

**Attachment B- Feasibility Study  
Part 2**

EATON ES EDSPEC

OPTION A

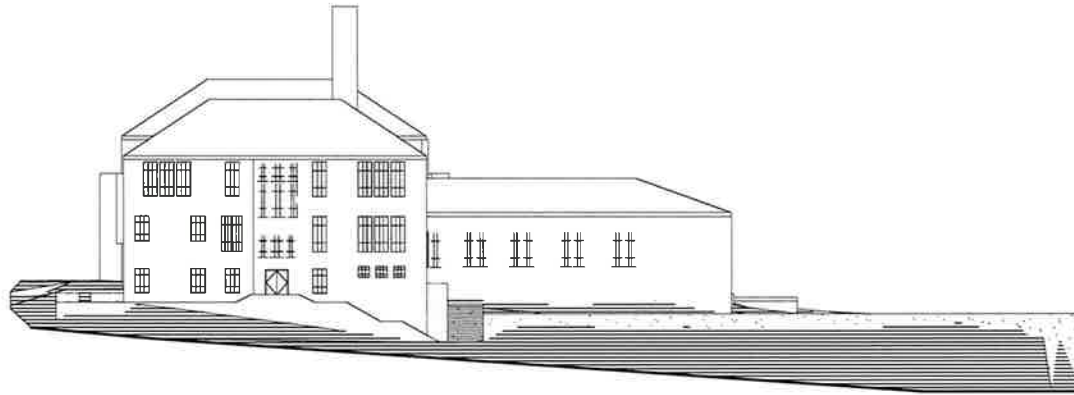
ACADEMIC SPACES									
CLASSROOMS									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Pre-K - Grade 1 Classroom	1125	1		963	1		-16.00%		
Pre-K - Grade 1 Classroom	1125	1		1124	1		0.00%		
Pre-K - Grade 1 Classroom	1125	1		977	1		-13.16%		
Pre-K - Grade 1 Classroom	1125	1		892	1		-20.71%		
Pre-K - Grade 1 Classroom	1125	1		1043	1		-7.38%		
Pre-K - Grade 1 Classroom	1125	1		1117	1		-0.71%		
Pre-K - Grade 1 Classroom	1125	1		1084	1		-3.64%		
Pre-K - Grade 1 Classroom	1125	1		1111	1		-1.24%		
Pre-K - Grade 1 Classroom	1125	1		1074	1		-4.53%		
Pre-K - Grade 1 Classroom	1125	1		0	0		-100.00%		
<b>Pre-K - Grade 1 Classrooms</b>	<b>10</b>		<b>11250</b>	<b>9</b>		<b>9363</b>			
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%		
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%		
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%		
Pre-K - Grade 1 Toilet	50	1		51	1		2.00%		
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%		
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%		
Pre-K - Grade 1 Toilet	50	1		51	1		2.00%		
Pre-K - Grade 1 Toilet	50	1		51	1		2.00%		
Pre-K - Grade 1 Toilet	50	1		0	0		-100.00%		
<b>Pre-K - Grade 1 Toilets</b>	<b>10</b>		<b>500</b>	<b>9</b>		<b>454</b>			
Grade 2-5 Classroom	900	1		932	1		5.78%		
Grade 2-5 Classroom	900	1		1031	1		14.56%		
Grade 2-5 Classroom	900	1		929	1		3.22%		
Grade 2-5 Classroom	900	1		897	1		-0.33%		
Grade 2-5 Classroom	900	1		938	1		4.22%		
Grade 2-5 Classroom	900	1		922	1		2.44%		
Grade 2-5 Classroom	900	1		843	1		-7.11%		
Grade 2-5 Classroom	900	1		810	1		-10.00%		
Grade 2-5 Classroom	900	1		901	1		0.11%		
Grade 2-5 Classroom	900	1		901	1		0.33%		
Grade 2-5 Classroom	900	1		0	0		-100.00%		
Grade 2-5 Classroom	900	1		0	0		-100.00%		
Grade 2-5 Classroom	900	1		0	0		-100.00%		
Grade 2-5 Classroom	900	1		0	0		-100.00%		
<b>Grade 2-5 Classrooms</b>	<b>14</b>		<b>12600</b>	<b>10</b>		<b>9164</b>			
<b>Total Classroom Space</b>			<b>24350</b>			<b>19001</b>			
ACADEMIC SUPPORT									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Early Elementary Resource / Small Group	450	1		430	1		-4.44%		
Early Elementary Resource / Small Group	450	1		395	1		-12.22%		
Outdoor Storage - Early Childhood	200	1		0	0		-100.00%		
Science Lab	1000	1		929	1		-7.10%		
Discovery Commons	2000	1		4032	1		101.61%	Existing	
Resource/ Small Group Room	350	1		0	0		-100.00%		
Resource/ Small Group Room	350	1		0	0		-100.00%		
Resource/ Small Group Room	350	1		0	0		-100.00%		
Speech / OT / PT	450	1		338	1		-24.89%		
Speech / OT / PT	450	1		0	0		-100.00%		
Speech / OT / PT	450	1		0	0		-100.00%		
Speech / OT / PT	150	1		152	1		1.33%		
Speech / OT / PT	150	1		150	1		0.00%		
Speech / OT / PT	150	1		152	1		1.33%		
Special Education Coordinator Office	150	1		0	0		-100.00%		
Special Education Coordinator Office	150	1		0	0		-100.00%		
Special Education Coordinator Office	150	1		0	0		-100.00%		
Teacher Collaboration Room	300	1		0	0		-100.00%		
Teacher Collaboration Room	300	1		0	0		-100.00%		
Teacher Collaboration Room	300	1		0	0		-100.00%		
Textbook / Cart Storage	200	1		0	0		-100.00%		
Textbook / Cart Storage	200	1		0	0		-100.00%		
Textbook / Cart Storage	200	1		0	0		-100.00%		
Textbook / Cart Storage	200	1		0	0		-100.00%		
Outdoor Classroom	0	1						See Site Plan	
Outdoor Classroom	0	1						See Site Plan	
<b>Total Non-Classroom Academic Spaces</b>			<b>9130</b>			<b>6484</b>			

LIBRARY SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Library (Combined)	4150			2592	0		-92.54%		
Reading/Learning/Circulation Room	2500	1		2592	1		3.68%		
MakingSpace	500	1						SF incl. in Library on plan	
Small Group / Conference Room	300	1						SF incl. in Library on plan	
Small Group / Conference Room	300	1						SF incl. in Library on plan	
Combined Office / Workroom	400	1						SF incl. in Library on plan	
Device Charging Room	150	1						SF incl. in Library on plan	
<b>Total Library Spaces</b>	<b>4150</b>					<b>2592</b>			
VISUAL ARTS									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Art Lab	1000	1		951	1		-4.90%		
Kit Room	60	1		58	1		-3.33%	SF incl. in Art Room on plan	
Art Storage	150	1		143	1		-4.67%	SF incl. in Art Room on plan	
<b>Total Visual Arts</b>	<b>1210</b>					<b>1152</b>			
PERFORMING ARTS SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
General Music Room	900	1		800	1		-11.11%		
General Music Storage	250	1		168	1		-32.80%	SF incl. in Music on plan	
<b>Total Performing Arts Spaces</b>	<b>1150</b>					<b>968</b>			
PHYSICAL EDUCATION SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Gymnasium	5000	0						SF incl. in Multipurpose	
Stage	850	1							
Office	225	1		0	0		-100.00%		
Staff Shower/ Restroom / Locker	150	1		0	0		-100.00%		
Storage	400	1		0	0		-100.00%		
Chair Storage	225	1		0	0		-100.00%		
Recycle Storage	150	1		0	0		-100.00%		
Outdoor Storage	200	1		0	0		-100.00%		
Playgrounds	0	1		0	0		-100.00%	See site plan	
<b>Total Performing Arts Spaces</b>	<b>720</b>					<b>0</b>			
ADMIN SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Entrance Lobby	Gross Up	Gross Up							
Welcome Center	575	1					-100.00%		
Security Area	75	1					-100.00%		
Conference Room	200	1		202	1		1.50%		
Principal's Office	200	1		298	1		49.00%		
Administrative Office	150	1					-100.00%		
Administrative Office	150	1					-100.00%		
Administrative Office	150	1					-100.00%		
Administrative Workroom	400	1					-100.00%		
Records Room	150	1					-100.00%		
Parent Resource Center	200	1					-100.00%		
Counselor's Office	150	1					-100.00%		
Counselor's Office	150	1					-100.00%		
Student Services	150	1		174	1		16.00%		
Student Services	150	1					-100.00%		
Student Services Conference	200	1					-100.00%		
After School Program Office	300	1					-100.00%		
Staff Lounge	450	1					-100.00%		
Wellness / Lactation Room	150	1					-100.00%		
<b>Total Admin Spaces</b>	<b>3950</b>					<b>679</b>			
STUDENT DINING SERVICES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Student Dining Area	3438	0						Incl. in Multipurpose	
Multipurpose	5000	1		4051	1		-18.98%		
Stage	850	0		435	1		-48.82%	Existing Stage	
Chair / Table Storage	225	0		113	1		-50.22%		
<b>Kitchen (Combined)</b>	<b>2210</b>			<b>1342</b>			<b>-39.00%</b>	<b>Combined</b>	
Kitchen / Food Preparation	650	1						SF incl. in Kitchen on plan	
Serving Area	400	1						SF incl. in Kitchen on plan	
Dry Food Storage	350	1						SF incl. in Kitchen on plan	
Freezer / Cooler	240	1						SF incl. in Kitchen on plan	
Ware Washing	200	1						SF incl. in Kitchen on plan	
Cleaning Storage	60	1						SF incl. in Kitchen on plan	
Food Service Office	150	1						SF incl. in Kitchen on plan	
Toilet / Lockers	150	1						SF incl. in Kitchen on plan	
<b>Total Student Dining Services</b>	<b>13913</b>					<b>9942</b>			

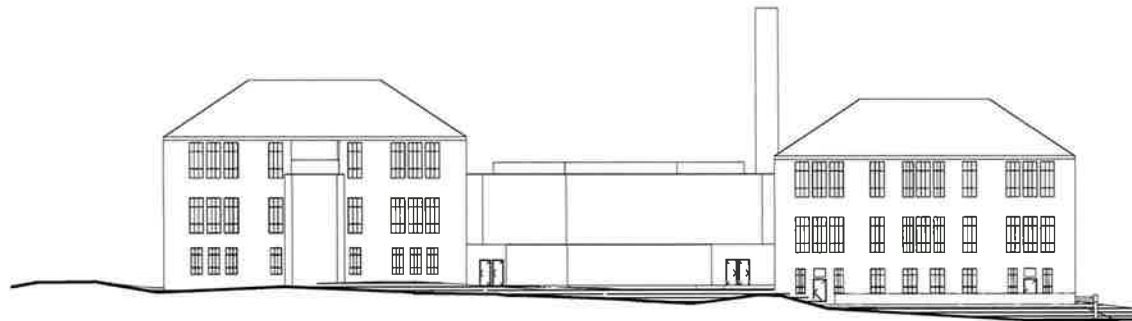
SCHEME A PROGRAM RECONCILIATION TABULATIONS

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools

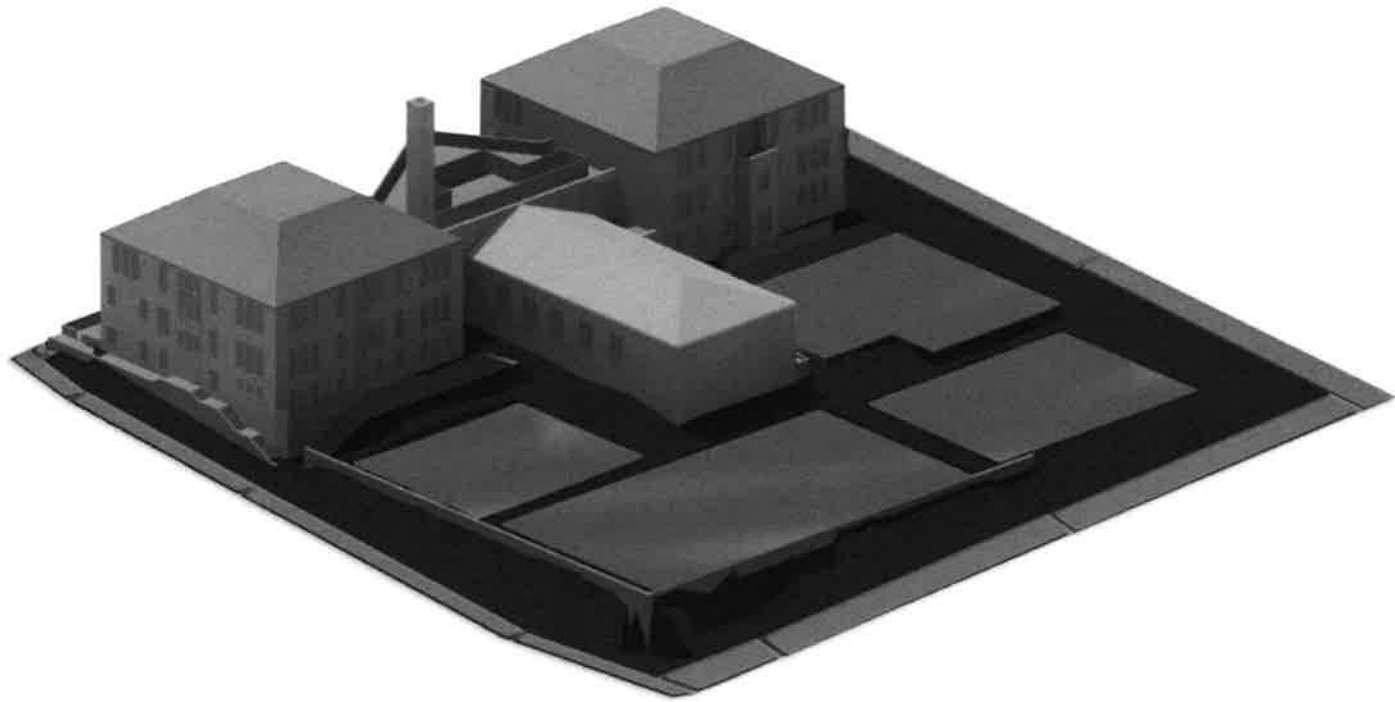




SCHEME A  
EAST ELEVATION



SCHEME A  
SOUTH ELEVATION

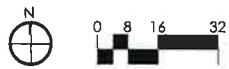
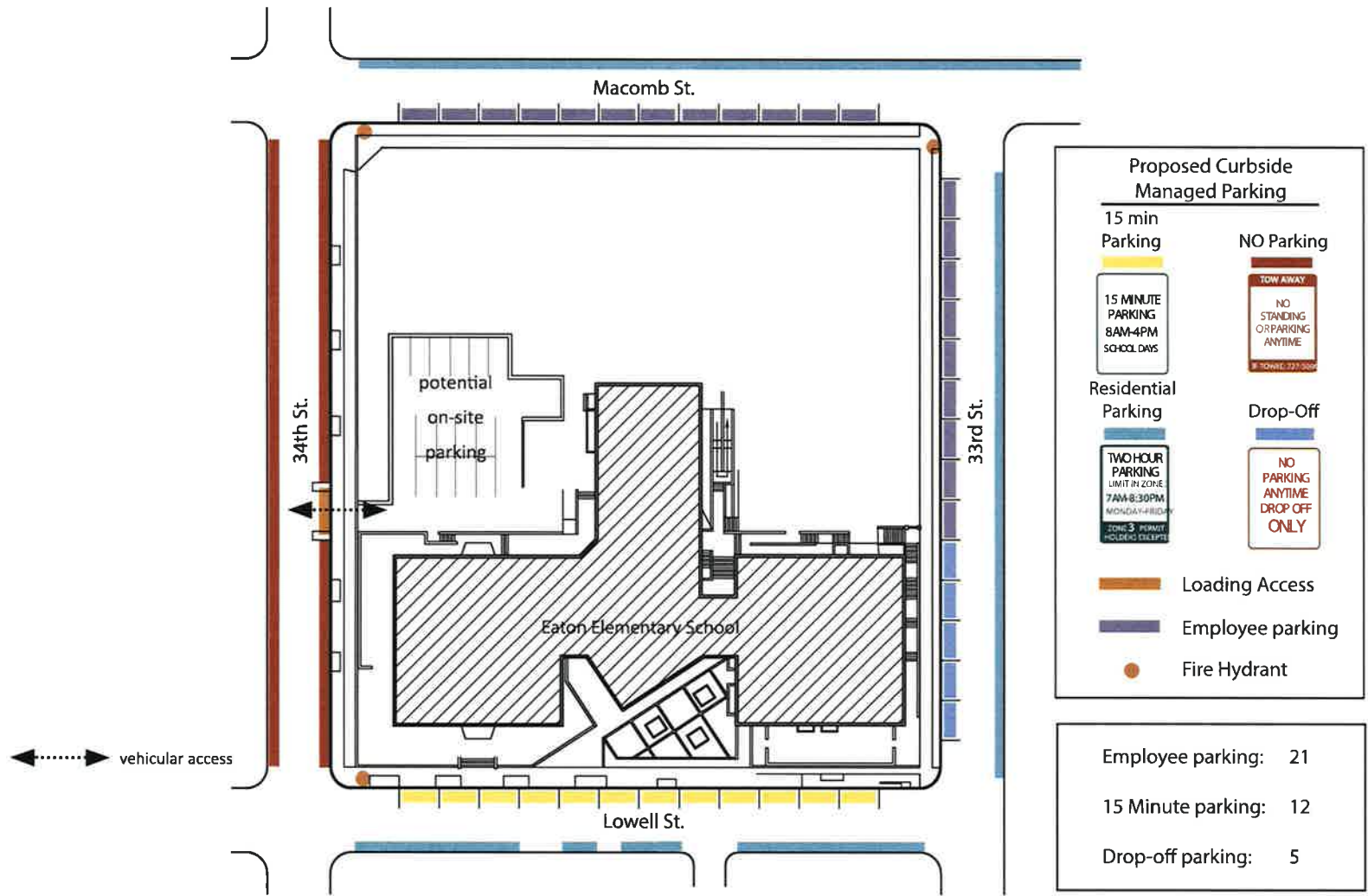


SCHEME A  
MASSING

SCHEME A PROGRAM RECONCILIATION

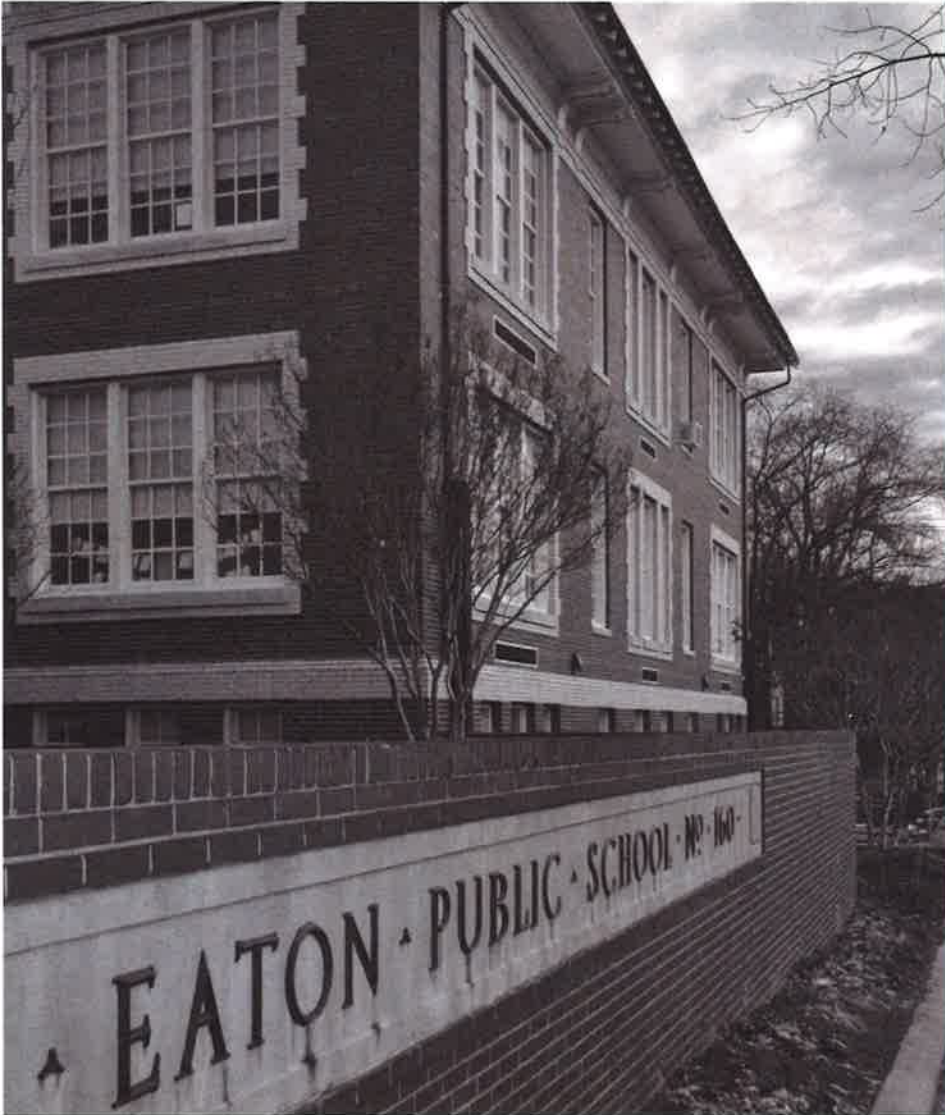
JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools





SCHEME A CURBSIDE MANAGED PARKING





## SCHEME B

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools



## SCHEME B

### PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS AND NARRATIVE

DOEE will consider scenario B to be a substantial renovation and addition of the existing school with additional exterior land disturbance. The required stormwater retention volume (SWRV) is calculated below.

