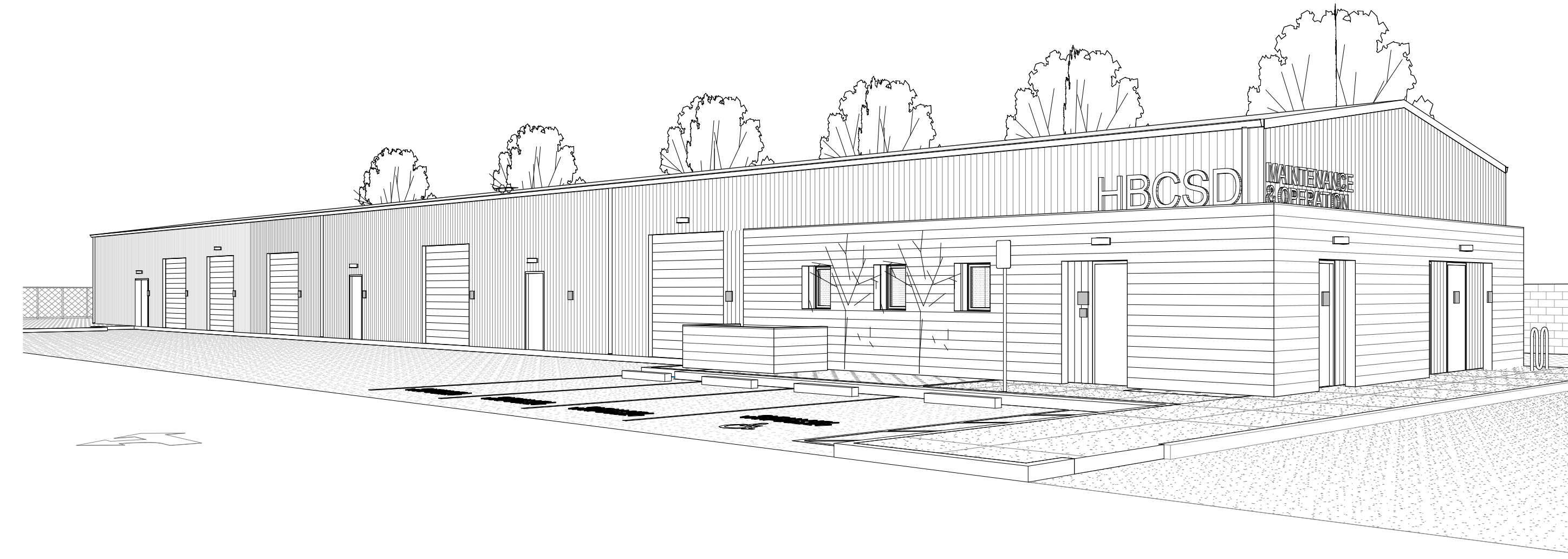


KETTLER EDUCATIONAL CENTER

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HUNTINGTON BEACH CITY SCHOOL DISTRICT

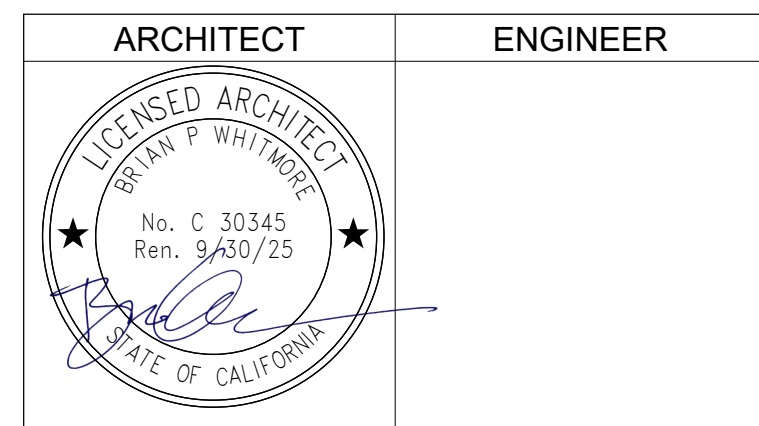


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STUDIO W
ARCHITECTS

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NO.	REMARKS	DATE

DRAWING STATUS	DATE
<input type="radio"/> CUP RESUBMITTAL	12/07/2023
<input type="radio"/>	
<input type="radio"/>	
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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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(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

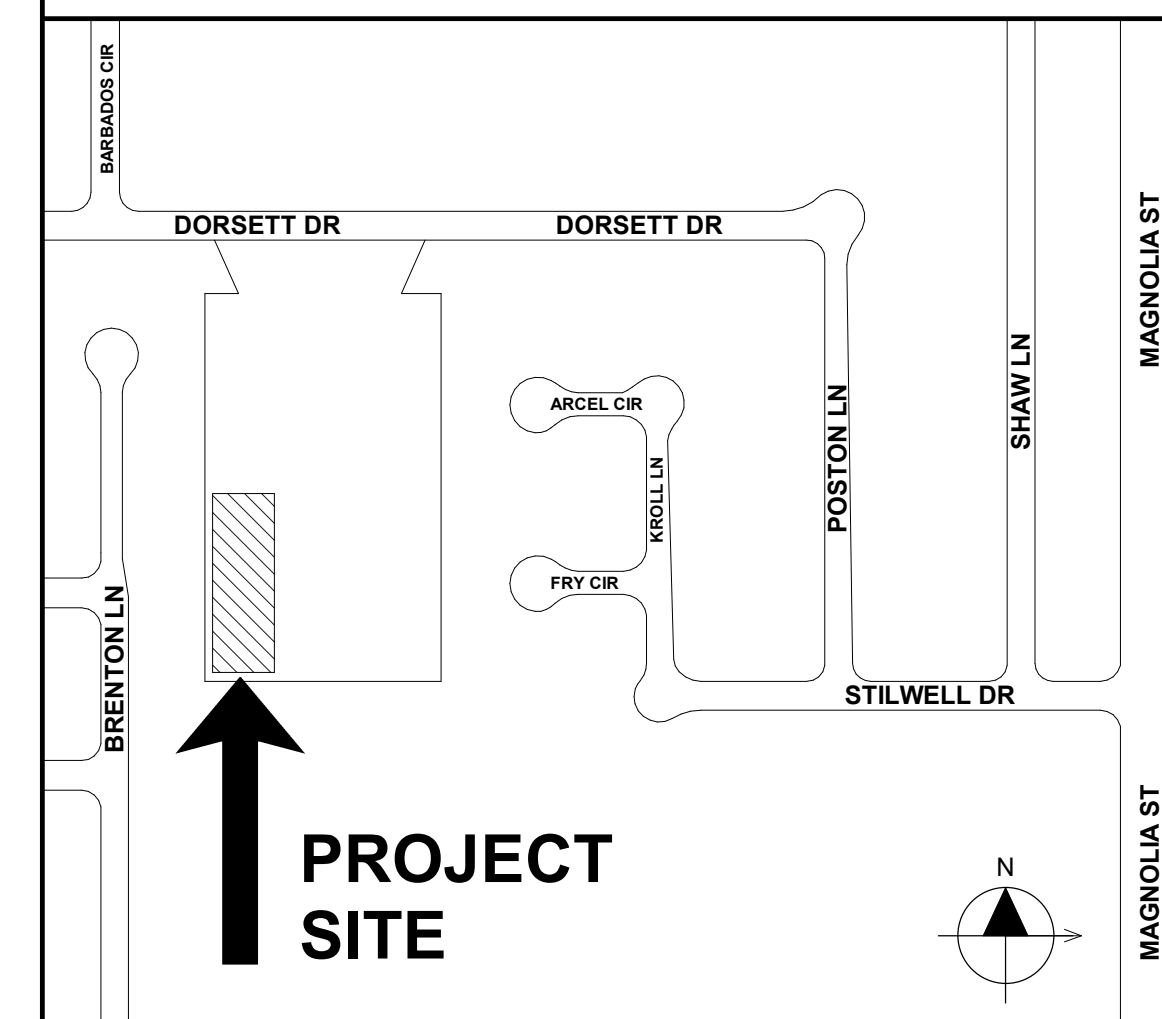
ADDRESS:
8750 DORSETT DRIVE
HUNTINGTON BEACH, CALIFORNIA 92646
APN: 148-113-42
SITE AREA: 209,088 SQ. FT / 4.80 ACRES

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

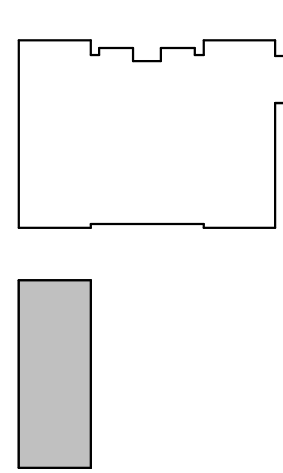
SITE MATRIX

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



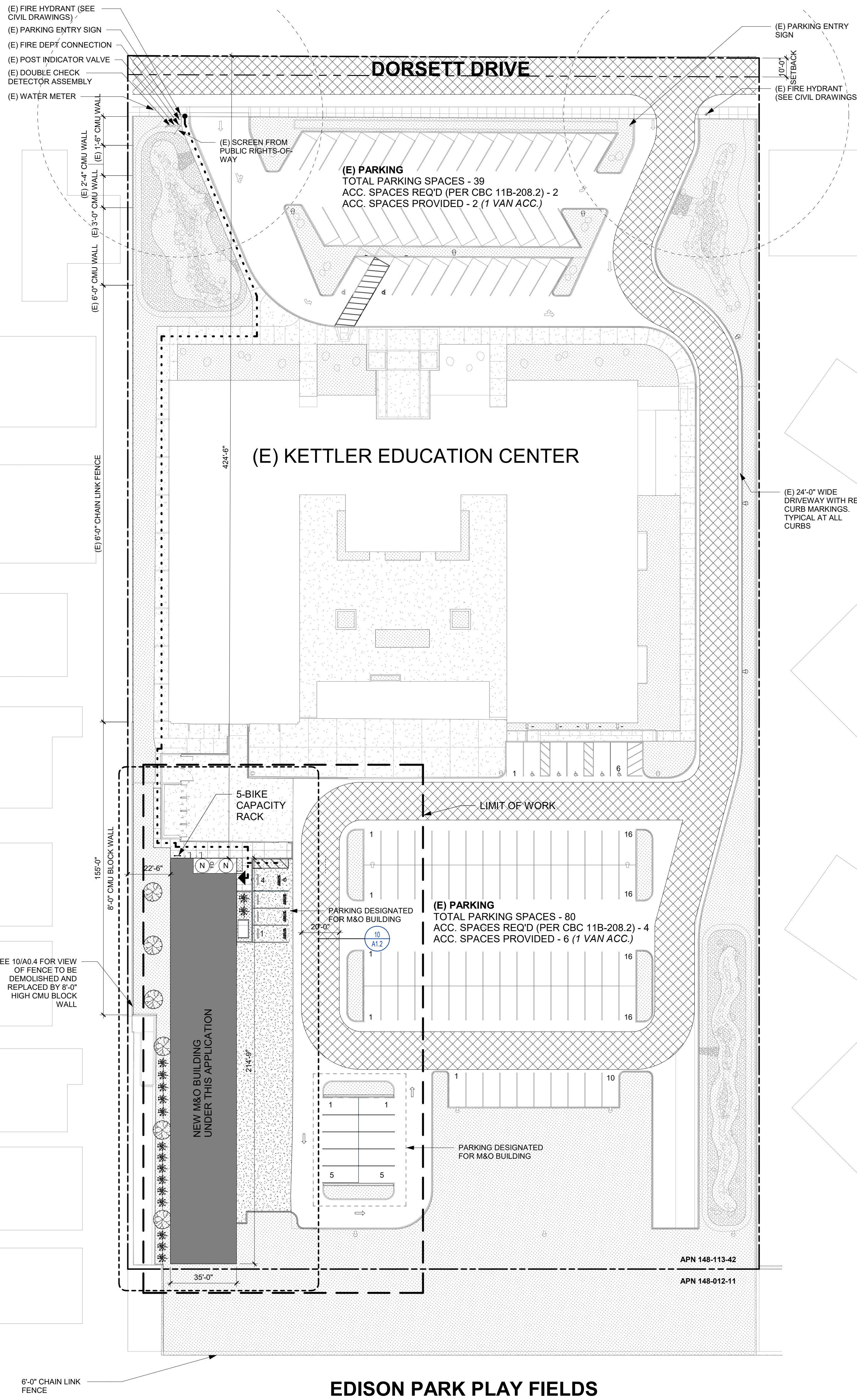
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8750 DORSETT DR
HUNTINGTON BEACH, CA 92646

