

**DATE:**

**04/08/2021**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve the Design Development Plan and CPTED (Crime Prevention Through Environmental Design) for the Piner Elementary Addition and Renovation (BG 21-135) Project.**

**APPLICABLE BOARD POLICY:**

**01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:050 Building Sites; Inspection and Approval**

**HISTORY/BACKGROUND:**

**The Design Development Plan for Piner reflects the specific plans for the proposed addition and renovations for the school. The plans are reflective of the evolutionary design process subsequent to the initial schematic design that was approved on March 1, 2021. Crime Prevention Through Environmental Design (CPTED) is an approach that focuses on improving the design of the built environment to help reduce opportunities for disputes and violence and promote positive behavior. The CPTED Principles are used in the creation of the Design Development of all of the Kenton County School District School Buildings.**

**FISCAL/BUDGETARY IMPACT:**

**All costs are included in the renovation cost for the construction project.**

**RECOMMENDATION:**

**Approve the Design Development Plan and CPTED (Crime Prevention Through Environmental Design) for the Piner Elementary Addition and Renovation (BG 21-135) Project.**

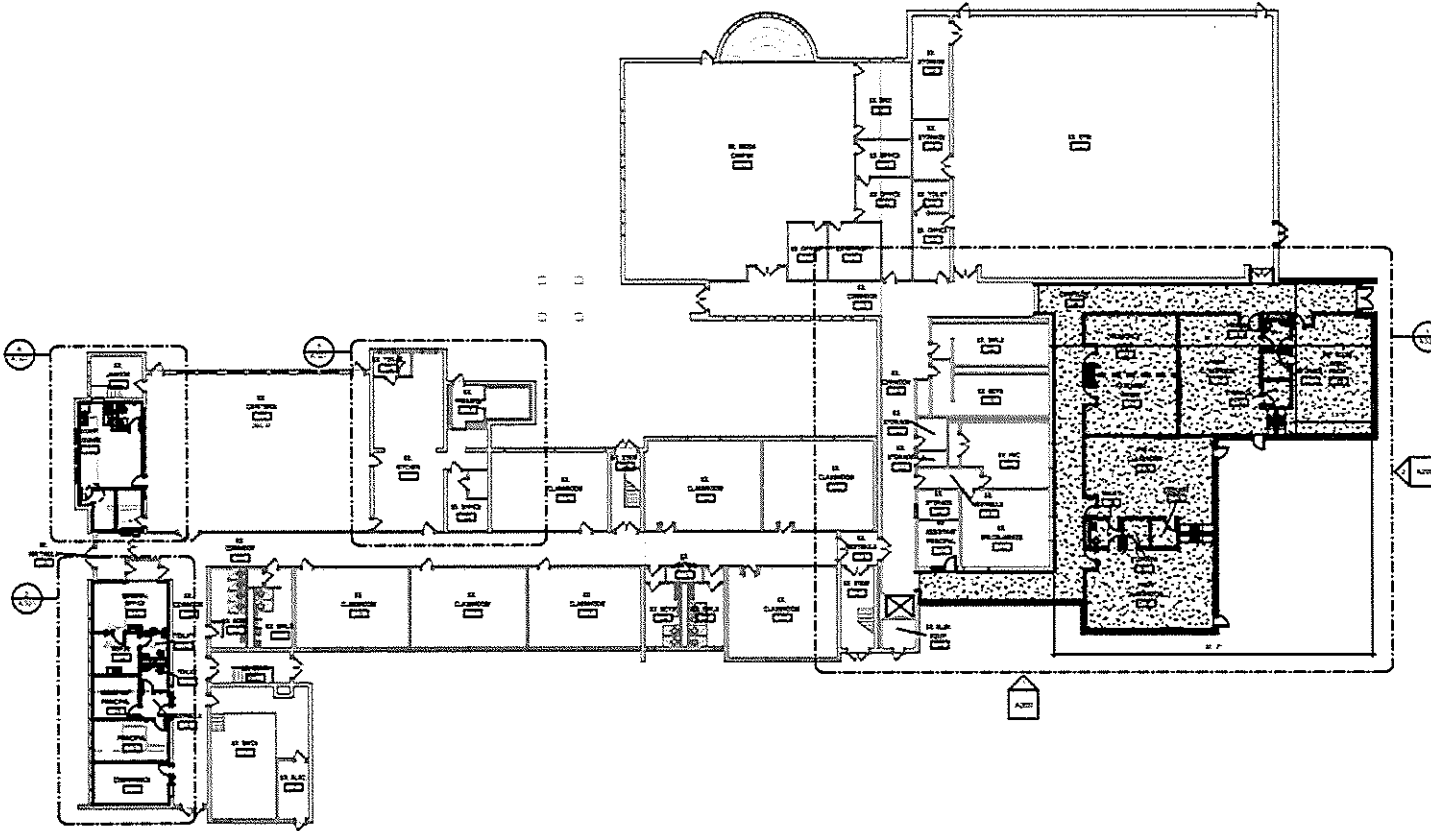
**CONTACT PERSON:**

**Rob Haney, Chief Operations Officer**

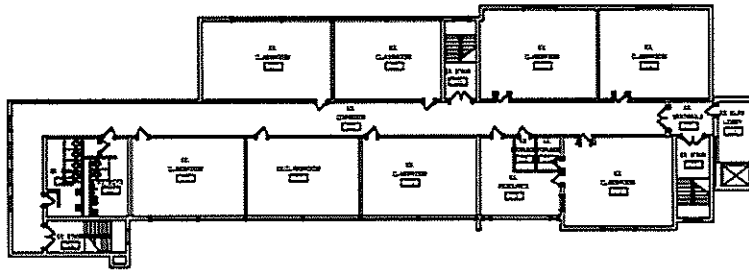
\_\_\_\_\_  
*Principal/Administrator*

*Rob Haney*  
\_\_\_\_\_  
*District Administrator*

*[Signature]*  
\_\_\_\_\_  
*Superintendent*



1 FIRST FLOOR PLAN  
 A100 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
 A100 SCALE: 1/8" = 1'-0"

**PCA**  
 ARCHITECTURE

1261 DODD HWY. SUITE 130  
 FT. WYOMING, KY 40111  
 www.PCAARCH.com  
 502-431-0612

NOT FOR  
 CONSTRUCTION

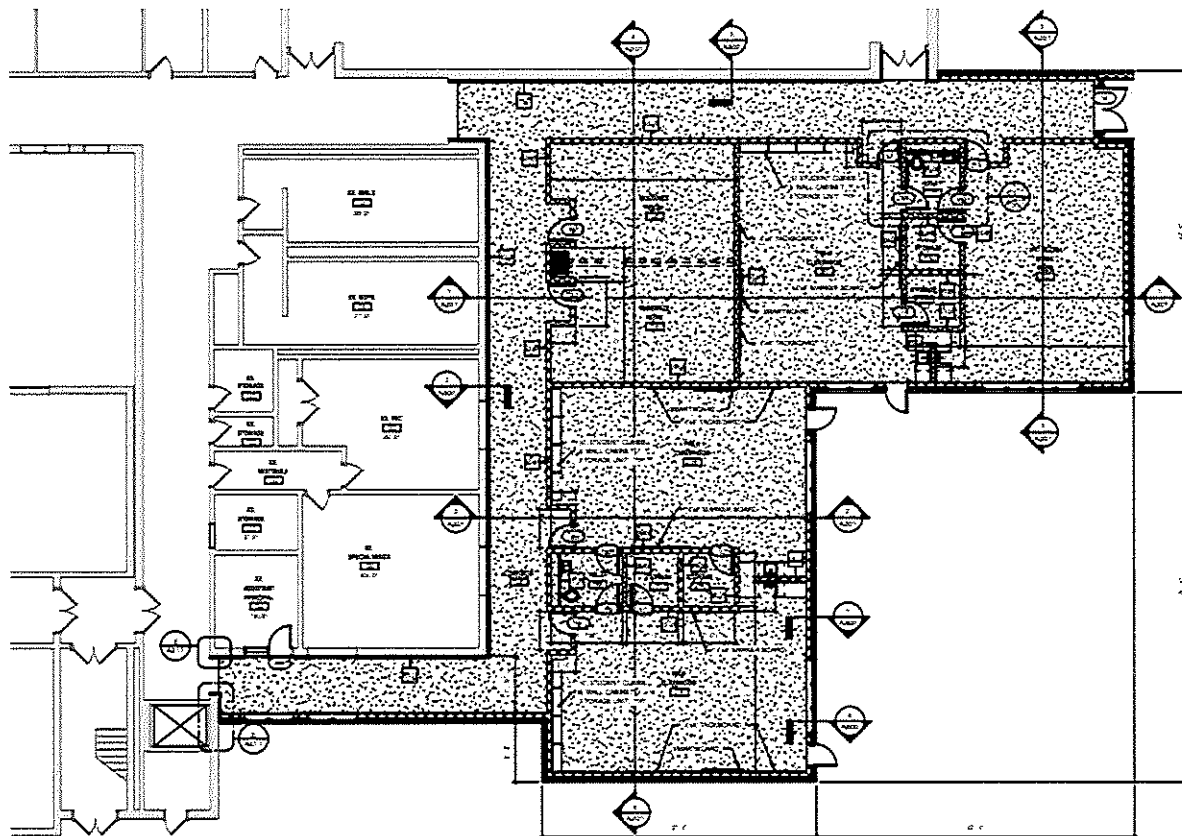
NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT

**PINER ELEMENTARY**  
 2545 Piner Ridge Rd.  
 Morning View, KY 40102  
 DC #21-120  
 Kenton County School District

FLOOR PLANS

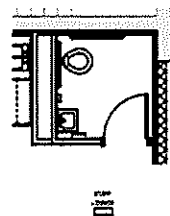
21-004

A100



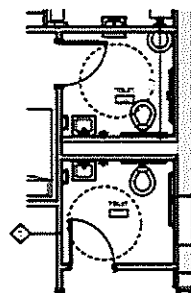
1 ADDITION FLOOR PLAN

APP.	REDAKED
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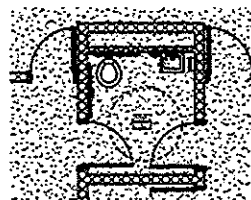
**3 BATHROOM PLAN**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	
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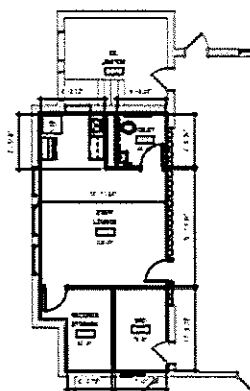
## 4 BATHROOM PLANS

DATE	2004. 04. 27
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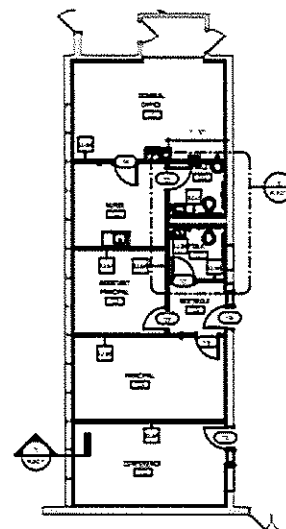
5 BATHROOM PLAN

8/24	2004 25 = 100
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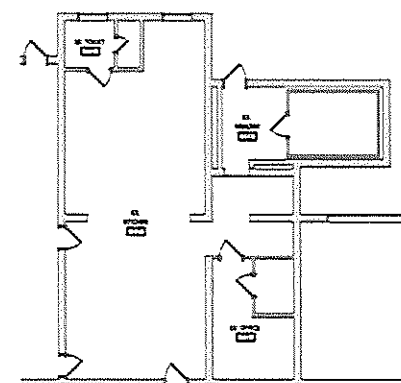
6 TEACHER'S LOUNGE FLOOR PLAN

2020	2020 年 1 月 1 日
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2 ADMIN. SUITE FLOOR PLAN

DATE	2004. 11. 15
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7 KITCHEN FLOOR PLAN

4.55	2004-05-15
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## KEYNOTES

**PCA**  
ARCHITECTURE

1881 DOOD HWY, SUITE 100  
FT. WRIGHT, KY 40015  
www.FCA-ARCH.com  
502.431.0612

NOT FOR  
CONSTRUCTION

[illegible]

