

BEACH SURGERY CENTER

20951 BROOKHURST ST.

HUNTINGTON BEACH, CA 92646



14542 HARPER ST
MIDWAY CITY, CA 92655

TEL: (714) 330-0096
FAX: (888) 601-3001
EMAIL: VTC@VTCCC.COM

ABBREVIATIONS

ACOUS. ADDL. ALUM. APPROX.	ACOUSTICAL ADJUSTABLE ALUMINIUM APPROXIMATE	MAX. MECH. MET. MFR. MIN. M.O. MTD. M.U.	MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MASONRY OPENING MOUNTED MULLION
BD. BLDG. BLK. BLKG. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM	N.I.C. NO. N.T.S.	NOT IN CONTRACT NUMBER NOT TO SCALE
CAB. CEM. CER. C.I. CLR. COOL. CONC. CONN. CONT. C.T. CTSK.	CABINET CEMENT CERAMIC CAST IRON CLEAR COOL. CONCRETE CONNECTION CONTINUOUS CERAMIC TILE COUNTERSUNK	O.A. OBS. O.C. O.D. O.F.C.I. OFF. OPNG. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER OWNER FURNISHED / CONTRACTOR INSTALLED OFFICE OPENING OPPOSITE
DECOR. DET. D.F. DIA. DIM. DN. D.S. DWG.	DECORATIVE DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DOWNSPOUT DRAWING	PL. PLAS. PLYWD. PR. PRIST. P.T.D.F. PTN. Q.T.	PLATE PLASTER PLYWOOD PAIR PRECAST PRESSURE-TREATED DOUGLAS FIR PARTITION QUARRY TILE
EA. EL. EQ. EXH. EXP. EXT. EXIST.	EACH ELEVATION ELECTRICAL EQUIV. EXHAUST EXPANSION EXTERIOR EXISTING	R. RAD. RENF. RM. R.O. RWD. R.W.L.	RISER RADIUS REINFORCE REQUIRED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
F.A.U. F.D. F.H.C. FIN. FL. FLASH. FLOR. F.O.C. F.O.F. F.O.M. F.O.S. F.S. FT. FTG.	FORCED AIR UNIT FLOOR DRAIN FIRE HOSE CABINET FINISH FLOOR FLASHING FLOURESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FLOOR SINK FOOTFEET FOOTING	S.C. SCHED. SHIT. SIM. SQ. SST. STL. STOR. STRUCT. SUSP. SYM.	SOLID CORE SCHEDULE SHEET SIMILAR SQUARE STAINLESS STEEL STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
GA. GALV. GL. GR. GYP.	GAUGE GALVANIZED GLASS GRADE GYPSUM	T. T.C. TEL. T&G. THK. T.O.C. T.O.F.R. T.O.L. T.O.P. T.O.P.L. TYP.	TREAD TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF CHIMNEY TOP OF FRAMING TOP OF LEDGER TOP OF PARAPET TOP OF PLATE TYPICAL
H.B. H.C. HDWD. HDWE. HGT. H.M. HORIZ.	HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HOLLOW METAL HORIZONTAL	U.O.N. VERT. VEST. V.G.D.F.	UNLESS OTHERWISE NOTED VERTICAL VESTIBULE VERTICAL GRAIN DOUGLASS FIR
I.D. INCAND. INSUL. INT.	INSIDE DIAMETER INCANDESCENT INSULATION INTERIOR	W. W/O. W.C. WD. W/DW. W.H. WSCT. WT.	WITH WITHOUT WATER CLOSET WOOD WINDOW WATER HEATER WAINSCOT WEIGHT
JAN. JT. LAM. LAV. LOC.	JANITOR JOINT LAMINATE LAVATORY LOCATION		

SCOPE OF WORK

- EXISTING SITE TO REMAIN
- EXISTING SECOND FLOOR PLAN TO REMAIN
- EXISTING OFFICES (UNIT 2 AND UNIT 3) AT FIRST FLOOR TO REMAIN
- TENANT IMPROVEMENT FOR 2,273 SF SURGERY CENTER ON THE FIRST FLOOR

THIS PROJECT IS NOT I-2.1, IT IS NOT PROPOSED AS A 24 HOUR MEDICAL CENTER FOR MORE THAN 5 PERSONS WHO ARE INCAPABLE OF SELF-PRESERVATION OR CLASSIFIED AS NON-AMBULATORY OR BED-RIDDEN. THIS PROJECT IS NOT INTENDED TO BE LICENSED BY CDPH (CALIFORNIA DEPT. OF PUBLIC HEALTH) AND IS INTENDED TO BE OCCUPIED BY AN OUT PATIENT CLINIC ONLY (NO 24 HOURS INPATIENT). THUS THIS PROJECT IS NOT SUBJECT TO OSHPD-3 REQUIREMENTS.

