

# SEA CLIFF HEALTHCARE CENTER

18811 FLORIDA ST.  
HUNTINGTON BEACH, CA 92648  
NEW TRASH ENCLOSURE

## PROJECT DIRECTORY

OWNER	STRUCTURE	ARCHITECT
SEA CLIFF HEALTHCARE CENTER 18811 FLORIDA ST. HUNTINGTON BEACH, CA 92648 TEL#: (805) 451-6276 EMAIL: JPatrick@sensignservices.net CONTACT: JOSHUA PATRICK	AMIA ENGINEERING MANAGEMENT, LLC 705 W 9th St #2705 LOS ANGELES, CA 90015 TEL#: (213)-296-4697 EMAIL: AKSHAYMODI@GMAIL.COM CONTACT: AKSHAY MODI	BRAHMBHATT ARCHITECTS, INC. 980 Corporate Center Drive Pomona, CA 91768 TEL#: (323) 474-8344 EMAIL: Sumit@Brahmbhatt.com CONTACT: Sumit Brahmbhatt (PERSON RESPONSIBLE IN CHARGE)

## SCOPE OF WORK

EXISTING FACILITY IS 182 LICENSED BED LONG TERM CARE FACILITY. THE PROPOSED PROJECT DOES NOT CHANGE ANY BED COUNTS. THE SCOPE OF WORK INCLUDES:

- PROVIDE A NEW CMU WALL TRASH ENCLOSURE (572 SQ. FT.)
- THE TRASH ENCLOSURE WILL BE DETACHED 3.5 INCHES CLEAR FROM (E) ADJACENT BUILDING

SKILLED NURSING FACILITY OR INTERMEDIATE CARE FACILITY DOES NOT CURRENTLY ADMIT PATIENT SUSTAINED BY ELECTRICAL LIFE-SUPPORT EQUIPMENT.

## PUBLIC WORKS NOTES

- WET DOWN THE AREAS THAT ARE TO BE GRADED OR THAT IS BEING GRADED, IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. (WE-1/MC 17.05)
- THE CONSTRUCTION DISTURBANCE AREA SHALL BE KEPT AS SMALL AS POSSIBLE. (CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION EROSION CONTROL EC-1) (DAMP)
- ALL HAUL TRUCKS SHALL BE COVERED OR HAVE WATER APPLIED TO THE EXPOSED SURFACE PRIOR TO LEAVING THE SITE TO PREVENT DUST FROM IMPACTING THE SURROUNDING AREAS. (DAMP)
- COMPLY WITH APPROPRIATE SECTIONS OF AQMD RULE 403, PARTICULARLY TO MINIMIZE FUGITIVE DUST AND NOISE TO SURROUNDING AREAS. (AQMD RULE 403)
- WIND BARRIERS SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE. (DAMP)
- ALL CONSTRUCTION MATERIALS, WASTES, GRADING OR DEMOLITION DEBRIS AND STOCKPILES OF SOILS, AGGREGATES, SOIL AMENDMENTS, ETC. SHALL BE PROPERLY COVERED, STORED AND SECURED TO PREVENT TRANSPORT INTO SURFACE OR GROUND WATERS BY WIND, RAIN, TRACKING, TIDAL EROSION OR DISPERSION. (DAMP)

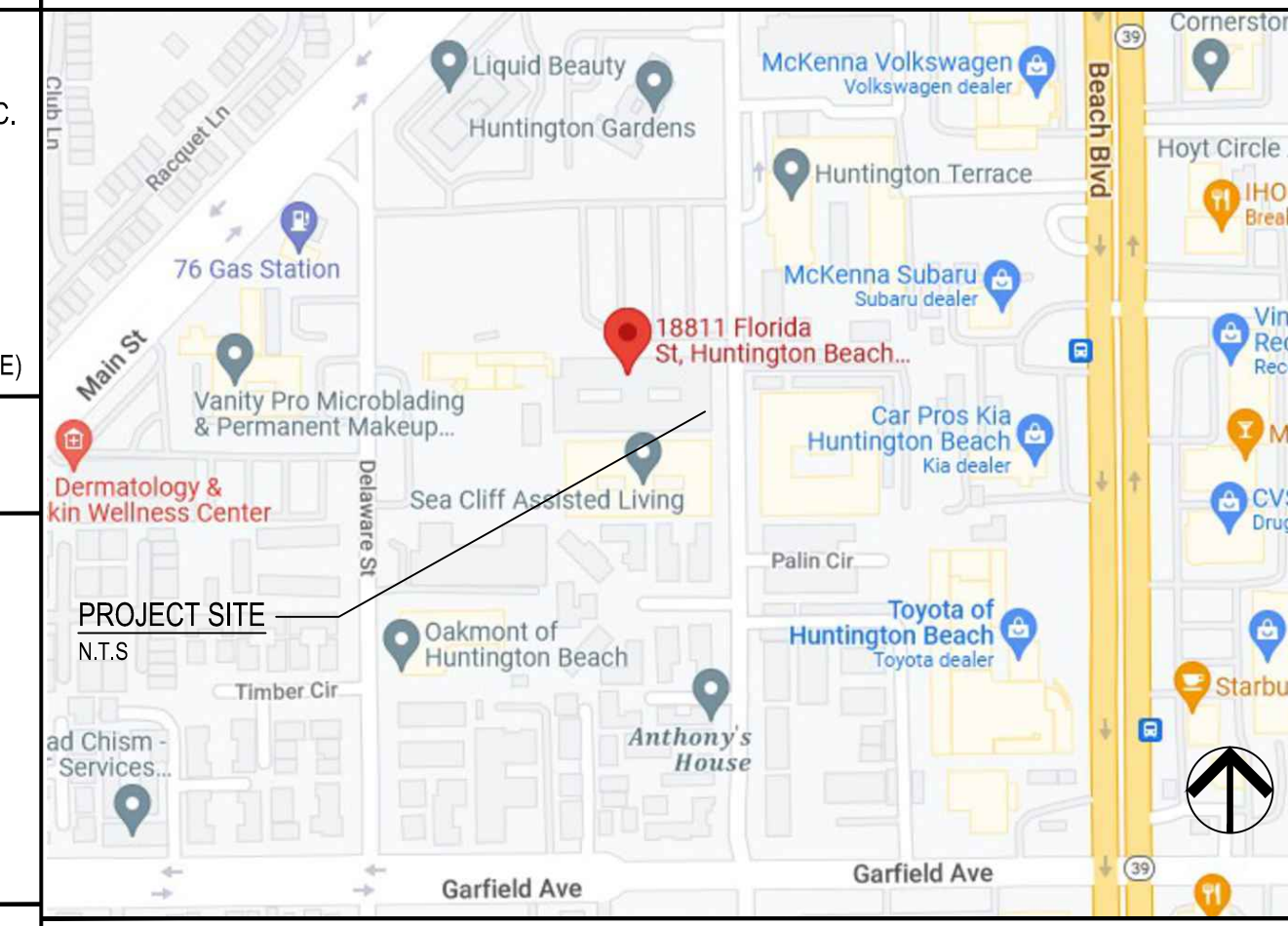
THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

- ALL NEW UTILITIES SHALL BE UNDERGROUND. (MC 17.64)

## CONSTRUCTION DOCUMENTS REVIEW NOTE

WORK EXEMPT FROM CONSTRUCTION DOCUMENTS REVIEW BY THE CBC 2019 SECTION 105.2 OR ASCE 7 SECTION 13.14 NEED NOT TO BE DETAILED ON THE CONSTRUCTION DOCUMENTS. EXEMPTIONS FROM CONSTRUCTION DOCUMENTS REVIEW REQUIREMENTS OF THE CODE SHALL NOT BE DEEMED TO GRANT AUTHORIZATION FOR ANY WORK TO BE DONE IN ANY MANNER IN VIOLATION OF THE PROVISIONS OF THIS CODE OR ANY OTHER LAWS OR ORDINANCES OF THIS JURISDICTION. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.

## VICINITY MAP



## PROJECT INFORMATION

ASSESSMENT NO:	159-121-02
NUMBER OF STORIES:	SINGLE STORY BUILDING
OCCUPANCY GROUP:	B-1
CONSTRUCTION TYPE:	V-A
SPRINKLERED:	FULLY SPRINKLERED
NUMBER OF LICENSED BEDS:	182 (NO CHANGE TO BED COUNT)
THE FACILITY IS FULLY SPRINKLERED PER CBC 407.6.	

## GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE COMPLETE WORK TO BE DONE AND SHALL REMOVE ALL EXISTING CONSTRUCTION REQUIRED FOR THE INSTALLATION AND CONSTRUCTION. THE TERM "REMOVE" SHALL MEAN "REMOVE AND DISPOSE OF PROPERLY OUTSIDE OF SKILLED FACILITY PROPERTY, UNLESS NOTED OTHERWISE"
- THE CONTRACTOR SHALL FILL ALL FLOOR AND WALL OPENINGS RESULTING FROM THE DEMOLITION PROCESS. PROVIDE FLOOR OR WALL CONSTRUCTION MATCHING EXISTING MATERIALS AND FINISHES. MAKE SMOOTH AREAS WHERE EXISTING FLOORING, INCLUDING CERAMIC TILE SETTING BED IS REMOVED.
- CUTTING AND PATCHING OF EXISTING CONSTRUCTION, IN ADDITION TO THE DEMOLITION WORK SHOWN, SHALL BE PERFORMED AS REQUIRED FOR THE INSTALLATION OF NEW WORK, INCLUDING STRUCTURAL AND ELECTRICAL WORK. CUTTING AND PATCHING MAY BE REQUIRED IN AND OUT OF THE WORK AREA, INCLUDING, BUT NOT LIMITED TO FLOOR AND WALLS IN, ABOVE AND BELOW THE WORK AREA.
- PROTECT EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC WHERE ARE TO REMAIN FROM DAMAGE. RESTORE TO ORIGINAL CONDITION IF DAMAGED.

## FIRE AND LIFE SAFETY NOTES

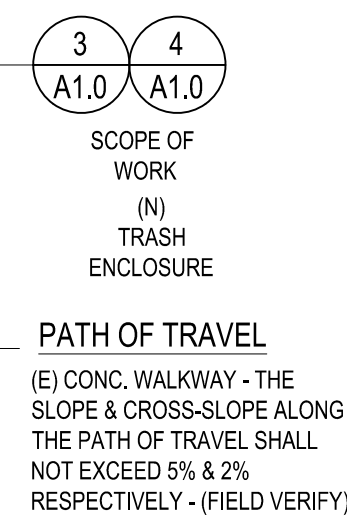
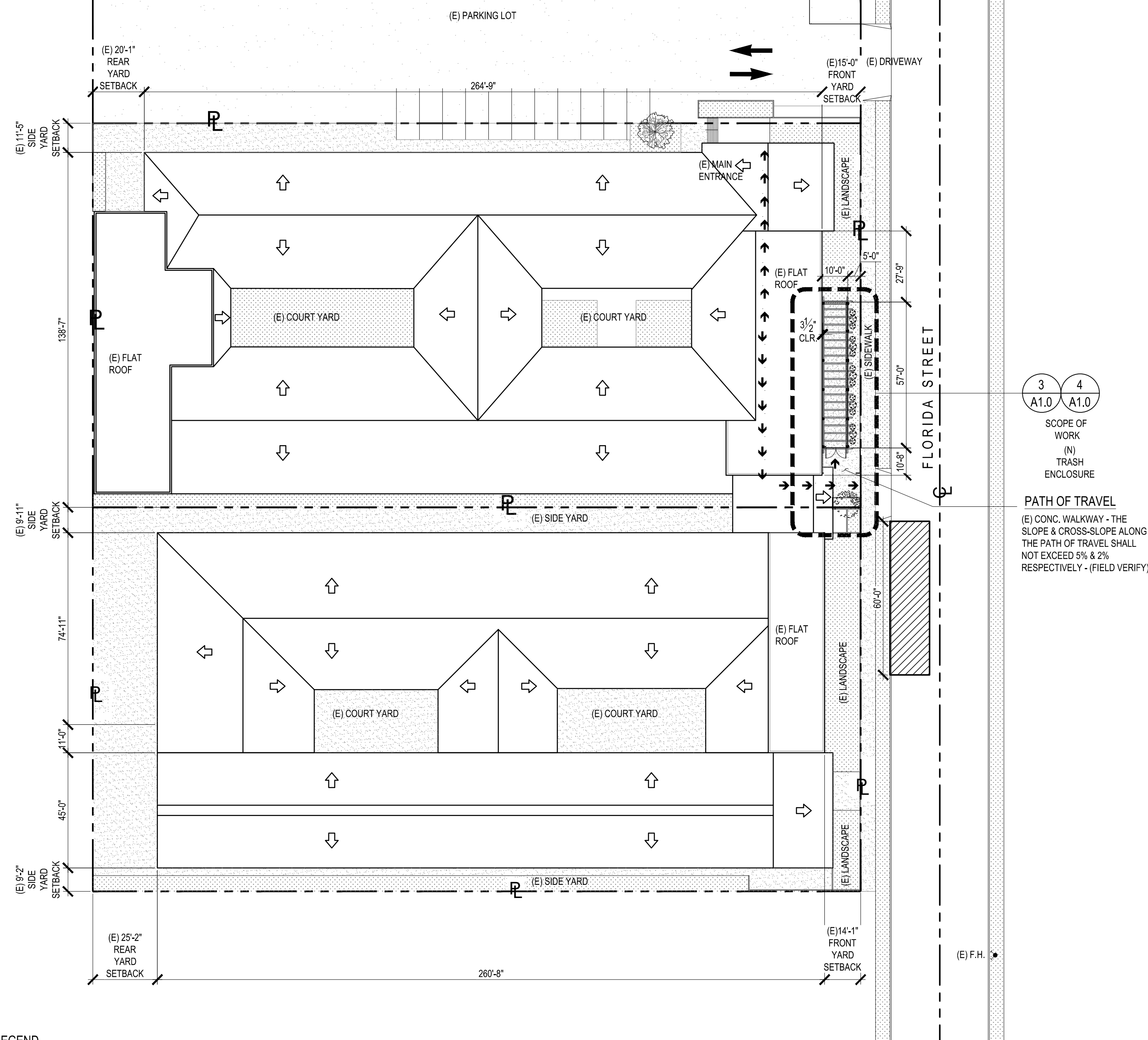
- FIRE RATED ASSEMBLIES INCLUDING FIREPROOFING, DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO THEIR ORIGINAL CONDITION. OSHPD FIELD AND LIFE SAFETY OFFICER MUST REVIEW DETAILS AND REQUIREMENTS FOR RESTORATION OF ALL FIRE RATED ASSEMBLIES.
- FIRE RESISTIVE ASSEMBLIES, FIRE-RESISTIVE CONSTRUCTION, AND THE MEANS OF EGRESS MUST BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
- WHEN IS NOT POSSIBLE TO MAINTAIN FIRE RESISTIVE ASSEMBLIES, FIRE RESISTIVE CONSTRUCTION AND/OR MEANS OF EGRESS, TEMPORARY CONSTRUCTION BARRIERS AND A FIRE WATCH MUST BE PROVIDED (AS DIRECTED BY OSHPD FIRE MARSHALL) IN ACCORDANCE WITH OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT CODE APPLICATION NOTICE (CAN 9-1401)
- PROVIDE FIRE WATCH FOR THE PERIOD WHEN EXISTING FIRE ALARM SYSTEM/FIRE PROTECTION SYSTEM ARE DISABLED DURING WORK. THE FIRE WATCH PROCEDURES TO COMPLY WITH CBC 107.2.2 AND OSHPD CAN 9-1404.5.

## DEFERRED SUBMITTAL

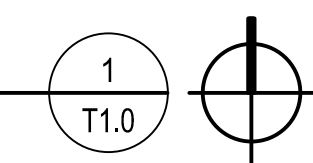
- FIRE SPRINKLERS SHALL BE INSTALLED TO MEET 2019 NFPA-13D STANDARDS. UNDER A SEPARATE SUBMITTAL.

## FIRE SPRINKLER NOTES

- NEW FIRE SPRINKLERS SHALL BE EXTENDED FROM EXISTING BUILDING TO NEW ENCLOSED AREA.



EXISTING SITE PLAN  
SCALE: 1"=30'



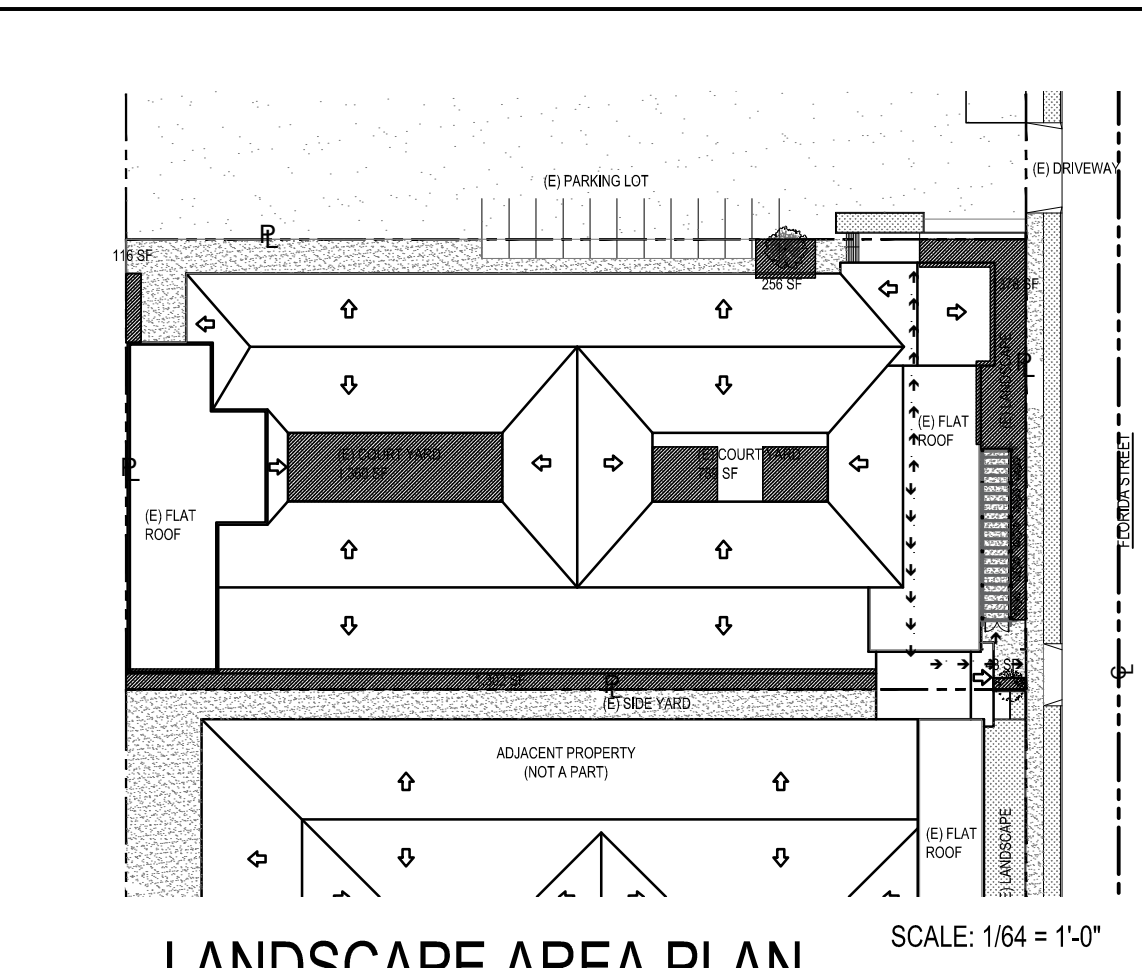
## APPLICABLE CODES

- PROJECT TO COMPLY WITH THE FOLLOWING:
- 2022 CALIFORNIA BUILDING CODE (CBC),
  - 2022 CALIFORNIA MECHANICAL CODE,
  - 2022 CALIFORNIA PLUMBING CODE,
  - 2022 CALIFORNIA ELECTRICAL CODE,
  - 2022 CALIFORNIA ENERGY CODE,
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - HUNTINGTON BEACH MUNICIPAL CODE (HBMCC)

## INDEX OF DRAWINGS

ARCHITECTURAL	
T1.0	SCOPE OF WORK, INDEX OF DRAWINGS & EXISTING SITE PLAN ENLARGED FLOOR PLANS AND DETAIL
T1.1	2022 GREEN BUILDING NOTES
T1.2	2022 GREEN BUILDING NOTES
T1.3	2022 GREEN BUILDING NOTES
T1.4	ACCESSIBILITY DETAILS
A1.0	DEMOLITION PLAN, NEW TRASH ENCLOSURE FLOOR PLAN
A1.1	ELEVATIONS, SECTIONS & DETAILS
A1.2	DETAILS
STRUCTURAL	
S1.0	GENERAL NOTES
S1.1	GENERAL NOTES
S2.0	FOUNDATION & ROOF FRAMING PLAN
S3.0	TYPICAL DETAILS
S3.1	TYPICAL DETAILS
S3.2	TYPICAL DETAILS

## LANDSCAPE CALCULATIONS



TABULATION:	
EXISTING SITE AREA:	45,169 SQ.FT.
LANDSCAPE REQUIRED:	6,818 SQ.FT. (15.1% OF LOT)
TOTAL LANDSCAPE PROVIDED:	5,244 SQ.FT. (11.6% OF LOT)
PROVIDED 5,244 SQ.FT. > REQUIRED 6,818	
THERE IS AN 1,574 SQ.FT. DEFICIENCY	
FRONT YARD LANDSCAPE	
REQUIRED: 2,250 SQ.FT.	
PROPOSED: 1,680 SQ.FT.	

LANDSCAPE AREA PLAN  
SCALE: 1/64 = 1'-0"

APPROVAL STAMP:

NO.	DATE	REVISION
1	7/21/2023	PLANNING REVISION
2	9/5/2023	PLANNING REVISION

STAMP:

CONSULTANT:

PROJECT: LEGALIZE UNPERMITTED MODULAR OFFICE

CLIENT: BEACHSIDE NURSING CENTER  
7781 GARFIELD AVE.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: AA / JS  
CHECKED: SB

SCALE: AS NOTED  
PROJECT No.: 22-35

TITLE: SCOPE OF WORK, INDEX OF DRAWINGS & EXISTING SITE PLAN

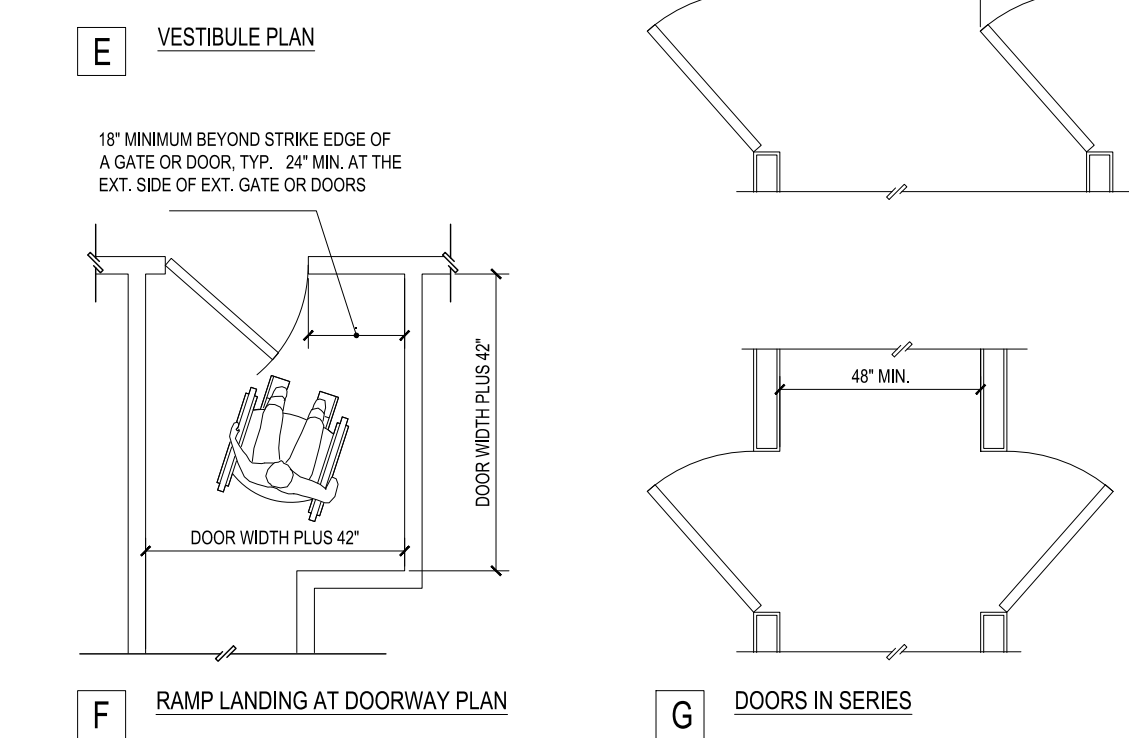
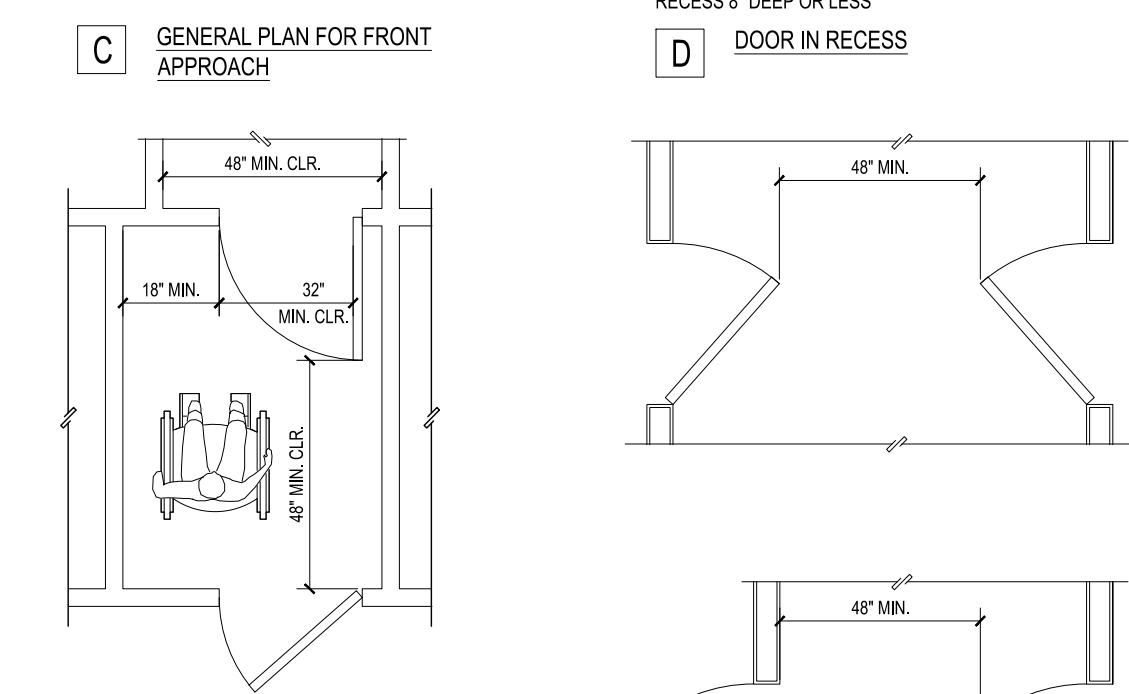
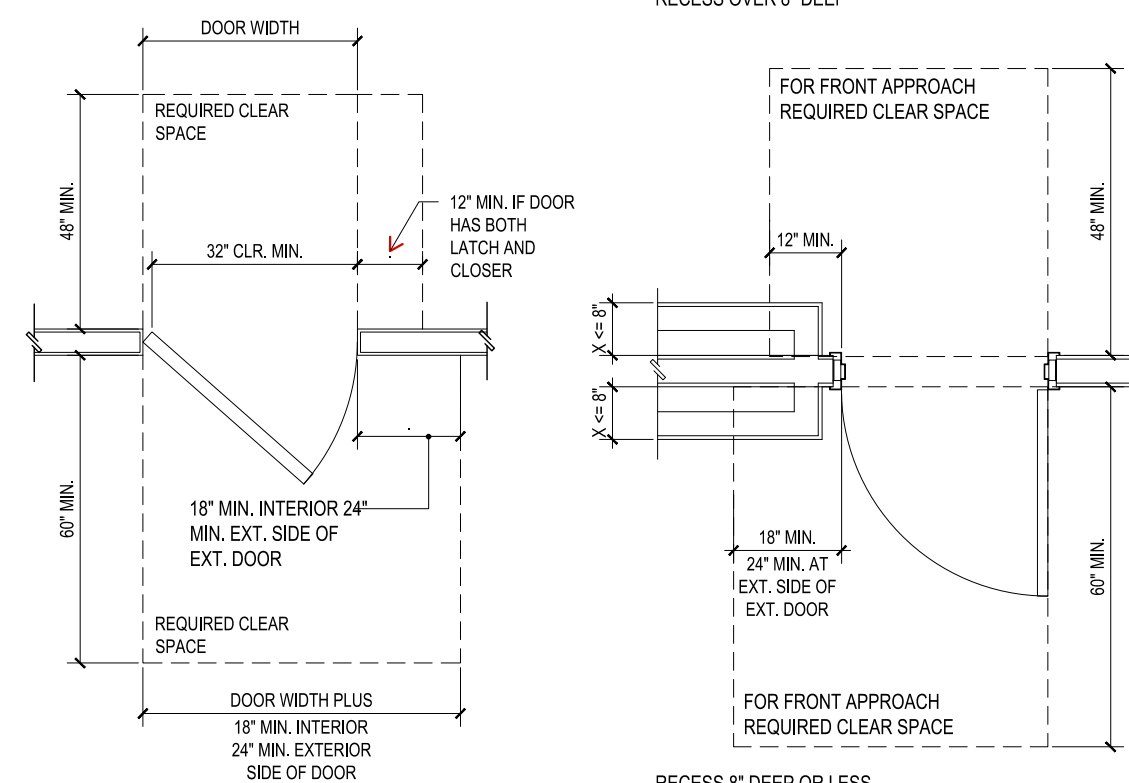
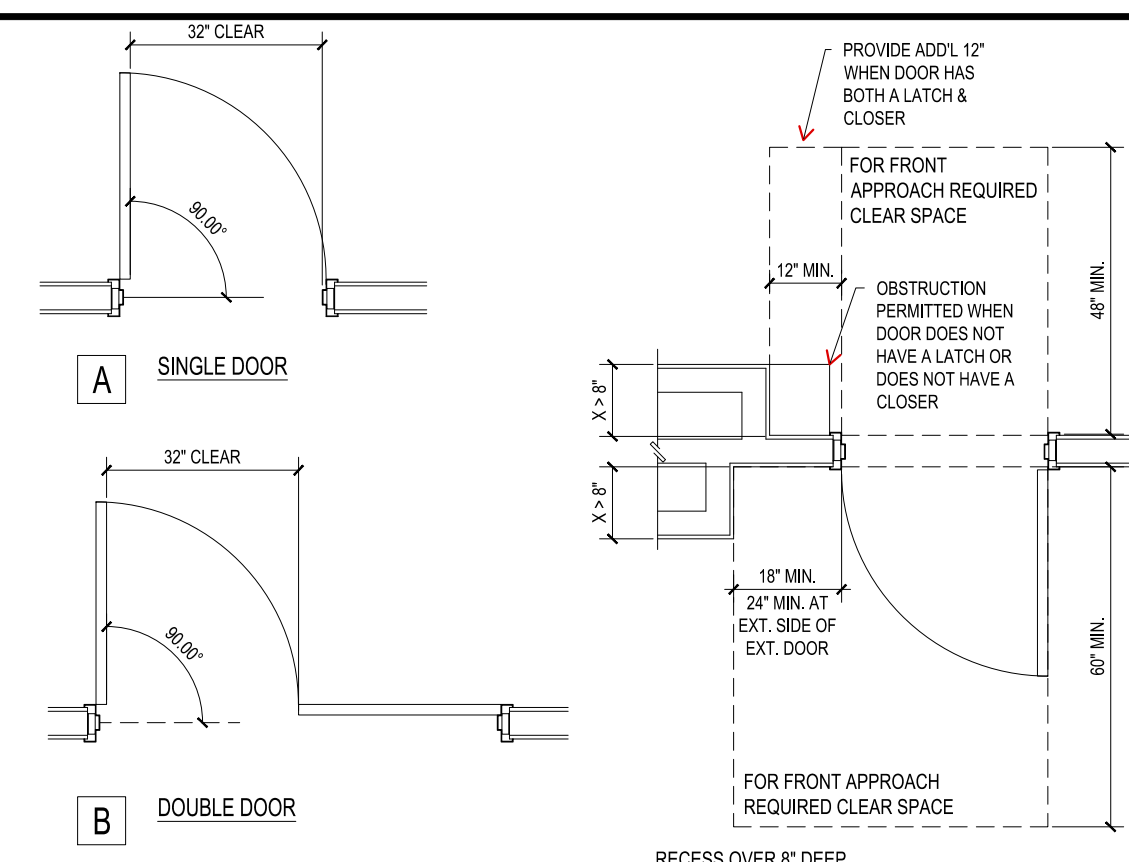
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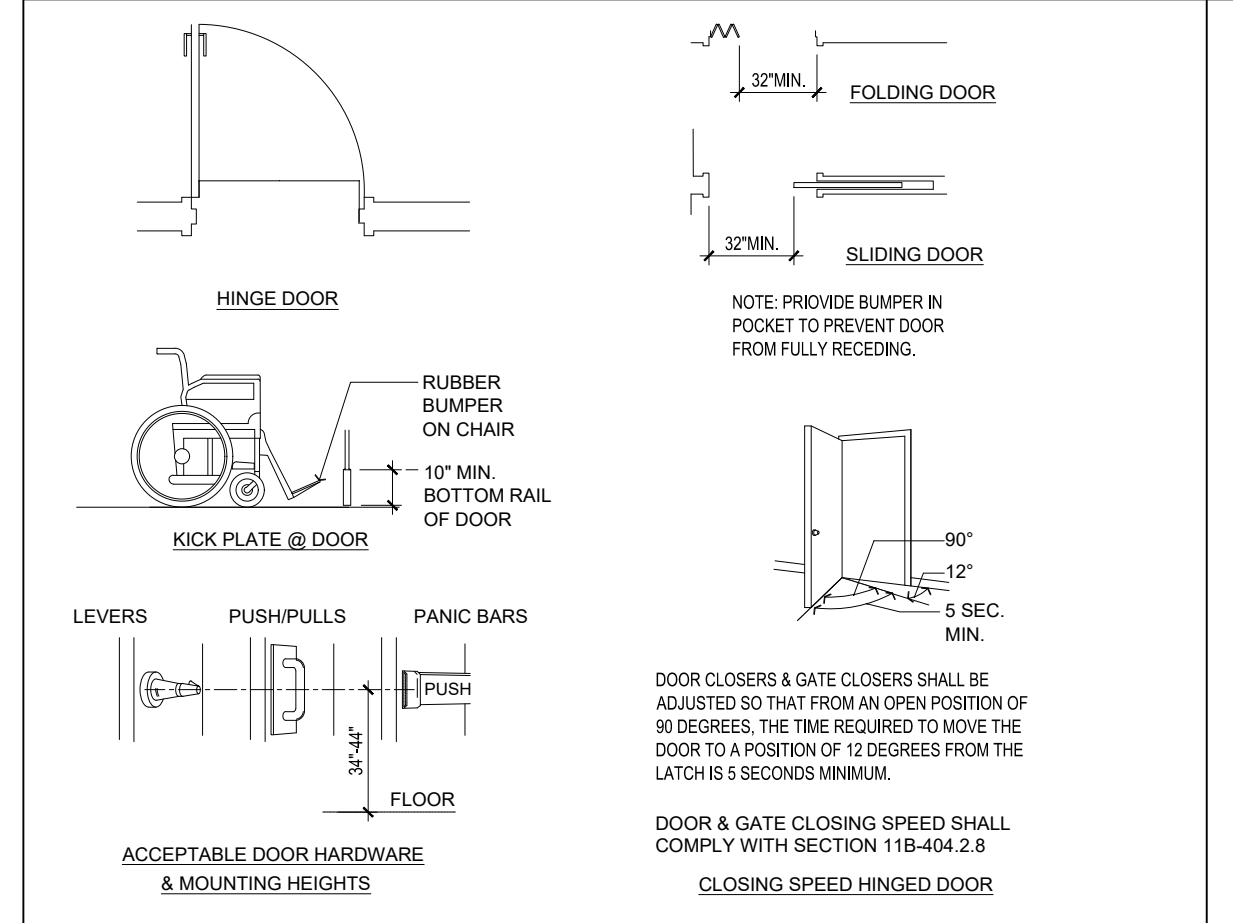






