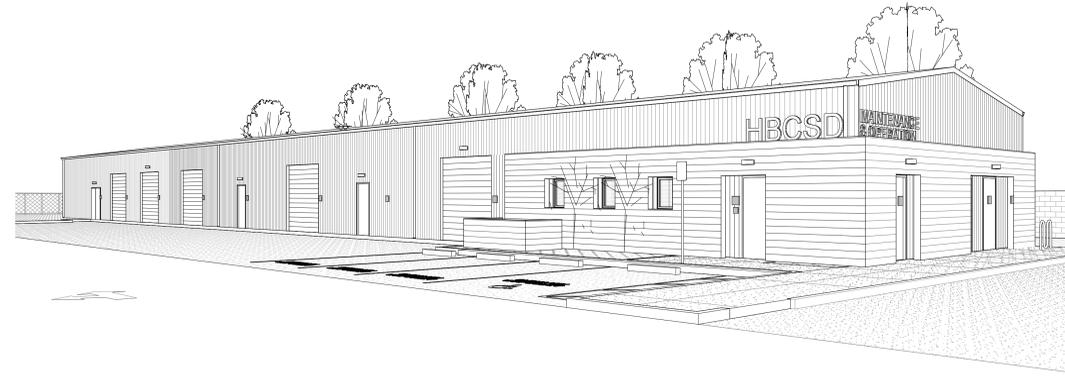


# KETTLER EDUCATIONAL CENTER

M&O BUILDING  
8750 DORSETT DRIVE  
HUNTINGTON BEACH, CA 92646  
HUNTINGTON BEACH CITY SCHOOL DISTRICT



DSA STAMP



STUDIO W  
ARCHITECTS

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- GENERAL NOTES
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NO.	REMARKS	DATE

DRAWING STATUS

CUP RESUBMITTAL

DATE: 12/07/2023

## CODES AND REGULATIONS

APPLICABLE STATE CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS:

- 2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 CCR
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 IBC & CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2017 NATIONAL ELECTRICAL CODE)
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2018 UNIFORM MECHANICAL CODE)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2018 UNIFORM PLUMBING CODE)
- 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
- 2022 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24 CCR
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 CCR (2018 INTERNATIONAL FIRE CODE)
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2018 INTERNATIONAL EXISTING BUILDING CODE)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11, TITLE 24
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR

### PARTIAL LIST OF APPLICABLE STANDARDS

- NFPA 13-STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED), 2022 EDITION
- NFPA 14-STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED), 2019 EDITION
- NFPA 17-STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS...2021 EDITION
- NFPA 17A-STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS...2021 EDITION
- NFPA 20-STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR PRIVATE FIRE PROTECTION ...2022 EDITION
- NFPA 22-STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION ...2022 EDITION
- NFPA 24-STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (CA AMENDED), 2022 EDITION
- NFPA 72-NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)...2022 EDITION
- NFPA 80-STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES...2022 EDITION
- NFPA 2001-STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED)...2022 EDITION
- UL 464-AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES...2003 EDITION
- UL 521-STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS...1999 EDITION
- UL 1971-STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED...2002 (R2010)
- FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2022 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.
- SEE CALIFORNIA BUILDING CODE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

\*ALL PARTS OF THE 2022 CALIFORNIA BUILDING CODE BECOME EFFECTIVE JANUARY 1, 2023 EXCEPT THE EFFECTIVE DATE FOR THE USE OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24, PART 1, CHAPTER 10) IS JANUARY 1, 2023 AND THE EFFECTIVE DATE FOR THE USE OF THE CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1, CHAPTER 4) IS JANUARY 8, 2019.

## DRAWING INDEX

SHT. NO.	DESCRIPTION
<b>GENERAL</b>	
A0.1	COVER SHEET
A0.2	GENERAL NOTES
A0.3	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
A0.4	CODE ANALYSIS AND FIRE ACCESS SITE PLAN
A0.5	CODE ANALYSIS FLOOR PLAN
<b>CIVIL</b>	
C1.3	PRELIMINARY GRADING PLAN
C1.5	PRELIMINARY UTILITY PLAN
<b>ARCHITECTURAL</b>	
A1.2	ENLARGED SITE PLAN
A2.1	FLOOR PLAN, ROOF PLAN, & RCP
A5.1	EXTERIOR ELEVATIONS
A5.2	COLOR-DED EXTERIOR ELEVATIONS
A6.1	BUILDING SECTIONS
TOTAL SHEET COUNT: 12	

## PROJECT DIRECTORY

### CLIENT

HUNTINGTON BEACH CITY SCHOOL DISTRICT  
8750 DORSETT DR  
HUNTINGTON BEACH, CA 92646  
(714) 964-8888  
LEISA WINSTON, ADMIN. TO SUPERINTENDENT

### ARCHITECT

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### CIVIL ENGINEER

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IRVINE, CA 92612  
(949) 252-1022  
(949) 252-8082  
jesus.perez@kpff.com

## PROJECT DESCRIPTION

THE PROPOSED SINGLE-STORY BUILDING TO BE 7,510 GROSS SF. THIS WILL INCLUDE APPROXIMATELY 1,714 GROSS SF OF OFFICE AND SUPPORT SPACES WHERE THE 14 MAINTENANCE AND OPERATION STAFF WILL WORK WHEN ON SITE. THE 1,951 GROSS SF DEDICATED TO AREAS WHERE MAINTENANCE WORK WILL OCCUR WILL BE DEDICATED TO WOOD WORKING, METAL WORKING, GROUNDSKEEPING AND LIGHT MECHANIC WORK. THE REMAINING 3,845 GROSS SF OF THE BUILDING WILL BE USED TO HOUSE THE DISTRICT'S MAINTENANCE MATERIALS THAT WILL BE STORED HERE FOR USE ON SCHOOL SITES. CEQA ANALYSIS WILL BE CONDUCTED BY HBCSD.

HOURS AND DAYS OF OPERATION: **MONDAY THROUGH FRIDAY - 7:00 AM TO 4:00 PM**  
NUMBER OF EMPLOYEES: 14

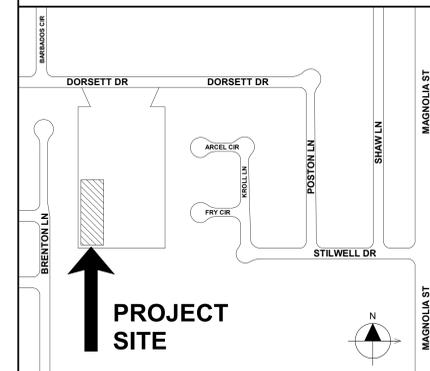
ADDRESS:  
8750 DORSETT DRIVE  
HUNTINGTON BEACH, CALIFORNIA 92646  
APN: 148-113-42  
SITE AREA: 209,088 SQ. FT / 4.80 ACRES

LEGAL DESCRIPTION:  
ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, DESCRIBED AS FOLLOWS:  
CITY OF HUNTINGTON BEACH, DESCRIBED AS FOLLOWS:  
THE WEST 512.47 FEET OF THE NORTH 425.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE ORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE CENTER LINE OF DORSETT LANE, AS SHOWN ON THE MAP OF TRACK 6020, RECORDED IN BOOK 233, PAGES 5, 6 AND 7 OF MICELLENEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

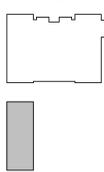
## SITE MATRIX

SUBJECT	HUNTINGTON BEACH MUNICIPAL CODE	REQUIRED	PROVIDED
LANDSCAPE	232.08	A MINIMUM OF 8% OF ENTIRE SITE SITE = 209,088 SQ. FT. 8% = 16,727 SQ. FT.	24.60% = 51,439 SF

## VICINITY MAP



### KEY PLAN



HUNTINGTON BEACH CITY SCHOOL DISTRICT  
8750 DORSETT DR  
HUNTINGTON BEACH, CA 92646

### CUP SUBMITTAL

KETTLER EDUCATIONAL CENTER  
M&O BUILDING  
8750 DORSETT DRIVE  
HUNTINGTON BEACH, CA 92646

### COVER SHEET

Date 04/05/2023	Project Number 21010
Scale 1" = 100'-0"	Drawing Number A0.1
Drawn JCP	Checked TP

PRINT DATE: 4/5/2024 3:23:13 PM  
FILE PATH: BM\_360/2/010/HBCSD/M&O Building/421.rvt

PRINT DATE: 4/20/24 3:23:14 PM  
 FILE PATH: \\BM\360\21010\HBCSD\MO\Building\01010\HBCSD\MO\Building\A21.rvt

### DRAWING DISCIPLINE PREFIX

A.	ARCHITECTURAL
C.	CIVIL
D.	INTERIOR DESIGN / FURNITURE
E.	ELECTRICAL
F.	FIRE PROTECTION / SPRINKLER SYSTEM
G.	GRAPHICS
H.	HAZARDOUS MATERIALS
K.	DIETARY / FOOD SERVICE
L.	LANDSCAPING
M.	MECHANICAL
P.	PLUMBING
S.	STRUCTURAL
T.	TELECOMMUNICATION

### DRAWING INDEX CODE

A0.	GENERAL INFORMATION
A1.	SITE PLANS
A2.	FLOOR PLANS
A3.	REFLECTED CEILING PLANS
A4.	ROOF PLANS
A5.	EXTERIOR ELEVATIONS
A6.	BUILDING SECTIONS
A7.	ENLARGED PLANS
A8.	INTERIOR ELEVATIONS
A9.	SCHEDULES
A10.	CONSTRUCTION DETAILS

### DETAIL DRAWING CODE

**A10.8.4**

↑ DRAWING NUMBER  
 ↑ DIVISION NUMBER PREFIX  
 ↑ DRAWING INDEX NUMBER

THE DIVISION PREFIX NUMBERS ARE THOSE IDENTIFIED BY THE 48 DIVISION GROUPING SYSTEM OF MASTERFORMAT AS PUBLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI) AND SHALL NOT BE SOLELY REPRESENTATIVE OF REQUIREMENTS FOR ANY ONE DIVISION. THOSE DIVISIONS NOTED AS BEING OMITTED ARE NOT APPLICABLE OR ARE INCLUDED UNDER DISCIPLINE DRAWINGS.

IN CASE OF DISCREPANCY BETWEEN THE INDEX AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

### DIVISION NUMBER CODE

MASTERFORMAT NUMBERS AND TITLES AS PUBLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI).

DIVISION 00	PROCUREMENT AND CONTRACTING REQUIREMENTS
DIVISION 01	GENERAL REQUIREMENTS
DIVISION 02	EXISTING CONDITIONS
DIVISION 03	CONCRETE
DIVISION 04	MASONRY
DIVISION 05	METALS
DIVISION 06	WOODS, PLASTICS, AND COMPOSITES
DIVISION 07	THERMAL AND MOISTURE PROTECTION
DIVISION 08	OPENINGS
DIVISION 09	FINISHES
DIVISION 10	SPECIALTIES
DIVISION 11	EQUIPMENT
DIVISION 12	FURNISHINGS
DIVISION 13	SPECIAL CONSTRUCTION
DIVISION 14	CONVEYING EQUIPMENT
DIVISION 21	FIRE SUPPRESSION
DIVISION 22	PLUMBING
DIVISION 23	HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
DIVISION 25	INTEGRATED AUTOMATION
DIVISION 26	ELECTRICAL
DIVISION 27	COMMUNICATIONS
DIVISION 28	ELECTRONIC SAFETY AND SECURITY
DIVISION 31	EARTHWORK
DIVISION 32	EXTERIOR IMPROVEMENTS
DIVISION 33	UTILITIES
DIVISION 34	TRANSPORTATION
DIVISION 35	WATERWAY AND MARINE CONSTRUCTION
DIVISION 40	PROCESS INTERCONNECTIONS
DIVISION 41	MATERIAL PROCESSING AND HANDLING EQUIPMENT
DIVISION 42	PROCESS HEATING, COOLING, AND DRYING EQUIPMENT
DIVISION 43	PROCESS GAS AND LIQUID HANDLING, PURIFICATION, AND STORAGE EQUIPMENT
DIVISION 44	POLLUTION AND WASTE CONTROL EQUIPMENT
DIVISION 45	INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT
DIVISION 46	WATER AND WASTEWATER EQUIPMENT
DIVISION 48	ELECTRICAL POWER GENERATION

