

St. John's College High School Student Center Walk & Classroom Addition

Washington, DC

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT APPLICATION
NOVEMBER 21, 2014

Perkins Eastman



Narrative

PROJECT OVERVIEW

St. John's College High School is submitting for approval a proposed renovation and expansion to the principal school building's Classroom Wing and Student Center.

The St. John's campus is located at 2607 Military Road, N.W. (Lots 804-807 in Square 2308), within the R-I-A District, and contains approximately 1,141,004 square feet of land area bounded by 27th Street and Utah Avenue on the west, Oregon Avenue on the east, and Military Road on the south.

The existing classroom building occupies approximately 177,576 gross square feet; the combined expansion will add approximately 15,650 square feet (2,700 sf covered Student Center Walk + 12,300 sf as Classroom Addition + 650 sf as Boiler Storage Addition).

The expansion will not result in an increase in the number of students, faculty, or staff at the school. The existing parking facilities at the school will not be affected, and will continue to adequately accommodate the students, teachers, and visitors who are likely to arrive at the site by automobile.

1 STUDENT CENTER WALK

The proposed Student Center Walk expansion and renovation will occur in the north courtyard of the existing classroom building, only visible from inside St. John's property, approximately 145 feet from 27th Street to the west. The program includes both the renovation of the existing music rooms to create larger and better spaces for Campus Ministry and the schools Theater Program, and the replacement and expansion of the existing concrete walk with a new enclosed walkway. Students are currently exposed to the elements

when they need to travel between the 27th Academic Wing and the auditorium and cafeteria which occurs quite frequently. This component of the project will dramatically improve the current condition and provides a protected and more comfortable circulation route. The addition of a new elevator, and regrading of the existing courtyard should improve access to the Auditorium, and building spaces just off the courtyard.

The proposed Student Center Walk is envisioned as a glassy pavilion adjacent to the existing north courtyard, parking lot and Gallagher Gymnasium, and should improve the circulation of students from the Auditorium, Cafeteria and Library to the 27th St Academic wing. The materials are selected to complement the existing campus.

2 CLASSROOM ADDITION

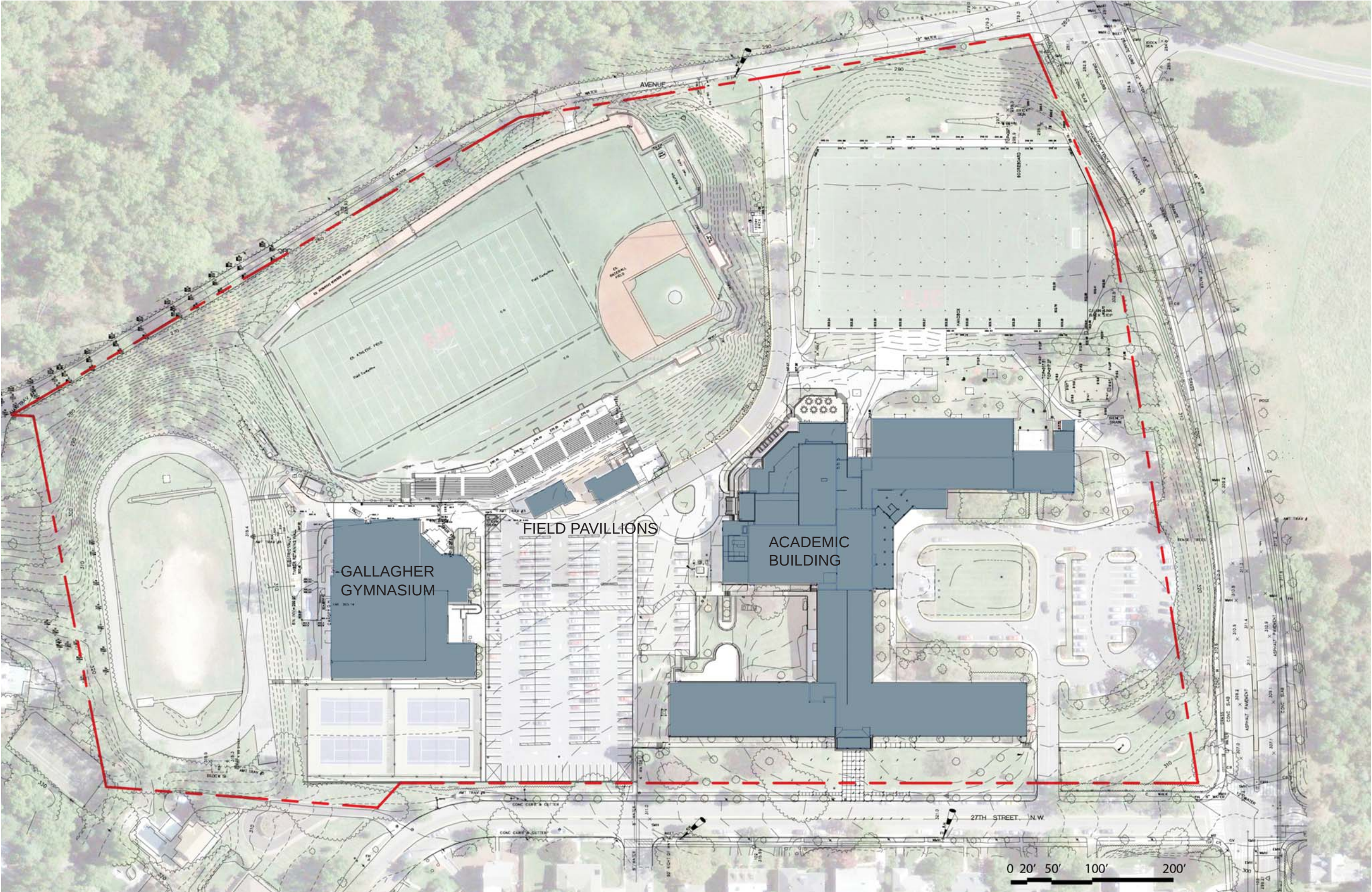
The proposed Classroom Addition will occur to the north of the existing 27th St Academic Wing and set back approximately 80 feet from 27th Street to the west. The West facade will align with the existing Academic Wing, adding approximately 37' of street frontage with a height that matches the existing Academic Wing roof line (22'-8", measured from the 27th Street Entrance). There will also be an 8' high roof structure set back 33'-7" from the exterior wall of the existing 27th Street Academic Wing. The program includes the renovation of the existing Art Studios, and a new Choir Room, Orchestra Room, Band Room, and Classrooms. The existing patio (visible only from inside the St. John's property) will also be expanded to improve its use and functionality.

The expansion and renovation is envisioned as a modern interpretation of the existing school design, but also responsive to the recent master plan projects for the school.

The materials are selected to match the brick and stone of the existing campus, while also introducing elements used for the recently constructed dining and library expansion.

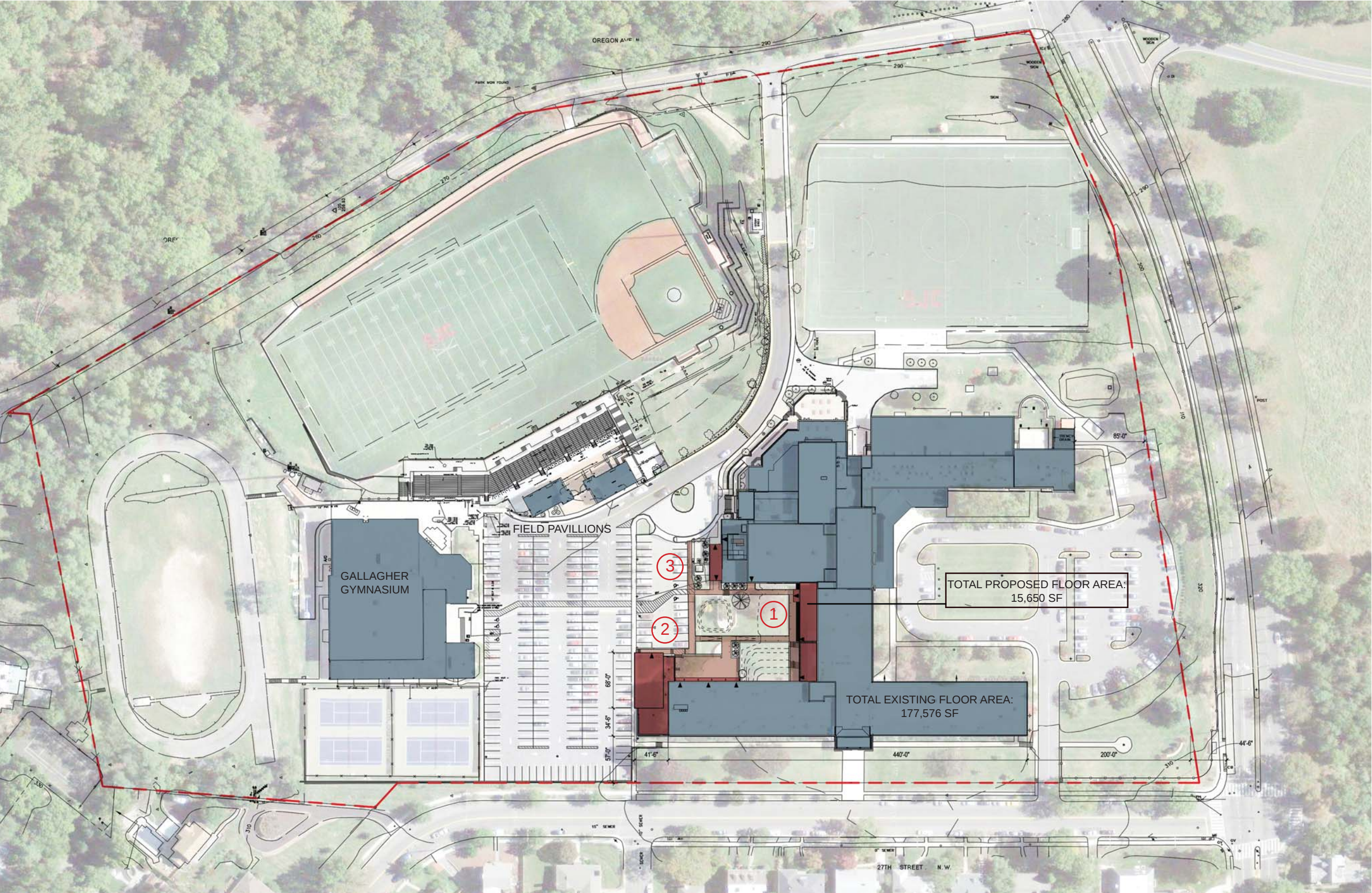
3 BOILER ROOM STORAGE ADDITION

The proposed Boiler Room Storage Addition will occur to the north of the existing Boiler Room, just north of the Auditorium. The expansion is envisioned to provide new storage space for Mechanical equipment and parts; add to existing Boiler Room with easy access to new storage; design an addition that matches the existing Boiler Room height & blends with the original building (brick exterior); modify the site to maintain access to existing electrical transformer & pedestrian circulation; and use landscape and a garden wall to help screen the electrical transformer. This part of the proposal is only visible from the inside of the campus.



