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May 17, 2004

VIA HAND DELIVERY

Mr. Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: BZA Application No. 17149, Sidwell Friends School

Dear Chairman Griffis:

Enclosed please find the Sidwell Friends School's Pre-Hearing Submission in the above-referenced application for expansion and additions to its private school campus at 3825 Wisconsin Avenue, N.W. Please be advised that the Pre-Hearing Submission contains an amended application which increases the School's request for an enrollment cap adjustment by 25 students. Consequently, the requisite filing fee is also enclosed to cover the fee for the additional requested students.

Please process this submission in accordance with the Board of Zoning Adjustment rules.

Sincerely,

Phil Feola

Jeffrey Utz

cc: Nancy MacWood, Chair, ANC 3C
Karen Perry, Chair, ANC 3F
Jennifer Steingasser, Office of Planning
Karen Thomas, Office of Planning
Colleen Smith, Department of Transportation
Michael Saxenian (w/o enclosure)

BZA
Case No. 17149
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 29A1

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 17149

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

*APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance · Use Variance Special Exception	Section No(s).
3825 Wisconsin Ave., NW	1825	816	R-1-B C-2-A	Special Exception	3104.1, 206, 411.11

Present use(s) of Property:	Private school		
Proposed use(s) of Property:	**Private school**		
Owner of Property:	**Sidwell Friends School**	**Telephone No:**	**202-537-8102**
Address of Owner:	**3825 Wisconsin Avenue, NW, Washington, D.C. 20016**		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: **Application of the Sidwell Friends School, pursuant to 11 DCMR §3104.1, for special** exception for additions and enhancements to an existing private school and to increase enrollment from 780 to 850 Students* in the R-1-B Zone District pursuant to Section 206 of the Zoning Regulations at 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816) and a special exception from the stairway structure rooftop setback requirement pursuant to Section 411.11.

Estimated construction cost	$32,000,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	**ANC 3C01**

Date:	**May 17, 2004**	**Signature:**	Applicant* 

**** The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.***

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	**Phil Feola, Shaw Pittman**				
Address:	**2300 N Street, N.W., Washington, D.C. 20037**				
Phone No.:	**202-663-8789**	**Fax No.:**	**202-663-8007**	**E-Mail:**	Phil.Feola@shawpittman.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

* This application is intended to amend Application No. 17149 by which the applicant requested a student enrollment cap of 825. This amendment seeks an additional 25 students (for a total of 850) to its enrollment cap.

SIDWELL FRIENDS SCHOOL



APPLICATION FOR
SPECIAL EXCEPTION

May 14, 2004

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Sidwell Friends School

BZA Application No. 17149
ANC 3C
Hearing Date: June 15, 2004

PRE-HEARING

STATEMENT OF THE APPLICANT

I.

INTRODUCTION

In early 2002, Sidwell Friends School ("**School**" or "**Sidwell Friends**") completed a year-long review of its facilities needs. The review was based upon a survey of the existing campus and the needs of the School according to faculty, staff, students, administrators, parents and alumni, as well as a comparative analysis of similar schools. The resulting Facility Needs Assessment ("**Assessment**") indicates a clear need for updated and expanded facilities to support Sidwell Friends' educational programs, which have evolved substantially in the decades since most of the School's facilities were built or last updated and require significantly more space. This conclusion of the Assessment is validated by data indicating that Sidwell Friends has 63% less space per student than comparable schools.

In response, the School seeks to upgrade the facilities on its Wisconsin Avenue campus by renovating and adding to its buildings and by enhancing its landscapes ("**Project**"). The program responds to an increasingly complex curriculum, enhanced co-curricular offerings and a more sophisticated understanding of how students learn. The School has actively sought and responded to community input and has developed a plan which it believes will enhance the neighborhood. It will do this by reducing traffic congestion, improving campus aesthetics and

green spaces and making the School a leading example nationally of environmental design—an aspiration consistent with the Quaker testimony of stewardship.

The proposed Project includes:

(a) the renovation and expansion of the Zavitz Middle School;

(b) the construction of the parking/traffic-management/playing field structure to enhance vehicular circulation and parking, to improve traffic handling, safety and environmental sustainability, to accommodate student parking on campus, and to enlarge an athletic field;

(c) the expansion of athletic facilities to provide additional court and fitness space for physical education and athletics and to integrate locker rooms and bathrooms with gym spaces;

(d) the addition of arts teaching spaces in the lower level of Kenworthy Gym without adding to the footprint;

(e) the construction of a Quaker Meeting House to provide an appropriate environment for worship;

(f) the partial renovation of the Kogod Arts Center to improve instructional space;

(g) the development of landscaping to enrich the campus and the borders of the property; and

(h) the application of cutting edge "green" design.

The Project will strengthen Sidwell Friends' educational program while offering benefits to the surrounding community. The traffic management structure and new transportation policies will shift traffic from 37th Street, N.W., to Wisconsin Avenue, N.W., where use of

signalized intersections and on-campus queuing will reduce Wisconsin Avenue congestion. The addition of new parking spaces and the prohibition on student parking in restricted street spaces will significantly reduce use of on-street parking.

The Project will also utilize "green" architecture and sustainable design, creating an environmentally-friendly campus. The School expects to become a national leader among schools in the integration of environmental design with an environmental curriculum. It will seek a "Platinum" LEED certification for the Middle School building—the highest recognized environmental certification standard—from the US Green Building Council. Most of the campus perimeter will be unaffected by the Project except for aesthetic upgrades that result from enhanced landscaping and architectural detailing. Many existing green spaces on campus will be preserved and enhanced and total green space will increase when parking is moved below an athletic field.

Sidwell Friends seeks approval of this application in two phases. Phase I would encompass all projects, except the proposed Quaker Meeting House and the new gymnasium, and would be staged as soon as practicable after BZA and building permit approval. The Quaker Meeting House and the new gymnasium would be the constructed in Phase II which the School contemplates will begin within five years of the completion of Phase I.

II.

NATURE OF RELIEF SOUGHT

Sidwell Friends requests that the Board of Zoning Adjustment ("**BZA**") approve a special exception for an addition to the existing private school in the R-1-B[1] Zone District pursuant to Section 206 of the Zoning Regulations and special exception relief under Section 411.11 for the setback of the stairway housing from the exterior walls on the Zavitz Middle School addition[2]. The existing school campus is located at 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816) ("**Property**"). The location of the Property is shown on Exhibit A. All additions and renovations will be located on the campus. The special exceptions will allow the School to: construct additional school buildings, including a Middle School expansion, a below grade parking/traffic-management/playing-field structure, a new athletic facility and a new Meeting House; renovate existing school buildings, including the Kogod Arts Center, the Middle School, Kenworthy Gym and Wannan Gym; and to increase enrollment capacity from its current restriction of 780 to 850 students. The School's current enrollment is 800 students, placing it 20 students over its cap. The cap for the faculty and staff would remain 190. The roof structure relief sought herein will allow the School to optimize the design of the Zavitz Middle School and place its new stairway in the most appropriate position. Plans for the campus are shown in Exhibit B.

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1 A small portion of the Property is in the C-2-A Zone District based on Zoning Commission Order No. 530, dated September 30, 1988, page 11.

2 Historically, the Office of the Zoning Administrator has interpreted the Zoning Regulations to not require roof structure setbacks on buildings located on the interior of large private school or college campuses when the roof structure is interior to the campus. However, it appears that this interpretation may be changing. Therefore, the School wants to ensure that it will not be prevented from securing a building permit if this issue is not called out and such relief is not granted by the BZA.

III.

BACKGROUND

A. Sidwell Friends School

Sidwell Friends School was founded in 1883. The School is an independent, pre-kindergarten through twelfth grade, co-educational Quaker day school. It is a non-profit, tax-exempt institution incorporated in the District of Columbia and governed by an independent Board of Trustees, half of whom must be Quakers.

The School's Middle and Upper Schools are located on the Property, where it has operated since 1937. A second campus for Sidwell Friends' Lower School is on Edgemoor Lane, in Bethesda, Maryland. Facilities on the fifteen-acre Wisconsin Avenue campus in the Tenleytown section of Northwest Washington include the Earl G. Harrison Jr. Upper School Building; the Zavitz Middle School Building; Kogod Center for the Arts; Richard Walter Goldman Memorial Library; Zartman House (administration building); Sensner Building (maintenance, security, information technology and school store); Wannan and Kenworthy Gymnasiums; three athletic fields; eight tennis courts; and a six-lane track.

During the 2003-2004 school year, 800 students were enrolled at the Property and 294 were enrolled at the Bethesda campus. Thirty-eight percent of the student body are students of color. Twenty percent of the student body receives financial assistance totaling more than $3 million annually. The School employs 169 employees at the Wisconsin Avenue campus. The School is a member of the Friends Council on Education and is accredited by both the Association of Independent Maryland Schools (AIMS) and the Middle States Association of Colleges and Schools.

B. Sidwell Friends School Mission

Sidwell Friends School is a community dedicated to educating and nurturing the mind, body and spirit of girls and boys in grades pre-kindergarten through twelve. Embracing the Quaker belief in the unique worth of each individual, Sidwell Friends seeks students of diverse cultural, racial, religious and economic backgrounds – students of ability and promise whose qualities of mind and heart indicate that they will thrive in an atmosphere of intellectual, creative and physical vitality intended to foster strength of character and concern for others. Diversity, Quaker values and academic excellence are the three pillars supporting a Sidwell Friends School education.

Sidwell Friends offers its students a challenging curriculum and a vigorous learning environment built on long-held standards of Quaker education. In keeping with the ideals of justice and peace, Sidwell Friends emphasizes personal integrity, respect for consensus and commitment to service. The School undertakes to develop in our students a combination of independent thinking and high personal expectation, complemented by openness to the ideas of others and a spirit of compassionate generosity. Above all else, Sidwell Friends seeks to nourish in all its students that genuine love of learning which will enrich them and animate their efforts to engage thoughtfully and responsibly with others throughout their lives.

The School is committed to remaining what and where it is – an urban school in the District of Columbia.

C. Previous Zoning Approvals

In the last 30 years, Sidwell Friends has filed four applications with the BZA. In 1970, Sidwell Friends was granted permission to erect a second and third story addition to the existing

Middle School building (BZA Appeal No. 10460.). On August 7, 1979, in BZA Application No. 12945, Sidwell Friends was allowed to construct a gymnasium, an art center and a maintenance building as additions to its campus and increase parking spaces from 110 to 145 (but did not increase the school enrollment). On April 2, 1993, under Application No. 15769, the School added a classroom to a part of the Middle School building and increased its employee cap from 100 to 130. On August 16, 1996, under Application No. 16139, Sidwell Friends received permission to replace its Upper School library with an addition to the existing Upper School building, fully renovated that building and increased the student cap from 700 to 780 and the employee cap from 130 to 190.

IV.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The Property is located in the R-1-B[3] Zone District. All proposed additions and enhancements other than the two-level, underground parking garage and expanded athletic field in the northwest corner of the Property will be in the R-1-B Zone District. An excerpt from the Zoning Map is attached as Exhibit C. The Property is bounded by Wisconsin Avenue, N.W., to the west, by Quebec Street, N.W., to the south, by 37th Street, N.W., to the east and by institutional properties to the north. It is irregular in shape and consists of approximately 670,783 square feet of land area or 15 acres.

The properties to the north of Sidwell Friends include commercial buildings occupied by the Federal National Mortgage Association ("**FNMA**") (the James Johnson Building), the

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[3] A small portion of the Property is in the C-2-A Zone District based on Zoning Commission Order No. 530, dated September 30, 1988, page 11.

Friendship Station Post Office Building and the Washington Home. To the east, across 37th Street, N.W., are the Phoebe Hearst Elementary School, the Hearst Recreation Center and playing fields. Across Quebec Street, N.W., to the south, there are three private residences and a commercial building occupied by the American Academy of Child and Adolescent Psychiatry. Across Wisconsin Avenue, N.W., to the west is the McLean Gardens condominium and apartments and an office building used as FNMA national headquarters.

Metrobus stops are located on the east and west sides of Wisconsin Avenue, N.W., directly in front of the school. The Tenleytown Metrorail station is four blocks from campus.

V.

PROPOSED EXPANSION

The proposed Project includes:

- Renovation of, and an addition to, the Zavitz Middle School building. The Zavitz building dates to 1954 and offers less than half the square footage per student of comparable schools. Only its third floor, which was added in the early 1970's is air-conditioned. Enhancements to the curriculum in recent years include greater emphasis on laboratory sciences, language requirements and computer labs, as well as more tailored responses to student needs in the form of learning specialists and counseling that result from the growing understanding of how students learn.

- Creation of a new parking/traffic-management/playing field structure to improve traffic, parking, groundwater management, safety and aesthetics. This two-level structure will be

located under a sports field fronting on Wisconsin Avenue, N.W.[4] It will increase on-campus vehicular queuing space for student drop-off and pick-up, almost doubling the current level and greatly add to the parking supply of the School. This will alleviate congestion on Wisconsin Avenue, N.W., and 37th Street, N.W., and create a safer environment for students to exit and enter cars. By placing almost all campus parking under a playing field, the School will address runoff from impermeable parking areas, typically a major source of groundwater pollution. This approach creates a "green roof" over the parking lot, thereby increasing the overall amount of green space on the campus, improving campus aesthetics and allowing the school to reuse or meter out rainwater that falls on the field.

- Addition of a new gym to accommodate the demands of a more complex curricular and co-curricular offering that has resulted from the expansion of girls sports over the 25 years since the School last added to its athletic facilities. The new gym will be located in the center of the campus and, by its proximity to the existing Kenworthy (1958) and Wannan (1981) gyms, will provide better integration of locker rooms and bathrooms with gym spaces.

- Renovation of the arts classrooms within the existing foot-print of the Kogod Arts Center (1979) and portions of the Kenworthy Gym building to accommodate a richer arts offering.

- Addition of a Quaker Meetinghouse to provide students with an appropriate environment for worship. Meeting for worship is mandatory for all students, but the School has never

[4] The majority of the parking/traffic-management/playing field structure is located in the C-2-A Zone

Footnote continued on next page

had a dedicated space for this activity, which defines its identity. The building will serve as a gathering space for other academic functions as well.

"Green" architecture and sustainable design are important facets of the Project. As indicated above, the school will seek a "Platinum" LEED certification (Version 2) for the Middle School building—the highest recognized environmental certification standard. Only five buildings in the world currently carry "Platinum" certification and none are in secondary schools. The other new buildings and additions of the Project are expected to be certifiable at least to the level of "Silver" on the LEED scale. Currently only thirty-four buildings in the world carry a rating of Silver or higher.

The green strategies include: the treatment, management and reuse of storm water; the minimization of pavement and use of reflective roof surfaces to reduce the surface heat gain; the use of trees for shading and local plant species to minimize maintenance, water use and chemical inputs; the optimization of building orientation to control heating and cooling loads; the efficient use of water; the use of natural and mechanically-assisted ventilation, an efficient building envelope and a central utility plant; the reuse (rather than demolition and rebuilding) of the existing Middle School and Wannan Gym to reduce landfill use, construction materials, transportation and disruption to the neighborhood from construction; and the use of recycled, rapidly renewable and locally-manufactured materials.

The vegetation strategy is an important facet of the sustainable design of the Project. It will unify the campus through plantings and better define the edge of the campus with a green

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Footnote continued from previous page

District. A parking garage is allowed in the C-2-A Zone District as a matter-of-right.

boundary. Teaching gardens will connect the campus to local ecology. Steep slopes and transitional spaces will be planted with native species. Mature trees will be retained where possible and plantings will be integrated with stormwater strategies. Though the initial costs for such a "green" project are larger than they would otherwise be if the Project was conventionally constructed, Sidwell Friends is committed to making the Property an environmentally-friendly campus and improving the lives of everyone associated with the School, including neighbors. In addition, Sidwell Friends commissioned a study to analyze geotechnical and hydrological impacts of the Project (attached hereto as Exhibit D) and posted the results on its website to share with its neighbors.

The proposed Project brings clarity and a sense of openness to the campus. Land utilization is more efficient, while open space is consolidated and increased. Important space is returned to greenery as surface parking areas are relocated underground. The public view of Zartman House, a historic landmark and the School's signature building, is enhanced.

The proposed new buildings and structures will be in complete conformance with the requirements for the R-1-B Zone District. No building addition will have a height greater than 40 feet. A height of 40 feet is permitted in the R-1-B Zone District. The lot occupancy will be nineteen percent (19%), well below the maximum lot occupancy of forty percent (40%) in the R-1-B Zone District. Based on the private school use of the Property, the parking requirements of the Zoning Regulations will be satisfied as discussed below.

VI.

COMMUNITY OUTREACH AND ITS IMPACT

Care has been taken to plan a project that is reasonable in size and design and compatible with the surrounding neighborhood. The School has held numerous discussions and meetings with property owners and other neighbors adjacent to the Property, local government bodies and representatives and other interested persons. The Project responds to issues raised by neighbors and, the School believes, represents a mutually workable solution.

Sidwell Friends began its process of outreach in mid-2002 and has held or participated in a number of meetings, including among many others:

- ANC 3C's Planning and Zoning Committee
- ANC 3C's Historic Preservation Committee
- Councilmembers Mendelson and Patterson
- Single Member District Representatives contiguous to campus in ANC 3C and 3F
- ANC 3C Commissioner Nancy MacWood and ANC 3C Single Member District Representative Trudy Reeves
- Institutional neighbors: Hearst School, Washington Home, Fannie Mae, Hearst Recreation Center
- Three meetings with individuals and small groups of nearby neighbors, including McLean Gardens
- District of Columbia Department of Transportation ("**DDOT**")
- District of Columbia Office of Planning ("**OP**")

- Two general public meetings in summer 2003
- December 2003 Meetings:
    - December 1: Nearby neighbors
    - December 3: Sidwell Friends community
    - December 4: General public
    - December 7: General public
    - December 8: ANC 3C Planning and Zoning Committee
- 2004 Meetings
    - April 5: ANC 3C Planning and Zoning Committee
    - April 13: Joint ANC 3C and 3F meeting to consider project
    - April 19: ANC 3C Meeting
    - April 22: HPRB Hearing
    - May 17: ANC 3C Meeting
    - May 17: ANC 3F Meeting

These meetings provided an exchange of ideas and refined the School's thinking and planning, ultimately resulting in ways to move forward that benefit both the neighborhood and the School.

In addition, Sidwell Friends created a neighborhood web page (www.sidwell.edu/neighborhood.htm) on June 12, 2003, for postings of meetings and plans, as well as other schedules and events of interest to neighbors. The web page features a listserv for those who would like to be kept informed of new developments and, as of early December, 2003,

a continually-updated, downloadable presentation which provides additional information on the Project. Meetings have also been announced through a variety of School and citizens association lists, as well as in the Northwest Current and in some cases by mail or hand delivery. The School mailed over 3,000 postcards to all adjacent neighbors, within the four nearest ANC Single Member Districts, inviting the public to the joint ANC 3G/3F public meeting on April 13, 2004 and an additional 425 letters to neighbors within two blocks of the School soliciting feedback on its Construction Management Plan. Such discussions between the School and the community will continue throughout the Project and beyond.

In direct response to concerns voiced by neighbors, the current Project reflects very substantial revisions to the original concepts described in the Facilities Needs Assessment. A few of the major changes that respond to neighbors include:

1. Creation of the parking/traffic-management/playing field structure on Wisconsin Avenue, N.W. to improve traffic management on 37th Street, N.W., and Wisconsin Avenue, N.W., increase on-site parking, maximize groundwater management and improve safety and aesthetics.
2. An addition of a second-level of parking in the parking/traffic-management/playing field structure to address community concerns regarding student parking in the neighborhood.
3. Elimination of a proposed curb-cut on 37th Street, N.W., and associated through-lane to Wisconsin Avenue, N.W.
4. Reduction of massing of the Middle School addition in the northeast corner and the creation of a green buffer between the building, 37th Street, N.W. and the Washington Home.

5. Development of a transportation management plan which includes new policies governing student parking and drop-off and pick-up, including a policy allowing only cars with fifth and sixth graders to use 37th Street, N.W., during drop-off and pick-up and the provision of ample parking for students, employees and visitors.

6. Aesthetic upgrades to the campus edges.

7. The School developed a Construction Management Plan for the construction period to ensure minimum impact on the surrounding neighbors.

Additionally, the School has responded to comments of the Historic Preservation Review Board ("**HPRB**") by redesigning the proposed Meeting House to reduce the Meeting House's impact on the views of the Zartman House, a historic landmark. The redesign resulted in a Meeting House that is better separated from the Zartman House, has a lower building height and a smaller footprint to mitigate any adverse relationship to Zartman House. A copy of the HPRB staff report was adopted unanimously by the HPRB on April 22, 2004 is attached as Exhibit E.

VII.

THE APPLICANT IS ENTITLED TO SPECIAL EXCEPTION RELIEF UNDER THE ZONING REGULATIONS

Uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. In reviewing an application for a special exception under the Zoning Regulations, the BZA's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the BZA ordinarily must grant the application. See, e.g., Bakers' Local Union No. 118 v. District of Columbia Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981).

As set forth in greater detail below, approval of special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties.

VIII.

THE APPLICANT MEETS THE STANDARDS FOR USE OF THE PROPERTY AS A PRIVATE SCHOOL

Section 206 of the Zoning Regulations provides that a private school shall be permitted in the R-1-B Zone District if the BZA finds that two requirements are met. First, the private school must not be objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions (11 DCMR § 206.2). Second, ample parking, but not less than that required under Chapter 21 of the Zoning Regulations, must be provided to accommodate the students, teachers and visitors likely to come to the site by automobile (11 DCMR § 206.3).

Through previous applications approved by the BZA, Sidwell Friends has demonstrated that its programs meet these standards. The proposed Project will not substantially affect the condition of the surrounding neighborhood, except to improve it by giving the School a more attractive appearance and mitigating existing traffic and stormwater issues.

A. Noise

The School expects a reduction in noise levels emanating from the School due to this Project. The existing School buildings and the proposed additions are large enough to satisfy indoors most academic and extra-curricular program needs of the School. With the addition of new indoor physical education ("**P.E.**") space, some P.E. activities that would otherwise take place outdoors will move inside. The Middle School addition will buffer its closest residential

neighboring properties on Tilden Street, N.W., from outdoor play activities that currently take place between the Middle School and Wannan Gym. Most other construction is concentrated along the northern edge of the campus, adjacent to institutional neighbors, or on Wisconsin Avenue, N.W., a major traffic artery. Thus, the amount of noise generated by the Property's use, while already low, will likely be lowered by the proposed Project. The School's renovation will not bring institutional use further into the residential neighborhood and will not adversely affect the character of Tilden, 37th or Quebec Streets, N.W.

Sidwell Friends is also committed to mitigating construction noise and congestion from the Project and developed a Construction Management Plan (attached as Exhibit F) with input from the community. As part of this plan, Sidwell Friends will use Wisconsin Avenue, N.W., for construction access and not permit construction traffic, parking or dumpsters on 37th Street, N.W. Staging areas for all construction-related activities will be located on the interior of the campus, just as they are for all other School-related activities and initiatives. In addition, the hours of construction activity will be limited and guidelines ensuring safety and security will be observed. As a failsafe, regular meetings will be scheduled with neighbors to monitor the construction process.

B. Traffic and Parking

During the course of its discussions with the community, it became clear to the School that one of the neighbors' primary concerns was the student drop-off and pick-up traffic on 37th Street, N.W. A vehicular management policy has already been instituted by Sidwell Friends to address this concern. Further, the Project will address 37th Street traffic in a number of ways. It will improve traffic flow on Wisconsin Avenue, N.W., due to the new parking/traffic-management/playing field structure and will draw traffic from 37th Street, N.W. Ingress and

egress to the underground parking garage will be only at signalized intersections on Wisconsin Avenue, N.W. The on-campus queuing space for this drop-off and pick-up area will increase almost two-fold from the current level. Most vehicles dropping-off students will enter the driveway off Wisconsin Avenue, N.W., and bear left to enter an on-site traffic course, drop off students and then continue on the course to the north of the Property where they will again be deposited on Wisconsin Avenue, N.W. Further, only automobiles with students in the fifth and sixth grades will be allowed to use 37th Street, N.W., during pick-up and drop-off activities.

In addition, on-campus parking will increase and will be well in excess of minimums mandated by BZA Order No. 12945 and 11 DCMR §206.3 as discussed below. The School has already taken steps to mitigate the School's traffic impact by instituting Metrocheck and School Transit Subsidy programs to encourage transit use, enhancing shuttle service from the Edgemoor Lane Campus (where the Lower School is located), enforcing 37th Street traffic policies, phasing release times with the neighboring Hearst Elementary School and moving visitor buses on-campus.

The proposed athletic field, with the parking structure below, improves vehicular and pedestrian safety and traffic flow. In addition, it creates a more pedestrian-oriented campus and improves the campus aesthetics. As part of the parking and traffic enhancements, an added benefit is that stormwater and petroleum run-off are managed in a way that benefits the environment and surrounding neighborhoods.

