

# Campus Improvements Planning Updates

for

West York Area  
School District



January 8, 2024





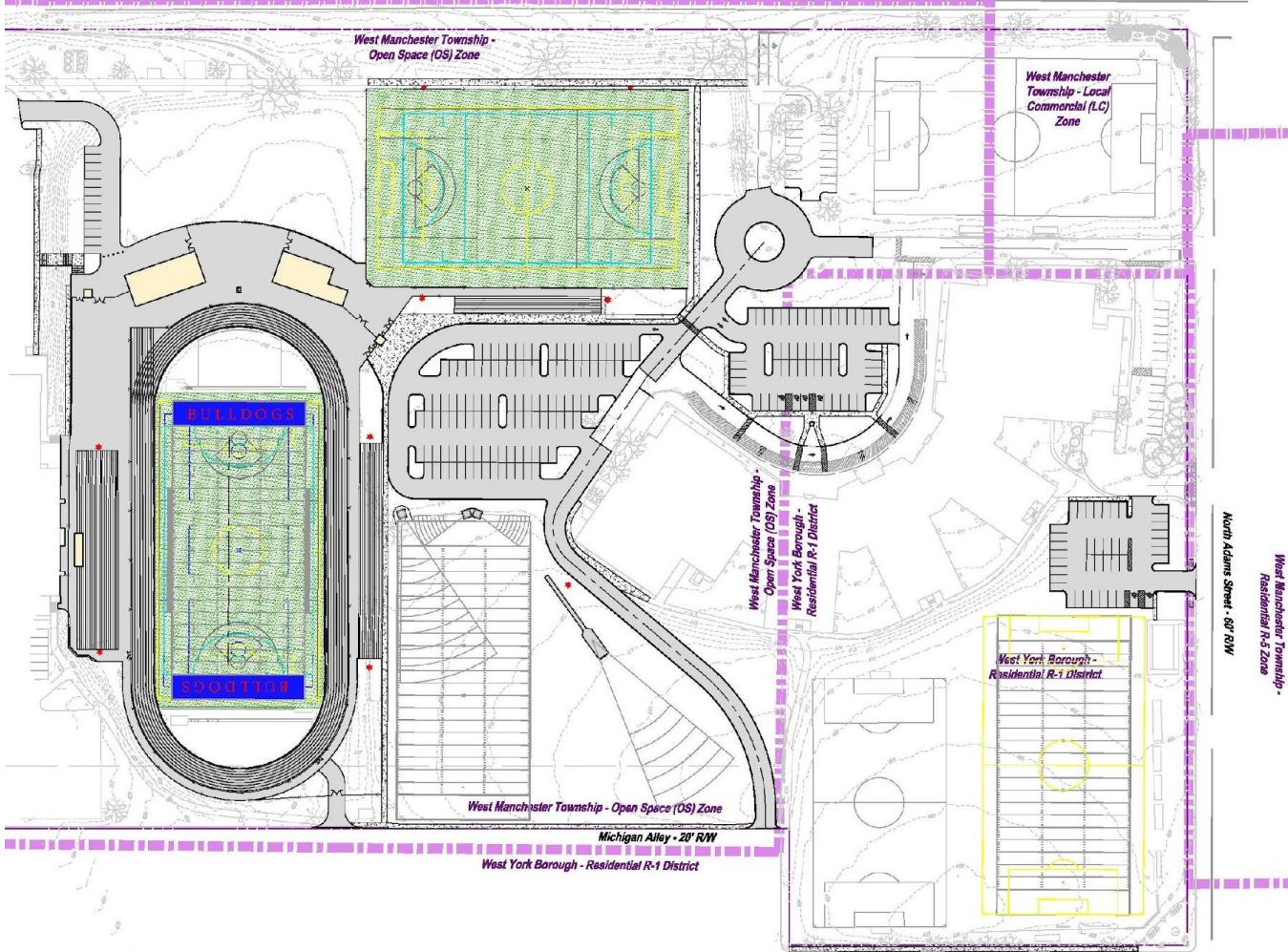
West Manchester Township -  
Residential (R-3) Zone

