# DGS/DCPS BANCROFT ELEMENTARY SCHOOL ANNEX MODERNIZATION

## Commission of Fine Arts - Concept Review

3149 16th St NW,  Washington, DC 20010
November 19, 2026

# Table of Contents


**Site Analysis**

4 Project Overview
5 Location
7 Neighborhood Context
9 Site Context

**Proposed Design**

14 Site Design
16 Landscape
20 Floor Plan
27 Conceptual Render
32 Material Palette
33 Elevation
36 Section

**Appendix**

38 Existing Conditions
42 Preservation Zoning Diagram
45 Demolition Drawings

# Site Analysis

# Project Overview

The Project, located at 3149 16th Street NW, Washington, DC 20010 includes full design and construction services for Bancroft Elementary School Annex Modernization which will be an approximate 27,000 square-foot school facility. The Bancroft Annex building is a historically listed property which is also known as Embassy Building No. 10 and served as the former Department of Parks and Recreation (“DPR”) headquarters.

The Project site will support Bancroft Elementary School’s recent growth in enrollment. The Project will include PK-3 and PK-4 classrooms and support spaces, as needed.

One existing site constraint is the former extension of Lamont Street, which used to extend through the block just north of the building. This created a utility easement which still contains existing utilities that will remain. The Project shall include all new outdoor play and educational areas per the Educational Specifications, parking and loading facilities, and all new site fencing meeting the Educational Specifics and technical specifications.

The project includes the RENOVATION of the existing historic building and the construction of a new addition connected to it. AN AREA AT THE BACK of the existing building will be demolished to create the connection to the new addition. Some interior walls will also be demolished to accommodate the new use of the building.



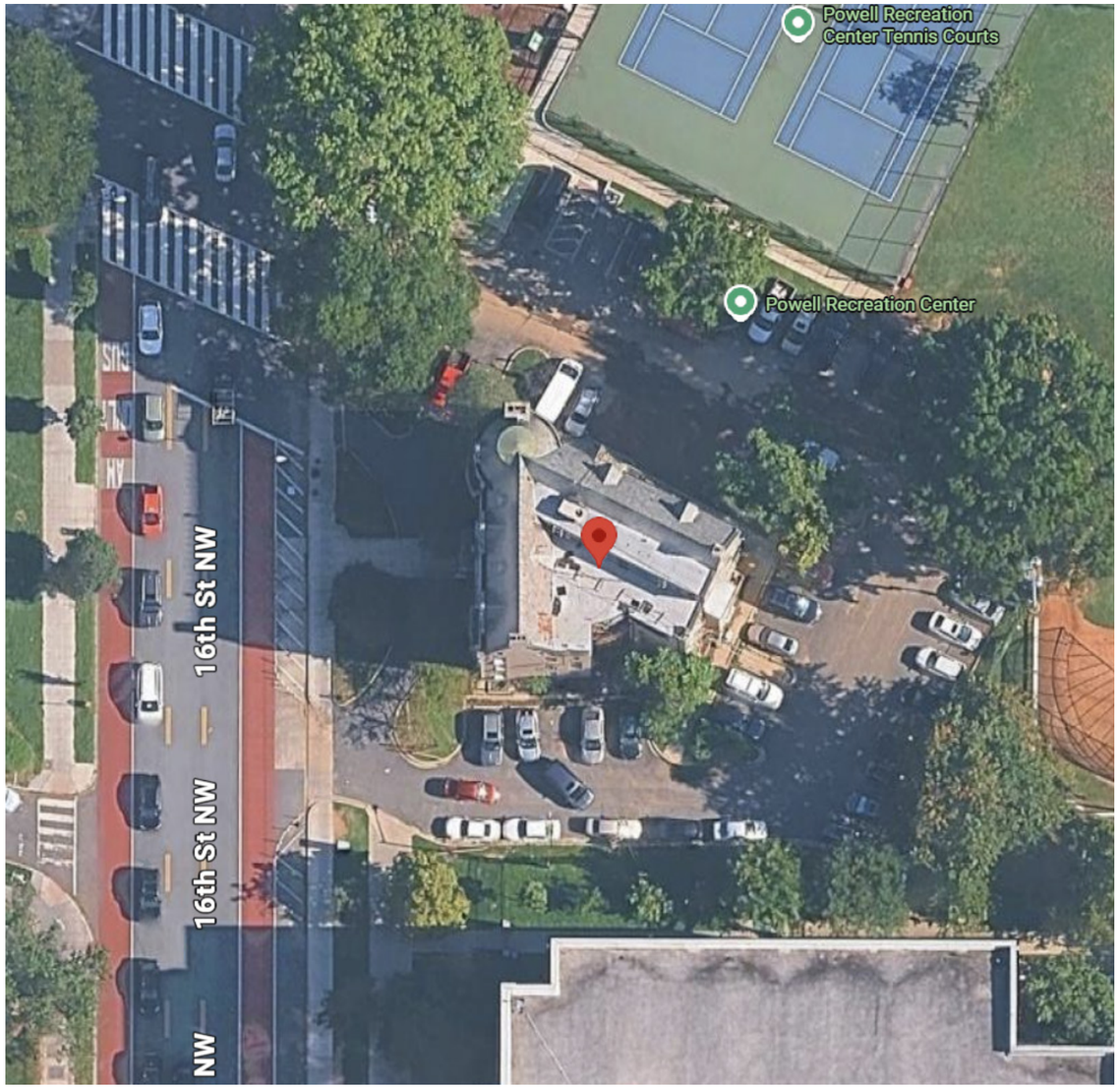
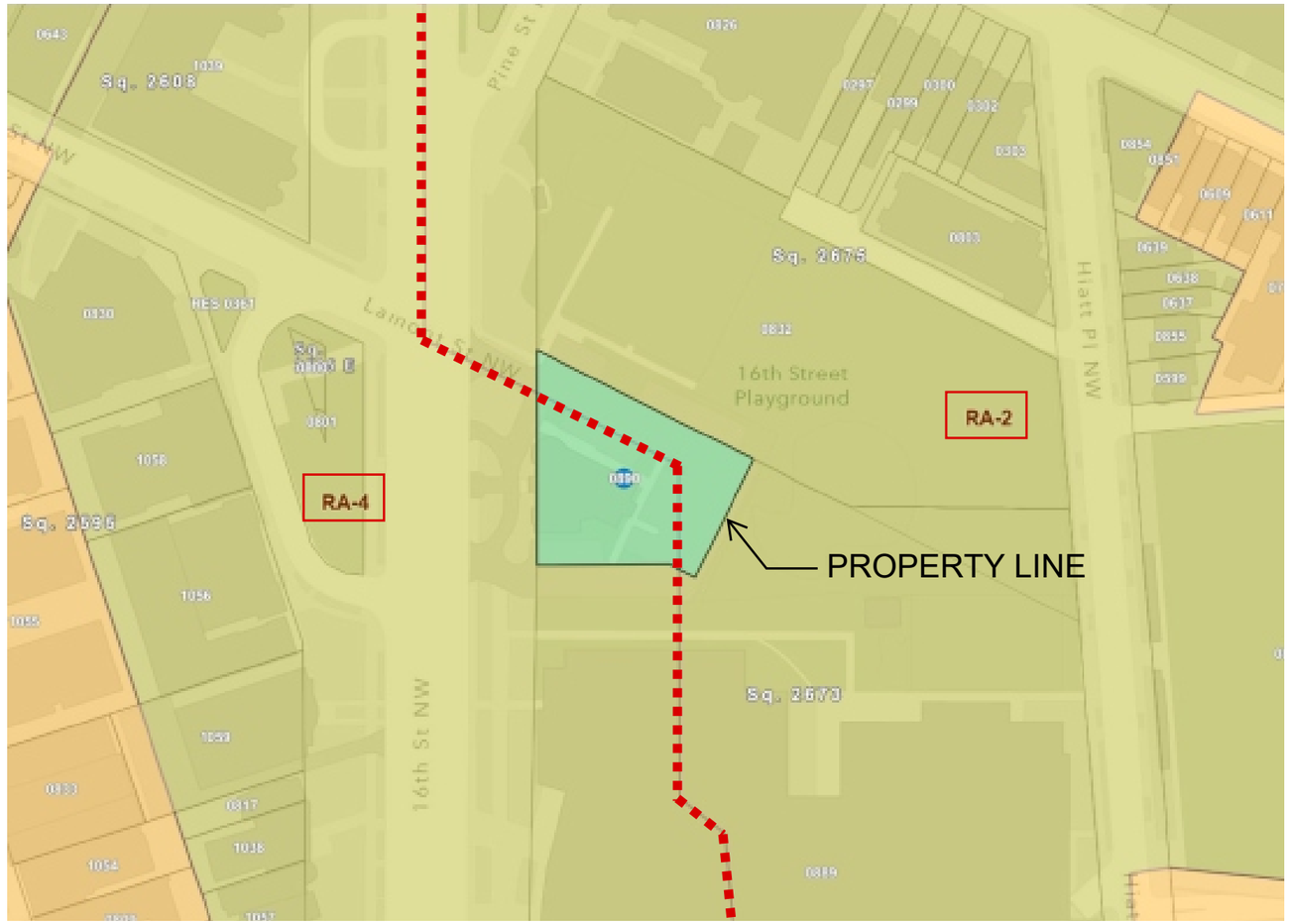




Fig. 01 Aerial View of the site and existing Embassy Building No 10

# Location Map and Zoning Summary

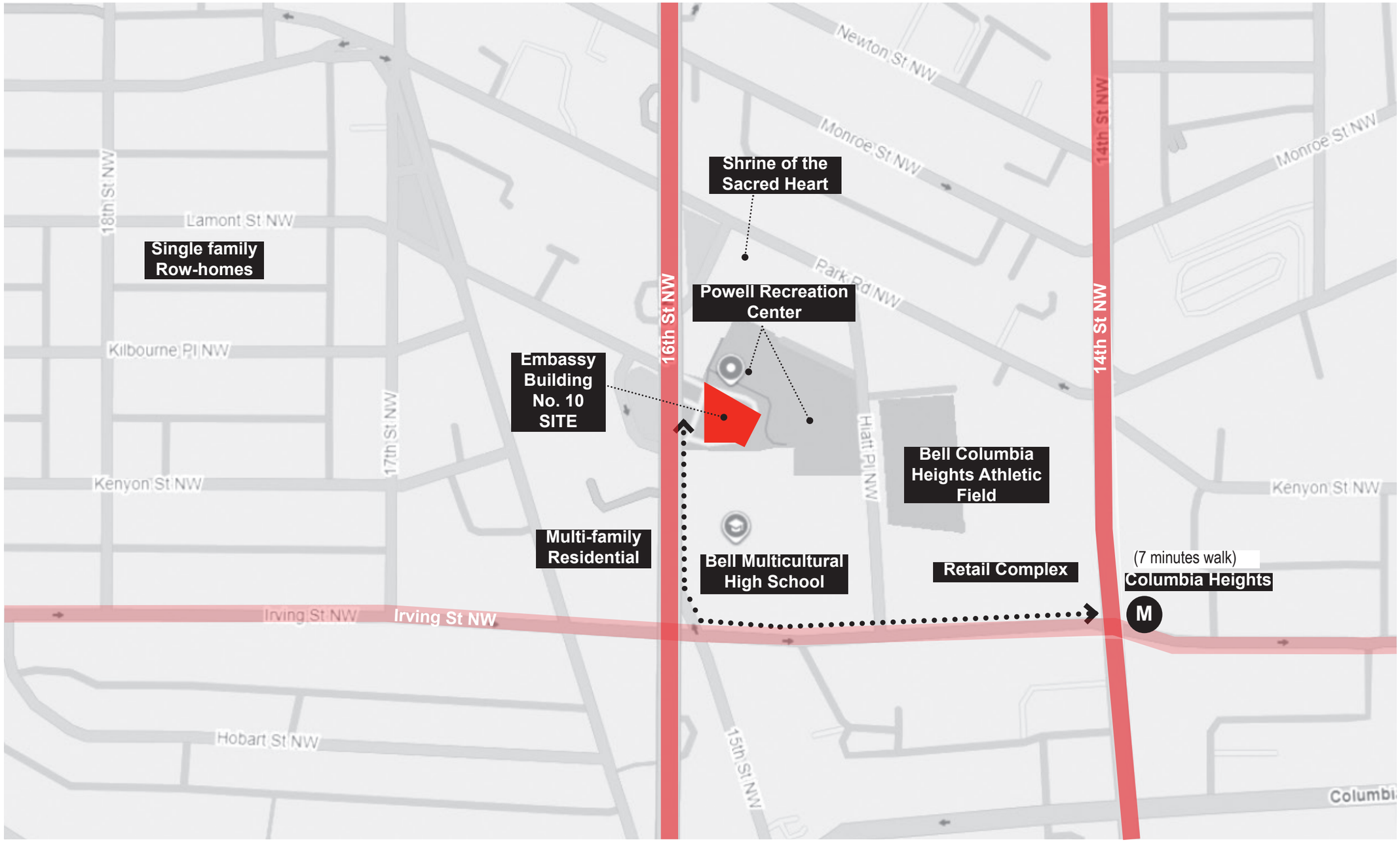
| | |
|---|---|
| **Address:** | 3149 16TH STREET, NW WASHINGTON, DC 20010 |
| **Plat/Block:** | SQ LOT 2673 0890 |
| **Zone:** | RA-2, RA-4<br>The existing building seats on RA-4 |
| **Historic Property:** | Yes. Embassy Building No. 10 |
| **Historic District:** | No |
| **Existing Lot Area:** | 16,740 SF (Record) |
| **Existing Building Footprint Area:** | 3,191 SF |
| **Project Scope:** | - Interior Space Renovations<br>- Outdoor Space<br>- New Addition |
| **Current Use:** | Abandoned. Not in use. |
| **Previous Use:** | Headquarters for the Department of Parks and Recreation (DPR) |
| **Proposed Use:** | Educational. |



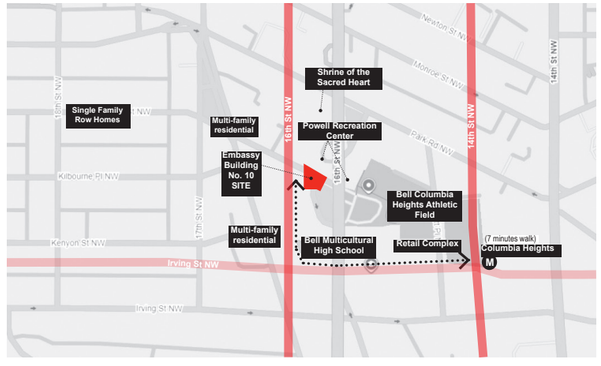
# Location


BANCROFT ES
MAIN CAMPUS
BANCROFT ES
ANNEX
Bluff Bridge
Bancroft Elementary School
Rosemount Center
1900 Lamont
Small Mammal House
Great Cats Exhibit/ Lion and Tiger Hill
Amazonia
Kids Farm
Harvard Village
Pica Taco
Ellē
Purple Patch
3149 16th St NW
Irving St NW
Bar del Monte
Mount Desert Island Ice Cream
Trinity AME Zion Church
16th St NW
Columbia Heights Community Center
The Artemis - DC Sports Bar, Live Music
Pho Viet Restaurant
MOOD DISTRICT COFFEEH
Thip Khao Restaurant
The Coupe
El Chucho - Cocina Superior
Dave's Hot Chicken
BUDDY'S DC
The Wonderland Ballroom
Target
IHOP
Columbia Heights
4
3
1
5
2
6
7
8

# Neighborhood Context | Site Analysis



# Neighborhood Context | Photographs





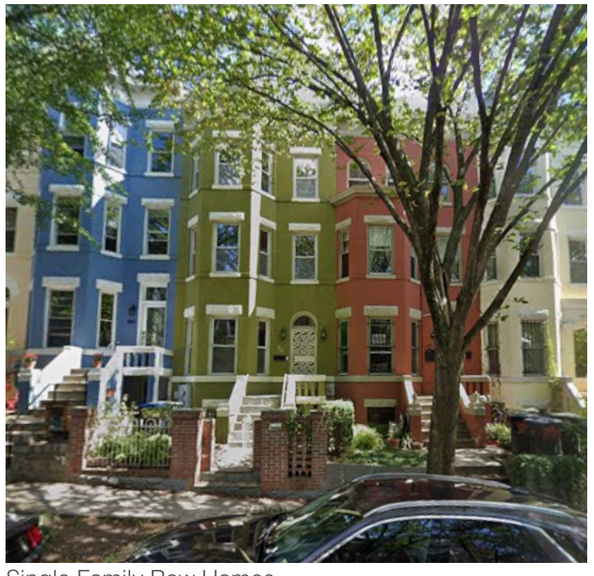

DGS/DCPS Bell Multicultural High School



Shrine of the Sacred Heart



DC USA Retail Complex



Single Family Row Homes



View of Powell Recreation Center Playground



Powell Recreation Center

# Site Context | Neighborhood Photographs

16th Street NW functions as one of the city's ceremonial boulevards: a long, straight, tree-lined axis with larger institutional and mansion-scale buildings along it. That intention (and many surviving embassy-like mansions) shapes the block-scale and massing.

Within a short walk of the Bancroft Elementary School Annex site, there are large single-family mansions and embassy-style mansard/stone buildings, early 20th-century Renaissance/ Beaux-Arts revival institutional buildings, and nearby row houses/early Wardman-style apartment blocks that typify NW DC residential neighborhoods. The result is a layered, mostly masonry street scape with varied roof lines and decorative cornices.

Common building characteristics in the area are stone and brick facades, limestone or cast stone trim, slate or mansard roof forms on older mansions, and classical ornament (pilasters, cornices, balustrades). Façade rhythms tend to be vertical bays with pronounced cornice lines at a consistent street height on many blocks. The buildings are generally medium to large (3–6 stories for institutional/embassy blocks; 2–4 for row houses), with generous setbacks on the larger lots facing 16th Street.

The street scape features street trees, wide sidewalks in places, religious buildings and park edges. Parking is often side or rear; front setbacks and landscaped buffers are common on the larger properties.

The area immediately surrounding the Bancroft Elementary School Annex site features varying architectural styles and materials. The site is bordered by the Powell Recreation Center site to the north and the Columbia Heights Educational Campus to the south. Across the street from the site are several large apartment buildings with stone and colored brick facades.

Given this assortment of architectural styles in the neighborhood, we believe the existing Bancroft Elementary School Annex building is the more limiting factor on the aesthetic of the design for this project. The historic building must be protected and restored as needed, and the addition must harmonize with it in terms of scale, color, and materials.



View along 16th Street



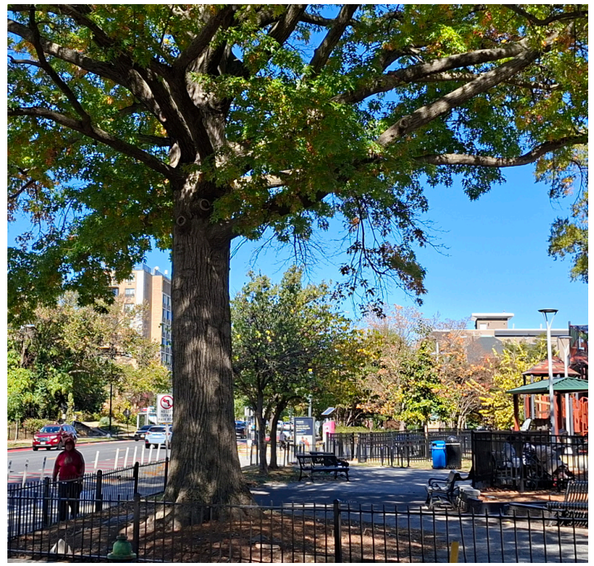
View of the existing building



View along 16th Street



View of Columbia Heights Educational Campus



View of Powell Recreation Center Playground



View of Shrine of the Sacred Heart from the parking area

# Site Context | Site Photographs






1 Existing drop off area along 16th Street.



2 View of one of the existing gates and curb cuts at the site.



3 View of the site's South area.



4 View of an existing gate and Powell Recreation Center Playground at the back.



5 View of the existing parking, fence and Powell Recreation Center at the East and North of the property.



6 View of Shrine of the Sacred Heart and Powell Recreation Center from the site's existing parking area

# Site Context | Existing Embassy Building No. 10

Originally constructed as Embassy Building No. 10 circa 1930, most of the exterior walls, steep-sloped roofs, windows, and other enclosure components appear to be original. The building has one partially below-grade level and four levels fully above grade. The exterior walls are mass masonry walls with brick backup walls and a combination of limestone and stucco exterior finish. The majority of the windows are operable steel casement windows.



