

DOUGLASS COMMUNITY CENTER

1898 STANTON TERRACE SE, WASHINGTON, DC

STUDIOTWENTYSEVENARCHITECTURE

PROJECT SCOPE

This project will provide a renovation to the Douglass Community Center to bring the site and building into compliance with the 2010 ADA Standards for Accessibility in Design and will also renovate interior finishes.

Douglass Community Center is located at 1898 Stanton Ter, SE, DC 20020 and is an approximately 4,336 square feet building. The building program space includes multi-purpose rooms, rest rooms, an office and storage.

This renovation scope is primarily focused on interior multipurpose rooms and restroom areas. The work scope includes adding new windows, architectural finish repairs, toilet renovation, several electrical lights and switches and plumbing piping and fixture reconfiguration.

Exterior work include refinishing of basketball courts, repaving of service access road, regrade and repaving of portions of the bicycle path and landscaping work close to the building's main entrance.

GREEN ELEMENTS

SITE

- Rainwater collection and reuse, via rain barrels, for plant irrigation
- 100% on site stormwater management
- Gravel and high recycled content asphalt in the repaired service drive
- Indigenous plantings throughout
- Maintaining the Community Gardens for local produce and harvest

WATER

- Low-flow faucets and toilets to minimize consumption
- Indigenous planting requiring no irrigation system

ENERGY & ATMOSPHERE

- High efficiency heat pumps
- Heat pump units distributed to point of use to minimize loss and establish zones
- Carbon dioxide monitoring in HVAC ducts

MATERIALS & RESOURCES

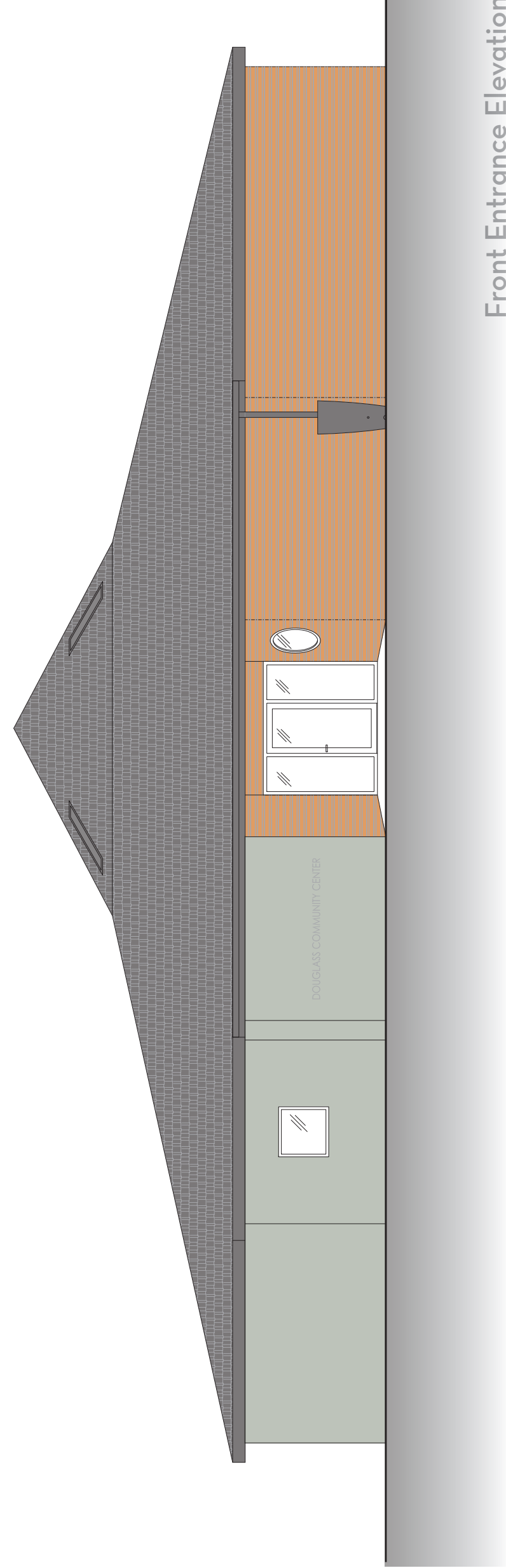
- Reused existing building
- 10% of materials from a 500-mile radius of the project location
- Low-emitting sealants and adhesives
- Low-VOC and low-emitting paints and coatings
- High recycled content carpet

PROJECT TIMELINE

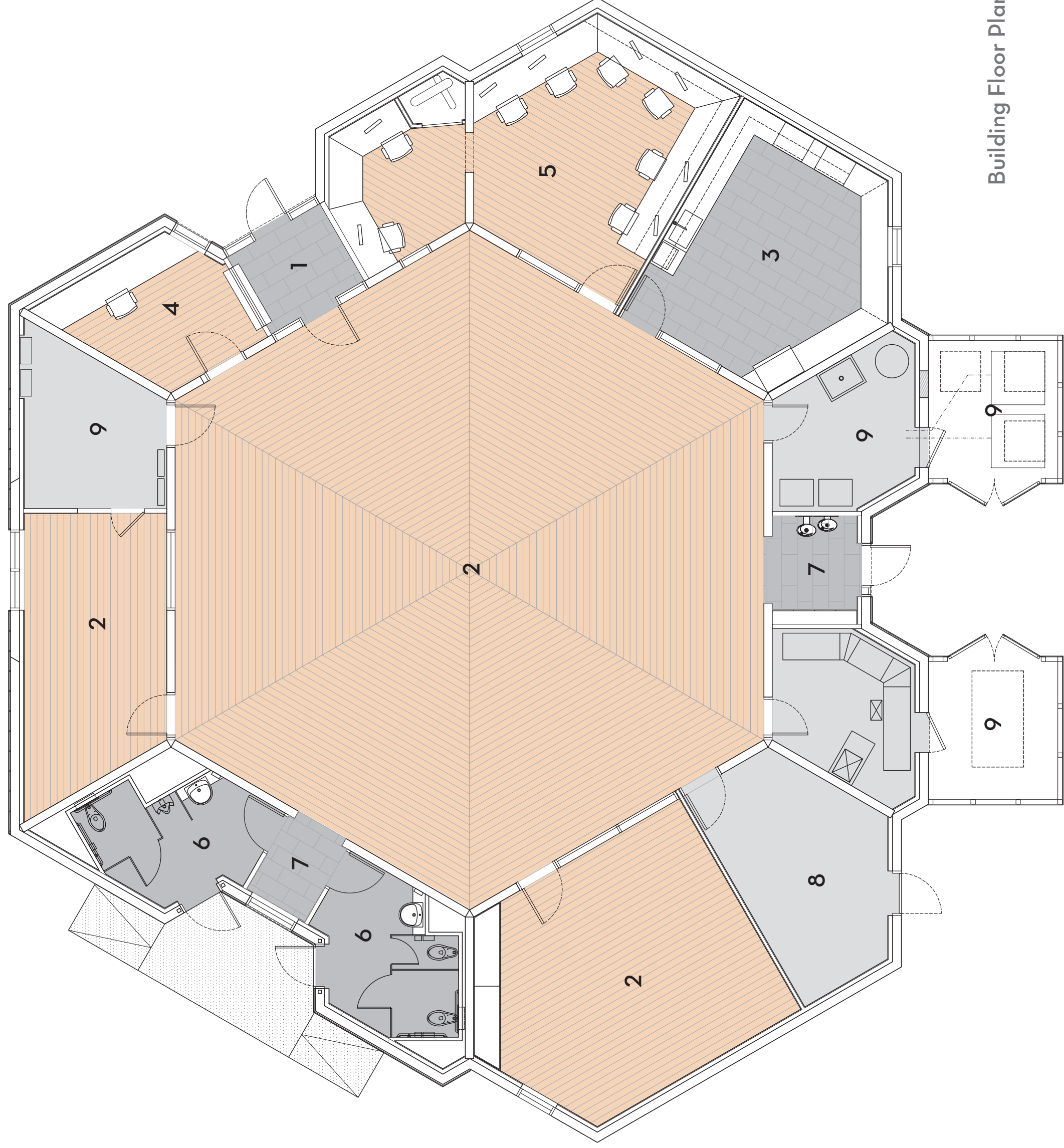
- Project Kickoff Fall 2015
- Design Development Winter 2016
- Construction Kickoff Spring 2016
- Anticipated Completion Summer 2016

DESIGN TEAM

- | | |
|---------------------|--------------------------|
| Architect | Studio Twenty Seven |
| Civil Engineer | AMT, LLC |
| MEP Engineer | Setty & Associates |
| Structural Engineer | Robert Silman Associates |



Front Entrance Elevation



Building Floor Plan

Legend

- | | | | |
|---|---------------|---|------------|
| 1 | Entry | 6 | Restroom |
| 2 | Multipurpose | 7 | Vestibule |
| 3 | Kitchen | 8 | Storage |
| 4 | Office | 9 | Mechanical |
| 5 | Computer Room | | |



Regional Context



Neighborhood Context



Entry Photomontage



Rear Photomontage



WOOD SIDING



NORTH ELEVATION



WOOD SIDING



MAIN ENTRANCE

DCRA USE ONLY

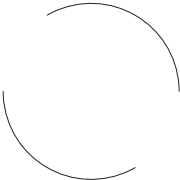
DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF PARKS AND RECREATION

STUDIO TWENTY SEVEN ARCHITECTURE
1600 K STREET NW
SUITE 800
WASHINGTON, DC 20006
T (202) 939-0037
F (202) 939-0070
WWW.STUDYT27ARCH.COM

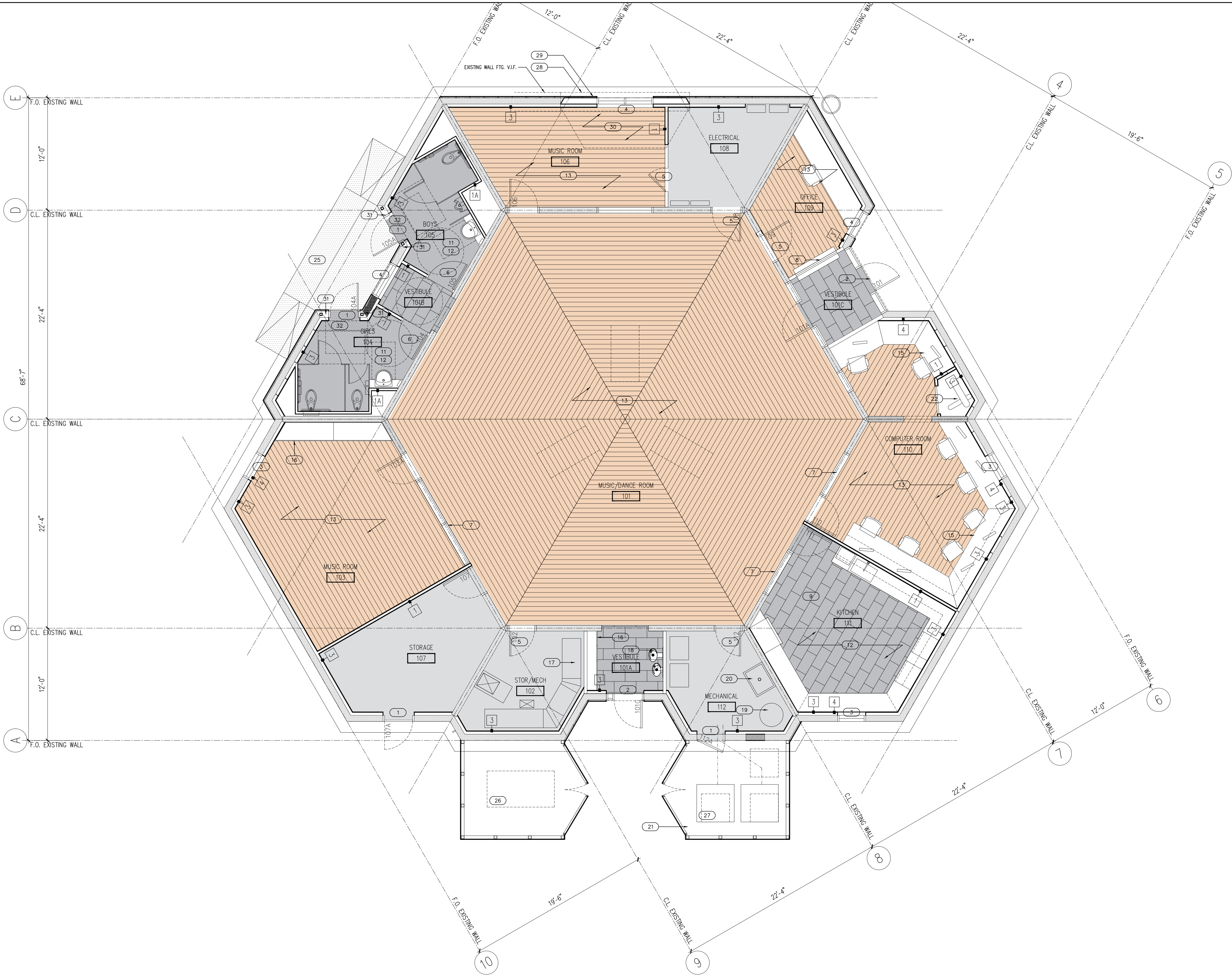
DOUGLASS COMMUNITY CENTER
1898 STANTON TERRACE SE, WASHINGTON, DC 20020

No.	Date	Description

COMMUNITY PRESENTATION
DRAWING TITLE EXTERIOR ELEVATION RENDERINGS
DRAWING TYPE ARCHITECTURAL
DRAWING SCALE NTS
DRAWING DATE DECEMBER 07, 2015



DRAWING NUMBER
A0004_1
PROJECT NUMBER 1510



1 FIRST FLOOR PLAN
A1.1 SCALE: 3/16" = 1'-0" ARCHITECTURAL

DCRA USE ONLY
GENERAL WORK NOTES

- GENERAL NOTES
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
 - G.C. NOTE ALL NEW OPENINGS IN EXTERIOR WALL ASSUME THAT EXTERIOR WALLS ARE 8" PRECAST CONCRETE WALLS. IF WALL CONSTRUCTION IS DIFFERENT, INFORM A/E FOR GUIDANCE PRIOR TO CREATING OPENING. GPR WALLS AND PROVIDE RESULTS TO A/E FOR REVIEW PRIOR TO CREATING OPENINGS. OPENINGS SHALL BE SAWCUT BUT DO NOT OVERCUT OPENINGS. APPLY Sika ARMATEC 110 EPOCEM TO ANY REINFORCING EXPOSED IN NEW OPENINGS.

ANNOTATED NEW WORK NOTES X

- NEW EXTERIOR HOLLOW METAL DOORS AND SIDELIGHTS INCLUDING NEW HARDWARE TO REPLACE EXISTING. SEE GENERAL NOTES 1&2 ABOVE.
- NEW STOREFRONT DOOR AND SIDELIGHTS WITH SECURITY GLAZING.
- NEW 3'-0"x3'-0" BULLET RESISTANT FIXED PANEL WINDOW. SEE GENERAL NOTES 1&2 ABOVE.
- NEW BULLET RESISTANT FIXED PANEL WINDOW SIZED TO FIX EXISTING OPENING.
- NEW 3'-0" PAINTED WOOD DOORS, INCLUDING NEW HARDWARE, TO REPLACE EXISTING - EXISTING HOLLOW METAL FRAMES TO REMAIN.
- NEW 3'-0" PAINTED WOOD DOORS AND HOLLOW METAL FRAMES, INCLUDING NEW HARDWARE.
- NEW 8'-0" GLASS PARTITION ON HOLLOW METAL FRAME INCLUDING 3'-0" GLASS DOOR.
- NEW 48"x36" TRANSACTION WINDOW WITH SECURITY GLAZING ON EXISTING PARTITION.
- NEW KITCHEN CABINETRY AND APPLIANCES, INCLUDING REFRIGERATOR, BUILT IN ELECTRICAL OVEN, MICROWAVE, SINK/FAUCET, GARBAGE DISPOSAL AND ASSOCIATED ACCESSORIES. SEE A1.4 FOR DETAILS.
- N/A
- NEW BATHROOM FIXTURES INCLUDING TOILETS, SINKS, URINAL, STALL PARTITIONS AND ASSOCIATED BATHROOM ACCESSORIES.
- NEW CERAMIC TILE FLOORING - SEE ROOM FINISH SCHEDULE.
- NEW COMMERCIAL GRADE WOOD FLOORING - SEE ROOM FINISH SCHEDULE.
- NEW CARPET TILE FLOORING - TBD.
- NEW WALL MOUNTED COMPUTER DESK.
- NEW FLOOR TO CEILING LOCKABLE CLOSET.
- NEW FLOOR TO CEILING SHELVING AT STORAGE ROOM.
- NEW ADA ACCESSIBLE DOUBLE WATER FOUNTAIN.
- NEW WATER HEATER - COORDINATE WITH MECHANICAL DRAWINGS.
- NEW UTILITY SINK, FAUCET AND TILE BACKSPLASH - COORDINATE WITH MECHANICAL DRAWINGS.
- NEW FENCING TO ENCLOSE AC UNITS.
- EXISTING WATER SERVICE CONNECTION TO REMAIN.
- PAIN ALL EXISTING/NEW DRYWALL SURFACES TYP.
- PAINT ALL EXISTING-NEW DOOR/WINDOW FRAMES TYP.
- NEW 42" WIDE CAST IN PLACE RAMP AND LANDING. SEE ELEVATIONS.
- AHU UNIT. SEE MECHANICAL DRAWINGS.
- (3) CU UNITS. SEE MECHANICAL DRAWINGS.
- NEW 3'-0" WIDE X 14" THICK WALL FTG. W/ 3-5# CONT. W/ #5 @ 12" O.C. SHORT DIRECTION. BOTTOM OF FTG. TO MATCH EXIST. WALL FTG. V.I.F. PROVIDE 4# WALL DOWELS AT 8" O.C. W STD HK IN FTG AND 21" LAP SPLICE WITH WALL REINF.
- NEW 8" CMU W/ 4# @ 8" O.C. FULLY GROUTED. PROVIDE CONT. BOND BM. W/4-#4 BELOW WINDOW OPENING, CONTINUOUS FOR FULL WALL LENGTH, AND TWO-COURSE CONT. BOND BM AT TOP OF WALL W/4-#4 WALL LENGTH, CONTINUOUS FOR FULL WALL LENGTH.
- NEW 5" S.O.G. W/5"x6" W2.0xW2.0 WWF.
- NEW HSS 3x3x1/8 GALV.
- PROVIDE SOG AS REQUIRED. SEE 2-A6.3.

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF PARKS AND RECREATION

DOUGLASS COMMUNITY CENTER
1898 STANTON TERRACE SE, WASHINGTON, DC 20020

STUDIO TWENTY SEVEN ARCHITECTURE

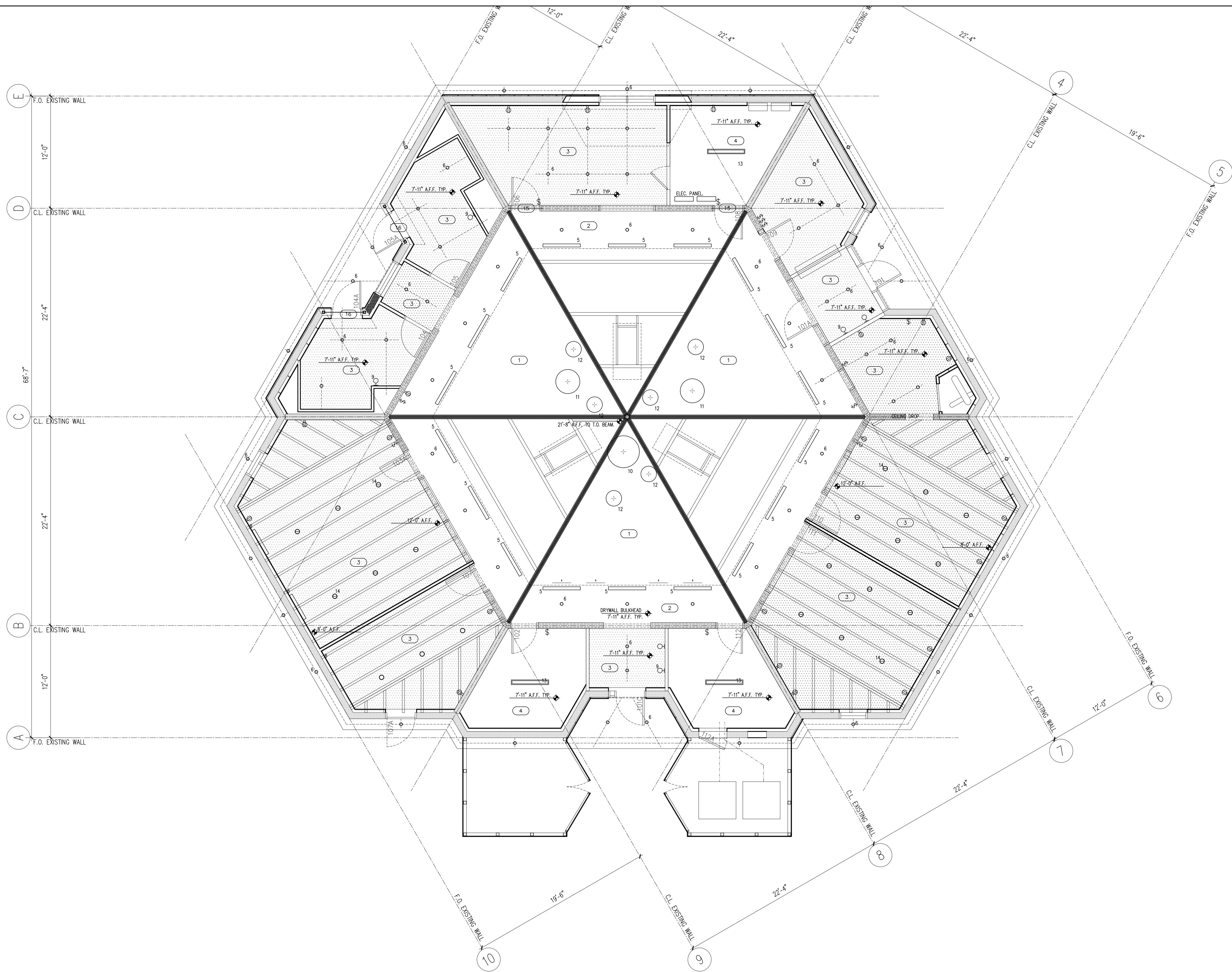
1000 K STREET NW
SUITE 800
WASHINGTON, DC 20006
T (202) 939-0207
F (202) 939-0270
WWW.STUDIO27ARCH.COM

No.	Date	Description
		COMMUNITY PRESENTATION
		DRAWING TITLE FLOOR PLANS - NEW WORK
		DRAWING TYPE ARCHITECTURAL
		DRAWING SCALE 3/16" = 1'-0"
		DRAWING DATE FEBRUARY 22, 2016

DRAWING NUMBER

A0001_1

PROJECT NUMBER
1510



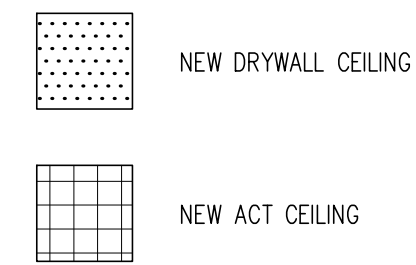
1 FIRST FLOOR REFLECTED CEILING PLAN
A1.2 SCALE: 3/16" = 1'-0" ARCHITECTURAL

DCRA USE ONLY
GENERAL NEW WORK NOTES

1. SEE A0001_6 FOR LIGHTING SCHEDULE
2. SEE A0001_6 FOR MATERIAL SCHEDULE

ANNOTATED NEW WORK NOTES

1. EXISTING WOOD CEILING TO REMAIN. NEW RIGID INSULATION TO BE INSTALLED ABOVE EXISTING ROOF CONSTRUCTION.
2. EXISTING DRYWALL CEILING TO REMAIN.
3. NEW DRYWALL CEILING, PAINTED.
4. EXISTING CEILING TO REMAIN. PAINTED BY ROOM SCHEDULE COLOR.
5. NEW LINEAR FIXTURE TO REPLACE EXISTING - SEE LIGHTING SCHEDULE.
6. NEW 4" RECESS LIGHT FIXTURE - SEE LIGHTING SCHEDULE.
7. NEW 6" RECESS LIGHT FIXTURE - SEE LIGHTING SCHEDULE.
8. NEW WALL MOUNTED LIGHT FIXTURE TYPE A - SEE LIGHTING SCHEDULE.
9. NEW WALL MOUNTED LIGHT FIXTURE TYPE B - SEE LIGHTING SCHEDULE.
10. NEW PENDANT LIGHT FIXTURE TYPE A - SEE LIGHTING SCHEDULE.
11. NEW PENDANT LIGHT FIXTURE TYPE B - SEE LIGHTING SCHEDULE.
12. NEW PENDANT LIGHT FIXTURE TYPE C - SEE LIGHTING SCHEDULE.
13. UTILITY CEILING LIGHT - SEE LIGHTING SCHEDULE.
14. NEW 6" PENDANT LIGHT - SEE LIGHTING SCHEDULE.
15. REPLACE EXISTING SILL LINTEL W/ W8x13 LINTEL W/6" WIDE x4" LONG x 1/2" THICK BEARING PL BOTH SIDES.
16. NEW W8x13 GALV.



DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF PARKS AND RECREATION

DOUGLASS COMMUNITY CENTER
1898 STANTON TERRACE SE, WASHINGTON, DC 20020

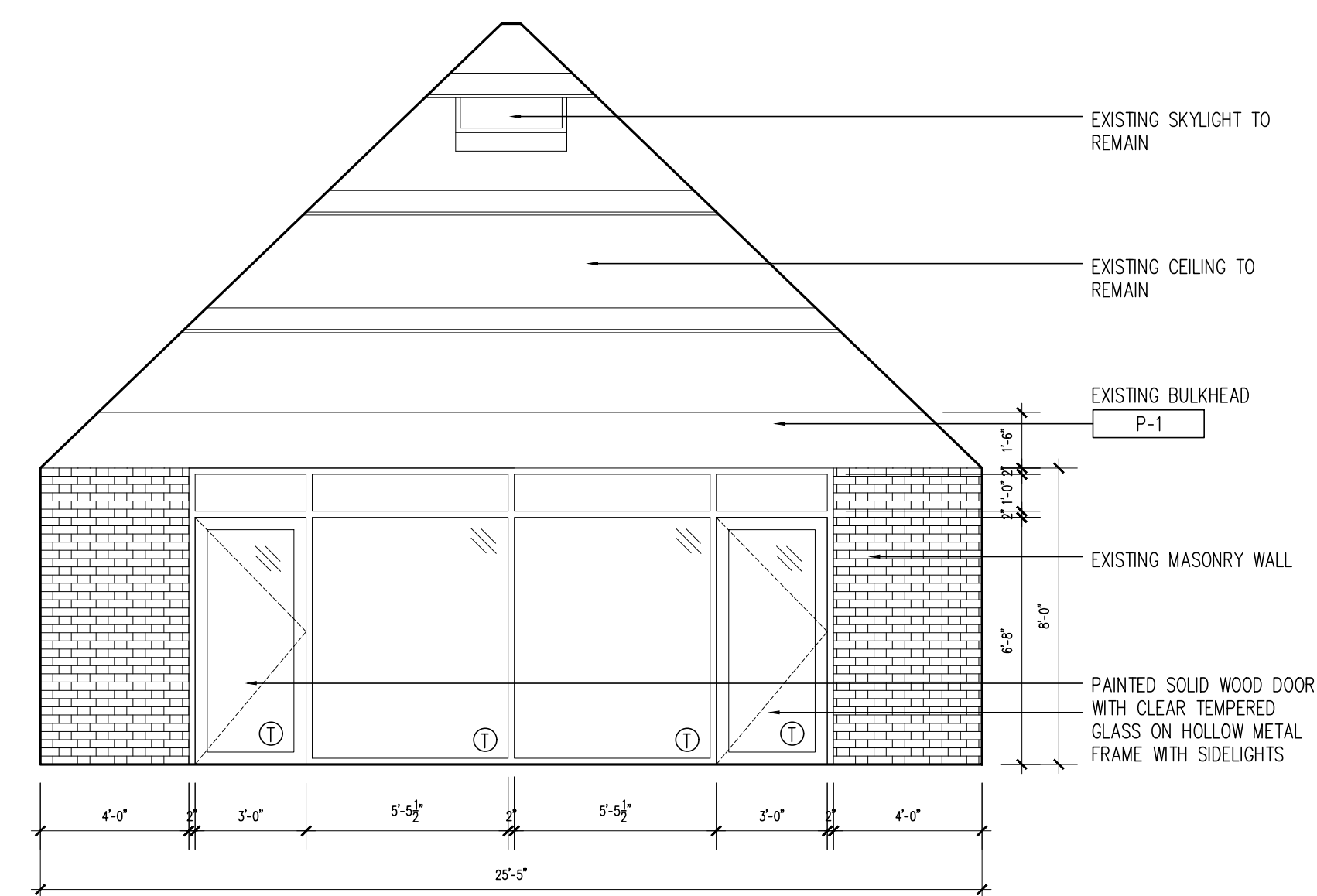
STUDIO TWENTY SEVEN ARCHITECTURE
1600 K STREET NW
SUITE 802
WASHINGTON, DC 20006
T (202) 939-0272
F (202) 939-0270
WWW.STUDIO27ARCH.COM

No.	Date	Description
		COMMUNITY PRESENTATION
		DRAWING TITLE REFLECTED CEILING PLANS - NEW WORK
		DRAWING TYPE ARCHITECTURAL
		DRAWING SCALE 3/16" = 1'-0"
		DRAWING DATE FEBRUARY 22, 2016

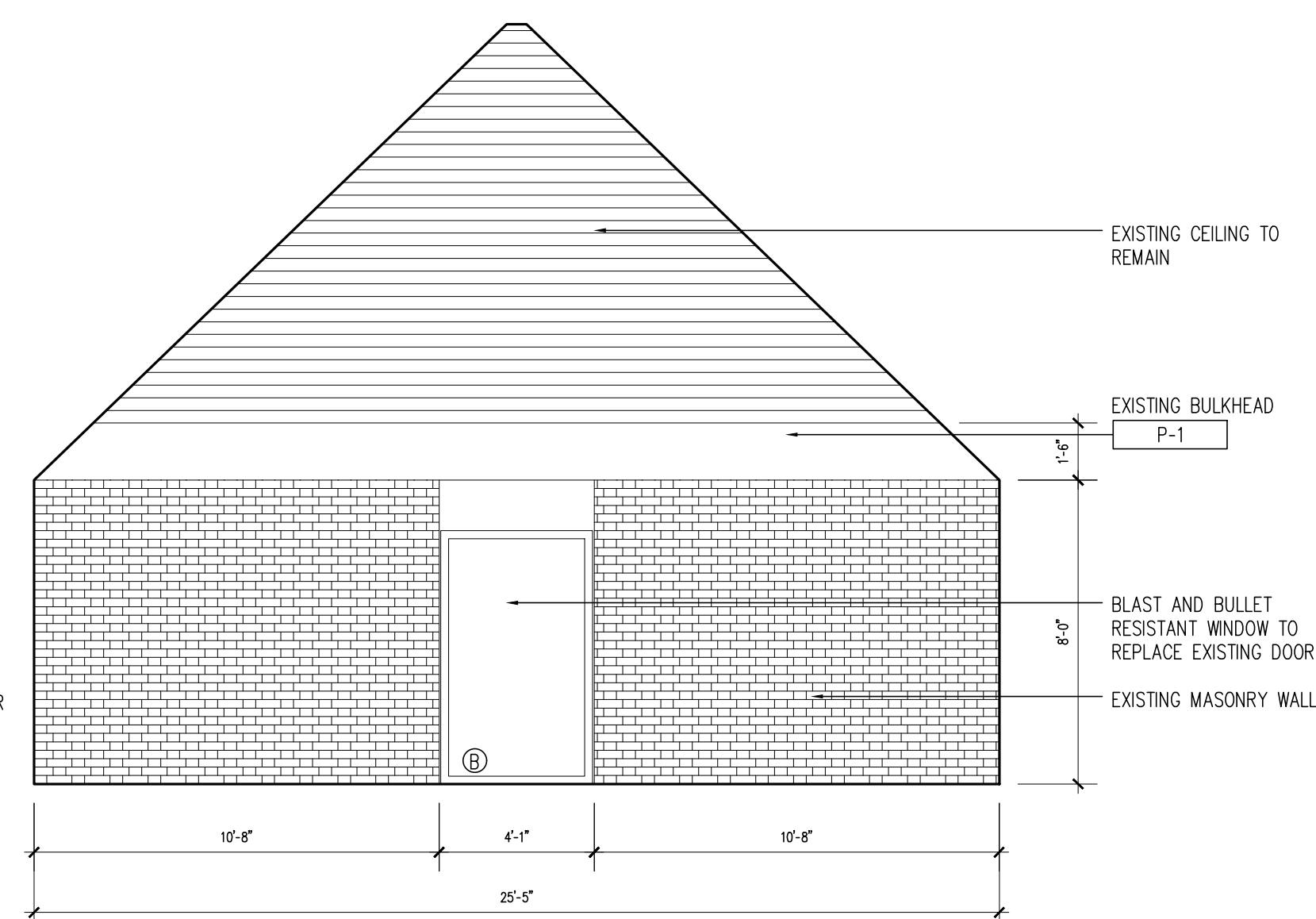
DRAWING NUMBER

A0001_2

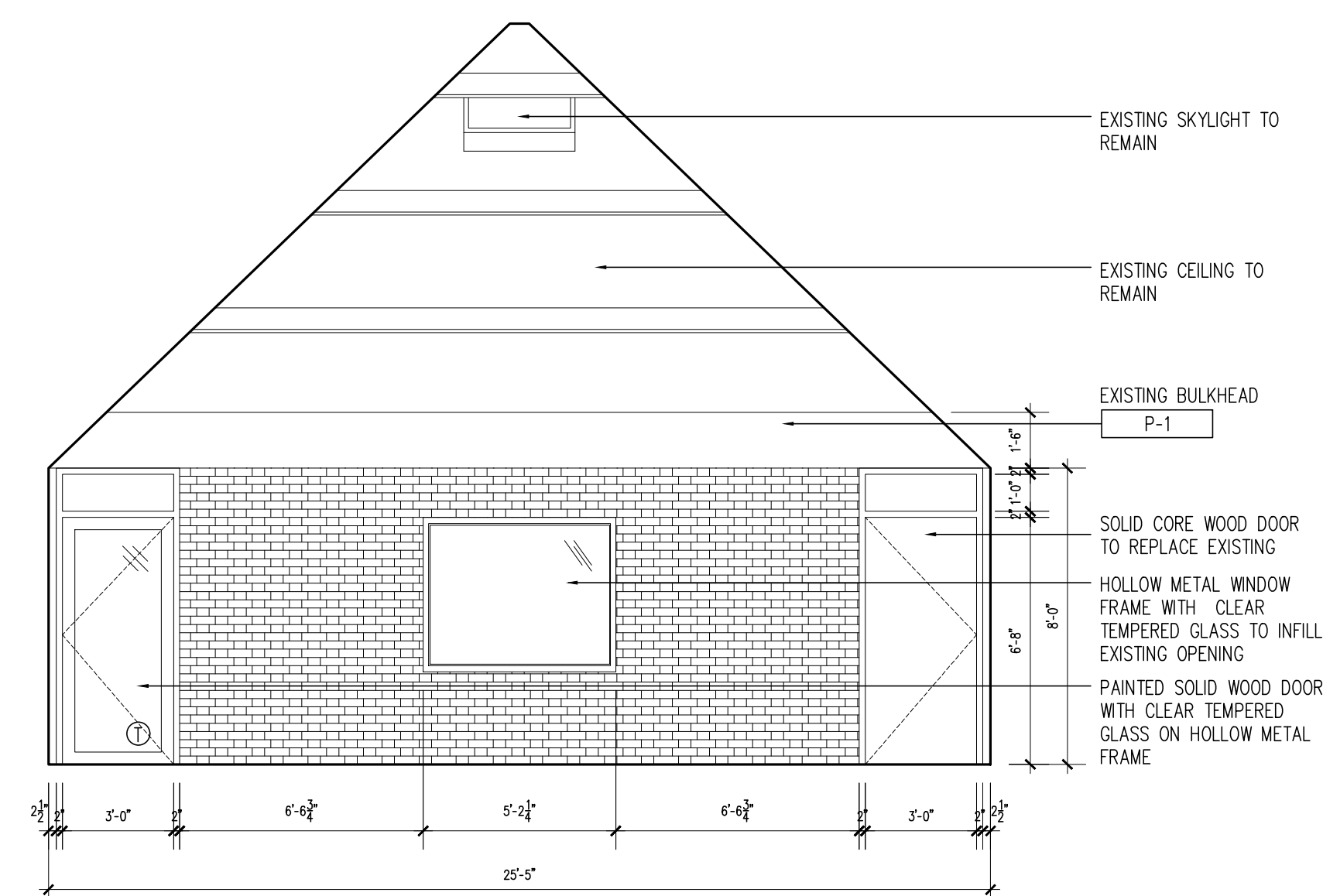
PROJECT NUMBER
1510



6 INTERIOR ELEVATION - RM 101
A1.5 SCALE: 1/4" = 1'-0" ARCHITECTURAL



5 INTERIOR ELEVATION - RM 101
A1.5 SCALE: 1/4" = 1'-0" ARCHITECTURAL

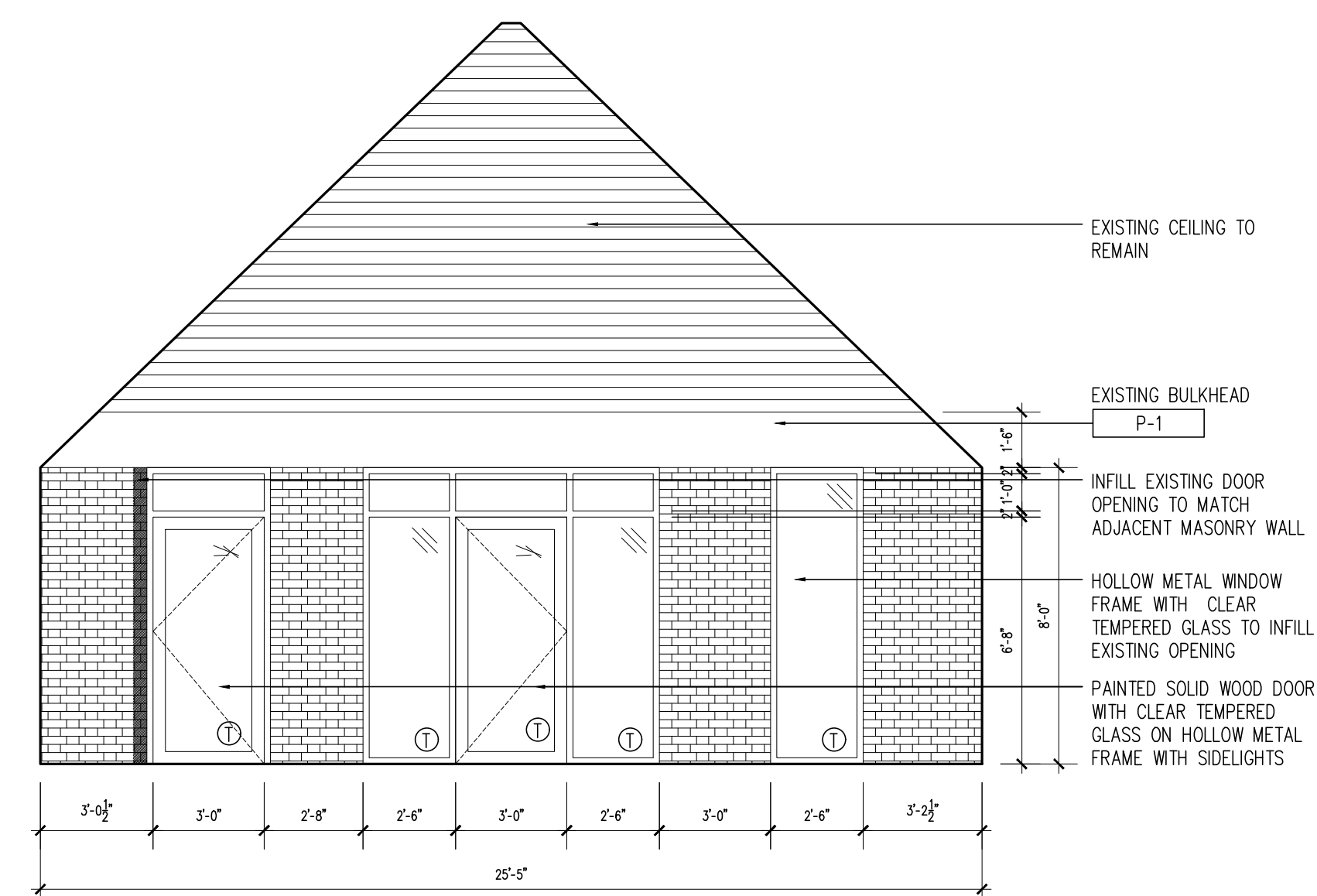


4
A1.5

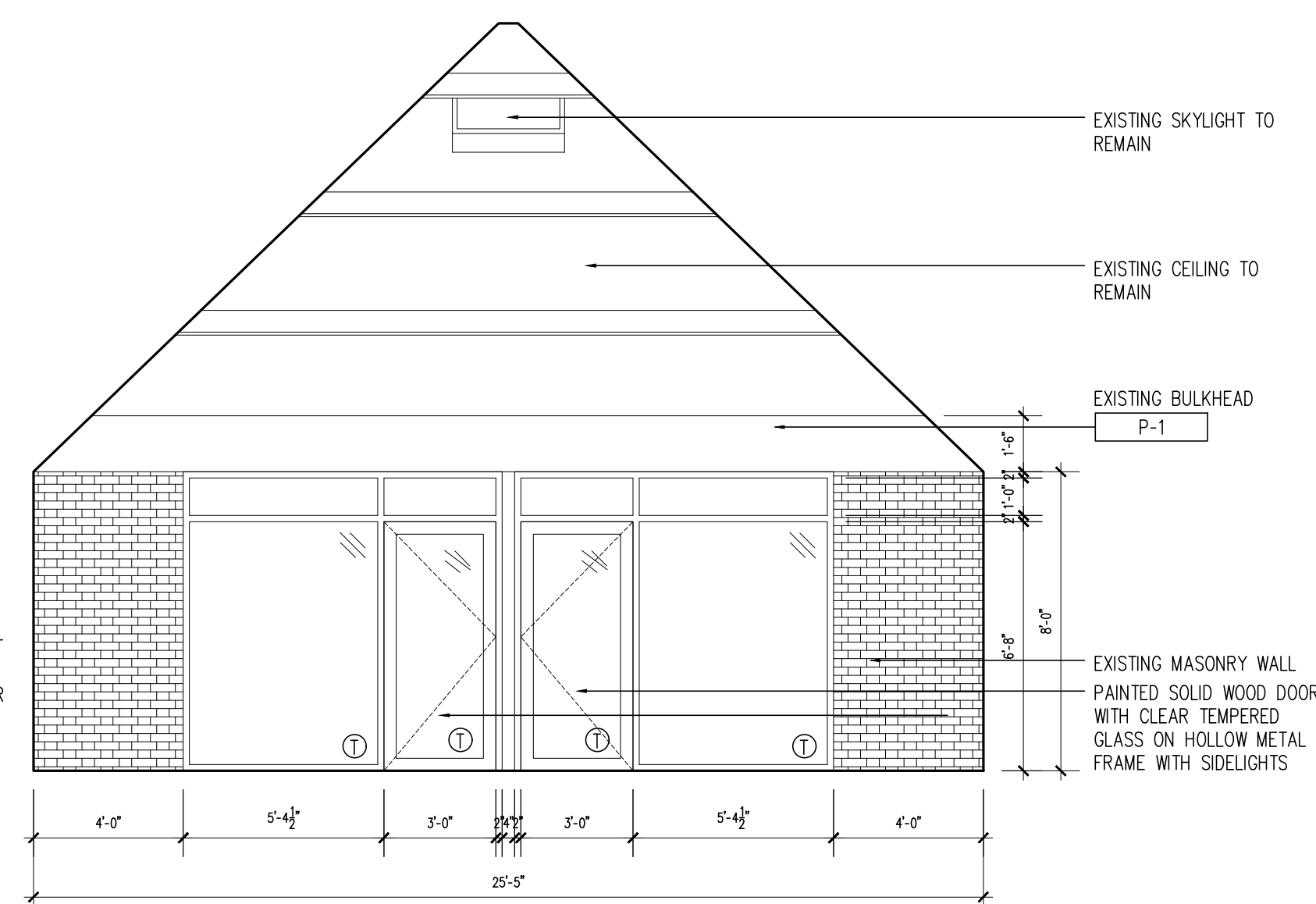
INTERIOR ELEVATION — RM 101

SCALE: 1/4" = 1'-0"

ARCHITECTURAL



3 INTERIOR ELEVATION - RM 101
A1.5 SCALE: 1/4" = 1'-0" ARCHITECTURAL

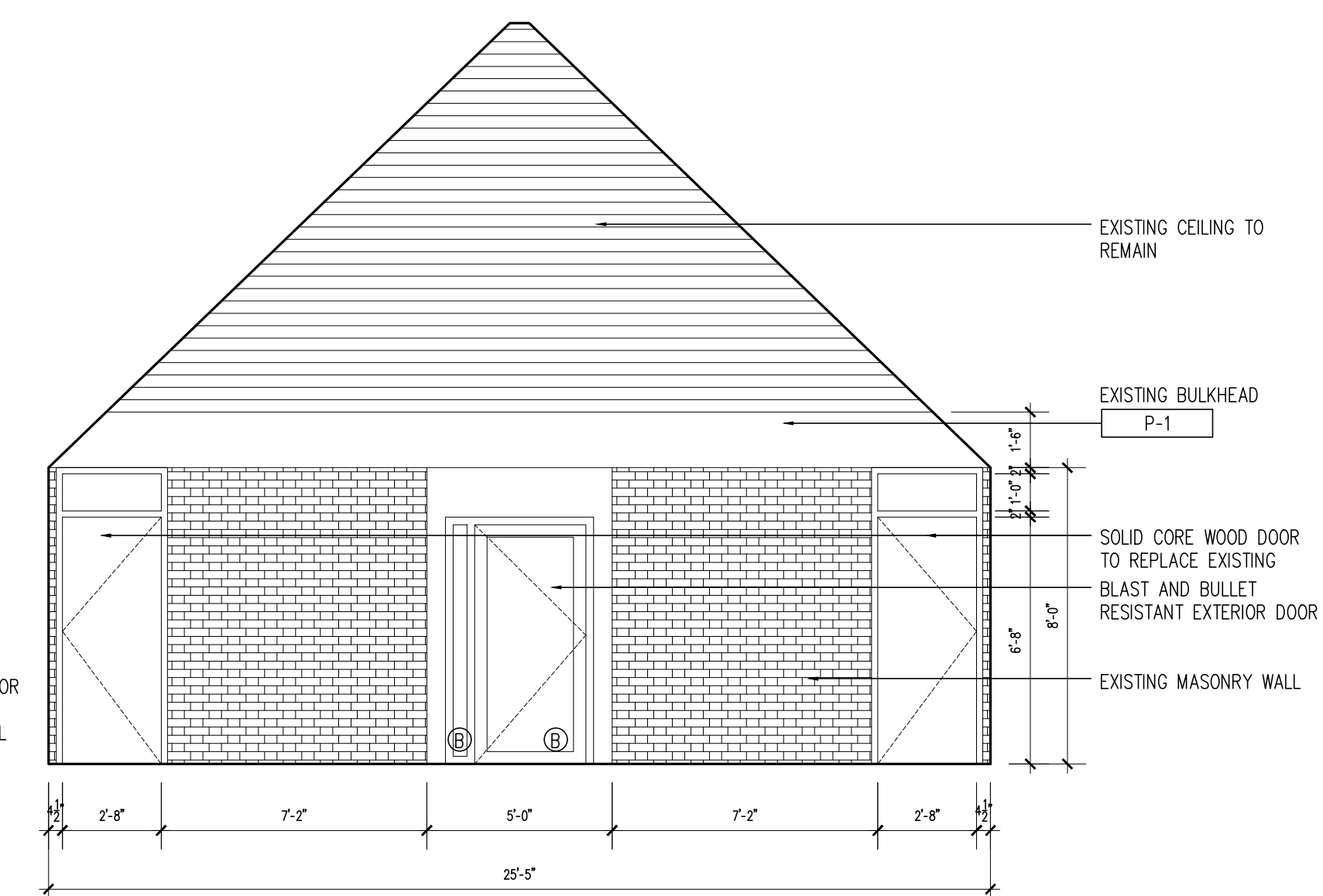


2
A1.5

INTERIOR ELEVATION — RM 101

SCALE: 1/4" = 1'-0"

ARCHITECTURAL



1
A1.5

INTERIOR ELEVATION — RM 101

SCALE: 1/4" = 1'-0"

ARCHITECTURAL

DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF PARKS AND RECREATION

DOUGLASS COMMUNITY CENTER
1898 STANTON TERRACE SE, WASHINGTON, DC 20020

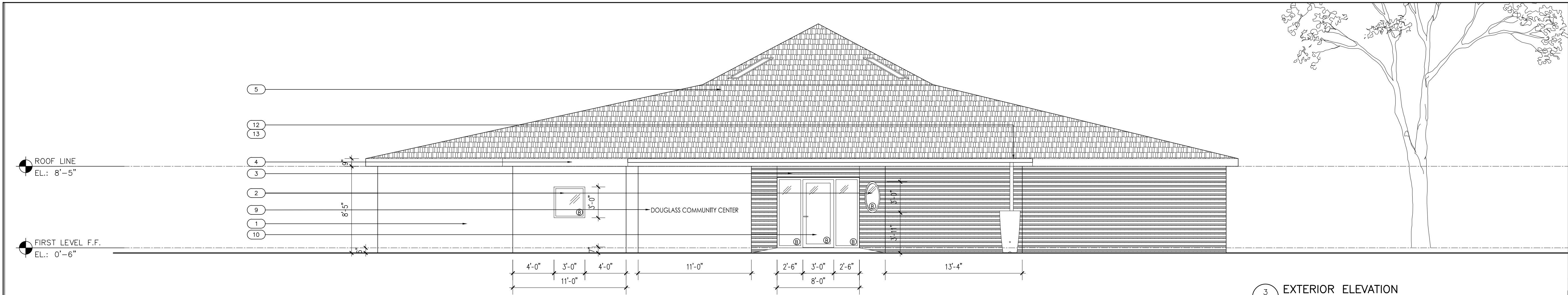
STUDIO TWENTY SEVEN ARCHITECTURE
1600 K STREET NW
SUITE 800
WASHINGTON, DC 20006
T (202) 939.0027
F (202) 939.0270
WWW.STUDIO27ARCH.COM