The transportation consulting firm of Wells and Associates has undertaken a traffic study of the area in which the Property is located and has generated a Traffic Impact Analysis of the existing and future conditions and a Traffic Management Plan ("**TMP**") for the School. The full Traffic Impact Analysis, which is contained in the School's application, which was filed with

Board on February 13, 2004, demonstrates that the Project will not adversely affect traffic patterns in the vicinity of the site or have an adverse impact on the road network with the proper management of the School's traffic. The proposed expansion of the student population will not result in a reduction in the level of service of the intersections studied in the Analysis. As the Traffic Impact Analysis shows, approximately 67 per cent of the site-generated vehicle-trips will exit onto Wisconsin Avenue, N.W., northbound, while approximately 33 per cent of exiting vehicles will exit to Wisconsin Avenue, N.W. southbound. An estimated 46 per cent of arrivals will come from the north, while an estimated 54 per cent of arriving cars will come from the south. Wells and Associates has prepared an Addendum to this traffic analysis, which is attached as Exhibit G herein which evaluates the transportation related changes to the project such as the additional level of parking and the proposed increase in the student enrollment cap. This Addendum confirms that the proposed changes will not have a negative impact on traffic conditions in the vicinity of the School.

The TMP, attached as Exhibit H, when implemented will actually improve traffic conditions in the vicinity of the site. Amendments to the TMP, proposed herein, will additionally: (1) limit the drop-off/pick-up areas on 37th Street, N.W., in front of the Middle School, for cars with 5th and 6th graders only; (2) accommodate student drivers on campus; (3) prohibit student drivers from parking on residential streets in the neighborhood; and (4) making the traffic policies a part of the School's enrollment contract.

The proposed traffic plan would, for the first time, provide both full access to, and egress from, Wisconsin Avenue, N.W., at two signalized intersections. The Plan provides for 60 on-site drop-off/pick-up queuing spaces in two lanes on the ground level of the parking structure beneath the athletic field. Currently, approximately 17 spaces are available for such pick-

up/drop-off in the Wisconsin Avenue parking lot, thus the queing will be increased almost four times the current level. Access to the below-grade parking and drop-off/pick-up lane will be provided from Wisconsin Avenue, N.W., via a new entrance aligned opposite Rodman Street, N.W.

The levels of service that were studied at each approach in the Traffic Analysis will remain unchanged. However, a southbound advance left turn lane is recommended at the Wisconsin Avenue/Rodman Street intersection where school traffic will be entering the Property. Each approach to this intersection would operate at an acceptable level of service of "C" or better at all times.

C. Number of Students and Faculty/Staff

Sidwell Friends is committed to small class sizes and a limited total enrollment. Presently, there are seven applicants that are turned away for every student in the School. Pursuant to BZA Order No. 16139, the School is permitted to enroll 780 students and employ 190 faculty and staff. Currently the School has 800 students, thus exceeding the BZA imposed limit. The School has 169 faculty/staff on campus, below the BZA mandate of 190. Through this application, the School seeks to increase student enrollment cap to 850 and keep the cap of 190 faculty and staff. The School has no plans to grow its student population in excess of 800. However, this cap increase will help the School, if it is needed, to off-set the great expense created by the construction of a second level of parking and still allow the flexibility to accommodate its increasingly complex curriculum and meet its aspiration for a highly diverse student body, and will also provide a numerical buffer which will allow the School to manage the year-to-year variations in matriculation yield without exceeding its enrollment cap. By

constructing and renovating the proposed facilities on the Property, the School will mitigate neighborhood impacts from this student cap increase.

D. Ample Parking

This application will permit the increase of on-site parking to 323 parking spaces, 307 of which will be provided by the new underground parking garage. All of these spaces will be completely in accordance with the Zoning Regulations. Currently, there are 192 spaces on the Property, although the requirement as set by the BZA (Order No. 12945) is only 145.

Section 2101.1 of the Zoning Regulations requires that parking be provided at a ratio of 2 parking spaces for every 3 faculty and staff and, for high schools, 1 parking space for every 20 seats of classroom space or 10 seats in the largest assembly space. The faculty and staff cap will not change as a result of this application. However, since the largest assembly space will be the new athletic facility after the Project is completed, the amount of parking spaces required by the Zoning Regulations will change. The parking requirements as dictated by Section 2101.1, with a 190 person faculty and staff cap and a 616 person athletic facility would lead to a requirement of 189 spaces. As shown on the architectural plans (Exhibit B), the School plans to provide 323 parking spaces total when the proposed Project is complete, more than satisfying Section 2101.1 of the Zoning Regulations.

The current parking accommodations are sufficient for the present demand on the Property. Presently, the peak morning occupancy utilizes a total of 133 spaces (or 69 per cent of all spaces) in the main parking lots, the Zartman lot and circle. The peak afternoon occupancy utilizes 161 spaces (or 84 per cent of all spaces). The parking accommodations will be similarly sufficient after the proposed expansion.

Students will be discouraged from driving to school. Currently, approximately 27 percent of the high school students drive to School. If the population increase requested in the application is approved, the junior and senior class will be increased by approximately 14 students. If the same percentage of students drive to school, this increase will result in approximately 4 more students driving to School. To the extent that students drive, the School will implement a parking policy that will enable them to park on campus and prohibit them from parking on residential streets in the neighborhood. This polisy will be strictly enforced. In order to ensure compliance, student vehicles will be registered and required to have a Sidwell Friends Identification Sticker, so that any violations can be easily reported to the School. The Upper School Dean will be tasked with monitoring student compliance and responding promptly to any community complaints. The School will provide a 24 hour hotline telephone number for complaints. The School is committed to working closely with the community to accommodate successfully the traffic and parking needs generated by the School.

The BZA found that the School's provision of 145 parking spaces met the "ample parking" requirement of 11 DCMR §206.3 when the School student population was set at 780 students. Since Sidwell Friends is adding 131 parking spaces and the cap is proposed to rise by 70 students (of which only approximately 14 will be juniors and seniors thus eligible to drive), there is a far greater than one-to-one ratio of additional parking spaces to additional students who will be able drive. Therefore, the planned parking provisions are clearly ample under 11 DCMR §206.3, under statute and in practice.

E. <u>Other Conditions</u>

Due to the School's relative isolation from residential neighbors, and the proposed locations on the campus of the actual construction sites, the Project will not result in any "other

objectionable conditions" to nearby properties. The Middle School addition, adjacent to 37th Street, is appropriately sited and is consistent in its mass and scale with its environs. In addition, mature vegetation will be retained and a teaching garden has been incorporated into its program adjacent to 37th Street, N.W. These design concepts are illustrated in Exhibit I.

The School's proposed new gym is located parallel to its common property line with the Washington Home. However, it is adjacent, primarily to the Home's "back-of-house" facilities and replaces an unattractive surface parking lot. The setback between the Home and the new gym is approximately 44 feet and will be extensively landscaped. Exhibit J is a shadow study of the gym's effect on the Home's light and air.

Finally, the School intends to follow a rigorous lighting regime in order to minimize light pollution emanating from the campus. The standards the School will follow are attached as Exhibit K.

XI.

THE APPLICANT MEETS THE STANDARDS FOR THE LOCATION OF A STAIRWAY STRUCTURE THAT IS NOT SETBACK FROM THE EXTERIOR WALLS OF THE ZAVITZ MIDDLE SCHOOL ADDITION

Section 411.11 of the Zoning Regulations provides that a roof structure can be constructed without the normal setback requirements of Section 400.7 if the BZA finds that such requirements are impracticable due to operating difficulties, size of building lot, or other conditions relating to the building that would tend to make full compliance unduly restrictive, prohibitively costly or unreasonable. In the case of the Zavitz Middle School addition, the stairways will be placed on the edge of the new building to maximize the amount of classroom and academic space the Middle School can house. By placing the stairway on the exterior of the Middle School addition in the manner shown in the plans (attached as Exhibit B), the School is

able to more efficiently arrange classrooms and enhance the utility and impact of the Middle School addition.

The location of the stairway structure of the Middle School addition will not substantially affect the condition of the surrounding neighborhood nor materially impair the intent and purpose of the Zoning Regulations. Further, the light and air of adjacent buildings will not be affected adversely.

It is clear that the School meets all necessary requirements for the approval of the special exception for the location of the stairway structure on the Zavitz Middle School addition.

X.

EXHIBITS IN SUPPORT OF THE APPLICATION

The School will submit the following exhibits in support of the application:

Exhibit A: Portions of the Sanborn Atlas with Property Outlined in Red

Exhibit B: Plans for the Proposed Addition

Exhibit C: Zoning Map, showing the Property, with Zoning Commission Order No. 530, dated September 30, 1988

Exhibit D: Hydrological Study

Exhibit E: HPRB Report

Exhibit F: Construction Management Plan

Exhibit G: Traffic Impact Analysis Addendum

Exhibit H: Transportation Management Plan

Exhibit I: Middle School Design Concepts

Exhibit J: Shadow Study

Exhibit K: Lighting Principles

Exhibit L: Resumes Consultant Team

XI.

CONCLUSION

For the above reasons, this application meets the criteria set forth in Section 206 for special exception approval for a private school and is therefore in harmony with the general purpose and intent of the Zoning Regulations and will not adversely affect neighboring property. The School respectfully requests the Board of Zoning Adjustment approve this application.

Respectfully submitted,

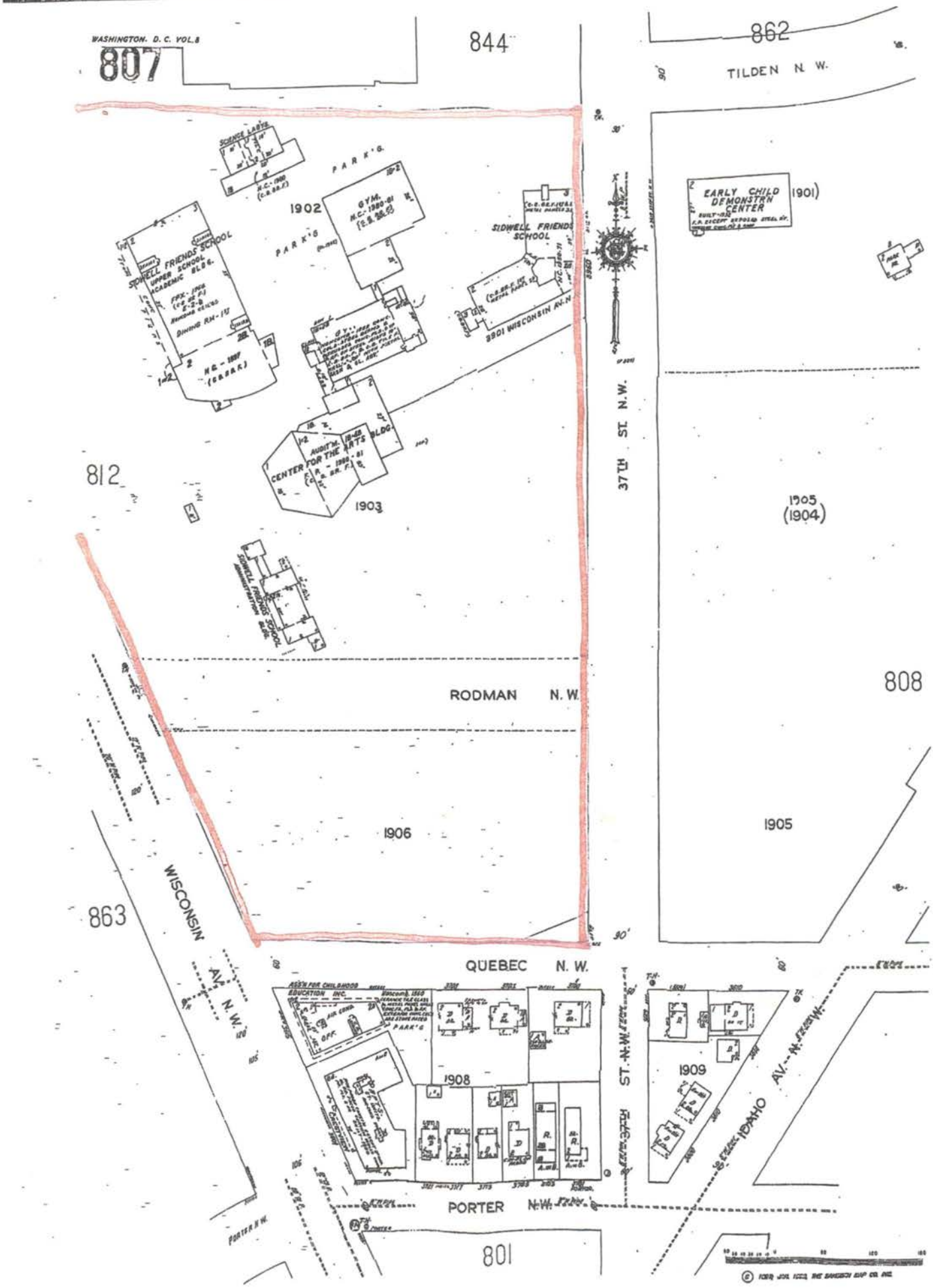
Phil T. Feola

Jeffrey C. Utz

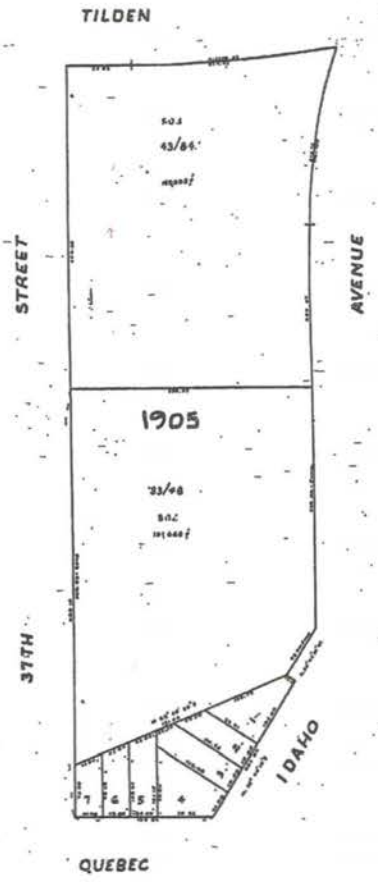
May 14, 2004

Document #: 1401528 v.1

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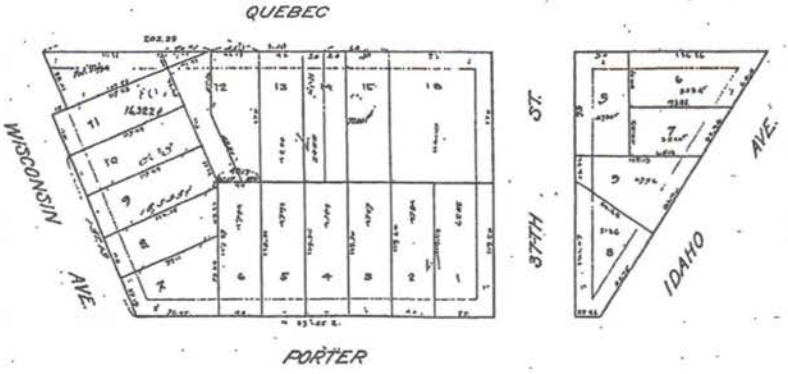

WASHINGTON. D. C. VOL. 8
807
844
862
TILDEN N. W.
PARK'G.
1902
GYM.
N.C.-1980-81
SIDWELL FRIENDS SCHOOL
UPPER SCHOOL ACADEMIC BLDG.
SIDWELL FRIENDS SCHOOL
3501 WISCONSIN AV. N.W.
EARLY CHILD DEMONSTRN CENTER
1901)
37TH ST. N.W.
812
AUDIT'M.
CENTER FOR THE ARTS
BLDG.
1903
1905
(1904)
SIDWELL FRIENDS SCHOOL ADMINISTRATION BLDG.
808
RODMAN N. W.
1906
1905
863
WISCONSIN AV. N.W.
QUEBEC N. W.
ASS'N FOR CHILDHOOD EDUCATION INC.
1908
1909
37TH ST. N.W.
IDAHO AV. N.W.
PORTER N.W.
801

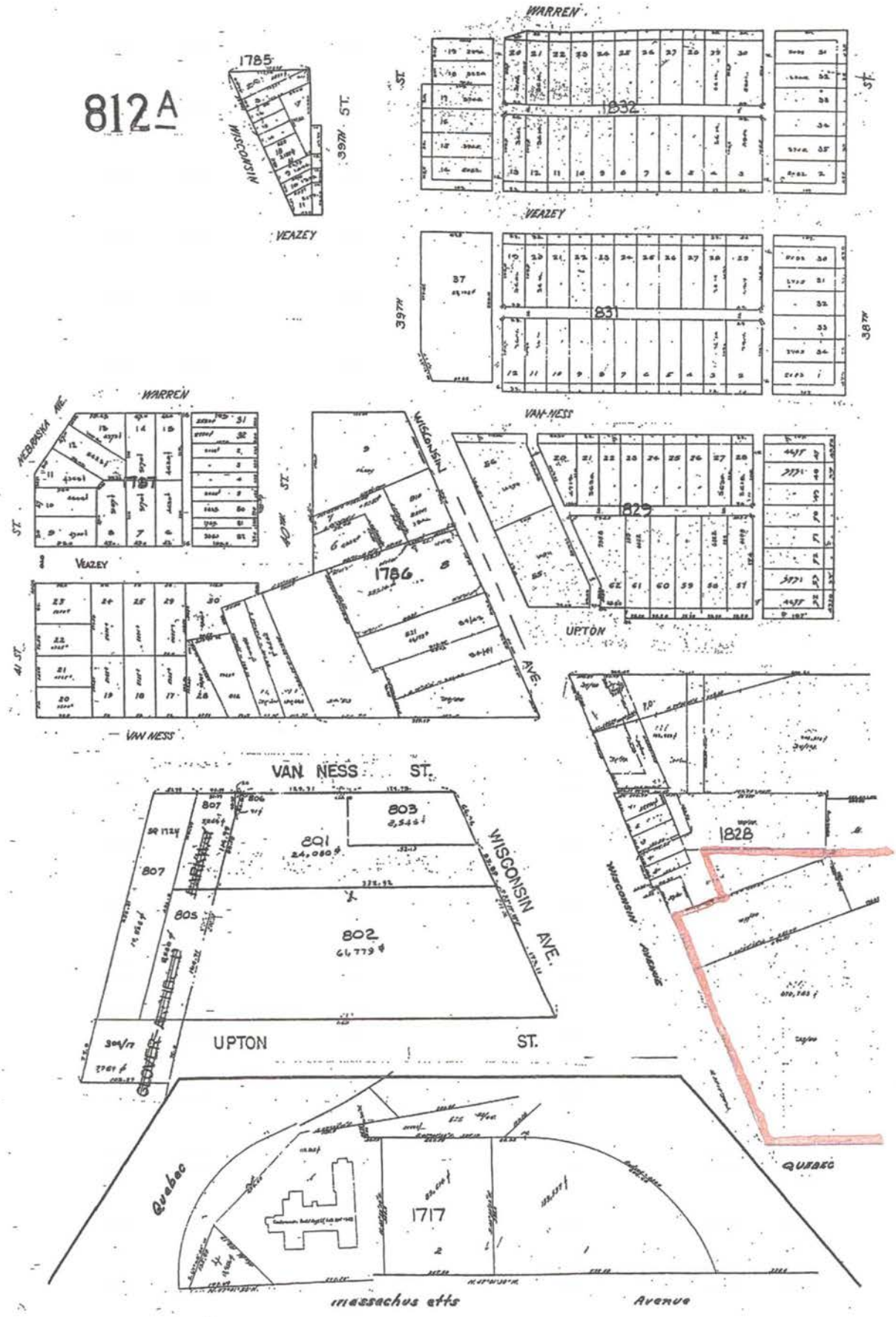
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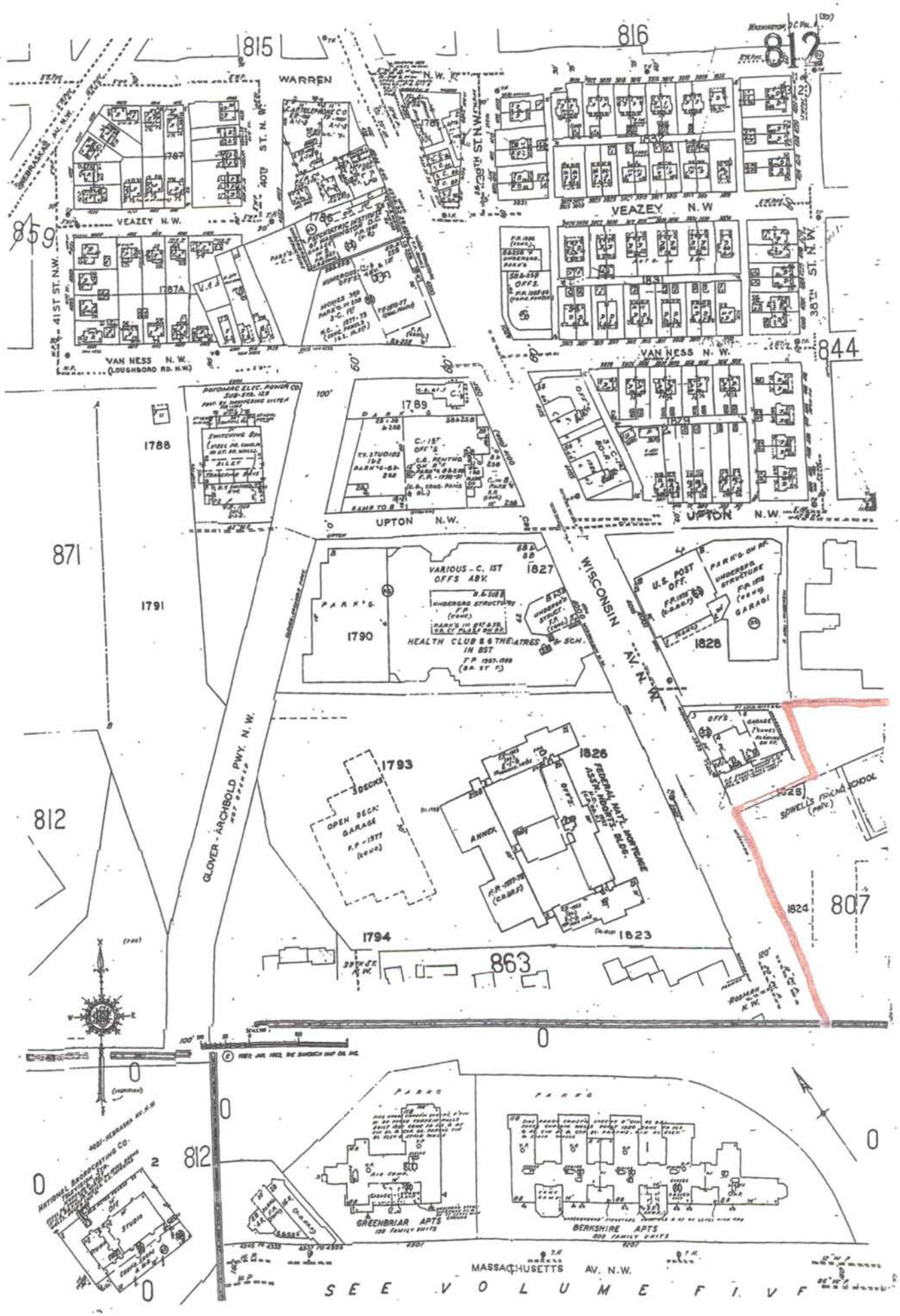


1902 1903

1908 1909




812 A
1785
WISCONSIN ST.
39TH ST.
VEAZEY
WARREN
1832
831
37
VAN NESS
829
1826
WISCONSIN AVE.
UPTON
41 ST.
NEBRASKA AVE.
787
1786
803
2,546 ±
801
24,060 ±
807
805
802
64,779 ±
VAN NESS ST.
UPTON ST.
GROVER
1828
1717
Quebec
QUEBEC
Massachusetts Avenue


815
816
812
WARREN
N.W.
28TH ST. N.W.
VEAZEY N.W.
40TH ST. N.W.
41ST ST. N.W.
38TH ST. N.W.
859
1787
1786
1785
1832
1831
1787A
1788
1789
1829
844
VAN NESS N.W.
(LOUGHBORO RD. N.W.)
POTOMAC ELEC. POWER CO. SUB-STA. 129
UPTON N.W.
871
1791
1790
1827
1828
VARIOUS - C. IST OFFS ABV.
HEALTH CLUB & THEATRES IN BST
WISCONSIN AV. N.W.
GLOVER-ARCHBOLD PWY. N.W.
1793
3 DECKS
OPEN DECK GARAGE
1826
FEDERAL NAT'L. MORTGAGE ASS'N. MOORE BLDG.
ANNEX
1825
SIDWELL FRIENDS SCHOOL
1824
807
1794
1823
863
812
NATIONAL BROADCASTING CO.
STUDIO
GREENBRIAR APTS
BERKSHIRE APTS
MASSACHUSETTS AV. N.W.
SEE VOLUME FIVE

B

SIDWELL FRIENDS SCHOOL
WISCONSIN AVENUE CAMPUS
WASHINGTON D.C.

