

# SEA CLIFF HEALTHCARE CENTER

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

## PROJECT DIRECTORY

OWNER	STRUCTURE	ARCHITECT
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## 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.

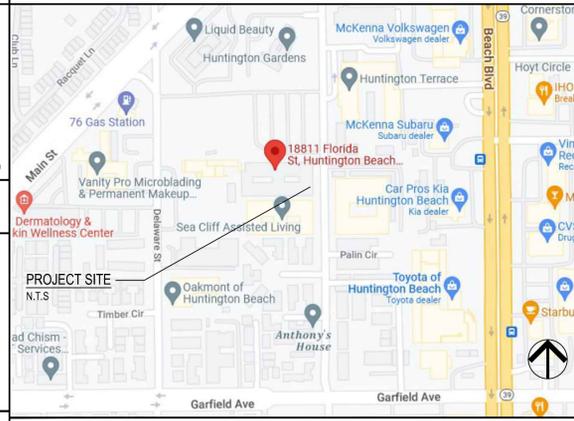
## PUBLIC WORKS NOTES

- 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

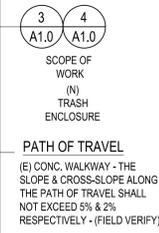
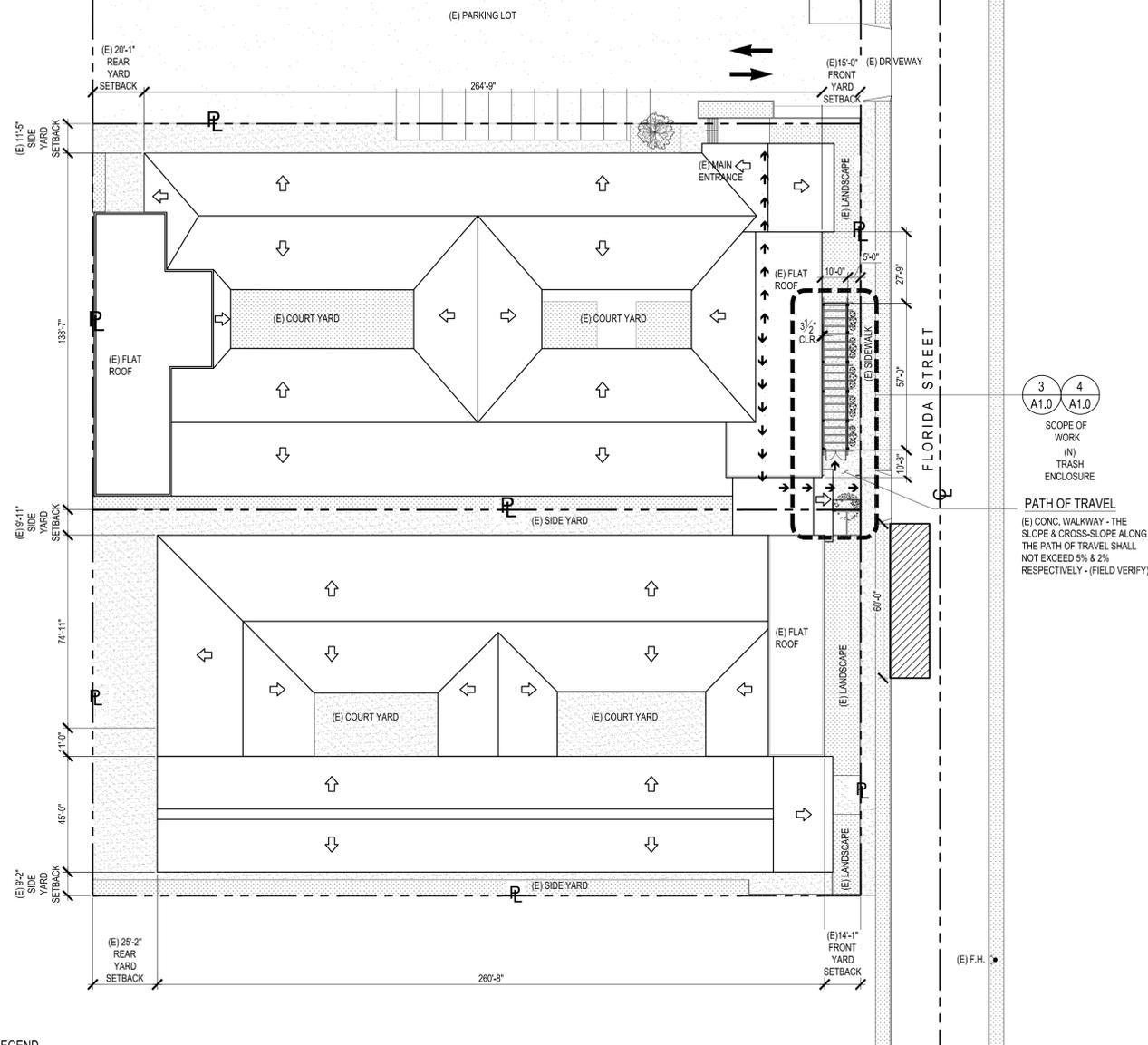
- FIRE RATED ASSEMBLIES INCLUDING FIREPROOFING, DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO THEIR ORIGINAL CONDITION. OSHPD FIELD AND LIFE SAFETY OFFICER MUST REVIEW DETAILS AND REQUIREMENTS FOR RESTORATION OF ALL FIRE RATED ASSEMBLIES.
- FIRE RESISTIVE ASSEMBLIES, FIRE-RESISTIVE CONSTRUCTION, AND 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

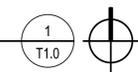
- FIRE SPRINKLERS SHALL BE INSTALLED TO MEET 2019 NFPA-13D STANDARDS. UNDER A SEPARATE SUBMITTAL.

## FIRE SPRINKLER NOTES

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



EXISTING SITE PLAN  
SCALE: 1"=30'



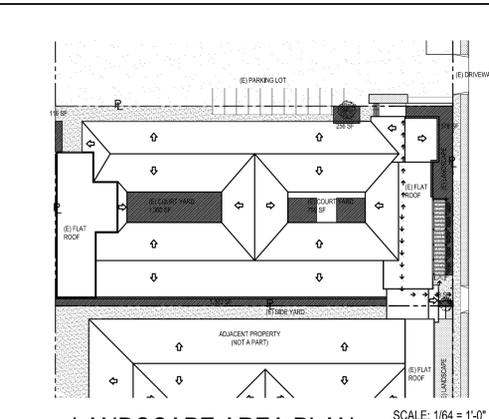
## APPLICABLE CODES

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

## LANDSCAPE CALCULATIONS



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



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

SHEET:  
T1.0

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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

(January 2023)

Y	NA	RESPON. PARTY
Y	NA	RESPON. PARTY

**5.504.4 FINISH MATERIAL POLLUTANT CONTROL.**  
5.504.4.5. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.5.

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, 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.
- 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.

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/SCURHTMLR1168.PDF](http://www.arb.ca.gov/DRDB/SCURHTMLR1168.PDF)

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.

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 Glass coating, based on its glass, as defined in Subsections 4.2.1, 4.3.5 and 4.3.7 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Glass 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 45.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	CURRENT VOC LIMIT
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
FALX 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	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. 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.

Y	NA	RESPON. PARTY
Y	NA	RESPON. PARTY

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/CDC/PHP/DEOD/CEHLBIAQ/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 12, 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/CDC/PHP/DEOD/CEHLBIAQ/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, CBCR 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 CBCR, Title 8.

5.506.2 CARBON DIOXIDE (CO<sub>2</sub>) MONITORING. For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> 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 (CO<sub>2</sub>) monitoring in classrooms. Buildings shall meet or exceed the provisions of California Building Code, DSA-SS) Each public K-12 school classroom, as listed in Table 120.1A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

- The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 2 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
- 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.
- A monitor shall provide notification through 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.
- 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.
- 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.
- 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. Empty 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 enforcing 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 not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

- L<sub>eq</sub> or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLUZ) plan.
- L<sub>eq</sub> 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<sub>eq</sub> 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<sub>eq</sub> or 65 dBA L<sub>eq</sub> during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source making up 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-1H) 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 between 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.toolbox.org/PDF/CaseStudies/stc\\_ratings.pdf](http://www.toolbox.org/PDF/CaseStudies/stc_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.

5.504.4.3.2 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:

- Manufacturer's product specification
- 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/CDC/PHP/DEOD/CEHLBIAQ/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/CDC/PHP/DEOD/CEHLBIAQ/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 117, 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:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CBCR, Title 17, Section 93120, et seq.).
- 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.
- Other methods acceptable to the enforcing agency.

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	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).

Y	NA	RESPON. PARTY
Y	NA	RESPON. PARTY

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section and shall be 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<sub>2</sub>), 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 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-fourth-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 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 lathers. Chain lathers to fit over the stem are required for valves designed to have seal caps.

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 that 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.

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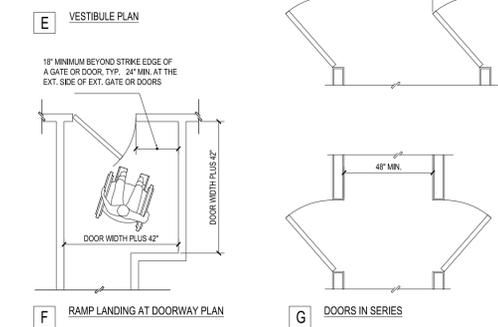
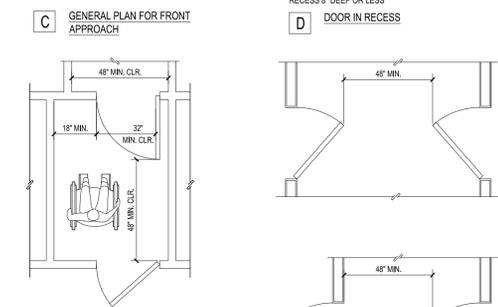
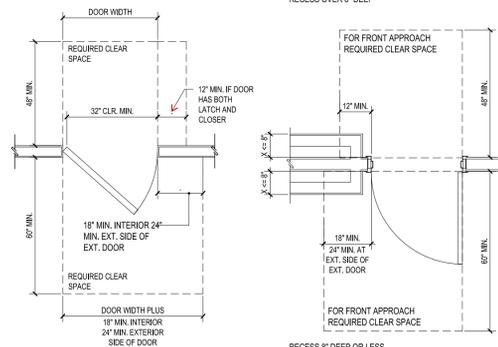
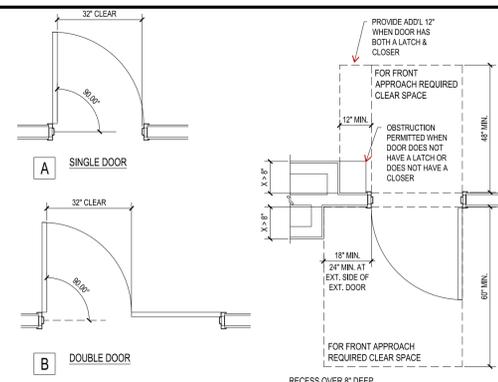
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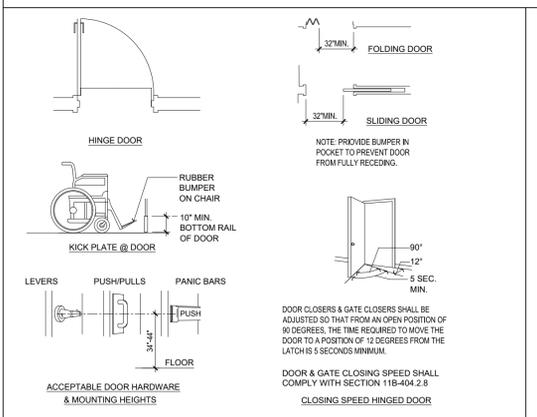
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5.508.2.6