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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



PARKING ANALYSIS (E) KETTLER EDUCATION CENTER

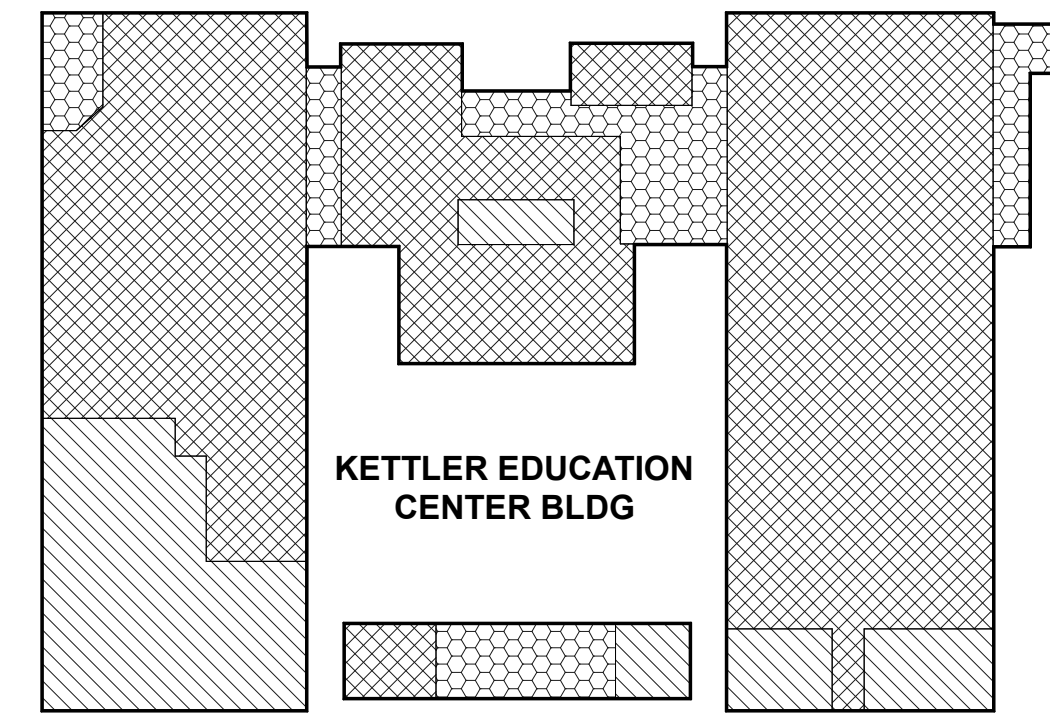
BASED ON HUNTINGTON BEACH, CALIFORNIA MUNICIPAL CODE: TITLE 23 ZONING CODE

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)

STANDARD PARKING PROVIDED: 10 STALLS
CLEAN AIR VEHICLE PARKING STALLS REQ.: 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 = 778 < 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
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.: 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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OCCUPANCY	ACTUAL SF (GROSS) ALLOWABLE SF	RATIO
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S-2	3,845 SF / 13,500 SF	= .284 < 1 → OK
TOTALS		342 + .150 + .284 = 778 < 1 → OK

GENERAL NOTES

- EXISTING CONDITIONS**
- ALL (E) STRUCTURES AND ITEMS ON SITE ARE APPROXIMATE BASED ON DRAWINGS FROM OWNER.
- BUILDING:**
- ALL EXTERIOR OUTWARD SWINGING DOORS TO HAVE A MINIMUM 5'-0" LEVEL LANDING.
 - ALL BUILDING ENTRANCES AND EXTERIOR GROUND LEVEL EXITS SHALL BE ACCESSIBLE.
- ACCESSIBLE PATH OF TRAVEL:**
- SEE ACCESSIBLE PATH OF TRAVEL DEFINITION, THIS SHEET.
 - 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.
 - 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.
 - SEE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT ON THIS SHEET FOR PATH OF TRAVEL REQUIREMENTS.
 - 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" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- GATES:**
- GATES ALONG ACCESSIBLE ROUTE SHALL MEET DOOR REQUIREMENTS PER CBC SECTION 11B-404 INCLUDING PANIC HARDWARE AND 10" MIN. SMOOTH BOTTOM OR KICK PLATE.
 - GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER ACCESSIBLE LEVER HARDWARE AND KICK PLATES.
- SITE:**
- WALLS, FENCES, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.
 - 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	$\frac{7,510 \text{ SF}}{9,000 \text{ SF}} = .834 < 1 = \text{OK}$
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_n = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL	
w_n = 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)	
$W = ...$	
$I = [556'-8"/556'-8" - 25]/30$	
$I = [1 - 25]/30$	
$I = .75$	

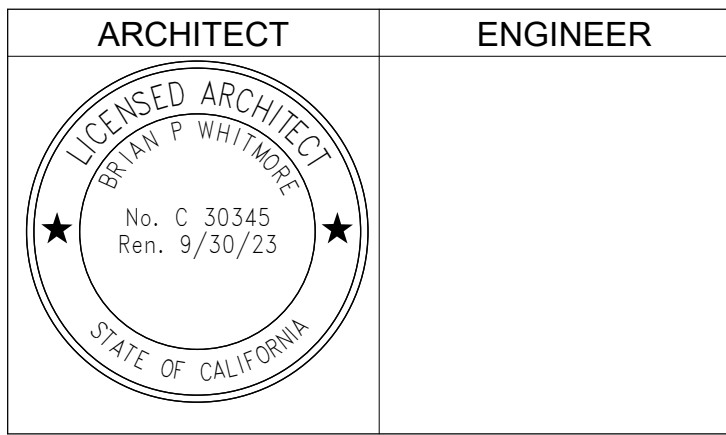
LEGEND

- (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

DISA STAMP



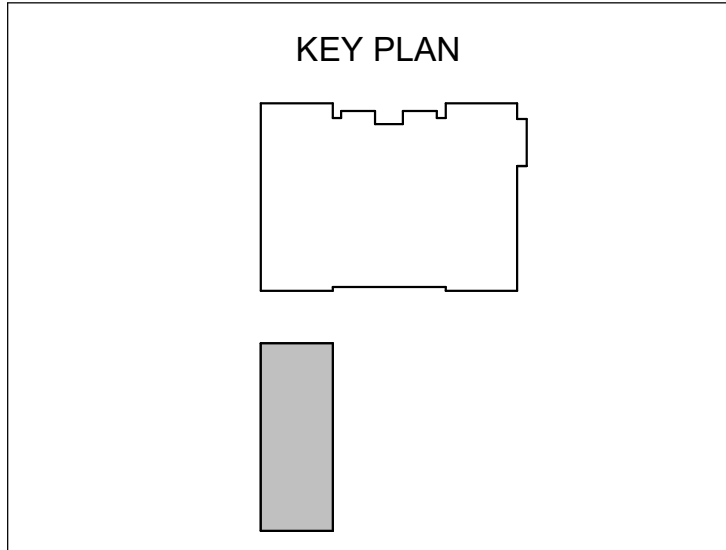
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NO.	REMARKS	DATE

- 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

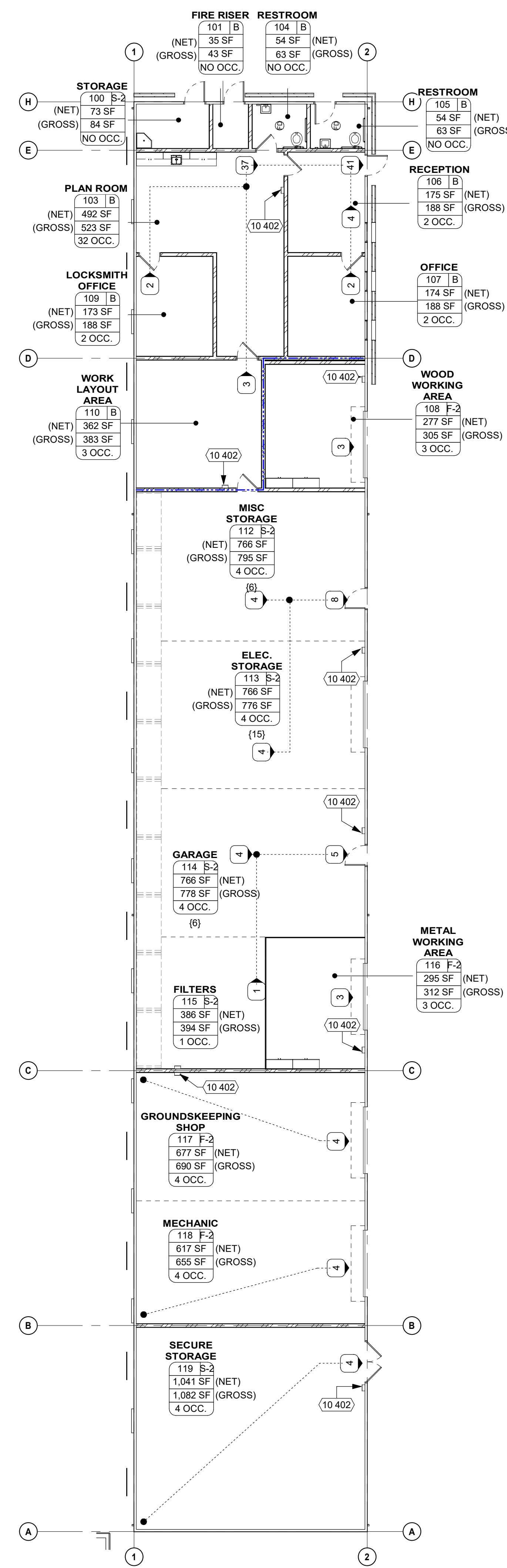
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Drawing Number: A0.4