For the building

$$(28,550 \text{ Sf}) \times (0.95 \text{ Impervious runoff coefficient}) \times (0.8 \text{ In} / 12 \text{ in/ft}) = 1,800 \text{ CF}$$

Site disturbance is estimated to be about 30,800 sf. Approximately 17,000 of the site will be compacted cover, and the rest shall be impervious. Thus,  $(13,800 \text{ sf}) \times (0.95 \text{ Impervious runoff coefficient}) \times (1.2 \text{ In} / 12 \text{ in/ft}) + (17,000 \text{ sf}) \times (0.25 \text{ Compacted cover runoff coefficient}) \times (1.2 \text{ In} / 12 \text{ in/ft}) = 1311 + 425 = 1,736 \text{ CF}$

Total SWRV on private property is thus estimated to be about 3,540 CF

Due to the approximate nature of the topographic information currently available, it is not possible to depict detailed drainage areas. Nonetheless, Huska Consulting believes the SWRV could be met with one or a combination of the following strategies:

A light-weight, extensive (4" depth max.) Green roof could be placed on much of the existing school, despite the sloped (gabled) nature of much of the roof. Huska consulting assumes no more than perhaps 15,000 sf of the roof could be converted to green roof. If sized to retain the 1.7" Storm event, this would yield about 2,000 CF.

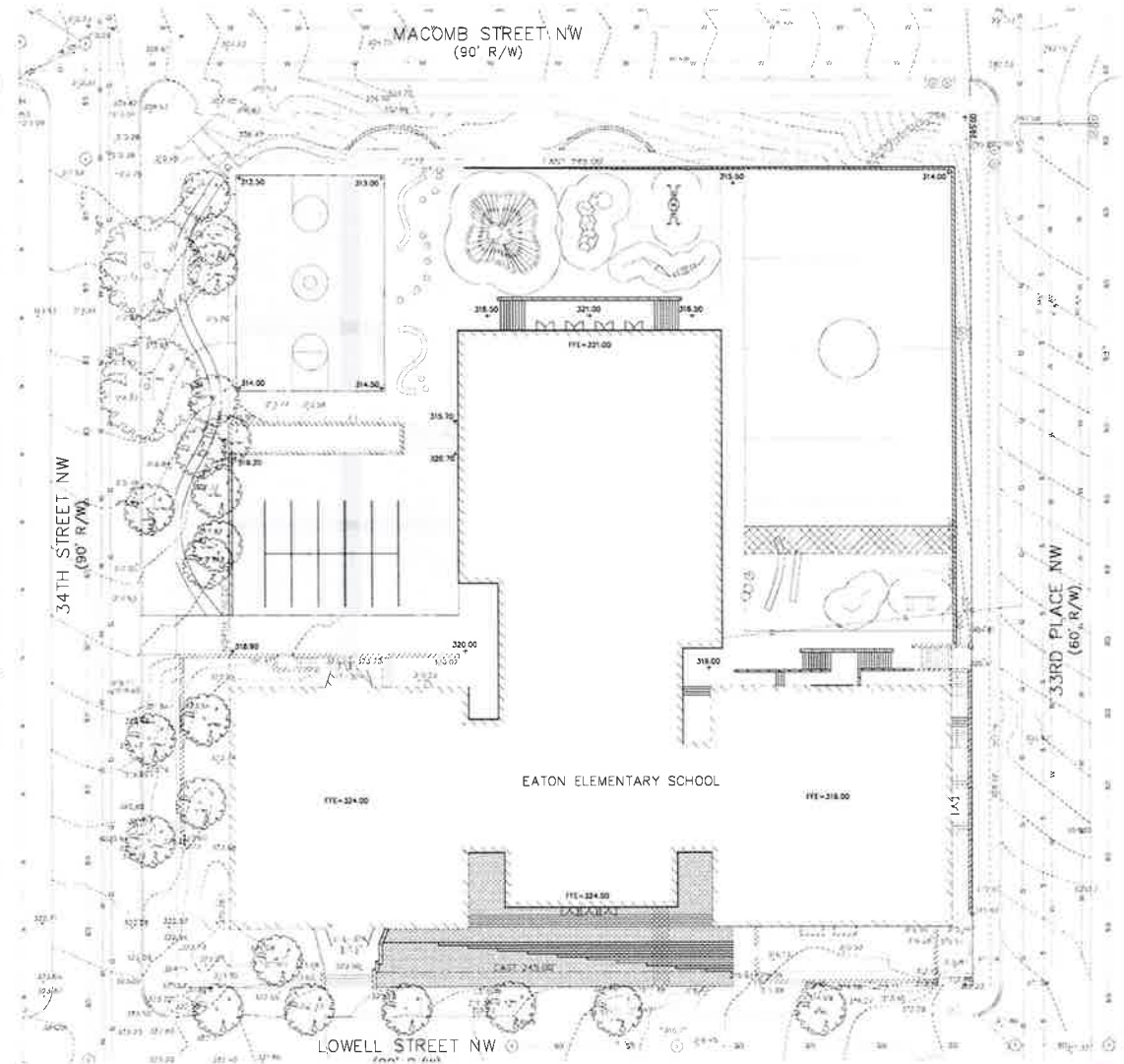
Bioretention facilities could be placed along the perimeters of the north playground and sports field. Huska estimates the drainage area in the northern play areas could be sufficient to meet the SWRV requirements, especially if a trench drain is placed east of the small children's play area along the existing retaining wall. A typical bioretention cross section could be 1' of gravel, 3' of soil media, 3" of mulch, and 18" of ponding depth. With this cross section in mind and conservatively assuming the in situ soils do not percolate, the total square footage of bioretention needed to meet the requirements for the entire site would be about 2,250 sf. Note this would likely require some portion of the building to be conveyed to the bioretention facilities.

A rainwater cistern could be installed inside the school building. The primary demand of the cistern would be to flush toilets. The source of the cistern would be from runoff from the school's roof and possibly the northern play areas, as well. Preliminary calculations suggest the cistern would be about 40,000 gallons.

Within public space, the retention required appears to be about

$$(2,000 \text{ Sf}) \times (0.95 \text{ Impervious runoff coefficient}) \times (1.2 \text{ In} / 12 \text{ in/ft}) = 190 \text{ CF}$$

This could be met with bioretention facilities behind the sidewalk and/or by preserving some of the trees in public space adjacent to school property.



## SCHEME B CIVIL DESIGN





FEASIBILITY STUDY: SCHEME B

**Scope**

Scheme B involves restoration of the most of the existing facility with substantial interior modification. The existing multipurpose structure will be demolished to accommodate construction of new cafeteria/gym.

**Discussion**

This scheme reduces the amount of open space slightly due to the new cafeteria/gym in the center of the campus.

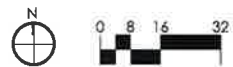
It also involves a new retaining wall along 33<sup>rd</sup> Place and as a result gains approximately 3,000 sf of usable outdoor space. The wall can be implemented as a wall covered by plants on 33<sup>rd</sup> Place face. There are 10 on-site parking spaces. There is slightly narrower sports field (than existing) on the east side of the campus, 5-12 year play area on the north part and full basketball court/or a multipurpose sports court for various games. A vertical self-enclosed play structure is designed for younger children adjacent to lower grade classrooms. The play structure also serves as a separation between play and ball court. It has slides and other play apparatus reaching out to the playground surface beyond the play structure. There are other types equipment located in the younger children play area as well.

There are broad steps and low walls for level changes and can be used as seating. Casual and curvilinear outdoor seating are placed amongst play/sport zones.

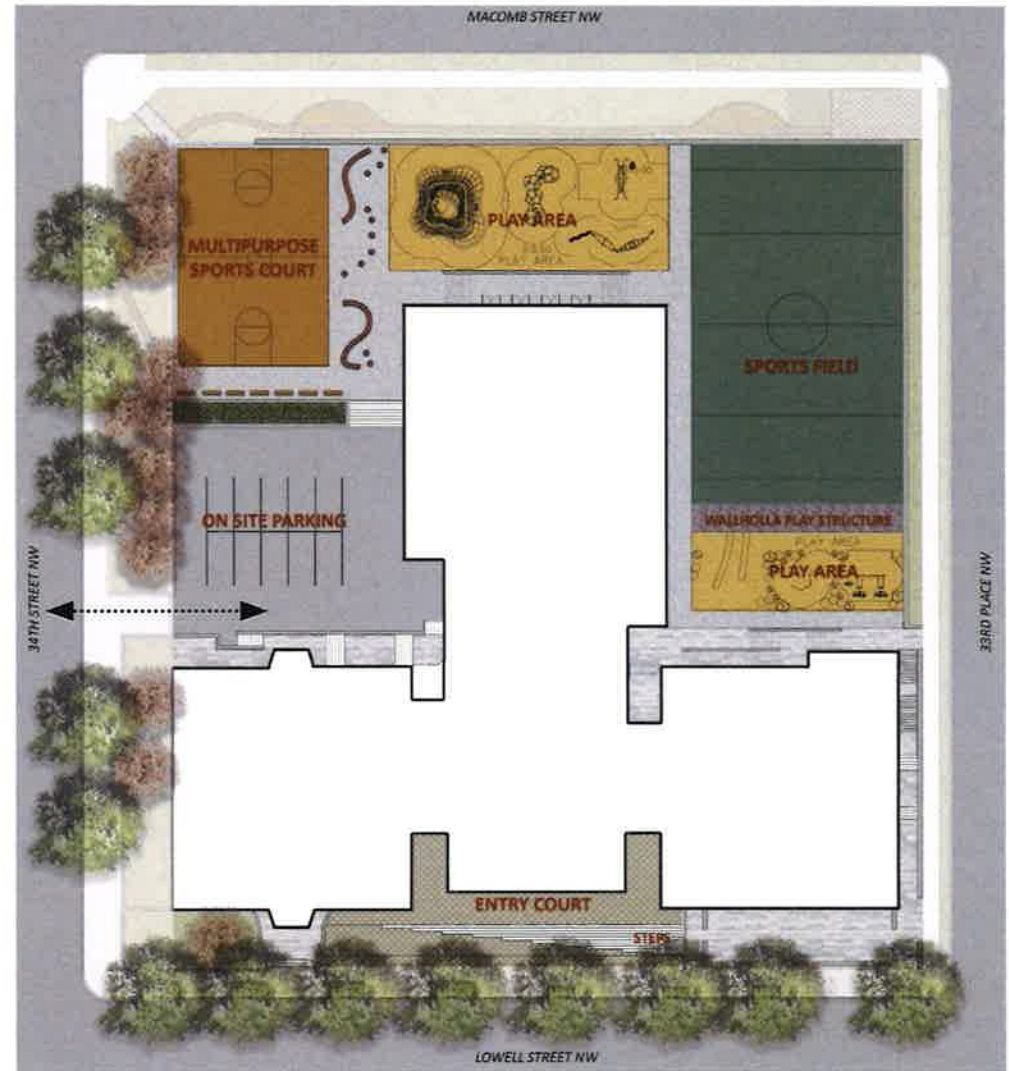
Medium to small trees or shrubs are placed in the planters that serve as grade separation.

In the front entry court, broad steps replace the existing retaining wall and open the school entrance to the neighborhood. The steps can be used as casual outdoor seating.

There will be street trees planting along all streets, especially on Lowell Street to provide shade to the south facing entry court.

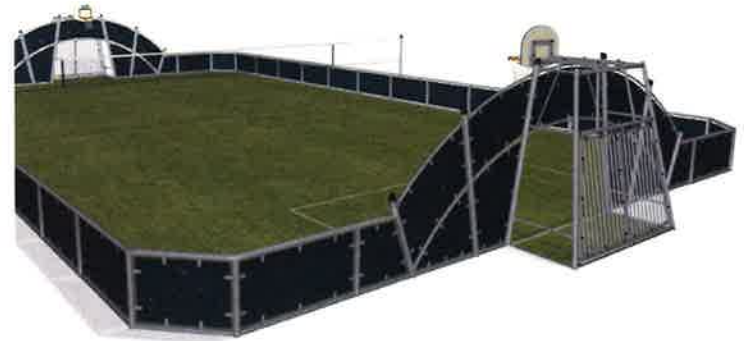


## SCHEME B LANDSCAPE DESIGN





LANDSCAPE STEPS AT ENTRY PLAZA



MULTIPURPOSE PLAY AREA



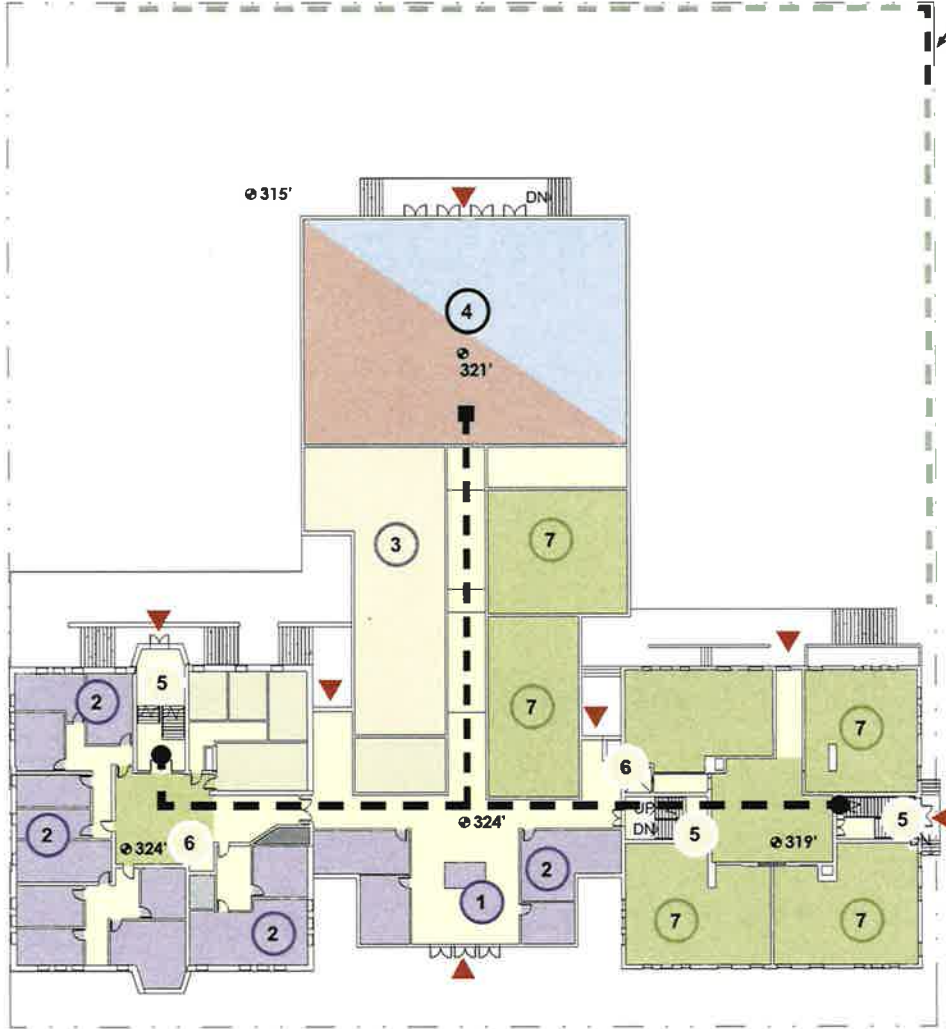
GROUP SWING



PLAY STRUCTURE

## EQUIPMENT

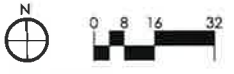
NEW RETAINING WALL COVERED WITH 'GREEN SCREEN' / PLANTS



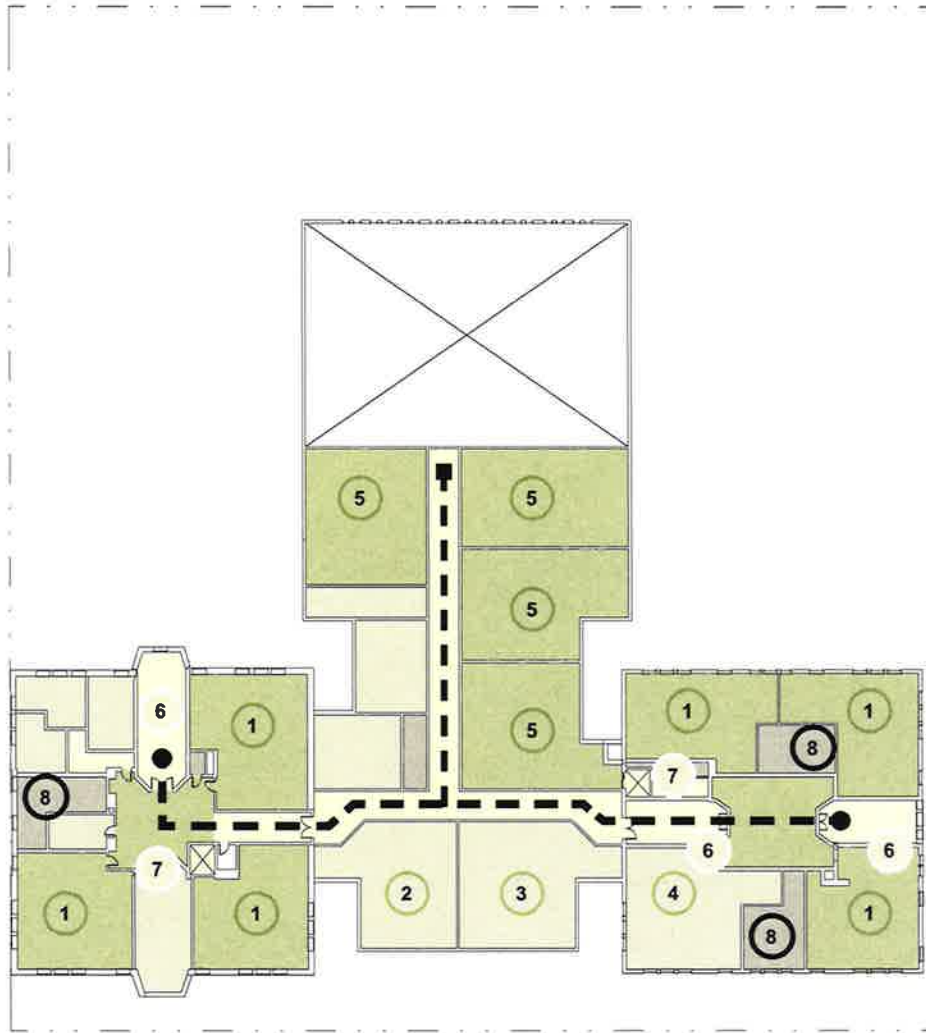
**NOTE KEY**

- # Program Element
- 1 SECURITY DESK
- 2 ADMINISTRATION
- 3 KITCHEN
- 4 MULTIPURPOSE ROOM
- 5 STAIR
- 6 ELEVATOR
- 7 PRE-K - 1ST GR CLASSROOM

