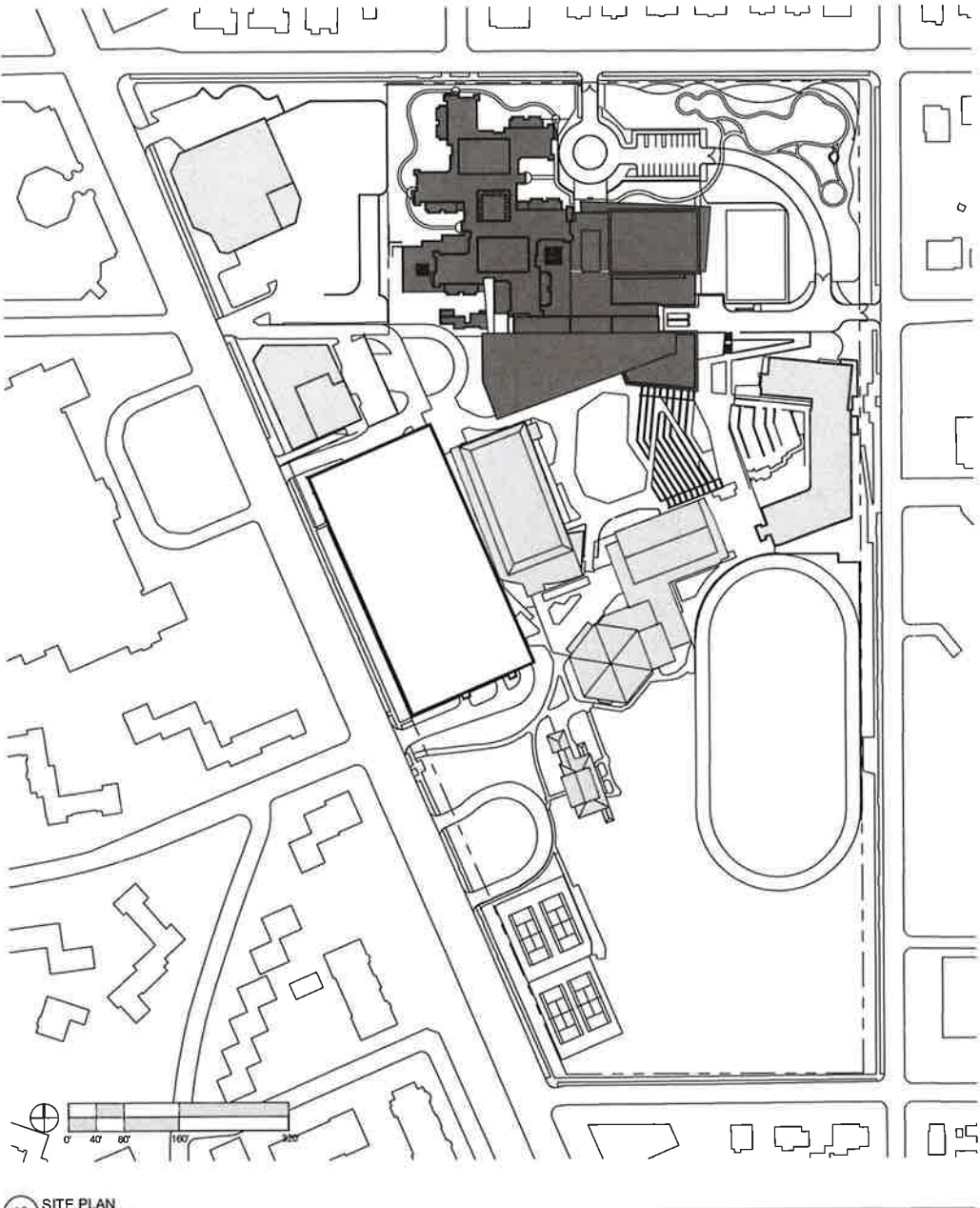


SIDWELL FRIENDS SCHOOL

WISCONSIN AVENUE CAMPUS
WASHINGTON D.C.

BOARD OF ZONING ADJUSTMENT APPLICATION DRAWINGS
MARCH 1, 2016

Drawing List	Number
COVER SHEET	BZA-000
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EXISTING SITE SURVEY	BZA-002
CONCEPT DIAGRAM - CREATING A UNIFIED AND SUSTAINABLE CAMPUS	BZA-010
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PROPOSED SITE PLAN	BZA-012
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VIEW LOOKING NORTH	BZA-014
VIEW LOOKING NORTH & QUAKER PRECEDENTS	BZA-015
LANDSCAPE SITE PLAN	BZA-016
FLOOR PLAN - L1 GROUND	BZA-020
FLOOR PLAN - L2	BZA-021
FLOOR PLAN - L3	BZA-022
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ROOF PLAN - L5	BZA-024
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BUILDING SECTIONS - EXISTING VS PROPOSED	BZA-031
BUILDING ELEVATIONS - PROPOSED	BZA-032
PROPOSED CAMPUS CENTER ELEVATIONS	BZA-033
PROPOSED LOWER SCHOOL ELEVATIONS	BZA-034
EXISTING VS PROPOSED STREET VIEWS - UPTON ST	BZA-035
EXISTING VS PROPOSED STREET VIEWS 37TH ST	BZA-036
EXISTING VEHICULAR SITE CIRCULATION	BZA-040
PROPOSED VEHICULAR SITE CIRCULATION	BZA-041
EXISTING SITE CIRCULATION	BZA-042
PROPOSED SITE CIRCULATION	BZA-043
CONCEPTUAL PLANTING ENHANCEMENTS	BZA-050
PHASED SITE PLAN	BZA-060



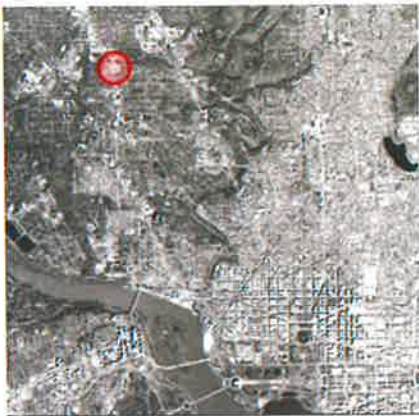
PROJECT DATA

PROPOSED FLOOR AREA: 187,910 GSF

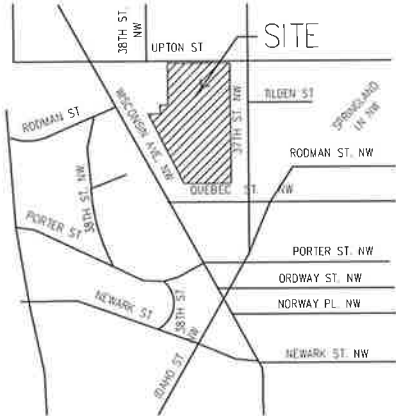
LOT OCCUPANCY AREAS
EXISTING BUILDINGS: 199,351 GSF
PROPOSED BUILDINGS: 309,186 GSF

SITE COVERAGE (PERCENTAGE OF SITE AREA)
EXISTING BUILDINGS: 32%
PROPOSED AND EXISTING BUILDINGS: 34%

MAXIMUM ALLOWABLE BUILDING HEIGHT
40'-0" / THREE (3) STORIES
14'-0" VARIANCE REQUIRED FOR CAMPUS CENTER



12 LOCATION MAP



11 LOCATION MAP



SIDWELL FRIENDS
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LOWER SCHOOL AND
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Date: 02/16/16 Project Number: 1410

Scale: As Indicated

Board of Zoning Adjustment
District of Columbia
CASE NO. 17703A
EXHIBIT NO. 22A

Sheet No. BZA-000



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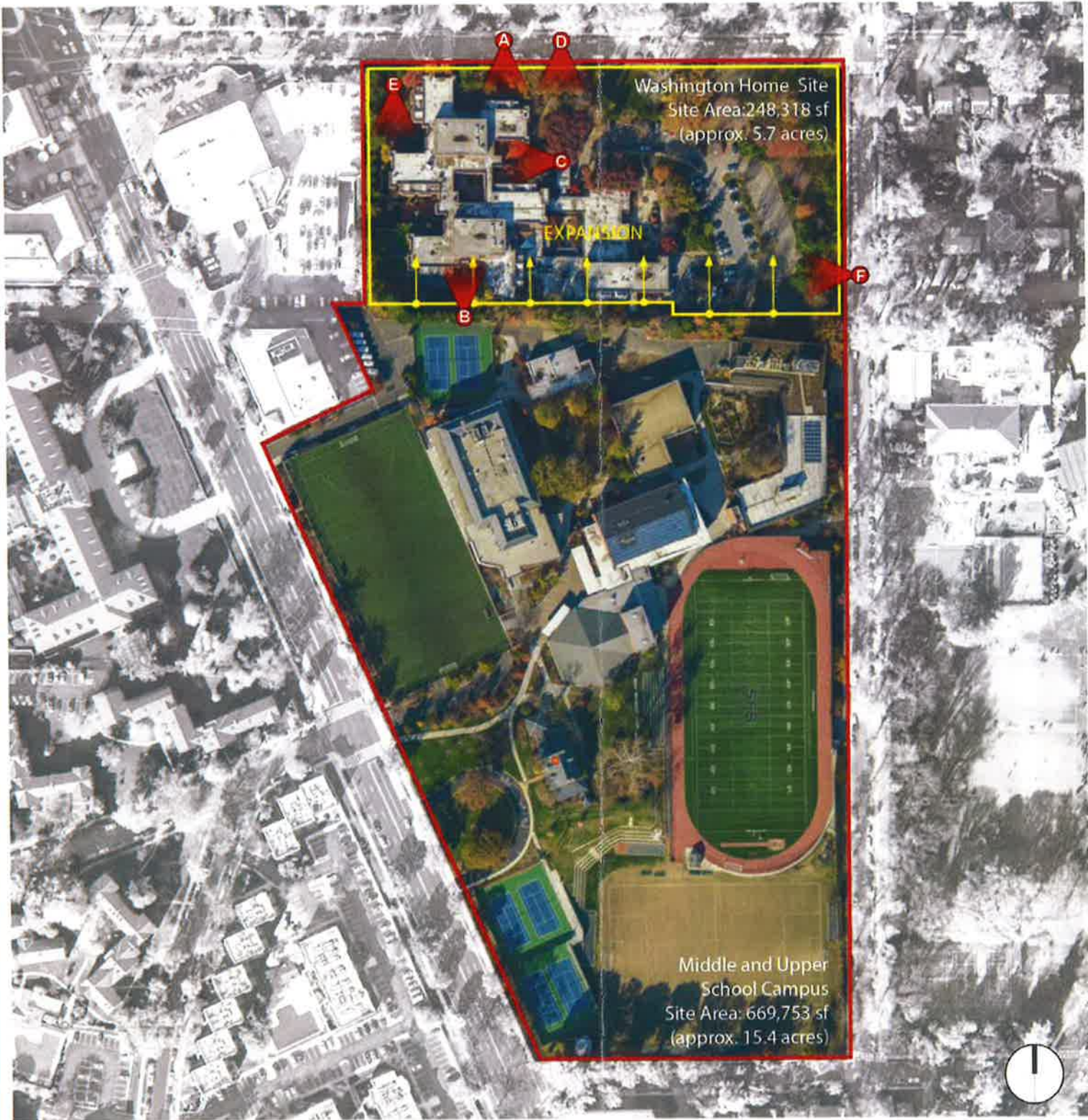
Close Up View of Existing Facade



View of Existing Bridge Looking From Tennis Courts Towards Washington Home



View of Existing Washington Home Building Entry Courtyard



View of Main Entry from Existing Curb Cut on Upton Street NW



View of Path and Landscape Area on West Side of Washington Home Building



View of Existing Service Drive from Curb Cut on 37th Street NW

Date: 02/16/16
Scale: 1"=40'
Project Number: 1410

Sheet Title: EXISTING CONDITIONS



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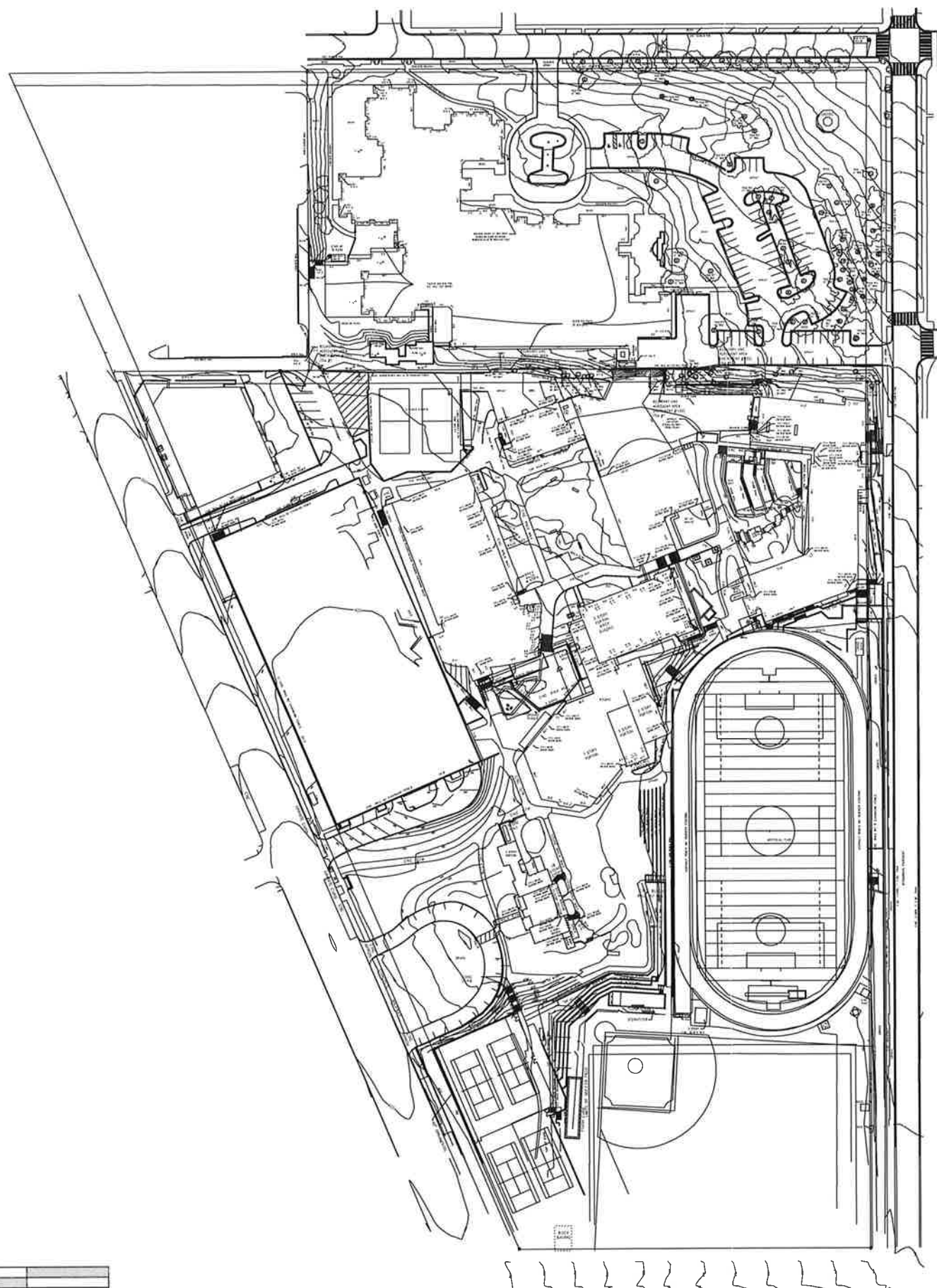
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[illegible]

Date 02/15/16 Project Number 1410
Scale 1" = 50'-0"

Sheet Title
EXISTING SITE SURVEY

Sheet No.
BZA-002



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The image displays an aerial site plan of a school campus with an inset circular overview and a horizontal section at the bottom. The main plan shows a red dashed boundary enclosing the site. A red arrow points from the top-left towards a central green area, while a blue arrow points from the bottom-right towards the same area. A purple arrow points from the top-left towards the bottom-left. A legend on the right identifies symbols: a green circle with radiating lines for 'Landscape Spaces/Buffer', a red arrow for 'Lower School', a purple arrow for 'Upper School', a blue arrow for 'Middle School', and a red outline for 'New Construction'. The bottom section, labeled 'Site Section', shows a cross-section of the site with a red dashed line indicating a path or boundary. The section is divided into three main areas: 'US' (Upper School) on the left, 'MS' (Middle School) in the center, and 'LS' (Lower School) on the right. The 'US' and 'MS' areas are shown in purple and blue respectively, while the 'LS' area is shown in red. The section also includes a green area representing 'Landscape Spaces/Buffer' and a red outline for 'New Construction'.