Existing
Campus Site Plan

PROJECT OVERVIEW

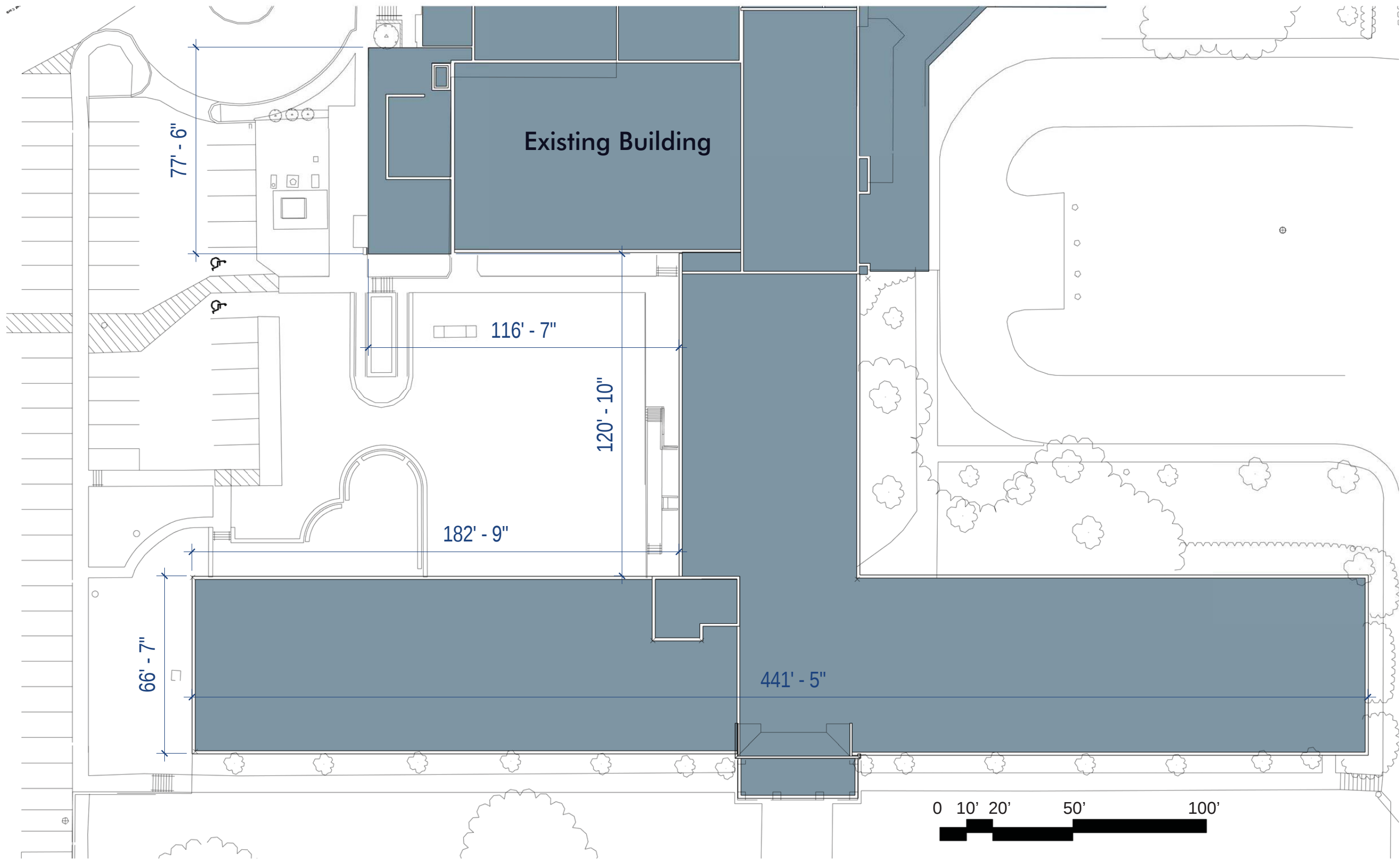


- 1 Student Center Walk
2,700 SF
- 2 Classroom Addition
12,300 SF
- 3 Boiler Room Storage Addition
650 SF

