

PLANNING A CLASSICAL AND CHRISTIAN SCHOOL CAMPUS

Goals for the Workshop

- Create an understanding of how to develop an architectural design philosophy and aesthetic vocabulary that aligns with a school's mission and sets design criteria for current as well as future building projects. Discuss the importance of having an architectural committee and its purpose.
- Walk through the design process for creating a campus masterplan utilizing the application of Grammar, Logic and Rhetoric in design.
- Review two case studies for Classical Christian school masterplans illustrating the application of the aforementioned principles.
- Review and discuss graphic materials architects can provide to aid in visualizing and fundraising for building projects.

Architectural Design Philosophy (Sample)



THE COVENANT SCHOOL

Philosophy of Design As Expressed in the Exterior and Interior Architectural Spaces

Drafted 05.25.11 | By Gary Koerner, David Stocker and Jon Buell

Let this document serve as a guide and design philosophy by which all board members, committees, architects and designers, present and future, shall use to craft, shape and develop the physical campus of The Covenant School in Dallas, Texas.

“Architecturally, the people of God must be treated not as spectators, but as members of a family.”

- Christ and Architecture

It is the desire of the school to create a physical and natural campus which augment the educational philosophy. Because The Covenant School is a unique community of like-minded families gathered together, under Christ, for the common goal of educating students to discern, reason and defend truth, the architecture and design of the campus should reflect and enhance just such a mission. With a passion for all that is good, true and beautiful, the Covenant vernacular should be timeless, warm and welcoming, set in a familial scale that speaks to individuals gathered together in intimate ways. Particular attention should be given to both scale and arrangement of spaces to enhance a feeling of community which will promote a campus where buildings of varying styles interact in a harmonious way to create a timeless neighborhood ambience.

Utilizing materials of quality and true to their nature, the design of any particular space should be thoughtful and reflective of Christ’s salvation and the beauty of His creation, offering opportunities for curiosity and intrigue. Elements of a certain quirkiness and surprise are welcomed and encouraged. Because of the classical nature of the curriculum, along with the heavy influence of Charlotte Mason’s principles, there should be an abundance of windows, allowing natural light into every classroom and interior gathering space. This will help to connect the outside in and the inside out. This then, makes way for gardens, rich landscape and sensirivity to the climate and landscape in Dallas, Texas. The use of gathering spaces large and small, covered overhangs, texture and repetition of line are all elements of design that are fitting for The Covenant School. Part of The Covenant School’s educational philosophy is to establish in the life of the student good habits, in heart, mind and soul. A sense of pattern, order and mastery are all qualities that are fitting for the physical campus to reflect.

“The most extraordinary thing in the world is an ordinary man and an ordinary woman and their ordinary children.”

- P.K. Chesterton

The organic spontaneous order of medieval village translated into an architecture of the present will encourage a timeless, organic, fresh, clean line, simple and genuine use of materials, and neutral palletes unaffected by the current culture. As believers in Christ, and as a part of The Covenant School community, our lives and our campus should be counter-cultural, showing restraint and humility. It is our desire that the campus is a place of rest and life-giving growth for the heart and mind. Just as man was created to be in relationship with God, designed spaces shall be relational in scale, function and experience for the benefit of the students and larger school community. The sequence of spaces externally should promote the notion of discovery and serve as a window into God’s creation. And in an effort to be good stewards of that which the Lord has provided, whatever is created, planted and built must be economically sustainable and maintainable for future generations.

“For great architecture, every element must be brought within the discipline of the total concept - consistency.”

- Christ and Architecture

This will create a campus unlike any other, echoing The Covenant School’s unique educational philosophy and community. Most importantly, the mature campus should be consistent, both in its contextual use of materials, and in its expression of this design philosophy. Some buildings should be thought of as background buildings, while others are given a higher order and are experienced more as a focal point. Each structure may be individually designed to create a unique and somewhat eclectic personality, much like the community of the school.



THE COVENANT SCHOOL

Philosophy of Design Continued

“I praise You because I am fearfully and wonderfully made. Wonderful are your works; my soul knows it very well.”

- Psalm 139:14

For there is nothing more beautiful than the people of God, with all of their quirks, gifts and talents, gathered together for His glory.

“Places that invite us to rest and to engage with one another and with the world that surrounds us without demanding that we give something productive in return can be described as places of shalom.”

- The Space Between

Practicing the Sabbath teaches us two important truths. We have inherent value because God made us and declared that we are righteous in His sight. Second, our confidence comes from God’s faithfulness, and not of our own doing. These things are true all seven days a week, but we are reminded of their importance and truth when we observe the Sabbath. When the Sabbath is functioning like it should, it overflows into the rest of our lives. The lessons of the Sabbath can be supported or contradicted by the built environment that surrounds us. Consider Zechariah’s words: *“Thus says the Lord of hosts: Old men and women shall again sit on the streets of Jerusalem, each with staff in hand because of their great age. And the streets of the city shall be full of boys and girls playing in its streets.”* We live in the spaces between the cross and the Parousia (the present) and we are invited to partner with God in the plan to redeem all of creation. The question we should be asking ourselves about our built environment and the spaces between the buildings, is “how well does this environment point to and remind us of the Sabbath rest that is to come?” We must attend to the spaces between the buidings, because Christ reigns over all in the space between.

“Christians who think deeply about and put forth effort into the built environment may very well be doing important Kingdom work.”

- The Space Between

Architectural Control Criteria (Sample)



THE COVENANT SCHOOL

Campus Master Plan
Its Historical and programmatic references for future buildings and design

One of The Covenant School’s unique philosophies is its desire to remain true to mission by honoring the roots of the school’s history while moving forward in a progressive manner. To that end, The Covenant School when purchasing the current site set forth a program for the size it would ultimately be and created a master plan based on that program for future reference in campus planning. This master plan was not only shaped by the school’s program but also responded to the planned development restrictions (S.U.P.) negotiated with the homeowners in 2005 prior to closing of the property.

Some of those restrictions which exist today are as follows:

- No structures within 200 feet of the North property line and 75 feet of the East property line to Thistle Lane.
- No ingress or egress allowed along Valley View Lane (North) except if flood conditions exist.
- Valley View Lane (North) must terminate at Thistle Lane.
- No code required building or parking allowed inside the 100 year flood plain.
- Neither lights nor amplified sound allowed for athletic events.
- There are other limitations with respect to maximum buildable square footage, number of students and building pad areas that can be found in the approved S.U.P. documents and exhibits.

The “mission” of the established master plan is to accomplish the school’s program in phases and allow maximum flexibility for future development. With that in mind, the master plan and development through December 2008 has contemplated the following:

- Campus parking on North end of property in the 200 feet “no building” structure zone.
- Entries to the site from Park Central Drive and the frontage road and the current entry at the Southeast corner of the site.
- A track and field at the Southern portion of the site adjacent to LBJ Freeway.
- A phase one campus of light frame structures which can be relocated on site as required in the future.
- A future phase athletic, multipurpose, performance hall complex adjacent to the athletic field.

Even though there is a plan for location of future major buildings the master plan is flexible within the buildable zone for changes as to what buildings are located where. The buildable area is the space defined by the athletic field on the South, the flood plain on the West, and the parking lots on the North and East.



