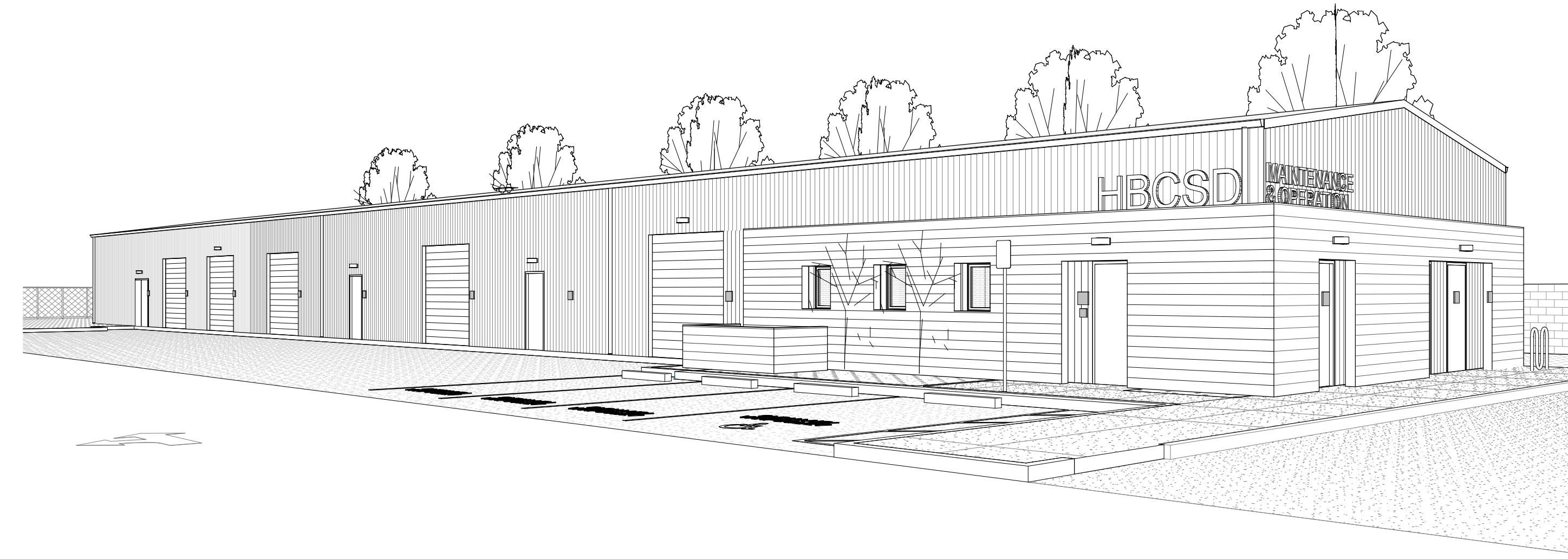


KETTLER EDUCATIONAL CENTER

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

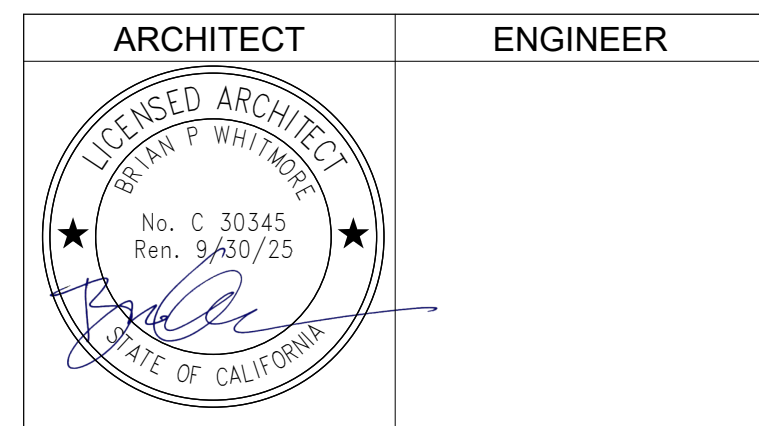


DSA STAMP



STUDIO W
ARCHITECTS

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424 32nd St Suite D/E,
Newport Beach, California 92663
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www.StudioW-Architects.com



- 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
GENERAL	
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
CIVIL	
C1.3	PRELIMINARY GRADING PLAN
C1.5	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
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

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LEISA WINSTON, ADMIN. TO SUPERINTENDENT

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(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

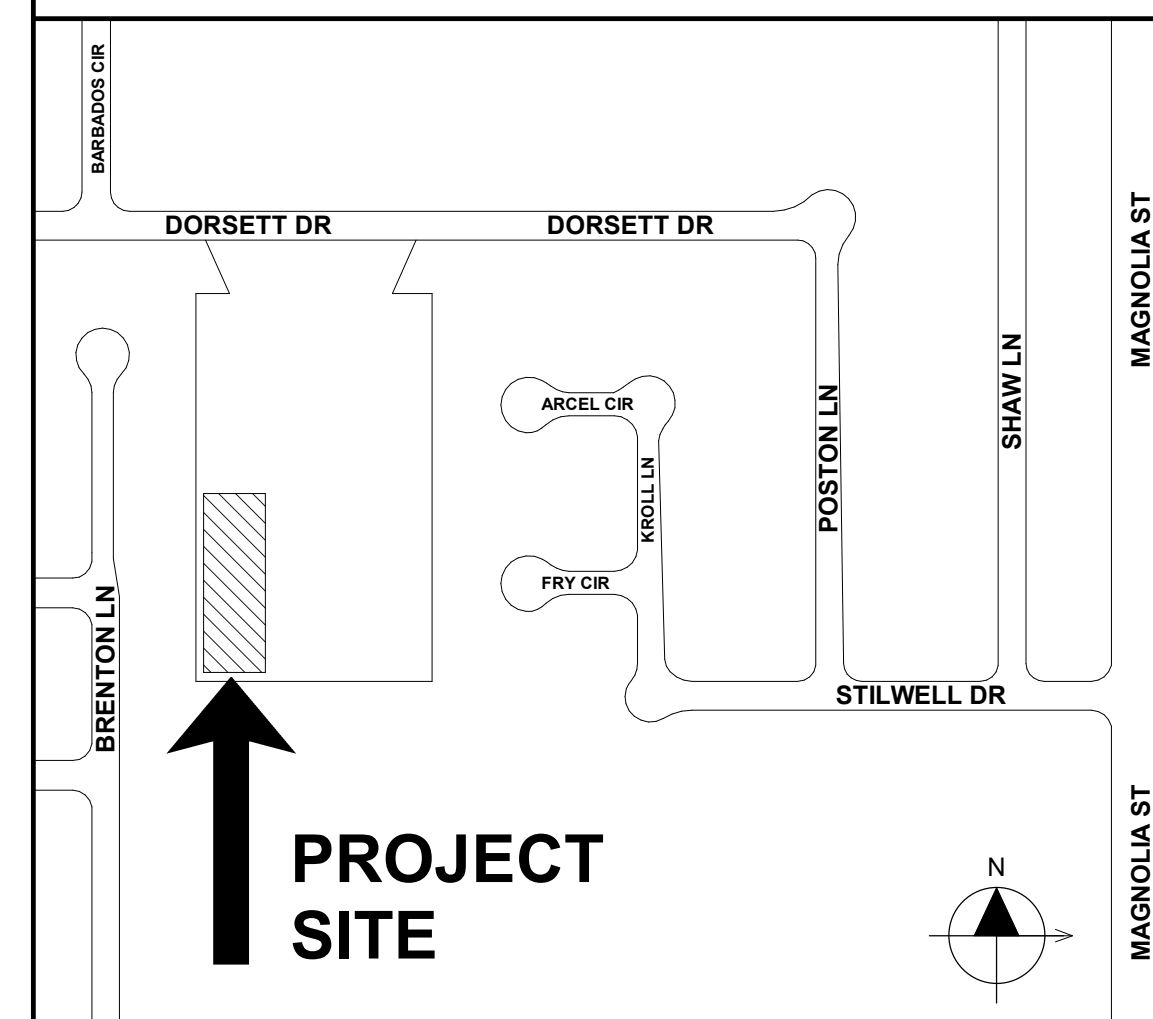
ADDRESS:
8750 DORSETT DRIVE
HUNTINGTON BEACH, CALIFORNIA 92646
APN: 148-113-42
SITE AREA: 209,088 SQ. FT / 4.80 ACRES

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 6003, RECORDED IN BOOK 233, PAGES 5, 6 AND 7 OF MICELLENEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

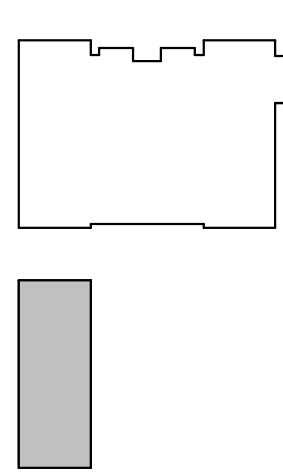
SITE MATRIX

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: 4/20/24 3:23:14 PM
 FILE PATH: \\BM\360\21010\HBCSD\M&O\Building\01010\HBCSD\M&O\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 COST OF ALL UTILITIES.
- 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 DETRIORATION. 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 3300 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. FIRE STOP SYSTEMS SHALL BE AS SPECIFIED.
 - 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 A BASEPLATE OR 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 SUBJECT TO THE FOLLOWING METHOD.
 - TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN THE FOLLOWING LIMITS, WEDGE OR SLEEVE TYPE: 1) 1/2 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

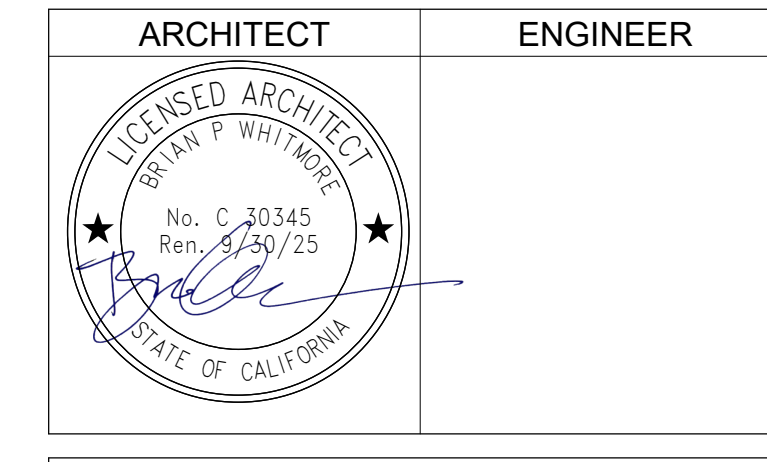
ANCHOR	NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE		
	WEDGE		
DIA. (IN)	TENSION LOAD (LBS)	TORQUE (FT-LBS)	EFFECTIVE MIN. EMBEDMENT
3/8	6500	25	1 1/2" - 2 3/4"
1/2	10,705	40	2" - 3 1/4"
5/8	17,170	60	3 1/8" - 4 3/4"
3/4	25,120	110	3 1/4" - 4 3/4"

- POWDER-DRIVEN CONCRETE FASTENERS:
 - GENERAL USE OF POWDER DRIVEN CONCRETE FASTENERS FOR TENSION LOADS IS LIMITED TO SUPPORT OF MINOR LOADS LIKE ACOUSTICAL CEILINGS, 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 - STEEL TRACK - ICC NO. ESR 2379
 - ITV RAMSET/FREEDHEAD DRIVE PIN - WOOD PLATE - ICC NO. ESR 2269
 - 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), 5 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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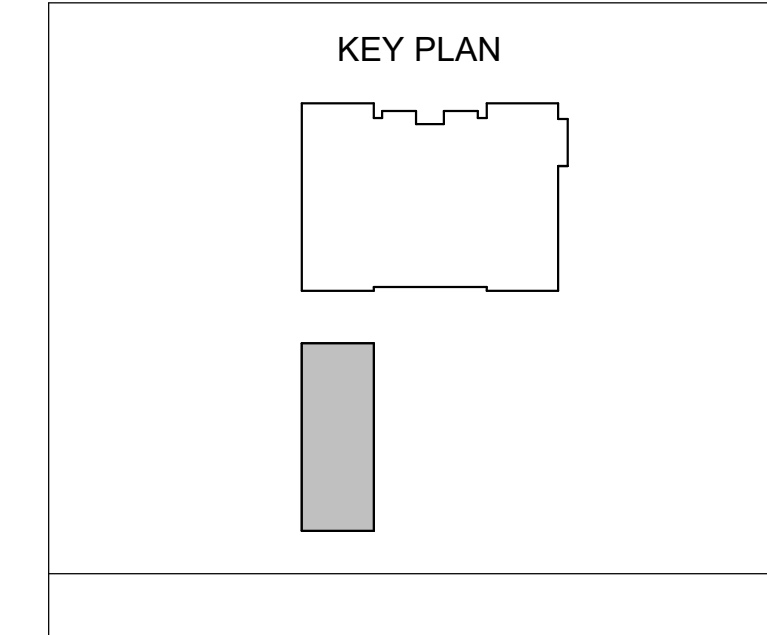
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

CUP RESUBMITTAL

DATE: 12/07/2023



HUNTINGTON BEACH
 CITY SCHOOL DISTRICT
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CUP SUBMITTAL

KETTLER EDUCATIONAL
 CENTER
 M&O BUILDING
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GENERAL NOTES

Date: 04/05/2023
 Scale: 1/2" = 1'-0"
 Drawn: []
 Author: []

