TO SAW CUT PRIOR TO DEMOLITION.
	(EX) NON-LOAD BEARING INTERIOR STUD WALL TO BE DEMOLISHED AND DISPOSED OF PER CITY STANDARDS.

DEMOLITION PLAN NOTES

PROVIDE PLYWOOD BARRICADE AFTER DEMOING EXTERIOR STOREFRONT. EITHER PAINT PLYWOOD (WHITE OR TO MATCH EXISTING STUCCO) OR PROVIDE FULL WRAP COMING SOON GRAPHICS. COMING SOON GRAPHICS TO BE REVIEWED AND APPROVED BY LL

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OWNER / TENANT
 ALLTY, INC
 DBA: HANDEL'S ICE CREAM
 TERRY YARWICK
 1748 GRANITE HILLS DR
 EL CAJON, CA 92019

HANDEL'S
 HOMEMADE ICE CREAM SINCE 1943

PROJECT TITLE

PROJECT ADDRESS
 7995 LA MESA BLVD
 LA MESA, CA 91942

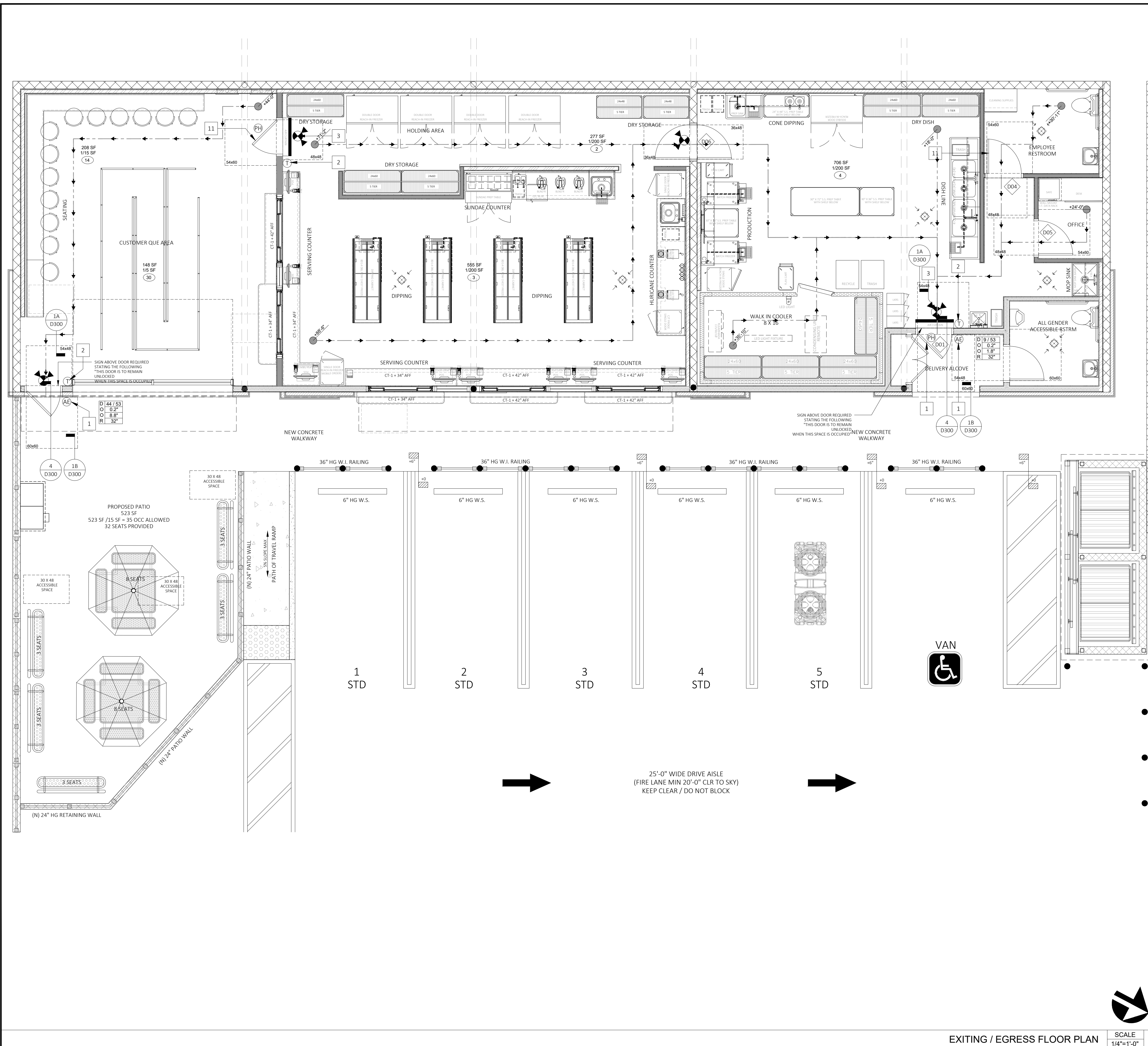
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 AS-BUILT FLOOR PLAN
SHEET #
 A201
NO. OF





WALL SYMBOL LEGEND

- (E) 6" x 6" x 16" CMU WALL WITH REINFORCING BARS AND FULLY GROUTED CELLS.
- NEW NON-BEARING 1-5/8" X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 12'-0" HIGH WITH DIAGONAL BRACING @ MAX. 48" O.C. SEE DETAIL #1D400
- NEW EXTERIOR 2" X 4" STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN R-15 INSULATION IN WALL CAVITY. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.
- NEW NON-BEARING 1-5/8" X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 4'-0" HIGH WITH LOW WALL BRACING 32" O.C.
- NEW 1-1/2" X 3-5/8" 20GA METAL STUD FURRING WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD @ 1" SIDE.
- NEW 2" X 6" FURRING WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

OCCUPANT LOAD ANALYSIS

EXITING AND OCCUPANT LOAD CALCULATIONS

ROOM / AREA NAME	OCC.	LOAD FACTOR	NET SQ. FT.	OCCUPANT LOAD	EXITS REQ'D	EXIT WIDTH REQ'D	EXIT WIDTH PROV.
KITCHEN / BOH	"B"	200	706	4	1	0.8'	32"
HOLDING / CONE DIP.	"B"	200	277	2	1	0.4'	32"
DIPPING / SERVING	"B"	200	555	3	1	0.6'	32"
CUSTOMER QUE	"B"	5	103	30	1	6'	32"
CUSTOMER SEATING	"B"	15	208	14	1	2.8'	32"

EXIT / EGRESS REQUIREMENTS

TOTAL REQUIRED EXIT WIDTH: (2022 CBC 1006.3.2)	TOTAL INTERIOR OCCUPANTS = 53 (IF OF OCCUPANTS) X (10) = 10.6' REQ.
INTERIOR SPACE (COMMERCIAL KITCHEN) (B)	REQUIRED: EXIT WIDTH REQUIRED = 2.0' TOTAL WIDTH PROVIDED: EXIT WIDTH PROVIDED = 32" TOTAL WIDTH
TOTAL NUMBER OF REQUIRED EXITS (2022 CBC TABLE 1006.1)	REQUIRED: >48 OCCUPANTS = 2 EXITS REQUIRED PROVIDED: 53 OCCUPANTS = 2 EXITS PROVIDED
MAX EXIT TRAVEL DISTANCE (TABLE 1017.2) NON-SPRINKLERED BUILDING "B" OCCUPANCY 200 FT. MAX	ALLOWABLE 100 L.F. MAX. (2022 CBC TABLE 1006.2.1) 80' MAXIMUM TRAVEL DISTANCE (PROVIDED)
MAX COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1) NON-SPRINKLERED BUILDING "B" OCCUPANCY = 100 FT.	MAXIMUM DIAGONAL DISTANCE OF THE SPACE SERVED ONLY 1 DOOR REQUIRED
MINIMUM EXIT SEPARATION (NON-SPRINKLERED BUILDING) ONLY 1 EXIT DOOR REQUIRED >48 OCC. IN B.M. OCC.	

2022 CBC 1004.9 POSTING OF OCCUPANT LOAD

EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, FOR THE INTENDED CONFIGURATION. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNERS AUTHORIZED AGENT.

NOTES:

- MAIN ENTRANCE DOOR IS THE ONLY DOOR WITH THE "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" SIGN, AND DOUBLE EYED LOCKING SYSTEM.
- ALL OTHER REQUIRED EXITS SHALL HAVE VALID EXIT DOOR HARDWARE.
- SELF-RELEASING DOOR HARDWARE WITH INTERCONNECTED SINGLE LOCKING HARDWARE - SINGLE DEADBOLT PROTECTION WITH SINGLE KEY (NO-ACTIVATION) WHEN THE LEVER IS TURNED. THE DEADBOLT RETRACTS WHEN THE INTERIOR LEVER IS TURNED.
- SELF-RELEASING DOOR HARDWARE - THE OUTSIDE LEVER IS LOCKED AND UNLOCKED BY A KEY FROM THE EXTERIOR. THE INSIDE LEVER IS ALWAYS UNLOCKED AND PROVIDES A SINGLE MOTION EXITING WHEN THE INTERIOR LEVER IS TURNED.
- OTHER THAN THE MAIN ENTRANCE, REQUIRED EXIT DOORS AND DOOR SCHEDULES SHALL MATCH EITHER NUMBER 1 OR 2.
- IF ONLY ONE EXIT IS REQUIRED AND THEY HAVE A 2ND DOOR, MAKE SURE THE HARDWARE IS CORRECT. IN OTHER WORDS, THE SECOND DOOR SHOULD NOT HAVE EXIT SIGN ABOVE AND DOUBLE EYED LOCKING HARDWARE.
- IF ONLY ONE EXIT IS REQUIRED AND THEY ARE CALLING OUT AND EXITS PROVIDED, THE MAIN ENTRANCE SHALL HAVE THE SIGN AND DOUBLE EYED LOCKING SYSTEM. THE SECOND DOOR WITH AN EXIT SIGN SHALL BE PROVIDED WITH HARDWARE TYPE 1 OR 2.
- NO THUMB LOCKS ARE PERMITTED OR ALLOWED.
- 2022 CBC COMPLIANCE REQUIRED**
- IN BUILDING WITH GROUP "B" OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 - A VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 IN HIGH ON A CONTRASTING BACKGROUND; AND
 - THE USE OF KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
- MEANS OF EGRESS DOOR SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH AS THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIAL SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CFC 1010.1)
- THE MEANS OF EGRESS SYSTEM MUST HAVE A MIN CEILING HEIGHT OF 7'-6"

FLOOR PLAN KEY NOTES

- INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 2022 CBC 11B-703.7.2.1
- TACTILE EXIT SIGN PER 2022 CBC 11B-1013
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.
- DOOR PER DOOR SCHEDULE.

FLOOR PLAN SYMBOLS

- (T) TACTILE EXIT SIGN TO COMPLY WITH IABC SECTION 11B-703 AND SHALL BE IN ACCORDANCE WITH 2023 IABC SECTION 1013
- (AE) ACCESSIBLE ENTRANCE SIGNAGE PER 2022 CBC CHAPTER 11B
- (PH) EGRESS PANIC HARDWARE
- (I) INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGENCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.
- (---) COMMON PATH OF TRAVEL (2022 IABC TABLE 1017.2)
EXIT ACCESS TRAVEL DISTANCE AS FOLLOWS:
B OCC = 100'-0"
- (123) ACCUMULATIVE OCCUPANT LOAD ALONG COMMON PATH OF EGRESS
- (800) OCCUPANT AREA SQUARE FOOTAGE
- (115) OCCUPANT LOAD FACTOR
- (40) AREA OCCUPANT LOAD
- (D 22/43) ACCUMULATIVE / MAX. OCCUPANT LOAD THROUGH OPENING
- (O 0.2) CAPACITY FACTOR PER OCCUPANT (IN INCHES)
- (Q 4.4) TOTAL CAPACITY (IN INCHES)
- (R 32) CLEAR WIDTH (IN INCHES)
- (X) X (Y) MIN CLEAR
- (DH) INDICATES REQUIRED CLEAR MANEUVERING FLOOR SPACE AT DOORWAYS
- (DH) DOOR NUMBER PER DOOR SCHEDULE. REFER TO SHEET A005 FOR DOOR SCHEDULES

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EL CAJON, CA 92019

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A301
NO. OF

FLOOR PLAN SYMBOLS	
	TACTILE EXIT SIGN TO COMPLY WITH CBC SECTION 11B-703 AND SHALL BE IN ACCORDANCE WITH CBC SECTION 101.4
	ACCESSIBLE ENTRANCE SIGNAGE PER 2019 CBC CHAPTER 11B
	EGRESS PANIC HARDWARE
	INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGENCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.
	INTERNALLY ILLUMINATED BUG-EYED LIGHT TO BE CONNECTED TO EMERGENCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.
	INDICATES REQUIRED CLEAR MANEUVERING FLOOR SPACE AT DOORWAYS
	WINDOW PER WINDOW SCHEDULE. SEE SHEET AP-400 FOR SCHEDULES
	DOOR NUMBER PER DOOR SCHEDULE. REFER TO SHEET AP-400 FOR SCHEDULES
	RECESSED FIRE EXTINGUISHER CABINET
	INDICATES ROOM NAME
	INDICATES WALL TYPE - REFER WALL TYPE LEGEND

FLOOR PLAN NOTES	
NOTE:	CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK
NOTE:	ALL PLANS MUST BE APPROVED BY THE HEALTH DEPT & THE BUILDING AND SAFETY DEPT. PRIOR TO CONSTRUCTION
NOTE:	G.C. IS RESPONSIBLE FOR RECEIVING ALL EQUIPMENT, OFF-LOADING AND STORAGE OF RECEIVED EQUIPMENT.
NOTES:	1. 2022 CBC / CFC CHAPTER 10 COMPLIANT EGRESS PANIC HARDWARE REQ. ON ALL DOORS WITH EXIT SIGNS EITHER NEW OR EXISTING.
2.	PANIC HARDWARE IS REQUIRED WITH THE EXCEPTION BEING THE FRONT MAIN ENTRANCE DOOR. IT MAY COMPLY WITH 2022 CFC SECTION 1012.4
FLAME SPREAD OF FINISH MATERIALS:	INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.3 FOR THE GROUP AND LOCATION DESIGNATED.
THIS SIGN SHALL BE POSTED ABOVE OR NEXT TO MAIN ENTRY DOOR @ THE INTERIOR SIDE * THIS DOOR TO REMAIN UNLOCKED WHILE THIS SPACE IS OCCUPIED. LETTERS SHALL BE 1" HIGH ON CONTRASTING BACKGROUND.	
THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. *LIGHTS SHALL BE EQUIPPED WITH VANDAL PROTECTION*	
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.	
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET (30.48 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.	
NOTE:	EGRESS DOORS SHALL BE OPENABLE WITHOUT THE USE OF A KEY.

FLOOR PLAN KEY NOTES	
17	PREFABRICATED GALVANIZED ALUMINUM WALK-IN COOLER BOX. REFER TO SHEET A-535 FOR ADDITIONAL INFORMATION.
18	WALK-IN COOLER CONDENSING UNIT LOCATED ON ROOF ABOVE WALK-IN COOLER BOX. REFER TO WALK-IN COOLER DRAWINGS SHEET A-535 FOR ADDITIONAL INFORMATION. CONTRACTOR TO PROVIDE LIQUID AND SUCTION LINE SETS AS WELL AS POWER ON ROOF PER ELECTRICAL DRAWINGS.
19	LOCATION OF NEW MAIN PANEL ELECTRICAL PANEL / SUB PANEL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
20	LOCATION OF RECESSED FIRE EXTINGUISHER CABINET WITH (1) 12A 120V FIRE EXTINGUISHER.
21	ACCESSIBLE LAVATORY TO BE INSTALLED PER SHEET D-200
22	ACCESSIBLE WATER CLOSET TO BE INSTALLED PER SHEET D-200
23	ACCESSIBLE URINAL TO BE INSTALLED PER SHEET D-200
24	ACCESSIBLE GRAB BAR TO BE INSTALLED AT 33" MIN - 36" MAX. TO TOP OF GRAB BAR. REFER TO SHEET D-200 FOR ADDITIONAL INFORMATION.
26	REQUIRED AIR CURTAIN WITH MICRO-SWITCH LOCATED ABOVE THE DESIGNATED DELIVERY DOOR. CONTRACTOR TO PROVIDE AND INSTALL UNIT, ELECTRICAL AND MICRO SWITCH

FLOOR PLAN KEY NOTES	
1	INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 2022 CBC 11B-703.7.2.1
2	TACTILE EXIT SIGN PER 2022 CBC 11B-1013
3	EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.
4	EXISTING EXTERIOR BUILDING WALL TO REMAIN. 2X STUD FRAMING @ 16" O.C. WITH 5/8" TYPE "X" DRYWALL AT INTERIOR SIDE AND 7/8" MIN THICK STUCCO CLASH AT EXTERIOR SIDE.
5	NEW 2X4 METAL STUD FRAMING @ 16" O.C. WITH 7/8" GYPSUM WALL BOARD @ BOTH SIDES.
6	SPARE
7	SOLID SURFACE COUNTER TOP. INSTALL ON MIN 3/4" PLYWOOD SUB-TOP OVER CABINET BASE. INSTALL WITH LIQUID NAIL ADHESIVE OR EQUAL. REFER TO FINISH SCHEDULE FOR COLOR AND ADDITIONAL INFORMATION.
8	CUSTOM BUILT MDF CABINETS WITH SHELVES AND OR DOORS PER INTERIOR ELEVATIONS. INSTALL ON MIN 6" HIGH TOE KICK / CABINET BASE.
9	2" DIA HOLE CUT IN COUNTER TOP TO ALLOW FOR POWER AND DATA CORDS TO PLUG IN.
10	SOLID SURFACE CUSTOMER COUNTER TO BE INSTALLED ON MIN 3/4" PLYWOOD SUB-TOP. INSTALL USING LIQUID NAIL ADHESIVE. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
11	DOOR PER DOOR SCHEDULE.
12	WALK UP SERVICE TRANSACTION SERVICE WINDOW PER PLAN. REFER TO WINDOW SCHEDULE ON SHEET A-005 FOR ADDITIONAL INFORMATION.
14	EQUIPMENT PER EQUIPMENT FLOOR PLAN AND EQUIPMENT SCHEDULE. REFER TO SHEET A-501 EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
15	NEW 20 GA 1-5/8" X 3-5/8" METAL STUD FURRING WALL WITH MIN 5/8" GYPSUM WALL AT 1 SIDE.

