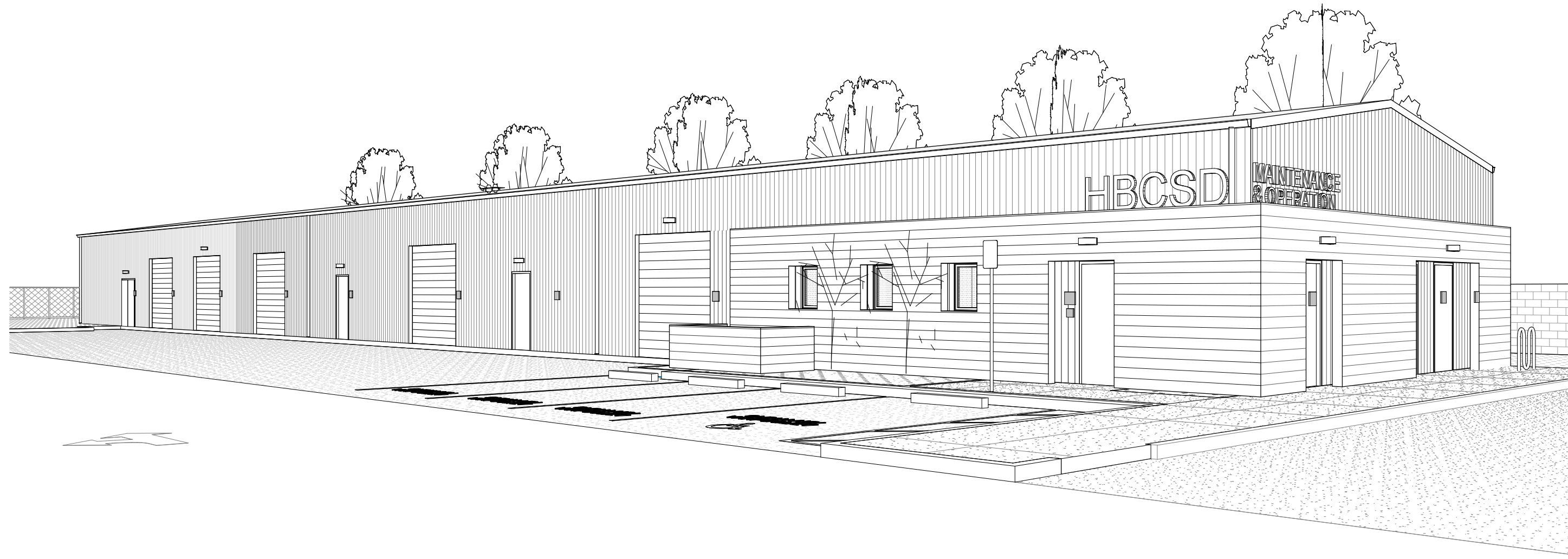


KETTLER EDUCATIONAL CENTER

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



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 CBSC
- 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 ... 2023 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 EMNDED)...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-ED EXTERIOR ELEVATIONS |
| A6.1 | BUILDING SECTIONS |

TOTAL SHEET COUNT: 12

PROJECT DIRECTORY

CLIENT
HUNTINGTON BEACH
CITY SCHOOL DISTRICT

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

ARCHITECT
STUDIO W ARCHITECTS

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CIVIL ENGINEER
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(F) (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

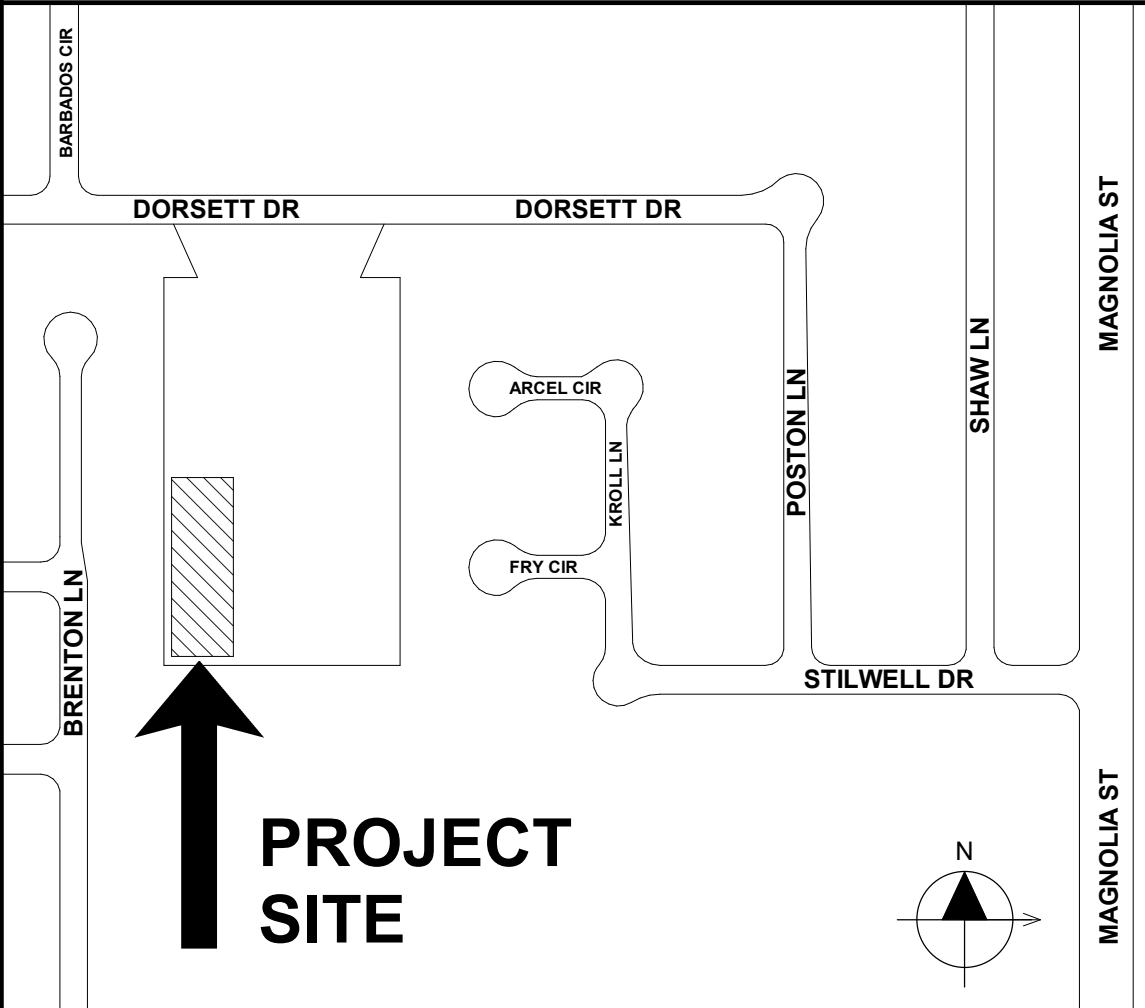
ADDRESS:
8750 DORSETT DRIVE
HUNTINGTON BEACH, CALIFORNIA 92646
APN: 148-113-42
SITE AREA: 209,088 SQ. FT / 4.80 ACRES

LEGAL DESCRIPTION:
ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, DESCRIBED AS FOLLOWS:
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 TRACT 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



DSA STAMP



STUDIO **W**
ARCHITECTS

Studio W Architects
424 32nd St Suite D/E,
Newport Beach, California 92663
[T] 949.774.2920
www.StudioW-Architects.com

ARCHITECT

ENGINEER



- GENERAL NOTES
- This sheet is part of a set and is not to be used alone.
 - This sheet is not to be used for construction unless the architect's stamp and signature appear on the drawings and the status box indicated drawings have been released for construction.
 - These plans and prints thereof, as instruments of service, are owned by the architect and are for use on this project only. Reproduction and/or distribution without the prior written consent of the architect is forbidden.
 - Copyright Studio W Associates, Inc. 2021.

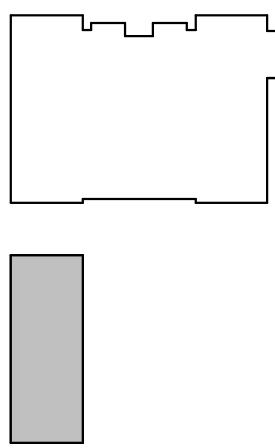
NO.	REMARKS	DATE

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

COVER SHEET

Date

04/05/2023

Scale

1" = 100'-0"

Drawn

JCP

Checked

TP

Project Number

21010

Drawing Number

A0.1

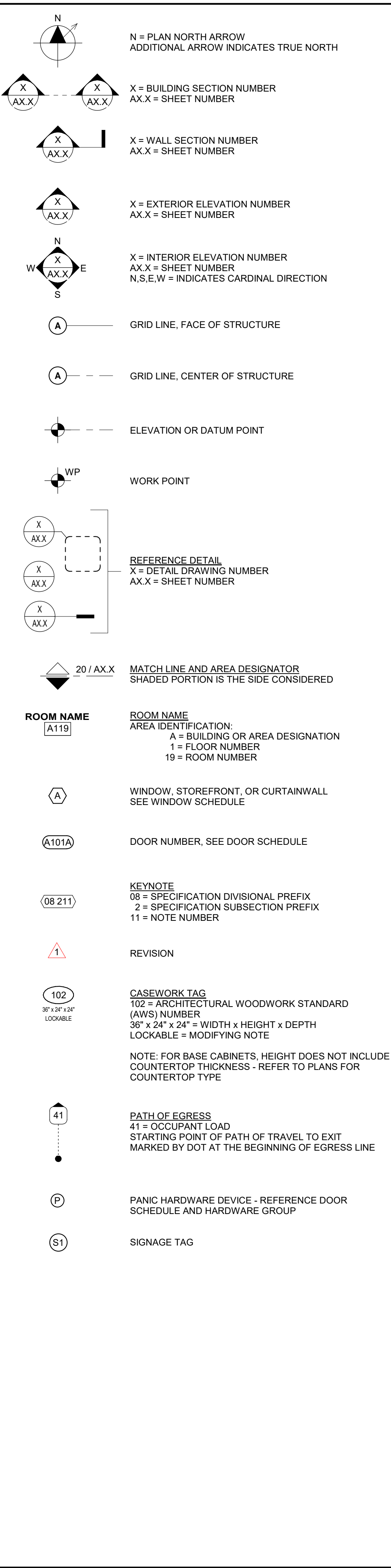
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ARCHITECTURAL DRAWING ABBREVIATIONS

