

LOWELL SCHOOL

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

1640 KALMIA ROAD, NW - WASHINGTON, DC 20012

OWNER

Lowell School
1640 Kalmia Road, NW
Washington, DC 20012

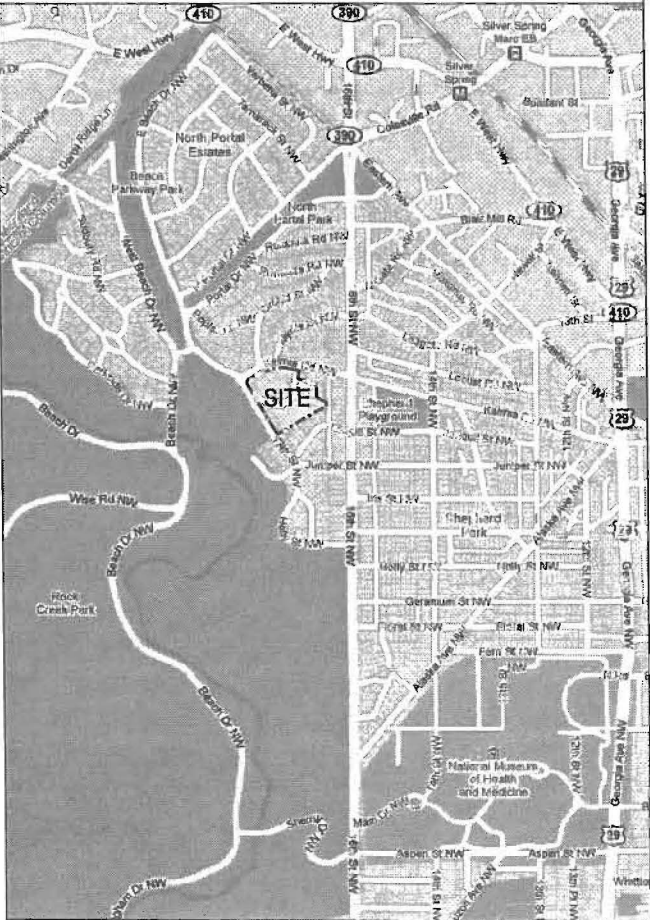
ARCHITECT

Bowie Gridley Architects
1010 Wisconsin Ave., NW Suite 400
Washington, DC 20007
202.337.0888

CIVIL ENGINEER

Alpha Corporation
21351 Ridgetop Circle, Suite 200
Dulles, VA 20166
(703) 450-0800

VACINITY MAP



STATISTICS

BUILDING STATISTICS:

PARKSIDE MIDDLE SCHOOL BUILDING:

Height: 20'-8"
Lot Occupancy: 8,160 gsf (existing)
3,960 gsf (addition)
12,120 gsf (total building footprint)
Floor area for FAR: 14,300 sf

NEW PARKING GARAGE

Proportion of perimeter
more than 4 ft above grade: 51%
Lot Occupancy: 21,500 gsf (building footprint) x 51% =
12,495 gsf
Floor area for FAR: 24,500 gsf (building footprint) x 51% =
12,495 gsf

GYM ADDITION

Height: 25'-0"
Lot Occupancy: 21,544 gsf (building footprint)
Floor area for FAR: 5,100 sf

FRASER BUILDING (TO BE DEMOLISHED):

Lot Occupancy: 9,800 gsf
Floor area to be
subtracted from FAR: 39,200 sf

OVERALL AREA MODIFICATION TO FAR: 1,305 sf
(14,300 sf + 12,495 sf + 5,100 sf - 39,200 sf)

SITE STATISTICS:

FLOOR AREA RATIO (FAR):

Existing FAR: 36
Proposed FAR: 34

LOT OCCUPANCY:

Lot Area: 361,378 sf
Existing Lot Occupancy: 12.72%
Proposed Lot Occupancy: 15%

PARKING:

Existing parking spaces: 90
Proposed new parking spaces: 70 new - 22 existing to be removed = 48
Total Proposed Parking Spaces: 138

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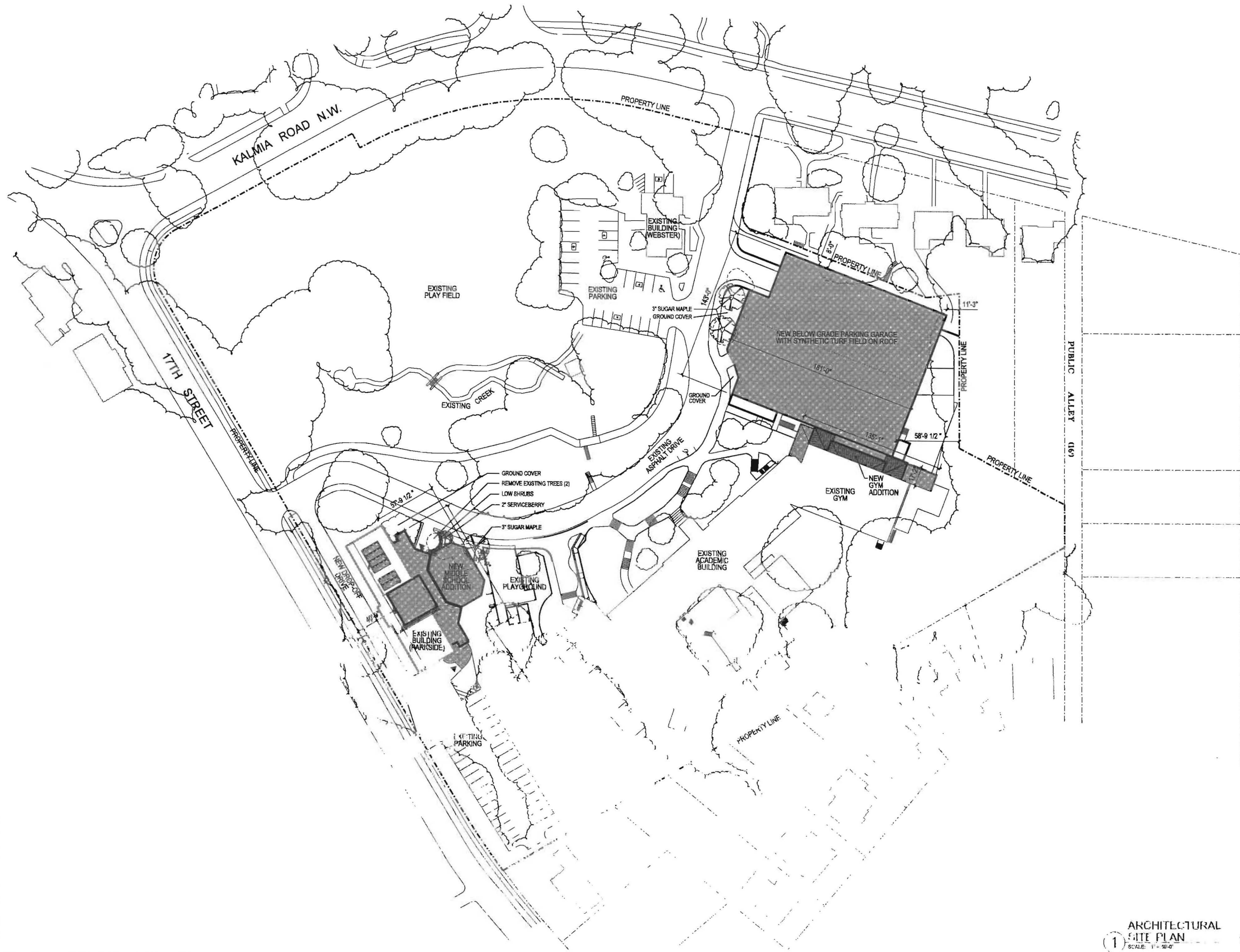
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No.	Issue	Revision	Date
1	ZONING - PUD SET		11/25/09

Lowell School
1640 Kalmia Road, NW
Washington, DC 20012

COVER SHEET

DESIGNED BY: MSK
CHECKED BY: RSS
SCALE: 1/8" = 1'-0"
A-0.00



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No.	Issue	Revision	Date
1	ZONING - PUB SET		11/28/09

Lowell School
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DGA 10004

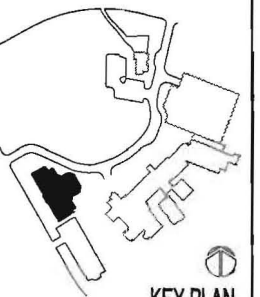
LANDSCAPE/
 ARCHITECTURAL
 SITE PLAN

ARCHITECTURAL
 SITE PLAN
 SCALE: 1" = 50'-0"



MSK
 R/S
 SCALE
 1/40" = 1'-0"

