

LOWELL SCHOOL

MIDDLE SCHOOL ADDITION AND RENOVATION and NEW PARKING GARAGE AND GYM ADDITION

1640 KALMIA ROAD, NW - WASHINGTON, DC 20012

NOT FOR
CONSTRUCTION

OWNER	ARCHITECT	CIVIL ENGINEER
Lowell School 1640 Kalmia Road, NW Washington, DC 20012	Bowie Gridley Architects 1010 Wisconsin Ave., NW Suite 400 Washington, DC 20007 202.337.0888	Alpha Corporation Ridgetop Circle, Suite 200 Dulles, VA 20166 (703) 450-0800



STATISTICS	
BUILDING STATISTICS:	SITE STATISTICS:
PARKSIDE MIDDLE SCHOOL BUILDING:	FLOOR AREA RATIO (FAR):
Height: 20'-6"	Existing FAR: .36
Lot Occupancy: 6,150 gsf (existing) 3,950 gsf (addition) 10,100 gsf (total building footprint)	Proposed FAR (Option 2): .33
Floor area for FAR: 14,300 sf	Proposed FAR (Option 3): .31
NEW PARKING GARAGE (Option 2 only):	LOT OCCUPANCY:
Portion of perimeter more than 4 ft above grade: 50%	Lot Area: 361,378 sf
Lot Occupancy: 20,110 gsf (building footprint) x 50% = 10,055 gsf	Existing Lot Occupancy: 12.72%
Floor area for FAR: 20,110 gsf (building footprint) x 50% = 10,055 gsf	Proposed Lot Occupancy (Option 2): 14.47%
GYM ADDITION:	Proposed Lot Occupancy (Option 3): 11.69%
Height: 29'-6"	PARKING: Option 2
Lot Occupancy: 2,154 gsf (building footprint)	Existing parking spaces: 90
Floor area for FAR: 5,100 sf	Proposed new parking spaces: 54 new - 22 existing to be removed = 42
FRASER BUILDING (TO BE DEMOLISHED):	Total Proposed Parking Spaces: 122
Lot Occupancy: 9,800 gsf	PARKING: Option 3
Floor area to be subtracted from FAR: 39,200 sf	Existing parking spaces: 90
OVERALL AREA MODIFICATION TO FAR: Option 2: -9,745 sf (14,300 sf + 10,055 sf + 5,100 sf - 39,200 sf)	Proposed new parking spaces: 12 new - 22 existing to be removed = -10
OVERALL AREA MODIFICATION TO FAR: Option 3: -19,800 sf (14,300 sf + 5,100 sf - 39,200 sf)	Total Proposed Parking Spaces: 80

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DESIGNED BY
BOWIE - GRIDLEY ARCHITECTS, P.L.L.C.
1010 MICHIGAN AVE., N.W. SUITE 400
WASHINGTON, D.C. 20007

NO.	YEAR	REVISION	DATE
1	2004	ISSUED SET	11/08/04
2	2004	DC CP MEETING	01/07/05
3	2004	PRE PARALLEL EIR PLAN	02/07/05
4	2004	ISSUED SET	04/07/05

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COVER SHEET

DATE BY MSK	SCALE 1/8" = 1'-0"	A0.00
DATE BY RSS		



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序号	名称	日期
1	2000-01-01	2000-01-01
2	2000-01-02	2000-01-02
3	2000-01-03	2000-01-03
4	2000-01-04	2000-01-04

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LANDSCAPE/
ARCHITECTURAL
SITE PLAN
OPTION 2

MSK	A1-01-2
RSS	
SCALE 4.000 - 4.750	

1 ARCHITECTURAL
SITE PLAN
SCALE: 1" = 40'



A1.01-2



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REVISIONS

NO.	ISSUED	REVISION	DATE
1	2008-03-01	2008-03-01	11/20/08
2	2008-03-01	2008-03-01	02/20/10
3	2008-03-01	2008-03-01	02/20/10
4	2008-03-01	2008-03-01	08/11/10

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REV. 08/11/10

LANDSCAPE/
ARCHITECTURAL
SITE PLAN
OPTION 3

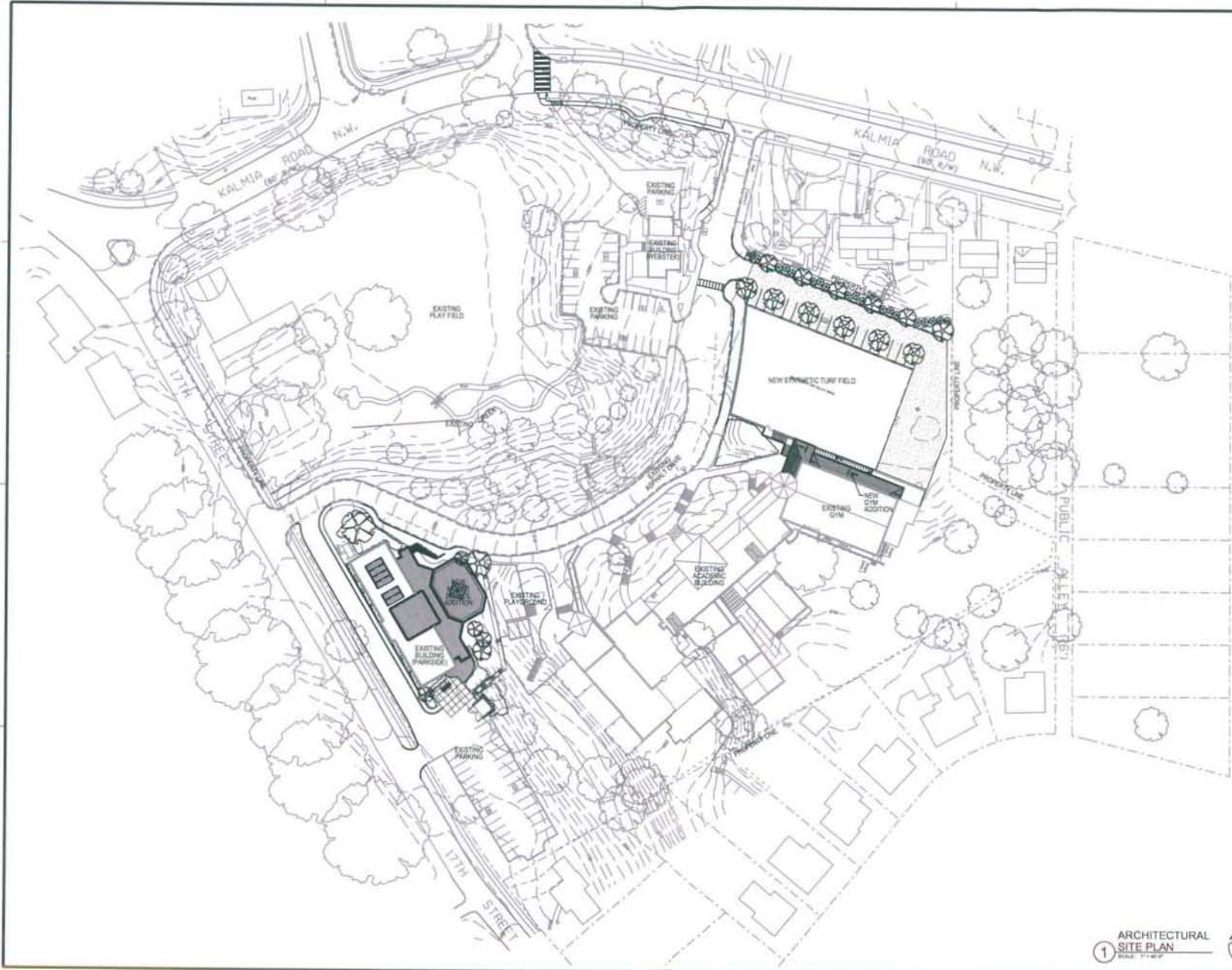
DESIGN BY
MSK

DESIGN BY
RSS

SCALE
1/8" = 1'-0"

A1.01-3

ARCHITECTURAL
SITE PLAN
1
SCALE: 1/8" = 1'-0"





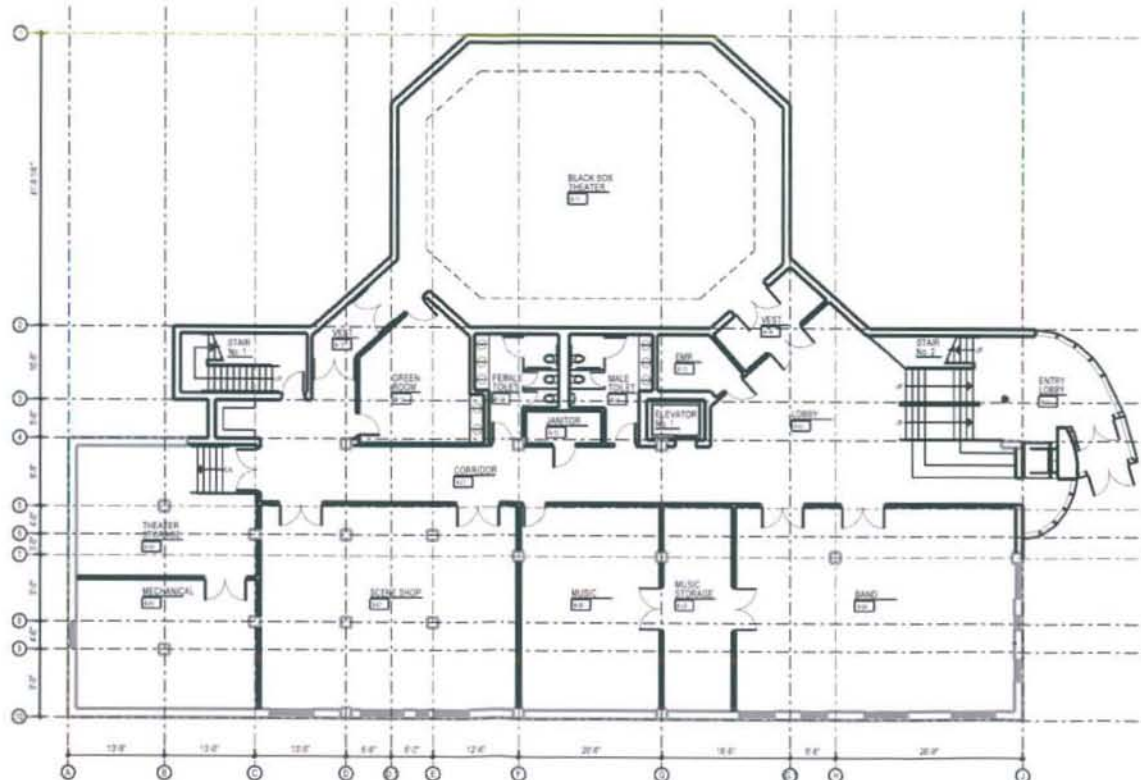
KEY PLAN

REVISIONS

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2	ISSUE	11/2000	
3	ISSUE	11/2000	
4	ISSUE	11/2000	

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BASEMENT PLAN



1 BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



DESIGN BY	MSK	Middle School Addition and Renovation
DESIGNED BY	RSS	
SCALE	1/8" = 1'-0"	A1-3.01



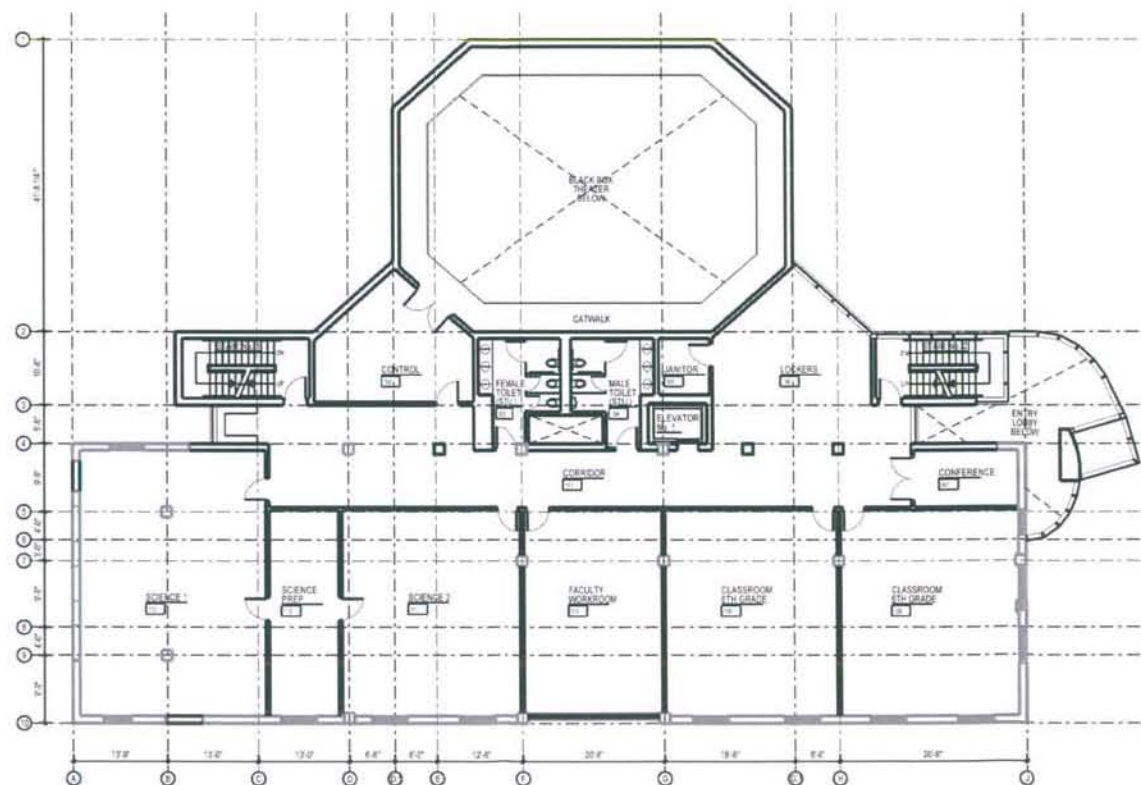
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 4. 2012 1/15/12 1/15/12 1/15/12

NO.	ISSUE	REVISION	DATE
1	ZONING - PLO SET		11/20/11
2	DC OFC. AMEND		11/21/11
3	FIRE MARSHALL SITE PLANS		02/01/12
4	ZONING - PLO SET		08/11/12

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FIRST FLOOR PLAN

DATE: 01/15/12
 DRAWN BY: MSK
 CHECKED BY: RSS
 SCALE: 1/8" = 1'-0"
 Middle School
 Addition and
 Renovation
A1-3.02



1 FIRST FLOOR
 PLAN
 SCALE: 1/8" = 1'-0"



KEY PLAN

REVISIONS
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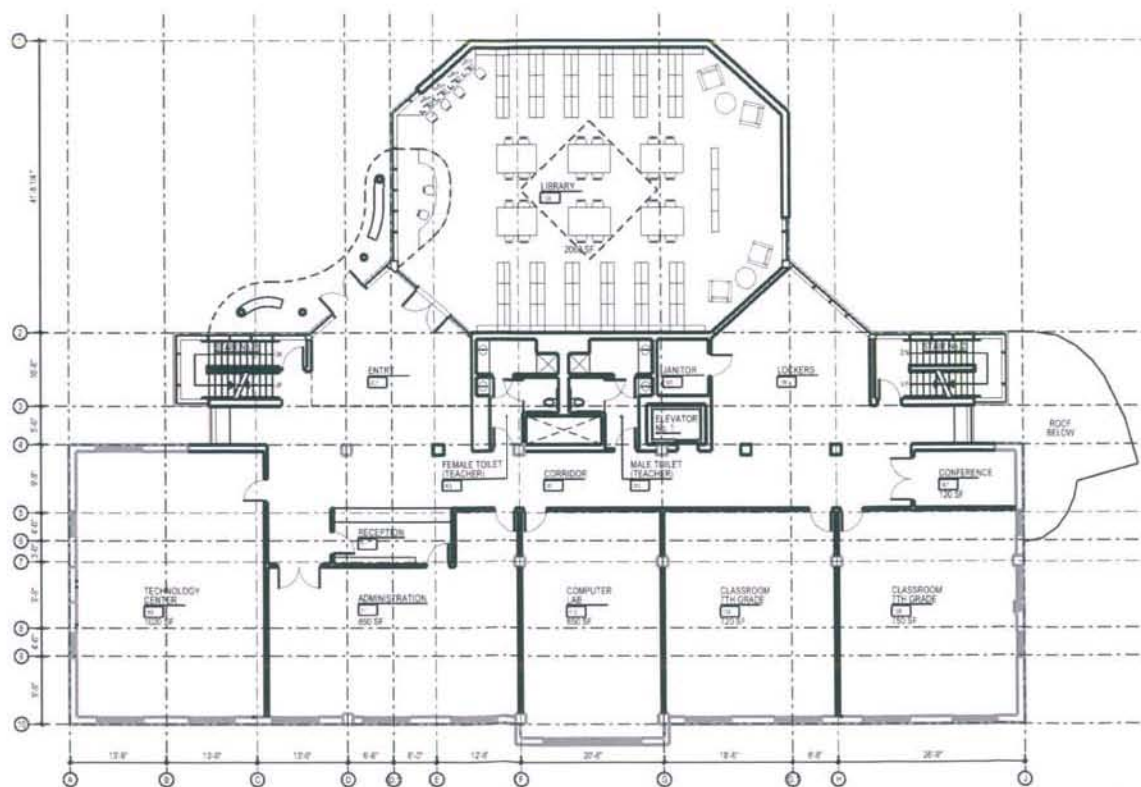
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1	2000 - PLO SET	10/10/12
2	DCDP MEETING	2/10/13
3	PRE-BIDDING SITE PLAN	10/10/12
4	2000 - PLO SET	10/10/12

