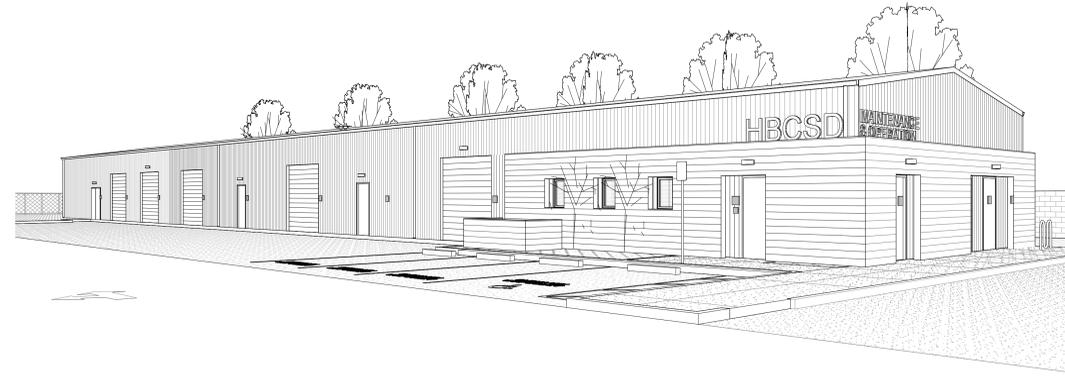


KETTLER EDUCATIONAL CENTER

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



DSA STAMP



STUDIO W
ARCHITECTS

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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 COORD 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

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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

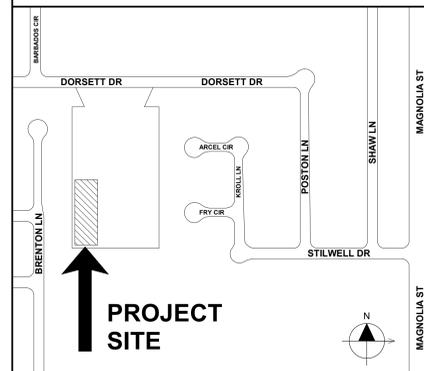
ADDRESS:
8750 DORSETT DRIVE
HUNTINGTON BEACH, CALIFORNIA 92646
APN: 148-113-42
SITE AREA: 209,088 SQ. FT / 4.80 ACRES

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 6020, RECORDED IN BOOK 233, PAGES 5, 6 AND 7 OF MICELLENEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