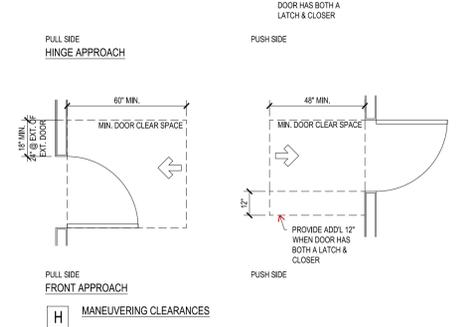
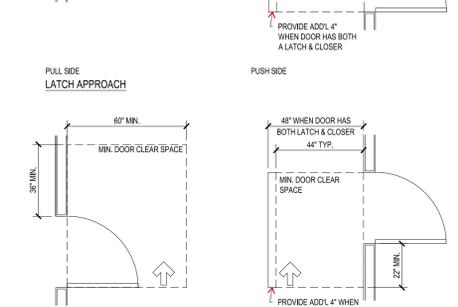
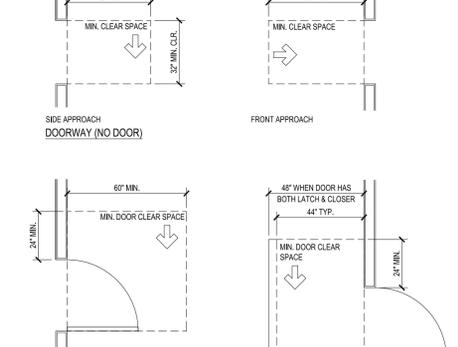
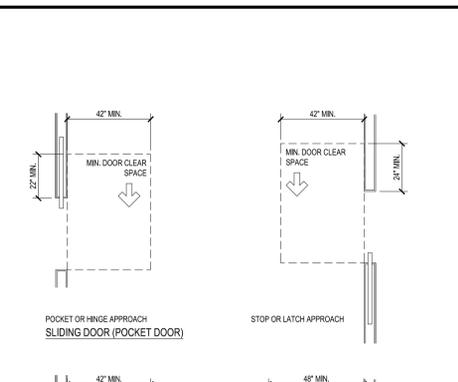
NOTE: - DOORS AND DOOR CLEARANCES SHALL COMPLY WITH CBC 2019 §11B-404  
- REQUIRED DOOR CLEAR SPACE SHALL NOT SLOPE STEEPER THAN 1:48

### DOOR AND GATE CLEARANCES



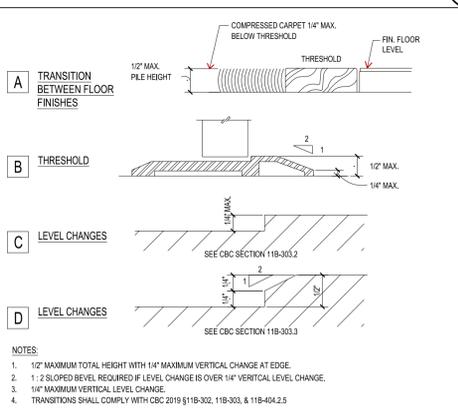
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### DOOR SPEED/ HANDLE HT./CLEARANCE



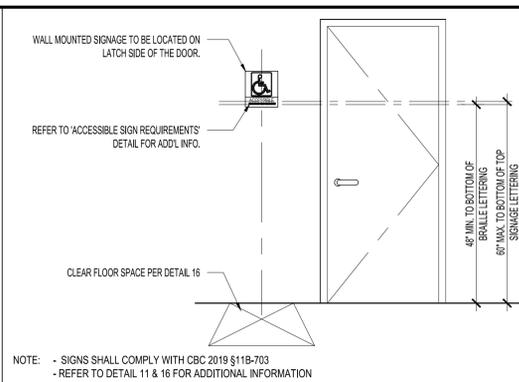
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### ACCESSIBLE TRANSITIONS



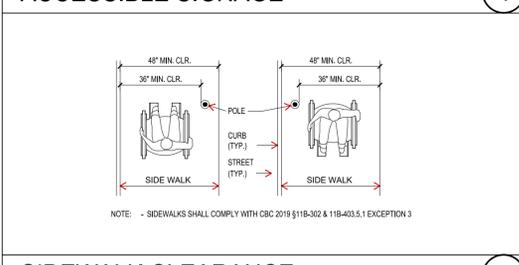
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### ACCESSIBLE TRANSITIONS

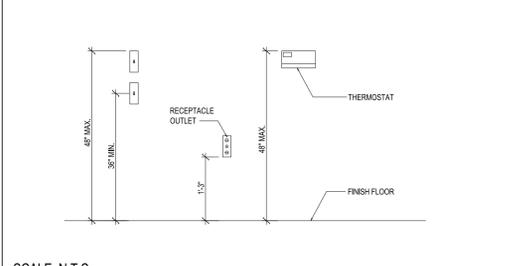


NOTE: - SIGNS SHALL COMPLY WITH CBC 2019 §11B-703  
- REFER TO DETAIL 11 & 16 FOR ADDITIONAL INFORMATION  
- REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 2 FOR ADDL. INFORMATION

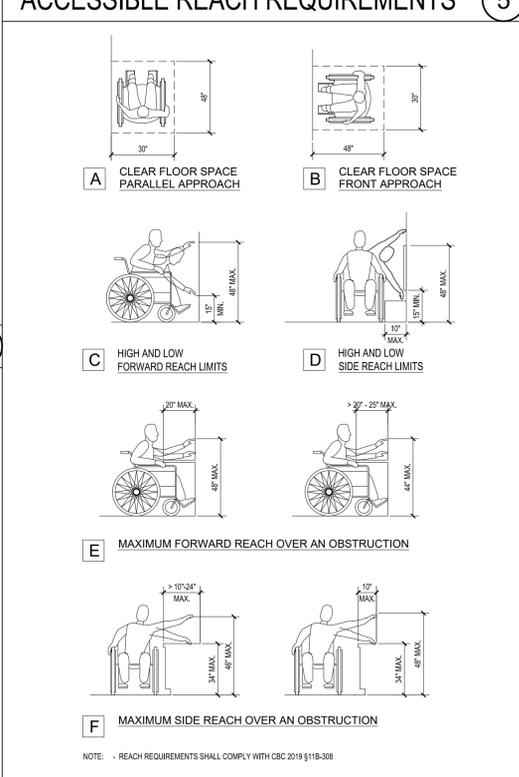
### ACCESSIBLE SIGNAGE



### SIDEWALK CLEARANCE

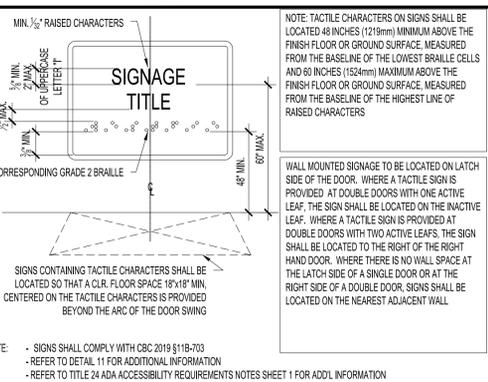


### ACCESSIBLE REACH REQUIREMENTS



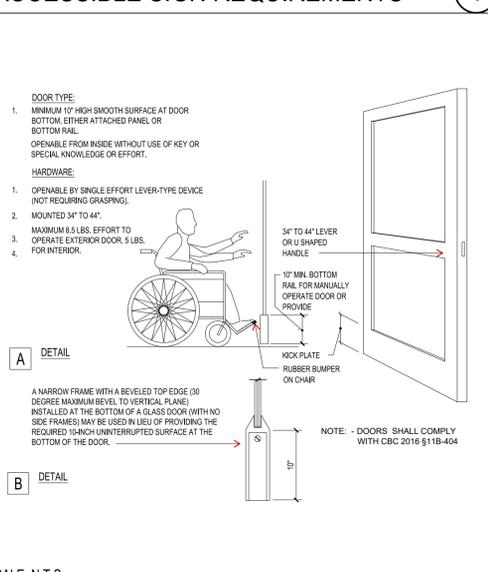
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### ACCESSIBLE REACH REQUIREMENTS



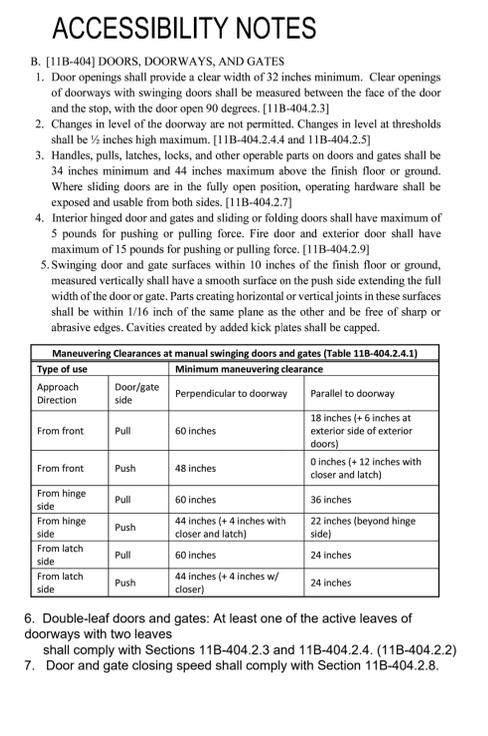
NOTE: - SIGNS SHALL COMPLY WITH CBC 2019 §11B-703  
- REFER TO DETAIL 11 FOR ADDITIONAL INFORMATION  
- REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 1 FOR ADDL. INFORMATION

### ACCESSIBLE SIGN REQUIREMENTS



SCALE: N.T.S.

### DOOR ACCESS DETAIL



SCALE: N.T.S.

### ACCESSIBLE REACH REQUIREMENTS

APPROVAL STAMP:

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



CONSULTANT:

