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The construction process is to be an art, designed to enrich a multi-sensory and memorable experience in the places you spend your life.



NICK DEAN ARCHITECT PLLC
TBAE # 26003

CHAPEL OF THE CROSS - ZONING STUDY

04/06/23

REV. 06/04/23

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FRONT - COLE AVE ELEVATION



PHOTOS OF COURTYARD - FACING COLE STREET

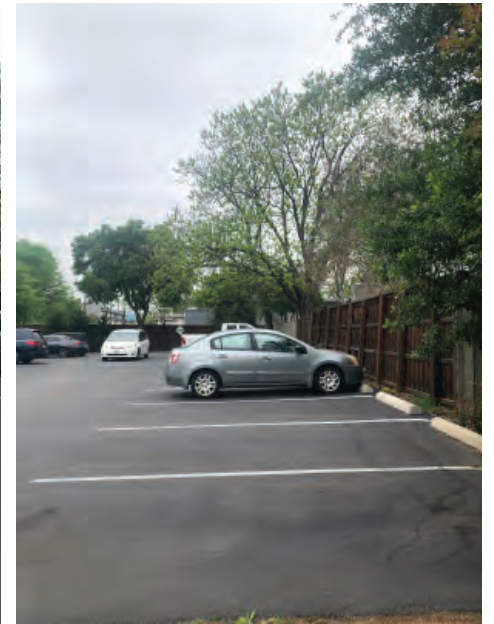


PHOTOS OF PARISH HALL - TO - PARLOR - FACING COLE STREET

PHOTOS OF EXISTING AREAS



PHOTOS OF SIDE YARD STREETScape - ON OLIVER STREET



PHOTOS OF PARKING LOT - FACING FITZHUGH FROM OLIVER STREET

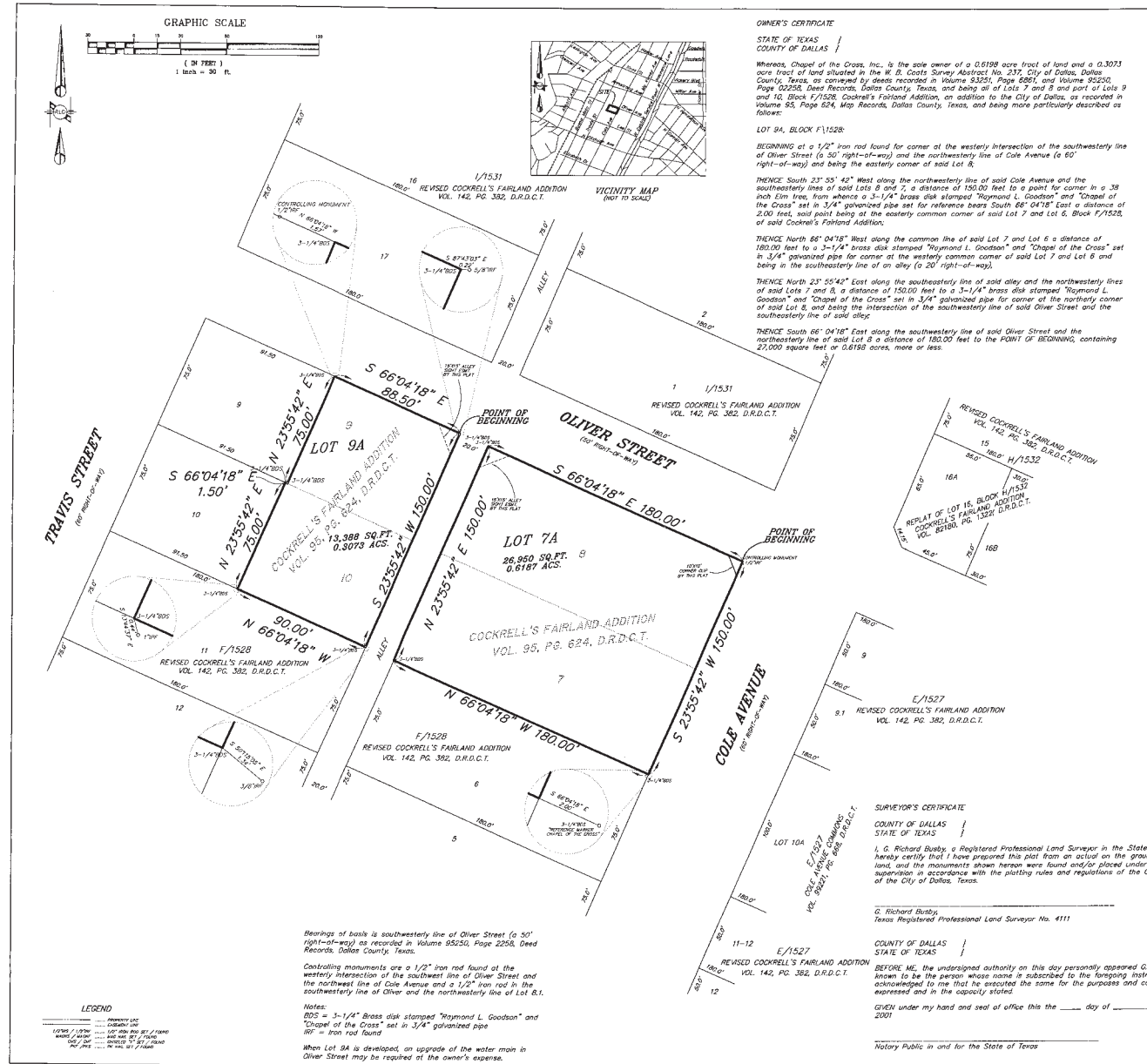


PHOTOS OF CHAPEL



PHOTOS OF REAR MAINTENANCE YARD & COURTYARD - FACING OLIVER STREET

PHOTOS OF EXISTING AREAS



PARKING CALCULATIONS

EDUCATION USES

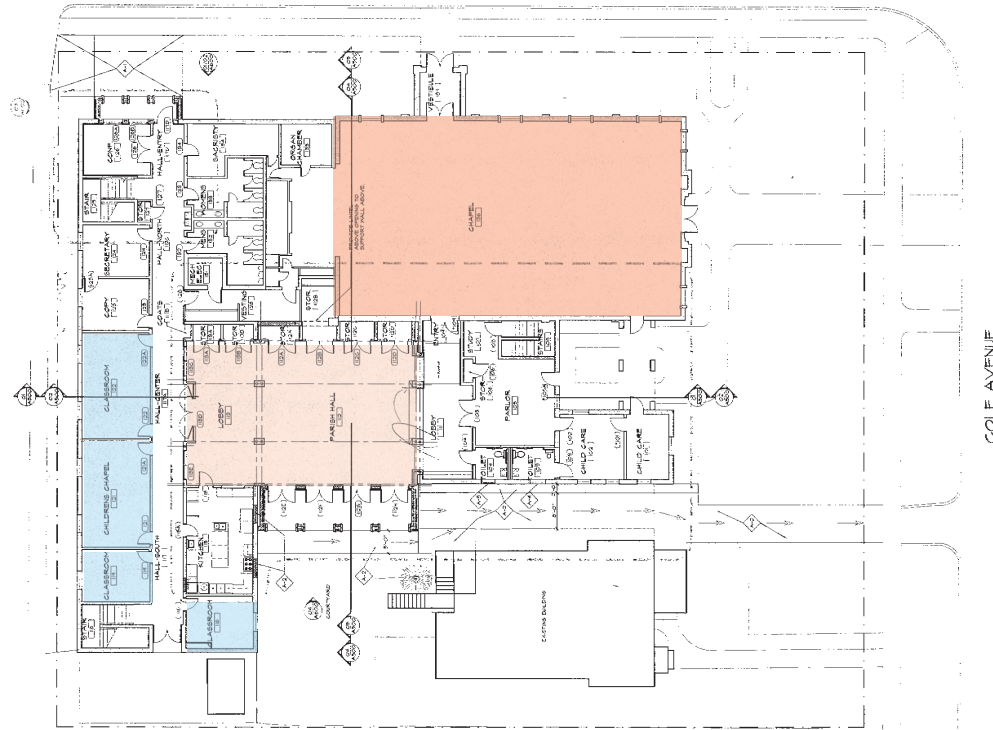
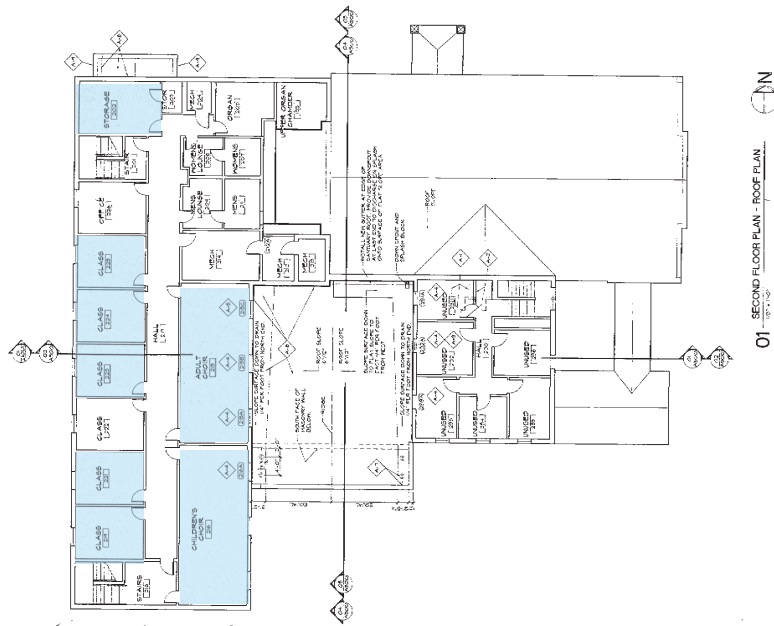
(4) 1.5 spaces per K-6g class	(6) spaces
(3) 3.5 spaces per 7-10g class	(10.5) spaces
(2) 9.5 spaces per 11-12g class	(19) spaces

CHURCH USES

(270) 1 space per 4 fixed seats	(67) spaces
(TBD) 1 space per 28sqft open	

* (30) ROWS OF 14FT LENGTH = 270 (18"WIDE) FIXED SEATS

** PARISH HALL COULD BE REQUIRED TO COUNT AS OPEN SEATING



PARKING CALCULATIONS

			Reference		
CHAPEL OF THE CROSS			USE CHURCH		SEC. 51-4.210 DDC CH.51
CODE SUMMARY			OCCUPANCY ASSEMBLY A	Religious Worship	304.1 ICC IBC 2015
TYPE					
PARKING REQUIREMENTS			SEC. 51-4.210 DDC CH.51		
	Uses	Floor Area Sq.ft.	Parking Req'mt	Parking Ratio	Reductions Reference
CHURCH	Religious Worship	6,000	69	87.0 SF / parking space	Sec. 51A-4.313
SCHOOL	Educational	6,000	36	166.7 SF / parking space	4.5 5% Bike Racks
RECTORY	Residential	2,000	2	1,000 SF / parking space	4.5 5% Tree Protection
Totals		14,000	107		9
Final Parking Requirement			98		
Off-Street Parking Provided			44		
On-Street Parking Provided			14		
Total Parking Provided			58		
			-49		

PARKING REQUIREMENTS

SEC. 51P-193.107.

