

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

NORTHWOOD ELEMENTARY #242

AUGUST 2018



PREPARED BY: CITY SCHOOLS STAFF

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PART 3

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A. PROJECT SUMMARY

A. PROJECT SUMMARY

A.1 Project Justification:

Northwood E currently serves children in grades PK-5 and is located in North Baltimore. The existing Northwood E #242 building has a Facility Condition Index (FCI) of 114.3% and an Education Adequacy Score (EAS) of 62.9. This FCI suggests that renovation or replacement should both be considered, and that replacement may be the more cost-effective option. The current building has a short floor to ceiling height, limiting the amount of technology that can be added in, in addition to inflexible masonry walls which prevent any classroom expansion. The size of the school population compared to the building size requires that the program use the modular for core teaching spaces even though it is almost 50 years old and beyond its lifespan.

The project will start construction January 2020, and is planned to be complete by December of 2021. In SY 2022-23, the anticipated state rated capacity of the building will be 704, and its target utilization rate will be 90%.

A.2 Project Description:

The current Northwood Elementary #242 building was built in 1951 at 68,166 square feet. A 15,650 sf modular that is still heavily used was added in 1970 for a total square footage of 83,816 sf. The feasibility study will determine if this project is a renovation/addition or replacement. For the development of the site specific educational specification a modified PK-5 prototype was used for the standard.

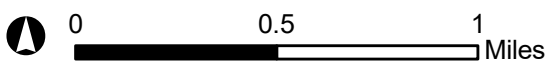
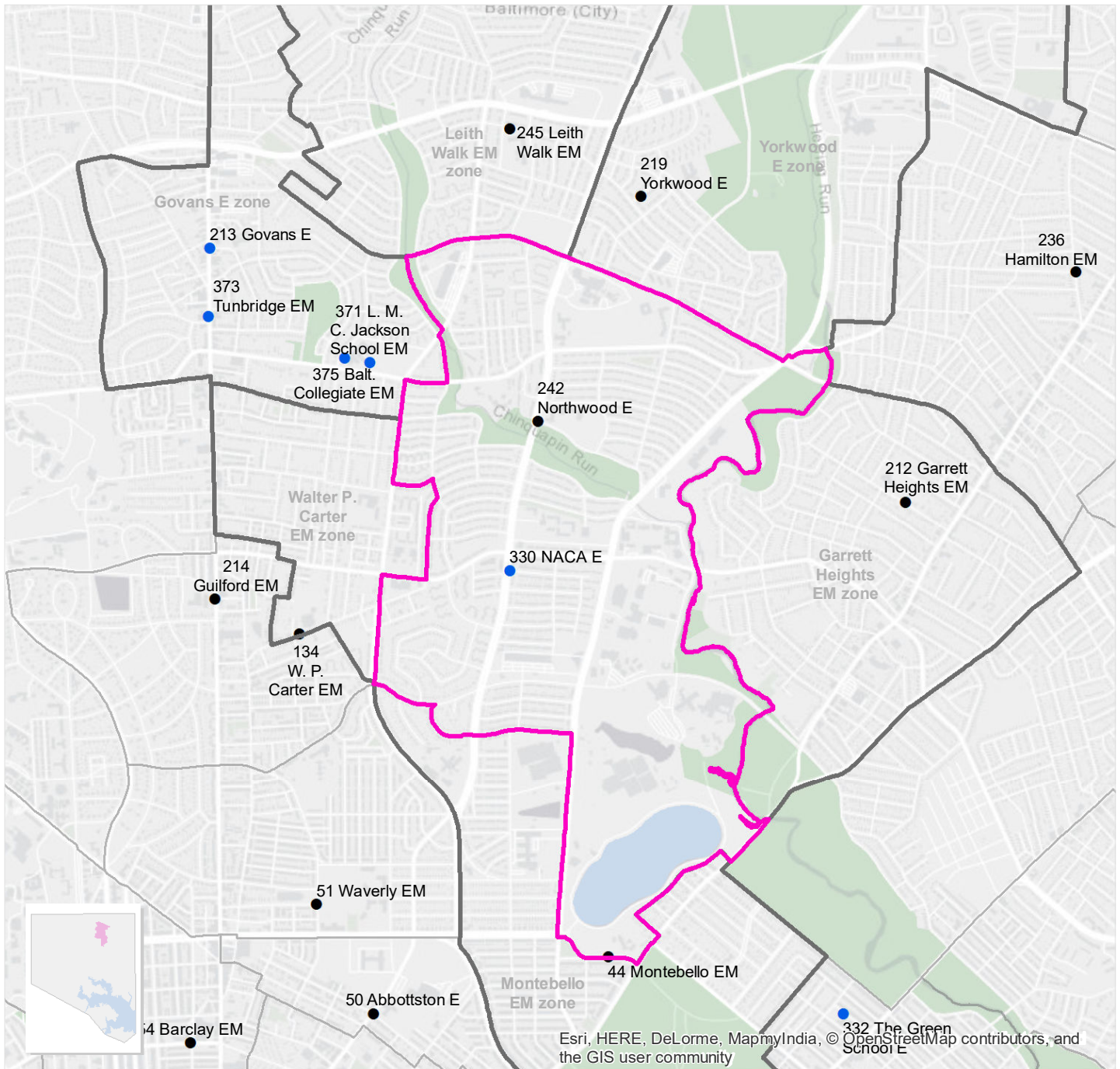
A.3 Proposed Schedule