West Manchester Township -  
Local Commercial (LC) Zone

Bannister Street - 70' R/W

West Manchester Township -  
Open Space (OS) Zone

West Manchester  
Township - Local  
Commercial (LC)  
Zone



West Manchester Township -  
Open Space (OS) Zone

West York Borough -  
Residential R-1 District

North Adams Street - 60' R/W

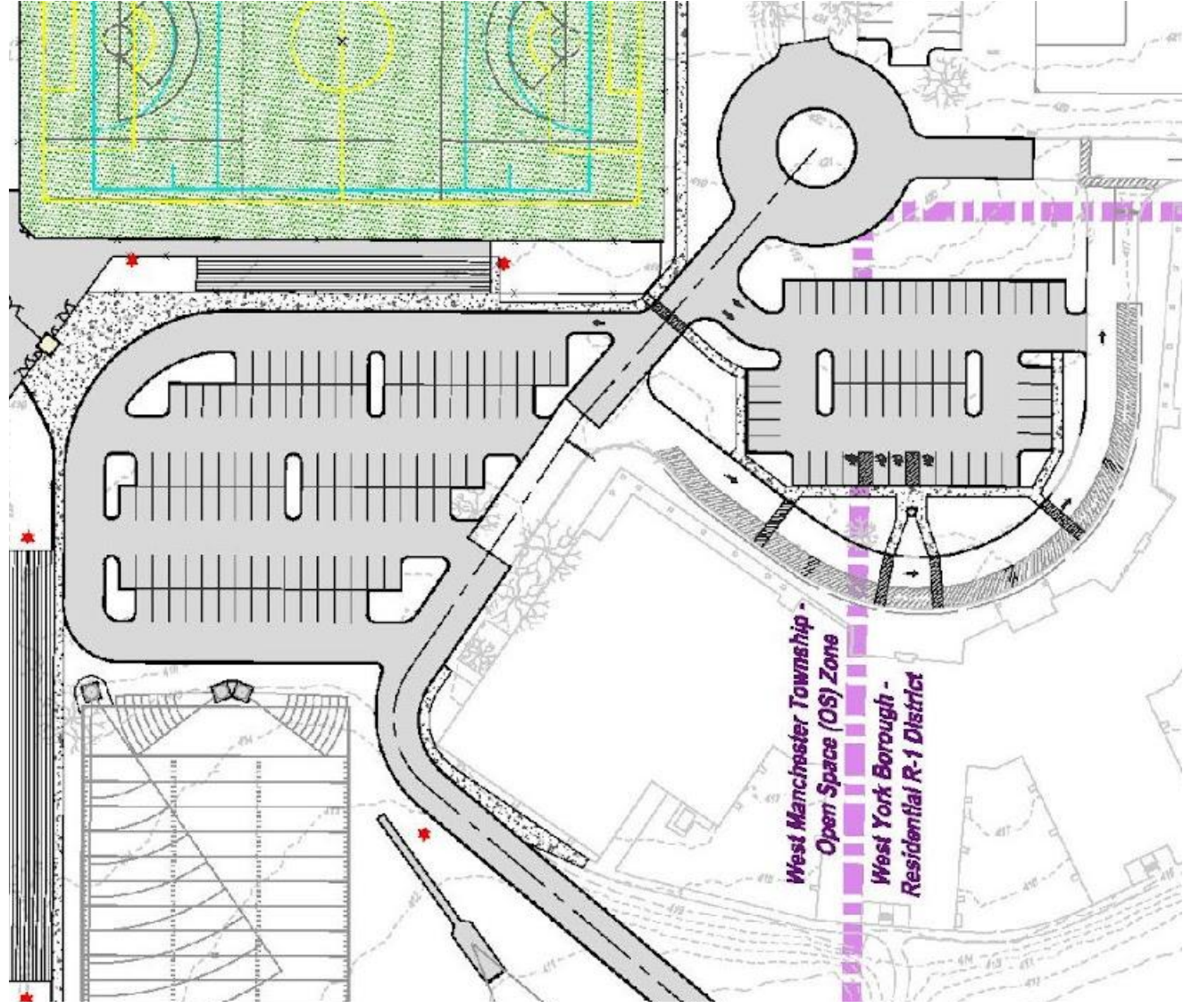
West Manchester Township -  
Residential R-5 Zone