View of the existing building Embassy Building No. 10 from 16th Street NW.



View of east and south facades.



View of the north facade.



Main entrance at 3149 16th Street NW.

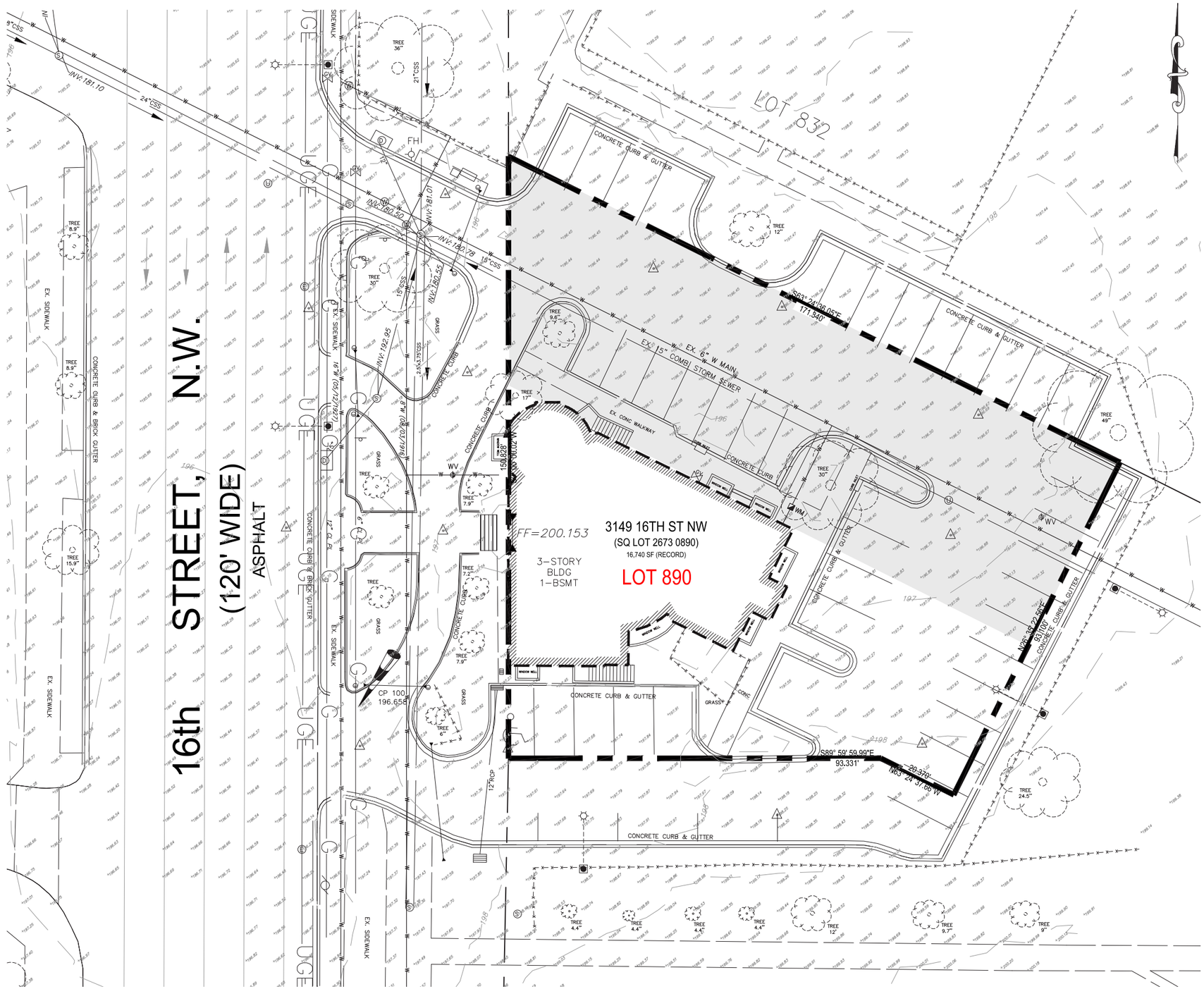


View of the existing main entrance on 16th St. NW.



Existing staircase volume at the back of the building with no historic value.

# Site Context | Survey. Existing Conditions

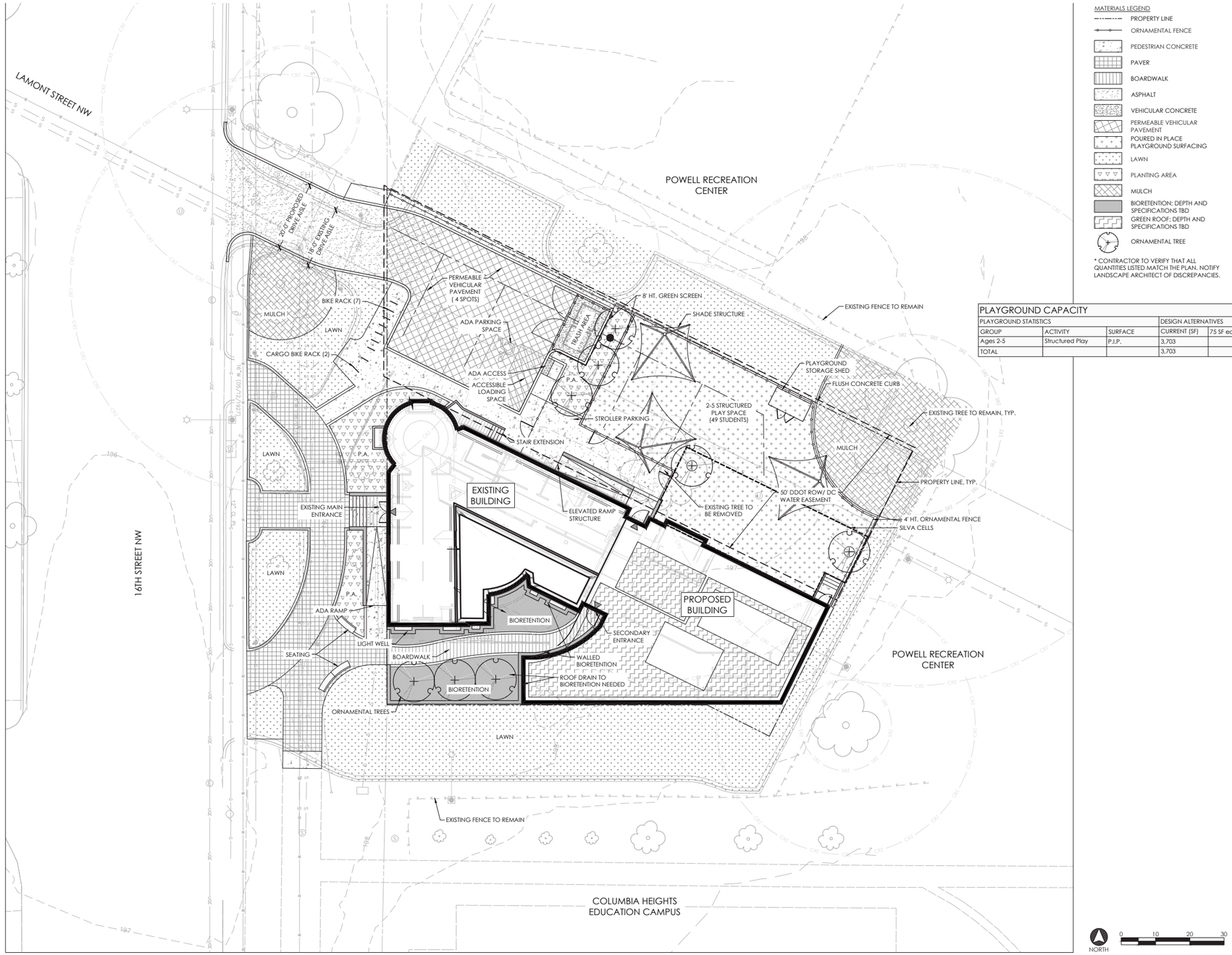


# Proposed Design

# Site Plan | Proposed



# Site Plan | Proposed



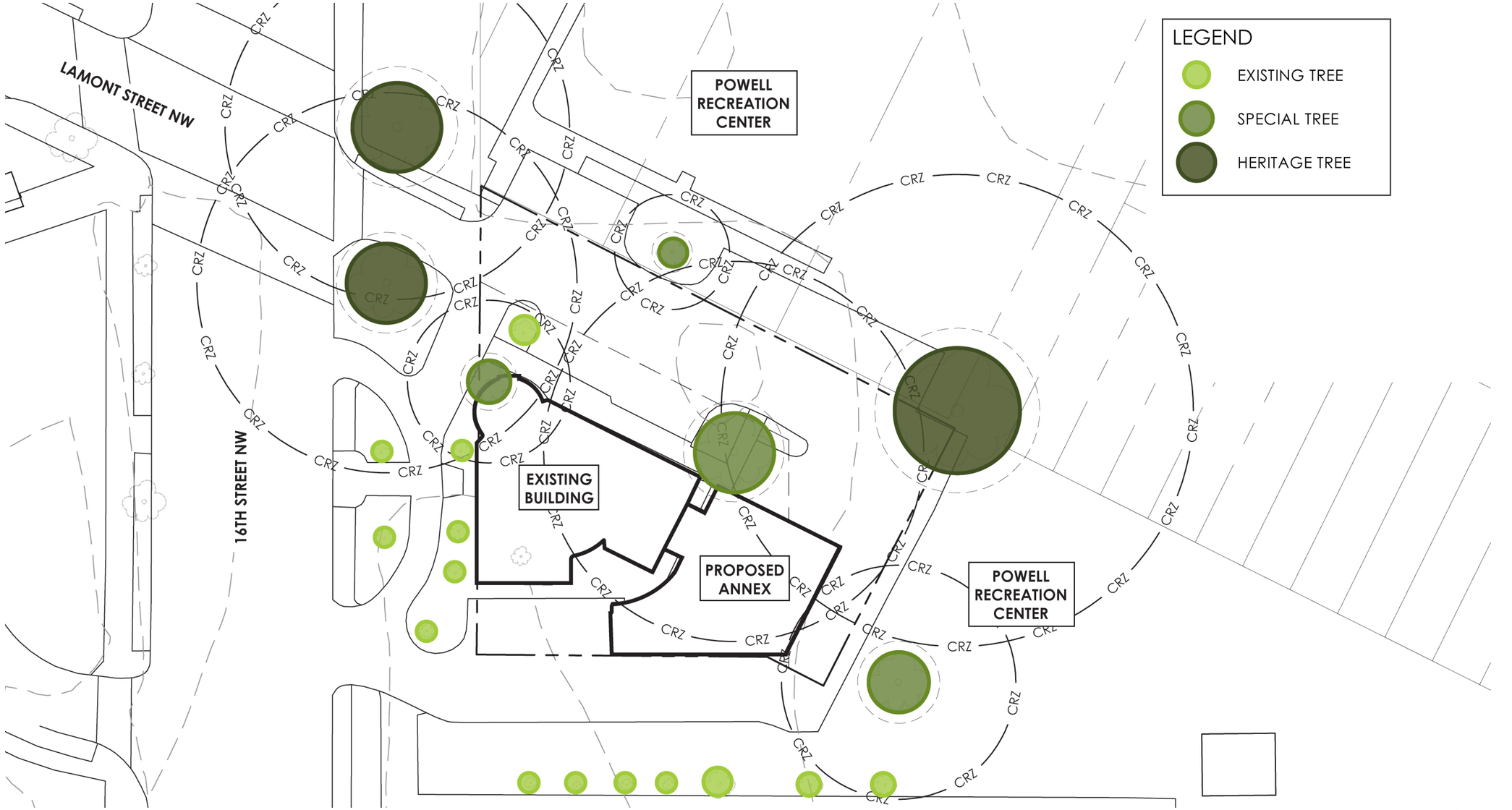

MATERIALS LEGEND

- PROPERTY LINE
- ORNAMENTAL FENCE
- PEDESTRIAN CONCRETE
- PAVER
- BOARDWALK
- ASPHALT
- VEHICULAR CONCRETE
- PERMEABLE VEHICULAR PAVEMENT
- POURED IN PLACE PLAYGROUND SURFACING
- LAWN
- PLANTING AREA
- MULCH
- BIORETENTION; DEPTH AND SPECIFICATIONS TBD
- GREEN ROOF; DEPTH AND SPECIFICATIONS TBD
- ORNAMENTAL TREE

* CONTRACTOR TO VERIFY THAT ALL QUANTITIES LISTED MATCH THE PLAN. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.

| PLAYGROUND CAPACITY | | | | |
|---|---|---|---|---|
| PLAYGROUND STATISTICS | | | DESIGN ALTERNATIVES | |
| GROUP | ACTIVITY | SURFACE | CURRENT (SF) | 75 SF ea. |
| Ages 2-5 | Structured Play | P.I.P. | 3,703 | 49 |
| TOTAL | | | 3,703 | 49 |

# Landscape | Existing Tree Survey



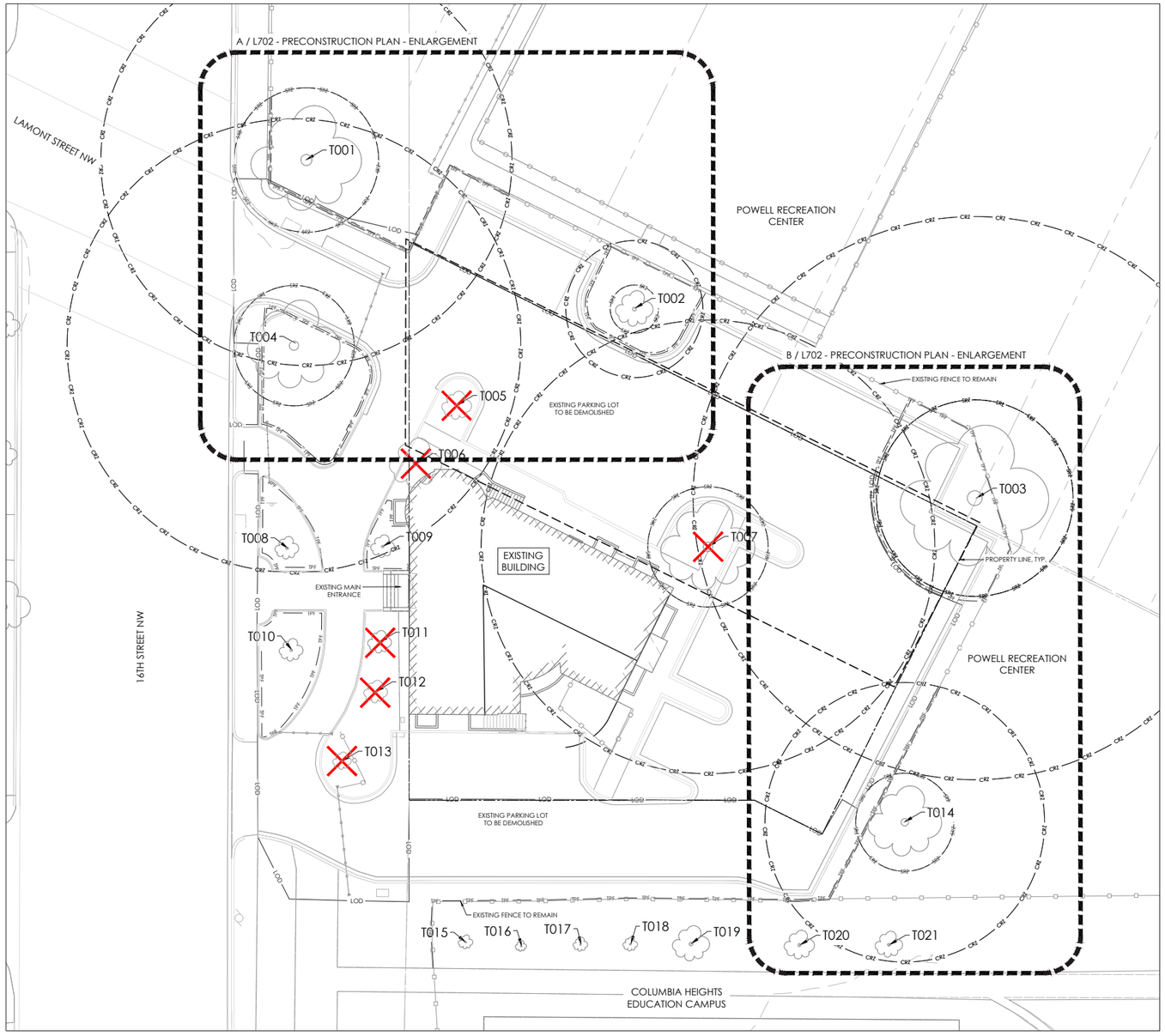

## BANCROFT ELEMENTARY SCHOOL ANNEX MODERNIZATION

3149 16TH ST. NW, WASHINGTON, DC 20010

10-29-2026

BRADLEY SITE DESIGN

# Landscape | Tree Preservation Plan




TREE PRESERVATION LEGEND

- PROPERTY LINE
- ROOT PRUNING LINE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE PRESERVED
- TREE PROTECTION SIGNAGE
- **EXISTING STRUCTURAL ROOT ZONE** (0.50 FOOT OF RADIUS PER INCH OF DIAMETER)
- **EXISTING CRITICAL ROOT ZONE** (1.50 FOOT OF RADIUS PER INCH OF DIAMETER)
- **TREE TO BE REMOVED**

