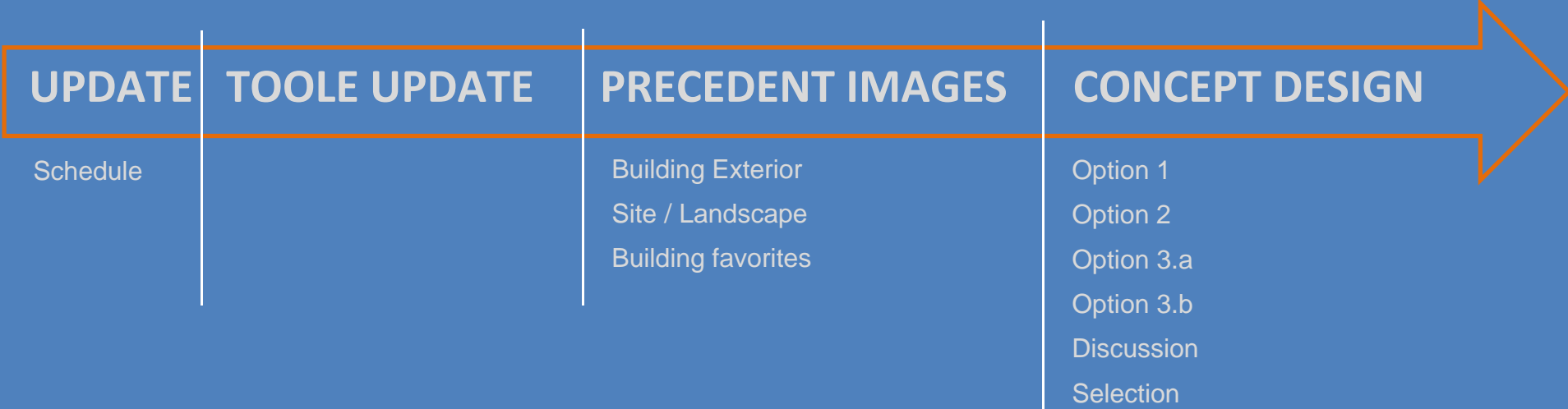


BLPC #8 Meeting

*McKinley Elementary School
Renovation + Addition
December 17, 2013*



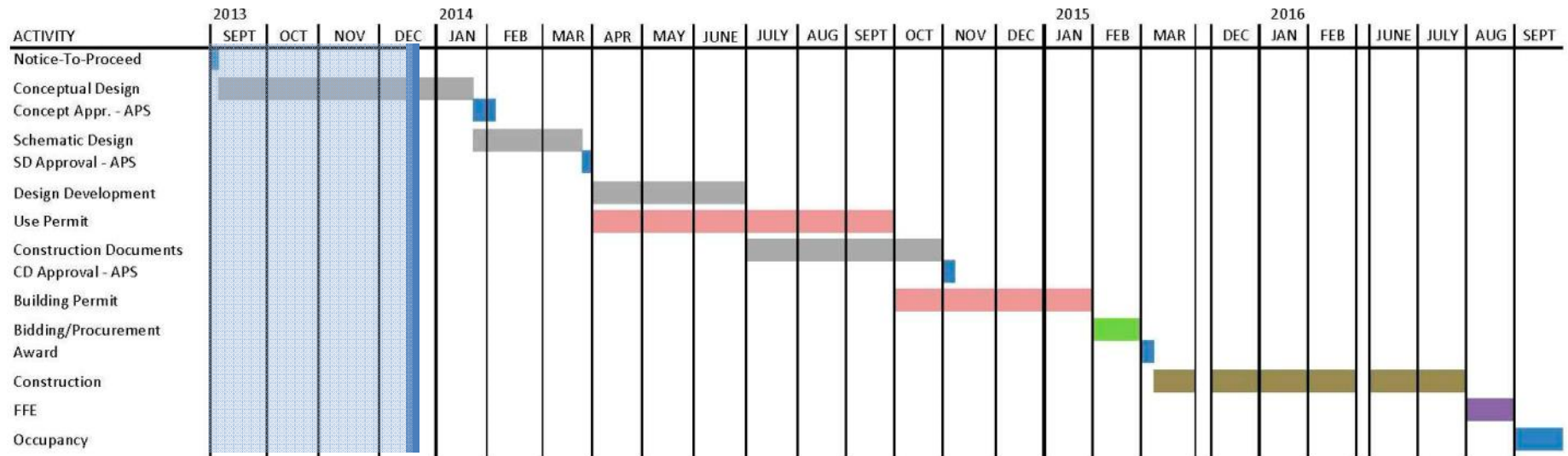
Tonight's Discussion:



A photograph of a wooden pergola structure in a garden. The pergola has a dark wood frame with several horizontal beams. In the background, there is a brick building with a window and a dark chalkboard mounted on a wooden lattice wall. The scene is surrounded by lush green trees and bushes. The word "SCHEDULE" is overlaid in large, white, serif font in the center of the image.

SCHEDULE

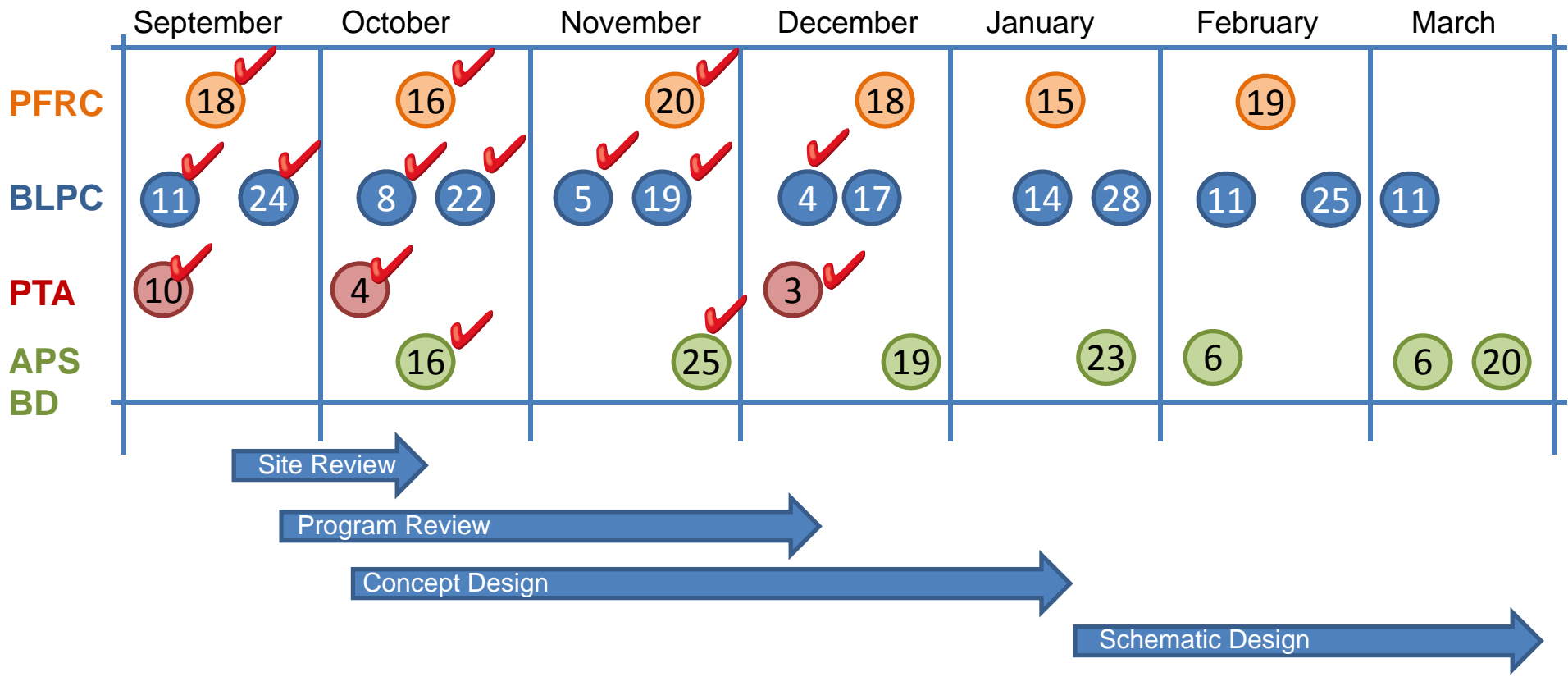
SCHEDULE :



PROJECT MILESTONES:

- **Concept Design Submission to APS Board - Information** – Jan 23, 2014
- **Concept Design Submission to APS Board - Approval** – Feb 6, 2014
- **Schematic Design** – March 25, 2014
- **Design Development** – June 30, 2014
- **Use Permit** – September 2014
- **Construction Documents** – November 30, 2014
- **Building Permit** – January 30, 2015
- **Bidding** – March 4, 2015
- **Construction** – June 2015
- **Occupancy** – September 2016

SCHEDULE :

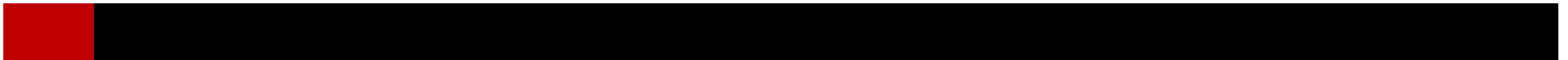




Toole Design Group Update



Arlington Public Schools
McKinley Elementary School
Transportation Recommendations



Basis of Recommendations



- 7 field visits
- Surveys of staff, students, parents, and visitors (April 2013, October 2013)
- Automated traffic recorder, video, and manual counts
- Assessment of parking occupancy
- Feedback from McKinley SRTS Team, PTA, BLPC, PFRC



Recommendations Address...