### GENERAL NOTES

- PRIOR TO SUBMITTING PROPOSAL, BIDDER SHALL EXAMINE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL NOT DISPUTE, COMPLAIN OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE. BIDDERS SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS, REQUIREMENTS, WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS.
- THERE WILL BE NO SUBSTITUTION FOR SPECIFIED ITEMS WITHOUT PRIOR APPROVAL UNLESS OTHERWISE NOTED. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN ACCORDANCE WITH GENERAL CONDITIONS & DIVISION 1.
- THE GENERAL BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED BY GOVERNING AGENCIES IN ORDER TO PERFORM THE WORK.
- THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- DEFINITIONS
  - "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
  - "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATIONS.
  - "PROVIDE" MEANS TO FURNISH AND INSTALL.
  - "FURNISH" MEANS TO FURNISH AND OTHERS WILL INSTALL.
- DIMENSIONING RULES
  - ALL HORIZONTAL DIMENSIONS SHALL BE TO FACE OF STUD OR TO CENTERLINE OF COLUMN GRID LINE, U.O.N
  - DIMENSIONS NOTED "CLEAR", "CLR", OR "MINIMUM" MUST BE PRECISELY MAINTAINED.
  - DIMENSIONS CAN NOT BE MODIFIED WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED.
  - VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED.
  - DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE ARCHITECT'S APPROVAL.
  - DIMENSIONS MARKED "V.I.F." OR "VERIFY" SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - VERIFY ALL ROUGH OPENING DIMENSIONS FOR FABRICATED ITEMS WITH THE MANUFACTURER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- PROVIDE REQUIRED BACKING, BLOCKING, AND BRACING FOR ALL WALL - MOUNTED FIXTURES, ACCESSORIES AND EQUIPMENT.
- VERIFY AND COORDINATE WALLS THAT MAY REQUIRE NON-TYPICAL THICKNESS OR FRAMING DUE TO ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, AND/OR EQUIPMENT REQUIREMENTS.
- ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND CHAPTER 24, CBC.
- ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS STEMMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFT-OVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE INSTALLATION. HE SHALL LEAVE ALL AREAS CLEAN AND FREE FROM DUST.
- HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.
- THE GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWING ARE APPROXIMATE ROUTING LOCATION AS BEST DETERMINED FROM EXISTING DRAWINGS AND THE SCHOOL DISTRICT, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL THE EXISTING UNDERGROUND UTILITIES.
- ALL TEMPORARY WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT AND NO EXTRA CHARGES WILL BE ALLOWED. THIS SHALL INCLUDE MINOR ITEMS OF MATERIAL OR EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT.
- ALL WALL PENETRATIONS TO EXTERIOR WALLS SHALL BE SEALED AIR/WATER TIGHT. ALL INTERIOR PENETRATIONS SHALL BE SEALED TO PROVIDE A PROFESSIONAL AND FINISHED APPEARANCE.
- THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO SHOW OR LIST EVERY ITEM TO BE PROVIDED, BUT RATHER TO DEFINE THE REQUIREMENTS FOR A FULL AND WORKING SYSTEM FROM THE STANDPOINT OF THE END USER. FOR THIS REASON, WHEN AN ITEM NOT SHOWN OR LISTED IS CLEARLY NECESSARY FOR PROPER USE, CONTROL, OPERATION OF EQUIPMENT WHICH IS SHOWN OR LISTED, PROVIDE ALL ITEMS WHICH WILL ALLOW THE SYSTEM TO FUNCTION PROPERLY AT NO INCREASE IN CONTRACT PRICE OR TIME.
- THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING THE COSTS OF ALL TRADES.
- ALL WORK SHALL CONFORM TO CALIFORNIA CODES, TRADE STANDARDS WHICH GOVERN EACH PHASE OF THE PROJECT, AND ALL APPLICABLE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- THIS DRAWING SET SHALL BE USED IN CONJUNCTION WITH THE CSI FORMAT PROJECT MANUAL, PUBLISHED IN BOOK FORM, COMBINED, THEY ARE THE CONTRACT DOCUMENTS.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK. SEE SPECIFICATIONS FOR SUBMITTAL AND SUBSTITUTION REQUIREMENTS.
- CONSTRUCTION MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETEIORATION. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK. SECURITY OF MATERIALS ARE THE SOLE RESPONSIBILITY OF CONTRACTOR.
- ALL EQUIPMENT/CABINETS SHALL BE FABRICATED FROM FIELD VERIFIED DIMENSIONS AND APPROVED SHOP DRAWINGS. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT WITH THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE AND COSTS ATTRIBUTED TO RAIN WATER DAMAGE DURING THE DURATION OF THIS PROJECT.
- PROTECT AREAS FROM DAMAGE WHICH MAY OCCUR DUE TO TEMPERATURES, WIND, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED DURING CONSTRUCTION.
- MAINTAIN EXISTING PEDESTRIAN ACCESS ALONG EXISTING ADJACENT STREETS.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY/COUNTY STANDARDS.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- NOTIFY THE ARCHITECT IN WRITING AND SEEK CLARIFICATION IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS CONTINUED AFTER A DISCREPANCY IS IDENTIFIED.
- NEW FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION SHALL BE REPAIRED OR REPLACED (OWNER'S DECISION) BY THE CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES. CONTRACTOR SHALL MAKE AND MAINTAIN A PHOTOGRAPHIC RECORD NOTEBOOK WITH DATED/INDEXED PHOTOGRAPHS. SEE ELECTRICAL DRAWINGS FOR INFORMATION RELATED TO TELECOMMUNICATION EQUIPMENT, POWER, AND LIGHTING FIXTURES AND EQUIPMENT. SEE ARCHITECTURAL PLANS, REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS FOR COORDINATED EQUIPMENT LOCATIONS. IF NOT SHOWN, CONTACT ARCHITECT FOR REVIEW AND DECISION.
- PROVIDE ACCESS DOORS REQUIRED FOR ACCESS TO CONCEALED MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.
- ALL NOTED WORK IS UNDERSTOOD TO BE NEW, UNLESS LABELED AS "E" OR "EXISTING".

### SUPPLEMENTAL GENERAL NOTES

- THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION AND SPECIFICATIONS AND SHALL HAVE VISITED THE CONSTRUCTION SITE.
- LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERFERING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. ANCHORS ARE NOT TO BE USED IN WHOLE OR IN PART. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF STUDIO W ARCHITECTS, AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO W ARCHITECTS.
- EACH BIDDER SHALL POSSESS AT THE TIME OF BID, A CLASS B OR THE APPROPRIATE CLASS C CONTRACTOR'S LICENSE PURSUANT TO PUBLIC CONTRACT CODE SECTION 3306 AND BUSINESS AND PROFESSIONS CODE SECTION 7028.15. THE SUCCESSFUL BIDDER MUST MAINTAIN THE LICENSE THROUGHOUT THE DURATION OF THIS CONTRACT.
- FIRE SAFETY DURING CONSTRUCTION
  - GENERAL FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA FIRE CODE (CFC) CH. 33 (PART 9, TITLE 24 CCR)
  - ACCESS ROADS: FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH SECTION 902.
  - WATER SUPPLY: WATER MAINS AND HYDRANTS SHALL BE OPERATIONAL IN ACCORDANCE WITH SECTION 903.
  - BUILDING ACCESS: ACCESS TO BUILDINGS FOR THE PURPOSE OF FIREFIGHTING SHALL BE PROVIDED. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES. ALTERATIONS OF BUILDINGS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF SECTIONS 8704 AND 8705.
  - DEMOLITION OF BUILDINGS: SHALL COMPLY WITH SECTION 8706 AND APPLICABLE PROVISIONS OF SECTIONS 8706 AND 8707.
  - FIRE WATCH: MAINTAIN FIRE WATCH WHEN REQUIRED BY THE BUILDING OFFICIAL AND WHEN EXISTING FIRE PROTECTION SYSTEMS ARE SHUT DOWN FOR ALTERATIONS. FIRE WATCH SHALL REMAIN IN EFFECT UNTIL EXISTING FIRE PROTECTION SYSTEMS ARE RETURNED TO SERVICE OR AS ALLOWED BY THE BUILDING OFFICIAL.
  - PENETRATIONS IN FIRE RATED MATERIALS OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY UNDERWRITERS LABORATORIES SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY. NONRESIDENTIAL ENERGY STANDARDS COMPLIANCE STATEMENT (TITLE 24, PART 6).
    - THE DESIGN INDICATED HEREIN COMPLIES WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THE PROPOSED BUILDINGS WILL BE IN COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS PROVIDED THEY ARE BUILT ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS AND PROVIDED ANY FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS ARE INDICATED ON THE DRAWINGS.
    - ENVELOPE MANDATORY MEASURES:
      - INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
      - ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF TITLE 24, PART 2, CALIFORNIA CODE OF REGULATIONS, SECTIONS 719.
      - ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL AND OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
      - SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CALKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
      - MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS, SECTION 116(a)(1).
      - MANUFACTURED FENESTRATION PRODUCTS IN THE ENVELOPE OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, SLIDING GLASS DOORS, FRENCH DOORS, SKYLIGHTS, CURTAIN WALLS, AND GARDEN WINDOWS MUST BE LABELED FOR U-VALUE IN ACCORDANCE WITH THE (INFC) NATIONAL FENESTRATION RATINGS COUNCIL'S INTERIM U-VALUE RATING PROCEDURE.
      - DEMISING WALL INSULATION SHALL BE INSTALLED IN ALL OPAQUE PORTIONS OF FRAMED WALLS (EXCEPT DOORS).
- PROOF LOAD TESTS FOR EXPANSION TYPE ANCHOR BOLTS
  - ANCHOR DIAMETER REFERS TO THE THREAD SIZE FOR THE WEDGE CATEGORY AND TO THE ANCHOR OUTSIDE DIAMETER FOR THE SLEEVE CATEGORY.
  - APPLY PROOF TEST LOADS TO WEDGES & SLEEVE ANCHORS WITHOUT REMOVING THE NUT IF POSSIBLE. IF NOT, REMOVE NUT AND INSTALL A THROUGH BOLT TO THE SAME TIGHTNESS OF THE ORIGINAL NUT USING A TORQUE WRENCH AND APPLY LOAD.
  - FOR SLEEVE INTERNALLY THREADED CATEGORIES, VERIFY THAT THE ANCHOR IS NOT PREVENTED FROM WITHDRAWING BY THE OTHER FIXTURES. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE FIXTURE(S) PRIOR TO TESTING.
  - ANCHOR LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY THE FIXTURE(S).
  - TEST EQUIPMENT IS TO BE CALIBRATED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH STANDARD RECOGNIZED PROCEDURES.

### SUPPLEMENTAL GENERAL NOTES

- THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS:
  - HYDRAULIC RAM METHOD: THE ANCHOR SHOULD HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD. FOR WEDGE ANCHORS, THE ANCHOR SHOULD BE PRACTICAL WAY TO DETERMINE OBSERVABLE MOVEMENT IS THAT THE WASHER UNDER THE NUT BECOMES LOOSE. DROP-IN ANCHORS ARE NOT TO BE USED IN THIS METHOD.
  - TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN THE FOLLOWING LIMITS. WEDGE OR SLEEVE TYPE: ONE (1) TURN OF THE NUT, ONE QUARTER (1/4) TURN OF THE NUT FOR THE 3/8 IN. SLEEVE ANCHOR ONLY.
- TESTING SHOULD OCCUR 24 HOURS MINIMUM AFTER INSTALLATION OF THE SUBJECT ANCHORS.
- ALL ANCHOR BOLTS OF THE EXPANSION TYPE (LOADED IN EITHER PULLOUT OR SHEAR) SHALL HAVE 50 PERCENT OF THE BOLTS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT ALLOWED BY THE TYPE OF SUBSTRATE AND DIAMETER OF BOLT LISTED BELOW UNDER TEST VALUES TABLE) PROOF TESTED IN TENSION TO TWICE THE ALLOWABLE TENSION LOAD. IF THERE ARE ANY FAILURES, THE IMMEDIATELY ADJACENT BOLTS MUST THEN ALSO BE TESTED. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH TITLE 24, PART 2, SECTION 1916A.8.
- ALL BOLTS MUST HAVE ICC APPROVAL.
- ALL ANCHOR BOLTS OF THE EXPANSION TYPE SHALL BE ONE OF THE FOLLOWING:
  - HILTI KB-TZ ANCHOR ICC NO. ESR 1917

### MINIMUM TEST VALUES

ANCHOR	NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE		
	WEDGE		
DIA. (IN)	TENSION LOAD (LBS)	TORQUE (FT-LBS)	EFFECTIVE MIN. EMBEDMENT
3/8	6500	25	1 1/2" - 2 3/4"
1/2	10,705	40	2" - 3 1/4"
5/8	17,170	60	3 1/8" - 4 3/4"
3/4	25,120	110	3 1/4" - 4 3/4"

- POWDER-DRIVEN CONCRETE FASTENERS:
  - GENERAL USE OF POWDER DRIVEN CONCRETE FASTENERS FOR TENSION LOADS IS LIMITED TO SUPPORT OF MINOR LOADS LIKE ACOUSTICAL CEILING, DUCT WORK, CONDUIT.
  - ALLOWABLE LOADS: IN GENERAL, LOADS SHOULD BE LIMITED TO LESS THAN 100 POUNDS, HOWEVER GREATER LOADS MAY BE PERMITTED FOR SPECIAL CASES WHEN APPROVED BY THE CHECKING SUPERVISOR OR FIELD ENGINEER.
  - TESTING: THE OPERATOR, TOOL, AND FASTENER SHALL BE PREQUALIFIED BY THE PROJECT INSPECTOR. HE SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENER INSTALLATIONS. A TEST "PULL-OUT" LOAD OF NOT LESS THAN TWICE THE DESIGN LOAD, OR 200 POUNDS, WHICHEVER IS GREATER, SHALL BE APPLIED TO THE PIN IN SUCH A MANNER AS NOT TO RESIST THE SPALLING TENDENCY OF THE CONCRETE SURROUNDING THE PIN. THEREAFTER, RANDOM TESTS UNDER THE PROJECT INSPECTOR'S SUPERVISION SHALL BE MADE OF APPROXIMATELY 1 IN 10 PINS, EXCEPT THAT WHEN THE DESIGN LOAD EXCEEDS 100 POUNDS, ONE HALF OF THE PINS SHALL BE TESTED. SHOULD FAILURE OCCUR ON ANY PIN TESTED, ALL INSTALLATIONS MUST BE TESTED AND UNFAIR PINS REPLACED.
  - ALL POWDER DRIVEN CONCRETE FASTENERS SHALL BE ONE OF THE FOLLOWING: HILTI, INC.
    - X-U PINS - WOOD PLATE - ICC NO. ESR 2379
    - ITW RAMSEY/TREHEAD DRIVE PIN - WOOD PLATE - ICC NO. ESR 2690
    - DRIVE PIN - STEEL TRACK - ICC NO. ESR 1955

- SPECIFICATIONS FOR AUTOMATIC END WELDED STUDS
  - MATERIAL: AUTOMATIC END WELDED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED SHEAR CONNECTOR OR ANCHOR STUDS (OR APPROVED EQUIV.) STUDS SHALL BE MANUFACTURED OF G-1015 COLD ROLLED STEEL WHICH CONFORMS TO ASTM A108.
  - INSTALLATION: THE STUDS SHALL BE AUTOMATICALLY END WELDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN SUCH A MANNER AS TO PROVIDE COMPLETE FUSION BETWEEN THE END OF THE STUD AND THE PLATE. THERE SHOULD BE NO POROSITY OR EVIDENCE OF LACK OF FUSION BETWEEN THE WELDED END OF THE STUD AND THE PLATE. THE STUD SHALL DECREASE IN LENGTH DURING WELDING APPROXIMATELY 1/8" FOR 5/8" AND UNDER, AND 3/16" FOR OVER 5/8" DIAMETER. WELDING SHALL BE DONE ONLY BY QUALIFIED WELDERS APPROVED BY THE WELDING INSPECTOR.
  - INSPECTION AND TESTS: INSPECTION, IN ACCORDANCE WITH TITLE 24, PART 2, SECTION 222(a), 3 AND 1704.5.1 OF ALL THE SHOP AND FIELD WELDING OPERATIONS FOR THE AUTOMATIC END WELDED STUDS SHALL BE MADE BY A QUALIFIED WELDING INSPECTOR (APPROVED BY THE DIVISION OF THE STATE ARCHITECT). THE TYPE AND CAPACITY OF THE WELDING EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE CHECKED AND APPROVED BY A WELDING INSPECTOR.
  - AT THE BEGINNING OF EACH DAY'S WORK, A MINIMUM OF TWO TEST STUD WELDS SHALL BE MADE WITH THE EQUIPMENT TO BE USED TO METAL WHICH IS THE SAME AS THE ACTUAL WORK PIECE. THE TEST STUDS SHALL BE SUBJECTED TO A BEND TEST BY STRIKING THEM WITH A 300 HEAVY HAMMER. AFTER THE ABOVE TEST, THE WELD SECTION SHALL NOT EXHIBIT ANY TEARING OUT OR CRACKING.