Project Number: 21010
 Drawing Number: A0.2

ARCHITECTURAL DRAWING ABBREVIATIONS

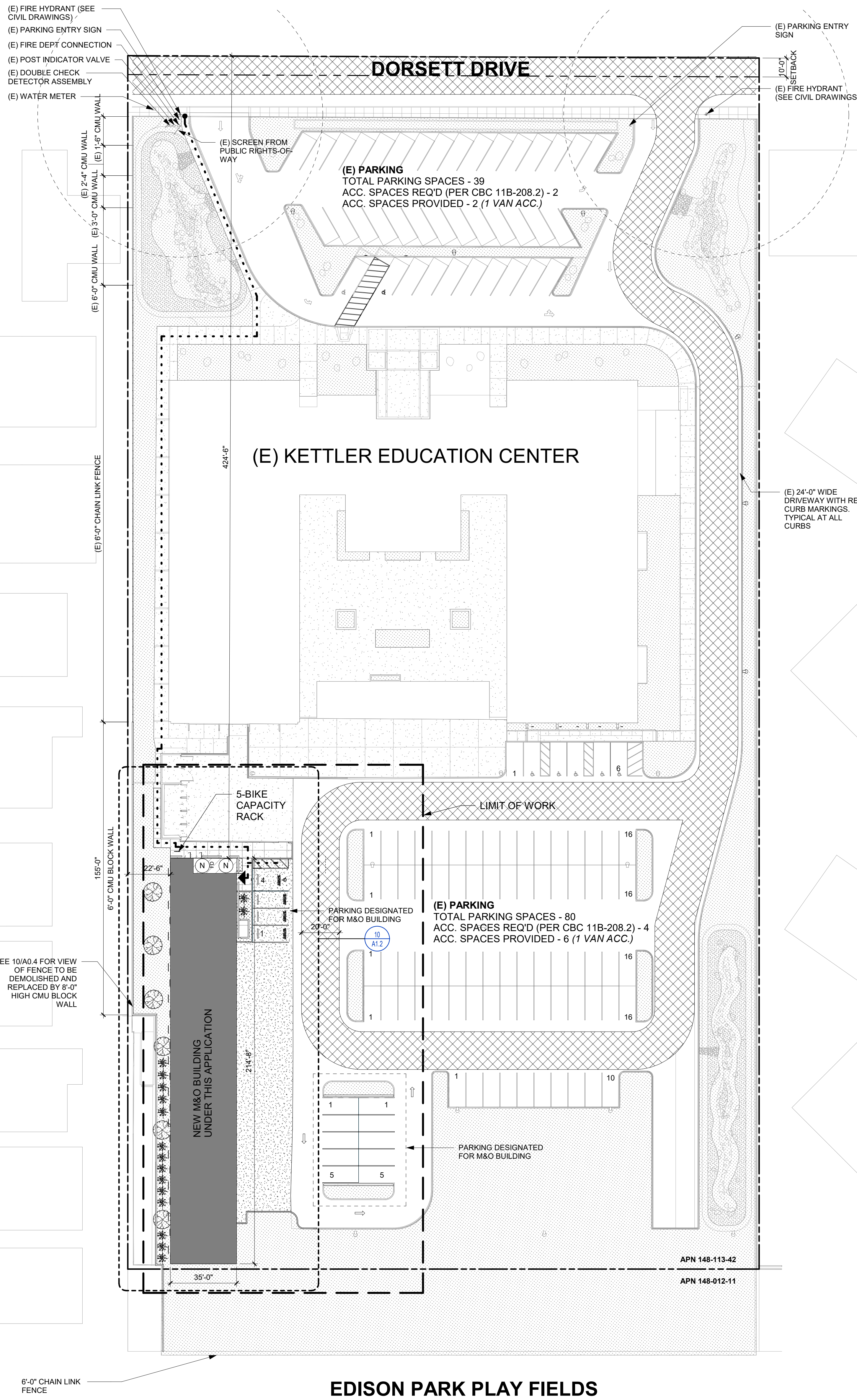
#	POUND OR NUMBER	DG	DECOMPOSED GRANITE	HMD	HOLLOW METAL DOOR	PED	PEDESTAL	ST	STREET
&	AND	DH	DOUBLE HUNG	HMF	HOLLOW METAL DOOR AND FRAME	PERF	PERFORATED	STA	STATION
.	ITEMS IDENTIFIED AS "NIC" ARE NOT PART OF THIS DSA APPROVAL	DIA	DIAMETER	HMF	HOLLOW METAL FRAME	PERIM	PERIMETER	STAG	STAGGERED
2X	NOMINAL LUMBER SIZE (4X, 6X, 8X, ETC.)	DIAG	DIAGONAL	HNDRL	HANDRAIL	PERP	PERPENDICULAR	STC	SOUND TRANSMISSION CLASS
@	PERPENDICULAR	DIFF	DIFFUSER	HRSD	HORIZONTAL	PEGRD	PERIGRAPH	STD	STANDARD
∅	PERPENDICULAR	DIM	DIMENSION	HR	HOUR	PH	PHASE	STG	SEATING
A		DISP	DISPENSER	HT	HEIGHT	PHS	PHILLIPS HEAD SCREW	STIF	STIFFENER
AC	AIR CONDITIONING	DIV	DIVISION	HTG	HEATING	PI	POINT OF INTERSECTION	STR	STAIR
AC	ARCHITECT/ENGINEER	DMPF	DAMP/PROOFING	HTG	HEATING, VENTILATING, AIR CONDITIONING	PV	POST INDICATOR VALVE	STL	STEEL
AB	ABANDON	DMT	DEMOUNTABLE	HVAC	HVAC	PL	PLATE PROPERTY LINE	STR	STRAIGHT
ABC	AGGREGATE BASE COURSE	DN	DOWN	HW	HOT WATER HEATER	PLAM	PLASTIC LAMINATE	STRUC	STRUCTURAL
ABV	ABOVE	DR	DOOR	I		PLAS	PLASTER	STU	STRUCT
AC	ACCESSIBLE	DRB	DRAINBOARD	ID	INSIDE DIAMETER	PLYWD	PLYWOOD	SUSP	SUSPENDED
ACC	ACCESSIBLE	DRV	DOOR LOUVER	IN	INCH	PM	PRESSED METAL	SV	SHEET VINYL
ACP	ALUMINUM COMPOSITE PANEL	DS	DOWNSPOUT	INCL	INCLUDE(D), (ING)	PMF	PRESSED METAL FRAME	SYMM	SYMMETRICAL
ACST	ACOUSTICAL	DSP	DRY STANDPIPE	INFO	INFORMATION	PNEU	PNEUMATIC	SYNTH	SYNTHETIC
ACT	ACOUSTICAL CEILING TILE	DT	DRAIN TILE	INSTL	INSTALL	PNL	PANEL	SYS	SYSTEM
AD	AREA DRAIN	DRTL	DRIVE	INSUL	INSULATE(D), (ION)	POL	POLISHED	T	TEMPERED, TOILET, TREAD
ADD	ADDENDUM	DW	DISHWASHER	INT	INTERIOR	POLY	POLYETHYLENE	T24	TITLE 24
ADH	ADHESIVE	DWL	DOWEL	INV	INVERT	PORC	PORCELAIN	T&B	TOP AND BOTTOM
ADJ	ADJUSTABLE	DWR	DRAWER	IPS	IRON PIPE SIZE	PORT	PORTABLE	T&G	TONGUE & GROOVE
ADJC	ADJACENT	E		ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	PR	PAIR	TB	THRU BOLT
AFF	ABOVE FINISH FLOOR	E	EXISTING	J		PRCST	PREFAB	TBE	THREADED BOTH ENDS
AFG	ABOVE FINISHED GRADE	(E)	EXISTING	JAN	JANITOR	PREFAB	PREFABRICATED	TD	TOWEL DISPENSER
AGGR	AGGREGATE	E	EAST	JST	JOIST	PREFIN	PREFINISHED	TDR	TOWEL DISPENSER/RECEPTACLE
AHU	AIR HANDLING UNIT	EA	EACH	JT	JOINT	PREFMD	PREFORMED	TEL	TELEPHONE
ALS	ASSISTED LISTENING SYSTEM	EAR	EXHAUST AIR REGISTER	K		PRKG	PARKING	TEMP	TEMPORARY
ALT	ALTERNATE	EB	EXHAUST AIR REGISTER	KIT	KITCHEN	PRML	PREFORMED	TER	TERRAZZO
ALUM/AL	ALUMINUM	EE	EACH END	KO	KNOCKOUT	PRJ	PROJECT	TER	TERRAZZO
ANC	ANCHOR, ANCHORAGE	EF	EACH FACE	KPL	KICKPLATE	PROP	PROPERTY	TFA	TO FLOOR ABOVE
APLD	APPLIED	EFS	EXTERIOR FINISH SYSTEM	L		PSCONC	PRESSED CONCRETE	TFB	TO FLOOR BELOW
APPRX	APPROXIMATELY	EHD	ELECTRIC HAND DRYER	LAB	LABORATORY	PT	POINT	THD	THREADED
ARCH	ARCHITECT(U)RAL	EHS	EXTERIOR INSULATION AND FINISH SYSTEM	LAD	LADDER	PTD	PAPER TOWEL DISPENSER	THERM	THERMAL
ASC	ABOVE SUSPENDED CEILING	EJ	EXPANSION JOINT	LAM	LAMINATE	PTDF	PRESSURE TREATED DOUGLAS FIR	PTN	PARTITION
ASPH	ASPHALT	EL	ELEVATION	LAV	LAVATORY	PTR	PAPER TOWEL RECEPTACLE	PTR	THRESHOLD
ASSY	ASSEMBLY	ELAST	ELASTOMERIC	LBY	LAVATORY	PVC	POLYVINYL CHLORIDE	THRU	THROUGH
ASYM	ASYMMETRICAL	ELEC	ELECTRICAL	LG	LENGTH, LONG	PVEI(D)	PAVE(D), (ING)	TKGD	TACKBOARD
AUTO	AUTOMATIC	ELEV	ELEVATOR	LH	LEFT HAND	PVMT	PAVEMENT	TMPD	TEMPERED
AV	AUDIO VISUAL	EM	EXPANDED METAL	LHR	LEFT HAND REVERSE	Q		TO	TOP OF
AWG	AMERICAN WIRE GAUGE	EMER	EMERGENCY	LK	LOCK	QT	QUARRY TILE	TOB	TOP OF
B		EN	EDGE NAILING	LKA	LOCK AND KEY	QTB	QUARRY TILE BASE	TOC	TOP OF CURB OR TOP OF CONCRETE
B	BOLT	ENCL	ENCLOSURE	LKB	LOCKER	QTF	QUARRY TILE FLOOR	TOF	TOP OF FOOTING
BC	BACK OF CURB	ENGR	ENGINEER	LKWASH	LOOKWASHER	QTR	QUARTER	TOFF	TOP OF FINISH FLOOR
BD	BOARD	ENTR	ENTRANCE	LL	LONG LEG HORIZONTAL	QTY	QUANTITY	TOJ	TOP OF JOIST
BLUM	BITUMINOUS	EQU	EQUAL	LLH	LONG LEG VERTICAL	R	RISER	TOL	TOLERANCE
BLDG	BUILDING	EQUIP	EQUIPMENT	LLV	LONG LEG (D)	RA	RETURN AIR	TOM	TOP OF MASONRY
BLK	BLOCK	ESC	ESCALATOR	LS	LANDSCAPE	RAB	RABBET	TOP	TOP OF PARAPET
BLKG	BLOCKING	ESCL	ESCALATOR	LSNCP	LANDSCAPE (S)	RAD	RADIUM	TOPV	TOP OF PAVEMENT
BLW	BELOW	ESMT	EASEMENT	LNTL	LINTEL	RBS	RABBET	TOS	TOP OF SHEATHING
BLW CLG	BELOW CEILING	EW	EACH WAY	LP	LIGHTPROOF	RB	RESILIENT BASE	TOSL	TOP OF SLAB
BLW FFLR	BELOW FINISH FLOOR	EW	ELECTRIC WATER COOLER	LPT	LOW POINT	RBR	RUBBER	TOST	TOP OF STEEL
BM	BENCH MARK	EXC	EXCAVATE	LQ	LIGHT	RC	REINFORCED CONCRETE PIPE	TOW	TOP OF WALL OR TOP OF WALK
BN	BOUNDARY NAILING	EXH	EXHAUST	LQV	LONG LEG VERTICAL	RCV	RECEIVER	TPD	TOILET PAPER DISPENSER
BO	BOTTOM OF	EXP	EXPOSED	LQV	LONG LEG VERTICAL	RD	REQUIRED	TPTN	TOILET PARTITION
BOT	BOTTOM	EXPN	EXPANSION	LTV	LOUVER VENT	REGD	REQUIRED	TRANS	TRANSITION
BRCG	BRACING	EXS	EXTRA STRONG	LVL	LEVEL(L)ER	RESIL	RESILIENT	TS	TUBE STEEL
BRDG	BRIDGING	EXT	EXTERIOR	LWC	LIGHTWEIGHT CONCRETE	RET	RETURN	TV	TELEVISION
BRG	BEARING	F	FUTURE	LWIC	LIGHTWEIGHT INSULATING CONCRETE	REFL	REFLECTED, (IVE), (OR)	TWL	TOWEL BAR
BRK	BRICK	(F)	FUTURE	M		REFC	RECESSED	TYP	TYPICAL
BRKT	BRACKET	FA	FACE TO FACE	MAINT	MAINTENANCE	REFL	REFLECTED, (IVE), (OR)	U	UNDERCUT
BRSS	BRASS	FAB	FABRIC	MAS	MASONRY	REFR	REFRIGERATOR	UC	UNDERGROUND
BRZ	BRONZE	FBD	FIBERBOARD	MATL	MATERIAL	REG	REGISTER	UL	UNDERWRITERS LABORATORY
BS	BOTH SIDES	FBK	FIRE BRICK	MAX	MAXIMUM	REIN	REINFORCED	UNFIN	UNFINISHED
BSMT	BASEMENT	FBK	FIRE BRICK	MB	MACHINE BOLT	REMO	REMOVE(ABLE)	UNOT	UNLESS OTHERWISE NOTED
BTWN	BETWEEN	FCBRK	FACE BRICK	MBR	MEMBER	REP	REPAIR	URINAL	URINAL
BUR	BUILT UP ROOFING	FD	FLOOR DRAIN	MC	MEDICINE CABINET	REPL	REPLACE	URM	UNREINFORCED MASONRY
BW	BOTH WAYS	FDN	FOUNDATION	MCB	METAL CORNER BEAD	REQD	REQUIRED	UTL	UTILITY
C		FE	FIRE EXTINGUISHER	MDO	MEDIUM DENSITY OVERLAD	RESIL	RESILIENT	V	VARIES
C&G	CURB AND GUTTER	FEC	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	REV	REVISION(S), REVISED	VB	VINYL BASE
CAB	CABINET	FF	FINISH FLOOR	MED	MEDIUM	RF	RESILIENT FLOORING	VCT	VINYL COMPOSITION TITLE
CAD	CADMIUM	FFA	FROM FLOOR ABOVE	MEMB	MEMBRANE	RFG	ROOF FLOOR	VER	VERIFY
CAT	CATON BASIN	FFB	FROM FLOOR BELOW	MEZZ	MEZZANINE	RFH	ROOF HATCH	VERT	VERTICAL
CBB	CEMENTITIOUS BACKER BOARD	FFEL	FINISHED FLOOR ELEVATION	MFD	METAL FLOOR DECKING	RGDINS	RIGID INSULATION	VEST	VESTIBULE
CBG	CALIFORNIA BUILDING CODE	FFL	FINISHED FLOOR LINE	MFR	MANUFACTURER	RH	RIGHT HAND	VFB	VINYL FABRIC
CEM	CEMENT	FHG	FIRE HOUSE CABINET	MH	MANHOLE	RHMS	ROUND HEAD MACHINE SCREW	VFE	VINYL FACED ACOUSTIC TILE
CER	CERAMIC	FHM	FLAT HEAD MACHINE BOLT	MIR	MIRROR	RIR	RIGHT HAND IRON	VIF	VINYL FABRIC
CER	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	FHMS	FLAT HEAD MACHINE SCREW	MISC	MISCELLANEOUS	RHW	ROUND HEAD WOOD SCREW	VJ	V-JOINT(ED)
CFGL	COUNTERFLASHING	FHWS	FLATHEAD WOOD SCREW	ML	METAL LATH	RL	ROOF LEADER	VNR	VENEER
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	FIN	FINISH(ED)	MLDG	MILLING	RLM	RAILING	VR	VAPOR RETARDER
CG	CORNER GUARD	FJ	FLASHING	MLLW	MILLWORK	RM	ROOM	VTR	VENT THROUGH ROOF
CHBD	CHALKBOARD	FLD	FOLDING	MO	MASONRY OPENING	RND	ROUND	VWC	VINYL WALL COVERING
CHR	CHAMFER	FLG	FLOORING	MOD	MODULE(AR)	ROW	RIGHT OF WAY	W	WEST
CI	CAST IRON	FLR	FLOOR	MR	MOISTURE RESISTANT	RR	RESTROOM	W	WHERE OCCURS
CIP	CAST IN PLACE	FLROR	FLOOR	MRS	MARBLE	RS	ROUGH SAWN	W.O.	WITHOUT
CIR	CIRCLE	FN	FIELD NAILING	MRT	METAL ROOF DECKING	RTF	RUBBER TILE FLOORING	W/O	WALL TO WALL
CIRC	CIRCULAR, CIRCUMFERENCE	FOB	FACE OF BLOCK	MS	MACHINE SCREW	RTU	ROOF TOP UNIT	WW	WOOD BLOCKING
CJ	CONSTRUCTION JOINT	FOC	FACE OF CONCRETE/CURB	MTD	MOUNTED	RV	ROOF VENT	WB	WOOD BLOCKING
CL	CHAIN LINK OR CENTER LINE	FOF	FACE OF FINISH	MTR	METAL	RVL	REVEAL	WC	WATER CLOSET
CLG	CEILING	FOM	FACE OF MASONRY	MULL	MULLION	RVS	REVERSE (SIDE)	WD	WOOD
CLJ	CONTROL JOINT	FOS	FACE OF STUD	N	FIREPLACE	RWD	REDWOOD	WDP	WOOD PANELING
CLKG	CALLING	FPL	FIREPLACE	(N)	NEW	RWL	RAIN WATER LEADER	WDW	WINDOW
CLL	CONTRACT LIMIT LINE	FPRF	FIREPROOF(ING)	(N)	NATURAL	S		WF	WIDE FLANGE
CLOS	CLOSURE	FR	FRAMED(D), (ING)	NAT	NATURAL	S2S	SURFACED TWO SIDES	WFS	WOOD FURRING STRIP
CLR	CLEAR(ANCE)	FRG	FIBERGLASS REINFORCED GYPSUM	NC	NONCOMBUSTIBLE	S4S	SURFACED FOUR SIDES	WGL	WIRED GLASS
CLRM	CLASSROOM	FRP	FIBERGLASS REINFORCED PLASTIC	NE	NOT EXCEEDING	SA	SURPLY AIR	WH	WATER HEATER
CMR	CORRUGATED METAL PANEL	FRTW	FIRE RETARDANT TREATED WOOD	NF	NEAR FACE	SAV	SALVAGE	WH	WALL HUNG
CMPT	COMPOSITION	FRZ	FREEZER	NI	NON-INSULATED	SAM	SELF-ADHERED MEMBRANE	WI	WROUGHT IRON
CMU	CONCRETE MASONRY UNIT	FS	FAR SIDE	NLB	NON-LOAD BEARING	SAT	SUSPENDED ACOUSTICAL TILE	WID	WIDTH, WIDE
CNCL	CONCEALED	FSTN	FASTEN, FASTENER	NM	NONMETALLIC	SB	SPLASH BLOCK	WLD	WEL(D)ED
CNR	CORNER	FT	FOOT/FEET	NO	NUMBER	SBS	SPLASH BLOCK	WM	WIRE MESH
CNTR	COUNTER	FTG	FOOTING	NO	NOMINAL	SBSSTR	SUBSTRATE	WP	WATERPROOFING
COL	COLUMN	FURG	FURRED, (ING)	NR	NOISE REDUCTION	SC	SOLID CORE	WPT	WORKING POINT
COM	COMMON	FWC	FABRIC WALL COVERING	NRC	NOISE REDUCTION COEFFICIENT	SCD	SEAT COVER DISPENSER	WR	WIRE ROPE
COMB	COMBINATION	G		NRCA	NATIONAL ROOFING CONTRACTOR'S ASSOCIATION	SCHED	SCHEDULE	WS	WOOD SCREW
COMF	COMPOSITE	GA	GAUGE	NS	NEAR SIDE	SCUP	SCUPPER	WSCOT	WAINSCOT
COMPT	COMPARTMENT	GAL	GALLON	NTS	NOT TO SCALE	SCR	SCREEN	WT	WEIGHT
CONC	CONCRETE	GALV	GALVANIZED	O		SD	STORM DRAIN	WWF	WELDED WIRE FABRIC
CONF	CONFERENCE	GB	GRAB BAR	O	OVER	SDBL	SANDBLAST	X	CROSS BRACE
CONN	CONNECTION	GFR	GLASS FIBER REINFORCED CONCRETE	O/O	OUT TO OUT	SEC	SECONDS	XFMR	TRANSFORMER
CONSTR	CONSTRUCTION	GI	GALVANIZED IRON	OA	OVERALL	SECT	SECTION	XSECT	CROSS SECTION
CONT	CONTINUOUS, CONTINUATION	GL	GLASS	OBS	OBSCURE	SEP	SEPERATE OR SEPERATION	Y	SINGLE
CONTR	CONTRACT(OR)	GLULAM	GLUE LAMINATED	OC	ON CENTER	SF	SQUARE FEET, STOREFRONT	Y	YARD
COORD	COORDINATE	GLZ	GLAZING	OCC	OCCUPANTS OR OCCUPANCY	SHR	SHOWER	YCD	YARD CLEANOUT
CORR	CORRIDOR	GLZCMU	GLAZED CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER	SHT	SHEET(ING)	YD	YARD
CPR	COPPER	GRD	GROUND	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SHTG	SHEATHING		
CPRS	COMPRESS(ED), (ION), (IBLE)	GRC	GYPSUM REINFORCED CONCRETE	OFF	OFFICE	SHV	SHELVING(ING)		
CPT	CARPET	GR	GRADE	OFOI	OWNER FURNISHED OWNER INSTALLED	SIM	SIMILAR		
CRS	COLD ROLLED STEEL	GRBM	GRADE BEAM	OFS	OUTSIDE FACE OF STUD	SK	SINK		
CS	CAST STONE	GRLN	GRADE LINE	OHMS	OHM/HEAD MACHINE SCREW	SKLT	SKYLIGHT		
CSG	CASING	GRS	GYPSUM SHEATHING BOARD	OSB	OSB SHEATHING BOARD	SLD	SLIDED		
CSK	COUNTERSUNK	GSM	GALVANIZED SHEET METAL	OI	OWNER INSTALLED	SLDG	SLIDE(ING)		
CSMT	CASEMENT	GSS	GALVANIZED STEEL SHEET	OPH	OPPOSITE HAND	SLDR	SOLDER		
CSWK	CASEWORK	GST	GLAZED STRUCTURAL TILE	OPNG	OPENING	SLNT	SEALANT		
CT	CERAMIC TILE	GT	GROUT	OPP	OPPOSITE	SLV	SLEEVE		
CTB	CERAMIC TILE BASE	GVL	GRAVEL	OPQ	OPAQLE	SM	SHEET METAL		
CTF	CERAMIC TILE FLOOR	GYP	GYPSUM	OPR	OPERABLE	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION		
CTG	COATING	GYP BD	GYPSUM BOARD	ORD	OVERFLOW ROOF DRAIN	SMLS	SEAMLESS		
CTR	CENTER	H		OSB	ORIENTED STRAND BOARD	SND	SANITARY NAPKIN DISPENSER		
CTRC	CURB FOOT	HB	HOSE BIB	OVFL	OVERFLOW	SNDINS	SOUND INSULATION		
CUIN	CUBIC INCH	HC	HOLLOW CORE	OVHD	OVERHEAD	SNDU	SANITARY NAPKIN DISPOSAL UNIT		
CUST	CUSTODIAN	HD	HEAVY DUTY	P		SNT	SEALANT		
CUYD	CUBIC YARD	HDAS	HEADED ANCHOR STUD	PA	PAINT	SP	SPACES		
CW	CURTAIN WALL	HDT	HEAD JOINT	PAR	PUBLIC ADDRESS	SPC	SUSPENDED PLASTER CEILING		
D		HDR	HEADER	PAT	PATTERN	SPD	SOAP DISPENSER		
D	DRAIN	HDW	HARDWARE	PB	PANIC BAR	SPEC	SPECIFICATION(S)		
d	PENNWEIGHT (NAILS)	HEX	HEXAGONAL	PBD	PARTICLE BOARD	SPRF	SUPPORT		
DA	DOUBLE ACTING	HGR	HANGER	PC	PORTLAND CEMENT	SQ	SQUARE		
DBL	DOUBLE	HLDN	HOLD DOWN	PCC	PRECAST CONCRETE	SS	STAINLESS STEEL		
DEG	DEGREES	HM	HOLLOW METAL	PCP	PORTLAND CEMENT PLASTER	SSK	SERVICE SINK		