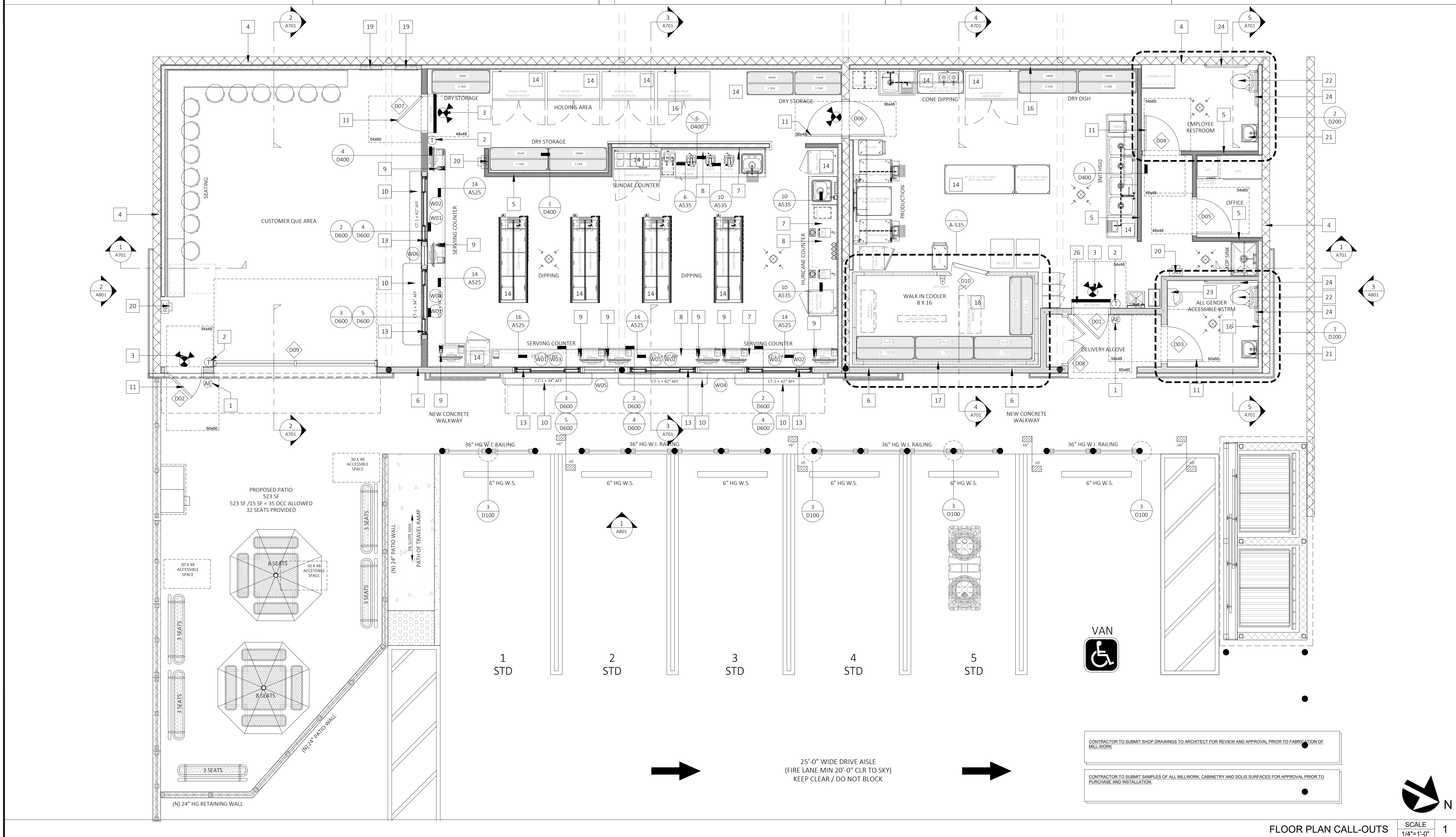
WALL SYMBOL LEGEND	
	(E) 8' x 8' x 16' CMU WALL WITH REINFORCING BARS AND FULLY GROUTED CELLS.
	NEW NON-BEARING 1-5/8 X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 12'-0" HIGH WITH DIAGONAL BRACING @ MAX. 48" O.C. SEE DETAIL #14A00
	NEW EXTERIOR 2" X 4" STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN R-15 INSULATION IN WALL CAVITY. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.
	NEW NON-BEARING 1-5/8 X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 4'-0" HIGH WITH LOW WALL BRACING 32" O.C.
	NEW 1-1/2 X 3-5/8" 20GA METAL STUD FURRING WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD OF DENS-GLASS @ 1 SIDE. REFER TO FINISH SCHEDULE FOR WALL FINISHES.
	NEW 2' X 4' FURRING WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.
	PREFABRICATED GALVANIZED ALUMINUM WALK-IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

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OWNER / TENANT
 ALLTY, INC
 DBA: HANDEL'S ICE CREAM
 TERRY YARWICK
 1748 GRANITE HILLS DR
 EL CAJON, CA 92019



PROJECT TITLE
 PROJECT ADDRESS
 7995 LA MESA BLVD
 LA MESA, CA 91942

REVISIONS		
NO.	DATE	DESCRIPTION
09/22/25		PC1 - SUBMITTAL SET
03/28/26		PC2 - DRB REVIEW CORR.

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
 CHECKED BY:
 PRINTED ON: 03/28/2026
 PERMIT NO:
 TITLE
FLOOR PLAN CALL-OUTS
 SHEET #
A405
 NO. OF

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF MILLWORK

CONTRACTOR TO SUBMIT SAMPLES OF ALL MILLWORK, CABINETRY AND SOLIS SURFACES FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

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

REFLECTED CEILING PLAN SYMBOLOGY	MECHANICAL NOTES	EMERGENCY LIGHTING NOTES	STANDARD APPLICATION GUIDE - SIESMIC CATAGORY D, E, F	WALL SYMBOL LEGEND
<p>INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGENCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.</p> <p>→ DIRECTION OF EGRESS</p> <p>SPEAKERS TO BE SELECTED BY OWNER. FINAL LOCATION TO BE SELECTED BY AUDIO / VISUAL INSTALLER. FINAL LOCATIONS TO BE PROVIDED BY AV INSTALLER.</p> <p>CEILING HEIGHT FROM FINISHED FLOOR SEE PLAN FOR INFORMATION AT EACH AREA</p> <p>BROAN MODEL L300K COMMERCIAL GRADE EXHAUST FAN CAPABLE OF MIN 5 AIR CHANGES PER HOUR. MIN 50 CFM VENT TO OUTSIDE AIR. 110 CFM - 1.5 SONES.</p> <p>6" EXTERIOR DOWN LIGHT WITH VANDAL PROOF COVER TO REMAIN.</p> <p>4" RECESSED LED CAN LIGHT</p> <p>4'-0" X 12" VAPOR PROOF CEILING MOUNT LIGHT FIXTURE INSIDE WALK IN COOLER.</p> <p>24" X 48" LED DROP IN SUSPENDED CEILING LIGHT WITH PROTECTIVE COVE. CONNECTED TO EGRESS LIGHTING CIRCUIT.</p> <p>24" X 48" LED DROP IN SUSPENDED CEILING LIGHT WITH PROTECTIVE COVE.</p> <p>USG SUSPENDED T-BAR CEILING SYSTEM TO BE INSTALLED PER SHEET D-700. ICC ESR - 1222 - USG INTERIORS, LLC</p> <p>INSTALL WITH ARMSTRONG - CLEAN ROOM - V.L. LAY-IN VINYL COATED GYPSUM CEILING TILES</p> <p>5/8" GYPSUM DRYWALL CEILING WITH SMOOTH FINISH AND SEMI-GLOSS PAINT.</p>	<p>NOTE: ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES</p> <p>ALL APPLIANCE AND PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST 10 FEET IN A HORIZONTAL DIRECTION, OR 3 FEET ABOVE THE OUTSIDE AIR INTAKES FOR BY AC UNITS. CMC 502.2.1</p> <p>HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE CALIFORNIA MECHANICAL CODE.</p> <p>FOR ALL OCCUPIED AREAS OF THE BUILDING THAT ARE MECHANICALLY VENTILATED, PROVIDE FILTERS FOR ALL OUTSIDE AND RETURN AIR HAVING A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 13.</p> <p>*AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY ENTER THE SYSTEM. CAL GREEN 5.504.3</p> <p>AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. CMC 1105.11.</p> <p>AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY A SMOKE DETECTOR LOCATED IN THE MAIN SUPPLY AIR DUCT. A SYSTEM MAY INCLUDE MORE THAN ONE PIECE OF AC UNIT WHICH SERVES A COMMON SPACE WITH AGGREGATE SUPPLY AIR OF MORE THAN 2000 CFM. CMC 606.1.</p> <p>CONDENSATE DRAIN LINES SHALL BE CONFIGURED OR PROVIDED WITH A CLEAN OUT TO PERMIT THE CLEARING OF BLOCKAGES AND FOR MAINTENANCE WITHOUT REQUIRING THE DRAIN LINE TO BE CUT. CMC 310.3.1.</p>	<p>THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. 2022 CBC 1008.2</p> <p>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. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 7105.2.2022 CBC 1008.3.4</p> <p>EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE AN INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MIN AT ANY POINT OF 0.1 FOOT CANDLES (1 LUX) ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.5 FOOT CANDLE (5 LUX) AVERAGE AND A MIN AT ANY POINT OF 0.08 FOOT CANDLES (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MIN LIGHTING UNIFORMITY OF 40 TO 1 SHALL NOT BE EXCEEDED. 2022 CBC 1008.3.5</p> <p>EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERFERING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET (30.480 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. 2022 CBC 1013.1</p> <p>EXTERIOR LIGHTING CIRCUITRY REQUIRED TO OPERATE DURING DARKNESS SHALL NOT BE CONNECTED TO A SWITCH. THE OPERATION SHALL BE AUTOMATIC AT SUNDOWN.</p>	<p>BASIC CONNECTIONS, PERIMETER, AND LATERAL SPLAY BRACING</p> <ul style="list-style-type: none"> MIN INTERSECTION STRENGTH LIMITS @ MIT/CT VERTICAL HANGER WIRE 12-GAUGE @ 4'-0" O.C. CONNECTION DEVIATE FROM VERTICAL WIRE TO STRUCTURE ABOVE MUST SUSTAIN MIN 100 LBS MAIN TIE CLASSIFICATION 1 IN 6 MAX PLUMB OF VERTICAL HANGER WIRES PERMITTER VERT. HANGER WIRES NOT MORE THAN 6" FROM WALL GRID END WALL CLEARANCE PERMITTER CLOSURE (MOLDING) WIDTH GRID CONNECTION TO PERIMETER ATTACHED ON TWO ADJACENT WALLS PERMITTER TEE ENDS TIED TOGETHER HORIZ. RESTRAINT (SPLAY WIRES OR RIDGED BRACING) WITHIN 2' OF INTERSECTION AND SPAYED 90° APART AT 45° ANGLES COMPRESSION POSTS (STRUTS) 12" O.C. IN BOTH DIRECTIONS STARTING 6" FROM WALLS SPLAY BRACING CONNECTION STRENGTH 200 LBS. OR DESIGN THE LOAD, WHICHEVER IS GREATER PARTITION ATTACHMENT (BRACING INDEPENDENT OF CEILING SPLAY BRACING) SEISMIC SEPARATION JOINT (FOR AREA OVER 2,500 SQ. FT. OR FULL HEIGHT PARTITION) RIGID BRACING FOR CEILING PLAN ELEVATION CHANGES <p>LIGHT FIXTURE ATTACHMENT:</p> <ul style="list-style-type: none"> LIGHT FIXTURE ATTACHMENT (ALL TYPES) MECHANICALLY ATTACHED TO GRID NEC 410-16 FOURIER FIXTURE UNLESS INDEPENDENTLY SUPPORTED SURFACE-MOUNTED FIXTURES ATTACHED TO GRID PERMANENTLY SUPPORTED CONTRACTOR TO PROVIDE 3'-6" CLOSURE FLASHING FROM TOP OF WALK-IN COOLER BOX TO SUSPENDED CEILING AND 2' 4" X 2" L-FLASHING BETWEEN WALL AND COOLER BOX. ALL AREAS ABOVE WALK-IN COOLER AND ALL GAPS SHALL BE CONCEALED. THE AREA ABOVE WALK IN COOLER IS NOT APPROVED FOR STORAGE. ALL S.S. COVE BASE AND FLASHINGS SHALL BE INSTALLED ABOVE EPOXY FLOORING AND SHALL BE CALIBRATED TO THE FLOOR AND OR WALL. 	<p>(E) 8" X 8" X 18" CMU WALL WITH REINFORCING BARS AND FULLY GROUTED CELLS.</p> <p>NEW NON-BEARING 1-5/8 X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 12'-0" HIGH WITH DIAGONAL BRACING @ MAX. 48" O.C. SEE DETAIL #10400</p> <p>NEW EXTERIOR 2" X 6" STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN R-15 INSULATION IN WALL CAVITY. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.</p> <p>NEW NON-BEARING 1-5/8 X 3-5/8" 20 GA METAL STUDS @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT EACH SIDE. 4'-0" HIGH WITH LOW WALL BRACING 32" O.C.</p> <p>NEW 1-1/2 X 3-5/8" 20GA METAL STUD FURRING WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD OF DENS-GLASS @ 1 SIDE. REFER TO FINISH SCHEDULE FOR WALL FINISHES.</p> <p>NEW 2" X 6" FURRING WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER PLYWOOD SHEATHING.</p> <p>PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.</p>
<p>SUSPENDED CEILING NOTES</p> <ol style="list-style-type: none"> SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF ASTM C635, ASTM C636 AND ASTM E650 AND MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTION THE MAIN RUNNER AND CROSS RUNNER OF SUSPENDED CEILING PRODUCTS SHALL BE HEAVY DUTY T-BAR GRID SYSTEM. <p>SUSPENDED CEILING</p>				

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 TERRY YARWICK
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 EL CAJON, CA 92019

PROJECT TITLE

HANDEL'S
 HOMEMADE ICE CREAM SINCE 1943

PROJECT ADDRESS
7995 LA MESA BLVD
LA MESA, CA 91942

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	03/28/26	PC2 - DRB REVIEW CORR.	

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PRINTED ON: 03/28/2026

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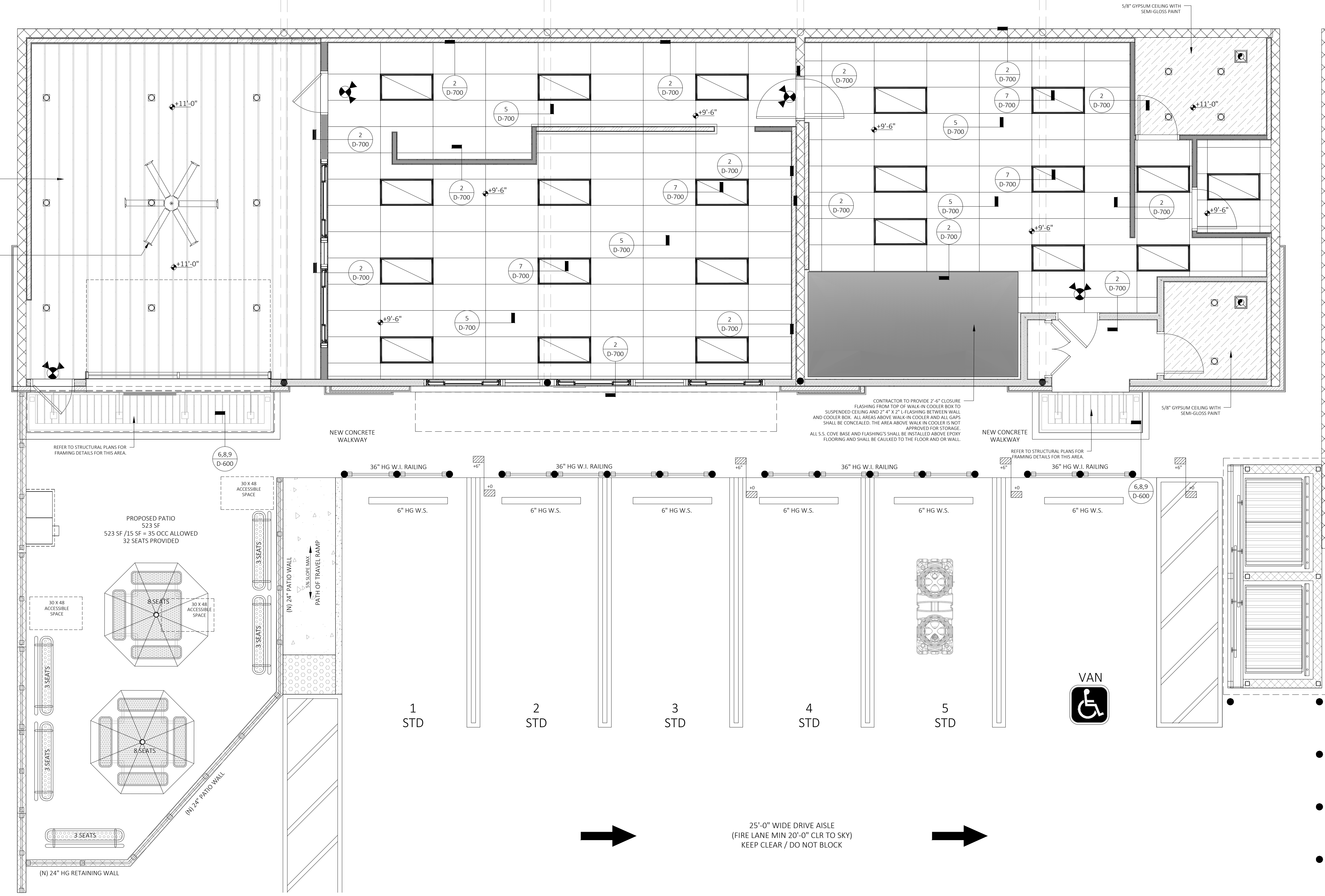
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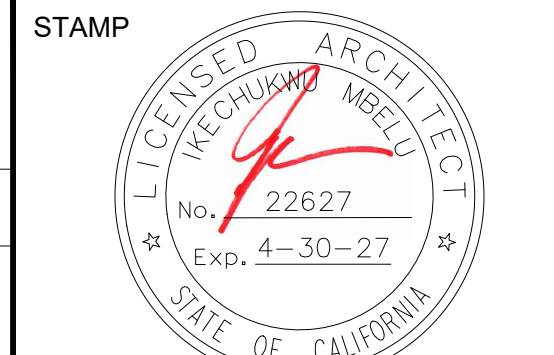
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NO. OF



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



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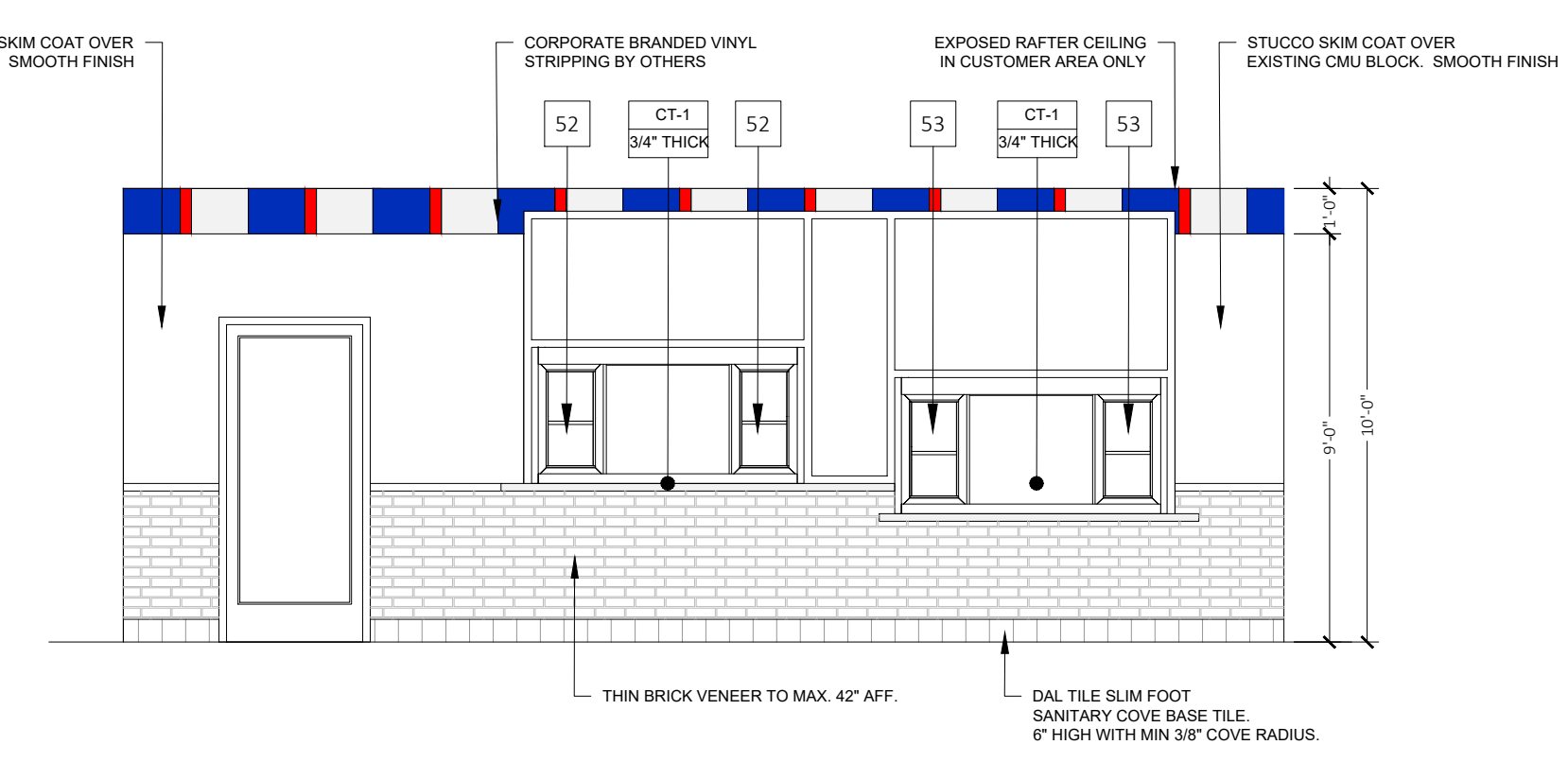
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PROJECT TITLE