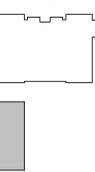
SITE MATRIX

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

ARCHITECTURAL DRAWING ABBREVIATIONS

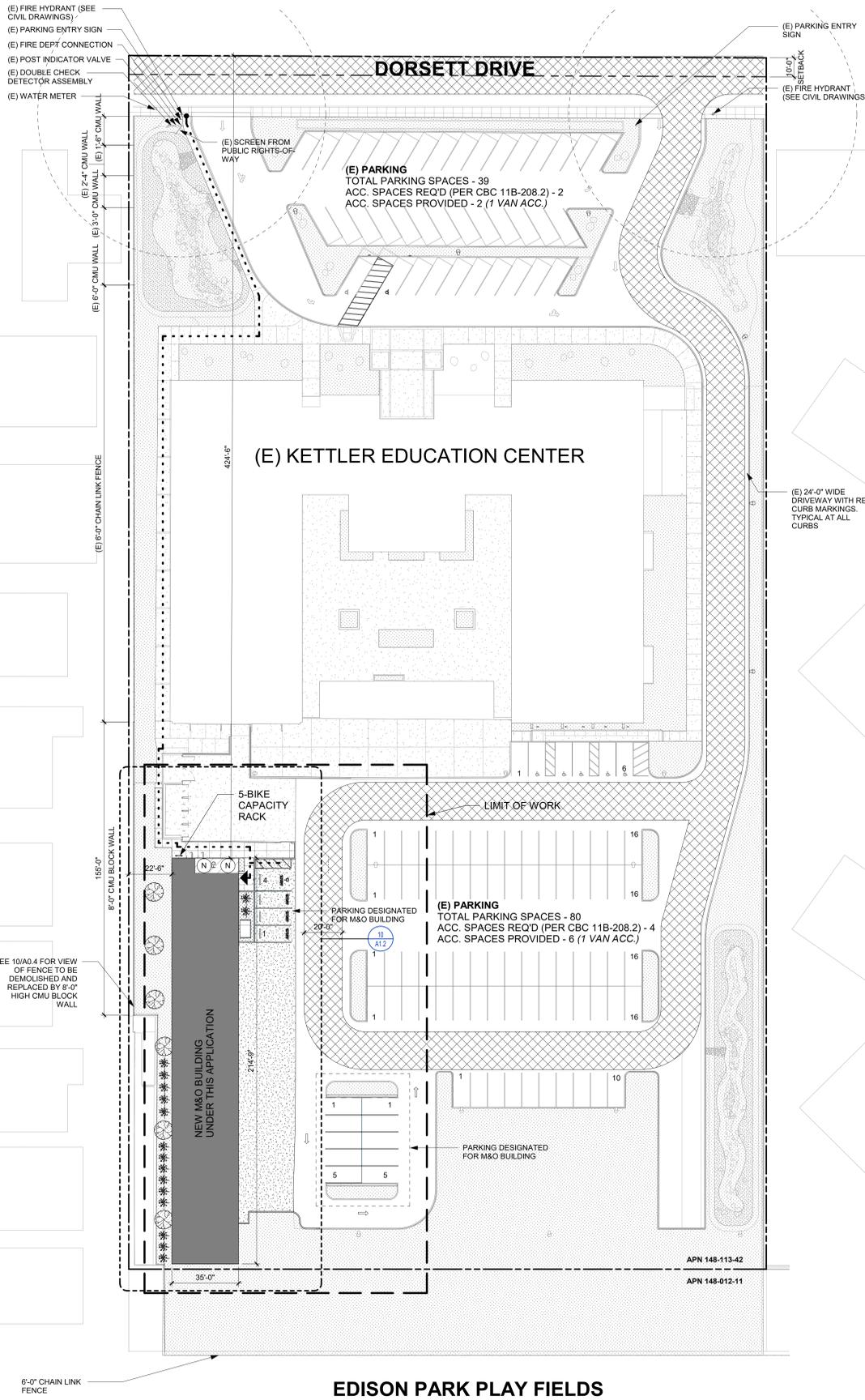
#	POUND OR NUMBER	DG	DECOMPOSED GRANITE	HMD	HOLLOW METAL DOOR	PEP	PEDESTAL	ST	STREET
&	AND	DH	DOUBLE HUNG	HMF	HOLLOW METAL DOOR AND FRAME	PERF	PERFORATED	STA	STATION
.	ITEMS IDENTIFIED AS "NIC" ARE NOT PART OF THIS DSA APPROVAL	DIA	DIAMETER	HMF	HOLLOW METAL FRAME	PERIM	PERIMETER	STAG	STAGGERED
2X	NOMINAL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



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 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

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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
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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. 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" PROJECTING 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)	
$W = ...$	
$I = [556'-8"/556'-8" - 25]/30$	
$I = [1 - 25]/30$	
$I = .75$	

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



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

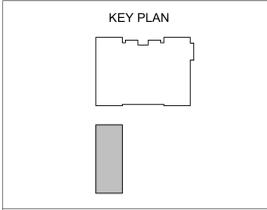
ARCHITECT	ENGINEER

GENERAL NOTES

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NO.	REMARKS	DATE

NO.	REMARKS	DATE



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	Project Number 21010
Scale As indicated	Drawing Number A0.4
Drawn Author	Checked Checker

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

CONSULTANTS:



DATE: ISSUED FOR:

