Regular Planning Commission Meeting
City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262

Tuesday, March 17, 2026
7:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

This is the portion of the meeting set aside to invite public comments regarding any matter within the subject matter jurisdiction of the Planning Commission. Public comments may also be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items that are not listed on the agenda, but may refer the matter to staff or to a subsequent meeting. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4.A. Public Comments

5. CONSENT CALENDAR

5.A. Planning Commission Minutes

6. PUBLIC HEARING

6.A. Case No. 2025-12: Arco AM/PM Code Amendment and Conditional Use Permit

— Recommendation: Adopt Resolution No. 2026-08P Recommending City Council Approve an Ordinance Removing Subsection (4) of Artesia Municipal Code §9-2.3203(l), Eliminating the Prohibition on Alcohol Sales at Automobile Service Stations Within the Commercial General (CG) Zone and find that this Ordinance is not subject to the California Environmental Quality Act (CEQA);

— Adopt Resolution No. 2026-05P Contingently Approving a Conditional Use Permit Authorizing the Off-Site Sale of Beer, Wine, and Distilled Spirits (ABC Type 21) at the Arco Am/PM Located at 16809 Pioneer Boulevard and Find the Project Exempt From CEQA Pursuant to CEQA Guidelines Section15301 (Existing Facilities) and Section 15601(b)(3)

6.B. Case No. 2026-01: Handel's Homemade Ice Cream Design Review

— Recommendation: Adopt Resolution No. 2026-07P, a Resolution Approving Application Case No. 2026-01 for a Design Review Request for Approval To Modify the Exterior Façade of an Existing One-Story, 2,098-Square-Foot Commercial Building and Make Other Minor Changes to the Existing Parking Lot and Site Landscaping, Located at 11940 South Street, Unit a Within the Commercial General (C-G) Zoning District: And

— Find That the Proposed Project Is Exempt From the Requirements of the California Environmental Quality Act ("CEQA"), Pursuant to Section 15301(a) (Existing Facilities) of the CEQA Guidelines

7. DISCUSSION

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's office at 562-865-6262 at least 72 hours prior to the meeting. Copies of Staff Reports are on file in the Office of the City Clerk and are available for inspection.

Date Posted: March 12, 2026

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 17, 2026 **ITEM NO: 5A.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Planning Commission Minutes

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:
Paul Bollier, Community Development Director

RECOMMENDATION:

It is recommended that the Planning Commission approve minutes as presented for the following meeting(s):

February 17, 2026 - Regular Meeting

BACKGROUND:

The attached minutes serve as the official record of the City Council meetings, recording the legislative body's decisions, recorded in its motions, actions, and votes, as mandated by Government Code 36814 and 40801.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

Attachments

PC MINUTES 2-17-26.pdf

Artesia Planning Commission Regular Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, California
Tuesday, February 17, 2026, 7:00 p.m.

1. **CALL TO ORDER**
   Chair Manalo called the meeting to order at 7:00 PM.

2. **PLEDGE OF ALLEGIANCE**
   Community Development Director Paul Bollier led the Pledge of Allegiance.

3. **ROLL CALL**
   Present: Chair Manalo, Vice Chair Diaz, Commissioners Barcelos, Patel, and Pantoja.

   Staff Present: Planning Manager, Steven Valdez; Paul Bollier, Community Development Director, and City Attorney, Isra Shah

4. **PUBLIC COMMENTS**
   Public Comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us on the date of the meeting. No public comments were provided.

5. **CONSENT CALENDAR**
   5.A. Planning Commission Minutes
   Recommendation: Approve January 20, 2026 minutes, as presented

   Commissioner Barcelos moved, seconded by Commissioner Patel, to approve as recommended.

   Motion Carried, 4-0-0-1, with Commissioner Diaz abstaining.

6. **NEW BUSINESS - NON-PUBLIC HEARING - NONE**

7. **NEW BUSINESS - PUBLIC HEARING**
   7.A. Case No. 2025-12 - Arco AMPM Code Amendment
   Recommendation: To deny the request and approve Resolution No.2026-05P

   Commissioner Patel moved, seconded by Commissioner Barcelos, to return item back to Planning Commission on March 17,2026 with conditions of approval to approve and Adopt Resolution No.2026-05P.

   Motion Carried, 5-0

8. **DISCUSSION / REPORT ITEMS FROM STAFF – NONE**

9. **COMMUNITY DEVELOPMENT DIRECTOR UPDATES**

Paul Bollier, Community Development Director, provided updates.

10. COMMISSIONER COMMENTS - NONE

11. ADJOURNMENT:

Chair Manalo adjourned the meeting at 7:20 pm.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 17, 2026 **ITEM NO: 6A.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2025-12: Arco AM/PM Code Amendment and Conditional Use Permit

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:
Nick Papajohn, Deputy City Attorney
Paul Bollier, Community Development Director

RECOMMENDATION

1. Open and conduct a public hearing;
2. Adopt Resolution No. 2026-08P recommending the City Council approve and adopt an Ordinance removing subsection (4) of AMC §9-2.3203(I), eliminating the prohibition on alcohol sales at automobile service stations within the Commercial General (CG) Zone and finding the Ordinance not subject to CEQA; and
3. Adopt Resolution No. 2026-05P contingently approving a Conditional Use Permit authorizing the off-site sale of beer, wine, and distilled spirits (ABC Type 21) at the ARCO AM/PM located at 16809 Pioneer Boulevard and finding the project exempt from CEQA.

BACKGROUND

In September 2017, Johal Oil Corporation obtained approval of a Variance and Conditional Use Permit to construct a gasoline service station and to allow the off-site sale of beer and wine. A Design Review application was also approved for site improvements and construction of the commercial building and related canopy structure.

At the time of the 2017 approvals, Artesia Municipal Code (AMC) §9-2.3203(I)(4) prohibited the sale of alcoholic beverages at gasoline service stations. Because a variance cannot authorize a land use that is expressly prohibited by ordinance, staff has determined that the prior authorization allowing alcohol sales at this gasoline station was issued in error.

The current application was submitted to upgrade the existing alcohol license from a Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license and to remove the code prohibition through a Zoning Text Amendment. The proposed amendment would remove subsection (4) of AMC §9-2.3203(I), which currently prohibits alcohol sales in conjunction with automobile service stations.

Planning staff evaluated the application to determine compliance with the City's adopted General Plan policies, Municipal Code regulations, and in conjunction with alcohol license concentration data provided by the California Department of Alcoholic Beverage Control (ABC). Based on this analysis, staff recommended denial of the Zoning Text Amendment and Conditional Use Permit due to the existing over-concentration of alcohol licenses within Census Tract 5545.21, elevated crime in the reporting district, and the policy implications associated with removing a longstanding regulation that prohibits alcohol sales at automobile service stations.

PLANNING COMMISSION ACTION

At its February 17, 2026 meeting, the Planning Commission considered the staff report and supporting analysis recommending denial of the proposed Zoning Text Amendment and Conditional Use Permit.

After discussion, the Planning Commission voted 5-0 to recommend approval of the project and directed staff to return with a revised resolution reflecting approval findings and conditions of approval.

In reaching its recommendation, the Planning Commission considered the following factors:

- The site has operated with off-sale beer and wine since 2017 without documented nuisance conditions attributable to alcohol sales;
- The request represents an upgrade of an existing license rather than the introduction of a new alcohol outlet

Although the Planning Commission determined that approval findings could be made, staff's professional analysis remains that the requested Zoning Text Amendment and Conditional Use Permit raise policy concerns related to alcohol availability and land use compatibility within an already impacted Census Tract.

POLICY CONSIDERATIONS

Planning staff maintains that approval of the Zoning Text Amendment would remove a longstanding land use regulation that prohibits alcohol sales at automobile service stations throughout the City. This provision has historically functioned as a regulatory safeguard intended to limit alcohol availability in locations characterized by extended hours of operation, high vehicle turnover, and direct access to major roadways.

While the Planning Commission determined that Public Convenience or Necessity (PCN) could be established for the proposed license upgrade, staff's analysis concluded that the record does not clearly demonstrate that the public benefit of expanded alcohol sales outweighs the potential risks associated with increased alcohol availability in an area already identified by the California Department of Alcoholic Beverage Control as having an undue concentration of off-sale alcohol licenses and elevated crime indicators.

Staff also notes that the current request arises from a 2017 entitlement that authorized alcohol sales despite an existing Municipal Code prohibition. Because a variance cannot legalize a use that is expressly prohibited by ordinance, the prior approval created a procedural inconsistency with the City's adopted regulations.

Ensuring that the Municipal Code is applied fairly and consistently is an important component of the City's land use authority. Addressing past procedural inconsistencies and applying adopted regulations consistently helps maintain the integrity of the City's planning framework and ensures that land use decisions are made using the same standards for all applicants.

Although staff's professional analysis recommended denial of the Zoning Text Amendment and Conditional Use Permit based on these policy considerations, the Planning Commission voted unanimously (5-0) to recommend approval of the project and directed staff to prepare a resolution reflecting approval findings and conditions of approval for City Council consideration. The analysis below and attached findings were revised based on Planning Commission's recommended action, in support of Planning Commission's decision.

ANALYSIS

Site and Surrounding Uses

The subject property is located at the southwest corner of Pioneer Boulevard and 168th Street and is developed with an existing gasoline service station and convenience market. Properties to the north, south, and east are zoned Commercial General (CG). Properties to the west are zoned Single-Family Residential.

Zoning Text Amendment

To upgrade the existing alcohol license from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), a Zoning Text Amendment is required to remove the prohibition on alcohol sales at gasoline stations. Removal of this prohibition would allow gasoline stations citywide to seek alcohol sales subject to approval of a Conditional Use Permit.

The proposed amendment would remove subsection (4) of AMC §9-2.3203(l), which is in bold below:

1. Such use shall not be located within one thousand (1,000) feet from any other use where off-premises alcoholic beverages are sold;
2. Such use shall not be located within six hundred (600) feet from a church, school, playground, or park;
3. Such use shall not be located within one hundred (100) feet of any residential zone; and
4. **Such use shall not be located on the same lot or parcel, or in conjunction with any premises, which operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles.**

Removal of the prohibition does not automatically authorize alcohol sales at gasoline stations; it allows such uses to be considered through the Conditional Use Permit process, thereby preserving discretionary review authority and the City's police power.

The Planning Commission finds the amendment consistent with the City's General Plan because:

- It maintains discretionary oversight to ensure neighborhood compatibility.
- It does not alter adopted separation standards protecting sensitive uses and residential areas.
- It aligns with Land Use policies encouraging viable commercial corridors and economic sustainability.

The amendment modernizes the Municipal Code by removing a use prohibition while retaining performance-based standards on a case-by-case basis by means of a Conditional Use Permit.

ALCOHOL LICENSE REVIEW AND PUBLIC CONVENIENCE OR NECESSITY

Staff coordinated with the California Department of Alcoholic Beverage Control to review license concentration data within Census Tract 5545.21 and citywide.

Although the Census Tract meets ABC's technical "undue concentration" thresholds under Business and Professions Code §23958.4, the Planning Commission finds that Public Convenience or Necessity (PCN) can be made based on the following:

1. The site has operated with off-sale beer and wine since 2017 without documented nuisance conditions attributable to alcohol sales.
2. The upgrade to Type 21 expands product offerings but does not expand floor area, hours of operation, or physical intensity of the use.
3. The location is situated on a major arterial commercial corridor designed to accommodate regional traffic and commercial activity.
4. Conditions of approval can mitigate potential secondary effects through operational controls, security measures, and compliance monitoring.

The Planning Commission finds that the controlled sale of distilled spirits within an existing convenience market serves consumer demand while remaining subject to regulatory oversight by both the City through the incorporated conditions of approval.

CONDITIONAL USE PERMIT – POSITIVE FINDINGS

The project satisfies all objective separation requirements of AMC §9-2.3203(l), as previously evaluated and approved in 2017. Positive findings and conditions of approval are provided within Resolution No.2026-__P.

Pursuant to Article 17 (§9-2.1704(a)), the Planning Commission finds:

1. General Plan Consistency

The use is consistent with the General Plan Land Use designation for General Commercial and supports commercial services along Pioneer Boulevard.

2. Compatibility with Surrounding Uses

The site is surrounded primarily by commercial zoning districts and designed for high-intensity vehicular access. The convenience market component is accessory to the primary gasoline service use and does not alter the fundamental character of the site or significantly increase traffic.

3. Protection of Public Health, Safety, and Welfare

Approval is conditioned to ensure:

- Compliance with all ABC regulations;
- Implementation of security and surveillance systems;
- Responsible beverage service training for employees;
- Maintenance of adequate lighting;
- Ongoing compliance monitoring.
- Limitation on alcohol sales type, size and area.

SHERIFF'S DEPARTMENT REVIEW

The proposal was forwarded to the Los Angeles County Sheriff's Department for review. No specific operational objections were raised. While ABC's undue concentration thresholds were noted, the absence of site-specific law enforcement concerns supports the finding that operational impacts can be effectively managed.

PUBLIC HEALTH AND SAFETY CONSIDERATIONS

The Planning Commission recognizes that alcohol regulation requires careful balancing of access and community protection. In this case, the project:

- Does not introduce a new outlet;
- Does not expand physical site operations;
- Converts an existing limited off-sale authorization to a broader but controlled privilege;
- Remains subject to conditions of approval.

Through discretionary conditions and continued enforcement authority, the City retains tools to address any future adverse impacts.

ENVIRONMENTAL DETERMINATION

The Ordinance is not subject to the California Environmental Quality Act (CEQA) because the Ordinance is not a CEQA "project" pursuant to State CEQA Guidelines section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects, and here the proposed Ordinance modifies regulations regarding the sale of alcoholic beverages subject to conditional use permits in the General Commercial (C-G) Zone. Further, the City Council finds that State CEQA Guidelines section 15061(b)(3) exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. The Ordinance has no potential to result in physical change to the environment, directly or indirectly, as the Ordinance does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly.

The Conditional Use Permit is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15601 (b) (3) (Common Sense Rule) of the CEQA Guidelines because the upgrade of an alcohol license does not expand the current use. Additionally, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Granting the Conditional Use Permit will expand the services at the existing convenience store but will not bring about any physical change to the environment and will not have any potential for causing a significant effect on the environment.

Attachments

Letter of Intent.pdf
Application.pdf
ABC Analysis.pdf
PC Resolution No 2026-05P.pdf
PC Resolution No 2026-08P.pdf

JOHAL OIL CORPORATION, INC.
16809 PIONEER BLVD.
ARTESIA, CA 90701
(562) 547-3779

July 29, 2025

To: City of Artesia

From: Johal Oil Corporation, Inc.

RE: Application for Conditional Use Permit
Business: Arco Gasoline Station
Property: 16809 Pioneer Blvd., Artesia Ca 90701

Letter of Intent

As you are aware, we have owned the subject property since 2015 and have completely rebuilt the current Arco Gasoline Station-Mini Mart. We have developed a quality property in the City of Artesia and look forward to many years of operation. Currently, our mini-mart operation allows for the sale of beer and wine. We are looking to expand our operation by adding full liquor sales within our mini-mart operation.

By adding the additional liquor sales to our operation, this will allow us to offer additional items for our customers to purchase and will also add additional sales revenue for the city. There will be no consumption of any alcoholic beverages on the premises. Currently, in or near our location, we believe only Stater Bros is selling beer, wine and liquor.

If approved, we will be adding the proper shelving within the mini-mart area and such will be behind our service counters.

We thank you in advance for your consideration and approval. Should you have any questions or concerns, please feel free to contact us.

Sincerely,

Paramjit (PJ) Singh
Johal Oil Corporation, Inc.

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR:

(check one of the following)

☐ Design Review ☒ Conditional Use Permit ☒ Determination of Unlisted Use ☐ Variance

☒ Code Amendment

(For Departmental Use Only)

Case No: _____ Resolution No. _____ Hearing Date: _____

Fee $: _____ Date Received 8/13 Receipt No: _____

Received By: Steven

(Please Print or Type Legibly)

Name of Applicant: Sohal Oil Corporation, Inc Phone: (562) 547-3779

Mailing Address: 16809 Pioneer Bl, Artesia CA 90701
(Street) (City) (State & zip code)

Legal (Property) Owner: _____ Phone: _____

Mailing Address: _____
(Street) (City) (State & zip code)

Email Address: _____

Purpose of Request: _____
(A letter of intent may be attached)

Project Address: 16809 Pioneer BLVD Artesia CA 90701 Zoning: _____

Existing Land Use: _____
(Describe Current Use of Subject Site)

Legal Description: ARCO Gas Station with Mini mart
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7014-004-005

CONDITIONAL USE PERMIT:

This Conditional Use Permit is requested for the following reasons (findings):

1) The proposed conditional use is not in substantial conflict with the General Plan as follows:

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

_____

_____

_____

3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

_____

_____

_____

4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

_____

_____

_____

Does the proposed use require a Determination of Unlisted Use?

NO X YES _____ (If YES, explain the proposed use below)

_____

VARIANCE:
This Variance is requested for the following reasons (findings):

1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

_____

_____

_____

2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:

_____

_____

_____

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

_____

_____

_____

4) The granting of this Variance does not constitute a special privilege to the applicant:

_____

_____

_____

Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO _____ YES _____ (If YES, attach data)

_____

(Please check all that apply)

DESIGN REVIEW:

☐ Site Plan ☑ Signs

☐ Façade Improvements ☐ Landscape Plan

This Design Review is requested for the following reasons (findings):

1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

_____

_____

_____

2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:

_____

_____

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

IMPORTANT

Any false or misleading information shall be grounds for denying this application.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: _____ Date: _____
(Written authorization may be attached)

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

INSTRUCTIONS FOR APPLICATION SUBMITTAL:
It is essential that all of the following materials be submitted so that we may process your application:

1) **Completed Application** (signed by the applicant and the property owner, if different)

2) **Applicable Fees** (plus environmental documentation filing fees):

3) **Environmental Assessment Form:** To be completed by the applicant;

4) **Letter of Intent:** Prepare a written narrative that describes your request for approval;

X Conditional Use Permit/Design Review:
Describe the type of business (in detail) to be conducted at the subject site including: types of items or services to be sold, hours of operation, number of employees, parking accommodations, and any other pertinent information. If you are proposing architectural and/or landscape improvements, please include a description of them.

Variance:
Describe the unique circumstances that apply to your property (i.e. size, shape, location, or topography), why the strict application of the zoning code would deprive you of the privileges enjoyed by other property owners in the vicinity and the same zone district, and why the granting of this variance will not constitute a special privilege. **See Variance findings on page 2-3.**

5) ~~15~~ **Copies of the following plans, as deemed applicable by staff:** 2 hard copies

a) Plot plan drawn to scale and fully dimensioned, and including the following information: Scale of plot plan **(Minimum 1/8" = 1'-0" or 1' = 10'-0")**, north arrow, dimensions of site, square footage of site, square footage of structure(s), setbacks, parking, trash storage, signage, landscaped areas, loading and storage areas, etc.;

b) Floor plan, drawn to scale **(Minimum 1/4" = 1'-0")** and fully dimensioned;

c) Elevations, drawn to scale **(Minimum 1/4" = 1'-0")**, and fully dimensioned;

d) One (1) COLORED set of the elevations and material board.

6) **One (1) set of all plans reduced in size to 8 1/2" x 11" and a digital file.**

X 7) **300' Radius Map:** Clearly indicate all property owners within a 300-foot radius around the project site. Please number each parcel of land within the 300-foot radius so that it corresponds with the property owners' mailing list, which is described below (Item #8). Depending upon the type of use proposed, the Planning Department may also require the applicant to prepare a land use map that labels the use of each property within a 700-foot radius around the subject site (a field survey will be necessary to complete this map). A list of radius map services is attached for your convenience; need

X 8) **Property Owners (Mailing Labels):** Mailing address labels shall be submitted along with the 300' Radius Map as described above (Item 7). The labels need to have the following information: property owner's name, street number, city, state, zip code, and Assessors Parcel Number. The mailing address labels shall include all property owners within a 300-foot radius of the project site and it must also correspond with the radius map as described above (Item #8). In addition, please attach one (1) Xerox copy of the mailing address labels. The source of reference for the property need

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

owner list shall be from the latest available assessment roll of Los Angeles County.

9) **Notarized Affidavit:** the person who draws the 300' radius map (Item #7) and prepares the property owners mailing labels (Item 9) must also sign an affidavit, which must be notarized. This affidavit certifies the property owners list. The document is attached to this application packet;

10) **Any other requirements deemed necessary by staff.**

11) Full application shall be submitted to planning staff at city hall, prior to formal electronic submittal at the **ACCESS ARTESIA PLANNING PORTAL:**

https://clients.comcate.com/newrequest.php?id=308

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

CERTIFIED PROPERTY OWNERS' LIST AFFIDAVIT

City of Artesia)
County of Los Angeles) ss
State of California)

I, _____, hereby certify that the attached list contains the names and addresses as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of three hundred (300) feet from the exterior boundaries of the property legally described as:

_____

_____

_____

_____

_____

_____

_____

Signature of Applicant:
_____ Date: _____

Subscribed and sworn before me this _____ day of _____, 20 _____

Notary Public:_____

City of Artesia
Community Development Department
18747 Clarkdale Avenue
Artesia, CA 90701 ● (562) 865-6262 ● Fax (562) 865-6240

300' RADIUS MAP & MAILING LIST SERVICES:

If a project requires a public hearing (i.e. Planning Commission and/or City Council), the applicant needs to submit a 300' radius map and address mailing labels of all the property owners within a 300' radius around the project site. Companies that provide the required radius map and mailing labels service are listed below for your convenience.

Land Development Database Services
Telephone: (888) 272-3487
Fee: No set fee; determined on case-by-case basis
Contact: Gary Perkins

Ownership Listing Service
Telephone: (951) 699-8064
Contact: Cathy McDermott
Fee for First List: $125.00
Fee for update to prior list: $35.00

L.A. Mapping Service Inc.
Telephone: (626) 280-8382
Contact: Robert Castro
7081 Pinefalls Ave. Walnut 91766
Robert@lamapping.com

Susan W. Case Inc.
917 Glenneyre St. # 7
Laguna Beach, CA 92651
www.susancaseinc.com
orders@susancaseinc.com
(949) 494-6105

Radius Maps 4 Less
11808 Letini Dr.
Rancho Cucamonga, CA 91701
(909) 997-9357
www.radiusmaps4less.com
orders@radiusmaps4less.com

AM Mapping Service
Telephone: (626) 403-1803
Fax: (626) 403-2972
Email: Ammappingserv@aol.com

NotificationMaps.com
Telephone: (866) 752-6266
668 N coast Hwy. Laguna Beach 94612
Website: www.notificationmaps.com
Email: Sales@notificationmaps.com

Szeto & Associates
Telephone: (626) 512-5050
Fax: (323) 246-4007
Contact: Stan Szeto
879 W Ashiya Road
Montebello, California 90640
C.U.P., Variance, ABC License Mapping Service

GC Mapping
3055 W. Valley Blvd
Alhambra, CA 91803
626-441-1080
gcmapping@radiusmaps.com

Donna's Radius Maps
684 S. Gentry Lane
Anaheim, CA 92807
ddradiusmaps@sbcglobal.net
(714) 921-2921
(714) 458-4798

Rev. 10/24/22

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code): 16009 PIONEER BLVD, ARTESIA, CA 90701

3. LICENSE TYPE: OFF-SALE

4. TYPE OF BUSINESS

☐ Full Service Restaurant	☐ Hofbrau/Cafeteria	☐ Cocktail Lounge	☐ Private Club
☐ Deli or Specialty Restaurant	☐ Comedy Club	☐ Night Club	☐ Veterans Club
☐ Cafe/Coffee Shop	☐ Brew Pub	☐ Tavern: Beer	☐ Fraternal Club
☐ Bed & Breakfast:	☐ Theater	☐ Tavern: Beer & Wine	☐ Wine Tasting Room
☐ Wine only ☐ All			
☐ Supermarket	☐ Membership Store	☐ Service Station	☐ Swap Meet/Flea Market
☐ Liquor Store	☐ Department Store	☐ Convenience Market	☐ Drive-in Dairy
☐ Drug/Variety Store	☐ Florist/Gift Shop	☐ Convenience Market w/Gasoline	
☐ Other - describe:			

5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES IN COUNTY	7. RATIO OF LICENSES TO POPULATION IN COUNTY
	☐ On-Sale ☐ Off-Sale	☐ On-Sale ☐ Off-Sale
8. CENSUS TRACT NUMBER	**9. NO. OF LICENSES ALLOWED IN CENSUS TRACT**	**10. NO. OF LICENSES EXISTING IN CENSUS TRACT**
5545.21	3 ☐ On-Sale ☑ Off-Sale	7 ☐ On-Sale ☑ Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

☑ Yes, the number of existing licenses exceeds the number allowed

☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☑ Yes (Go to Item #13) ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPORTING DISTRICTS	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
1348	3	662
16. AVERAGE NO. OF OFFENSES PER DISTRICT	**17. 120% OF AVERAGE NUMBER OF OFFENSES**	**18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT**
220.7	264.8	406

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

☑ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

☐ a. If "*No*" is checked in both item #11 *and* item #19, *Section 23958.4 B&P does not apply* to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

☐ b. If "*Yes*" is checked in either item #11 *or* item #19, *and* the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjuction with a beer manufacturer's license, or winegrower's license, advise the *applicant to complete Section 2* and bring the completed form to ABC when filing the application or as soon as possible thereafter.

☑ c. If "*Yes*" is checked in either item #11 *or* item #19, *and* the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the *applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3*. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: _____

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) _____

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2026-05P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA CONTINGENTLY APPROVING CONDITIONAL USE PERMIT TO UPGRADE AN ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 20 LICENSE TO A TYPE 21 LICENSE FOR THE OFF-SALE OF BEER AND WINE, AND DISTILLED SPIRITS AT 16809 PIONEER BOULEVARD AND FINDING THE PROJECT EXEMPT FROM CEQA

WHEREAS, A Zoning Text Amendment and Conditional Use Permit (Case No. 2025-12) has been requested by Johan Oil Corporation ("Applicant"), to remove a prohibition on alcohol sales at gasoline stations in General Commercial zones throughout the City, and allow the upgrade of a Type 20 (off-sale of beer and wine) license to a Type 21 (off-sale of beer, wine, and distilled spirits) Alcoholic Beverage Control (ABC) license at an existing Arco AM PM (Circle K) in the General Commercial (CG) zone at 16809 Pioneer Boulevard.

WHEREAS, Specifically, Applicant's Zoning Text Amendment requests to remove Artesia Municipal Code ("AMC") Section 9-2.3203(I)(4) which prohibits conditional use permits for the sale of alcoholic beverages for consumption off the premises on a lot or parcel which "operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles" in any General Commercial zone in the City ("Ordinance").

WHEREAS, On March 17, 2026, the Planning Commission conducted a duly noticed public hearing to consider Applicant's request for the Ordinance and Conditional Use Permit ("CUP").

WHEREAS, the Planning Commission's approval of the CUP is contingent on the City Council's adoption of the proposed Ordinance and the CUP would not be effective until the Ordinance takes effect.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true, correct and incorporated herein by reference.

SECTION 2. CEQA.

The Planning Department has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15601 (b) (3) (Common Sense Rule) of the CEQA Guidelines because the upgrade of an alcohol license does not expand the current use. Additionally, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Granting the Conditional Use Permit will expand the services at the existing convenience store but will not bring about any physical change to the environment and will not have any potential for causing a significant effect on the environment. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

SECTION 3. **Conditional Use Permit.**

A. Consistency with City's General Plan: The proposed conditional use is not in substantial conflict with the City's General Plan.

This finding can be made.

The subject property is located within Census Tract 5545.21, encompassing 16809 Pioneer Boulevard, an area that demonstrates an undue concentration (Exhibit "A") of off-sale alcohol licenses relative to population and county norms, as documented in the Alcoholic Beverage Control ("ABC") concentration analysis (Exhibit "B"). ABC crime statistics further indicate that the area meets the criteria for a high-crime reporting district, evidencing existing public safety concerns associated with alcohol availability.

The requested upgrade from a Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license, however, would not increase the number of licenses in the Census Tract because the proposed license would only expand access to distilled spirits. This would not lead to further intensification of alcohol sales in an area already experiencing impacts.

The proposal is consistent with the following General Plan policies:

- **LU 2.3.2** – Requires careful review of requests to intensify commercial uses with potential secondary impacts.
- **LU 2.4 and LU 2.4.1** – Require compatibility between commercial uses and adjacent residential neighborhoods.

As noted in Community Planning Principle SAF-5, maintaining safe neighborhoods and reducing crime are essential to quality of life in Artesia. The expansion of an existing license to allow for the sale of distilled spirits in a high-crime, overconcentrated area near residential uses would not be inconsistent with these objectives at a gasoline station that already sells alcohol with no related police calls for service.

Accordingly, the proposed conditional use is in substantial conformance with the City's General Plan.

B. **Effect on the Health, Safety and General Welfare:** The proposed use will not have an adverse effect on the health, safety and general welfare of the community.

This finding can be made.

The proposed conditional use is not in substantial conflict with the General Plan and Development Standards of the Artesia Municipal Code. The proposed use will be a conditionally permitted use, which is allowed in the Commercial General (C-G) Zone with the approval of the associated Ordinance to remove the prohibition of alcohol sales at gasoline service stations. As such, pursuant to Section 9-2.3203 (l) of the Artesia Municipal Code, the Artesia Municipal Code allows the sale of alcoholic beverages for consumption off the premises, provided that such use complies with certain criteria listed within Section 9-2.3203 (l) in the Commercial General (C-G) Zone and with approval of a conditional use permit, and the variances granted with the prior entitlement application. .

The proposed license upgrade would not lead to impacts to public health, safety, or general welfare with the incorporation of conditions of approval.

C. Site is Adequate in Size and Shape: The site for the proposed incidental use is adequate in size and shape to accommodate the proposed use.

The site for the proposed incidental use is adequate in size and shape to accommodate the proposed alcohol sales. The proposed incidental use will be part of the existing retail business.

D. Adequate Highways and Streets: The site for the proposed conditional use is served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The subject site currently has an existing standalone retail business that will include retail products, including alcoholic beverages, as an incidental use only. The conditional use will not significantly increase traffic. The General Plan identifies Pioneer Boulevard as a Primary Arterial Highway. Major highways serve as accessible entries and exits to the subject site. Therefore, the highways and streets surrounding the site are adequate.

SECTION 4. The Planning Commission further finds that public convenience or necessity would be served by the requested Type 20 privileges for the following reasons:

A. The site has operated with off-sale beer and wine since 2017 without documented nuisance conditions attributable to alcohol sales;

B. The upgrade to Type 21 expands product offerings but does not expand floor area, hours of operation, or physical intensity of the use;

C. The location is situated on a major arterial commercial corridor designed to accommodate regional traffic and commercial activity; and

D. Conditions of approval can mitigate potential secondary effects through operational controls, security measures, and compliance monitoring.

SECTION 5. Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby contingently approves the CUP subject to the conditions in Exhibit "C."

SECTION 6. Planning Commission approval of the CUP in Section 5 above is contingent on the City Council approval and adoption of the Ordinance. If the City Council approves and adopts the Ordinance, the CUP shall take effect 30 days after City Council adoption of the Ordinance.

SECTION 7. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the City Clerk and to the City Council.

PASSED, APPROVED AND ADOPTED this 17th day of March 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

EXHIBIT “A”
List of alcohol licenses in the City of Artesia

EXHIBIT "B"
Alcohol Outlet Density and Alcohol-Related Consequences
County of Los Angeles Public Health Department

EXHIBIT "C"
Conditions of Approval

1. The approval of this Conditional Use Permit is to upgrade an alcohol license from a Type 20 to Type 21 to allow the sale of beer, wine, and distilled spirits for off-premises consumption for the property located at 16809 Pioneer Boulevard in the General Commercial (C-G) Zone (Case No. 2025-12).

2. The property owner and applicant shall be limited to six coolers for the overall refrigeration system to store alcoholic beverages and the coolers shall not exceed forty (40) square feet in gross floor area pursuant to Resolution No. 2024-01P.

3. This approval shall only be for the incidental sales of alcoholic beverages for off-premises consumption between the hours of 6:00 a.m. and 2:00 a.m., pursuant to Resolution No. 2024-01P.

4. The property owner and applicant shall mitigate and not allow loitering on the subject site.

5. Any request to modify the conditions contained herein shall require submittal of an application to modify Case No. 2025-12 and approval by the City of Artesia Planning Commission.

6. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant and property owner has been given written notice to cease such violation for a period of thirty (30) calendar days.

7. All requirements of the AMC that apply to the subject project and the General Commercial (C-G) Zone shall be met, unless otherwise set forth in these conditions.

8. This approval may be modified or revoked by the Planning Commission should it determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

9. The subject site shall comply with all requirements placed on it by the Los Angeles County Building and Safety Department, Los Angeles County Fire Department, and all other regulatory agencies prior to the issuance of building permits.

10. The Applicant and property owner shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing

service related to the subject site or improvements of their responsibilities to comply with all pertinent requirements in the AMC, including the requirement that a business license be obtained by all entities doing business in the City.

11. The Applicant and property owner shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.

12. The Applicant and property owner shall remove any graffiti painted or marked on the subject site, commercial building or any adjacent area under the Applicant's or owner's control within 72 hours after the Applicant or property owner first notice the graffiti or seventy-two (72) hours after the City provides the Applicant or property owner with notice of the graffiti.

13. Police quality video surveillance shall be installed, operated and maintained on the site (interior and exterior), which system shall be accessible to the Sheriff's Department and/or City Officials upon request and pursuant to warrant from a court of competent jurisdiction. In addition, the applicant shall install a high-resolution monitor visible to patrons showing that they are on video. Video footage must be retained for a minimum of 30 days

14. The Applicant and property owner shall comply with all requirements of the Artesia Municipal Code, City ordinances and resolutions, and all standards and policies that were in effect at the time of this approval. This entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

15. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

16. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.

17. That no loitering or consumption of alcohol shall take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.

18. No loitering and no trespassing signs shall be posted on the front of the building and around the perimeter of the building in compliance with Section 602 of the California Penal Code.

19. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area or outside of the building.

20. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.

21. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.

22. No overnight parking of vehicles.

23. No abandoned vehicles to be parked on property.

24. Window signs shall not obstruct more than 25% of the total window area on which the window signs are located, except during the period from December 1st through January 2nd of the succeeding year and any

additional two week period within a calendar year, when window signs may obstruct up to 50% of the total window area.

25. No loitering in parking lot or outside business including public right-of-way areas.

26. Landscaping must be maintained on parcel in a neat and orderly condition.

27. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.

28. Address should be clearly marked to the front of the structure.

29. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:

    a. Issued by a government agency (e.g., Federal, State, county, or city)
    b. Includes the individual's name, date of birth, description, and photograph.
    c. Currently valid, not expired.

30. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).

31. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.

32. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.

33. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.

34. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.

35. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.

36. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturers pre-packaged multi-unit quantities.

37. Single sales of distilled spirits in containers smaller than 200 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.

38. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.

39. Adequate exterior lighting shall be maintained during all hours of darkness, particularly around the entrance, parking lot, and rear areas, to deter loitering and enhance visibility.

40. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.

41. Maintain valid and updated licenses for alcohol sales and all other business operations.

42. Prohibit on-site alcohol consumption in parking lots or adjacent areas.

43. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.

44. The business must operate in full compliance with the terms of its ABC license. Any ABC violations may result in the review or revocation of the CUP.

45. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.

46. The CUP is subject to review and possible revocation if it results in an increase in calls for service, public nuisance complaints, or other criminal activity associated with the sale of alcohol.

47. That the business owner and property owner agree in writing to the above conditions.

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2026-08P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING CITY COUNCIL APPROVE AND ADOPT AN ORDINANCE AMENDING ARTESIA MUNICIPAL CODE SECTION 9-2.3203(I) REGARDING SALES OF ALCOHOLIC BEVERAGES SUBJECT TO CONDITIONAL USE PERMITS IN GENERAL COMMERCIAL ZONES AND FINDING THE ORDINANCE NOT SUBJECT TO CEQA

WHEREAS, A Zoning Text Amendment and Conditional Use Permit (Case No. 2025-12) has been requested by Johan Oil Corporation ("Applicant"), to remove a prohibition on alcohol sales at gasoline stations in General Commercial zones throughout the City, and allow the upgrade of a Type 20 (off-sale of beer and wine) license to a Type 21 (off-sale of beer, wine, and distilled spirits) Alcoholic Beverage Control (ABC) license at an existing Arco AM PM (Circle K) in the General Commercial (CG) zone at 16809 Pioneer Boulevard.

WHEREAS, Specifically, Applicant's Zoning Text Amendment requests to remove Artesia Municipal Code ("AMC") Section 9-2.3203(I)(4) which prohibits conditional use permits for the sale of alcoholic beverages for consumption off the premises on a lot or parcel which "operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles" in any General Commercial zone in the City ("Ordinance," Exhibit "A").

WHEREAS, Pursuant to Government Code Section 65860, zoning ordinances and amendments must be consistent with the City's adopted General Plan.

WHEREAS, Pursuant to Government Code Sections 65800 and 65860 and Article XI, Section 7 of the California Constitution, the City may regulate land uses and the intensity of land use through zoning ordinances in the exercise of its local police power.

WHEREAS, On March 17, 2026, the Planning Commission conducted a duly noticed public hearing to consider Applicant's request for the Ordinance and Conditional Use Permit.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true, correct and incorporated herein by reference.

SECTION 2. **CEQA**

The Planning Commission finds recommends that the City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because the Ordinance is not a CEQA "project" pursuant to State CEQA Guidelines section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects, and here the proposed Ordinance modifies regulations regarding the sale of alcoholic beverages subject to conditional use permits in the General Commercial (C-G) Zone. Further, the City Council finds that State CEQA Guidelines section 15061(b)(3) exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. The Ordinance has no potential to result in physical change to the environment, directly or indirectly, as the Ordinance does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly.

SECTION 3. Zoning Text Amendment.

Consistency with City's General Plan: The Planning Commission finds and recommends that the City Council find the proposed Ordinance is consistent with the City's General Plan.

The proposed Ordinance would remove a requirement in the Artesia Municipal Code Section 9-2.3203(l)(4), which prohibits off-sale alcohol uses at gasoline service stations. This provision functions as policy-based land use, particularly at locations oriented toward vehicle access and extended hours of operation. Removing this prohibition would allow alcohol sales at gasoline stations throughout the City, regardless of proximity to existing alcohol outlet concentrations. The change would not lead to the proliferation of alcohol sales at gasoline stations unless retail stores are added to the three remaining gasoline stations that do not sell alcohol. As such, no cumulative impacts are foreseen with the amendment to the ordinance.

The City currently has 3 gasoline service stations that operate mini-mart retail uses with alcohol. These service stations are located within multiple Census Tracts (Exhibit "B") that already contain varying concentrations of alcohol-licensed establishments. Eliminating the prohibition citywide would not result in additional applications for alcohol sales at these locations, increasing alcohol availability, nor exacerbating existing concentration conditions to adjacent residential neighborhoods.

Removing the prohibition on alcohol sales at gasoline service stations would not weaken the City's ability to regulate the intensity and location of alcohol access and would be controlled through conditions of approval associated with Conditional Use applications. The proposed amendment would not diminish existing safeguards intended to protect residential neighborhoods and preserve community character with the incorporation of conditions of approval.

Accordingly, approval of the proposed Ordinance is consistent with General Plan policies, LU 2.3.2 (Review of Commercial Intensification), and LU 2.4 (Compatibility of Uses) and is consistent with Government Code Section 65860.

SECTION 4. Based on the findings set forth herein and on all other evidence in the record, the Planning Commission hereby recommends the City Council approve Applicant's proposed Ordinance, Ordinance No. 26-984, which is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 5. This Resolution shall become effective upon its adoption. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the City Clerk and to the City Council.

PASSED, APPROVED AND ADOPTED this 17th day of March 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

EXHIBIT “A”

DRAFT ORDINANCE NO. 26-984 AMENDMENTS TO ARTICLE 32 (Conditionally Permitted Used in CG Zone) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE

ORDINANCE NO.26-984

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING SECTION 9-2.3203(I) TO TITLE 9 OF THE ARTESIA MUNICIPAL CODE AMENDING REGULATIONS RELATED TO ALCOHOL SALES AT AUTOMOBILE SERVICE STATIONS IN THE GENERAL COMMERCIAL (CG) ZONE; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

WHEREAS, the City of Artesia ("City") is authorized under its police power to enact regulations to preserve the public health, safety, and welfare; and

WHEREAS, Article 32 of Title 9 of the Artesia Municipal Code ("AMC") currently regulates alcohol at gasoline stations in the General Commercial (CG) Zone; and

WHEREAS, the applicant applied for a Zoning Text Amendment application to amend Article 32 of Title 9 of the AMC to remove a restriction prohibiting the sale of alcohol at gasoline service stations in the General Commercial (CG) zone ("Ordinance"); and

WHEREAS, on March 17, 2026, the Planning Commission conducted a duly noticed public hearing to consider the proposed Ordinance, and following receipt of all public testimony, closed the public hearing on that date and adopted Resolution No. 2026-05P, recommending the City Council adopt the Ordinance; and

WHEREAS, the City Council conducted a duly noticed public hearing on April 12, 2026 at which members of the public were afforded an opportunity to comment on the Ordinance, the recommendations of staff, and other public testimony; and

WHEREAS, all legal preconditions to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because the Ordinance is not a CEQA "project" pursuant to State CEQA Guidelines section 15378(b)(5), which provides that organizational and administrative activities of governments that will not result in physical environmental impacts are not CEQA projects, and here the proposed Ordinance amends a regulation related to the sale of alcohol for off-stie consumption at gasoline stations in the Commercial General (CG) zone. Further, the City Council finds that State CEQA Guidelines section 15061(b)(3) exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. The Ordinance has no potential to result in physical change to the environment, directly or indirectly, as the Ordinance does not propose nor authorize any action that would have the potential to cause a physical change to the environment, directly or indirectly. The City Council directs staff to file a notice of exemption within five days of the adoption of this Ordinance.

SECTION 3. General Plan Consistency. Based on the entire record before the City Council, and all written and oral evidence presented, the City Council hereby finds that the Ordinance is consistent with the City's adopted General Plan. The purpose of the proposed Ordinance is to amend Section 9-2.3203(l) of Title 9 related to the sale of alcohol for off-site consumption at gasoline services stations within the General Commercial (CG) zone. The amendment requires applicants to obtain a conditional use permit to sell alcohol for off-site consumption. The conditional use permit will allow staff to address potential impact by means of conditions in order to protect residential areas from the effects of alcohol-related nuisances to preserve real estate values and high quality of life, consistent with Community Policies LU 2.1 and 2.2 in the General Plan. Therefore, the Ordinance is consistent with the General Plan.

SECTION 4. Amendment. Section 9-2.3203(l)(4) is removed from Title 9 of the Artesia Municipal Code as set forth below:

"§ 9-2.3203(l) **Uses Permitted Subject to Conditional Use Permits (C-G)**.

(l) Sales of alcoholic beverages for consumption of alcoholic beverages off the premises, provided that such use complies with the following criteria:

(1) Such use shall not be located within 1,000 feet from any other use where off-premises alcoholic beverages are sold;
(2) Such use shall not be located within 600 feet from a church, school, playground or park;
(3) Such use shall not be located within 100 feet of any residential zone~~;~~.

~~(4) Such use shall not be located on the same lot or parcel or, in conjunction with any premises, which operates an automobile service station or sells gasoline or fuel to the public for the operation of motor vehicles.~~

SECTION 5. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 6. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 7. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 8. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Artesia, California, at a regular meeting of the City Council held on the 12th day of April, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
RENE TREVINO, MAYOR

ATTEST:

_____

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____

BEST BEST & KRIEGER, CITY ATTORNEY

EXHIBIT “B”

List of Alcohol Licenses in the City of Artesia

EXHIBIT B
OFF SALE ALCOHOL LICENSES (TYPE 20 & 21)
ALL ARTESIA CENSUS TRACTS

Approved Type 20 & 21 Alcohol Licenses in Artesia (3 alcohol licenses at gasoline stations)

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name
355519	ACTIVE	21	10/14/1999	9/30/2026	STATER BROS MARKETS	11815 ARTESIA BLVD,ARTESIA, CA 90701Census Tract: 5545.21	STATER BROS MARKETS 161
384511	ACTIVE	21	7/16/2003	1/31/2027	TAWA SUPERMARKET INC	17713 PIONEER BLVD,ARTESIA, CA 90701Census Tract: 5548.02	99 RANCH MARKET
444994	ACTIVE	20	12/29/2006	11/30/2026	AMERICAN RANCH & SEAFOOD MARKETS INC	19105 PIONEER BLVD,ARTESIA, CA 90701-6603Census Tract: 5549.00	AMERICAN RANCH & SEAFOOD MARKET
453042	ACTIVE	20	6/6/2007	5/31/2026	COSTA, MARCO PAUL	11655 ARTESIA BLVD,ARTESIA, CA 90701-3849Census Tract: 5545.21	PORTUGAL IMPORTS
479370	ACTIVE	21	9/2/2009	8/31/2026	GARFIELD BEACH CVS LLC	11851 ARTESIA BLVD,ARTESIA, CA 90701-4002Census Tract: 5545.21	CVS PHARMACY 9488
483700	**ACTIVE**	**20**	**12/24/2009**	**11/30/2026**	**KEVIN CORPORATION**	**16725 PIONEER BLVD,ARTESIA, CA 90701-1717Census Tract: 5545.21**	**PIONEER CHEVRON**
485321	ACTIVE	20	9/23/2010	6/30/2026	WALGREEN CO	11800 ARTESIA BLVD,ARTESIA, CA 90701-4003Census Tract: 5548.02	WALGREENS 05773
543492	**ACTIVE**	**20**	**5/14/2014**	**4/30/2026**	**POTENTIA FUEL INC**	**11756 SOUTH ST,ARTESIA, CA 90701-6616Census Tract: 5549.00**	**POTENTIA FUEL**
551345	ACTIVE	21	12/24/2014	11/30/2026	DIAB, YACOUB	12135 SOUTH ST,ARTESIA, CA 90701Census Tract: 5549.00	TERRY'S LIQUOR
576039	ACTIVE	20	11/28/2016	11/30/2026	FRESH CATCH SEAFOOD MARKET INC	11618 SOUTH ST,ARTESIA, CA 90701Census Tract: 5549.00	
579407	ACTIVE	20	6/6/2017	6/30/2026	7 ELEVEN INC	12202 SOUTH STREET,ARTESIA, CA 90701Census Tract: 5549.00	7 ELEVEN INC STORE #37052 A
593110	**ACTIVE**	**20**	**10/14/2020**	**9/30/2026**	**JOHAL OIL CORPORATION, INC.**	**16809 PIONEER BLVD,ARTESIA, CA 90701-1719Census Tract: 5545.21**	**JOHAL OIL CORPORATION**
612582	ACTIVE	20	12/12/2019	6/30/2026	7 ELEVEN INC	12200 ARTESIA BLVD,ARTESIA, CA 90701Census Tract: 5548.02	7-ELEVEN STORE 24629B
618349	ACTIVE	21	2/18/2021	1/31/2026	MILANO LIQUOR INC	11756 166TH ST,ARTESIA, CA 90701-1723Census Tract: 5545.21	FOOD MART LIQUOR
629621	ACTIVE	21	5/11/2022	4/30/2026	PRAJAPATI, RAJENDRAKUMAR MAFATLAL	18801 PIONEER BLVD,ARTESIA, CA 90701-5633Census Tract: 5549.00	PIONEER LIQUOR
649608	ACTIVE	21	9/19/2023	8/31/2026	RAJ SRI TWO INC.	11402 ARTESIA BLVD,ARTESIA, CA 90701-3844Census Tract: 5548.02	JERRYS LIQUOR MARKET

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 17, 2026 **ITEM NO: 6B.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2026-01: Handel's Homemade Ice Cream Design Review

FROM: Devan Wells, Assistant Planner

REVIEWED AND APPROVED BY:
Steven Valdez, Planning Manager
Nick Papajohn, Deputy City Attorney
Paul Bollier, Community Development Director

RECOMMENDATION:

1. Open and conduct a public hearing;
2. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Section 15301(a) - Existing Facilities of the CEQA guidelines.
3. Adopt Resolution No. 2026-07P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application Case No. 2026-01 for a Design Review request for approval to modify the exterior façade of an existing one-story, 2,098-square-foot commercial building and make other minor changes to the existing parking lot and site landscaping, located at 11940 South Street, Unit A within the Commercial General (C-G) zoning district.

BACKGROUND:

The applicant, Gregory Flaherty, submitted an application on February 08, 2026 for the proposed renovation and associated parking lot and landscape improvements at the site of a presently vacant one-story commercial building, located at 11940 South Street, Unit A, within the Commercial General (C-G) zone. In conjunction, a tenant improvement plan for a Handel's Handmade Ice Cream was submitted to the Planning Division for the operation of an ice cream shop. Founded in 1945 in Youngstown, Ohio, Handel's is a national ice cream chain with over 175 locations in 20 states. Nearby locations include Downey, Huntington Beach, Long Beach, and Los Angeles' San Pedro neighborhood. Ice cream and yogurt will be made, prepared, and sold from the proposed new location. To accommodate the proposed use and changes to the exterior facade, the applicant is requesting that the Planning Commission approve a Design Review application pursuant to Artesia Municipal Code (AMC) Sections 9-2.2002(a)(1) and 9-2-1705 (b). The bulk of the proposed changes involve the modification of the store facade to facilitate the location of a larger customer queuing area and four (4) serving windows, as well as the construction of an outdoor patio area.

PROPOSAL:

A request to permit the Design Review request to remodel an existing, 2,098-square-foot commercial space located at 11940 South Street, Unit A, within the Commercial General (C-G) zoning district. Staff recommends the Planning Commission make a determination of a Class 1, Categorical Exemption from the California Environmental Quality Act (CEQA), pursuant to Section 15301(a) - Existing Facilities of the CEQA Guidelines.

SITE INFORMATION AND SURROUNDING USES:

ADDRESS:	Case No. 2026-01: Handel's Homemade Ice Cream Design Review
ASSESSOR NO.	7054-003-037
ZONING:	Commercial General (C-G)
GENERAL PLAN:	Commercial General
ADJACENT DEVELOPMENT:	**NORTH**: OS-R, Artesia Park **SOUTH:** City of Cerritos, Metro Right-of-Way **EAST:** R-1, Single-Family Residences **WEST:** City of Cerritos, Metro Right-of-Way
EXISTING USE:	Commercial Building
LOT SIZE:	The subject site is approximately 30,789 square feet (0.70 acres) in size

RESS

ANALYSIS:

The subject site is located at 11940 South Street, Unit A, and is located within the Commercial General (C-G) zone. An ice cream shop, classified as a restaurant, is allowed by right as a principally-permitted use in the C-G zone. The project site contains a vacant one-story, 2,098-square-foot commercial building that is being divided into four separate lease spaces.

The applicant proposes to modify one of the lease spaces (Unit A) to accommodate tenant improvements for a Handel's Homemade Ice Cream shop, including architectural and design modifications that incorporate the company's branding and store theme. Proposed improvements includes the addition of an outdoor patio and dining area, re-striping of an existing parking lot, and enhancements to the existing landscaping. Collectively, the improvements will modernize a portion of the commercial shopping center with a contemporary design.

DESIGN REVIEW:

In accordance with Section 9-2.2002(a)(1) of the Artesia Municipal Code, a Design Review application is required when modifications to a commercial building or structure are proposed that alter the exterior design of a structure or element thereof, including architectural accents. The development standards relevant to the proposed project are summarized in the table below:

Development Standard	Required	Proposed/Provided
Lot Size	5,000 square feet	30,789 square feet
Lot Width	50 feet	286 feet
Maximum Building Height	Four (4) Stories	One (1) Story
Development Lot Building Setbacks		

Front (Street)	0 feet	48 feet 9 inches, as measured to the patio 74 feet, 10 inches, as measured to the building
Side (Left-Street/Right)	0 feet/0 feet 10 feet, if adjoining a residential-zoned parcel	5 feet, 6 inches, as measured from the patio 38 feet, as measured to the building
Rear	0 feet 10 feet, if adjoining a residential-zoned parcel	0 feet
Parking		
Standard	8 spaces	Ten (10) spaces dedicated to Suite A 48 spaces (entire site)
Compact	N/A	N/A
Handicap	1 space	2 spaces
Total	**8 Spaces**	**48 Spaces**

Staff has reviewed the changes to the exterior building facade, and recommends approval of the Design Review applications to remodel the building. Proposed new façade materials consist of a white stucco facade, brick veneer base, lightweight concrete or clay tiles. At a later date, the applicant will install a blade sign designed in conformance with Handel's logo and brand identity. A red, white, and blue sub-band will occupy a vertical elevation beneath the proposed blade sign. Although, as proposed, the existing wall colors fall within the City of Artesia Color Guidelines, as adopted by the City Council, the Commission has the discretion to require the colors to be revised or modified, in accordance with City-approved Paint Color Guidelines. The required Design Review approval findings are included within the attached Resolution No. 2026-07P.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act (CEQA), Planning Department Staff has determined that the project is categorically exempt from the requirements of CEQA and the City's own CEQA Guidelines. The project is considered exempt from CEQA, pursuant to Section 15301(a) - Existing Facilities, given that the project involves only interior and exterior alterations to a portion of an existing commercial building.

PUBLIC NOTICE

Notice of the public hearing was published in the Los Cerritos Community News on March 04, 2026. Notices were also mailed to property owners within a 300-foot radius of the address on March 06, 2026 in accordance with Section 9-2.2301(b) of the Artesia Municipal Code.

Attachments

PC Resolution No 2026-07P.pdf
Project Plans.pdf
Design Review Application.pdf
Environmental Checklist.pdf

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2026-07P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA TO APPROVE A DESIGN REVIEW APPLICATION TO MODIFY THE EXTERIOR DESIGN OF AN EXISTING ONE-STORY, 2,098-SQUARE-FOOT COMMERCIAL BUILDING TO ACCOMMODATE TENANT IMPROVEMENTS FOR A HANDEL'S HOMEMADE ICE CREAM SHOP, INCLUDING ARCHITECTURAL AND DESIGN MODIFICATIONS THAT INCORPORATE THE COMPANY'S BRANDING AND STORE THEME, ALONG WITH CHANGES TO THE EXISTING PARKING LOT AND SITE LANDSCAPING AT 11940 SOUTH STREET, UNIT A, WITHIN THE COMMERCIAL GENERAL (C-G) ZONING DISTRICT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15301(A) – EXISTING FACILITIES (CASE NO. 2026-01)

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1: The applicant, Gregory Flaherty on behalf of Handel's Homemade Ice Cream, filed an application with the City of Artesia requesting Design Review approval to modify the exterior façade of an existing one-story, 2,098-square-foot commercial building and make other minor changes to the existing parking lot and site landscaping, located at 11940 South Street, Unit A within the Commercial General (C-G) zoning district.

SECTION 2: AMC Section 9-2.2002(a)(1) provides that the modification of the exterior design of an existing structure or element thereof, including architectural accents, that are located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone, only if the building or structure is a one-family dwelling unit, shall be subject to the design review approval process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

SECTION 3: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, March 17, 2026, to consider this application (Case No. 2026-01), and following the receipt of public testimony, closed the public hearing.

SECTION 4: The Planning Department has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15301(a) - Existing Facilities, because

the proposed project consists of the renovation of an existing structure, in a fully-developed area with no sensitive species or habitat affected by the project's scope. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

SECTION 5: Based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this Design Review to modify the exterior of an existing one-story commercial building and make other minor changes to the existing parking lot and site landscaping (Case No. 2026-01) for the following reasons:

1. **The design and layout of the proposed development or structures is consistent with the City's general plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in Chapter 2 of Title 9 of the Artesia Municipal Code**

   The proposed design is consistent with the City's General Plan in that the arrival of a recognized regional business will positively contribute to the growing commercial retail center along South Street. This will strengthen development of the City's southern border, further making it a desirable destination. The draw of a fast-expanding regional chain, along with additional capital improvement and investment in the City's commercial real estate, bodes well for the future tax revenues essential to the operation and provisioning of City services. As a constituent part of an existing commercial strip shopping center, and with no significant proposed changes to the form, mass and bulk of the building, the building will remain compatible with nearby materials and design choices in the area.

   Specifically, the project will revive a previously fire-damaged structure. As the structure was recently renovated under a separate tenant improvement permit, the proposed scope of work for Handel's will be relatively minor in scope. A new building façade has been built in conjunction with this previous tenant improvement. The roof line will be unchanged, and will measure approximately 18 feet, 7 inches. Site landscaping will be provided in the form of trees to be planted in new precast planter boxes.

   The project will promote adaptive reuse, economic development, as well as continued investment in the City's building stock. Specifically, the project site is located on a major, highly visible thoroughfare in the City's South Street corridor.

2. **The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties**

   The proposed modifications include recessing the facade along the northern elevation, so to create four (4) new serving windows in a new window schedule. Permits for a

new street-facing blade sign along the northerly elevation are to be submitted at a later date. The new roof, which is decorated with red clay Spanish Revival-style tiles, will maintain the same height as the existing height: namely, a height of 18 feet and 7 inches. As the roof height will not be changing, the height does not represent an increase to the existing height. This ensures that the structure will remain comparable to not only the existing strip mall structures, but the nearby buildings and neighborhood as well.

As such, the mass and bulk of the new façade is appropriate for the site and is compatible and harmonious with the heights, mass and bulk, and color and material treatments found on other buildings on and around South Street, along the City's southern boundary. To summarize, the design of the proposed project, including the layout, size, shape, mass, height, architectural elements, and other design factors, is appropriate to the size and shape of the subject lot.

The proposed Project will be required to comply with all stipulated Conditions of Approval, including addressing the various operational activities on the property and reducing potential nuisance impacts between the Project and neighboring properties, as well as all Building & Safety, Engineering/Public Works and Los Angeles County Fire Department requirements. The permit and inspection process will ensure that the proposed Project complies with local regulations and development codes. A final inspection, to be conducted by the Planning Division, will review and ensure conformity with the approved design.

3. **The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features**

The project’s design contributes an upgraded building aesthetic to South Street, and will bring the shopping center's overall design to a level comparable with nearby shopping centers. As such, Planning staff believe that this investment, which includes the building and operation of a celebrated regional business - the first Handel's location in the surrounding area - will positively contribute towards Artesia being a viable destination to visiting public. The presence of attractive and high-quality building materials, good design that relates to the site environs and public realm, as well as the varied use of color, texture, materials, and attractive landscaping, all will contribute to this. It is in this vein that the new, illuminated signage will complement the contemporary building aesthetic. Additionally, the proposed outdoor patio will offer ample seating in the form of dining areas and benches - something that presently does not exist at the site.

4. **The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement**

It can be assumed that the proposed building materials are durable and are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. Moreover, the proposed materials, including red clay tiles, stucco facade material, recessed serving windows, and decorative brick and ceramic planters, are all complimentary to the existing architectural conditions and environment along South Street. To this effect, the proposed materials are in use, most times with little or no problem, throughout the City. Furthermore, as part of the approval process, the proposed project will be subject to the Condition of Approval that requires the applicant and property owner to maintain the exterior of the subject building. Thus, it is not envisaged that continuous or unrealistic maintenance or replacement will be necessary.

SECTION 6: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the design review through Case No. 2026-01, subject to the following conditions:

1. The Applicant and property owner shall construct the project and associated site improvements in substantial compliance with the submitted site, floor plans, and elevations, except as modified herein.

2. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2026-07P and Case No. 2026-01, as well as approval by the City of Artesia Planning Commission.

3. Any planned business hours between 12:00AM and 6:00AM shall require a Late Night/Early Morning operating permit.

4. All temporary/permanent signage on the subject site and tenant suite shall be subject to the standards and approvals required under Article 12 of Chapter 2 of Title 9 of the Artesia Municipal Code prior to the applicant's and property owner's installation of such signs. Neither the applicant nor the property owner shall place unauthorized signs on the subject site or tenant unit. Any unauthorized signs on the subject site or tenant unit shall be subject to removal by the City of Artesia Code Enforcement Department.

5. Prior to submittal of plan check, or within fifteen (15) days of the date of Planning Commission approval, the Applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance" that acknowledges all of the conditions imposed under this Resolution and the Applicant's and owner's acceptance of this approval subject to these conditions.

6. Prior to conducting business on the subject site, the operators of the restaurant shall obtain current City of Artesia business license and shall maintain such license throughout the life of the business.

7. The construction and improvement of the project authorized by this approval shall commence on the subject site within one (1) year of this approval, unless otherwise specified. If construction and improvements are not commenced within that period of

time, this approval shall be null and void. However, the Planning Commission may extend such expiration date for a period not to exceed one (1) year if the Applicant submits a written request for an extension at least thirty (30) calendar days prior to the expiration date.

8. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant and property owner have been given written notice to cease such violation, and following notice and hearing, have failed to correct the violation for a period of thirty (30) calendar days.

9. All requirements of the Artesia Municipal Code that apply to the project shall be met, unless otherwise set forth in these conditions.

10. This approval may be modified or revoked by the Planning Commission, after applicable notice and public hearing procedures have been satisfied, should it determine that the commercial retail building or site, or the conditions under which it is being operated or maintained, are detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity or if the subject site is operated or maintained so as to constitute a public nuisance.

11. The project and the subject site shall comply with all requirements placed on the buildings and site by the Los Angeles County Building and Safety Department, Los Angeles County Fire Department, and all other regulatory agencies, prior to the issuance of building permits.

12. The Applicant and property owner shall inform all subcontractors, consultants, engineers or other business entities providing services related to the construction of the commercial building, of their responsibilities to comply with all pertinent requirements in the Artesia Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.

13. The Applicant and property owner shall comply with all requirements of the City of Artesia Municipal Code, City Ordinances and Resolutions, and all standards and policies that are in effect at the time of this conditional approval. Furthermore, the City may impose conditions on subsequently required approvals and permits, as authorized by the Artesia Municipal Code, and other applicable ordinances, resolutions, engineering standards, and policies.

14. The Applicant and property owner shall remove or paint over any graffiti painted or marked on the subject commercial retail building, site, or any adjacent area under the control of the Applicant or property owner within seventy-two (72) hours after the Applicant or property owner first notices the graffiti or seventy-two (72) hours after the City provides the Applicant or property owner with notice of the graffiti.

15. The Applicant and property owner are to keep the structures and associated site improvements in good repair, including cleaning and repainting of the structures when necessary to retain a high-quality aesthetic.

16. The Applicant and property owner shall submit a final landscaping/irrigation plan that meets the requirements set forth by the City of Artesia Street Tree Program and Policy and Article 15 of Chapter 2 of Title 9 of the Artesia Municipal Code. All tree(s) shall be planted with root barriers per minimum City standards.

17. The Applicant and property owner shall landscape the subject site in accordance with Articles 15 and 15.5 of Chapter 2 of Title 9 of the Artesia Municipal Code, and the site plans to be submitted to the Planning Department for review and approval, as well as maintain the landscaping at all times. All landscaped areas shall have proper irrigation with automatic sprinklers and automatic timers, including the landscaped areas within the public right-of-way.

18. The Applicant and property owner shall install, place, and locate all air conditioner units, including window, wall and rooftop units, in compliance with the standards set forth in Section 9-2.3205(j) of the Artesia Municipal Code.

19. The Applicant or property owner shall install, operate and maintain a police quality video surveillance system on the subject site, which the system may be accessible to the Los Angeles County Sheriff's Department voluntarily by the Applicant or property owner, or must be accessible to the Los Angeles County Sheriff's Department pursuant to a warrant, subpoena, or order from a court of competent jurisdiction.

