# COLLEGIATE ACADEMIES - ROSENWALD

# DESIGN ADVISORY COMMITTEE REVIEW

05/18/2020

#### PROJECT DIRECTORY

#### **ARCHITECT**

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#### VICINITY MAP





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# PROJECT DESCRIPTION

THE PROJECT IS A RENOVATION OF AN EXISTING 1 STORY 74,000 SF EDUCATIONAL FACILITY. IT MAINLY CONSISTS OF AN INTERIOR BUILD-OUT. OTHER WORK INCLUDES: NEW WINDOW OPENING OF THE MASONRY FACADE, NEW ADA RAMPS, EXTERIOR LIGHT FIXTURES, NEW PARKING LOT SURFACE AND DRAINAGE, NEW MECHANICAL SYSTEMS, AND ADDITIONAL LANDSCAPE AROUND THE PERIMETER OF THE SITE.

# SITE PHOTOS



CORNER OF DICKENS AND BERKLEY DRIVE - MAIN ENTRY



CKENS DRIVE - REAR ELEVATION



DICKENS DRIVE - BUS DROF-OFF AREA (WEST ELEVATION)

GRACE HEBERT CURTIS ARCHITECTS, APAC

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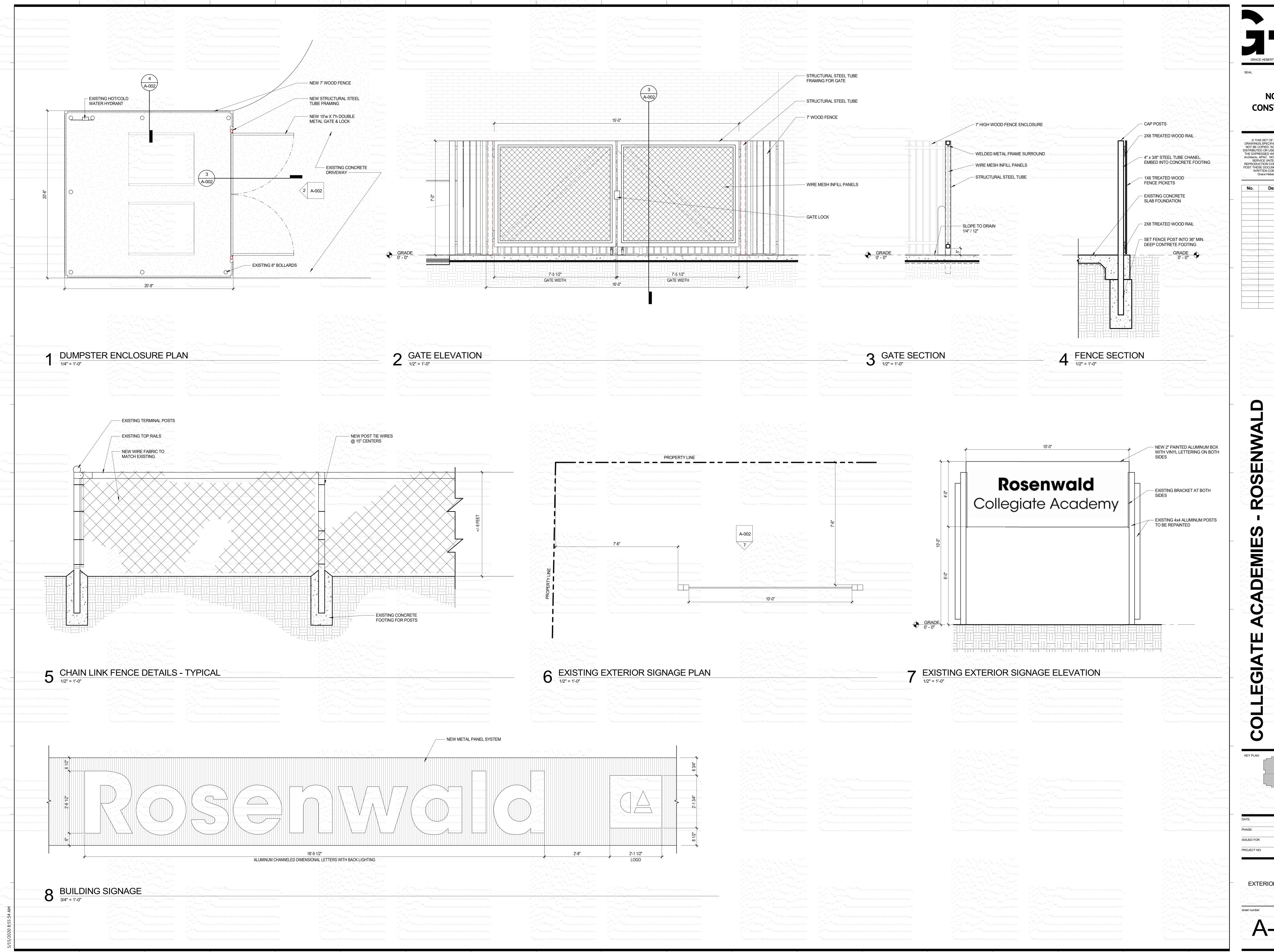
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DATE: 05/18/20
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ARCHITECTUAL SITE PLAN