THE COVENANT SCHOOL

Architectural Committee Purpose

The purpose of The Architectural Design Committee (ADC) is to work along side the Facilities committee and for the Covenant community by providing wisdom and architectural control through God’s direction as it relates to the planning, furnishing, and design of the campus so there is continuity in an architectural vision consistent with the School’s mission. Just as the Covenant School has always sought progressive development rooted in tradition, this committee shall always seek to understand previous historical considerations when making decisions focused on the future.

While The Covenant School has a vision for the long-term, it will experience changes and growth. The ADC desires to develop a set of architectural standards that will guide these growth decisions in the direction of the schools’ vision and will maintain continuity with the stewardship goals of the school. This continuity is imperative to all aspects of the school and should be evident indoors and outdoors from the main entrance, meeting spaces, classrooms and curriculum down through the decisions made to accommodate all growth that reflect its vision. Through regular collaborative meetings, needs of the school will continue to be assessed and plans will be inevitably developed. The ADC will assist the board and administration with implementation, project management, and purchasing furnishings in order to share the responsibilities and have a facility that is well planned inside and out. Guidelines and standards will aid in these decisions to be made in a methodical and philosophical direction that continues to align with the vision of The Covenant School.

The areas of oversight for the ADC are as follows:

- Maintain architectural design guidelines:
 - A. Campus architecture, styles, materials, colors, etc.
 - B. Landscape architecture, hardscape and softscape materials, site furnishings, etc.
 - C. Interior Design, decoration and furnishings
 - D. Campus graphics
 - E. Campus lighting
 - F. Any other items deemed necessary to be considered
- Set up and maintain policies and procedures for architectural design approvals, and selection of committee members

Architectural Committee Procedures

Any individual, group or family wishing to underwrite, gift or initiate a campus improvement project of any type should submit a proposal in written or email form to the committee chair for committee review. The ADC will then review the proposal and discuss with the business office and finance committe, as necessary for the request, and proceed appropriately. The committee, administration and board shall retain the right to refuse the proposal if it is not fitting to the furtherering of the school mission and long range master plan. Any campus improvement, gift or project initiated or given without ADC consent shall be denied.



THE COVENANT SCHOOL (Sample)

Campus Design Philosophy and Guidelines

Since the Covenant School is distinctly classical Christian, it is not only defined by its educational philosophy but moreover by its unique commitment to the family and the concept of a covenantal community. To that end, the campus masterplan and all architectural design shall be consistent with the school's educational, spiritual, and social philosophies. Current and future campus design should fundamentally promote diversity in architecture within the unity of classicism; therefore, exhibiting stability in the face of a changing world and solidifying tradition as a core value of the Covenant School.

Every effort should be made in design and site planning to create an environment, which is not institutional but residential, in both scale and arrangement of spaces to enhance a feeling of community. Buildings and structures should reflect a "neighborhood" and a dynamic educational learning environment where different styles of architecture are respectful of one another, utilizing nature as a connecting element enhancing the aesthetics. The campus, because of its limited acreage, will ultimately require multistory buildings. The height of any building should be no more than three stories. And when three stories is to be considered, roof and eave lines shall be lowered on the third floor to reduce the massing of the structure. Particular care should be given to achieve a sense of discovery, reason and order in planning both interior and exterior spaces.

The landscape environment in its nature and beauty is a reflection of the Creator, so attention to preservation and creative design should illuminate the wonder that landscape brings to architecture. The detail of hard and soft scape must interface and be consistent with the scale and style of the architecture. The campus architecture shall not only be unified in classicism, but also in a palette of exterior building materials. These materials shall consist of natural stone, brick, stucco, wood and limited painted concrete veneers drawing from a context of native Texas materials.

And finally, the Covenant School desires to walk humbly before God acknowledging him for all that the school is and strives to accomplish. So all design and the constructed resulting environments should be humble in nature, not desiring to call undue attention to its architecture, but instead reminding all of God's preeminence and providence over the life of the Covenant School, its staff, students and families.

“ Architecture
Evokes
Emotion ”

Envisioning Words

- **Charming**
- **Traditional - Style**
- **Mysterious/Places to Discover**
- **Nature**
- **Inviting - Welcoming**
- **Memorable**
- **Oasis**
- **Tranquil**

Envisioning Words

- **Classical**
 - a. **Sense of Order**
 - b. **Purpose for Things**
 - c. **Beauty**
- **Permanent**
- **Communal - Interactive**
- **Warm**
- **Intimate**

Things it should NOT be:

- **Look Institutional**
- **Pretentious**
- **Stayed**
- **Overwhelming**

THE APPLICATION OF GRAMMAR TO THE DESIGN PROCESS

Campus Program (Sample)

The Covenant School											
Campus-Wide Program Revised 06.20.18											

Campus Program (Sample)

LOWER LOGIC: Location TBD		01.10.18 Revision			06.20.18 Program			Flex to 20
		Existing SF	Students	SF/Person	Revised SF	Students	SF/Person	
CL1	Classroom				825	15	55.00	Flex to 20
CL2	Classroom				825	15	55.00	Flex to 20
CL3	Classroom				600	15	40.00	
CL4	Classroom				550	15	36.67	
CL5	Classroom				550	15	36.67	
CL6	Classroom				550	15	36.67	
CL7	Classroom							
CL8	Classroom							
SCI 1	Science Lab	615	15	41.00	1,080	(18)	60.00	
SCI 2	Science Lab	615	15	41.00	1,080	(18)	60.00	
	Science Prep				300			
	Collaboration / Tutor Space A							
	Collaboration / Tutor Space B							
	Teacher Shared Office (6)							
	Teacher Shared Office (6)							
	Administrator Office							
	Administrative Assistant							
	Teacher Workroom							
Subtotal Lower Logic NASF			390		6,360	242	8,060	120
Estimated GSF @ 62.5% Efficient					9,785		12,896	

VISUAL ART: Location TBD					
Logic Art	615	900		0	
Grammar Art	615	0	Locate within Grammar	0	
Art Storage	615	400		400	
Clean/Dry Studio	1,250	900		900	
Wet/Messy Studio		900		900	
Clay Storage / Prep		150		150	
Glaze Room		250		250	
Subtotal Visual Arts NASF		3,500		2600	
Estimated GSF @ 65% Efficient		5,385		4,000	