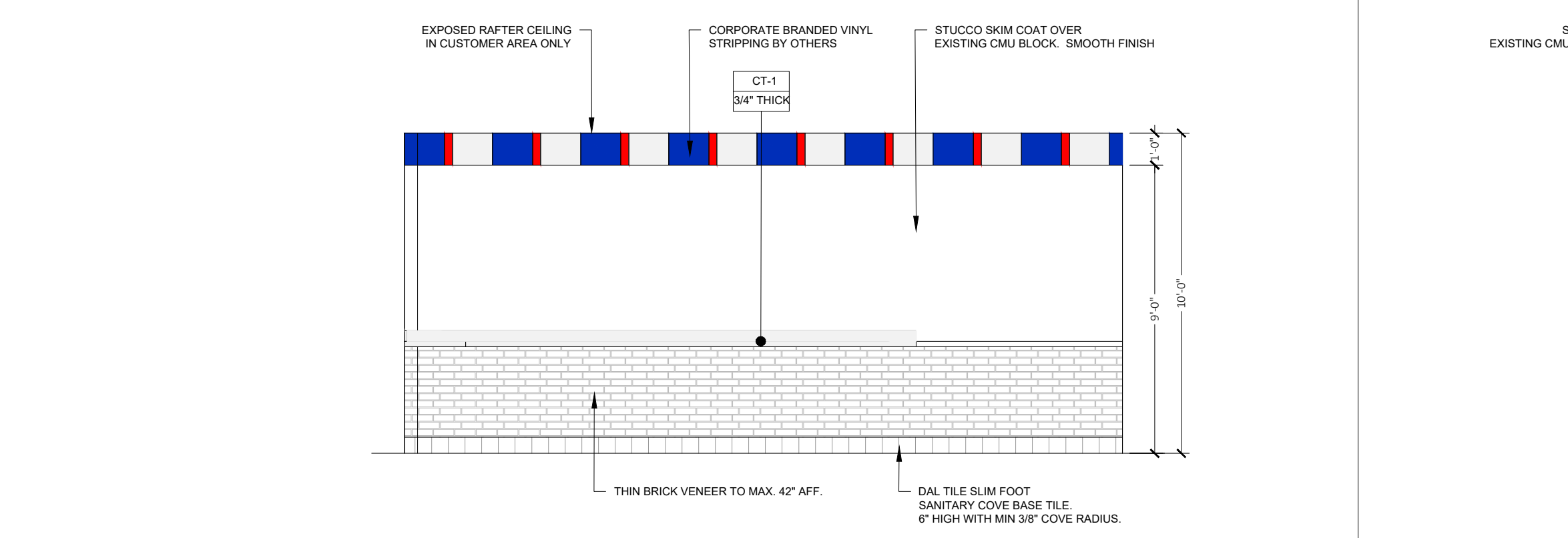
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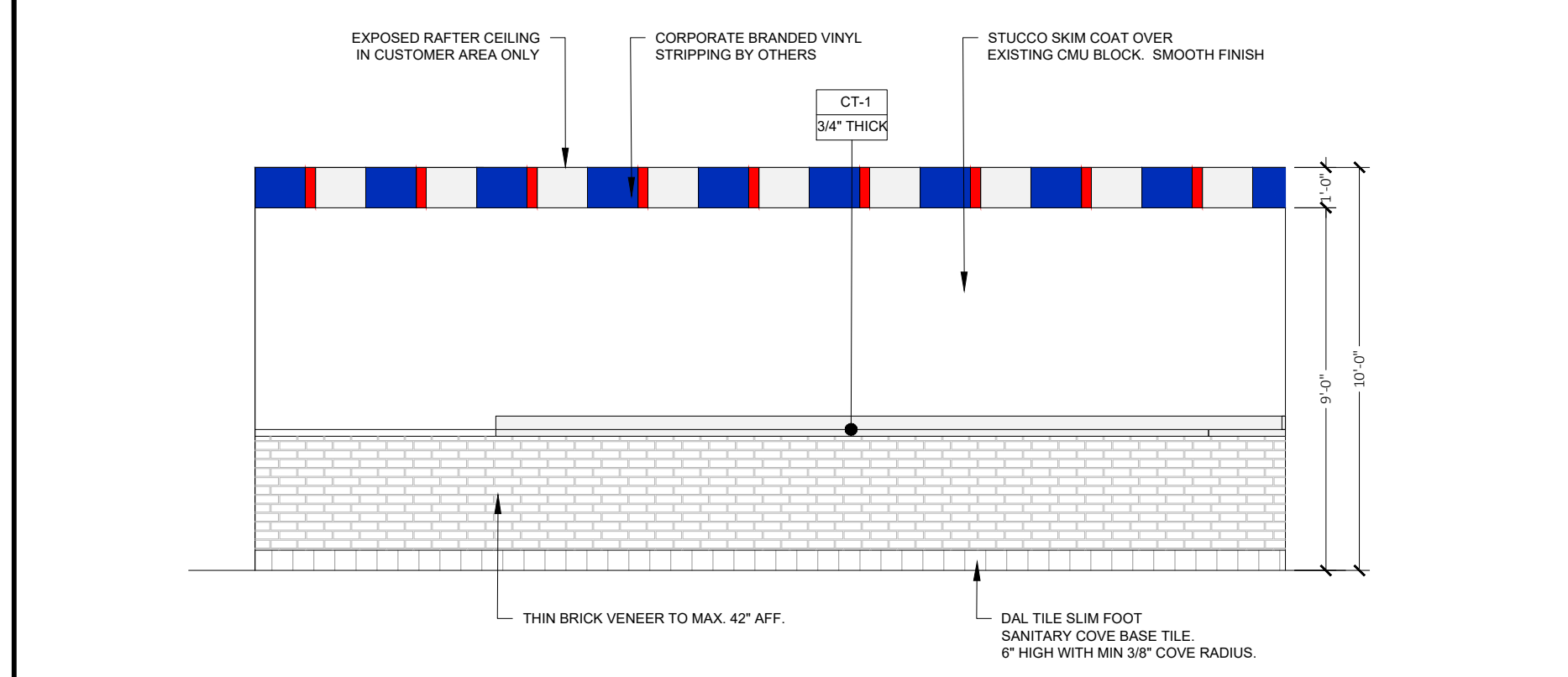
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INTERIOR ELEVATIONS
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NO. OF



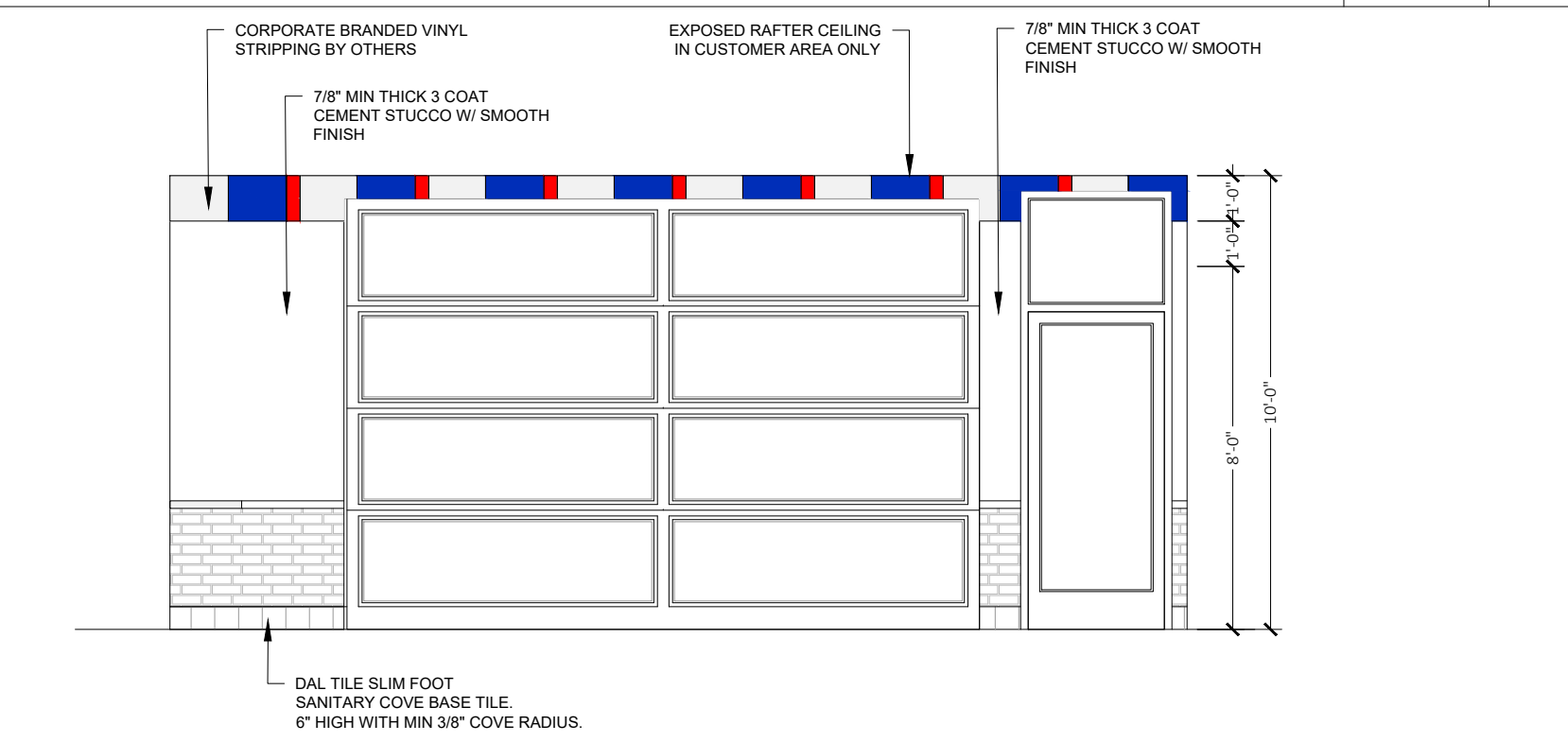
ELEVATION AT SERVICE COUNTER (CUSTOMER SIDE) SCALE 1/4"=1'-0" 1



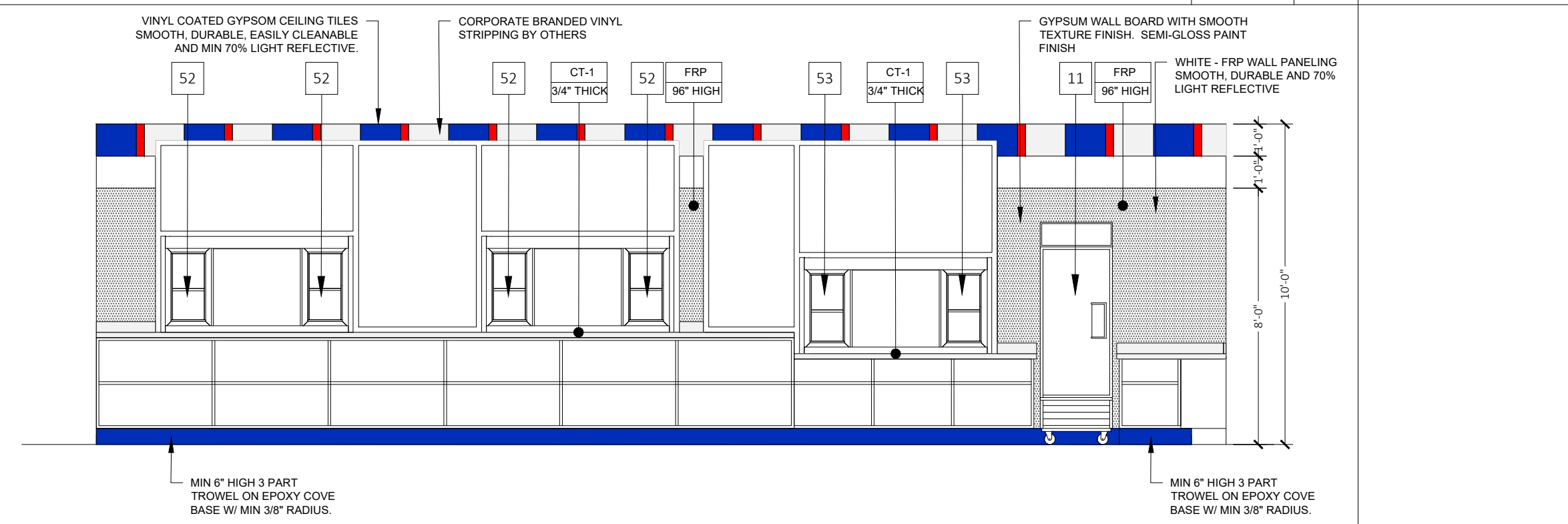
ELEVATION AT CUSTOMER AREA SCALE 1/4"=1'-0" 2



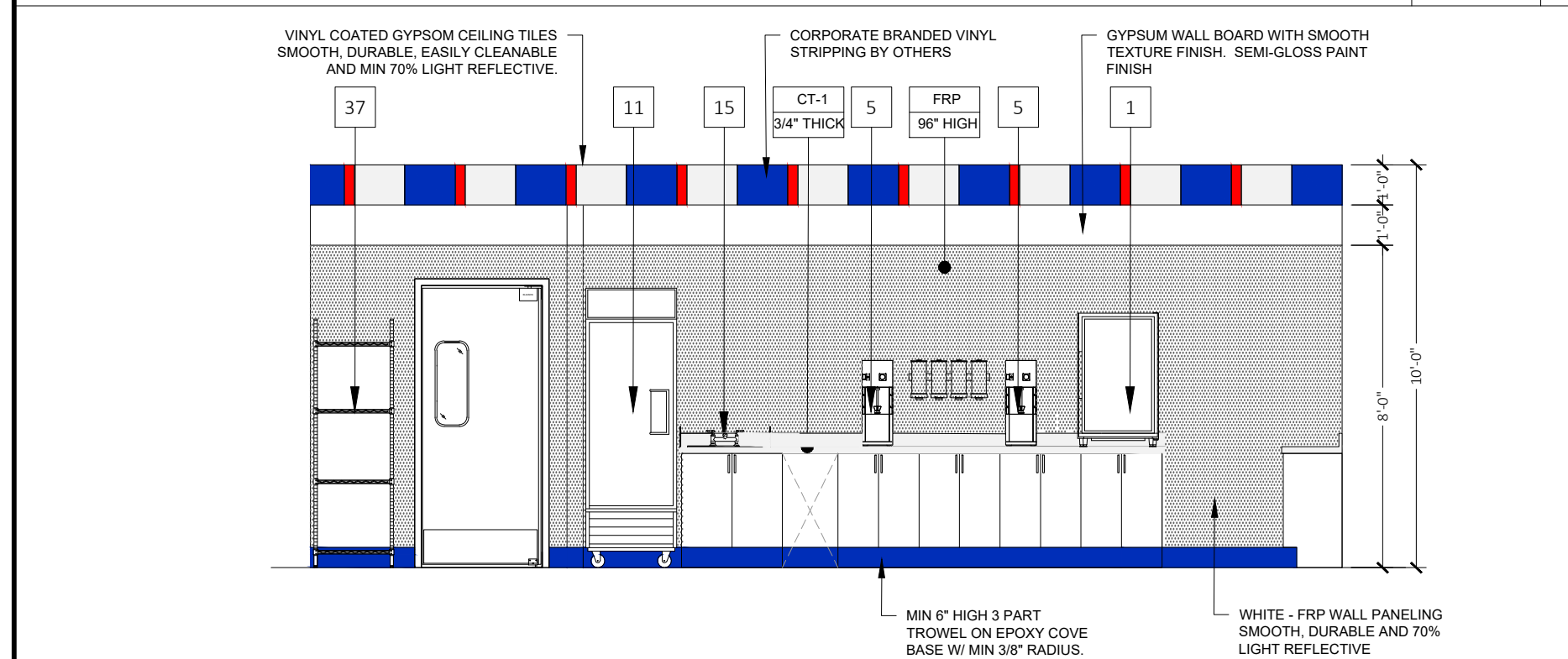
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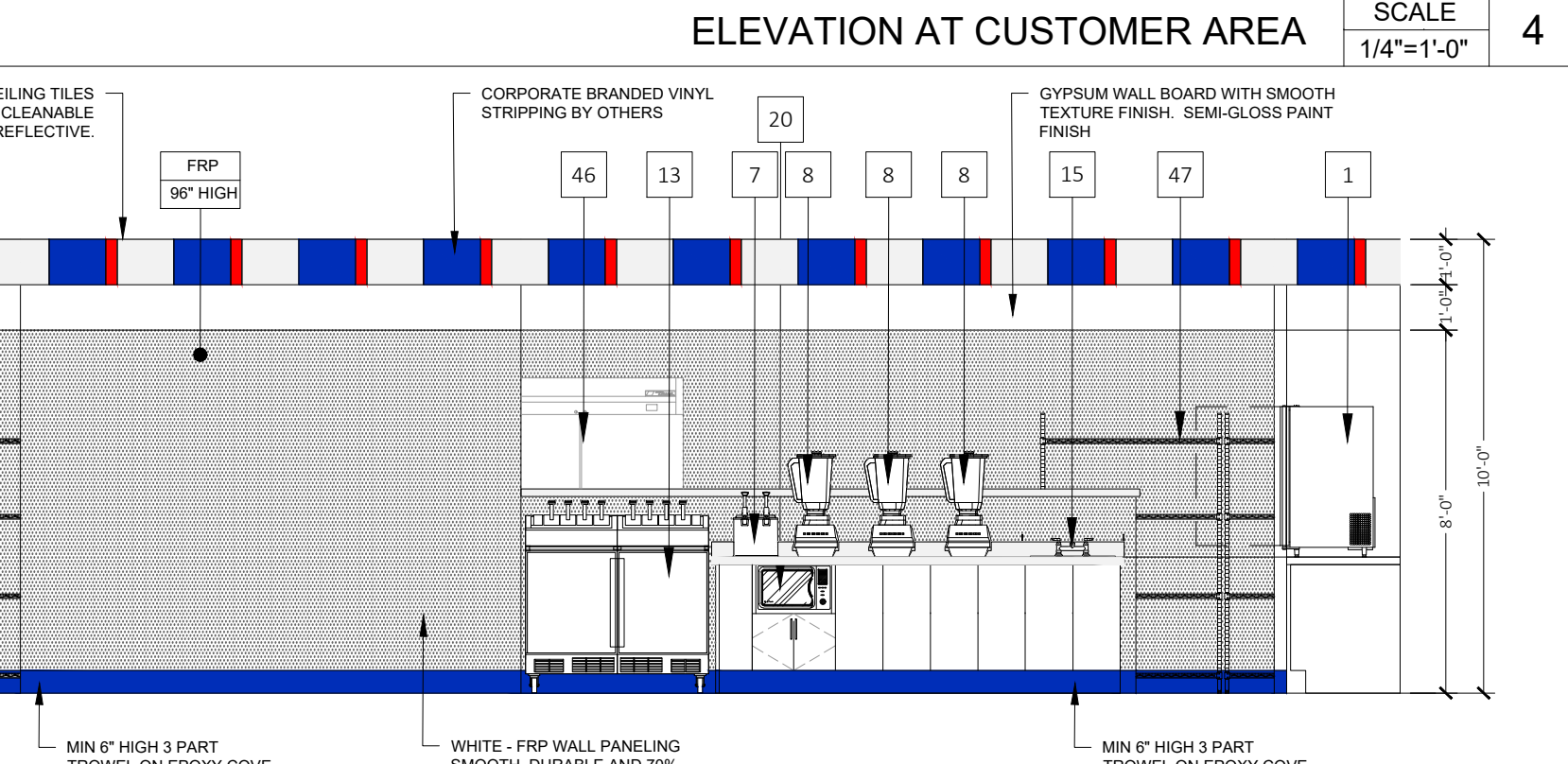
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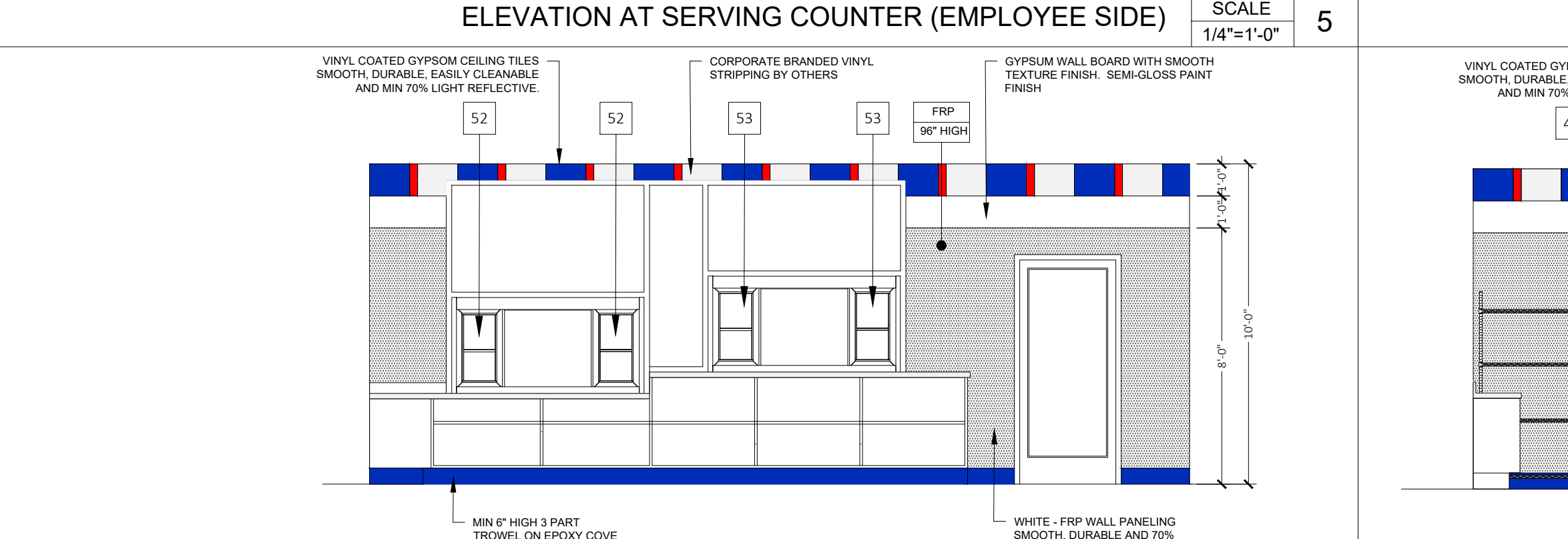
ELEVATION AT SERVING COUNTER (EMPLOYEE SIDE) SCALE 1/4"=1'-0" 5