West York Borough -  
Residential R-1 District

West Manchester Township - Open Space (OS) Zone

Michigan Alley - 20' R/W  
West York Borough - Residential R-1 District

Orange Street - 50' R/W

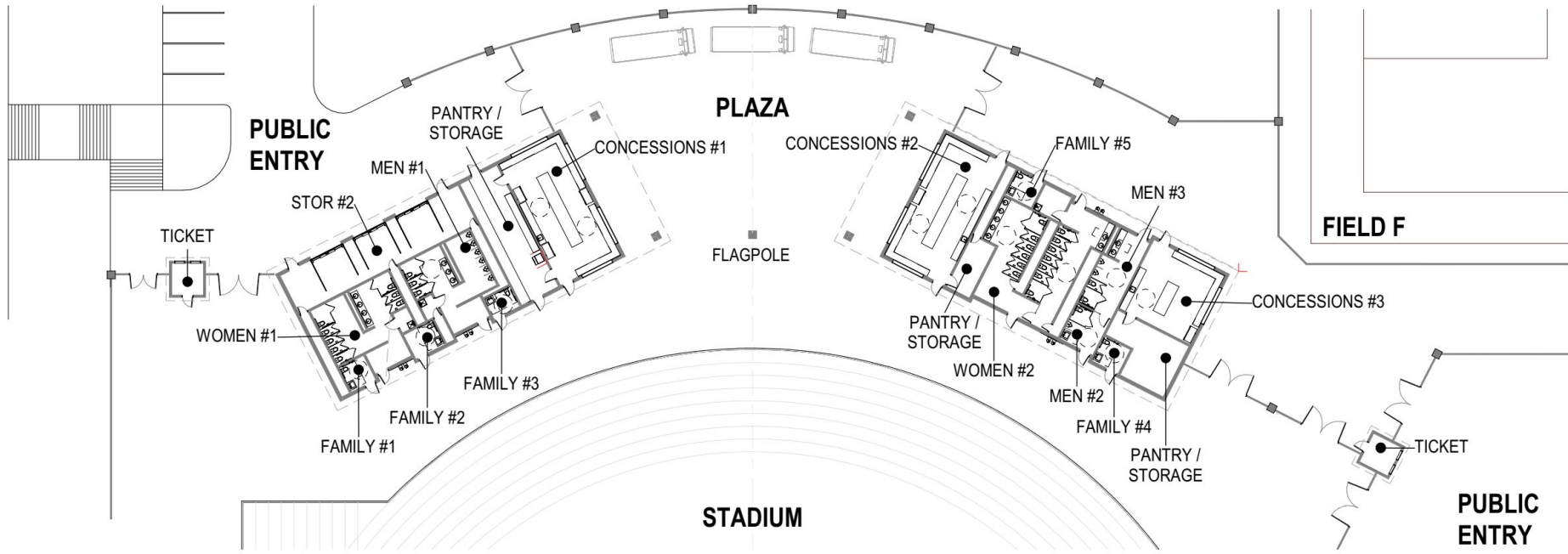


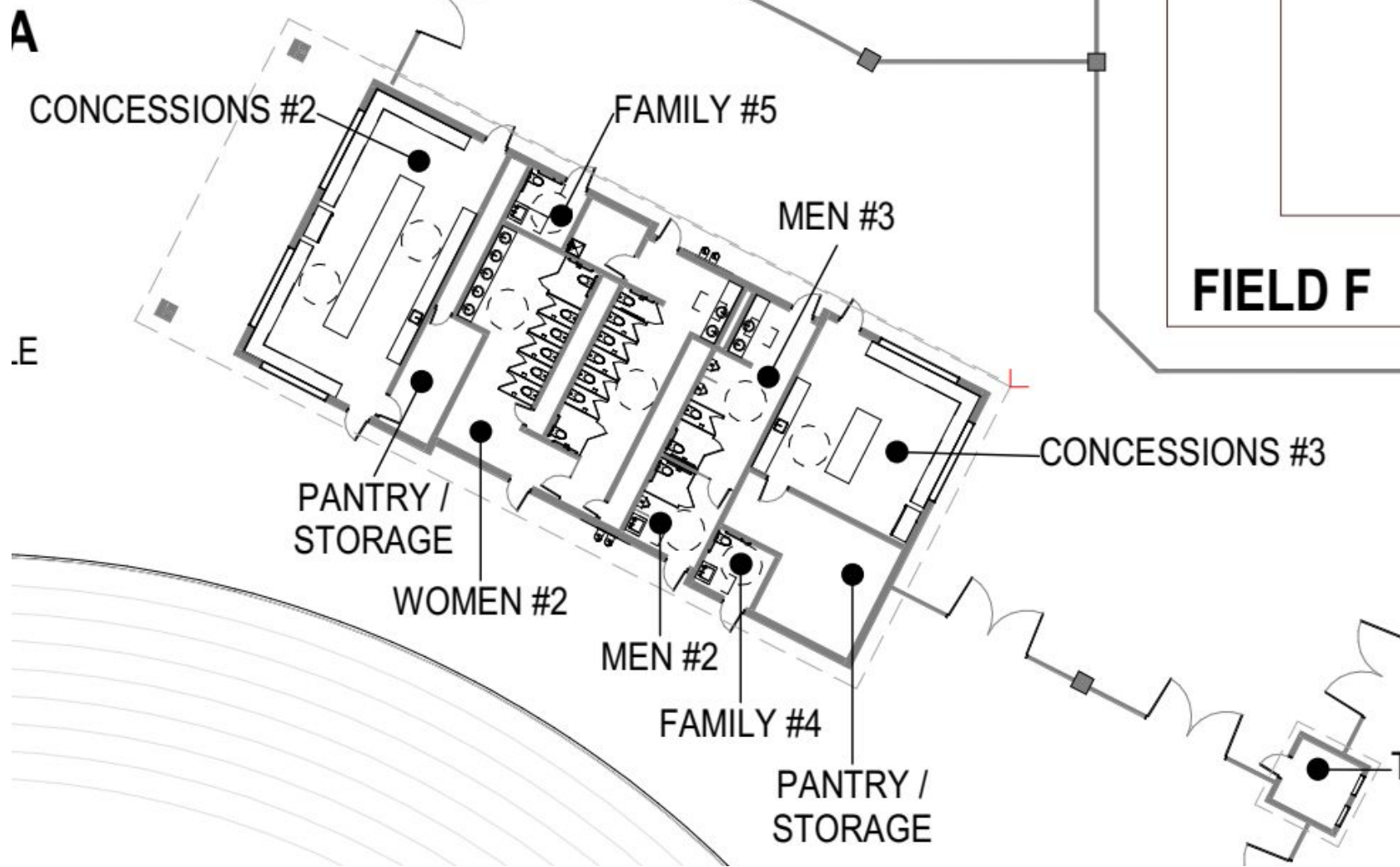
*West Manchester Township -  
Open Space (OS) Zone*

