

Masterplan Options Executive Summary

Cora Kelly and George Mason

Summary

The approach for the masterplan options is to provide a clear contextual dialogue with the neighborhood fabric, accommodating the educational specification within an efficient and expandable footprint, provide direct site access and circulation that separates vehicular, bus, loading, and pedestrian traffic, maximize site open space which offer views and daylight to the school program, establish different sizes and types of exterior play spaces for all age groups, and achieving appropriate energy requirements which enhance the life cycle cost of the building and site.

Per the 2019 Green Building Policy (which takes effect March 2, 2020) all public projects must meet the minimum level of certification (LEED Gold, Earthcraft Gold, or 3 Green Globes) and Stormwater Green Infrastructure and Net Zero requirements.

In order to meet the Green Building Policy requirements, complete new building systems (MEP, envelope, site infrastructure) would be required in a renovation scheme, which would result in higher construction cost and less annual savings compared to complete new construction. New construction would save you \$2.3M in MEP Cost compared to renovation.

In addition to the substantial changes required to building systems and site work, substantial changes to the existing building massing must be constructed to accommodate the Ed Spec program (in addition to the unique program of Cora Kelly: STEM, Headstart, & Citywide ED Pro-gram).

George Mason is **39,940 sf** deficient of the Ed Spec Program and Building Area; this would re-quire substantial construction to an existing building that is limited in expendability due to the fragmented nature of previously phased work. Savings can be gained by eliminating swing space if a new school at the north east end of the site is constructed and then demolishing the existing school except for the historic front, which can be given to the community for gathering events.

Cora Kelly is **28,000 sf deficient** of the Ed Spec Program and Building Area; the existing building cannot structurally support a 2-story addition without complete demolition and reconstruction in the same massing, which is already spatially inefficient and limits exterior play space.

Cora Kelly

Existing Conditions

Cora Kelly School for Math and Science is currently bound by multiple site constraints, the Leonard “Chick” Armstrong Recreation Center share the same lot and property line and the site is also bound by Public Open Space (POS) lots to the north (Frank Mann Field) and northwest. Site access is provided by three curb cuts with a dedicated bus drop off lane. There are 72 existing parking spaces, which does not include the dedicated recreation center parking.

Masterplan Options

Neighborhood Context

The existing school and its exterior play spaces currently encroach over the property line into the public open space (POS) at the north and northwest. One of the main site planing strategies was to maintain the programmatic connection to the recreation center while maximizing the play spaces which can be shared with the community. The design intent of the play spaces can be found in the “Exterior Play Space” section.

Site Access

Clear separation between pedestrian and vehicles are provided by creating a new dedicated car drop off loop at the north of the site and a dedicated bus drop off and loading at the south. The existing curb cuts are maintained with bus traffic utilizing the existing south curb cut and vehicles would utilize the two existing curb cuts at the north. All cars and busses would utilize Commonwealth Ave for direct access to the school, Dale Street would remain as a secondary east access for additional loading.

Exterior Play Space

Both options explore a “framed” open play space; Option 1 is configured in a courtyard “U-shape” to internalize the play space within the school and connect with the building program. The play space opens to the Frank Mann baseball field and public open space with the potential of sharing outdoor playing space with the community. Option 2 connects the exterior play space with the POS and has a more direct view towards the Four Mile Run Park Trail.

Program and Massing

Masterplan Options Executive Summary

Cora Kelly and George Mason

The ACPS Education Specifications (Ed Spec) and student population were used as the guiding criteria for programmatic quantities, sizes, and adjacencies. Cora Kelly also contains a STEM Program, Head Start Program, and Citywide ED Program which was also included in the masterplans. As requested by ACPS, the recreation center would remain as an existing component on the site and Cora Kelly would share the gymnasium program with the recreation center.

Currently Cora Kelly is **28,000 square feet deficient** in gross building area and **54,670 Square Feet deficient in** play space area. Both Option 1 and Option 2 accommodate all of the required Ed Spec program in approximately 101,000 and 102,000 SF respectively.

Option 1 is configured in a 2-story “U-shape” courtyard that centralizes the shared program components such as the Gymnasium, Media Center, Student Dining, and Visual Arts/Music at the central “bar.” This allows all grade levels and ages to meet at a central location while maintaining distinct academic clusters per grade. This centralized shared program and courtyard placement provides appropriate separation between different age groups and grades while allowing natural daylight and views.

Option 2 is configured in a 3-story “L-shape” courtyard which clusters the shared program components to the south, near the existing gymnasium. The 3-story height allows for a smaller foot print and maximizes exterior play. The academic programs are clustered per age group with the youngest students (Pre-K) at the ground level and the oldest (4th-5th) on the 3rd floor. The shared program spaces are located on the ground floor except for the Visual Arts / Media, which is located centrally on the second floor. The massing configuration creates an internal courtyard between the existing recreation center and new construction, creating a private outdoor play space for younger students. The remaining outdoor play space is located on the north of the site connecting the POS for possible shared use with the community.

Both options would require students to swing into a different locations or provide trailers on the POS during construction.

George Mason

Existing Conditions

George Mason Elementary School is limited by two main constraints: site access and facility condition. Currently there is only one site access point from a private access road off of Taylor Ave. The limitations of site access has created a disruption to the neighborhood during pick-up and drop-off since traffic must

stop on Cameron Mills Road which is a main local road though the neighborhood.

The existing building has been built in multiple phases with building systems (MEP and envelope) that are either substantially lacking in performance or not functioning in its entirety. Furthermore, the existing school cannot accommodate the Ed Spec program and requires substantial construction to a building that is limited in expendability due to the fragmented nature of previous phased work.

Masterplan Options

Neighborhood Context

George Mason is situated in a residential context with a historic fabric that requires careful attention to site access without disrupting the character of the neighborhood. In both options, the historic frontage has been maintained and clear site access has been established on Cameron Mills Road.

Option 1 explores connecting a new building to the historic frontage while Option 2 explores a completely new building at the end of the site, separate from the historic frontage. In Option 2, since a separate building accommodates all of the Ed Spec Program, the historic frontage and part of the open space can be used and shared by the community.

Site Access

Completely separate car and bus traffic are critical in such a dense residential context. The existing curb cut and a new curb cut for car and bus traffic are provided Cameron Mills Road. In Option 1, the existing curb cut is used to connect newly dedicated parking, car drop-off and pick-up, and loading with direct access to the school; a new curb cut at the front of the school is provided for dedicated bus drop off. Option 2 utilizes the existing curb cut for dedicated bus and loading traffic and a new curb cut for dedicated car drop-off and pick-up.

Exterior Play Space

Both options utilize the George Mason Park for exterior play space and incorporates diverse selection of playing surfaces. In addition to playing surfaces, both options incorporate a playing field, Option 1 has a U-11 playing field and maintains the existing tennis courts, while Option 2 has a U-11 playing field and provides a baseball field which can be shared with the community.

Masterplan Options Executive Summary

Cora Kelly and George Mason

Program and Massing

The ACPS Education Specifications (Ed Spec) and student population were used as the guiding criteria for programmatic quantities, sizes, and adjacencies.

Currently George Mason is **39,940 square feet deficient** in gross building area and **49,600 square feet (SF) deficient** in play space area. Both Option 1 and Option 2 accommodate all of the required Ed Spec program in approximately 100,560 and 100,640 SF respectively.

Option 1 is configured in a double courtyard 2-story scheme that introduces natural light and air to academic clusters and some of the shared program components such as the Gymnasium, Media Center, Student Dining, and Visual Arts. Administration, Pre-K and Kindergarten academic clusters, and the shared program components are located on the ground level, grades 2-5 are located on the second level with additional speciality classrooms. The private courtyards not only utilize passive strategies of cooling, heating, and lighting, but also provide additional exterior play, learning, and gathering space for the students and staff.

Option 2 is situated on the site as a completely separate building from the historic frontage, this is a response to project phasing and allowing students to use the existing school in its entirety as the new school is under construction, eliminating the need for swing space. The new building is configured in a 2-story "U-Shape" courtyard which centrally clusters the shared program components to the north, this allows all grade levels and ages to meet at a central location for the shared components such as the Extended Learning Areas (ELA) Gymnasium, Media Center, Student Dining, and Visual Arts, while maintaining distinct academic clusters per grade. Similar to Option 1, Administration, Pre-K and Kindergarten academic clusters, Student Dining, and Media Center are located on the ground level, Gymnasium and grades 2-5 are located on the second level with additional speciality classrooms. The courtyard not only utilizes passive strategies of cooling, heating, and lighting, but also provides a more secure playing space for the Pre-K and Kindergarten students.

Energy Code and Policy Requirements

In addition to code requirements of the state of Virginia, the City of Alexandria has implemented a new 2019 Green Building Policy. This newly approved policy requires that major or new Public projects be required to meet minimum level certifications of LEED and/or other Green building certifications as well as they shall perform as a Net Zero Energy building. In order for a facility to

meet the aforementioned requirements it would be expected that the building's annual energy consumption be in the 18-22 EUI range where EUI is defined as kBtu/SF/YEAR. This range generally minimizes the amount of on-site renewable energy (PV solar) required and thereby fitting on rooftops and within construction budget.

MEP Probable Cost and Annual Energy Savings

The principle of a Net Zero Energy Building (and site) is a self sustaining building that consumes and produces its own energy from sources on its own site or offsite. Photovoltaic (PV) panels are a critical element that contribute to generating energy, it is also one of the items that affect direct cost since some owners decide to rent versus purchase the panels. Below is a probable cost between New Construction vs Renovation, the probable cost also differentiated between renting PV ("without PV") vs buying PV panels.