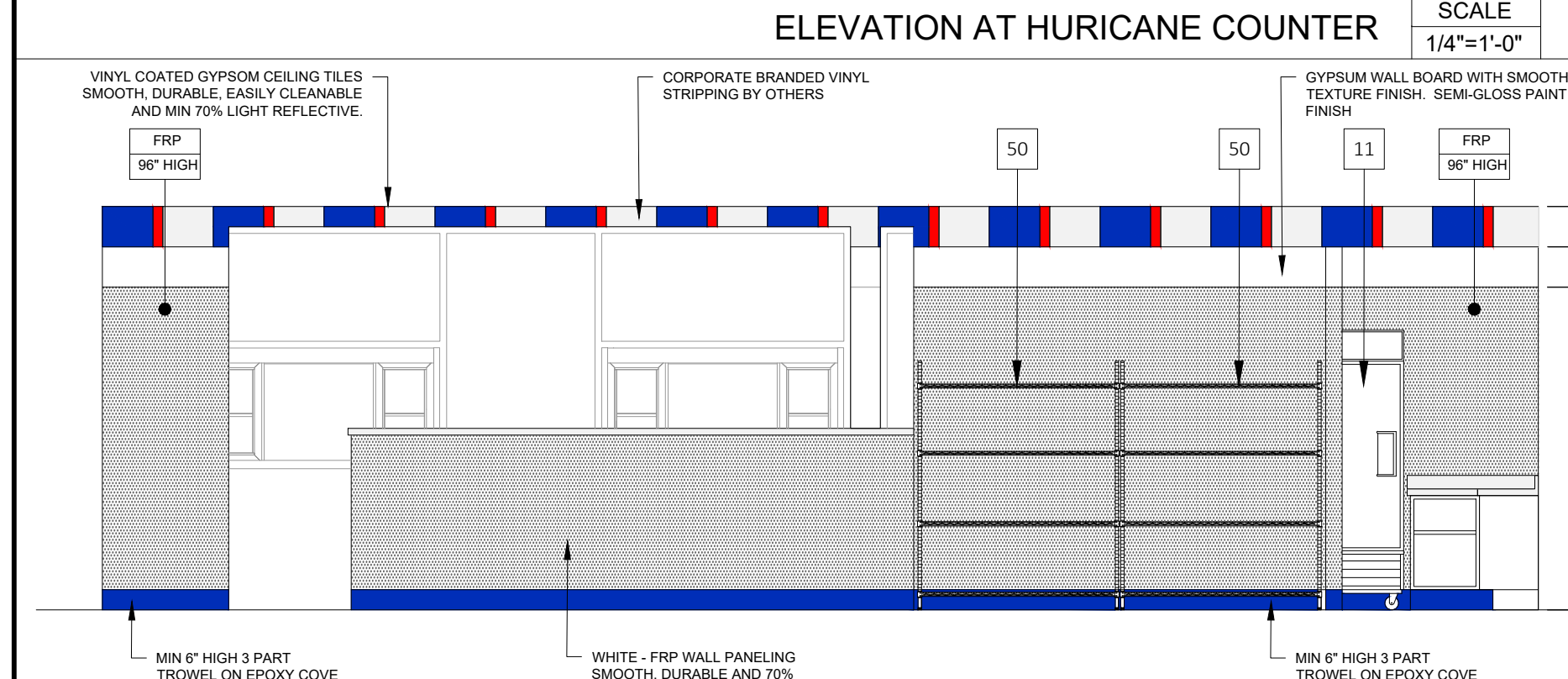
ELEVATION AT HURICANE COUNTER SCALE 1/4"=1'-0" 6



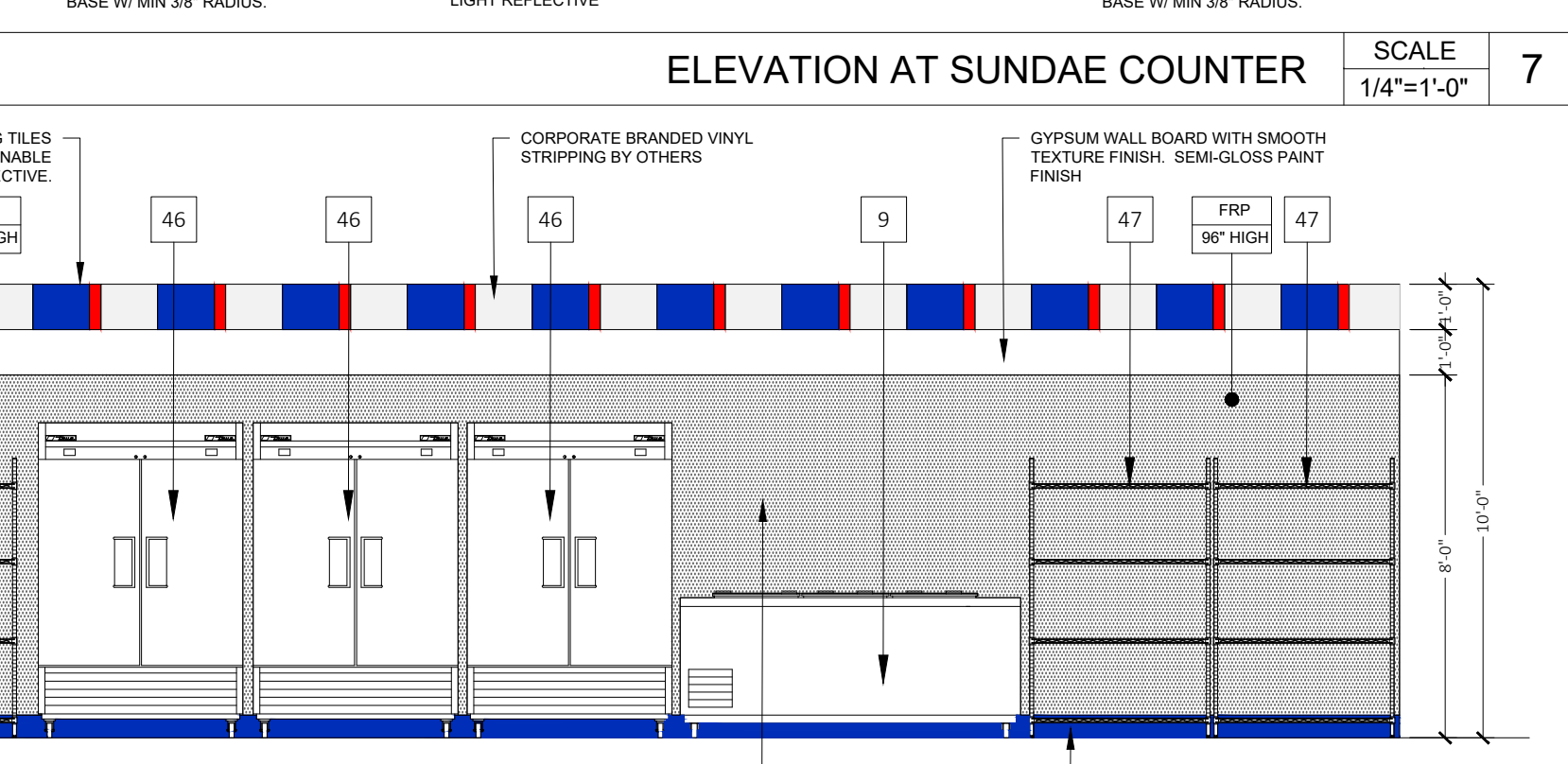
ELEVATION AT SUNDAE COUNTER SCALE 1/4"=1'-0" 7



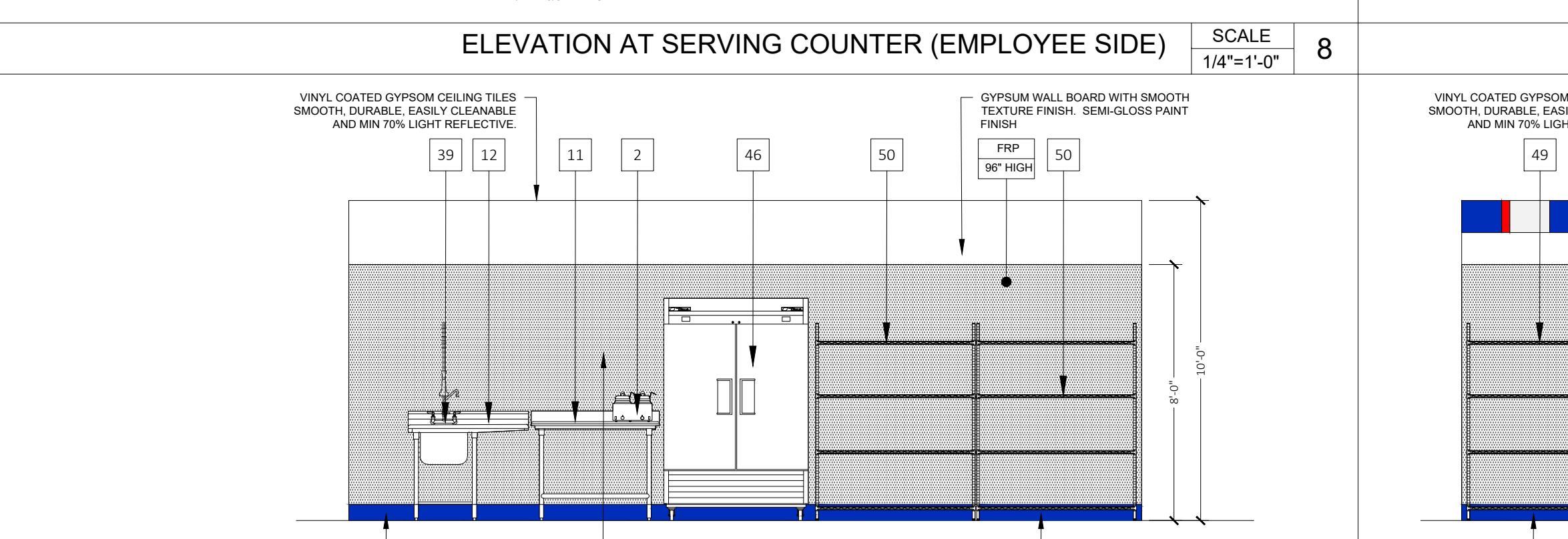
ELEVATION AT SERVING COUNTER (EMPLOYEE SIDE) SCALE 1/4"=1'-0" 8



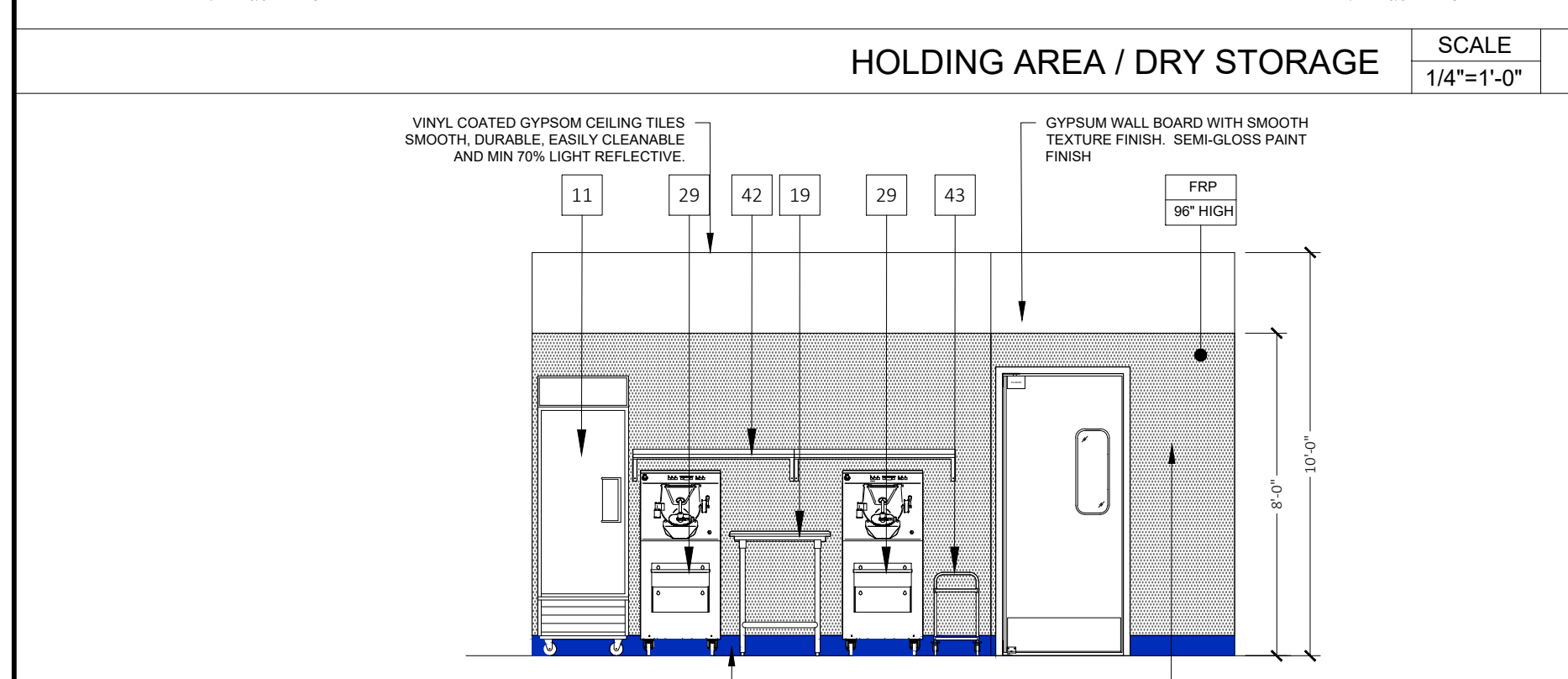
HOLDING AREA / DRY STORAGE SCALE 1/4"=1'-0" 9