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10/10/12

SECOND FLOOR PLAN

DESIGN BY	MSK	Middle School Addition and Renovation
DATE BY	RSS	
SCALE	1/8" = 1'-0"	A1-3.03



1 SECOND FLOOR
 PLAN
 SCALE 1/8" = 1'-0"



REVISIONS
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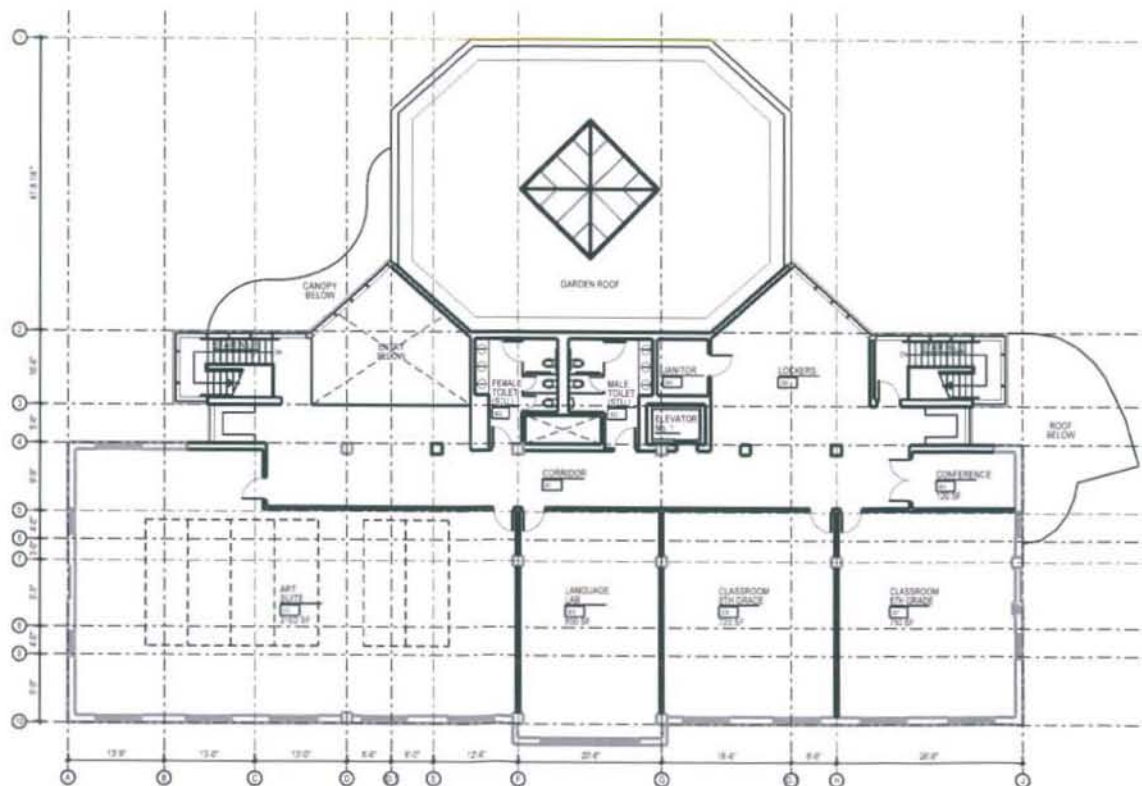
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4	10/10/10	10/10/10	10/10/10

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SEA 1004

THIRD FLOOR PLAN

DATE: 10/10/10	MSK	Middle School Addition and Renovation
DATE: 10/10/10	RSS	
SCALE: 1/8" = 1'-0"		A1-3.04



1 THIRD FLOOR
 PLAN
 SCALE: 1/8" = 1'-0"





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● 2010年10月10日 星期五

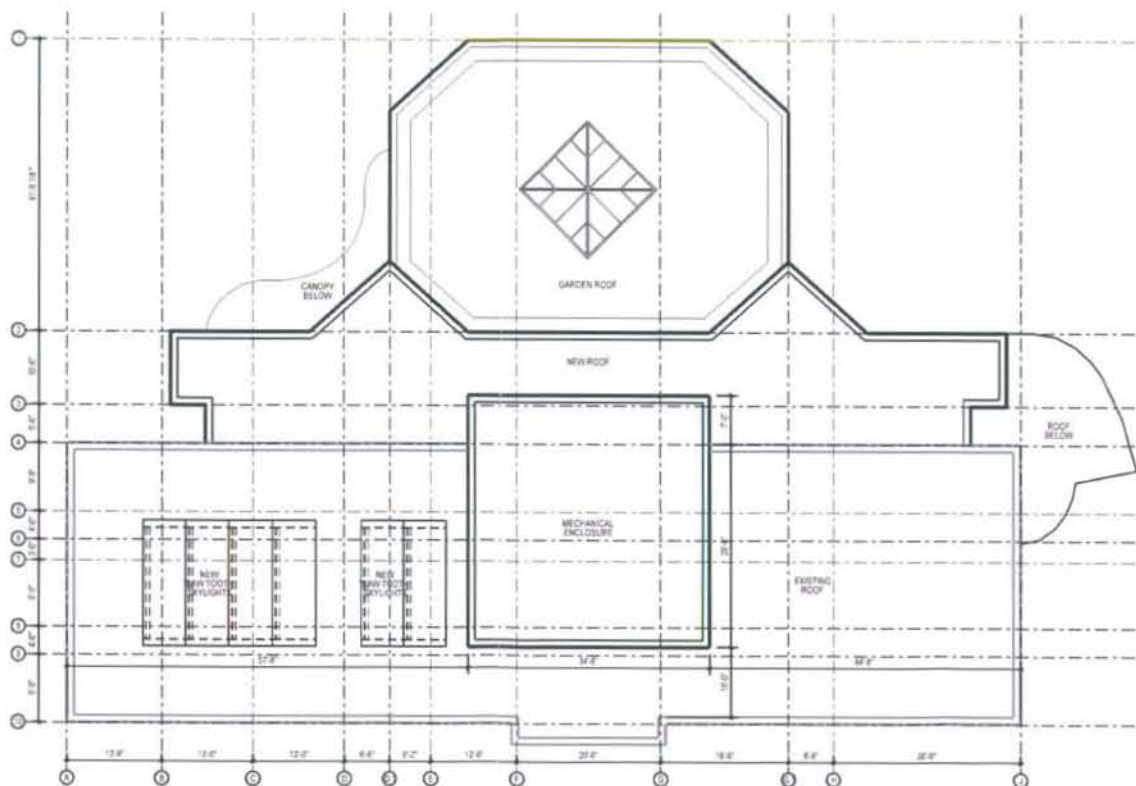
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3	2014-15-18	10/10	
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5	2014-15-20	10/10	
6	2014-15-21	10/10	
7	2014-15-22	10/10	
8	2014-15-23	10/10	
9	2014-15-24	10/10	
10	2014-15-25	10/10	
11	2014-15-26	10/10	
12	2014-15-27	10/10	
13	2014-15-28	10/10	
14	2014-15-29	10/10	
15	2014-15-30	10/10	
16	2014-15-31	10/10	
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19	2014-16-3	10/10	
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85	2014-18-9	10/10	
86	2014-18-10	10/10	
87	2014-18-11	10/10	

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954 TRENKLE

ROOF PLAN

CLASS 301	MSK	Middle School Addition and Renovation A1-3.05
CLASS 301	RSS	
CLASS 301	18" x 11"	

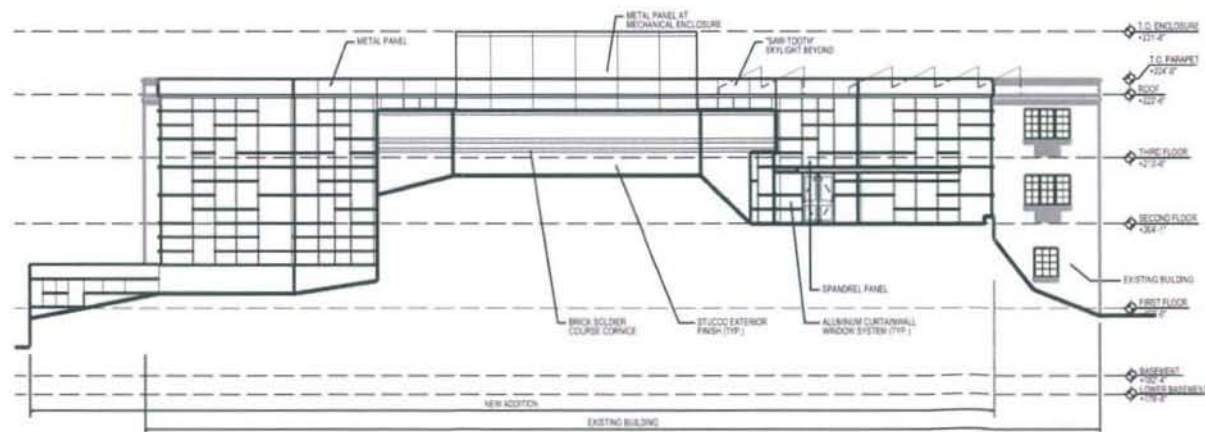


1 ROOF PLAN
Scale: 1/8" = 1'





2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



KEY PLAN

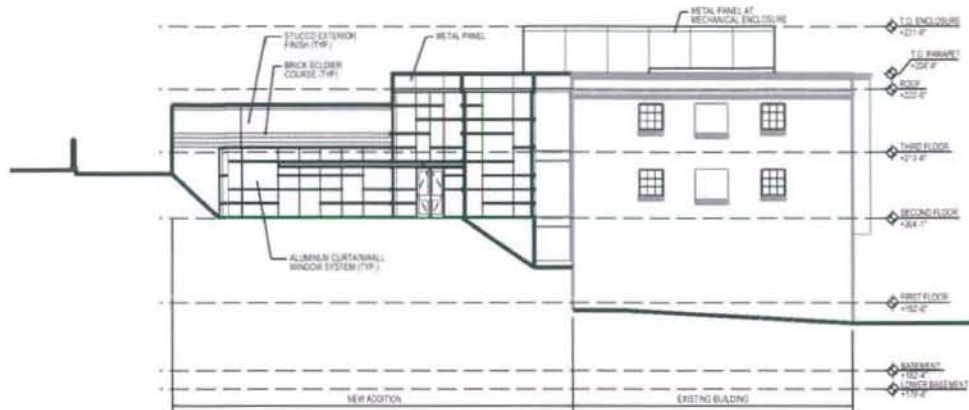
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2	10' OF SETTING	10/10/12
3	10' OF SETTING	10/10/12
4	ZONE, PLO SET	10/10/12

Lowell School
 1640 Kalma Road, NW
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EXTERIOR
 ELEVATIONS

MSK	Middle School Addition and Renovation
RSS	
1/8" = 1'-0"	A1-4.01



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



① WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

REVISIONS
DATE
BY
REASON

NO.	REVISION	DATE	BY
1	ISSUE FOR SET	1/20/12	
2	SC OF MEETING	2/1/12	
3	FOR BARRALL SITE PLAN	2/20/12	
4	ISSUE FOR SET	2/21/12	

Lowell School
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EXTERIOR
ELEVATIONS

DESIGN BY MSK	Middle School Addition and Renovation
DATE BY RSS	
SCALE 1/8" = 1'-0"	A1-4.02



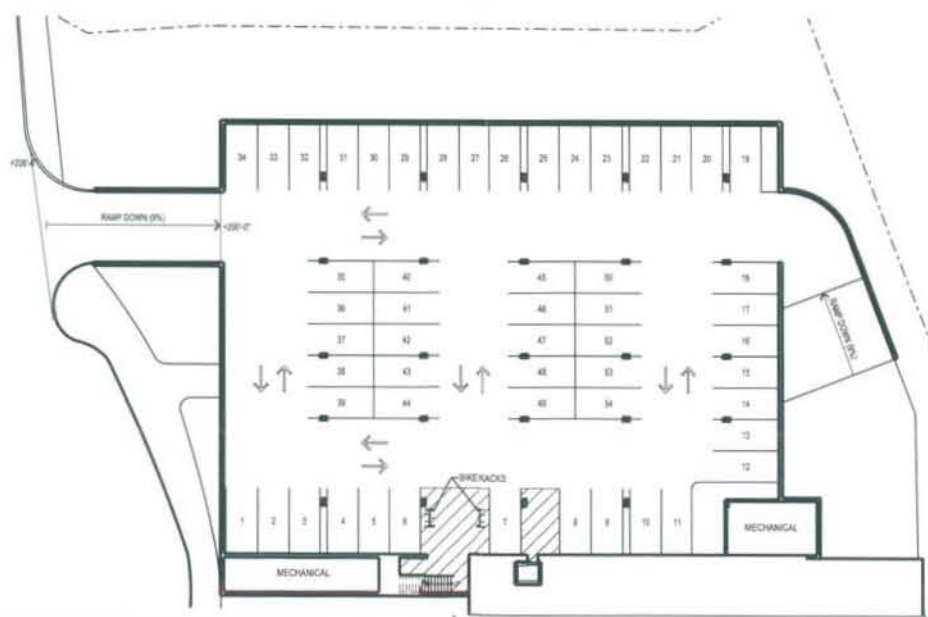
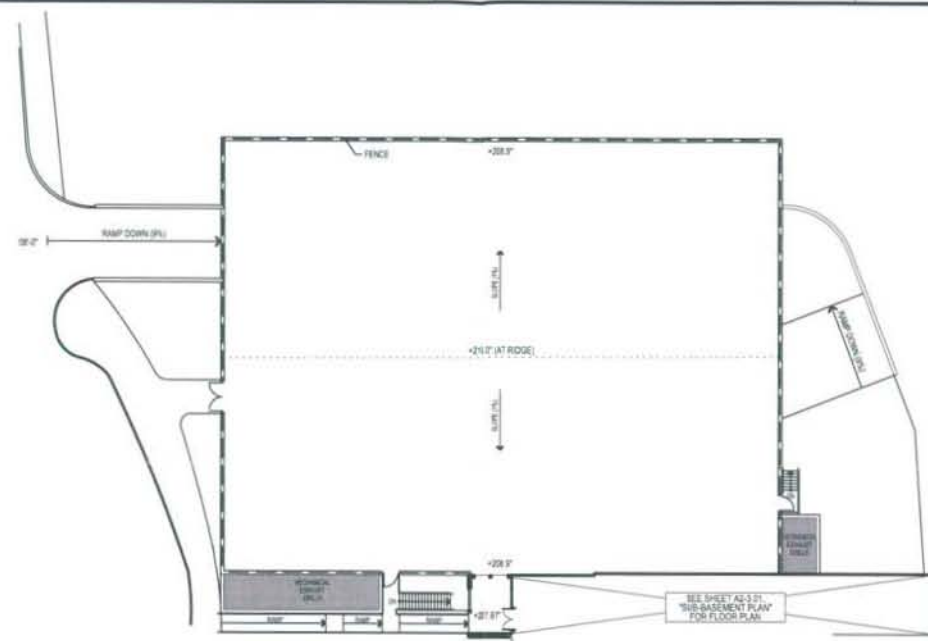
PROJECT NO. 1001
 DATE: 10/10/10
 BY: BGA

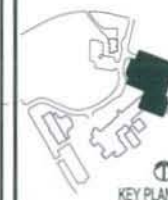
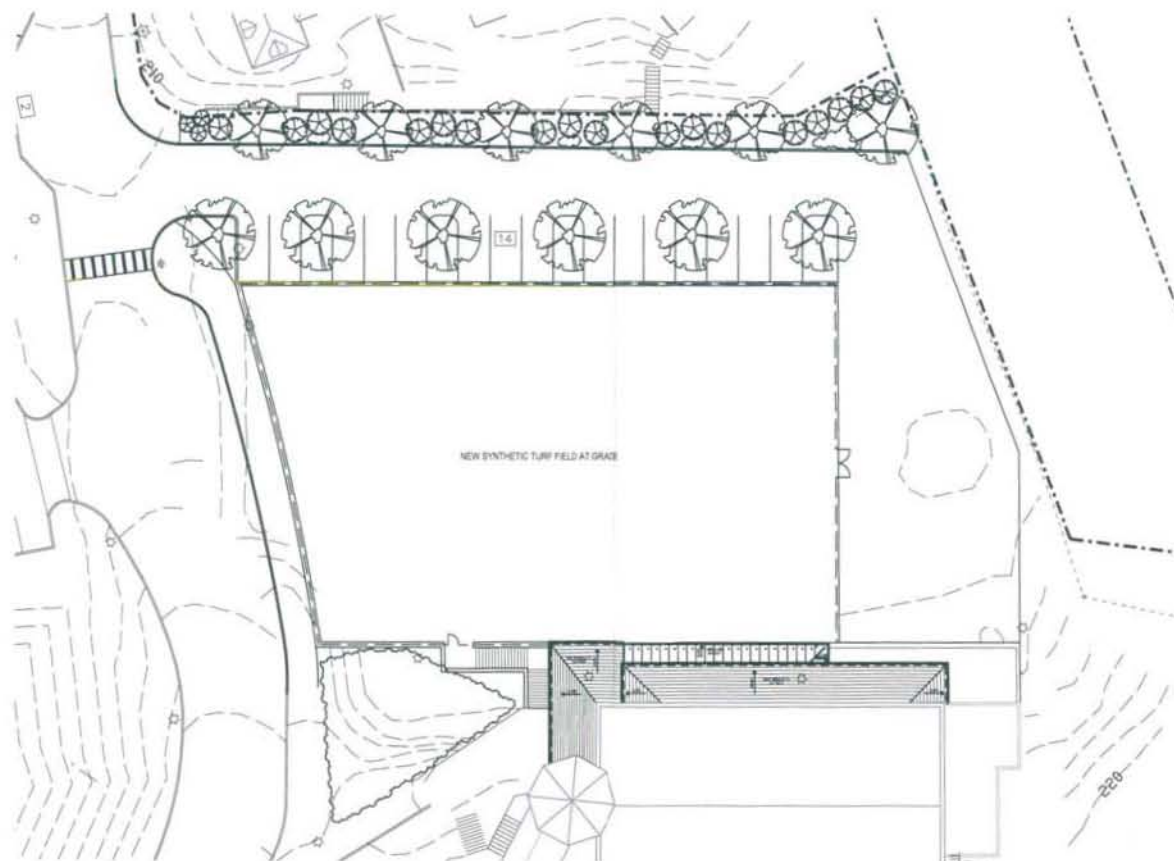
NO.	ISSUE	DATE
1	ZONING - FIELD SET	10/20/10
2	SCOPING MEETING	10/20/10
3	FIRE MARSHAL SITE PLAN	10/20/10
4	ZONING - FIELD SET	10/20/10

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PARKING GARAGE/
 NEW FIELD PLANS
 OPTION 2

DESIGNED BY: MSK
 CHECKED BY: RSS
 SCALE: 1/16" = 1'-0"
 Parking Garage and Gym/Pool Addition
 A2-3.01-2





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No.	Issue	Revised	Date
1	CONC-PLD SET		10/20/10
2	SCOP-SETTING		02/21/11
3	FIRE MARSHALL SET PLANS		03/21/11
4	CONC-PLD SET		05/11/11

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BGA 1001

**PARKING/
 NEW FIELD PLANS
 OPTION 3**

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CHECK BY	RSS	
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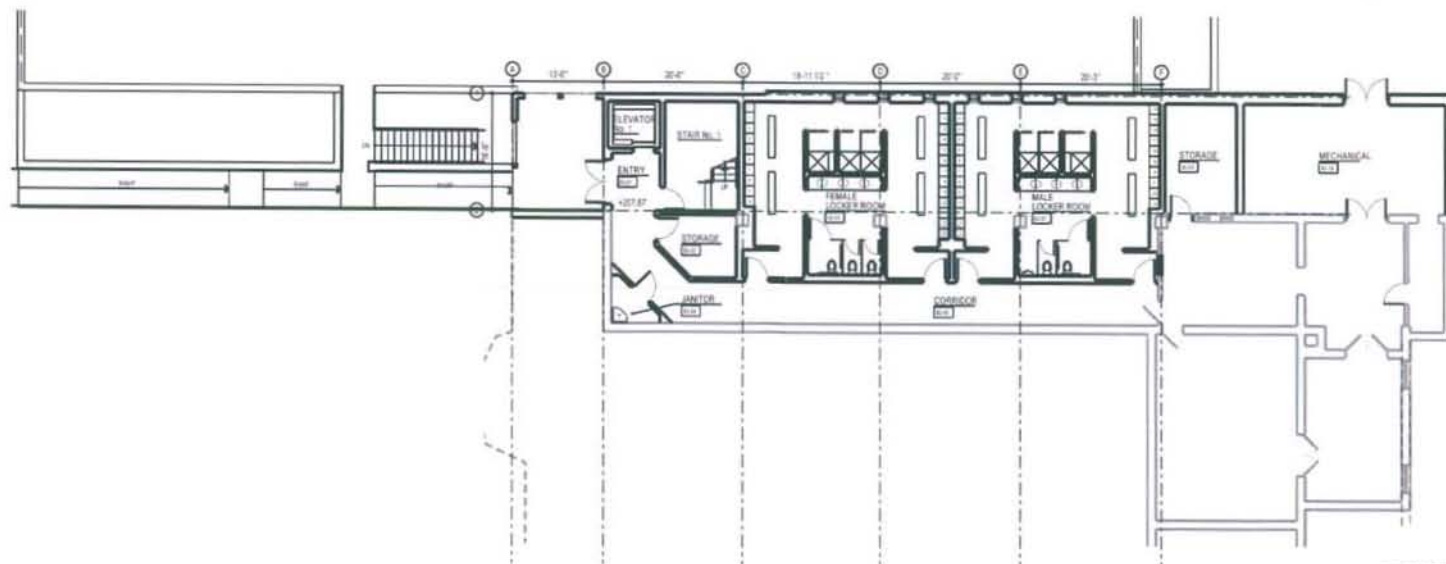
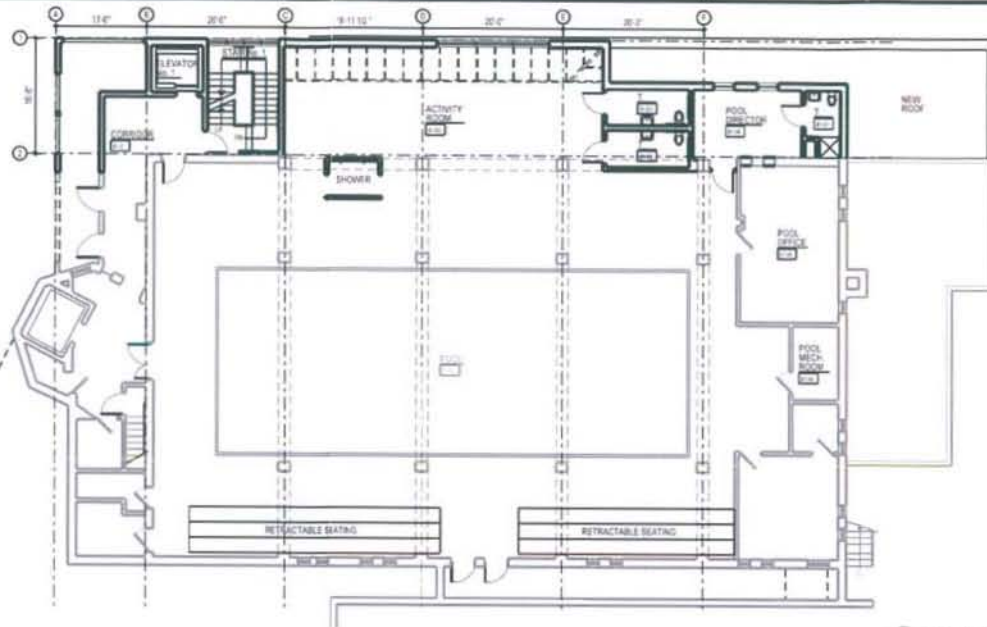
REVISIONS

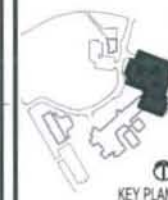
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2	02/10	SO OF MEETING	MSK	RSS
3	02/10	FIRE MARSHALL SITE PLANS	MSK	RSS
4	02/10	CONC - PLO SET	MSK	RSS

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FLOOR PLANS

DATE	MSK	Parking Garage and Gym/Pool Addition
DATE	RSS	
SCALE	1/8" = 1'-0"	A2-3.02





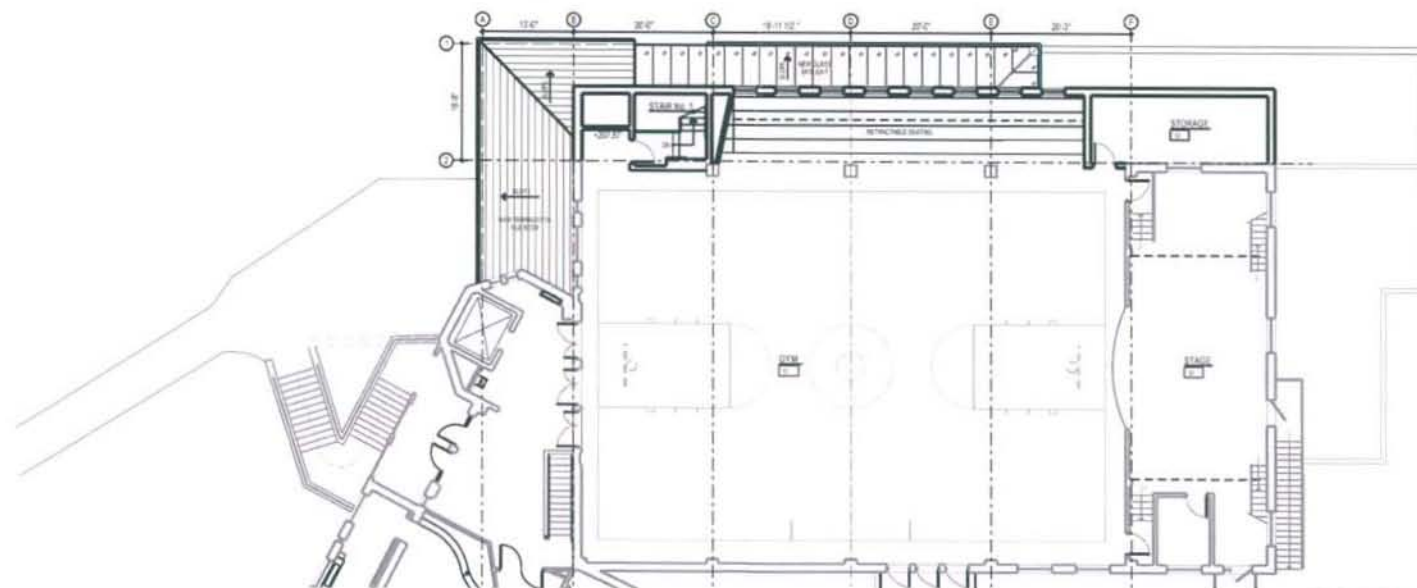
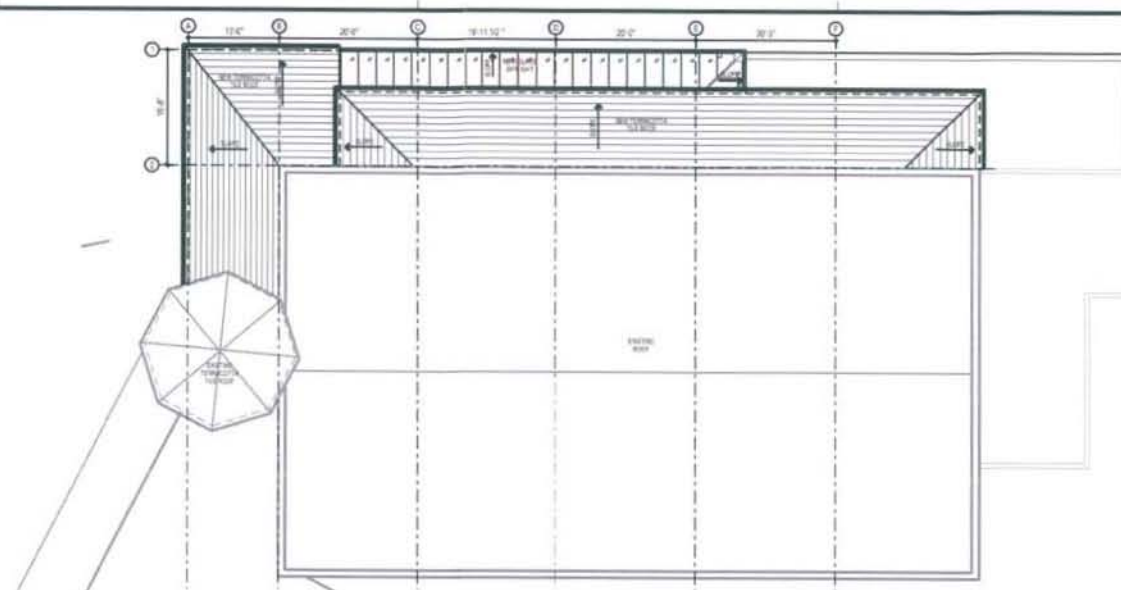
REVISIONS

NO.	DATE	DESCRIPTION	BY
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2	11/21/01	ZONE 2, PLOT SET	MSK
3	11/21/01	ZONE 3, PLOT SET	MSK
4	11/21/01	ZONE 4, PLOT SET	MSK