Schedule		
Task	Start	Complete
Educational Specifications	August 2015	June 2018
Feasibility Study	August 2015	July 2018
Approvals	August 2018	October 2018
Design	November 2018	October 2019
Finalize GMP Approvals	December 2019	
Construction	January 2020	November 2021
Occupancy	December 2021	

A.4 Facility Summary

Facility Summary		
	SY2017-18	SY2022-23 Projected
State Rated Capacity	625	704
Full Time Enrollment	661	559
Relocatables	None	None
Gross Square Footage	83,816	98,901

#242 Northwood E



- Northwood Zone
- Adjacent Zones
- Charter
- Non-Charter/Traditional
- SY1718 E Zones

B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

Northwood E #242 is located in the Northwood Neighborhood, which is in the Northern geographic area of Baltimore City. It is located in Community Statistical Area (CSA) #2. The CSA Group is a mix of residential, institutional, and commercial. As of 2015, approximately 85.7% of the population was African-American, down from 90% in 2010.

The York Road Community Strategic Neighborhood Action Plan (SNAP) from 2006 covers the far northwest portion of this cluster. This area was also a focus of the York Road Urban Land Institute (ULI) Technical Assistance Panel (TAP) in 2013. Communities in the eastern section participated in the Morgan Community Mile, an anchor-based community development strategy of Morgan State University.

Development in the area includes:

GEDCO is planning for a mixed-use development at the corner of E. Coldspring Lane and The Alameda. The residential program will be 100-120 senior apartments.

Most of the housing in this area is classified as D, near the City average in sales prices but with markedly higher foreclosure. Smaller segments of the housing are classified as F. These markets experience sales prices below the city average.

B.2 School Description and History:

The current Northwood Elementary #242 building was built in 1951 at 68,166 square feet. A 15,650 sf modular that is still heavily used was added in 1970 for a total square footage of 83,816 sf. The school had 661 students enrolled for the 2017-18 school year, which is approximately the same from SY2016-17 when 663 students were enrolled. The school is over-utilized with an SY2017-18 utilization of 106%. This calculation includes the 1970 modular which is heavily used.

The demographics for SY17-18 were:

Hispanic:	2%
Non-Hispanic African American:	97%
Non-Hispanic American Indian:	0.3%
Non-Hispanic Asian:	1.4%
Non-Hispanic Native Hawaiian/Pacific Islander:	0%
Non-Hispanic White:	1%

B.3 Existing Site Plans, Floor Plans, and Photographs:

Existing Site and Floor Plans are located in the Appendix.



East facade



Library



Library



Classroom



Hallway



View towards courtyard



Neighborhood



Rec Center



Modular



Classroom



Classroom



Exterior

B.4 Summary of Recent Feasibility Studies or Assessments:

Results of the Jacob's building assessment report (2011):

The Facility Condition Index (FCI) is an indicator of the basic condition of the building. It compares the cost of renovating an existing building to the cost of constructing a new building of the same size; in general, an FCI greater than 75 percent indicates that constructing a new building should be considered. 2011 estimated costs were higher to renovate the Northwood building than to replace it, giving an FCI of 114.3 percent. This FCI suggests that renovation or replacement should both be considered, and that replacement may be the more cost-effective option.

The target Educational Adequacy Score is 80 for district buildings in which instruction occurs. The Northwood building has an Educational Adequacy Score of 62.9, indicating that it does not meet the standard for supporting excellent teaching and learning.

This utilization rate, together with an analysis of projected enrollment trends in the community, points to the need to increase the capacity of this building (either with an addition as part of renovation of the existing building or with a new, larger building) to lower its utilization rate to a target of 90 percent.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C.1 School Grade Organization:

Northwood E is a traditional elementary school with grades PK to 5.

In general, lower grades will be grouped together (PK-2) and upper grades will be grouped together (3-5).

C.2 Proposed Curriculum:

The Northwood E project does not contain any specialized programs that would necessitate additional specifications beyond the Part II prototypes.

