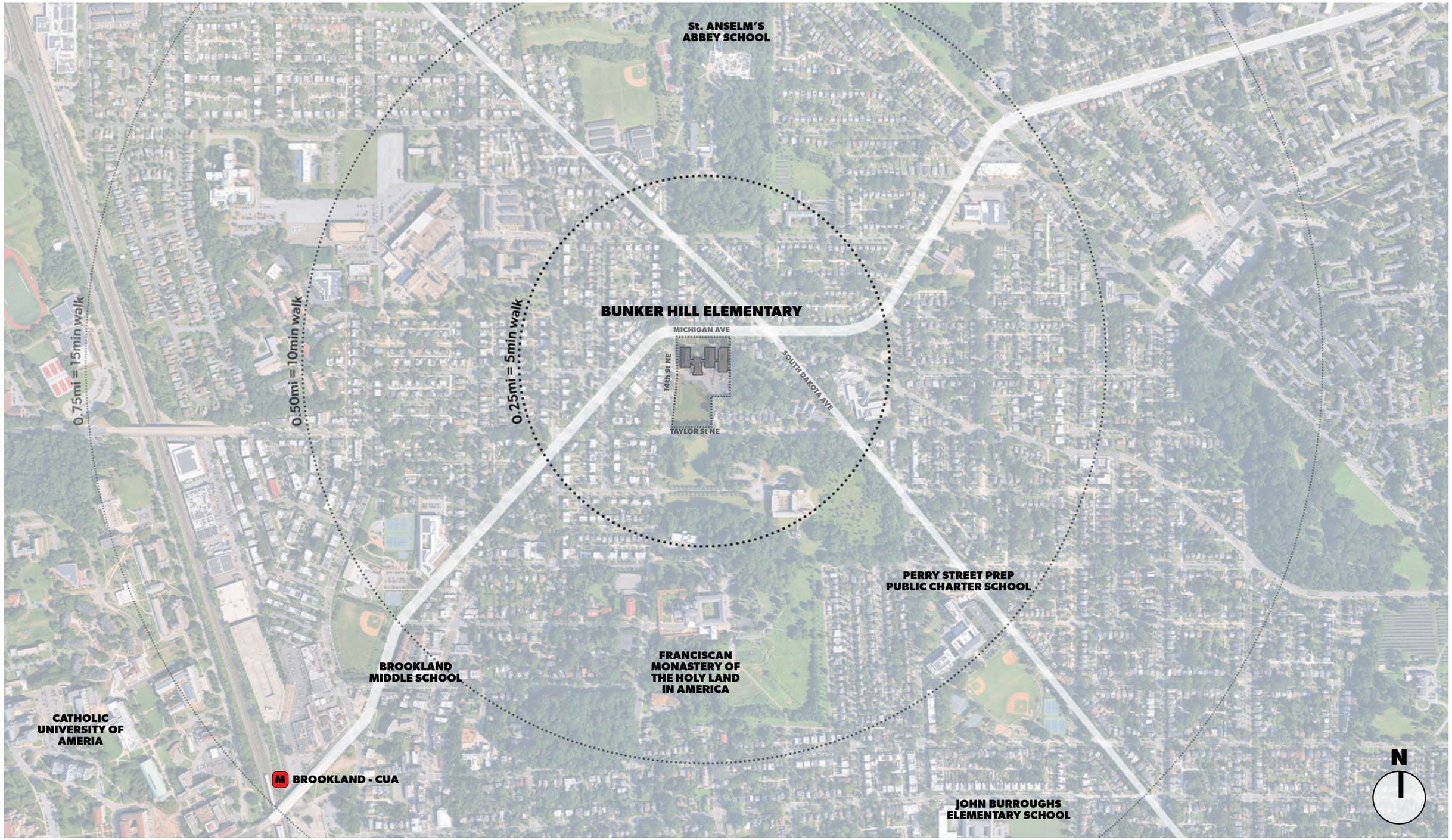
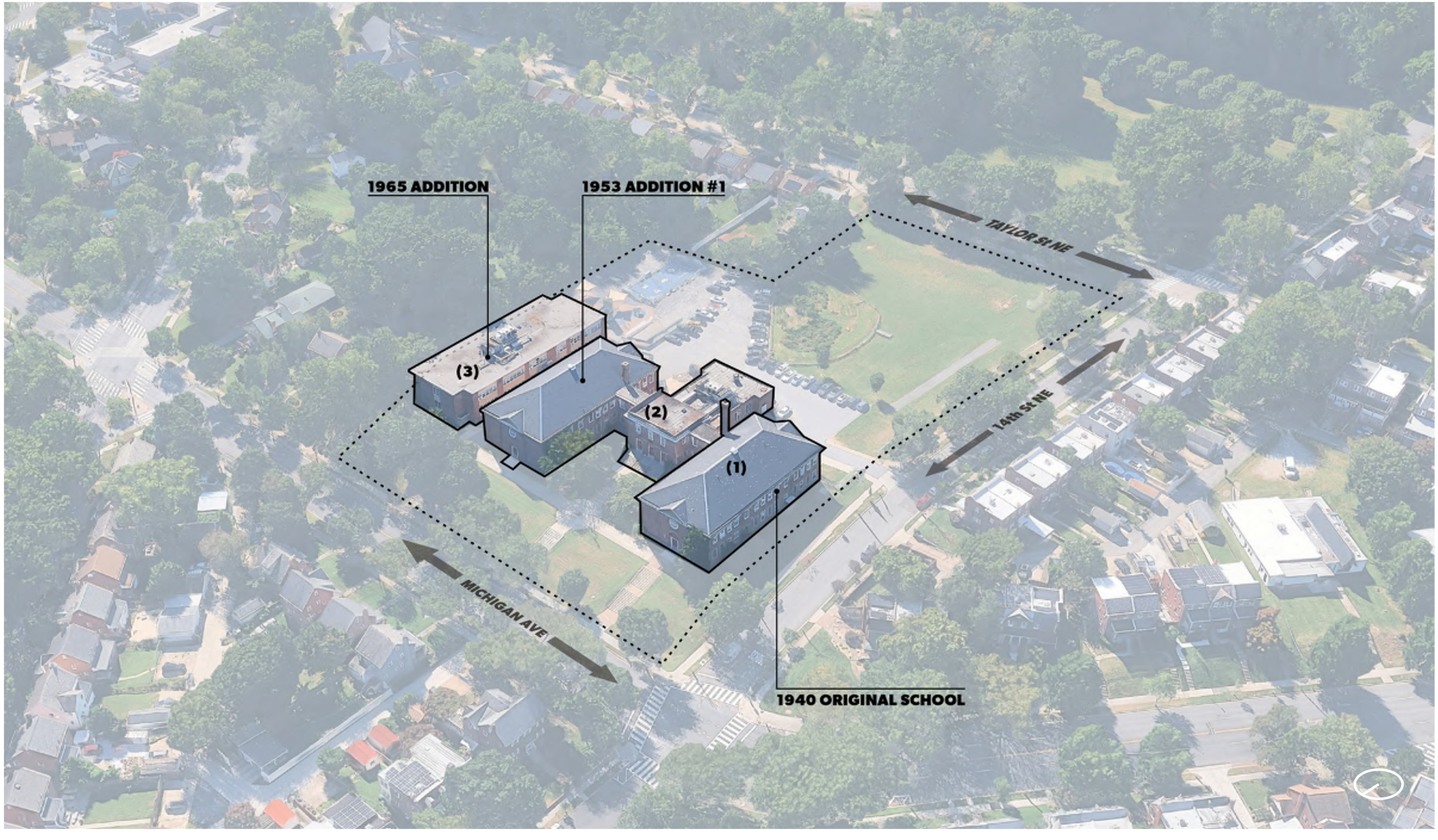
CFA

APPENDIX 1

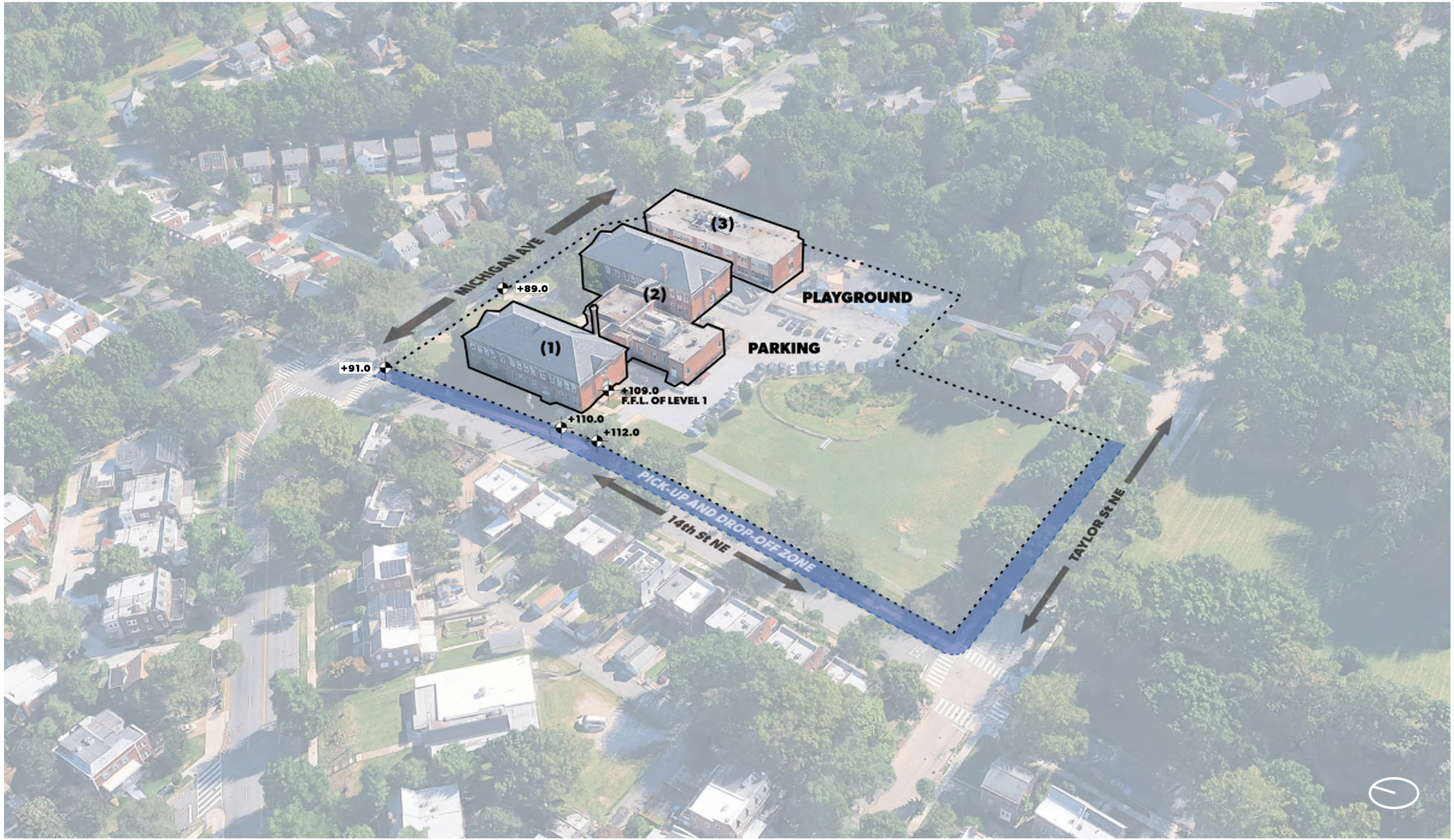
SITE LOCATION



RENOVATION & EXPANSION HISTORY



SITE CONSTRAINTS



NEIGHBORING BUILDINGS



MICHIGAN AVE - FACING SCHOOL BUILDING



MICHIGAN AVE - ADJACENT BUILDINGS



14TH ST - FACING SCHOOL BUILDING

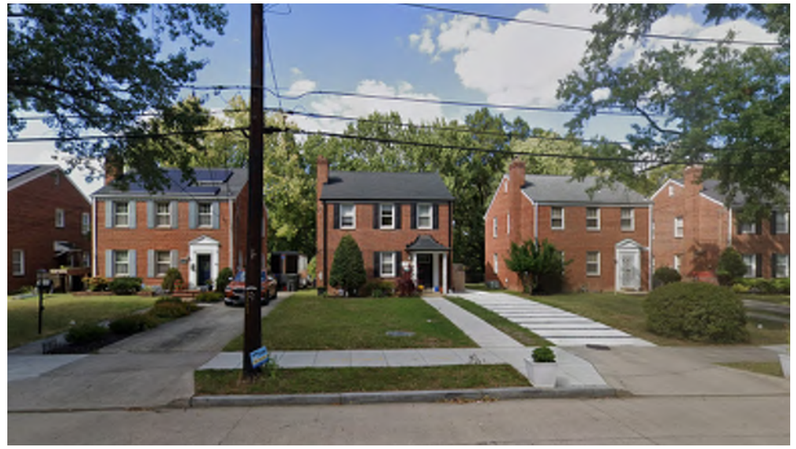


TAYLOR ST - ADJACENT BUILDINGS

NEIGHBORHOOD MATERIALITY AND FORM







Context Materiality

- Red brick in running bond pattern is the dominant material expression of the Brookland neighborhood, applied across buildings of different scales, program, typologies, and era. White stone or precast trim are used to interrupt and articulate edges of building form.