## GENERAL NOTES

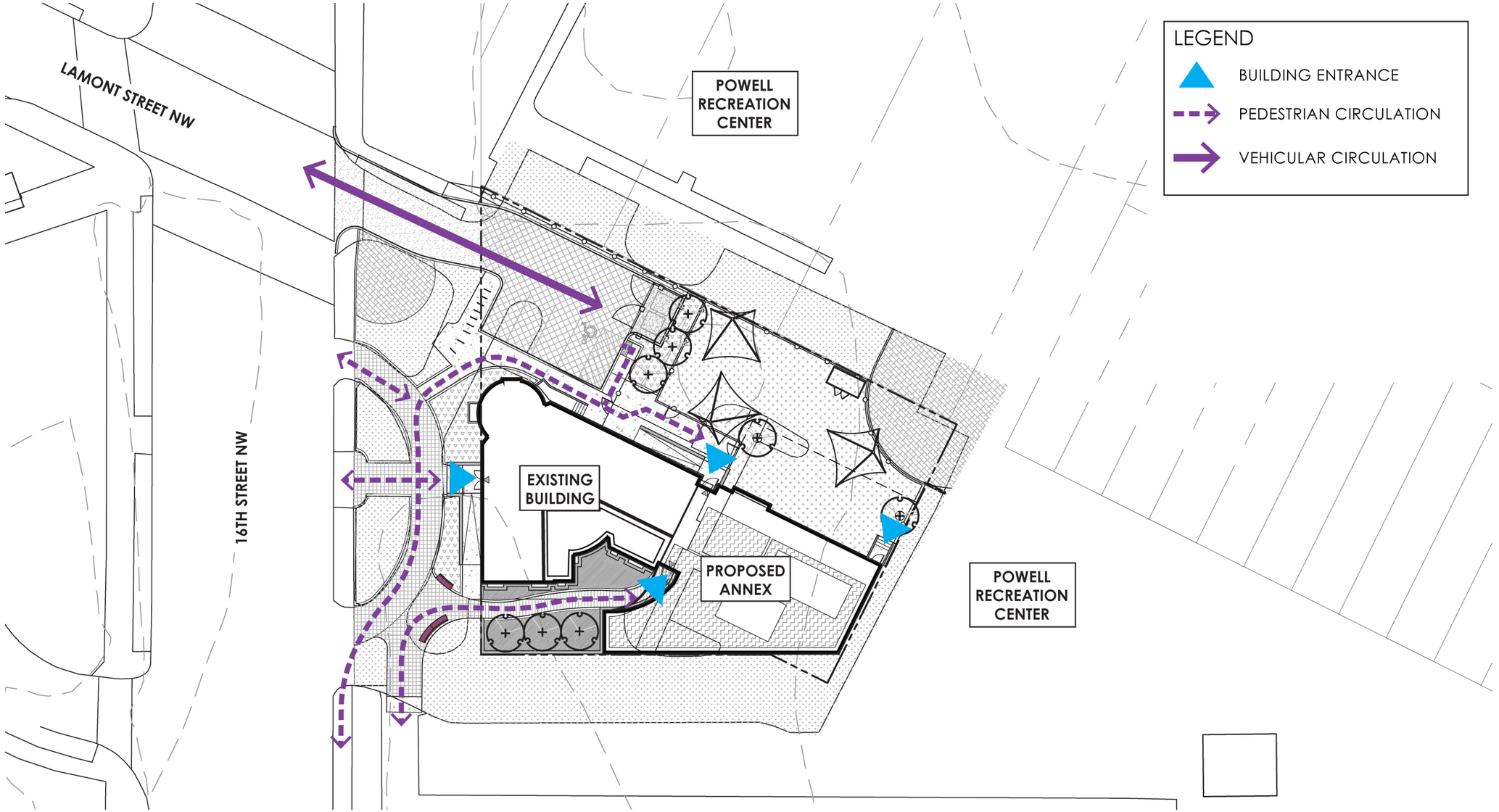
1. DDOT UFD ARBORIST RESERVES THE RIGHT TO REQUIRE DIRECT ON-SITE SUPERVISION OF WORK IN TREE PROTECTION ZONES, AS WELL AS CONDUCT PERIODIC RANDOM INSPECTIONS TO VERIFY ADHERENCE TO TREE PROTECTION MEASURES DURING THE ONGOING CONSTRUCTION PROCESS.
2. PER UFD DDOT RECOMMENDATIONS, PRE-CONSTRUCTION, CONSTRUCTION AND POST-CONSTRUCTION TREE PRESERVATION TECHNIQUES OUTLINED ON THESE PLANS FOR SPECIAL TREES 2 AND 14, AND HERITAGE TREES 1, 3, AND 4 SHALL TAKE PLACE AS SOON AS POSSIBLE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
3. A THREE-YEAR POST CONSTRUCTION MAINTENANCE AND MONITORING AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND RETAINED ARBORIST.
4. CONTRACTOR SHALL CONTACT MISS UTILITY 811 AND APPROPRIATE LOCAL AGENCIES TO LOCATE EXISTING UTILITIES PRIOR TO ANY EXCAVATION. PROTECT EXISTING UTILITIES THROUGHOUT CONSTRUCTION PROCESS AND REPAIR ANY DAMAGE TO THESE UTILITIES AT NOT COST TO THE OWNER.
5. A DDOT UFD ARBORIST SHALL BE CONTACTED AT LEAST 24 HOURS PRIOR TO SUPER-SONIC AIR TOOL EXCAVATION, ROOT PRUNING OR VERTICAL MULCHING OPERATIONS.
6. NOTIFY DDOT UFD ARBORIST OF ANY ROOTS GREATER THAN 2" DIAMETER THAT ARE EXPOSED WHILE CONDUCTING EXCAVATION/ROOT PRUNING OPERATIONS. ONSITE COORDINATION MEETING WITH DDOT UFD AND RETAINED ARBORIST SHALL OCCUR AS DETERMINED BY DDOT UFD.
7. REFER TO CIVIL SHEETS FOR EROSION AND SEDIMENT CONTROL MEASURES. WHEN ADJACENT TO TREE PROTECTION FENCE, SILT FENCE SHALL BE ADHERED TO TREE PROTECTION FENCE AS SHOWN ON DETAIL C/L705. SILT FENCE SHALL BE TRENCHLESS.
8. RETAINED ARBORIST TO EVALUATE THE OVERALL HEALTH OF TREES AND TO MAKE A REPORT AND RECOMMENDATIONS FOR ADDITIONAL TREE CARE BEFORE, DURING AND AFTER THE COMPLETION OF THE WORK.
9. REFER TO DDOT STANDARD TREE PRESERVATION NOTES AND SPECIFICATIONS ON SHEET L704.
10. RETAINED ARBORIST TO BE ALERTED OF ANY WORK OCCURRING WITH IN THE CRZ 48 HOURS PRIOR TO THE COMMENCEMENT OF THAT WORK.

NORTH

0 10 20 30

NOT FOR CONSTRUCTION

# Landscape | Transportation and Circulation



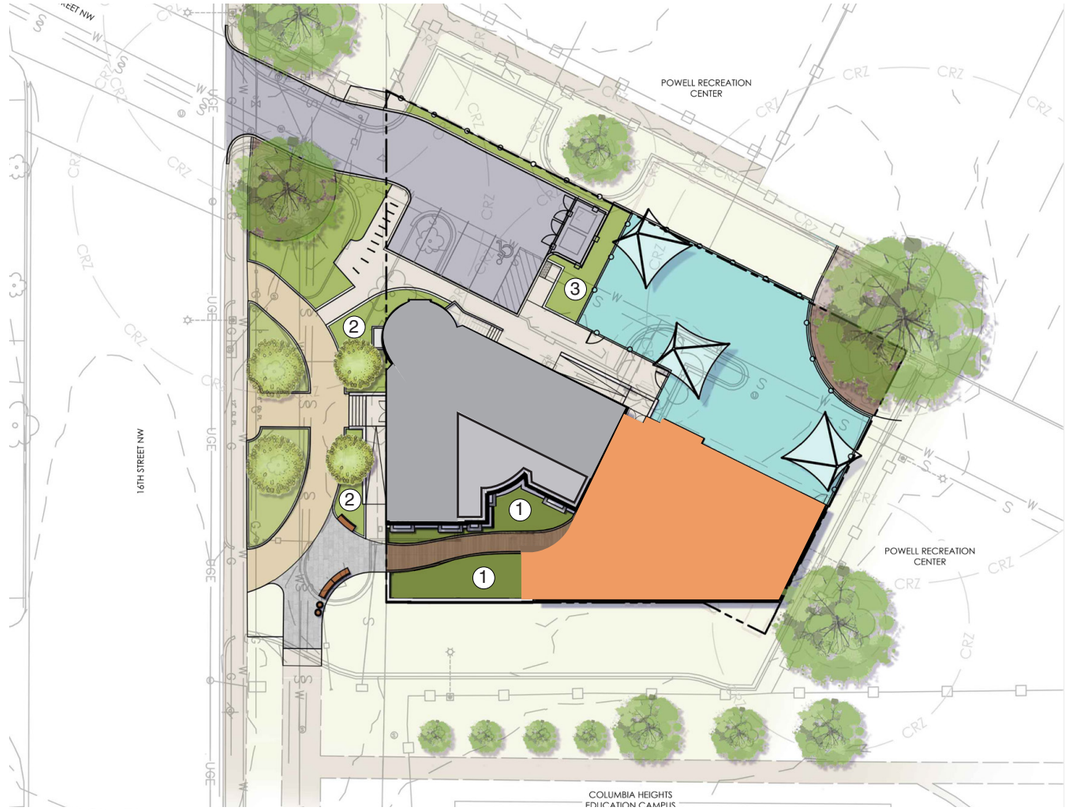

## BANCROFT ELEMENTARY SCHOOL ANNEX MODERNIZATION

3149 16TH ST. NW, WASHINGTON, DC 20010

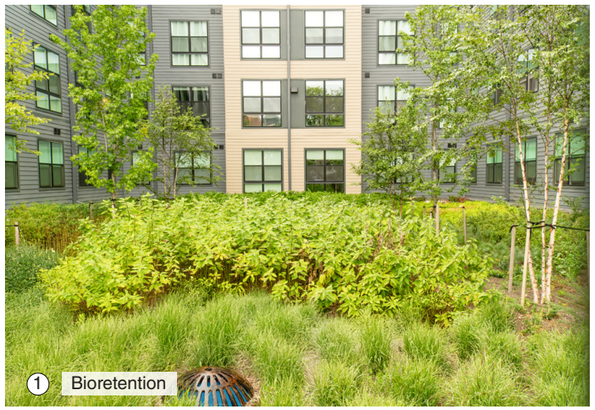
10-29-2026

BRADLEY SITE DESIGN

# Landscape | Proposed Planting




Proposed Site Plan













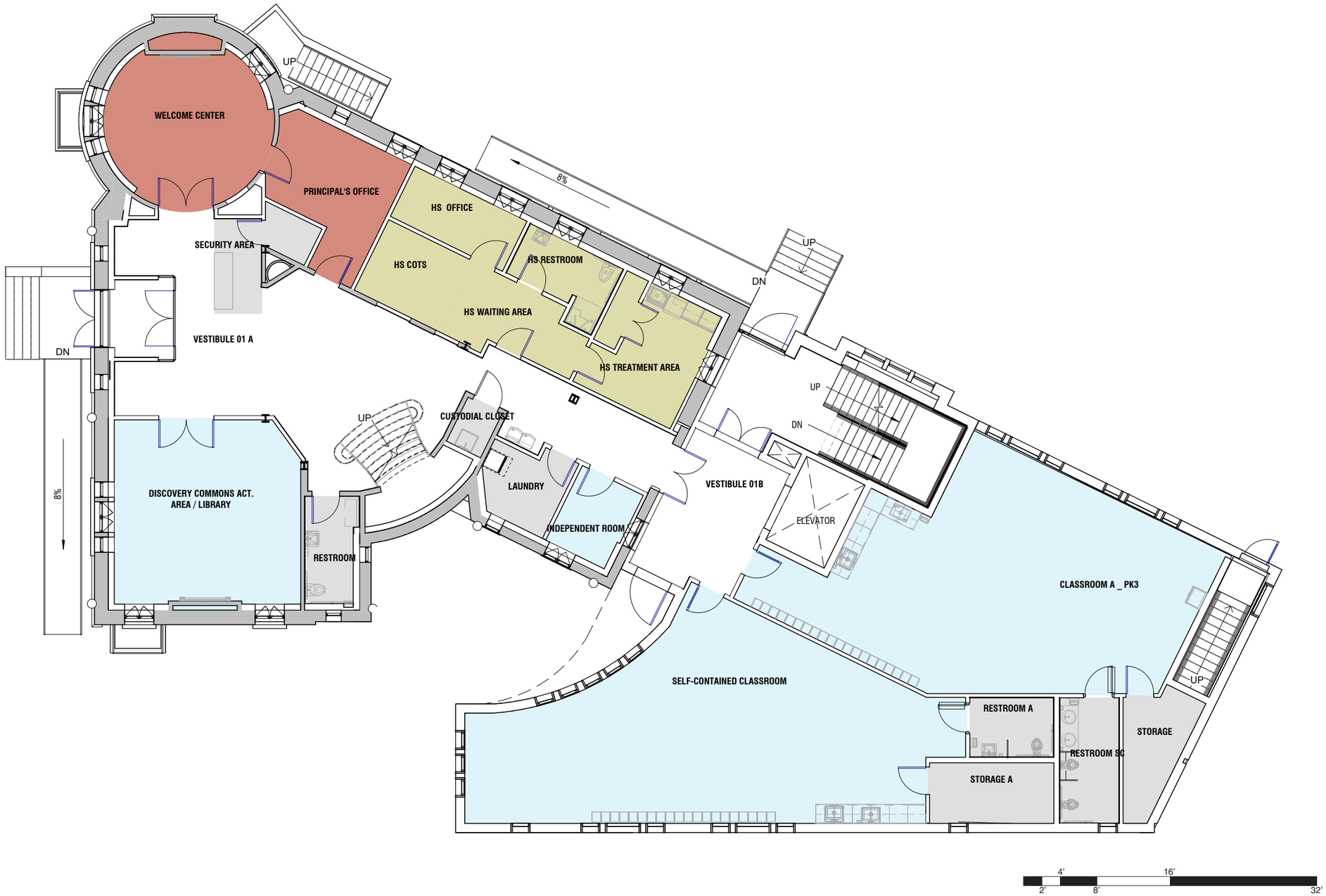





# Floor plan | Level +1

Key

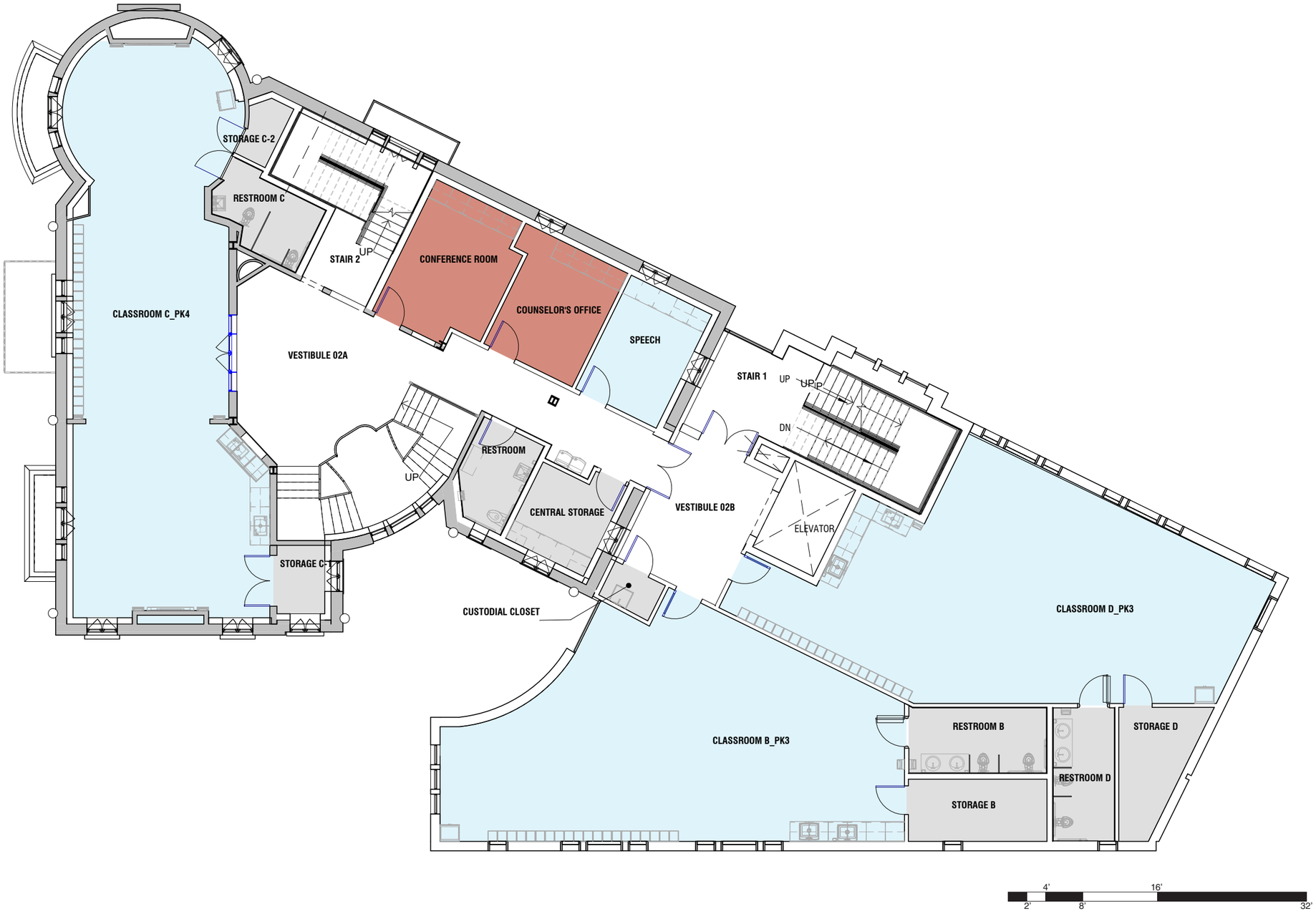
- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Floor plan | Level +2

Key

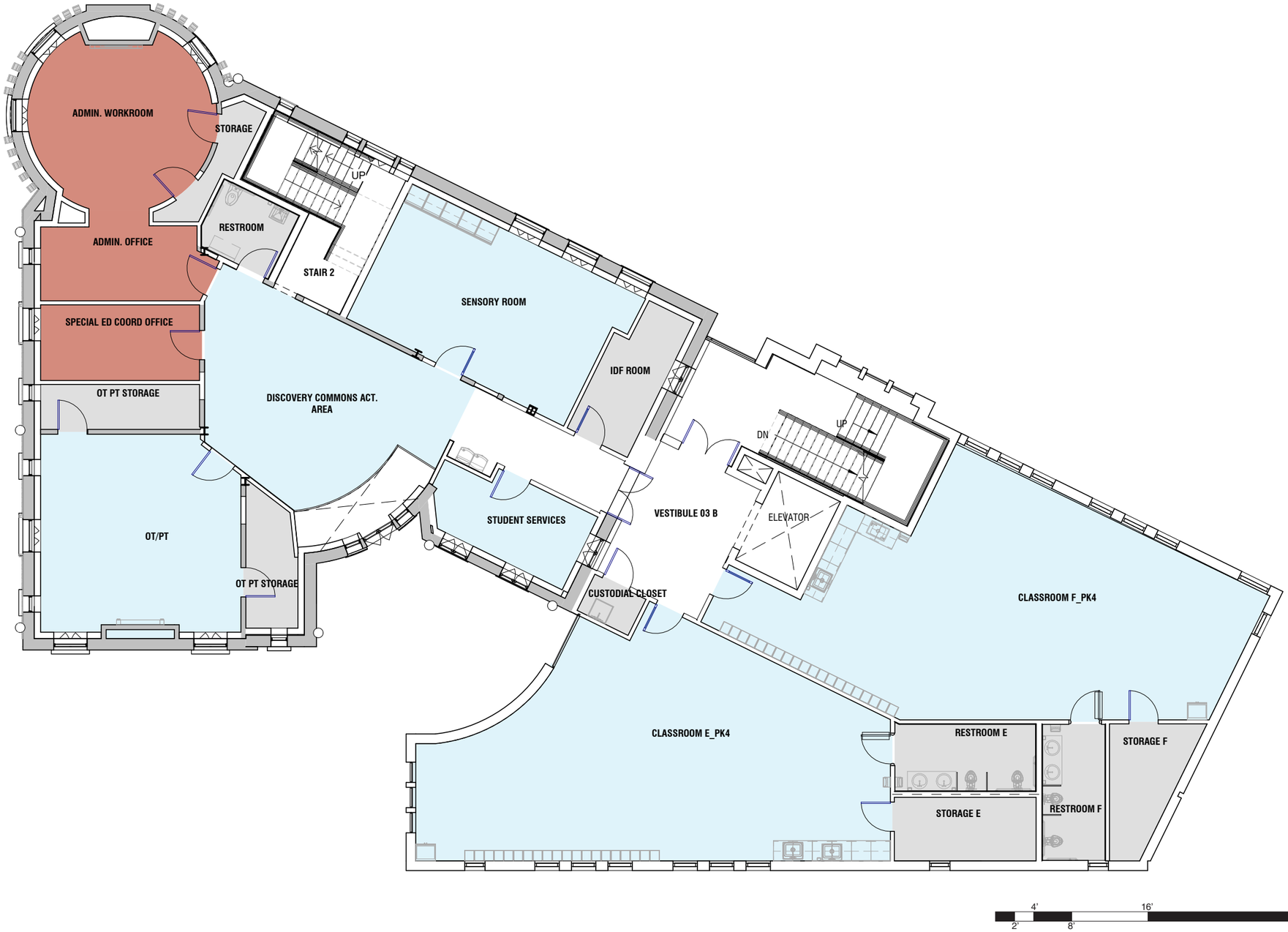
- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Floor plan | Level +3