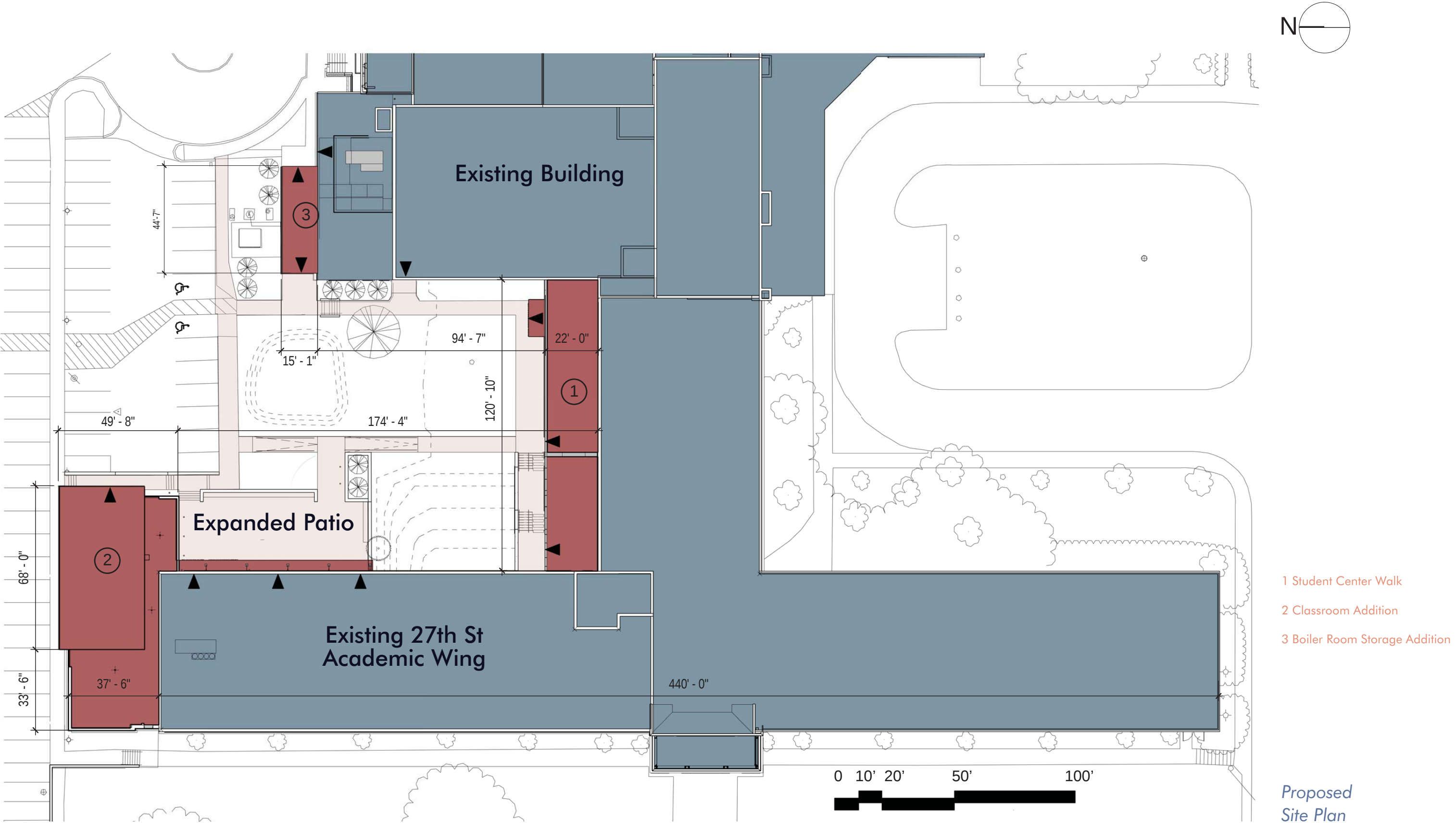
Proposed
Campus Site Plan

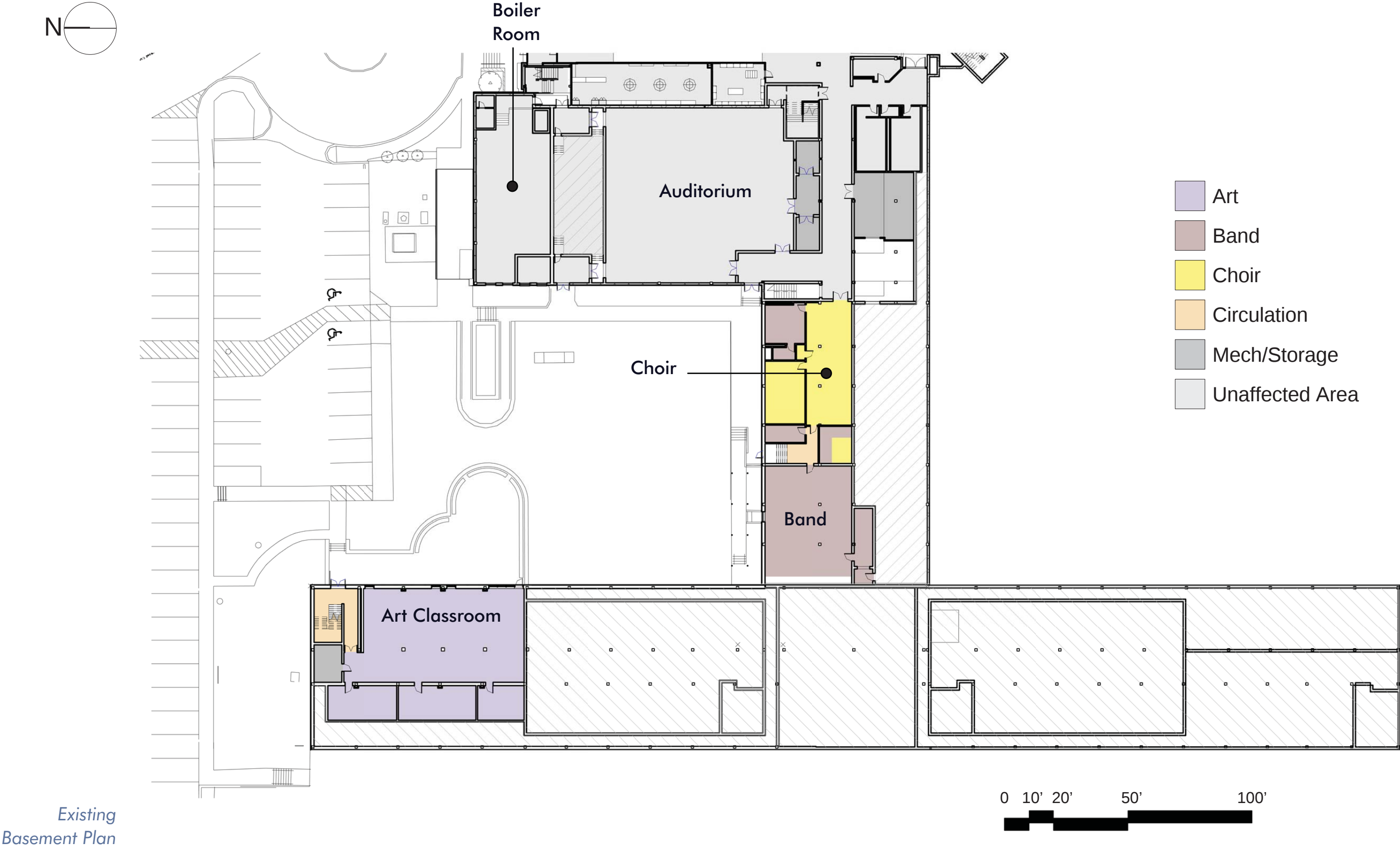


Existing
Site Plan



PROJECT OVERVIEW

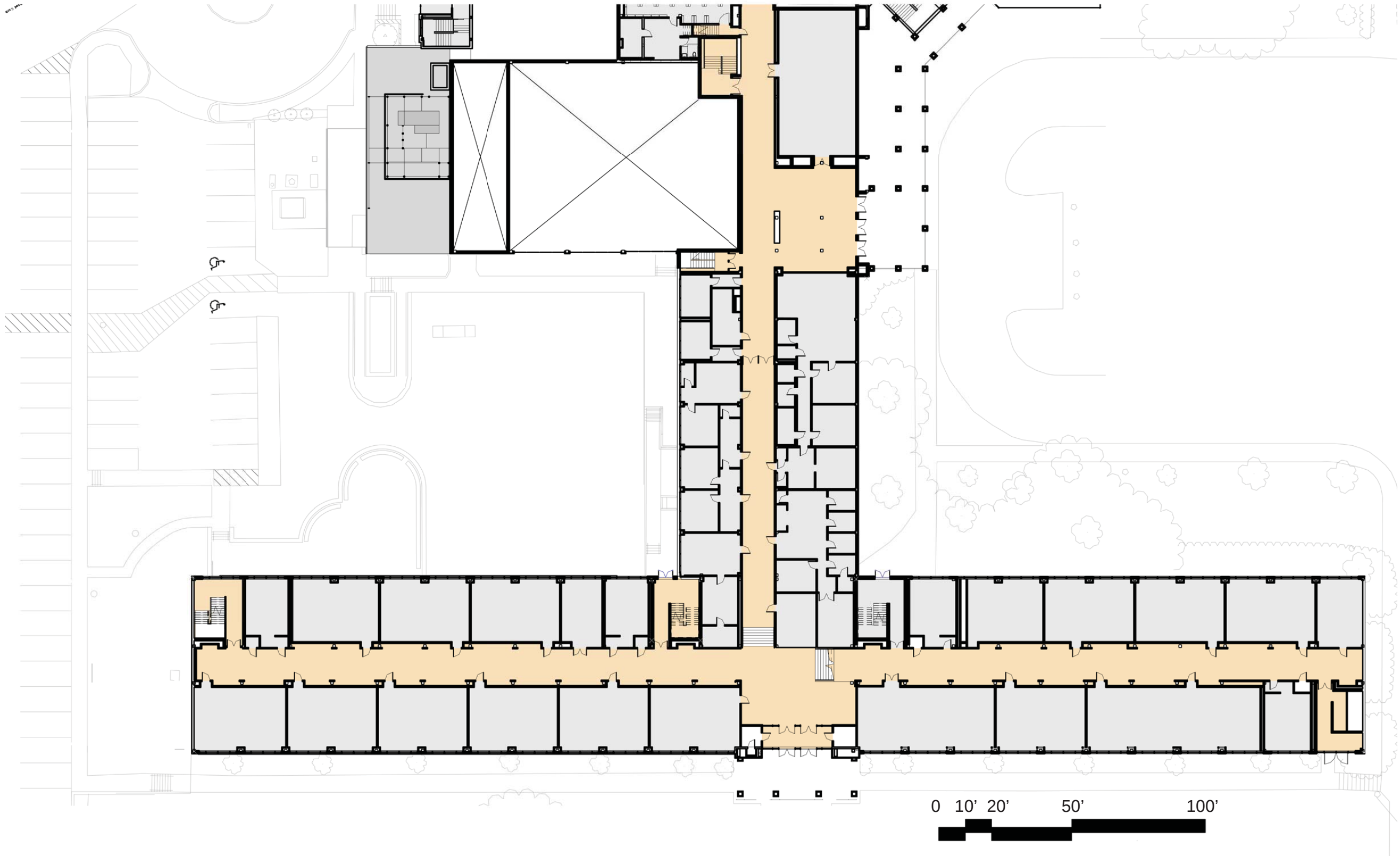




PROJECT OVERVIEW

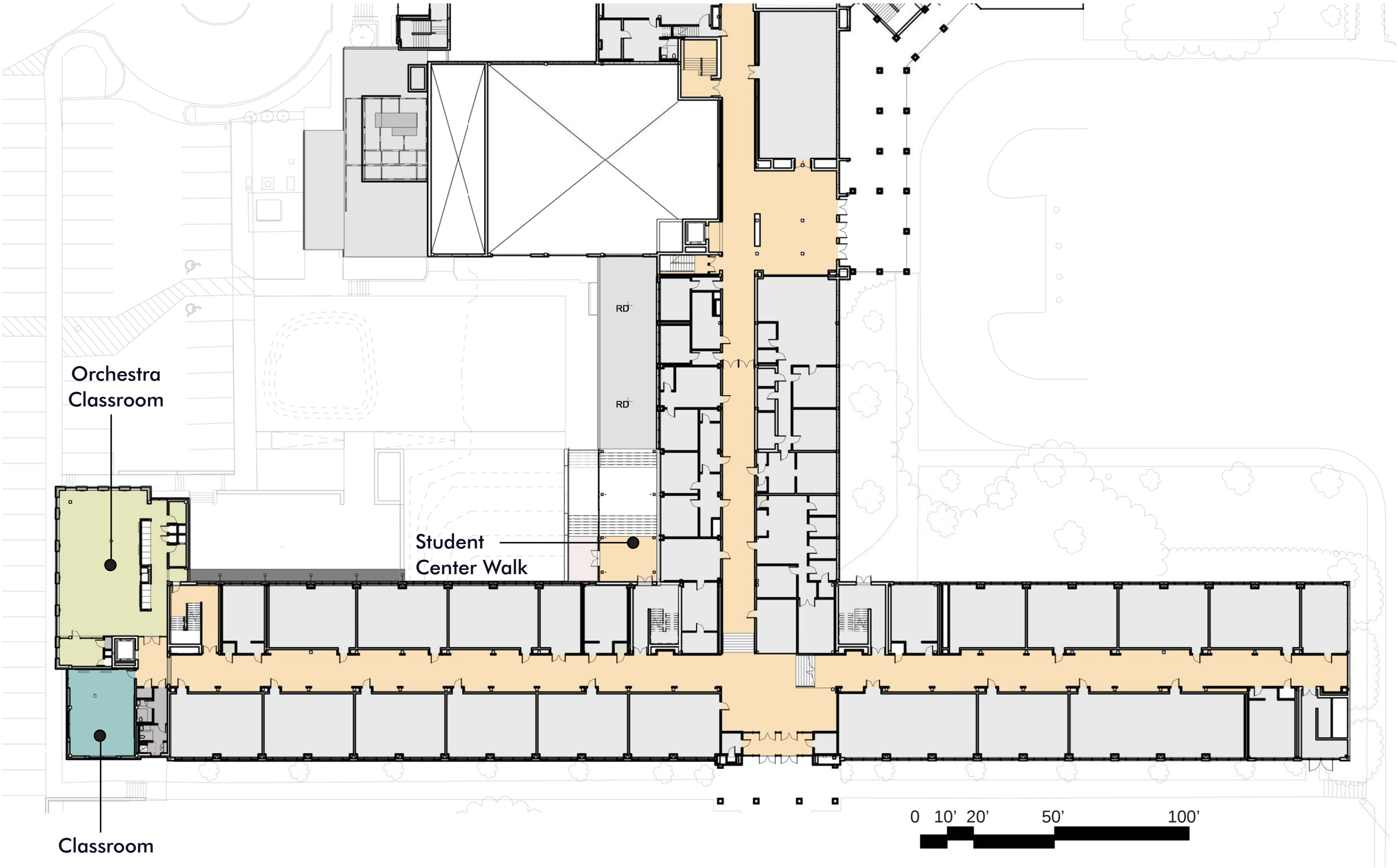


Proposed
Basement Plan