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FLOOR PLANS

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DRAWN	RS5	
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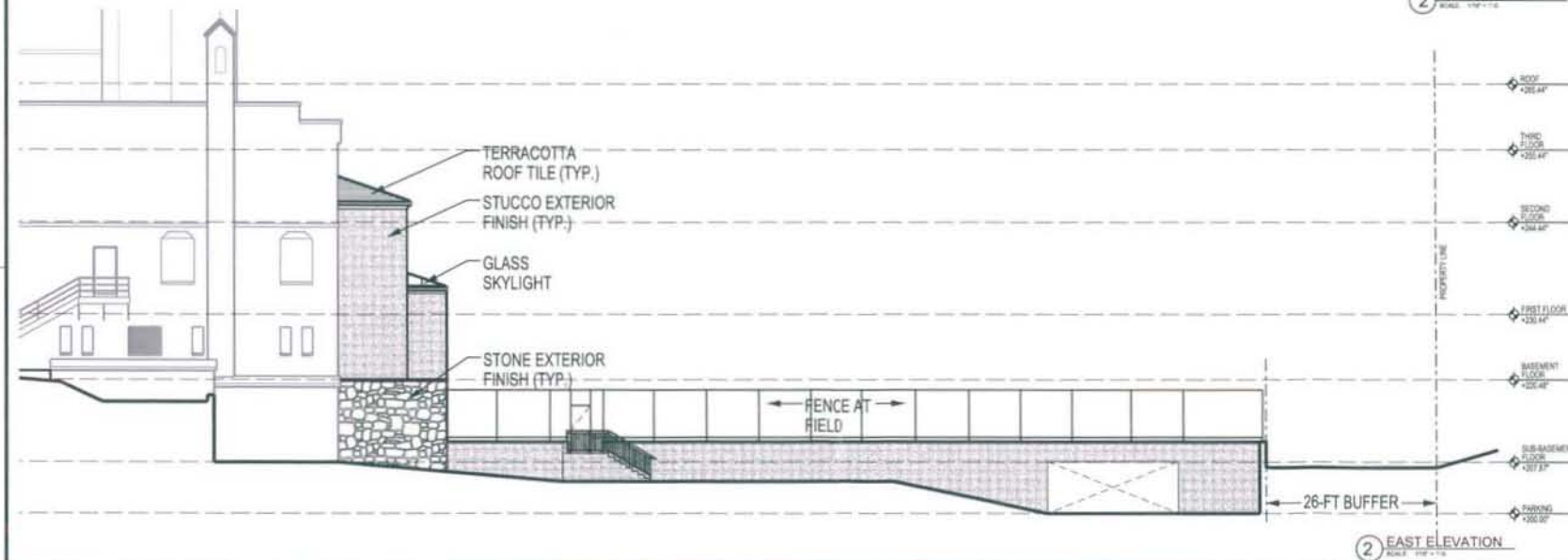
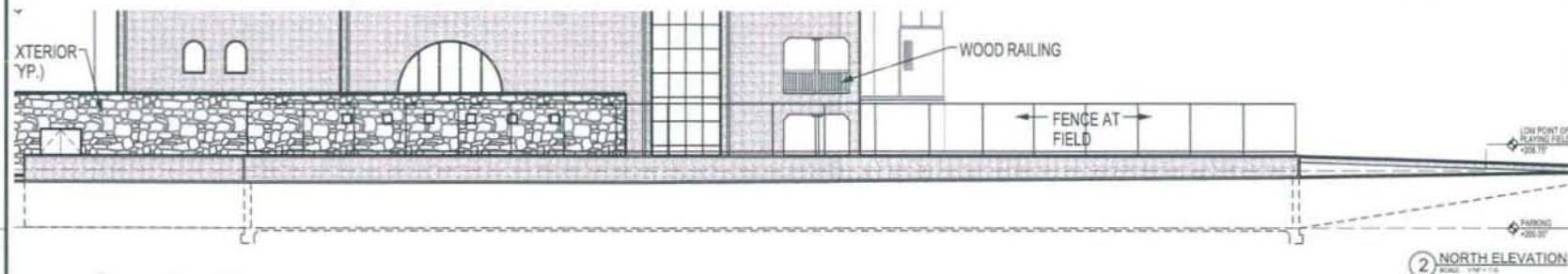
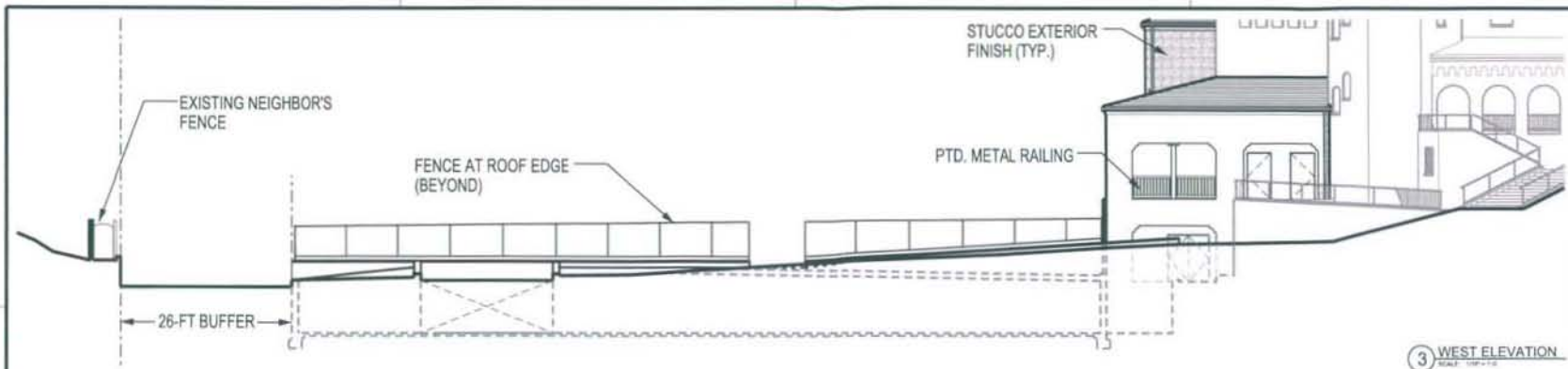
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1	ZONING-PUB SET		1128
2	DC OF AMTMS		9001
3	FIVE MARSHALL STE PLANS		3005
4	ZONING-PUB SET		3811

Lowell School
1640 Kaimia Road, NW
Washington, DC 20012

824 INDEX

EXTERIOR
ELEVATIONS
OPTION 2

MSK	Parking Garage and Gym/Pool Addition A2-4.01-2
RSS	
1/8" = 1'-0"	



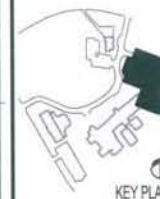
REVISIONS

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/20/09
2	DC CP MEETING	01/21/10
3	FIRE MARSHAL SITE PLAN	03/01/10
4	ISSUE FOR PERMIT	06/11/10

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**EXTERIOR ELEVATIONS
 OPTION 2**

DESIGNED BY: MSK
 DRAWN BY: RSS
 CHECKED BY: A2-4.02-2
 SCALE: 1/8" = 1'-0"



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 BOWIE - GRIDLEY ARCHITECTS, P.L.L.C.
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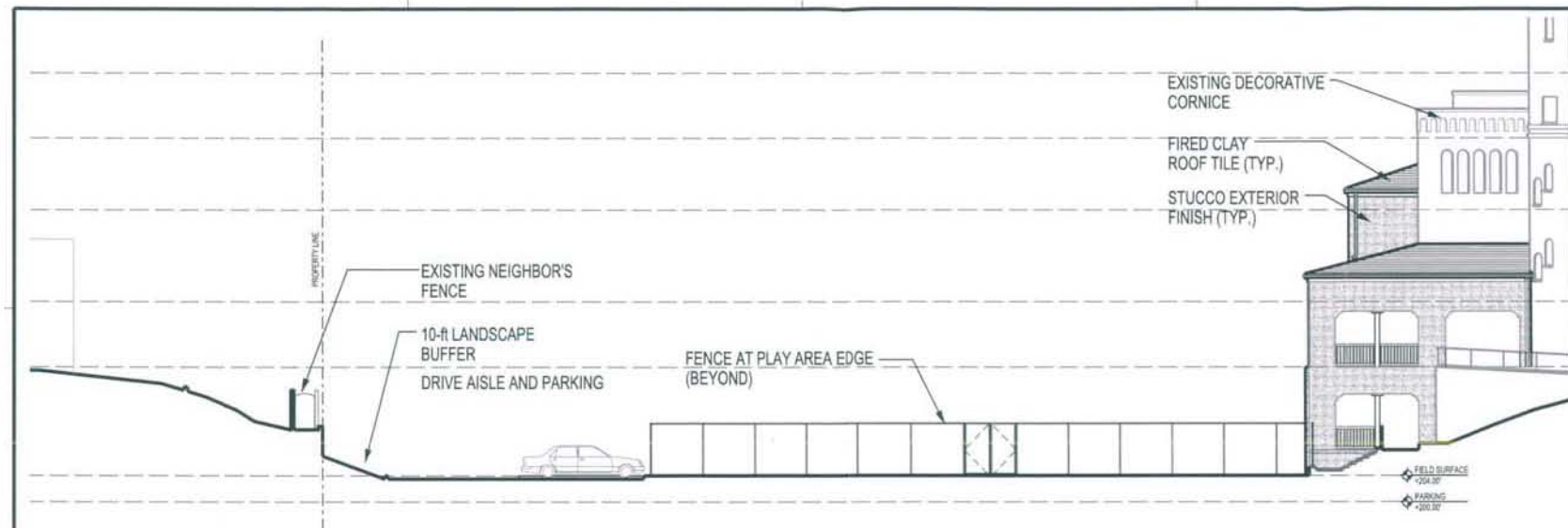
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1	ZONING - PLS SET		11/20/10
2	DC OP. MEETING		11/21/10
3	FIRE MARSHALL SITE PLANS		11/22/10
4	ZONING - PLS SET		08/11/11

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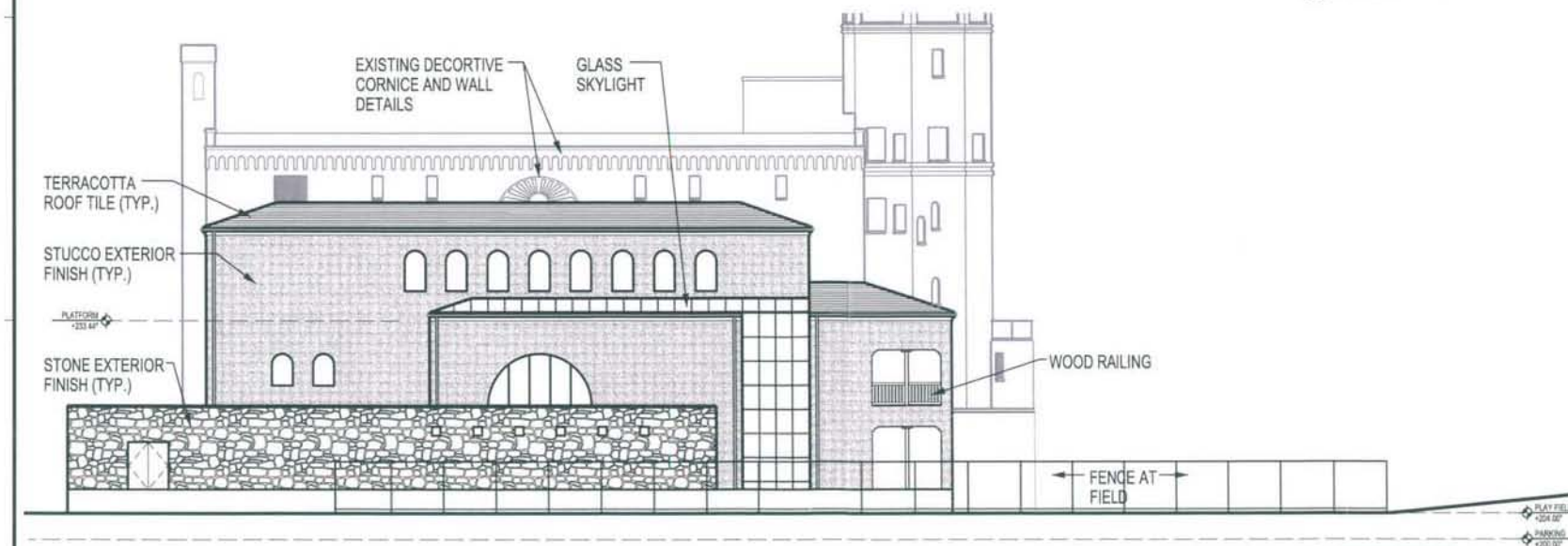
BGA 0000

EXTERIOR
 ELEVATIONS
 OPTION 3

DESIGN BY	MSK	Parking Garage and Gym/Pool Addition
DESIGN BY	RSS	
SCALE	1/8" = 1'-0"	A2-4.01-3



① WEST SECTION
 SCALE: 1/8" = 1'-0"



② NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

LOWELL SCHOOL EXPANSION

1640 KALMIA RD. NW WASHINGTON DC, 20012



ALPHA CORPORATION
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www.alphacorporation.com

NOT FOR
CONSTRUCTION



KEY PLAN

REVISIONS

No.	Revised - Description	Date
1	ISSUED FOR SET	08/10/10
2	DC/PA MEETING	09/10/10
3	FOR MARSHALL SITE PLANS	09/10/10
4	ISSUED FOR SET	09/10/10

Lowell School
1640 Kalmia Road, NW
Washington, DC 20012

COVER SHEET

DESIGNED BY: MSK
DRAWN BY: RSG
CHECKED BY: RSG
Middle School
Addition and
Renovation
C-0

VICINITY MAP



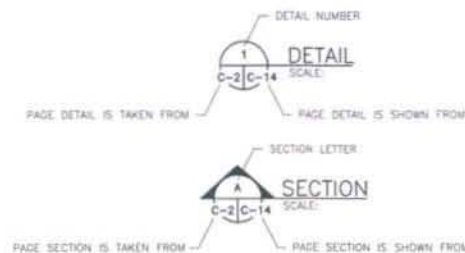
INDEX OF DRAWINGS

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GENERAL NOTES

1. THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE BASED ON FIELD SURVEY DATA AND /OR RECORD DRAWINGS. THE INFORMATION SHOWN IS NOT NECESSARILY COMPLETE AND THE LOCATION OF THE UTILITIES SHOWN IS APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF THE WORK. IF THE FIELD CONDITIONS ARE FOUND TO VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND DCWASA FORTY EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION.
3. TEST HOLES ARE TO BE PERFORMED AS THE FIRST ITEM OF CONSTRUCTION. IF INFORMATION RESULTING FROM TEST HOLES VARIES FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY.
4. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL STRUCTURES AND UNDERGROUND UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO STRUCTURES AND UTILITIES AS A RESULT OF CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BACKFILL AN EXCAVATION AFFECTING SAID UTILITY WITHOUT FIRST RECEIVING PERMISSION FROM THE UTILITY OWNER. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.
5. ALL WORK HOUR RESTRICTIONS AS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE PARKING FOR PERSONNEL AND CONSTRUCTION VEHICLES AND EQUIPMENT. THE CONTRACTOR'S LAYDOWN AND PERSONNEL PARKING AREAS SHALL BE DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL BE PROVIDING SECURITY OF THE CONSTRUCTION MATERIALS, EQUIPMENT AND FACILITIES.
7. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PROJECT SITE AS THE WORK PROGRESSES AND DISPOSE OF IT PROPERLY. THE DEBRIS AND CONSTRUCTION MATERIALS SHALL BE STORED IN DESIGNATED AREAS AS APPROVED BY THE OWNER. THE HAULING AND DISPOSAL OF DEBRIS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
8. PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS AND PROTECT ALL STORM INLET STRUCTURES.
9. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST REQUIREMENTS OF THE DISTRICT OF COLUMBIA AND ITS AGENCIES.
10. ALL WORK AREAS ARE TO BE SECURED BY TEMPORARY CHAIN LINK FENCE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE LOCATION OF TEMPORARY FENCING.
11. SANITARY BENCHMARK TO BE USED FOR SEWER CONSTRUCTION. USE INVERT OF EXISTING MANHOLE AT NEW CONNECTION OR THE NEXT DOWN STREAM MANHOLE.
12. WATER BENCHMARK TO BE USED FOR WATER CONSTRUCTION. USE OPERATING NUT ELEVATION OF CLOSEST FIRE HYDRANT.
13. FOUR (4) FEET OF COVER TO BE PROVIDED OVER ALL WATER DISTRIBUTION LINES.
14. THE CONTRACTOR SHALL COORDINATE ANY PORTION OF HIS WORK WITH THAT OF OTHERS THAT MAY BE PERFORMED ADJACENT TO, OR IN CLOSE PROXIMITY TO, SUCH WORK IN THIS CONTRACT OR OTHERS.
15. THE CONTRACTOR SHALL VERIFY, BY FIELD MEASUREMENT, THE REQUIRED DIMENSION OF ALL PIPES, FITTINGS, EQUIPMENT AND STRUCTURES TO ASSURE PROPER CLEARANCE AND SPACING PRIOR TO FABRICATION OR INSTALLATION.
16. DURING EXCAVATION, ALL ABANDONED SEWER LATERALS UNCOVERED SHALL BE PLUGGED OR CAPPED AT OR OUTSIDE OF THE PROPERTY LINE AND TIGHTLY SEALED USING "QUICK SEAL" AND ENCASED IN CONCRETE BY THE CONTRACTOR.
17. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSON, VEHICLES OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SYMBOLS



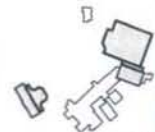
NOTE

1. IF ADDITIONAL PAGES ARE INVOLVED, THE FIRST PAGE DETAIL OR SECTION IS TAKEN FROM IS SHOWN FOLLOWED BY A COMMA, THEN THE ADDITIONAL LOCATION.