**PINER ELEMENTARY**

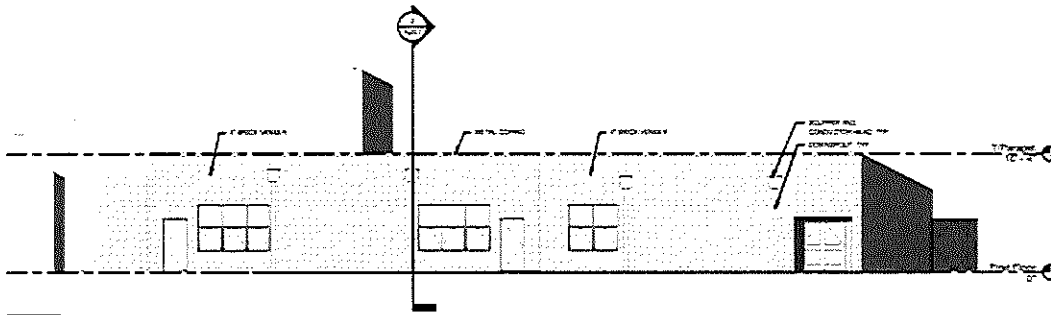
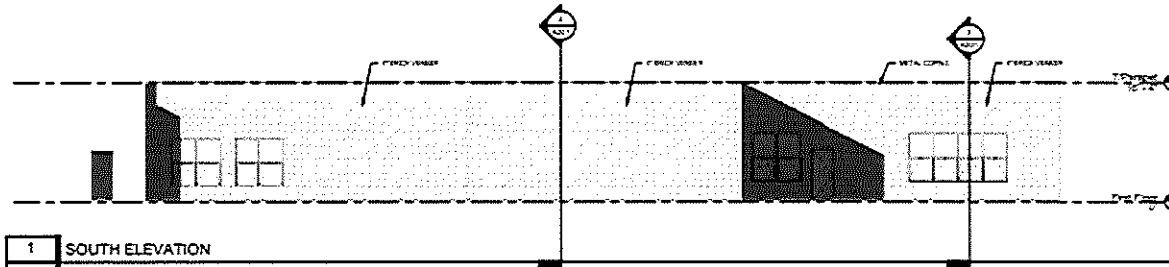
2345 Piner Ridge Rd.  
Morning View, NY 41022  
DC 821-122  
Kenton County School District

## ENLARGED PLANS

21-004

A101

- GENERAL NOTES:
1. Metal roofing shall be installed under asphalt shingles at 12" o.c.
  2. Downspouts shall be perforated metal and shall be 1/2" round.
  3. Gutters shall be installed on perforated metal and shall be 1/2" round.
  4. The roof eaves shall be 1/2" round.
  5. Secondary exterior walls shall be 12" wide with backing and steel studs.



**PCA**  
ARCHITECTURE

1001 DUNE HWY., SUITE 130  
FORT WYOMING, KY 40121  
www.pca-arch.com  
502-431-0012

NOT FOR  
CONSTRUCTION

NO.	DATE	DESCRIPTION
1	04/20/2021	ISSUED FOR PERMIT

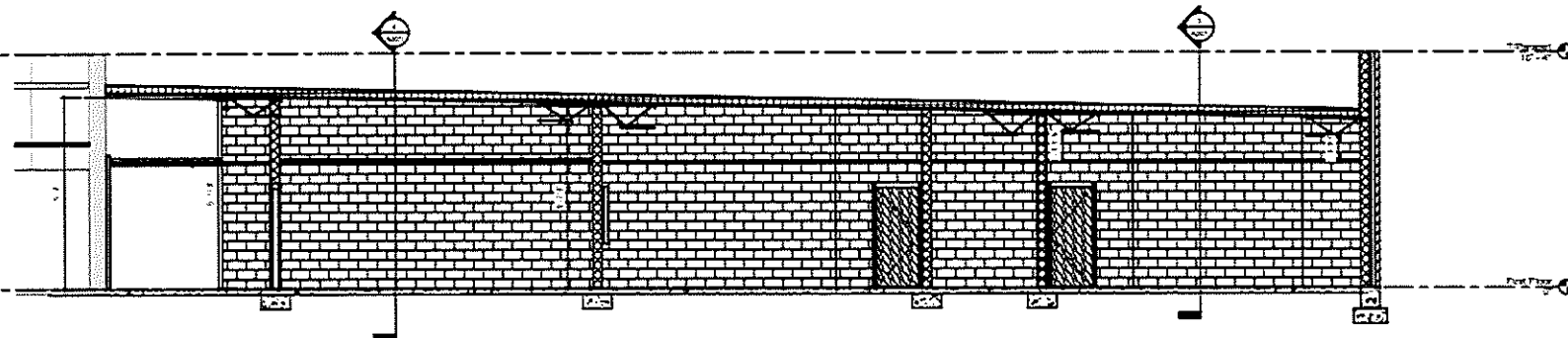
**PINER ELEMENTARY**  
2345 PINE RIDGE RD.  
MORRIS VILLE, KY 40453  
DC #21-125  
Kenton County School District