Key

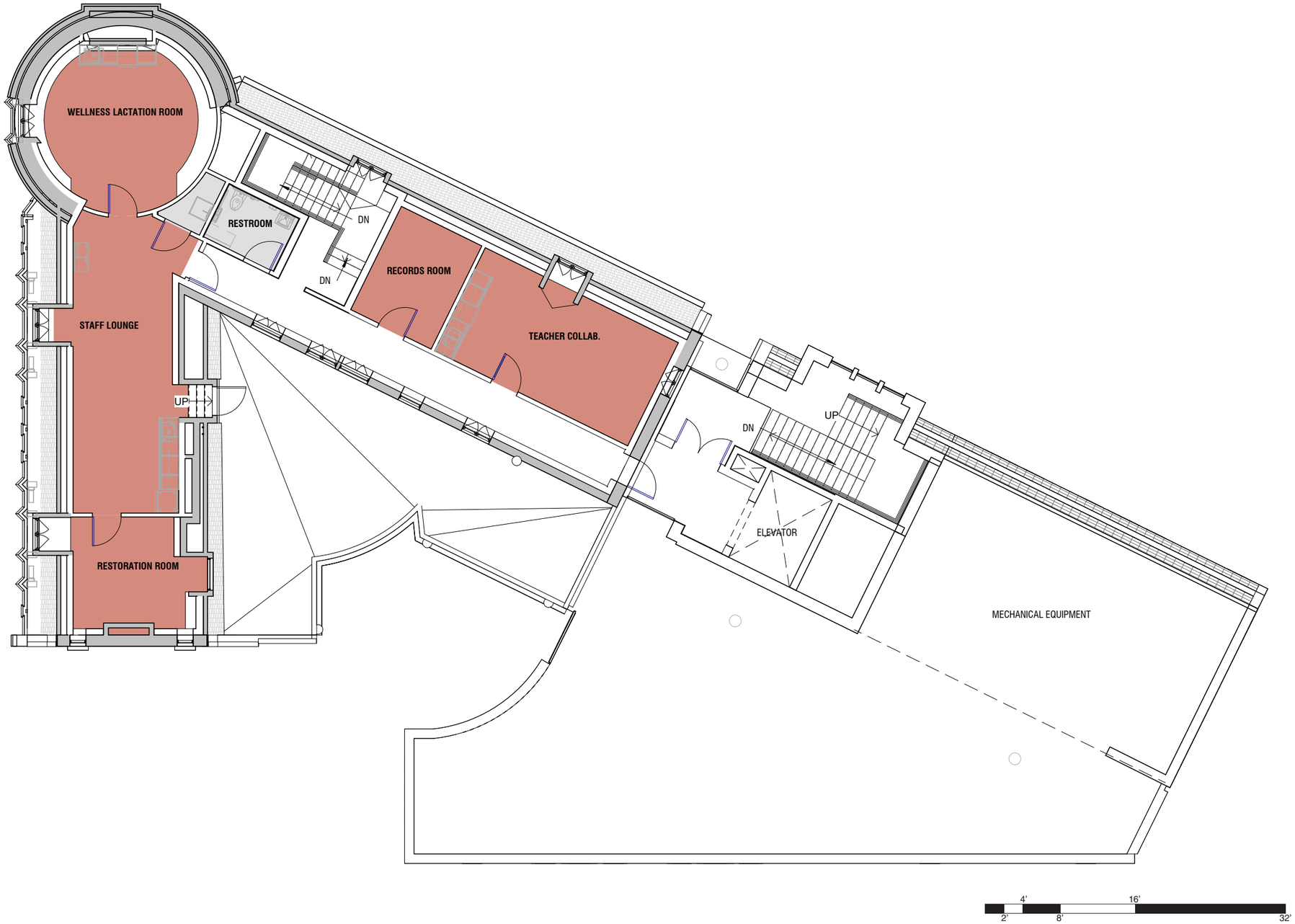
- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Floor plan | Level +4

Key

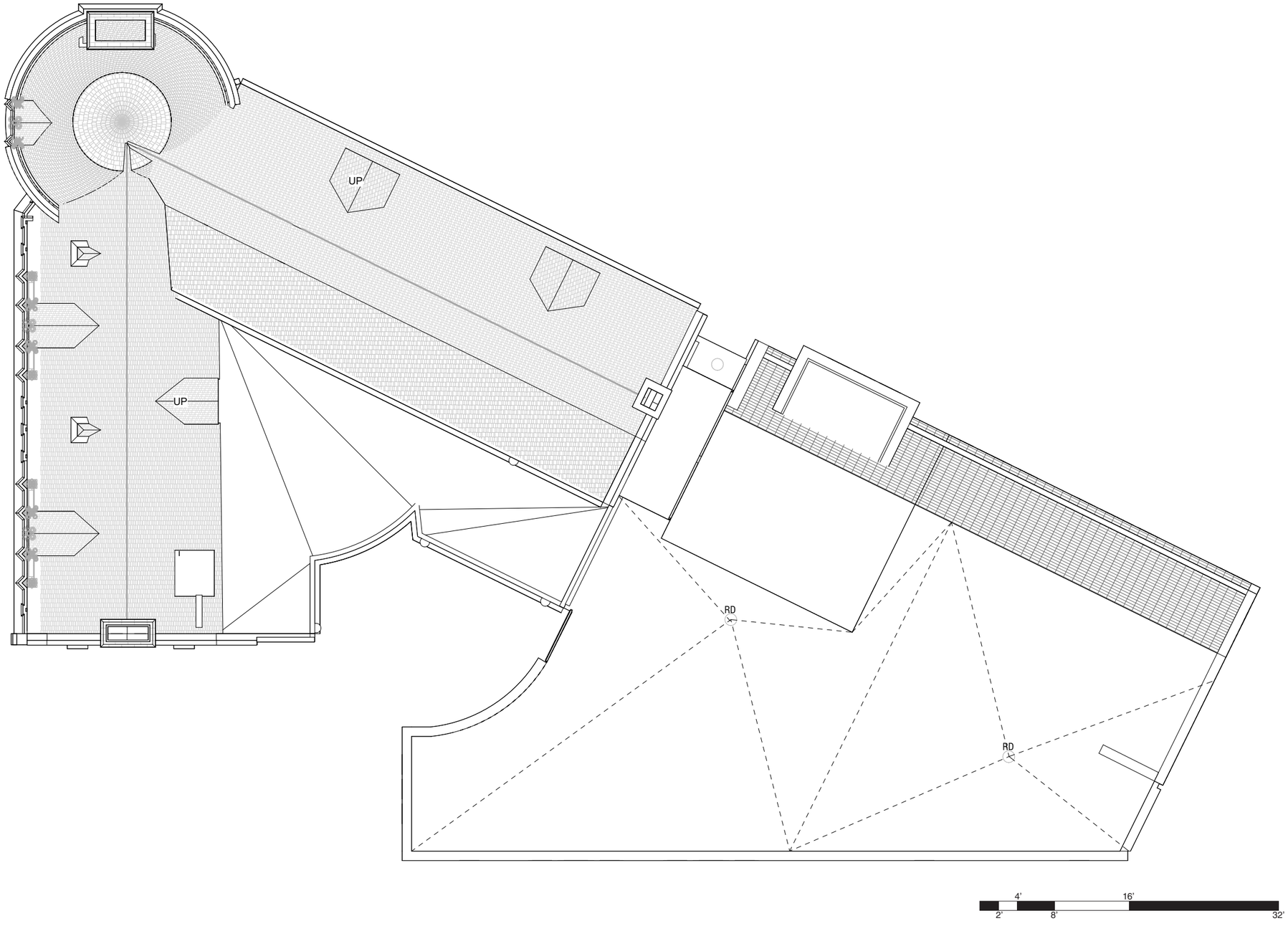
- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Floor plan | Rooftop

Key

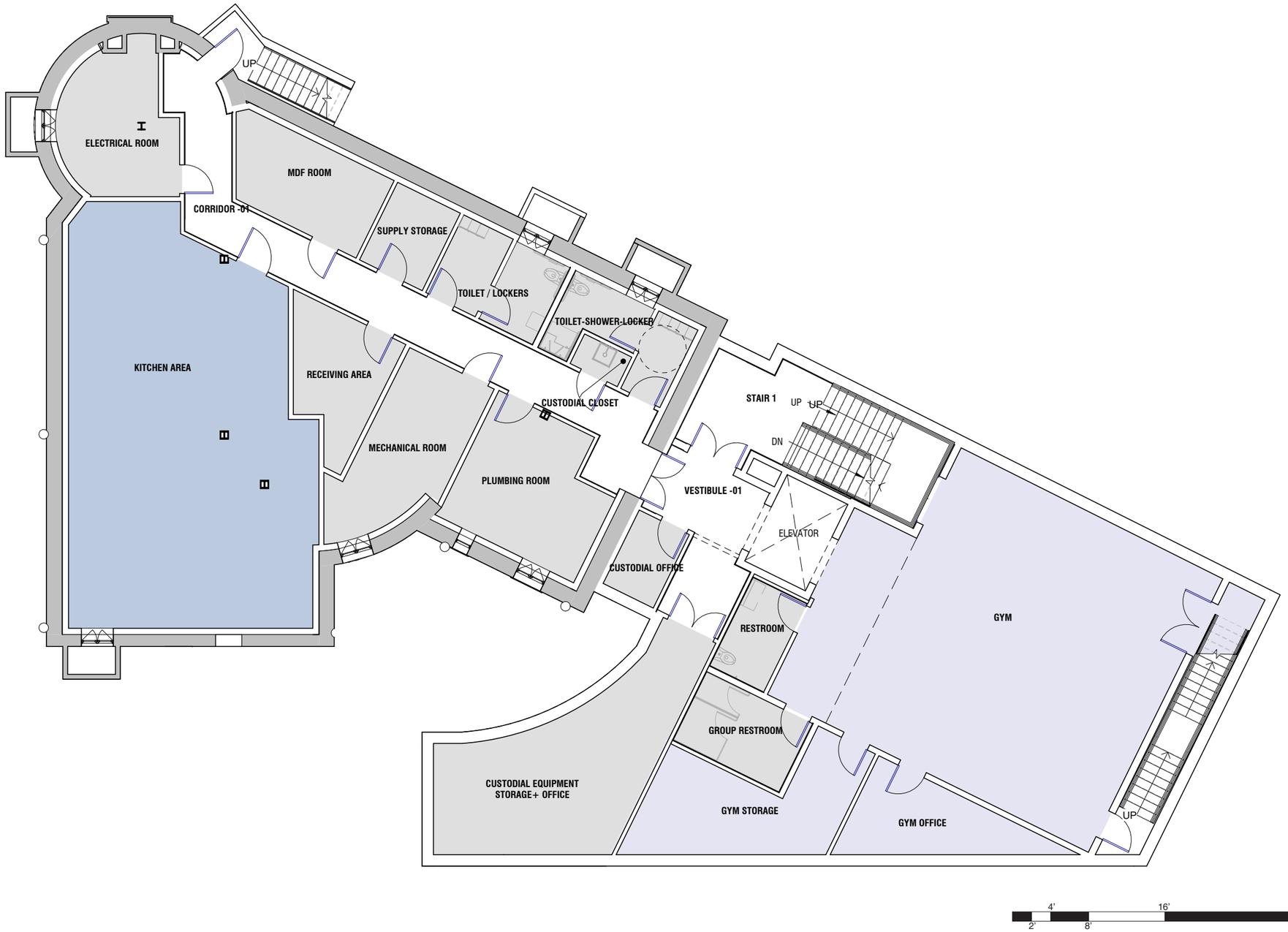
- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Floor plan | Level -1

Key

- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium



# Conceptual Render | View from 16th ST NW



# Conceptual Render | View from former Lamont Street



# Conceptual Render | View from 16th ST NW



# Conceptual Render | View from Powell Recreation Center



# Conceptual Render | Axonometric



# Materials

## Existing



Limestone Facade
(along 16th Street)



Slate / Copper



Slate / Copper



Cement Stucco Clad
(all facades except 16th Street facade)

## New Addition

-ROOF: Metal Roof Tiles

-FACADE: Brick Veneer




Material Reference Images:

1



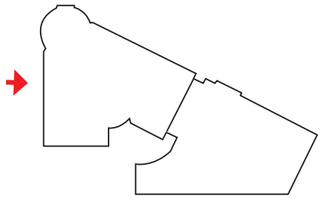
Metal Roof Tiles:
Pac Clad. Precision Series Metal Tile

2



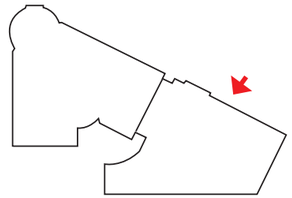
Brick Veneer:
Corium Brick System

# Elevations | West (16th Street)



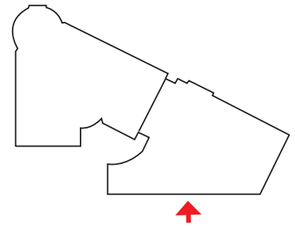


# Elevations | Northeast



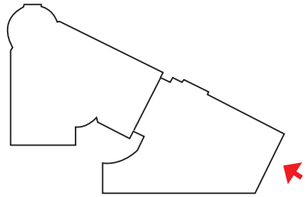


# Elevations | South





# Elevations | West

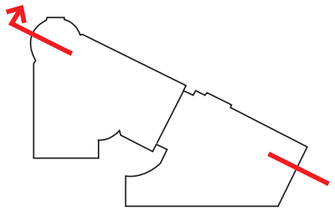


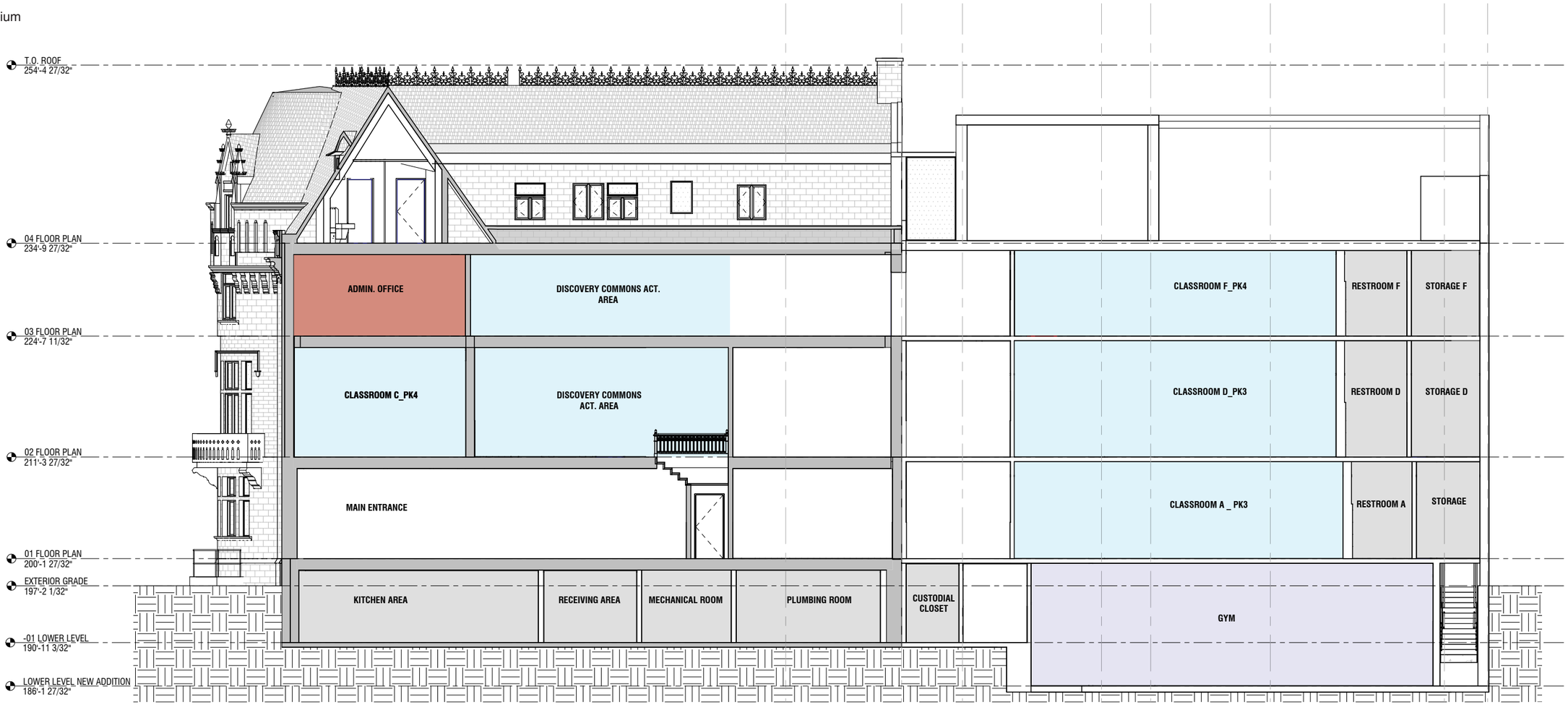


# Section

Key

- Administration
- Health Services
- Academic
- Building Services
- Kitchen
- Gymnasium





# Appendix

# Existing Conditions

## MAIN ENTRANCE



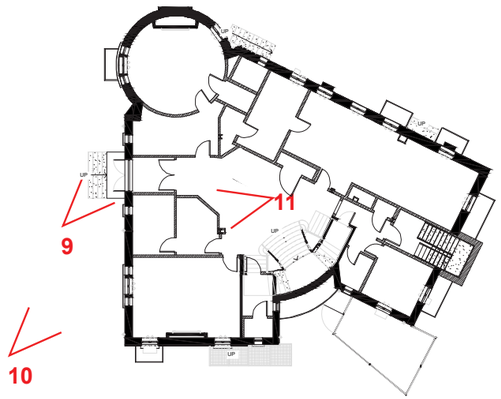
Fig. 9 Main entrance at 3149 16th Street NW



Fig. 10



Fig. 11




## FACADE

The main facade along 16th Street is clad in limestone, while the remaining facades are finished in stucco.



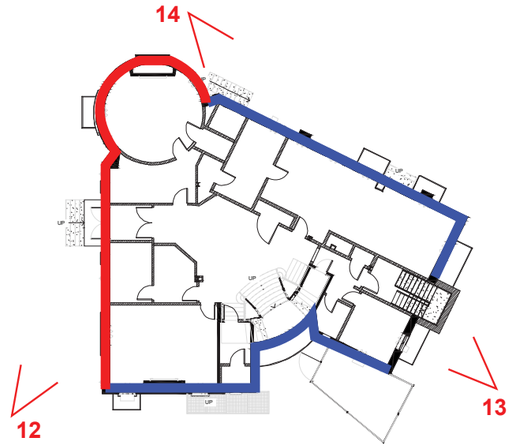
Fig. 12 Main Facade along 16th Street (Limestone)



Fig. 13 East and South Facades (Stucco). Presence of discoloration and evacuation stairs.



Fig. 14 North Facade (Stucco). Presence of discoloration and evacuation stairs.



# Existing Conditions

## INTERIOR - LEVEL 01



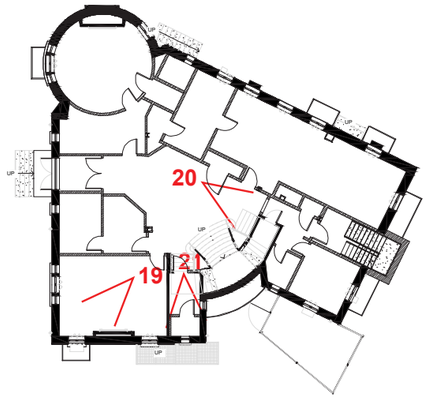
Fig. 19 Interior view of the South West corner with existing chimney.



Fig. 20 Interior view entrance hall. There are holes in the slab.



Fig. 21 Interior view  of the existing restroom under the stair wing.