20. The applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this conditional use permit.

21. The building color(s) will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the approved plan set.

SECTION 7: The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 16th DAY of March 2026.

_____

Victor Manalo, Chairperson

ATTEST:

_____

Paul Bollier, Community Development Director

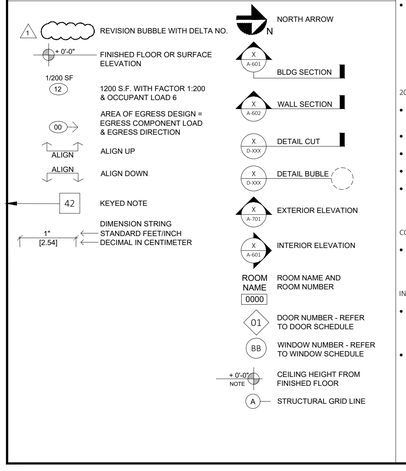
ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

ABBREVIATIONS

ABV	ABOVE	MFR	MANUFACTURE(S)
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
AP	ACCESS PANEL	MO	MASONRY OPENING
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
		MECH	MECHANIC(AL)
ADJ	ADJACENT	MTL	METAL
AGG	AGGREGATE	MIN	MINIMUM
A/C	AIR CONDITIONING	MIR	MIRROR
ALT	ALTERNATE	MISC	MISCELLANEOUS
AB	ANCHOR BOLT	MLD	MOULDING, MOULDING
ARCH	ARCHITECT	MT	MOUNT(ED)
ASPH	ASPHALT	MOV	MOVABLE
B	BASE	NOM	NOMINAL
BPL	BEARING PLATE	N	NORTH
BM	BENCH MARK	NIC	NOT IN CONTRACT
BEL	BELOW	NTS	NOT TO SCALE
BVL	BEVELED BLK BLOCK	OC	ON CENTER
BD	BOARD	OPG	OPENING
BOT	BOTTOM	OJ	OPEN-WEB JOIST
BLDG	BUILDING	OPH	OPPOSITE HAND
C	CARPET	OD	OUTSIDE DIAMETER
CAB	CABINET	OHD	OVERHEAD
CPT	CARPET	OPER	OPERATOR
CLG	CEILING	P	PAINT(IED)
CHT	CEILING HEIGHT	PNL	PANEL
CIPC	CAST IN PLACE CONC	PR TD.	PRESSURE TREATED
CJ	CONTROL JOINT		WOOD
CT	CERAMIC TILE	PTD	PAPER TOWEL
CLR	CLEAR (ANCE)		DISPENSER
CLS	CLOSURE	PAR	PARALLEL
COLUMN	COL	PK	PARKING
CWS	COLD WATER SUPPLY	PVMT	PAVEMENT
CONC	CONCRETE	PERI	PERIMETER
CMU	CONCRETE MASONRY UNIT	PLAS	PLASTER
CONST	CONSTRUCTION	PL or PLAM.	PLASTIC LAMINATE
CONT	CONTINUOUS	PL	PLATE
CONTR	CONTRACT(OR)	PG	PLATE GLASS
CG	CORNER GUARD	PWD	PLYWOOD
CORR	CORRUGATED	PT	POINT
CTR	COUNTER	PVC	POLYVINYL CHLORIDE
		PVD	POWER, VOICE & DATA
DEMO	DEMOLISH	PL	PROPERTY LINE
DEP	DEPRESSED	QT	QUARRY TILE
DTL	DETAIL		
DIAG	DIAGONAL	RAD	RADIUS
DIAM	DIAMETER	RL	RAILING)
DIM	DIMENSION	REF	REFERENCE
DR	DOOR	RFL	REFLECT (ED), (IVE), (OR)
DS	DOWNSPOUT	REFR	REFRIGERATOR
DWG	DRAWING	REV	REVISION
		RCP	REFLECTED CEILING PLAN
E	EAST	ROW	RIGHT OF WAY
EB	EXPANSION BOLT	RH	RIGHT HAND
ELEC	ELECTRIC (AL)	R	RISER
ELV	ELEVATOR	RD	ROOF DRAIN
EL	ELEVATION	RFH	ROOF HATCH
ELEV	ELEVATION	RFG	ROOFING
EMER	EMERGENCY	RM	ROOM
ENC	ENCLOSE (URE)	RO	ROUGH OPENING
EQ	EQUAL		
EQUIP	EQUIPMENT		
EX	EXISTING	SFTGL	SAFETY GLASS
EXC	EXCAVATE	SCH	SCHEDULE
EXP	EXPOSED	SCN	SCREEN
EXT	EXTERIOR	SNT	SEALANT
		STG	SEATING
FOC	FACE OF CONCRETE	SEC	SECTION
FOF	FACE OF FINISH	SHT	SHEET
FOM	FACE OF MASONRY	SIM	SIMILAR
FOS	FACE OF STUDS	SL	SLEEVE
FIN	FINISH (ED)	SC	SOLID CORE
FFEL	FINISHED FL ELEVATION	S	SOUTH
FFL	FINISHED FLOOR LINE	SPC	SPACER
FA	FIRE ALARM	SPK	SPEAKER
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CAB.	SS	STONE SURFACE
FHC	FIRE HOSE CABINET	SS	STAINLESS STEEL
FRT	FIRE-RETARDANT	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR (ING)	STO	STORAGE
FPL	FLOOR PLATE	STR	STRUCTURAL
FLUOR	FLUORESCENT	SUS	SUSPENDED
FTG	FOOTING	T	TILE
FND	FOUNDATION	TEL	TELEPHONE
FR	FRAME (D), (ING)	TV	TELEVISION
FUR	FURRED (ING)	THK	THICKNESS
FUT	FUTURE	THR	THRESHOLD
FLSH	FLASHING	TPTN	TOILET PARTITION
GA	GAGE, GAUGE	TPD	TOILET PAPER DISPENSER
GALV	GALVANIZED	TB	TOWEL BAR
GLZ	GLAZING	T OR TR	TREAD
GL	GLASS	TYP	TYPICAL
GB	GRAB-BAR		
GD	GRADE, GRADING	UC	UNDERCUT
GVL	GRAVEL	UL	UNDERWRITERS LAB
GSF	GROSS SQUARE FEET	UNF	UNFINISHED
GT	GROUT	UNO	UNLESS NOTED OTHERWISE
HDR	HEADER	UON	UNLESS OTHERWISE
HVAC	HEATING/VENTILATE/A.C.		NOTED
HT	HEIGHT	UR	URINAL
HM	HOLLOW METAL		
HOR	HORIZONTAL	VB	VAPOR BARRIER
HWH	HOT WATER HEATER	VERT	VERTICAL
INCL	INCLUDE (D), (ING)	W	WEST
ID	INSIDE DIAMETER	WC	WATER CLOSET
INSUL	INSULATION	WC	WALL COVERING
INT	INTERIOR	WD	WOOD
INTM	INTERMEDIATE	WG	WIRED GLASS
JAN	JANITOR'S CLOSET	WH	WALL HUNG
JC	JANITOR'S CLOSET	WH	WATER HEATER
JT	JOINT	WIN	WINDOW
		WO	WITHOUT
KPL	KICKPLATE	WP	WATERPROOFING
KD	KNOCKDOWN FRAME	WR	WATER REPELLENT
LAD	LADDER	WSCT	WAINSCOT
LB	LAG BOLT	WV	WOOD VENEER
LAM	LAMINATE (D)	WWM	WELDED WIRE MESH
LAV	LAVATORY		
LH	LEFT HAND		
LT	LIGHT		
LVR	LOUVER		

GENERAL DRAFTING SYMBOL LEGEND



FIRE NOTES

- 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 6 INCHES (152 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 WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

- 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); THE TOP OF THE EXTINGUISHER CABINET SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

- EMERGENCY LIGHTING:

EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2022 LACOBC 1008.3.5. 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.

- EXIT SIGNS:

EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2022 LOS ANGELES COUNTY BUILDING CODE SEC 1013 AND BE ILLUMINATED AT ALL TIMES.

- DOOR OPERATIONS:

ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

- LOCKS AND LATCHES:

THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: "THIS DOOR TO REMAIN UN-LOCKED 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."

STATE REQUIREMENTS

- AT THE TIME OF ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

SCAQMD) SOUTH COAST AIR QUALITY MAN. DIST.

- SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH THE CALIFORNIA STATE LAW PRIOR TO THE START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SACRAMENTO METRO AIR QUALITY MANAGEMENT DISTRICT OFFICE . BE ADVISED, (SCAQMD) MAY REQUIRE 10 DAY WAIT PERIOD PRIOR TO START OF WORK.

GENERAL NOTES

- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIAL OR EQUIPMENT IN THE PUBLIC WAY.
- NO FOOD COOKING, FOOD PREPARATION, ie. SANDWICHES, SALADS, HOT FOODS, ETC. THIS FACILITY ONLY SERVES COLD FOOD (ICE CREAM).
- MAINTAIN FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AS PER CHAPTER 33 OF THE 2022 CALIFORNIA FIRE CODE
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITH-IN 180 DAYS FOLLOWING THE DATE OF THE APPLICATION SHALL AUTO EXPIRE.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITH-IN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITH-IN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. PERMITS THAT HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS EXPIRED FOR UP TO SIX MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE YEAR, THE ACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE.

2022 CAL GREEN BUILDING STANDARDS CODE SECT. 5.303.3.3 AND 5.303.3.4

- WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GAL. PER FLUSH.
- SHOWER HEADS SHALL HAVE A MAX WATER FLOW OF 2.0 GPM@ 80 PSI
- NON-RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAX FLOW OF .5 GPM. @ 60 PSI
- KITCHEN FAUCETS SHALL HAVE A MAX FLOW OF 1.8 GPM @ 60 PSI
- A SEPARATE PLAN CHECK SUBMITTAL AND PERMIT IS REQUIRED FOR WORK BEING CONDUCTED ON THE AUTOMATIC FIRE SPRINKLER SYSTEM .A PERMIT APPLICATION, PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING PERMIT COUNTER AT CITY HALL FOR PLAN CHECK APPROVAL BY THE FIRE DEPT. THE SEPARATE PERMIT MUST BE ACQUIRED PRIOR TO INSTALLATION.

CONSTRUCTION DOCUMENT:

- AMENDED CONSTRUCTION DOCUMENTS: WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

INSPECTIONS:

- IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS OF SUCH WORK THAT ARE REQUIRED BY THIS CODE
- ALL CONSTRUCTION OR WORK SHALL BE SUBJECTED TO INSPECTION BY THE CITY OF **ALHAMBRA** BUILDING OFFICIAL (OR HIS OR HER REPRESENTATIVES) AND SUCH CONSTRUCTION WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VAUID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR THE EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION PER 2022 CBC SECT. 110

BUILDING DEPT NOTES

- PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A FENCE AND CANOPY CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE. PEDESTRIAN PROTECTION SHALL NOT BE ERECTED UNTIL A PERMIT HAS FIRST BEEN OBTAINED BY THE PUBLIC WORKS DEPARTMENT. PEDESTRIAN PROTECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE SCAFFOLDING SHALL NOT BE INCORPORATED INTO THE PEDESTRIAN PROTECTION UNLESS IT COMPLIES WITH ALL CLEAR HEIGHT AND WIDTH REQUIREMENTS OF CALIFORNIA TITLE 24 DISABLED ACCESS REQUIREMENTS, AND THE AMERICANS WITH DISABILITIES A CT (ADA). CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REMOVAL AND REPLACEMENT OF NON COMPLYING PEDESTRIAN PROTECTION.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER-LINES WEATHER OR NOT THE POWER LINES ARE ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. COMMERCIAL ADDITIONS AND T.I. WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND WATER CLOSETS SHALL BE ADAPTED TO LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, AND PRIOR TO ANY CONSTRUCTION IN THE PUBLIC WAY.

SPECIL INSPECTIONS / SPECIAL REQUIREMENTS

- SPECIAL INSPECTION SHALL BE PERFORMED BY AN INSPECTOR WHO IS REGISTERED WITH THE CITY OF ARTESIA. SPECIAL INSPECTORS SHALL REGISTER IN-PERSON AT THE CITY.

GENERAL NOTES

- A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ).
- AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ) FOR APPROVAL PRIOR TO FABRICATION.
- A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.
- NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN 2022 LACOBC TABLES 307.1(1) AND 307.1(2).
- ALL EXITS ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". SIGNAGE IS ONLY ALLOWED AT MAIN EXIT.
- BRAILLE SIGNAGE SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH LACOBC 11B-703,
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL POWER SYSTEM (STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
- POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY, IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE ALL AREAS WHERE TWO OR MORE MEANS OF EGRESS ARE REQUIRED.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY 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. POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN, 2022 LACOBC 1004.9 (5A).
- 65% OF CONSTRUCTION WASTE SHALL BE RECYCLE.
- A SET OF COMPLETE AND ACCURATE AS-BUILT DOCUMENTS SHALL BE KEPT THROUGHOUT THE COMPLETION OF WORK BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD.
- GENERAL CONTRACTOR WILL IDENTIFY ANY AND ALL STRUCTURAL DEMOLITION TO EXISTING BUILDING ELEMENTS AND SUBMIT AN APPLICATION TO AIR POLLUTION CONTROL DISTRICT.

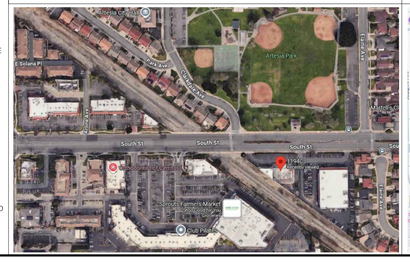
MECHANICAL & PLUMBING NOTES

- ALL MECHANICAL WORK SHALL COMPLY WITH THE 2022 LOS ANGELES COUNTY MECHANICAL CODE.
- ALL PLUMBING WORK SHALL COMPLY WITH THE 2022 LOS ANGELES COUNTY PLUMBING CODE.
- REFER TO ENGINEERING DRAWINGS FOR SPECIFIC EQUIPMENT, INSTALLATION REQUIREMENTS AND SPECIFICATIONS. IF ANY CONFLICT OR DISCREPANCIES OCCUR THE ENGINEERING DRAWINGS SHALL TAKE PRECEDENCE AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY
- FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS .
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF CEnC TABLE 120.3-A FOR PIPING INSULATION AND CEnC 120.4 FOR DUCT INSULATION.
- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
- SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
- PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 304.3
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.

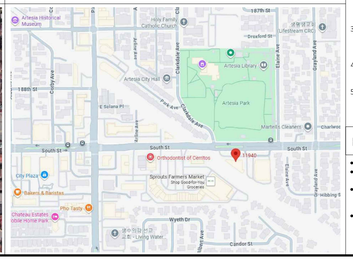
CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.

- MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 602.1
- CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17921.9.
- HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3 SEC. 303
- MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
- A MAXIMUM FLOW RATE FOR PUBLIC LAVATORY FAUCET SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
- EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE AND SHALL NOT EXCEED 1.28 GPF.
- SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER 2022 LACO PLUMBING CODE SEC. 608.3.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER 2022 LOS ANGLES COUNTY PLUMBING CODE SEC. 507.2.

AERIAL MAP



VICINITY MAP



HANDEL'S ICE CREAM ARTESIA, CA

2,088 S.F. TENANT IMPROVEMENT

11940 SOUTH STREET, UNIT A, ARTESIA, CA 90701

REQUIRED AGENCY APPROVALS

CITY OF **ARTESIA**, CA REQ. APPROVALS	REQ.	DATE
PLANNING DEPT. (EXTERIOR MODIFICATIONS, SIGNAGE, AWNINGS, SIGNAGE)	☐	
BUILDING & SAFETY	☐	
ELECTRIC POWER SERVICE PROV.	☐	
NATURAL GAS SERVICE PROV.	☐	
FIRE DEPT	☐	
LOS ANGELES COUNTY ENVIRONMENT HEALTH	☐	
LOS ANGELES COUNTY PUBLIC WORKS DEPT	☐	
LOS ANGELES COUNTY SANITATION DISTRICT - SEWER CONNECTION	☐	

SEPARATE PERMITS REQUIRED

	REQ.	DATE
ELECTRICAL WORK	■	
MECHANICAL WORK	■	
PLUMBING WORK	■	
DEMOLITION	☐	
FIRE SPRINKLERS SYSTEM MODIFICATIONS	■	
SIGNS	■	
ROOF TOP EQUIPMENT	☐	
LOS ANGELES COUNTY HEALTH DEPT	■	
LOS ANGELES COUNTY PUBLIC WORKS DEPT	☐	

LOS ANGELES COUNTY HEALTH DEPT APPROVAL REQUIRED PRIOR TO PERMIT ISSUANCE. PROOF OF APPROVAL IS REQUIRED AT TIME OF PERMIT ISSUANCE.

SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, AND PRIOR TO ANY CONSTRUCTION IN THE PUBLIC WAY.

ICC REPORT NUMBERS

METAL STUDS
CALIFORNIA EXPANDED METAL PRODUCTS ICC # ESR-1623
SHOT PINS
HILTI WEDGE ANCHORS - KB-T2 @ 32" O.C. - ICC # ESR - 1917
SUSPENDED CEILING
USG SUSPENDED T-BAR CEILING SYSTEM - ICC ESR - 1222 - USG INTERIORS, LLC

APPLICABLE CODES

ALL NEW WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AS FOLLOWS:

2022	LOS ANGELES COUNTY BUILDING CODE
2022	LOS ANGELES COUNTY MECHANICAL CODE - TITLE 24, PART 4
2022	LOS ANGELES COUNTY PLUMBING CODE - TITLE 24, PART 5
2022	LOS ANGELES COUNTY ELECTRICAL CODE - TITLE 24, PART 3
2022	CALIFORNIA FIRE CODE
2022	CALIFORNIA ENERGY CODE - TITLE 24, PART 6
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES - TITLE 24, PART 11
2022	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 13)
2022	CALIFORNIA RETAIL FOOD CODE
2025	CITY OF ARTESIA MUNICIPAL CODE WITH CITY AMENDMENTS

PLUMBING FIXTURE ANALYSIS

OCCUPANT LOAD CALCULATION PER 2022 CPC TABLE 422.1 TABLE-A

KITCHEN / SERVING AREA = 1,366 SF / 150 SF PER OCCUPANT = 10 OCCUPANTS
DINING AREA = 392 SF / 30 SF PER OCCUPANT = 11 OCCUPANTS

TOTAL OCCUPANTS 21 OCCUPANTS / 2 = 10.5 MALE = 10.5 FEMALE

REQUIRED NUMBER OF PLUMBING FIXTURES PER TABLE 422.1

"B" OCCUPANCY NUMBER OF OCC.	MALE 10.5	FEMALE 10.5	MALE 10.5	FEMALE 10.5
FIXTURES REQUIRED			FIXTURES PROVIDED	
WATER CLOSETS	1 - 50 = 1	1 - 25 =1	1	1
LAVATORIES	1 -150 = 1	1 -150 =1	1	1
URINALS	1 -200 = 1		1	

422.2 SEPARATE FACILITIES
SEPARATE TOILET FACILIT

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance . Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging . [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1,2]
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6		
TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]			
BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with California Building Code Chapter 11B.

DISCLAIMER:

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

STAMP

LICENSED ARCHITECT — KECHIJUAN MBEUU — No. C-32627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
SOUTH STREET, UNIT A

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
CAL GREEN STD CODE

SHEET #
A002

NO. OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with California Building Code Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

☐ ☐ 5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1
1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of theCallifornia Administrative Code.					
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.					
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet U-value limits for "all other outdoor lighting"					

Y | N/A | RESPON. PARTY

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.

☐ ☐ 5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS] . For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

☐ ☐ 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

Y | N/A | RESPON. PARTY

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception : Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

Y | N/A | RESPON. PARTY

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings . Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

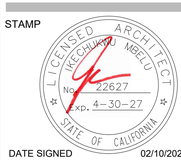
5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

DISCLAIMER:

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

STAMP



DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS

NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY: FRANK WRIGHT

PRINTED ON: 02/10/2026

PROJECT NO: 2025-025

TITLE
CAL GREEN
STD CODE

SHEET #
A003

NO. OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
□	□	

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044 and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components . Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

□	□	

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed [2, 3]		
CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)	UNIT OF MEASUREMENT
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed [2]		
CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)	UNIT OF MEASUREMENT
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_n < GWP_{allowed}$
where
$GWP_n = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix$_n$ installed in the project, in m3

Y	N/A	RESPON. PARTY

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

□	□	

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception : Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception : Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

□	□	

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

□	□	

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

Y	N/A	RESPON. PARTY

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32º Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

Y	N/A	RESPON. PARTY
□	□	

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

□	□	

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

□	□	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80
1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.	
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF	

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750
NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.	

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

STAMP

LICENSED ARCHITECT
RICHUNG MENG
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY: FRANK WRIGHT

PRINTED ON: 02/10/2026

PROJECT NO: 2025-025

TITLE
CAL GREEN
STD CODE

SHEET #
A004

NO. OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER:

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

STAMP

LICENSED ARCHITECT — KECHICHIAN, MARC U — No. C-32627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IKON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IKON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
HANDEL'S ICE CREAM

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS

NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
CAL GREEN STD CODE

SHEET #
A005

NO. OF

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 (11 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 I-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:
1) 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" (CFC 1010.1.1)
2) SPARE
3) WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED, A KEY KNOX BOX SHALL BE INSTALLED IN AN APPROVED LOCATION/S. FOR EXISTING KEY BOXES UPDATED KEYS SHALL BE PROVIDED. (MULTI-TENANT BUILDING) (CFC 506.1)
4) 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.
5) "NO THUMB LOCKS ARE PERMITTED"
6) 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.
7) SELF RELEASING DOOR HARDWARE WITH INTERCONNECTED SINGLE LOCKING HARDWARE: SINGLE DEADBOLT PROTECTION WITH SINGLE MOTION EXITING (CO-ACTIVATION) WHEN THE LEVER IS TUNED. THE DEADBOLT RETRACTS WHEN THE INTERIOR LEVER IS TURNED.
8) 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.
9) OTHER THAN THE MAIN ENTRANCE, REQUIRED EXIT DOORS AND DOOR SCHEDULES SHALL MATCH EITHER NUMBER 1 OR 2.
10) 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
11) 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.

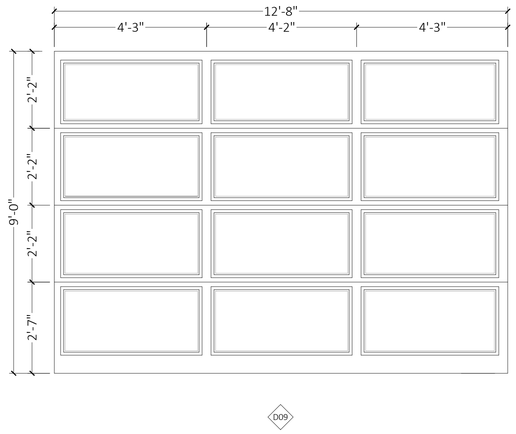
NOTES:
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, U-SHAPED HANDLES, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- 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 ⅛" 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 W 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

DOOR & FRAME SCHEDULE

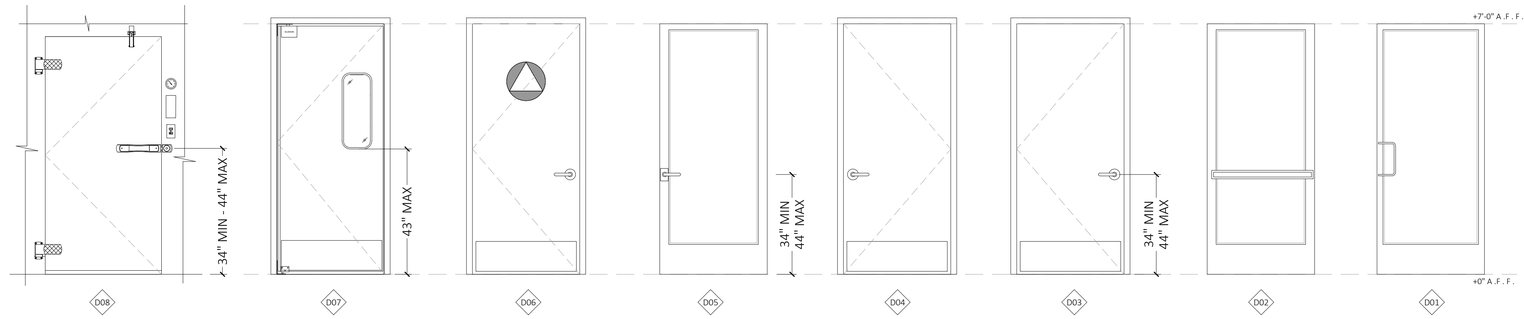
	DOOR					FRAME			GLAZING		DOOR				
NO.	QNTY	SIZE	MANUFACTURER	MODEL	LOCATION	MAT.	CORE	FINISH	TEMPERED	GLAZING	MAT.	FINISH	HARDWARE	LOCK SET	NOTES / FIRE RATING
FIRST FLOOR															
D01	1	36" x 84" X 1-3/4"	CR LAURANCE OR EQUAL	TEMPERED GLASS ENTRANCE	MAIN ENTRANCE	AL	AL	BRONZED	YES	CLEAR	AL	BRONZED	CL, NRP, WS, PP, KLM, TH		TEMPERED GLASS
D02	1	36" x 84" X 1-3/4"	CR LAURANCE OR EQUAL	TEMPERED GLASS ENTRANCE	REAR ENTRANCE	AL	AL	BRONZED	YES	CLEAR	AL	BRONZED	CL, NRP, WS, PH, KLM, TH		TEMPERED GLASS
D03	1	36" x 84" X 1-3/4"	MASONITE OR EQUAL	HM DOORS (LEFT HAND IN SWING)	VESTIBULE / KITCHEN	HM	HC	PT		NONE	HM	PT	CL, NRP, WS, PP, KLM		
D04		36" x 84" X 1-3/4"	MASONITE OR EQUAL	HM DOORS (RIGHT HAND IN SWING)	OFFICE	HM	HC	PT		NONE	HM	PT	CL, NRP, WS, PP, KLM		
D05		36" x 84" X 1-3/4"	CR LAURANCE OR EQUAL	TEMPERED GLASS INTERIOR DOOR	KITCHEN / CUSTOMER AREA	AL	AL	BRONZED	YES	CLEAR	AL	BRONZED	CL, NRP, WS, LA, KLM, TH		TEMPERED GLASS
D06	1	36" x 84" X 1-3/4"	MASONITE OR EQUAL	HM DOORS	RESTROOM	HM	HC	PT		NONE	HM	PT	CL, LA, KP, LS		ACCESSIBLE RESTROOM SIGNANGE REQ. ALL GENDER
D07	1	36" x 84" X 1-3/4"	ELIASON	ELIASON DUAL SWING KITCHEN	ELIASON DUAL SWING	SS	SS	SS		NONE	SS	PT	CL, KP, VP		TEMPERED GLASS VISION PANEL
D08	1	36" x 84" x 4"	THERMO-COOL	WALK - IN - COOLER MANUFACTURER	WALK IN COOLER	GALV.	INSULATED	GALV.		NONE	GALV.	GALV.			
D09	1	152" x 108" x 4"	CLOPAY OR EQUAL	VERTI-STACK	CUSTOMER AREA	AL	AL	BRONZED	YES	CLEAR	AL	BRONZED	VERTICAL STACKING TRACK, SAFETY LOCK		TEMPERED GLASS / 115V ELECTRIC SUPPLY REQ.
D10	1	186" x 108" x 4"	CLOPAY OR EQUAL	VERTI-STACK	CUSTOMER AREA	AL	AL	BRONZED	YES	CLEAR	AL	BRONZED	VERTICAL STACKING TRACK, SAFETY LOCK		TEMPERED GLASS / 115V ELECTRIC SUPPLY REQ.

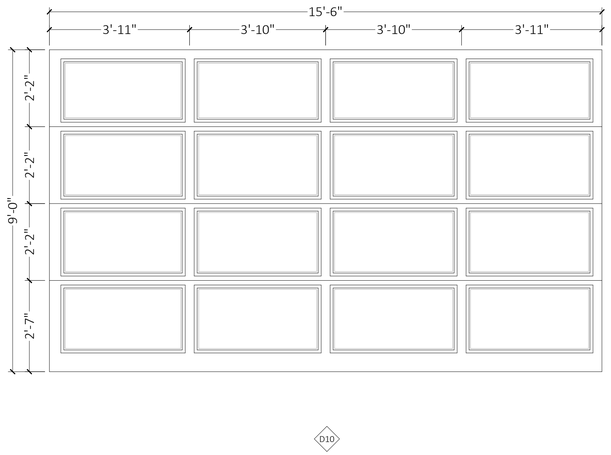
DOOR HARDWARE LEGEND

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		LS	LOCK SET	ST	STAIN	PP	PUSH PULL HARDWARE
DB	DEAD BOLT		NRP	NON REMOVABLE PIN	ST	STOP	KP	KICK PLATE
GL	GLAZING		PB	PANIC BAR	TH	ALUMINUM THRESHOLD		



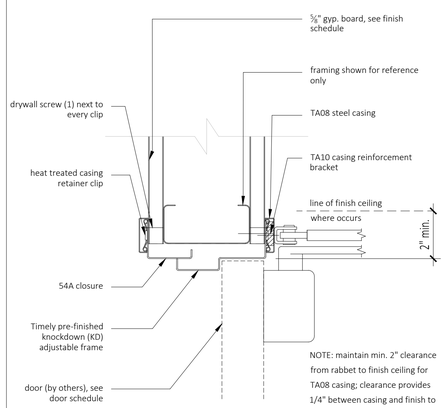
D09



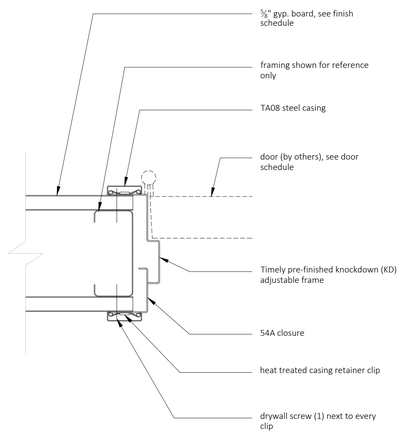


D10

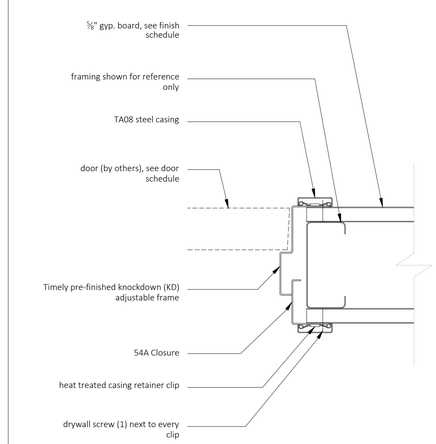
ELEVATION @ SUNDAE COUNTER W/ LOW WALL | SCALE 1/4"=1'-0" | 1



DOOR JAMB HEADER SIDE | SCALE N . T . S . | 4



DOOR JAMB HINGE SIDE | SCALE N . T . S . | 3



DOOR JAMB LATCH SIDE | SCALE N . T . S . | 2

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

STAMP

LICENSED ARCHITECT
KECHIJUNG MGEU
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

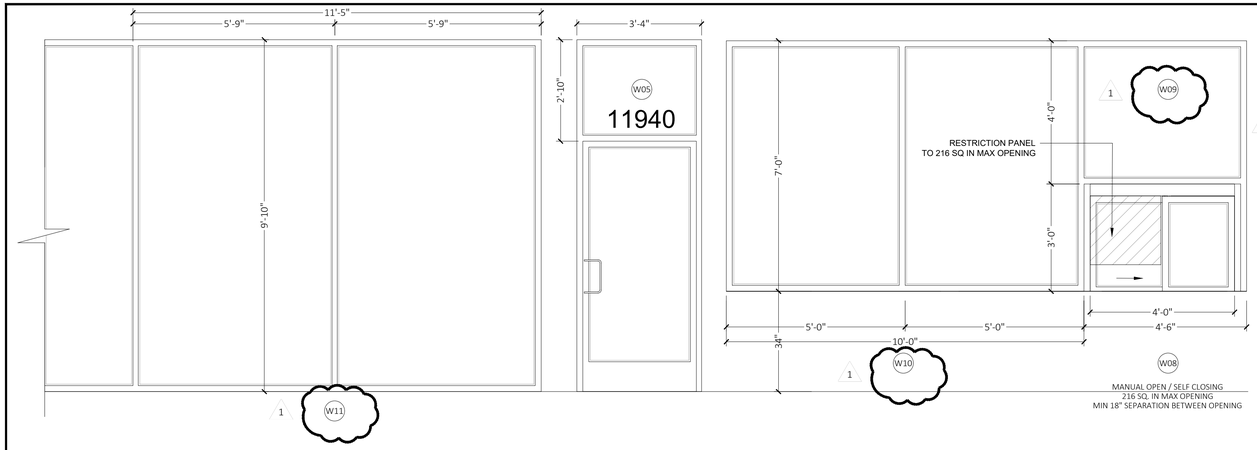
AGENCY STAMP

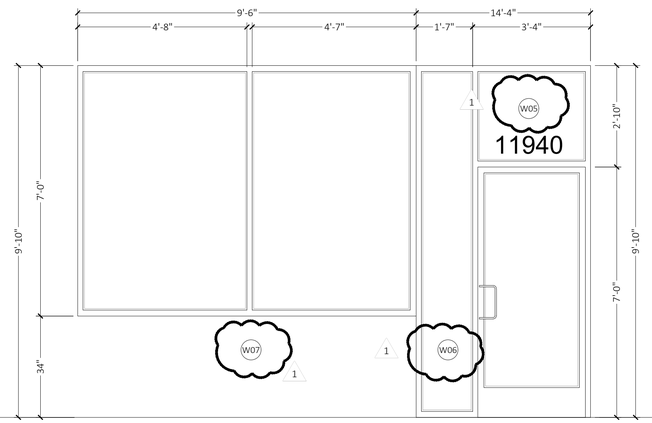
DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

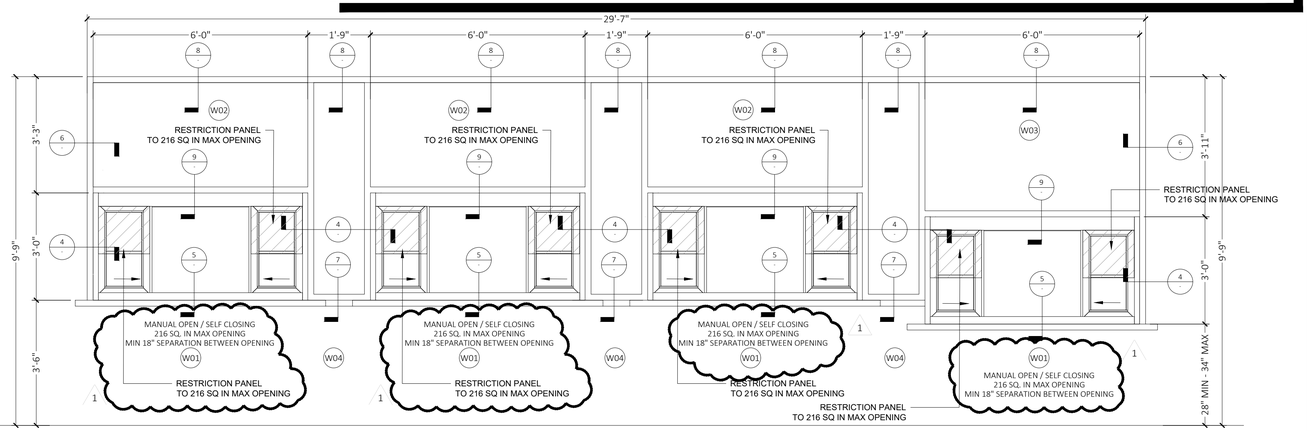
TITLE
DOOR SCHEDULE

SHEET #
A006

NO. OF



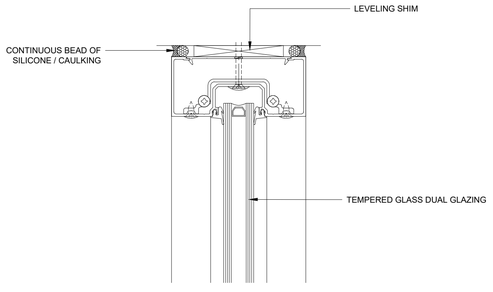




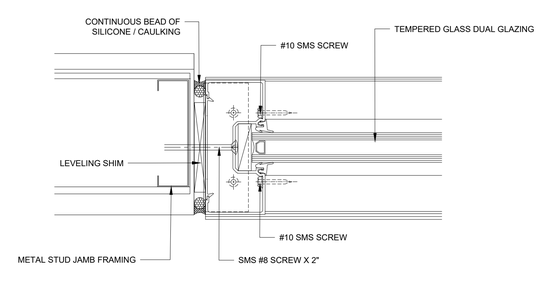
ELEVATION @ SUNDAE COUNTER W/ LOW WALL | SCALE 1/4"=1'-0" | 1

WINDOW & FRAME SCHEDULE

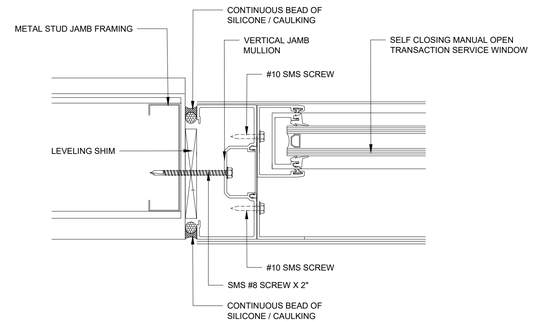
NO.	SIZE	TYPE	WINDOW ACTION	MAT.	MANUFACTURER	MODEL #	FINISH	GLAZING	SHGC	U-FACTOR	FRAME SILL HEIGHT	FRAME HEAD HEIGHT	FRAME MATERIAL	NOTES
FIRST FLOOR														
1 W01	72" X 36"		TRANSACTION	ALUMN	QUIKSERVE	SCDS (N) MODEL	ANOD.	TEMPERED	0.25	0.32	42"	SYSTEM 118"	ALUMN	SELF CLOSING, XOX DUAL TRANSACTION SERVICE WINDOW / MAX 216 SQ.IN OPENING W/ RE-STRICTER PLATE. MIN 18" BETWEEN OPENING REQ.
W02	76" X 39"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	78"	SYSTEM 118"	ALUMN	FIXED STOREFRONT TRANSOM
W03	76" X 47"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	42"	SYSTEM 118"	ALUMN	FIXED STOREFRONT
W04	21" X 75"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 118"	ALUMN	FIXED STOREFRONT
W05	40" X 34"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	70"	SYSTEM 118"	ALUMN	FIXED STOREFRONT TRANSOM
W06	1'-7" X 118"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 118"	ALUMN	FIXED STOREFRONT SIDE LIGHT
W07	114" X 118"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	70"	SYSTEM 118"	ALUMN	FIXED STOREFRONT
W08	48" X 36"		TRANSACTION	ALUMN	QUIKSERVE	SC-4030	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 118"	ALUMN	SELF CLOSING, XOX DUAL TRANSACTION SERVICE WINDOW / MAX 216 SQ.IN OPENING W/ RE-STRICTER PLATE. MIN 18" BETWEEN OPENING REQ.
W09	54" X 48"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	70"	SYSTEM 118"	ALUMN	FIXED STOREFRONT TRANSOM
W10	120" X 84"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	34"	SYSTEM 118"	ALUMN	FIXED STOREFRONT
W11	137" X 118"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	0"	SYSTEM 118"	ALUMN	FIXED STOREFRONT
W12	52" X 36"		FIXED	ALUMN	CR LAURANCE	TYPICAL	ANOD.	TEMPERED	0.25	0.32	48"	SYSTEM 7'-0"	ALUMN	STOREFRONT TYPE INTERIOR FIXED WINDOW



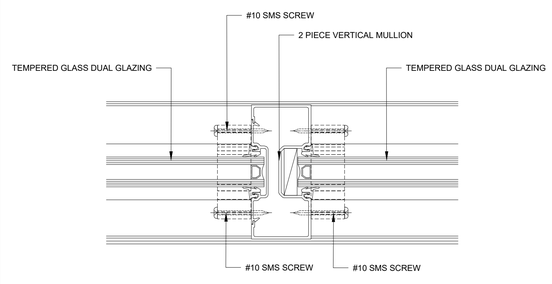
HEAD @ STOREFRONT MULLION | SCALE 1/4"=1'-0" | 8



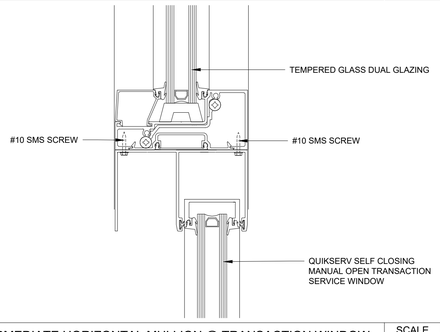
JAMB @ STOREFRONT MULLION | SCALE 1/4"=1'-0" | 6



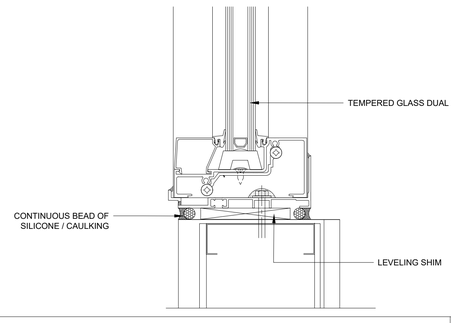
JAMB @ QUIKSERV / STOREFRONT MULLION | SCALE 1/4"=1'-0" | 4



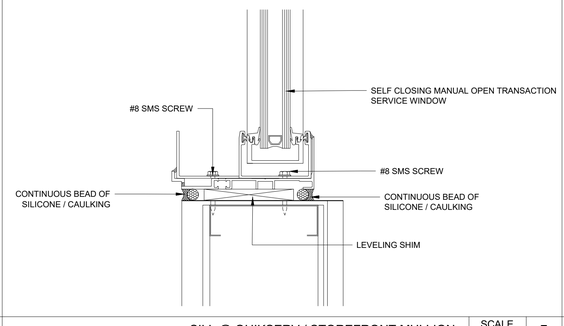
HORIZONTAL MULLION @ STOREFRONT | SCALE 1/4"=1'-0" | 2



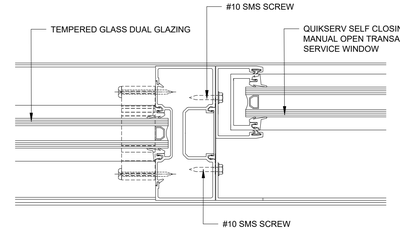
INTERMEDIATE HORIZONTAL MULLION @ TRANSACTION WINDOW | SCALE 1/4"=1'-0" | 9



STOREFRONT SILL CONNECTION | SCALE 1/4"=1'-0" | 7



SILL @ QUIKSERV / STOREFRONT MULLION | SCALE 1/4"=1'-0" | 5



VERTICAL MULLION @ QUIKSERV / STOREFRONT | SCALE 1/4"=1'-0" | 3

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

STAMP

LICENSED ARCHITECT
KECHIJIAN, MIGUEL
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & ICON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & ICON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
WINDOW SCHEDULE

SHEET #
A007
NO. OF

FIRE DEPT. NOTES

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 6 INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IN NUMBERS ARE ON EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

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 BOTTOM); THE TOP OF THE EXTINGUISHER CABINET SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

FIRE SPRINKLERS:
- EXISTING SYSTEM: FOR TENANT IMPROVEMENT PROJECTS, EXTEND/MODIFY THE EXISTING BUILDING'S AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COVERAGE AS REQUIRED BY CODE FOR THE ADDITION OR REMODELED AREA OF WORK. ALTERATIONS 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.

FIRE ALARM:
- EXISTING SYSTEMS:
  EXTEND/MODIFY THE EXISTING BUILDING'S FIRE ALARM SYSTEM TO PROVIDE COMPLETE PROTECTION THROUGHOUT THE ADDITION OR REMODELED AREA OF WORK. ALTERATIONS TO THE FIRE ALARM SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT BY THE CONTRACTOR IN POSSESSION OF THE U.L. CERTIFICATE FOR THE BUILDING.

HOOD EXTINGUISHING SYSTEMS:
- NEW SYSTEMS: INSTALLATION OF HOOD FIRE SUPPRESSION SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.

EMERGENCY LIGHTING:
- EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2022 CBC 1008.3.5. 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.

EXIT SIGNS:
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2022 CBC 1013 AND BE ILLUMINATED AT ALL TIMES.

DOOR OPERATIONS:
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

LOCKS AND LATCHES:
- THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR 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."

FIRE PERMITS: THE FOLLOWING 3 PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
- FIRE SPRINKLER
- FIRE ALARM
- HOOD EXTINGUISHING SYSTEM

REQUIRED FIRE DEPARTMENT INSPECTIONS:
FIRE INSPECTIONS REQUIRED ARE:
- OVERHEAD SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING)
- FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY WIRING/CONDUIT)
- SPRINKLER FINAL
- FIRE ALARM FINAL
- HOOD EXTINGUISHING SYSTEM
- FIRE PREVENTION FINAL; CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO FIRE EXTINGUISHERS; SIGNAGE; DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY/EXIT LIGHTING; KNOXBOX ETC.

ACCESSIBLE RESTROOM FACILITIES

RESTROOMS/SANITARY FACILITIES

11B-603.7.2.6.3 UNISEX TOILET AND BATHING FACILITIES
- A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET AND BATHING FACILITIES. THE COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL CONSIST OF A CIRCLE SYMBOL 114 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1/4 INCH (6.4 MM) THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AND GEOMETRICALLY INSCRIBED WITHIN THE 12-INCH (305 MM) DIAMETER OF THE CIRCLE SYMBOL. THE VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/ 4 INCH (6.4 MM) MAXIMUM FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

11B-604.3 CLEARANCE
- CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.3.

11B-604.3.1 SIZE
- CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

11B-604.3.2 OVERLAP
- THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND OTHER ACCESSIBLE SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

11B-604.4 SEATS
- THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
- SEATS SHALL BE 2 INCHES (51 MM) HIGH MAXIMUM.

11B-604.5 GRAB BARS
- GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 11B-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11B-604.5.1 AND 11B- 604.5.2 SHALL BE PERMITTED.

11B-604.5.1 SIDE WALL
- THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1067 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1372 MM) MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES (610 MM) MINIMUM IN FRONT OF THE WATER CLOSET.

11B-604.5.2 REAR WALL
- THE REAR WALL GRAB BAR SHALL BE 36 INCHES (914 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE.

11B-604.6 FLUSH CONTROLS
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES (1118 MM) MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2.

11B-604.7 DISPENSERS AND DISPOSAL UNITS
- TOILET PAPER DISPENSERS AND SANITARY NAPKIN DISPOSAL UNITS SHALL COMPLY WITH SECTION 11B-604.7. COMBINATION ACCESSORY UNITS ARE NOT PERMITTED TO ENCROACH INTO THE SPACE REQUIRED BY SECTION 11B-609.3.

11B-604.7.1 DISPENSERS
- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES (178 MM) MINIMUM AND 9 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES (483 MM) MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

11B-604.7.2 DISPOSAL UNITS
- SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM (483 MM) ABOVE THE FINISH FLOOR.

11B-604.9.3 HEIGHT
- THE HEIGHT OF WATER CLOSETS SHALL BE 11 INCHES (279 MM) MINIMUM AND 17 INCHES (432 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

11B-603.3 MIRRORS
- MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FIRE RATED CONSTRUCTION

- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICLE AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- WALL AND CEILING FINISHES SHALL NOT HAVE A FLAME SPREAD INDEX OF GREATER THAN 200.
- WALL AND CEILINGS SHALL NOT HAVE A SMOKE-DEVELOPED INDEX OF GREATER THAN 450
- INTERIOR FINISH MATERIAL SHALL BE APPLIED OR FASTENED IN SUCH A MANNER THAT THEY WILL NOT READILY BECOME DETACHED WHEN SUBJECTED TO ROOM TEMPERATURES OF 200° F OR NOT LESS THAN 30 MINUTES.
- ALL NAILS IN PRESSURE TREATED SILL PLATES SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- MATERIALS DELIVERED TO THE SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE.
- BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE MOISTURES CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO CLOSING THE WALL OR FLOOR CAVITY. WET APPLIED INSULATION SHALL FOLLOW THE MANUF. RECOMMENDATIONS PRIOR TO ENCLOSURE.
- PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 714.4. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES:
- STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6- INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. (714.4.1)
- MEMBRANE PENETRATIONS OF MAXIMUM 2- HR FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.4.1)
- WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.4.1.2
- SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5
- DUCT PENETRATIONS OF FIRE WALLS. 717.5.1
- DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. 717.5.2
- DUCTS PENETRATING SHAFTS. 717.5.3
- DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR. 717.5.4
- DUCTS PENETRATING SMOKE BARRIERS. 717.5.5
- DUCTS PENETRATING EXTERIOR WALLS. 717.5.6 POST/RCORR LST.15 (REVISED 01/01/20) PAGE 7 OF 14 HTTP://WWW.LADBS.ORG
- DUCTS PENETRATING HORIZONTAL ASSEMBLIES. 717.5.7
- DUCTS PENETRATING HORIZONTAL ASSEMBLIES. 717.6
- IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (1,000) SQUARE FEET. 718.3.3
- DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2- INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. 718.3.1

NOTE ON PLANS: FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP-CEILINGS AND COVE CEILINGS.
  IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
- h. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM BUILDING ENTRIES, OUTDOOR AIR INTAKES, OR OPERABLE WINDOWS. (5.504.7)
- i. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE. (5.505.1)
- j. ADDITIONS TO BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(C). (5.506.2)

FLOOR PLAN NOTES

PROVIDE ALL OF THE APPLICABLE NOTES DIRECTLY ON THE PLANS:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 ILUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC SECTION 1013.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. (CBC SECTION 1013.6.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE CBC SECTION 1010.1.9.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THE PRIMARY ENTRANCE/EGRESS DOOR SHALL HAVE THE FOLLOWING SIGN POSTED IN A PROMINENT AND VISIBLE LOCATION ON THE DOOR: THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
- 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 ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL POWER 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 SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

INTERIOR ENVIRONMENT

A. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

5.504.4.3 PAINTS AND COATINGS

- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY

5.504.4.5 COMPOSITE WOOD PRODUCTS

- HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) THOSE MATERIALS NOT EXEMPTED UNDER THE ATCM MUST MEET THE SPECIFIED EMISSION LIMITS, AS SHOWN IN TABLE 5.504.4.5.

TABLE 5.504.4.5 FORMALDEHYDE LIMITS

- MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD 2	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8 MM).

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS
- INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

5.508.1.1 CHLOROFLUOROCARBONS (CFCS)
- INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

5.508.1.2 HALONS
- INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

5.506.2 CARBON DIOXIDE (CO2) MONITORING

FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(C)4).

5.504.4.6 RESILIENT FLOORING SYSTEMS
FOR 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALLED RESILIENT FLOORING SHALL MEET AT LEAST ONE OF THE FOLLOWING:
CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010.
COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 7.0 AND EQ 7.1 (FORMERLY EQ 2.2) DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE; OR
PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN'S & SCHOOLS PROGRAM).

5.507.4.3 INTERIOR SOUND TRANSMISSION
WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40.

5.507.4.2 PERFORMANCE METHOD
FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (LEQ-1HR) OF 50 DBA IN OCCUPIED AREAS DURING ANY HOUR OF OPERATION.

5.504.1 TEMPORARY VENTILATION

THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.

5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

5.410.4.3 PROCEDURES

PERFORMING TESTS AND ADJUSTING PROCEDURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE STANDARDS ON EACH SYSTEM.

5.410.4.3.1 HVAC BALANCING

IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE ENFORCING AGENCY.

5.410.4.4 REPORTING

AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

5.410.4.5 OPERATION AND MAINTENANCE (O & M) MANUAL

PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

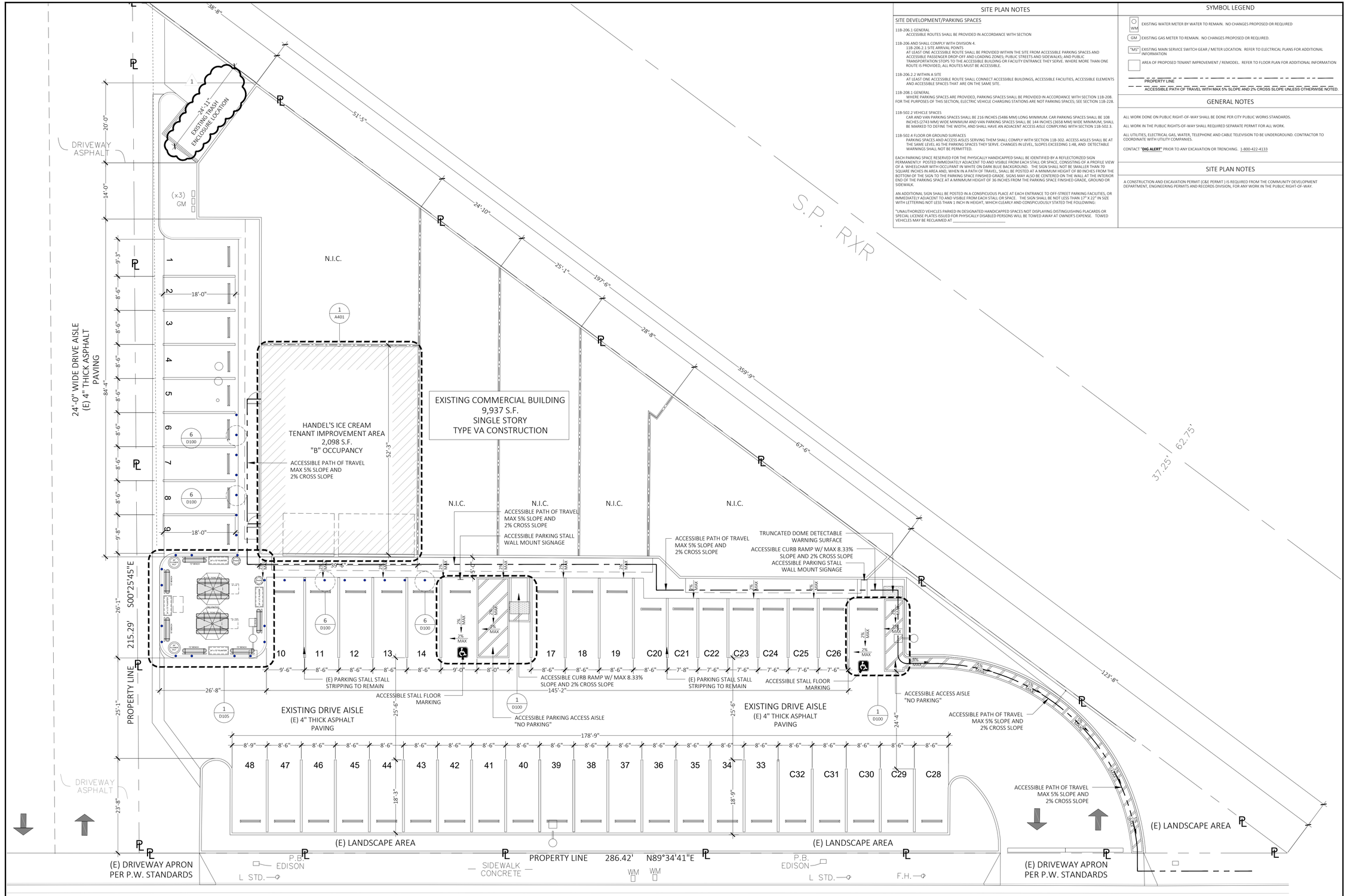
5.410.4.5.1 INSPECTIONS AND REPORTS

INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY
5.504.4 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.6.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS: ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUND



SITE PLAN NOTES

SITE DEVELOPMENT/PARKING SPACES

11B-206.1 GENERAL
ACCESSIBLE ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION

11B-206 AND SHALL COMPLY WITH DIVISION 4.
11B-206.2.1 SITE ARRIVAL POINTS
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

11B-206.2.2 WITHIN A SITE
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

11B-208.1 GENERAL
WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-208. FOR THE PURPOSES OF THIS SECTION, ELECTRIC VEHICLE CHARGING STATIONS ARE NOT PARKING SPACES; SEE SECTION 11B-228.

11B-502.2 VEHICLE SPACES
CAR AND VAN PARKING SPACES SHALL BE 216 INCHES (5486 MM) LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES (2743 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3.

11B-502.4 FLOOR OR GROUND SURFACES
PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNINGS SHALL NOT BE PERMITTED.

EACH PARKING SPACE RESERVED FOR THE PHYSICALLY HANDICAPPED SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.

AN ADDITIONAL SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATED THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____"

SYMBOL LEGEND

WM — EXISTING WATER METER BY WATER TO REMAIN. NO CHANGES PROPOSED OR REQUIRED

GM — EXISTING GAS METER TO REMAIN. NO CHANGES PROPOSED OR REQUIRED.

"MS" — EXISTING MAIN SERVICE SWITCH GEAR / METER LOCATION. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION

AREA OF PROPOSED TENANT IMPROVEMENT / REMODEL. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL WITH MAX 5% SLOPE AND 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

GENERAL NOTES

ALL WORK DONE ON PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY PUBLIC WORKS STANDARDS.

ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRED SEPARATE PERMIT FOR ALL WORK.

ALL UTILITIES, ELECTRICAL GAS, WATER, TELEPHONE AND CABLE TELEVISION TO BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES.

CONTACT "**DIG ALERT**" PRIOR TO ANY EXCAVATION OR TRENCHING. 1-800-422-4133

SITE PLAN NOTES

A CONSTRUCTION AND EXCAVATION PERMIT (C&E PERMIT) IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING PERMITS AND RECORDS DIVISION, FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

ALL PROPOSED OUTDOOR SEATING WILL REQUIRE A SEPARATE OUTDOOR DINING PERMIT PURSUANT TO AMC 23.22.220

ACCESSIBLE PATH OF TRAVEL MAXIMUM SLOPE SHALL BE 2.08% WITH A MINIMUM WIDTH OF 48" WIDE CLEAR EXCEPT AT ACCESSIBLE RAMPS.

ENLARGED PARTIAL SITE PLAN — SCALE 3/32" = 1'-0" — 1

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

STAMP

LICENSED ARCHITECT — KECHIJIAN, MIGUEL — No. C-32627 — EXP. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IKON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IKON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

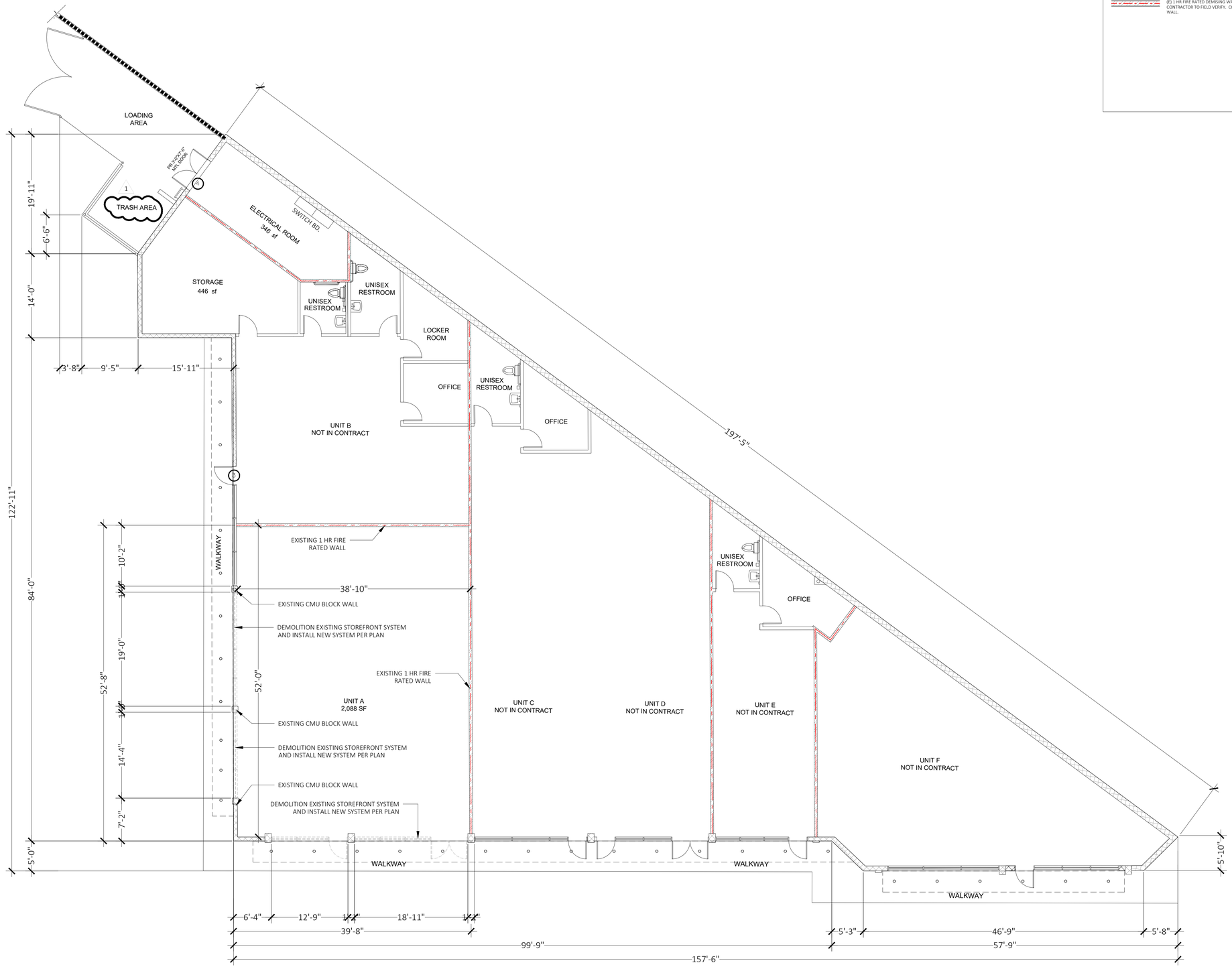
REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
FULL
SITE PLAN

SHEET #
A100
NO. OF



WALL SYMBOL LEGEND

(E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.

(E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE 'X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.