(a)	Residential	Community Services	Religious Uses	
(1) Use:	Single-family	Education	Church	Rectory
(A) Definition:				
(B) Subdistricts permitted:	All (except MH & I)			
(C) Required off-street parking:				
Private parking:	2 spaces per dwelling 1 space: R-7.5 and R-5	1.5 spaces per K-6g class 3.5 spaces per 7-10g class 9.5 spaces per 11-12g class	1 space per 4 fixed seats 1 space per 28sqft open	Same as Single-family 2 spaces per dwelling 1 space: R-7.5 and R-5
Guest parking:	25% additional*	n/a		25% additional*
Tandem parking:	Allowed for private	n/a		Allowed for private
Parking in the required front yard:	Not Allowed	n/a		Not Allowed
Required off-street loading:	None	none	None	None
Additional provisions:	None	2% HC	2% HC	none

* In addition to the private parking, .25 unassigned spaces available for use by visitors and residents are required for each dwelling unit. Spaces adjacent to the residential development tract and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the residential development tract for each on-street guest space. (These on-street spaces remain subject to the city's authority to regulate public streets.) The parking surface for guest parking within the residential development tract (not onstreet) may be permeable pavement for motor vehicles.

** One space for each four fixed seats in the sanctuary or auditorium or one space for each 28 square feet in the sanctuary or auditorium if fixed seats are not provided. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51P-193.116.

*** Off-street parking for a use other than single-family, duplex, or the commercial parking lot use that offers service after dark must be lighted beginning one-half hour after sunset and continuing throughout the hours of use or until 10 p.m., whichever is earlier. If only a portion of a parking area is offered for use after dark, only that part must be lighted. However, the portion offered for use must be clearly designated. The lighting of the off-street parking area must meet the following minimum requirements:

(f) Religious uses. Religious uses are subject to the following regulations:

(1) Church.

(A) Definition. A facility for worship and religious training.

(B) Subdistricts permitted. By right in residential and nonresidential subdistricts.

(C) Required off-street parking. One space for each four fixed seats in the sanctuary or auditorium or one space for each 28 square feet in the sanctuary or auditorium if fixed seats are not provided. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51P-193.116.

(D) Required off-street loading. None.

(E) Additional provisions. A church may permit passengers of mass transportation and car pools to park on the church parking lot.

(2) Rectory.

(A) Definition. A dwelling unit for a minister, priest, or rabbi.

(B) Subdistricts permitted. By right in residential and nonresidential subdistricts.

(C) Required off-street parking. Same as that required for an equivalent dwelling unit in the subdistrict in which the rectory is located.

(D) Required off-street loading. None.

(E) Additional provisions.

(i) A rectory located on a church site is part of the church and is included in the calculations of all zoning requirements for the church.

(ii) A rectory not on the church site must comply with the residential requirements of the subdistrict in which it is located.

(3) Convent or monastery.

(A) Definition. The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.

(B) Subdistricts permitted. By right in multiple-family, office, commercial, and central area subdistricts. By SUP only in single-family, duplex, TH, agricultural, and industrial subdistricts.

(C) Required off-street parking. One space for each three residents; a minimum of two spaces required. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51P-193.116.

(D) Required off-street loading. See Section 51P-193.115(a)(1)(D).

(4) Cemetery or mausoleum.

(A) Definition.

(i) A cemetery is a place designated for burial of the dead.

(ii) A mausoleum is a building with places for the entombment of the dead.

(B) Subdistricts permitted. By SUP only in residential and nonresidential subdistricts except the O-1 subdistrict.

(C) Required off-street parking. Two spaces. No handicapped parking is required.

(D) Required off-street loading. See Section 51P-193.115(a)(1)(D).

(E) Additional provisions. Cemeteries are subject to Chapter 11 of the

Dallas City Code.

(g) Educational uses. Educational uses are subject to the following regulations:

(1) Public or private school.

(A) Definition. An educational institution that has a curriculum for kindergarten, elementary, or secondary education.

(B) Subdistricts permitted. By right in nonresidential subdistricts. By SUP only in residential subdistricts.

(C) Off-street parking.

(i) Required off-street parking:

(aa) One and one-half spaces for each kindergarten/elementary school classroom;

(bb) Three and one-half spaces for each junior high/middle school classroom; and

(cc) Nine and one-half spaces for each senior high school classroom.

(ii) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51P-193.116.

(D) Required off-street loading. See Section 51P-193.115(a)(1)(C).

(E) Additional provisions. This use does not include business, commercial, trade, or craft schools.

(6) SHARED PARKING means the use of the same off-street parking stall to satisfy the off-street parking requirements for two or more uses.

(E) For shared parking, a study of parking demand and accumulation during all days and hours of operation for all uses sharing parking.

(F) Any other reasonable and pertinent information that the director of public works and transportation determines to be necessary for special parking review.

(b) MF-2(A) and MF-2(SAH) districts.

(1) Purpose. The MF-2(A) and MF-2(SAH) districts are composed mainly of areas containing mixtures of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. These districts are medium density districts and are located in certain areas close into the center of the city and at various outlying locations. The area regulations are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. All commercial and office uses are prohibited. It is anticipated that additional areas may be designated in the MF-2(A) or MF-2(SAH) district from time to time in the future where the change is appropriate and access and utility services can reasonably accommodate these medium density dwellings. Additionally, the MF-2(SAH) district is created to encourage the provision of affordable housing.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

Except as provided in this paragraph, the following yard, lot, and space regulations apply:

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) No minimum side and rear yard for single family structures.

(ii) Minimum side yard for duplex structures is five feet.

(iii) Minimum side yard for other permitted structures is 10 feet.

(iv) Minimum rear yard for duplex structures is 10 feet.

(v) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 36 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 60 percent for residential structures; and

(bb) 50 percent for nonresidential structures.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(H) Stories. No maximum number of stories.

(I) Development bonuses for mixed-income housing. In an MF-2(A) district, lot coverage, lot size per bedroom, and height may vary depending on whether a development bonus is obtained in accordance with Division 51A-4.1100

SEC. 51P-193.118.

MINIMUM FRONT YARD.

(a) General provisions.

(1) In general. Required front yards must be open and unobstructed except for fences. In a multiple-family subdistrict, trellises, screens, awnings, and canopies may project up to five feet into the required front yard. Otherwise, ordinary projections of window sills, belt courses, cornices, or other architectural features may not project more than 12 inches into the required front yard. Cantilevered roof eaves and balconies may not project more than five feet into the required front yard.

(2) Measurement.

(A) The front yard setback is measured from the front lot line of the building site or the required right-of-way as determined by the city's thoroughfare plan for all thoroughfares except minor streets, whichever creates the greater setback. On minor streets, the front yard setback is measured from the front lot line of the building site or the existing right-of-way, whichever creates the greater setback. When the city council by ordinance establishes a specific right-of-way line for a street, the front yard setback is measured from that right-of-way line.

(B) For purposes of front yard setback, a residential development tract is treated as a single lot. For residential development tracts, the front yard setback is measured from the front line of the residential development tract or the required right-of-way as determined by the city's thoroughfare plan for all thoroughfares except minor streets, whichever creates the greater setback. On minor streets, the front yard setback is measured from the front line of the residential development tract or the existing right-of-way, whichever creates the greater setback. When the city council by ordinance

establishes a specific right-of-way line for a street, the front yard setback is measured from that right-of-way line.

(3) Building lines established by ordinance. If a building line that is established by ordinance requires a greater or lesser front yard than prescribed by Section 51P-193.125, the building line established by ordinance determines the minimum required front yard.

(4) Uniform or staggered building lines. A uniform or staggered building line may establish a front yard less than prescribed by Section 51P-193.125 if the building line:

(A) provides a front yard of ten feet or more;

(B) is established by a plat approved by the commission and recorded with the county clerk; and

(C) is part of a plan for the orderly development of the subdivision.

(5) Double frontage lots. If a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets. If a residential development tract runs from one street to another and has double frontage, a required front yard must be provided on both streets.

(6) Blocks divided by zoning subdistricts. If street frontage within a block is divided by two or more zoning subdistricts, the front yard for the entire block must comply with the requirements of the subdistrict with the greatest front yard requirement. However, if street frontage within a block is divided between a multiple-family subdistrict and a nonresidential subdistrict, any development on the portion of the block in the multiple-family subdistrict need not comply with the front yard setback requirements of the nonresidential subdistrict.

(7) Additional setbacks required. In the MF-3, O-2, GR, and LC subdistricts, if a building is erected or altered to exceed 36 feet in height and the building site has a front yard that is either perpendicularly contiguous to or perpendicularly across an adjoining street from a single-family or duplex subdistrict, an additional setback must be provided that is equal to twice the height of the portion of the building that exceeds 36 feet in height. The additional setback is only required for the portion of the building that:

(A) is perpendicularly across from the single-family or duplex subdistrict; and

(B) exceeds 36 feet in height.

In all other subdistricts, if a building is erected or altered to exceed 36 feet in height, and if the building site is either perpendicularly contiguous to or perpendicularly across an adjoining street from the single-family, duplex, or TH subdistrict, an additional setback must be provided that is equal to twice the height of the portion of the building that exceeds 36 feet. The additional setback is only required for that portion of a building that exceeds 36 feet in height.

(8) PD subdistricts. The minimum front yard requirements in a planned development subdistrict are controlled by the planned development subdistrict regulations.