A-1.01



KEY PLAN

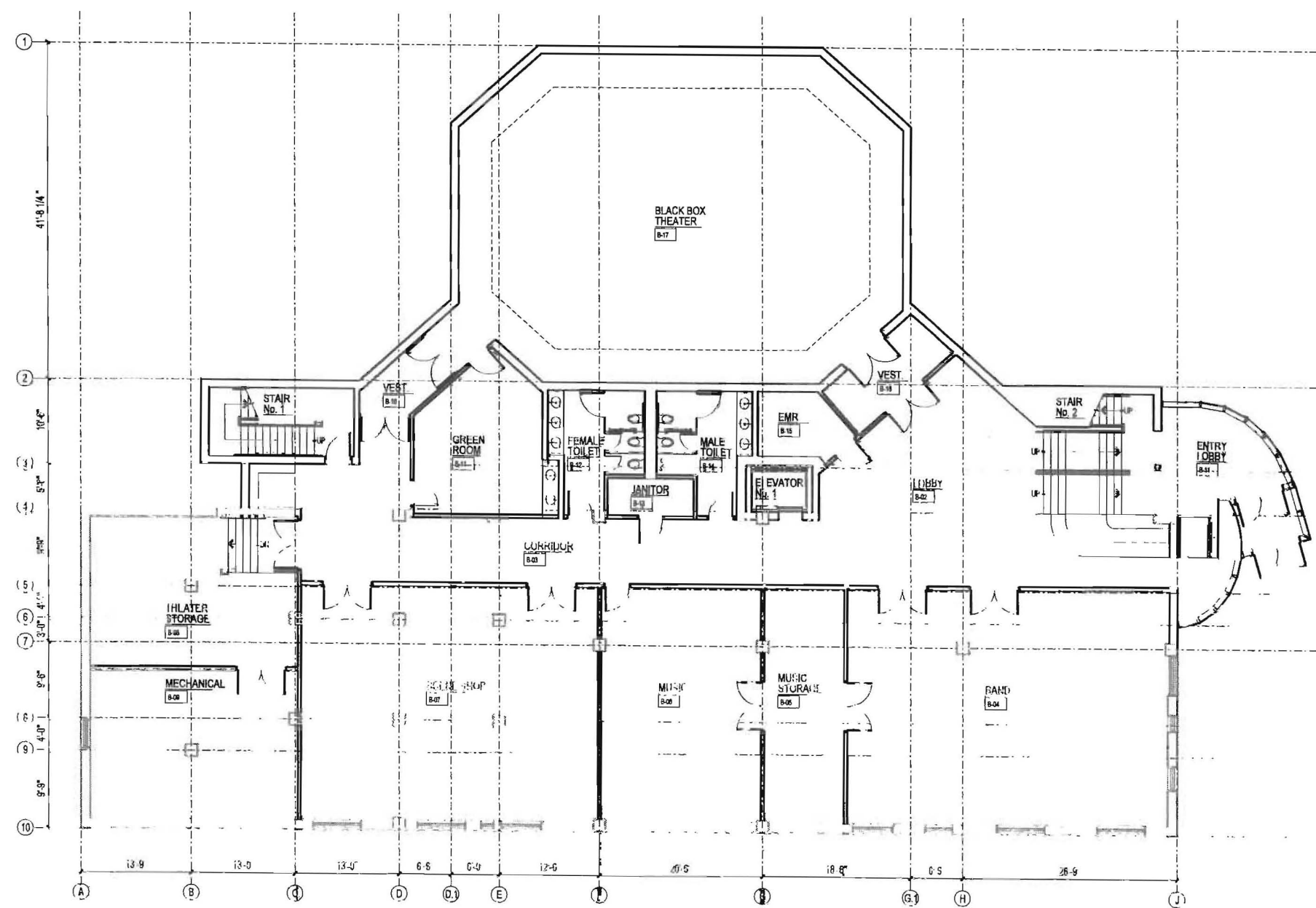
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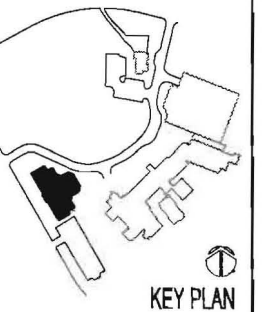
DATE: 08/04

BASEMENT PLAN

DESIGN BY	MSK	Middle School Addition and Renovation
CHECK BY	RGS	A1-3.01
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BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



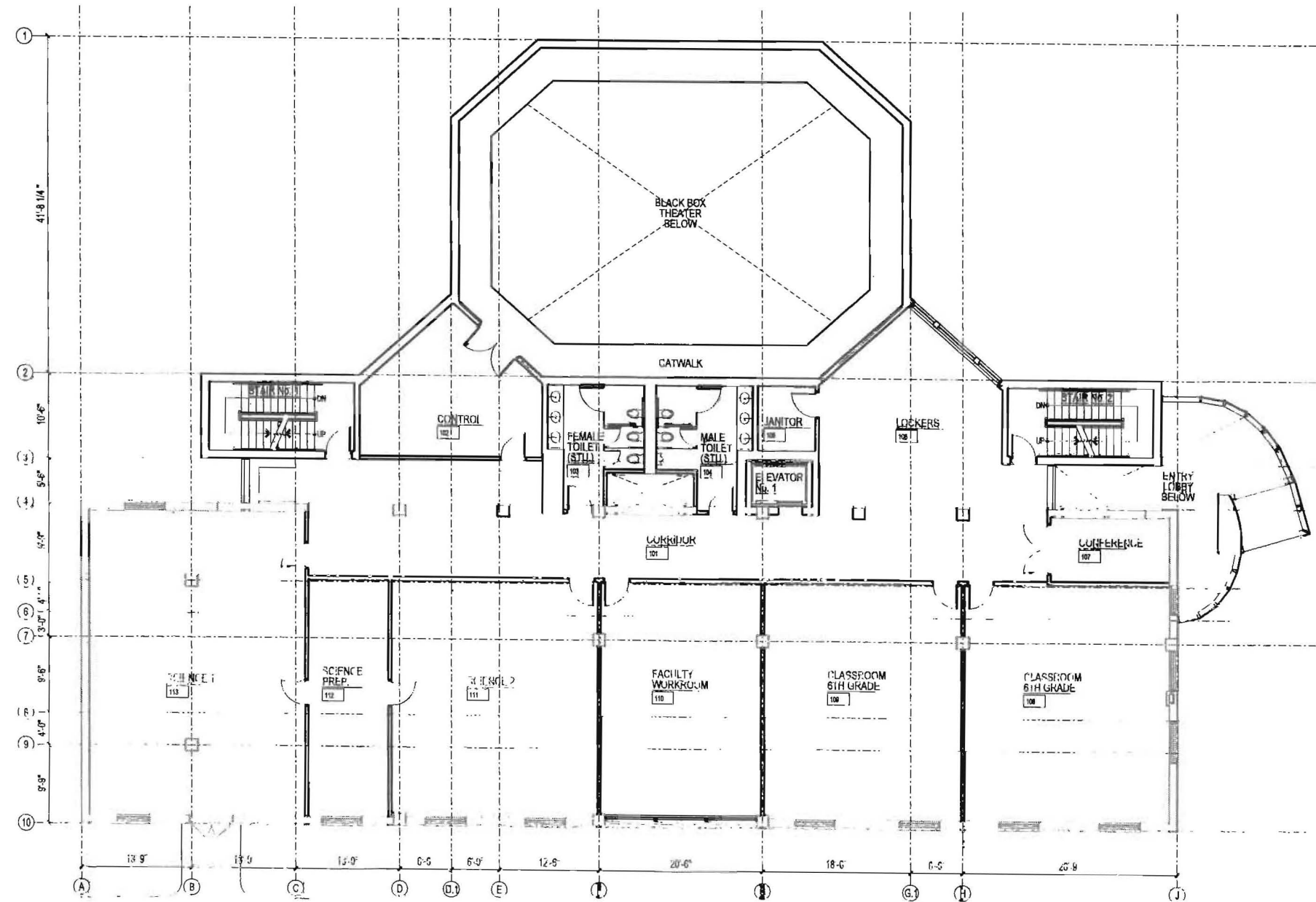
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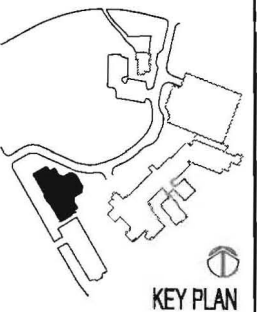
BGA 09004

FIRST FLOOR PLAN

DESIGNED BY	MSK	Middle School
CHECKED BY	RSS	Addition and
SCALE	1/8" = 1'-0"	Renovation
		A1-3.02