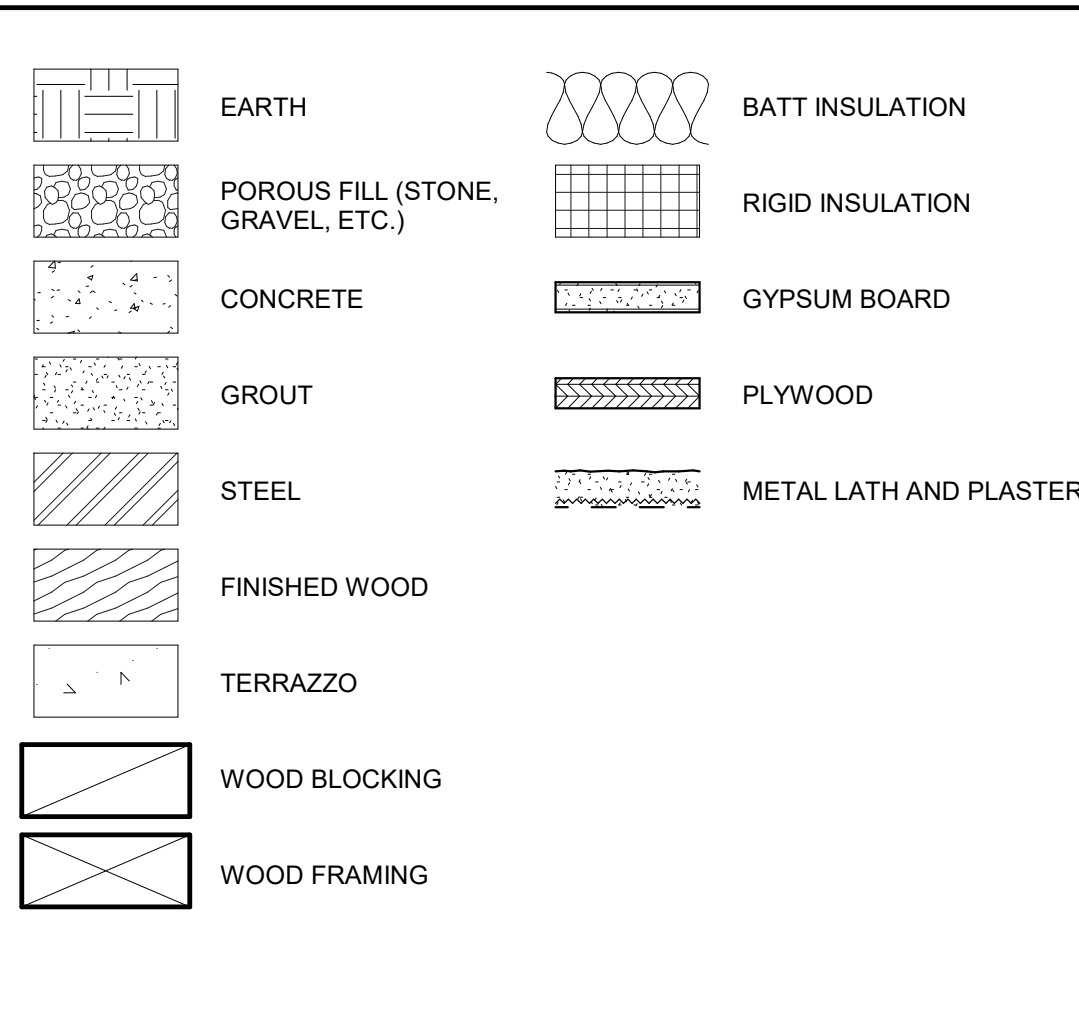
#	POUND OR NUMBER	DG	DECOMPOSED GRANITE	HMD	HOLLOW METAL DOOR	PED	PEDESTAL	ST	STREET
+	AND	DH	DOUBLE HUNG	HMPF	HOLLOW METAL DOOR AND FRAME	PERF	PERFORATED	STA	STATION
2X	ITEMS IDENTIFIED AS "NIC" ARE NOT PART OF THIS DSA APPROVAL	DIA	DIAMETER	HMF	HOLLOW METAL FRAME	PERIM	PERIMETER	STAG	STAGGERED
@	NOMINAL LUMBER SIZE (4X, 6X, 8X, ETC.)	DIAG	DIAGONAL	HNDRL	HANDRAIL	PERP	PERPENDICULAR	STC	SOUND TRANSMISSION CLASS
1	AT PERPENDICULAR	DIFF	DIFFUSER	HORIZ	HORIZONTAL	PGBD	PEGBOARD	STD	STANDARD
		DIM	DIMENSION	HPT	HIGH POINT	PH	PHASE	STG	SEATING
		DISP	DISPENSER	HR	HOUR	PHS	PHILLIPS HEAD SCREW	STIF	STIFFENER
		HT	HEIGHT	HT	HEIGHT	PI	POINT OF INTERSECTION	STIR	STIRRUP
A		DMPF	DAMPPROOFING	HTG	HEATING	PIV	POST INDICATOR VALVE	STL	STEEL
A/C	AIR CONDITIONING	DMT	DEMOUNTABLE	HVAC	HEATING, VENTILATING, AIR CONDITIONING	PL	PLATE, PROPERTY LINE	STOR	STORAGE
A/E	ARCHITECT/ENGINEER	DN	DOWN	HWH	HOT WATER HEATER	PLAM	PLASTIC LAMINATE	STR	STRAGH
AR	ANCHOR BOLT	DR	DOOR			PLAS	PLASTER	STRUC	STRUCTURAL
ABAN	ABANDON	DRB	DRAINBOARD			PLYWD	PLYWOOD	STU	STRUCT
ABC	AGGREGATE BASE COURSE	DRLV	DOOR LOUVER	ID	INSIDE DIAMETER	PM	PRESSED METAL	SUSP	SUSPENDED
ABV	ABOVE	DS	DOWNSPOUT	IN	INCH	PME	PRESSED METAL FRAME	SV	SHEET VINYL
AC	ASPHALTIC CONCRETE	OSP	DRY STANDPIPE	INCL	INCLUDE(D), (ING)	PNEU	PNEUMATIC	SYMM	SYMMETRICAL
ACC	ACCESSIBLE	DT	DRAIN TILE	INFO	INFORMATION	PNL	PANEL	SYNTH	SYNTHETIC
ACP	ALUMINUM COMPOSITE PANEL	DVTL	DOVETAIL	INSTL	INSTALL	PNT	PAINT(ED)	SYS	SYSTEM
ACST	ACOUSTICAL	DW	DISHWASHER	INSUL	INSULATE(D), (ION)	POL	POLISHED		
ACT	ACOUSTICAL CEILING TILE	DWG	DRAWING	INT	INTERIOR	POLY	POLYETHYLENE		
AD	AREA DRAIN	DWL	DOWEL	INV	INVERT	PORC	PORCELAIN		
ADDM	ADDENDUM	DWR	DRAWER	IPS	IRON PIPE SIZE	PORT	PORTABLE		
ADH	ADHESIVE			ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	PR	PAIR		
ADJ	ADJUSTABLE					PRCST	PRECAST		
ADJC	ADJACENT	E	EXISTING	J	LOCKER	PREFAB	PREFABRICATED		
APF	ABOVE FINISH FLOOR	(E)	EAST	JAN	JANITOR	PREFIN	PREFINISHED		
AFG	ABOVE FINISHED GRADE	EA	EACH	JST	JOIST	PREFMD	PREFORMED		
AGGR	AGGREGATE	EAR	EXHAUST AIR REGISTER	JT	JOINT	PRKG	PARKING		
AHU	AIR HANDLING UNIT	EB	EXPANSION BOLT	K	KITCHEN	PRLM	PREMOLDED		
ALS	ASSISTED LISTENING SYSTEM	EE	EACH END	KIT	KITCHEN	PROJ	PROJECT		
ALT	ALTERNATE	EF	EACH FACE	KO	KNOCKOUT	PROP	PROPERTY		
ALUM.JAL	ALUMINUM	EFS	EXTERIOR FINISH SYSTEM	KL	KICKPLATE	PSCONC	PRESTRESSED CONCRETE		
ANC	ANCHOR, ANCHORAGE	EHD	ELECTRIC HAND DRYER	L		PT	POINT		
APPRX	APPROXIMATELY	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	L		PTD	PAPER TOWEL DISPENSER		
APLD	APPLIED	EJ	EXPANSION JOINT	LAB	LABORATORY	PTDF	PRESSURE TREATED DOUGLAS FIR		
ARH	ARCHITECTURAL	EL	ELEVATION	LAD	LADDER	PTN	PARTITION		
ASC	ABOVE SUSPENDED CEILING	ELAS	ELASTOMERIC	LAM	LAMINATE	PTR	PAPER TOWEL RECEPTACLE		
ASF	ABOVE STAGE FINISH	ELEC	ELECTRICAL	LAV	LAVATORY	PVC	POLYVINYL CHLORIDE		
ASPH	ASPHALT	ELEV	ELEVATOR	LB(S)	EXPANDED METAL	PVG	PAVE(D), (ING)		
ASSY	ASSEMBLY	EM	EMERGENCY	LBL	LABEL	PVMT	PAVEMENT		
ASYM	ASYMMETRICAL	EMER	EDGE NAILING	LBR	LUMBER				
AUTO	AUTOMATIC	EN	EDGE NAILING	LDR	LEADER	Q			
AV	AUDIO VISUAL	ENCL	ENCLOSE(URE)	LF	LINEAL FOOT	QT	QUARRY TILE		
AWG	AMERICAN WIRE GAUGE	ENGR	ENGINEER	LGR	LENGTH LONG	QTB	QUARRY TILE BASE		
		ENTR	ENTRANCE	LH	LEFT HAND	QTF	QUARRY TILE FLOOR		
		EP	ELECTRICAL PANELBOARD	LHR	LEFT HAND REVERSE	QTR	QUARTER		
B	BOLT	EQ	EQUAL	LKNT	LOCKNUT	QTY	QUANTITY		
BC	BACK OF CURB	EQUIP	EQUIPMENT	LKR	LOCKER	R			
BD	BOARD	ESC	ESCUTCHEON	LKWASH	LOCKWASHER	R	RISER		
BITUM	BITUMINOUS	ESCL	ESCALATOR	LLH	LONG LEG HORIZONTAL	RA	RETURN AIR		
BLDG	BUILDING	ESMT	EASEMENT	LLV	LONG LEG VERTICAL	RAB	RABBIT		
BLK	BLOCK	EW	EACH WAY	LMST	LIMSTONE	RAD	RADIUS		
BLKG	BLOCKING	EWC	ELECTRIC WATER COOLER	LNSCP	ELECTRIC WATER HEATER	RB	RESILIENT BASE		
BLW	BELOW	EWSC	ELECTRIC WATER HEATER	LNTL	LNTEL	RBR	RUBBER		
BLW CLG	BELOW CEILING	EWS	EYE WASH STATION	LP	LIGHTPROOF	RCVR	REINFORCED CONCRETE PIPE		
BLW FFLR	BELOW FINISH FLOOR	EXC	EXCAVATE	LPT	LOW POINT	RCPV	RECEIVER		
BM	BENCH MARK	EXH	EXHAUST	LT	LIGHT	RD	ROOF DRAIN		
BN	BOUNDARY NAILING	EXP	EXPANDED	LTWT	LIGHTWEIGHT	RDWY	ROADWAY		
BO	BOTTOM OF	EXN	EXHAUST	LV	LOUVER VENT	REBAR	REINFORCING STEEL BARS		
BOT	BOTTOM	EXS	EXTRA STRONG	LVL	LEVEL(ER)	REC	RECESSED		
BRCG	BRACING	EXT	EXTERIOR	LWC	LIGHTWEIGHT CONCRETE	RECT	RECTANGULAR		
BRDG	BRIDGING			LWIC	LIGHTWEIGHT INSULATING CONCRETE	RECYL	RECYCLING		
BRG	BEARING	F	FUTURE			REF	REFERENCE		
BRK	BRICK	(F)	FUTURE	M	MAINTAIN(ANCE)	REFL	REFLECT(ED), (IVE), (OR)		
BRKT	BRACKET	F/F	FACE TO FACE	MAINT	MAINTAIN(ANCE)	REFR	REFRIGERATOR		
BRs	BRASS	FA	FIRE ALARM	MAS	MASONRY	REG	REGISTER		
BRZ	BRONZE	FAB	FABRIC	MATL	MATERIAL	REINF	REINFORCED		
BS	BOTH SIDES	FBD	FIBERBOARD	MAX	MAXIMUM	REM	REMOVE(ABLE)		
BSMT	BASEMENT	FBRK	FIRE BRICK	MB	MACHINE BOLT	REP	REPAIR		
BTWN	BETWEEN	FCBRK	FACE BRICK	MBR	MEMBER	REPL	REPLACE		
BUR	BUILT UP ROOFING	FD	FLOOR DRAIN	MC	MEDICINE CABINET	REGD	REQUIRED		
BW	BOTH WAYS	FDTN	FOUNDATION	MCB	METAL CORNER BEAD	RESIL	RESILIENT		
		FE	FIRE EXTINGUISHER	MDO	MEDIUM DENSITY OVERLAD	RET	RETURN		
C		FEC	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	REV	REVISION(S), REVISED		
C&G	CURB AND GUTTER	FF	FINISH FLOOR	MED	MEDIUM	RV	REVISION(S), REVISED		
CAB	CABINET	FFA	FROM FLOOR ABOVE	MEZ	MEZZANINE	RF	RESILIENT FLOORING		
CAD	CADMIUM	FFB	FROM FLOOR BELOW	MFD	METAL FLOOR DECKING	RFG	ROOF FLOOR		
CATCH	CATCH BASIN	FFEL	FINISHED FLOOR ELEVATION	MFR	MANUFACTUR(ER)	RFH	ROOF HATCH		
CBB	CEMENTITIOUS BACKER BOARD	FFL	FINISHED FLOOR LINE	MIR	MIRROR	RGDINS	RIGID INSULATION		
CBC	CALIFORNIA BUILDING CODE	FGL	FIBERGLASS	MISC	MISCELLANEOUS	RH	RIGHT HAND		
CEM	CEMENT	FHC	FIRE HOUSE CABINET	ML	METAL LATH	RHS	ROUND HEAD MACHINE SCREW		
CER	CERAMIC	FHM	FLAT HEAD MACHINE BOLT	MLD	MOLDING	RHR	RIGHT HAND REVERSE		
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	FHMS	FLAT HEAD MACHINE SCREW	MLWK	MILLWORK	RHSW	ROUND HEAD WOOD SCREW		
CFGL	COUNTYREFLASHING	FHWS	FLATHEAD WOOD SCREW	MO	MASONRY OPENING	RL	ROOF LEADER		
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	FIN	FINISH(ED)	MOD	MODULE(AR)	RLG	RAILING		
CG	CORNER GUARD	FJT	FLUSH JOINT	MOR	MOISTURE RESISTANT	RM	ROOM		
CHBD	CHALKBOARD	FLASH	FLASHING	MRB	MARBLE	RND	ROUND		
CHFR	CHAMFER	FLDG	FOLDING	MRD	METAL ROOF DECKING	RO	ROUGH OPENING		
CI	CAST IRON	FLG	FLOORING	MS	MACHINE SCREW	RR	RIGHT OF WAY		
CIP	CAST IN PLACE	FLR	FLOOR	MTD	MOUNTED	RS	RESTROOM		
CIR	CIRCLE	FLOR	FLOOR RESCENT	MTR	METAL	RTF	ROUGH SAWN		
CIRC	CIRCULAR, CIRCUMFERENCE	FN	FIELD NAILING	MUL	MULLION	RTU	RUBBER TILE FLOORING		
CJ	CONSTRUCTION JOINT	FOB	FACE OF BLOCK	N	NEW	RV	ROOF TOP UNIT		
CL	CHAIN LINK OR CENTER LINE	FOC	FACE OF CONCRETE/CURB	N	NORTH	RVL	ROOF VENT		
CLG	CEILING	FOF	FACE OF FINISH	NAT	NATURAL	RVL	REVEAL		
CLJ	CONTROL JOINT	FOG	FACE OF GRID	NCOMBL	NONCOMBUSTIBLE	RVS	REVERSE (SIDE)		
CLKG	CEILING	FOM	FACE OF MASONRY	NE	NOT EXCEEDING	RVT	RIVET(ED)		
CLL	CONTRACT LIMIT LINE	FOS	FACE OF STUD	NEF	NEAR FACE	RWD	REDWOOD		
CLOS	CLOSURE	FPR	FIREPLACE	NIC	NOT IN CONTRACT	RWL	RAIN WATER LEADER		
CLR	CLEAR(ANCE)	N		NLB	NON-LOAD BEARING				
CLRM	CLASSROOM	N		NM	NONMETALLIC				
CMP	CORRUATED METAL PANEL	FT	FOOTFEET	NO	NUMBER				
CMPST	COMPOSITION	FTG	FOOTING	NOM	NOMINAL				
CMU	CONCRETE MASONARY UNIT	FURG	FURRED, (ING)	NR	NOISE REDUCTION				
CNCL	CONCEALED	FWC	FABRIC WALL COVERING	NRC	NOISE REDUCTION COEFFICIENT				
CNR	CORNER	G		NRCA	NATIONAL ROOFING CONTRACTOR'S ASSOCIATION				
CNTR	COUNTER	GAL	GAUGE	NTS	NEAR SIDE				
COL	COLUMN	GAL	GALLON	NTS	NOT TO SCALE				
COM	COMMON	GALV	GALVANIZED	O	OVER				
COMB	COMBINATION	GB	GRAB BAR	O	OUT TO OUT				
COMP	COMPOSITE	GFRG	GLASS FIBER REINFORCED CONCRETE	O/O	OVERLAP				
COMPT	COMPARTMENT	GL	GALVANIZED IRON	CA	CORNER				
CONC	CONCRETE	GL	GLASS	OBSC	OBSOLETE				
CONF	CONFERENCE	GLU	GLUE LAMINATED	OC	ON CENTER				
CONN	CONNECTION	GLZ	GLAZING	OCC	OCCUPANTS OR OCCUPANCY				
CONSTR	CONSTRUCTION	GLZOMU	GLAZED CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER				
CONTR	CONTRACT(OR)	GND	GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED				
COORD	COORDINATE	GPC	GYPSSUM PLASTER CEILING	OFF	OFFICE				
CORR	CORRIDOR	GR	GRADE	OFI	OWNER FURNISHED OWNER INSTALLED				
CPR	COPPER	GRBM	GRADE BEAM	OFS	OUTSIDE FACE OF STUD				
CPRS	COMPRESS(ED), (ION), (IBLE)	GRLN	CERAMIC TILE	OHMS	OHM				
CPT	CARPET	GSB	GYPSSUM SHEATHING BOARD	OHWS	OVALHEAD WOOD SCREW				
CRS	COLD ROLLED STEEL	GSM	GALVANIZED SHEET METAL	OI	OWNER INSTALLED				
CS	CAST STONE	GSS	GALVANIZED STEEL SHEET	OPH	OPPOSITE HAND				
CSG	CASING	GST	GLAZED STRUCTURAL TILE	OPNG	OPENING				
CSK	COUNTERSUNK	GT	GROUT	OPP	OPPOSITE				
CSMT	CASEMENT	GVL	GRAVEL	OPQ	OPAQUE				
CSWK	CASEWORK	GYP	GYPSSUM	OPR	OPERABLE				
CT	CERAMIC TILE	GYP BD	GYPSSUM BOARD	ORD	OVERFLOW ROOF DRAIN				
CTB	CERAMIC TILE BASE	H		OSB	ORIENTED STRAND BOARD				
CTF	CERAMIC TILE FLOOR	HB	HOSE BIB	OVFL	OVERFLOW				
CTG	COATING	HC	HOLLOW CORE	OVHD	OVERHEAD				
CTR	CENTER	HD	HEAVY DUTY						
CUFF	CUBIC FOOT	HDA	HEADED ANCHOR STUD	P	PAIN				
CUN	CUBIC INCH	HDJ	HEAD JOINT	PA	PUBLIC ADDRESS				
CUST	CUSTODIAN	HDR	HEADER	PAR	PARALLEL				
CUYD	CUBIC YARD	HDW	HARDWARE	PAT	PATTERN				
CW	CURTAIN WALL	HDWD	HARDWOOD	PC	PANIC BAR				
		HDX	HEXAGONAL	PBD	PARTICLE BOARD				
D	DRAIN	HGR	HANGER	PB	PORTLAND CEMENT				
d	PENNYWEIGHT (NAILS)	HLDN	HOLD DOWN	PCC	PRECAST CONCRETE				
DA	DOUBLE ACTING	HM	HOLD METAL	PCP	PORTLAND CEMENT PLASTER				
DBL	DOUBLE								
DEG	DEGREES								
DEMO	DEMOLISH, DEMOLITION								
DEP	DEPRESSED								
DEPT	DEPARTMENT								
DET	DETAIL								
DF	DRINKING FOUNTAIN								