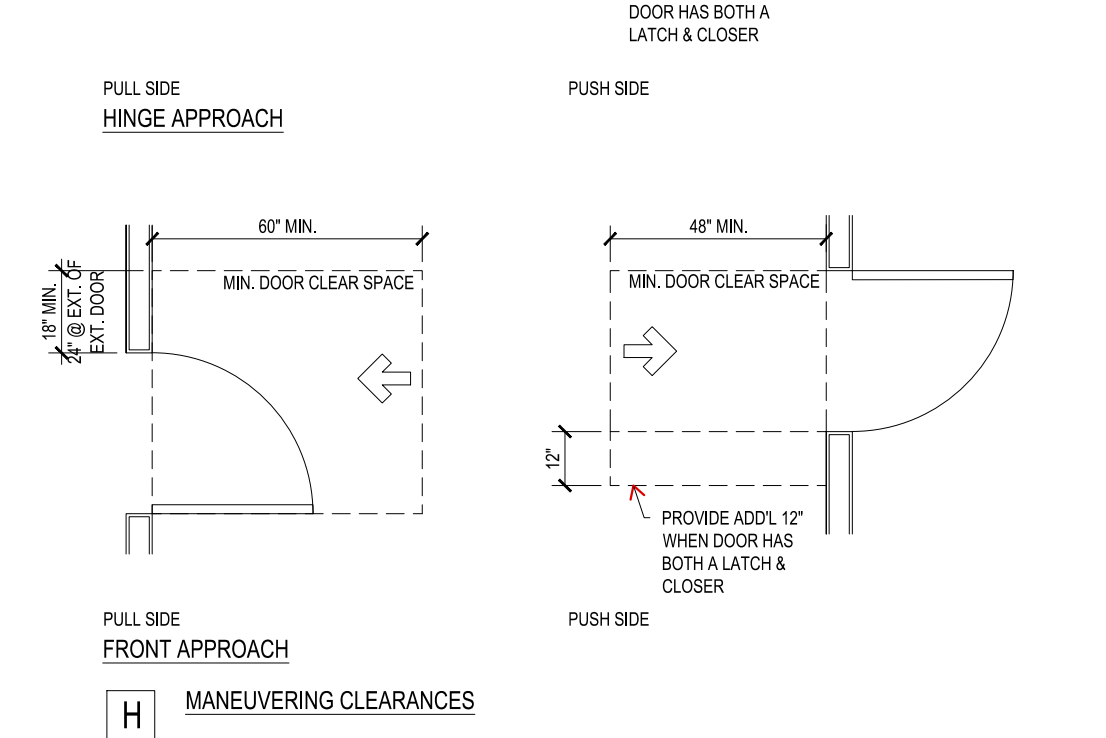
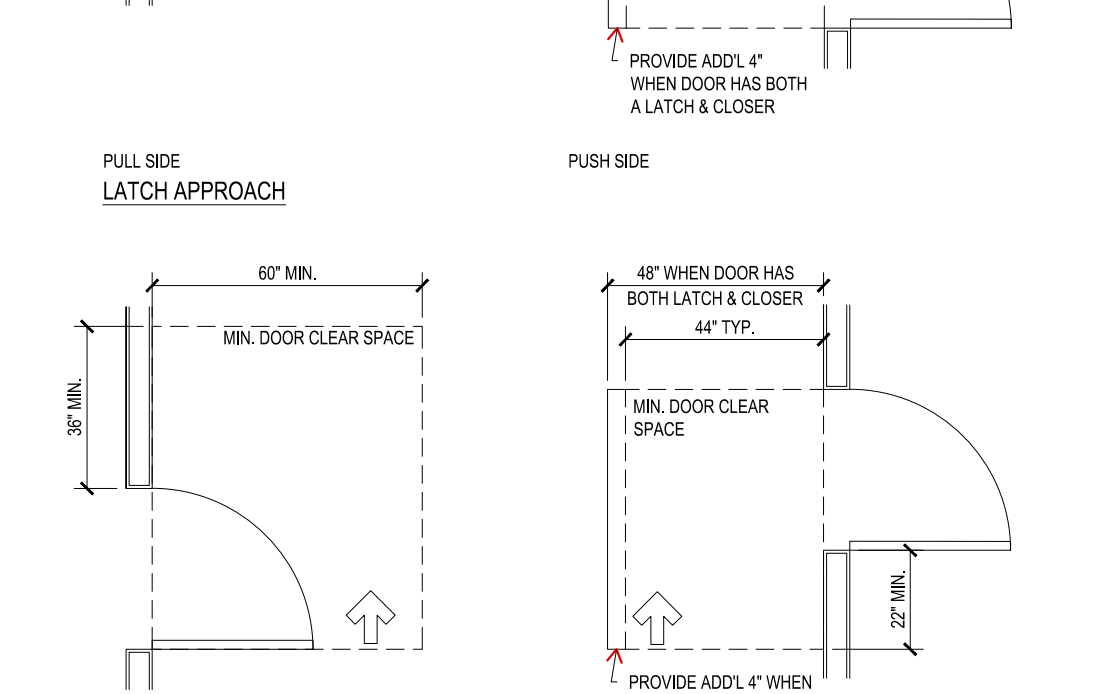
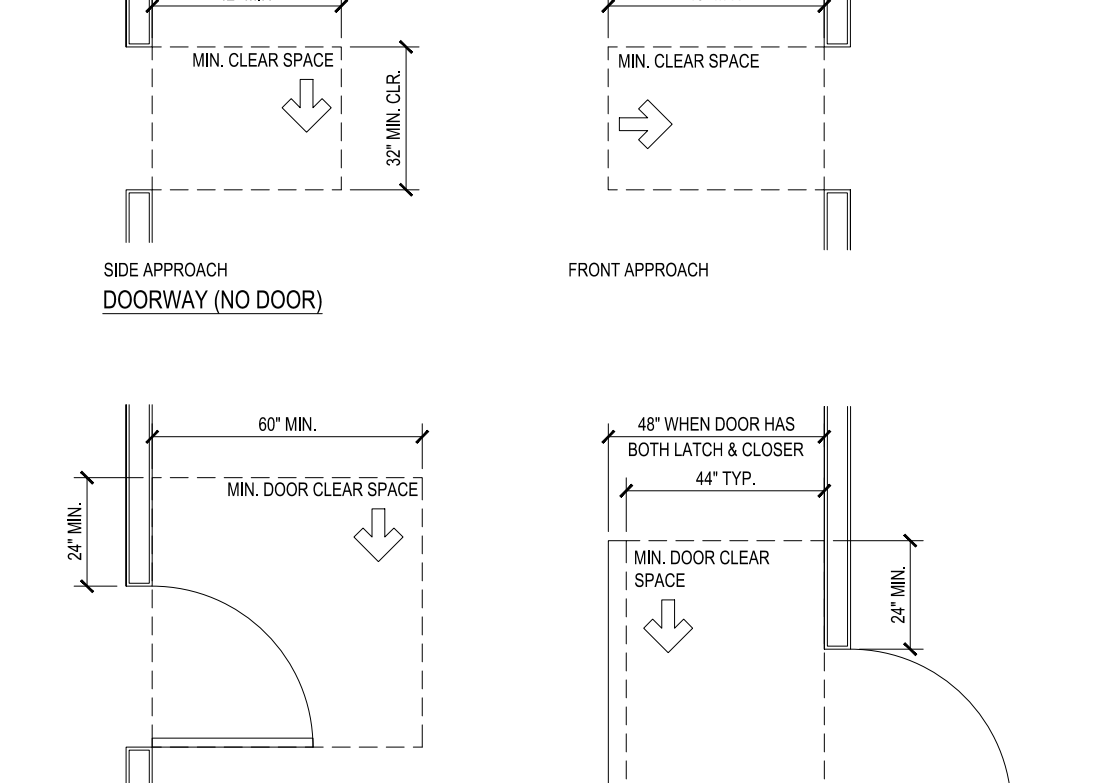
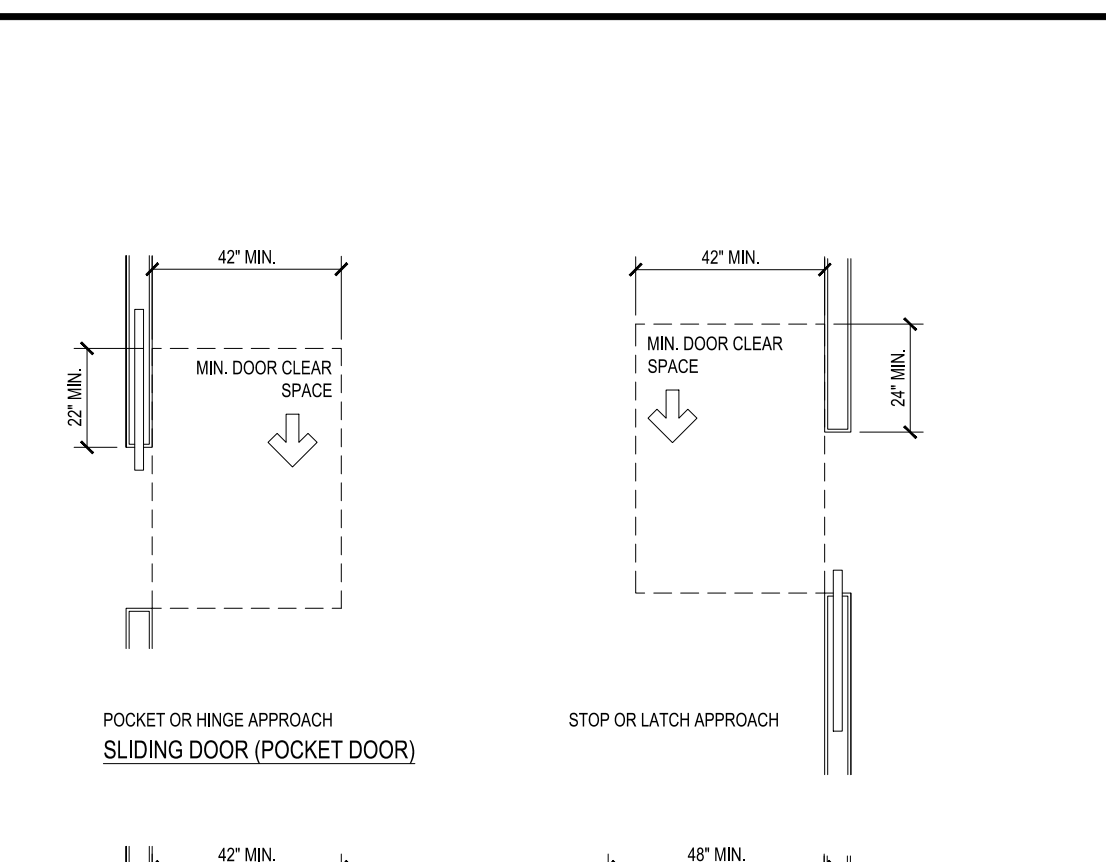
NOTE: - DOORS AND DOOR CLEARANCES SHALL COMPLY WITH CBC 2019 §11B-404  
- REQUIRED DOOR CLEAR SPACE SHALL NOT SLOPE STEEPER THAN 1:48

### DOOR AND GATE CLEARANCES



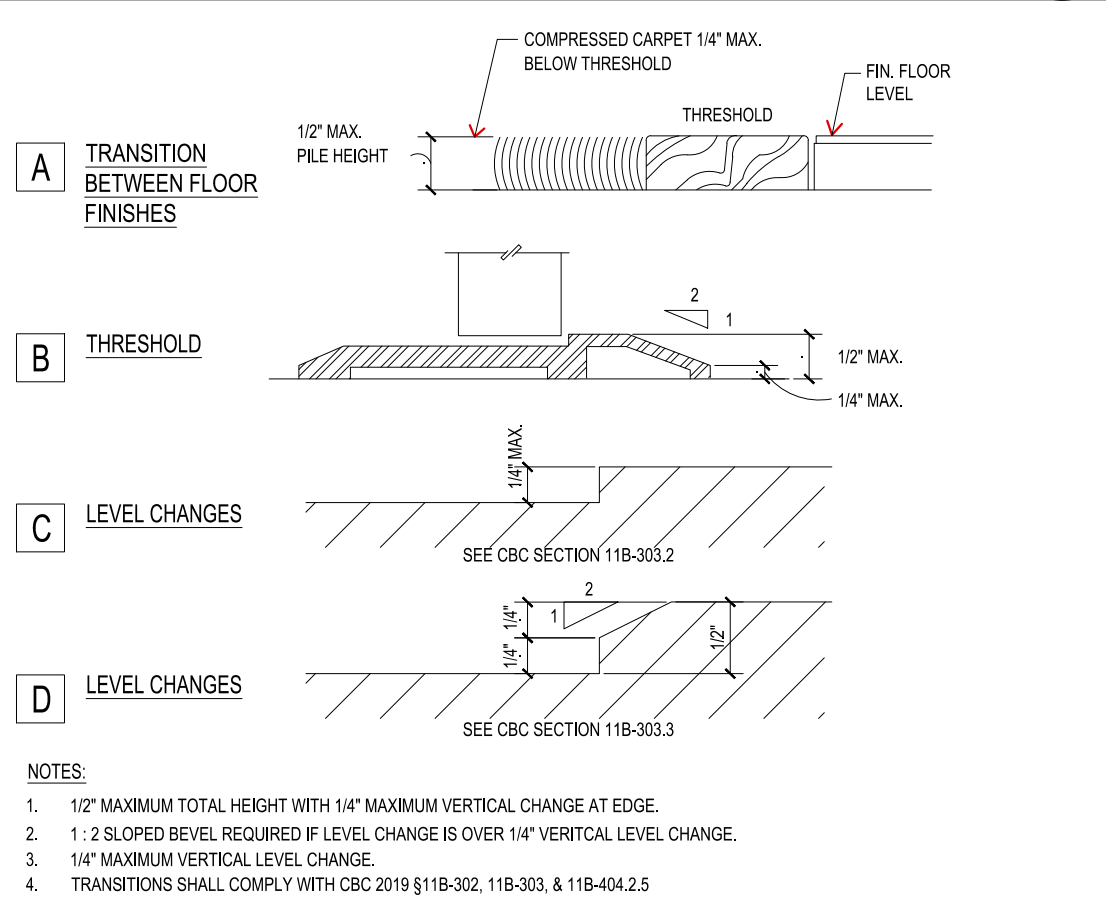
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### DOOR SPEED/ HANDLE HT./CLEARANCE



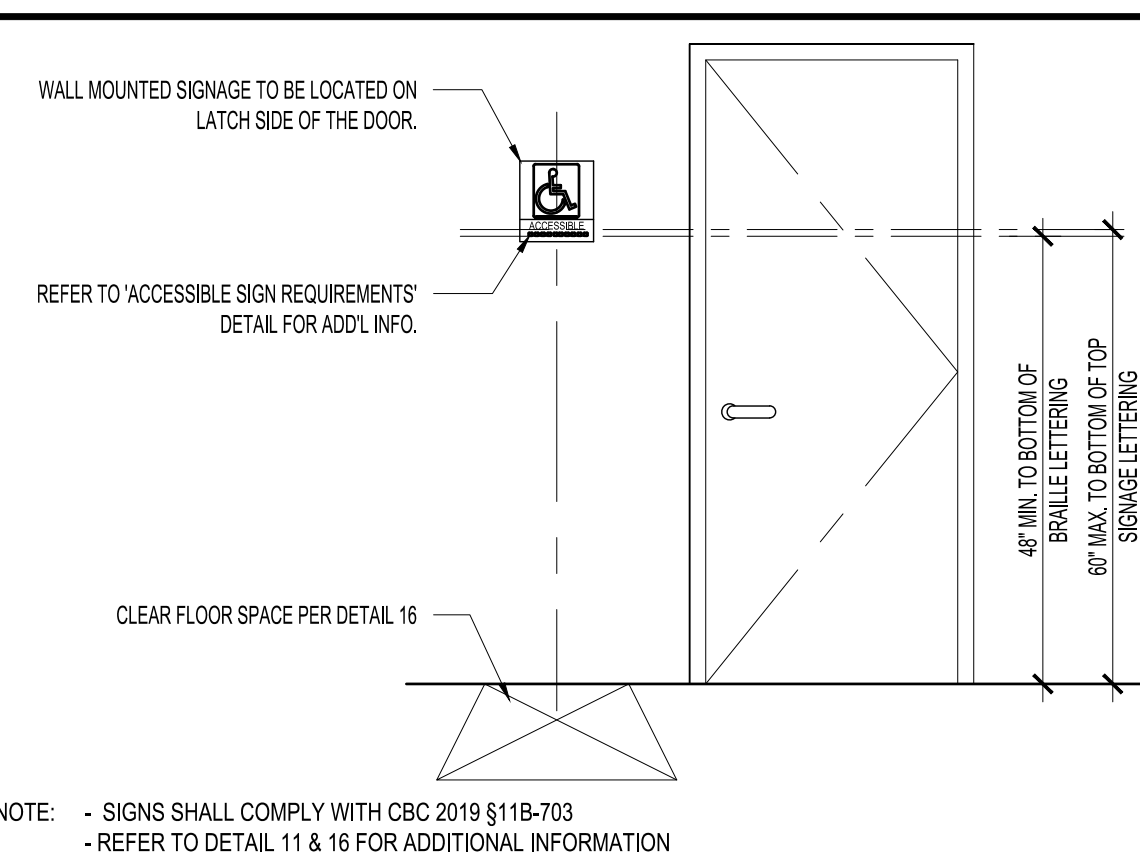
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### ACCESSIBLE TRANSITIONS



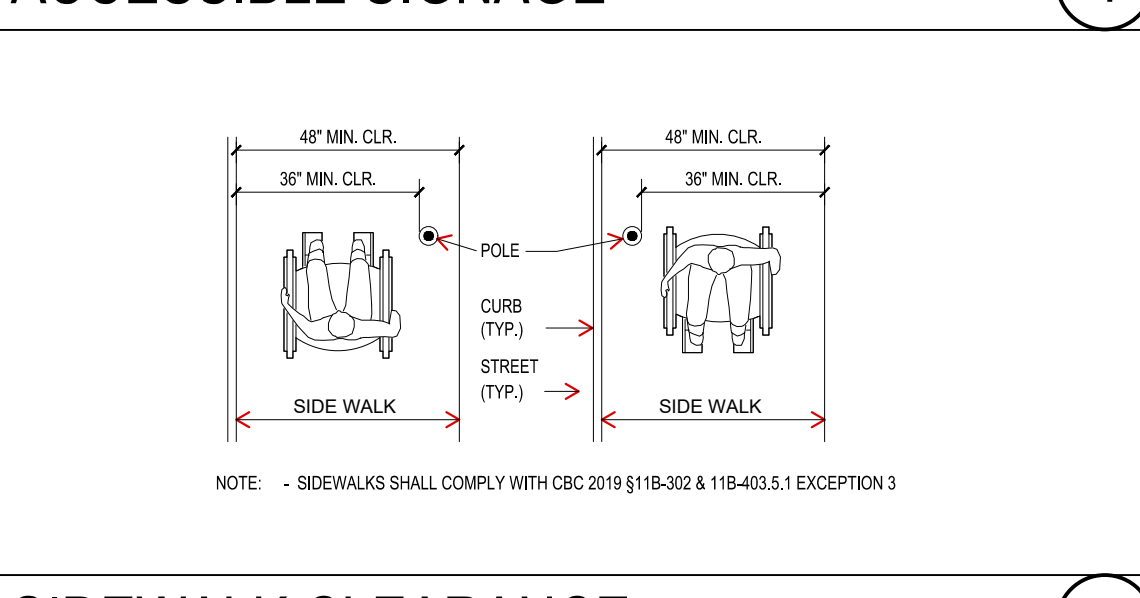
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### ACCESSIBLE TRANSITIONS

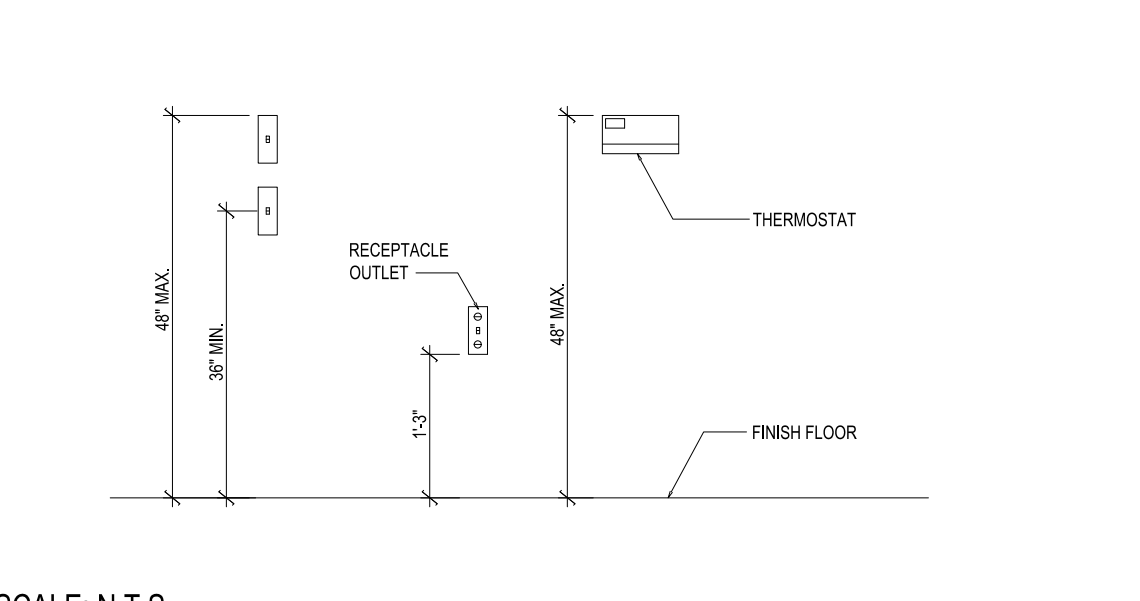


NOTE: - SIGNS SHALL COMPLY WITH CBC 2019 §11B-703  
- REFER TO DETAIL 11 & 16 FOR ADDITIONAL INFORMATION  
- REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 2 FOR ADDL. INFORMATION

### ACCESSIBLE SIGNAGE

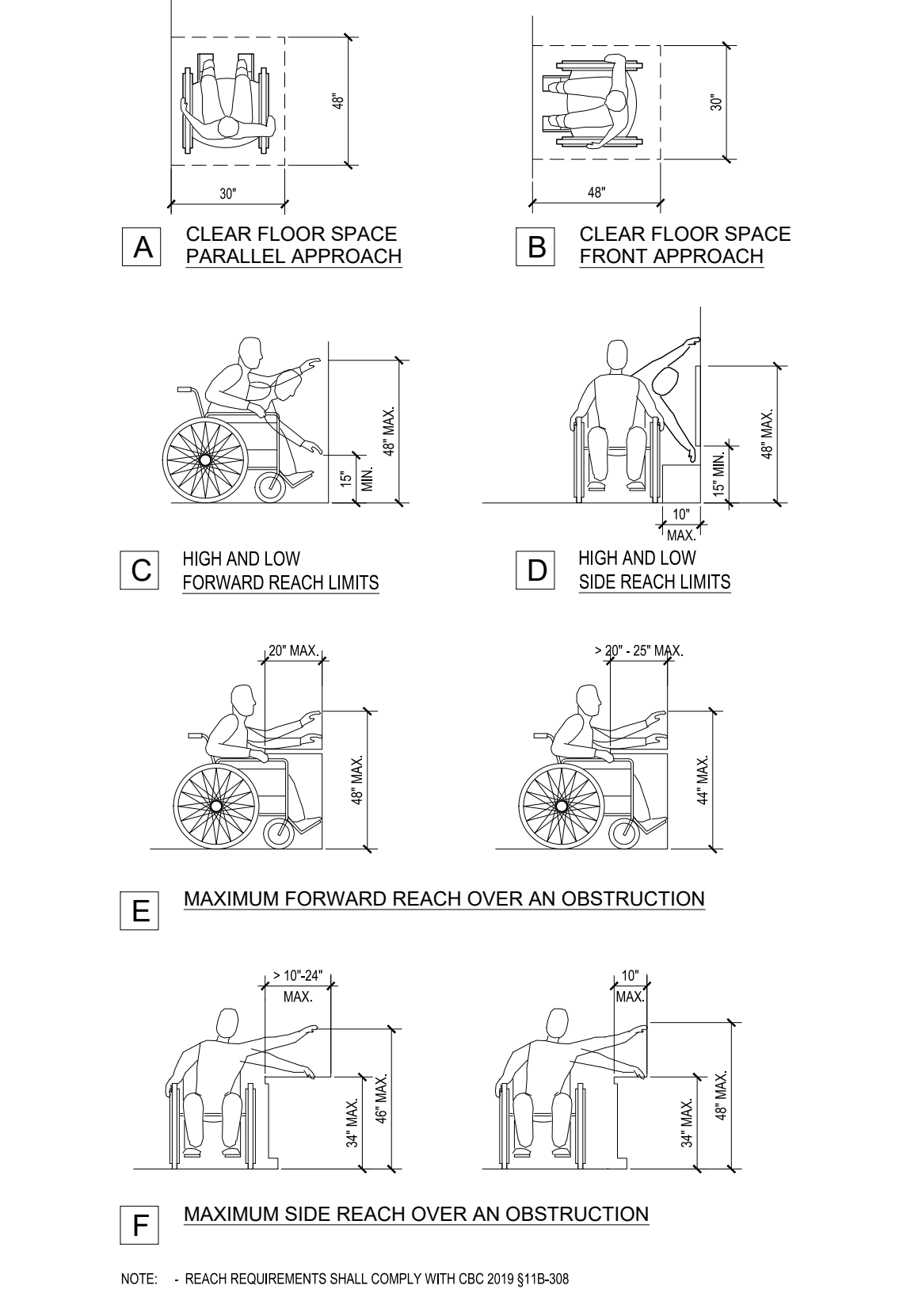


### SIDEWALK CLEARANCE



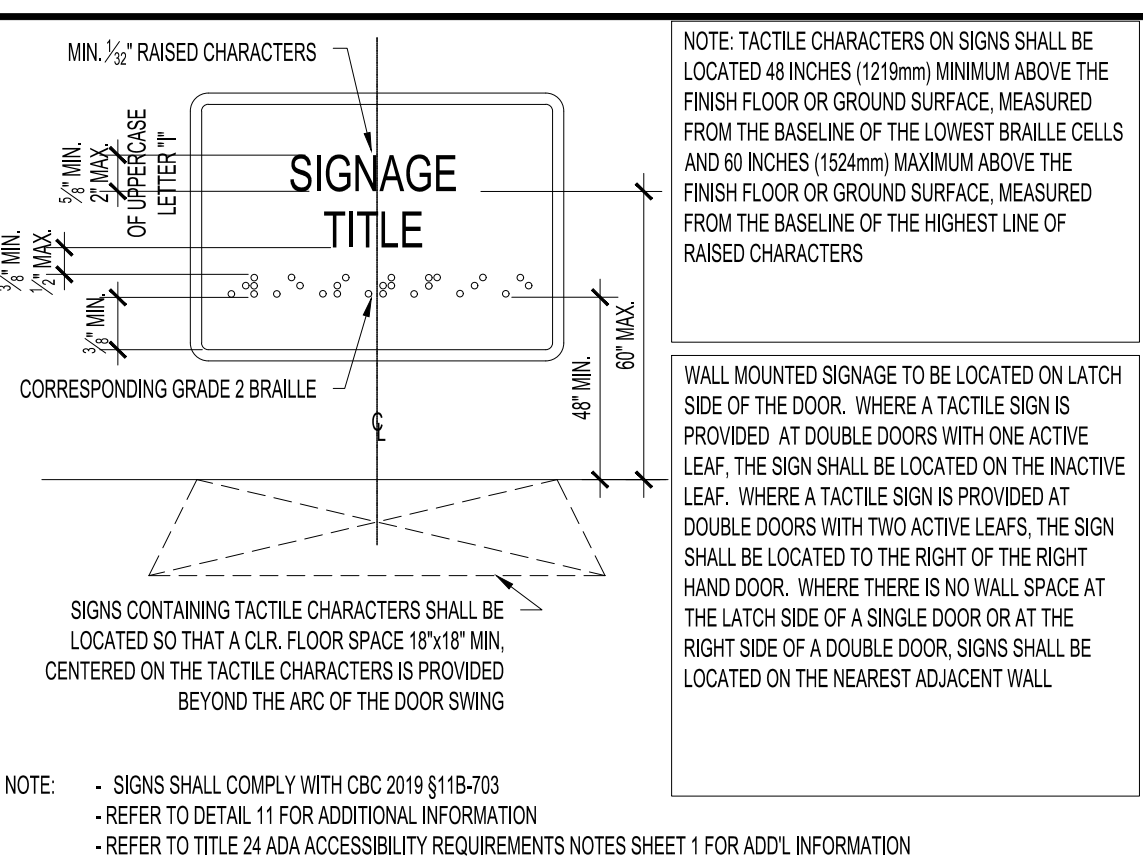
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### ACCESSIBLE REACH REQUIREMENTS



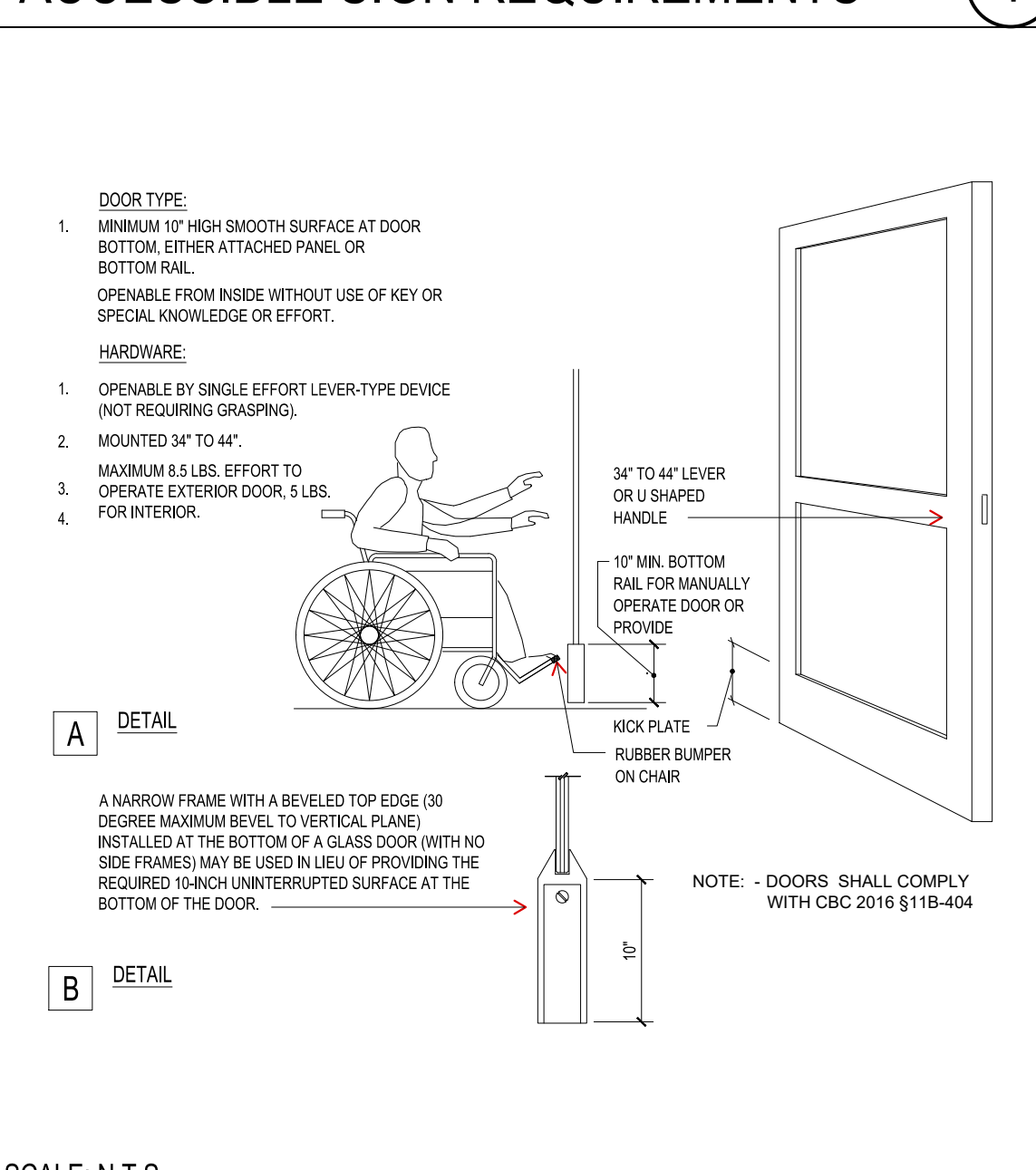
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### ACCESSIBLE REACH REQUIREMENTS



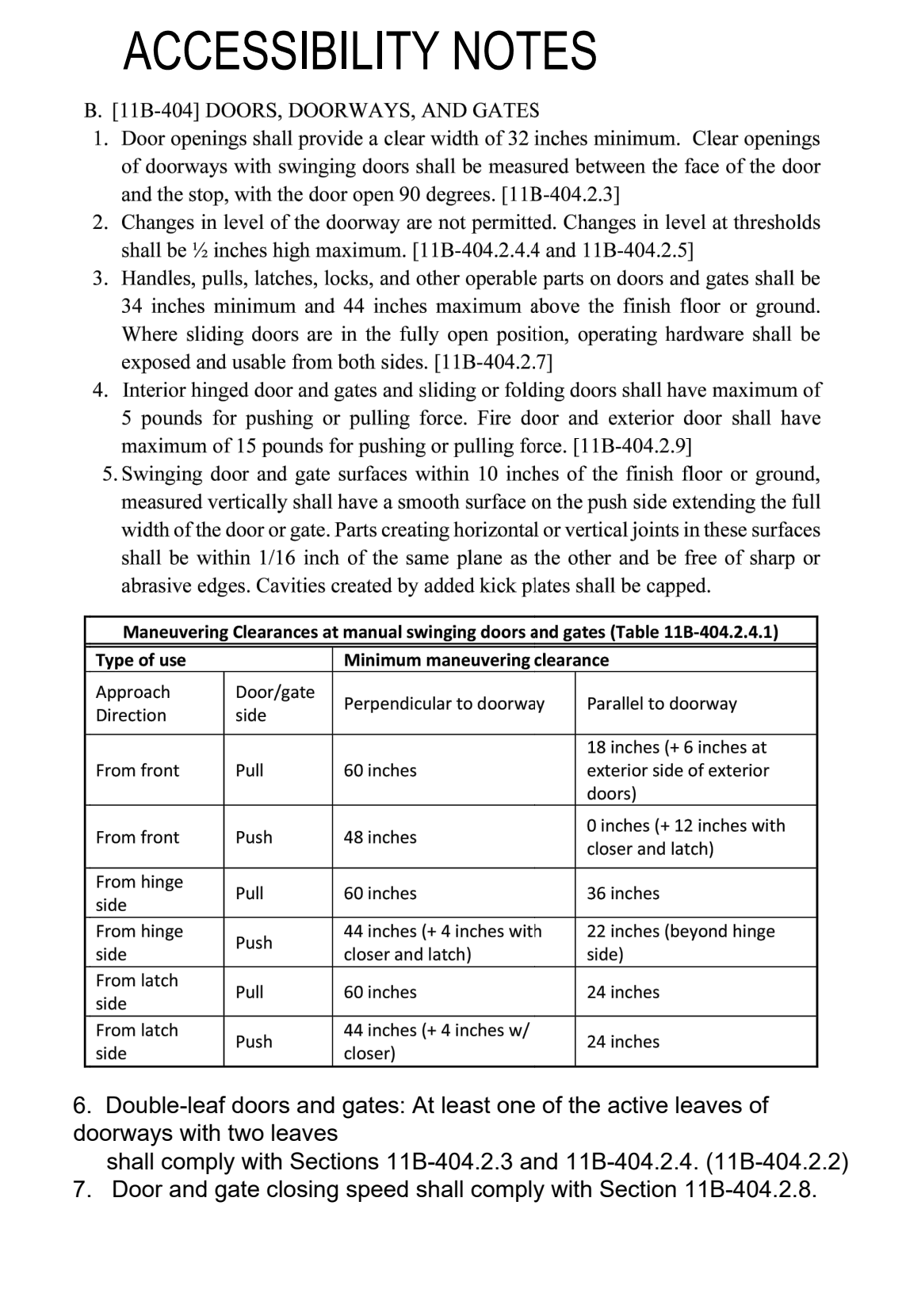
NOTE: - SIGNS SHALL COMPLY WITH CBC 2019 §11B-703  
- REFER TO DETAIL 11 FOR ADDITIONAL INFORMATION  
- REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 1 FOR ADDL. INFORMATION

### ACCESSIBLE SIGN REQUIREMENTS



SCALE: N.T.S.

### DOOR ACCESS DETAIL



SCALE: N.T.S.

### ACCESSIBILITY NOTES

Maneuvering Clearances at manual swinging doors and gates (Table 11B-404.2.4.1)			
Type of use	Door/gate side	Perpendicular to doorway	Parallel to doorway
From front	Pull	60 inches	18 inches (+ 6 inches at exterior side of exterior doors)
	Push	48 inches	0 inches (+ 12 inches with closer and latch)
From hinge side	Pull	60 inches	36 inches
	Push	44 inches (+ 4 inches with closer and latch)	22 inches (beyond hinge side)
From latch side	Pull	60 inches	24 inches
	Push	44 inches (+ 4 inches w/ closer)	24 inches

6. Double-leaf doors and gates: At least one of the active leaves of doorways with two leaves shall comply with Sections 11B-404.2.3 and 11B-404.2.4. (11B-404.2.2)  
7. Door and gate closing speed shall comply with Section 11B-404.2.8.

APPROVAL STAMP:	
REVISION	PLANNING REVISION
NO.	DATE
1	7/21/2023

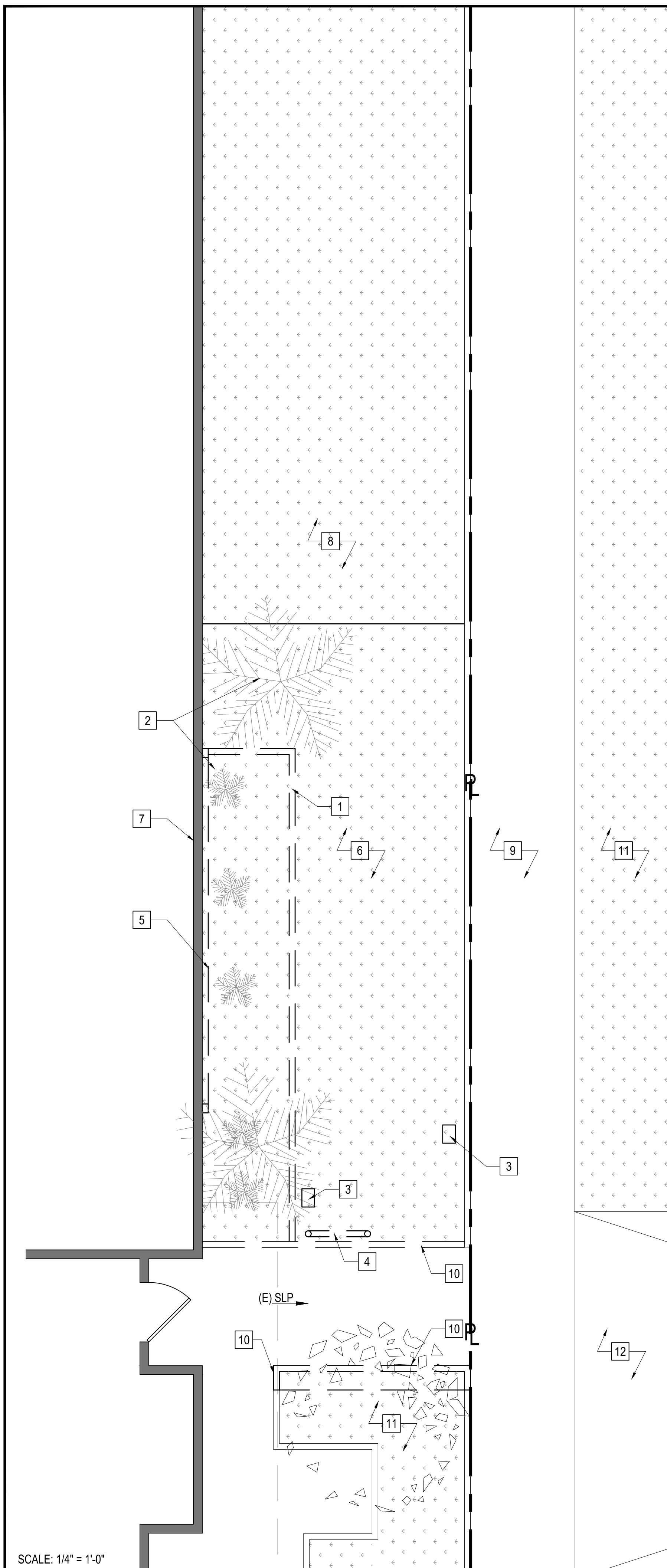
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STAMP: LICENSED ARCHITECT  
No. C-52826  
exp. 2-28-25  
STATE OF CALIFORNIA

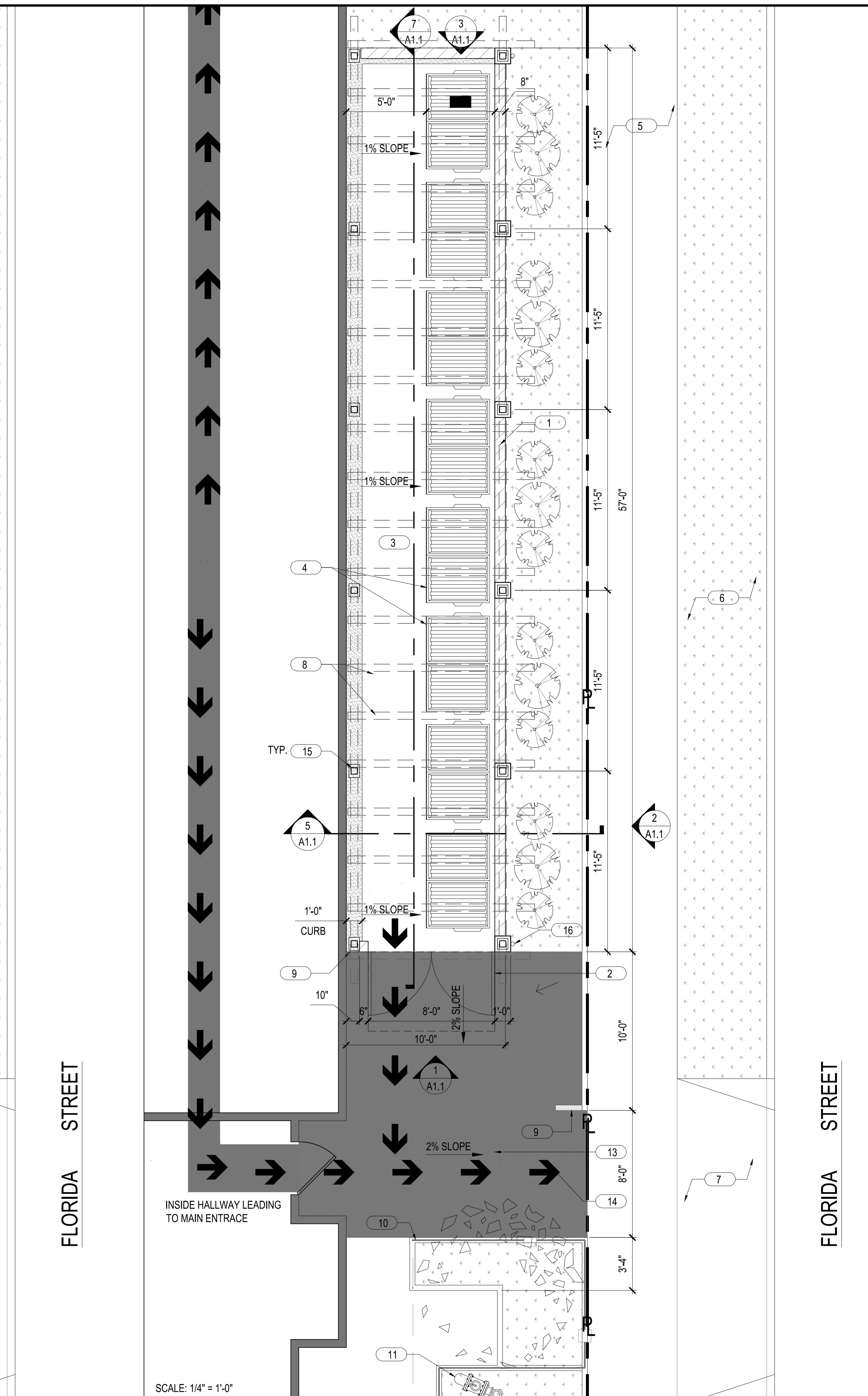
CONSULTANT:	
PROJECT:	LEGALIZE UNPERMITTED MODULAR OFFICE
CLIENT:	BEACHSIDE NURSING CENTER 7781 GARFIELD AVE. HUNTINGTON BEACH, CA 92648
DATE:	07/27/2023
DRAWN:	AA / JS
CHECKED:	SB
SCALE:	AS NOTED
PROJECT No.:	22-35
TITLE:	ACCESSIBILITY DETAILS
SHEET:	1

**T1.4**

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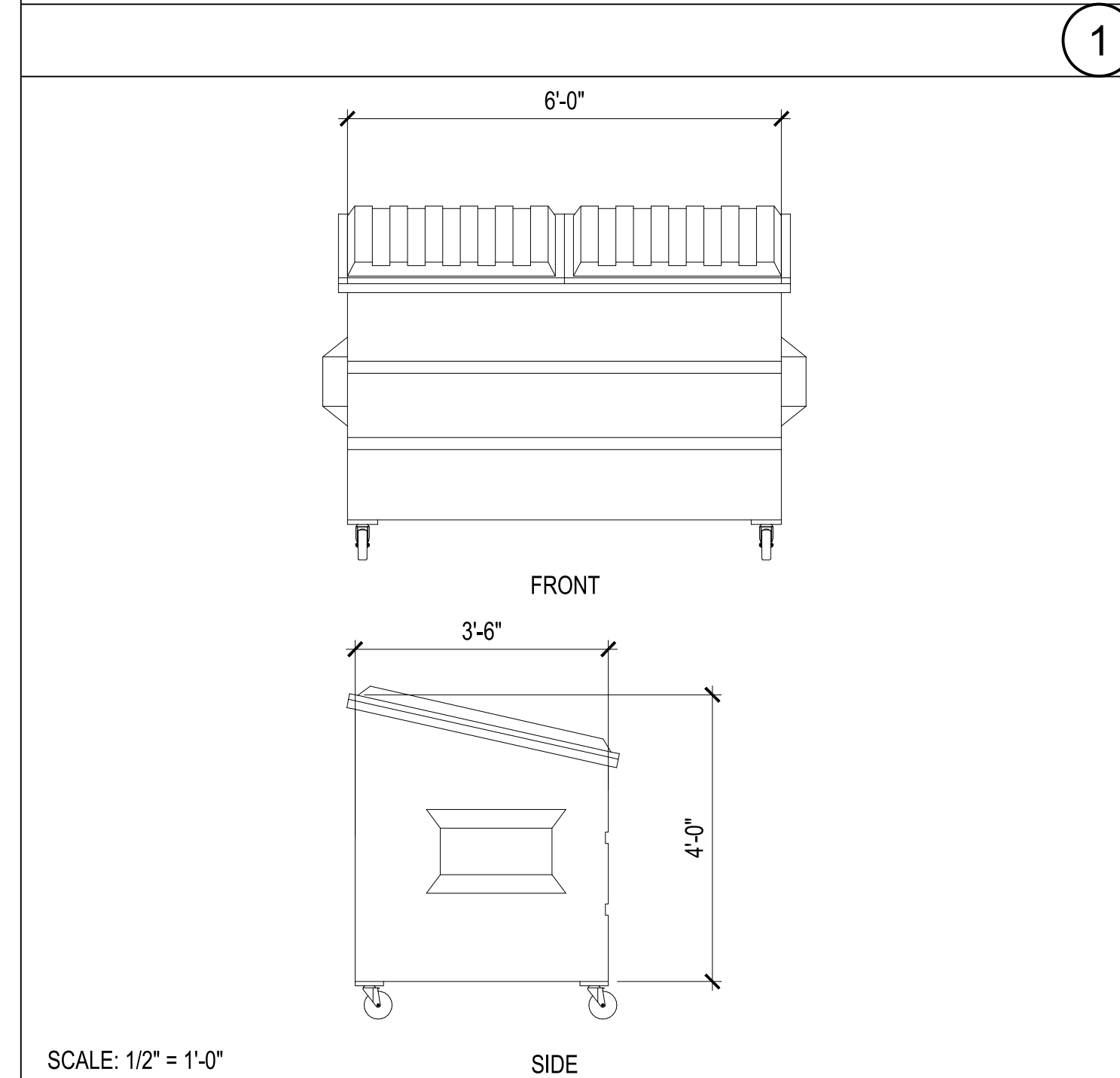


SCALE: 1/4" = 1'-0"  
DEMO PLAN



SCALE: 1/4" = 1'-0"  
TRASH ENCLOSURE FLOOR PLAN

- KEYNOTES: DEMO #**
- 1 (E) BRICK PLANTER WALL TO REMAIN
  - 2 REMOVE AND RELOCATE (E) SHRUBS AND TREES
  - 3 REMOVE AND RE-ROUTE (E) SPRINKLER SYSTEM
  - 4 REMOVE (E) METAL PIPE
  - 5 DEMO (E) WALL PROTRUSION
  - 6 EXCAVATE AND REMOVE (E) LANDSCAPE, PREPARE AREA PER PROPOSE CONCRETE FLOOR
  - 7 (E) BUILDING LINE TO REMAIN
  - 8 (E) PORTION OF LANDSCAPE TO REMAIN
  - 9 (E) SIDEWALK
  - 10 DEMO (E) PARTIAL BRICK PLANTER WALL
  - 11 (E) LANDSCAPE
  - 12 (E) DRIVEWAY
- KEYNOTES: NEW PROPOSED #**
- 1 (N) 8"x8"x16" CMU WALL
  - 2 (N) (2) 3'-10" X 6'-0" (V.I.F.) METAL GATE. SEE DETAIL 6/A1.1- FOR GATE / DOOR & LOCKING MECHANISM (PROVIDE PADLOCK)
  - 3 (N) CONCRETE REINFORCED FLOOR, SLOPE TO DRAIN
  - 4 (N) TRASH BINS
  - 5 (E) SIDEWALK
  - 6 (E) PARKWAY
  - 7 (E) DRIVEWAY
  - 8 (N) HEAVY TIMBER TRELLIS STRUCTURE
  - 9 (N) CONC. CURB SEE DETAIL 4 / A1.2
  - 10 (N) 6" CEDAR BOARD-ON-BOARD PRIVACY FENCE. SEE DETAIL 9 / A1.1
  - 11 (E) FIRE DEPARTMENT CONNECTION
  - 12 (N) ADD LOADING ZONE DISTANCE TO EXISTING LOADING AREA TOTALING 50'-0". PROVIDE CLEAR SIGNAGE TO DETER VEHICLES FROM PARKING IN ZONE
  - 13 LEVELED LANDING FROM BUILDING TO TRASH ENCLOSURE. FLOOR SLOPE TO NOT EXCEED 2%
  - 14 PATH OF TRAVEL
  - 15 (N) 5 X 5 STL. POST (12 PLCS.) SEE STRUCT. SEE DETAIL 1 / A1.2
  - 16 (N) RAIN GUTTER 16 GA. GALV. SHEET MTL. AND DOWN SPOUT TO MATCH (E) ( 2 PLCS)



SCALE: 1/2" = 1'-0"  
TRASH BIN

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REVISION	DATE	PLANNING REVISION
1	7/21/2023	

DATE: 7/21/2023

NO. 1

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STAMP:

CONSULTANT:

PROJECT: LEGALIZE UNPERMITTED MODULAR OFFICE

CLIENT: BEACHSIDE NURSING CENTER  
7781 GARFIELD AVE.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: AA / JS  
CHECKED: SB