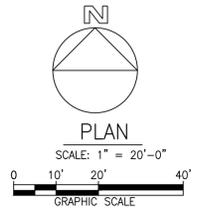
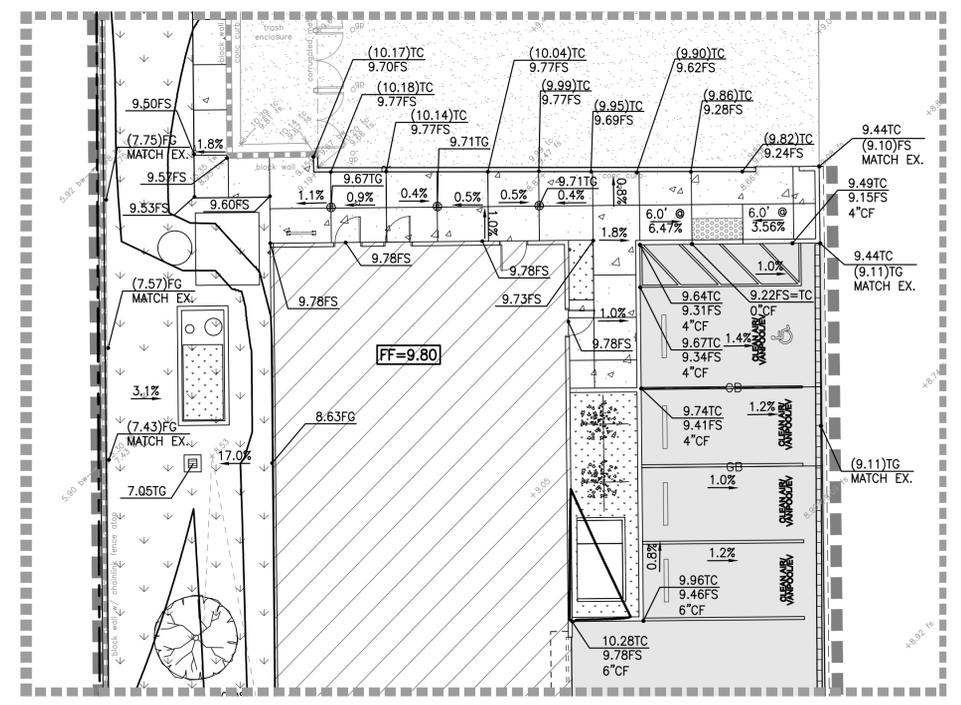
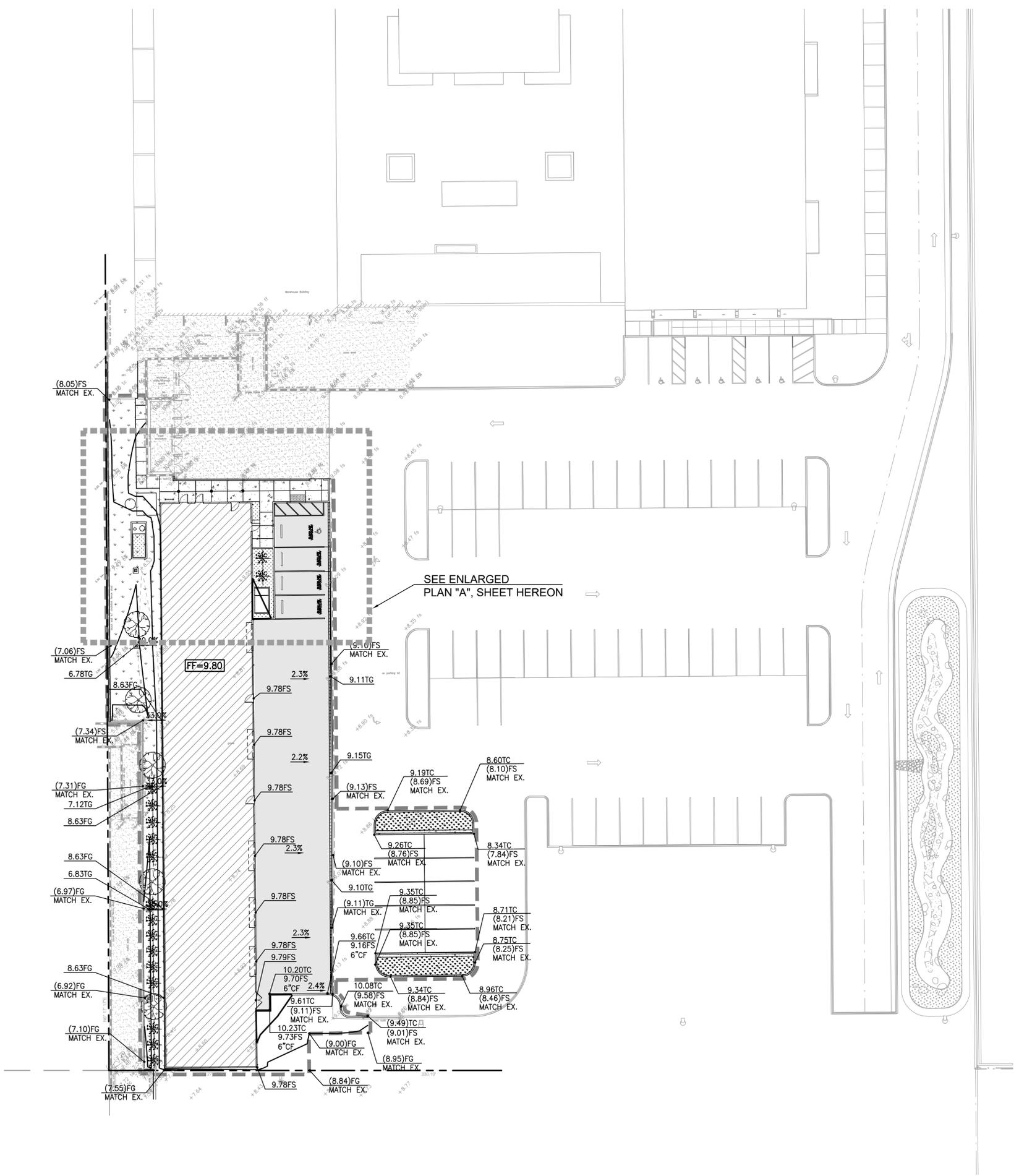
Date: 04.11.2023
Project Number: 2000157
Drawn By: TN
Checked By: JP
Scale: AS SPECIFIED

