Application for Major Site Plan Review

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) Anchorage School District	Name (last name first) Architects Alaska- Michael Henricks
Mailing Address 1301 Labar St.	Mailing Address 900 West 5th Ave. Suite 403
Anchorage, AK 99515-3517	Anchorage, AK 99501
Contact Phone: Day 907-348-5207 Evening	Contact Phone: Day 907-272-3567 Evening
Fax 907-348-5227	Fax 907-277-1732
E-mail Knapp_Edie@asdk12.org	E-mail mhenricks@architectsalaska.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 015-021-02-000

Site Street Address: 5577 Abbott Road Anchorage, AK 99507

Current legal description: (use additional sheet if necessary)
Service Hanshew School Site TR A Service High School

Zoning: PLI	Acreage: 55.3948	Grid #: SW2337	Underlying plat #: 69-159

SITE PLAN APPROVAL REQUESTED

Use: Education

☐ New SPR ■ Amendment to approved site plan Original Case #: 2001-028

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a major site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Signature ☐ Owner ■ Representative (Agents must provide written proof of authorization) Date 11/6/2015

Michael Henricks
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
SF	—	1,080	2015-0118	admn. 01-04-16

MSPR (Rev. 11/13)*Front – "NEW" CODE

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☐ Urban ■ Rural

Anchorage 2020 Major Elements – site is within or abuts: None are applicable; S.H.S.also outside of Hillside District Plan boundaries.

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☐ District/area plan area:_____

Chugiak-Eagle River Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	■ None	☐ "C"	☐ "B"	☐ "A"	
Avalanche Zone:	■ None	☐ Blue Zone	☐ Red Zone		
Floodplain:	■ None	☐ 100 year	☐ 500 year		
Seismic Zone (Harding/Lawson):	☐ "1"	■ "2"	☐ "3"	☐ "4"	☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
■ Building or Land Use Permit for MOA Building Permits C13-1362, C13-2026
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS

1 copy required:
- ■ Signed application (original)
- ■ Watershed sign off form, completed
- ■ 8 ½" by 11" copy of site plan/building plans submittal

35 copies required:
- ■ Signed application (copies)
- ■ Project narrative explaining:
  - O the project O planning objectives
  - O addressing the site plan review criteria on page 3 of this application
- ■ Site plan to scale depicting, with dimensions:
  - O building footprints O parking areas O vehicle circulation and driveways
  - O pedestrian facilities O lighting O grading
  - O landscaping O loading facilities O freestanding sign location(s)
  - O required open space O drainage O snow storage area or alternative strategy
  - O trash receptacle location and screening detail O fences
  - O significant natural features O easements O project location
- ■ Building plans to scale depicting, with dimensions:
  - O building elevations O floor plans O exterior colors and textures
- ☐ Assembly Ordinance enacting zoning special limitations, if applicable
- ☐ Summary of community meeting(s)

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

Service High School Major Maintenance Grant- Buildings B and EF
MOA Permit C13-2026 / Change Order X14-1997
Site Plan Administrative Review-MOA Original Case Number 2001-028 Site Plan Review
11/6/2015

INTRODUCTION

The Anchorage School District (ASD) has contracted with Architects Alaska, Inc. (AAI) to provide design services for Service High School Renewal Project, currently in construction under Municipality of Anchorage *(MOA) building permit number C13-2026*. Service High School was originally built in 1971; its latest enrollment figure was 1756 students. The current renovation under construction includes interior renewal of the Library, Performing Arts Hall, Cafeteria, Kitchen, Boiler Room and connecting corridors. Exterior features that are being renewed under this permit are exterior stairs and sidewalks for entering Building EF (the Gymnasium), and new entrances into Building B's "at-grade" Cafeteria, for which new sidewalks have been designed to enable pedestrian circulation from the bus loading areas. Also included under this MOA permit is a new loading dock area that serves the renewed Kitchen, and a slightly reconfigured Technology Education Work Yard- both existing features that are being renewed and improved for function and safety.

The design as approved under MOA Building Permit C13-2026 for the Loading Dock and Technology Education Work Yard is requested to be revised via permit change order X14-1997 in order to address safety and functional issues that the facility administration brought to the design team's attention after the building permit review process was completed. The MOA permit approved design featured a delivery truck "grade depressed" loading dock accessed via a ramp that descended below grade in order to serve the "at-grade" Kitchen. The site layout of the loading dock vehicular ramp required an orientation that reduced the size of the Technology Education Work Yard significantly and pinched the yard's access from the overhead garage doors that connect the yard to its interior shop area. AAI, along with our Civil Engineer consultant Rodney P. Kinney Associates (RPKA), have redesigned the loading dock and Technology Education Yard, in order to create an "at-grade" loading dock that eliminates the depressed vehicular ramp in lieu of utilizing a hydraulic dock lift leveler on a thickened concrete slab and sidewalk. The redesign enables the Technology Education Work Yard to be expanded slightly as well.

The original MOA Site Plan Review original Case Number is 2001-028. The MOA Master Plan Review original Case Number is 2002-158.

LOCATION

The location of Service High School is 5577 Abbott Road Anchorage, Alaska, in southeast Anchorage. The legal description is SE ¼", Section 19, T12N, R3W, S.M. Third Judicial District, State of Alaska. The location of the revision to the approved documents for Permit C13-2026 is on the northwest side of the school (the back of the facility- between Buildings B and the Gym). See figures 1, 2 and 3.