SYMBOLS LEGEND

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

MATERIALS LEGEND

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



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 SALES OUTLETS: 1 PARKING SPACE PER 200 SQ FT
3,990 GROSS SF / 200 SF = 19.95 = 20 STALLS REQ'D

OFFICES, BUSINESS, AND PROFESSIONAL: 1 PER 250 SQ FT FOR LESS THAN 250,000 SQ FT
19,284 GROSS SF / 250 SF = 77.136 = 78 STALLS REQ'D

STORAGE: 1 PER 5,000 SQ FT
1,563 GROSS SF / 5,000 SF = .31 = 1 STALL REQ'D

TOTAL PARKING REQ'D: 99 STALLS
TOTAL PARKING EXISTING: 119 STALLS

WAREHOUSE
OFFICES, BUSINESS, & PROFESSIONAL
STORAGE
SUPPORT & CIRCULATION SPACES
COURTYARD

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



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
1,962 GROSS SF / 500 SF = 3.92 = 4 STALLS REQ'D

OFFICES, BUSINESS, AND PROFESSIONAL: 1 PER 250 SQ FT FOR LESS THAN 250,000 SQ FT
1,956 GROSS SF / 250 SF = 7.8 = 8 STALLS REQ'D

STORAGE: 1 PER 5,000 SQ FT
3,909 GROSS SF / 5,000 SF = .78 = 1 STALL REQ'D

TOTAL PARKING REQ'D: 13 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 ¹	25 percent of EV capable spaces ²

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

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



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, GRID/OPENINGS 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. SEE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT ON THIS SHEET FOR PATH OF TRAVEL REQUIREMENTS.
5. 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. GROSS 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" PROJECTION 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)	$A_u = A_s + (NS \times I)$ $A_u = X,XXX + (X,XXX \times XX)$ $A_u = XX,XXX$
A_s = TABULAR ALLOWABLE AREA (CBC TABLE 508.2)	9,000 SF
NS = 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	$\frac{7,510 SF}{9,000 SF} = .834 < 1 = OK$
BUILDING A FRONTAGE INCREASE CALCULATION PER CBC 506.3:	
$I = (F/P - 0.25)/30$	
$F = 556'-8"$ (BLDG PERIM. THAT FRONTS A MIN. 20' OPEN SPACE OR PUBLIC WAY)	
$P = 556'-8"$ (PERIMETER OF ENTIRE BUILDING)	
$W = XX'$ (WIDTH OF PUBLIC WAY, SEE CALC. BELOW)	
$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + L_4 \times w_4) / F$	
L_1 = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL	
w_1 = 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

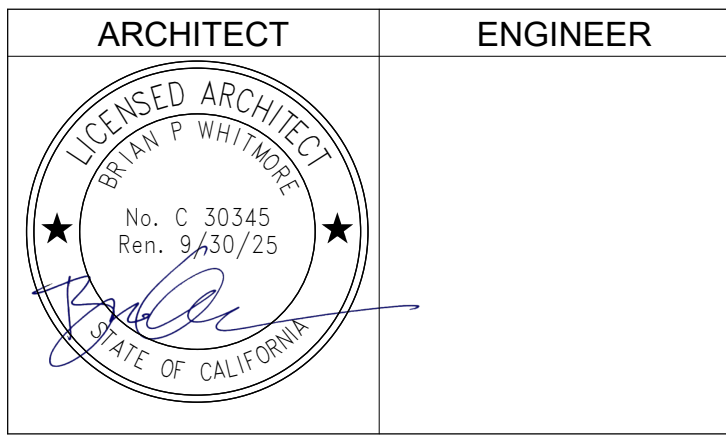
SETBACK LINE

LOCATION OF ACCESSIBLE EXTERIOR EXIT DOORS, ENTRANCES, AND EGRESS

LANDSCAPE



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GENERAL NOTES

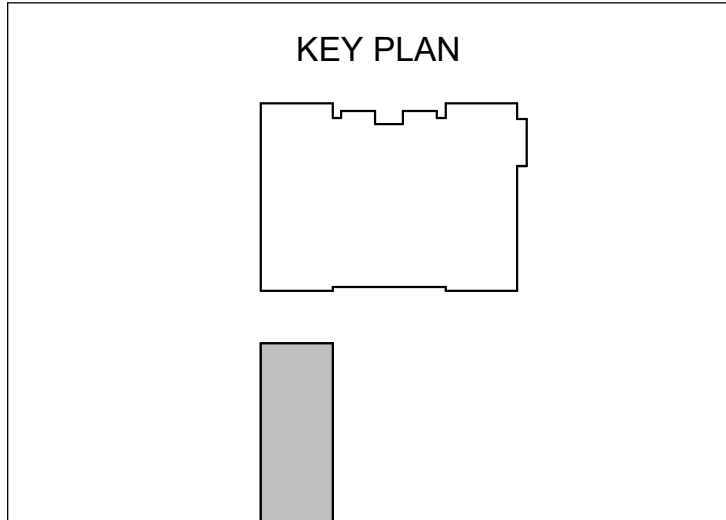
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NO.	REMARKS	DATE