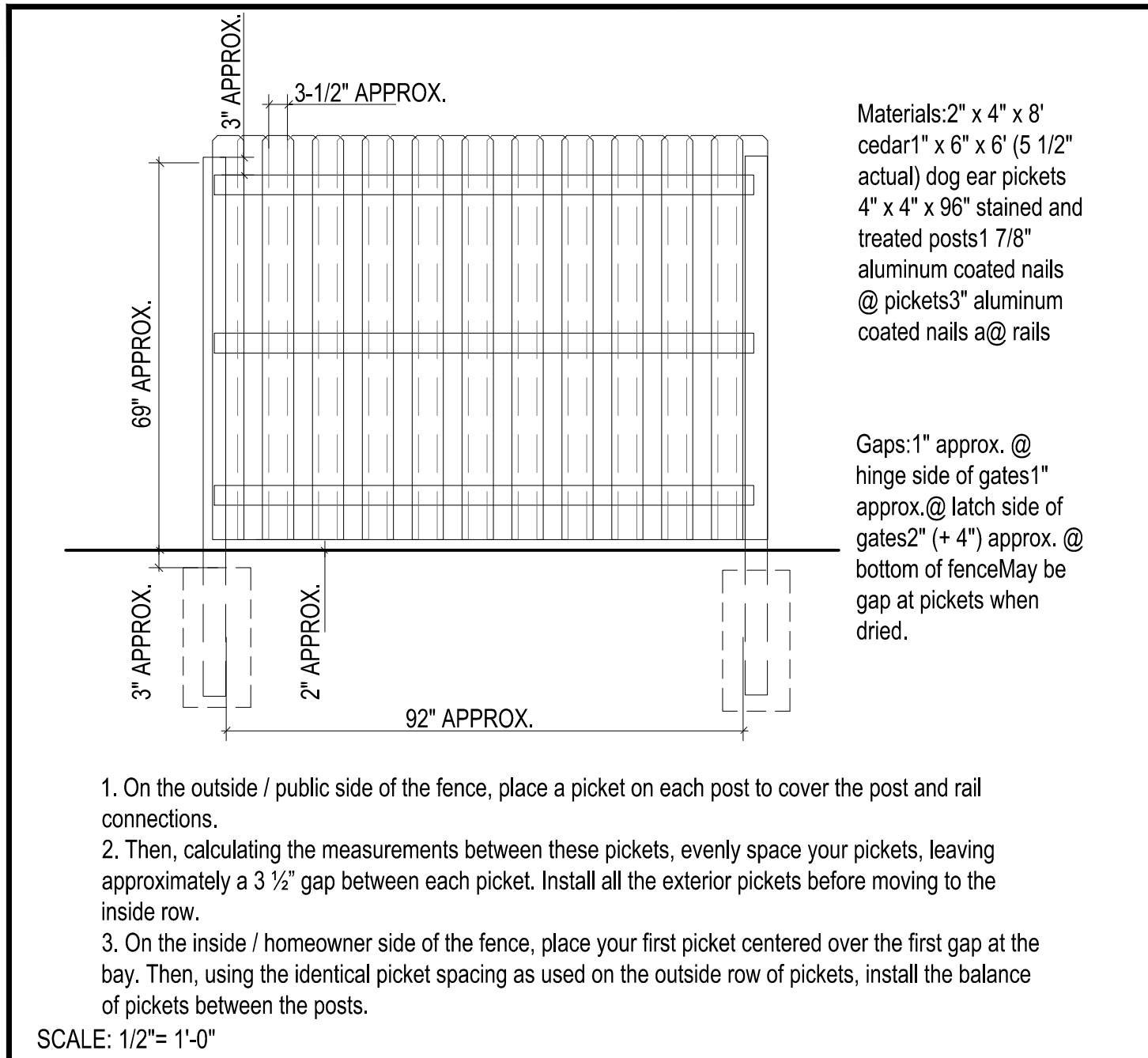
SCALE: AS NOTED  
PROJECT No.: 22-35

TITLE: DEMO & NEW TRASH ENCLOSURE FLOOR PLANS

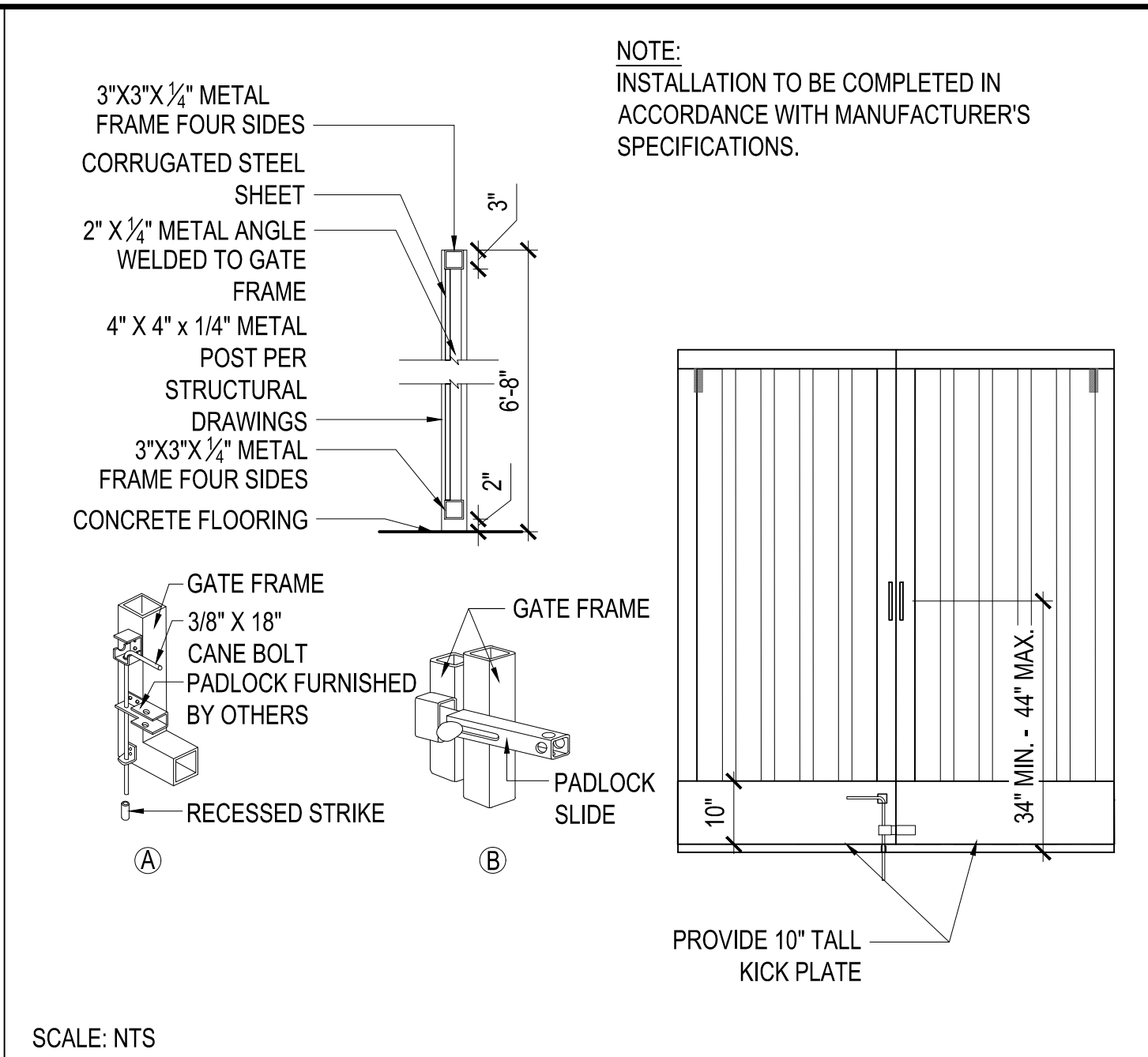
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**A1.0**

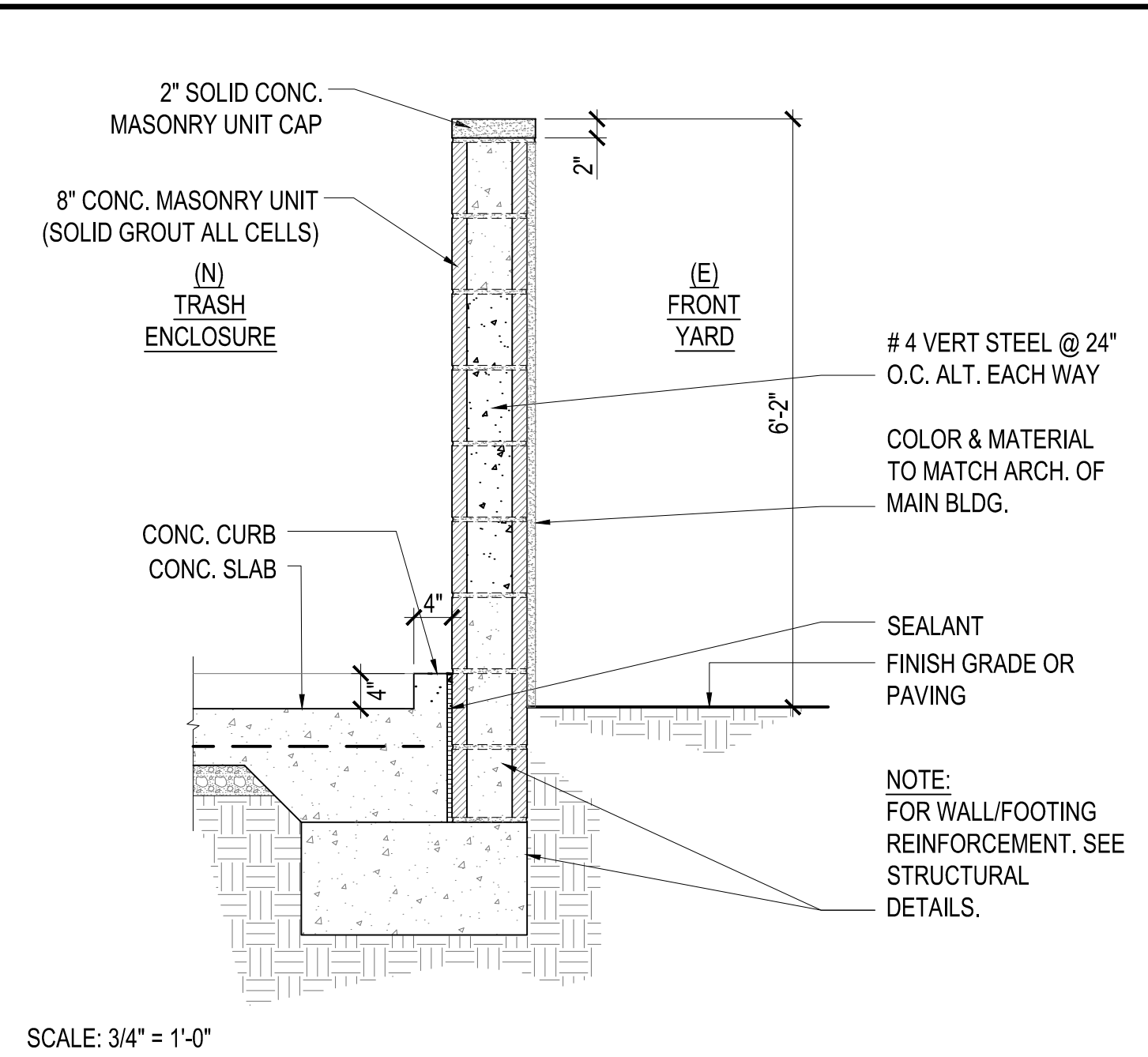
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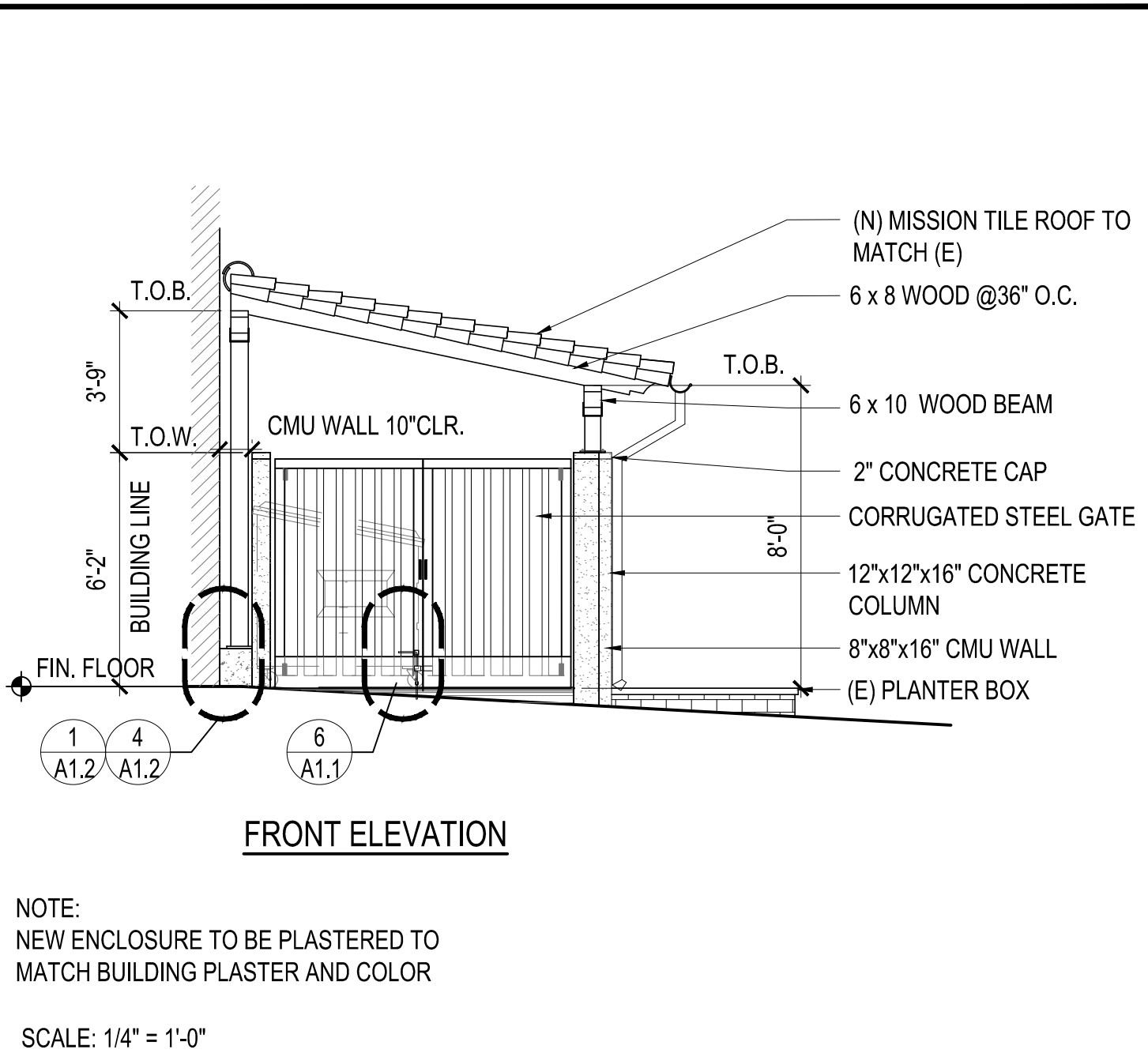
**6' CEDAR BOARD-ON-BOARD PRIVACY FENCE** (8)



**GATE FORK LATCH** (6)



**CMU WALL DETAIL** (4)



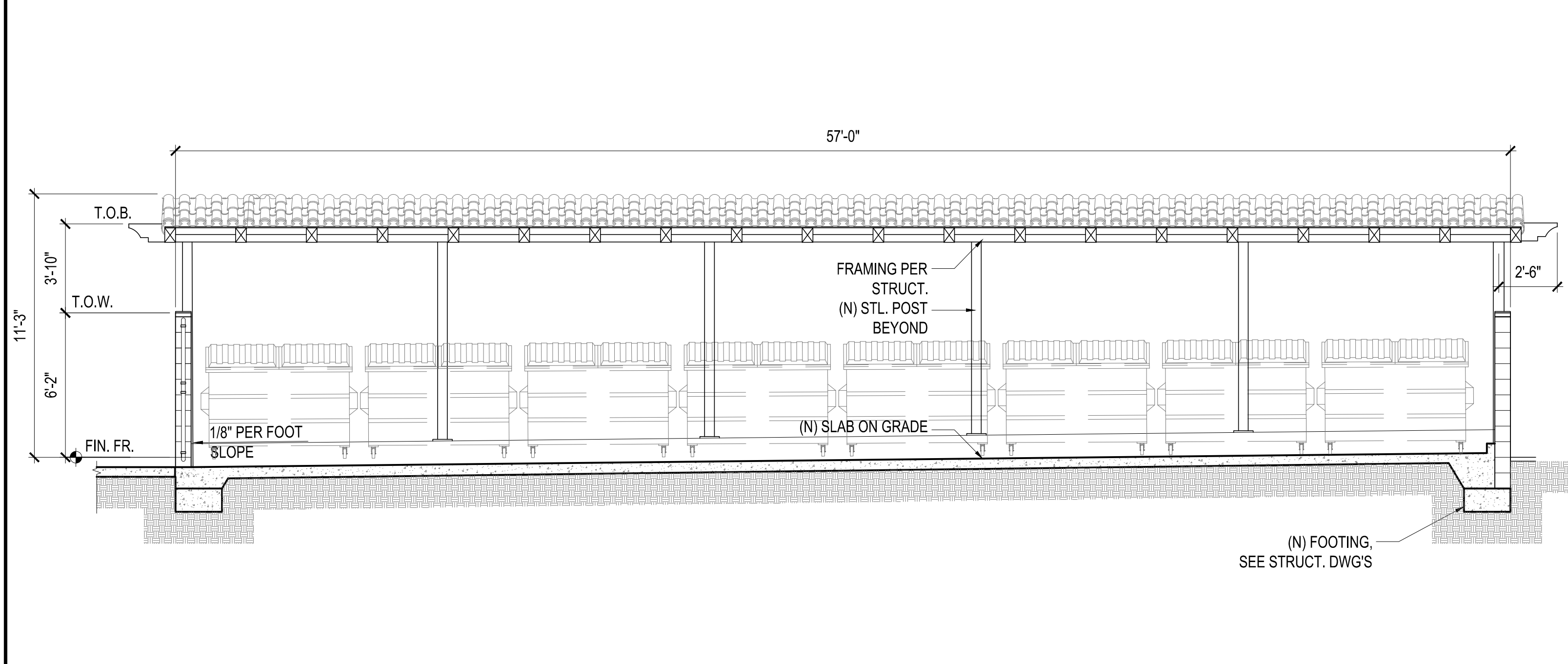
**ELEVATION** (1)



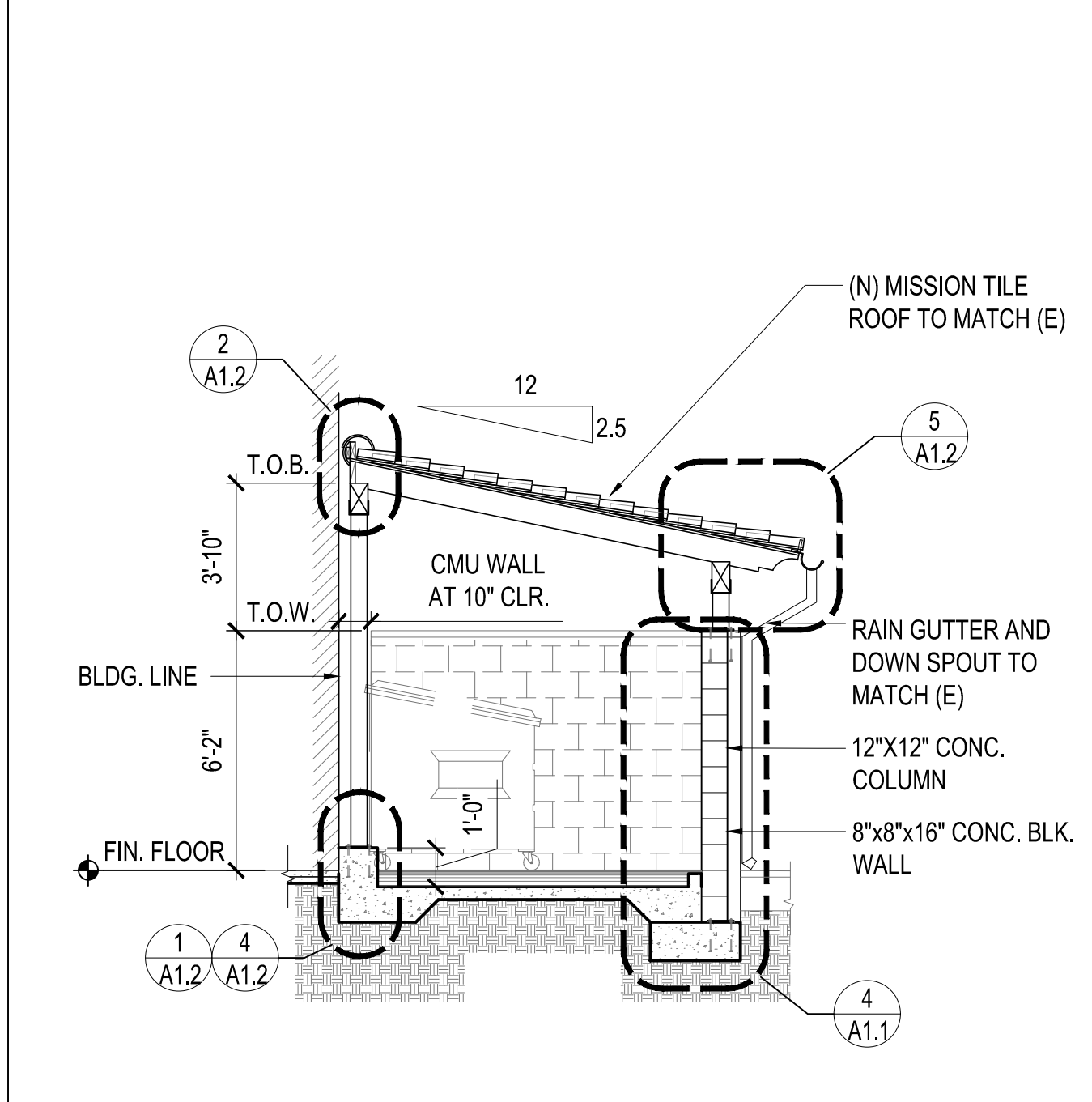
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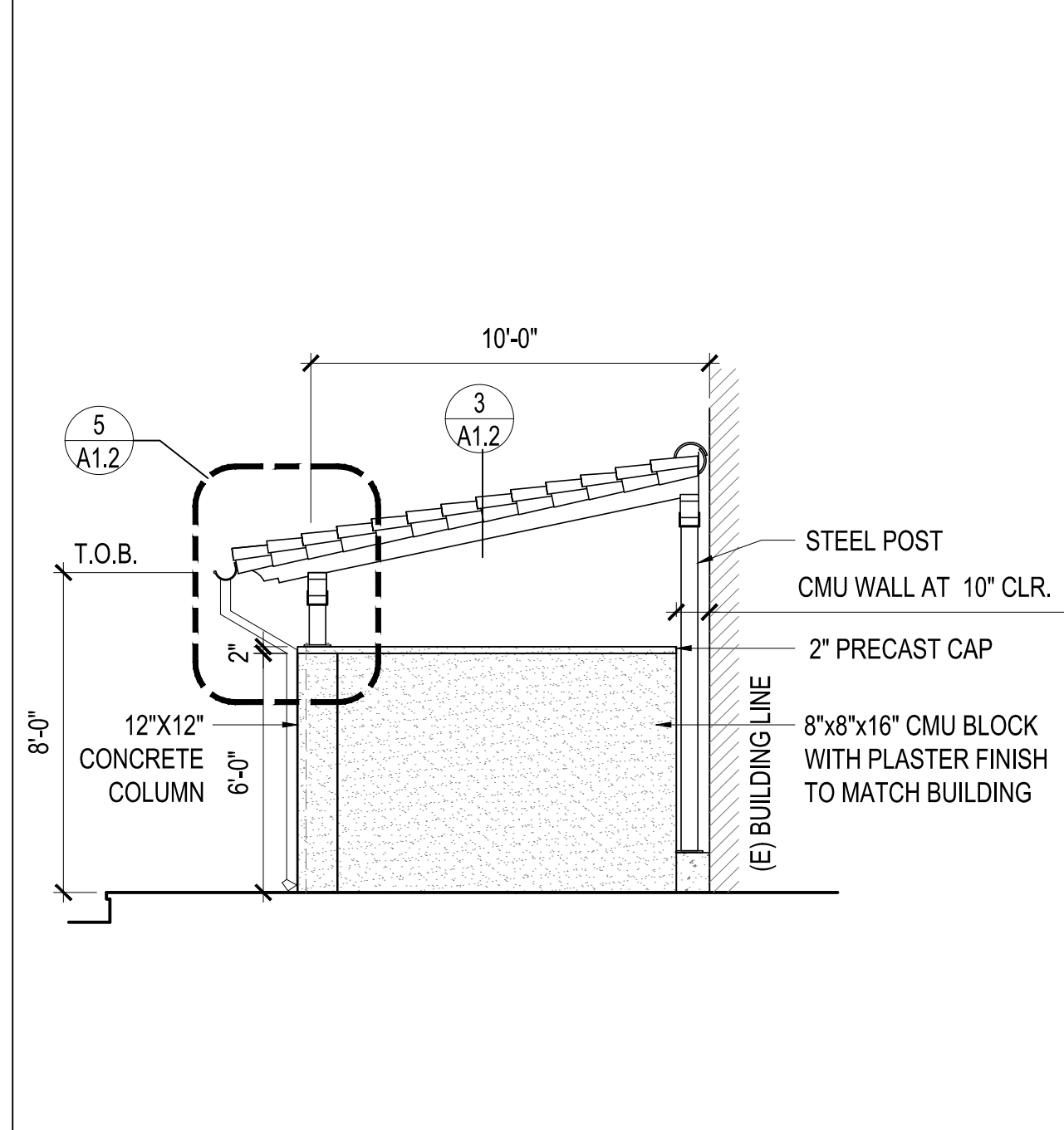
**ELEVATION** (2)



**SECTION** (7)



**SECTION** (5)



**ELEVATION** (3)

APPROVAL STAMP:

NO.	DATE	REVISION
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2	9/5/2023	PLANNING REVISION

**STAMP:**

**CONSULTANT:**

**PROJECT:**  
LEGALIZE UNPERMITTED MODULAR OFFICE

**CLIENT:**  
BEACHSIDE NURSING CENTER  
7781 GARFIELD AVE.  
HUNTINGTON BEACH, CA 92648  
DATE: 07/27/2023

**DRAWN:** AA / JS  
**CHECKED:** SB

**SCALE:** AS NOTED  
**PROJECT No.:** 22-35

**TITLE:**  
TRASH ENCLOSURE ELEVATIONS, SECTIONS AND DETAILS

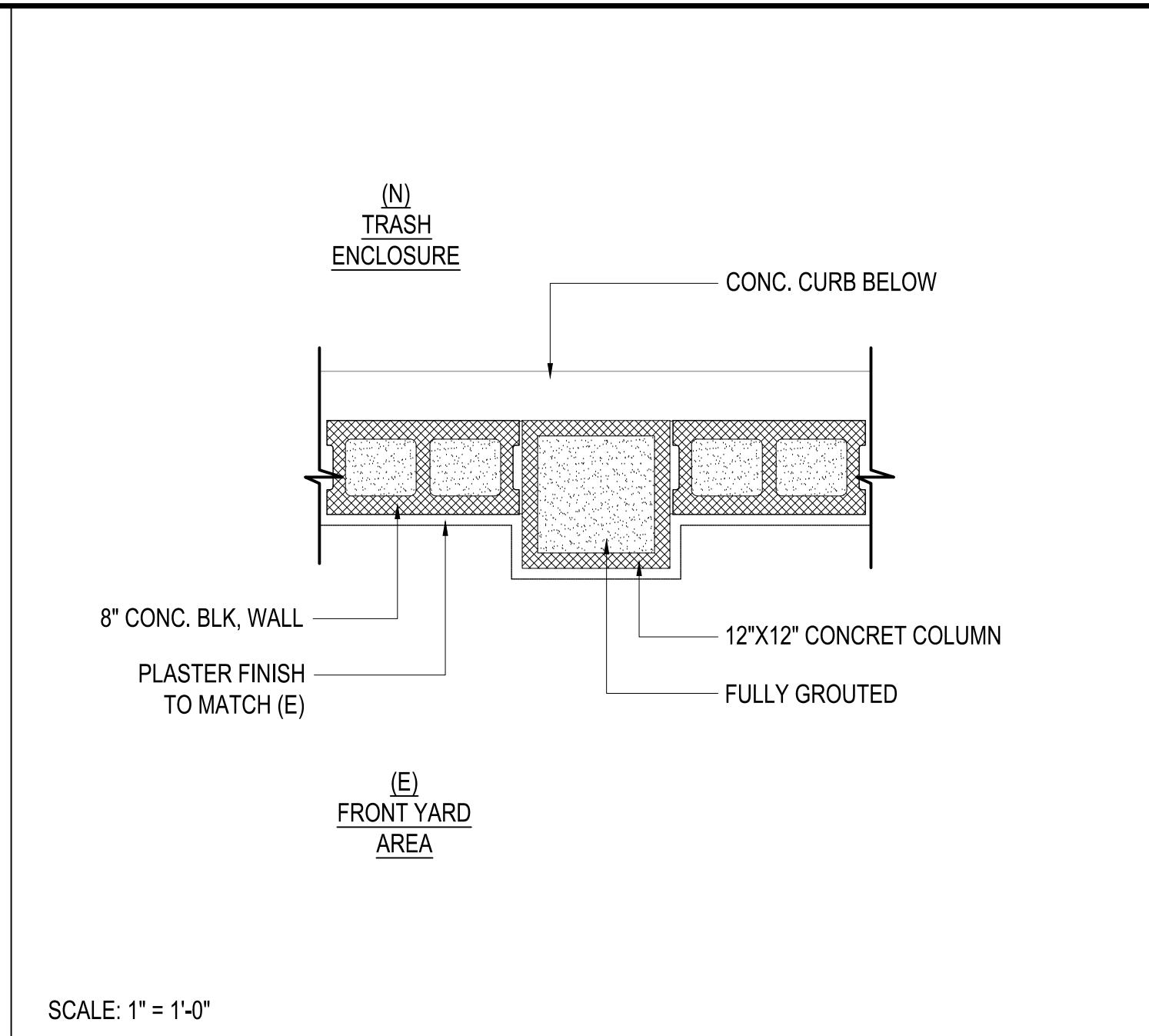
**SHEET:** A1.1

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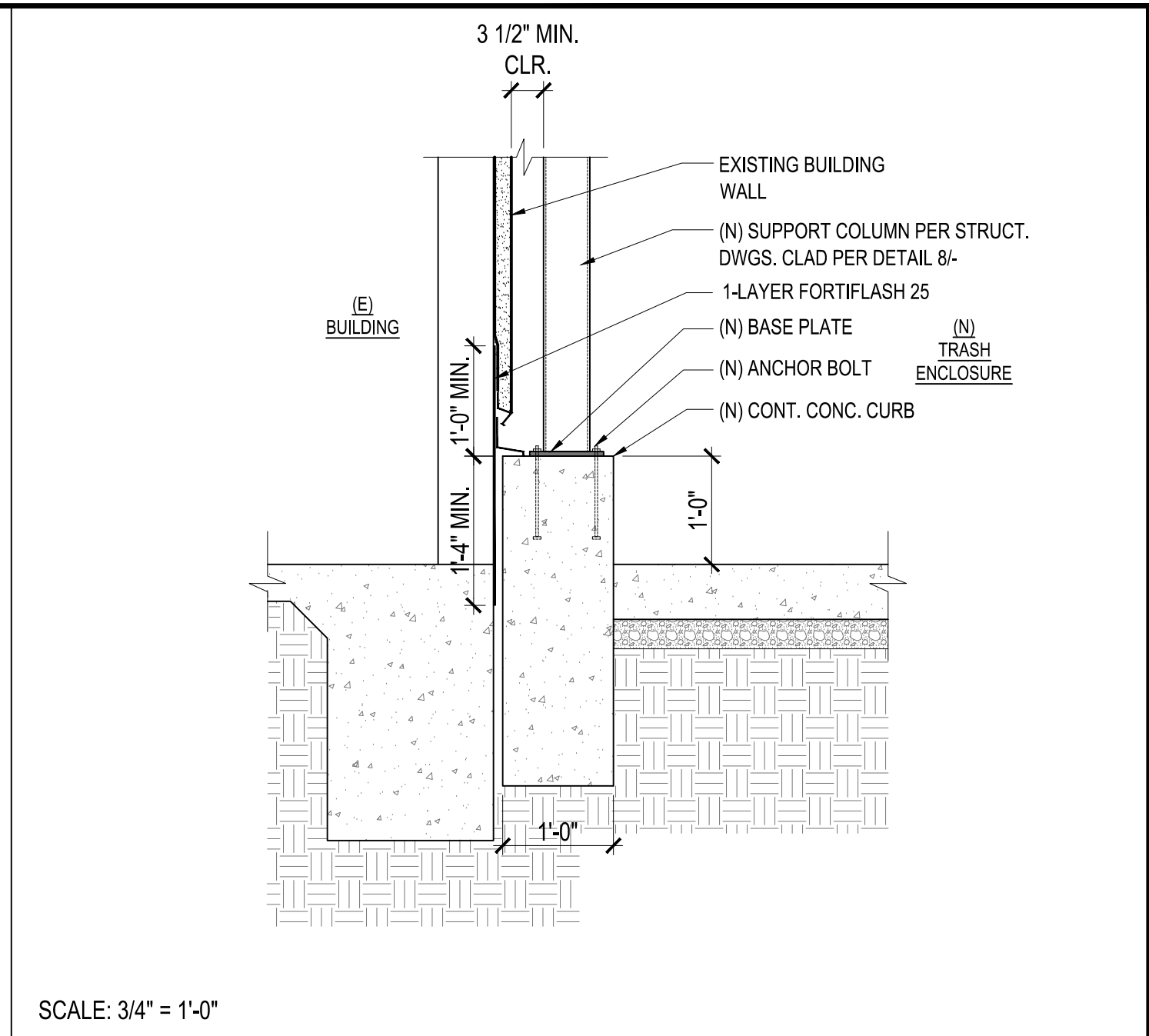
SCALE: 1/2" = 1'-0"