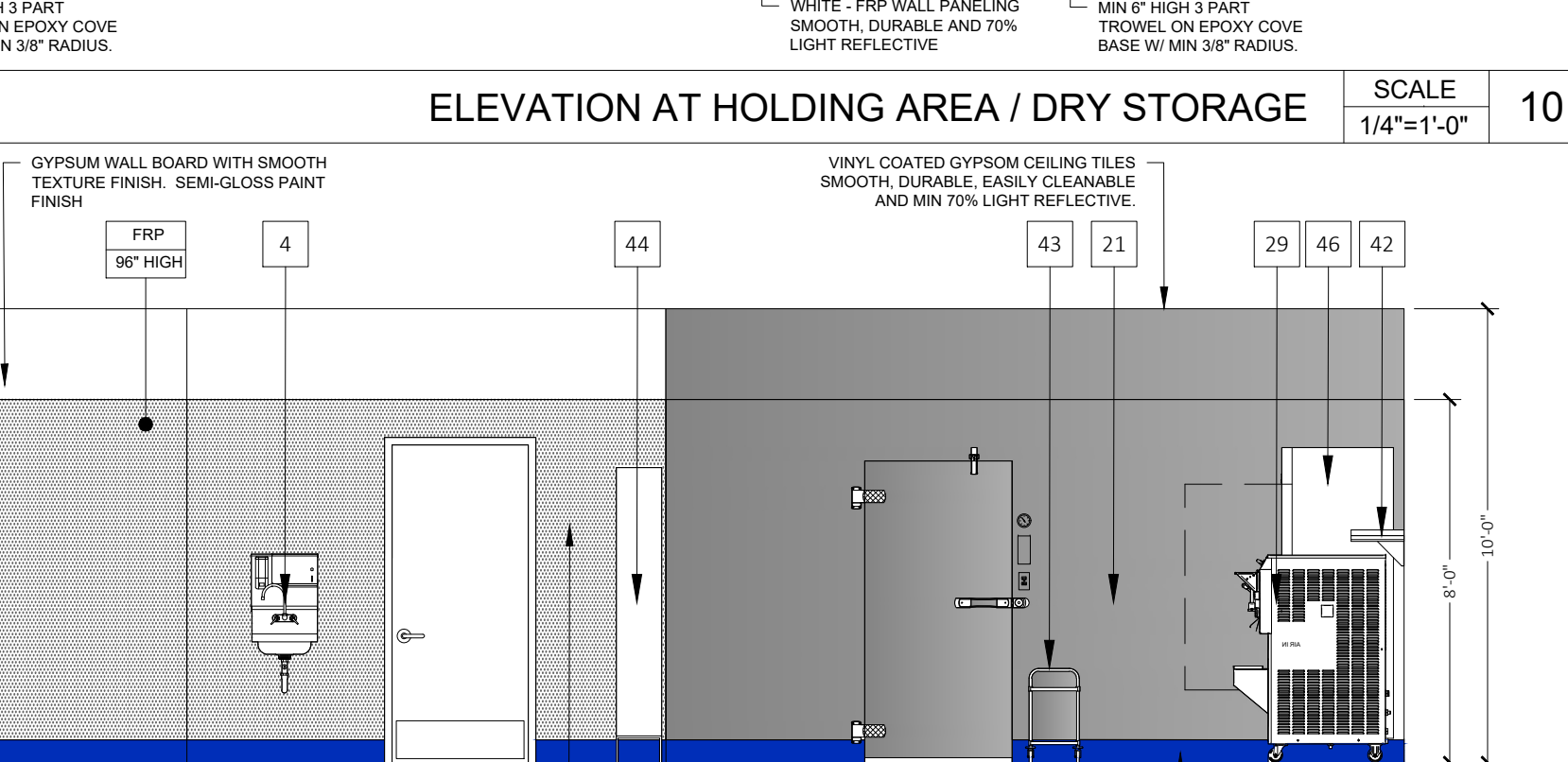
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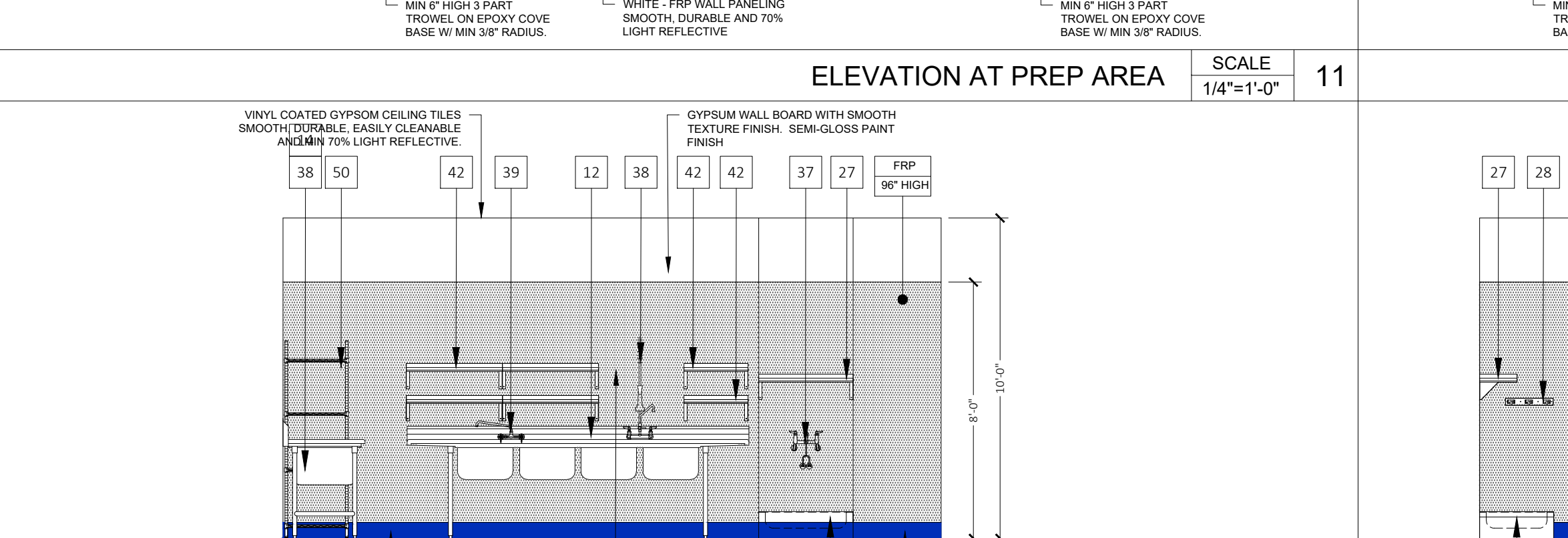
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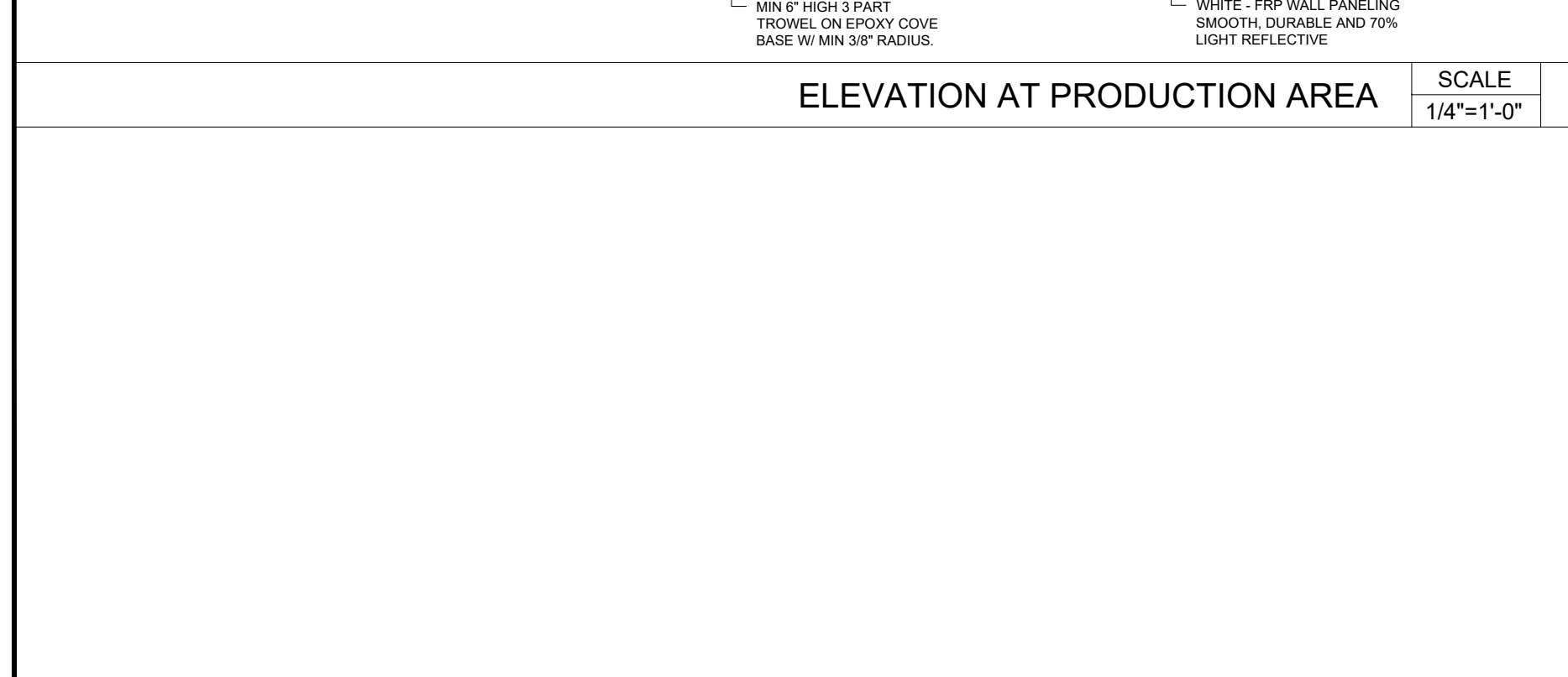
ELEVATION AT PRODUCTION AREA SCALE 1/4"=1'-0" 12



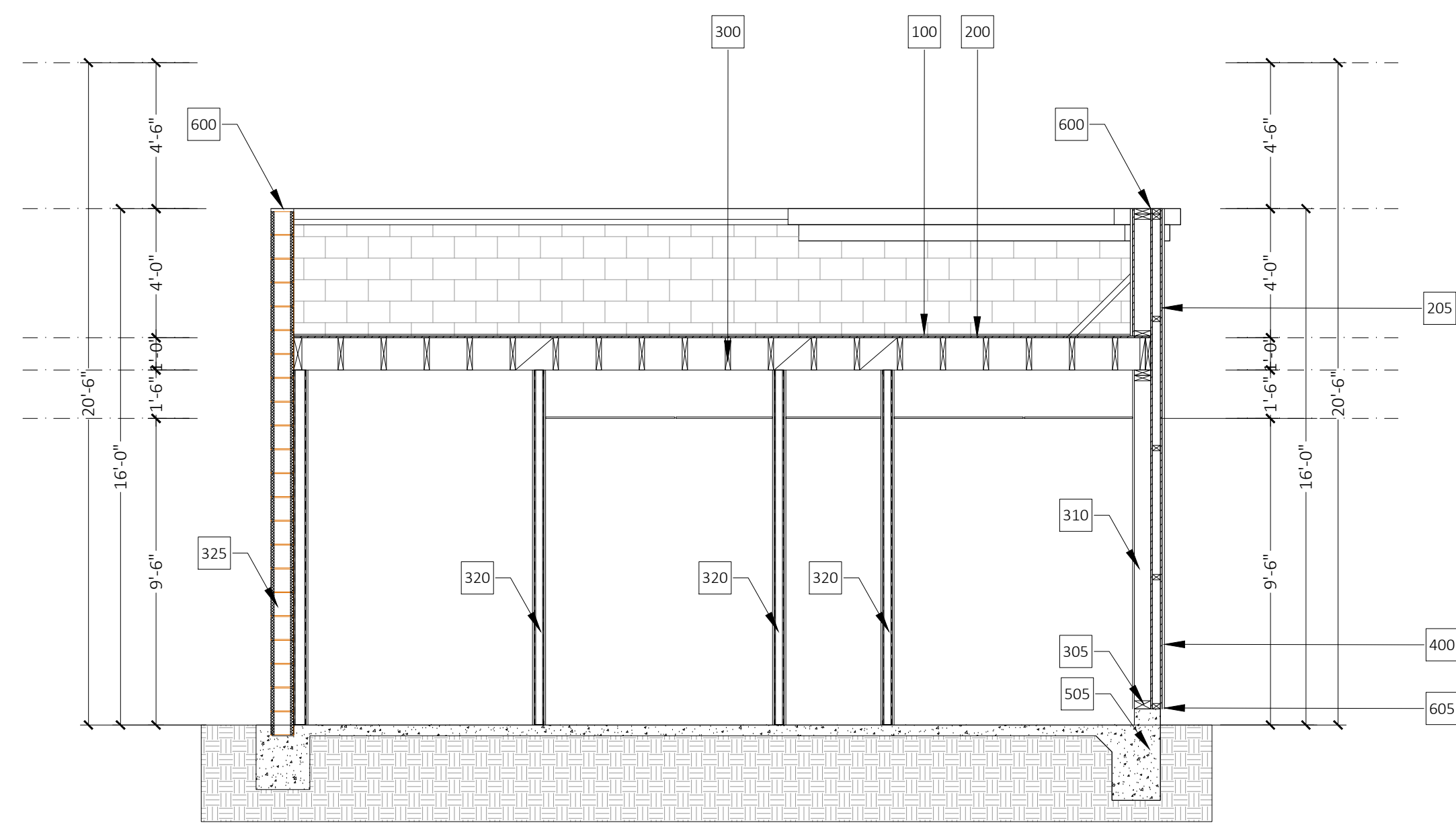
ELEVATION AT WALK-IN COOLER SCALE 1/4"=1'-0" 13



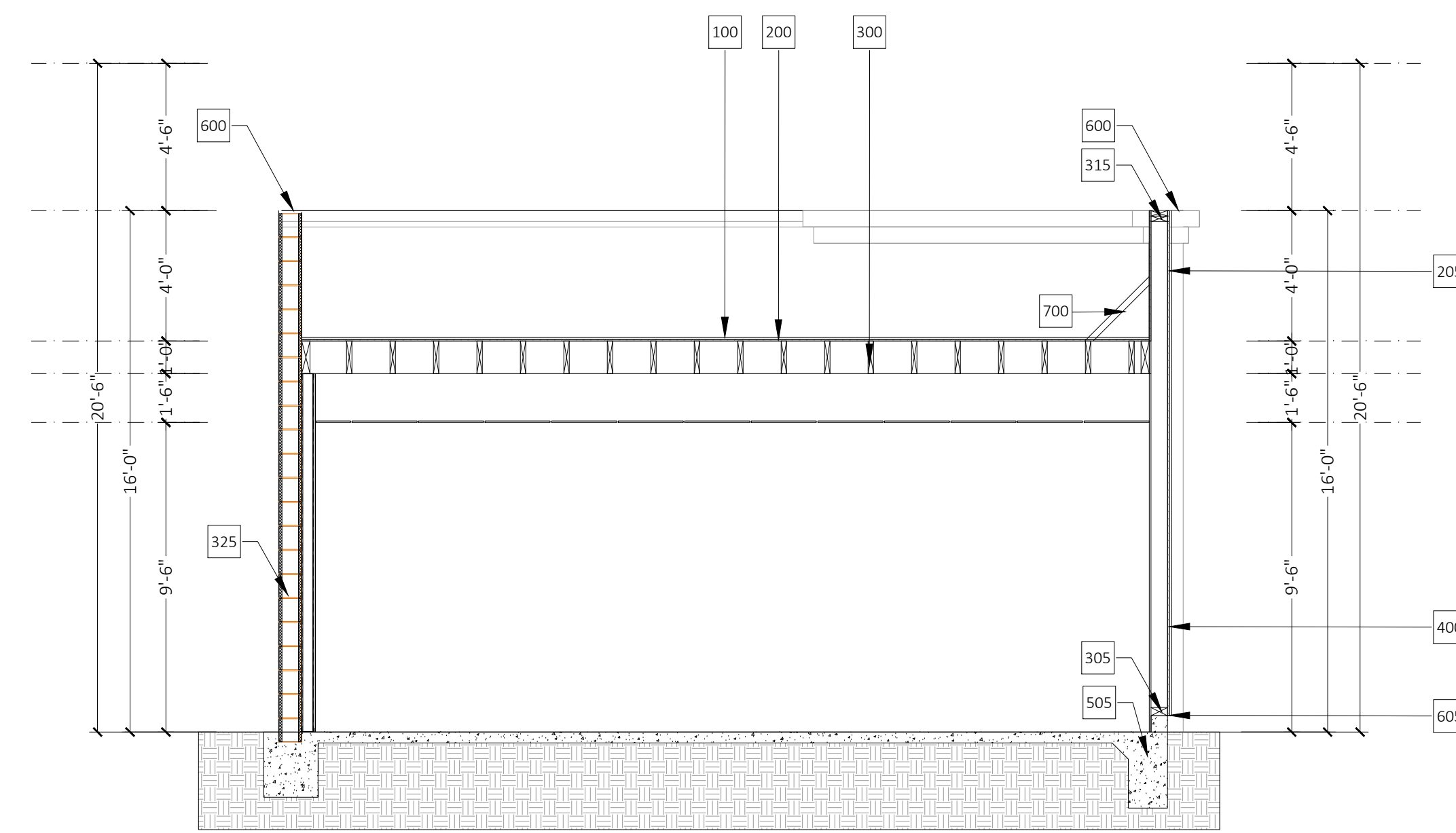
ELEVATION AT DISH LINE SCALE 1/4"=1'-0" 14



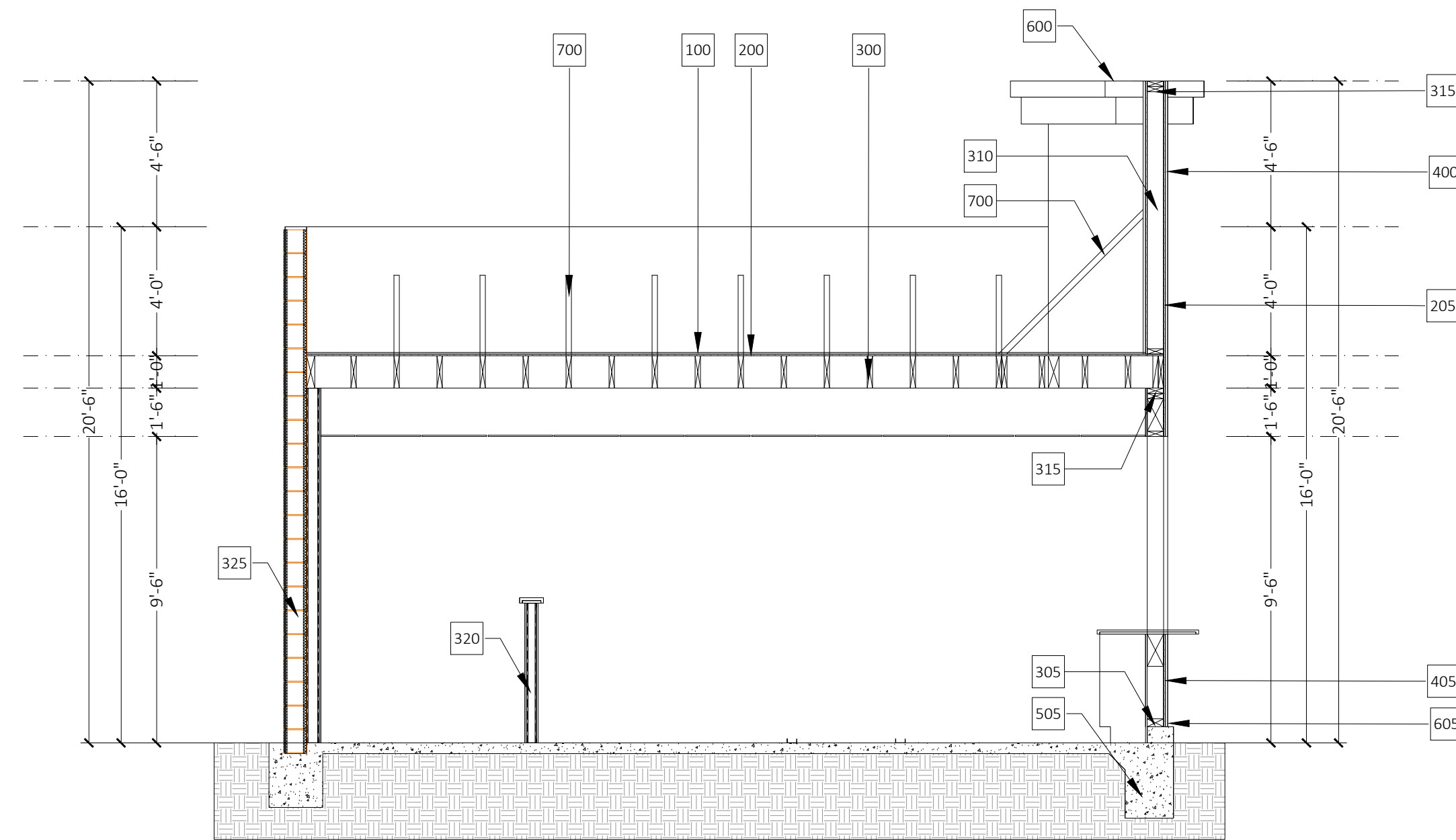
ELEVATION AT PRODUCTION AREA SCALE 1/4"=1'-0" 15