New Building MEP Systems

\$11.5-12.5M without PV

\$12.5-13.5M with PV

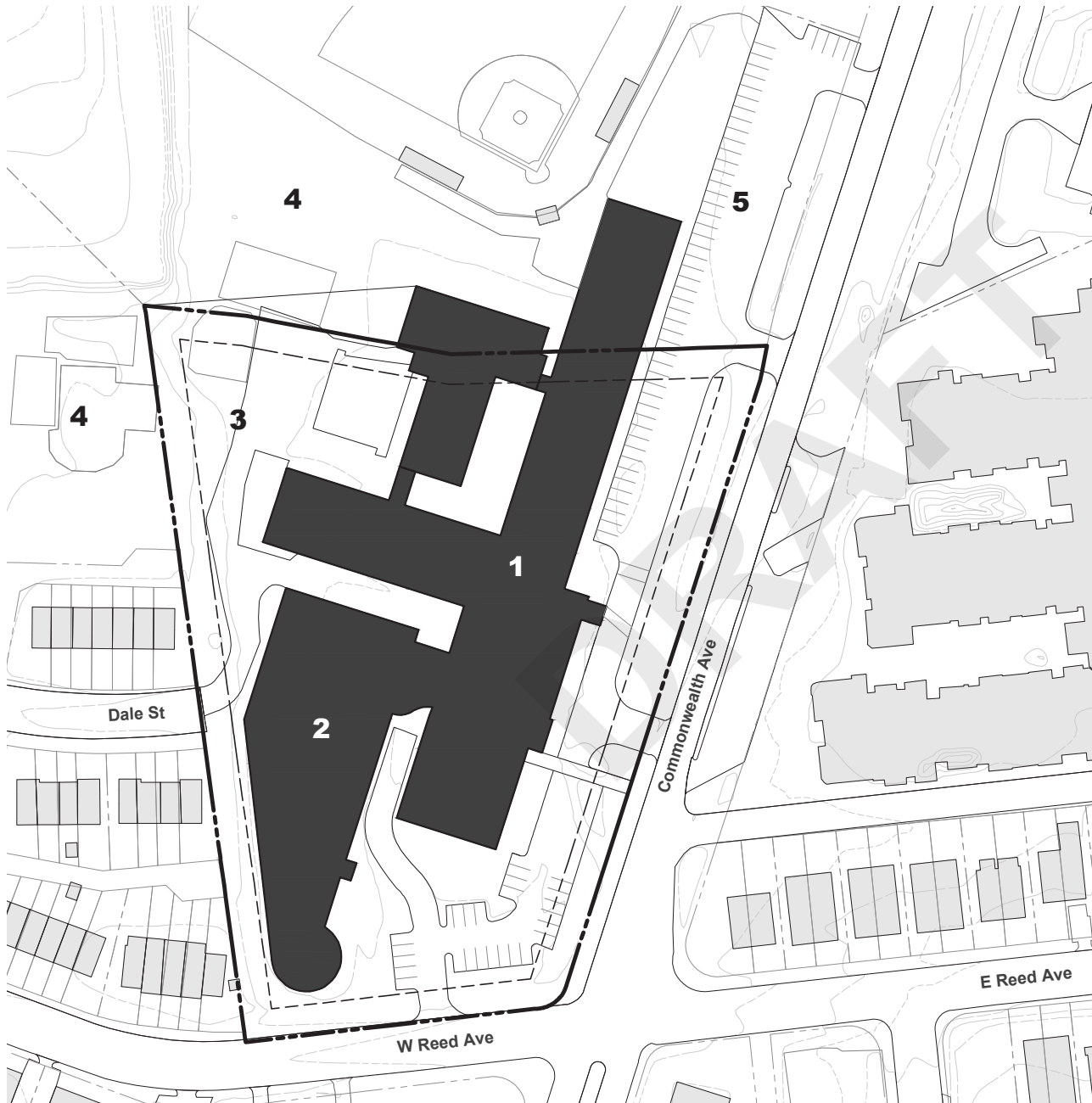
Annual energy savings from a 50 EUI to an 18 EUI facility is estimated at \$90,000 to \$100,000 based on \$.095/kwh.

Existing Building Renovated MEP Systems

\$13.2-14.2M without PV

\$14.8-15.3M with PV

Annual energy savings from a 50 EUI to an 20 EUI facility is estimated at \$80,000 to \$90,000 based on \$.095/kwh.

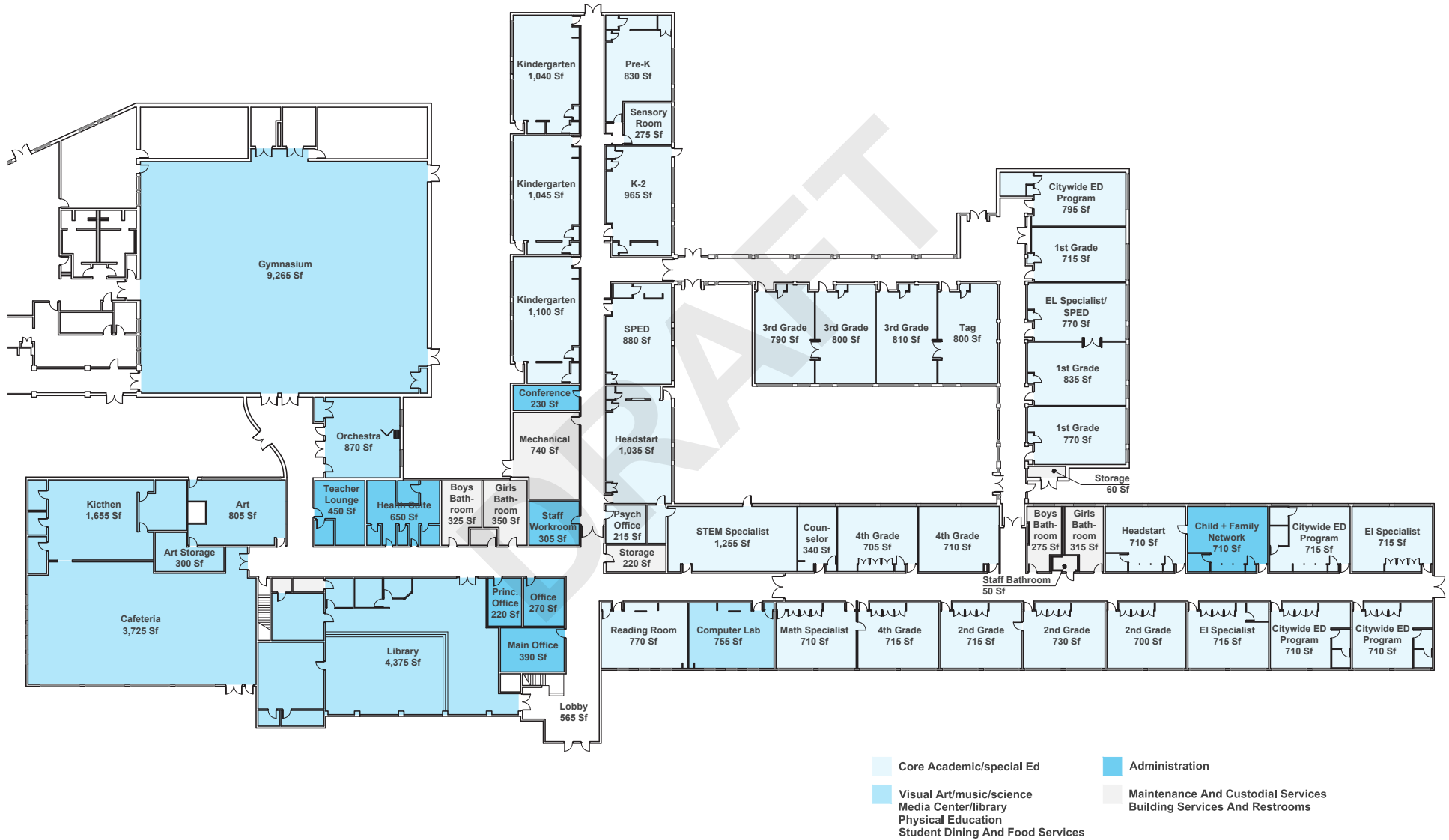


Notes

- 1. Insufficient area for required growth.
- 2. Existing rec center limits siting of new construction or renovation.
- 3. Limited exterior play space
- 4. Encroachment into POS
- 5. No direct access from drop off to school

