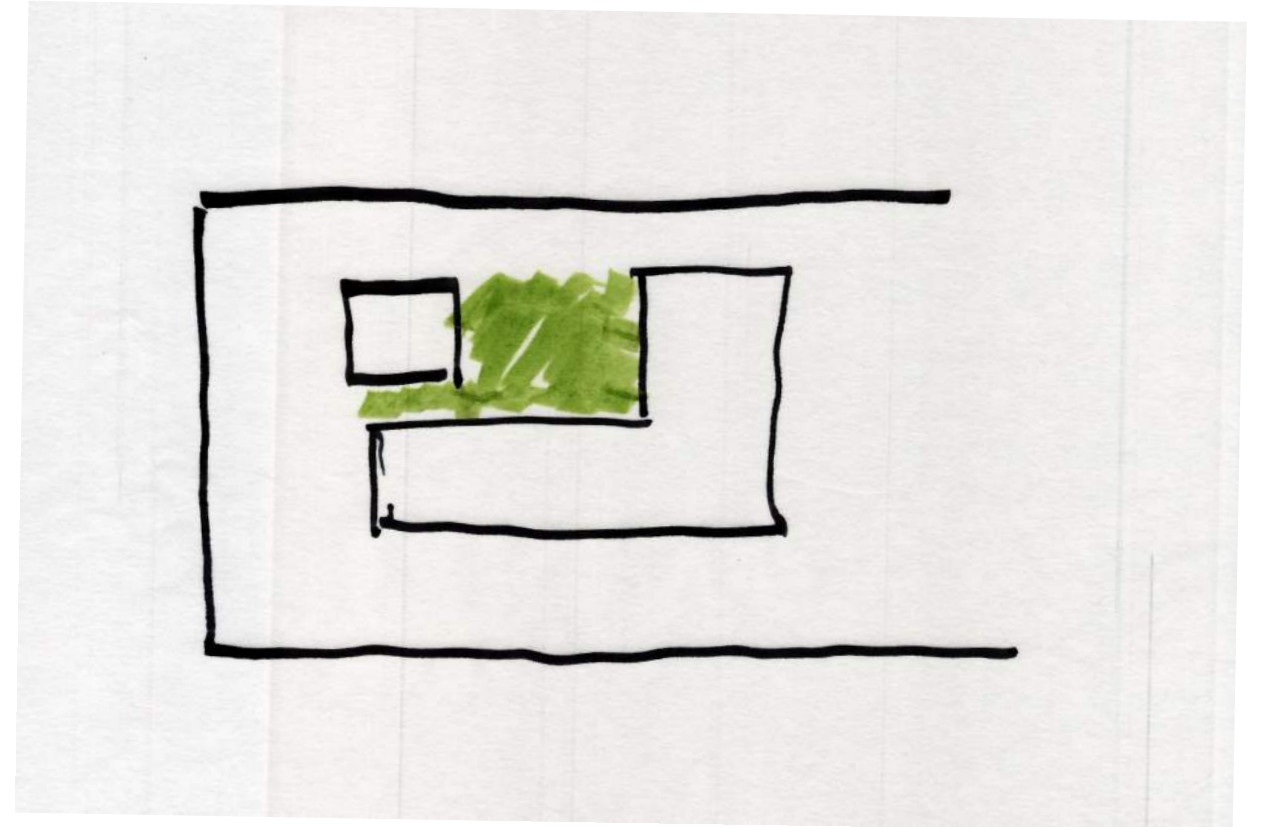


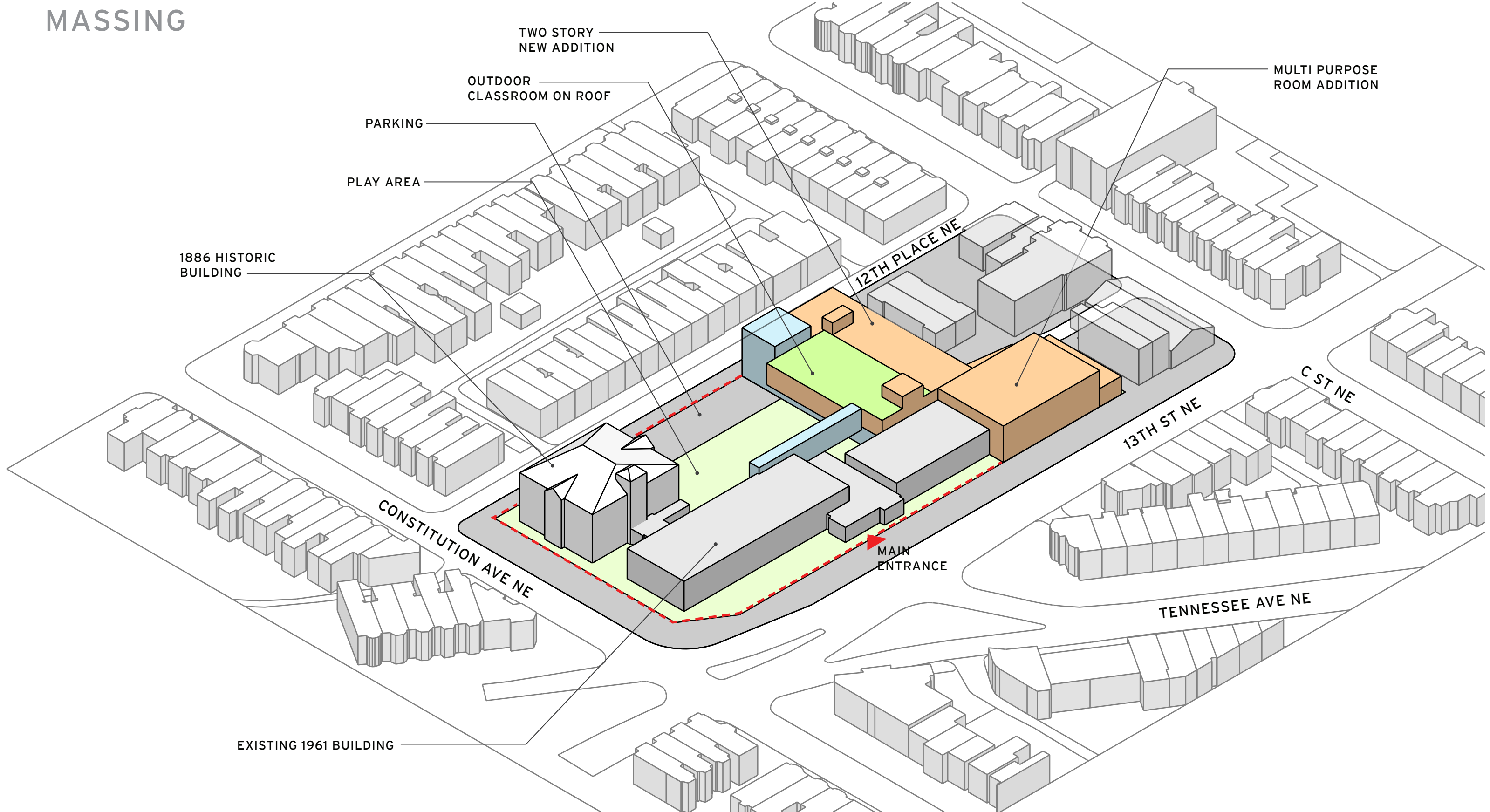
OPTION 1
MAX RENOVATION/ADDITION



CONCEPT DESIGN | OPTION 1 - MAX RENOVATION/ADDITION

MASSING

07.19.2017



CONCEPT DESIGN | OPTION 1 - MAX RENOVATION/ADDITION

SITE PLAN

07.19.2017



CONCEPT DESIGN I OPTION 1 - MAX RENOVATION/ADDITION

BUILDING PLANS

07.19.2017



GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



CONCEPT DESIGN | OPTION 1 - MAX RENOVATION/ADDITION

BUILDING PLANS

07.19.2017



LEGEND

- PRE-S/PRE-K/K/GRADE 1
- GRADE 2-5
- SCIENCE LAB/THINK TANK
- ADMINISTRATION
- SPECIAL EDUCATION
- BUILDING SERVICE
- PE & STUDENT DINING
- MEDIA CENTER
- VISUAL ARTS
- PERFORMING ARTS
- HEALTH SERVICES