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ARCHITECT	ENGINEER

### GENERAL NOTES

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NO.	REMARKS	DATE

DRAWING STATUS:  CUP RESUBMITTAL

DATE: 12/07/2023

### KEY PLAN

HUNTINGTON BEACH CITY SCHOOL DISTRICT  
 8750 DORSETT DR  
 HUNTINGTON BEACH, CA 92646

CUP SUBMITTAL

KETTLER EDUCATIONAL CENTER  
 M&O BUILDING  
 8750 DORSETT DRIVE  
 HUNTINGTON BEACH, CA 92646

### GENERAL NOTES

Date	04/05/2023	Project Number	21010
Scale	12" = 1'-0"	Drawing Number	A0.2
Drawn	Checked	Author	Checker

# ARCHITECTURAL DRAWING ABBREVIATIONS

#	POUND OR NUMBER	DG	DECOMPOSED GRANITE	HMD	HOLLOW METAL DOOR	PED	PEDESTAL	ST	STREET
&	AND	DH	DOUBLE HUNG	HMF	HOLLOW METAL DOOR AND FRAME	PERF	PERFORATED	STA	STATION
.	ITEMS IDENTIFIED AS "NIC" ARE NOT PART OF THIS DSA APPROVAL	DIA	DIAMETER	HMF	HOLLOW METAL FRAME	PERIM	PERIMETER	STAG	STAGGERED
2X	NOMINAL LUMBER SIZE (4X, 6X, 8X, ETC.)	DIAG	DIAGONAL	HNDRL	HANDRAIL	PERP	PERPENDICULAR	STC	SOUND TRANSMISSION CLASS
@	PERPENDICULAR	DIFF	DIFFUSER	HORISD	HORIZONTAL	PEGRBD	PERPENDICULAR	STD	STANDARD
		DIM	DIMENSION	PH	PHASE	PH	PHASE	STG	SEATING
A		DISP	DISPENSER	HR	HOUR	PHS	PHILLIPS HEAD SCREW	STIF	STIFFENER
AC	AIR CONDITIONING	DIV	DIVISION	HT	HEIGHT	PI	POINT OF INTERSECTION	STR	STAIR
AC	ARCHITECT/ENGINEER	DMPF	DAMP/PROOFING	HTG	HEATING	PV	POST INDICATOR VALVE	STL	STEEL
AB	ANCHOR BOLT	DMT	DEMOUNTABLE	HVAC	HEATING, VENTILATING, AIR CONDITIONING	PL	PLATE PROPERTY LINE	STR	STRAIGHT
ABAN	ABANDON	DN	DOWN	HWH	HOT WATER HEATER	PLAM	PLASTIC LAMINATE	STRUC	STRUCTURAL
ABC	AGGREGATE BASE COURSE	DR	DOOR			PLAS	PLASTER	STU	STRUCT
ABV	ABOVE	DRB	DRAINBOARD			PLYWD	PLYWOOD	SUSP	SUSPENDED
AC	ACCESSIBLE	DRLV	DOOR LOUVER	ID	INSIDE DIAMETER	PM	PRESSED METAL	SV	SHEET VINYL
ACC	ACCESSIBLE	DS	DOWNSPOUT	IN	INCH	PMF	PRESSED METAL FRAME	SYMM	SYMMETRICAL
ACP	ALUMINUM COMPOSITE PANEL	DSP	DRY STANDPIPE	INFO	INFORMATION	PNEU	PNEUMATIC	SYNTH	SYNTHETIC
ACST	ACOUSTICAL	DT	DRAIN TILE	INSTL	INSTALL	PNL	PANEL	SYS	SYSTEM
ACT	ACOUSTICAL CEILING TILE	DRTL	DRY TILES	INSUL	INSULATED(I), (ION)	POL	POLISHED		
AD	AREA DRAIN	DW	DISHWASHER	INT	INTERIOR	POLY	POLYETHYLENE		
ADD	ADDENDUM	DWL	DOWEL	INV	INVERT	PORC	PORCELAIN		
ADH	ADHESIVE	DWR	DRAWER	IPS	IRON PIPE SIZE	PORT	PORTABLE		
ADJ	ADJUSTABLE			ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	PR	PAIR		
ADJC	ADJACENT	E	EXISTING	J	JANITOR	PRCST	PREFAB		
AFF	ABOVE FINISH FLOOR	(E)	EXISTING	JAN	JANITOR	PREFAB	PREFABRICATED		
AFG	ABOVE FINISHED GRADE	E	EAST	JST	JOIST	PREFIN	PREFINISHED		
AGGR	AGGREGATE	EA	EACH	JT	JOINT	PREFMD	PREFORMED		
AHU	AIR HANDLING UNIT	EAR	EXHAUST AIR REGISTER	K	KITCHEN	PRKG	PARKING		
ALS	ASSISTED LISTENING SYSTEM	EB	EXHAUST AIR REGISTER	KO	KNOCKOUT	PRML	PREFORMED		
ALT	ALTERNATE	EE	EACH END	KPL	KICKPLATE	PRJ	PROJECT		
ALUM/AL	ALUMINUM	EF	EACH FACE	L	LABORATORY	PROP	PROPERTY		
ANC	ANCHOR, ANCHORAGE	EFS	EXTERIOR FINISH SYSTEM	LAD	LADDER	PSCONC	PRESSED CONCRETE		
APLD	APPLIED	EHD	ELECTRIC HAND DRYER	LAM	LAMINATE	PT	POINT		
APPRX	APPROXIMATELY	EHS	EXTERIOR INSULATION AND FINISH SYSTEM	LAV	LAVATORY	PTD	PAPER TOWEL DISPENSER		
ARCH	ARCHITECT(URAL)	EJ	EXPANSION JOINT	LAV	LAVATORY	PTDF	PRESSURE TREATED DOUGLAS FIR		
ASC	ABOVE SUSPENDED CEILING	EL	ELEVATION	LBR	LUMBER	PTN	PARTITION		
ASPH	ASPHALT	ELAST	ELASTOMERIC	LDR	LEADER	PTR	PAPER TOWEL RECEPTACLE		
ASSY	ASSEMBLY	ELEC	ELECTRICAL	LF	LINEAL FOOT	PVC	POLYVINYL CHLORIDE		
ASYM	ASYMMETRICAL	ELEV	ELEVATOR	LG	LENGTH, LONG	PVEI	PAVE(ING), (ING)		
AUTO	AUTOMATIC	EM	EXPANDED METAL	LH	LEFT HAND	PVMT	PAVEMENT		
AV	AUDIO VISUAL	EMER	EMERGENCY	LHR	LEFT HAND REVERSE	Q	QUARRY TILE		
AWG	AMERICAN WIRE GAUGE	EN	EDGE NAILING	LK	LOCKER	QT	QUARRY TILE BASE		
		ENCL	ENCLOSURE	LKWASH	LOOKWASHER	QTB	QUARRY TILE BASE		
B	BOLT	ENGR	ENGINEER	LL	LONG LEG HORIZONTAL	QTF	QUARRY TILE FLOOR		
BC	BACK OF CURB	ENTR	ENTRANCE	LLH	LONG LEG VERTICAL	QTR	QUARTER		
BD	BOARD	EQ	EQUAL	LLV	LONG LEG (D)	QTY	QUANTITY		
BLUM	BITUMINOUS	EQUIP	EQUIPMENT	LM	LIMSTONE	R	RISER		
BLDG	BUILDING	ESC	ESCALATOR	LNSCP	LANDSCAPE(D)	RA	RETURN AIR		
BLK	BLOCK	ESMT	EASEMENT	LNTL	LINTEL	RAB	RABBET		
BLKG	BLOCKING	EW	EACH WAY	LP	LIGHTPROOF	RAD	RADIUM		
BLW	BELOW	EW	ELECTRIC WATER COOLER	LPT	LOW POINT	RB	RESILIENT BASE		
BLW CLG	BELOW CEILING	EWH	ELECTRIC WATER HEATER	LQ	LIGHT	RBR	RUBBER		
BLW FFLR	BELOW FINISH FLOOR	EWS	EYE WASH STATION	LT	LIGHT	RC	REINFORCED CONCRETE PIPE		
BM	BENCH MARK	EXC	EXCAVATE	LTV	LIGHTWEIGHT	RCV	RECEIVER		
BN	BOUNDARY NAILING	EXH	EXHAUST	LTV	LOUVER VENT	RD	REQUIRED		
BO	BOTTOM OF	EXP	EXPOSED	LWC	LIGHTWEIGHT CONCRETE	REGD	REQUIRED		
BOT	BOTTOM	EXPN	EXPANSION	LWIC	LIGHTWEIGHT INSULATING CONCRETE	RESIL	RESILIENT		
BRCG	BRACING	EXS	EXTRA STRONG	M	MAINTAINANCE	REF	REFERENCE		
BRDG	BRIDGING	EXT	EXTERIOR	MAINT	MAINTAINANCE	REFL	REFLECT(ED), (IVE), (OR)		
BRG	BEARING	F	FUTURE	MAS	MASONRY	REFR	REFRIGERATOR		
BRK	BRICK	F/F	FACE TO FACE	MAT	MATERIAL	REG	REGISTER		
BRKT	BRACKET	FA	FIRE ALARM	REIN	REINFORCED	REIN	REINFORCED		
BRSS	BRASS	FAB	FABRIC	MAX	MAXIMUM	REMO	REMOVE(ABLE)		
BRZ	BRONZE	FBD	FIBERBOARD	MB	MACHINE BOLT	REP	REPAIR		
BS	BOTH SIDES	FBRK	FIRE BRICK	MBR	MEMBER	REPL	REPLACE		
BSMT	BASEMENT	FCBRK	FACE BRICK	MC	MEDICINE CABINET	REQD	REQUIRED		
BTWN	BETWEEN	FCD	FLOOR DRAIN	MCB	METAL CORNER BEAD	RESIL	RESILIENT		
BUR	BUILT UP ROOFING	FDN	FOUNDATION	MDO	MEDIUM DENSITY OVERLAD	RET	RETURN		
BW	BOTH WAYS	FE	FIRE EXTINGUISHER	MECH	MECHANICAL	REV	REVISION(S), REVISED		
		FF	FINISH FLOOR	MED	MEDIUM	RF	RESILIENT FLOORING		
C	CURB AND GUTTER	FFA	FROM FLOOR ABOVE	MEMB	MEMBRANE	RF	RESILIENT FLOORING		
CAB	CABINET	FB	FROM FLOOR BELOW	MEZZ	MEZZANINE	RFH	ROOF HATCH		
CAD	CADMIUM	FFEL	FINISHED FLOOR ELEVATION	MFD	METAL FLOOR DECKING	RGDINS	RIGID INSULATION		
CAT	CATON BASIN	FFL	FINISHED FLOOR LINE	MFR	MANUFACTURER	RH	RIGHT HAND		
CBB	CEMENTITIOUS BACKER BOARD	FHG	FIRE HOUSE CABINET	MH	MANHOLE	RHMS	ROUND HEAD MACHINE SCREW		
CBG	CALIFORNIA BUILDING CODE	FHM	FLAT HEAD MACHINE BOLT	MIB	MIRROR	RHR	RIGHT HAND REVERSE		
CEM	CEMENT	FHMS	FLAT HEAD MACHINE SCREW	MIR	MIRROR	RHW	ROUND HEAD WOOD SCREW		
CER	CERAMIC	FHWS	FLATHEAD WOOD SCREW	MISC	MISCELLANEOUS	RL	ROOF LEADER		
CFI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	FIN	FINISH(ED)	ML	METAL LATH	RLG	RAILING		
CFG	COUNTERFLASHING	FJ	FLUSH JOINT	MLDG	MILLING	RM	ROOM		
CFO	CONTRACTOR FURNISHED OWNER INSTALLED	FL	FLASHING	MLWK	MILLWORK	RND	ROUND		
CG	CORNER GUARD	FLD	FOLDING	MO	MASONRY OPENING	RO	ROUGH OPENING		
CHBD	CHALKBOARD	FLG	FLOORING	MOD	MODULE(AR)	ROW	RIGHT OF WAY		
CHR	CHAMFER	FLR	FLOOR	MR	MOISTURE RESISTANT	RR	RESTROOM		
CI	CAST IRON	FLUOR	FLUORESCENT	MRS	MARBLE SAWN	RS	RUBBER SAWN		
CIP	CAST IN PLACE	FN	FIELD NAILING	MRT	METAL ROOF DECKING	RTF	RUBBER TILE FLOORING		
CIR	CIRCLE	FOB	FACE OF BLOCK	MS	MACHINE SCREW	RTU	ROOF TOP UNIT		
CIRC	CIRCULAR, CIRCUMFERENCE	FOC	FACE OF CONCRETE/CURB	MTD	MOUNTED	RV	ROOF VENT		
CJ	CONSTRUCTION JOINT	FOF	FACE OF FINISH	MTL	METAL	RVL	REVEAL		
CL	CHAIN LINK OR CENTER LINE	FOG	FACE OF GRID	MTR	MORTAR	RVS	REVERSE (SIDE)		
CLG	CEILING	FOM	FACE OF MASONRY	MULL	MULLION	RVT	RIVET(ED)		
CLJ	CONTROL JOINT	FOS	FACE OF STUD	N	FIREPLACE	RWD	REDWOOD		
CLKG	CALLING	FPL	FIREPLACE	(N)	NEW	RWL	RAIN WATER LEADER		
CLL	CONTRACT LIMIT LINE	FRF	FIREPROOF(ING)	N	NATURAL	S	SOUTH		
CLOS	CLOSURE	FR	FRAMED(ING)	NAT	NATURAL	S2S	SURFACED TWO SIDES		
CLR	CLEAR(ANCE)	FRG	FIBERGLASS REINFORCED GYPSUM	NC	NONCOMBUSTIBLE	S4S	SURFACED FOUR SIDES		
CLRM	CLASSROOM	FRP	FIBERGLASS REINFORCED PLASTIC	NE	NOT EXCEEDING	SA	SUPPLY AIR		
CMR	CORRUGATED METAL PANEL	FRTW	FIRE RETARDANT TREATED WOOD	NF	NEAR FACE	SALV	SALVAGE		
CMPT	COMPOSITION	FRZ	FREEZER	NIC	NOT IN CONTRACT	SAM	SELF-ADHERED MEMBRANE		
CMU	CONCRETE MASONRY UNIT	FRZ	FIRE SPRINKLER	NLB	NON-LOAD BEARING	SAT	SUSPENDED ACOUSTICAL TILE		
CNCL	CONCEALED	FS	FAR SIDE	NM	NONMETALLIC	SB	SPLASH BLOCK		
CNR	CORNER	FSTN	FASTEN, FASTENER	NO	NUMBER	SSBTR	SUBSTRATE		
CNTR	COUNTER	FT	FOOT/FEET	NOM	NOMINAL	SC	SOLID CORE		
COL	COLUMN	FTG	FURTING	NR	NOISE REDUCTION	SCD	SEAT COVER DISPENSER		
COM	COMMON	FURG	FURRED, (ING)	NRC	NOISE REDUCTION COEFFICIENT	SCHED	SCHEDULE		
COMB	COMBINATION	FWC	FABRIC WALL COVERING	NS	NEAR SIDE	SCP	SCUPPER		
COMF	COMPOSITE	G	GAUGE	NTS	NOT TO SCALE	SCRN	SCREEN		
COMPT	COMPARTMENT	GAL	GALLON	O	OVER	SD	STORM DRAIN		
CONC	CONCRETE	GALV	GALVANIZED	O/O	OUT TO OUT	SDBL	SANDBLAST		
CONF	CONFERENCE	GB	GRAB BAR	OA	OVERALL	SEC	SECONDS		
CONN	CONNECTION	GFR	GLASS FIBER REINFORCED CONCRETE	OBS	OBSCURE	SECT	SECTION		
CONSTR	CONSTRUCTION	GI	GALVANIZED IRON	OC	ON CENTER	SEP	SEPERATE OR SEPERATION		
CONT	CONTINUOUS, CONTINUATION	GL	GLASS	OCC	OCCUPANTS OR OCCUPANCY	SF	SQUARE FEET, STOREFRONT		
CONTR	CONTRACT(OR)	GLULAM	GLUE LAMINATED	OD	OUTSIDE DIAMETER	SGL	SINGLE		
COORD	COORDINATE	GLZ	GLAZING	OFI	OFFICE	SHR	SHOWER		
CORR	CORRIDOR	GLZCMU	GLAZED CONCRETE MASONRY UNIT	OFI	OFFICE	SHT	SHEET(ING)		
CPR	COPPER	GR	GRADE	OFIC	OWNER FURNISHED CONTRACTOR INSTALLED	SHTG	SHEATHING		
CPRS	COMPRESS(ED), (ION), (IBLE)	GRM	GRADE BEAM	OFF	OFFICE	SHV	SHELVING(ING)		
CPT	CARPET	GRND	GRADE LINE	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SIM	SIMILAR		
CRS	COLD ROLLED STEEL	GSM	GLASS MASONRY UNIT	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SK	SINK		
CS	CAST STONE	GSS	GLASS SHEATHING BOARD	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SKLT	SKYLIGHT		
CSG	CASING	GSM	GALVANIZED SHEET METAL	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SLD	SEALED		
CSK	COUNTERSUNK	GSS	GALVANIZED STEEL SHEET	OPH	OPPOSITE HAND	SLDG	SLIDE(ING)		
CSMT	CASEMENT	GST	GLAZED STRUCTURAL TILE	OPNG	OPENING	SLDR	SOLDER		
CSWK	CASEWORK	GT	GROUT	OPP	OPPOSITE	SLNT	SEALANT		
CT	CERAMIC TILE	GT	GROUT	OPQ	OPAQE	SLV	SLEEVE		
CTB	CERAMIC TILE BASE	GVL	GRAVEL	OPR	OPERABLE	SM	SHEET METAL		
CTF	CERAMIC TILE FLOOR	GYP	GYPSUM	ORD	OVERFLOW ROOF DRAIN	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION		
CTG	COATING	GYP BD	GYPSUM BOARD	OSB	ORIENTED STRAND BOARD	SMLS	SEAMLESS		
CTR	CENTER	H	HOSE BIB	OVFL	OVERHEAD	SND	SANITARY NAPKIN DISPENSER		
CTRC	CURB FOOT	HC	HOLLOW CORE			SNDINS	SOUND INSULATION		
CUIN	CUBIC INCH	HD	HEAVY DUTY			SNDU	SANITARY NAPKIN DISPOSAL UNIT		
CUST	CUSTODIAN	HDAS	HEADED ANCHOR STUD			SNT	SEALANT		
CUYD	CUBIC YARD	HDT	HEAD JOINT			SP	SPACES		
CW	CURTAIN WALL	HDR	HEADER			SPC	SUSPENDED PLASTER CEILING		
		HDW	HARDWARE			SPD	SOAP DISPENSER		
D	DRAIN	HDWD	HARDWOOD			SPEC	SPECIFICATION(S)		
d	PENNWEIGHT (NAILS)	HEX	HEXAGONAL			SPRF	SUPPORT		
DA	DOUBLE ACTING	HGR	HANGER			SQ	SQUARE		
DBL	DOUBLE	HLDN	HOLD DOWN			SS	STAINLESS STEEL		
DEG	DEGREES	HM	HOLLOW METAL			SSK	SERVICE SINK		
DEMO	DEMOLISH, DEMOLITION								
DEP	DEPRESSED								
DEPT	DEPARTMENT								
DET	DETAIL								
DF	DRINKING FOUNTAIN								