N

AS-BUILT / DEMOLITION PLAN — SCALE 3/16"=1'-0" — 1

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

STAMP

LICENSED ARCHITECT — KECHIJIAN, MGEU — No. C-32627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

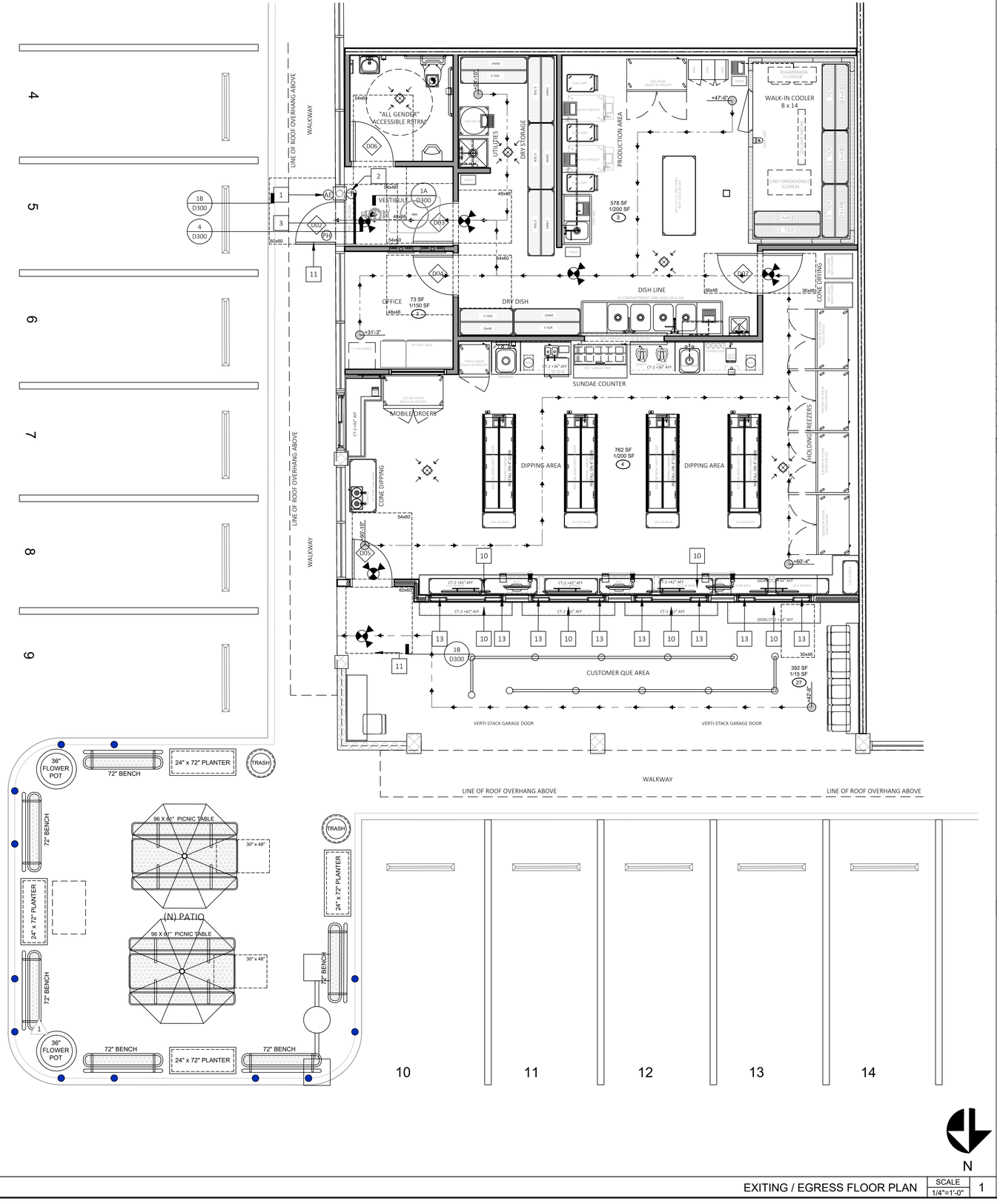
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
AS-BUILT FLOOR PLAN

SHEET #
A201

NO. OF



EXITING / EGRESS FLOOR PLAN | SCALE 1/4"=1'-0" | 1

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

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.
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	DOORS PER DOOR SCHEDULE. SEE SHEET A006 FOR ADDITIONAL INFORMATION
13	TRANSACTION SERVICE WINDOW OPENING PER WINDOW SCHEDULE

OCCUPANT LOAD ANALYSIS

EXITING AND OCCUPANT LOAD CALCULATIONS

ROOM / AREA NAME	OCCUPANCY	LOAD FACTOR	NET SQ. FT.	OCCUPANT LOAD	EXITS REQ'D	EXIT WIDTH REQ'D.	EXIT WIDTH PROV.
DIPPING / SERVING	"B"	200	762	4	1	0.8"	32"
KITCHEN	"B"	200	578	3	1	0.6"	32"
OFFICE	"B"	150	73	1	1	0.2"	32"
CUSTOMER AREA	"B"	15	392	27	1	5.4"	32"

EXIT / EGRESS REQUIREMENTS

TOTAL REQUIRED EXIT WIDTH: (2022 CBC 1005.3.2)	TOTAL INTERIOR OCCUPANTS = 8 TOTAL CUSTOMER AREA OCC = 27	(# OF OCCUPANTS) X (".0.2) = 1.6" REQ. (# OF OCCUPANTS) X (".0.2) = 5.4" REQ.
INTERIOR SPACE (COMMERCIAL KITCHEN) (B)	REQUIRED	EXIT WIDTH REQUIRED = 2.0" TOTAL WIDTH (INTERIOR) EXIT WIDTH REQUIRED = 5.4" TOTAL WIDTH (QUE AREA)
	PROVIDED	EXIT WIDTH PROVIDED = 32" TOTAL WIDTH (INTERIOR) EXIT WIDTH PROVIDED = 32" OPEN TOTAL WIDTH (QUE AREA)
TOTAL NUMBER OF REQUIRED EXITS (CBC 2022 TABLE 1006.3.3) "B" OCCUPANCY 1-49 OCCUPANTS = 1 EXITS	REQUIRED	1 - 30 OCCUPANTS = 1 EXITS REQUIRED
	PROVIDED	1 - 30 OCCUPANTS = 1 EXIT PROVIDED
MAX EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) NON-SPRINKLERED BUILDING "B" OCCUPANCY 200 FT. MAX		ALLOWABLE 100 L.F. MAX. (2022 CBC TABLE 1006.2.1) 96'-0" MAXIMUM TRAVEL DISTANCE PROVIDED)
MAX COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1) NFPA 13 - SPRINKLERED BUILDING "B" OCCUPANCY <30 OCC W/ SPRINKLER SYSTEM = 100'-0"		MAXIMUM DIAGONAL DISTANCE OF THE SPACE SERVED MIN 1/3 DIAGONAL DISTANCE OF SPACE SERVED
MINIMUM EXIT SEPARATION (SPRINKLERED BUILDING) ONLY 1 EXIT DOOR REQUIRED <49 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 CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S 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 KEYED LOCKING SYSTEM.

ALL OTHER REQUIRED EXITS SHALL HAVE VALID EXIT DOOR HARDWARE.
1) SELF RELEASING DOOR HARDWARE WITH INTERCONNECTED SINGLE LOCKING HARDWARE: SINGLE DEADBOLT PROTECTION WITH SINGLE MOTION EXITING (CO-ACTIVATION) WHEN THE LEVER IS TUNED. THE DEADBOLT RETRACTS WHEN THE INTERIOR LEVER IS TURNED.
2) 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

NOTE: NO THUMB LOCKS ARE PERMITTED OR ALLOWED.

DOOR NOTES:
1. 2022 CBC / CFC CHAPTER 10
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:

A: THE LOCKING DEVISE IS READILY DISTINGUISHABLE AS LOCKED;

B: 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

C: THE USE OF KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

#6. MEANS OF EGRESS DOOR SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH IN 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)

NOTE: THE MEANS OF EGRESS SYSTEM MUST HAVE A MIN CEILING HEIGHT OF 7'-6"

FLOOR PLAN SYMBOLS

- (T) TACTILE EXIT SIGN TO COMPLY WITH CBC SECTION 11B-703 AND SHALL BE IN ACCORDANCE WITH 2022 CBC SECTION 1013
- (AE) ACCESSIBLE ENTRANCE SIGNAGE PER 2022 CBC CHAPTER 11B
- (PH) EGRESS PANIC HARDWARE
- (D01) DOOR NUMBER PER DOOR SCHEDULE. REFER TO SSHEET AP-400 FOR SCHEDULES
- INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGANCY 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 EMERGANCY 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 (CBC TABLE 1017.2) EXIT ACCESS TRAVEL DISTANCE AS FOLLOWS: B OCC. = 100'-0"
- (123) ACCUMULATIVE OCCUPANT LOAD ALONG COMMON PATH OF EGRESS
- 600 / 1/15 SF — OCCUPANT AREA SQUARE FOOTAGE / OCCUPANT LOAD FACTOR
- (40) AREA OCCUPANT LOAD
- O 22/43 — ACCUMULATIVE / MAX. OCCUPANT LOAD THROUGH OPENING
- O 0.2 — CAPACITY FACTOR PER OCCUPANT (IN INCHES)
- O 4.4 — TOTAL CAPACITY (IN INCHES)
- R 32 — CLEAR WIDTH (IN INCHES)
- XX" X XX" MIN CLEAR — INDICATES REQUIRED CLEAR MANUEVERING FLOOR SPACE AT DOORWAYS

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

STAMP

LICENSED ARCHITECT — KECHUKWU MBEGU — No. 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & WON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & WON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

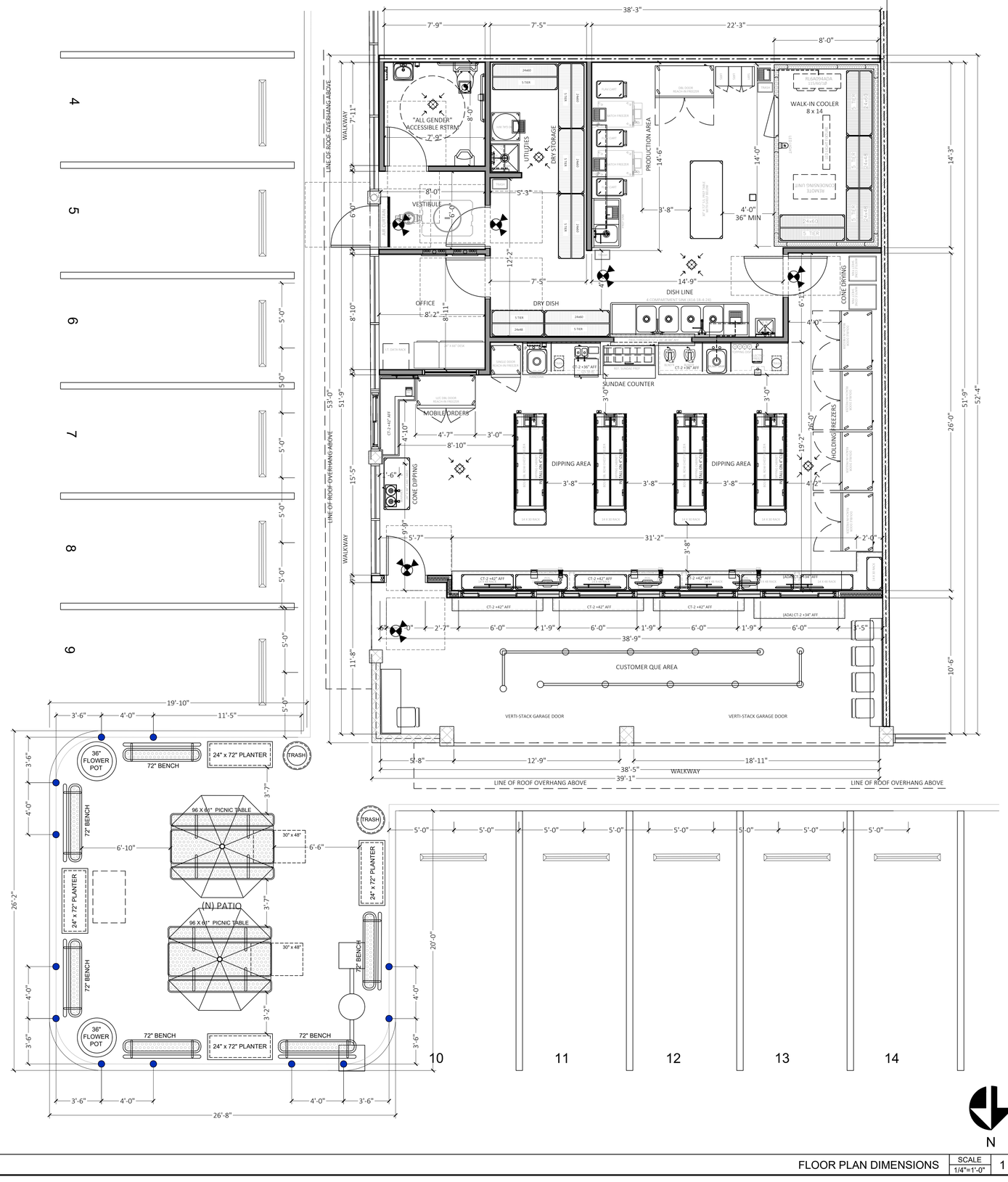
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
EXITING / EGRESS PLAN

SHEET #
A301

NO. OF



WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

CBC-11B309.4 - SWITCHES AND CONTROLS

ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-309.4

CBC-11B309.4 - SWITCHES AND CONTROLS

ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-309.4

FLOOR PLAN DIMENSIONS | SCALE 1/4"=1'-0" | 1

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

STAMP

LICENSED ARCHITECT — KECHUKWU MBEJU — No. 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

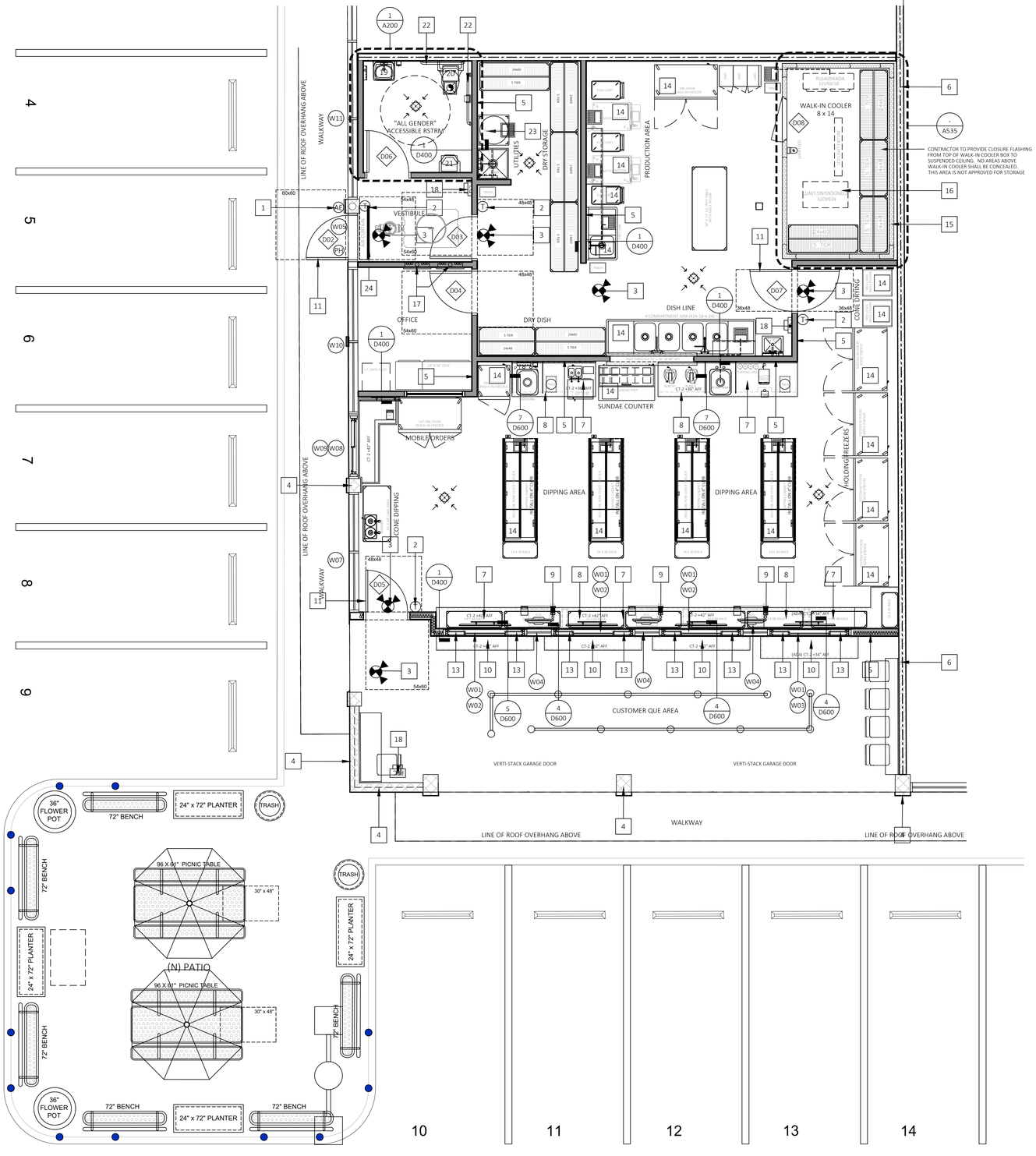
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
FLOOR PLAN DIMENSIONS

SHEET #
A401

NO. OF



WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA. METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

FLOOR PLAN NOTES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK
- ALL PLANS MUST BE APPROVED BY THE HEALTH DEPT & THE BUILDING AND SAFETY DEPT. PRIOR TO CONSTRUCTION
- G.C. IS RESPONSIBLE FOR RECEIVING ALL EQUIPMENT, OFF LOADING AND STORAGE OF RECEIVED EQUIPMENT.
- 2022 CBC / CFC CHAPTER 10 COMPLIANT EGRESS PANIC HARDWARE REQ. ON ALL DOORS WITH EXIT SIGNS EITHER NEW OR EXISTING.
- PANIC HARDWARE IS REQUIRED WITH THE EXCEPTION BEING THE FRONT MAIN ENTRANCE DOOR. IT MAY COMPLY WITH 2022 CFC SECTION 1010.2.4

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 (30 480 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- EGRESS DOORS SHALL BE OPERABLE WITHOUT THE USE OF A KEY.

803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDICES:
  CLASS A = FLAME SPREAD INDEX 0—25; SMOKE-DEVELOPED INDEX 0—450.
  CLASS B = FLAME SPREAD INDEX 26—75; SMOKE-DEVELOPED INDEX 0—450.
  CLASS C = FLAME SPREAD INDEX 76—200; SMOKE-DEVELOPED INDEX 0—450.

  EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 AND AS INDICATED IN SECTIONS 803.1.3 THROUGH 803.13.

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 8" X 8" X 16" CMU BLOCK BUILDING WALL TO REMAIN. INSTALLED WITH 7/8" MIN THICK PORTLAND CEMENT STUCCO @ EXTERIOR SIDE.
5	NEW 2X4 METAL STUD FRAMING @ 16" O.C. WITH 2" GYPSUM WALL BOARD @ BOTH SIDES.
6	EXISTING FIRE RATED DEMISING WALL TO REMAIN. CONTRACTOR TO FIELD VERIFY 1-HR CONSTRUCTION OF THIS WALL. CONTRACTOR SHALL REINSTALL MIN 1HR FIRE RATING AT ALL PENETRATIONS AND REPAIR WITH MIN 5/8" TYPE "X" GYPSUM WALL BOARD.
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	DOORS PER DOOR SCHEDULE. SEE SHEET A006 FOR ADDITIONAL INFORMATION
12	EXISTING TEMPERED GLASS STOREFRONT SYSTEM TO BE REMOVED AND REPLACED WITH GARAGE DOOR STYLE TEMPERED GLASS SYSTEM
13	TRANSACTION SERVICE WINDOW OPENING PER WINDOW SCHEDULE
14	EQUIPMENT PER EQUIPMENT FLOOR PLAN AND EQUIPMENT SCHEDULE.
15	GALVANIZED ALUMINUM COOLER BOX.
16	WALK-IN COOLER CONDENSING UNIT LOCATED ABOVE WALK-IN COOLER BOX. REFER TO WALK-IN COOLER DRAWINGS SHEET A535 FOR ADDITIONAL INFORMATION.
17	NEW LOCATION OF ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
18	LOCATION OF RECESSED FIRE EXTINGUISHER CABINET WITH (1) 12A-10BC FIRE EXTINGUISHER.
19	ACCESSIBLE LAVATORY TO BE INSTALLED PER SHEET D200
20	ACCESSIBLE WATER CLOSET TO BE INSTALLED PER SHEET D200
21	ACCESSIBLE URINAL TO BE INSTALLED PER SHEET D200
22	ACCESSIBLE GRAB BAR TO BE INSTALLED AT 33" MIN - 36" MAX. TO TOP OF GRAB BAR. REFER TO SHEET D-200 FOR ADDITIONAL INFORMATION.
23	80 GAL ELECTRIC 15KW COMMERCIAL WATER HEATER TO BE RELOCATED TO THIS LOCATION. SECURE TO WALL WITH SEISMIC STRAPS. (1) AT UPPER 1/3 AND (1) AT LOWER 1/3.
24	REQUIRED AIR CURTAIN WITH MICRO-SWITCH LOCATED ABOVE THE DESIGNATED DELIVERY DOOR

FLOOR PLAN SYMBOLS

- (T) TACTILE EXIT SIGN TO COMPLY WITH CBC SECTION 11B-703 AND SHALL BE IN ACCORDANCE WITH CBC SECTION 101.4
- (AE) ACCESSIBLE ENTRANCE SIGNAGE PER 2019 CBC CHAPTER 11B
- (PH) EGRESS PANIC HARDWARE
- INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGANCY 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 EMERGANCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.
- (W01) WINDOW PER WINDOW SCHEDULE. SEE SHEET AP-400 FOR SCHEDULES
- (D01) DOOR NUMBER PER DOOR SCHEDULE. REFER TO SSHEET AP-400 FOR SCHEDULES
- (FEC) RECESSED FIRE EXINGUISHER CABINET
- ROOM NAME — INDICATES ROOM NAME
- 1 HR — INDICATES WALL TYPE. - REFER WALL TYPE LEGEND
- XX" X XX" — INDICATES REQUIRED CLEAR MANUEVERING FLOOR SPACE AT DOORWAYS

SPECIL INSPECTIONS / SPECIAL REQUIREMENTS

1. SPECIAL INSPECTION SHALL BE PERFORMED BY AN INSPECTOR WHO IS REGISTERED WITH THE CITY OF GLENDORA. SPECIAL INSPECTORS SHALL REGISTER IN-PERSON AT THE CITY.

CBC-11B309.4 - SWITCHES AND CONTROLS

ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-309.4

POINTS-OF-SALE DEVICES WHEN PROVIDED AT CHECK STANDS AND SALES AND SERVICE COUNTERS SHALL PROVIDE THE OPPORTUNITY FOR THE SAME DEGREE OF PRIVACY OF INPUT AND OUTPUT AVAILABLE TO ALL INDIVIDUALS. CBC 11B-707.4 AND CBC 11B-707.9.2.

DEVICES USED FOR THE PURCHASE OF GOODS OR SERVICES THAT REQUIRE A PERSONAL IDENTIFICATION NUMBER (PIN), ZIP CODE, OR SIGNATURE SHALL COMPLY WITH THE REQUIREMENTS FOR POINT-OF-SALE DEVICES (POS). CBC 11B-220.2

WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS. CBC 11B-611.3

TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. CBC 11B-611.4

FLOOR PLAN CALL-OUTS | SCALE 1/4"=1'-0" | 1

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

STAMP

LICENSED ARCHITECT — MBEUCHUKWU MBEUCHUKWU — No. C 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART, OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
FLOOR PLAN CALL-OUTS

SHEET #
A405
NO. OF

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

STANDARD APPLICATION GUIDE - SIESMIC CATAGORY D, E, F

BASIC CONNECTIONS, PERIMITER, AND LATERAL SPLAY BRACING	REQ.
- MIN. INTERSECTION STRENGTH LIMITS @ MT/CT	180 LBS.
- VERTICAL HANGER WIRE 12-GAUGE @ 4'-0" O.C.	REQUIRED
- CONNECTION DEVISE FROM VERTICAL WIRE TO STRUCTURE ABOVE MUST SUSTAIN MIN 100 LBS	REQUIRED
- MAIN TEE CLASSIFICATION	H.D.
- 1 IN 6 MAX PLUMB OF VERTICAL HANGER WIRES	REQUIRED
- PERIMITER VERT. HANGER WIRES NOT MORE THAN 8" FROM WALL	REQUIRED
- GRID END / WALL CLEARANCE	MIN 9"
- PERIMITER CLOSURE (MOLDING) WIDTH	MIN 2"
- GRID CONNECTION TO PERIMETER ATTACHED	
- ON TWO ADJACENT WALS	REQUIRED
- PERIMETER TEE ENDS TIED TOGETHER	REQUIRED
- HORIZ. RESTRAINT (SPLAY WIRES OR RIDGED BRACING)WITH-IN 2" OF INTERSECTION AND SPLAYED 90° APART AT 45° ANGLES	REQUIRED
- COMPRESSION POSTS (STRUTS) 12" O.C. IN BOTH DIRECTIONS STARTING 6" FROM WALLS	REQUIRED
- SPLAY BRACING CONNECTION STRENGTH 200 LBS. OR DESIGN THE LOAD, WHICHEVER IS GREATER	REQUIRED
- PARTION ATTACHMENT (BRACING INDEPENDENT OF OF CEILING SPLAY BRACING)	REQUIRED
- SEISMIC SEPERATION JOINT (FOR AREA OVER 2,500 SQ. FT. OR FULL HEIGHT PARTION)	REQUIRED
- RIGID BRACING FOR CEILING PLAIN ELEVATION CHANGES	REQUIRED

LIGHT FIXTURE ATTACHMENT	
- LIGHT FIXTURE ATTACHMENT (ALL TYPES) MECHANICALLY ATTACHED TO GRID NEC 410-16 (FOUR PER FIXTURE UNLESS INDEPENDENTLY SUPPORTED)	REQUIRED
- SURFACE-MOUNTED FIXTURES ATTACHED TO GRID	NOT
- PENDANT-HUNG FIXTURES DIRECTLY SUPPORTED FROM THE STRUCTURE WITH 9-GAUGE WIRE (OR APPROVED ALTERNATIVE)	REQUIRED
- RIGID LAY IN OR CAN LIGHT FIXTURES GREATER THAN 10 LBS. - ONE WIRE TO STRUCTURE	REQUIRED
- 11 TO 56 LBS - TWO WIRES TO STRUCTURE (MAY BE SLACK IN WIRE)	REQUIRED
- GRATER THAN 57 LBS. - SUPPORTED DIRECTLY TO STRUCTURE BY APPROVED METHOD.	REQUIRED

SUSPENDED CEILING NOTES

1) SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALL IN ACCORDANCE WITH PROVISIONS OF ASTM C635, ASTM C636 AND ASTM E580 AND MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTION.

2) THE MAIN RUNNER AND CROSS RUNNER OF SUSPENDED CEILING PRODUCTS SHALL BE HEAVY DUTY T-BAR GRID SYSTEM.

SUSPENDED CEILING

USG SUSPENDED T-BAR CEILING SYSTEM - ICC ESR - 1222 - USG INTERIORS, LLC

EMERGENCY LIGHTING NOTES

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

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. 2022 CBC 1008.3.4

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 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MIN AT ANY POINT OF 0.06 FOOT CANDLES (.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MIN LIGHTING UNIFORMITY OF 40 TO 1 SHALL NO BE EXCEEDED. 2022 CBC 1008.3.5

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 (30 480 MM OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. 2022 CBC 1013.1

EXTERIOR LIGHTING CIRCUITRY REQUIRED TO OPERATE DURING DARKNESS SHALL NOT BE CONNECTED TO A SWITCH. THE OPERATION SHALL BE AUTOMATIC AT SUNDOWN.

MECHANICAL NOTES

NOTE:
ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES

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 HY AC UNITS. CMC 502.2. L

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE CALIFORNIA MECHANICAL CODE.

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.

"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.

AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. CMC I 105.11.

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 608.1.

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.

EXHAUST FAN INFORMATION

SYMBOL	TAG	LOCATION	DESCRIPTION
	EF-1	RESTROOM	BROAN MODEL L300KMG COMMERCIAL GRADE EXHAUST FAN CAPABLE OF MIN 5 AIR CHANGES PER HOUR. MIN 50 CFM VENT TO OUTSIDE AIR. 120/60/1 2.6A / 212W
	CF-1	CEILING FAN	CEILING MOUNTED AREA FAN MANUFACTURER: BIG ASS FAN MODE: I6 SIZE: 60" WIDE MAX W/ 24" SUSPENSION ROD

LIGHTING LEGEND

SYMBOL	TAG	LOCATION	DESCRIPTION
	LTG-1	THROUGHOUT	2' X 4' SLYVANIA (3 x 20 x T8) VOLUMETRIC TROFFER LED DROP IN SUSPENDED CEILING LIGHT WITH PROTECTIVE COVER. CONNECTED TO TENANT POWER. INSTALL WITH LIGHT SHIELD / PROTECTIVE LENS
	LTG-2	RESTROOM	4" RECESSED LED CAN LIGHT LITHONIA LIGHING - LDN4 35-20 MVOLT GZ10 HSG CONNECTED TO TENANT POWER
	LTG-3	CUSTOMER AREA	4" RECESSED LED CAN LIGHT LITHONIA LIGHING - LDN4 35-20 MVOLT GZ10 HSG CONNECTED TO TENANT POWER - INSTALLED WITH LIGHT SHIELD / PROTECTIVE LENS
	LTG-4	WALK IN COOLER	4'-0" X 12" VAPOR PROOF CEILING MOUNT LIGHT FIXTURE INSIDE WALK IN COOLER CONNECTED TO TENANT POWER.

EGRESS LEGEND

SYMBOL	TAG	LOCATION	DESCRIPTION
	EXT-1	EXIT DOOR / PATH OF TRAVEL	LU SERIES - UNIVERSAL EDGE LITE - INTERNALLY ILLUMINATED EXIT SIGN TO BE CONNECTED TO EMERGANCY POWER SOURCE OR BACK-UP GENERATOR CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MIN. REFER TO ELECTRICAL PLANS.

REFLECTED CEILING PLAN SYMBOLS

+12'-6"	CEILING HEIGHT FROM FINISHED FLOOR SEE PLAN FOR INFORMATION AT EACH AREA

SYMBOL	TAG	REFLECTED CEILING PLAN SYMBOLS
		LOCATION / DESCRIPTION
		THROUGHOUT — 24" X 48" LAY-IN VINYL COATED GYPSUM CEILING TILES BY ARMSTRONG. USE ARMSTRONG CLEAN ROOM VL CEILING TILES. HEALTH DEPT. NSF APPROVED WHITE - 70% LIGHT REFLECTIVE - SMOOTH, DURABLE, EASILY CLEANABLE
		RESTROOM / HARD-LID / SOFFIT — 5/8" GYPSUM DRYWALL CEILING WITH SMOOTH FINISH AND SEMI-GLOSS PAINT.
		WALK IN COOLER — PREFABRICATED GALVALUM WALK IN COOLER CEILING
		CUSTOMER QUE AREA — MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER TYVEK BUILDING WRAP OVER DENS-GLASS SHEATHING.

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

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

STAMP

LICENSED ARCHITECT — KECHUKWU MBEU — No. C 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & ICON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & ICON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

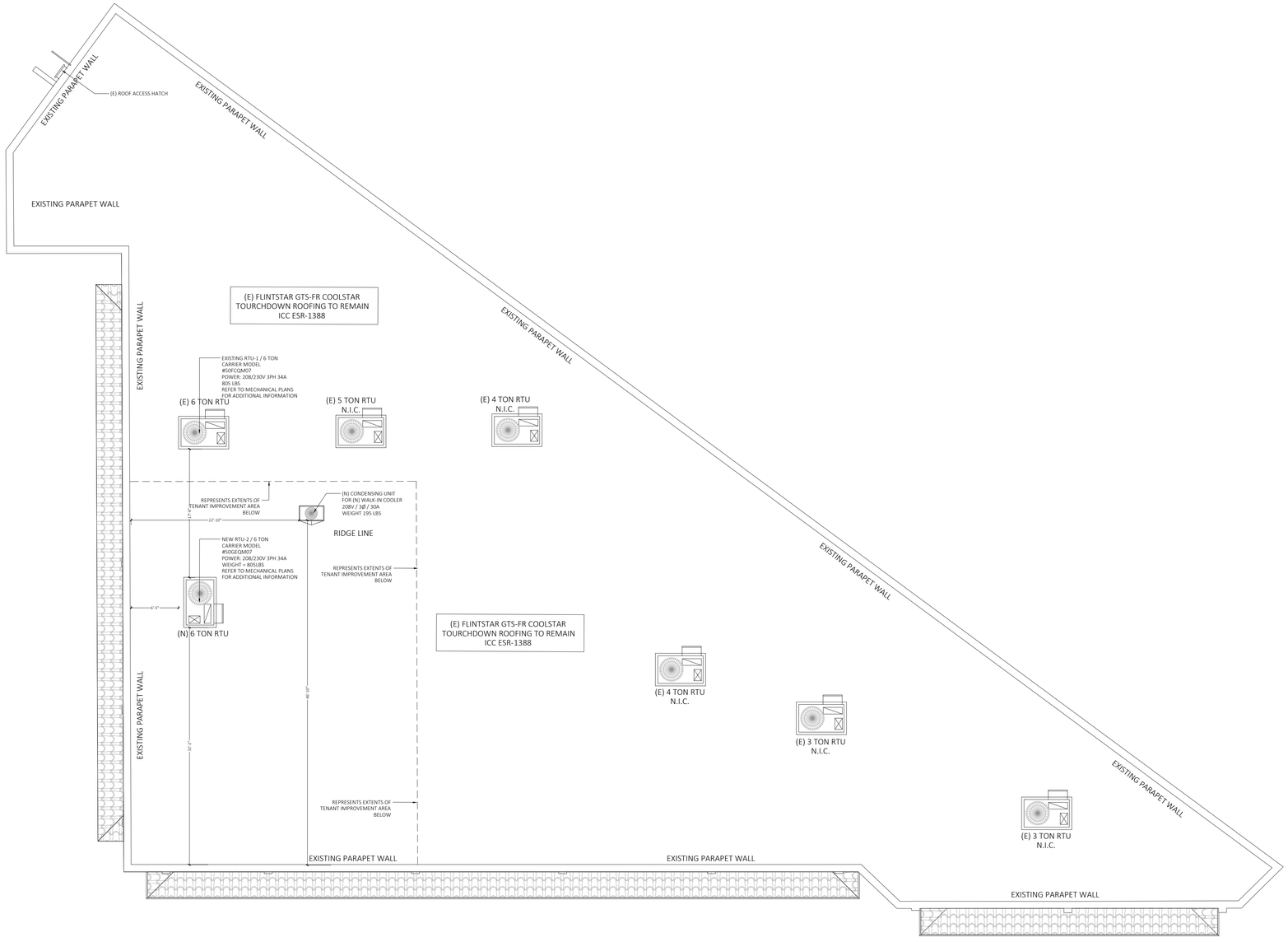
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
REFLECTED CEILING PLAN

SHEET #
A410

NO. OF



ROOF PLAN | SCALE 1/8"=1'-0" | 1

ROOF SYMBOL LEGEND

HVAC UNIT PER MECHANICAL PLANS. REFER TO M SHEETS FOR ADDITIONAL INFORMATION

NEW WALK IN COOLER CONDENSER TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

LANDLORD CONSTRUCTION NOTES

- ALL FIRE SPRINKLER WORK TO BE PERFORMED BY LANDLORD APPROVED CONTRACTOR.
- ALL ROOFING WORK TO BE PERFORMED BY LANDLORD APPROVED CONTRACTOR
- CONTRACTOR MUST HAVE INSURANCE ON FILE WITH LANDLORD PRIOR TO MOBILIZATION.
- CONTRACTOR SHALL PROVIDE COPY OF BUILDING PERMITS TO LANDLORD.
- ANY CHANGE IN (RTU) / MECHANICAL EQUIPMENT WITH A TOTAL WEIGHT IN EXCESS OF 400 LBS REQUIRE STRUCTURAL CALCULATIONS AND DETAILS FOR SUPPORT AND ANCHORING. SUBMIT STRUCTURAL PLANS TO LANDLORD AND BUILDING DEPT FOR REVIEW.

MECHANICAL NOTES

NOTE:
ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES

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 HVAC UNITS. LACMC 502.2. L.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE LOS ANGELES COUNTY MECHANICAL CODE.

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.

"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.

AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. LACMC I 105.11.

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**. LACMC 608.1.

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.

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

STAMP

LICENSED ARCHITECT
KECHIJIRO MEGURO
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
ROOF PLAN

SHEET #
A415

NO. OF

ABBREVIATIONS

ABV	ABOVE	MFR	MANUFACTURER(S)
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
AP	ACCESS PANEL	MO	MASONRY OPENING
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
		MECH	MECHANIC(AL)
ADJ	ADJACENT	MTL	METAL
AGG	AGGREGATE	MIN	MINIMUM
A/C	AIR CONDITIONING	MIR	MIRROR
ALT	ALTERNATE	MISC	MISCELLANEOUS
AB	ANCHOR BOLT	MLD	MOLDING, MOULDING
ARCH	ARCHITECT	MT	MOUNT(ED)
ASPH	ASPHALT	MOV	MOVABLE
B	BASE	NOM	NOMINAL
BPL	BEARING PLATE	N	NORTH
BM	BENCH MARK	NIC	NOT IN CONTRACT
BEL	BELOW	NTS	NOT TO SCALE
BVL	BEVELED BLK BLOCK	OC	ON CENTER
BD	BOARD	OPG	OPENING
BOT	BOTTOM	OJ	OPEN-WEB JOIST
BLDG	BUILDING	OPH	OPPOSITE HAND
C	CARPET	OD	OUTSIDE DIAMETER
CAB	CABINET	OHD	OVERHEAD
CPT	CARPET	OPER	OPERATOR
CLG	CEILING	P	PAINT(ED)
CHT	CEILING HEIGHT	PNL	PANEL
CIPC	CAST IN PLACE CONC	PR TD.	PRESSURE TREATED
CJ	CONTROL JOINT		WOOD
CT	CERAMIC TILE	PTD	PAPER TOWEL
CLR	CLEAR (ANCE)		DISPENSER
CLS	CLOSURE	PAR	PARALLEL
COLUMN	COL	PK	PARKING
CWS	COLD WATER SUPPLY	PVMT	PAVEMENT
CONC	CONCRETE	PERI	PERIMETER
CMU	CONCRETE MASONRY	PLAS	PLASTER
	UNIT	PL or PLAM	PLASTIC LAMINATE
CONST	CONSTRUCTION	PL	PLATE
CONT	CONTINUOUS	PG	PLATE GLASS
CONTR	CONTRACT(OR)	PWD	PLYWOOD
CG	CORNER GUARD	PT	POINT
CORR	CORRUGATED	PVC	POLYVINYL CHLORIDE
CTR	COUNTER	PVD	POWER, VOICE & DATA
		PL	PROPERTY LINE
DEMO	DEMOLISH		
DEP	DEPRESSED	QT	QUARRY TILE
DTL	DETAIL		
DIAG	DIAGONAL	RAD	RADIUS
DIAM	DIAMETER	RL	RAIL(ING)
DIM	DIMENSION	REF	REFERENCE
DR	DOOR	RFL	REFLECT (ED), (IVE), (OR)
DS	DOWNSPOUT	REFR	REFRIGERATOR
DWG	DRAWING	REV	REVISION
E	EAST	RCP	REFLECTED CEILING PLAN
EB	EXPANSION BOLT	ROW	RIGHT OF WAY
ELEC	ELECTRIC (AL)	RH	RIGHT HAND
ELV	ELEVATOR	R	RISER
EL	ELEVATION	RD	ROOF DRAIN
ELEV	ELEVATION	RFH	ROOF HATCH
EMER	EMERGENCY	RFG	ROOFING
ENC	ENCLOSE (URE)	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT		
EX	EXISTING	SFTGL	SAFETY GLASS
EXC	EXCAVATE	SCH	SCHEDULE
EXP	EXPOSED	SCN	SCREEN
EXT	EXTERIOR	SNT	SEALANT
		STG	SEATING
FOC	FACE OF CONCRETE	SEC	SECTION
FOF	FACE OF FINISH	SHT	SHEET
FOM	FACE OF MASONRY	SIM	SIMILAR
FOS	FACE OF STUDS	SL	SLEEVE
FIN	FINISH (ED)	SC	SOLID CORE
FFEL	FINISHED FL ELEVATION	S	SOUTH
FFL	FINISHED FLOOR LINE	SPC	SPACER
FA	FIRE ALARM	SPK	SPEAKER
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CAB.	SS	STONE SURFACE
FHC	FIRE HOSE CABINET	SS	STAINLESS STEEL
FRT	FIRE-RETARDANT	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR (ING)	STO	STORAGE
FPL	FLOOR PLATE	STR	STRUCTURAL
FLUOR	FLUORESCENT	SUS	SUSPENDED
FTG	FOOTING	T	TILE
FND	FOUNDATION	TEL	TELEPHONE
FR	FRAME (D), (ING)	TV	TELEVISION
FUR	FURRED (ING)	THK	THICKNESS
FUT	FUTURE	THR	THRESHOLD
FLSH	FLASHING	TPTN	TOILET PARTITION
GA	GAGE, GAUGE	TPD	TOILET PAPER DISPENSER
GALV	GALVANIZED	TB	TOWEL BAR
GLZ	GLAZING	T OR TR	TREAD
GL	GLASS	TYP	TYPICAL
GB	GRAB BAR		
GD	GRADE, GRADING	UC	UNDERCUT
GVL	GRAVEL	UL	UNDERWRITERS LAB
GSF	GROSS SQUARE FEET	UNF	UNFINISHED
GT	GROUT	UNO	UNLESS NOTED
			OTHERWISE
HDR	HEADER	UON	UNLESS OTHERWISE
HVAC	HEATING/VENTILATE/A.C.		NOTED
HT	HEIGHT	UR	URINAL
HM	HOLLOW METAL		
HOR	HORIZONTAL	VB	VAPOR BARRIER
HWH	HOT WATER HEATER	VERT	VERTICAL
		W	WEST
INCL	INCLUDE (D), (ING)	WC	WATER CLOSET
ID	INSIDE DIAMETER	WC	WALL COVERING
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	WG	WIRED GLASS
INTM	INTERMEDIATE	WH	WALL HUNG
JAN	JANITOR'S CLOSET	WH	WATER HEATER
JC	JANITOR'S CLOSET	WIN	WINDOW
JT	JOINT	WO	WITHOUT
KPL	KICKPLATE	WP	WATERPROOFING
KD	KNOCKDOWN FRAME	WR	WATER REPELLENT
LAD	LADDER	WSCT	WAINSCOT
LB	LAG BOLT	WV	WOOD VENEER
LAM	LAMINATE (D)	WWM	WELDED WIRE MESH
LAV	LAVATORY		
LH	LEFT HAND		
LT	LIGHT		
LVR	LOUVER		

FIXTURE REFRIGERATION NOTES

1 ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL ALL CONDUIT AND PULL BOXES UNDER THE GENERAL CONTRACT FOR FIXTURE REFRIGERATION SYSTEM. ALL FULLY OR PARTIALLY EXPOSED PULL BOXES TO BE COMPLETE WITH STAINLESS STEEL COVER PLATES. SIZE OF PULL BOXES TO BE AS SHOWN ON FOOD SERVICE EQUIPMENT CONTRACTOR REFRIGERATION PLAN.

2 CONDUIT TO BE ROUND APPROVED TYPE, DIAMETER AS INDICATED WITH MINIMUM BENDING RADIUS OF 24" (FACTORY L'S WILL NOT BE PERMITTED). VERIFY WITH CODES TYPE OF CONDUIT REQUIRED. GALVANIZED CONDUIT SHOULD NOT BE USED WITH COPPER. REFRIGERATION SYSTEMS.

3 ALL HORIZONTAL DIMENSIONS SHOWN ON FIXTURE REFRIGERATION PLAN ARE GIVEN FROM FACE OF FINISHED WALLS TO CENTER LINES OF PULL BOX OR CONDUIT AND/OR FROM CENTER LINE OF PULL BOX OR CONDUIT TO CENTER LINE OF PULL BOX OR CONDUIT, UNLESS OTHERWISE NOTED.

4 HEIGHT OF PULL BOXES ON WALLS IS GIVEN FROM FINISHED FLOOR TO CENTER LINE OF PULL BOX.

5 ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL CONDUIT FOR REMOTE CO2, SYRUP AND BEER LINES FOR DISPENSING SYSTEMS AS CALLED FOR ON FIXTURE REFRIGERATION PLAN.

6 ELECTRICAL CONTRACTOR TO SUPPLY POWER AT COMPRESSOR RACK FOR AND CONNECT COMPRESSORS COMPLETE WITH DISCONNECT SWITCHES, UNLESS NOTED OTHERWISE HEREIN. SEE FIXTURE REFRIGERATION SCHEDULE FOR REQUIREMENTS.

7 FIXTURE REFRIGERATION CONTRACTOR TO SUPPLY AND INSTALL ALL COMPRESSORS, LINES, FITTINGS AND CALVES FOR COMPLETE FIXTURE REFRIGERATION SYSTEM.

8 FIXTURE REFRIGERATION CONTRACTOR TO SUPPLY AND INSTALL WELDED ANGLE IRON RACK AND PROTECTIVE HOUSING SIZE TO HOLD ALL REMOTE COMPRESSORS AND CONDENSERS.

9 GENERAL CONTRACTOR TO SUPPLY AIR COMPRESSOR ROOM AS FOLLOWS: 1,200 CFM'S OF AIR PER H.P. ARE REQUIRED TO BE BROUGHT INTO COMPRESSOR ROOM AND BLOWN DOWN ACROSS THE FACE OF COMPRESSORS, WITH PROPER GRILLS IN WALL TO SAME AMOUNT OF AIR. IF COMPRESSOR ROOM WILL EXCEED 100 DEGREES AT ANY TIME, THE AIR BROUGHT IN MUST BE COOLED.

10 ELECTRICAL CONTRACTOR TO PROVIDE 4-WIRE, OR 5-WIRE TO 7-WIRE COLOR CODED SERVICE FROM FREEZER COMPRESSOR AND TIME CLOCK TO FREEZER BLOWER COIL IN FIXTURE FOR AUTOMATIC DEFROST SYSTEM.

11 CONDUIT RUNS ON PLAN FOR SYRUP LINES, CO2, GAS LINES, AND REFRIGERATION LINES ARE SHOWN ONLY SCHEMATIC. CONDUIT SHALL NOT EXCEED 45 FEET IN LENGTH ON HORIZONTAL OR VERTICAL RUNS, AND NO MORE THAN THREE (3) CONDUIT BENDS WITHOUT TERMINATING IN A 12" X 12" X 4" PULL BOX. PULL BOX LOCATIONS SHALL BE ACCESSIBLE FOR PULLING OF LINES, CONDUIT BENDS MUST HAVE A MINIMUM RADIUS OF 24".

12 GENERAL CONTRACTOR TO PROVIDE 6" HIGH PLATFORM ON ROOF. TOP OF PLATFORM COVERED WITH GALVANIZED SHEET METAL. SEE PLAN AND/OR SCHEDULE FOR SIZE.

13 REFRIGERATION CONTRACTOR TO PROVIDE HEATER TAPE FOR FREEZER DRAIN LINE. ELECTRICAL CONTRACTOR TO HOOK-UP.

FIXTURE ELECTRICAL NOTES

1 ALL ELECTRICAL OUTLETS AND CONNECTIONS SHOWN ON FIXTURE PLAN AND SCHEDULE ARE FOR FIXTURES AND EQUIPMENT SHOWN ON FOOD SERVICE EQUIPMENT CONTRACTOR EQUIPMENT FIXTURE FLOOR PLAN, SEE ARCHITECTURAL PLANS AND GENERAL CONTRACTOR FOR FURTHER BUILDING ELECTRICAL REQUIREMENTS.

2 ALL HORIZONTAL DIMENSIONS SHOWN ON FIXTURE ELECTRICAL PLAN ARE TAKEN FROM FINISHED WALL TO CENTER LINE OF OUTLET OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.

3 HEIGHT OF ELECTRICAL OUTLETS (NOTED AS PLUS 12", 24" ETC..) ON FIXTURE ELECTRICAL SCHEDULE IS GIVEN FROM FINISHED FLOOR (NOT FINISHED CURB), TO CENTER LINE OF OUTLET SET HORIZONTALLY. ELECTRICAL LINES SO NOTED ARE TO BE RUN IN WALL AND TO TERMINATE IN BOX OR STUB OUT OF WALL AT HEIGHT INDICATED.

4 ELECTRICAL LINES NOTED AS "STUB-UP" ON FIXTURE ELECTRICAL SCHEDULE ARE TO BE RUN UNDER FLOOR AND ARE TO STUB OUT OF FINISHED FLOOR OR CURB, AS THE CASE MAY BE, AT LOCATION SHOWN.

5 ALL ELECTRICAL POWER NOT OTHERWISE NOTED TO BE SINGLE PHASE.

6 ALL 120 VOLT CONVENIENCE OUTLETS NOT DESIGNED WITH SPECIFIC LOADS ARE TO BE RATED 20 AMPS. ELECTRICAL CONTRACTOR IS TO PROVIDE ANY ADDITIONAL OUTLETS AS CALLED FOR BY ARCHITECT, OWNER, AND/OR GENERAL CONTRACTOR.

7 ELECTRICAL CONTRACTOR TO PROVIDE CAPS AND CORDS FOR ALL EQUIPMENT WHERE CAPS AND CORDS ARE NOT STANDARD WITH MANUFACTURER. ELECTRICIAN TO ALSO SHORTEN ANY CORDS SUPPLIED WITH EQUIPMENT IF REQUESTED TO DO SO BY OWNER OR FOOD SERVICE EQUIPMENT CONTRACTOR REPRESENTATIVE.

8 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL CONDUIT AND PULL BOXES FOR REFRIGERATION, BEVERAGE, AND SODA GAS LINES. SEE FIXTURE REFRIGERATION AND/OR FIXTURE ELECTRICAL NOTES AND PLANS.

9 ELECTRICAL CONTRACTOR TO PROVIDE POWER AT COMPRESSOR LOCATIONS AS INDICATED ON PLAN. IF AUTOMATIC DEFROST SYSTEMS ARE USED FOR FREEZERS, ELECTRICAL CONTRACTOR TO PROVIDE 4 AND/OR 5 WIRE SERVICE FROM COMPRESSOR TO UNIT AND/OR UNITS.

11 WHERE 208 VOLT IS SPECIFIED, FOOD SERVICE EQUIPMENT CONTRACTOR WILL PROVIDE TRANSFORMERS TO CORRECT VOLTAGE TO 230 VOLT FOR REMOTE ICE MAKER CONDENSING UNITS ONLY. TO BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

12 ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL LOCKOUT DEVICES ON ALL BREAKERS FOR CLOCKS, REFRIGERATION, CONTROL WIRING AND EXHAUST SYSTEM CONTROLS.

13 ELECTRICIAN TO SUPPLY STAINLESS STEEL COVER PLATES FOR ANY FULLY OR PARTIALLY EXPOSED PULL BOXES AND/OR ELECTRICAL ACCESS BOXES AND PROVIDE STAINLESS STEEL COVER PLATES FOR ALL CONVENIENCE OUTLETS.

14 ELECTRICIAN TO PROVIDE POWER ON ROOF FOR AND CONNECT COMPONENTS OF FIXTURE MAKE-UP AIR AND EXHAUST SYSTEMS, INCLUDING CONTROL PANELS FOR WATER WASH HOOD. ELECTRICIAN TO INTERCONNECT EXHAUST AND MAKE-UP AIR SYSTEM FOR ACTIVATION FROM SINGLE SWITCH PROVIDED BY HIM. SEE ARCHITECTURAL PLANS AND SHOP DRAWINGS FOR REQUIREMENTS AND LOCATIONS OF EQUIPMENT. VERIFY CONNECTION OF UNITS AT JOB SITE WITH FIXTURE SHEET METAL FABRICATOR PROVIDING SYSTEMS.

15 ELECTRICIAN TO PROVIDE AND RUN CONDUITS FOR TELEPHONE, SOUND SYSTEM, COMPUTER, AND POS SYSTEMS, AS INDICATED ON FIXTURE ELECTRICAL PLAN, ARCHITECTURAL PLANS, AND/OR BY GENERAL CONTRACTOR, AND/OR OWNER.

16 ELECTRICAL CONTRACTOR AND/OR ELECTRICAL ENGINEER TO SIZE ALL ELECTRICAL JUNCTION BOXES, CONDUIT AND PANELS. PANELS TO BE SIZED TO ALLOW ONE FREE CIRCUIT (FOR FUTURE USE) FOR EVERY FIVE CONNECTED CIRCUITS.

17 ELECTRICAL CONTRACTOR TO PROVIDE ALL JUNCTION BOXES AND CONVENIENCE OUTLET BOXES LOCATED IN WALLS AND IN WOOD FIXTURES (UNLESS OTHERWISE NOTED ON FIXTURE ELECTRICAL SCHEDULE). FIXTURE SHEET METAL FABRICATOR TO PROVIDE AND LOCATE ALL JUNCTION BOXES, CONVENIENCE OUTLET BOXES AND SWITCHES WHERE PART OF METAL FIXTURES (UNLESS OTHERWISE NOTED ON FIXTURE ELECTRICAL SCHEDULE). HOWEVER, INTERNAL WIRING FOR BOXES SUPPLIED AS PART OF FIXTURE TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. WHEREVER ACCESS IS NOT AVAILABLE FOR ELECTRICIAN TO RUN HIS LINES FROM JUNCTION BOXES TO END USAGE IN FIXTURE, FIXTURE FABRICATOR TO SUPPLY AND INSTALL SUITABLE CONDUIT FOR RUNNING OF SUCH LINES. ALL JUNCTION BOXES AND CONVEIENCE OUTLET BOXES LOCATED IN WALLS TO BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED ON FIXTURE ELECTRICAL SCHEDULE. ELECTRICIAN TO PROVIDE EXTENDER BOXES THROUGH SPLASHES AS REQUIRED.

18 MAGNETIC STARTERS, WHERE REQUIRED FOR ALL EQUIPMENT SUPPLIED BY FOOD SERVICE EQUIPMENT CONTRACTOR UNDER FIXTURE CONTRACT, WILL BE SUPPLIED BY FOOD SERVICE EQUIPMENT CONTRACTOR.

18 ELECTRICAL CONTRACTOR TO PROVIDE 120/60/1 OUTLET FOR WATER SOFTENIER AND TIME CLOCK. SEE FIXTURE ELECTRICAL PLAN AND/OR ARCHITECTURAL PLANS FOR LOCATION.

19 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL LIGHTING FIXTURES WHERE PART OF BUILDING AND TO ASSEMBLE AND INSTALL ALL DECORATIVE LIGHTING FIXTURE THAT MAY BE SUPPLIED BY FOOD SERVICE EQUIPMENT CONTRACTOR AND/OR OWNER. SEE REFLECTED CEILING PLAN AND/OR ARCHITECTURAL PLANS FOR REQUIREMENTS.

20 ELECTRICAL CONTRACTOR TO PROVIDE AND CONNECT ALL LINES, CONDUITS, JUNCTION BOXES, OUTLET BOXES, PULL BOXES, SWITCHES, ETC., FOR ALL RESTAURANT FIXTURES AND EQUIPMENT AS REQUIRED AND AS SHOWN ON FOOD SERVICE EQUIPMENT CONTRACTOR ELECTRICAL PLAN, ELECTRICAL SCHEDULE AND NOTES INCLUDING INTERNAL WIRING OF FIXTURES. THIS WORK TO BE PERFORMED BY ELECTRICAL CONTRACTOR UNDER THE GENERAL CONTRACT IN A FIRST CLASS, WORKMANLIKE MANNER. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND COMPLIANCE WITH ANY AND ALL RELATED CODES, INCLUDING ANY REQUIRED ELECTRICAL INSPECTION OF CUSTOM FIXTURES DURING OR AFTER FABRICATION AT FABRICATOR'S SHOP OR AFTER DELIVERY OF FIXTURES TO JOB SITE. ELECTRICAL CONTRACTOR SHALL CHECK WITH FIXTURE FABRICATOR ON PROGRESS OF FABRICATION AND SHALL BE RESPONSIBLE FOR ANY REQUIRED INSPECTION OF INACCESSIBLE AREAS IN FIXTURES BEFORE SUCH AREAS ARE CLOSED OR SEALED.

21 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO FURNISH FOOD SERVICE EQUIPMENT CONTRACTOR WITH A WRITTEN LETTER INDICATING THE VOLTAGE, PHASE AND CYCLE AVAILABLE FOR EQUIPMENT PRIOR TO ORDERING EQUIPMENT. NO ELECTRICAL EQUIPMENT WILL BE ORDERED UNTIL RECEIPT BY FOOD SERVICE EQUIPMENT CONTRACTOR OF THIS LETTER

22 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SEE THAT HIS PHASE OF THE WORK MEETS AND IS INSTALLED IN ACCORDANCE WITH STANDARDS REQUIRED BY ALL GENERAL, STATE AND FEDERAL LAWS (INCLUDING HEALTH AND FIRE CODES), AND ANY AND ALL CODES PECULIAR TO MUNICIPALITY OR AREA WHERE JOB IS BEING INSTALLED.

23 WHERE THE SYMBOLS - 0 ARE LOCATED FOR A SOLID CONNECTION, A 6'-0" SECTION OF FLEX CONDUIT SHOULD BE STUBBED OUT AT THE PROPER LOCATION AND SHALL BE CONNECTED TO "J" BOX LOCATED IN A CONVENIENT POSITION ON EQUIPMENT AFTER EQUIPMENT HAS BEEN PLACED IN POSITION. IF LOCAL CODES DO NOT PERMIT THIS METHOD, PLEASE CONTACT FOOD SERVICE EQUIPMENT CONTRACTOR IMMEDIATELY.

24 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONTACT FOOD SERVICE EQUIPMENT CONTRACTOR IN THE EVENT THERE ARE DISCREPANCIES BETWEEN THE ELECTRICAL ENGINEERED DRAWINGS AND FIXTURE ELECTRICAL DRAWINGS.

25 IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SEE THAT ALL LIGHTING FIXTURES ARE PROPERLY SUPPORTED AND MEET LOCAL BUILDING CODES.

26 ELECTRICIAN TO PROVIDE DISCONNECT AND/OR THROW OFF SWITCHES FOR ANY EQUIPMENT AS REQUIRED BY LOCAL CODE.

27 ELECTRICIAN TO PROVIDE TEMPORARY POWER FOR FOOD SERVICE EQUIPMENT CONTRACTOR INSTALLERS.

28 ELECTRICAL CONTRACTOR TO VERIFY SITE AND LOCATION OF ELECTRICAL TRANSFORMER IF REQUIRED PRIOR TO INSTALLATION WITH FOOD SERVICE EQUIPMENT CONTRACTOR. PROVIDE AND INSTALL TRANSFORMER PER CODE.

29 ELECTRICAL CONTRACTOR TO LABEL AND NUMBER ELECTRICAL PANELS PER FOOD SERVICE EQUIPMENT SCHEDULE. LABEL TO BE TYPED AND INSTALLED IN A WATERPROOF MANNER.

30 ELECTRICAL CONTRACTOR TO BE PRESENT AT ALL TRADE INSPECTIONS.

31 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ELECTRICAL CONTRACTORS FOR ALL ELECTRICAL COOKING EQUIPMENT FOR FIRE CONTROL SYSTEM.

32 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL HEATER TAPE FOR CONDENSATE DRAIN LINES IN WALK-IN, REACH-IN, AND/OR FREEZER BASES.

33 HOLES AND/OR OPENINGS REQUIRED IN EQUIPMENT AND FIXTURES FOR SERVICE OUTLETS, CONDUIT RUNS, WIRING, ETC., SHALL BE CUT BY THE FOOD SERVICE EQUIPMENT CONTRACTOR ONLY.

FIXTURE PLUMBING NOTES

1 ALL OUTLETS AND CONNECTIONS SHOWN ON FIXTURE PLAN AND SCHEDULE ARE FOR FIXTURES AND EQUIPMENT SHOWN ON FIXTURE FLOOR PLAN ONLY. SEE ARCHITECTURAL PLANS AND/OR GENERAL CONTRACTOR FOR FURTHER BUILDING REQUIREMENTS.

2 ALL HORIZONTAL DIMENSIONS SHOWN ON FIXTURE PLUMBING PLAN ARE TAKEN FROM FINISHED WALL TO CENTER LINE OF OUTLET OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. PLUMBING CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.

3 HEIGHT OF PLUMBING OUTLETS (NOTED AS PLUS 12", 24" ETC., ON FIXTURE PLUMBING PLAN) IS GIVEN FROM FINISHED FLOOR (NOT FINISHED CURB) TO CENTER LINE OF OUTLET. PLUMBING LINES SO NOTED ARE TO BE RUN IN WALL AND TO STUB OUT OF WALL AT HEIGHT INDICATED.

4 PLUMBING OUTLETS NOTED AS "STUB UP" ARE TO BE RUN UNDER FLOOR AND ARE TO BE STUB OUT OF FINISHED FLOOR OR CURB AT LOCATION SHOWN ON FIXTURE PLUMBING PLAN. THESE OUTLETS ARE TO PROJECT 2" ABOVE FINISHED FLOOR OR FINISHED CURBS, AS THE CASE MAY BE, SO AS NOT TO INTERFERE WITH INSTALLATION OF FIXTURES.

5 ALL FLOOR SINKS TO BE INSTALLED ACCORDING TO LOCAL CODES. FLOOR SINKS TO BE A R.E. CAST IRON INDIRECT WASTE RECEPTORS. PLUMBER TO PROVIDE GRATES AS INDICATED ON FIXTURE PLUMBING PLAN AND SCHEDULE FOR ALL FULLY OR PARTIALLY EXPOSED FLOOR SINKS. IN THE EVENT LOCAL CODES REQUIRE FLOOR SINKS TO BE ABOVE OR BELOW FINISHED FLOOR, PLUMBER SHALL COMPLY BUT NOTIFY FOOD SERVICE EQUIPMENT CONTRACTOR IMMEDIATELY.

6 PLUMBER TO PROVIDE ALL FLOOR DRAINS AS SHOWN ON FIXTURE PLUMBING PLAN AND ANY ADDITIONAL AS CALLED FOR ON ARCHITECTURAL, MECHANICAL PLANS.

7 FIXTURE FABRICATORS TO PROVIDE ALL FAUCETS WHERE PART OF FIXTURE AND AS SHOWN ON FIXTURE SCHEDULE, UNLESS OTHERWISE NOTED. REFERENCE USED FOR FAUCET IS "T & S" FOR T & S BRASS & BRONZE WORKS, INC., AND "FINISHER" FOR FISHER MANUFACTURING COMPANY, "C.F." FOR CHICAGO FAUCET COMPANY.

8 PLUMBER TO PROVIDE ALL VALVES, TRIM, AND PRESSURE REGULATORS NECESSARY TO CONNECT ALL LINES TO FIXTURES. ALL EXPOSED PIPE AND TRIM ABOVE WORKING HEIGHT OF FIXTURES TO BE CHROME PLATED. ALL EXPOSED PIPE AND TRIM BELOW WORKING HEIGHT TO BE PAINTED WITH SILVER PAINT BY PLUMBER AFTER INSTALLATION.

9 PLUMBER TO USE COUPLE JOINTS, NOT SWEAT JOINTS, TO CONNECT ALL BUILT-IN EQUIPMENT FOR EASE IN REMOVAL OF EQUIPMENT FOR SERVICE OR REPLACEMENT. PLUMBER TO PROVIDE PLASTIC REINFORCED TUBING COMPLETE WITH REQUIRED SHUT-OFF VALVES AND FITTINGS FOR ALL PORTABLE COUNTER EQUIPMENT.