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

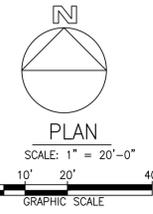
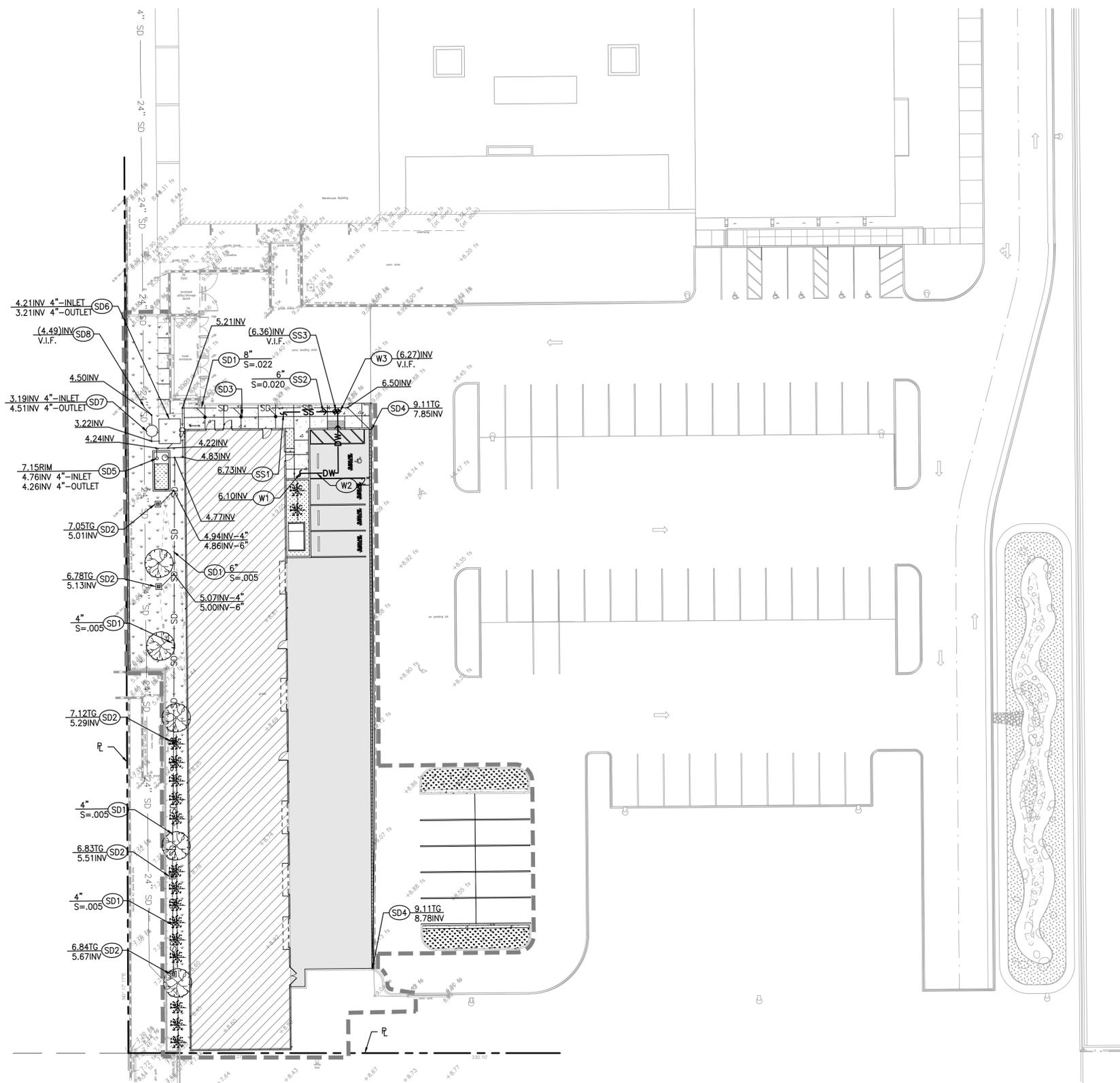
A SEPARATE PRIVATE FIRE WATER SERVICE SEPARATED FROM THE PUBLIC MAIN IN DORSETT DRIVE BY THE CONSTRUCTION OF A DOUBLE CHECK DETECTOR ASSEMBLY WILL BE PROVIDED BY A SEPARATE PERMIT

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 (MDFT) 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 MDFT SUITABLE FOR BURIED USE DENSYL TAPE BY DENSO OR EQUIVALENT.