A-001





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DAC REVIEW

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EXTERIOR SITE DETAILS

#### **GENERAL NOTES:**

- 1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTES OTHERWISE.
  - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FO OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- EACH DESIGN PROFESSIONAL WILL BE THE PRIMARY SOURCE FOR INFORMATION REGARDING THAT DISCIPLINE (ARCH., STRUCT., MECH., ELEC., ETC.) HOWEVER, IT WILL NOT BE THE ONLY SOURCE FOR COORDINATION OF DIMENSIONS, FIRE RESISTANCE, DESIGN, DETAILING AND FINISH APPEARANCE, COLOR OR TRIM FEATURES. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF RELATED DESIGN DISCIPLINES AS THEY AFFECT CONSTRUCTION.
- 4. ALL PIPE, CONDUITS AND DUCTWORK PENETRATING THROUGH FIRE RATED FLOOR SLABS AND PARTITIONS SHALL BE SLEEVED EXCEPT WHERE SHAFTS OR OPENINGS ARE PROVIDED. VOIDS IN SLEEVES SHALL BE PACKED TIGHT WITH A FIRE RESISTIVE MATERIAL THAT MEETS OR EXCEEDS THE ASSEMBLY BEING PENETRATED.
- 6. PROVIDE NECESSARY SUPPORTS AND BLOCKING IN WALLS TO SUPPORT WORK ATTACHED TO THEM.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITEECT IMMEDIATELY WITH ANY AND ALL CONFLICTS FOR RESOLUTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL ITEMS AND EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS AND MATERIAL SCHEDULES. LOCATION OR ORIENTATION OF ALL ITEMS SHALL BE CLEARLY INDICATED. FABRICATION SHALL BEGIN ONLY AFTER RECEIVING APPROVED SHOP DRAWINGS.
- CONTRACTOR SHALL SUBMIT A COMPLETE SET OF RECORD DRAWINGS FOR ALL TRADES AT COMPLETION OF THE PROJECT.
- 10. THE CONTRACTOR WILL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, REFLECTORS, LIGHTS, ETC. DURING CONSTRUCTION. PROPERLY IDENTIFY AREAS CLOSED TO THE PUBLIC.
- 11. ALL DOORS TO BE 4" FROM FINISH FACE OR ADJACENT PARTITION UNLESS OTHERWISE NOTED.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR USE OF A KEY, AND SHALL CONFORM WITH APPLICABLE CODES.
- 13. LOCATE SUSPENDED CEILING HANGERS AND CHANNELS TO AVOID DUCTWORK AND PROVIDE SPACES FOR RECESSED LIGHT FIXTURES, DIFFUSERS AND CONVECTORS, ETC. SEE REFLECTED CEILING PLANS,
- ELECTRICAL AND MECHANICAL PLANS FOR LOCATIONS. 14. PARTITIONS CENTERED ON GRID LINES ARE NOT DIMENSIONED.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS WORK, TO SECURE COMPLIANCE TO DRAWINGS AND SPECIFICATIONS.
- 16. PROVIDE DOUBLE LAYER OF GYP. BD. AT ALL RESTROOM WALLS ADJACENT TO CLASSROOMS AND
- 17. PROVIDE IMPACT RESISTANT GYP. BD. AT ALL INTERIOR WALLS OF THE GYMNASIUM, INCLUDING EXTERIOR WALLS TO 12'-0" A.F.F.