(9) Board of adjustment special exception. In the multiple-family, MH, A, office, commercial, central area, and industrial subdistricts, the board of adjustment may allow a special exception from the front yard requirements of Section 51P-193.125 to permit the erection of a permanently constructed porte-cochere, covered walkway, or canopy if the structure is rectilinear in shape

and does not exceed 25 feet in width at the building line, and if the board finds that the structure will not adversely affect neighboring property.

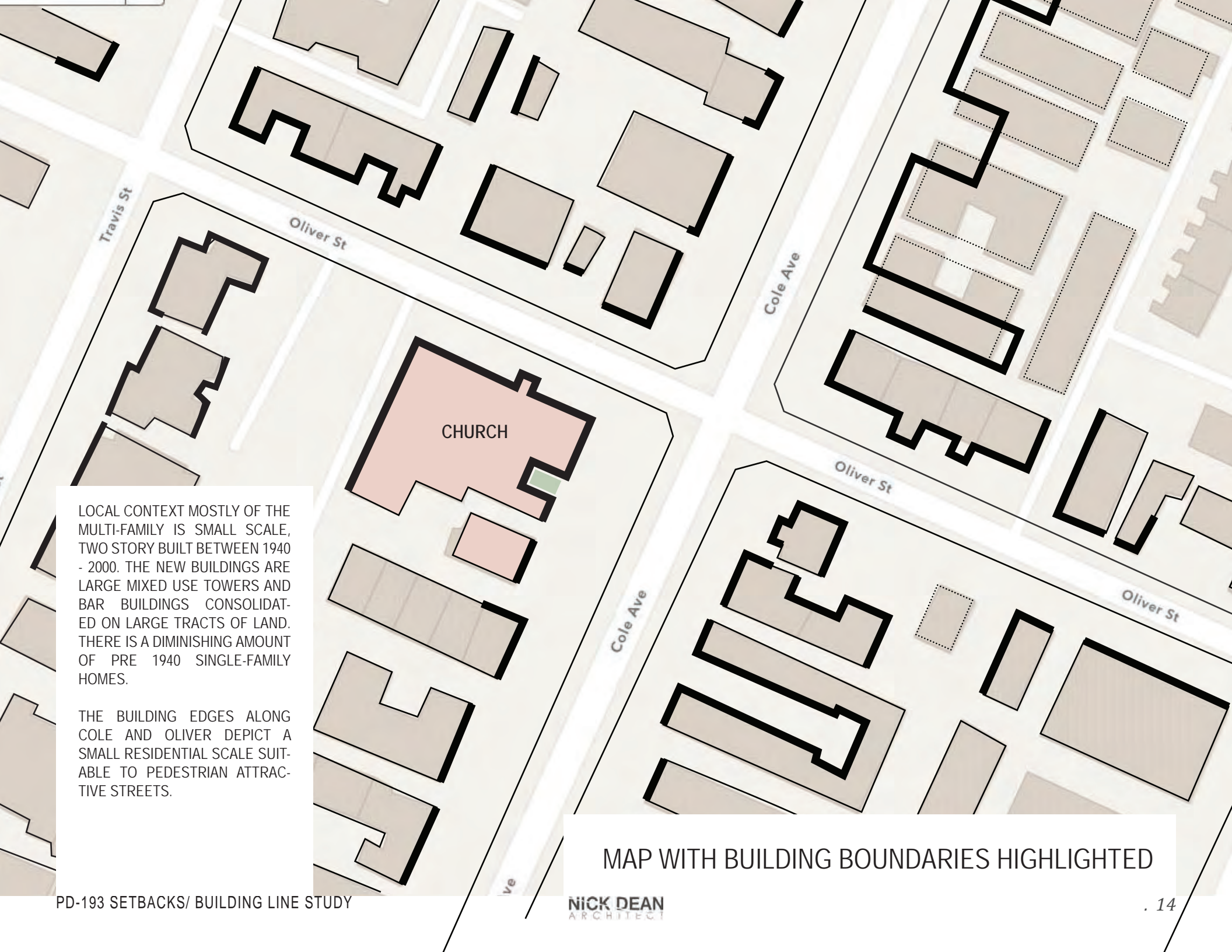


CHURCH

BUILDING EDGES ARE IMPORTANT TO MAP IN ORDER TO UNDERSTAND BUILDING WIDTH AT THE STREET AND HOW EACH BUILDING CONNECTS VISUALLY.

ATTRACTIVE STREETS ARE HISTORICALLY PROVEN WITH A BASE LIST OF ARCHITECTURAL INGREDIENTS SUCH AS BUILDING EDGES THAT ARE CLOSE AND CREATE WELL DEFINED LONG SPACES FOR THE STREETS.

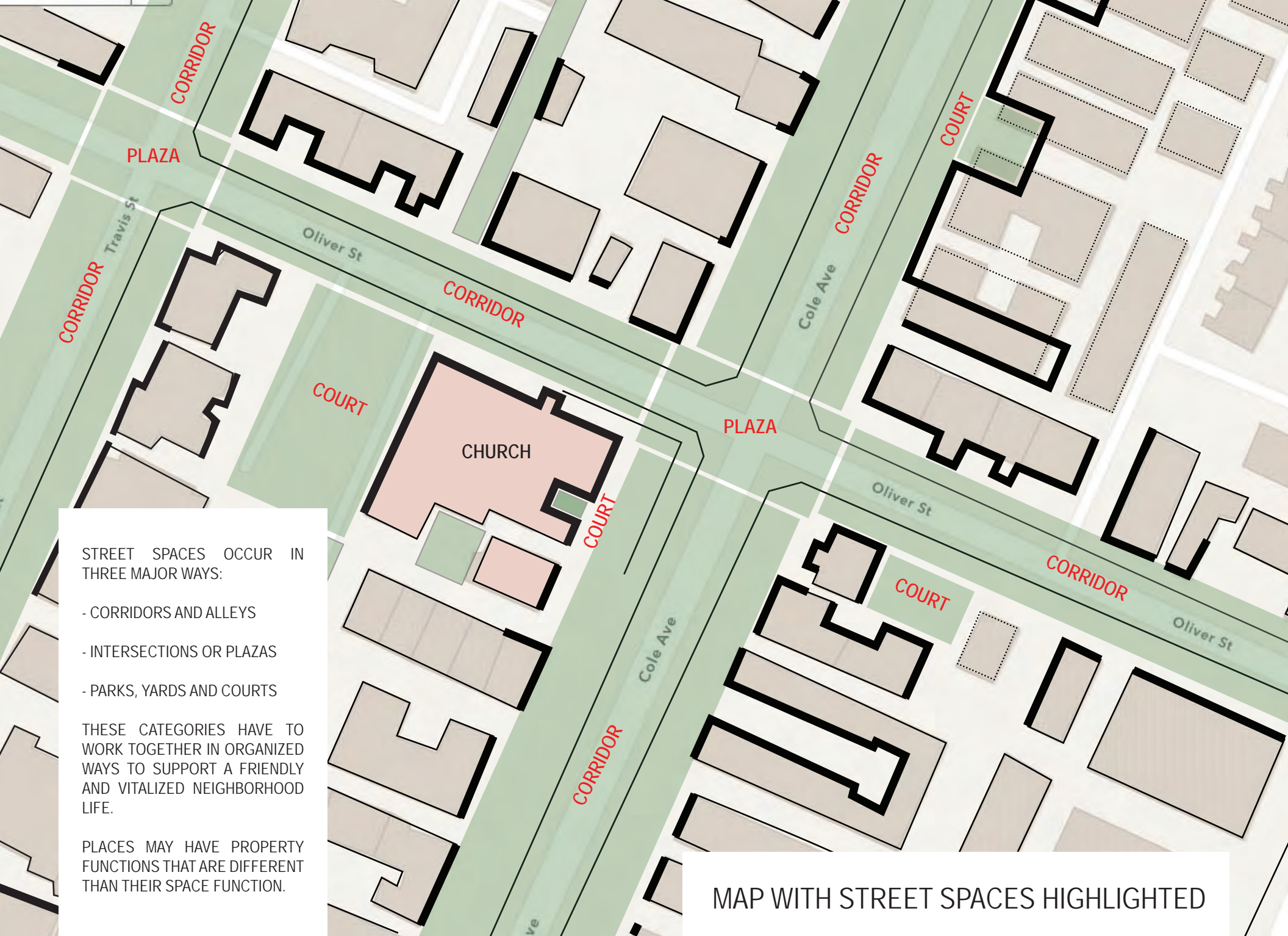
COLE STREET HAS A STRONG SET OF EDGES AND IS COMFORTABLE FOR THE NEIGHBORHOOD TO REGULARLY USE.



LOCAL CONTEXT MOSTLY OF THE MULTI-FAMILY IS SMALL SCALE, TWO STORY BUILT BETWEEN 1940 - 2000. THE NEW BUILDINGS ARE LARGE MIXED USE TOWERS AND BAR BUILDINGS CONSOLIDATED ON LARGE TRACTS OF LAND. THERE IS A DIMINISHING AMOUNT OF PRE 1940 SINGLE-FAMILY HOMES.

THE BUILDING EDGES ALONG COLE AND OLIVER DEPICT A SMALL RESIDENTIAL SCALE SUITABLE TO PEDESTRIAN ATTRACTIVE STREETS.

MAP WITH BUILDING BOUNDARIES HIGHLIGHTED



STREET SPACES OCCUR IN THREE MAJOR WAYS:

- CORRIDORS AND ALLEYS
- INTERSECTIONS OR PLAZAS
- PARKS, YARDS AND COURTS

THESE CATEGORIES HAVE TO WORK TOGETHER IN ORGANIZED WAYS TO SUPPORT A FRIENDLY AND VITALIZED NEIGHBORHOOD LIFE.

PLACES MAY HAVE PROPERTY FUNCTIONS THAT ARE DIFFERENT THAN THEIR SPACE FUNCTION.