*West York Borough -  
Residential R-1 District*

MAIN CAMPUS - STADIUM		PLUMBING FIXTURE REQUIREMENTS										IBC TABLE 2902.1 & IPC TABLE 403.1			
Occupancy Classification	Occupant Count			Water Closets				Lavatories		Drinking Fountains		Service Sink			
	Total Occupant Load	Men	Women	Men		Women		Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures				
				Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures								
ASSEMBLY (Stadium)	3400	1700	1700	1 per 75 for first 1,500, 1 per 120 for remainder	21.67	1 per 40 for first 1,520, 1 per 60 for remainder	41.00	1 per 200	8.50	1 per 150	11.33	2 Minimum per 1109.5.1 (low for people who use a wheelchair and high for standing persons)	1 per 1000	3.40	1.00
	<b>REQUIRED</b>				22		41		9		12		4		1
	<b>PROVIDED ON SITE</b>				11		18		4		13		6		2
	<b>PROVIDED IN HS</b>				12		23		5		6				
Notes:															
1. Per 2018 IPC 424.2, 67% of required Men's water closets are allowed to be urinals in Assembly & Educational Occupancies and 50% of required Men's water closets are allowed to be urinals in all other Occupancies.															
2. Per 2018 IPC 403.3.3, in occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet. Existing HS Gym toilet facilities will be made available to public during required events. The following counts are within the HS Gym area: Male WC-12, Women WC-23, Male Lav-5, Women Lav-6.															

MAIN CAMPUS - FIELD F		PLUMBING FIXTURE REQUIREMENTS										IBC TABLE 2902.1 & IPC TABLE 403.1			
Occupancy Classification	Occupant Count			Water Closets				Lavatories		Drinking Fountains		Service Sink			
	Total Occupant Load	Men	Women	Men		Women		Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures				
				Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures								
ASSEMBLY (Stadium)	500	250	250	1 per 75 for first 1,500, 1 per 120 for remainder	3.33	1 per 40 for first 1,520, 1 per 60 for remainder	6.25	1 per 200	1.25	1 per 150	1.67	2 Minimum per 1109.5.1 (low for people who use a wheelchair and high for standing persons)	1 per 1000	0.50	1.00
	<b>REQUIRED</b>				4		7		2		2		1		1
	<b>PROVIDED</b>				4		8		2		2		2		1
	Notes:														
1. Per 2018 IPC 424.2, 67% of required Men's water closets are allowed to be urinals in Assembly & Educational Occupancies and 50% of required Men's water closets are allowed to be urinals in all other Occupancies.															