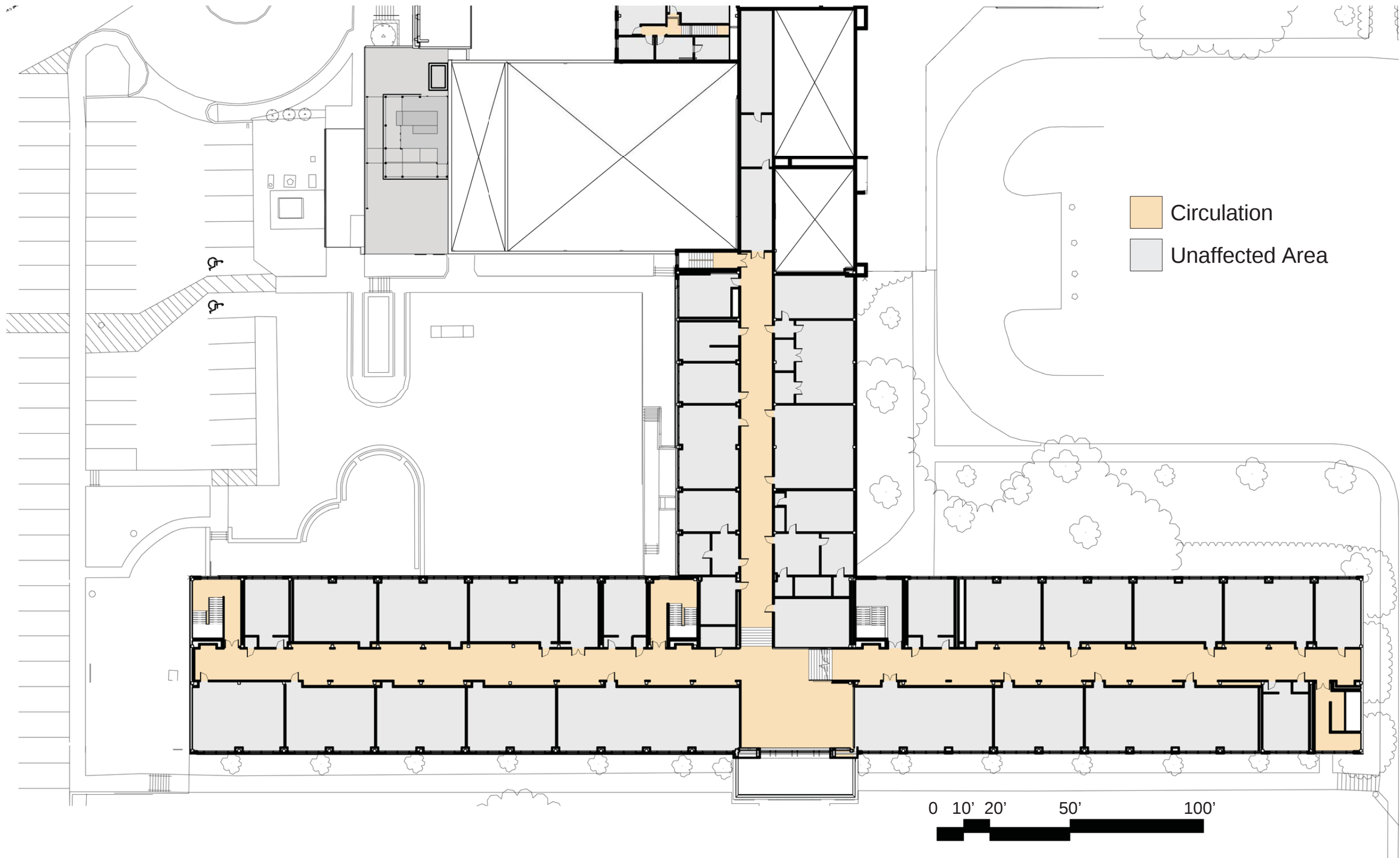


Existing
First Floor Plan

PROJECT OVERVIEW

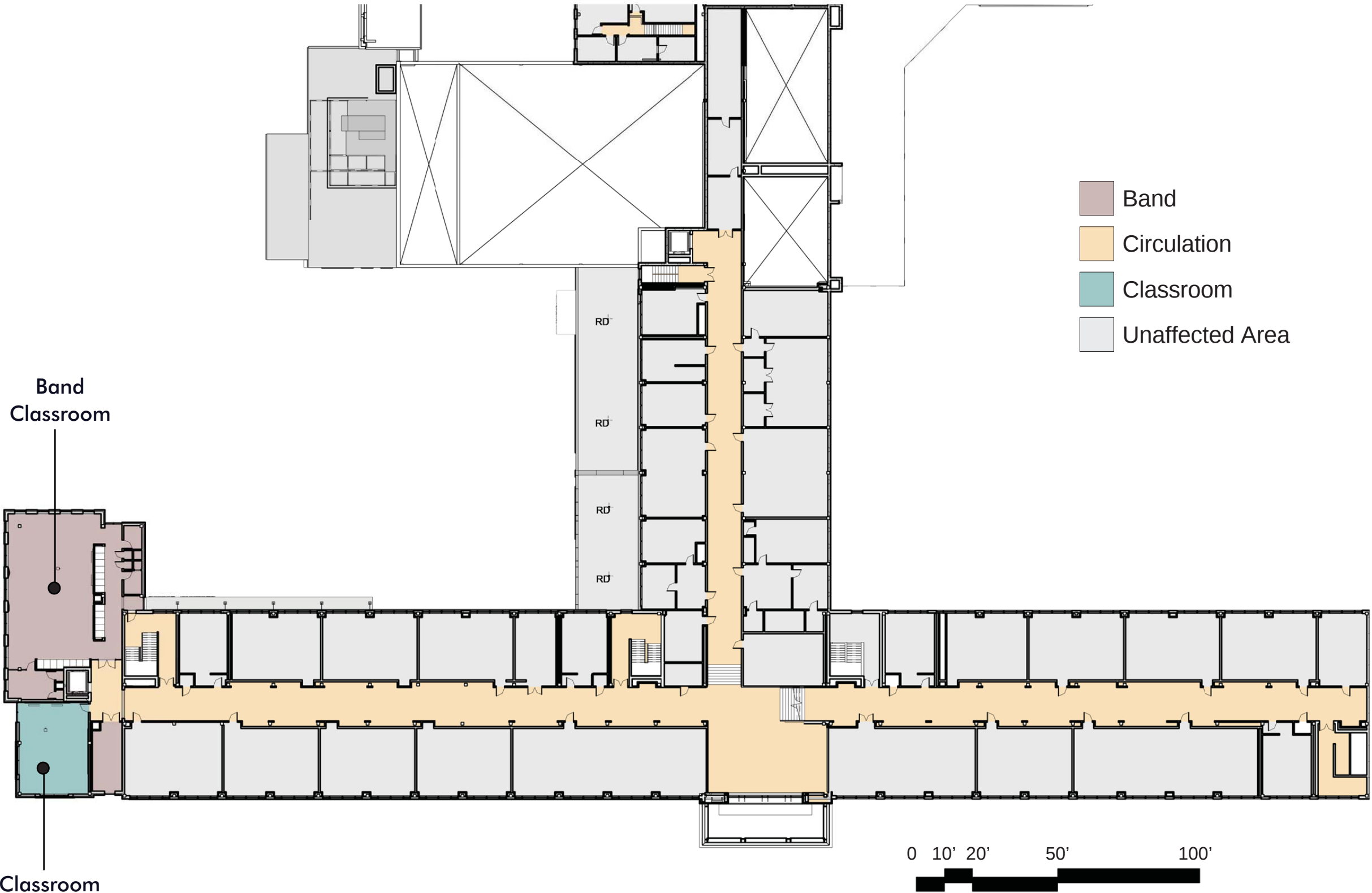


Proposed
First Floor Plan



Existing
Second Floor Plan

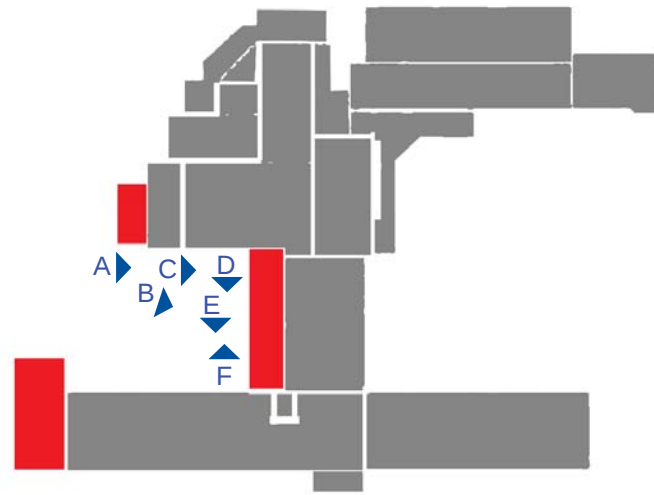
PROJECT OVERVIEW



Proposed
Second Floor Plan

Perkins Eastman

1 | STUDENT CENTER WALK