## INTERIOR - LEVEL 01 TO LEVEL 2 - HISTORIC STAIR



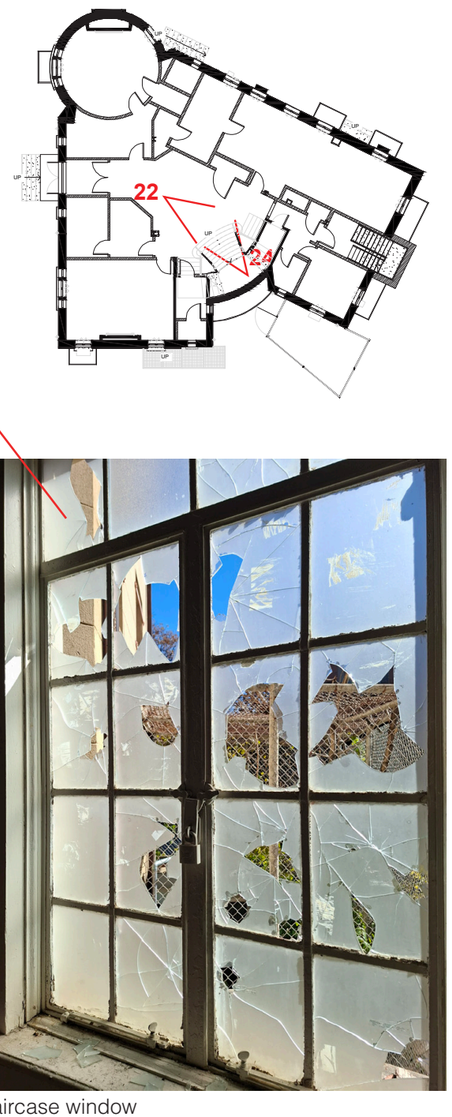
Fig. 22 View of the existing stair from the main lobby.



Fig. 23



Fig. 24




Staircase window

# Existing Conditions

## INTERIOR - LEVEL 02



Fig. 25 Interior view of the circular room at the North West corner of the building.

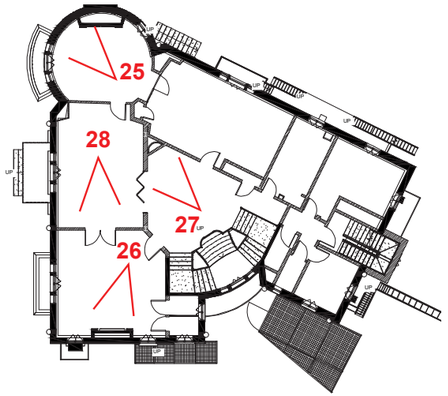





Fig. 26 Interior view of a room facing South with chimney, ornamental columns and cornice.



Fig.27 Large hall at the top of the main staircase with large doors and ornamental elements.



Fig. 28 Interior view of a room facing West with large doors, ornamental columns and cornice.

## INTERIOR - LEVEL 03



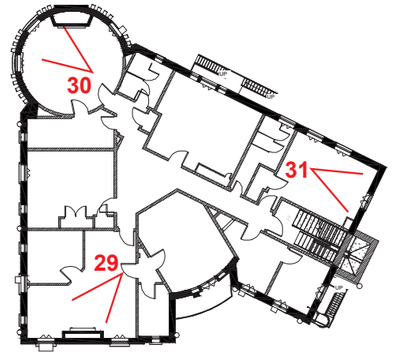
Fig. 29 Interior view of a room facing South with chimney, ornamental columns and cornice.



Fig. 30 Interior view of the circular room at the North West corner of the building.



Fig. 31 Interior view of a room facing East. The rooms at the back of the building present a more simple configuration than those facing 16th Street.



# Existing Conditions

## INTERIOR - LEVEL 04 & ROOFTOP



Fig. 32

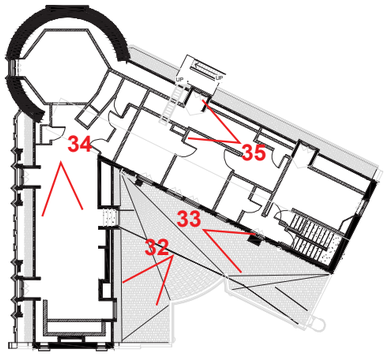





Fig. 33



Fig. 34




Fig. 35

## STAIRCASE



Fig. 40 Existing staircase volume at the back of the building with no historic value.

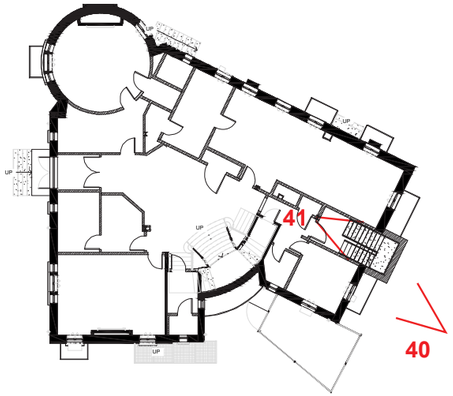





Fig. 41 Interior view of the existing staircase at the back of the building.

# Preservation Zoning Diagrams

Extract from "Attachment_B4_Historic_Preservation_Documents"

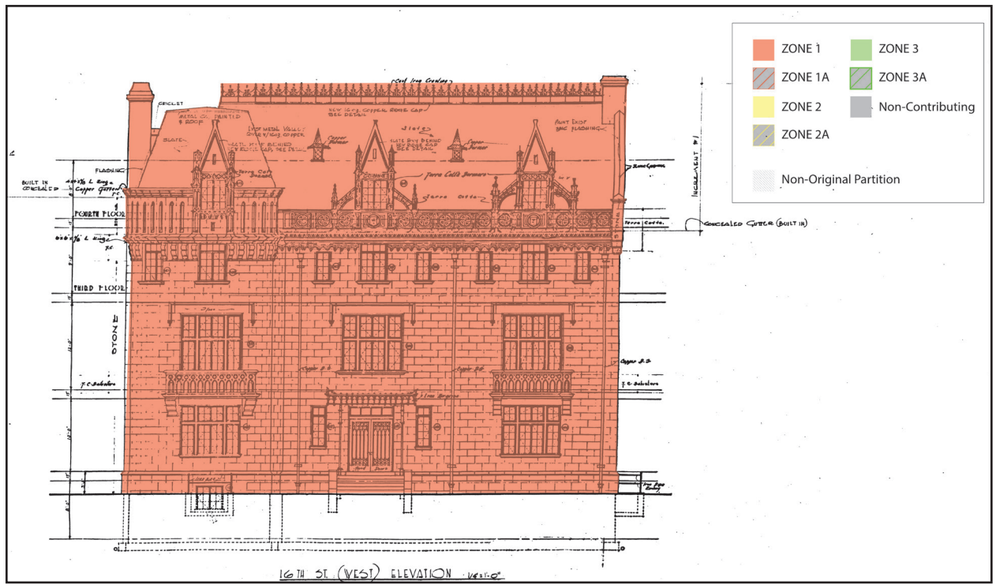



**Figure 1:** West Elevation Preservation Zoning. EHT Traceries, 2020.

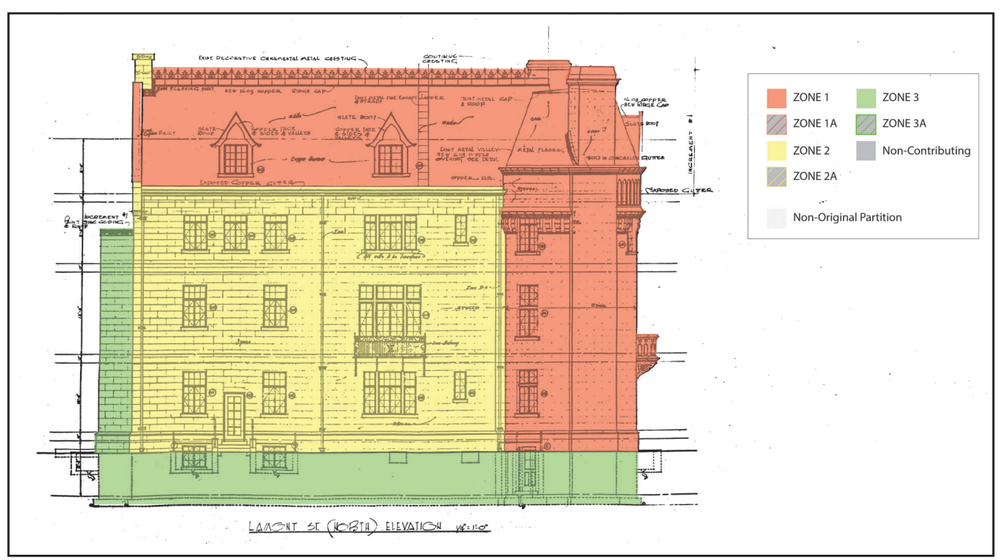



**Figure 2:** North Elevation Preservation Zoning. EHT Traceries, 2020.

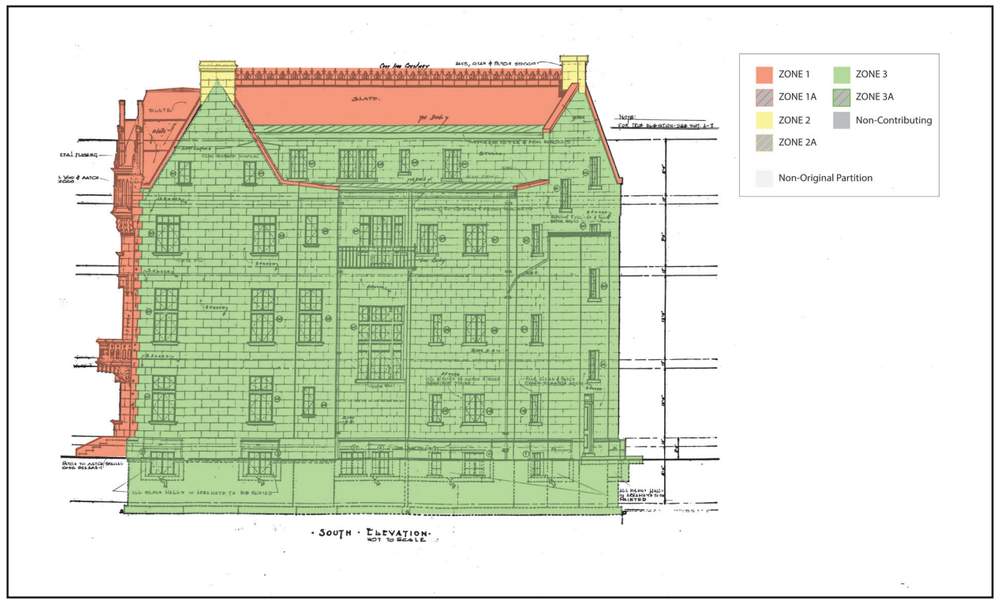



**Figure 3:** Rear (South and East) Elevation Preservation Zoning. EHT Traceries, 2020.

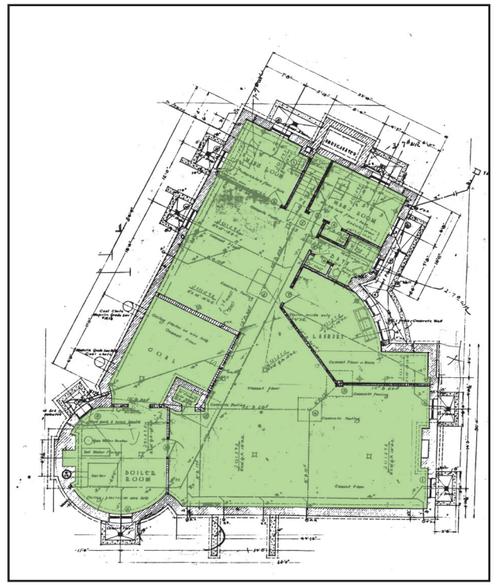


**Figure 4:** Basement Preservation Zoning using historic footprint of building. EHT Traceries, 2020.

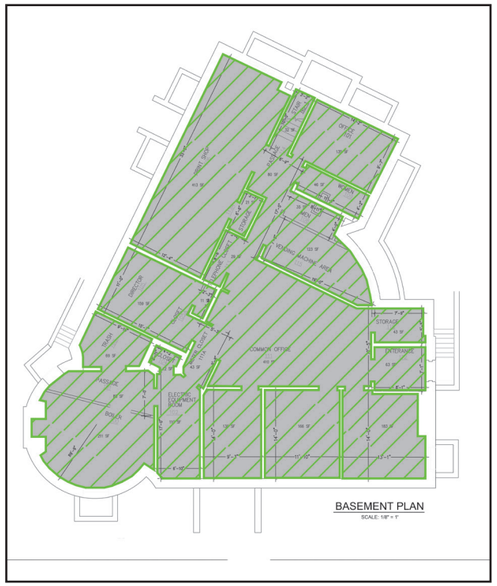



**Figure 5:** Basement Preservation Zoning using current footprint of building. EHT Traceries, 2020.

# Preservation Zoning Diagrams

Extract from "Attachment_B4_Historic_Preservation_Documents"

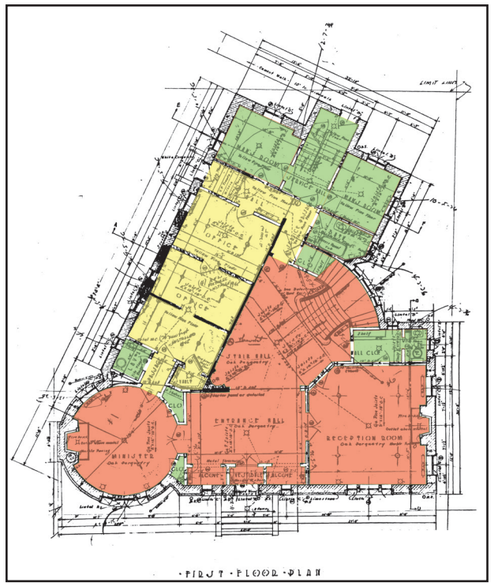


**Figure 6:** First Floor Preservation Zoning using historic footprint of building. EHT Traceries, 2020.

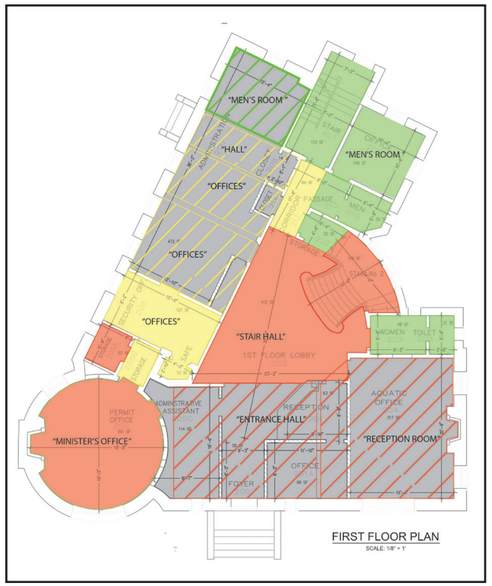



**Figure 7:** First Floor Preservation Zoning using current footprint of building. EHT Traceries, 2020.

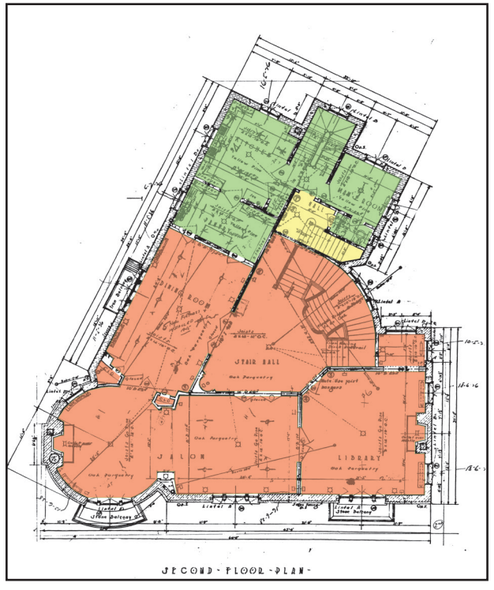


**Figure 8:** Second Floor Preservation Zoning using historic footprint of building. EHT Traceries, 2020.

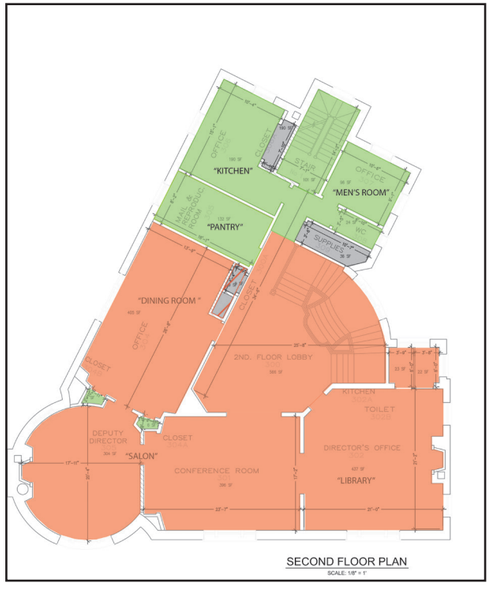



**Figure 9:** Second Floor Preservation Zoning using current footprint of building. EHT Traceries, 2020.

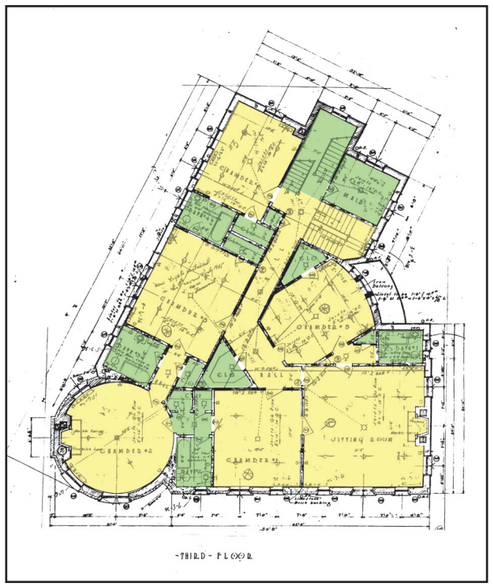


**Figure 10:** Third Floor Preservation Zoning using historic footprint of building. EHT Traceries, 2020.




**Figure 11:** Third Floor Preservation Zoning using current footprint of building. EHT Traceries, 2020.

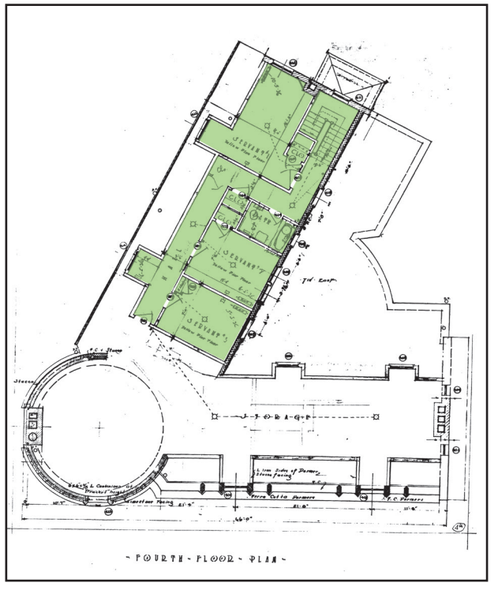


**Figure 12:** Fourth Floor Preservation Zoning using historic footprint of building. EHT Traceries, 2020.

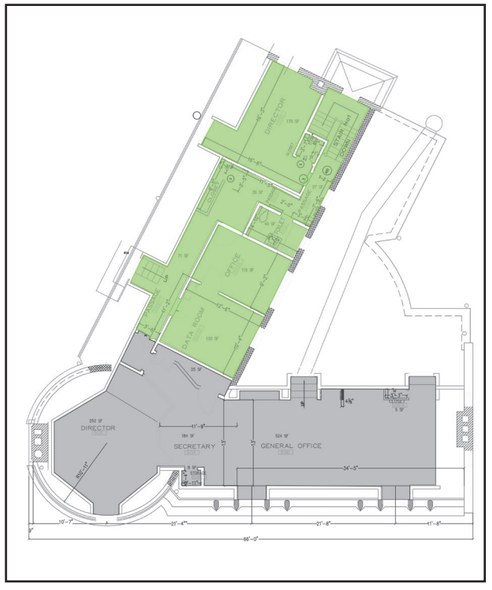



**Figure 13:** Fourth Floor Preservation Zoning using current footprint of building. EHT Traceries, 2020.

# Preservation Zoning Diagrams

Extract from "Attachment_B4_Historic_Preservation_Documents"

**Zone 1 (Red)**: These areas have high architectural and historical significance. These spaces retain a high degree of integrity in layout, materials, and finishes. The configuration and materials of these spaces should be preserved.

