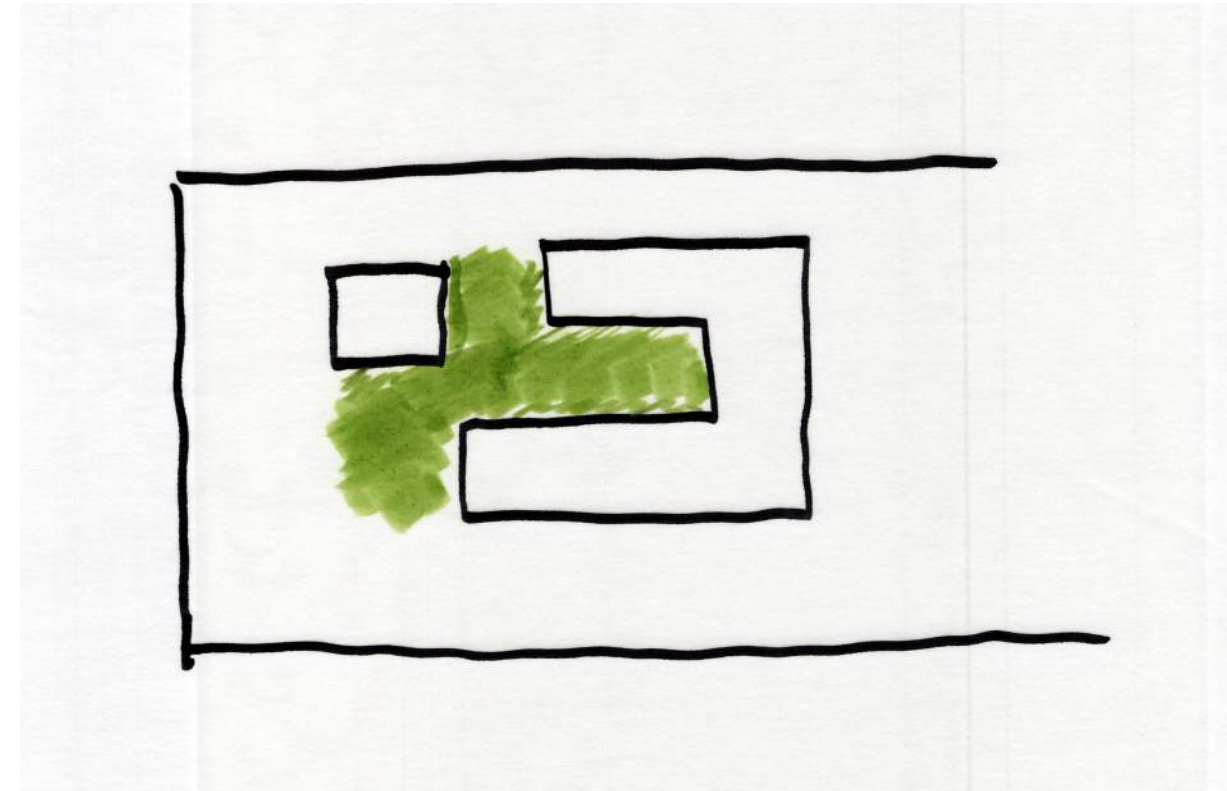


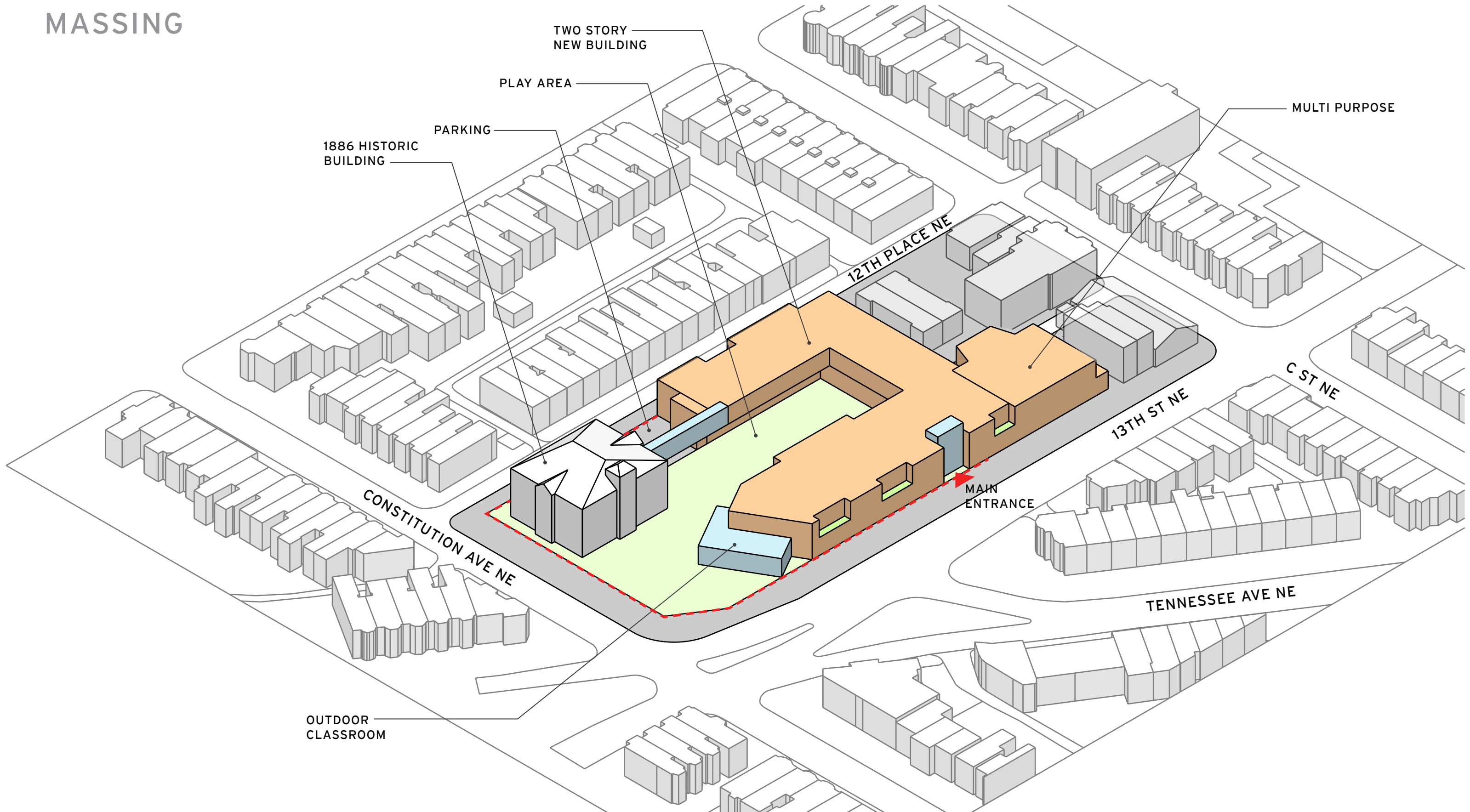
OPTION 3
COURTYARD OPTION



CONCEPT DESIGN | OPTION 3 - COURTYARD OPTION

MASSING

07.19.2017



CONCEPT DESIGN | OPTION 3 - COURTYARD OPTION SITE PLAN

07.19.2017



CONCEPT DESIGN I OPTION 3 - COURTYARD OPTION

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

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



CONCEPT DESIGN | OPTION 3 - COURTYARD OPTION

BUILDING PLANS

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

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

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

NARRATIVE

The main concept of Option 3 is a plan configuration that allows the historic 1886 building to stand as alone as possible on the site. Once the 1961 addition is demolished, a new two story "c" shaped building that only connects to the historic building on its north side at its 2nd floor would be constructed. The shape of the building allows for views from Constitution Avenue into the play area courtyard. The building is also shaped its south end to allow views of the historic 1886 building from the Tennessee Avenue approach. Recessed outdoor teaching terraces provide scale and articulation to the façade.

PROS AND CONS

Pros-

- Pays great respect to the historic 1886 school building.
- Maximizes the focus of the school on the outdoor play courtyard area.
- The open court and angled façade strengthen the integration of the building with its urban environment.
- The two story height and modulated massing result in a well scaled façade that successfully relates to this residential neighborhood.
- The Commons areas are well-associated with clusters of classrooms, making for an effective layout. This advantage may be translatable to some of the other options as well.
- The courtyard play area is simultaneously sheltered by the building but open to views from the street.

Cons-

- The ease of accessing the historic building is compromised by only connecting to the new building from the north, and only at the 2nd level.
- Circulation within the school is longer in distance from end to end compared to other options.
- Play space is limited and noise from play areas may be a problem for adjacent classrooms due to the courtyard configuration.
- A new elevator will be required for the historic building.
- Parking is limited.

OPTION 3 BUILDING AREAS

Outdoor play space	23,033 SF
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