C.3 Proposed Staff of entire program:

Proposed Staff	
Position	Quantity
Principal	1
Assistant Principal	2
Teacher - General Educators	30
Teacher - Special Education	3
Teacher - Physical Education	1
Teacher - Science	1
Teacher - Foreign Language	0
Teacher - Art	2
Teacher - Music	2
Teacher - Technology	1
Teacher - Staff Developer	2
Paraeducator	4
Paraeducator - Special Education	3
Assistant - Non-Instructional/10mth	3
Staff Associate/10mth	2
Educational Associate/10mth	2
Librarian	1
Secretary I - School	1
Speech Pathologist	1
Guidance Counselor	1
Psychologist	2
Social Worker	2
Nurse	1
Occupational Therapist	1
Manager I - Cafeteria	1
Food Services Worker I/3.5 hrs	2
Food Services Worker I/6 hrs	1
Custodial Worker I/12 mth	2

C.4 Enrollment Projections:

Enrollment projections are based on historic trends using the GPR (grade progression ratio), which uses historical enrollment in conjunction with the number of students who progress on to the following year. While these values are the basis for the design capacity at a school, a number of other factors are taken into consideration, including recent developments, population growths, and general community trends. Current projections show the school experiencing a decline which aligns with overall district declines, however City Schools believes that the steady population and enrollment in this area will continue and the program will have no issue meeting the 90% target utilization.

242 Northwood E (Proposed SRC is 704)											
Grade	Current	Projected									
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
PK	91	89	89	89	89	89	89	89	89	89	89
K	97	86	87	85	79	77	75	72	70	68	65
1	88	92	81	81	80	75	74	72	71	69	68
2	87	87	88	80	80	79	76	75	74	73	72
3	105	82	81	86	77	78	78	75	75	75	74
4	99	111	87	87	91	83	84	85	82	83	84
5	94	86	95	75	74	78	72	74	75	74	75
TOTAL	661	633	608	583	570	559	548	542	536	531	527
	106%	101%	97%	93%	91%	79%	78%	77%	76%	75%	75%

C.5 Future Programs and Services:

Community Partners

The Out of School Time Support and the Community Services Suite are all components of the Community Space. The Community Services Suite includes a pantry, personal care space with shower, and laundry space. Additional program and service options which may be located within the Community Space include; an after school program for students, day care services, social services facilities, counseling facilities, offices, conference rooms, recreational spaces and multi-purpose use spaces.

Baltimore City Schools General Education Specification calls for 21st Century School Buildings to become hubs of the community. Creating schools as hubs includes incorporating programs and services for students, parents, and community members within the school building. It also includes providing an opportunity for them to determine which programs and services should be included in the 3000 square feet of community space. To engage stakeholders in the program, service needs and design of the community space, City Schools worked with the Mayors Office and the Family League of Baltimore to incorporate the Community Schools Planning process used at more than 40 City Schools. The planning process includes the identification of a community base organization to work with each Year 1 and Year 2 school to form a school base core team to complete a community needs assessment, gap analysis, survey stakeholders, host community forums and use available data to determine program and service needs to be included in the community space.

INSPIRE:

To leverage the 21st Century Schools Initiative and to enhance the connection between the schools and the surrounding neighborhoods, the Baltimore City Planning Department launched a new program called INSPIRE. INSPIRE stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods immediately surrounding each of the new or renovated schools that are a part of the 21st Century program, specifically the a 1/4-mile surrounding each school. Once the Board of School Commissioners approves a feasibility study preferred school design option, the site-specific kickoff of the INSPIRE community engagement and planning process for the surrounding neighborhoods starts.

F. PROPOSED SITE REQUIREMENTS

F. PROPOSED SITE REQUIREMENTS

F. Proposed Site Requirements:

F.1 Parking - bus, car, delivery, service, staff, visitor:

Northwood E #242 has 1 main parking area which is located within the interior of the L-shaped building, accessed off of Hartsdale. Service is accessed in the same area. There is also a large quantity of street parking along Winford Rd. There is a small lot off of Winford, but that is primarily intended to serve the recreation center.

F.2 Service access:

See above. Dumpsters and loading also occur within the crook of the L-shaped building.

F.3 Vehicle and pedestrian access:

Northwood is bound by streets on all sides- Loch Raven Blvd to the west; Hartsdale to the south; Fenwick to the east; and Winford Rd to the north. Students live primarily in all directions from the school; see map on following page for student location.

F.4 Playing fields/courts/yards:

There are currently 2 amphitheaters; the large one to the west is unused and should be considered potential area for development. For the one on the south side of the site, there is also hard surface play area, along with a training circuit area. A new playground is situated within the courtyard between the two buildings. Basketball courts are located on the west side and can be considered for development if necessary.

F.5 Natural environmental areas:

The building occupies a large area (14.72 acres) with plenty of green space, including a number of mature trees. Opportunities should be considered for providing outdoor learning and/or recreation including field space.