# SYMBOLS LEGEND

	N	N = PLAN NORTH ARROW ADDITIONAL ARROW INDICATES TRUE NORTH
	X AXX	X = BUILDING SECTION NUMBER AXX = SHEET NUMBER
	X AXX	X = WALL SECTION NUMBER AXX = SHEET NUMBER
	X AXX	X = EXTERIOR ELEVATION NUMBER AXX = SHEET NUMBER
	X AXX	X = INTERIOR ELEVATION NUMBER AXX = SHEET NUMBER N.S.E.W. = INDICATES CARDINAL DIRECTION
	A	GRID LINE, FACE OF STRUCTURE
	A	GRID LINE, CENTER OF STRUCTURE
	+	ELEVATION OR DATUM POINT
	WP	WORK POINT
	X AXX	REFERENCE DETAIL X = DETAIL DRAWING NUMBER AXX = SHEET NUMBER
	20 / AX X	MATCH LINE AND AREA DESIGNATOR SHADED PORTION IS THE SIDE CONSIDERED
	A119	ROOM NAME ROOM NAME AREA IDENTIFICATION: A = BUILDING OR AREA DESIGNATION 1 = FLOOR NUMBER 19 = ROOM NUMBER
	A	WINDOW, STOREFRONT, OR CURTAIN WALL SEE WINDOW SCHEDULE
	A101A	DOOR NUMBER, SEE DOOR SCHEDULE
	08 211	KEYNOTE 08 = SPECIFICATION DIVISIONAL PREFIX 2 = SPECIFICATION SUBSECTION PREFIX 11 = NOTE NUMBER
	A	REVISION
	102	CASEWORK TAG 102 = ARCHITECTURAL WOODWORK STANDARD (AWS) NUMBER 36" x 24" x 24" = WIDTH x HEIGHT x DEPTH LOCKABLE = MODIFYING NOTE
	41	PATH OF EGRESS 41 = OCCUPANT LOAD STARTING POINT OF PATH OF TRAVEL TO EXIT MARKED BY DOT AT THE BEGINNING OF EGRESS LINE
	P	PANIC HARDWARE DEVICE - REFERENCE DOOR SCHEDULE AND HARDWARE GROUP
	S1	SIGNAGE TAG

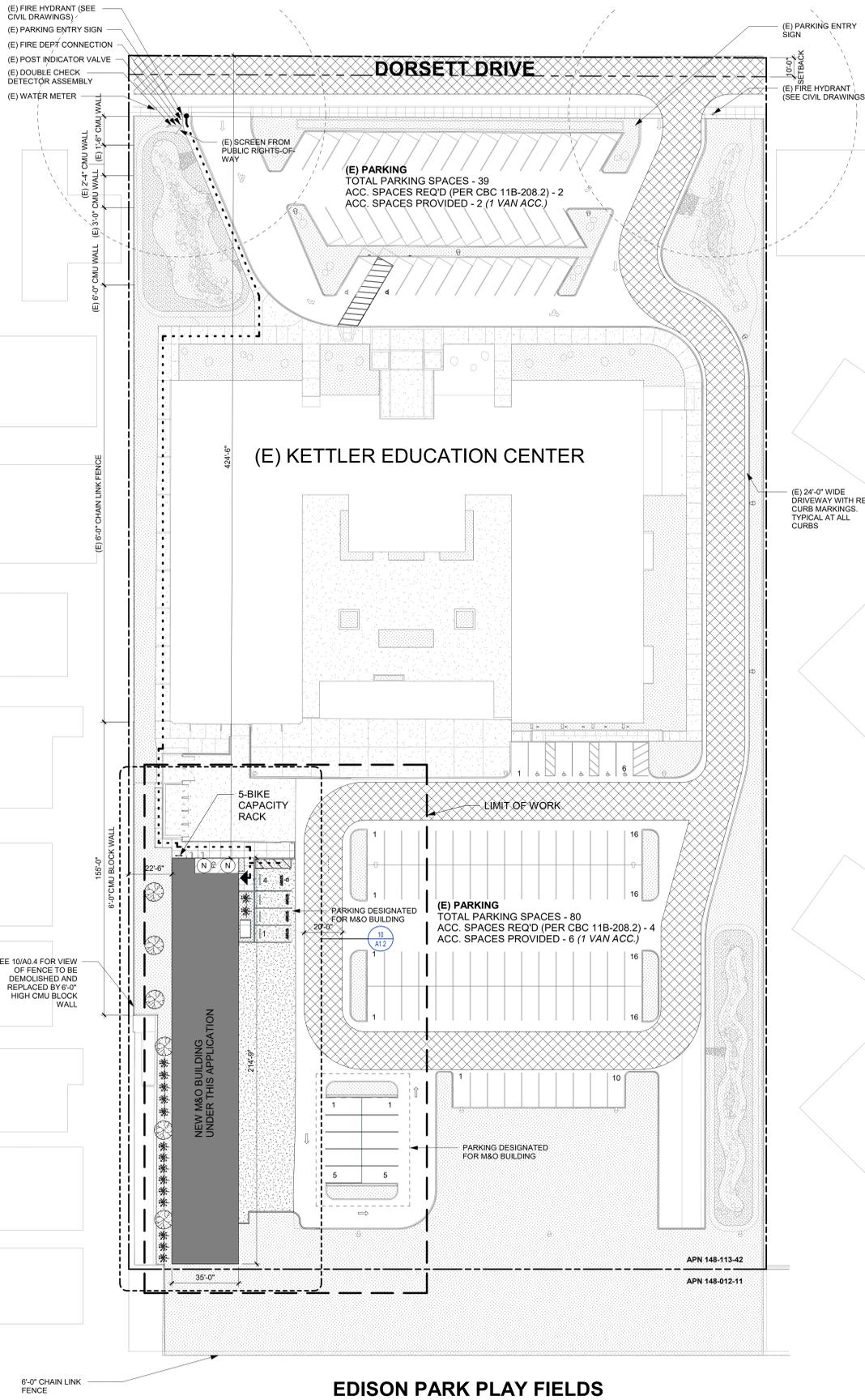
# MATERIALS LEGEND

	EARTH		BATT INSULATION
	POROUS FILL (STONE, GRAVEL, ETC.)		RIGID INSULATION
	CONCRETE		GYPSUM BOARD
	GROUT		PLYWOOD
	STEEL		METAL LATH AND PLASTER
	FINISHED WOOD		
	TERRAZZO		
	WOOD BLOCKING		
	WOOD FRAMING		

DSA STAMP



Studio W Architects  
424 32nd St Suite D/E,  
Newport Beach, California 92663  
[ T ] 9



