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Final Review Submission
U.S. Commission of Fine Arts

Mundo Verde Public Charter School
John F. Cook Campus

44 P Street NW
Washington, DC
September 5, 2013

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18676
EXHIBIT NO. 8

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Content Summary:

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Existing Site Plan
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Site Diagram + Zoning Analysis
Landscape Site Plan
Proposed Renovation Plans
Proposed Renovation Elevations
 Window Option A
 Window Option B
Diagram of New Addition
Proposed New Plans
Proposed New Elevations
Renderings

Project Description:

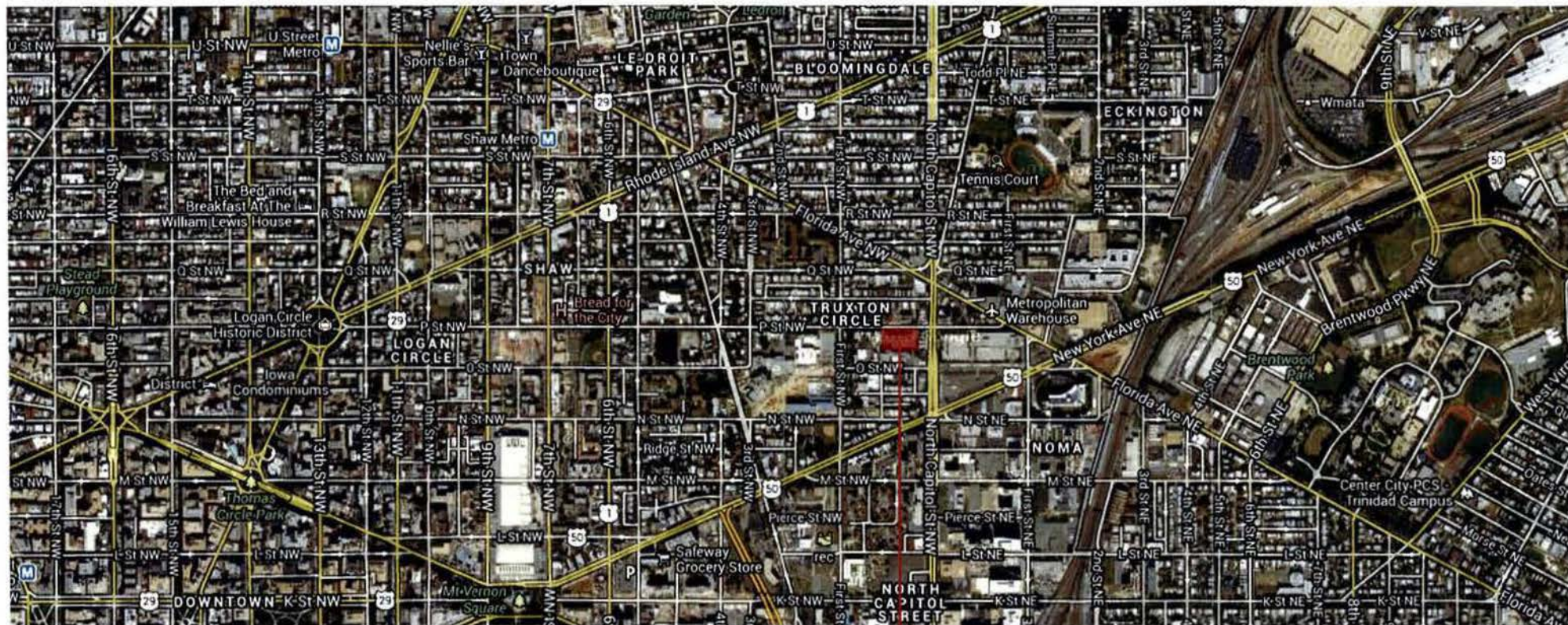
The John F. Cook Elementary School is an example of the extensible school building type favored by Municipal Architect Albert L. Harris. It also represents one of the most spartan examples of its type. Named in honor of a pre-Civil War black educator in the District, Cook School is one of the most recent additions to the group of traditionally black schools clustered along First Street, N.W. It was constructed in 1925 to handle the overflow of students from the Slater and Langston Schools across P Street.

The Cook School is one of the several extensible school buildings designed in the 1920s. Unlike many of them, however, the entire school was constructed at the same time, rather than in phases. The long three-story elevation along P Street is articulated with two projecting end wings, each of which is virtually windowless. The main block is 13 bays long and is characterized by a central entrance and two side entrances, one for boys and the other for girls. Above each side entrance is a large Palladian window indicating the location of the stairways. A flat brick lintel with a central limestone keystone is located above each window. The horizontal lines of the building are emphasized with a granite strip at the base of the building, a brick stringcourse between the first and second stories, and a pressed metal cornice at the top. The name of the school is carved into a long limestone strip at the parapet.

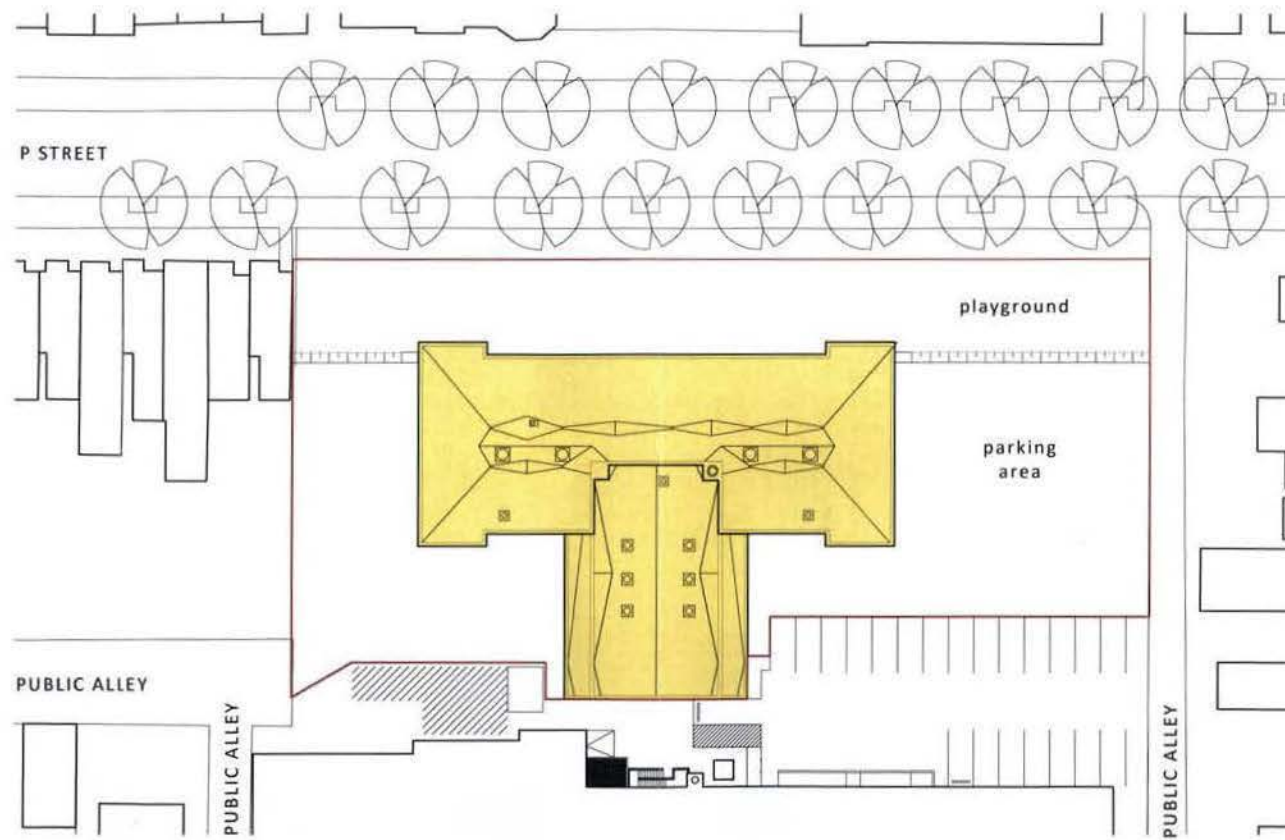
The existing three story building is around 40,000 square feet and includes a partial basement, utility tunnels and crawlspace. Much of the existing plan will remain facilitating twenty classrooms for elementary school. The central auditorium is being renovated to provide for the school center which will open into the site in both the East and West directions. The renovated building will feature new windows, roofing, systems, utility services, and landscaping features. It will open for the 2014 school year.