Site Section

**CONCEPT DIAGRAM -
CREATING A UNIFIED
AND SUSTAINABLE
CAMPUS**

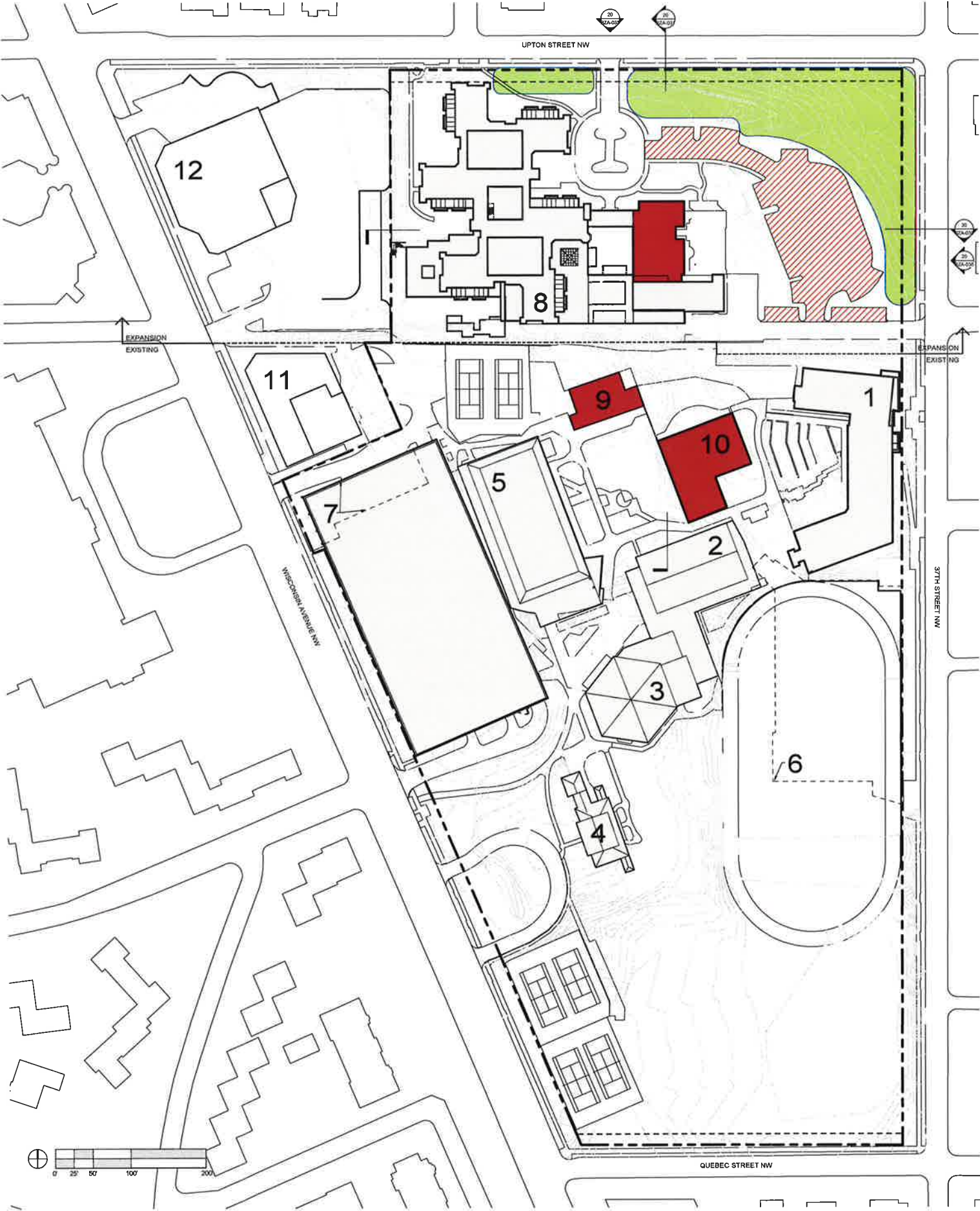
Sheet No
BZA-010

LEGEND:

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- EXISTING DRIVE TO BE REMOVED
- LANDSCAPE BUFFER TO REMAIN
- PROPERTY LINE
- SETBACK LINE

CAMPUS BUILDINGS:

- 1 MIDDLE SCHOOL
- 2 QUAKER MEETING
- 3 KOGOD ARTS CENTER
- 4 ZARTMAN HOUSE
- 5 UPPER SCHOOL
- 6 ATHLETIC CENTER / TRACK
- 7 PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- 8 THE WASHINGTON HOME
- 9 FOX DEN
- 10 WANNAN GYM
- 11 3974 WISCONSIN AVE NW
- 12 POST OFFICE

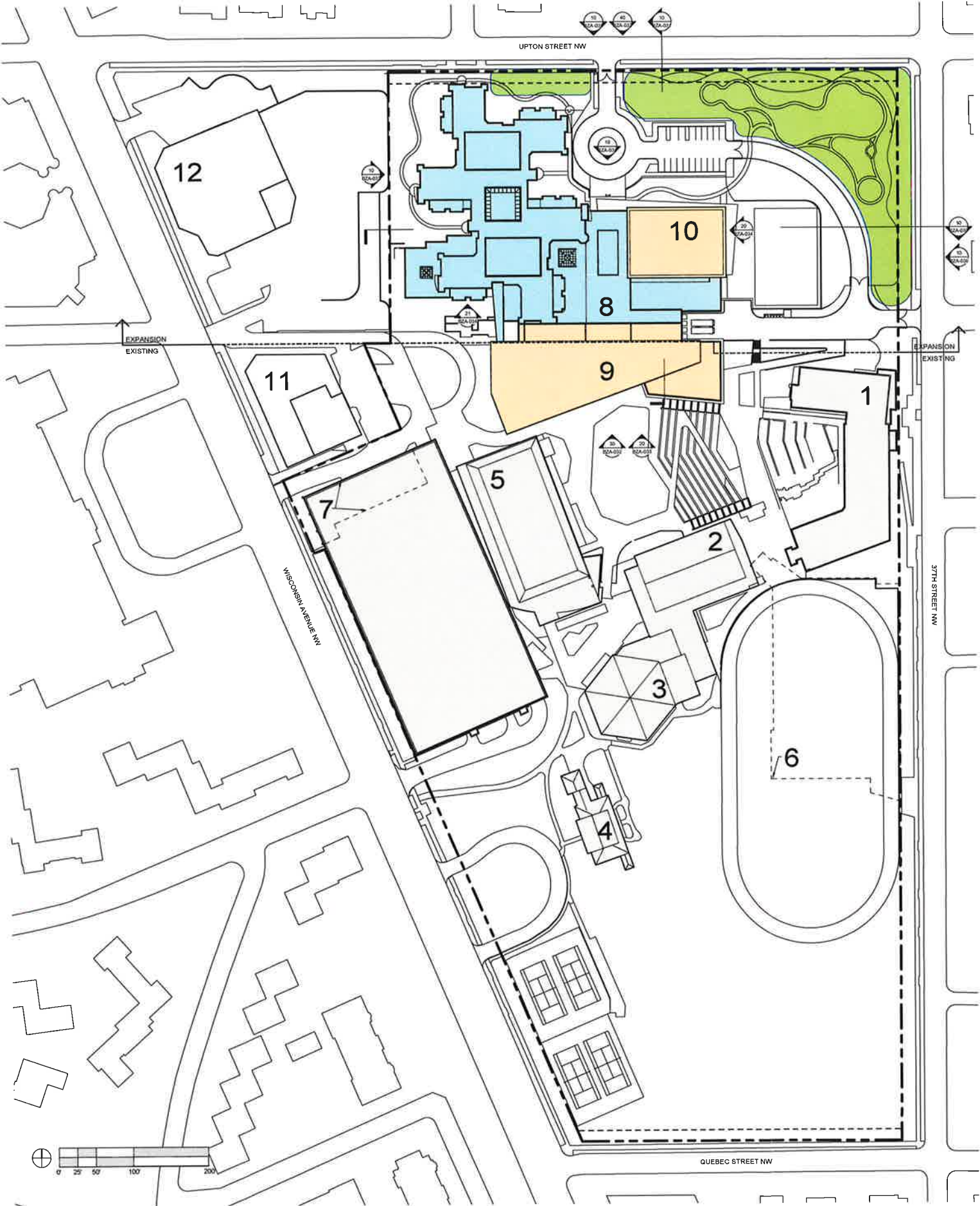


LEGEND:

- EXISTING BUILDING TO REMAIN
- PROPOSED RENOVATION
- PROPOSED NEW CONSTRUCTION
- LANDSCAPE BUFFER TO REMAIN
- PROPERTY LINE
- SETBACK LINE

CAMPUS BUILDINGS:

- 1 MIDDLE SCHOOL
- 2 QUAKER MEETING
- 3 KOGOD ARTS CENTER
- 4 ZARTMAN HOUSE
- 5 UPPER SCHOOL
- 6 ATHLETIC CENTER / TRACK
- 7 PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- 8 SIDWELL EXPANSION / LOWER SCHOOL
- 9 NEW CAMPUS CENTER
- 10 NEW LOWER SCHOOL GYM
- 11 3974 WISCONSIN AVE NW
- 12 POST OFFICE



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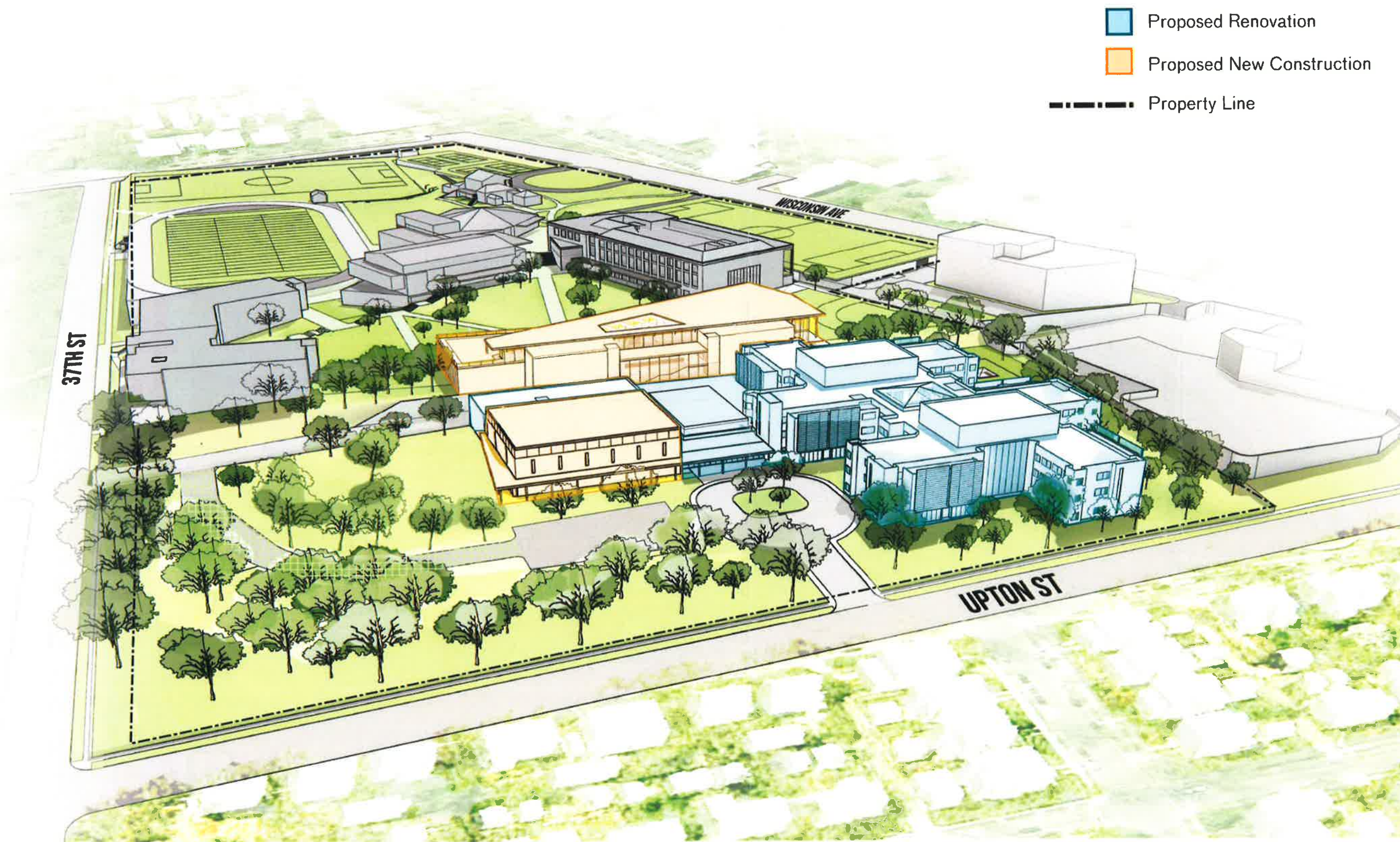
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[illegible]

Date	Project Number
02/16/16	1410
Scale	

Sheet Title
VIEW LOOKING SOUTH





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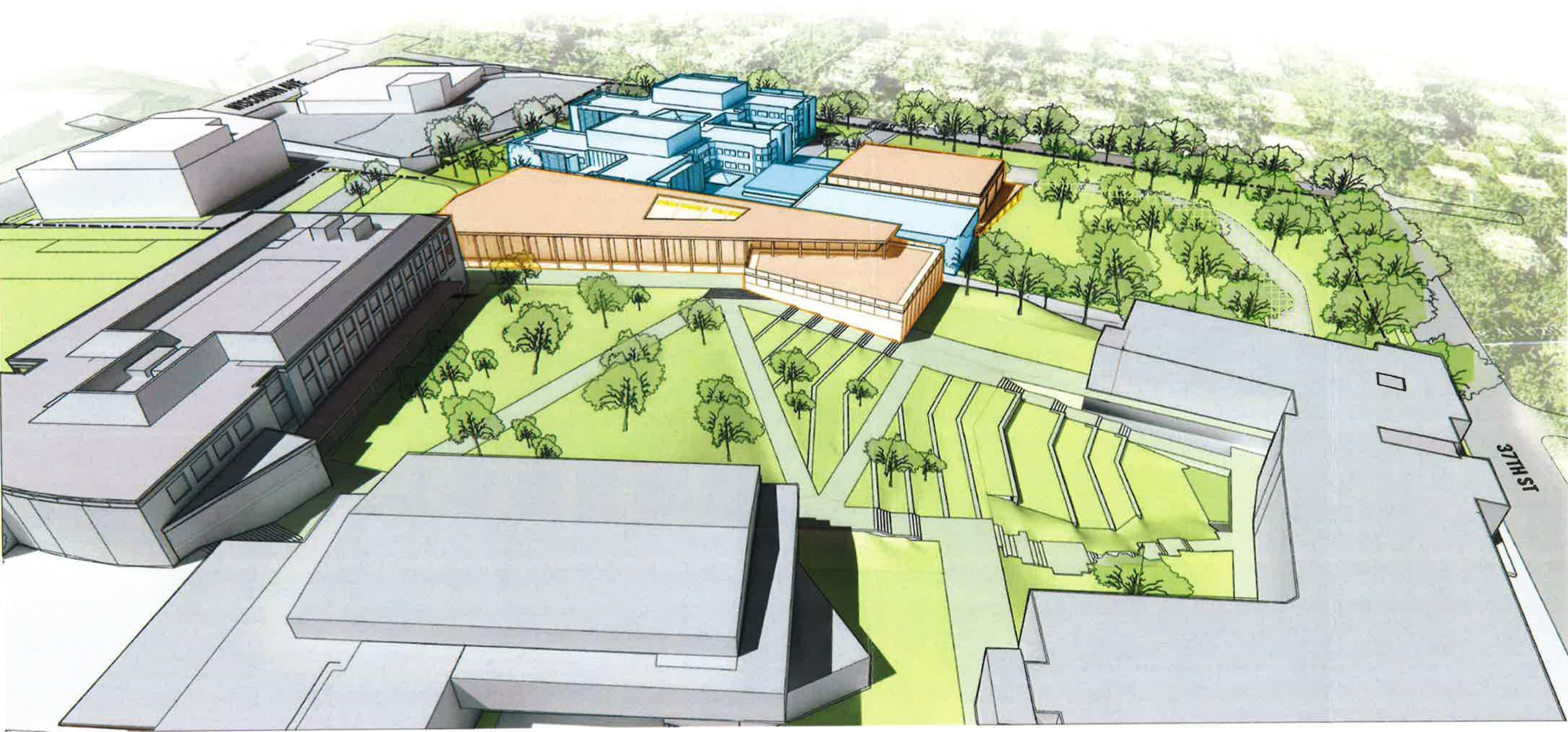
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Proposed Renovation