A



B



C



D



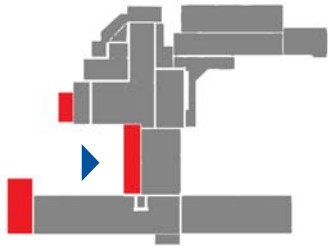
E



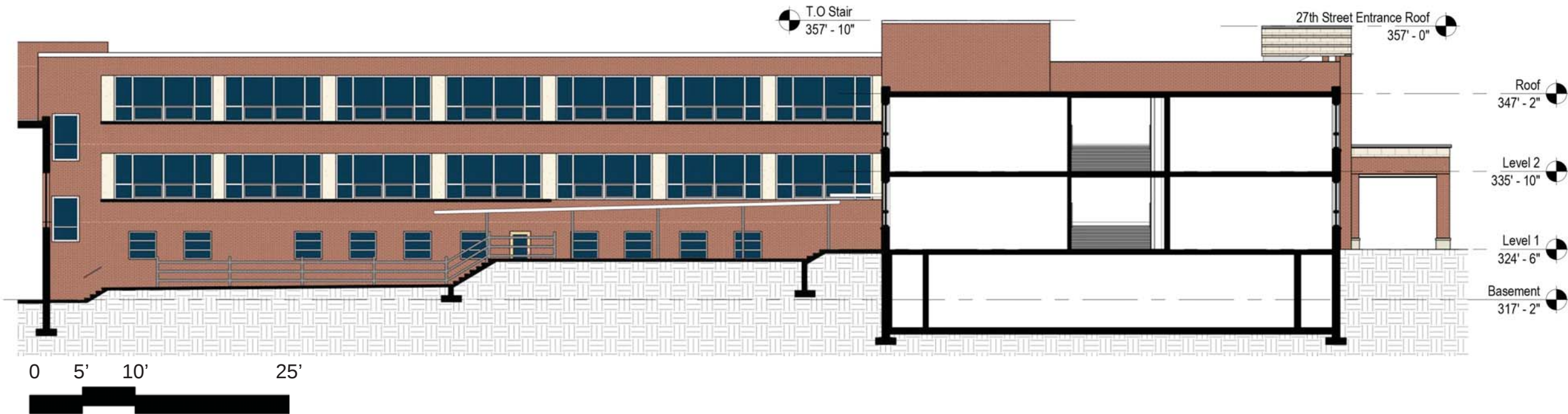
F



Existing Photos



Courtyard
North Elevation
Existing



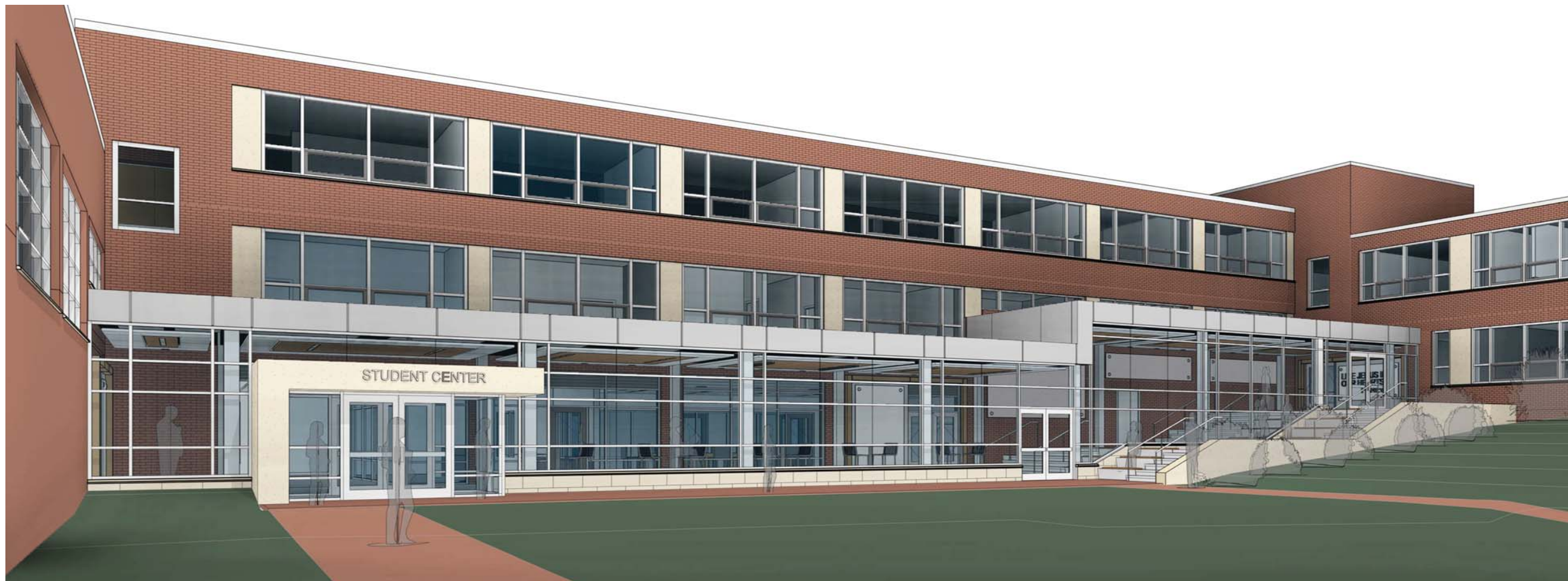
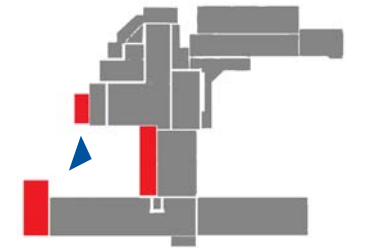
Courtyard
North Elevation
Proposed Addition