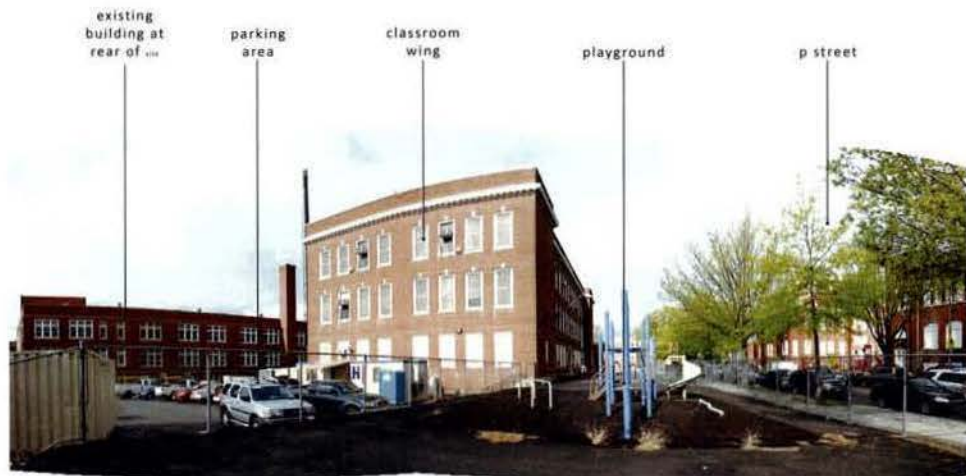
In addition to the existing building, a new approximately 10,000 square foot building is planned for the north east corner of the site. The building is designed on the meter and alignment to the existing row house neighborhood fabric. It will house nine new classrooms for pre-k 3, pre-k 4 and kindergarten which are planned to open in the 2015 school year.

Both building on this campus are slated to achieve USGBC Gold Certification.