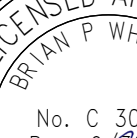
ST	STREET
STA	STATION
STAG	STAGGERED
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STIF	STIFFENER
STIR	STIRRUP
STL	STEEL
STOR	STORAGE
STR	STRAGH
STRUC	STRUCTURAL
STU	STRUCT
SUSP	SUSPENDED
SV	SHEET VINYL
SYMM	SYMMETRICAL
SYNTH	SYNTHETIC
SYS	SYSTEM
T	
T	TEMPERED, TOILET, TREAD
T24	TITLE 24
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TB	TARU BOLT
TBE	THREADED BOTH ENDS
TDE	TOWEL DISPENSER
TDR	TOWEL DISPENSER/RECEPTACLE
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
THD	THREADED(ED)
THERM	THERMAL
THK	THICK
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB OR TOP OF CONCRETE
TOF	TOP OF FOOTING
TOFF	TOP OF FINISH FLOOR
TOJ	TOP OF JOIST
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOPV	TOP OF PAVEMENT
TOS	TOP OF SHEATHING
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL OR TOP OF WALK
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TRANS	TRANSITION
TS	TEEL STEEL
TV	TELEVISION
TWLB	TOWEL BAR
TYP	TYPICAL
U	
UC	UNDERCUT
UGND	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UN	UNLESS OTHERWISE NOTED
UR	URNAL
URM	UNREINFORCED MASONRY
UTIL	UTILITY
V	
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TITLE
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FABRIC
VFAT	VINYL FACED ACOUSTIC TILE
VIF	VERIFY FIELD
VJ	V-JOINT(ED)
VNR	VENER
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W	WEST
W O.	WHERE OCCURS
W	WITH
W/O	WITHOUT
WW	WALL TO WALL
WBL	WOOD BLOCKING
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANELING
WDW	WINDOW
WF	WIDE FLANGE
WFS	WOOD FURRING STRIP
WGL	WIRED GLASS
WH	WATER HEATER
WH	WALL HUNG
WI	WROUGHT IRON
WID	WIDTH, WIDE
WLD	WELD(ED)
WM	WIRE MESH
WP	WATERPROOF(ING)
WPT	WORKING POINT
WR	WIRE ROPE
WS	WOOD SCREW
WSCOT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	
XBRACE	CROSS BRACE
X	

SYMBOLS LEGEND



MATERIALS LEGEND



ARCHITECT	ENGINEER
	
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DRAWING STATUS	DATE
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☐	
☐	

KEY PLAN



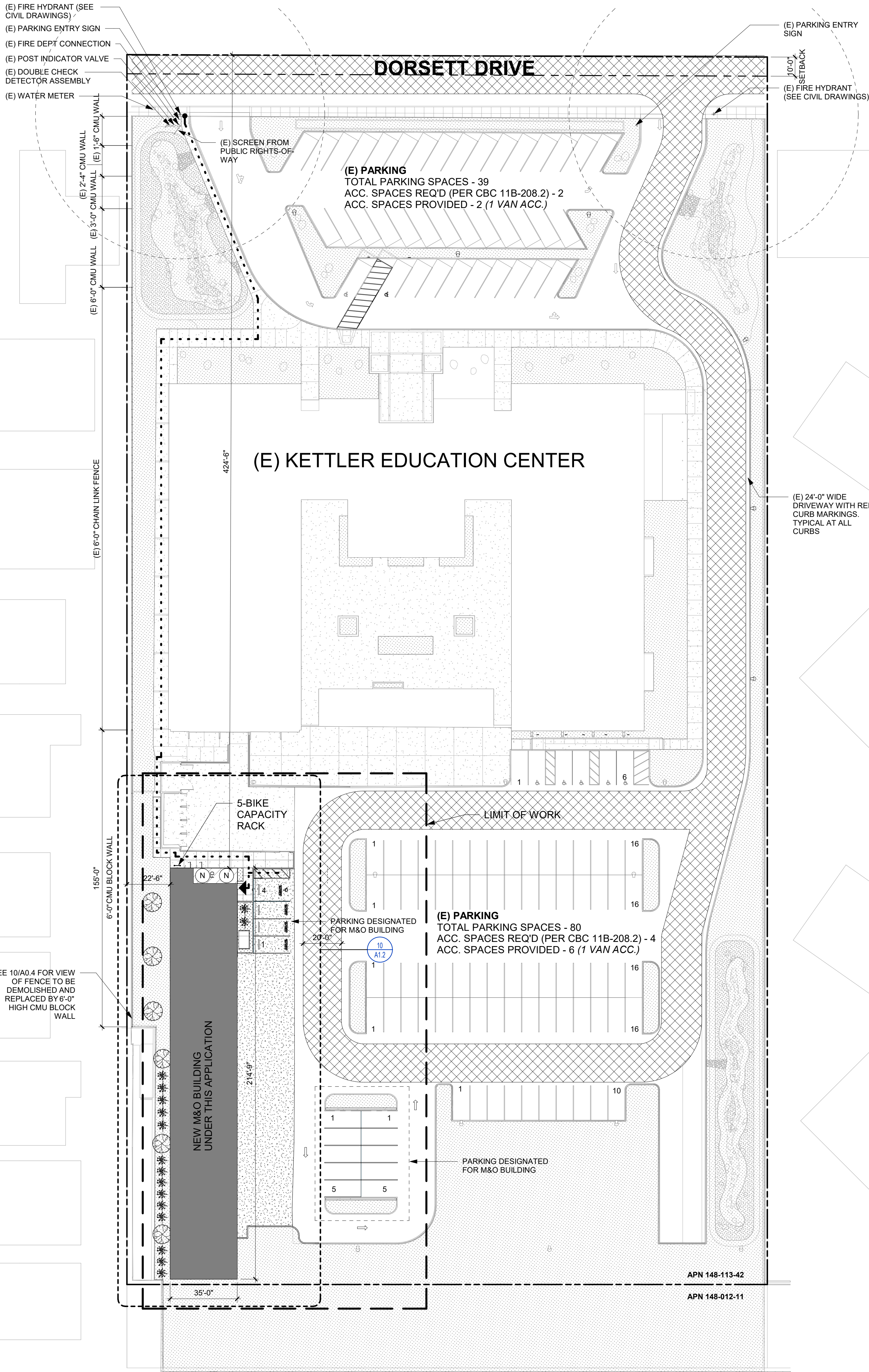
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8750 DORSETT DR
HUNTINGTON BEACH, CA 92646

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

ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

Date	Project Number	
04/05/2023	21010	
Scale	Drawing Number	
As indicated	A0.3	
Drawn		Checked
Author		Checker