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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	GROUNDSKEEPING 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	GROUNDSKEEPING 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"
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"

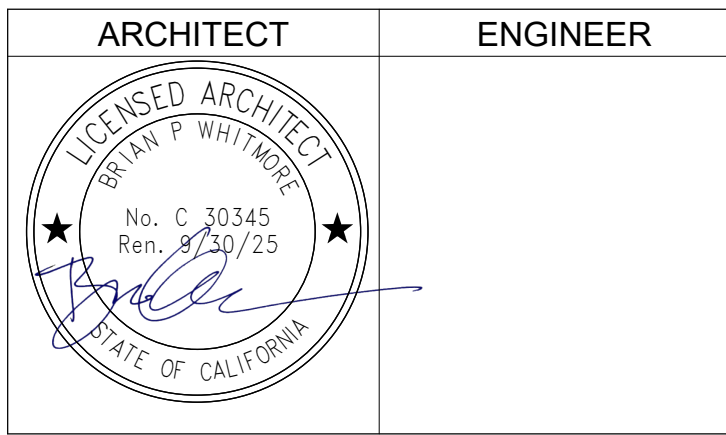
LEGEND

- 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

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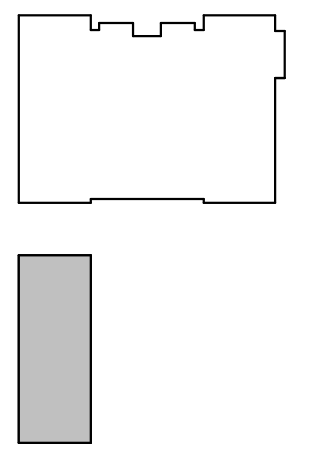
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

DATE	BY
12/07/2023	CUP RESUBMITTAL

KEY PLAN



HUNTINGTON BEACH
 CITY SCHOOL DISTRICT
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 HUNTINGTON BEACH, CA 92646

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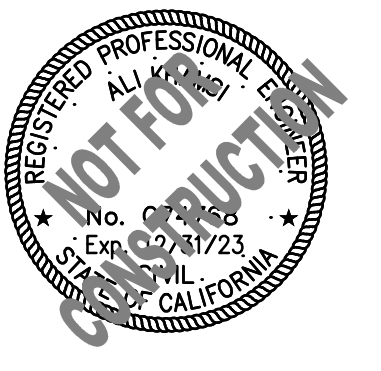
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 M&O BUILDING
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CODE ANALYSIS FLOOR PLAN

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

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

CONSULTANTS:



DATE	ISSUED FOR:

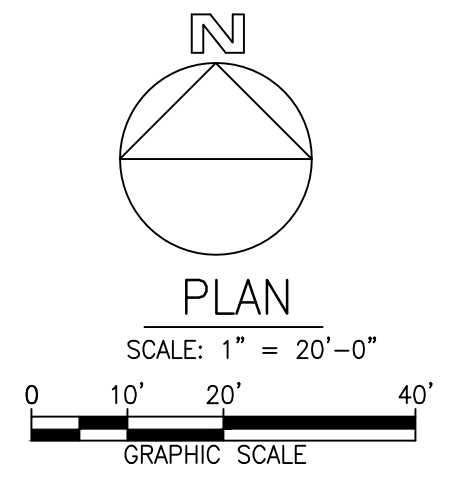
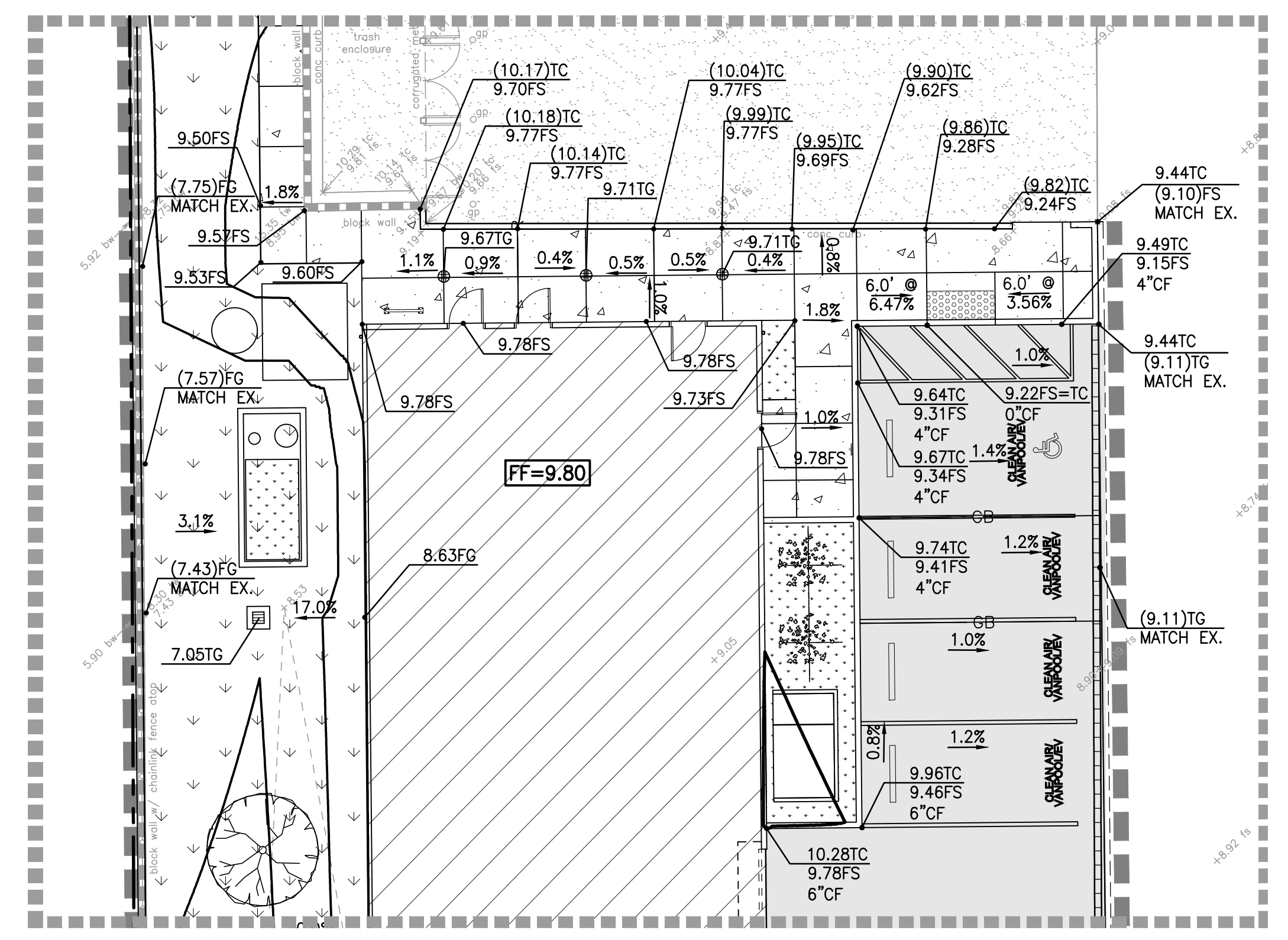
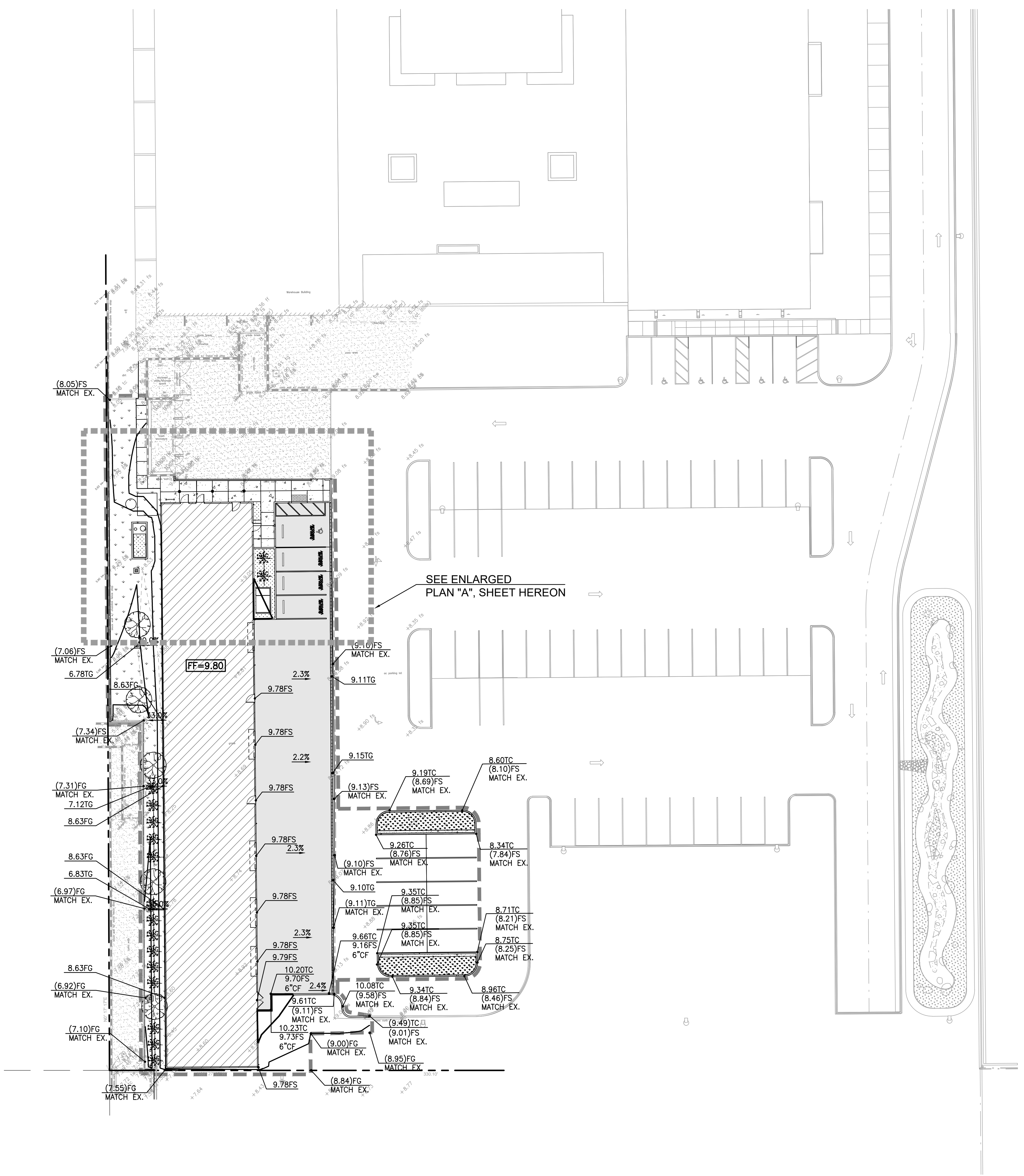
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Project Number: 2000157
Drawn By: TN
Checked By: JP
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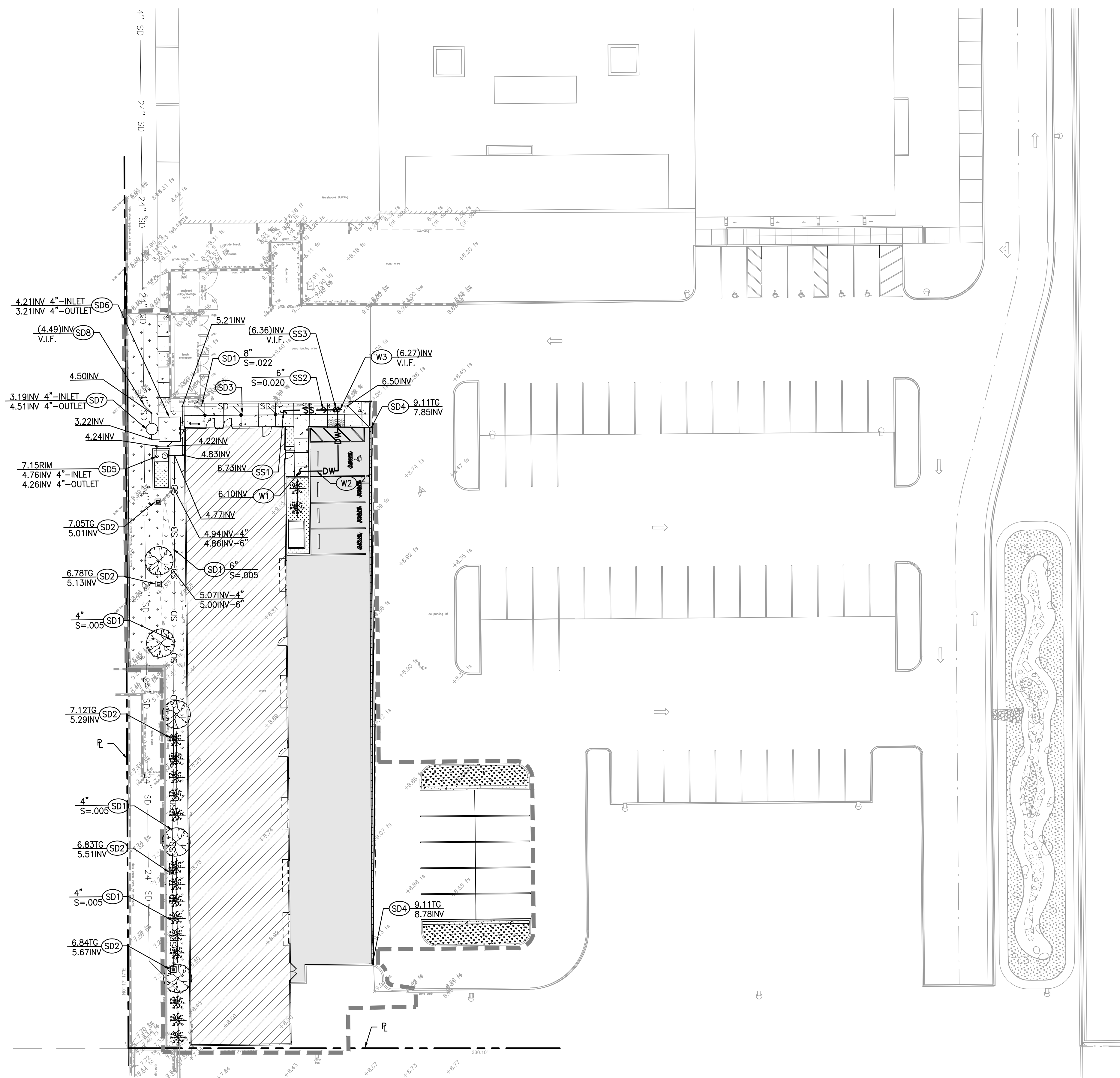
PRELIMINARY
GRADING
PLAN