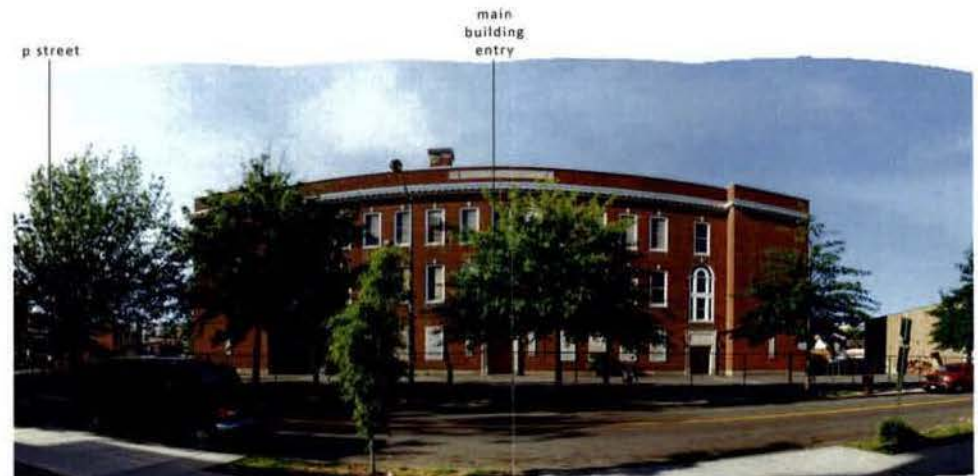


site





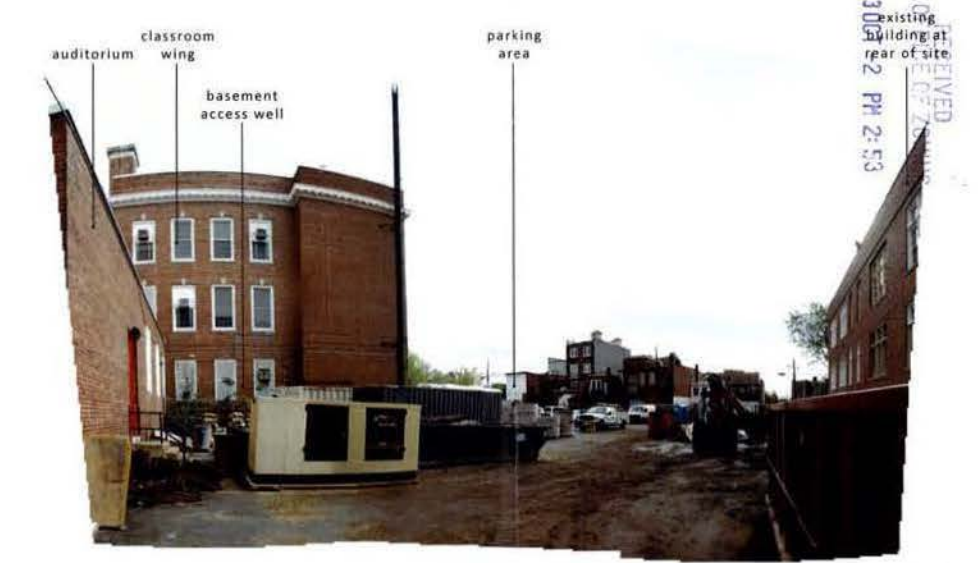
view looking southwest



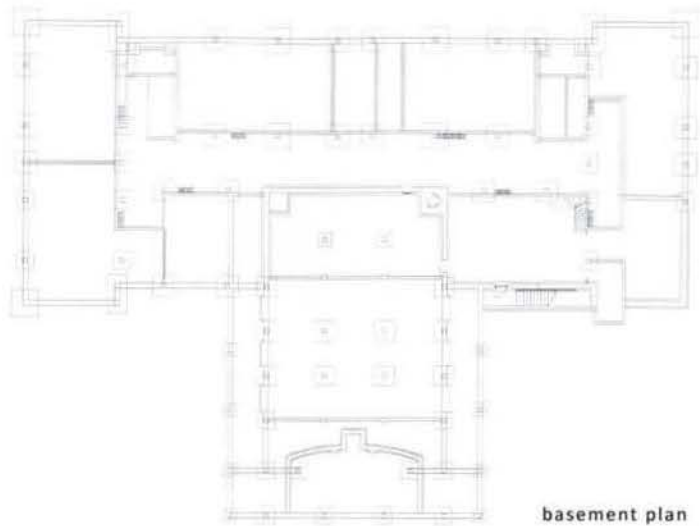
view looking south



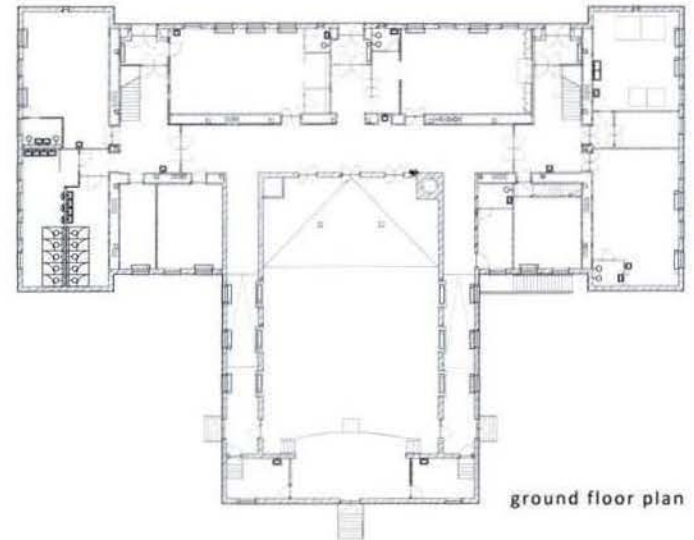
view looking northeast



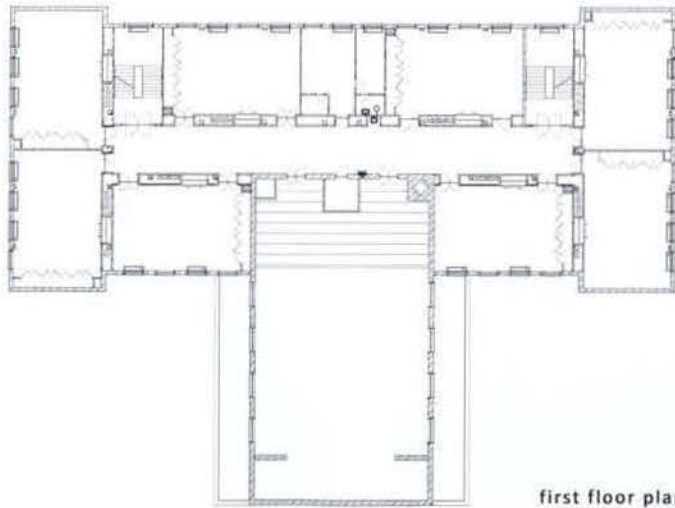
view looking north



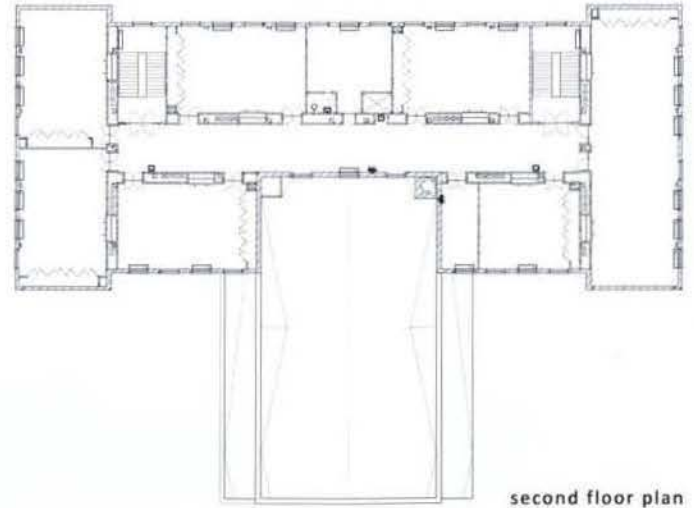
basement plan



ground floor plan



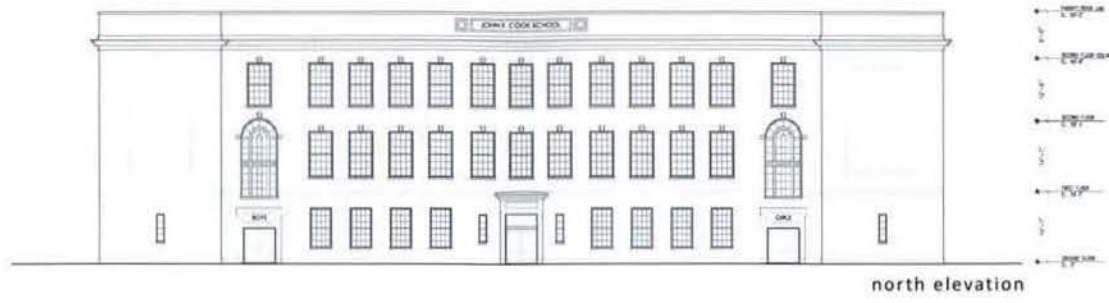
first floor plan



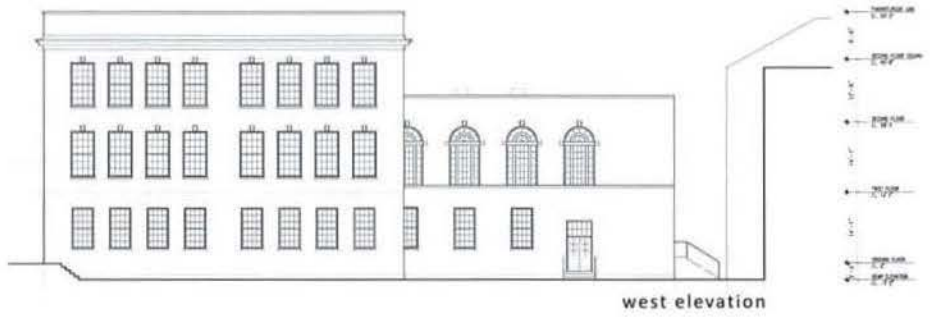
second floor plan



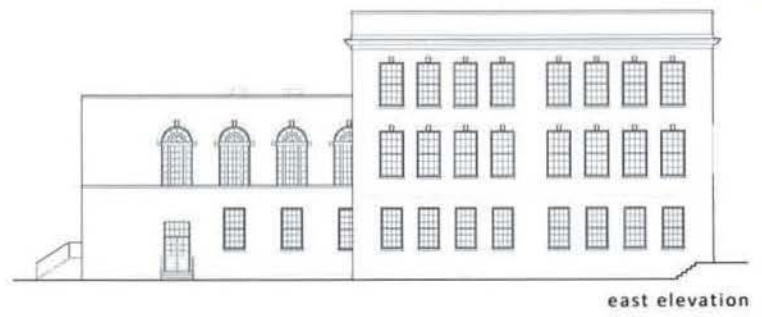
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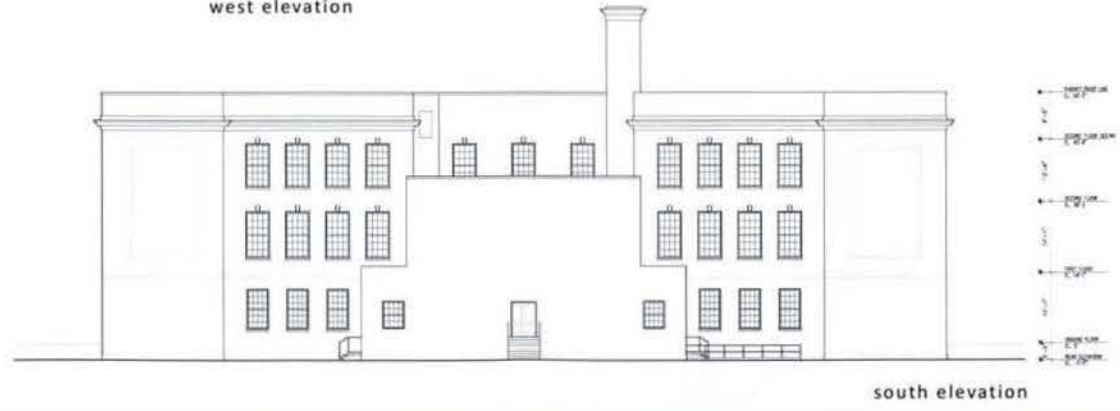
north elevation