### PARKING ANALYSIS (E) KETTLER EDUCATION CENTER

BASED ON HUNTINGTON BEACH, CALIFORNIA MUNICIPAL CODE: TITLE 23 ZONING CODE

231.04 OFF-STREET PARKING AND LOADING SPACES REQ'D

WAREHOUSE AND STORAGE: 1 PARKING SPACE PER 1000 SQ FT  
6,906 GROSS SF / 1000 SF = 6.906 = 7 STALLS REQ'D

OFFICES, BUSINESS, AND PROFESSIONAL: 1 PER 250 SQ FT FOR LESS THAN 250,000 SQ FT  
23,852 GROSS SF / 250 SF = 95.408 = 96 STALLS REQ'D

**TOTAL PARKING REQ'D: 103 STALLS**  
**TOTAL PARKING EXISTING: 119 STALLS**

**WAREHOUSE & STORAGE - 6,906 GROSS SF**  
**OFFICES, BUSINESS, & PROFESSIONAL - 23,852 GROSS SF**  
**SUPPORT & CIRCULATION SPACES - 3,946 GROSS SF**

### PROJECT DATA

ADDRESS: 8750 DORSETT DRIVE  
HUNTINGTON BEACH, CA 92646

APN: 148-113-42  
ZONING DISTRICT: PUBLIC SEMI-PUBLIC DISTRICT  
GENERAL PLAN LAND USE DESIGNATION: PS  
SITE AREA: 209,088 SF / 4.8 ACRES

**LOT COVERAGE:**  
(34704 SF + 7510 SF) / 209,088 X 100 = 20.19%

**TOTAL BUILDING AREA:**  
7510 SF

**FLOOR AREA RATIO (FAR):**  
7510 SF / 209,088 SF = 0.036

**BUILDING USE (PROPOSED):**  
BUSINESS (B) / FACTORY INDUSTRIAL (F-2) LOW-HAZARD / LOW-HAZARD STORAGE (S-2)

**PARKING SPACES (PROPOSED):**  
ON-SITE PARKING: 14 STALLS (INCLUDES 1 ACCESSIBLE STALL)

### ACCESSIBLE PARKING

BASED ON CBC TABLE 11B-208.2 "PARKING SPACES"

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

**STANDARD PARKING PROVIDED:** 10 STALLS  
**CLEAN AIR VEHICLE PARKING STALLS REQ'D:** 4 STALLS  
**CLEAN AIR VEHICLE PARKING STALLS PROVIDED:** 4 STALLS  
**ACCESSIBLE PARKING PROVIDED:** 1 VAN STALL  
**TOTAL PARKING PROVIDED:** 14 STALLS

### SEPARATED OCCUPANCY RATIO

SEPARATED OCCUPANCIES ALLOWABLE BUILDING AREA (CBC 508.4.2)

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

OCCUPANCY	ACTUAL SF (GROSS) ALLOWABLE SF	RATIO
B	1,714 SF / 5,000 SF	= .342 < 1 → OK
F-2	1,951 SF / 13,000 SF	= .150 < 1 → OK
S-2	3,845 SF / 13,500 SF	= .284 < 1 → OK

**TOTALS:**  
.342 + .150 + .284 = **.776 < 1 → OK**



**FENCE VIEW 1" = 30'-0" 10**

### GROSS BUILDING AREA

NAME	TOTAL AREA (S.F.)
FIRST FLOOR	7,510 SF
TOTAL AREA	7,510 SF

### PARKING ANALYSIS

BASED ON HUNTINGTON BEACH, CALIFORNIA MUNICIPAL CODE: TITLE 23 ZONING CODE

231.04 OFF-STREET PARKING AND LOADING SPACES REQ'D

MAINTENANCE AND REPAIR SERVICES: 1 PARKING SPACE PER 500 SQ FT  
7,510 GROSS SF / 500 SF = 15.02 = 16 STALLS REQ'D

**TOTAL PARKING REQ'D: 16 STALLS**  
**TOTAL PARKING PROVIDED: 14 STALLS**

### BICYCLE STORAGE CALCS

BASED ON HUNTINGTON BEACH, CALIFORNIA MUNICIPAL CODE: TITLE 23 ZONING CODE

231.20 BICYCLE PARKING

REQUIRED: ONE BICYCLE SPACE FOR EVERY 25 AUTOMOBILE PARKING SPACE REQUIRED FOR BUILDINGS UP TO 50,000 SQ FT OF GROSS BUILDING AREA; MINIMUM OF THREE

PROVIDED: **5-BIKE CAPACITY STORAGE, PERMANENTLY ANCHORED**

### CLEAN AIR VEHICLE PARKING

BASED ON CalGreen 2022 PART 11, TABLE 5.106.5.2 & 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED CLEAN AIR VEHICLE SPACES	NUMBER OF REQUIRED CHARGING SPACES
0 TO 9	0	0
10 TO 25	4	0
26 TO 50	8	2
51 TO 75	13	3
76 TO 100	17	4
101 TO 150	25	6
151 TO 200	35	9
201 and over	20 percent of total <sup>1</sup>	25 percent of EV capable spaces <sup>2</sup>

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

### ACCESSIBLE PARKING

BASED ON CBC TABLE 11B-208.2 "PARKING SPACES"

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

**STANDARD PARKING PROVIDED:** 10 STALLS  
**CLEAN AIR VEHICLE PARKING STALLS REQ'D:** 4 STALLS  
**CLEAN AIR VEHICLE PARKING STALLS PROVIDED:** 4 STALLS  
**ACCESSIBLE PARKING PROVIDED:** 1 VAN STALL  
**TOTAL PARKING PROVIDED:** 14 STALLS

### SEPARATED OCCUPANCY RATIO

SEPARATED OCCUPANCIES ALLOWABLE BUILDING AREA (CBC 508.4.2)

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

OCCUPANCY	ACTUAL SF (GROSS) ALLOWABLE SF	RATIO
B	1,714 SF / 5,000 SF	= .342 < 1 → OK
F-2	1,951 SF / 13,000 SF	= .150 < 1 → OK
S-2	3,845 SF / 13,500 SF	= .284 < 1 → OK

**TOTALS:**  
.342 + .150 + .284 = **.776 < 1 → OK**



**FENCE VIEW 1" = 30'-0" 10**

### GENERAL NOTES

**EXISTING CONDITIONS**  
ALL (E) STRUCTURES AND ITEMS ON SITE ARE APPROXIMATE BASED ON DRAWINGS FROM OWNER.

**BUILDING:**  
1. ALL EXTERIOR OUTWARD SWINGING DOORS TO HAVE A MINIMUM 5'-0" LEVEL LANDING.  
2. ALL BUILDING ENTRANCES AND EXTERIOR GROUND LEVEL EXITS SHALL BE ACCESSIBLE.

**ACCESSIBLE PATH OF TRAVEL:**  
1. SEE ACCESSIBLE PATH OF TRAVEL DEFINITION, THIS SHEET.  
2. ALL SIDEWALKS ALONG THE ACCESSIBLE ROUTE TO BE A MINIMUM OF 4'-0" WIDE, AND THERE SHALL BE NO DROP-OFFS OVER 4" AT EDGE OF WALK OR LANDING, WHERE A "DROP-OFF" DOES OCCUR, PROVIDING A 6" HIGH WARNING CURB OR GUARD OR HANDRAIL. (SEE CBC SECTION 11B-303.5) FOR GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WALKWAY IN THE PATH OF TRAVEL, GRIDDINGS IN GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.  
3. 36" WIDE CONTINUOUS DETECTABLE WARNING SHALL BE USED WHERE THE PEDESTRIAN PATH CROSSES OR ADJACENS A VEHICULAR WAY (SUCH AS A DRIVEWAY) TO WARN OF POTENTIAL HAZARDS AS PER CBC 11B-705.  
4. 36" WIDE CONTINUOUS DETECTABLE WARNING SHALL BE USED WHERE THE PEDESTRIAN PATH CROSSES OR ADJACENS A VEHICULAR WAY (SUCH AS A DRIVEWAY) TO WARN OF POTENTIAL HAZARDS AS PER CBC 11B-705.  
5. SEE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT ON THIS SHEET FOR PATH OF TRAVEL REQUIREMENTS.  
6. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECT FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

**GATES:**  
1. GATES ALONG ACCESSIBLE ROUTE SHALL MEET DOOR REQUIREMENTS PER CBC SECTION 11B-404 INCLUDING PANIC HARDWARE AND 10" MIN. SMOOTH BOTTOM OR KICK PLATE.  
2. GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER ACCESSIBLE LEVER HARDWARE AND KICK PLATES.

**SITE:**  
1. WALLS, FENCES, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.  
2. TRANSFORMER LOCATED IN THE ELECTRICAL ROOM OF (E) KETTLER EDUCATION CENTER.

### CODE ANALYSIS

BUILDING NAME	M&O BUILDING
BUILDING CONDITION	NEW
OCCUPANCY (CBC SECTION 302)	B / F-2 / S-2
BUILDING HEIGHT	17'-6"
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	V-B
SPRINKLERS	NO
ALTERNATIVE PROTECTION (CBC 903.1.1)	NOT USED
SEPARATED? (CBC TABLE 508.4)	YES
ALLOWABLE AREA DETERMINATION (CBC 508.2, BASED ON THE MOST RESTRICTIVE OCCUPANCY)	$A_u = A_s + (N_S \times I)$ $A_u = X,XXX + (X,XXX \times XX)$ $A_u = XX,XXX$
$A_u$ = TABULAR ALLOWABLE AREA (CBC TABLE 508.2)	9,000 SF
$N_S$ = TABULAR ALLOWABLE AREA FACTOR	9,000 SF
$I$ = FRONTAGE INCREASE (CBC 506.3)	0.75
ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)	18'
ALLOWABLE NUMBER OF STORIES (CBC TABLE 504.4)	1
ACTUAL AREA / ALLOWABLE AREA	<b>7,510 SF / 9,000 SF = .834 &lt; 1 = OK</b>
<b>BUILDING A FRONTAGE INCREASE CALCULATION PER CBC 506.3:</b> $I = (F/P - 0.25)/30$	
$F = 556'-8"$ (BLDG PERIM. THAT FRONTS A MIN. 20' OPEN SPACE OR PUBLIC WAY)	
$P = 556'-8"$ (PERIMETER OF ENTIRE BUILDING) (WIDTH OF PUBLIC WAY, SEE CALC. BELOW)	
$W = XX'$	
$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + L_4 \times w_4) / L$ $L =$ LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL $w_i =$ WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL $F =$ BLDG PERIM. THAT FRONTS ON A PUBLIC WAY (≥ 20 FEET)	
$W = ...$	
$I = [556'-8"/556'-8" - 0.25]/30$ $I = [1 - 0.25] / 30$ $I = .75$	

### LEGEND

(E) BUILDING, NOT UNDER SCOPE OF WORK

BUILDING UNDER SCOPE OF WORK

20'-0" WIDE MINIMUM CLEAR FIRE ACCESS LANE

ACCESSIBLE BATHROOM FACILITIES:  
(W) WOMENS (M) MENS  
(G) GIRLS (B) BOYS  
(N) ALL GENDER (DF) DRINKING FOUNTAIN

ACCESSIBLE PATH OF TRAVEL, SEE DEFINITION ON THIS SHEET

PROPERTY LINE

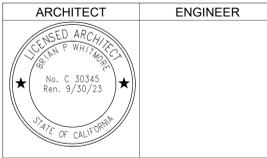
SETBACK LINE

LOCATION OF ACCESSIBLE EXTERIOR EXIT DOORS, ENTRANCES, AND EGRESS

LANDSCAPE



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**GENERAL NOTES**

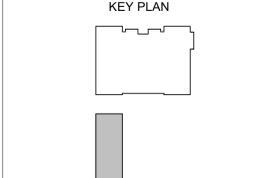
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NO.	REMARKS	DATE

**DRAWING STATUS**

CUP RESUBMITTAL

DATE: 12/07/2023



HUNTINGTON BEACH  
CITY SCHOOL DISTRICT  
8750 DORSETT DR  
HUNTINGTON BEACH, CA 92646

CUP SUBMITTAL

KETTLER EDUCATIONAL  
CENTER  
M&O BUILDING  
8750 DORSETT DRIVE  
HUNTINGTON BEACH, CA 92646

CODE ANALYSIS AND  
FIRE ACCESS SITE PLAN

Date: 11/28/2023  
Scale: As indicated  
Drawn: [ ]  
Checked: [ ]  
Author: [ ]

Project Number: 21010  
Drawing Number: A0.4



HUNTINGTON BEACH CITY  
SCHOOL DISTRICT  
MAINTENANCE AND OPERATIONS  
(MOT) BUILDING  
8750 DORSETT DRIVE  
HUNTINGTON BEACH, CA 92646

CONSULTANTS:



DATE	ISSUED FOR:

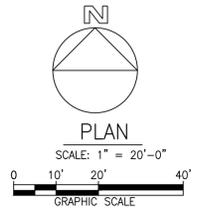
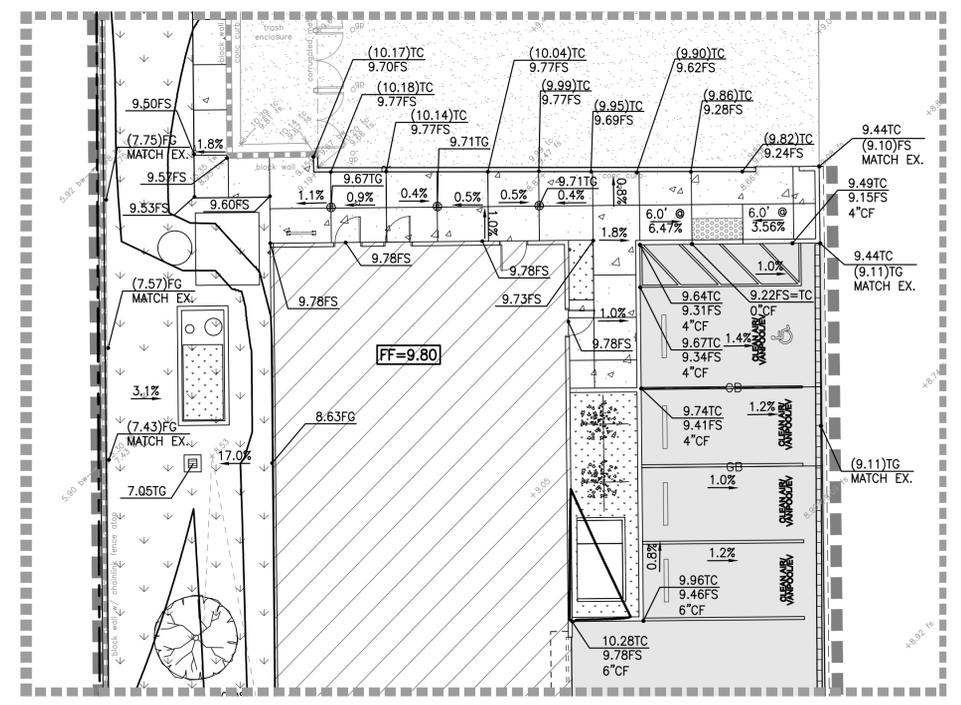
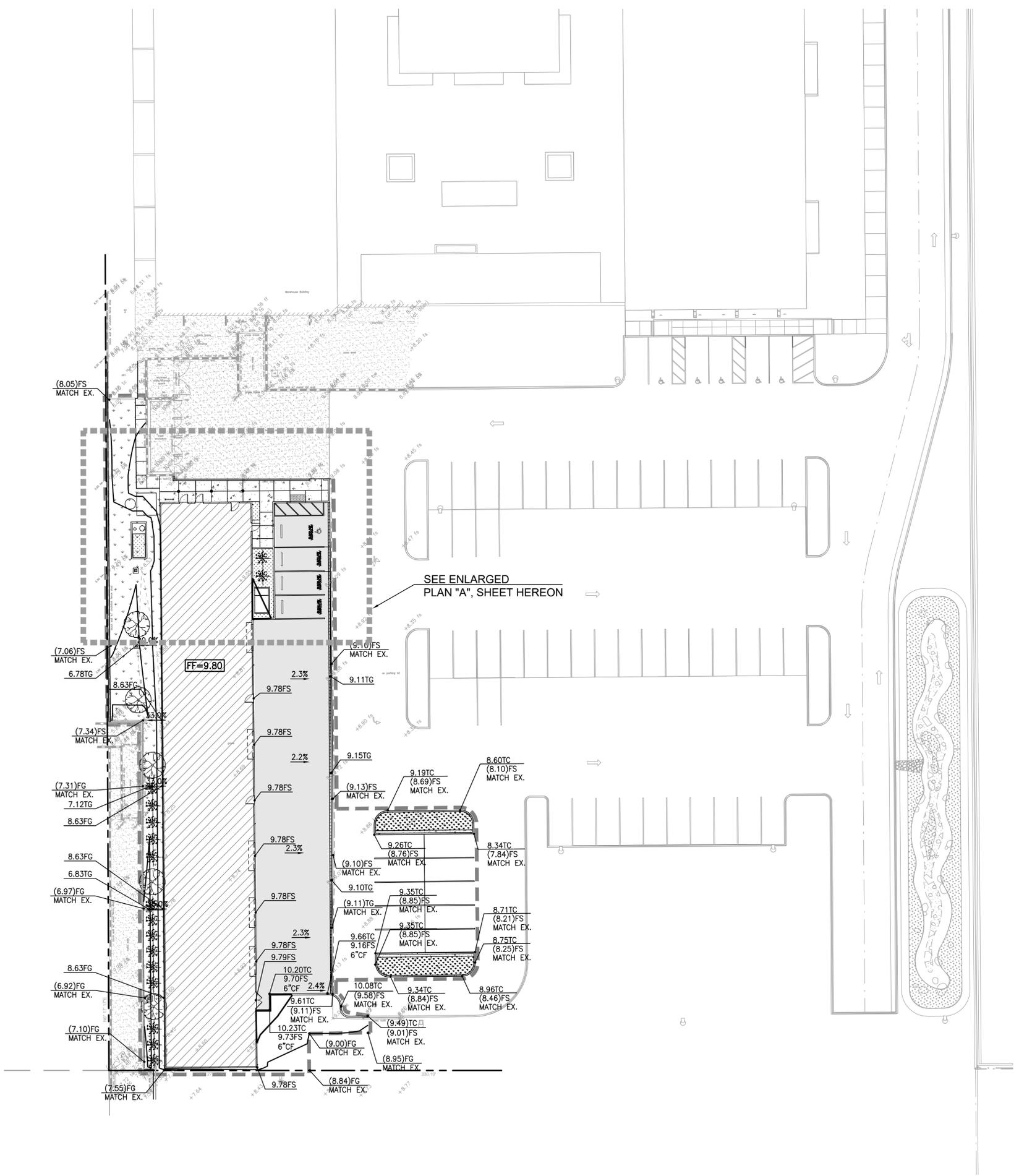
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Project Number: 2000157  
Drawn By: TN  
Checked By: JP  
Scale: AS SPECIFIED

PRELIMINARY  
GRADING  
PLAN

SHEET:  
**C1.30**

NOT FOR CONSTRUCTION

- LEGEND:**
- PROPERTY LINE
  - LIMIT OF WORK LINE
  - GRADE BREAK
  - RIDGE LINE
  - SAWCUT LINE
  - CONCRETE PAVING
  - ASPHALT PAVING
  - PROPOSED BUILDING



CONSULTANTS:



**UTILITY CONSTRUCTION NOTES:**

**STORM DRAIN**

- (SD1) PVC, SDR-35 STORM DRAIN PIPE. SIZE AND SLOPE PER PLAN.
- (SD2) 12" X 12" PRECAST CONCRETE CATCH BASIN. JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT..
- (SD3) AREA DRAIN
- (SD4) ACO K200 KLASSIK DRAIN
- (SD5) ADS ECOPURE BIOFILTRATION UNIT
- (SD6) ADS STORMTECH MC-3500
- (SD7) PSI SUMP PUMP
- (SD8) CONNECT TO EXISTING 24" SD LINE. VERIFY POC AND LOCATION IN THE FIELD.

**SANITARY SEWER**

- (SS1) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SS2) PVC, SDR-35 SANITARY SEWER PIPE. SIZE AND SLOPE PER PLAN.
- (SS3) CONNECT TO EXISTING STUB OUT. VERIFY POC AND LOCATION IN THE FIELD.

**DOMESTIC WATER**

- (W1) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W2) PVC SCH-40 DOMESTIC WATER PIPE SIZE PER PLAN.
- (W3) CONNECT TO EXISTING STUB OUT. VERIFY POC AND LOCATION IN THE FIELD.

**FIRE WATER**

A SEPARATE PRIVATE FIRE WATER SERVICE SEPARATED FROM THE PUBLIC MAIN IN DORSETT DRIVE BY THE CONSTRUCTION OF A DOUBLE CHECK DETECTOR ASSEMBLY WILL BE PROVIDED BY A SEPARATE PERMIT

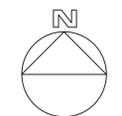
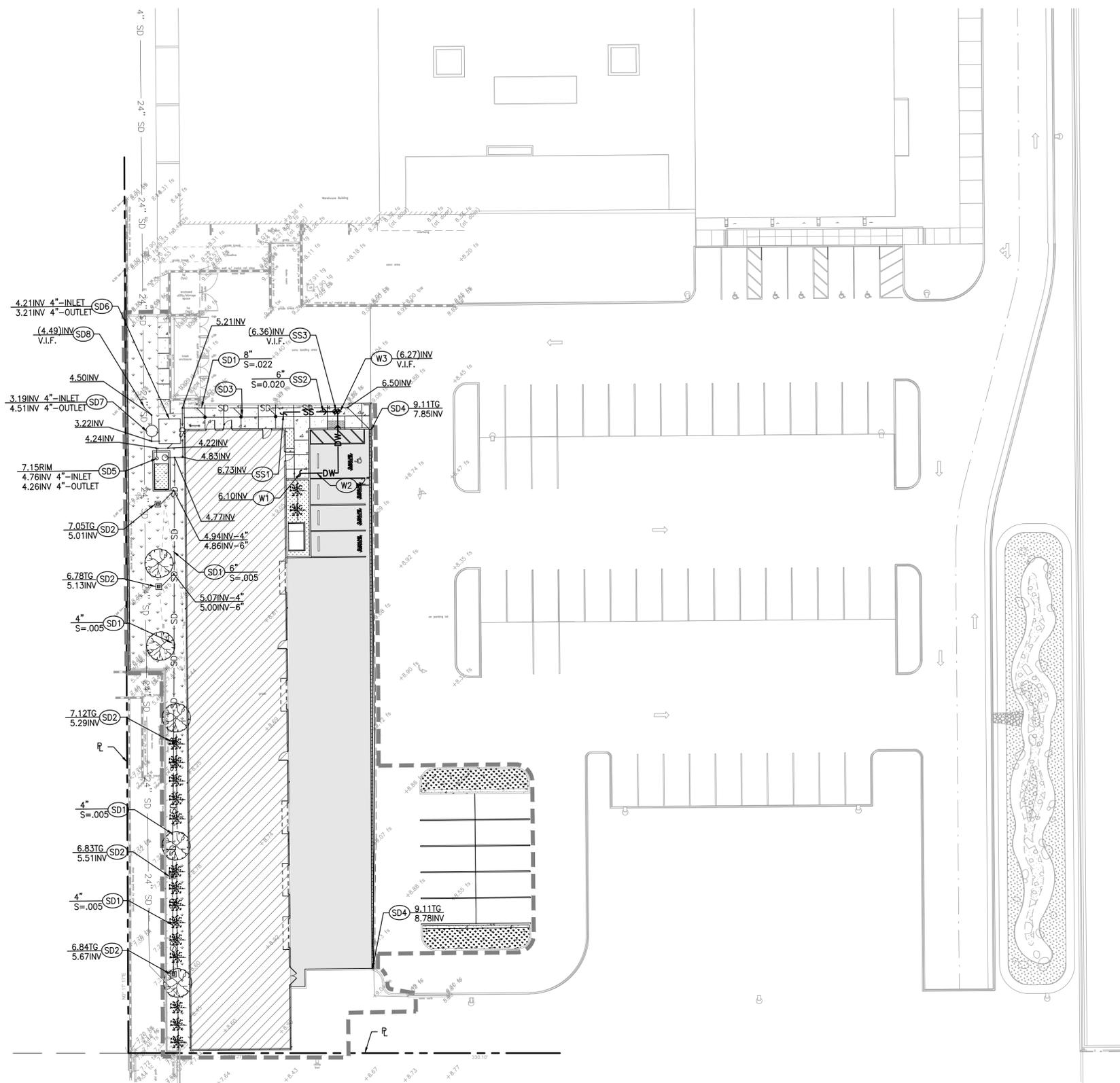
THE FIRE SPRINKLER SYSTEM AND PROPOSED HYDRANT WILL HAVE A SEPARATE DEDICATED FIRE SERVICE LINE INSTALLED PER WATER DIVISION STANDARDS BY A SEPARATE PERMIT

**LEGEND**

- UTILITY LIMIT OF WORK
- - - - - PROPERTY LINE
- SD-SD PROPOSED STORM DRAIN LINE
- SS-SS PROPOSED SEWER LINE
- W-W PROPOSED WATER LINE
- [Pattern] PLANTER AREA
- [Pattern] PROPOSED BUILDING
- [Pattern] CONCRETE PAVING
- [Pattern] ASPHALT PAVING

**NOTE:**

ALL BURIED DUCTILE IRON AND COPPER PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE COATED WITH A DIELECTRIC COATING: A LIQUID EPOXY COATING SYSTEM PER AWWA C-210 AT 24 MILS MINIMUM DRY FILM THICKNESS (MDF) 3M SCOTCHKOTETM 323/323I LIQUID EPOXY COATINGS FOR CORROSION PROTECTION OR EQUIVALENT, OR A COLD APPLIED THREE PART SYSTEM PETROLEUM WAX TAPE PER AWWA C-217, OR A 100% POLYURETHANE COATING OF 24 MILS MDF SUITABLE FOR BURIED USE DENSYL TAPE BY DENSO OR EQUIVALENT.