MAP WITH STREET SPACES HIGHLIGHTED

BUILDING LINES

COMMENTS / HIGHLIGHTS

THE CHURCH'S BUILDING EDGE IS FORMED BY THE SURFACE OF OBJECTS VIEWED FROM THE STREET. THE MAIN ELEMENTS ARE

- HARD EDGES (EX. WALLS)
- SOFT EDGES (EX. LANDSCAPE)
- PERMEABLE EDGES (EX. PORCHES)
- OPEN EDGES (EX. LOW HEIGHT FENCES)



HEIGHT LIMIT LINE

ROOF PATTERN LINE

HARD EDGE OF BUILDING

OPEN EDGE OF LOW FENCE

FRONT OF CHURCH FROM COLE STREET

BUILDING LINES

THE BUILDING LINE IS ESTABLISHED BY LOOKING AT THE STAGGER OF MULTIPLE BUILDING EDGES TO LOCATE A SPECIFIC LINE BASED ON THE AVERAGE OF THESE EDGES. THIS IS A SPACE CREATING TECHNIQUE THAT IS THE MAJOR GOAL OF THE SETBACK ORDINANCES IN PD-193



HARD EDGE OF BUILDING

EDGE OF BUILDING EXTENDED

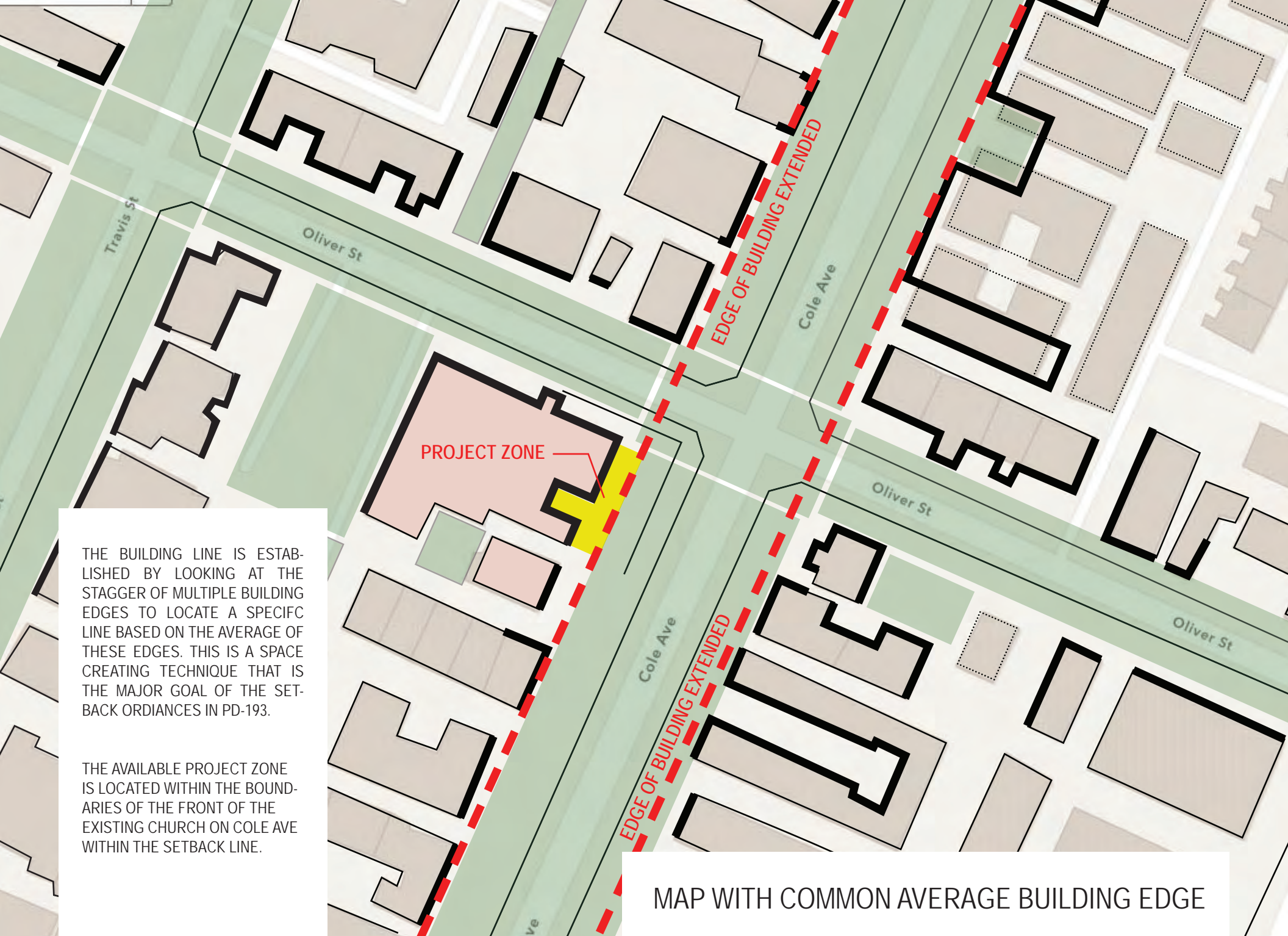
BUILDING LINE OF SOUTH NEIGHBOR
LOOKING SOUTH AT OLIVER ST.



HARD EDGE OF BUILDING

EDGE OF BUILDING EXTENDED

BUILDING LINE OF NORTH NEIGHBOR
LOOKING SOUTH AT NORTH NEIGHBORS



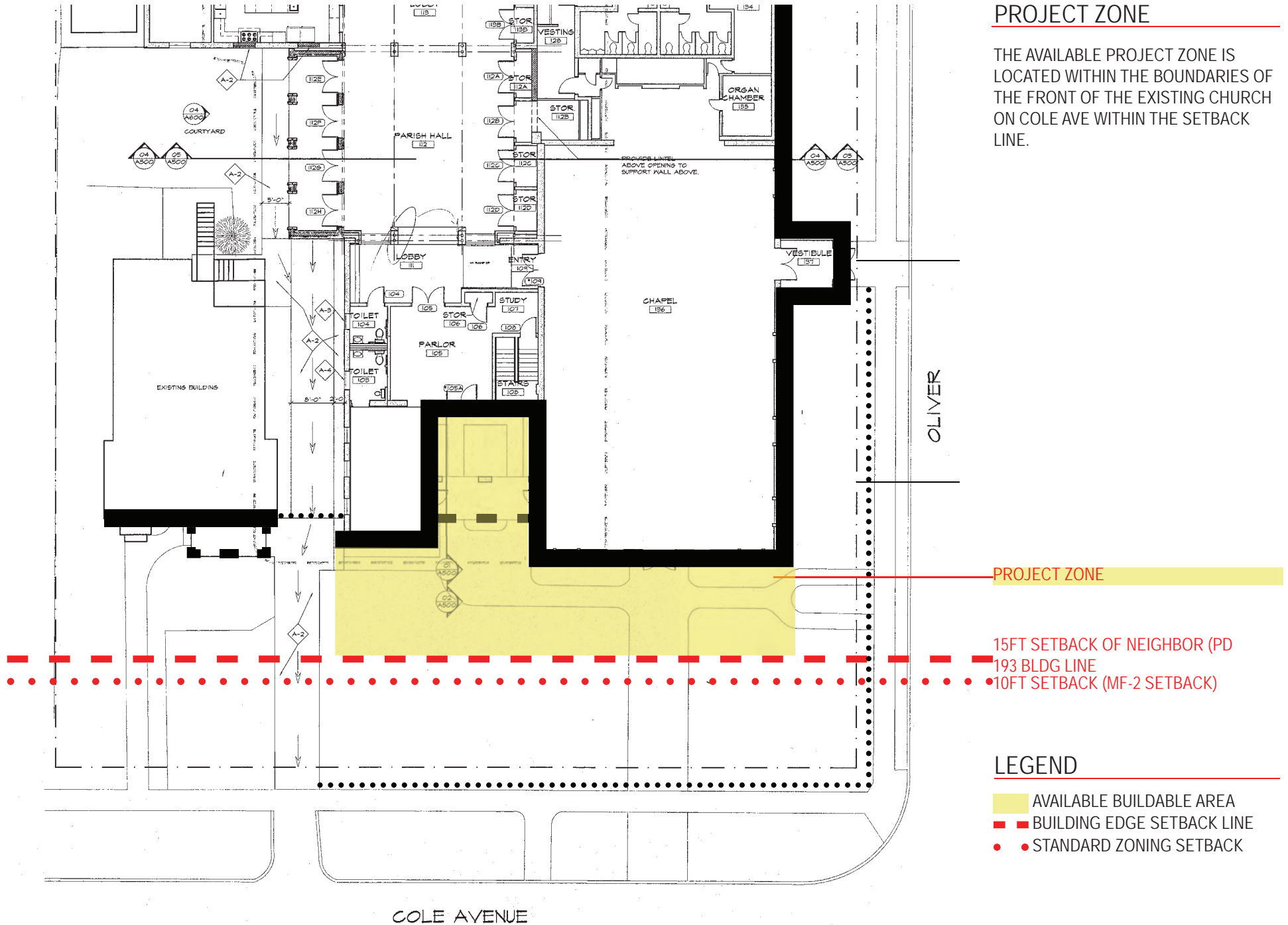
THE BUILDING LINE IS ESTABLISHED BY LOOKING AT THE STAGGER OF MULTIPLE BUILDING EDGES TO LOCATE A SPECIFIC LINE BASED ON THE AVERAGE OF THESE EDGES. THIS IS A SPACE CREATING TECHNIQUE THAT IS THE MAJOR GOAL OF THE SET-BACK ORDINANCES IN PD-193.

THE AVAILABLE PROJECT ZONE IS LOCATED WITHIN THE BOUNDARIES OF THE FRONT OF THE EXISTING CHURCH ON COLE AVE WITHIN THE SETBACK LINE.

MAP WITH COMMON AVERAGE BUILDING EDGE

PROJECT ZONE

THE AVAILABLE PROJECT ZONE IS LOCATED WITHIN THE BOUNDARIES OF THE FRONT OF THE EXISTING CHURCH ON COLE AVE WITHIN THE SETBACK LINE.