		01.10.18 Revision			06.20.18 Program					
GRAMMAR		Existing SF	Students	SF/Person	Revised SF	Students	SF/Person	Proposed SF	Students	SF/Person
CL1	Classroom E1 (Toilet incl.)	760	10	76.00	720	10	72.00	720	12	60.00
CL2	Classroom E2 (Toilet incl.)	760	10	76.00	720	10	72.00	720	12	60.00
CL19	Future Classroom E3 (w/ Toilet)				720	10	72.00	720	12	60.00
CL20	Future Classroom E4 (w/ Toilet)				720	10	72.00	720	12	60.00
CL21	Future Classroom E5 (w/ Toilet)				720	10	72.00	720	12	60.00
CL3	Classroom 1A (Toilet incl.)	720	12	60.00	720	12	60.00	720	15	48.00
CL4	Classroom 1B (Toilet incl.)	720	12	60.00	720	12	60.00	720	15	48.00
CL5	Classroom 1C (Toilet incl.)	760	12	63.33	720	12	60.00	720	15	48.00
CL6	Classroom 1D (Toilet incl.)	760	12	63.33	720	12	60.00	720	15	48.00
CL7	Classroom 2A (Toilet incl.)	760	12	63.33	720	12	60.00	720	15	48.00
CL8	Classroom 2B (Toilet incl.)	760	12	63.33	720	12	60.00	720	15	48.00
CL9	Classroom 2C (Toilet incl.)	755	12	62.92	720	12	60.00	720	15	48.00
CL10	Classroom 2D (Toilet incl.)	755	12	62.92	720	12	60.00	720	15	48.00
CL11	Classroom 3A	640	15	42.67	700	12	58.33	600	15	40.00
CL12	Classroom 3B	640	15	42.67	700	12	58.33	600	15	40.00
CL13	Classroom 3C	640	15	42.67	700	12	58.33	600	15	40.00
CL14	Classroom 3D	640	15	42.67	700	12	58.33	600	15	40.00
CL15	Classroom 4A	640	15	42.67	700	12	58.33	600	15	40.00
CL16	Classroom 4B	640	15	42.67	700	12	58.33	600	15	40.00
CL17	Classroom 4C	635	15	42.33	700	12	58.33	600	15	40.00
CL18	Classroom 4D	635	15	42.33	700	12	58.33	600	15	40.00
CL22	Spanish							600	(15)	40.00
CL23	Science Lab				1,000	(15)	66.67	720	(15)	48.00
	Tutor Suite				1,000	(15)	66.67	0		
CL24	Grammar Art				900			900	(15)	60.00
CL25	Grammar Music				900			900	(15)	60.00
	Multipurpose				2,100	(300)	7.00	2100	(300)	7.00
	Grammar Library	710			0			720		
	Relocate Grammar Director				175			150		
	Relocate Grammar Curriculum Coord.				125			125		
	Relocate Grammar Admin Assistant				150			125		
	Additional Office				125			100		
	Grammar Reception / Waiting				200			200		
	Conference				200			200		
	Teacher Shared Office							200		
	Grammar Teacher Workroom				250			250		
Grammar School Total NASF		13,330	236	55.10	22,085	242		21,450	300	
Estimated GSF @ 87.5% Efficient for detached "village" w/o internal circulation					25,240	NEW BUILDINGS		24,514	NEW BUILDING	
ALT GSF for More Conventional Construction @ 62.5% Efficient								34,320	NEW BUILDING	

Campus Program (Sample)

				01.10.18 Revision	06.20.18 Program			
COVENANT HALL: MULTIPURPOSE / DINING								
Dining room for 250				3,500		3,500	14 SF/Person	
Kitchen				1,250		1,250	35% Dining Area	
Servery				450		450	35% Kitchen Area	
Furniture Storage				450		450		
Receiving				150		150		
Covenant Hall NASF				5,800		5,800		
Estimated GSF @ 75% Efficient				7,733		7,733		
TOTAL ESTIMATED GROSS FOR NEW MULTIPURPOSE / DINING PAVILION				7,733	NEW BUILDING	7,733	NEW BUILDING	
ADMINISTRATION	Existing SF	Students	SF/Person			Proposed SF	Students	SF/Person
Head of School	200			200		200		
Admin Assistant / Reception	120			150		150		
Finance Director	125			150		150		
Controller	105			125		125		
Admissions	130			150		150		
Facilities Director	100			125		125		
Development	125			125		125		
Communications	70			125		125		
Grammar Director	200			0	Locate within Grammar			
Grammar Curriculum Coordinator	110			0	Locate within Grammar			
Grammar Admin Assistant	135			0	Locate within Grammar			
Nurse (incl. toilet & sick room)	160			200		200		
Conference	160			250		250		
Reception / Waiting	360			350		350		
Future Academic Dean				125		125		
Future IT Director				125		125		
Future Safety / Security				125		125		
	2,100			2,325		2,325	Administration NASF	
				3,577	No Change	3,577	Administration GSF	
TOTAL ESTIMATED BUILDING AREA FOR ADMINISTRATION				3,577	NEW BUILDING	3,577	NEW BUILDING	

			01.10.18 Revision	06.20.18 Program	
NEW CONSOLIDATED LIBRARY					
Grammar School Library Stacks			800		
Grammar School Library Reading			1,000		
Logic / Rhetoric Library Stacks			1,000		
Logic / Rhetoric Library Reading / Study			1,200		
Circulation Desk			150		
Work Room			300		
Cart Parking			100		
Librarian Office			125		
Copy / Print			60		
Conference			250		
Test / Tutor 1			120		
Test / Tutor 2			120		
Test / Tutor 3			120		
Foreign Language Classroom		530	640		
Media Classroom			700		
Learning Suite			2,000		
			8,685	New Library NASF	0 New Library NASF
			11,580	New Library GSF	0 New Library GSF
TOTAL ESTIMATED BUILDING AREA FOR LIBRARY			11,580	NEW BUILDING	0 NEW BUILDING
			11,580	Increase	
NEW CHAPEL					
Seating for 300				4,650	15.5 sf/person
				4,650	NEW BUILDING

Campus Program (Sample)

01.10.18 Revision			06.20.18 Program	
NEW MUSIC				
Grammar Music	650	0	Locate within Grammar	0
Music Practice	160	0	See Below	0
Music Storage	160	250		250
Rhetoric/Logic/Choir Rehearsal	990	1,200		1,200
Instrument Rehearsal		1,200		1,200
Ensemble / Practice Room		600		600
Practice Room A		160		160
Practice Room B		160		160
Keyboard Lab		400		400
Music Office (Shared for 3)		350		350
Music Library		150		150
Instrument/Equipment Storage		250		250
Ground Floor Art Gallery		1,000		
	1,960	5,720	1,000	4,720 Music NASF
		8,800	1,538	7,262 Music GSF
NEW BLACK BOX PERFORMANCE				
Flexible Performance / Seating		3,500		3,500
Furniture Storage		450		450
A/V Control		150		150
Dimmer Room		120		120
Dressing: Boys		300		300
Dressing: Girls		300		300
Scene Shop		900		900
Costume Storage		200		200
Laundry		75		75
Prop Storage		200		200
Lighting Storage		150		150
General Storage		250		250
Lobby / Gallery		1,000		1,000
Catering		150		150
Subtotal Performing Arts NASF		7,745		7,745
Subtotal Performing Arts Non-Assignable (Hidden)		4,465		4,465 Perf. Arts Non-Assignable
		12,210		12,210 Performing Arts GSF
TOTAL ESTIMATED AREA FOR NEW AUDITORIUM / ARTS BUILDING		21,010	NEW BUILDING	19,472 NEW BUILDING

		01.10.18 Revision		06.20.18 Program	
ATHLETICS		Existing SF	Students	SF/Person	
CLC Gymnasium		8,585		8,585	
1 & 2	CLC Locker Rooms	2,310		2,310	
	Athletic Director	182		180	
	Athletics Storage	575		575	
LR 3	Logic School Lockers A			625	
LR 4	Logic School Lockers B			625	
	Team / Film Room			625	
		11,652		13,525	CLC Athletics NASF
				17,425	CLC Athletics: GSF
	Shared Coaches Office	530		600	
	Trainer Office			120	
	Training Room			600	
	Weight Room	1,250		1,500	
	Athletics Storage			600	
LR 5	Home Football Lockers			1,200	
LR 6	Visiting Fooball Lockers	900		1,200	
	Competition gym			10,500	
	Concessions			400	
	Press box			400	
	School Store	530		600	
				17,720	New NASF
NEW COMPETITION GYM BUILDING				22,150	NEW BUILDING
					21,650
					New GSF
Total New Building Area NASF		77.52% of Overall Campus NASF		96,040	92,445
Total New Building Area GSF				132,219	126,932
					72.83% Efficient
Existing Permanent Construction NASF				27,828	27,828
Existing Permanent Construction GSF				39,333	39,333
Total Campus NASF				123,883	120,273
Total Campus GSF				171,552	166,265
					72.34% Efficient
Existing campus in Permanent Construction					39,333
Existing campus in Modular Buildings					40,758
Total Existing Campus					80,091

CITY OF DALLAS
PARK DEPARTMENT
VALLEY VIEW PARK
V. 4582, P. 1614
D.R.D.C.T.