- Parking
- On-campus infrastructure
- Off-campus infrastructure
 - McKinley Road/Ohio Street
 - Potomac Street
- Arrival and dismissal procedures
- Student and parent travel to/from school
- Staff and visitor travel to/from school



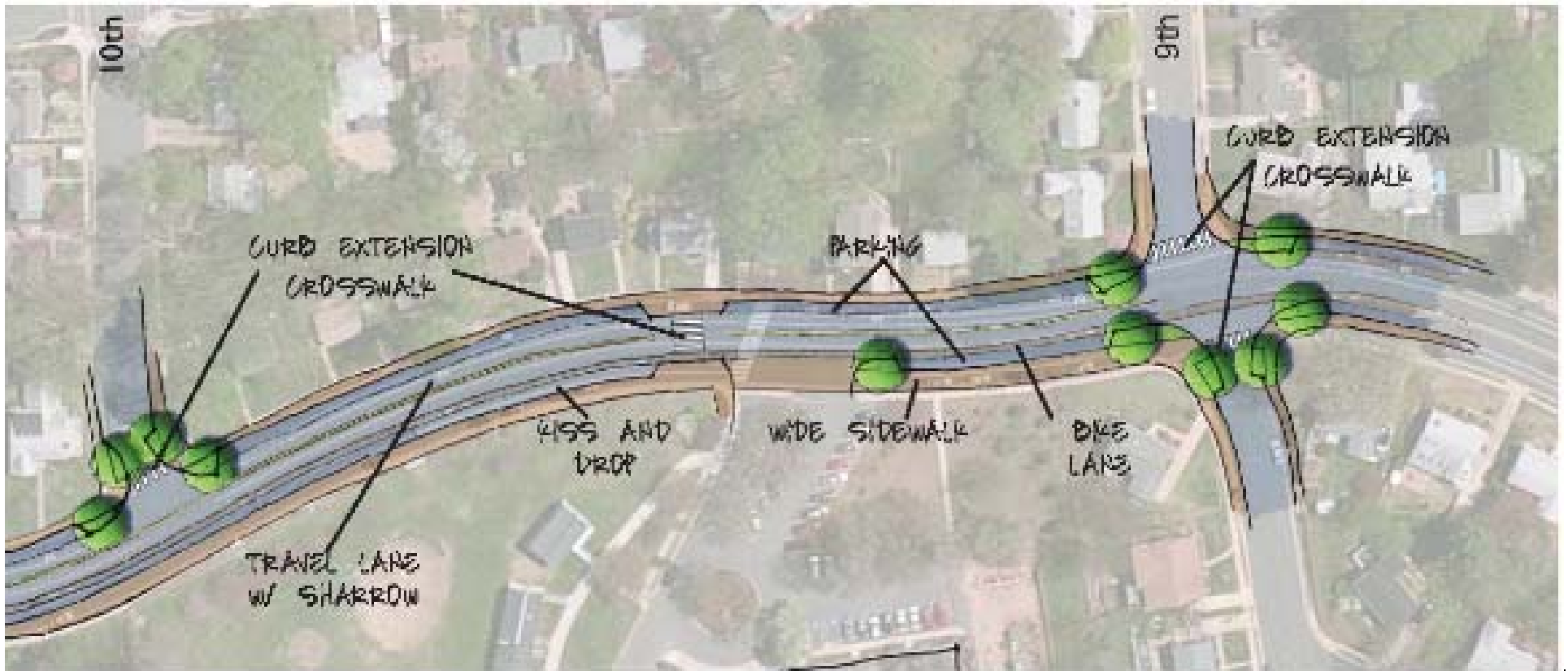
Parking Recommendation to Address Zoning



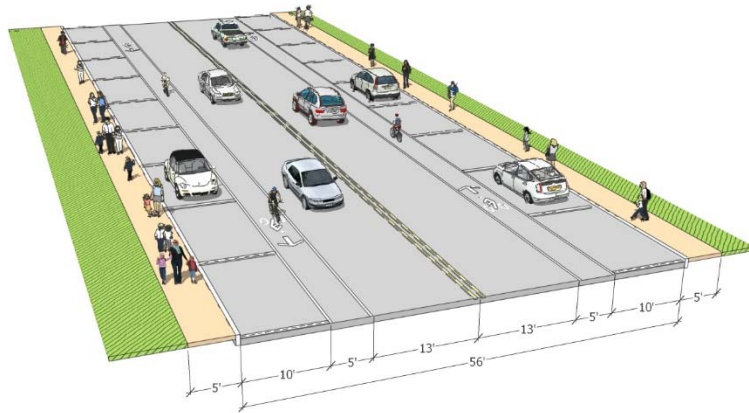
- 60 on-site parking spaces
 - 3x the projected increase in peak hour staff and visitors
 - Will reduce the number of staff and visitors who currently park off-site
- Recommendation less than zoning requirement; APS must request waiver.