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KEY PLAN

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No.	Name - Description	Date
1	ISSUE - PLOT SET	08/08/12
2	DEVELOPMENT MEETING	08/08/12
3	FINAL WORKSHEET SET	08/08/12
4	ISSUE - PLOT SET	08/08/12

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GENERAL NOTES

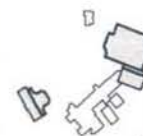
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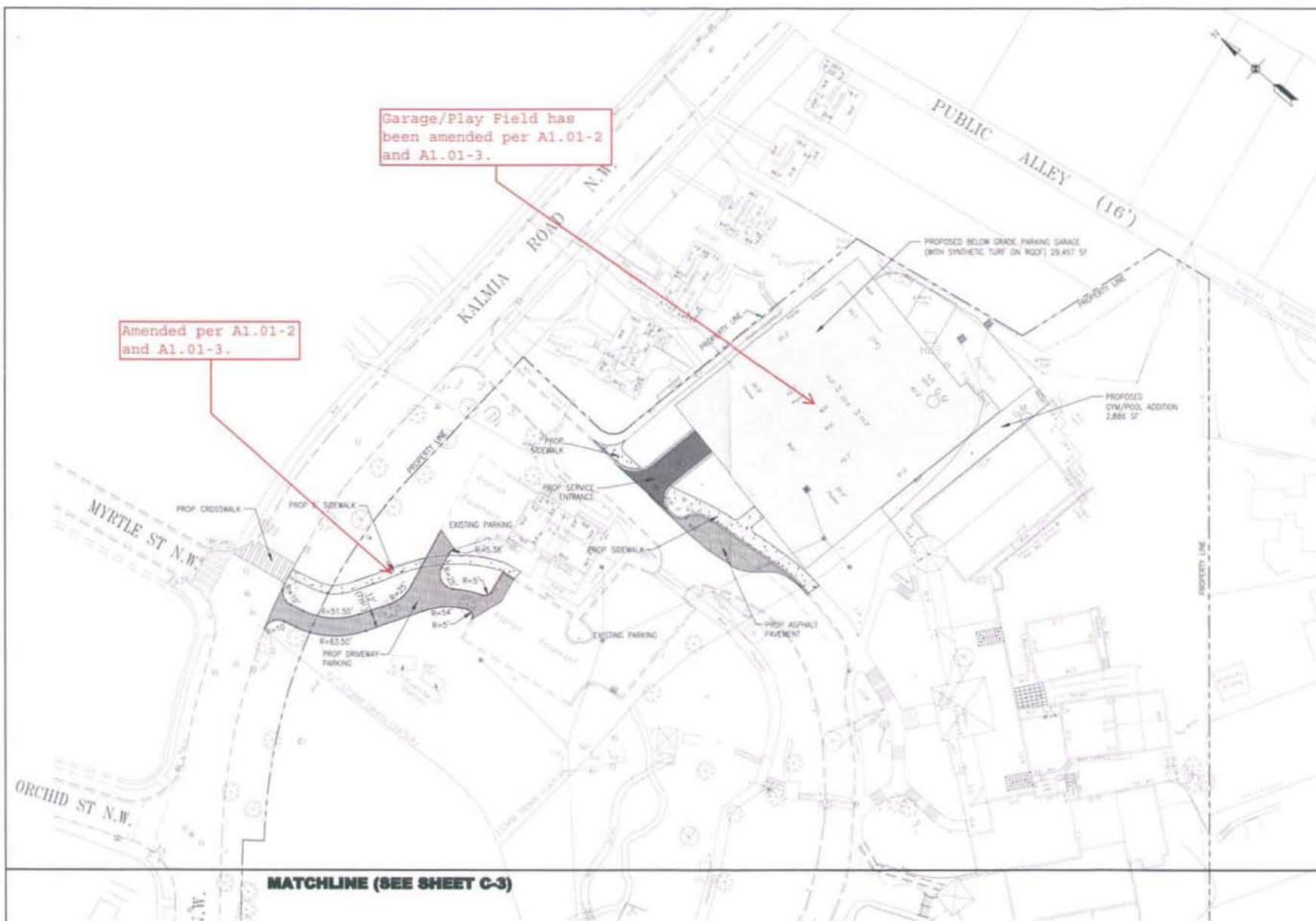
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DATE: 01/11/2011
BY: BGA

No.	Revisions - Description	Date
1	ISSUED FOR SET	01/11/2011
2	FOR SETTING	01/11/2011
3	FOR SETTING	01/11/2011
4	ISSUED FOR SET	01/11/2011

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**CONCEPTUAL PLAN
SITE LAYOUT**

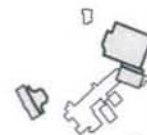
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DATE: 01/11/11
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No.	Revisions	Date
1	2DING - PLOT SET	01/11/11
2	DC OF MEETING	01/11/11
3	FIRE MARSHAL SITE PLAN	01/11/11
4	2DING - PLOT SET	01/11/11

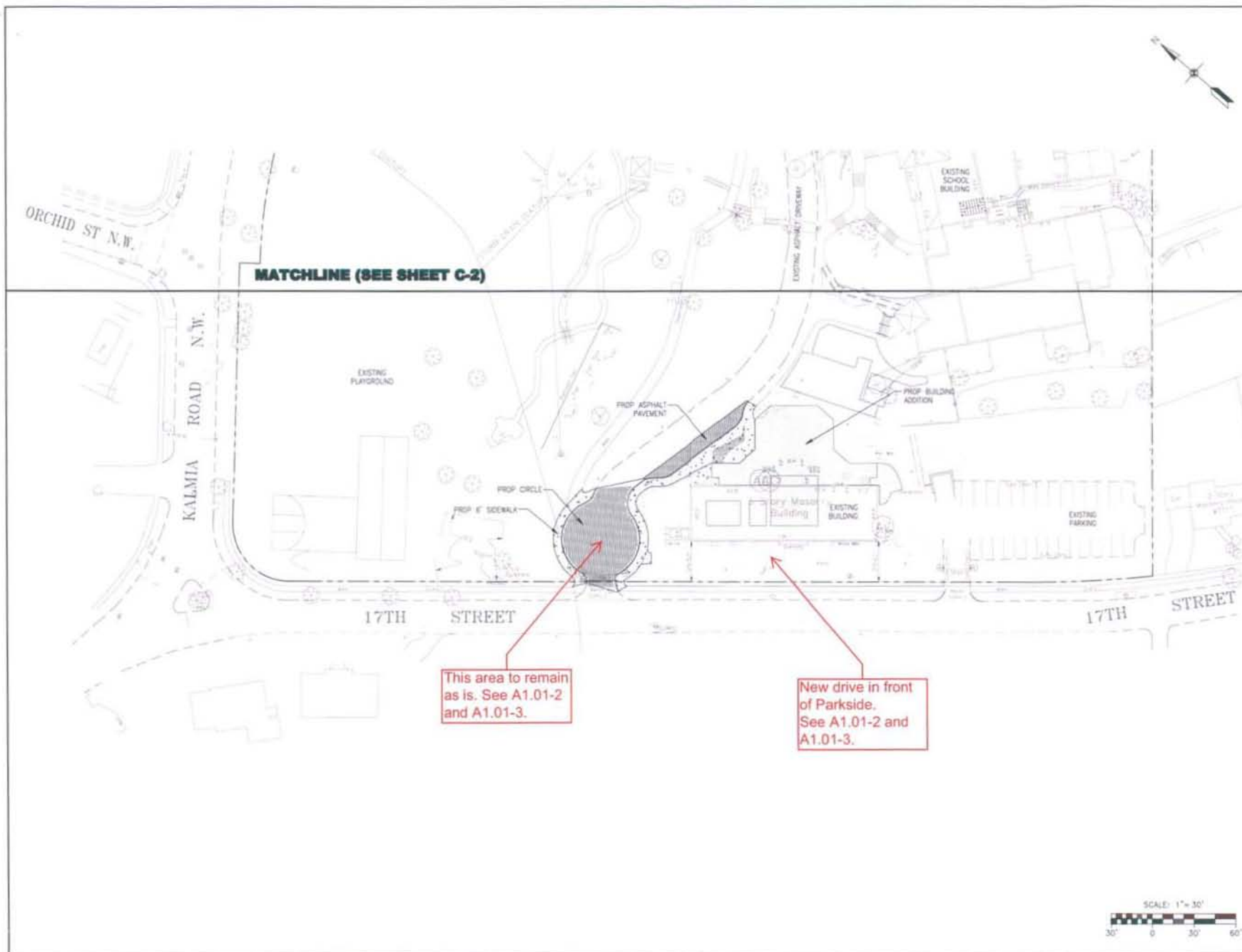
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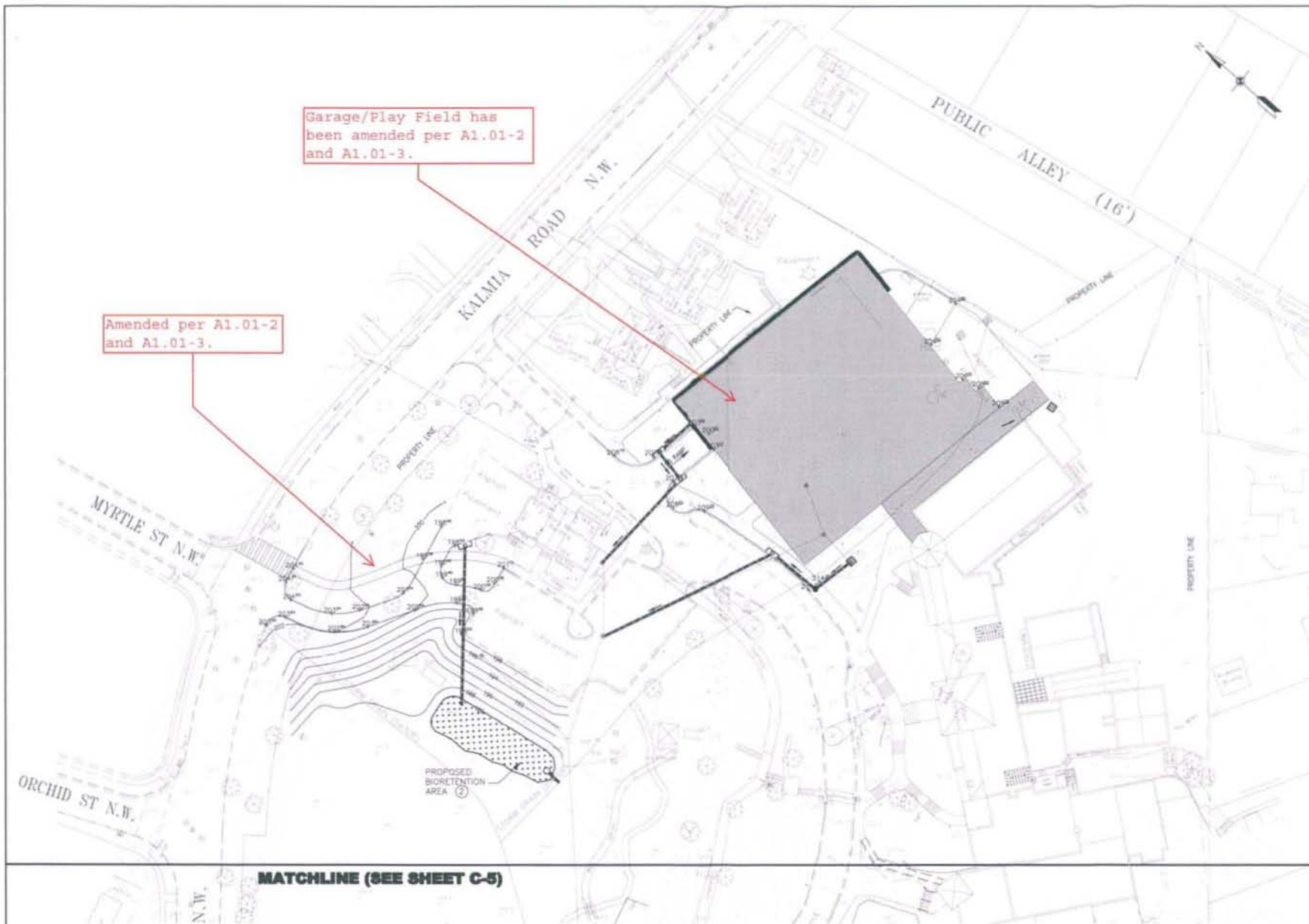
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**CONCEPTUAL PLAN
SITE LAYOUT**

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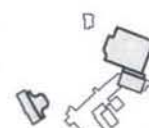
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No.	Issue / Description	Date
1	ISSUE - PLU SET	01/10/10
2	SCOPING MEETING	02/10/10
3	PRELIMINARY SITE PLAN	03/10/10
4	ISSUE - PLU SET	04/10/10

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**CONCEPTUAL
GRADING PLAN**

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MRK
CHECKED BY
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DATE
C-4

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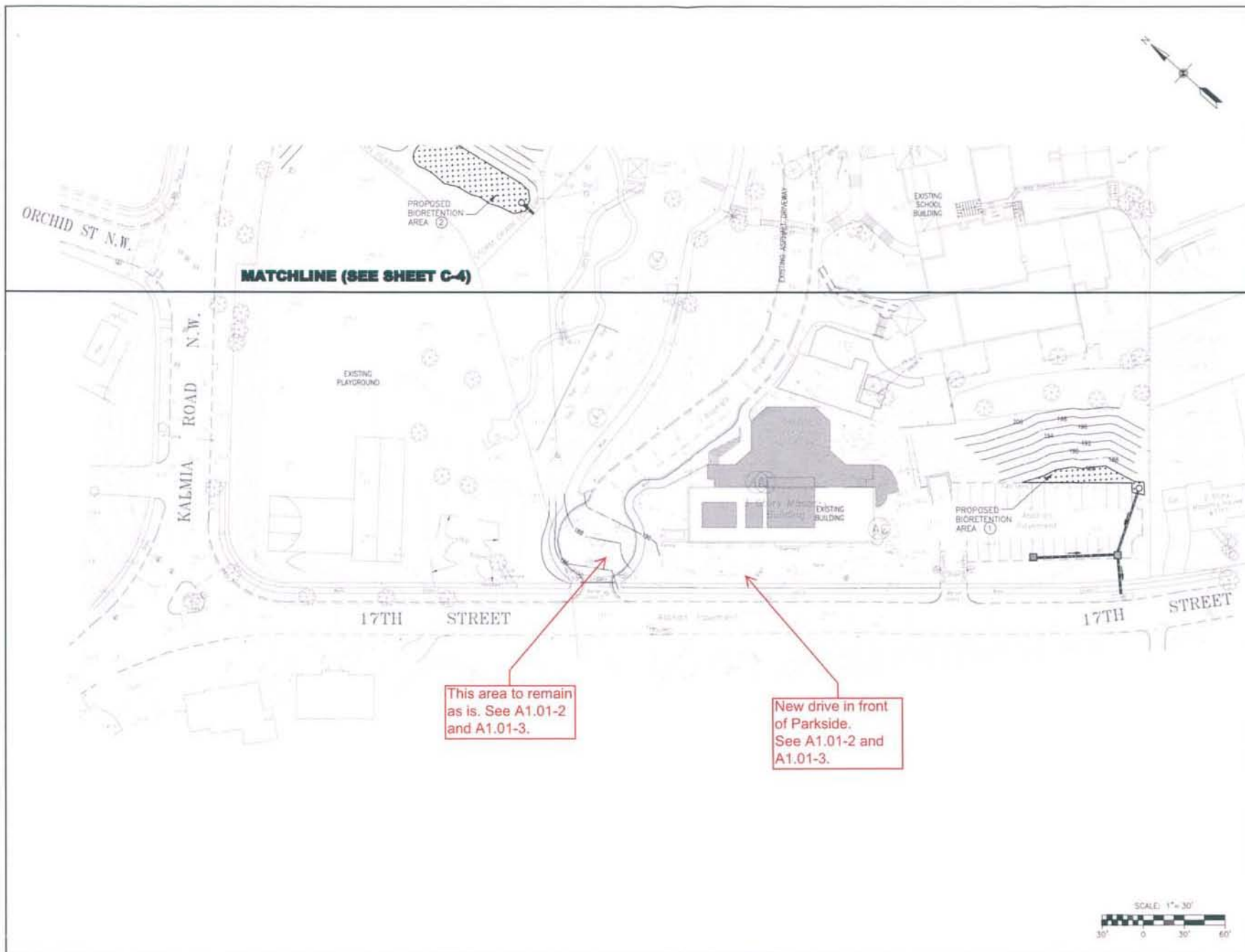
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Rev.	Issue - Description	Date
1	ISSUED FOR SET	08/15/12
2	DC OF MEETING	09/27/12
3	FOR MARSHALL SITE PLANS	09/27/12
4	ISSUED FOR SET	09/27/12