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





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

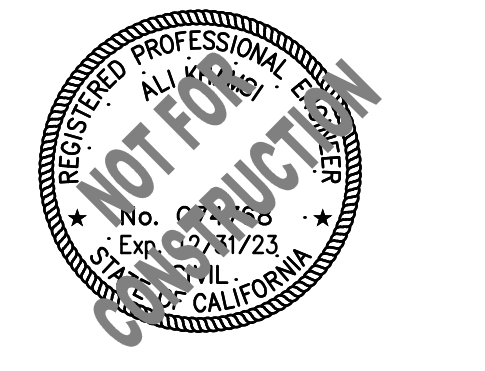
NOTE:

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.



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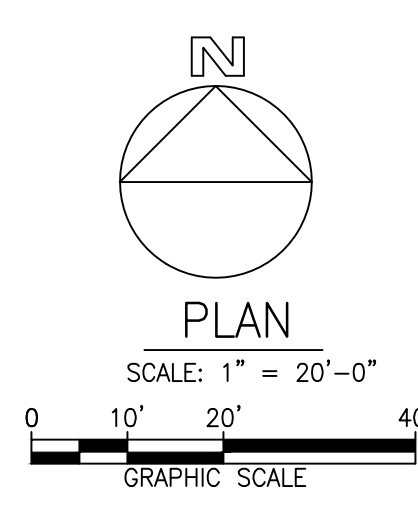


DATE	ISSUED FOR:

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

PRELIMINARY
UTILITY
PLAN

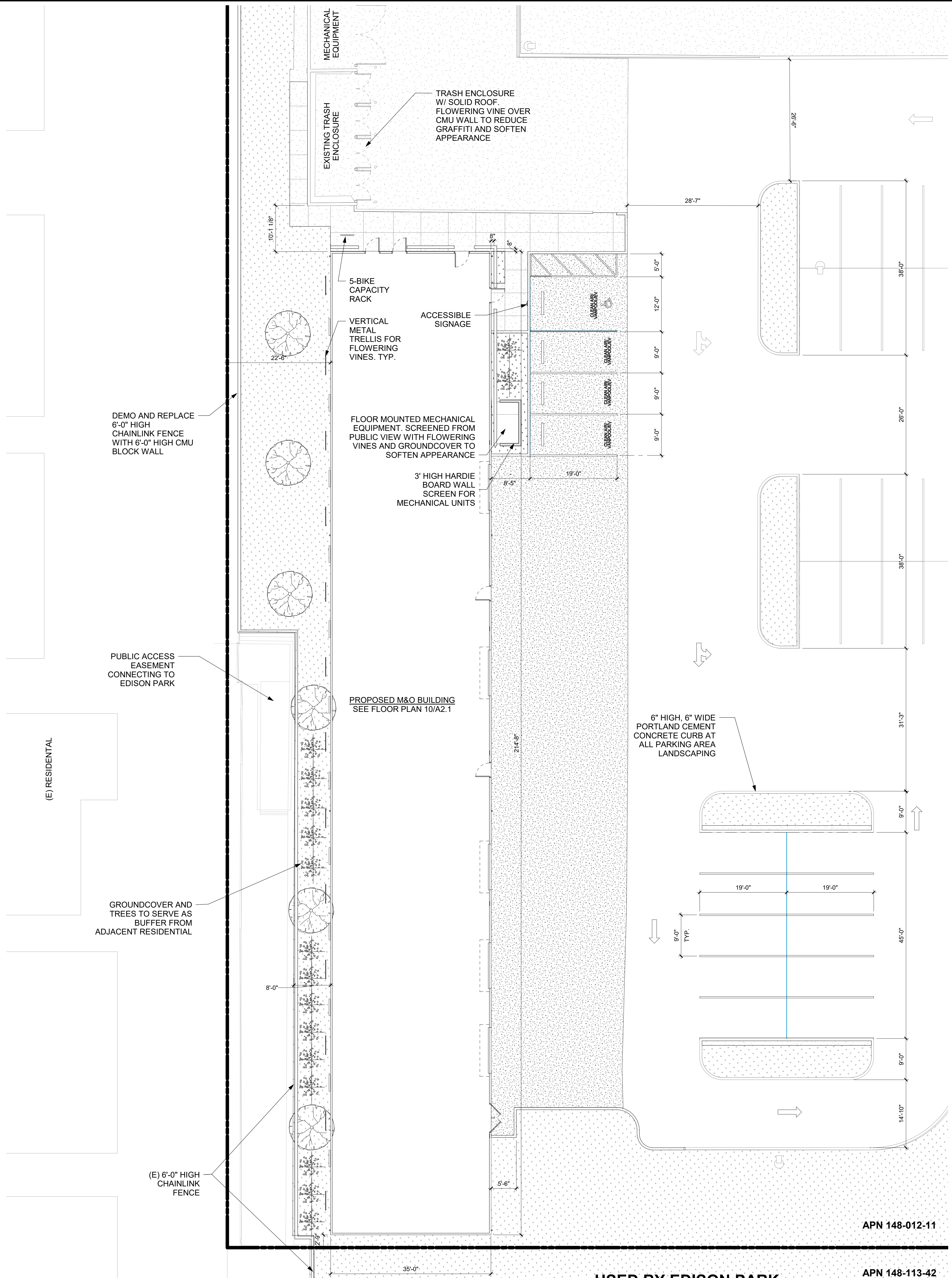
SHEET:
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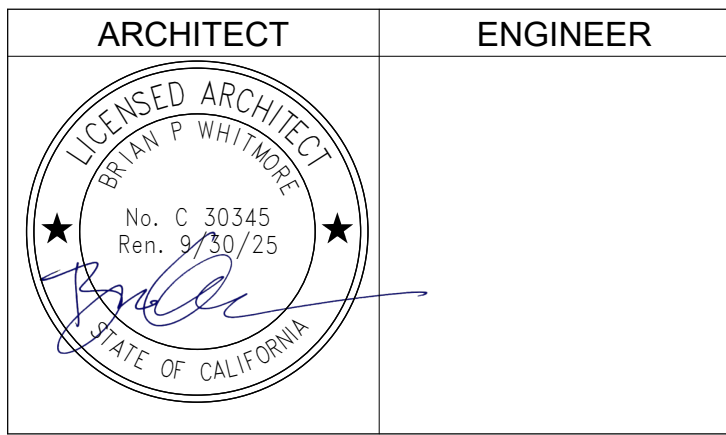
GENERAL NOTES