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

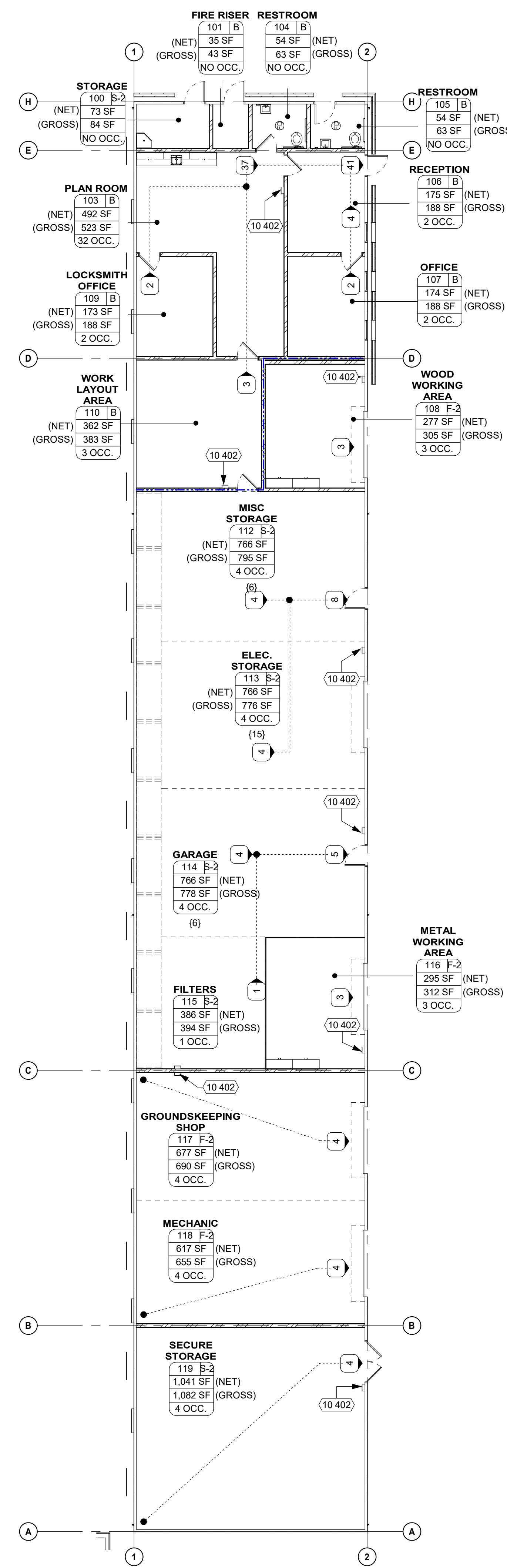
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REF: 6 / A5.1

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REF: 6 / A5.1



CODE ANALYSIS FLOOR PLAN 3/32" = 1'-0" 10

KEY NOTES

NUMBER	NOTE
10 402	FIRE EXTINGUISHER (2A-10B:C) IN SURFACE-MOUNTED CABINET (SEE DETAIL 1/A10.10.3)

GENERAL NOTES

- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION PER CFC 3311.2.
- MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED PER CFC 1013.3.
- NUMBER OF EXITS SHOWN COMPLY WITH THE MINIMUM REQUIREMENTS SET FORTH IN CBC SECTION 1006.2, WHEN THERE ARE MORE THAN ONE REQUIRED EXIT, THE EXITS SHALL BE LOCATED PER SECTION 1007.1.1. SEE CALCULATIONS BELOW.
- NO EXIT DOOR SHALL BE LESS THAN 32" CLEAR WIDTH.

SIGNAGE LEGEND

- (S1) ACCESSIBLE ENTRANCE SIGN
- (S2) ROOM IDENTIFICATION SIGN
- (S3) ABOVE DOOR SIGN
- (S4) EXIT SIGN
- (S5) EXIT ROUTE SIGN
- (S6) MAXIMUM OCCUPANCY SIGN
- (S7) UNISEX WALL MOUNTED SIGN
- (S8) UNISEX DOOR SIGN

PLUMBING ANALYSIS

PLUMBING OCCUPANCY (CPC CH. 4 TABLE A)

FIXTURE TYPE	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 50 MALE 1 PER 30 FEMALE	2
LAVATORIES	1 PER 40 MALE 1 PER 40 FEMALE	2
WATER FOUNTAINS	1 PER 150	
SERVICE SINK OR LAUNDRY TRAY	1	1

OCCUPANT LOAD

GROUP	AREA	OCC. LOAD	TOTAL PERSONS
GROUP B - OFFICE OR PUBLIC BUILDINGS	1,375 SF	200	7
GROUP F - WORKSHOPS, FOUNDRIES, AND SIMILAR ESTABLISHMENTS	1,866 SF	2000	4
GROUP S - WAREHOUSE	3,798 SF	5000	6
NON-OCCUPIED	144 SF	0	0
	7,183 SF (NET)		17

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1, B OCCUPANCY)

MARK	DOOR WIDTH	EXITING OCCUPANTS	MINIMUM EXIT WIDTH REQUIRED (EXITING OCCUPANTS * 2)	EXIT WIDTH PROVIDED
100A	3'-0"			32"
100G	3'-3"			35"
101A	3'-0"			32"
101G	3'-3"			35"
102G	3'-3"			35"
105A	3'-0"			32"
106A	3'-0"	41	32"	32"
106G	3'-3"			35"
107G	3'-3"			35"
108A	10'-0"	3	32"	116"
108G	6'-6"			74"
110G	6'-6"			74"
111G	3'-3"			35"
112A	3'-0"	8	32"	32"
112G	3'-3"			35"
113A	10'-0"	13	32"	116"
113G	3'-3"			35"
114A	3'-0"	5	32"	32"
116A	10'-0"	3	32"	116"
117A	10'-0"	4	32"	116"
118A	10'-0"	4	32"	116"
119A	6'-0"	4	32"	68"

OCCUPANT LOAD CHART

ROOM NUMBER	ROOM NAME	FUNCTION OF SPACE (CBC TABLE 1004.1.2)	SQ. FT. (NET)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
100	STORAGE	(none)	73 SF		
101	FIRE RISER	(none)	35 SF		
103	PLAN ROOM	Business Areas	492 SF	150	4
104	RESTROOM	(none)	54 SF		
105	RESTROOM	(none)	54 SF		
106	RECEPTION	Business Areas	175 SF	150	2
107	OFFICE	Business Areas	174 SF	150	2
108	WOOD WORKING AREA	H-S Fabrication & Manufacturing	277 SF	200	2
109	LOCKSMITH OFFICE	Business Areas	173 SF	150	2
110	WORK LAYOUT AREA	Business Areas	362 SF	150	3
112	MISC STORAGE	Warehouses	766 SF	500	2
113	ELEC. STORAGE	Warehouses	766 SF	500	2
114	GARAGE	Warehouses	766 SF	500	2
115	FILTERS	Warehouses	386 SF	500	1
116	METAL WORKING AREA	H-S Fabrication & Manufacturing	295 SF	200	2
117	GROUNDKEEPING SHOP	H-S Fabrication & Manufacturing	677 SF	200	4
118	MECHANIC	H-S Fabrication & Manufacturing	617 SF	200	4
119	SECURE STORAGE	Warehouses	1,041 SF	500	3
			7,183 SF (NET)		35

OCCUPANCY CLASS

ROOM #	ROOM NAME	OCCUPANCY CLASS	SQ. FT. (NET)
101	FIRE RISER	B	35 SF
103	PLAN ROOM	B	492 SF
104	RESTROOM	B	54 SF
105	RESTROOM	B	54 SF
106	RECEPTION	B	175 SF
107	OFFICE	B	174 SF
109	LOCKSMITH OFFICE	B	173 SF
110	WORK LAYOUT AREA	B	362 SF
			1,520 SF
108	WOOD WORKING AREA	F-2	277 SF
116	METAL WORKING AREA	F-2	295 SF
117	GROUNDKEEPING SHOP	F-2	677 SF
118	MECHANIC	F-2	617 SF
			1,866 SF
100	STORAGE	S-2	73 SF
112	MISC STORAGE	S-2	766 SF
113	ELEC. STORAGE	S-2	766 SF
114	GARAGE	S-2	766 SF
115	FILTERS	S-2	386 SF
119	SECURE STORAGE	S-2	1,041 SF
			3,798 SF
			7,183 SF

EXIT WIDTH CALCULATIONS

NOTE: EXIT WIDTH CALCULATIONS ARE PER CBC 1005.3.2. IF CALCULATED EXITING WIDTH IS LESS THAN 32", THEN 32" IS USED AS THE MINIMUM VALUE PER CBC 11B-403.5.1 (EXCEPTION 1). REFER TO "EXIT WIDTH PROVIDED" COLUMN BELOW AND DOOR SCHEDULE ON SHEET A9.1 FOR MORE INFORMATION.

MARK	DOOR WIDTH	EXITING OCCUPANTS	MINIMUM EXIT WIDTH REQUIRED (EXITING OCCUPANTS * 2)	EXIT WIDTH PROVIDED
100A	3'-0"			32"
100G	3'-3"			35"
101A	3'-0"			32"
101G	3'-3"			35"
102G	3'-3"			35"
105A	3'-0"			32"
106A	3'-0"	41	32"	32"
106G	3'-3"			35"
107G	3'-3"			35"
108A	10'-0"	3	32"	116"
108G	6'-6"			74"
110G	6'-6"			74"
111G	3'-3"			35"
112A	3'-0"	8	32"	32"
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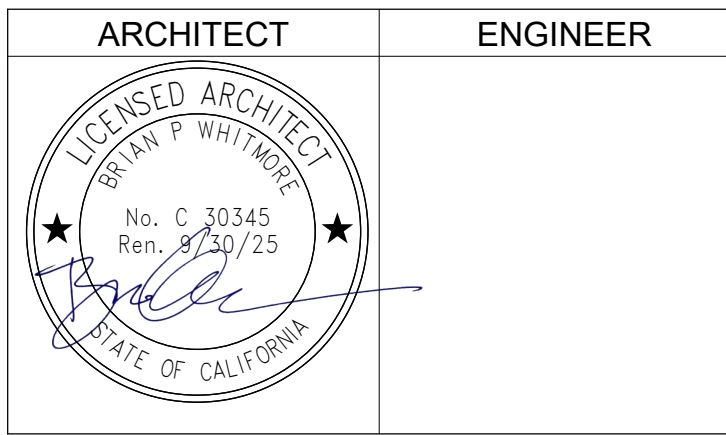
LEGEND

- ILLUMINATED EXIT SIGN, SEE ELECTRICAL DRAWINGS. EXIT SIGNAGE TO ACCOMPANY ALL ILLUMINATED EXIT SIGNS. L = LOW LEVEL ILLUMINATED EXIT SIGN (WHERE OCCURS)
- WORKROOM (A101 B) 1,500 SF 10 OCC (15)
 - AREA IDENTITY CODE ANALYSIS
 - WORKROOM = ROOM NAME
 - A101 = ROOM NUMBER
 - B = OCCUPANCY CLASS (CBC 302)
 - 1,500 SF = FLOOR AREA
 - 10 = OCCUPANT LOAD
 - (15) = OCCUPANT LOAD PLUS ANCILLARY SPACE WHERE OCCURS
- PATH OF EGRESS
 - 41 = OCCUPANT LOAD
 - STARTING POINT OF PATH OF TRAVEL TO EXIT MARKED BY DOT AT THE BEGINNING OF EGRESS LINE
- PANIC HARDWARE DEVICE - REFERENCE DOOR SCHEDULE AND HARDWARE GROUP

DISA STAMP



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 Newport Beach, California 92663
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 www.StudioW-Architects.com



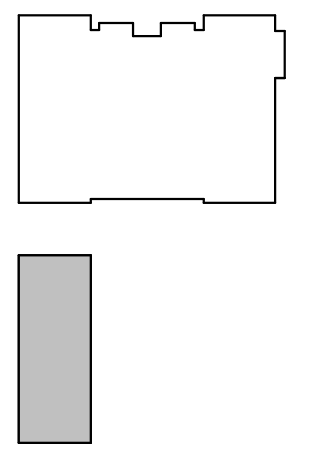
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NO.	REMARKS	DATE

DRAWING STATUS

- CUP RESUBMITTAL
- DATE 12/07/2023

KEY PLAN



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

CUP SUBMITTAL

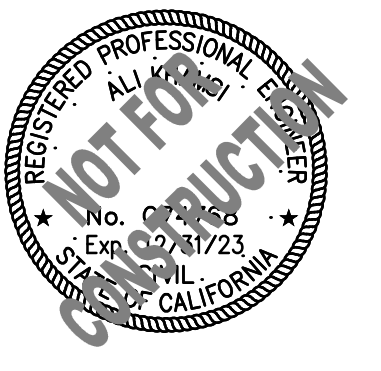
KETTLER EDUCATIONAL
 CENTER
 M&O BUILDING
 8750 DORSETT DRIVE
 HUNTINGTON BEACH, CA 92646

CODE ANALYSIS FLOOR PLAN

Date 04/05/2023 Project Number 21010
 Scale As indicated Drawing Number
 Drawn Checked A0.5
 Author Checker

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

CONSULTANTS:



DATE	ISSUED FOR:

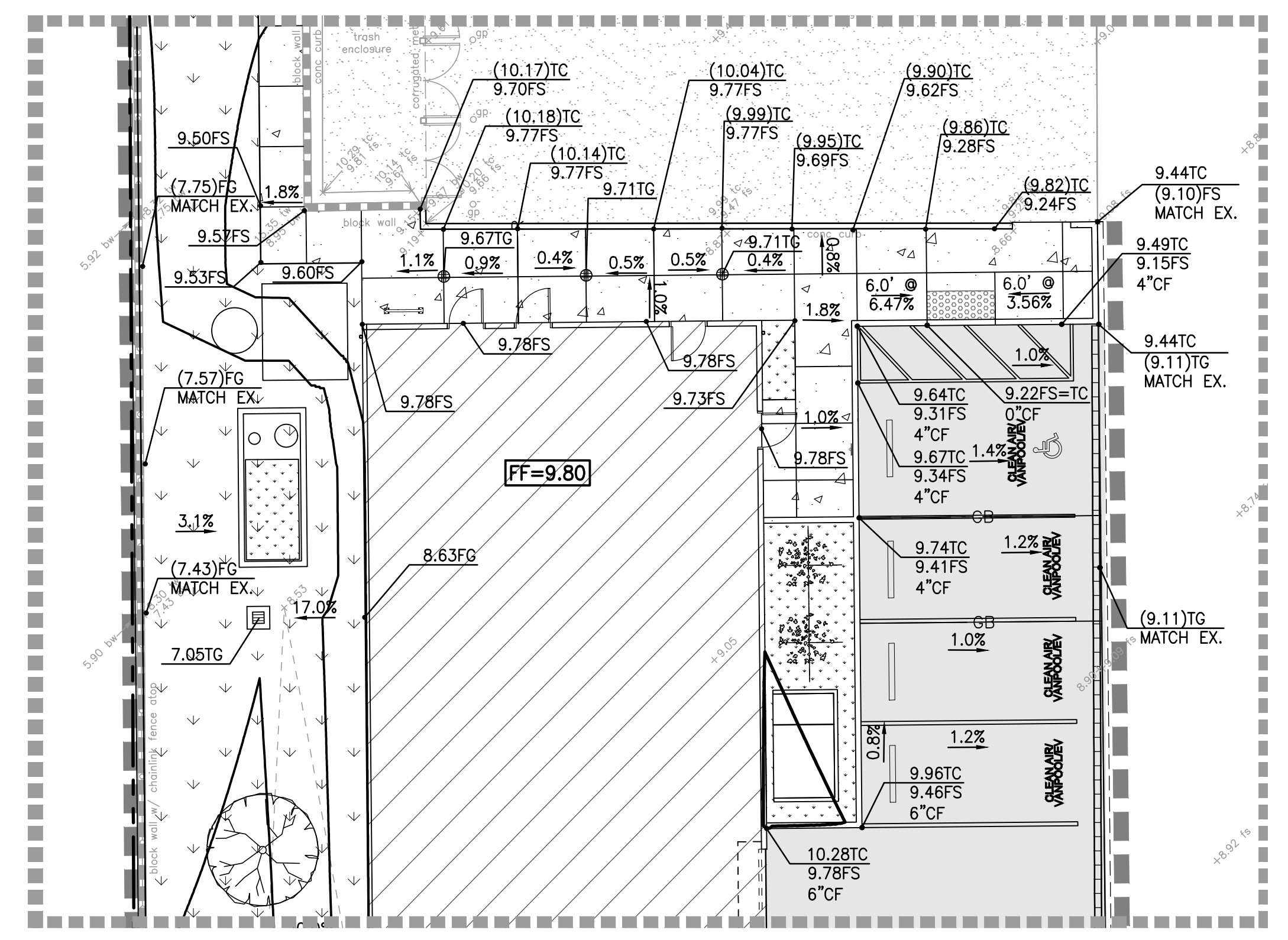
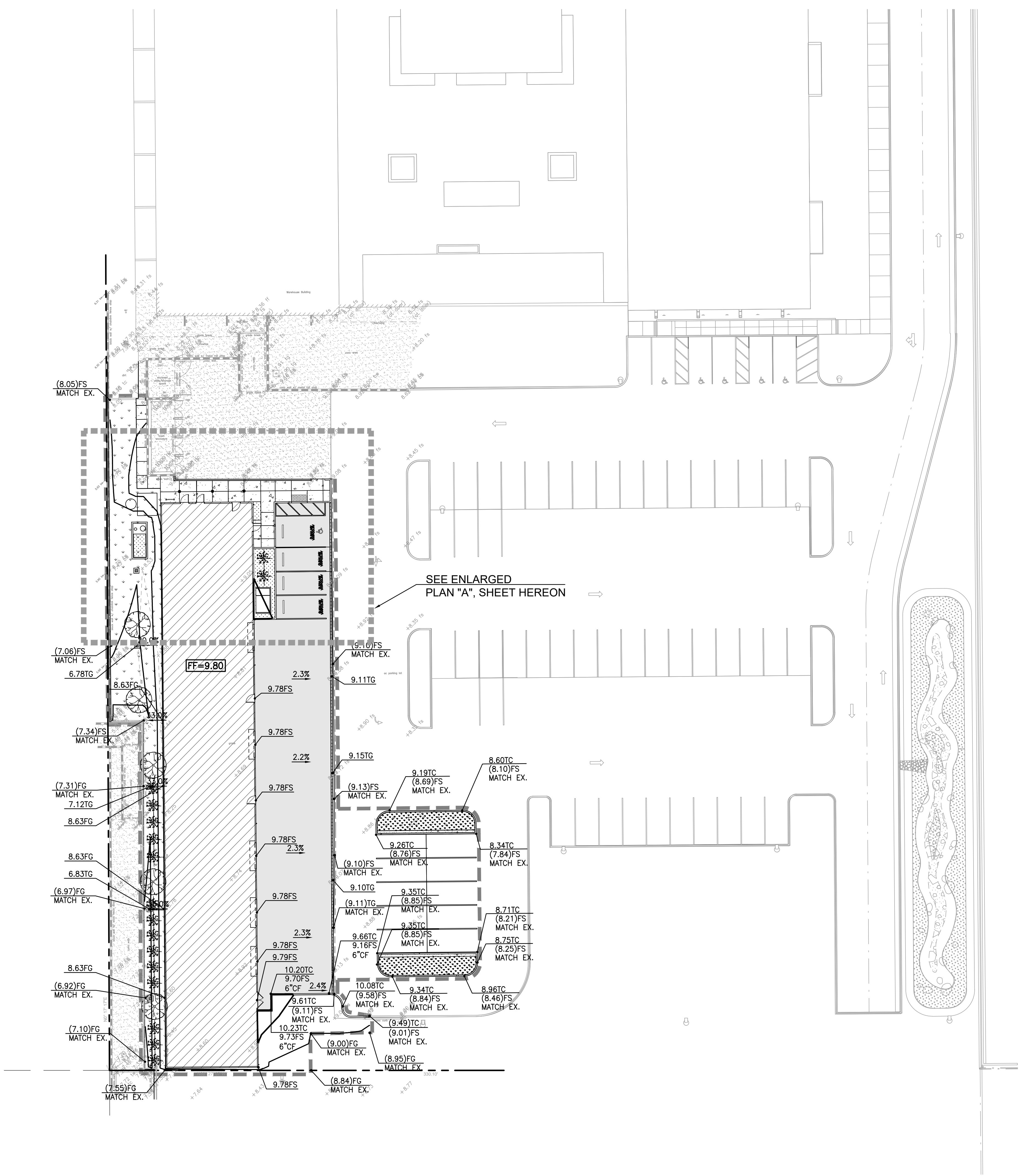
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Project Number: 2000157
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PRELIMINARY
GRADING
PLAN

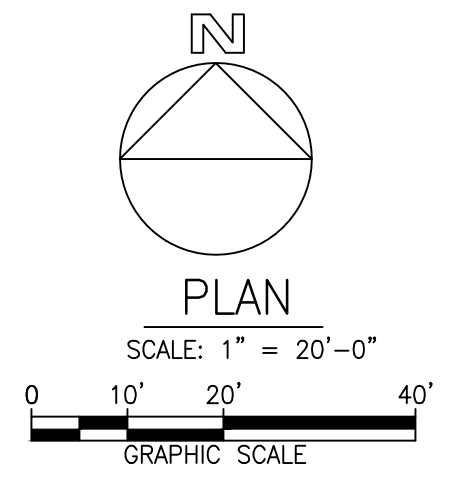
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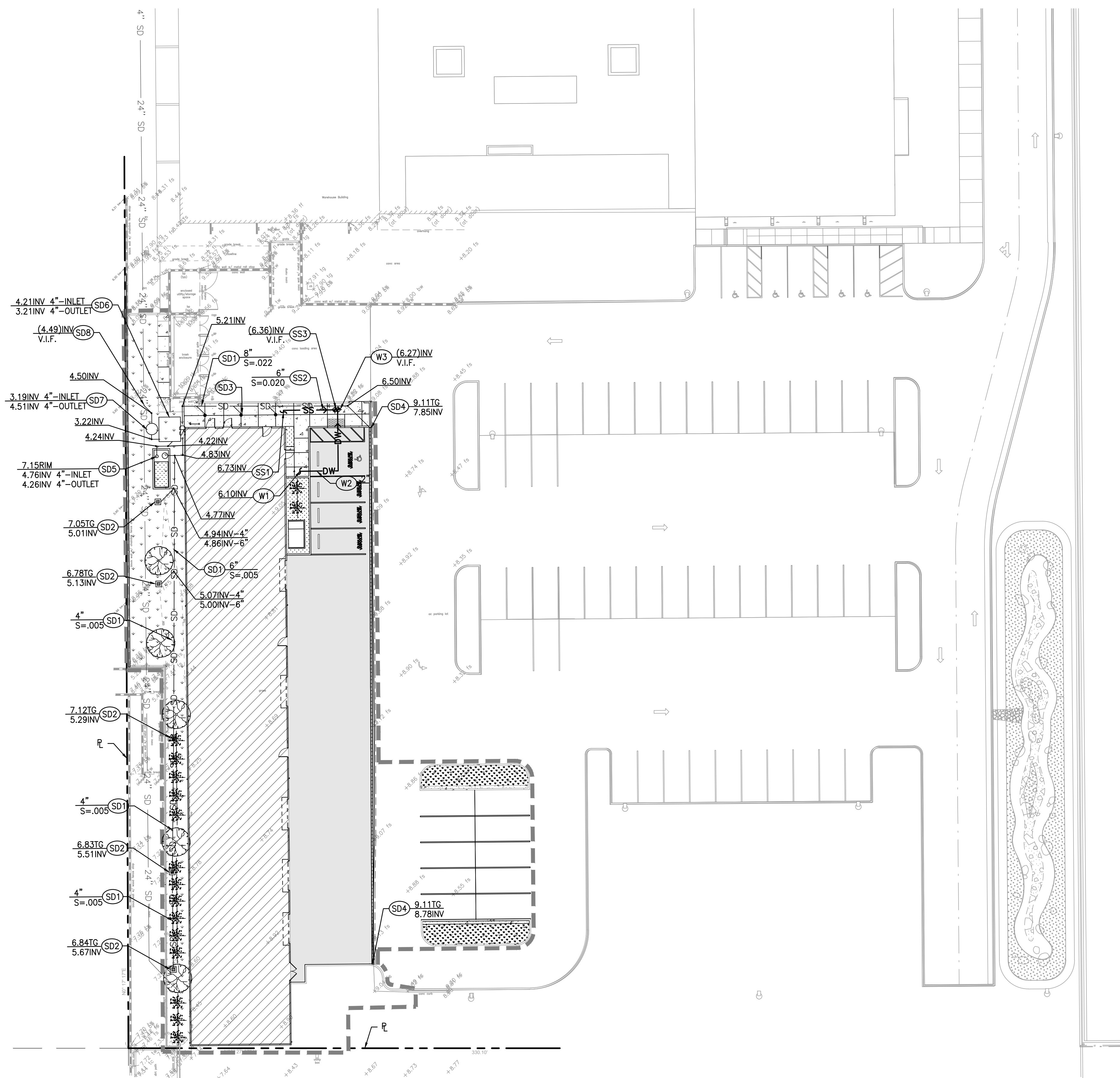
NOT FOR CONSTRUCTION

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



A ENLARGED GRADING PLAN
c1.30 1" = 10'





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 SCOTCHKOTEM 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.



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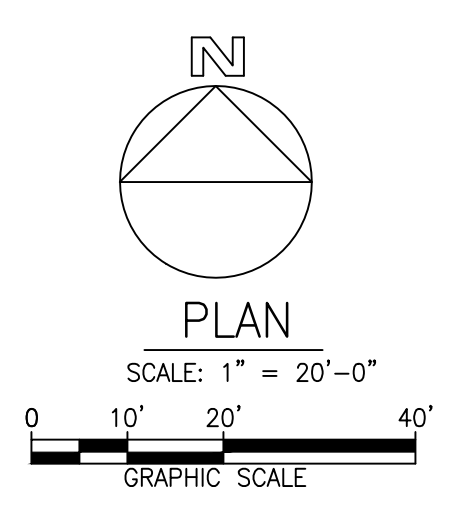


DATE: 11.28.2023 ISSUED FOR:

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

PRELIMINARY
UTILITY
PLAN

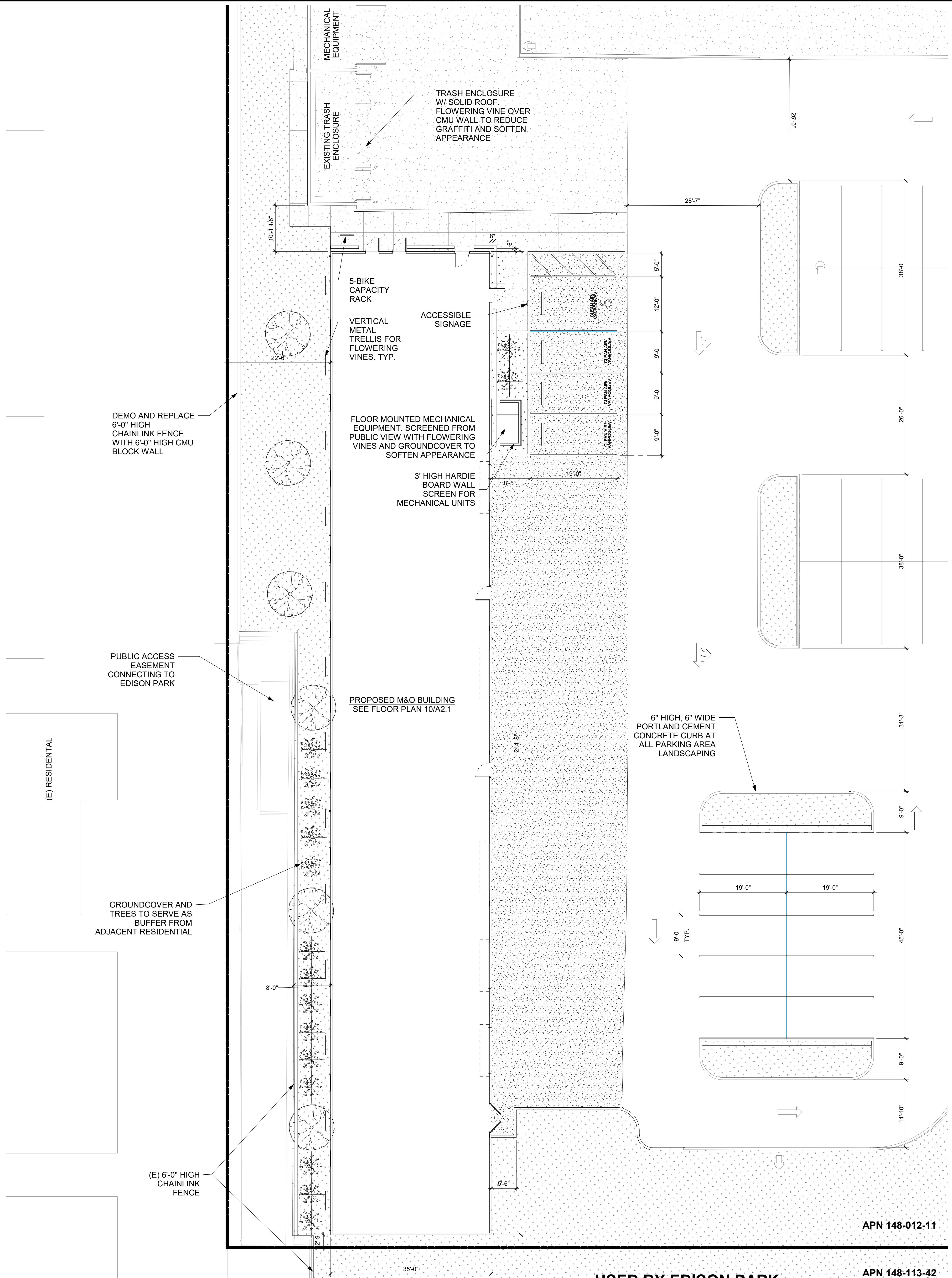
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REF: 15 / A0.4



USED BY EDISON PARK

APN 148-012-11

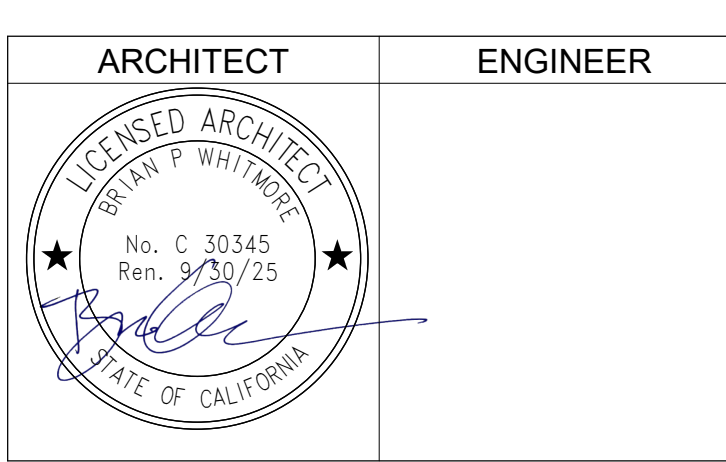
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GENERAL NOTES

- 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.