Recommendations for McKinley/Ohio



Recommendations for McKinley/Ohio



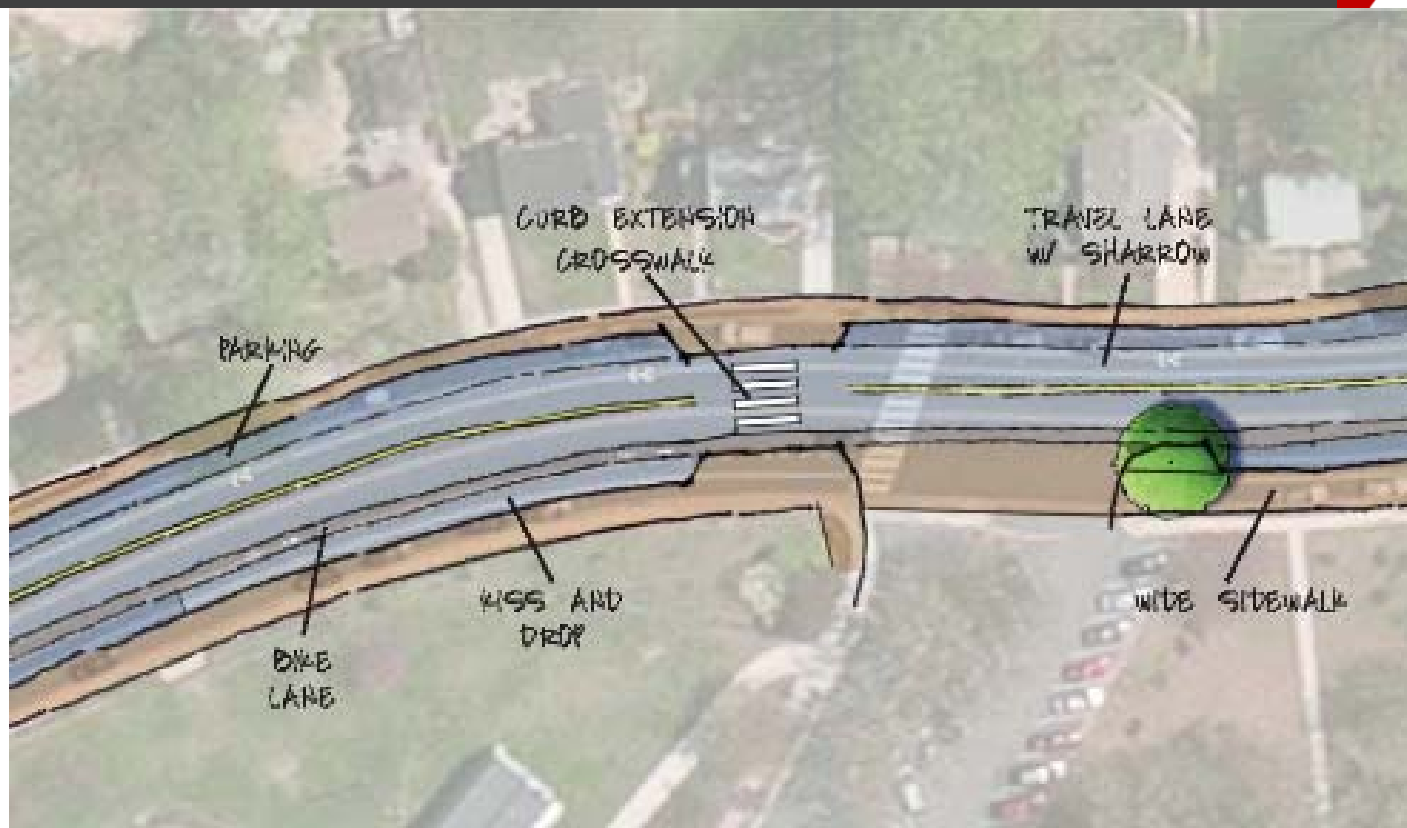
Existing Cross Section



Recommended Cross Section



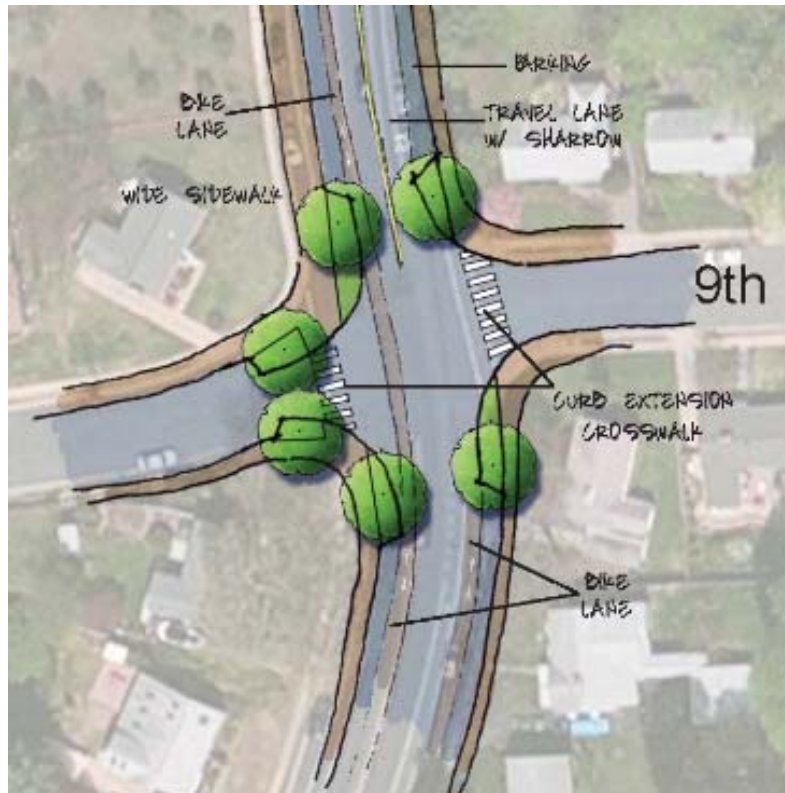
Recommendations for McKinley Crossing



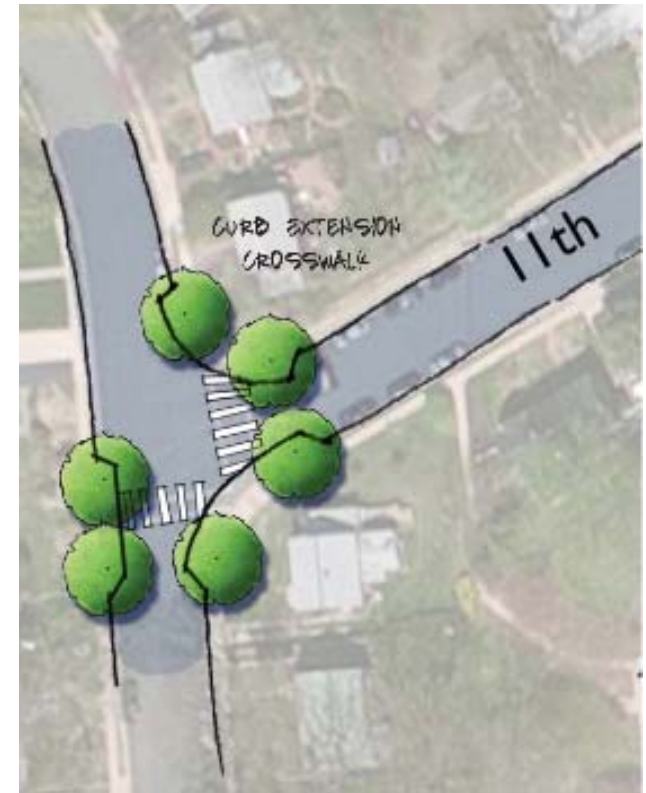
Recommendations for McKinley & 9th and Potomac & 11th

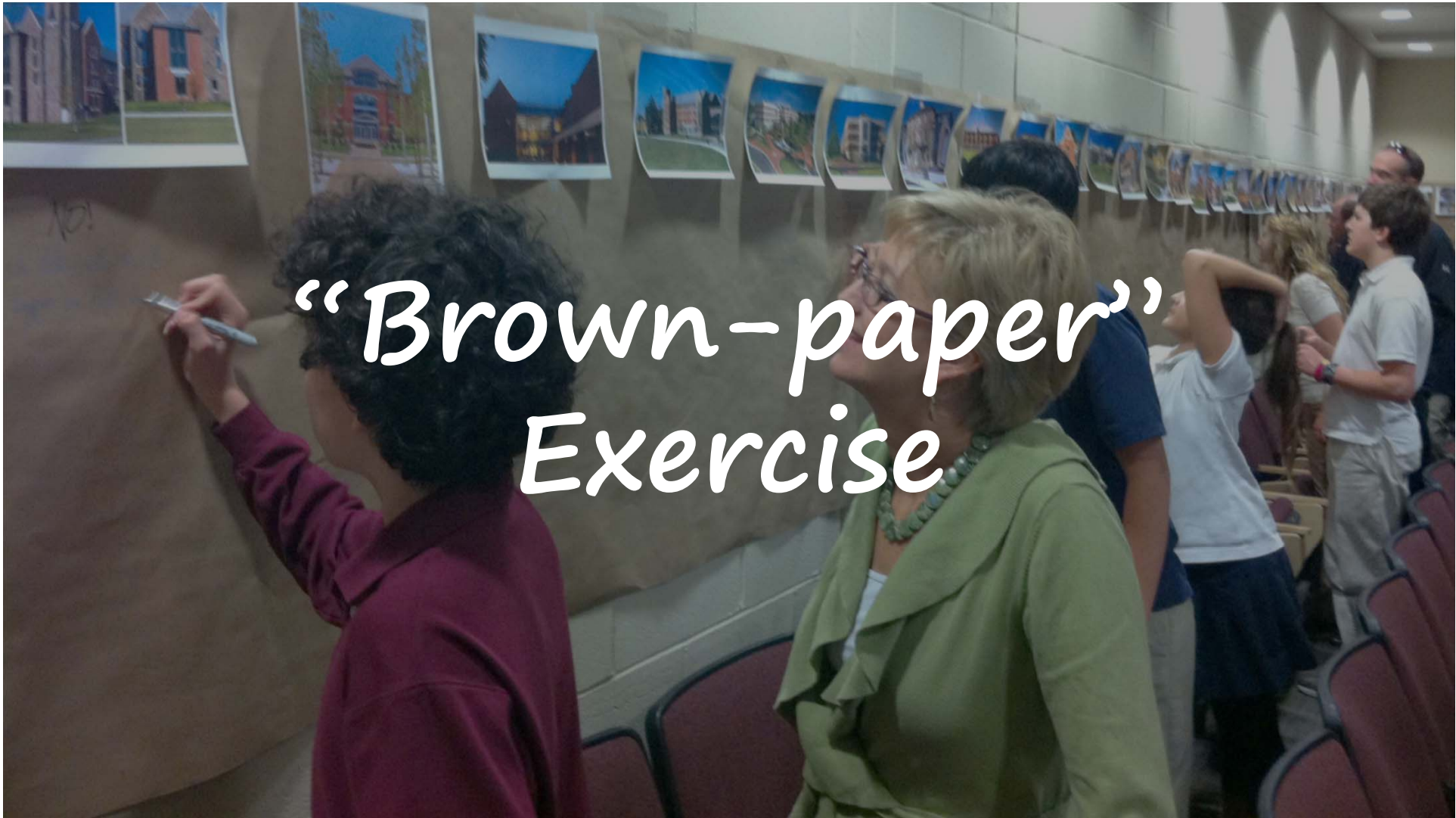


McKinley
& 9th



Potomac
& 11th





*“Brown-paper”
Exercise*



- LIKE LANDSCAPING.
- LIKE BRICK, AND STILL GOOD LIGHT.
- YAY, GARDEN! CAN GARDEN BECOME YEAR ROUND, COMMUNITY SPACE?
- NICE SEATING, THIS FEELS LIKE A MASONRY STYLE THAT WOULD BLEND NICELY WITH EXISTING STRUCTURE.
- THIS IS THE NICEST LOOKING EXTERIOR THAT FITS THE NEIGHBORHOOD AND GIVES LOTS OF NATURAL LIGHT.



- THIS COMES CLOSER THAN MOST TO FITTING WITH THE POST WAR (WWII), BRICK CONSTRUCTION OF THE NEIGHBORHOOD.
- MOST SUITS THE NEIGHBORHOOD.
- LIKE THE OVERALL SCALE AND BRICKWORK.
- YES – LIKE THE BRICK, BUT TOO INSTITUTIONAL. WHERE ARE THE TREES?
- FITS THE NEIGHBORHOOD, BUT TOO FLAT.



- I LIKE THIS ONE. I LIKED THE MIXED MEDIUMS.
- LIKE THE WOOD (?) LOOK.



- WOOD/LANDSCAPING MAKE ENTRY FEEL VERY NOT REAL.
- NICE LANDSCAPING.
- NICE SKY!
- LOVE IT. AMAZING LANDSCAPE AND SO NOT BOXY!



- YES TO NATURAL LIGHT FOR KIDS!
- LIKE THE USE OF WOOD.
- COOL.
- WHO WASHES THESE WINDOWS?

- OK.
- I LIKE ALL OF THE CHAIRS INSIDE.



- GLAD THERE'S LIGHTING.

- AMAZING.
- SO MAJESTIC AND FANCY.
- LOOKS LIKE A FACTORY.



- VERY CLASSY SIGN OUT FRONT.
- STAIRS REMIND ME OF OUR NATURAL GRADING.



- NICE MIX.
- NICE DESIGN – PRESERVES BRICK COLOR AND FEEL OF NEIGHBORHOOD.
- YES! THIS IS THE FEEL OF MADISON MANOR! TRADITIONALLY RED BRICK COLONIAL !! THIS SCHOOL IS THE CENTER OF A NEIGHBORHOOD!
- LOOKS LIKE A COLLEGE. VERY TALL. TOO TALL FOR US.
- LIKE USE OF BRICK, BUT FEELS SO GENERIC.
- THIS FEELS CLOSE TO MCKINLEY’S STYLE.
- WE ARE GOING TO COLLEGE.



- I LIKE THE OVERHANG TO PROTECT THE ENTRANCE FROM ELEMENTS.



- I LIKE THIS ONE, IT IS NOT IMPOSING.
- WEEDS!



- NICE TIERED LANDSCAPING.
- I LIKE IT.
- I LIKE THE TIERED LANDSCAPE – GOOD WAY TO MAXIMIZE GRADE.
- GOOD USE OF THE HILL.



- PRETTY, I LIKE THE GREEN SPACE.
- HAS A NICE FEEL.
- NICE GREEN SPACE.
- NICE USE OF TERRACING FOR GREEN SPACE.
- GOOD FOR OUTDOOR LEARNING.
- GREAT OUTDOOR SPACE FOR MULTI-PURPOSE, AND USES THE GRADE.
- NICE AREA, IT LOOKS AMAZING AND BOSS!
- BEST PLAYING FIELD.
- WOULD BE EXCELLENT SEATING FOR SOCCER/BASEBALL FIELD WHERE TRAILERS ARE NOW.
- SEE THE AVBOREIUM AMPHITHEATER WITH TREES AT SWATHMORE. AVOID SLOPE/STONE SEATS/RANDOM TREES. SHADE/LIGHT/VISIBILITY.



- I LIKE THIS SPACE.
- MORE OF THIS. BEES ON THE ROOF.
- LOVE CLASSROOM GARDENS.
- NICE IDEA. SHOW ME THE MONEY TO KEEP IT.
- LOVE THIS!



- GREAT IDEA, BUT HIGH MAINTENANCE?
- MORE NATURAL AND INDIGENEOUS PLANTS/TREES.
- LOVE THIS. EASY TO MAINTAIN. COULD ALSO WORK INTO CURRICULUM.