Figure 1: Vicinity Map (Google Maps)

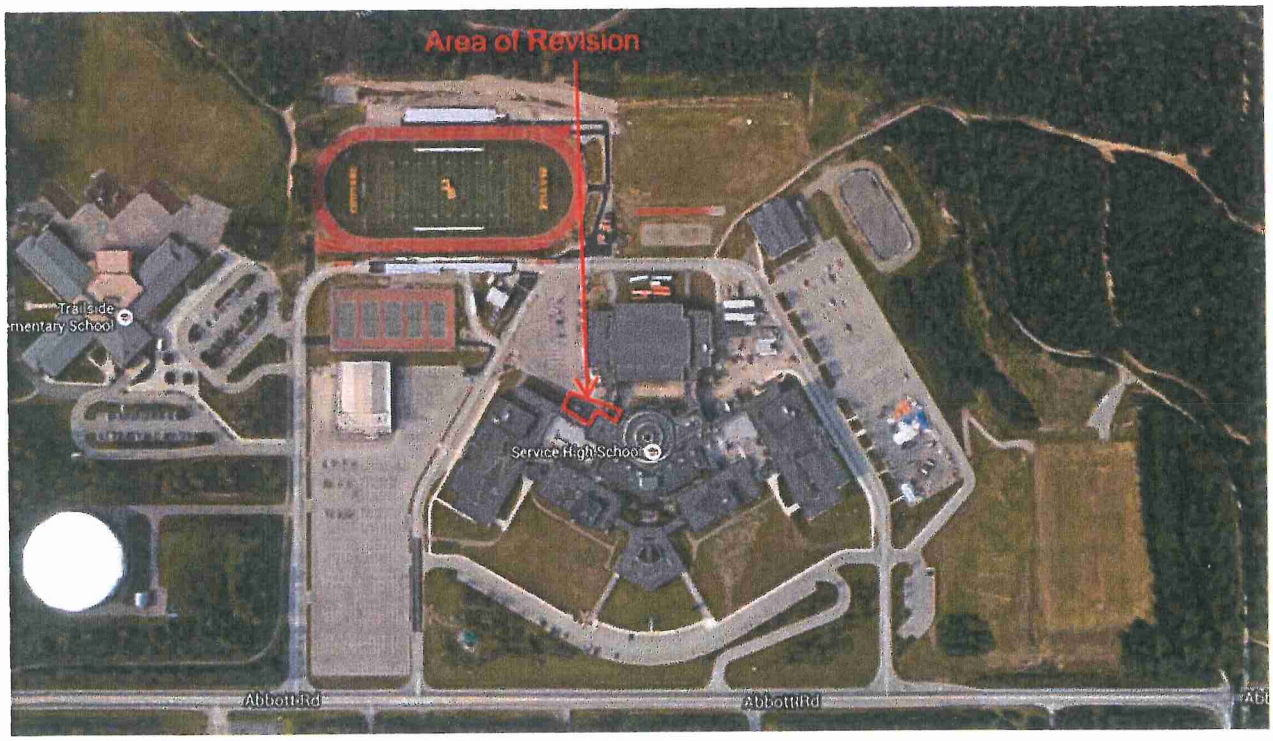


Figure 2: Site Map (Google Maps)

Figure 3: Elevation View (Google Maps)

Land Ownership

The property is owned by the Municipality of Anchorage, and managed by the Anchorage School District. Service High School is bordered on the north and east by Far North Bicentennial Park on the west by Trailside Elementary and a water tower, and on the south by (the front side facing Abbott Road) private residences.

Project Overview

The requested revision is a change in the configuration of the Food Service Loading Dock and adjacent Technical Education Work Yard from as shown on the M.O.A. approved documents under permit C13-2026. The approved building permit drawings indicate a depressed vehicular ramp sloping (-) 3'-0" below grade to a conventional loading dock which in plan angles diagonally towards the existing sectional overhead doors that connect the Technical Education Shop and Classroom interior areas with the Technical Education exterior work yard. See below Figure 4A.