NOT USED 8 COLUMN PLAN DETAIL



SCALE: 3/4" = 1'-0"

7 TRASH ENCLOSURE CURB DETAIL



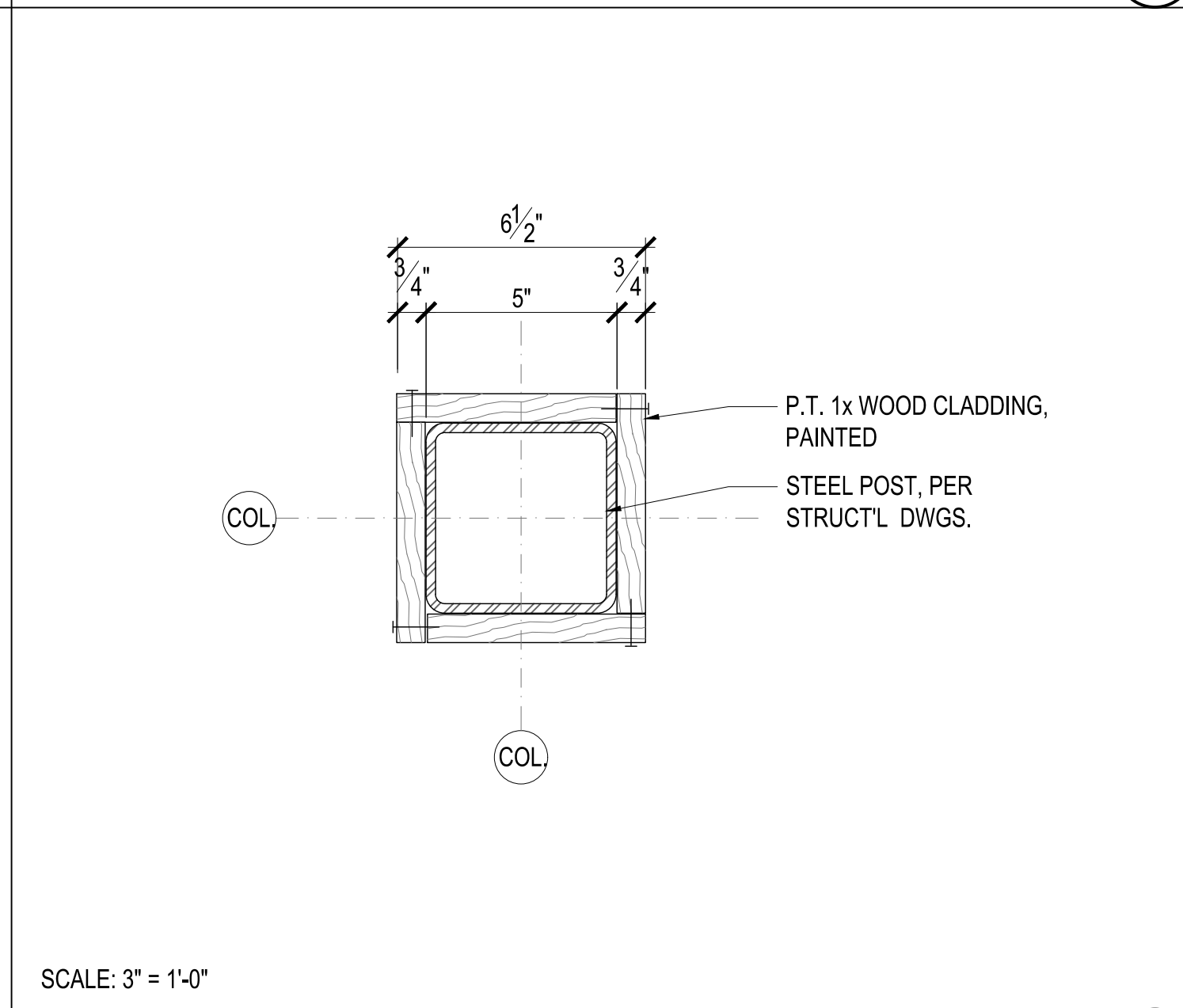
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4 POST AT CONC. CURB DETAIL



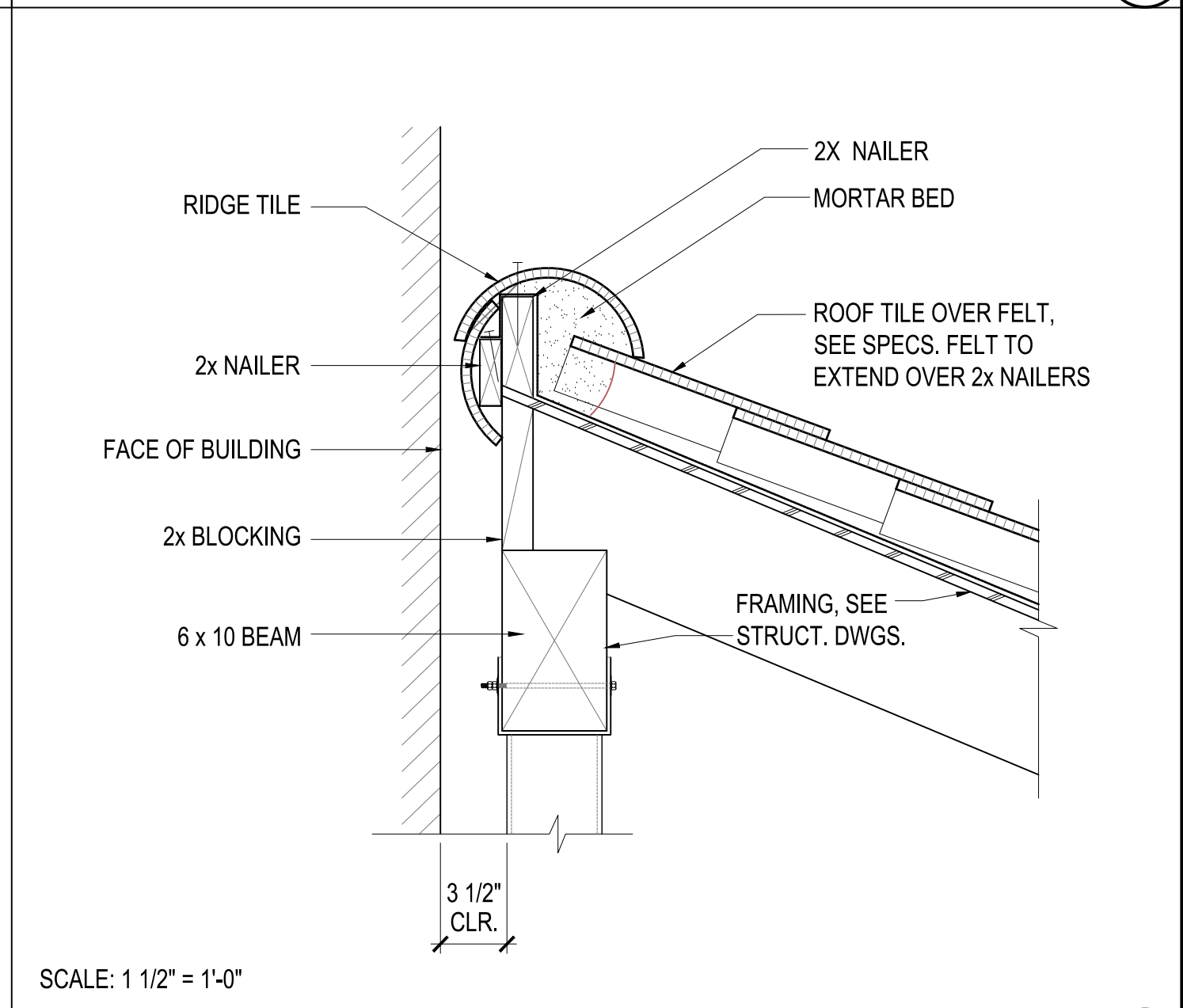
SCALE: 1" = 1'-0"

NOT USED 9 COLUMN CLADDING



SCALE: 1" = 1'-0"

8 RAFTER AT COLUMN DETAIL



SCALE: 1 1/2" = 1'-0"

5 ROOF TILE RIDGE



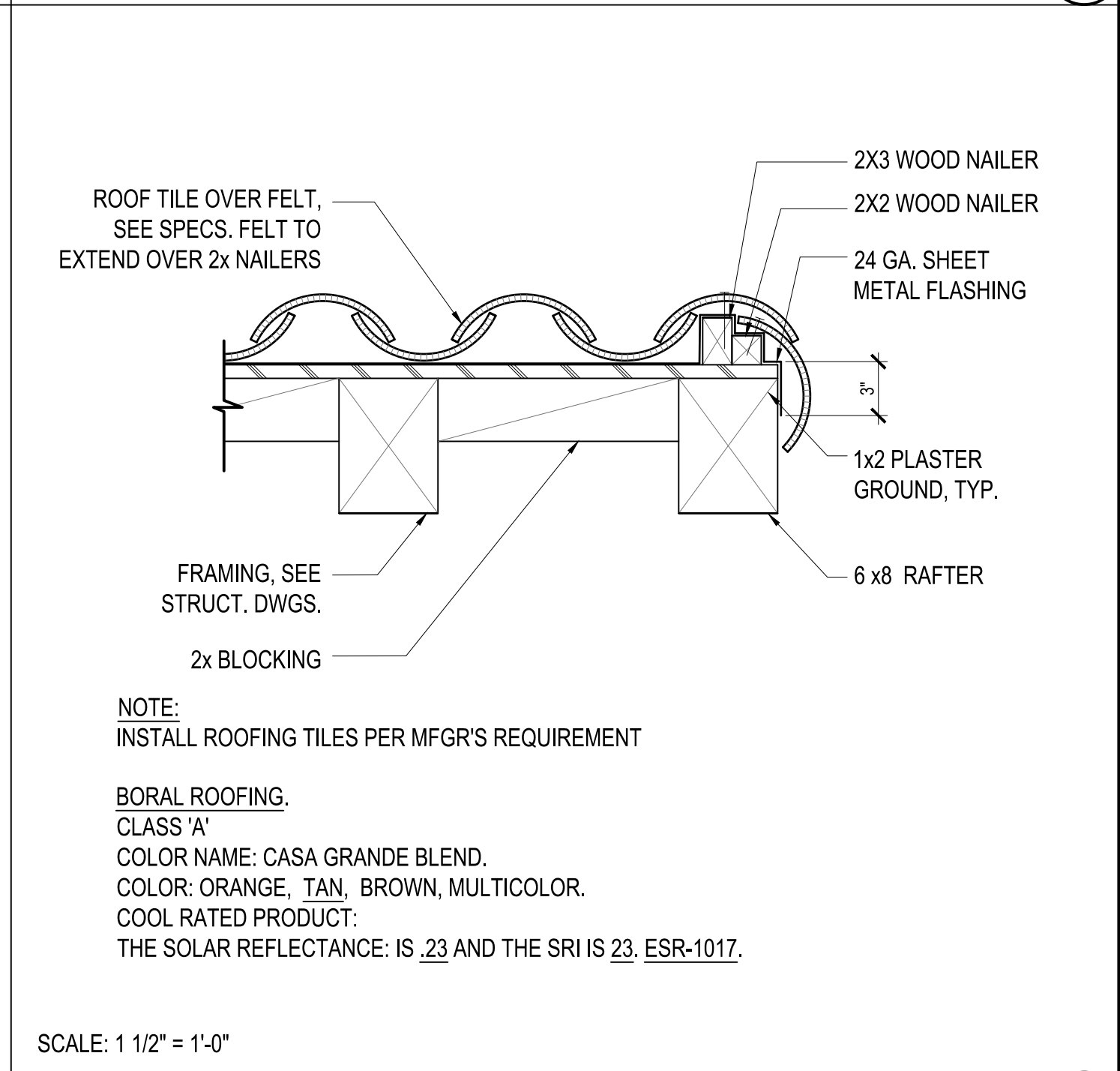
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NOT USED 7 NOT USED



SCALE: 1" = 1'-0"

9 RAKE ELEVATION AT PILASTER

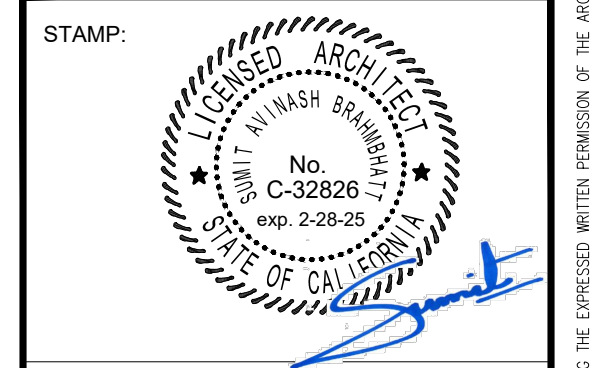


SCALE: 1 1/2" = 1'-0"

6 TILE RAKE DETAIL

APPROVAL STAMP:

NO.	DATE	REVISION
1	7/21/2023	PLANNING REVISION



CONSULTANT:

PROJECT:  
LEGALIZE UNPERMITTED  
MODULAR OFFICE

CLIENT:  
BEACHSIDE NURSING  
CENTER  
7781 GARFIELD AVE.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: AA / JS  
CHECKED: SB

SCALE: AS NOTED  
PROJECT No.: 22-35

TITLE:  
TRASH ENCLOSURE  
DETAILS

SHEET:  
A1.2

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<b>ABBREVIATIONS</b>	
ACRONYMS OF ABBREVIATION MAY INTERCHANGEABLY USED WITH OR WITHOUT SEPARATION DOTS (E.G. BOTH AB OR A.B. MEAN "ANCHOR BOLTS")	
ARCH	ARCHITECT OR ARCHITECTURAL
BN	BOUNDARY NAILING
BLK'G	BLOCKING
BM	BEAM
C&C	COMPONENT AND CLADDING
CJ	CEILING JOIST
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPE	CONTINUOUS PANEL EDGES
Db OR db	REBAR DIAMETER
DWG'S	DRAWINGS
EN	EDGE NAILING
EA	EACH
EOR	ENGINEER OF RECORD
FN	FIELD NAILING
FRM'G	FRAMING
FTG	FOOTING
GL	GRID LINE
Ld	TENSION DEVELOPMENT LENGTH
Ldc	COMPRESSION DEVELOPMENT LENGTH
Ldh	DEVELOPMENT LENGTH OF STD HOOK
Ldt	DEVELOPMENT LENGTH OF HEADED BARS
Lsc	COMPRESSION LAP SPLICE
Lst	TENSION LAP SPLICE
LB	LOAD BEARING
LS	LAP SPLICE
MAX	MAXIMUM
MIN	MINIMUM
N	NEW
(N)	NEW
NLB	NON LOAD BEARING
NSI	NON STRUCTURAL INFRASTRUCTURE
OC	ON CENTER
PA	POST ABOVE
PB	POST BELOW
PSL	PARALLAM
REINF	REINFORCEMENT
REQ'D	REQUIRED
SAD	SEE ARCHITECTURAL DRAWINGS
SEOR	STRUCTURAL ENGINEER OF RECORD (SAME AS E.O.R.)
SOG	SLAB ON GRADE
SHT'G	SHEATHING
SS	SELECT STRUCTURAL
STD	STANDARD
T&B	TOP AND BOTTOM
TN	TOP NAILER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
WSP	WOOD STRUCTURAL PANEL

<b>TIMBER</b>	
1.	LUMBER SHALL BE COAST REGION DOUGLAS FIR-LARCH GRADE WITH A MAXIMUM MOISTURE CONTENT OF 19% AND SHALL CONFORM TO THE FOLLOWING GRADES, (U.N.O.) <ul style="list-style-type: none"><li>BEAMS AND POSTS SHALL BE DF#1 (U.N.O.)</li><li>JOIST AND RAFTERS SHALL BE DF#2 (U.N.O.)</li><li>FRAMING SUCH AS STUDS, FURRING AND BLOCKING SHALL BE DF#2 (U.N.O.)</li><li>SILL PLATES OR PRESSURE TREATED LUMBER SHALL BE DF#1 (U.N.O.)</li></ul>
2.	ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED
3.	NAILS: <ul style="list-style-type: none"><li>A.ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)</li><li>B.NAILING TO BE IN ACCORDANCE WITH CBC 2022 NAILING SCHEDULE UNLESS NOTED OTHERWISE.</li><li>C.THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.</li><li>D.BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 204 NAILS OR LARGER, WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.</li><li>E.EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.</li><li>D.ALL NAILS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED TIMBER.</li></ul>
4.	LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
5.	FRAMING HARDWARE: <ul style="list-style-type: none"><li>A.ALL FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.</li><li>B.INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.</li><li>C.FRAMING CLIPS TO COMPLY WITH (IPMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).</li><li>D. CORROSION PROTECTION COATING SHALL BE:<ul style="list-style-type: none"><li>G90 FOR INTERIOR AND DRY APPLICATIONS</li><li>Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.</li></ul></li></ul>
6.	DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
7.	HOT DIP GALVANIZED FASTENERS SUCH AS - BUT NOT LIMITED TO - NAILS, SCREWS, BOLTS, THREADED ROD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
8.	GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF OCCUPIABLE SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. Q300P.


<b>STRUCTURAL STEEL</b>																			
1.	SHOP DRAWINGS FOR STEELWORK MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION. FABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF FABRICATION. FABRICATION AND ERECTION SHALL CONFORM TO AISC AND AWS SPECIFICATIONS.																		
2.	STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION: <table border="0"><tr><td>a. ALL WIDE FLANGE SHAPES</td><td>A992, GRADE 50</td></tr><tr><td>b. STEEL ANGLES</td><td>A36</td></tr><tr><td>c. ALL PLATES</td><td>A36</td></tr><tr><td>WHERE GRADE 50 IS SPECIFIED PROVIDE</td><td>A572</td></tr><tr><td>d. HSS (RECTANGULAR AND SQUARE)</td><td>A500, GRADE C</td></tr><tr><td>e. HSS (ROUND)</td><td>A500, GRADE B</td></tr><tr><td>f. PIPE</td><td>A53, GRADE B</td></tr><tr><td>g. CHANNELS (C AND MC SECTIONS)</td><td>A36</td></tr><tr><td>h. ALL OTHER STRUCTURAL SECTIONS</td><td>A572, GRADE 50</td></tr></table>	a. ALL WIDE FLANGE SHAPES	A992, GRADE 50	b. STEEL ANGLES	A36	c. ALL PLATES	A36	WHERE GRADE 50 IS SPECIFIED PROVIDE	A572	d. HSS (RECTANGULAR AND SQUARE)	A500, GRADE C	e. HSS (ROUND)	A500, GRADE B	f. PIPE	A53, GRADE B	g. CHANNELS (C AND MC SECTIONS)	A36	h. ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50
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f. PIPE	A53, GRADE B																		
g. CHANNELS (C AND MC SECTIONS)	A36																		
h. ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50																		
3.	ALL STEEL SHALL BE PROVIDED BY A LICENSED FABRICATOR.																		
4.	WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.																		
5.	BOLTS SHALL BE A307 WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS GRADE A, U.N.O. HIGH STRENGTH BOLTS SHALL BE A325 AND SHALL BE INSTALLED WITH SPECIAL INSPECTION BY A DEPUTY INSPECTOR, U.N.O. HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED. HOLES IN STEEL MEMBERS SHALL NOT BE GREATER THAN 1/16" OF THE NOMINAL BOLT DIAMETER, U.N.O.																		
6.	AFTER FABRICATION, STEEL MEMBERS SHALL BE CLEANED AND FREE OF RUST, LOOSE MILL SCALE AND OIL. STEEL EXPOSED WITHIN THE BUILDING ENVELOPE SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PRIMER. AFTER ERECTION ALL UNPAINTED SURFACES AND AREAS WHERE PAINT HAS BEEN DAMAGED, SHALL BE GIVEN A FIELD TOUCH UP COAT OF SAME PRIMER APPLIED IN SHOP. STEEL (INCLUDING BOLTS, NUTS, WASHERS, ETC) EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED CONFORMING TO ASTM A123.																		
7.	WELDING PROCEDURE SPECIFICATIONS SHALL CONFORM TO PRE-QUALIFIED AWS PROCEDURES OR AS APPROVED BY THE ENGINEER. ELECTRODES SHALL BE E70XX, U.N.O.																		
8.	SHOP WELDING SHALL BE PERFORMED BY A CERTIFIED FABRICATOR LICENSED BY THE LOCAL BUILDING DEPARTMENT.																		
9.	FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE LOCAL BUILDING DEPARTMENT, CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR IS REQUIRED FOR ALL FIELD WELDS, U.N.O.																		
10.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.																		

APPROVAL STAMP:

NO.	DATE	REVISION




STAMP:



NOT FOR CONSTRUCTION

CONSULTANT:



OSHPD PROJECT No. SXXX

FACILITY ID No. 206301208

PROJECT: SEACLIFF HEALTHCARE CENTER NEW TRASH ENCLOSURE

CLIENT: SEACLIFF HEALTHCARE CENTER 18811 FLORIDA ST. HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

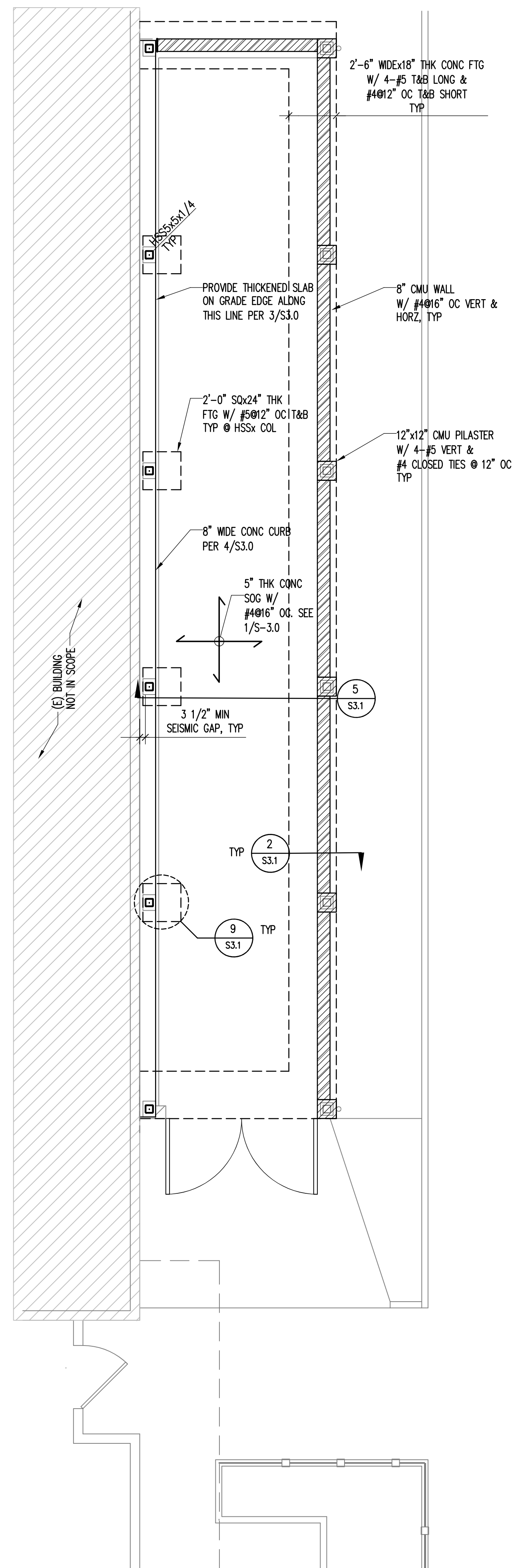
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SCALE: AS NOTED	PROJECT No.: 22-35
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TITLE: GENERAL NOTES

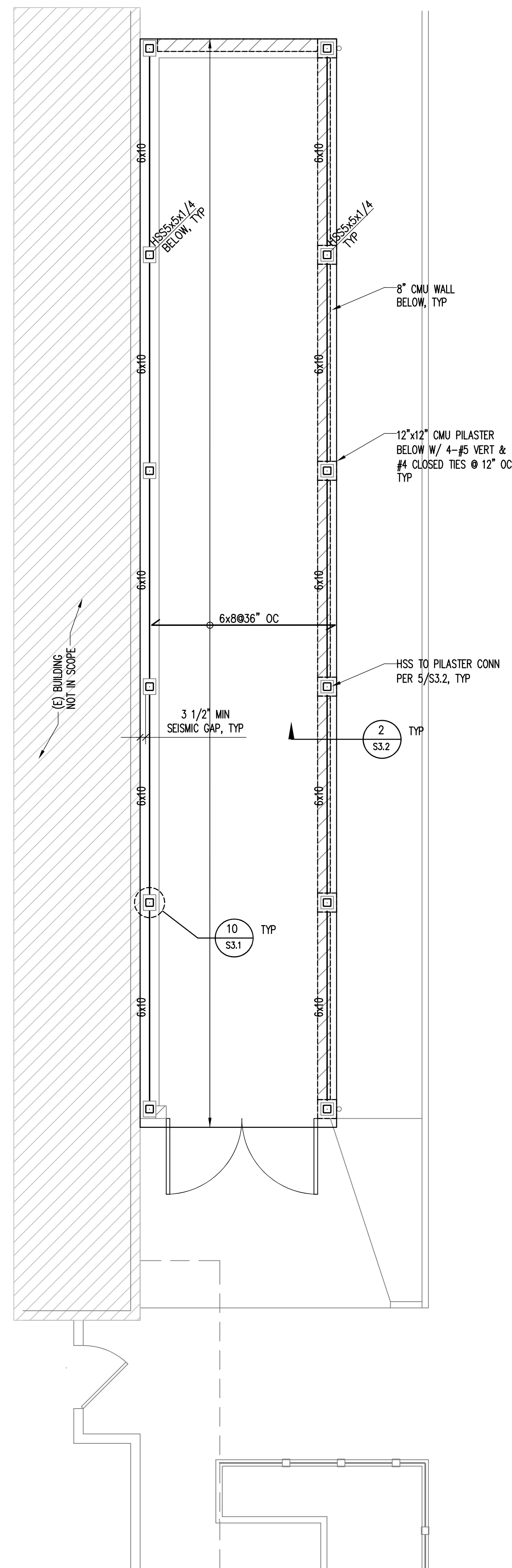
SHEET: S1.1

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**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

1



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

2

**PLAN NOTES – SHEETS AND GENERAL:**

- 101. GENERAL NOTES: SEE S1.0 & SEE S1.1 AND TYPICAL DETAILS SHEETS: SEE 3.0 THRU S3.3 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES
- 102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- 103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

**PLAN NOTES – FOUNDATION:**

- 201. ALL FOOTINGS SHALL BE THICKENED AS REQUIRED TO ACHIEVE A MINIMUM OF 18" EMBEDMENT INTO RECOMMENDED BEARING MATERIAL UNLESS NOTED OTHERWISE MINIMUM THICKNESS SHALL BE 18". FOOTINGS THICKNESS SHOWN ON PLAN IS APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD BASED ON ACTUAL DEPTH OF RECOMMENDED BEARING MATERIAL. NOTIFY ENGINEER IF ACTUAL FIELD CONDITIONS DIFFER.
- 202. U.N.O. TOP OF CONCRETE FOOTING ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.
- 203. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
- 204. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.

**PLAN NOTES – WOOD FRAMING:**

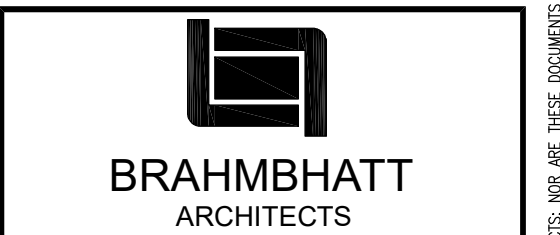
- 301. ROOF SHEATHING: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, W/ 10d NAILS @ 6" OC ALONG THE PANEL EDGES AND 12" OC @ INTERMEDIATE SUPPORT. MINIMUM PENETRATION IN FRAMING/BLOCKING=1 1/2"
- 302. JOIST & BEAM SIMPSON HANGERS FOR FLUSH FRAMING SHALL BE AS FOLLOWS, U.N.O. ON PLANS NEXT TO REFERENCE DETAIL. SWAN LUMBER JOIST/RAFTERS: LUSXX (FACEMOUNT), JBX (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). SAWN LUMBER BEAM: SIMPSON HUXX (FACEMOUNT), HUXXTF (TOP FLANGE), OR HUCXX (CONCEALED FLANGE), TJI JOIST: IUTXX (FACEMOUNT), ITTXX (TO FLANGE), PSL BEAMS: HGUSXX (FACEMOUNT), HBXX OR GLTVXX (TOP FLANGE).
- 303. ROOF FINISH MATERIAL TO BE A MAX OF 20 PSF. NOTIFY SEOR IF OTHERWISE.