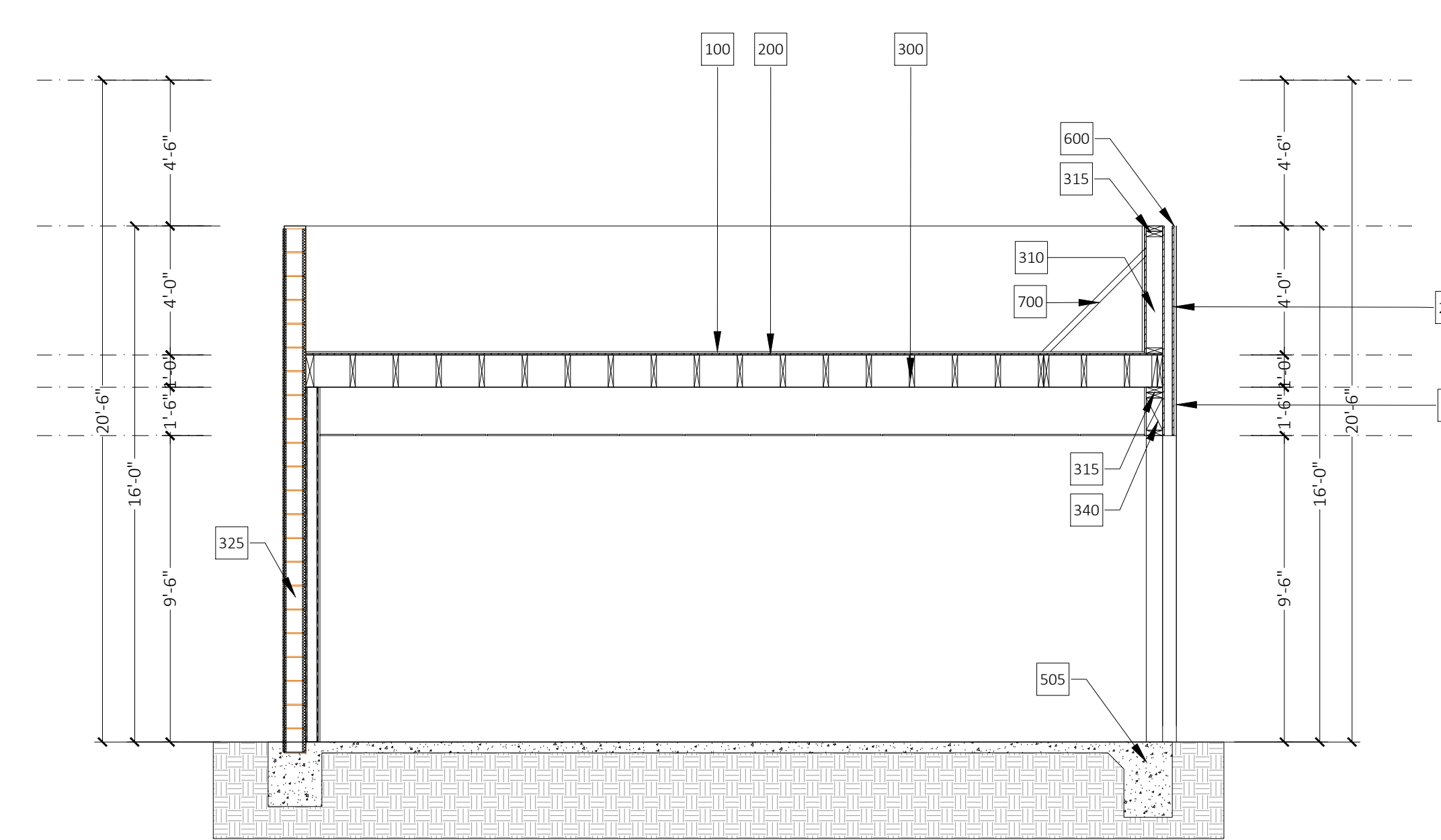
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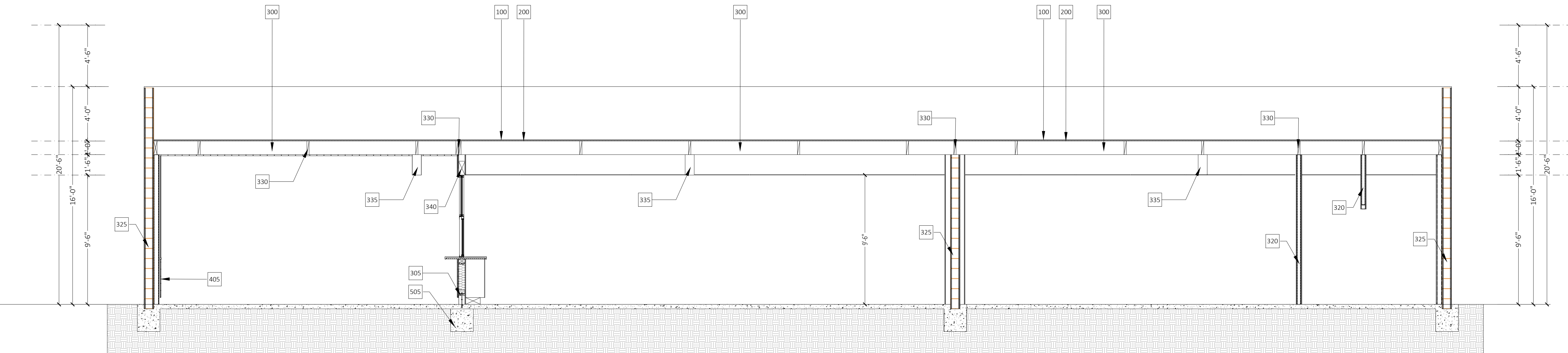
BUILDING SECTION SCALE 1/4"=1'-0" 4



BUILDING SECTION SCALE 1/4"=1'-0" 3



BUILDING SECTION SCALE 1/4"=1'-0" 2



KEY #	DESCRIPTION
100	NEW TORCH DOWN ROOFING OVER TWO LAYERS 3/8\"/>
200	NEW PLYWOOD ROOF SHEATHING PER STRUCTURAL PLAN.
205	NEW EXTERIOR PLYWOOD WALL SHEATHING PER STRUCTURAL PLAN.
300	EXISTING 2X ROOF FRAMING @ 24\"/>
305	NEW 2X OR 3X PRESSURE TREATED SILL PLATE PER STRUCTURAL DRAWINGS.
310	NEW 2X6 STUDS @ 16\"/>
315	NEW DBL 2X6 TOP PLATE.
320	NEW 1-5/8\"/>
325	EXISTING CMU WALL TO REMAIN.
330	NEW 2X BLOCKING AS NEEDED. REFER TO STRUCTURAL PLAN FOR ADDITIONAL INFORMATION.
335	EXISTING BEAM OR HEADER PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL PLAN FOR ADDITIONAL INFORMATION.
340	NEW BEAM OR HEADER PER STRUCTURAL DRAWINGS.
345	NEW STEEL POST PER STRUCTURAL DRAWINGS.
400	NEW 7/8\"/>
405	THIN BRICK VENEER INSTALLED OVER 1/2\"/>
500	FOOTING PER STRUCTURAL DRAWINGS.
600	16 GA GALVANIZED SHEET METAL WALL CAP FLASHING WITH DRIP EDGE FLASHING.
605	20 GA GALVANIZED WEEP SCREEN FLASHING. NIB 4\"/>
700	NEW PARAPET WALL BRACING. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

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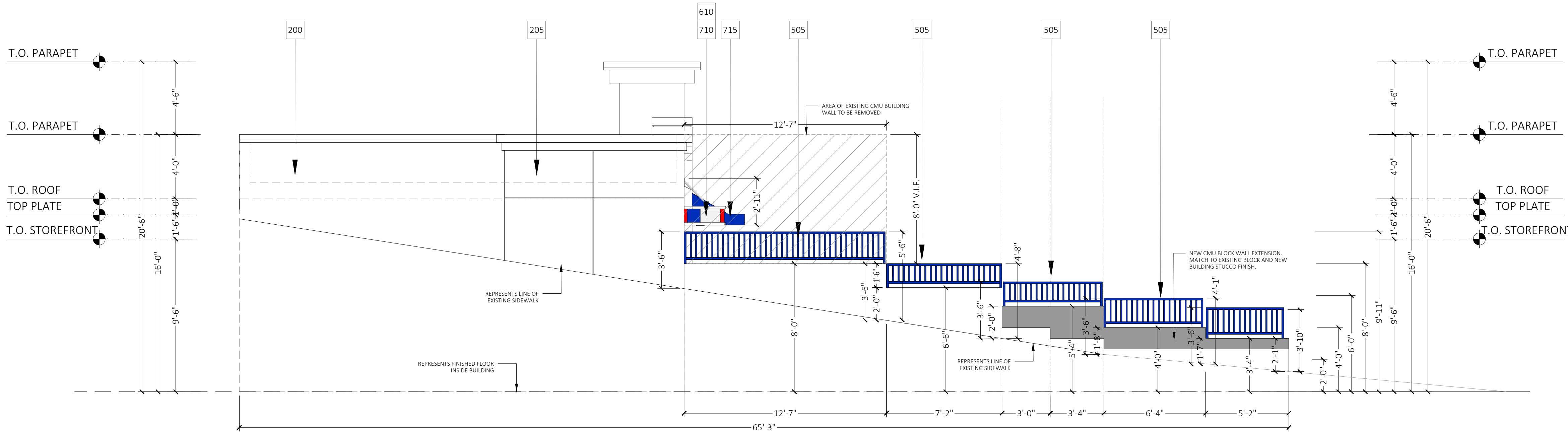
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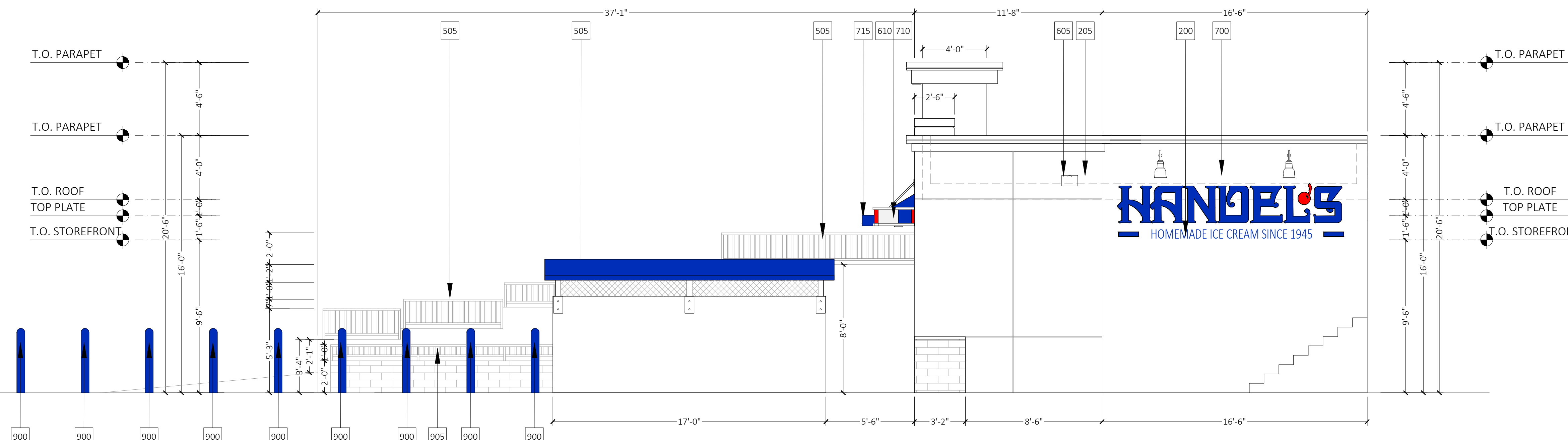
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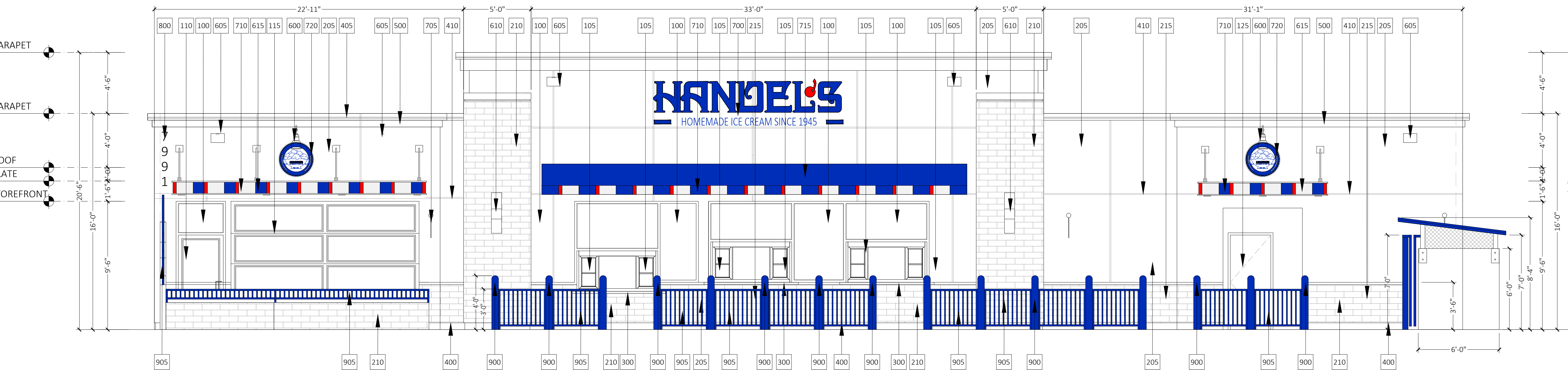
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BUILDING SECTIONS
 SHEET #
A701
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EAST ELEVATION SCALE 1/4"=1'-0" 3



WEST ELEVATION SCALE 1/4"=1'-0" 3



NORTH ELEVATION SCALE 1/4"=1'-0" 1

KEY #	DESCRIPTION
100	TEMPERED GLASS STOREFRONT SYSTEM TO BE INSTALLED ON 42" HIGH WALL BELOW. REFER TO WINDOW SCHEDULE ON SHEET A007 FOR ADDITIONAL INFORMATION.
105	TEMPERED GLASS STOREFRONT TRANSACTION SERVICE WINDOW LOCATION. OPENING TO BE RESTRICTED TO MAX 216 SQ IN PER HEALTH DEPT. REQUIREMENT. REFER TO WINDOW SCHEDULE ON SHEET A007
110	TEMPERED GLASS ENTRY DOOR. REFER TO DOOR SCHEDULE ON SHEET A006.
120	TEMPERED GLASS OVERHEAD GARAGE DOOR SYSTEM. REFER TO SHEET A006 FOR ADDITIONAL INFORMATION.
125	SOLID CORE / METAL EXTERIOR DOOR. REFER TO DOOR SCHEDULE ON SHEET A006.
200	MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER EXISTING CMU WALL. LAHABRA 16 / 20 MEDIUM FLOAT FINISH. CRYSTAL WHITE COLOR.
205	MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER TYVEK BUILDING WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL PLAN. LAHABRA 16 / 20 MEDIUM FLOAT FINISH. CRYSTAL WHITE COLOR.
210	USE OLD MIL BRAND - BRICKWEBB BOSTON MILL - 4" X 8" X 1/2" THICK THIN BRICK VENER TO BE INSTALLED OVER 1/2" THICK MORTAR BED OVER WIRE MESH OVER TYVEK BUILDING WRAP OVER 5/8" PLYWOOD SHEETING. MORTAR USE - GRAPEVINE
300	EXTERIOR SOLID SURFACE COUNTER TOP PER PLAN. USE VICO STONE PURE WHITE 3/4" THICK. INSTALL OVER 3/4" PLYWOOD SUB-TOP USING LIQUID NAIL ADHESIVE. INSTALL WITH COUNTER-TOP METAL SUPPORT BRACKETS. REFER TO FINISH SCHEDULE FOR ADDITV.
400	20 GA GALVANIZED WEEP SCREED FLASHING INSTALL MIN 6" ABOVE FINISHED GRADE.
405	GALVANIZED SHEET METAL ROOF / WALL CAP FLASHING TO REMAIN. NO CHANGES.
410	20 GA GALVANIZED FRY RIGLET / STUCCO JOINT FLASHING.
500	STUCCO COVERED BUILT UP CROWN MOULDING. (1) 2"x12" WITH (3) 2"x6" OVER COVERED WITH STUCCO.
600	EXTERIOR LED WALL MOUNTED PARKING LOT LIGHTS WITH REFLECTIVE SHIELDS TO PREVENT GLARE AND TO CONTAIN LIGHTING TO WITH IN THE PROPERTY LINE.
605	EXTERIOR GOSSE NECK LED LIGHTS TO BE SELECTED BY OWNER. SELECTION TO BE SUBMITTED TO ARCHITECT AND CITY FOR REVIEW AND FINAL APPROVAL.
610	EXTERIOR WALL MOUNT WALL WASH LED LIGHT FIXTURE. FIXTURE SELECTION TO BE SUBMITTED TO ARCHITECT AND CITY FOR REVIEW AND FINAL APPROVAL.
615	METAL PREFABRICATED SUSPENSION AWNING TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.
700	PROPOSED LOCATION OF EXTERIOR TENANT CHANNEL LETTER SIGN. ALL SIGNS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT AND SHALL BE PER CITY SIGN CRITERIA. SIGNS TO BE REVIEWED AND APPROVED BY HANDELS'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING. CONTRACTOR TO COORDINATE INSTALL AND MOUNTING REQUIREMENTS WITH SIGN CONTRACTOR. CONTRACTOR TO PROVIDE APPROPRIATE BACKING AS REQUIRED BY SIGN DRAWINGS AND DETAILS. SIGNS TO BE INSTALLED BY SIGN CONTRACTOR.
705	LOCATION OF PROPOSED BLADE SIGN TO BE INSTALLED AT 84" A.F.F. ALL SIGNS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT AND SHALL BE PER CITY SIGN CRITERIA. SIGNS TO BE REVIEWED AND APPROVED BY HANDELS'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING. CONTRACTOR TO COORDINATE INSTALL AND MOUNTING REQUIREMENTS WITH SIGN CONTRACTOR. CONTRACTOR TO PROVIDE APPROPRIATE BACKING AS REQUIRED BY SIGN DRAWINGS AND DETAILS. SIGNS TO BE INSTALLED BY SIGN CONTRACTOR.
710	HANDELS'S ALUMINUM BRANDED STRIPPED BAND TO BE ATTACHED TO METAL AWNING. ALL AWNINGS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT. SIGN TO BE REVIEWED AND APPROVED BY HANDELS'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING. CONTRACTOR TO COORDINATE INSTALL AND MOUNTING REQUIREMENTS WITH SIGN CONTRACTOR. CONTRACTOR TO PROVIDE APPROPRIATE BACKING AS REQUIRED BY SIGN DRAWINGS AND DETAILS. TO BE INSTALLED BY SIGN CONTRACTOR. NO INTERNAL ILLUMINATION ALLOWED.
715	LOCATION OF PROPOSED FRAMED BUILDING OVERHANG WITH BLUE POWDER COATED METAL ROOF. NO INTERNAL OR BACK LIGHTING SHALL BE PERMITTED AT ANY AWNINGS OR OVERHANGS PER CITY SIGN STANDARDS.
720	LOCATION OF PROPOSED CLIP LOGO SIGN. ALL SIGNS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT. SIGNS TO BE REVIEWED AND APPROVED BY HANDELS'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING. CONTRACTOR TO COORDINATE INSTALL AND MOUNTING REQUIREMENTS WITH SIGN CONTRACTOR. CONTRACTOR TO PROVIDE APPROPRIATE BACKING AS REQUIRED BY SIGN DRAWINGS AND DETAILS. SIGNS TO BE INSTALLED BY SIGN CONTRACTOR. NO INTERNAL OR BACK LIGHTING SHALL BE PERMITTED PER CITY SIGN STANDARDS.
800	LOCATION OF CITY APPROVED ADDRESS NUMBERS. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF EIGHT INCHES (8") HIGH AND ONE-HALF (1 1/2") STROKE FOR COMMERCIAL, MULTI-RESIDENTIAL BUILDING, AND INDUSTRIAL BUILDINGS. REFERENCE 2025 CALIFORNIA FIRE CODE SECTION 505.1 AS AMENDED BY THE CITY OF LA MESA.
900	CONCRETE FILLED STEEL ROLLARDS TO BE PAINTED HANDELS'S APPROVED BLUE. REFER TO BRANDING STANDARD GUIDELINES FOR ADDITIONAL INFORMATION.
905	POWDER COATED WROUGHT IRON RAILING TO BE INSTALLED TO VARIOUS HEIGHTS. REFER TO PLANS FOR ADDITIONAL INFORMATION.