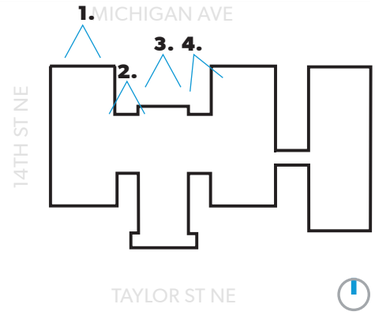




EXISTING BUILDING PHOTOS







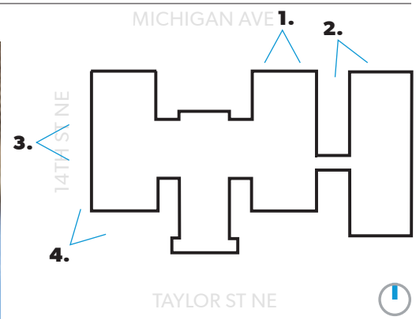




EXISTING BUILDING PHOTOS







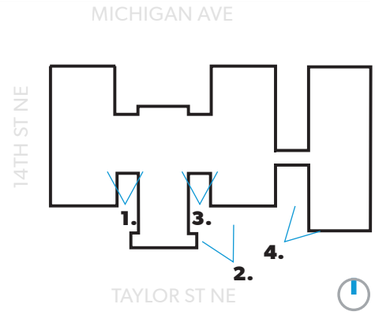




EXISTING BUILDING PHOTOS











STUDIOS MCN BUILDERS DGS BUILD THRIVE SUSTAIN DISTRICT OF COLUMBIA PUBLIC SCHOOLS

EXISTING ELEVATION - NORTH



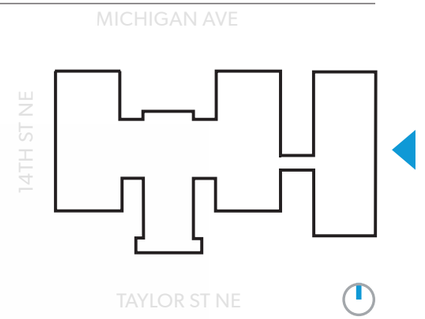






EXISTING ELEVATION - EAST











STUDIOS MCN BUILDS DGS BUILD THRIVE SUSTAIN DISTRICT OF COLUMBIA PUBLIC SCHOOLS

EXISTING ELEVATION - SOUTH



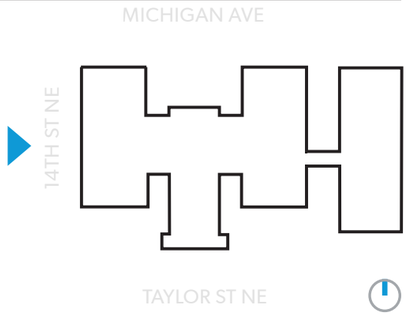






EXISTING ELEVATION - WEST







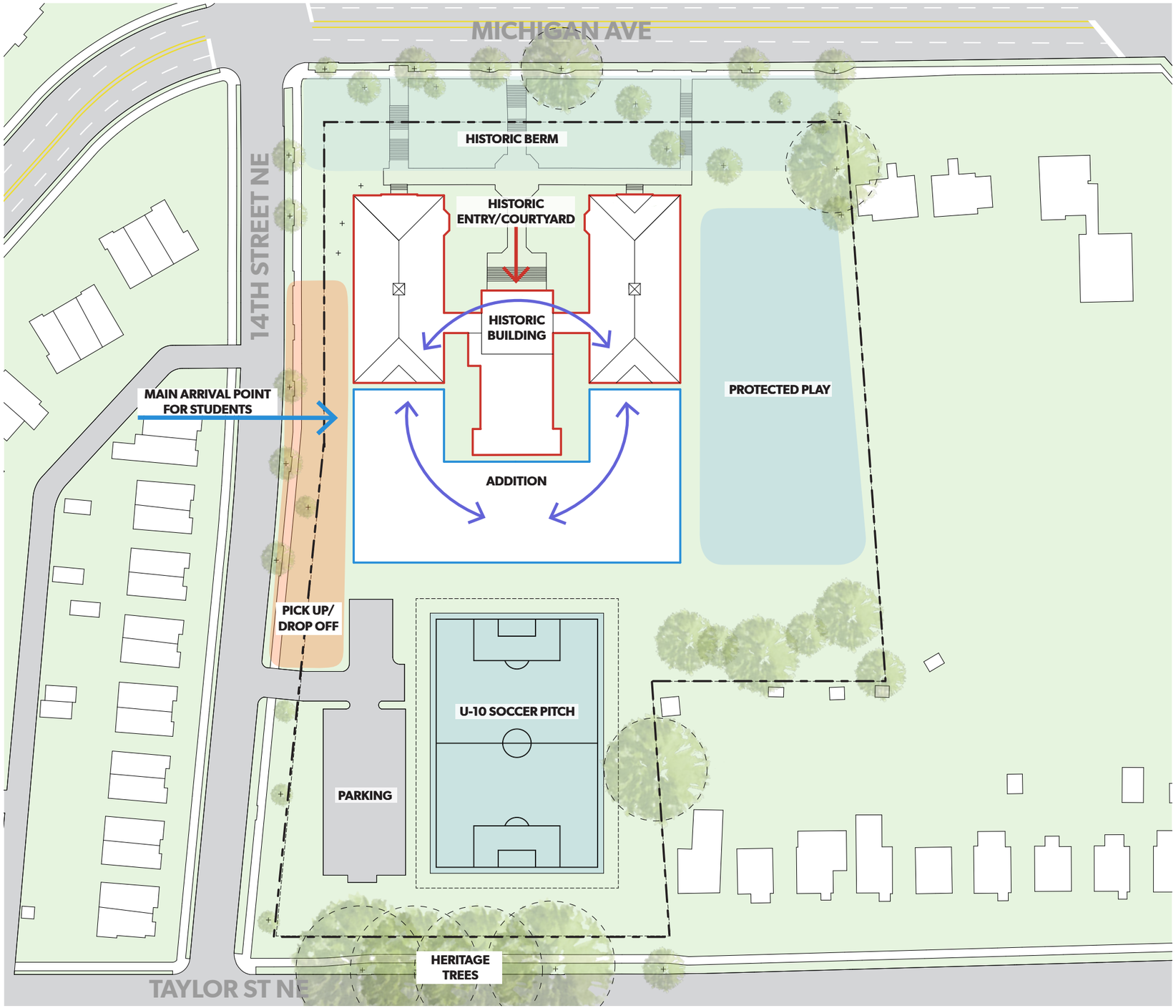


STUDIOS MCN BUILD

DGS BUILD THINK SUSTAIN

DISTRICT OF COLUMBIA PUBLIC SCHOOLS

SITE CONSIDERATIONS

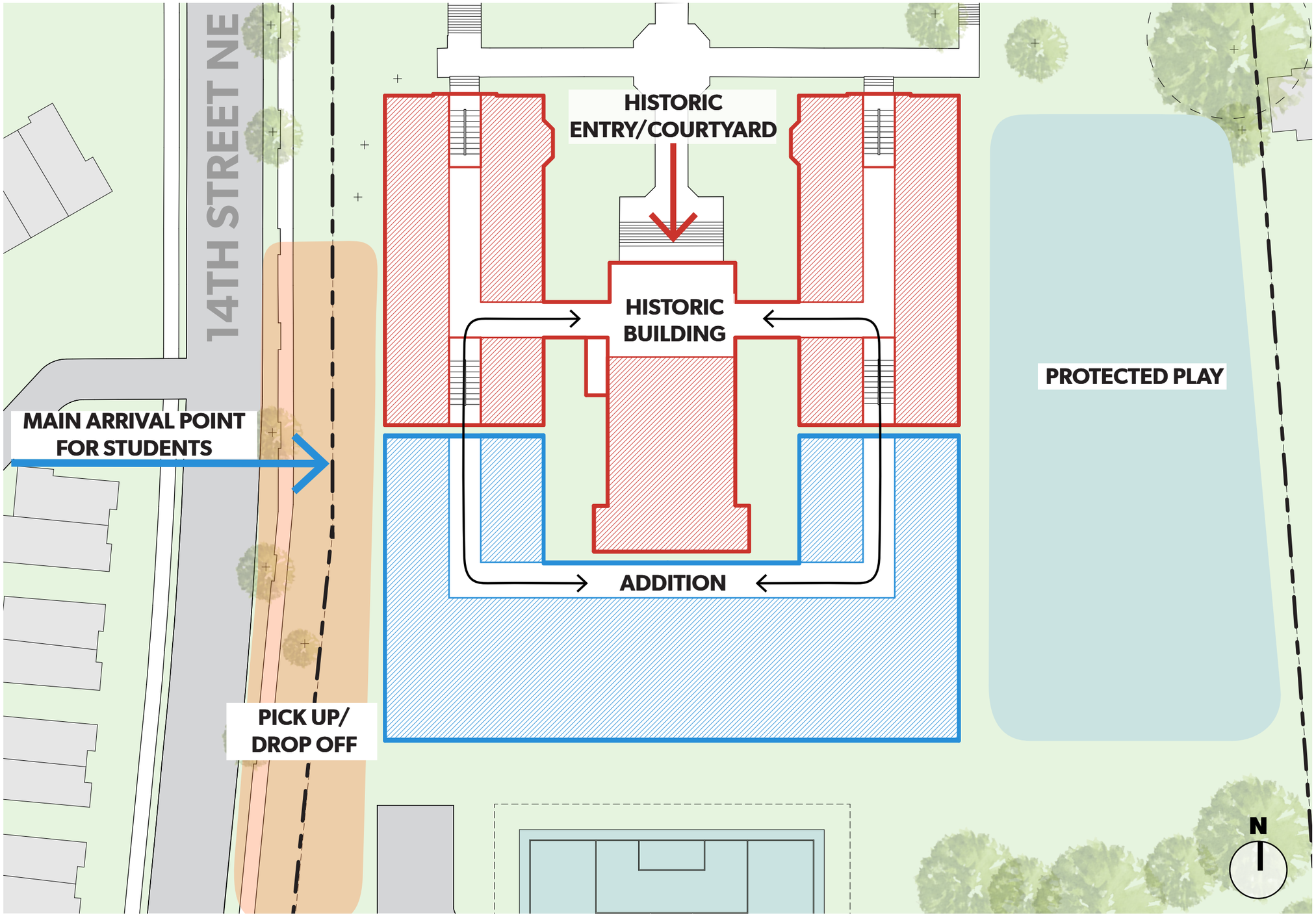


'IDEAL' PARTI

Existing Building: 51,000 SF

Addition: 34,000 SF

Addition Program:
- Child Development Center
- Kitchen & Dining
- Gymnasium
- Classrooms