VALLEY

VIEW

130,000 S.F.
4 STORIES OR
60'-0"

FLOOD PLAIN DATA

TOTAL TRACT AREA = 18.12 ACRES
AREA CURRENTLY WITHIN THE 100-YR. FLOOD PLAIN = 6.62 ACRES
AREA RECOVERED BY FILL PERMIT NO. 88-16 AS PREPARED BY
NATHAN D. MAIER, CONSULTING ENGINEERS, INC. AND APPROVED
BY THE CITY OF DALLAS = 3.48 ACRES

260,000 S.F.
SIX STORIES OR
90 FEET

650,000 S.F.
8 STORIES OR
120'-0"

SITE COVERAGE
MAX. 513,000 S.F.

LEGEND

- ★ LIGHT STANDARD
- ⊕ FIRE HYDRANT
- ⊙ MANHOLE
- ⊕ TRAFFIC SIGN
- ASPHALT PAVEMENT
- POWER POLE

△ CORRECTIONS MADE AS SHOWN.
△ SURVEY UPDATED 11-13-91.
ALL MONUMENTS FOUND UNLESS
NOTED OTHERWISE. OLD CERTIFICATION
REMOVED. NEW CERTIFICATION ADDED.
PROPERTY RESTRICTIONS FROM NOTE
4. ABOVE ADDED. FENCES ON SITE
REVISED.

existing site
scale: 1" = 100'-0"



NO ACCESS TO PROPERTY
200'
SEE NOTE 3 ABOVE

BUILDABLE
SITE

EXISTING
STORM DRAIN

EXISTING
POND

WHITE ROCK
CREEK

FLOOD PLAIN
LINE

lbj frontage road

POINT OF
BEGINNING

THE APPLICATION OF LOGIC TO THE DESIGN PROCESS

to city
athletic fields

phasing

phase one

- temporary classroom village
- cafetorium
- field house
- athletic fields
- lower school playground
- parking
- plaza

phase two

- lower school building

phase three

- upper school building
- quadrangle

phase four

- administration building

phase five

- chapel



existing
pond

white rock
creek

future commercial
development

flood plain
line

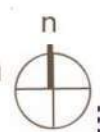
ibi frontage road

thistle lane

valley view lane

master phasing plan

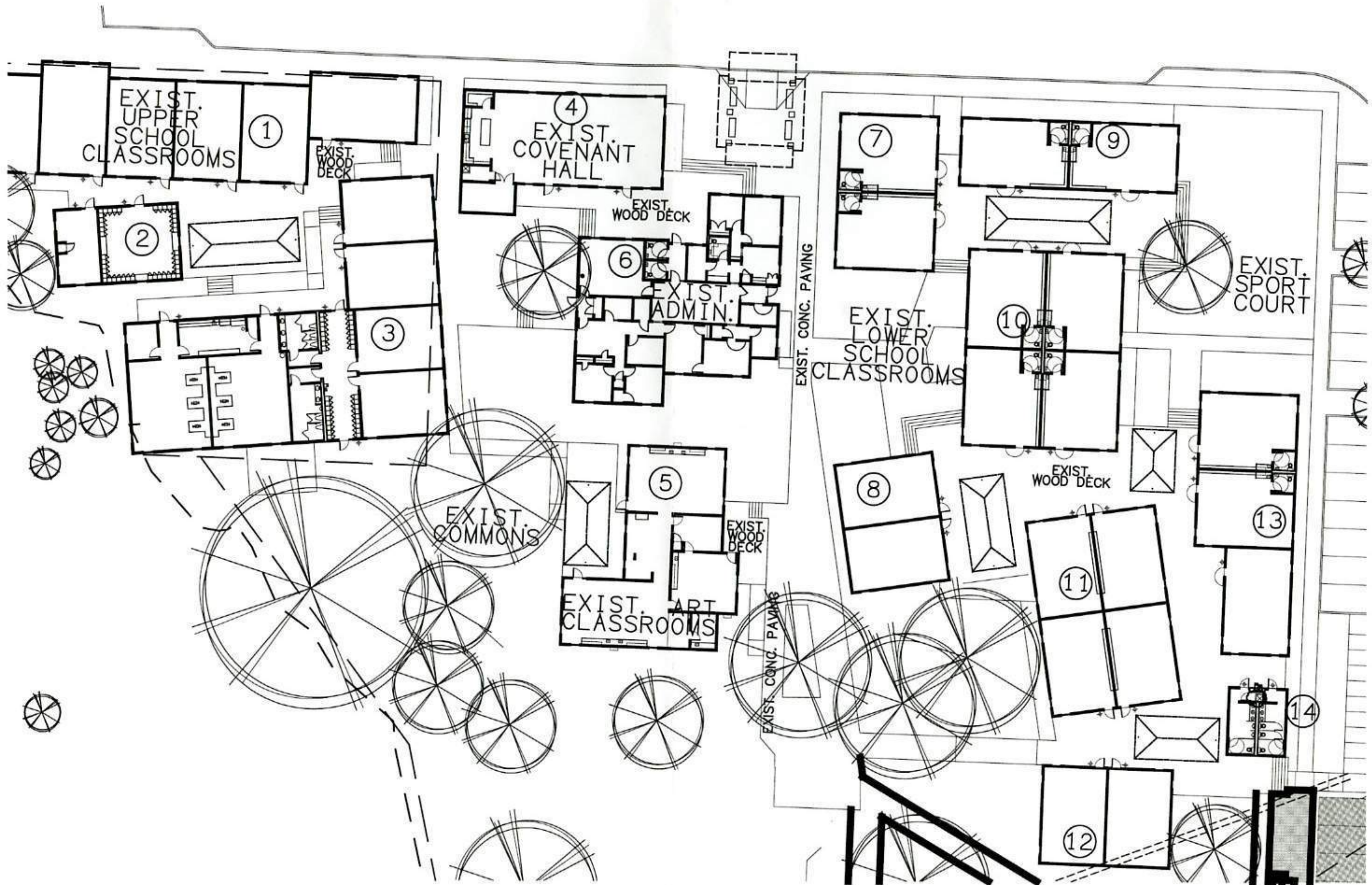
scale : 1" = 100'-0"