PROJECT:  
LEGALIZE UNPERMITTED  
MODULAR OFFICE

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

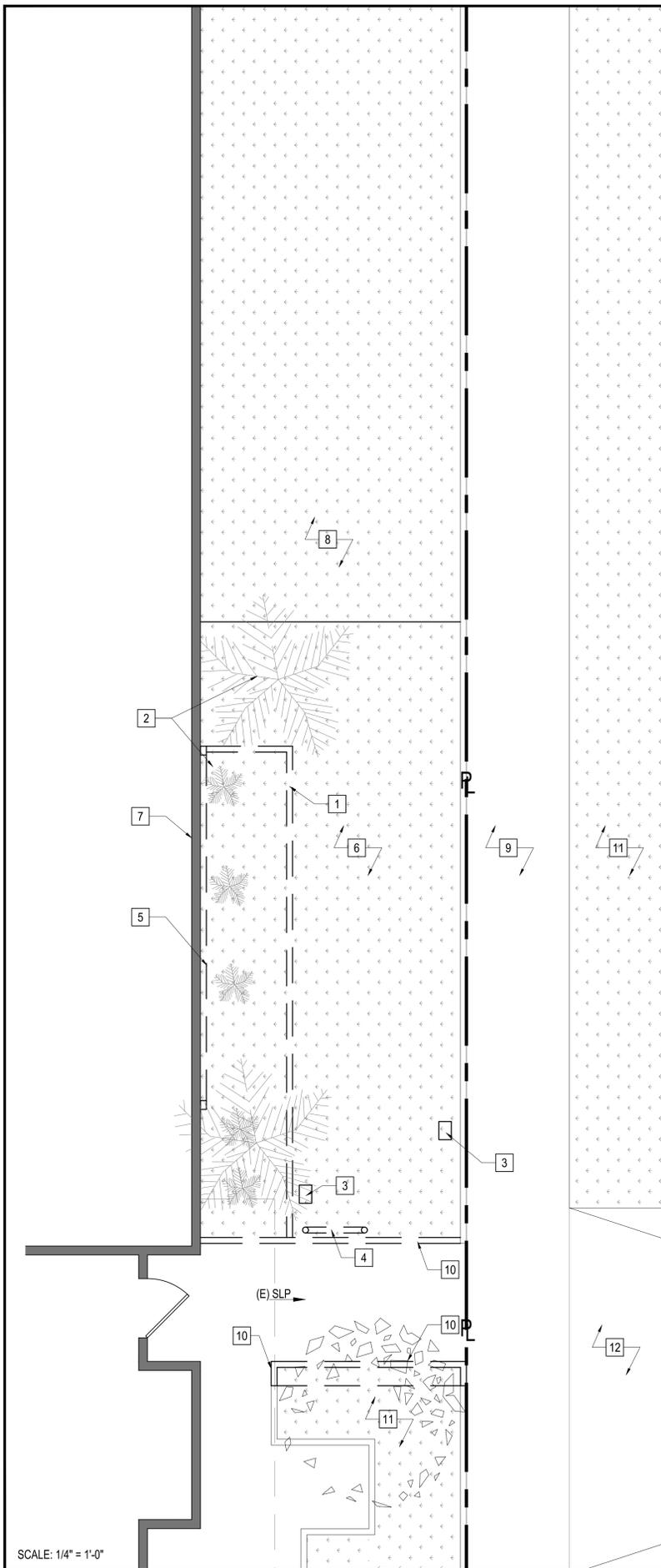
DATE: 07/27/2023

DRAWN: AA / JS CHECKED: SB

SCALE: AS NOTED PROJECT No.: 22-35

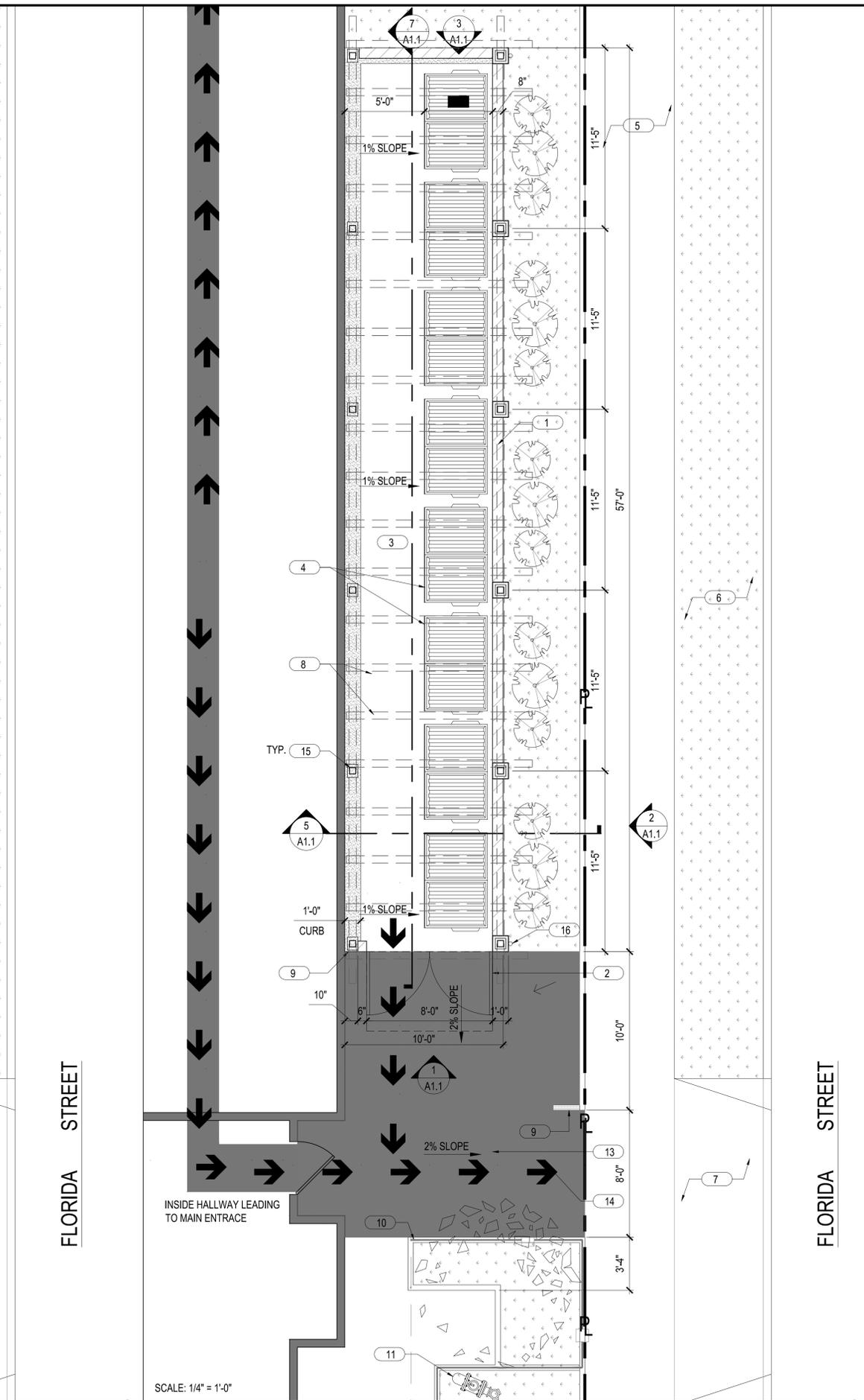
TITLE:  
ACCESSIBILITY  
DETAILS

SHEET: 1  
T1.4



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

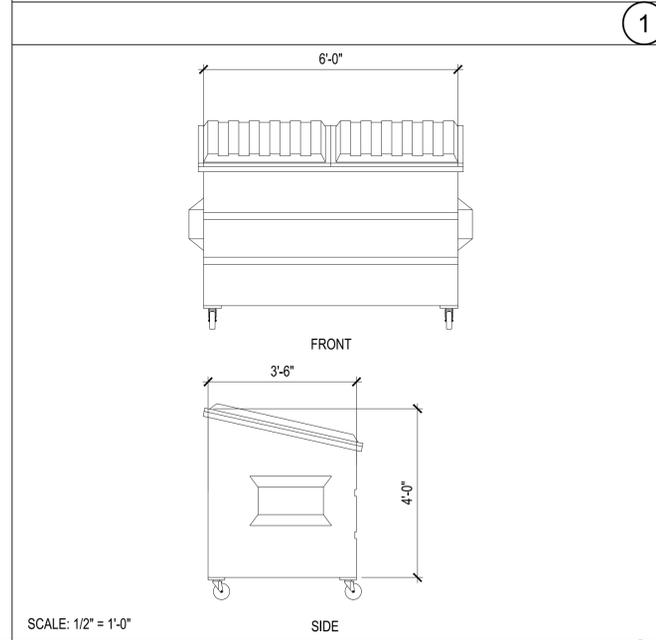
DEMO PLAN



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

APPROVAL STAMP:

REVISION	DATE	PLANNING REVISION
1	7/21/2023	

DATE: 7/21/2023

NO. 1

**BRAHMBHATT ARCHITECTS**

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

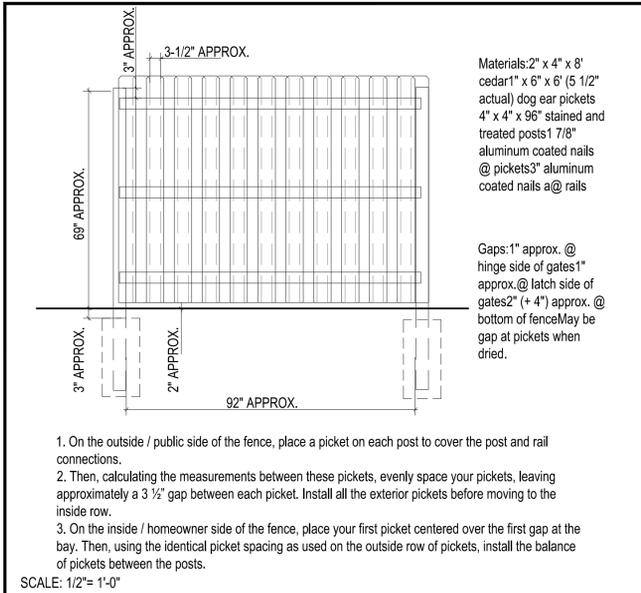
SCALE: AS NOTED  
PROJECT No.: 22-35

TITLE: DEMO & NEW TRASH ENCLOSURE FLOOR PLANS

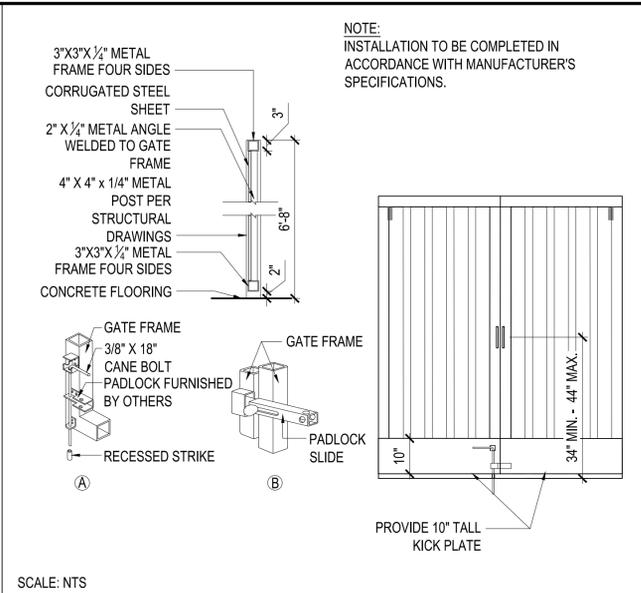
SHEET: 1

**A1.0**

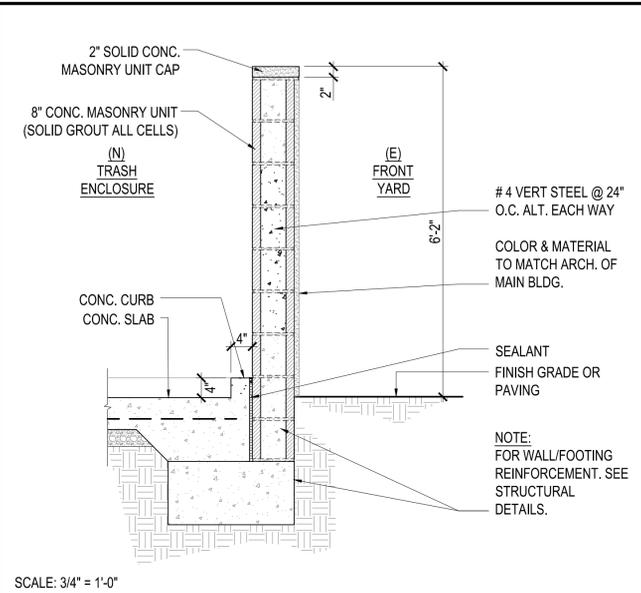
COPYRIGHT © BRAHMBHATT ARCHITECTS, INC. RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. ANY AND ALL PARTS HEREOF REMAINING UNWRITTEN PERMISSION & CONSENT FROM THE ARCHITECTS.