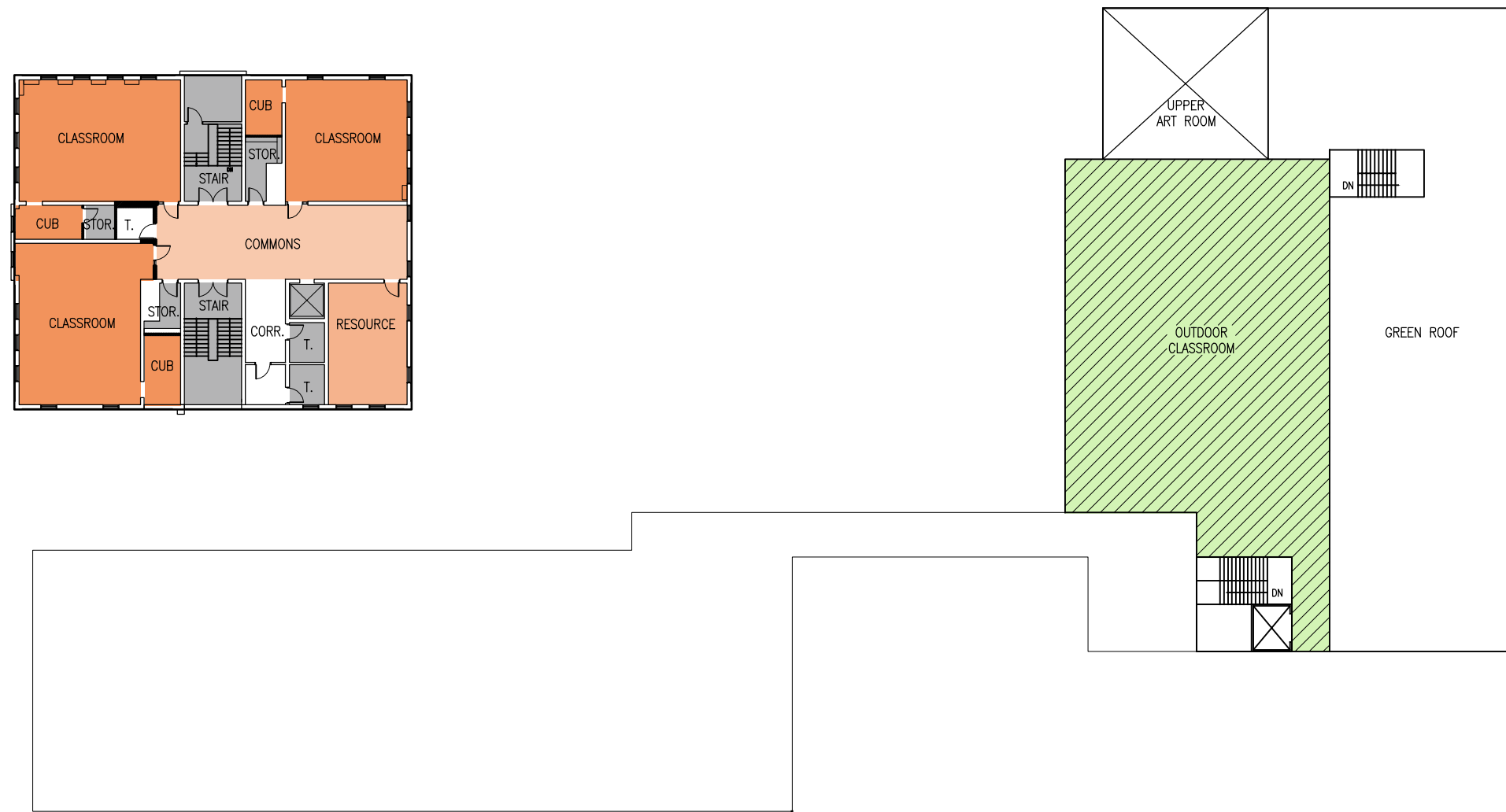
SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



