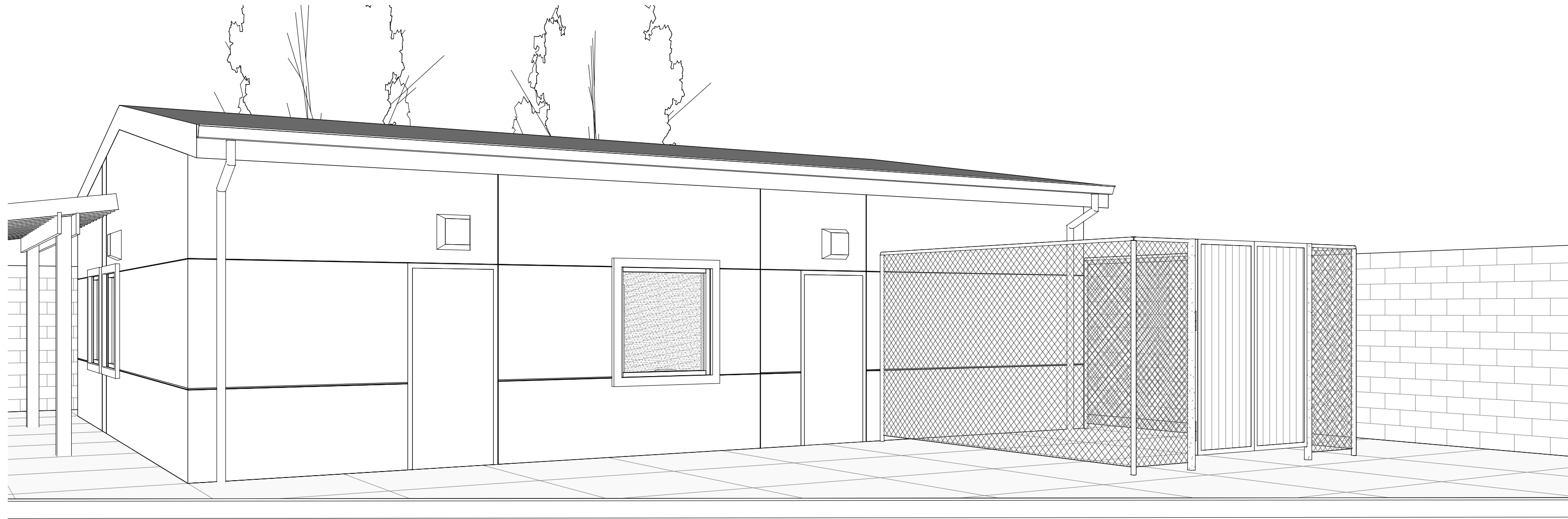


HBCSD BUS YARD CENTER

9300 INDIANAPOLIS AVE,
HUNTINGTON BEACH, CA 92646
HUNTINGTON BEACH CITY SCHOOL DISTRICT



CODES AND REGULATIONS
<p>PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2020*</p> <p>2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR</p> <p>2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 INTERNATIONAL BUILDING CODE, VOL. 1 & 2)</p> <p>2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2017 NATIONAL ELECTRICAL CODE)</p> <p>2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2018 IAPMO UNIFORM MECHANICAL CODE)</p> <p>2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2018 IAPMO UNIFORM PLUMBING CODE)</p> <p>2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR</p> <p>2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2018 INTERNATIONAL FIRE CODE)</p> <p>2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2018 INTERNATIONAL EXISTING BUILDING CODE)</p> <p>2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen) PART 11, TITLE 24 CCR</p> <p>2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR</p> <p>TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS</p> <p>PARTIAL LIST OF APPLICABLE STANDARDS</p> <p>NFPA 13-STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)...2022 EDITION</p> <p>NFPA 14-STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED)...2019 EDITION</p> <p>NFPA 17-STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS...2021 EDITION</p> <p>NFPA 17A-STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS...2021 EDITION</p> <p>NFPA 20-STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR PRIVATE FIRE PROTECTION...2022 EDITION</p> <p>NFPA 22-STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION...2023 EDITION</p> <p>NFPA 24-STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (CA AMENDED)... 2022 EDITION</p> <p>NFPA 72-NATIONAL FIRE ALARM AND SIGNALING CODE (CA EMDNEDED)... 2022 EDITION</p> <p>NFPA 80-STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES...2022 EDITION</p> <p>NFPA 2001-STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED)...2022 EDITION</p> <p>UL 464-AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES...2003 EDITION</p> <p>UL 521-STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS...1999 EDITION</p> <p>UL 1971-STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED...2002 (R2010)</p> <p>FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2022 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 60.</p> <p>SEE CALIFORNIA BUILDING CODE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.</p> <p>*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 6, 2019.</p>

DRAWING INDEX	
SHT. NO.	DESCRIPTION
GENERAL	
AK0.01	COVER SHEET
AK0.02	GENERAL NOTES
AK0.04	FIRE ACCESS SITE PLAN
AK0.05	EXISTING SITE PLAN
CIVIL	
C1.30	PRELIMINARY GRADING PLAN AND DRAINAGE PLAN
C1.50	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
AK1.0	ENLARGED SITE PLAN - NORTH BUS PARKING
AK2.1	BLDG K - BUS LOUNGE - FLOOR PLAN
AK2.3	BLDG K - BUS LOUNGE - REFLECTED CEILING PLAN AND ROOF PLAN
AK5.1	BUILDING K - BUS DEPOT- EXTERIOR ELEVATIONS, BUILDING SECTIONS AND WALL SECTIONS
AK5.2	BUILDING K - BUS DEPOT- COLORED EXTERIOR ELEVATIONS
TOTAL SHEET COUNT: 11	

PROJECT DIRECTORY
<p>CLIENT HUNTINGTON BEACH CITY SCHOOL DISTRICT</p> <p>HUNTINGTON BEACH CITY SCHOOL DISTRICT 9291 BANNING AVE HUNTINGTON BEACH, CA 92646 (T) (949) 445-0075</p> <p>MARK MANSTOF DIRECTOR, FACILITIES, MAINTENANCE, OPERATIONS AND TRANSPORTATION MManstof@hbcasd.us</p> <p>ARCHITECT STUDIO W ARCHITECTS</p> <p>BRIAN WHITMORE, PRINCIPAL & CEO 1950 N STREET SACRAMENTO, CA 95811 (T) (916) 254-5600 BrianW@StudioW-Architects.com</p> <p>TONY PACHECO-TAYLOR, SR PM, CLIENT LEADER 400 SPECTRUM CTR DR, STE 1640 IRVINE, CA 92618 (T) (949) 774-2905 TonyP@StudioW-Architects.com</p> <p>CIVIL ENGINEER KPFF</p> <p>JESUS PEREZ 19400 VON KARMAN AVE., SUITE 600 IRVINE, CA 92612 (O) (949) 252-1022 (T) (949) 252-0092 jesus.perez@kpff.com</p>


PROJECT DESCRIPTION			
<p>PROPOSED ONE STORY 1,280 GROSS SQUARE FOOT BUILDING AND 160 GROSS SQUARE FOOT OUTDOOR STORAGE TO BE LOCATED IN THE NORTHWEST CORNER OF THE SOWERS MIDDLE SCHOOL SITE. THIS SITE WILL SERVE AS A PERMANENT LOCATION FOR THE HUNTINGTON BEACH CITY SCHOOL DISTRICT TRANSPORTATION STAFF, WHICH WILL INCLUDE OFFICE SPACE, LOUNGE AREA FOR EMPLOYEES, SUPPORT SPACES, SCHOOL BUS PARKING AREA TO PARK THE DISTRICT'S 15 BUSES WHEN NOT IN USED AND STANDARD PARKING, ALONG WITH SITE IMPROVEMENTS, TRASH ENCLOSURE, CONNECTION TO SITE UTILITIES TO BUILDING, AND 8'-0" CMU WALL AROUND THE SITE. CEQA ANALYSIS WILL BE CONDUCTED BY HBCSD.</p> <p>NUMBER OF EMPLOYEES: 16</p> <p>HOURS OF OPERATION: MONDAY THROUGH FRIDAY - 7:00 AM TO 4:00 PM</p> <p>ADDRESS: 9300 INDIANAPOLIS AVENUE HUNTINGTON BEACH, CALIFORNIA 92646 APN: 151-421-03 AND 151-431-01 SITE AREA: 34,231 SQ. FT. / .79 ACRE</p>			
SITE MATRIX			
SUBJECT	HUNTINGTON BEACH MUNICIPAL CODE	REQUIRED	PROPOSED
PARKING	231.04	BUSINESS: 1 SPACE/250 SQ. FT. 1,280 SQ. FT. = 6 SPACES REQUIRED	15
LANDSCAPE	232.08	A MINIMUM OF 8% OF ENTIRE SITE SITE = 34,231 SQ. FT. 8% = 2,738 SQ. FT.	8.18% = 2,799 SQ. FT.
VICINITY MAP			

DSA STAMP



STUDIO W ARCHITECTS


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424 32nd Street, Suite D & E
Newport Beach, California 92663
[T] 949.774.2920
www.StudioW-Architects.com

ARCHITECT	ENGINEER
	
GENERAL NOTES	<ol style="list-style-type: none">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	DATE
<input checked="" type="radio"/> CUP RE-SUBMITTAL	02/27/2024
<input type="radio"/>	
<input type="radio"/>	
<input type="radio"/>	

KEY PLAN



HUNTINGTON BEACH CITY SCHOOL DISTRICT
17011 BEACH BLVD., SUITE 560
HUNTINGTON BEACH, CA 92647

CUP RESUBMITTAL

HBCSD BUS YARD CENTER
9300 INDIANAPOLIS AVE,
HUNTINGTON BEACH, CA 92646


COVER SHEET

Date 04/05/2024	Project Number 21044
Scale 1" = 50'-0"	Drawing Number AK0.01
Drawn GC, SN	Checked MH

GENERAL NOTES

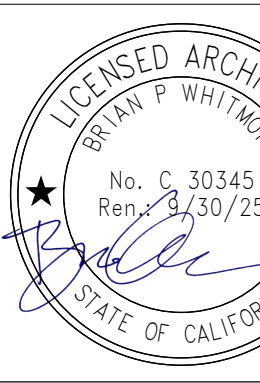
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NO.	REMARKS	DATE

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---	---------------------------

KEY PLAN



HUNTINGTON BEACH CITY SCHOOL DISTRICT

17011 BEACH BLVD., SUITE 560
 HUNTINGTON BEACH, CA 92647

CUP RESUBMITTAL

HBCSD BUS YARD CENTER

9300 INDIANAPOLIS AVE,
 HUNTINGTON BEACH, CA 92646

GENERAL NOTES

Date
04/05/2024

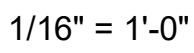
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GC. SN MH