- WE DON'T GARDEN AT MCKINLEY!
- YES, GREAT WAY TO HELP CHILDREN UNDERSTAND THAT FOOD COMES FROM THESE ENVIRONMENTS. NOT JUST THE GROCERY STORE.
- NICE. I LIKE THE NATURAL FEEL.
- NICE TIERED GARDEN, GOOD USE OF SPACE.
- NICE, BUT THIS IS THE SCHOOL OF THE ARTS. SHOULD HAVE AN ARTS EMPHASIS.



- I LIKE HOW THE SMALL GROUP SPACE IS OPEN TO AND INTEGRATED WITH THE LARGE GROUP SPACE.
- YES, SMALL GROUP SPACE.
- CHAIRS = NO. BENCHES = YES.
- WOOD IS NOT SUSTAINABLE AFTER EXPOSURE TO ELEMENTS.
- GREAT GREEN SPACE AND NATURAL GATHERING SPOT.



- YES, USE NATURE TO SUPPORT STEM AND STEAM.
- THIS IS GREAT – LOTS OF PLACES TO EXPLORE AND BE PART OF NATURE.
- SAND AND MULCH – UGH. I AM FOREVER PICKING MULCH OUT OF KIDS SHOES AND CLOTHES.



- WHERE DOES THIS GO? UP IN THE WOODS BEHIND SCHOOL?
- YES, NATURAL MATERIALS.

A photograph showing several people in a meeting room, focused on reviewing architectural concept design drawings spread across a table. One person is using a pen to mark a drawing. The scene is dimly lit, emphasizing the collaborative design process.

Concept Design: Option Refinement

Concept Design:

OPTION 1 – SITE PLAN



Concept Design: OPTION 1 – FLOOR PLANS

- Administration
- Art
- Circulation
- Classroom
- Flex / Specials
- Gym
- Kitchen
- Media Center
- Multi Purpose Room
- Music
- Pre-K & Kindergarten
- Special Education
- Support

	ED SPEC.	ACTUAL
PRE-KINDERGARTEN:	2	2
KINDERGARTEN:	4	4
FIRST GRADE:	4	4
SECOND GRADE:	4	4
THIRD GRADE:	4	4
FOURTH GRADE:	4	4
FIFTH GRADE:	4	4
FLEX:	2	2
SPECIAL EDUCATION:	7	7
SPECIALS:	3	3
MUSIC:	2	2
ART:	2	2



Existing School:	57,400 sf
Minor Renovation:	30,400 sf
Major Renovation:	20,000 sf
Demolition:	7,000 sf
New Construction:	37,000 sf
Total – Option 1:	87,400 sf

hord | coplan | macht

Concept Design: OPTION 1 – NE AERIAL PERSPECTIVE



Concept Design: OPTION 1 – SE AERIAL PERSPECTIVE



Concept Design: OPTION 1 – ELEVATIONS



Concept Design:

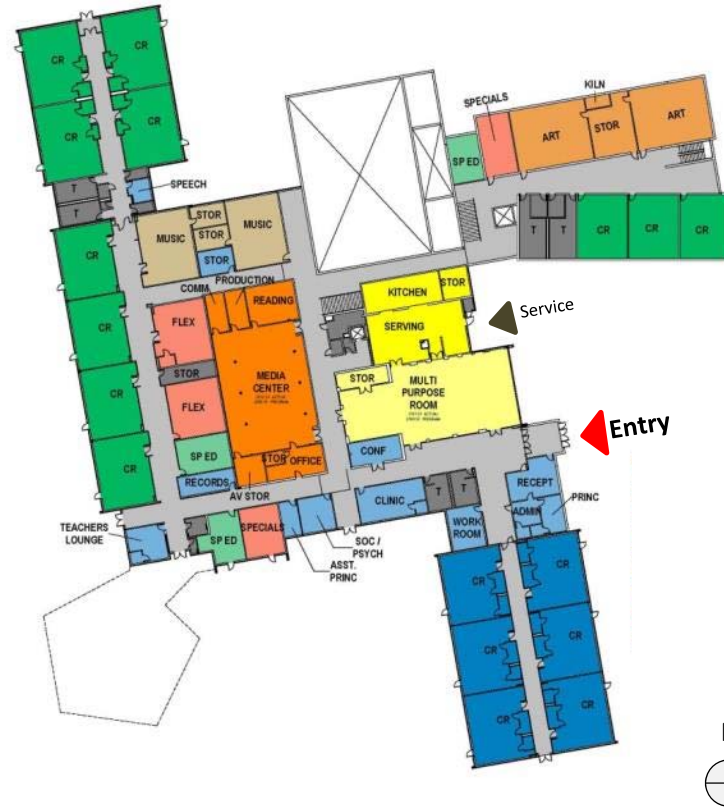
OPTION 2 – SITE PLAN



Concept Design: OPTION 2 – FLOOR PLANS

- Administration
- Art
- Circulation
- Classroom
- Flex / Specials
- Gym
- Kitchen
- Media Center
- Multi Purpose Room
- Music
- Pre-K & Kindergarten
- Special Education
- Support

	ED SPEC.	ACTUAL
PRE-KINDERGARTEN:	2	2
KINDERGARTEN:	4	4
FIRST GRADE:	4	4
SECOND GRADE:	4	4
THIRD GRADE:	4	4
FOURTH GRADE:	4	4
FIFTH GRADE:	4	4
FLEX:	2	2
SPECIAL EDUCATION:	7	7
SPECIALS:	3	3
MUSIC:	2	2
ART:	2	2



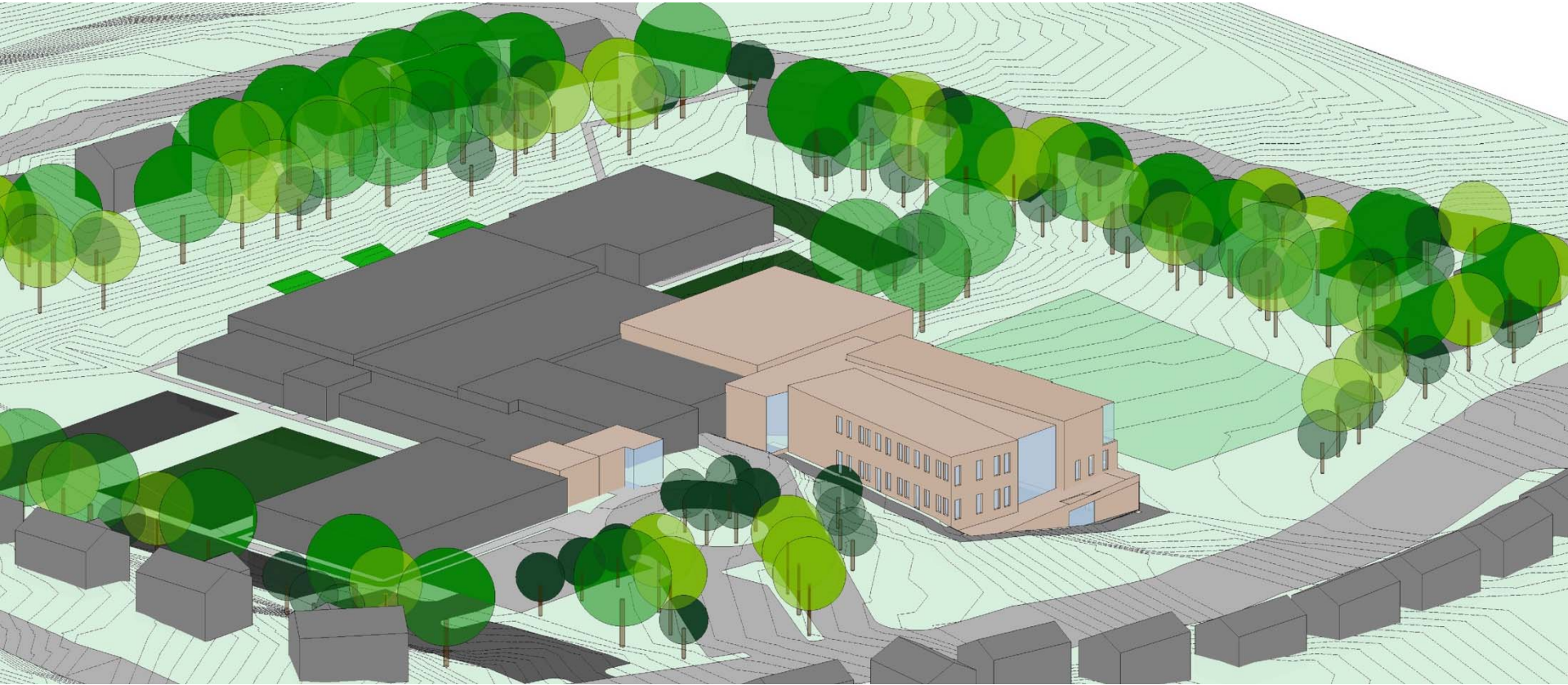
Existing School:	57,400 sf
Minor Renovation:	30,400 sf
Major Renovation:	20,000 sf
Demolition:	7,000 sf
New Construction:	38,000 sf
Total – Option 2:	88,400 sf