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



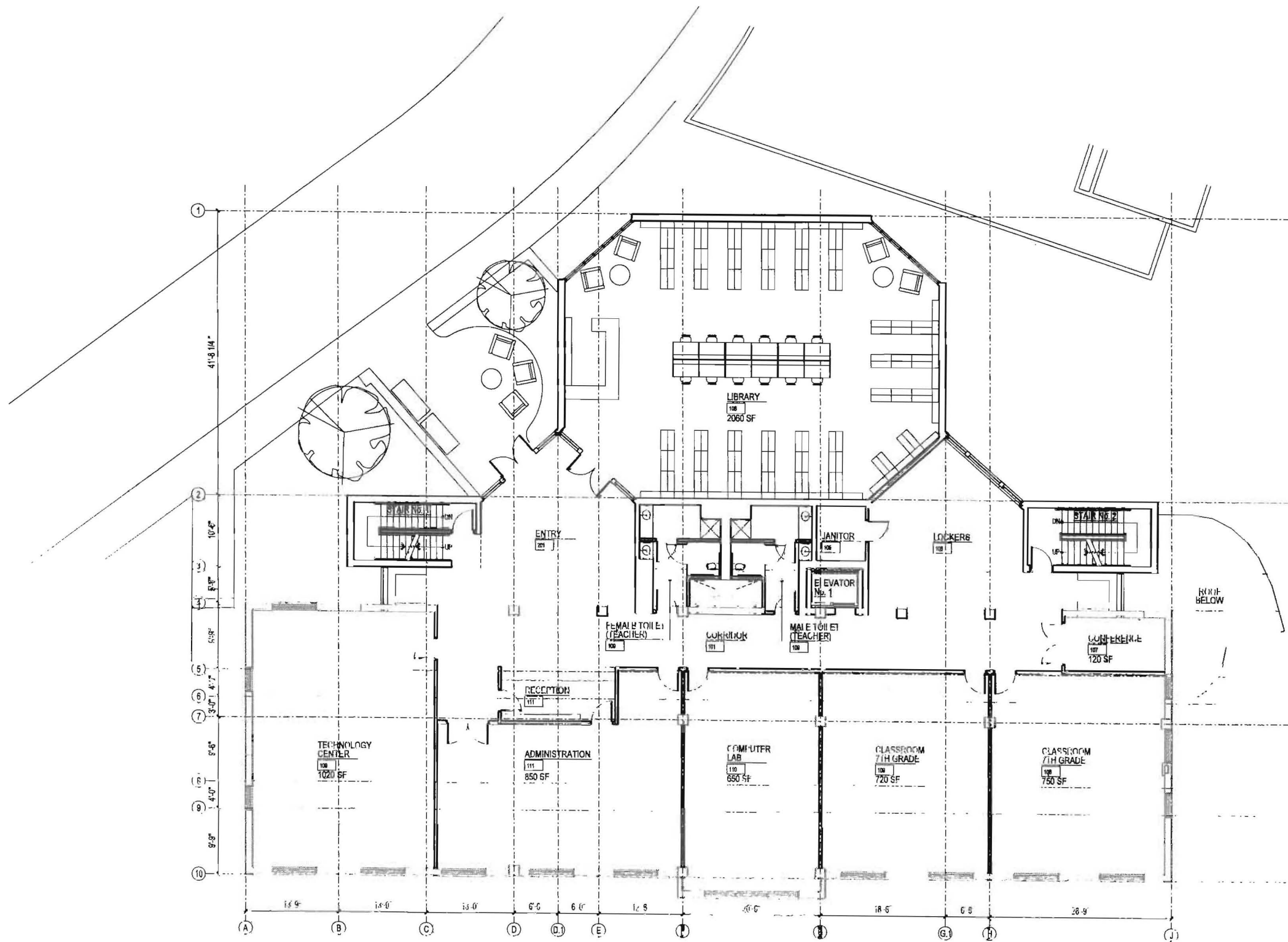
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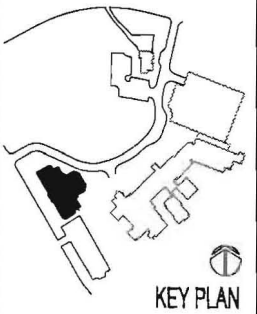
BGA 19004

SECOND FLOOR PLAN

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



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



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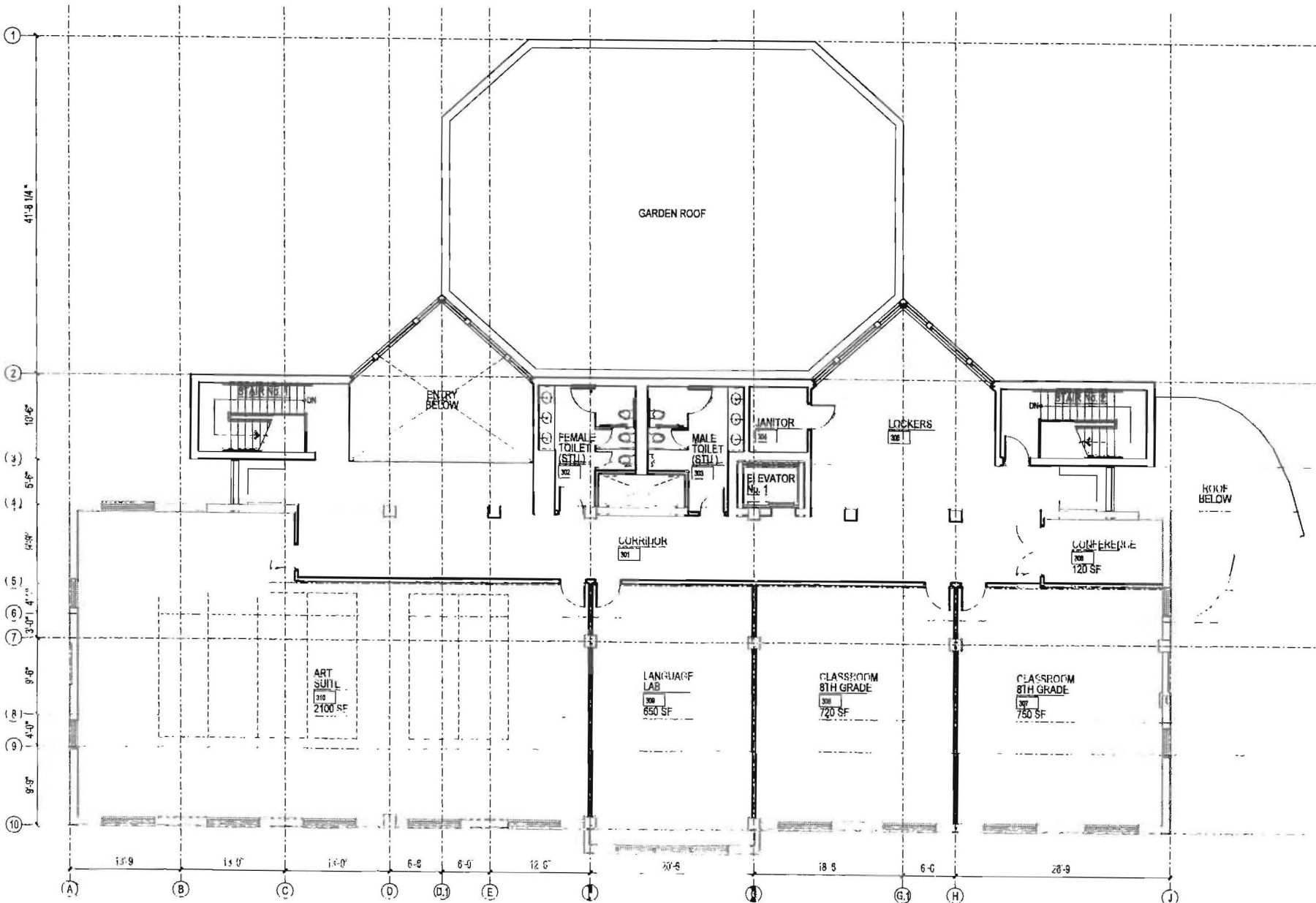
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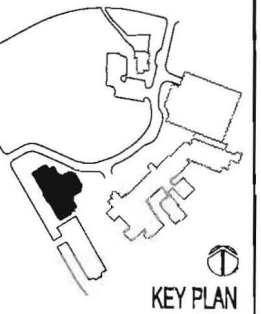
BGA 00004

THIRD FLOOR PLAN

DESIGNED BY	MSK	Middle School Addition and Renovation
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SCALE	1/8" = 1'-0"	A1-3.04