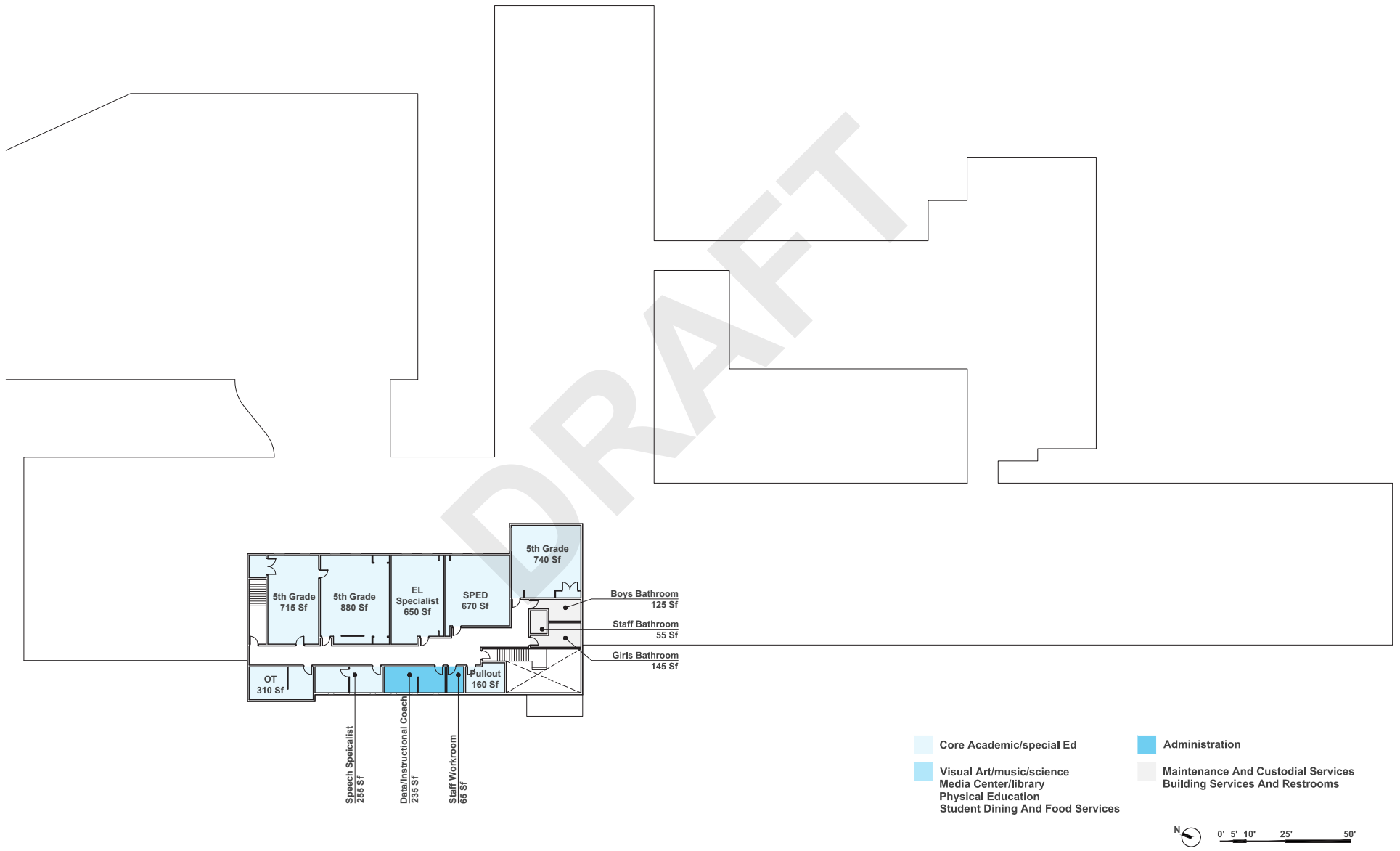
Existing Plans

Cora Kelly Existing 1st Floor plan



Existing Plans

Cora Kelly Existing 2nd Floor plan

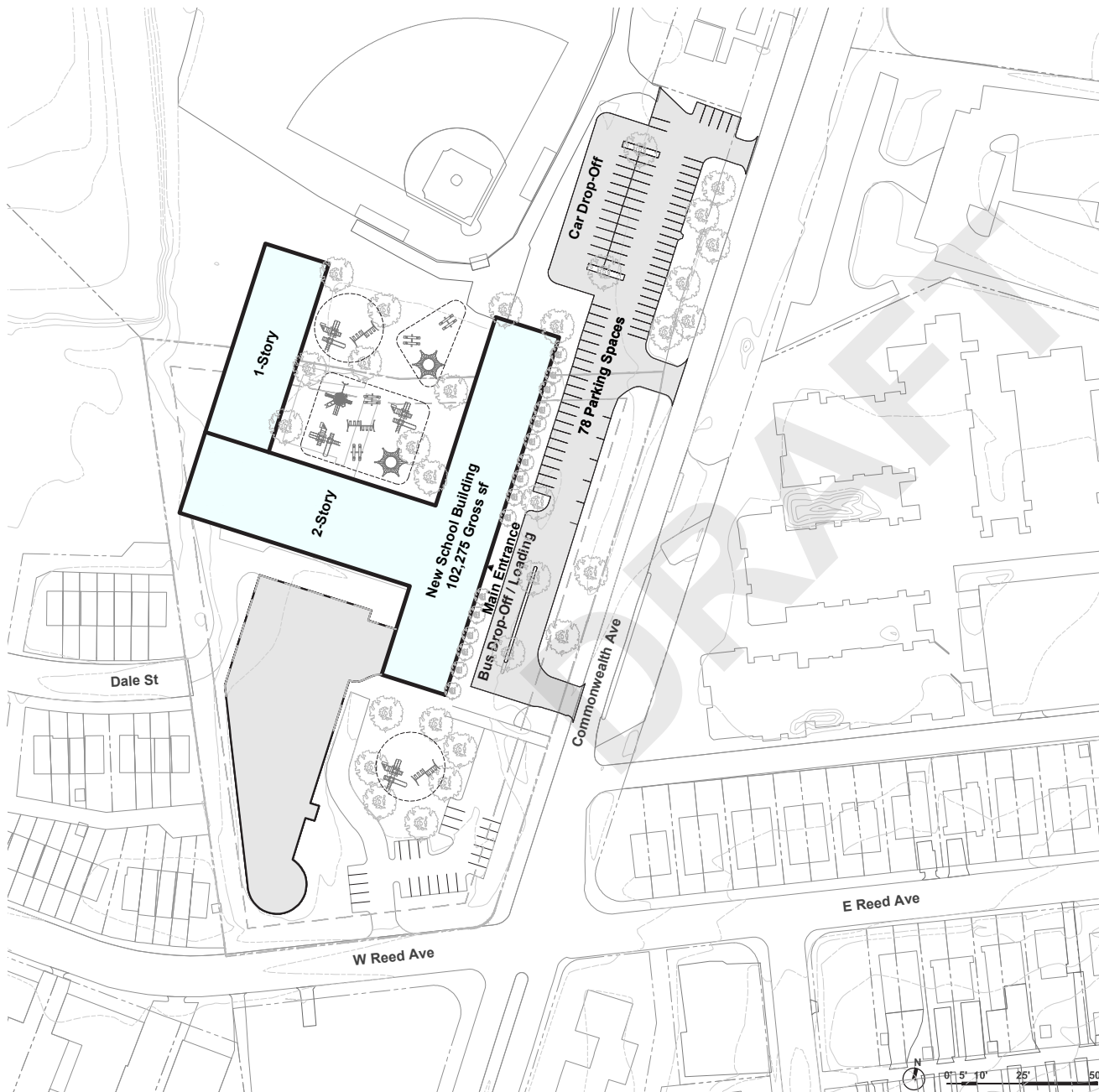




Notes

- 1. Demolition of existing school
- 2. Site work: Increase Drop Off Area
- 3. New Playing Fields
- 4. Rec Center to Remain





Notes

Separate bus and car vehicular access that is long enough to prevent street congestion.

Reusing the existing curb cut.

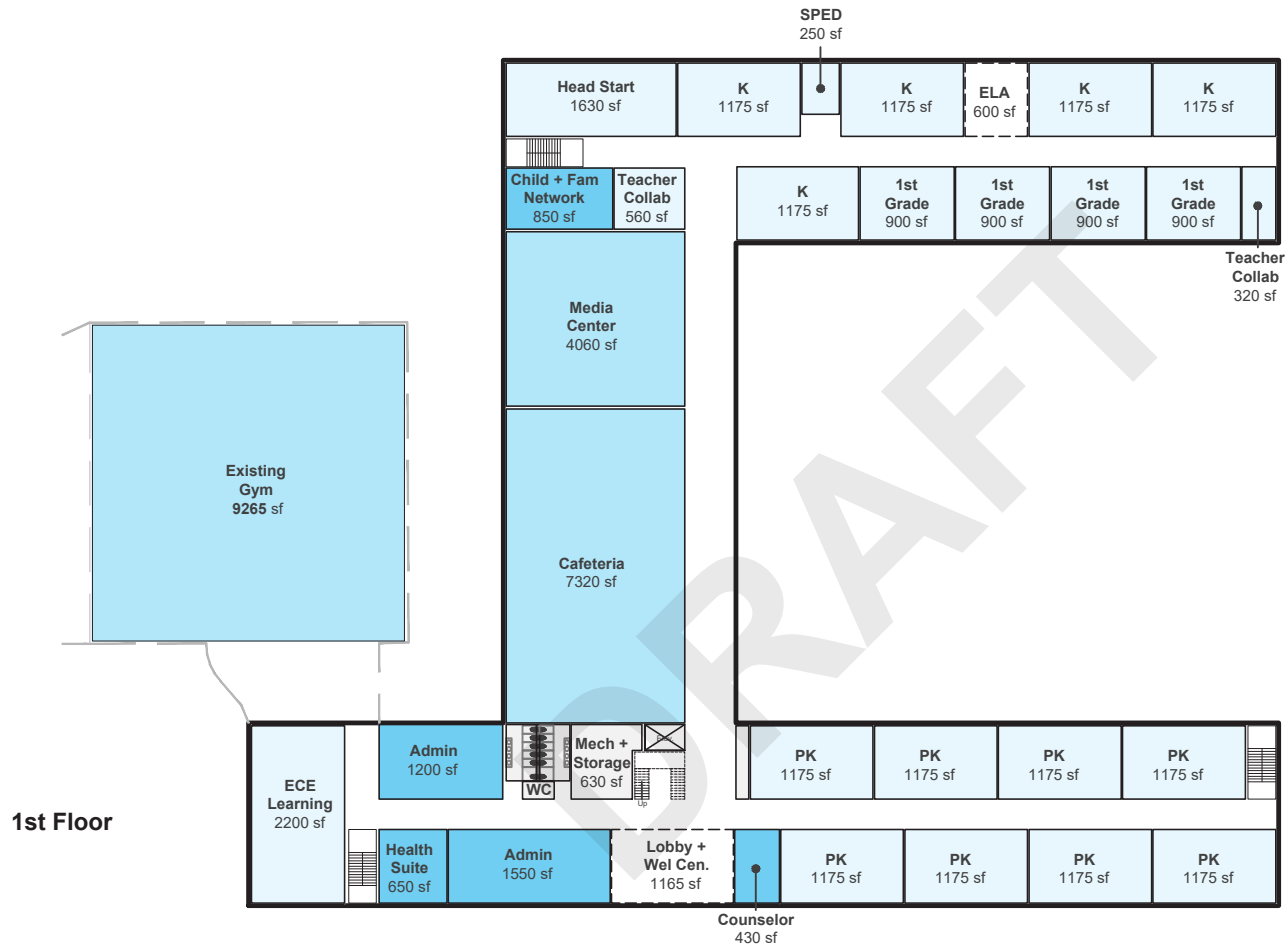
Site design allows for safe student drop off, and direct pedestrian path from the new school building to the play fields without crossing vehicular traffic.

Maintain existing gymnasium in Rec center.

Shorter corridor lengths compared to existing school.

Courtyard design allows for private play and natural daylight into corridors and classrooms, and potential for passive cooling and heating

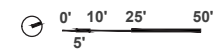
Existing Rec center limits siting of building and exterior playspace.



Notes

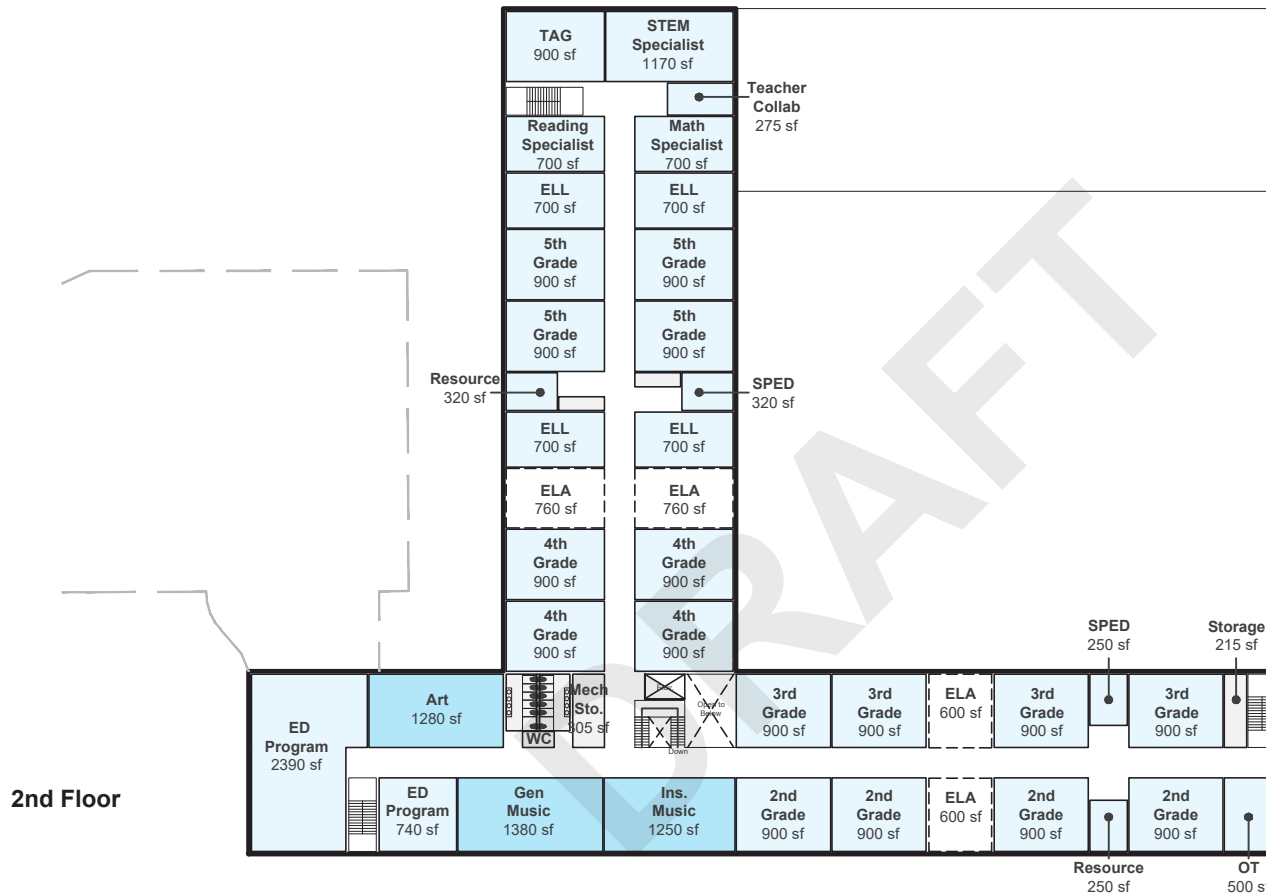
1. Total Gross Area: **102,275 SF**
2. First Floor Gross Area: **57,600 SF**

- Core Academic/special Ed
- Visual
- Art/music/science
- Media Center/library
- Physical Education
- Student Dining And Food Services
- Administration
- Maintenance And Custodial Services
- Building Services And Restrooms



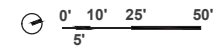
Notes

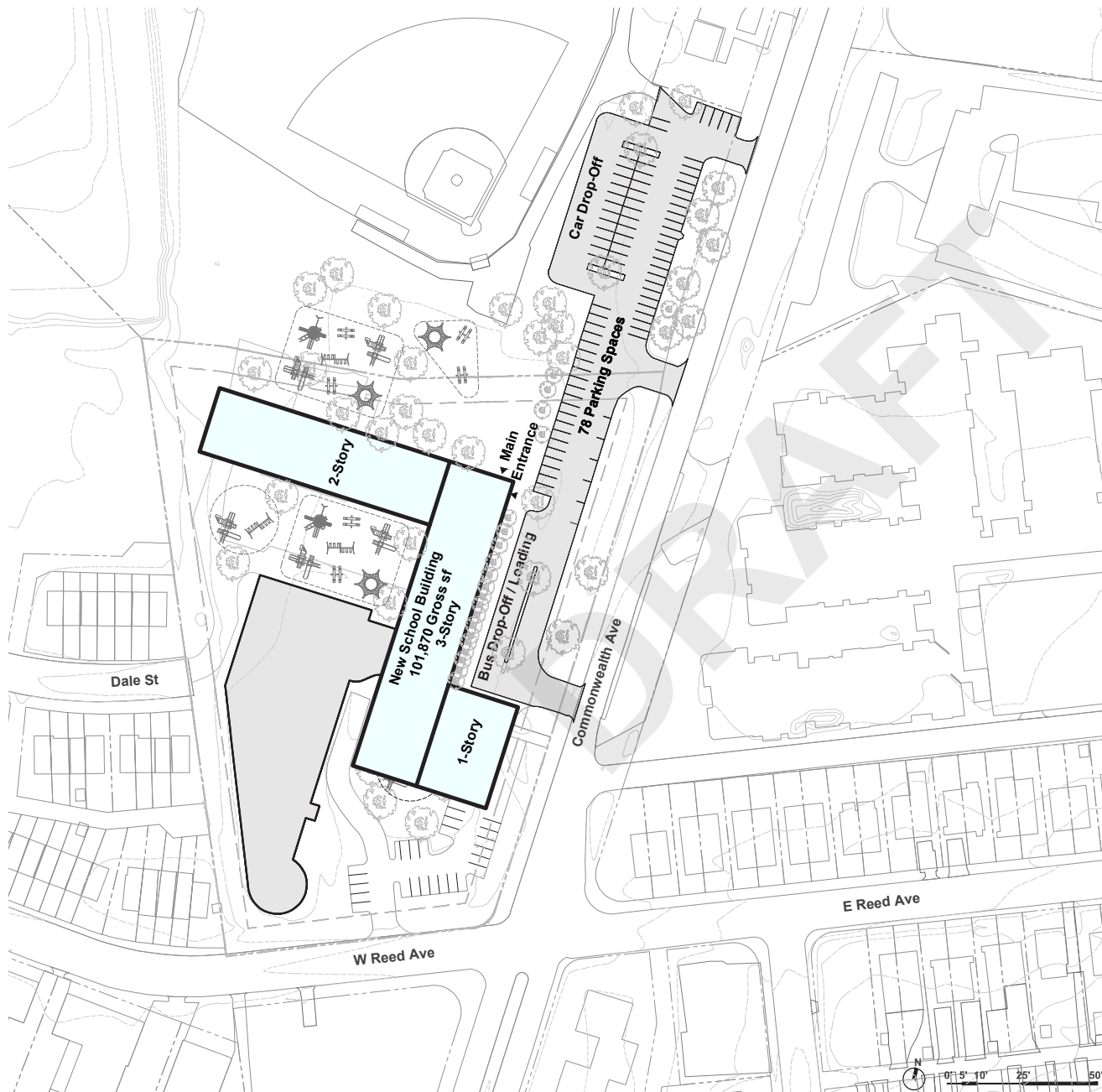
1. Total Gross Area: **102,275 SF**
2. Second Floor Gross Area: **44,670 SF**



2nd Floor

- Core Academic/special Ed
- Visual
- Art/music/science
- Media Center/library
- Physical Education
- Student Dining And Food Services
- Administration
- Maintenance And Custodial Services
- Building Services And Restrooms





Notes

Separate bus and car vehicular access that is long enough to prevent street congestion.

Reusing the existing curb cut.

Site design allows for safe student drop off, and direct pedestrian path from the new school building to the play fields without crossing vehicular traffic.

Smaller building footprint accommodates all building program

Maintain existing gymnasium in Rec center.

Shorter corridor lengths compared to existing school.

Courtyard design allows for private play and natural daylight into corridors and classrooms, and potential for passive cooling and heating

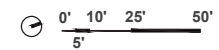
Existing Rec center limits siting of building and exterior playspace.



Notes

1. Total Gross Area: **101,870 SF**
2. First Floor Gross Area: **44,300 SF**

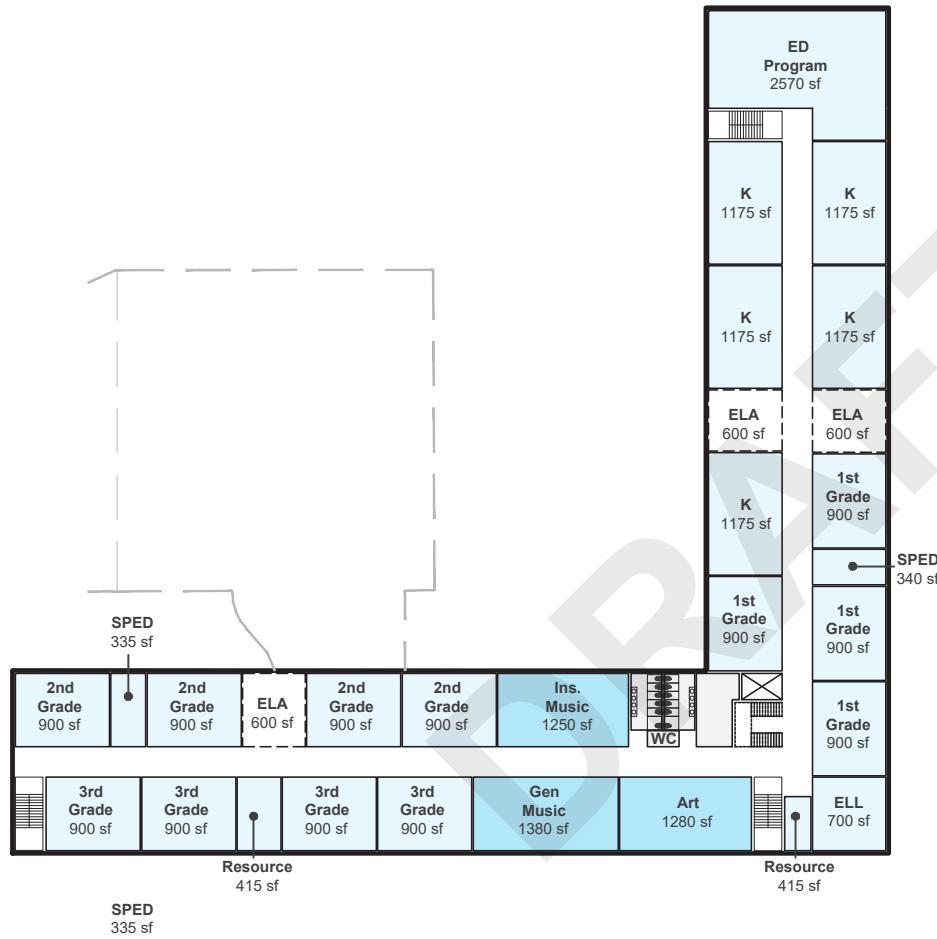
- Core Academic/special Ed
- Visual
- Art/music/science
- Media Center/library
- Physical Education
- Student Dining And Food Services
- Administration
- Maintenance And Custodial Services
- Building Services And Restrooms



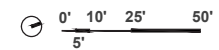
1st Floor

Notes

1. Total Gross Area: **101,870 SF**
2. Second Floor Gross Area: **36,700 SF**



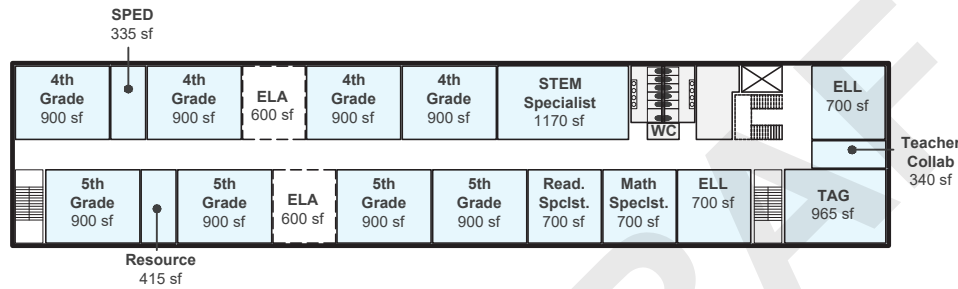
- Core Academic/special Ed
- Visual
- Art/music/science
- Media Center/library
- Physical Education
- Student Dining And Food Services
- Administration
- Maintenance And Custodial Services
- Building Services And Restrooms



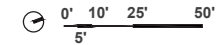
2nd Floor

Notes

1. Total Gross Area: **101,870 SF**
2. Third Floor Gross Area: **20,880 SF**



- Core Academic/special Ed
- Visual Art/music/science Media Center/library Physical Education Student Dining And Food Services
- Administration
- Maintenance And Custodial Services Building Services And Restrooms



3rd Floor

Masterplan Existing Site Conditions and Constraints

George Mason



Notes

- 1. Insufficient area for required growth. Multiple additions built at different phases.
- 2. No Drop Off for cars and Buses, limited parking.
- 3. Limited exterior play spaces

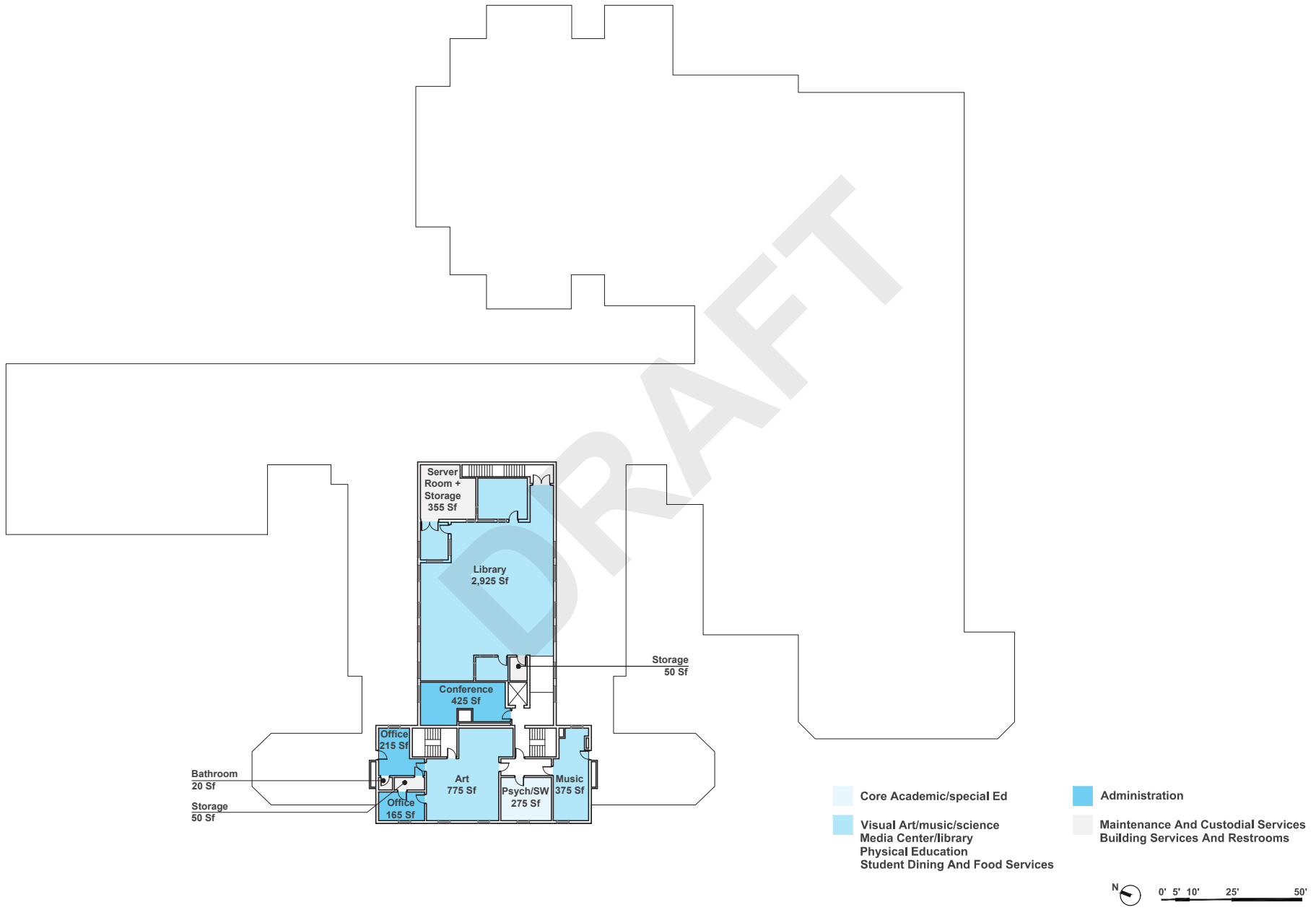
Existing Plans

George Mason Existing 1st Floor plan



Existing Plans

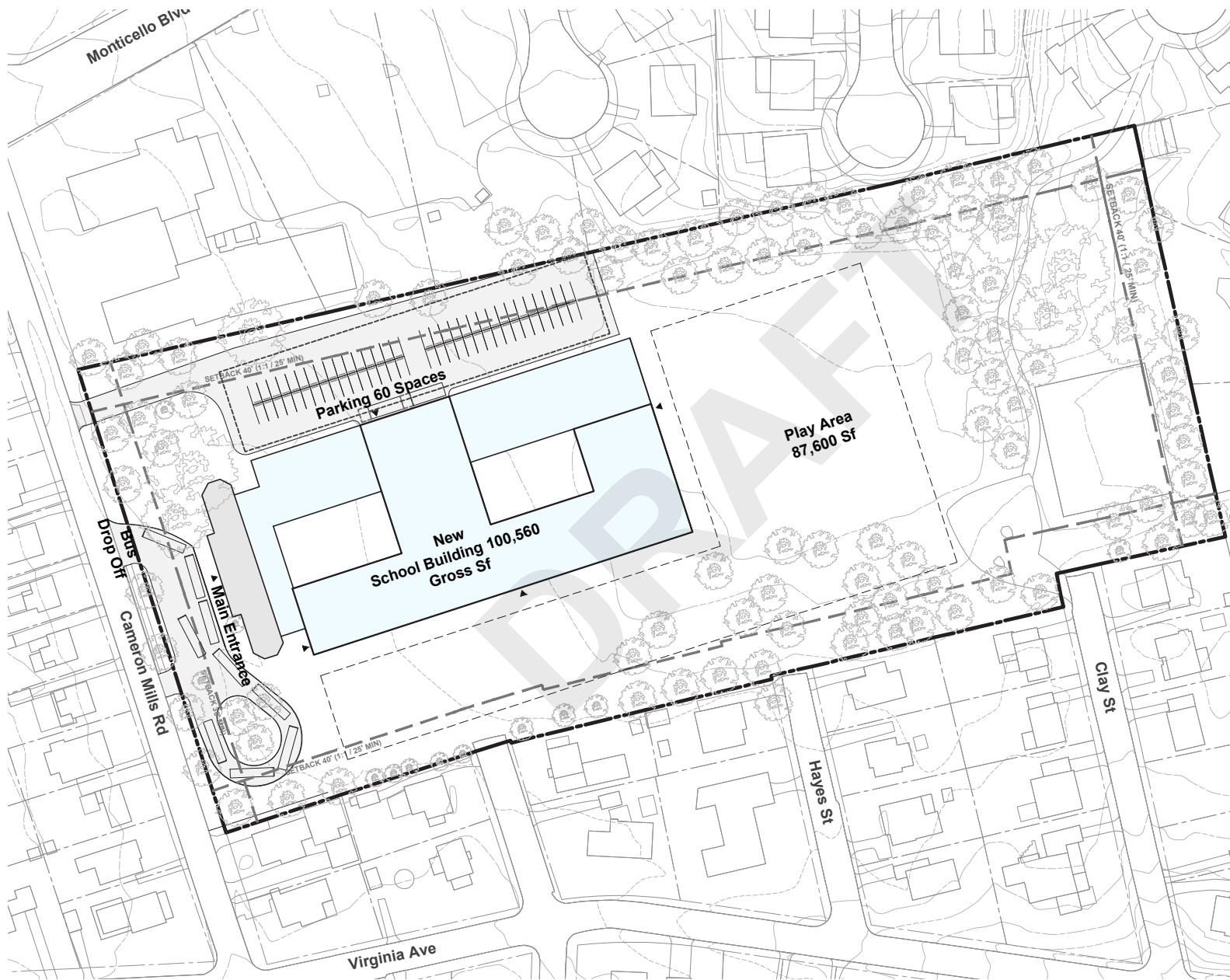
George Mason Existing 2nd Floor plan





Notes

- 1. Demolition of existing school
- 2. Existing Historic Building to Remain
- 3. Demo Site and Playing Fields



Notes

Separate bus and car vehicular access that is long enough to prevent street congestion.

Reusing the existing curb cut.

Site design allows for safe student drop off, and direct pedestrian path from the new school building to the play fields without crossing vehicular traffic.

Private courtyard design expands outdoor use, increases natural daylight into corridors and classrooms, and passive cooling / heating options.

Leaving part of the existing building in the front continues the neighborhood building scale and aesthetic.

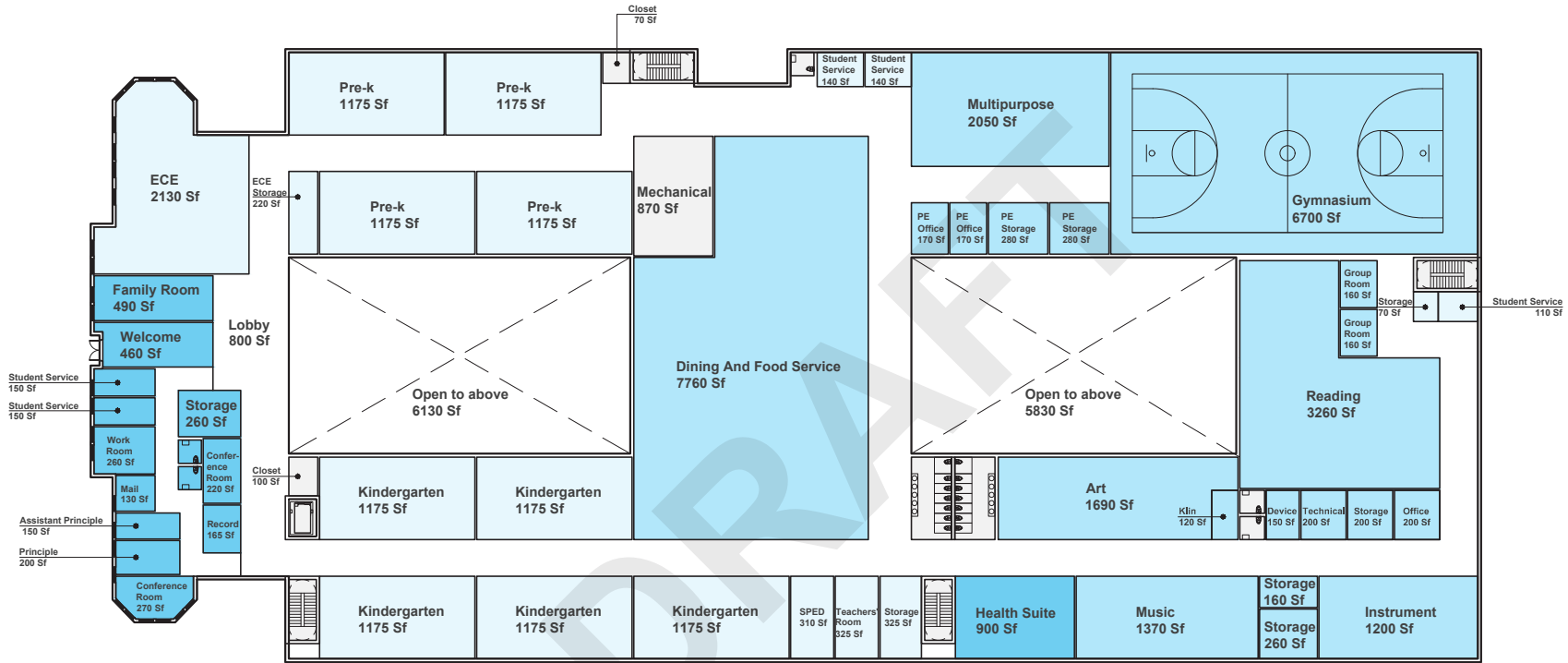
Students will need to be phased into a different space during construction.

Baseball field removed



Notes

1. Total Gross Area: **100,560 SF**
2. First Floor Gross Area: **62,994 SF**



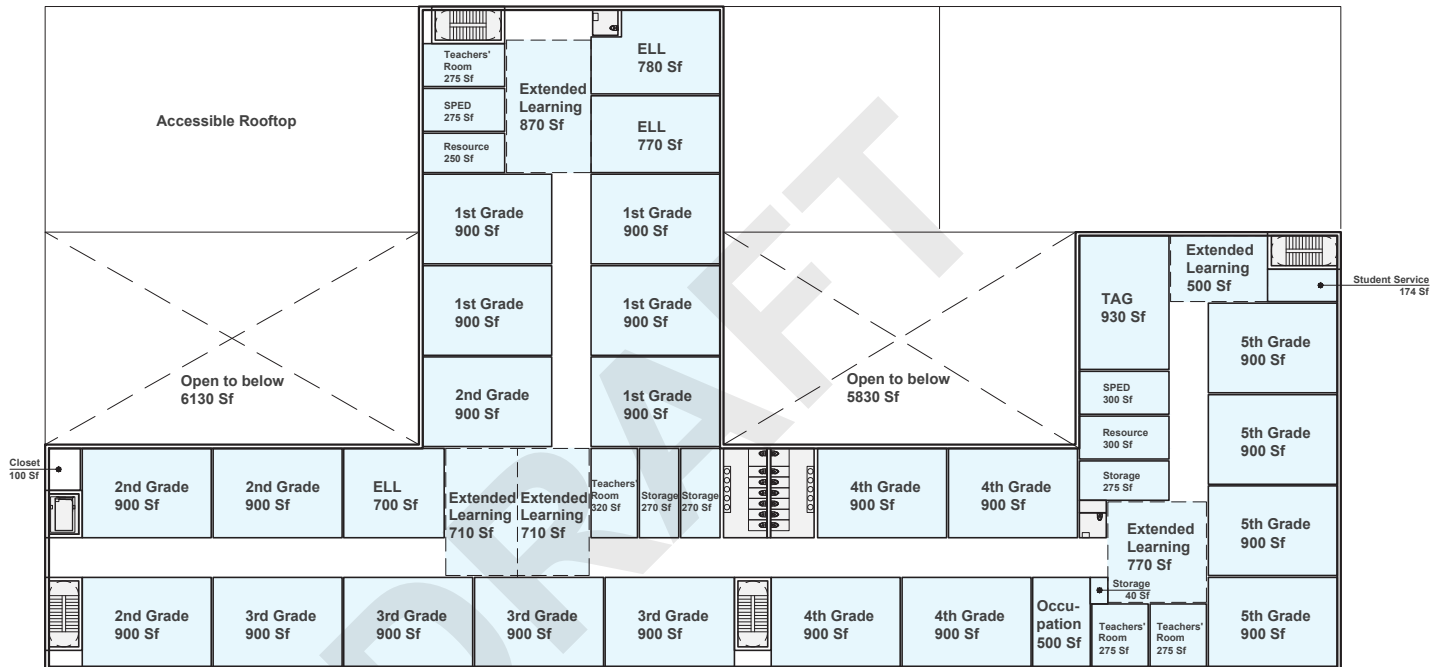
Test Fit - 1st Floor

Administration
 Core Academic/special Ed
 Maintenance and Custodial Services
 Visual Art/music/science
 Media Center/library
 Physical Education
 Student Dining And Food Services

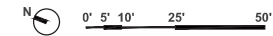
0' 5' 10' 25' 50'

Notes

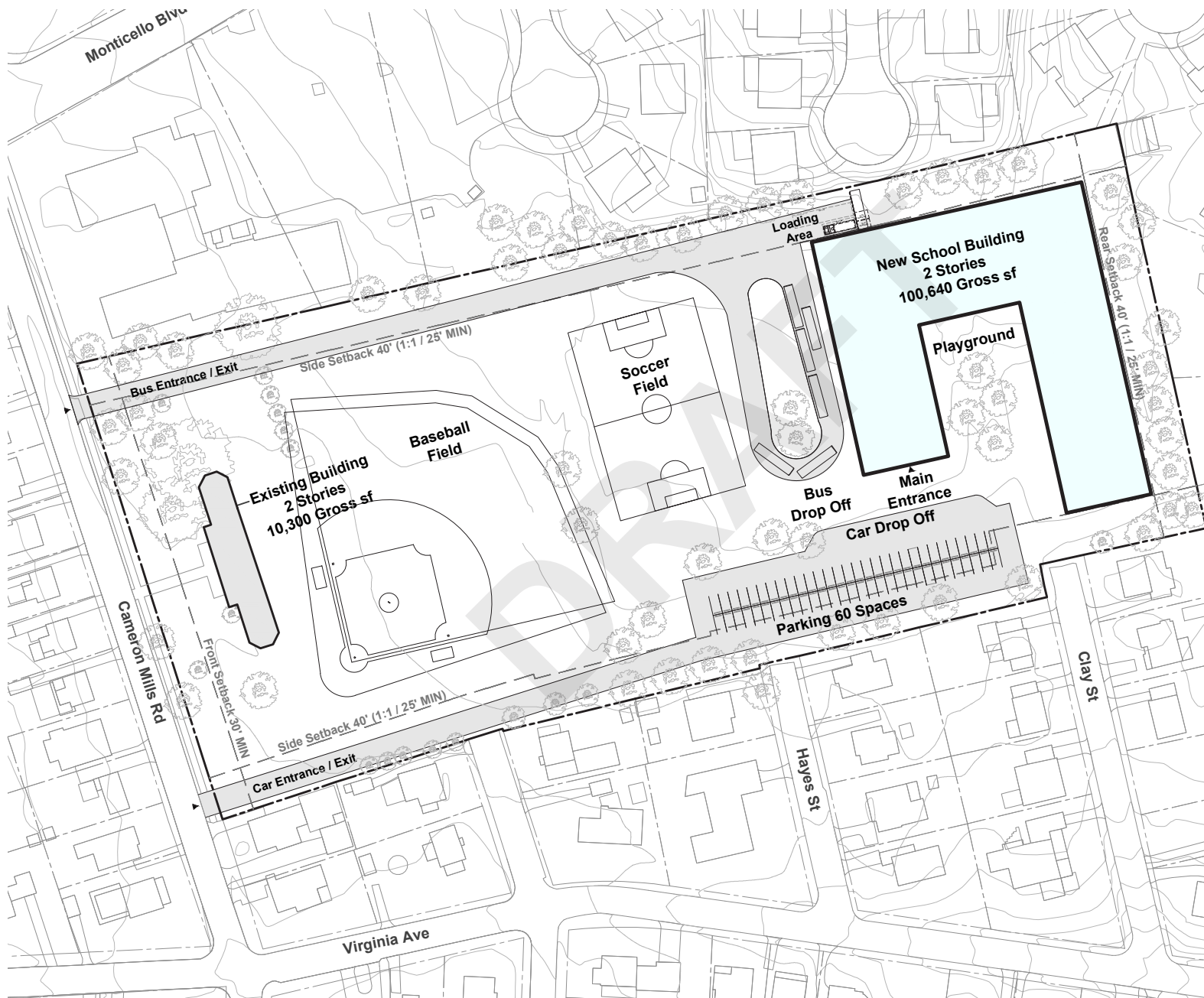
1. Total Gross Area: **100,560 SF**
2. First Floor Gross Area: **37,572 SF**



<ul style="list-style-type: none"> Administration Core Academic/special Ed Maintenance And Custodial Services Building Services And Restrooms Visual Art/music/science Media Center/library Physical Education Student Dining And Food Services



Test Fit - 2nd Floor



Notes

Separate bus and car vehicular access that is long enough to prevent street congestion.

Reusing the existing curb cut.

Site design allows for safe student drop off, and direct pedestrian path from the new school building to the play fields without crossing vehicular traffic.

Location of the new building can allow construction to start while existing building is still in use.

Leaving part of the existing building in the front continues the neighborhood building scale and aesthetic.

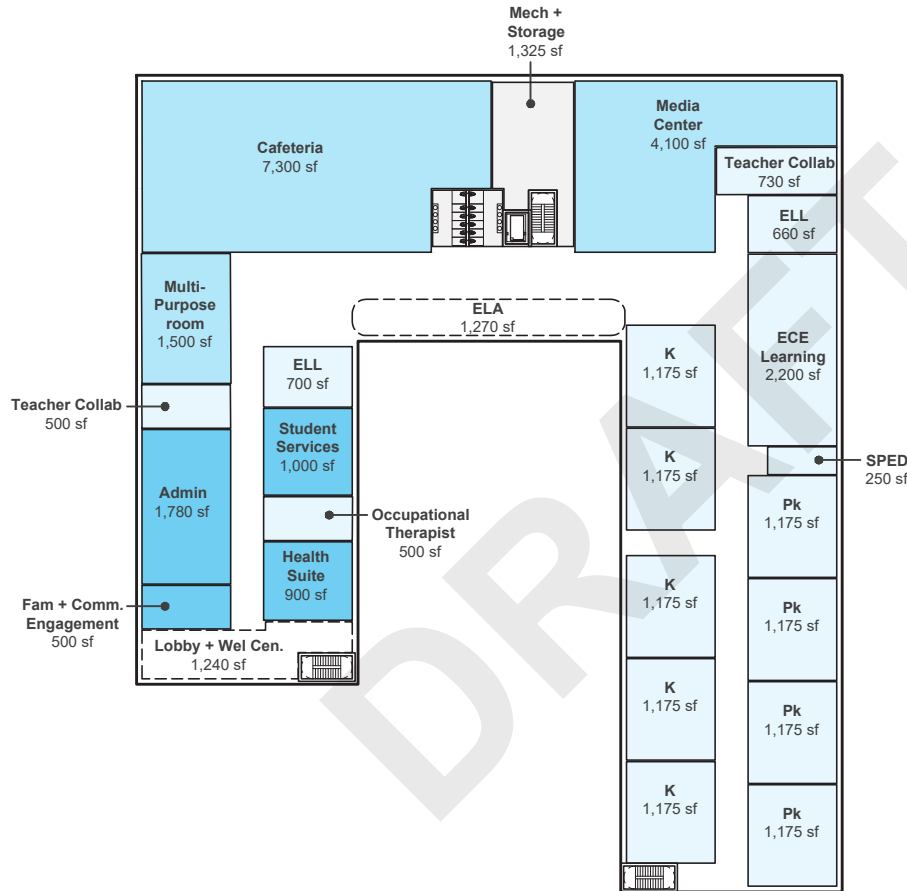
More trees will be removed due to the location

Pedestrian trail along the east of the site will be removed

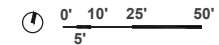
During construction use of the exterior play field area (baseball field) will be limited

Notes

1. Total Gross Area: **100,640 SF**
2. First Floor Gross Area: **50,320 SF**

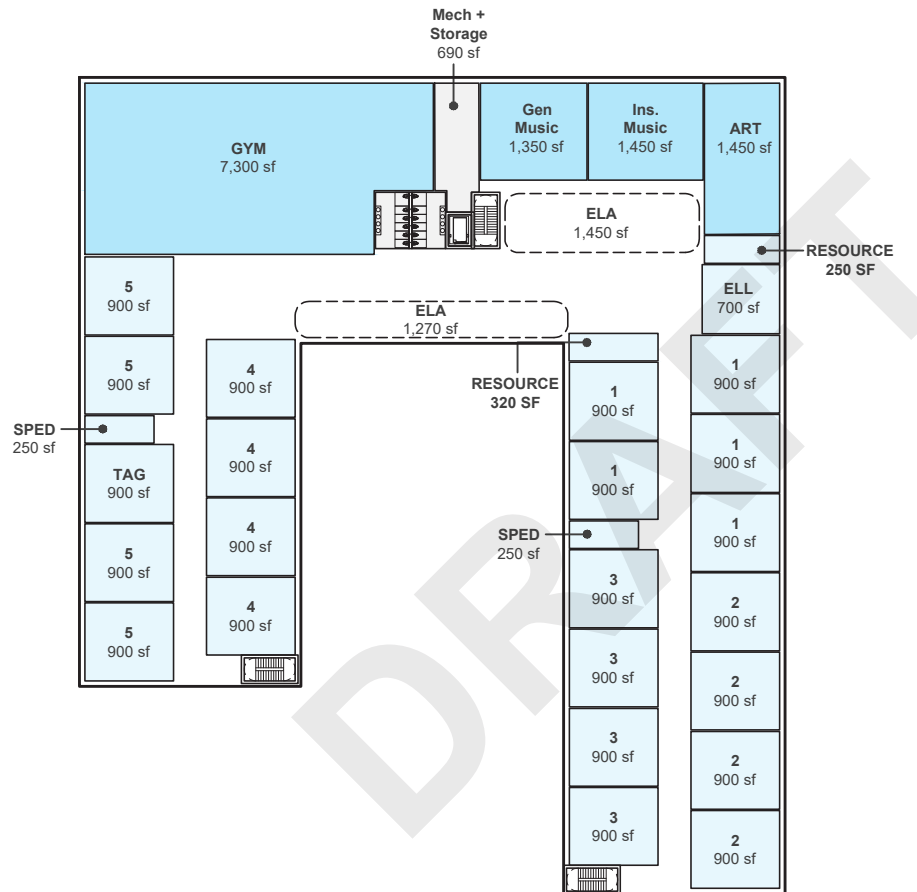


1st Floor



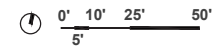
Notes

1. Total Gross Area: **100,640 SF**
2. First Floor Gross Area: **50,320 SF**



2nd Floor

- Core Academic/special Ed
- Visual
- Art/music/science
- Media Center/library
- Physical Education
- Student Dining And Food Services
- Administration
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- Building Services And Restrooms