**SYMBOLS – FOUNDATION**

- INDICATES CMU WALL
- INDICATES CMU WALL BELOW
- INDICATES CONCRETE FOOTING
- I.C.A. INDICATES STEEL COLUMN ABOVE
- INDICATES STEEL COLUMN BELOW
- INDICATES WOOD BEAM
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST

APPROVAL STAMP:

NO.	DATE	REVISION



OSHPD PROJECT No. SXXX  
FACILITY ID No. 206301208

PROJECT:  
SEACLIFF HEALTHCARE CENTER NEW TRASH ENCLOSURE  
CLIENT:  
SEACLIFF HEALTHCARE CENTER  
18811 FLORIDA ST.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: CHECKED:

SCALE: AS NOTED PROJECT No.: 22-35

TITLE:  
**FOUNDATION & ROOF FRAMING PLAN**

SHEET:  
**S2.0**

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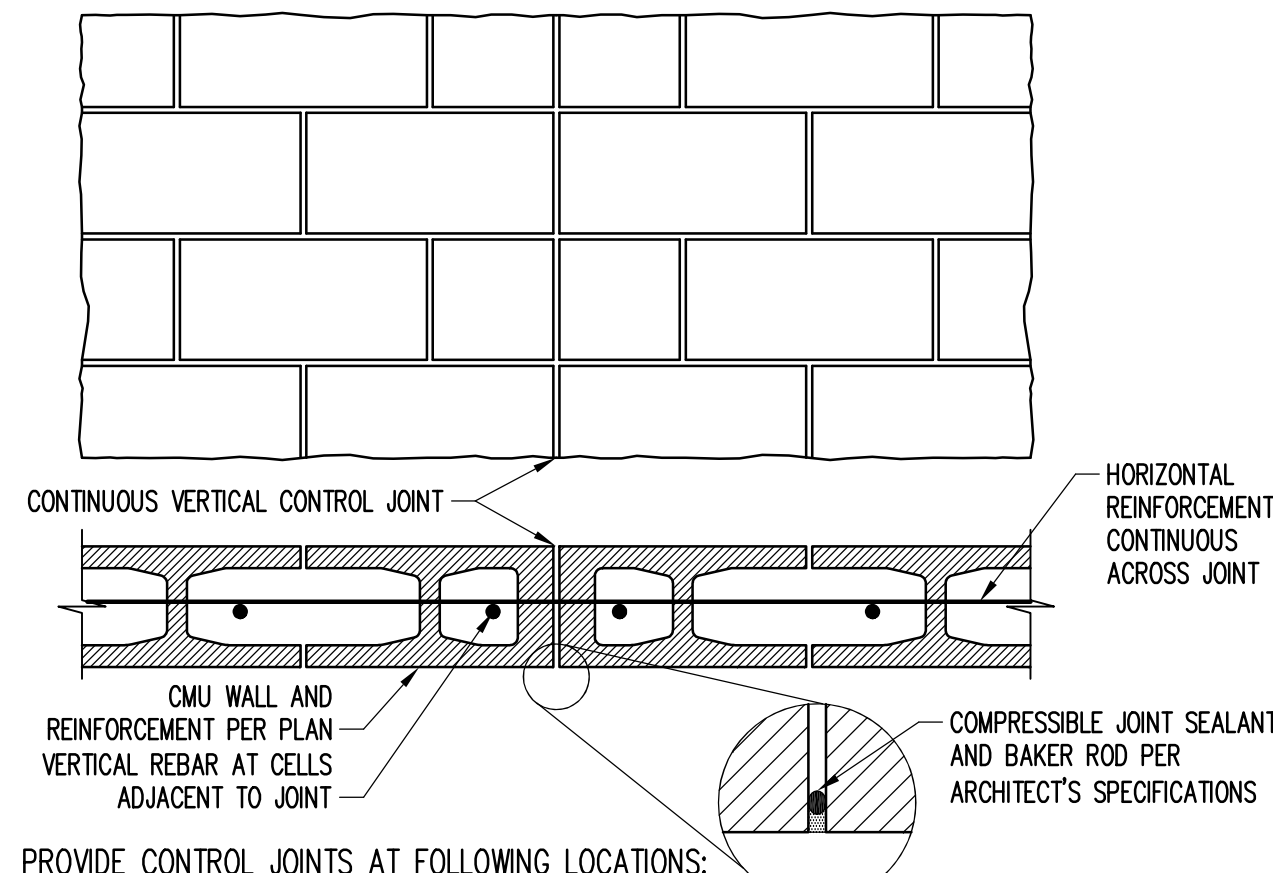
MATERIAL	STRENGTH	REBAR DIA.	DEVELOPMENT LENGTH, L <sub>d</sub>	CLASS "B" SPLICE (IN)	STANDARD HOOK, L <sub>dh</sub> (IN)
CONCRETE	f <sub>c</sub> = 4000 PSI	#4	19	25	7
		#5	24	31	9
		#6	29	37	10

- NOTES:
- REBAR SHALL ALWAYS BE DEVELOPE ACROSS THE COLD JOINT.
  - SCHEDULE LENGTH ONLY APPLY TO GRADE 60 UNCOATED OR ZINC COATED REBAR ONLY.
  - SCHEDULE LENGTH ONLY APPLY TO UNCOATED TO NORMAL WEIGHT CONCRETE. IF LIGHT WEIGHT CONCRET IS USED, MULTIPLY SCHEDULE LAP SPLICE & DEVELOPMENT LENGTH WITH 1.33.
  - WHERE REBAR OF DIFFERENT SIZES ARE LAPPED, LAP SPLICE SHALL BE GREATER OF "L<sub>d</sub>" OF LARGER REBAR OR CLASS "B" OF SMALLER REBAR.

### DEVELOPMENT AND SPLICE OF REBAR IN CONCRETE

SCALE: N.T.S.

10

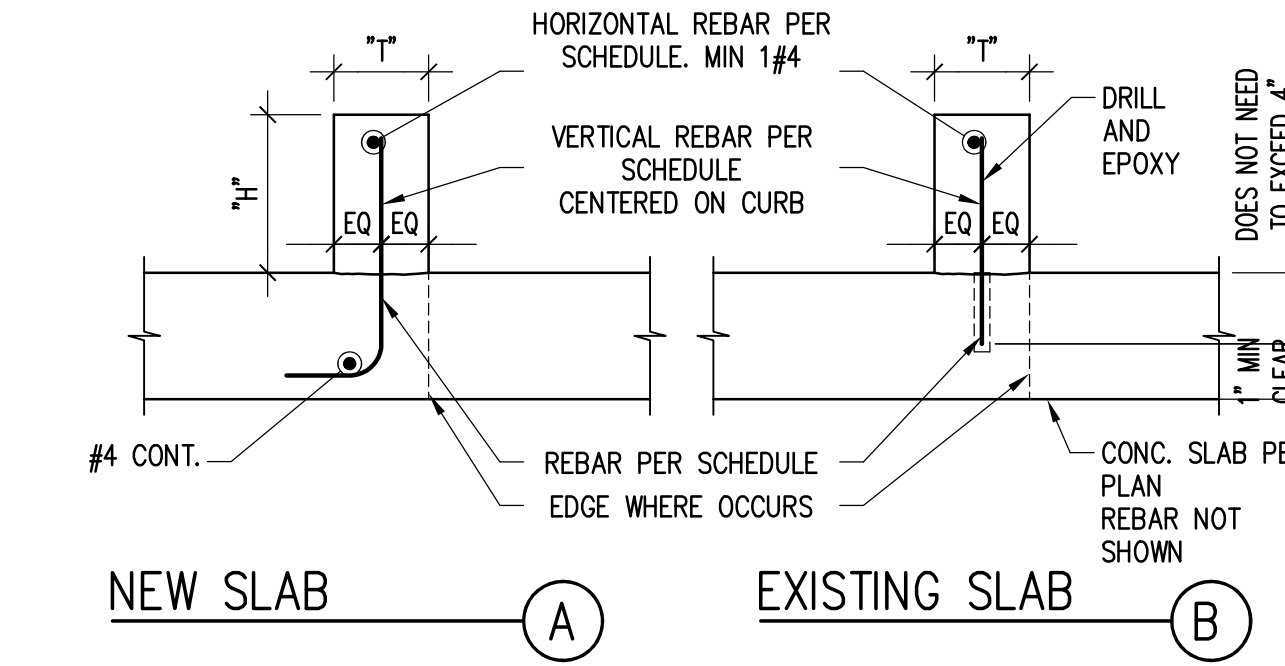


- PROVIDE CONTROL JOINTS AT FOLLOWING LOCATIONS:
- CHANGES IN WALL HEIGHT GREATER THAN 30%.
  - CHANGES IN WALL THICKNESS.
  - 2'-0" ONE SIDE OF OPENING LESS THAN OR EQUAL TO 6'-0" IN WIDTH.
  - 2'-0" EACH SIDE OF OPENING GREATER THAN 6'-0" IN WIDTH.
  - ADJACENT TO CORNERS OR WALL INTERSECTIONS WITHIN A DISTANCE EQUAL TO 1/2 CONTROL JOINT SPACING.
  - CONTROL JOINT SPACING, UNLESS DETERMINED BY ABOVE CRITERIA, IS 26'-0" MAX FOR BUILDING WALLS.
  - CONTROL JOINT SHALL BE COORDINATED WITH ARCHITECTURAL BLOCK PATTERN.

### CONTINUOUS CONTROL JOINT

SCALE: N.T.S.

7



CURB SIZE AND REINF. SCHEDULE			
"H"	"T"	VERT.	HOR.
H ≤ 6"	4" ≤ T ≤ 8"	#3 @ 18" O.C.	NA
6" < H ≤ 8"	6" ≤ T ≤ 8"	#3 @ 18" O.C.	NA
8" < H ≤ 18"	6" ≤ T ≤ 8"	#4 @ 18" O.C.	#4 @ 12" O.C.

- NOTES:
- FOR CURB LOCATION, "H" AND "T" DIMENSIONS S.A.D. FOR SIZE LIMITATION AND REINFORCEMENT SEE SCHEDULE.
  - AT CONTRACTOR DISCRETION, CURB MAY BE Poured MONOLITHICALLY WITH SLAB. WHEN Poured SUBSEQUENTLY, OR AT (E) SLAB, ROUGHEN SLAB SURFACE PRIOR TO POUR CURB.
  - EXPANSIVE OR HYDROPHILIC WATERSTOPS AT CURBS ARE NOT ALLOWED

### CONCRETE CURB DETAIL

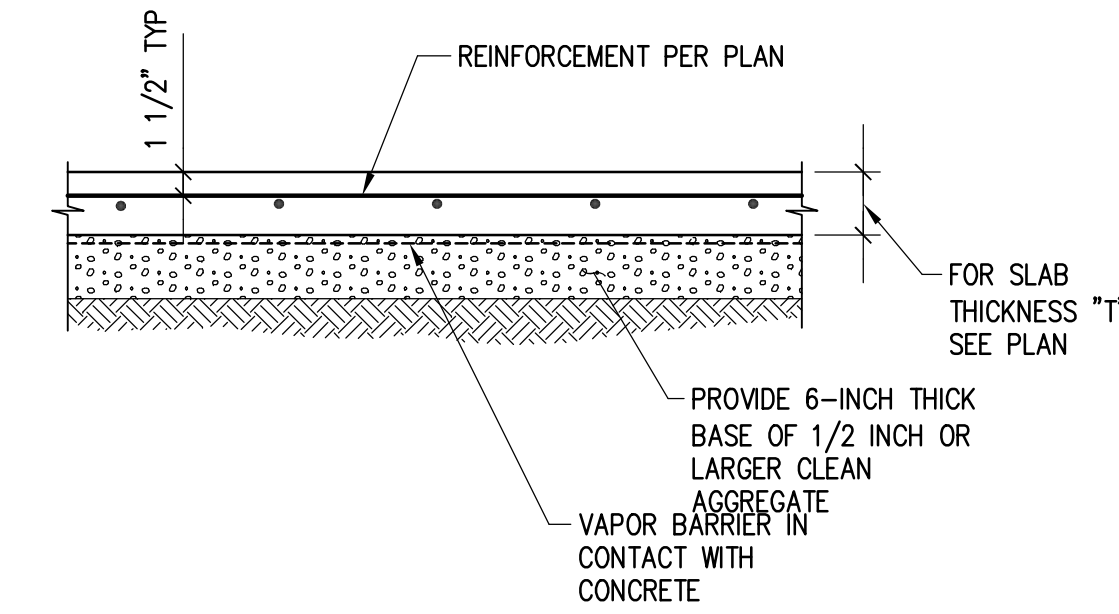
SCALE: N.T.S.

4

### TYPICAL SLAB ON GRADE

SCALE: N.T.S.

1



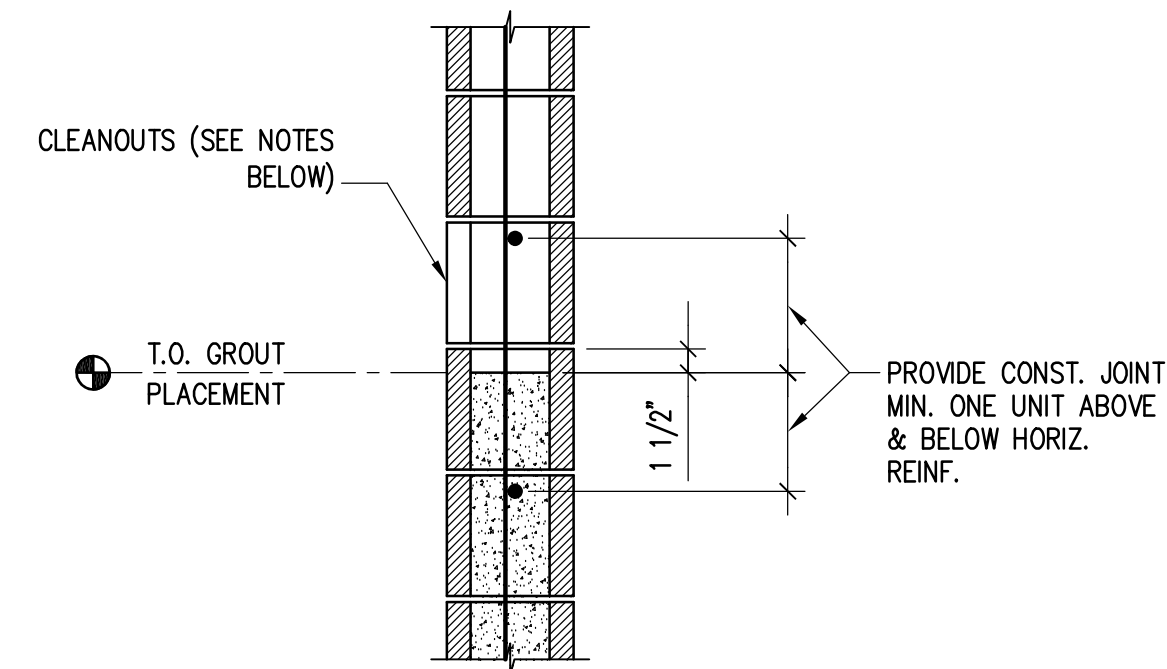
DEVELOPMENT LENGTH / LAP SPLICE "L <sub>d</sub> " OF LONGITUDINAL REBAR (IN)							
CMU BLOCK SIZE	8" BLOCK						
	BAR PLACEMENT	EDGE/ONE SIDE		MIDDLE			
"D <sub>b</sub> " (IN)	f <sub>m</sub> CMU (PSI)	1,900	2,500	3,000	1,900	2,500	3,000
0.375	#3	15	13	12	12	12	12
0.500	#4	26	23	21	14	12	12
0.625	#5	40	35	32	22	20	18
0.750	#6	75	66	60	43	38	34

- NOTES:
- LENGTHS SHOWN ARE FOR GRADE 60 UNCOATED BARS OR ZINC COATED REBAR ONLY.
  - WHERE REBAR OF DIFFERENT SIZE ARE DEVELOPED OR LAP SPLICED, DEVELOPMENT LENGTH OR LAP SPLICE SHALL BE THE "L<sub>d</sub>" OF LARGER BAR.
  - HOOKE BARS: DEVELOPMENT LENGTH "L<sub>dh</sub>" SHALL BE EQUAL TO 13 x "D<sub>b</sub>".

### DEVELOPMENT AND SPLICE OF REBAR IN CMU

SCALE: N.T.S.

11

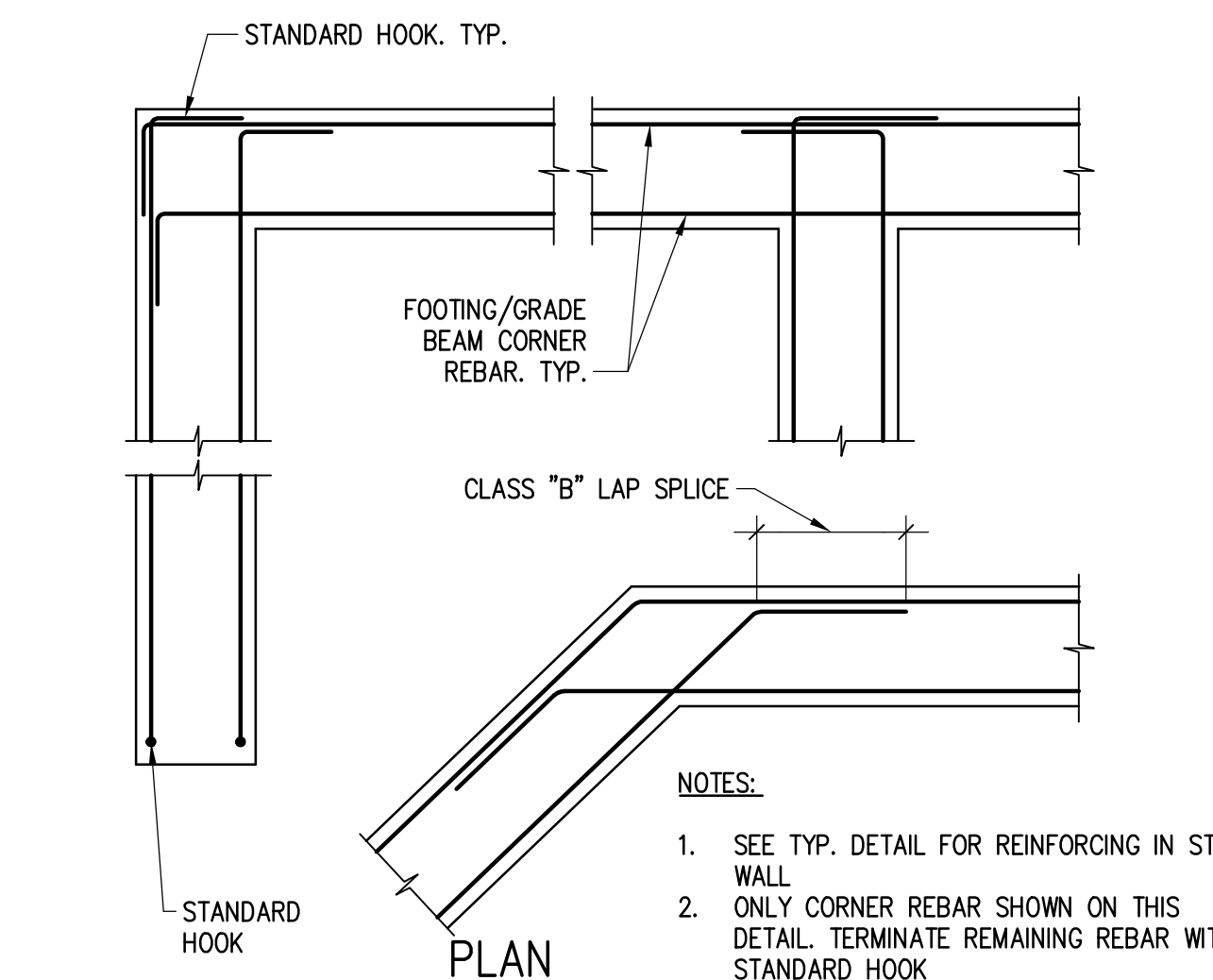


- NOTES:
- PROVIDE CONSTRUCTION JOINTS WHEN GROUTING IS STOPPED FOR MORE THAN 1 HOUR
  - PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR FOR EACH GROUT POUR WHEN GROUT POUR HEIGHT EXCEED 5'-0"
  - PROVIDE CLEANOUTS AT EVERY VERTICAL REBAR, BUT NOT MORE THAN 32" O.C.
  - CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS. THE MINIMUM OPENING DIMENSION SHALL BE 3 IN

### HORIZONTAL CONSTRUCTION JOINT AND CLEANOUTS

SCALE: N.T.S.

8

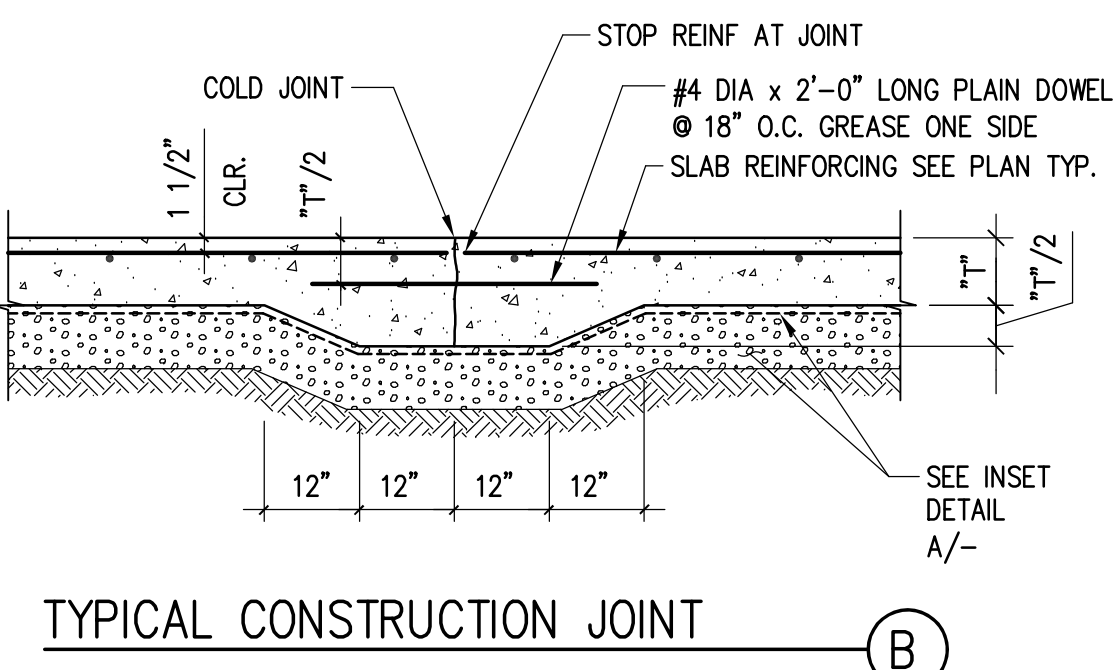


- NOTES:
- SEE TYP. DETAIL FOR REINFORCING IN STEM WALL
  - ONLY CORNER REBAR SHOWN ON THIS DETAIL. TERMINATE REMAINING REBAR WITH STANDARD HOOK

### FOOTING REINFORCEMENT @ CORNERS

SCALE: N.T.S.

5



- NOTES:
- 1/8" WIDE x 1/4 DEEP PREFORMED STRIP OR SAWCUT THE SAME DAY OF THE POUR. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" O.C. MAX. AND EVERY 400 SQUARE FEET.
  - SEE PLAN FOR "T".

### JOINTS AT SLAB ON GRADE

SCALE: N.T.S.

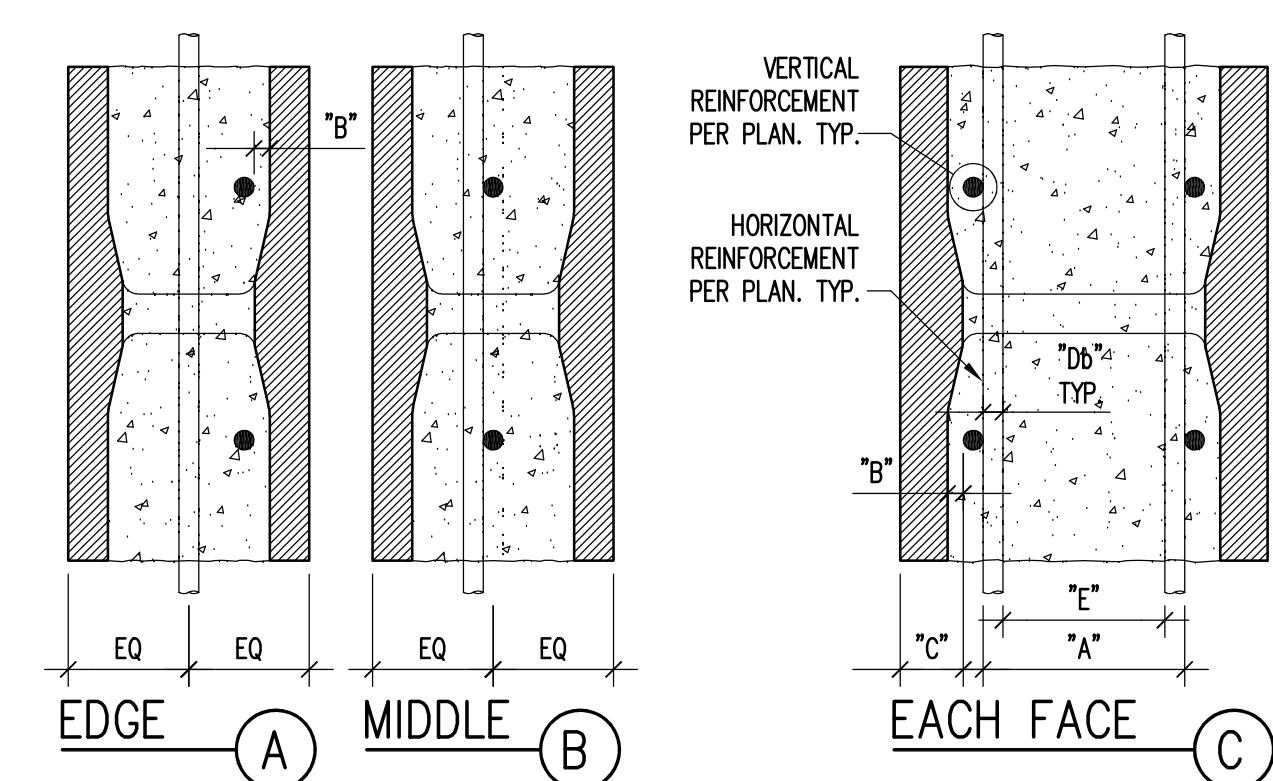
2

BAR GRADE 60	STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR				STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS				
	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAMETER	STRAIGHT EXTENSION ext	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAMETER	STRAIGHT EXTENSION ext	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	6d <sub>b</sub>	12d <sub>b</sub>	90°	#3 THRU #5	4d <sub>b</sub>	GREATER OF 6d <sub>b</sub> AND 2l <sub>4</sub>	90°	
	#9 THRU #11	8d <sub>b</sub>			#6 THRU #8	6d <sub>b</sub>	6d <sub>b</sub>		
135° HOOK				NA	#3 THRU #5	4d <sub>b</sub>	6d <sub>b</sub>	135°	
180° HOOK	#3 THRU #8	6d <sub>b</sub>	GREATER OF 4d <sub>b</sub> AND 2l <sub>4</sub>	180°	#3 THRU #5	6d <sub>b</sub>	GREATER OF 4d <sub>b</sub> AND 2l <sub>4</sub>	180°	
	#9 THRU #11	8d <sub>b</sub>	4d <sub>b</sub>		#6 THRU #8	6d <sub>b</sub>			

### STANDARD HOOKS IN CMU

SCALE: N.T.S.

12

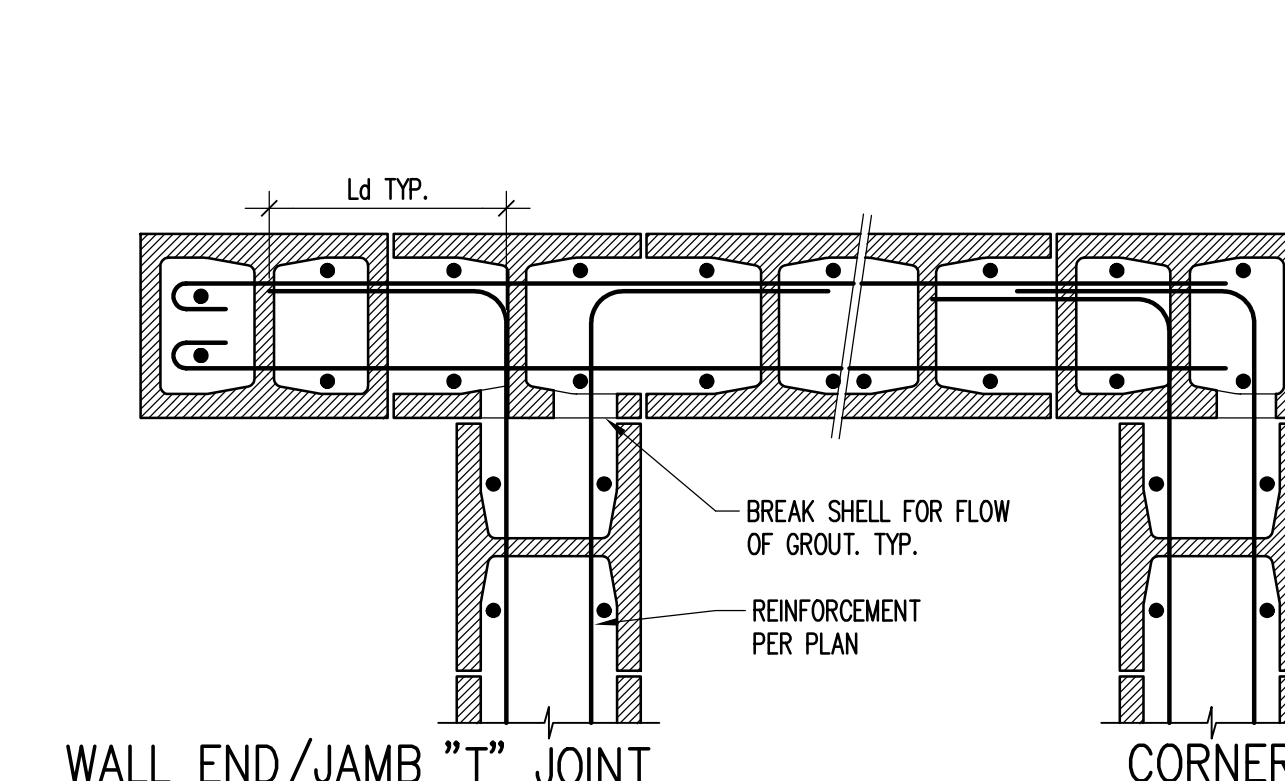


- A = MIN. CLEAR SPACING AT VERT. REINF. = 1/4" OR 1/4 x "D<sub>b</sub>" WHICHEVER IS LARGER  
B = 1/4" MIN  
C = MIN. CLEAR COVER:  
• EXPOSED TO EARTH/WEATHER: 1 1/4" FOR #5 OR SMALLER, 2" FOR #6 OR LARGER  
• NOT EXPOSED TO EARTH/WEATHER: 1 1/4"  
"D<sub>b</sub>" = DIAMETER OF LARGER BAR  
E = MIN. CLEAR SPACING AT HORIZ. REINF. = 1" OR "D<sub>b</sub>" WHEREVER IS LARGER

### TYP. REINF. PLACEMENT IN CMU

SCALE: N.T.S.