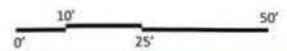
west elevation



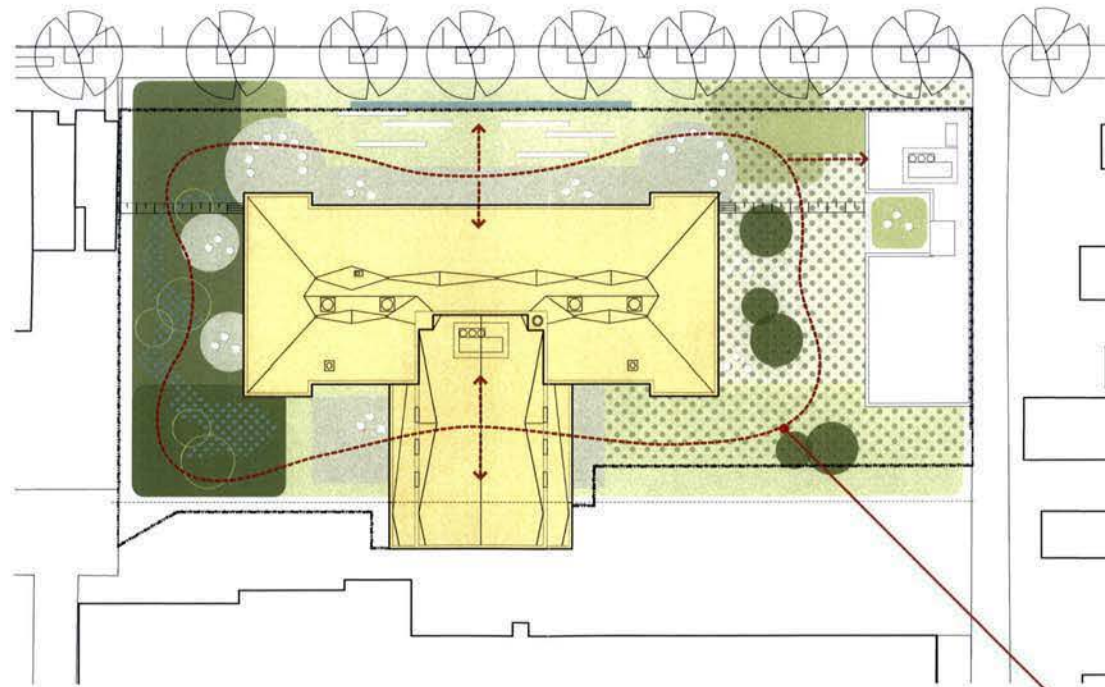
east elevation



south elevation



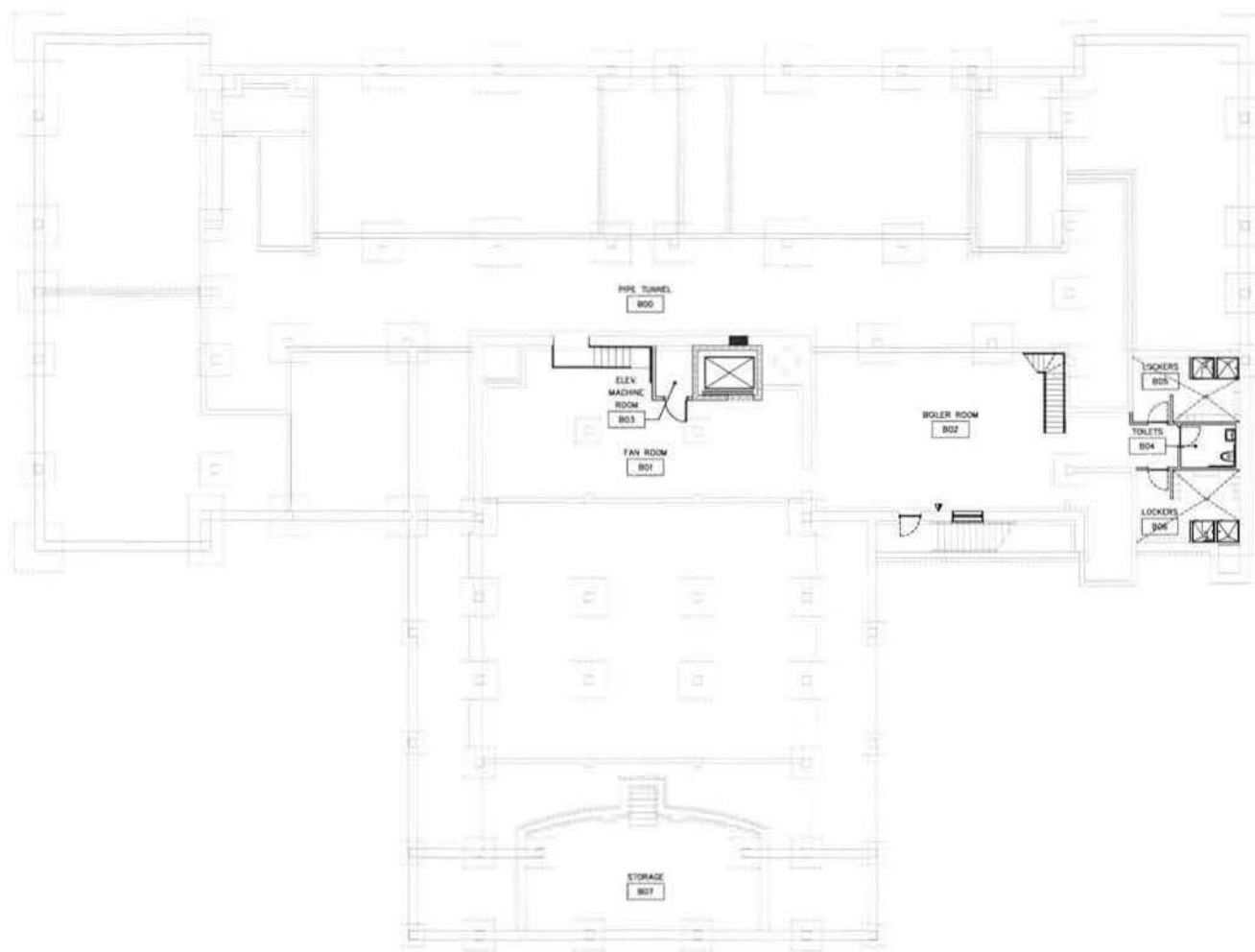
existing elevations



fluid campus - expeditionary
learning

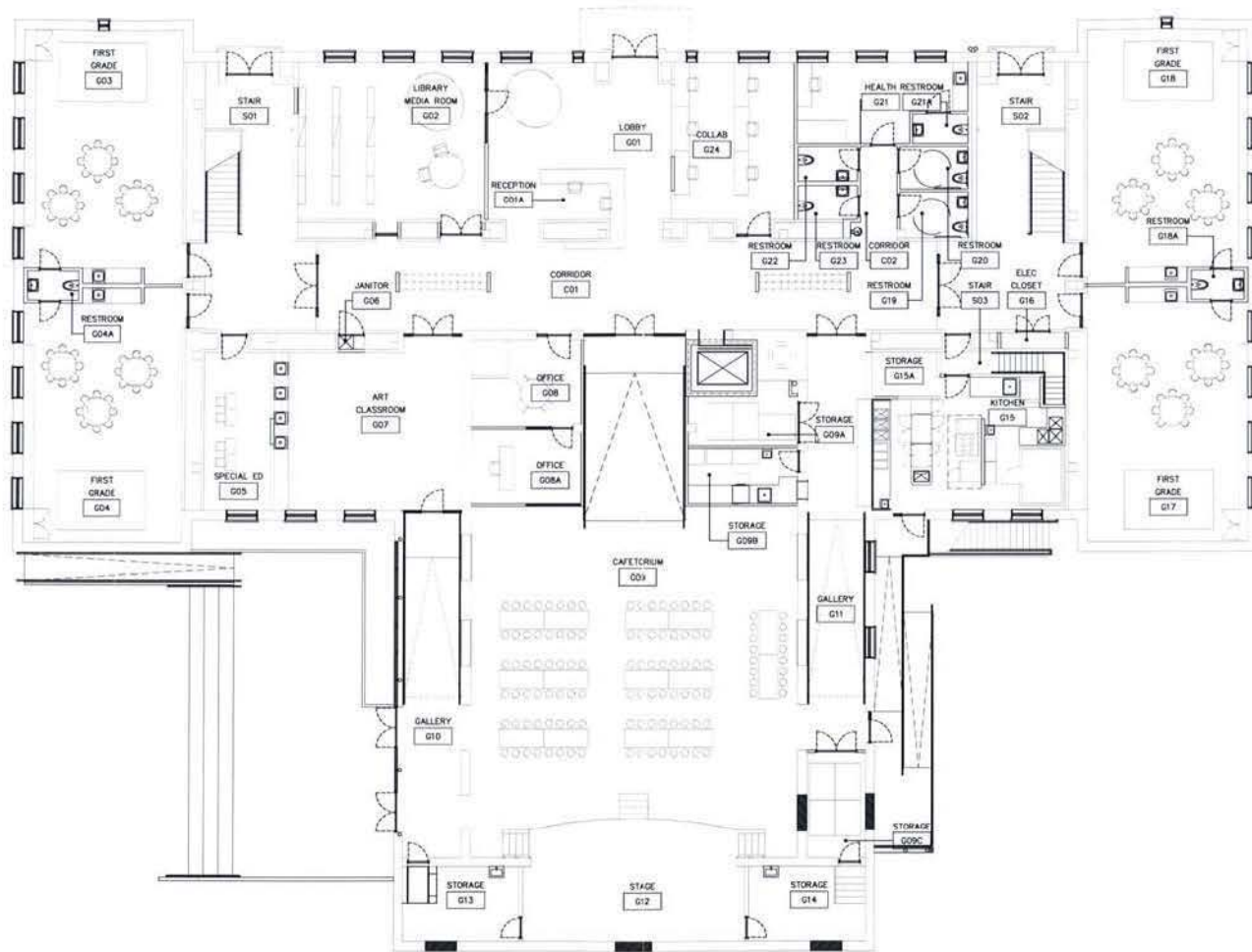


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basement floor plan