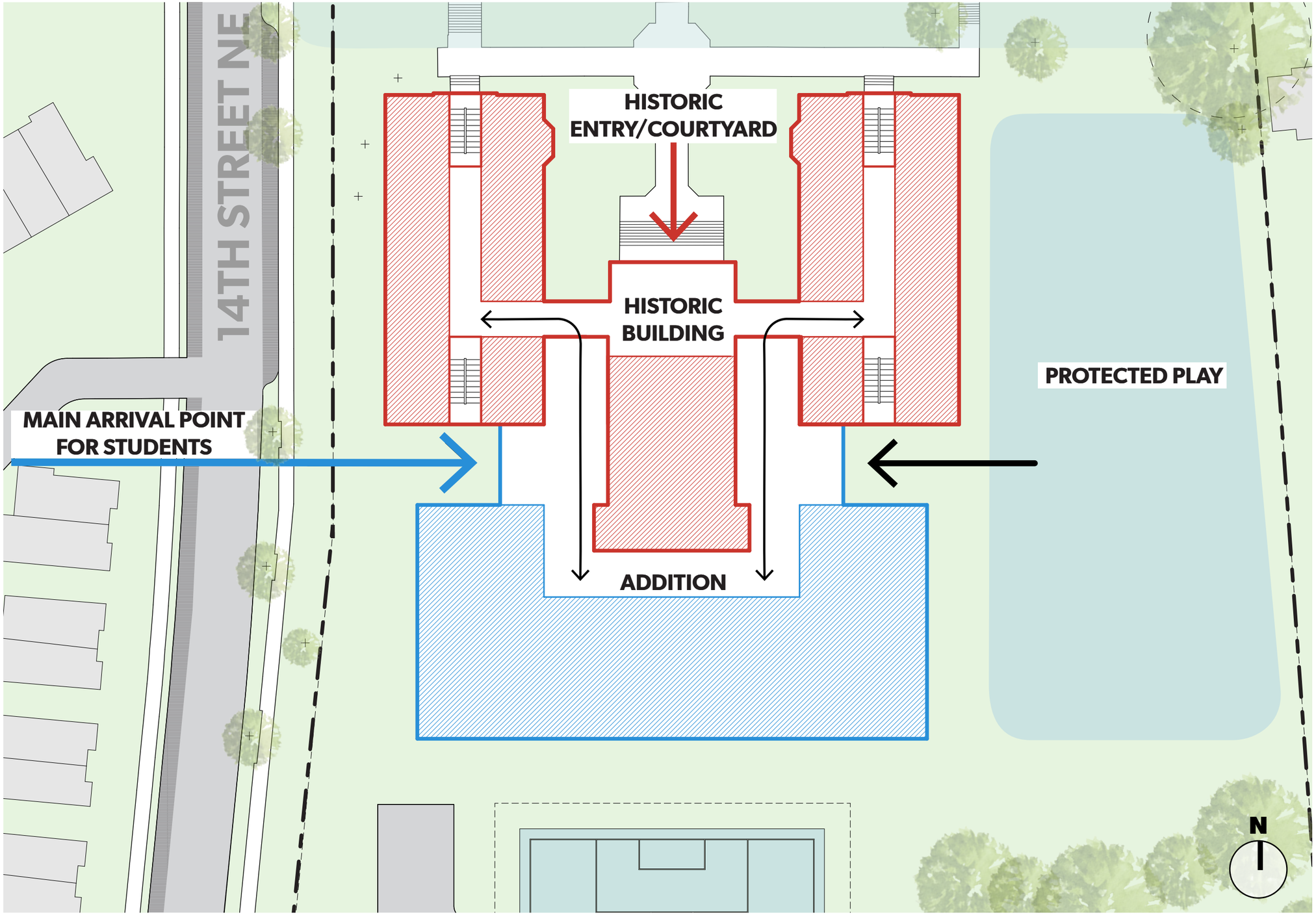


MODIFIED PARTI

Existing Building: 51,000 SF

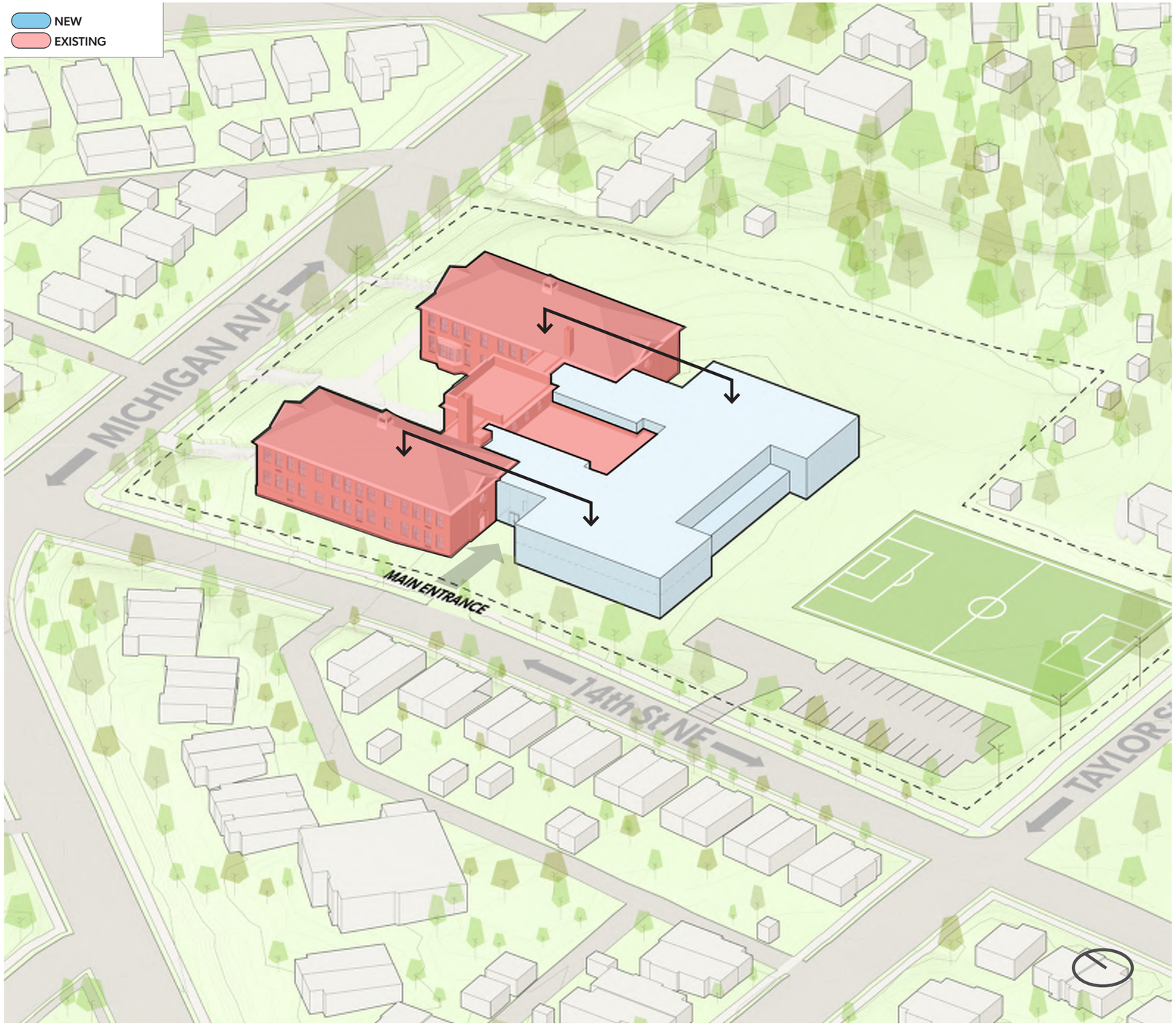
Addition: 34,000 SF

Addition Program:
- Child Development Center
- Kitchen & Dining
- Gymnasium
- Classrooms



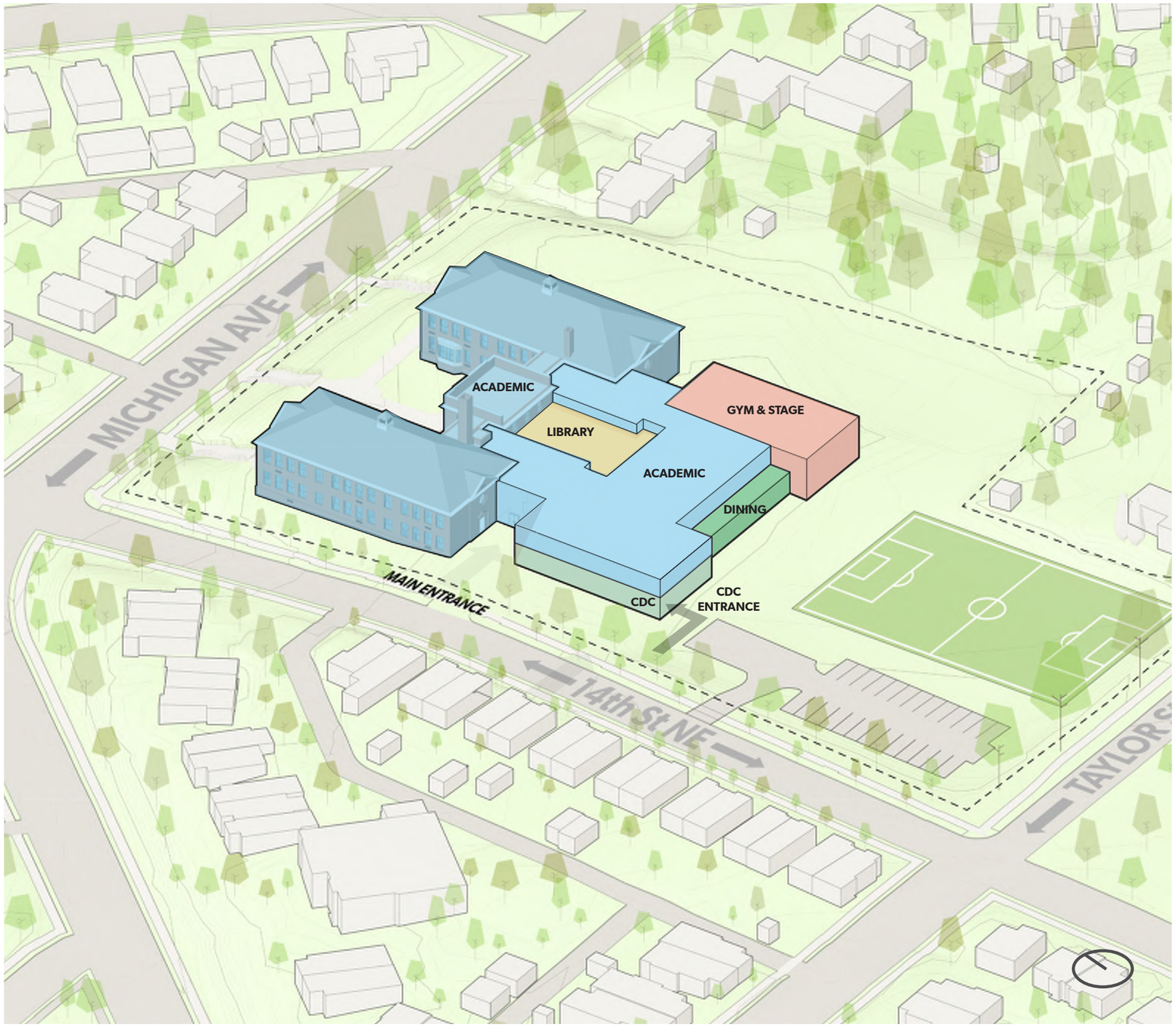
MASSING DIAGRAM - EXISTING & NEW ADDITION

- Addition massing along 14th St NE creates symmetry with existing building
- New main entrance is recessed at the connection between addition and existing building



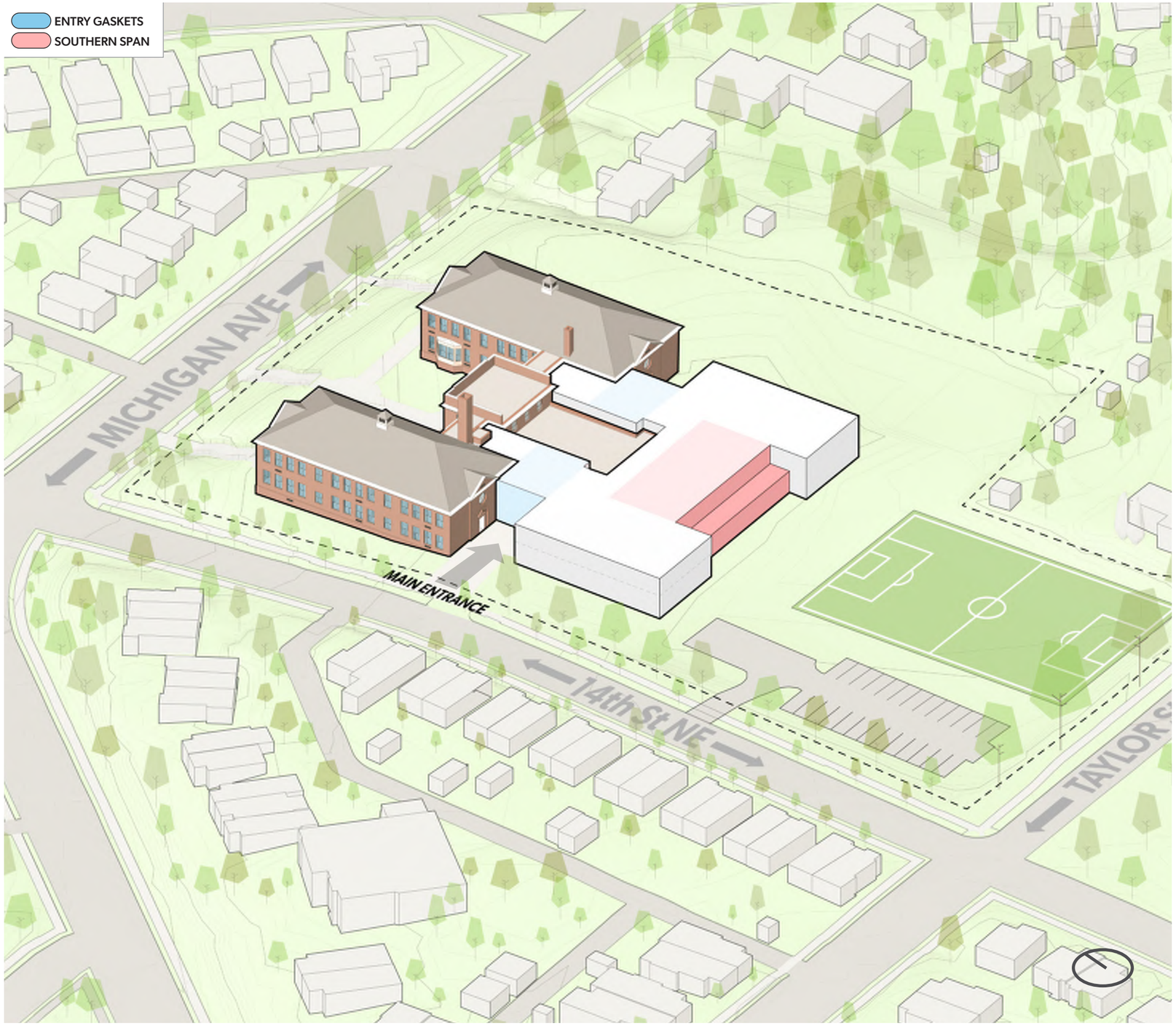
MASSING DIAGRAM - PROGRAM

- Existing gymnatorium to become new library space
- Major programs located at the ground floor and adjacent outdoor spaces with new academic spaces above



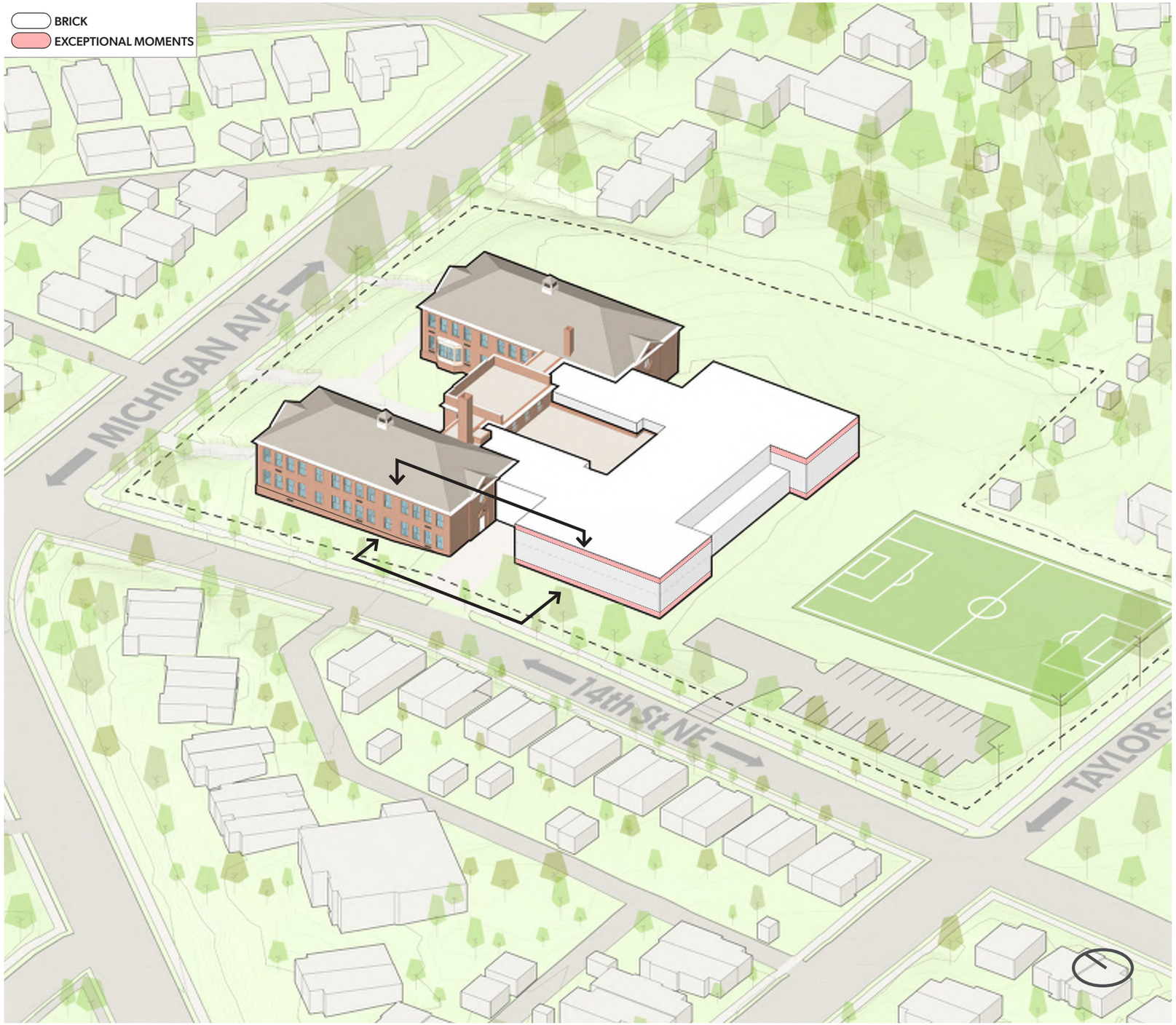
MASSING DIAGRAM - MATERIALITY

- Addition to reflect materiality of the existing building through use of brick facade
- East and west bars are connected by moments of material articulation at entry gaskets and southern span