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

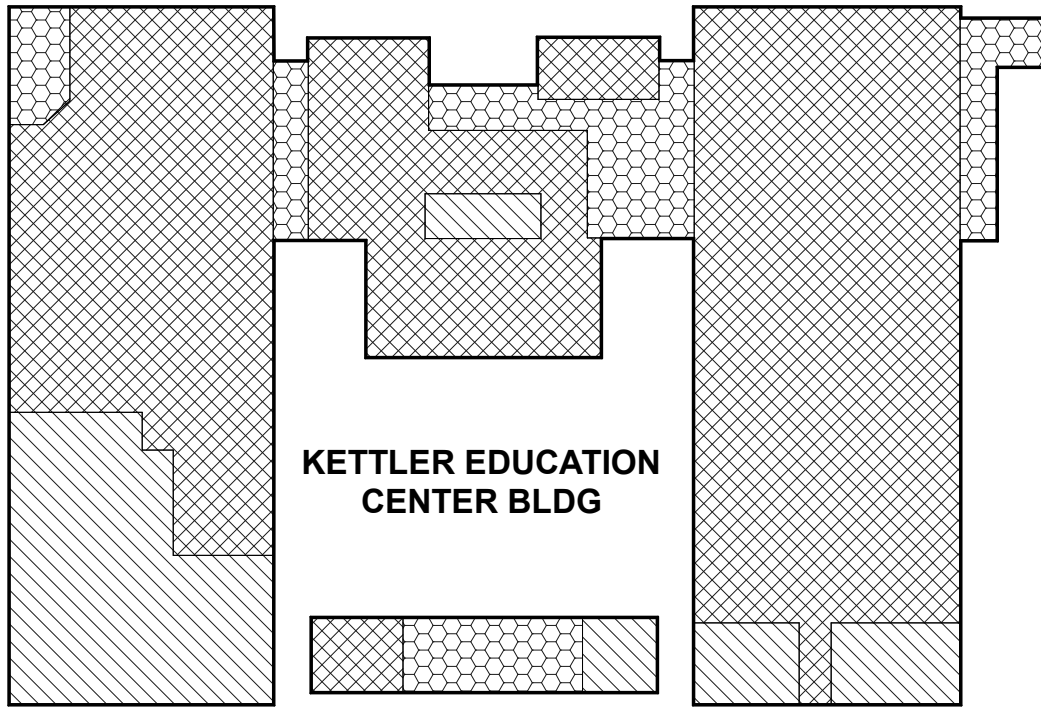
WAREHOUSE AND STORAGE: 1 PARKING SPACE PER 1000 SQ FT

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)



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

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:**
- 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 4" DROP-OFF DOES OCCUR, PROVIDING A 6" HIGH WARNING CURB OR GUARD OR HANDRAIL. (SEE CBC SECTION 11B-303.5) FOR GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WALKWAY IN THE PATH OF TRAVEL, GRIDDINGS IN GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.
 - 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)	$A_a = A_s + (NS \times l)$ $A_a = X,XXX + (X,XXX \times XX)$ $A_a = XX,XXX$
A_a = TABULAR ALLOWABLE AREA (CBC TABLE 508.2)	9,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR	9,000 SF
l = 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:
 $l = (F/P - 0.25)/W30$

$F = 556'-8"$ (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)

$W = ...$

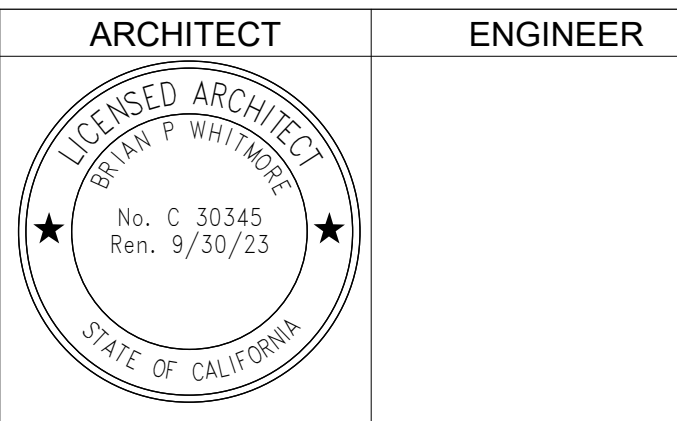
$l = [556'-8"/556'-8" - .25]/30/30$
 $l = [1 - .25]1$
 $l = .75$

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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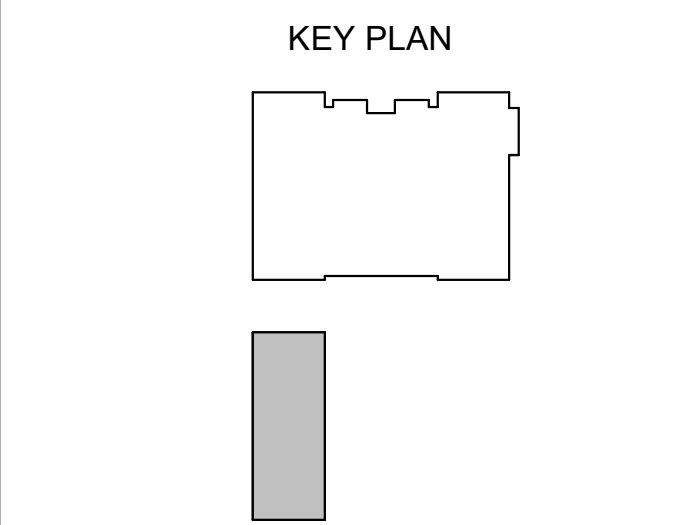
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NO.	REMARKS	DATE

DRAWING STATUS

☐ CUP RESUBMITTAL

DATE: 12/07/2023



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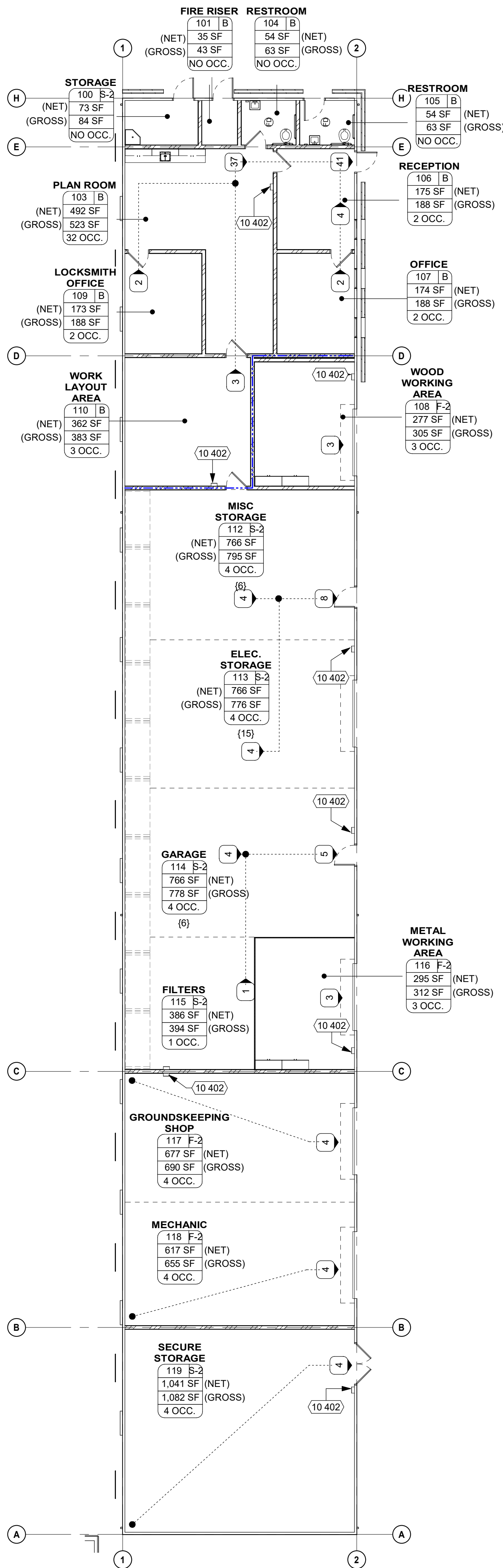
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CODE ANALYSIS AND FIRE ACCESS SITE PLAN

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

Project Number: 21010
Drawing Number: A0.4

REF: 6 / A5.1



CODE ANALYSIS FLOOR PLAN

3/32" = 1'-0"

KEY NOTES

- | NUMBER | NOTE |
|--------|---|
| 10 402 | FIRE EXTINGUISHER (2A-10B-C) IN SURFACE-MOUNTED CABINET (SEE DETAIL 1/A10.10.3) |
1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION PER CFC 3311.2.
2. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED PER CFC 1013.3.
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.
4. NO EXIT DOOR SHALL BE LESS THAN 32" CLEAR WIDTH.

GENERAL NOTES

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)			
OCCUPANT LOAD	AREA	OCC. LOAD	TOTAL PERSONS
GROUP B - OFFICE OR PUBLIC BUILDINGS	1,375 SF	200	7
GROUP P - 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

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

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1, B OCCUPANCY)

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
F-2			
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
S-2			
TOTAL AREA (NET)			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"