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



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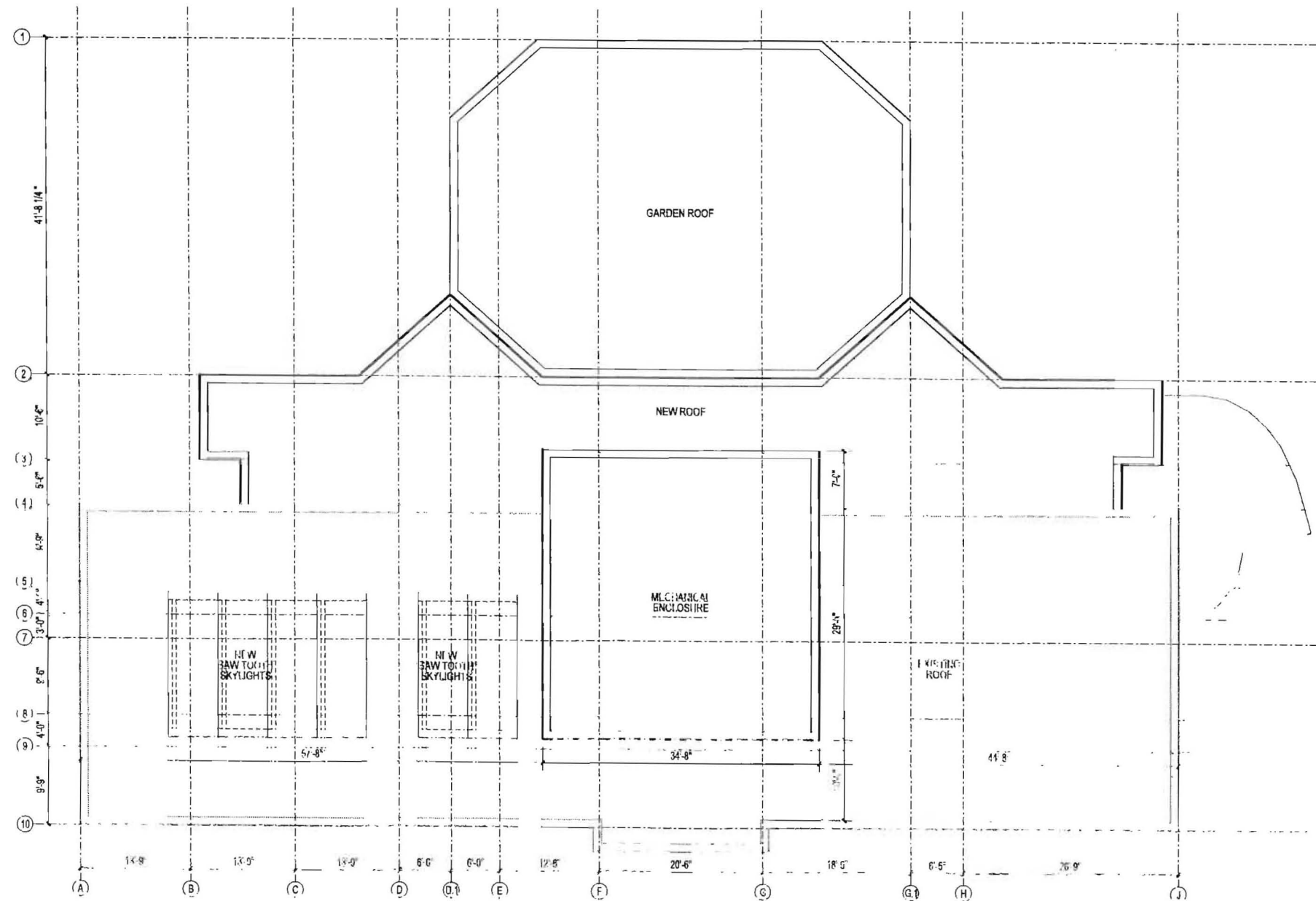
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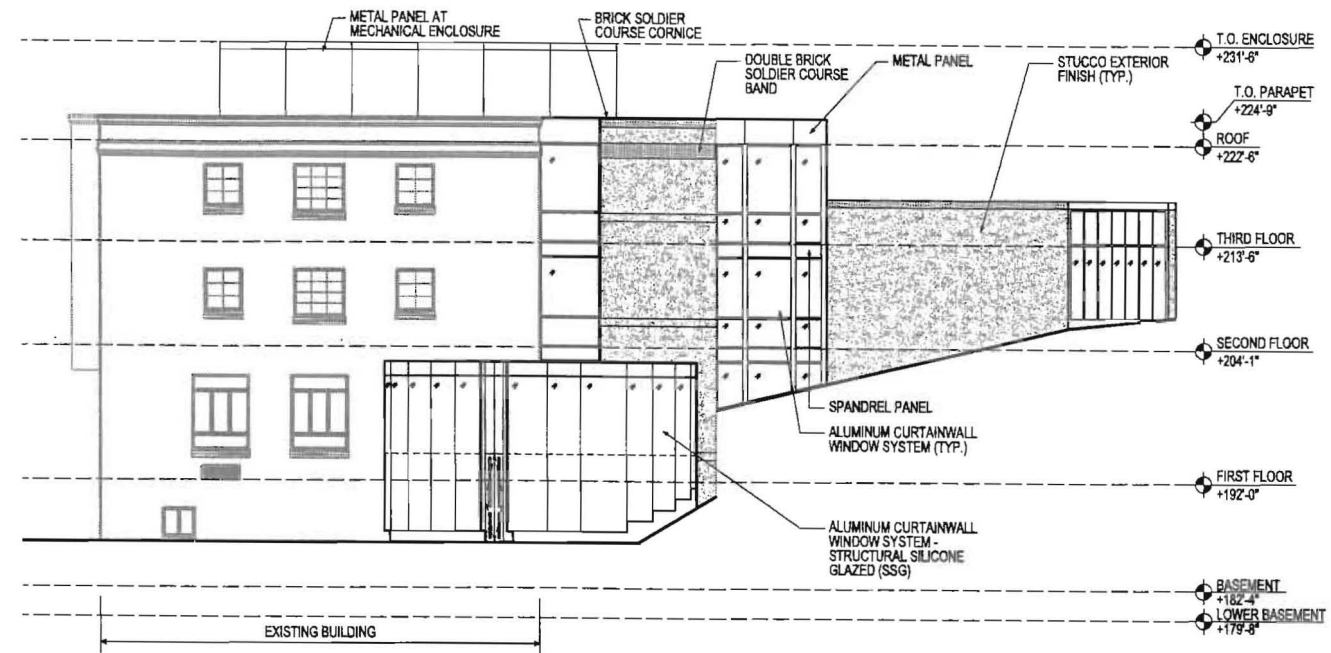
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ROOF PLAN

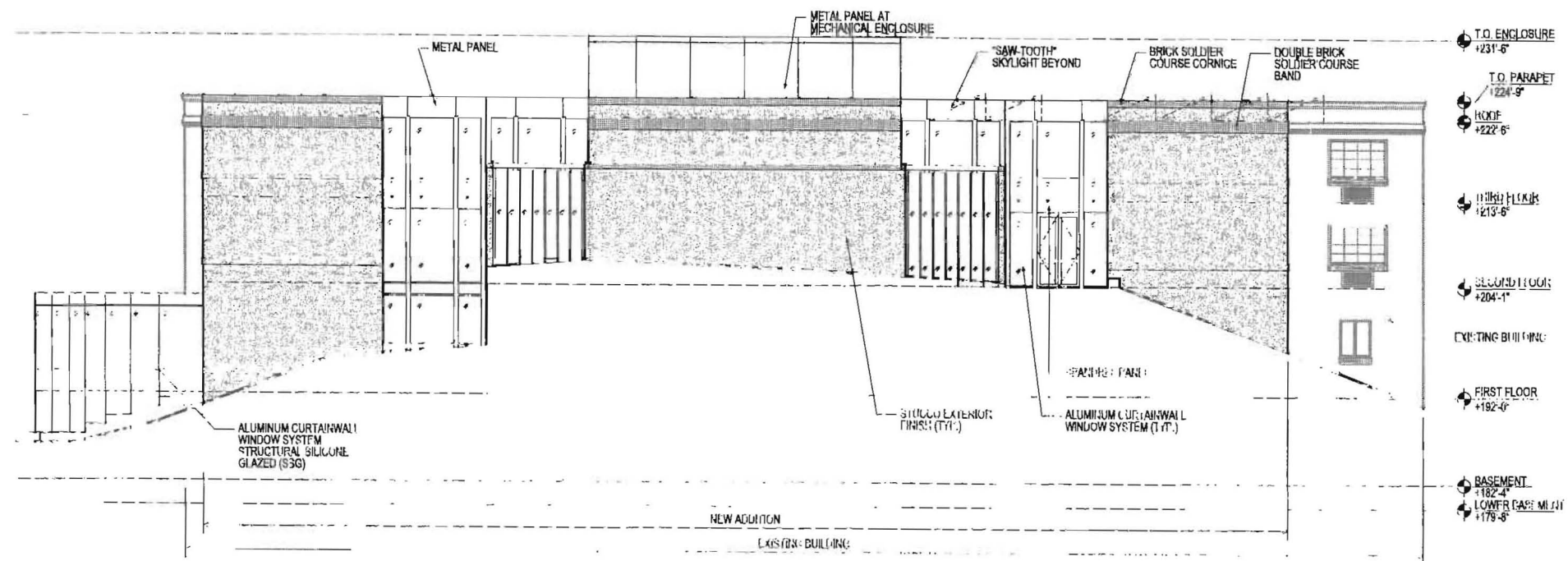
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A13.05		



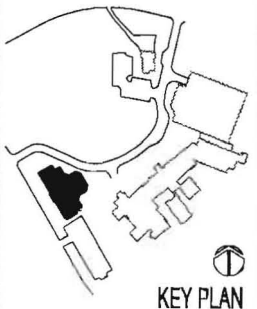
ROOF
 PLAN
 SCALE: 1/8" = 1'-0"



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



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



KEY PLAN

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No.	Issue	Revision	Date
1	ISSUING - PLO SET		11/20/09