CODE COMPLIANCE DATA

APPLICABLE CODES:
LEGAL JURISDICTION: CITY OF HUNTINGTON BEACH, CALIFORNIA
 2019 CALIFORNIA BUILDING CODE (TITLE 24)
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE, TITLE 24
 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

CONSULTANTS

DEVELOPER/OWNER:
BEACH SURGERY CENTER, INC
 20951 BROOKHURST ST.,
 HUNTINGTON BEACH, CA 92646
 CONTACT: TUAN TRAN
 PHONE: (909) 991-5342

ARCHITECT:
VT DESIGN SPECIALTIES, INC.
 14542 HARPER ST.,
 MIDWAY CITY, CA 92655
 CONTACT: ANNIE TRAN
 PHONE: (714) 478-8665
 EMAIL: ATRAN@VTCCC.COM

TRAFFIC ENGINEER:
AET & ASSOCIATES
 18340 YORBA LINDA BLVD., STE. 107
 YORBA LINDA, CA 92886
 CONTACT: KENNY CHAO
 PHONE: (714) 982-0398
 EMAIL: KCHAO@AETANDASSOCIATES.COM

SHEET INDEX

TS	TITLE SHEET
ARCHITECTURAL:	
A - 1	EXISTING SITE PLAN
A - 2	FIRST FLOOR PLAN
A - 3	EXISTING SECOND FLOOR PLAN
A - 4	EXISTING ELEVATIONS

PROJECT DATA

ZONING: CO
 APN: 151-234-09
 LOT AREA: 0.47 AC
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 SPRINKLERED: NO
 NUMBER OF STORY: 2

DESIGN CRITERIA:
 TOTAL USEABLE AREA 8,343 SF
 TOTAL COMMON ARE 757 SF
 TOTAL BUILDING AREA 9,100 SF

USEABLE AREA BREAKDOWN:
FIRST FLOOR 4,132 SF
 UNIT 1 - PROPOSED MEDICAL 2,273 SF
 UNIT 2 - EXISTING OFFICE (N.I.C) 859 SF
 UNIT 3 - EXISTING OFFICE (N.I.C) 1,000 SF
SECOND FLOOR 4,211 SF
 UNIT 4 - EXISTING OFFICE (N.I.C) 1,489 SF
 UNIT 5 - EXISTING STORAGE (N.I.C) 2,722 SF
TOTAL USEABLE 8,343 SF

TOTAL COMMON AREA 757 SF
 1ST FLOOR - HALLWAY 418 SF
 2ND FLOOR - HALLWAY 339 SF

PARKING CALCULATION:
NUMBER OF PARKING SPACES REQUIRED:
 MEDICAL 2,273 X 1/175 = 12.98 SPACES
 OFFICE (1,000+859+1,489) X 1/250 = 13.39 SPACES
 STORAGE 2,722/1,000 = 2.72 SPACES
TOTAL = 29.1 SPACES = 29 SPACES

NUMBER OF PARKING SPACES PROVIDED:
 REGULAR = 25 SPACES
 ACCESSIBLE = 1 SPACE
TOTAL = 26 SPACES
 15% OF 29 SPACES = 4.4 SPACES

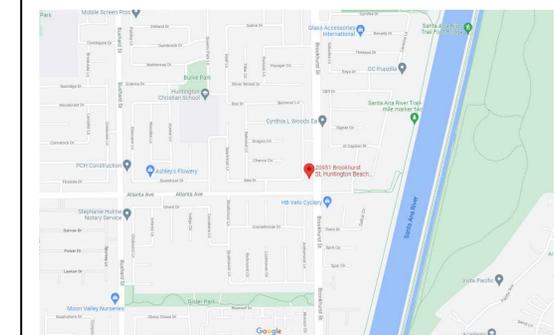
SYMBOLS

DETAIL REFERENCE		DETAIL REFERENCE SHEET NUMBER
ELEVATION REFERENCE		ELEVATION NUMBER SHEET NUMBER
SECTION REFERENCE		SECTION NUMBER SHEET NUMBER
ROOM NUMBER AND INTERIOR ELEVATION REFERENCE		ROOM NUMBER WALL NUMBER INTERIOR ELEVATION SHEET NUMBER
ROOM REFERENCE		ROOM NUMBER
DOOR REFERENCE		DOOR NUMBER
WINDOW REFERENCE		WINDOW NUMBER
NOTE REFERENCE		REFERENCE NOTE NUMBER
COLOR FINISH REFERENCE		SEE COLOR FINISH NOTES ON SCHEDULE SHEET
REVISION REFERENCE		REVISION NUMBER