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



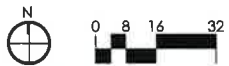
**SCHEME B  
FIRST FLOOR**



**NOTE KEY**

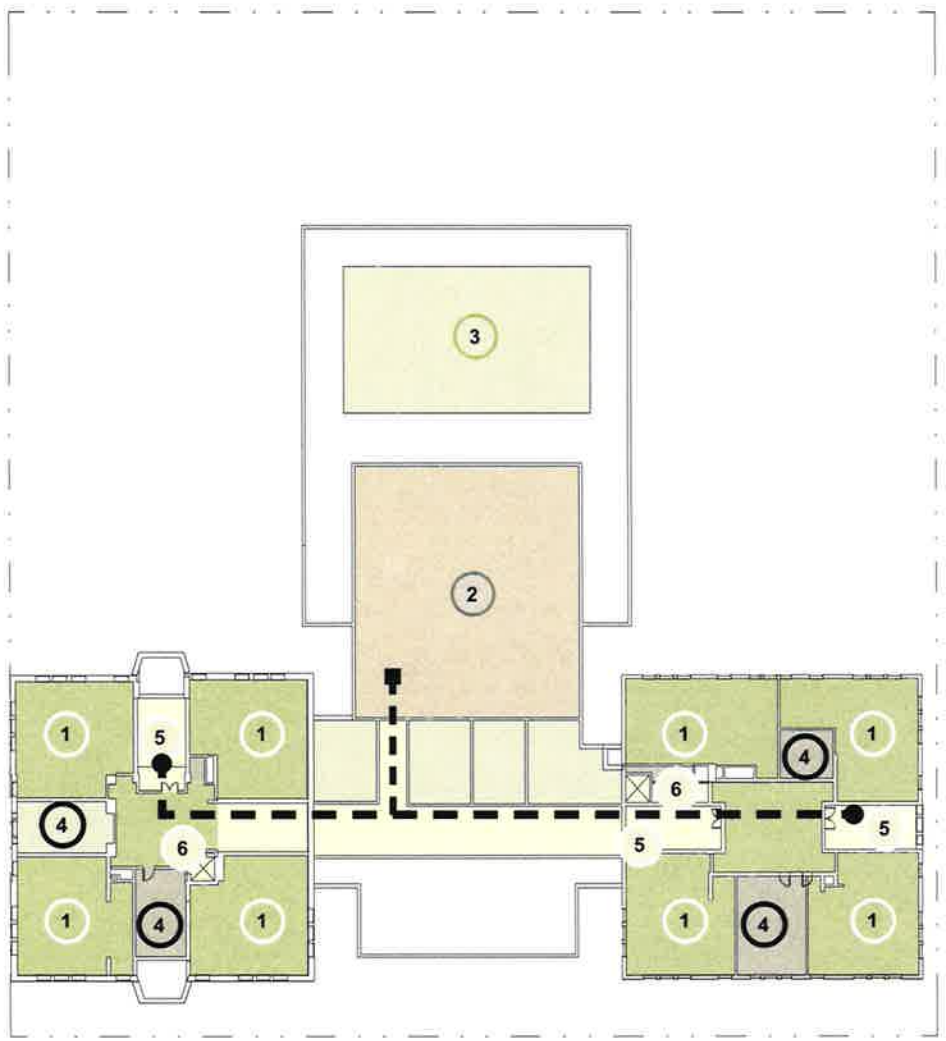
- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
  - 2 SCIENCE
  - 3 ART
  - 4 MUSIC
  - 5 PRE-K - 1ST GRADE CLASSROOM
  - 6 STAIR
  - 7 ELEVATOR
  - 8 TOILET

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



SCHEME B  
SECOND FLOOR



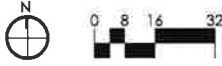


**NOTE KEY**

- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
- 2 LIBRARY
- 3 OUTDOOR LEARNING
- 4 TOILET
- 5 STAIR
- 6 ELEVATOR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation

- main circulation
- secondary circulation
- building entry



SCHEME B  
THIRD FLOOR

ACADEMIC SPACES								
CLASSROOMS								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Pre-K - Grade 1 Classroom	1123	1		1104	1		-1.87%	
Pre-K - Grade 1 Classroom	1123	1		1081	1		-3.91%	
Pre-K - Grade 1 Classroom	1123	1		1103	1		-1.96%	
Pre-K - Grade 1 Classroom	1123	1		1169	1		-3.91%	
Pre-K - Grade 1 Classroom	1123	1		1103	1		-1.96%	
Pre-K - Grade 1 Classroom	1123	1		1121	1		-0.36%	
Pre-K - Grade 1 Classroom	1123	1		1114	1		-0.38%	
Pre-K - Grade 1 Classroom	1123	1		1119	1		0.53%	
Pre-K - Grade 1 Classroom	1123	1		914	1		-18.26%	
Pre-K - Grade 1 Classroom	1123	1		926	1		-17.69%	
<b>Pre-K - Grade 1 Classrooms</b>		<b>10</b>	<b>11250</b>		<b>10</b>	<b>10754</b>		
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
Pre-K - Grade 1 Toilet	50	1		50	1		0.00%	incl. in Classroom on plans
<b>Pre-K - Grade 1 Toilets</b>		<b>10</b>	<b>500</b>		<b>9</b>	<b>500</b>		
Grade 2-5 Classroom	900	1		910	1		1.11%	
Grade 2-5 Classroom	900	1		923	1		2.56%	
Grade 2-5 Classroom	900	1		1004	1		11.56%	
Grade 2-5 Classroom	900	1		900	1		0.00%	
Grade 2-5 Classroom	900	1		900	1		0.00%	
Grade 2-5 Classroom	900	1		902	1		0.22%	
Grade 2-5 Classroom	900	1		915	1		1.67%	
Grade 2-5 Classroom	900	1		937	1		4.11%	
Grade 2-5 Classroom	900	1		921	1		0.22%	
Grade 2-5 Classroom	900	1		901	1		0.11%	
Grade 2-5 Classroom	900	1		903	1		0.32%	
Grade 2-5 Classroom	900	1		941	1		4.56%	
Grade 2-5 Classroom	900	1		920	1		2.22%	
Grade 2-5 Classroom	900	1		903	1		0.33%	
<b>Grade 2-5 Classrooms</b>		<b>14</b>	<b>12600</b>		<b>14</b>	<b>12860</b>		
<b>Total Classroom Space</b>			<b>24350</b>			<b>24114</b>		
ACADEMIC SUPPORT								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Early Elementary Resource / Small Group	450	1		440	1		-2.22%	
Early Elementary Resource / Small Group	450	1		139	1		-32.07%	Existing
Outdoor Storage - Early Childhood	200	1			0		-100.00%	
Science Lab	1000	1		986	1		-1.40%	
Discovery Commons	2000	1		1838	1		-9.10%	Existing
Resource/ Small Group Room	350	1		363	1		0.83%	
Resource/ Small Group Room	350	1		359	1		-0.28%	
Resource/ Small Group Room	350	1		365	1		1.99%	
Speech / OT / PT	450	1		451	1		0.22%	
Speech / OT / PT	450	1		462	1		2.67%	
Speech / OT / PT	450	1		498	1		10.67%	
Speech / OT / PT	150	1		154	1		2.67%	
Speech / OT / PT	150	1		186	1		24.00%	
Speech / OT / PT	110	1			0		-100.00%	
Special Education Coordinator Office	150	1		188	1		25.33%	
Special Education Coordinator Office	150	1		132	1		-12.00%	
Special Education Coordinator Office	150	1		129	1		-14.00%	
Teacher Collaboration Room	300	1		214	1		-28.67%	
Teacher Collaboration Room	300	1		378	1		26.00%	
Teacher Collaboration Room	300	1		308	1		2.67%	
Textbook / Cart Storage	200	1		267	1		31.00%	
Textbook / Cart Storage	200	1		234	1		17.00%	
Textbook / Cart Storage	200	1		0	0		-100.00%	
Textbook / Cart Storage	200	1		0	0		-100.00%	
Outdoor Classroom	0	1						See Site Plan
Garden	0	1						See Site Plan
<b>Total Non-Classroom Academic Spaces</b>			<b>9100</b>			<b>10306</b>		

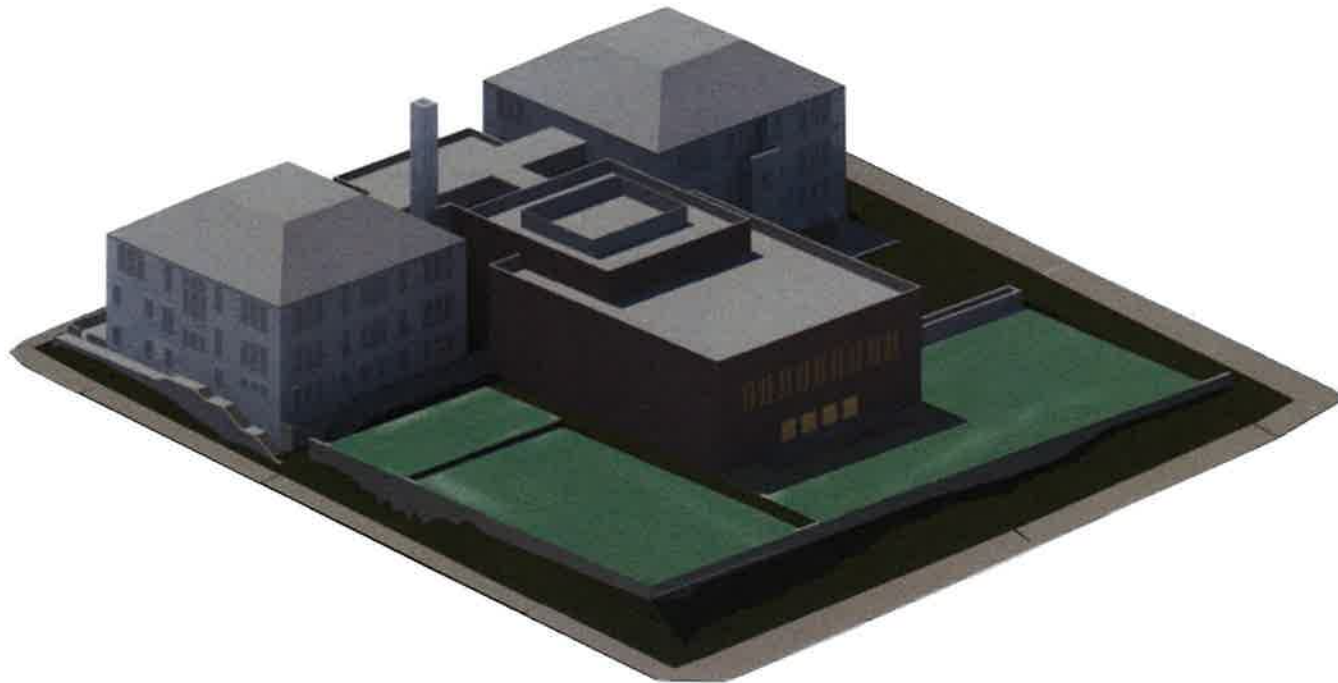
LIBRARY SPACES								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Library (Combined)	4150			4002	0		-3.57%	
Reading/Learning/Circulation Room	2500	1		4002	1		60.08%	
Makerspace	500	1						SF incl. in Library on plan
Small Group / Conference Room	300	1						SF incl. in Library on plan
Small Group / Conference Room	300	1						SF incl. in Library on plan
Combined Office / Workroom	400	1						SF incl. in Library on plan
Device Charging Room	150	1						SF incl. in Library on plan
<b>Total Library Spaces</b>			<b>4150</b>			<b>4002</b>		
VISUAL ARTS								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Art Lab	1000	1		960	1		-4.00%	
Art Room	60	1		60	1		0.00%	SF incl. in Art Room on plan
Art Storage	150	1		150	1		0.00%	SF incl. in Art Room on plan
<b>Total Visual Arts</b>			<b>1210</b>			<b>1170</b>		
PERFORMING ARTS SPACES								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
General Music Room	900	1		795	1		-11.67%	
General Music Storage	250	1		250	1		0.00%	SF incl. in Music on plan
<b>Total Performing Arts Spaces</b>			<b>1150</b>			<b>1045</b>		
PHYSICAL EDUCATION SPACES								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Gymnasium	5000	0						SF incl. in Multipurpose
Stage	850	1		0	0		-100.00%	
Office	225	1		0	0		-100.00%	
Staff Shower/ Restroom / Locker	150	1		0	0		-100.00%	
Storage	400	1		0	0		-100.00%	
Chair Storage	225	1		0	0		-100.00%	
Storage	150	1		0	0		-100.00%	
Outdoor Soccer	200	1		0	0		-100.00%	
Playgrounds	0	1		0	0			See site plan
<b>Total Performing Arts Spaces</b>			<b>7200</b>			<b>0</b>		
ADMIN SPACES								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Entrance Lobby	Gross Up			0	0		-100.00%	
Welcome Center	575	1						
Security Area	75	1		77	1		2.67%	
Conference Room	200	1		297	1		48.50%	
Principal's Office	200	1		245	1		22.50%	
Administrative Office	150	1		169	1		12.67%	
Administrative Office	150	1		160	1		6.67%	
Administrative Office	150	1		159	1		6.00%	
Administrative Workroom	400	1		414	1		3.50%	
Records Room	150	1		163	1		8.67%	
Parent Resource Center	200	1		231	1		15.50%	
Counselor's Office	150	1		203	1		35.33%	
Counselor's Office	150	1		198	1		32.00%	
Student Services	150	1		177	1		18.00%	
Student Services	150	1		190	1		26.67%	
Student Services Conference	200	1		279	1		39.50%	
After School Program Office	300	1		313	1		4.33%	
Staff Lounge	450	1		501	1		11.33%	
Wellness / Lactation Room	150	1		188	1		32.00%	
<b>Total Admin Spaces</b>			<b>3950</b>			<b>3974</b>		
STUDENT DINING SERVICES								
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes
Student Dining Area	3438	0						incl. in Multipurpose
Multipurpose	5000	1		5102	1		2.04%	
Stage	850	0						
Chair / Table Storage	225	0						
Kitchen (Combined)	2240	1		2148	1		-2.81%	Combined
Kitchen / Food Preparation	650	1						SF incl. in Kitchen on plan
Kitchen / Food Preparation	650	1						SF incl. in Kitchen on plan
Serving Area	400	1						SF incl. in Kitchen on plan
Dry Food Storage	350	1						SF incl. in Kitchen on plan
Freezer / Cooler	250	1						SF incl. in Kitchen on plan
Ware Washing	200	1						SF incl. in Kitchen on plan
Cleaning Storage	60	1						SF incl. in Kitchen on plan
Food Service Office	150	1						SF incl. in Kitchen on plan
Toilet / Lockers	150	1						SF incl. in Kitchen on plan
<b>Total Student Dining Services</b>			<b>13938</b>			<b>7250</b>		

SCHEME B PROGRAM RECONCILIATION TABULATIONS

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
 District of Columbia Public Schools







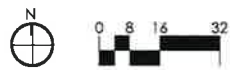
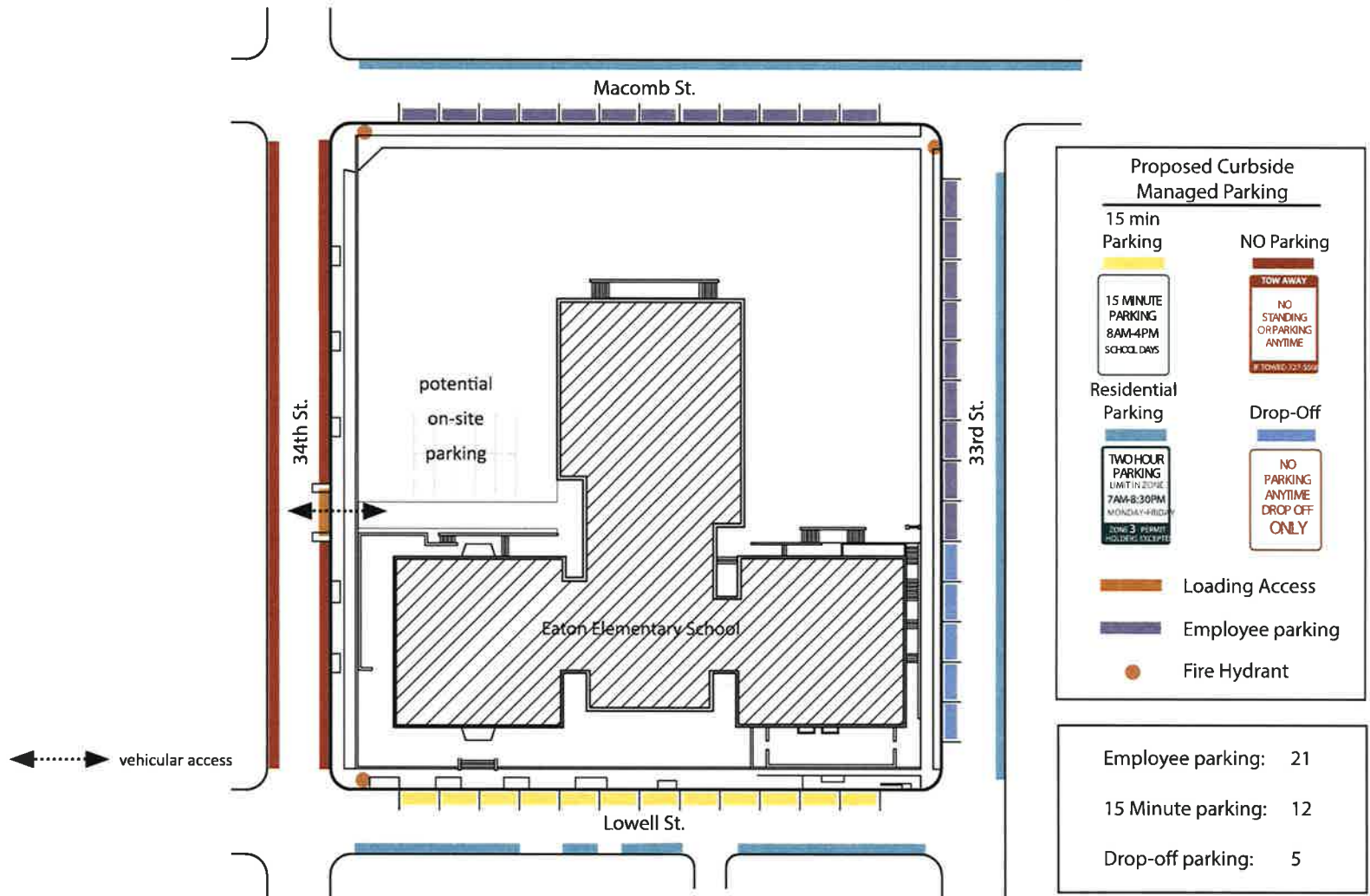
SCHEME B  
MASSING