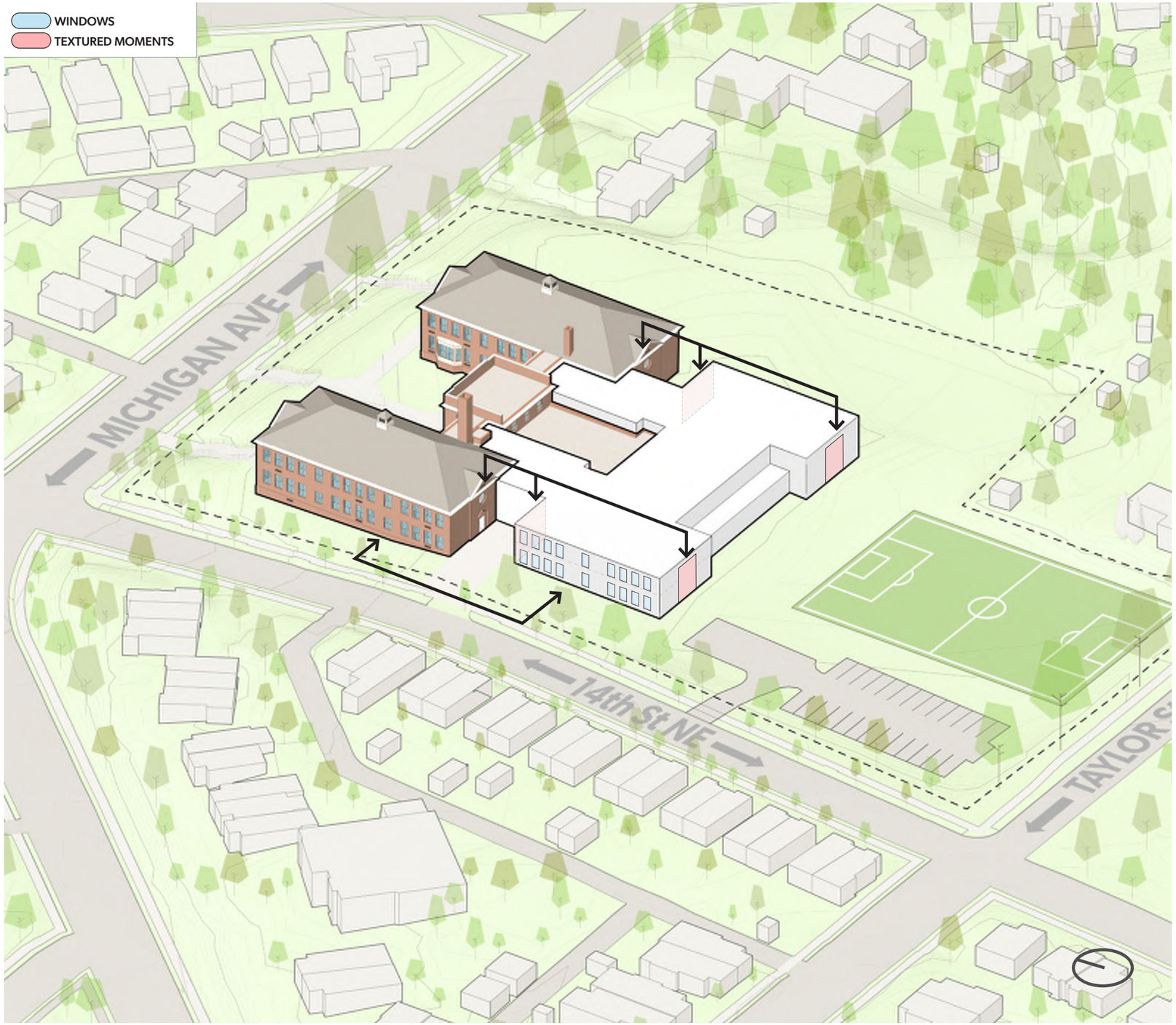
MASSING DIAGRAM - BASE, MIDDLE, TOP

- Height of the new addition limited to not compete with the existing historic building
- Continuing the strong horizontal reading of the existing building by retaining base / middle / top articulation



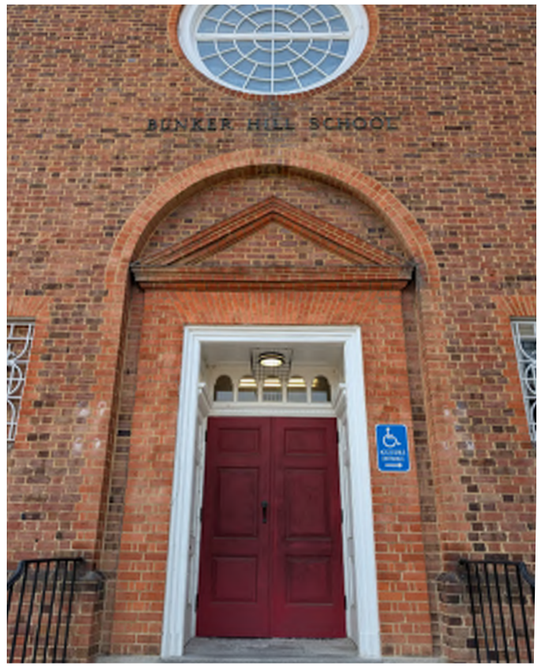
MASSING DIAGRAM - FACADE

- West facade continues rhythm and grouping of the punched openings of the existing building
- Vertical articulation at the ends of the new addition referencing the historic south elevations