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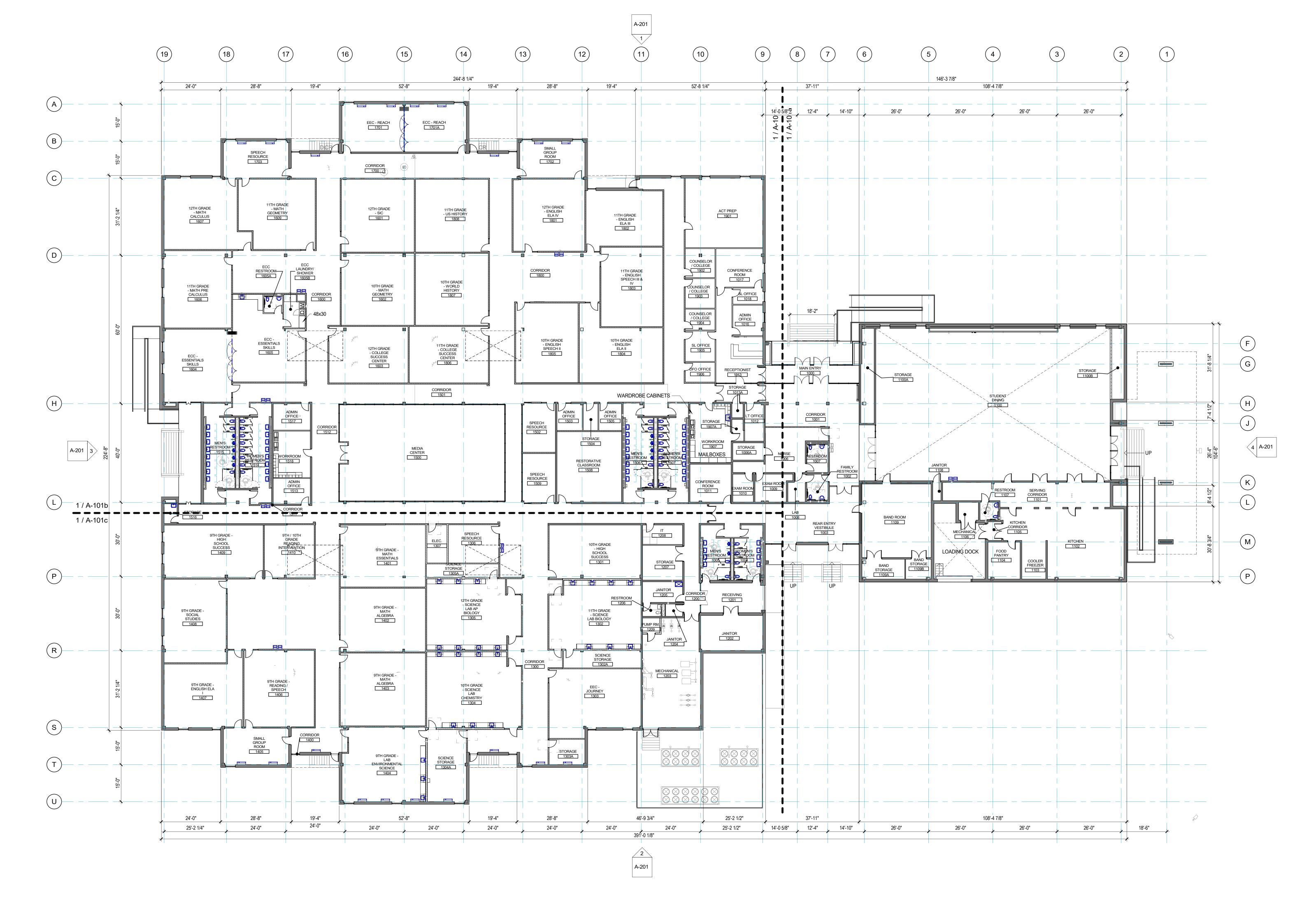
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1ST FLOOR PLAN -OVERALL