- 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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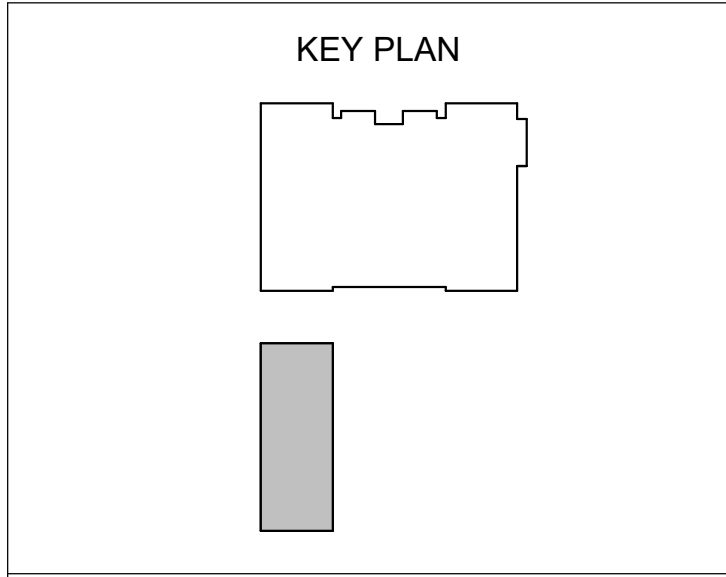
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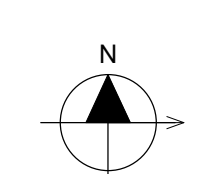
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ENLARGED SITE PLAN

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



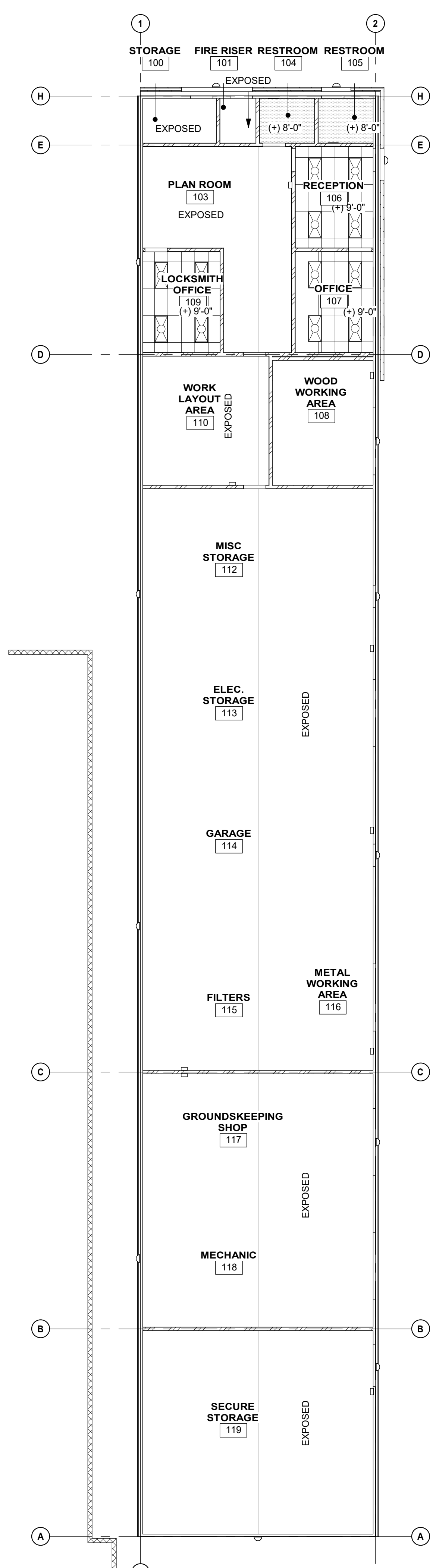
USED BY EDISON PARK

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

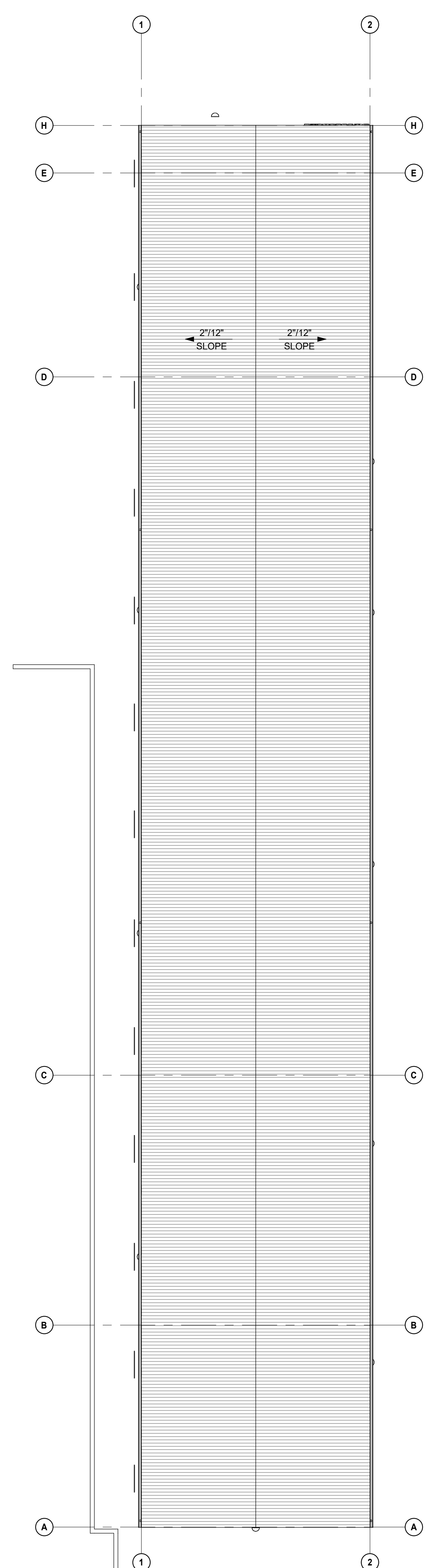
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 Author: _____

Project Number: 21010
 Drawing Number: A1.2

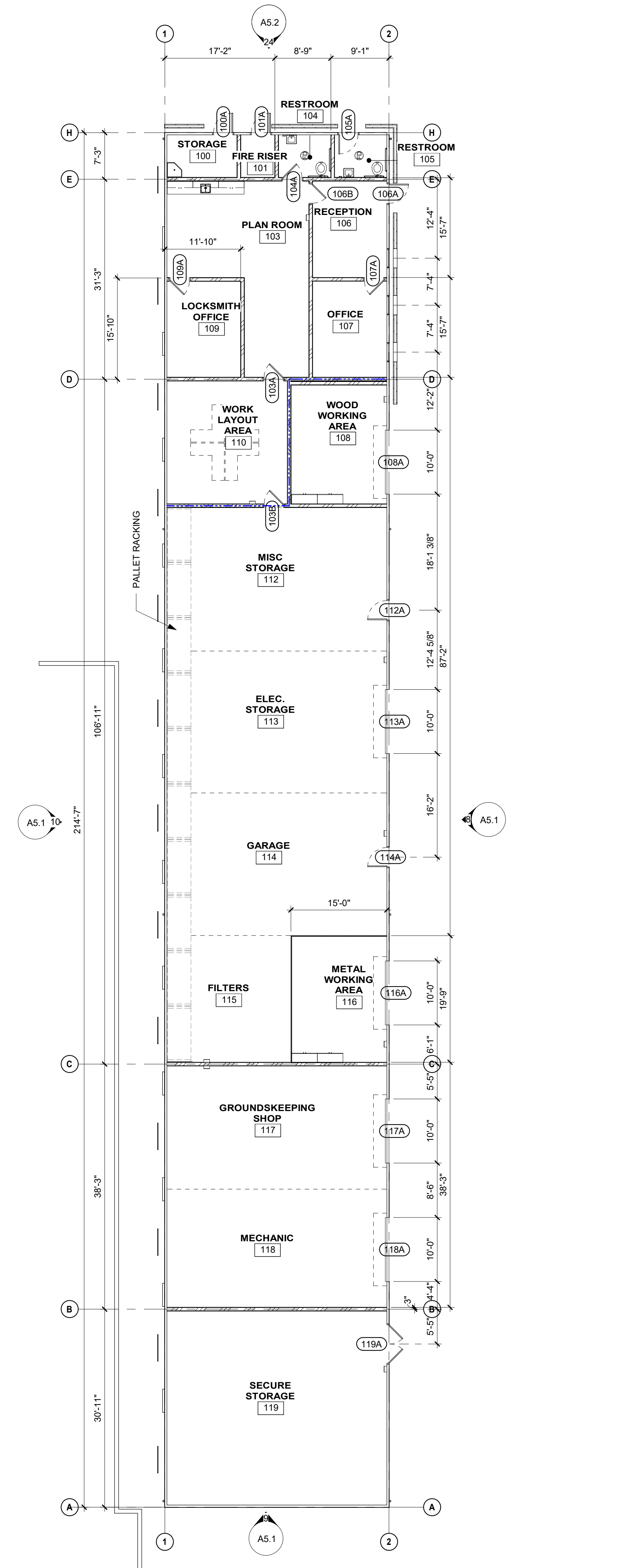
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REFLECTED CEILING PLAN 3/32" = 1'-0" 10