Exterior Zone 1 areas are include the primary (west) façade and any areas clad with character-defining materials, such as limestone, terra cotta, copper, and slate shingles. Interior Zone 1 areas include the Stair Hall, Minister's Office, the Library, the Salon, and the Dining Room.

**Zone 1A (Grey with Red Stripes)**: These areas have high architectural and historical significance. These spaces no longer retain a high degree of integrity in layout, materials, and finishes. The configuration and materials of these spaces should be restored to their historic appearance.

There are no Exterior Zone 1A areas. Interior Zone 1A areas include the Entrance Hall and Reception Room. While these spaces have a high level of historical significance, alterations to the original layout and the addition of non-contributing materials have resulted in the loss of integrity.

**Zone 2 (Yellow)**: These areas have moderate architectural or historical significance and retain a high degree of integrity. These spaces are not as significant as Zone 1 or Zone 1A; therefore, it is not as critical to retain their features. The configuration and materials of these spaces should be preserved where possible, but materials and finishes may be altered.

Exterior Zone 2 areas are limited to the north elevation. Interior Zone 2 areas include one office on the first floor, semi-private corridors, the Sitting Room on the third floor, and the third floor chambers (Chambers #1-5).

**Zone 2A (Grey with Yellow Stripes)**: These areas have moderate architectural or historical significance, but no longer retain a high degree of integrity. These spaces are not as significant as Zone 1 or Zone 1A; therefore, it is not as critical to retain their features. The materials of these spaces should be preserved where possible, but materials and finishes may be altered.

There are no Exterior Zone 2A areas. Interior Zone 2A areas are limited to the large office space on the first floor. While this spaces has a moderate level of historical significance, alterations to the original layout and the addition of non-contributing materials have resulted in the loss of integrity.

**Zone 3 (Green)**: These areas have low architectural or historical significance. These areas retain integrity; however, it is not critical to retain any remaining historic features due to the area's level of significance.

Exterior Zone 3 areas include the rear (east and south) elevations that are clad in cement stucco. Interior Zone 3 areas include the kitchen, pantry, bathrooms, closets, the secondary staircase, and areas that were meant to function as back of house spaces (maid's rooms, men's rooms, back-of-house corridors).

**Zone 3A (Grey with Green Stripes)**: These areas have low architectural or historical significance. These areas no longer retain integrity, so it is not critical to retain any remaining historic features.

There are no Exterior Zone 3A areas. Interior Zone 3A areas include the basement and the eastern quarter of the office on the first floor that was historically a men's room. While these spaces have a low level of historical significance, alterations to the original layout and the addition of non-contributing materials have resulted in the loss of integrity.

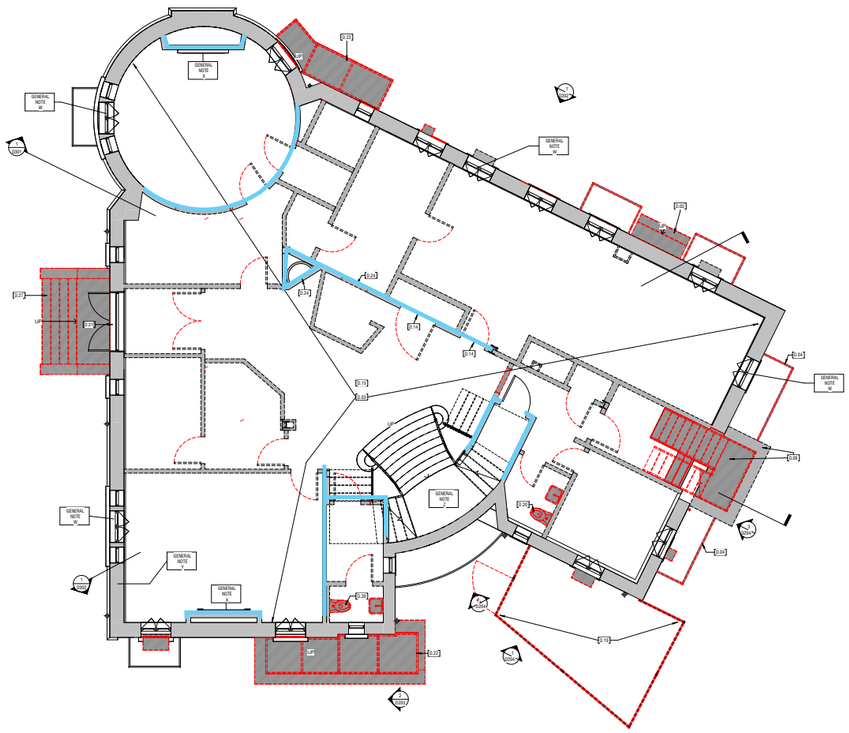
**Zone 4 (Grey)**: These areas do not contribute to the architectural or historical significance of the building; therefore, it is not critical to retain any remaining historic features.

# Floor plan | Level +1

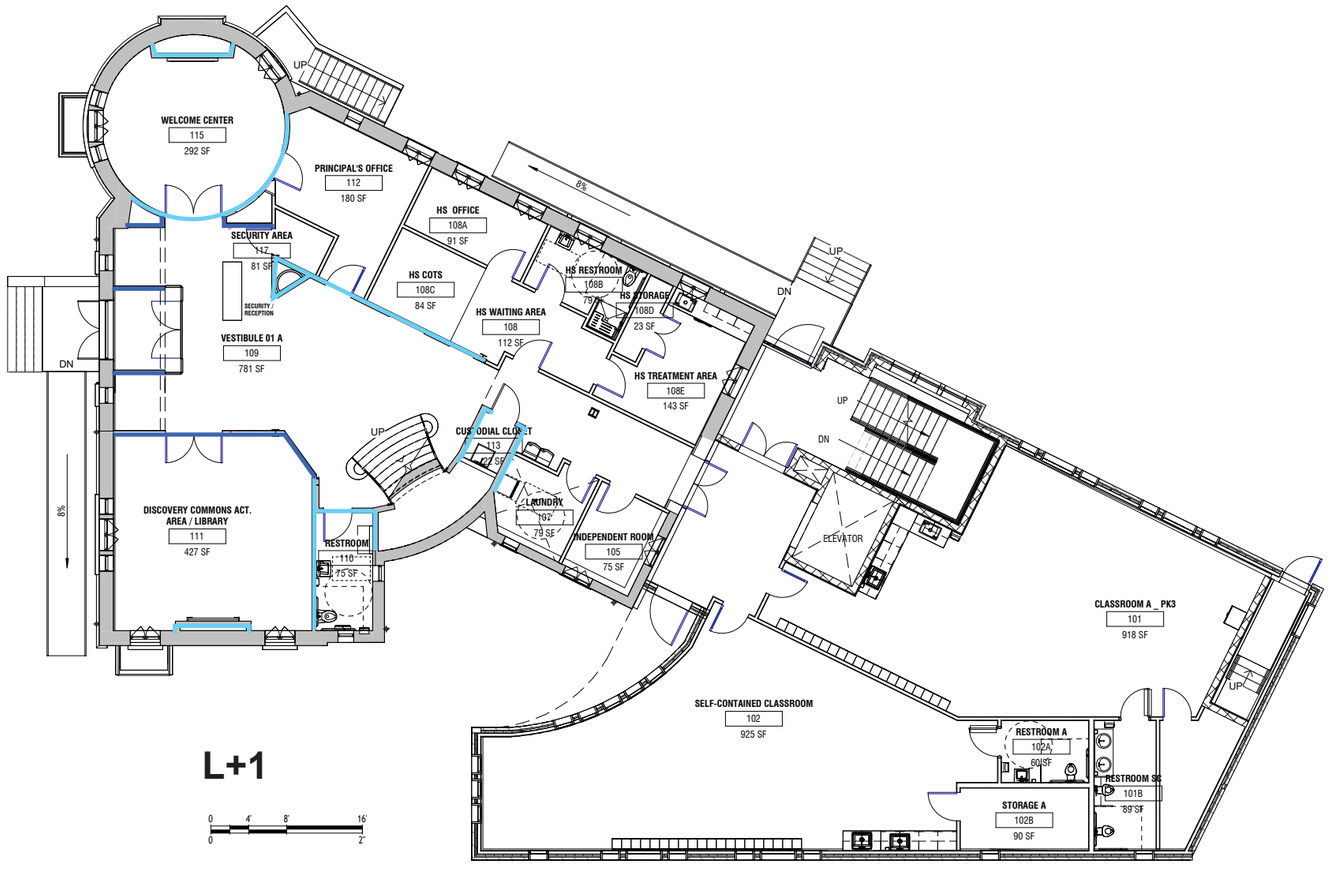
**DEMO LEGEND AND NOTES**

- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building




## Proposed Building




**DEMO KEYNOTES**

| | |
|---|---|
| 0.02 | REMOVE EXISTING STEPS IN NORTH FACADE |
| 0.03 | REMOVE FLOOR FINISH IN ALL THE AREA IN SCOPE. PATCH AND REPAIR FLOOR AND ADJOINING SURFACES TO PREPARE FOR NEW FINISHES. IN CASE OF A HOLE IN THE FLOOR, INFILL FLOORING SUBSTRATE TO RECEIVE NEW FLOOR FINISH |
| 0.04 | REMOVE RAILING AND WINDOW WELL RETAINING WALL |
| 0.08 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| 0.14 | DEMOLISH EXISTING DOOR AND FRAME. PREP OPENING TO RECEIVE NEW DOOR |
| 0.15 | ALL DASHED INTERIOR PARTITIONS TO BE DEMOLISHED |
| 0.19 | REMOVE TUBULAR FRAMED RAILOUGH AND REMOVE EXISTING EQUIPMENT |
| 0.29 | DEMOLISH PLUMBING FIXTURES AND WALL FINISH WITHIN THE ROOM AND PREP FOR FUTURE LAYOUT |
| 0.21 | SALVAGE DOOR, CLEAN AND REPAIR AS NEEDED. SN.SITE |
| 0.22 | REMOVE STAIRS AND ALL ASSOCIATED STRUCTURE AND MATERIALS |
| 0.24 | SALVAGE EXISTING HISTORIC WALL |
| 0.27 | REMOVE AND PRESERVE FRONT STEPS. REINSTALL AS PART OF NEW RAMP AND ENTRY SEQUENCE |

**DEMOLITION PLAN GENERAL NOTES:**

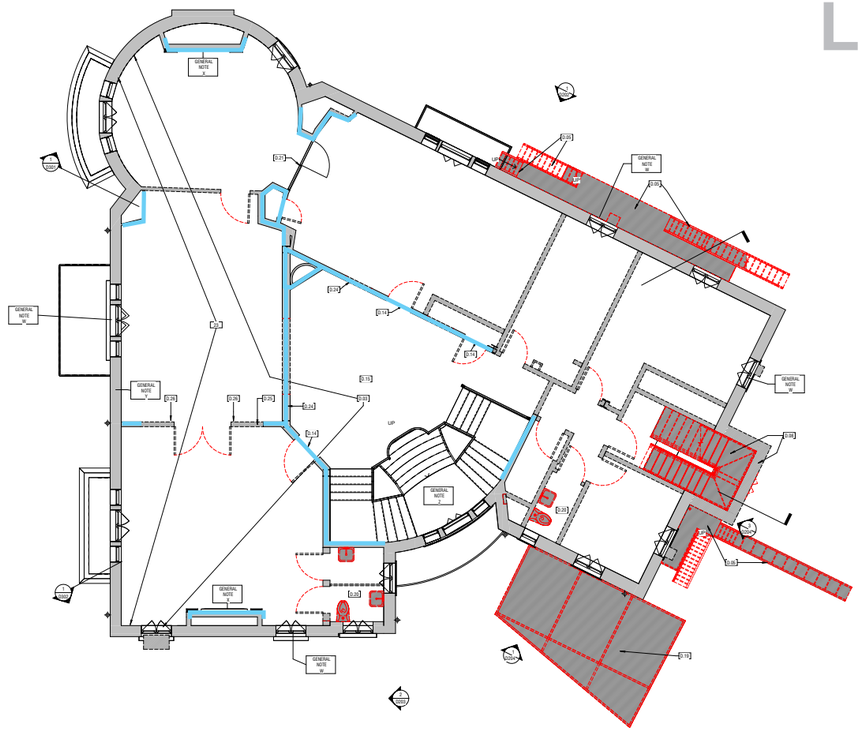
| | |
|---|---|
| A | SEE GENERAL NOTES IN 000 - COVER SHEET. |
| B | SEE SPECIFICATION SECTION. SELECTIVE DEMOLITION. FOR ADDITIONAL COORDINATION, GUIDANCE AND REQUIREMENTS. |
| C | SEE CONSULTANTS DRAWINGS FOR COORDINATION OF DEMOLITION AND DEMOLITION NOTES FOR ITEMS OTHER THAN ARCHITECTURAL. |
| D | AGREED AND COORDINATE LIST OF ITEMS TO BE SALVAGED & STORED WITH CLIENT/OWNER PRIOR TO COMMENCEMENT OF DEMOLITION. |
| E | REMOVE ALL ITEMS SHOWN DASHED. THIS INCLUDES ITEMS NOT NECESSARILY LABELLED OR CALLED OUT ON THE DRAWINGS, BUT SHALL ALSO INCLUDE ALL WORK THAT MAY BE REQUIRED TO FACILITATE THE EXECUTION OF THE NEW WORK SHOWN ON THE DRAWINGS. |
| F | THE CONTRACTOR SHALL THOROUGHLY INSPECT THE PREMISES IN ORDER TO VERIFY ACTUAL CONDITIONS AND THE FULL SCOPE OF THE WORK. |
| G | ALL MAJOR ITEMS OF WORK ARE LISTED OR SPECIFIED. ITEMS NOT LISTED OR SPECIFIED, BUT IMPLIED OR NOT ON OTHER DRAWINGS SHALL BE INCLUDED AS PART OF THIS WORK. |
| H | ALL WORK TO BE PERFORMED AS REQUIRED BY CODE, APPLICABLE GOVERNMENT REGULATIONS - PER CODE ANALYSIS SHEET. |
| I | CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING OF EXISTING WORK AS REQUIRED. |
| J | PROTECT THE EXISTING WORK TO REMAIN, AND, IF DAMAGED, RESTORE TO EXISTING CONDITIONS AS APPROVED AT NO ADDITIONAL COST TO OWNER OR AS CALLED FOR. |
| K | REMOVE ALL DEMOLITION MATERIALS, DEBRIS AND RUBBISH FROM THE SITE AS SOON AS POSSIBLE. DISPOSE OF PER APPLICABLE REGULATIONS & LEED REQUIREMENTS. |
| L | AFTER COMPLETION OF DEMOLITION WORK, LEAVE PREMISES NEAT AND ORDERLY. |
| M | CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AND OTHER OBSTRUCTION UNCOVERED DURING DEMOLITION WORK. |
| N | CONTRACTOR SHALL INFORM THE ARCHITECT, IN WRITING, OF ANY UNFORESEEN CONDITIONS ENCOUNTERED WHICH AFFECTS THE NEW WORK. |
| O | REMOVED PIPING SHALL BE TERMINATED AT A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED. |
| P | PROTECT ALL PERSONS AND PROPERTY INCLUDING ADJACENT PROPERTY FOR DURATION OF PROJECT. |
| Q | PROTECT ALL EXISTING FINISHES TO REMAIN THROUGHOUT ALL PHASES OF CONSTRUCTION. PATCH AND REPAIR ANY DAMAGE TO EXISTING FINISHES AT NO ADDITIONAL COST TO OWNER. |
| R | REMOVE EXISTING PARTITIONS WHERE SHOWN ON PLANS. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, OR OTHER ADJOINING SURFACES AS REQUIRED TO PREPARE FOR NEW FINISHES TO MATCH ADJACENT MATERIALS AND SURFACES UNLESS OTHERWISE NOTED. |
| S | REMOVAL OF EXISTING INTERIOR PARTITIONS EXCEPT U.N.O. |
| T | REMOVE ALL EXISTING FLOORING. |
| U | REMOVE ALL EXISTING CEILINGS AND EXTERIOR CEILINGS OR SOFFITS, LIGHTING, SPRINKLER HEADS, ACCESS PANELS, SMOKE/FIRE DETECTORS AND ANY ADDITIONAL CEILING SURFACE MOUNTED ITEMS AS REQUIRED FOR THE INSTALLATION OF NEW WORK EXCEPT U.N.O. |
| V | DEMOLISH ALL EXISTING MECHANICAL, PLUMBING, ELECTRICAL AND LOW VOLTAGE SYSTEMS AND EQUIPMENT. |
| W | SALVAGE ALL WINDOWS. CLEAN AND REPAIR AS NEEDED. ON SITE. |
| X | SALVAGE ALL FIREPLACES AND THEIR DECORATIVE ELEMENTS, INCLUDING MIRRORS. CLEAN AND REPAIR AS NEEDED. |
| Y | SALVAGE THE CROWN MOLDINGS. CLEAN AND REPAIR AS NEEDED. |
| Z | SALVAGE HISTORIC STAIR AND RAILING. CLEAN AND REPAIR AS NEEDED. |

# Floor plan | Level +2

**DEMO LEGEND AND NOTES**

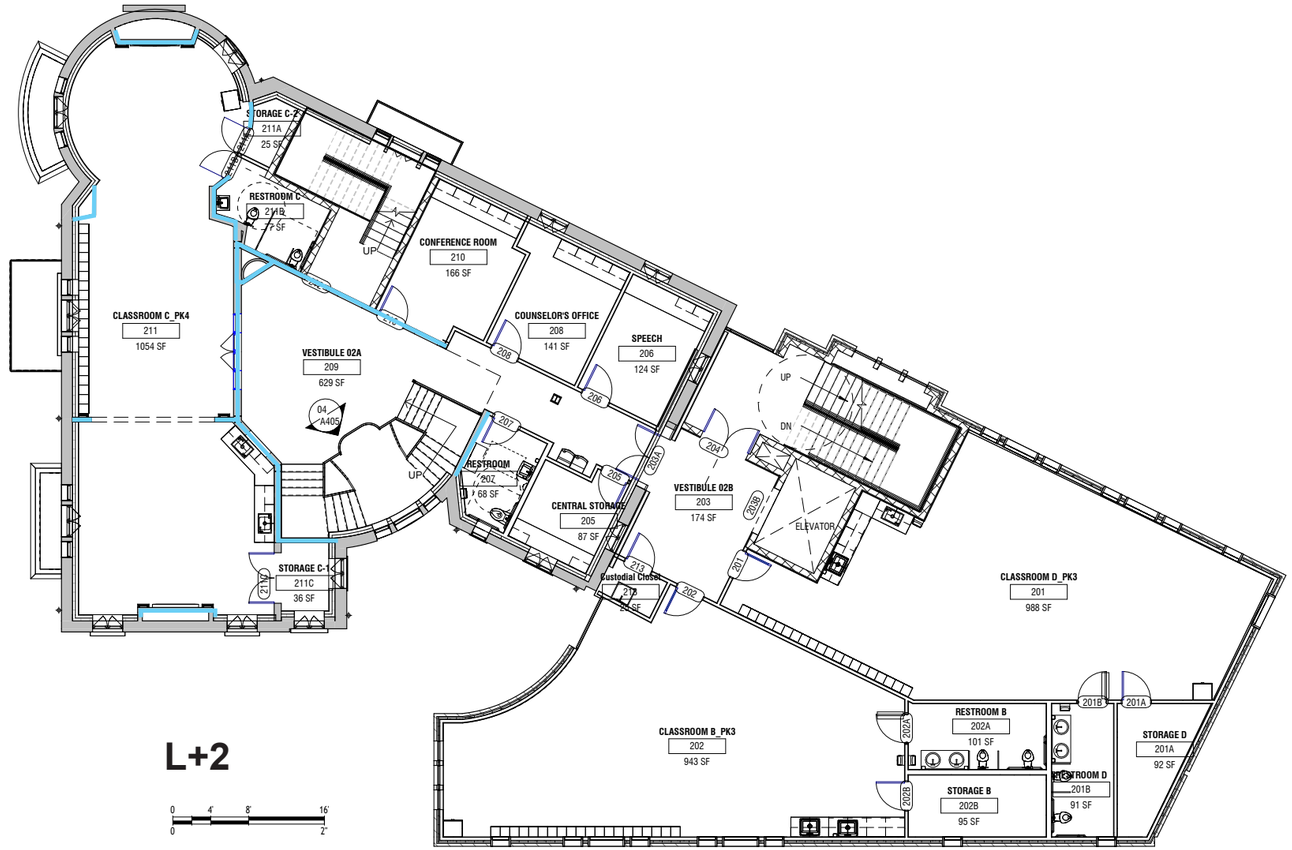
- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building