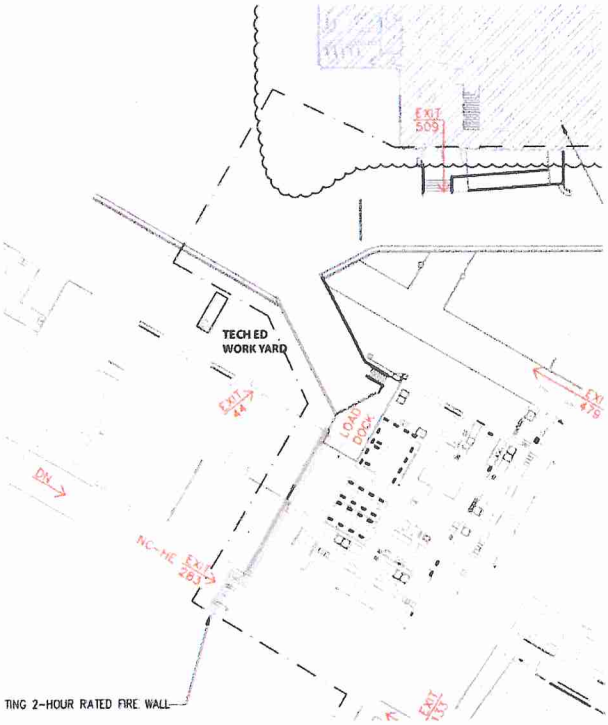


Figure 4A: C13-2026 Permit Approved Plan

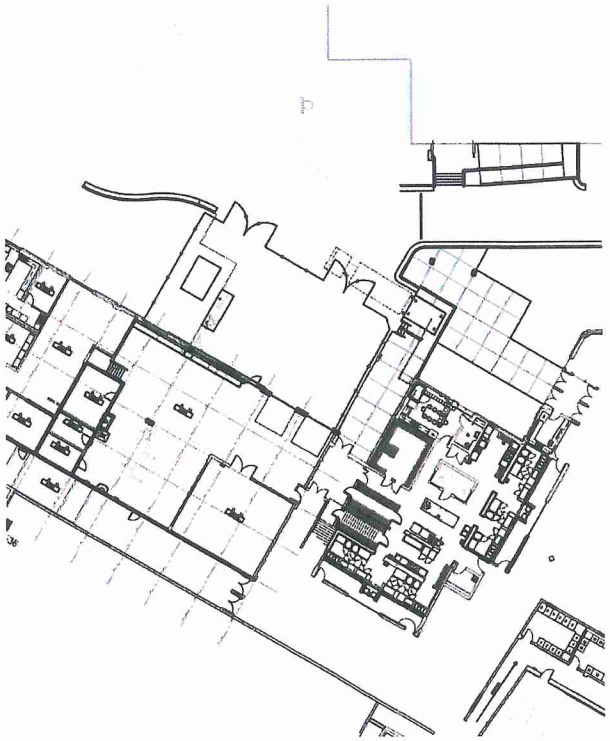


Figure 4B: Revised Plan

The revised design eliminates the depressed vehicular ramp to the loading dock due to safety concerns with the depressed ramp design- the principle of Service High School didn't want to create a ramp that might encourage skate boarding, or a location where students could hide. The permitted vehicular ramp also negatively impacted the Technical Education program's exterior yard. Student construction projects are typically started inside the shop and then are moved to the exterior work yard. The overhead garage doors connecting the shop interior to the work yard need clear space in front of them to feasibly move the small structures that the program constructs out into the yard. The depressed ramp design didn't allow for this. The design was revised to eliminate the depressed vehicular ramp which enabled the Technical Education's yard to function as it needs to. See Figure 4B above. The existing Technical Education work yard was approximately 2582 square feet in area- see Figure 5 below. The Revised Plan shown in figure 4B is approximately 2970 square feet in area.

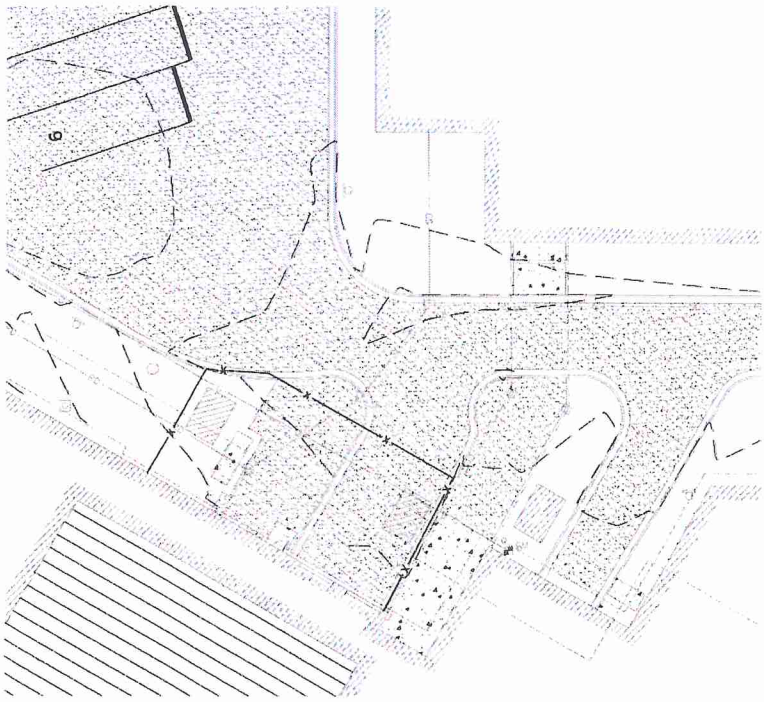


Figure 5: Existing Technical Education Yard

EXISTING CONDITIONS

Zoning

Service High School site is within a PLI- Public Lands and Institutions District. The revision to the plan will not change the zoning.

Land Use

The existing land use is school and community institutional. The revision to the site plan will enhance the educational program.

Soils and Topography

The proposed minor site amendment will not change the soils or topography of the school site. The Technical Education work yard itself has existing raised concrete curbs that create obstructions to the use of the yard for its function. The raised concrete curbs are to be eliminated to create a uniform asphalt paved surface, which enhances function and drainage.

Drainage

Drainage of the Technical Education work yard and Student Nutrition Loading Dock remains similar to the existing condition- the area drains to an existing storm sewer inlet. The revision improves site

drainage because the project as permitted had a depressed vehicular ramp that required special drainage amenities that the at grade solution does not require.

Wetlands

There are no wetlands on site, as indicated by the WMS Watercourse Mapping Summary attached.

Access and Onsite Circulation

There are no changes to access and onsite circulation that this revision to MOA C13-2026 permitted drawings creates. The access to the loading dock is revised slightly, (the depressed ramp has been deleted). Vehicles making deliveries to the Technical Education Work Yard park outside of the fence at either of the two gates provided, entering the Service High School site from the west side. Vehicles may enter the yard through one of the vehicular gates and drop off materials. See figure 2 above for overall Site Map. This is not a typical daily activity.