EXTERIOR ELEVATIONS

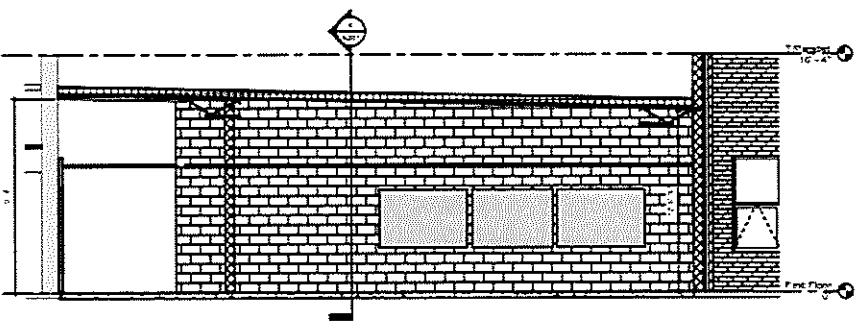
21-004

**A200**

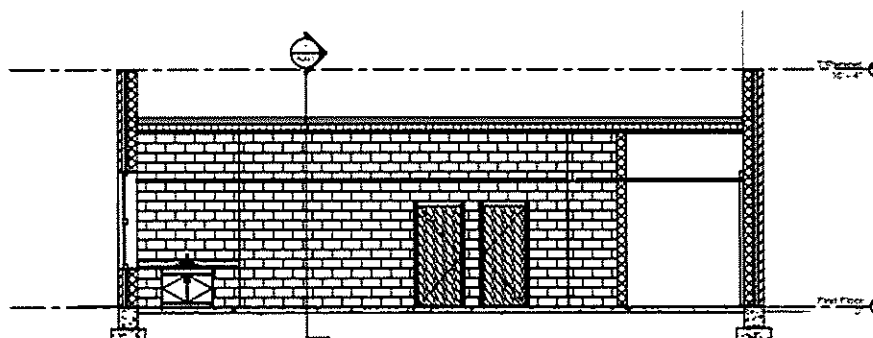
NOT FOR  
CONSTRUCTION



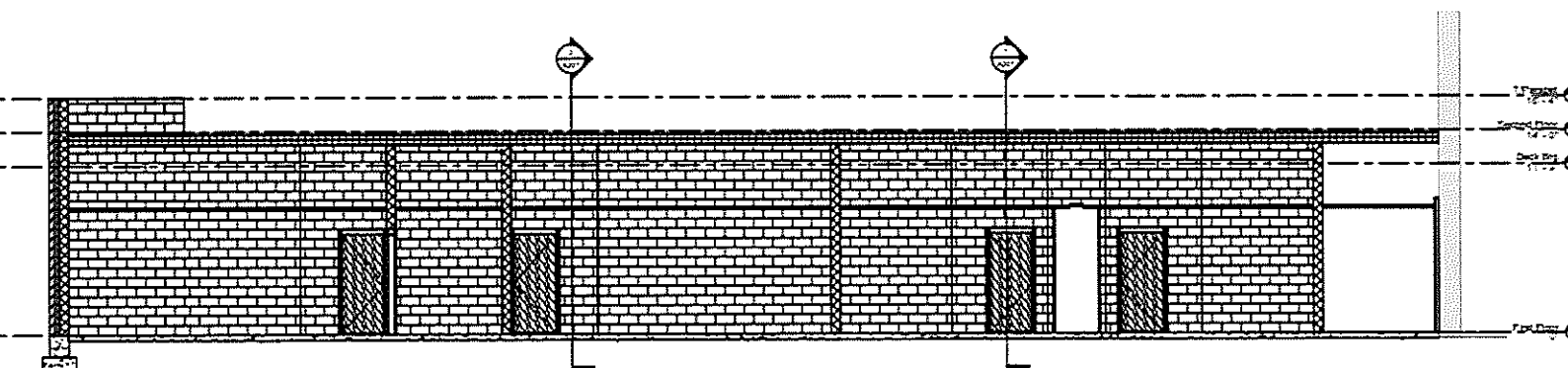
1	BUILDING SECTION
2	SCALE 1/4" = 1'-0"