F.6 Utilities:

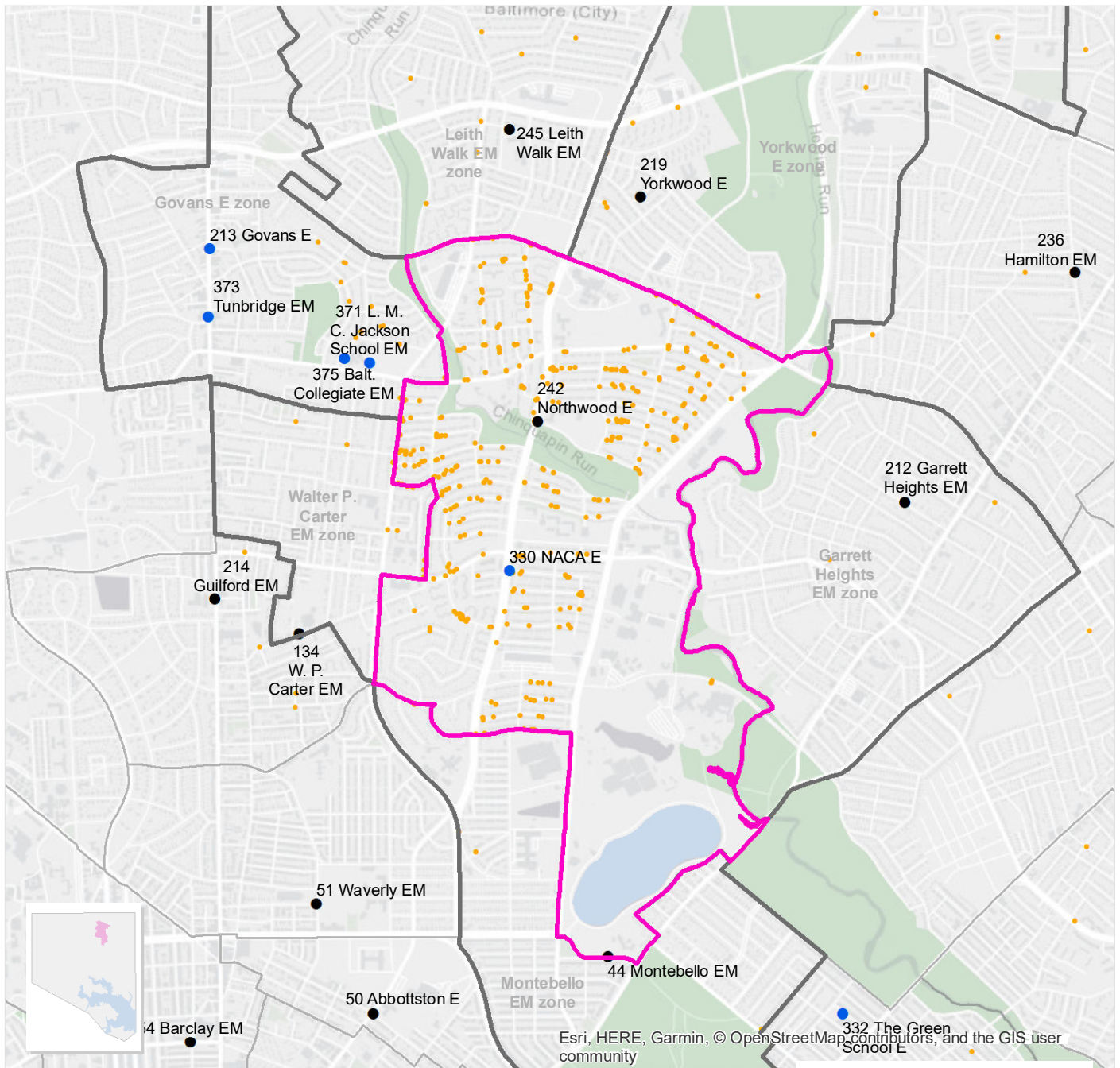
The feasibility study should be used to establish existing and proposed utilities. Any watermain and associated easements should be respected/addressed.

F.7 Other:

Stormwater management requirements will need to be addressed for all new construction. The stormwater management design techniques could be incorporated as an environmental literacy learning tool for the school. One option would include harvesting the rainwater from the impervious surfaces in above ground tanks or in an underground cistern, and the harvested rain water could then be used to irrigate the school garden, landscaping, and grass fields, or could also be used in a gray water system for toilet water in the school. Other options include installing bio retention facilities or rain garden facilities around the site to capture and treat runoff from impervious surface. This facility could be landscaped and could also serve as an environmental literacy learning tool. Permeable pavement material for the auxiliary parking lot could also be explored as a stormwater management technique if the existing soils showed to have adequate infiltration capabilities.