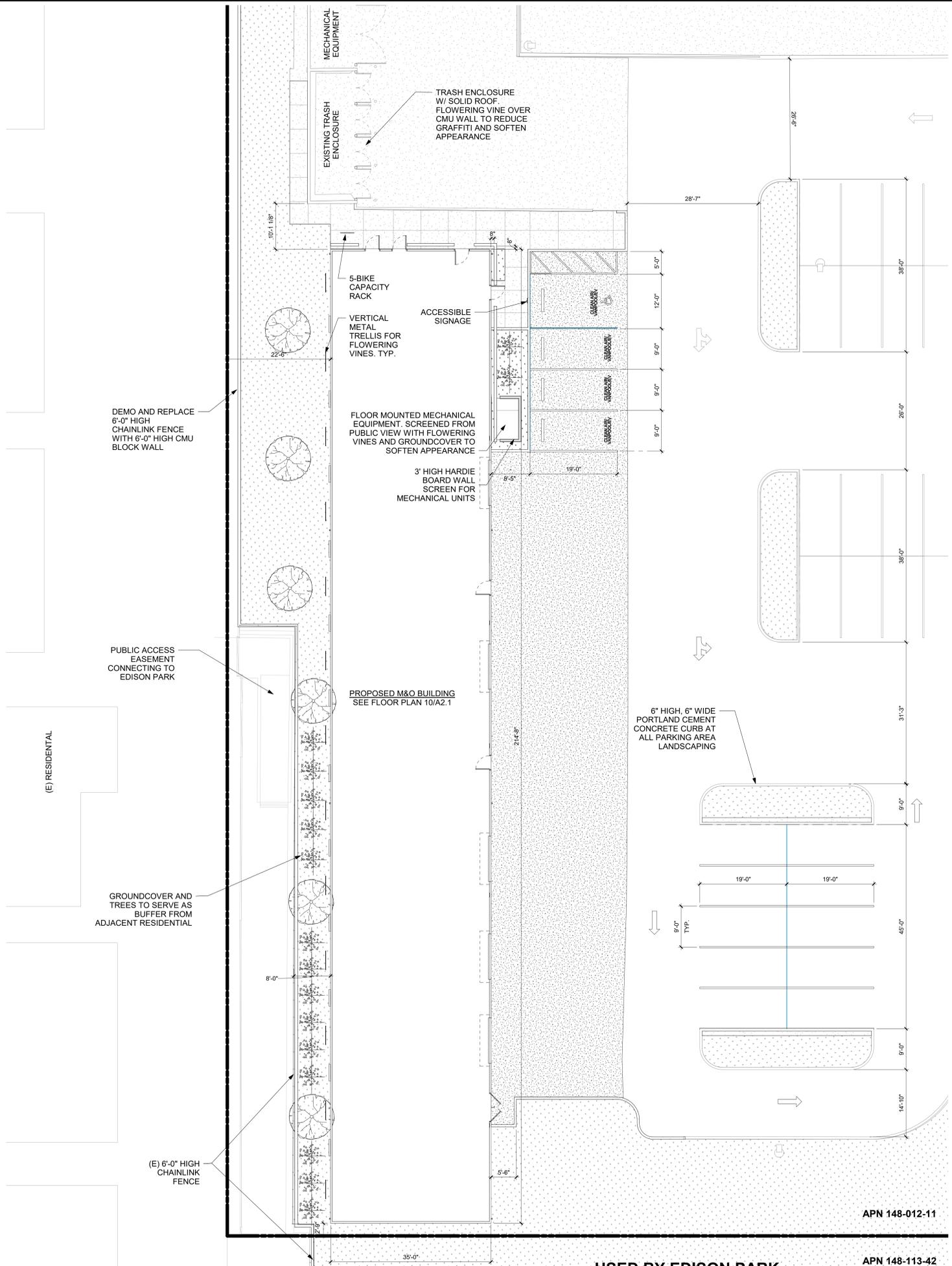
**PRELIMINARY
UTILITY
PLAN**

SHEET:
C1.50

NOT FOR CONSTRUCTION

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REF: 15 / A0.4



USED BY EDISON PARK

APN 148-012-11

APN 148-113-42

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.