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



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

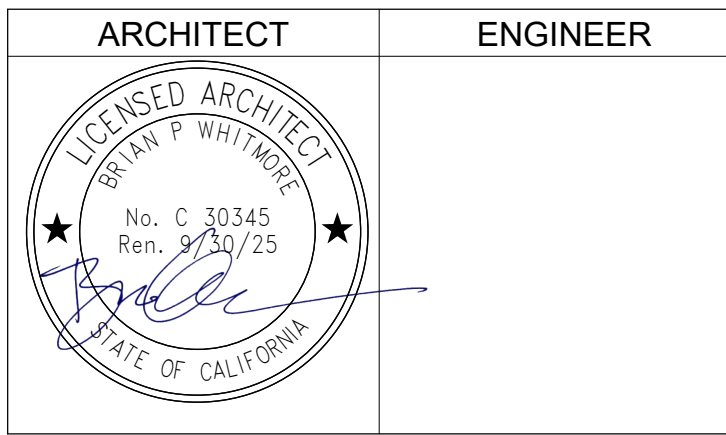
GENERAL NOTES

- 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

DSA STAMP



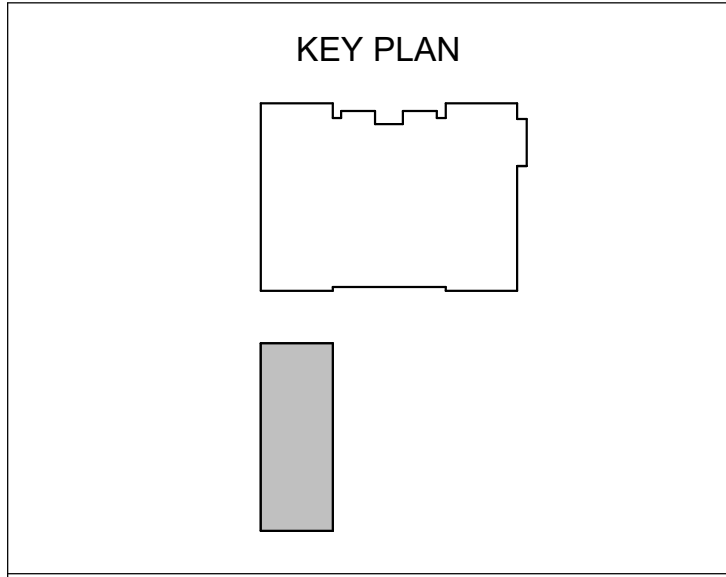
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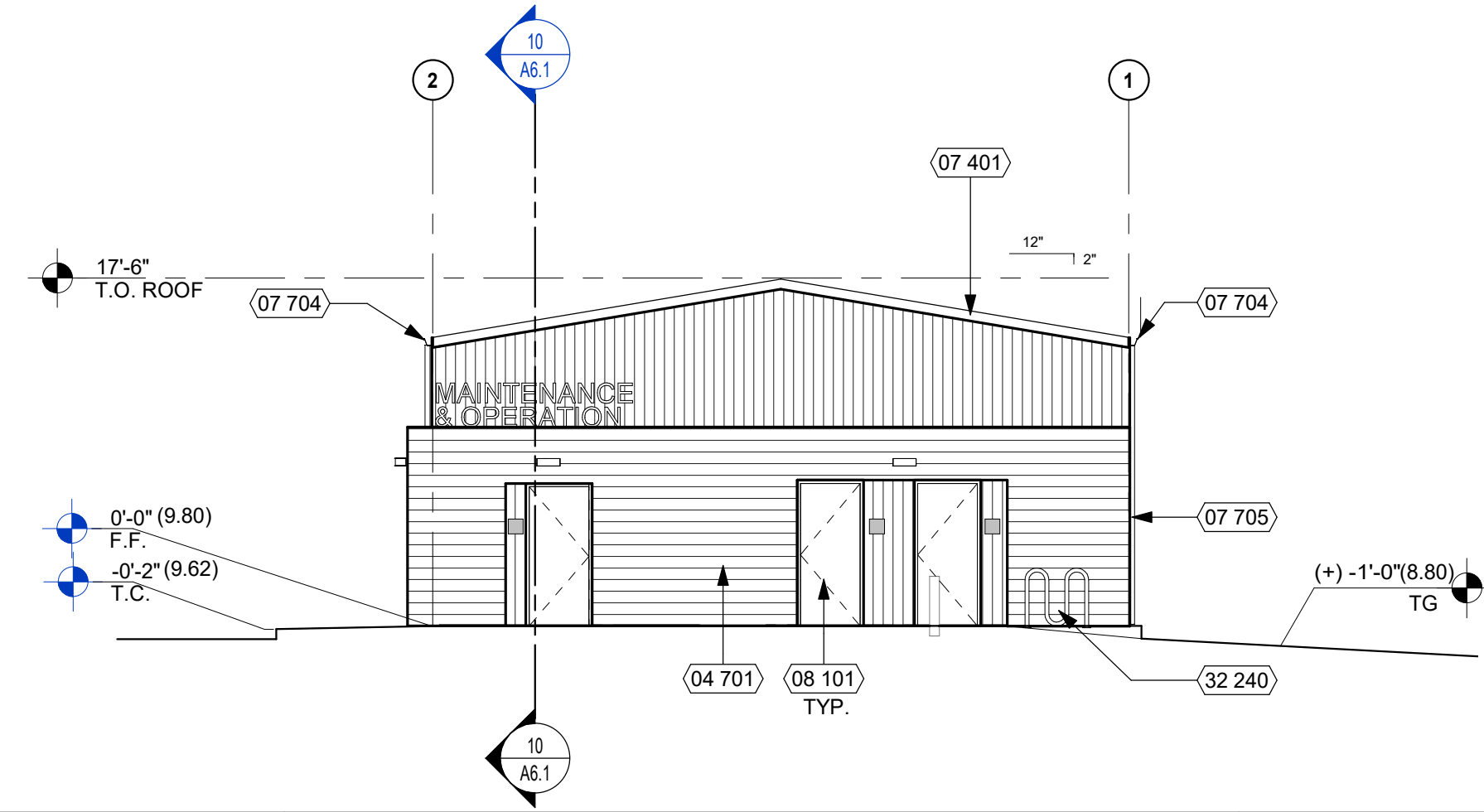
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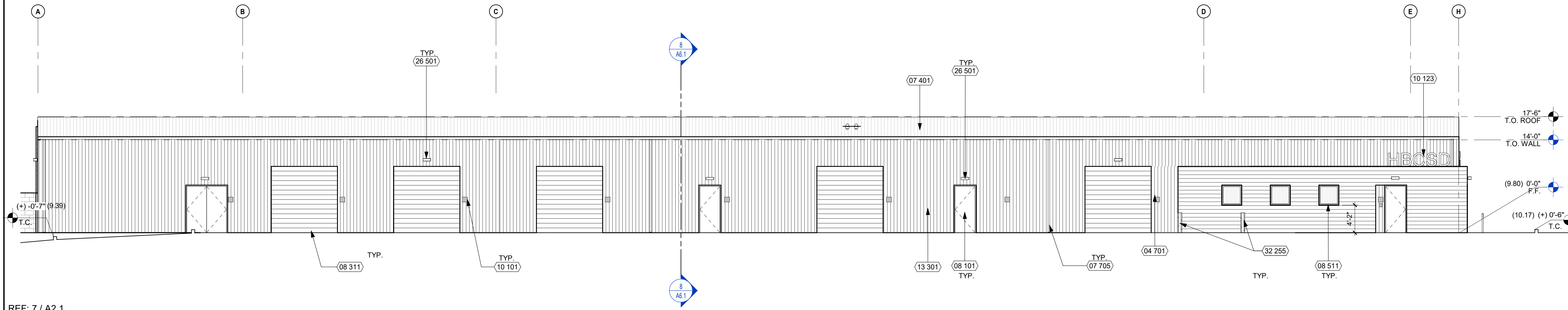
FLOOR PLAN, ROOF
 PLAN, & RCP

Date	04/05/2023	Project Number	21010
Scale	As indicated	Drawing Number	A2.1
Drawn	Checked	Author	Checker



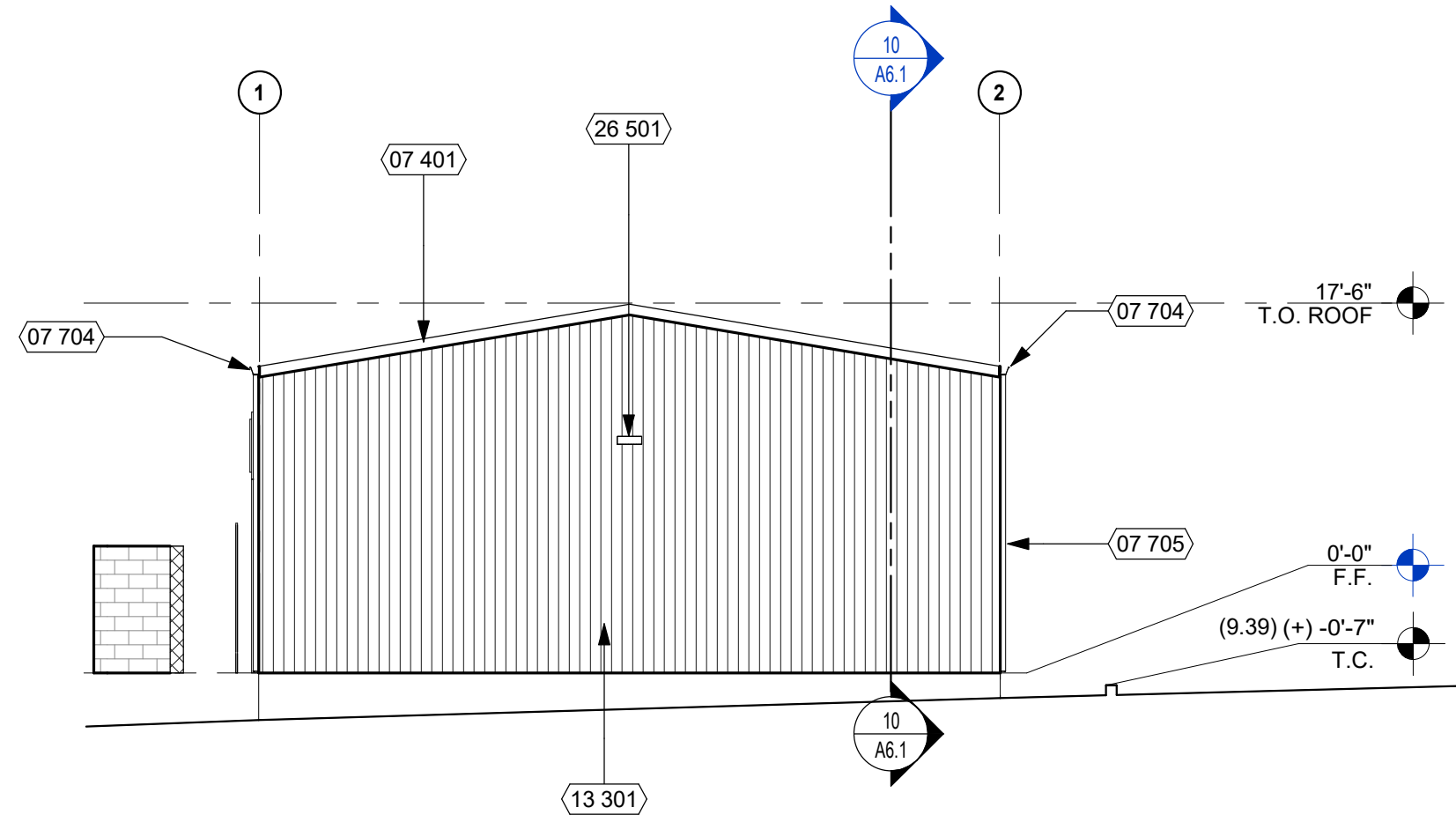
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NORTH ELEVATION 1/8" = 1'-0" 6