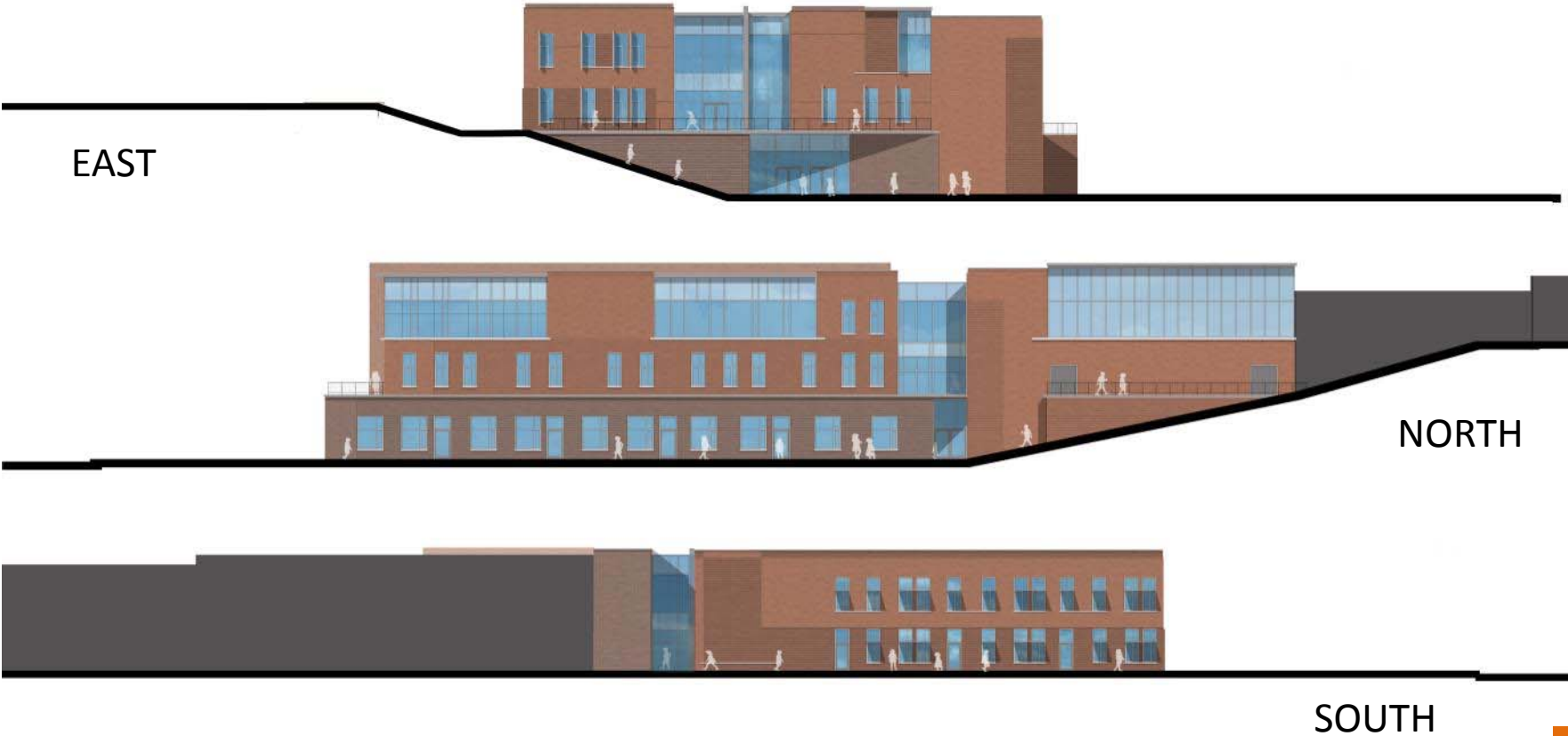
Concept Design: OPTION 2 – NE AERIAL PERSPECTIVE



Concept Design: OPTION 2 – SE AERIAL PERSPECTIVE



Concept Design: OPTION 2 – ELEVATIONS



Concept Design:

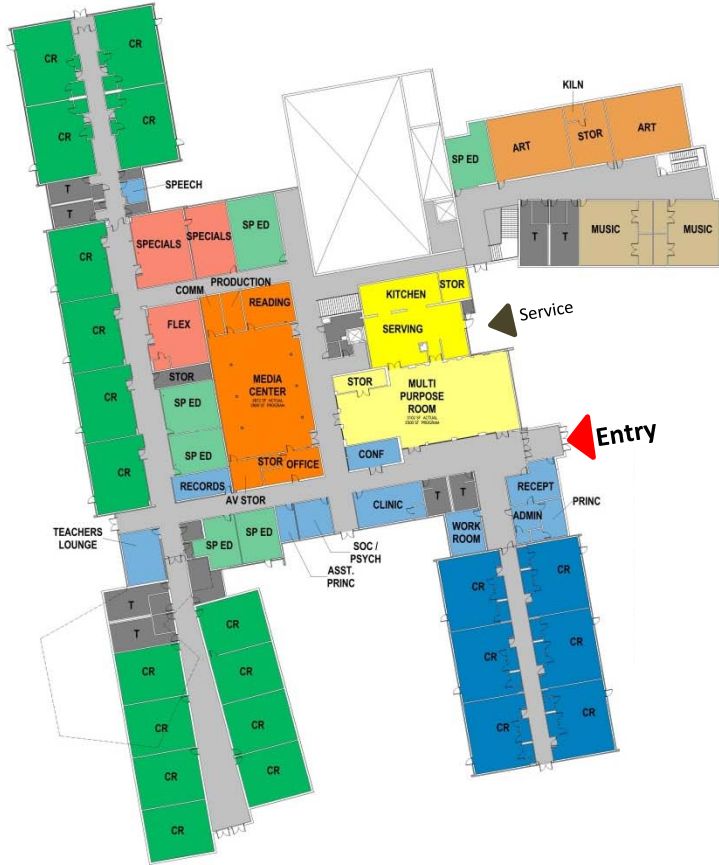
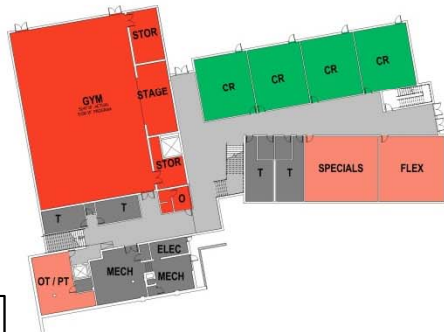
OPTION 3.a – SITE PLAN



Concept Design: OPTION 3.a – FLOOR PLANS

- Administration
- Art
- Circulation
- Classroom
- Flex / Specials
- Gym
- Kitchen
- Media Center
- Multi Purpose Room
- Music
- Pre-K & Kindergarten
- Special Education
- Support

	ED SPEC.	ACTUAL
PRE-KINDERGARTEN:	2	2
KINDERGARTEN:	4	4
FIRST GRADE:	4	4
SECOND GRADE:	4	4
THIRD GRADE:	4	4
FOURTH GRADE:	4	4
FIFTH GRADE:	4	4
FLEX:	2	2
SPECIAL EDUCATION:	7	7
SPECIALS:	3	3
MUSIC:	2	2
ART:	2	2



Existing School:	57,400 sf
Minor Renovation:	30,400 sf
Major Renovation:	20,000 sf
Demolition:	7,000 sf
New Construction:	37,000 sf
Total – Option 1:	87,400 sf



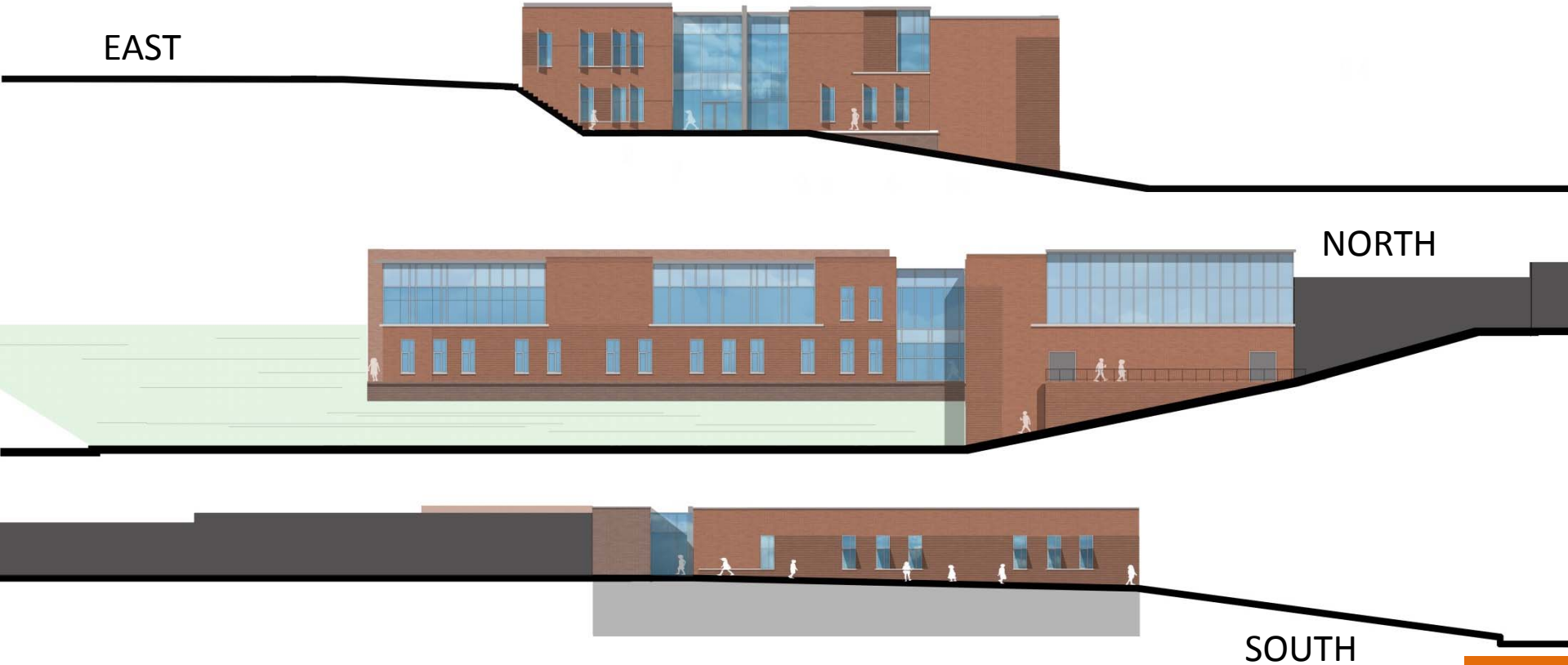
Concept Design: OPTION 3.a – NE AERIAL PERSPECTIVE