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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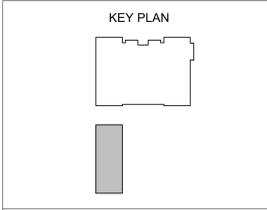
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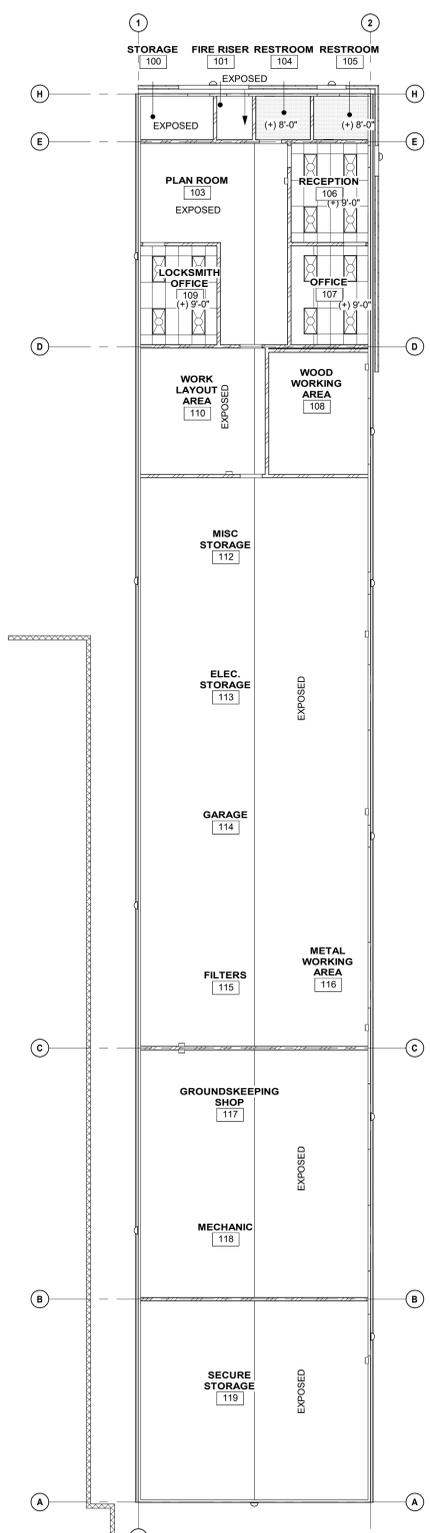
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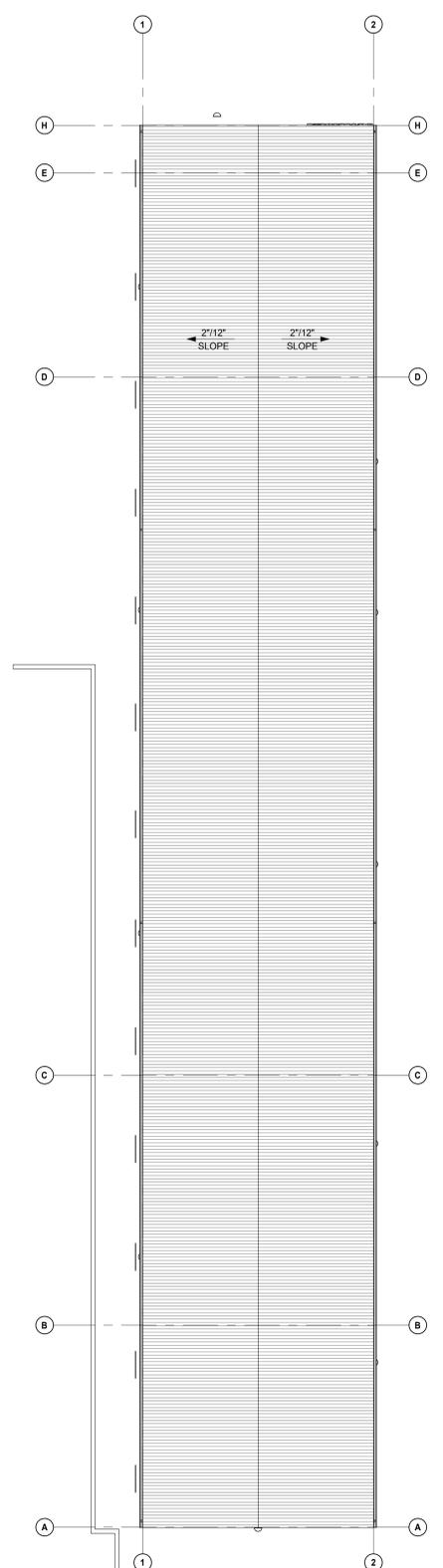
ENLARGED SITE PLAN

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Drawn Author	Checked Checker