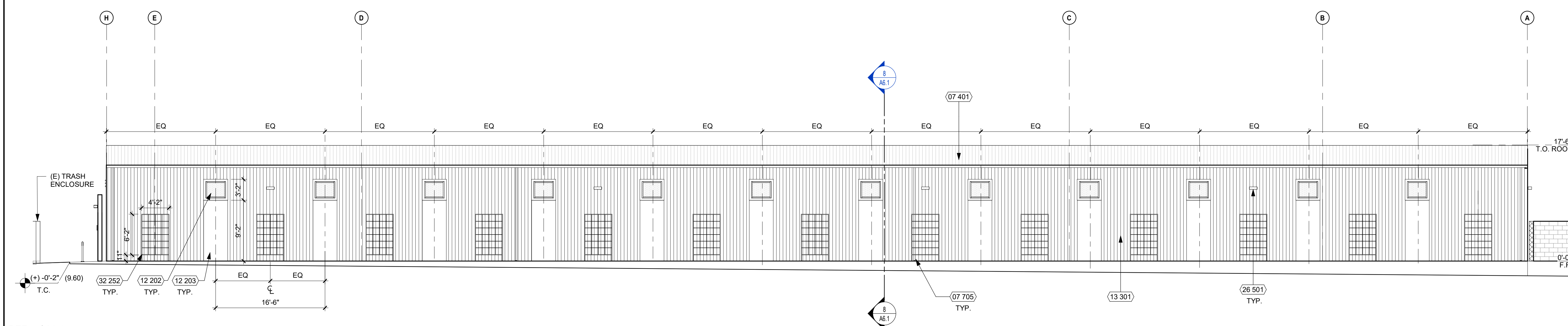
REF: 7 / A2.1

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

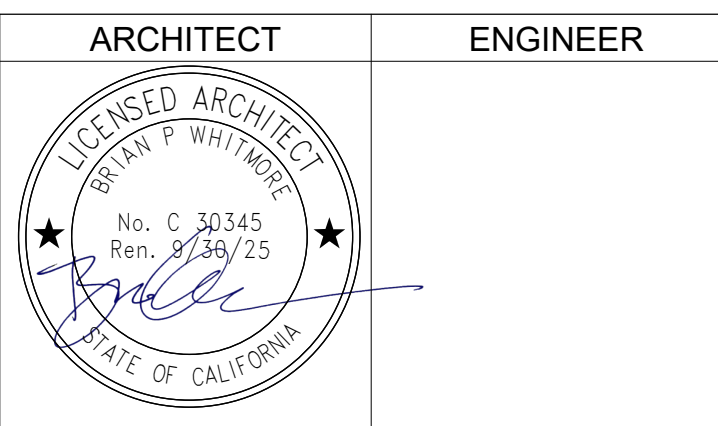
KEY NOTES

NUMBER	NOTE
04 701	LIGHTWEIGHT INSULATED BRICK VENEER BY NEWBRICK: COLOR, SHOO, YARD - 525B5T 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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NO.	REMARKS	DATE

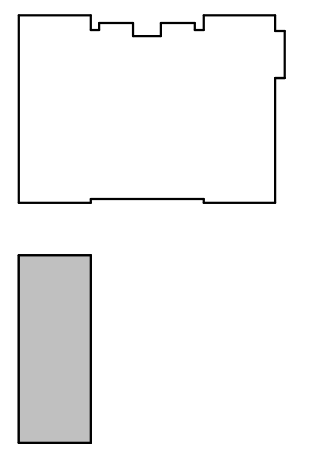
DRAWING STATUS

CUP RESUBMITTAL

DATE: 12/07/2023

GENERAL NOTES

KEY PLAN



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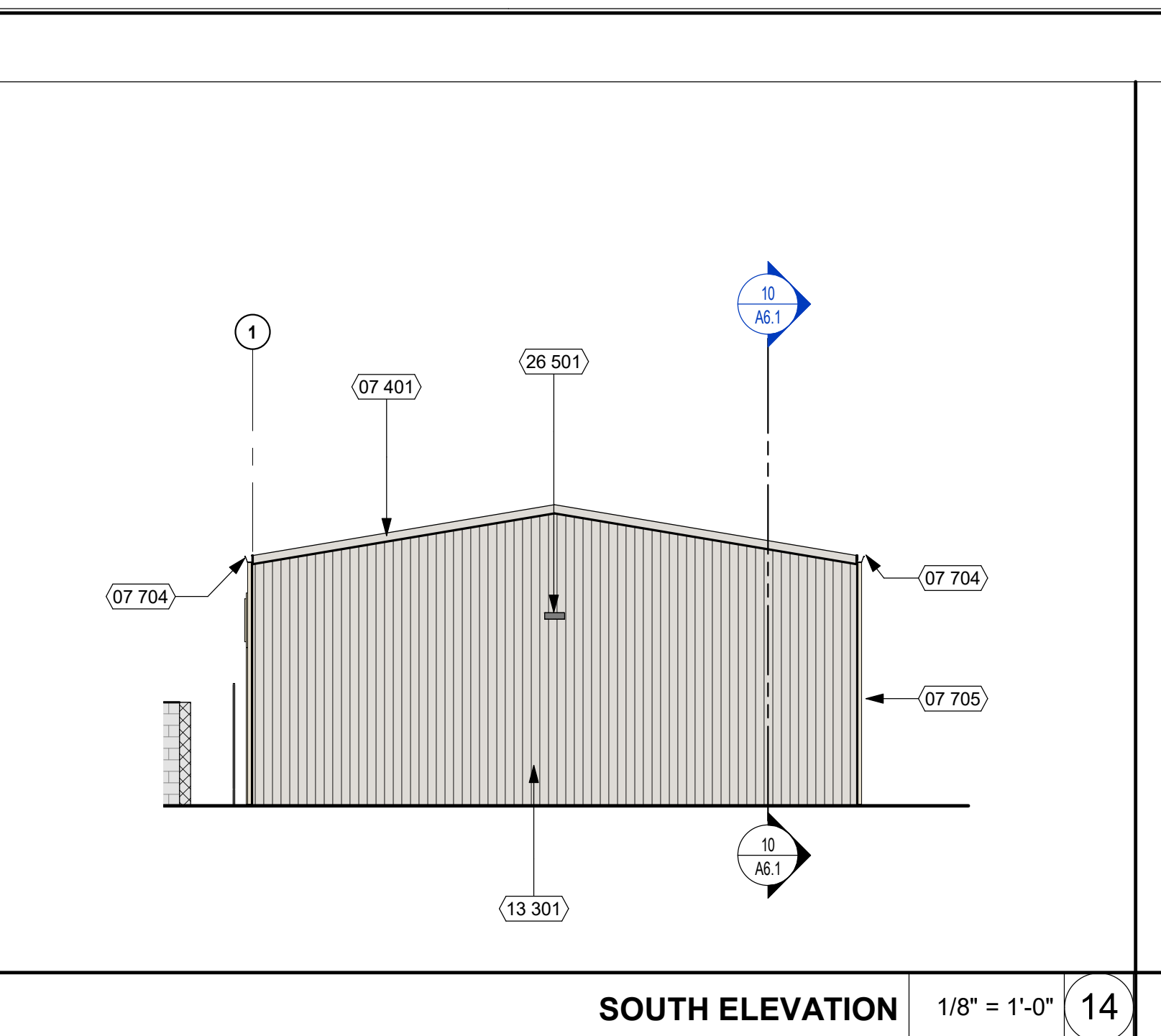
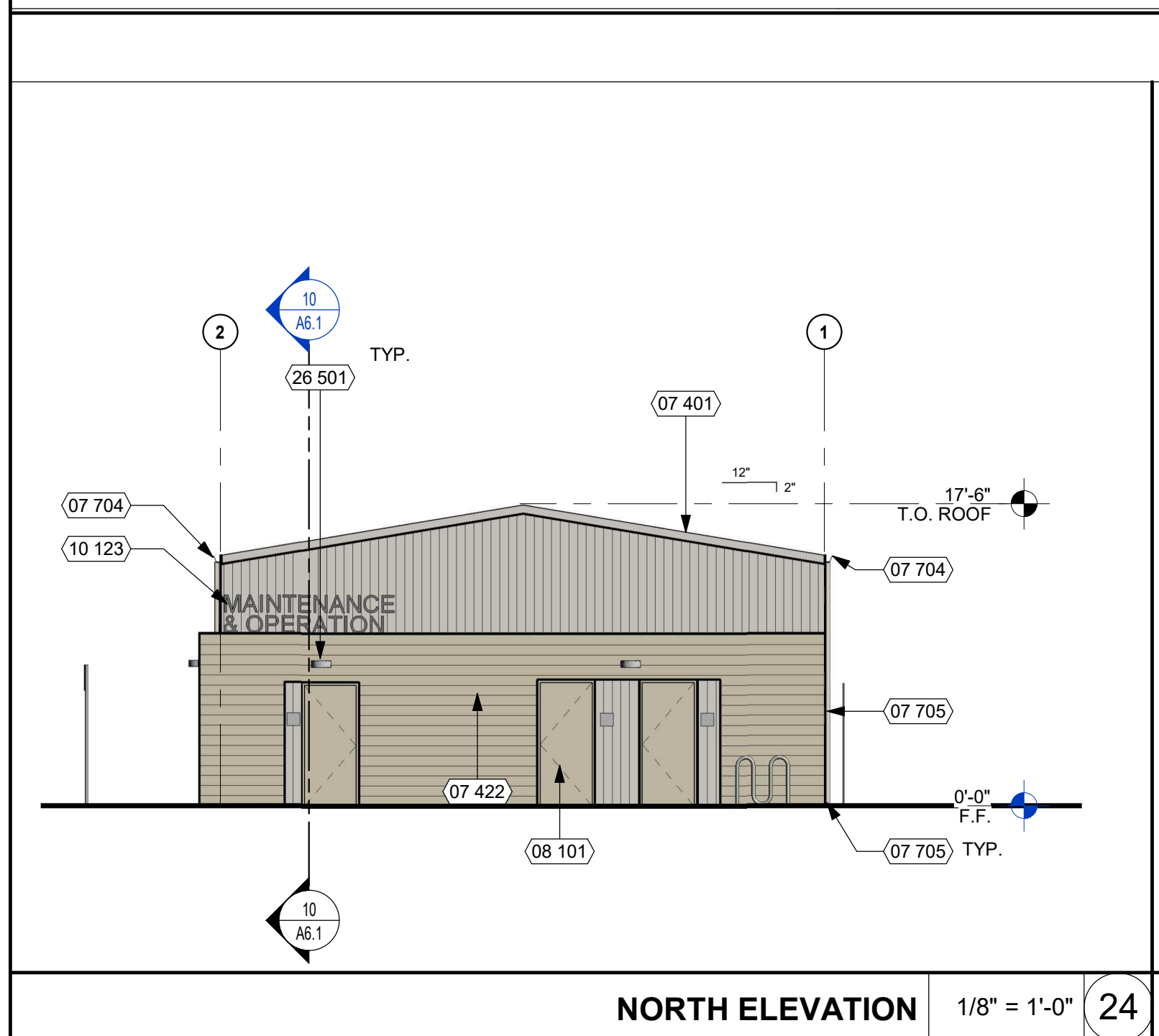
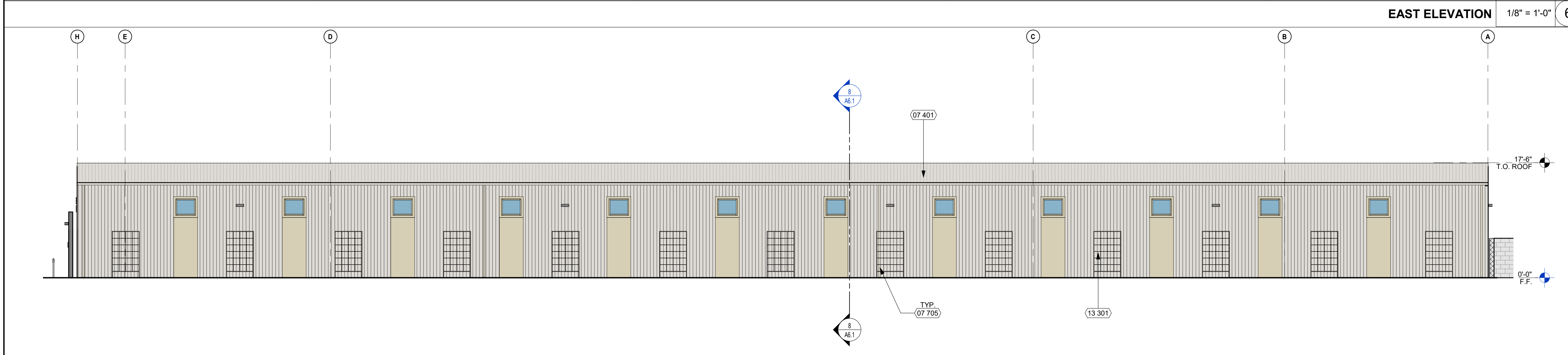
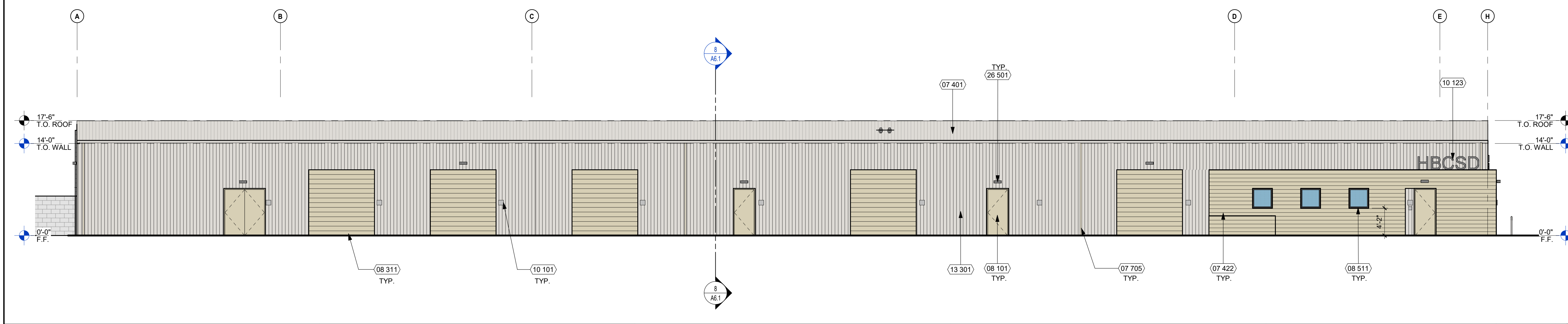
LEGEND