BOARD OF ZONING ADJUSTMENT APPLICATION DRAWINGS
11 MAY 2004
KTA NO. 670,694,695

ARCHITECT
KIERAN TIMBERLAKE ASSOCIATES LLP

STRUCTURAL ENGINEER
CYRA ENGINEERS

MEP/FP ENGINEER
BRUCE BROOKS & ASSOCIATES

CIVIL ENGINEER
VIKA, Inc.

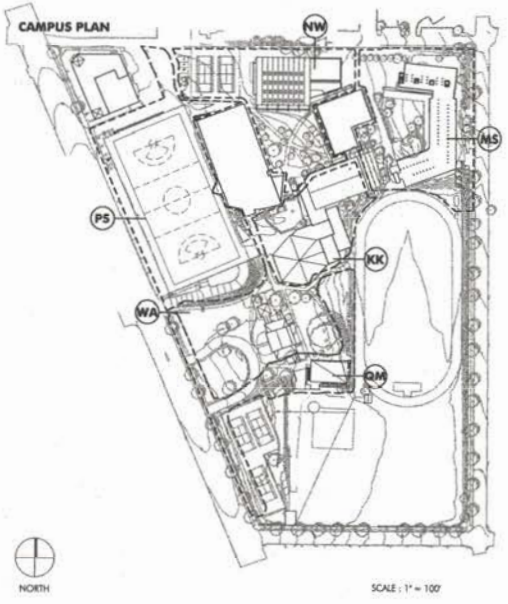
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES

TRAFFIC CONSULTANT
WELLS & ASSOCIATES, LLC

OWNER'S REPRESENTATIVE
JFW PROJECT MANAGEMENT

SURVEYOR
A. MORTON THOMAS & ASSOCIATES

CAMPUS PLAN



DRAWING LIST

WA
SITE DEVELOPMENT

GENERAL
- WA-CS1.0 COVER SHEET

CIVIL
- WA-C.01 EXISTING CONDITIONS PLAN

SITE
- WA-SP1.0 ILLUSTRATIVE SITE PLAN
- WA-SP1.1 EXISTING SITE CIRCULATION
- WA-SP1.2 PROPOSED SITE CIRCULATION

LANDSCAPE
- SEE QM & PS LANDSCAPE DRAWINGS

MS
MIDDLE SCHOOL

ARCHITECTURAL
- MS-A2.0 BASEMENT LEVEL FLOOR PLAN
- MS-A2.1 LEVEL 1 FLOOR PLAN
- MS-A2.2 LEVEL 2 FLOOR PLAN
- MS-A2.3 LEVEL 3 FLOOR PLAN
- MS-A2.4 ROOF PLAN
- MS-A4.1 BUILDING ELEVATIONS
- MS-A4.2 BUILDING ELEVATIONS

KK
KENWORTHY / KOGOD

ARCHITECTURAL
- KK-A2.1 LOWER LEVEL FLOOR PLAN
- KK-A2.2 UPPER LEVEL FLOOR PLAN
- KK-A4.1 ELEVATIONS

NW
NEW GYM / WANNAN

ARCHITECTURAL
- NW-A2.1 LEVEL 1 PLAN
- NW-A2.2 LEVEL 2 PLAN
- NW-A2.3 LEVEL 3 PLAN
- NW-A2.4 ROOF PLAN
- NW-A4.1 ELEVATIONS
- NW-A4.2 ELEVATIONS

QM
QUAKER MEETING

LANDSCAPE
- QM-L1.1 ZARTMAN GARDEN SITE PLAN
- QM-L1.2 QUAKER MEETING SITE PLAN

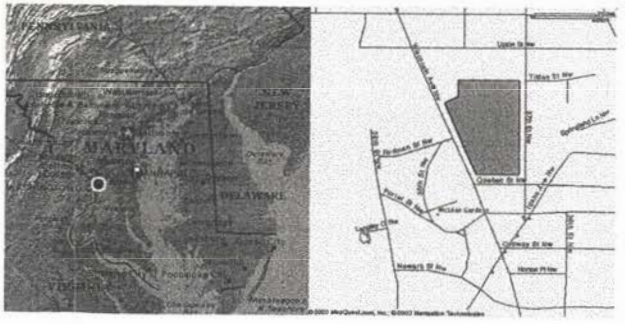
ARCHITECTURAL
- QM-A2.1 QUAKER MEETING FLOOR PLANS
- QM-A4.1 QUAKER MEETING SECTIONS & ELEVATIONS
- QM-A4.2 QUAKER MEETING SKETCHES & PHOTOS
- QM-A4.3 QUAKER MEETING SKETCHES & PHOTOS
- QM-A4.4 QUAKER MEETING SKETCHES & PHOTOS

PS
PARKING STRUCTURE

LANDSCAPE
- PS-L1.1 SITE PLANTING PLAN
- PS-L1.2 SITE PLANTING PLAN

ARCHITECTURAL
- PS-A2.0 LOWER LEVEL PLAN
- PS-A2.1 ENTRY LEVEL PLAN
- PS-A2.2 FIELD LEVEL PLAN
- PS-A4.1 SITE ELEVATIONS & PHOTO
- PS-A4.2 ELEVATIONS
- PS-A5.1 SECTIONS

LOCATION MAPS



PROJECT DATA

TOTAL BUILDING GROSS FLOOR AREA
410,100 GROSS SQUARE FEET

LOT OCCUPANCY AREAS
EXISTING BUILDINGS: 89,000 GROSS SQUARE FEET
PROPOSED BUILDINGS: 112,250 GROSS SQUARE FEET

SITE COVERAGE (PERCENTAGE OF SITE AREA)
EXISTING BUILDINGS: ±13
PROPOSED AND EXISTING BUILDINGS: ±15

MAXIMUM BUILDING HEIGHT
40'-0"/THREE (3) STORIES

WA-CS 1.0



NOTES:

1. THIS PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT HAS BEEN FURNISHED.
2. HORIZONTAL DATUM: BASED ON MARYLAND STATE PLANE NAD 83/2002
3. VERTICAL DATUM: BASED ON NGVD 1929
4. PROPERTY:

	SQ. FT.	ACRES
TOTAL AREA:		
RECORD	670,783	15.39906
SURVEY	669,654	15.37315

PROPERTY SHOWN AMONG LAND RECORDS OF THE D.C. SURVEYORS OFFICE
SUBDIVISION BOOK 44 – PAGE 70
SUBDIVISION BOOK 67 – PAGE 11
SURVEY BOOK 148 – PAGE 431
SURVEY BOOK 161 – PAGE 53
SURVEY BOOK 195 – PAGE 187
SURVEYORS OFFICE MAP # 866
SURVEYORS OFFICE MAP # 5335

5. THE PROPERTY SHOWN HEREON IS ZONED
6. BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INVESTIGATION, VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR/ENGINEERS SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
8. TOPOGRAPHIC AND BUILDING FOOTPRINT INFORMATION ARE BASED ON AERIAL PHOTOGRAMMETRY DATED APRIL 15, 2003. CONTOUR INTERVAL IS (2) FEET.
9. MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA), FOR A TARGET HORIZONTAL MAPPING SCALE OF 1 INCH = 50 FEET AND A SPECIFIED CONTOUR INTERVAL OF TWO (2) FEET.

TRAVERSE CONTROL TABLE:

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	464415.7170	1290943.4870	377.88	MAG NAIL
2	464052.8135	1291122.4467	382.11	MAG NAIL
3	463943.8510	1291183.1231	377.23	ROW MAG
4	463582.6848	1291488.8482	383.48	REBAR AND CAP
5	463265.8480	1291073.8040	399.58	PK NAIL
6	464144.8134	1291763.1604	N/A	MAG NAIL/WASHER
7	463981.7842	1290877.0848	382.23	REBAR AND CAP
8	463944.0864	1291052.8347	383.81	MAG NAIL
9	464039.5176	1291218.6838	382.43	MAG NAIL
10	464144.0305	1291353.8443	378.20	MAG NAIL
11	464435.1321	1291580.1366	368.58	REBAR AND CAP
12	463788.1747	1291331.1133	381.02	REBAR AND CAP
13	463483.8707	1291366.8605	398.74	REBAR AND CAP
14	463414.8708	1291243.3703	408.56	PK NAIL
15	463678.5200	1291190.1848	403.68	MAG NAIL
16	463722.8913	1291278.7260	401.24	MAG NAIL
17	463671.1409	1291388.4609	390.58	ROW NAIL
18	464177.8466	1291354.3972	372.73	ROW NAIL
100	463630.9619	1291358.6803	395.98	CORNER OF SIDEWALK
101	463916.6205	1290967.1766	386.48	CENTER OF ELEC MANHOLE
102	464201.5860	1290785.4401	385.14	CENTER OF SEWER MANHOLE
103	464412.2081	1291758.0996	331.77	CORNER OF SIDEWALK
104	463985.6063	1291755.2762	372.05	CORNER OF SIDEWALK

BENCH MARKS TABULATION:

NO.	ELEVATION	DESCRIPTION
#500	382.79	SQUARE CUT AT CONC. LIGHT POLE BASE
#501	379.17	SQUARE CUT AT FIRST CONC. STEP NEAR TRACK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS CORRECT; THAT THE PROPERTY BOUNDARY WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY MADE ON THE GROUND; THAT THE TOPOGRAPHIC FEATURES AND SITE IMPROVEMENTS ARE SHOWN BASED ON AERIAL MAPPING AS NOTED WITH SURVEY NOTES; THAT THE SURVEY CORRECTLY SHOWS THE HORIZONTAL AND VERTICAL LOCATION OF VISIBLE, ABOVEGROUND IMPROVEMENTS SHOWN HEREON; PROPERTY MARKERS HAVE BEEN RECOVERED OR SET WITH THIS SURVEY; AND THAT THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL TAKINGS, CONVEYANCES, RIGHT-OF-WAY, AND EASEMENTS OF RECORD.

DANIEL R. SCHREVER
PROFESSIONAL LAND SURVEYOR
D.C. LICENSE NO. LS900569
FOR A. MORTON THOMAS AND ASSOC., INC.

DATE

LEGEND

TOP OF WALL
PLANTING AREA
STORM MANHOLE
ROUND GRATE INLET
GRATE INLET
SIGN
MON
UTILITY MANHOLE
LIGHT POLE
ELECTRIC MANHOLE
ELECTRIC JUNCTION BOX
A/C UNIT
GROUND SHOT
SANITARY SEWER MANHOLE
CLEAN OUT
WATER VALVE
MONITORING WELL
IRRIGATION VALVE
GAS METER
UNDERGROUND GAS
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND STEAM
WATERLINE
ROOF OVERHANG
FENCE (CHAINLINK)
BOLLARD
TRAVERSE
BENCHMARK
PER PLAN
STORM DRAIN
ELECTRIC
SANITARY SEWER
CONCRETE
ASPHALT
MANHOLE
DROP INLET

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

K+A PROJECT NO. 670.01.PPS

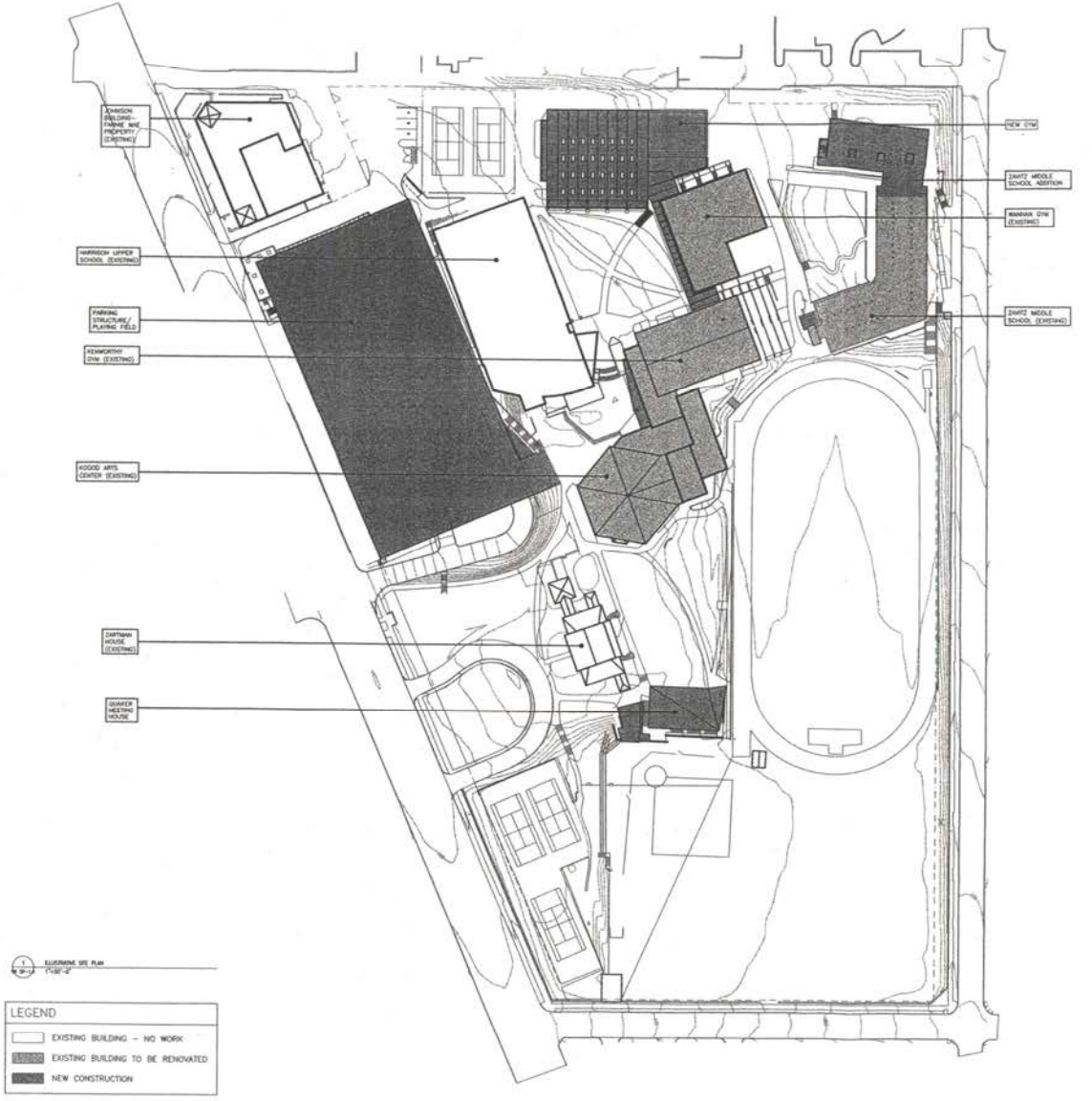
EXISTING CONDITIONS PLAN

SCALE: 1" = 50'-0"
DRAWN BY:
CHECKED BY:
CAD FILE: 670ext_c01_3sm
DATE: 11 MAY 2004

REVISIONS

Δ	DATE	DESCRIPTION

WA-C.01
BZA APPLICATION
NOT FOR CONSTRUCTION



1 ILLUSTRATIVE SITE PLAN
1"=30'-0"

LEGEND

- EXISTING BUILDING – NO WORK
- EXISTING BUILDING TO BE RENOVATED
- NEW CONSTRUCTION

ARCHITECT
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CVM ENGINEERS
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 675.04_010

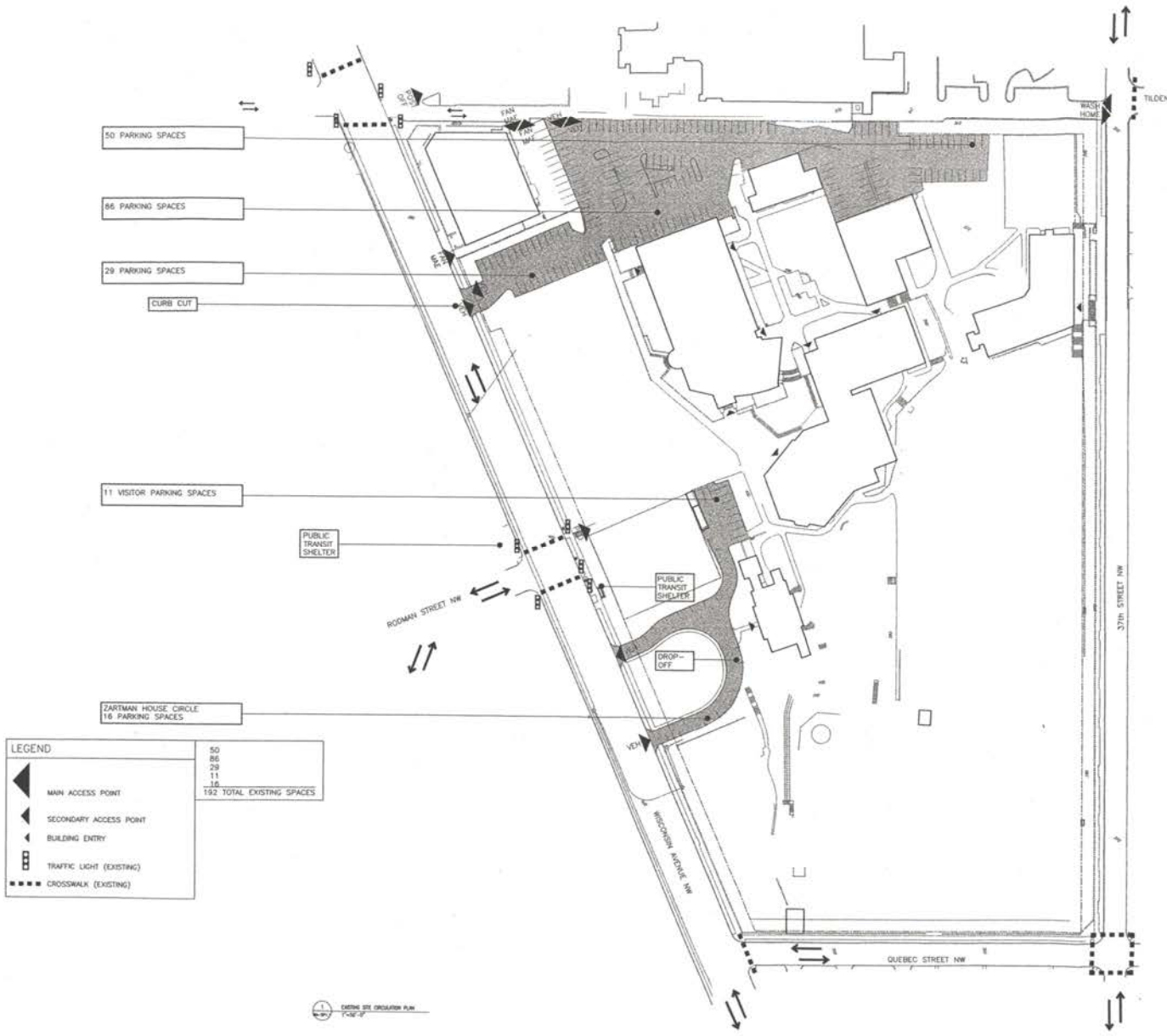
ILLUSTRATIVE SITE PLAN/ ROOF PLAN

SCALE: 1/30"=1'-0"
DRAWN BY: BD/BC
CHECKED BY: BC
CAD FILE: 675004_SP010.DWG
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

WA-SP1.0

RZA APPLICATION
NOT FOR CONSTRUCTION



ARCHITECT
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

VIKA PROJECT NO. 676.SFS_SP15

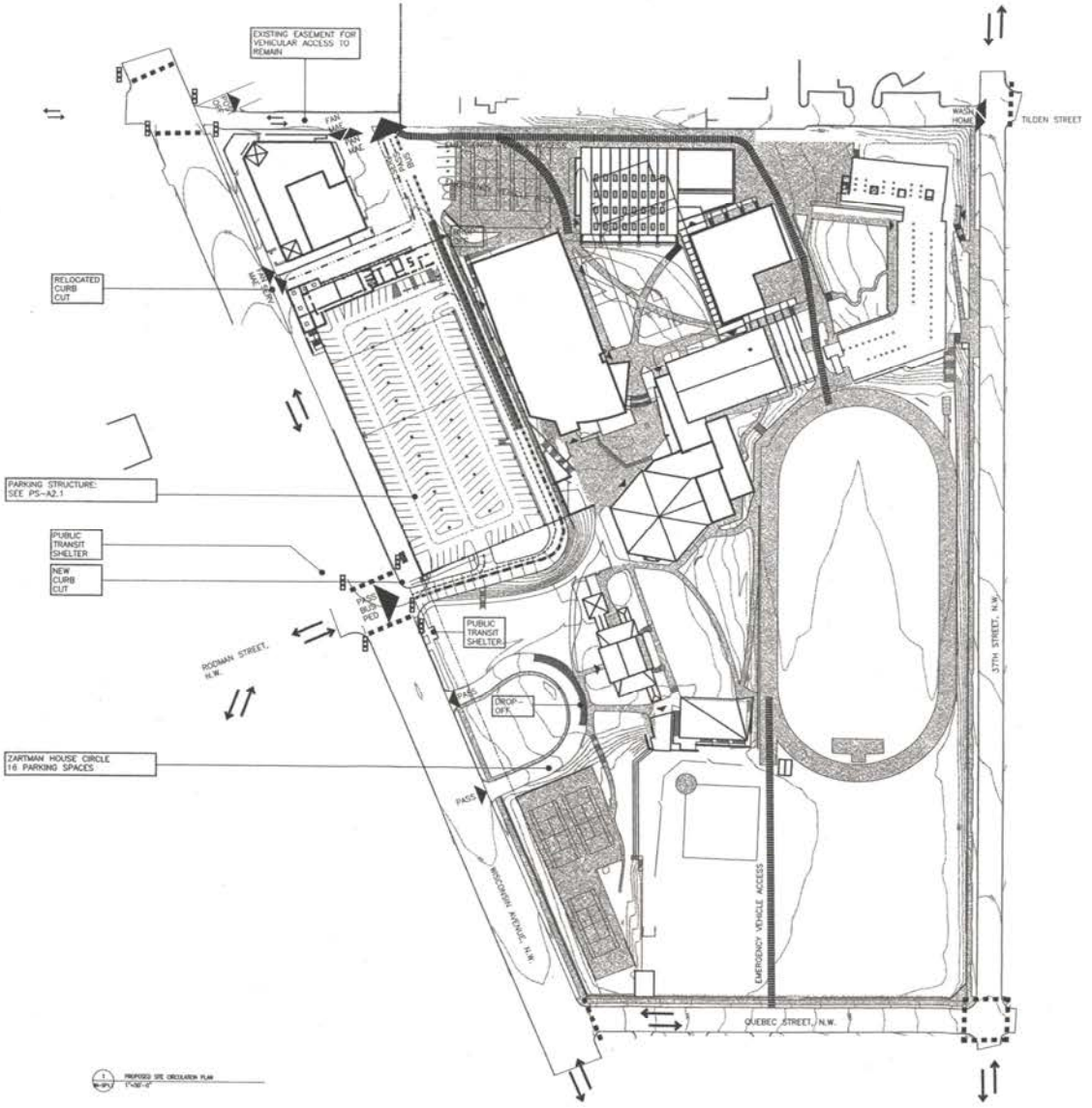
EXISTING SITE CIRCULATION PLAN

SCALE: 1/16"=1'-0"
DRAWN BY: EW/BC
CHECKED BY: BC
CAD FILE: 676sfs_sp011.dwg
DATE: 11 MAY 2016

REVISIONS
NO. DATE DESCRIPTION

WA-SP1.1

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1 PROPOSED SITE CIRCULATION PLAN
1"=50'-0"

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MEP ENGINEER
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ANDROPOGON ASSOCIATES, LTD

CIVIL ENGINEER
VIKA, INC.