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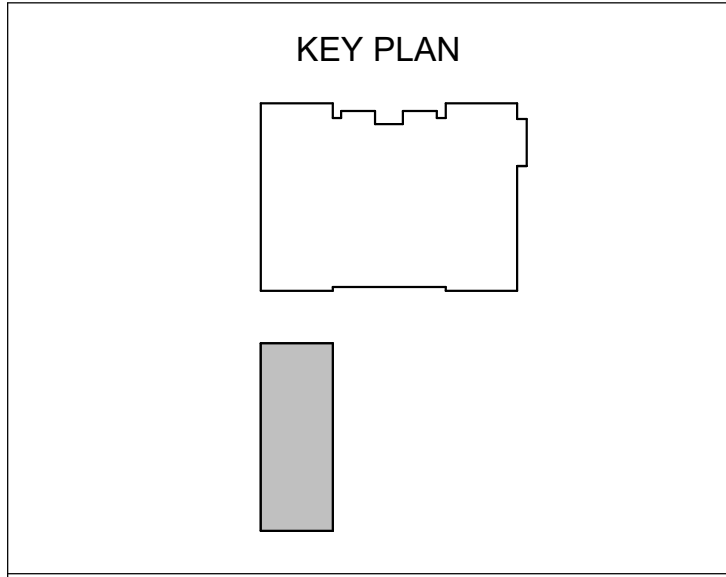
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DATE: 12/07/2023



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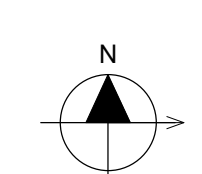
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ENLARGED SITE PLAN

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

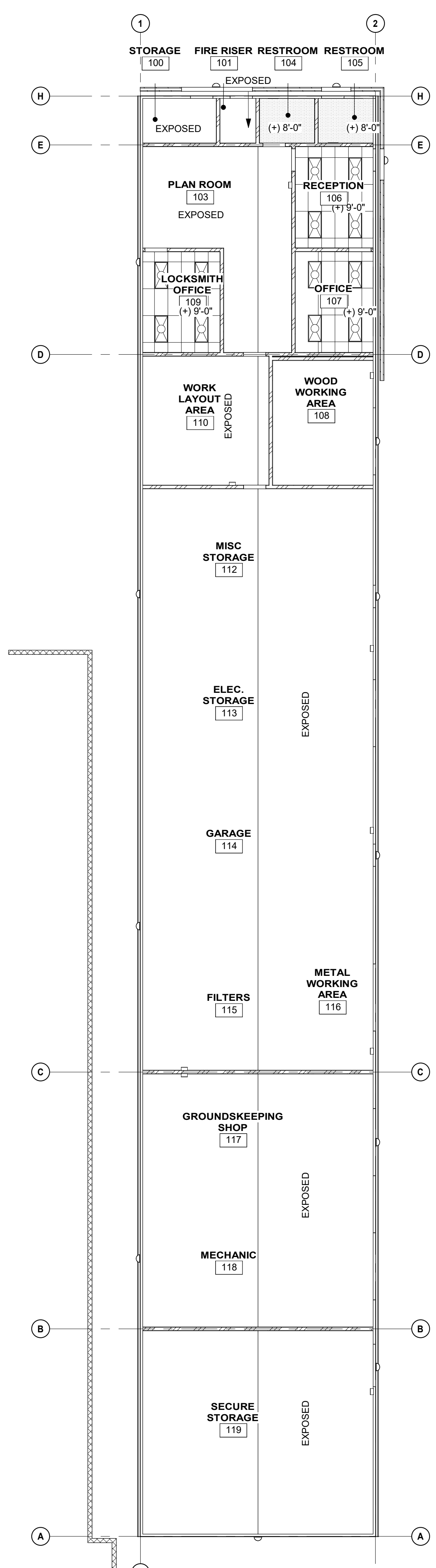


ENLARGED SITE PLAN 1" = 10'-0" 10

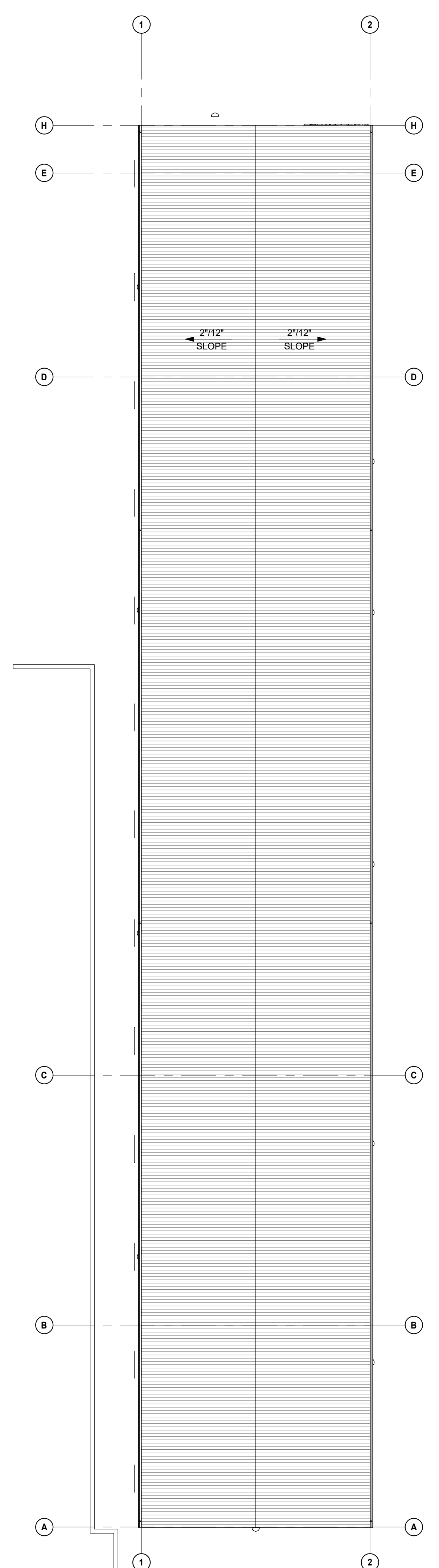
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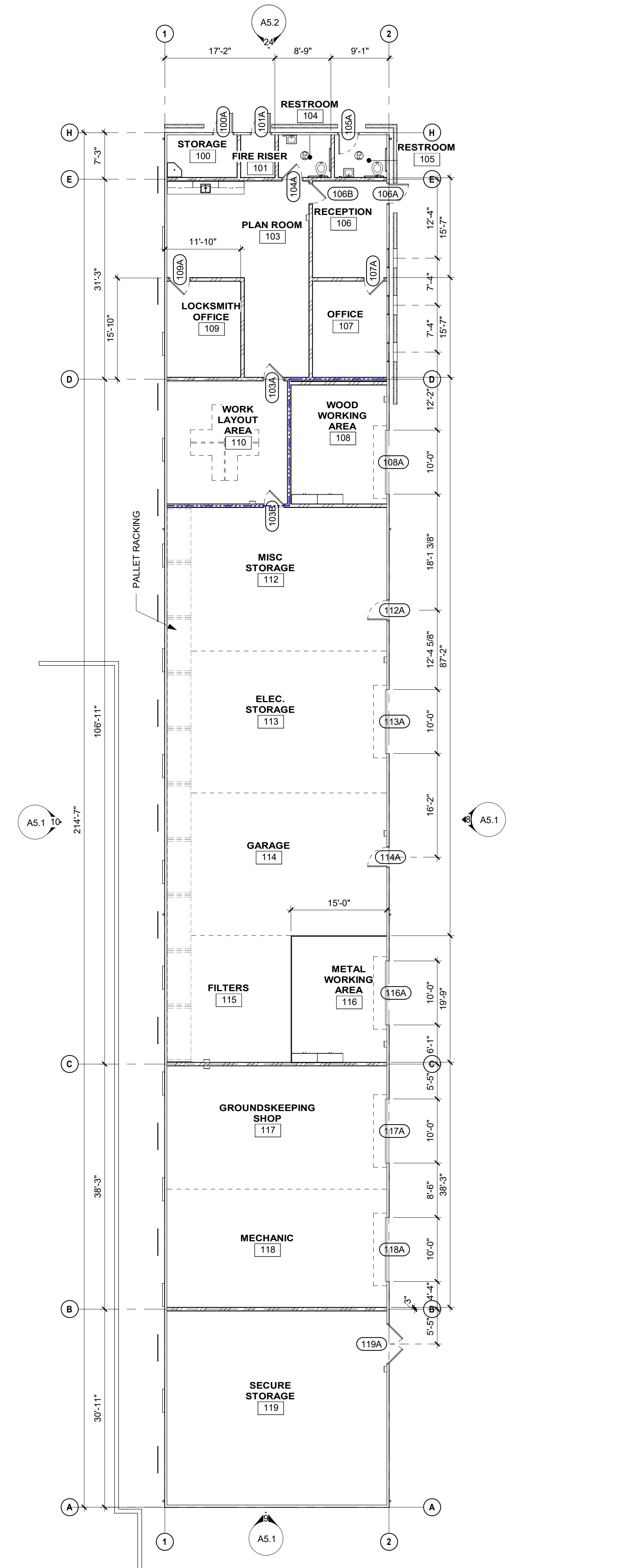
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REFLECTED CEILING PLAN 3/32" = 1'-0" 10



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".
- ACCESS DOORS TO BE INSTALLED TO SERVICE EQUIPMENT SHOWN IN 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

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

ROOM NAME

	ROOM TAG	ROOM TAG	
EXPOSED	EXPOSED	EXPOSED	= OPEN TO STRUCTURE

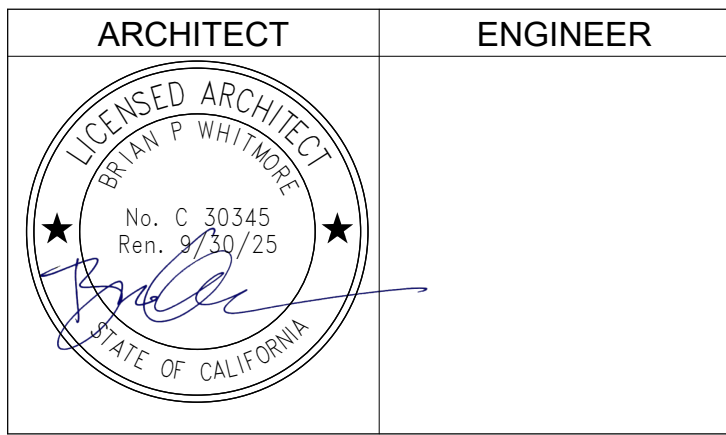
EMERGENCY EXIT LIGHT

	EMERGENCY EXIT LIGHT
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KEY PLAN

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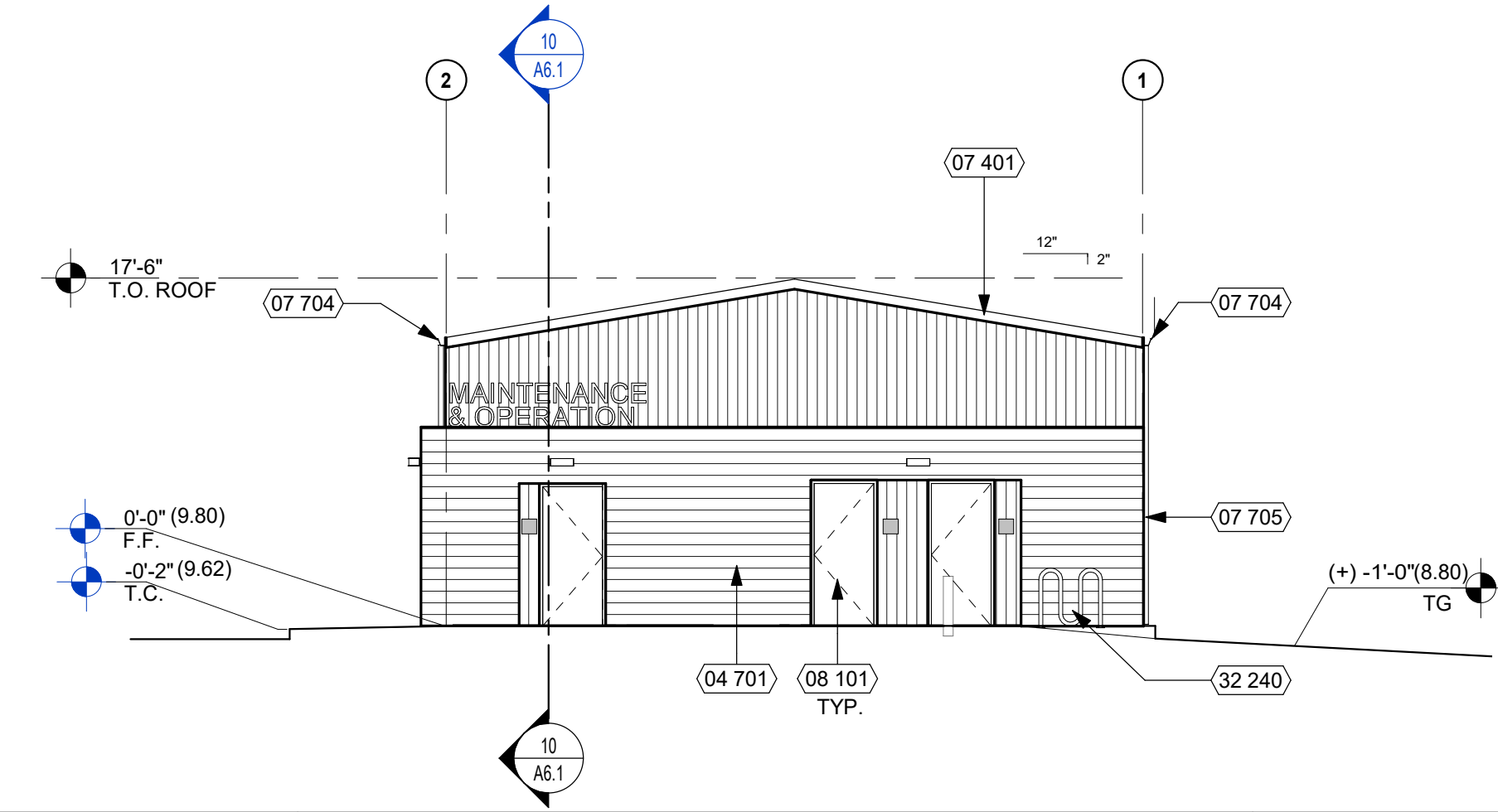
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FLOOR PLAN, ROOF PLAN, & RCP