Proposed New Construction

Property Line



Date
02/16/16
Scale

Project Number
1410

Sheet Title
VIEW LOOKING NORTH



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Date	Project Number
02/16/16	1410
Scale	

Sheet Title
VIEW LOOKING NORTH
& QUAKER
PRECEDENTS

Sheet No.
BZA-015



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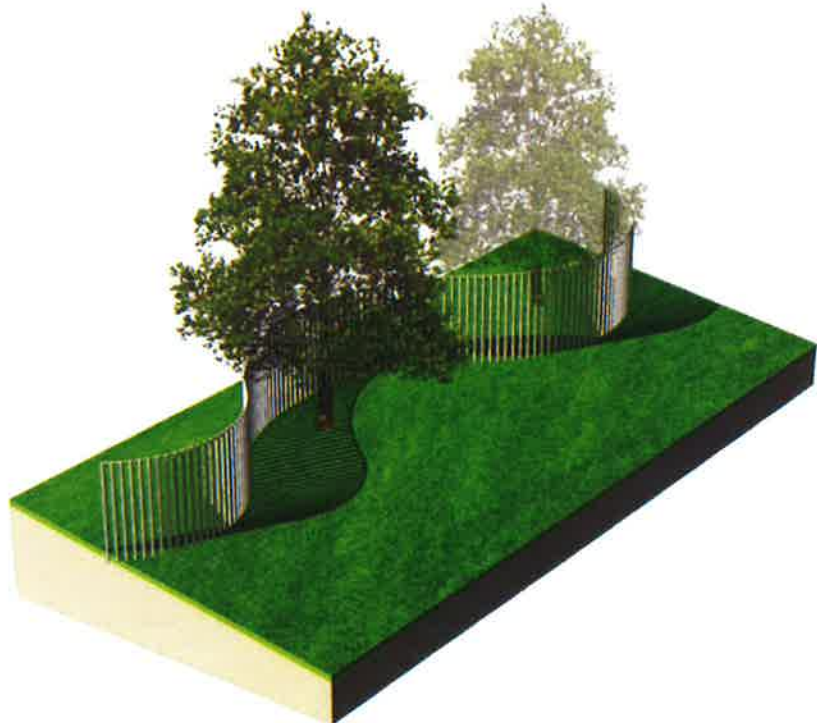
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02/16/16
Scale

Project Number
1410

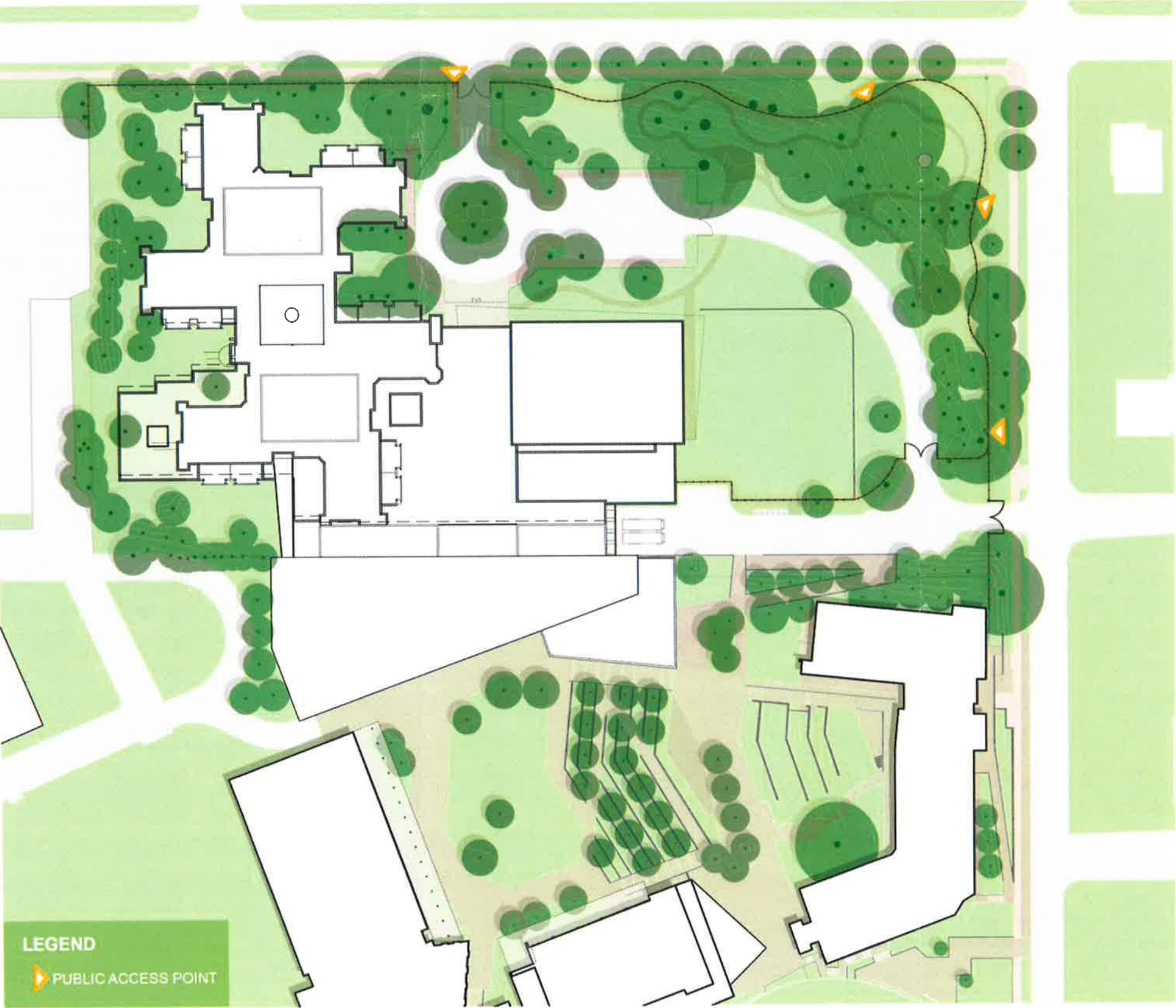
Sheet Title
LANDSCAPE SITE PLAN



FENCE AXON



FENCE SECTION



andropogon



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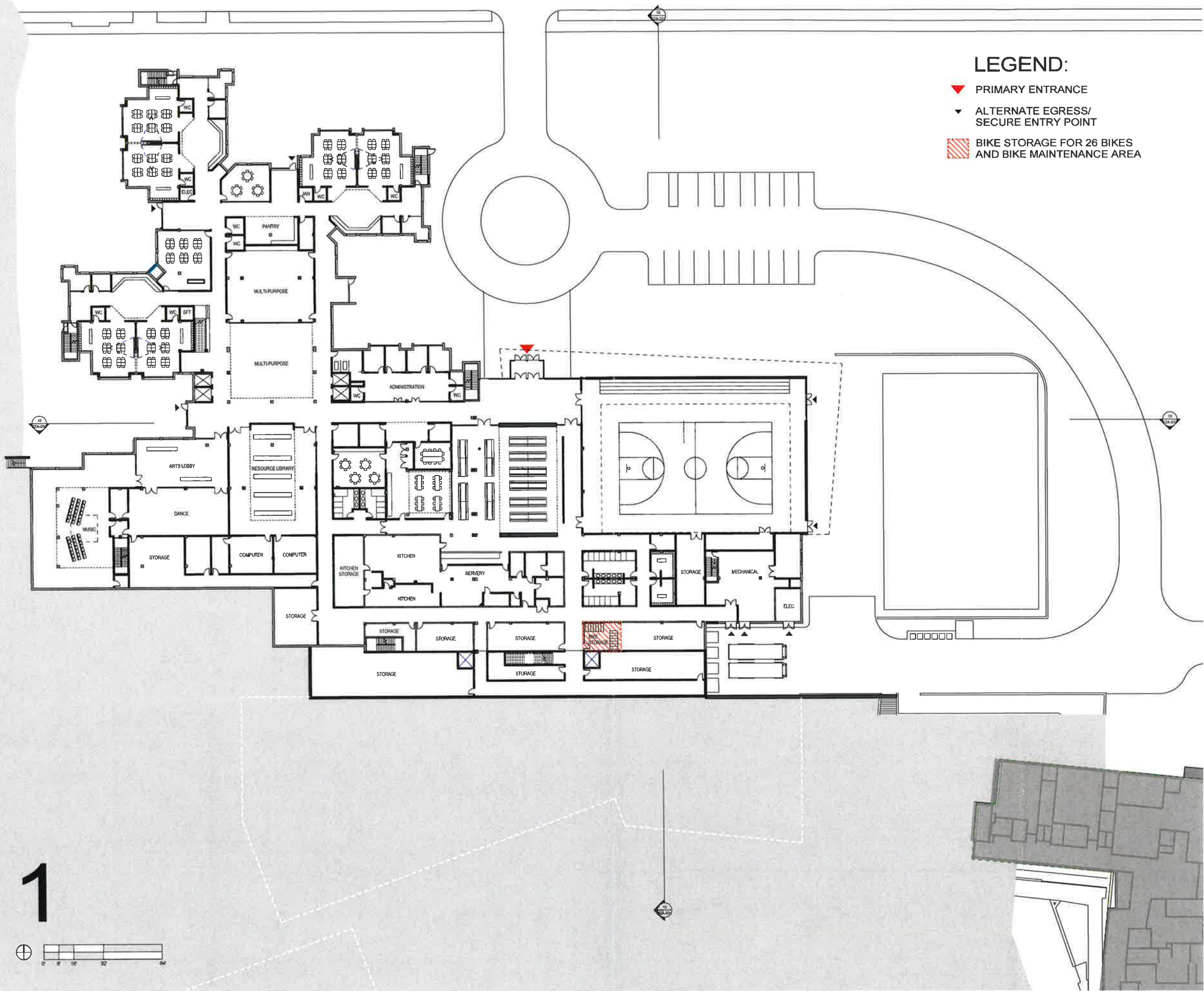
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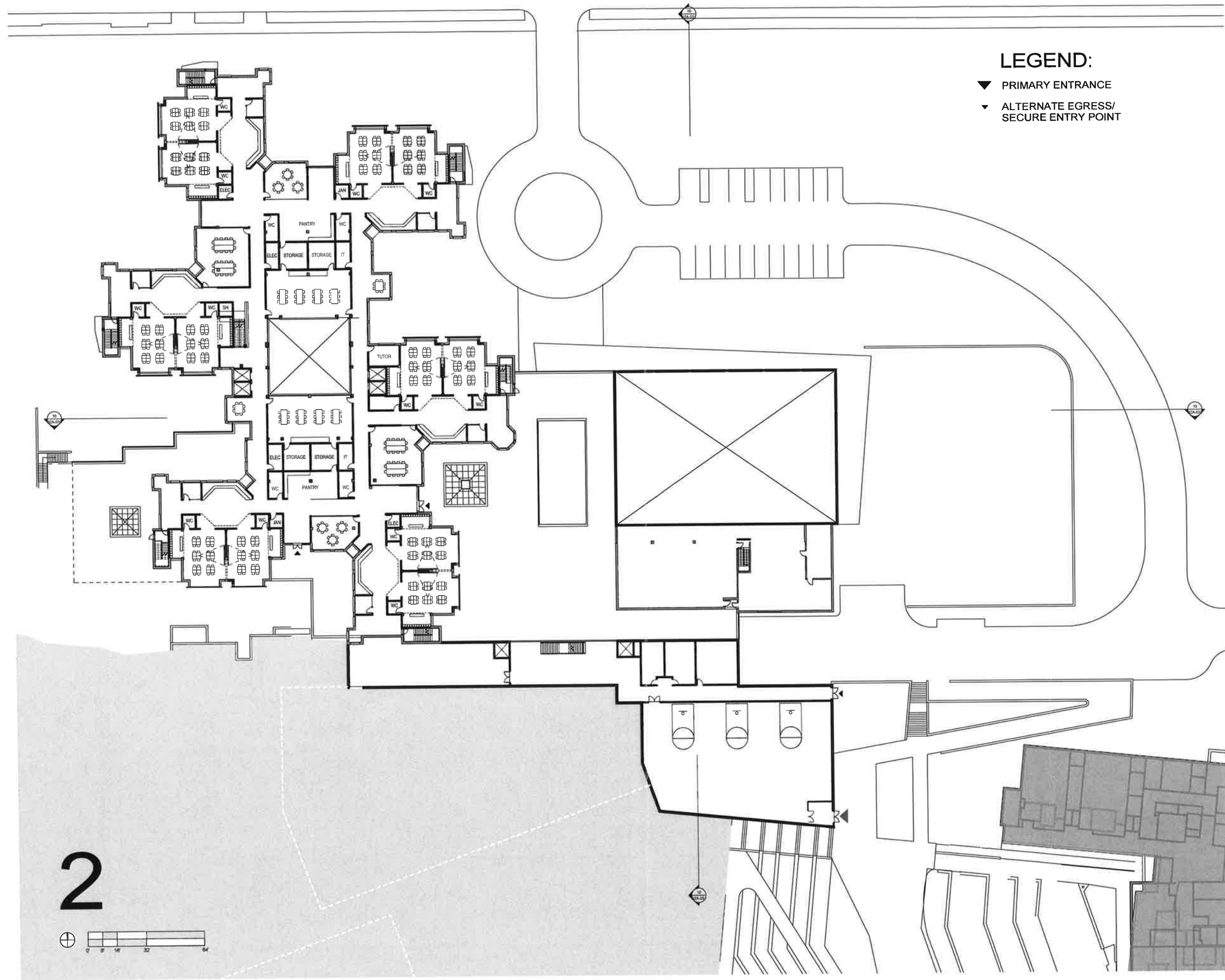
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LEGEND:

-  PRIMARY ENTRANCE
 ALTERNATE EGRESS/
 SECURE ENTRY POINT
 BIKE STORAGE FOR 26 BIKES
 AND BIKE MAINTENANCE AREA





LEGEND:

- ▼ PRIMARY ENTRANCE
- ▼ ALTERNATE EGRESS/
SECURE ENTRY POINT



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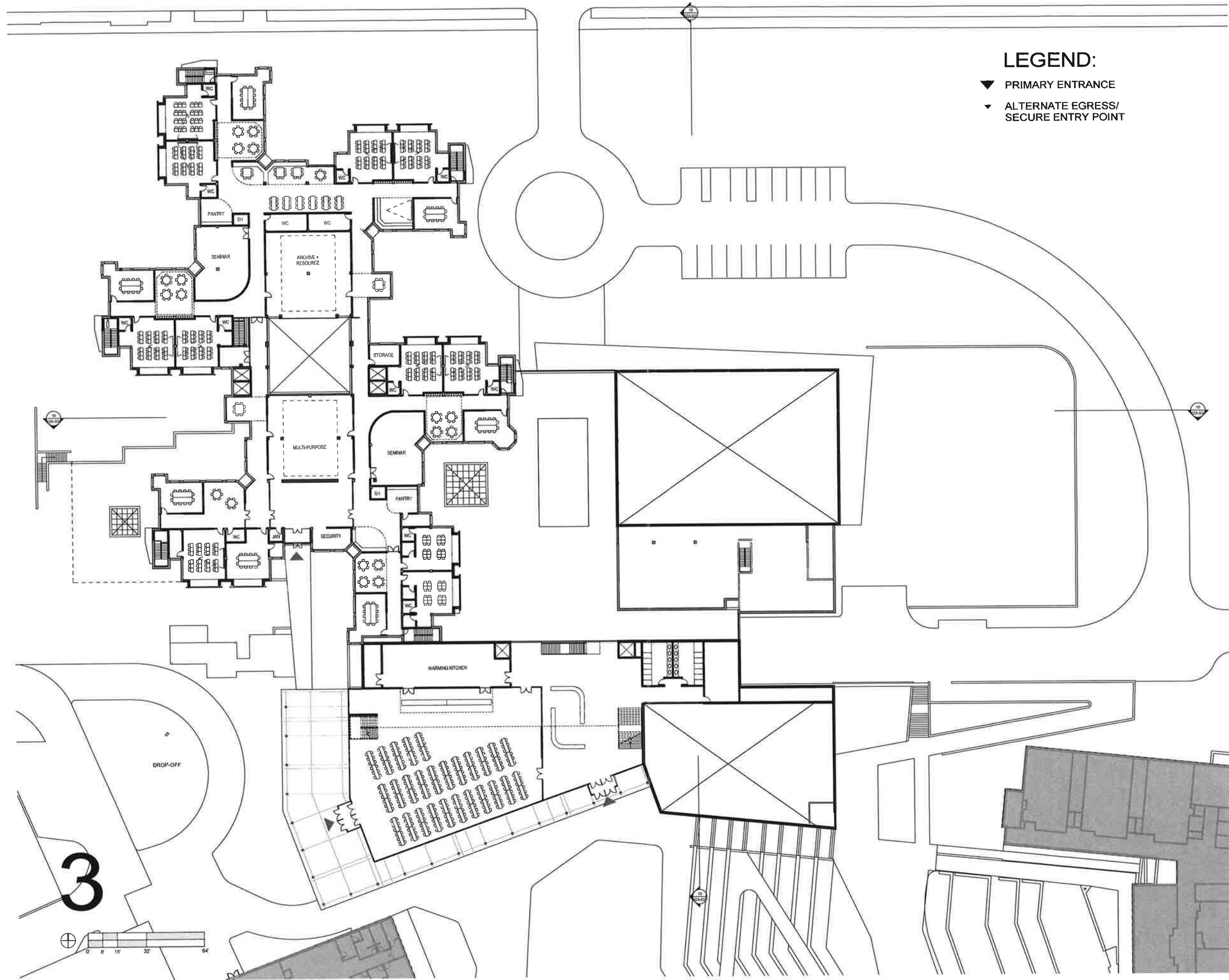
2