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OWNERS REPRESENTATIVE
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SIDWELL FRIENDS SCHOOL
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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO: 670.09.A.WS

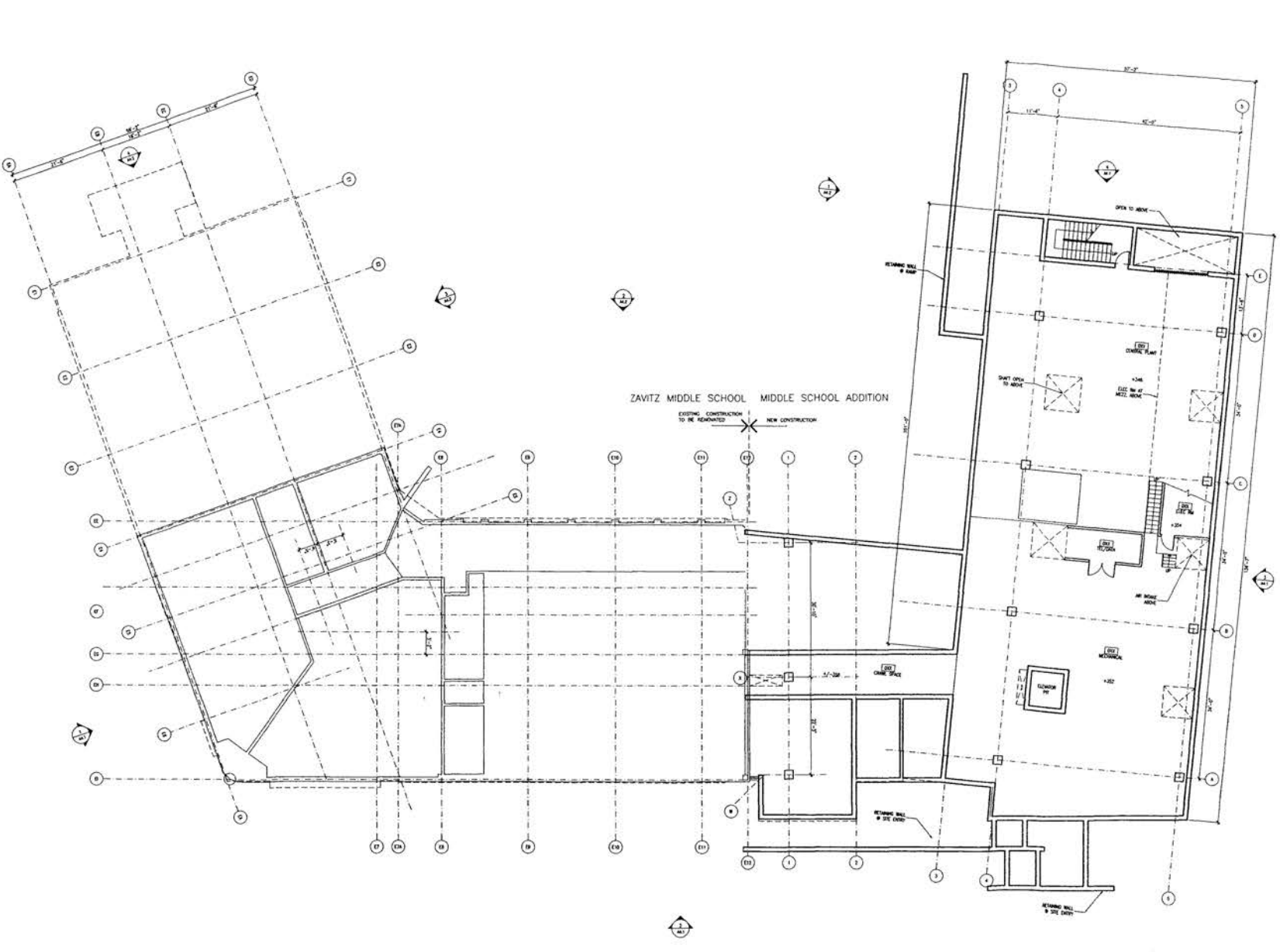
PROPOSED SITE CIRCULATION PLAN

SCALE: 1/50"=1'-0"
DRAWN BY: SS/BC
CHECKED BY: BC
CAD FILE: 670ws_sp012.dwg
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

WA-SP1.2

BZA APPLICATION
NOT FOR CONSTRUCTION



1 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"

KEY PLAN

LEGEND

NEW WALL (EXIST. BLDG)

ARCHITECT
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MEP ENGINEER
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670[PLAN]

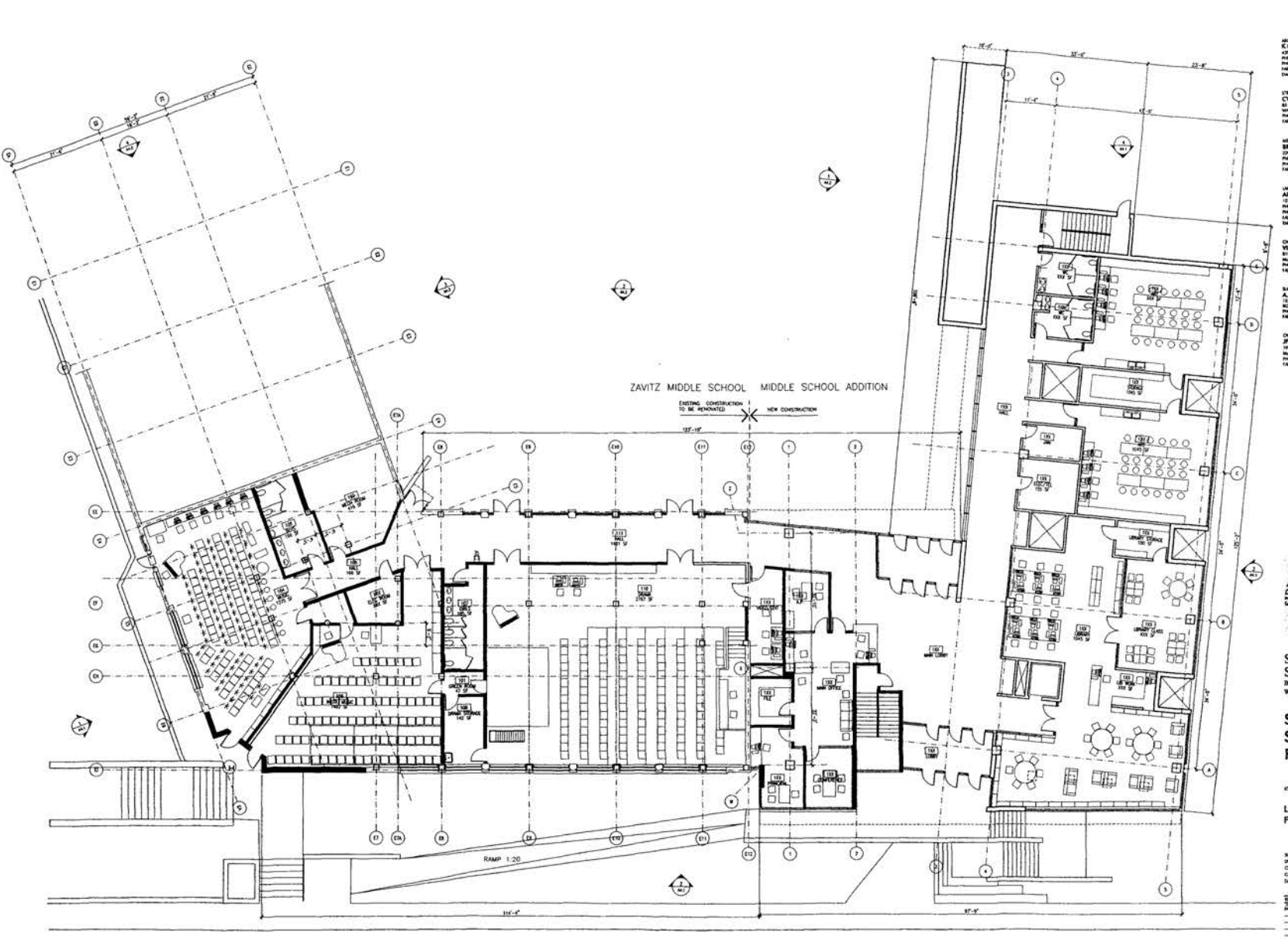
BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY: TC
CHECKED BY: BK
CAD FILE: 670MS_A2000_BSA.DWG
DATE: 11 MAY 2006

REVISIONS
NO. DATE DESCRIPTION

MS-A2.0

BZA APPLICATION
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STRUCTURAL ENGINEER
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MEP ENGINEER
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LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD

CIVIL ENGINEER
VIKA, INC.

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OWNER'S REPRESENTATIVE
JFW PROJECT MANAGEMENT

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO: 6705.09.MPR

LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY: EC, TS
CHECKED BY: SS
CAD FILE: 6705MS_A201_BZA.DWG
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

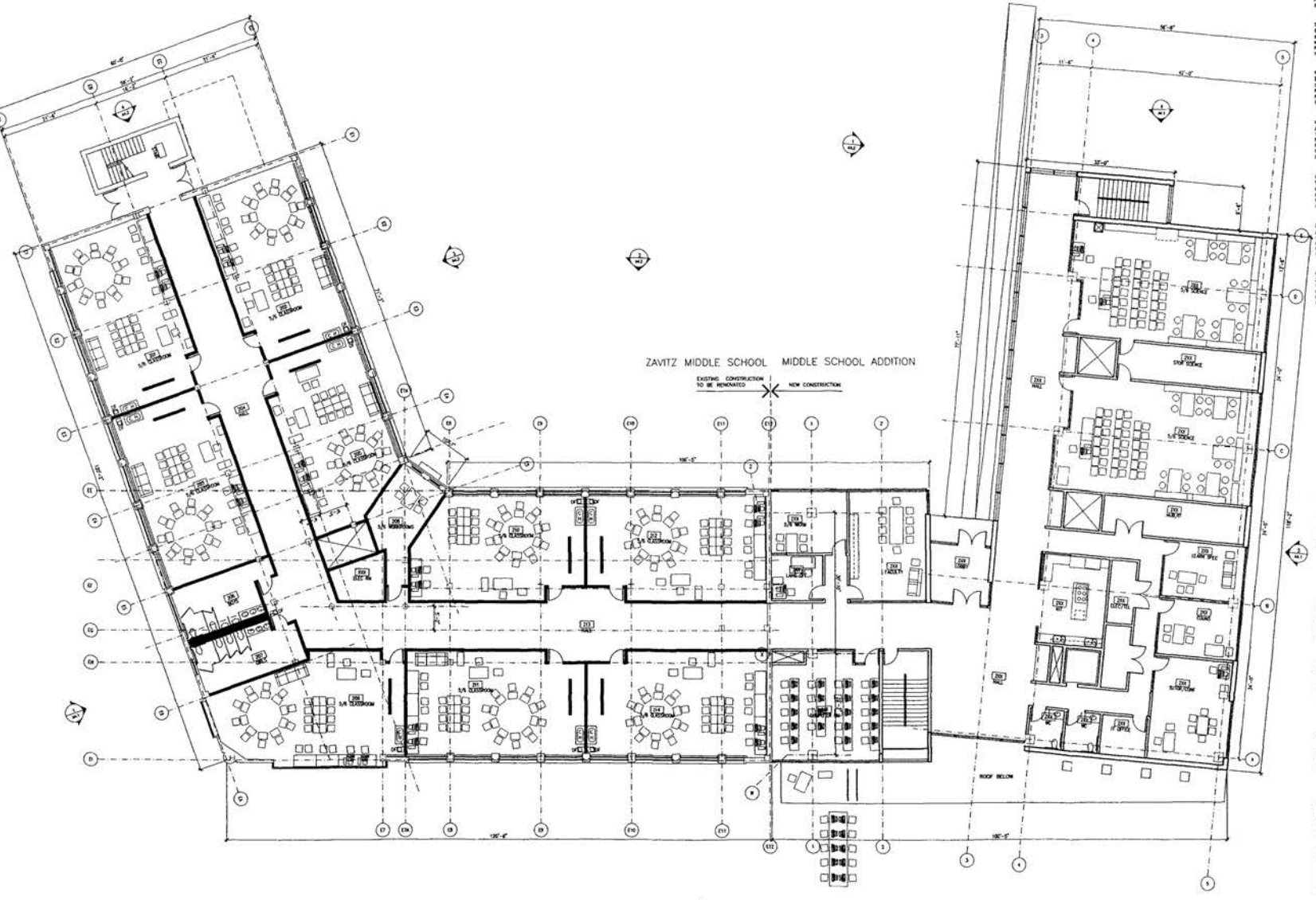
1 LEVEL 1 FLOOR PLAN
A2.1 1/8" = 1'-0"

KEY PLAN

LEGEND
NEW WALL (EXG. BLDG)

MS-A2.1

BZA APPLICATION
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1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

KEY PLAN

LEGEND
NEW WALL (EXIG BLDG)

ARCHITECT
KIERAN TIMBERLAKE ASSOCIATES LLP
STRUCTURAL ENGINEER
CHA ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD
CIVIL ENGINEER
VIKA, INC.
SURVEYOR
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OWNER'S REPRESENTATIVE
JFW PROJECT MANAGEMENT

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 470.69.MP0

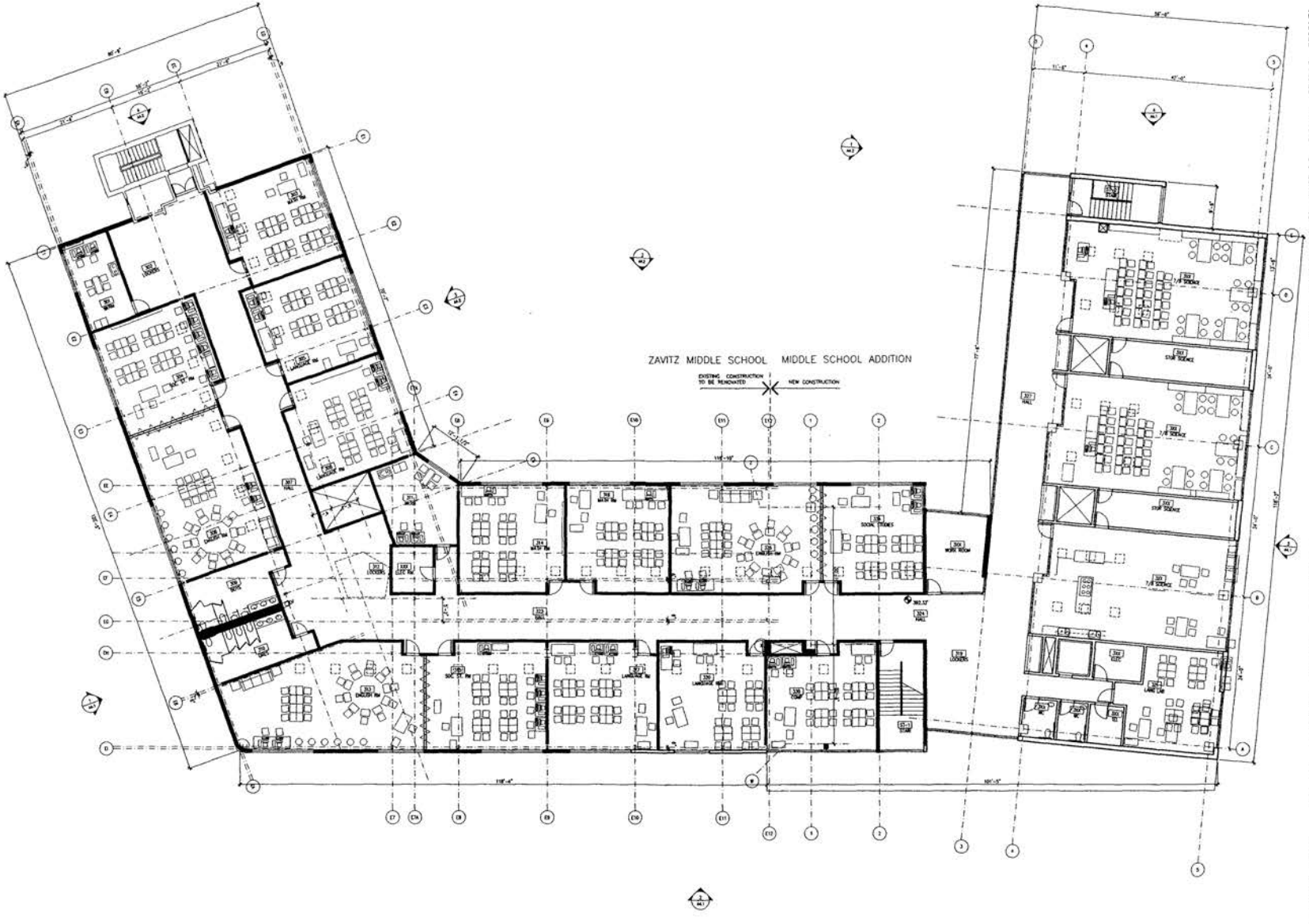
LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY: ES, TS
CHECKED BY: SS
CAD FILE: 470MS_A202_MEA.DWG.dwg
DATE: 11 MAY 2004

DIVISIONS	
#	DATE / DESCRIPTION

MS-A2.2

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ARCHITECT
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CYM ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD
CIVIL ENGINEER
VIKA, INC.
SURVEYOR
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OWNERS REPRESENTATIVE
JFW PROJECT MANAGEMENT

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BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 8715.01.MPS

LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY: ST, TS
CHECKED BY: SB
CAD FILE: 8715MS_A203_SD.DWG
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

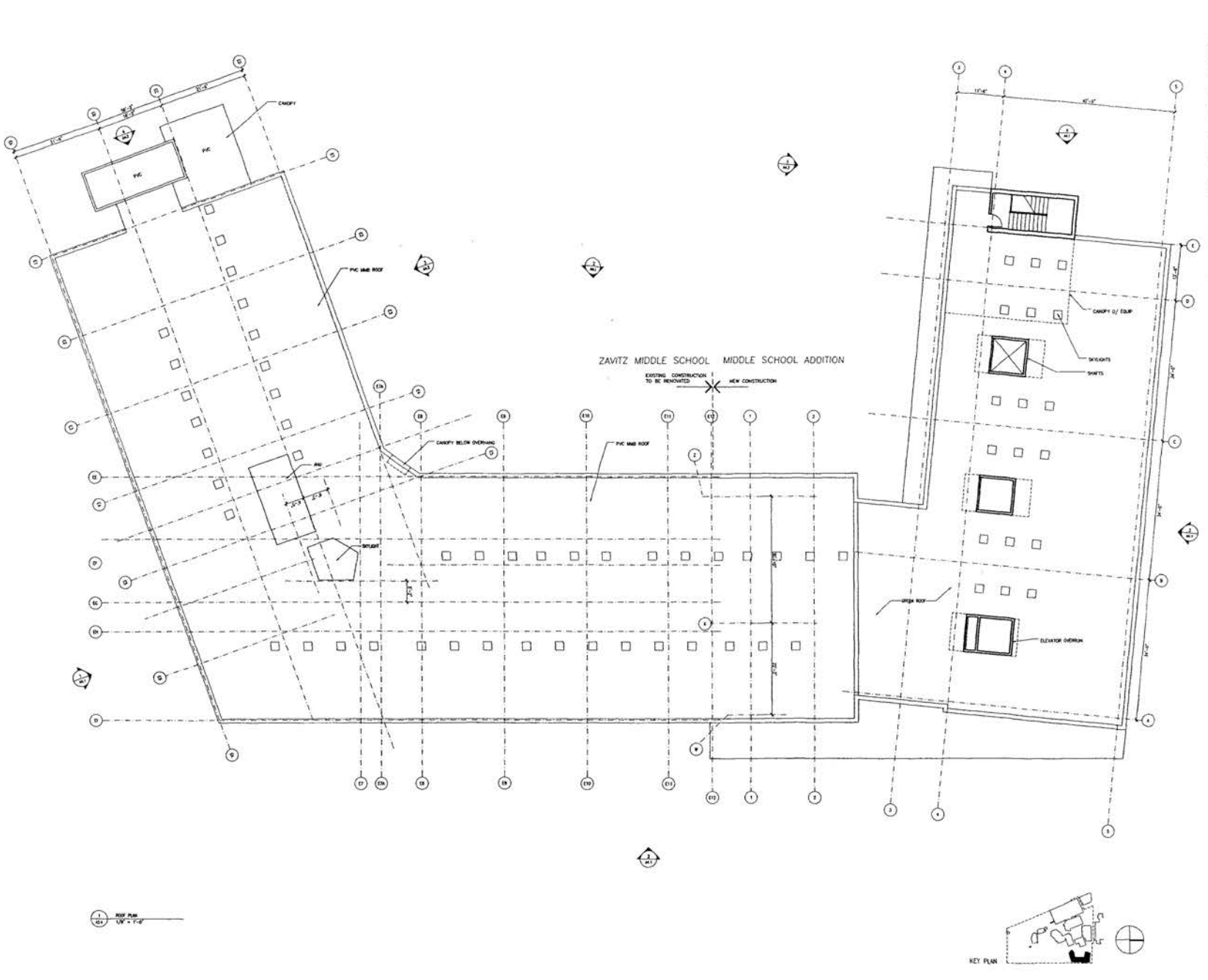
1 LEVEL 3 FLOOR PLAN
A2.3 1/8" = 1'-0"

KEY PLAN

LEGEND
NEW WALL (EXIG BLDG)

MS-A2.3

BZA APPLICATION
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MEP ENGINEER
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WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 4702.09.00

ROOF PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY:
CAD FILE: A2.4.dwg
DATE: 11 MAY 2004

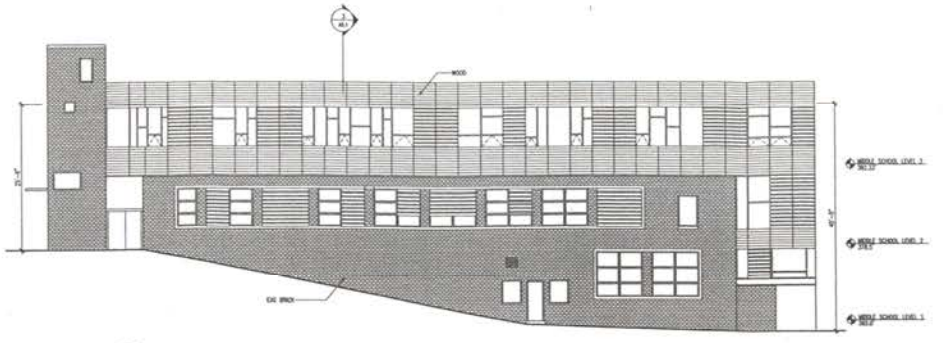
REVISIONS	
No.	DATE

1 ROOF PLAN
A2.4 1/8" = 1'-0"

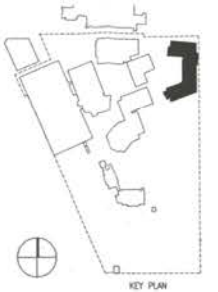
KEY PLAN

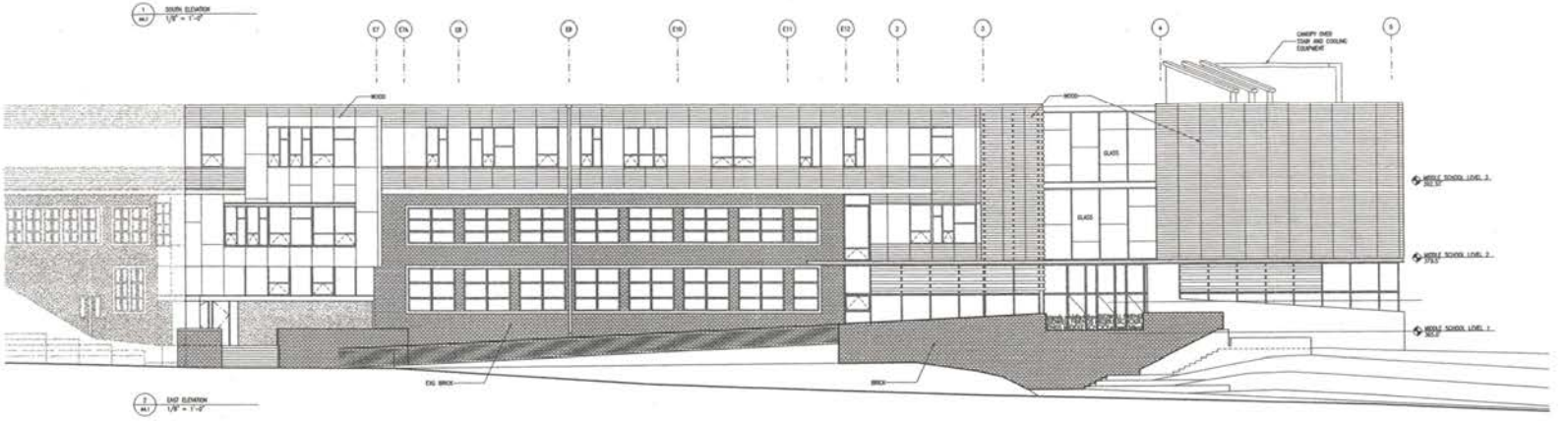
MS-A2.4

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NOT FOR CONSTRUCTION

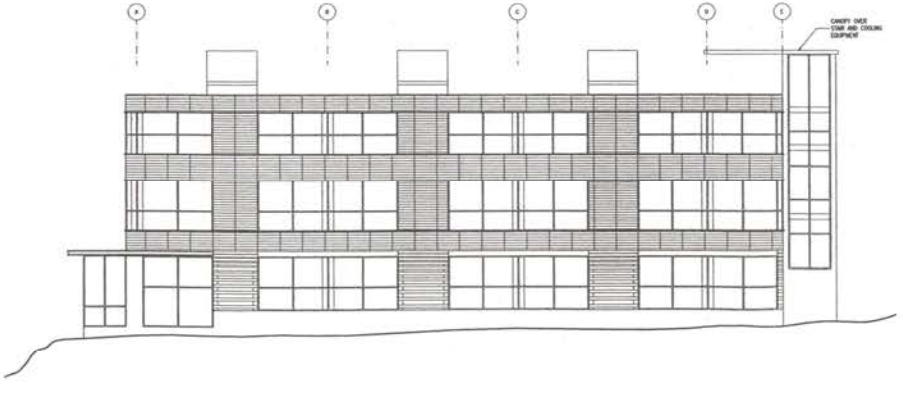


1 SOUTH ELEVATION
1/8" = 1'-0"

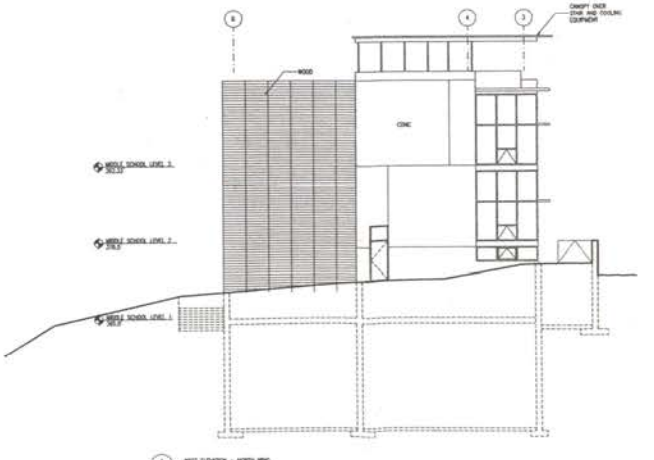




2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION - NORTH WING
1/8" = 1'-0"