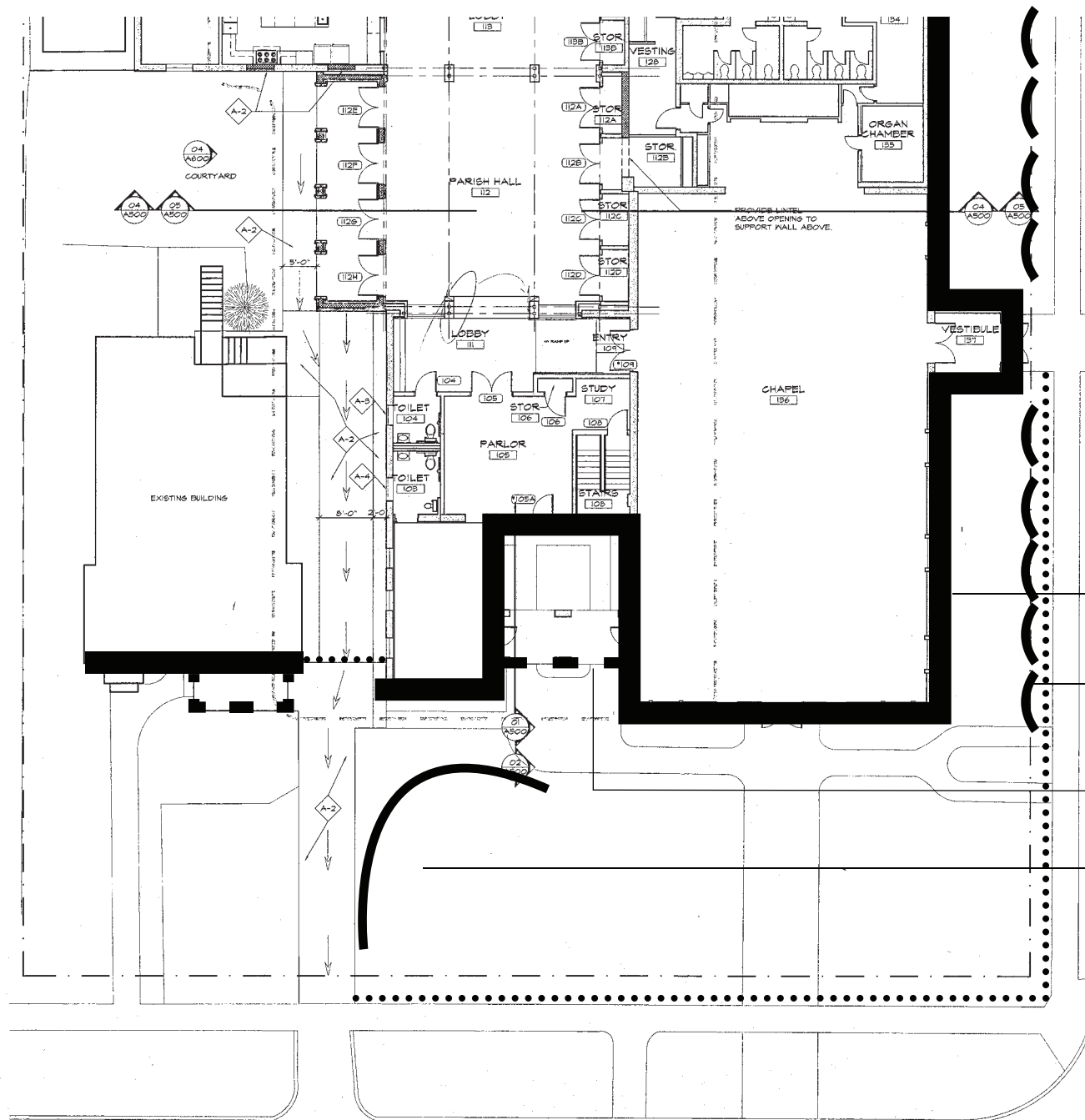


PROJECT ZONE

15FT SETBACK OF NEIGHBOR (PD
193 BLDG LINE
10FT SETBACK (MF-2 SETBACK)

LEGEND

- AVAILABLE BUILDABLE AREA
- BUILDING EDGE SETBACK LINE
- STANDARD ZONING SETBACK



BUILDING EDGES IN-DEPTH

THE CHURCH'S BUILDING EDGES ARE MOSTLY SOLID / HARD LINES WITH THE EXCEPT OF THE SHORT AMOUNT OF PERMEABILITY AT THE MEMORIAL GARDEN ARCADE.

THE RECTORY PROVIDES ROUGHLY 50% PERMEABLE EDGE AND HARD EDGE WITH THE FRONT PORCH IN ADDITION TO THE OPENINGS AT THE SIDE YARDS.

TYPICAL HEALTHY STREET SPACES HAVE A VARIETY OF SOFT AND PERMEABLE EDGES IN FRONT OF BUILDING'S HARD EDGES (IE. PORCHES).

OLIVER

HARD EDGE OF CHAPEL WALL

SOFT EDGE OF BUSHES AND TREE CANOPY

PERMEABLE EDGE OF GARDEN WALL

SOFT EDGE OF CRAPE MYRTLES

LEGEND

- HARD EDGE
- SOFT EDGE
- PERMEABLE
- ... OPEN

COLE AVENUE

SPACES CREATED IN-DEPTH

THE CHURCH'S BUILDING EDGES ARE MOSTLY SOLID / HARD LINES WITH THE EXCEPT OF THE SHORT AMOUNT OF PERMEABILITY AT THE MEMORIAL GARDEN ARCADE.

THE RECTORY PROVIDES ROUGHLY 50% PERMEABLE EDGE AND HARD EDGE WITH THE FRONT PORCH IN ADDITION TO THE OPENINGS AT THE SIDE YARDS.

TYPICAL HEALTHY STREET SPACES HAVE A VARIETY OF SOFT AND PERMEABLE EDGES IN FRONT OF BUILDING'S HARD EDGES (IE. PORCHES).