Another consideration is the Recreation Center currently attached to the main building through a breezeway. All attempts should be made to leave it in place; if the project is a replacement in a different location, there should be pedestrian path to connect the new building to the Recreation Center.

#242 Northwood E



- Northwood Zone
- Adjacent Zones
- Charter
- Non-Charter/Traditional
- SY1718_students
- SY1718 E Zones

I. GENERAL SCHOOL DESIGN CRITERIA

I. GENERAL SCHOOL DESIGN CRITERIA

I.7 Special or Unique Program Requirements:

There are no special or unique programs associated with this project, and therefore Section J is not necessary for this Part III.

L. SUMMARY OF SPATIAL REQUIREMENTS

ROOM/SPACE	TEACHING STATIONS					TEACHING STATIONS				
	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
01 ADMINISTRATION										
01.01 Main Office				1,885					1,885	
01 01.01 GENERAL-RECEPTION	1	500	500			1	500	500		
01 01.02 CONFERENCE	1	250	250			1	250	250		
01 01.03 WORKROOM	1	200	200			1	200	200		
01 01.04 STORAGE	1	150	150			1	150	150		
01 01.05 SECURE STORAGE	1	75	75			1	75	75		
01 01.06 PRINCIPAL	1	150	150			1	150	150		
01 01.07 ASSISTANT PRINCIPAL	2	120	240			2	120	240		
01 01.08 FLEX OFFICE	3	100	300			3	100	300		
01 01.09 COAT CLOSET	1	20	20			1	20	20		
01.02 Faculty Support				350					350	
01 02.01 FACULTY LOUNGE	1	350	350			1	350	350		
02 STUDENT SERVICES										
02.01 Guidance				800					800	
02 01.01 OFFICE	3	100	300			3	100	300		
02 01.02 WAITING/RECEPTION	1	150	150			1	150	150		
02 01.03 CONFERENCE	1	350	350			1	350	350		
02.02 Health Suite				840					840	
02 02.01 WAITING AREA	1	100	100			1	100	100		
02 02.02 EXAM ROOM/TREATMENT	2	100	200			2	100	200		
02 02.03 STUDENT REST AREAS	2	150	300			2	150	300		
02 02.04 OFFICE	1	100	100			1	100	100		
02 02.05 STORAGE	1	40	40			1	40	40		
02 02.06 STUDENT TOILET	1	100	100			1	100	100		
02.03 Support Services				575					575	
02 03.01 PSYCHOLOGIST	1	100	100			1	100	100		
02 03.02 SOCIAL WORKER	1	100	100			1	100	100		
02 03.03 FLEX OFFICE	3	100	300			3	100	300		
02 03.04 RECORDS STORAGE	1	75	75			1	75	75		
03 TEACHING AND LEARNING										
03.01 Classrooms				26,800					28,600	
03 01.01 PRE-KINDERGARTEN	4	4	1000	4000	80	4	4	1000	4000	80
03 01.02 KINDERGARTEN	4	4	1000	4000	88	4	4	1000	4000	88
03 01.03 GRADES 1-2	8	8	900	7200	184	8	8	900	7200	184
03 01.04 PK-2 TOILET		16	50	800			16	50	800	
03 01.05 GRADES 3-4-5	12	12	900	10800	276	12	12	900	10800	276
03 01.06 FLEX CLASSROOM	0	0	900	0	0	2	2	900	1800	46
03.02 Shared Spaces				9,900					8,250	
03 02.01 COLLABORATIVE LEARNING AREA	6	900	5400			5	900	4500		
03 02.02 RESOURCE	6	250	1500			5	250	1250		
03 02.03 TEACHER PLANNING	6	300	1800			5	300	1500		
03 02.04 STORAGE	6	200	1200			5	200	1000		
04 SPECIAL EDUCATION										
04.01 General				2,920					2,920	
04 01.01 CLASSROOM	3	3	900	2700	30	3	3	900	2700	30
04 01.02 OFFICE		1	120	120			1	120	120	
04 01.03 RECORDS STORAGE		1	100	100			1	100	100	
04.02 Resource				330					330	
04 02.01 OT/PT	1	200	200			1	200	200		
04 02.02 OT/PT STORAGE	1	80	80			1	80	80		
04 02.03 STUDENT TOILET	1	50	50			1	50	50		