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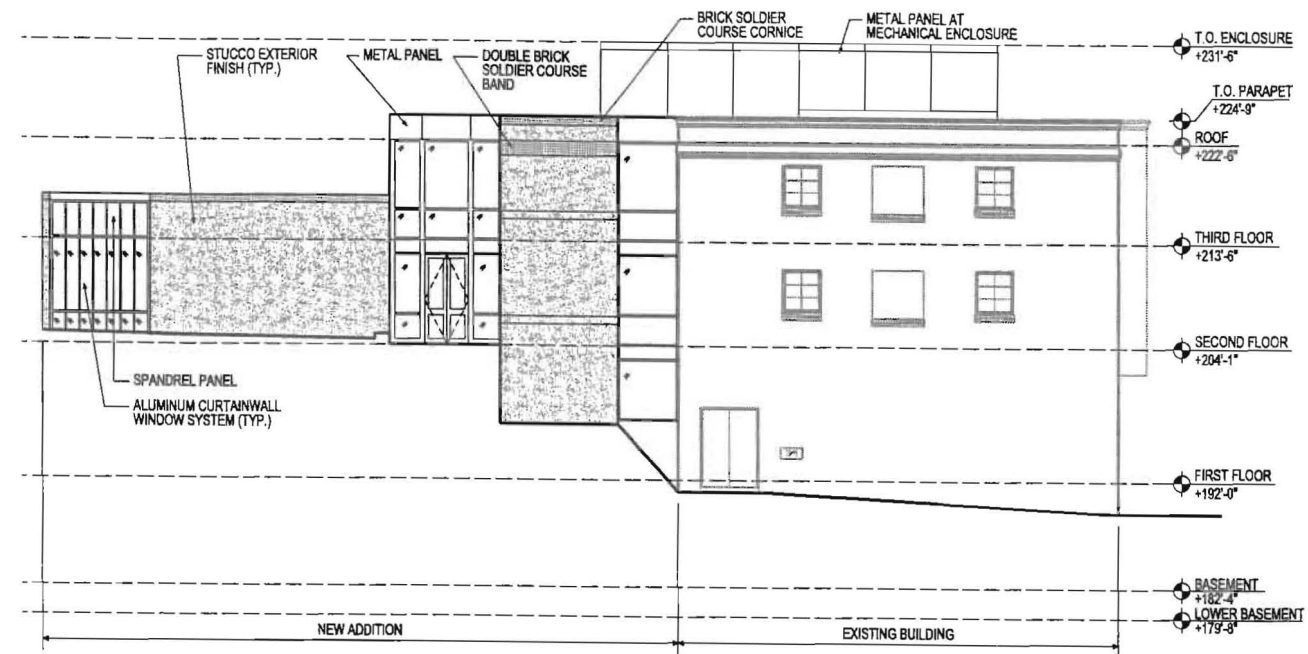
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EXTERIOR ELEVATIONS

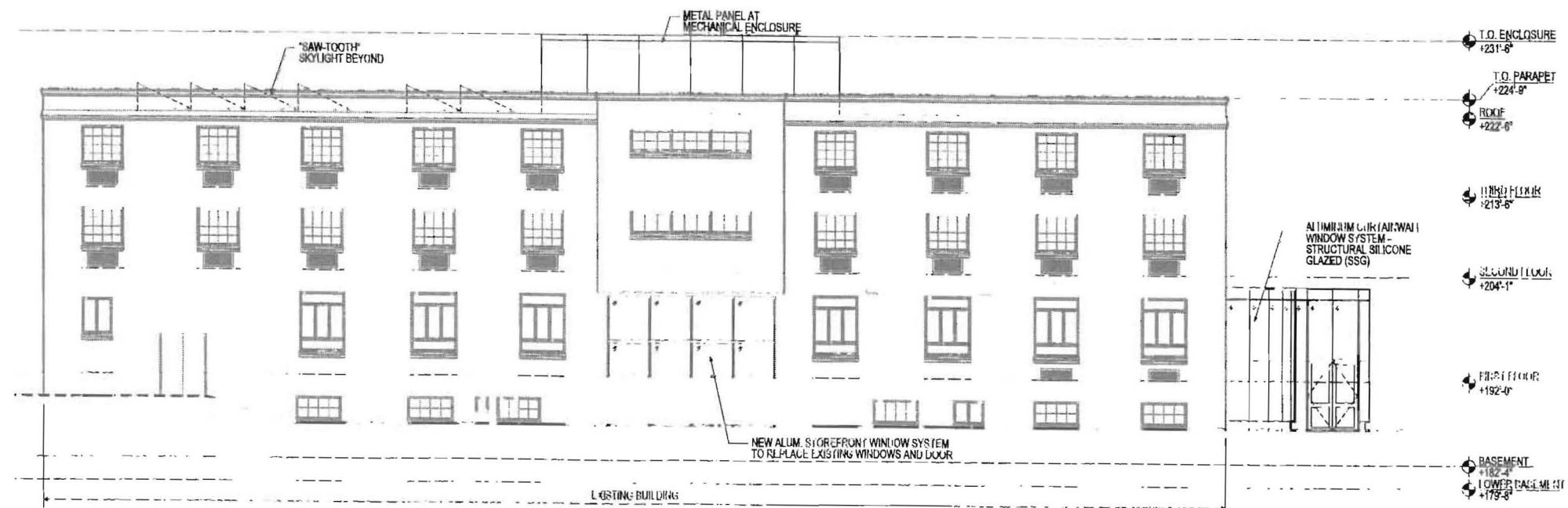
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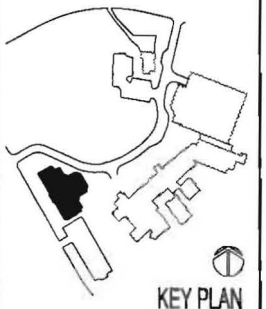
BOWIE • GRIDLEY
ARCHITECTS, P.L.L.C.
1010 WISCONSIN AVE., N.W. SUITE 400
WASHINGTON, D.C. 20007
TEL. (202) 337-0868
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2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



KEY PLAN

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No.	Issue	Revision	Date
1	ZONING - PUD SET		11/20/09

Lowell School

1640 Kalmia Road, NW
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BIA 09004

EXTERIOR
ELEVATIONS

DESIGN BY
MSK

CHECK BY
RSS

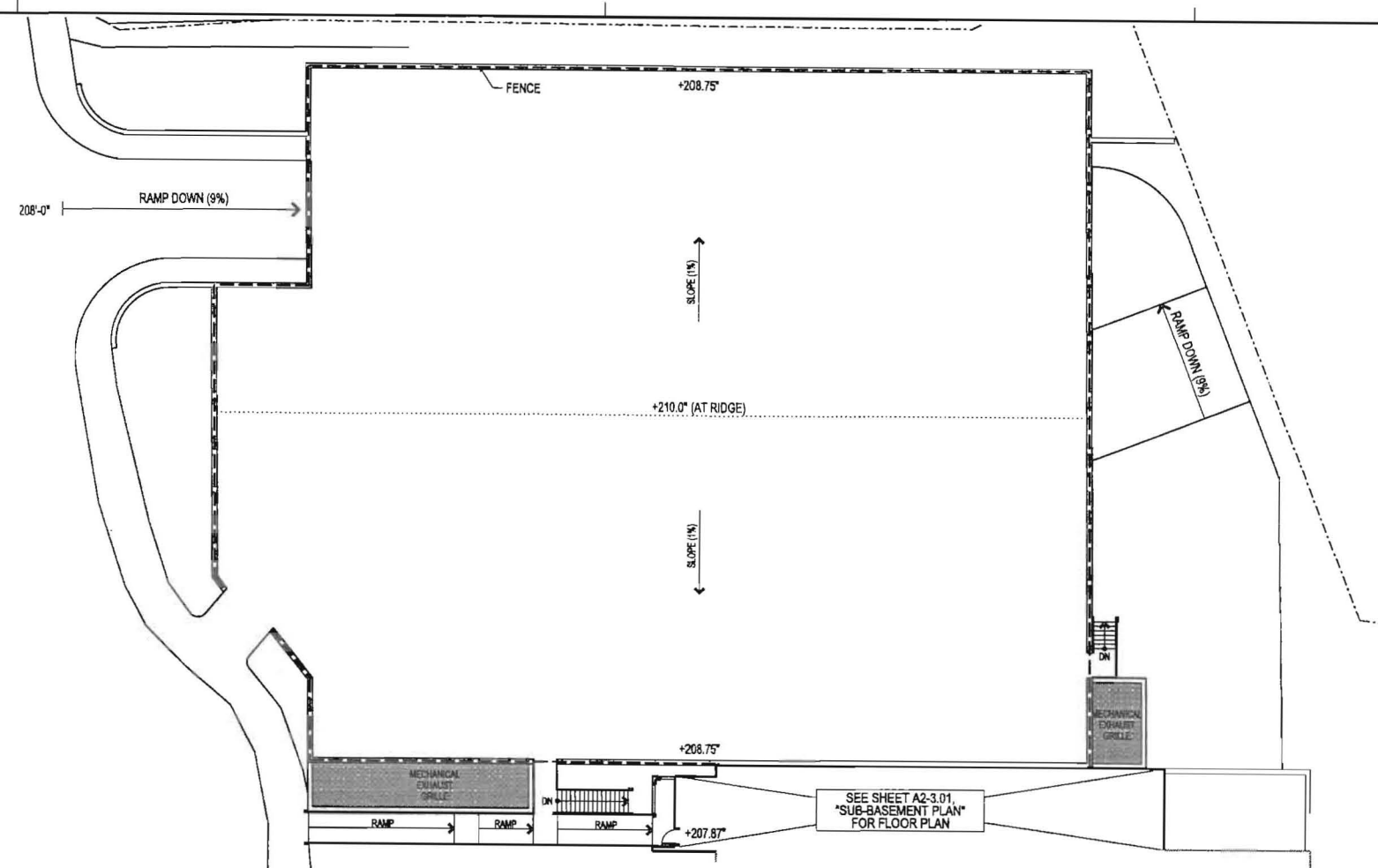
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Middle School
Addition and
Renovation