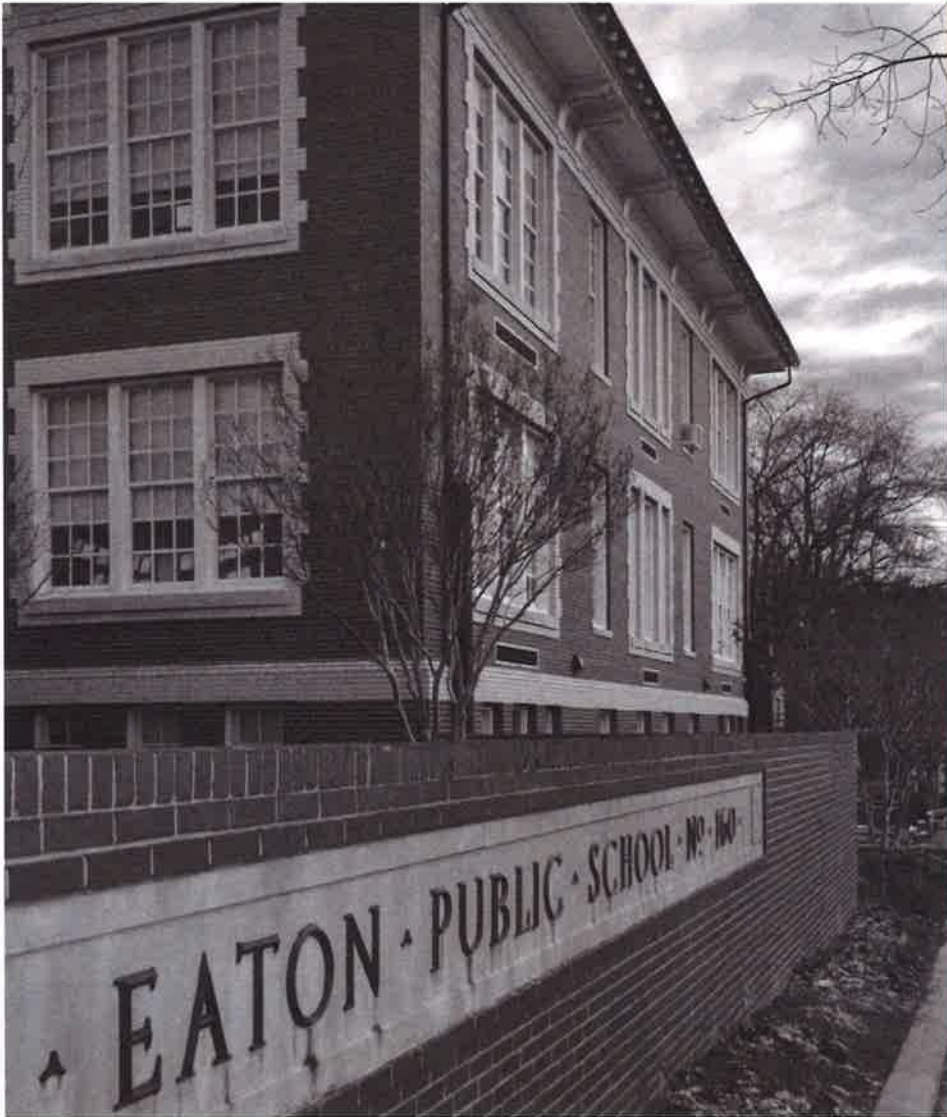
SCHEME B PROGRAM RECONCILIATION

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools





SCHEME B CURBSIDE MANAGED PARKING



## SCHEME C

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools



## SCHEME C

### PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS AND NARRATIVE

DOEE will consider Scenario B to be a substantial renovation and addition of the existing school with additional exterior land disturbance. The required stormwater retention volume (SWRV) is calculated below.

For the building  
 $(42,000 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) \times (0.8 \text{ in} / 12 \text{ in/ft}) = 2,660 \text{ CF}$

Site disturbance is estimated to be about 15,000 SF. The layout is not currently ironed out so it will be assumed to be 50% impervious for this calculation. Thus,  
 $(7,500 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) \times (1.2 \text{ in} / 12 \text{ in/ft}) +$   
 $(7,500 \text{ SF}) \times (0.25 \text{ compacted cover runoff coefficient}) \times (1.2 \text{ in} / 12 \text{ in/ft}) = 713 + 188 = 900 \text{ CF}$

Total SWRV on private property is thus estimated to be about 3,560 CF.

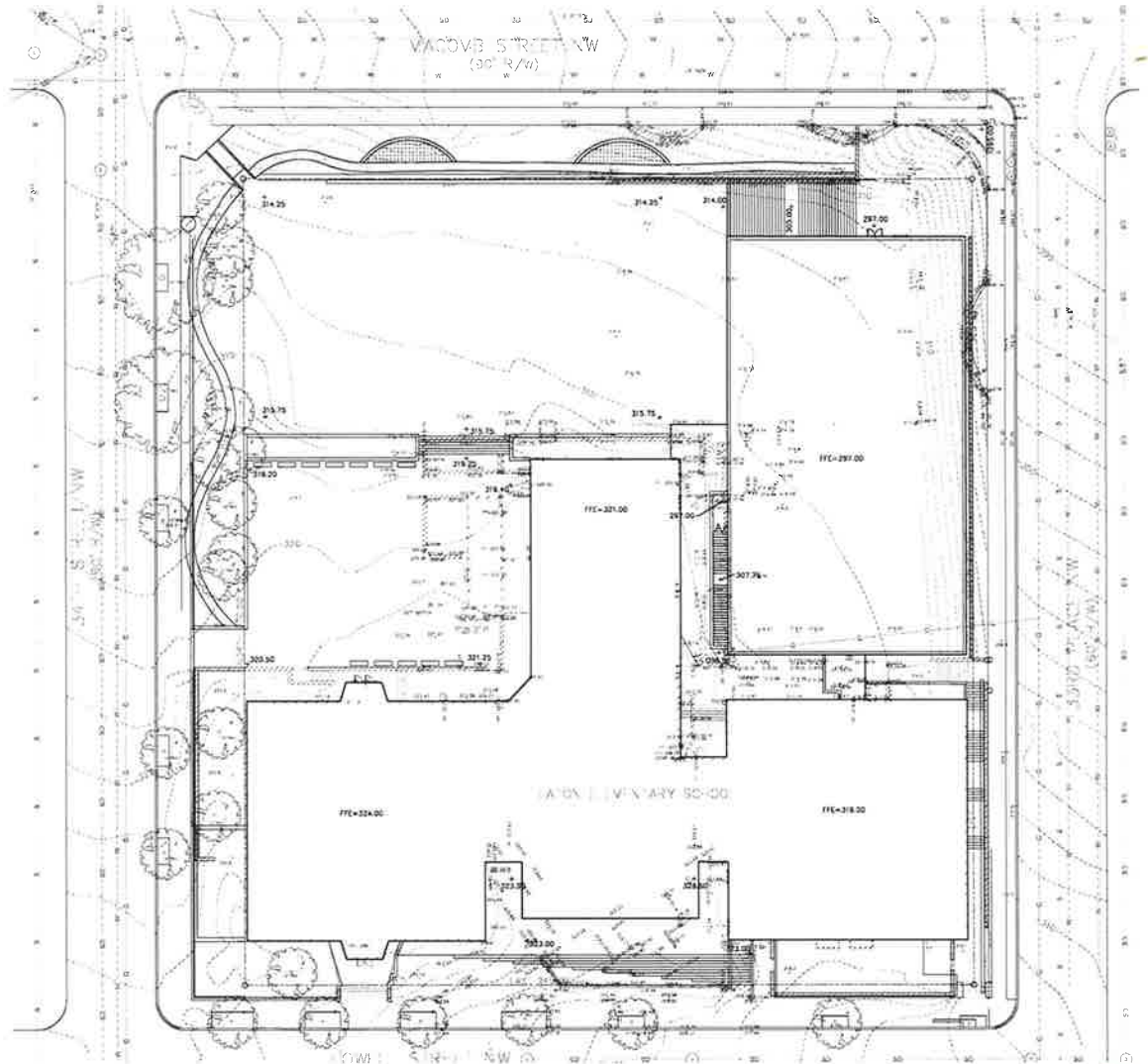
Due to the approximate nature of the topographic information currently available, it is not possible to depict detailed drainage areas. Nonetheless, Huska Consulting believes the SWRV could be met with one or a combination of the following strategies:

A light-weight, extensive (4" depth max.) green roof could be placed on much of the existing school, despite the sloped (gabled) nature of much of the roof. Huska Consulting assumes no more than perhaps 15,000 SF of the roof could be converted to green roof. If sized to retain the 1.7" storm event, this would yield about 2,000 CF.

Bioretention facilities could be placed at the perimeters of the north playground and sports field. Huska estimates the drainage area in the northern play areas could be sufficient to meet the SWRV requirements, especially if a trench drain is placed east of the small children's play area along the existing retaining wall. A typical bioretention cross section could be 1' of gravel, 3' of soil media, 3" of mulch, and 18" of ponding depth. With this cross section in mind and conservatively assuming the in situ soils do not percolate, the total square footage of bioretention needed to meet the requirements for the entire site would be about 2,250 SF. Note, this would likely require some portion of the building to be conveyed to the bioretention facilities.

A rainwater cistern could be installed inside the school building. The primary demand of the cistern would be to flush toilets. The source of the cistern would be from runoff from the school's roof and possibly the northern play areas, as well. Preliminary calculations suggest the cistern would be about 40,000 gallons.

Within public space, the retention required appears to be about  
 $(2,000 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) (1.2 \text{ in} / 12 \text{ in/ft}) = 190 \text{ CF}$   
This could be met with bioretention facilities behind the sidewalk and/or by preserving some of the trees in public space adjacent to school property.



## SCHEME C CIVIL DESIGN



## FEASIBILITY STUDY: SCHEME C

### Scope

Scheme C will involve repurposing of existing building spaces within the 1890 and 1911 buildings, new construction in the location of the 1980 building, and adjoining new construction north of the existing eastern building to achieve the architectural program requirements.

### Discussion

Due to the expansion of the building envelop, the site open space is drastically reduced. The eastern edge is pushed out to the property line along 33<sup>rd</sup> Place by the new building component. There is a north east corner plaza entrance to the building lower level at Macomb Street and 33<sup>rd</sup> Place. Service to the cafeteria located in this part of new building is curb side next to the plaza. A set of broad stairs leads to the upper level sport field and outdoor space. The steps can serve as outdoor casual seating.

Parking is accommodated by curb-side spaces.

There is enlarged sports field and expanded 5-12 year play area. Younger children play area is accommodated at roof level next to lower grade classrooms in the new building. Outdoor seating are placed along the play areas. There are broad steps and low walls for level changes and can be used as seating as well.

Medium to small trees are placed in the planters that serve as field and grade separation.

In the front entry court, broad steps replace the existing retaining wall and open the school entrance to the neighborhood. The steps can be used as casual outdoor seating.

There will be street trees planting along all streets, especially on Lowell Street to provide shade to the south facing entry court.



## SCHEME C LANDSCAPE DESIGN





LANDSCAPE STEPS AT ENTRY PLAZA



LANDSCAPE STEPS AT NORTH ENTRY PLAZA



PLAY AREA

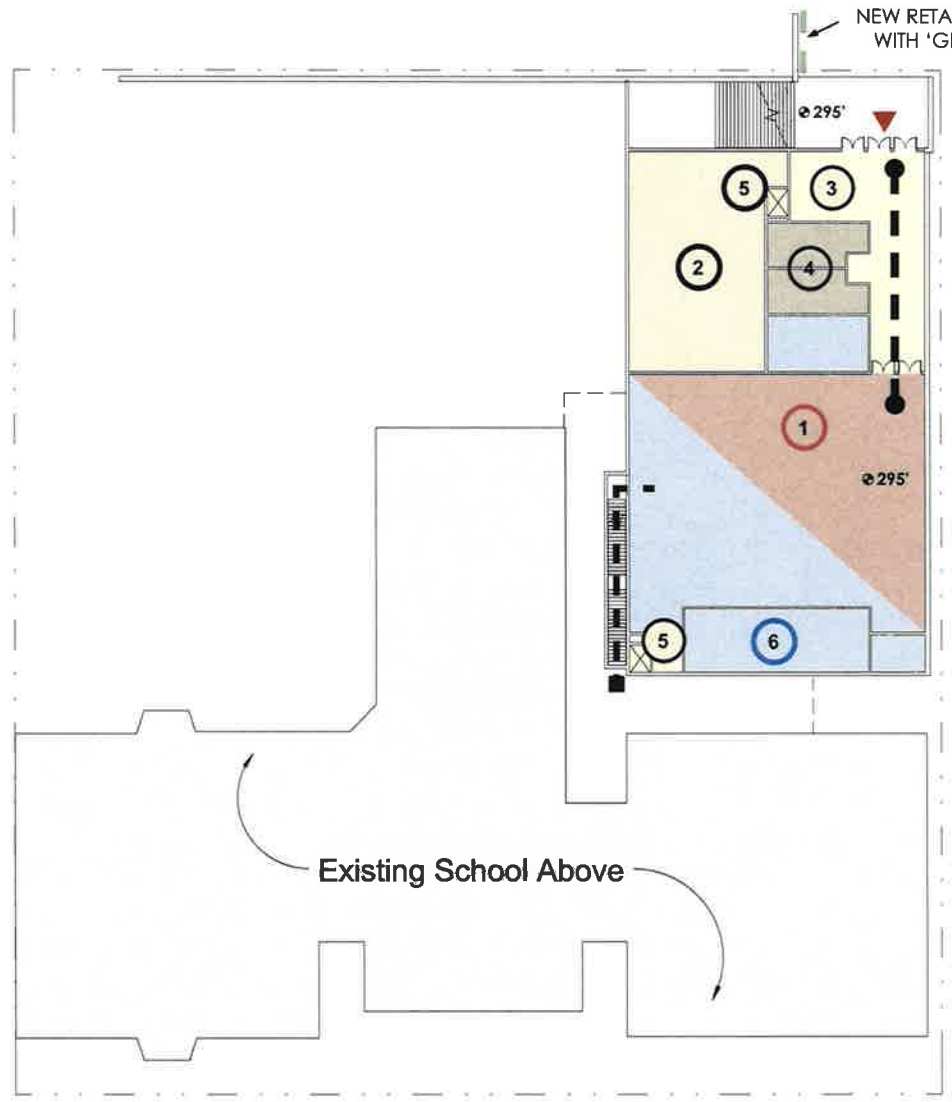


PLAY AREA



PLAY AREA

## EQUIPMENT



**NOTE KEY**

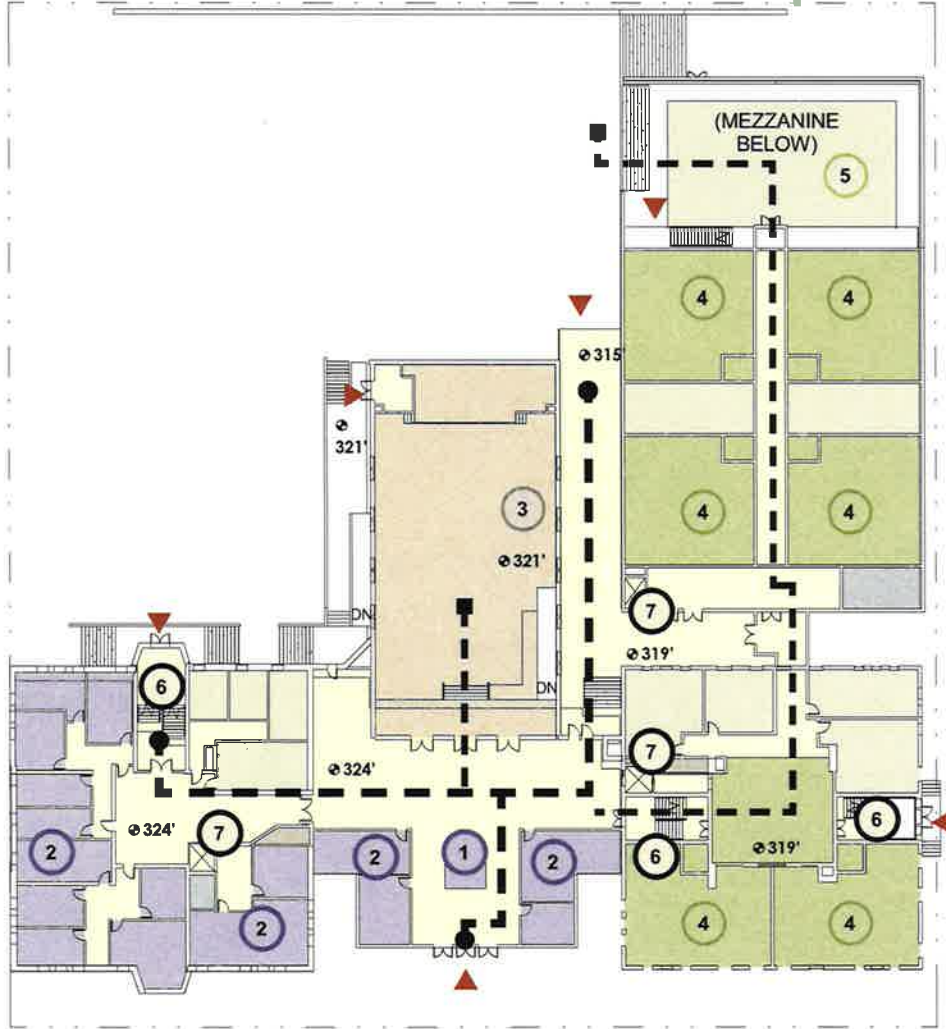
- # Program Element
- 1 MULTIPURPOSE ROOM
  - 2 KITCHEN
  - 3 LOBBY
  - 4 TOILET
  - 5 ELEVATOR
  - 6 STAGE