**PUBLIC  
ENTRY**

PANTRY /  
STORAGE

**P**

CONCESSIONS #1

MEN #1

STOR #2

KET

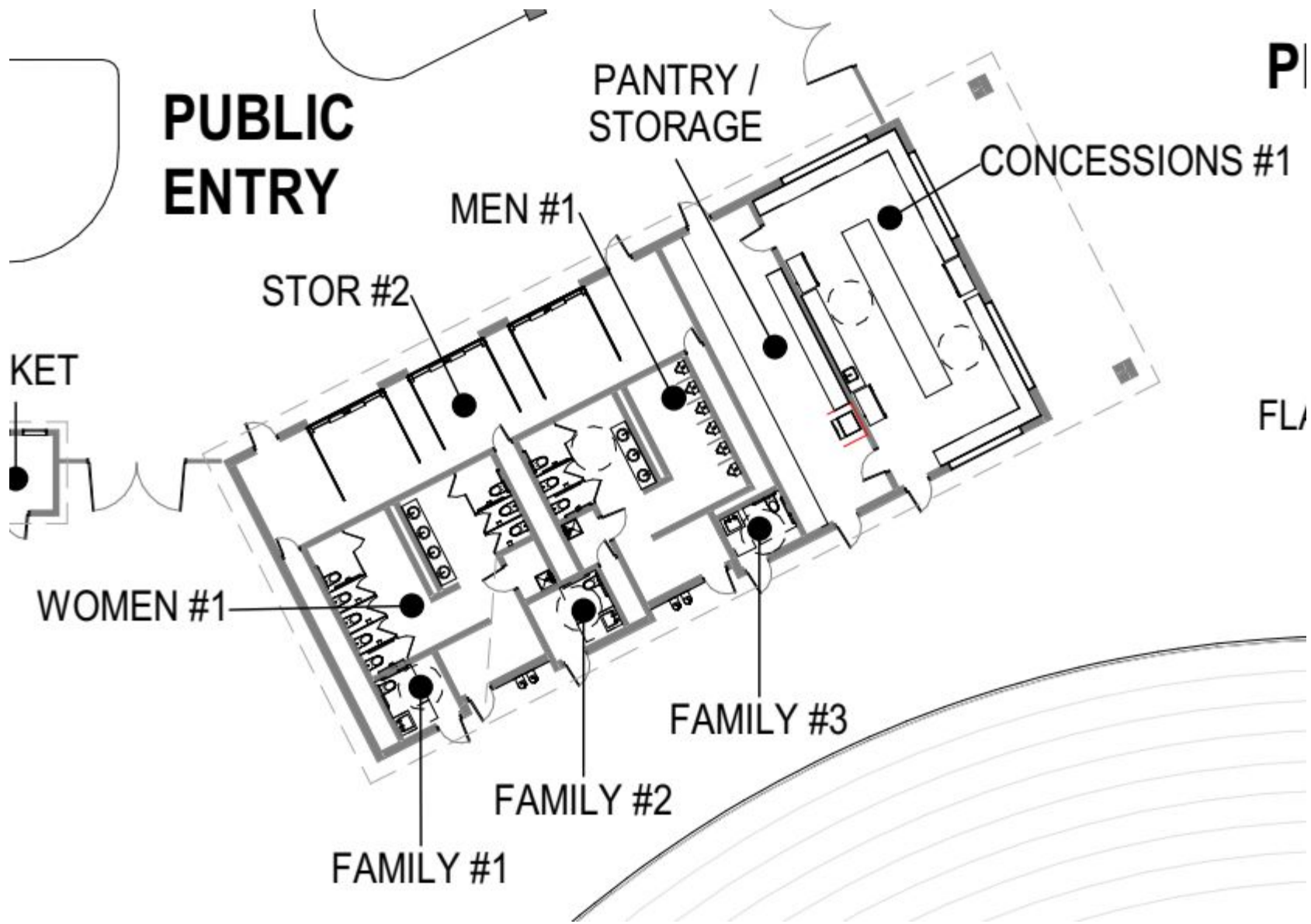
FL

WOMEN #1

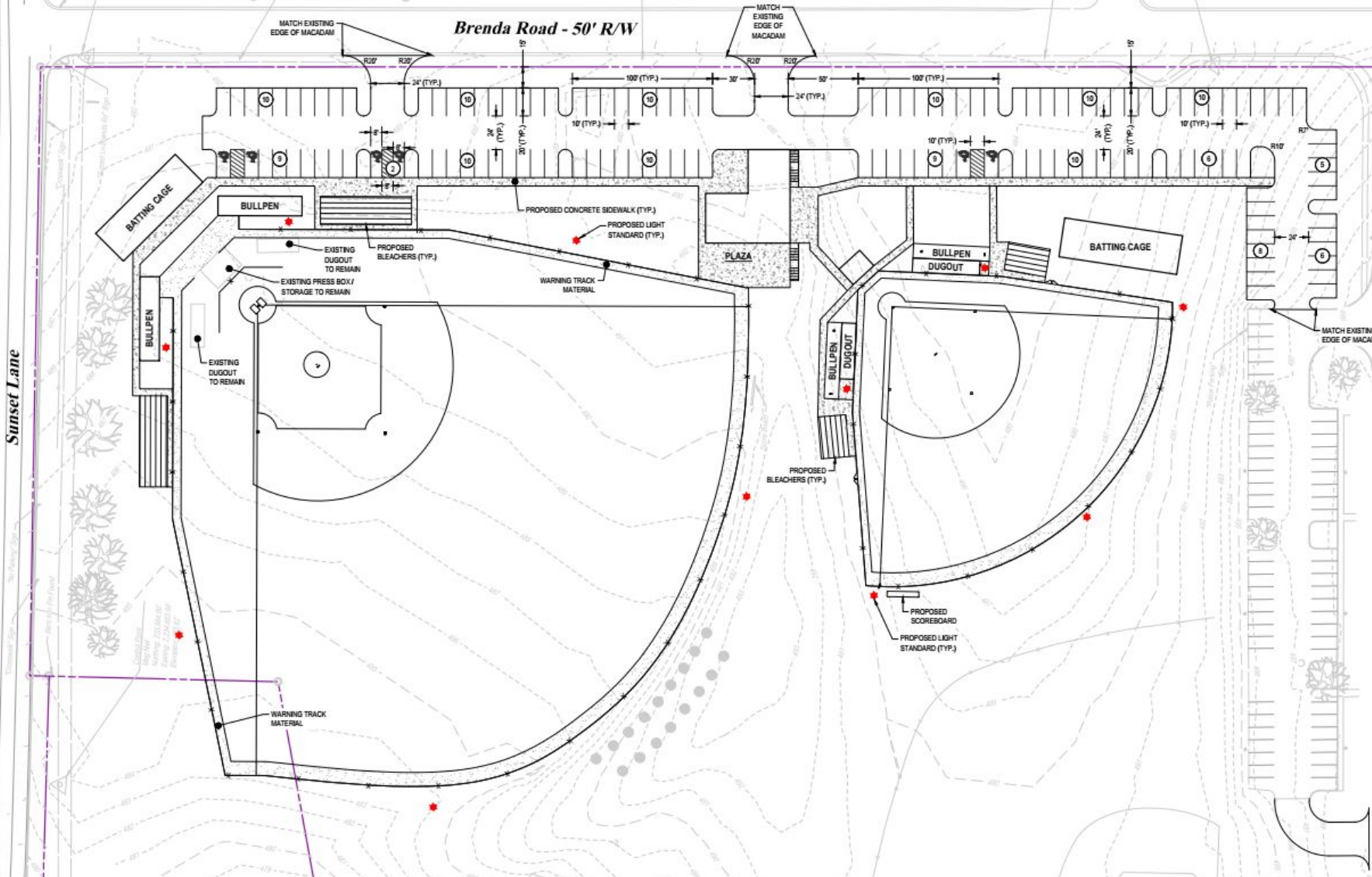
FAMILY #3

FAMILY #2

FAMILY #1



# Brenda Road - 50' R/W



Sunset Lane

BATTING CAGE

BULLPEN

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED LIGHT STANDARD (TYP.)

PLAZA

BULLPEN

BATTING CAGE

DUGOUT

MATCH EXISTING EDGE OF MACADAM

EXISTING DUGOUT TO REMAIN

PROPOSED BLEACHERS (TYP.)

EXISTING PRESS BOX / STORAGE TO REMAIN

WARNING TRACK MATERIAL

PROPOSED BLEACHERS (TYP.)