PLAN  
SCALE: 1" = 20'-0"  
0 10' 20' 40'  
GRAPHIC SCALE

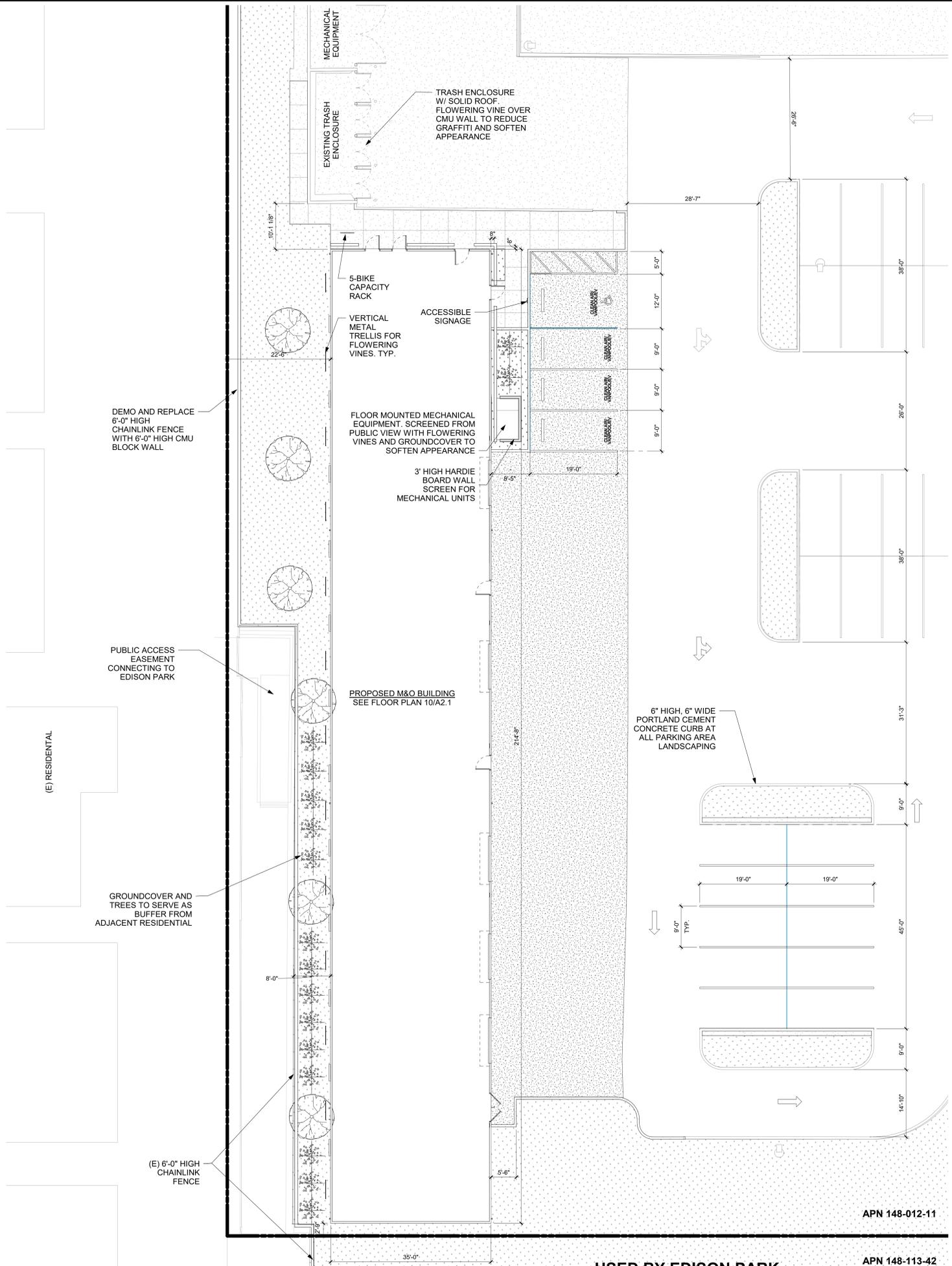
PRELIMINARY  
UTILITY  
PLAN

SHEET:  
**C1.50**

NOT FOR CONSTRUCTION

PRINT DATE: 4/5/2024 3:23:27 PM  
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REF: 15 / A0.4



**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR 6'-0" HIGH TEMPORARY CONSTRUCTION BARRIER WITH VISION SCREEN AT STAGING, STORAGE AND CONSTRUCTION AREA WITH SIGNAGE EVERY 20'-0" TO WARN STUDENTS OF CONSTRUCTION AREA.
- CONTRACTOR TO BRING IN OFFICE TRAILER TO CONSTRUCTION AREA.
- CONTRACTOR SHALL ACCESS THE SITE FROM \_\_\_\_\_ ANY DAMAGE TO FIRE LANE WILL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO REPAIR BACK TO EXISTING CONDITIONS ALL LAYDOWN AREAS AT THE END OF CONSTRUCTION. THIS INCLUDES LANDSCAPE AREAS AND ANY BROKEN SPRINKLERS, VALVE BOXES, CONCRETE, ASPHALT, ETC.
- CONTRACTOR SHALL REPLACE, RECONSTRUCT AND REPAIR ALL EXISTING WORK THAT IS IMPACTED, DAMAGED, OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO, HARDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES AND UTILITIES - ALL TO THE SATISFACTION OF THE DISTRICT.
- WHERE ASPHALT OR CONCRETE IS BEING REPAATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2-FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC. AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER LEVER HARDWARE AND KICK PLATES.
- ALL IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED BY THE DEVELOPER AND/OR THE DEVELOPER'S EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, AND THE APPROVED STREET IMPROVEMENT PLANS.
- ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATIONS WILL BE IMPLEMENTED PRIOR TO THE BUILDING PERMIT, SOLELY AT THE DEVELOPER'S EXPENSE.

DSA STAMP



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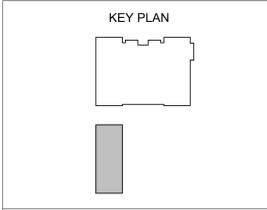
NO.	REMARKS	DATE

REVISION HISTORY

DRAWING STATUS

CUP RESUBMITTAL

DATE: 12/07/2023



HUNTINGTON BEACH  
 CITY SCHOOL DISTRICT  
 8750 DORSETT DR  
 HUNTINGTON BEACH, CA 92646

CUP SUBMITTAL

KETTLER EDUCATIONAL  
 CENTER  
 M&O BUILDING  
 8750 DORSETT DRIVE  
 HUNTINGTON BEACH, CA 92646

ENLARGED SITE PLAN

**LEGEND**

- 8" CONCRETE OVER 6" CLASS II AGGREGATE BASE
- 4" CONCRETE OVER 6" CLASS II AGGREGATE BASE
- 4" COLORED CONCRETE PAVING OVER 6" CLASS II AGGREGATE BASE
- ASPHALT PAVING
- LANDSCAPING



USED BY EDISON PARK

APN 148-012-11

APN 148-113-42

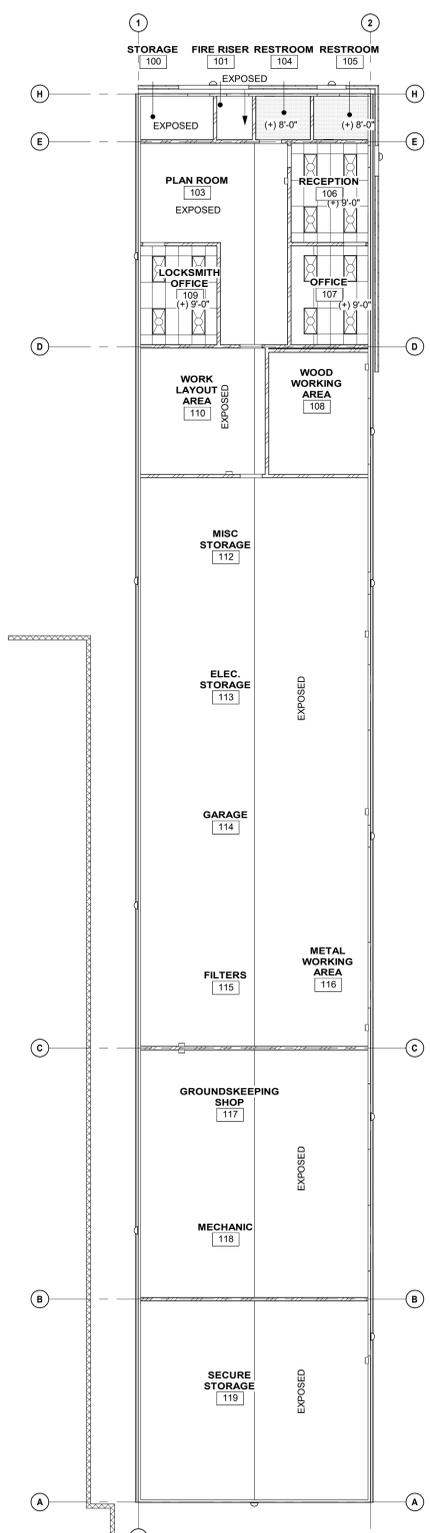
ENLARGED SITE PLAN

1" = 10'-0"

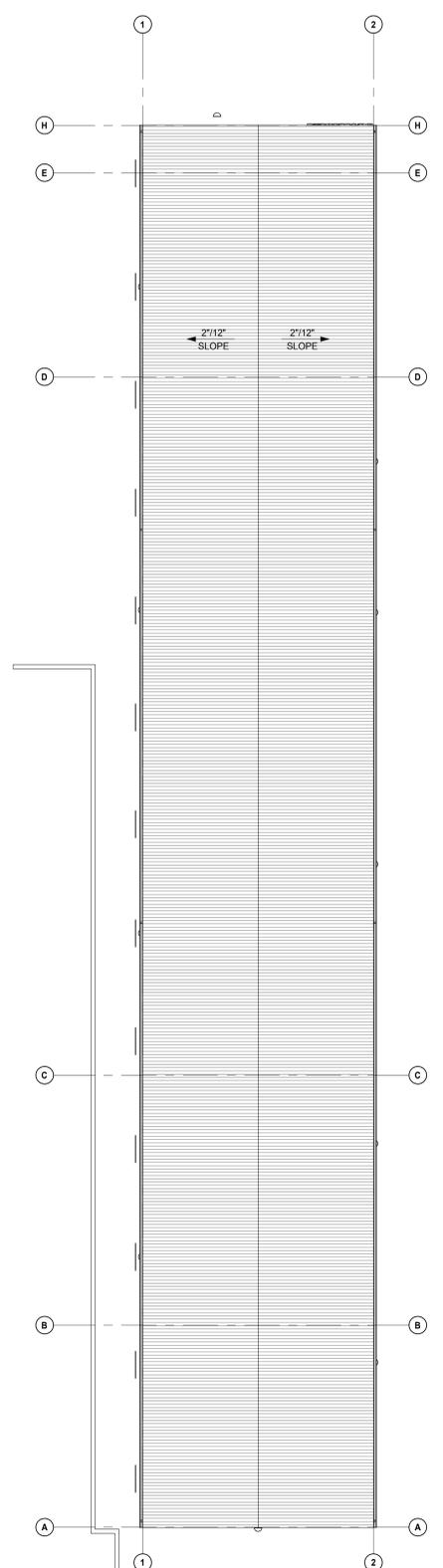
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Date	04/05/2023	Project Number	21010
Scale	As indicated	Drawing Number	A1.2
Drawn	Checked	Author	Checker

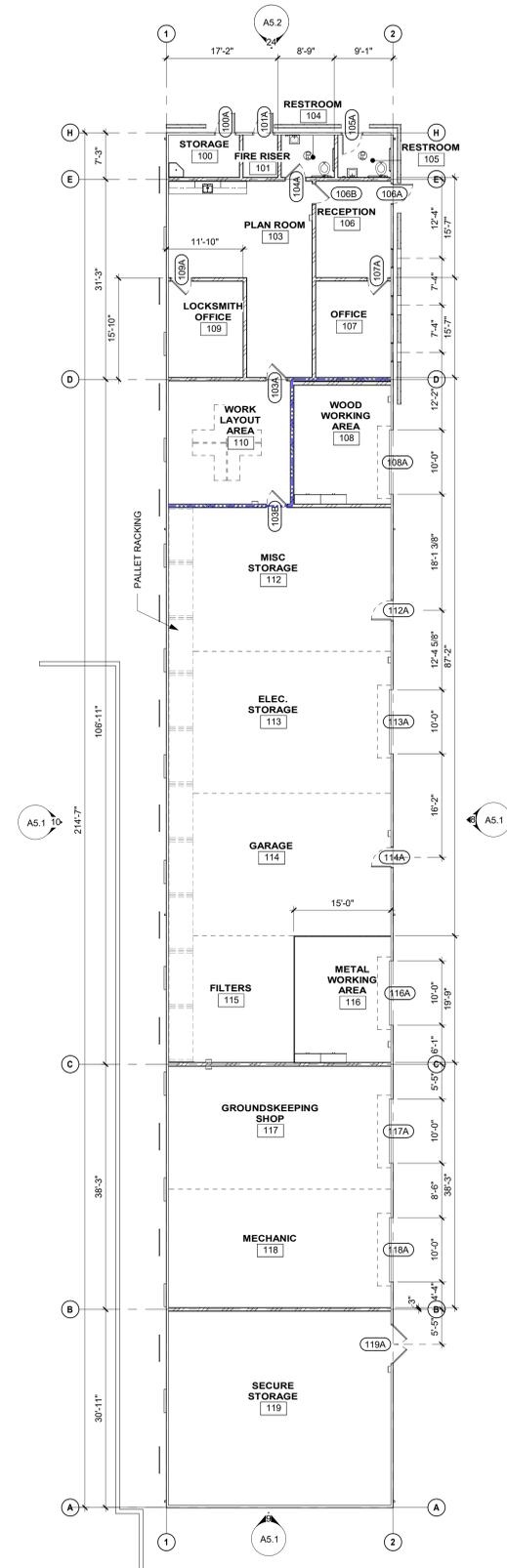
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REFLECTED CEILING PLAN 3/32" = 1'-0" 10



ROOF PLAN 3/32" = 1'-0" 9



FLOOR PLAN 3/32" = 1'-0" 7

**GENERAL NOTES**

**FLOOR PLAN**

GENERAL

- FOR ALL REQUIRED SIGNAGE INCLUDING ROOM NAME AND NUMBER THROUGHOUT - REFER TO CODE ANALYSIS PLAN.
- ALL WALLS SHALL HAVE R-19 BATT INSULATION, FULL HEIGHT AND SOUND INSULATION TO BE INSTALLED AT INTERIOR WALLS.
- PAINT ALL INTERIOR WALLS.
- DOORS SHALL BE INSTALLED 4" FROM JAMB UNLESS OTHERWISE NOTED.
- ALL FIRE WALLS THAT HAVE A CONCEALED FLOOR-CEILING ATTIC SPACE SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING READING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN THE CONCEALED SPACE. THE IDENTIFICATION SHALL BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AT INTERVALS NOT EXCEEDING 30 FEET HORIZONTALLY. THE LETTERING SHALL NOT BE LESS THAN 3" TALL AND HAVE A MINIMUM STROKE OF 3/8".

**STRUCTURE**

- DIMENSIONS OF WALLS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR HEADER SCHEDULE AND FRAMING DETAILS FOR OPENINGS IN INTERIOR AND EXTERIOR WALLS.
- SEE STRUCTURAL DRAWINGS FOR FRAMING SIZE AND SPACING.
- SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS AND SIZING.