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



**SCHEME C  
LOWER LEVEL**

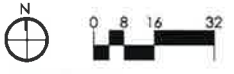
NEW RETAINING WALL COVERED WITH 'GREEN SCREEN' / PLANTS



**NOTE KEY**

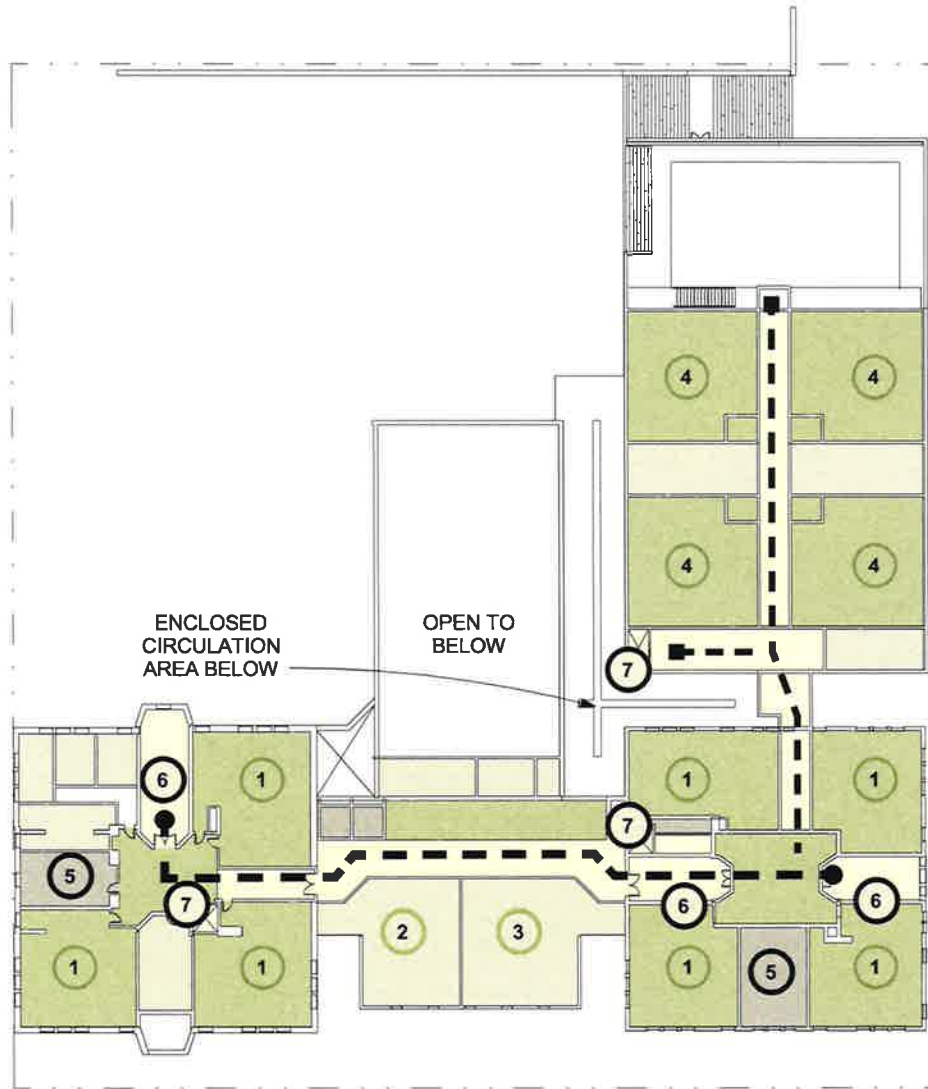
- # Program Element
- 1 SECURITY DESK
- 2 ADMINISTRATION
- 3 LIBRARY
- 4 PRE-K - 1ST GRADE CLASSROOM
- 5 OUTDOOR LEARNING
- 6 STAIR
- 7 ELEVATOR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



**SCHEME C  
FIRST FLOOR**

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools

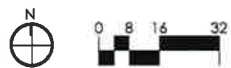


**NOTE KEY**

- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
- 2 MUSIC
- 3 ART
- 4 PRE-K - 1ST GRADE CLASSROOM
- 5 TOILET
- 6 STAIR
- 7 ELEVATOR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation

- main circulation
- secondary circulation
- building entry

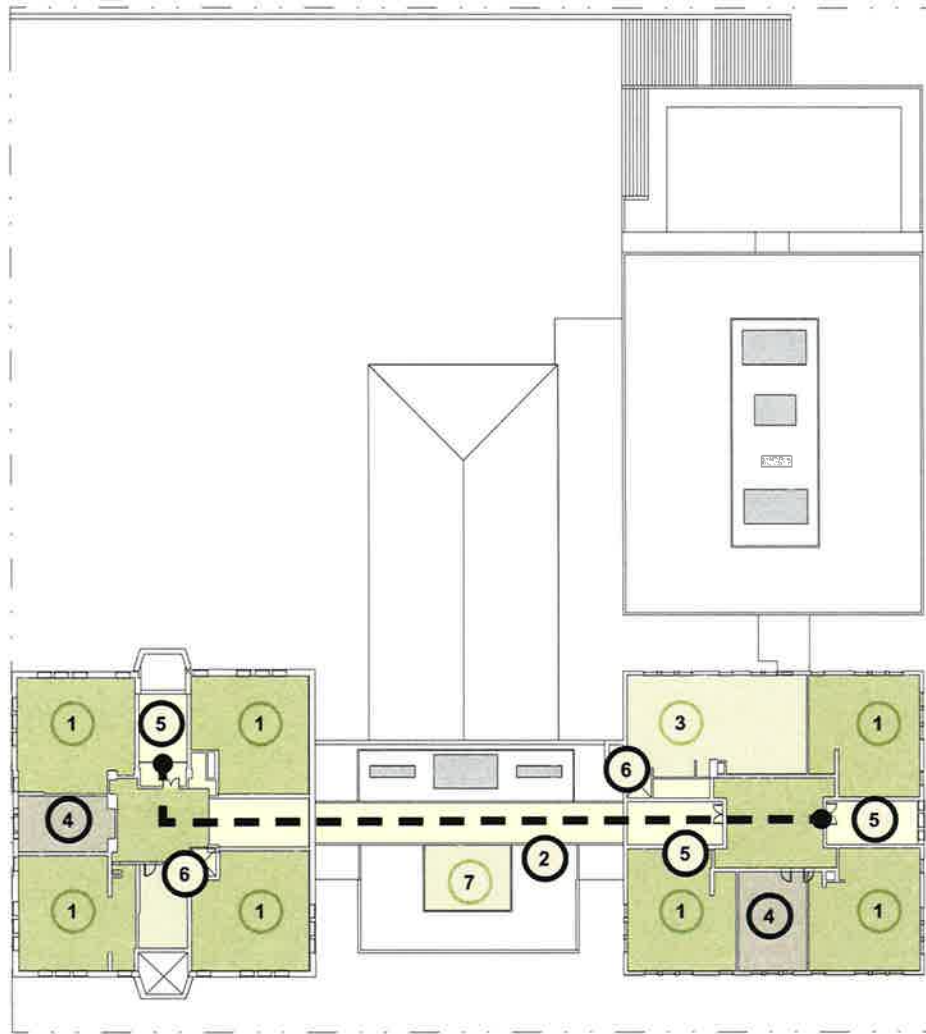


**SCHEME C  
SECOND FLOOR**

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools



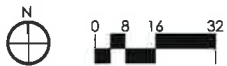




**NOTE KEY**

- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
- 2 CONNECTING CORRIDOR
- 3 SCIENCE
- 4 TOILET
- 5 STAIR
- 6 ELEVATOR
- 7 OUTDOOR LEARNING

- new mechanical equipment
- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



**SCHEME C  
THIRD FLOOR**

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools

EATON ES EDSPEC

OPTION C

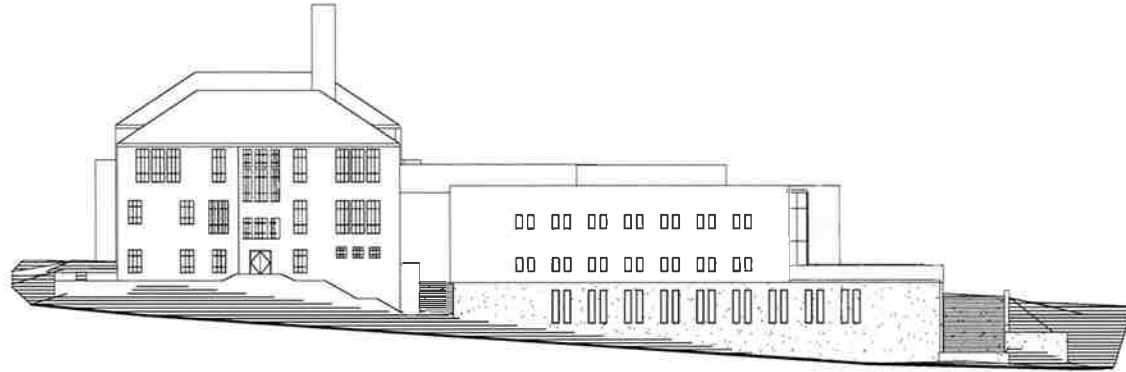
ACADEMIC SPACES									
CLASSROOMS									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Pre-K - Grade 1 Classroom	1123	1		1094	1		3.78%		
Pre-K - Grade 1 Classroom	1123	1		1074	1		-4.53%		
Pre-K - Grade 1 Classroom	1123	1		1158	1		2.93%		
Pre-K - Grade 1 Classroom	1123	1		1123	1		0.00%		
Pre-K - Grade 1 Classroom	1123	1		1126	1		0.09%		
Pre-K - Grade 1 Classroom	1123	1		1159	1		3.02%		
Pre-K - Grade 1 Classroom	1123	1		1158	1		2.93%		
Pre-K - Grade 1 Classroom	1123	1		1125	1		0.00%		
Pre-K - Grade 1 Classroom	1123	1		1126	1		0.09%		
Pre-K - Grade 1 Classroom	1123	1		1159	1		3.02%		
<b>Pre-K - Grade 1 Classrooms</b>		<b>10</b>	<b>11250</b>		<b>10</b>	<b>11304</b>			
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%	incl. in Classroom on plans	
<b>Pre-K - Grade 1 Toilets</b>		<b>10</b>	<b>300</b>		<b>0</b>	<b>510</b>			
Grade 2-5 Classroom	900	1		912	1		1.78%		
Grade 2-5 Classroom	900	1		895	1		-0.56%		
Grade 2-5 Classroom	900	1		905	1		0.56%		
Grade 2-5 Classroom	900	1		907	1		0.78%		
Grade 2-5 Classroom	900	1		1031	1		14.56%		
Grade 2-5 Classroom	900	1		921	1		2.33%		
Grade 2-5 Classroom	900	1		955	1		7.29%		
Grade 2-5 Classroom	900	1		948	1		5.33%		
Grade 2-5 Classroom	900	1		904	1		0.44%		
Grade 2-5 Classroom	900	1		907	1		0.78%		
Grade 2-5 Classroom	900	1		921	1		2.33%		
Grade 2-5 Classroom	900	1		927	1		3.00%		
Grade 2-5 Classroom	900	1		902	1		0.22%		
Grade 2-5 Classroom	900	1		901	1		0.11%		
<b>Grade 2-5 Classrooms</b>		<b>14</b>	<b>12600</b>		<b>14</b>	<b>12965</b>			
<b>Total Classroom Space</b>			<b>24350</b>			<b>24800</b>			
ACADEMIC SUPPORT									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Early Elementary Resource / Small Group	450	1		474	1		5.33%		
Early Elementary Resource / Small Group	450	1		481	1		7.44%		
Outdoor Storage - Early Childhood	200	1		0	0		-100.00%		
Science Lab	1000	1		1245	1		24.50%		
Miscology Commons	2000	1		3860	1		83.00%	Existing	
Resource/ Small Group Room	350	1		435	1		21.17%		
Resource/ Small Group Room	350	1		363	1		0.83%		
Resource/ Small Group Room	350	1		343	1		-4.72%		
Speech / OT / PT	450	1		450	1		0.00%		
Speech / OT / PT	450	1		461	1		2.44%		
Speech / OT / PT	450	1		474	1		5.33%		
Speech / OT / PT	150	1		143	1		-6.67%		
Speech / OT / PT	150	1		143	1		-6.67%		
Speech / OT / PT	150	1		167	1		11.33%		
Special Education Coordinator Office	150	1		188	1		25.33%		
Special Education Coordinator Office	150	1		129	1		-16.00%		
Special Education Coordinator Office	150	1		132	1		-12.00%		
Teacher Collaboration Room	300	1		301	1		0.33%		
Teacher Collaboration Room	300	1		308	1		2.67%		
Teacher Collaboration Room	300	1		287	1		-4.33%		
Textbook / Cart Storage	200	1		289	1		44.50%		
Textbook / Cart Storage	200	1		285	1		44.50%		
Textbook / Cart Storage	200	1					-100.00%		
Textbook / Cart Storage	200	1		0	0		-100.00%		
Outdoor Classroom	0	1						See Site Plan	
Garden	0	1						See Site Plan	
<b>Total Non-Classroom Academic Spaces</b>			<b>9130</b>			<b>10943</b>			

LIBRARY SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Library (Combined)	4150	0		4600	0		10.84%		
Reading/Learning/Circulation Room	2500	1		3924	1				
Makerspace	500	1		547	1				
Small Group / Conference Room	300	1						SF incl. in Library on plan	
Small Group / Conference Room	300	1						SF incl. in Library on plan	
Combined Office / Workroom	400	1						SF incl. in Library on plan	
Device Charging Room	150	1		129	1				
<b>Total Library Spaces</b>	<b>4150</b>			<b>4600</b>					
VISUAL ARTS									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Art Lab	1000	1		1168	1		16.80%		
Klin Room	60	1		61	1		2.67%		
Art Storage	150	1		150	1		0.00%		
<b>Total Visual Arts</b>			<b>1210</b>			<b>1377</b>			
PERFORMING ARTS SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
General Music Room	900	1		991	1		10.11%		
General Music Storage	250	1		257	1		2.80%		
<b>Total Performing Arts Spaces</b>			<b>1150</b>			<b>1248</b>			
PHYSICAL EDUCATION SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Gymnasium	5000	0						SF incl. in Multipurpose	
Stage	850	1							
Office	225	1		164	1		-36.00%		
Staff Shower/ Restroom / Locker	150	1		0	0		-100.00%		
Storage	400	1		396	1		-1.00%		
Chair Storage	225	1		0	0		-100.00%		
Book Storage	150	1		0	0		-100.00%		
Outdoor Storage	200	1		0	0		-100.00%		
Playgrounds	0	1		0	0			See site plan	
<b>Total Physical Education Spaces</b>			<b>7200</b>			<b>540</b>			
ADMIN SPACES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Entrance Lobby	Gross Up								
Welcome Center	575	1		0	0		-100.00%		
Security Area	75	1		77	1		2.67%		
Conference Room	200	1		297	1		48.50%		
Principal's Office	200	1		245	1		22.50%		
Administrative Office	150	1		189	1		12.67%		
Administrative Office	150	1		162	1		6.67%		
Administrative Office	150	1		159	1		6.00%		
Administrative Workroom	400	1		414	1		3.50%		
Records Room	150	1		163	1		8.67%		
Parent Resource Center	200	1		231	1		15.50%		
Counselor's Office	150	1		203	1		35.33%		
Counselor's Office	150	1		198	1		32.00%		
Student Services	150	1		177	1		18.00%		
Student Services	150	1		190	1		26.67%		
Student Services Conference	200	1		279	1		39.50%		
After School Program Office	300	1		313	1		4.33%		
Staff Lounge	450	1		501	1		11.33%		
Wellness / Lactation Room	150	1		198	1		32.00%		
<b>Total Admin Spaces</b>			<b>3950</b>			<b>3924</b>			
STUDENT DINING SERVICES									
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance	Notes	
Student Dining Area	3438	0						incl. in Multipurpose	
Multipurpose	5000	1		5069	1		1.38%		
Stage	850	1		837	1		-1.53%		
Chair / Table Storage	225	0		0	0		-100.00%		
<b>Kitchen (Combined)</b>	<b>2218</b>	<b>1</b>		<b>2271</b>	<b>1</b>		<b>2.76%</b>	Combined	
Kitchen / Food Preparation	650	1						SF incl. in Kitchen on plan	
Kitchen / Food Preparation	400	1						SF incl. in Kitchen on plan	
Serving Area	200	1						SF incl. in Kitchen on plan	
Dry Food Storage	350	1						SF incl. in Kitchen on plan	
Freezer / Cooler	250	1						SF incl. in Kitchen on plan	
Ware Washing	200	1						SF incl. in Kitchen on plan	
Cleaning Storage	60	1						SF incl. in Kitchen on plan	
Food Service Office	150	1						SF incl. in Kitchen on plan	
Toilet / Lockers	150	1						SF incl. in Kitchen on plan	
<b>Total Student Dining Services</b>			<b>13933</b>			<b>8077</b>			

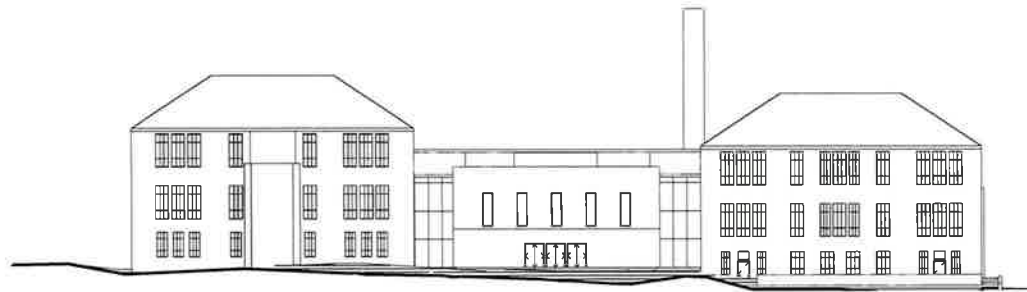
SCHEME C PROGRAM RECONCILIATION TABULATIONS