BULLPEN

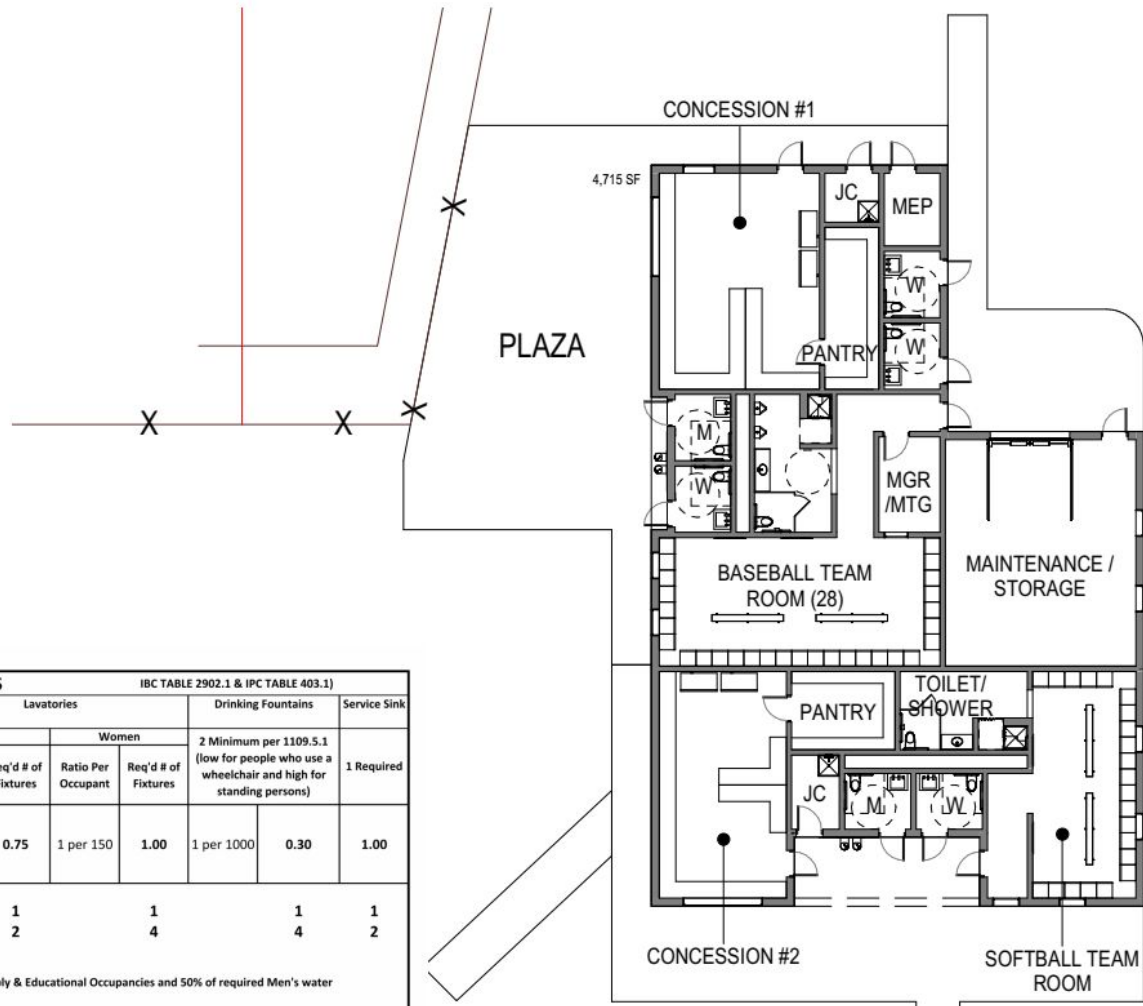
DUGOUT

PROPOSED SCOREBOARD

PROPOSED LIGHT STANDARD (TYP.)