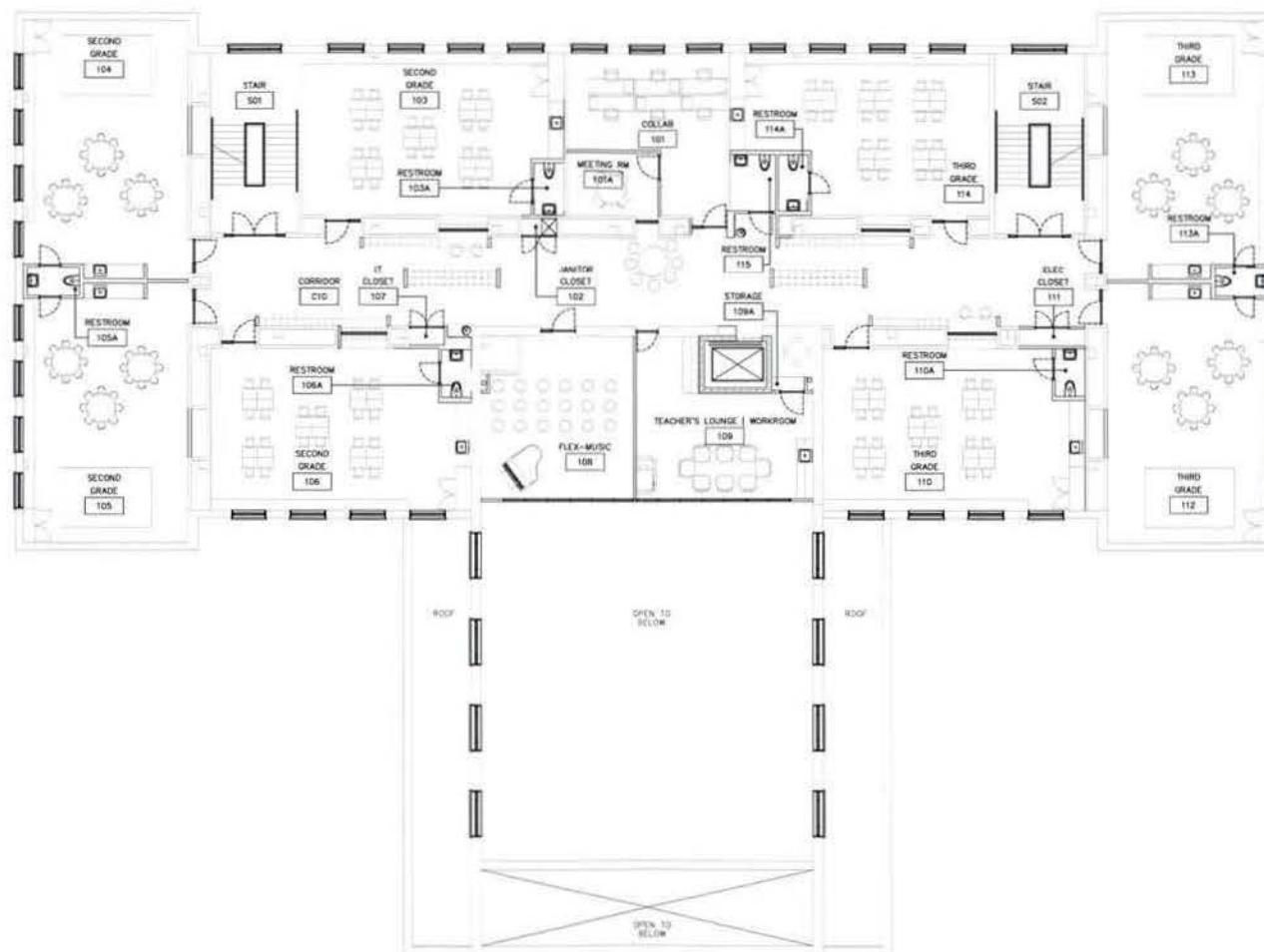




ground floor plan

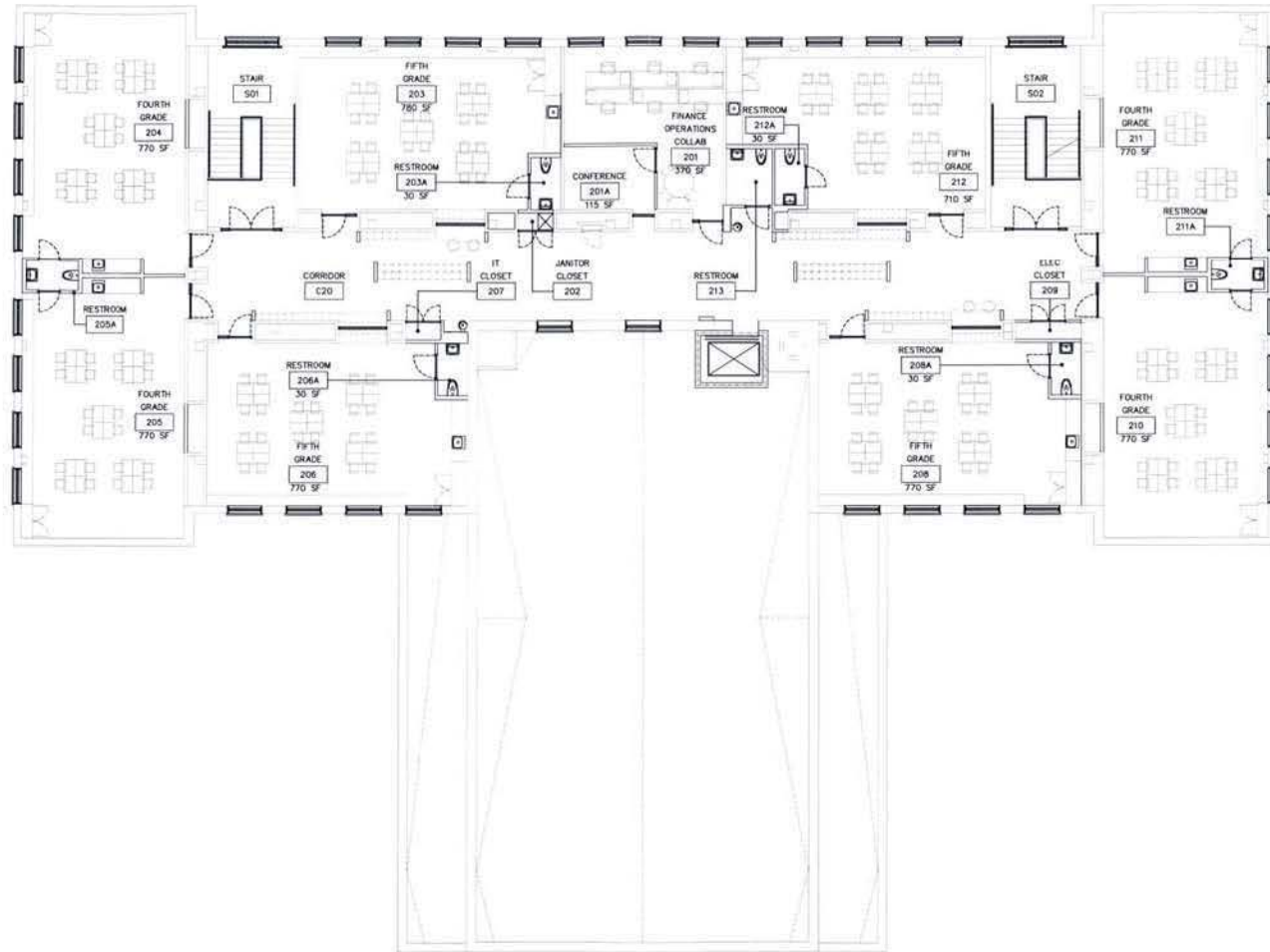


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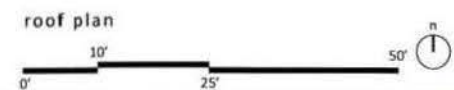
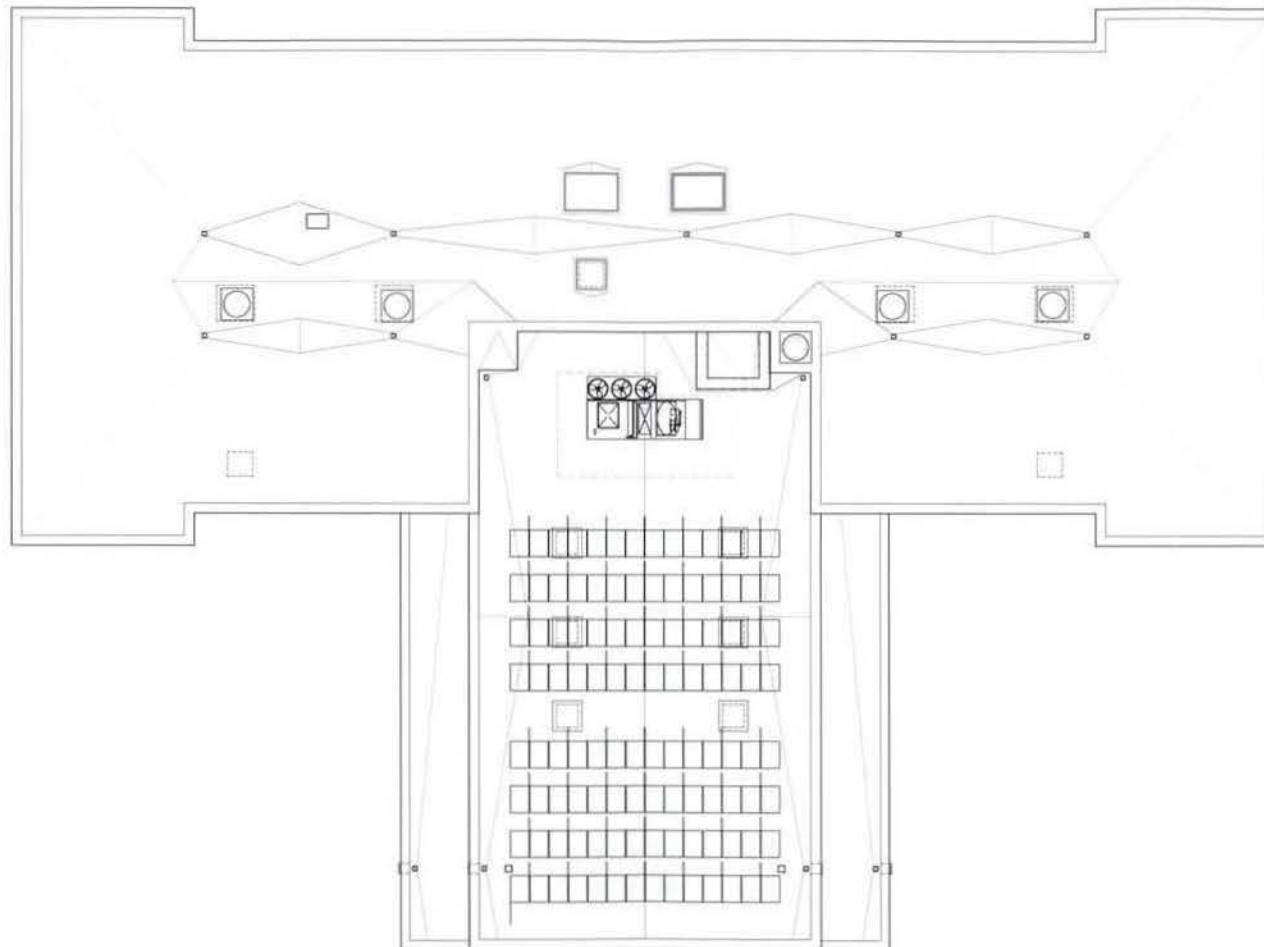
first floor plan



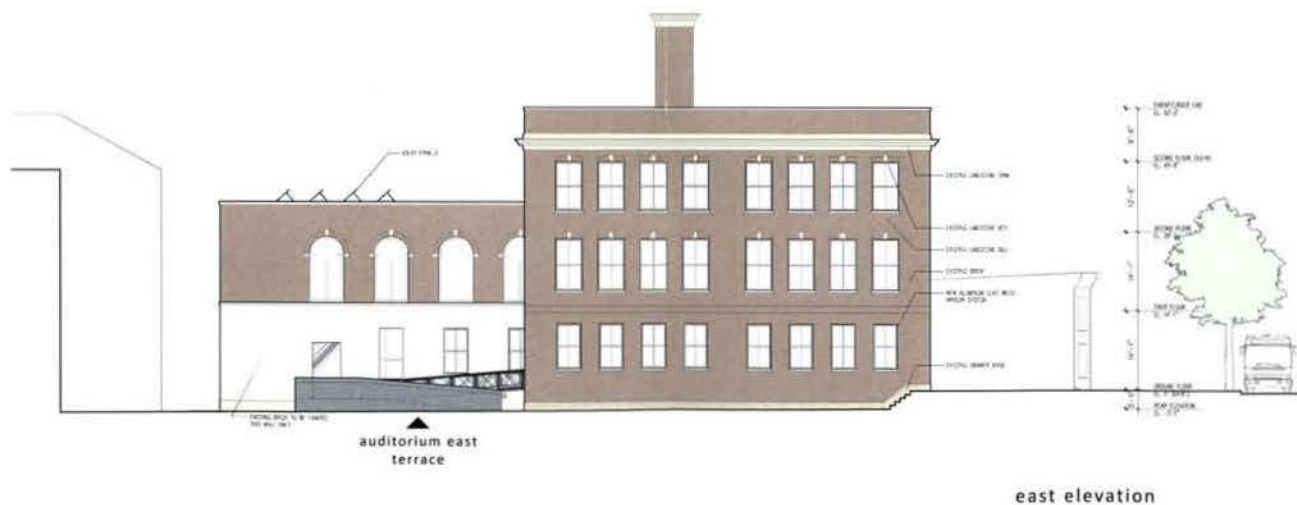


second floor plan

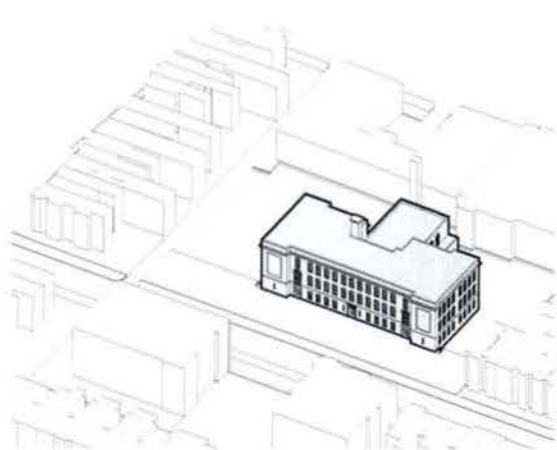