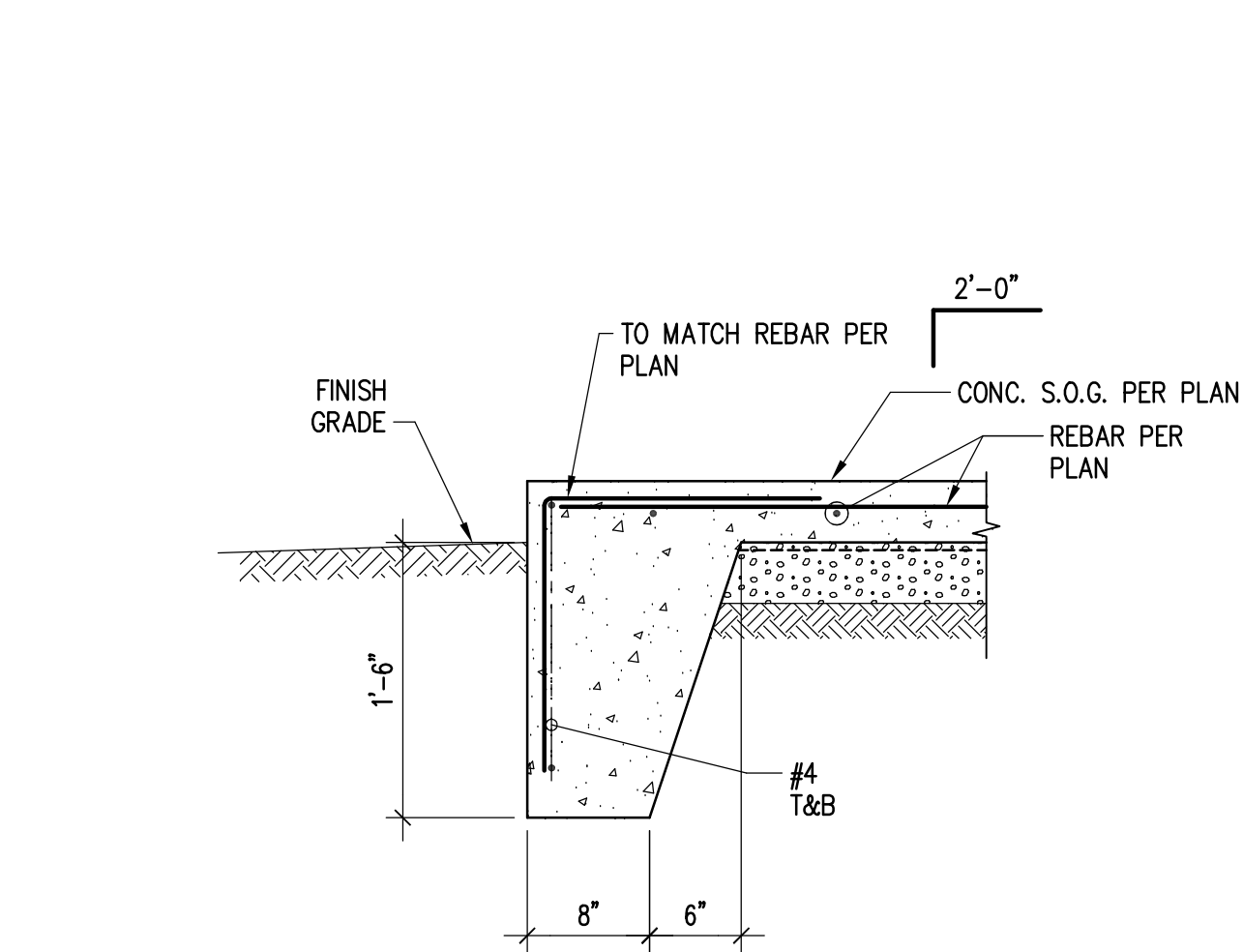
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### CMU END AND INTERSECTION DET.

SCALE: N.T.S.

6



### SLAB ON GRADE EDGE DETAIL

SCALE: N.T.S.

3

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REVISION NO. DATE

NO.	DATE	REVISION



STAMP:



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CONSULTANT:



OSHPD PROJECT No. SXXX

FACILITY ID No. 206301208

PROJECT: SEACLIFF HEALTHCARE CENTER NEW TRASH ENCLOSURE

CLIENT: SEACLIFF HEALTHCARE CENTER 18811 FLORIDA ST. HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: CHECKED:

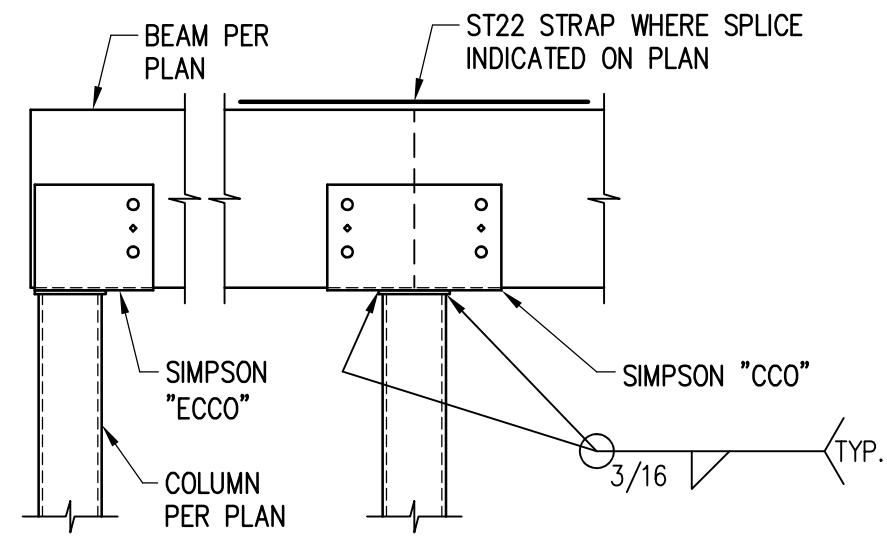
SCALE: PROJECT No.: AS NOTED 22-35

TITLE: TYPICAL DETAILS

SHEET: S3.0

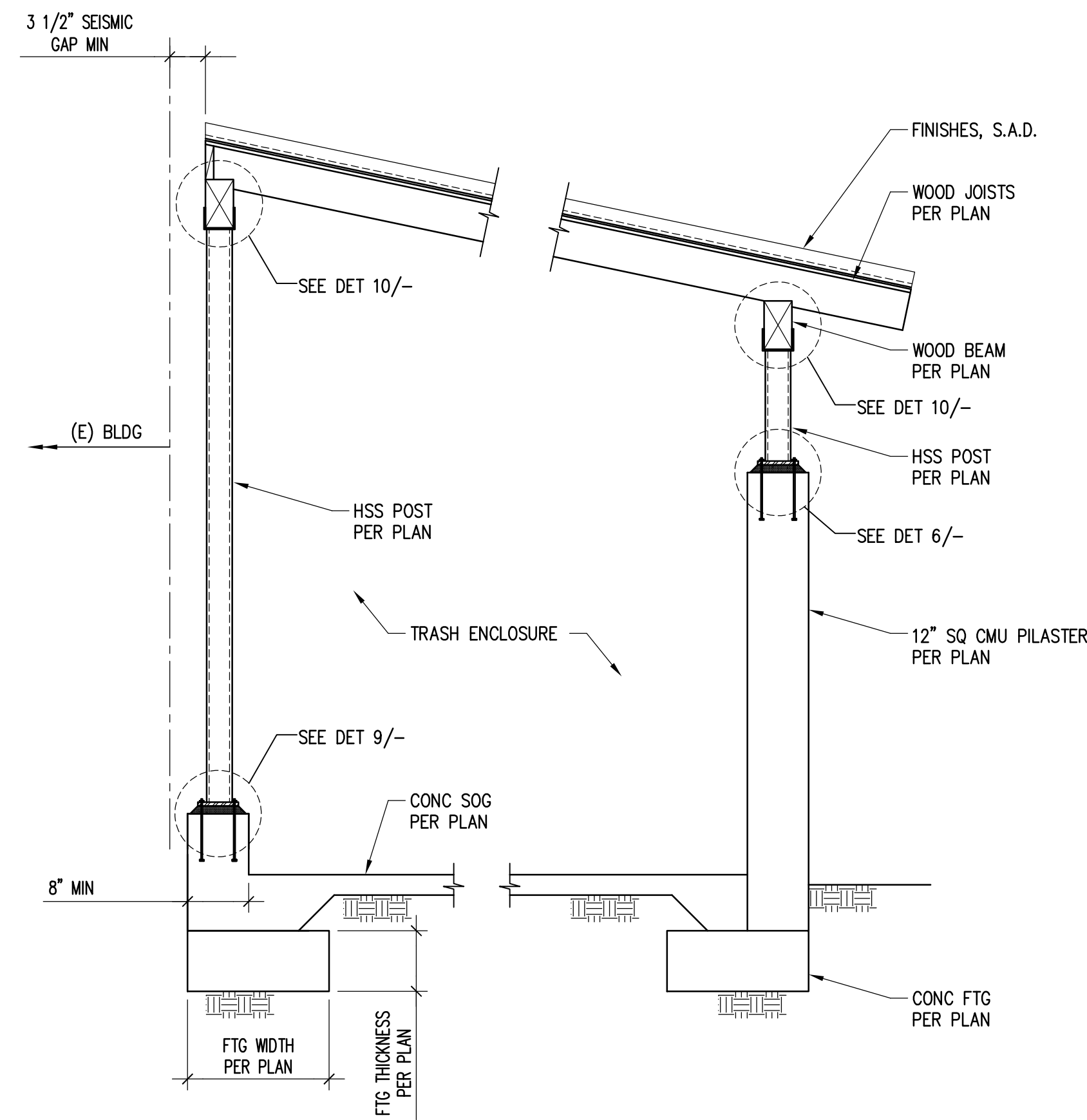
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NOTE: THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM. VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE.



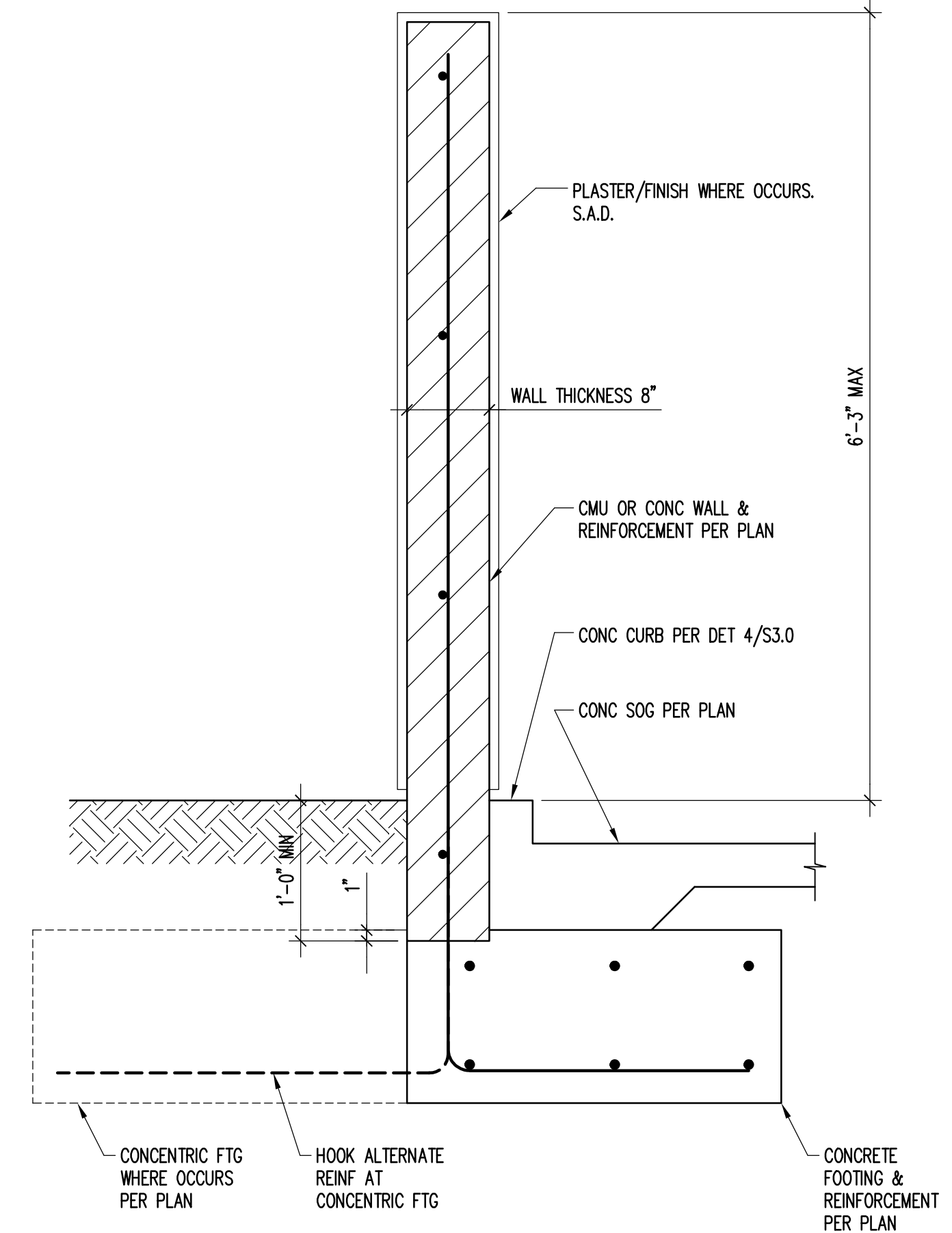
**WOOD BEAM TO HSS POST CONNECTION**  
SCALE: N.T.S.

10



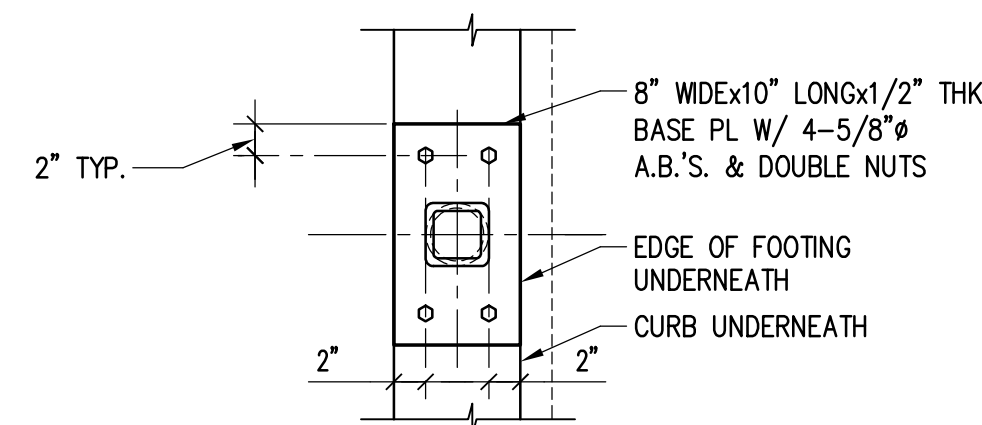
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SCALE: N.T.S.

5



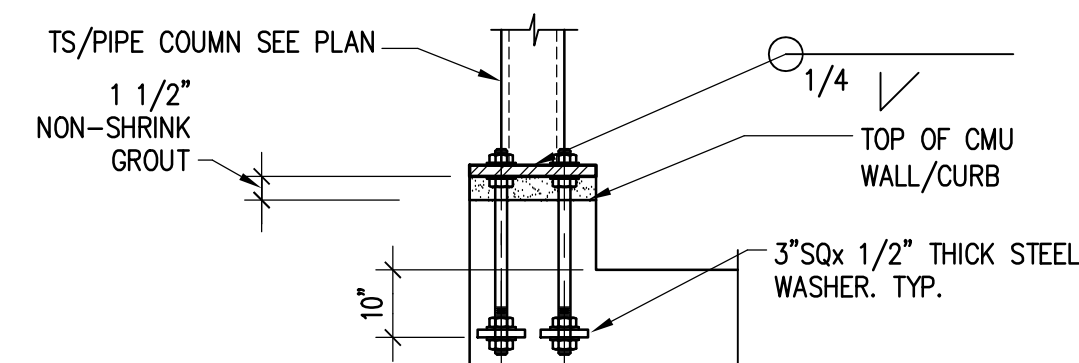
**CMU WALL FOOTING**  
SCALE: N.T.S.

2



**PLAN AT INTERIOR WALL CONDITIONS**

(B)

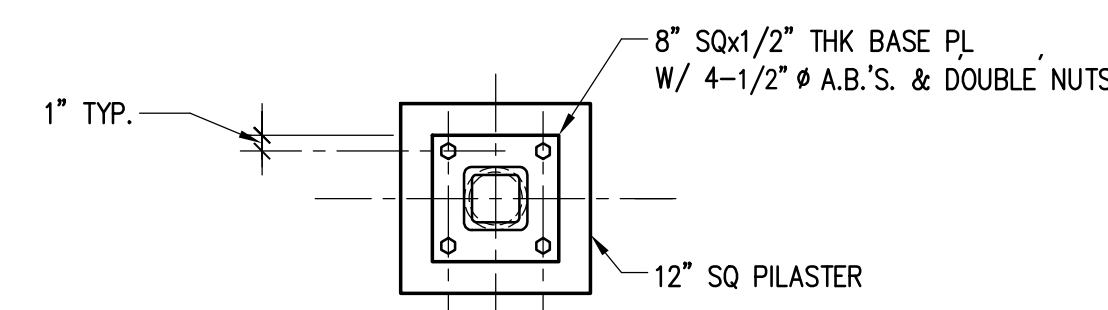


**ELEVATION**

(A)

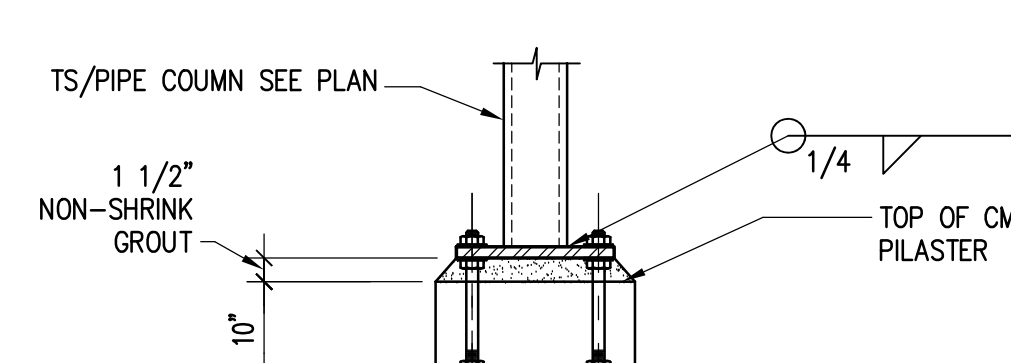
**HSS POST CONNECTION TO CONC CURB**  
SCALE: N.T.S.

9



**PLAN AT INTERIOR WALL CONDITIONS**

(B)



**ELEVATION**

(A)

**HSS POST CONNECTION TO PILASTER**  
SCALE: N.T.S.

6

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OSHPD PROJECT No.  
SXXX

FACILITY ID No.  
206301208

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SEACLIFF HEALTHCARE CENTER  
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18811 FLORIDA ST.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