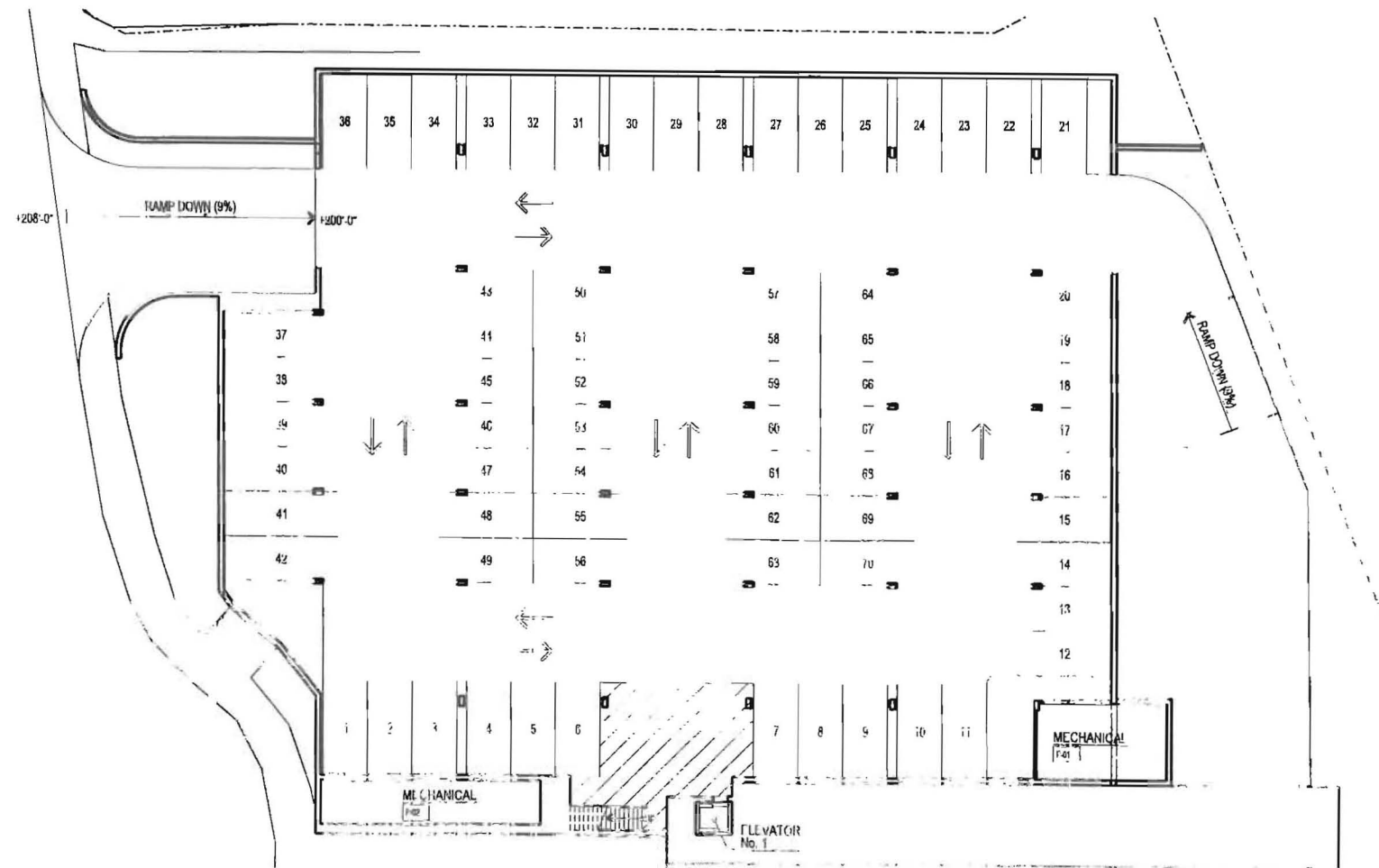
A1-4.02



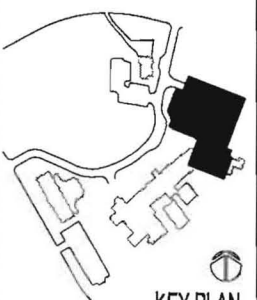
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2 FIELD LEVEL PLAN
SCALE: 1/16" = 1'-0"



1 PARKING LEVEL PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN

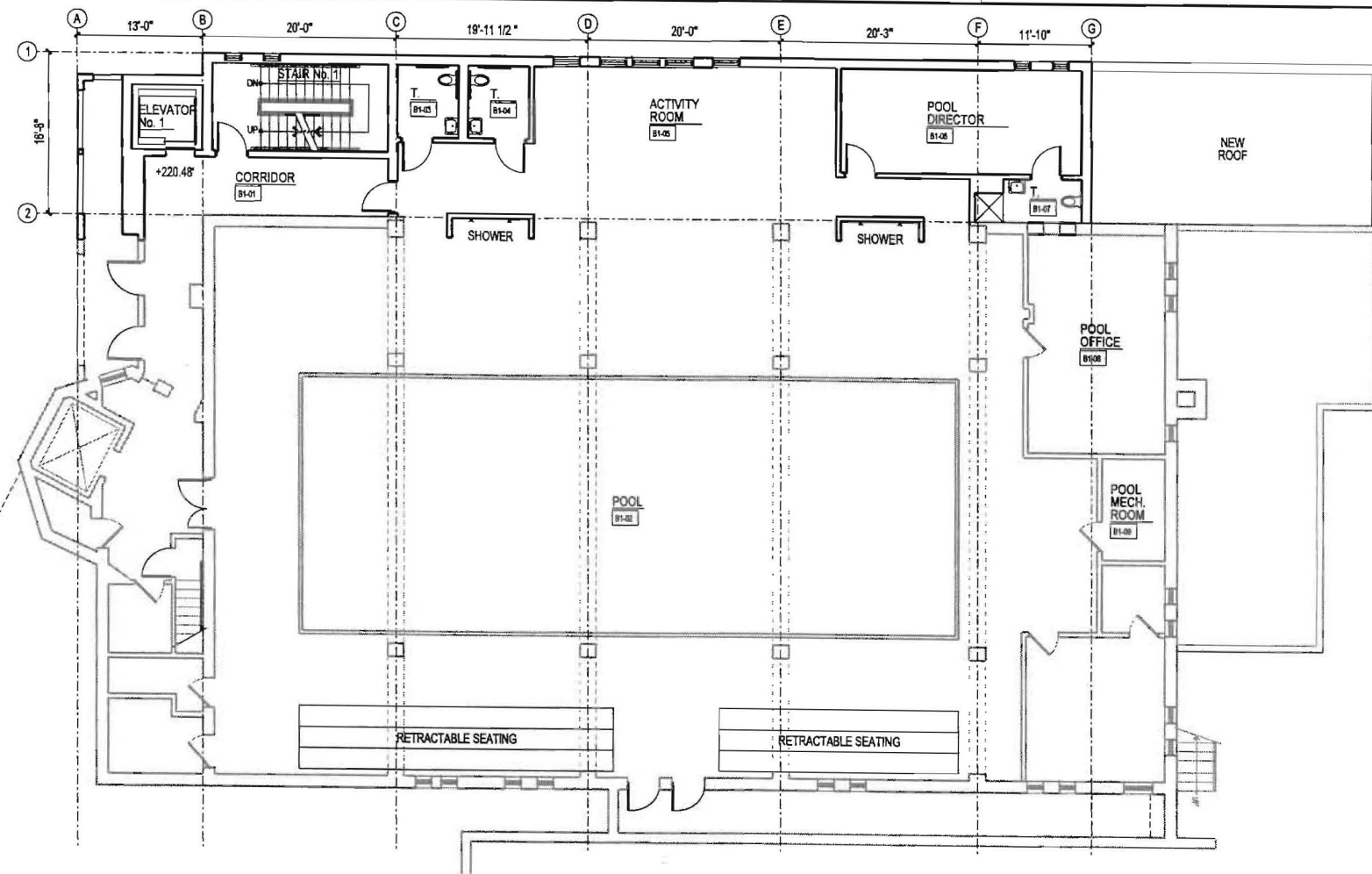
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No.	Issue	Revision	Date
1	ZONING - PUD SET		11/28/08