METAL ROOFING CALCULATION	
TOTAL BUILDING WALL AREA	= 1,745 SF
ALLOW 50% BUILDING WALL AREA PROVIDED METAL ROOFING AREA	= 174.5 SF ALLOWED
	= 312 SF
METAL SUSPENDED AWNING #1	12'H x 19'0" L = 19.00 SF
METAL SUSPENDED AWNING #2	12'H x 9'8" L = 9.75 SF
TOTAL METAL USED	= 140.75 SF

ICON ARC INC
ARCHITECTS AND PLANNERS
14623 HAWTHORNE BLVD, #306
LAWDALE, CALIFORNIA 90260
PH. 310-750-8939, 424-456-4811
WWW.ICONARC.COM

STAMP

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OWNER / TENANT
ALTTY. INC
DBA: HANDELS'S ICE CREAM
TERRY YARWICK
1748 GRANITE HILLS DR
EL CAJON, CA 92019

PROJECT TITLE

7995 LA MESA BLVD
LA MESA, CA 91942

PROJECT ADDRESS

NO.	DATE	DESCRIPTION
09/22/25	PC1 - SUBMITTAL SET	
03/28/26	PC2 - DRB REVIEW CORR.	

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY:
PRINTED ON: 03/28/2026
PERMIT NO:

TITLE
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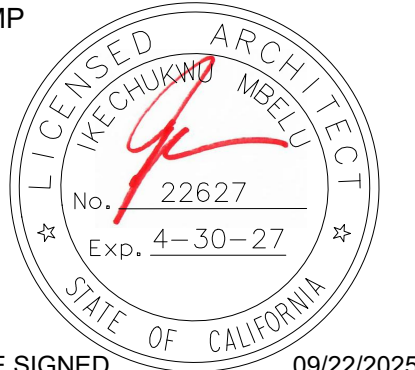
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ARCHITECTS AND PLANNERS

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TERRY YARWICK
1748 GRANITE HILLS DR
EL CAJON, CA 92019



PROJECT ADDRESS
7995 LA MESA BLVD
LA MESA, CA 91942

PROJECT TITLE

REVISIONS	NO	DATE	DESCRIPTION
	09/22/25	PC1 - SUBMITTAL SET	

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY:

PRINTED ON: 09/22/2025

PERMIT NO:

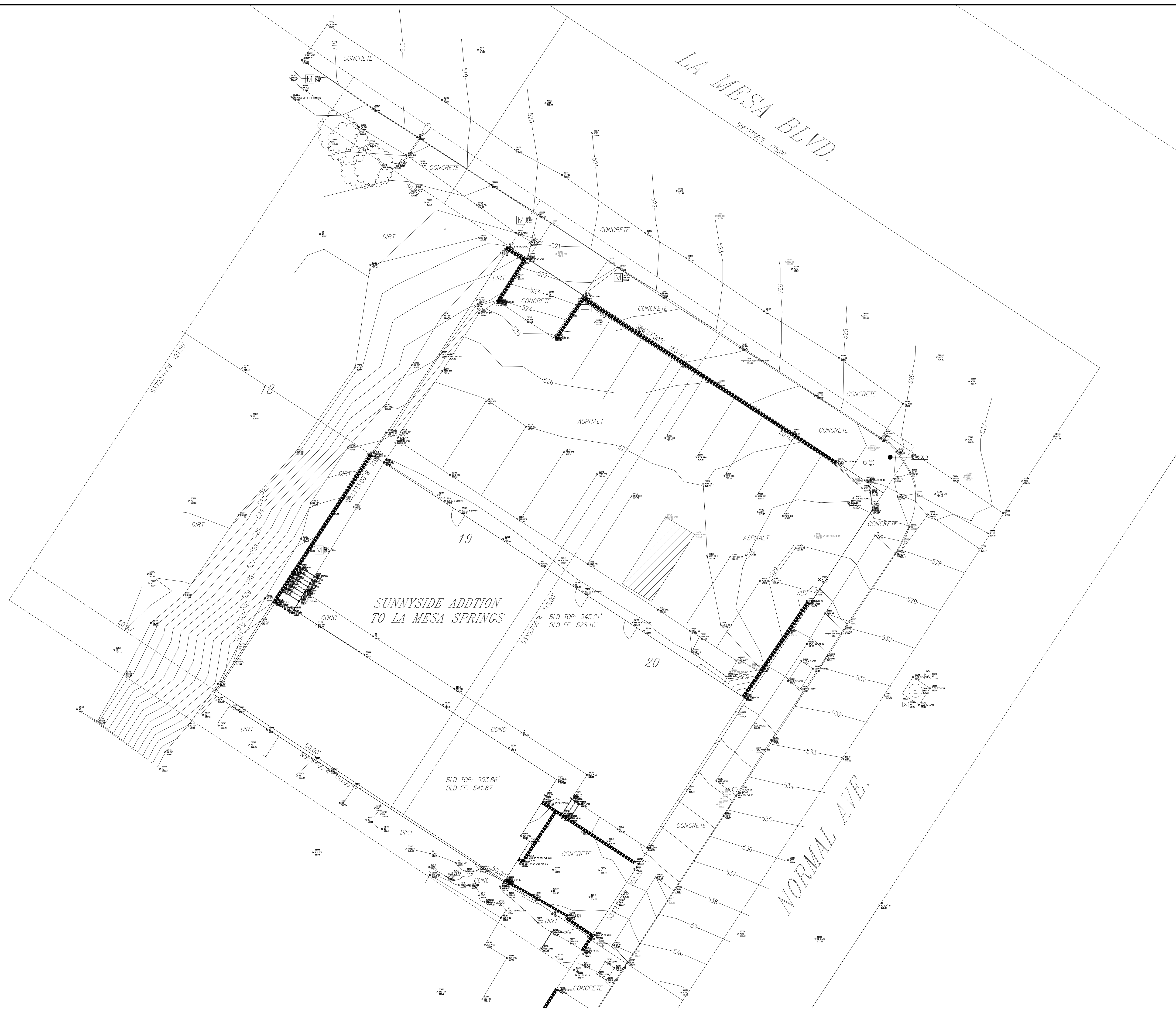
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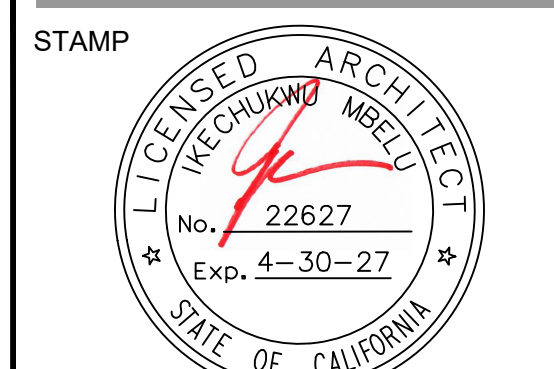
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PROJECT ADDRESS
7995 LA MESA BLVD
LA MESA, CA 91942

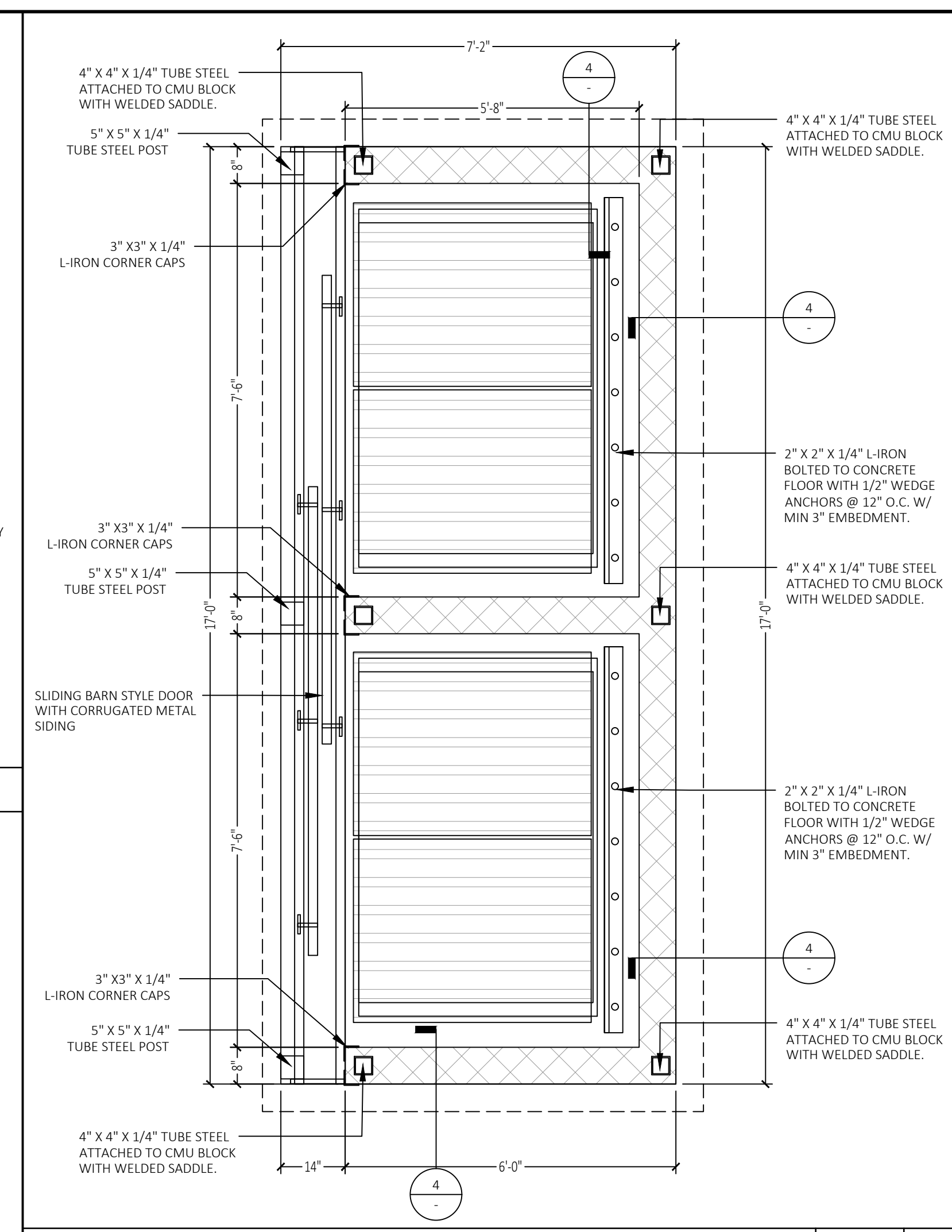
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03/28/26		PC2 - DRB REVIEW CORR.

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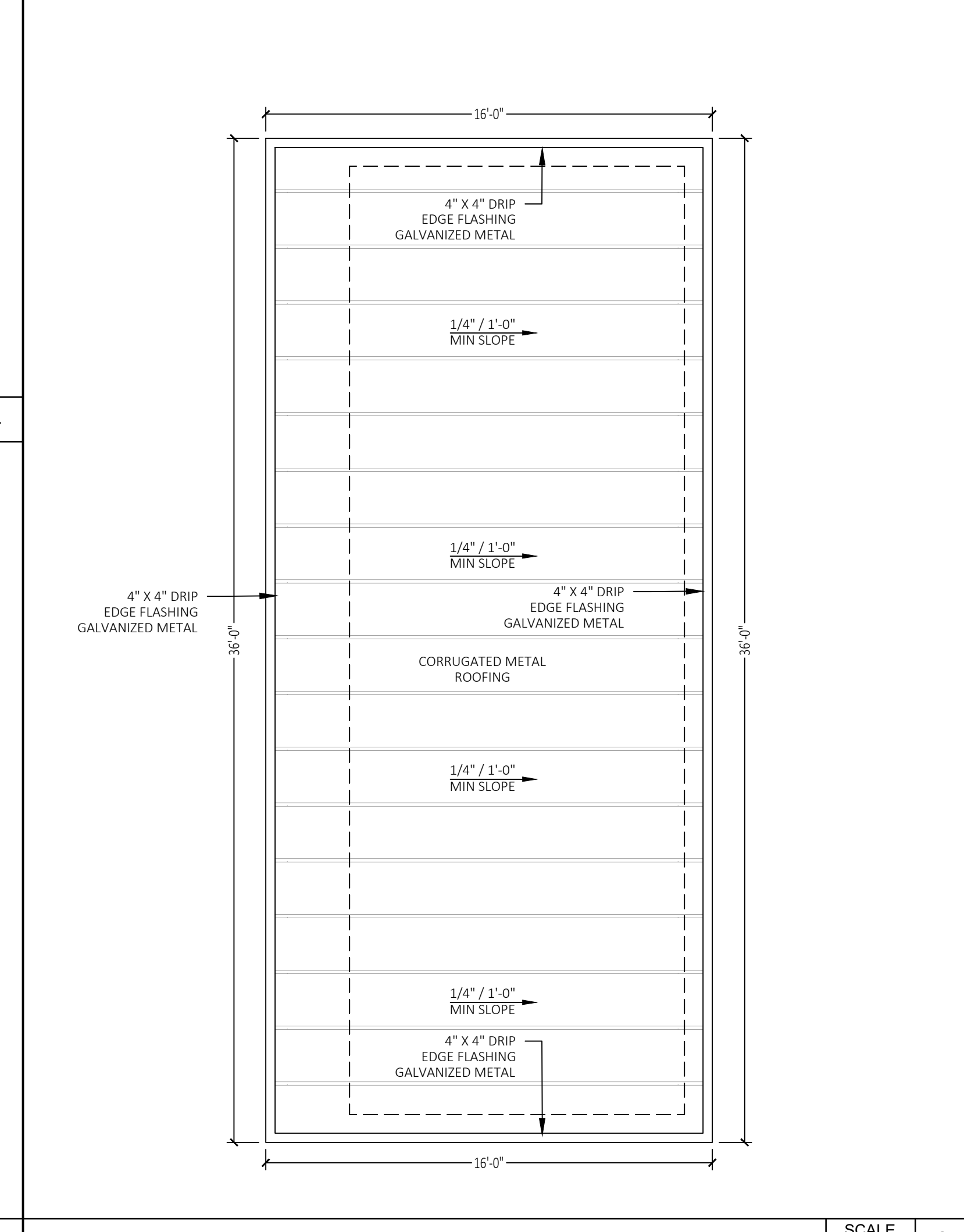
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TITLE