CONCEPT DESIGN | OPTION 1 - MAX RENOVATION/ADDITION

BUILDING PLANS

07.19.2017

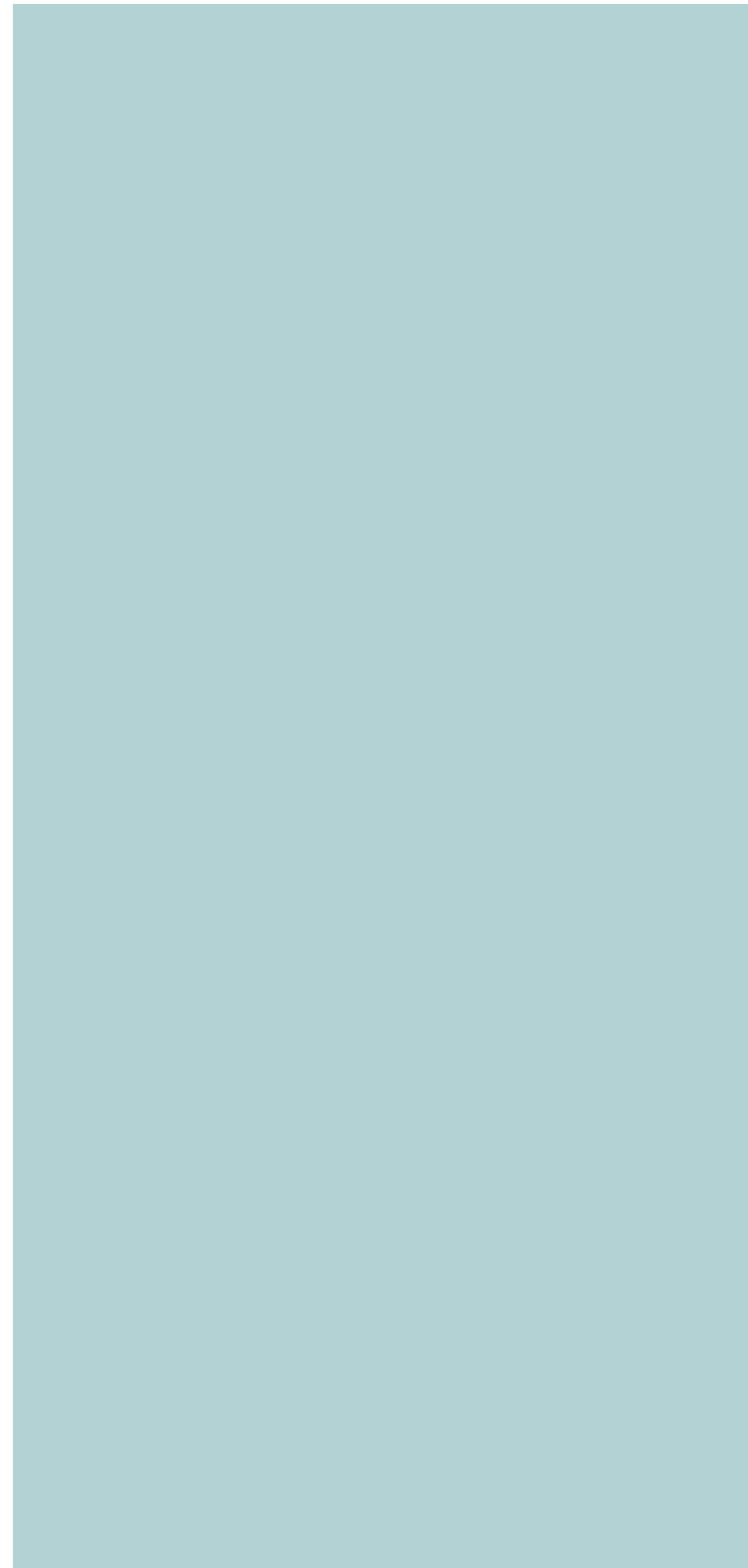


LEGEND

- PRE-S/PRE-K/K/GRADE 1
- GRADE 2-5
- SCIENCE LAB/THINK TANK
- ADMINISTRATION
- SPECIAL EDUCATION
- BUILDING SERVICE
- PE & STUDENT DINING
- MEDIA CENTER
- VISUAL ARTS
- PERFORMING ARTS
- HEALTH SERVICES

THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"





NARRATIVE

This design retains and renovates the 1961 addition as well as the 1886 historic school building. This approach has the potential to be less costly, but is likely to be achieved with some compromises to program and function.

The addition's entry plaza, canopy, lobby and corridors retain their current functions, while the existing building is converted to classrooms and administration. The ground floor consists of administration, the multipurpose room and support space (music, kitchen and physical education elements), and all 12 of the Pre-s/Pre-K/K/1st Grade classrooms. New construction is configured as a new two story wing along the north end of the site with the Multipurpose Room positioned at the northeast corner. The remaining classrooms, the Art Room, and the Project/Science Lab (Think Tank) occupy the second floor of the new wing. Two fire stairs and an elevator are also provided.

Since this option retains mechanical space in the 1961 addition, the basement of the historic 1886 building is available to house academic space for the upper grades, as are the upper two floors. An additional elevator is required for the 1886 building to extend accessibility to the 3rd floor.

PROS AND CONS

Pros-

- Due to the lower cost of renovation compared to new construction, the total project cost may be lower.
- A relatively greater portion of the investment made only a few years ago with the Phase 1 renovation would be maintained.
- The Library maintains its existing location.

Cons-

- Due to existing building limitations, this renovation results in a greater degree of inefficiency. There are more program space deficiencies as well as some less-than-ideal functional relationships.
- Two elevators are required.
- The historic structure is not as well integrated into the overall school in this scheme as it is in other schemes. The second and third floors of the 1886 building are isolated, with their own stairs and separate elevator. This is due to the differing floor levels of the 1886 and 1961 buildings.
- The multi-purpose room is less readily divisible in this option, due to its location and orientation.
- The site area available for parking and play areas is smaller than that of other options.

OPTION 1 BUILDING AREAS

Outdoor play space	16,634 SF
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