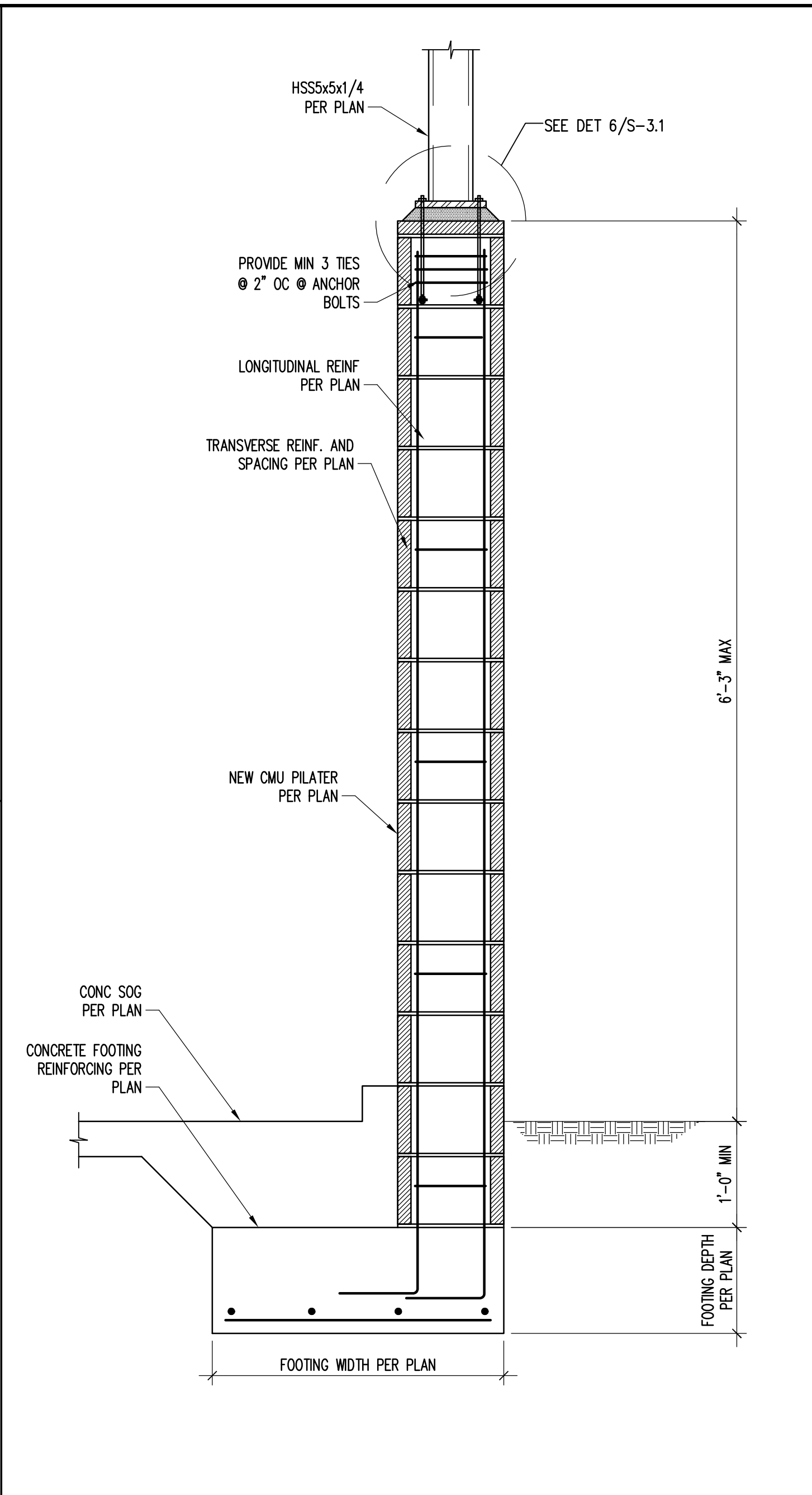
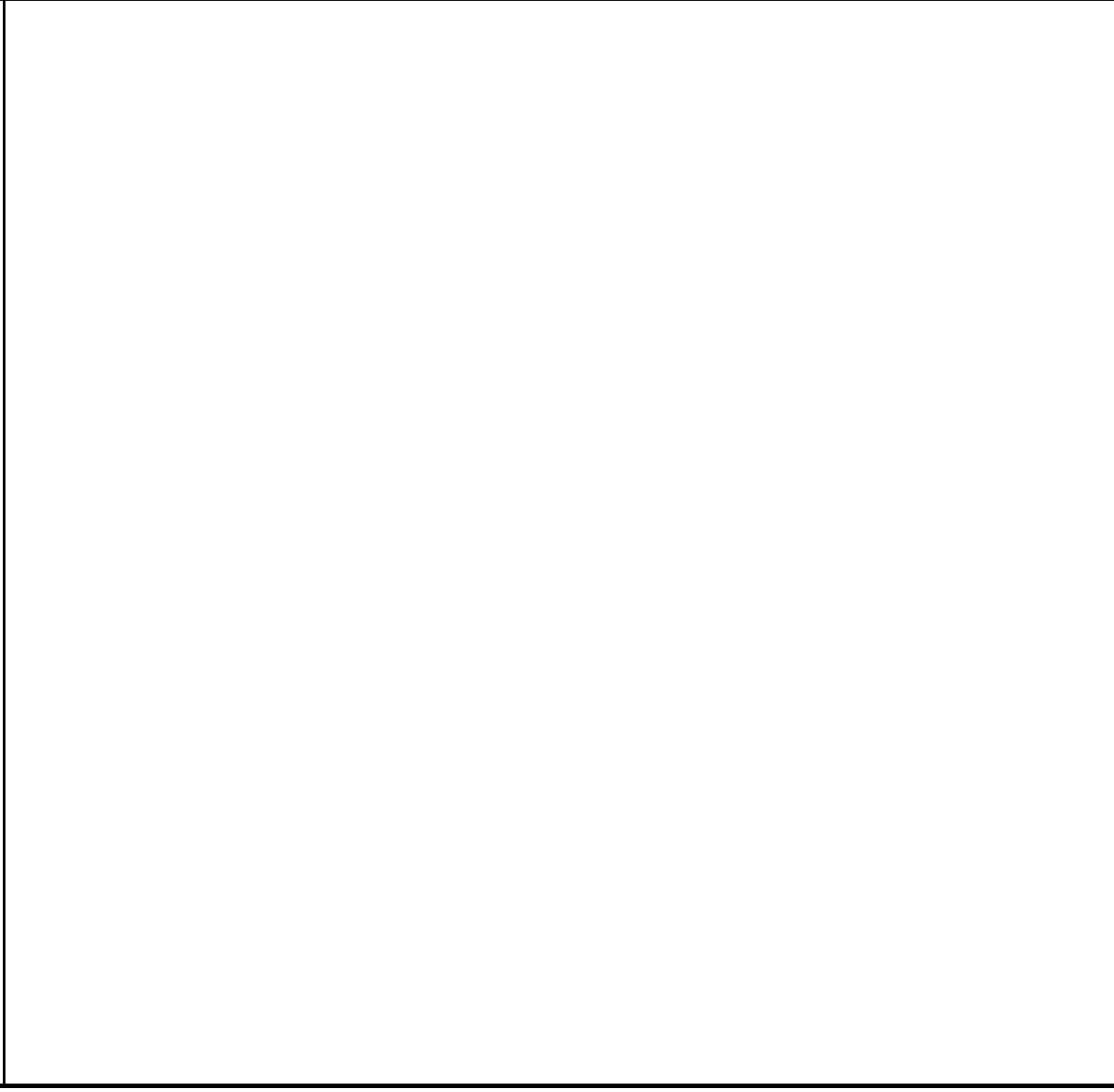
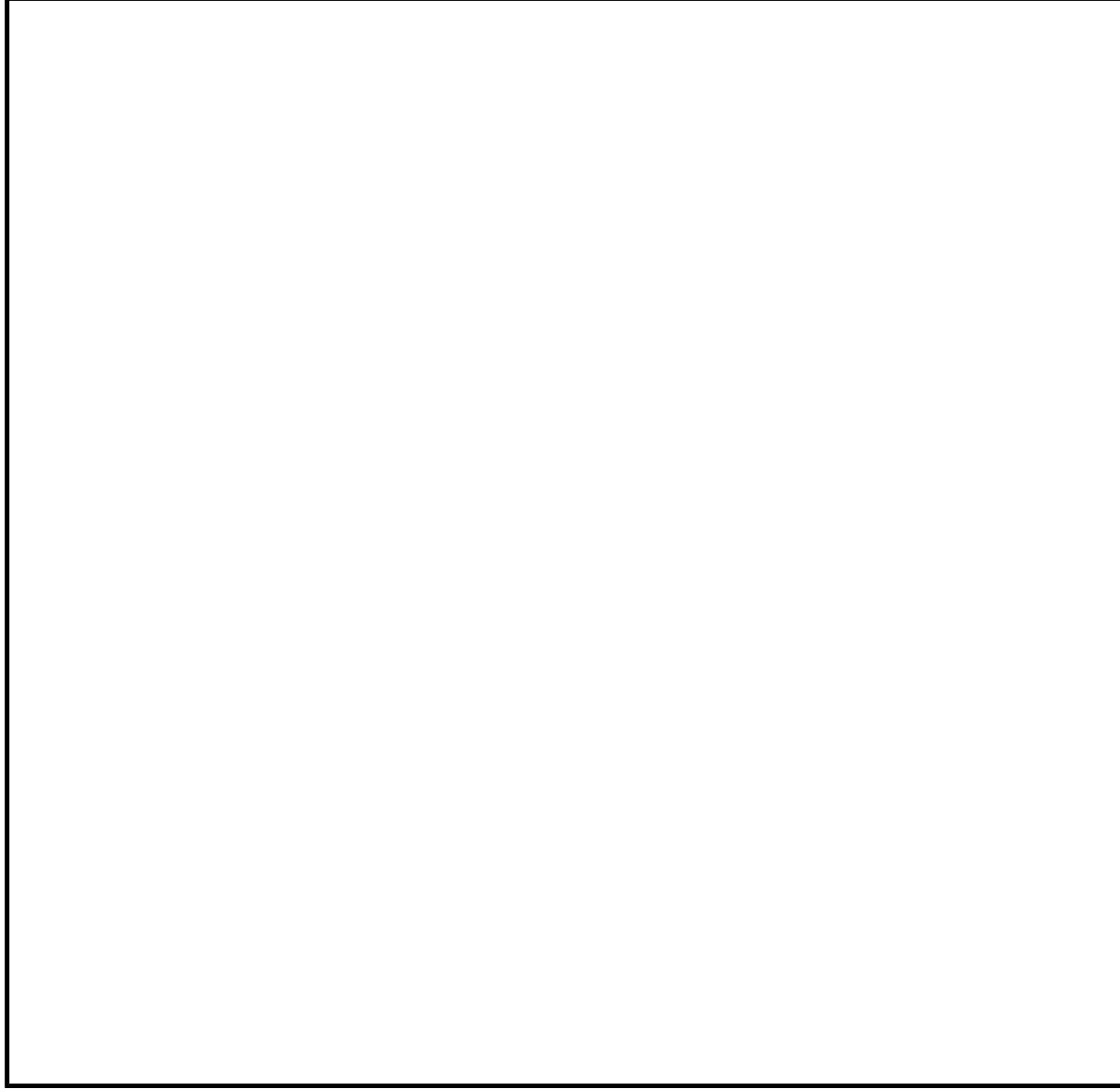
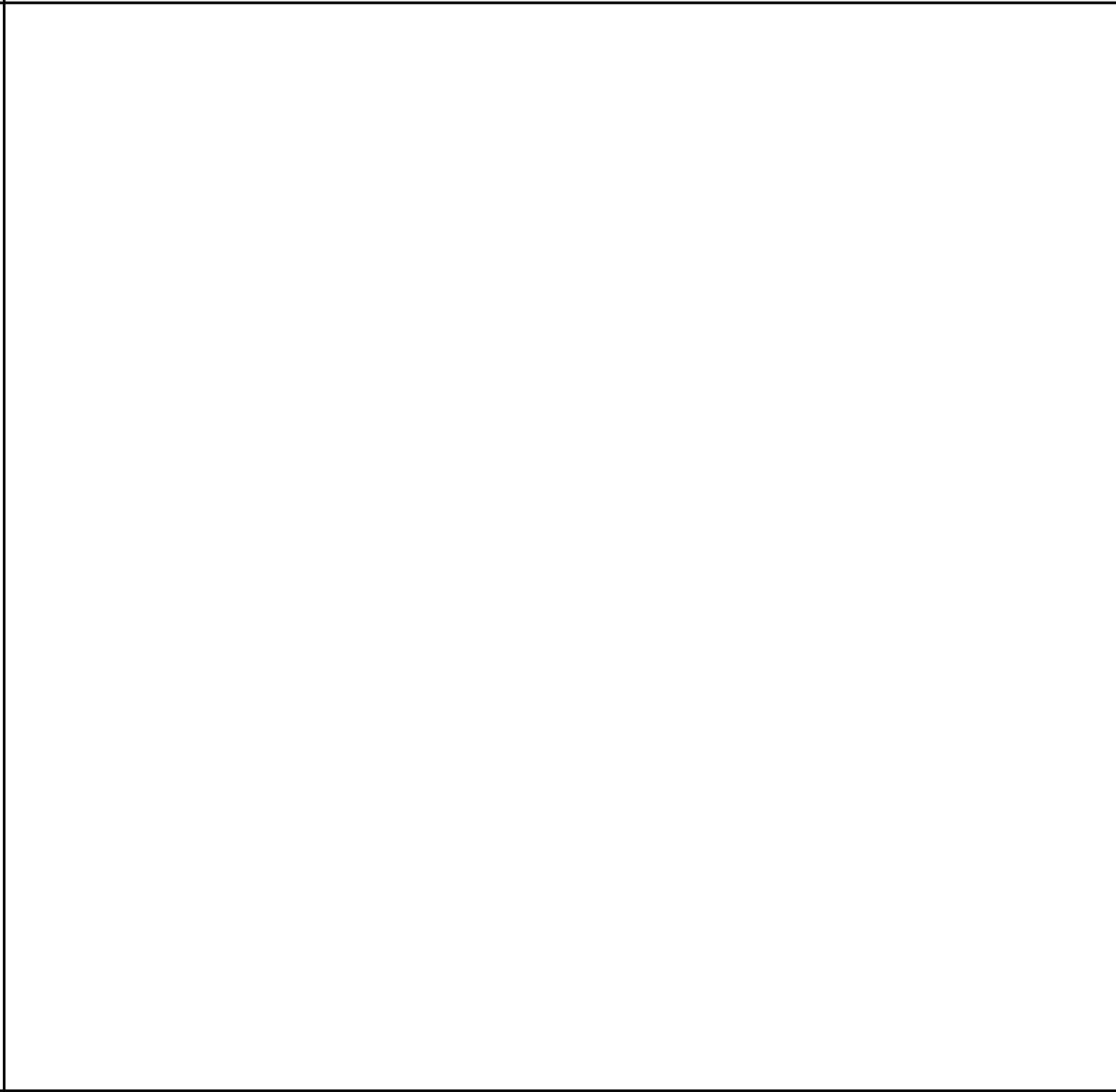
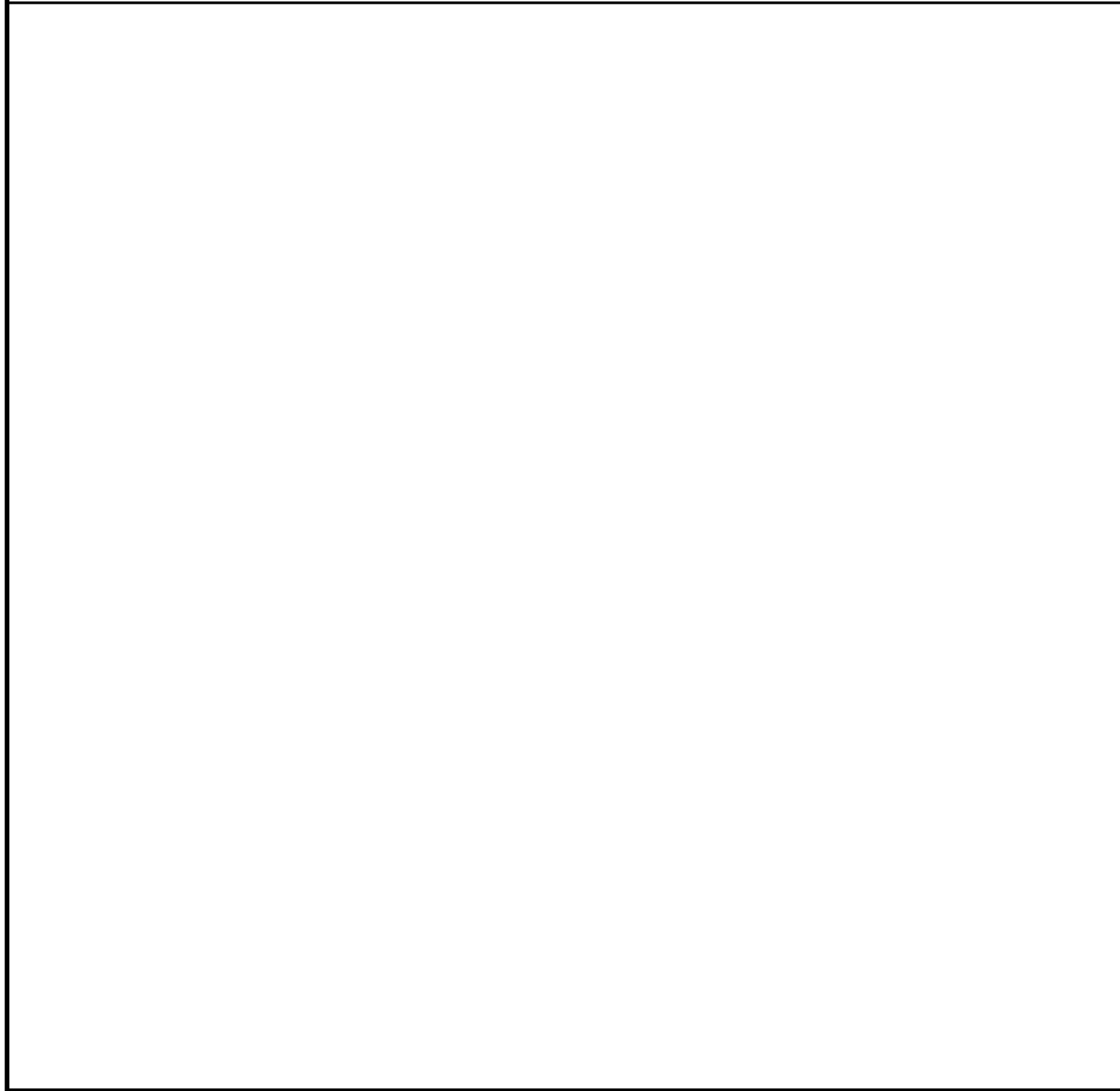
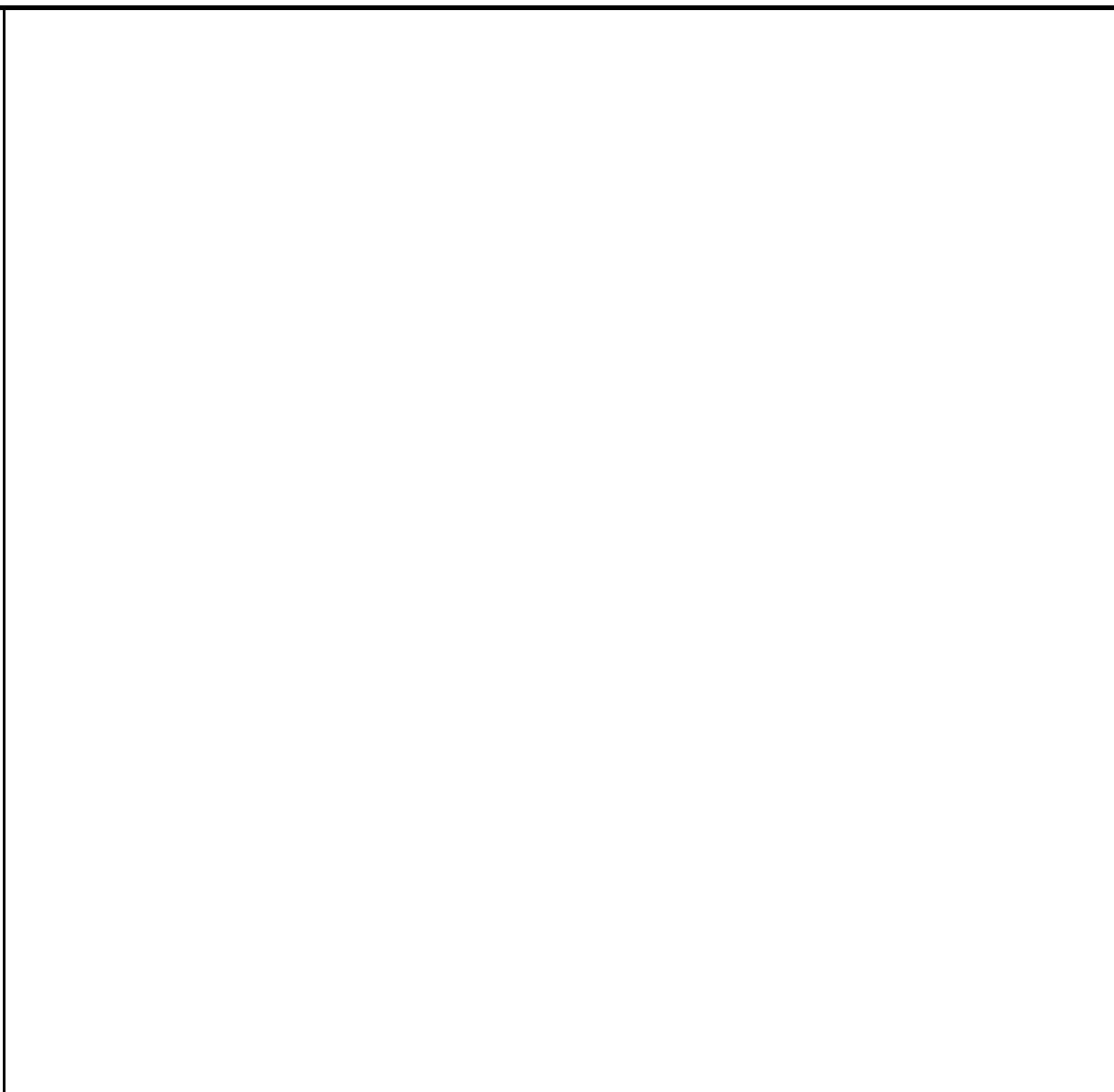
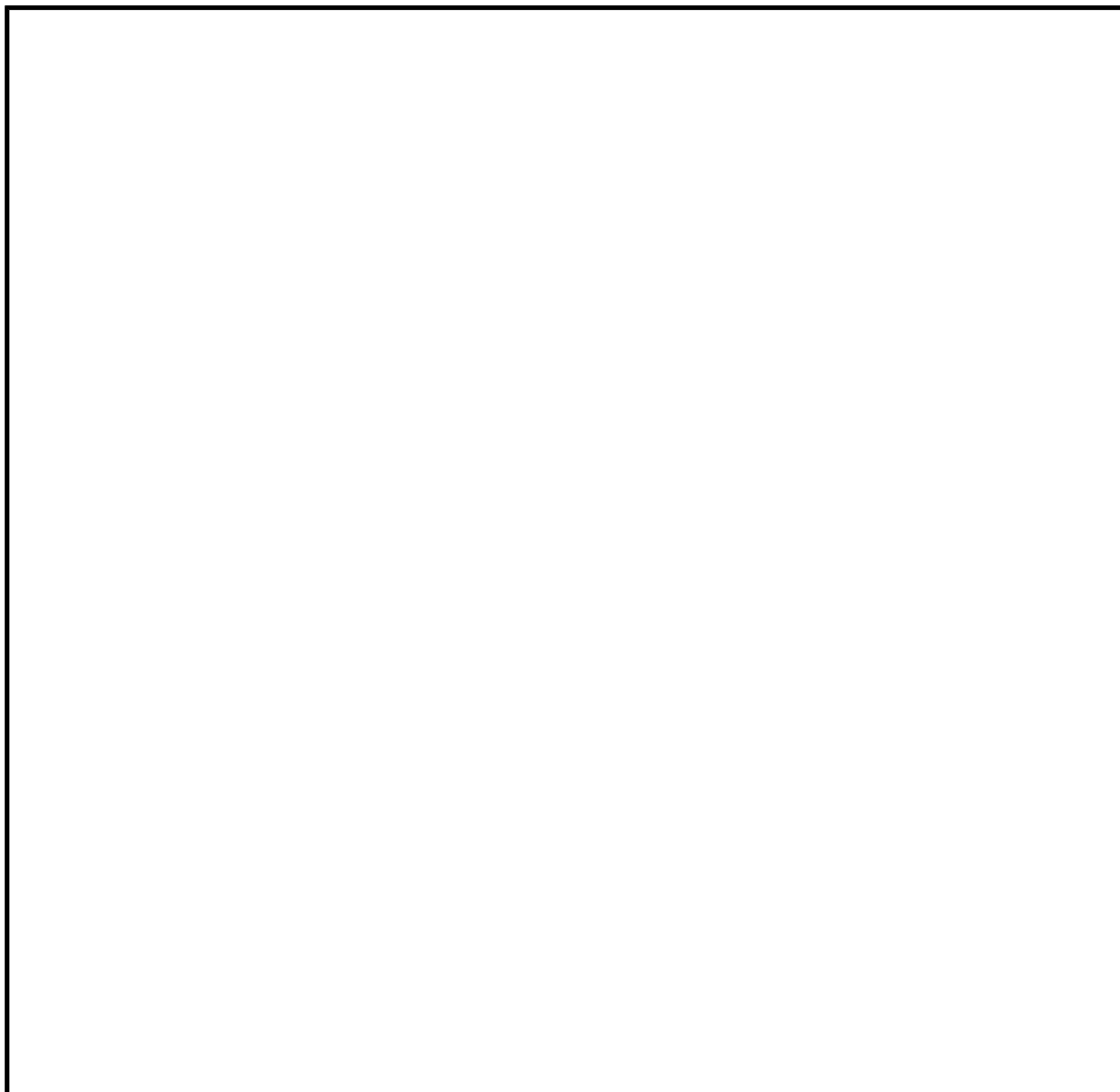
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SCALE: PROJECT No.:  
AS NOTED 22-35

TITLE:  
TYPICAL DETAILS

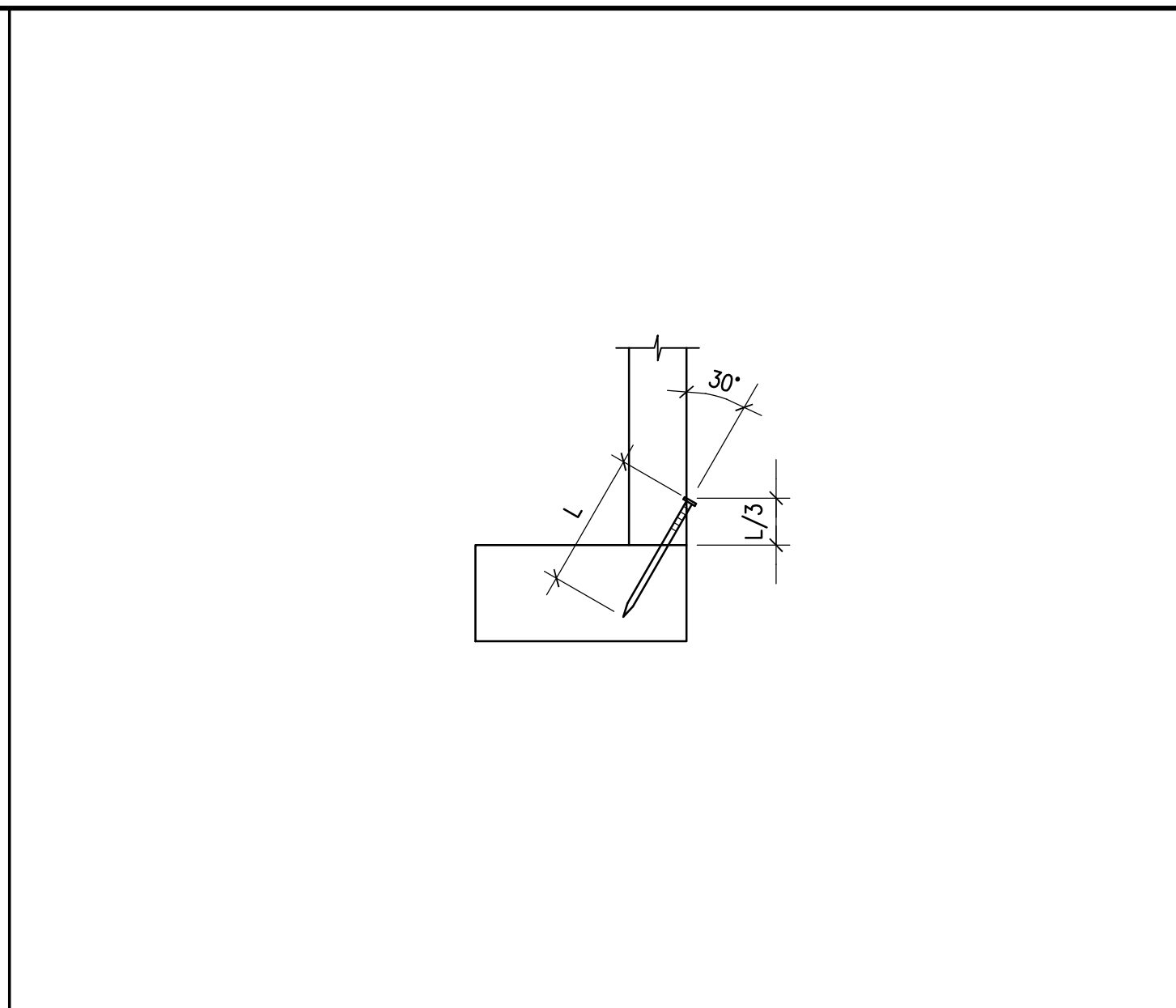
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**S3.1**

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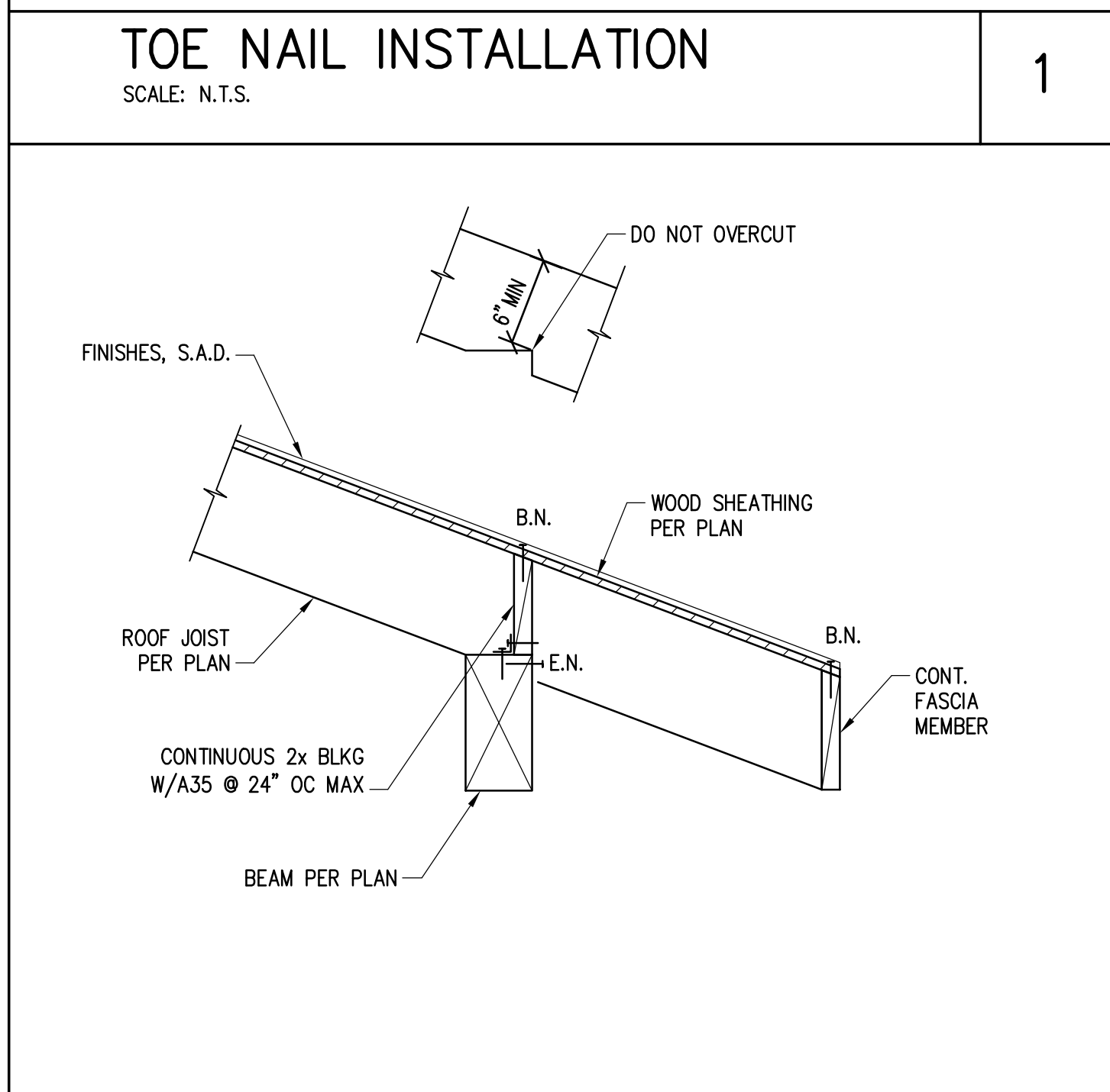
**CMU PILASTER SECTION**  
SCALE: N.T.S.

5



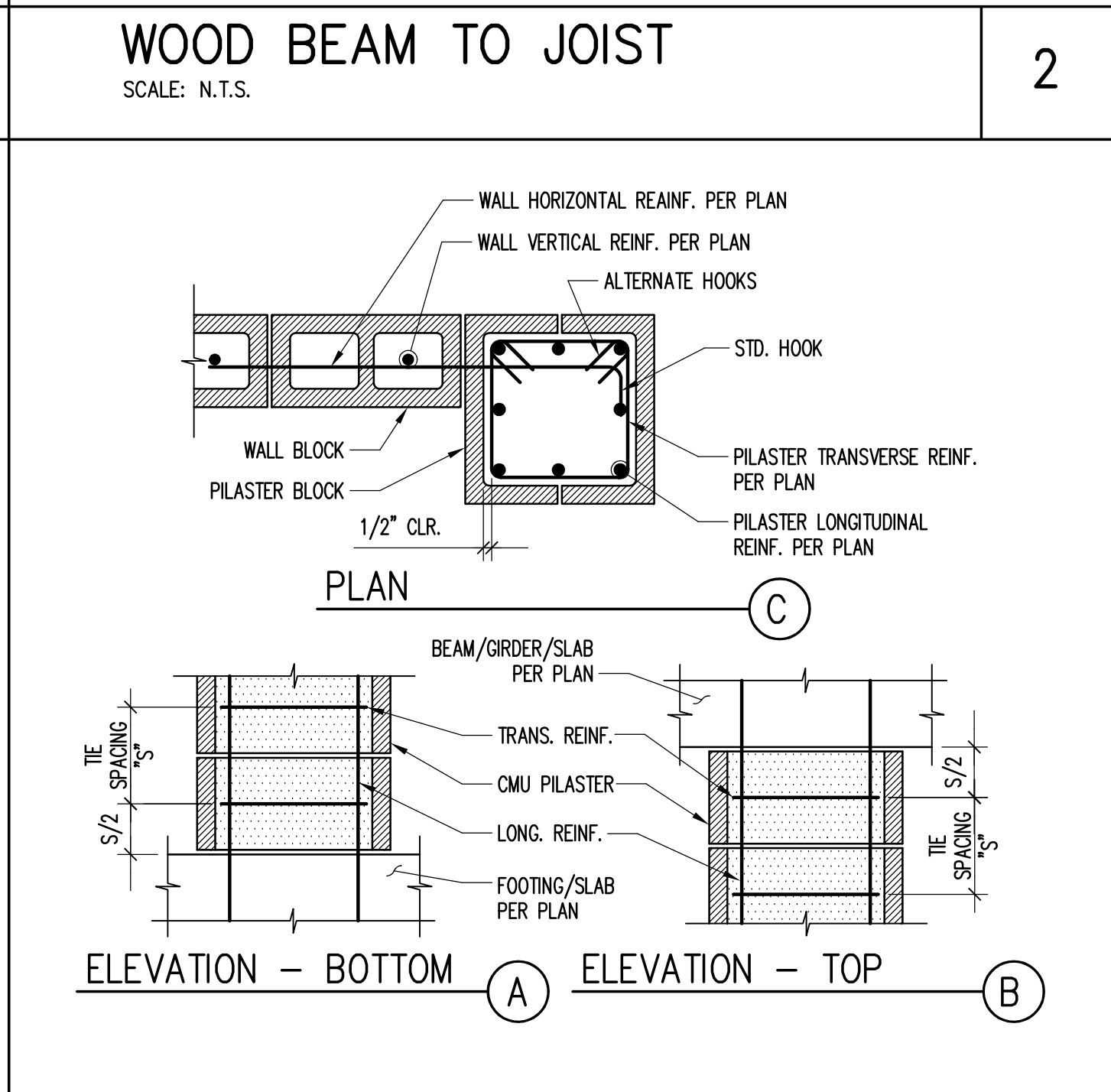
**TOE NAIL INSTALLATION**  
SCALE: N.T.S.

1



**WOOD BEAM TO JOIST**  
SCALE: N.T.S.

2

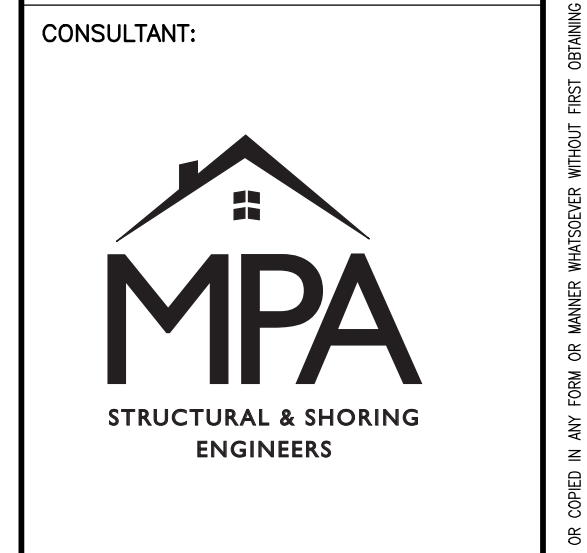
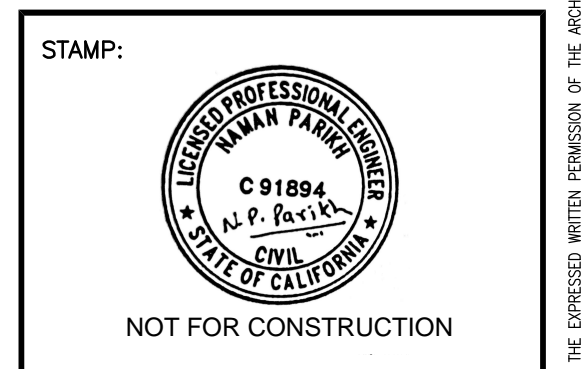
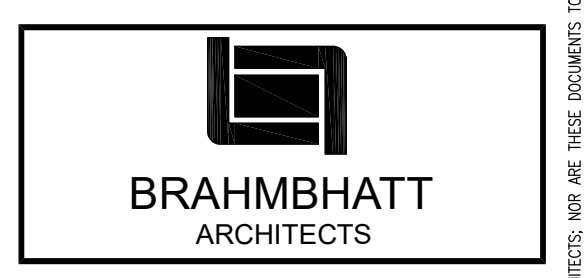


**NEW CMU PILASTER DETAIL**  
SCALE: N.T.S.

3

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NO.	DATE	REVISION



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SEACLIFF HEALTHCARE CENTER  
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18811 FLORIDA ST.  
HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: CHECKED:

SCALE: AS NOTED PROJECT No.: 22-35

TITLE:  
TYPICAL DETAILS

SHEET:  
**S3.2**

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