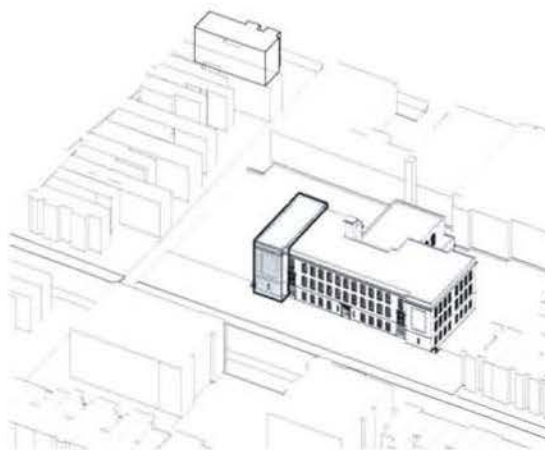
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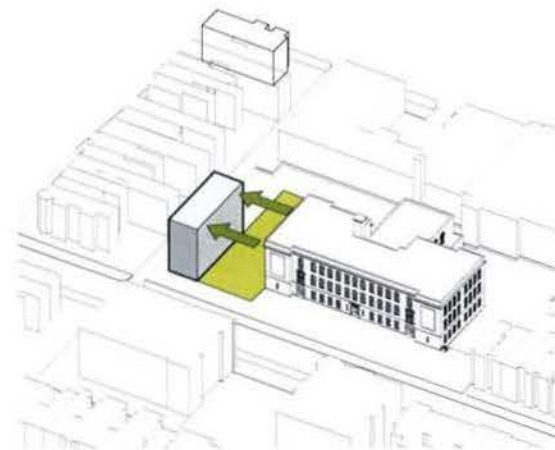
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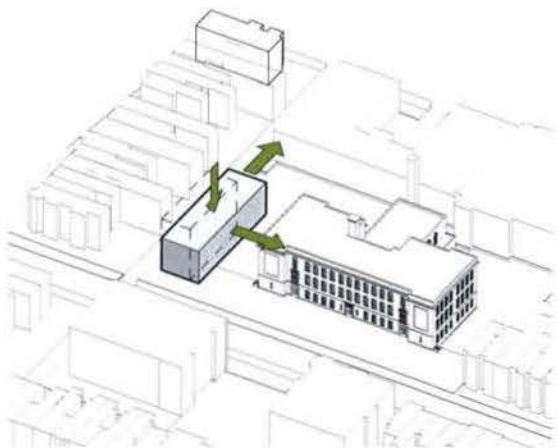
1. existing 1925 school building



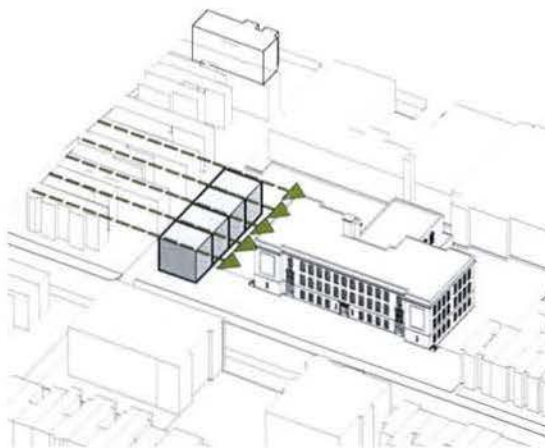
2. identify existing bar scheme + building scale