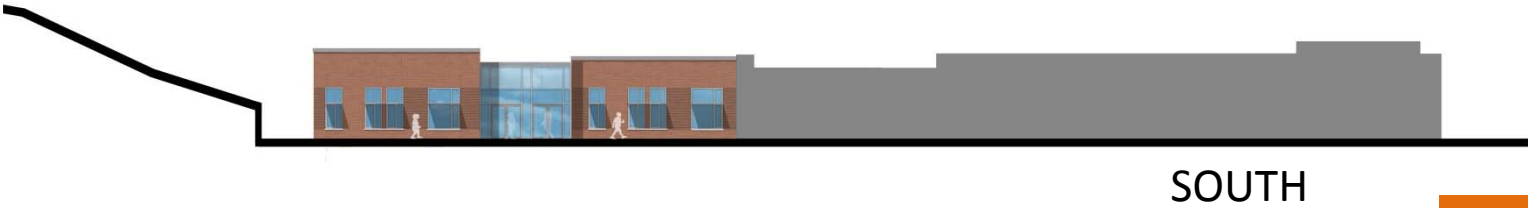
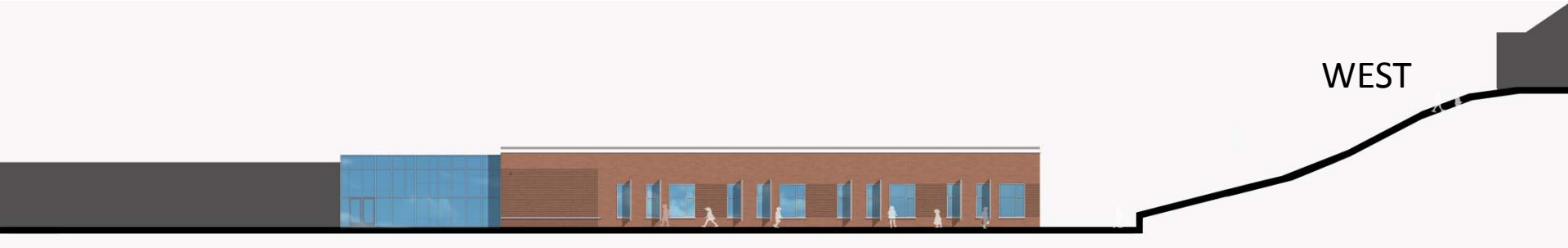
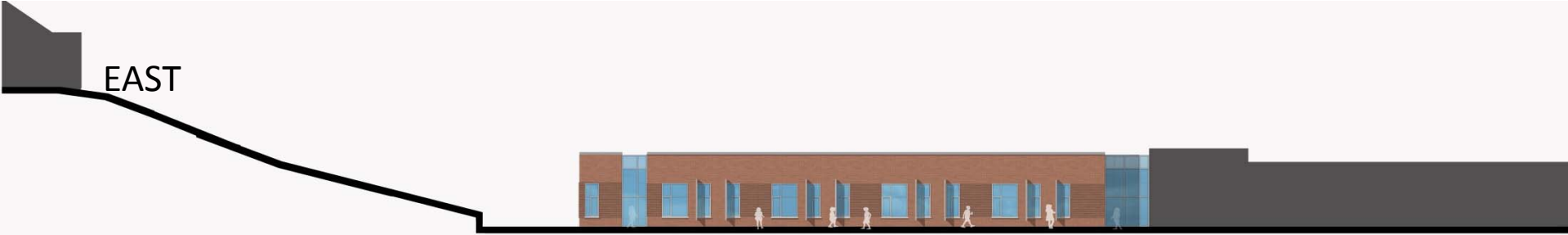
Concept Design: OPTION 3.a – SE AERIAL PERSPECTIVE



Concept Design: OPTION 3.a – ELEVATIONS – EAST ADDITION



Concept Design: OPTION 3.a – ELEVATIONS – SOUTH ADDITION



Concept Design:

OPTION 3.b – SITE PLAN



Concept Design: OPTION 3.b – FLOOR PLANS

- Administration
- Art
- Circulation
- Classroom
- Flex / Specials
- Gym
- Kitchen
- Media Center
- Multi Purpose Room
- Music
- Pre-K & Kindergarten
- Special Education
- Support

	ED SPEC.	ACTUAL
PRE-KINDERGARTEN:	2	2
KINDERGARTEN:	4	4
FIRST GRADE:	4	4
SECOND GRADE:	4	4
THIRD GRADE:	4	4
FOURTH GRADE:	4	4
FIFTH GRADE:	4	4
FLEX:	2	2
SPECIAL EDUCATION:	7	7
SPECIALS:	3	3
MUSIC:	2	2
ART:	2	2



Existing School:	57,400 sf
Minor Renovation:	30,400 sf
Major Renovation:	20,000 sf
Demolition:	7,000 sf
New Construction:	45,000 sf
Total – Option 1:	95,400 sf

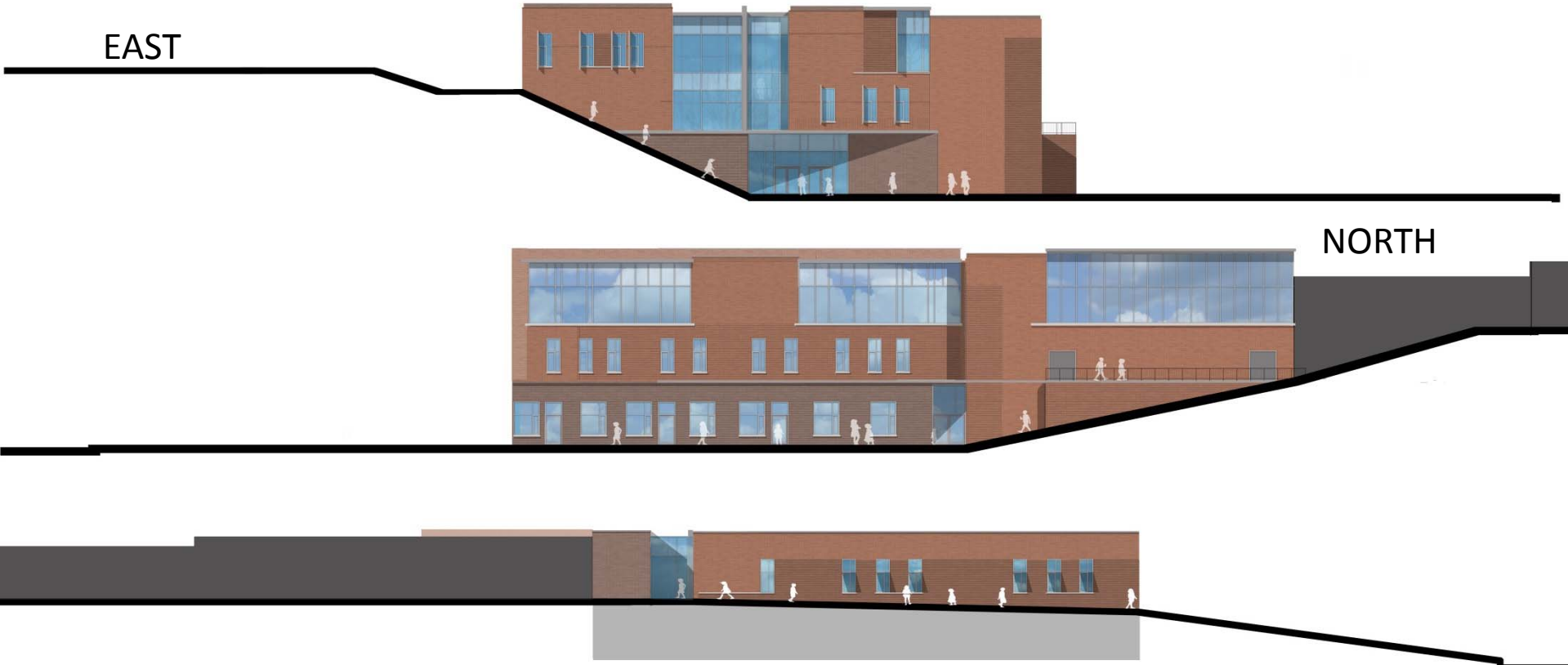
Concept Design: OPTION 3.b – NE AERIAL PERSPECTIVE



Concept Design: OPTION 3.b – SE AERIAL PERSPECTIVE



Concept Design: OPTION 3.b – ELEVATIONS – EAST ADDITION



Concept Design: OPTION 3.b – ELEVATIONS – SOUTH ADDITION



Concept Design:

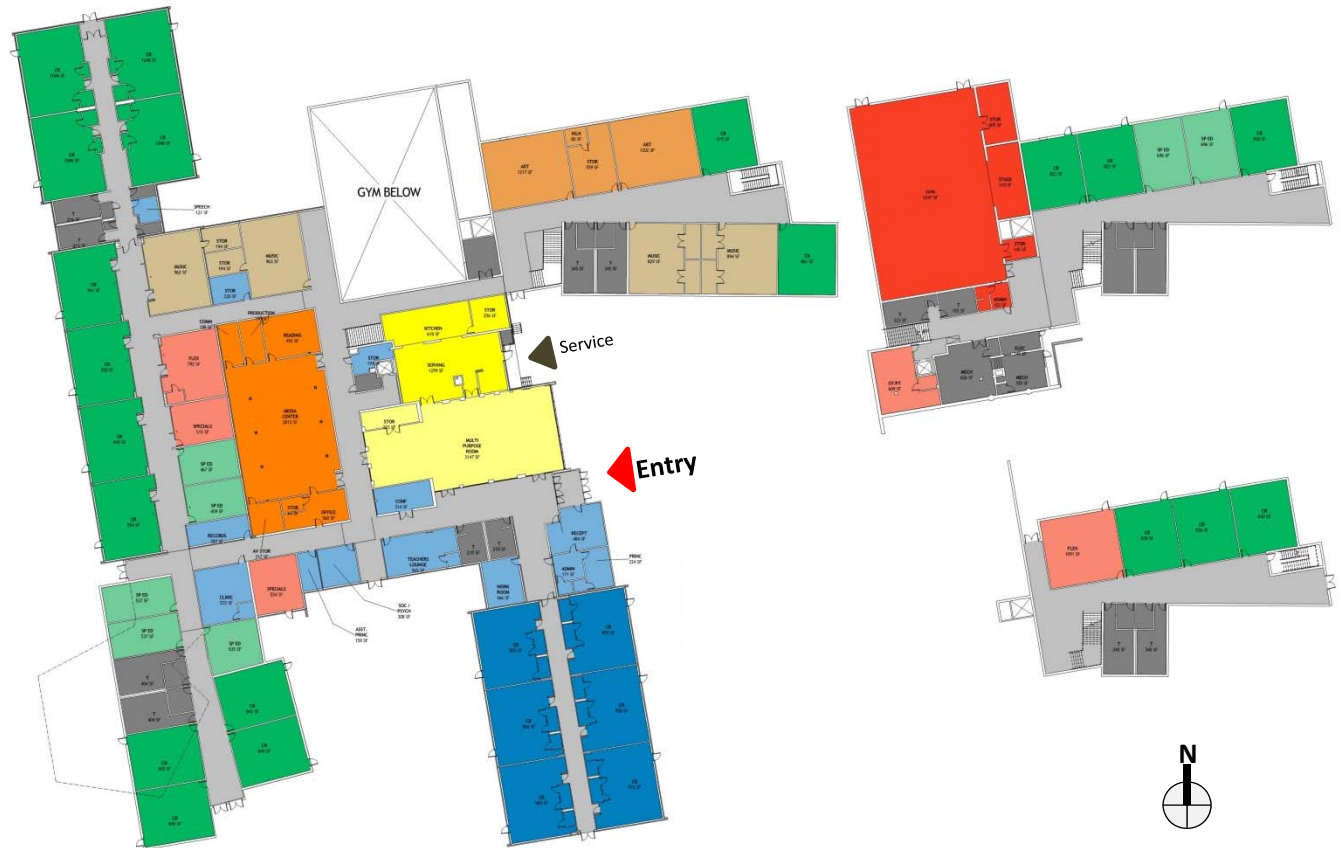
OPTION 3.c – SITE PLAN



Concept Design: OPTION 3.c – FLOOR PLANS

- Administration
- Art
- Circulation
- Classroom
- Flex / Specials
- Gym
- Kitchen
- Media Center
- Multi Purpose Room
- Music
- Pre-K & Kindergarten
- Special Education
- Support