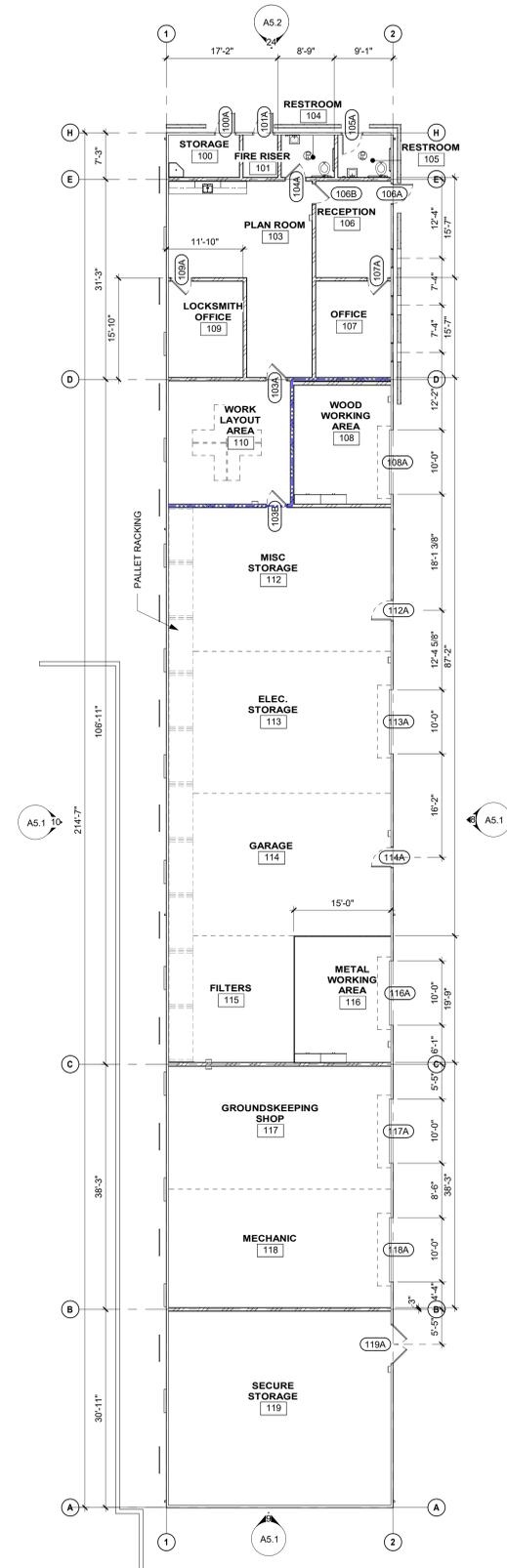
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REFLECTED CEILING PLAN 3/32" = 1'-0" 10



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".
 - 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
- LEGEND**
- (A101A) DOOR NUMBER, SEE DOOR SCHEDULE
 - (A) 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
 - EMERGENCY EXIT LIGHT
- ROOM NAME**
- [A119] ROOM TAG
 (+) 8'-0" = CEILING HEIGHT OF ROOM, U.O.N.
- ROOM NAME**
- [A119] ROOM TAG
 EXPOSED = OPEN TO STRUCTURE