ARCHITECT
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CVM ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
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ANDROPOGON ASSOCIATES, LTD
CIVIL ENGINEER
VIKA, INC.
SURVEYOR
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JPW PROJECT MANAGEMENT

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BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KSA PROJECT NO. 6712.01.SFS

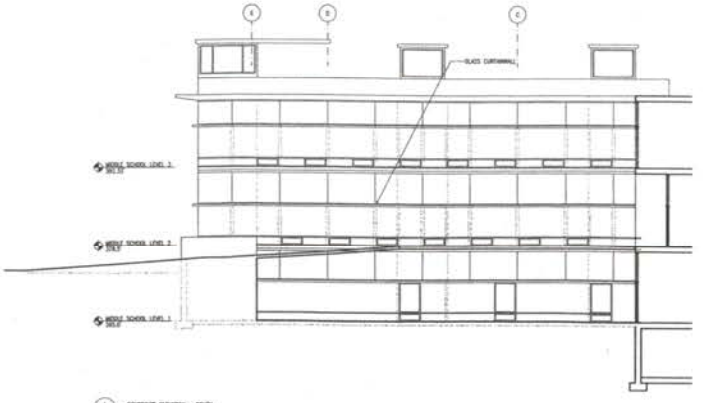
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
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CHECKED BY:
CAD FILE: 6712MS_A4001_BOA.DWG
DATE: 11 MAY 2004

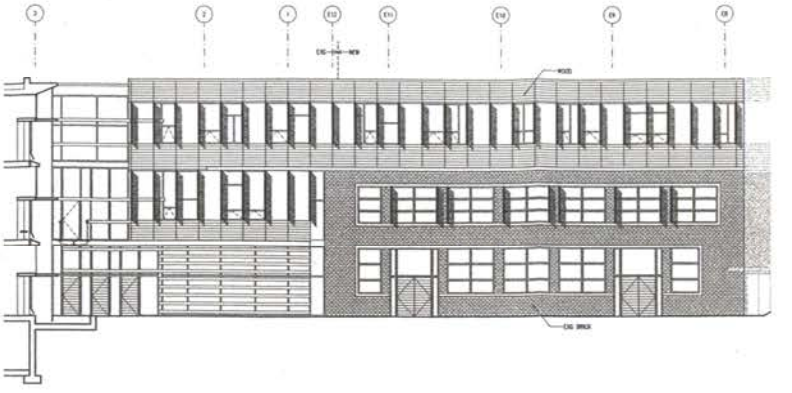
REVISIONS
#	DATE	DESCRIPTION

MS-A4.1

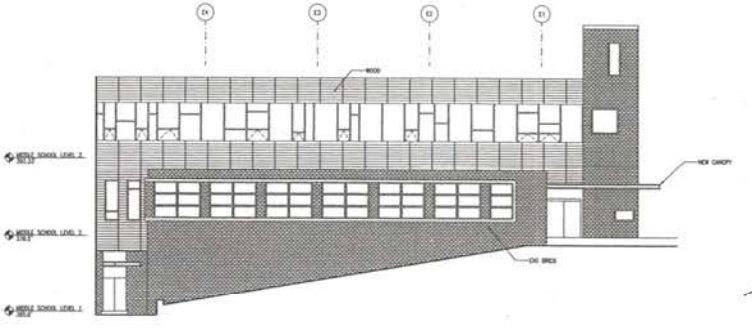
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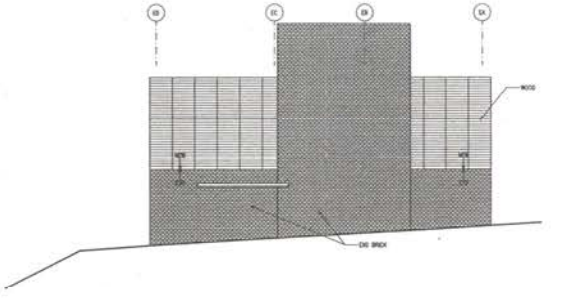
1 COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"



2 COURTYARD ELEVATION - EAST
1/8" = 1'-0"



3 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



4 WEST ELEVATION - SOUTH WING
1/8" = 1'-0"

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
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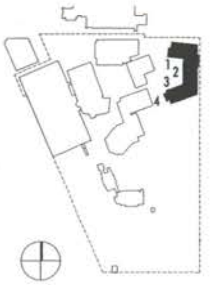
SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 675.09.LEVS

BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"
DRAWN BY: BR
CHECKED BY: MC
CAD FILE: 675MS_A402_BDALDWG
DATE: 11 MAY 2004

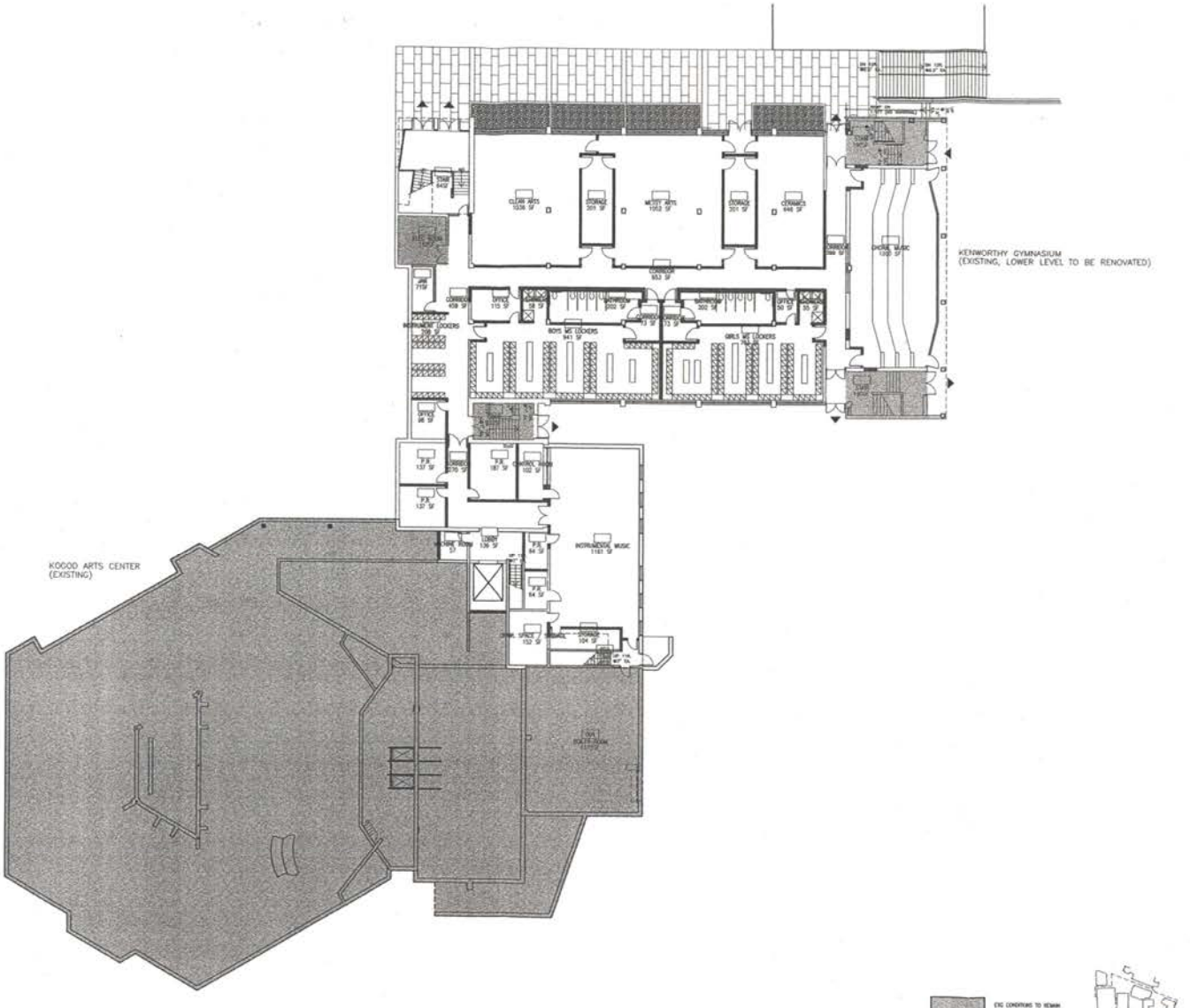
REVISIONS
NO. DATE DESCRIPTION



KEY PLAN

MS-A4.2

BZA APPLICATION
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1 LOWER LEVEL FLOOR PLAN
3/32" = 1'-0"

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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 6781.KP1.KP2

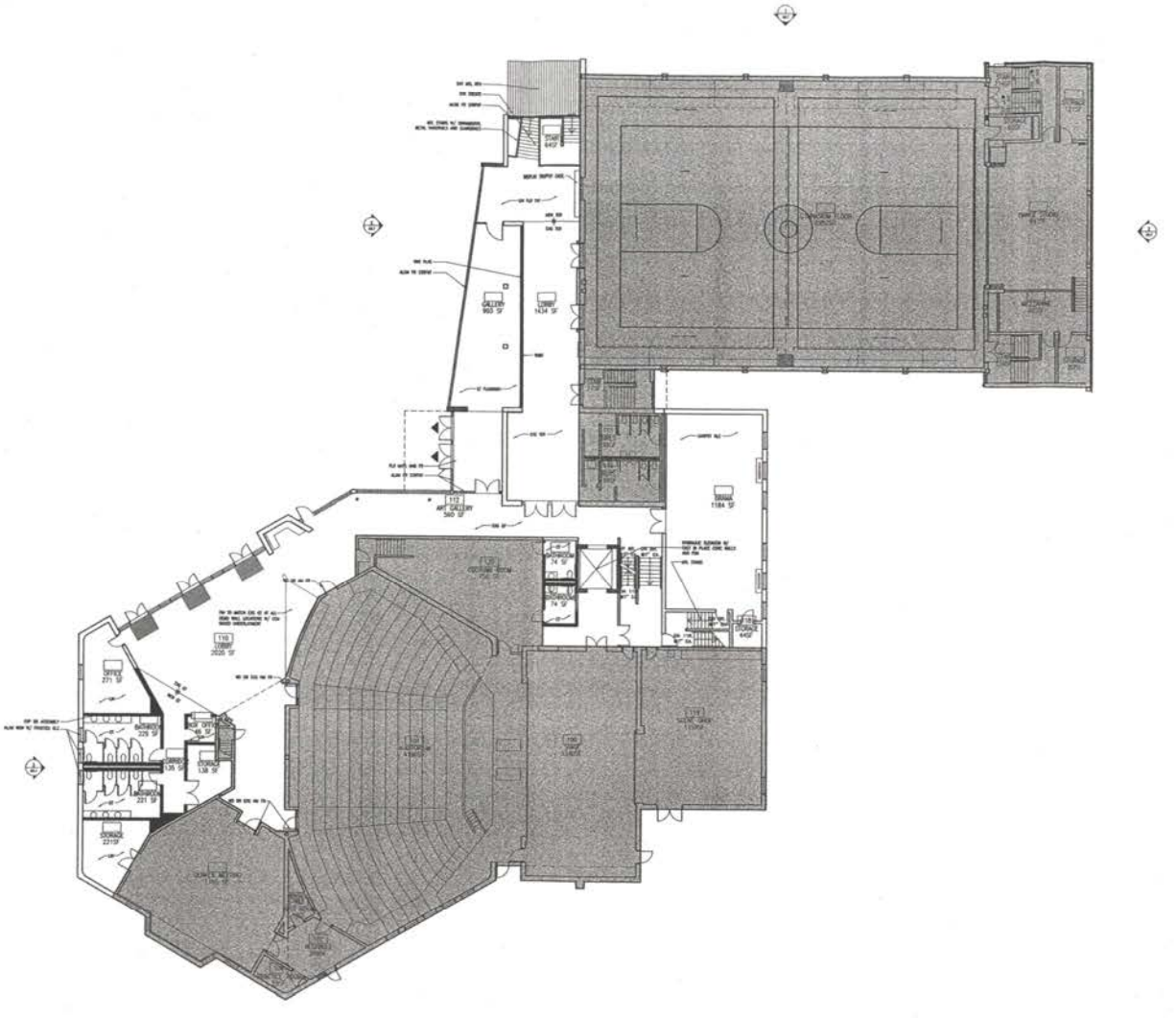
LOWER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"
DRAWN BY:
CHECKED BY:
CAD FILE: KP1MK_A201_floor.dwg
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

KK-A2.1

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EXISTING CONDITIONS TO REMAIN

1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KSA PROJECT NO. 670LWPLANS

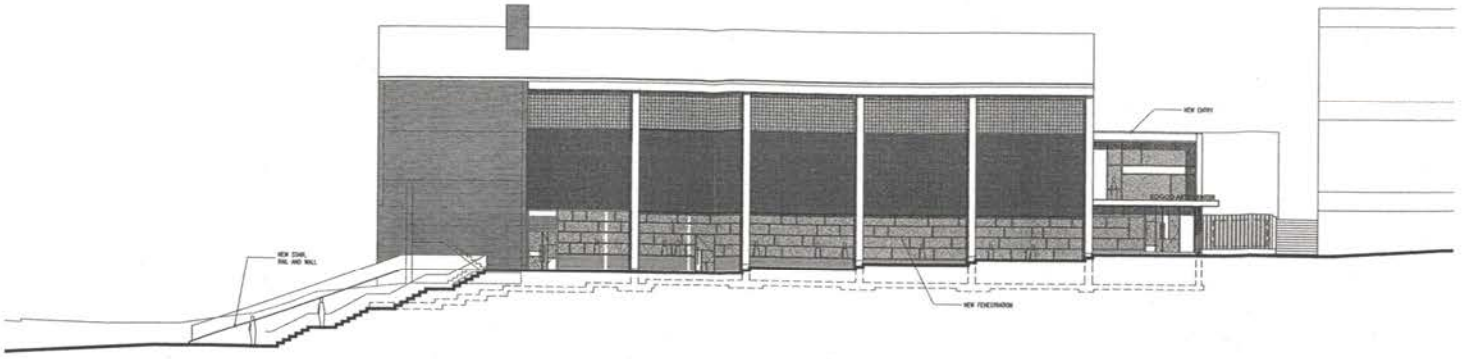
UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY:
CAD FILE: 670Mst_A2202_Rev5.dwg
DATE: 11 MAY 2004

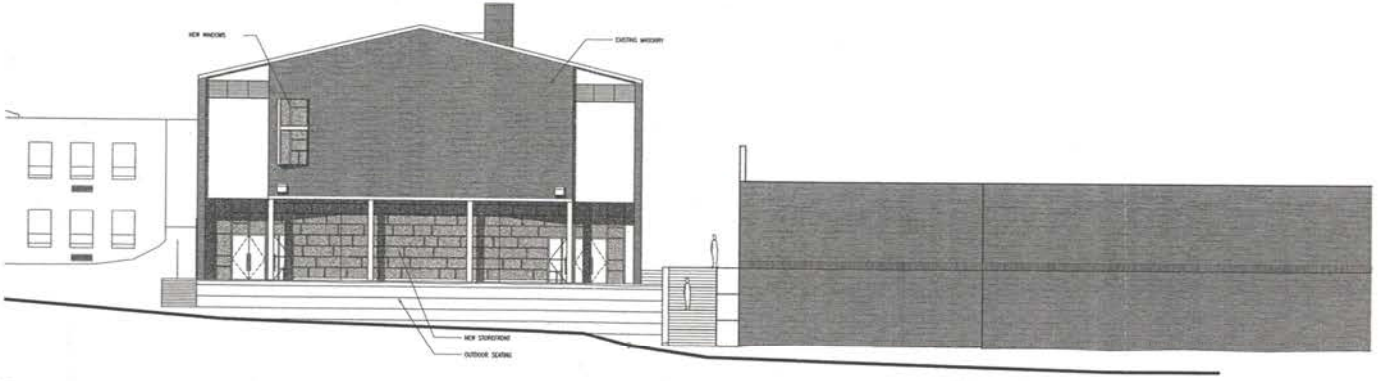
REVISIONS
No. DATE DESCRIPTION

KK-A2.2

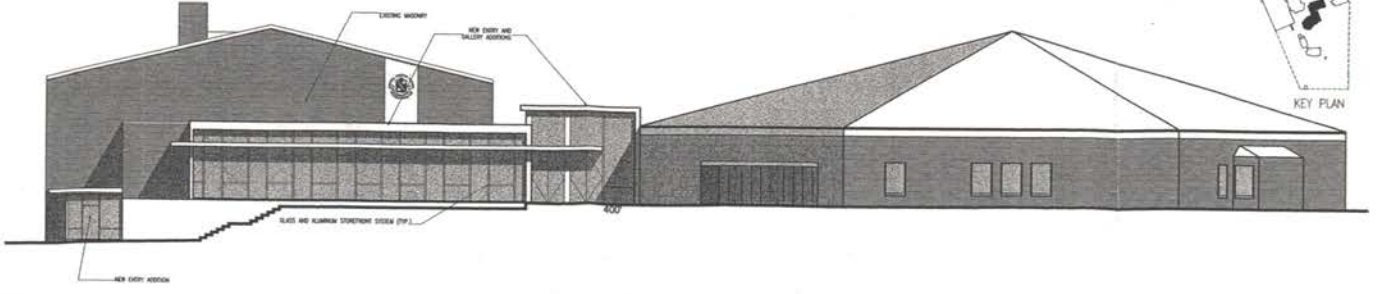
BZA APPLICATION
NOT FOR CONSTRUCTION



NORTH ELEVATION KENNEDY GYM
1/8" = 1'-0"



EAST ELEVATION KENNEDY GYM AND IRWIN GYM
1/8" = 1'-0"



WEST ELEVATION KENNEDY GYM AND EDGOOD ARTS CENTER
1/8" = 1'-0"

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KFA PROJECT NO. 615.09.415

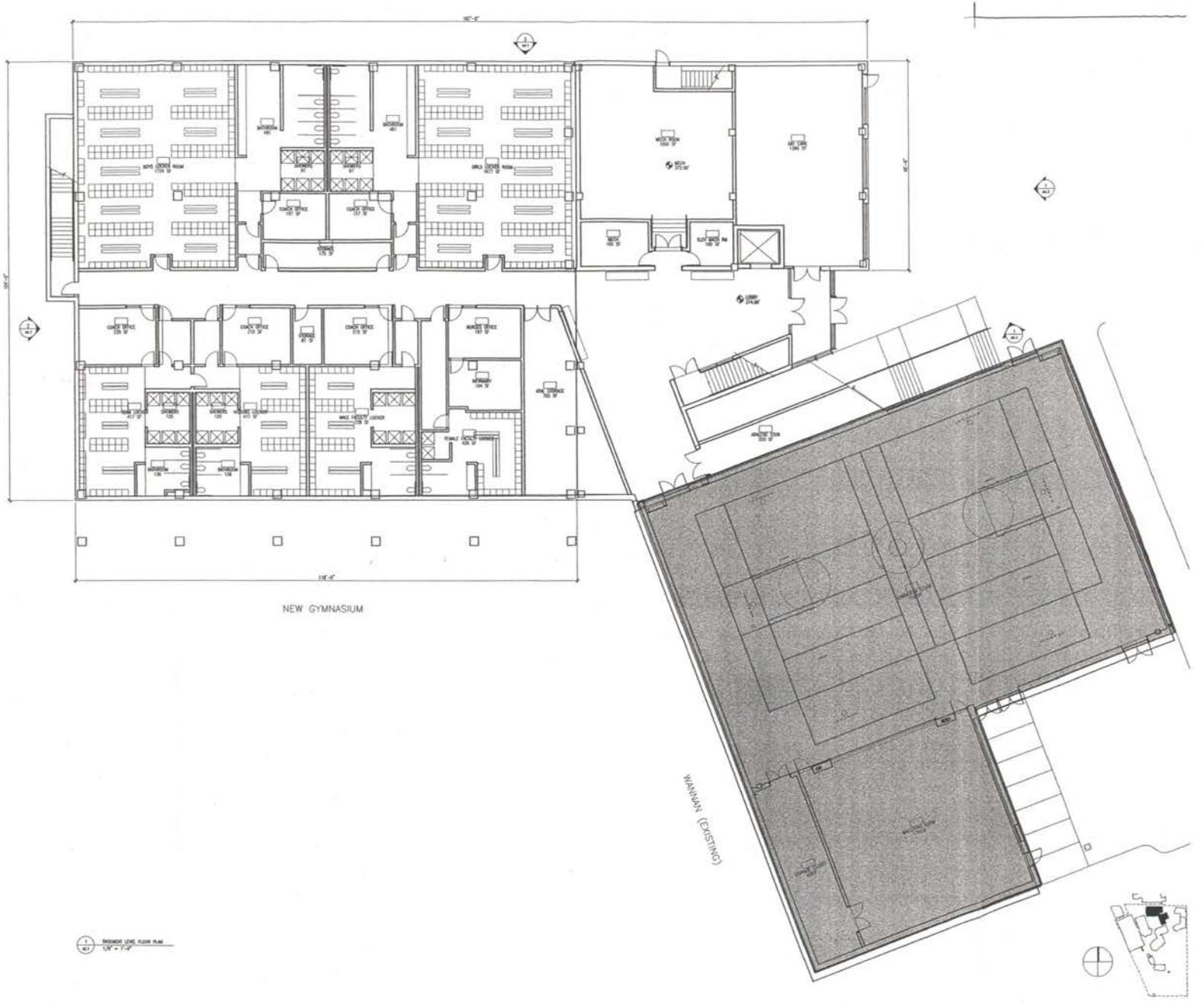
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
DRAWN BY: PW
CHECKED BY:
CAD FILE: 615SS_A401_Sub.dwg
DATE: 11 MAY 2004

NO.	DATE	DESCRIPTION

KK-A4.1

BZA APPLICATION
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ARCHITECT
KIESSLER & TIMBERLAKE ASSOCIATES LLP

STRUCTURAL ENGINEER
CVM ENGINEERS

MEP ENGINEER
BRUCE BROOKS & ASSOCIATES

LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD

CIVIL ENGINEER
VIKA, INC.

SURVEYOR
A. MORTON THOMAS & ASSOCIATES

OWNERS REPRESENTATIVE
JFW PROJECT MANAGEMENT

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 07SFSPL005

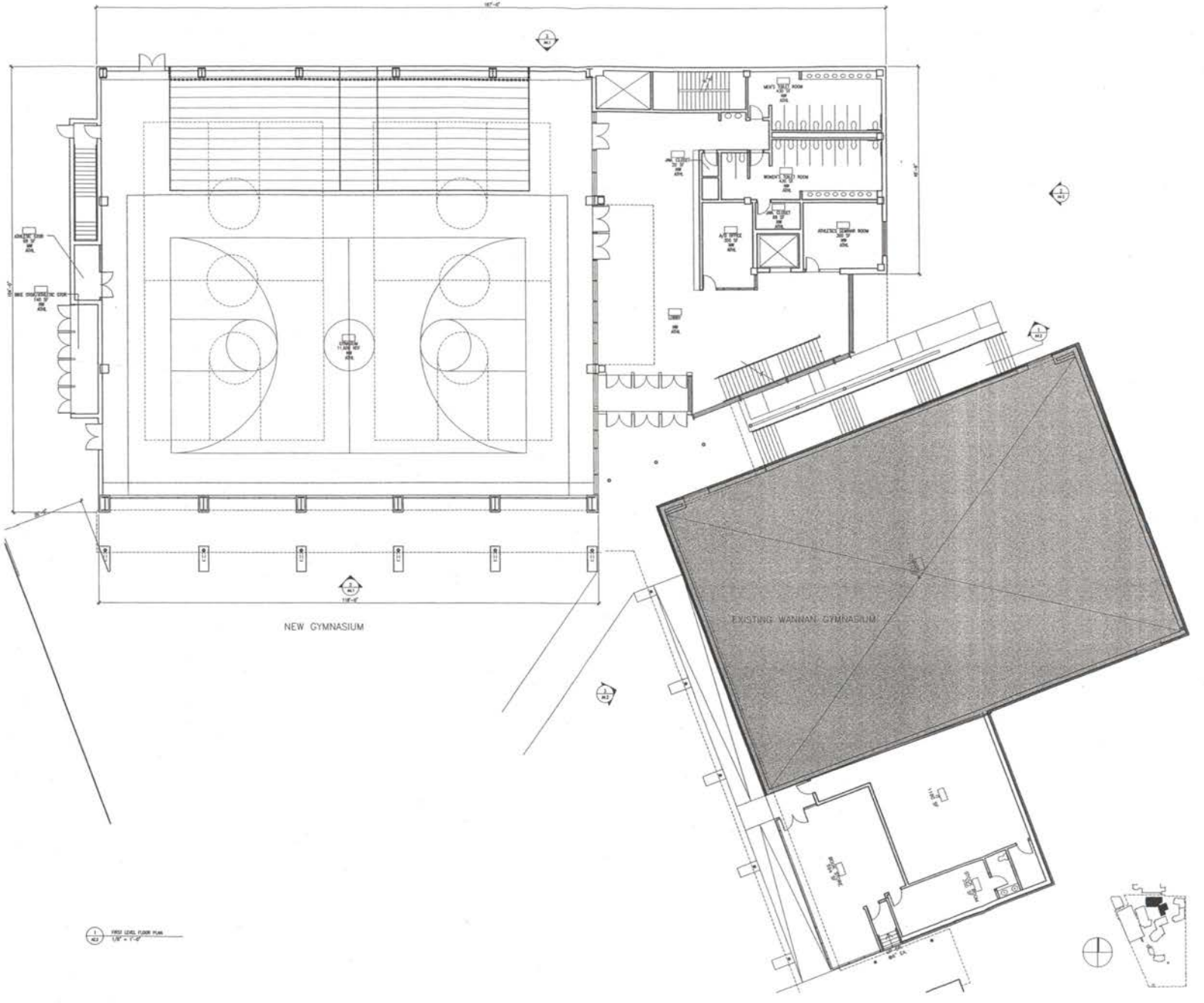
LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY:
CAD FILE: 07SFSPL_A2001_New.dwg
DATE: 11 MAY 2009

REVISIONS	
#	DATE / DESCRIPTION

NW-A2.1

BZA APPLICATION
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1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
KIERANTIMBERLAKE ASSOCIATES LLP
STRUCTURAL ENGINEER
CWA ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD
CIVIL ENGINEER
VIKA, INC.
SURVEYOR
A. MORTON THOMAS & ASSOCIATES
OWNER'S REPRESENTATIVE
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

VIKA PROJECT NO. 675JPW.09

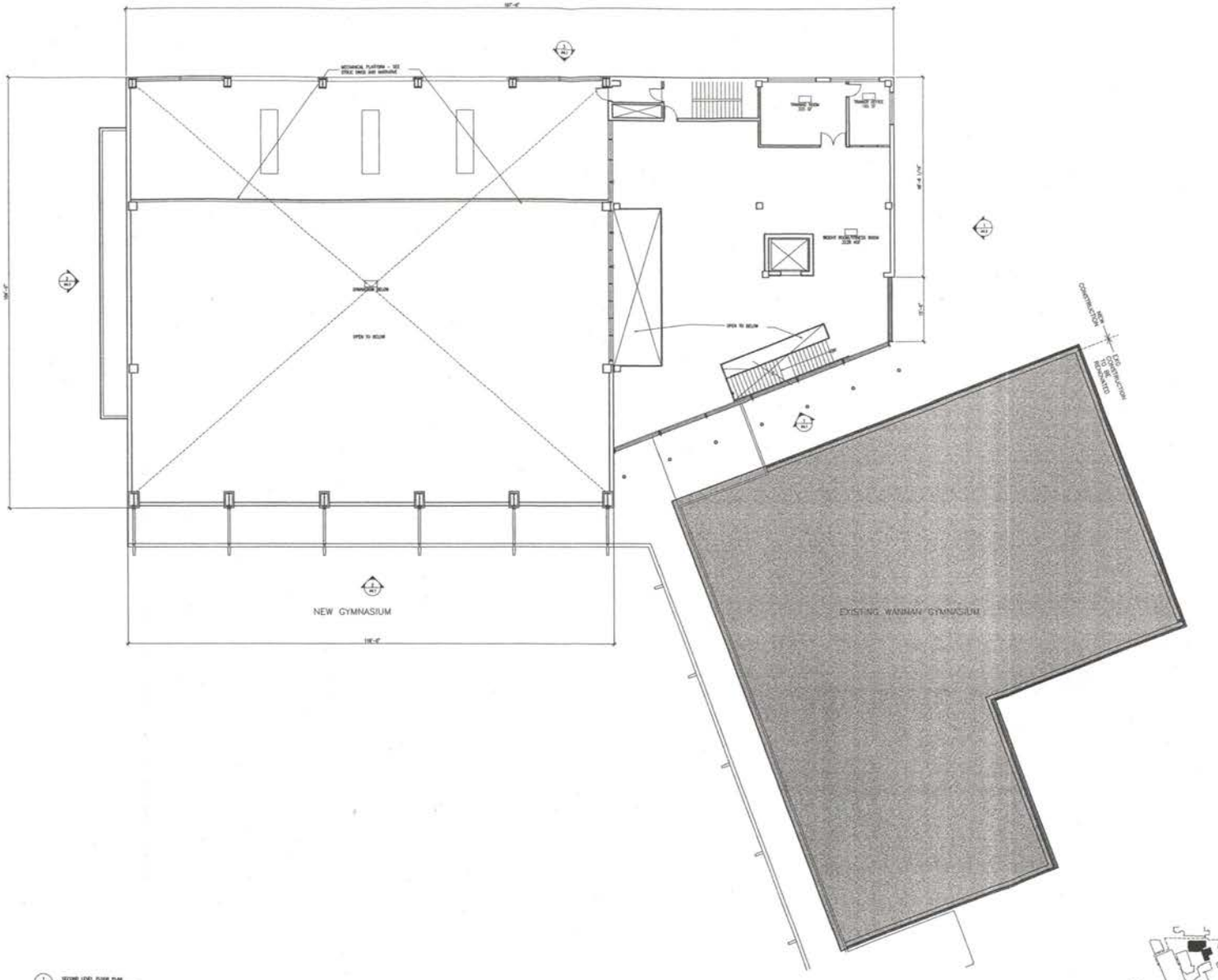
LEVEL 2 PLAN

SCALE: 1/8" = 1'-0"
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CHECKED BY:
CAD FILE: 675JPW_A2202_Base.DWG
DATE: 11 MAY 2006

REVISIONS		
NO.	DATE	DESCRIPTION

NW-A2.2

BZA APPLICATION
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1 / A2.3 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
KIERAN TIMBERLAKE ASSOCIATES LLP
STRUCTURAL ENGINEER
CYM ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.01/H_PPS

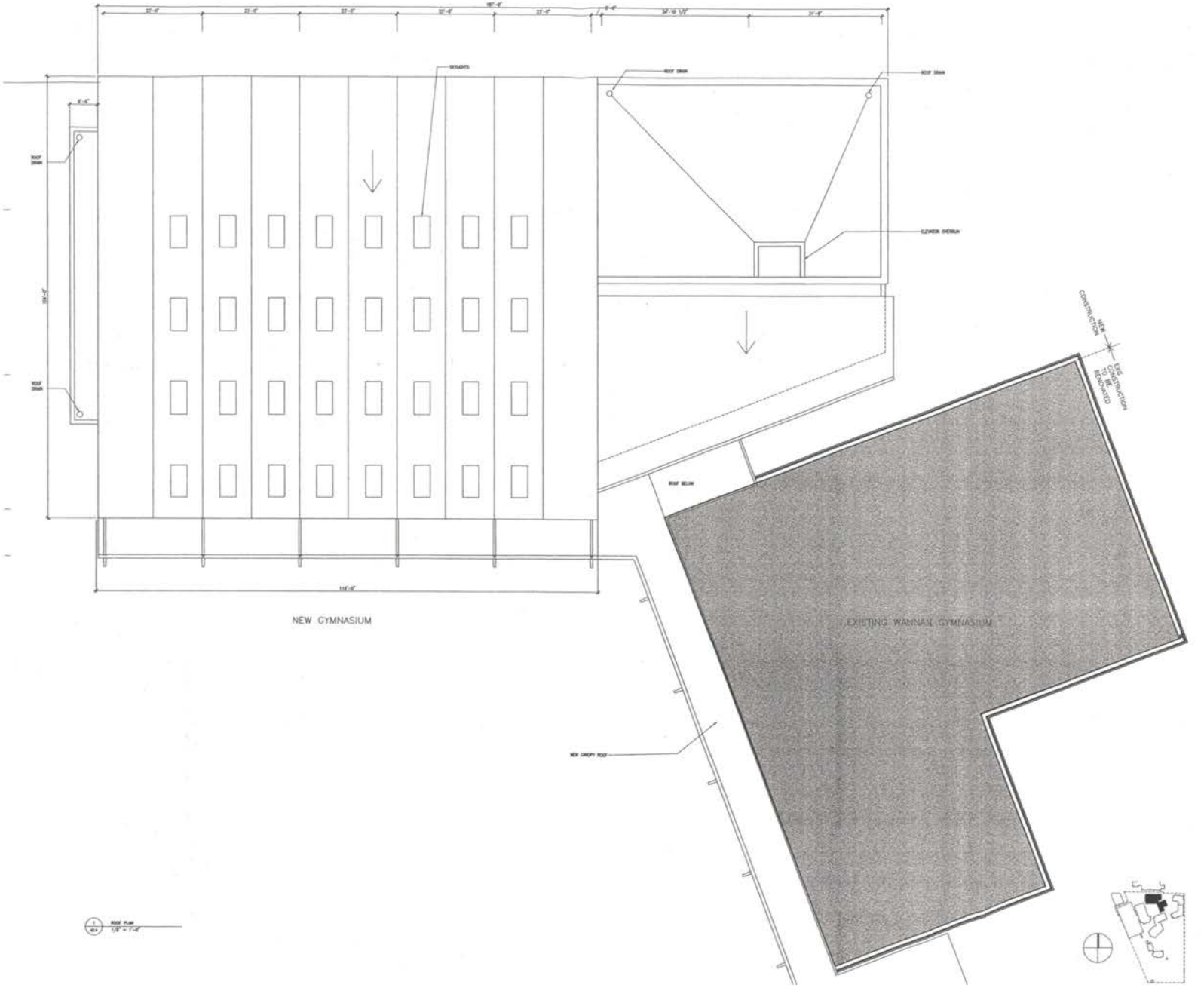
LEVEL 3 PLAN

SCALE: 1/8" = 1'-0"
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CHECKED BY:
CAD FILE: 670\NW_A203_Sec.DWG
DATE: 11 MAY 2004

REVISIONS		
NO.	DATE	DESCRIPTION

NW-A2.3

BZA APPLICATION
NOT FOR CONSTRUCTION



ARCHITECT
KIERAN TIMBERLAKE ASSOCIATES LLP
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
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CIVIL ENGINEER
VIKA, INC.
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OWNER'S REPRESENTATIVE
JPW PROJECT MANAGEMENT

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 6758.04.00

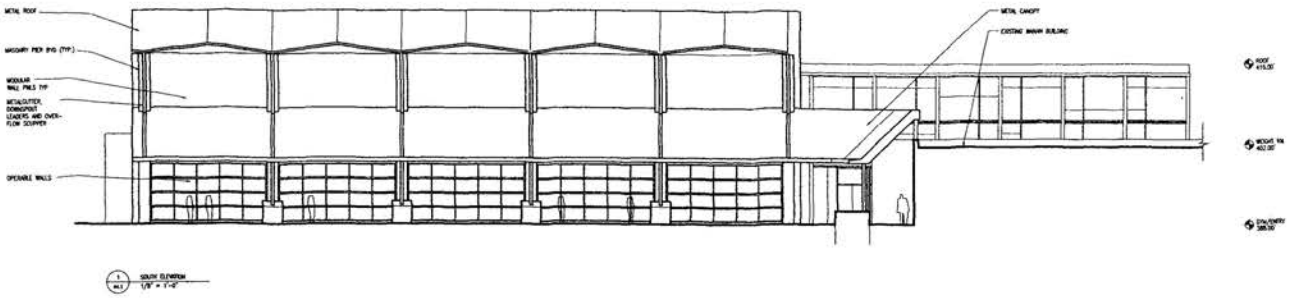
ROOF PLAN

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CHECKED BY:
CAD FILE: 6758-04_A204_Roof.DWG
DATE: 11 MAY 2004

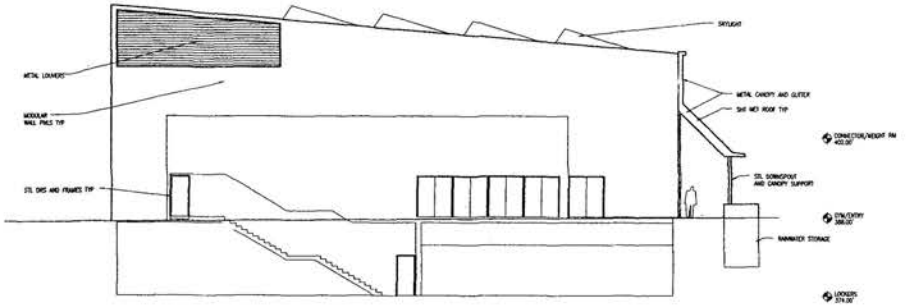
REVISIONS		
#	DATE	DESCRIPTION

NW-A2.4

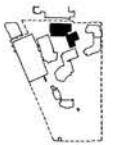
BZA APPLICATION
NOT FOR CONSTRUCTION



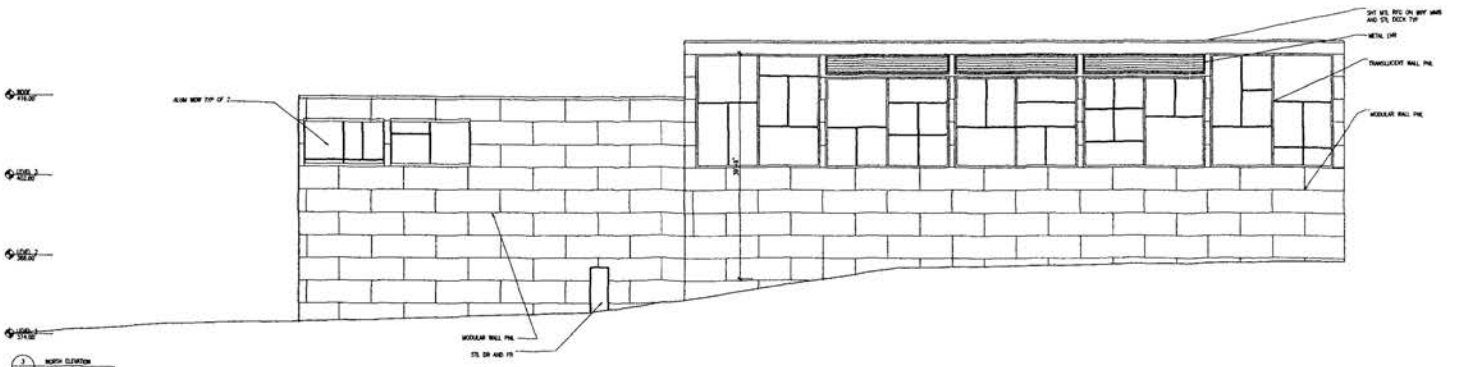
1 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



KEY PLAN



3 NORTH ELEVATION
1/8" = 1'-0"

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.01/1.695

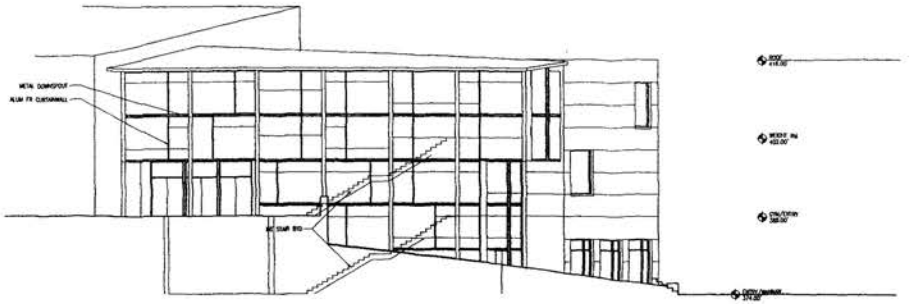
BUILDING ELEVATIONS

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DATE: 11 MAY 2004

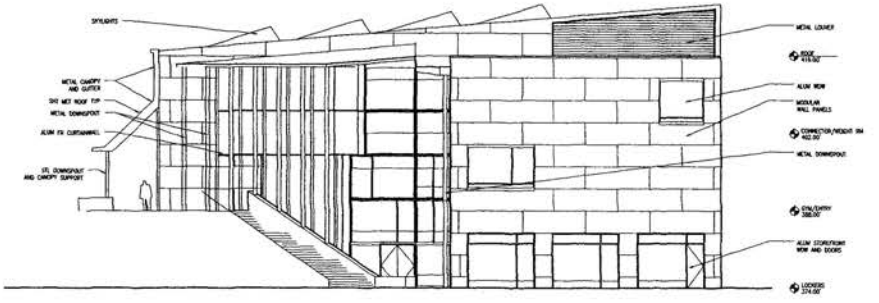
REVISIONS	
No.	DATE DESCRIPTION

NW-A4.1

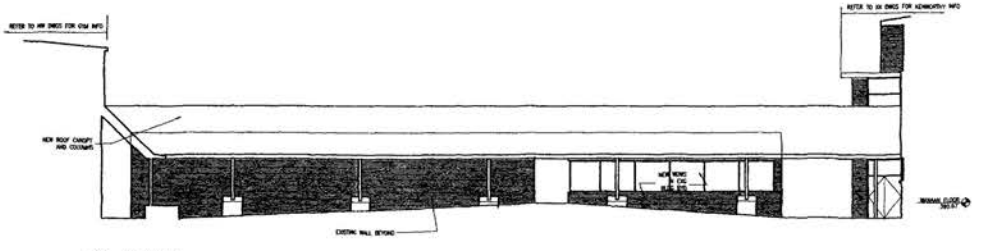
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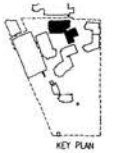
1 SOUTHWEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 CONNECTOR ELEVATION
1/8" = 1'-0"



KEY PLAN

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CYM ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
LANDSCAPE ARCHITECT
ANDROPOGON ASSOCIATES, LTD
CIVIL ENGINEER
VIKA, INC.
SURVEYOR
A. MORTON THOMAS & ASSOCIATES
OWNERS REPRESENTATIVE
JFW PROJECT MANAGEMENT

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.04.693

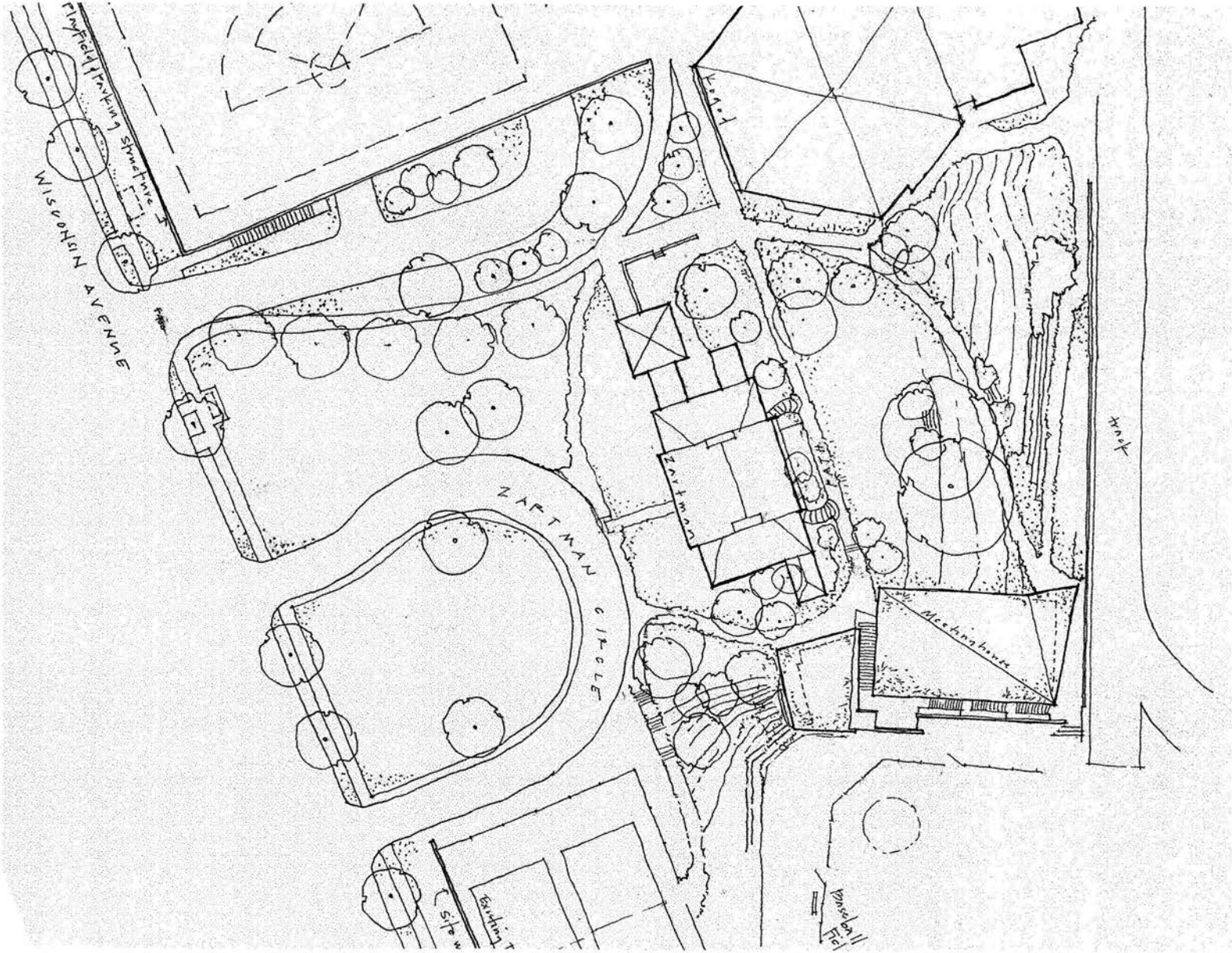
EXTERIOR ELEVATIONS

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CHECKED BY:
CAD FILE: 670nw_A401_3.vwx
DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

NW-A4.2

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WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

VIKA PROJECT NO. [illegible]

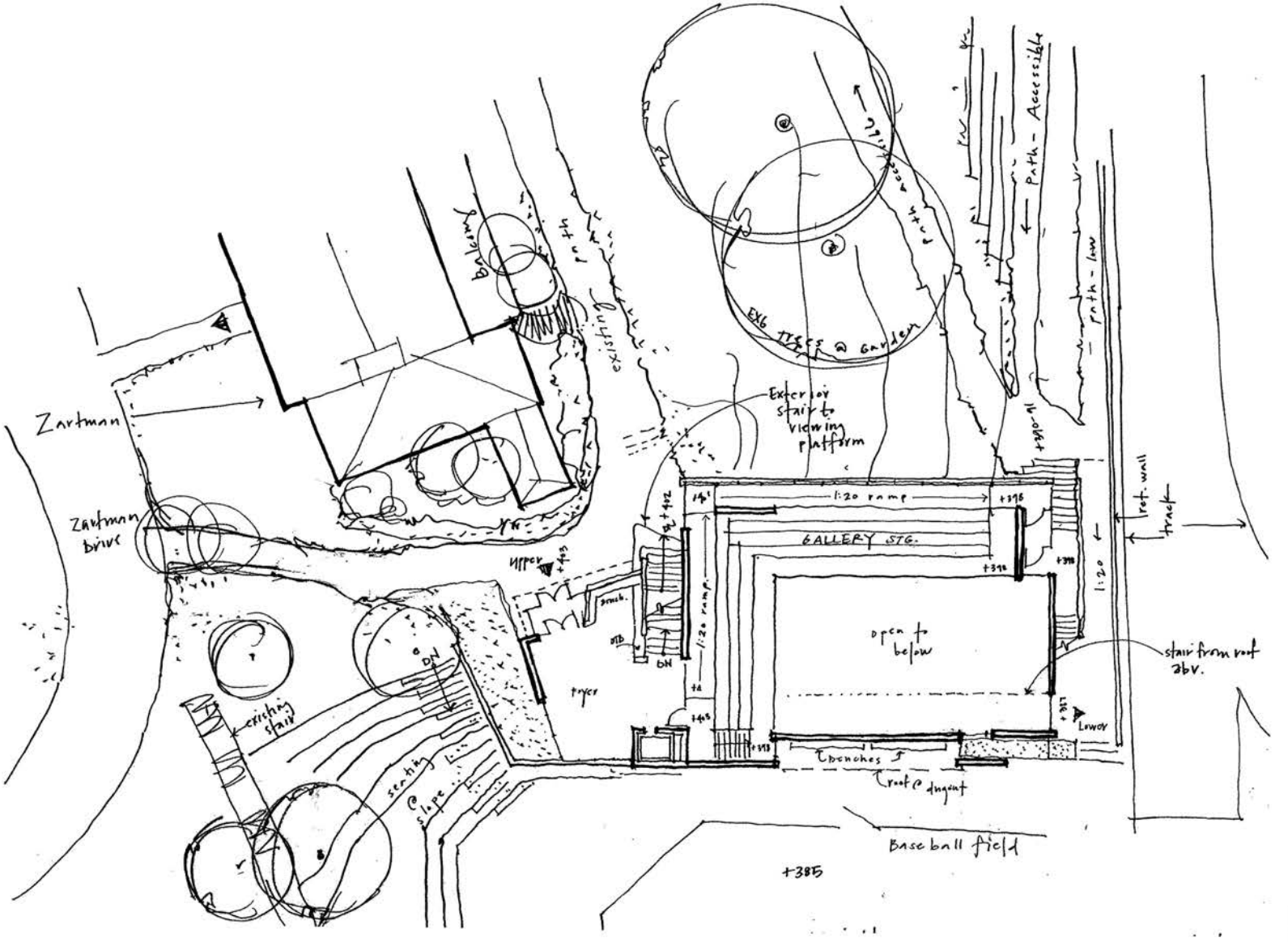
ZARTMAN GARDEN SITE PLAN

SCALE 1/16" = 1'-0"
DRAWN BY TS
CHECKED BY [illegible]
CAD FILE QM_L1.1_SEALING
DATE 11 MAY 2004

REVISIONS		
#	DATE	DESCRIPTION

QM-L1.1

BZA APPLICATION
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BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.04.09

QUAKER MEETING SITE PLAN

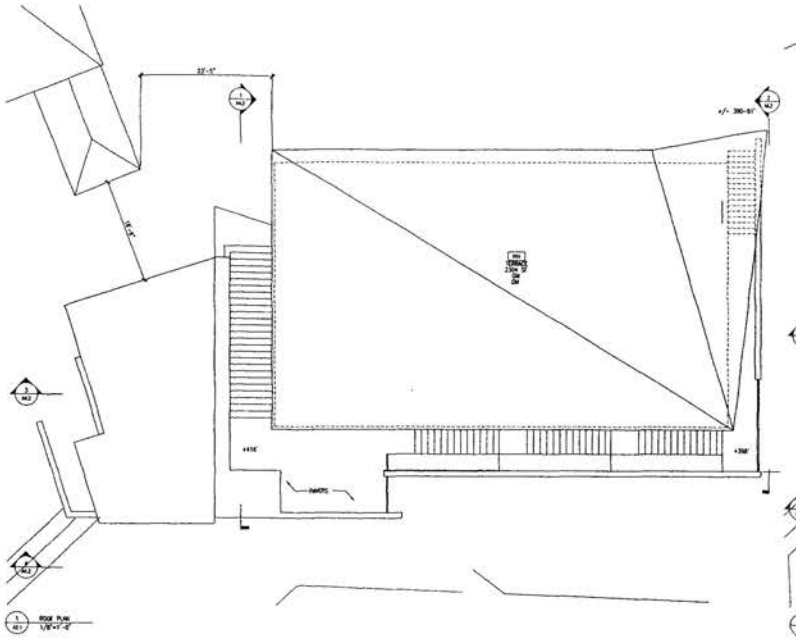
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DATE: 11 MAY 2004

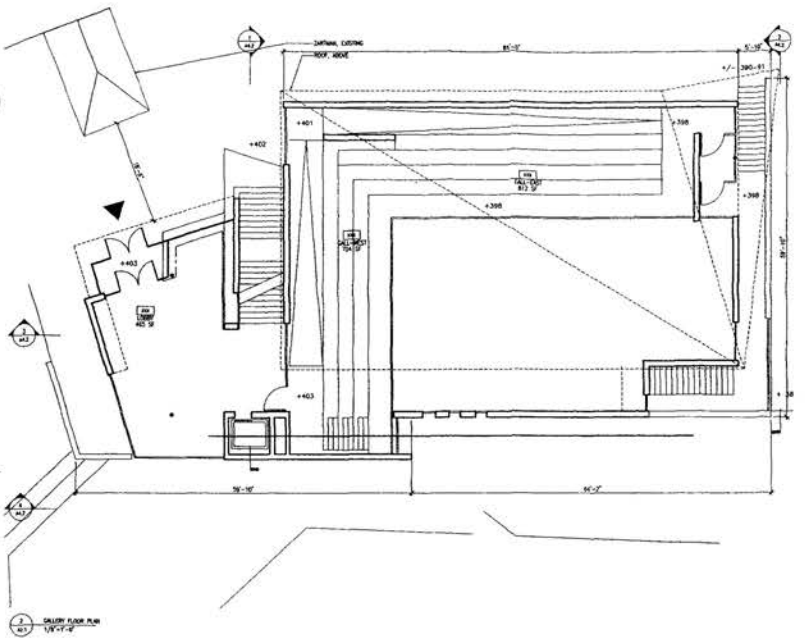
REVISIONS

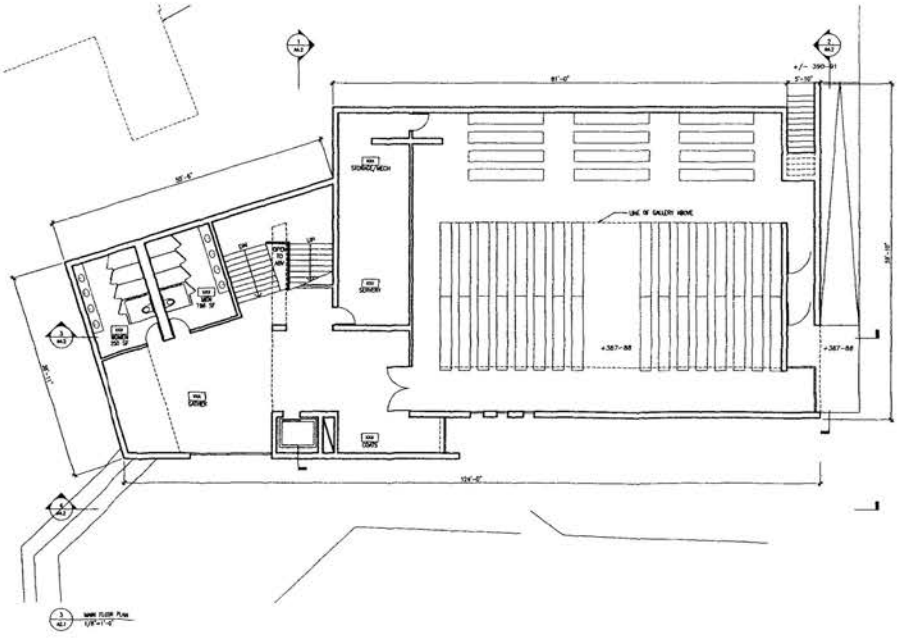
No.	DATE	DESCRIPTION

SITE PLAN
1/16" = 1'-0"

QM-L1.2
BZA APPLICATION
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ARCHITECT:
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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 6705.09.693

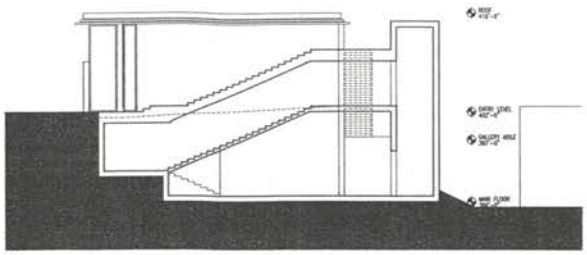
QUAKER MEETING FLOOR PLANS

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CHECKED BY:
CAD FILE: QM_A2.1_BZA.dwg
DATE: 11 MAY 2006

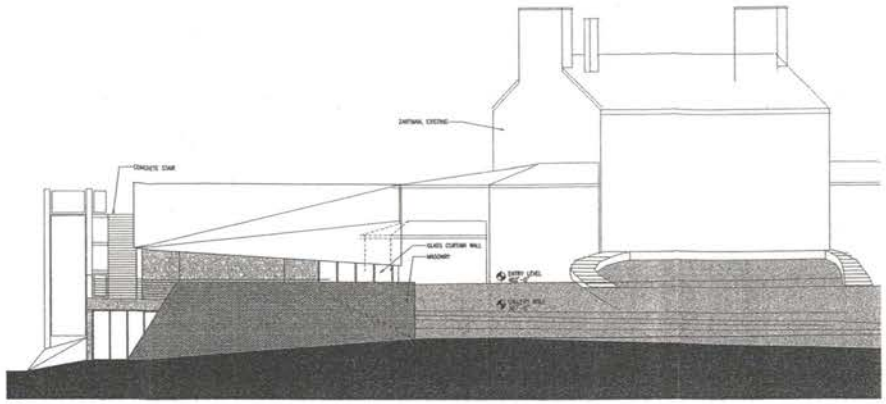
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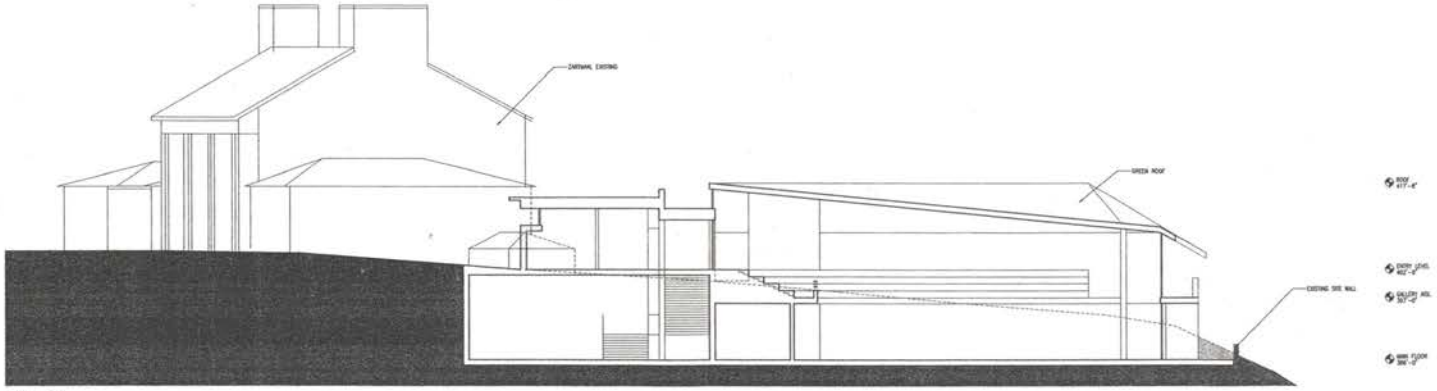
BZA APPLICATION
NOT FOR CONSTRUCTION



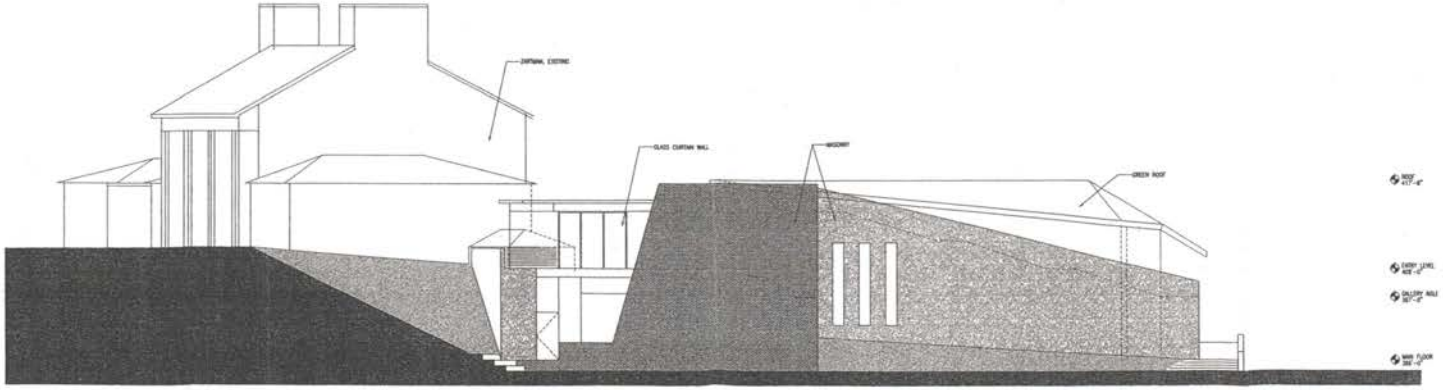
1 SECTION LOOKING EAST
1/8"=1'-0"



2 SECTION LOOKING WEST
1/8"=1'-0"



3 SECTION LOOKING NORTH
1/8"=1'-0"



4 SECTION LOOKING NORTH
1/8"=1'-0"

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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.604.695

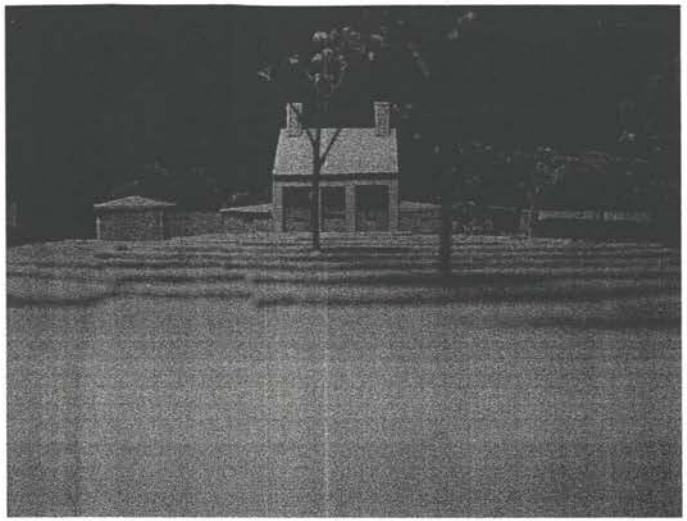
QUAKER MEETING SECTIONS & ELEVATIONS

SCALE: 1/8"=1'-0"
DRAWN BY: TE
CHECKED BY:
CAD FILE: QM_A4.1_SECTIONS.dwg
DATE: 11 MAY 2006

REVISIONS
NO. DATE DESCRIPTION

QM-A4.1

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BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

BZA PROJECT NO. 675.BZA.UPD

QUAKER MEETING SKETCHES & PHOTOS

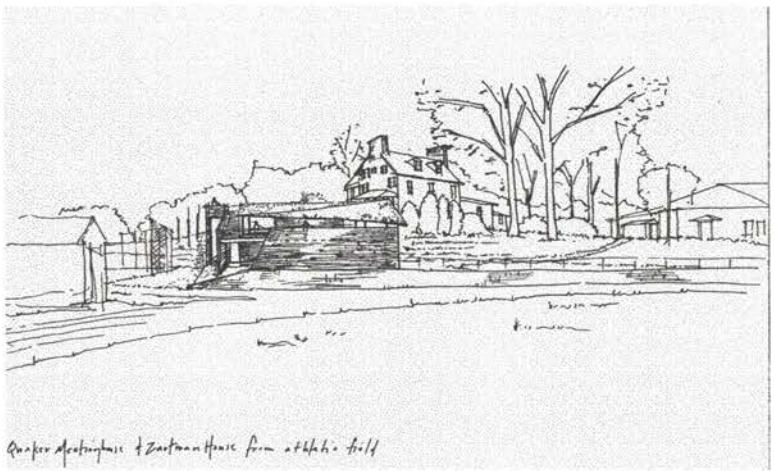
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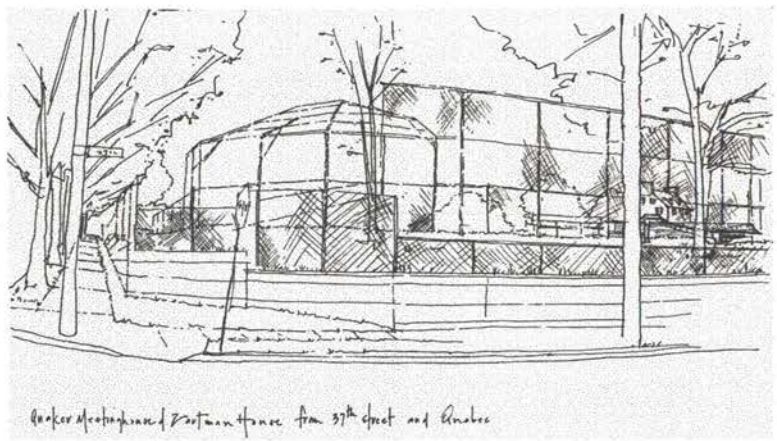


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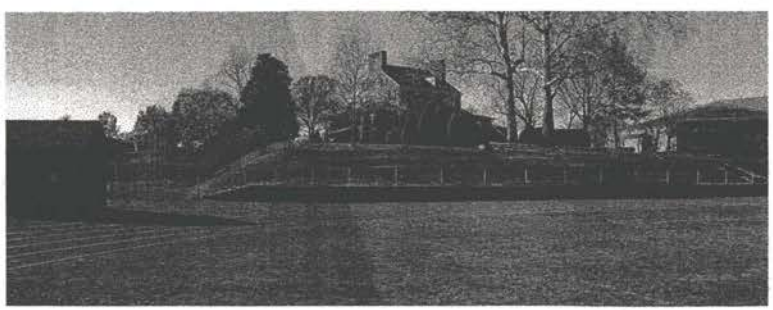
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NOT FOR CONSTRUCTION

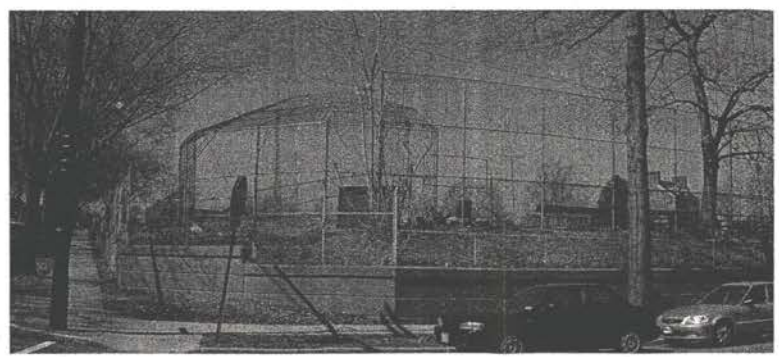


Quaker Meetinghouse & Zartman House from athletic field



Quaker Meetinghouse & Zartman House from 37th Street and Elmhurst





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SIDWELL FRIENDS SCHOOL
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WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KVA PROJECT NO. 670.01H.SFS

QUAKER MEETING SKETCHES & PHOTOS

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REVISIONS
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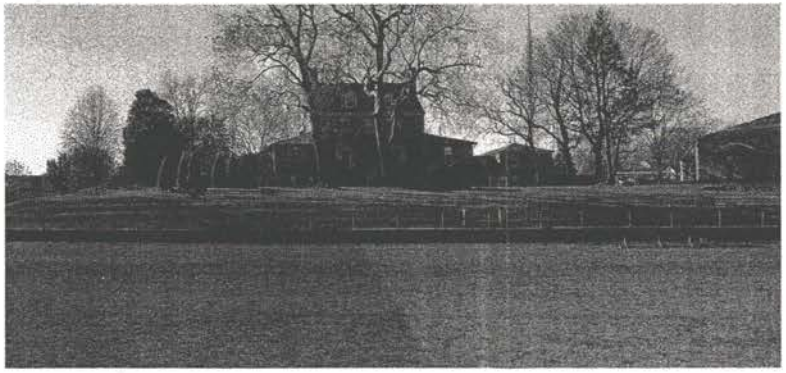
QM-A4.3

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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.604.698

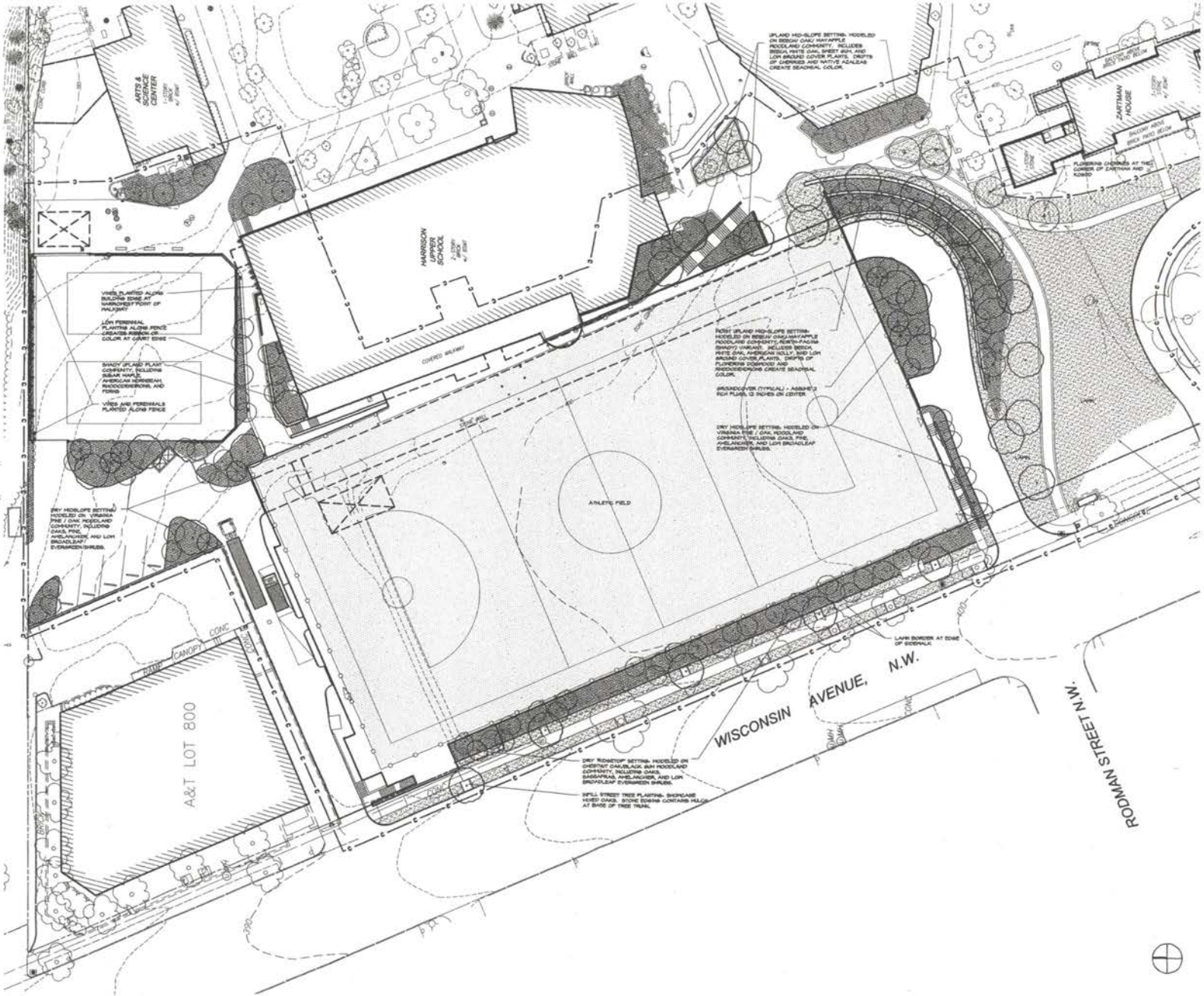
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DATE: 11 MAY 2004

REVISIONS
NO. DATE DESCRIPTION

QM-A4.4

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SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 675.09.LAN

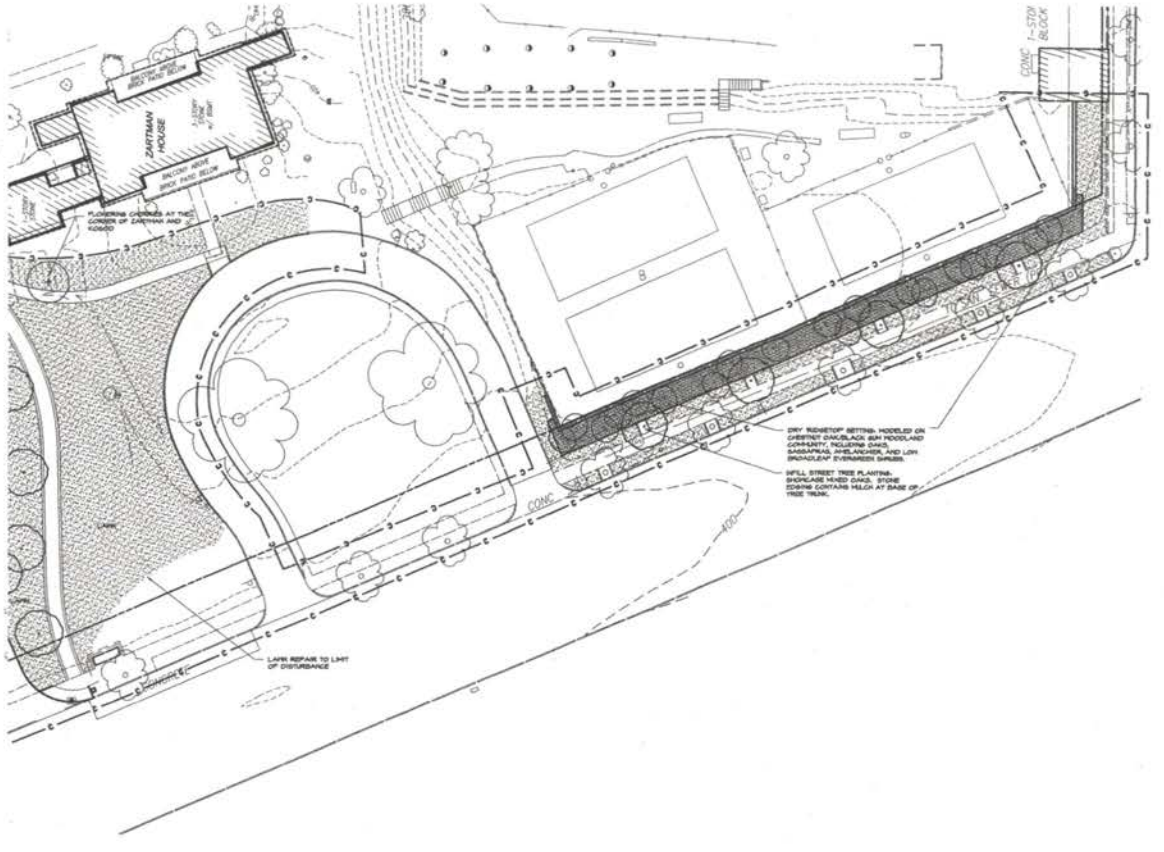
SITE PLANTING PLAN

SCALE: 1"=20'-0"
DRAWN BY: LM
CHECKED BY:
CAD FILE: N/A
DATE: 11 MAY 2016

REVISIONS		
#	DATE	DESCRIPTION

PS-L1.1

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Vegetation Narrative - Sidwell Friends School

Sidwell Friends School sits on the edge of two major physiographic provinces: the upland hills of the Piedmont Plateau, overlooking the Atlantic Coastal Plain. Subsequently, the native plant communities indigenous to this area are potentially very rich, with affinities to both regions. The planting design for the Sidwell campuses has the opportunity to express subtle variations in the topographic character of both campuses by showcasing native plant groupings based on the natural diversity of the ecological communities.