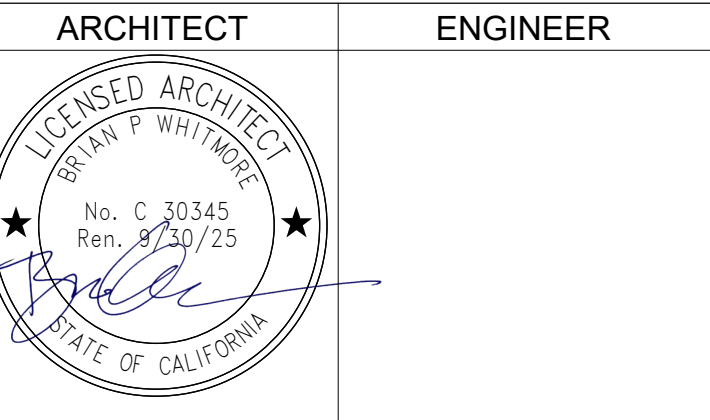
LEGEND

- 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

DSA STAMP



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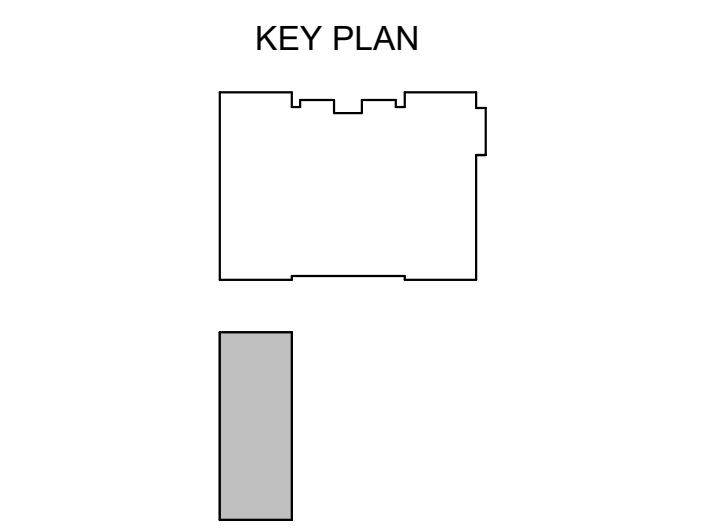
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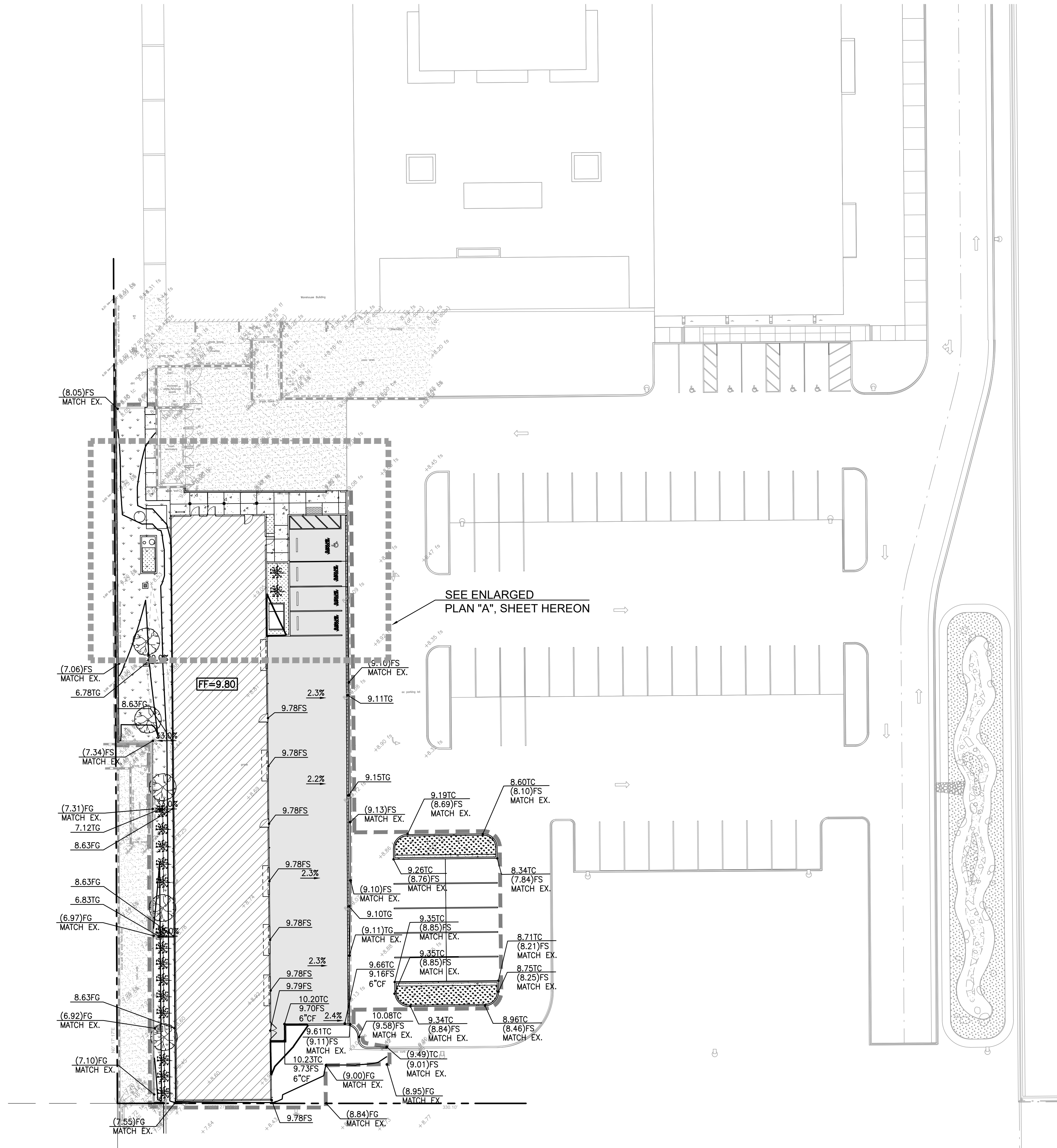
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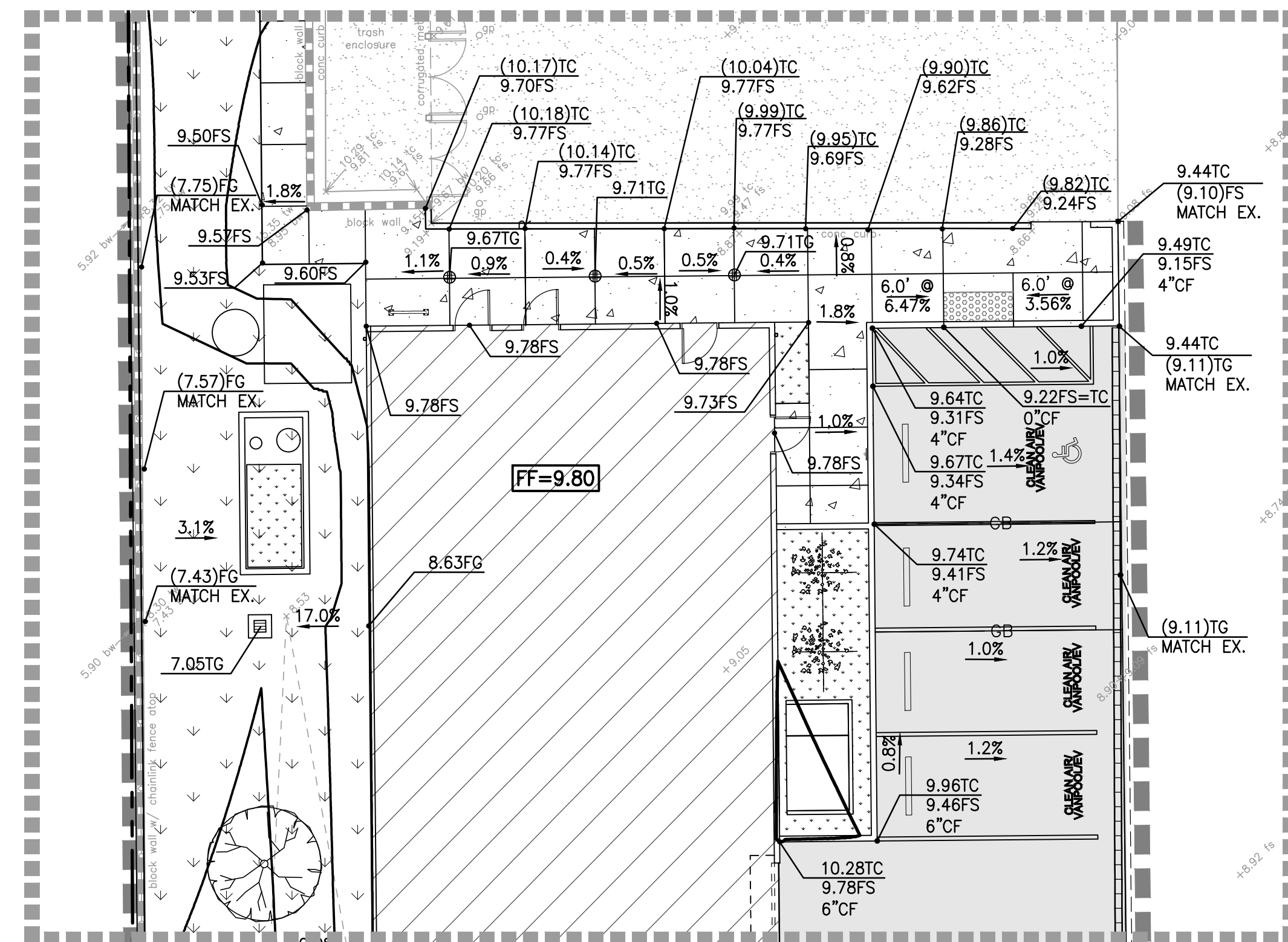
CODE ANALYSIS FLOOR
PLAN

Date: 04/05/2023
Scale: As indicated
Drawn: Author
Checked: Checker

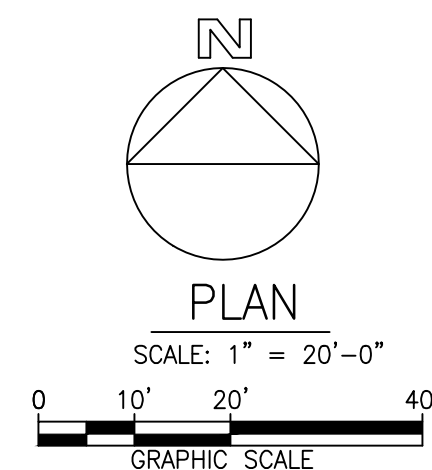
Project Number: 21010
Drawing Number: A0.5



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

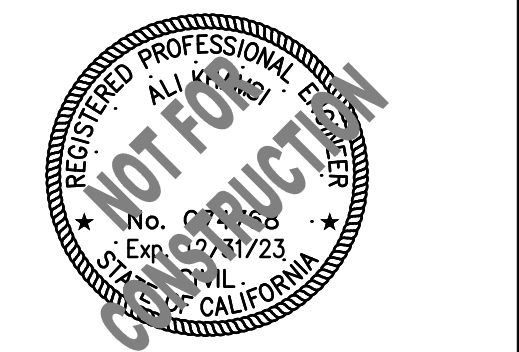


A ENLARGED GRADING PLAN
C1.30 1" = 10'



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

CONSULTANTS:



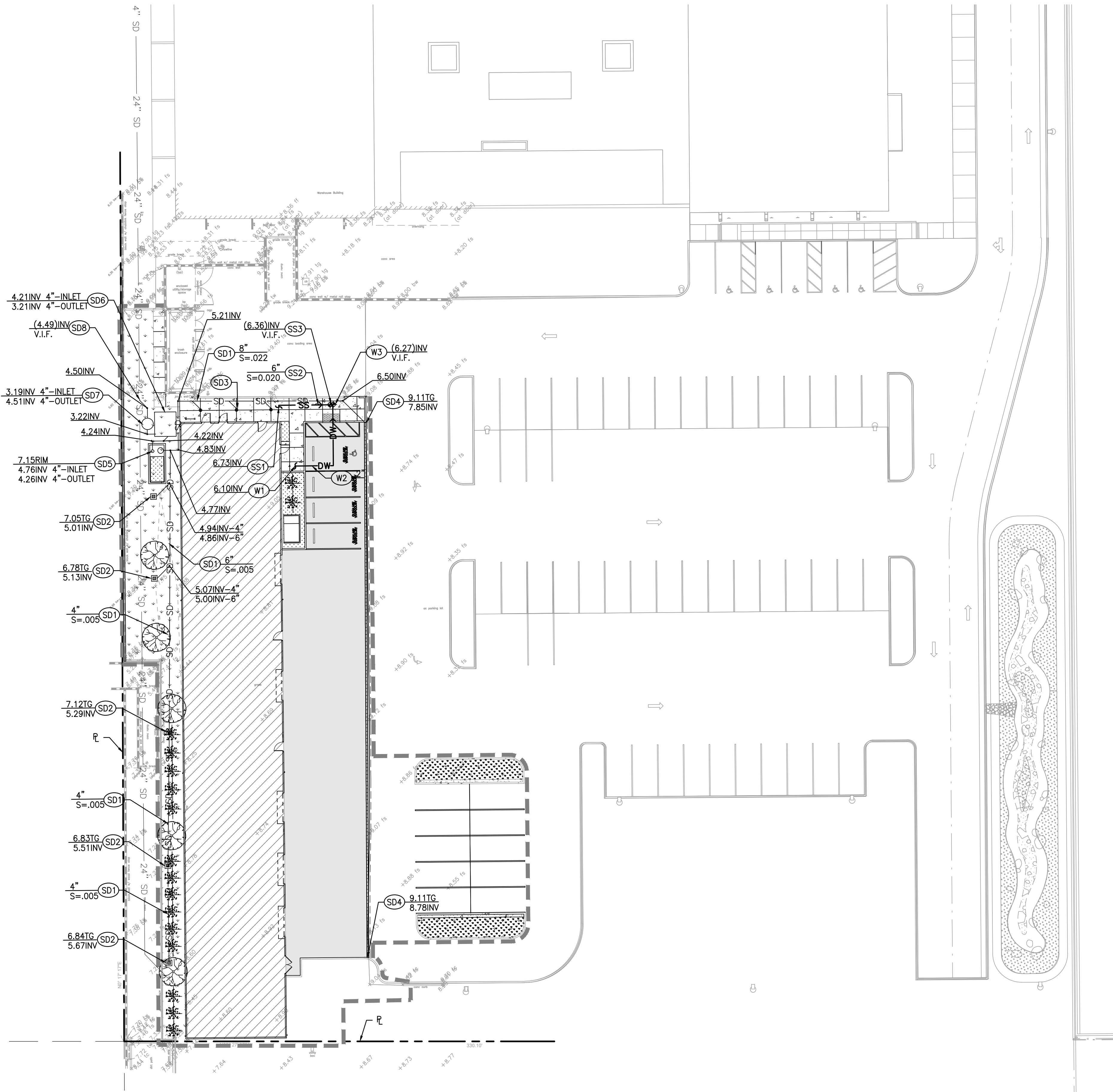
DATE	ISSUED FOR:

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



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

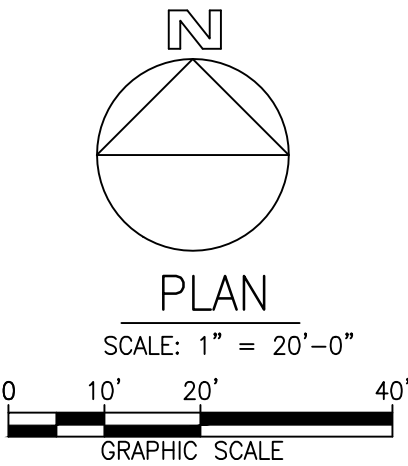
THE FIRE SPRINKLER SYSTEM AND PROPOSED HYDRANT WILL HAVE A SEPARATE DEDICATED FIRE SERVICE LINE INSTALLED PER WATER DIVISION STANDARDS BY A SEPARATE PERMIT

LEGEND

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

NOTE:

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



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Newport Beach, CA 92660
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www.kpff.com

HUNTINGTON BEACH CITY
SCHOOL DISTRICT
MAINTENANCE AND OPERATIONS
(MOT) BUILDING

8750 DORSETT DRIVE
HUNTINGTON BEACH, CA 92646

CONSULTANTS:



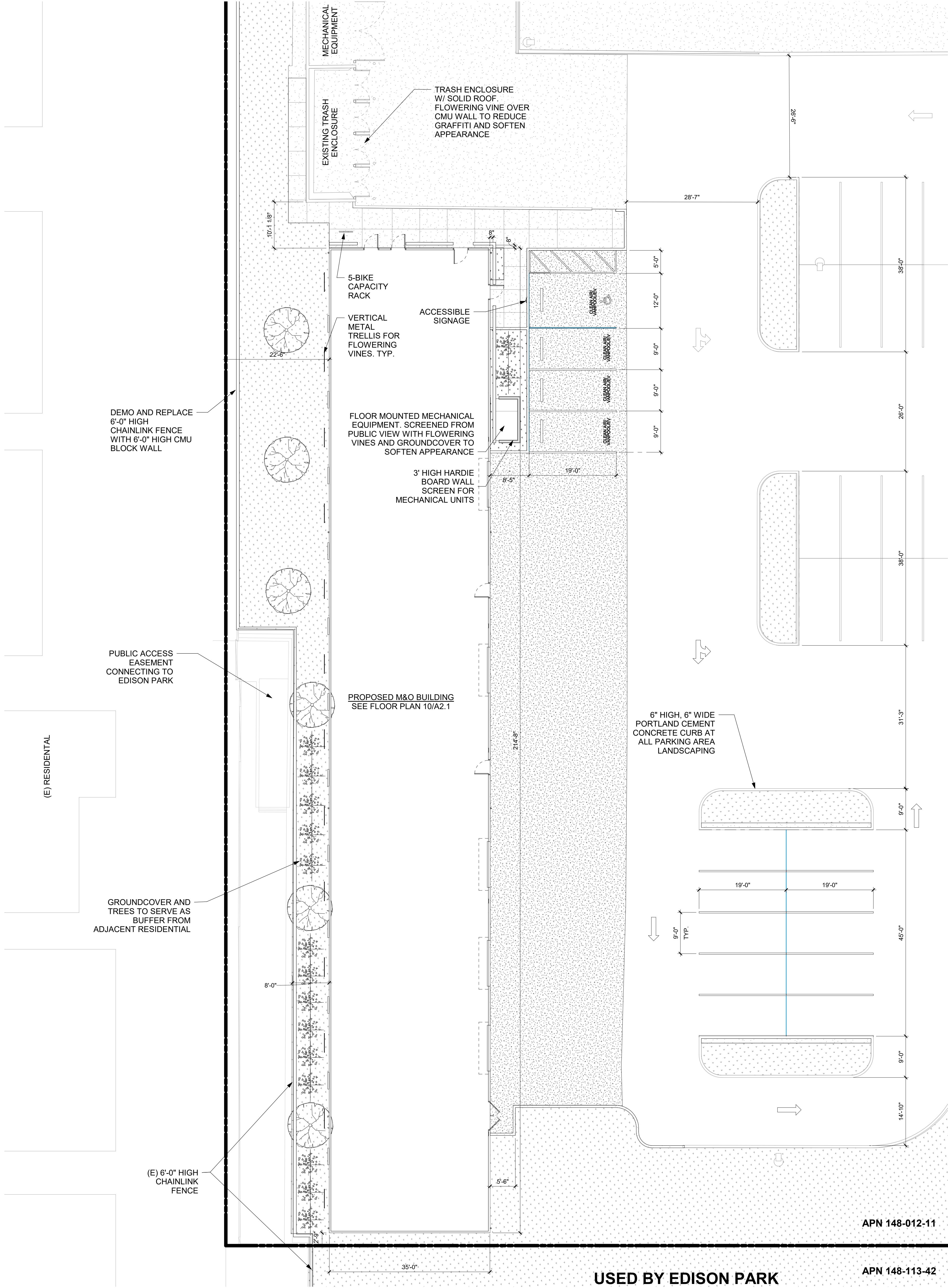
DATE	ISSUED FOR:

Date: 11.28.2023
Project Number: 2000157
Drawn By: TN
Checked By: JP
Scale: AS SPECIFIED

PRELIMINARY
UTILITY
PLAN

SHEET:
C1.50

NOT FOR CONSTRUCTION

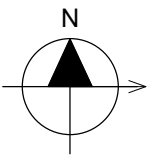


GENERAL NOTES

- 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 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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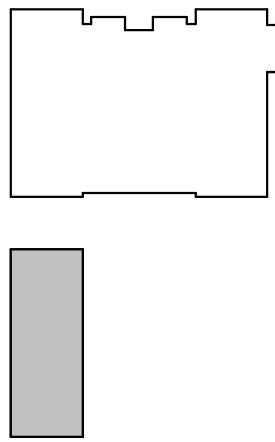
ARCHITECT	ENGINEER

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NO.	REMARKS	DATE

DRAWING STATUS	DATE
☐ CUP RESUBMITTAL	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

ENLARGED SITE PLAN

Date

04/05/2023

Scale

As indicated

Drawn

Author

Project Number

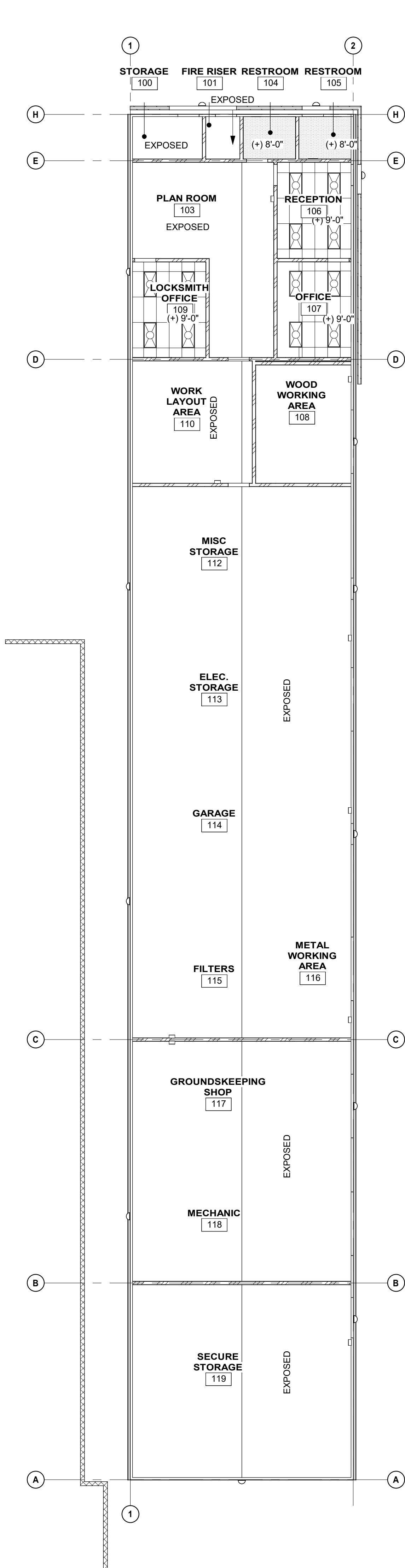
21010

Drawing Number

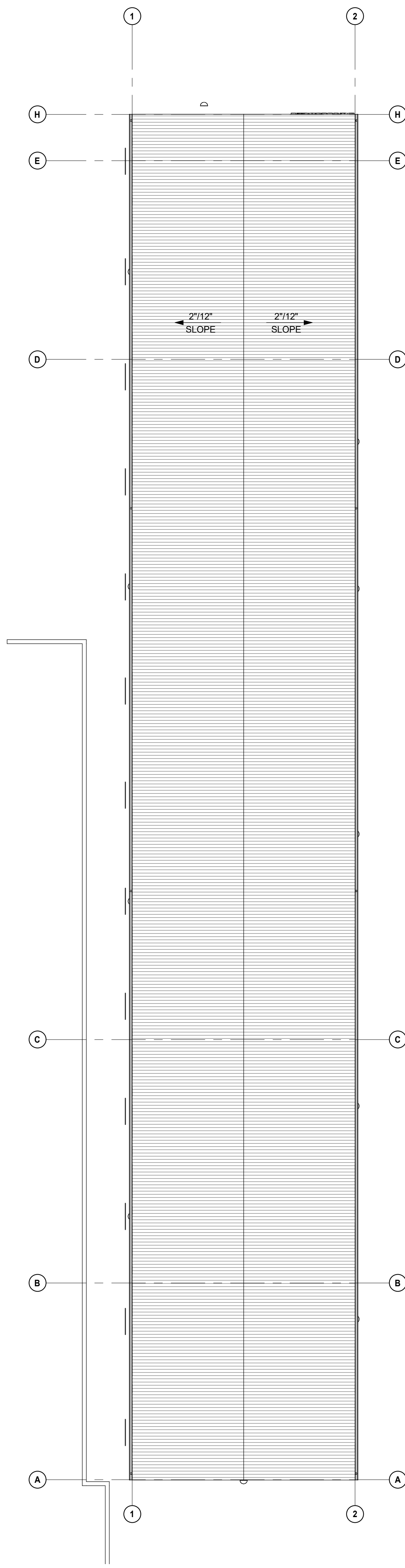
A1.2

Checked

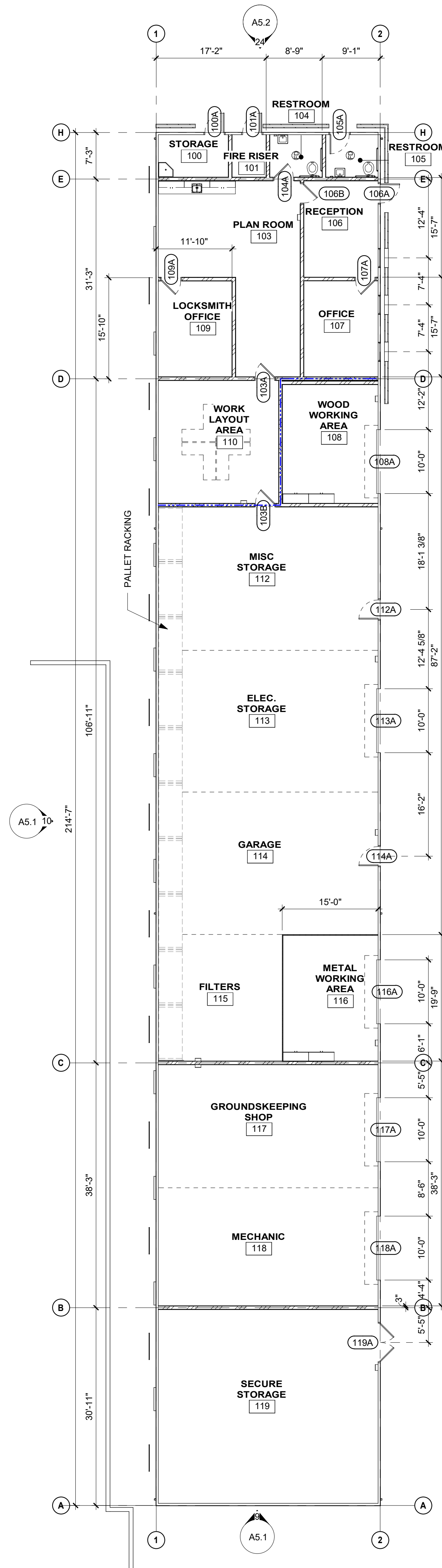
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REFLECTED CEILING PLAN 3/32" = 1'-0" 10



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.
- PAINTE 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.
- PAINTE GYP. BD. CEILINGS AND SOFFITS P-1 U.O.N. (PAINT FINISH TO BE SAME AT FACE AND UNDERSIDE OF SOFFITS.)
- PAINTE 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.
- NAILER 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 CURTAIN WALL
SEE WINDOW SCHEDULE
- EXTERIOR 4" METAL STUD WALL WITH METAL PANEL
- INTERIOR 6" METAL STUD WALL, SEE DETAIL
- INTERIOR 6" METAL STUD 2-HOUR RATED WALL
- METAL ROOF PANELS
- 2x4 SUSPENDED ACOUSTICAL CEILING PANEL SYSTEM. SEE SHEET A10.9-1 AND A10.9-2 FOR ATTACHMENT TO STRUCTURE.
- GYPSUM WALLBOARD CEILING, PAINT SURFACE, SEE DETAIL
- LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS
- MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
- CEILING ACCESS PANEL

ROOM NAME
[A119]
(+) 8'-0" = ROOM TAG
EXPOSED = OPEN TO STRUCTURE

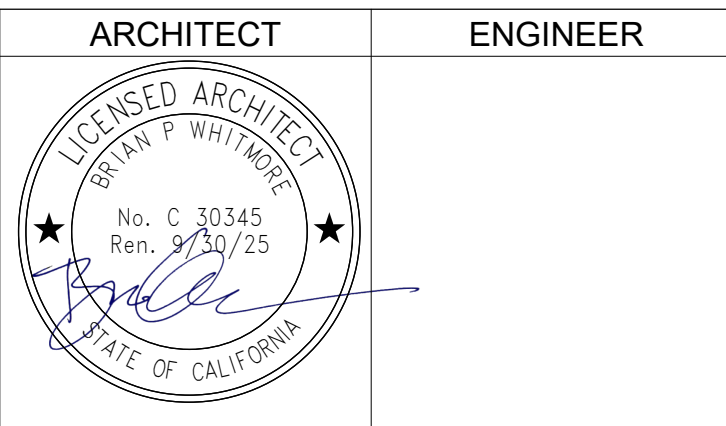
ROOM NAME
[A119]
EXPOSED = OPEN TO STRUCTURE