10 PLUMBER TO PROVIDE GATE VALVES ON ALL WATER AND GAS LINES TO INDIVIDUAL FIXTURES OR EQUIPMENT AND WADE SHOCK STOPS (#W-5) ON ALL GLASS FILLERS

11 PLUMBER TO DRAIN ALL FIXTURES AND EQUIPMENT AS REQUIRED TO EITHER DIRECT OR INDIRECT WASTE LINES. THIS INCLUDES DRAINING OF ALL REFRIGERATION UNITS TO FLOOR SINKS. INCLUDING REFRIGERATION COILS AND REFRIGERATED DISPLAY COILS. ALL DRAIN LINES FROM SINKS, EITHER TO DIRECT OR INDIRECT WASTE LINES, TO BE NO SMALLER THAN STUBBED OUT OF SINK ITSELF. ALL EXPOSED COLD DRAIN LINES TO BE WRAPPED WITH CORK IMPREGNATED RUBBER TAPE TO PREVENT SWEATING.

12 PROVIDE 1" INSULATED COPPER LINES FOR DRAINING WALK-IN COOLER AND/OR WALK-IN FREEZER BLOWER COILS TO FLOOR SINKS. LINES TO BE RUN THOUGH WALLS, AS SHOWN ON FIXTURE PLUMBING PLAN, FROM COIL LOCATION TO FLOOR SINK LOCATION. EXPOSED PORTIONS OF LINES WITHIN WALK-INS TO BE INSULATED TO PREVENT FREEZING OF CONDENSATE.

13 PLUMBER TO VERIFY REFRIGERATED DISPLAY CASE LOCATION WITH FOOD SERVICE EQUIPMENT CONTRACTOR AND PROVIDE SAME WHERE CASE IS EXPOSED OR DISPLAY CASE IS INSTALLED.

14 WASTE LINES RUNNING FROM DISPOSER UNITS SHOULD BE AS DIRECT AS POSSIBLE WITH MAXIMUM FALL.

15 ALL PLUMBING LINES WITHIN FIXTURES ARE TO BE RUN THROUGH BULKHEADS, RACEWAYS, AND BEHIND SHELVES WHEREVER POSSIBLE. PLUMBER TO TAKE SPECIAL CARE IN RUNNING LINES IN FIXTURES THAT HE DOES NOT BLOCK ANY SPACE WHICH IS TO BE GENERAL CONTRACTOR OR SIDE OF COMPARTMENTS AND THEN DOWN TO FLOOR SINK OR DIRECT WASTE LINE LOCATION.

16 PLUMBER TO PROVIDE INTERIOR AND EXTERIOR HOSE BIBB'S AS DIRECTED ON FIXTURE PLUMBING PLAN AND ARCHITECTURAL MECHANICAL PLANS. PLUMBER TO PROVIDE VACUUM BREAKERS ON ALL HOSE BIBBS.

17 PLUMBER TO PROVIDE ALL BACK FLOW PREVENTION DEVICES AS REQUIRED BY LOCAL CODES UNLESS OTHERWISE NOTED.

18 PLUMBERS TO PROVIDE HOT WATER SYSTEM SPECIFIED ON ARCHITECTURAL MECHANICAL PLANS. IF 180 DEGREE HOT WATER IS SUPPLIED FROM MAIN WATER HEATER, PLUMBER TO PROVIDE RECIRCULATING 180 DEGREE LINE, COMPLETE WITH RECIRCULATING PUMP. TO DISHWASHER RINSE LINE CONNECTION. PLUMBER TO PROVIDE 20# PRESSURE REGULATOR AND TEMPERATURE GAGE FOR RINSE LINE CONNECTION TO DISHWASHER.

19 PLUMBER TO CONNECT WATER SOFTENING AND WATER FILTERING EQUIPMENT, IF USED. VERIFY LOCATION WITH ARCHITECTURAL MECHANICAL PLANS.

20 WATER PROVIDER TO COFFEE MAKERS MUST NOT FEED OFF WATER SOFTENERS UNLESS OTHERWISE SPECIFIED.

21 PLUMBER TO PROVIDE COLD WATER LINES, GAS LINES, AND DRAINS ON ROOF AS REQUIRED FOR FIXTURE EXHAUST AND MAKE-UP AIR PLAN AND ARCHITECTURAL PLANS FOR LOCATION AND REQUIREMENTS. VERIFY HOOK-UP OF UNITS AT JOB SITE WITH FIXTURE SHEET METAL FABRICATOR SUPPLYING SYSTEMS.

22 ALL EXPOSED WATER LINES TO BE TYPE "L" COPPER AND ARE TO BE SIZED TO MEET JOB DEMANDS BY MECHANICAL ENGINEER AND/OR PLUMBING CONTRACTOR.

23 ALL UNDERGROUND WATER LINES TO BE TYPE "K" COPPER AND ARE TO BE SIZED TO MEET JOB DEMANDS BY MECHANICAL ENGINEER AND/OR PLUMBING CONTRACTOR.

24 PLUMBER TO PROVIDE AND CONNECT ALL WATER LINES, GAS LINES, DRAIN LINES, FLOOR SINKS AND FLOOR DRAINS, INCLUDING NECESSARY VALVES, FITTINGS, AND TRIM FOR ALL RESTAURANT FIXTURES AND EQUIPMENT AS REQUIRED AND SHOWN ON FIXTURE PLUMBING PLAN, PLUMBING SCHEDULE AND NOTES. THIS WORK TO BEE PREFORMED BY THE PLUMBING CONTRACTOR UNDER THE GENERAL CONTRACT IN A FIRST CLASS WORKMANLIKE MANNER.

25 PLUMBING CONTRACTOR TO CORE DRILL AND INSTALL ANY CONDUITS AND FIRE SEPARATION SLEEVES WHERE REQUIRED.

26 IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO SEE THAT HIS PHASE OF THE WORK MEETS, AND IS INSTALLED IN ACCORDANCE WITH STANDARDS REQUIRED BY ALL GENERAL, STAT, AND FEDERAL LAWS (INCLUDING HEATH CODES). AND ANY CODES PECULIAR TO MUNICIPALITY OR AREA WHERE JOB IS TO BE INSTALLED.

27 IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO CONTACT FOOD SERVICE EQUIPMENT CONTRACTOR IN THE EVENT THERE IS DISCREPANCIES BETWEEN THE PLUMBING ENGINEERED DRAWINGS AND FIXTURE PLUMBING DRAWINGS.

28 HOLES OR OPENINGS REQUIRED IN EQUIPMENT AND FIXTURES FOR WATER, WASTE GAS LINES, SHALL BE CUT BY THE FOOD SERVICE EQUIPMENT CONTRACTOR.

NOTES PERTAINING TO FIXTURE CURB AND WALL BACKING

1 ALL CURB DIMENSIONS ARE GIVEN FROM FACE OF FINISHED WALL TO FACE OF FINISHED CURB AND/OR FROM FACE OF FINISHED CURB TO FACE OF FINISHED CURB UNLESS OTHERWISE NOTED ON PLAN. ALL CURB HEIGHTS ARE GIVEN FROM FINISHED FLOOR TO TOP OF FINISHED CURB.

2 ALL CURBS TO RECEIVE EQUIPMENT AND/OR FIXTURES TO BE FINISHED SMOOTH AND LEVEL AND INTERSECTION OF TOP OF CURB AT FINISHED WALL TO BE FINISHED SQUARE (NO COVE)

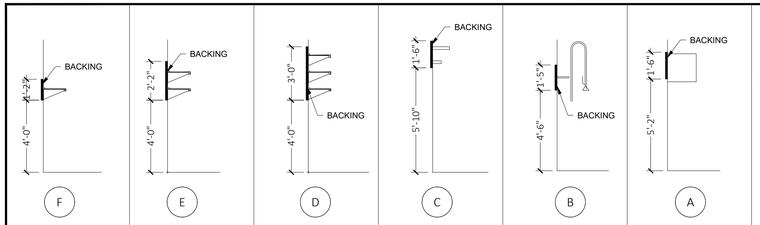
3 ALL CURBS IN AREAS WITH TILE FLOORS TO HAVE COVED TILE ON ALL EXPOSED FACES INCLUDING SET-BACKS AT PARTIALLY EXPOSED FLOOR SINKS.

4 ALL AREAS WITH TILE FLOORS TO HAVE COVED TILE BASE UP WALL. BASES TO BE SET FLUSH WITH FINISHED WALL MATERIAL ABOVE BASE.

5 ALL EXPOSED CONCRETE FLOORS TO BE SEALED WITH ACID RESISTANT SEALANT. ALL AREAS WITH EXPOSED CONCRETE FLOORS TO HAVE COVED CONCRETE BASE 6" HIGH, UNLESS OTHERWISE SET FLUSH WITH FINISHED WALL MATERIAL ABOVE. EXCEPTION: WALL BASE WALK-IN COOLER AND FREEZER TO BE 9" HIGH.

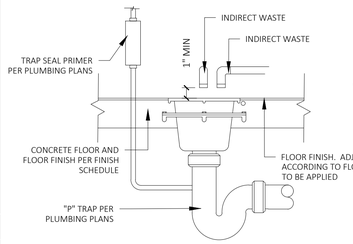
6 ALL CARPET TO BE FLUSH WITH ADJACENT FLOORING MATERIAL.

7 ALL NECESSARY BACKING FOR CANTILEVER TABLE TOPS, SHELVING, ET

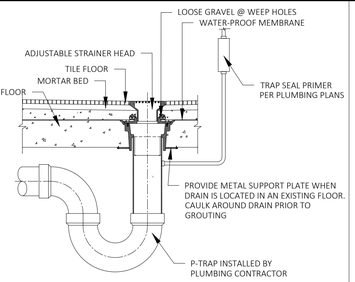


NOTE: 1. ALL DIMENSIONS ARE FROM FINISHED FLOOR TO BOTTOM OF BACKING
2. ALL WALL BACKING TO BE 16. GA. STEEL OR EQUAL, BY LENGTH INDICATED ON PLAN, SECURELY ATTACHED TO STUDS. (STUDS TO BE 18 GA. IF METAL) UNLESS OTHERWISE INDICATED
3 ALL BACKING PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

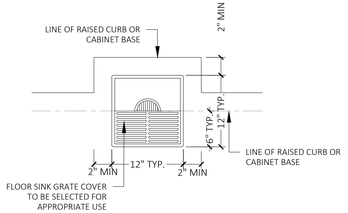
7 WALL BACKING DETAILS
SCALE: 1/4" = 1'-0"



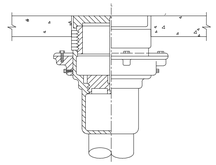
FLOOR SINK SECTION
SCALE: N . T . S .



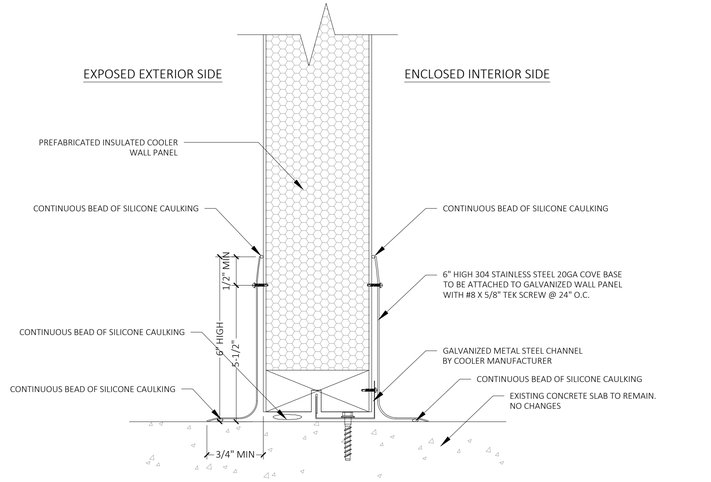
FLOOR DRAIN CONNECTION
SCALE: N . T . S .



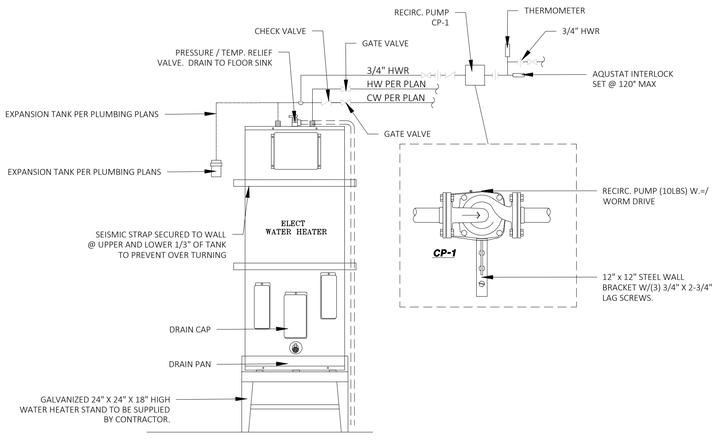
4-A FLOOR SINK DETAIL
SCALE: N . T . S .



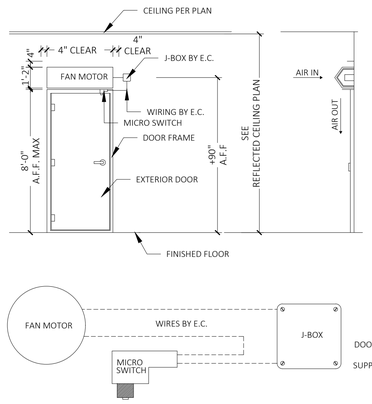
4 FLOOR DRAIN DETAIL SECTION
SCALE: N . T . S .

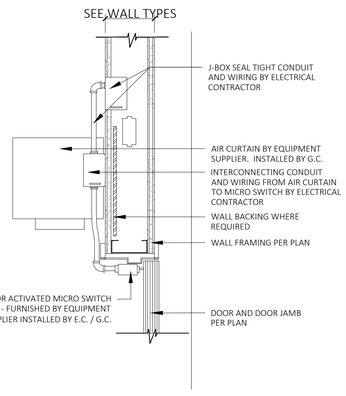


1 STAINLESS STEEL COVE BASE @ WALK-IN COOLER
SCALE: 1/4" = 1'-0"

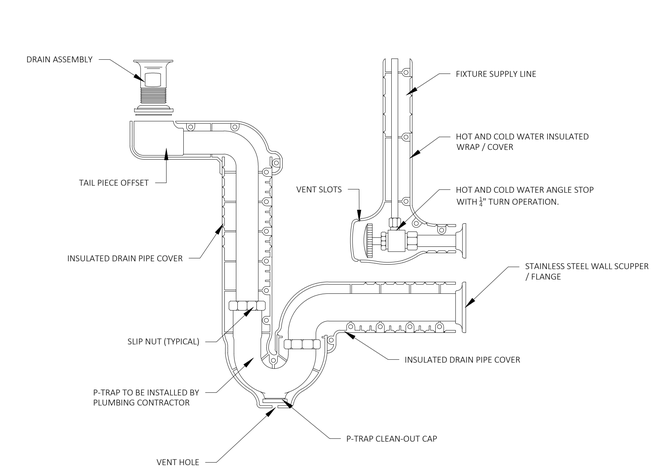


8 WATER HETER
SCALE: N . T . S .

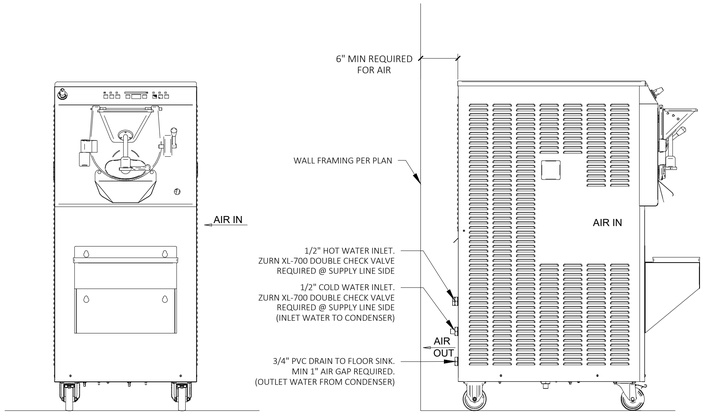




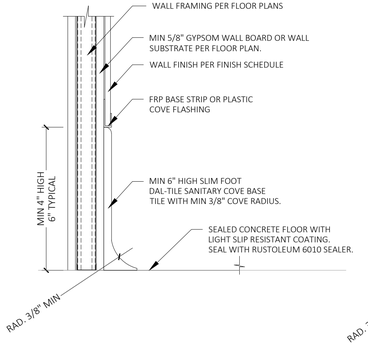
5 TYPICAL AIR CURTAIN
SCALE: N . T . S .



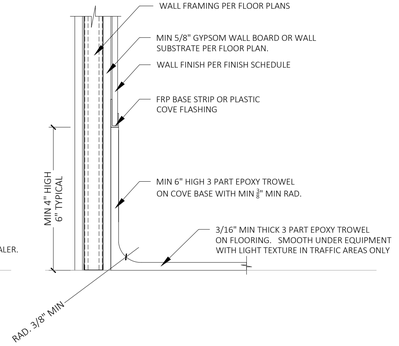
2 PIPE INSULATION @ LAVATORY
SCALE: N.T.S.



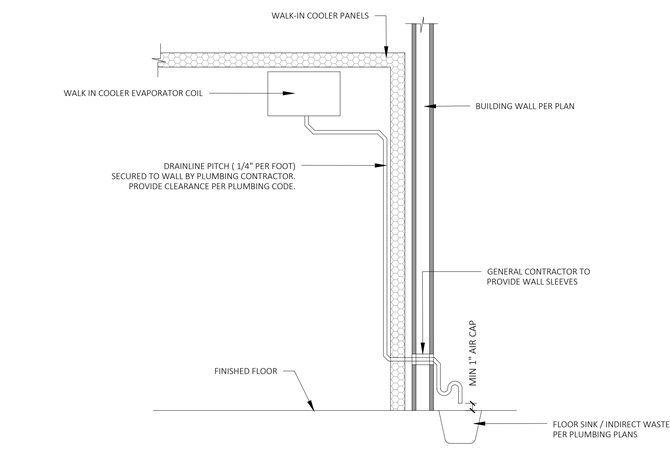
9 BATCH FREEZER CONNECTION DIAGRAM
SCALE: N . T . S .



6A SLIM FOOT COVE BASE TILE
SCALE: N . T . S .



6 EPOXY COVE BASE DTEAIL
SCALE: N . T . S .



NOTE: WALK-IN REFRIGERATION CONTRACTOR TO FURNISH AND INSTALL FREEZER DRAINLINE HEATERS. ELECTRICAL CONTRACTOR SHALL COORDINATE W/ WALK-IN INSTALLER AND GENERAL CONTRACTOR PRIOR TO CONNECTING POWER SOURCE

3 WALK IN CONDENSATE DRAIN
SCALE: N . T . S .

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

STAMP

LICENSED ARCHITECT
KECHIJIAN MBEUU
No. 32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

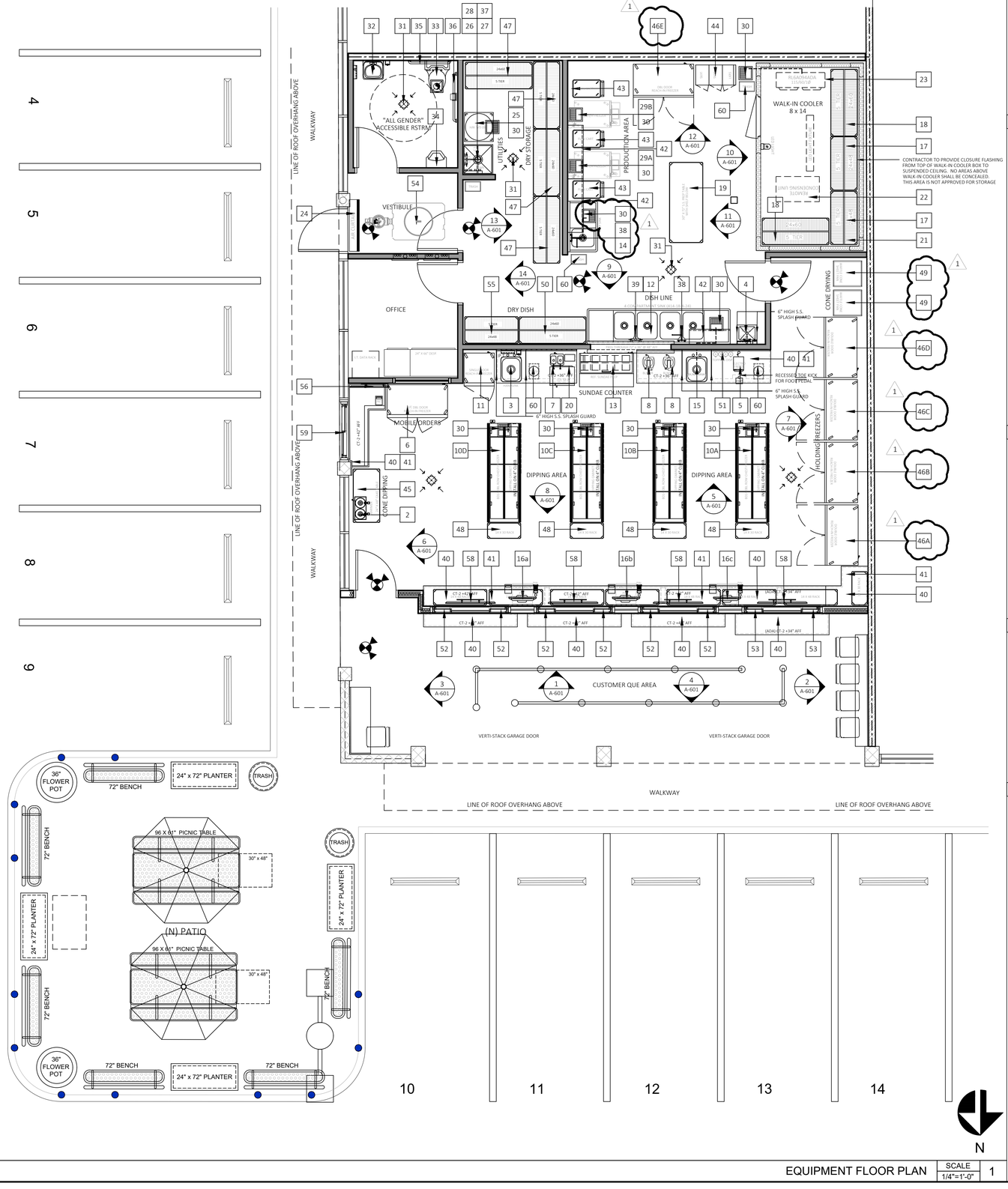
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
KITCHEN DETAILS

SHEET #
A503

NO. OF



WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

HEALTH DEPT NOTES

1 SLIM FOOT BASE TILE MAY ONLY BE USED ON SEALED CONCRETE
2 ALL PAINT MUST BE SEMI-GLOSS, SMOOTH, EASILY WASHABLE AND 70% LIGHT REFLECTIVE VALUE
3 ALL WALLS AND CEILING IN WALK IN COOLER MUST BE GALVANIZED ALUMINUM
4 BATHROOM AND THE REAR EXTERIOR DOORS MUST BE SELF-CLOSING TYPE
5 TRASH ENCLOSURE AREA MUST BE HAVE SMOOTH WASHABLE WALLS AND FLOOR
6 ALL FINISHES TO BE FROM APPROVED HEALTH DEPT. LIST AND ARE TO BE DURABLE, SMOOTH, CLEANABLE, WASHABLE, NON-ABSORBENT & 70% LIGHT REFLECTIVE VALUE
7 THE ABOVE PERTAINS TO THE FOLLOWING AND ADDITION TO.
8 TILES, COVE BASE, CERAMIC TOP SET TO BE DURABLE, NON-ABSORBENT, EASILY WASHABLE, AND BE PROVIDED AT THE JUNCTURE OF WALLS TO FLOOR
9 ALL WALLS & CEILINGS TO HAVE A SMOOTH FINISH & WASHABLE AND HAVE A LIGHT REFLECTIVE VALUE OF 70%
10 FLOORS ARE TO BE SMOOTH, DURABLE AND EASILY CLEANABLE AND SMOOTH UNDER EQUIPMENT.
11 ALL LIGHTING OVER FOOD SERVICE AREAS TO BE COVERED AND OR SHATTER PROOF.
12 RESTROOM VENTILATION SHALL BE CONNECTED TO RESTROOM OCCUPANCY SENSOR WHICH CONTROLS ALL RESTROOM LIGHTING.
13 AIR CURTAIN SHALL BE DOOR SWITCH ACTIVATED AND PROVIDE WITH A MIN 1600 FPM
14 ALL EXTERIOR ENTRANCE / EXIT DOOR SHALL BE TIGHT FITTING AND RODENT PROOF
15 ALL EQUIPMENT INCLUDING WATER HEATER, EMPLOYEE LOCKERS, ETC SHALL BE ON 6" HG LEGS, CASTERS OR SOLID MASONRY ISLAND W/ MIN 3/8 " RADIUS COVE BASE SEALED TO MIN 4" HIGH.
16 RESTROOM FLOOR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT DURABLE AND EASILY CLEANABLE SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTEND UPWARD ONTO WALL AT LEAST 5"
17 THE FOLLOWING MATERIAL SHALL NOT BE USED UNDER ANY CIRCUMSTANCES - CARPET, WOOD, WOOD COVE BASE, PAINTED CONCRETE, VINYL COMPOSITION TILE (VCT), RUBBER OR VINYL TOP SET COVE BASE
18 CEILING SURFACES MUST BE SMOOTH, NONABSORBENT, DURABLE AND EASILY WASHABLE.

MECHANICAL NOTES

NOTE:
ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES

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 HY AC UNITS. CMC 502.2, L.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE CALIFORNIA MECHANICAL CODE.

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.

"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.

AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. CMC I 105.11.

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 608.1.

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.

REFRIGERATED SPACE NOTES

2. PLEASE SHOW THE FOLLOWING INSULATION VALUES FOR REFRIGERATED SPACE ON THE CONSTRUCTION PLANS TO MATCH THE REQUIREMENTS OF TABLE 120.6-A. SPECIFY R-VALUE (MINIMUM)

a. CEILING/ROOF — R-28 INSULATION MIN COOLER / R-40 INSULATION MIN FREEZER
b. WALLS — R-28 INSULATION MIN COOLER / R-36 INSULATION MIN FREEZER
c. FLOOR — R-35 INSULATION MIN (FREEZER ONLY)

3. PROVIDE DATA SHEETS SHOWING THE FOLLOWING INFORMATION FOR THE FOLLOWING.
a. SINGLE PHASE EVAPORATOR FANS LESS THAN I HP AND 460V SHALL BE ELECTRONICALLY COMMUTATED MOTOR OR HAVE A MINIMUM MOTOR EFFICIENCY OF 70%
b. EVAPORATOR FANS SHALL BE VARIABLE SPEED AND CONTROLLED IN RESPONSE TO SPACE TEMPERATURE.
c. EVAPORATOR FANS SERVED BY A SINGLE COMPRESSOR WITH NO VARIABLE CAPACITY SHALL HAVE CONTROLS TO REDUCE AIRFLOW TO AT LEAST 40% FOR AT LEAST 75% OF THE TIME THE COMPRESSOR IS NOT RUNNING.
d. ALL CONDENSER FANS SHALL BE CONTINUOUSLY VARIABLE SPEED.
e. CONDENSING TEMPERATURE SET POINT SHALL BE RESET IN RESPONSE TO THE AMBIENT (DRYBULB FOR AIR COOLED AND WET BULB FOR EVAPORATIVE OR WATER COOLED) TEMPERATURE.
f. FAN POWERED CONDENSERS SHALL MEET THE CONDENSER EFFICIENCY REQUIREMENTS IN TABLE 120.6-B
g. AIR COOLED CONDENSERS SHALL HAVE A FIN DENSITY NO GREATER THAN 10 FINS PER INCH.
h. COMPRESSORS SHALL BE DESIGNED TO OPERATE AT A MINIMUM CONDENSING TEMPERATURE OF 70 DEGREES OR LESS,

INDICATE REQUIRED INFILTRATION BARRIERS AT OPENINGS OF REFRIGERATED SPACE PER SECTION 120.6(A)6.

HEALTH DEPT APPROVAL STAMPS

RESTROOM FLOORS SHALL BE SHALL BE OF SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL AND SHALL EXTEND MIN 6" UP WALL.

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

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

STAMP

LICENSED ARCHITECT — KECHIJKWU MBEUC — No. 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & KON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & KON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

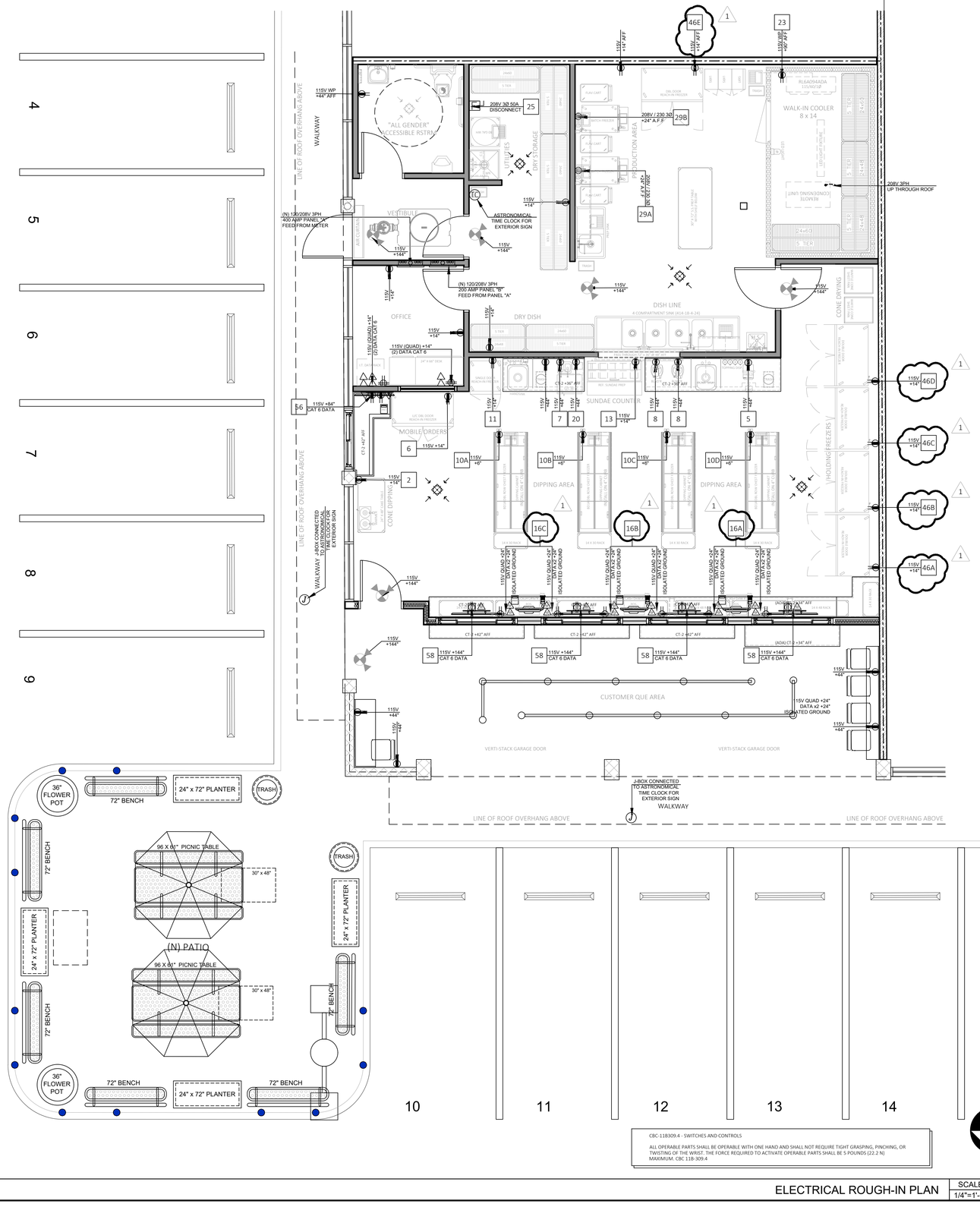
REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
EQUIPMENT FLOOR PLAN

SHEET #
A505
NO. OF



ELECTRICAL ROUGH-IN PLAN | SCALE 1/4"=1'-0" | 1

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA. METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

ELECTRICAL SYMBOL LEGEND

SYMBOLS	
S	SWITCH FLUSH IN WALL TOGGLE TYPE +46"
S_2	SWITCH FLUSH IN WALL, TOGGLE DOUBLE POLE +46"
S_3	SWITCH FLUSH IN WALL, THREE WAY +46" TOGGLE TYPE.
TS	T'STAT WITH #18-4 TO FAU-1 OR AC-1 TYP.
	STANDARD DUPLEX RECEPTACLE OUTLET @ +15". U.N.O
	STANDARD QUADRAPLEX RECEPTACLE OUTLET @ +15" AFF. U.N.O.
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET, +44" ALL OUTLETS AT KITCHEN COUNTERS AND BATHROOMS SHALL BE G.F.C.I.
	240V-1Ø-20 AMP. RECEPTACLE OUTLET V.L.
	TELEPHONE OUTLET, 4 CABLE HOME RUN TO TELEPHONE EQUIPMENT.
	DATA/COMPUTER OUTLET W/ 1-1/2" CONDUIT HOME RUN TO DATA / TELE CLOSET / RACK.
F	FUSED DISCONNECT SWITCH.
	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 SCONES.
J	JUNCTION BOX, SIZE AS PER CODE..
	ELECTRICAL SUB-PANEL, SURFACE MOUNTED ON WALL
	SMOKE DETECTOR LISTED FOR 120V-9VDC SERIES CONNECTED: SHALL BE POWERED BY BATTERIES AND PERMANENT BLDG. POWER.
	CABLE TELEVISION OUTLET.
	120 AND/OR 208 VOLT DIRECT CONNECTION FLEX CONDUIT. (MIN. OF 72" LONG UNLESS OTHERWISE NOTED.)
	INTERNALLY ILLUMINATED EXIT SIGN WITH BATTERY BACK-UP FOR A DURATION OF 90 MIN.
	115V DUPLEX OUTLET W/ USB CHARGING PORT @24" AFF U.N.O.

ELECTRICAL FIXTURE NOTES

POS 120V. OUTLET WITH P. BOX W/ EMPTY CONDUIT NEXT IT MOUNTED IN WALL OR BACK SPLASH OF FIXTURE. RUN EMPTY CONDUIT TO MAIN P.O.S. TERMINAL LOCATED IN THE OFFICE. VERIFY LOCATION AND REQ. W/ MFG AND SUPPLIER.

ELECTRICIAN TO VERIFY REQUIREMENTS FOR ITEMS FURNISHED BY OWNER, LOCAL PURVEYOR AND BY THE GENERAL CONTRACTOR PRIOR TO ROUGHING IN.

MECHANICAL NOTES

- ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES
- 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 HY AC UNITS. CMC 502.2. L.
- HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE CALIFORNIA MECHANICAL CODE.
- 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.
- "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.
- AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. CMC I 105.11.
- 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 608.1.
- 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.

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

STAMP

LICENSED ARCHITECT
MBEUCHUKWU NGEJU
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & WON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & WON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
HANDEL'S ICE CREAM
MEMORIES ARE CHEAP

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

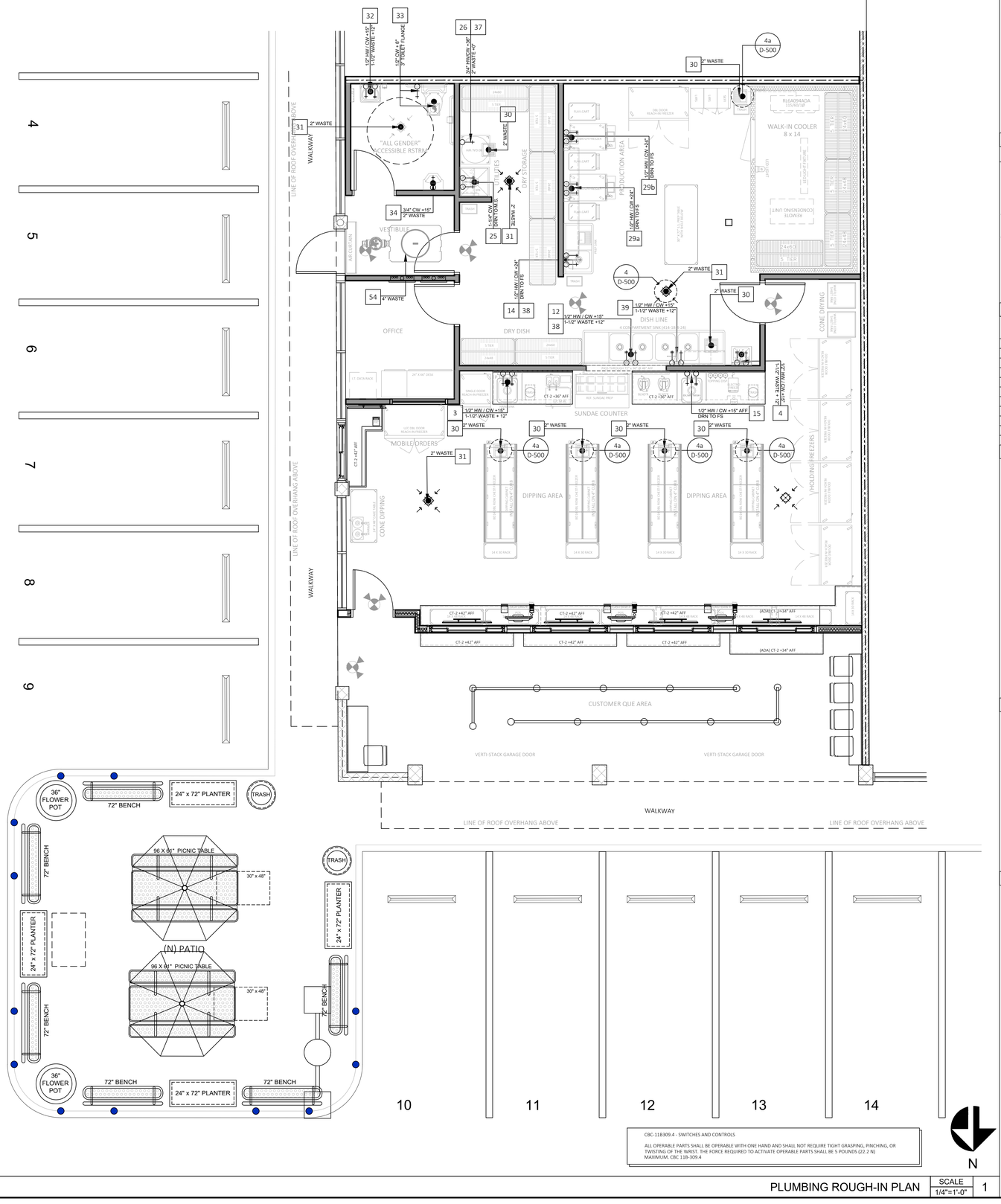
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
ELECTRICAL ROUGH IN

SHEET #
A510

NO. OF



PLUMBING ROUGH-IN PLAN | SCALE 1/4"=1'-0" | 1

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA. METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	COLD WATER SUPPLY W/ MIN 1/2" ANGLE STOP. VERIFY WITH APPROVED PLUMBING PLANS
	HOT WATER 120 SUPPLY W/ MIN 1/2" ANGLE STOP. VERIFY WITH APPROVED PLUMBING PLANS
	NATURAL GAS CONNECTION. SIZE AS NOTED. EQUIP WITH GAS SHUT OF VALVE.
	DIRECT WASTE MIN 1-1/2" ABS. UNLESS OTHERWISE NOTED. VERIFY WITH PLUMBING PLANS
	6" DIAMETER FLOOR DRAIN BRASS OR STAINLESS STEEL STRAINER.
	12" X 12" FLOOR SINK W/HALF GRATE
	1-1/4" MEDIUM PRESSURE GAS SHUT OFF VALVE
	EXISTING 2" WATER SHUT OFF VALVE IN CEILING ABOVE. PROVIDE ACCESS PANEL.
	EXISTING 2" WATER SHUT WATER SUB-METER

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	WATER	WASTE	GPM	NOTES
	DROP IN / WALL MOUNT HAND SINK	1/2"	1-1/2"		DIRECT CONNECT
	DROP IN DUMP SINK	1/2"	1-1/2"		INDIRECT WASTE
	MOP SINK	1/2"	1-1/2"		DIRECT CONNECT
	3 COMPARTMENT SINK	1/2"	2"		INDIRECT WASTE
	PREP SINK	1/2"	2"		INDIRECT WASTE
	PRE-RINSE SINK	1/2"	2"		INDIRECT WASTE
	LAVATORY	1/2"	1-1/2"		DIRECT CONNECT
	WATER CLOSET	1/2"	3"		DIRECT CONNECT
	URINAL	1-1/4"	2"		DIRECT CONNECT
	GREASE INTERCEPTOR		3"		MIN 50 GPM WITH SAMPLE PORT

PLUMBING NOTES

1. WATER SUPPLY AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE BE CONFIGURED TO PROTECT AGAINST CONTACT. PROTECTORS, INSULATORS OR BOTH SHALL COMPLY WITH ASME AL 12.18.9.
2. EACH HORIZONTAL VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT. CPC 905.3.
3. FLOOR DRAINS AND SINKS SHALL BE PROVIDED WITH MEANS OF MAINTAINING THEIR WATER SEALS. (TRAP PRIMERS) CPC 1007.1.
4. INDICATE ON PLANS THAT INDIRECT WASTE PIPING FROM FOOD HANDLING FIXTURES OR EQUIPMENT SHALL BE SEPARATELY PIPED BY MEANS OF AN AIR-GAP TO THE INDIRECT WASTE RECEPTOR AND SHALL NOT BE COMBINED WITH ANY OTHER INDIRECT WASTE PIPING. CPC 801.3.
5. POT SINK, DISHWASHING SINK, AND OTHER SIMILAR FIXTURES SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE SYSTEM. A FLOOR DRAIN SHALL BE PROVIDED UPSTREAM OF THE FIXTURE CONNECTION AND ADJACENT TO THE FIXTURE. NO OTHER DRAINAGE LINE SHALL BE CONNECTED BETWEEN THE FLOOR DRAIN WASTE CONNECTION AND THE FIXTURE DRAIN. CPC 704.3.
6. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE CALIFORNIA PLUMBING CODE.
7. CPVC PLUMBING MATERIAL SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CPC 604.1.1.
8. INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH SECTION 609.11.1 AND SECTION 609.11.2.
9. INSTALL A CHECK VALVE BETWEEN THE RE-CIRCULATION PUMP AND THE WATER HEATING EQUIPMENT. TITLE 24, PART 6 110.3(C)5.B
10. INSTALL A HOSE BIBB BETWEEN THE PUMP AND THE WATER HEATING EQUIPMENT. TITLE 24, PART 6 110.3(C)5C
11. INSTALL AN ISOLATION VALVE BETWEEN THE HOSE BIBB AND THE WATER HEATING EQUIPMENT. TITLE 24, PART 6 110.3(C)5C
12. INSTALL ISOLATION VALVE ON BOTH SIDES OF THE RECIRCULATION PUMP. TITLE 24, PART 6L - 10.3(C)5.D
13. PLUMBING PLANS SHALL BE ATTACHED TO MAIN SET OF PLANS. THEY ARE SEPARATELY STAPLED BUT NOT ATTACHED TO SET OF PLANS.
14. ADD THE FOLLOWING NOTE ON THE PLANS:
ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS. CPC 407.2.2.
15. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES. CPC 610.4.1.

MECHANICAL NOTES

NOTE:
ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES

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 HY AC UNITS. CMC 502.2. L

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHOD PER SECTION 314.1 OF THE CALIFORNIA MECHANICAL CODE.

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.

"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.

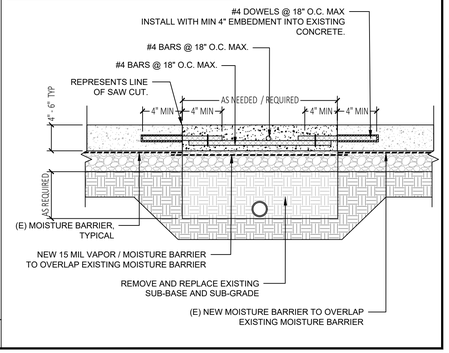
AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS. CMC I 105.11.

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 608.1.

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.

PLUMBING TRENCH CONCRETE PATCH DETAIL

CONCRETE
f'c = 2500 PSI CONCRETE
REINFORCEMENT
GRADE 40 = #4 REINFORCING BARS OR SMALLER
GRADE 60 = #6 REINFORCING BARS OR LARGER



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

STAMP

LICENSED ARCHITECT
KECHIJKWU MBEUU
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & KON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & KON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

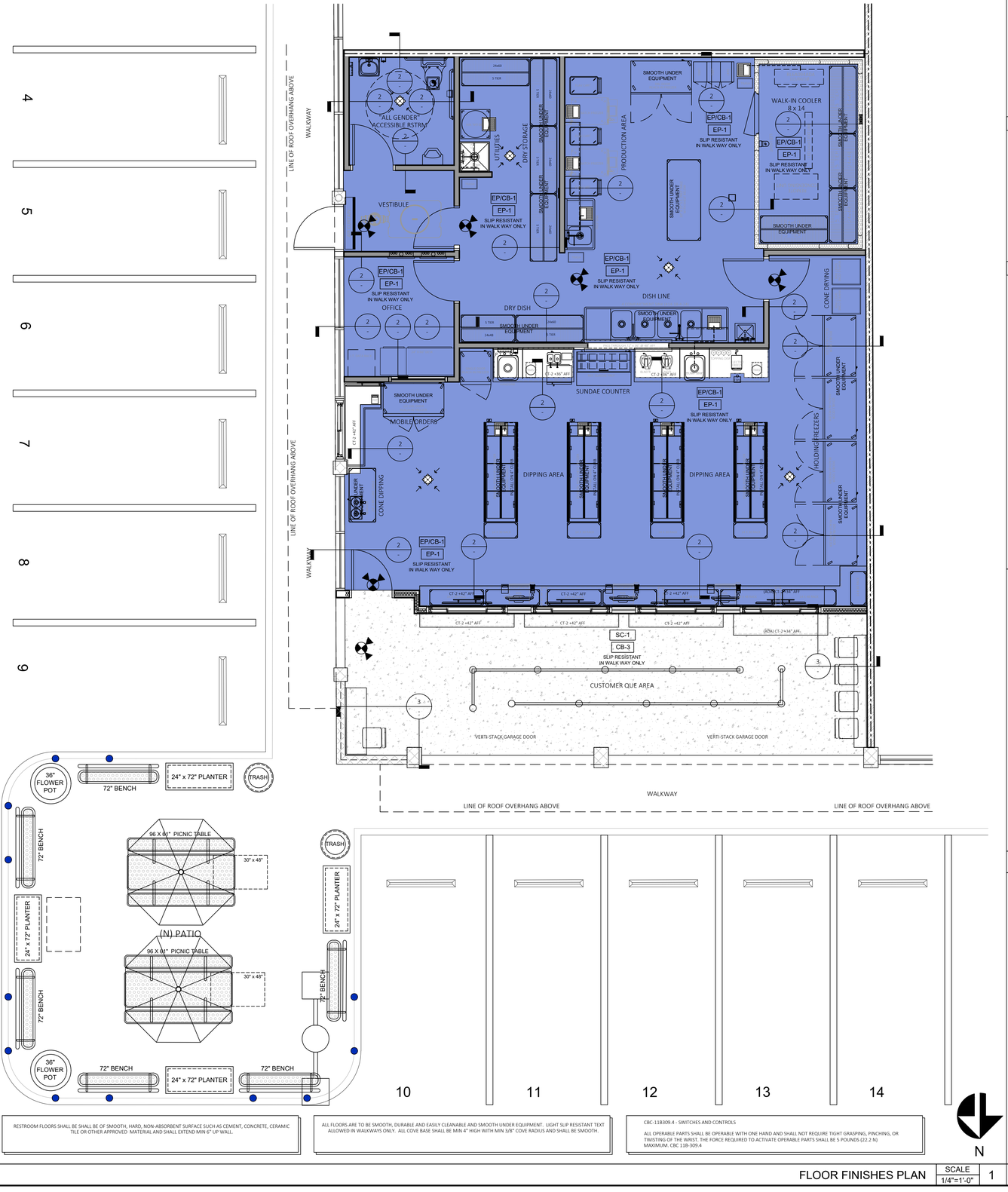
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
PLUMBING ROUGH IN

SHEET #
A515

NO. OF



RESTROOM FLOORS SHALL BE SHALL BE OF SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL AND SHALL EXTEND MIN 6" UP WALL.

ALL FLOORS ARE TO BE SMOOTH, DURABLE AND EASILY CLEANABLE AND SMOOTH UNDER EQUIPMENT. LIGHT SLIP RESISTANT TEXT ALLOWED IN WALKWAYS ONLY. ALL COVE BASE SHALL BE MIN 4" HIGH WITH MIN 3/8" COVE RADIUS AND SHALL BE SMOOTH.

CBC-11B309.4 - SWITCHES AND CONTROLS

ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-309.4

FLOOR FINISHES PLAN | SCALE 1/4"=1'-0" | 1

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA. METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

FLOOR PLAN NOTES

1 SLIM FOOT BASE TILE MAY ONLY BE USED ON SEALED CONCRETE

6 ALL FINISHES TO BE FROM APPROVED HEALTH DEPT. LIST AND ARE TO BE DURABLE, SMOOTH, CLEANABLE, WASHABLE, NON-ABSORBENT & 70% LIGHT REFLECTIVE VALUE.

8 TILES, COVE BASE, CERAMIC TOP SET TO BE DURABLE, NON-ABSORBENT, EASILY WASHABLE, AND BE PROVIDED AT THE JUNCTURE OF WALLS TO FLOOR

10 FLOORS ARE TO BE SMOOTH, DURABLE AND EASILY CLEANABLE AND SMOOTH UNDER EQUIPMENT.

15 ALL EQUIPMENT INCLUDING WATER HEATER, EMPLOYEE LOCKERS, ETC SHALL BE ON 6" HG LEGS, CASTERS OR SOLID MASONRY ISLAND W/ MIN 3/8 " RADIUS COVE BASE SEALED TO MIN 4" HIGH.

16 RESTROOM FLOOR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT DURABLE AND EASILY CLEANABLE SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTEND UPWARD ONTO WALL AT LEAST 6"

17 THE FOLLOWING MATERIAL SHALL NOT BE USED UNDER ANY CIRCUMSTANCES - CARPET, WOOD, WOOD COVE BASE, PAINTED CONCRETE, VINYL, COMPOSITION TILE (VCT), RUBBER OR VINYL TOP SET COVE BASE

FLOOR FINISHES

FLOOR FINISH

EP1 MIN 3/16" THICK TROWELED EPOXY RESIN. EPOXY SHALL EXTEND MIN 4" UP WALL AND FORM AN INTEGRAL 3/8" RADIUS COVE BASE @ FLOOR TO WALL JUNCTION. POLY-CRETE MDB - BLISS BLUE. SMOOTH UNDER ALL EQUIPMENT AND MEDIUM TEXTURE IN TRAFFIC AREA ONLY

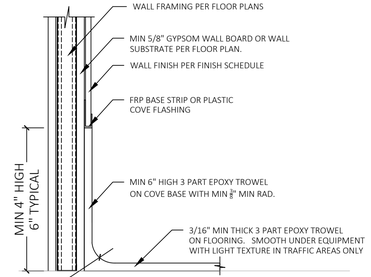
SC-1 SEALED CONCRETE WITH RUSTOLEUM 6010 PENETRATING SEALER. MEDIUM GRIT TEXTURE AT WALKWAYS AND TRAFFIC AREAS ONLY.

COVE BASE

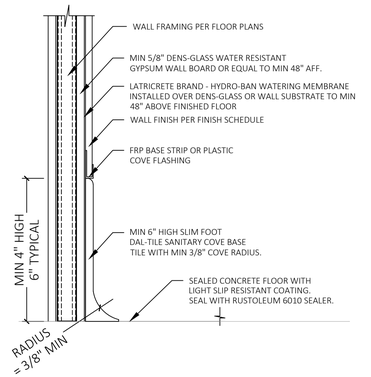
EP / CB1 MIN 3/16" THICK TROWELED EPOXY RESIN. EPOXY SHALL EXTEND MIN 4" UP WALL AND FORM AN INTEGRAL 3/8" RADIUS COVE BASE @ FLOOR TO WALL JUNCTION. POLY-CRETE MDB (BLISS BLUE)

SS / CB2 20 GA. 304 STAINLESS STEEL WALL BASE. MIN 4" HIGH WITH MIN 3/8" COVE RADIUS. @ WALK IN COOLER ONLY

CB-3 6" HIGH DAL-TILE TOP SET SLIM FOOT SANITARY COVE BASE TILE WITH MIN 3/8" COVE RADIUS. INSTALL WITH MAX 1/8" GROUT JOINT.



EPOXY COVE BASE OPTION 1 | SCALE 1/4"=1'-0" | 2



TOP SET COVE BASE OPTION 1 | SCALE 1/4"=1'-0" | 3

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

STAMP

LICENSED ARCHITECT
KECHUKWU MBEGU
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & KON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & KON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS 11940 SOUTH STREET, UNIT A ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

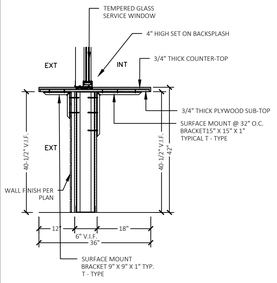
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

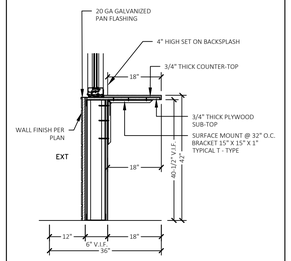
TITLE
FLOOR FINISHES

SHEET #
A520

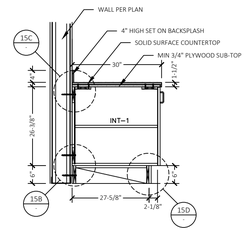
NO. OF



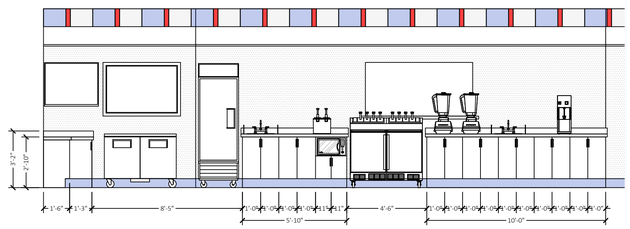
SERVICE COUNTER SECT. | SCALE 1/4"=1'-0" | 16



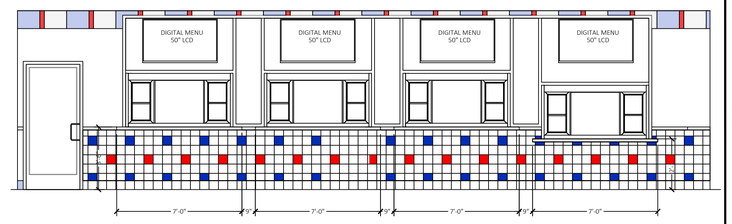
COUNTER @ STOREFRONT | SCALE 1/4"=1'-0" | 13



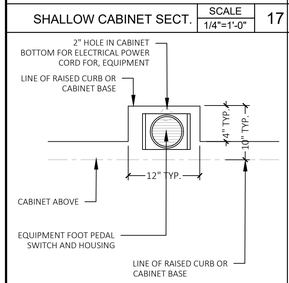
CAB. SECTION | SCALE 1/4"=1'-0" | 10



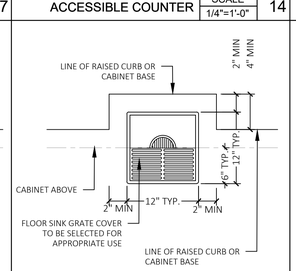
ELEVATION @ MOBILE PICK-UP | SCALE 1/4"=1'-0" | 4



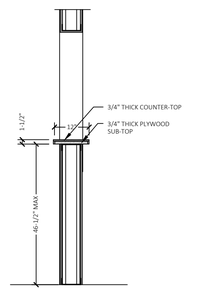
ELEVATION @ SERVICE COUNTER | SCALE 1/4"=1'-0" | 1



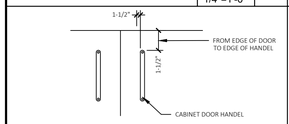
TOE KICK @ FOOT PEDAL | SCALE 1/4"=1'-0" | 18



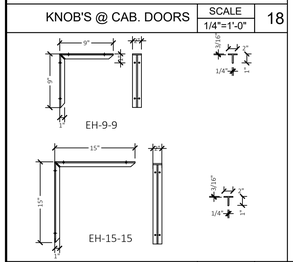
TOE KICK @ FLOOR SINK | SCALE 1/4"=1'-0" | 15



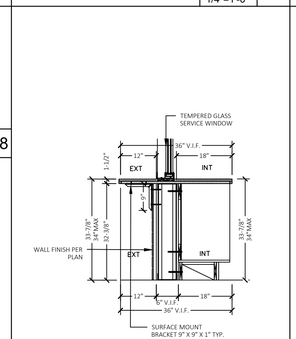
WALL CAP SECTION | SCALE 1/4"=1'-0" | 12



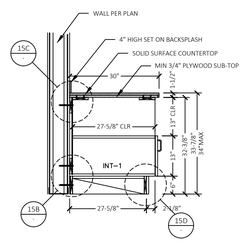
KNOB'S @ CAB. DOORS | SCALE 1/4"=1'-0" | 18



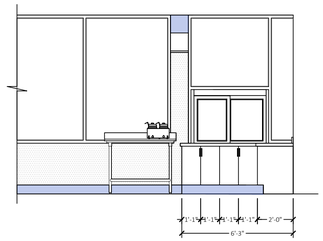
KNOB'S @ CAB. DOORS | SCALE 1/4"=1'-0" | 19



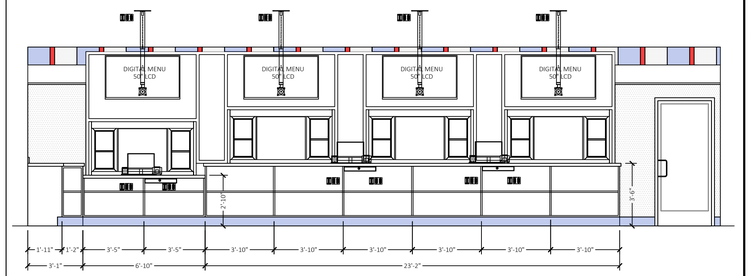
ALT. ACCESSIBLE COUNTER | SCALE 1/4"=1'-0" | 8



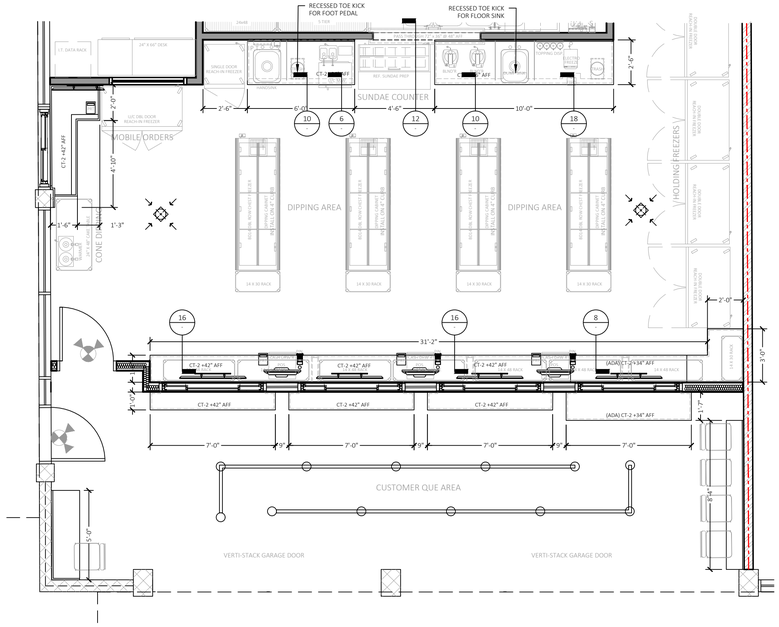
M.W. CAB. SECTION | SCALE 1/4"=1'-0" | 6



ELEVATION AT SUNDAE COUNTER W/ LOW WALL | SCALE 1/4"=1'-0" | 5



ELEVATION ATACCESSIBLE SERVICE COUNTER | SCALE 1/4"=1'-0" | 2



SOLID SURFACE LAYOUT | SCALE 1/4"=1'-0" | 3

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

FLOOR PLAN KEY NOTES

7	CORIAN LAGUNA BLUE - SOLID SURFACE COUNTER TOP. INSTALL ON MIN 3/4" PLYWOOD SUB-TOP OVER CABINET BASE INSTALL WITH LIQUID NAIL ADHESIVE OR EQUAL.
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	TRANSACTION SERVICE WINDOW PER WINDOW SCHEDULE.
11	CORIAN SPARKLING WHITE - SOLID SURFACE COUNTERTOP INSTALLED ON BUILT-UP PLYWOOD SUBTOP.
17	CORIAN - LAGUNA BLUE - ACCESSIBLE CUSTOMER SEATING COUNTER INSTALLED @ MAX 34" A.F.F. INSTALLED ON MIN 3/4" PLYWOOD SUB-TOP. INSTALL USING LIQUID NAIL ADHESIVE OR EQUAL. INSTALL WITH A MIN OF 19" DEEP X 29" HIGH CLEAR SPACE UNDER.
18	CORIAN - LAGUNA BLUE - CUSTOMER SEATING COUNTER INSTALLED @ 42" A.F.F. INSTALL ON MIN 3/4" PLYWOOD SUB-TOP. INSTALL WITH LIQUID NAIL ADHESIVE OR EQUAL.

FLOOR PLAN NOTES

SOLID SURFACES

CT-1 CORIAN - LAGUNA BLUE - SOLID SURFACE COUNTERTOP. 3/4" THICK INSTALLED ON ½" THICK PLYWOOD SUB-TOP

CT-2 CORIAN - SPARLING WHITE - SOLID SURFACE COUNTERTOP. 3/4" THICK INSTALLED ON BUILT-UP PLYWOOD SUB-TOP.

CABINETRY

MDF-1 CUSTOM BUILT (MDF) MEDIUM DENSITY FIBER BOARD WITH WHITE LAMINATE FINISH. SMOOTH, DURABLE, EASILY CLEANABLE AND MIN 70% LIGHT REFLECTIVE.