PLAN NORTH



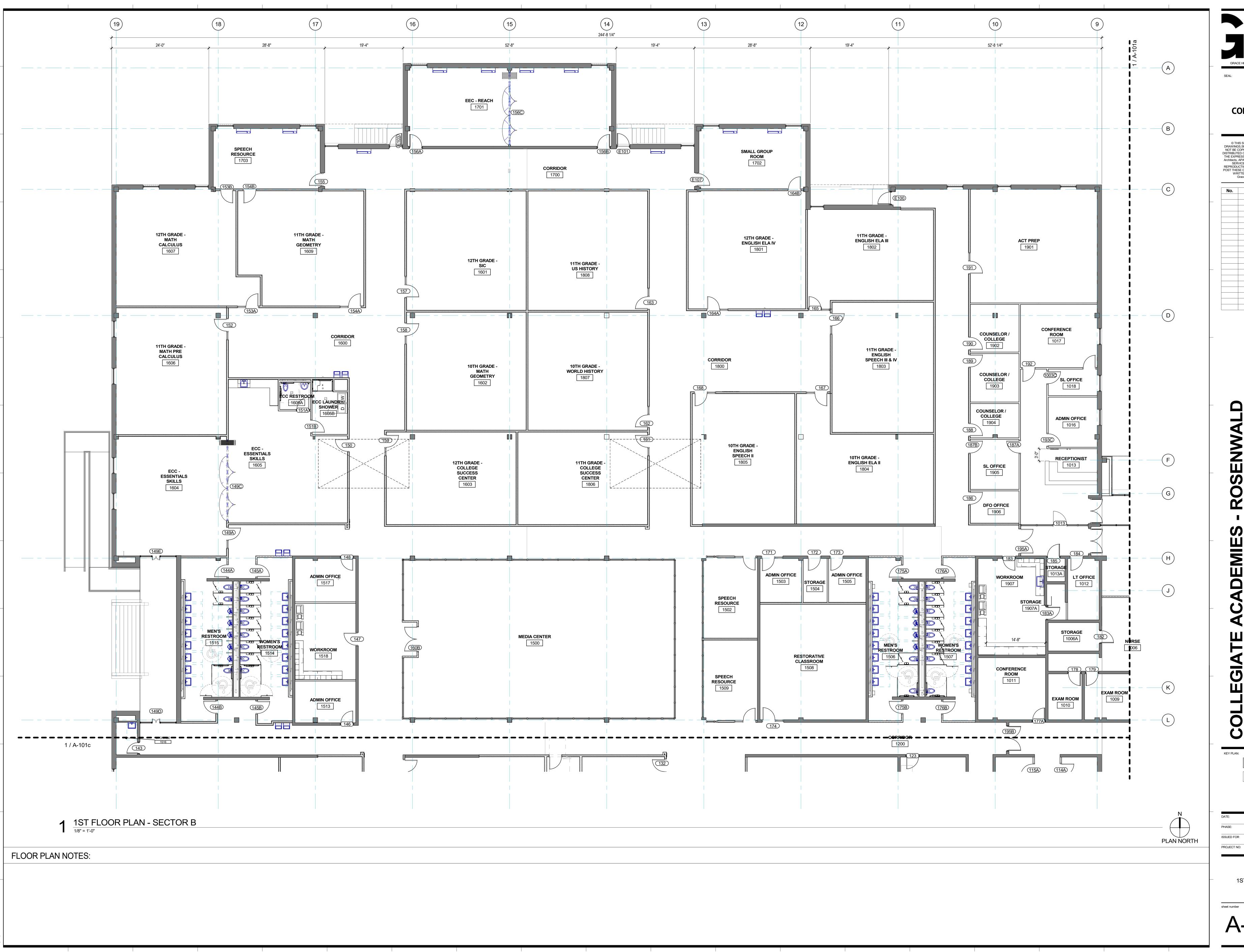
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1ST FLOOR PLAN -SECTOR A



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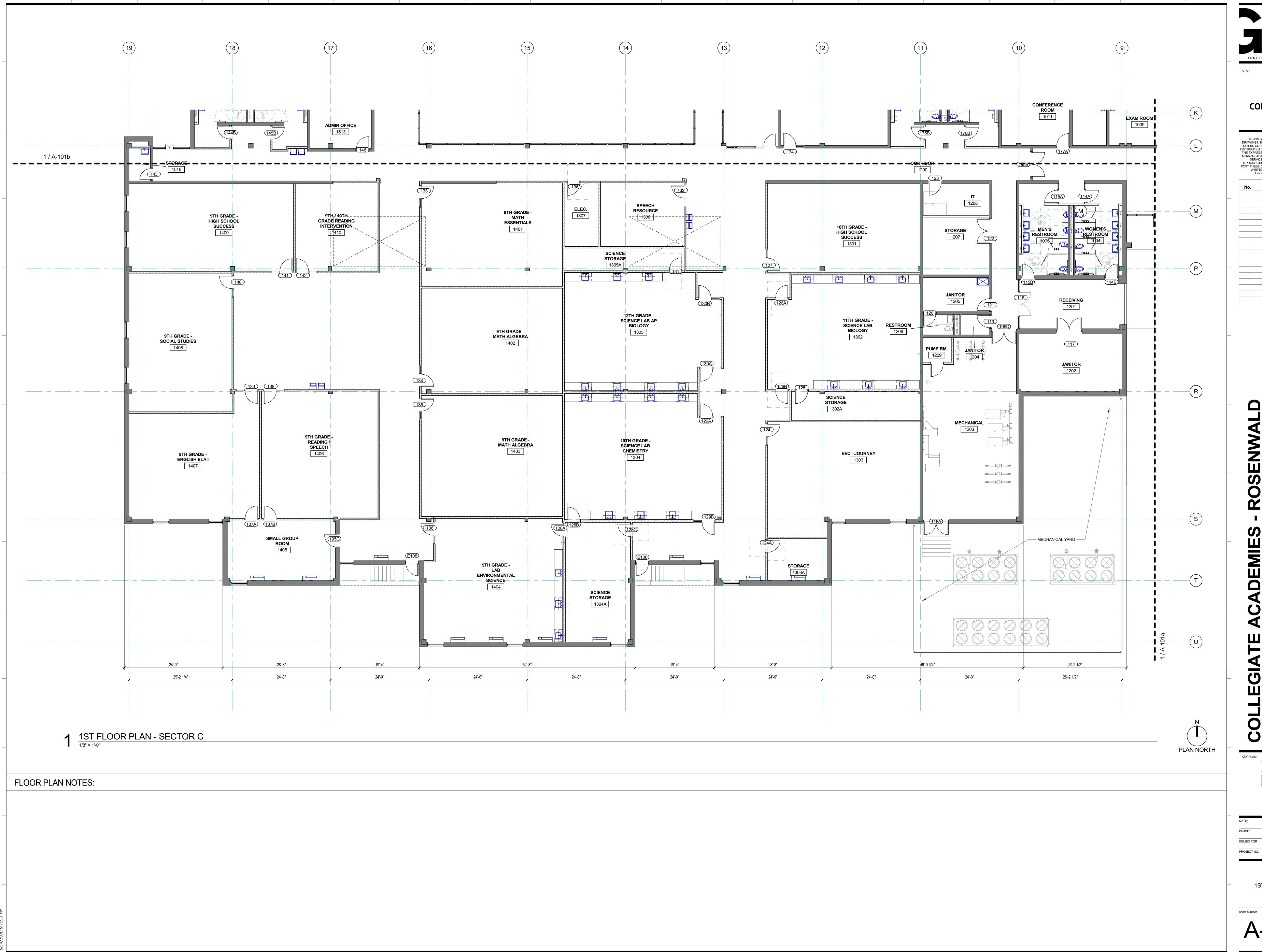
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1ST FLOOR PLAN -SECTOR B



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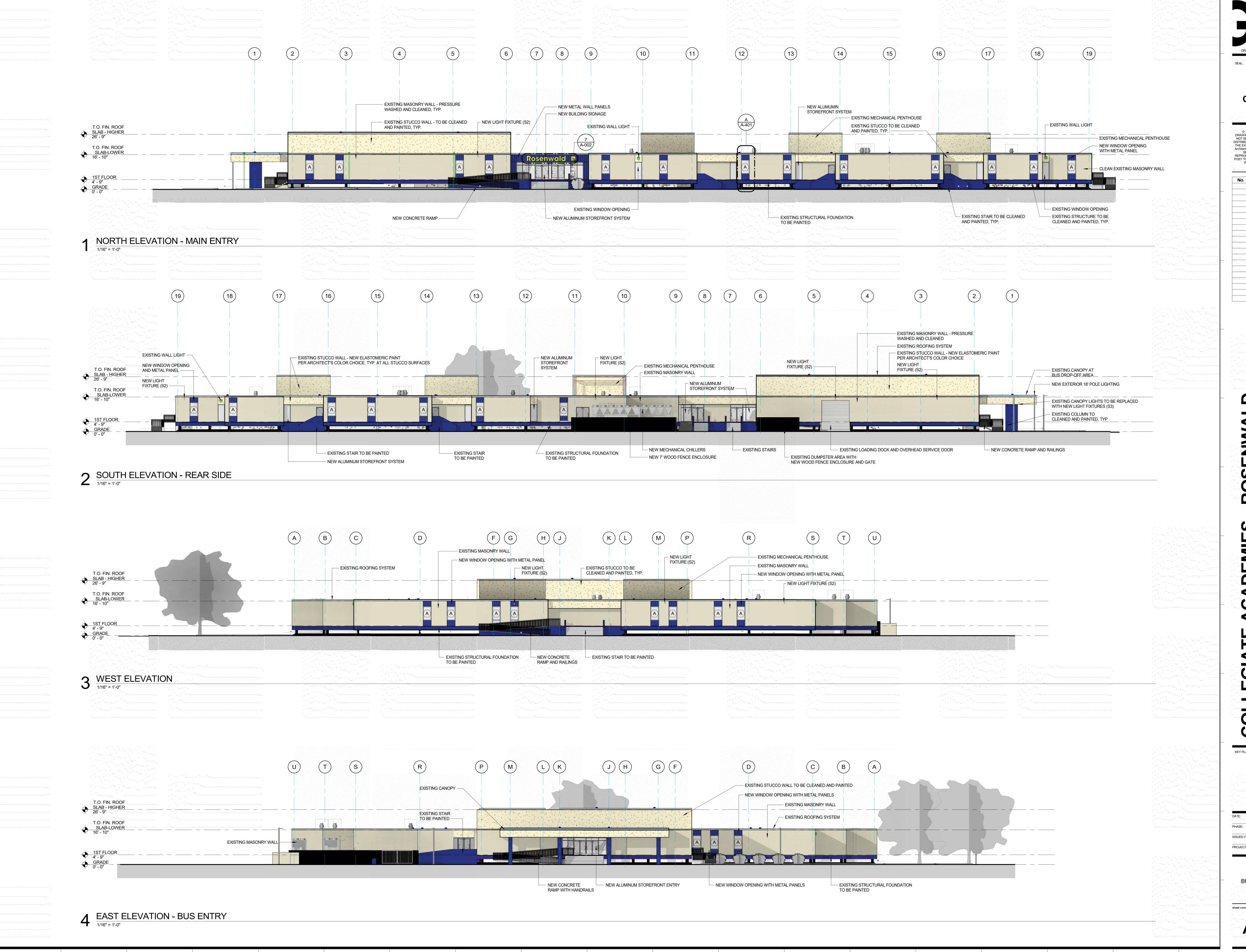
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1ST FLOOR PLAN -SECTOR C

A-101c



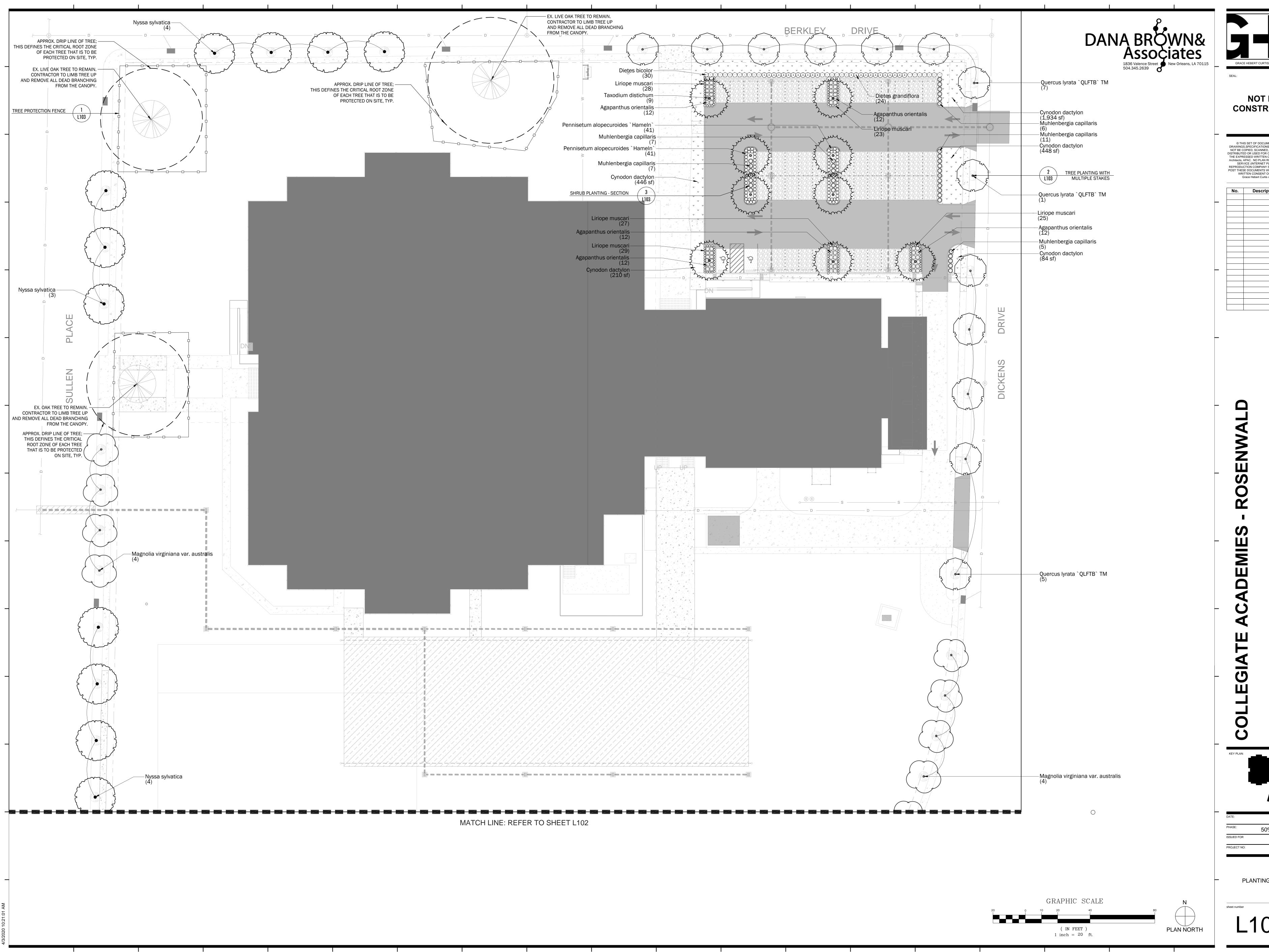
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**BUILDING ELEVATIONS** 