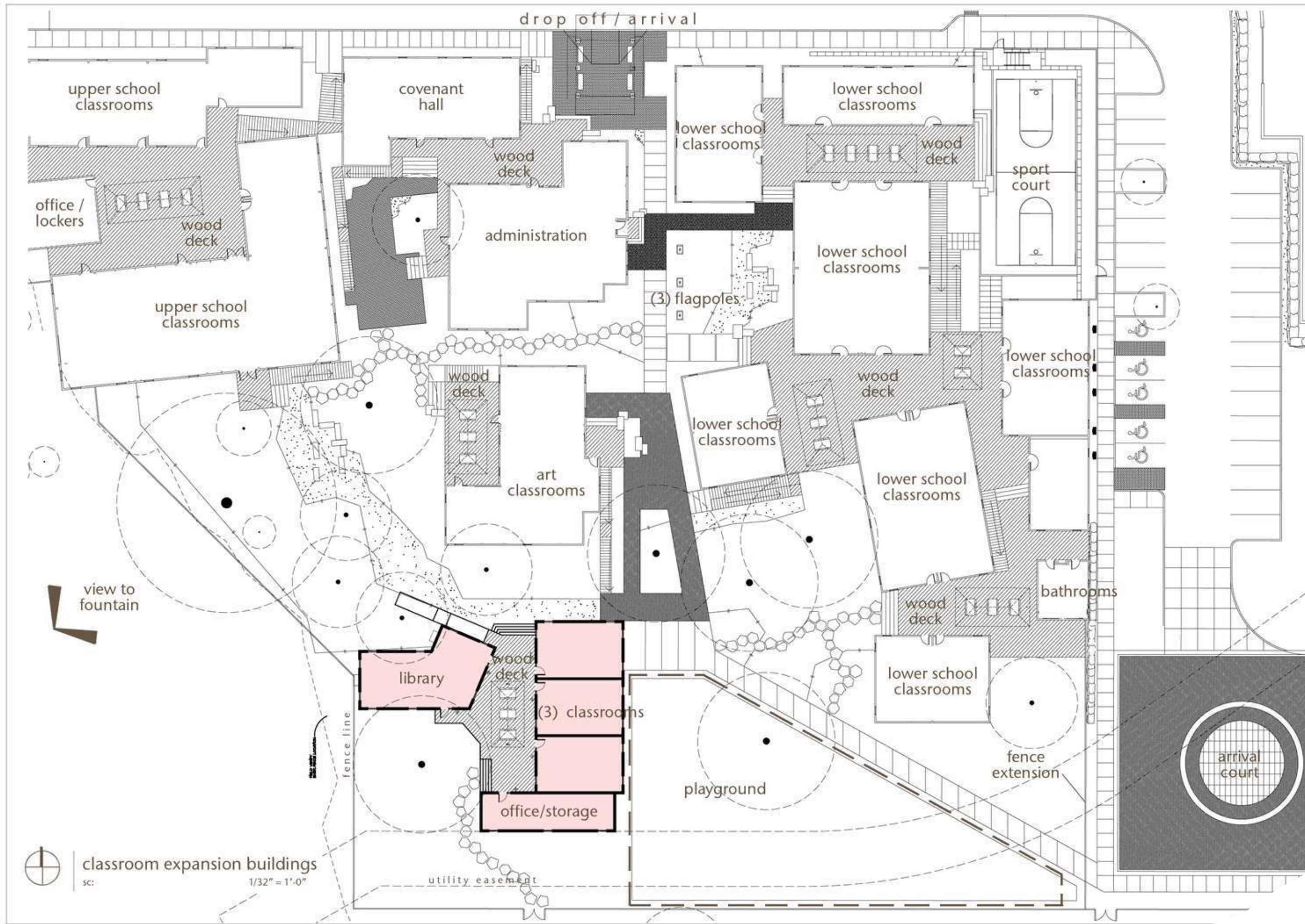




SITE PLAN
SC: 1:50 4.12.05

THE APPLICATION OF RHETORIC TO THE DESIGN PROCESS









phase one - village campus aerial view from north



phase one - village campus aerial view from south



view of arrival porte cochere



view of typical lower school courtyard deck



view of campus commons



view of upper school courtyard deck



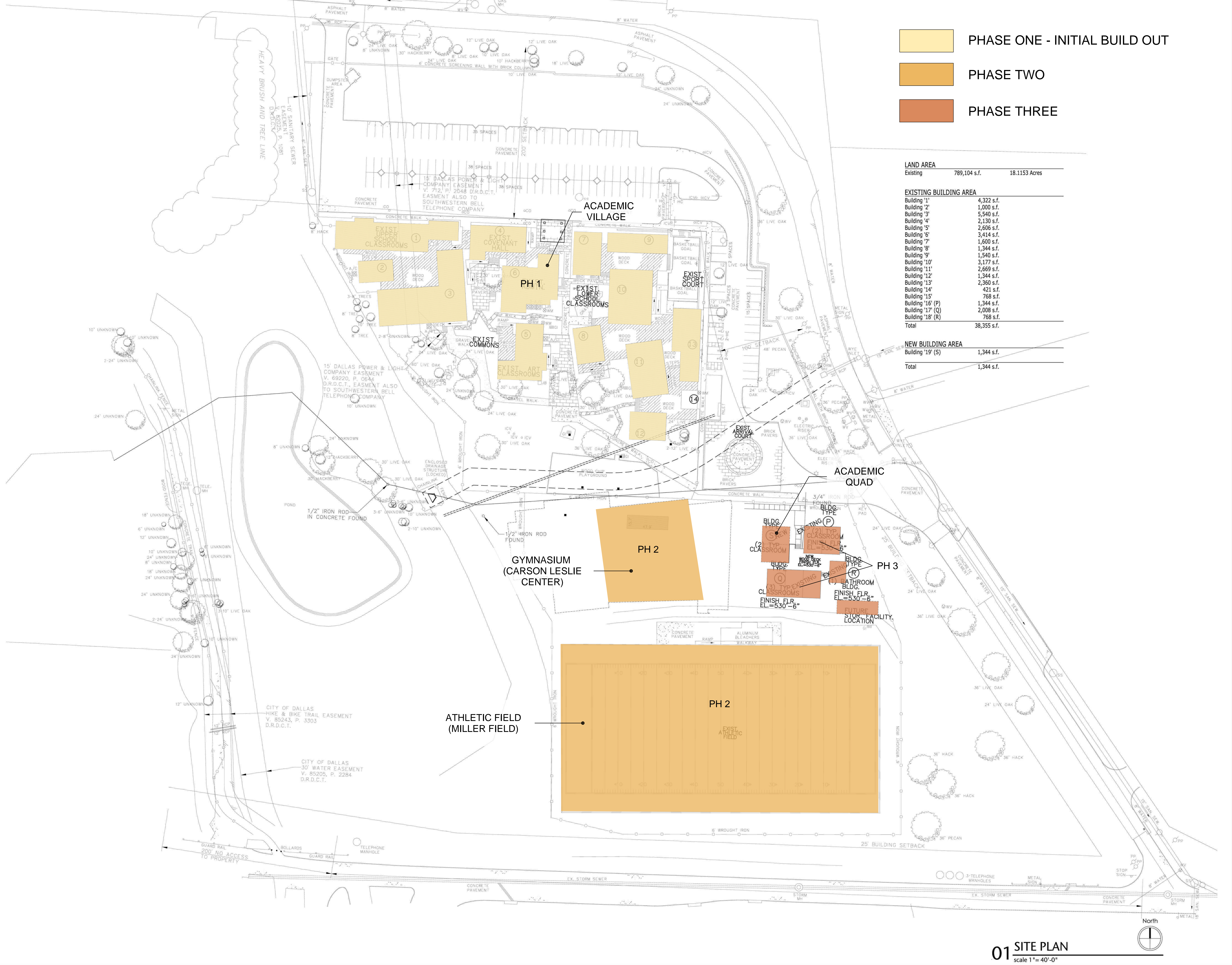
academic building elevation

MASTERPLANING CASE STUDY NO. ONE

THE COVENANT SCHOOL
OF DALLAS

- PHASE ONE - INITIAL BUILD OUT
- PHASE TWO
- PHASE THREE

LAND AREA		
Existing	789,104 s.f.	18.1153 Acres
EXISTING BUILDING AREA		
Building '1'	4,322 s.f.	
Building '2'	1,000 s.f.	
Building '3'	5,540 s.f.	
Building '4'	2,130 s.f.	
Building '5'	2,606 s.f.	
Building '6'	3,414 s.f.	
Building '7'	1,600 s.f.	
Building '8'	1,344 s.f.	
Building '9'	1,540 s.f.	
Building '10'	3,177 s.f.	
Building '11'	2,669 s.f.	
Building '12'	1,344 s.f.	
Building '13'	2,360 s.f.	
Building '14'	421 s.f.	
Building '15'	768 s.f.	
Building '16' (P)	1,344 s.f.	
Building '17' (Q)	2,008 s.f.	
Building '18' (R)	768 s.f.	
Total	38,355 s.f.	
NEW BUILDING AREA		
Building '19' (S)	1,344 s.f.	
Total	1,344 s.f.	





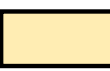
DEVELOPMENT LEGEND

- 1 phase one parking
- 2 phase one academic village
- 3 phase one competition gymnasium
- 4 phase two theatre and field house
- 5 future educational building
- 6 phase one athletic field
- 7 future track
- 8 future amphitheatre
- 9 future entry drive
- 10 future science building
- 11 future art building

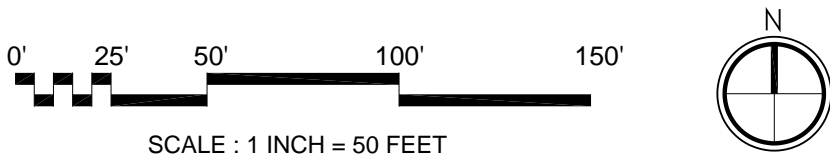
master site plan



MASTER PLAN LEGEND

DEVELOPMENT	USE	BUILT
A CARSON LESLIE CENTER	GYMNASIUM, LOCKER ROOMS, CLASSROOMS	2012
B LOGIC HALL (GRADES 6-8)	CLASSROOMS, LIBRARY, ADMINISTRATION, LOFT/DRAMA	2014
C RHETORIC HALL (GRADES 9-12)	ADMINISTRATION, CLASSROOMS, LOCKER ROOMS, ART AND SCIENCE	2021
D COVENANT COMMONS	DINING, LECTURE, EVENT, ASSEMBLY HALL	
E FUTURE COMPETITION GYMNASIUM	GYMNASIUM, ATHLETIC SUPPORT FUNCTIONS	
F FUTURE GRAMMAR SCHOOL (E-5) (TWO STORY VILLAGE)	ADMINISTRATION, CLASSROOMS, LIBRARY	
G FUTURE BUILDING	TBD	
H FUTURE BUILDING	TBD	
I FUTURE BUILDING	TBD	
J FUTURE BUILDING	TBD	
K FUTURE GRANDSTANDS		
L FUTURE PARKING (65 SPACES)		
M FUTURE PARKING GARAGE (ONE LEVEL ABOVE GRADE 122 SPACES)		
N POND/ NATURE STUDIES/ OUTDOOR CLASSROOM SPACE		
 CONSTRUCTED BUILDINGS		

THE COVENANT SCHOOL MASTER PLAN

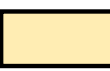




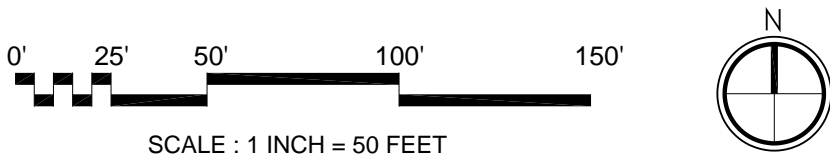




MASTER PLAN LEGEND

DEVELOPMENT	USE	BUILT
A CARSON LESLIE CENTER	GYMNASIUM, LOCKER ROOMS, CLASSROOMS	2012
B LOGIC HALL (GRADES 6-8)	CLASSROOMS, LIBRARY, ADMINISTRATION, LOFT/DRAMA	2014
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K FUTURE GRANDSTANDS		
L FUTURE PARKING (65 SPACES)		
M FUTURE PARKING GARAGE (ONE LEVEL ABOVE GRADE 122 SPACES)		
N POND/ NATURE STUDIES/ OUTDOOR CLASSROOM SPACE		
 CONSTRUCTED BUILDINGS		

THE COVENANT SCHOOL MASTER PLAN



MASTERPLANING CASE STUDY NO. TWO

REGENTS SCHOOL OF
CHARLOTTESVILLE



regents school of charlottesville
charlottesville, virginia





community
flexibility

engages nature

forms the imagination
enjoyment of God's creation
supports the process of
learning

harmony

“good, true and beautiful”

ease of access

human scale/relational

humble

Campus Program (Sample)

	Forecast				Comments
	2020	2025	2030	2020 Sq Ft Rqmt	
Administration					
Head of School	1	1	1	150	
Admin Asst/Reception	1	2	1	100	+80*
Finance Director			1		
Controller		1	1		+125*
Admissions		1	1		+125*
Facilities Director		1	1		+125*
Development	1	1	1	125	
Communications	1	1	1	125	
Lower School Director	1	1	1	150	
Lower School Curriculum Coordinator					
Lower School Assistant		1	1		+125*
Nurse (Sch Toilet & Sick Room)	1	1	1	200	
Academic Dean					
Counselor/Registrar		1	1		+125*
IT Director			1		
Safety/Security			1		
Reception Lobby/Waiting	1	1	1	200	
Conference Room	1	1	1	300	
Toilets	2	2	2	160	
Teacher Work Room (Shared)	1	1	1	200	
Subtotal				1710	705
Circulation @ 15%				256	105
Total	11	17	19	1966	810 *

Lower School					
Kindergarten Classrooms (600 SF Each)	2	2	3	1200	
First Grade (Include toilet)	1	2	2	600	+600*
Second Grade (Include toilet)	1	2	2	600	+600*
Third Grade (Include toilet)	1	1	2	600	
Fourth Grade (Include toilet)	1	1	2	600	
Fifth Grade (Include toilet)	1	1	2	600	
Sixth Grade (Include toilet)	1	1	2	600	
Restrooms	1	1	2	400	
Janitor/Storage	1	2	1	60	+60*
Electrical Room	1	1	1	60	
Library	1	1	1	600	
PE	1			Use Regents Hall in Phase One	
Total	13	15	20	5920	1260*