Vehicles accessing the Student Nutrition Loading Dock will back up to the loading dock leveler and unload student nutrition materials. The loading leveler is raised, a palette jack is used to move palettes from the truck to the dock leveler, and then the leveler is lowered. The palette is moved with a palette jack to the Receiving Room of the renovated Kitchen. This is a change from MOA C13-2026 permitted drawings that show a depressed vehicular ramp.

Parking

The proposed changes do not affect parking.

Pedestrian Facilities

Students access the Technical Education work yard is from within the school, from the Technical Education Classroom through a mandoor, or through the garage doors. Material is products created by the program enter and exit the work yard in the same manner as was approved in the MOA permitted drawings for this project- through chainlink fence gates. The Student Nutrition Loading Dock is accessed via a concrete sidewalk that connects the loading dock to the Receiving Room, similarly as was shown in the MOA C13-2026 permitted drawings for this project. Refer to figure 4B. Steel railings provide a barrier between the student circulation path and the loading dock area.

Landscape and Vegetation

Existing landscaping has not changed with this revision to the MOA C13-2026 permitted drawings.

Utilities

Service High School utilities have not changed with this revision, except that the Storm Drainage System was revised from as permitted by C13-2026 in that a new storm drain was no longer required since the depressed vehicular ramp loading dock has been deleted and storm drainage is no longer disrupted.

Lighting

Site lighting currently exists and this revision does not affect or change site lighting.

Snow Storage

Existing snow storage is not affected by the revision.

Required Open Space

Existing open space is not affected by this revision.

Easements

Existing easements are not affected by the revision.

Trash Receptacle Location and Trash Screening Detail

The existing location of the trash collection is outside of the scope of this project. The included site plan drawings indicate where the trash compactor and recycling dumpsters are located.

Freestanding Sign Locations

Freestanding signs exist on site. Fire lane signage will be updated as per coordination conducted with Municipality of Anchorage Fire Department.

SITE PLAN REVIEW STANDARDS (AMC 21.03.180)

Q1. The site plan is consistent with any approved subdivision plat, planned development master plan, or any other precedent plan or land use approval.

The proposed revision to the approved C13-2026 permitted documents does not contradict any previously approved site plans. The revisions will allow for, as well as enhance, the Technical Education Program for its continued operation educational mission delivery. The MOA approved plans for the Technical Education Work Yard negatively impacted the work yard, and thus the Technical Education program, as well as created a condition that the principle of the school deemed a safety risk.

Q2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provision in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use*

***Regulations*, and chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*.**

Title 21.04, *Zoning Districts*: The PLI District is intended to include major public and quasi-public civic, administrative, and institutional uses and activities. The current zoning is PLI and is used as a public institution. This revision to the approved permit will not alter the zoning of the property.

Title 21.05, *Use Regulations*: Service High School is an allowable use as an Educational Facility. The proposed revision to the approved permit enhances this use.

Title 21.06, *Dimensional Standards and Measurements*: The proposed revision to the permitted documents do not increase or otherwise affect the building footprint. No building additions have been added.

Title *21.07, Development and Design Standards:* The proposed revisions to the approved building permit documents do not affect previously approved planning and zoning for this site.

Building to have Access: The accessibility of the school is not negatively affected by the proposed revisions to the approved C13-2026 documents. Accessibility of the site is enhanced by not building a depressed vehicular ramp.

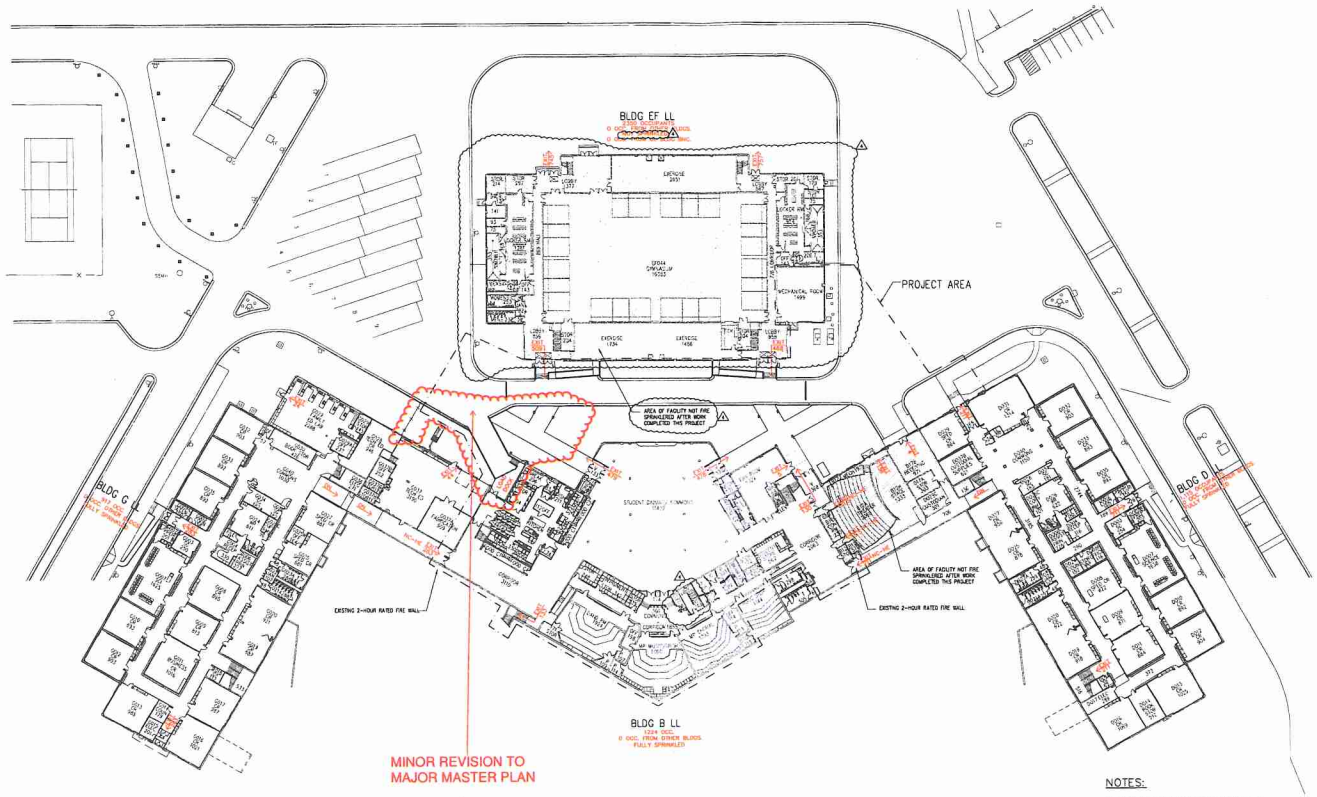
Landscaping, Screening and Fencing: The proposed revision to the approved C13-2026 documents does not affect landscaping or screening. The fencing layout for the Technical Education Work Yard has been revised slightly.