Date: 02/16/16
Scale: 1/16" = 1'-0"

Sheet Title
FLOOR PLAN - L2

Sheet No.
BZA-021



LEGEND:

- ▼ PRIMARY ENTRANCE
- ▼ ALTERNATE EGRESS/
SECURE ENTRY POINT



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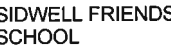
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Date: 02/16/16
Scale: 1/16" = 1'-0"

Sheet Title: FLOOR PLAN - L3

Sheet No: BZA-022



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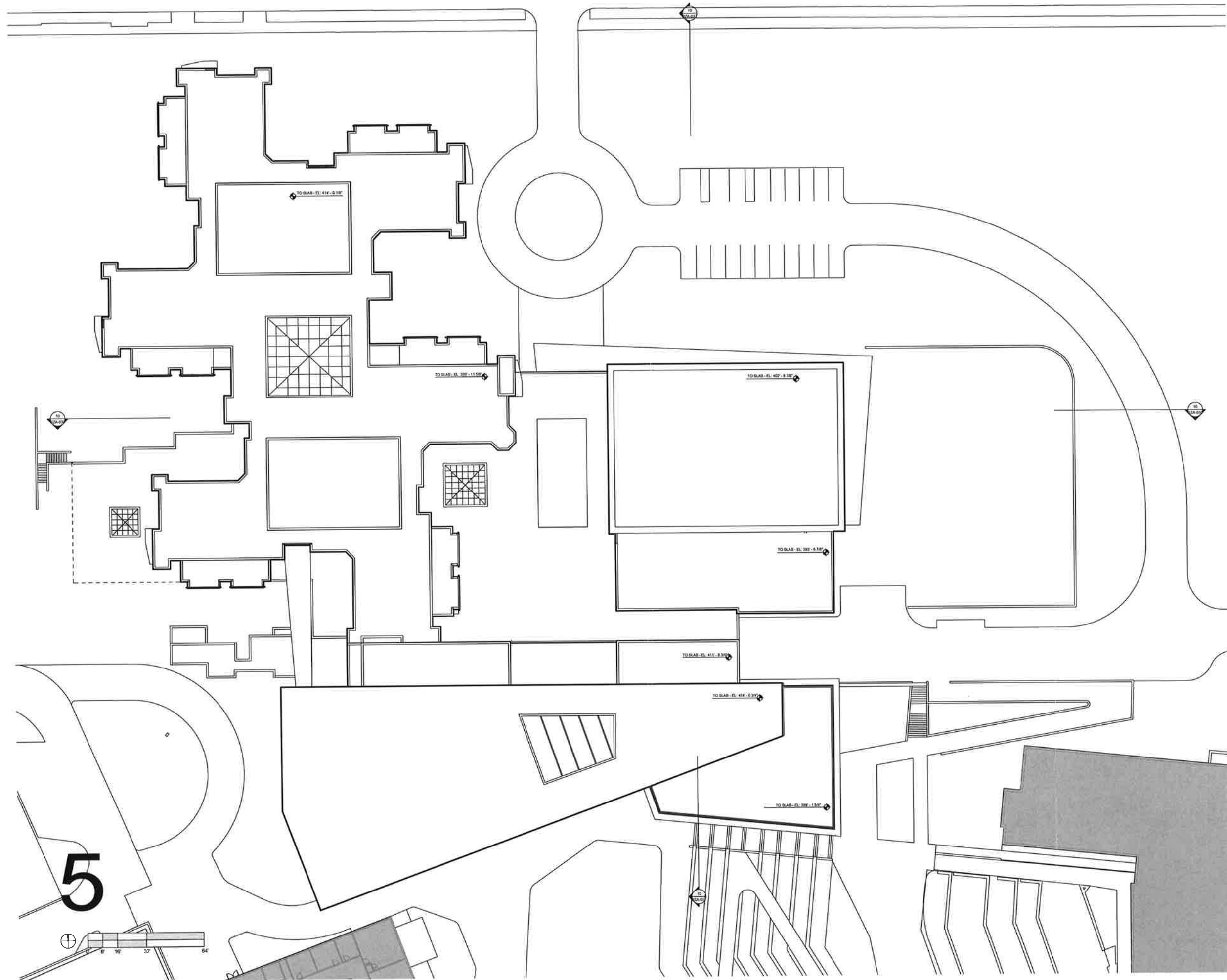
Date
02/16/16

Project Num
1410

Scale
1/16" = 1'-0"

Sheet Title
FLOOR PLAN - L4

BZA-023



**SIDWELL FRIENDS
SCHOOL**

LOWER SCHOOL AND
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Date
03/16/16
Project Number
1410

Scale
1/16" = 1'-0"

Sheet Title
ROOF PLAN - L5

Sheet No.
BZA-024



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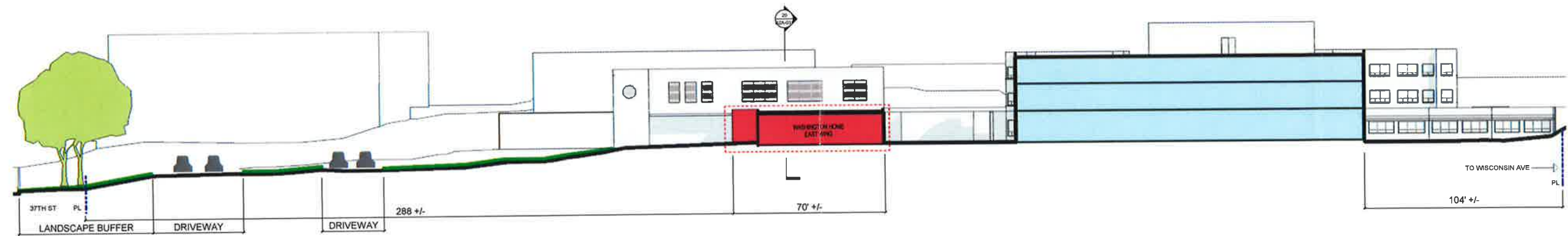
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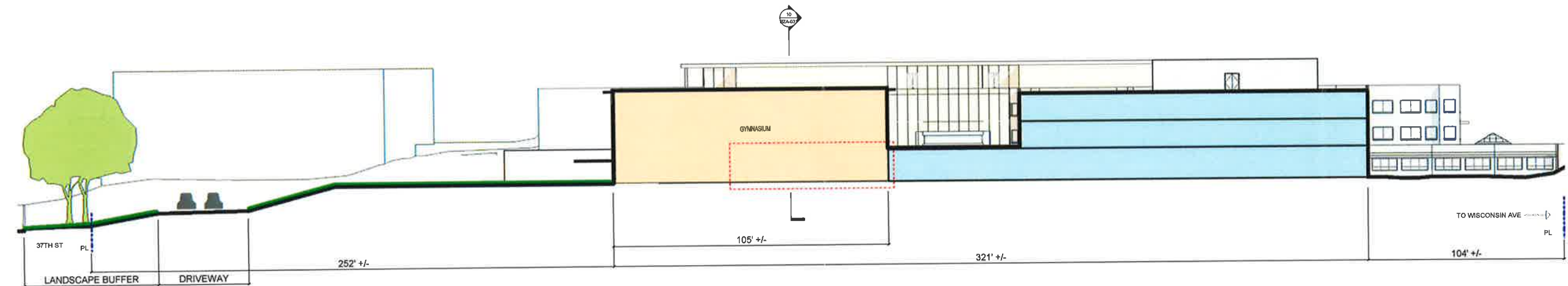
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Date
02/16/16
Scale
As Indicated
Sheet Title
BUILDING SECTIONS -
EXISTING VS
PROPOSED

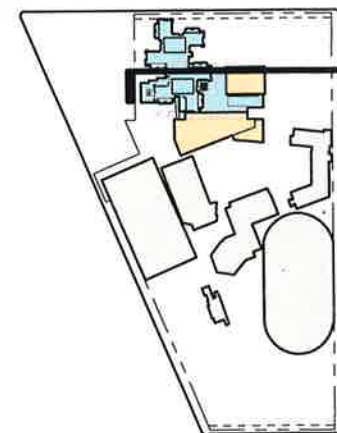
Sheet No.
BZA-030



20 EXISTING SECTION A



10 PROPOSED SECTION A



LEGEND:
EXISTING BUILDING TO REMAIN
PROPOSED DEMOLITION
PROPOSED NEW CONSTRUCTION
PROPOSED RENOVATION



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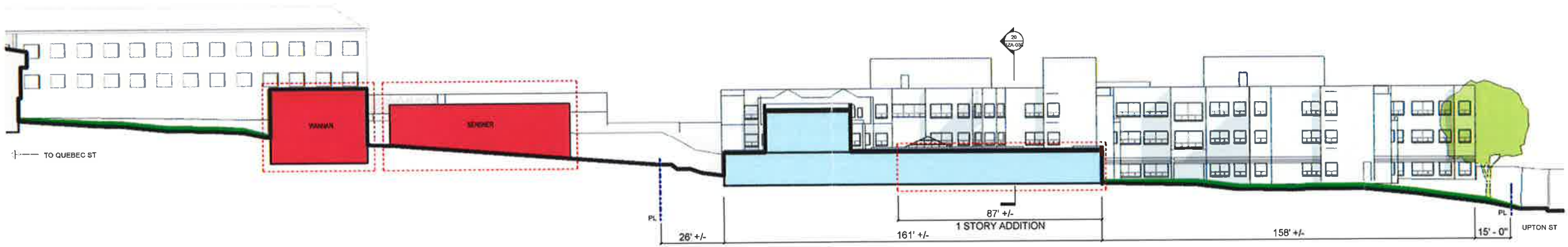
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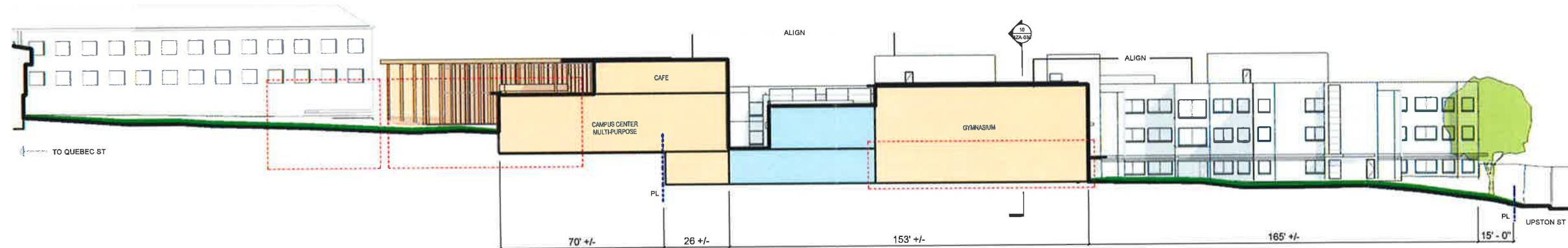
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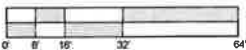
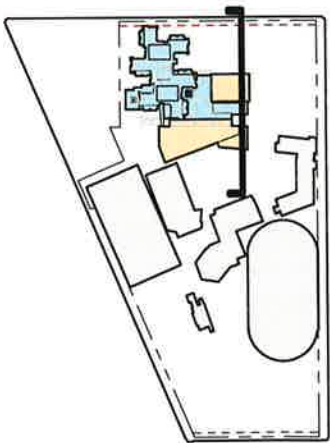
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20 SECTION B EXISTING
1/16" = 1'-0"



10 SECTION B PROPOSED
1/16" = 1'-0"



LEGEND:

- EXISTING BUILDING TO REMAIN
- PROPOSED DEMOLITION
- PROPOSED NEW CONSTRUCTION
- PROPOSED RENOVATION

Date
02/16/16
Scale
As Indicated

Project Number
1410

Sheet No.
BZA-031



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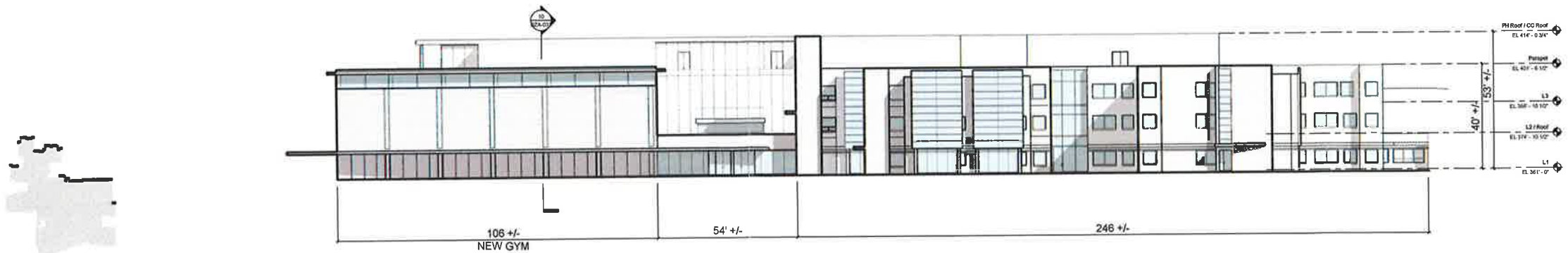
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No.	Issue Name	Date

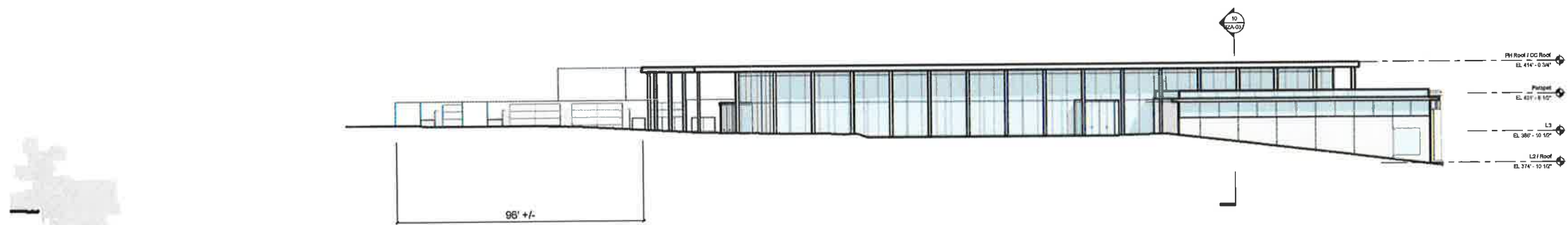
Date
02/16/16
Scale
As Indicated

Sheet Title
BUILDING ELEVATIONS -
PROPOSED

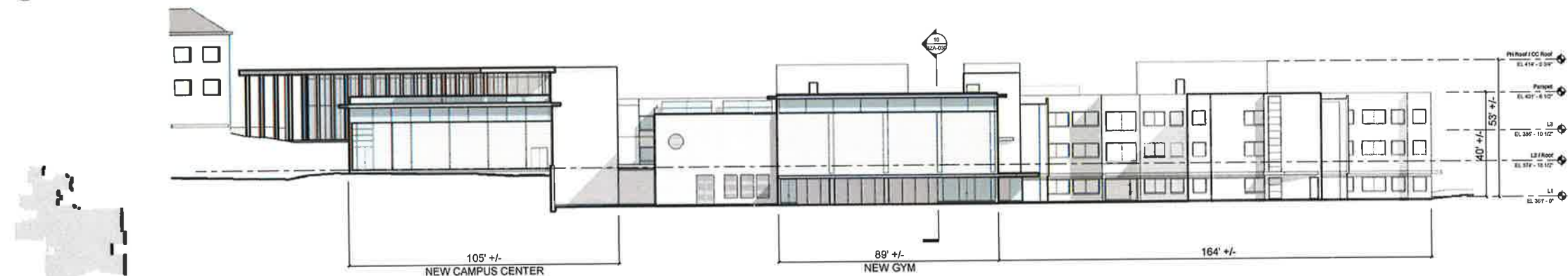
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BZA-032