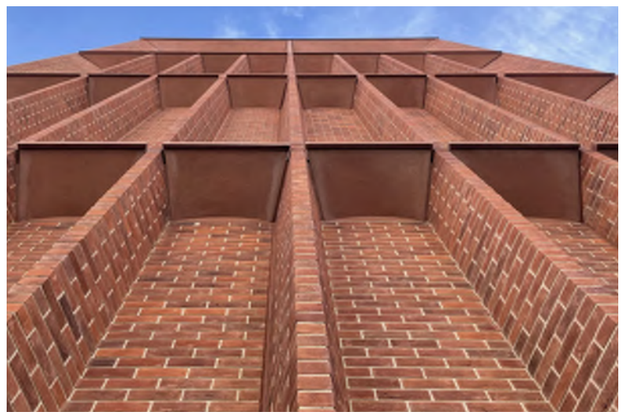
FACADE CONCEPTS

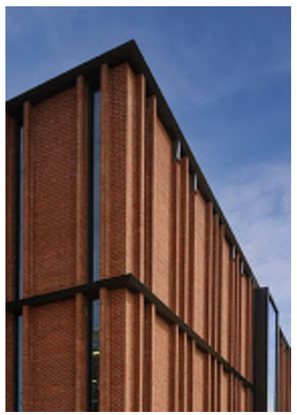
EXISTING BUILDING

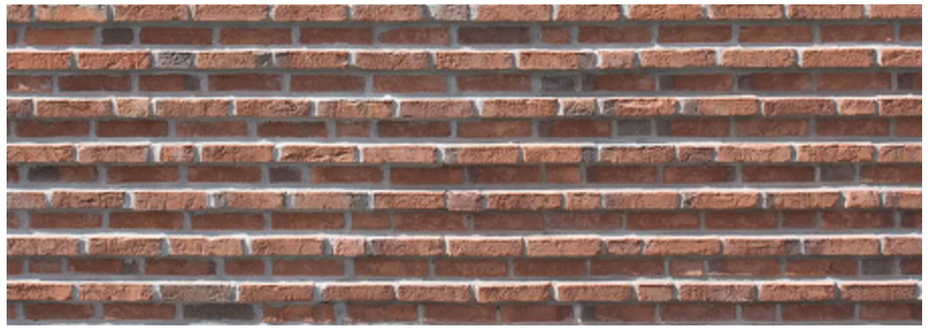


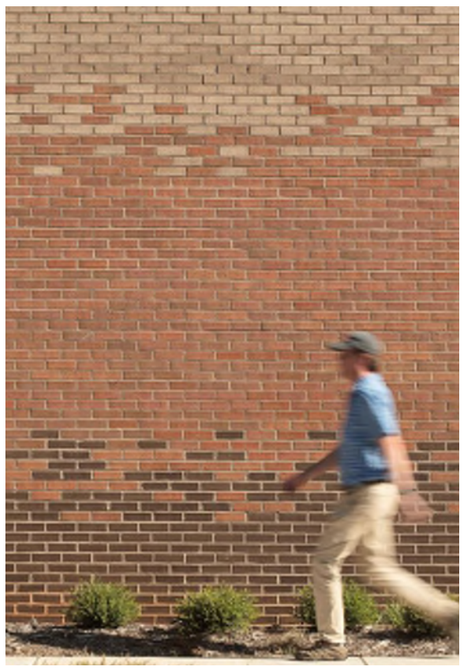


ADDITION

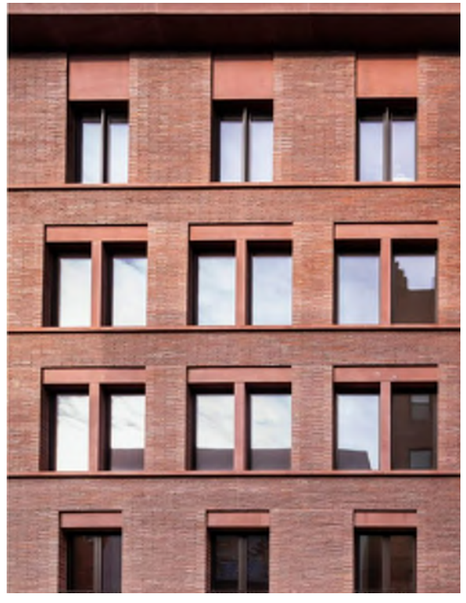




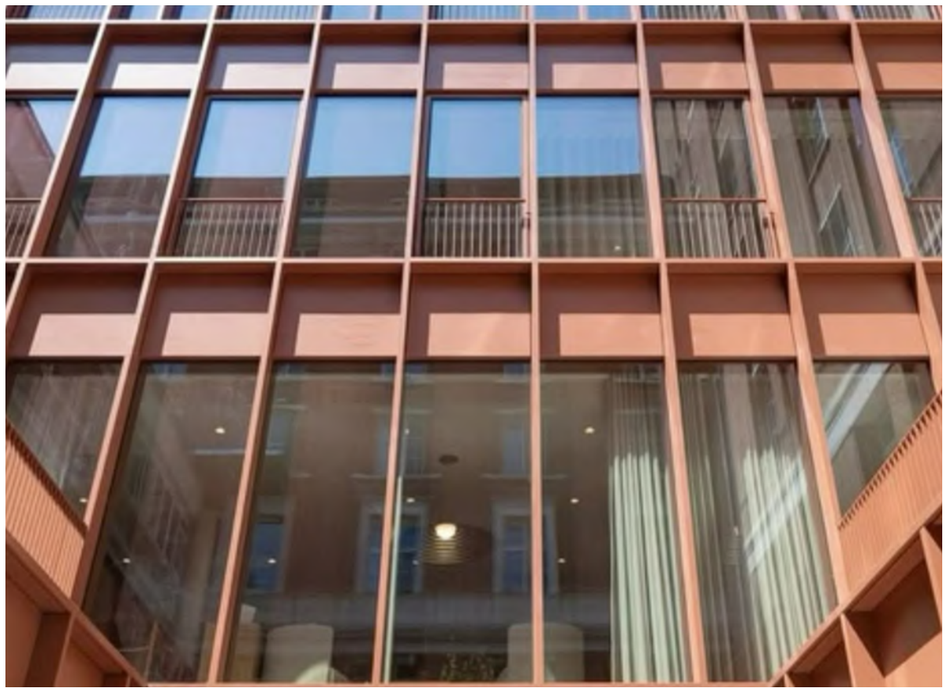












GABLE ROOF - NORTHWEST CORNER AT MICHIGAN AVE



STUDIOS MCN BUILD MAINTAIN SUSTAIN DGS DISTRICT OF COLUMBIA PUBLIC SCHOOLS

GABLE ROOF - MAIN ENTRY

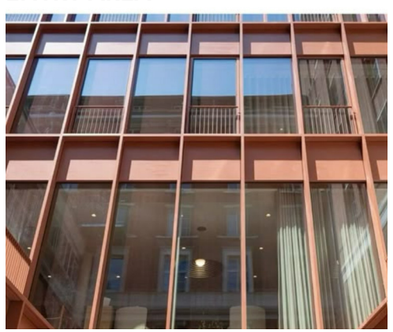


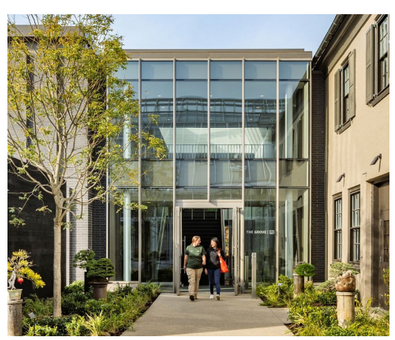
EXISTING BUILDING



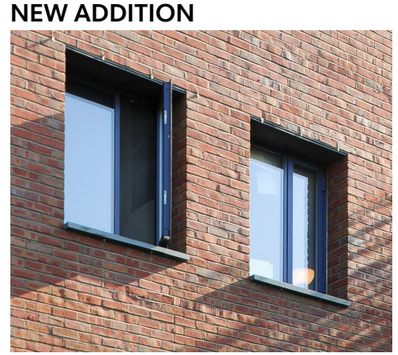


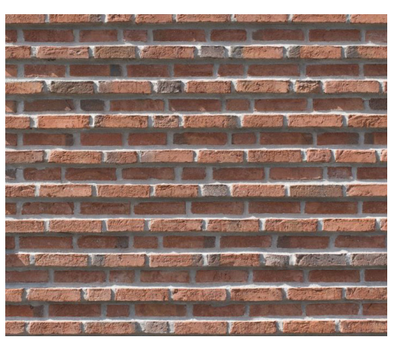
ENTRY AREA



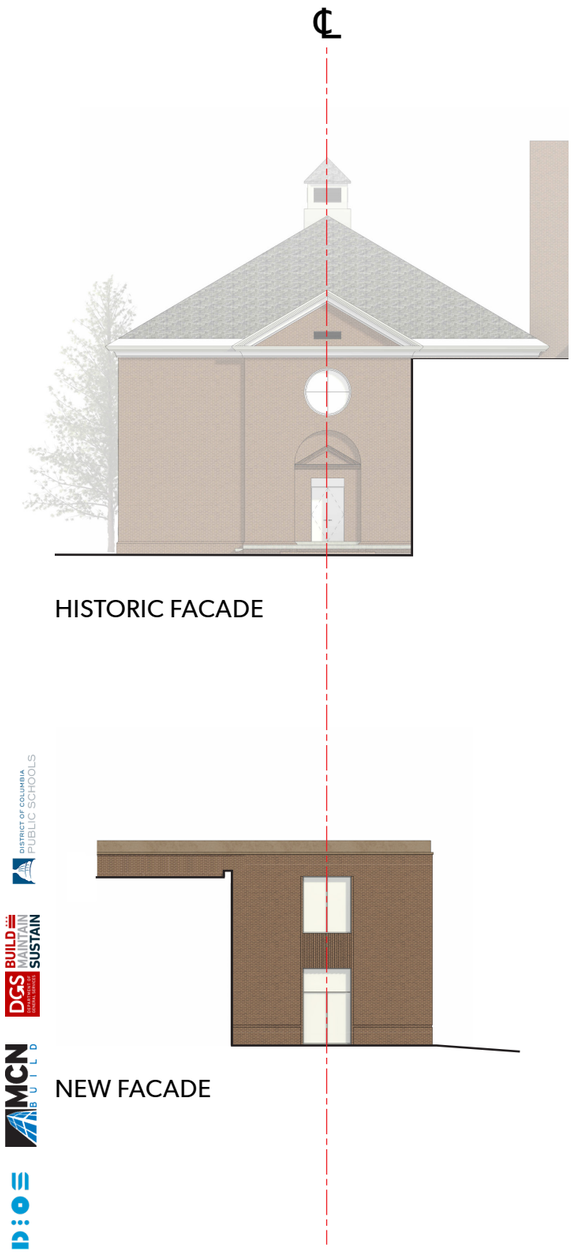


NEW ADDITION





UPDATED FLAT ROOF - MAIN ENTRY COURT



HISTORIC FACADE

NEW FACADE



UPDATED FLAT ROOF - SOUTHWEST CORNER



UPDATED FLAT ROOF - SOUTH



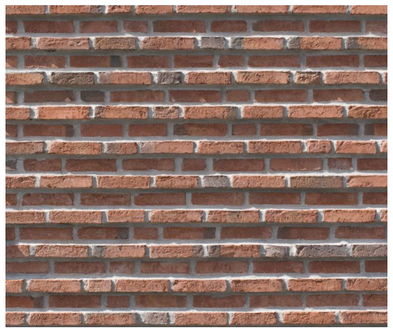
EXISTING BUILDING





SOUTH FACADE





TEXTURED BRICK



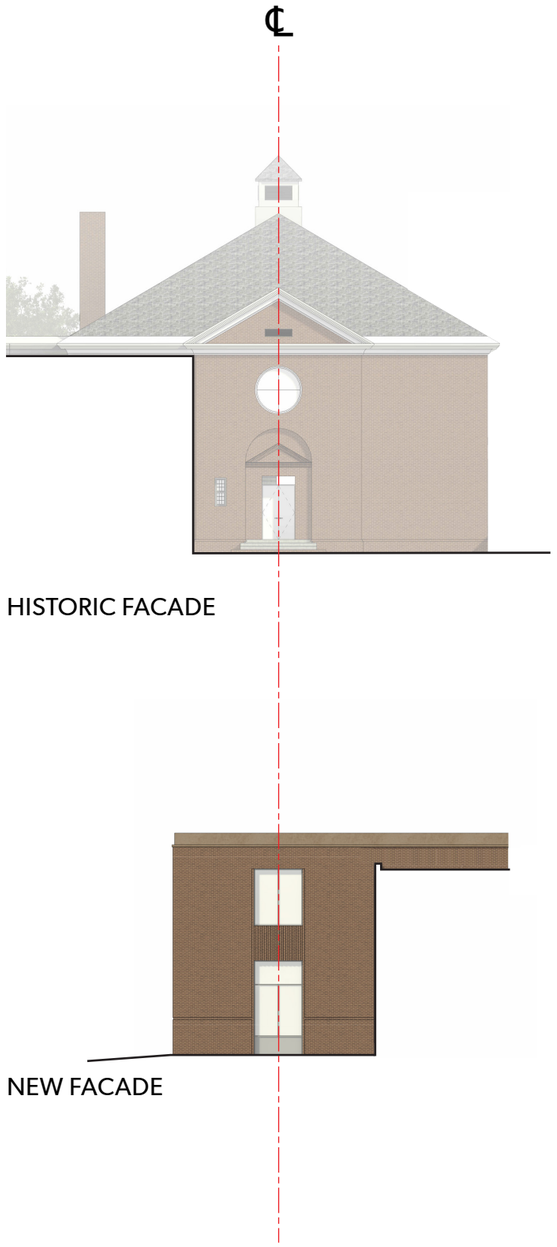


STUDIOS MCN BUILD DGS BUILD MAINTAIN SUSTAIN DISTRICT OF COLUMBIA PUBLIC SCHOOLS

UPDATED FLAT ROOF - SOUTHEAST CORNER



UPDATED FLAT ROOF - EAST ENTRY COURT



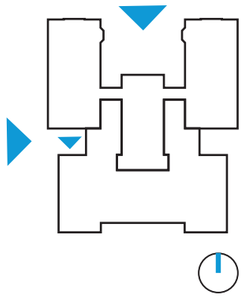
HISTORIC FACADE

NEW FACADE



UPDATED FLAT ROOF - PROPOSED NORTH AND WEST ELEVATIONS





NORTH ELEVATION

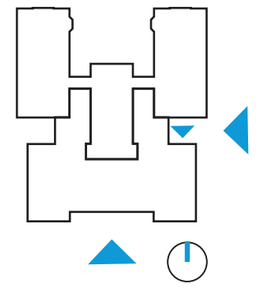


WEST ELEVATION

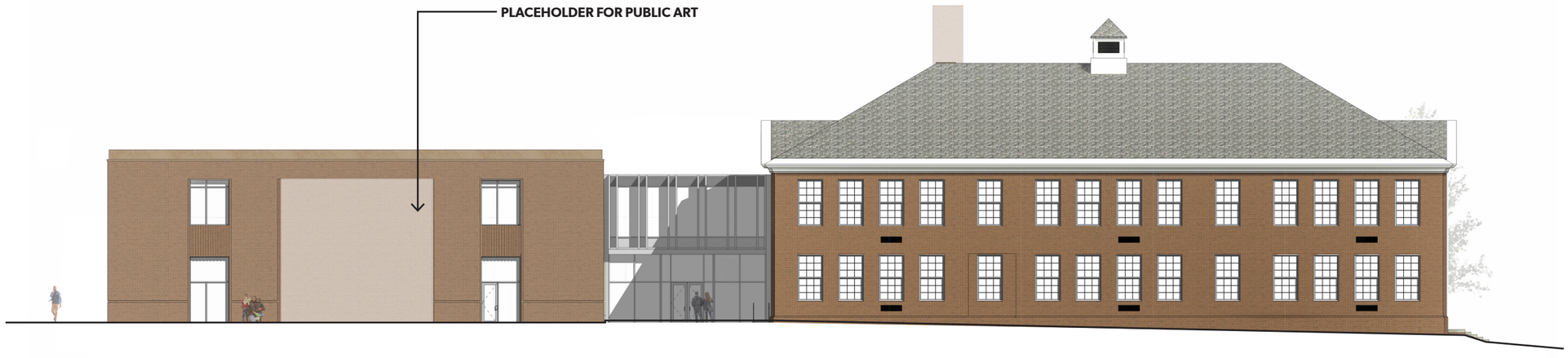
NW ENTRY ELEVATION

UPDATED FLAT ROOF - PROPOSED SOUTH AND EAST ELEVATIONS





SOUTH ELEVATION