	ED SPEC.	ACTUAL
PRE-KINDERGARTEN:	2	2
KINDERGARTEN:	4	4
FIRST GRADE:	4	4
SECOND GRADE:	4	4
THIRD GRADE:	4	4
FOURTH GRADE:	4	4
FIFTH GRADE:	4	4
FLEX:	2	2
SPECIAL EDUCATION:	7	7
SPECIALS:	3	3
MUSIC:	2	2
ART:	2	2



Existing School:	57,400 sf
Minor Renovation:	30,400 sf
Major Renovation:	20,000 sf
Demolition:	7,000 sf
New Construction:	xx,xxx sf
Total – Option 1:	xx,xxx sf





Discussion

DISCUSSION



Option 1



Option 2



Option 3a



Option 3b
(3.c sim)

Next Meeting – BLPC #9 – 1.14.14:



Extra Slides – not used



- DON'T LIKE YELLOW BRICK. WE'RE NOT IN KANSAS.
- AGREED!
- NO TREES. ☹️
- ALMOST FEELS FEDERAL.

- NO.



- LIKE BRICKWORK (ONLY RED BRICK).
- SIGN AND EAGLE MAKE BOLD STATEMENT AND CREATE IDENTITY.

- TOO LONG.



- TOO MODERN AND BOXY.
- VERY DIFFERENT WITH EXPOSED PIPES/DUCTS;
HANGING LAMPS.
- AWESOME.



- WAY TOO MUCH GLASS.
- TOO MUCH GLASS AND STERILE LOOKING.



- DON'T LIKE EXTERIOR STAIRS. WOULDN'T WORK FOR ELEMENTARY AGE KIDS. STAIRS MAKE IT LOOK LIKE A STADIUM, NOT SCHOOL.
- DON'T LIKE DESIGN – ALL ASPECTS.
- AWESOME
- GREAT
- AWESOME
- AWESOME
- AWESOME



- LOOKS LIKE THE TEMPORARY STRUCTURES BY NATS PARK.
- LOOKS LIKE SHIPPING CONTAINERS – TOO INDUSTRIAL.
- UGLY! I AGREE (WITH ABOVE).
- TOO CONTEMPORARY.
- AWESOME.
- AMAZING AND MAJESTIC.



- WHERE ARE THE TREES AND NATURAL BRICKWORK?
- TREES MISSING.



- DON'T LIKE EXTERIOR STAIRS. WOULDN'T WORK FOR ELEMENTARY AGE KIDS. STAIRS MAKE IT LOOK LIKE A STADIUM, NOT SCHOOL.
- DON'T LIKE DESIGN – ALL ASPECTS.

- AWESOME
- GREAT
- AWESOME
- AWESOME
- AWESOME



- TOO INSTITUTIONAL AND DOES NOT MATCH NEIGHBORHOOD.
- BLAH.



- I LIKE THIS ONE. UNDERSTATED. LOTS OF LIFE.
- NICE DESIGN, BUT PREFER RED BRICK.
- GOOD LOOKING AND LOTS OF LIGHT.
- DON'T LIKE THE STONE / MARBLE STUFF.
- CONTRASTING STONE TO BRICK MAY BE NICE.



- LOOKS LIKE IT WAS BUILT IN THE 80'S AND THAT'S NOT A GOOD THING.
- YAY! GARDEN!
- LOVE THE GARDEN! PLEASE BUILD GARDEN INTO WHATEVER DESIGN YOU CHOOSE!
- DON'T LIKE THE GARDEN.



- DON'T LIKE EXPOSED STAIRCASE.
- I ACTUALLY KIND OF LIKE THE EXPOSED STAIRCASE. GOOD USE OF NATURAL LIGHT.
- TALL.



- YUCK. TOO LARGE AND SHOWY.
- DON'T THINK ROOFLINE SHOULD GET TOO FANCY.



- LIKE IT, NOT TOO GLOSSY OR WOODY!



- DON'T LIKE CORRUGATED STEEL LOOK.
- DON'T LIKE INDUSTRIAL DESIGN. WHY COVER THE WINDOWS?
- BIG LIBRARY.
- STUPID.



- THE MALL. NICE STAIR ENTRANCE. IS THE FACT THAT THIS IS EXPOSED TO ELEMENTS(SNOW, ICE) A MAINTENANCE PROBLEM?
- I LIKE IT, BUT THE ORIGINAL STYLE IS THE BEST.
- BEST ONE.
- COOL.



- LOVELY BUT DOESN'T FIT OUR NEIGHBORHOOD.
- DOESN'T FIT NEIGHBORHOOD.



- TOO PLAIN AND LOOKS LIKE A TYPICAL ELEMENTARY SCHOOL. NO ARCHITECTURAL VALUE.
- LOOKS LIKE ANY OTHER ELEMENTARY.
- NO WAY.



- NICE. UNDERSTATED.
- TOO INSTITUTIONAL
- NICE MASS BREAKDOWN.
- TOO MODERN. TOO BOXY.
- I THINK IT WOULD BE COOL TO HAVE A FIELD.
- I HATE SOCCER.



- TOO 70'S.
- YES! CONCRETE UGH!
- TRIANGULAR ROOF – NO. TIERED LANDSCAPING – YES.

- NEVER.
- MODERN, WOW!



- DOESN'T BLEND WITH THE NEIGHBORHOOD ARCHITECTURE, BUT PRETTY DESIGN.
- THREE STORIES SEEMS TOO HIGH FOR THIS RANGE (ELEMENTARY). OVERWHELMING FOR THE KIDS.
- 3 FLOORS WOW!



- TOO BOXY. NOT ENOUGH WINDOWS.



- 50'S-60'S? NOPE!!!
- HATE THIS ONE! BATH HOUSE?
- CHECKER BOARD NO. WINDOWS TOO SMALL.
- SO UGLY.



- DON'T CARE FOR TWO TONE LOOK.
- BLAH.

- COOL.



- I LIKE THE BLEND OF GLASS AND RED BRICK.
- DOESN'T FEEL LIKE THE NEIGHBORHOOD.
- NOT A FAN OF THIS BOXY DESIGN.
- TOO TALL. GOOD USE OF GLASS.
- TOO MUCH GLASS WOULD CHANGE THE CHARACTER OF MCKINLEY.



- NICE TIERED LANDSCAPING.
- I LIKE IT.
- I LIKE THE TIERED LANDSCAPE – GOOD WAY TO MAXIMIZE GRADE.
- GOOD USE OF THE HILL.



- UGLY. LOOKS LIKE A BOX STORE.
- NOT VERY WELCOMING.
- TOO MUCH GLASS, DOESN'T SUIT NEIGHBORHOOD.
- TOO MUCH GLASS FOR NEIGHBORHOOD.
- GLASS IS OKAY, BUT CONCRETE LOOKS TOO BARE.
- COOL
- SO BIG....I LOVE IT!



- TOO MODERN FOR MADISON MANOR/DOMINION HILLS.
- THIS MAY BE TOO MODERN FOR NEIGHBORHOOD, BUT EMPHASIZES SCHOOL OF THE ARTS.
- LOOKS LIKE A MUSEUM.
- SWEET.



- TOO MODERN.
- SILLY ROOF.



- I LIKE THE OVERHANG TO PROTECT THE ENTRANCE FROM ELEMENTS.



- I LIKE THIS ONE, IT IS NOT IMPOSING.
- WEEDS!



- DON'T LIKE ISOLATED SPACE.
- NO.
- BOO!



- LOOKS LIKE A MUD PIT AFTER IT RAINS.
- WHAT HAPPENS TO THIS WHEN THERE'S NO MONEY TO KEEP THIS UP? LAKE MCKINLEY 2?



- TOO MODERN AND TRENDY. QUICKLY WILL BE DATED.



- NO. DON'T FENCE IN/OUT NATURE.
- VERY STERILE!
- TOO HOT.

- LOVE THE PLAYGROUND. THE PLAYGROUND IS SO COOL!



- GOOD BLEND OF HARD TOP, GRASS, AND TREES. NOT SO TALL TO BLOCK SUN FROM GRASS.
- NICE FLAT MULTI-PURPOSE PLAY AREA.



- ON A SITE THIS TIGHT EVERY PLACE SHOULD HAVE AN EDUCATIONAL PURPOSE (BOLDLY DEFINED).
OUTDOOR CLASSROOMS? RAIN GARDENS?