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**CONCEPTUAL
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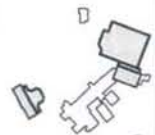
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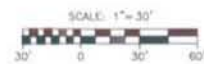
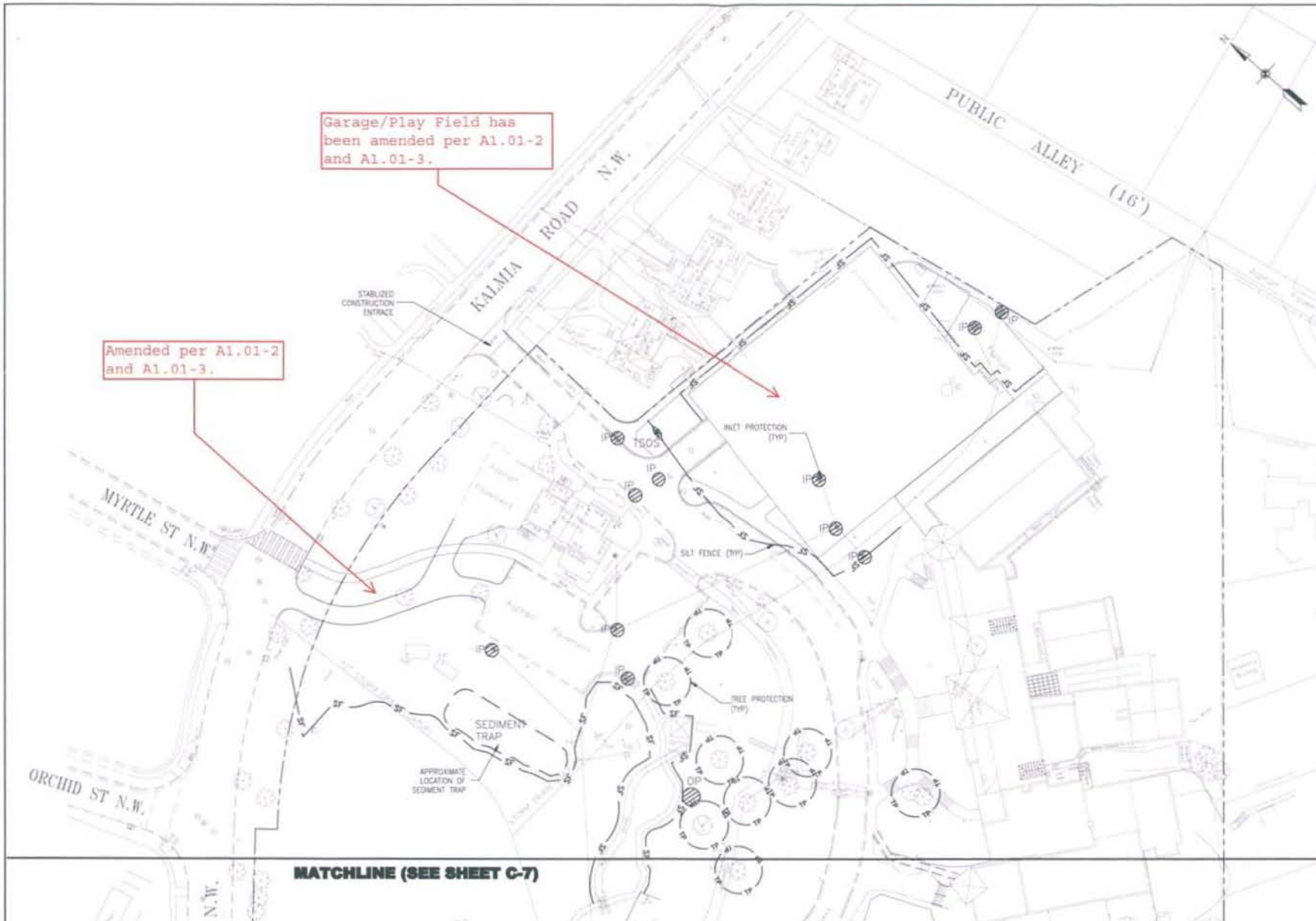
No.	Revisions - Description	Date
1	ISSUE - PLOT SET	05/05/10
2	DC OFA MEETING	05/05/10
3	PRELIMINARY SITE PLANS	05/05/10
4	ISSUE - PLOT SET	05/05/10

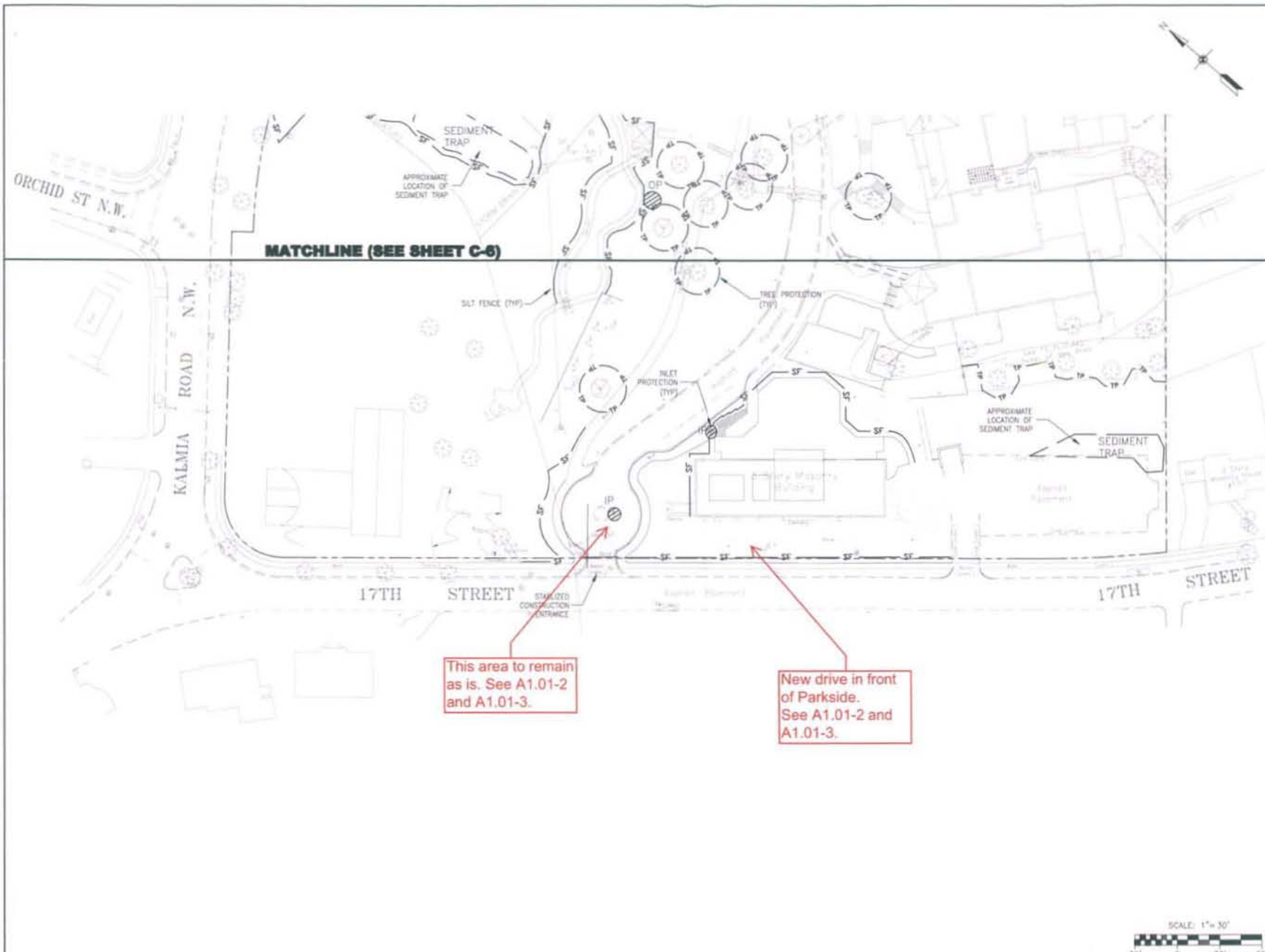
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REV. 05/10

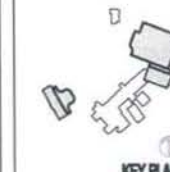
**E & S
CONCEPTUAL PLAN**

DESIGNED BY: **MRK**
CHECKED BY: **RSS**
DATE: **05/10**
Middle School
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C-6





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No.	Revisions	Date
1	ISSUED FOR SET	08/01/12
2	FOR CLARIFICATION	08/01/12
3	FOR APPROVAL OF SET	08/01/12
4	ISSUED FOR SET	08/01/12

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DESIGNED BY: **MSK**
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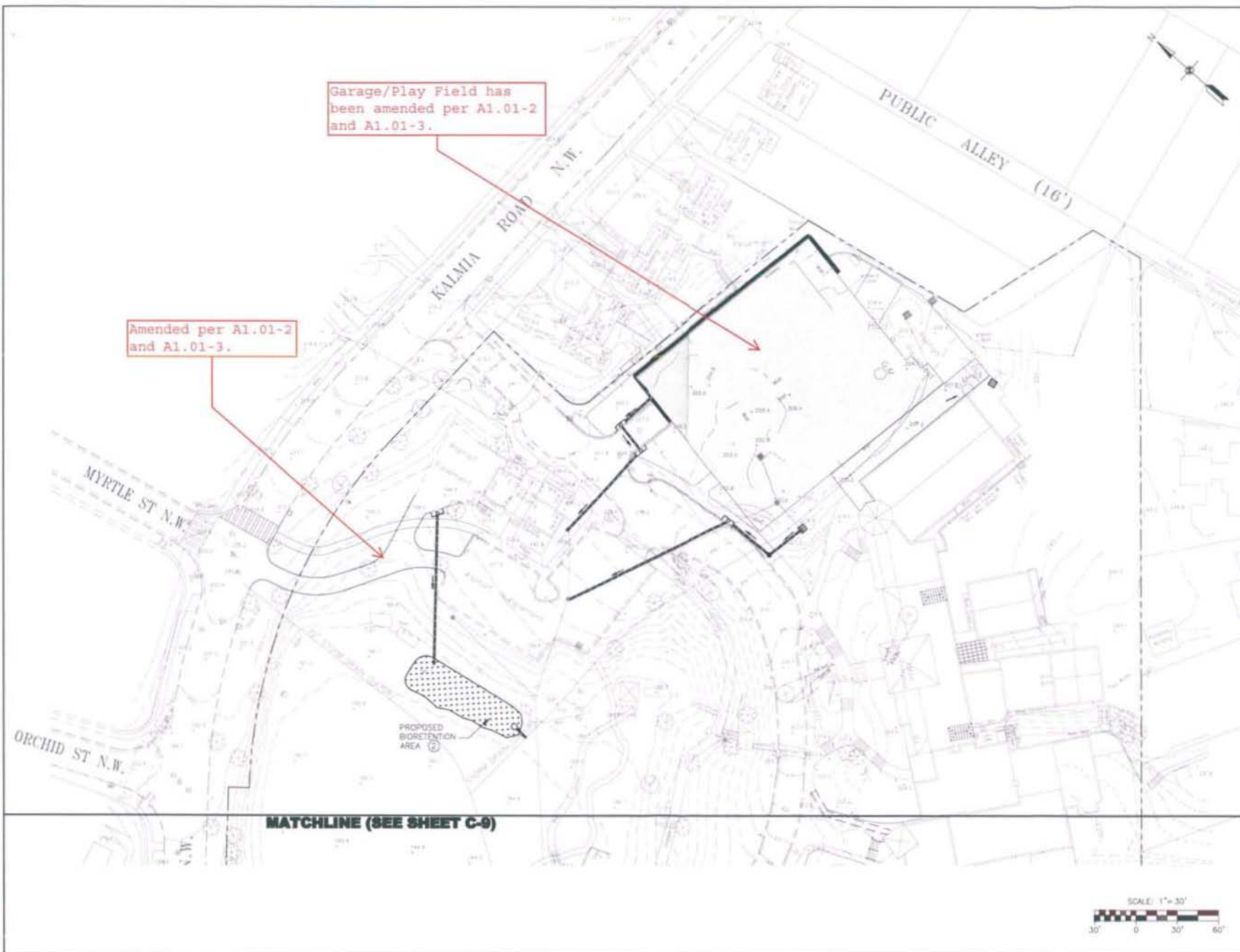
KEY PLAN

No.	Name	Description	Date
1	CONCEPT SWM PLAN		08/08/08
2	SCOPING MEETING		09/01/08
3	PRELIMINARY SITE PLAN		09/01/08
4	CONCEPT SWM PLAN		09/01/08

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CONCEPTUAL
SWM PLAN

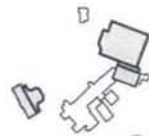
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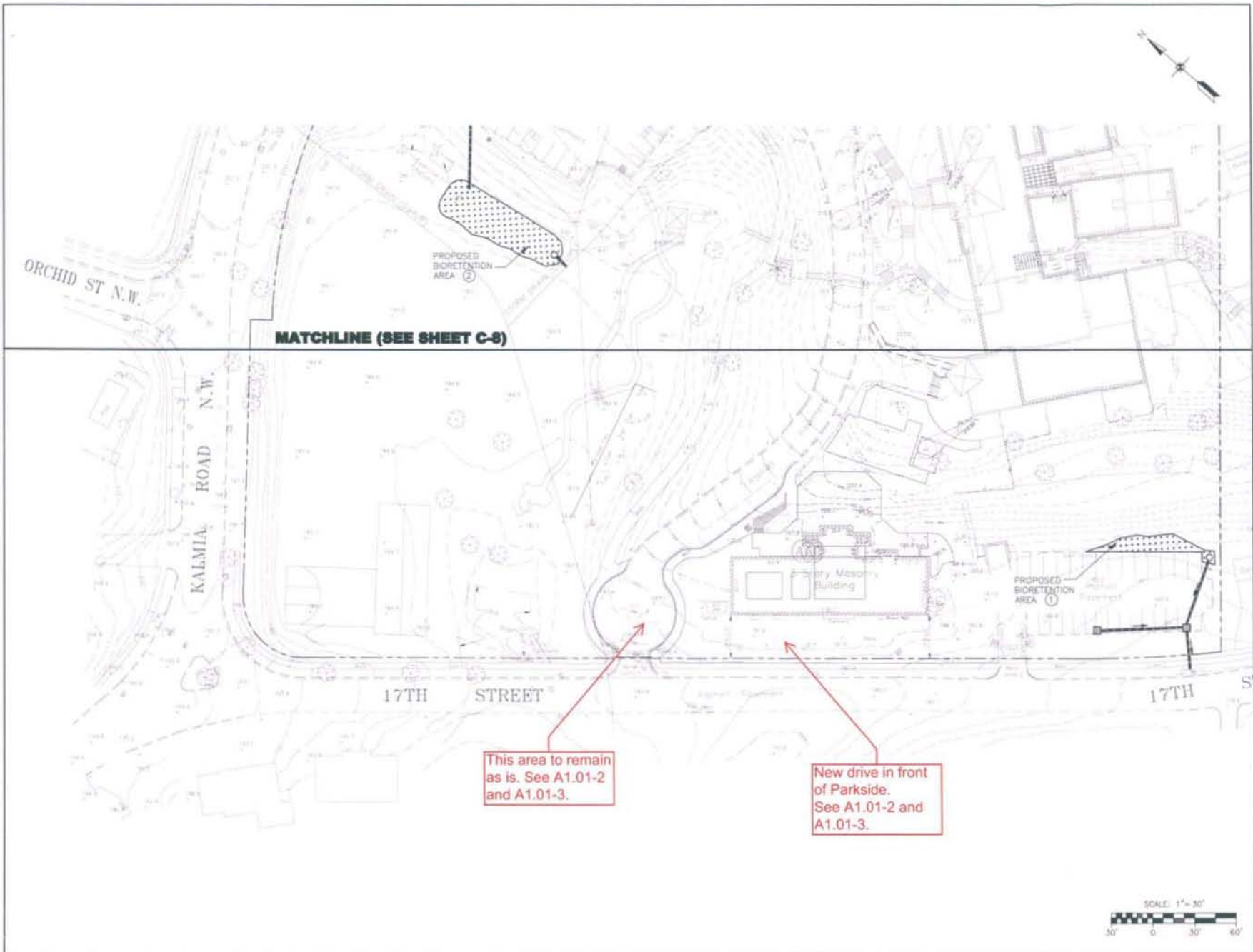
REVISIONS

No.	Issue - Description	Date
1	ISSUE - PLO SET	08/08/10
2	DC OF MEETING	01/01/11
3	FREE HANDS SITE PLANS	02/01/11
4	ISSUE - PLO SET	08/10/10

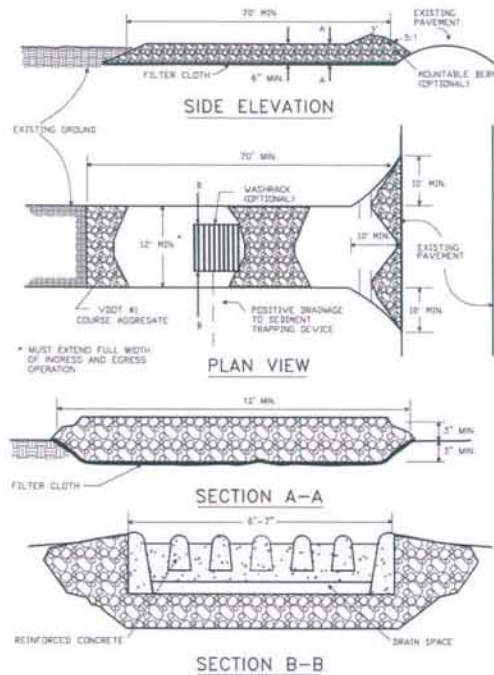
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SWM CONCEPTUAL PLAN

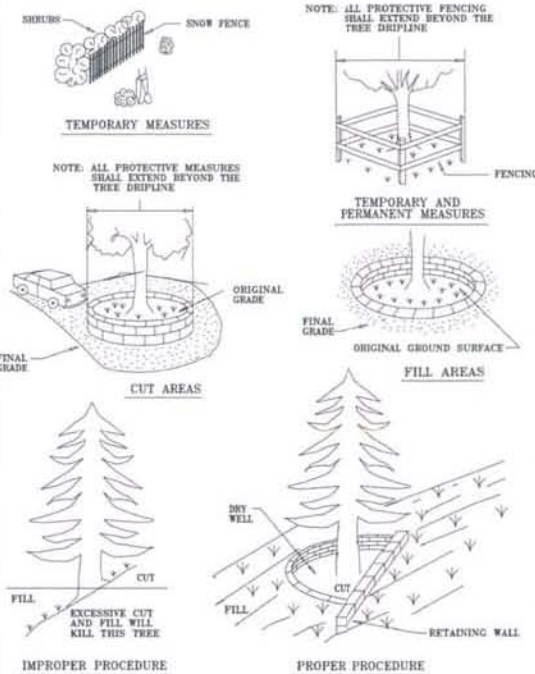
MSK Middle School
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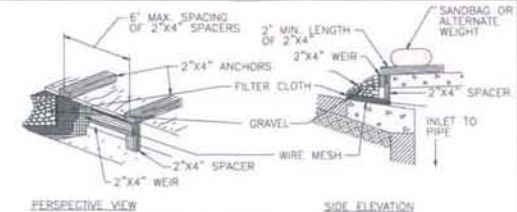
STONE CONSTRUCTION ENTRANCE



1 STABILIZED CONSTRUCTION ENTRANCE
C10/C10 SCALE: NTS



2 TREE PROTECTION
C10/C10 SCALE: NTS



NOTES:
SPECIFIC APPLICATION

1. THIS METHOD OF INLET PROTECTION IS APPLICABLE TO CURB INLETS WHERE A STURDY, COMPACT INSTALLATION IS DESIRED. EMERGENCY OVERFLOW CAPABILITIES ARE MINIMAL, SO EXPECT SIGNIFICANT PONDING WITH THIS MEASURE.
2. GRAVEL SHALL BE VDOT COARSE AGGREGATE #3, #357 OR #5.

CONSTRUCTION

1. A 2-INCH X 4-INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE BLOCKS IN PLACE.
2. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS DEPICTED IN THE ABOVE DETAIL.
3. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED.
4. COARSE AGGREGATE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN IN THE ABOVE DETAIL.
5. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND/OR REPLACED.

MAINTENANCE

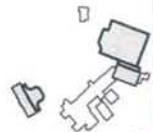
1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE DEVICE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

3 CURB INLET PROTECTION
C10/C10 SCALE: NTS



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KEY PLAN

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No.	Revised	Revised By	Date
1	2010-01-01	MSK	01/01/10
2	2010-01-01	MSK	01/01/10
3	2010-01-01	MSK	01/01/10
4	2010-01-01	MSK	01/01/10

Lowell School
1040 Kalinda Road, NW
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EROSION & SEDIMENT CONTROL DETAILS

DESIGNED BY: MSK
CHECKED BY: RSS
DATE: 01/01/10
Middle School Addition and Renovation
C-10

PROJECT NARRATIVE

THIS PROJECT IS LOCATED AT 1640 KALMA ROAD, NW WASHINGTON, D.C. 20012. THE PROPOSED SITE WILL INCLUDE A NEW BUILDING ADDITION TO THE SCHOOL, ALONG WITH IMPROVEMENTS TO THE TRAFFIC FLOW THROUGH A NEW DRIVEWAY AND IMPROVED ASPHALT PAVEMENT.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED DOWNSTREAM OF DISTURBED AREAS PRIOR TO ANY CLEARING, EXCAVATION AND/OR CONSTRUCTION SHALL BE PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. MEASURES ARE AS SHOWN ON SHEET C7. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY THE SAME SHALL BE PROVIDED.
 2. INSTALL THE APPROPRIATE TYPE OF STORM DRAIN INLET PROTECTION AS REQUIRED BY THE EROSION CONTROL DETAILS.
 3. DO NOT ALLOW TRACKED MUD AND DEBRIS TO ACCUMULATE ON STREETS. CLEAN STREETS ON A DAILY BASIS WITH A VACUUM SWEEPER TRUCK TO THE SATISFACTION OF THE SEDIMENT CONTROL OFFICER.
 4. EQUIPMENT WORKING ON DISTURBED AREAS SHALL NOT ENTER ADJACENT ROADWAYS UNTIL IT HAS BEEN INSPECTED AND CLEANED TO THE SATISFACTION OF THE SEDIMENT CONTROL OFFICER.
 5. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THEY REACH SORE CAPACITY. THE TRAPS SHALL BE RETURNED TO ORIGINAL STORAGE VOLUMES.
 6. ALL INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAIN EVENT TO ENSURE THAT THE GEOTEXTILE AND/OR THE FILTER STONE IS NOT CLOGGED. WHEN CLOGGED THE GEOTEXTILE SHALL BE REPLACED AND THE STONE CLEANED.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY INLET OR DRAIN PIPE THAT BECOMES FILLED OR CLOGGED AS A RESULT OF CONSTRUCTION.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.
9. IF STOCKPILING IS ALLOWED, ALL STOCKPILES SHALL BE STABILIZED WITHIN 14 DAYS AND WILL REMAIN STABILIZED FOR THE DURATION OF THE PROJECT.
 10. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY SEDIMENT CLEANED OUT OF TRAPS OR PIPES IN ACCORDANCE WITH ALL APPLICABLE LAWS & REGULATIONS.
 11. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF REACHING FINAL GRADES.
 12. ALL Dewatering SHALL BE DISCHARGED THROUGH AN APPROVED Dewatering STRUCTURE PRIOR TO DISCHARGE INTO THE EXISTING STORM DRAIN.
 13. CONTRACTOR STAGING AREAS ARE AS DESIGNATED ON THE PLANS. EROSION & SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AT ALL STAGING AREAS TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

1. THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF ENVIRONMENT AT (202) 535-2240 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
2. INSTALL ALL EROSION AND SEDIMENT CONTROLS, INCLUDING PERIMETER CONTROLS, SEDIMENT TRAPS, AND INLET PROTECTION, AS THE FIRST ITEM OF CONSTRUCTION.
3. CONTRACTOR TO INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNS FOR THE DURATION OF CONSTRUCTION.
4. CONDUCT REQUIRED TESTING.
5. CONSTRUCT AND INSTALL NEW IMPROVEMENTS.
6. REMOVE EROSION CONTROL DEVICES AFTER THE SITE HAS BEEN FULLY STABILIZED AND THE CONSTRUCTION IS COMPLETED.

SEDIMENT CONTROL FOR UTILITY CONSTRUCTION

1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
2. IMMEDIATELY FOLLOWING PIPE INSTALLATION, BACK FILL, COMPACT AND STABILIZE THE TRENCH AT THE END OF EACH WORKING DAY.
3. PLACE TEMPORARY Silt FENCE IMMEDIATELY AROUND ANY STOCKPILE OF EXCAVATED TRENCH MATERIAL. INTENDED TO REMAIN LONGER THAN ONE WORKING DAY. COVER THE EXCAVATED TRENCH MATERIAL WITH AN IMPERMEABLE MATERIAL SUCH AS PLASTIC SHEETING, SUFFICIENTLY ANCHORED SO AS NOT TO BE DISPLACED BY HIGH WINDS.
4. WHEN Dewatering OF TRENCHES IS REQUIRED, USE PORTABLE SEDIMENT TANKS. PUMP SEDIMENT LOCK WATER FROM THE TRENCHES INTO A SEDIMENT TANK BEFORE DISCHARGE OFF THE SITE OR TO A STORM DRAINAGE SYSTEM PROTECTED BY AN APPROVED INLET PROTECTION DEVICE.
5. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES. DO NOT REMOVE EROSION AND SEDIMENT CONTROL DEVICES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED AND THE REGIONAL HAS BEEN APPROVED BY THE EROSION & SEDIMENT CONTROL INSPECTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ACCESS TO ALL EROSION AND SEDIMENT CONTROL DEVICES UNTIL THE DEVICES ARE REMOVED.
7. THE EROSION AND SEDIMENT CONTROL SEQUENCES PRESENTED ON THIS SHEET SHOULD BE USED FOR GUIDANCE ONLY. COORDINATE THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WITH THE EROSION & SEDIMENT CONTROL INSPECTOR.

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.6 kPa), MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

TOTAL AREA OF SITE	TBD	ACRES
AREA DISTURBED	TBD	ACRES
TOTAL CUT	TBD	CUBIC YARDS *
TOTAL FILL	TBD	CUBIC YARDS *
OFFSITE WASTE/BORROW AREA LOCATION	TBD	CUBIC YARDS

* THESE NUMBERS SHALL BE USED FOR PERMIT PURPOSES ONLY AND NOT FOR BIDDING.



ALPHA CORPORATION
21351 RIDGETOP CIRCLE
SUITE 200
DALLAS, TX 75216
(703) 455-0800
FAX (703) 455-0843
www.alphacorporation.com

NOT FOR
CONSTRUCTION



KEY PLAN

RECORDING BOARD
BOWE & GRIDLEY ARCHITECTS, P.L.L.C.
21351 RIDGETOP CIRCLE
DALLAS, TEXAS 75216

Rev.	Issued - Description	Date
1	ISSUED - PLO SET	05/08/08
2	DCGP MEETING	05/08/08
3	PRE MARKS SITE PLANS	05/08/08
4	ISSUED - PLO SET	05/15/08

Lowell School
1640 Kalma Road, NW
Washington, DC 20012

EROSION &
SEDIMENT
CONTROL NOTES

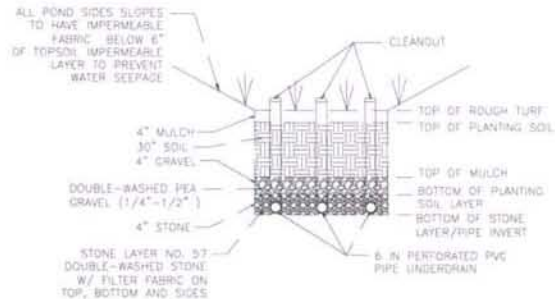
DATE: 05/08/08
BY: MSK
CHECKED BY: RSS
DATE: 05/08/08
Middle School
Addition and
Renovation
C-11

CONCEPT STORM WATER MANAGEMENT CALCULATIONS

Quality	I _a *R/12				Treat for 2.54 CFS
Improvements	I _a (sft)	R(depth)	Conversion Factor	V _a	
1. New School	8930.59	0.3	12	223.26	
2. Turn Around Circle	2178.76	0.3	12	54.47	
3. Parking Lot	24923.65	0.5	12	1038.49	
4. Gym/Pool	2886.16	0.3	12	72.15	
5. New Drive @ Kalmia Rd	2442.98	0.3	12	61.07	
Treat				1449.45 SFT with two onsite Bio-Retention ponds	

I_a=impervious area (ft2)
R=runoff depth

THE ABOVE CALCULATIONS INDICATES THE NEW IMPERVIOUS AREA CREATED AND THE AREA THAT IS REQUIRED TO BE TREATED.



STANDARD BIORETENTION CROSS SECTION
SCALE: NOT TO SCALE

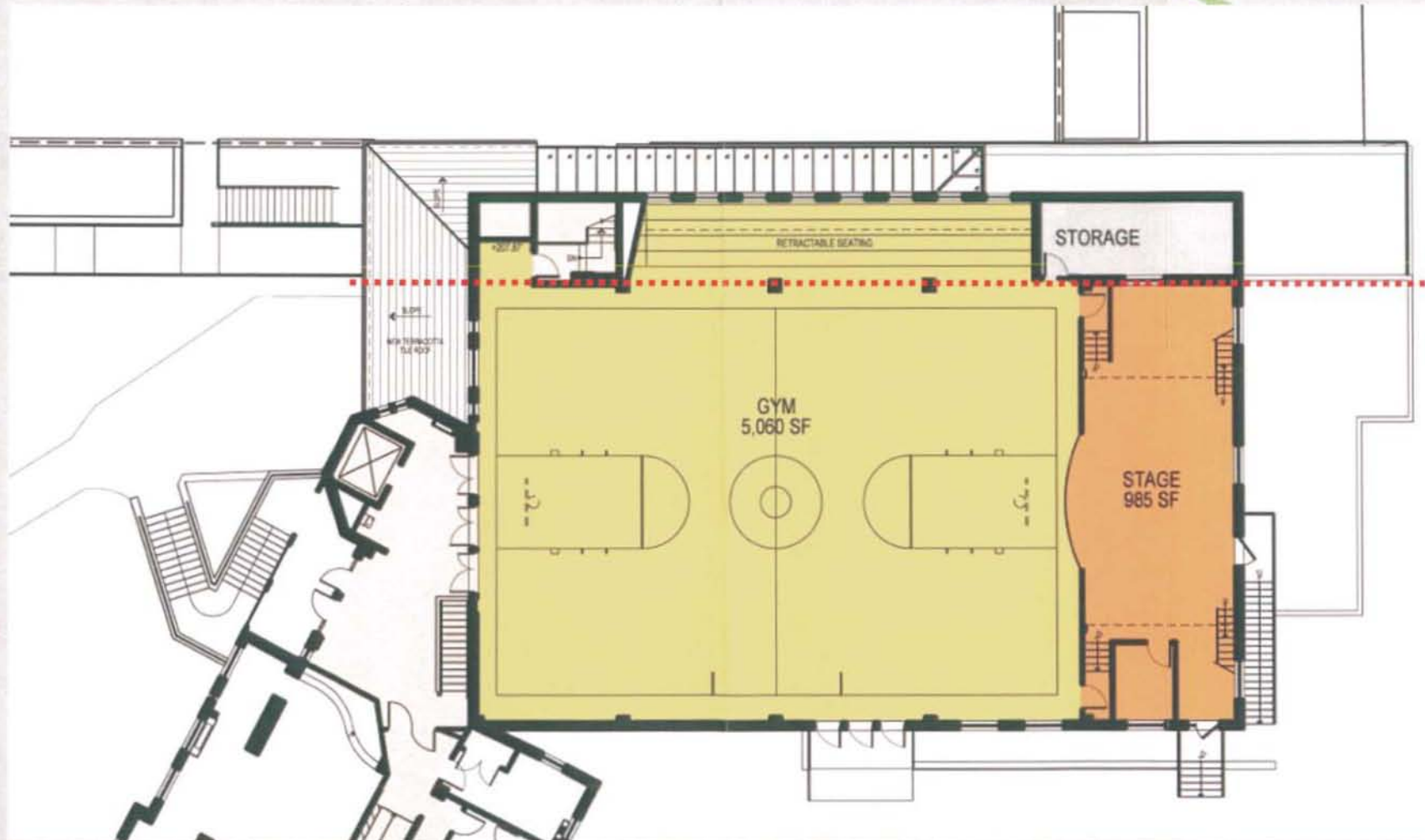


NOT TO SCALE

1. ALL UPSTREAM AREAS SHALL BE STABILIZED.
2. ALL INCOMING PIPES TO HAVE FLEXIBLE TEMPORARY PVC BYPASSES.
3. BIOTENTION CONSTRUCTION CAN PROCEED.
4. UPON COMPLETION OF BIOTENTION CONSTRUCTION, BYPASSES SHALL BE REMOVED.