2	BUILDING SECTION
NOT	SCALE 1/8" = 1'-0"



3	BUILDING SECTION
4.107	SCALE: 1/4" = 1'-0"



4	BUILDING SECTION
100	100

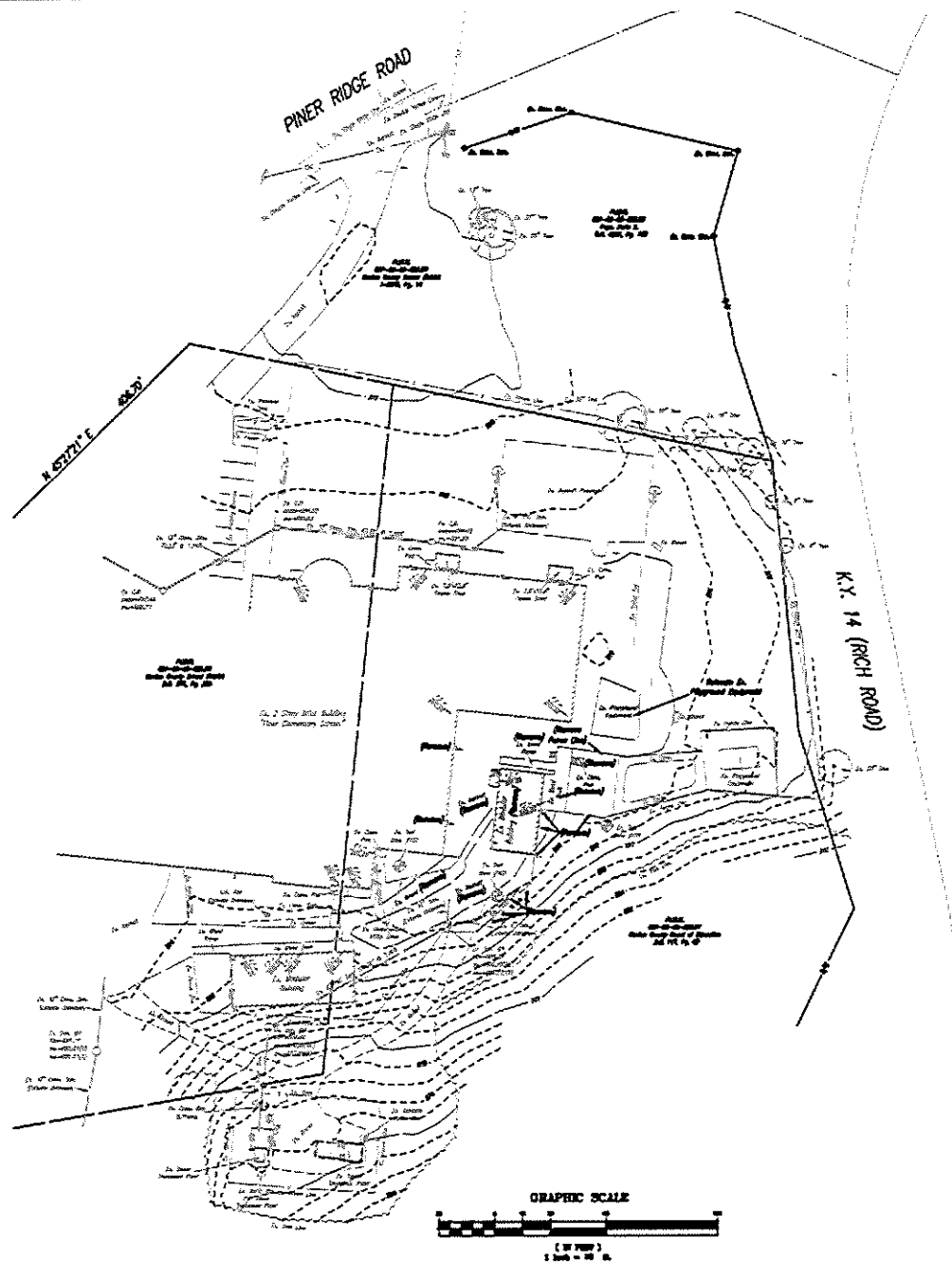
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**PINER ELEMENTARY**  
2545 Piner Ridge Rd.  
Morning View, KY 41002  
502-421-1125  
Kenton County School District

## BUILDING SECTIONS

21-004

A201

[illegible]

EXISTING INTERNATIONAL OFFICES REPRESENTED IN THE UNITED STATES ARE  
APPROXIMATELY LOCATED ONLY BASED ON AVAILABLE INFORMATION AND  
AVAILABLE OFFICIAL CONTACTS IN LOCAL MILITARY POLICE OFFICES AND  
AGENCIES PRIOR TO THE EXAMINATION, CONSTRUCTION OF RECORDS.

STATION DATA SHOWN IS RELATIVE TO THE 1960  
BASED ON THE 1960 OFFICIAL RECORDS.