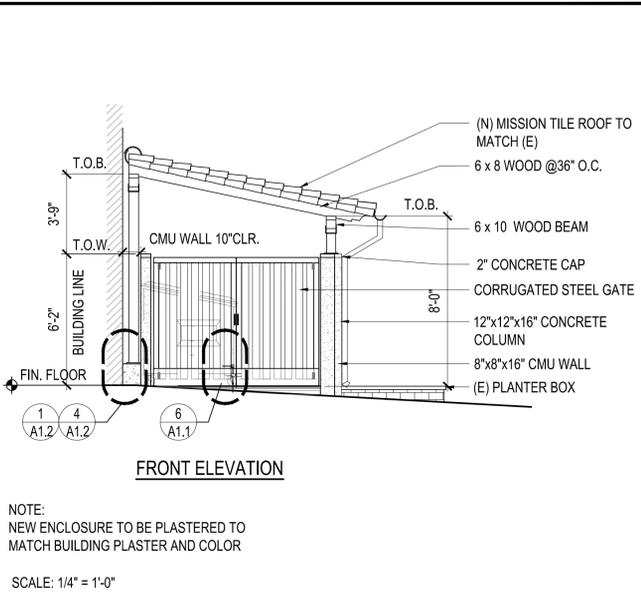
**6' CEDAR BOARD-ON-BOARD PRIVACY FENCE** (8)



**GATE FORK LATCH** (6)



**CMU WALL DETAIL** (4)



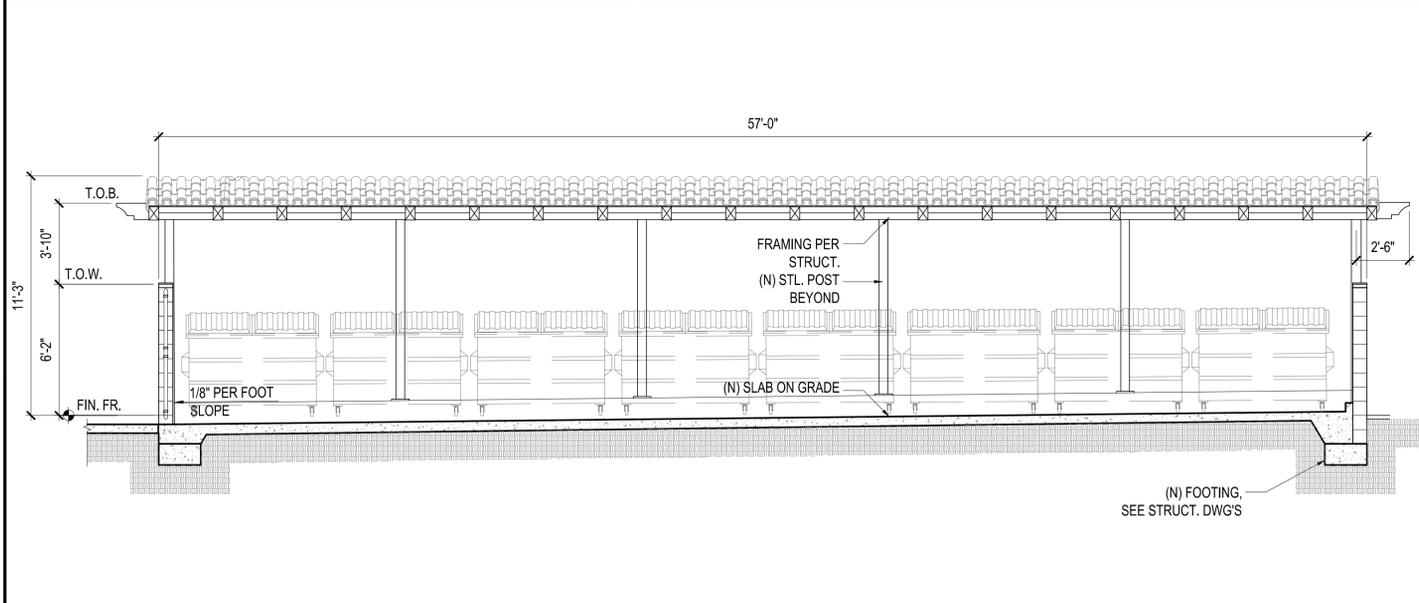
**ELEVATION** (1)



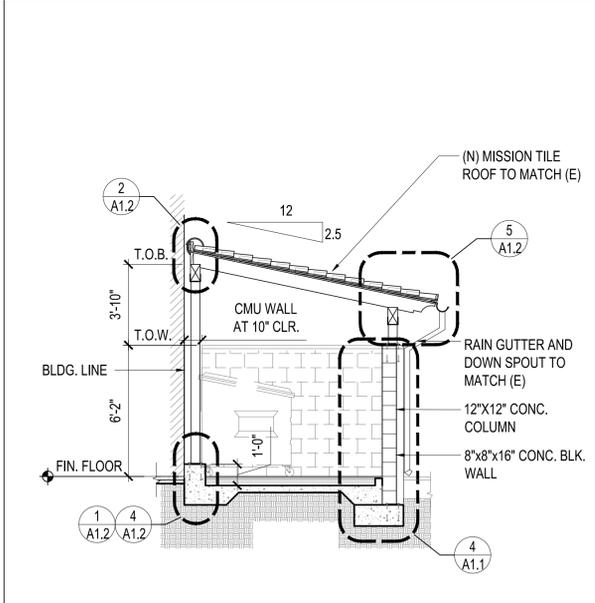
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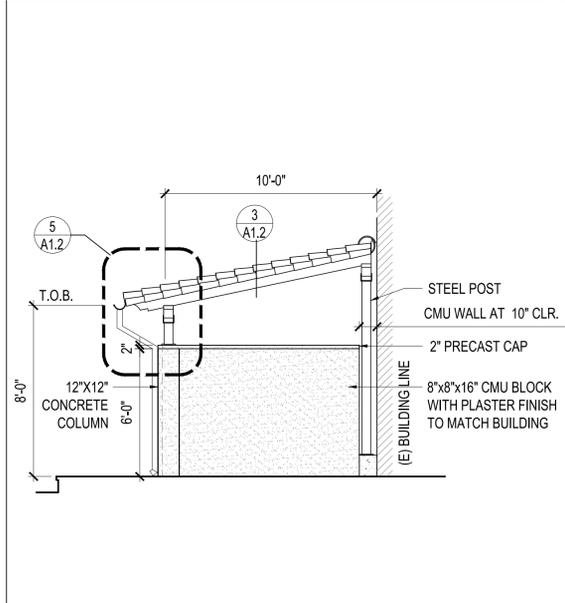
**ELEVATION** (2)



**SECTION** (7)



**SECTION** (5)



**ELEVATION** (3)

APPROVAL STAMP:

NO.	DATE	REVISION
1	7/21/2023	PLANNING REVISION
2	9/5/2023	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 ELEVATIONS, SECTIONS AND DETAILS**

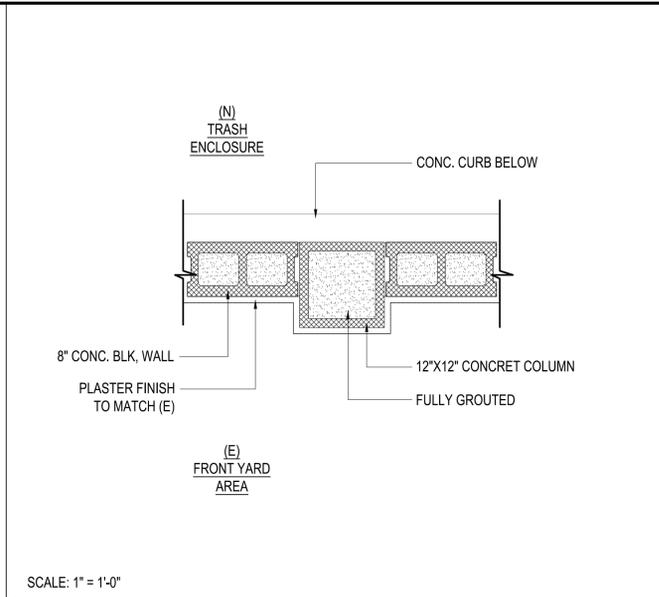
SHEET: **A1.1**

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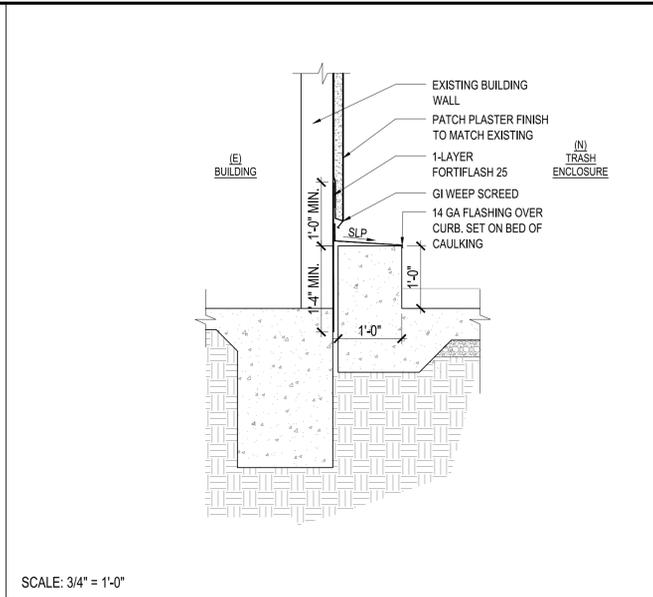
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NOT USED



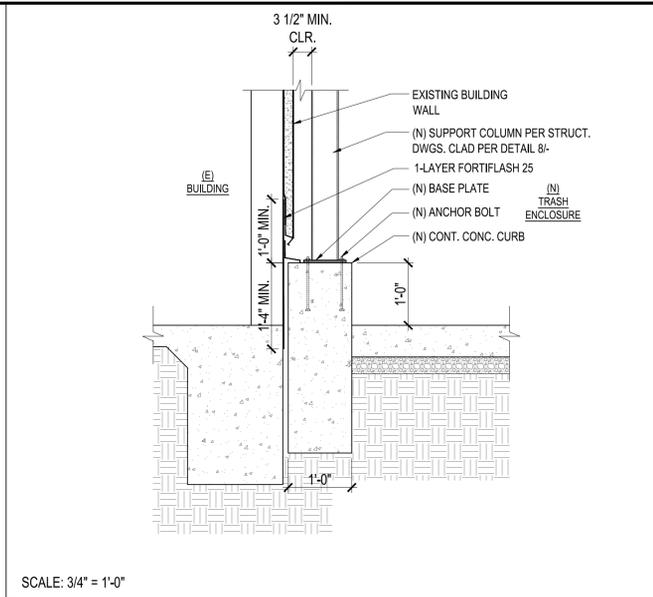
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8 COLUMN PLAN DETAIL



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

7 TRASH ENCLOSURE CURB DETAIL



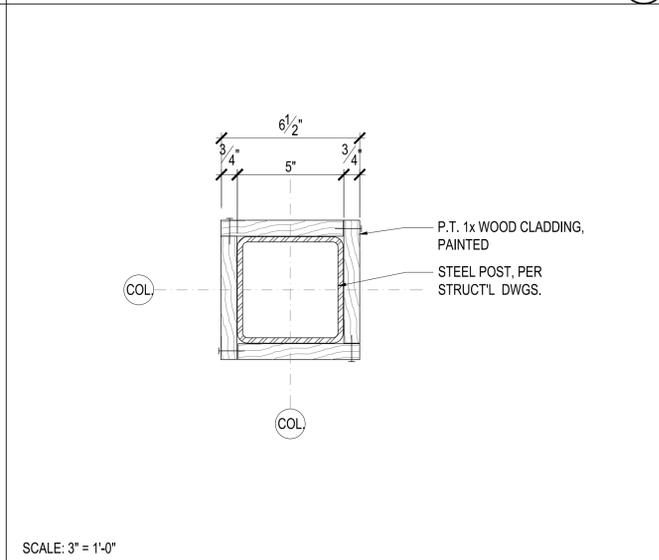
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4 POST AT CONC. CURB DETAIL



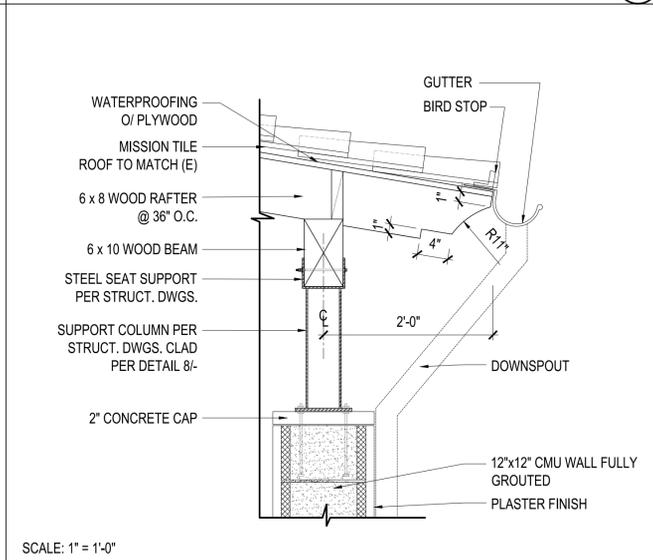
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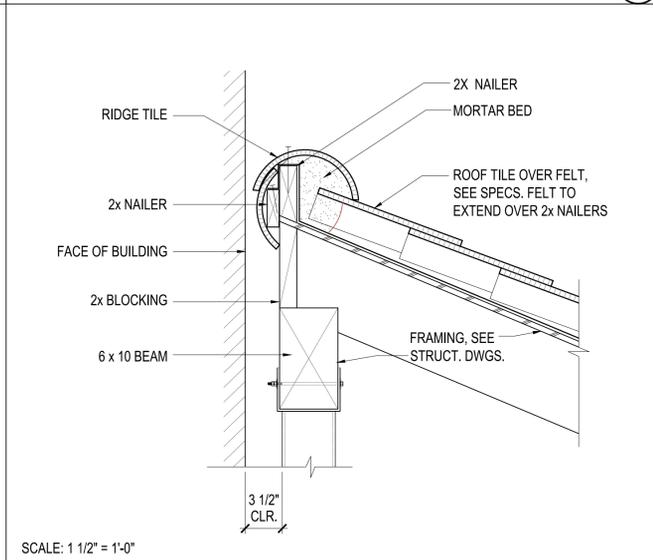
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9 COLUMN CLADDING



SCALE: 1" = 1'-0"

8 RAFTER AT COLUMN DETAIL



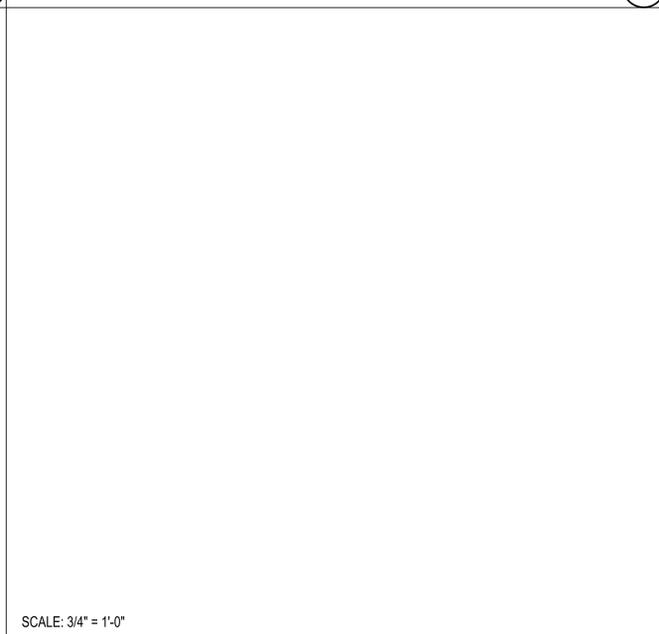
SCALE: 1 1/2" = 1'-0"

5 ROOF TILE RIDGE



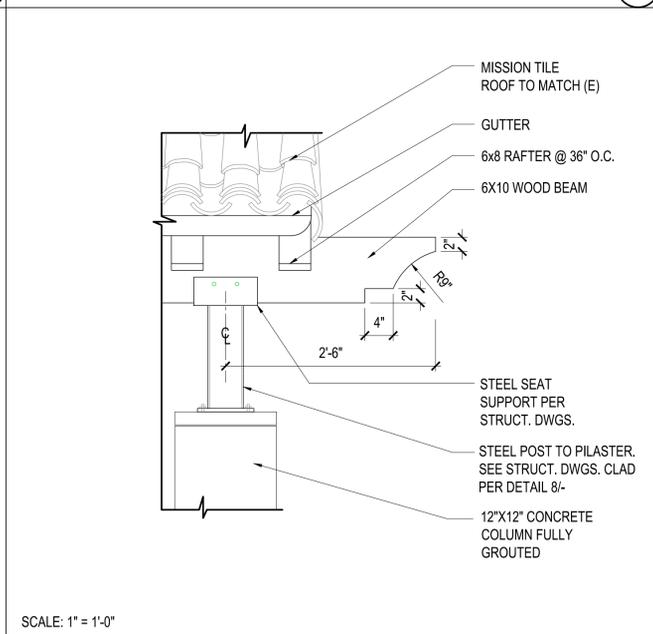
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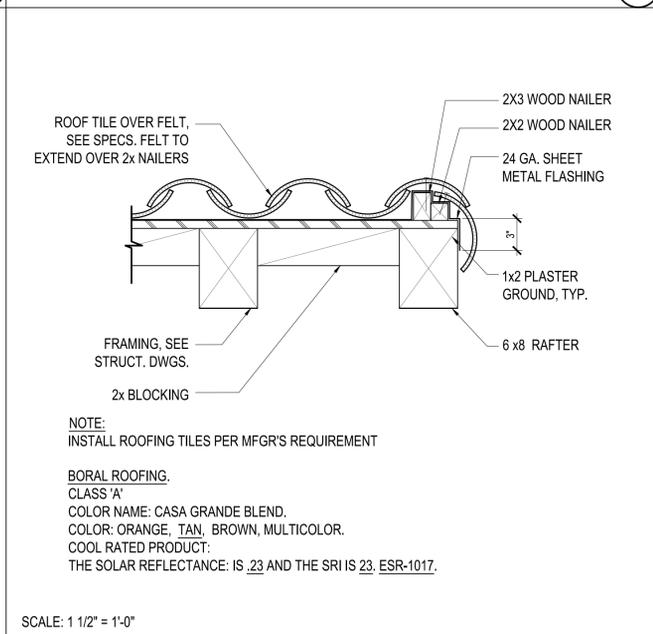
SCALE: 3/4" = 1'-0"

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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**CONCRETE**

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

3. CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

LOCATION	WEIGHT	F'c @ 28 DAYS (PSI)	W/C	SLUMP (IN)	LARGEST Dagg (IN)	ALLOWABLE FLYASH	MAX SHRINK @ 28 DAYS
ALL LOCATIONS UNO	NORMAL	4,000	0.50	4	1	15%	0.045%

4. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.

5. ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.

6. CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.

7. CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR

8. CONCRETE MIXES SHALL BE PREPARED WITH TYPE II/V PORTLAND CEMENT CONFORMING TO ASTM C150.

9. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 1 3/4" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.

10. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.

11. THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.

12. DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

13. FORMWORK SHALL COMPLY WITH STANDARD PUBLICATION (ACI 341) AND THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF THE FORMWORK AND SHORES. NO STAKES, STEEL OR WOOD WILL BE PERMITTED IN ANY CONCRETE POUR SUSPEND FORMS FROM ABOVE THE POUR.

**CONCRETE MASONRY UNIT (CMU)**

1. SEE ARCHITECTURAL DRAWING FOR TYPE, COLOR AND LAYOUT OF MASONRY UNITS, IF NOT OTHERWISE NOTED PROVIDE PRECISION UNITS IN MANUFACTURER'S STANDARD COLOR PLACED IN A RUNNING BOND PATTERN.

2. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF CBC CHAPTER 21 AND ACI 530.

3. STRUCTURAL DESIGN IS BASED ON F'm = 1500 PSI, WITH SPECIAL INSPECTION.

4. UNITS SHALL BE ASTM C90 GRADE N, TYPE 1, LIGHT WEIGHT UNITS, F'm = 1900 PSI.

5. MORTAR SHALL BE ASTM C270 TYPE S.

6. GROUT SHALL BE ASTM C476 COARSE GROUT, F'c = 2000 PSI.

7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615 GRADE 60.

8. CONSTRUCTION:  
 A. ALL CELLS SHALL BE FILLED WITH GROUT, UNLESS NOTED OTHERWISE.  
 B. CELLS SHALL BE IN VERTICAL ALIGNMENT AND PLACED IN A RUNNING BOND PATTERN.  
 C. DOWELS SHALL BE SET TO ALIGN WITH CELLS CONTAINING WALL REINFORCING.  
 D. LOW LIFT CONSTRUCTION: MAXIMUM GROUT POUR IS 5'-0".  
 E. HIGH LIFT CONSTRUCTION: PER ACI 530 SPECIFICATION SECTION 3.5 TABLE 7.  
 F. PROVIDE SHORING AND BRACING AS REQUIRED DURING CONSTRUCTION.  
 G. FOLLOW RECOMMENDATIONS OF ACI 530.1, SECTION 1.8 FOR COLD AND HOT WEATHER CONSTRUCTION

9. PROVIDE DOWELS FROM CONCRETE BASE AT ALL VERTICAL REINFORCING OF SAME SIZE AND SPACING. PROVIDE MINIMUM 48 BAR DIAMETER LAP SPLICE TO VERTICAL REINFORCING, UNLESS NOTED OTHERWISE.

10. ALL REINFORCING BARS ARE TO BE IN PLACE AND HELD IN PROPER ALIGNMENT BY PREFABRICATED WIRE BAR POSITIONERS BEFORE THE GROUT IS PLACED.

11. PLACEMENT OF PLUMBING AND ELECTRICAL LINES IN MASONRY WALLS:  
 A. MAXIMUM DIAMETER OF EMBEDDED ITEM SHALL BE 1 3/4", EXCEPT MAXIMUM DIAMETER OF ITEM EMBEDDED IN LINTELS SHALL BE 1".  
 B. VERTICAL EMBEDDED ITEM SHALL NOT BE LOCATED IN THE SAME CELL AS VERTICAL REINFORCING.  
 C. HORIZONTAL EMBEDDED ITEMS SHALL NOT BE LOCATED IN THE SAME COURSE AS HORIZONTAL REINFORCING.

**STRUCTURAL OBSERVATION**

1. PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION.

2. DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.

3. CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFI'S RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.

4. CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.

5. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.

6. STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.

7. STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

8. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR

9. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

**REINFORCEMENT**

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, STEEL BARS SHALL BE DEFORMED BARS THAT ARE FREE FROM GREASE, RUST, HILL SCALE OR ANY OTHER FOREIGN MATERIAL WHICH HAVE AFFECT THE BARS ABILITY TO BOND TO THE CONCRETE.

2. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:  
 A. CONCRETE PILES 2 1/2"  
 B. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES) 3"  
 C. CONCRETE NOT FORMED IN CONTACT WITH EARTH 3"  
 D. FORMED CONCRETE IN CONTACT WITH EARTH 2"  
 E. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER) 2"  
 F. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER) 1-1/2"  
 G. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER) 1"  
 H. OTHER CONCRETE NOT EXPOSED TO WEATHER 1-1/2"

3. LAP SPLICES SHALL HAVE A MINIMUM LENGTH OF 24" OR 40 BAR DIAMETERS FOR MASONRY AND CLASS B LAP SPLICES FOR CONCRETE SHALL BE AS FOLLOWS: #6 BAR & SMALLER 62 DIA #7 BAR & LARGER 78 DIA LAP SPLICES FOR CANTILEVER BEAMS W/ TOP REINFORCEMENT SHALL BE INCREASED BY 30%.

4. ALL DETAILING OF REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. REINFORCEMENT THAT IS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, U.N.O..

5. REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND WALL TIES SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO POURING OF ANY CONCRETE OR GROUTING MASONRY.

6. PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR, BOTH VERTICALLY AND HORIZONTALLY TO MATCH TYP. REINFORCING SHOWN. LAPS TO BE IN ACCORDANCE WITH THE DRAWINGS AND DETAILS. ALL DOWELS TO BE CLEANED AFTER POUR AND CARE SHALL BE TAKEN \$0 AS NOT TO BEND DOWELS EXTENDING FROM CONCRETE PREVIOUSLY POURED.

7. ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.

8. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.

**CODE**

1. BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE.

2. VERTICAL LIVE LOADS:  
 A. ROOF 20 PSF

3. LATERAL LOADS:  
 A. WIND:  
 BASIC WIND SPEED: 110 MPH  
 WIND IMPORTANCE FACTOR, Iw: 1.0  
 EXPOSURE TYPE: B  
 WIND PRESSURE, Ps: 17 PSF

B. SEISMIC:  
 EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.  
 - INELASTIC INTERSTORY DRIFT RATIO = 0.02

SITE CLASS: D  
 SEISMIC DESIGN CATEGORY: D  
 RISK CATEGORY: II  
 SEISMIC IMPORTANCE FACTOR, Ie: 1.0  
 SS = 1.406  
 S1 = 0.510  
 FA = 1.2  
 FV = 1.7  
 SDS = 1.125  
 SD1 = 0.578  
 R = 2.5 (CANTILEVER COLUMN)  
 r = 1.0  
 cs = 0.45  
 EQUIVALENT STATIC FORCE METHOD USED FOR DESIGN.  
 V = CS x W

**STATEMENT OF SPECIAL INSPECTION**

1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.

2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.

3. FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT.

4. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 1/2" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q.C.-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF LOS ANGELES REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF LOS ANGELES.

5. STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.

6. CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.

7. WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE		
TYPE OF WORK	CODE REFERENCE	REMARKS
CONCRETE WORK	CBC TABLE 1705.3	<input checked="" type="checkbox"/>
SHOTCRETE WORK	CBC TABLE 1705.3	<input type="checkbox"/>
REINFORCING STEEL	CBC TBL 1705.2.2 1705.3	<input checked="" type="checkbox"/>
POST INSTALLED ANCHORS	CBC TABLE 1705.3	SEE ALSO ICC APPROVAL <input type="checkbox"/>
STRUCTURAL STEEL	CBC 1705.2	<input checked="" type="checkbox"/>
STRUCTURAL STEEL WELDING	CBC 1705.2	<input type="checkbox"/>
HIGH STRENGTH BOLTING	CBC 1705.2	<input type="checkbox"/>
MASONRY WORK	CBC 1705.4	<input checked="" type="checkbox"/>
HIGH LOAD DIAPHRAGMS	CBC 1705.5.1	<input type="checkbox"/>
STRUCTURAL WOOD	CBC 1705.10.1 & 1705.11.2	SEE NOTE ABOVE <input type="checkbox"/>
COLD FORMED STEEL	CBC 1705.10.2 & 1705.11.3	<input type="checkbox"/>
DRIVEN DEEP FOUND. ELEMENT	CBC TABLE 1705.7	<input type="checkbox"/>
CAST IN PLACE DEEP FOUND.	CBC TABLE 1705.8	<input type="checkbox"/>
SOIL CONDITION	CBC TABLE 1705.6	SEE SOILS REPORT FOR COMPLIANCE <input type="checkbox"/>

**GENERAL**

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2022 CALIFORNIA BUILDING CODE.

2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

3. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)

4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.

5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.

6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.

7. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

8. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.

9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

10. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.

11. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.

12. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR

**FOUNDATIONS**

1. CONTRACTOR SHALL CONTACT ENGINEER IF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS. THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.

2. ALL FOOTINGS SHALL BE FOUNDED A MIN OF 24" BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM OF 12" INTO NATIVE SOIL WHICHEVER GOVERNS UNLESS NOTED OTHERWISE.

3. 1500 PSF ALLOWABLE SOIL BEARING PRESSURE WAS USED IN THE DESIGN.

4. EXCAVATION SHALL BE PROPERLY BACKFILLED. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION OF THE MAXIMUM DENSITY AS DETERMINED BY THE LATEST VERSION ON ASTM D1557. FILL TYPES WITH 15% FINER THAN 0.005MM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY.

5. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

7. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

8. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

9. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

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CONSULTANT:

  
**MPA**  
 STRUCTURAL & SHORING  
 ENGINEERS

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

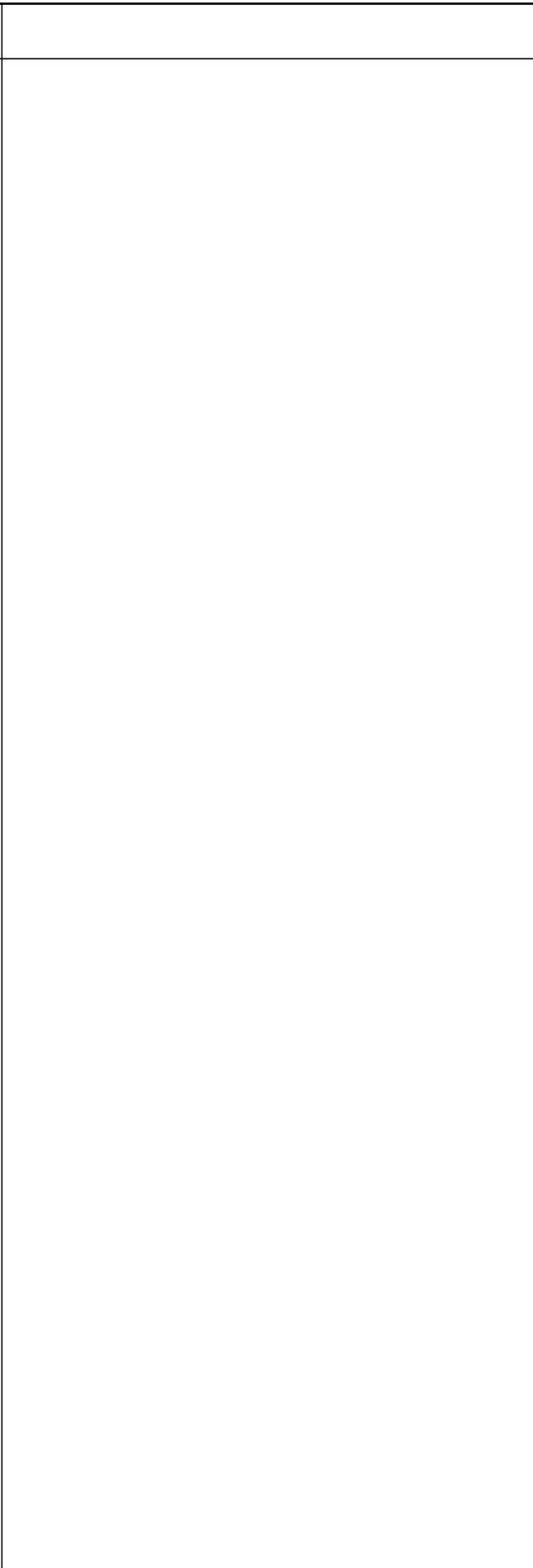
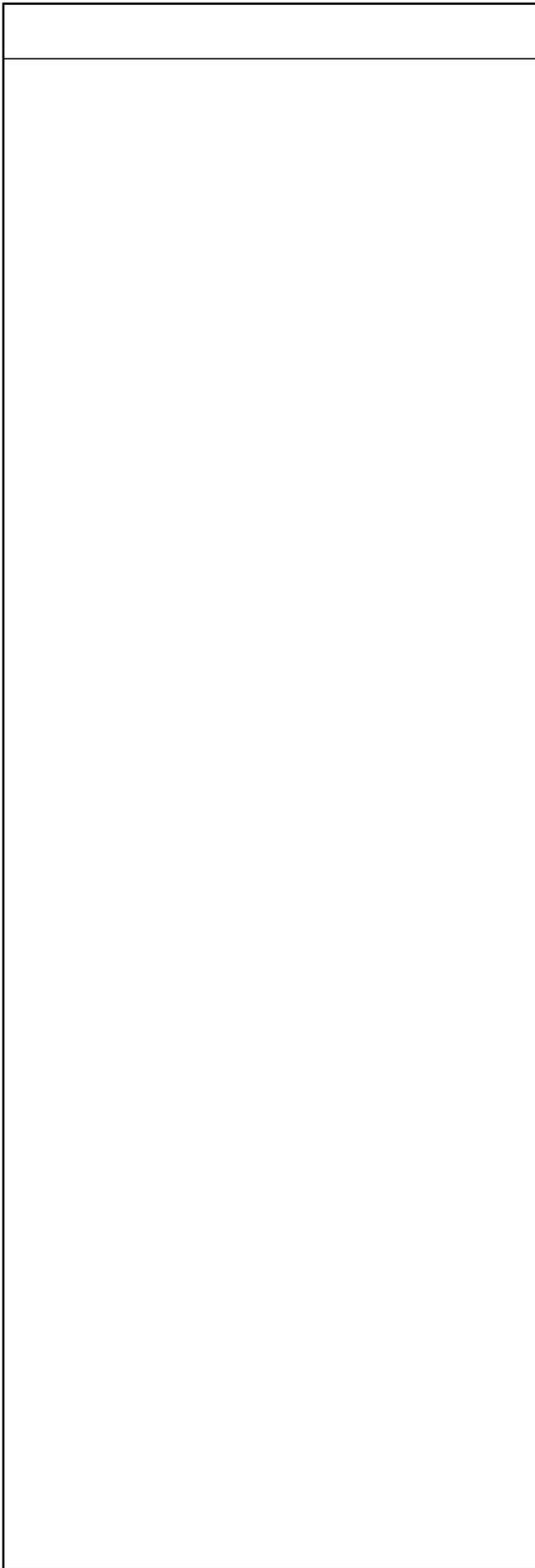
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SCALE: PROJECT No.: AS NOTED 22-35

TITLE:  
**GENERAL NOTES**

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**ABBREVIATIONS**

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

**TIMBER**

- 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.)
  - BEAMS AND POSTS SHALL BE DF#1 (U.N.O.)
  - JOIST AND RAFTERS SHALL BE DF#2 (U.N.O.)
  - FRAMING SUCH AS STUDS, FURRING AND BLOCKING SHALL BE DF#2 (U.N.O.)
  - SILL PLATES OR PRESSURE TREATED LUMBER SHALL BE DF#1 (U.N.O.)
- 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
- NAILS:
  - A.ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
  - B.NAILING TO BE IN ACCORDANCE WITH CBC 2022 NAILING SCHEDULE UNLESS NOTED OTHERWISE.
  - 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.
  - 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.
  - 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.
  - D.ALL NAILS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED TIMBER.
- 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.
- FRAMING HARDWARE:
  - A.ALL FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
  - B.INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.
  - C.FRAMING CLIPS TO COMPLY WITH (IAPMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).
  - D. CORROSION PROTECTION COATING SHALL BE:
    - G90 FOR INTERIOR AND DRY APPLICATIONS
    - Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.
- DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
- 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.
- 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.

**STRUCTURAL STEEL**

- 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.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:
 

a. ALL WDE 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
- ALL STEEL SHALL BE PROVIDED BY A LICENSED FABRICATOR.
- WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.
- 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.
- 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.
- WELDING PROCEDURE SPECIFICATIONS SHALL CONFORM TO PRE-QUALIFIED AWS PROCEDURES OR AS APPROVED BY THE ENGINEER. ELECTRODES SHALL BE E70XX, U.N.O.
- SHOP WELDING SHALL BE PERFORMED BY A CERTIFIED FABRICATOR LICENSED BY THE LOCAL BUILDING DEPARTMENT.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.