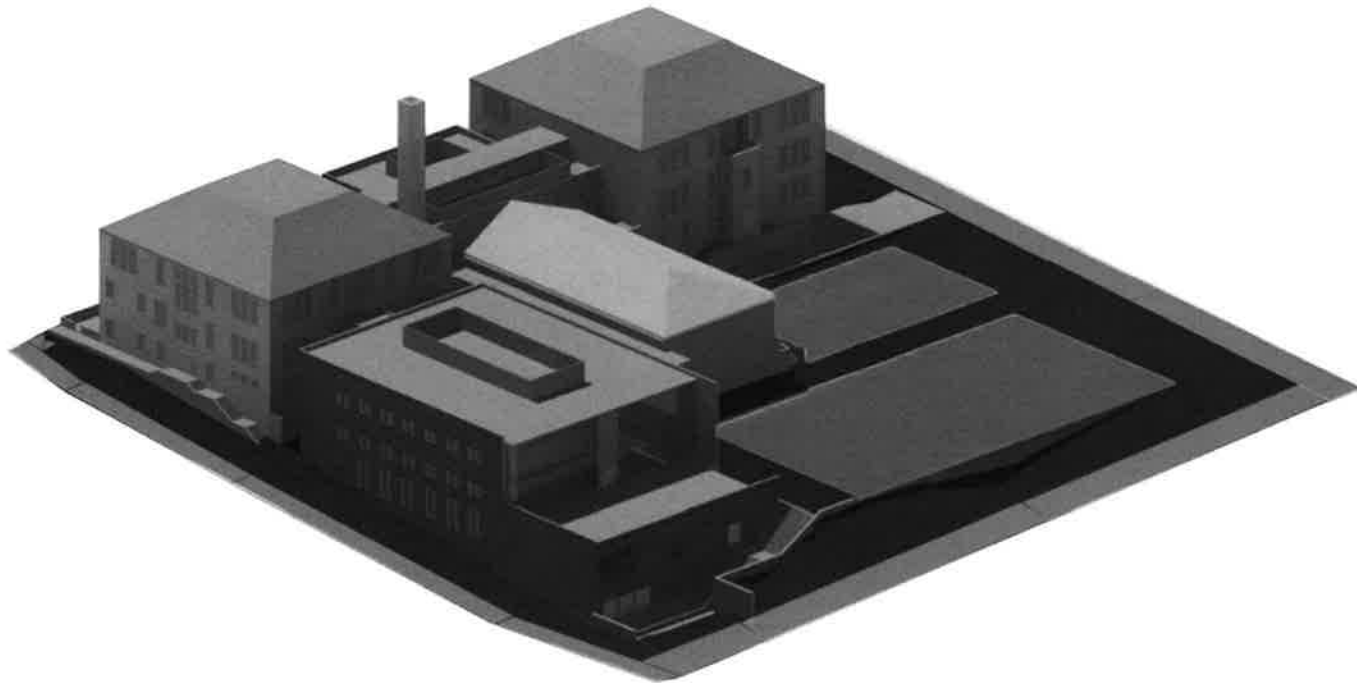


SCHEME C  
EAST ELEVATION



SCHEME C  
SOUTH ELEVATION

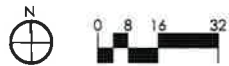
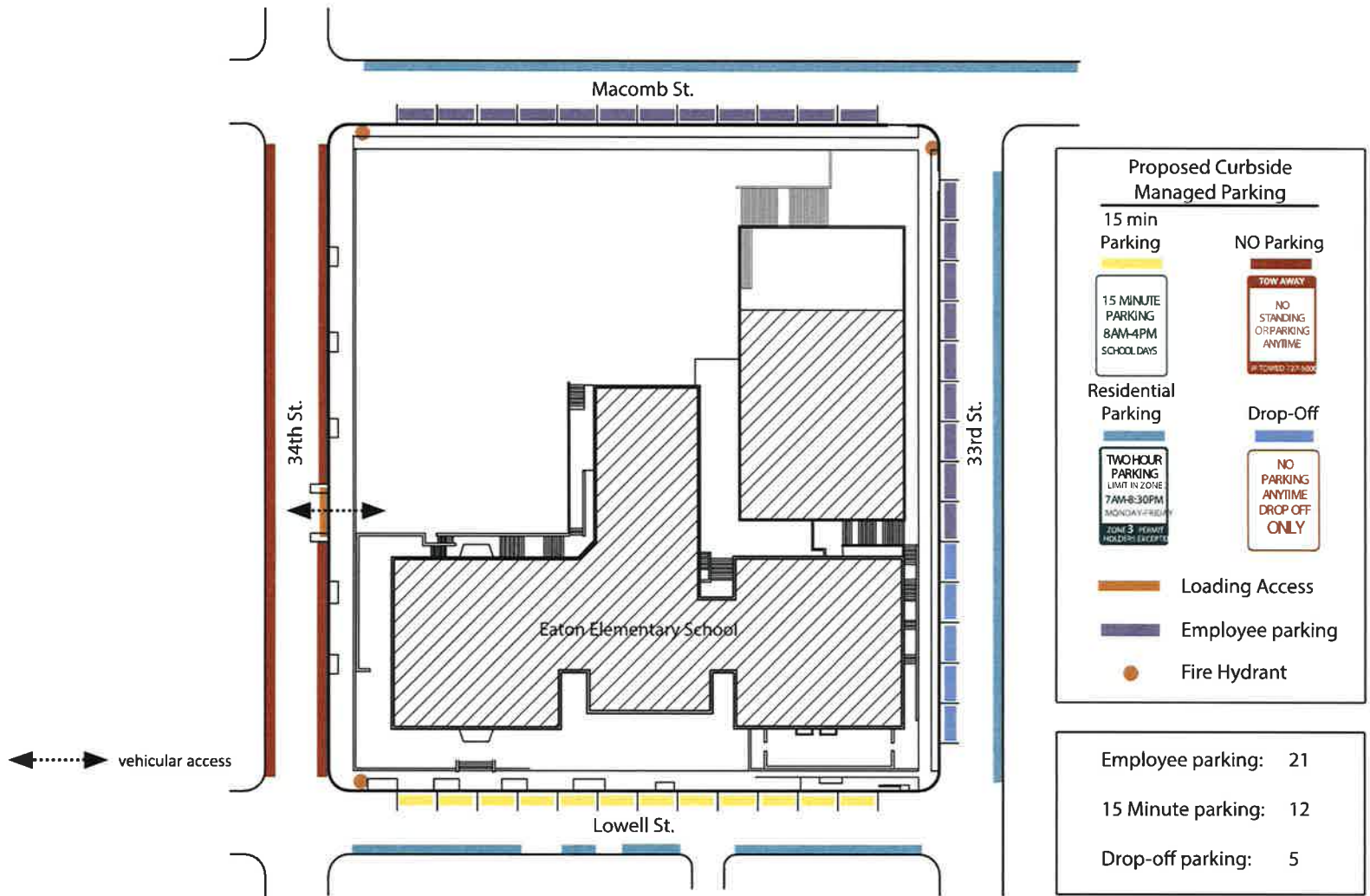




SCHEME C  
MASSING

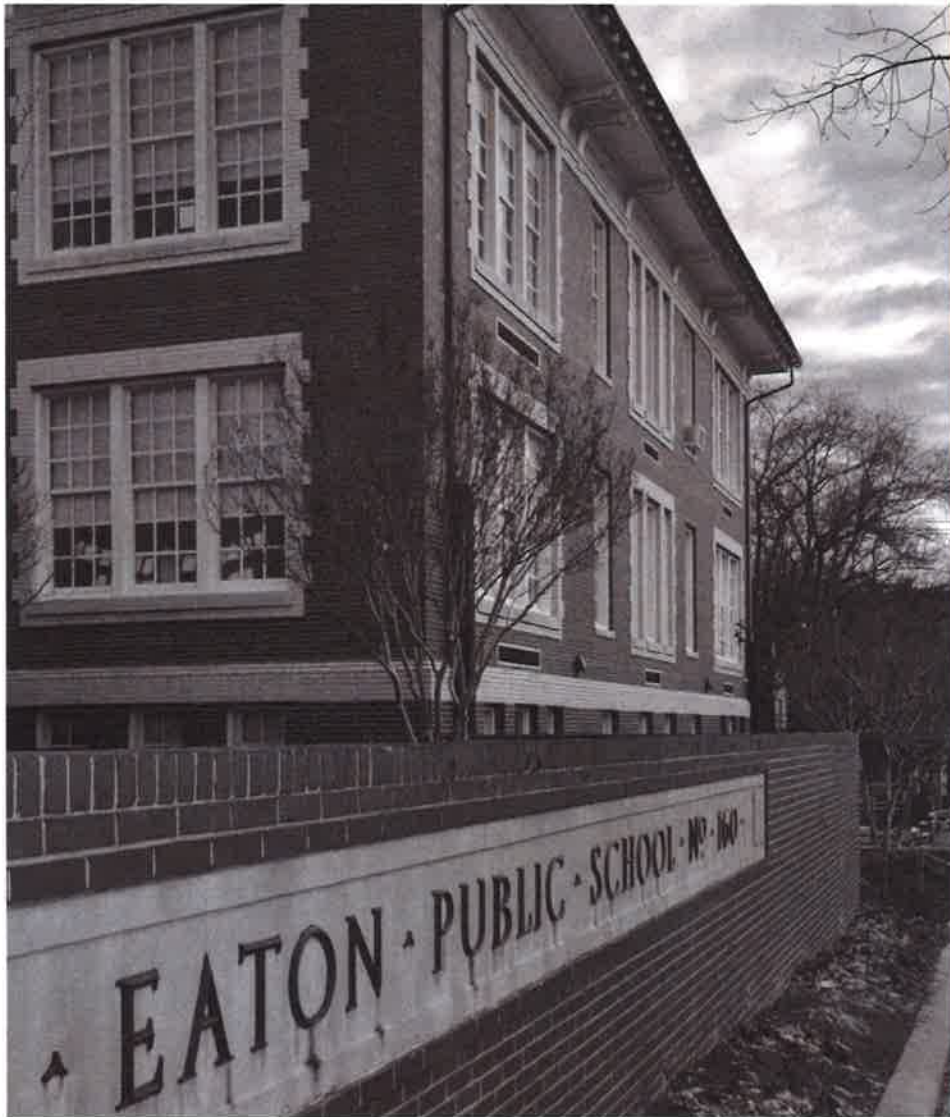






SCHEME C CURBSIDE MANAGED PARKING





## SCHEME C.1

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools



## SCHEME C.1

### PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS AND NARRATIVE

DOEE will consider Scenario B to be a substantial renovation and addition of the existing school with additional exterior land disturbance. The required stormwater retention volume (SWRV) is calculated below.

For the building  
 $(42,000 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) \times (0.8 \text{ in} / 12 \text{ in/ft}) = 2,660 \text{ CF}$

Site disturbance is estimated to be about 15,000 SF. The layout is not currently ironed out so it will be assumed to be 50% impervious for this calculation. Thus,  
 $(7,500 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) \times (1.2 \text{ in} / 12 \text{ in/ft}) +$   
 $(7,500 \text{ SF}) \times (0.25 \text{ compacted cover runoff coefficient}) \times (1.2 \text{ in} / 12 \text{ in/ft}) = 713 + 188 = 900 \text{ CF}$

Total SWRV on private property is thus estimated to be about 3,560 CF.

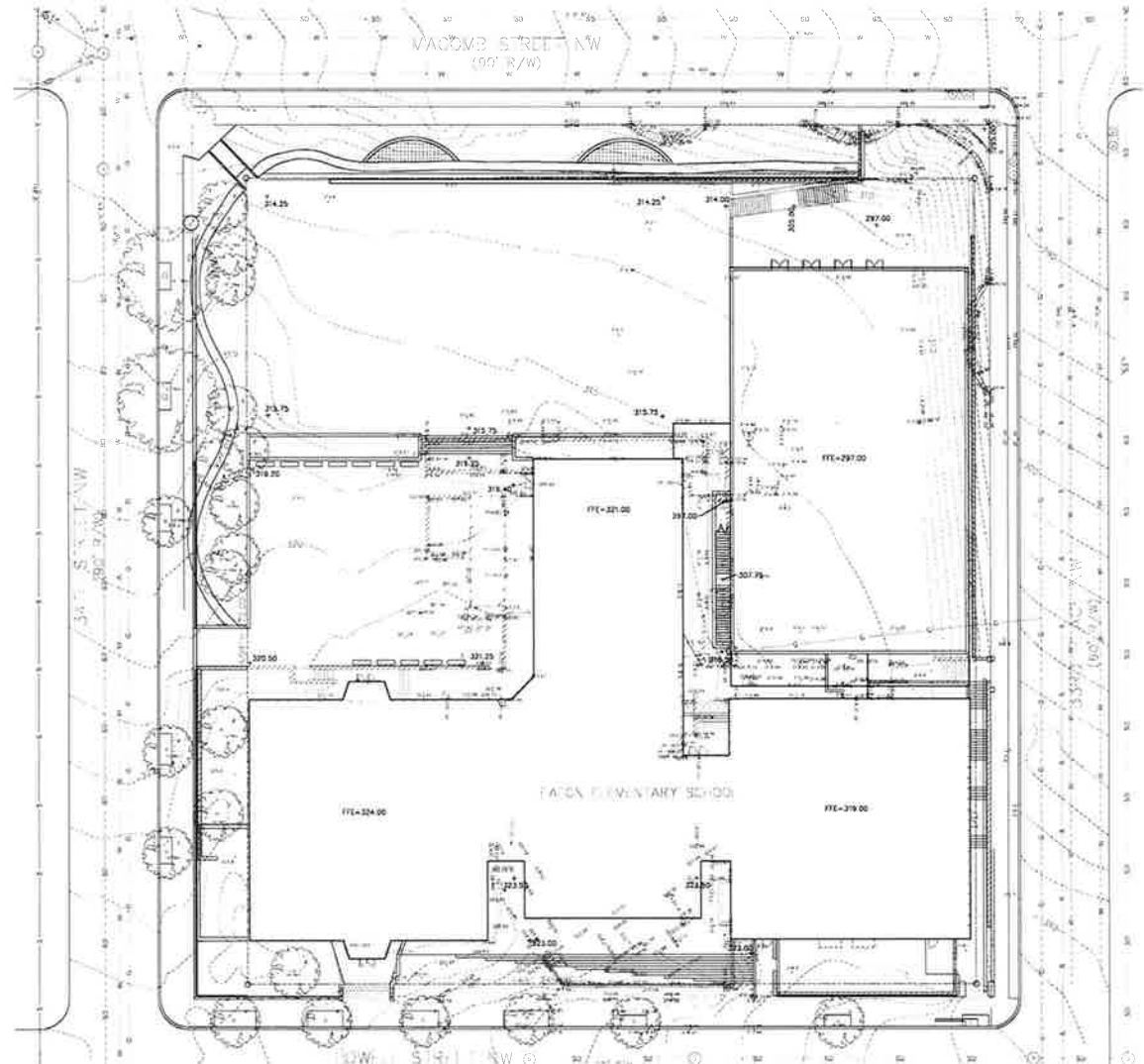
Due to the approximate nature of the topographic information currently available, it is not possible to depict detailed drainage areas. Nonetheless, Huska Consulting believes the SWRV could be met with one or a combination of the following strategies:

A light-weight, extensive (4" depth max.) green roof could be placed on much of the existing school, despite the sloped (gabled) nature of much of the roof. Huska Consulting assumes no more than perhaps 15,000 SF of the roof could be converted to green roof. If sized to retain the 1.7" storm event, this would yield about 2,000 CF.

Bioretention facilities could be placed at the perimeters of the north playground and sports field. Huska estimates the drainage area in the northern play areas could be sufficient to meet the SWRV requirements, especially if a trench drain is placed east of the small children's play area along the existing retaining wall. A typical bioretention cross section could be 1' of gravel, 3' of soil media, 3" of mulch, and 18" of ponding depth. With this cross section in mind and conservatively assuming the in situ soils do not percolate, the total square footage of bioretention needed to meet the requirements for the entire site would be about 2,250 SF. Note, this would likely require some portion of the building to be conveyed to the bioretention facilities.

A rainwater cistern could be installed inside the school building. The primary demand of the cistern would be to flush toilets. The source of the cistern would be from runoff from the school's roof and possibly the northern play areas, as well. Preliminary calculations suggest the cistern would be about 40,000 gallons.

Within public space, the retention required appears to be about  
 $(2,000 \text{ SF}) \times (0.95 \text{ Impervious runoff coefficient}) (1.2 \text{ in} / 12 \text{ in/ft}) = 190 \text{ CF}$   
This could be met with bioretention facilities behind the sidewalk and/or by preserving some of the trees in public space adjacent to school property.



## SCHEME C.1 CIVIL DESIGN



## FEASIBILITY STUDY: SCHEME C.1

### Scope

Similar to Scheme C, Scheme C.1 will involve modernizing and repurposing of existing building spaces within the 1890 and 1911 buildings, new construction in the location of the 1980 building, and adjoining new construction on the north part of the site. The footprint of new construction is approximately the same as for Scheme C, but program elements are situated differently within.

### Discussion

Since the footprint of new construction is approximately the same as Scheme C, the amount of site open space reduction is approximated the same.

The only difference between Scheme C1 and C is the 12' wide service entry drive that comes in from the existing curb cut on 34<sup>th</sup> Street.

Similar to Scheme C, the eastern edge is pushed out to the property line along 33<sup>rd</sup> Place by the new building component. There is also a north east corner plaza entrance to the building lower level at Macomb Street and 33<sup>rd</sup> Place. The configuration and size of the plaza is different than shown on Scheme C. There is a building overhang on top of the enlarged lower corner plaza. A diagonal set of stairs leads to the upper level sport field and outdoor space.

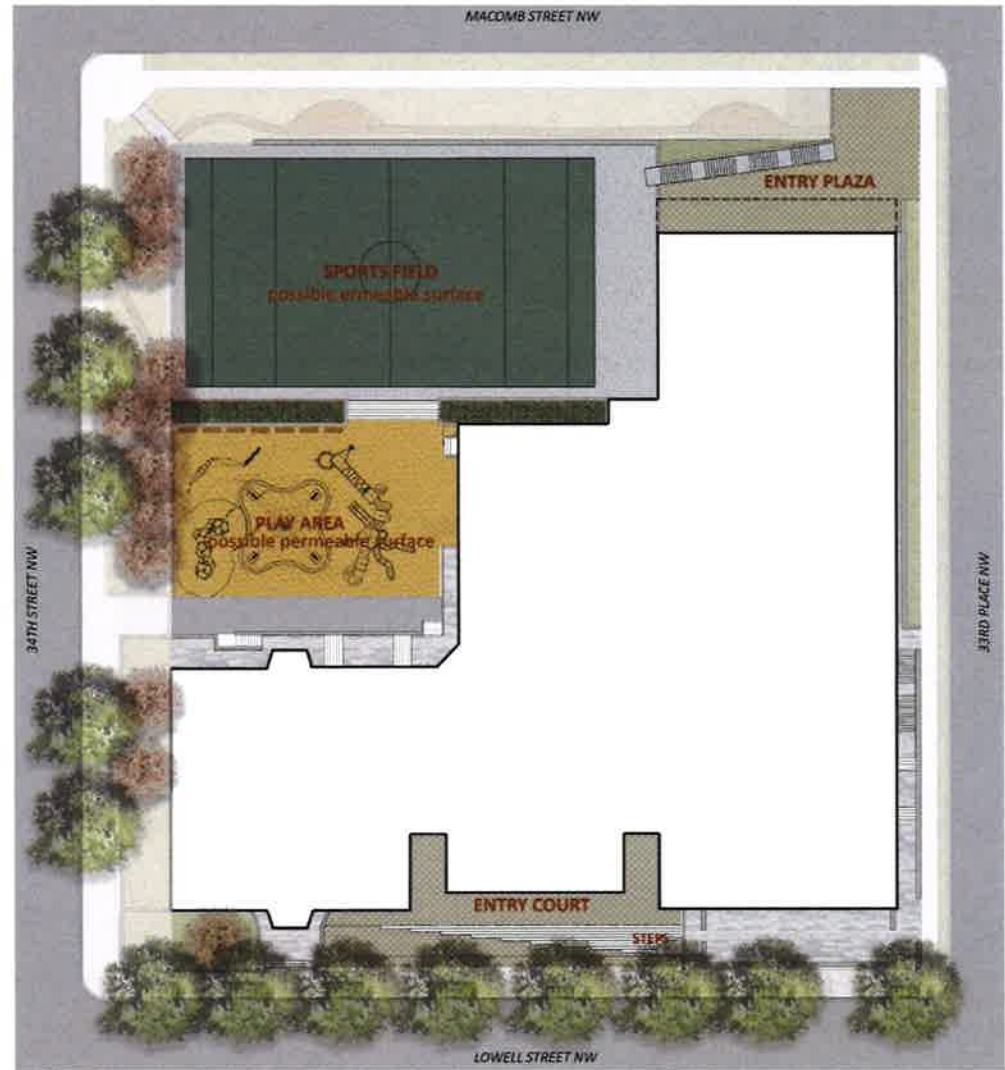
Parking is accommodated by curb-side spaces.

There is enlarged sports field and expanded 5-12 year play area (smaller than C due to the service drive). Younger children play area is accommodated at roof level next to lower grade classrooms in the new building. Outdoor seating are placed along the play areas. There are broad steps and low walls for level changes and can be used as seating as well.

Medium to small trees are placed in the planters that serve as field and grade separation.

In the front entry court, broad steps replace the existing retaining wall and open the school entrance to the neighborhood. The steps can be used as casual outdoor seating.

There will be street trees planting along all streets, especially on Lowell Street to provide shade to the south facing entry court.