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

STAMP

LICENSED ARCHITECT — KECHUKWU MBELU — No. 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART, OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

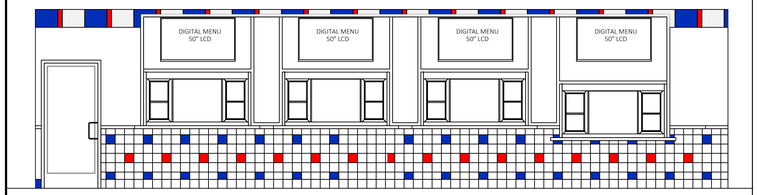
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

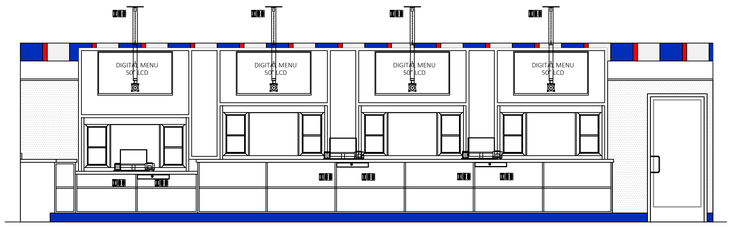
TITLE
SOLID SURFACES

SHEET #
A525

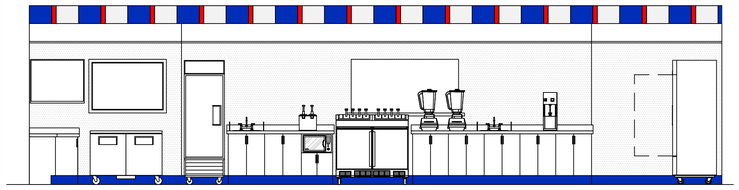
NO. OF



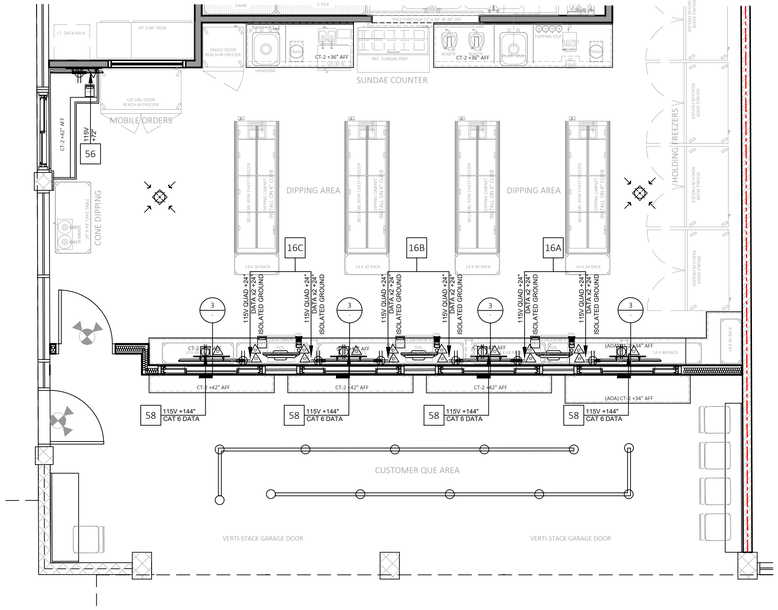
MENU / POS / KDS LOCATION ELEVATIONS — SCALE 5



MENU / POS / KDS LOCATION ELEVATIONS — SCALE 6



MOBILE P/U — SCALE 7



ELEVATION @ SERVICE COUNTER / POS — SCALE 1

WALL SYMBOL LEGEND

- (E) EXTERIOR 8" x 8" x 16" CMU WALL TO REMAIN.
- (E) 1 HR FIRE RATED DEMISING WALL 2 X STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) 1 HR FIRE RATED DEMISING WALL 2 X 6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO RESTORE ALL REQUIRED FIRE RATINGS AT ANY PENETRATIONS TO FIRE WALL.
- (N) EXTERIOR 2X6 STUD WALL WITH STUDS @ 16" O.C. AND 7/8" THICK 3 COAT PORTLAND CEMENT STUCCO AT OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEATHING @ EXTERIOR SIDE AND 5/8" GYPSUM WALL BOARD @ INTERIOR SIDE.
- NEW NON-BEARING 20 GA METAL STUD WALL WITH STUDS @ 16" O.C. INSTALL WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES UNLESS OTHERWISE NOTED.
- PREFABRICATED GALVANIZED ALUMINUM WALK IN COOLER BOX TO BE INSTALLED PER MANUFACTURERS SPECIFICATION.

ELECTRICAL SYMBOL LEGEND

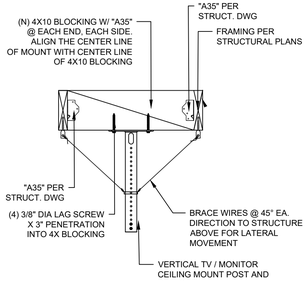
SYMBOLS

- STANDARD DUPLEX RECEPTACLE OUTLET @ +15". U.N.O
- STANDARD QUADRAPLEX RECEPTACLE OUTLET @ +15" AFF. U.N.O.
- GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET, +44" ALL OUTLETS AT KITCHEN COUNTERS AND BATHROOMS SHALL BE G.F.C.I.
- DATA/COMPUTER OUTLET W/ 1-1/2" CONDUIT HOME RUN TO DATA / TELE CLOSET / RACK.

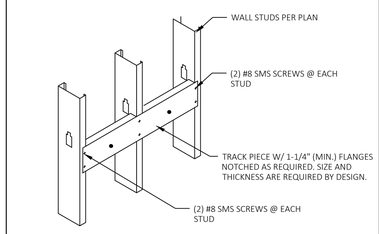
ELECTRICAL FIXTURE NOTES

(POS) 120V. OUTLET WITH P. BOX W/ EMPTY CONDUIT NEXT IT MOUNTED IN WALL OR BACK SPLASH OF FIXTURE. RUN EMPTY CONDUIT TO MAIN P.O.S. TERMINAL LOCATED IN THE OFFICE. VERIFY LOCATION AND REQ. W/ MFG AND SUPPLIER.

ELECTRICIAN TO VERIFY REQUIREMENTS FOR ITEMS FURNISHED BY OWNER, LOCAL PURVEYOR AND BY THE GENERAL CONTRACTOR PRIOR TO ROUGHING IN.

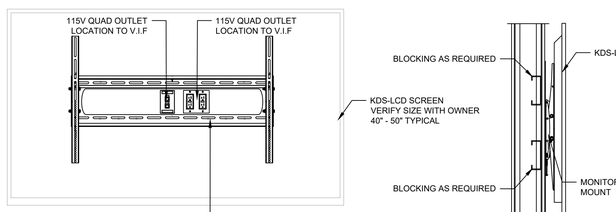


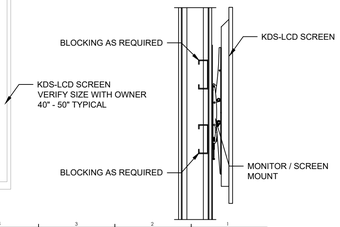
CEILING MOUNT CONNECTION DETAIL — SCALE 8

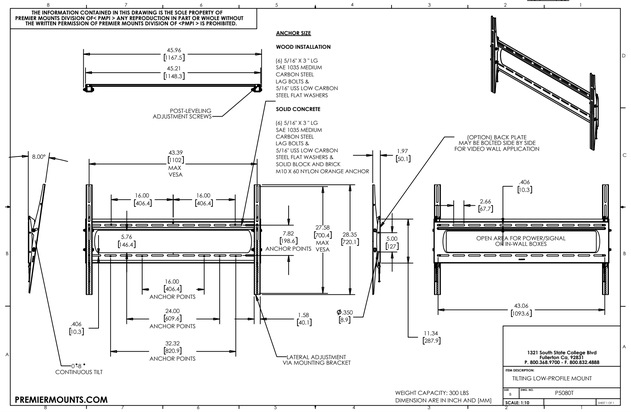


SCALE 10

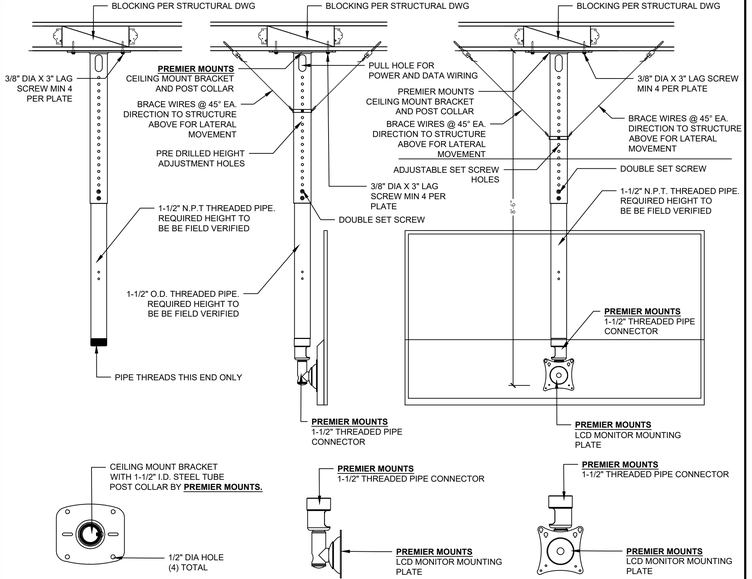
WALL BACKING — SCALE 9







WALL MOUNTED MONITOR MOUNT — SCALE 4



CEILING PLATE AND POST COLLAR DETAIL

PRC-LA MONITOR / SCREEN MOUNTING PLATE SIDE VIEW

MONITOR / SCREEN MOUNTING PLATE

PRC AND PRC-LA ADJUSTIBLE HEIGHT CEILING MOUNT — SCALE 3

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

STAMP

LICENSED ARCHITECT — KECHUKWU MBEGU — No. 22627 — Exp. 4-30-27 — STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
DIGITAL MENU / KDS / POS

SHEET #
A530
NO. OF

71531 BZAC

These drawings represent our understanding of the requirements of your order. We submit them to you for the purpose of securing complete approval of sizes, finishes, framing, insulation, dimensions, specifications, and interpretations. The return of these drawings to us with instructions to proceed, or subsequent instructions to that effect, shall constitute complete approval.

Approved by _____ Date _____

WARNING

DO NOT EXPOSE CARTONED OR STACKED PANELS TO MOISTURE OR HIGH HUMIDITY CONDITIONS DURING STORAGE. STAINING OR OXIDIZING OF METAL SKINS MAY OCCUR.

NOTICE

THIS ORDER CANNOT BE PLACED INTO PRODUCTION UNTIL WE RECEIVE FINAL APPROVED DRAWING AND SPECIFICATIONS. THE DATE OF RECEIPT CAN AFFECT YOUR PROMISED DELIVERY DATE.

THIS THERMO-KOOL WALK-IN WILL BE MANUFACTURED TO UL & NSF REQUIREMENTS. THERMO-KOOL ACCEPTS NO LIABILITY FOR LOCAL CODE REQUIREMENTS OF WHICH THERMO-KOOL HAS NOT BEEN MADE AWARE IN WRITING PRIOR TO FABRICATION.

Thermo-Kool®

WALK-IN PANEL

Thermo-Kool/Mid-South Industries, Inc.

R-14781

BUILDING UNITS
1FR8

USA
SURFACE BURNING CHARACTERISTICS

MATERIAL DETAILS	FLAME SPREAD	SMOKE DEVELOPED
ALUMINUM PANELS, PAINTED OR UNPAINTED, 5" OR LESS	15	300-400
GALVANIZED OR STAINLESS STSEL PANELS, PAINTED OR UNPAINTED, 5" OR LESS	20	450–OVER 500
CORE MATERIAL, 8" THICK	20	250

CANADA
SURFACE BURNING CHARACTERISTICS / CARACTERISTIQUES DE COMBUSTION SUPERFICIELLE IN ACCORDANCE WITH THE STANDARD / SELON LA NORME CAN/ULC-S102

MATERIAL DETAILS / DETAILS DU MATERIAL	FLAME SPREAD / INDICE DE PROPAGATION DE LA FLAMME	SMOKE DEVELOPED INDICE DE DEGAGEMENT DES FUMEES
ALUMINUM PANELS, PAINTED OR UNPAINTED, 127 MM (5 IN.) THICK OR LESS; PANNEAUX EN ALUMINIUM, PEINTS OU NON PEINTS, 127 MM (5 PO) D'EPAISSEUR OU MOINS	10	105
GALVANIZED OR STAINLESS STEEL PANELS, PAINTED OR UNPAINTED, 127 MM (5 IN.) THICK OR LESS; PANNEAUX EN ACIER GALVANISE OU EN ACIER INOXYDABLE, PEINTS OU NON, (5 PO) D'EPAISSEUR OU MOINS	5	175
CORE MATERIAL, 150 MM (6 IN.) MATERIAU DE BASE, 150 MM (6 PO)	295	100

PULL DOWN RATE TO 45° F IS UNRESTRICTED. AFTER 45 ° F, PULL DOWN RATE SHOULD BE RESTRICTED TO 10° F PER/ 24 HOUR PERIOD.

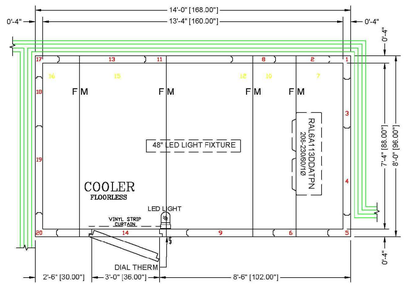
NOT APPLICABLE TO BLAST CHILLER CABINETS.

"THERMO-KOOL WALK-IN COOLERS AND FREEZERS COMPLY WITH 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), SECTION C403.11

NOT APPROVED

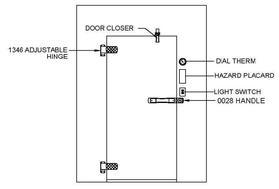
NOTES

* THE EVAPORATOR COIL LOCATION(S) SHOWN ARE RECOMMENDED BY THERMO-KOOL TO ACHIEVE THE MAXIMUM AIR DISTRIBUTION IN EACH COMPARTMENT.



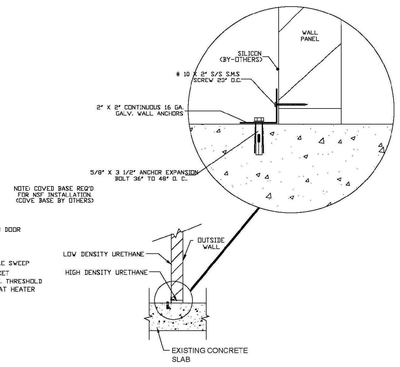
BEZAC EQUIPMENT COMPANY

ENG. NOTE: REFER TO JOB # 71441 BZAC
NOT A RUN-OFF



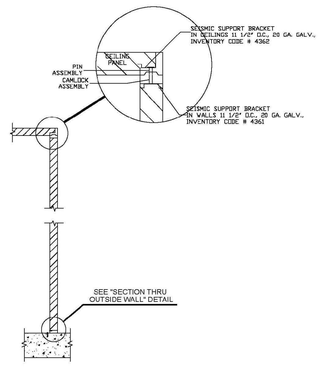
DOOR ELEVATION
DOOR SECTION 2.5 AMPS

DOOR SECT. # 14 ID # TK3678-F-R
9,740 BTU'S

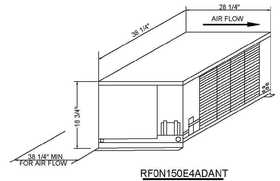


SECTION THRU DOOR

SECTION THRU OUTSIDE WALL



SEISMIC SUPPORT BRACKET DETAIL



RF0N150E4ADANT
208-230/60/1Ø

OVERALL DIMENSIONS WIDTH 14'-0" DEPTH 8'-0" HEIGHT 7'-6"

20

FINISH-Exterior

- (•) 26 Ga. Stucco Embossed Galv. Steel
- ( ) .040 Stucco Aluminum
- ( ) 20 Ga. Type 304 #3 Finish Stainless Steel
- ( ) White Stucco Aluminum
- ( ) White Smooth Aluminum
- ( ) White Stucco Galv.
- ( ) White Smooth Galv.

Interior (walls and ceiling)

- (•) 26 Ga. Stucco Embossed Galv. Steel
- ( ) .040 Stucco Aluminum
- ( ) 20 Ga. Type 304 #3 Finish Stainless Steel
- ( ) White Stucco Aluminum
- ( ) White Smooth Aluminum
- ( ) White Stucco Galv.
- ( ) White Smooth Galv.

FINISH-Interior Floor

- (•) Built-in by others. (Breaker strip must be under all wall panels including partitions)
- ( ) 4" x 2" Vinyl U-Channel Screeds
- (•) Wall Anchors
- ( ) 4 1/4" Foam Screeds
- ( ) 2 1/4" Vinyl Screeds
- ( ) 14 Ga. Bright Galvanized Steel
- ( ) 16 Ga. Stainless Steel. SEE DETAIL BELOW
- ( ) Smooth Aluminum
- ( ) Treadbrite Aluminum Foamed-In-Place

THERMO-KOOL WALK-IN FLOOR PANELS ARE DESIGNED TO WITHSTAND UNIFORMLY DISTRIBUTED STATIONARY LOADS OF 800 LBS. PER SQUARE FOOT. THERMO-KOOL'S WARRANTY DOES NOT COVER DAMAGE DUE TO PALLET JACKS, MOBILE CARTS, MOBILE SHELVING, FORK LIFTS, OR ANY OTHER FORM OF ROLLING TRAFFIC. A CONC. WEARING FLOOR MUST BE INSTALLED ON TOP OF THE WALK-IN FLOOR PANELS FOR THIS APPLICATION.

SECTION FASTENERS-Thermo-Kool cam type Insta-Lok
INSULATION-4" thickness "Foamed-in-place" urethane-DURATHANE CONSTRUCTION CLASS I

- ( ) OUTDOOR INSTALLATION
  - ( ) Vinyl weather roof W/ Facia, Bar & Cover
  - ( ) Sloped Foam ( ) _____ SQ. FT. OF 4-MIL POLYETHYLENE (BETWEEN SLOPED FOAM & VINYL WEATHERCAP)
  - ( ) Aluminum weather roof by Thermo-Kool (W/ Weathercap Trim)
- (•) INDOOR INSTALLATION

ELECTRICAL-All wiring contained within the door sections is 115/60/1Ø. Connections to this and all other lights and refrigeration supplied by others.

- (•) UNEXPOSED CONDUIT - Wiring stubs out top of panels 8"
- ( ) EXPOSED CONDUIT - Wiring terminates in a field service box at top of panels

ENTRANCE DOOR-Flush infitting type with poly vinyl magnetic gasket and vinyl sweep gasket on bottom edge. Heater cables are built in around door opening to prevent frost accumulation and sweating. Ext. has a thermometer, indicating light and toggle switch. Interior has vapor proof light. Hinges are cam action type.

* Door finishes will be the same as adjacent panels unless specified otherwise under Door Accessories.

DOOR SIZE & QTY.	HARDWARE	SWING
( ) 34" x 76"	1238-C LATCH, (2) 1346 PERFORMER ADJUSTABLE HINGES, DOOR CLOSER	( ) RH
( ) 30" x 76"	1238-C LATCH, (3) 1346 PERFORMER ADJUSTABLE HINGES, DOOR CLOSER	(•) LH
(1) 36" x 78"	(•) KASON 28 LATCH W/ INSIDE RELEASE, (2) 1346 PERFORMER ADJUSTABLE HINGE, DOOR CLOSER	

(•) DOOR ACCESSORIES

- ( ) 14" x 14" Peep Window(s)W/ HEATED FRAME & GLASS
- ( ) 14" x 24" Peep Window(s)W/ HEATED FRAME & GLASS

KASON # 1806 LED LIGHT FIXTURE(S) W/ BULBS ON DOOR FRAME(S)
(1) VINYL STRIP CURTAIN TO FIT THE ABOVE DOOR SIZE(S)
(1) KASON 1902NL LED SAFETY NIGHT LIGHT

(•) MISCELLANEOUS EQUIPMENT

- ( ) Lights (NOT MOUNTED) 1 AMP EACH
- Interior Floor Ramp
- Exterior Floor Ramp
- # 1825 Heated Pressure Relief Vent .5 AMPS EACH
- # 1830 Heated Pressure Relief Vent .5 AMPS EACH
- # 1832-4 Heated Pressure Relief Vent .5 AMPS EACH
- Trim & Endosures (see detail)

(1) 48" LED LIGHT FIXTURE(S) W/ BULBS (4 AMPS)
SEISMIC SUPPORT PACKAGE (SEE DETAIL)

REFRIGERATION- (•) Aircooled ( ) Watercooled ( ) By Others

1 1/4 HP MED TEMP RFQN150E4ADANT 208-230/60/1Ø W/ RALA411DDATPK 208-230/60/1Ø
CONDENSING UNIT AMPS: MCA 18.3 MOPD 25 (COMPRESSOR RLA 11.3)
COIL AMPS: 1.6
R-454A REFRIGERANT. SCROLL
BTU CAPACITY @ 25°F ROOM TEMP @ 95°F AMBIENT= 12,660
LIQUID LINE SIZE = 1/2"
SUCTION LINE SIZE = 2 1/8"
EVAPORATOR SIZE = 28 1/4" X 18 3/4"H
RECEIVER CAPACITY AT 90% FULL: 13.3 #
CONDENSING UNIT WEIGHT: 205 #
HEAT OF REJECTION: 16,455 BTU'S

ACCESSORIES:
(1) A2L SGOV AND CGOV MITIGATION VALVE PER EVAPORATOR (SHIPPED LOOSE FOR FIELD INSTALLATION)

-WEDGE ANCHOR ICC REPORT
HILTI KH-EZ - ICC ESR-3027
- THERMO-KOOL LARR REPORT
LARR NO. -25883

NSF

(•) Condensing unit indoor
( ) Condensing unit outdoor
( ) Side Mounted Self Contained
(•) Top Mounted Self Contained
( ) Quick Connect ( ) Remote ( ) Top Mounted
( ) Prewired, Preassembled Remote

CONTROL KIT-The following controls indicated with a mark are included.

- (•) Expansion valve
- (•) Dryer
- (•) Sight glass
- (•) Temperature control
- (•) Pump down solenoid valve
- ( ) Freezer Time Clock
- (•) Pressure control
- (•) Suction line vibration eliminator
- ( ) Winter control
- ( ) Crankcase heater
- (•) Condensing unit cover
- ( ) Coil Mounting Kit

NOTES: Aircooled condensing units should be placed in a well ventilated area with a minimum of 1000 CFMs per H.P.
Evaporator drain connections by others.
NOTE: THERMO-KOOL recommends a 1" min. clearance between walk-in & building walls.

ITEM # 1

BLUECAD

DATE	REV. BY	REVISIONS DESCRIPTION

NOTE: THIS DRAWING, AND ALL DRAWINGS OR SPECIFICATIONS SUBMITTED BY THERMO-KOOL, AND REPRODUCTIONS THEREOF IN WHOLE OR IN PART SHALL REMAIN THE LEGAL PROPERTY OF MID-SOUTH INDUSTRIES, INC., SUBJECT TO RECALL AT ANY TIME AND SHALL NOT BE USED FOR INSTALLATIONS OR PRODUCTION BY OTHERS EXCEPT BY OUR SPECIAL PERMISSION IN WRITING.

Walk-in panels manufactured under Patent # 5,424,119.

Thermo-Kool®
Mid-South Industries, Inc. P.O. Box 369
Laurel Mississippi 39441 Phone 6015494000
FAX 3016490558

SUBJECT: WALK-IN REFRIGERATION		
FOR: HANDEL'S ICE CREAM ARTESIA, CA		
DR. BY: SDH	CH. BY: SDH	DWG. NO.: 71531
DATE: 10-02-2025	SCALE: 3/8"=1'-0"	SHEET NO.: 1 OF 1

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

STAMP

LICENSED ARCHITECT MECHUKOU MBELU No. 22627 Exp. 4-30-27 STATE OF CALIFORNIA

DATE SIGNED 11/24/2025

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & WON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & WON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY:

PRINTED ON: 11/24/2025

PERMIT NO:

TITLE
WALK-IN COOLER

SHEET #
A535

NO. OF

Catalog Specification Sheet No. E202.9S

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

One-Compartment Sinks — Furnished with a #303094 faucet with gooseneck spout, except where noted.

model #	inside bowl dimensions width x length x depth in.	mm	overall dimensions width x length in.	mm	cutout for top mount width x length in.	mm	cutout for bottom mount width x length in.	mm	weight lbs.	kg	16 or 20 gauge
18R10-14-5-1	14" x 10" x 5"	356 x 254 x 127	18" x 14"	457 x 356	15" x 11"	381 x 279	14" x 10"	356 x 254	25	11.3	16
18R10-14-8-1	14" x 10" x 8"	356 x 254 x 203	18" x 14"	457 x 356	15" x 11"	381 x 279	14" x 10"	356 x 254	27	12.2	16
18R10-14-5-7	14" x 14" x 5"	356 x 356 x 127	18" x 18"	457 x 457	15" x 15"	381 x 381	14" x 14"	356 x 356	27	12.2	16
18R10-14-8-7	14" x 14" x 8"	356 x 356 x 203	18" x 18"	457 x 457	15" x 15"	381 x 381	14" x 14"	356 x 356	29	13.1	16
18R10-15-5-1	15" x 15" x 5"	381 x 381 x 127	19" x 19"	483 x 483	16" x 16"	406 x 406	15" x 15"	381 x 381	30	13.6	16
18R10-15-8-1	15" x 15" x 8"	381 x 381 x 203	19" x 19"	483 x 483	16" x 16"	406 x 406	15" x 15"	381 x 381	32	14.5	16
18R10-18-5-1	20" x 15" x 5"	508 x 381 x 127	24" x 19"	610 x 483	21" x 16"	533 x 406	20" x 15"	508 x 381	33	15	16
18R10-18-8-1	20" x 15" x 8"	508 x 381 x 203	24" x 19"	610 x 483	21" x 16"	533 x 406	20" x 15"	508 x 381	35	15.9	16
18R10-18-5-7	20" x 20" x 5"	508 x 508 x 127	24" x 24"	610 x 610	21" x 20"	533 x 508	20" x 20"	508 x 508	36	16.3	16
18R10-18-8-7	20" x 20" x 8"	508 x 508 x 203	24" x 24"	610 x 610	21" x 20"	533 x 508	20" x 20"	508 x 508	38	17.2	16
18R10-24-5-7	24" x 20" x 5"	610 x 508 x 127	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	40	18.1	16
18R10-24-8-7	24" x 20" x 8"	610 x 508 x 203	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	42	19	16
18R10-24-10-7	24" x 20" x 10"	610 x 508 x 254	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	43	19.5	16
18R10-24-12-7	24" x 20" x 12"	610 x 508 x 305	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	45	20.4	16
18R10-24-10-8 *	24" x 24" x 10"	610 x 610 x 254	28" x 28"	711 x 711	25" x 24"	635 x 610	24" x 24"	610 x 610	50	22.7	16
18R10-24-12-8 *	24" x 24" x 12"	610 x 610 x 305	28" x 28"	711 x 711	25" x 24"	635 x 610	24" x 24"	610 x 610	52	23.6	16

* Model #18R10-18-5-1 shown with optional 4" (102mm) backsplash.

Two-Compartment Sinks — Furnished with a #303469 faucet with 12" (305mm) spout, except where noted.

model #	inside bowl dimensions width x length x depth in.	mm	overall dimensions width x length in.	mm	cutout for top mount width x length in.	mm	cutout for bottom mount width x length in.	mm	weight lbs.	kg	16 or 20 gauge
18R2-14-5-2	14" x 10" x 5"	356 x 254 x 127	18" x 14"	457 x 356	15" x 11"	381 x 279	14" x 10"	356 x 254	30	13.6	16
18R2-14-8-2	14" x 10" x 8"	356 x 254 x 203	18" x 14"	457 x 356	15" x 11"	381 x 279	14" x 10"	356 x 254	32	14.5	16
18R2-18-5-2	20" x 15" x 5"	508 x 381 x 127	24" x 19"	610 x 483	21" x 16"	533 x 406	20" x 15"	508 x 381	42	19.1	16
18R2-18-8-2	20" x 15" x 8"	508 x 381 x 203	24" x 19"	610 x 483	21" x 16"	533 x 406	20" x 15"	508 x 381	44	20	16
18R2-18-5-7	20" x 20" x 5"	508 x 508 x 127	24" x 24"	610 x 610	21" x 20"	533 x 508	20" x 20"	508 x 508	46	20.9	16
18R2-18-8-7	20" x 20" x 8"	508 x 508 x 203	24" x 24"	610 x 610	21" x 20"	533 x 508	20" x 20"	508 x 508	48	21.8	16
18R2-24-5-7	24" x 20" x 5"	610 x 508 x 127	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	50	22.7	16
18R2-24-8-7	24" x 20" x 8"	610 x 508 x 203	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	52	23.6	16
18R2-24-10-7	24" x 20" x 10"	610 x 508 x 254	28" x 24"	711 x 610	25" x 20"	635 x 508	24" x 20"	610 x 508	53	24	16
18R2-24-10-8 *	24" x 24" x 10"	610 x 610 x 254	28" x 28"	730 x 711	25" x 24"	635 x 610	24" x 24"	610 x 610	57	25.9	16

* Model #18R2-18-5-2 shown with optional 4" (102mm) backsplash.

Three-Compartment Sinks — Furnished with a #303490 faucet with 12" (305mm) spout, except where noted.

model #	inside bowl dimensions width x length x depth in.	mm	overall dimensions width x length in.	mm	cutout for top mount width x length in.	mm	cutout for bottom mount width x length in.	mm	weight lbs.	kg	16 or 20 gauge
18R3-14-5-3	14" x 10" x 5"	356 x 254 x 127	18" x 39"	457 x 1003	15" x 36"	381 x 914	14" x 10"	356 x 254	37	16.8	16
18R3-14-8-3	14" x 10" x 8"	356 x 254 x 203	18" x 39"	457 x 1003	15" x 36"	381 x 914	14" x 10"	356 x 254	39	17.7	16
18R3-14-5-7	14" x 14" x 5"	356 x 356 x 127	18" x 39"	457 x 1003	15" x 36"	381 x 914	14" x 14"	356 x 356	39	17.7	16
18R3-18-5-2	20" x 15" x 5"	508 x 381 x 127	24" x 54"	610 x 1372	21" x 51"	533 x 1295	20" x 15"	508 x 381	52	23.6	16
18R3-18-8-2	20" x 15" x 8"	508 x 381 x 203	24" x 54"	610 x 1372	21" x 51"	533 x 1295	20" x 15"	508 x 381	54	24.5	16
18R3-18-5-7	20" x 20" x 5"	508 x 508 x 127	24" x 54"	610 x 1372	21" x 51"	533 x 1295	20" x 20"	508 x 508	57	25.9	16
18R3-18-8-7	20" x 20" x 8"	508 x 508 x 203	24" x 54"	610 x 1372	21" x 51"	533 x 1295	20" x 20"	508 x 508	59	26.8	16
18R3-24-10-7	24" x 20" x 10"	610 x 508 x 254	28" x 58"	711 x 1473	25" x 55"	635 x 1397	24" x 20"	610 x 508	67	30.4	16
18R3-24-10-8 *	24" x 24" x 10"	610 x 610 x 254	28" x 58"	730 x 1524	25" x 56"	635 x 1422	24" x 24"	610 x 610	70	31.8	16

* Model #18R3-18-5-2 shown with optional 4" (102mm) backsplash.

Optional Deck Mount Faucets

description	Standard T&S model #	T&S model #
gooseneck faucet, 4" (102mm) center, for single bowls	303547	313547
8" (203mm) spout, 4" (102mm) center, for single and double bowls	301248	313308
8" (203mm) spout, 8" (203mm) center, for double bowls	301249	313309
12" (305mm) spout, 8" (203mm) center, for triple bowls	301447	313307
6" (203mm) spout, 4" (102mm) center, for single and double bowls, sniprary arm	—	207430*
8" (203mm) spout, 8" (203mm) center, for single and double bowls, sniprary arm	—	310050*
12" (305mm) spout, 8" (203mm) center, for triple bowls, sniprary arm	—	309861*
12" (305mm) spout, 8" (203mm) center, for triple bowls, sniprary arm	—	309362*

* Faucets with spray arm require special faucet holes.

Bottom-Mount Kit

One kit per one-compartment sink.
Two kits per two-compartment sink.
Three kits per three-compartment sink.

description	T&S model #
3 undercount clips per kit	302189

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2085
www.eaglepcp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

Printed in U.S.A. 03/07 by Eagle Group
REVISED 05/13

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglepcp.com

Although every attempt has been made to ensure the accuracy of the information provided, we cannot be held responsible for typographical or printing errors. Information and specifications are subject to change without notice. Please confirm if time or critical.

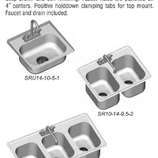
Countertop Drop-In Sinks with Self Rim Design

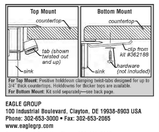
EAGLE GROUP
Profit from the Eagle Advantage®

Specification Sheet

Short Form Specifications

Eagle Countertop Self Rimming Drop-In Sink, model _____. Sinks are type 304 stainless steel, deep-drawn and self rimming. Faucet holes are punched on 4" centers. Flexible holddown clamping tabs for top mount. Faucet and drain included.





EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2085
www.eaglepcp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

For custom configuration or fabrication needs, contact our **SpecPAR® Division.**
Phone: 302-653-3000 • Fax: 302-653-2085 • e-mail: spradel@eaglepcp.com

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglepcp.com

Eagle Foodservice Equipment, Eagle MHC, SpecPAR®, and Retail Display are divisions of Eagle Group. ©2013 by the Eagle Group.

Catalog Specification Sheet No. E202.9S

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Countertop Drop-In Sinks with Self Rim Design*

MODELS:

- ☐ SR18-14-5-1
- ☐ SR18-14-8-1
- ☐ SR18-14-5-7
- ☐ SR18-14-8-7
- ☐ SR18-18-5-1
- ☐ SR18-18-8-1
- ☐ SR18-18-5-7
- ☐ SR18-18-8-7
- ☐ SR18-24-5-7
- ☐ SR18-24-8-7
- ☐ SR18-24-10-7
- ☐ SR18-24-12-7
- ☐ SR18-24-10-8
- ☐ SR18-24-12-8
- ☐ SR18-14-5-2
- ☐ SR18-14-8-2
- ☐ SR18-18-5-2
- ☐ SR18-18-8-2
- ☐ SR18-24-5-2
- ☐ SR18-24-8-2
- ☐ SR18-24-10-2
- ☐ SR18-24-12-2
- ☐ SR18-24-10-8-2
- ☐ SR18-24-12-8-2
- ☐ SR18-14-5-3
- ☐ SR18-14-8-3
- ☐ SR18-18-5-3
- ☐ SR18-18-8-3
- ☐ SR18-24-5-3
- ☐ SR18-24-8-3
- ☐ SR18-24-10-3
- ☐ SR18-24-12-3
- ☐ SR18-24-10-8-3
- ☐ SR18-24-12-8-3
- ☐ SR18-19-0-2
- ☐ SR18-19-0-3

Design and Construction Features

- Sinks can be mounted onto top or bottom of countertop. For bottom mount, order kit #302188 (see back page).
- Heavy gauge type 304 series stainless steel coved bowls with large radius.
- All sinks feature 3½" (89mm) diameter drain hole in the center of the bowl.
- Crumb cup strainer assembly features 4¼" (114mm) diameter top flange and 1½" (38mm) NPS outlet.
- All sinks feature deck-mounted faucet on 4" (102mm)** centers; one-compartment sinks with 10" x 14" (254 x 356) and 14" x 16" (356 x 406mm) bowls include faucet with gooseneck spout.
- Self-trimming.
- Deep-drawn.
- 18 or 20 gauge*** industrial grade construction and quality.

* Not intended for SSF installation into stainless steel worksurface.
** Faucets with 8" (203mm) spout.
*** To order sinks with faucet holes punched on 8" (203mm) centers, add suffix "-8DL". Example: SR10-14-5-2-8DL.
**** Varies per model size. Refer to charts on back page.

Options / Accessories

- ☐ Faucets (see back page)
- ☐ Electronic-eye faucets-A (add suffix "-FE")
- ☐ P-trap (#300789)
- ☐ Drain-Pro Centerfill Strainers are available for One-Compartment Sinks only.

Certifications / Approvals: NSF

AUTOQUOTES

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2085
www.eaglepcp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

For custom configuration or fabrication needs, contact our **SpecPAR® Division.**
Phone: 302-653-3000 • Fax: 302-653-2085 • e-mail: spradel@eaglepcp.com

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglepcp.com

Eagle Foodservice Equipment, Eagle MHC, SpecPAR®, and Retail Display are divisions of Eagle Group. ©2013 by the Eagle Group.

TAKE ULTIMATE CONTROL OF TOPPINGS

TWIN HOT TOPPING WARMER

Models Twin FS/FSP, Twin FS & Twin FSP

Specifier Statement

Server Products Twin Topping Warmers Models Twin FS/FSP, Twin FS, and Twin FSP are designed to pump or ladle hot toppings straight from a #10 manufacturer's can or 3 qt (2.8 L) stainless steel jar (not included). Stainless steel wash-barr warmers include (2) adjustable thermostats with temperature markings to control individual 500W wrap-around heating elements. Temperatures range from 100°F to 200°F, and power is controlled with (2) switches.

Twin FS/FSP, designed to pump and ladle toppings, includes (1) lift-off lid and 1 oz (30 mL) ladle, and (1) stainless steel pump with 1 oz (30 mL) max stroke adjustable in ¼ oz (7 mL) increments.

Twin FSP designed to pump toppings and includes (2) stainless steel pumps.

NSF listed, Refrigerator, C-UL-US listed. Two-year warranty. Ships FOB Richfield, WI 53076.

Specifications

Part Number	Capacity	Dimensions (height x width x depth)	Weight	Electrical
81290	(2) 3 qt Jars (2) 2.8 L Jars	15 ⅞" x 17" x 19 ⅝" 37.8 x 43.2 x 34.3 cm	58 lb. 81 kg	120V 1000W 16A
81230		15 ⅞" x 17" x 13 ⅞" 38.9 x 43.2 x 34.3 cm	59 lb. 81 kg	

Plug is NEMA 5-15P with 72" (183 cm) cord

230V models also available

Twin Warmer Product Codes

- ☐ Warmer, pump & ladle Twin FS/FSP 81290
- ☐ Warmer, (2) ladles Twin FS 81220
- ☐ Warmer, (2) pumps Twin FSP 81230

Options / Accessories

- ☐ Stainless steel jar, 3 qt (2.8 L) 94008
- ☐ Stainless steel 10" ladle, 1 oz (30 mL)* 82591
- ☐ Squeeze bottle inset 86819

* Ladle not included.

SERVER
SERVE WITH PRIDE™

Server Products, Inc. 800.558.8722 | Intl. 262.628.5600
2601 Pleasant Hill Road | Richfield WI 53076
sposks@serverproducts.com | server-products.com

Server Products, Inc. reserves the right to modify specifications without obligation.
Printed in USA | © Server Products, Inc 01/2016 | 13-0280

TWICE THE TOPPINGS. TWICE THE YUM.

TWIN TOPPING WARMERS

Warm and dispense two hot toppings from #10 cans or 3 qt (2.8 L) jars — choose from the following dispensing methods:

- (2) stainless steel pumps
- (2) ladles and ladles
- (1) ladle and ladle, (1) pump

Portion-control pumps provide consistent servings and help manage food costs

Precise temperature control and accurate, even heat eliminates wasted servings – no scorching as product depletes

NSF listed as a rethermalizer – quickly heat toppings to a safe serving temperature

Food Applications

- Warm two sauces, gravies or toppings for dipping, dressing or platescaping
- Twin FS small batch prep maintains ideal freshness
- Great for heating different products that require specific temperature settings

Fast Facts

Safely warm sauces, gravies or toppings and serve with a ladle or portion-control pump – max 1 oz (30 mL) stroke adjusts in ¼ oz (7 mL) increments.

Individual thermostats with temp markings control each heating element and use a wash-barr to warm each topping. Accurate, even heat prevents scorching and burning.

Add colored, engraved knobs for quick product differentiation – specify when ordering.

Also accepts a squeeze bottle inset with (2) 16 oz squeeze bottles for platescaping.

SERVER
SERVE WITH PRIDE™

1.800.558.8722
Server-Products.com

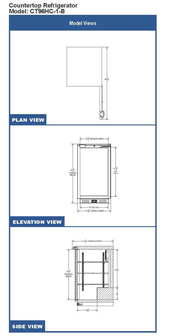
TWIN TOPPING WARMERS Models Twin FS/FSP, Twin FS & Twin FSP

BEVERAGE-AIR

MODEL	CT96HC-1-B
EXTERNAL DIMENSIONAL DATA	
Width Overall	27 ⅝"
Depth Overall with Handle	25 ⅞"
Height Overall	37 ⅞"
Number of Doors	1
Depth with Door Open 90°	44 ⅝"
Door Opening (in)	18" x 31 ¼"
INTERNAL DIMENSIONAL DATA	
NET Capacity (cubic ft.)	5.9
Internal Width Overall (in)	18 ½"
Internal Depth Useable (in)	Upper 19 ¾" Lower 12 ¼"
Internal Height Overall (in)	31 ¾"
Internal Height Useable (in)	24 ¾"
Number of Shelves	3
ELECTRICAL DATA	
Full Load Amperes 115/60/1	1.3
REFRIGERATION DATA	
Horsepower	1/5
WEIGHT DATA	
Gross Weight	125 lbs.
Height - Crated	45"
Width - Crated	34"
Depth - Crated	27"

Countertop Refrigerator
Model: CT96HC-1-B

Model Views



ELECTRICAL CONNECTION
115/60/1 NEMA 5-15P
Units pre-wired at factory and include 6' 6" long cord and plug set.

3779 Champion Blvd., Winston-Salem, NC 27105
1-800-845-6689 Fax: 1-336-245-6453
Beverage-Air.com Sales@beverair.com

Please verify availability with rep by visiting: www.beverage-air.com
Specifications are subject to change without prior notice. Rev: 11/21

BEVERAGE-AIR

CT MERCHANDISER SERIES
CT96HC Countertop Refrigerator

MODEL: CT96HC-1-B

1 Year Parts/Labor Warranty

CABINET CONSTRUCTION

- Exterior is heavy duty black textured steel
- Black plastic door frames with locks standard
- Interior is heavy duty white epoxy coated steel
- Full electronic control with display
- LED light standard
- Double pane tempered glass
- Door lock
- 3 Epoxy coated shelves standard
- 2 Top shelves are adjustable
- Maintains product temperature between 36ºF and 38ºF
- 6' 6" Cord and plug set included

OPTIONS & ACCESSORIES

- Custom Graphics
- Wire Shelves

REFRIGERATION SYSTEM

- Refrigeration system uses R600a refrigerant to comply with all environmental concerns
- Automatic, non-electric defrost
- Epoxy coated evaporator coil

3779 Champion Blvd., Winston-Salem, NC 27105
1-800-845-6689 Fax: 1-336-245-6453
Beverage-Air.com Sales@beverair.com

Specifications are subject to change without prior notice. Rev: 11/21

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

STAMP

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

C796HC COUNTERTOP REFRIGERATOR

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HANDEL CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
EQUIPMENT SPECS

SHEET #
A540

NO. OF

DROP IN HANDSINK | 3

TWIN SERVER TOPPING WARMER | 2

COUNTER-TOP FRIDGE | 1

Model: TUC-48F-HC
Undercounter; *Solid Door Freezer with Hydrocarbon Refrigerant*

true

STANDARD FEATURES

DESIGN
- True's commitment to using the highest quality materials and oversized refrigeration systems provides the user with colder product temperatures, lower utility costs, exceptional safety and the best value in today's food service marketplace.

REFRIGERATION SYSTEM
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydrocarbon refrigerant that has zero ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Energy efficient, factory balanced refrigeration system with guided airflow to provide uniform product temperatures.
- High capacity, factory balanced refrigeration system that maintains -10°F (-23.3°C) temperatures, ideal for both frozen foods and ice cream.
- State of the art, electronically commutated evaporator and condenser fan motors; ECM motors operate at higher peak efficiencies and move a more consistent volume of air which produces less heat, reduces energy consumption and provides greater motor reliability.
- Self-closing unit access in back of cabinet, slides out for easy maintenance.
- Automatic defrost system time-initiated, time-terminated.

CABINET CONSTRUCTION
- Exterior - stainless steel front, top and ends. Corrosion resistant Galvalum coated steel back.
- Interior - attractive, NSF approved, clear coated aluminum liner. Stainless steel floor with coved corners.
- Insulation - entire cabinet structure and solid doors are foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).

DOORS
- Stainless steel exterior with clear aluminum liner to match cabinet interior.
- Each door fitted with 12" (305 mm) long recessed handle that is foamed-in-place with a steel metal interlock to ensure permanent attachment.
- Field reversible self-closing doors with 90° stop open feature. Doors swing within cabinet dimensions.
- Magnetic door gaskets of one piece construction, removable without tools for ease of cleaning.

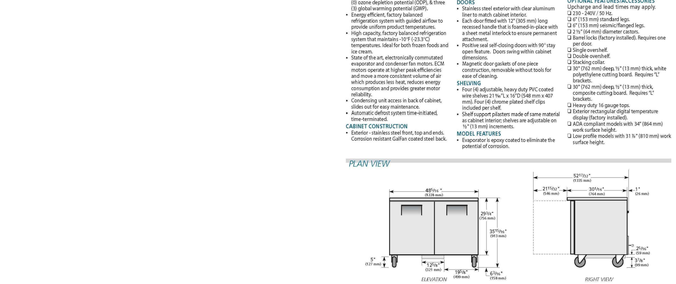
SHELVING
- Four (4) adjustable, heavy duty PVC coated wire shelves 21 ¾" L x 10 ¾" D (548 mm x 457 mm), four (4) chrome plated shelf clips per door.
- Shelf support platters made of same material as cabinet interior; shelves are adjustable on ½" (13 mm) increments.

MODEL FEATURES
- Evaporator is epoxy coated to eliminate the potential of corrosion.
- NSF/ANSI Standard 7 compliant for open food product.

ELECTRICAL
- Unit completely pre-wired at factory and ready for final connection to a 115/60/1 phase, 13 amp dedicated outlet. Cord and plug set included.

115/60/1
NEMA 5-15R

OPTIONAL FEATURES/ACCESSORIES
Upcharge and lead times may apply.
- 230 - 240V / 50 Hz.
- 4" (153 mm) standard legs.
- 4" (153 mm) seismic-flanged legs.
- 2 ½" (64 mm) diameter casters, 2 barrel locks factory installed. Requires one side lock.
- Single overshelf.
- Double overshelf.
- Stacking collar.
- 30" (762 mm) deep ¾" (13 mm) thick, white polyethylene cutting board. Requires ½" bracket.
- 15" (381 mm) deep ¾" (13 mm) thick, composite cutting board. Requires ½" brackets.
- 12 Heavy duty 16 gauge tops.
- Exterior rectangular digital temperature display (factory installed).
- ADA compliant models with 34" (864 mm) work surface height.
- Low profile models with 31 ¾" (810 mm) work surface height.



WARRANTY	METRIC DIMENSIONS ROUNDED UP TO THE NEAREST WHOLE MILLIMETER
Three years parts and labor on all parts and labor and an additional 2 year warranty on compressor. (U.S.A. only)	SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

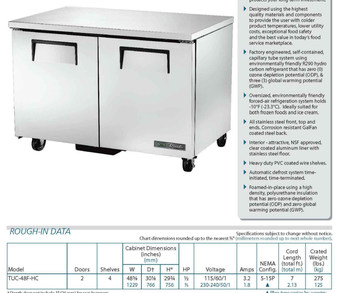
Model	Elevation	Right	Plan	ID	Date
TUC-48F-HC	TP-DWG-E	TP-DWG-R	TP-DWG-P	TP-DWG-ID	

TRUE MANUFACTURING CO., INC.
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl Fax (001)636-272-2946
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____
Location: _____
Item #: _____ Qty: _____
Model #: _____

AIA # _____
SIS # _____

Model: TUC-48F-HC
Undercounter; *Solid Door Freezer with Hydrocarbon Refrigerant*



TUC-48F-HC

- Truers undercounter units are designed with enduring quality that protects your long term investment.
- Designed using the highest quality materials and components to provide the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydrocarbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (1) global warming potential (GWP).
- Oversized, environmentally friendly R290 hydrocarbon refrigerant holds 10°F (-23.3°C). Ideally suited for both frozen foods and ice cream.
- All stainless steel front, top and ends. Corrosion resistant Galvanized steel back.
- Interior - attractive, NSF approved, clear coated aluminum liner with stainless steel floor.
- Heavy duty PVC coated wire shelves.
- Automatic defrost system time-initiated, time-terminated.
- Foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).

ROUGH-IN DATA

Chart dimensions rounded up to the nearest ⅛" (millimeters rounded up to next whole number).

Specifications subject to change without notice.

Model	Doors	Shelves	Cabinet Dimensions (inches) W	D†	H*	HP	Voltage	Amps	NEMA Config.	Cord Length (total ft) (cord in)	Crated Weight (lbs) Apx.
TUC-48F-HC	2	4	48⅝ 1235	30⅞ 784	29⅛ 740	½	115/60/1 220-240/50/1	3.2 1.6	5-15P ▲	7 2.13	275 125

† Depth does not include 1" (25 mm) for rear bumpers.
* Height does not include 6⅝" (168 mm) for castors or 4" (102 mm) for optional legs.

▲Plug type varies by country.

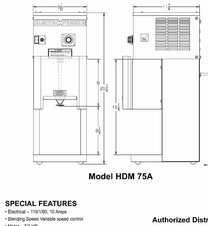
©2020 True Manufacturing Co., Inc. All rights reserved. Trademarks and logos appearing in this document are the property of their respective owners.

Printed in U.S.A. 09/20 MM

ELECTRO FREEZE
ArcticSwirl®

SPECIFICATIONS

All specifications are subject to change without notice.



Model HDM 75A

SPECIAL FEATURES

- Electrical – 115/60, 10 Amps
- Blending Speed Variable speed control
- Motor – 3/4 HP
- Weight – 40 Lbs.
- Finish – Stainless Steel Panels
- Plastic Splash Guard

OPTIONS

- Attractive point-of-sale posters
- Foot Switch

Authorized Distributor

division of H.C. DUKE & SON, INC.
2116 – 8th Avenue • East Moline, Illinois 61244
Phone (309) 755-4553 • (800)750-4345
Fax (309) 755-9656
E-mail: sales@electrofreeze.com • www.electrofreeze.com

184768 Printed in U.S.A. 4/07 2M

Certified and/or listed by:

"UL, linear and listed by Underwriters Laboratories under Canadian National Standard C22.2 No. 120.1991

ELECTRO FREEZE
ArcticSwirl®
Sweet Choice

ArcticSwirl®

Flavor Blender

Model HDM-75A

This Flavor Blender has proven to be dependable even under very heavy use. There have been thousands sold.

3/4 Horsepower Motor

Industrial grade motor designed to handle heavy loads. This powerful motor helps to blend a mix-in product quickly and efficiently.

Proven Belt Drive System

Stress is put on an inexpensive belt rather than an expensive motor. The belt drive system allows us to use a longer shaft supported by two bearings to reduce vibration and noise.

Patented Mixing Jars

Designed to blend quickly and efficiently without destroying the frozen product or cutting cups. The mixing shaft is manufactured from stainless steel which adds to shaft life and durability.

Variable Speed Control

Allows the operator to control the speed of the mixing shaft for blending. The Arctic Swirl® can be adjusted to blend cookies, candy or fruit with soft serve or hard pack ice cream or mix a standard shake. The mixing shaft speed can also be reduced when cleaning or sanitizing, preventing the water or sanitizer from being thrown from the container.

Stainless Steel Cabinet

Easy to clean and appearance remains "like new" longer.

Sound Insulated

Sound deadening insulation covers the inside walls of the top of the mixer where the motor is located. Also, the base is foamed to help reduce noise.

UC-FREEZER | 6

ARCTIC SWIRL | 5

WALL MOUNT HANDSINK | 4

Catalog Specification Sheet No. E202.9S

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Specification Sheet

Short Form Specifications

Eagle Hand Sinks with Side Splashes, model _____. Constructed of all-welded type 304 stainless steel, with deep-drawn positive drain sink bowl, inverted "V" edge to prevent spillage, drain, splash-mounted faucet, and factory-installed side splash on both sides. Offered are the following hand sinks:

- Model #HSA-10-F-LRS, 12" side-to-side.
- Model #HSA-10-FEPE-LRS. Includes paper towel dispenser, soap dispenser, and electronic-eye sensor-beam faucet with 12-volt adaptor

Model: **T-23F-HC**

T-Series:
Reach-In Solid Swing Door Freezer with Hydrocarbon Refrigerant

STANDARD FEATURES

DESIGN
- True's commitment to using the highest quality materials and oversized refrigeration systems provides the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.

REFRIGERATION SYSTEM
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro carbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Extra large evaporator coil balanced with higher horsepower compressor and large condenser, maintains -10°F (-23.3°C). Ideally suited for both frozen foods and ice cream.
- State-of-the-art, electronically commutated evaporator and condenser fan motors; ECM motors operate at higher peak efficiencies and move a more consistent volume of air across the coil, which lowers energy consumption and provides greater motor reliability.
- Bottom-mounted condensing unit positioned for easy cleaning. Compressor runs in coolest and most grease free area of the kitchen. Allows for storage area on top of unit.
- Microprocessor, electronic-initiated, temperature-terminated. Saves energy consumption and provides shortest possible defrost cycle.

CABINET CONSTRUCTION
- Exterior - Stainless steel front, Anodized quality aluminum ends, Corrosion resistant Galvhan coated steel back.
- Interior - attractive, NSF approved, clear coated aluminum liner. Stainless steel floor with coved corners.
- Insulation - entire cabinet structure and solid door are foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).
- Welded, heavy duty steel frame rail, black powder coated for corrosion protection.

DOOR
- Door is stainless steel exterior with clear aluminum liner, to match cabinet interior. Door extend full width of cabinet shell. Door lock standard.
- Lifetime-guaranteed recessed door handle. Door fitted with 12" (305 mm) long recessed handle that is foamed-in-place with a sheet metal interlock to ensure permanent attachment.
- Positive seal self-closing door. Lifetime guaranteed door hinges and torsion type closure system.
- Magnetic door gasket of one piece construction, removable without tools for ease of cleaning.

SHELVING
- Three (3) adjustable, heavy duty PVC coated wire shelves 22 ½" x 23 ½" (582 mm x 597 mm) with chrome plated shelf clips included per shelf.
- Shelf support platens made of same material as cabinet interior; shelves are adjustable on ½" (13 mm) increments.

LIGHTING
- Interior lighting - safety shielded. Lights activated by rocker switch mounted above door.

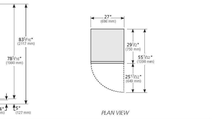
MODEL FEATURES
- Exterior temperature display.
- Evaporator is epoxy coated to eliminate the potential of corrosion.
- Rear airflow guards prevent product from blocking optimal airflow.
- NSF/ANSI Standard 7 compliant for open food product.

ELECTRICAL
- Unit completely pre-wired at factory and ready for final connection to a 115/60/1 phase, 15 amp dedicated outlet. Cord and plug set included.

115/60/1
NEMA 5-15R

OPTIONAL FEATURES/ACCESSORIES
Upcharge and lead times may apply.
- ❑ 220-240V/50Hz
- ❑ 4" (102 mm) standard legs.
- ❑ 6" (153 mm) stainless/flanged legs.
- ❑ Alternate door hinging (factory installed).
- ❑ 2 Hostelry baskets.
- ❑ Additional shelves.

PLAN VIEW



5 YEAR PARTS WARRANTY
5 YEAR COMPRESSOR WARRANTY
U.S.A. ONLY

METRIC DIMENSIONS ROUNDED UP TO THE NEAREST WHOLE MILLIMETER
SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

ENERGY STAR® qualified

Model	Elevation	Right	Plan	ID	Back
T-23F-HC	TEVS32	TEVS32	TEVS32	TEVS23	

TRUE MANUFACTURING CO., INC.
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400 • Fax (636)272-2408 • Toll Free (800)325-6152 • Intl. Fax# (01)636-272-7546 • www.truemfg.com

TRUE MANUFACTURING CO., INC.
U.S.A. FOODSERVICE DIVISION
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl Fax# (01)636-272-7546
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____ AIA #
Location: _____ SIS #
Item #: _____ Qty: _____
Model #: _____

Model: **T-23F-HC**

T-Series:
Reach-In Solid Swing Door Freezer with Hydrocarbon Refrigerant

- True's solid door reach-in's are designed with enduring quality that protects your long term investment.
- Designed using the highest quality materials and components to provide the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.
- Extra large evaporator coil balanced with higher horsepower compressor and large condenser maintains -10°F (-23.3°C) cabinet temperatures. Ideally suited for both frozen foods and ice cream.
- Stainless steel solid door and front. The heavy gauge stainless steel provides strength for lower dents and scratches.
- Adjustable, heavy duty PVC coated shelves.
- Positive seal self-closing door. Lifetime guaranteed door hinges and torsion type closure system.
- Automatic defrost system-time-initiated, temperature-terminated. Saves energy consumption and provides shortest possible defrost cycle.

Bottom-mounted units feature:
- "No-tools" lower shelf.
- Storage on top of cabinet.
- Compressor performs in coolest, most grease free area of kitchen.
- Easily accessible condenser coil for cleaning.

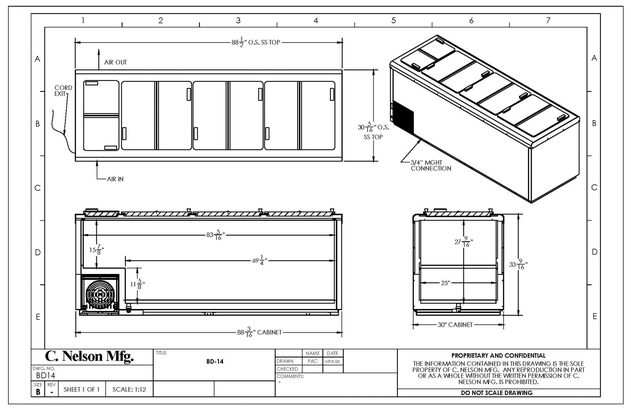
ROUGH-IN DATA

Specifications subject to change without notice.
Chart dimensions rounded up to the nearest ¾" (millimeters rounded up to next whole number).

Model	Doors	Shelves	Cabinet Dimensions (inches) (mm) W	D	H*	HP	Voltage	Amps	NEMA Config.	Cord Length (total ft.) (total m)	Crated Weight (lbs.) (kg)
T-23F-HC	1	3	27 686	29½ 750	78¾ 1991	½	115/60/1 220-240V/50Hz	2.2	5-15P ▲	9 2.74	295 134

*Height does not include 1" (13 mm) for case bumpers.
▲ Plug type native by country.

*Height does not include 6⅝" (153 mm) for casters or 4" (153 mm) for optional legs.



C. Nelson Mfg.
DWG NO: BD14
B - SHEET 1 OF 1 SCALE: 1:12
TITLE: BD-14
NAME | DATE
DRAWN: PAC | 010-08
CHECKED
COMMENTS:

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF C. NELSON MFG. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF C. NELSON MFG. IS PROHIBITED.
DO NOT SCALE DRAWING

innovation first
ENERGY STAR® qualified

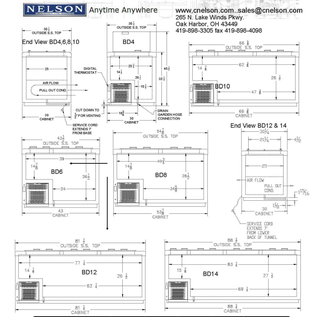
S/DB — Printed in U.S.A.

APPROVALS:

AVAILABLE AT:

SINGLE DOOR REACH IN FRIDGE | 11

NELSON Anytime Anywhere
www.cnelson.com sales@cnelson.com
285 N. Lake Winds Pkwy
Oak Harbor, OH 43449
419-898-3305 fax 419-898-4098



Specs	BD4	BD6	BD8	BD10	BD12	BD14
Ship Wt	225	275	315	365	430	460
Cu/ft Capacity	8.0	13	17.5	22.5	27.5	29.5
#Facing	4	6	8	11	14	15
Total Tubs	9	12	15	22	26	30
Compressor	NLE8.8CN	NLE8.8CN	NLE8.8CN	NLE8.8CN	SC12CLX	SC12CLX
Amps	8/4	8	8	8	11	11/6
Electric	115v / 220v	115v	115v	115v	115v	115v / 220v

8/7/2020 2:11 PM

Nelson Treasure Chests
Double Row
Dipping Cabinets

Features:
All Digital, All the Time. Electronic thermostats included in all Nelson dipping cabinets takes the guess work out of the perfect temperature setting. T-stats adjust from –30 to +30 degrees.

Employee Side Breathing cabinets allow for flexibility in proper placement in a bakery or against a wall. BD12 & BD14 require customer side venting.

Permanent Stainless Steel Gaskets never need replaced.

SPECIFICATIONS: • One piece 22 ga. 304 stainless steel, all corners welded (no cor-ner pieces or raw edges, ever). • Galvanized steel reinforced sub-top beneath the stainless top. • Galvanized steel reinforced sub-top to prevent condensation on cabinet top. • 24 ga stainless steel interior. Optional 22 ga. 304 stainless steel interior. • Copper tubing cold wall type evaporator attached to liner wall. • Forced air refrigeration. • Modular design on all BD models(on grade or elevated base for efficient operation and built-in applications. • Base of cabinet to be constructed of 16 ga. Galvanized steel. • Pounded-in place urethane foam insulation with a minimum "K" factor of .13. Lids to be stainless steel top with poured urethane foam insulation and hinged in the center with rubber handles. Freezer lid gaskets to be of a molded, one piece, high impact grade ABS plastic. Cabinet to be equipped with a 7-ft power cord, 3 wire, grounded, dead front construction, • Unit NSF & UL and/or ETL approved. Refrigerant used R290 or R45

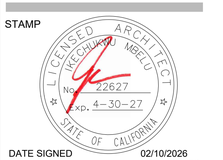
Nelson Ice Cream Cabinets...Professionally and New ice Cream Businesses All Over The World

8/7/2020 2:11 PM

DIPPING CABINET | 10

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

STAMP



DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & ICON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & ICON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
EQUIPMENT SPECS

SHEET #
A541
NO. OF

Model: **TSSU-48-12-HC**

Food Prep Table:
Solid Door Sandwich/Salad Unit with Hydrocarbon Refrigerant

STANDARD FEATURES

DESIGN
- True's commitment to using the highest quality materials and oversized refrigeration systems provides the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.

REFRIGERATION SYSTEM
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydrocarbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Energy efficient, factory balanced refrigeration system maintains 33°F to 41°F (1°C to 5°C) product temperature in food pans and cabinet interior. Complies with ANSI/NSF-7.
- Patented forced-air design holds 33°F to 41°F (1°C to 5°C) product temperature in food pans and cabinet interior. Complies with ANSI/NSF-7.
- Condensing unit access in back of cabinet; slides out for easy maintenance.

CABINET CONSTRUCTION
- Exterior - Stainless steel front, top and ends. Corrosion resistant Galvhan coated steel back.
- Interior - attractive, NSF approved, clear coated aluminum liner. Stainless steel floor with coved corners.
- Insulation - entire cabinet structure and solid doors are foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).
- 6" (153 mm) diameter stem casters - locks provided on front set, 3⅝" (51 mm) work surface height.

DOORS
- Stainless steel exterior with white aluminum liner to match cabinet interior.
- Each door fitted with 12" (305 mm) long recessed handle that is foamed-in-place with a sheet metal interlock to ensure permanent attachment.
- Positive seal self-closing doors with 90° stay open feature. Doors swing within cabinet dimensions.
- Magnetic door gaskets of one piece construction, removable without tools for ease of cleaning.

SHELVING
- Four (4) adjustable, heavy duty PVC coated wire shelves 21¾"L x 19"D (568 mm x 467 mm). Four (4) chrome plated shelf clips included per shelf.
- Shelf support platens made of same material as cabinet interior; shelves are adjustable on ½" (13 mm) increments.

MODEL FEATURES
- Evaporator is epoxy coated to eliminate the potential of corrosion.
- 11¾" (298 mm) deep, 9" (13 mm) thick, full length work surface with 1" (25 mm) thick cutting board. NSF approved white polyethylene provides tough preparation surface.
- Stainless steel, patented, foam insulated hinged and hood keep pan temperatures colder, lock in freshness and minimize condensation. Removable for easy cleaning.
- Comes standard with 12 (9 deliv 475"L x 65"W x 4.5"D (375 mm x 159 mm) clear polycarbonate, NSF approved, food pans in cutting board. Accepts 6" (153 mm) deep food pans supplied by others.
- Countertop pan opening designed to fit varying size pan configurations with available pan divider bars. Varying size pans supplied by others.
- Mounted 5 Standard 7 compliant for open food product.