Project Number
21044

Drawing Number

AK0.02



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ARCHITECT

LICENSED ARCHITECT

BRYAN P. WHITMORE

No. C 30345

Exp. 2/30/25

STATE OF CALIFORNIA

ENGINEER

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REVISION HISTORY

NO.	REMARKS	DATE

CUP RE-SUBMITTAL

DATE

02/27/2024

KEY PLAN

HUNTINGTON BEACH
CITY SCHOOL DISTRICT
17011 BEACH BLVD., SUITE 560
HUNTINGTON BEACH, CA 92647

CUP RESUBMITTAL

HBCSD BUS YARD
CENTER
9300 INDIANAPOLIS AVE,
HUNTINGTON BEACH, CA 92646

FIRE ACCESS SITE PLAN

Date

04/05/2024

Scale

As indicated

Drawn

GC, SN

Checked

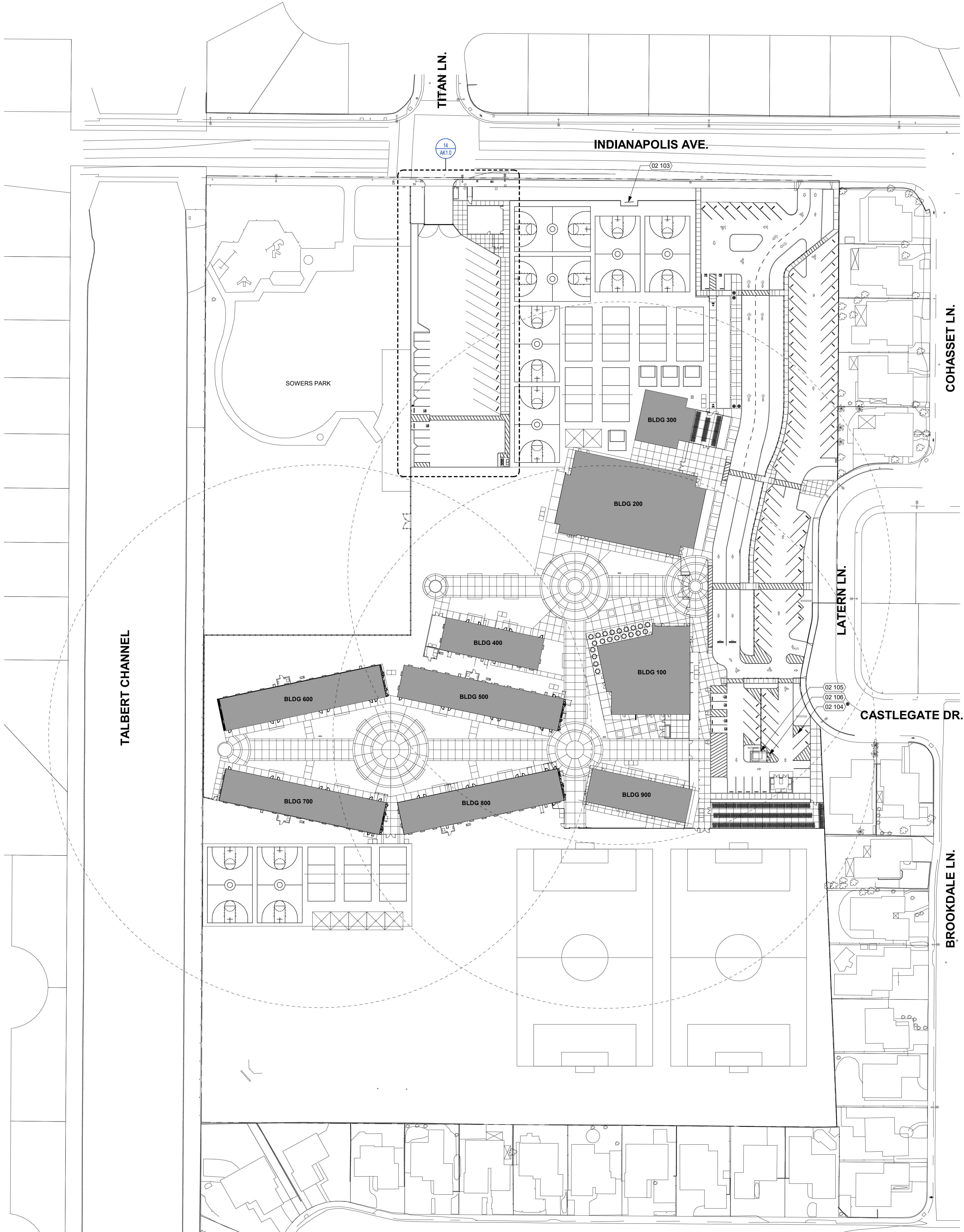
MH

Project Number

21044

Drawing Number

AK0.04



KEY NOTES

NUMBER	NOTE
02 103	(E) BACKFLOW TO REMAIN, PROTECT IN PLACE
02 104	(E) GAS METER
02 105	(E) TRANSFORMER ON 6" TALL CONC PAD
02 106	(E) SWITCHGEAR ON 6" TALL CONC PAD

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NO.	REMARKS	DATE

DRAWING STATUS	DATE
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<input type="radio"/>	
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KEY PLAN



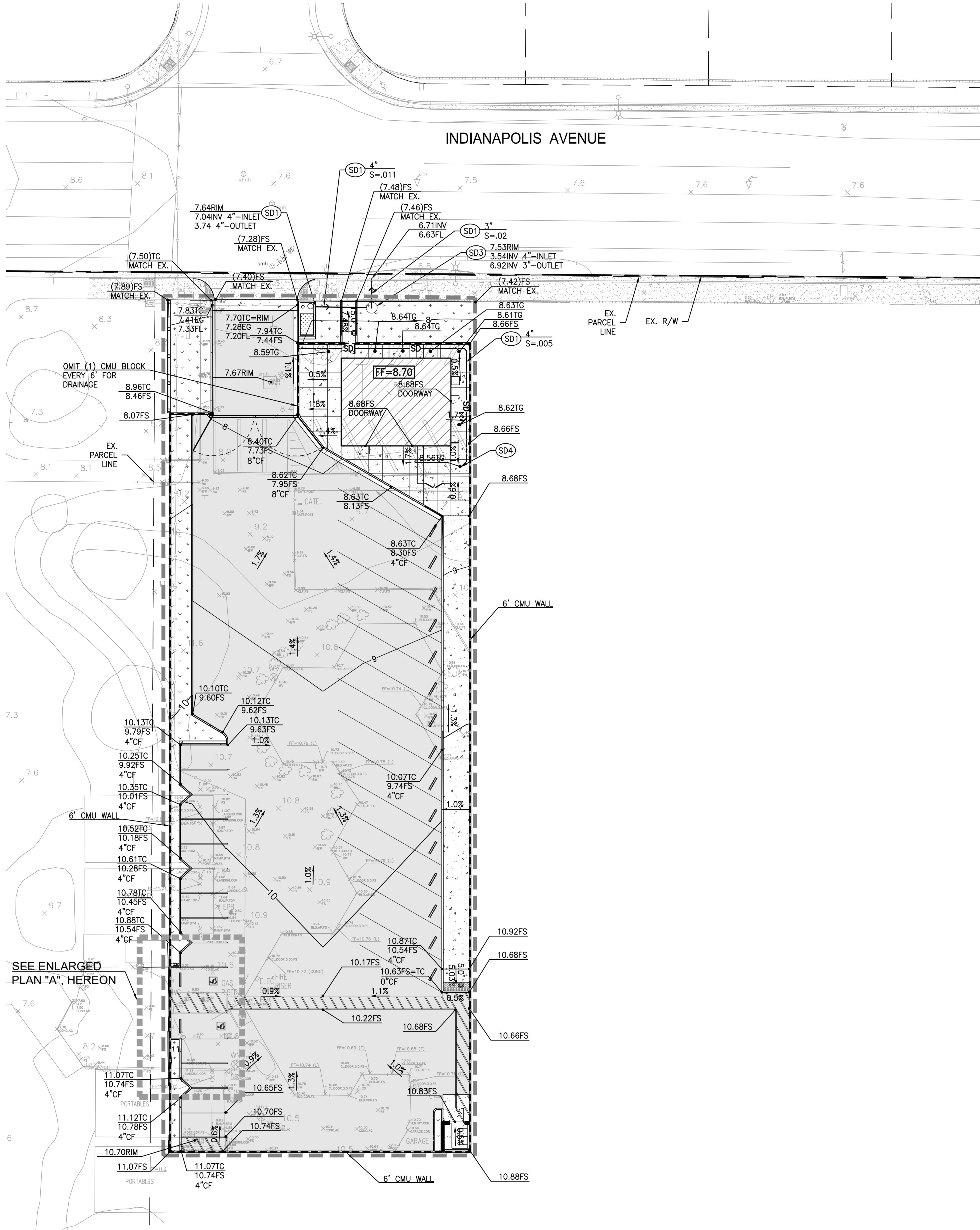
HUNTINGTON BEACH
CITY SCHOOL DISTRICT
17011 BEACH BLVD., SUITE 560
HUNTINGTON BEACH, CA 92647

CUP RESUBMITTAL

HBCSD BUS YARD
CENTER
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EXISTING SITE PLAN

Date 04/05/2024	Project Number 21044
Scale 1" = 50'-0"	Drawing Number AK0.05
Drawn Author	Checked Checker

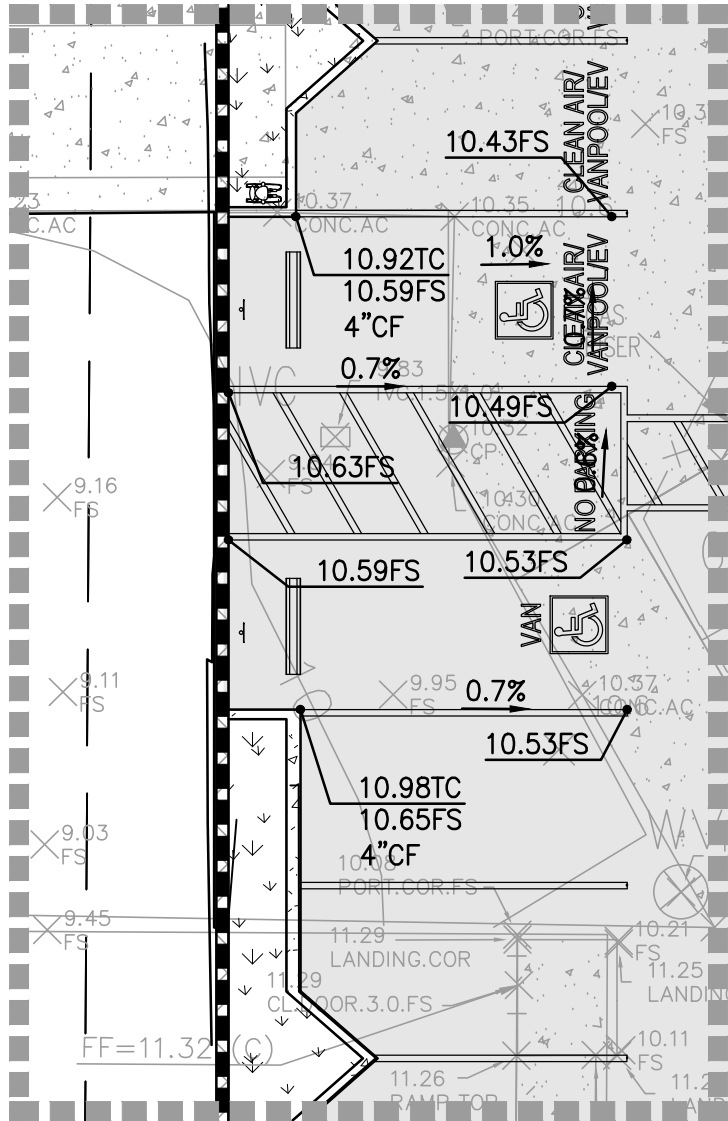


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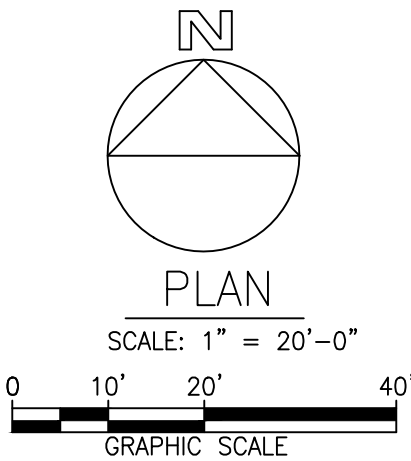
- PROPERTY LINE
- LIMIT LINE OF GRADING
- SITE WALL PER ARCHITECTURAL PLANS
- RIDGE LINE
- CONCRETE PAVING PER PAVING PLAN
- ASPHALT PAVING PER PAVING PLAN