Lowell School
640 Kalmia Road, NW
Washington, DC 20012

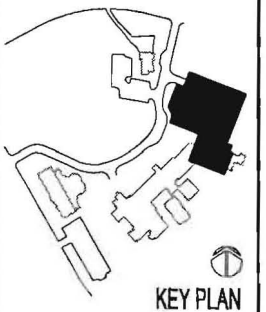
BGA 0004

PARKING GARAGE
PLANS

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



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



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No.	Issue - Revision	Date
1	ZONING - PUB SET	11/25/99

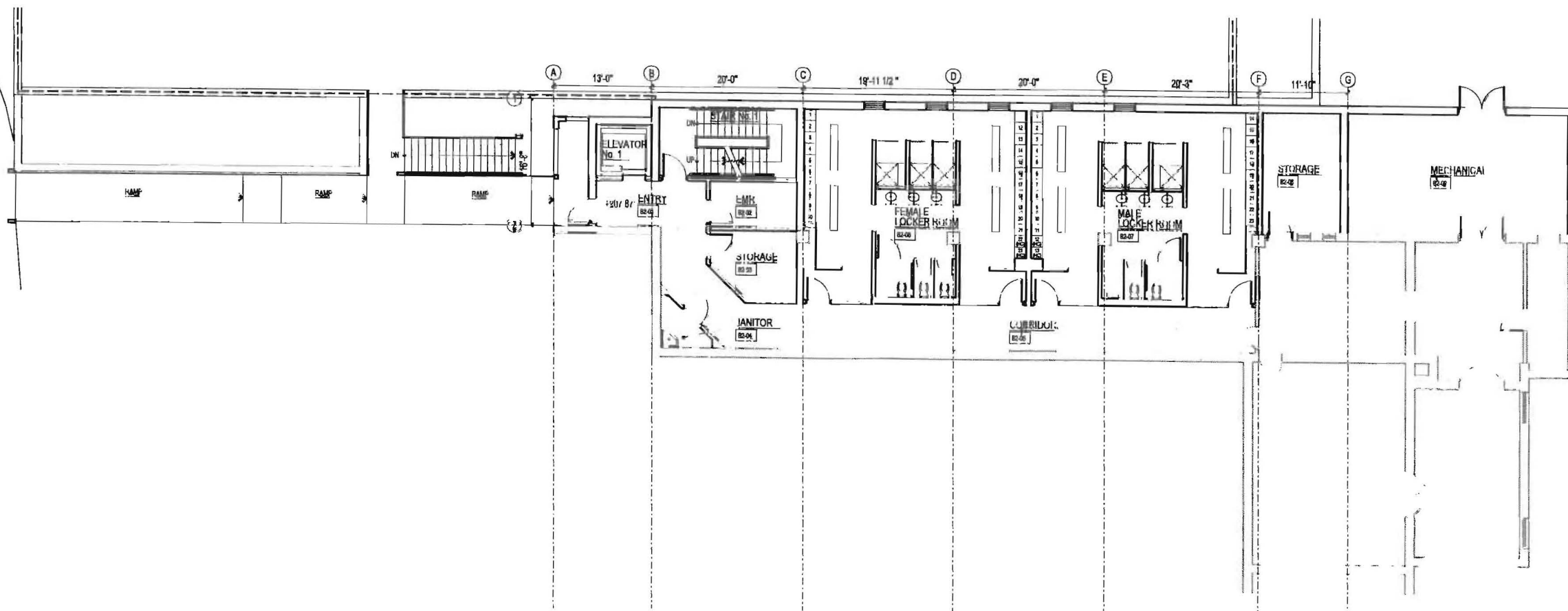
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BGA 09004

FLOOR PLANS

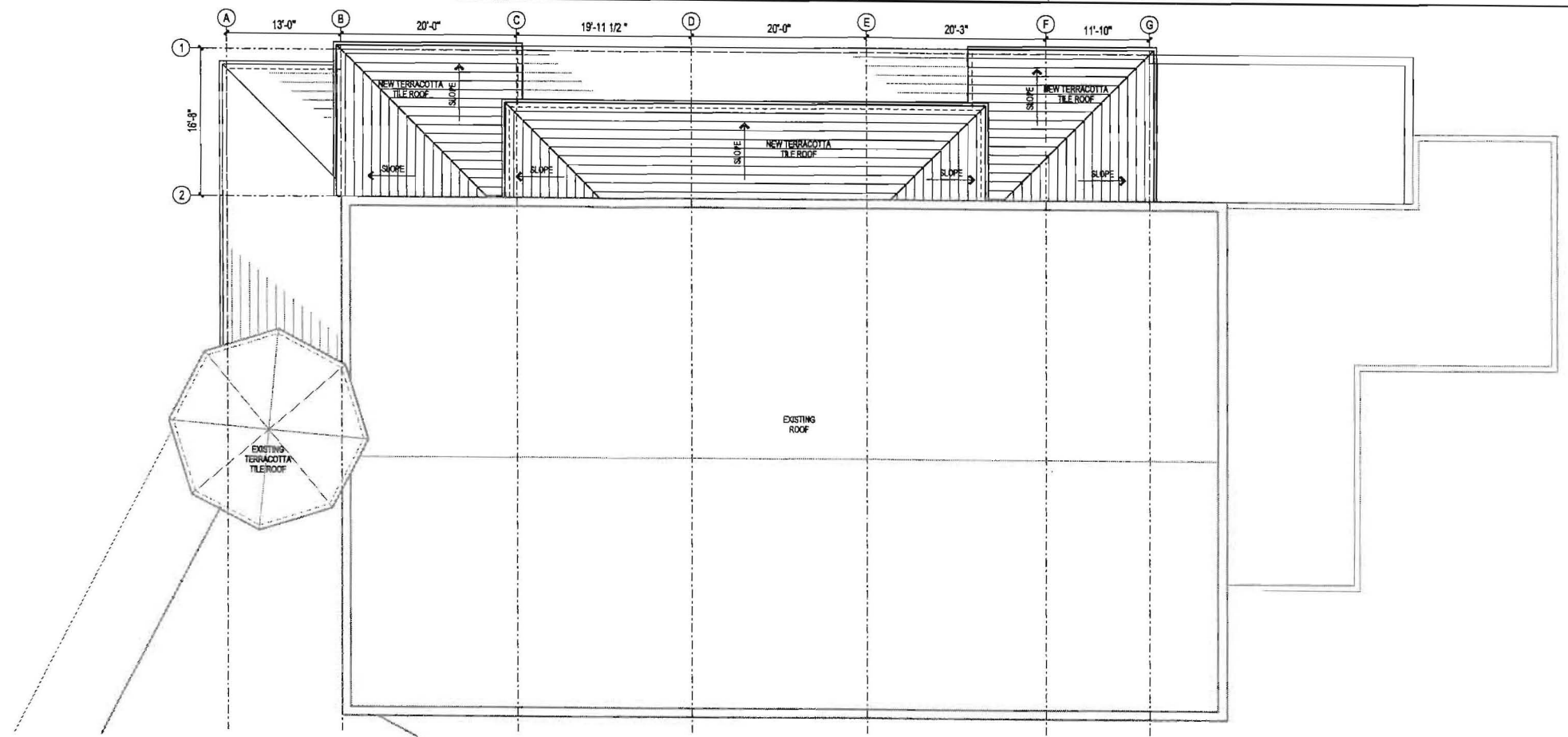
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CHECK BY:	RSS	
SCALE:	1/8" = 1'-0"	