## DESIGN DEVELOPMENT

12-51

2

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**1**

EXISTING CONDITION/DEVELOPMENT PLAN

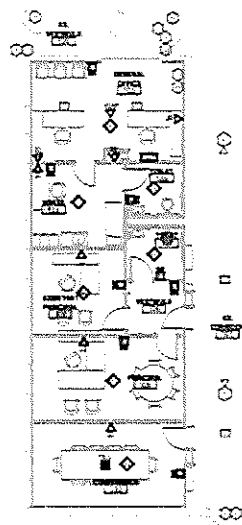
FINER ELEMENTARY SCHOOL  
2845 FINER ROGE ROAD  
MENTION COUNTY, KENTUCKY

**Abercrombie  
& Associates, Inc.**  
Civil Engineering & Surveying

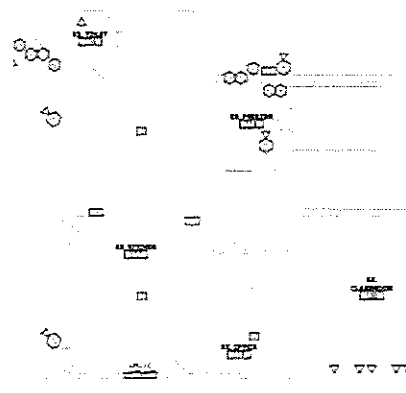


21-0029

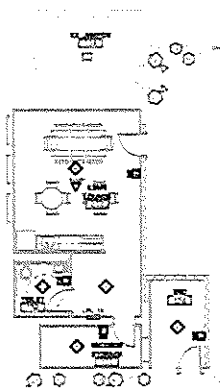
200



1 PARTIAL FIRST FLOOR PLAN - SYSTEMS - ADMIN SUITE



2 PARTIAL FIRST FLOOR PLAN - SYSTEMS - KITCHEN  
SCALE: 1/8" = 1'-0"



3 PARTIAL FIRST FLOOR PLAN - SYSTEMS - TEACHER'S LOUNGE  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES (SYSTEMS):**

- [illegible]

## TAGGED NOTES

[illegible]

## Crime Prevention Through Environmental Design CPTED Principles Checklist for Kentucky Public Schools

**KRS 158.447, Required review of Crime Prevention Through Environmental Design (CPTED) principles prior to school construction or renovation.**

The Kentucky Department of Education shall require a local board of education to review CPTED principles when constructing a new school building or when renovating an existing school building. Effective: June 25, 2013

Keeping Kentucky's schools as safe as possible begins with prevention. As such, when planning to build a new school or renovate an existing school building, a critical level of security can be provided when specific principles and guidelines are considered. CPTED standards are designed to encourage review and consideration of best practices in physical plant safety and security.

Any effort local school officials can make to enhance the safety of children and school employees must be considered as being of paramount importance.

Listed below are specific topics for school officials and local boards of education, in cooperation with their design professionals, to consider when beginning the planning process for new construction:

**District Name:** Kenton County Schools      **District Code:** 291

**Facility Name:** PINER ELEMENTARY

**Project Name:** ADDITION: RENOVATION PINER ELEMENTARY

**BG Number:**    21-135

### **1. What risks and opportunities do students encounter between home and school?**

	Yes	No	Remarks
Are crosswalk locations hazardous?		√	
Can physical surveillance of the campus be improved?		√	

### **2. What risks and opportunities are posed on the school property and areas directly adjoining school property?**

	Yes	No	Remarks
Traffic Related	√		SURROUNDED BY ROADS
Are student drop-off areas separated from school buses and other forms of transportation?	√		
Are parking lots separate for staff, students, and visitors with appropriate signage?	√		BUT VERY LIMITED PARKING



Is adequate signage provided to direct visitors to the primary entrance of the building?	√		
Is the parking lot positioned in areas adequate for surveillance (physical and electronic)?	√		
Are walkways positioned for adequate surveillance from within the building?	√		
Is adequate external lighting provided?	√		
During renovations, consider surrounding hazards	√		
Is access to school property controlled by fencing, walls, signs (territorial, directional, and regulatory)?	√		SIGNAGE, FENCED PLAYGROUNDS
Do solid walls, fences, trees, and hedges block surveillance or attract graffiti? (3/7 rule – bushes trimmed 3 feet or shorter, trees cut 7 feet high)		√	
Are possible evacuation sites available? Do they have telephones, bathrooms, heat, securable areas?		√	RURAL

**3. Can the office staff observe approaching visitors before they reach the school entry?**

	Yes	No	Remarks
Is the office located adjacent to the main entry?	√		
Does anything block the view? (Sculpture, landscaping features)		√	
Do windows allow natural surveillance of approaching visitors?	√		FROM ONE DIRECTION
Does the office layout allow staff to see approaching visitors from normal working positions?	√		
If poorly located, can new locations for the office be identified and the office moved?			N/A