No.	Date	Description
		COMMUNITY PRESENTATION
		DRAWING TITLE INTERIOR ELEVATIONS
		DRAWING TYPE ARCHITECTURAL
		DRAWING SCALE 1/4" = 1'-0"
		DRAWING DATE FEBRUARY 22, 2016

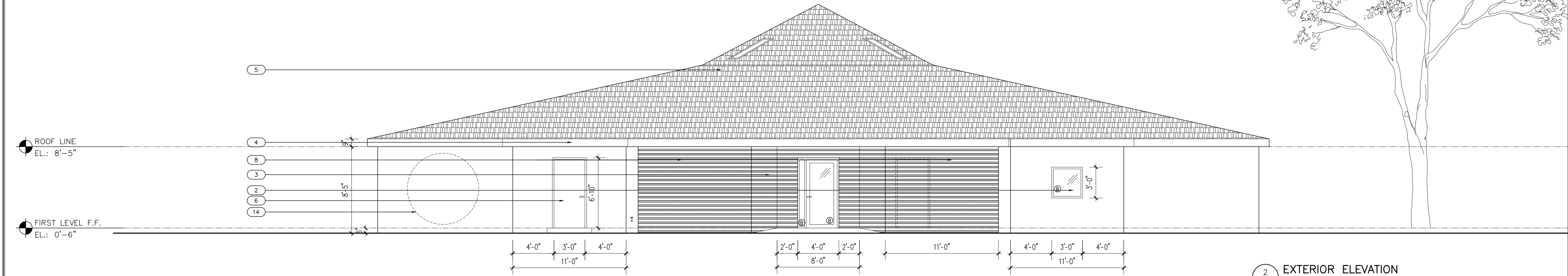
DRAWING NUMBER

A0001_5

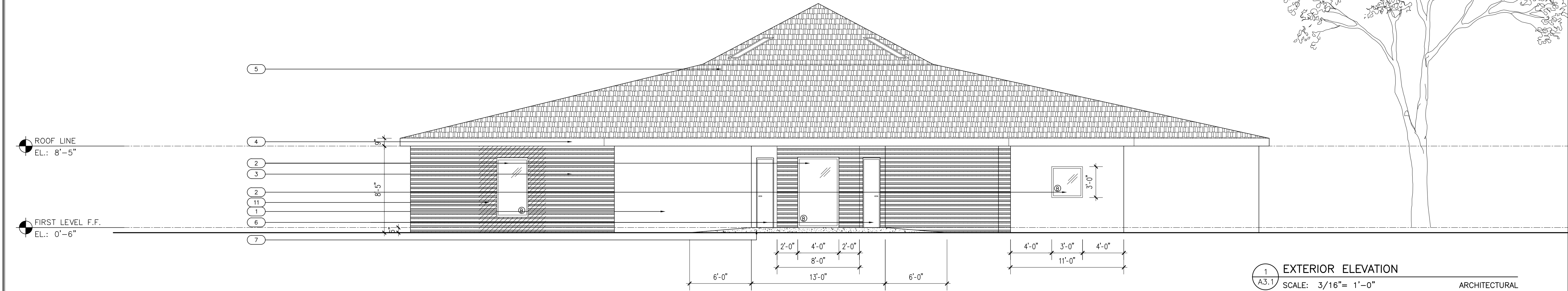
PROJECT NUMBER
1510



3
A3.1
EXTERIOR ELEVATION
SCALE: 3/16"= 1'-0"
ARCHITECTURAL



2
A3.1
EXTERIOR ELEVATION
SCALE: 3/16"= 1'-0"
ARCHITECTURAL



1
A3.1
EXTERIOR ELEVATION
SCALE: 3/16"= 1'-0"
ARCHITECTURAL

DCRA USE ONLY
ANNOTATED NEW WORK NOTES

- EXISTING CONCRETE WALLS - PAINTED. TYP.
- NEW BULLET/BLAST RESISTANT WINDOWS BY US BULLET PROOFING. INC.
- NEW WOOD SHIPLAP SIDING ON EXISTING CONCRETE WALLS. 5/4x4. SEE MATERIAL SCHEDULE.
- NEW VINYL FASCIA AND PERFORATED HARDIEBOARD SOFFIT. TYP. SEE MATERIAL SCHEDULE.
- NEW SMART VENT MID-ROOF LINEAR VENT. INSTALL CONTINUOUSLY AROUND THE BUILDING.
- NEW BULLET/BLAST RESISTANT ENTRY DOORS BY US BULLET PROOFING. INC.
- NEW 42"WIDE X 6" TALL CONCRETE RAMP AND LANDING AT TOILET ROOMS ENTRANCE.
- NEW MECHANICAL UNITS ENCLOSURE - WOOD SIDING ON STEEL TUBE STRUCTURE.
- NEW EXTERIOR SIGN BY GEMINI SIGN LETTERS - FABRICATED METAL, KABEL FONT, 1/2" DEPTH, 6" TALL, BRUSHED 304 STAINLESS. INSTALLED 1" OFF THE WALL.
- NEW BULLET/BLAST STOREFRONT SYSTEM BY US BULLET PROOFING. INC.
- DOTTED AREA SHOWS NEW MASONRY WALL BEHIND WOOD SIDING.
- NEW GUTTERS TO BE INSTALLED AT MAIN ENTRANCE'S ROOF EDGE. WATER COLLECTED TO BE DIRECTED TO RAIN BARRELS LOCATED NEAR THE ENTRANCE.
- NEW "ATHENA" RAIN BARREL BY ALGREEN - CHARCOAL 48"x24"x24". COORDINATE LOCATION OF RAIN BARREL WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
- GRAFFITI ARTWORK TO BE PROTECTED AND PRESERVED DURING CONSTRUCTION. PAINT ON THIS WALL TO BE APPLIED NOT TO DISTURB THE ARTWORK.

DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF PARKS AND RECREATION

DOUGLASS COMMUNITY CENTER
1898 STANTON TERRACE SE, WASHINGTON, DC 20020

STUDIO TWENTY SEVEN ARCHITECTURE
1600 K STREET NW
SUITE 802
WASHINGTON, DC 20004
T (202) 939-0272
F (202) 939-0270
WWW.STUDIO27ARCH.COM

No.	Date	Description

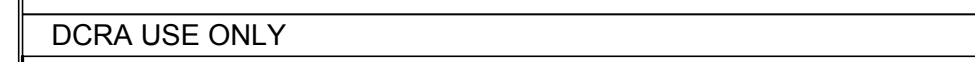
COMMUNITY PRESENTATION

DRAWING TITLE
EXTERIOR ELEVATION
DRAWING TYPE
ARCHITECTURAL
DRAWING SCALE
3/16" = 1'-0"
DRAWING DATE
FEBRUARY 22, 2016

DRAWING NUMBER

A0003_1

PROJECT NUMBER
1510



PROJECT NUMBER
1510

1600 K STREET NW
SUITE 800
WASHINGTON, DC 20006
T (202) 939.0027
F (202) 939.0270
WWW.STUDIO27ARCH.COM