EMERGENCY EXIT LIGHT

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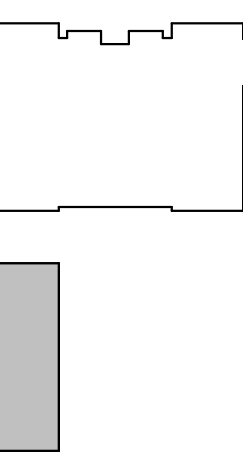


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NO.	REMARKS	DATE

DRAWING STATUS	DATE
☐ CUP RESUBMITTAL	12/07/2023
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KEY PLAN



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CITY SCHOOL DISTRICT
8750 DORSETT DR
HUNTINGTON BEACH, CA 92646

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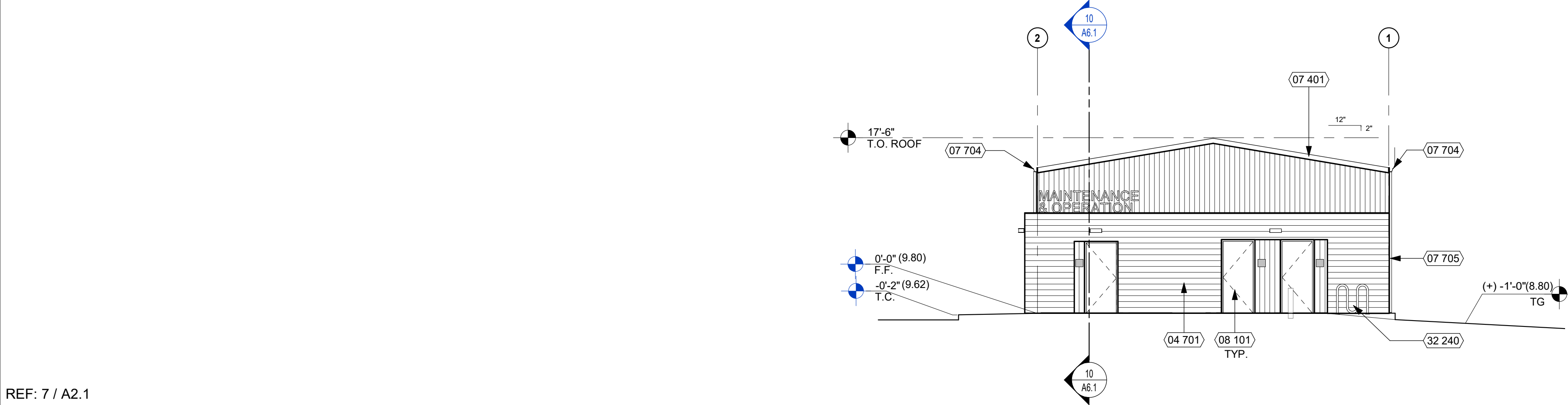
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M&O BUILDING
8750 DORSETT DRIVE
HUNTINGTON BEACH, CA 92646

FLOOR PLAN, ROOF PLAN, & RCP

Date
04/05/2023
Scale
As indicated
Drawn
Author

Project Number
21010
Drawing Number
A2.1

Checked
Checker

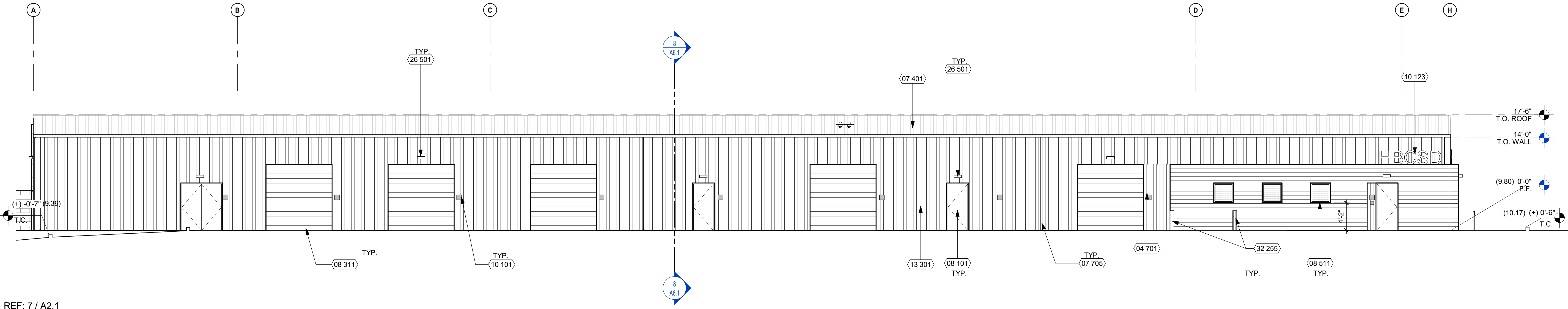


REF: 7 / A2.1

NORTH ELEVATION

1/8" = 1'-0"

6

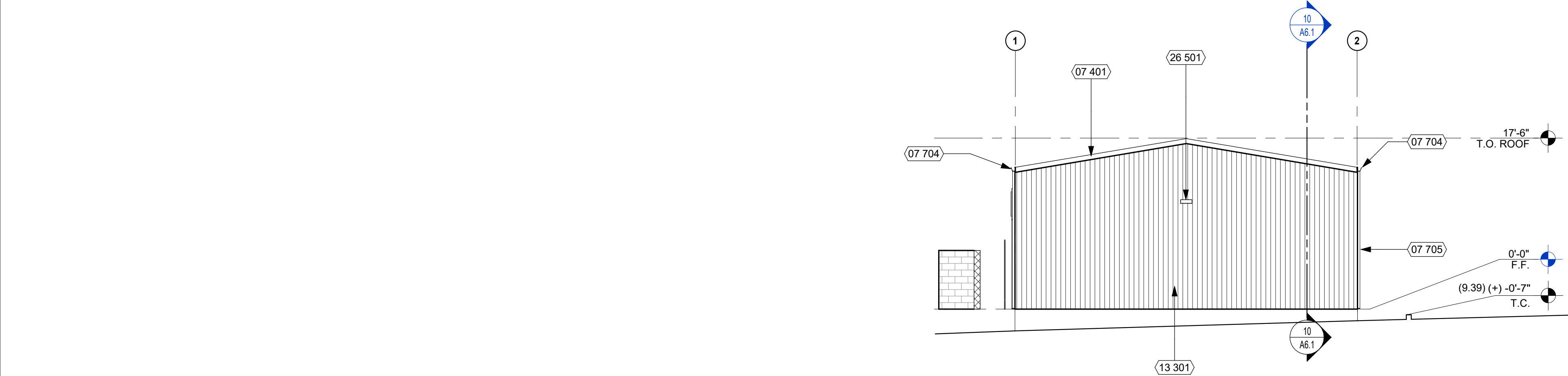


REF: 7 / A2.1

EAST ELEVATION

1/8" = 1'-0"

8

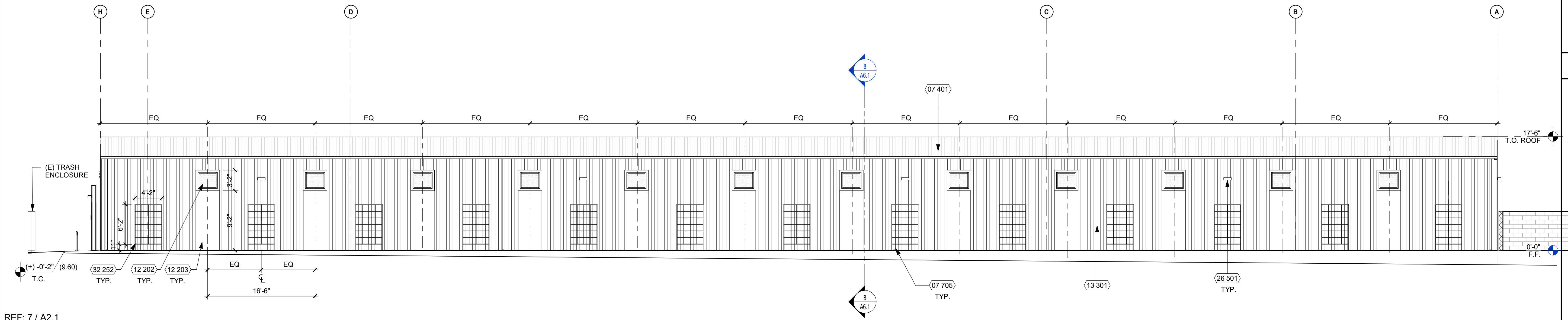


REF: 7 / A2.1

SOUTH ELEVATION

1/8" = 1'-0"

9



REF: 7 / A2.1

WEST ELEVATION

1/8" = 1'-0"

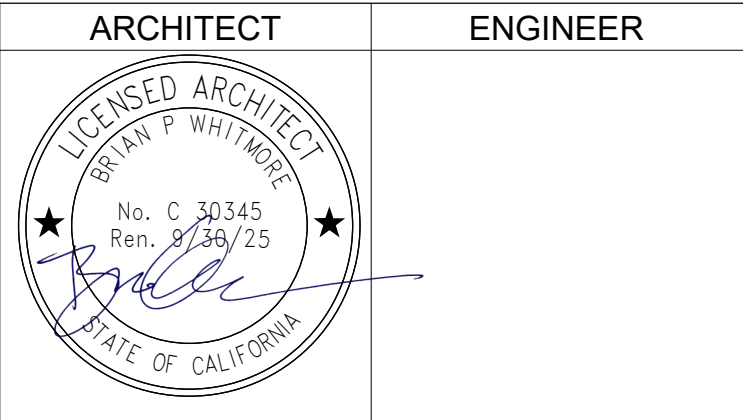
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KEY NOTES

NUMBER	NOTE
04 701	LIGHTWEIGHT INSULATED BRICK VENEER BY NEWBRICK. COLOR, SHOO, YARD - 5/58ST 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	FAUX 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

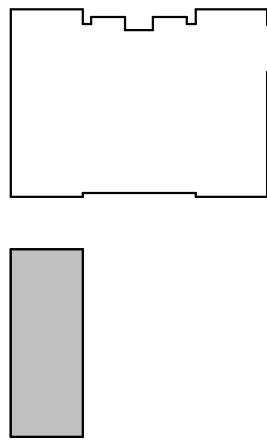
DRAWING STATUS

☐ CUP RESUBMITTAL

DATE: 12/07/2023

GENERAL NOTES

KEY PLAN



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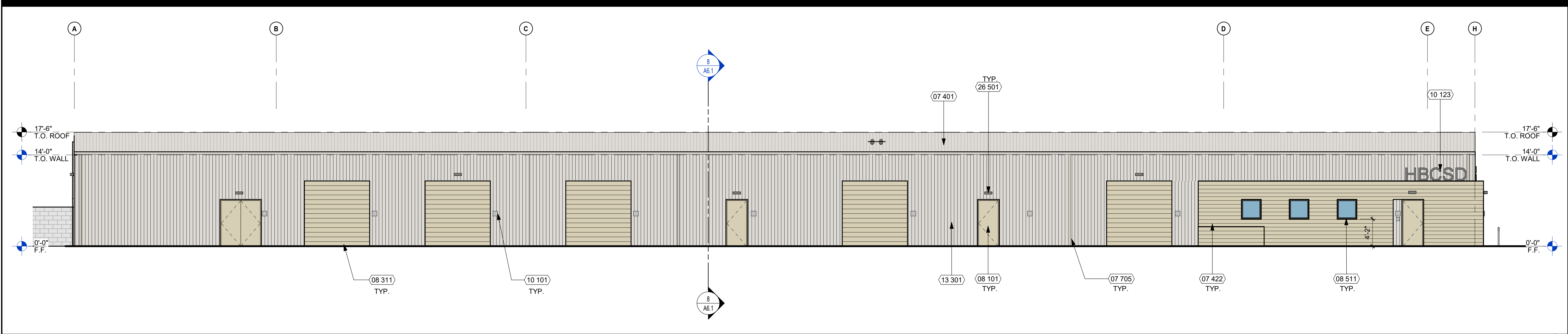
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HUNTINGTON BEACH, CA 92646