Q3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible.

No adverse impacts are anticipated as a result of the revisions proposed. The function of student nutrition delivery and the educational program of Technology Education are both functionally enhanced by the proposed changes, as will safety of how the loading area functions.

Q4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

The proposed revisions to the C13-2026 approved permit do not negatively affect the integrity of the comprehensive plan, rather, they enhance it by ensuring a functional Technology Education program, as well as a safe loading facility for Student Nutrition.



NOTES:

1. PROVIDE 1-HR RATED CONSTRUCTION BARRIER CAPABLE OF RESISTING THE PASSAGE OF AIRBORNE CONTAMINANTS (REF. SECTION 01561). PROVIDE ALL WORK NECESSARY AND INCIDENTAL TO PROVIDE SAFE & PROTECTED ACCESS/EGRESS FROM ALL AREAS ADJACENT TO CONSTRUCTION BARRIER AT ALL TIMES WHEN SCHOOL IS OCCUPIED BY STUDENTS & TEACHERS DURING THE SCHOOL YEAR.

2. PROVIDE PROTECTED COVER FOR STUDENT ACCESS AT EXITS ADJACENT TO CONSTRUCTION WORK.

LEGEND:

EXIT 100

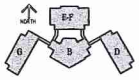
MAINTAIN EXISTING EXITS (ACCESS/EGRESS) AT ALL TIMES WHEN SCHOOL IS OCCUPIED BY STUDENTS OR TEACHERS. MAKE SURE ALL ASSOCIATED EXIT SIGNS, EMERGENCY LIGHTING, EXIT WIDTH, DOOR SWINGS (IN THE DIRECTION OF EXIT TRAVEL), EXIT DEVICES (PANIC HARDWARE) REMAIN IN OPERABLE CONDITION. THE NUMBER BELOW THE ARROW IS THE NUMBER OF OCCUPANTS ALLOCATED TO THE EXIT. NO-HC OR NO-AU USED WITH THE EXIT SYMBOL INDICATES THAT THE OCCUPANT LOAD IS NOT COUNTED OR ADDED TO THE ADJACENT BUILDING OCCUPANT LOAD BECAUSE THE EXIT IS A HORIZONTAL EXIT (HE) OR THE OCCUPANTS ARE CLEARLY ACCESSORY USE (AU) AND NOT ADDITIONAL OCCUPANTS.

2-HOUR RATED FIRE WALL OR HORIZONTAL EXIT.

NON-SPRINKLERED AREA OF FACILITY

Abbreviations

AD	Administration
BUS	Business Classroom
CONF	Conference
COUN	Counselor Office
CR	Classroom
ELEC	Electrical
LL	Lower Level
LR	Locker Room
MECH	Mechanical Room
OFF	Office
SCI	Science Classroom
SG	Small Group
SPED	Special Education
STOR	Storage
T	Toilets
UL	upper Level
WR	Workroom



KEY PLAN

A1 / G 002 LIFE SAFETY PLAN – LOWER LEVEL

SCALE: 1" = 30'

NORTH PLAN

0 7.5' 15' 30' 60'
GRAPHIC SCALE

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907.272.2542 • 907.272.7272 fax
191 E. Swanson Ave. Suite 203
Wasilla, Alaska 99654-7633
907.373.7563 • 90 .376.5166 fax

Consultant

STATE OF ALASKA
REGISTERED ARCHITECT
10-14

NOTICE/CAUTION OF POTENTIAL HAZARDS

ASBESTOS, LEAD AND OTHER HAZARDOUS MATERIALS ARE PRESUMED TO BE PRESENT IN THE BUILDING UNDER REVIEW. THE ARCHITECT AND ENGINEERS ASSUME NO RESPONSIBILITY FOR THE HANDLING OR DISPOSAL OF HAZARDOUS MATERIALS. THE ARCHITECT AND ENGINEERS ASSUME NO RESPONSIBILITY FOR ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS NOT DESIGNED BY THEM IN THIS DOCUMENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH BUILDING CODES AND OTHER GOVERNMENTAL REGULATIONS FOR WORK IS NOT DONE IN A WORKMANLIKE MANNER, NOR FOR ANY DEFECTS IN THE WORK OF CONTRACTORS WHICH DO NOT CONFORM TO THE CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACTS OR OMISSIONS OF CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK AND DOES NOT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF CONTRACTORS OR THE QUALITY, TIME, OR COMPLETION OF THEIR WORK OR MATERIALS OR COMPONENTS. THIS INFORMATION IS PROVIDED IN ACCORDANCE WITH EPA NESHAP GUIDELINES.