4 SECTION SCHOOL

242 NORTHWOOD E

ROOM/SPACE	TEACHING STATIONS					TEACHING STATIONS				
	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
05 SCIENCES										
05.01 Elementary Science				1,000					1,000	
05 01.01 LAB	1	900	900			1	900	900		
05 01.02 STORAGE	1	100	100			1	100	100		
06 FINE ARTS										
06.01 Visual Art				1,250					1,250	
06 01.01 STUDIO	1	1000	1000			1	1000	1000		
06 01.02 STORAGE	1	150	150			1	150	150		
06 01.03 KILN	1	100	100			1	100	100		
06.02 Music				2,150					2,150	
06 02.01 LARGE REHERSAL	1	1000	1000			1	1000	1000		
06 02.02 SMALL REHEARSAL	1	850	850			1	850	850		
06 02.03 STORAGE	2	150	300			2	150	300		
08 TECHNOLOGY EDUCATION										
08.01 Technology Education				980					980	
08 01.01 LAB	1	900	900			1	900	900		
08 01.02 SUPPLY STORAGE	1	80	80			1	80	80		
09 PHYSICAL EDUCATION										
09.01 Physical Education				4,950					4,950	
09 01.01 GYMNASIUM	1	4500	4500			1	4500	4500		
09 01.02 OFFICE	1	150	150			1	150	150		
09 01.03 GYM STORAGE	1	300	300			1	300	300		
10 MEDIA										
10.01 Media Center				2,675					2,675	
10 01.01 MEDIA ROOM	1	2000	2000			1	2000	2000		
10 01.02 OFFICE/WORKROOM	1	175	175			1	175	175		
10 01.03 STORAGE	1	250	250			1	250	250		
10 01.04 HEAD END ROOM	1	250	250			1	250	250		
10.02 Communications/TV				950					950	
10 02.01 VIDEO STUDIO	1	800	800			1	800	800		
10 02.02 CONTROL ROOM	1	150	150			1	150	150		
11 FOOD SERVICES										
11.01 Dining				4,400					4,400	
11 01.01 DINING	1	3000	3000			1	3000	3000		
11 01.02 FURNITURE STORAGE	1	250	250			1	250	250		
11 01.03 STAGE	1	1000	1000			1	1000	1000		
11 01.04 STAGE STORAGE	1	150	150			1	150	150		
11.02 Food Service				2,410					2,410	
11 02.01 KITCHEN	1	800	800			1	800	800		
11 02.02 SERVING	3	225	675			3	225	675		
11 02.03 OFFICE	1	80	80			1	80	80		
11 02.04 WALK-IN FREEZER	1	150	150			1	150	150		
11 02.05 WALK-IN CHILLER	1	150	150			1	150	150		
11 02.06 DRY STORAGE	1	175	175			1	175	175		
11 02.07 DISH ROOM / TRAY RETURN	1	200	200			1	200	200		
11 02.08 SOAP CLOSET	1	30	30			1	30	30		
11 02.09 CAN WASH	1	50	50			1	50	50		
11 02.10 LOCKER / TOILET	1	100	100			1	100	100		

4 SECTION SCHOOL

242 NORTHWOOD E

ROOM/SPACE	TEACHING STATIONS					TEACHING STATIONS				
	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
12 BUILDING SERVICES										
12.01 Maintenance/Operations				1,520					1,400	
12 01.01 RECEIVING	1	250	250			1	250	250		
12 01.02 CENTRAL STORAGE	1	200	200			1	200	200		
12 01.03 OPERATIONS OFFICE	1	100	100			1	100	100		
12 01.04 LOCKERS/SHOWERS/TOILETS	1	120	120			1	120	120		
12 01.05 SECURITY OFFICE	1	120	120			1	120	120		
12 01.06 CUSTODIAL CLOSETS	5	60	300			5	60	300		
12 01.07 RECYCLING	1	250	250			1	250	250		
12 01.08 OUTDOOR STORAGE-GYM	1	100	100			1	100	100		
12 01.09 OUTDOOR STORAGE-MAINT.	1	80	80			1	80	80		
12.02 Toilet				350					350	
12 02.01 STAFF TOILET	7	50	350			7	50	350		
13 COMMUNITY SPACE										
13.01 Family Resource Suite				280					280	
13 01.01 FAMILY RESOURCE ROOM	1	150	150			1	150	150		
13 01.02 OFFICE	1	80	80			1	80	80		
13 01.03 TOILET	1	50	50			1	50	50		
13.02 Out of School Time Support				230					230	
13 02.01 STORAGE	1	100	100			1	100	100		
13 02.02 PANTRY	1	50	50			1	50	50		
13 02.03 OFFICE	1	80	80			1	80	80		
13.03 Service				280					280	
13 03.01 PANTRY	1	80	80			1	80	80		
13 03.02 PERSONAL CARE	1	100	100			1	100	100		
13 03.03 LAUNDRY	1	100	100			1	100	100		
13.04 Non Specified Community Space										
13 04.01 NON SPECIFIED SPACE	1	2210	2210			1	2210	2210		