ELECTRICAL

115/60/1
NEMA 5-15R

OPTIONAL FEATURES/ACCESSORIES
Upcharge and lead times may apply.
- ❑ 220 - 240V / 50 Hz.
- ❑ 4" (153 mm) standard legs.
- ❑ 6" (153 mm) stainless/flanged legs.
- ❑ Bare bottom (factory installed). Requires one per door.
- ❑ Additional shelves.
- ❑ Door locks.
- ❑ Double overshelf.
- ❑ Rail kit.
- ❑ Sneezeguard.
- ❑ 19" (483 mm) deep (12" (13 mm) thick, white polyethylene cutting board. Requires "2 brackets.
- ❑ 27" (483 mm) deep (X" (25 mm) thick, white polyethylene cutting board. Requires "2 brackets.
- ❑ 11¾" (298 mm) deep (1" (13 mm) thick, composite cutting board. Requires "2 brackets.
- ❑ 19" (483 mm) deep (1" (25 mm) thick, composite cutting board. Requires "2 brackets.
- ❑ Crumb catcher. Requires crumb catcher cutting board for proper installation.
- ❑ Pan dividers.
- ❑ Digital, angular digital temperature display (factory installed).
- ❑ ADA compliant model with 34" (864 mm) work surface height.

PLAN VIEW

WARRANTY
Three-year warranty on all parts and labor and an additional 2 year warranty on compressor. (U.S.A. only)

METRIC DIMENSIONS ROUNDED UP TO THE NEAREST WHOLE MILLIMETER
SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

ENERGY STAR® qualified

Model	Elevation	Right	Plan	ID	Back
TSSU-48-12-HC	TEVS48	TEVS12	TEVS48	TEVS23	

TRUE MANUFACTURING CO., INC.
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400 • Fax (636)272-2408 • Toll Free (800)325-6152 • Intl. Fax# (01)636-272-7546 • www.truemfg.com

SUNDAE CABINET | 13

TRUE MANUFACTURING CO., INC.
U.S.A. FOODSERVICE DIVISION
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl Fax# (01)636-272-7546
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____ AIA #
Location: _____ SIS #
Qty: _____
Item #: _____
Model #: _____

Model: **TSSU-48-12-HC**

Food Prep Table:
Solid Door Sandwich/Salad Unit with Hydrocarbon Refrigerant

- Trues salad/sandwich units are designed with enduring quality that protects your long term investment.
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro carbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Patented forced-air design holds 33°F to 41°F (1°C to 5°C) product temperature in food pans and cabinet interior.
- Complies with ANSI/NSF-7.
- All stainless steel front, top and ends. Corrosion resistant Galvhan coated steel back.
- Stainless steel, patented, foam insulated lid and hood keep pan temperatures colder, lock in freshness and minimize condensation. Removable for easy cleaning.
- Interior - attractive, NSF approved, clear coated aluminum liner. Stainless steel floor with coved corners.
- 11¾" (298 mm) deep, ¾" (13 mm) thick, full length removable cutting board included. Requires (qty) brackets. NSF approved white polyethylene provides tough preparation surface.
- Heavy duty PVC coated wire shelves.
- Insulated with high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).

ROUGH-IN DATA

Specifications subject to change without notice.
Chart dimensions rounded up to the nearest ¾" (millimeters rounded up to next whole number).

Model	Doors	Shelves	Pans (top)	Cabinet Dimensions (inches) (mm) W	D	H*	HP	Voltage	Amps	NEMA Config.	Cord Length (total ft.) (total m)	Crated Weight (lbs.) (kg)
TSSU-48-12-HC	2	4	12	48¾ 1229	30⅞ 784	36¾ 934	½ ½	115/60/1 230-240/50/1	5.6 2.3	5-15P ▲	11 3.35	340 155

*Height does not include 1" (25 mm) for case bumpers.
▲ Plug type native by country.

innovation first
ENERGY STAR® qualified

S/18-A — Printed in U.S.A.

APPROVALS:

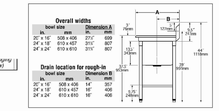
AVAILABLE AT:

DROP IN DUMP SINK | 15

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

414 Series Coved Corner Four-Compartment Sinks



model #	BOWL DIMENSIONS width in.	width mm	length in.	length mm	DRAINBOARD quantity	length in.	length mm	OVERALL DIMENSIONS widths in.	widths mm	lengths in.	lengths mm	weight lbs.	kg
414-16-4	16"	406	16"	406	2	16"	457	27"×	699	76½"	1943	125	56.7
414-16-4-10R or L	20"	508	16"	406	1	16"	457	27"×	699	58"×	2240	144	65.3
414-16-4-10	20"	508	16"	406	2	16"	457	27"×	699	107"×	2720	163	73.9
414-16-4-24R or L	20"	508	16"	406	1	24"	610	27"×	699	98"×	2489	150	68.0
414-16-4-24	20"	508	16"	406	2	24"	610	27"×	699	119"×	3042	175	79.5
414-18-4	24"	610	18"	457	0	–	–	31"×	807	85½"	2172	135	61.2
414-18-4-10R or L	24"	610	18"	457	1	18"	457	31"×	807	100½"	2559	154	69.9
414-18-4-10	24"	610	18"	457	2	18"	457	31"×	807	116"	2944	173	78.5
414-18-4-24R or L	24"	610	18"	457	1	24"	610	31"×	807	108½"	2711	160	72.6
414-18-4-24	24"	610	18"	457	2	24"	610	31"×	807	130½"	3321	189	85.7
414-24-4	24"	610	24"	610	0	–	–	31"×	807	109½"	2783	153	69.4
414-24-4-10R or L	24"	610	24"	610	1	18"	457	31"×	807	124½"	3169	172	78.0
414-24-4-10	24"	610	24"	610	2	18"	457	31"×	807	140"	3556	191	86.6
414-24-4-24R or L	24"	610	24"	610	1	24"	610	31"×	807	130½"	3321	179	80.7
414-24-4-24	24"	610	24"	610	2	24"	610	31"×	807	152"	3861	202	92.1

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2065
www.eaglegrp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

For custom configuration or fabrication needs, contact our SpecRAB® Division.
Phone: 302-653-3921 • Fax: 302-653-2925 • e-mail: ourteam@eaglegrp.com

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglegrp.com

Although every attempt has been made to ensure the accuracy of the information provided, we cannot be held responsible for typographical or printing errors. Information and specifications are subject to change without notice. Please confirm at time of order.

Printed in U.S.A. ©2013 by Eagle Group
E620.26 Rev. 05/13

4 COMPARTMENT SINK | 12

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Specification Sheet

Short Form Specifications
Eagle Four-Compartment Sink, model _____, with 2" wide "Euro-Style" edging on front and sides. Sink bowls are heavy gauge type 304 stainless steel, with 135° water level, deep drawn, stainless and have all corners coved. Top — including backsplash, and drainboards (when required) — is heavy gauge type 430 stainless steel. Drainboards shall be "V" creased for positive drainage, 9½" high backsplash with 1" upturn and tile edge. Legs to be 1⅝" O.D., galvanized tubing with front-to-back crossbracing, and 1" high impact plastic adjustable bullet feet.

414 Series Coved Corner Four-Compartment Sinks

Materials
- Sink bowls: Heavy gauge type 304 stainless steel.
- Top, Drainboards and euro-style edging are heavy gauge type 430 stainless steel.
- Legs: 1⅝" (41mm)-diameter heavy-gauge galvanized tubing with plated 12-gauge gussets and high-impact corrosion resistant fully adjustable bullet feet – crossbracing is 1" (25mm)-diameter heavy-gauge galvanized tubing.

Design and Construction Features
- All bowls have deep-drawn one-piece seamless construction, using state-of-the-art hydraulic presses.
- Sink bowls have generous radius with minimum dimension of 3" (76mm) and are rectangular for maximum capacity.
- Nine (9" x 16" 508 x 406mm) bowl design, with enhanced polishing techniques.
- 135° (343mm) water level is standard.
- Swivel-away drainage.
- Leg gusset assemblies welded adjacent to sink bowl for maximum weight support and stability.
- 9½" (241mm) standard backsplash includes 1" (25mm) upturn and tile edge for easy installation and feathering to wall/splash surface.
- "V" creased drainboards for positive drainage.

Options / Accessories
- ❑ Stainless steel legs
- ❑ Stainless steel bullet feet
- ❑ Lever drains
- ❑ Twist handle drains
- ❑ Twist drain brackets
- ❑ Faucets
- ❑ Sink covers
- ❑ Waste outlets
- ❑ Sink kits
- ❑ Overflow hole

Mechanical:
- Water supply is ¾" (13mm) IPS for hot and cold lines.
- Faucet holes are 1⅛" (29mm) punched on 8" (203mm) centers; two sets of faucet holes are punched.
- Basket-type waste drain included fits sink bowls' 3½" (89mm) opening and features 1¼" (38mm) outlet.

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2065
www.eaglegrp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

For custom configuration or fabrication needs, contact our SpecRAB® Division.
Phone: 302-653-3921 • Fax: 302-653-2925 • e-mail: ourteam@eaglegrp.com

Certifications / Approvals: NSF

AUTOQUOTES

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglegrp.com

Eagle Foodservice Equipment, Eagle MHC, SpecRAB®, and Retail Display are divisions of Eagle Group. ©2013 by the Eagle Group

Printed in U.S.A. ©2013 by Eagle Group
E620.26 Rev. 10/12

Catalog Specification Sheet No. E620.26 — 414 Series Coved Corner Four-Compartment Sinks

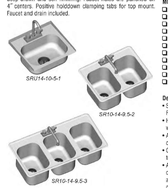
SPARE | 16

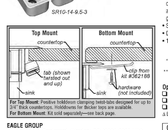
EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Specification Sheet

Short Form Specifications
Eagle Countertop Self Rimming Drop-In Sink, model _____. Sinks are type 304 stainless steel, deep-drawn and self rimming. Faucet holes are punched on 4" centers. Positive holddown clamping tabs for top mount. Faucet and drain included.





For Top Mount: Positive holddown clamping twist-tabs designed for up to 3/4" thick countertops. Holddowns for thicker tops are available.
For Bottom Mount: Kit sold separately—see back page.

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2065
www.eaglegrp.com

Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-637-5100

For custom configuration or fabrication needs, contact our SpecRAB® Division.
Phone: 302-653-3921 • Fax: 302-653-2925 • e-mail: ourteam@eaglegrp.com

Spec sheets available for viewing, printing or downloading from our online literature library at www.eaglegrp.com

Eagle Foodservice Equipment, Eagle MHC, SpecRAB®, and Retail Display are divisions of Eagle Group. ©2013 by the Eagle Group

Printed in U.S.A. ©2013 by Eagle Group
E620.39 Rev. 05/13

Catalog Specification Sheet No. E620.39 — Countertop Drop-In Sinks with Self Rim Design

Countertop Drop-In Sinks with Self Rim Design*

MODELS:
- ❑ ***SR10-14-5-1***
- ❑ ***SR10-14-5-5-1***
- ❑ ***SR10-14-5-5-5***
- ❑ ***SR14-10-5-1***
- ❑ ***SR14-10-5-5-1***
- ❑ ***SR14-10-5-5-5***
- ❑ ***SR14-16-5-5-1***
- ❑ ***SR14-16-5-5-5***
- ❑ ***SR18-19-5-1***
- ❑ ***SR18-19-13-5-1***
- ❑ ***SR10-14-13-5-2***
- ❑ ***SR19-10-9-1***
- ❑ ***SR19-10-13-5-1***
- ❑ ***SR20-12-6-5-1***
- ❑ ***SR20-12-9-5-1***
- ❑ ***SR20-12-13-5-1***
- ❑ ***SR24-14-5-5-1***
- ❑ ***SR24-14-13-5-1***
- ❑ ***SR24-14-5-5-5***
- ❑ ***SR24-14-9-5-2***
- ❑ ***SR24-14-13-5-2***
- ❑ ***SR24-14-9-5-3***
- ❑ ***SR24-14-13-5-3***
- ❑ ***SR10-19-5-3***
- ❑ ***SR10-19-13-5-3***
- ❑ ***SR24-10-13-5-3***
- ❑ ***SR10-19-2***

Design and Construction Features
- Sinks can be mounted onto top or bottom of countertop. For bottom mount, order kit #3G2186 (see back page).
- Heavy gauge type 304 series stainless steel coved bowls with large radius.
- All sinks feature 3½" (89mm)-diameter drain hole in the center of the bowl.
- Crumb cup strainer assembly features 4¼" (114mm)-diameter top flange and 1½" (38mm) NPS outlet.
- All sinks feature dock-mounted faucet on 4" (102mm)** centers; one-compartment sinks with 10" x 14" (254 x 356) and 14" x 16" (356 x 406mm) bowls include faucet with 8" (203mm) spout.
- Self rimming.
- Integral drawn.
- 18 or 20 gauge*** industrial grade construction and quality.

* Not intended for installation into stainless steel worksurface. Please consult factory if need so/so.
** Faucet holes are punched on 8" (203mm) centers, add suffix "-8H" (example: SR10-14-5-5-1-8H).
*** Varies per model/ size. Refer to charts on back page.

Options / Accessories
- ❑ Faucets (see back page)
- ❑ Electronic-eye faucets-A (add suffix "-FE")
- ❑ P-trap (#2301789)

a Electronic-Eye Faucets are available for One-Compartment Sinks only.

Certifications / Approvals: NSF

AUTOQUOTES

DROP IN DUMP SINK | 15

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

414 Series Coved Corner Four-Compartment Sinks

model #	BOWL DIMENSIONS width in.	width mm	length in.	length mm	DRAINBOARD quantity	length in.	length mm	OVERALL DIMENSIONS widths in.	widths mm	lengths in.	lengths mm	weight lbs.	kg
414-16-4-24R or L	20"	508	16"	406	1	24"	610	27"×	699	98"×	2490	150	68.0
414-16-4-24	20"	508	16"	406	2	24"	610	27"×	699	119"×	3042	175	79.5
414-18-4	24"	610	18"	457	0	–	–	31"×	807	85½"	2172	135	61.2
414-18-4-10R or L	24"	610	18"	457	1	18"	457	31"×	807	100½"	2559	154	69.9
414-18-4-10	24"	610	18"	457	2	18"	457	31"×	807	116"	2944	173	78.5
414-18-4-24R or L	24"	610	18"	457	1	24"	610	31"×	807	108½"	2711	160	72.6
414-18-4-24	24"	610	18"	457	2	24"	610	31"×	807	130½"	3321	189	85.7
414-24-4	24"	610	24"	610	0	–	–	31"×	807	109½"	2783	153	69.4
414-24-4-10R or L	24"	610	24"	610	1	18"	457	31"×	807	124½"	3169	172	78.0
414-24-4-10	24"	610	24"	610	2	18"	457	31"×	807	140"	3556	191	86.6
414-24-4-24R or L	24"	610	24"	610	1	24"	610	31"×	807	130½"	3321	179	80.7
414-24-4-24	24"	610	24"	610	2	24"	610	31"×	807	152"	3861	202	92.1

EAGLE GROUP
100 Industrial Boulevard, Clay

drains

EAGLE GROUP
Profit from the Eagle Advantage®

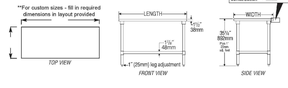
Item No.:
Project No.:
S.I.S. No.:

Catalog Specification Sheet No. EG18.40A

Worktables with Flat Top and Galvanized Base with Adjustable Undershelf—Budget Series

Budget Series Worktables with Flat Top and Galvanized Base with Undershelf

*For custom sizes - fill in required dimensions in layout provided



model #	# of legs	width in.	width mm	length in.	length mm	weight lbs.	weight kg
T24240	4	24"	610	40"	1016	80	36.1
T24260	4	24"	610	60"	1524	90	40.7
T24296	4	24"	610	96"	2438	100	45.4
T24840	4	24"	610	48"	1219	90	40.7
T24860	4	24"	610	60"	1524	70	31.8
T24872	4	24"	610	72"	1829	100	45.4
T24960	6	24"	610	60"	1524	90	40.7
T24972	6	24"	610	72"	1829	100	45.4
T24996	6	24"	610	96"	2438	120	54.4
T24972HD	6	24"	610	72"	1829	150	68.0
T24996HD	6	24"	610	96"	2438	190	86.2
T30240	4	30"	762	40"	1016	90	40.7
T30260	4	30"	762	60"	1524	100	45.4
T30296	4	30"	762	96"	2438	110	49.9
T30840	4	30"	762	48"	1219	90	40.7
T30860	4	30"	762	60"	1524	100	45.4
T30872	4	30"	762	72"	1829	110	49.9
T30960	6	30"	762	60"	1524	110	49.9
T30972	6	30"	762	72"	1829	120	54.4
T30996	6	30"	762	96"	2438	130	59.0
T30972HD	6	30"	762	72"	1829	190	86.2
T30996HD	6	30"	762	96"	2438	230	104.3
T36240	4	36"	914	40"	1016	100	45.4
T36260	4	36"	914	60"	1524	110	49.9
T36296	4	36"	914	96"	2438	120	54.4
T36840	4	36"	914	48"	1219	70	31.8
T36860	4	36"	914	60"	1524	90	40.7
T36872	4	36"	914	72"	1829	90	40.7
T36960	6	36"	914	60"	1524	120	54.4
T36972	6	36"	914	72"	1829	130	59.0
T36996	6	36"	914	96"	2438	150	68.0
T36960HD	6	36"	914	108"	2743	132	59.9
T36972HD	6	36"	914	72"	1829	150	68.0
T36996HD	6	36"	914	96"	2438	190	86.2
T36144HD	6	36"	914	144"	3658	159	72.2

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2095
www.eaglegrp.com
Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-537-5100

©2015 by Eagle Group
Rev. 06/15

Spec sheets available for viewing, printing or downloading from our online literature library at *www.eaglegrp.com*

Although every attempt has been made to ensure the accuracy of the information provided, we cannot be held responsible for typographical or pricing errors. Information and specifications are subject to change without notice. Please confirm at time of order.

EAGLE GROUP
Profit from the Eagle Advantage®

Item No.:
Project No.:
S.I.S. No.:

Catalog Specification Sheet No. EG18.40A

Specification Sheet

Short Form Specifications
Eagle worktables, Budget series model _____.
Top constructed of heavy gauge, type 430 stainless steel with 1¼" roll on front and rear, and sides turned down 90°. Undershelf is adjustable and constructed of heavy gauge galvanized. Top reinforced with welded hat channels, and sound deadened. Constructed with unit-kit® patented gusset system with the gussets recessed into the hat channels to reduce lateral movement. Legs are 1¾" O.D. galvanized tubing with galvanized gussets, and 1" RH-impact plastic bullet feet.

Worktables with Flat Top and Galvanized Base with Adjustable Undershelf—Budget Series

MODELS:

☐ **T24240**	☐ **T24108**	☐ **T30728**	☐ **T36608**
☐ **T24260**	☐ **T24128**	☐ **T30848**	☐ **T36728**
☐ **T24296**	☐ **T24132**	☐ **T30860**	☐ **T36848**
☐ **T24608**	☐ **T24144**	☐ **T30872**	☐ **T36860**
☐ **T24648**	☐ **T30108**	☐ **T30896**	☐ **T36872**
☐ **T24660**	☐ **T30128**	☐ **T30960**	☐ **T36896**
☐ **T24672**	☐ **T30132**	☐ **T30972**	☐ **T36960**
☐ **T24696**	☐ **T30144**	☐ **T30996**	☐ **T36972**
☐ **T24848**	☐ **T30208**	☐ **T36048**	☐ **T36996**
☐ **T24860**	☐ **T30288**	☐ **T36648**	☐ **T36144**

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • Fax: 302-653-2095
www.eaglegrp.com
Foodservice Division: Phone 800-441-8440
MHC/Retail Display Divisions: Phone 800-537-5100

For custom configuration or fabrication needs, contact our **SpecKAB® Division.**
Phone: 302-653-3000 • Fax: 302-653-2095 • email: custom@eaglegrp.com

EG18.40A Rev. 06/15

Spec sheets available for viewing, printing or downloading from our online literature library at *www.eaglegrp.com*

Eagle Foodservice Systems, Eagle MHC, SpecKAB®, and Retail Display are divisions of Eagle Group ©2015 by the Eagle Group

Job

MetroMax® i POLYMER SHELVING

We put space to work.

Material Specifications:
- **Shelf Mats:** Polypropylene with built-in Microban antimicrobial product protection
- **Longitudinal Beams:** Pultrusions — continuous glass fibers and thermoset resin composite.
- **End Beams...Adjustable Foot and Sock at Shelf Wedge Connector:** reinforced nylon
- **Bonding of Longitudinal Beams to End Beams:** High temperature polyamide adhesive.
- **Wedges:** Polypropylene
- **Posts:** Pultrusions — continuous glass fibers and thermoset resin composite with built-in Microban® antimicrobial product protection.
- **Post Cap and Center Base Cap:** High-density polyethylene.
- **"S" Hook Tab Hole Plug:** Vinyl
- **Collar and "S" Hook:** Type 304 Stainless Steel.
- **Continuous Temperature –** MetroMax **i** can be used continuously within a range of -50°/38° F (-58/66° C) with intermittent exposure to 210° F (100° C) for cleaning.

x4

Replacement MetroMax i Wedges
Cat. No. **MX9005**
Bag of 4 wedges.

- **Rust & Corrosion Proof:** All polymer and Type 304 stainless design withstands moisture, chemicals, and harsh environments.
- **Forever Guarantee:** Lifetime warranty against rust and corrosion.
- **Maximum Strength:** Power corner connection and rigid four-sided frame with center truss assure stability and strength in stationary, mobile, and high-density rack shelving configurations.
  1000 lbs. (454kg) per shelf for lengths of 24" to 48" (610 to 1219mm)
  800 lbs. (363kg) per shelf for lengths of 54" to 72" (1372 to 1829mm)
  Stationary and 3000lbs (907kg) evenly distributed.
  Mobile unit (with stem casters): Up to 900lbs. (408kg).
  Multiply the caster load rating by 3 to determine actual rating.
- **Easiest to Clean :** Smooth surfaces easily wipe clean. Polymer mats can be easily removed and cleaned in a sink or commercial warewashish machine.
- **Microban® Antimicrobial Product Protection** is built into the shelf mats and posts to inhibit the growth of bacteria, mold, mildew, and fungus that cause odors and product degradation. Microban product protection keeps the product "cleaner between cleanings."
- **Smooth, Protective Surfaces:** Smooth, flat surfaces protect packaged goods from snagging and damage during loading and unloading.
- **Efficient Use of Space:** Shelves adjust at 1" (25mm) increments along the post to maximize the use of available vertical space.
- **Fast, Easy Assembly:** Shelves are ready to use right out of the box. One-piece wedges securely attach to the posts — Raised beads on the back of each wedge snap into the grooves on the post. Window on wedge aligns with numbers on the post to locate the desired shelf position. Shelf seats into position over the posts and wedges. A unit can be assembled without tools in minutes.
- **Interchangeable:** Part of the MetroMax platform, corrosion proof MetroMax i shelves are compatible on the same shelving units with MetroMax Q and MetroMax 4 shelves.
- **Robust Open Grid and Solid Mat Options:** Shelf mats are sturdy and safely support heavy loads from small dimension and irregular-shaped items. Both styles offer heavy-duty support and resist the pressure of mobile applications.
- **Open grid mats** are reinforced with a perimeter, transverse and light perimeter.
- **One-piece solid mats** offer maximum ease of cleaning and are ideal to protect items on the bottom shelf from dirt or bathspatterings from cleaning hours. Note: 72" L (1829mm) solid shelf has two mat sections.
- **NSF Listed** for all environments
- **Maximum Versatility:** complete line of accessories are found on spec sheet 9.29.

Standard Shelves
- Part number includes shelf with removable mats and one bag of wedges.

Shelf with Mats Model No.	Nominal Size in.	Nominal Size mm	Shelf Weight lbs.	Shelf Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX1836S	18" x 36"	457 x 914	6	2.7	8	3.6
MX1848S	18" x 48"	457 x 1219	8	3.6	10	4.5
MX1860S	18" x 60"	457 x 1524	10	4.5	12	5.4
MX1872S	18" x 72"	457 x 1829	12	5.4	14	6.4
MX1896S	18" x 96"	457 x 2438	16	7.3	18	8.2
MX2136S	21" x 36"	533 x 914	7	3.2	9	4.1
MX2148S	21" x 48"	533 x 1219	9	4.1	11	5.0
MX2160S	21" x 60"	533 x 1524	11	5.0	13	5.9
MX2172S	21" x 72"	533 x 1829	13	5.9	15	6.8
MX2196S	21" x 96"	533 x 2438	17	7.7	19	8.6
MX2436S	24" x 36"	610 x 914	8	3.6	10	4.5
MX2448S	24" x 48"	610 x 1219	10	4.5	12	5.4
MX2460S	24" x 60"	610 x 1524	12	5.4	14	6.4
MX2472S	24" x 72"	610 x 1829	14	6.4	16	7.3
MX2496S	24" x 96"	610 x 2438	18	8.2	20	9.1
MX3036S	30" x 36"	762 x 914	9	4.1	11	5.0
MX3048S	30" x 48"	762 x 1219	11	5.0	13	5.9
MX3060S	30" x 60"	762 x 1524	13	5.9	15	6.8
MX3072S	30" x 72"	762 x 1829	15	6.8	17	7.7
MX3096S	30" x 96"	762 x 2438	19	8.6	21	9.5

Heavy-Duty Dunnage Shelves
- Weight capacity per shelf evenly distributed: 1,200 lbs. (544kg) on shelves up to and including 48" (1220mm) long; 800 lbs. (408kg) for shelves 54" (1370mm) and longer.
- Dunnage shelves are recommended for use on units with four posts, not as part of add-on units with two posts.

Shelf with Mats Model No.	Nominal Size in.	Nominal Size mm	Shelf Weight lbs.	Shelf Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MHD1836S	18" x 36"	457 x 914	12	5.4	14	6.4
MHD1848S	18" x 48"	457 x 1219	16	7.3	18	8.2
MHD1860S	18" x 60"	457 x 1524	20	9.1	22	10.0
MHD1872S	18" x 72"	457 x 1829	24	10.9	26	11.8
MHD1896S	18" x 96"	457 x 2438	32	14.5	34	15.4
MHD2136S	21" x 36"	533 x 914	14	6.4	16	7.3
MHD2148S	21" x 48"	533 x 1219	18	8.2	20	9.1
MHD2160S	21" x 60"	533 x 1524	22	10.0	24	10.9
MHD2172S	21" x 72"	533 x 1829	26	11.8	28	12.7
MHD2196S	21" x 96"	533 x 2438	34	15.4	36	16.3
MHD2436S	24" x 36"	610 x 914	16	7.3	18	8.2
MHD2448S	24" x 48"	610 x 1219	20	9.1	22	10.0
MHD2460S	24" x 60"	610 x 1524	24	10.9	26	11.8
MHD2472S	24" x 72"	610 x 1829	28	12.7	30	13.6
MHD2496S	24" x 96"	610 x 2438	36	16.3	38	17.2
MHD3036S	30" x 36"	762 x 914	18	8.2	20	9.1
MHD3048S	30" x 48"	762 x 1219	22	10.0	24	10.9
MHD3060S	30" x 60"	762 x 1524	26	11.8	28	12.7
MHD3072S	30" x 72"	762 x 1829	30	13.6	32	14.5
MHD3096S	30" x 96"	762 x 2438	38	17.2	40	18.1

Stationary Posts

Model No.	in.	mm	Actual Weight lbs.	Actual Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX07P	27"	685	3#Pkg	1#lb	0.5	0.2
MX09P	39"	990	4#Pkg	2#lb	1.0	0.5
MX12P	51"	1295	5#Pkg	2#lb	1.0	0.5
MX15P	63"	1600	6#Pkg	3#lb	1.5	0.7
MX18P	74"	1880	7#Pkg	3#lb	1.5	0.7
MX21P	86"	2185	8#Pkg	3#lb	2.0	1.0
MX24P	98"	2490	9#Pkg	4#lb	2.0	1.0

Mobile Posts – for use with stem casters

Model No.	in.	mm	Actual Weight lbs.	Actual Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX07UP	27"	685	3#Pkg	1#lb	0.5	0.2
MX09UP	39"	990	4#Pkg	2#lb	1.0	0.5
MX12UP	51"	1295	5#Pkg	2#lb	1.0	0.5
MX15UP	63"	1600	6#Pkg	3#lb	1.5	0.7
MX18UP	74"	1880	7#Pkg	3#lb	1.5	0.7
MX21UP	86"	2185	8#Pkg	3#lb	2.0	1.0
MX24UP	98"	2490	9#Pkg	4#lb	2.0	1.0

Stationary Mobile

Note: For special height rod posts, consult your Metro representative.

Tabletop
- Patented unit-kit® gusset system (patent #5,168,349): gussets are recessed into hat channel, reducing lateral movement.
- Top reinforced with welded-on hat channel.
- Sound-deadened between top and channels.
- 1¼" (38mm) diameter 1830° rolled edges on front and rear. Ends are turned down 90° providing for flush installations where required.
- Heavy gauge type 430 polished stainless steel.

Adjustable Undershelf
- Heavy gauge, galvanized.
- Gusset welded to each corner.

Legs—1¾" (41mm)-diameter
- Tables 96" (2438mm) and longer come with six legs or more.
- Heavy gauge galvanized steel.
- 1" (25mm) adjustable hi-impact plastic feet.

Options / Accessories
- ☐ Drawer
- ☐ Lock
- ☐ Casters
- ☐ Stainless steel bullet feet
- ☐ Overshelves
- ☐ Duplex receptacles
- ☐ Pot rack
- ☐ Sink
- ☐ Additional undershelf
- ☐ Stabilizer Bar (for 30"– and 36"-wide tables)

Certifications / Approvals
NSF

AUTOQUOTES
KCL

MICROBAN® and the MICROBAN® symbol are registered trademarks of the Microban® Products Company, Huntersville, NC. Microban® product protection does not by itself protect a user from food borne illness. Product must be cleaned.

an All Group Company

The Spirit of Excellence

Metro® MetroMax® i Polymer Shelving 9.20

Metro®

InterMetro Industries Corporation
North Wilmington Street, Wilkes-Barre, PA 18705
Product information: U.S. and Canada: 1.800.992.1779
Outside U.S. and Canada: www.metro.contemberatus

Printed in U.S.A. LSD-77
Product is U.S.A. - ISO

ENTITIES AT LEAST PARTLY OWNED BY THE FAMILY OF WILLIAM H. MCILHENNY JR. ARE NOT AFFILIATED WITH MCILHENNY COMPANY.

Copyright © 2013 by InterMetro Industries Corp.

Job

MetroMax® i POLYMER SHELVING

We put space to work.

Material Specifications:
- **Shelf Mats:** Polypropylene with built-in Microban antimicrobial product protection
- **Longitudinal Beams:** Pultrusions — continuous glass fibers and thermoset resin composite with built-in Microban® antimicrobial product protection.
- **End Beams...Adjustable Foot and Sock at Shelf Wedge Connector:** reinforced nylon
- **Bonding of Longitudinal Beams to End Beams:** High temperature polyamide adhesive.
- **Wedges:** Polypropylene
- **Posts:** Pultrusions — continuous glass fibers and thermoset resin composite with built-in Microban® antimicrobial product protection.
- **Post Cap and Center Base Cap:** High-density polyethylene.
- **"S" Hook Tab Hole Plug:** Vinyl
- **Collar and "S" Hook:** Type 304 Stainless Steel.
- **Continuous Temperature –** MetroMax **i** can be used continuously within a range of -50°/38° F (-58/66° C) with intermittent exposure to 210° F (100° C) for cleaning.

x4

Replacement MetroMax i Wedges
Cat. No. **MX9005**
Bag of 4 wedges.

- **Rust & Corrosion Proof:** All polymer and Type 304 stainless design withstands moisture, chemicals, and harsh environments.
- **Forever Guarantee:** Lifetime warranty against rust and corrosion.
- **Maximum Strength:** Power corner connection and rigid four-sided frame with center truss assure stability and strength in stationary, mobile, and high-density rack shelving configurations.
  1000 lbs. (454kg) per shelf for lengths of 24" to 48" (610 to 1219mm)
  800 lbs. (363kg) per shelf for lengths of 54" to 72" (1372 to 1829mm)
  Stationary and 3000lbs (907kg) evenly distributed.
  Mobile unit (with stem casters): Up to 900lbs. (408kg).
  Multiply the caster load rating by 3 to determine actual rating.
- **Easiest to Clean :** Smooth surfaces easily wipe clean. Polymer mats can be easily removed and cleaned in a sink or commercial warewashish machine.
- **Microban® Antimicrobial Product Protection** is built into the shelf mats and posts to inhibit the growth of bacteria, mold, mildew, and fungus that cause odors and product degradation. Microban product protection keeps the product "cleaner between cleanings."
- **Smooth, Protective Surfaces:** Smooth, flat surfaces protect packaged goods from snagging and damage during loading and unloading.
- **Efficient Use of Space:** Shelves adjust at 1" (25mm) increments along the post to maximize the use of available vertical space.
- **Fast, Easy Assembly:** Shelves are ready to use right out of the box. One-piece wedges securely attach to the posts — Raised beads on the back of each wedge snap into the grooves on the post. Window on wedge aligns with numbers on the post to locate the desired shelf position. Shelf seats into position over the posts and wedges. A unit can be assembled without tools in minutes.
- **Interchangeable:** Part of the MetroMax platform, corrosion proof MetroMax i shelves are compatible on the same shelving units with MetroMax Q and MetroMax 4 shelves.
- **Robust Open Grid and Solid Mat Options:** Shelf mats are sturdy and safely support heavy loads from small dimension and irregular-shaped items. Both styles offer heavy-duty support and resist the pressure of mobile applications.
- **Open grid mats** are reinforced with a perimeter, transverse and light perimeter.
- **One-piece solid mats** offer maximum ease of cleaning and are ideal to protect items on the bottom shelf from dirt or bathspatterings from cleaning hours. Note: 72" L (1829mm) solid shelf has two mat sections.
- **NSF Listed** for all environments
- **Maximum Versatility:** complete line of accessories are found on spec sheet 9.29.

Standard Shelves
- Part number includes shelf with removable mats and one bag of wedges.

Shelf with Mats Model No.	Nominal Size in.	Nominal Size mm	Shelf Weight lbs.	Shelf Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX1836S	18" x 36"	457 x 914	6	2.7	8	3.6
MX1848S	18" x 48"	457 x 1219	8	3.6	10	4.5
MX1860S	18" x 60"	457 x 1524	10	4.5	12	5.4
MX1872S	18" x 72"	457 x 1829	12	5.4	14	6.4
MX1896S	18" x 96"	457 x 2438	16	7.3	18	8.2
MX2136S	21" x 36"	533 x 914	7	3.2	9	4.1
MX2148S	21" x 48"	533 x 1219	9	4.1	11	5.0
MX2160S	21" x 60"	533 x 1524	11	5.0	13	5.9
MX2172S	21" x 72"	533 x 1829	13	5.9	15	6.8
MX2196S	21" x 96"	533 x 2438	17	7.7	19	8.6
MX2436S	24" x 36"	610 x 914	8	3.6	10	4.5
MX2448S	24" x 48"	610 x 1219	10	4.5	12	5.4
MX2460S	24" x 60"	610 x 1524	12	5.4	14	6.4
MX2472S	24" x 72"	610 x 1829	14	6.4	16	7.3
MX2496S	24" x 96"	610 x 2438	18	8.2	20	9.1
MX3036S	30" x 36"	762 x 914	9	4.1	11	5.0
MX3048S	30" x 48"	762 x 1219	11	5.0	13	5.9
MX3060S	30" x 60"	762 x 1524	13	5.9	15	6.8
MX3072S	30" x 72"	762 x 1829	15	6.8	17	7.7
MX3096S	30" x 96"	762 x 2438	19	8.6	21	9.5

Heavy-Duty Dunnage Shelves
- Weight capacity per shelf evenly distributed: 1,200 lbs. (544kg) on shelves up to and including 48" (1220mm) long; 800 lbs. (408kg) for shelves 54" (1370mm) and longer.
- Dunnage shelves are recommended for use on units with four posts, not as part of add-on units with two posts.

Shelf with Mats Model No.	Nominal Size in.	Nominal Size mm	Shelf Weight lbs.	Shelf Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MHD1836S	18" x 36"	457 x 914	12	5.4	14	6.4
MHD1848S	18" x 48"	457 x 1219	16	7.3	18	8.2
MHD1860S	18" x 60"	457 x 1524	20	9.1	22	10.0
MHD1872S	18" x 72"	457 x 1829	24	10.9	26	11.8
MHD1896S	18" x 96"	457 x 2438	32	14.5	34	15.4
MHD2136S	21" x 36"	533 x 914	14	6.4	16	7.3
MHD2148S	21" x 48"	533 x 1219	18	8.2	20	9.1
MHD2160S	21" x 60"	533 x 1524	22	10.0	24	10.9
MHD2172S	21" x 72"	533 x 1829	26	11.8	28	12.7
MHD2196S	21" x 96"	533 x 2438	34	15.4	36	16.3
MHD2436S	24" x 36"	610 x 914	16	7.3	18	8.2
MHD2448S	24" x 48"	610 x 1219	20	9.1	22	10.0
MHD2460S	24" x 60"	610 x 1524	24	10.9	26	11.8
MHD2472S	24" x 72"	610 x 1829	28	12.7	30	13.6
MHD2496S	24" x 96"	610 x 2438	36	16.3	38	17.2
MHD3036S	30" x 36"	762 x 914	18	8.2	20	9.1
MHD3048S	30" x 48"	762 x 1219	22	10.0	24	10.9
MHD3060S	30" x 60"	762 x 1524	26	11.8	28	12.7
MHD3072S	30" x 72"	762 x 1829	30	13.6	32	14.5
MHD3096S	30" x 96"	762 x 2438	38	17.2	40	18.1

Stationary Posts

Model No.	in.	mm	Actual Weight lbs.	Actual Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX07P	27"	685	3#Pkg	1#lb	0.5	0.2
MX09P	39"	990	4#Pkg	2#lb	1.0	0.5
MX12P	51"	1295	5#Pkg	2#lb	1.0	0.5
MX15P	63"	1600	6#Pkg	3#lb	1.5	0.7
MX18P	74"	1880	7#Pkg	3#lb	1.5	0.7
MX21P	86"	2185	8#Pkg	3#lb	2.0	1.0
MX24P	98"	2490	9#Pkg	4#lb	2.0	1.0

Mobile Posts – for use with stem casters

Model No.	in.	mm	Actual Weight lbs.	Actual Weight kg	Approx. Ship Wt. lbs.	Approx. Ship Wt. kg
MX07UP	27"	685	3#Pkg	1#lb	0.5	0.2
MX09UP	39"	990	4#Pkg	2#lb	1.0	0.5
MX12UP	51"	1295	5#Pkg	2#lb	1.0	0.5
MX15UP	63"	1600	6#Pkg	3#lb	1.5	0.7
MX18UP	74"	1880	7#Pkg	3#lb	1.5	0.7
MX21UP	86"	2185	8#Pkg	3#lb	2.0	1.0
MX24UP	98"	2490	9#Pkg	4#lb	2.0	1.0

Stationary Mobile

Note: For special height rod posts, consult your Metro representative.

Tabletop
- Patented unit-kit® gusset system (patent #5,168,349): gussets are recessed into hat channel, reducing lateral movement.
- Top reinforced with welded-on hat channel.
- Sound-deadened between top and channels.
- 1¼" (38mm) diameter 1830° rolled edges on front and rear. Ends are turned down 90° providing for flush installations where required.
- Heavy gauge type 430 polished stainless steel.

Adjustable Undershelf
- Heavy gauge, galvanized.
- Gusset welded to each corner.

Legs—1¾" (41mm)-diameter
- Tables 96" (2438mm) and longer come with six legs or more.
- Heavy gauge galvanized steel.
- 1" (25mm) adjustable hi-impact plastic feet.

Options / Accessories
- ☐ Drawer
- ☐ Lock
- ☐ Casters
- ☐ Stainless steel bullet feet
- ☐ Overshelves
- ☐ Duplex receptacles
- ☐ Pot rack
- ☐ Sink
- ☐ Additional undershelf
- ☐ Stabilizer Bar (for 30"– and 36"-wide tables)

Certifications / Approvals
NSF

AUTOQUOTES
KCL

MICROBAN® and the MICROBAN® symbol are registered trademarks of the Microban® Products Company, Huntersville, NC. Microban® product protection does not by itself protect a user from food borne illness. Product must be cleaned.

an All Group Company

The Spirit of Excellence

Metro® MetroMax® i Polymer Shelving 9.20

Metro®

InterMetro Industries Corporation
North Wilmington Street, Wilkes-Barre, PA 18705
Product information: U.S. and Canada: 1.800.992.1779
Outside U.S. and Canada: www.metro.contemberatus

Printed in U.S.A. LSD-77
Product is U.S.A. - ISO

ENTITIES AT LEAST PARTLY OWNED BY THE FAMILY OF WILLIAM H. MCILHENNY JR. ARE NOT AFFILIATED WITH MCILHENNY COMPANY.

Copyright © 2013 by InterMetro Industries Corp.

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

STAMP

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON A RCH INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RCH INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY: FRANK WRIGHT

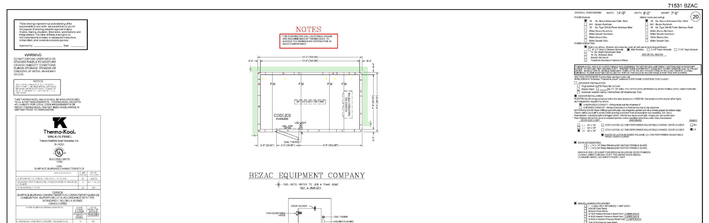
PRINTED ON: 02/10/2026

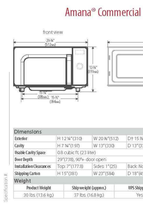
PROJECT NO: 2025-025

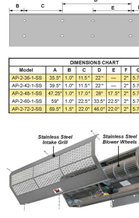
TITLE
EQUIPMENT SPECS

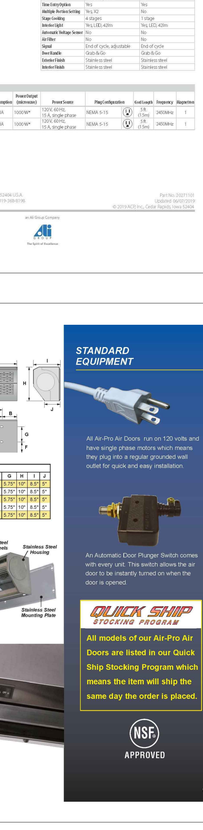
SHEET #
A542

NO. OF









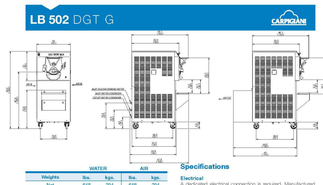
Commercial Electric Water Heater

ElectriFLEX MD™ Electric Models

Must or exceed ASHRAE 90.1 (latest edition), U.E.C. Listed

Model Number	Rated Storage Capacity		Recovery at 100°F Rise*		A Tank Height	A Tank Height	Flue to Top*	Flue to Top*	H Flue to Top of Control Box	H Flue to Top of Control Box	D Depth	CE of Water Conn.	Water Conn. NPT	Approx. Shipping Weight
	U.S. Gal.	Imp. Gal.	U.S. Gal.	Imp. Gal.	in.	mm	in.	mm	in.	mm	in.	in.	in.	lbs.
EGI 30S-2	30	42	29	42	47¼	77	47¼	80 ½	39½	24½	9	1 ½	1½	102
EGI 50S-2	50	70	29	42	63¼	77	63¼	80 ½	55½	24½	9	1 ½	1½	132
EGI 50M-3	50	69	34	42	63	263	63	66 ½	42 ½	24½	9	1 ½	1½	152

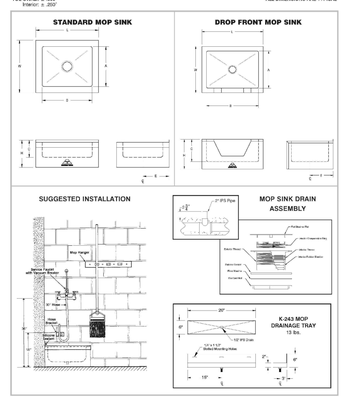
| Model Number | Rated Nominal Capacity | | Recovery at 90°C R



BATCH FREEZER / ICE CREAM MACHINE | 29

MOP RACK | 28

CHEMICAL SHELF | 27



MOP SINK | 26

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

STAMP

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
HANDEL'S HOMEMADE ICE CREAM SINCE 1945
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703
PROJECT ADDRESS

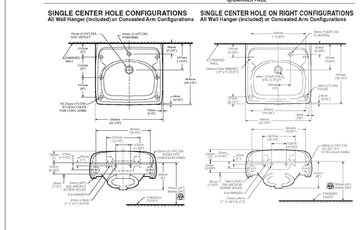
REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

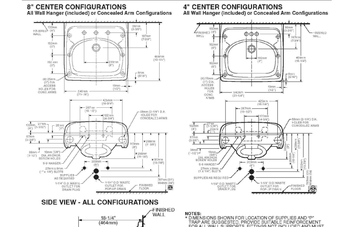
AGENCY STAMP

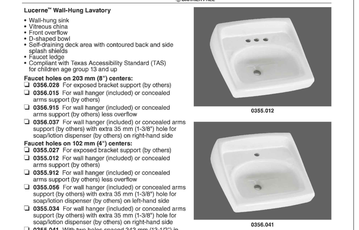
DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

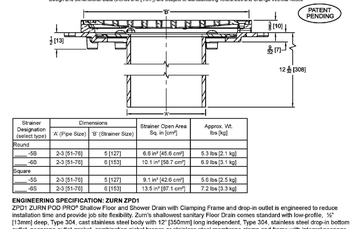
TITLE
EQUIPMENT SPECS

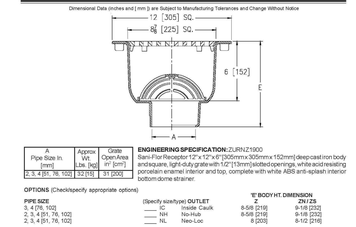
SHEET #
A543
NO. OF





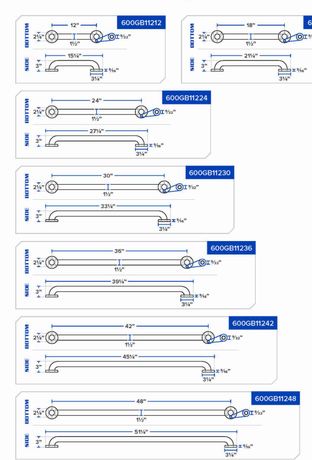


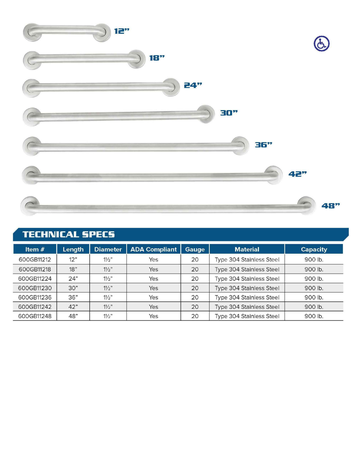




FLOOR DRAIN | 31

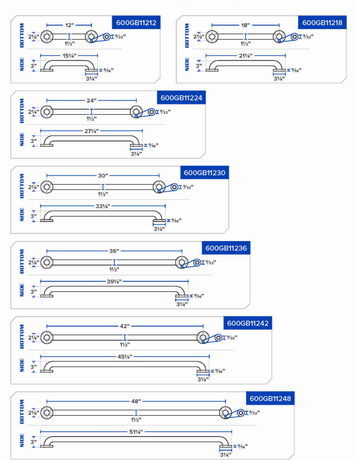
FLOOR SINK | 30

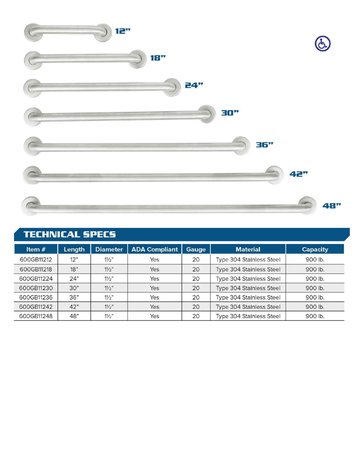




ACCESSIBLE WATER CLOSET | 33

ACCESSIBLE LAVATORY | 32





ACCESSIBLE GRAB BAR | 36

ACCESSIBLE GRAB BAR | 35

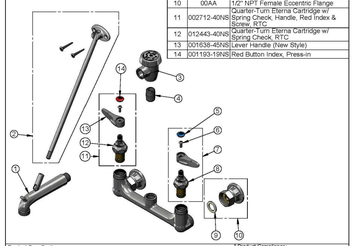
T&S BRASS AND BRONZE WORKS, INC.

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0665-POL**
Item No.

ITEM NO.	SALES NO.	DESCRIPTION
1	009545-40	Spout w/ Male QH Outlet & Upper Clevis - Polished Chrome
2	009546-40	Upper Support Rod
3	B-0969	1/2" NPT Vacuum Breaker
4	002534-25	Close Nipple, 1/2" NPT
5	018506-19NS	Blue Button Index, Press-in
6	000925-45	Lab Handle Screw
7	002711-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Blue Index & Screw, LTC
8	012442-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, LTC
9	000129-45	Coupling Nut Washer
10	00AA	1/2" NPT Female Eccentric Flange
11	002712-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Red Index & Screw, RTC
12	012443-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, RTC
13	001638-45NS	Lever Handle (New Style)
14	001193-19NS	Red Button Index, Press-in



Product Specifications:
8" Wall Mount Service Sink, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Upper Support Rod, Garden Hose Male Outlet, Polished Chrome Finish, 1/2" NPT Vacuum Breaker & 1/2" NPT Female Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61- Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)
ASSE 1001 (VB)

Drawn: MRC | Checked: JRM | Approved: JHB | Date: 11/02/18 | Scale: NTS | Sheet 2 of 2

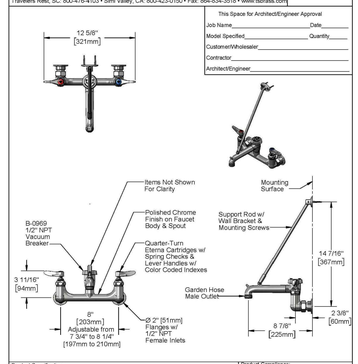
T&S BRASS AND BRONZE WORKS, INC.

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0665-POL**
Item No.

This Space for Architect/Engineer Approval
Job Name _____ Date _____
Model Specified _____ Quantity _____
Customer/Wholesaler _____
Contractor _____
Architect/Engineer _____



Product Specifications:
8" Wall Mount Service Sink, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Upper Support Rod, Garden Hose Male Outlet, Polished Chrome Finish, 1/2" NPT Vacuum Breaker & 1/2" NPT Female Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61- Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)
ASSE 1001 (VB)

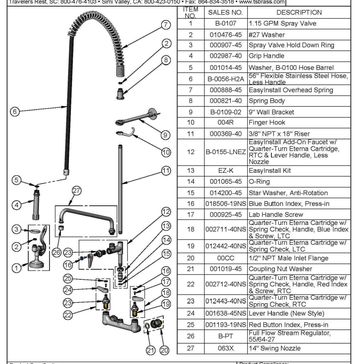
Drawn: MRC | Checked: JRM | Approved: JHB | Date: 11/02/18 | Scale: 1/6 | Sheet 1 of 2

T&S BRASS AND BRONZE WORKS, INC.

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0133-01**
Item No.



ITEM NO.	SALES NO.	DESCRIPTION
1	B-0107	1.15 GPM Spray Valve
2	010476-45	#27 Washer
3	000907-45	Spray Valve Hold Down Ring
4	002987-40	Grip Handle
5	001014-45	Washer, B-0100 Hose Barrel
6	B-0056-H2A	56" Flexible Stainless Steel Hose, Less Handle
7	000888-45	Easy Install Overhead Spring
8	000821-40	Spring Body
9	B-0109-02	9" Wall Bracket
10	00AR	Finger Hook
11	000369-40	3/8" NPT x 18" Riser
12	B-0155-LNEZ	Easy Install Add-On Faucet w/ Quarter-Turn Eterna Cartridge, RTC & Lever Handle, Less Nozzle
13	EZ-K	Easy Install Kit
14	001065-45	O-Ring
15	014200-45	Star Washer, Anti-Rotation
16	018506-19NS	Blue Button Index, Press-in
17	000925-45	Lab Handle Screw
18	002711-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Blue Index & Screw, LTC
19	012442-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, LTC
20	00CC	1/2" NPT Male Inlet Flange
21	001019-45	Coupling Nut Washer
22	002712-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Red Index & Screw, RTC
23	012443-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, RTC
24	001638-45NS	Lever Handle (New Style)
25	001193-19NS	Red Button Index, Press-in
26	B-PT	Full Flow Stream Regulator, 55/64-27
27	063X	14" Swing Nozzle

Product Specifications:
Pre-Rinse Unit. Easy/install 8" Wall Mount Mixing Faucet, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Add-On Faucet, 14" Swing Nozzle, 56" Flexible Stainless Steel Hose, 1.15 GPM Spray Valve, 9" Wall Bracket & 1/2" NPT Male Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
2019 DOE PRSV - Class II

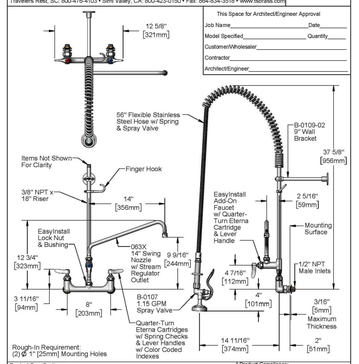
Drawn: LSA | Checked: KJG | Approved: JHB | Date: 03/05/20 | Scale: NTS | Sheet 2 of 2

T&S BRASS AND BRONZE WORKS, INC.

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0133-01**
Item No.



Product Specifications:
Pre-Rinse Unit. Easy/install 8" Wall Mount Mixing Faucet, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Add-On Faucet, 14" Swing Nozzle, 56" Flexible Stainless Steel Hose, 1.15 GPM Spray Valve, 9" Wall Bracket & 1/2" NPT Male Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
2019 DOE PRSV - Class II

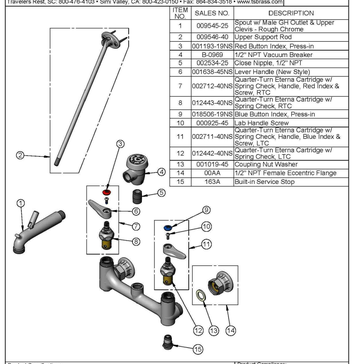
Drawn: LSA | Checked: KJG | Approved: JHB | Date: 03/05/20 | Scale: 1:8 | Sheet 1 of 2

T&S BRASS AND BRONZE WORKS, INC.

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0665-BSTR**
Item No.



ITEM NO.	SALES NO.	DESCRIPTION
1	009545-25	Spout w/ Male QH Outlet & Upper Clevis - Rough Chrome
2	009546-40	Upper Support Rod
3	001193-19NS	Red Button Index, Press-in
4	B-0969	1/2" NPT Vacuum Breaker
5	002534-25	Close Nipple, 1/2" NPT
6	001638-45NS	Lever Handle (New Style)
7	002712-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Red Index & Screw, RTC
8	012443-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, RTC
9	018506-19NS	Blue Button Index, Press-in
10	000925-45	Lab Handle Screw
11	002711-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, Handle, Blue Index & Screw, LTC
12	012442-40NS	Quarter-Turn Eterna Cartridge w/ Spring Check, LTC
13	001019-45	Coupling Nut Washer
14	00AA	1/2" NPT Female Eccentric Flange
15	163A	Built-in Service Stop

Product Specifications:
8" Wall Mount Service Sink, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Upper Support Rod, Garden Hose Male Outlet, Built-In Service Stops, Rough Chrome Finish, 1/2" NPT Vacuum Breaker & 1/2" NPT Female Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61- Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)
ASSE 1001 (VB)

Drawn: KJG | Checked: JRM | Approved: JHB | Date: 11/19/19 | Scale: NTS | Sheet 2 of 2

T&S BRASS AND BRONZE WORKS, INC.

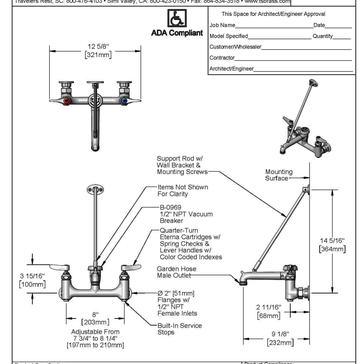
2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

Model No. **B-0665-BSTR**
Item No.

ADA Compliant

This Space for Architect/Engineer Approval
Job Name _____ Date _____
Model Specified _____ Quantity _____
Customer/Wholesaler _____
Contractor _____
Architect/Engineer _____



Product Specifications:
8" Wall Mount Service Sink, Quarter-Turn Eterna Cartridges w/ Spring Checks, Lever Handles, Upper Support Rod, Garden Hose Male Outlet, Built-In Service Stops, Rough Chrome Finish, 1/2" NPT Vacuum Breaker & 1/2" NPT Female Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61- Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)
ASSE 1001 (VB)

Drawn: KJG | Checked: JRM | Approved: JHB | Date: 11/19/19 | Scale: 1/6 | Sheet 1 of 2

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

STAMP

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & ICON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & ICON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

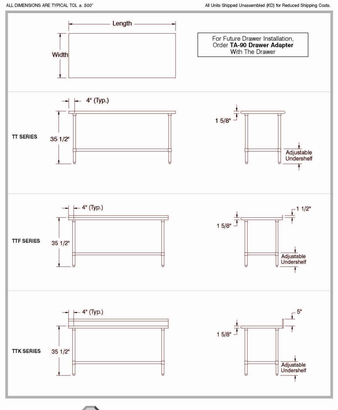
DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
EQUIPMENT SPECS

SHEET #
A544
NO. OF

DIMENSIONS and SPECIFICATIONS

ALL DIMENSIONS ARE TYPICAL TOL. ± 3/16" — All Units Shipped Unassembled (EQ) for Reduced Shipping Costs



ADVANCE TABCO
200 Heartland Boulevard, Edgewood, NY 11717-8380

ADVANCE TABCO is constantly engaged in a program of improving our products and may change specifications and/or the right to change specifications without prior notice.

© ADVANCE TABCO, DECEMBER 2017

REF-O

STAINLESS STEEL
18 GAUGE GALVANIZED WORK TABLES
TT, TTF & TTK Series

ADVANCE TABCO
SVU

Item #: _____ Qty #: _____
Model #: _____
Project #: _____

FEATURES:
TT Series top is furnished with 1 5/8" sanitary rolled rim on front and rear and square ends.
TTF Series top is furnished with 1 5/8" sanitary rolled rim on front and and 1 1/2" backsplash on rear.
TTK Series top is furnished with 1 5/8" sanitary rolled rim on front and and 5" backsplash on rear.
Two die formed hat channels are attached to underside of work table top to reinforce and maintain a level working surface.
Leg Corner at undershelf corner secures leg shelf to legs & is fully adjustable.

CONSTRUCTION:
All TIG welded. Exposed weld areas polished to match adjacent surface.
Top is sound deadened.
Die formed galvanized hat channels are secured to top by means of structural adhesive and weld studs. Gussets welded to hat channels.

MATERIALS:
TOP: 18 Gauge Stainless Steel Type 430 Series
SHELF: 18 Gauge Galvanized Steel with Galvanized Steel Gussets
LEGS: 1 5/8" Diameter Tubular Galvanized Steel T. Adjustable Plastic Bullet Feet

W	L	Flat Top Model	Approx. Approx. Ship Wt. Lbs.	1-1/2" Splash Model	Approx. Approx. Ship Wt. Lbs.	5" Splash Model	Approx. Approx. Ship Wt. Lbs.
18" WIDE	36"	TT-183-X	33 lbs. 3	—	— —	—	— —
	48"	TT-184-X	44 lbs. 3	—	— —	—	— —
	60"	TT-185-X	56 lbs. 4	—	— —	—	— —
	72"	TT-186-X	68 lbs. 4	—	— —	—	— —
	84"	TT-187-X	79 lbs. 6	—	— —	—	— —
	96"	TT-188-X*	90 lbs. 7	—	— —	—	— —
24" WIDE	30"	TT-243-X	30 lbs. 3	TTF-243-X	30 lbs. 3	—	— —
	36"	TT-244-X	40 lbs. 3	TTF-244-X	40 lbs. 3	—	— —
	48"	TT-245-X	52 lbs. 4	TTF-245-X	52 lbs. 4	—	— —
	60"	TT-246-X	62 lbs. 4	TTF-246-X	62 lbs. 4	—	— —
	72"	TT-247-X	73 lbs. 5	TTF-247-X	73 lbs. 5	—	— —
	84"	TT-248-X	84 lbs. 6	TTF-248-X	84 lbs. 6	—	— —
	96"	TT-249-X*	106 lbs. 11	TTF-249-X*	106 lbs. 11	—	— —
30" WIDE	30"	TT-303-X	30 lbs. 3	TTF-303-X	30 lbs. 3	—	— —
	36"	TT-304-X	40 lbs. 3	TTF-304-X	40 lbs. 3	—	— —
	48"	TT-305-X	52 lbs. 4	TTF-305-X	52 lbs. 4	—	— —
	60"	TT-306-X	62 lbs. 4	TTF-306-X	62 lbs. 4	TTK-306-X	69 lbs. 12
	72"	TT-307-X	73 lbs. 5	TTF-307-X	73 lbs. 5	TTK-307-X	80 lbs. 13
	84"	TT-308-X	84 lbs. 6	TTF-308-X	84 lbs. 6	TTK-308-X	91 lbs. 14
	96"	TT-309-X*	106 lbs. 11	TTF-309-X*	106 lbs. 11	—	— —

*8' tables furnished with 4 legs

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 8:00 pm E.S.T.
For Orders & Customer Service: Email: customer@advancetabco.com or Fax: 631-242-0900
For Smart Fabrication™ Quotes: Email: smartfab@advancetabco.com or Fax: 631-586-2933

REF-O

OMCAN
HANDLING & STORAGE
SERVING THE FOOD INDUSTRY SINCE 1951

STEEL PAINTED LOCKERS

STEEL PAINTED LOCKERS
Our steel painted lockers offer security and convenience for staff change rooms and locker rooms. Several sizes available. Shipped knocked down. Assembly required*.

TECHNICAL SPECIFICATION				
ITEM	DESCRIPTION	INNER DIMENSIONS	PACKAGING WEIGHT	DIMENSIONS (D/W/H)	PACKAGING DIMENSIONS
13124	Locker, 1-tier	18" X 12" x 71" per compartment	59 lbs.	18" x 12" x 78"	19" x 79" x 4"
13126	Locker, 2-tier	18" x 12" x 35.5" per compartment	61 lbs.	18" x 12" x 78"	19" x 79" x 4"
13128	Locker, 3-tier	18" x 12" x 23.5" per compartment	61 lbs.	18" x 12" x 78"	19" x 79" x 4"
13130	Locker, 4-tier	18" x 12" x 17" per compartment	62 lbs.	18" x 12" x 78"	19" x 79" x 4"
13132	Locker, 5-tier	18" x 12" x 14.5" per compartment	64 lbs.	18" x 12" x 78"	19" x 79" x 4"
13134	Locker, 6-tier	18" x 12" x 12" per compartment	66 lbs.	18" x 12" x 78"	19" x 79" x 4"

Ships on 7 SLskid (60 lbs).