EXTERIOR ELEVATIONS

Date: 04/05/2023
Scale: 1/8" = 1'-0"
Drawn: Author
Checked: Checker

Project Number: 21010
Drawing Number: A5.1

PRINT DATE: 4/5/2024 3:23:58 PM
FILE PATH: BIM_360/21010_HBCSD_M&O_Building/0104-HBCSD_M&O_Building_A2.1.rvt



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

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

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

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DRAWING STATUS: CUP RESUBMITTAL CUP SUBMITTAL PERMISSIVE
DATE: 12/07/2023



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

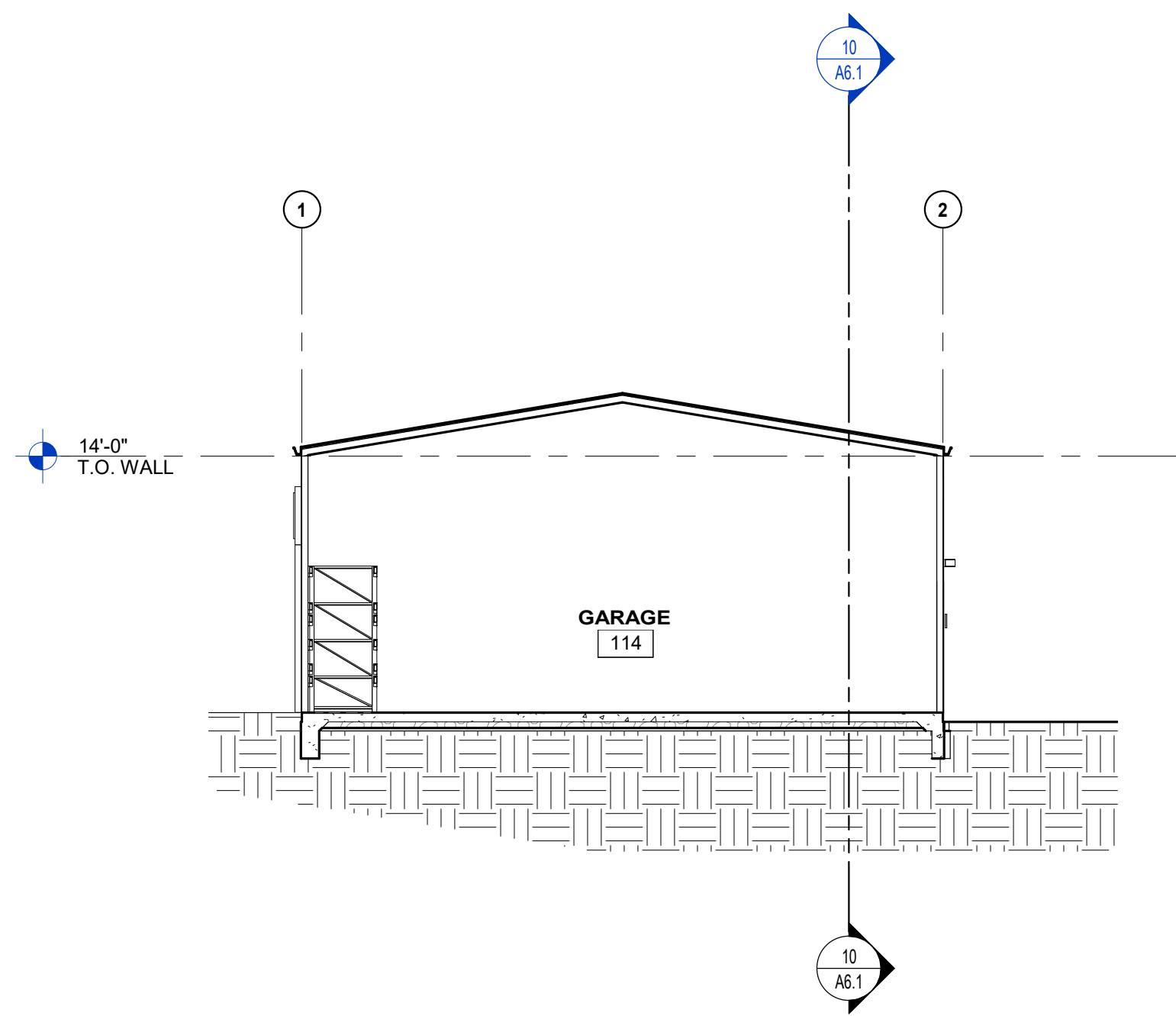
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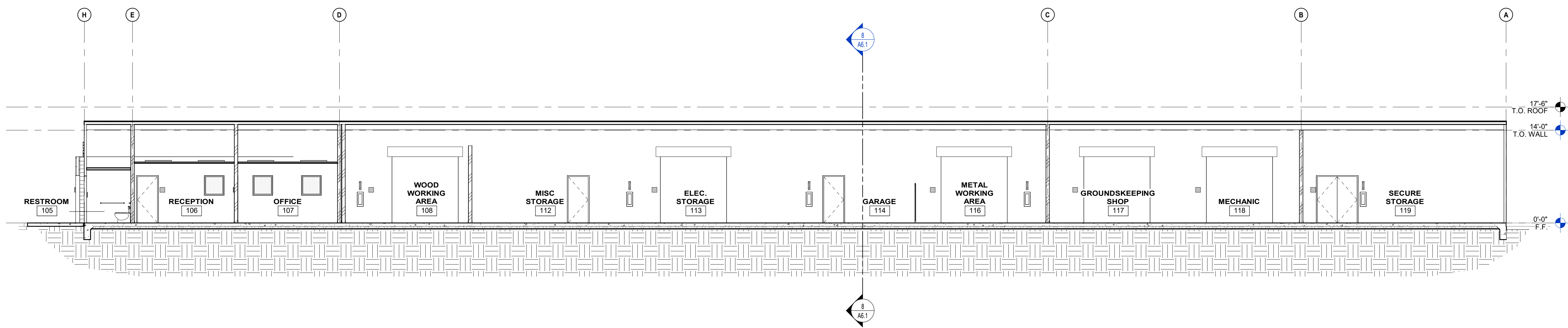
COLORED EXTERIOR ELEVATIONS

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

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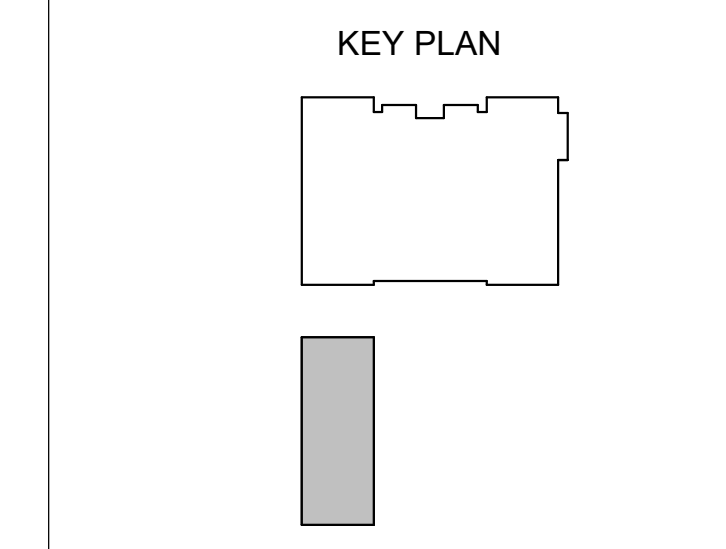
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NO.	REMARKS	DATE

DRAWING STATUS	DATE
<input type="radio"/> CUP RESUBMITTAL	12/07/2023
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BUILDING SECTIONS

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