Total Capacity

658

704

Total Teaching Stations/
Total Net Square Footage
TOTAL GROSS AREA

31
67,825
94,955

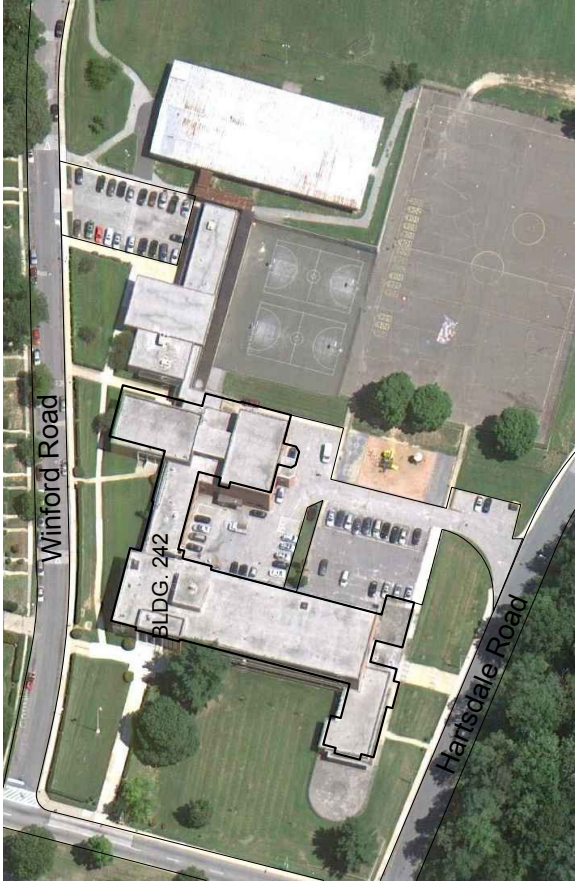
33
70,065
98,091

Elementary School Capacity
Special Education
TOTAL SCHOOL CAPACITY

628
30
658

674
30
704

M. APPENDIX

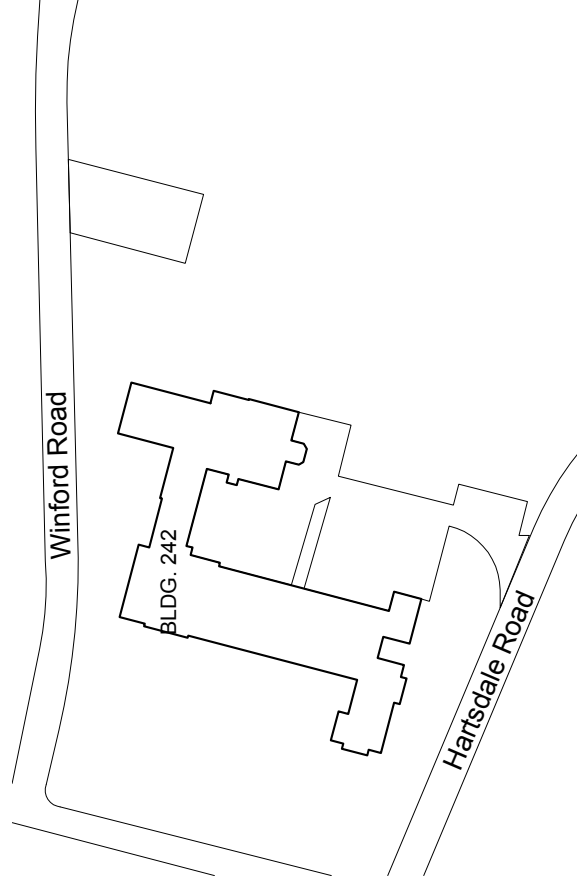


GRAPHIC BAR SCALE

AERIAL SITE PHOTO



SCALE : 1/128" = 1'-0"