## Proposed Building

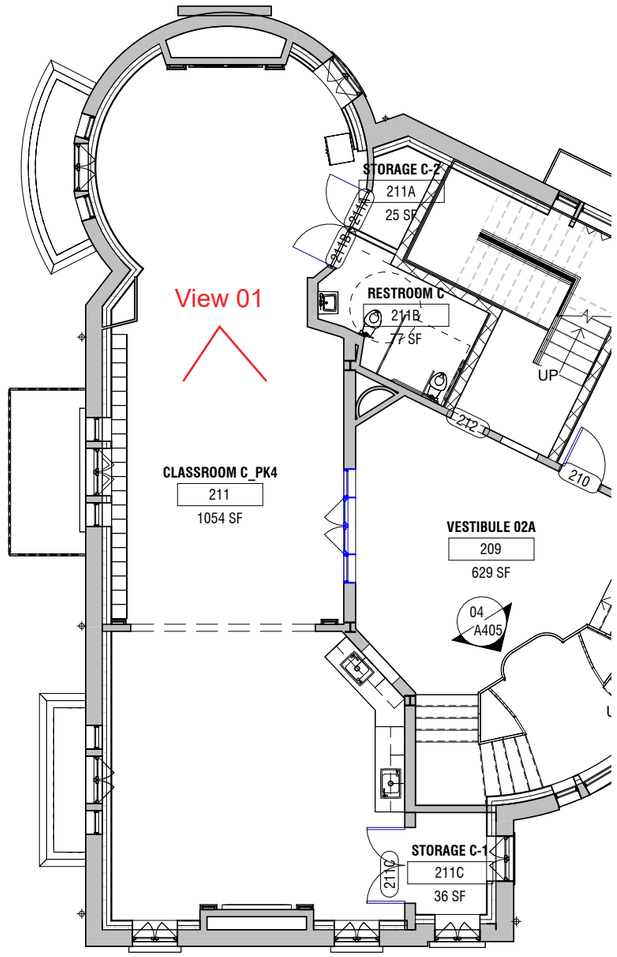
L+2




**DEMO KEYNOTES**

| | |
|---|---|
| 0.03 | REMOVE FLOOR FINISH IN ALL THE AREA IN SCOPE. PATCH AND REPAIR FLOOR AND ADJOINING SURFACES TO PREPARE FOR NEW FINISHES. IN CASE OF A HOLE IN THE FLOOR, INFILL FLOORING SUBSTRATE TO RECEIVE NEW FLOOR FINISH |
| 0.05 | REMOVE FIRE ESCAPE PLATFORMS AND LADDERS. PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| 0.08 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| 0.14 | DEMOLISH EXISTING DOOR AND FRAME. PREP OPENING TO RECEIVE NEW DOOR |
| 0.15 | ALL DASHED INTERIOR PARTITIONS TO BE DEMOLISHED |
| 0.19 | REMOVE TUBULAR FRAMED ENCLOSURE AND REMOVE EXISTING EQUIPMENT |
| 0.20 | DEMOLISH PLUMBING FIXTURES AND WALL FINISH WITHIN THE ROOM AND PREP FOR FUTURE LAYOUT |
| 0.21 | SALVAGE DOOR. CLEAN AND REPAIR AS NEEDED, ON SITE |
| 0.24 | SALVAGE EXISTING HISTORIC WALL |
| 0.25 | KEEP 3 FEET OF EXISTING WALL ON EACH SIDE. DEMOLISH THE REST OF THE WALL ONLY UNTIL THE DOOR HEIGHT. SALVAGE THE ALL THE WALL ABOVE THE DOOR HEIGHT AND THE ORNAMENTAL WOOD PANEL |
| 0.26 | SALVAGE THE ORNAMENTAL COLUMN AND RELOCATE IT TO THE EDGE |

# Floor plan | Level +2




**L+2**

EXISTING WALL





The historic wall conflicts with the proposed intervention as it divides a classroom in two separate spaces.

For this reason the existing opening is widened by relocating the columns to the outer edges.

PROPOSED MODIFICATION (View 01)

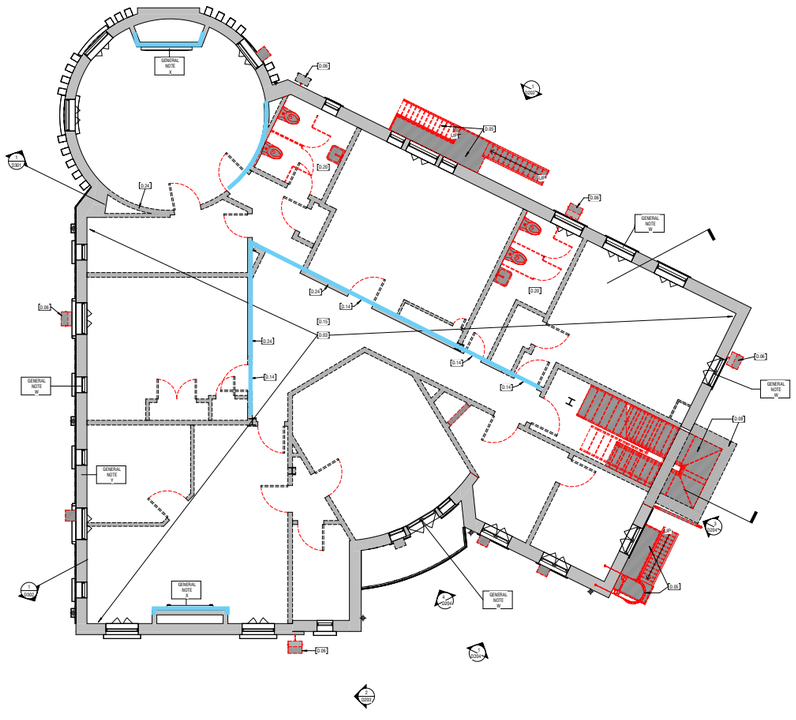


# Floor plan | Level +3

**DEMO LEGEND AND NOTES**

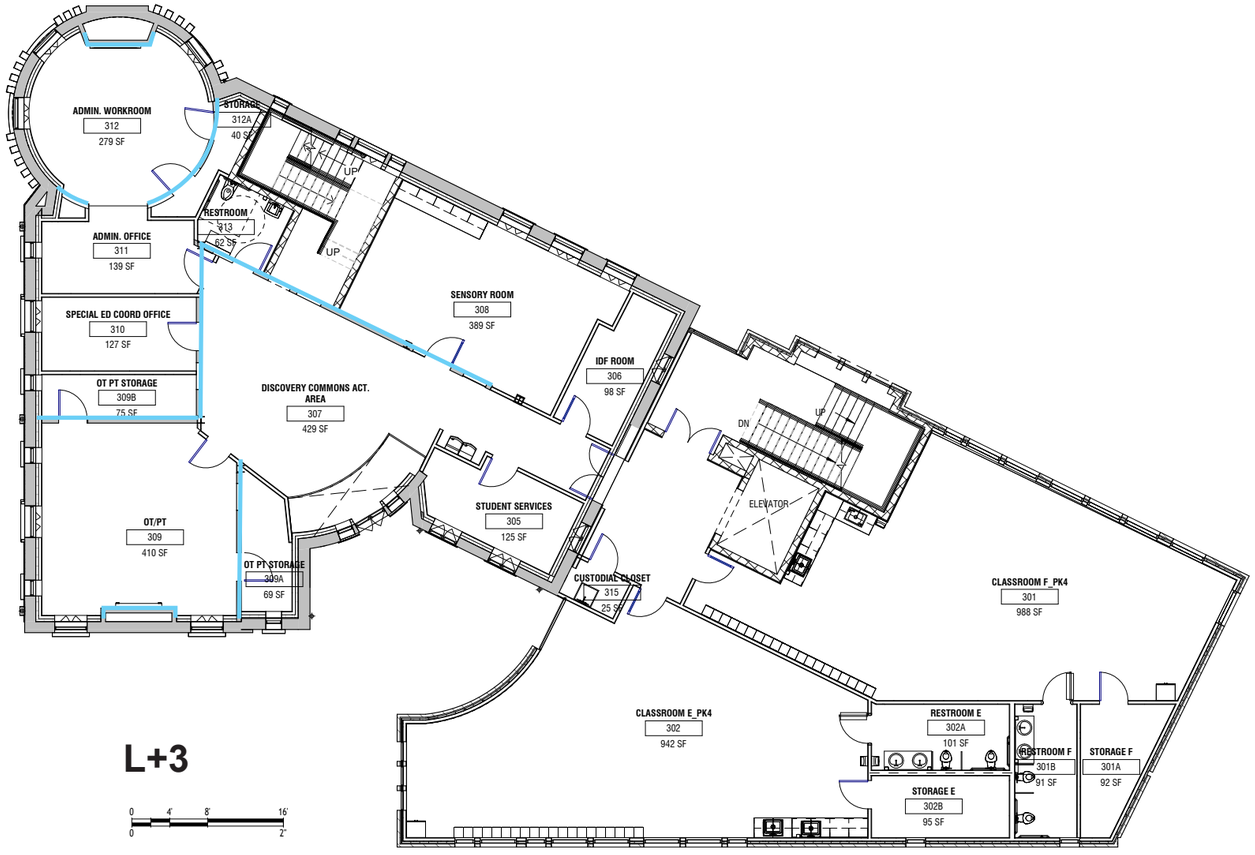
- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building



L+3

## Proposed Building




L+3

0 4' 8' 16'
0 2'

**DEMO KEYNOTES**

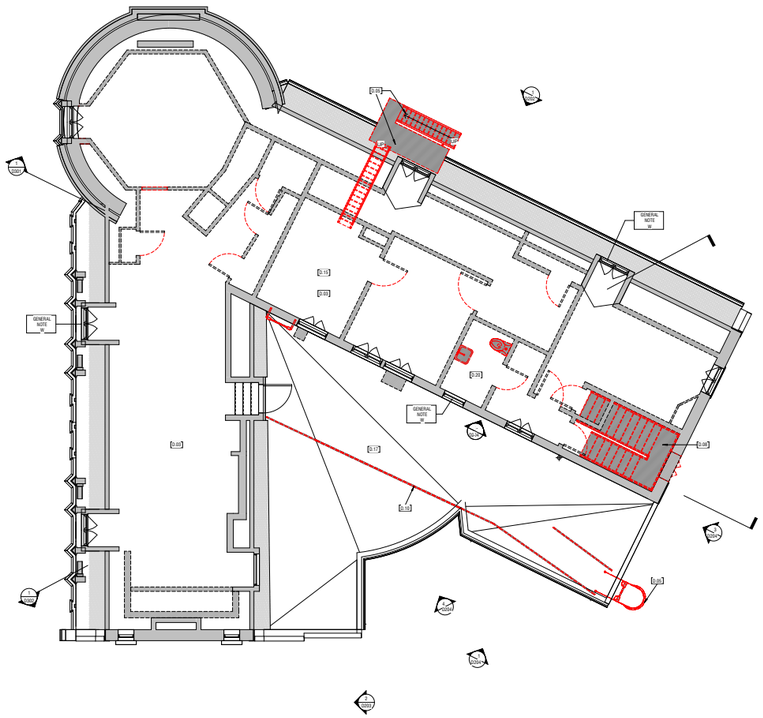
| | |
|---|---|
| D.03 | REMOVE FLOOR FINISH IN ALL THE AREA IN SCOPE. PATCH AND REPAIR FLOOR AND ADJOINING SURFACES TO PREPARE FOR NEW FINISHES. IN CASE OF A HOLE IN THE FLOOR, INFILL FLOORING SUBSTRATE TO RECEIVE NEW FLOOR FINISH |
| D.05 | REMOVE FIRE ESCAPE PLATFORMS AND LADDERS, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| D.06 | REMOVE LIGHTS AND CONDUIT. PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
| D.08 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| D.14 | DEMOLISH EXISTING DOOR AND FRAME. PREP OPENING TO RECEIVE NEW DOOR |
| D.15 | ALL DASHED INTERIOR PARTITIONS TO BE DEMOLISHED |
| D.20 | DEMOLISH PLUMBING FIXTURES AND WALL FINISH WITHIN THE ROOM AND PREP FOR FUTURE LAYOUT |
| D.24 | SALVAGE EXISTING HISTORIC WALL |

# Floor plan | Level +4

**DEMO LEGEND AND NOTES**

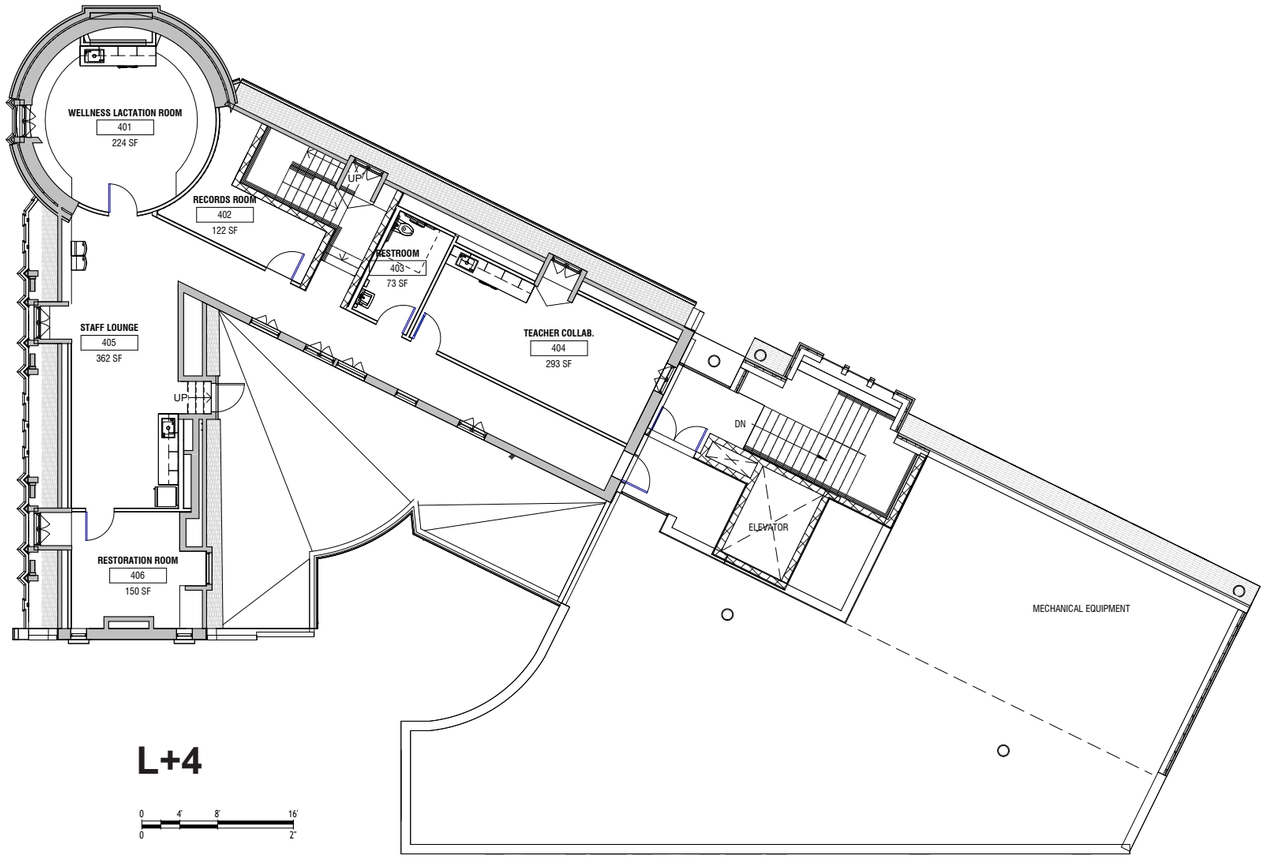
- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building



L+4

## Proposed Building




L+4

0 4' 8' 16'
0 2'

**DEMO KEYNOTES**

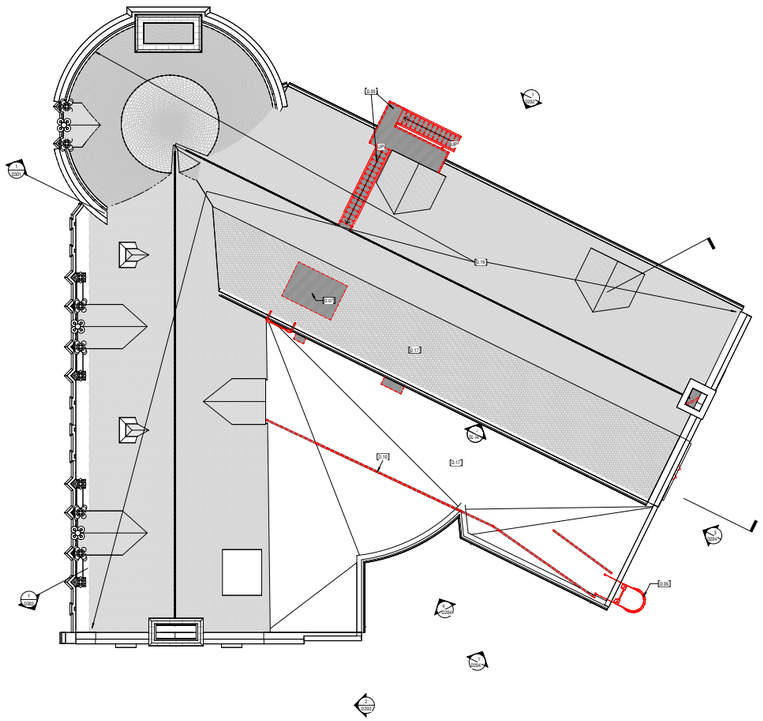
| | |
|---|---|
| 0.03 | REMOVE FLOOR FINISH IN ALL THE AREA IN SCOPE, PATCH AND REPAIR FLOOR AND ADJOINING SURFACES TO PREPARE FOR NEW FINISHES. IN CASE OF A HOLE IN NOT A FLOOR, INSTALL A BARRIER GUARD AS TO RESTRICT ACCESS TO FLOOR PENETRATION |
| 0.05 | REMOVE FIRE ESCAPE PLATFORMS AND LADDERS, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| 0.09 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| 0.10 | REMOVE RAILING, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| 0.15 | ALL DASHED INTERIOR PARTITIONS TO BE DEMOLISHED |
| 0.17 | TBC TO VERIFY STATUS OF EXISTING ROOF. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |
| 0.20 | DEMOLISH PLUMBING FIXTURES AND WALL FINISH WITHIN THE ROOM AND PREP FOR FUTURE LAYOUT |