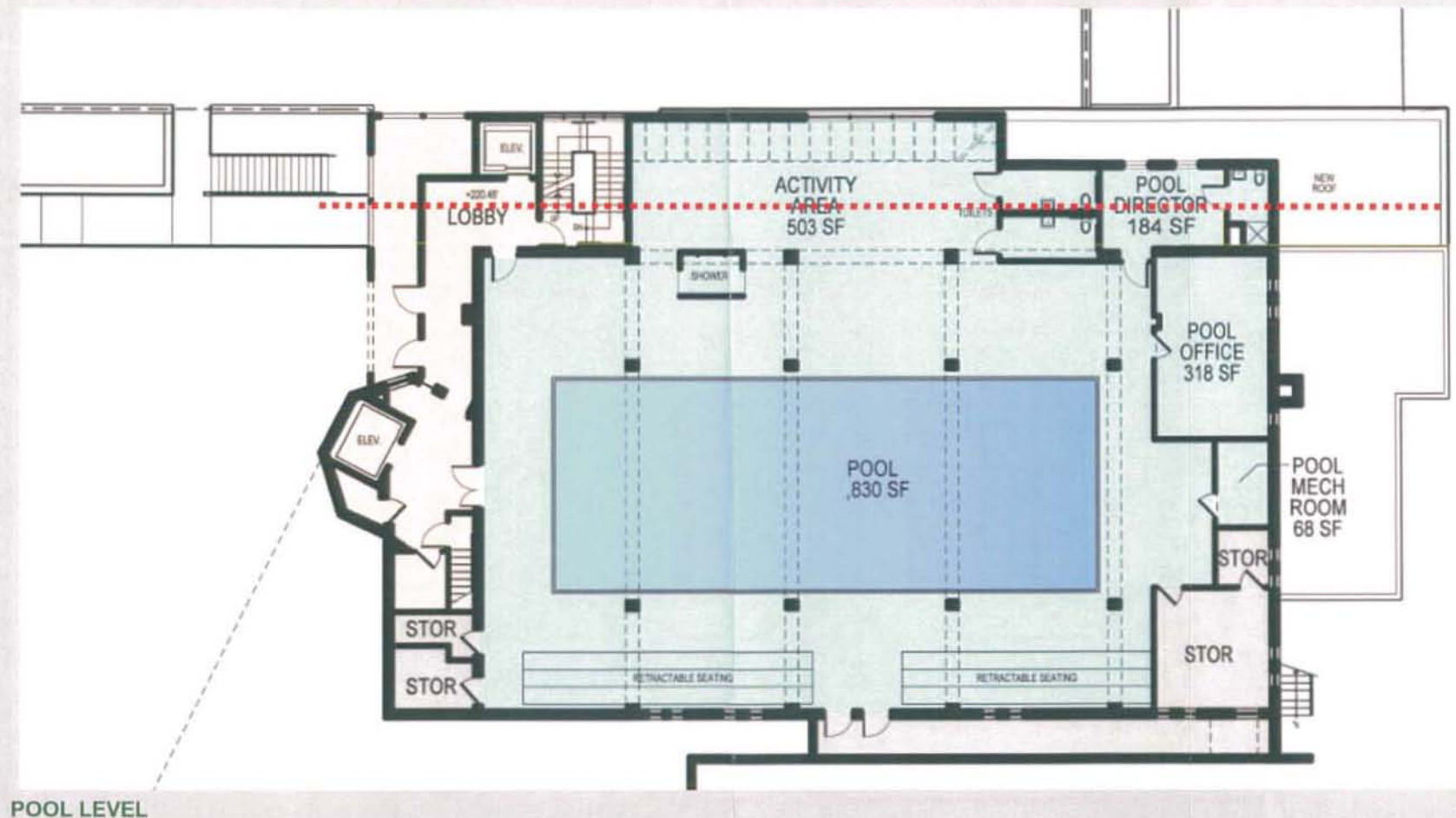
THE SOIL TESTING REPORTS SHALL BE PROVIDED BY THE CONTRACTOR

PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK

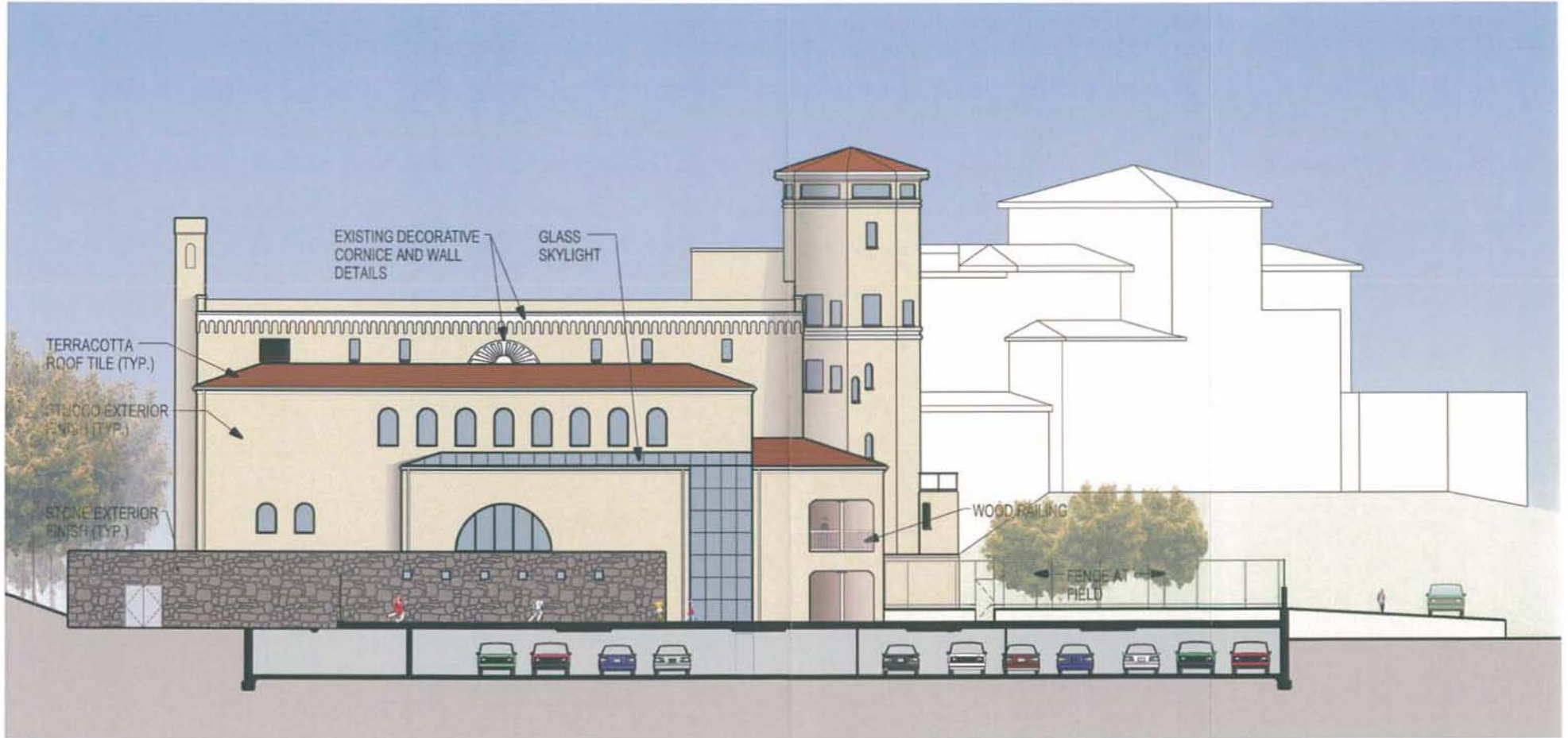


GYM LEVEL

PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



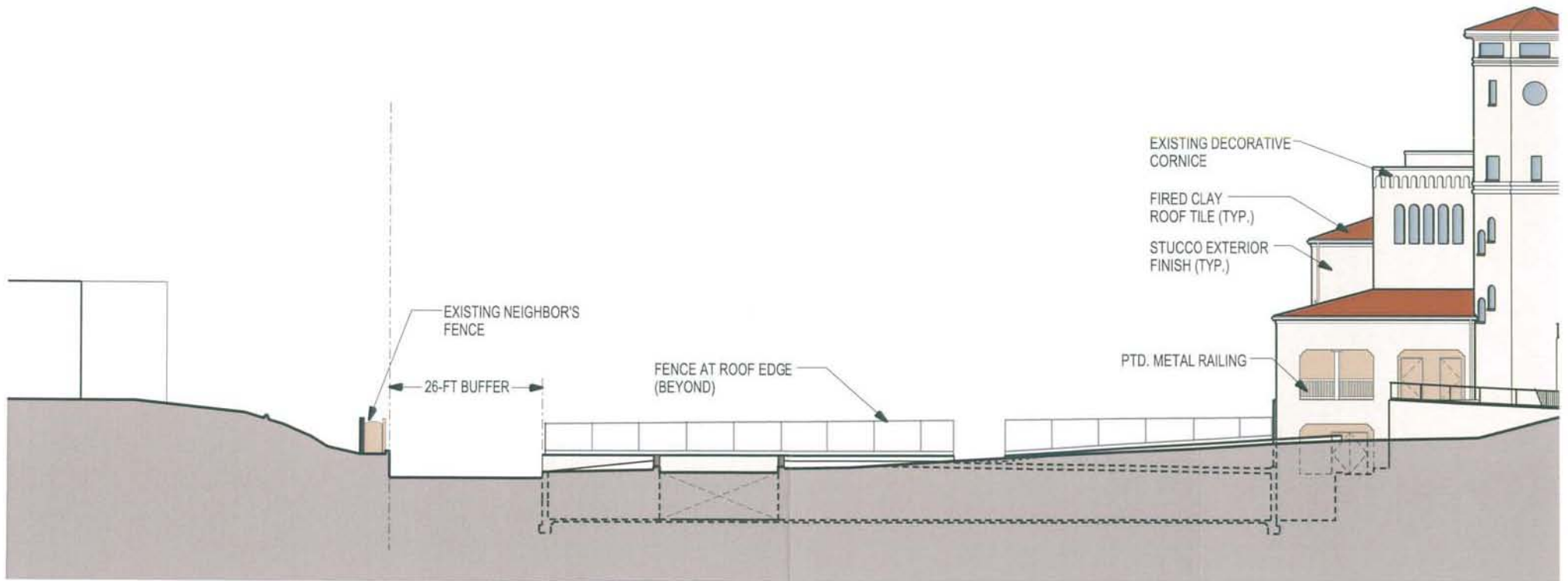


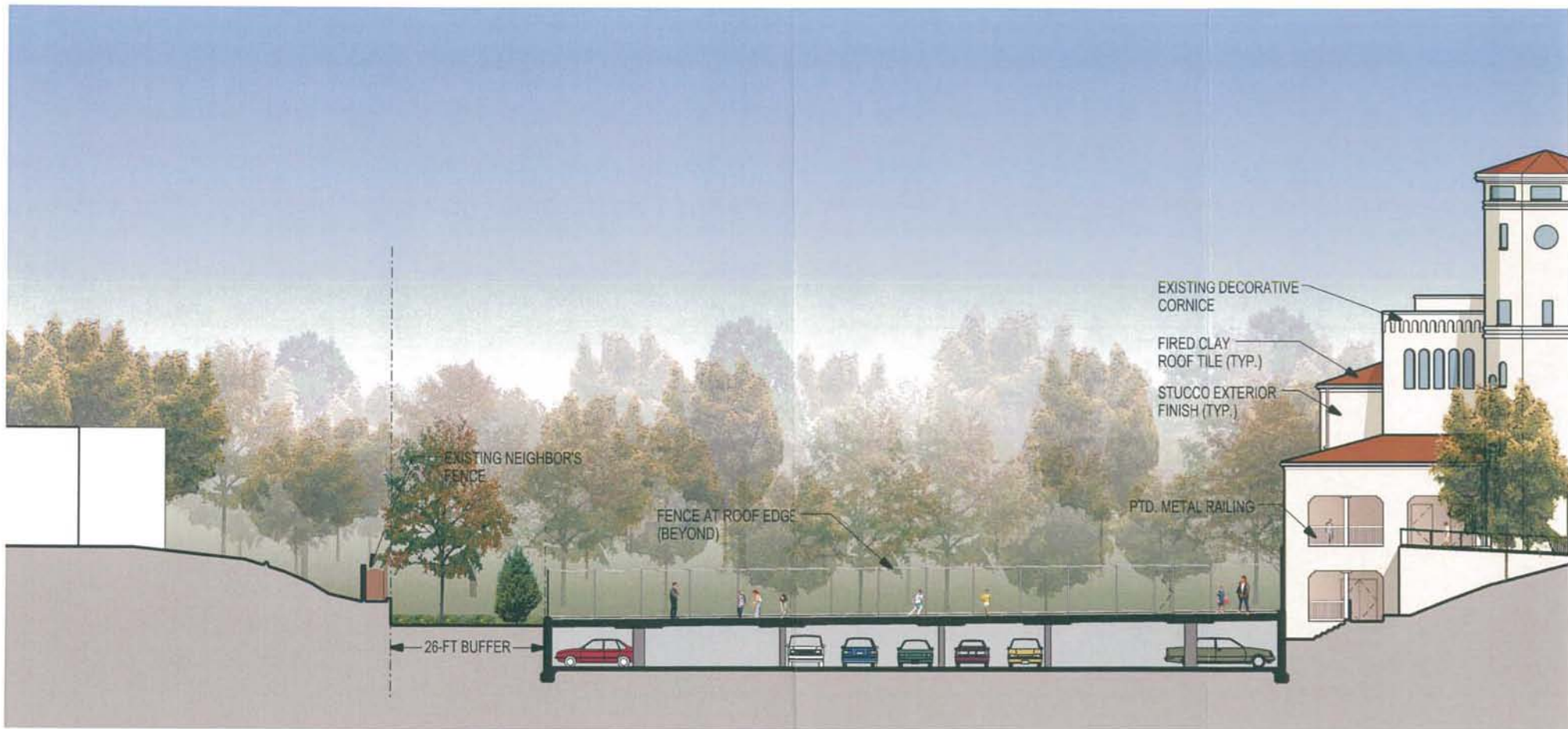


LOWELL SCHOOL
GYM/POOL EXPANSION
1640 KALMIA RD NW

NORTH SECTION
1/16" = 1'-0"







FIRST ALTERNATIVE
Smaller Garge (32 spaces)

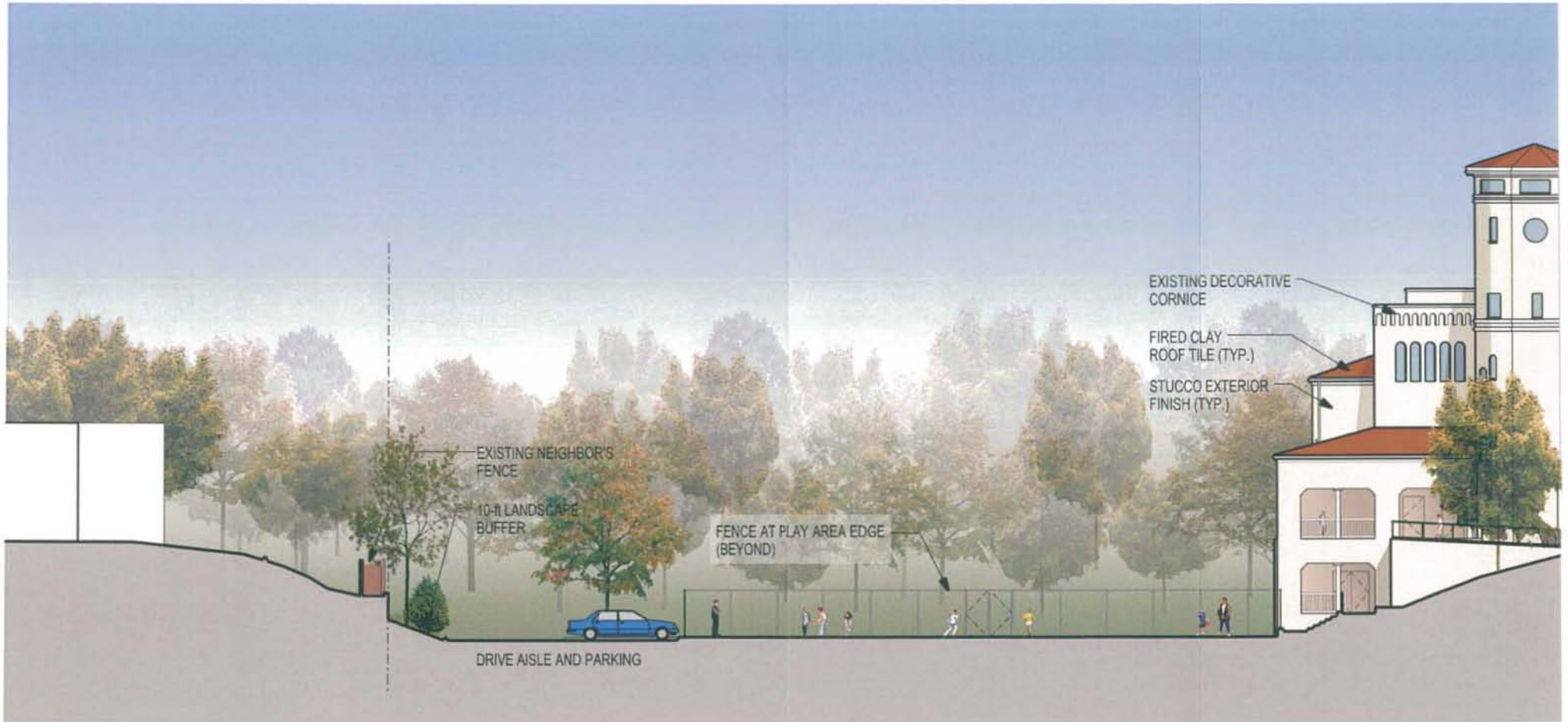
LOWELL SCHOOL
GYM/POOL EXPANSION
1640 KALMIA RD NW

WEST ELEVATION

1/16" = 1'-0"



Bowie-Gridley Architects
Washington, D.C.



SECOND ALTERNATIVE
No Garage

LOWELL SCHOOL
GYM/POOL EXPANSION
1640 KALMIA RD NW

WEST ELEVATION

1/16" = 1'-0"





Existing Parking: 90
Proposed Parking: 122

Option 2
1"=50'-0"



Existing Parking: 90
Proposed Parking: 80

Option 3
1"=50'-0"

PROPOSED WORK: NEW MIDDLE SCHOOL (Parkside)



2nd FLOOR



3rd FLOOR



1st FLOOR



LOWER LEVEL