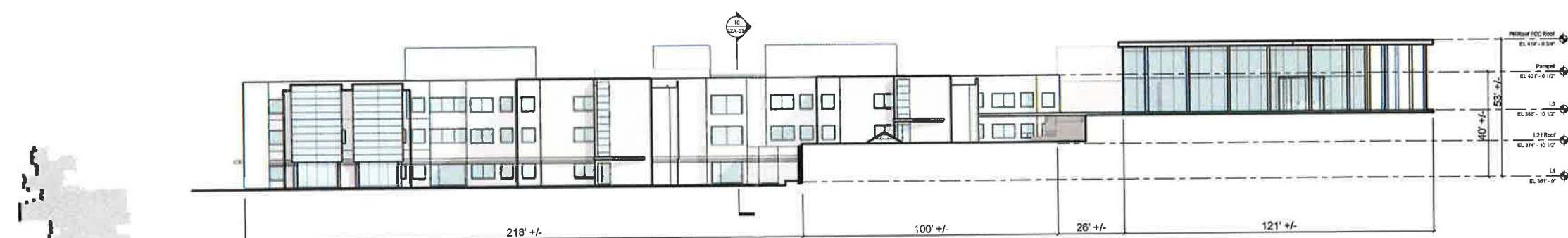
40 NORTH ELEVATION - PROPOSED
1/16" = 1'-0"



30 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"



20 EAST ELEVATION - PROPOSED
1/16" = 1'-0"



10 WEST ELEVATION - PROPOSED
1/16" = 1'-0"



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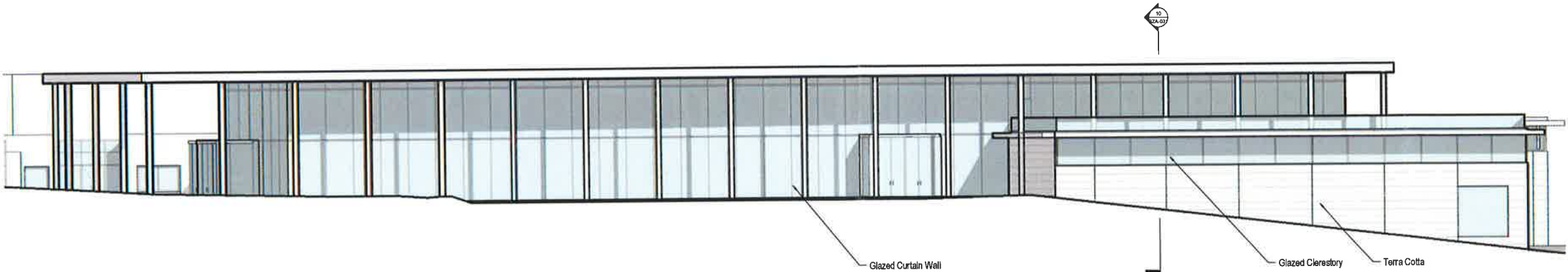
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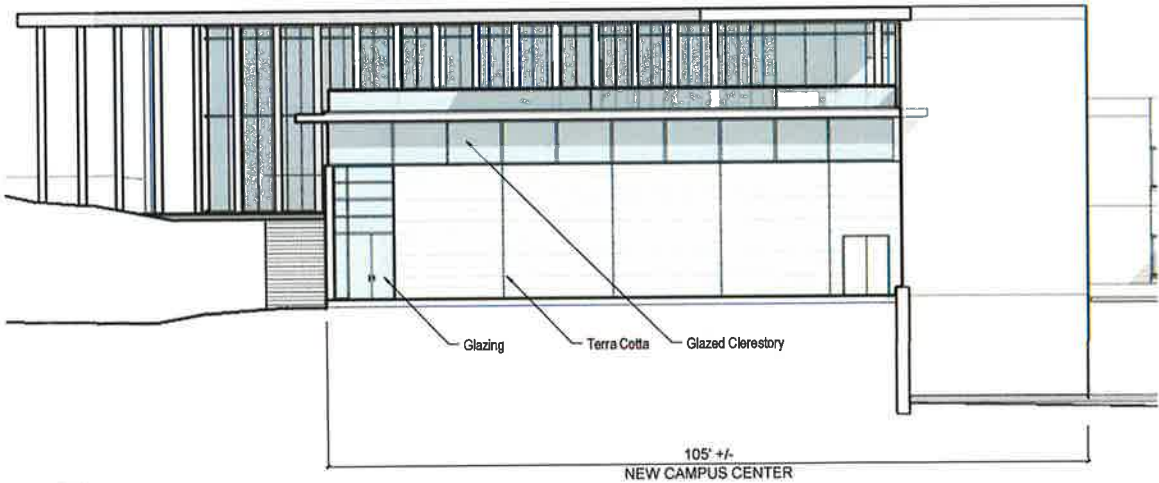
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20 SOUTH ELEVATION - CAMPUS CENTER PROPOSED



10 EAST ELEVATION - CAMPUS CENTER PROPOSED
1/8" = 1'-0"

Date
02/19/16
Project Number
1410
Scale
As Indicated

Sheet Title
PROPOSED CAMPUS
CENTER ELEVATIONS



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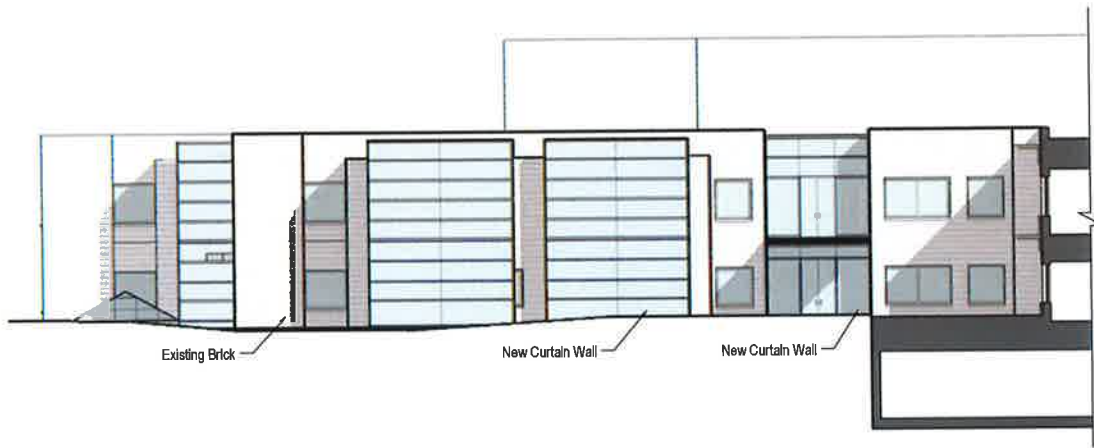
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Date
02/19/16
Project Number
1410
Scale
As Indicated

Sheet Title
PROPOSED LOWER
SCHOOL ELEVATIONS

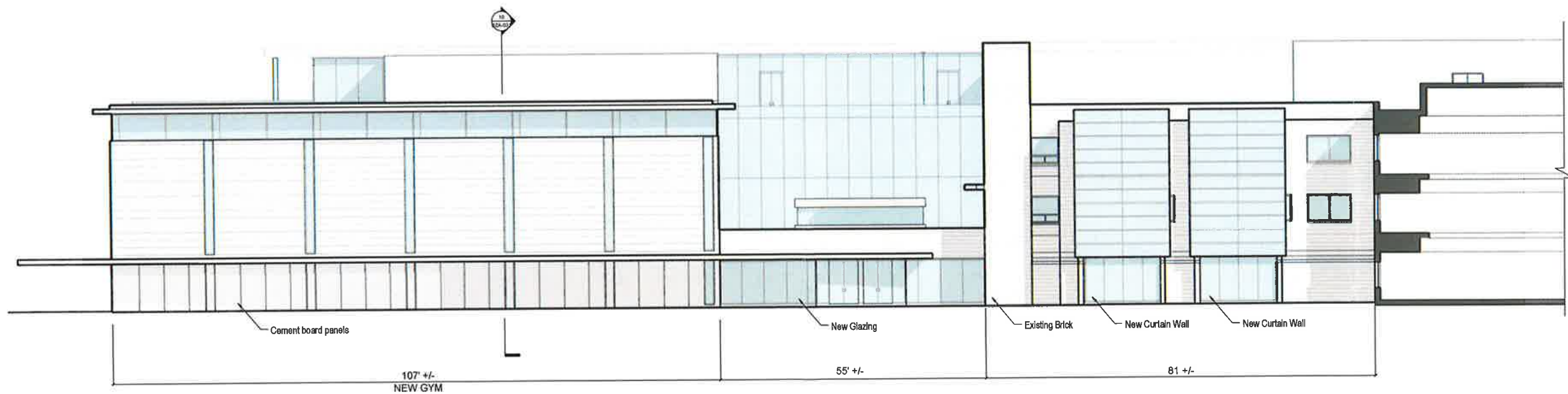
Sheet No.
BZA-034



21 SOUTH ELEVATION - LOWER SCHOOL PROPOSED



20 EAST ELEVATION - LOWER SCHOOL PROPOSED



10 NORTH ELEVATION - PROPOSED LOWER SCHOOL



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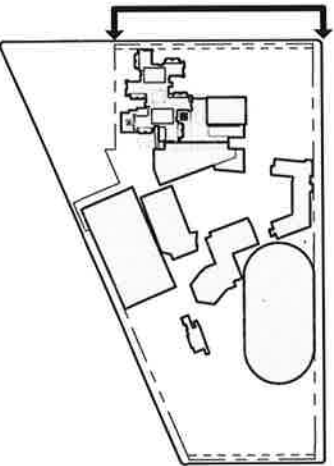
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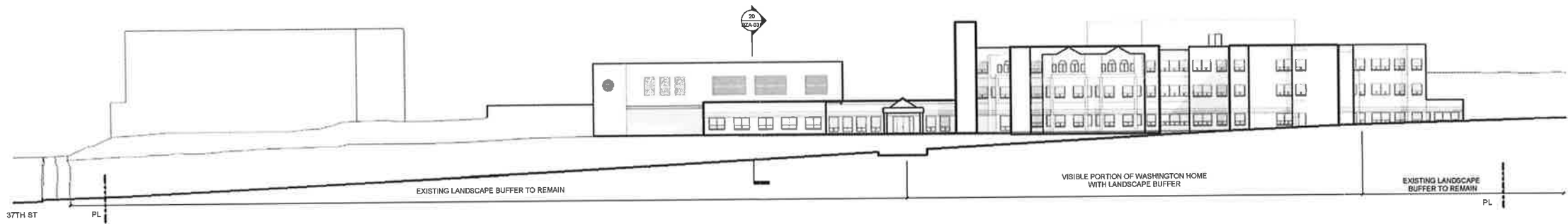
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30 EXISTING STREET VIEW - UPTON ST



20 EXISTING STREET VIEW - UPTON STREET
1" = 20'-0"



10 PROPOSED STREET VIEW - UPTON STREET
1" = 20'-0"

No.	Issue Name	Date

Date
02/16/16
Project Number
1410
Scale
As Indicated

Sheet Title
EXISTING VS
PROPOSED STREET
VIEWS - UPTON ST

Sheet No.
BZA-035



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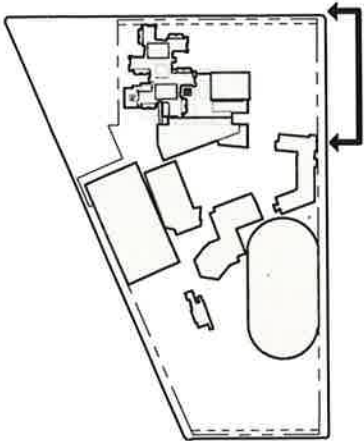
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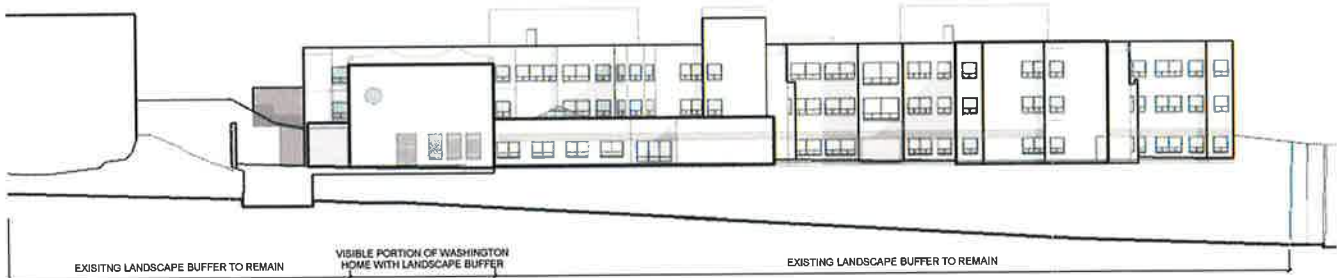
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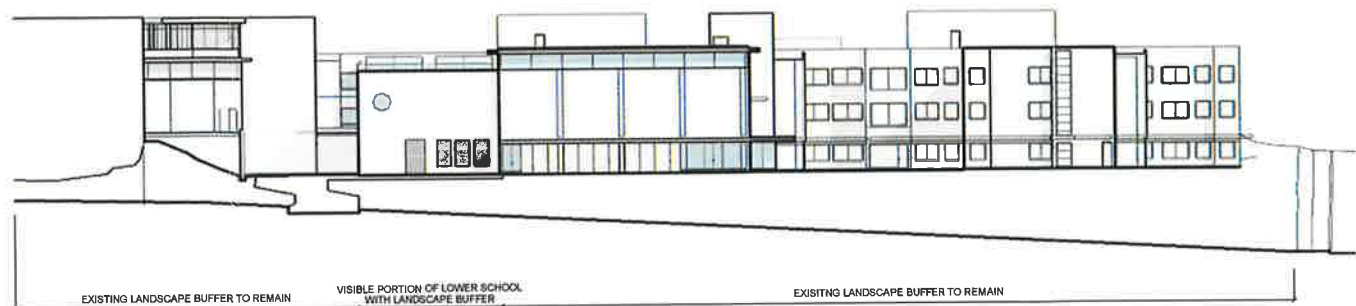
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30 EXISTING STREET VIEW - 37TH ST



EXISTING LANDSCAPE BUFFER TO REMAIN VISIBLE PORTION OF WASHINGTON HOME WITH LANDSCAPE BUFFER EXISTING LANDSCAPE BUFFER TO REMAIN

20 EXISTING STREET VIEW - 37TH ST



EXISTING LANDSCAPE BUFFER TO REMAIN VISIBLE PORTION OF LOWER SCHOOL WITH LANDSCAPE BUFFER EXISTING LANDSCAPE BUFFER TO REMAIN

10 PROPOSED STREET VIEW - 37TH ST

Date
02/16/16
Scale
As indicated

Project Number
1410
Sheet Title
EXISTING VS
PROPOSED STREET
VIEWS 37TH ST

LEGEND:

▲ VEHICULAR ACCESS POINT

▲ BUILDING ENTRY

○ ○ ○ ○ TRAFFIC LIGHT

--- PROPERTY LINE

--- SETBACK LINE

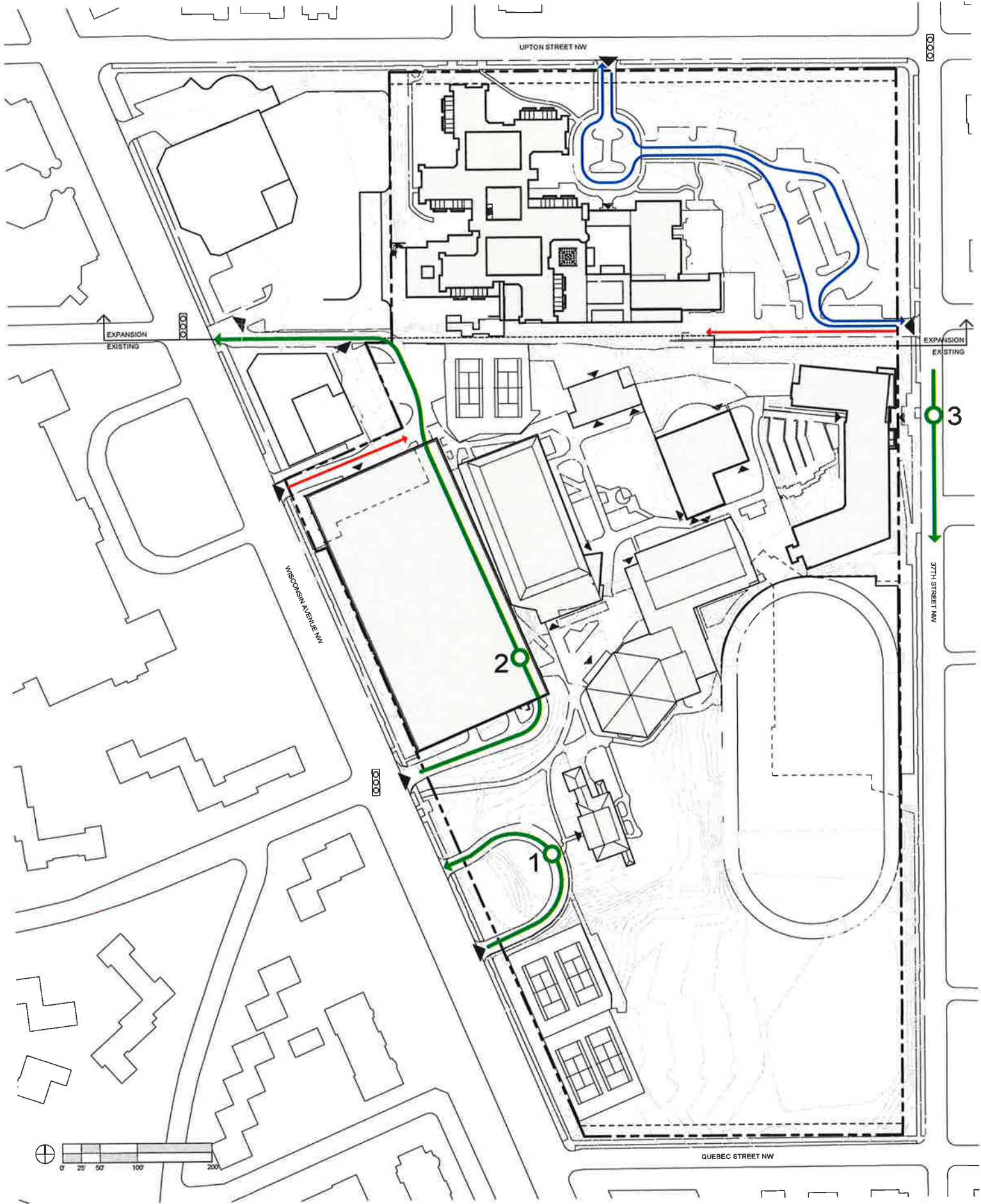
— WASHINGTON HOME DRIVE

— SERVICE DRIVE

— SIDWELL - EXISTING DROP-OFF / PICK-UP ROUTE

○ SIDWELL - EXISTING DROP-OFF / PICK-UP LOCATIONS:

1. ZARTMAN HOUSE
2. UPPER SCHOOL
3. MIDDLE SCHOOL



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Date
02/16/16
Project Number
1410

Scale
As Indicated

Sheet Title
EXISTING VEHICULAR
SITE CIRCULATION

LEGEND:

▲ VEHICULAR ACCESS POINT

▲ BUILDING ENTRY

○ ○ ○ TRAFFIC LIGHT

--- PROPERTY LINE

--- SETBACK LINE

— SERVICE DRIVE

— SIDWELL - EXISTING DROP-OFF / PICK-UP ROUTE

○ SIDWELL - EXISTING DROP-OFF / PICK-UP LOCATIONS:

1. ZARTMAN HOUSE

2. UPPER SCHOOL

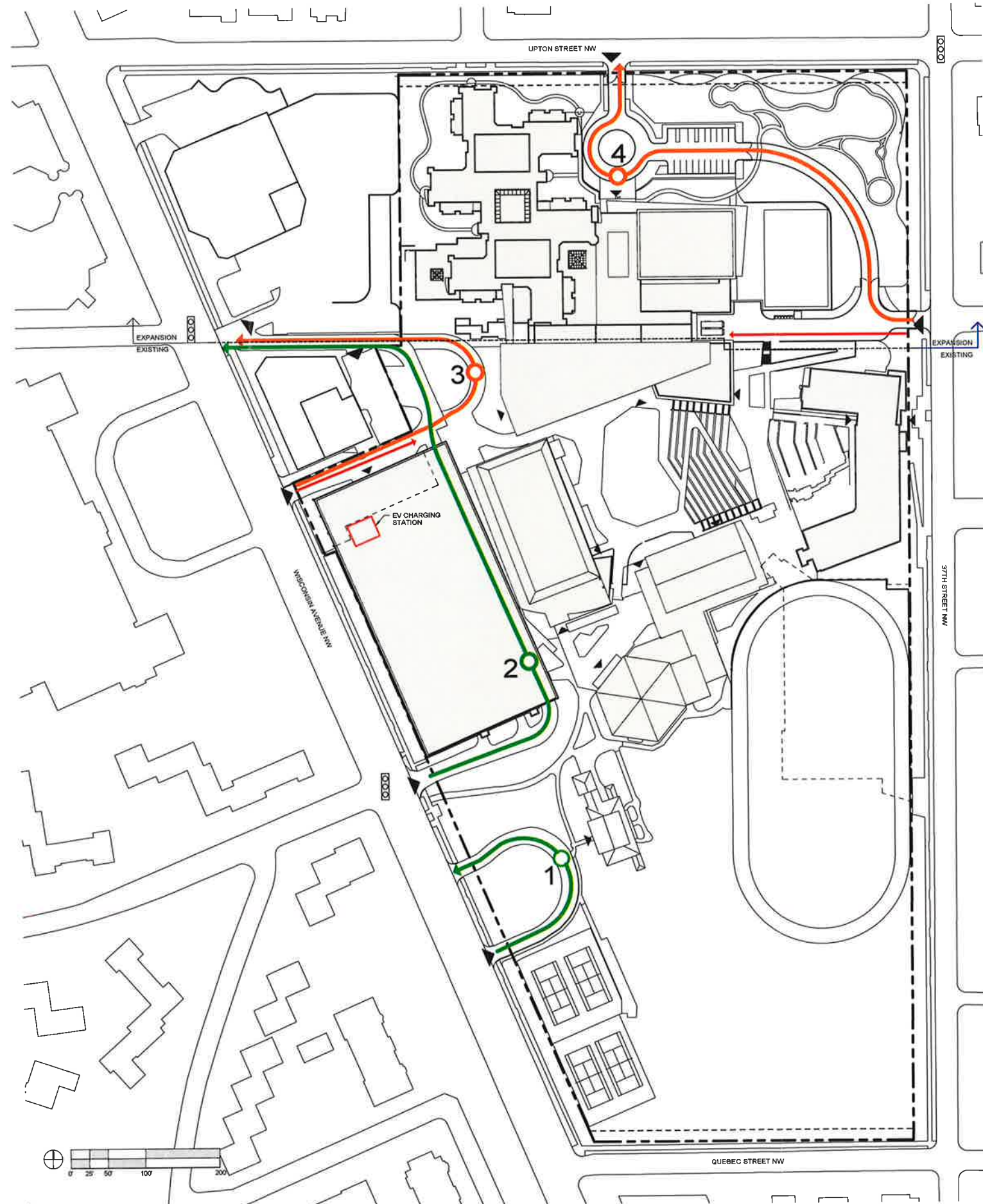
— SIDWELL - PROPOSED DROP-OFF / PICK-UP ROUTE

○ SIDWELL - PROPOSED DROP-OFF / PICK-UP LOCATIONS:

3. NEW SHARED / MIDDLE SCHOOL

4. NEW LOWER SCHOOL

□ ELECTRIC VEHICLE CHARGING STATION
Wall-mounted electric vehicle charging station to be provided in parking garage to accommodate two (2) cars.



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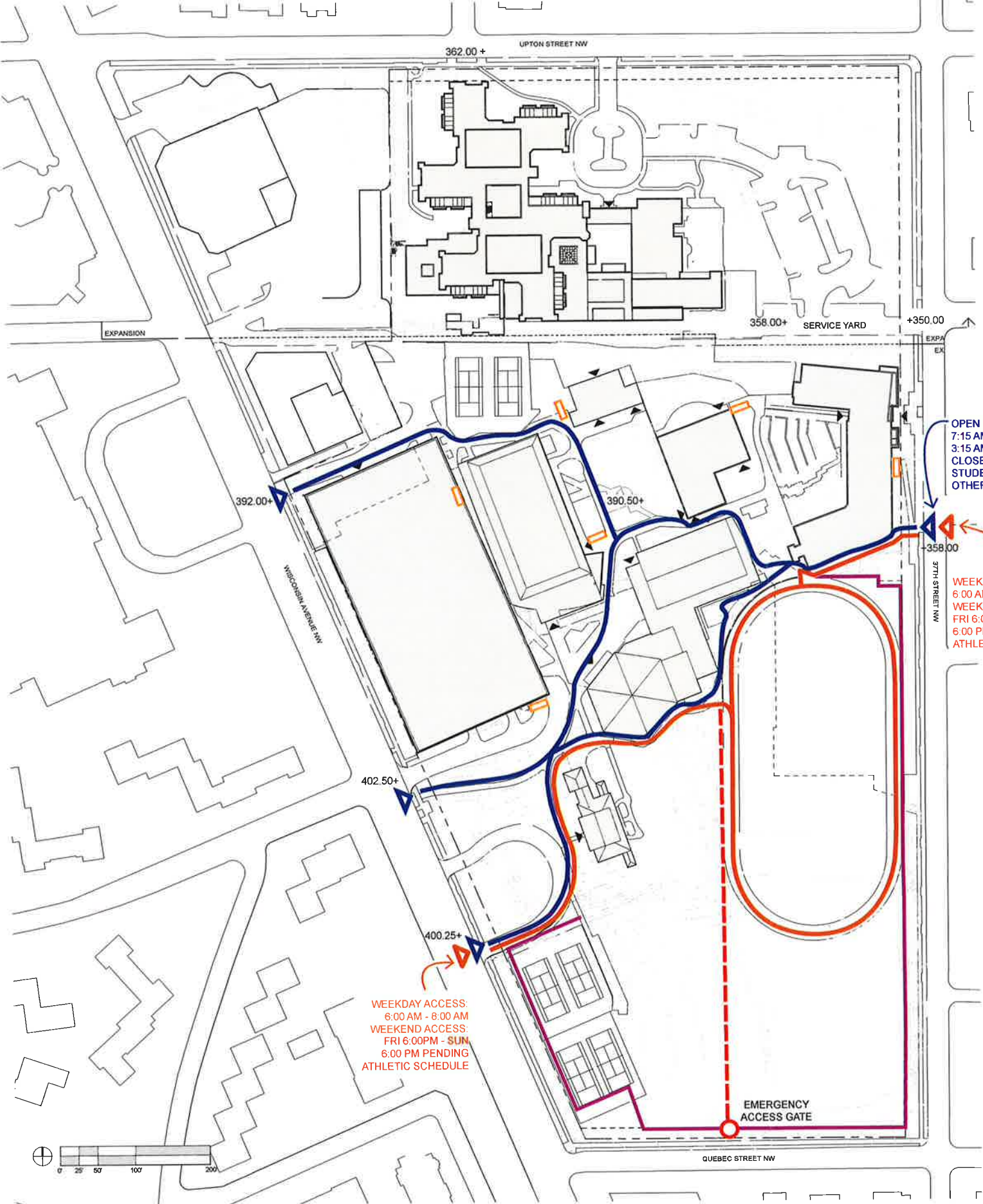
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1410
Sheet Title
PROPOSED VEHICULAR
SITE CIRCULATION

Sheet No.
BZA-041

LEGEND:

- ▲ BUILDING ENTRY
- - - PROPERTY LINE
- EXISTING BIKE RACKS (54 TOTAL)
- PERIMETER FENCE
- STUDENT CROSS CAMPUS CIRCULATION ROUTES
- PEDESTRIAN ENTRANCE (LIMITED TIMES WHEN NOTED)
- STUDENT AND PUBLIC ENTRANCE (LIMITED TIMES WHEN NOTED)
- EMERGENCY ACCESS/EGRESS
- PUBLIC ACCESS CIRCULATION

NOTE:
PUBLIC ACCESS WILL BE MODIFIED IN THE SUMMER MONTHS WHEN SCHOOL IS NOT IN SESSION. ACCESS WILL BE BASED ON EXTRACURRICULAR ATHLETIC SCHEDULE BUT SHOULD RESULT IN INCREASED AVAILABILITY.



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Rev	Issue Name	Date

Date
02/16/16
Project Number
1410

Scale
1"=50'
Sheet Title
EXISTING SITE CIRCULATION

Sheet No.
BZA-042

▲ BUILDING ENTRY

-- — PROPERTY LINE

 PERIMETER FENCE

**STUDENT CROSS CAMPUS CIRCULATION
ROUTES (LIMITED TIMES WHEN NOTED)**

 INTERNAL CONNECTIONS AVAILABLE TO STUDENTS DURING SCHOOL OPERATING HOURS

 PEDESTRIAN ENTRANCE
(LIMITED TIMES WHEN NOTED)

**STUDENT AND PUBLIC ENTRANCE
(LIMITED TIMES WHEN NOTED)**

EMERGENCY ACCESS/EGRESS

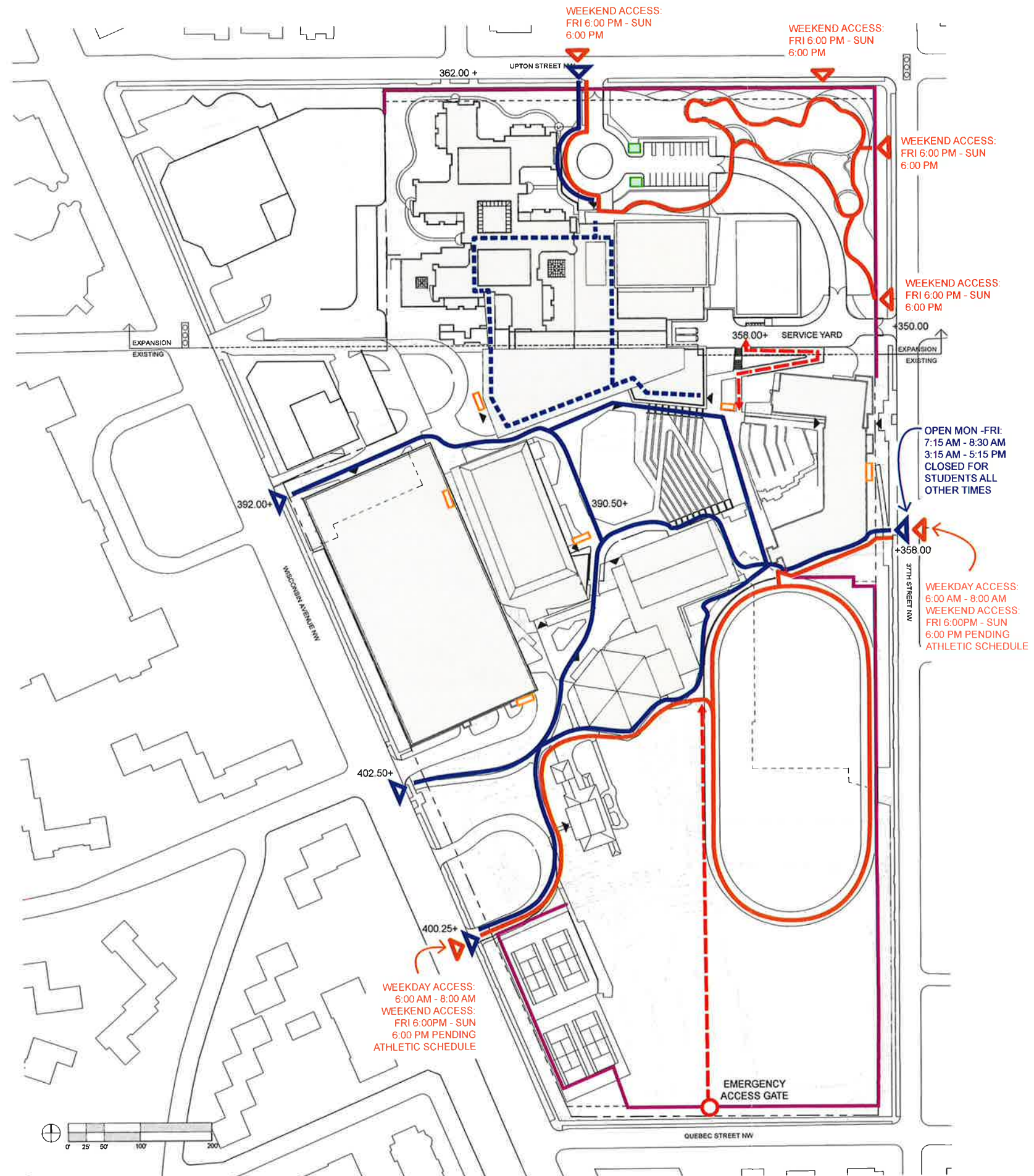
 PUBLIC ACCESS CIRCULATION
(LIMITED TIMES)

EXISTING BIKE RACKS (54 TOTAL)

 PROPOSED BIKE RACKS (20 SPACES)

NOTE:
PUBLIC ACCESS WILL BE MODIFIED IN
THE SUMMER MONTHS WHEN SCHOOL
IS NOT IN SESSION. ACCESS WILL BE BASED
ON EXTRACURRICULAR ATHLETIC SCHEDULE
BUT SHOULD RESULT IN INCREASED
AVAILABILITY.