UTILITY CONSTRUCTION NOTES:

- STORM DRAIN
- SD1 PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 6/SH-14. SIZE AND SLOPE PER PLAN. PIPE SHALL BE IDENTIFIED, WITH GREEN CONTINUOUS TAPE PER APWA STANDARDS.
 - SD2 ADS ECOPURE BIOFILTRATION SYSTEM
 - SD3 PSI SUMP PUMP
 - SD4 AREA DRAIN

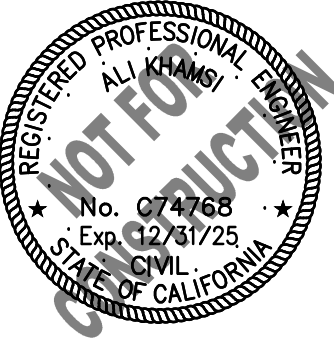


A ENLARGED GRADING PLAN
C1.30 1" = 10'



HBCSD BUS YARD
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HUNTINGTON BEACH, CA 92646

CONSULTANTS:



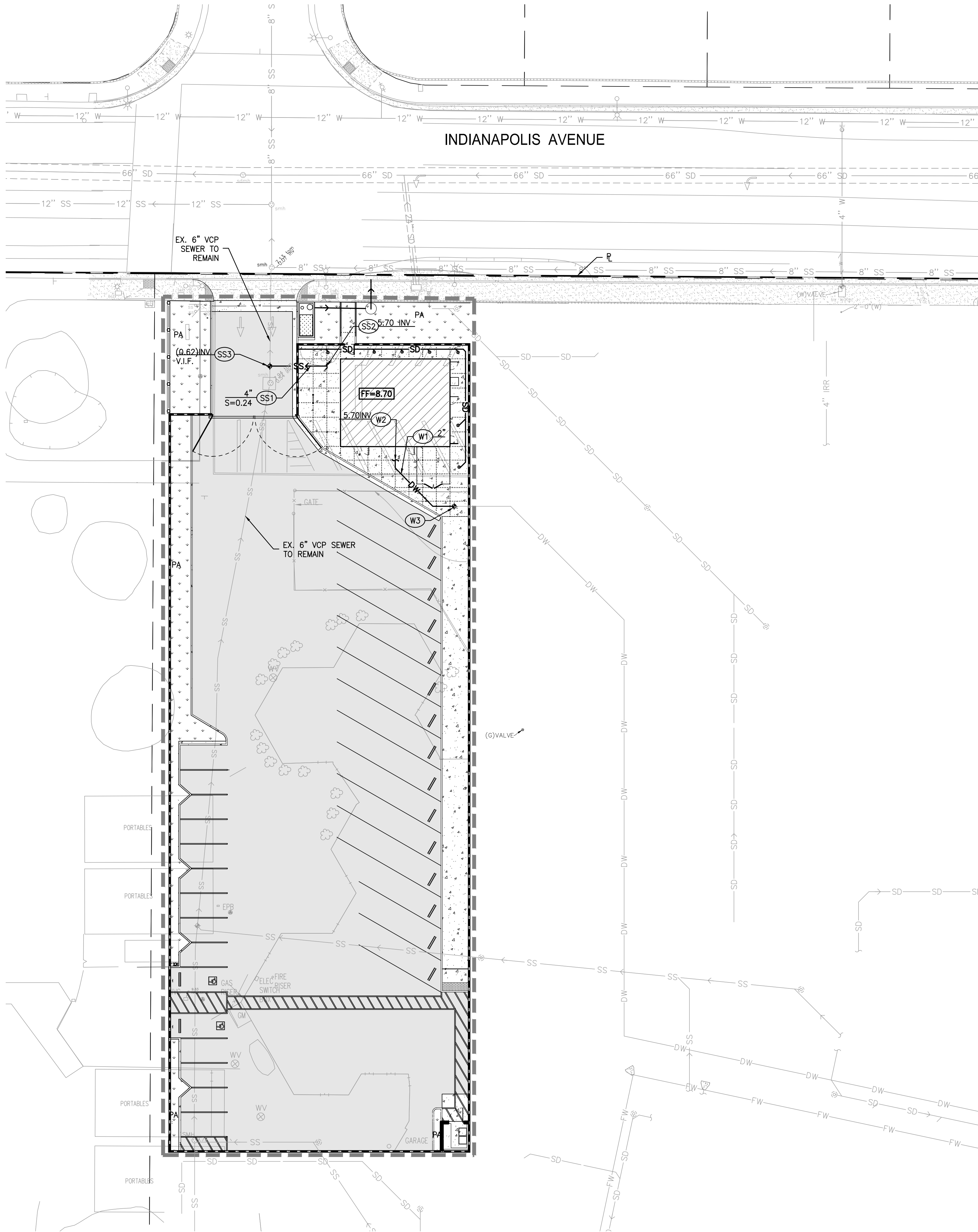
DATE	ISSUED FOR:
02/27/2024	CUP RE-SUBMITTAL

Date: 02.20.2024
Project Number: 2100134
Drawn By: AG
Checked By: JP
Scale: AS SPECIFIED

PRELIMINARY
GRADING
AND
DRAINAGE
PLAN

SHEET:
C1.30

NOT FOR CONSTRUCTION



LEGEND

- UTILITY LIMIT OF WORK
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PLANTER AREA
- PROPOSED BUILDING PER
- CONCRETE PAVING
- ASPHALT PAVING
- SITE WALL PER ARCHITECTURAL PLANS

UTILITY CONSTRUCTION NOTES:

- STORM DRAIN**
- SD1 PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 6/SH-14. SIZE AND SLOPE PER PLAN. PIPE SHALL BE IDENTIFIED, WITH GREEN CONTINUOUS TAPE PER APWA STANDARDS.
 - SD2 ADS ECOPURE BIOFILTRATION SYSTEM
 - SD3 PSI SUMP PUMP
- SANITARY SEWER**
- SS1 PVC, SDR-35 SANITARY SEWER PIPE PER DETAIL 6/SH-14. SIZE AND SLOPE PER PLAN.
 - SS2 POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - SS3 CONNECT TO EXISTING SANITARY SEWER LINE
- DOMESTIC WATER**
- W1 PVC SCHEDULE 40 DOMESTIC WATER PIPE.
 - W2 POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - W3 CONNECT TO EXISTING WATER LINE.

140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

HBCSD BUS YARD

9300 INDIANAPOLIS AVENUE
HUNTINGTON BEACH, CA 92646

CONSULTANTS:

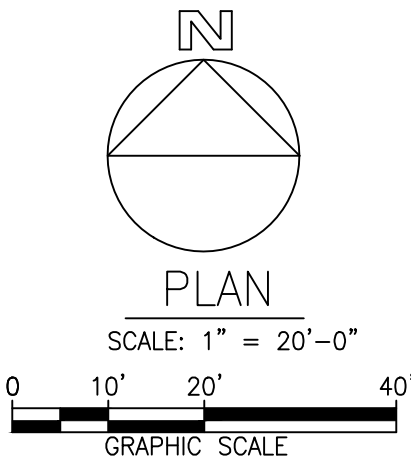


DATE	ISSUED FOR:
02/27/2024	CUP RE-SUBMITTAL

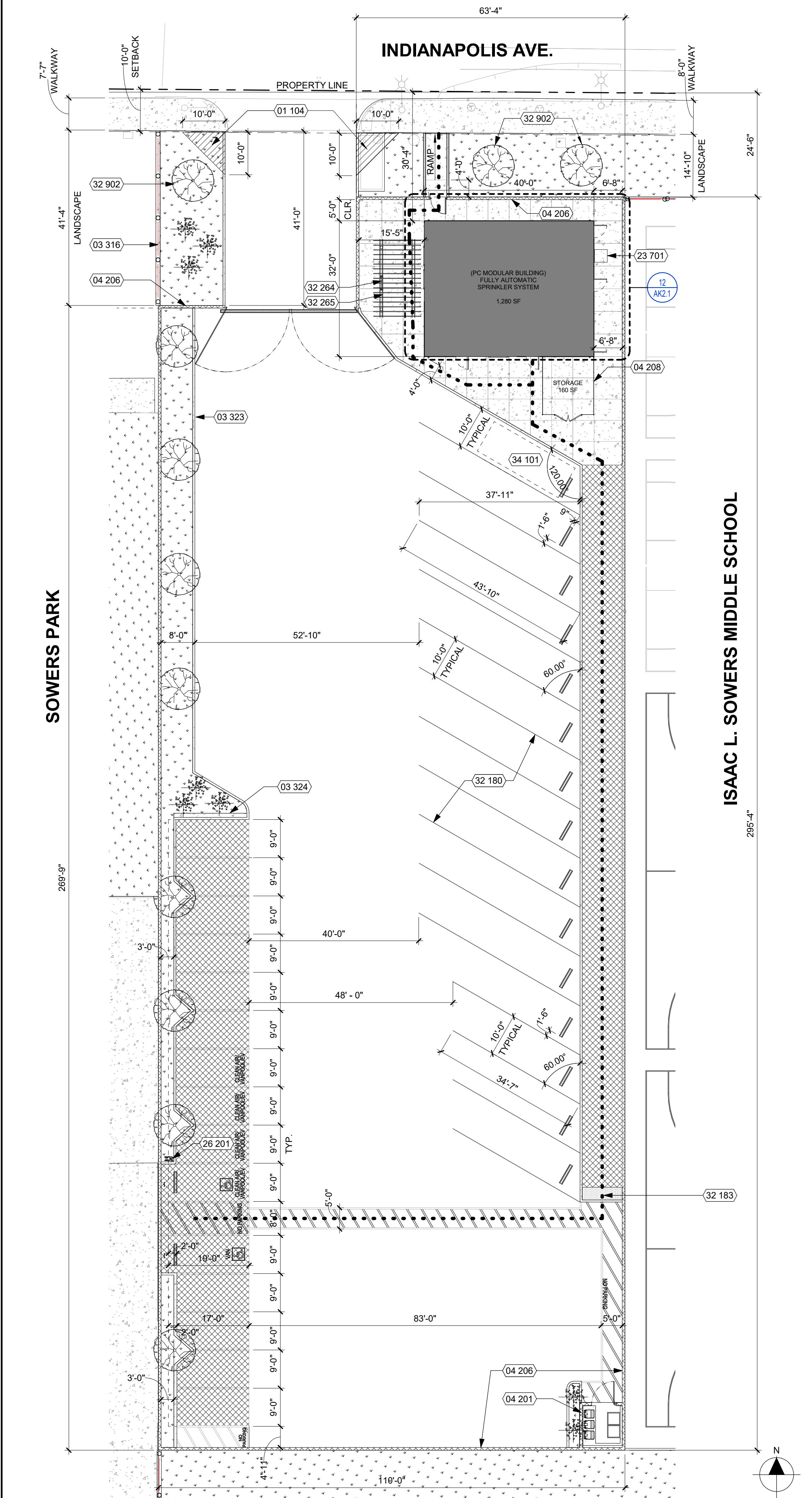
Date: 02.20.2024
Project Number: 2100134
Drawn By: AG
Checked By: JP
Scale: AS SPECIFIED