1 | STUDENT CENTER WALK



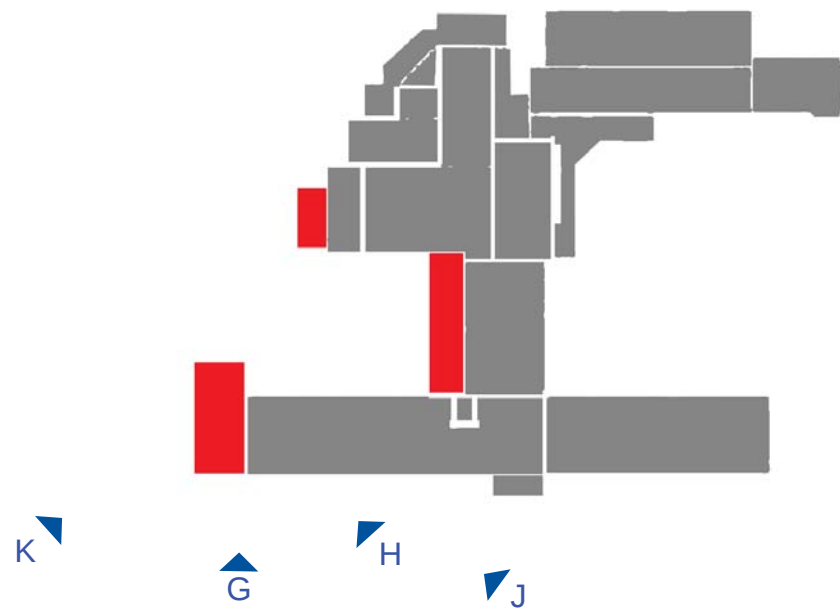
Perspective
Existing



Perspective
Proposed Addition

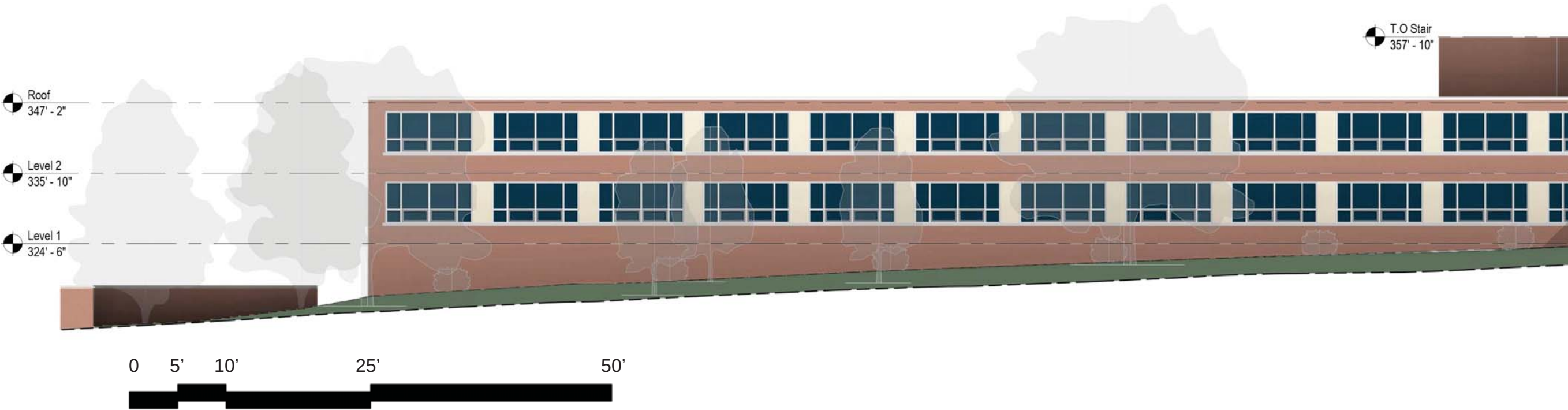
Perkins Eastman

2 | CLASSROOM ADDITION

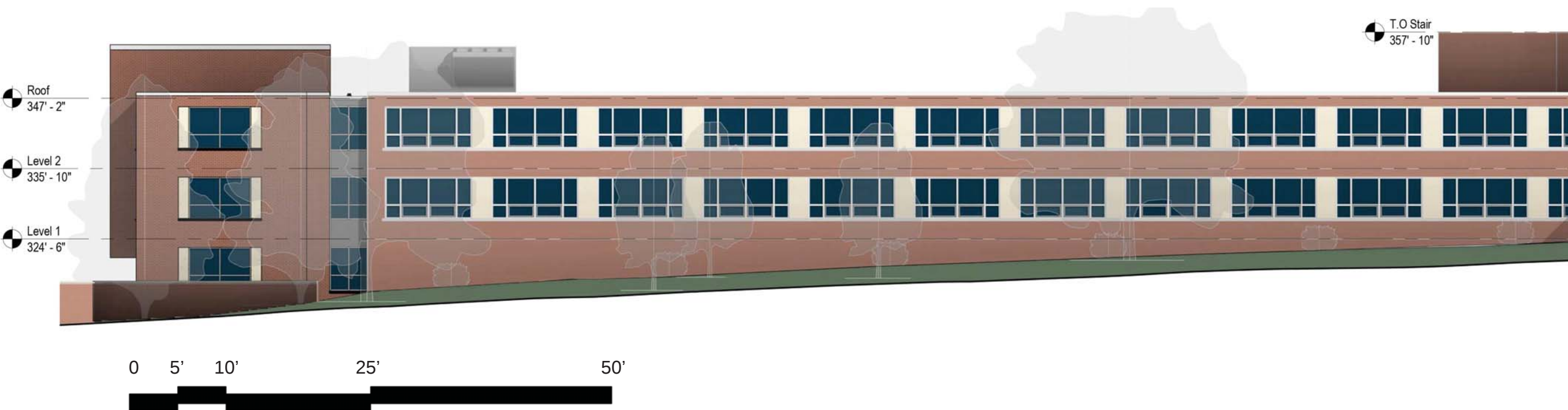


Existing Photos

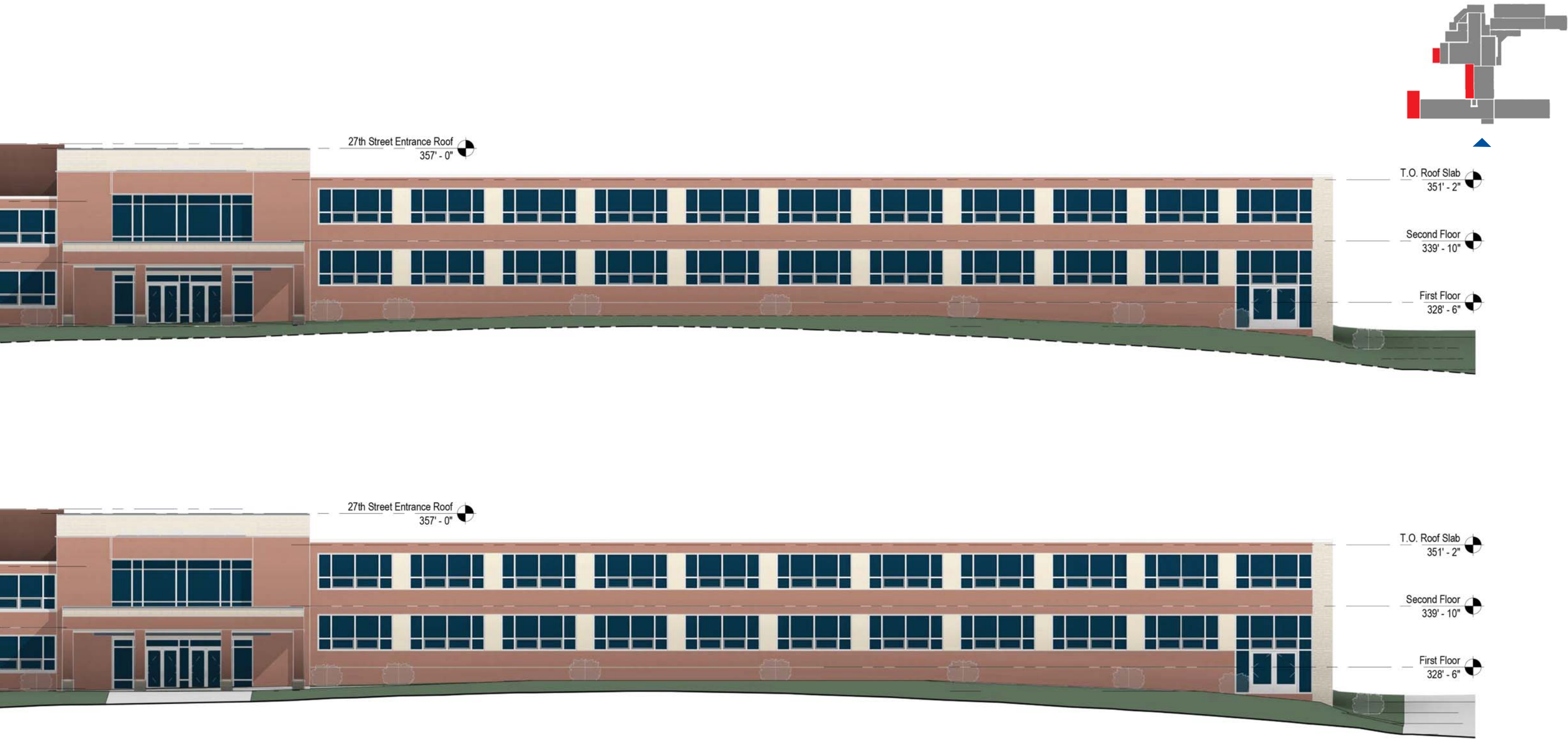
West Elevation
Existing



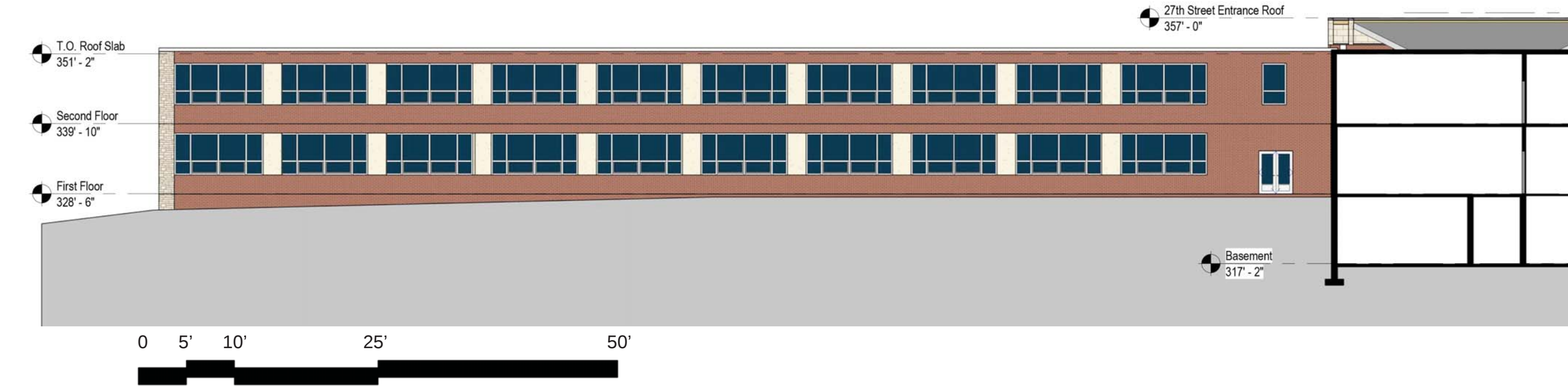
West Elevation
Proposed



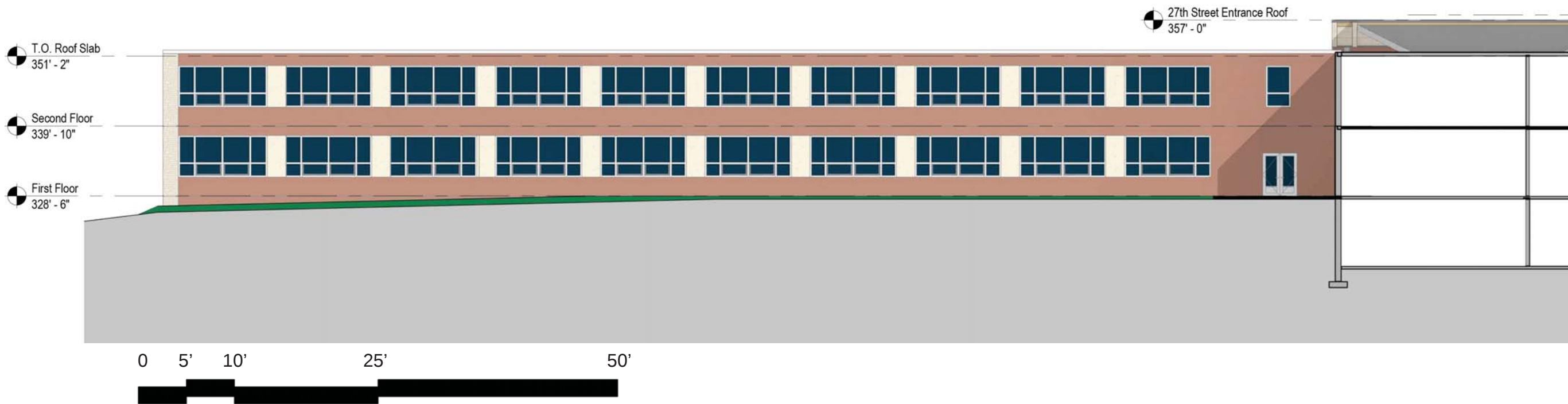
2 | CLASSROOM ADDITION



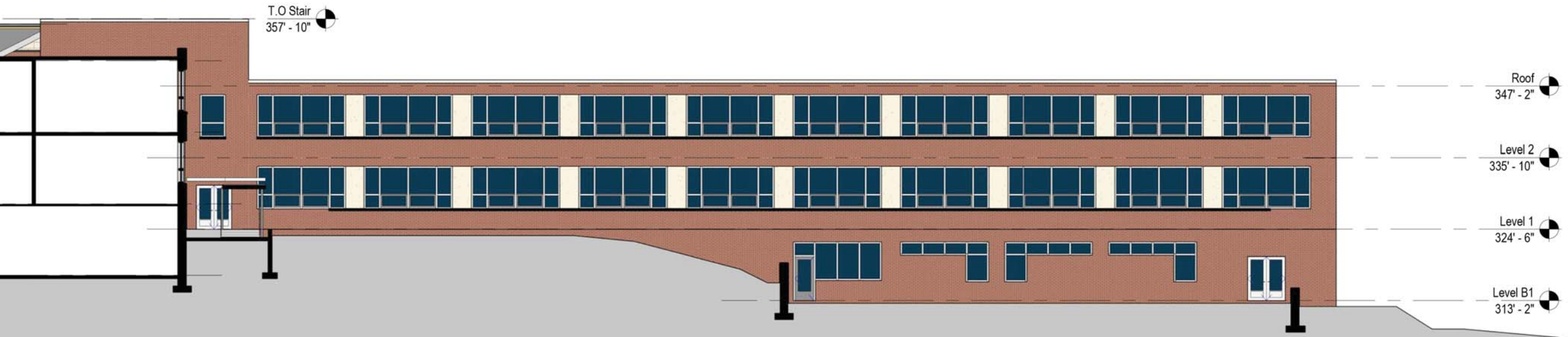
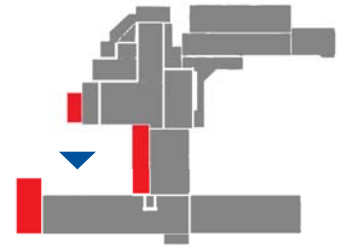
East Elevation
Existing



