

ARCHITECTURAL PROGRAM

Phase 2 – Site

K-12 Funded Project

Project Name:

Project #:

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This portion of the programming follows Phase 2 - Building Descriptions. Once the function, number and size of all buildings are determined, the following information is necessary to develop a conceptual site design.

A. Reports And Surveys:

Review the information of the various reports and surveys that are required. Discuss the timeline when they need to be completed and their affects on the project. Complete the attached *Owner Required Documents*.

B. Legal Issues:

Review the following reports and coordinate with the following agencies to identify the restrictions that will have an effect on the proposed project.

1. Title Report:
 - a. Confirm Site Survey regarding easements, setbacks, CC&R's and other restrictions to the property noted in the title report.
2. Local jurisdiction:
 - a. Determine what authority local agencies have over the project, identify all applicable requirements and discuss their effects on the project.
 - b. Complete the attached *Jurisdictional Authority Matrix*.
3. Division of State Architect (DSA)
 - a. Discuss any pending projects, agreements, commitments or unresolved issues that could have an effect on the approval process of the proposed project.
4. California Department of Education (CDE)
 - a. Discuss any potential site hazards, i.e.; freeways, train tracks, high-voltage power transmission lines, etc. that could have a potential impact on funding.

C. Site Analysis:

1. Physical features:

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- a. *Topography*: using the site survey provided by the client, discuss the topography and its effects on the site design.
 - b. *Drainage*: using the site survey provided by the client, discuss concepts for drainage. Identify existing infrastructure and points of connection. Discuss an encapsulated system versus bio-swales. Coordinate with enforcing agency regarding any detention ponds and metering required.
 - c. *Vegetation*: using the site survey provided by the client, discuss existing vegetation and concepts for landscaping design. Consider climatic influences.
 - d. *Adjacent properties*: discuss and analyze the effects adjacent properties will have on the project.
 - e. *Acoustic issue*: discuss any acoustical issues that could affect the site design.
 - f. *Views*: identify desirable and undesirable views and methods to capitalize or negate. Consider from off-site, on-site and from the interior of existing or proposed buildings. Particularly, consider multi-story buildings.
 - g. *Soils*: from the geotechnical report determine strategies for building foundations, concrete paving sections, landscape drainage issues, etc.
2. Utilities:
- Identify all available utilities and possible points of connection. Identify all utility easements. Discuss the affects on the site design. Discuss options for locations of head-in equipment such as transformers, check valves, fire department connection, etc.
3. Climatic issues:
- a. *Winds*: determine prevailing wind direction and discuss strategies to use or mitigate the wind. Discuss use of vegetation to mitigate wind. Determine wind zone(s) from code.

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- b. *Solar*: demonstrate the path of the sun during both winter and summer solstice, discuss the affects on the project and strategies to use or mitigate the sun. Discuss possibilities of solar power. Discuss use of shading devices for glazing.
- c. *Rain*: determine average rainfall and maximum hourly rates for drainage design. Discuss circulation in light of rainfall and possible need for covered circulation. Consider storage of rainwater for irrigation use.
- d. *Snow*: discuss average snowfall and affects on project. Determine if snow removal operations are necessary and identify snow storage areas. Discuss impacts on vehicular and pedestrian circulation. If snow accumulates, discuss methods to mitigate snow on walks and against buildings. Determine snow dead loads from enforcing agency.
- e. *Ice*: discuss potential for ice to become a problem for either vehicle or pedestrian circulation and develop strategies for mitigation. Discuss means to mitigate ice on the buildings.
- f. *Temperatures*: establish design temperatures for winter and summer.

D. Site Components:

1. Buildings:

- a. How many buildings will be placed on the site? State the function and size (square footage) for each.
- b. Discuss their orientation and relationships to each other as well as other site components.
- c. Develop a relationship diagram.
- d. Explore multi-story versus single story buildings.
- e. Develop a plan for expansion if required.
- f. Discuss need for covered walks or other areas.

2. Fields: