

# STRATFORD MIDDLE SCHOOL RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

HALRB  
DECEMBER 21, 2016



QUINN EVANS  
ARCHITECTS

# PROJECT SCHEDULE | 1

# PROJECT SCHEDULE

	2016	2017				2018				2019			
USE PERMIT	2/2017												
CERT. OF APPROP.	2/2017												
DESIGN DEV.													
CONST. DOCS.													
BUILDING PERMIT			Fall 2017										
CONSTRUCTION								TBD					
SCHOOL OPEN													

# PROJECT MILESTONES

- **Concept Design approved November 2015**
- **Schematic Design approved June 2016**
- **Use Permit submitted: September 8, 2016**
  - **EA submitted: September 8, 2016**
  - **Water Quality Impact Assessment submitted: September 15, 2016**
  - **Certificate of Appropriateness submitted: September 22, 2016**
- **Presenting to Commissions: (Fall/Winter 2016/2017)**
- **Resubmission of Use Permit / COA: December 21, 2016**
- **County Board (projected): February 2017**
- **Building Permit (projected): Fall 2017**

# STAKEHOLDER INVOLVEMENT

- 23 BLPC meetings
- 13 PFRC meetings
- 5 HALRB/DRC meetings/work sessions
- 2 Gallery Walks / Open Houses
- Additional meetings with:
  - Community leaders
  - Department of Parks and Recreation
  - VDOT
  - Arlington County
  - School Board Members

# SITE DESIGN | 2

# SITE PLAN



# HISTORIC VIEWSHED





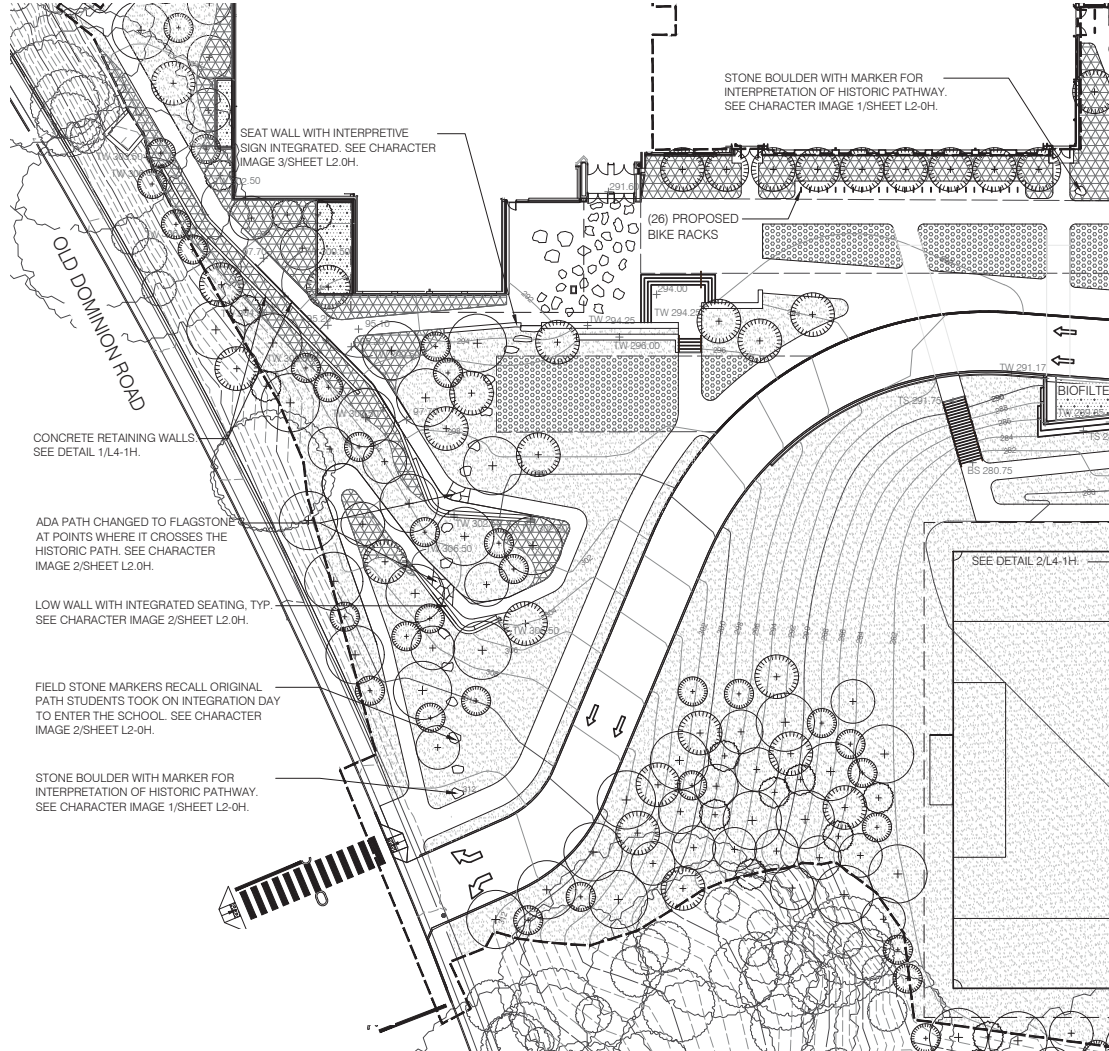
# HISTORIC VIEWSHED



# VIEW FROM OLD DOMINION

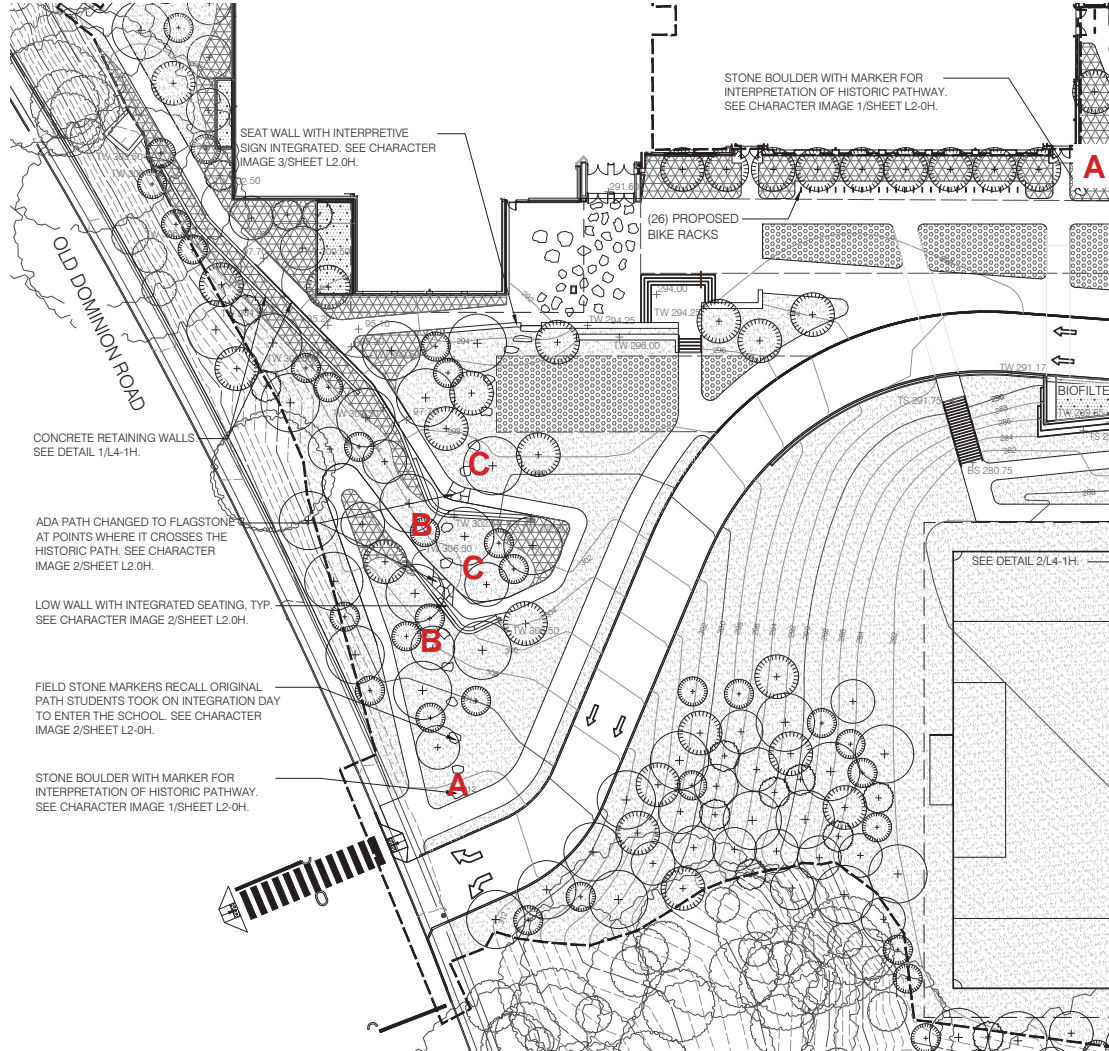


# HISTORIC PATH



Peirce Mill, QEA

# HISTORIC PATH



# VIEW FROM HISTORIC PATH



# BUILDING DESIGN | 3

# SOUTH ELEVATION



# VIEW FROM EAST





# VIEW FROM STRATFORD PARK



# EXTERIOR MATERIALS: BRICK

- Manganese ironspot brick base
- Artisan and smooth finishes
- Recalls rustic fieldstone base on existing building



Precedent image:  
First Congregational United Church  
Architects: Tod Williams Billie Tsien Architects  
945 G St NW Washington, DC



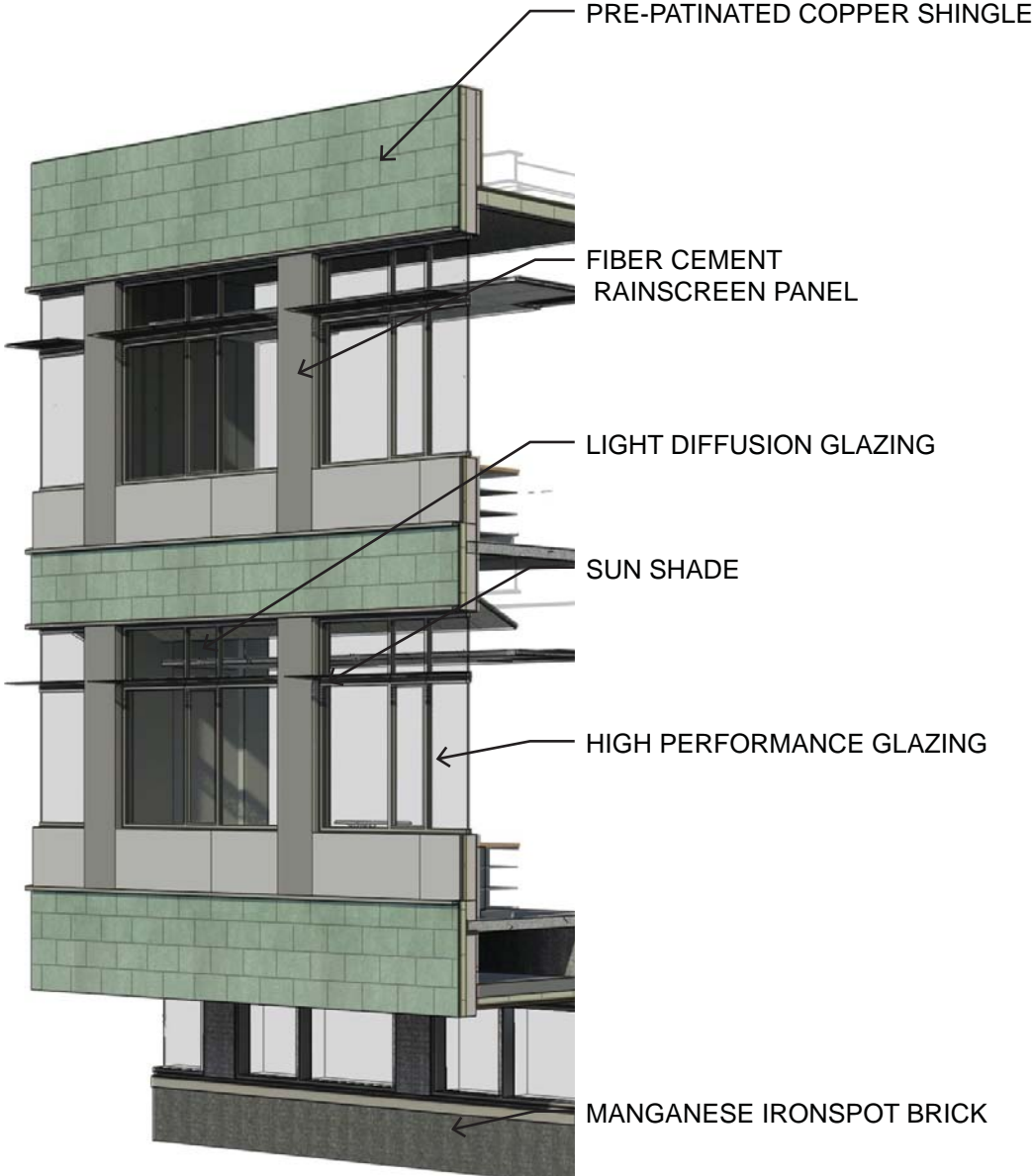
# EXTERIOR MATERIALS: COPPER

- Pre-patinated copper shingle

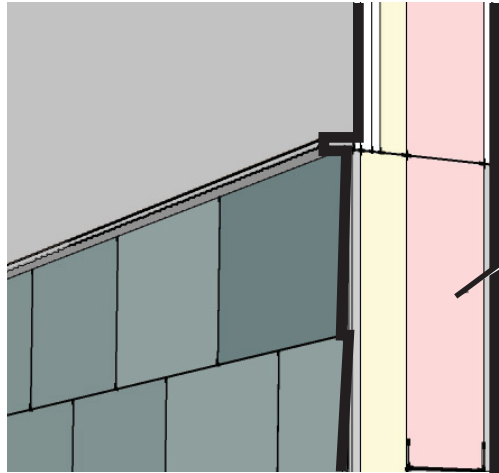


Precedent images:  
Dormitory at Rutgers University, Livingston, NJ (top)  
Mixed-Use development, Hamburg, GER (right)

# BUILDING ENVELOPE

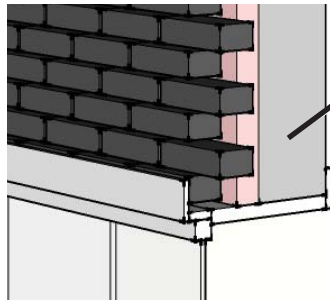


# BUILDING ENVELOPE



## HIGH R-VALUE ASSEMBLY (R-30+)

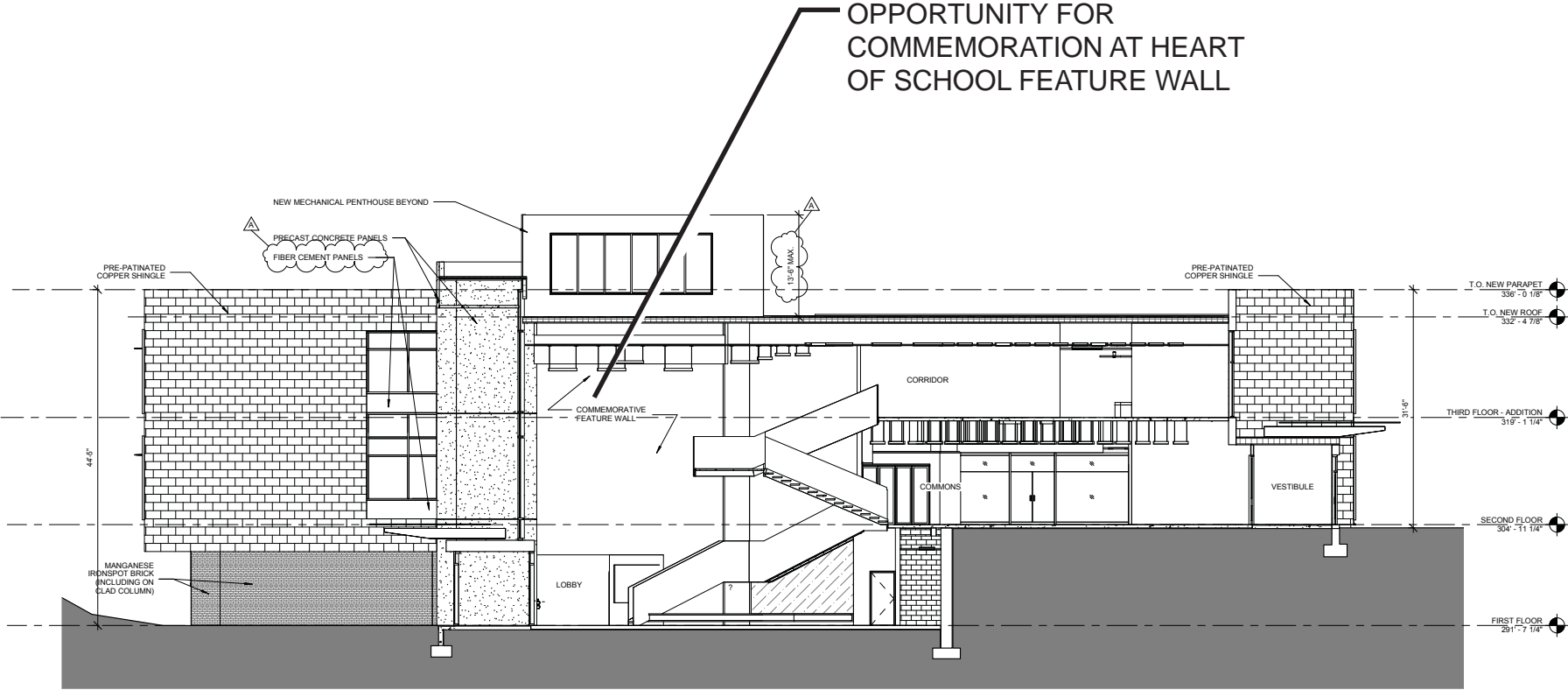
- METAL SHINGLE CLADDING
- WEATHER BARRIER
- NAILBASE INSULATION (WOOD SHEATHING AND 3.5" R-19 POLYISO)
- 6" STUD WALL WITH R-19 BATTs
- 1/2" GWB



## FIRST FLOOR MASS WALLS (R-15+)

- BRICK VENEER
- SPRAY INSULATION (R-13+)
- CONCRETE WALL

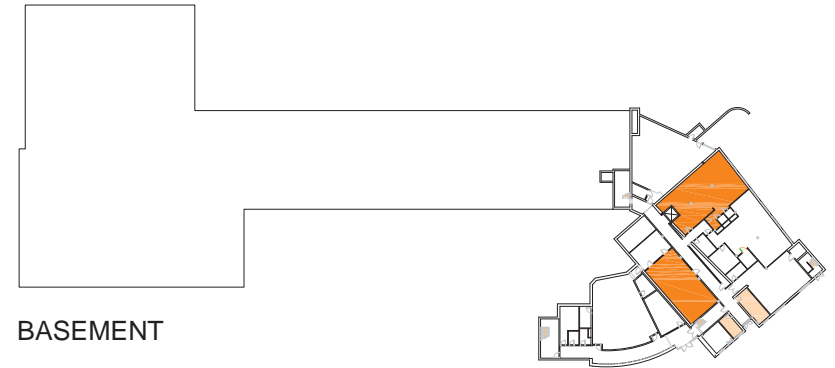
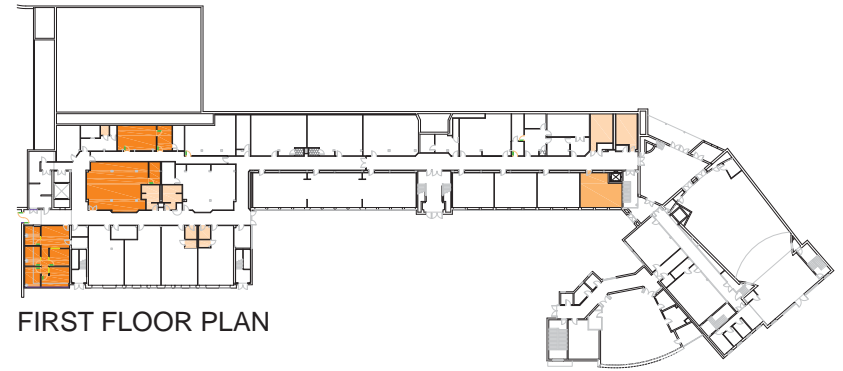
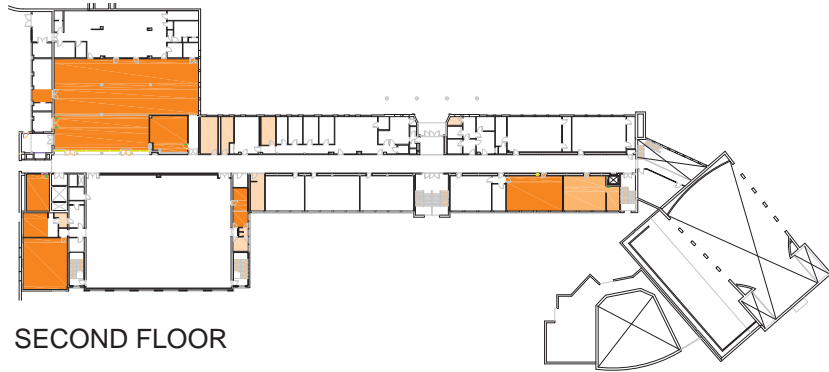
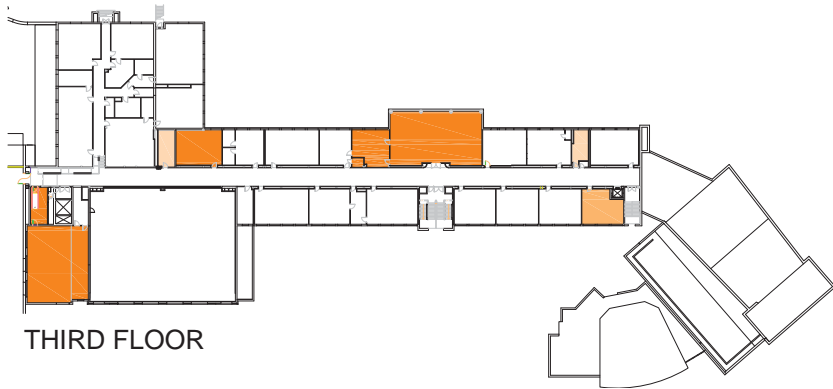
# BUILDING SECTION



# RENOVATION

- New elevator at east end of building - increased accessibility
- Renovated cafeteria
- New teacher collaboration spaces
- Conversion of existing Library to Work and Family Life space
- Renovating select rooms to meet Neighborhood MS program needs
- Replacing ceiling and lighting (to LED) in core classroom as funding allows
- Moderate renovations to existing toilet rooms

# RENOVATION



 CHANGE OF PROGRAM

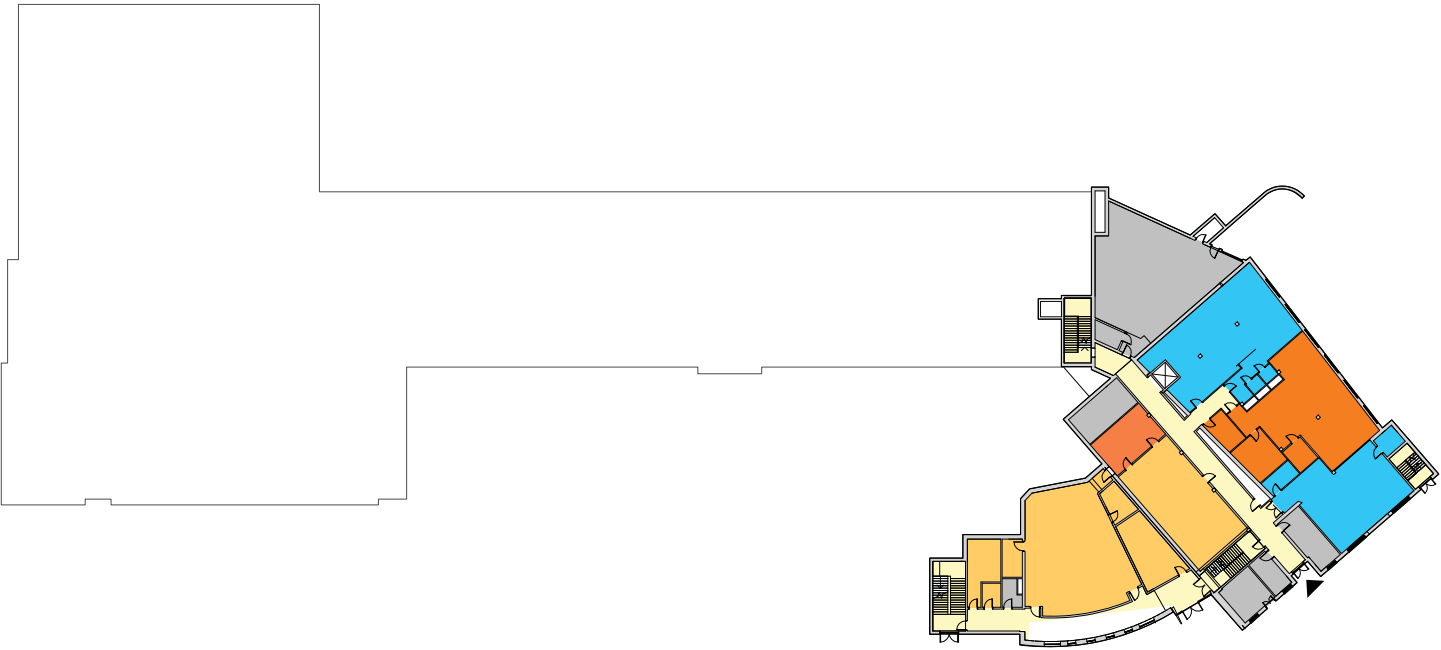
 NEW ELEVATOR

 TOILET RENOVATION





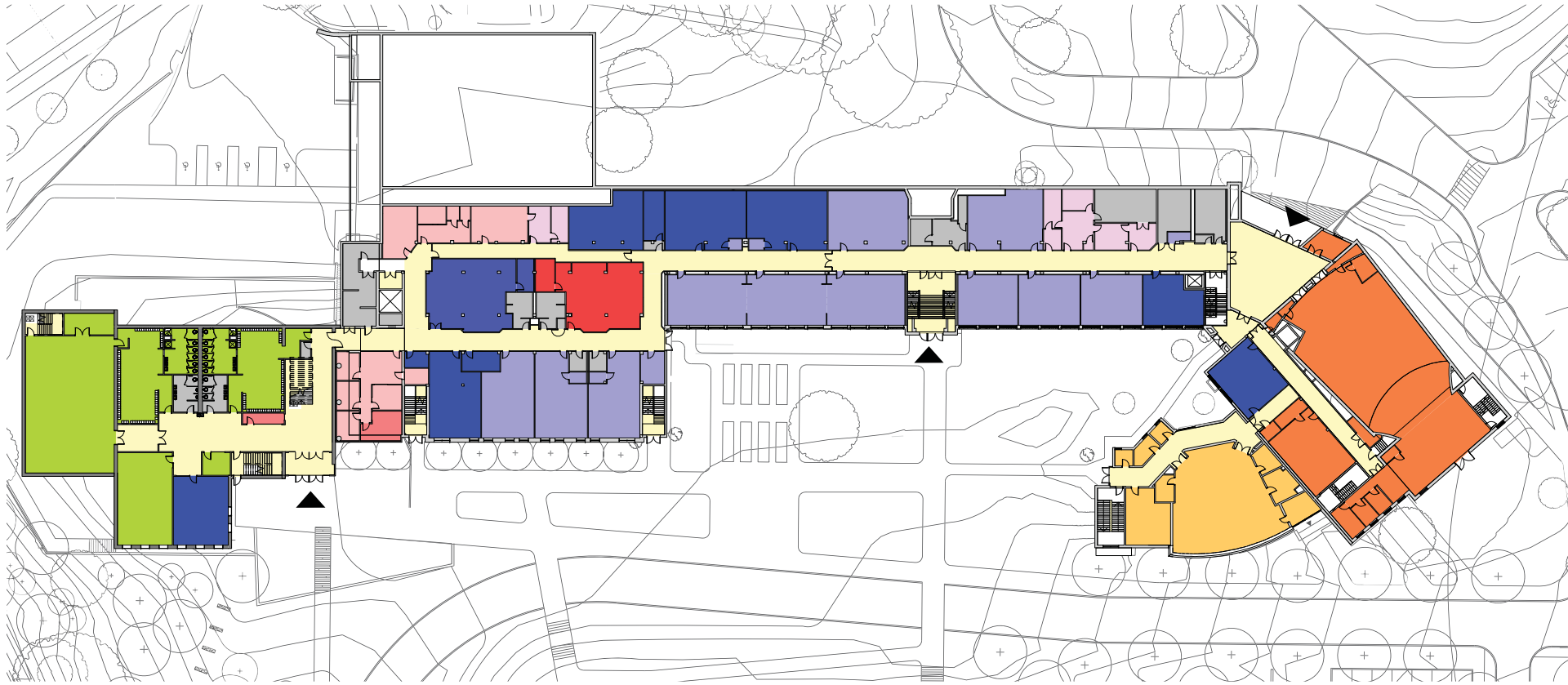
# BASEMENT PLAN



















- LIBRARY
- FOOD SERVICE
- PHYSICAL EDUCATION
- THEATER/ARTS
- MUSIC
- TECHNOLOGY
- WORK & FAMILY STUDY
- BUILDING SUPPORT
- TEACHER & STORAGE
- ADMIN
- COUNSELING/CLINIC
- CORE CLASSROOMS
- SPECIAL EDUCATION
- ELECTIVE CLASSROOMS
- CIRCULATION
- ENTRANCE



# FIRST FLOOR PLAN



- |   |   |
|---|---|
|  LIBRARY             |  TEACHER & STORAGE   |
|  FOOD SERVICE        |  ADMIN               |
|  PHYSICAL EDUCATION  |  COUNSELING/CLINIC   |
|  THEATER/ARTS        |  CORE CLASSROOMS     |
|  MUSIC               |  SPECIAL EDUCATION   |
|  TECHNOLOGY          |  ELECTIVE CLASSROOMS |
|  WORK & FAMILY STUDY |  CIRCULATION         |
|  BUILDING SUPPORT    |  ENTRANCE            |



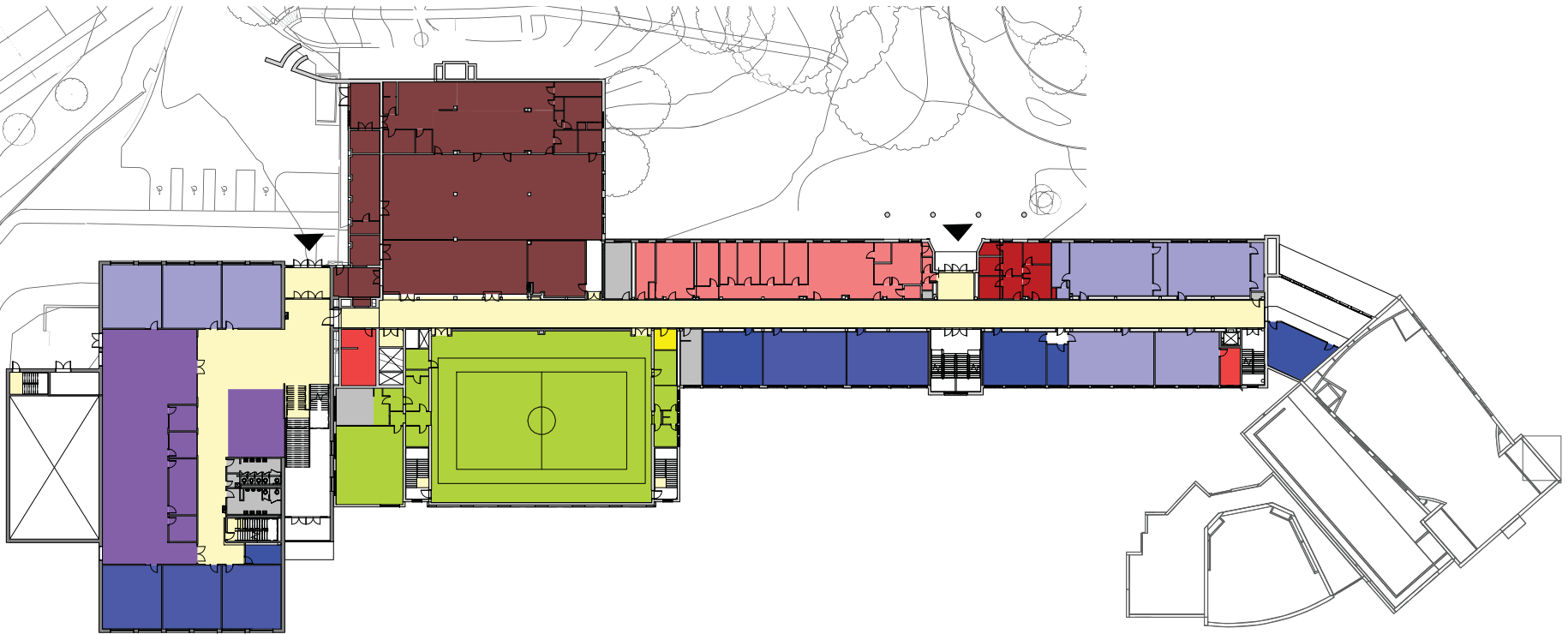
20' 0' 40'



QUINN EVANS ARCHITECTS

Arlington Public Schools  
Stratford Middle School - 27

# SECOND FLOOR PLAN

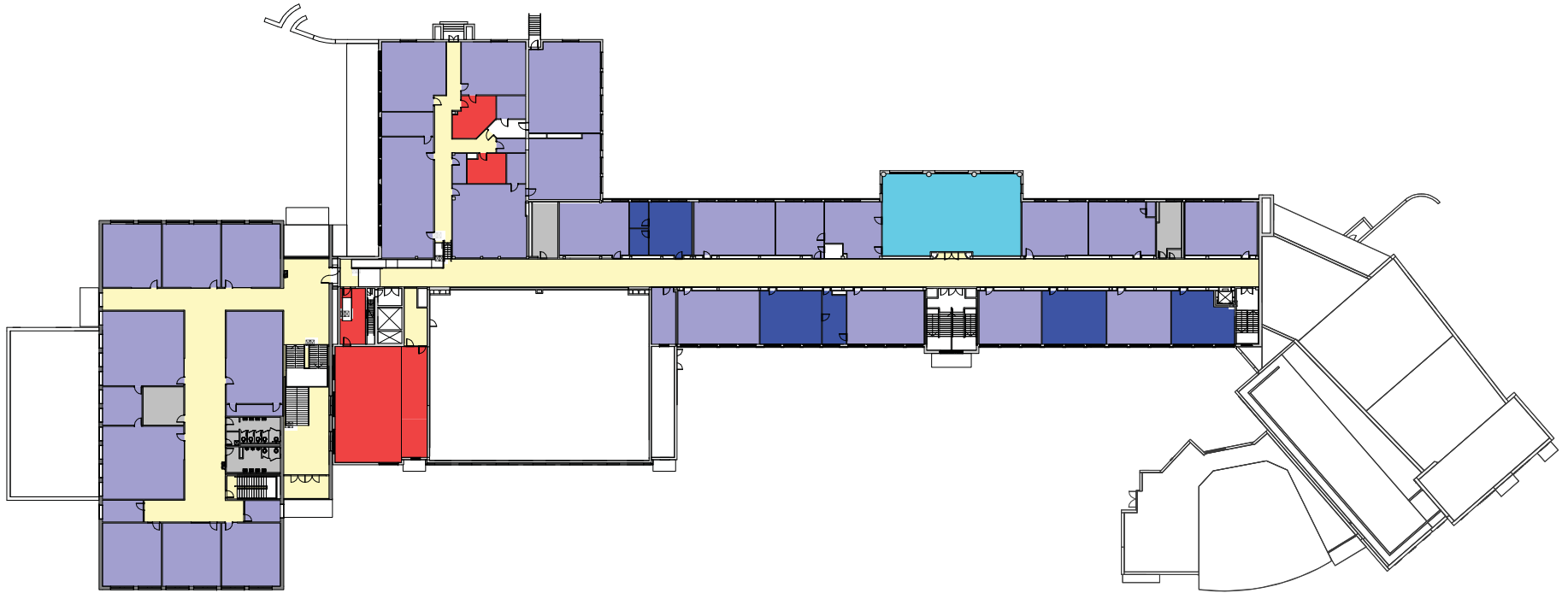


- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> LIBRARY                | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> TEACHER & STORAGE  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black;"></span> FOOD SERVICE          | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> ADMIN   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> PHYSICAL EDUCATION      | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpink; border: 1px solid black;"></span> COUNSELING/CLINIC                                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> THEATER/ARTS           | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black;"></span> CORE CLASSROOMS                                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> MUSIC                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> SPECIAL EDUCATION                                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> TECHNOLOGY               | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> ELECTIVE CLASSROOMS   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> WORK & FAMILY STUDY | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> CIRCULATION   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> BUILDING SUPPORT         | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid black;"></span> ENTRANCE |



20' 0' 40'

# THIRD FLOOR PLAN



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> LIBRARY                | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> TEACHER & STORAGE  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> FOOD SERVICE            | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightcoral; border: 1px solid black;"></span> ADMIN   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: limegreen; border: 1px solid black;"></span> PHYSICAL EDUCATION  | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> COUNSELING/CLINIC   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> THEATER/ARTS           | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black;"></span> CORE CLASSROOMS                                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> MUSIC                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> SPECIAL EDUCATION   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> TECHNOLOGY               | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> ELECTIVE CLASSROOMS                                     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> WORK & FAMILY STUDY | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> CIRCULATION   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> BUILDING SUPPORT         | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid black;"></span> ENTRANCE |



20' 0' 40'