SERVICE HIGH SCHOOL RENEWAL-BLDGS. B & EF
MAJOR MAINTENANCE GRANT
ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

Revisions

No.	Description	Date
1	CHANGE ORDER	03/10/14

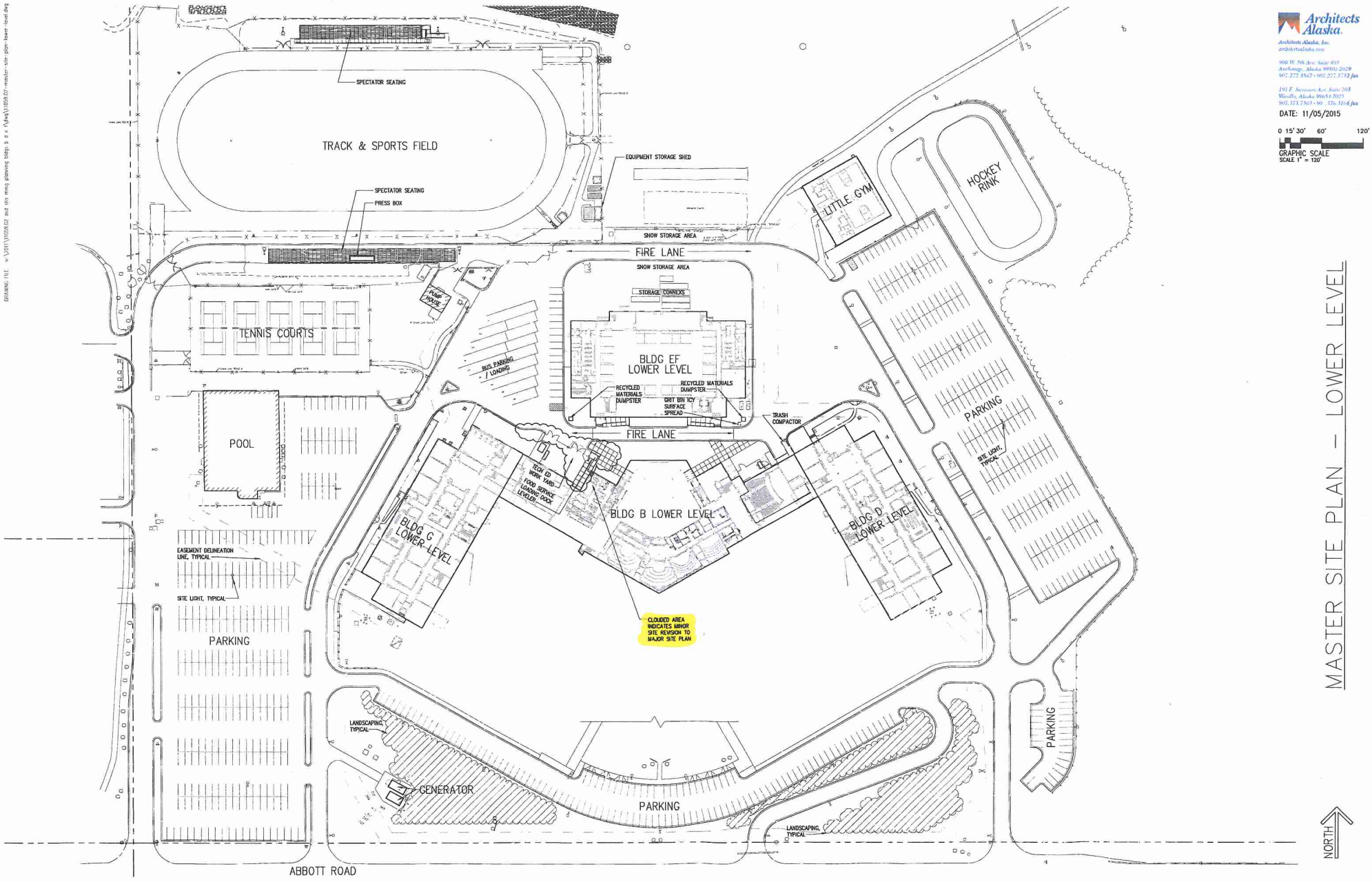
Drawn by	Date
RLW	10.23.13
Checked	Job No.
MSU	11538.02

Sheet Contents
LIFE SAFETY PLAN
LOWER LEVEL

CONSTRUCTION DOCUMENTS

Category	Sheet No.
G	002

Plot Date: Jan 13, 2014 - 1:24pm Drawing File: N:\2011\11538.02 ASD SHS MAC Planning Bldgs B & E (Fire)\11538.02-G-002-LSP.dwg



MASTER SITE PLAN – LOWER LEVEL

Architects Alaska

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DATE: 11/05/2015

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GRAPHIC SCALE
SCALE 1" = 120'