PRELIMINARY
UTILITY PLAN

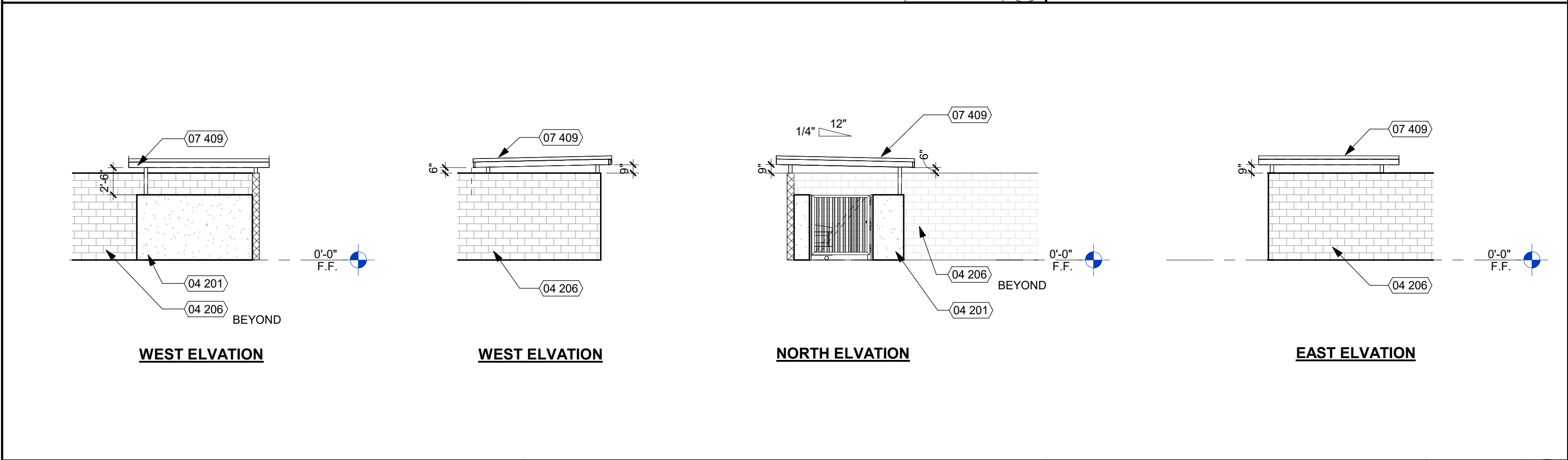
SHEET:
C1.50



NOT FOR CONSTRUCTION



REF: 10 / AK0.05
PROPOSED ENLARGED SITE PLAN-NORTH PARKING 1/16" = 1'-0" 14



TRASH ENCLOSURE ELEVATIONS 1/8" = 1'-0" 10

GENERAL NOTES

- EXISTING CONDITIONS
- ALL (E) STRUCTURES AND ITEMS ON SITE ARE BASED ON DRAWINGS FROM OWNER. CONTRACTOR TO VERIFY ALL CONDITIONS.
- 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 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, GRID/OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.
 - 38" WIDE CONTINUOUS DETECTABLE WARNING SHALL BE USED WHERE THE PEDESTRIAN PATH CROSSES OR ADJOINS 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.
- 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.
 - WALLS, FENCES, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.

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

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: 11 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: 15 STALLS

KEY NOTES

NUMBER	NOTE
01 104	VISIBILITY TRIANGLE MEASURED FROM PROPERTY LINE NO 10 FEET TOWARDS THE DRIVEWAY. NOTHING WITHIN THIS VISIBILITY TRIANGLE SHALL EXCEED 42 INCHES IN HEIGHT.
03 316	CONCRETE MOW STRIP
03 323	6" HIGH, 6" WIDE PORTLAND CEMENT CONCRETE CURB AT ALL PARKING AREA LANDSCAPE
03 324	12" WIDE, 3.25" THICK STEP OFF AREA
04 201	6'-0" TALL TRASH ENCLOSURE WITH SOLID ROOF, PTD EXT CMT PLASTER O/ METAL LATH O/ 1/8"x1/8" PRECISION FACE CMU WALL FINISH. PROVIDE SMOOTH JOINTS@ INT FACE. PAINT INT FACE W/ EPOXY BASED PAINT TO MATCH ELEVATIONS. FLOWERING VINES O/ WALL TO REDUCE GRAFFITI AND SOFTEN APPEARANCE
04 206	8'-0" TALL 8" CMU PRECISION WALL FINISH
04 208	8'-0" TALL BLACK 2" MESH CHAIN LINK MESH VINYL COATED WITH FACTORY INSERTED SLATS FOR PRIVACY - BLACK FENCE
07 409	SOLID ROOF O/ TRASH ENCLOSURE
23 701	HVAC EQUIPMENT
26 201	ADA ACCESSIBLE DUAL PORT BOLLARD CHARGING STATION
32 180	PARKING STALL STRIPING PER CITY STANDARDS
32 183	3'-0" LONG TRUNCATED DOMES IN THE DIRECTION OF TRAVEL
32 264	5-BIKE RACK
32 265	CEDAR PERGOLA
32 902	36" BOX TREE
34 101	FIRST PARKING STALL RESERVE FOR SMALLER SCHOOL BUS SIZE IN INVENTORY [22'-0"x5'-0" VERY WITH SCHOOL DISTRICT]

PROJECT DATA

ADDRESS: 9300 INDIANAPOLIS AVE.
HUNTINGTON BEACH, CA 92646
APN: 151-421-03 AND 151-431-01
ZONING DISTRICT: PUBLIC SEMI-PUBLIC DISTRICT
GENERAL PLAN LAND USE DESIGNATION: PS
SITE AREA: 34,231 SF / 0.79 ACRES

BUILDING USE (PROPOSED):
BUSINESS (B)
PARKING SPACES (PROPOSED):
ON-SITE PARKING: 15 STALLS (INCLUDES 1 ACCESSIBLE STALL)

ZONING CONFORMANCE

LOT COVERAGE	(1280 SF / 3,4231 SF) x 100 = 3.73%
FLOOR AREA RATIO	1280 SF / 3,4231 SF = 0.037
BUILDING HEIGHT	17'-0"
LANDSCAPING	2,799 SQ. FT. (LANDSCAPE BREAK DOWN SEE SITE MATRIX ON SHEET AK0.01)

SETBACKS

MINIMUM SETBACKS FOR NONRESIDENTIAL DEVELOPMENT IN A CO (OFFICE COMMERCIAL) DISTRICT
FRONT: 10'-0"
SIDE: 5'-0"

PARKING ANALYSIS

OFFICES (1,280 SF / 250)	6 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED: 15	
1 BICYCLE SPACE PER 25 REQ AUTOMOBILE PARKING SPACES	1 SPACE REQUIRED
TOTAL BICYCLE SPACES PROVIDED: 5	

ACCESSIBLE PATH OF TRAVEL

- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%) PER 11B-403
- THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%)
- THE CLEAR WIDTH SHALL BE 48 INCHES MINIMUM CBC 11B-403.5.1 EXCEPTION 3 AND 11B-405-5
- GROUND SURFACE FINISHES TO PROVIDE COMPLIANCE WITH 11B-302.1, FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302
- 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.

LEGEND

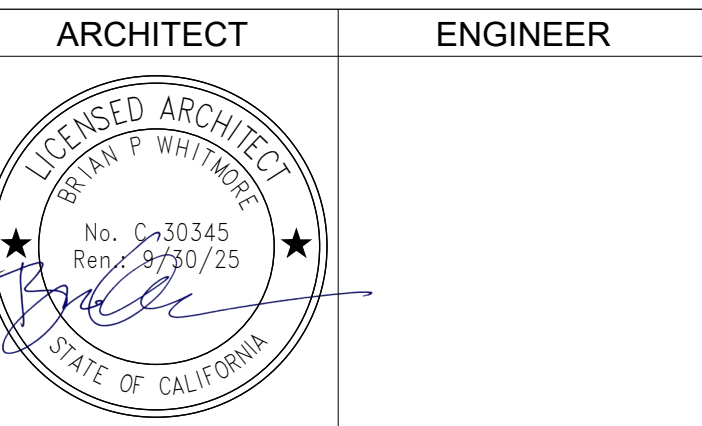
	CONC PAVING PER CIVIL DWGS
	IMPERVIOUS PAVEMENT
	PLANTING/TURF PER LANDSCAPE DWGS
	10' VISIBILITY DIAGRAM PER HBZSO 230.88
	ASPHALT PAVING PER CIVIL
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	LIMIT OF WORK DESIGNATION
	ACCESSIBLE GATE CLEARANCE PER
	FIRE HYDRANT

DSA STAMP



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2,799 SF
(LANDSCAPE BREAK DOWN SEE SITE MATRIX ON AK0.01)