LEGAL DESCRIPTION

LOT 7 OF TRACT. NO. 7019, AS PER MAP RECORDED IN BOOK 278, PAGE 36 THROUGH 38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED RECORDED OCTOBER 29, 1970, IN BOOK 9445, PAGE 442 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM SUBSURFACE WATER BUT WITHOUT ANY RIGHT OF ENTRY TO THE SURFACE OR THE SUBSURFACE ABOVE THE DEPTH OF 500 FEET, AS DEDICATED TO THE CITY OF HUNTINGTON BEACH AS ENDORSED ON THE MAP OS SAID TRACT.

VICINITY MAP



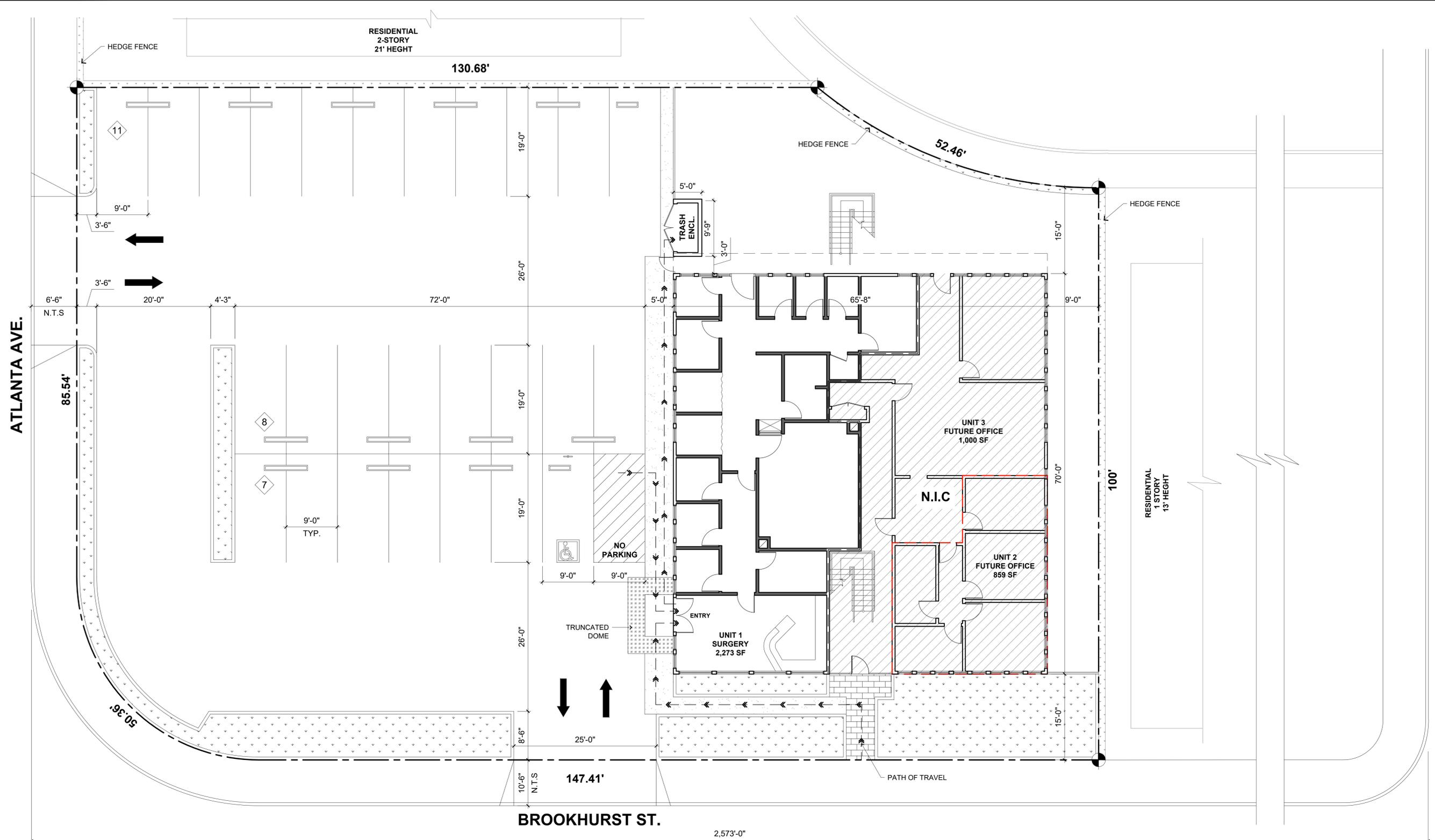
REV.	DESCRIPTION	DATE

TITLE SHEET

TENANT IMPROVEMENT FOR:
 BEACH SURGERY CENTER
 20951 BROOKHURST ST.,
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SCALE	AS NOTED
DRAWN BY	MD
CHECKED BY	VT
PLAN DATE	02/07/2022
PRINT DATE	02/07/2022
PROJECT No.	
SHEET No.	

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EXISTING SITE PLAN

TENANT IMPROVEMENT FOR:
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EXISTING SITE PLAN

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

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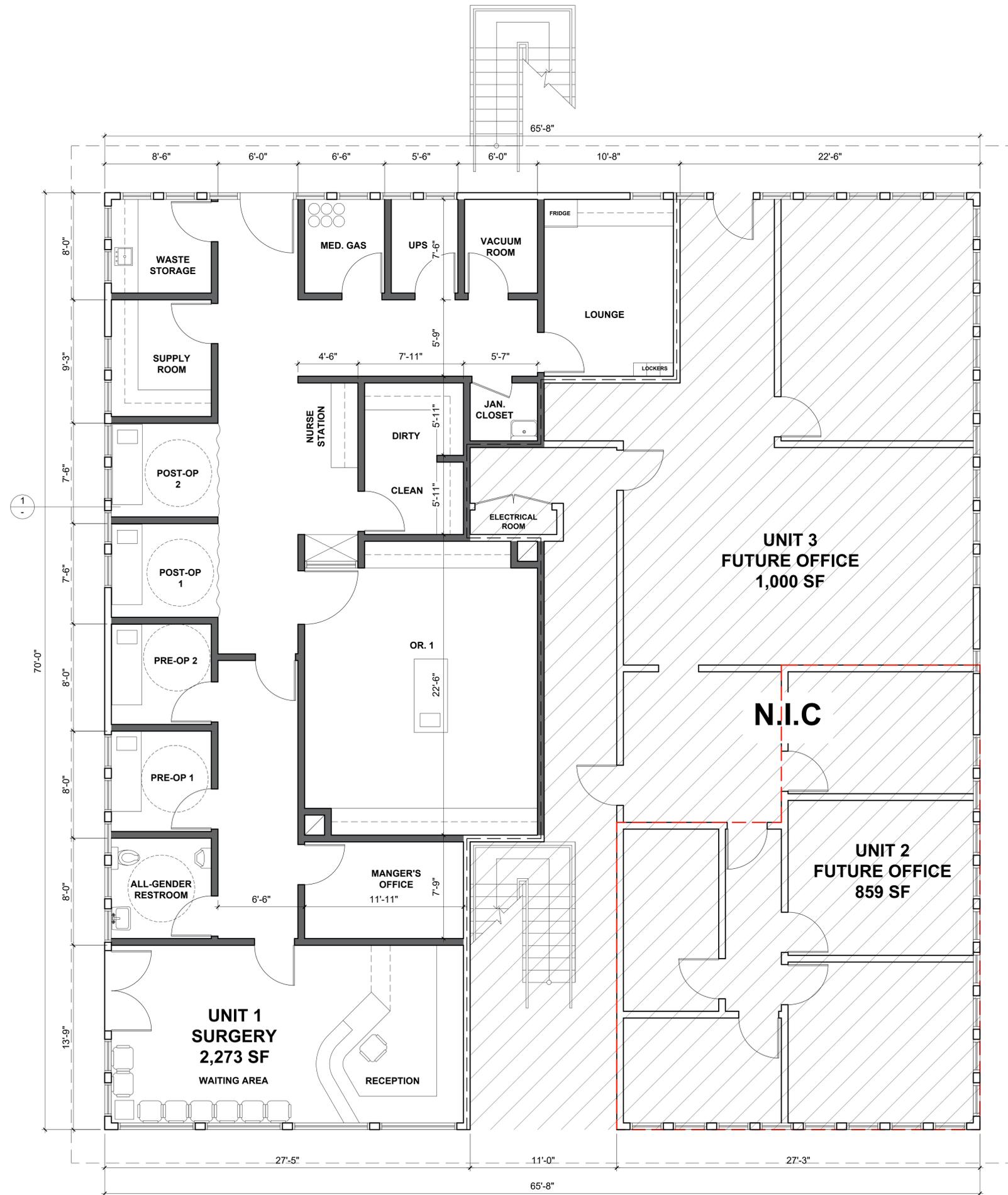
REV.	DESCRIPTION	DATE