BLPC Factors Discussed, But Ultimately Not Used In Determining Preferences

Cost	<ul style="list-style-type: none">• At this time the numbers are not strong enough to suggest a benefit to one over the other
Relocatables	<ul style="list-style-type: none">• Cost to move current relocatables will be somewhat of a wash to adding another relocatable• If we can accommodate classes inside we will do so for either option
Impact during construction	<ul style="list-style-type: none">• Did not feel it in the best interest to consider temporary issues over the best long term building solution for the community
Interior	<ul style="list-style-type: none">• Assumption that all of our requirements can be met with either design• <i>Would favor a design if cost difference was significant enough to lose the desired changes to interior on one vs. other (i.e. the gymnasium)</i>
Additional Parking	<ul style="list-style-type: none">• We are working under the assumption that both options will have the same solution to parking resulting in difference in the options
Security	<ul style="list-style-type: none">• We found no evidence that supported one option more secure over the other as far as the building structure itself

Benefits

- “Hidden” addition consistent with McKinley culture
- Staff feels it will allow for more camaraderie
- Clear way-finding around school’s central core
- Cost effective way to resolve the pentagon issue
- Allows for visual flow across the school
- Provides larger soccer field/play area
- Not as visible to community and McKinley Road neighbors
- Creates nice courtyard/gathering space between buildings (should not be considered a play area)

Option 1



Challenges

- Proximity to neighbors in the back
- 2 story addition may seem very high because it is already at an elevation
- Loss of sledding hill in the back
- Additional site work for retaining walls
- Reduces play areas
- Concern of flooding due to the nature of water issues in that area
- Limiting view for classrooms on the back of the addition (faces a hill)
- Loses the blacktop (Used for recess, extended day and by the community)
- Requires replacing the pentagon therefore building a larger addition
- Topography limits options for design
- Addition is not optimally solar orientated

Benefits

- Makes use of the existing grades
- Allows for two discrete play areas
- Maintains current play space in the back and potentially expands it (due to demolition of pentagon)
- Good solar orientation
- Provides a new front face for the school
- Allows the 'sledding hill' to remain for community
- Creates a three story addition very visible as you drive up McKinley Road (this has been argued a pro and con) Pro for safety (drivers aware school is there)
- More pleasant view from addition classrooms

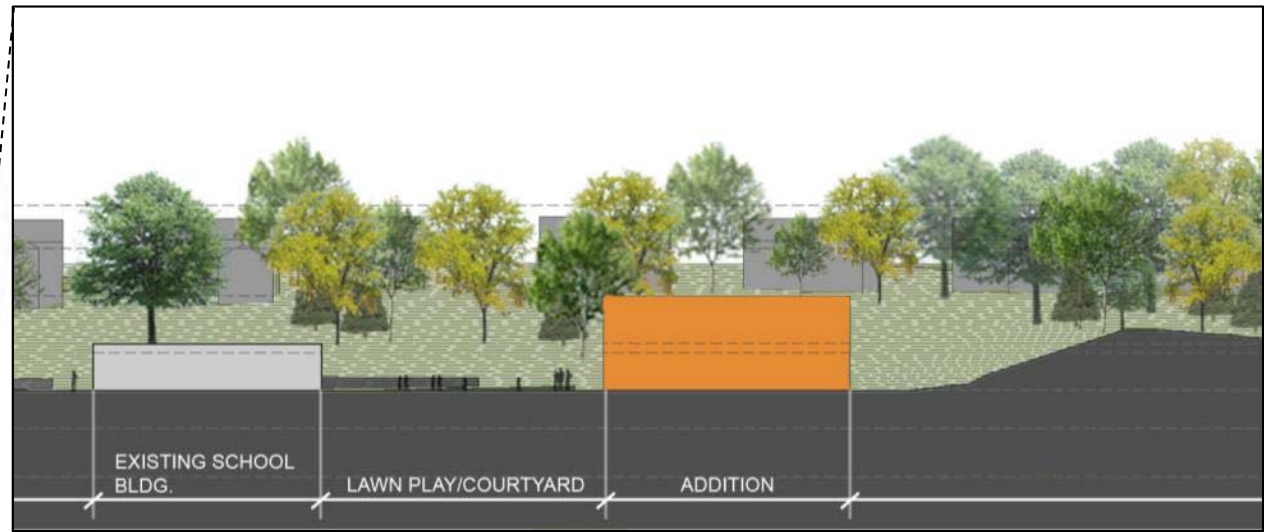
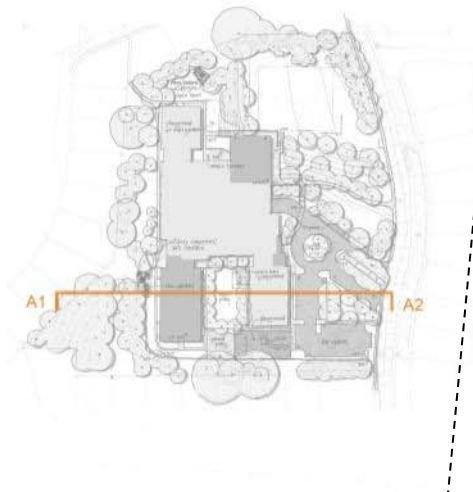
Option 2



Challenges

- Creates a three story addition very visible as you drive up McKinley Road (this has been argued a pro and con)
- Adds to the current dysfunctional flow as you internally walk the school
- Makes access to the playground more challenging for community (access from the baseball/soccer field)

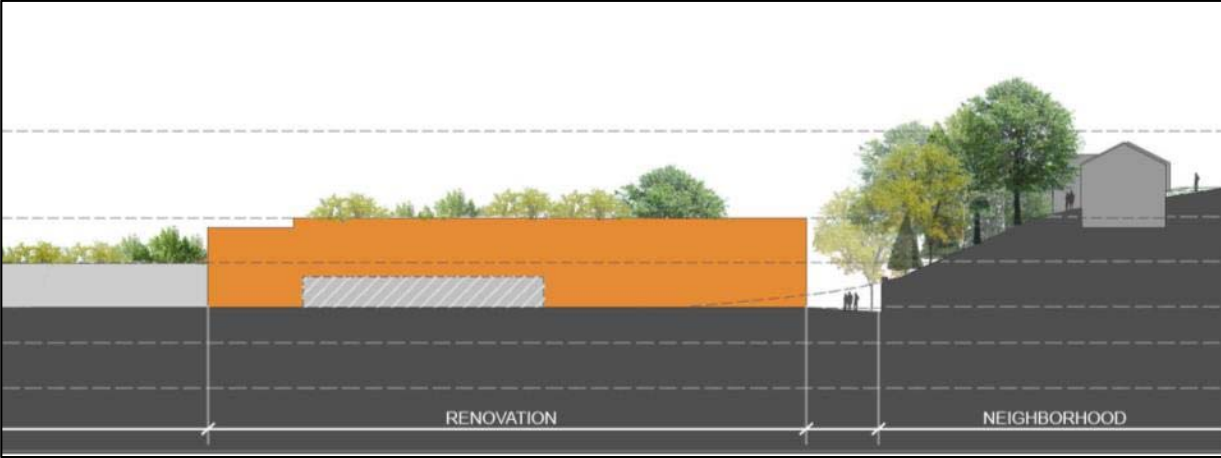
Concept Design: OPTION 1 – SITE SECTION



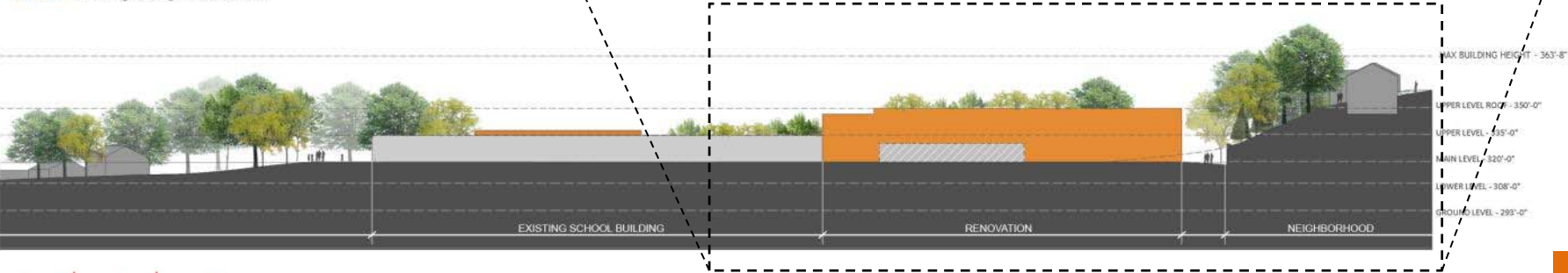
OPTION 1 Section A1 - A2



Concept Design: OPTION 1 – SITE SECTION



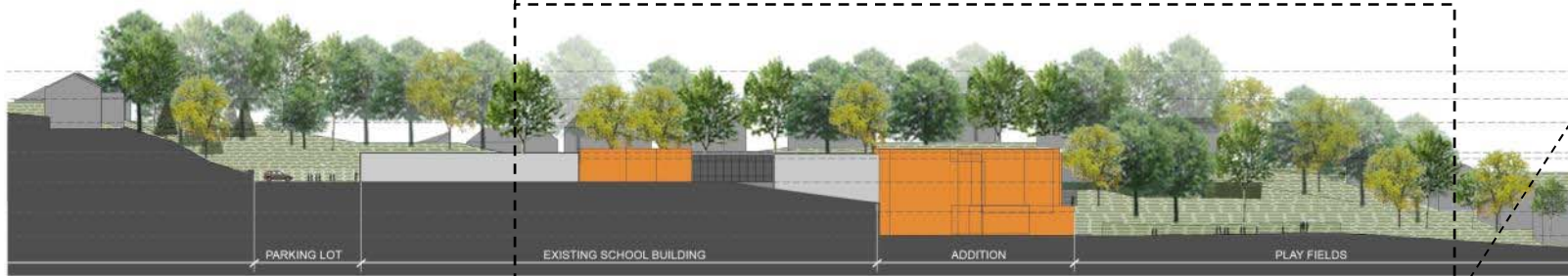
OPTION 1 Section @ Existing BLDG. & Addition



Concept Design: OPTION 2 – SITE SECTION



OPTION 2 Section A1 - A2



- MAXIMUM BUILDING HEIGHT - 363'-8"
- 2'-0"
- UPPER LEVEL ROOF - 350'-0"
- UPPER LEVEL - 335'-0"
- LEVEL 3 - 332'-0"
- MAIN LEVEL - 320'-0"
- LOWER LEVEL - 308'-0"
- GROUND LEVEL - 293'-0"

Concept Design: OPTION 2 – SITE SECTION