## SCHEME C.1 LANDSCAPE DESIGN



PLAY AREA



PLAY AREA

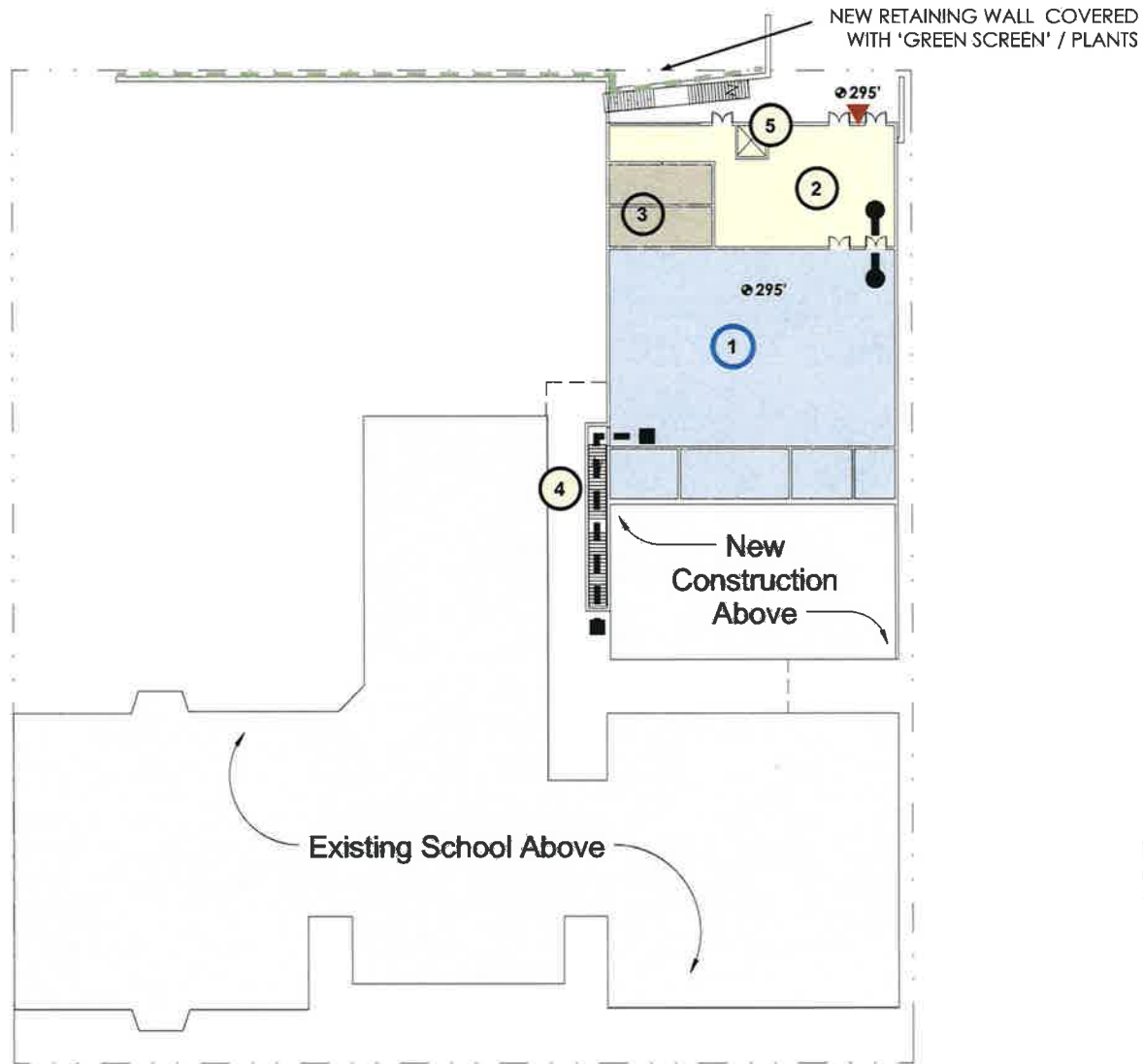


PLAY AREA



GREEN WALL AND LANDSCAPE STEPS AT NORTH ENTRY PLAZA

## EQUIPMENT



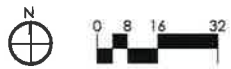
**NOTE KEY**

# Program Element

- 1 GYMNASIUM
- 2 LOBBY
- 3 TOILET
- 4 STAIR
- 5 ELEVATOR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation

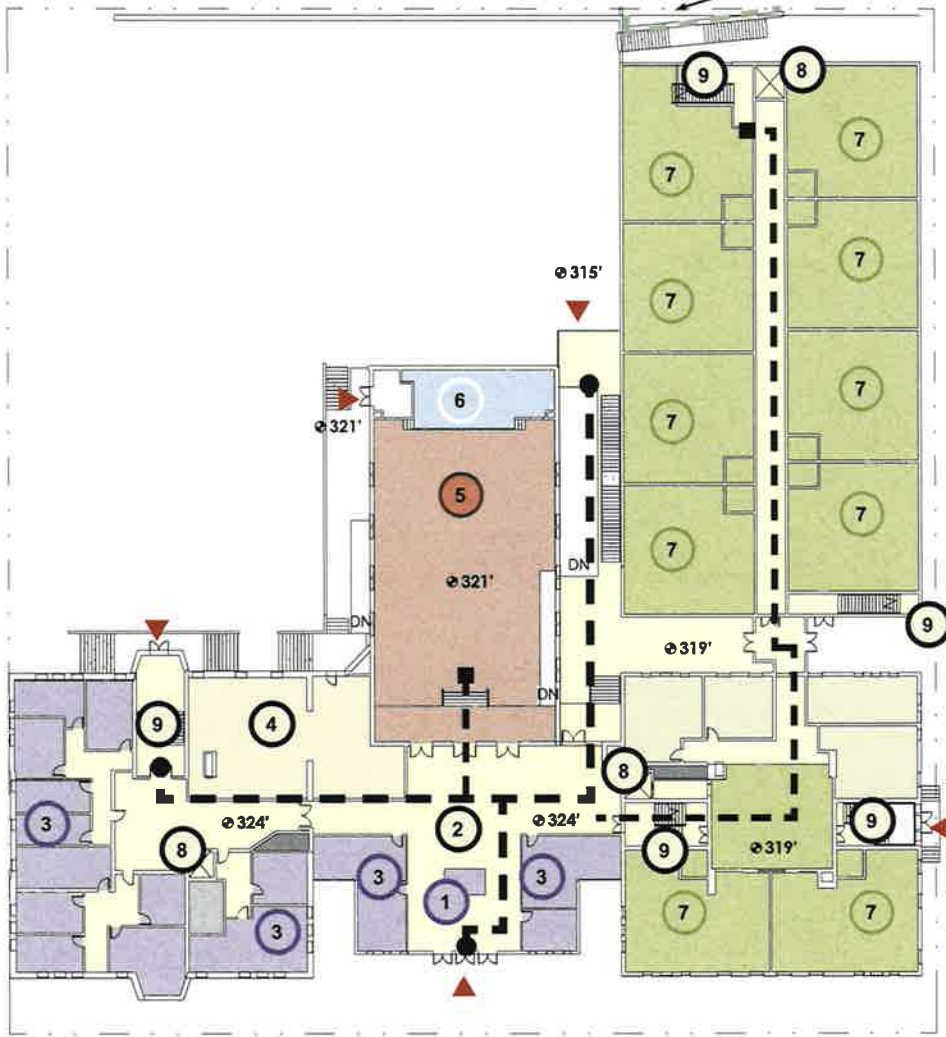
- main circulation
- secondary circulation
- building entry



**SCHEME C.1  
LOWER LEVEL**



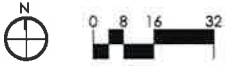
NEW RETAINING WALL COVERED WITH 'GREEN SCREEN' / PLANTS



**NOTE KEY**

- # Program Element
- 1 SECURITY DESK
- 2 ENTRANCE LOBBY
- 3 ADMINISTRATION
- 4 KITCHEN
- 5 CAFETERIA / AUDITORIUM
- 6 STAGE
- 7 PRE-K - 1ST GRADE CLASSROOM
- 8 ELEVATOR
- 9 STAIR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



**SCHEME C.1**  
**FIRST FLOOR**

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools

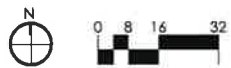




**NOTE KEY**

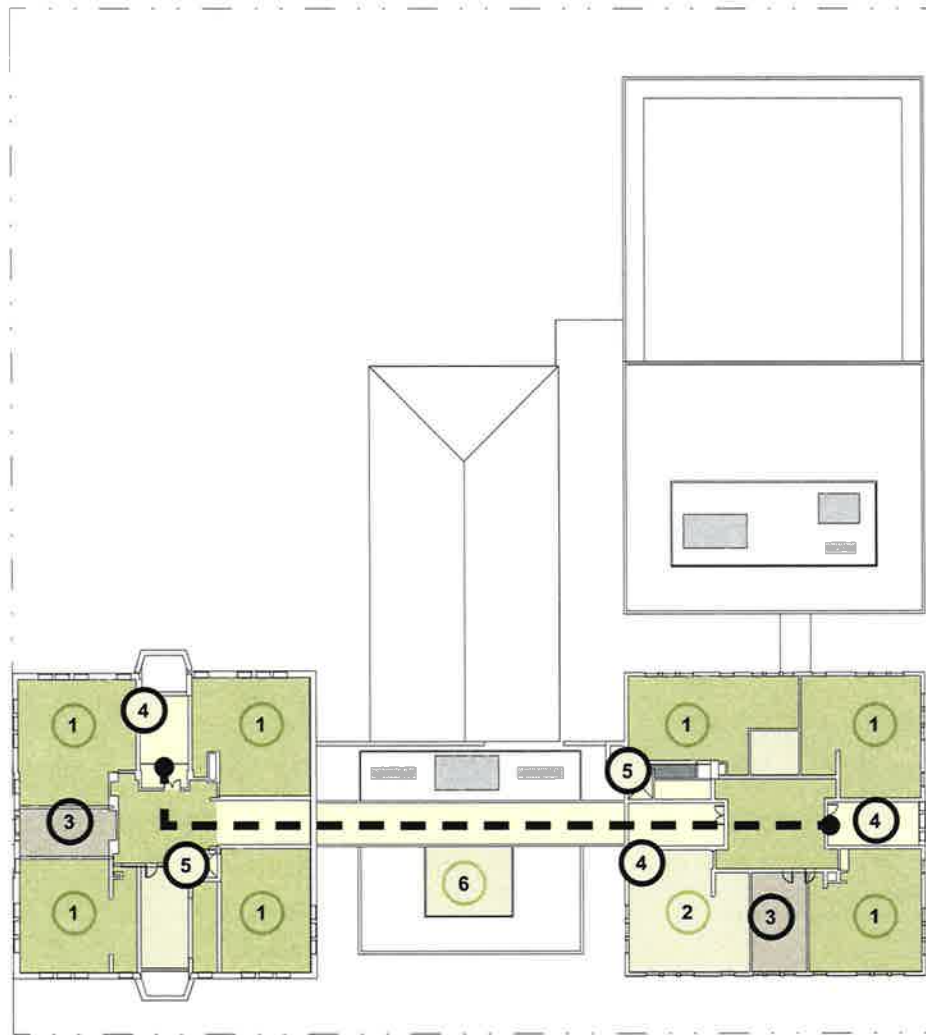
- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
- 2 MUSIC
- 3 ART
- 4 LIBRARY
- 5 OUTDOOR CLASSROOM
- 6 TOILET
- 7 STAIR
- 8 ELEVATOR

- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



SCHEME C.1  
SECOND FLOOR

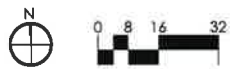




**NOTE KEY**

- # Program Element
- 1 2ND - 5TH GRADE CLASSROOM
- 2 CONNECTING CORRIDOR
- 3 SCIENCE
- 4 TOILET
- 5 STAIR
- 6 ELEVATOR
- 7 OUTDOOR LEARNING

- new mechanical equipment
- academic area
- academic support area
- administrative
- dining
- kitchen
- library / media center
- physical education
- circulation
- main circulation
- secondary circulation
- building entry



SCHEME C.1  
THIRD FLOOR

EATON ES EDSPEC

OPTION C.1

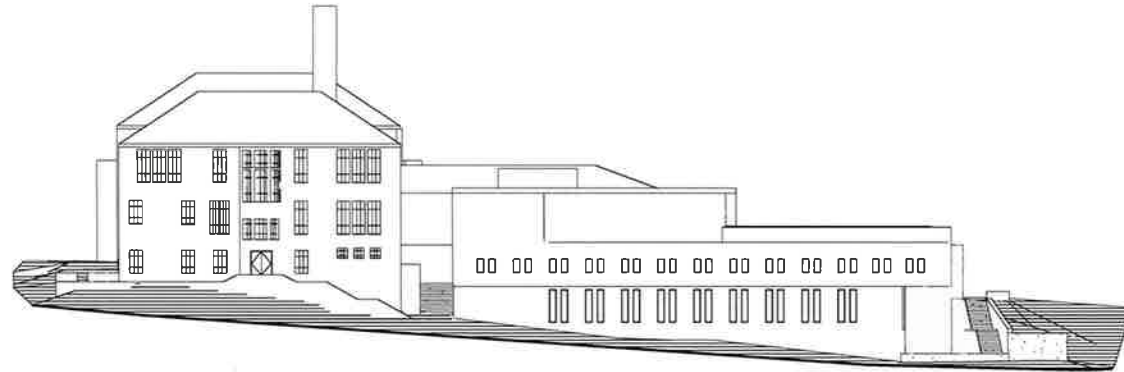
ACADEMIC SPACES							
CLASSROOMS							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Pre-K - Grade 1 Classroom	1125	1		1088	1		-3.29%
Pre-K - Grade 1 Classroom	1123	1		1082	1		-3.82%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1125	1		0.00%
Pre-K - Grade 1 Classroom	1125	1		1156	1		2.76%
<b>Pre-K - Grade 1 Classroom</b>	<b>10</b>	<b>10</b>	<b>11250</b>	<b>10</b>	<b>11200</b>		
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
Pre-K - Grade 1 Toilet	51	1		51	1		2.00%
<b>Pre-K - Grade 1 Toilets</b>	<b>10</b>	<b>10</b>	<b>900</b>	<b>0</b>	<b>\$10</b>		
Grade 2-5 Classroom	900	1		984	1		9.33%
Grade 2-5 Classroom	900	1		939	1		3.22%
Grade 2-5 Classroom	900	1		974	1		8.22%
Grade 2-5 Classroom	900	1		912	1		1.32%
Grade 2-5 Classroom	900	1		933	1		3.89%
Grade 2-5 Classroom	900	1		965	1		7.22%
Grade 2-5 Classroom	900	1		904	1		0.64%
Grade 2-5 Classroom	900	1		871	1		3.22%
Grade 2-5 Classroom	900	1		966	1		7.33%
Grade 2-5 Classroom	900	1		990	1		10.00%
Grade 2-5 Classroom	900	1		968	1		7.33%
Grade 2-5 Classroom	900	1		903	1		0.22%
Grade 2-5 Classroom	900	1		905	1		0.56%
Grade 2-5 Classroom	900	1		911	1		1.22%
<b>Grade 2-5 Classrooms</b>	<b>14</b>	<b>14</b>	<b>12800</b>	<b>14</b>	<b>13114</b>		
<b>Total Classroom Space</b>			<b>24350</b>		<b>24825</b>		
ACADEMIC SUPPORT							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Early Elementary Resource / Small Group	450	1		436	1		-3.11%
Early Elementary Resource / Small Group	450	1		358	1		-18.22%
Outdoor Storage - Early Childhood	200	1		0	0		-100.00%
Science Lab	1000	1		985	1		-1.50%
Integrity Kiosk(s)	2000	1		3850	1		93.00%
Resource / Small Group Room	360	1		359	1		-0.56%
Resource / Small Group Room	360	1		363	1		0.83%
Resource / Small Group Room	360	1		342	1		-5.00%
Speech / OT / PT	450	1		461	1		0.22%
Speech / OT / PT	450	1		470	1		4.44%
Speech / OT / PT	450	1		420	1		-4.44%
Speech / OT / PT	150	1		152	1		1.33%
Speech / OT / PT	150	1		152	1		1.33%
Speech / OT / PT	150	1		150	1		0.00%
Special Education Coordinator Office	150	1		169	1		10.00%
Special Education Coordinator Office	150	1		148	1		-1.33%
Special Education Coordinator Office	150	1		153	1		2.00%
Teacher Collaboration Room	300	1		301	1		0.33%
Teacher Collaboration Room	300	1		420	1		40.00%
Teacher Collaboration Room	300	1		303	1		1.00%
Textbook / Cart Storage	200	1		221	1		10.50%
Textbook / Cart Storage	200	1		213	1		6.50%
Textbook / Cart Storage	200	1		187	1		-6.50%
Textbook / Cart Storage	200	1		163	1		-18.00%
Outdoor Classroom	0	1					See Site Plan
Garden	0	1					See Site Plan
<b>Total Non-Classroom Academic Spaces</b>			<b>9130</b>		<b>10830</b>		

LIBRARY SPACES							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Library (Combined)	4150	1		4497	0		8.36%
Reading/Learning/Circulation Room	2500	1		2717	1		
Makerspace	500	1		547	1		
Small Group / Conference Room	300	1		319	1		
Small Group / Conference Room	300	1		313	1		
Combined Office / Workroom	400	1		401	1		
Device Charging Room	150	1		300	1		
<b>Total Library Spaces</b>			<b>4150</b>		<b>4497</b>		
VISUAL ARTS							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Art Lab	1000	1		1211	1		21.10%
Kiln Room	60	1					SF incl. in Art on plan
Art Storage	150	1					SF incl. in Art on plan
<b>Total Visual Arts</b>			<b>1210</b>		<b>1211</b>		
PERFORMING ARTS SPACES							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
General Music Room	900	1		904	1		0.44%
General Music Storage	250	1		282	1		12.80%
<b>Total Performing Arts Spaces</b>			<b>1150</b>		<b>1186</b>		
PHYSICAL EDUCATION SPACES							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Gymnasium	4200	0		4205	1		0.12%
Stage	850	1					
Office	225	1		225	1		0.00%
Staff Shower/ Restroom / Locker	150	1		150	1		0.00%
Storage	400	1		401	1		0.75%
Chair Storage	225	1		252	1		12.00%
Bicycle Storage	150	1		0	0		-100.00%
Outdoor Storage	200	1		0	0		-100.00%
Playgrounds	0	1		0	0		See site plan
<b>Total Physical Education Spaces</b>			<b>6500</b>		<b>5237</b>		
ADMIN SPACES							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Entrance Lobby	Gross Up	Gross Up		0	0		-100.00%
Welcome Center	575	1					
Security Area	75	1		77	1		2.67%
Conference Room	200	1		200	1		45.00%
Principal's Office	200	1		240	1		20.00%
Administrative Office	150	1		169	1		12.67%
Administrative Office	150	1		160	1		6.67%
Administrative Office	150	1		163	1		8.67%
Administrative Workroom	400	1		415	1		3.75%
Records Room	150	1		163	1		8.67%
Parent Resource Center	200	1		231	1		15.50%
Counselor's Office	150	1		210	1		40.00%
Counselor's Office	150	1		198	1		33.00%
Student Services	150	1		177	1		18.00%
Student Services	150	1		196	1		30.67%
Students Services Conference	200	1		279	1		39.50%
After School Program Office	300	1		313	1		4.33%
Staff Lounge	450	1		454	1		0.89%
Wellness / Lactation Room	150	1		199	1		32.67%
<b>Total Admin Spaces</b>			<b>3950</b>		<b>3934</b>		
STUDENT DINING SERVICES							
Room Description	Room	Qty	Total SF	Room Size	Qty	Total SF	Variance
Student Dining Area	3438	0					SF incl. in Multipurpose
Multipurpose	5000	1		4500	1		-8.00%
Stage	850	1					SF incl. in MPR on plan
Chair / Table Storage	225	0					
<b>Kitchen (Combined)</b>	<b>2210</b>	<b>1</b>		<b>1633</b>	<b>1</b>		<b>-26.31%</b>
Kitchen / Food Preparation	850	1					SF incl. in Kitchen on plan
Kitchen / Food Preparation	400	1					SF incl. in Kitchen on plan
Serving Area	400	1					SF incl. in Kitchen on plan
Dry Food Storage	350	1					SF incl. in Kitchen on plan
Freezer / Cooler	250	1					SF incl. in Kitchen on plan
Ware Washing	200	1					SF incl. in Kitchen on plan
Cleaning Storage	60	1					SF incl. in Kitchen on plan
Food Service Office	150	1					SF incl. in Kitchen on plan
Toilet / Lockers	150	1					SF incl. in Kitchen on plan
<b>Total Student Dining Services</b>			<b>3393</b>		<b>623</b>		