FIRST FLOOR PLAN

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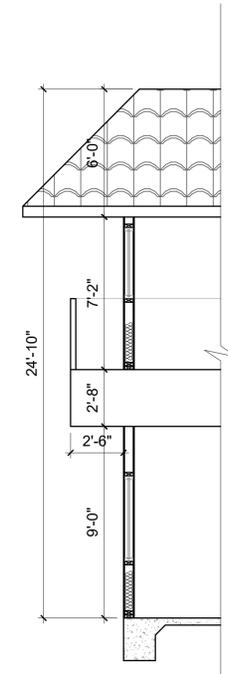
A - 2



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - 1HR FIRE WALL

FIRST FLOOR PLAN

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





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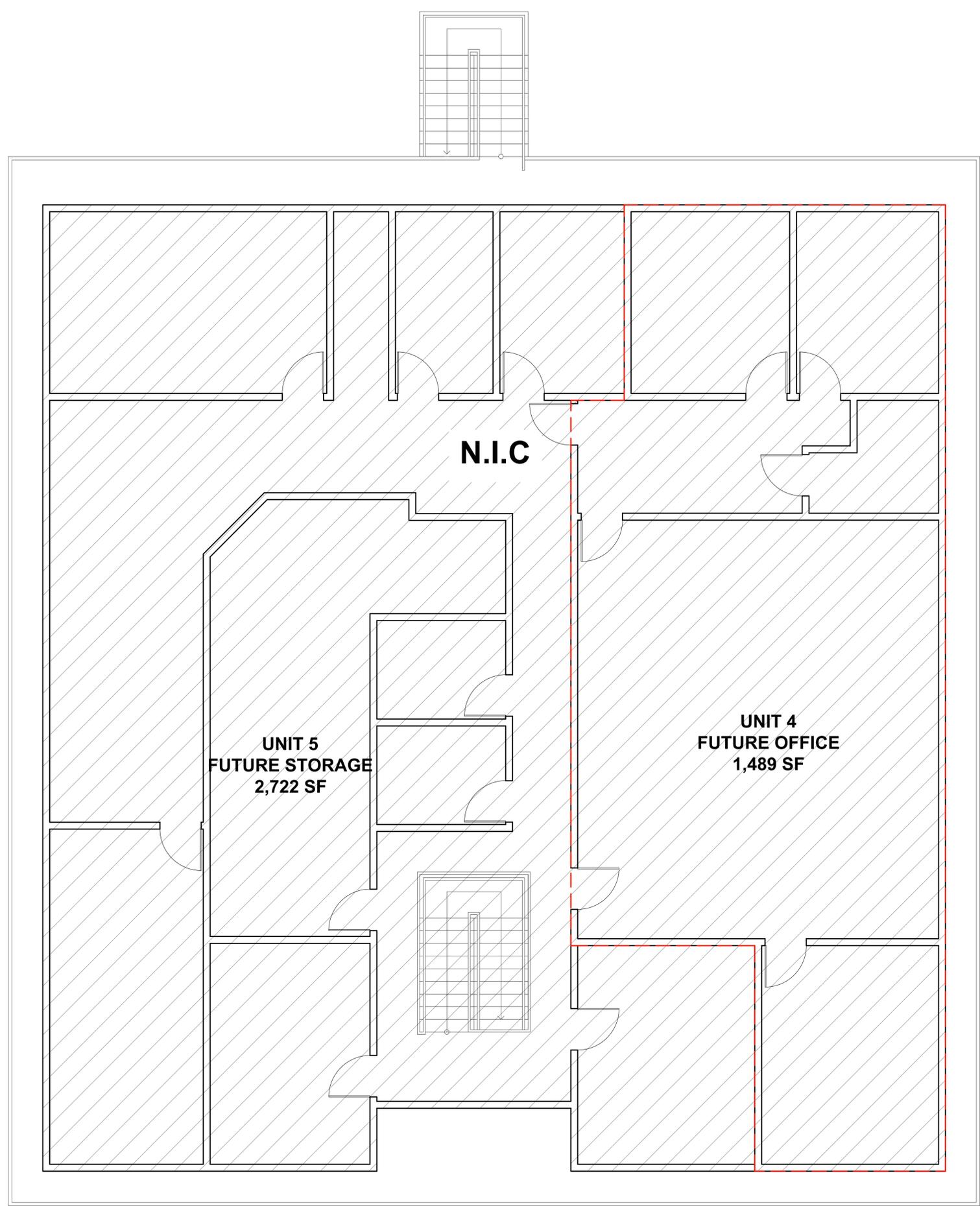
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REV.	DESCRIPTION	DATE