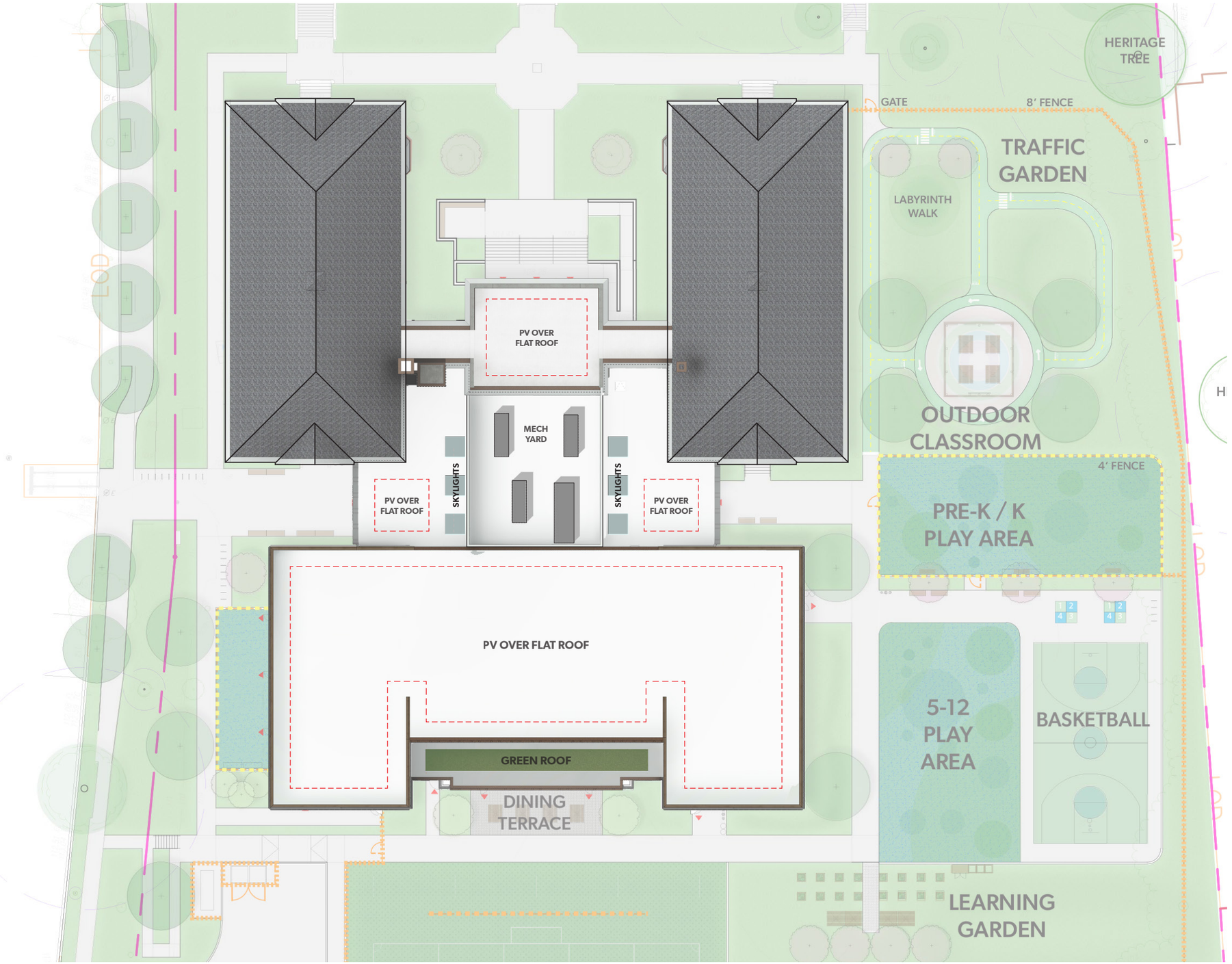


EAST ELEVATION



NE ENTRY ELEVATION

UPDATED FLAT ROOF - PROPOSED ROOF PLAN



GABLE ROOF - NORTHWEST CORNER AT MICHIGAN AVE



STUDIOS MCN BUILD MAINTAIN SUSTAIN DGS DISTRICT OF COLUMBIA PUBLIC SCHOOLS

GABLE ROOF - MAIN ENTRY

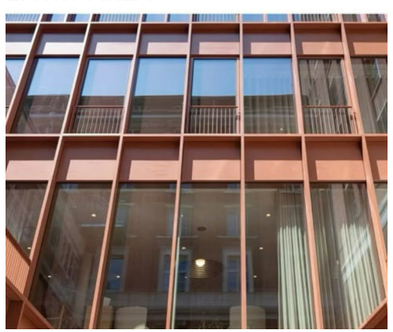


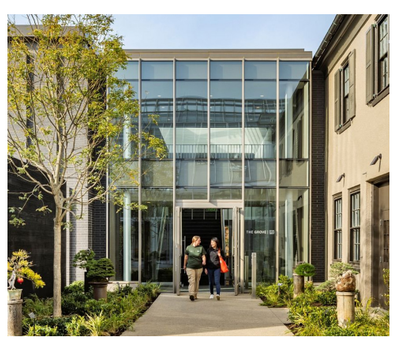
EXISTING BUILDING



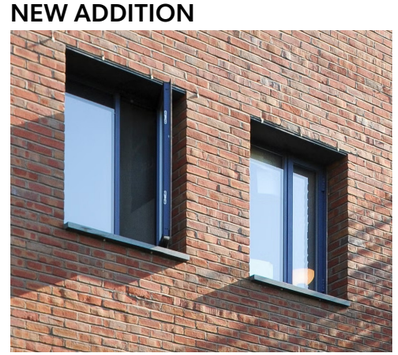


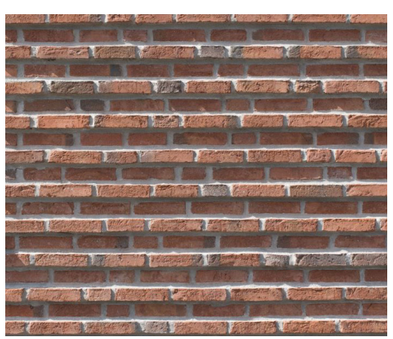
ENTRY AREA



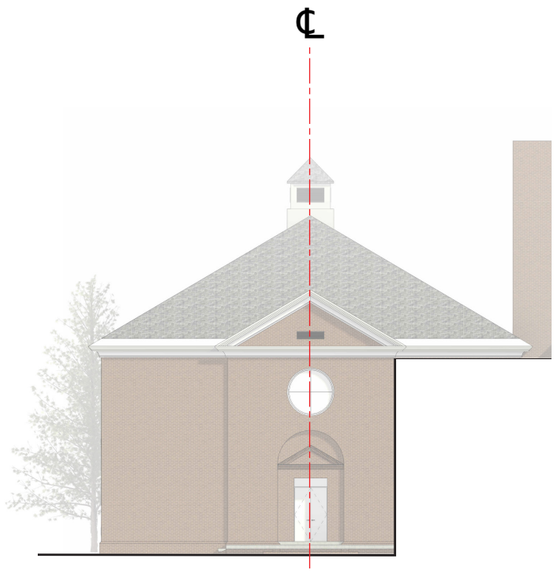


NEW ADDITION

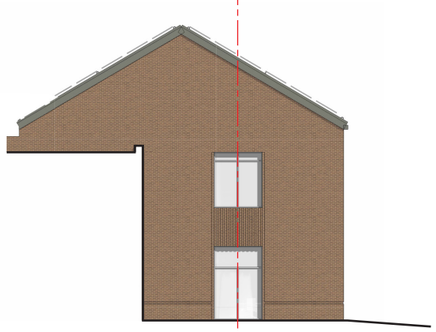




GABLE ROOF - MAIN ENTRY COURT



HISTORIC FACADE



NEW FACADE



GABLE ROOF - SOUTHWEST CORNER



STUDIOS
MCN BUILD
DGS BUILD MAINTAIN SUSTAIN
DISTRICT OF COLUMBIA PUBLIC SCHOOLS

GABLE ROOF - SOUTH

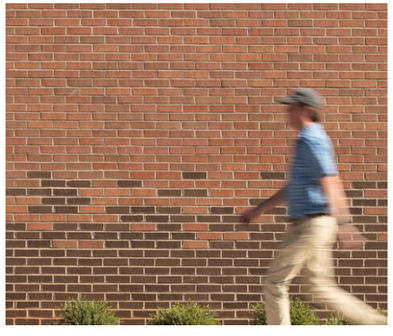


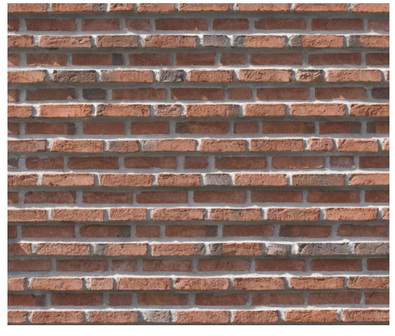
EXISTING BUILDING





SOUTH FACADE





TEXTURED BRICK



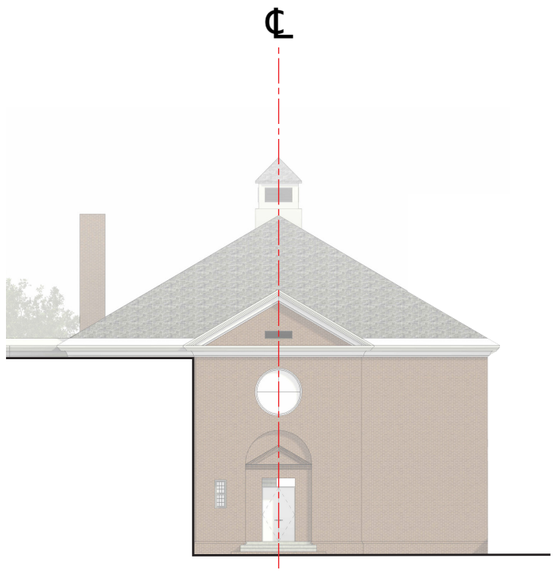


DISTRICT OF COLUMBIA PUBLIC SCHOOLS
BUILD MAINTAIN SUSTAIN
DGS
MCN BUILD STUDIOS

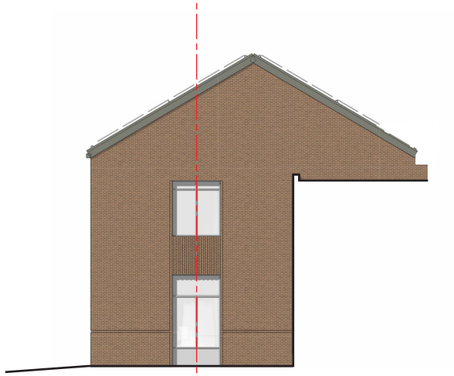
GABLE ROOF - SOUTHEAST CORNER



GABLE ROOF - EAST ENTRY COURT



HISTORIC FACADE

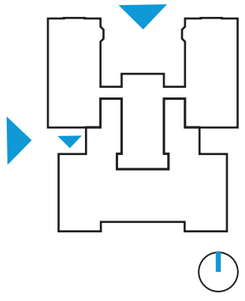


NEW FACADE

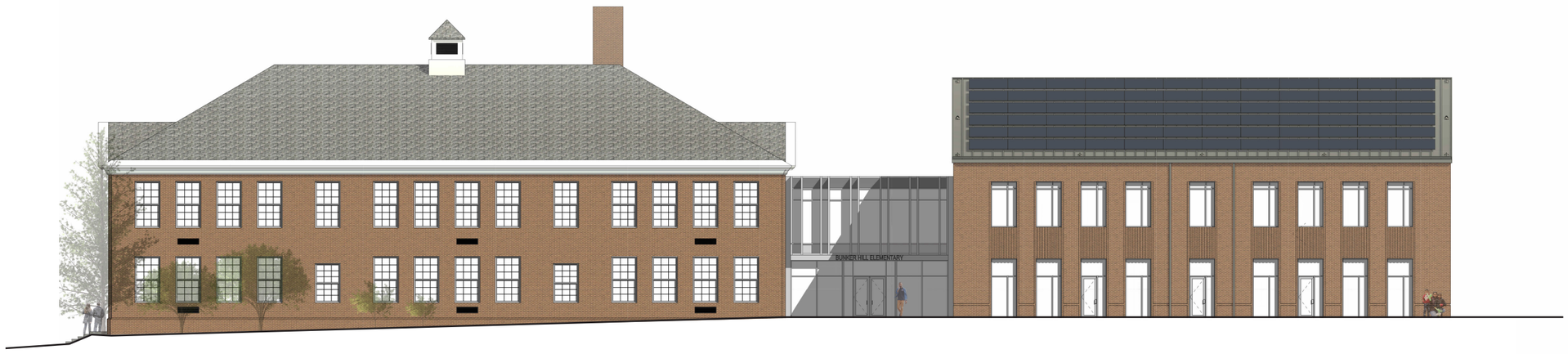


GABLE ROOF - PROPOSED NORTH AND WEST ELEVATIONS

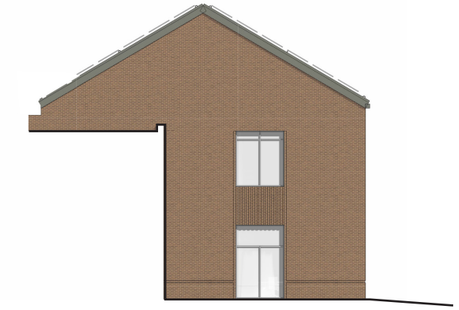




NORTH ELEVATION



WEST ELEVATION

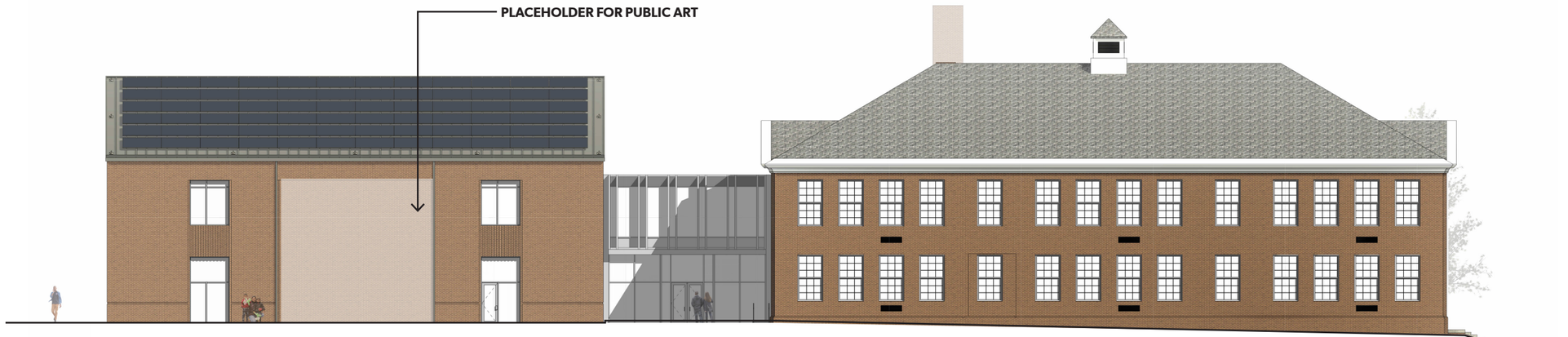


NW ENTRY ELEVATION

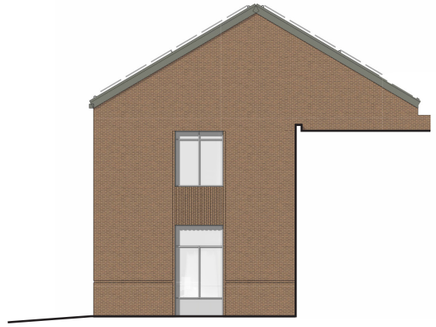
GABLE ROOF - PROPOSED SOUTH AND EAST ELEVATIONS



