GARINGER HIGH SCHOOL

PROPOSED LIFE SAFETY & INTERIOR RENOVATIONS TO BUILDING 300

COA SUBMISSION **18 NOVEMBER 2020**

HISTORIC VIEW OF CAMPUS

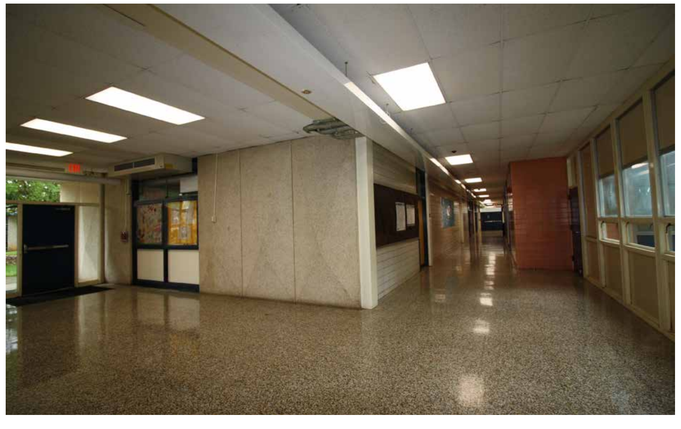
CONCEPTUAL IMAGE

GYMNASIUM

ELMER H. GARINGER HIGH SCHOOL HISTORIC CAMPUS

Sited on approximately 63 acres along Eastway Drive, the Elmer H. Garinger High School stands as a “striking example of modernism,” as noted in the landmarks recommendations for its special significance. Opened in 1959, the original campus structures were designed by prominent regional architect A.G. Odell, Jr., and was the largest project the firm undertook for Charlotte Public Schools. Named for former superintendent Elmer H. Garinger, who played a large role in overseeing racial integration in the Charlotte school system, Garinger High School aimed to provide the ‘comprehensive’ curriculum championed by proponents of larger high school structures at the time. The campus is composed of a number of single-story classroom buildings arrayed around a central series of pedestrian courts. Several larger, two-story structures exist with the following original and more recent program components; the Gymnasium Building (1959), the Library (1977), the Atrium/Entrance (2004), and the Science Building (2014).

The proposed project focuses solely on the 300 Classroom Building, and is very limited in scope. The primary aim of the project will center on life-safety renovations and the addition of a new fire sprinkler system. Limited additional renovations will provide refurbishment of classroom finishes and equipment, replacement storefront windows, and restroom upgrades in specified areas of the building.



EXISTING 300 BUILDING

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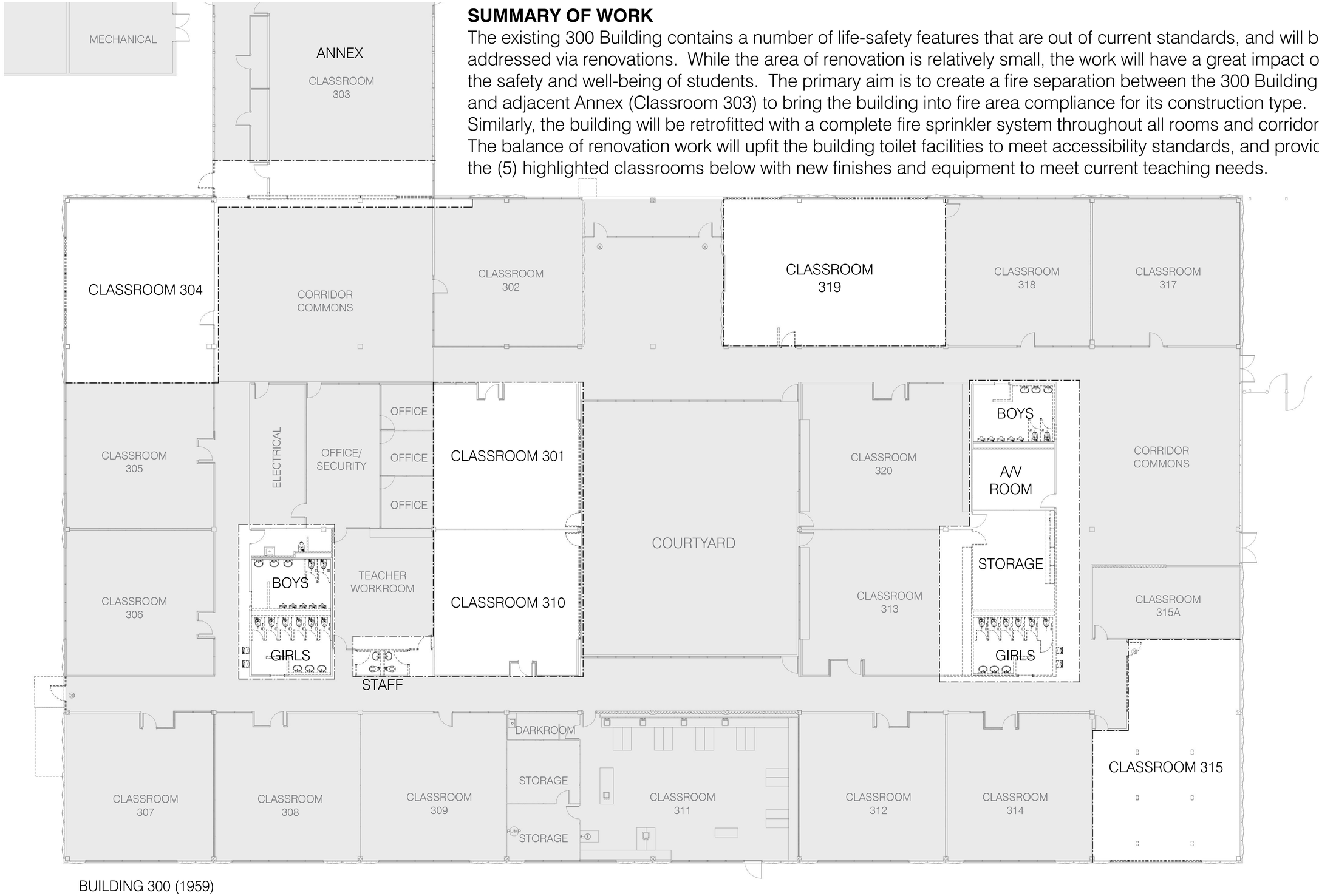
SUMMARY OF WORK

The existing 300 Building contains a number of life-safety features that are out of current standards, and will be addressed via renovations. While the area of renovation is relatively small, the work will have a great impact on the safety and well-being of students. The primary aim is to create a fire separation between the 300 Building and adjacent Annex (Classroom 303) to bring the building into fire area compliance for its construction type. Similarly, the building will be retrofitted with a complete fire sprinkler system throughout all rooms and corridors. The balance of renovation work will upfit the building toilet facilities to meet accessibility standards, and provide the (5) highlighted classrooms below with new finishes and equipment to meet current teaching needs.



BUILDING 300 (1959)

EXISTING BUILDING PLAN

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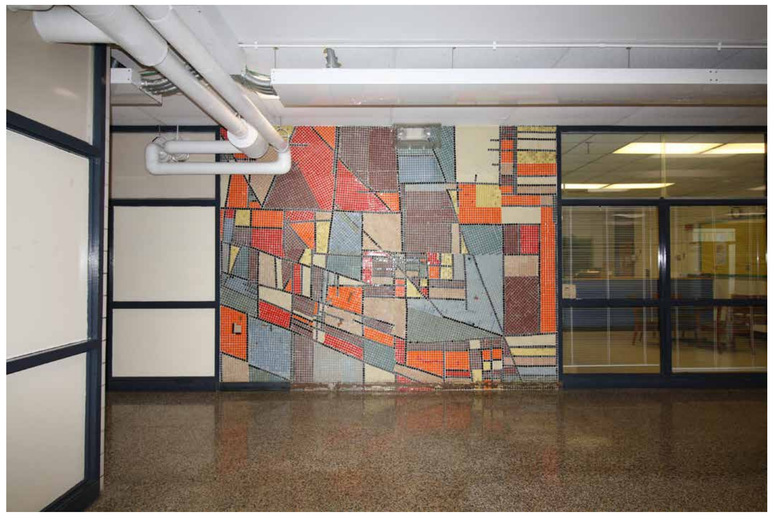
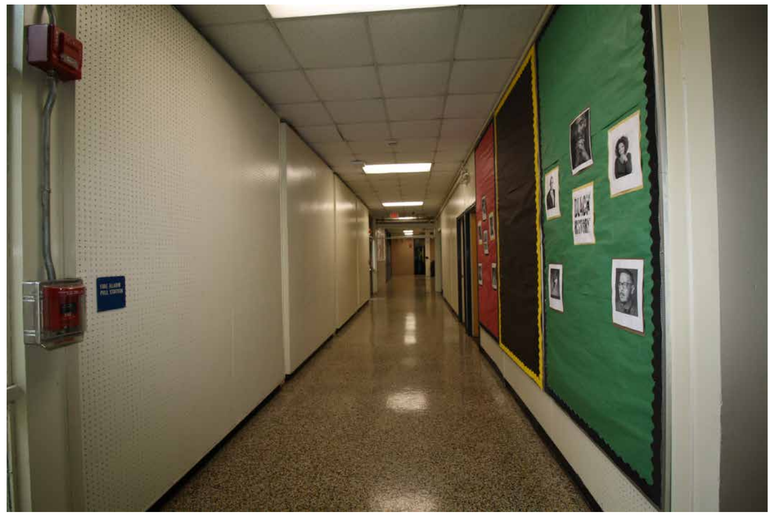
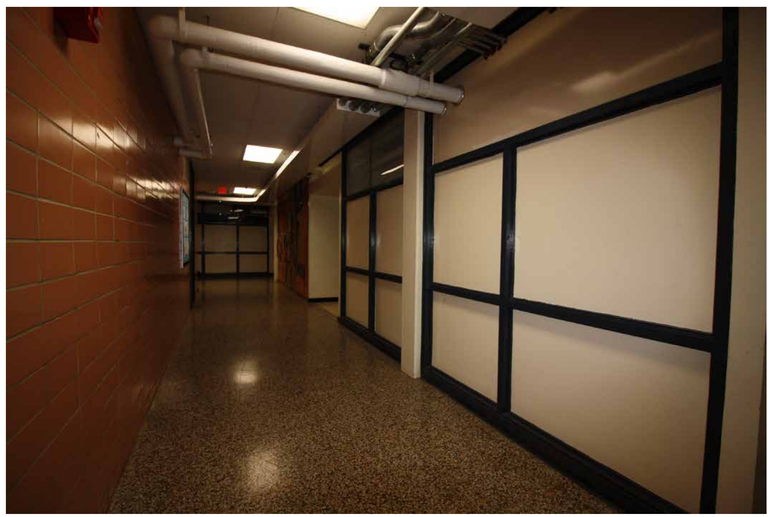
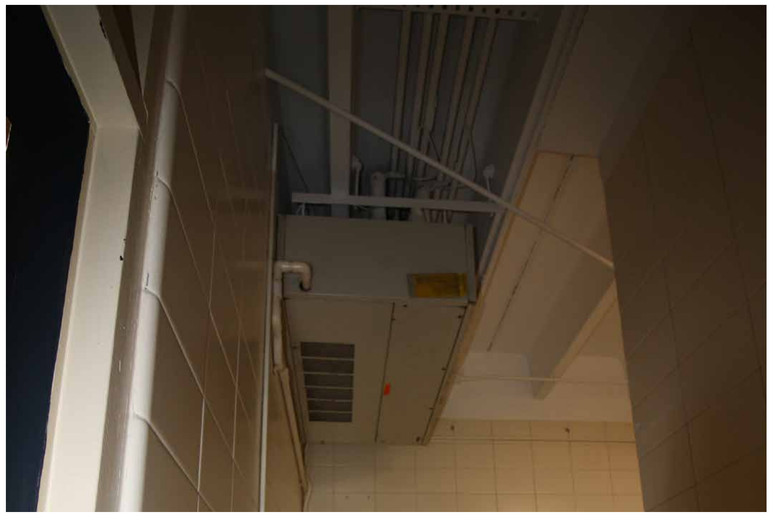
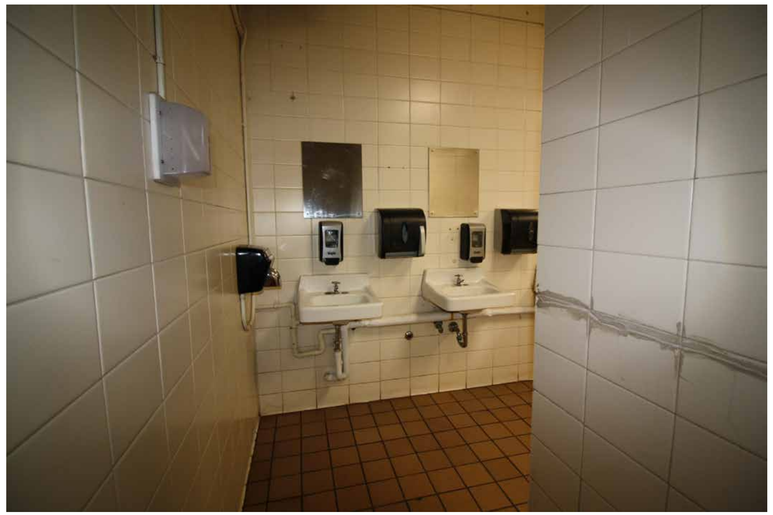




EXISTING CORRIDOR CONDITIONS

Due to the low overhead clearances of the existing precast concrete structure, building services and utilities are exposed below the ceiling plane within corridors and classrooms. All existing corridor murals & art walls will be maintained with the proposed renovation work. Existing HVAC piping will remain for re-use.

EXISTING CORRIDORS





EXISTING RESTROOM CONDITIONS

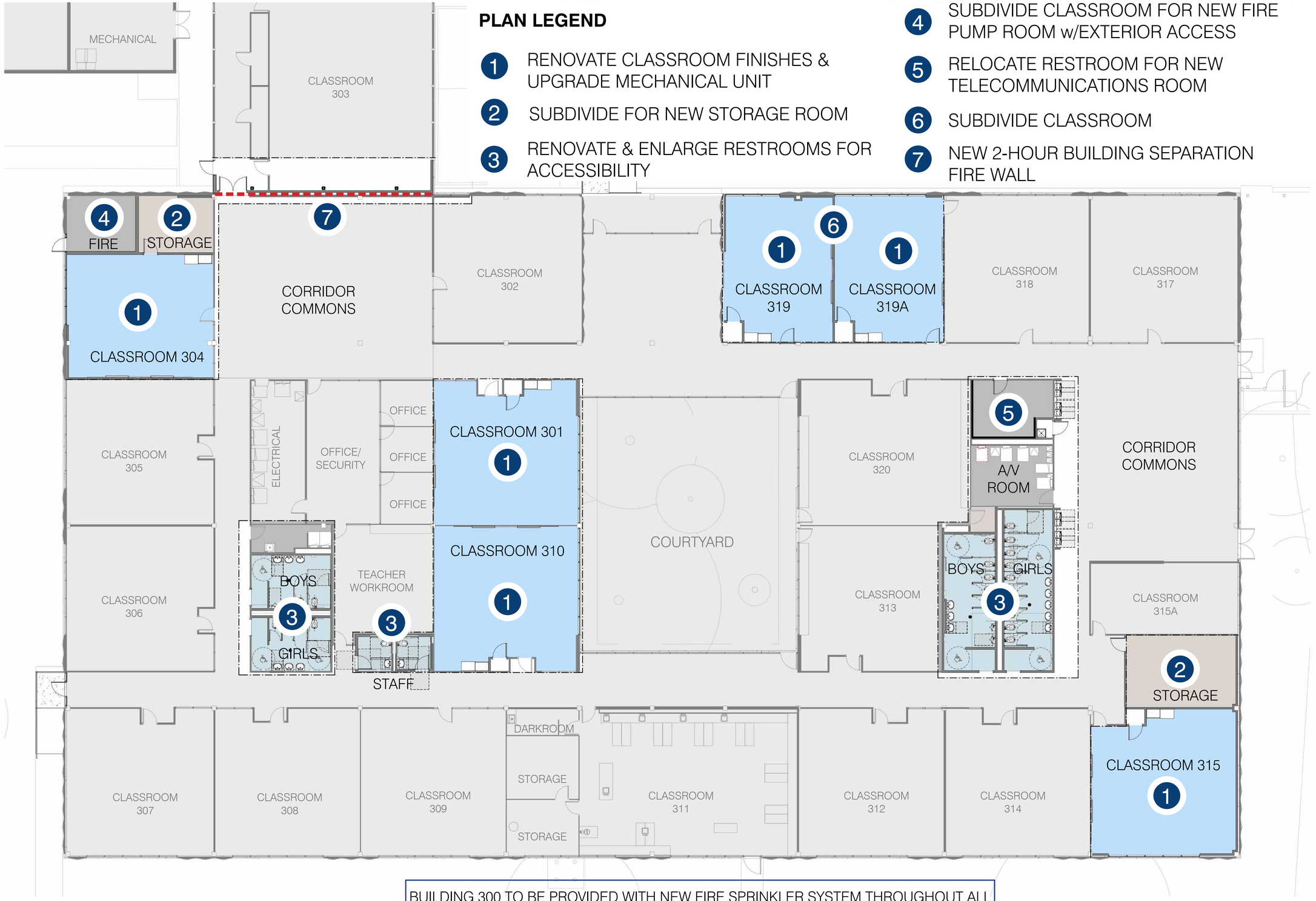
Existing conditions for the four (4) group toilet rooms within the 300 building evidence various eras of fixtures, equipment, and finishes. Installation of fixtures often occured with exposed plumbing or vent piping. Existing surface finishes exhibit cracking, discoloration, and wear, and are beyond their useful lifespan. Renovations will address fixtures, finishes, and accessibility.

EXISTING RESTROOMS

PROPOSED RENOVATION PLAN

PLAN LEGEND

1. RENOVATE CLASSROOM FINISHES & UPGRADE MECHANICAL UNIT
2. SUBDIVIDE FOR NEW STORAGE ROOM
3. RENOVATE & ENLARGE RESTROOMS FOR ACCESSIBILITY
4. SUBDIVIDE CLASSROOM FOR NEW FIRE PUMP ROOM w/EXTERIOR ACCESS
5. RELOCATE RESTROOM FOR NEW TELECOMMUNICATIONS ROOM
6. SUBDIVIDE CLASSROOM
7. NEW 2-HOUR BUILDING SEPARATION FIRE WALL



BUILDING 300 TO BE PROVIDED WITH NEW FIRE SPRINKLER SYSTEM THROUGHOUT ALL ROOMS AND CORRIDORS (INCLUDING OUT-OF-SCOPE AREAS)

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PROPOSED FIRE WALL

The existing classroom partition wall will be replaced with a solid, fire-rated wall to provide separation between the 300 Building and the adjacent structures. This will bring the building into code compliance for fire area limitations.

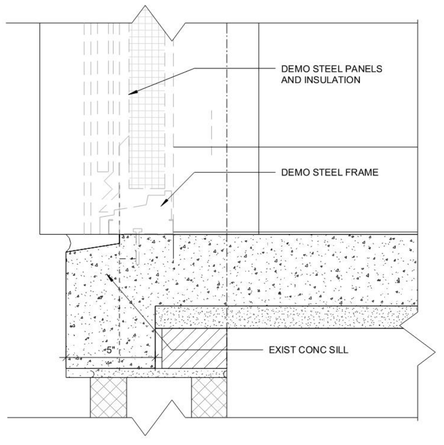
BUILDING SEPARATION FIRE WALL

TYPICAL EXISTING UNIT

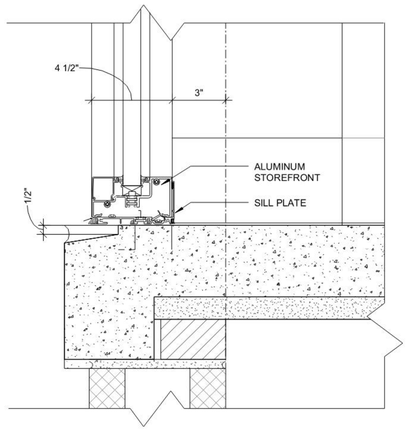
PROPOSED REPLACEMENT (200 BUILDING)

PROPOSED STOREFRONT REPLACEMENTS

Each of the renovated classrooms within the 300 Building will recieve a replacement, in-kind, of the existing storefront window system. In keeping with previous replacement work on the 200 Building (see figures, above) replacement units will match the size, rhythm, and configuration of existing lites and solid panels. The new units will have advanced thermal properties to provide improved performance within these areas.



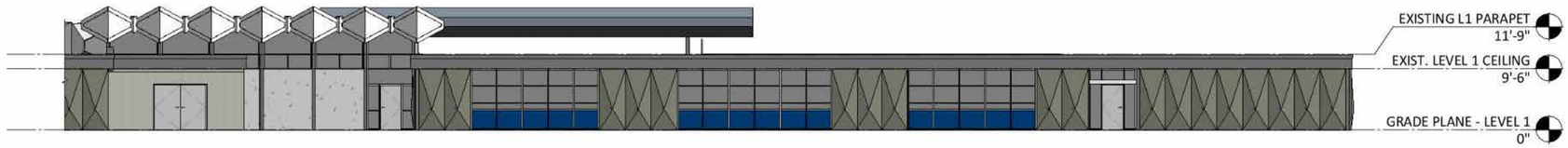
A4 EXISTING SILL DETAIL
3" = 1'-0"



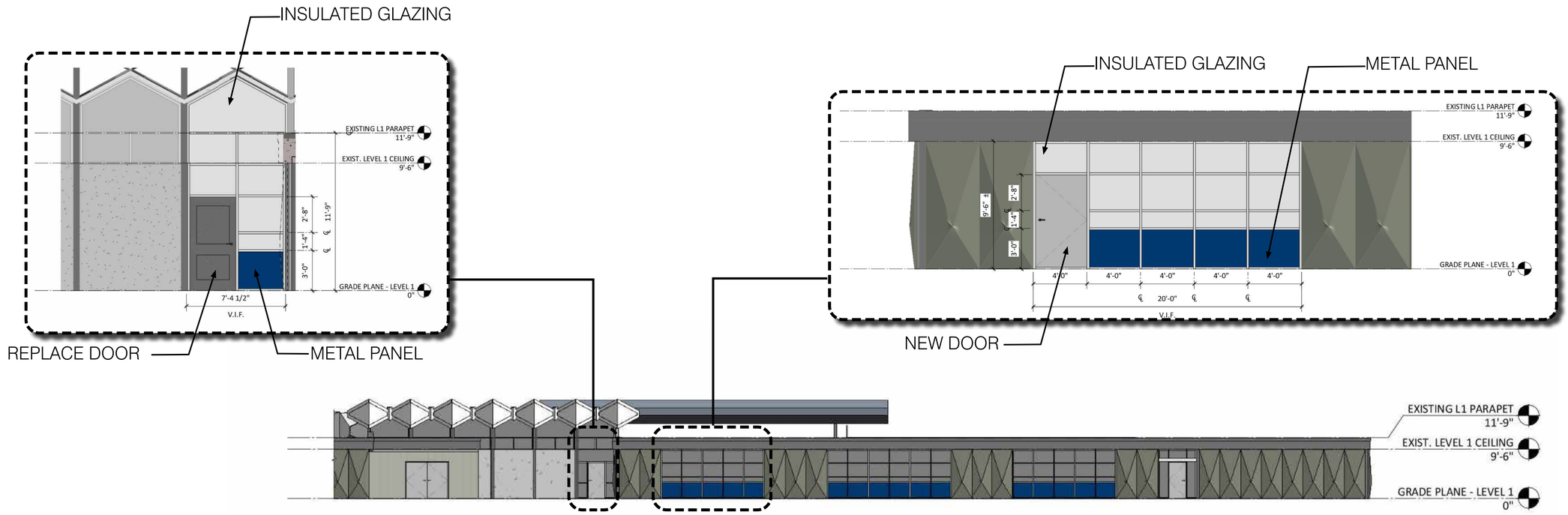
A5 NEW SILL DETAIL
3" = 1'-0"

TYPICAL DETAILS

STOREFRONT REPLACEMENTS



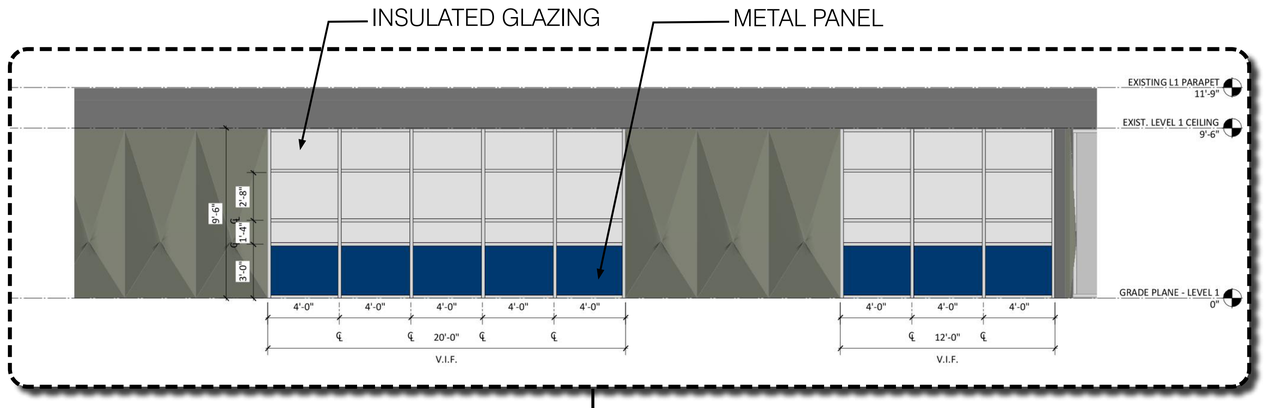
EXISTING EAST ELEVATION



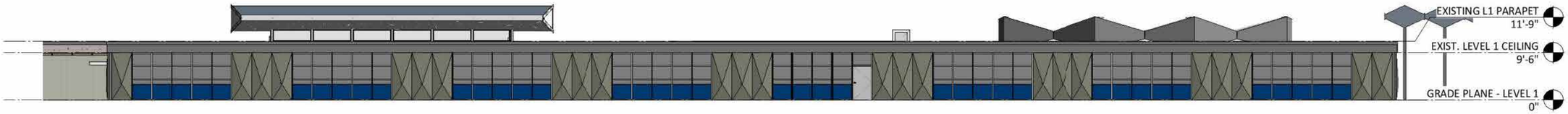
PROPOSED EAST ELEVATION

STOREFRONT REPLACEMENTS

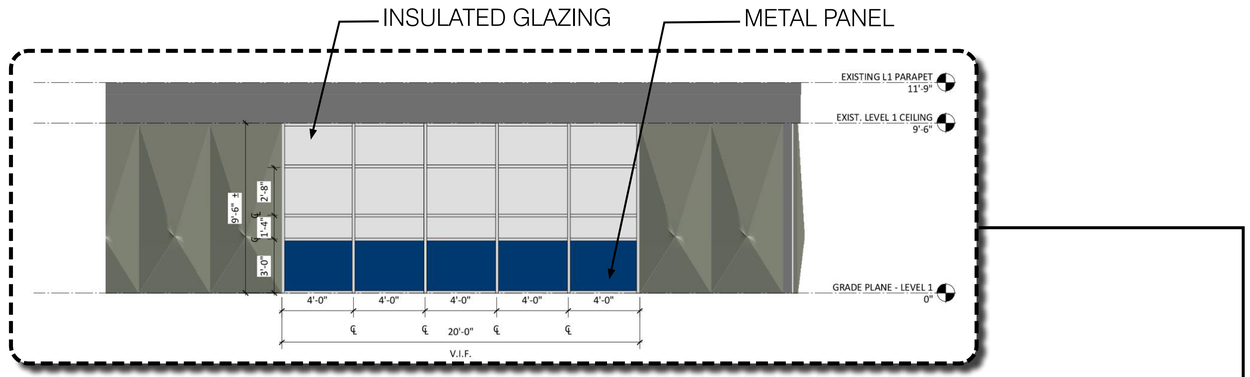
EXISTING NORTH ELEVATION

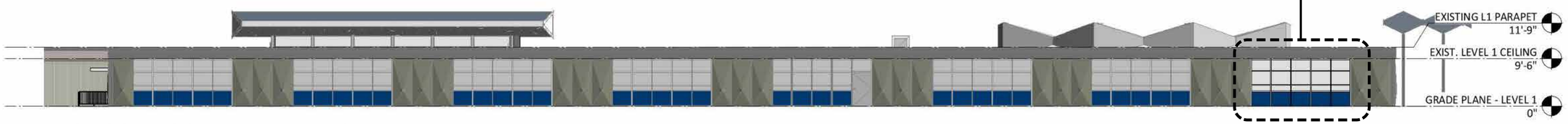


PROPOSED NORTH ELEVATION

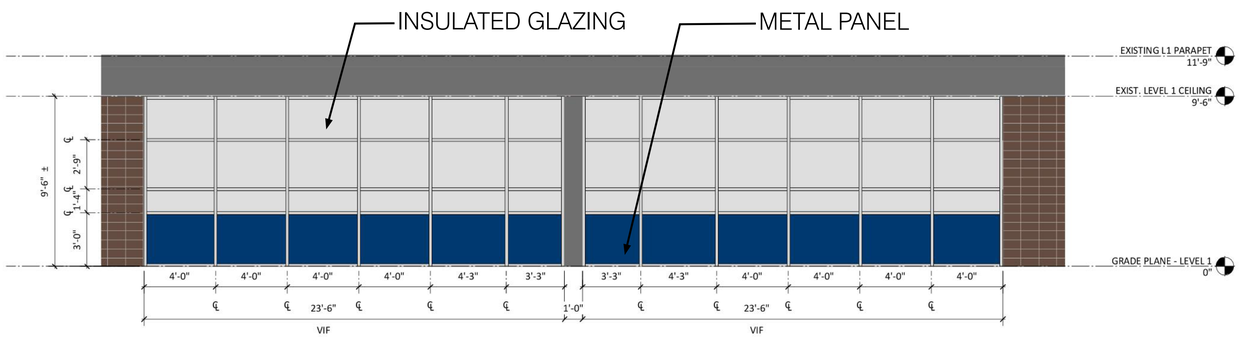


EXISTING SOUTH ELEVATION





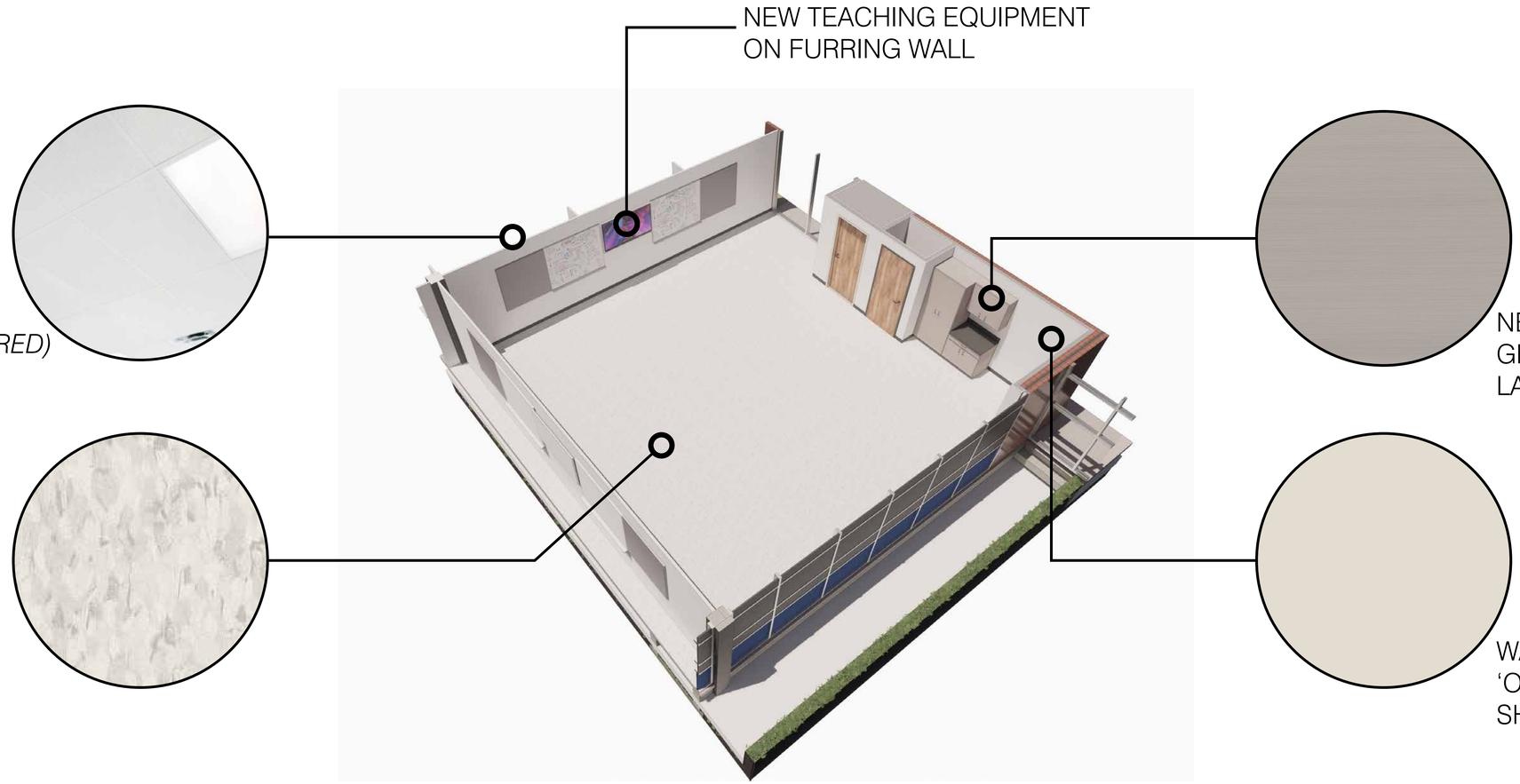
PROPOSED SOUTH ELEVATION



COURTYARD - CLASSROOMS 301-310

STOREFRONT REPLACEMENTS

EXISTING TYPICAL CLASSROOM CONDITIONS



PROPOSED TYP. CLASSROOM REFURBISHMENTS

CLASSROOM RENOVATIONS

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