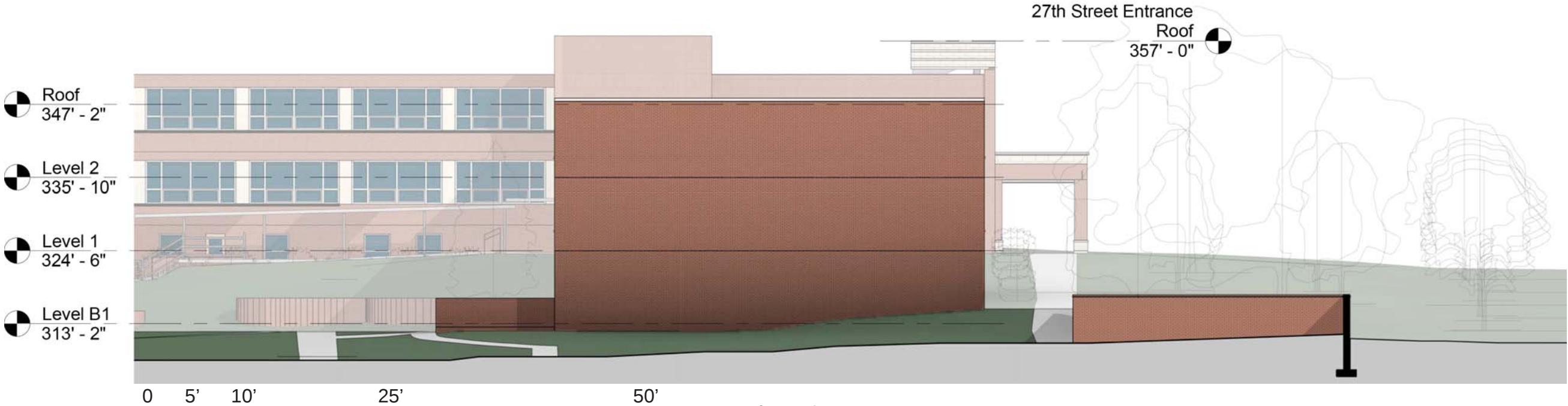
East Elevation
Proposed



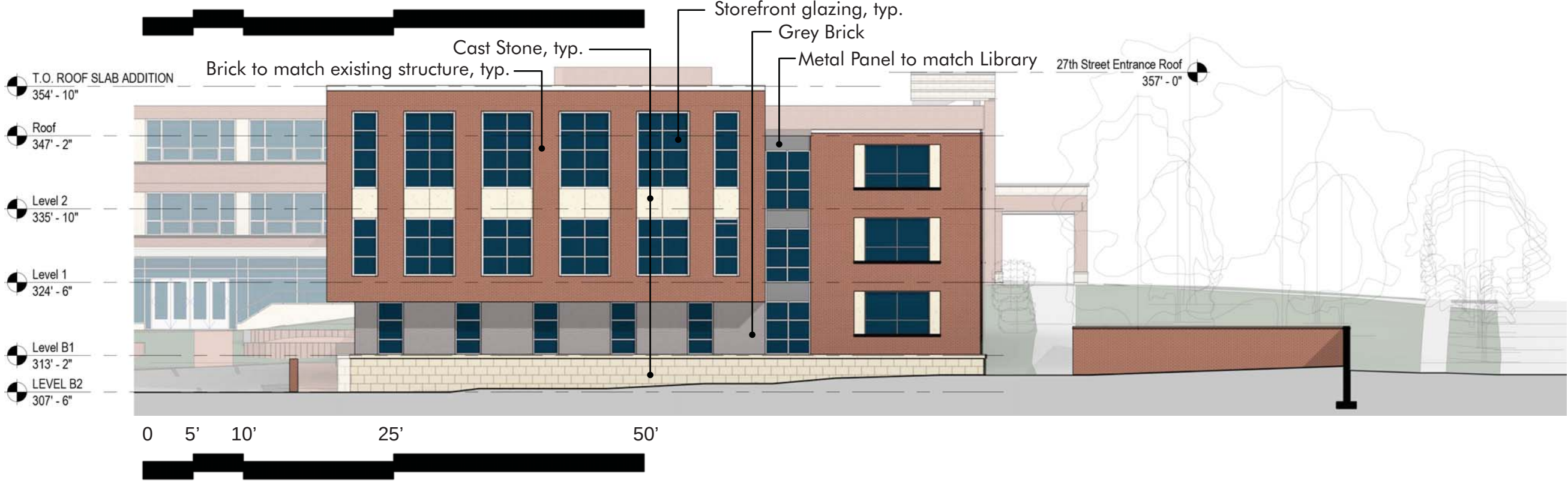
2 | CLASSROOM ADDITION



North Elevation
Existing



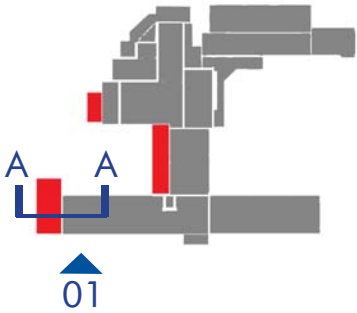
North Elevation
Proposed



2 | CLASSROOM ADDITION

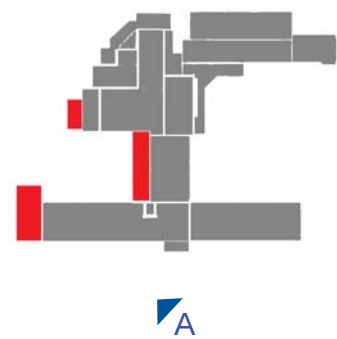


Elevation 01
Proposed Addition



Section A-A
Proposed Addition



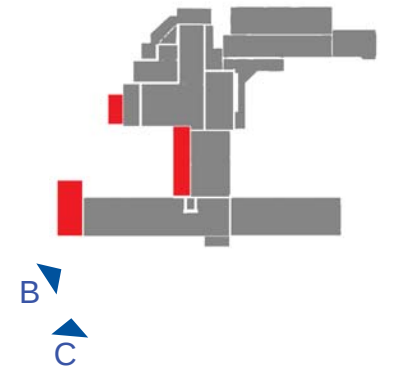


A | Perspective
Existing



A | Perspective
Proposed

2 | CLASSROOM ADDITION



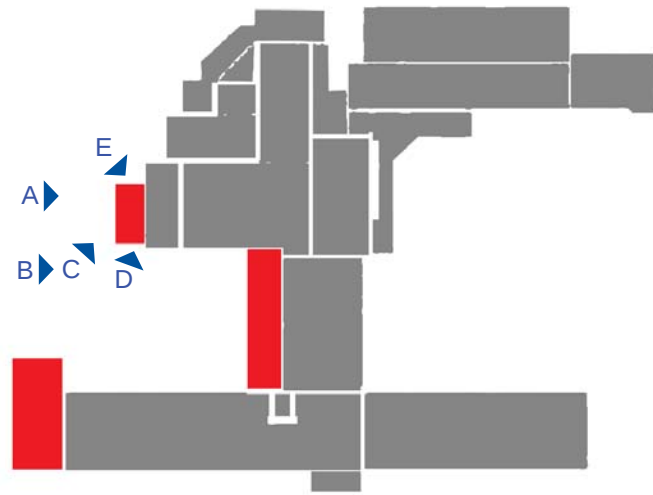
Perspective
Existing



Perspective
Proposed

Perkins Eastman

3 | BOILER ROOM STORAGE ADDITION



A



C



D



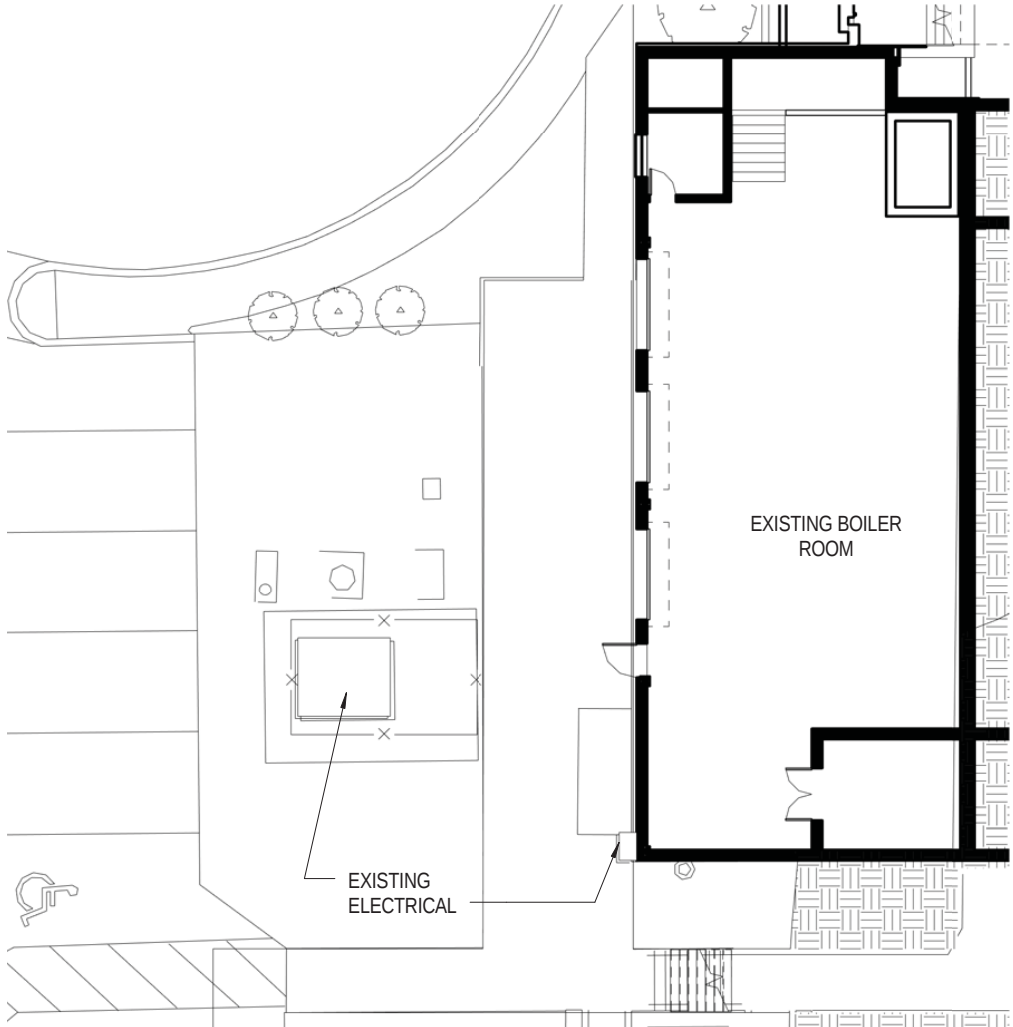