(E) SECOND FLOOR PLAN

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EXISTING FLOOR PLAN 

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

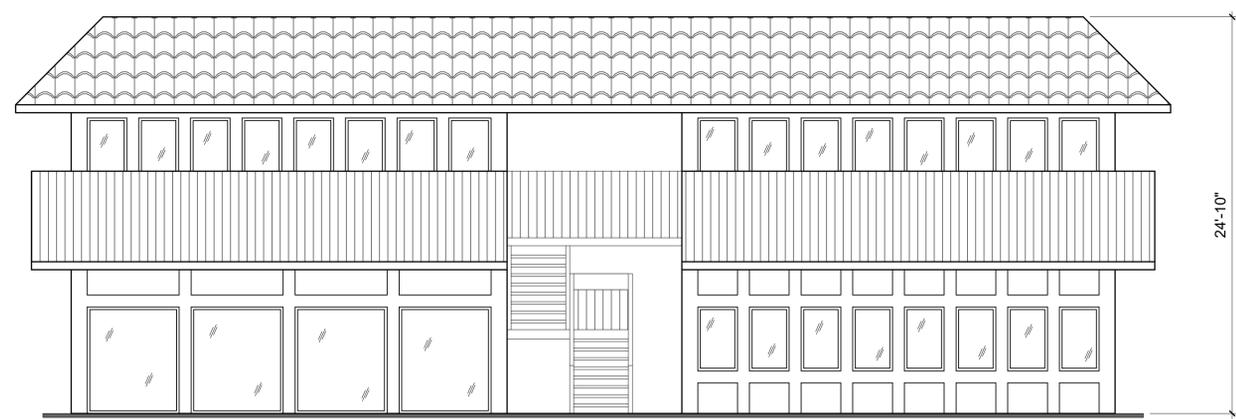
NOTE:
EXISTING PLAN FOR REFERENCE ONLY



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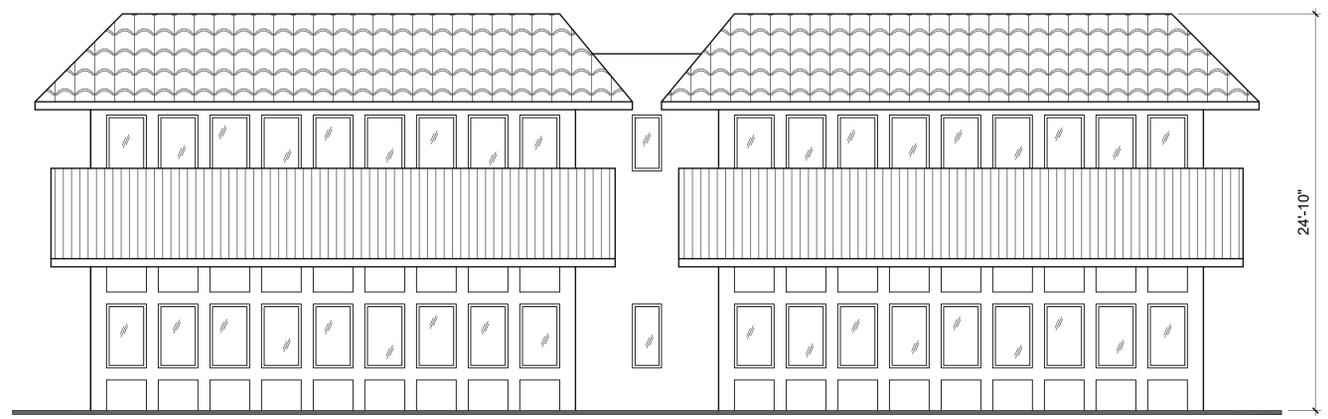
(E) EAST ELEVATION
SCALE: 3/16" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



(E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



(E) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
EXISTING COLOR AND MATERIAL TO REMAIN

EXISTING ELEVATIONS

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