EXTERIOR ELEVATIONS

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

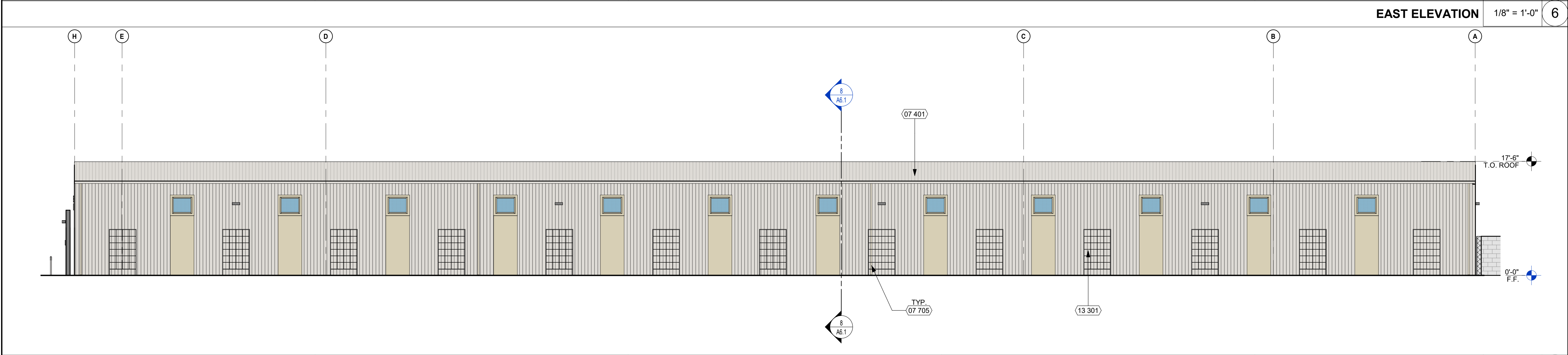
Project Number: 21010
Drawing Number: A5.1
Checked: _____
Checker: _____



EAST ELEVATION

1/8" = 1'-0"

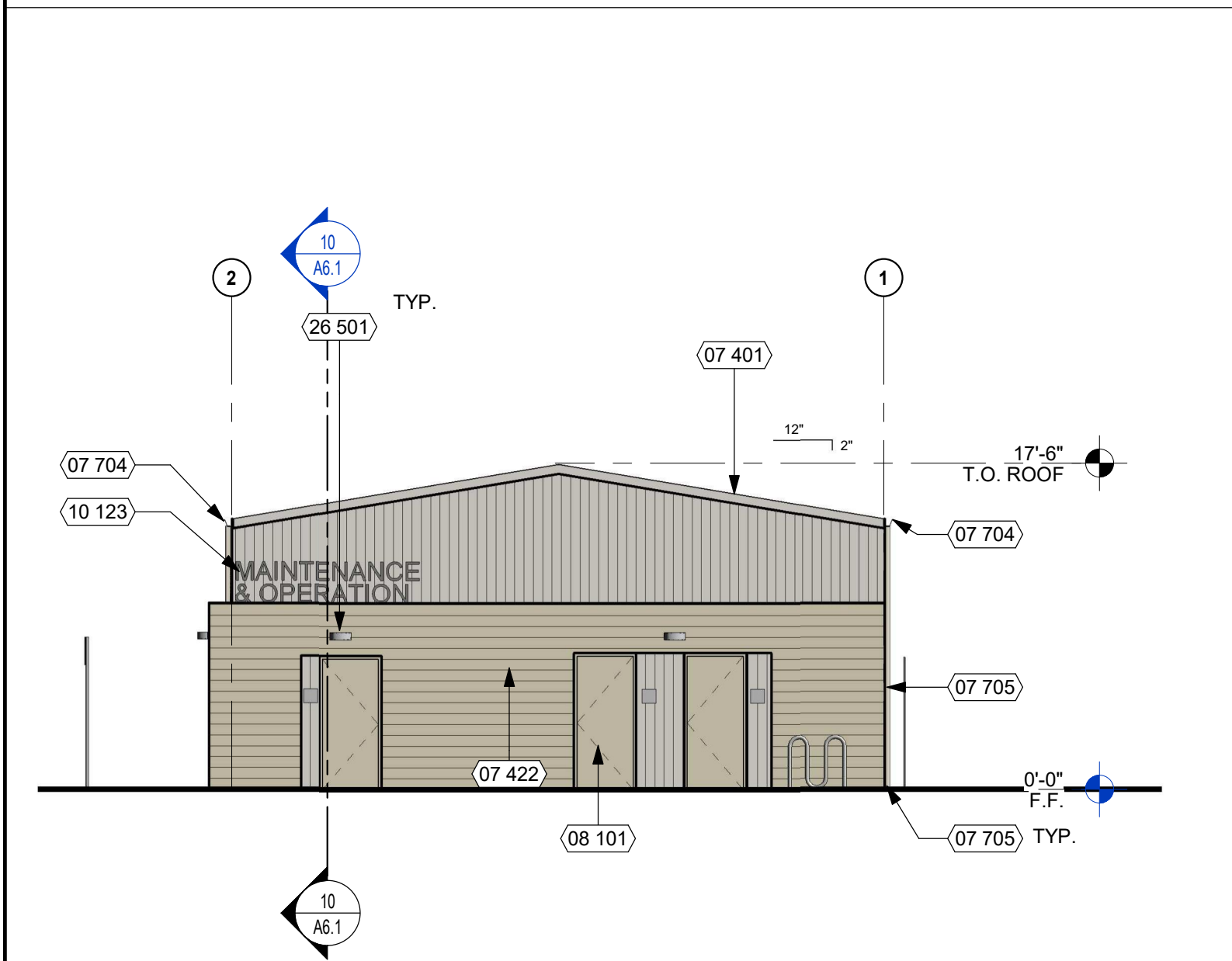
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WEST ELEVATION

1/8" = 1'-0"

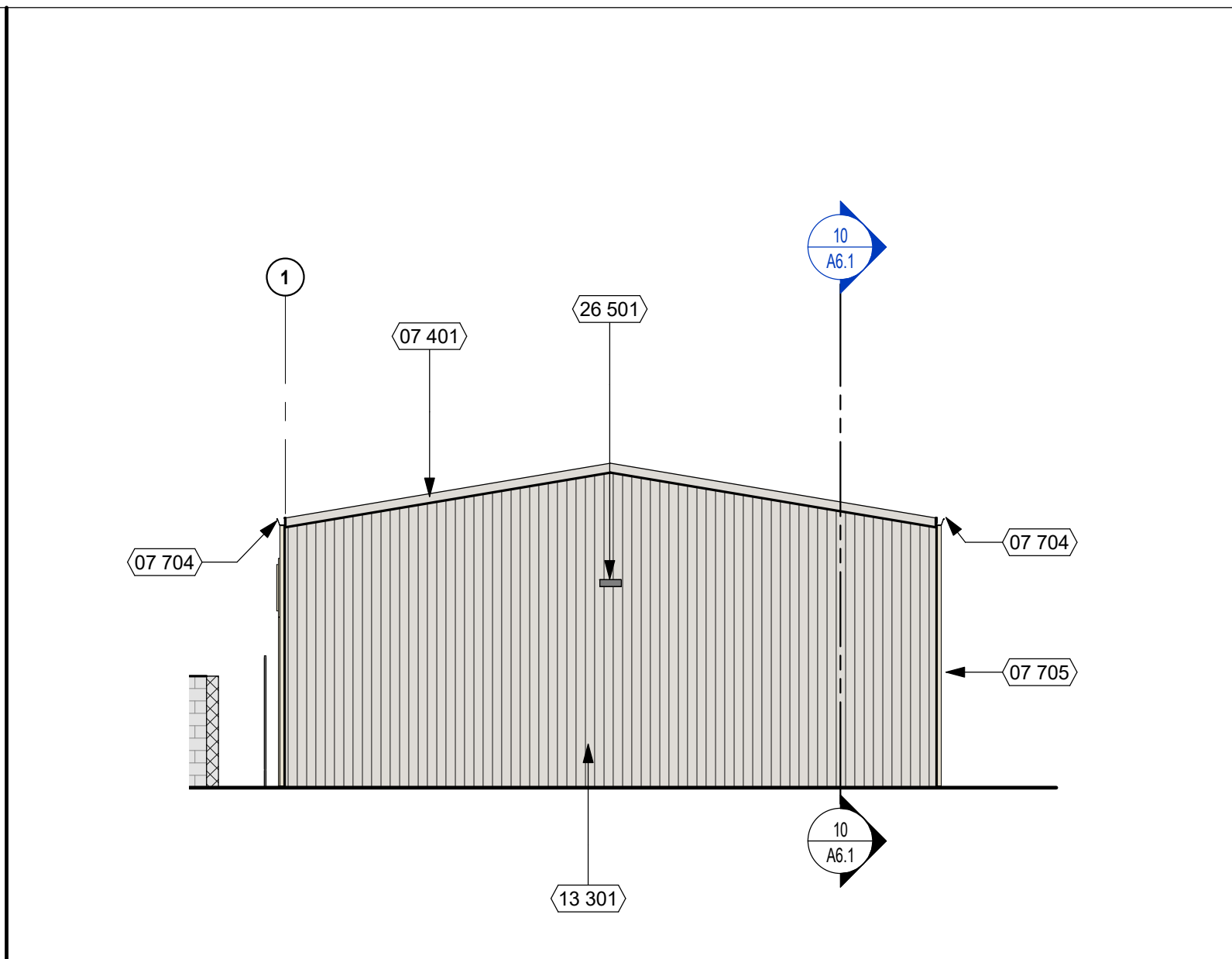
7



NORTH ELEVATION

1/8" = 1'-0"

24



SOUTH ELEVATION

1/8" = 1'-0"

14



ENHANCED FACADE TREATMENT DIAGRAMS

1" = 30'-0"

8



PERSPECTIVE OF (E) KETTLER EDUCATION BLDG

NTS

25



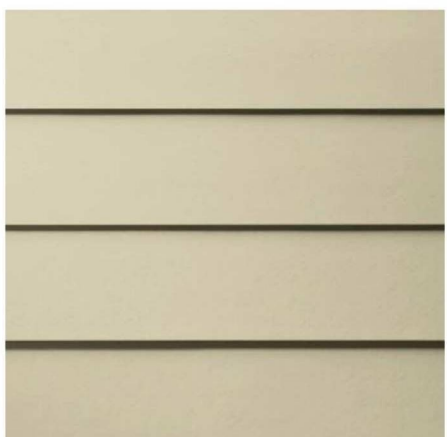
PERSPECTIVE OF PROPOSED M&O BLDG

NTS

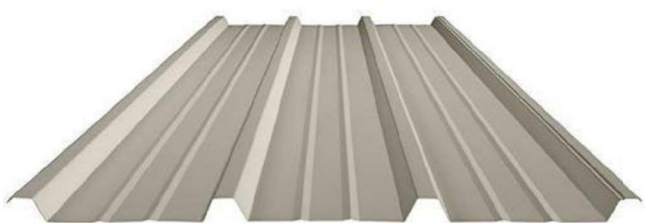
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KEY NOTES

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



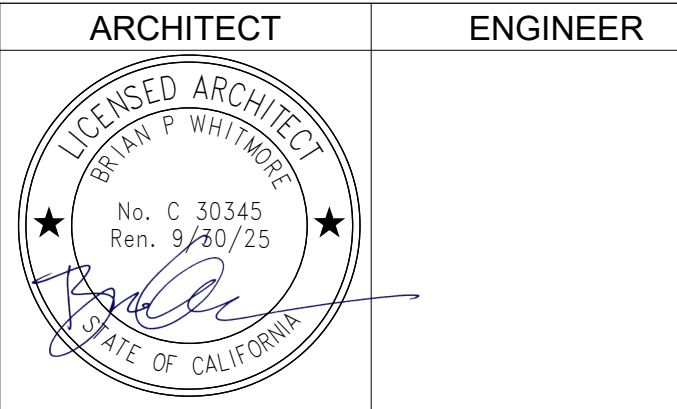
EXTERIOR FIBER CEMENT SIDING
HARDIE PLANK LAP SIDING - THE STATEMENT COLLECTION - NAVAJO BEIGE



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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NO.	REMARKS	DATE

DRAWING STATUS

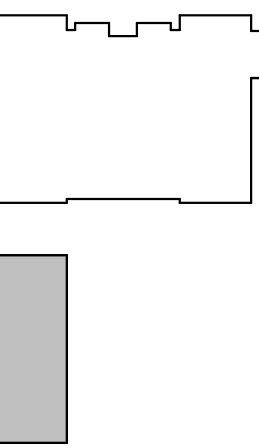
☐ CUP RESUBMITTAL

☐ CUP SUBMITTAL

☐ CUP CANCELLED

DATE
12/07/2023

KEY PLAN



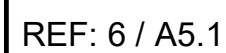
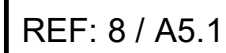
HUNTINGTON BEACH
CITY SCHOOL DISTRICT
8750 DORSETT DR
HUNTINGTON BEACH, CA 92646

CUP SUBMITTAL

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

COLORED EXTERIOR ELEVATIONS

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



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

A6.1