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KEY PLAN



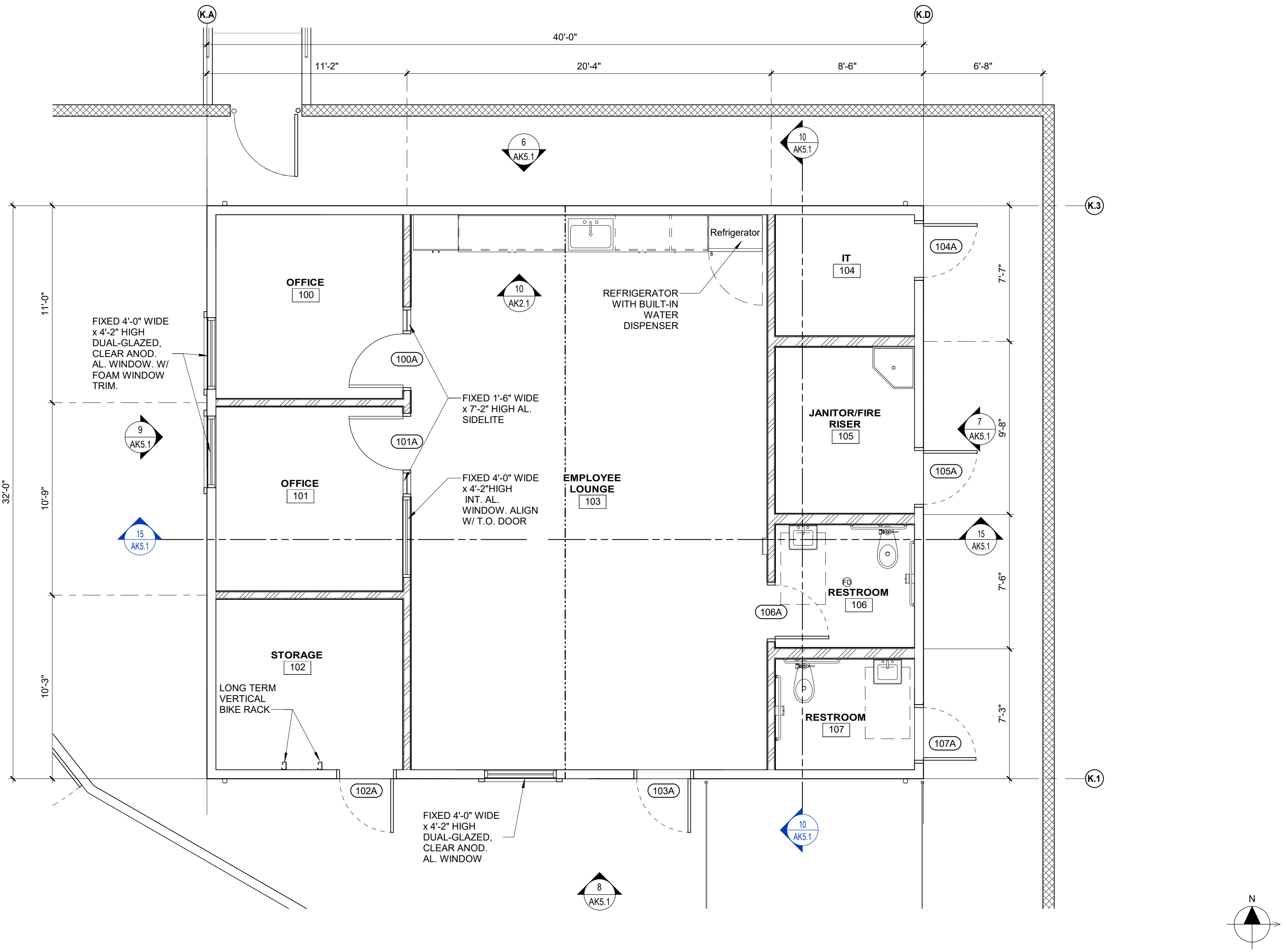
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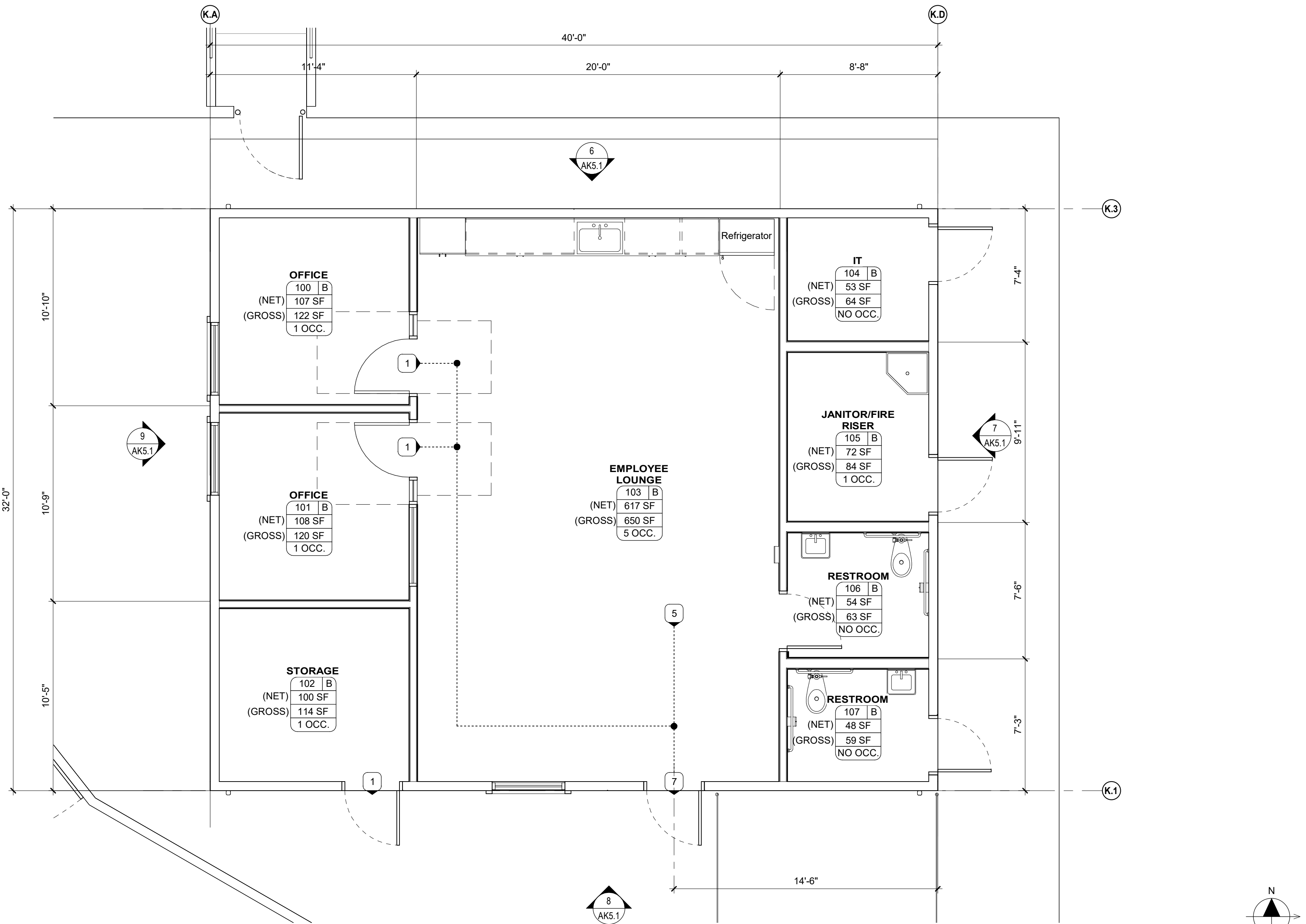
ENLARGED SITE PLAN - NORTH BUS PARKING

Date 04/05/2024	Project Number 21044
Scale As indicated	Drawing Number AK1.0
Drawn GC, SN	Checked MH



REF: 1 / AK1.0

FLOOR PLAN-BUS LOUNGE BUILDING 1/4" = 1'-0" 12



REF: 1 / AK1.0

CODE ANALYSIS FLOOR PLAN-BUS LOUNGE BUILDING 1/4" = 1'-0" 15

PLUMBING ANALYSIS

PLUMBING OCCUPANCY (CPC CH. 4 TABLE 422.1)

OCCUPANT LOAD	AREA	OCC. LOAD FACTOR	TOTAL PERSONS
GROUP B - OFFICE OR PUBLIC BUILDING	1,159 NET SF	150	8

FIXTURE TYPE	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 50 MALE 1 PER 15 FEMALE	2
LAVATORIES	1 PER 75 MALE 1 PER 50 FEMALE	2
WATER FOUNTAINS	1 PER 150	1
SERVICE SINK OR LAUNDRY TRAY	1	1

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1, B OCCUPANCY)

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"	1	32"	32"
101A	3'-0"	1	32"	32"
102A	3'-0"	1	32"	32"
103A	3'-0"	7	32"	32"
103C	5'-4"			60"
103H	3'-6"			38"
103I	15'-0"			176"
104A	3'-0"	0	32"	32"
105A	3'-0"	0	32"	32"
106A	3'-0"	0	32"	32"
107A	2'-11 1/4"	0	32"	31 1/4"

OCCUPANT LOAD CHART

NUMBER	NOTE				
ROOM NUMBER	ROOM NAME	FUNCTION OF SPACE (CBC TABLE 1004.5)	SQ. FT. (NET)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
100	OFFICE	Business Areas	107 SF	150	1
101	OFFICE	Business Areas	108 SF	150	1
102	STORAGE	Warehouses	100 SF	500	1
103	EMPLOYEE LOUNGE	Business Areas	617 SF	150	5
104	IT	(none)	53 SF		
105	JANITOR/FIRE RISER	(none)	72 SF		
106	RESTROOM	(none)	54 SF		
107	RESTROOM	(none)	48 SF		
			1,159 SF		8

GENERAL NOTES

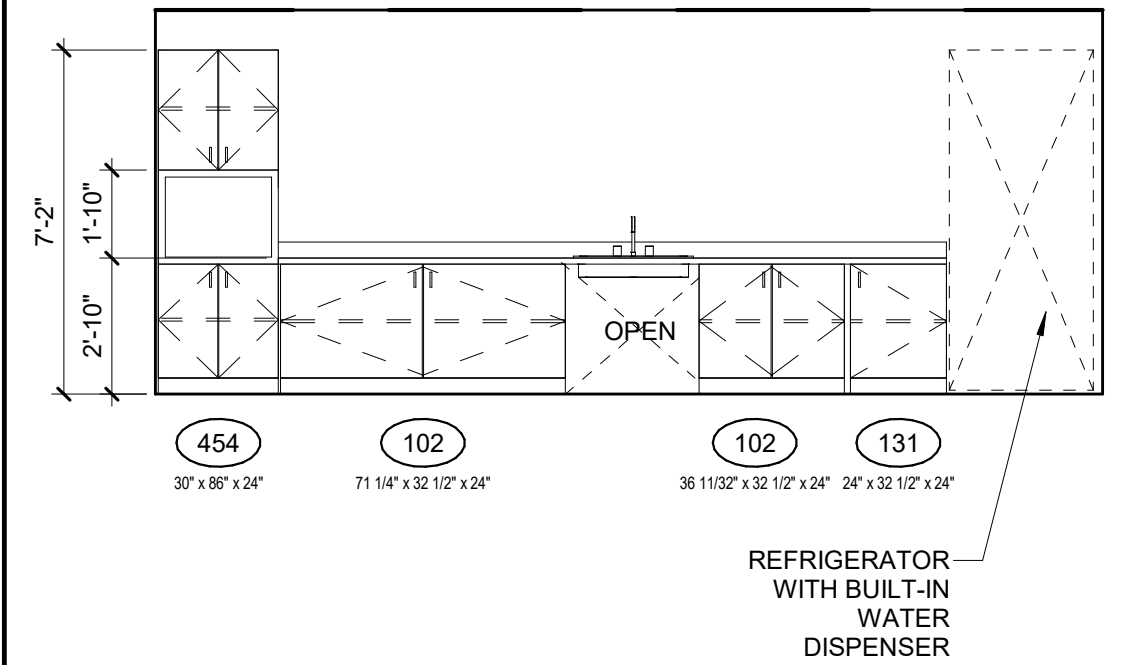
- GENERAL
- FOR SIGNAGE, SEE CODE ANALYSIS PLAN.
 - DOOR FRAMES SHALL BE INSTALLED 4" FROM FACE OF ADJ FINISH TO OUTSIDE FACE OF DOOR JAMB UNO.
- STRUCTURE
- DIMENSIONS OF WALLS ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
 - REFER TO STRUCTURAL DRAWINGS FOR HEADER SCHEDULE AND FRAMING DETAILS FOR OPENINGS IN INTERIOR AND EXTERIOR WALLS.
 - SEE STRUCTURAL DRAWINGS FOR FRAMING SIZE AND SPACING.
 - SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS AND SIZING.
- ACCESSIBILITY
- CHANGES IN LEVEL FOR FLOOR FINISHES SHALL CONFORM WITH 2022 CBC SECTION 1124B.2 AND 1124B.3.
- CODE ANALYSIS
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION PER CFC 3511.2.
 - 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 1008.2. 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.