SOUTH ELEVATION

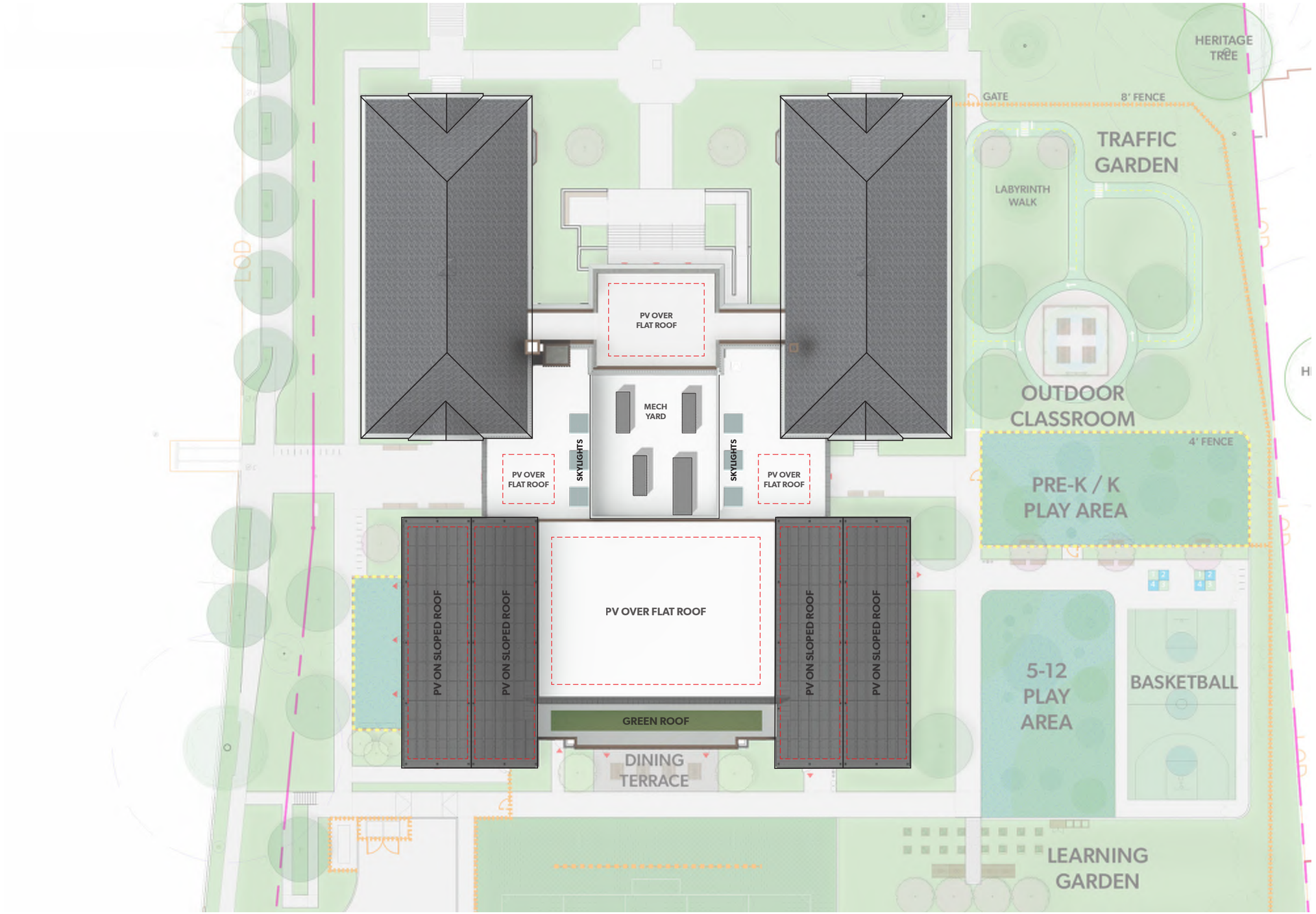


EAST ELEVATION

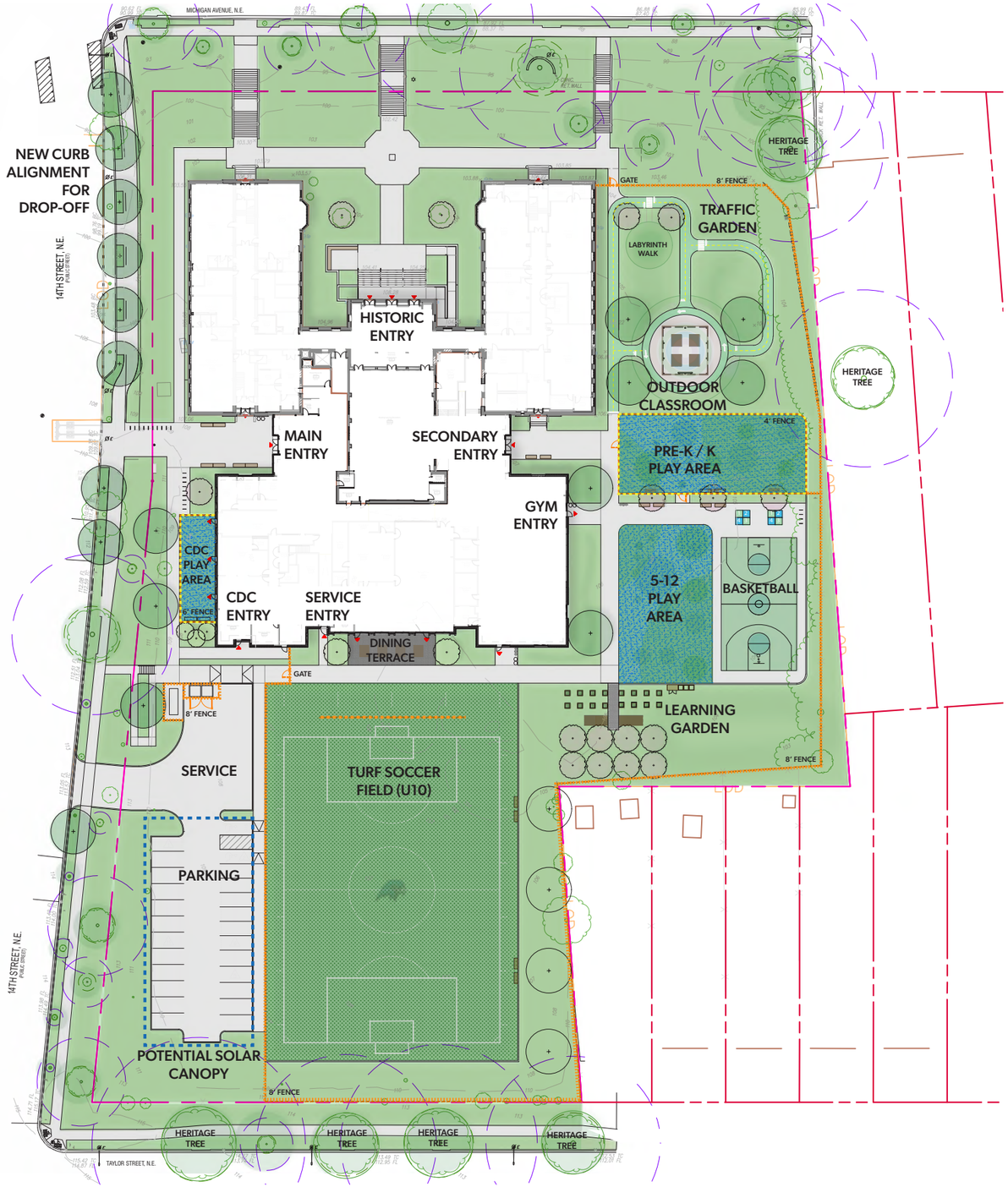


NE ENTRY ELEVATION

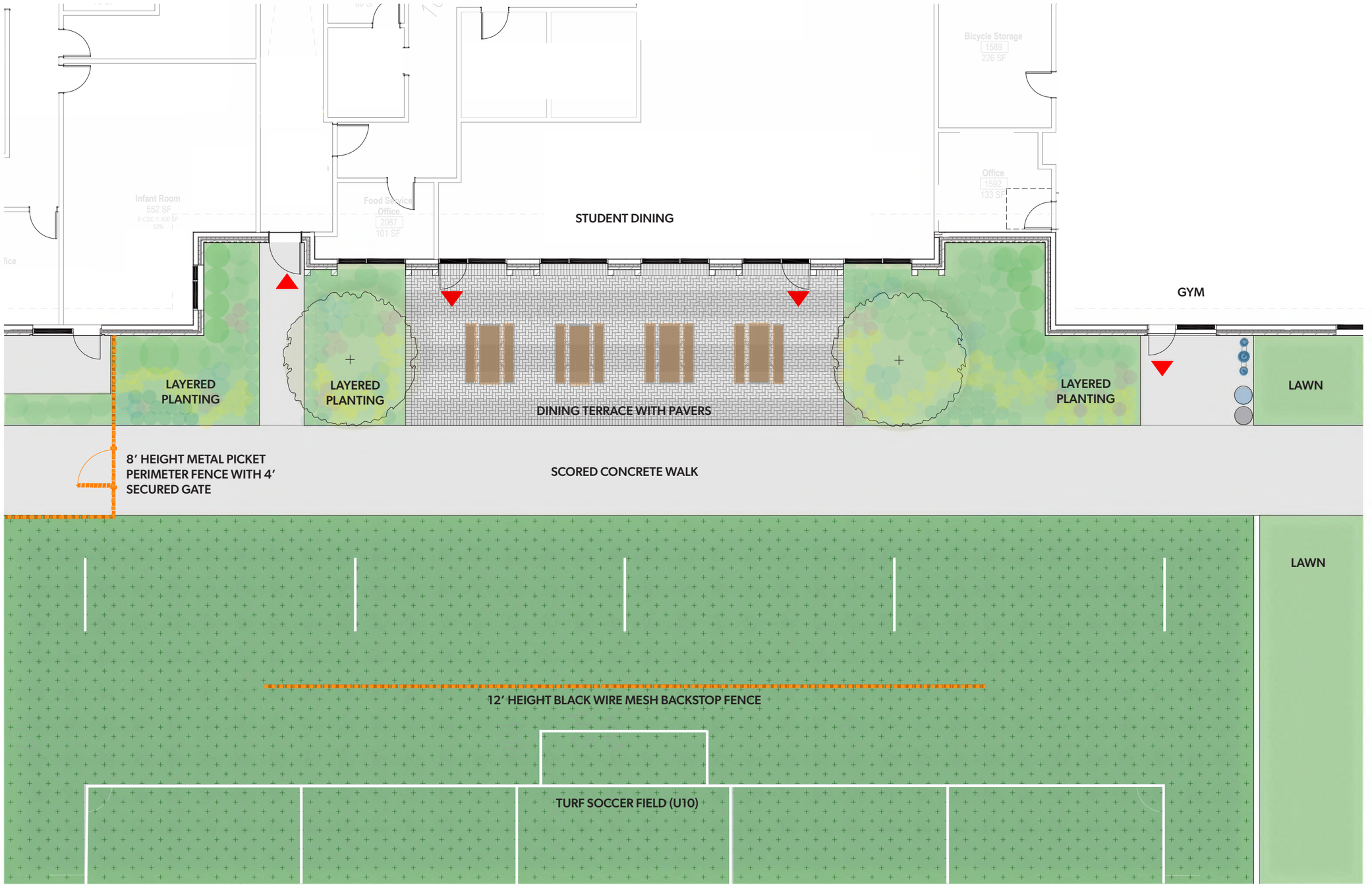
GABLE ROOF - PROPOSED ROOF PLAN



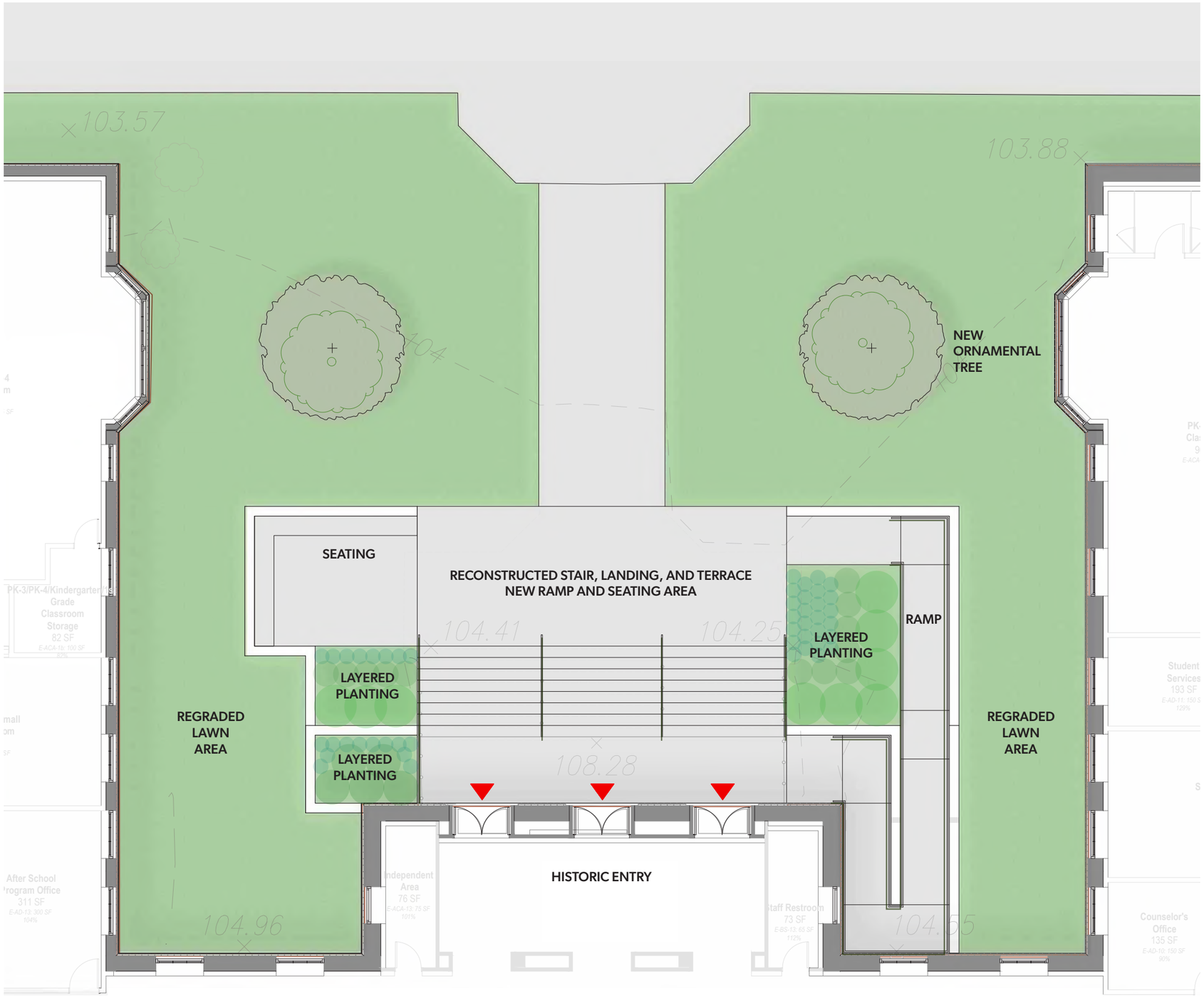
LANDSCAPE PLAN



UPDATED LANDSCAPE PLAN - DINING TERRACE AND U-10 PITCH



LANDSCAPE PLAN - NORTH HISTORIC ENTRANCE



PERSPECTIVE - NORTH FACADE



SITE ELEMENTS / MATERIALS



SIDEWALKS AND ENTRY PLAZA - SAWCUT CONCRETE PAVING



PLAY AREA WITH POURED-IN-PLACE SURFACING



ARTIFICIAL TURF SOCCER FIELD (U10)