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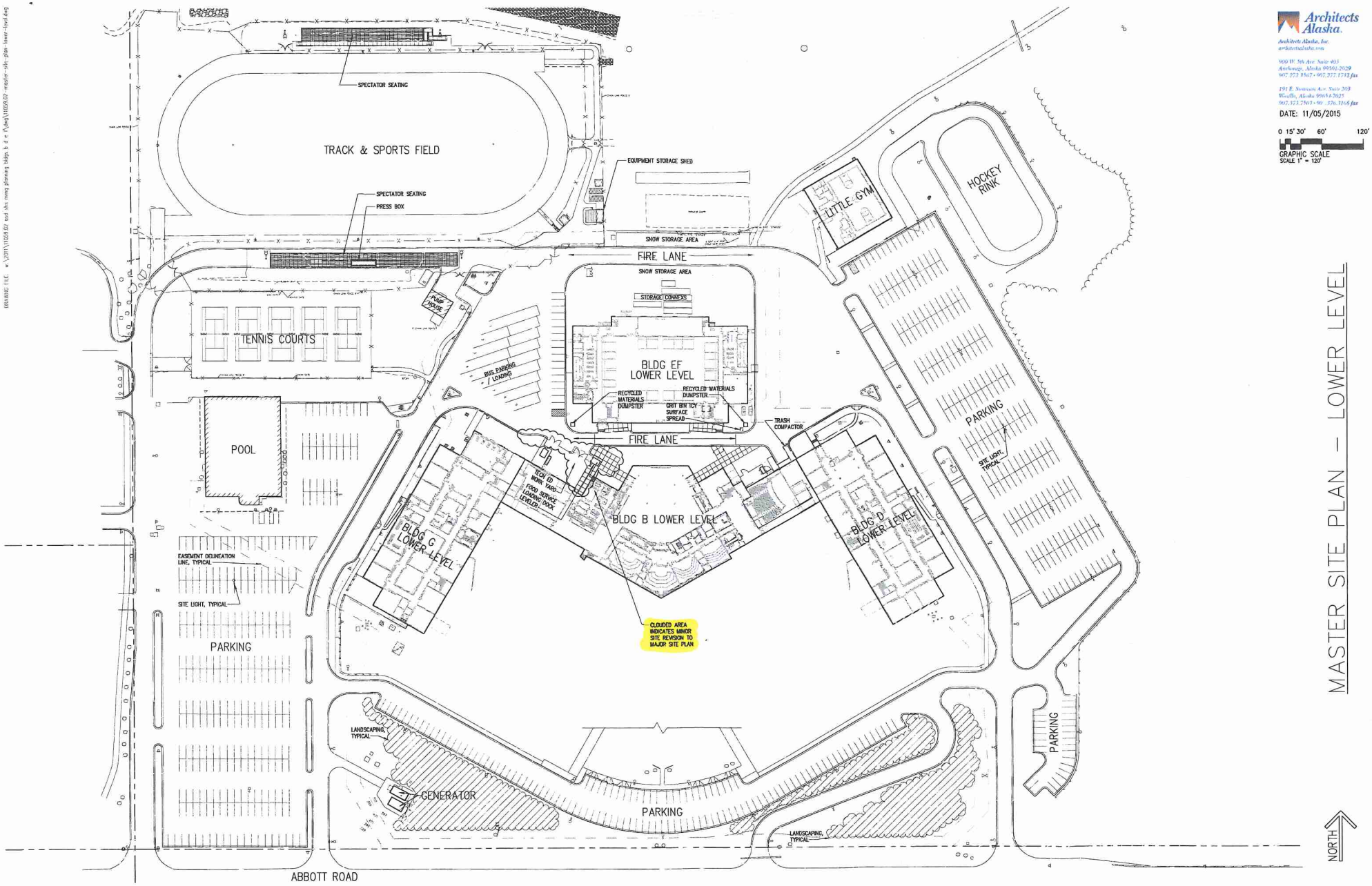

MASTER SITE PLAN – LOWER LEVEL

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907.373.7503 • 907.376.3165 fax

DATE: 11/05/2015

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GRAPHIC SCALE
SCALE 1" = 120'