**REFLECTED CEILING PLAN**

GENERAL

- ALL HEIGHTS ARE REFERENCED FROM FINISH FLOOR ELEVATIONS = 0'-0" CONTRACT DOCUMENTS.
- PROVIDE ACCESS PANELS TO ENCLOSED AREAS ABOVE GYPSUM BOARD CEILINGS, CENTER AND ALIGN TO LIGHT FIXTURES, AND OTHER CEILING FIXTURES PER PLAN.
- CEILING SYSTEM SHOULD BE CENTERED WITHIN EACH ROOM AS WELL AS ALIGNED WITH THE STRUCTURAL GRID, U.O.N.
- CEILING SYSTEM SHALL BE COORDINATED WITH THE LIGHTING & ELECTRICAL PLANS.
- PAINT GYP. BD. CEILINGS AND SOFFITS P-1 U.O.N. (PAINT FINISH TO BE SAME AT FACE AND UNDERSIDE OF SOFFITS.)
- PAINT EXPOSED CEILINGS, DUCTWORK AND EQUIPMENT PER FINISH SCHEDULE.
- NO EXPOSED NAILS OR SCREWS ARE ALLOWED.

**EQUIPMENT**

- SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SUPPORTS & BRACING. ELECTRICAL DEVICES ARE SHOWN FOR LOCATION IN RELATION TO LIGHT FIXTURES AND MECHANICAL DIFFUSERS IN SELECT AREAS. FOR FIXTURE INFORMATION SEE ELECTRICAL DRAWINGS.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR DIFFUSERS AND PIPE CHASES.
- SEE FIRE PROTECTION DETAILS FOR PENETRATIONS THROUGH RATED WALLS, WHERE OCCURS.
- SINGLE LIGHT FIXTURES IN GYP. BD. CEILINGS SHALL BE CENTERED IN ROOM.
- LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE OR GROUP OF FIXTURES, U.O.N.
- CENTER AND ALIGN SMOKE DETECTOR, DIFFUSERS, GRILLS, AND SIMILAR ITEMS IN CEILING TILE GRID AND ALIGN WITH LIGHT FIXTURES. SEE DETAIL.
- SEE ELECTRICAL DRAWINGS FOR LOW LEVEL EXIT SIGN LOCATIONS. COORDINATE LOCATION OF CEILING FANS AND LIGHTING. ENSURE THAT FAN BLADES DO NOT UNDERCUT LIGHTING FIXTURES.

**ROOF PLAN**

GENERAL

- NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
- ALL ROOF MATERIALS TO BE CLASS "A" RATED.
- MINIMUM ROOF INSULATION SHALL BE R-30 RIGID INSULATION, TYP.
- MINIMUM THICKNESS OF ROOF INSULATION TO BE 6" AT LOW POINT OF ROOF DRAIN SUMP.
- FLASHING TERMINATIONS SHALL HAVE WATER-TIGHT SHEET METAL CLOSURES WITH WATERPROOF SELF-ADHERED MEMBRANE UNDERLAYMENT.
- NAILS THICKNESS SHALL MATCH ADJACENT INSULATION THICKNESS WITHIN 1/4" TOLERANCE.
- REFER TO WALL SECTIONS FOR TOP OF STRUCTURE ELEVATIONS

**SLOPES AND DRAINAGE**

- MINIMUM SLOPE 1/4"/FT TO DRAIN AT ALL LOCATIONS.

**EQUIPMENT**

- REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND OTHER FACILITY SERVICES DRAWINGS FOR EQUIPMENT, DUCTWORK, PENETRATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN.
- PENETRATIONS, CURBS AND TERMINATIONS, INCLUDING THOSE FOR MECHANICAL, ELECTRICAL, PLUMBING AND OTHER FACILITY SERVICES SHALL PROVIDE MINIMUM 8" VERTICAL BASE FLASHING ELEVATION ABOVE THE TOP OF THE ADJACENT ROOF SURFACE (NOT STRUCTURAL DECK).
- EQUIPMENT SUPPORT PENETRATIONS SHALL BE ROUND SHAPES UNLESS SPECIFICALLY DETAILED OTHERWISE.
- FOR CONDUIT THROUGH ROOF DETAIL, SEE ELECTRICAL DRAWINGS

**REVISION HISTORY**

NO.	REMARKS	DATE

**DRAWING STATUS**

CUP RESUBMITTAL

DATE: 12/07/2023

**LEGEND**

	DOOR NUMBER, SEE DOOR SCHEDULE
	WINDOW, STOREFRONT, OR CURTAINWALL SEE WINDOW SCHEDULE
	EXTERIOR 4" METAL STUD WALL WITH METAL PANEL
	INTERIOR 6" METAL STUD WALL, SEE DETAIL
	INTERIOR 6" METAL STUD 2-HOUR RATED WALL
	METAL ROOF PANELS
	2x4 SUSPENDED ACOUSTICAL CEILING PANEL SYSTEM. SEE SHEET A10.9-1 AND A10.9-2 FOR ATTACHMENT TO STRUCTURE.
	GYPSUM WALLBOARD CEILING, PAINT SURFACE, SEE DETAIL
	LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS
	MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
	CEILING ACCESS PANEL

**ROOM NAME**

[A119] ROOM TAG  
 (+) 8'-0" = CEILING HEIGHT OF ROOM, U.O.N.

**ROOM NAME**

[A119] ROOM TAG  
 EXPOSED = OPEN TO STRUCTURE

**EMERGENCY EXIT LIGHT**

DSA STAMP

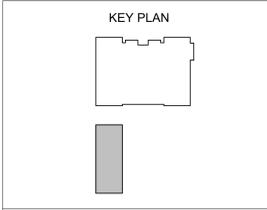


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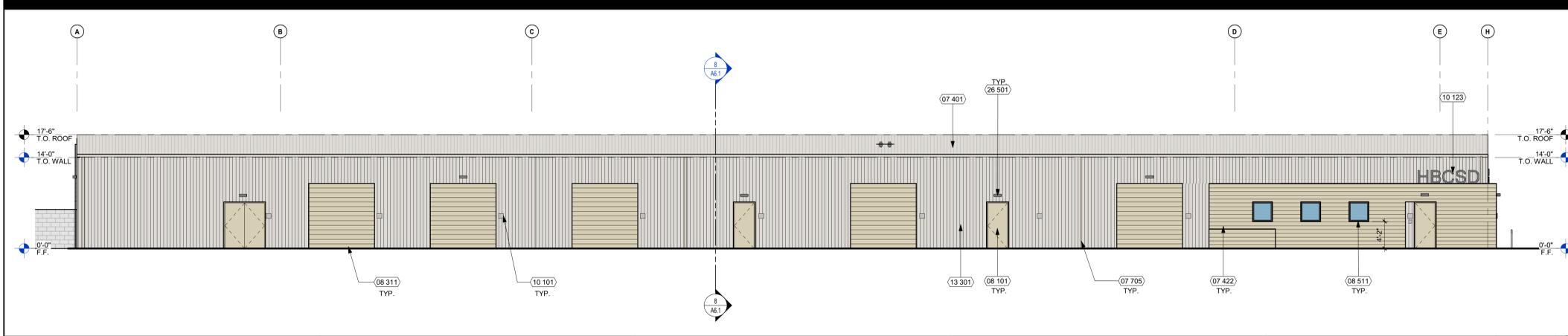
FLOOR PLAN, ROOF  
 PLAN, & RCP

Date: 04/05/2023  
 Scale: As indicated  
 Drawn: [ ]  
 Author: [ ]

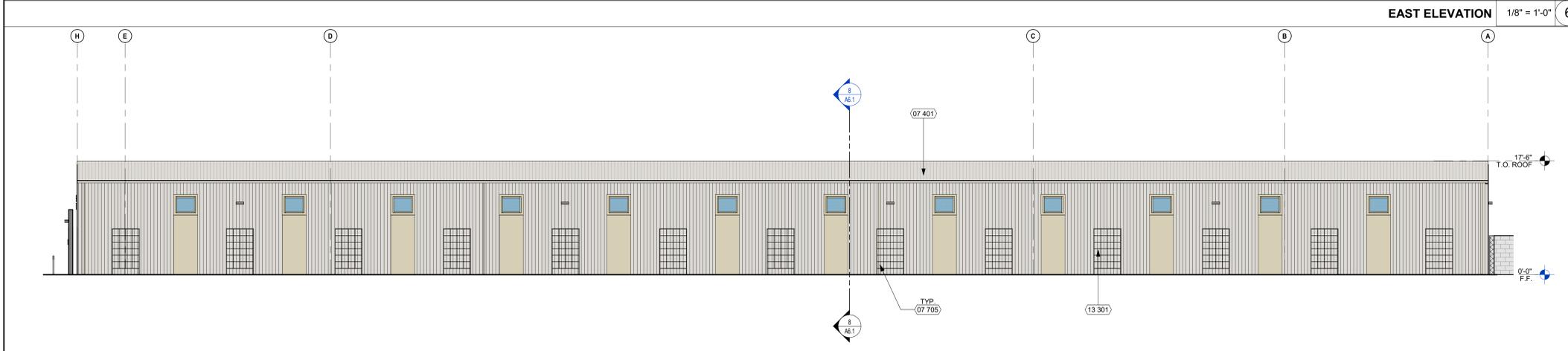
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 Drawing Number: [ ]

**A2.1**

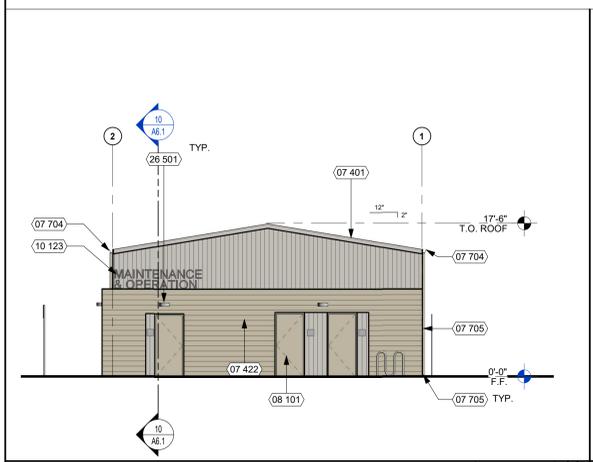




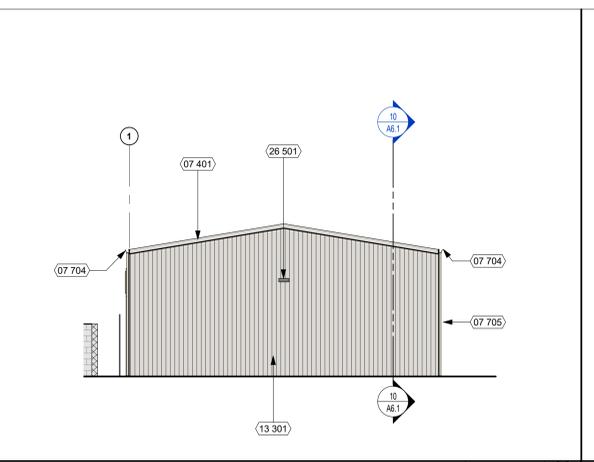
**EAST ELEVATION** 1/8" = 1'-0" 6



**WEST ELEVATION** 1/8" = 1'-0" 7



**NORTH ELEVATION** 1/8" = 1'-0" 24



**SOUTH ELEVATION** 1/8" = 1'-0" 14



**ENHANCED FACADE TREATMENT DIAGRAMS** 1" = 30'-0" 8



**PERSPECTIVE OF (E) KETTLER EDUCATION BLDG** NTS 25



**PERSPECTIVE OF PROPOSED M&O BLDG** NTS 10

**KEY NOTES**

NUMBER	NOTE
07 401	CLASS 'A' DESIGN ROOF METAL PANEL SYSTEM
07 422	FIBER CEMENT SIDING BY HARDIE: PLANK LAP SIDING. SEE LEGEND ON A5.2
07 704	GUTTER
07 705	DOWNSPOUT, PAINT TO MATCH COLOR(S) OF WALL BEHIND
08 101	DOOR AND FRAME (SEE DOOR SCHEDULE)
08 311	MOTORIZED ROLL UP DOOR (SEE DOOR SCHEDULE)
08 511	3' x 3' WINDOW (SEE WINDOW SCHEDULE)
10 101	SIGNAGE (SEE CODE ANALYSIS PLAN)
10 123	12" BUILDING NUMBER SIGNAGE
13 301	EXTERIOR METAL WALL PANEL SYSTEM, PAINTED WITH KYNAR FINISH
26 501	EXTERIOR LIGHT FIXTURE



**EXTERIOR FIBER CEMENT SIDING**  
HARDIE PLANK LAP SIDING - THE STATEMENT COLLECTION - NAVAJO BEIGE



**EXTERIOR METAL PANEL - BUTLER-COTE FINISH SYSTEM**  
ROOF SYSTEM  
VSR II ROOF SYSTEM - COOL SOLAR WHITE (24 GA.)  
WALL SYSTEM  
BUTLERIB II - COOL SOLAR WHITE



**STUDIO W ARCHITECTS**

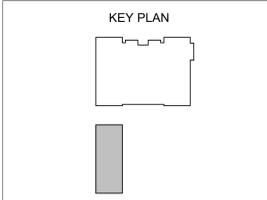
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ARCHITECT	ENGINEER

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NO.	REMARKS	DATE

DRAWING STATUS	DATE
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<input type="radio"/> FOR INFORMATION	



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**COLORED EXTERIOR ELEVATIONS**

**LEGEND**

	<b>EXTERIOR FIBER CEMENT SIDING</b> HARDIE PLANK LAP SIDING - THE STATEMENT COLLECTION - NAVAJO BEIGE
	<b>EXTERIOR METAL PANEL - BUTLER-COTE FINISH SYSTEM</b> ROOF SYSTEM VSR II ROOF SYSTEM - COOL SOLAR WHITE (24 GA.) WALL SYSTEM BUTLERIB II - COOL SOLAR WHITE
	<b>EXTERIOR FOAM TRIM/PANEL</b> BEHR PAINT TO MATCH HARDIE PLANK LAP SIDING - NAVAJO BEIGE

Date 04/05/2023	Project Number 21010
Scale As indicated	Drawing Number A5.2
Drawn Author	Checked Checker