*Assembly service is available upon request (9957).

OMCAN INC.
Telephone: 1-800-465-0234
Fax: (800) 607-0234
E-mail: sales@omcan.com
Website: www.omcan.com

Follow us to keep up to date with the latest news and offers

BUSSING & TRANSPORT

FOLDING UTILITY CARTS

FOLDING UTILITY CARTS
Folding carts add convenience of mobility and compact storage in one. Unfold to transport stacked dishes, bus boxes, or meals to serve. Handles on both ends to push or pull for mobility. In either direction. Fold down to fit behind doors, between counters or in delivery van. Ideal for room service, all-u-ite cafeteria and table service.

- Fold and unfold in a single smooth motion
- Handles on both ends for easy mobility
- 3-tiers of easy to clean plastic shelves
- 1 1/2(3.81cm)dia (new) uprights with built-in locking latch
- 350Lb overall capacity
- Swivel casters with wheels: 2 with step-lock brakes

Qty	Description	Size	Unit
SC-3PSK	3P-Shelf Cart Kit	Set	1
SC-4TSK	3P-Shelf w/ 3-Shelf Cart Kit	Set	1

UTILITY & BUS CARTS

UTILITY CARTS

- 3-Tier cart
- Polypropylene
- UC-3415 series weighs 17.5 lbs
- UC-2015 series weighs 27 lbs
- Accessory bin sold separately
- Ships knocked down

Qty	Description	Size	Color	Unit
UC-3415K	15"x21"x34" 3 Shelf Utility Cart	Set	Black	1
UC-3415G	15"x21"x34" 3 Shelf Utility Cart	Set	Gray	1
UC-3015K	15"x21"x34" 3 Shelf Utility Cart	Set	Black	1
UC-3015G	15"x21"x34" 3 Shelf Utility Cart	Set	Gray	1
UC-18	Refuse Bin	Each		3
UC-18	Tray Rack	Each		6
UC-BIN	Crates	Each		100

Pack Instructions: 20"x30" Crates, 10 Crates/Pallet

STAINLESS STEEL TROLLEYS

- 2-Tier mobile cart
- Caster bumpers protect walls, doors, and the cart from minor collisions
- Ships knocked down

Qty	Description	Size	Color
SUC-2P	2-Tier Utility Cart	Set	1
SUC-3P	3-Tier Utility Cart	Set	1
SUC-BIN	Collection Bin	Each	1
SUC-SB	Collection Bin Stabilizer Bar	Each	1

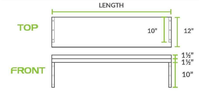
Comes with bumpers

www.wincous.com

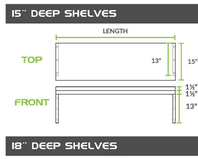
STAINLESS STEEL
SOLID WALL SHELVES

REGENCY Space Solutions

12" DEEP SHELVES



15" DEEP SHELVES



18" DEEP SHELVES

REGENCYTABLESANDSINKS.COM

STAINLESS STEEL
SOLID WALL SHELVES

REGENCY Space Solutions

FEATURES

- Type 430 stainless steel construction
- Easy to clean
- No sharp edges

SPECIFICATIONS

ITEM	GAUGE	DEPTH	WIDTH	LOADING CAPACITY	WEIGHT
600WS3124	18 Gauge	12"	24"	295 lb.	7 lb.
600WS3136	18 Gauge	12"	36"	220 lb.	10 lb.
600WS3148	18 Gauge	12"	48"	255 lb.	12 lb.
600WS3160	18 Gauge	12"	60"	205 lb.	15 lb.
600WS3172	18 Gauge	12"	72"	295 lb.	18 lb.
600WS3184	18 Gauge	12"	84"	340 lb.	21 lb.
600WS3196	18 Gauge	12"	96"	365 lb.	23 lb.
600WS3124	18 Gauge	15"	24"	255 lb.	9 lb.
600WS3136	18 Gauge	15"	36"	390 lb.	11 lb.
600WS3148	18 Gauge	15"	48"	345 lb.	13 lb.
600WS3160	18 Gauge	15"	60"	375 lb.	17 lb.
600WS3172	18 Gauge	15"	72"	395 lb.	21 lb.
600WS3184	18 Gauge	15"	84"	565 lb.	24 lb.
600WS3196	18 Gauge	15"	96"	595 lb.	27 lb.
600WS3224HD	16 Gauge	12"	24"	230 lb.	9 lb.
600WS3236HD	16 Gauge	12"	36"	230 lb.	12 lb.
600WS3248HD	16 Gauge	12"	48"	230 lb.	15 lb.
600WS3260HD	16 Gauge	12"	60"	230 lb.	17 lb.
600WS3272HD	16 Gauge	12"	72"	185 lb.	20 lb.
600WS3284HD	16 Gauge	12"	84"	185 lb.	23 lb.
600WS3296HD	16 Gauge	12"	96"	185 lb.	25 lb.
600WS3524HD	16 Gauge	15"	24"	290 lb.	11 lb.
600WS3536HD	16 Gauge	15"	36"	375 lb.	15 lb.
600WS3548HD	16 Gauge	15"	48"	375 lb.	18 lb.
600WS3560HD	16 Gauge	15"	60"	375 lb.	21 lb.
600WS3572HD	16 Gauge	15"	72"	435 lb.	26 lb.
600WS3584HD	16 Gauge	15"	84"	555 lb.	30 lb.
600WS3596HD	16 Gauge	15"	96"	665 lb.	33 lb.
600WS3136HD	16 Gauge	18"	36"	390 lb.	13 lb.
600WS3148HD	16 Gauge	18"	48"	340 lb.	17 lb.
600WS3160HD	16 Gauge	18"	60"	335 lb.	20 lb.
600WS3190HD	16 Gauge	18"	90"	450 lb.	24 lb.
600WS3172HD	16 Gauge	18"	72"	450 lb.	30 lb.
600WS3184HD	16 Gauge	18"	84"	560 lb.	34 lb.
600WS3196HD	16 Gauge	18"	96"	665 lb.	38 lb.

18 Gauge Wall Shelves 72" Ø 6" & 96" in Length and 14 Gauge Wall Shelves 96" 72" Ø 6" & 96" in Length Feature 3 Brackets. All Others Feature 2 Brackets.

REGENCYTABLESANDSINKS.COM

Model: **T49F-HC**

T-Series: *Reach-In Solid Swing Door Freezer with Hydrocarbon Refrigerant*

true

STANDARD FEATURES

DESIGN
- Our commitment to using the highest quality materials and oversized refrigeration systems provides the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.

REFRIGERATION SYSTEM
- R290 hydrocarbon refrigerant, capillary tube system using environmentally friendly R290 hydro-carbon refrigerant that has zero (0) ozone depletion potential (ODP) & three (3) global warming potential (GWP).
- High-capacity, factory balanced refrigeration system that maintains -10°F (-23.3°C) temperatures, ideal for frozen food foods and ice cream.
- State of the art, electronically commutated evaporator and condenser fan motors; ECM motors operate at higher peak efficiencies and move a more consistent volume of air which produces less heat, reduces energy consumption and provides greater motor reliability.
- Bottom mounted condensing unit positioned for easy cleaning. Compressor runs cooler and most grease free area of the kitchen. Allows for proper air flow & service.
- Automatic defrost system time-initiated, temperature-terminated. Saves energy consumption and provides shortest possible defrost cycle.

CABINET CONSTRUCTION
- Exterior - Stainless steel front. Anodized quality aluminum exterior. Corrosion resistant GalFan coated steel back.
- Interior - attractive, NSF approved, clear coated aluminum liner. Stainless steel floor with coved corners.
- Insulation - entire cabinet structure and solid door are foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).
- Gasket - dual extruded, one piece, black powder coated for corrosion protection.
- Frame rail filled with 4" (102 mm) diameter stem casters - locks provided on front set.

DOORS
- Stainless steel exterior with clear aluminum liner to match cabinet interior. Door-mounted full length hinges. Door lock with two keys.
- Lifetime guaranteed recessed door handles. Each door fitted with 72" (305 mm) long recessed handle that is foamed-in-place with a sheet metal interlock to ensure permanent attachment.
- Positive seal self-closing doors. Lifetime guaranteed door hinges and tension type closure system.
- Magnetic door gaskets of one piece construction, removable without tools for ease of cleaning.

SHELVING
- Six (6) adjustable, heavy duty PVC coated wire shelves (26"W x 22"D (658 mm x 559 mm). Four (4) chrome plated shelf clips included per shelf.
- Shelf support pilasters made of same material as cabinet interior; shelves are adjustable on 1" (13 mm) increments.

LIGHTING
- LED interior lighting - safety shielded. Lights activated by rocker switch mounted above doors.

MODEL FEATURES
- Exterior temperature display.
- Evaporator is epoxy coated to eliminate the potential of corrosion.
- Cord is a special replacement product from blocking optimal airflow.
- NSF/ANSI Standard 7 compliant for open food product.

ELECTRICAL
- Unit completely pre-wired at factory and ready for final connection to a 115/60/1 phase, 15 amp dedicated outlet. Cord and plug set included.

115/60/1
NEMA 5-15R

OPTIONAL FEATURES/ACCESSORIES
Upcharge and lead times may apply.
- ☐ Stainless steel rear.
- ☐ (2") (153 mm) standard legs.
- ☐ (4") (153 mm) seismic/flanged legs.
- ☐ Alternate door hinging (factory installed).
- ☐ Novelty basket.
- ☐ Stainless steel kick plate.
- ☐ Half door/pan tray racks. Each holds up to eleven 18"L x 26"D (458 mm x 661 mm) sheet pans (sold separately) (airflow guards need to be removed).
- ☐ Full door/pan tray racks. Each holds up to twenty-two 18"L x 26"D (458 mm x 661 mm) sheet pans (sold separately) (airflow guards need to be removed).

PLAN VIEW

2 YEAR PARTS AND LABOR 7 YEAR COMPRESSOR WARRANTY
(U.S.A. only)

METRIC DIMENSIONS REVISED UP TO THE NEAREST WHOLE MILLIMETER
SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Model	Elevation	Height	Plan	ID	Stack
T-49F-HC					

TRUE MANUFACTURING CO., INC.
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400 • Fax (636)272-2408 • Toll Free (800)325-6152 • Intl. Fax (001)636-272-7546 • www.truemfg.com

true
TRUE MANUFACTURING CO., INC.
U.S.A FOODSERVICE DIVISION
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl. Fax (001)636-272-7546
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____ AIA #
Location: _____
Item #: _____ Qty: _____ SIS #
Model #: _____

Model: **T-49F-HC**

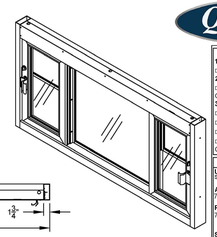
T-Series: *Reach-In Solid Swing Door Freezer with Hydrocarbon Refrigerant*

T-49F-HC

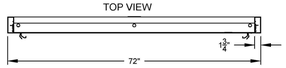
- Stee's solid door track ons are designed with enduring quality that protects your long term investment.
- Designed using the highest quality components and engineered to operate the unit with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service industry.
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro-carbon refrigerant that has zero (0) ozone depletion potential (ODP) & three (3) global warming potential (GWP).
- High-capacity, factory balanced refrigeration system that maintains -10°F (-23.3°C) temperatures for frozen items and ice cream.
- Stainless steel solid door track ons. Door

SCDS NEW MODEL

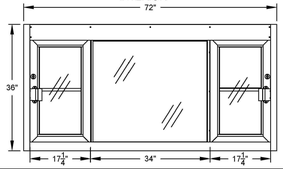
QUIKSERV
we put more in - you get more out



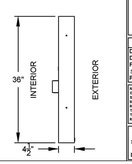
TOP VIEW



INTERIOR



SIDE VIEW



PLEASE SELECT:

1. FRAMING:
□ Aluminum
2. FRAME COLOR:
□ Bronze Anodized □ Clear Anodized
Other:
3. GLAZING:
□ 1/4" Tempered □ 1" Insulated
□ 3/4" Poly - L1 □ 1" Insulated + Low-E
□ 1-1/4" Poly - L3 □ 1-1/4" Acrylic - L1
□ Storm Impact □ 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)

Engineer Notes

Date drawn: 6/30/2022 9:09 AM
Drawn by: SCOONROO
File name:
SCDS-72x36 NEW MODEL CALI.dwg
Page: #### **Scale:** SCALE

NOTE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETY DESIGN ORIGINATED AND OWNED BY SCHER PRODUCTS, INC.
SUBMITTED UNDER A CONFIDENTIAL RELATIONS ALL PATENT, MANUFACTURING, SALE RIGHTS REGARDING THE SAME ARE RESERVED EXCEPT TO THE EXTENT RIGHTS ARE EXPRESSLY GRANTED TO OTHERS. THE RECIPIENT AGREES BY ACCEPTING THESE DRAWINGS NOT TO SUPPLY OR DISCLOSE ANY INFORMATION REGARDING THEM TO ANY UNAUTHORIZED PERSONAL.

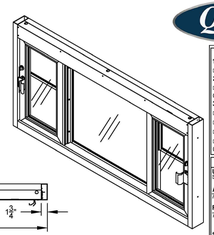
SIGNATURE:_____

DATE:_____

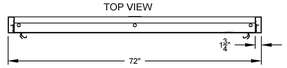
SERVICE WINDOW | 53

SCDS NEW MODEL

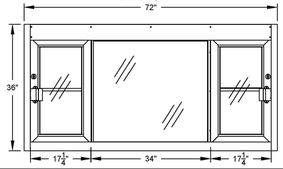
QUIKSERV
we put more in - you get more out



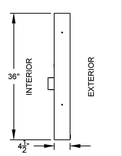
TOP VIEW



INTERIOR



SIDE VIEW



PLEASE SELECT:

1. FRAMING:
□ Aluminum
2. FRAME COLOR:
□ Bronze Anodized □ Clear Anodized
Other:
3. GLAZING:
□ 1/4" Tempered □ 1" Insulated
□ 3/4" Poly - L1 □ 1" Insulated + Low-E
□ 1-1/4" Poly - L3 □ 1-1/4" Acrylic - L1
□ Storm Impact □ 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)

Engineer Notes

Date drawn: 6/30/2022 9:09 AM
Drawn by: SCOONROO
File name:
SCDS-72x36 NEW MODEL CALI.dwg
Page: #### **Scale:** SCALE

NOTE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETY DESIGN ORIGINATED AND OWNED BY SCHER PRODUCTS, INC.
SUBMITTED UNDER A CONFIDENTIAL RELATIONS ALL PATENT, MANUFACTURING, SALE RIGHTS REGARDING THE SAME ARE RESERVED EXCEPT TO THE EXTENT RIGHTS ARE EXPRESSLY GRANTED TO OTHERS. THE RECIPIENT AGREES BY ACCEPTING THESE DRAWINGS NOT TO SUPPLY OR DISCLOSE ANY INFORMATION REGARDING THEM TO ANY UNAUTHORIZED PERSONAL.

SIGNATURE:_____

DATE:_____

SERVICE WINDOW | 52

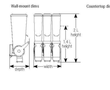
SERVER ESSENTIALS

Precisely portion patron-pleasing toppings.

SLIMLINE™ DISPENSERS MODEL: DFD

Server model DFD SlimLine™ dry food dispenser accurately portions free-flowing dry foods like candies, toppings and mix-ins. Units available in 1-, 4-, or 2L capacity, various configurations ranging from 1 to 4 containers, lift off lids, (4) sets of color-coded portion trays and a corresponding 18 gauge stainless steel mounting bracket or countertop stand. Two-year warranty.

2 year | NSF | ADA compliant | BPA free



order unit	model/item	description	holds/capacity	dimensions (H x W x D)	weight
	DFD-88799	wall-mount, single	(1) 2 L	17 ⁹⁄₁₆" x 5 ³⁄₄" x 6 ⁹⁄₁₆"	5 lb
	DFD-88798	wall-mount, double	(2) 2 L	17 ⁹⁄₁₆" x 9 ¹⁄₂" x 6 ⁹⁄₁₆"	8 lb
	DFD-88779	wall-mount, triple	(3) 2 L	17 ⁹⁄₁₆" x 9 ¹⁄₂" x 6 ⁹⁄₁₆"	10 lb
	DFD-88796	wall-mount, quad	(4) 2 L	17 ⁹⁄₁₆" x 12 ⁹⁄₁₆" x 6 ⁹⁄₁₆"	16 lb
	DFD-88734	countertop, double	(2) 2 L	19 ¹⁄₂" x 9 ¹⁄₂" x 12 ⁹⁄₁₆"	9 lb
	DFD-88795	countertop, triple	(3) 2 L	19 ¹⁄₂" x 9 ¹⁄₂" x 12 ⁹⁄₁₆"	12 lb
	DFD-89264	wall-mount, single	(1) 4 L	13 ⁹⁄₁₆" x 5 ³⁄₄" x 6 ⁹⁄₁₆"	5 lb
	DFD-89267	wall-mount, quad	(4) 4 L	13 ⁹⁄₁₆" x 12 ⁹⁄₁₆" x 6 ⁹⁄₁₆"	16 lb

GO SLIM AND SERVER BETTER WITH SLIMLINE™ DRY FOOD DISPENSERS
SERVER-PRODUCTS.COM | 800.558.8722 | 262.628.5600

SERVER ESSENTIALS

Food & Candy
SlimLine™ Dry Dispensers

SPECIFICATION SHEET

FAST FACTS

Serve consistent portions of dry ingredients for menu transparency with wall mount or countertop 1.4 L models for locations with limited vertical space or 2 L models for high usage rates.

APPLICATIONS

- Self-serve dessert or yogurt toppings like nuts, cookie crumbles, coated candies, crisped rice and granola
- Not recommended for powders or sticky products such as crushed candy bars

DETAILS

- Gambole to serve any number of dry foods and candies – each clear-view merchandiser needs just over 3 linear inches of space
- Lift-off lid makes refilling easy
- Color-coded trays identify portion by volume
  - White: ¹⁄₁₆ fl oz servings
  - Blue: ⅛ fl oz servings
  - Green: 1 fl oz servings
  - Pink: 1 ¹⁄₁₆ fl oz servings
- Countertop stations fit up to 3 toppings in 10" of space

WALL MOUNT

COUNTERTOP

©2024 Server Products Inc. | 112024 | 55726

©2024 Server Products Inc. | 112024 | 55726

TOPPING DISPENSER | 51

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

STAMP

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT

CHECKED BY: FRANK WRIGHT

PRINTED ON: 02/10/2026

PROJECT NO: 2025-025

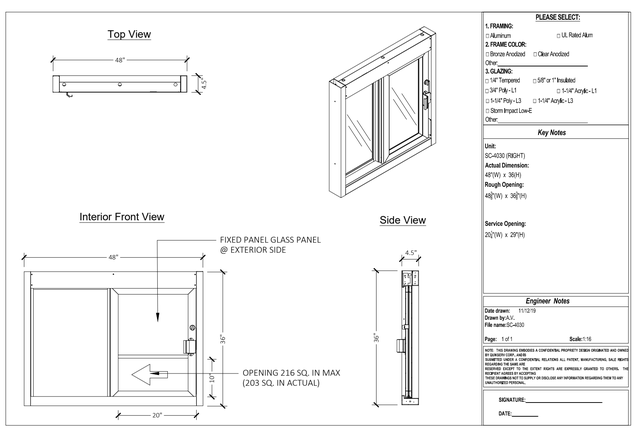
TITLE
EQUIPMENT SPECS

SHEET #
A545

NO. OF

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SPARE | 56



PLEASE SELECT:

1. FRAMING:
□ Aluminum □ UL Rated Alum
2. FRAME COLOR:
□ Bronze Anodized □ Clear Anodized
Other:
3. GLAZING:
□ 1/4" Tempered □ 5/8" or 1" Insulated
□ 3/4" Poly - L1 □ 1-1/4" Acrylic - L1
□ 1-1/4" Poly - L3 □ 1-1/4" Acrylic - L3
□ Storm Impact Low-E
Other:

Key Notes

Unit:
SC-4030 (RIGHT)
Actual Dimension:
48"(W) x 36(H)
Rough Opening:
48"(W) x 36"(H)

Service Opening:
20"(W) x 29"(H)

Engineer Notes

Date drawn: 11/12/19
Drawn by: A.V.
File name: SC-4030

Page: 1 of 1 **Scale:** 1:16

NOTE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETY DESIGN ORIGINATED AND OWNED BY SCHER PRODUCTS, INC.
SUBMITTED UNDER A CONFIDENTIAL RELATIONS ALL PATENT, MANUFACTURING, SALE RIGHTS REGARDING THE SAME ARE RESERVED EXCEPT TO THE EXTENT RIGHTS ARE EXPRESSLY GRANTED TO OTHERS. THE RECIPIENT AGREES BY ACCEPTING THESE DRAWINGS NOT TO SUPPLY OR DISCLOSE ANY INFORMATION REGARDING THEM TO ANY UNAUTHORIZED PERSONAL.

SIGNATURE:_____

DATE:_____

SPARE | 59

METRO
We put space to work.

Item # _____

Job _____

MetroMax™ i Polymer Shelving

All polymer corrosion-proof shelving constructed of advanced polymers and Type 304 stainless corners. Open grid or solid shelf mats easily lift off the shelf frames. Shelves and polymer posts offer a lifetime warranty against rust and corrosion. Shelf mats and posts have built-in Microban® antimicrobial product protection. Shelf has a rigid four-sided frame with center I-beam. Robust corner provides complete 360º capture of the wedge and post for added stability. Stationary units have maximum capacity of 2,000 lbs. (907kg) evenly distributed. Mobile units (with stem casters) offer a maximum total uni load of 900 lbs. (408kg). Units assemble easily — shelves mount on four one-piece wedges along numbered, grooved posts and adjust on 1" (25mm) increments.

- **Rust & Corrosion Proof:** All polymer and Type 304 stainless design withstands moisture, chemicals, and harsh environments
- **Forever Guarantee:** Lifetime warranty against rust and corrosion
- **Sturdy Construction:** Shelves have a rigid four-sided reinforced frame with center truss assure stability and strength in stationary, mobile, and high-density track shelving configurations
  1000 lbs. (454kg) per shelf for lengths of 37" to 49" (810 to 1219mm)
  750 lbs. (340kg) per shelf for lengths of 54" (1372mm) or longer
  Stationary unit: 2000lbs (907kg) evenly distributed
  Mobile unit (with stem casters): Up to 900lbs. (408kg).
  Multiply the caster load rating by 3 to determine actual rating
- **Easiest to Clean** | Smooth surfaces easily wipe clean. Polymer mats can be easily removed and cleaned in a sink or commercial washer/dish machine.
- **Microban® Antimicrobial Product Protection** is built into the shelf mats and posts to inhibit the growth of bacteria, mold, mildew, and fungus that cause odors and product degradation. Microban product protection keeps the product "cleaner between cleanings"
- **Smooth, Protective Surfaces:** Smooth, flat surfaces protect packaged shelf contents from unwanted rips, tears, or damage
- **Efficient Use of Space:** Shelves adjust on 1" (25mm) increments along the post to maximize the use of available vertical space.
- **Fast, Easy Assembly:** Shelves are ready to use right out of the box. One-piece wedges snap into the grooves on the post. Shelves slide down the post and wedge snug into the grooves on the post. Window-rail wedge aligns with numbers on the post to locate the desired shelf position. Shelf seats into position over the posts and wedges. A unit can be assembled without tools in minutes.
- **Interchangeable:** Part of the MetroMax platform, corrosion proof MetroMax i shelves are compatible on the same shelving units with MetroMax Q and MetroMax 4 shelves.
- **Robust Open Grid and Solid Mat Options:** Shelf mats are sturdy and safely support concentrated loads from instrumentation and equipment. Built-in shelf's edge helps contain supplies in mobile applications.
  Open grid mats are sectioned and promote air circulation and light penetration.
  One-piece solid mats offer maximum spill retention and are ideal to protect items on the bottom shelf from dirt or backsplashes from cleaning floors
  Note: 72" (1,829mm) solid shelf has two mat sections.
- **NSF Listed** for all environments.
- **Maximum Versatility:** complete line of accessories are found on spec sheet #29.

All Metro Catalog Sheets are available on our website: **www.metro.com**

MICROBAN | NSF | Superior grade HACCP practices

METRO
InterMetro Industries Corporation
North Washington Street, Wilkes-Barre, PA. 18705
Product Information: U.S. and Canada: 1.800.992.1776
Outside U.S. and Canada: www.metro.com/international

LSS-1V
Printed in U.S.A. 8/22

Information set is deemed correct but is subject to change without notice. Please confirm at time of order.
Copyright © 2022 the Metro Industries Co.rp.

6-926

MetroMax™ i Polymer Shelving

WIRE STORAGE RACKS | 55

SPECIFICATION NOTES

(1) 4" FPT inlet/outlet with 4" plain end fittings
(2) Unit weight: 120 lbs. For wet weight, add 1,043 lbs. For traffic-rated cover(s), add 90 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
(3) Maximum operating temperature: 150° F continuous
(4) Liquid Capacity: 125 gal
Grease Capacity (75 GPM): 961 lbs (118 gal)
Solids Capacity: 31 gal
(5) For gravity drainage applications only
(6) Do not use for pressure applications
(7) Cover placement allows full access to tank for proper maintenance
(8) Vent not required unless per local code
(9) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
(10) Integral air relief / Anti-siphon / Sampling access
(11) Cover adapters provide an adjustable height range of 5"
(12) Designed for below-grade, above-grade, indoor or outdoor installations
(13) Safety Star® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE

Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

ENGINEER SPECIFICATION GUIDE

Schier Great Basin® grease interceptor model GB-75 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor to each cover access and cover(s) as indicated below. Interceptor shall have hydromechanical performance to ASME A112.14.3 (Type 2) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs.

COVERS SOLD SEPARATELY

This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.

- T24-GI (8044-000-01): Traffic-rated (AASHTO H-20) cast iron cover shall provide water/gas-tight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-GI (8045-000-01): Pedestrian-rated poly cover shall provide water/gas-tight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
tel: 913-951-3300
fax: 913-951-3399
schierproducts.com
Made in the U.S.A.

MODEL NUMBER	GB-75
PART NUMBER	4045-300-01
DESCRIPTION	GB-75 GREASE INTERCEPTOR 75 GPM, 4" PLAN/FPT CONNECTIONS
DRAWN BY	C.FINCHAM
DATE	05/19/2025
REV	A
ECO	00106

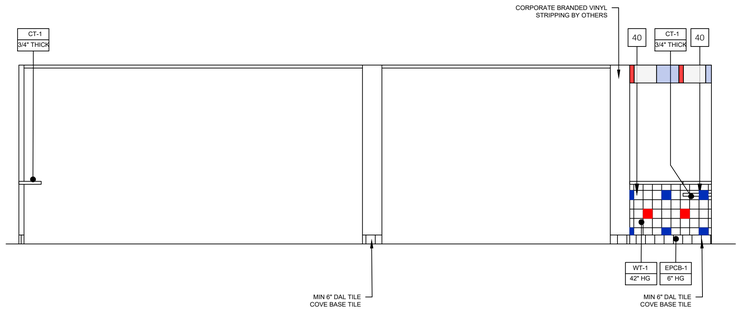
SPECIFICATION SHEET

UPC | UPC

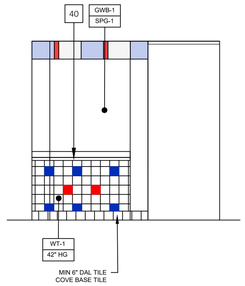
GREASE INTERCEPTOR | 54

SPARE | 58

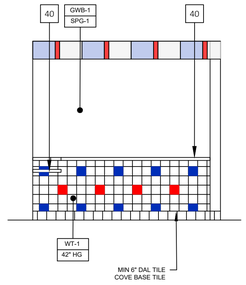
SPARE | 57



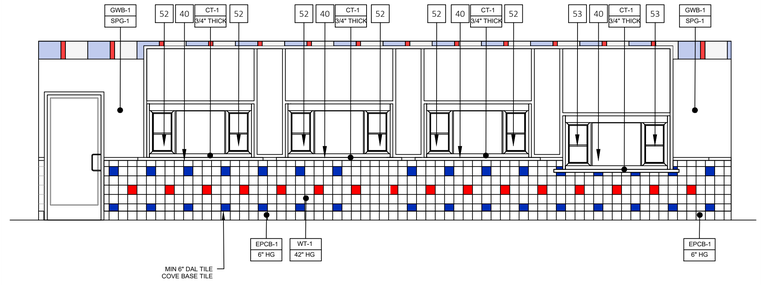
ELEVATION AT STOREFRONT | SCALE 1/4"=1'-0" | 4



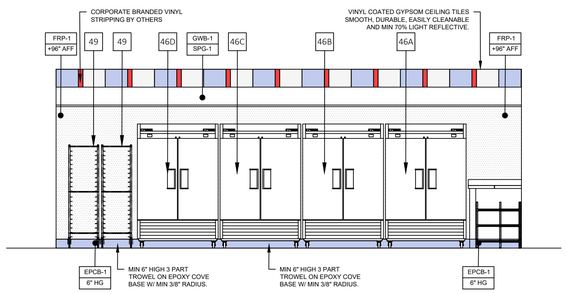
CUSTOMER ENTRANCE | SCALE 1/4"=1'-0" | 3



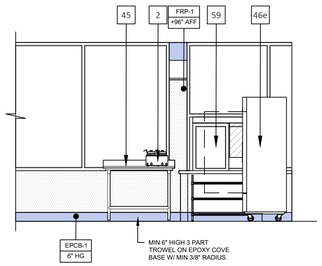
ELEVATION AT CUSTOMER AREA | SCALE 1/4"=1'-0" | 2



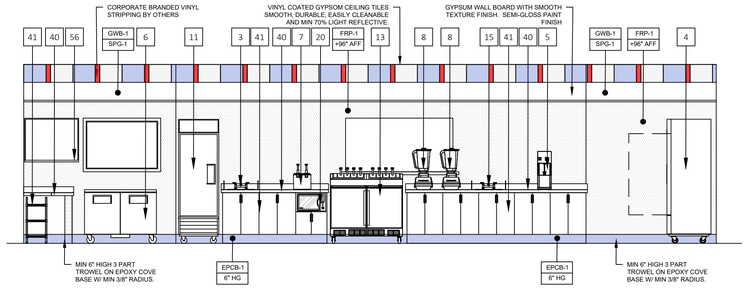
ELEVATION AT SERVICE COUNTER CUSTOMER SIDE | SCALE 1/4"=1'-0" | 1



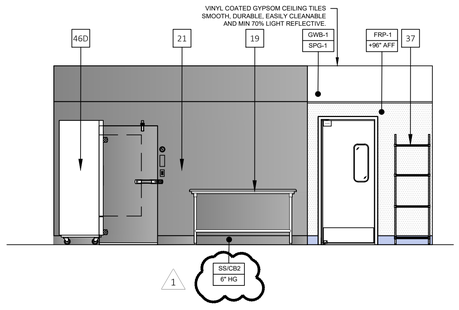
ELEVATION AT HOLDING AREA | SCALE 1/4"=1'-0" | 7



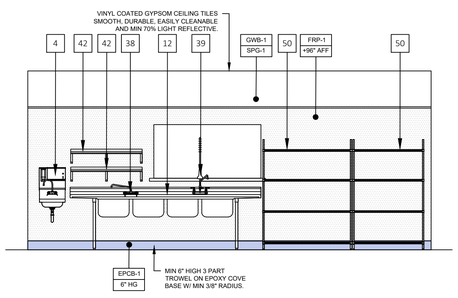
ELEVATION AT MOBILE PICK-UP | SCALE 1/4"=1'-0" | 6



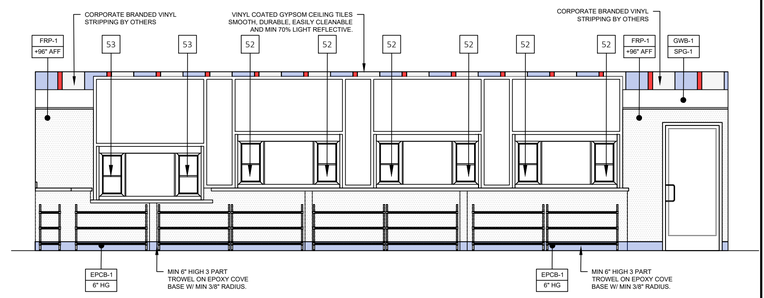
ELEVATION AT SUNDAE COUNTER | SCALE 1/4"=1'-0" | 5



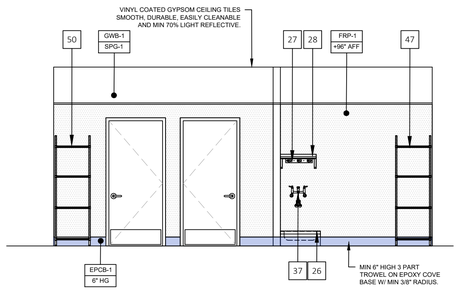
ELEVATION AT WALK IN COOLER | SCALE 1/4"=1'-0" | 10



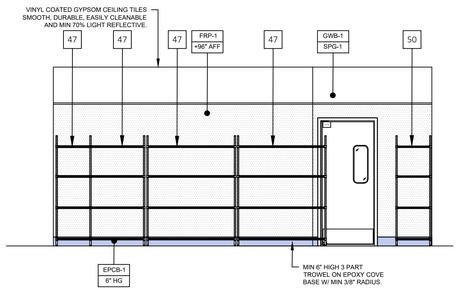
ELEVATION AT DISH LINE | SCALE 1/4"=1'-0" | 9



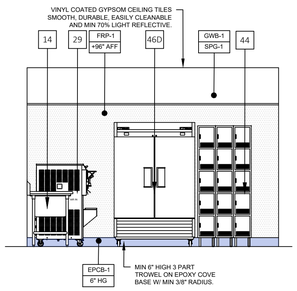
ELEVATION AT SERVING AREA | SCALE 1/4"=1'-0" | 8



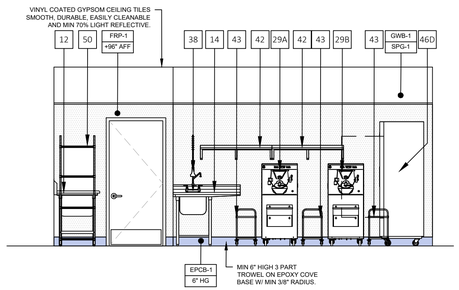
ELEVATION AT DRY STORAGE | SCALE 1/4"=1'-0" | 14



ELEVATION AT MOP SINK | SCALE 1/4"=1'-0" | 13



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



ELEVATION AT PRODUCTION AREA | SCALE 1/4"=1'-0" | 11

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

STAMP

LICENSED ARCHITECT
KECHUKWU MBEGU
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & WON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & WON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
INTERIOR ELEVATIONS

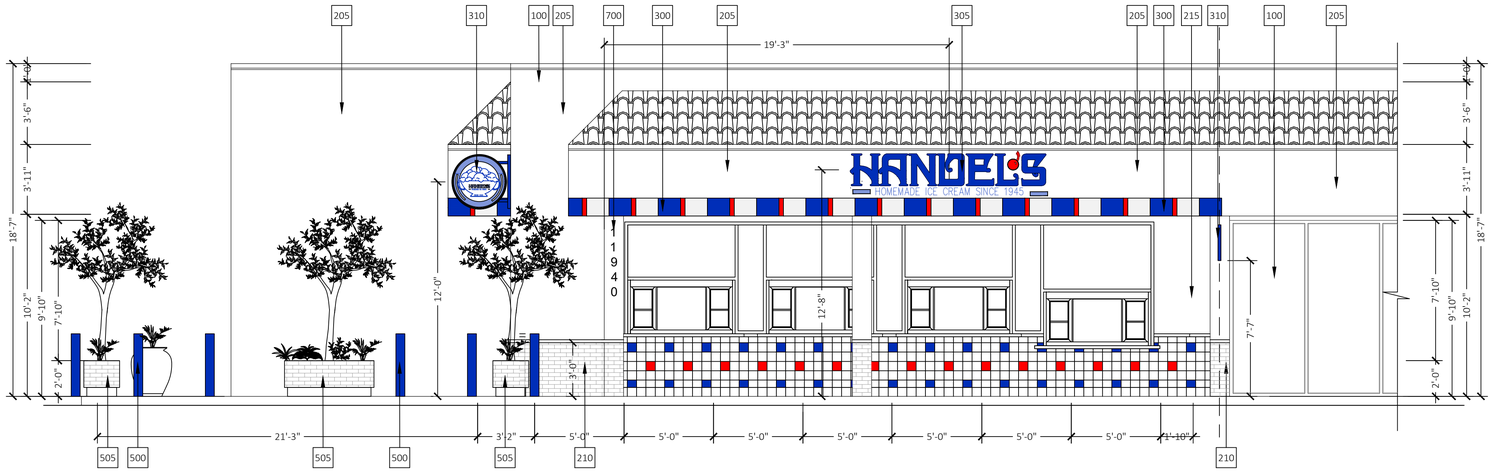
SHEET #
A601

NO. OF

KEYNOTE LEGEND

KEY #	DESCRIPTION
100	EXISTING TEMPERED GLASS STOREFRONT SYSTEM TO REMAIN. NO CHANGES.
105	NEW TEMPERED ACCESSIBLE TRANSACTION SERVICE WINDOW TO BE INSTALL AT MIN 28" TO MAX 34" AFF. ALL PROPOSED WINDOW FRAMES WILL MATCH IN MATERIAL, COLOR, AND STYLE TO THE EXISTING STOREFRONT FRAMING SYSTEM.
110	NEW TEMPERED GLASS STOREFRONT SYSTEM PER PLAN. REFER TO SHEET A007 WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
115	NEW TEMPERED GLASS DOOR PER DOOR SCHEDULE. REFER TO SHEET A006 FOR ADDITIONAL INFORMATION
200	EXISTING EXTERIOR 3 COAT STUCCO CEMENT TO REMAIN. NO CHANGES.
205	EXTERIOR GRADE WHITE STUCCO PAINT OVER EXISTING STUCCO FINISH. CONTRACTOR TO PREP, PRIME AND PAINT EXISTING WALL SURFACE. USE SHERWIN WILLIAM WHITE - PURE WHITE #7005. MATCH TO EXISTING ADJACENT BUILDING AND BUILDING TRIM COLOR.
210	NEW THIN BRICK VENEER INSTALLED OVER EXISTING STUCCO.
215	NEW MIN 7/8" THICK 3 COAT CEMENT STUCCO OVER WIRE MESH OVER TYVEK BUILDING PAPER OVER PLYWOOD SHEATHING OVER STUDS@ 16" O.C.
300	LOCATION OF PROPOSED BACK-LIT LIGHT BOX TO BE INSTALLED ON FACE OF EXISTING OVERHANG. TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT. SIGNS TO BE REVIEWED AND APPROVED BY HANDEL'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING.
305	PROPOSED LOCATION OF EXTERIOR TENANT SIGNS. ALL SIGNS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT. SIGNS TO BE REVIEWED AND APPROVED BY HANDEL'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING.
310	LOCATION OF PROPOSED BLADE SIGN TO INSTALLED IN EXISTING BLADE SIGN LOCATION. ALL SIGNS TO BE SUBMITTED AND REVIEWED UNDER SEPARATE SIGN PERMIT. SIGNS TO BE REVIEWED AND APPROVED BY HANDEL'S CORPORATION PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW AND PERMITTING.
400	EXISTING GALVANIZED SHEET METAL ROOF / WALL CAP FLASHING TO REMAIN. NO CHANGES.
500	6" DIA CONCRETE FILLED STEEL BOLLARD 42" HIGH WITH MIN 18" EMBEDMENT INTO CONCRETE. PAINT WITH SHERWIN WILLIAM EXTERIOR PAINT. USE HANDEL'S APPROVED BLUE.
505	NEW 24" x 72" x 24" HIGH PRECAST PLANTER BOX WITH THIN BRICK VENEER. MATCH TO BUILDING WAINSCOT.
600	EXISTING LIGHTWEIGHT CONCRETE OR CLAY ROOF TILES TO REMAIN. NO CHANGES.
700	LOCATION OF CITY APPROVED ADDRESS NUMBERS. NUMBERS SHALL BE A MINIMUM OF 6" AND SHALL CONTRAST WITH THE BACKGROUND.

EAST ELEVATION | SCALE 1/4"=1'-0" | 1



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

WEST ELEVATION | SCALE 1/4"=1'-0" | 2

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

STAMP

LICENSED ARCHITECT
KECHUKWU MBEGU
No. 22627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

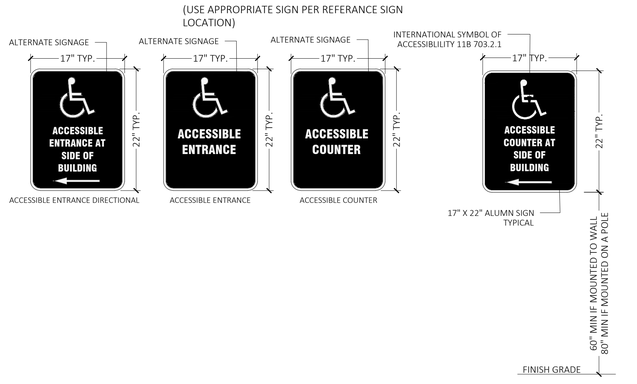
TITLE
EXTERIOR ELEVATION

SHEET #
A701

NO. OF

11B-502.6
Accessibility identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible". Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

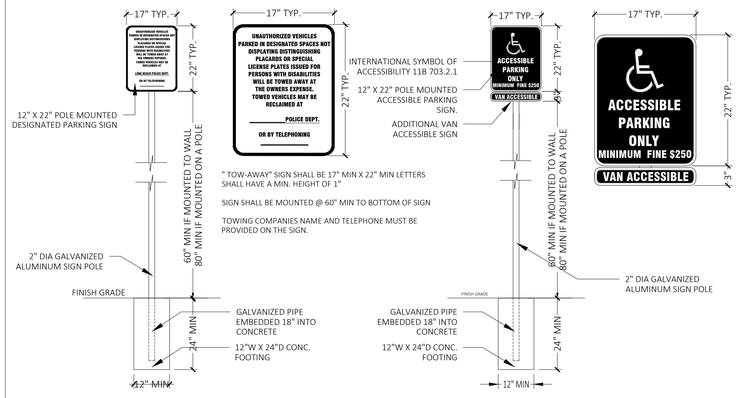
Exception: Signs located within a circulation path shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.



7 ACCESSIBILITY IDENTIFICATION SIGN'S
SCALE: N.T.S.

11B-502.6
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES (1524 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

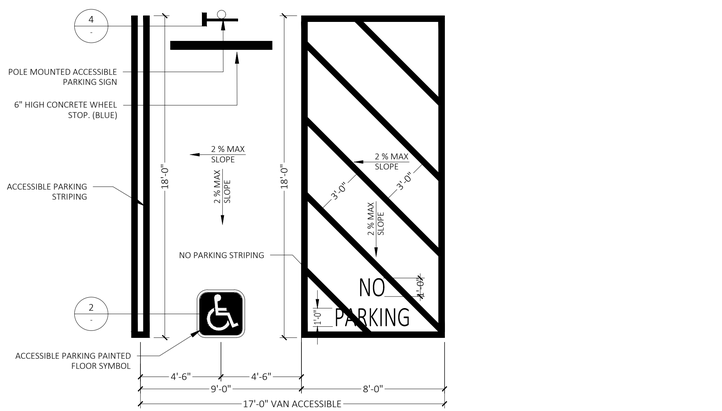
EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MINIMUM OF 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.



4-A DESIGNATED PARKING SIGN
SCALE: 1/2" = 1'-0"

4 POLE MOUNTED ACCESSIBLE SIGN
SCALE: 1/2" = 1'-0"

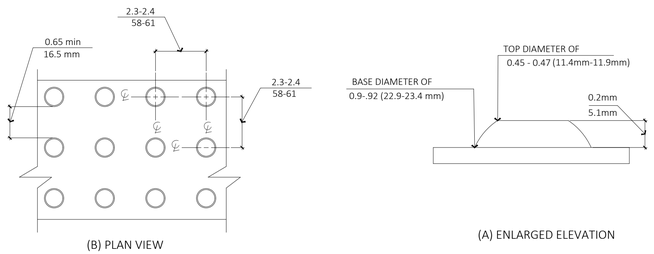
MARKINGS NOTES:
THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES (305 MM) IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.



1 ACCESSIBLE PARKING STALLS
SCALE: 1/4" = 1'-0"

TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

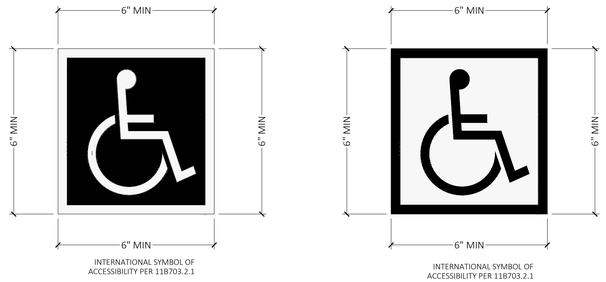
EXCEPTION: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 MM) MINIMUM TO 2.4 INCHES (61 MM) MAXIMUM.



REQUIRED COLOR
FEDERAL STANDARD 33538 YELLOW
INTERNATIONAL TRAFFIC YELLOW ANA 614

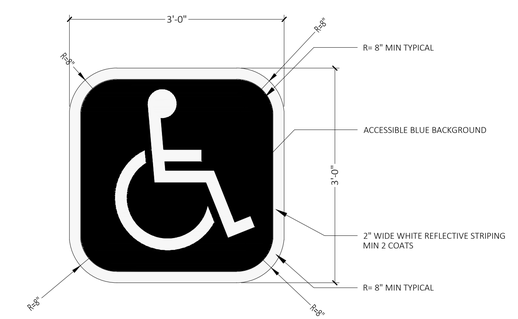
8 DETECTABLE WARNING SURFACE
SCALE: 1/4" = 1'-0"

11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION.
EXCEPTIONS:
THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.
ON THE ACCESSIBILITY FUNCTION BUTTON ON HALL CALL CONSOLES IN A DESTINATION-ORIENTED ELEVATOR SYSTEM THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A WHITE SYMBOL ON A BLACK BACKGROUND.



5 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: N.T.S.

11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION.
- CHARACTER WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1
- CHARACTER STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10
- CHARACTER AND BACKGROUND SHALLHAVE AND EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
- CHARACTERS AND BACKGROUND SHALL CONTRAST, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND



SYMBOL TO BE PAINTED AT CENTER OF ACCESSIBLE PARKING STALL

2 ACCESSIBLE PARKING STALL FLOOR SIGN
SCALE: 1" = 1'-0"

THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

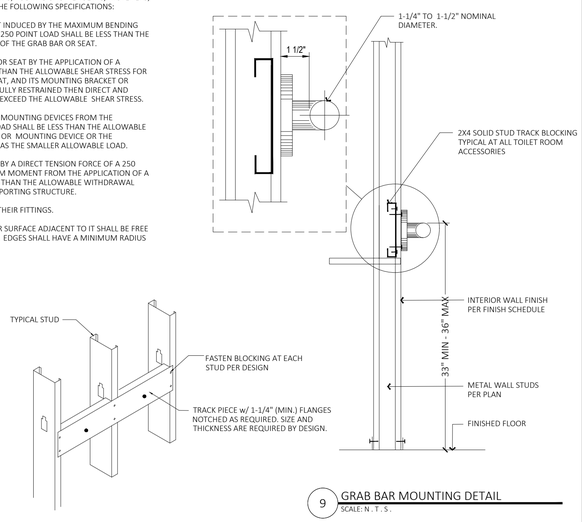
SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250 POUND POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 POUND POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".



9 GRAB BAR MOUNTING DETAIL
SCALE: N . T . S .

11B-406.2.1 SLOPE
RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.2.2 SIDES OF CURB RAMPS
WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

11B-406.5.7 CROSS SLOPE
THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.

11B-406.5.8 COUNTER SLOPE
COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
11B-406.5.1 LOCATION

CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

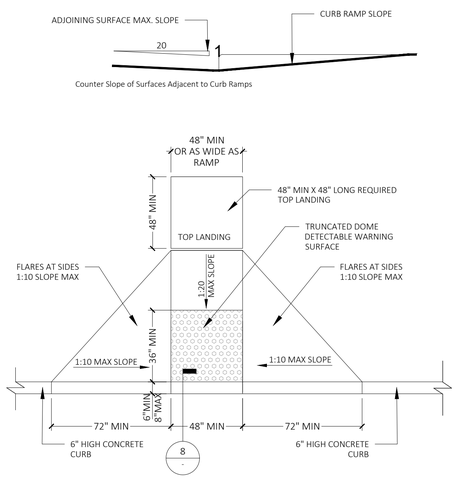
EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.9.

11B-406.5.2 WIDTH
THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES (1219 MM) MINIMUM.

11B-406.5.3 LANDINGS
LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

EXCEPTION: PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-406.5.3.

11B-406.5.8 COUNTER SLOPE
COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.



6 (E) CURB RAMP W/ FLARED SIDES
SCALE: 1/4" = 1'-0"

3

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

STAMP
LICENSED ARCHITECT
RECHUNGU MBEU
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
SITE DETAILS

SHEET #
D100
NO. OF

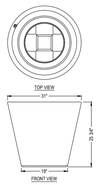
EarthPlanter®
#1 Commercial Self-Watering Brand

EARTHPLANTER
13 PULASKI STREET
AUBURN, NY 13021
PHONE: (877) 815-9276
www.earthplanter.com

URBAN VASE 31 (EPMV31)

☑ SELECT DESIRED COLOR:

- ☐ BROWNSTONE
- ☐ BLACKSTONE
- ☐ DEEP BRONZE
- ☐ GRAY GRANITE
- ☐ MILLSTONE
- ☐ RICH TERRA COTTA
- ☐ SANDSTONE



SPECIFICATIONS
DIMENSIONS: 31" TOP OUTSIDE DIAMETER X 29 3/4" H; **BOTTOM DIAMETER:** 19"
PLANTING TRAY DEPTH: 12"
WATER CAPACITY: 19 GALLONS
SOIL CAPACITY: 3.7 CUBIC FEET - PRO MIX BX OR EQUIVALENT SOIL REQUIRED
PRODUCT WEIGHT: 20 LBS. (EMPTY WEIGHT) / 280+ LBS. WITH WATER AND WET SOIL
MAX. PLANTERS PER PALLET: UP TO 10
WATERING CYCLE: ONCE EVERY 2 WEEKS
MATERIAL: LLDPE, LINEAR LOW-DENSITY POLYETHYLENE EMBEDDED WITH UV INHIBITORS TO PROTECT AGAINST SUN FADE
MANUFACTURING: ROTATIONAL MOLDED FOR STRENGTH & DURABILITY
STACKABLE: YES; **WINTERIZED:** YES
WARRANTY: 5 YEARS ON PLANTER, 5 YEARS ON WICK
100% MADE IN THE USA

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL PRODUCT INFORMATION HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER PRIOR TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRICING, PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: artesia

URBAN VASE
URBAN VASE 31 (EPMV31)

artesia — REVISION DATE 10/02/2026

PROTECTED BY COPYRIGHT ©2026 CADDETAILS.COM LTD. — CADdetails.com

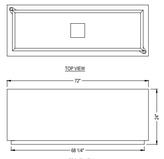
EarthPlanter®
#1 Commercial Self-Watering Brand

EARTHPLANTER
13 PULASKI STREET
AUBURN, NY 13021
PHONE: (877) 815-9276
www.earthplanter.com

URBAN RECTANGLE (EPURM)

☑ SELECT DESIRED COLOR:

- ☐ BROWNSTONE
- ☐ BLACKSTONE
- ☐ DEEP BRONZE
- ☐ GRAY GRANITE
- ☐ MILLSTONE
- ☐ RICH TERRA COTTA
- ☐ SANDSTONE



SPECIFICATIONS
DIMENSIONS: 40" L X 22" W X 24" H; **BOTTOM:** 35 1/4" X 17 1/2"
PLANTING TRAY DEPTH: 17"; **WATER CAPACITY:** 30 GALLONS
SOIL CAPACITY: 9.2 CUBIC FEET - PRO MIX BX OR EQUIVALENT SOIL REQUIRED
PRODUCT WEIGHT: 50 LBS. (EMPTY WEIGHT) / 450+ LBS. WITH WATER AND WET SOIL
MAX PLANTERS PER PALLET: UP TO 5
TOP WATER FILL PORTS: 2 (STREET AND CURB SIDE FOR EASY ACCESS)
WATERING CYCLE: ONCE EVERY 2-3 WEEKS (AVERAGE)
MATERIAL: LLDPE, LINEAR LOW-DENSITY POLYETHYLENE, EMBEDDED WITH UV INHIBITORS TO PROTECT AGAINST SUN FADE
MANUFACTURING: ROTATIONAL MOLDED FOR STRENGTH & DURABILITY
STACKABLE: YES; **WINTERIZED:** YES
WARRANTY: 5 YEARS ON PLANTER, 5 YEARS ON WICK
100% MADE IN THE USA

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL PRODUCT INFORMATION HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER PRIOR TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRICING, PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: artesia

URBAN RECTANGLE
URBAN RECTANGLE (EPURM)

artesia — REVISION DATE 10/02/2026

PROTECTED BY COPYRIGHT ©2026 CADDETAILS.COM LTD. — CADdetails.com

7 PLANTER BOXES
SCALE: N.T.S.

☑ SELECT DESIRED MATERIAL:
(4 1/2" NOMINAL SIZE)

☑ BSS04040 SCH 40 ASTM A-53 CARBON STEEL

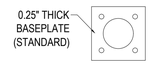
☑ SELECT DESIRED CARBON STEEL BOLLARD FINISH:

☑ POWDERCOAT RAL # ☐ AS SPECIFIED _____

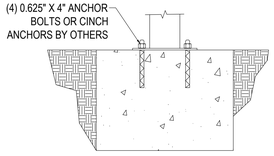
☑ SELECT DESIRED BOLLARD CAP STYLE:

- ☐ DOME (SHOWN)
- ☐ STANDARD FLAT
- ☐ SLOPED

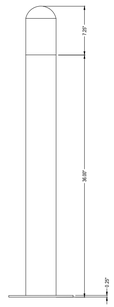
PLAN VIEW



PLAN VIEW - BASE PLATE
(USED ON CARBON STEEL BOLLARD)



END VIEW - FOUNDATION



FRONT ELEVATION

4 SURFACE MOUNT BOLLARDS
SCALE: N.T.S.

2 CURB DETAIL
SCALE: N.T.S.

Metal Picnic Table - 8' Rectangle, Blue

IN STOCK SHIPS TODAY

Uline loves these! Attractive, rugged and built to last. Give your corporate office patio an upscale look.

- Thermoplastic coating withstands heat, cold and all weather elements. Rust free.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9 gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.
- Mounting hardware included.

More Images & Video

SPECIFY COLOR: ☐☐☐☐

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	IN STOCK SHIPS TODAY
H-100038LU	8' Rectangle	96 x 61 x 31"	170	$1,095	$1,070	☐ Blue	1 ADD

SHIPS SAME DAY FROM ULINE UNASSEMBLED VIA MOTOR FREIGHT

Additional Info | Shopping Lists | Request a Catalog

6 PICNIC TABLES
SCALE: N.T.S.

Metal Bench with Back - 6', Blue

Striking, attractive UV coated benches will last forever. Recommended for cities, parks, schools and teams.

- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black powder-coated tubular steel legs.
- Comfortable 12" wide seat.
- Mounting Hardware sold separately.

More Images & Video

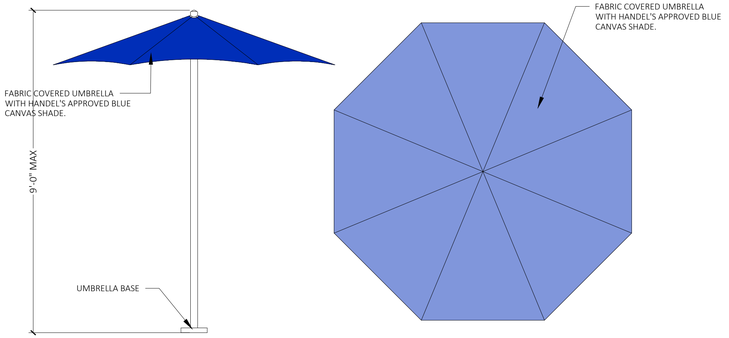
SPECIFY COLOR: ☐☐☐☐☐☐☐☐☐

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	ADD TO CART
H-229BLU-P	6' Bench With Back	72 x 12 x 33"	98	$665	$620	☐ Blue	1 ADD

DROP SHIPS IN 2 DAYS FROM NC UNASSEMBLED VIA MOTOR FREIGHT

Additional Info | Parts | Shopping Lists | Request a Catalog

5 BENCH SEATS
SCALE: N.T.S.



Poolside Umbrella - 9' Octagon, Navy

Soak up the sun or sit in the shade. Easy up and down for poolside lounging.

- No cranks or pulleys. Canopy glides open and automatically locks.
- High-performance Sunbrella® fabric resists fading and mold. Durable, one-piece pole.
- Use with Portable Umbrella Base, sold separately.

More Images

SPECIFY COLOR: ☐☐

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	IN STOCK SHIPS TODAY
H-120368LU	9' Octagon	108 x 108 x 97"	22	$416	$405	☐ Navy	1 ADD

SHIPS VIA MOTOR FREIGHT

Additional Info | Shopping Lists | Request a Catalog

Umbrella Base - Portable

2 wheels and built-in handle for easy transport.

- Heavy-duty cast aluminum.
- Two-piece stem design.
- Poolside Umbrellas sold separately.

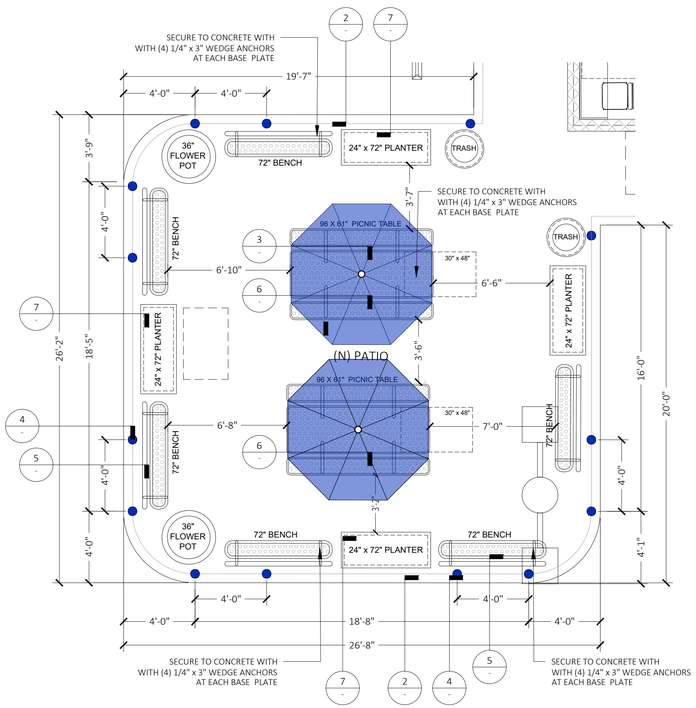
Enlarge

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	IN STOCK SHIPS TODAY
H-12037	Portable Base	22 x 22 x 21"	100	$375	$365	1 ADD

SHIPS VIA MOTOR FREIGHT

Additional Info | Shopping Lists | Request a Catalog

3 HIGH TOP COMMUNAL TABLE SIDE ELEVATIONS
SCALE: N.T.S.



1 HIGH TOP COMMUNAL TABLE SIDE ELEVATIONS
SCALE: N.T.S.

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

STAMP

LICENSED ARCHITECT
MICHIKUNI MIKEDA
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

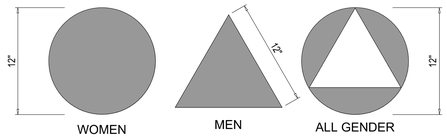
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

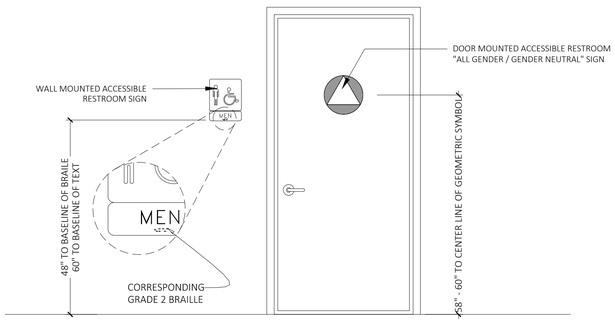
TITLE
SITE DETAILS

SHEET #
D105
NO. OF

WALL MOUNTED SIGNAGE (TYP)



DOOR MOUNTED SIGNAGE (TYP)



11B-703.7.2.6.3 UNISEX TOILET AND BATHING FACILITIES

A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET AND BATHING FACILITIES. THE COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL CONSIST OF A CIRCLE SYMBOL 1 /4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1 /4 INCH (6.4 MM) THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AND GEOMETRICALLY INSCRIBED WITHIN THE 12-INCH (305 MM) DIAMETER OF THE CIRCLE SYMBOL. THE VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/4 INCH (6.4 MM) MAXIMUM FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND

11B-703.7.2.6.4 EDGES AND VERTICES ON GEOMETRIC SYMBOLS

EDGES SHALL BE EASED OR ROUNDED AT 1/16 INCH (1.59 MM) MINIMUM, OR CHAMFERED AT 1/8 INCH (3.2 MM) MAXIMUM. VERTICES SHALL BE RADIUSED BETWEEN 1/8 INCH (3.2 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM.

11B-703.7.2.6.1 MEN'S TOILET AND BATHING FACILITIES

A TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO MEN'S TOILET AND BATHING FACILITIES. THE TRIANGLE SYMBOL SHALL BE AN EQUILATERAL TRIANGLE 1/4 INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

11B-703.7.2.6.2 WOMEN'S TOILET AND BATHING FACILITIES

A CIRCLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO WOMEN'S TOILET AND BATHING FACILITIES. THE CIRCLE SYMBOL SHALL BE 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER. THE BORDER DIMENSIONS OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE CIRCLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

WALL MOUNTED SIGNAGE REQUIREMENTS:

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TOT HE LATCH SIDE THE DOOR.

THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE A MIN. OF 6 INCHES IN HEIGHT. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.

THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTICTIVELY CONTRASTS WITH THE OTHER COLOR AND CONTRAST OF THE WALL.

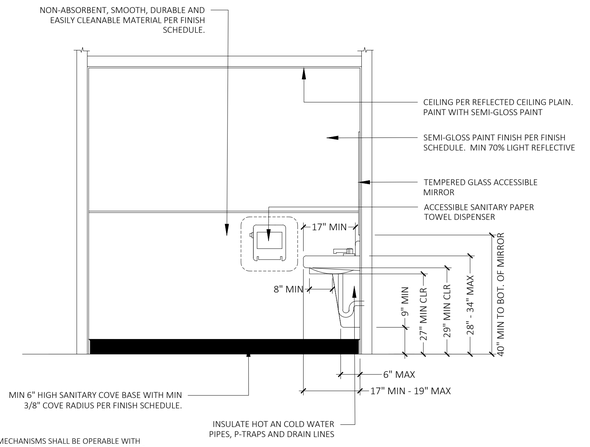
THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND.