SIDE YARD IS A SPACE CREATED BY BUILDING EDGES AND LANDSCAPE

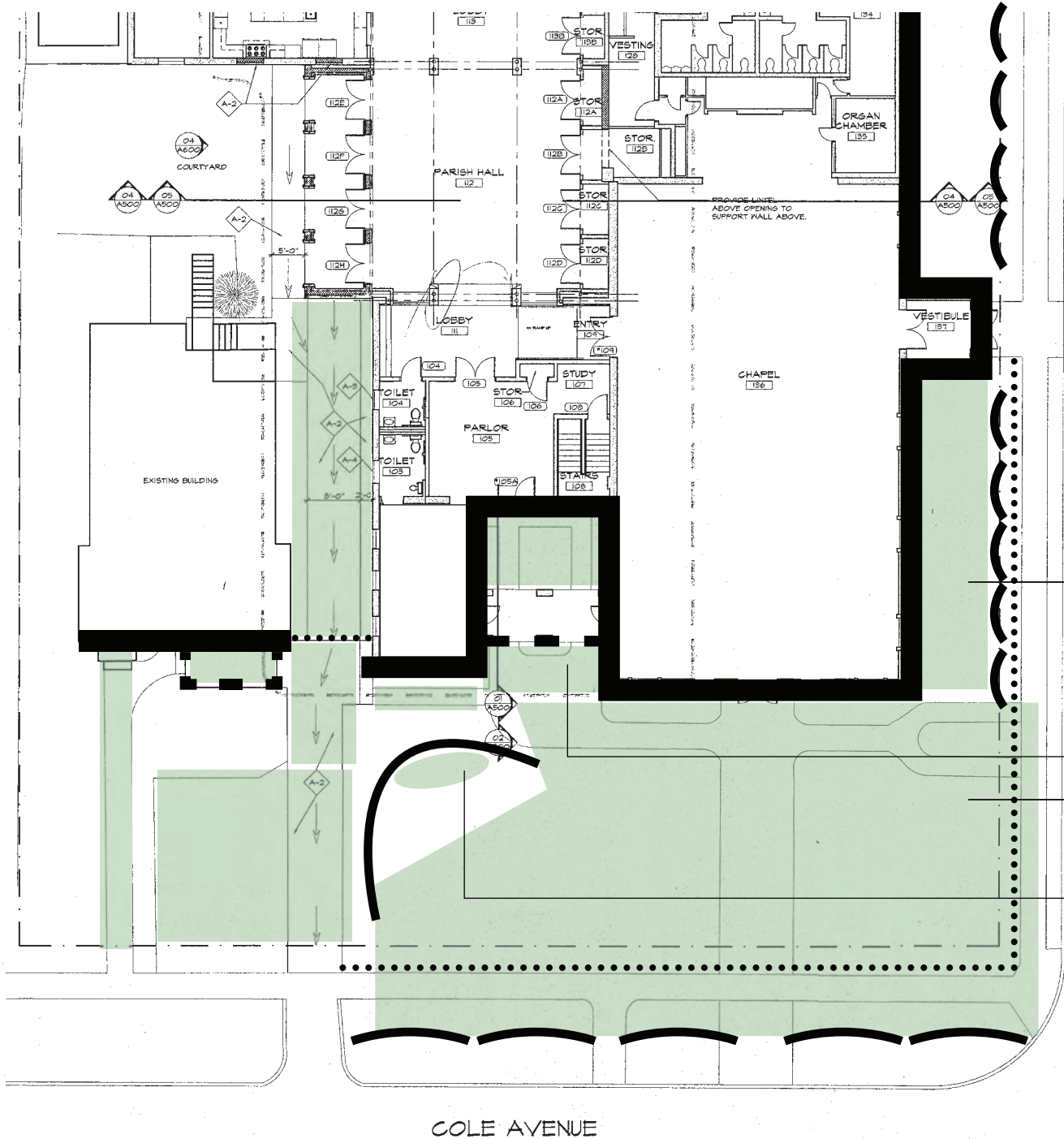
THREE WALLS IN FRONT FORM A SMALL SPACE IN FRONT OF THE ARCADE

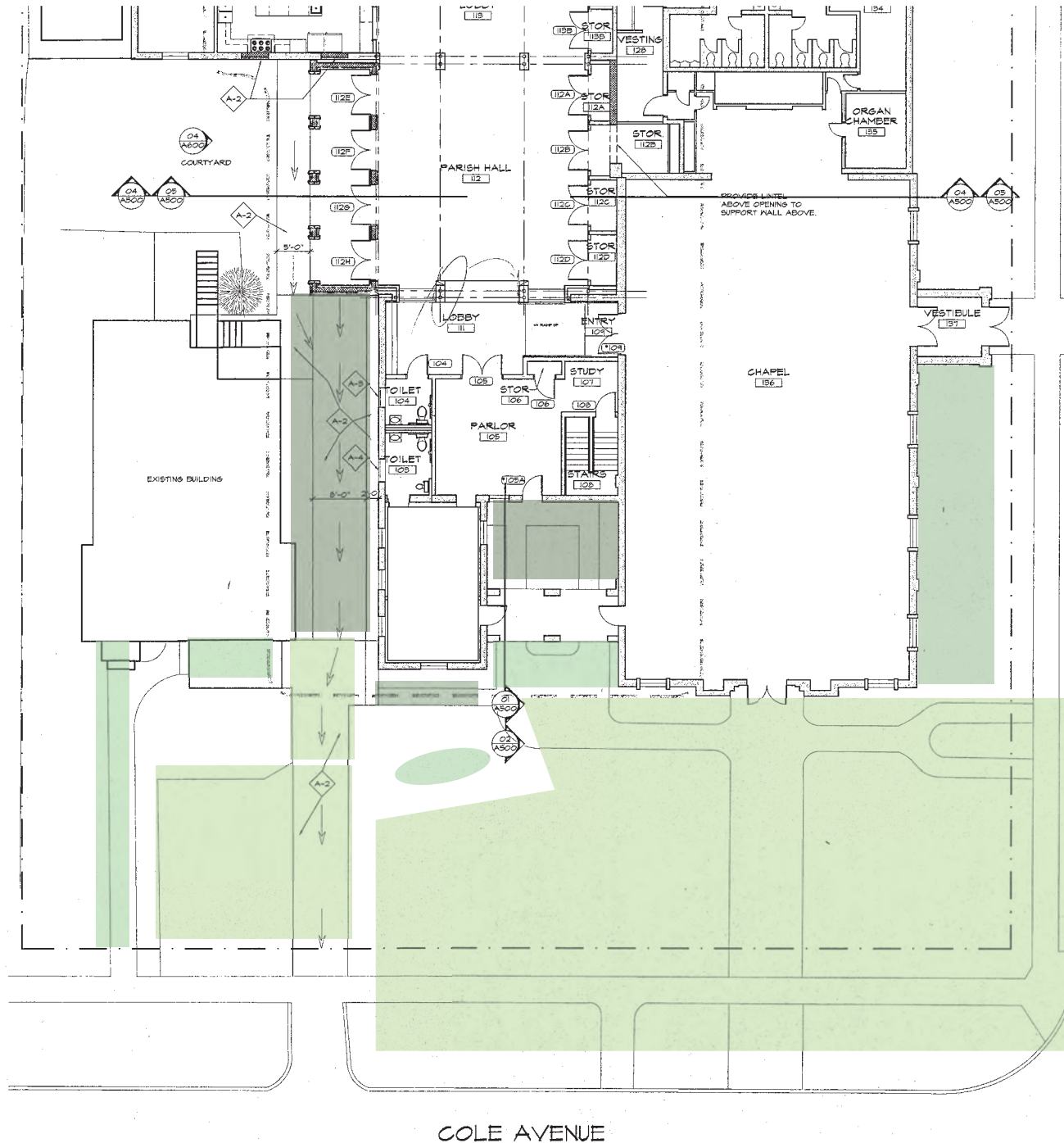
FRONT LAWN IS A SPACE CREATED BOTH THE BUILDING EDGES AND THE STREET TREES

BENCH NOOK FORMED BY TREES

LEGEND

-  HARD EDGE
-  SOFT EDGE
-  PERMEABLE
-  OPEN





SPACE ACTIVITIES

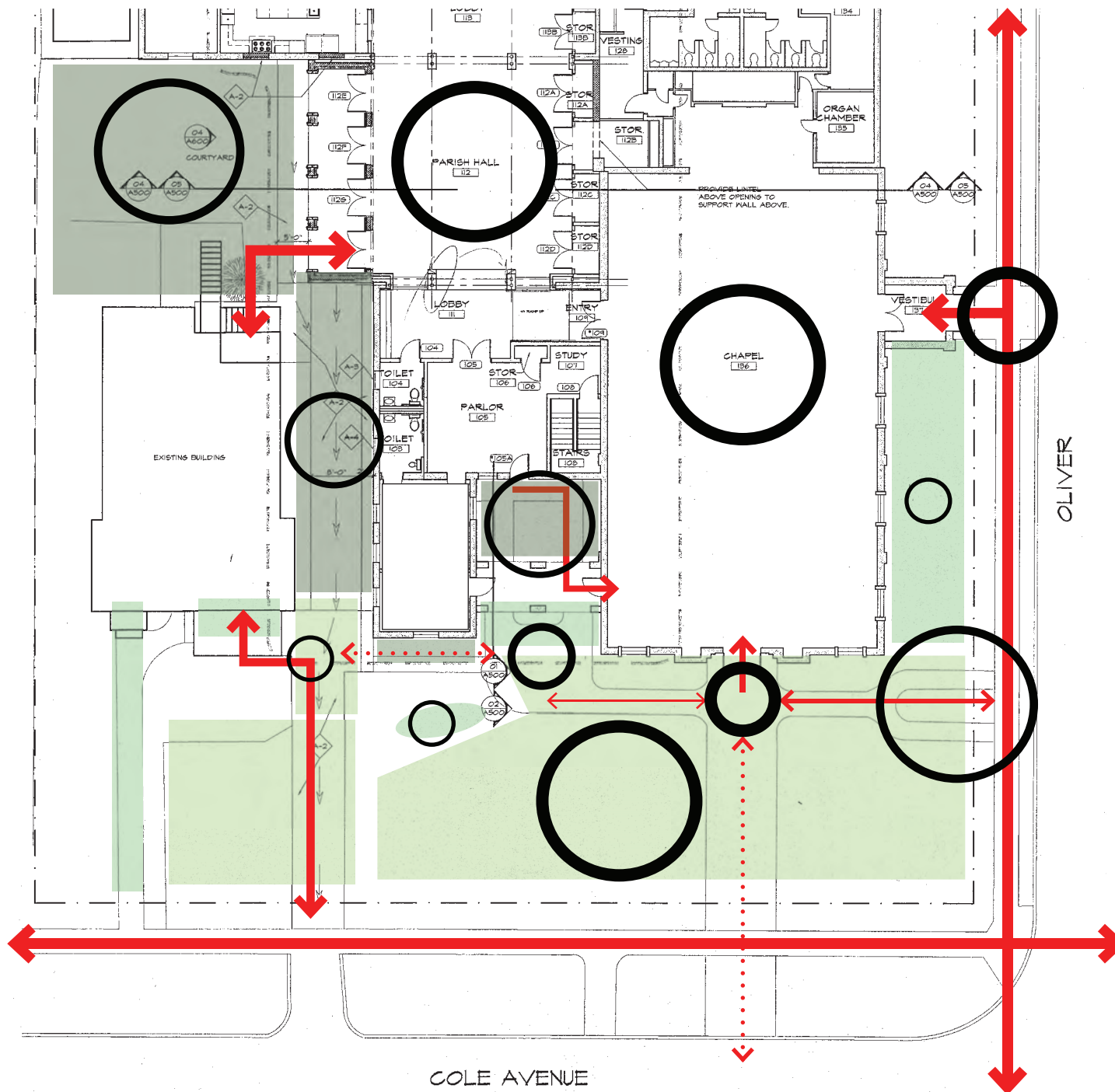
EACH SPACE HAS A DIFFERENT FEELING WHICH IS INFORMED BY HOW THE SPACE IS ENCLOSED AND SEPERATED FROM OTHER PEOPLE WHEN YOU ARE INSIDE THEM.

THE SPACES IN THE FRONT OF THE CHURCH HAVE DIFFERENT CAPABILITIES OF BEING PRIVATE VS. PUBLIC BASED ON THE INFLUENCES AROUND THEM. AN EXAMPLE IS THE COURTYARD SPACES WITHIN THE CHURCH WALLS ARE MORE PRIVATE SPACES THAN THE SPACES MORE OPEN TO THE STREET.

CONVERSELY, THE FRONT LAWN SHARES ITS AREA WITH THE REST OF THE STREET AS IT IS HAS MOSTLY SOFT EDGES AT THE TREE LINE AND SIDEWALK.

LEGEND

PUBLIC / ACTIVE
PUBLIC / QUIET
PRIVATE / ACTIVE
PRIVATE / SEMI.
PRIVATE / QUIET



EVENT AREAS

THE FUNCTIONS OF THE BUILDING CAN BE UNDERSTOOD BY EACH ROOM OR SPACE.

THE FUNCTIONS OF THE CHURCH OFTEN OCCUR THROUGH EVENTS WHETHER SCHOOL LED OR CHURCH LED. THESE EVENTS ARE DIAGRAMED BY NUMBER OF PEOPLE (SIZE OF CIRCLE) AND FREQUENCY OF OCCURANCE (LINE THICKNESS).

THERE ARE WORSHIP EVENTS THAT OCCUR OUTSIDE AND ARE LOCATED IN THE SPACES WHERE THE FUNCTION MOST CENTRALLY OCCURS SUCH AS OUTDOOR SERVICES IN THE MEMORIAL GARDEN AS WELL AS PRIVATE PRAYER / REFLECTION TIMES FOR INDIVIDUALS.

THERE IS ALSO OTHER EVENT TYPES SUCH AS PEOPLE ENTERING THE BUILDING FROM THE FRONT DOORS, THIS IS A MINOR EVENT WITH A MAJOR FUNCTION OF LETTING A FREQUENT INSTANCE OF SMALL GROUPS OF PEOPLE INTO THE CHAPEL SPACE.

LEGEND

- 100+ PPL
- 50+ PPL
- 10+ PPL
- 5+ PPL
- 1-2+ PPL

EFFECTIVENESS

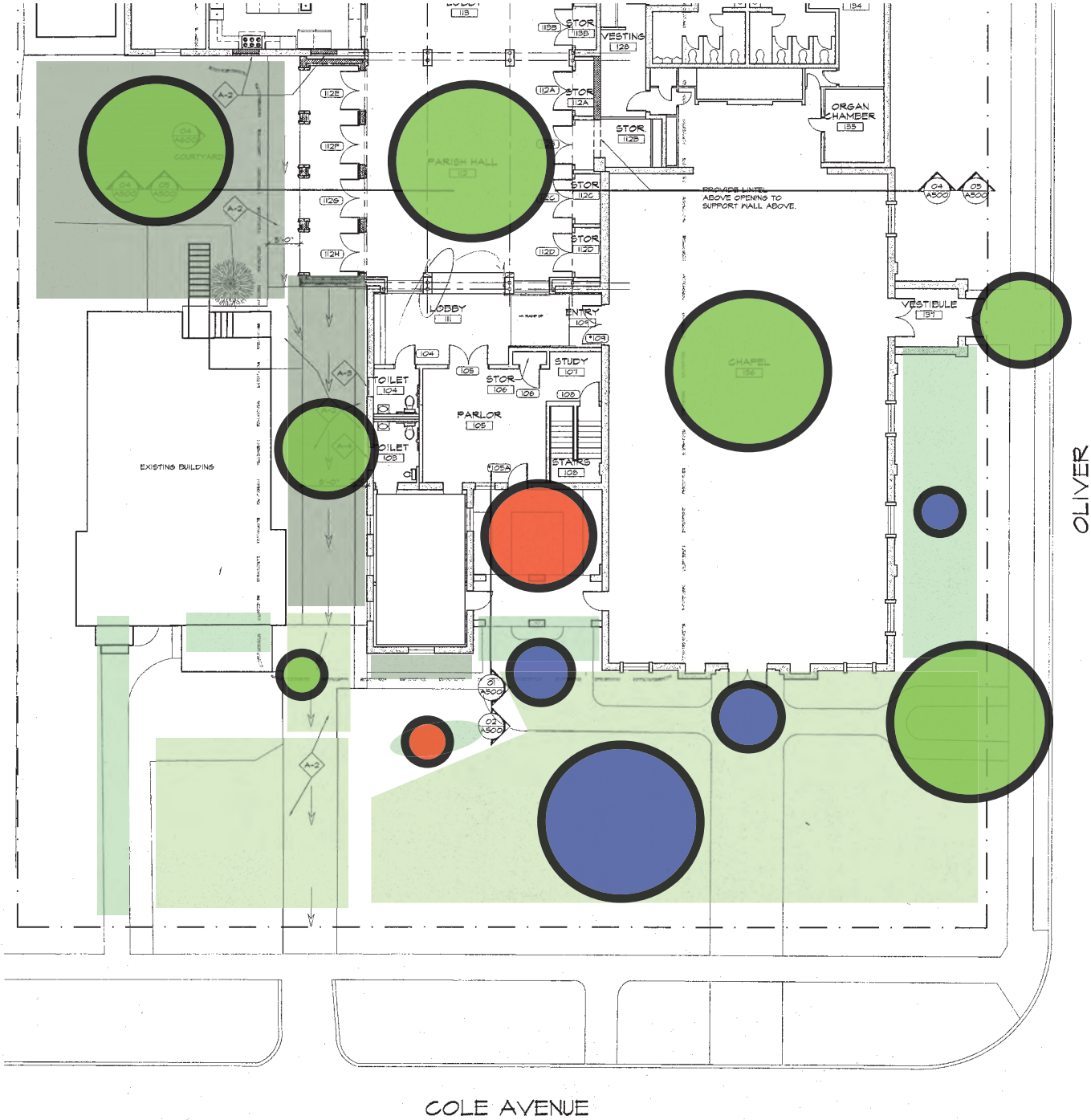
SPACE TYPES, SPACE PATHS AND THEIR CONNECTIONS AND THE SPACE FUNCTIONS ARE REVIEWED TOGETHER TO IDENTIFY SPACE FUNCTIONS IN NEED OF IMPROVEMENT.

THE AREAS ANALYZED ARE:

- NARTHEX USED BY SCHOOL REGULARLY
- SIDE YARD COULD HAVE PURPOSE
- CHOIR PATH IS OPEN TO RAIN
- MEMORIAL GARDEN IS USED AS PASS THROUGH SPACE
- PRAYER BENCH IS OPEN TO STREET
- STREET NOISE IN CHAPEL SERVICES
- AREA IN FRONT OF MEMORIAL GARDEN IS NOT USED
- YARD EVENTS ARE DIVIDED BY PATHWAY

LEGEND

- FUNCTIONAL SPACE
- CONFLICTED FUNCTION
- UNDER UTILIZED SPACE



POSSIBLE NEW SPACES CAN BE CREATED BY ADJUSTING EXISTING ONES TO SERVE DESIRED FUNCTIONS. THESE CHANGES ARE TO OCCUR IN GOAL ORIENTED WAYS IN CONCERT WITH A DETAILED UNDERSTANDING OF THE NEEDS OF THE CAMPUS.

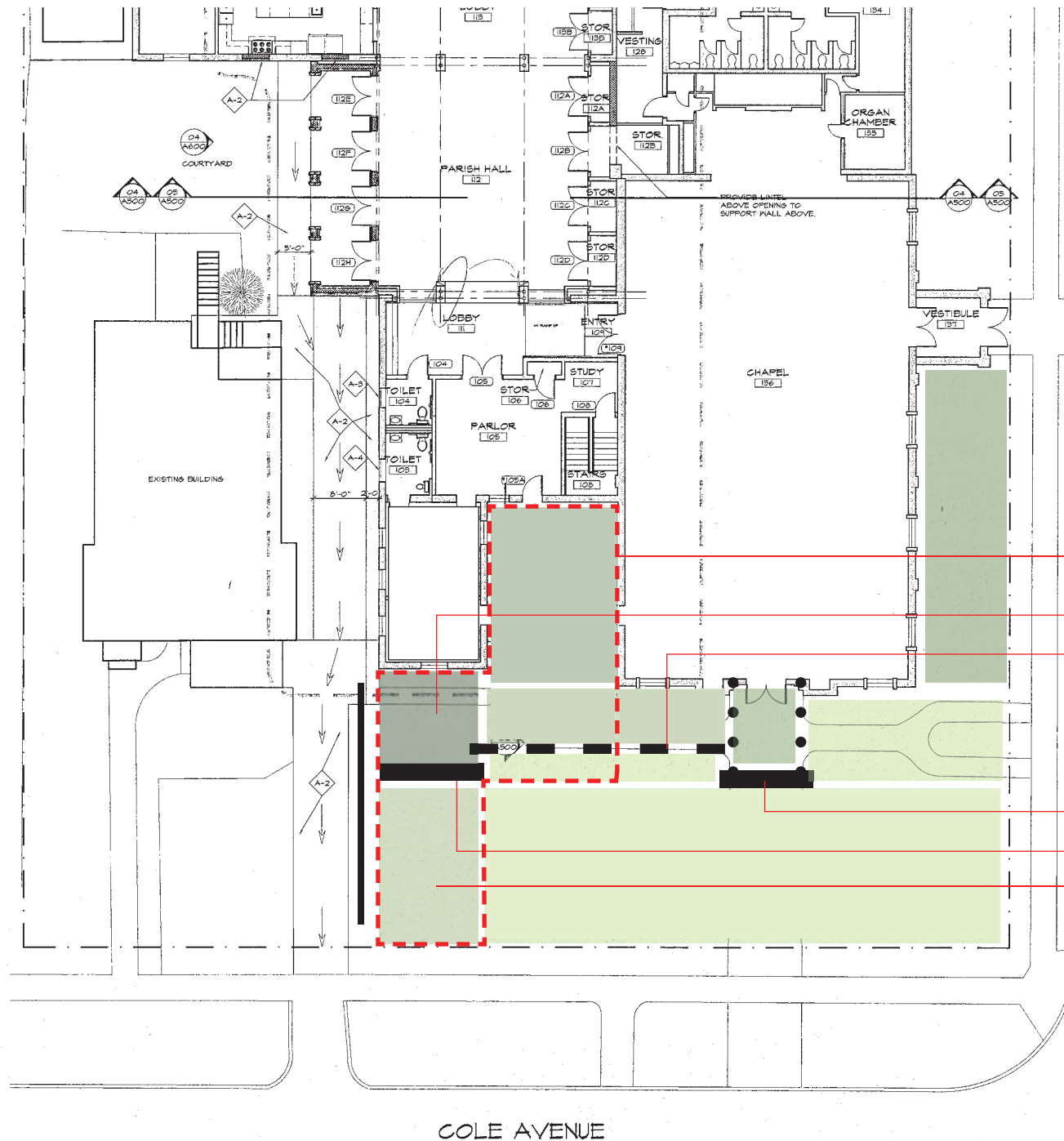
CREATE NEW EDGE IN FRONT
OF CHAPEL WITH NEW
NARTHEX SPACE

PUBLIC / ACTIVE
PUBLIC / QUIET
PRIVATE / ACTIVE
PRIVATE / SEMI.
PRIVATE / QUIET

CONCEPT DIAGRAM

NEW SPACES USE EXISTING FUNCTIONS TO EXPAND CAMPUS CAPABILITIES.

SPACES ARE DIAGRAMMED BY THEIR PROPER BOUNDARIES OF NEW AND EXISTING WALLS.