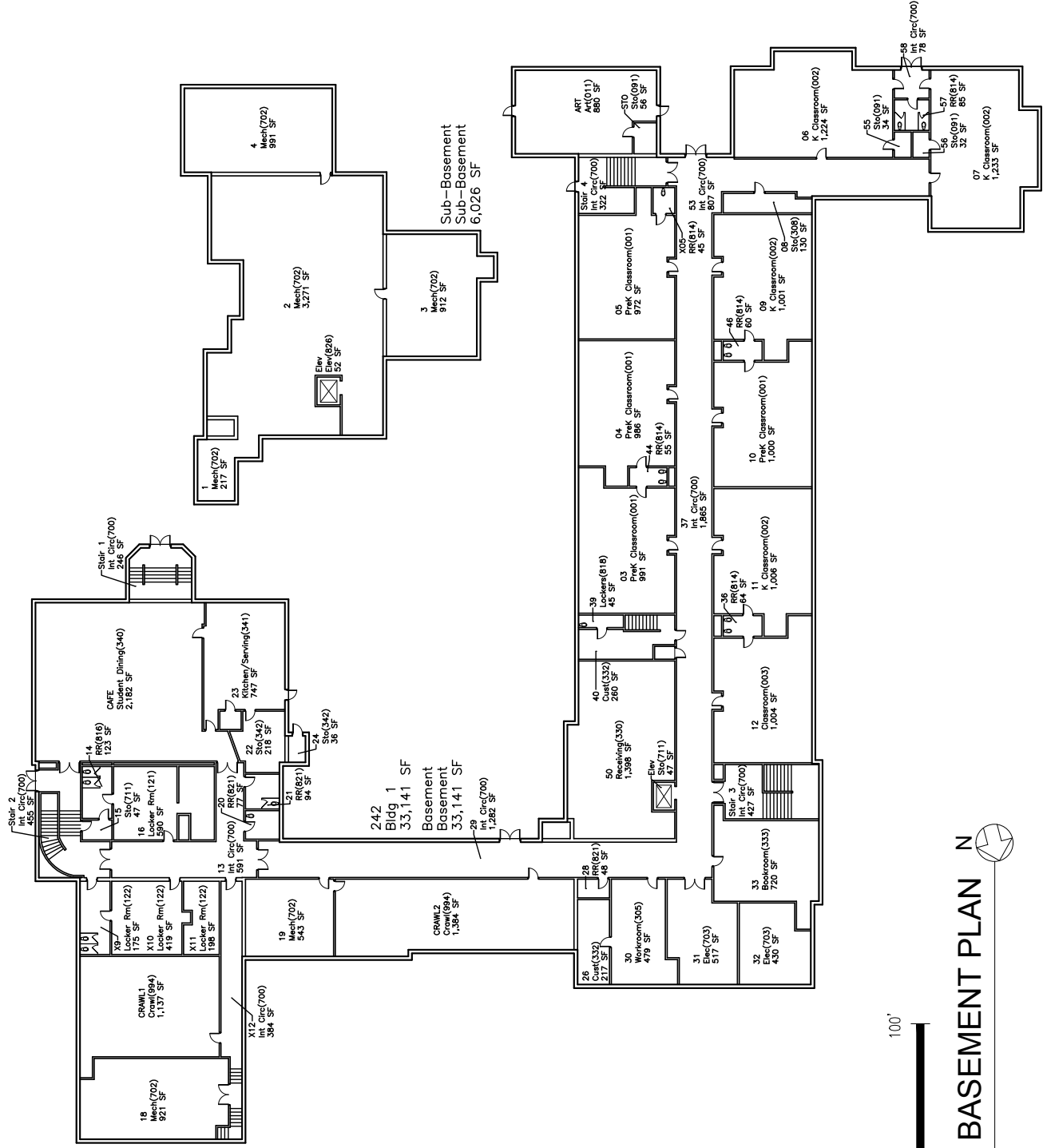


GRAPHIC BARSCALE

SITE PLAN

SCALE : 1/128" = 1'-0"

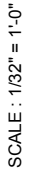


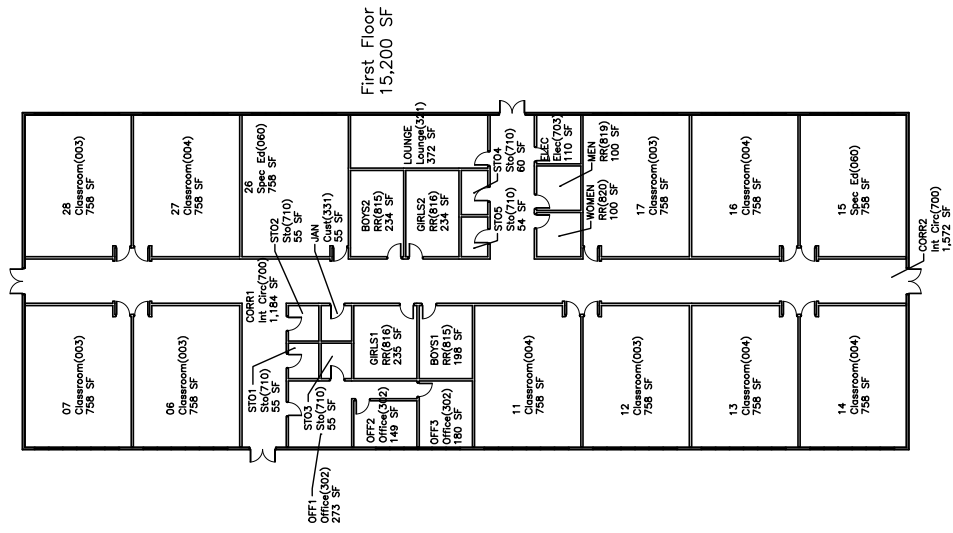


GRAPHIC BAR SCALE

BUILDING 242 - BASEMENT PLAN

SCALE: 1/32" = 1'-0"





GRAPHIC BARSCALE

MODULAR BUILDING

SCALE: 1/32" = 1'-0"