OCCUPANCY CLASS

ROOM #	ROOM NAME	OCCUPANCY CLASS	SQ. FT. (NET)
100	OFFICE	B	107 SF
101	OFFICE	B	108 SF
102	STORAGE	B	100 SF
103	EMPLOYEE LOUNGE	B	617 SF
104	IT	B	53 SF
105	JANITOR/FIRE RISER	B	72 SF
106	RESTROOM	B	54 SF
107	RESTROOM	B	48 SF
			1,159 SF
	TOTAL AREA (NET)		1,159 SF

LEGEND

- LINE OF ROOF, SKYLIGHT OR SOFFIT ABOVE
- 30" x 48" ACCESSIBLE CLEAR SPACE
- 60" DIAMETER ACCESSIBLE CLEAR SPACE
- AMS MODULE LINE
- (A101A) DOOR NUMBER, SEE DOOR SCHEDULE
- (A) WINDOW, STOREFRONT, OR CURTAINWALL SEE WINDOW SCHEDULE
- LINE OF ROOF, SKYLIGHT, OR SOFFIT OVERHEAD - SHOWN DASHED
- EXTERIOR PLASTER 6" METAL STUD WALL, SEE DETAIL
- INTERIOR 4" METAL STUD WALL, SEE DETAIL
- INTERIOR 6" METAL STUD WALL, SEE DETAIL

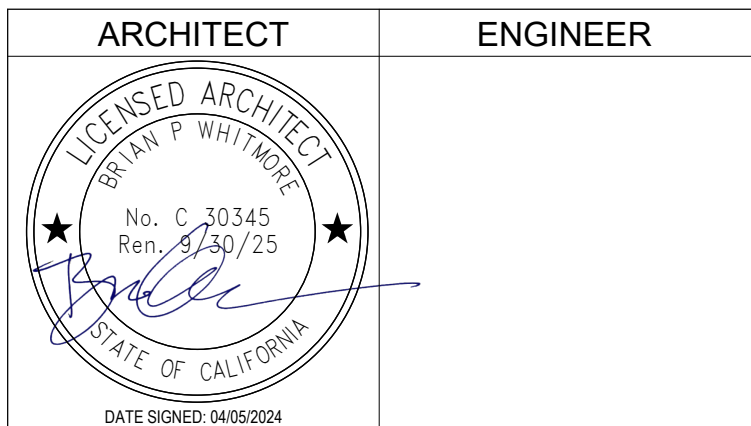


REF: 15 / AK2.3

CASEWORK ELEVATION 1/4" = 1'-0" 10



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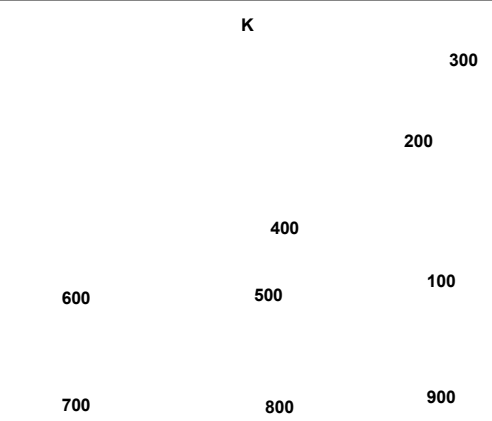


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NO.	REMARKS	DATE

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KEY PLAN



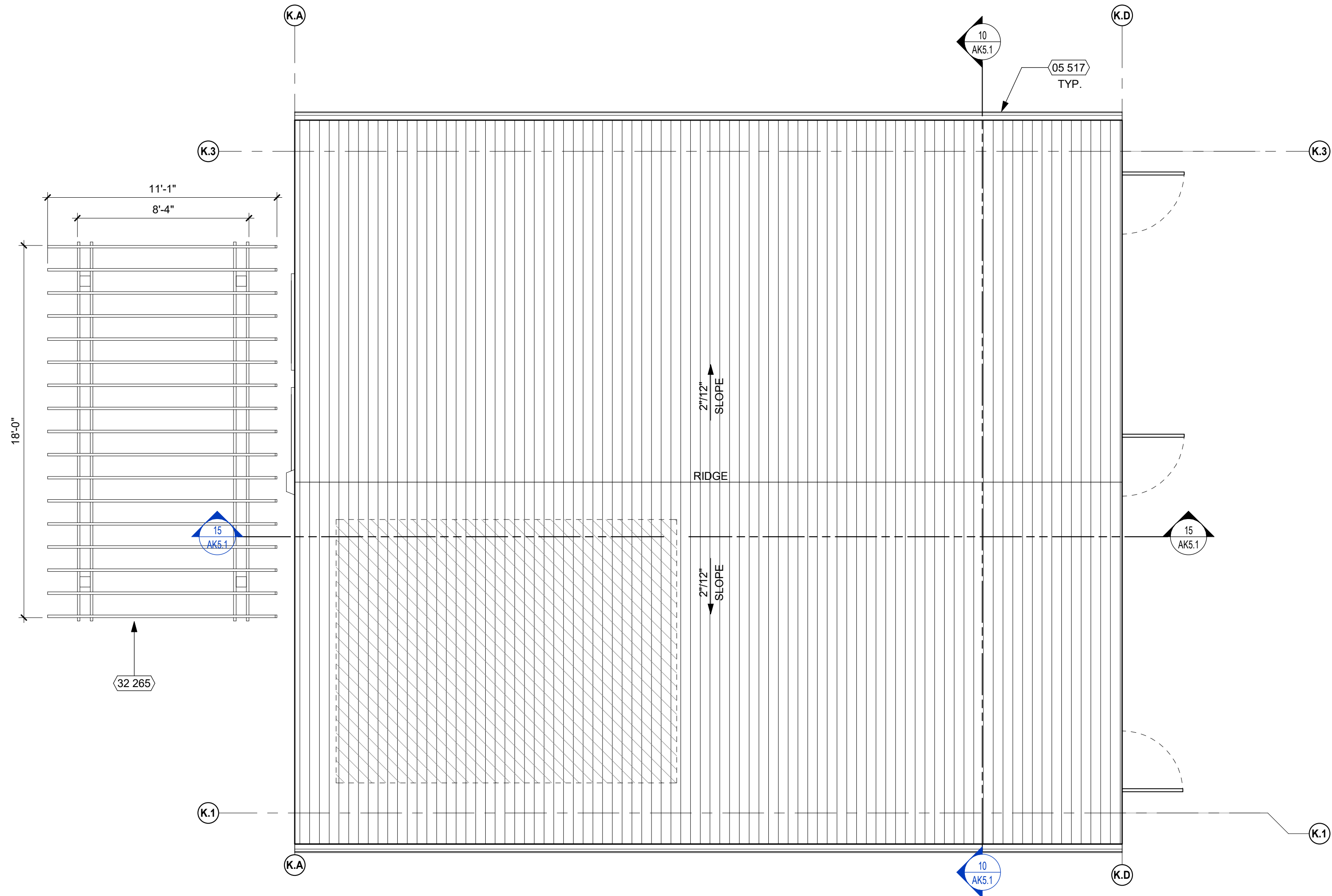
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BLDG K - BUS LOUNGE -
FLOOR PLAN

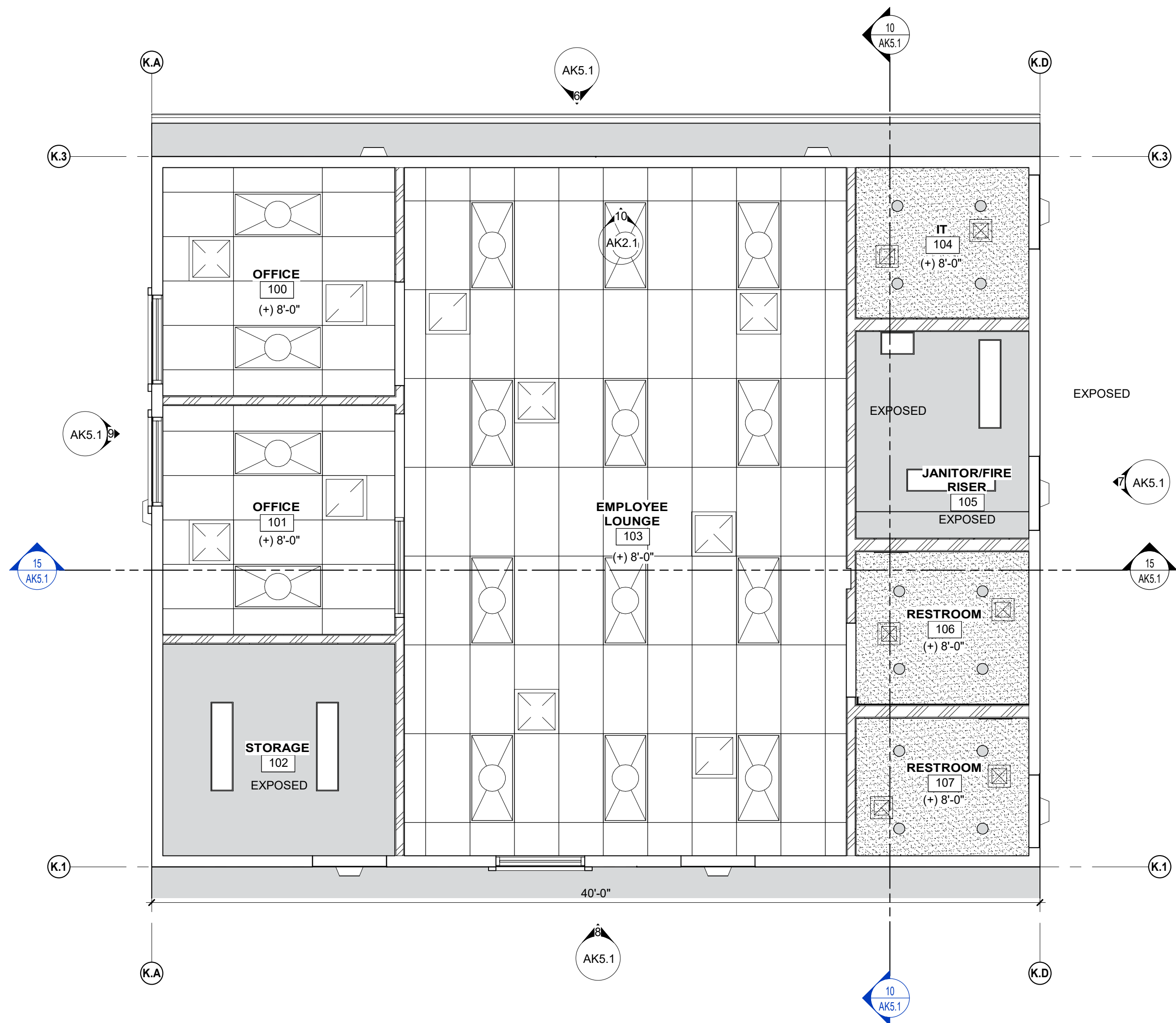
Date: 04/05/2024
Application Number: 21044
Project Number: 21044
Drawing Number: AK2.1
Drawn: []
Checked: []
Author: []
Checker: []



ROOF PLAN - BUS LOUNGE BUILDING

1/4" = 1'-0"

13



REFLECTED CEILING PLAN - BUS LOUNGE BUILDING

1/4" = 1'-0"

15

SOLAR READY ZONE

CEC SECTION 110.10 MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS
(B) SOLAR ZONE

- MINIMUM AREA. (B) NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.
 - BUILDING K:
 - TOTAL ROOF AREA = 1349 SF
 - 15% OF TOTAL ROOF AREA = 202 SF
 - TOTAL AREA REQUIRED = 202 SF
 - TOTAL SOLAR READY AREA PROVIDED = 210 SF
 - SOLAR READY AREA IDENTIFIED ON BUILDING K ROOF PLAN.
- ORIENTATION. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH.
 - SEE ROOF PLAN FOR COMPLIANCE.
- SHADING. NO OBSTRUCTIONS SHALL BE LOCATED IN THE SOLAR ZONE.
 - SEE ROOF PLAN FOR COMPLIANCE.
- STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS.
 - SEE STRUCTURAL DRAWINGS FOR DESIGN LOADS.

(C) INTERCONNECTION PATHWAYS

- SEE ELECTRICAL DRAWINGS FOR COMPLIANCE.

(D) DOCUMENTATION

- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTION 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.