TRASH ENCLOSURE

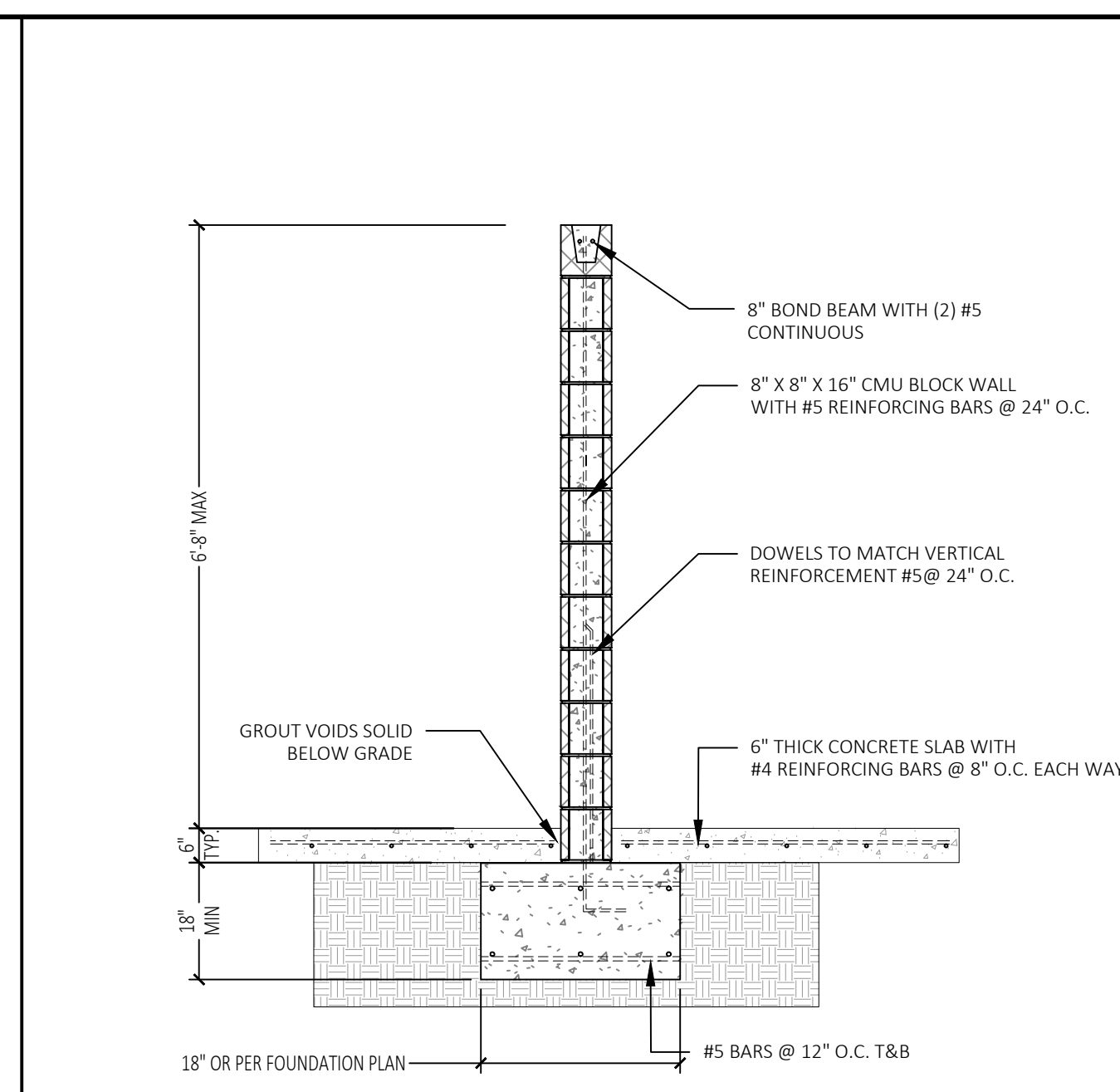
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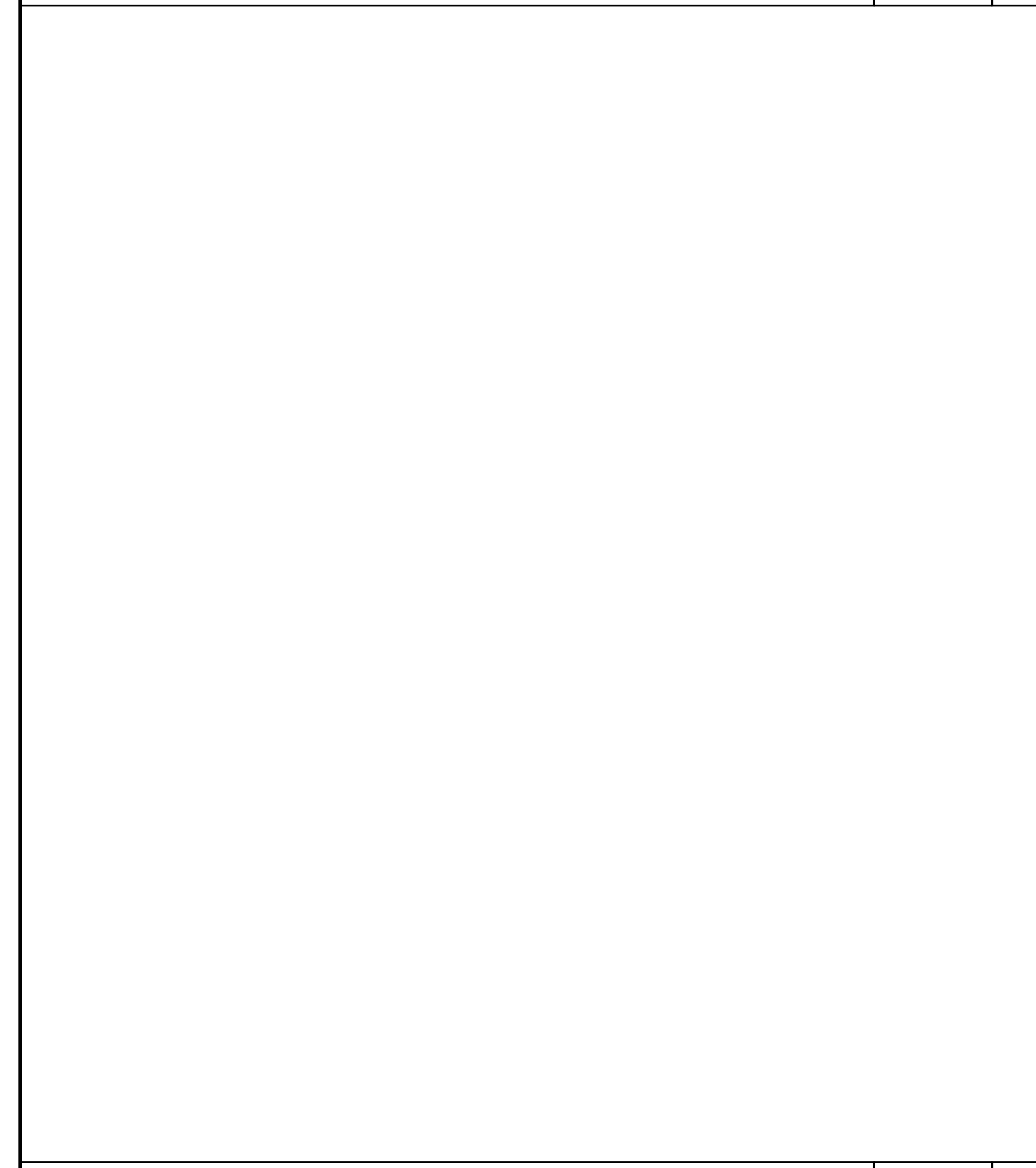
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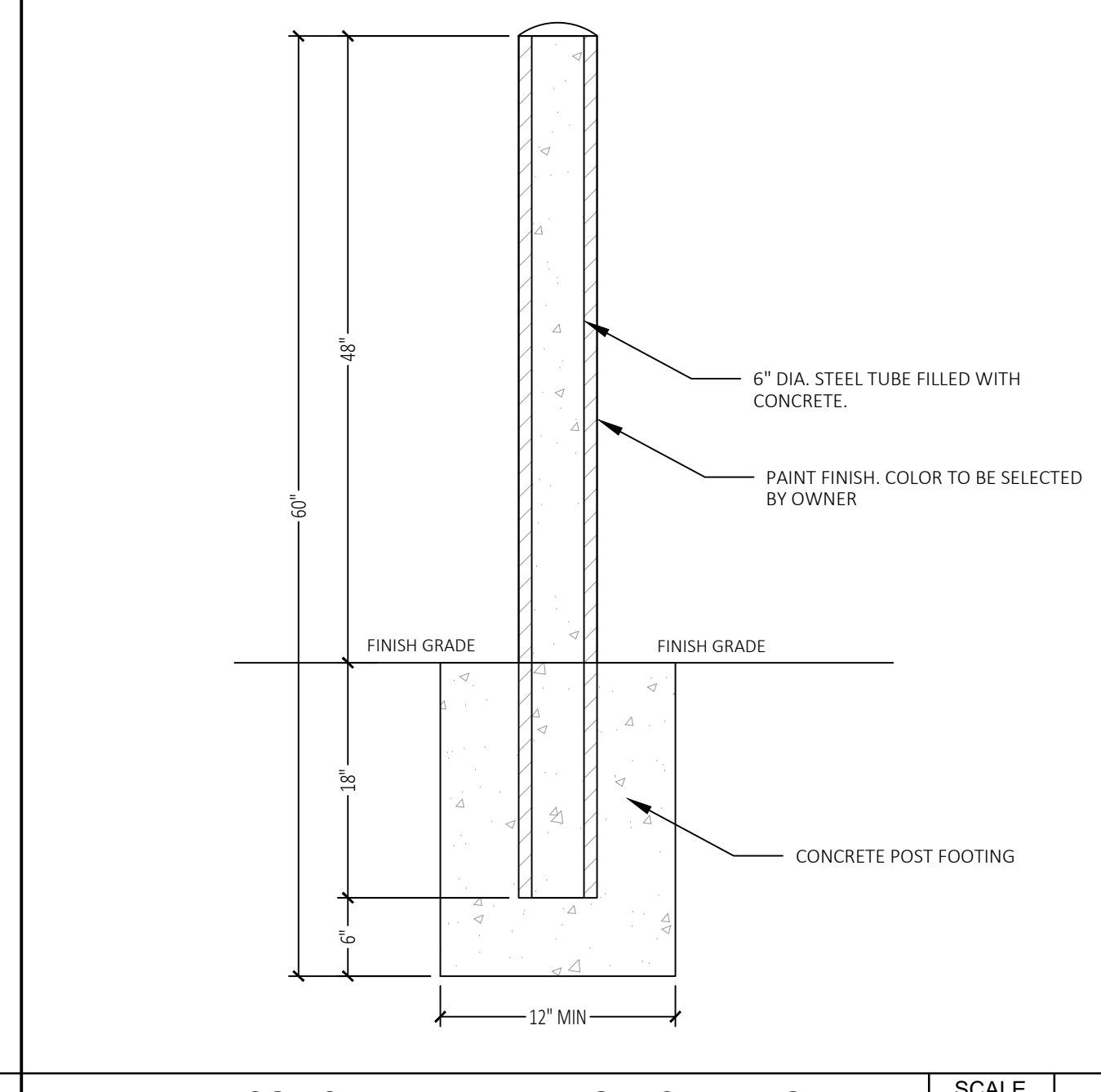
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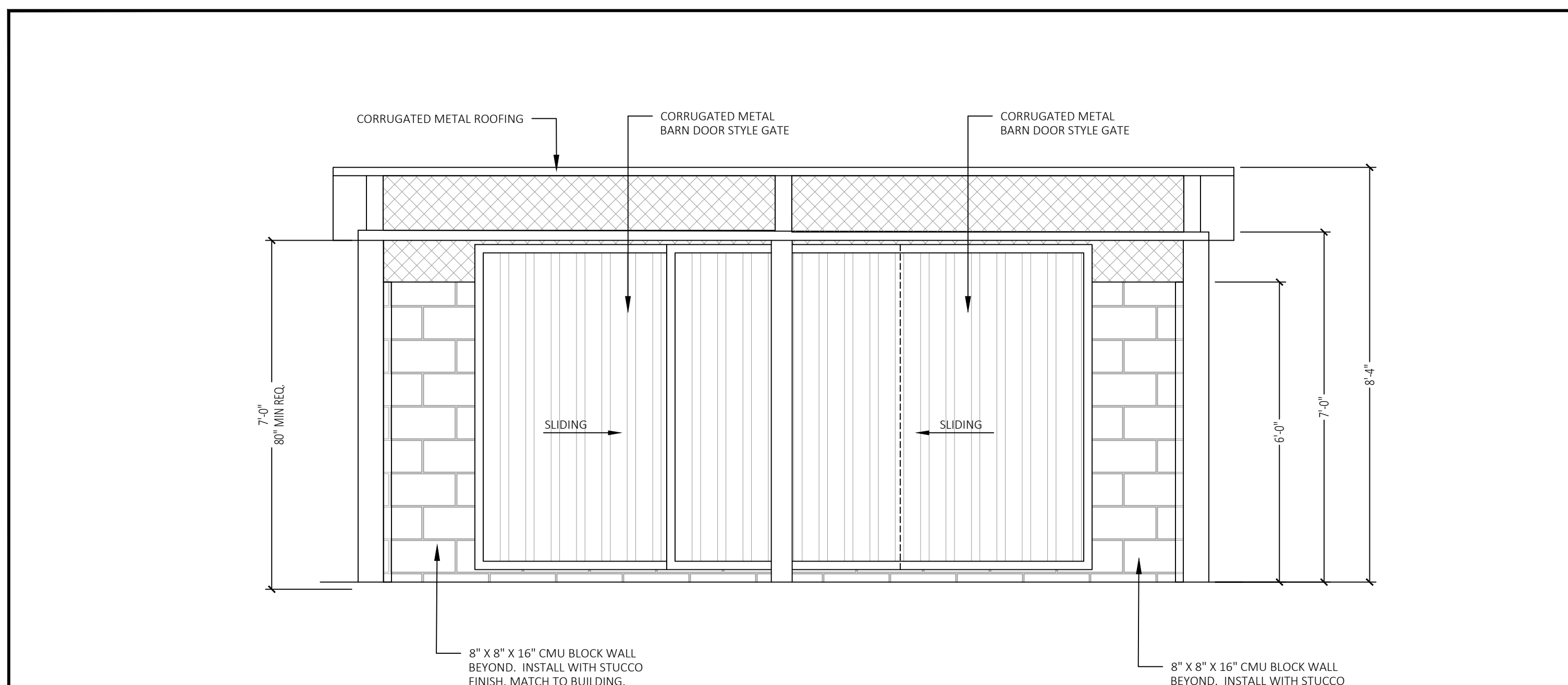
TRASH ENCLOSURE WALL SECTION SCALE N.T.S. 3



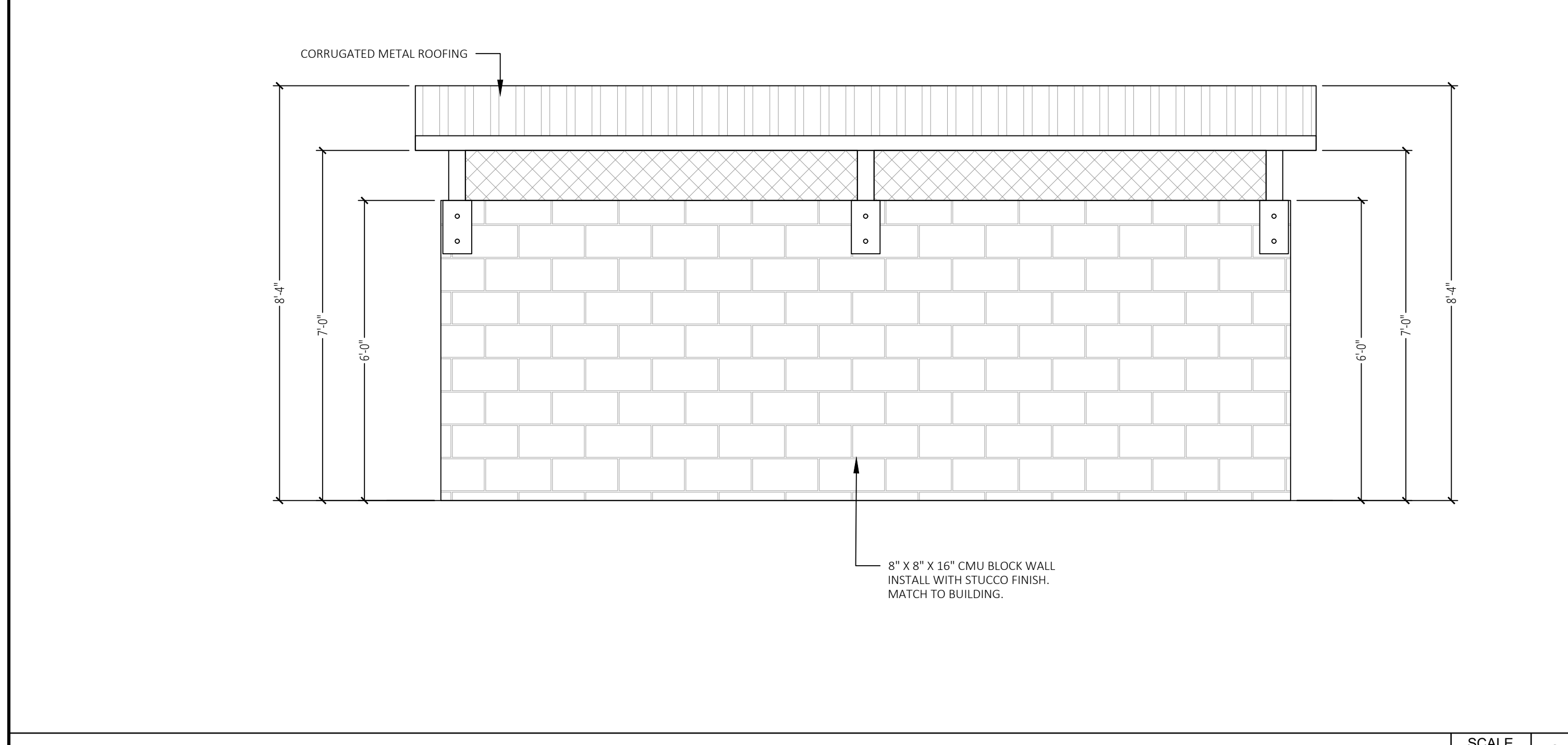
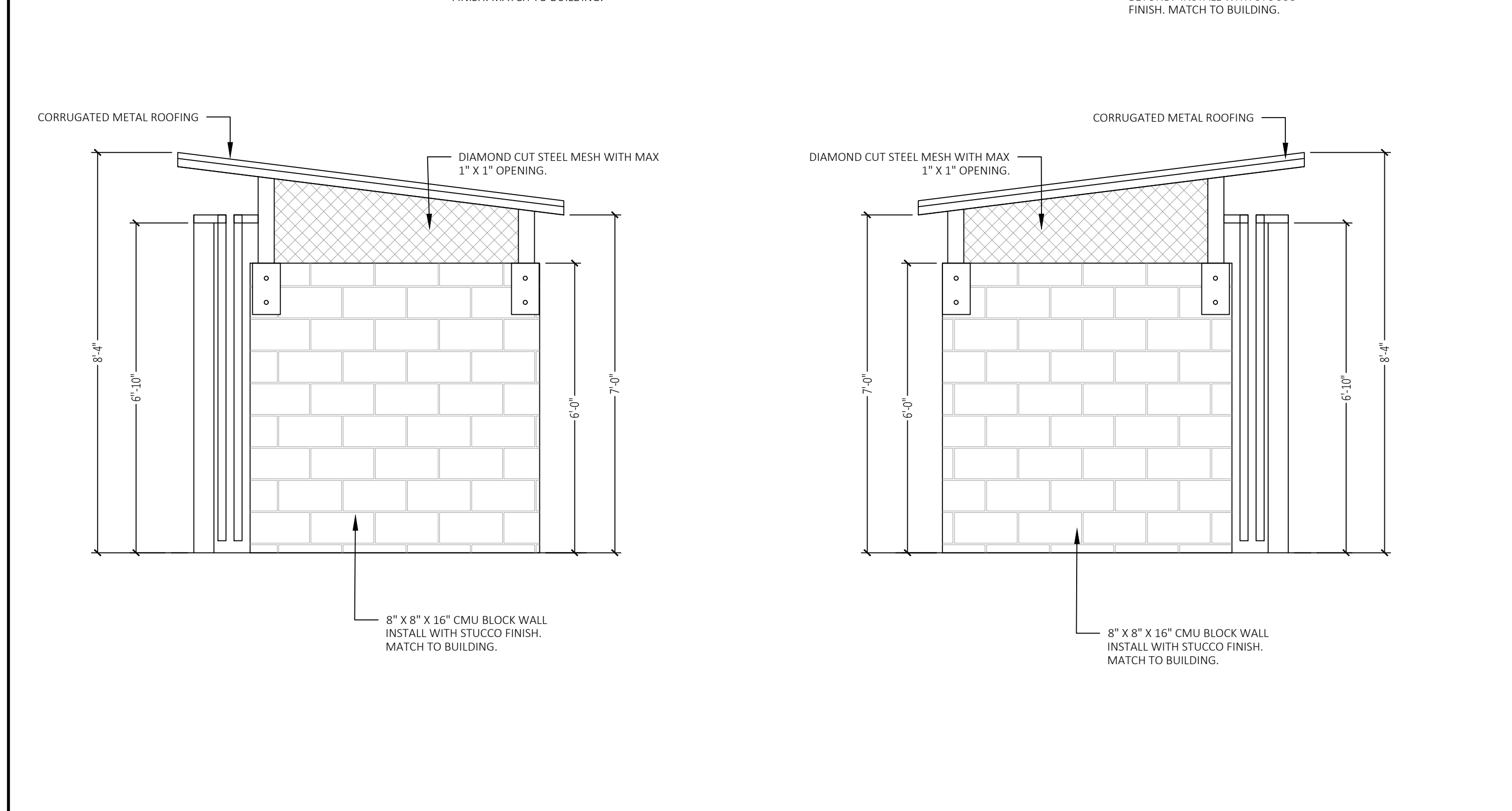
TRASH ENCLOSURE HINGE DETAIL SCALE N.T.S. 4



CONCRETE FILLED PROTECTIVE BOLLARD SCALE N.T.S. 5



TRASH ENCLOSURE WALL SECTION SCALE N.T.S. 9



TRASH ENCLOSURE WALL SECTION SCALE N.T.S. 9