E



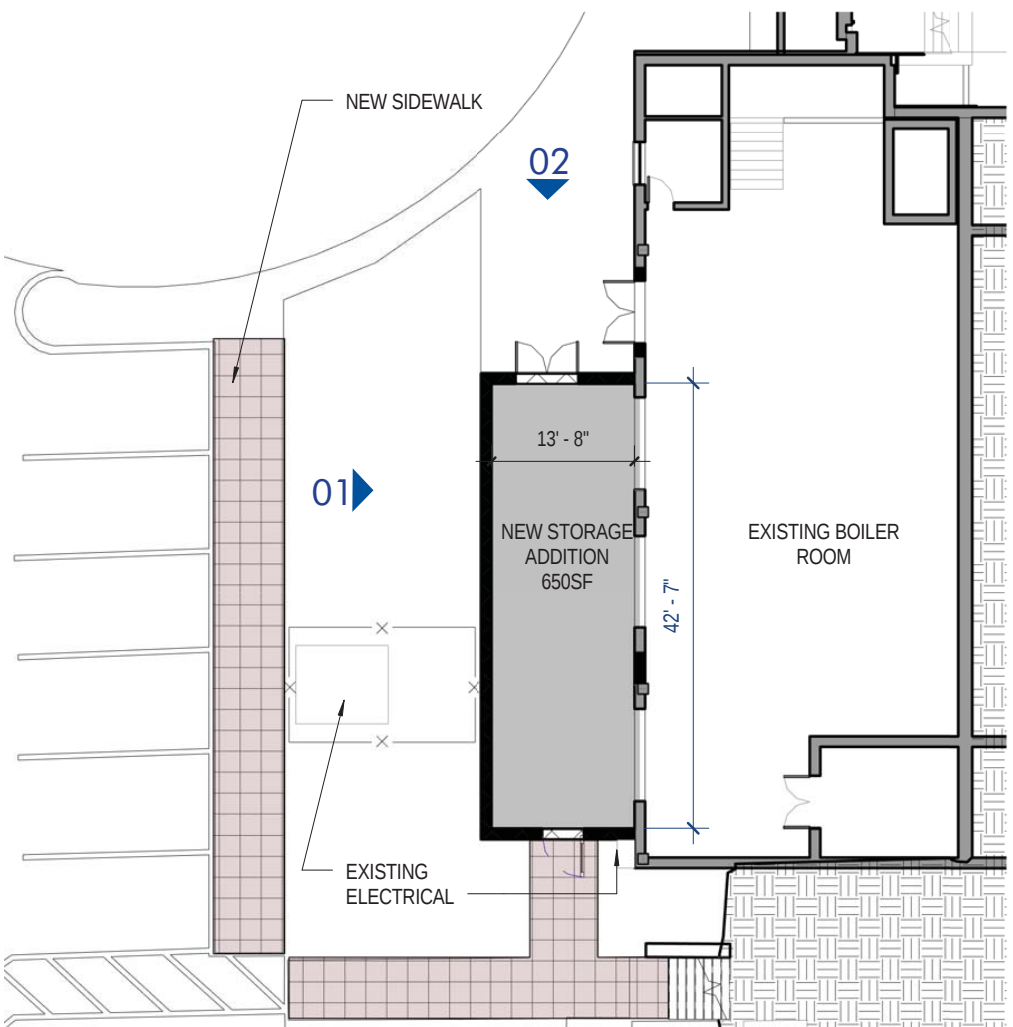
F

Existing Photos

Existing Plan



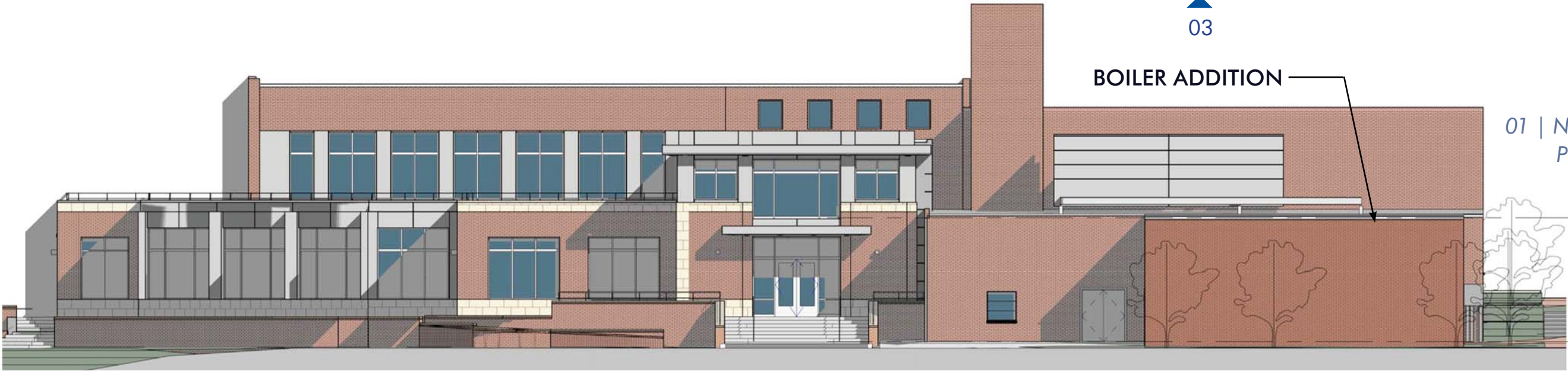
Proposed Plan



03

BOILER ADDITION

01 | North Elevation Proposed



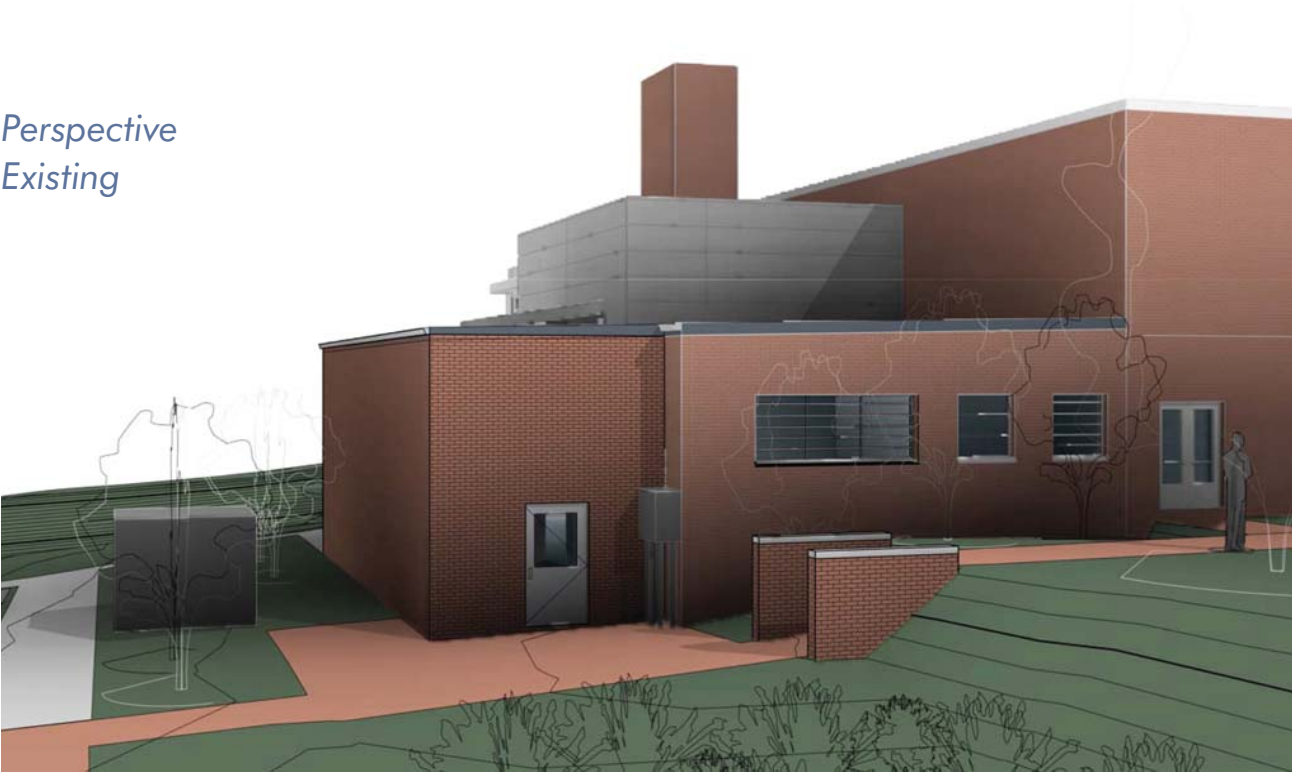
Boiler Room TOS
328' - 3"

Boiler Room
310' - 11"

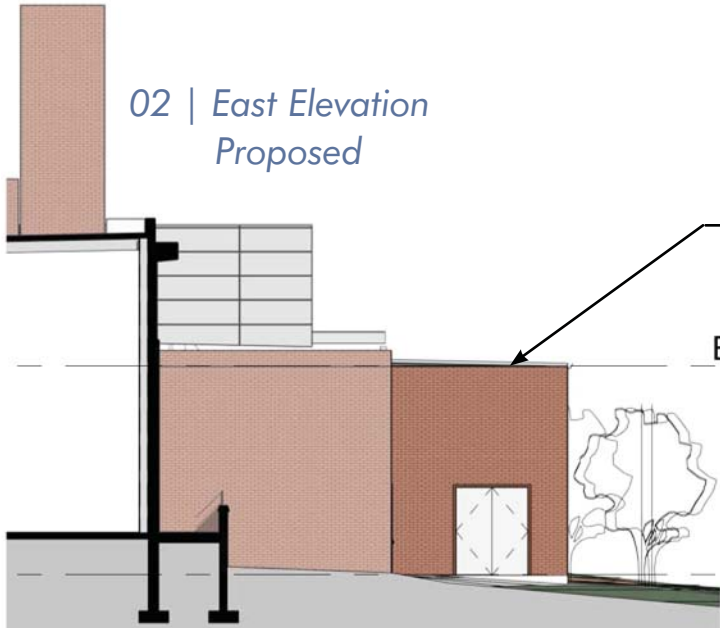
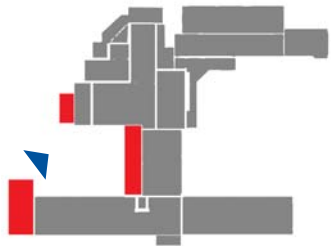
3 | BOILER ROOM STORAGE ADDITION



Perspective
Existing



Perspective
Proposed



02 | East Elevation
Proposed

BOILER ADDITION

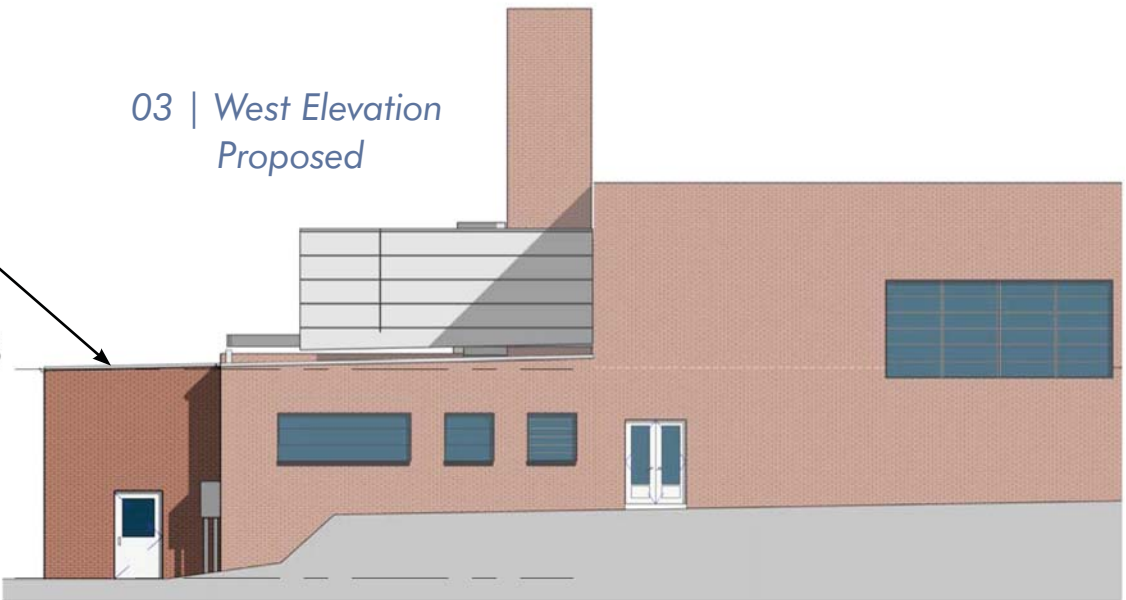
Boiler Room TOS
328' - 3"

Boiler Room
310' - 11"

Boiler Room TOS
328' - 3"

Boiler Room
310' - 11"

03 | West Elevation
Proposed



0 5' 10' 25'