LEGEND

- ROOF ACCESS HATCH, SEE DETAIL (3) (2410.7.1)
- ROOF DRAIN AND OVERFLOW, SEE DETAIL (10) (2410.7.1)
- SOLAR READY ZONE, SEE CALCULATION ABOVE

KEYNOTES

NUMBER	NOTE
05 517	PAINTED SHEET METAL GUTTER
32 285	CEDAR PERGOLA

GENERAL NOTES

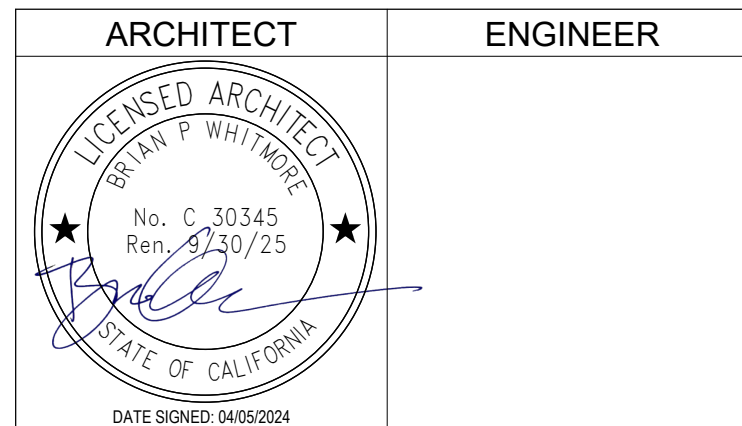
- GENERAL
- ALL HEIGHTS ARE REFERENCED FROM FINISH FLOOR ELEVATIONS = 0'-0"
 - ACCESS DOORS TO BE INSTALLED TO SERVICE EQUIPMENT SHOWN IN CONTRACT DOCUMENTS. EXACT NUMBER AND LOCATION OF ACCESS PANELS IS NOT SHOWN.
 - PROVIDE ACCESS PANELS TO ENCLOSED AREAS ABOVE GYPSUM BOARD CEILINGS, CENTER AND ALIGN 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.) REFER TO ROOM FINISH SCHEDULE FOR COLOR SELECTIONS
 - 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.

REFLECTED CEILING PLAN LEGEND

- 12" WIDE METAL SOFFIT PANELS
- 2x4 SUSPENDED ACOUSTICAL CEILING PANEL SYSTEM
- GYPSUM WALLBOARD CEILING, PAINT SURFACE
- EXTERIOR PLASTER SOFFIT
- LIGHT FIXTURES
- MECHANICAL EQUIPMENT
- ROOM NAME
[A119]
(+) 8'-0"
- ROOM TAG
(+) 8'-0" = CEILING HEIGHT OF ROOM, U.O.N.
- ROOM NAME
[A119]
EXPOSED
- ROOM TAG
EXPOSED = OPEN TO STRUCTURE
- EMERGENCY EXIT LIGHT
- CEILING ACCESS PANEL



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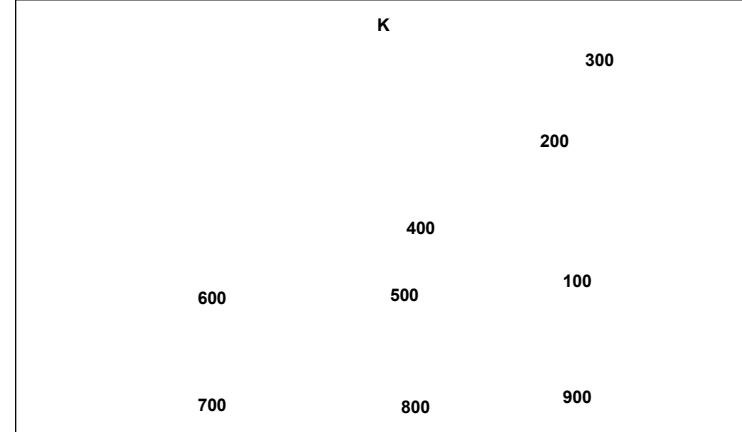


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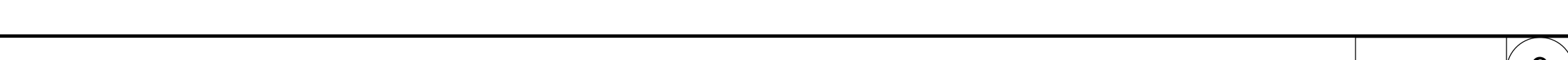
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BLDG K - BUS LOUNGE -
REFLECTED CEILING
PLAN AND ROOF PLAN

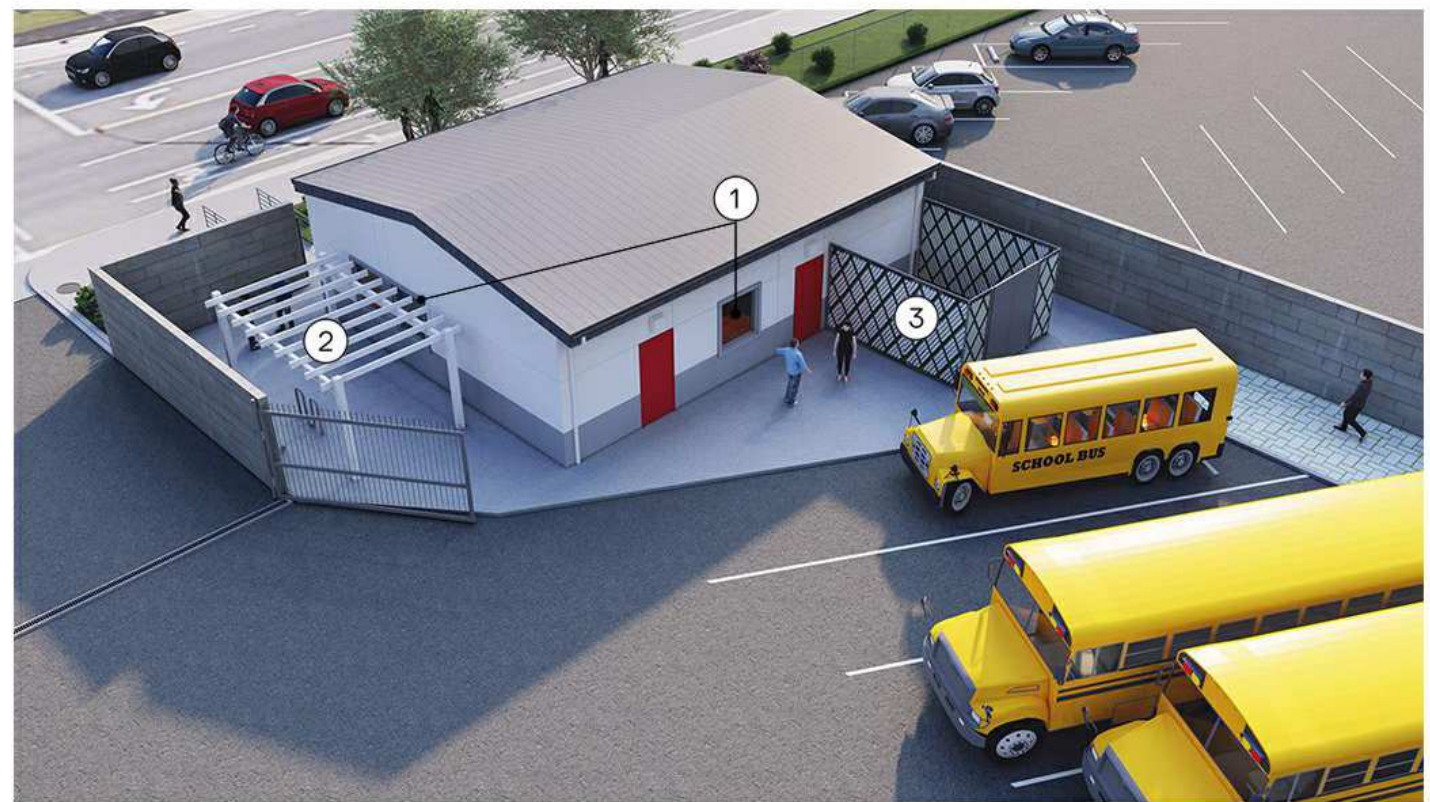
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Application Number	Drawing Number AK2.3
Drawn Author	Checked Checker



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BIRD'S EYE VIEW - NORTHWEST



BIRD'S EYE VIEW - SOUTHWEST

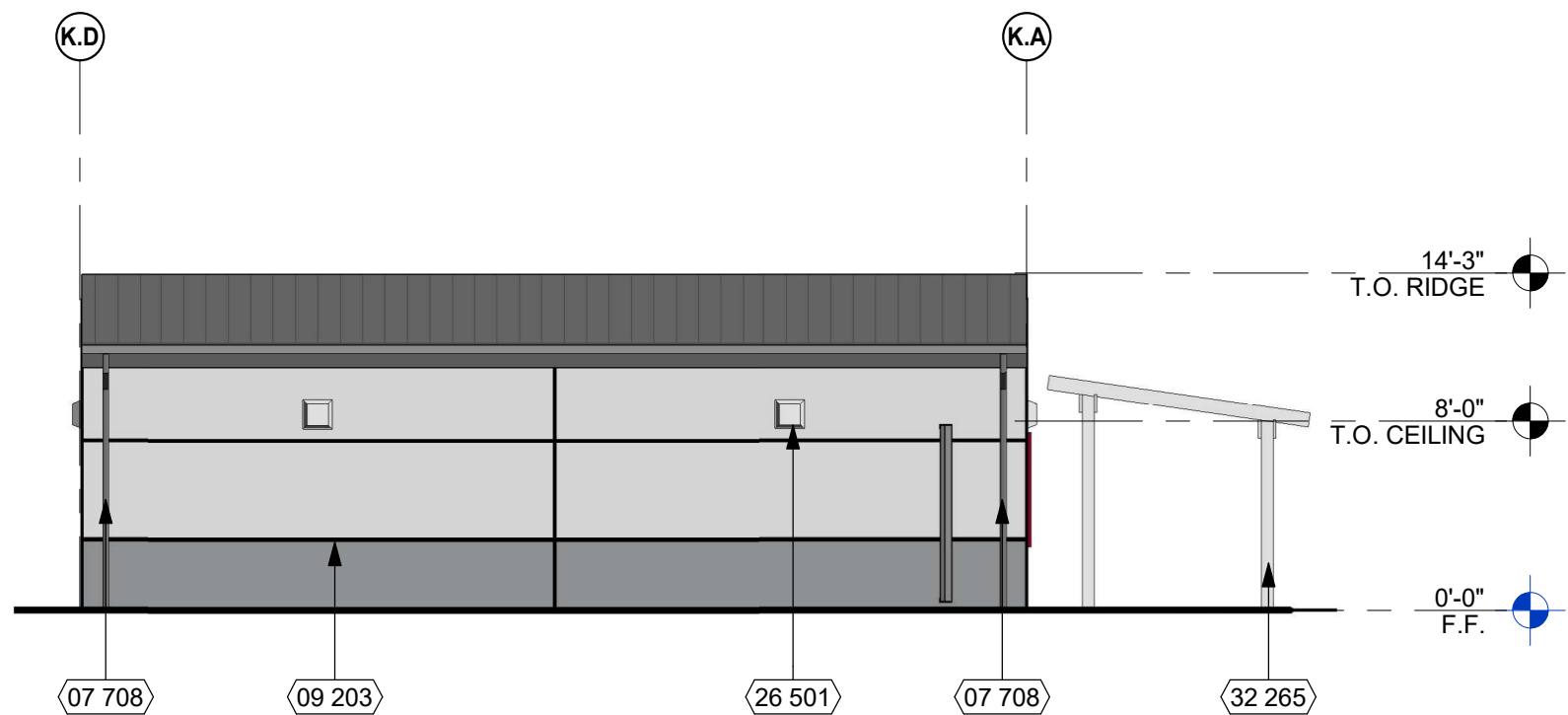


STREET VIEW FROM INDIANAPOLIS AVE

FACADE ENHANCEMENT DIAGRAMS

3" = 1'-0"