ADDITIONAL BIKE PARKING TO BE LOCATED:
52 SHORT-TERM SPACES
26 LONG-TERM SPACES (SEE GROUND FLOOR
PLAN, BZA-014)



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Date 02/16/16 Project Number 1410
Scale 1"=20'

PROPOSED SITE CIRCULATION

Sheet No. **BZA-043**

LEGEND

PROPOSED DECIDUOUS TREE.
TREE SELECTION FROM NATIVE
PLANT COMMUNITES TYPICALLY
FOUND IN THE LOCAL ECOREGION.
DETERMINATION TO BE MADE
BASED ON FORTHCOMING SOIL
TESTING.

TREE TO BE REMOVED

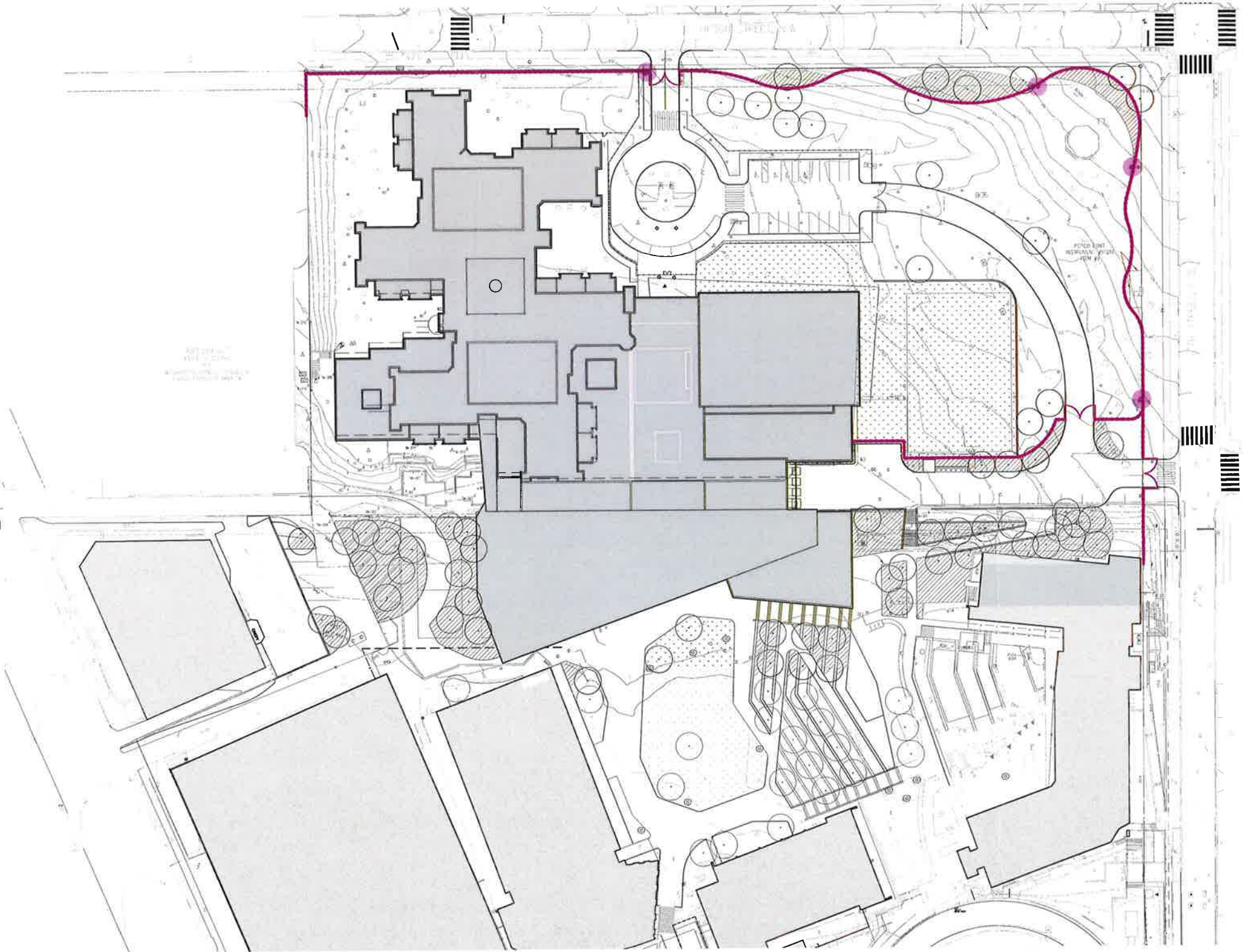
ENHANCED PLANTING AREA.
GROUNDCOVERS, SHRUBS, AND
PERENNIAL SELECTION BASED ON
NATIVE PLANT COMMUNITES
TYPICALLY FOUND IN THE LOCAL
ECOREGION. DETERMINATION TO
BE MADE BASED ON
FORTHCOMING SOIL TESTING.

LAWN AREA SEED PLANTING

FENCE ACCESS POINT

PLANTING NOTES

- 1. INSTALL SITE AND TREE PROTECTION MEASURES, AS SHOWN, BEFORE THE START OF WORK AND MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE FENCES ONLY TO PERMIT CONSTRUCTION ACTIVITIES WITHIN FENCED AREAS. REINSTALL FENCES DURING PERIODS OF INACTIVITY.
- 2. REVIEW TREE PRUNING NECESSARY FOR CONSTRUCTION CLEARANCE WITH LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- 3. STRIP TOPSOIL FROM DISTURBED AREAS AND STOCKPILE IN AREA SHOWN.
- 4. INSTALL CONSTRUCTION FENCE AND SITE PROTECTION MEASURES AROUND AREAS OF TRENCHING BEFORE PROCEEDING WITH TRENCHING.
- 5. EROSION CONTROL TO BE PROVIDED BY CIVIL ENGINEER.



NATIVE PLANT COMMUNITY PALLETTE

CHESTNUT OAK FOREST

GROWS ON DRY, ACIDIC
GRAVEL CAPS ATOP HILLS /
CHESTNUT OAK / MOUNTAIN
LAUREL, PINK AZALEA, VERY
SPARSE HERB LAYER

MIXED OAK / HEATH FOREST

GROWS ON DRY, ACIDIC
GRAVEL SOILS ON FLAT AND
ROLLING HILLTOPS /
COMBINATION OF WHITE OAK,
BLACK OAK, CHESTNUT OAK,
SCARLET OAK DOMINATE
CANOPY (NO AMERICAN

BEECH) / BLACK
HUCKLEBERRY AND HILLSIDE
BLUEBERRYS ARE PRESENT,
NO MOUNTAIN LAUREL

OAK-BEECH / HEATH FOREST

GROWS ON STEEP UPPER
CONVEX SLOPES WITH
ACIDIC SOILS / AMERICAN
BEECH, WHITE OAK,
CHESTNUT OAK, BLACK OAK
CO-DOMINATE THE CANOPY
(NO TULIPTREE) / MOUNTAIN
LAUREL IS CHARACTERISTIC,
NO NORTHERN SPICEBUSH

MESIC MIXED HARDWOOD
FOREST

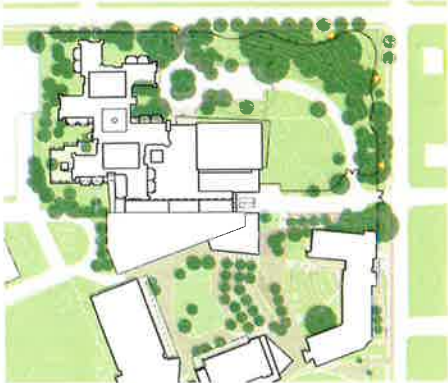
MOST COMMON UPLAND
FOREST IN THE PARK,
GROWS ON ALL SLOPES WITH
ACIDIC SOILS / WHITE OAK,
AMERICAN BEECH,
TULIPTREE AND NORTHERN
RED OAK CO-DOMINATE THE
CANOPY / AMERICAN HOLLY
IS CHARACTERISTIC,
MAPLELEAF VIBURNUM OR
NORTHERN SPICEBUSH ARE
POSSIBLE, CHRISTMAS FERN
IS VERY COMMON

BASIC MESIC MIXED
HARDWOOD FOREST

RAVINES, LOWER CONCAVE
SLOPES, FERTILE SOILS /
AMERICAN BEECH AND
TULIPTREE AND OCCASIONAL
NORTHERN RED OAK,
SOMETIMES WHITE ASH AND
AMERICAN BASSWOOD /
NORTHERN SPICEBUSH,
COMMON PAWPAW,
MAYAPPLE, LOTS OF SPRING
WILDFLOWERS AND FERNS.

SOUTHERN NEW ENGLAND
RED MAPLE SEEPAGE SWAMP

SMALL DEPRESSIONS AT
BASE OF HILLS AND ALONG
FLOODPLAINS; MUCKY SOILS
/ RED MAPLE COMMON /
SKUNK-CABBAGE CARPET
CHARACTERISTIC



SEE ILLUSTRATIVE
PLAN ON BZA-016



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Date: 02/16/16 Project Number: 1410

Scale: 1"=20'

Sheet Title:
CONCEPTUAL
PLANTING
ENHANCEMENTS

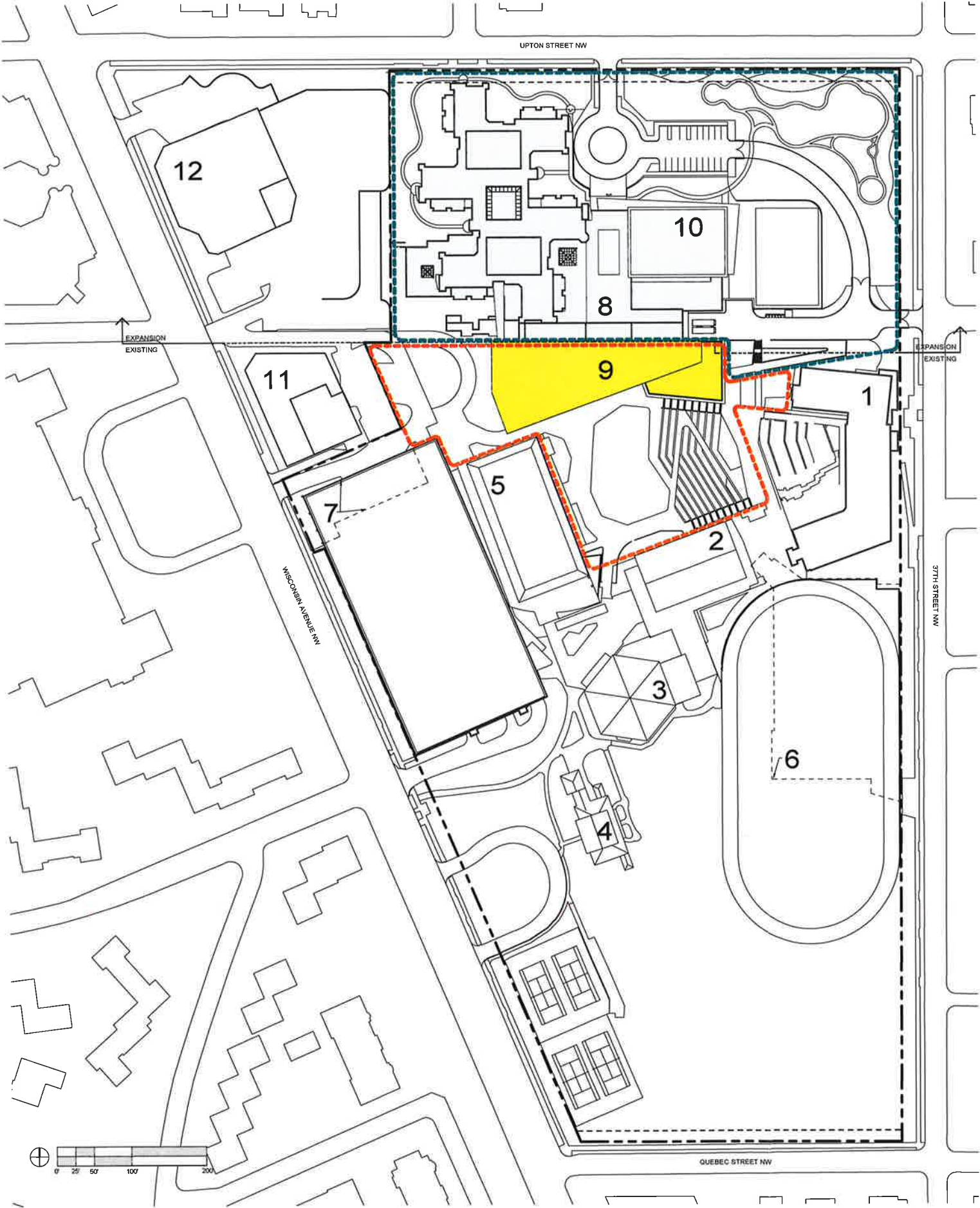
Sheet No.:
BZA-050

LEGEND:

- PHASE 1
- PHASE 1 - LANDSCAPE
- PHASE 2
- PHASE 2 - LANDSCAPE
- PROPERTY LINE
- SETBACK LINE

CAMPUS BUILDINGS:

- 1 MIDDLE SCHOOL
- 2 QUAKER MEETING
- 3 KOGOD ARTS CENTER
- 4 ZARTMAN HOUSE
- 5 UPPER SCHOOL
- 6 ATHLETIC CENTER / TRACK
- 7 PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- 8 SIDWELL EXPANSION / LOWER SCHOOL
- 9 NEW CAMPUS CENTER
- 10 NEW LOWER SCHOOL GYM
- 11 3974 WISCONSIN AVE NW
- 12 POST OFFICE



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Date
02/16/16

Project Number
1410

Scale
As indicated

Sheet Title
PHASED SITE PLAN

Sheet No
BZA-060

1. Exelina Middle School

Fully Sprinklered: Yes
Total Area: 71,631
Design Occupancy: 2350 (Actual: 435)
Use Group: Group E (Educational)
A-3, Assembly (drama room, choral and instrumental music)
B (Accessory to E), offices
Construction Class: Type IIB
Stories: 3
Fire Dept Connection: East elevation

2. Quaker Meeting House / Kogod Arts Center

Fully Sprinklered: Yes
Total Area: 48,306 sf
Design Occupancy: 1196 (Actual: 970 per BZA order)
Use Group: Group E Educational
Construction Class: Type 2A
Stories: 3 (2 above grade)
Fire Dept Connection: Yes North Elevation Kogod Arts Center