EXPANDED LARGER COLE
MEMORIAL GARDEN

MORE PRIVATE ALTAR SPACE

NEW ARCADE TO ADD PRIVACY
TO GARDEN

NEW NARTHEX

NEW COLUMBARIUM WALL

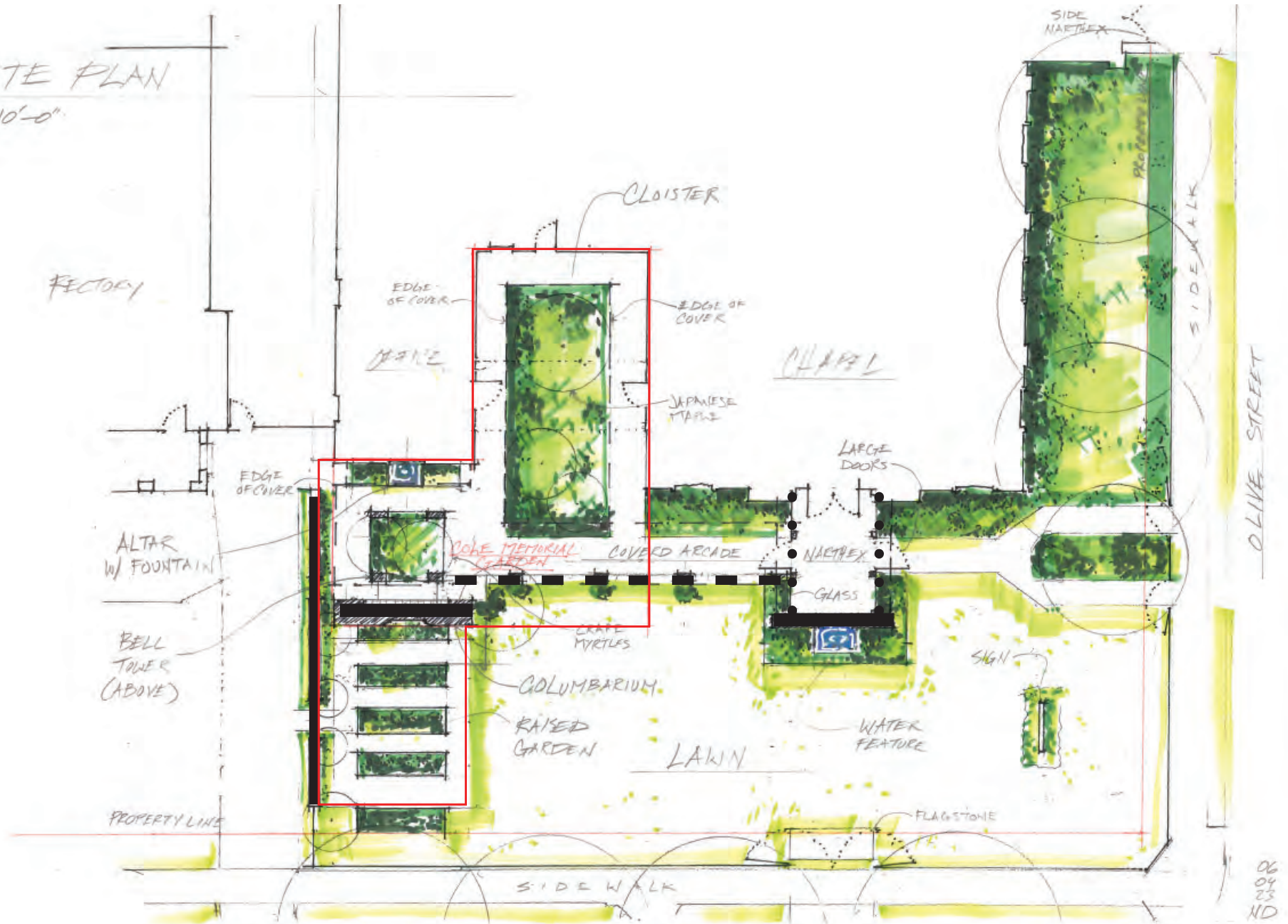
NEW RAISED GARDEN

LEGEND

PUBLIC / ACTIVE
PUBLIC / QUIET
PRIVATE / ACTIVE
PRIVATE / SEMI.
PRIVATE / QUIET

SITE PLAN

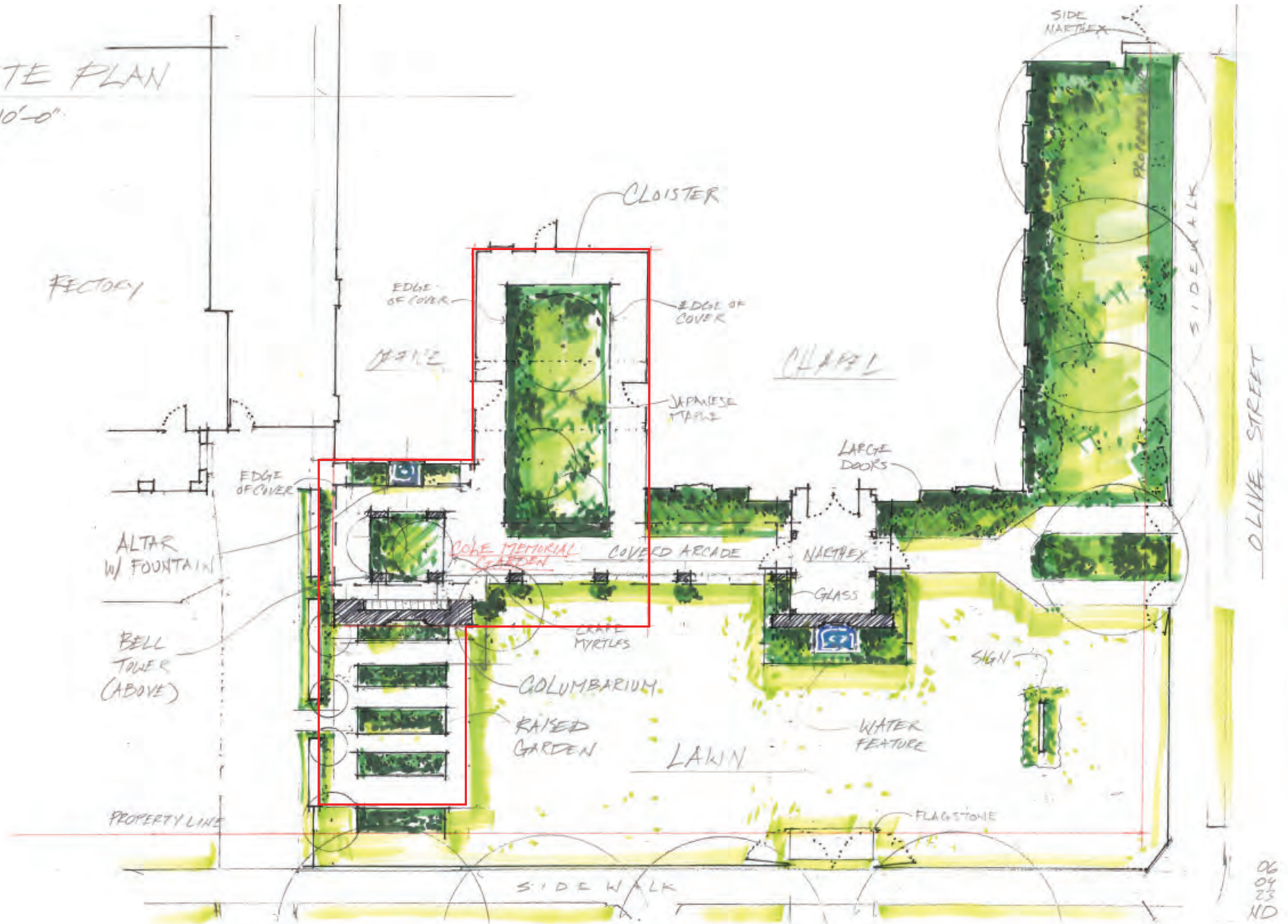
1" = 10'-0"



SKETCH REDUCED TO 1" = 16'-0"

SITE PLAN

1" = 10'-0"



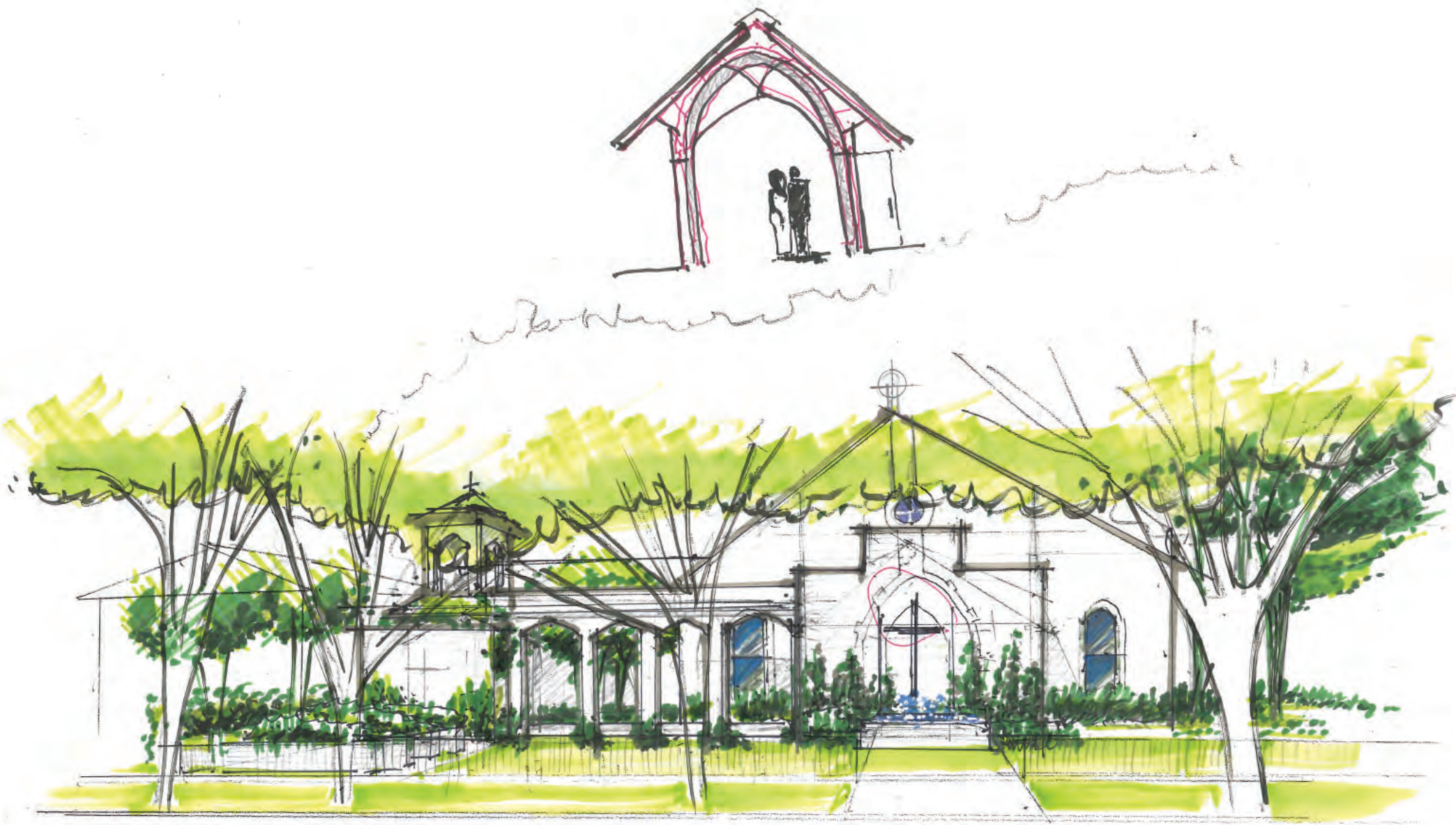
06
04
23
ND

SKETCH REDUCED TO 1" = 16'-0"



VIEW FROM OLIVE STREET

06
04
23
ND



VIEW FROM 'COLE STREET

06
04
23
ND