Cora Kelly Existing Program

Ed Spec Student Model

Use	Program Space	# of spaces	Avg SF / Room	Total SF
Core Academic	Pre-K	1		830
	Kindergarten	3	1,062	3,185
	K-2	1		965
	1st Grade	3	773	2,320
	2nd Grade	3	715	2,145
	3rd Grade	3	800	2,400
	4th Grade	3	710	2,130
	5th Grade	3	778	2,335
	Extended Learning Area	2	775	1,550
	Classroom Bathroom			
	Special Ed	2	775	1,550
Resource Classroom (Other)				
TAG	1	800	800	
Student Project Storage				
Headstart	2	873	1,745	
Citywide ED Program	4	733	2,930	
STEM Specialist	1		1,255	
Math Specialist	1		710	
Reading Specialist	1		770	
Sensory Room	1		275	
Misc. Pullout	1		160	
ELL	4	713	2,850	
Student Services				
Psychologist	1		215	
Counselor	1		340	
Speech Language Provider (SLP)	1		255	
Occupational Therapist (OT)	1		310	
Storage				
Teacher Collab Room				
Early Childhood Learning				
Early Childhood Storage				
Total			32,025	

# of Spaces	SF / Room	Total SF
8	1,175	9,400
5	1,175	5,875
4	900	3,600
4	900	3,600
4	900	3,600
4	900	3,600
4	900	3,600
5	600	3,000
3	250	750
2	250	500
1	900	900
1	150	150
2	873	1,745
4	733	2,932
1	1,255	1,255
1	710	710
1	710	710
4	713	2,852
4	100	400
1	400	400
4	200	800
5	250	1,250
1	2,000	2,000
1	200	200
Total		53,829

21,804 SF Deficiency 40.51% Deficiency

Visual Art / Music / Science	Art Lab	1		805
	Kiln Room			
	Art Storage	1		300
	General Music Room			
	Instrumental Music Room			
	General Music Storage			
	Instrument Storage			
	Orchestra/Music	1		870
	Total			1,975

1	1,200	1,200
1	75	75
1	1,200	1,200
1	1,000	1,000
1	150	150
1	250	250
Total		3,875

1,900 SF Deficiency 49.03% Deficiency

Media Center / Library	Reading / Learning / Circulation	1		4,375
	Technical Processing Room			
	Combined Office / Workroom			
	Device / Changing Room			
	Storage			
	Small Group Room			
	Computer Lab	1		755
	Total			5,130

1	3,000	3,000
1	200	200
1	200	200
1	150	150
1	200	200
2	150	300
Total		4,050

-1,080 SF (Excess) -26.67% (Increase)

Physical Education	Gymnasium	1		9,265
	PE Office			
	PE Storage			
	Multi-Purpose	-		-
Total			9,265	

1	6,500	6,500
2	150	300
2	250	500
1	1,500	1,500

Uses Existing Rec Center

Student Dining and Food Services	Student Dining Area	1		3,725
	Chair and Table Storage			
	Serving Area			
	Kitchen Suite	1		1,655
	Stage with Storage			
Total			5,380	

1	3,000	3,000
1	350	350
1	700	700
1	2,150	2,150
1	1,100	1,100
Total		7,300

1,920 SF Deficiency 26.30% Deficiency

Administration	Lobby	1		565
	Welcome Center	1		390
	Conference Room	1		230
	Principals Office	1		220
	Asst. Principals Office			
	Misc. Office	1		270
	Administrators' Workroom	2		370
	Teacher Lounge	1		450
	Mail Room			
	Records Room			
	Family and Community Engagement			
	Staff Toilet			
	Student Services Office			
	Student Services Conference			
	Health Suite	1		650
	Child and Family Network	1		710
Data/Instructional Coach	1		235	
After School Storage				
Total			4,090	

1	700	700
1	450	450
1	250	250
1	180	180
1	150	150
1	200	200
1	125	125
1	150	150
1	470	470
1	50	50
2	150	300
1	200	200
1	900	900
1	710	710
1	250	250
Total		5,085

995 SF Deficiency 19.57% Deficiency

Maint./Custodial Services	Total			60
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				850
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790 SF Deficiency 92.94% Deficiency

Building Services and Restrooms	Corridors			12,625
	Other Services and Restrooms			2,760
	Total			15,385

				13,400
				8,600
Total				22,000

6,615 SF Deficiency 30.07% Deficiency

Total Net Area (sf)				73,310
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				96,989
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23,679 SF Deficiency 24.41% Deficiency

SF Deficiency If Including STEM, Head Start, and ED Program.

33,939

Total Gross Bldg. Area (sf)				76,840
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				104,942
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28,102 SF Deficiency 26.78% Deficiency

George Mason Existing Program

Ed Spec Student Model

Use	Program Space	# of spaces	Avg SF / Room	Total SF
Core Academic	Pre-K			
	Kindergarten	4	983	3,930
	K2			
	1st Grade	4	881	3,525
	2nd Grade	4	710	2,840
	3rd Grade	4	795	3,180
	4th Grade	4	715	2,860
	4th+5th Grade	1	715	715
	5th Grade	3	715	2,145
	Extended Learning Area			
	Classroom Bathroom			
	Special Ed	1	350	350
	Resource Classroom (Other)			
	TAG	1	715	715
	Student Project Storage			
	Reading Specialist	5	316	1,580
	ELL			
	Student Services	1	275	275
	Counselor	1	340	340
	Speech Language Provider (SLP)	1	270	270
	Occupational Therapist (OT)			
	Storage			
	Teacher Collab Room			
	Early Childhood Learning			
	Early Childhood Storage			
	Total			22,725

# of Spaces	SF / Room	Total SF
4	1,175	4,700
5	1,175	5,875
5	900	4,500
4	900	3,600
4	900	3,600
4	900	3,600
4	900	3,600
5	600	3,000
3	250	750
2	250	500
1	900	900
		150
3	700	2,100
4	100	400
1	400	400
4	200	800
5	250	1,250
1	2,000	2,000
1	200	200
		41,925

19,200 SF Deficiency 45.80% Deficiency

Visual Art / Music / Science	Art Lab	1	775	775
	Kiln Room			
	General Music Room			
	Instrumental Music Room			
	General Music Storage			
	Instrument Storage			
	Orchestra/Music	3	varies	2,190
	Total			2,965

1	1,200	1,200
1	75	75
1	1,200	1,200
1	1,000	1,000
1	150	150
1	250	250
		3,875

910 SF Deficiency 23.48% Deficiency

Media Center / Library	Reading / Learning / Circulation	1	2,925	2,925
	Technical Processing Room			
	Combined Office / Workroom			
	Device / Changing Room			
	Storage			
	Small Group Room			
Total			2,925	

1	3,000	3,000
1	200	200
1	200	200
1	150	150
1	200	200
2	150	300
		4,050

1,125 SF Deficiency 27.78% Deficiency

Physical Education	Gymnasium			
	PE Office			
	PE Storage			
	Multipurpose	1	4,760	4,760
Total			4,760	

1	6,500	6,500
2	150	300
2	250	500
1	1,500	1,500
		8,800

4,040 SF Deficiency 45.91% Deficiency

Student Dining and Food Services	Student Dining Area	1	5,355	5,355
	Chair and Table Storage			
	Serving Area			
	Kitchen Suite	1	2,600	2,600
	Stage with Storage			
Total			7,955	

1	3,000	3,000
1	350	350
1	700	700
1	2,150	2,150
1	1,100	1,100
		7,300

-655 SF (Excess) -8.97% (Increase)

Administration	Lobby	1	355	355
	Welcome Center	2	varies	1,005
	Conference Room	1	425	425
	Principals Office			
	Asst. Principals Office			
	Misc. Office	2	190	380
	Administrators' Workroom	1	150	150
	Teacher Lounge	1	550	550
	Mail Room			
	Records Room			
	Family and Community Engagement			
	Staff Toilet			
	Student Services Office			
	Student Services Conference			
	Health Suite	1	305	305
	Child and Family Network			
After School Storage				
Total			3,170	

1	700	700
1	450	450
1	250	250
1	180	180
1	150	150
1	200	200
1	125	125
1	150	150
1	470	470
1	50	50
2	150	300
1	200	200
1	900	900
1	250	250
		4,375

1,205 SF Deficiency 27.54% Deficiency

Maint./ Custodial Services	Total		120
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		850
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730 SF Deficiency 85.88% Deficiency

Building Services and Restrooms	Corridors		7,870
	Other Services and Restrooms		4,865
	Total		12,735

		13,400
		8,600
		22,000

9,265 SF Deficiency 42.11% Deficiency

Total Net Area (SF)	57,355
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	93,175
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35,820 SF Deficiency 38.44% Deficiency

Total Gross Bldg. Area (sf)	60,875
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	100,815
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39,940 SF Deficiency 39.62% Deficiency