*Future needs in first 5 years

Upper School	2020	2025	2030	2020 Sq. Ft. Rqmt.	
7th Grade	1	2	2	600	+600*
8th Grade	1	2	2	600	+600*
9th Grade	1	1	2	600	
10th Grace	1	1	2	600	
11th Grade	1	1	2	600	
12th Grade	1	1	2	600	
Science Labs	1	2	3	700	+700*
Restrooms/Lockers	4	4	4	800	
Janitor/Storage	1	2	2	60	+60*
Electrical Room	1	1	1	60	
Library/Study Hall	1	1	1	600	
Upper School Director	1	1	1	150	
Upper School Asst.		1	1		+150*
Total	15	20	25	5,970	2110 *

Athletic Functions					
Gymnasium #1		1	1		
Gymnasium #2			1		
Girl's Locker Room	1	1	1	500	
Boy's Locker Room	1	1	1	500	
Janitor	1	1	1	60	
Equipment Storage	1	1	1	200	
Consessions		1	1		
Coaches Offices	1	1	2	150	
Weight Room		1	1		
Trainer Room		1	1		
Training Room		1	1		
Visiting Team Lockers/P.E. Lockers		1	1		
Media Area		1	1	to accommodate a church	
Total	5	12	14	1410	

Assembly Space*					
*May Double as Lunch Room and	1	1	1	800	Regents Hall
Carpool Staging Space					
Island Kitchen/Food Service	1	1	1	Included	Regents Hall
Storage	1	1	1	Included	
Total	3	3	3	800	

Library					
Books	1	1	1	Included In Library at Upper & Lower Schools	
Storage		1	1		
Subtotal	1	2	2	0	

*Future needs in first 5 years

Campus Program (Sample)

Performance Auditorium	2020	2025	2030	2020 Sq. Ft. Rqmt.	
Performance Hall Auditorium		1	1	We use a church right now	
Stage		1	1		
Control		1	1		
Boy's Dressing		1	1		
Girl's Dressing		1	1		
Scene Shop		1	1		
Storage		1	1		
Subtotal	0	7	7	0	

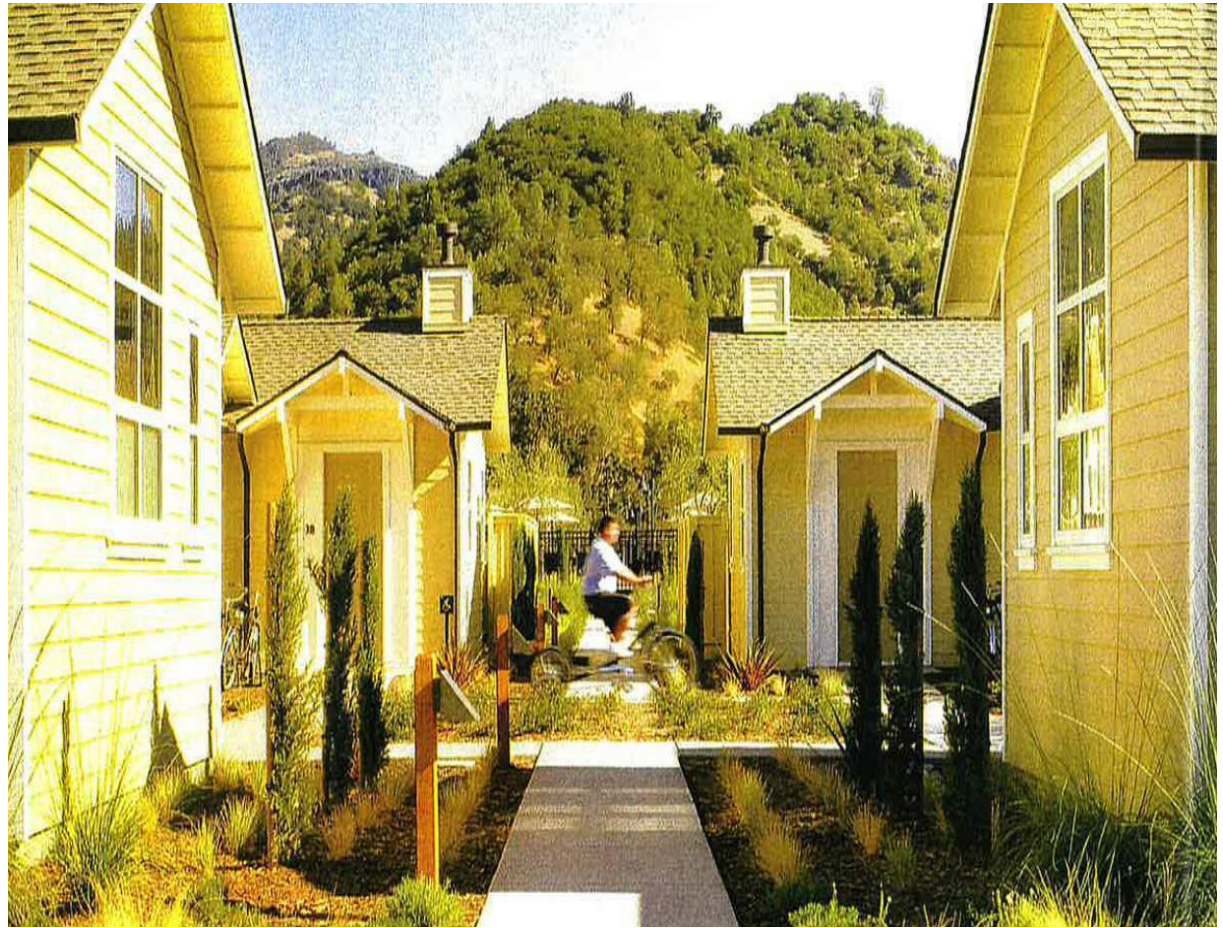
Art/Music/Language					
Lower School Art	1	1	2	600	
Upper School Art	1	1	1	600	
Music Practice	1	1	1	600	
Music Storage		1	1	Included in Music Practice	
Language					
Total	3	4	5	1,800	