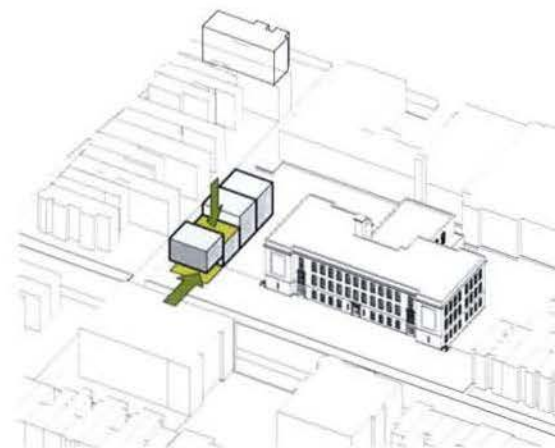
3. replicate the bar at the east end of the site to create green space between existing building & new building



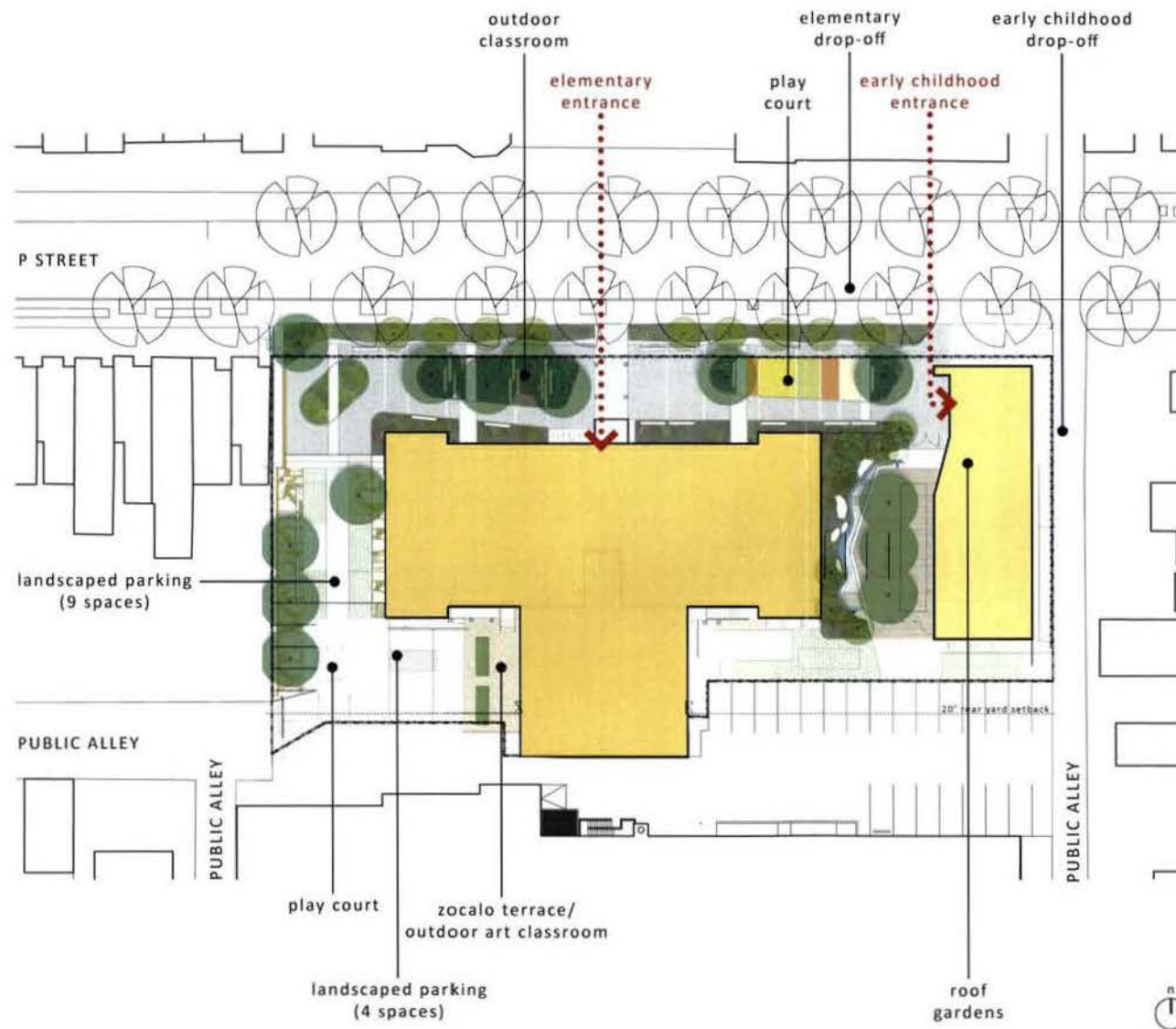
4. adjust building to programming requirements



5. extend local rowhouse site texture to articulate and scale the building



6. shift individual blocks to create entrance and rooftop classroom



zoning summary

square: 616
 lot: 873
 zone: r-4
 year built: 1925
 lot size: 42,395 sf
 building gross floor area: 51,216 sf

lot occupancy: 43%
 allowable: 25,437 SF
 current: 14,965 SF
 proposed: 18,315 SF

FAR
 allowable: 1.80
 current: 0.96
 proposed: 1.21

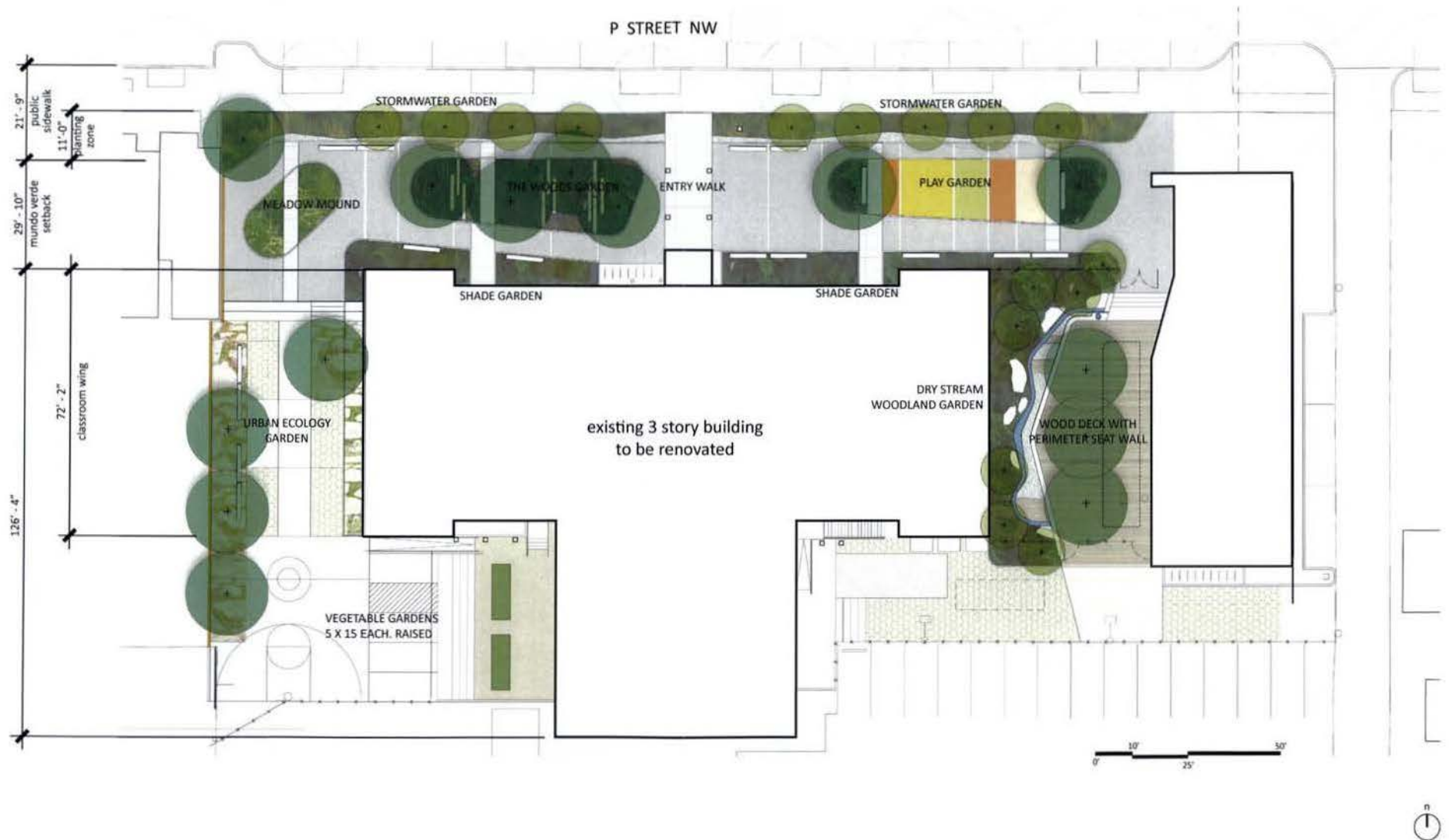
allowable area : 76,311 sf
 current area: 40,716 sf
 proposed area: 51,216 sf