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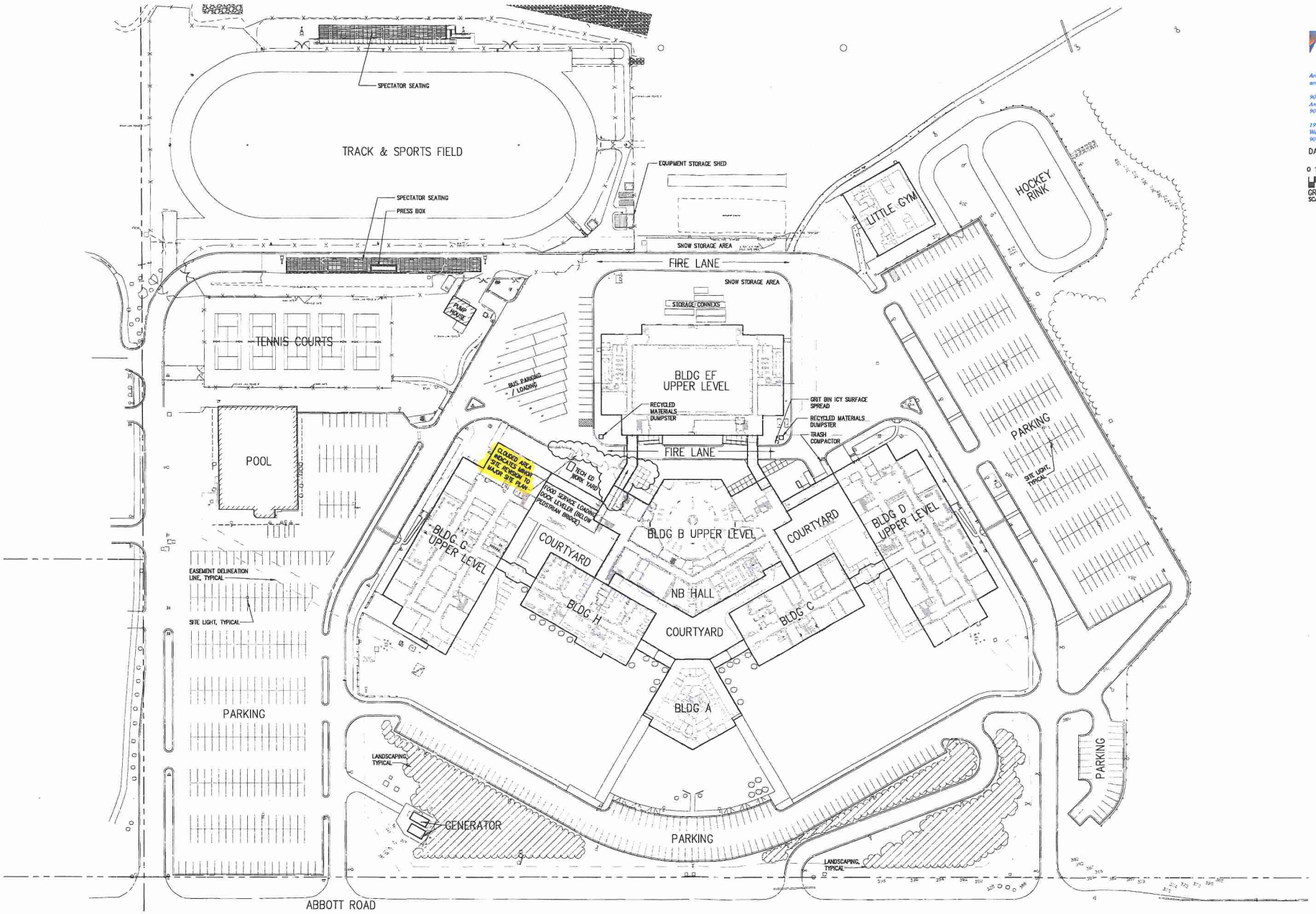

MASTER SITE PLAN – UPPER LEVEL

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architectsalaska.com

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907.272.3367 • 907.277.1732 fax

191 E. Swanson Ave. Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 • 90 .376.3166 fax

DATE: 11/05/2015

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GRAPHIC SCALE
SCALE 1" = 120'

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BUILDING H SCIENCE HALL RENOVATION: COMPLETED 2001

BUILDING G RENOVATION/ ADDITION: COMPLETED 2004

BUILDING G RENOVATION/ ADDITION: COMPLETED 2004; BUILDING B RENOVATION AREA BEYOND
BUILDING B RENOVATION TO BE COMPLETED 2015

BUILDING D RENOVATION/ ADDITION: COMPLETED 2006

BUILDING C: COMPLETED 2001

TECHNICAL EDUCATION FENCED WORK YARD AND STUDENT NUTRITION LOADING DOCK

Architects Alaska.

Architects Alaska, Inc.
architectsalaska.com

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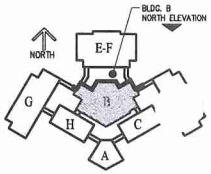
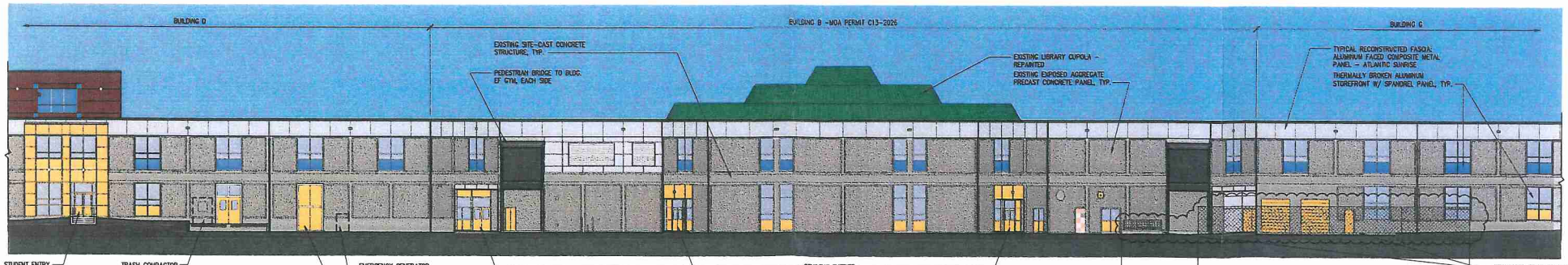
191 E. Swanson Ave. Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 • 90 .376.3166 fax

DATE: 11/05/2015

NOTES:
1. MATERIALS / COLORS UTILI NG B RENOVATIONS, INCLUDING THE DUCATION WORK YARD AND STUDENT NUTI. ING DOCK AREA, ARE CONSISTENT WITH PREVIOUSLY APPROVED & UTILIZED MATERIALS / COLORS INCORPORATED IN PREVIOUS PHASED CONSTRUCTION WORK, FALLING UNDER THE APPROVED MASTER PLAN (ORIGINAL CASE NUMBER 2001-028).
2. PHOTOGRAPHS ARE NOT TO SCALE.



KEY PLAN



BUILDING B NORTH ELEVATION

SCALE 1" = 30'

0' 5' 10' 20' 30'
GRAPHIC SCALE

DRAWING FILE: w:\2011\11059.02 and shc mmg planning bldgs b d e f\dwg\11059.02-elev color brwrth.dwg