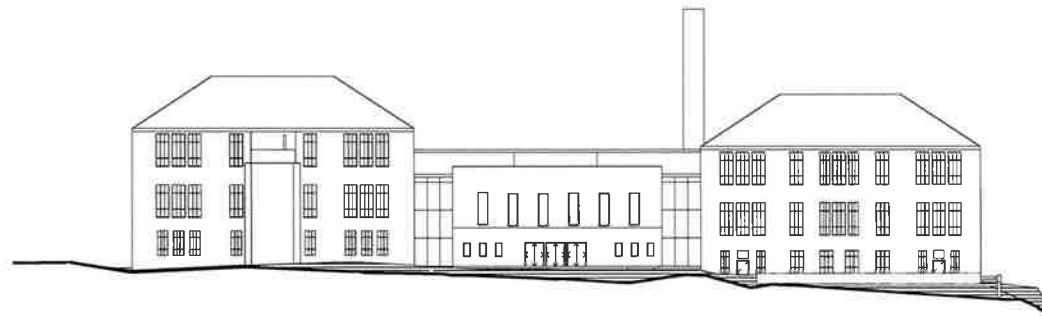
SCHEME C.1 PROGRAM RECONCILIATION TABULATIONS

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
 District of Columbia Public Schools



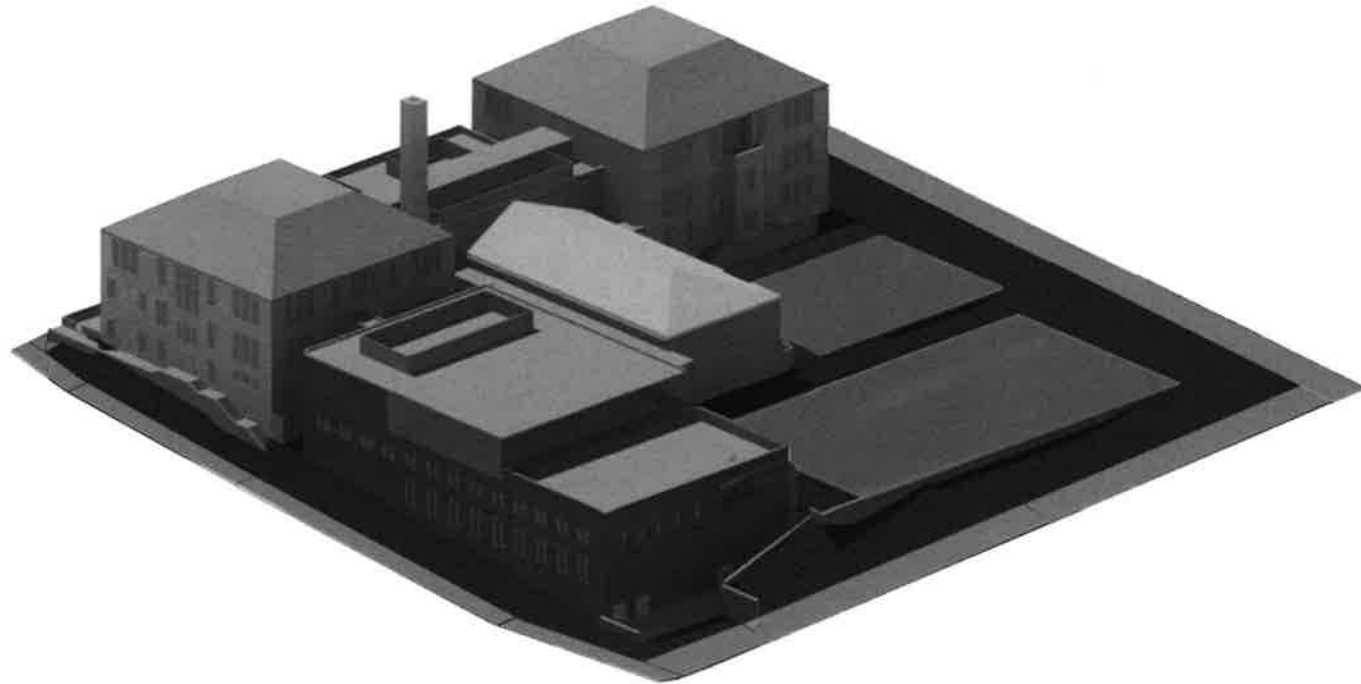


SCHEME C.1  
EAST ELEVATION



SCHEME C.1  
SOUTH ELEVATION

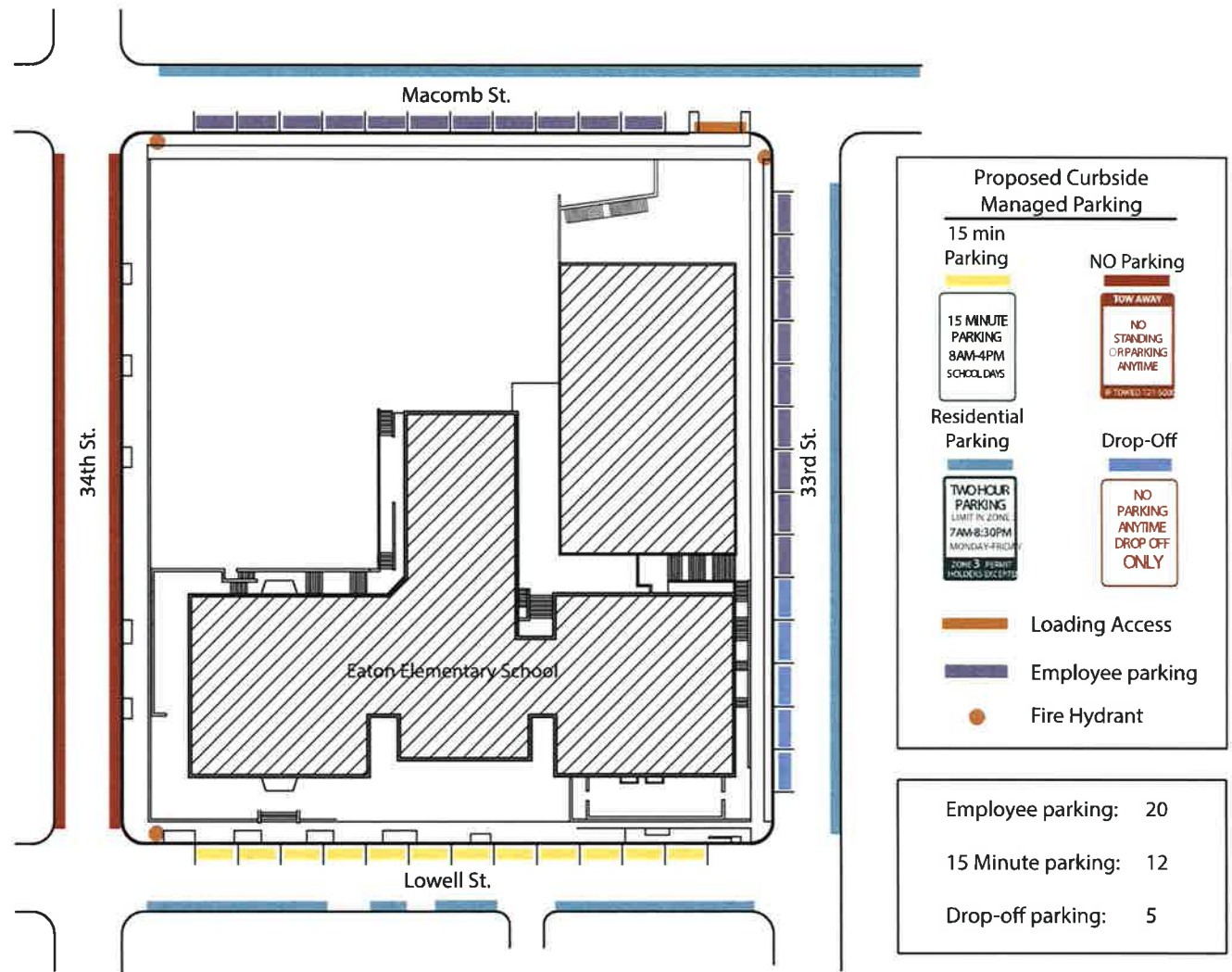




SCHEME C.1 MASSING

JOHN EATON ELEMENTARY SCHOOL MODERNIZATION FEASIBILITY ASSESSMENT  
District of Columbia Public Schools

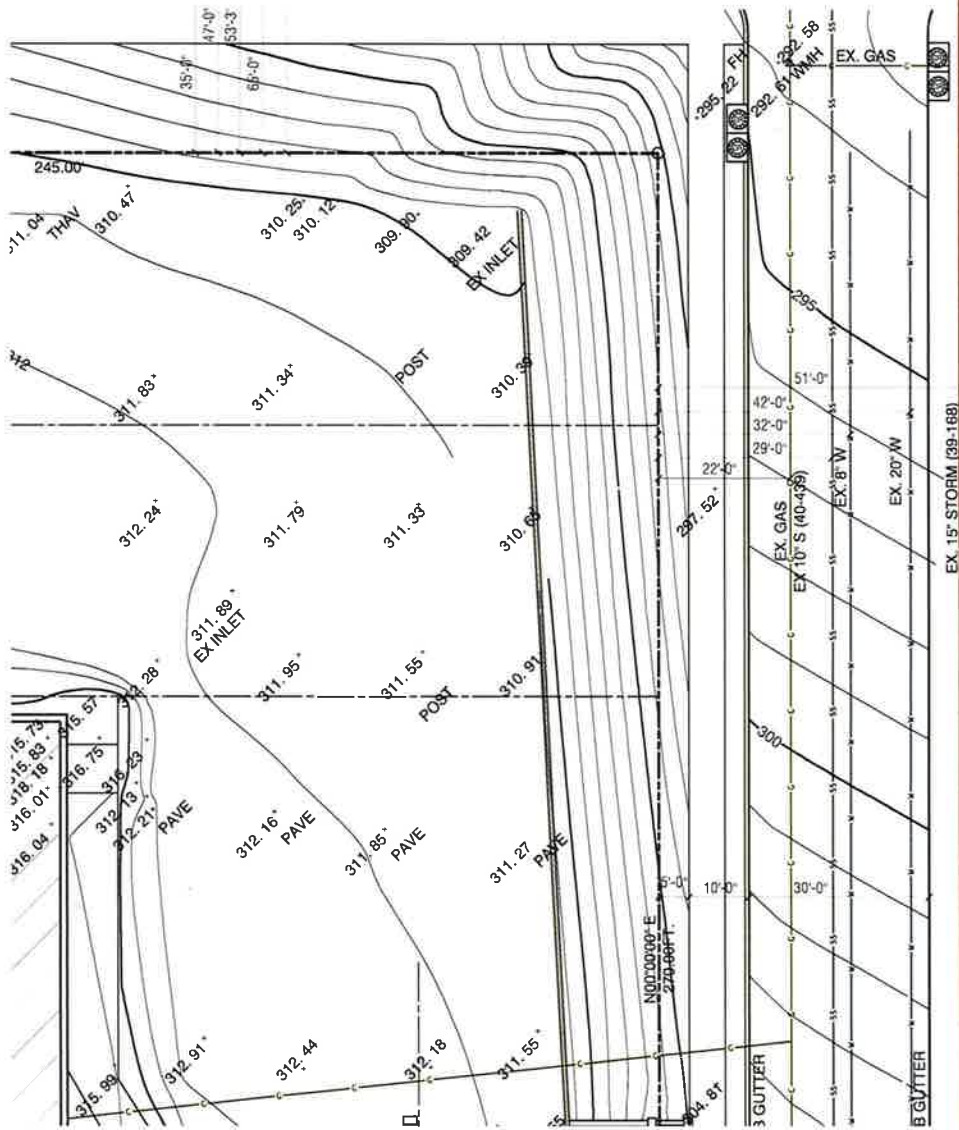




SCHEME C.1 CURBSIDE MANAGED PARKING

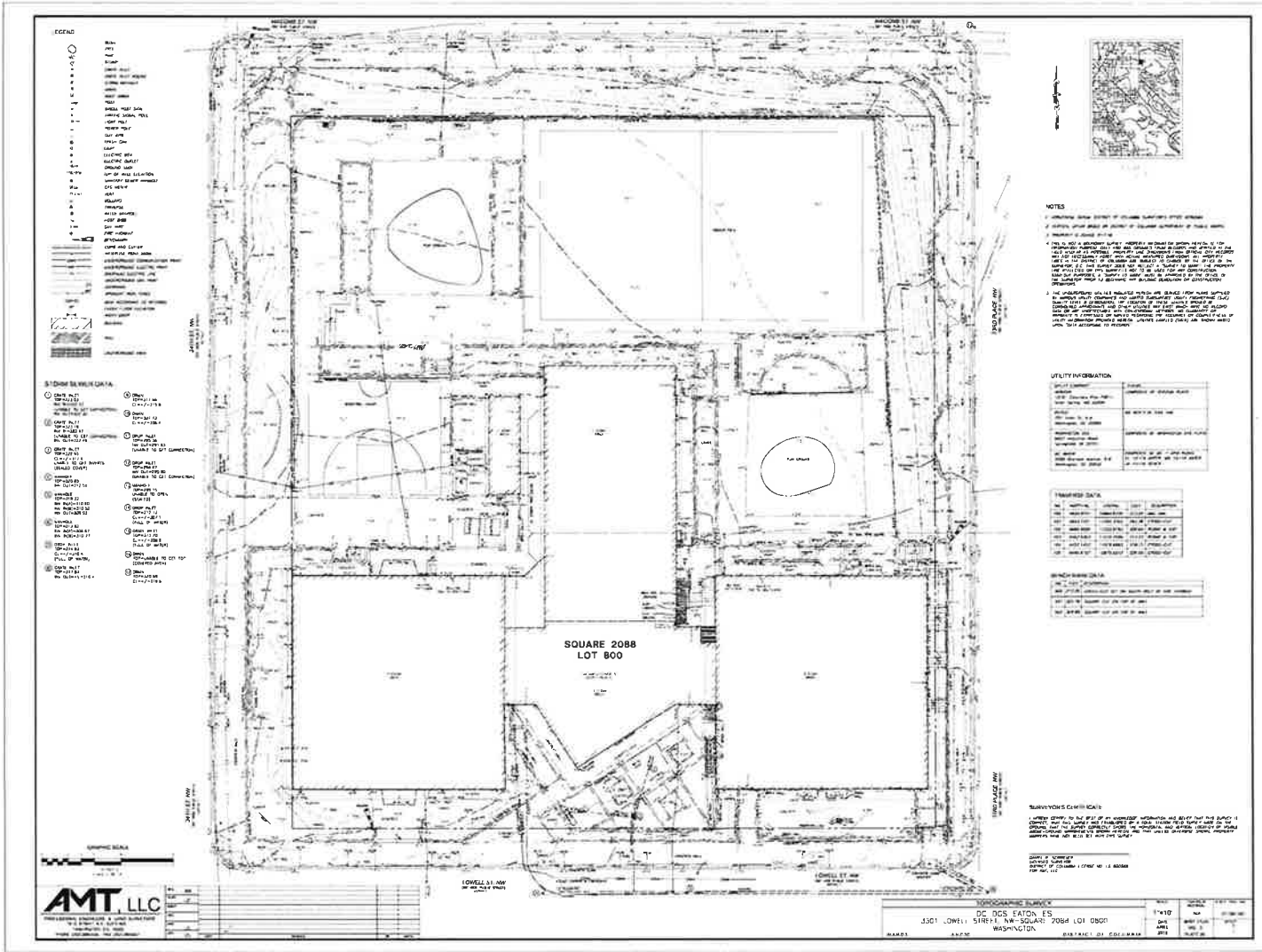


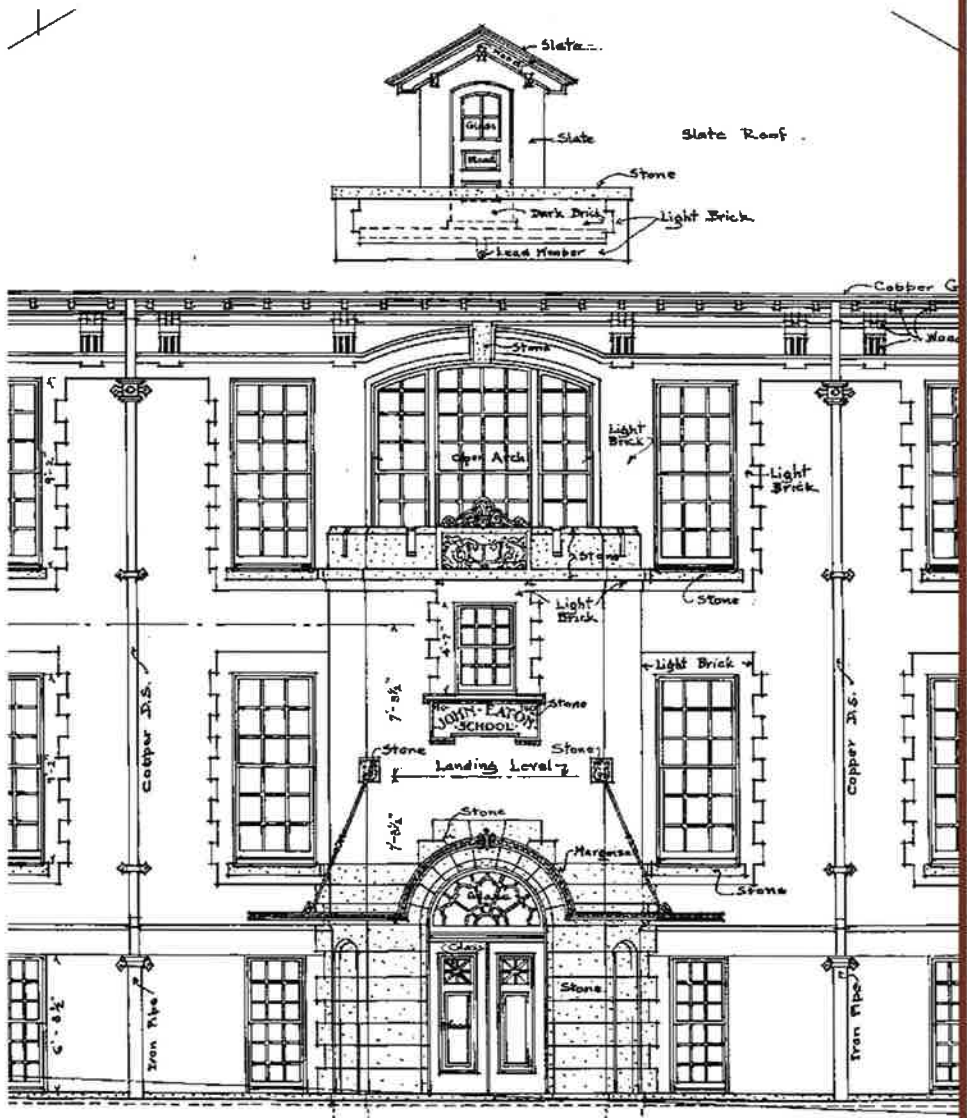




# CURRENT SITE TOPOGRAPHICAL SURVEY







**APPENDIX 1:  
SELECTED HISTORIC DRAWINGS**