TRAFFIC GARDEN (COATED ASPHALT OR CONCRETE



OUTDOOR CLASSROOM WITH SHADE STRUCTURE



LEARNING GARDEN WITH RAISED VEGETABLE BEDS



DINING TERRACE



POLLINATOR GARDENS



SITE FENCING - METAL PICKET

PLANT PALETTE

CANOPY TREE



Ginkgo biloba
(Maidenhair Tree)



Quercus bicolor
(Swamp White Oak)



Quercus rubra (Red Oak)

UNDERSTORY / ORNAMENTAL TREE



Amelanchier canadensis
(Serviceberry)



Cercis canadensis
(Redbud)

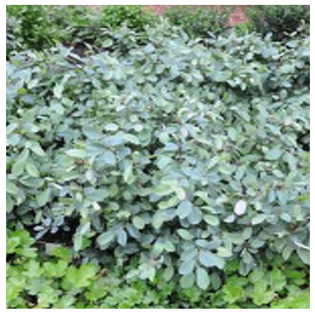


Magnolia virginiana
(Sweetbay Magnolia)

SHRUB



Clethra alnifolia ‘Hummingbird’
Hummingbird Summersweet



Fothergilla gardenii
(Dwarf Fothergilla)



Hydrangea quercifolia
(Oakleaf Hydrangea)



Ilex glabra
(Inkberry)



Ilex verticilata ‘Red Sprite’
(Dwarf Winterberry)



Itea virginica
(Virginia Sweetspire)

PERENNIAL / ORNAMENTAL GRASS



Amsonia hubrichtii
(Bluestar)



Asclepias tuberosa
(Butterfly Weed)



Aster ‘October Skies’
(Aromatic Aster)



Baptisia australis
(Wild Indigo)

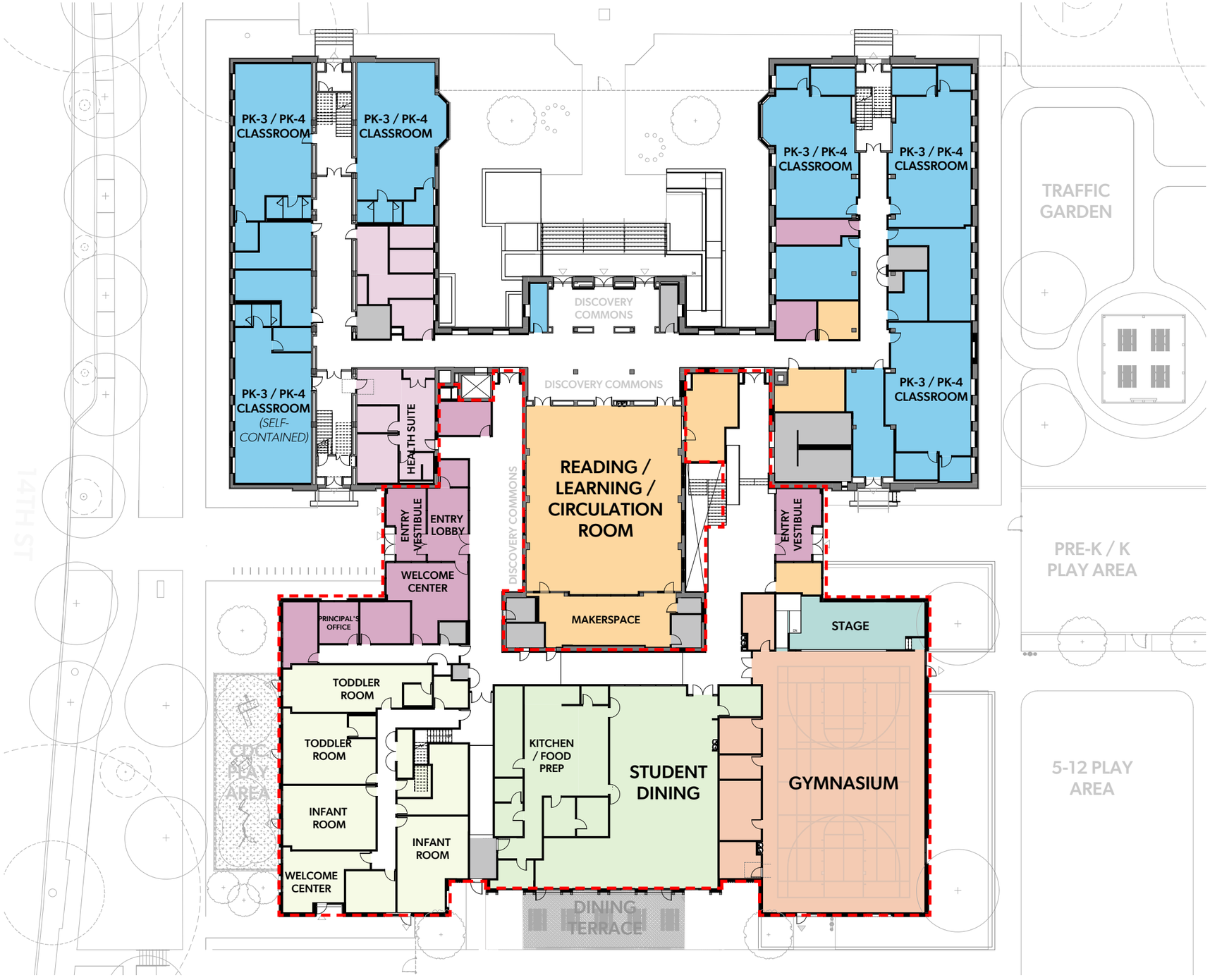


Liatris spicata
(Gayfeather)



Rudbeckia fulgida
(Black-Eyed Susan)

FLOOR PLANS

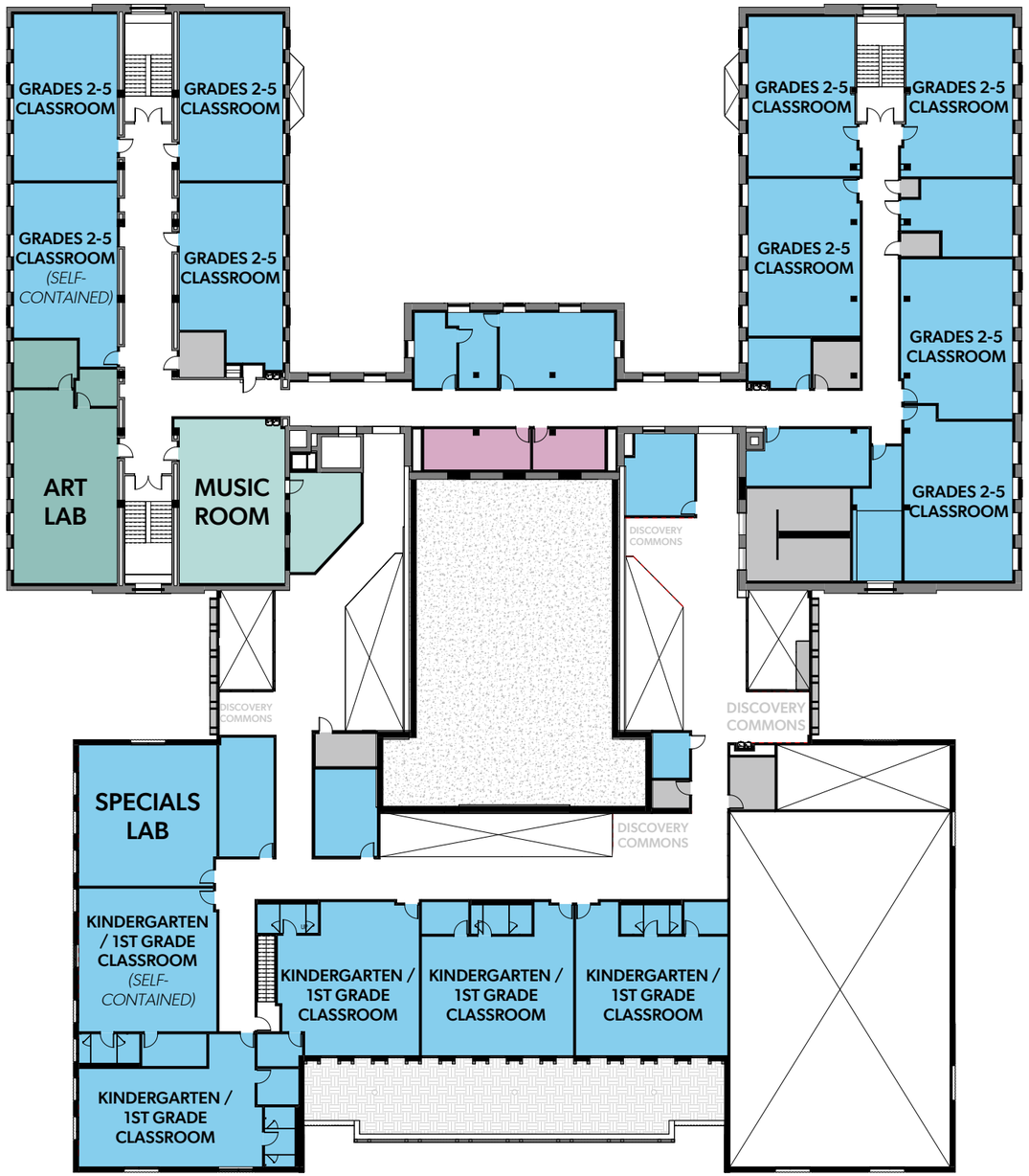


LEVEL 1

- ACADEMIC
- GENERAL MUSIC
- ART
- DINING
- CDC
- LIBRARY
- GYM & STAGE
- ADMIN
- HEALTH
- AFTER HOURS ZONE

N

FLOOR PLANS

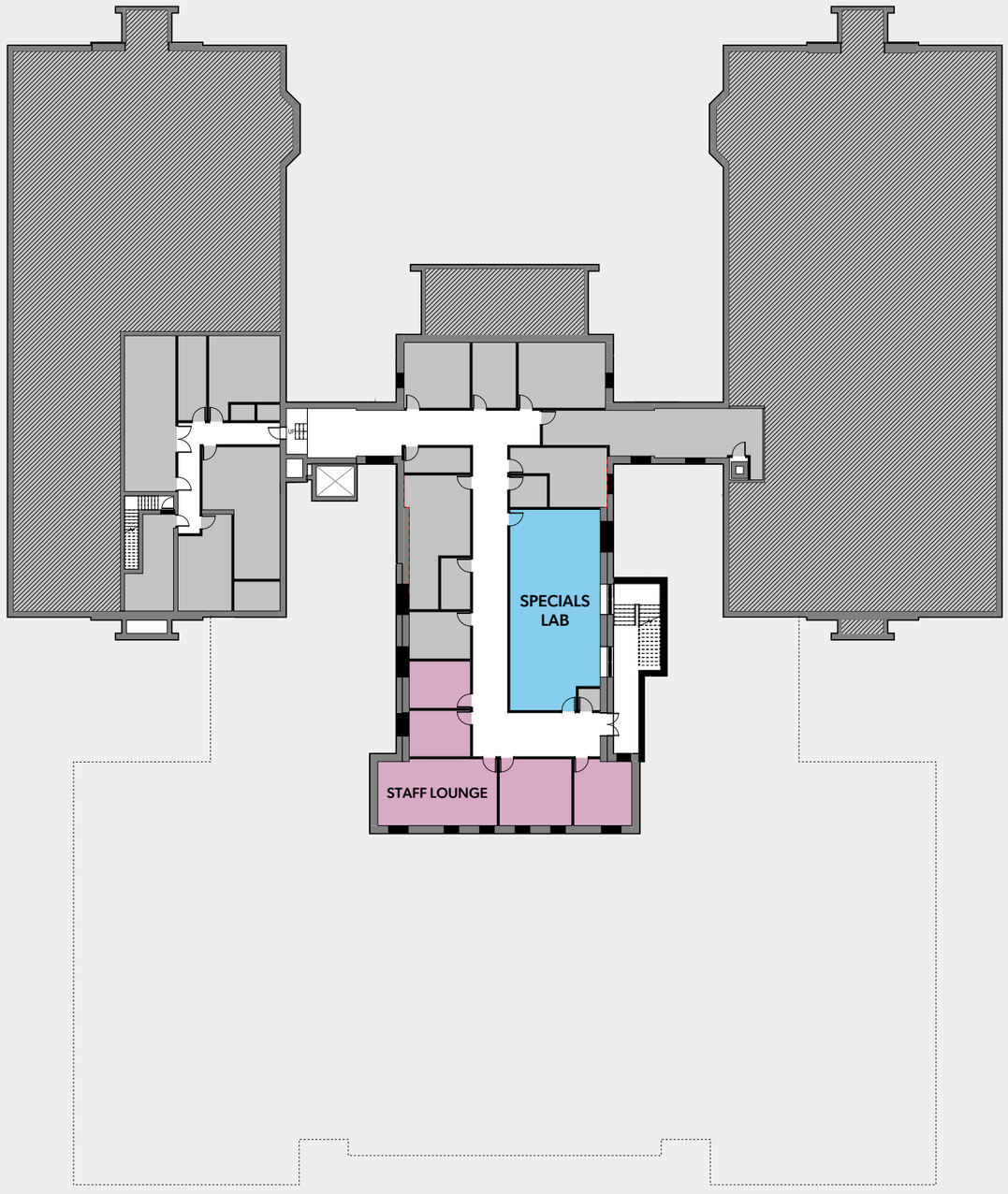


LEVEL 2

- ACADEMIC
- GENERAL MUSIC
- ART
- DINING
- CDC
- LIBRARY
- GYM & STAGE
- ADMIN
- HEALTH
- AFTER HOURS ZONE

N

FLOOR PLANS



BASEMENT

- ACADEMIC
- GENERAL MUSIC
- ART
- DINING
- CDC
- LIBRARY
- GYM & STAGE
- ADMIN
- HEALTH
- AFTER HOURS ZONE

N

SECTION THROUGH MAIN ENTRY AND LIBRARY