# Floor plan | Rooftop

**DEMO LEGEND AND NOTES**

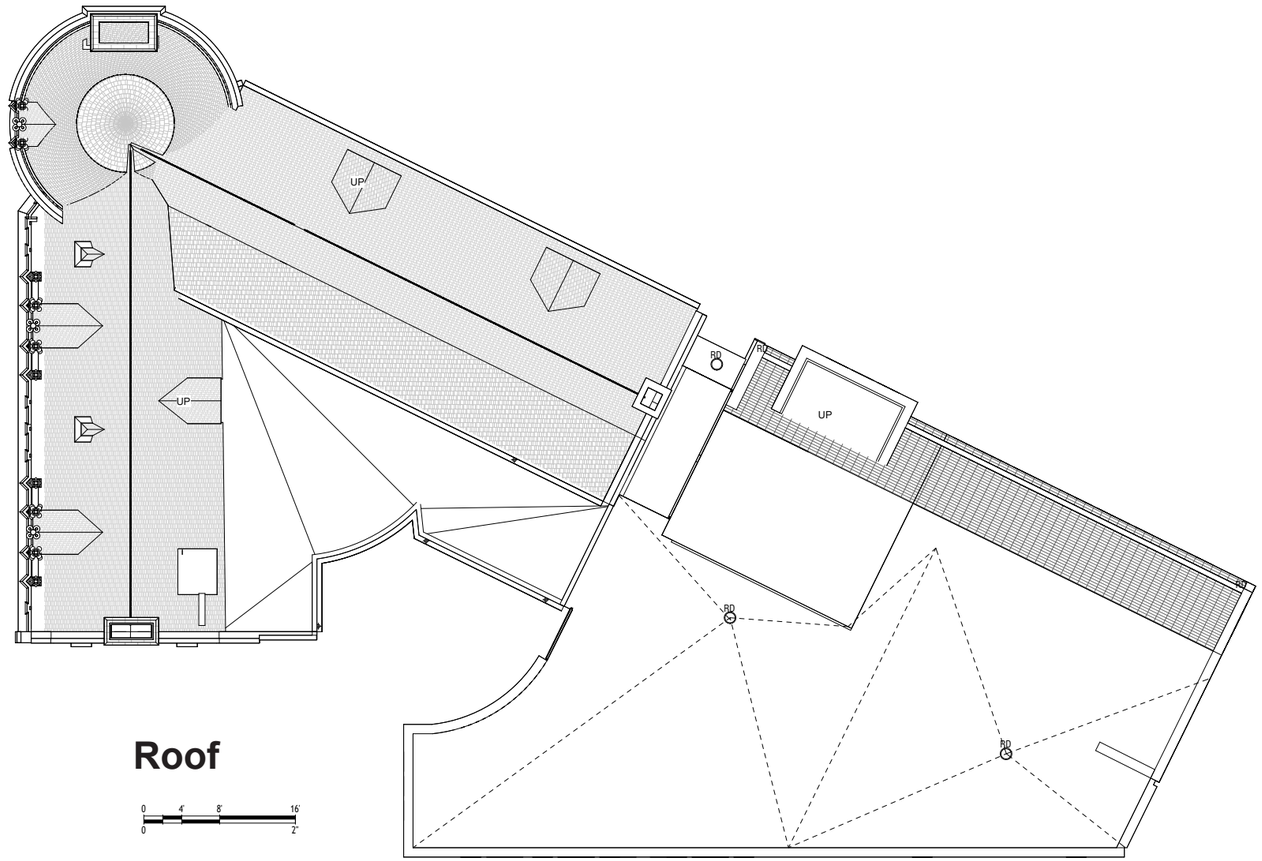
- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building



Roof

## Proposed Building




Roof

0 4' 8' 16'
0 2'

**DEMO KEYNOTES**

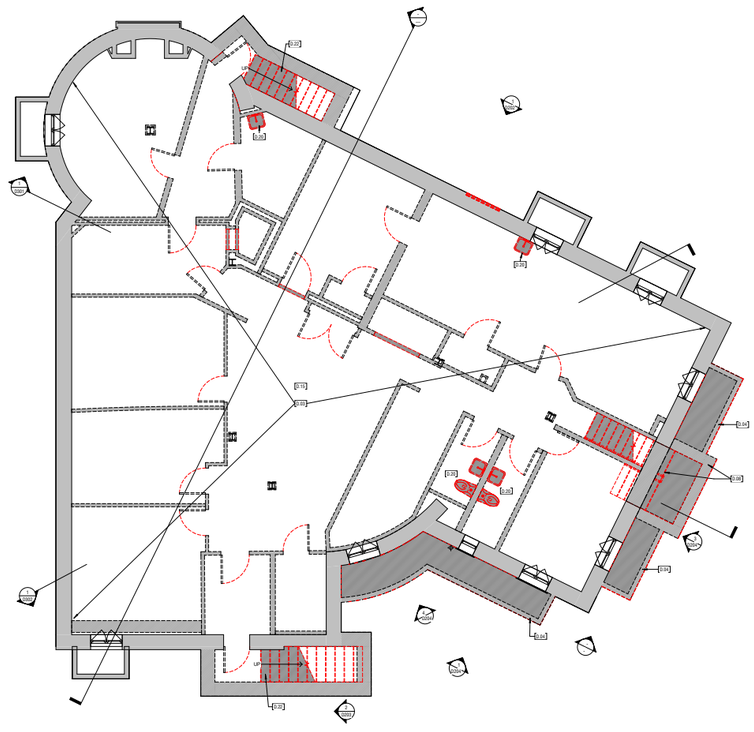
| | |
|---|---|
| 0.05 | REMOVE FIRE ESCAPE PLATFORMS AND LADDERS, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| 0.07 | REMOVE AIR HANDLING UNIT |
| 0.08 | REMOVE RAILING, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| 0.16 | SEE TO VERIFY STATUS OF EXISTING ROOF TILES. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |
| 0.17 | SEE TO VERIFY STATUS OF EXISTING ROOF. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |

# Floor plan | Level -1

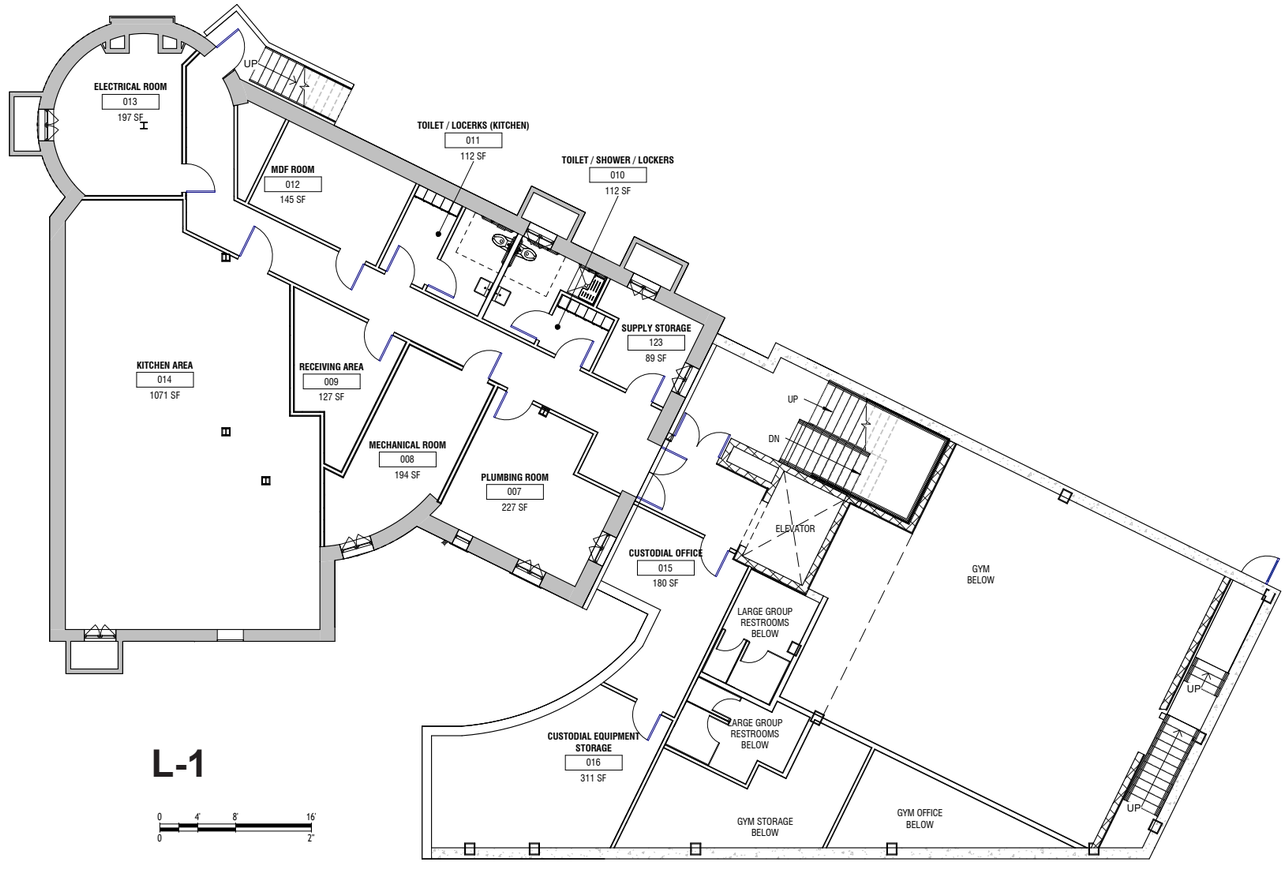
**DEMO LEGEND AND NOTES**

- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED
- WALL TO RECOVER FROM HISTORIC LAYOUT, CURRENTLY NOT EXISTING

## Existing Building L-1




## Proposed Building L-1




**DEMO KEYNOTES**

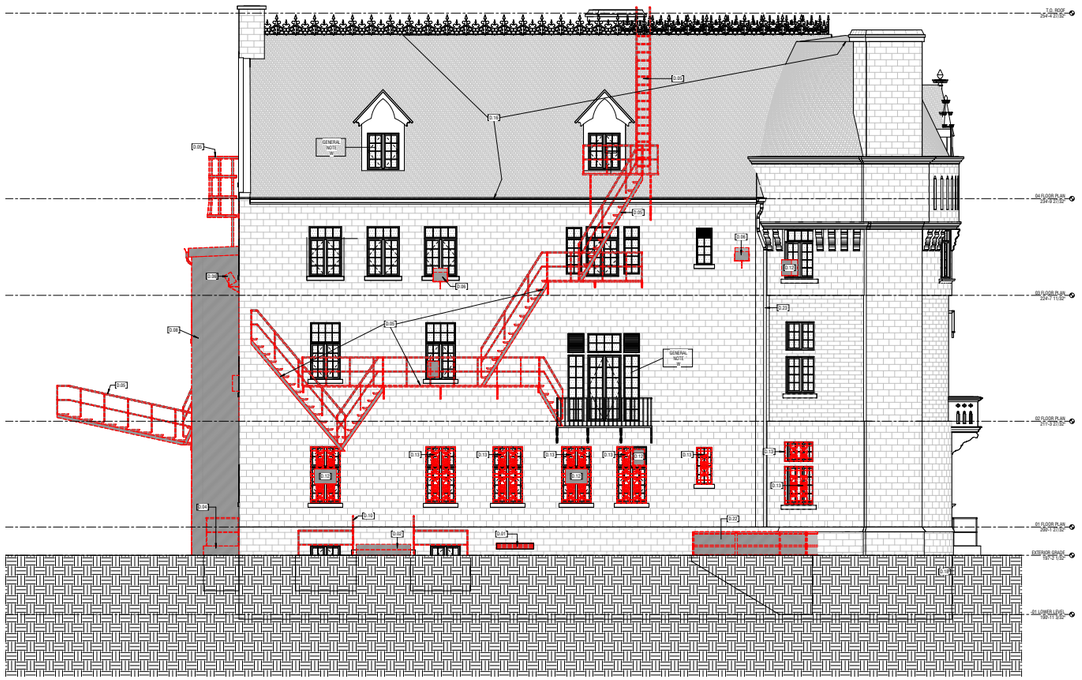
| | |
|---|---|
| 0.03 | REMOVE FLOOR FINISH IN ALL THE AREA IN SCOPE. PATCH AND REPAIR FLOOR AND ADJOINING SURFACES TO PREPARE FOR NEW FINISHES. IN CASE OF A HOLE IN THE FLOOR, INFILL FLOORING SUBSTRATE TO RECEIVE NEW FLOOR FINISH |
| 0.04 | REMOVE RAILING AND WINDOW WELL RETAINING WALL |
| 0.08 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| 0.15 | ALL SHOWN INTERIOR PARTITIONS TO BE DEMOLISHED |
| 0.20 | DEMOLISH PLUMBING FIXTURES AND WALL FINISH WITHIN THE ROOM AND PREP FOR FUTURE LAYOUT |
| 0.22 | REMOVE STAIRS AND ALL ASSOCIATED STRUCTURE AND MATERIALS |

# Existing Elevations | Demolition

**DEMO LEGEND AND NOTES**

- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED





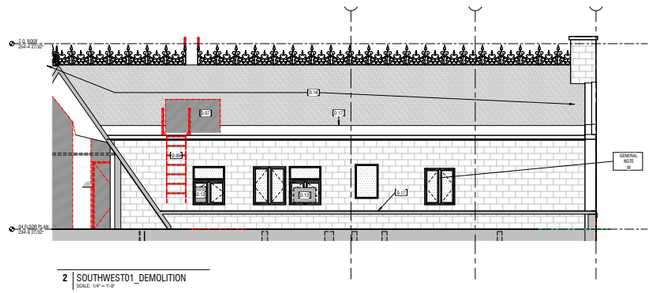
**DEMO KEYNOTES**

| | |
|---|---|
| D.06 | REMOVE LIGHTS AND CONDUIT, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
| D.07 | REMOVE AIR HANDLING UNIT |
| D.16 | GC TO VERIFY STATUS OF EXISTING ROOF TILES. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |
| D.18 | GC TO VERIFY STATUS OF EXISTING FOUNDATION WALLS AND FOOTINGS, PREP FOR NEW WATERPROOFING IF NEEDED |
| D.19 | REMOVE TUBULAR FRAMED ENCLOSURE AND REMOVE EXISTING EQUIPMENT |
| D.21 | SALVAGE DOOR. CLEAN AND REPAIR AS NEEDED, ON SITE |
| D.23 | VIF DOWNSPOUT STATUS. GC TO COORDINATE WITH ARCHITECT |
| D.27 | REMOVE AND PRESERVE FRONT STEPS. REINSTALL AS PART OF NEW RAMP AND ENTRY SEQUENCE |

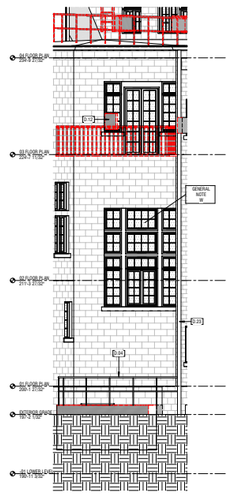
# Existing elevations | Demolition

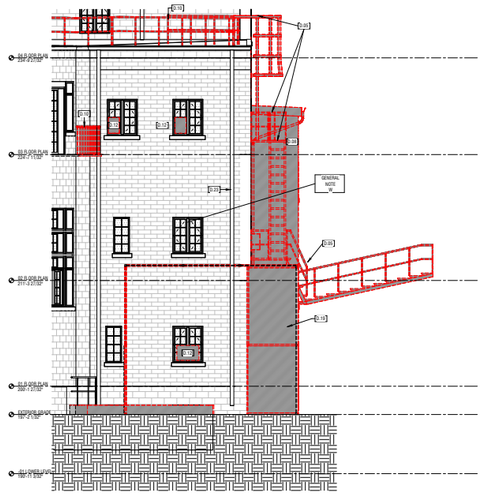
**DEMO LEGEND AND NOTES**

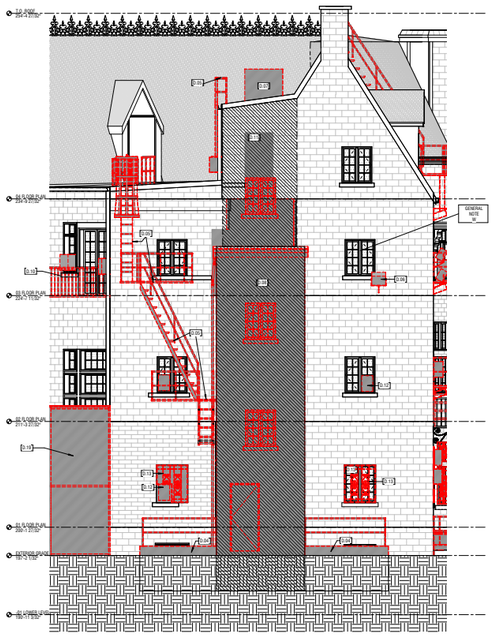
- EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING AREAS TO BE DEMOLISHED - ROOFING ASSEMBLIES, CEILINGS & FLOOR SLABS IN PLAN AND WALLS IN ELEVATION
- ITEMS TO BE DEMOLISHED

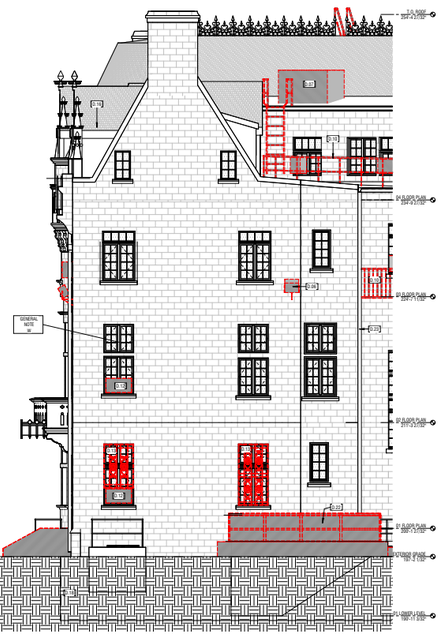


2 | SOUTHWEST01_DEMOLITION
SCALE: 1/4" = 1'-0"









**DEMO KEYNOTES**

| | |
|---|---|
| D.04 | REMOVE RAILING AND WINDOW WELL RETAINING WALL |
| D.05 | REMOVE FIRE ESCAPE PLATFORMS AND LADDERS, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS |
| D.06 | REMOVE LIGHTS AND CONDUIT, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
| D.07 | REMOVE AIR HANDLING UNIT |
| D.08 | REMOVE STAIR AT THE BACK OF THE BUILDING AND ALL ASSOCIATED STRUCTURE AND MATERIALS. PREPARE FOR CONNECTION WITH NEW ADDITION |
| D.10 | REMOVE RAILING, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. |
| D.11 | REMOVE EXTERIOR MASONRY WALL FOR OPENING TO NEW ADDITION, COORD. EXTENT OF DEMO WITH NEW CONSTRUCTION DRAWINGS. BRACE, SHORE AND REINFORCE AS NECESSARY UNTIL NEW SUPPORTING STRUCTURE CAN BE ERECTED |
| D.12 | REMOVE WINDOW AC UNITS AND ANY ASSOCIATED ENCLOSURE |
| D.13 | REMOVE ORNAMENTAL WINDOW GRATES. PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
| D.16 | GC TO VERIFY STATUS OF EXISTING ROOF TILES. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |
| D.17 | GC TO VERIFY STATUS OF EXISTING ROOF. COORDINATE WITH ARCHITECT FOLLOWING ESTABLISHED PROCEDURE |
| D.19 | REMOVE TUBULAR FRAMED ENCLOSURE AND REMOVE EXISTING EQUIPMENT |
| D.23 | VIF DOWNSPOUT STATUS. GC TO COORDINATE WITH ARCHITECT |

**DEMO KEYNOTES**

| | |
|---|---|
| D.04 | REMOVE RAILING AND WINDOW WELL RETAINING WALL |
| D.06 | REMOVE LIGHTS AND CONDUIT, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
| D.07 | REMOVE AIR HANDLING UNIT |
| D.10 | REMOVE RAILING, PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. |
| D.12 | REMOVE WINDOW AC UNITS AND ANY ASSOCIATED ENCLOSURE |
| D.13 | REMOVE ORNAMENTAL WINDOW GRATES. PATCH AND REPAIR ANY DAMAGE FROM MOUNTING POINTS. COORDINATE WITH ARCHITECT FOR WHICH MATERIAL TO BE USED |
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| D.18 | GC TO VERIFY STATUS OF EXISTING FOUNDATION WALLS AND FOOTINGS, PREP FOR NEW WATERPROOFING IF NEEDED |
| D.21 | SALVAGE DOOR. CLEAN AND REPAIR AS NEEDED, ON SITE |
| D.22 | REMOVE STAIRS AND ALL ASSOCIATED STRUCTURE AND MATERIALS |
| D.23 | VIF DOWNSPOUT STATUS. GC TO COORDINATE WITH ARCHITECT |