A vegetation survey of Rock Creek Park identified the following plant associations. These groupings of compatible plants would form the basis of the planting design.

Dry Chestnut Oak - Black Gum Forest
- continued to hilltops and south-facing upper slopes. Soils are typically shallow and rocky with little organic matter.
- canopy trees: chestnut oak, black gum, scarlet oak, black oak, red maple
- understory: serviceberry, sassafras, pagoni hickory
- groundplane: mountain laurel, black huckleberry, blueberry, azalea

Virginia Pine-Oak Forest:
- Entirely transient, but new tree must almost without regular disturbance this forest succeeds to hardwoods
- canopy trees: Virginia pine, chestnut oak, black oak, , red oak, white oak, tulip poplar locust
- groundplane: blueberry, black huckleberry, mountain laurel

Beech-Oak-Hickypole Forest
- very common on mesic to dry-mesic slopes. Soils are generally deep and well drained.
- canopy trees: American beech, white oak, hickories, tulip poplar, sweetgum
- understory: American holly, flowering dogwood, maple-leaved viburnum, lowthorn, rhododendron,
- groundplane: mayapple, Christmas fern, Solomon's seal, pennsylvania, jack-in-the-pulpit, false solomon's seal

Sycamore-Ash Floodplain Forest
- found along stream banks and lower slopes. Soils may be either coarse and gravelly, or silty, and are generally poorly drained.
- canopy trees: sycamore, green ash, red maple, silver maple, tulip poplar, American elm, black walnut, sweet gum, river birch
- understory: spice bush, black haw viburnum,
- groundplane: jack-in-the-pulpit, sensitive and cinnamon fern, skunk cabbage, red ellen thick tolerant wetland flowers

LEGEND

- GROUNDCOVER - ASSUME 2 INCH PLUGS, 12 INCHES ON CENTER
- LAWN - SODDED
- DECIDUOUS CANOPY TREE. ASSUME A RANGE OF SIZES FROM 3-8 INCH CALIPER.
- CONIFEROUS TREE. ASSUME 10-15 FEET HIGH.
- SMALL CALIPER SHADE TREE OR FLOWERING UNDERSTORY TREE. ASSUME 7-10 FEET HIGH, B+B.
- SHRUB - ASSUME 24 INCH HIGH, POTTED
- VINE - ASSUME 2 YEAR, 1 GALLON POT. 3 STEMS MINIMUM.

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SIDWELL FRIENDS SCHOOL
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SIDWELL FRIENDS SCHOOL PROJECTS

CD-PROJECT NO. 670.09.010

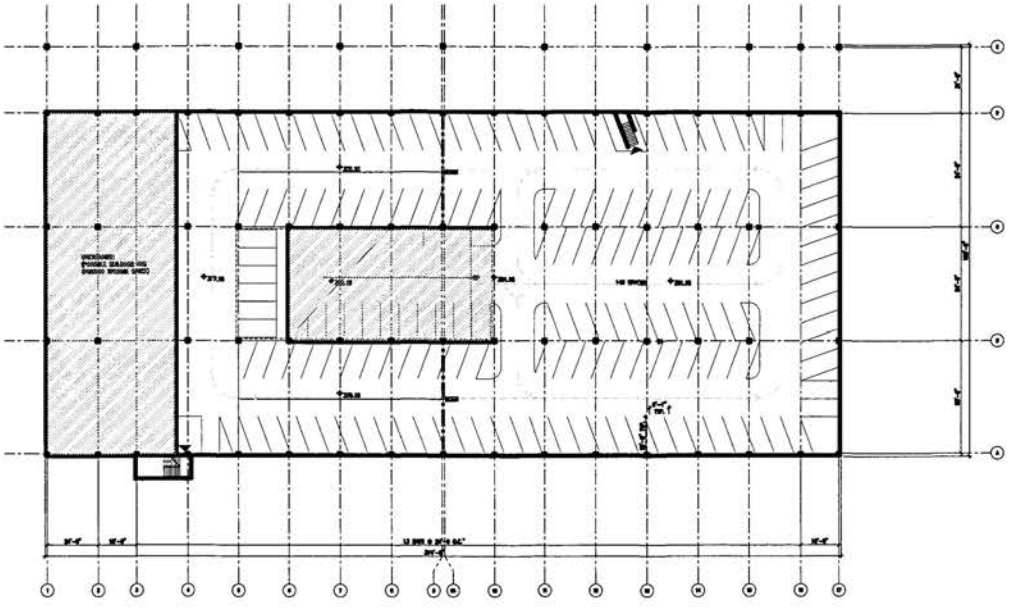
SITE PLANTING PLAN

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CHECKED BY:
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DATE: 11 MAY 2009

REVISIONS:
NO.	DATE	DESCRIPTION

PS-L1.2

BZA APPLICATION
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LOWER LEVEL PLAN
1/16" = 1'-0"

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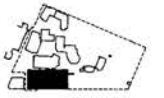
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KEY PLAN

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.69.690

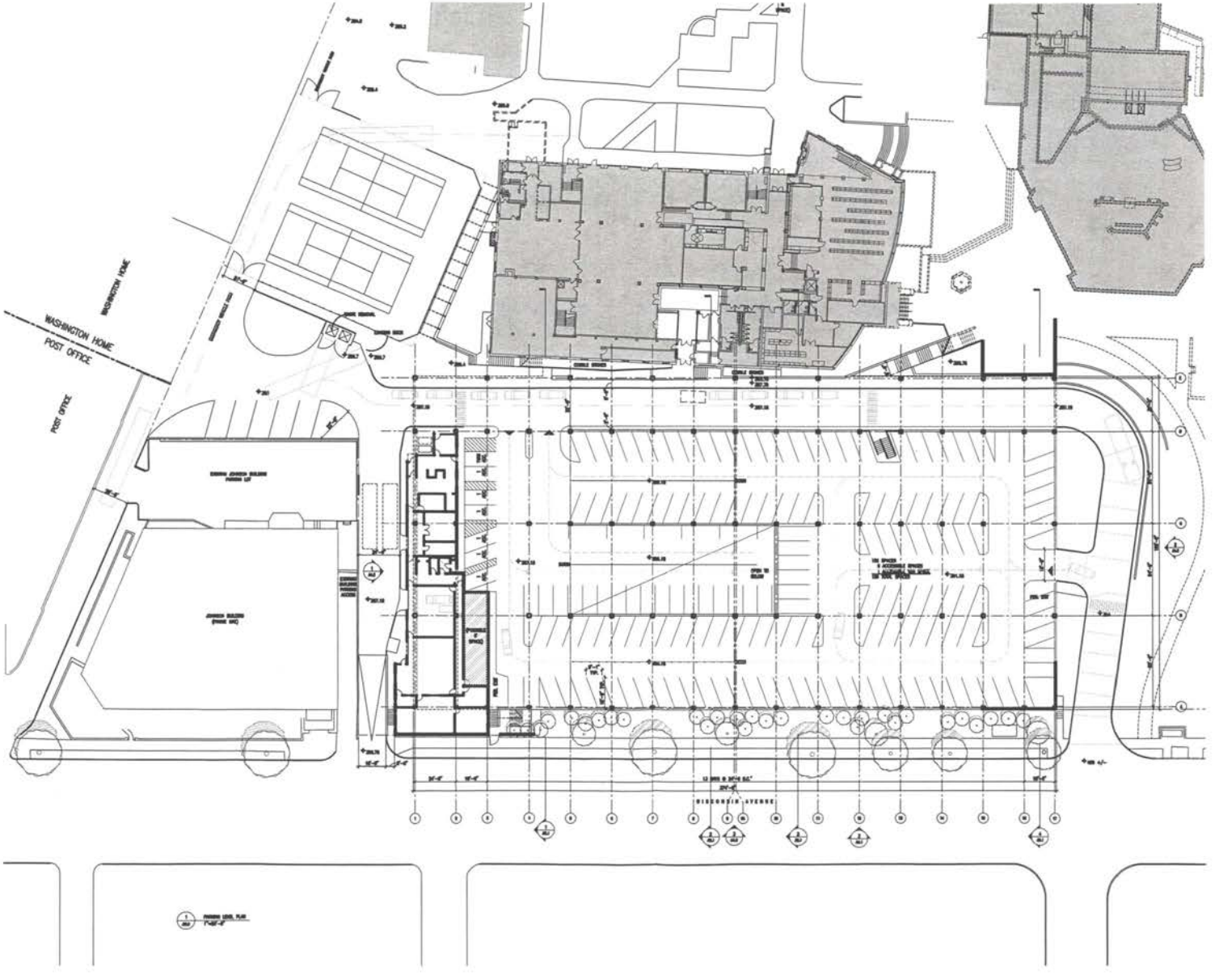
PARKING LEVEL PLAN
LOWER LEVEL

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DATE 17 MAY 2004

NO.	DESCRIPTION
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PS-A2.0

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KEY PLAN

SIDWELL FRIENDS SCHOOL
BETHESDA, MARYLAND
WASHINGTON, DC

SIDWELL FRIENDS SCHOOL PROJECTS

VIKA PROJECT NO. 675.691.810

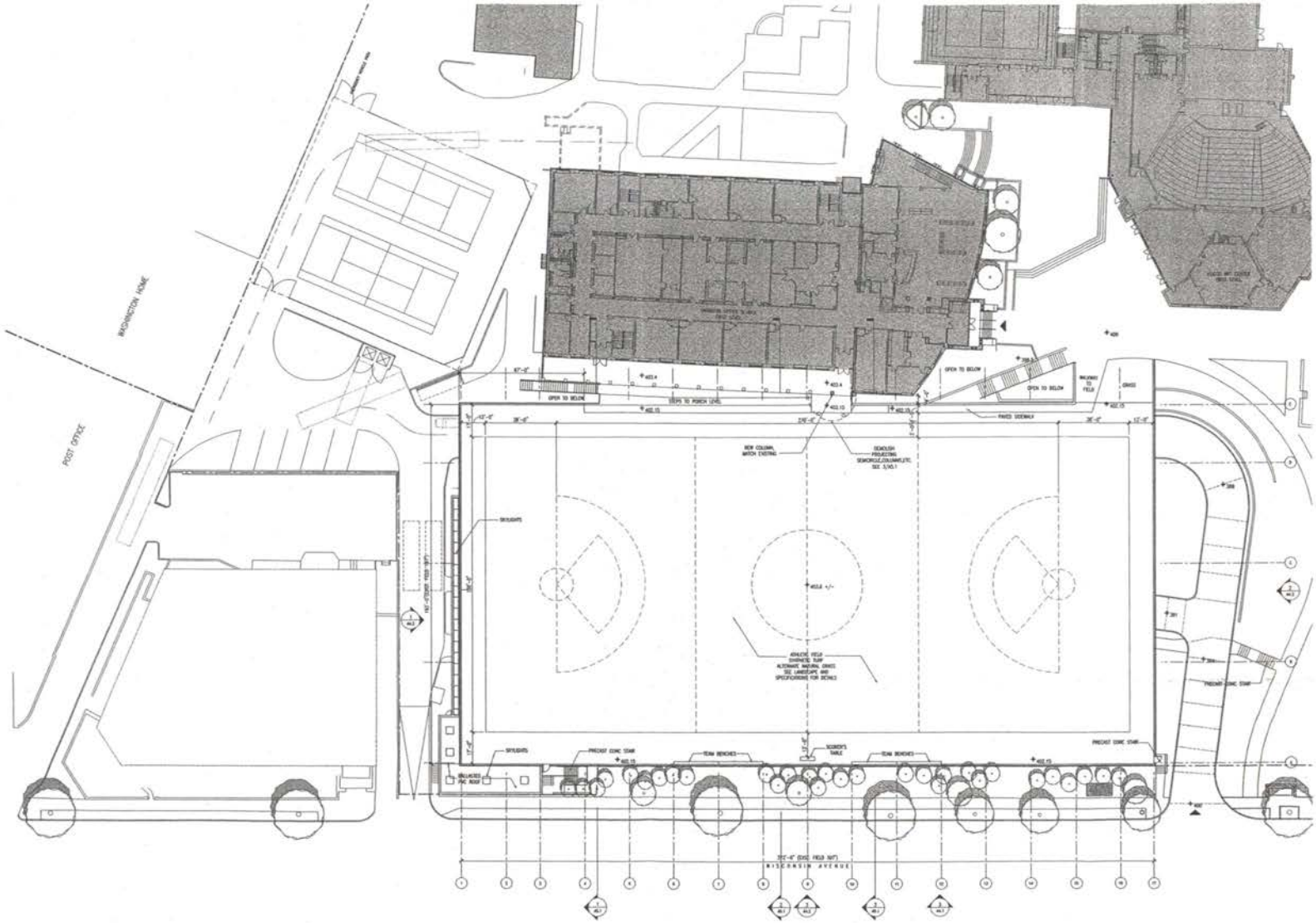
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DATE: 17 MAY 2016

NO.	DESCRIPTION

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KEY PLAN

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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.09.LWS

FIELD LEVEL PLAN

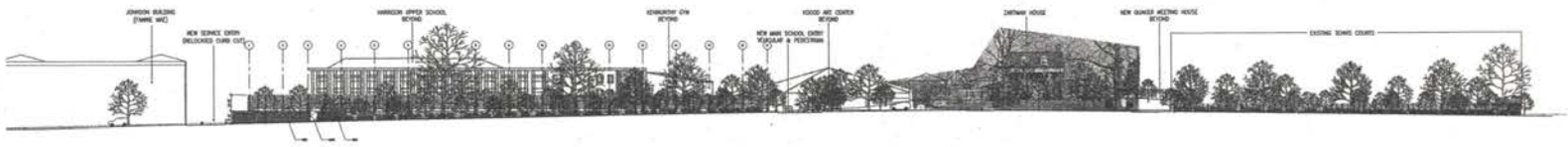
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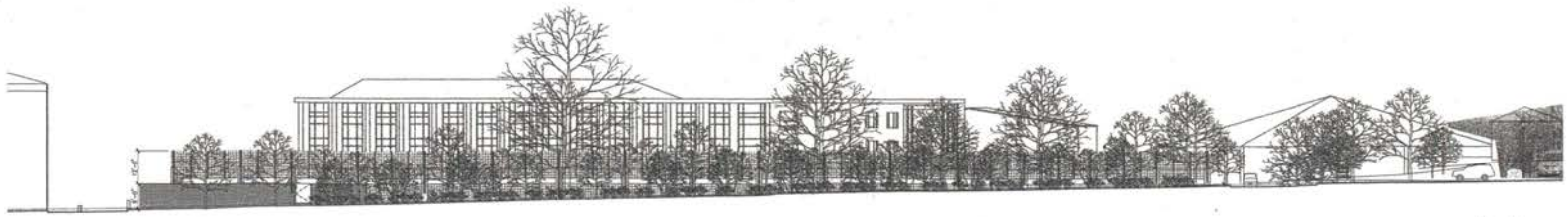
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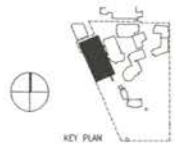




1 WISCONSIN AVENUE
1/32"=1'-0"



1 WISCONSIN AVENUE
1/32" = 1'-0"



KEY PLAN

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SIDWELL FRIENDS SCHOOL PROJECTS

KIA PROJECT NO. 670.01.019

SITE ELEVATIONS & PHOTO

SCALE: AS NOTED
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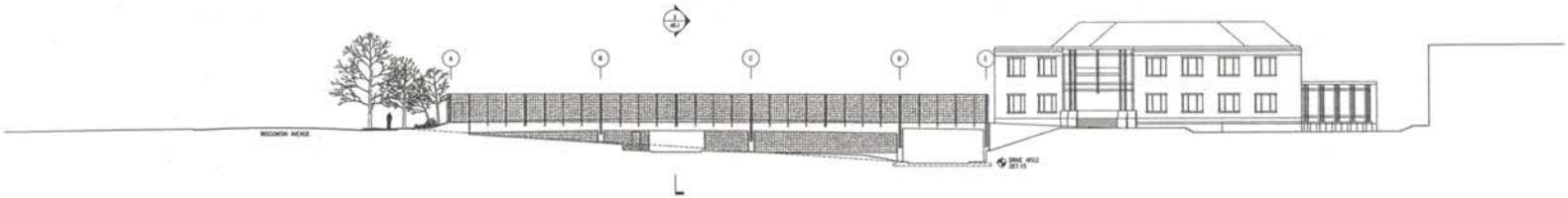
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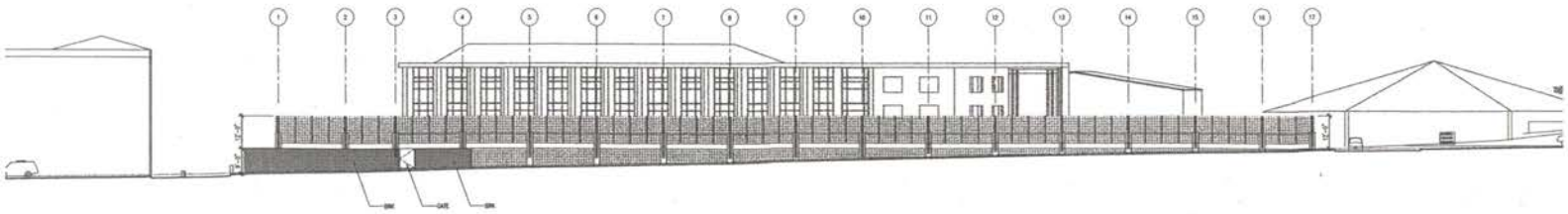
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1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 WISCONSIN AVENUE ELEVATION
1/16" = 1'-0"

KEY PLAN

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CVM ENGINEERS
MEP ENGINEER
BRUCE BROOKS & ASSOCIATES
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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 6316.09.693

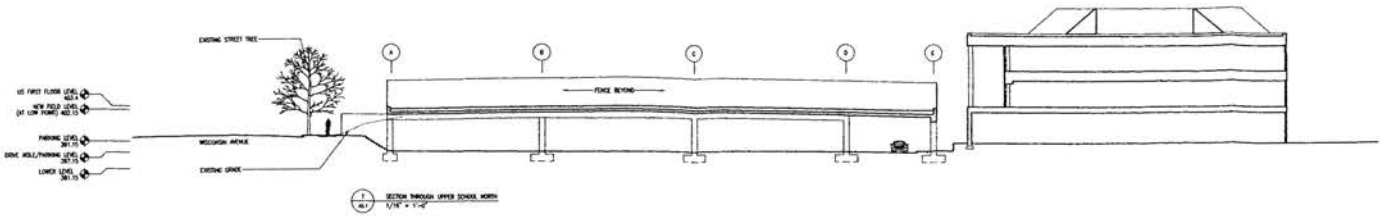
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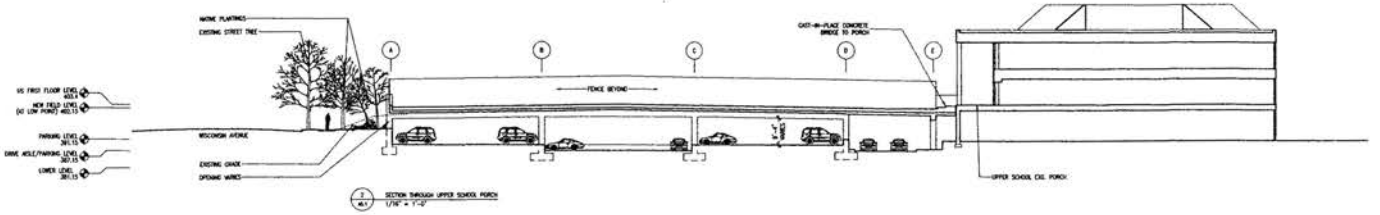
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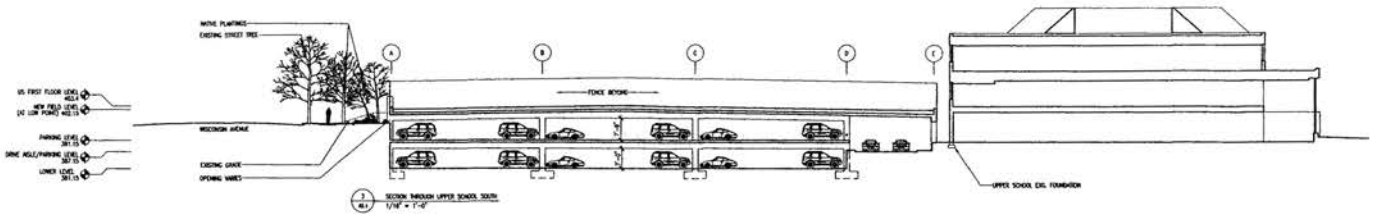
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△	DATE	DESCRIPTION

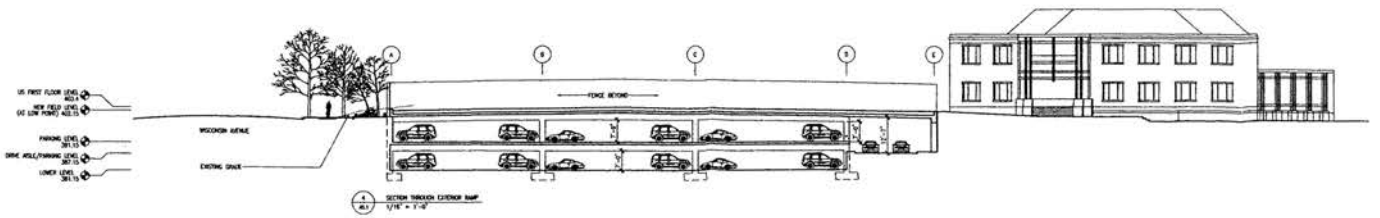
PS-A4.2

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JPW PROJECT MANAGEMENT

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SIDWELL FRIENDS SCHOOL PROJECTS

KTA PROJECT NO. 670.69.695

TRANSVERSE SECTIONS

SCALE: 1/16"=1'-0"
DRAWN BY: ST
CHECKED BY: BK
CAD FILE: 69Plan_A501_Sec
DATE: 11 MAY 2006

REVISIONS
NO. DATE DESCRIPTION

PS-A5.1

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