**4. Do staff members have the physical ability to stop visitors from entering?**

	Yes	No	Remarks
Is there an airlock or sally port vestibule?	√		
Is it difficult for staff members to lock entry doors in an emergency?		√	

Can staff use an emergency electronic lock button?	√		
Do staff members use keys? Are they required to go outside the room in order to lock the door?		√	LOCK FROM INTERIOR
Is the primary entrance secured, monitored and identified with appropriate signage?	√		
Do counters or windows protect office staff?	√		NOT HARDENED
If threatened, can office staff retreat to safer locations?	√		
Do staff members have panic button alarms?	√		
Can intruders gain access any other way than through the main entry?	√		DOORS AND WINDOWS THAT SHOULD BE LOCKED
Are all exterior doors numbered?	√		
Can those secondary entries be locked, staffed, and otherwise controlled?	√		
Is an alarm system in place? What triggers the alarm and what happens then?	√		AUTOMATED CALL TO MONITORING SERVICE

#### 5. How well can people see what is going on inside the school?

	Yes	No	Remarks
Can office staff and others see activity in immediately adjacent areas, as well as up and down hallways? Can they see over the heads of crowds using mirrors, cameras, raised areas?	√		
Do blind corners, niches, unlocked and unattended rooms block surveillance?		√	
Can access to hidden areas be denied? Can those areas be locked off?	√		
Would convex mirrors help? If yes, where?			N/A
Can internal windows be uncovered, or blinds be opened, to improve surveillance?	√		FEW WINDOWS
Can first responders see what is going on in the building?		√	

#### 6. Do staff members have immediate lockdown capability in classrooms and other locations?

	Yes	No	Remarks
Can rooms be used as safety areas in emergencies? If yes, which ones?	√		CLASSROOMS

Is it difficult to lock each room in an emergency?		√	
Is a key required to lock the classroom door?	√		
Does a person have to step into the hallway to lock the door?		√	
Will classroom doors lock automatically when closed?		√	
Is there a two-way intercom or telephone in each room?	√		
Are there secondary emergency exits available from each room?		√	

7. Are there identifiable or predictable trouble spots or high-risk locations? (These locations may have already been addressed in #1-6. This serves as a fail-safe measure, to see if any locations have been missed, and require more specific recommendations.)

	Yes	No	Remarks
Climbing hazards (trees, ladders, etc)	√		TREES
School boundaries		√	
School grounds	√		POND
Playgrounds		√	
Driveways		√	
Bike racks			N/A
Main entry area		√	
Secondary entryways		√	
Main office		√	
Hallways (specify which ones)		√	
Courtyards			N/A
Classrooms		√	
Temporary classrooms		√	
Gymnasium		√	
Locker rooms, locker bays, locker halls			N/A

Toilets		√	
Library		√	
Cafeteria		√	
Loading docks and dumpsters		√	
Custodial receiving and storage areas		√	
Boiler room		√	
Auditorium			N/A
Art rooms		√	
Science labs			N/A
Preschool or Head Start classrooms		√	
Music rooms		√	
Special education rooms		√	
Computer/technology rooms		√	
Family/Consumer science rooms		√	
Technology education rooms		√	
Agriculture classrooms/labs			N/A
Time-out rooms		√	
Meeting or conference rooms		√	
Informal or formal gathering areas		√	
Roof		√	
Crawl spaces			N/A
Surveillance equipment closet		√	
Key control		√	
Lighting problems indoors or out		√	

## 8. Security Technology

	Yes	No	Remarks
Are access control devices used?	√		
Are electronic access control devices being used?	√		
Do emergency workers have easy access when needed?	√		
Are surveillance cameras used?	√		
Is a monitoring station provided? Can they be viewed off-site?		√	SYSTEM IS CAPABLE
If yes, are cameras maintained, protected from vandals, functional, and of adequate quality?	√		

## 9. Miscellaneous

	Yes	No	Remarks
Is hallway lighting positioned perpendicular to the walls?	√		
Are stairwells lit adequately?	√		
Is appropriate directional signage provided for other areas than the primary entrance (gym, theatre, stadium, etc)?	√		
Are emergency call stations or panic alarms provided?	√		STAFF ONLY

Notes:

Kentucky Licensed  
Design Professionals:

  
Signature

Date: 3/15/21

Kentucky Registered Engineer: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Kentucky Landscape Architect: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Superintendent or  
Board Designee: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_