

## **7060 BUILDING DESIGN, PRELIMINARY DRAWINGS, AND WORKING DRAWINGS**

### Building Design

The primary guiding principle in school design must be the educational program to be served. There is, in addition, the extremely important but intangible matter of aesthetics. Cost is, of course, a serious matter. But true economy is a combination of original cost and long-term maintenance costs, on the one hand. On the other hand, it may more adequately be estimated in relation to the effects of the site, building, and equipment on the unfolding minds of children. The Superintendent and his/her staff shall delegate the responsibility for asking the School Board to approve building plans which best reflect the above point of view.

### Preliminary Drawings

The preliminary drawings shall be the first step in the development of the architectural drawings. This phase shall include a design project which will identify the function of the facility, facilities required, and site location. The architect shall prepare line drawings illustrating the following:

1. Site plan survey.
  - a. Building location including location of services.
  - b. Topographical plan of site.
  - c. Soil borings.
2. Floor plans to illustrate general room location and overall dimensions.
3. Exterior elevations.
4. The total area of the building at this stage with cost estimate for construction.

School Board approval of the preliminary drawings shall be necessary to proceed to the second phase, working drawings.

### Working Drawings

Working drawings as written in the contract shall be specific as to the general requirements:

1. Site Plan, including:
  - a. Soil borings.
  - b. Topographical plan.
  - c. Special developed areas.
  - d. Building location and services.
  - e. Tentative finish grading.
  - f. Location of future additions.
  - g. Drives, parking areas (including capacities) and walks.
2. Floor Plans, including:
  - a. Room names, sizes (either dim. or sq. ft. area), and capacities (gym, cafeteria, library, etc.).
  - b. Door swings.
  - c. Overall building dimensions.
  - d. Equipment (contract or by owner).

3. Exterior Elevations
  - a. All major spaces (classroom, auditorium, gym, etc.) indicating roof shapes, ceiling heights, and floor level changes.
  - b. Important interior elevations with material quantity arrangements (classroom chalk and tack boards, etc.).
4. Outline Specification and Building Description
5. Detailed Equipment List
6. Cost Data Sheet, indicating the results of at least a semi-detailed material quantity take-off.
7. Large Scale, Detail Plans of kitchen or other complex areas.

Subsequent to the School Board's approval, the working drawings package shall be presented to the city authorities as the construction project for review and concurrence.

Reference: MSA 121.15

Adopted: 06-09-1970 ISD 709

Revised: 06-20-1995 ISD 709