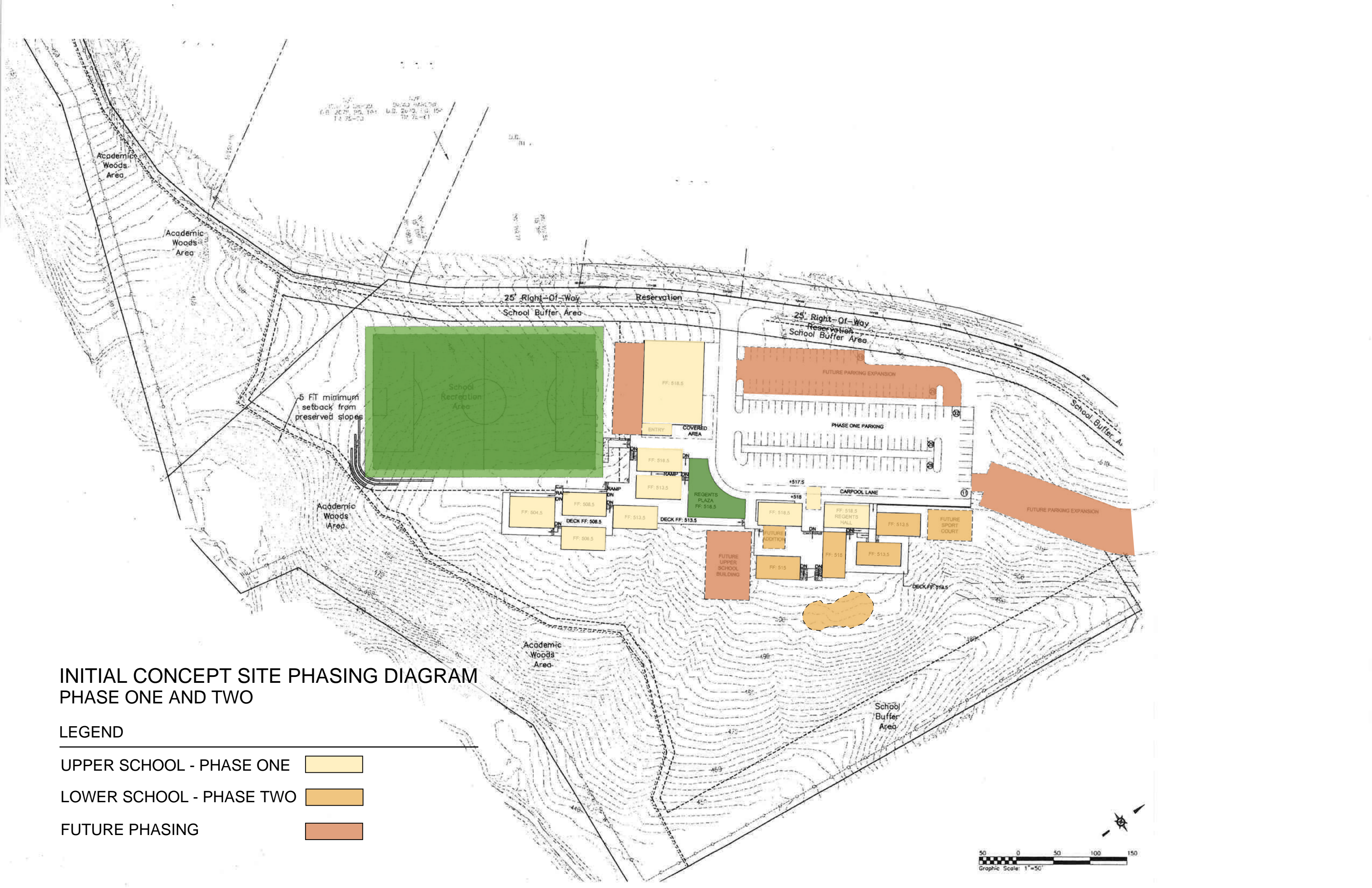
Grand Totals				17,866	4180 *

Notes

* Consider gymnasium/multipurpose/classroom building - 15,400 SF in year 2024. \$3,000,000 fund raise.

* Future needs in first 5 years

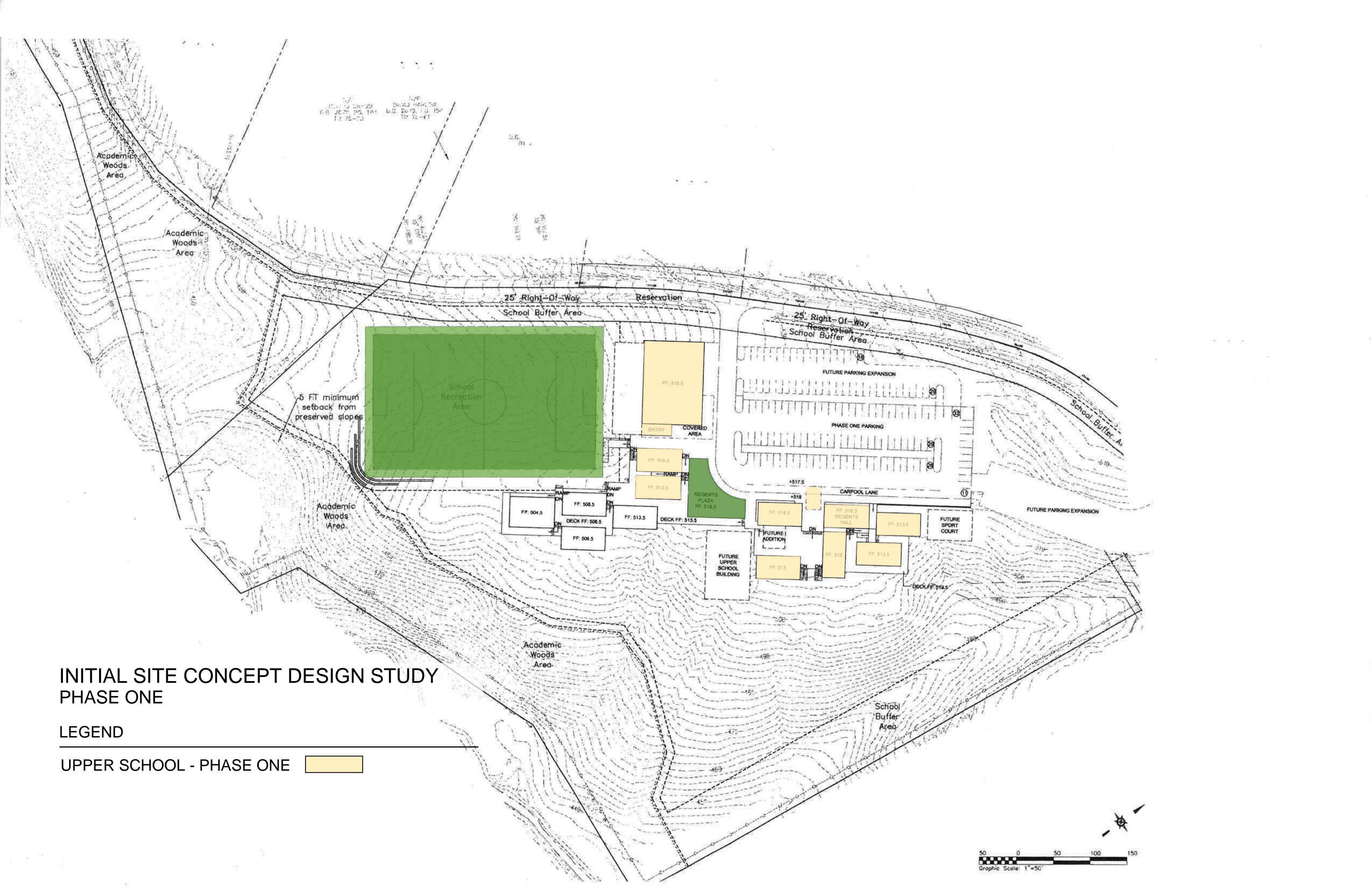




INITIAL CONCEPT SITE PHASING DIAGRAM
PHASE ONE AND TWO

LEGEND

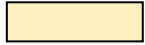
- UPPER SCHOOL - PHASE ONE
- LOWER SCHOOL - PHASE TWO
- FUTURE PHASING



INITIAL SITE CONCEPT DESIGN STUDY
PHASE ONE

LEGEND

UPPER SCHOOL - PHASE ONE























GRAPHIC MASTERPLANING AND MODELING FOR VISUALIZATION AND FUNDRAISING



VIDEO OF THE AERIAL VIEW



VIDEO OF THE COVENANT COMMONS

QUESTIONS AND ANSWERS