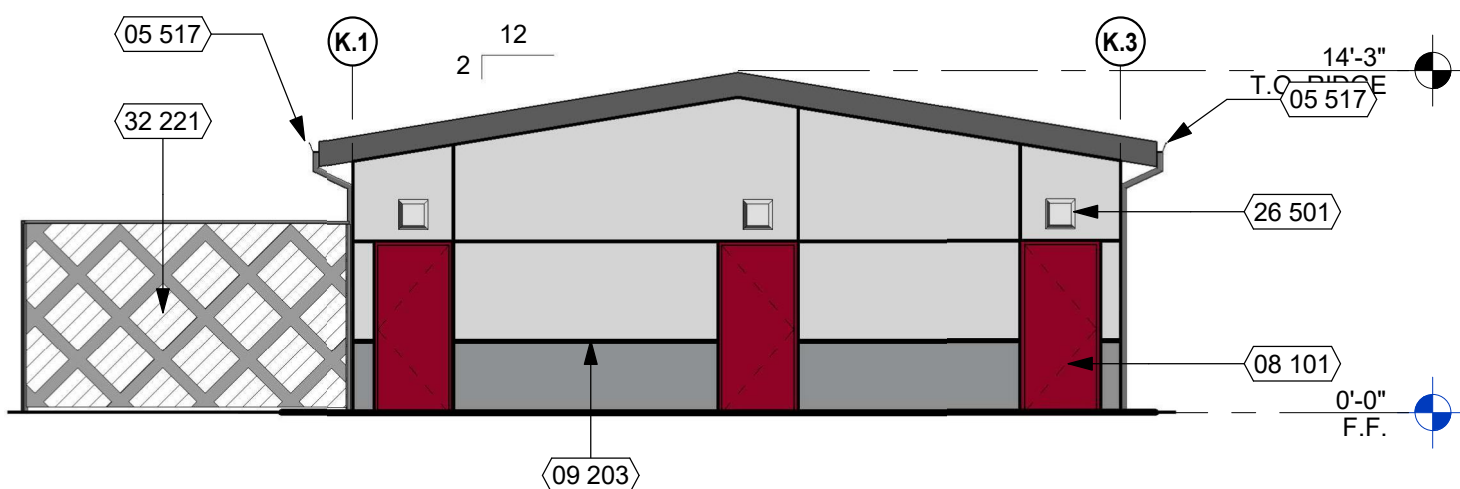
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BUILDING K - BUS DEPOT - NORTH ELEVATION

1/8" = 1'-0"

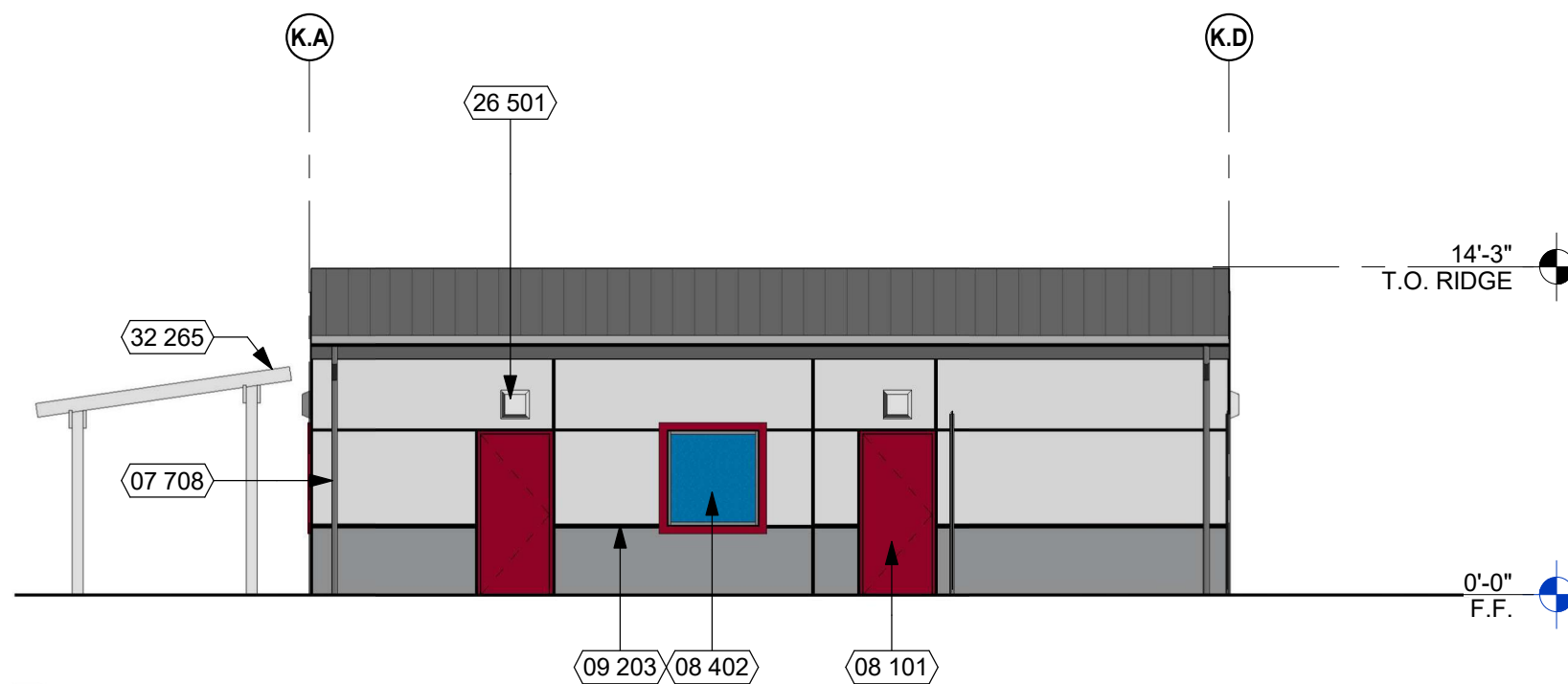
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BUILDING K - BUS DEPOT - EAST ELEVATION

1/8" = 1'-0"

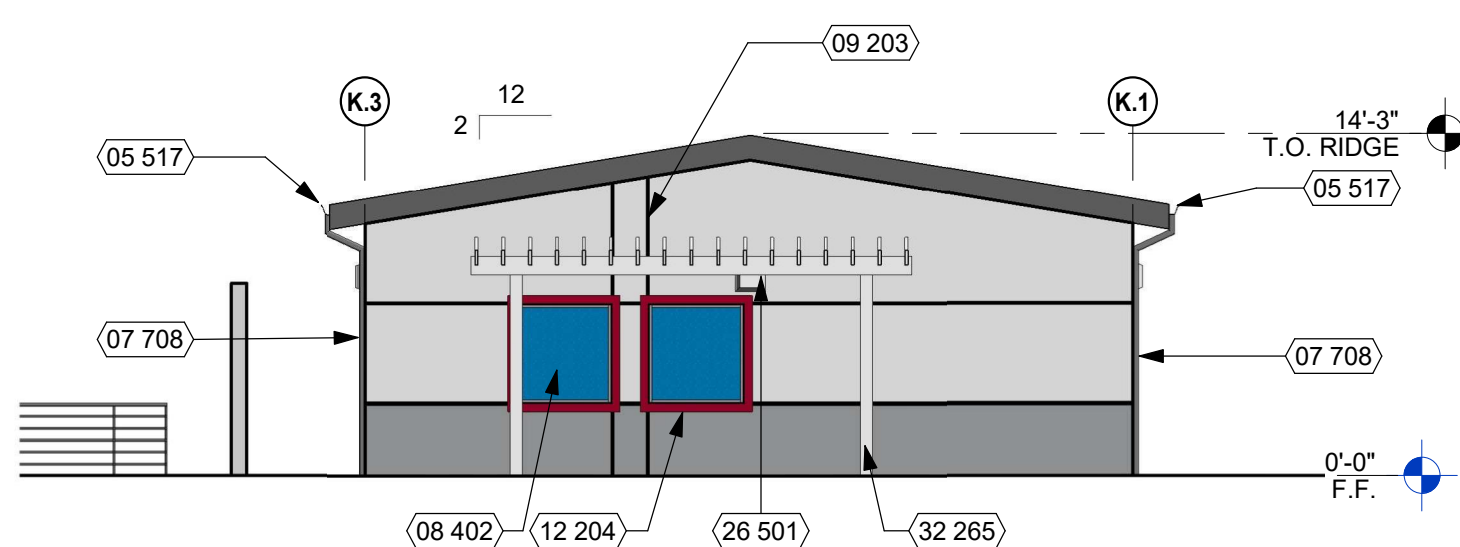
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BUILDING K - BUS DEPOT - SOUTH ELEVATION

1/8" = 1'-0"

3



BUILDING K - BUS DEPOT - WEST ELEVATION

1/8" = 1'-0"

4



EXISTING SOWERS MIDDLE SCHOOL CLASSROOM EXTERIOR VIEW FOR REFERENCE

NTS

5

KEYNOTES

NUMBER	NOTE
05 517	PAINTED SHEET METAL GUTTER
07 708	DOWNSPOUT PAINT TO MATCH ADJACENT FINISH
08 101	DOOR AND FRAME PER DOOR SCHEDULE
08 402	HOLLOW METAL FRAME SYSTEM WITH 1" INSULATED WINDOW PER WINDOW TYPES
09 203	PLASTER CONTROL JOINT
12 204	FOAM WINDOW TRIM
26 501	WALL MOUNT LIGHT FIXTURE
32 221	ALUMINUM SLATS ON 8'-0" TALL BLACK 2" MESH CHAIN LINK MESH FABRIC - BLACK FENCE
32 265	CEDAR PERGOLA

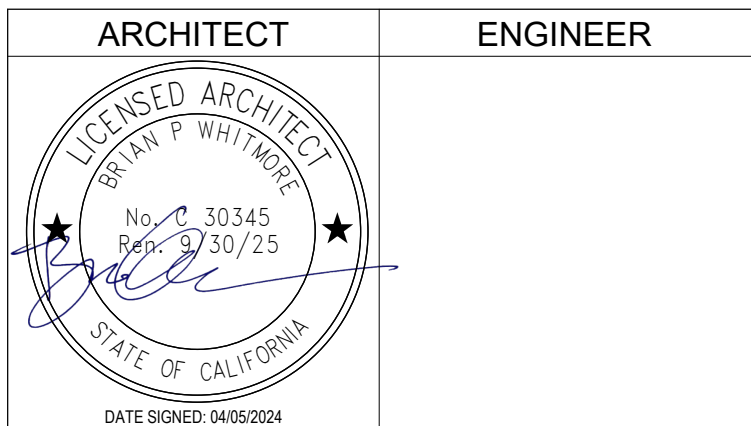


LEGEND

	BEHR RED TO MATCH METAL PANEL 'PATRIOT RED' ON DOOR
	BEHR 'SLATE ROCK' - N460-S ON STUCCO WALL
	BEHR 'SNOW' ON STUCCO WALL AND CEDAR PERGOLA
	METAL SALES GRAY METAL ROOF PANELS



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KEY PLAN

K	300
	200
	100
600	500
700	800
	900

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BUILDING K - BUS DEPOT -
COLORED EXTERIOR
ELEVATIONS

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Application Number	Drawing Number AK5.2
Drawn Author	Checked Checker