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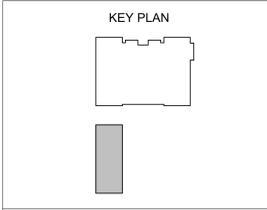
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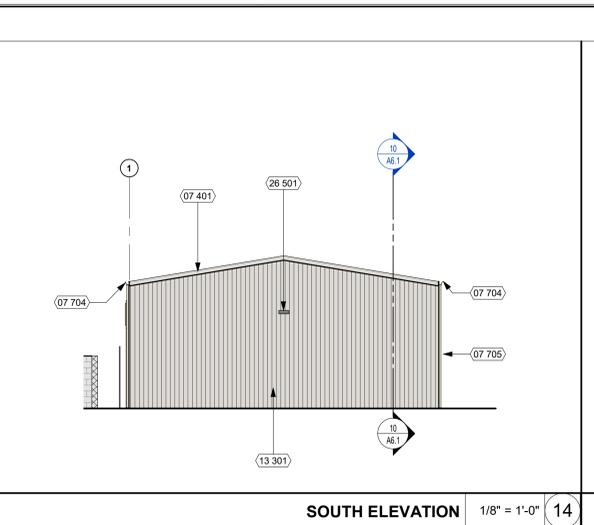
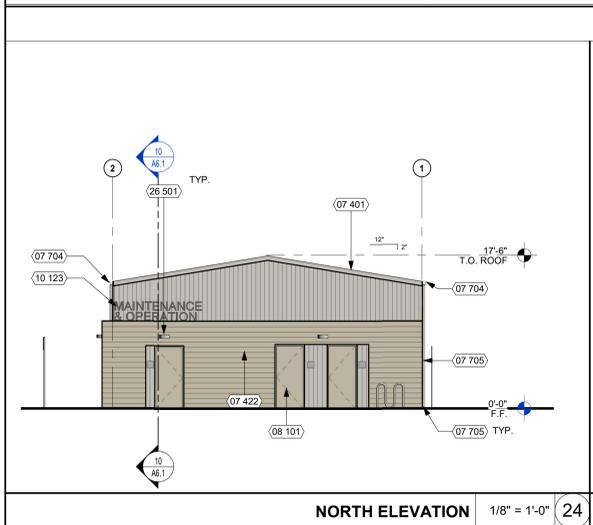
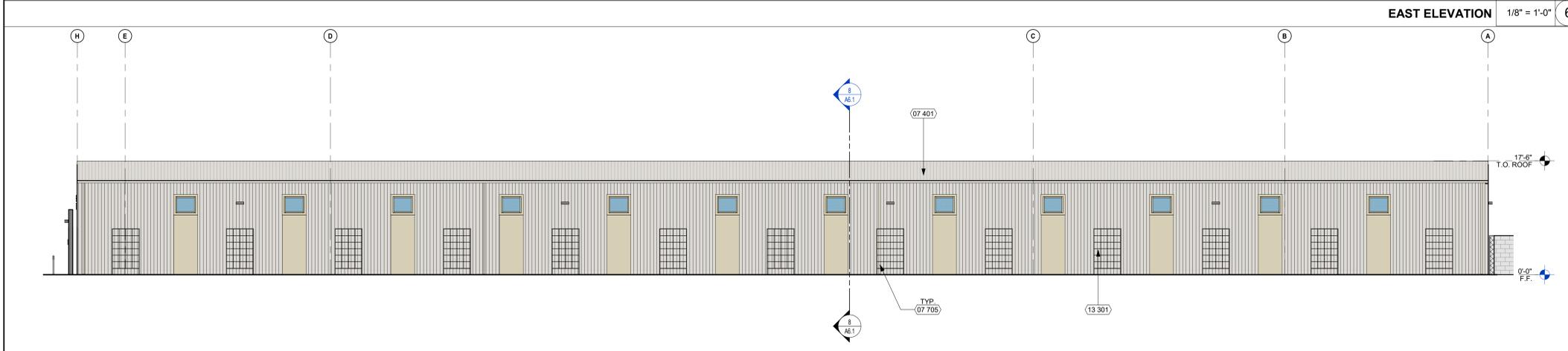
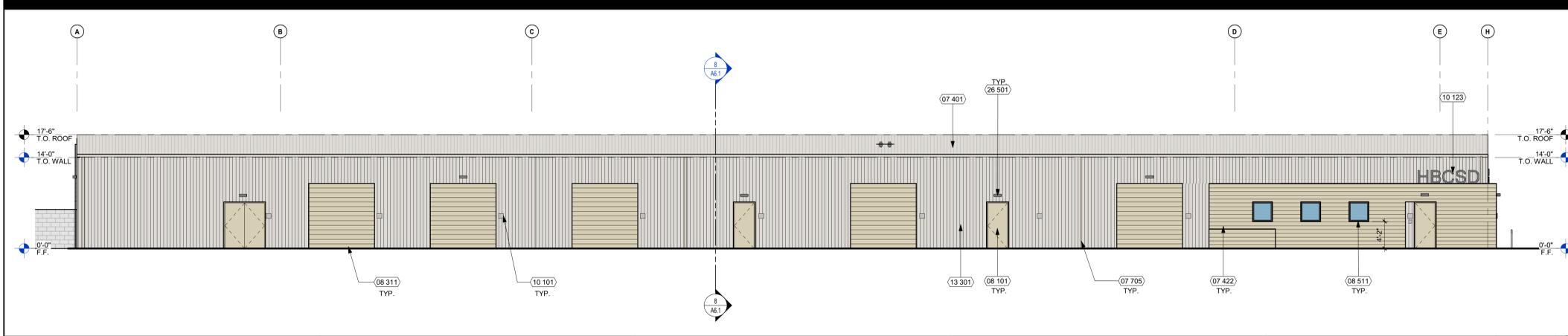
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FLOOR PLAN, ROOF
 PLAN, & RCP

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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



ROOF SYSTEM
VSR II ROOF SYSTEM - COOL SOLAR WHITE (24 GA.)

WALL SYSTEM
BUTLERIB II - COOL SOLAR WHITE



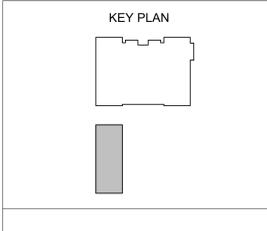
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COLORED EXTERIOR
ELEVATIONS

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

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