4. Zariman House

Fully Sprinklered: Yes
Total Area: 12,440
Design Occupancy: 43
Use Group: B-Business
Construction Class: 3B-Unprotected
Stories: 3 above grade plus basement
Fire Dept Connection: Yes, west front yard

6. Upper School

Fully Sprinklered: Yes
Total Area: 74,316 SF (24,772 per floor x 3)
Design Occupancy: 1350 (Actual: 970 per BZA order)
Use Group: Group E (Educational)
Construction Class: Type 2C Unprotected
Stories: 3
Fire Dept Connection: Yes North Elevation

6. Athletic Center

Fully Sprinklered: Yes
Total Area: 71,270 sf
Design Occupancy: 729 Gymnasium/ 143 Lockers
Use Group: Gymnasium A-3/A-4
Wrestling, Dance, Fitness A-3
Construction Class: IB
Stories: 1
Fire Dept Connection: East Elevation, at 37th Street

7. Parking Garage / Campus Services / Upper Field

Fully Sprinklered: Yes, in B and S-1 Areas
Total Area: 176,602
Design Occupancy: B-23 (S3 total)
Accessory Storage 3
Locker Room 7
S-1 16
Mechanical room 1
S-2 Lower Level 211
S-2 Upper Level 303 (258 Actual)
A-5 Field 3,280 (posted for max 1500 occupants)
S-1 Moderate hazard storage—S&G Garage, shops and storage
S-2 Low Hazard storage—Parking garage
A-5 Outdoor Assembly—Athletic Field
B Business—Offices and IT spaces
Construction Class: 1B
Stories: Two tiers (18'-0" Low and 19'-0" High)
Fire Dept Connection: West elevation

8. The Washington Home

Fully Sprinklered: Yes
Fire Alarm: Emergency voice / alarm system
Total Area: 140,000SF estimated*
Design Occupancy: N/A
Use Group: I-2
Construction Class: 1B
Stories: 3
Fire Dept Connection: Yes North Elevation and South Elevation (at Service Drive)

9. Fox Den

Fully Sprinklered: No
Total Area: 6,850
Stories: 2
Fire Dept Connection: None

10. Wannan

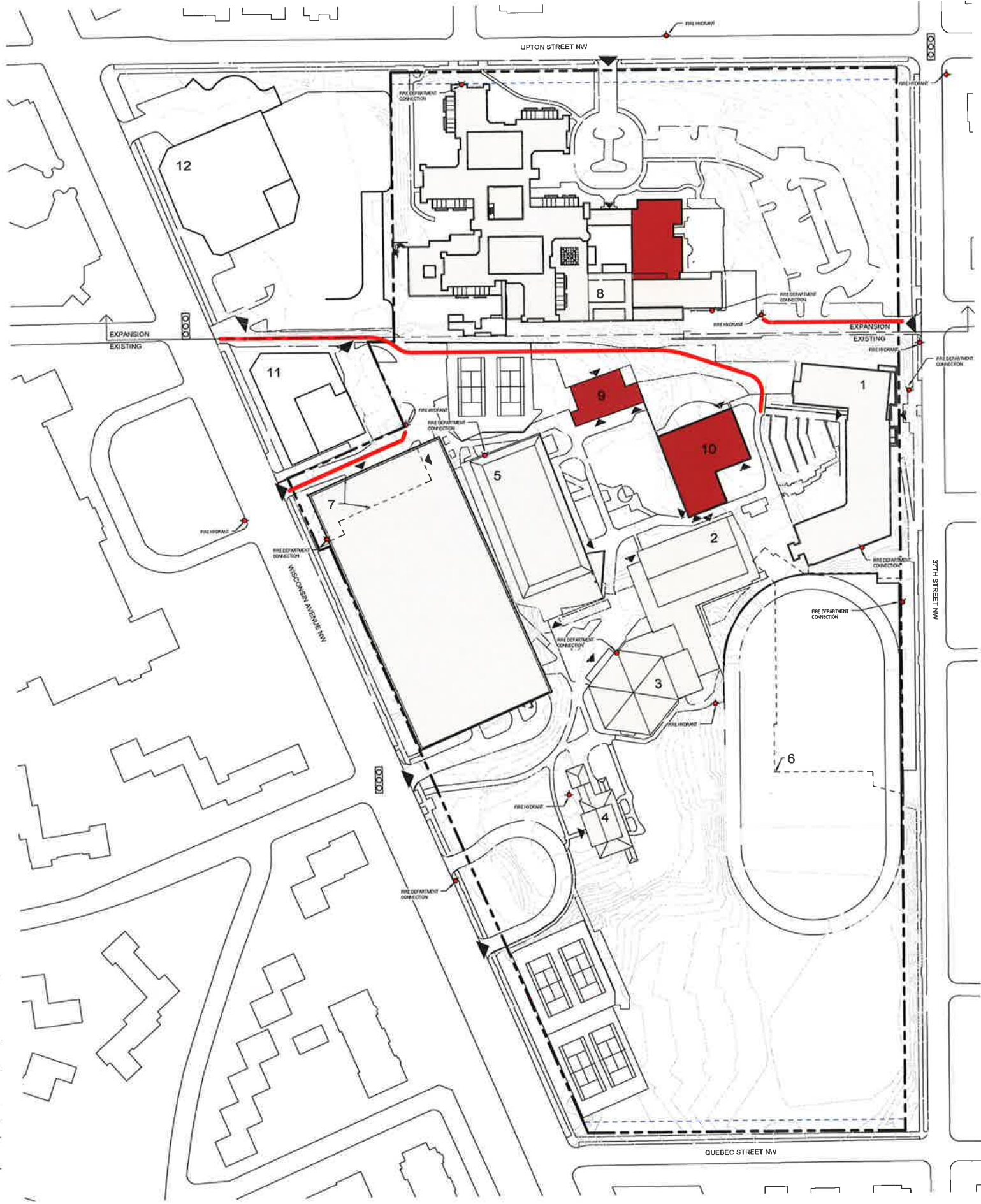
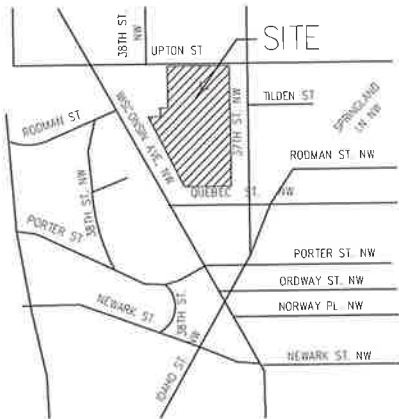
Fully Sprinklered: No
Total Area: 12,570
Stories: 2
Fire Dept Connection: None

LEGEND:

-  FIRE DEPARTMENT CONNECTION
-  FIRE HYDRANT
-  TRAFFIC LIGHT
-  EMERGENCY VEHICLES
-  PROPERTY LINE
-  SETBACK LINE
-  VEHICULAR ACCESS POINT
-  BUILDING ENTRY
-  EXISTING BUILDING TO REMAIN
-  EXISTING BUILDING TO BE REMOVED

CAMPUS BUILDINGS:

- MIDDLE SCHOOL
- QUAKER MEETING
- KOGOD ARTS CENTER
- ZARTMAN HOUSE
- UPPER SCHOOL
- ATHLETIC CENTER / TRACK
- PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- THE WASHINGTON HOME
- FOX DEN
- WANNAN GYM
- 3574 WISCONSIN AVE NW
- POST OFFICE



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Revision	
1	Fire Protection Review
2	Issue Tracking
3	Issue Tracking
4	Issue Tracking
5	Issue Tracking
6	Issue Tracking
7	Issue Tracking
8	Issue Tracking
9	Issue Tracking
10	Issue Tracking

Date: 02/16/16
Scale: As Indicated
Project Number: 1410

Sheet Title: FIRE PROTECTION SITE PLAN - EXISTING

1. Existing Middle School
Fully Sprinklered: Yes
Total Area: 71,631
Design Occupancy: 2350 (Actual: 435)
Use Group: Group E (Educational)
A-3, Assembly (drama room, choral and instrumental music)
B (Accessory to E), offices
Type IIB
Construction Class: 3
Stories: East elevation
Fire Dept Connection: East elevation

2. / 3. Quaker Meeting House / Kogod Arts Center
Fully Sprinklered: Yes
Total Area: 49,306 sf
Design Occupancy: 1196 (Actual: 970 per BZA order)
Use Group: Group E Educational
Construction Class: Type 2A
Stories: 3 (2 above grade)
Fire Dept Connection: Yes North Elevation Kogod Arts Center

4. Zartman House
Fully Sprinklered: Yes
Total Area: 12,440
Design Occupancy: 43
Use Group: B- Business
Construction Class: 3B-Unprotected
Stories: 3 above grade plus basement
Fire Dept Connection: Yes, west front yard

5. Upper School
Fully Sprinklered: Yes
Total Area: 74,318 SF (24,772 per floor x 3)
Design Occupancy: 1380 (Actual: 970 per BZA order)
Use Group: Group E (Educational)
Construction Class: Type 2C Unprotected
Stories: 3
Fire Dept Connection: Yes North Elevation

6. Athletic Center
Fully Sprinklered: Yes
Total Area: 71,270 sf
Design Occupancy: 729 Gymnasium/ 143 Lockers
Use Group: Gymnasium A-3/A-4
Wrestling, Dance, Fitness A-3
IB
Construction Class: 1
Stories: East Elevation, at 37th Street
Fire Dept Connection: East Elevation, at 37th Street

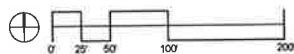
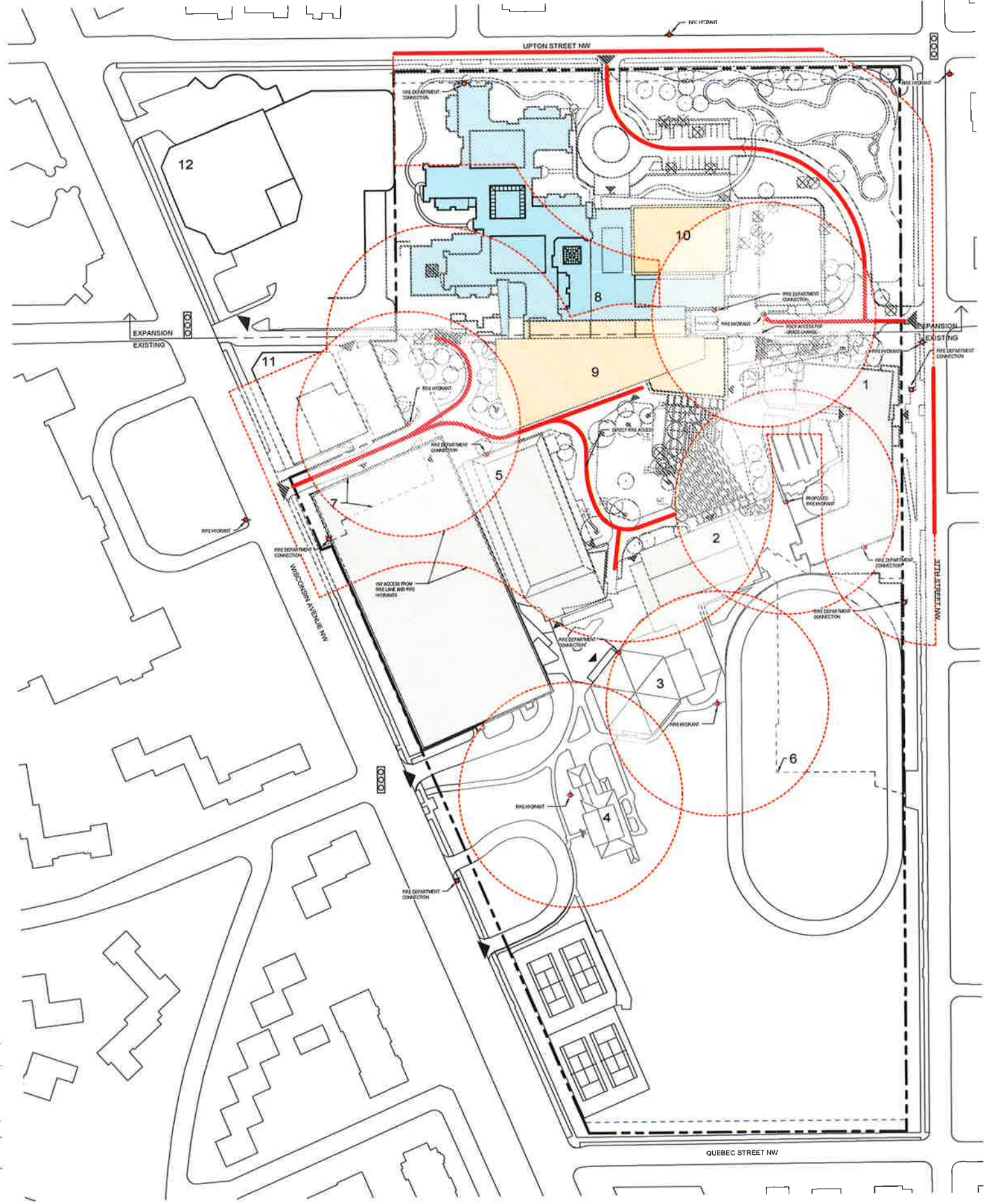
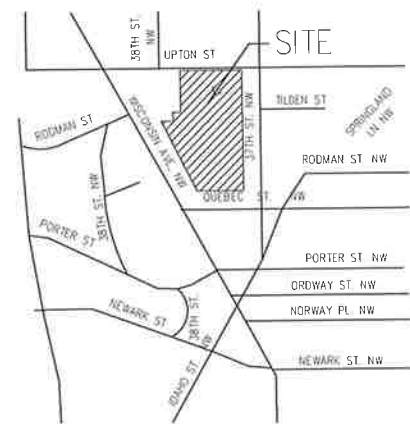
7. Parking Garage / Campus Services / Upper Field
Fully Sprinklered: Yes, in B and S-1 Areas
Total Area: 176,002
Design Occupancy: B 23 (33 total)
Accessory Storage 3
Locker Room 7
S-1 16
Mechanical room 1
S-2 Lower Level 211
S-2 Upper Level 263 (258 Actual)
A-5 Field 3,280 (posted for max 1500 occupants)
S-1 Moderate hazard storage—B&O Garage, shops and storage
S-2 Low Hazard storage—Parking garage
A-5 Outdoor Assembly—Athletic Field
B Business—Offices and IT spaces
IB
Construction Class: Two tiers (18'-0" Low and 19'-0" High)
Stories: West elevation
Fire Dept Connection: West elevation

8. / 9. / 10. Lower School / Campus Center at The Washington Home
Fully Sprinklered: Yes
Fire Alarm: Emergency voice / alarm system
Total Area: 187,912 SF *estimated
Design Occupancy: 1510 per BZA proposal TBD
Use Group: Group E (Educational)
Group A-2 for Cafeteria
Group A-3 / 4 for Gym
IB
Construction Class: 3
Stories: Yes North Elevation and South Elevation (at Service Drive)
Fire Dept Connection: Yes North Elevation and South Elevation (at Service Drive)

- LEGEND:
- FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - TRAFFIC LIGHT
 - EMERGENCY VEHICLES
 - PROPERTY LINE
 - SETBACK LINE
 - VEHICULAR ACCESS POINT
 - BUILDING ENTRY
 - EXISTING BUILDING TO REMAIN
 - PROPOSED RENOVATION
 - PROPOSED NEW CONSTRUCTION
 - 150' ACCESS FROM FIRE LANE AND FIRE HYDRANTS

CAMPUS BUILDINGS:

- 1 MIDDLE SCHOOL
- 2 QUAKER MEETING
- 3 KOGOD ARTS CENTER
- 4 ZARTMAN HOUSE
- 5 UPPER SCHOOL
- 6 ATHLETIC CENTER / TRACK
- 7 PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- 8 SIDWELL EXPANSION / LOWER SCHOOL
- 9 NEW CAMPUS CENTER
- 10 NEW LOWER SCHOOL GYM
- 11 3974 WISCONSIN AVE NW
- 12 POST OFFICE



11 LOCATION MAP

10 FIRE PROTECTION SITE PLAN - PROPOSED
1" = 50'-0"


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Date: 02/16/16
Scale: As Indicated
Sheet Title: FIRE PROTECTION SITE PLAN - PROPOSED