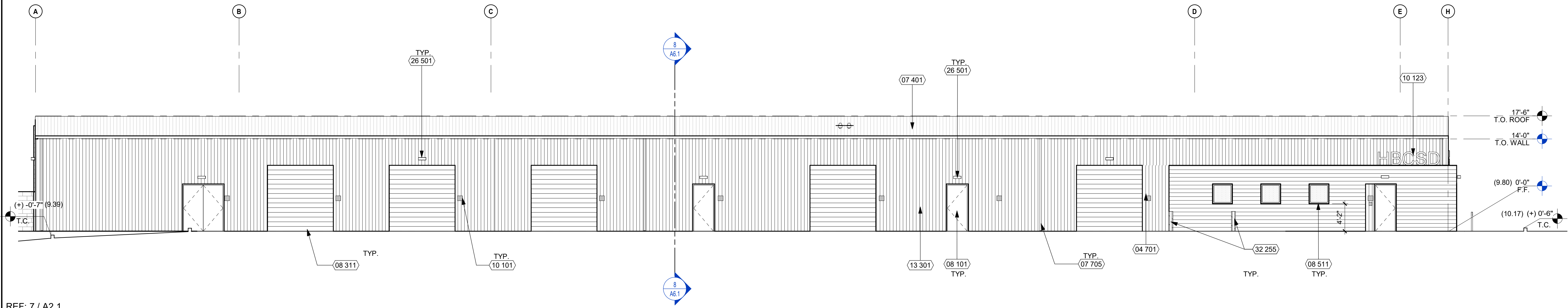
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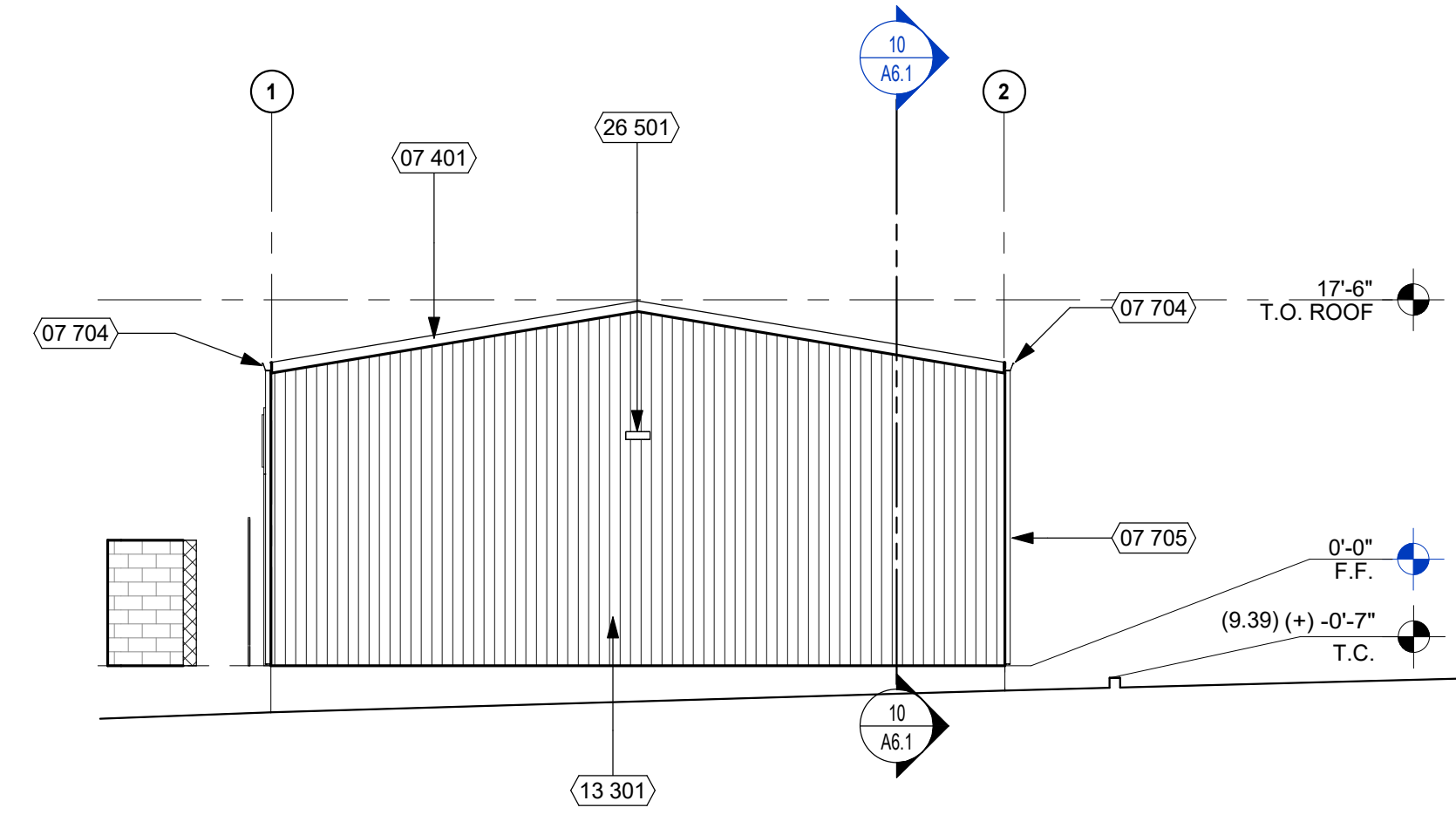
NORTH ELEVATION 1/8" = 1'-0" **6**

REF: 7 / A2.1



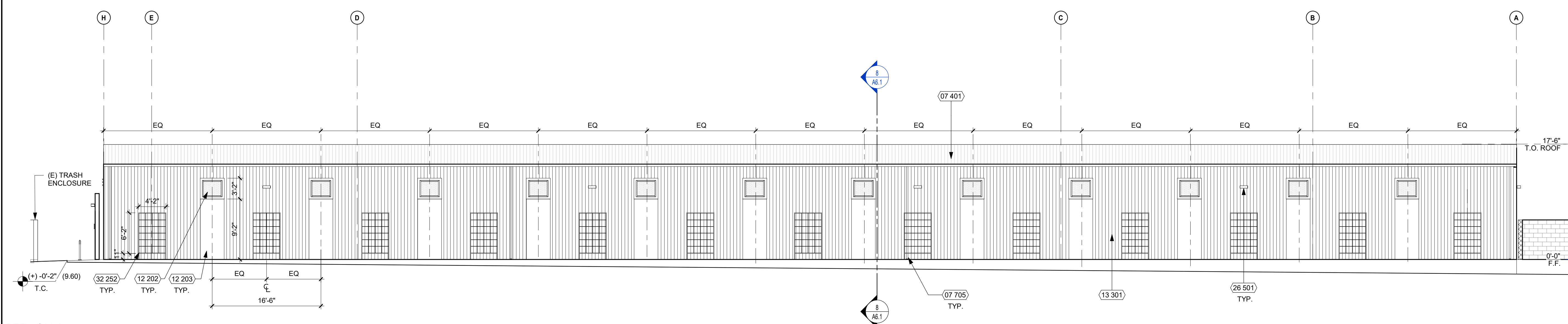
EAST ELEVATION 1/8" = 1'-0" **8**

REF: 7 / A2.1



SOUTH ELEVATION 1/8" = 1'-0" **9**

REF: 7 / A2.1



WEST ELEVATION 1/8" = 1'-0" **10**

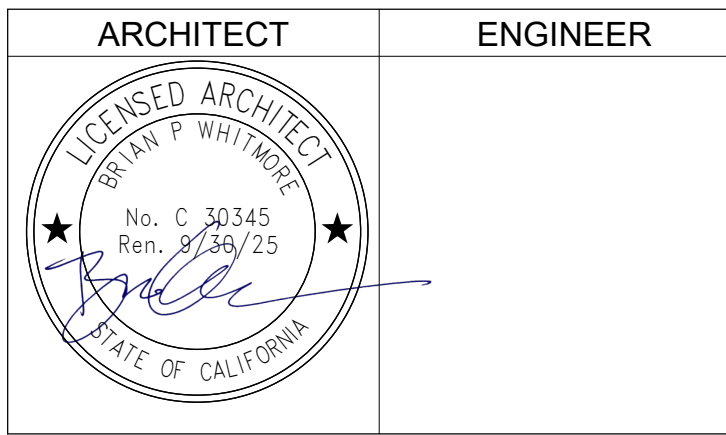
KEY NOTES

NUMBER	NOTE
04 701	LIGHTWEIGHT INSULATED BRICK VENEER BY NEWBRICK. COLOR, SHOO, YARD - 525BST WITH VELOUR TEXTURE
07 401	CLASS 'A' DESIGN ROOF METAL PANEL SYSTEM
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
12 202	FALUX WINDOW WITH FOAM TRIM
12 203	FOAM WALL WITH SMOOTH STUCCO FINISH
13 301	EXTERIOR METAL WALL PANEL SYSTEM. PAINTED WITH KYNAR FINISH
26 501	EXTERIOR LIGHT FIXTURE
32 240	5-BIKE CAPACITY RACK
32 252	METAL VERTICAL TRELLIS
32 255	3' HIGH HARDIE BOARD WALL SCREEN FOR MECHANICAL UNITS