building height:
 allowable: 60'
 provided: 53'7"

setbacks:
 front yard: none required
 side yard: none required
 rear yard: 20 ft

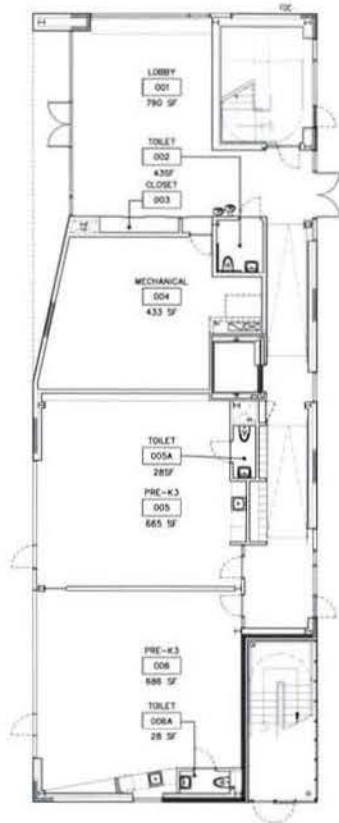
parking:
 section 2100.1 all buildings or structures erected on or after may 12, 1958 shall be provided with parking spaces to the extents specified in section 2101 except as permitted by section 2101 except as permitted by section 2102 through 2108.

elementary and junior high:
 2 spaces for every 3 teachers & staff

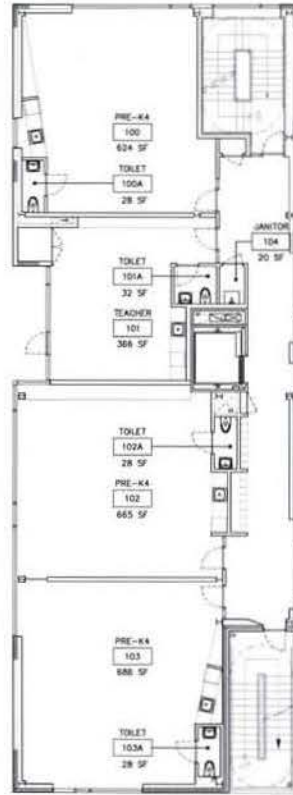




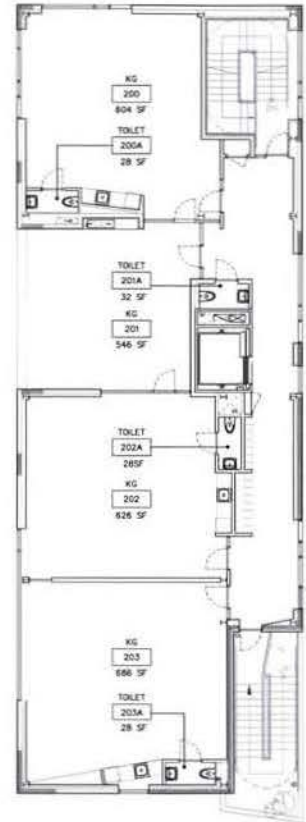




ground floor plan



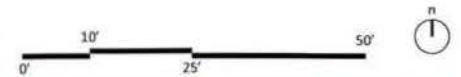
first floor plan

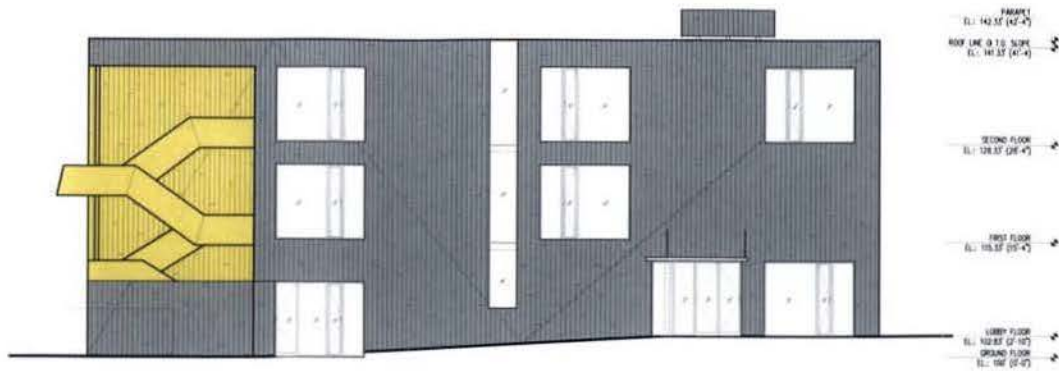


second floor plan

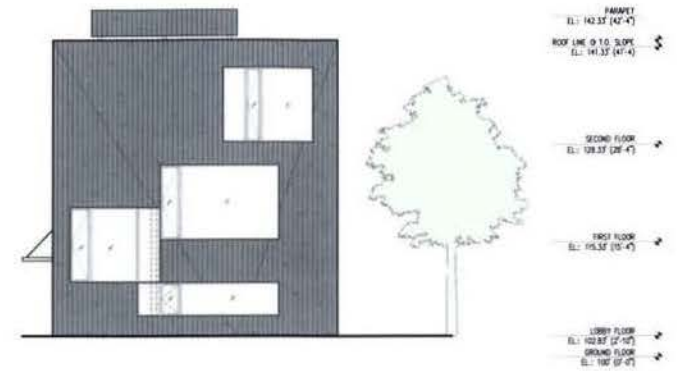


roof plan

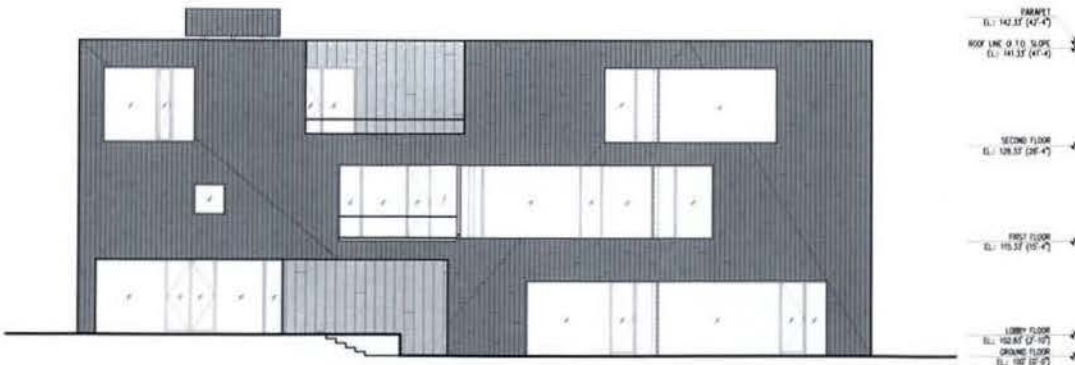




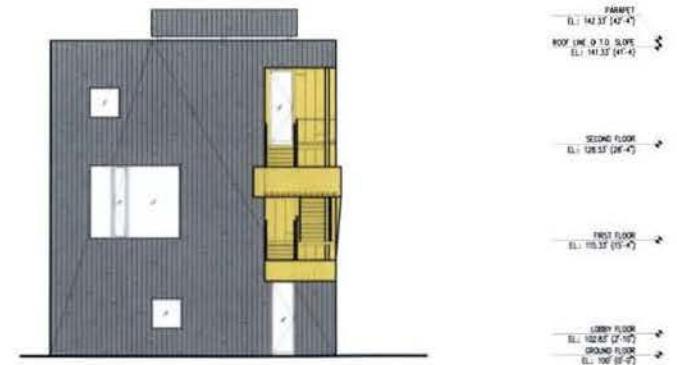
east elevation



north elevation



west elevation



south elevation





NE corner, Morning Drop Off, view from P Street into alley



NW corner, Main Entry, view from P Street



South, Rear Stair, view from alley towards P Street



SW corner, view towards P Street