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PLANTING PLAN





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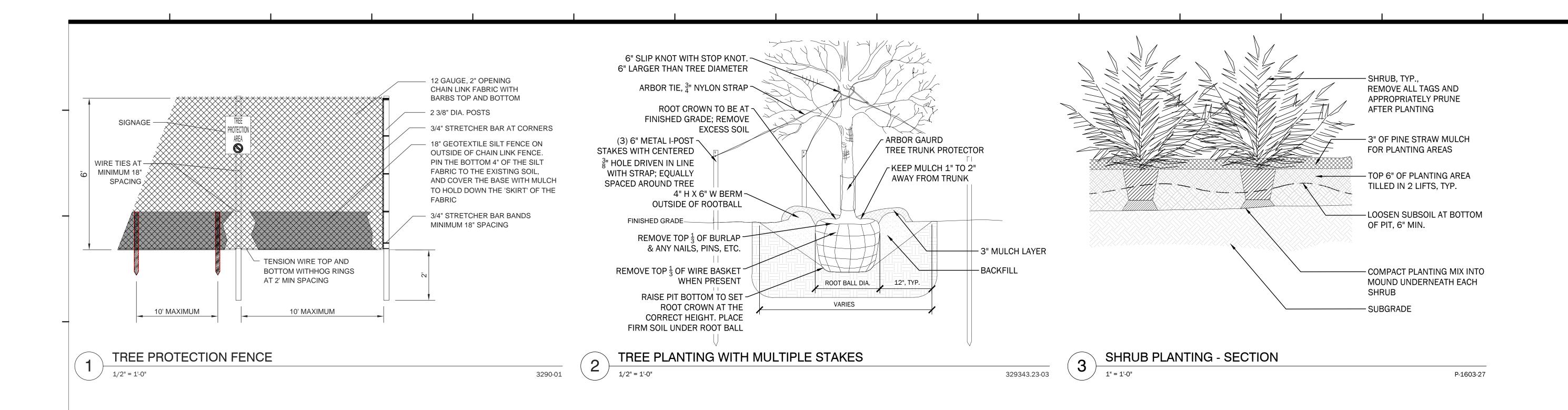
PLANTING PLAN

PLAN NORTH

GRAPHIC SCALE

( IN FEET ) 1 inch = 20 ft.

REES	QTY	BOTANICAL NAME	COMMON NAME	CAL	REMARKS
•	16	Magnolia virginiana var. australis	Evergreen Sweet Bay Magnol	2.5" Cal.	Single Stem, min. 80" crotch height with single leade
	15	Nyssa sylvatica	Black Gum	2.5" Cal.	Min. 80" crotch height with single leader
	13	Quercus lyrata `QLFTB` TM	Highbeam Overcup Oak	2.5" Cal.	Min. 80" crotch height with single leader
AND OF THE	9	Taxodium distichum	Bald Cypress	2.5" Cal.	Min. 80" crotch height with single leader
HRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
£3	60	Agapanthus orientalis	Lily of the Nile	3 gal	
	30	Dietes bicolor	African Iris	3 gal.	
(°)	24	Dietes grandiflora	Fortnight Lily	3 gal.	
) } }	139	Liriope muscari	Lily Turf	1 gal	
	36	Muhlenbergia capillaris	Pink Muhly	3 gal	
	82	Pennisetum alopecuroides `HameIn`	Hameln Dwarf Fountain Grass	3 gal	
ROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	3,123 sf	Cynodon dactylon	Bermuda Grass	sod	
	2,891 sf	Pine Mulch	Pine Needle Mulch	Mulch	3" depth



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Y PLAN:

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PLANTING DETAILS

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