SIGNS ARE CENTERED ON THE WALL 60" ABOVE THE FLOOR.

LETTERS AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MIN. 5/8 INCH HIGH AND A MAXIMUM OF 2 INCH HIGH

MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH IN THE SWING OF THE DOOR.

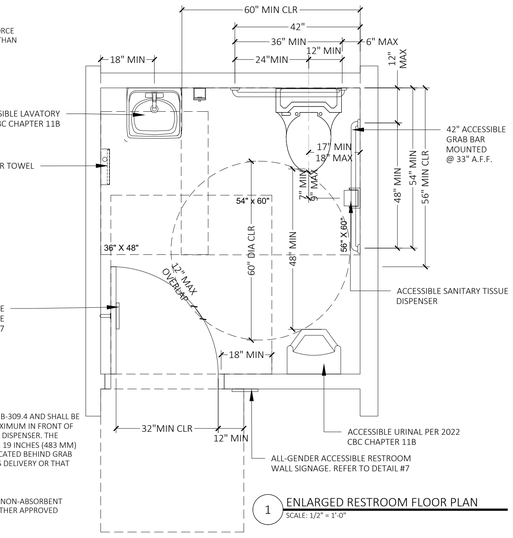
7 ACCESSIBLE RESTOOM SIGNAGE
SCALE: N . T . S.



NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING ORTWISTING OF WRIST. SHOW THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5LBF. (CBC 11B-309)

NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING ORTWISTING OF WRIST. SHOW THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5LBF. (CBC 11B-309)

4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



11B-604.7.1 DISPENSERS

TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES (178 MM) MINIMUM AND 9 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES (483 MM) MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

NOTE:
RESTROOM FLOORS SHALL BE SHALL BE OF SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL AND SHALL EXTEND MIN 6" UP WALL.

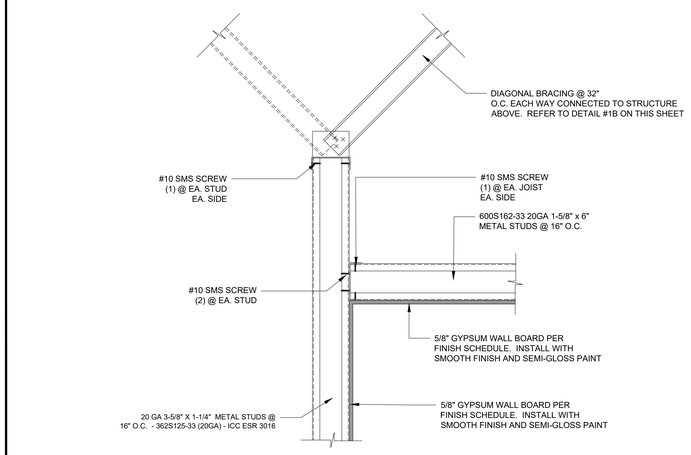
1 ENLARGED RESTROOM FLOOR PLAN
SCALE: 1/2" = 1'-0"

NOTE:
RESTROOM FLOORS SHALL BE SHALL BE OF SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL AND SHALL EXTEND MIN 6" UP WALL.

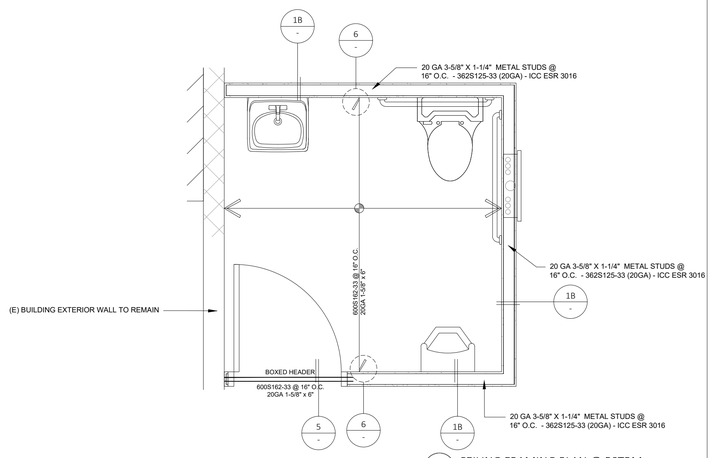
5 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING ORTWISTING OF WRIST. SHOW THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5LBF. (CBC 11B-309)

2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

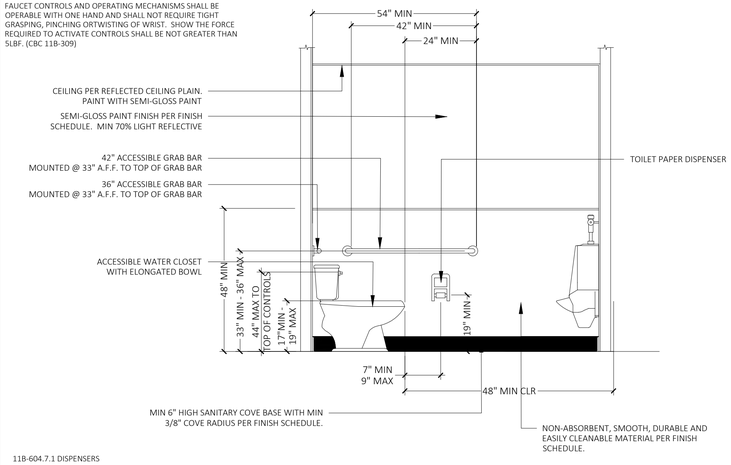


8 WALL / CEILING SECTION @ RESTROOM
SCALE: N.T.S.



6 CEILING FRAMING PLAN @ RSTRM
SCALE: N.T.S.

NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING ORTWISTING OF WRIST. SHOW THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5LBF. (CBC 11B-309)



11B-604.7.1 DISPENSERS

TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES (483 MM) MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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

STAMP

LICENSED ARCHITECT
MICHIKUNI MIKEDA
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

PROJECT TITLE

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
RESTROOM DETAILS

SHEET #
D200

NO. OF

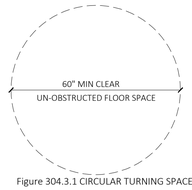


Figure 304.3.1 CIRCULAR TURNING SPACE

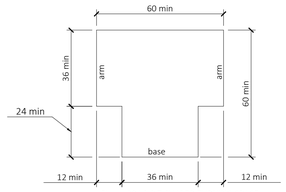


Figure 304.3.2 T-SHAPED TURNING SPACE

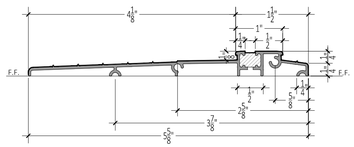
11B-304.2 FLOOR OR GROUND SURFACES
FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

11B-304.3.1 CIRCULAR SPACE
THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1524 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

11B-304.3.2 T-SHAPED SPACE
THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1524 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (914 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

6 ACCESSIBLE TURNING SPACE
SCALE: N . T. S.



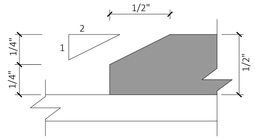


FIGURE 303.3 - BEVELED CHANGE IN LEVEL

FIGURE 303.2 - VERTICAL CHANGE IN LEVEL

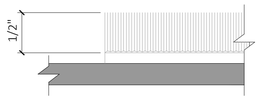


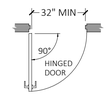
FIGURE 302.2 - CARPET PILE HEIGHT

11B-302.2 CARPET PILE HEIGHT
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (12.7 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303.

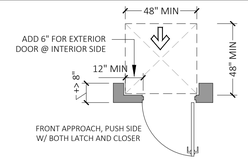
11B-303.2 VERTICAL CHANGE IN LEVEL
CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

11B-303.3 BEVELED CHANGE IN LEVEL
CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

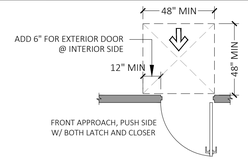
4 FLOOR TRANSITION / THRESHOLD
SCALE: N . T . S.



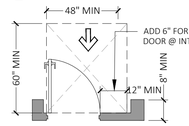
1-E DOOR OPENING CLEAR WIDTH
SCALE: 1/4" = 1'-0"



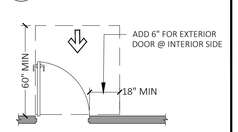
1-C SIDE OBSTRUCTED PUSH SIDE
SCALE: 1/4" = 1'-0"



1-A FRONT APPROACH PUSH SIDE
SCALE: 1/4" = 1'-0"



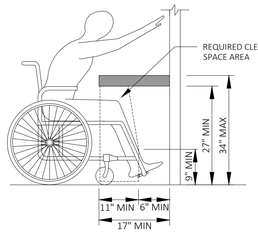
1-D SIDE OBSTRUCTED PULL SIDE
SCALE: 1/4" = 1'-0"

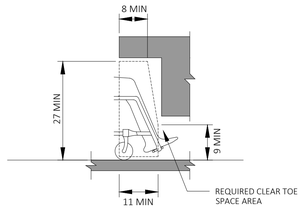


1-B FRONT APPROACH PULL SIDE
SCALE: 1/4" = 1'-0"

11B-404.2.4 MANEUVERING CLEARANCES
MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

1 MANUEVERING CLEARANCES @ DOORS
SCALE: 1/4" = 1'-0"





11B-306.2.1 GENERAL
SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 11B-306.2.

11B-306.2.2 MAXIMUM DEPTH
TOE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT.

EXCEPTION: TOE CLEARANCE SHALL EXTEND 19 INCHES (483 MM) MAXIMUM UNDER LAVATORIES REQUIRED TO BE ACCESSIBLE BY SECTION 11B-213.3.4.

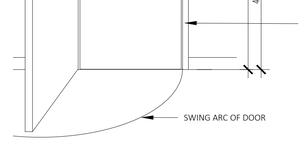
11B-306.2.3 MINIMUM REQUIRED DEPTH
WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (432 MM) MINIMUM UNDER THE ELEMENT.

EXCEPTIONS:
THE TOE CLEARANCE SHALL EXTEND 19 INCHES (483 MM) MINIMUM UNDER SINKS REQUIRED TO BE ACCESSIBLE BY SECTION 11B-212.3.
THE TOE CLEARANCE SHALL EXTEND 19 INCHES (483 MM) MINIMUM UNDER BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE.

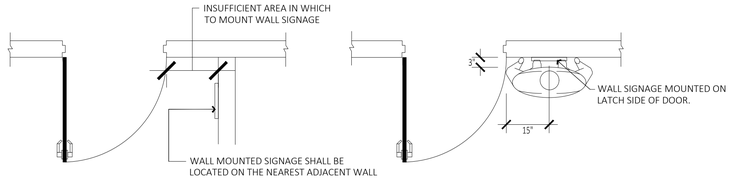
11B-306.2.4 ADDITIONAL CLEARANCE
SPACE EXTENDING GREATER THAN 6 INCHES (152 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

11B-306.2.5 WIDTH
TOE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

8 ACCESSIBLE KNEE TOE SPACE
SCALE: 1/4" = 1'-0"

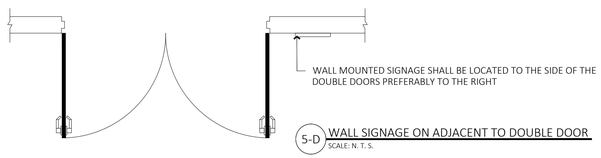


5-A SIGN LOCATION ELEVATION
SCALE: N. T. S.



5-C WALL SIGNAGE ON ADJACENT WALL
SCALE: N. T. S.

5-B WALL SIGNAGE ON ADJACENT TO DOOR
SCALE: N. T. S.



5-D WALL SIGNAGE ON ADJACENT TO DOUBLE DOOR
SCALE: N. T. S.

11B-703.4.2 LOCATION
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

WALL-MOUNTED ACCESSIBILITY SIGNAGE SHALL CONSIST OF RAISED CHARACTERS IN ACCORDANCE WITH 2016 CBC 11B-703.3 CONTRACTED GRADE 2 BRAILLE IN ACCORDANCE WITH 2016 CBC 11B-703.3.2

WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.

SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48-INCHES MIN ABOVE FINISHED FLOOR OR GROUND SURFACE, MEASURED FROM THE LOWEST LINE OF BRAILLE AND 60 INCHES MAXIMUM ABOVE FINISHED FLOOR MEASURED FROM THE HIGHEST LINE OF RAISED CHARACTERS.

WHERE THERE IS NO WALL SPACE ON THE LATCHED SIDE OF THE DOOR INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL PERFERABLY THE RIGHT.

MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCROACHING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. 15" AS MEASURED BETWEEN THE LATCH-SIDE OF THE DOOR AND THE (VERTICAL) CENTERLINE OF THE

5 TACTILE EXIT SIGN SIGN
SCALE: N.T.S.

11B-404.2.3 CLEAR WIDTH
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

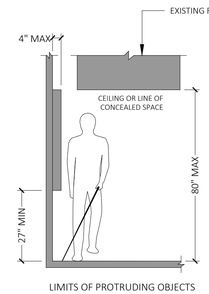
11B-404.2.7 DOOR AND GATE HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM)
MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND
USABLE FROM BOTH SIDES.

11B-404.2.8.1 DOOR CLOSERS AND GATE CLOSERS
DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

11B-404.2.8.2 SPRING HINGES
DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

11B-404.2.9 DOOR AND GATE OPENING FORCE
THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAX.
REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY,
NOT TO EXCEED 15 POUNDS (66.7 N). EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT
HOLD THE DOOR OR GATE IN A CLOSED POSITION.



LIMITS OF PROTRUDING OBJECTS

11B-307.2 PROTRUSION LIMITS
OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (686 MM) AND NOT MORE THAN 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (102 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 41/2 INCHES (114 MM) MAXIMUM.

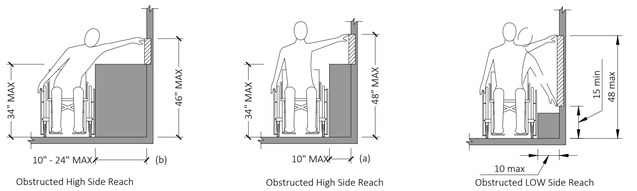
9 PROTRUSION LIMITS
SCALE: N.T.S.

11B-308.3.1 UNOBSTRUCTED
WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:
AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES (254 MM) MAXIMUM.

11B-308.3.2 OBSTRUCTED HIGH REACH
WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (864 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (254 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (254 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1168 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.

EXCEPTIONS:
THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR.
OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES (1372 MM) MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.



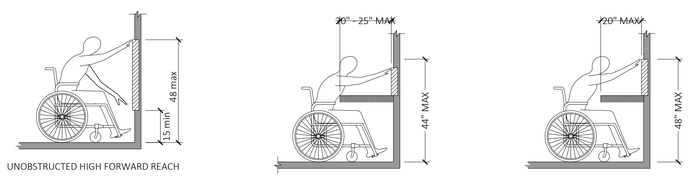
2 REACH RANGESHIGH SIDE
SCALE: 1" = 1'-0"

11B-308.2.2 OBSTRUCTED HIGH REACH
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.

11B-309.2 CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED.

11B-309.3 HEIGHT
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.

11B-309.4 OPERATION
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.



3-C UNOBSTRUCTED HIGH REACH
SCALE: N.T.S.

3-B OBSTRUCTED HIGH REACH
SCALE: N.T.S.

3-A OBSTRUCTED HIGH REACH
SCALE: N.T.S.

11B-308.2.1 UNOBSTRUCTED

WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

3 REACH RANGES FORWARD APROACH
SCALE: 1" = 1'-0"

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

STAMP

LICENSED ARCHITECT
MICHIHIRO MIKUNI
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

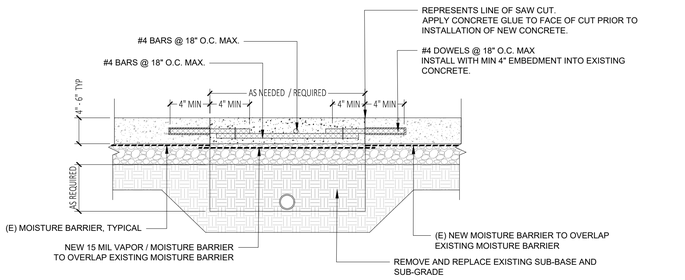
REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
ACCESSIBILITY DETAILS

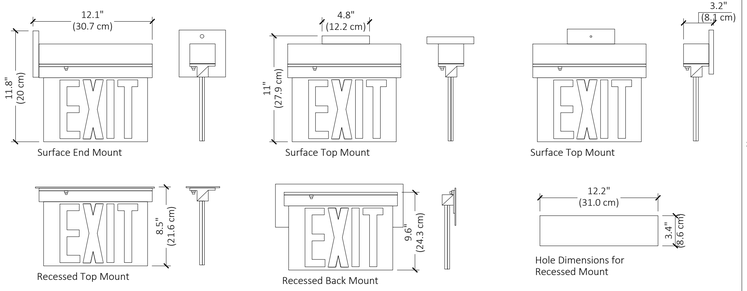
SHEET #
D300
NO. OF



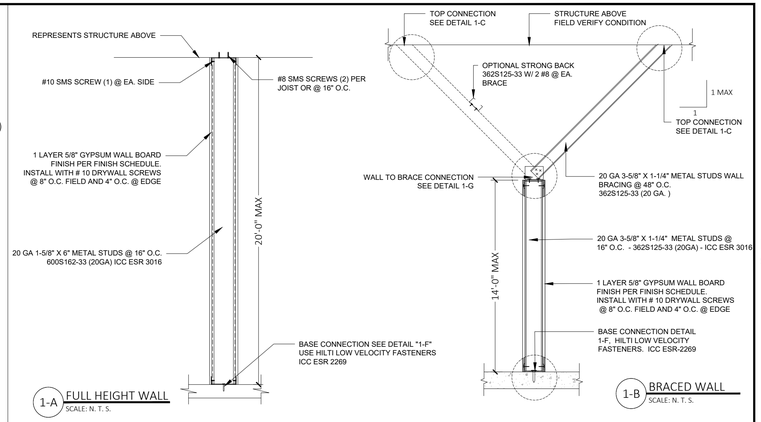
CONCRETE
f'c = 3,000 PSI CONCRETE
REINFORCEMENT
GRADE 40 = #4 REINFORCING BARS OR SMALLER
GRADE 60 = #5 REINFORCING BARS OR LARGER

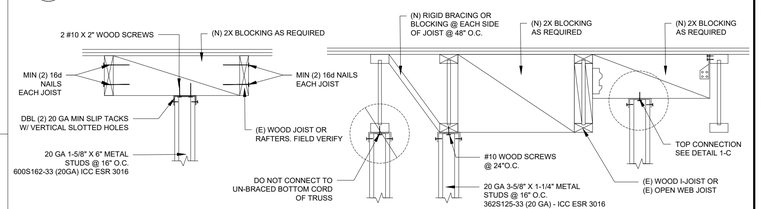
7 PLUMBING TRENCH REPAIR
SCALE: N.T.S.

THE LU SERIES UNIVERSAL EDGE-LIT APPLICATIONS WITH A UNIVERSAL SURFACE OR CEILING MOUNTING HOUSING IN ONE.
HE CHEVRONS ARE FIELD INSTALLED THUS ELIMINATING THE TIME TO DETERMINE ARROW CONFIGURATIONS

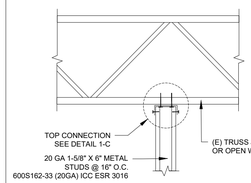


3 EXIT SIGNS
SCALE: N.T.S.





1-C TOP OF WALL CONNECTION
SCALE: N. T. S.



1-D TOP OF WALL CONNECTION - TRUSS JOIST
SCALE: N. T. S.

WALL BASE ANCHORAGE SPACING

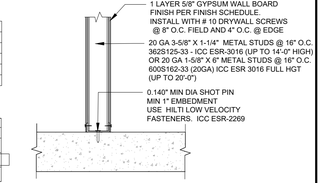
WALL HEIGHT	SHOT PIN SPACING
9'	48"
13'	32"
18'	24"
26'	16"
30'	14"

HILTI LOW VELOCITY FASTENERS ICC # ESR-2269

WALL BRACE SCHEDULE

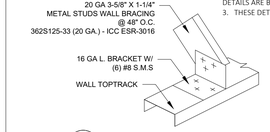
BRACE LENGTH	BRACE OPTIONS
1:3	
UP TO 6'-0"	362S125-33
UP TO 10'-0"	362S162-33
UP TO 12'-0"	362S200-33

CALIFORNIA EXPANDED METAL PRODUCTS ICC # ESR-3016



1-E PERPENDICULAR TO JOISTS
SCALE: N. T. S.

NOTES:
1. DETAILS ARE FOR LIGHT FRAMED, INTERIOR, NON-STRUCTURAL WALLS. DETAILS ARE BASED ON 5 PSF LATERAL LOAD (CODE MIN.)
3. THESE DETAILS DO NOT APPLY TO WALLS SUPPORTING CABINETS OR OTHER FIXTURES

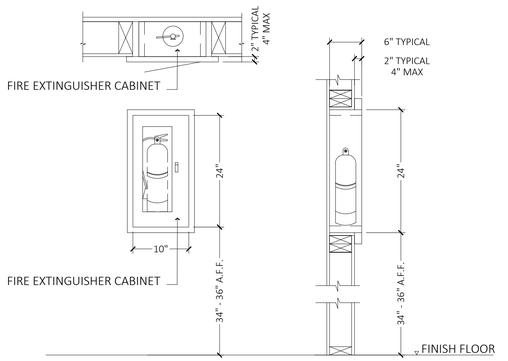


1-G ALTERNATIVE TOP BRACING
SCALE: N. T. S.

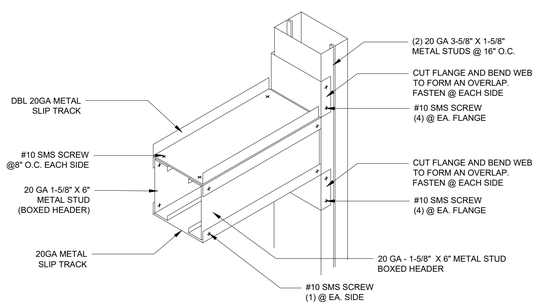
WALL STUDS SCHEDULE

	HEIGHT	STUD OPTIONS
PARTITION WALL WITH BRACING	UP TO 14'	362S125 - 33@16" O.C. (20 GA.) 362S162 - 33@24" O.C. (20 GA.)
		400S125-54@16" O.C. (16 GA.)
DEMISING WALL FULL HEIGHT PARTITION	UP TO 20'	600S162-33@24" O.C. (20 GA.)
	UP TO 24'	600S125-43@16" O.C. (18 GA.) 600S162-54@24" O.C. (16 GA.) 800S162-43@12" O.C. (18 GA.)
	UP TO 30'	800S125-43@16" O.C. (18 GA.) 600S125-54@12" O.C. (16 GA.)

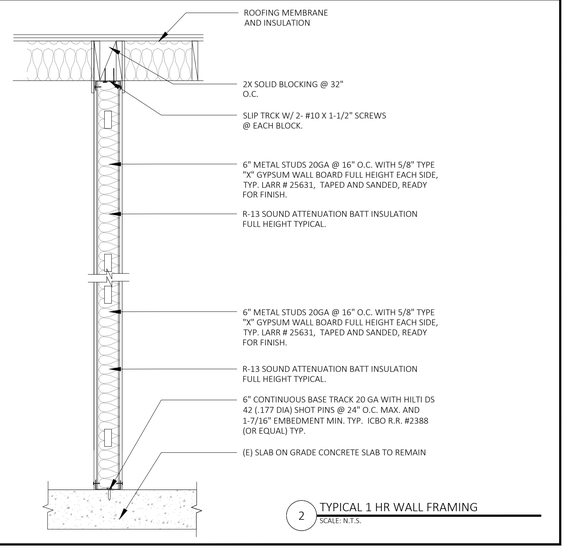
1 INTERIOR NON-STRUCTURAL PARTITION WALL
SCALE: 1/4" = 1'-0"



8 RECESSED FIRE EXTINGUISHER CABINET
SCALE: N . T . S .



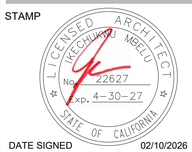
5 HEADER FRAMING @ INTERIOR DOOR
SCALE: N.T.S.



2 TYPICAL 1 HR WALL FRAMING
SCALE: N.T.S.

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

STAMP



DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

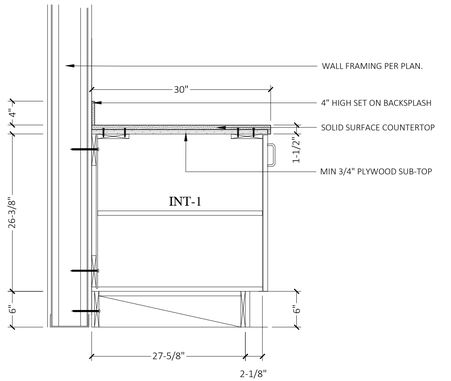
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
MISC. DETAILS

SHEET #
D400

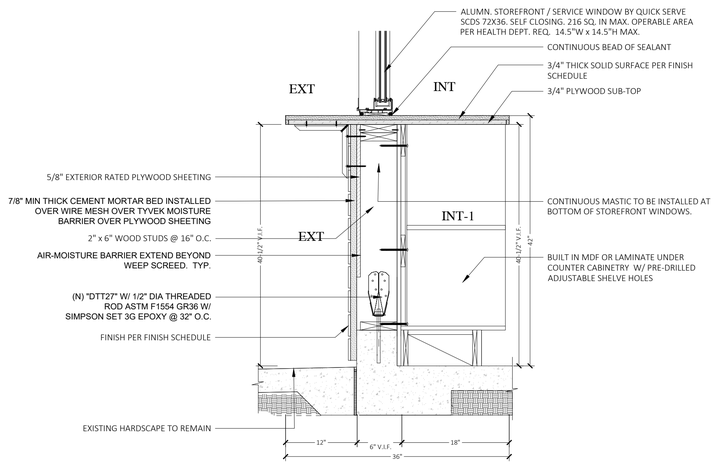
NO. OF



METAL STUDS
CALIFORNIA EXPANDED METAL PRODUCTS ICC # ESR-1623

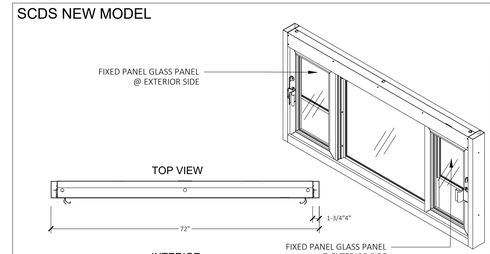
ANCHORS
HILTI WEDGE ANCHORS - KB-T2 @ 32" O.C.
ICC # ESR-1917

7 TYPICAL INTERIOR OUNTER
SCALE: N . T . S .



4 TYPICAL WALK-UP SERVICE COUNTER
SCALE: N . T . S .

SCDS NEW MODEL



PLEASE SELECT:
1. FRAMING:
□ Aluminum
2. FRAME COLOR:
□ Bronze Anodized □ Clear Anodized
Other:
3. GLAZING:
□ 1/4" Tempered □ 1" Insulated
□ 3/4" Poly - L1 □ 1" Insulated + Low-E
□ 1-1/4" Poly - L3 □ 1-1/4" Acrylic - L1
□ Storm Impact □ 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)

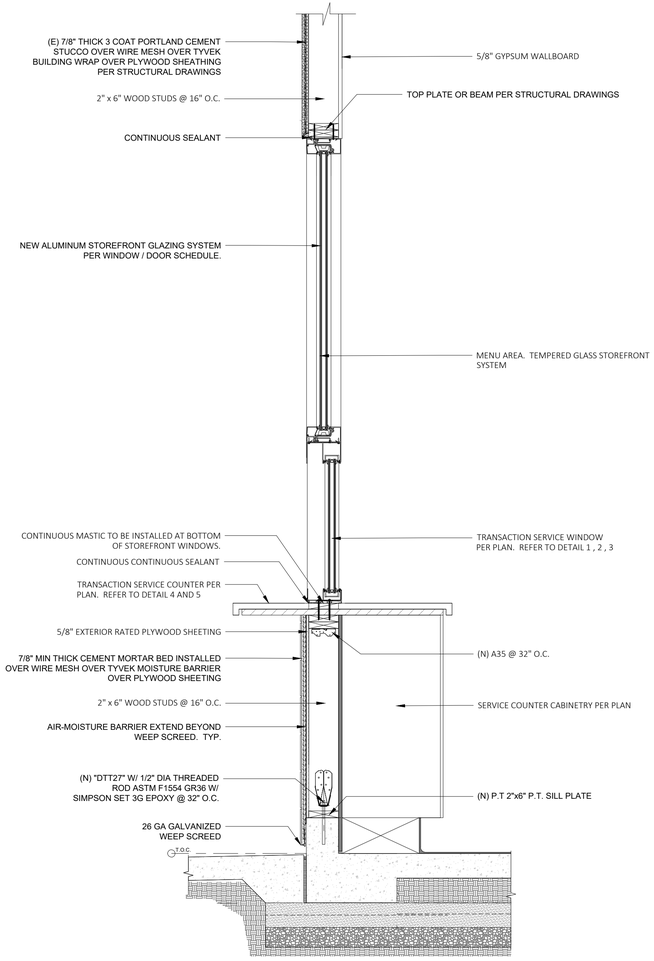
Engineer Notes
Date drawn: 6/30/2022 9:09 AM
Drawn by: SCOONROD
File name: SCDS-72x36 NEW MODEL CALI.dwg
Page: #### Scale: SCALE

NOTE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETY DESIGN CREATED AND OWNED BY QUIKSERV CORP., AND IS SUBMITTED UNDER A CONFIDENTIAL RELATIONS ALL PATENT, MANUFACTURING, SALE RIGHTS REGARDING THE SAME ARE RESERVED. EXCEPT TO THE EXTENT RIGHTS ARE EXPRESSLY GRANTED TO OTHERS, THE RECIPIENT AGREES BY ACCEPTING THESE DRAWINGS NOT TO SUPPLY OR DISCLOSE ANY INFORMATION REGARDING THEM TO ANY UNAUTHORIZED PERSONAL.

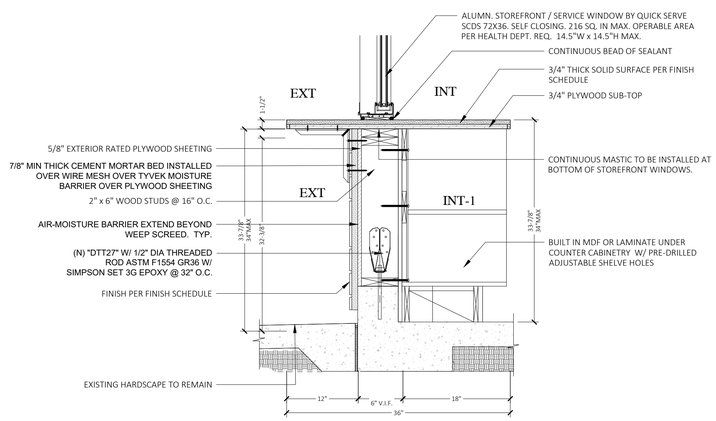
SIGNATURE:_____
DATE:_____

MANUAL OPEN / SELF CLOSING
216 SQ. IN MAX OPENING
MIN 18" SEPARATION BETWEEN OPENING

1 DBL TRANSACTION SERVICE WINDOW
SCALE: N . T . S .



9 SECTION THROUGH SERVICE WINDOW
SCALE: 1/2" = 1'-0"



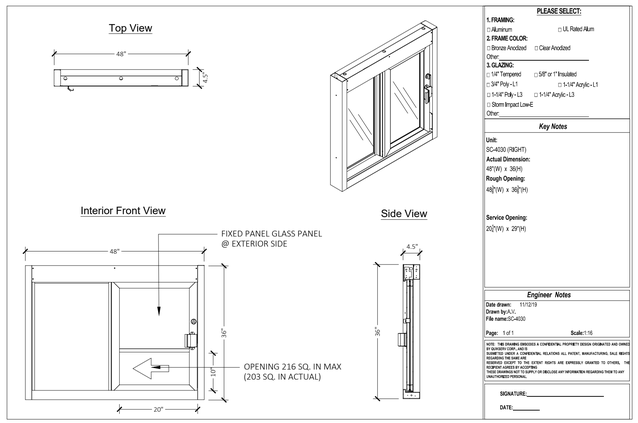
5 ACCESSIBLE WALK-UP SERVICE COUNTER
SCALE: N . T . S .

MANUAL OPEN / SELF CLOSING
216 SQ. IN MAX OPENING
MIN 18" SEPARATION BETWEEN OPENING

* CALIFORNIA APPROVED TRANSACTION WINDOW MAX 216 SQ. IN CLEAR OPENABLE AREA TO BE INSTALLED WITH SELF CLOSING DEVICE

* TRANSOM WINDOW SIZE VARIES PER SITE / FIELD CONDITIONS

2 TYPICAL SERVICE WINDOW
SCALE: 1/2" = 1'-0"



PLEASE SELECT:
1. FRAMING:
□ Aluminum □ UL Rated Alum
2. FRAME COLOR:
□ Bronze Anodized □ Clear Anodized
Other:
3. GLAZING:
□ 1/4" Tempered □ 5/8" or 1" Insulated
□ 3/4" Poly - L1 □ 1-1/4" Acrylic - L1
□ 1-1/4" Poly - L3 □ 1-1/4" Acrylic - L3
□ Storm Impact □ Low-E
Other:

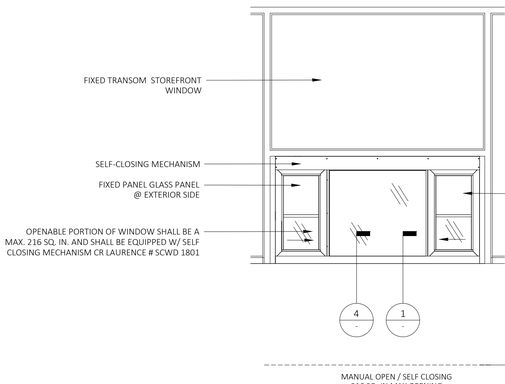
Key Notes
Unit: SC-4030 (RIGHT)
Actual Dimension: 48"(W) x 36(H)
Rough Opening: 48"(W) x 36"(H)
Service Opening: 20"(W) x 29"(H)

Engineer Notes
Date drawn: 11/12/19
Drawn by: AJC
File name: SC-4030
Page: 1 of 1 Scale: 1:16

NOTE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETY DESIGN CREATED AND OWNED BY QUIKSERV CORP., AND IS SUBMITTED UNDER A CONFIDENTIAL RELATIONS ALL PATENT, MANUFACTURING, SALE RIGHTS REGARDING THE SAME ARE RESERVED. EXCEPT TO THE EXTENT RIGHTS ARE EXPRESSLY GRANTED TO OTHERS, THE RECIPIENT AGREES BY ACCEPTING THESE DRAWINGS NOT TO SUPPLY OR DISCLOSE ANY INFORMATION REGARDING THEM TO ANY UNAUTHORIZED PERSONAL.

SIGNATURE:_____
DATE:_____

6 SINGLE TRANSACTION SERVICE WINDOW
SCALE: N . T . S .



MANUAL OPEN / SELF CLOSING
216 SQ. IN MAX OPENING
MIN 18" SEPARATION BETWEEN OPENING

3 ACCESSIBLE TRANSACTION SERVICE WINDOW
SCALE: 1/2" = 1'-0"

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

STAMP

LICENSED ARCHITECT
RICHMOND MBELU
No. C-32627
EXP. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

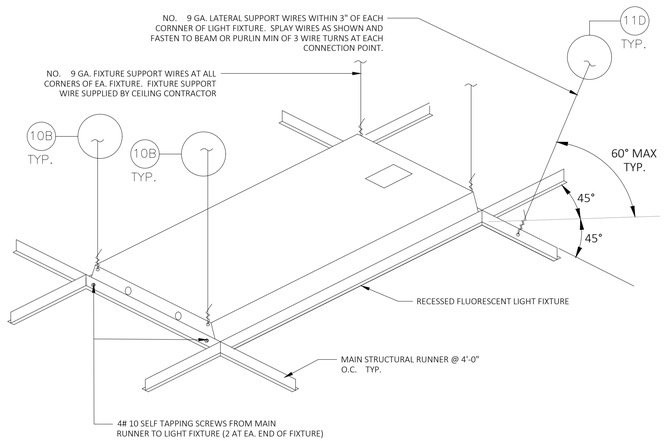
AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
MISC. DETAILS

SHEET #
D600

NO. OF



TYPICAL SUSPENDED CEILING LIGHT FIXTURE ATTACHMENT 7

SUSPENDED CEILING NOTES:

A. VERTICAL STRUT: A STRUT FASTENED TOT HE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL SEISMIC COMPONET INDUCED BY THE BRACING WIRE.

B. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED AT 12'-0" O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6'-0" OF THE WALL.

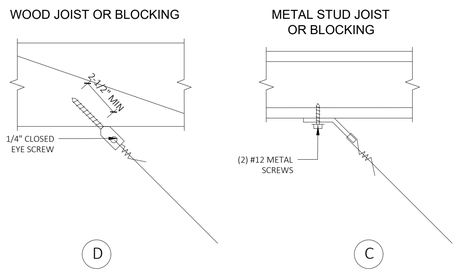
C. PERIMETER HANGERS SHALL BE PLACED IN BOTH DIRECTION WITHIN 8INCHES OF THE WALL.

D. WHEN THE SISTANCE BETWEEN THE STRUCTURAL DECK AND THE CEILING EXCEEDS 4 FEET. THE SPACING OF THE VERTICAL HANGERS SHALL NOT EXCEED 2'-0" O.C. ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVICING AN OCCUPANT LOAD OF 30 OR MORE, AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.

SUSPENDED CEILING SPECIAL INSPECTION IS REQUIRED FOR THE SEISMIC DESIGN LOCATION PER ICC ESR-1222

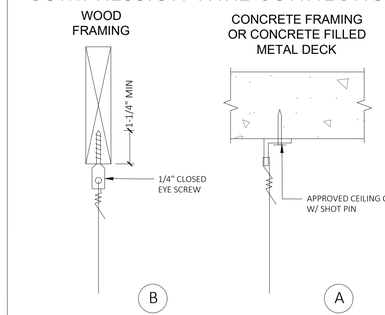
TYPICAL SUSPENDED CEILING NOTES 8

BRACING WIRE CONNECTION

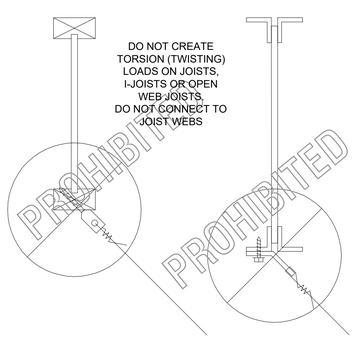


BRACING WIRE CONNECTIONS TO STRUCTURE 10

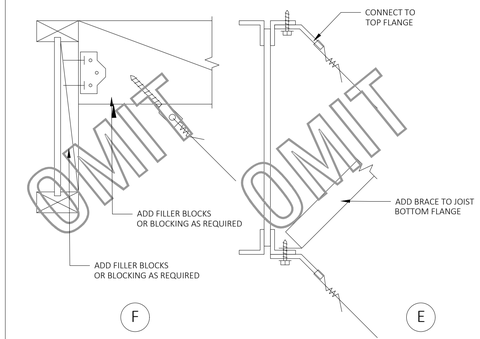
COMPRESSION WIRE CONNECTION



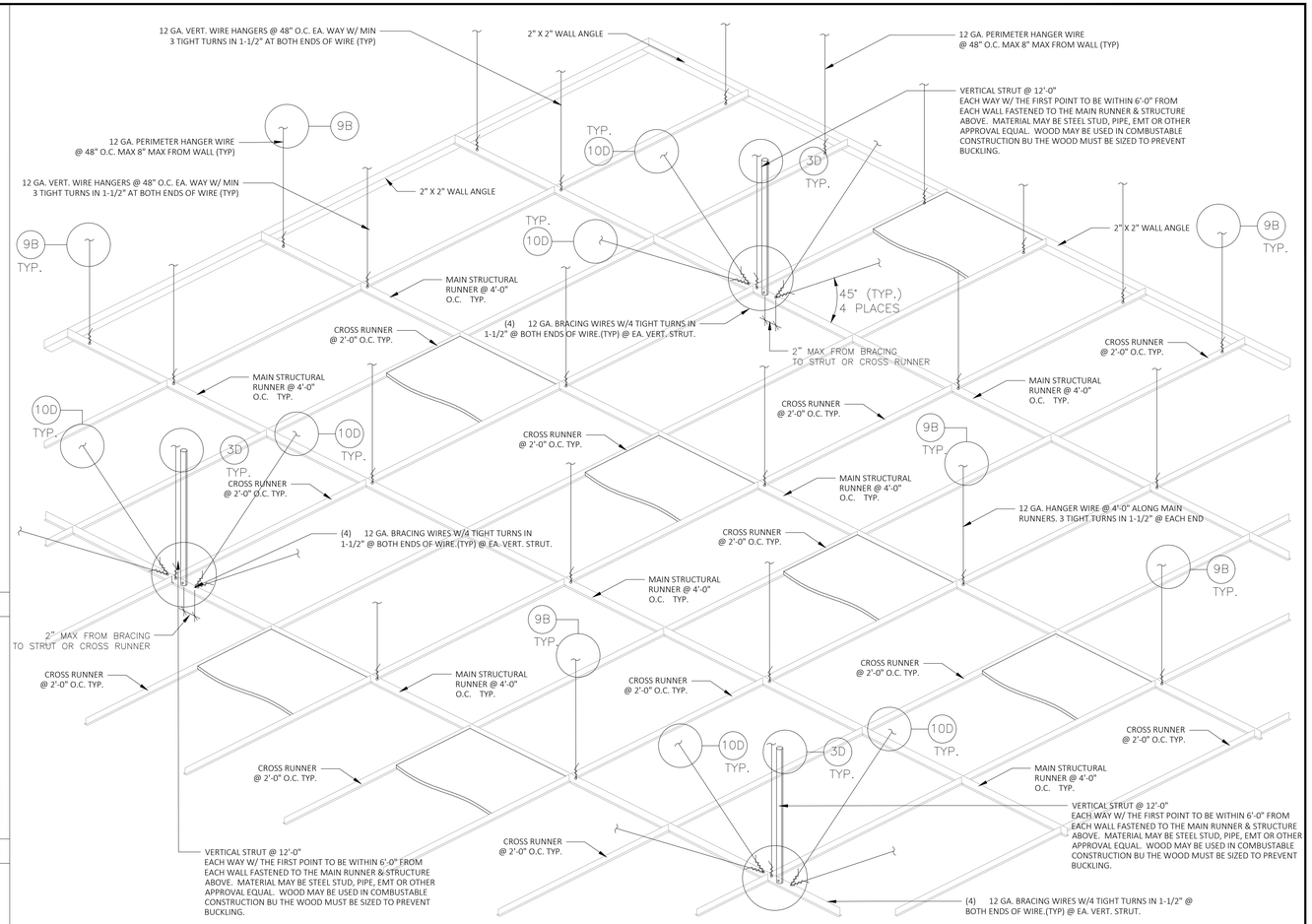
VERTICAL HANGER WIRE CONNECTIONS TO STRUCT 9



PROHIBITED CONNECTIONS TO STRUCT 12



VERTICAL HANGER WIRE CONNECTIONS TO STRUCT 11



TYPICAL ISOMETRIC T-BAR GRID DIAGRAM 1

SUSPENDED CEILING NOTES:

1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.

2. CEILING GRIDS AND FIXTURES SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS. WHERE INSTALLATION INSTRUCTIONS CONFLICT WITH THE BUILDING CODE THETHE BUILDING CODE SHALL SUPERCEED.

3. ALL SPRINKLER HEADS (DROPS) EXCEPT FIRE-RESISTANCE-RATED FLOOR / CEILING OR ROOF / CEILING ASSEMBLIES, SHALL BE DESIGNED TO ALLOW FOR FREE MOVEMENT OF THE SPRINKLER PIPES WITH OVERSIZE RINGS, SLEEVES OR ADAPTERS THROUGH THE CEILING TILE. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH (50MM) OVERSIZING RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 10 INCH (25MM) IN A HORIZONTAL DIRECTION. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1-INCH (25MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTERNSION

4. SUSPENDED CEILING ASSEMBLIES LOCATED ALOND MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE AND SHALL COMPLY WITH THE FOLLOWING PROVISIONS.

A. GENERAL: CEILING SUSPRESION SYSTEM SHALL BE CONNECTED AND BRACED WITH VERTICAL HANGERS ATTACHED DIRECTLY TO THE STRUCTURAL DECK ALONG THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE AND LOBBIES ACCESSORY TO GROUP A OCCUPANCIES. SPACING OF VERITCAL HANGERS SHALL NOT EXCEED 2'-0" O.C. ALONG THE ENTIRE LENGTH OF THE SUSPENDED CEILING ASSEMBLY LOCATED ALONG THE MEANS OF EGRESS OR AT THE LOBBY.

B. ASSEMBLY DEVICE: ALL LAY-IN PANELS SHALL BE SECURED TO THE SUSPENSION CEILING ASSEMBLY WITH TWO HOLD-DOWN CLIPS MIN FOR EACH TILE WITHIN A 4-FOOT (1219 MM) RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS.

C. EMERGENCY SYSTEMS: INDEPENDENT SUSPORTS AND BRACES SHALL BE PROVIDED FOR ALL APPENDAGES SUCH AS LIGHT FIXTURES, AIR DIFFUERS, EXIT SIGNS, AND SIMILAR ELEMENTS.

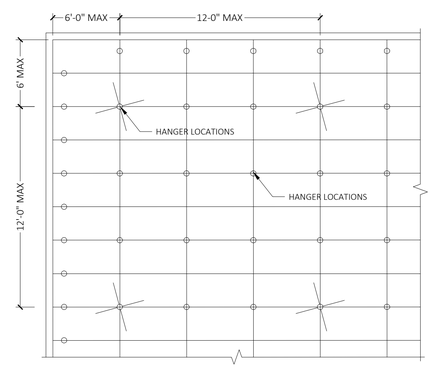
D. SUPPORTS FOR APPENDAGES: SEPARATE SUPPORT FROM THE STRUCUTRAL DECK SHALL BE PROVIDED FOR ALL APPRNDAGES SUCH AS LIGHT FIXTURES, AIR DIFFUSERS, EXIT SIGNS, AND SIMILAR ELEMENTS.

ADDITIONAL T-BAR CEILING NOTES 6

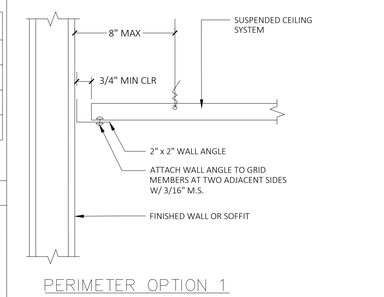
DISTANCE BETWEEN CEILING AND STRUCTURE ABOVE

HEIGHT	EMT OPTION	METAL STUD OPTION
UP TO 5'-0"	3/4" EMT	250T125-33 (20 GA.)
UP TO 6'-0"	1" EMT	250T125-33 (20 GA.)

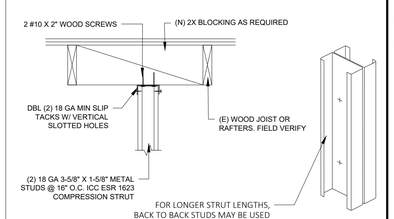
COMPRESSION STRUT SCHEDULE 4



SUSPENDED CEILING SUPPORT TYP. LAYOUT 5



EDGE CONNECTION DETAIL 2



COMPRESSION STRUT DETAIL 3

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

STAMP

LICENSED ARCHITECT
KRICHMAR MBEUT
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & RON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & RON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE
PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

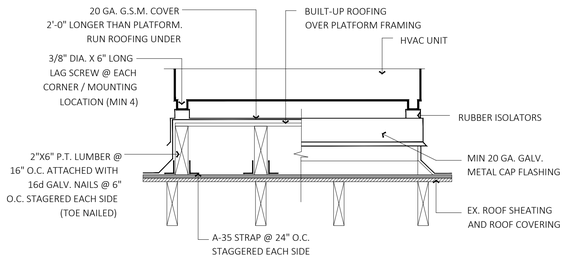
REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

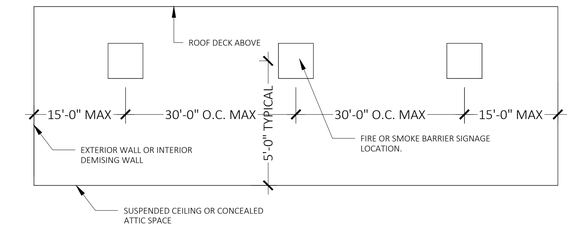
DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
SUSPENDED CEILING

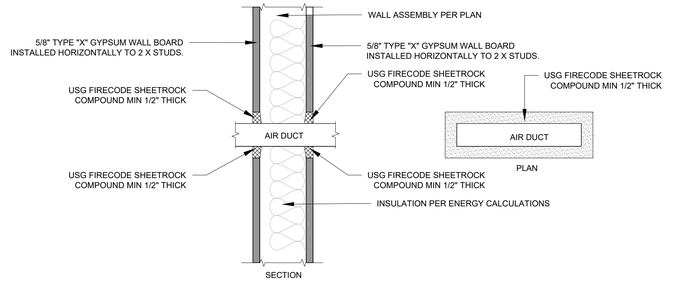
SHEET #
D700
NO. OF



MECH. EQUIPMENT ANCHORING | SCALE N . T . S | 7

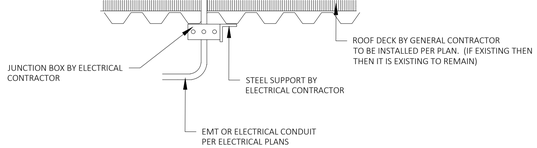


FIRE / SMOKE BARRIER SIGNAGE | SCALE N . T . S | 4

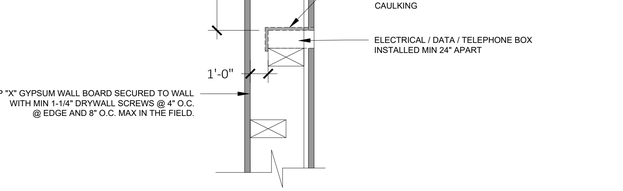


F-RATING 1 HR/ T-RATING 0 HR
SYSTEM NO. W-L-7001

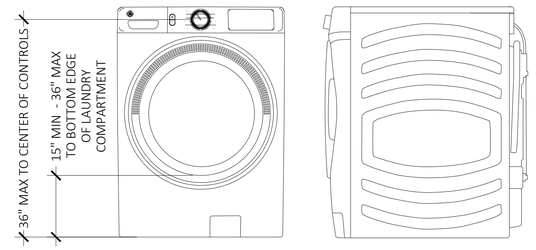
1 HR FIRE RATED WALL PENETRATION | SCALE N . T . S | 1



ROOF TOP DISCONNECT SWITCH | SCALE N . T . S | 8



OUTLETS IN 1 HR WALL | SCALE N . T . S | 5



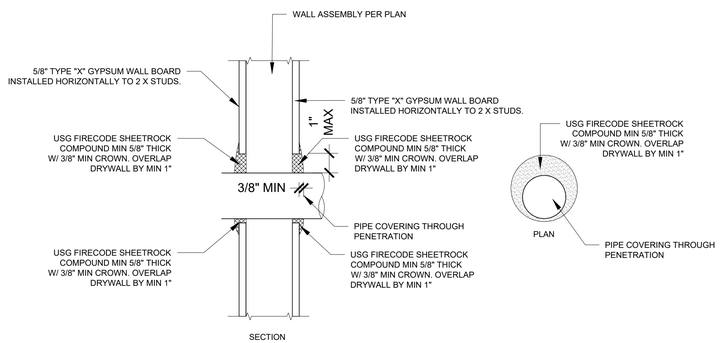
11B-611.2 CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

11B-611.4 HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES (381 MM) MINIMUM AND 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR.

11B-611.3 OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH SECTION 11B-309.

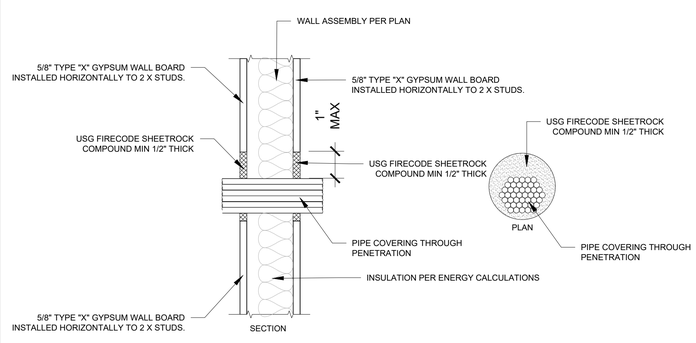
LAUNDRY MACHINES | SCALE N . T . S | 2

	SCALE	
	N . T . S	9



F-RATING 1 HR/ T-RATING 0 & 1 HR
SYSTEM NO. W-L-1087
USG SHEETROCK BRAND FIRECODE
CORE GYPSOM PANELS
USG SHEETROCK BRAND FIRECODE
COMPOND 5/8" MIN, WITH 3/8"
CROWN. OVERLAP DRYWALL BY 1" MIN

1 HR FIRE RATED WALL PENETRATION | SCALE N . T . S | 6



F-RATING 1 HR/ T-RATING 0 & 1 HR
SYSTEM NO. W-L-3034
USG SHEETROCK BRAND FIRECODE
CORE GYPSOM PANELS
USG SHEETROCK BRAND FIRECODE
COMPOND 5/8" MIN

1 HR FIRE RATED WALL PENETRATION | SCALE N . T . S | 3

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

STAMP

LICENSED ARCHITECT
KECHIJIAN MBEUO
No. C-32627
Exp. 4-30-27
STATE OF CALIFORNIA

DATE SIGNED 02/10/2026

THIS DESIGN AND DRAWING IS FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IRON INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF ICON & IRON INC.

OWNER / TENATE
EDEN ROCK ARTESIA, S-CORP
DBA: HANDEL'S ICE CREAM
5112 CAROL DR
TORRANCE, CA 90505

PROJECT TITLE

PROJECT ADDRESS
11940 SOUTH STREET, UNIT A
ARTESIA, CA 90703

REVISIONS		
NO.	DATE	DESCRIPTION
	11/24/25	PC1 SUBMITTAL SET
1	02/10/26	PC2 HEALTH CORR PC1

AGENCY STAMP

DRAWN BY: FRANK WRIGHT
CHECKED BY: FRANK WRIGHT
PRINTED ON: 02/10/2026
PROJECT NO: 2025-025

TITLE
PENETRATION DETAILS

SHEET #
D800
NO. OF

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR:
(check one of the following)

☒ Design Review ☐ Conditional Use Permit ☐ Determination of Unlisted Use ☐ Variance

(For Departmental Use Only)

Case No: _____ Resolution No. _____ Hearing Date: _____

Fee $: _____ Date Received _____ Receipt No: _____

Received By: _____

(Please Print or Type Legibly)

Name of Applicant: Frank Wright / Bruster's Ice Ice Cream Phone: 310-750-8939

Mailing Address: 14623 Hawthorne Blvd #306, Lawndale, CA 90260
(Street) (City) (State & zip code)

Legal (Property) Owner: Mark Dessy Phone: _____

Mailing Address: 11940 South St. Artesia CA 90701
(Street) (City) (State & zip code)

Email Address: _____

Purpose of Request: Design Review for exterior changes / Facade Improvements and an exterior patio
(A letter of Intent may be attached)

Project Address: 11940 South St. Unit A, Artesia, CA 90701 Zoning: CMU - Commercial Mixed Use

Existing Land Use: Commercial
(Describe Current Use of Subject Site)

Legal Description: PARCEL MAP AS PER BK 185 P 75-76 OF PM LOT 2
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7054-003-037

CONDITIONAL USE PERMIT:
This Conditional Use Permit is requested for the following reasons (findings):

1) The proposed conditional use is not in substantial conflict with the General Plan as follows:

_____

_____

_____

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

_____

_____

_____

3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

_____

_____

_____

4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

_____

_____

_____

Does the proposed use require a Determination of Unlisted Use?

NO _____ YES _____ (If YES, explain the proposed use below)

_____

VARIANCE:
This Variance is requested for the following reasons (findings):

1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

_____

_____

_____

2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:

_____

_____

_____

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

4) The granting of this Variance does not constitute a special privilege to the applicant:

Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO _____ YES _____ (If YES, attach data)

(Please check all that apply)

DESIGN REVIEW:

☒ Site Plan ☒ Signs

☒ Façade Improvements ☐ Landscape Plan

This Design Review is requested for the following reasons (findings):

1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

The Use of the tenant space is an allowed use for the space and the Facade improvements are are consistent with the city design guide lines.

2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:

This is an existing building and we are cosmetically enhancing the elements and changing or adding so additional materials.

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

The shall create an inviting environment for our customers and with enhance the existing building look in a manner that will make the building more atractive.

4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

Yes we will be using stucco with a thin brick veneer wainscot along with dark bronze or black storefront to be consistent with the existing building

IMPORTANT

Any false or misleading information shall be grounds for denying this application.

Signature of Applicant: Frank Wright Date: 01/29/2026

Signature of Property Owner: Mark Wong Date: 1/29/26
(Written authorization may be attached)

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

INSTRUCTIONS FOR APPLICATION SUBMITTAL:
It is essential that all of the following materials be submitted so that we may process your application:

1) **Completed Application** (signed by the applicant and the property owner, if different)

2) **Applicable Fees** (plus environmental documentation filing fees):

3) **Environmental Assessment Form:** To be completed by the applicant;

4) **Letter of Intent:** Prepare a written narrative that describes your request for approval;

   Conditional Use Permit/Design Review:
   Describe the type of business (in detail) to be conducted at the subject site including: types of items or services to be sold, hours of operation, number of employees, parking accommodations, and any other pertinent information. If you are proposing architectural and/or landscape improvements, please include a description of them.

   Variance:
   Describe the unique circumstances that apply to your property (i.e. size, shape, location, or topography), why the strict application of the zoning code would deprive you of the privileges enjoyed by other property owners in the vicinity and the same zone district, and why the granting of this variance will not constitute a special privilege. **See Variance findings on page 2-3.**

5) **15 copies of the following plans, as deemed applicable by staff:**

   a) Plot plan drawn to scale and fully dimensioned, and including the following information: Scale of plot plan (**Minimum 1/8" = 1'-0" or 1' = 10'-0"**), north arrow, dimensions of site, square footage of site, square footage of structure(s), setbacks, parking, trash storage, signage, landscaped areas, loading and storage areas, etc.;

   b) Floor plan, drawn to scale (**Minimum 1/4" = 1'-0"**) and fully dimensioned;

   c) Elevations, drawn to scale (**Minimum 1/4" = 1'-0"**), and fully dimensioned;

   d) One (1) COLORED set of the elevations and material board.

6) **One (1) set of all plans reduced in size to 8 1/2" x 11" and a digital file.**

7) **300' Radius Map:** Clearly indicate all property owners within a 300-foot radius around the project site. Please number each parcel of land within the 300-foot radius so that it corresponds with the property owners' mailing list, which is described below (Item #8). Depending upon the type of use proposed, the Planning Department may also require the applicant to prepare a land use map that labels the use of each property within a 700-foot radius around the subject site (a field survey will be necessary to complete this map). A list of radius map services is attached for your convenience;

8) **Property Owners (Mailing Labels):** Mailing address labels shall be submitted along with the 300' Radius Map as described above (Item 7). The labels need to have the following information: property owner's name, street number, city, state, zip code, and Assessors Parcel Number. The mailing address labels shall include all property owners within a 300-foot radius of the project site and it must also correspond with the radius map as described above (Item #8). In addition, please attach one (1) Xerox copy of the mailing address labels. The source of reference for the property

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

owner list shall be from the latest available assessment roll of Los Angeles County.

9) **Notarized Affidavit:** the person who draws the 300' radius map (Item #7) and prepares the property owners mailing labels (Item 9) must also sign an affidavit, which must be notarized. This affidavit certifies the property owners list. The document is attached to this application packet;

10) **Any other requirements deemed necessary by staff.**

11) Full application shall be submitted to planning staff at city hall, prior to formal electronic submittal at the **ACCESS ARTESIA PLANNING PORTAL:**

https://clients.comcate.com/newrequest.php?id=308

11940 South St. Artesia

18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

CERTIFIED PROPERTY OWNERS' LIST AFFIDAVIT

City of Artesia)
County of Los Angeles) ss
State of California)

I, _____, hereby certify that the attached list contains the names and addresses as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of three hundred (300) feet from the exterior boundaries of the property legally described as:

_____

_____

_____

_____

_____

_____

_____

Signature of Applicant: _____ Date: _____

Subscribed and sworn before me this _____ day of _____, 20 _____

Notary Public: _____

City of Artesia
Community Development Department
18747 Clarkdale Avenue
Artesia, CA 90701● (562) 865-6262 ●Fax (562) 865-6240

ENVIRONMENTAL INFORMATION & CHECKLIST FORM
The applicant must complete this form.

(For Departmental Use Only)

Case No: _____ Resolution No._____ Hearing Date: _____

Received By: _____

(Please Print or Type Legibly)

GENERAL INFORMATION

Name of Developer/Project Sponsor: Frank Wright / Icon Arc Inc. Phone: 310-750-8939

Mailing Address: 14623 Hawthorne Blvd #306, Lawndale, CA 90260
(Street) (City) (State & zip code)

Name of Contact Person: Frank Wright Phone: 310-750-8939

Mailing Address: 14623 Hawthorne Blvd #306, Lawndale, CA 90260
(Street) (City) (State & zip code)

Project Address: 11940 South St, Unit A, Artesia, CA

Assessors' Block & Lot number: 7054-003-037

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Building Permit, Health Permit, Milk and Dairy Permit, Industrial Waste Permit

Existing Zoning District: CMU - Commercial Mixed Use

Proposed Use of Site (Project for which this form is filed): Commercial retail / Ice Cream Shop

PROJECT DESCRIPTION

Site Size: 30,789 sf

Square footage of building: Tenant Area 2,088 sf

Number of floors of construction: 1 (existing)

Amount of Off-Street Parking Provided: 10 for tenant improvement area (48 for entire site)

Number of Construction Phases: 1

Associated Projects: N/A

If this is a residential project, indicate the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

N/A

If this is a commercial project, indicate the type of project, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: If this an industrial project, indicate the type of project, estimated employment per shift, and loading facilities.

Sales Area 392 / Kitchen area 1,413 sf

If this is an institutional project, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project 17.If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

N/A

Please check "yes" if any of the following items are applicable to the proposed project or its effects and "no" if they are not applicable. Explain all items that are checked "yes" on additional sheets as necessary.

YES	NO	
___	x	Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
___	x	Change in scenic views or vistas from existing residential areas or public lands or roads.
___	x	Change in pattern, scale or character of general area of project.
___	x	Significant amounts of solid waste or litter.
___	x	Change in dust, ash, smoke fumes or odors in vicinity.
___	x	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage.
___	x	Substantial change in existing noise or vibration levels in the vicinity.
___	x	Site on filled land or on slope of 10 percent or more.
___	x	Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives.
___	x	Substantial change in demand for municipal service (police, fire, water, sewage, etc.).

___ X Substantial increase fossil fuel consumptions (electricity, oil, natural gas, etc.).

___ X Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

On a separate page, describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

On a separate page, describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment homes, shops, department store, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.