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REVISION HISTORY

NO.	REMARKS	DATE

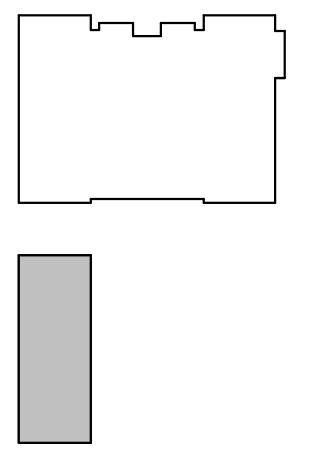
DRAWING STATUS

CUP RESUBMITTAL

DATE: 12/07/2023

GENERAL NOTES

KEY PLAN



HUNTINGTON BEACH
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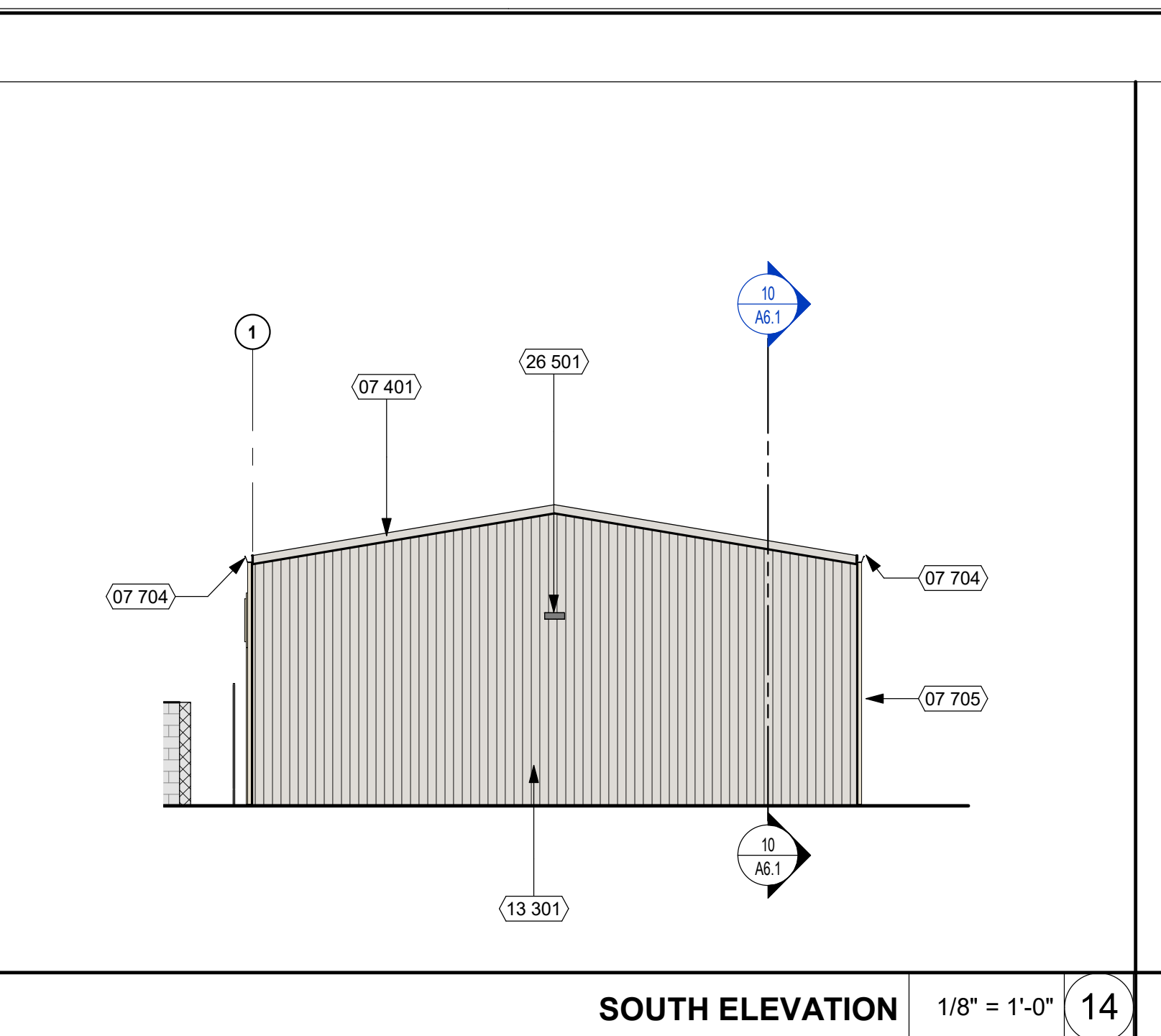
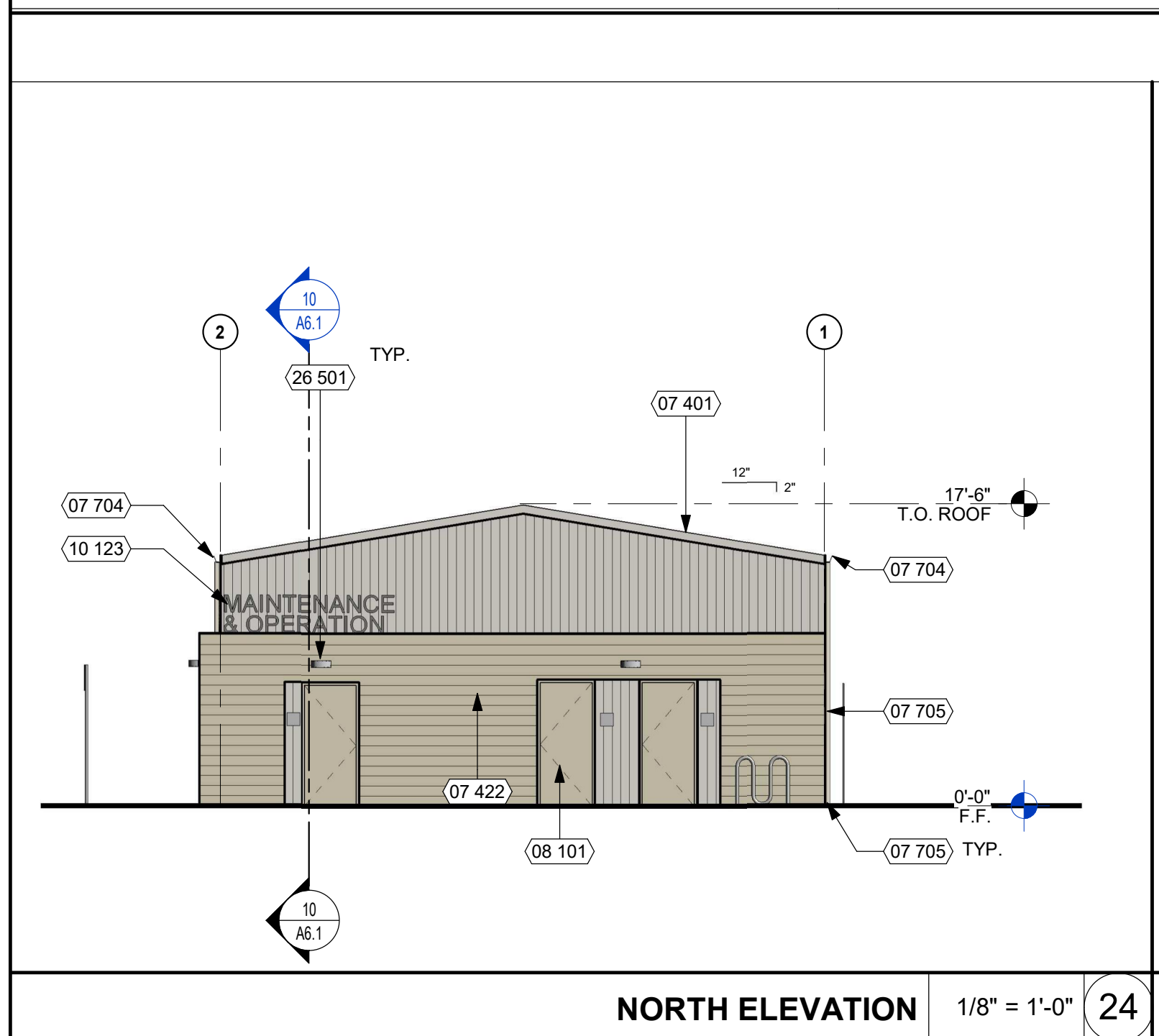
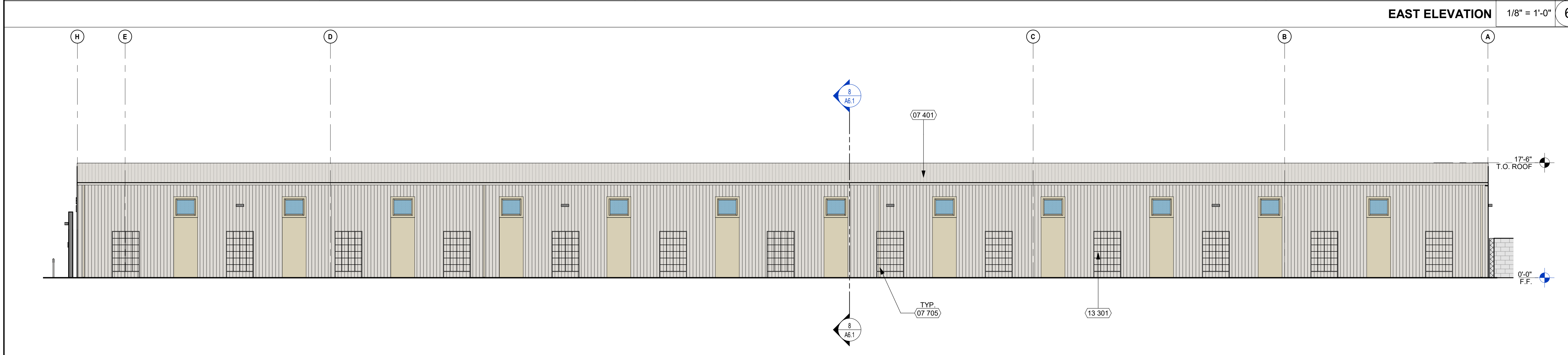
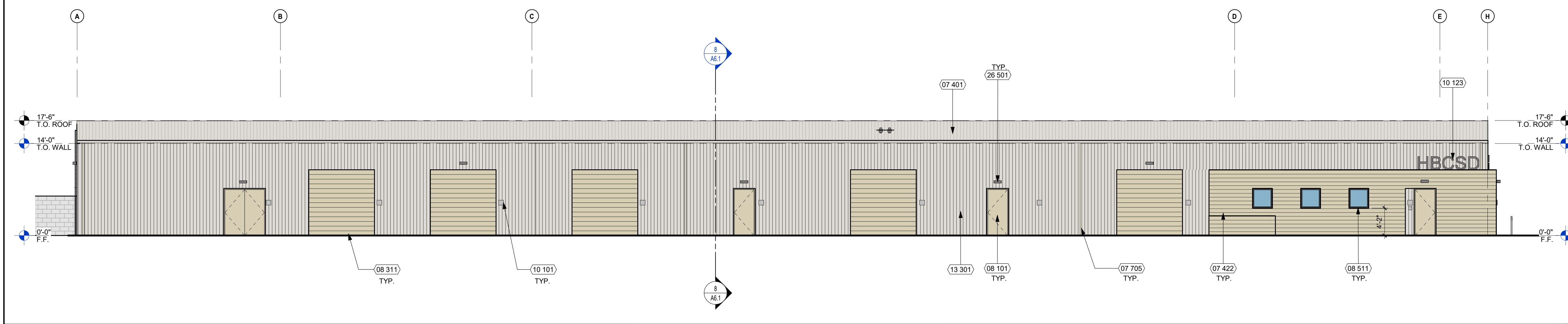
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EXTERIOR ELEVATIONS

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Checker: []

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Drawing Number: **A5.1**

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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

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NO.	REMARKS	DATE

DRAWING STATUS: CUP RESUBMITTAL CUP SUBMITTAL PERMISSIVE

DATE: 12/07/2023



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

CUP SUBMITTAL

LEGEND

	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
	EXTERIOR FOAM TRIM/PANEL BEHR PAINT TO MATCH HARDIE PLANK LAP SIDING - NAVAJO BEIGE



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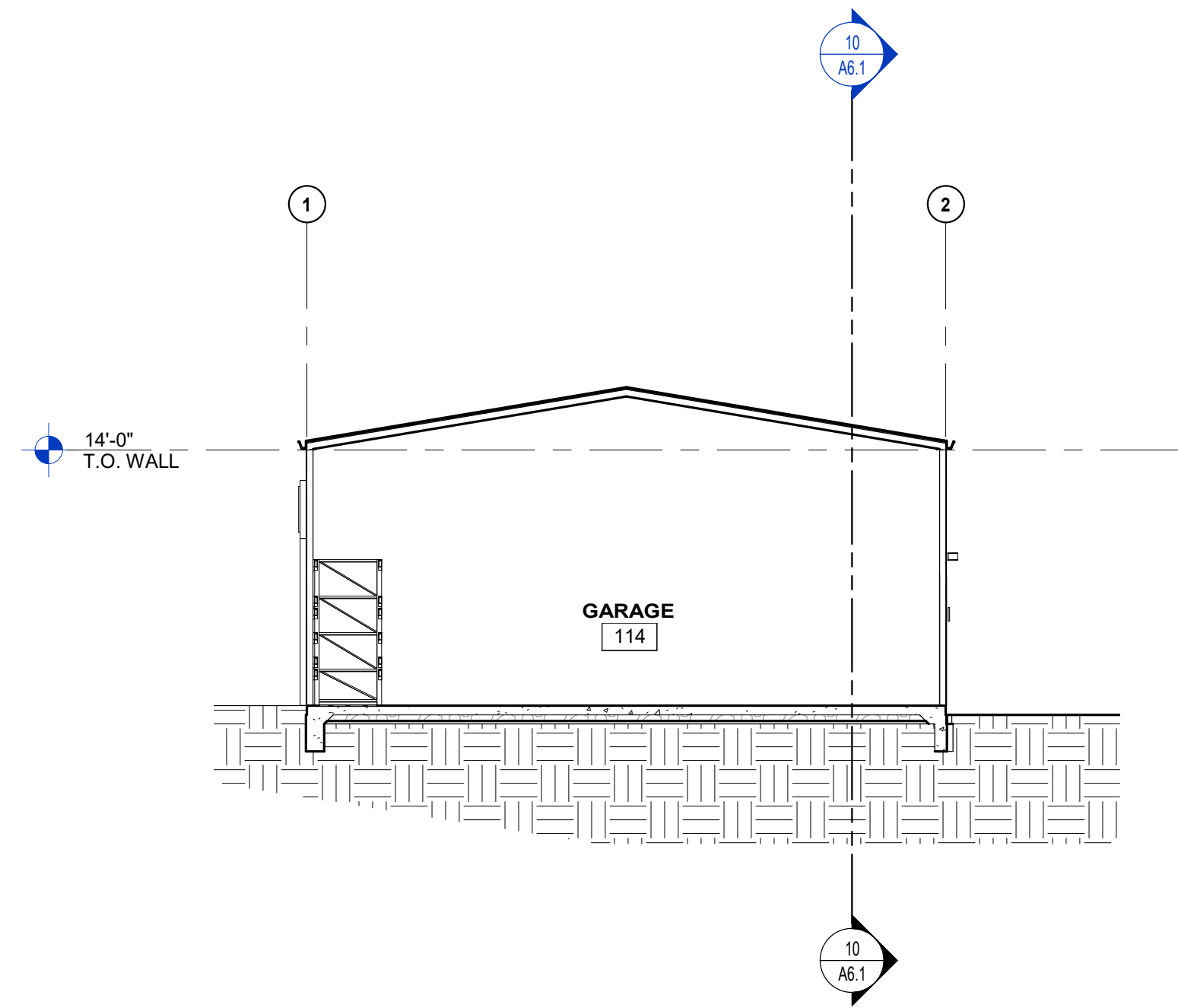
ARCHITECT	ENGINEER

NO.	REMARKS	DATE

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 M&O BUILDING
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 HUNTINGTON BEACH, CA 92646

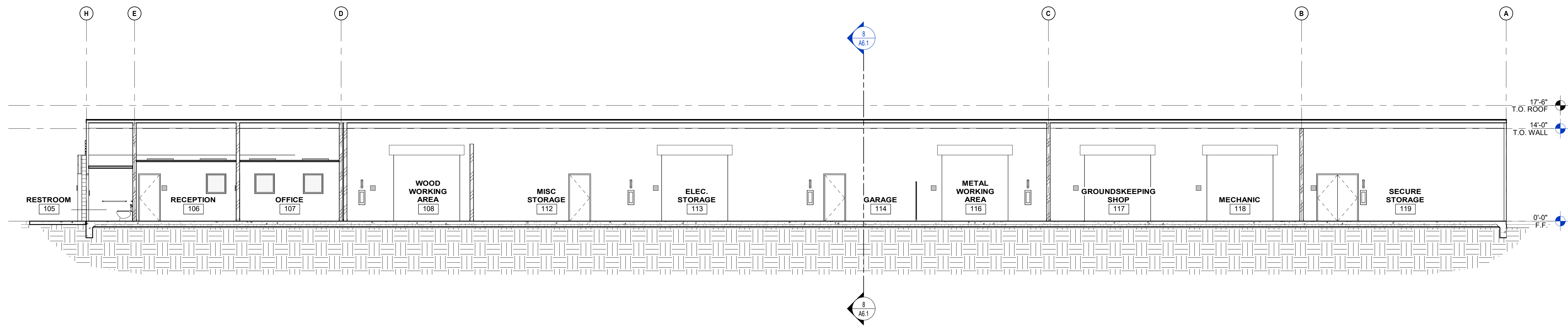
COLORED EXTERIOR ELEVATIONS

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



REF: 8 / A5.1

BUILDING SECTION 1/8" = 1'-0" 8



REF: 6 / A5.1

BUILDING SECTION 1/8" = 1'-0" 10

KEY NOTES

NUMBER	NOTE

GENERAL NOTES

- SEE REFLECTED CEILING PLANS FOR CEILING INFORMATION.
- SEE FLOOR PLAN FOR WALL TYPES.

DSA STAMP



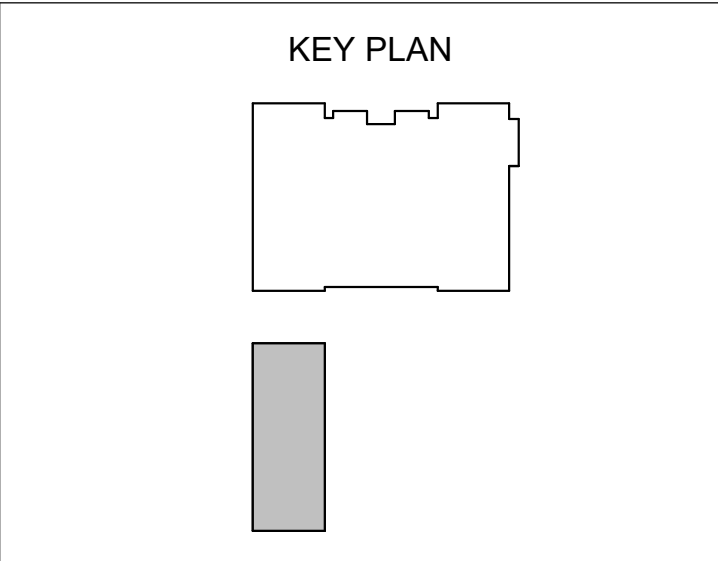
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NO.	REMARKS	DATE

DRAWING STATUS	DATE
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BUILDING SECTIONS

Date	04/05/2023	Project Number	21010
Scale	As indicated	Drawing Number	A6.1
Drawn	Checked	Author	Checker