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SEACLIFF HEALTHCARE CENTER  
NEW TRASH ENCLOSURE

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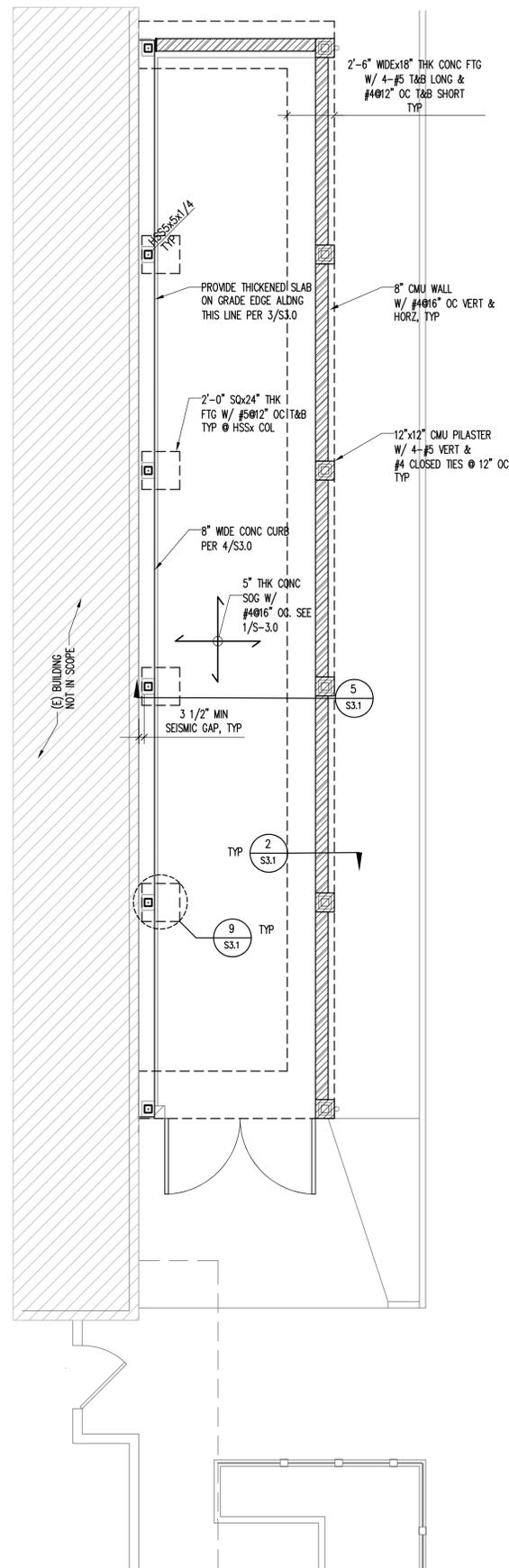
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TITLE:  
**GENERAL NOTES**

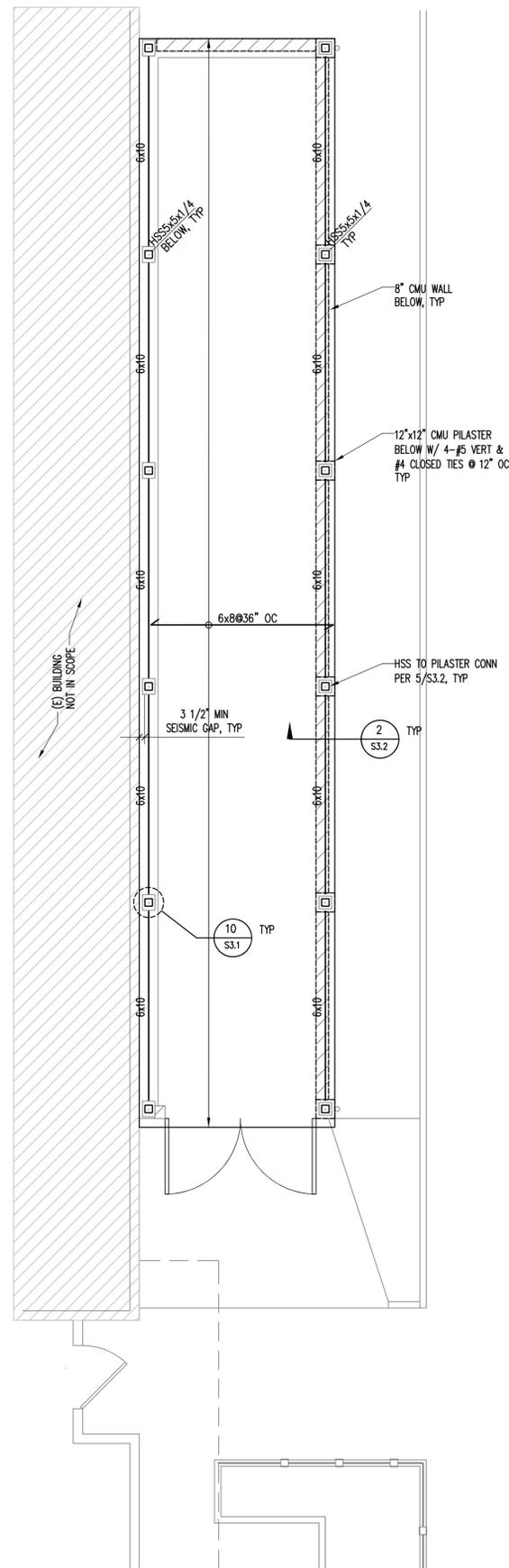
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**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

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

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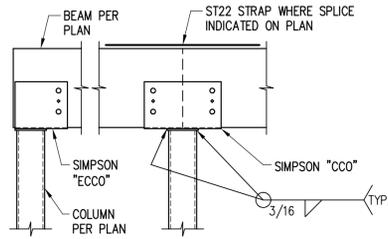
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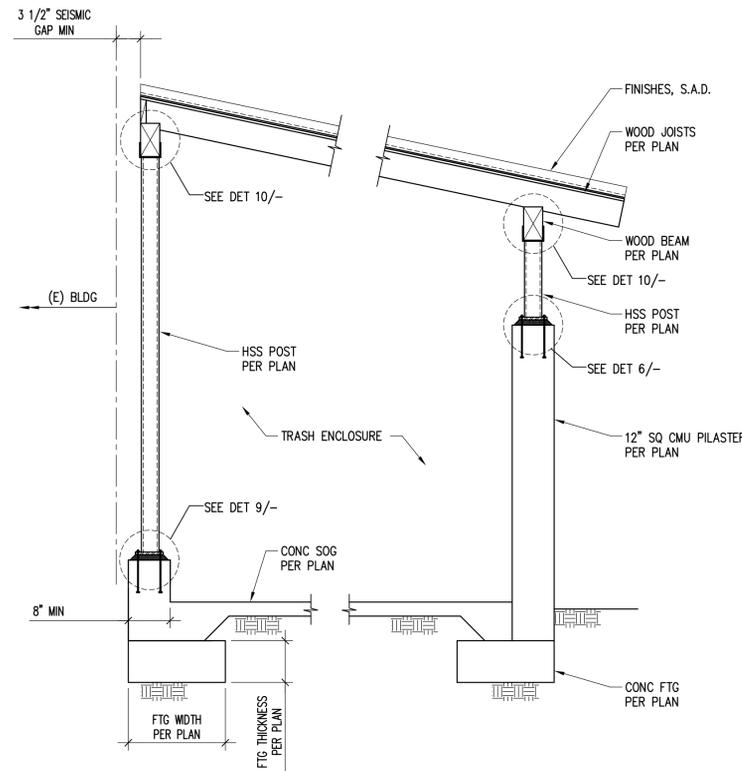


NOTE: THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM. VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE.



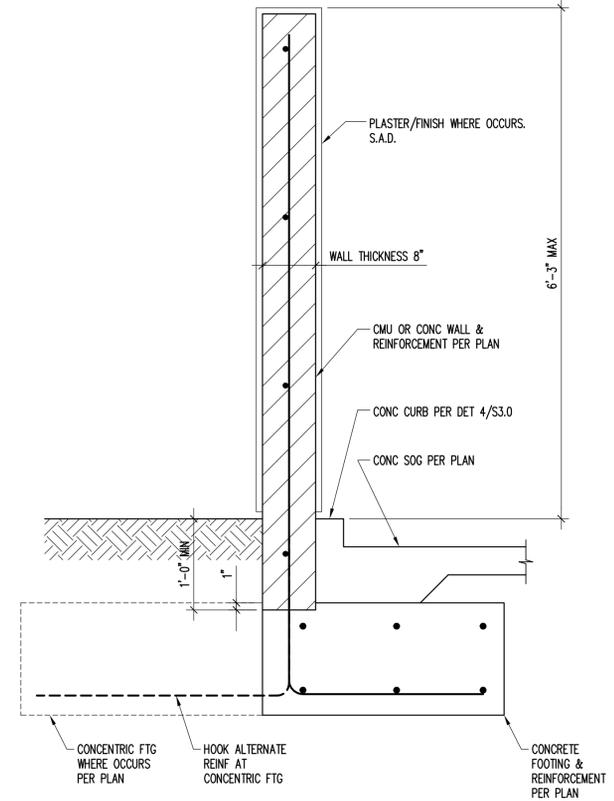
**WOOD BEAM TO HSS POST CONNECTION**  
SCALE: N.T.S.

10



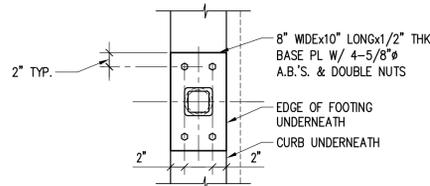
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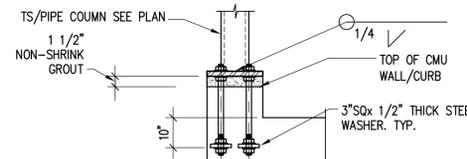
**CMU WALL FOOTING**  
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2



**PLAN AT INTERIOR WALL CONDITIONS**

(B)

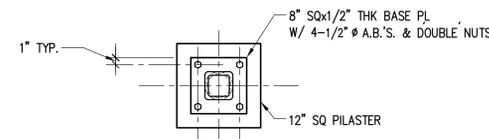


**ELEVATION**

(A)

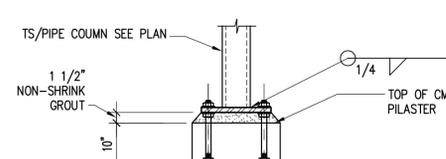
**HSS POST CONNECTION TO CONC CURB**  
SCALE: N.T.S.