WARNING TRACK MATERIAL



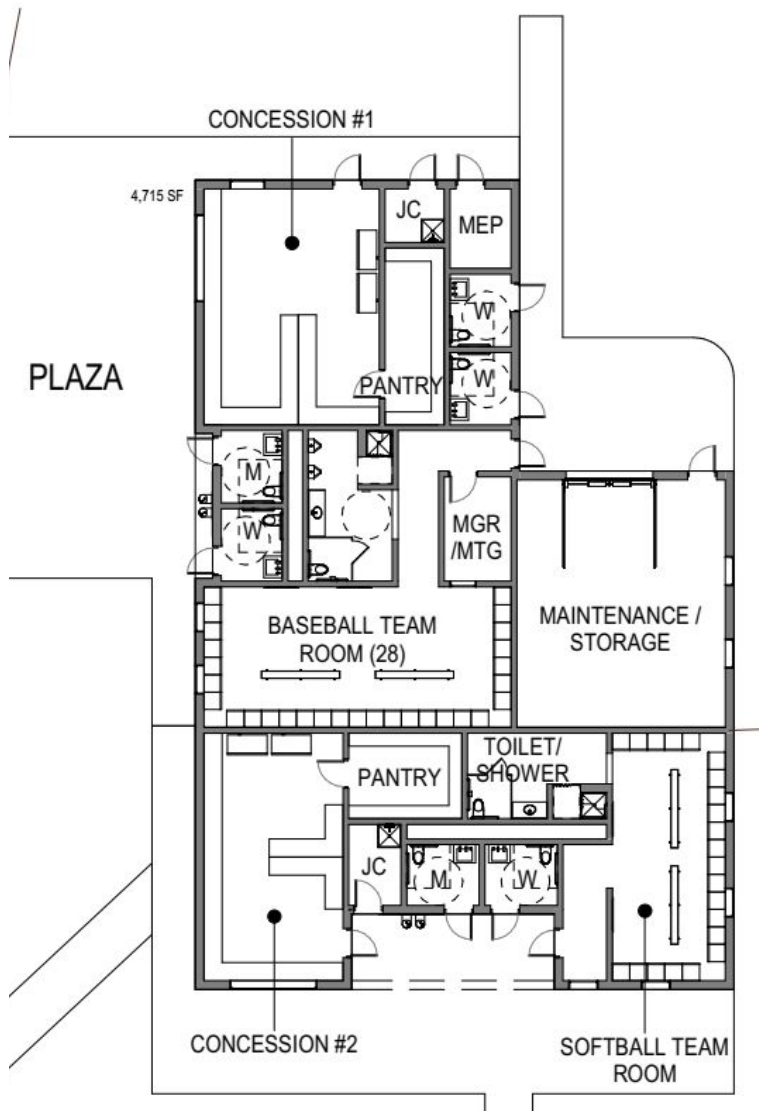


TRIMMER ELEMENTARY		PLUMBING FIXTURE REQUIREMENTS										IBC TABLE 2902.1 & IPC TABLE 403.1		
Occupancy Classification	Occupant Count			Water Closets				Lavatories				Drinking Fountains		Service Sink
	Total Occupant Load	Men	Women	Men		Women		Men		Women		2 Minimum per 1109.5.1 (low for people who use a wheelchair and high for standing persons)		
				Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures	Ratio Per Occupant	Req'd # of Fixtures			
<b>ASSEMBLY (Bleachers)</b>	300	150	150	1 per 75 for first 1,500, 1 per 120 for remainder	<b>2.00</b>	1 per 40 for first 1,520, 1 per 60 for remainder	<b>3.75</b>	1 per 200	<b>0.75</b>	1 per 150	<b>1.00</b>	1 per 1000	<b>0.30</b>	<b>1.00</b>
<b>REQUIRED</b>				<b>2</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>PROVIDED</b>				<b>2</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>2</b>	
Notes: 1. Per 2018 IPC 424.2, 67% of required Men's water closets are allowed to be urinals in Assembly & Educational Occupancies and 50% of required Men's water closets are allowed to be urinals in all other Occupancies.														

1

# TRIMMER ELEMENTARY - UPPER LEVEL

SCALE: 1/16" = 1'-0"





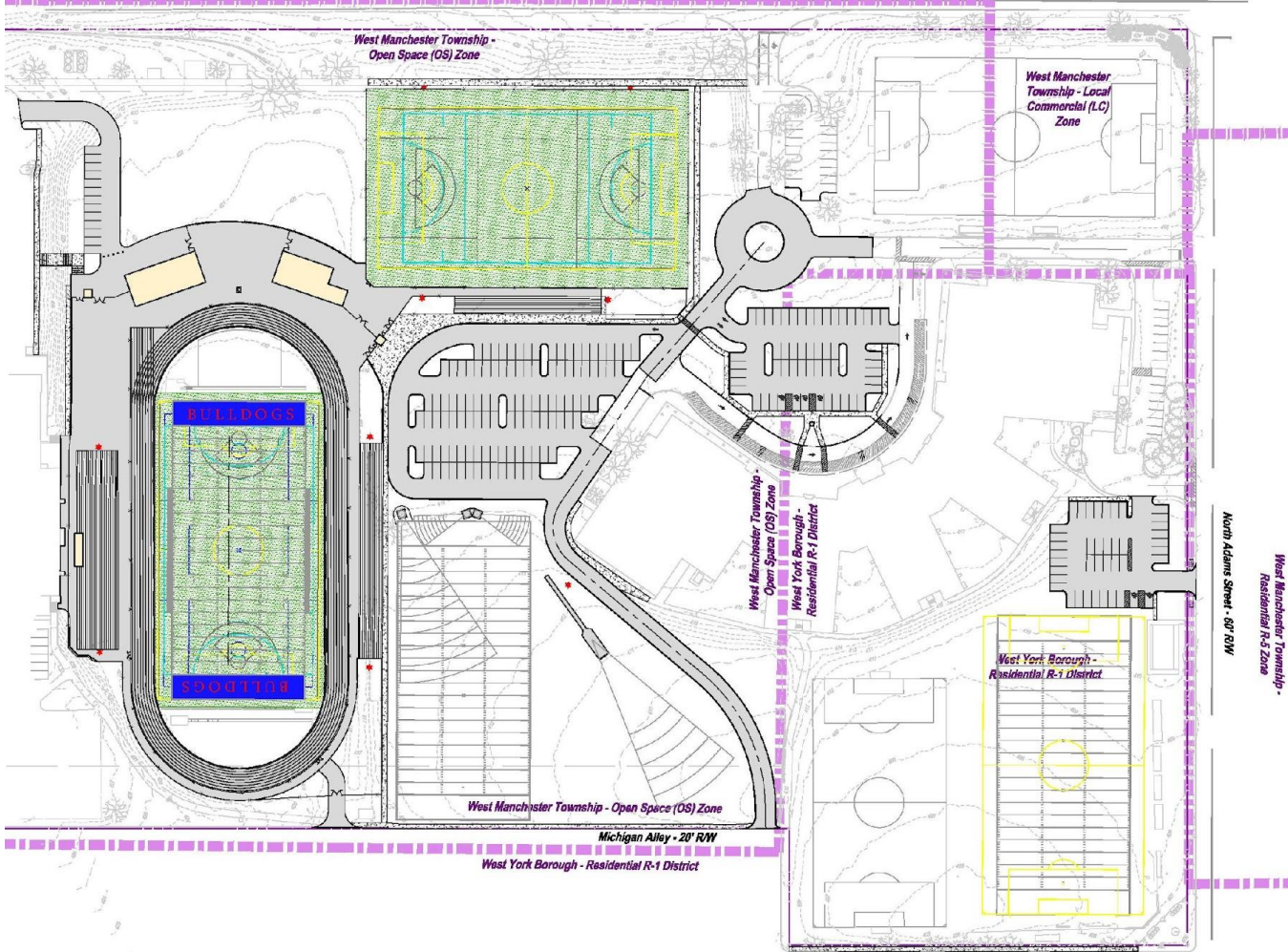
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# QUESTIONS / COMMENTS