9



**PLAN AT INTERIOR WALL CONDITIONS**

(B)



**ELEVATION**

(A)

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

6

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CONSULTANT:



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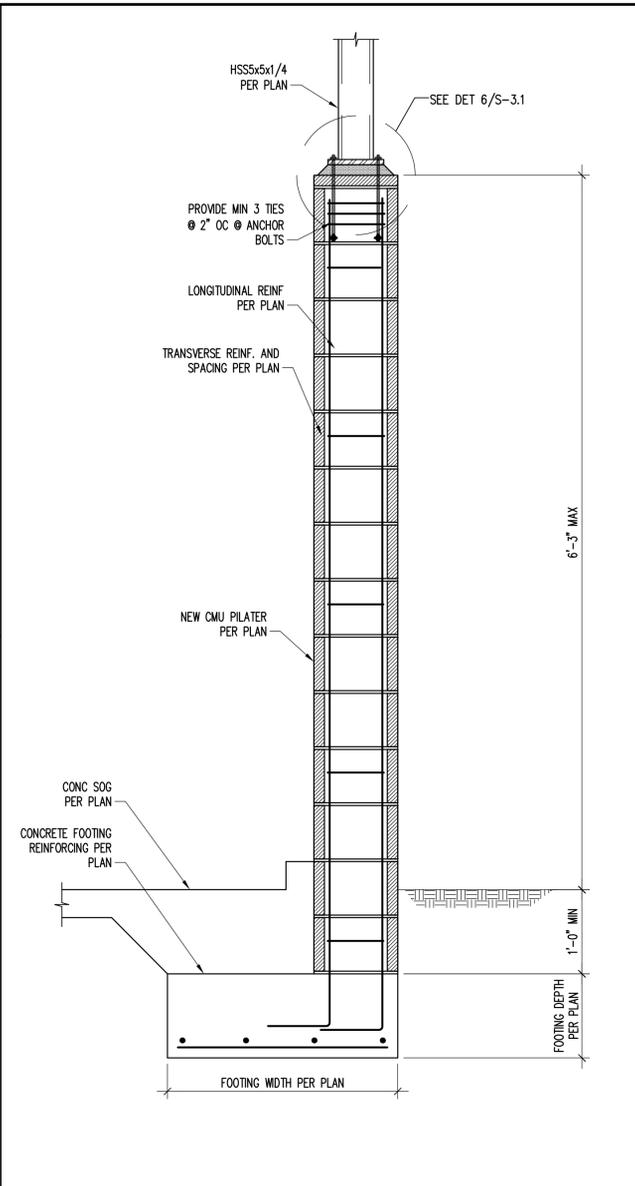
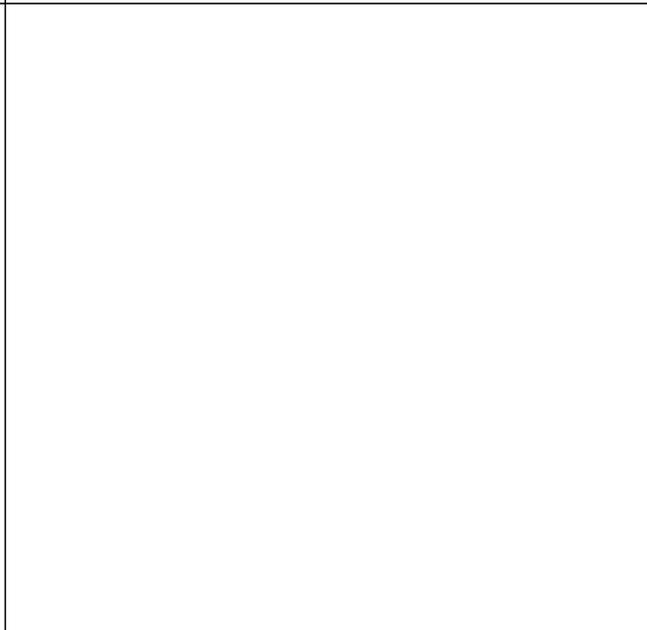
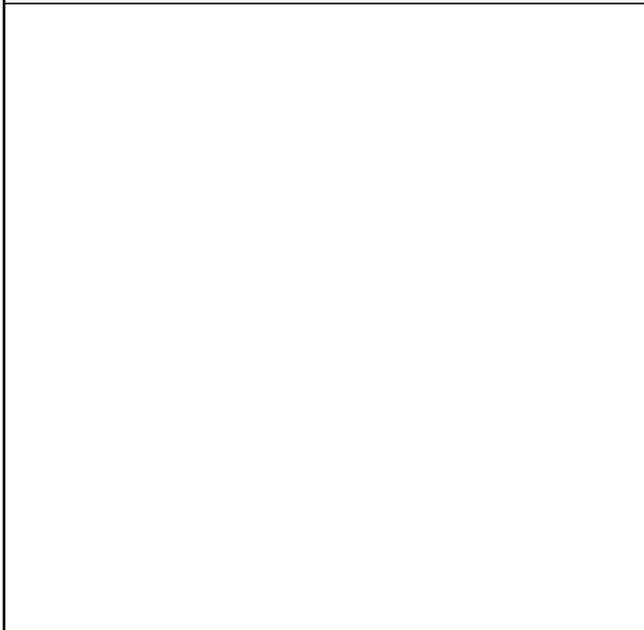
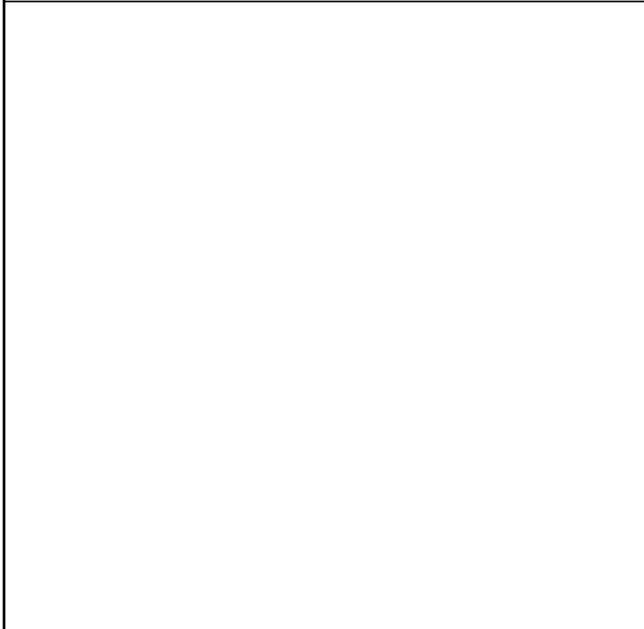
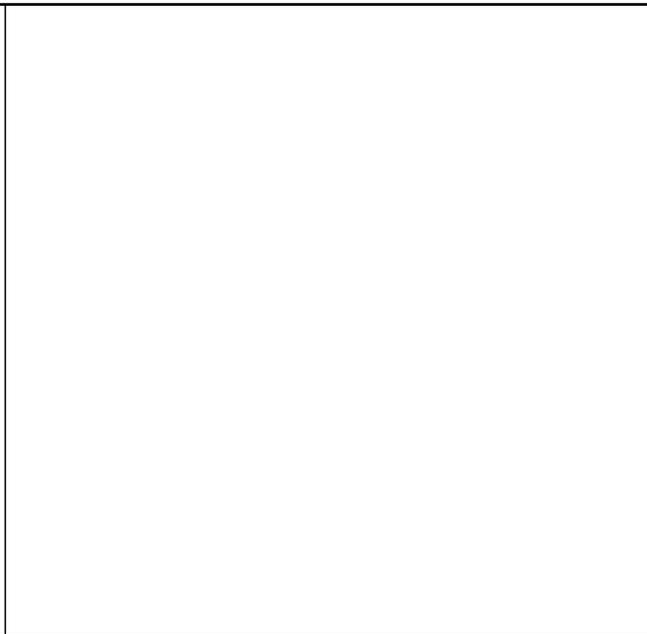
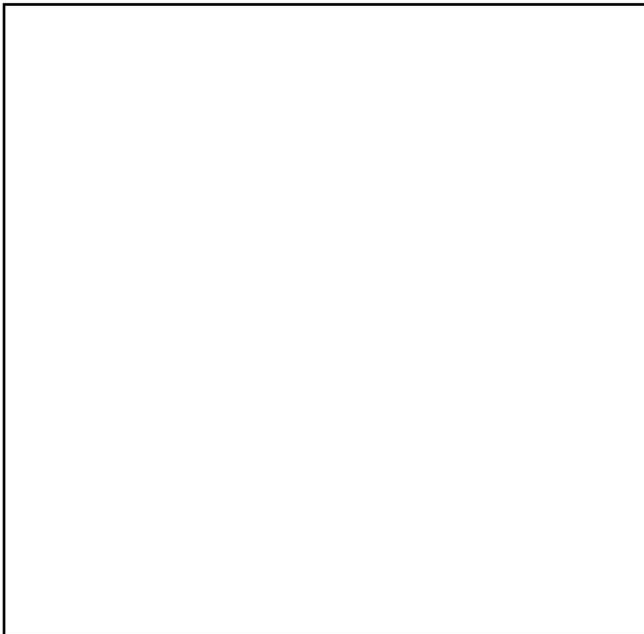
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TITLE:  
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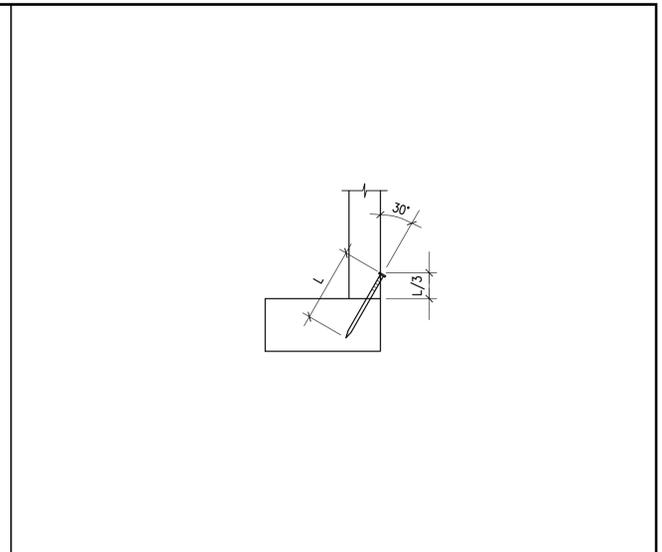
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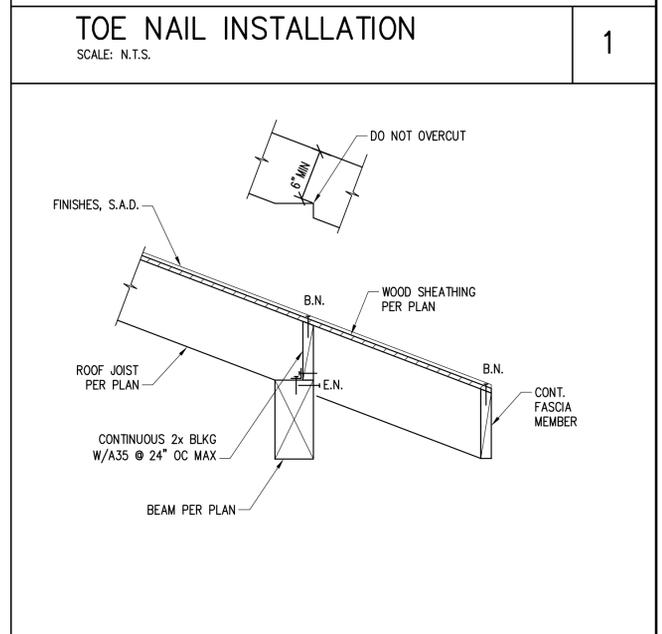
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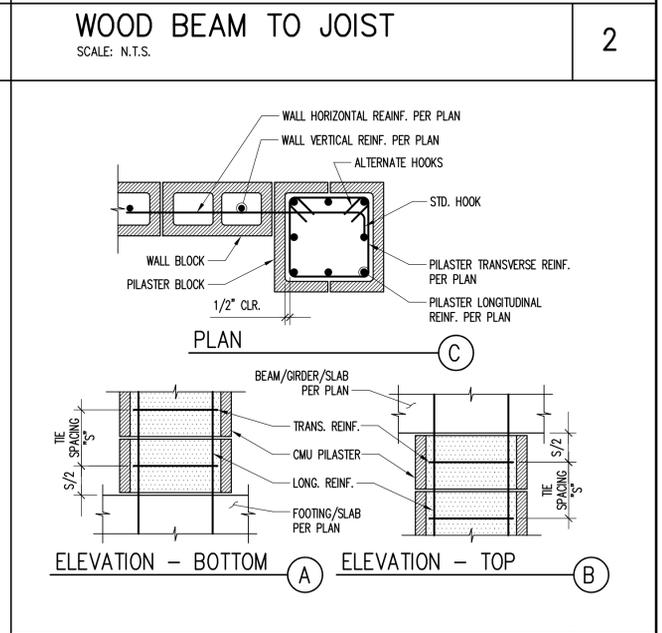
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SCALE: N.T.S.

1



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

2

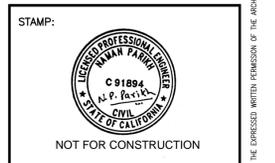


**NEW CMU PILASTER DETAIL**  
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