A2-3.02

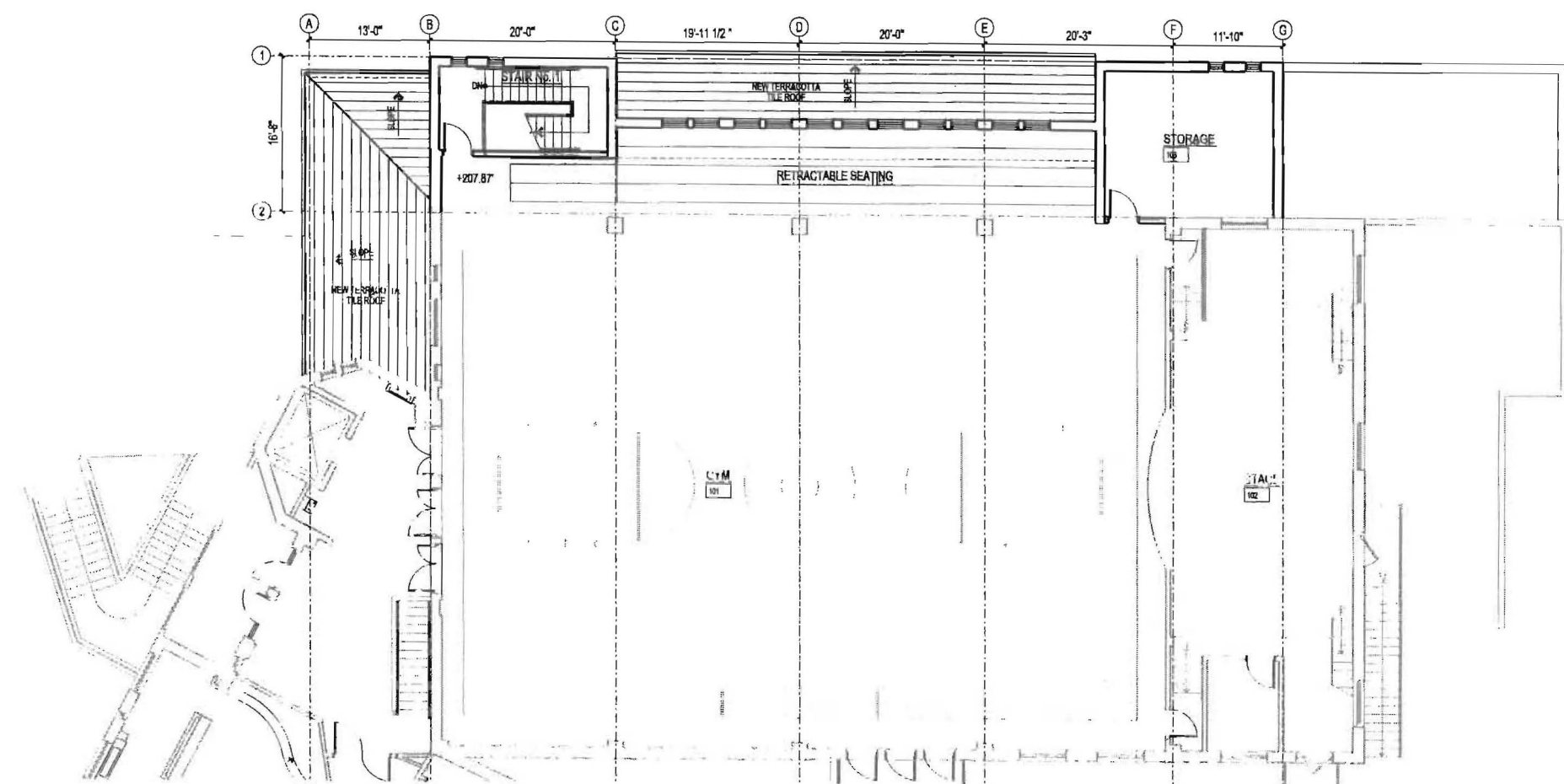


1 SUB-BASEMENT PLAN
 SCALE: 1/8" = 1'-0"

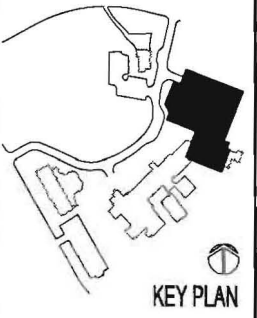




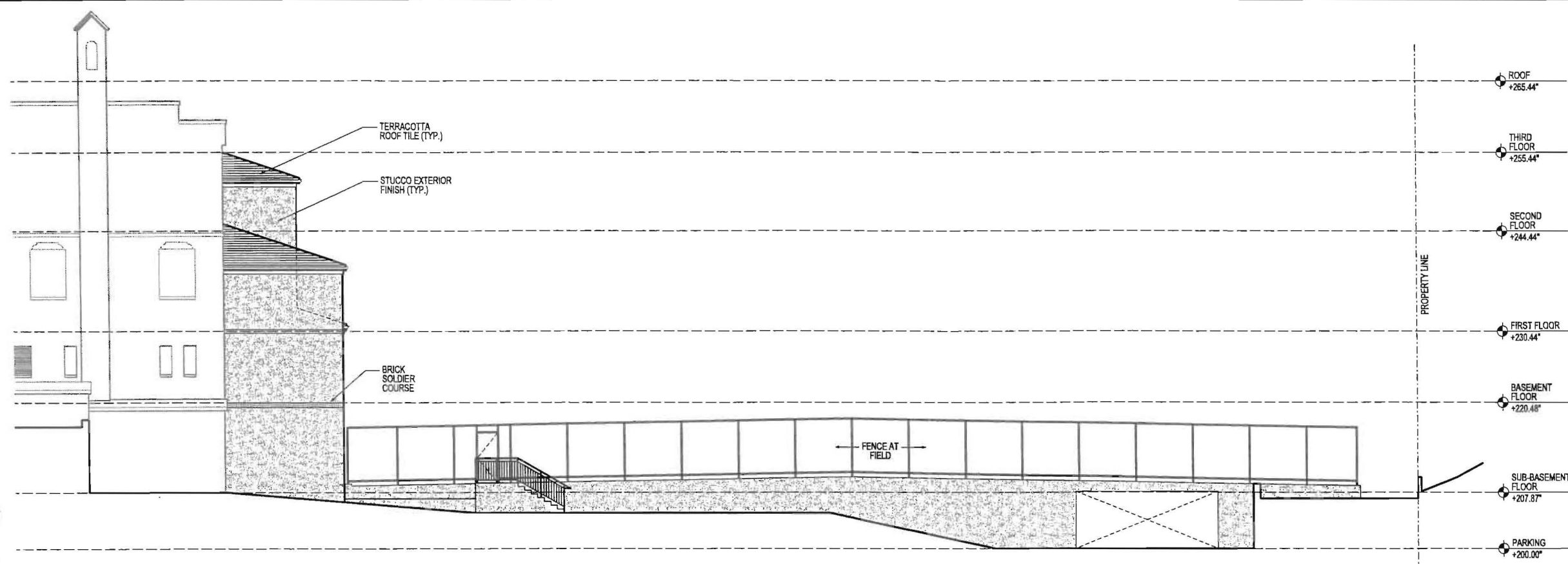
2 ROOF PLAN
 SCALE: 1/8" = 1'-0"



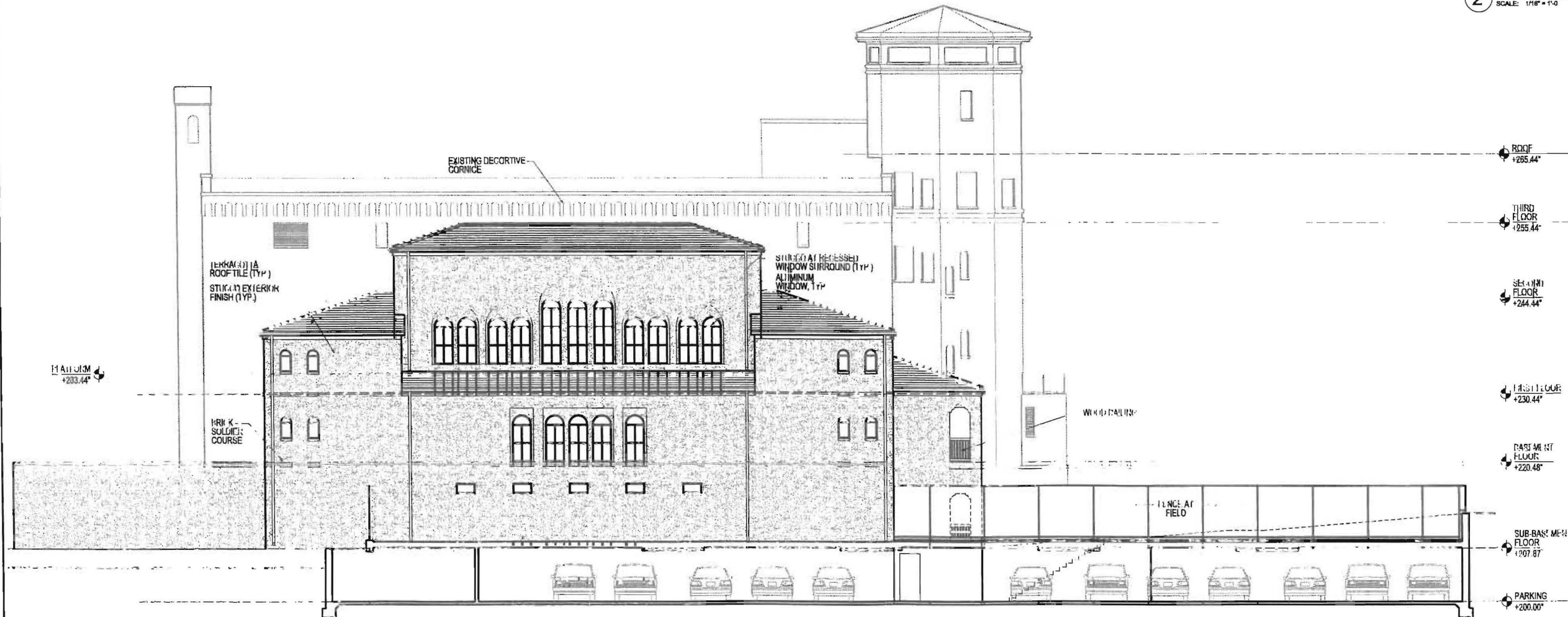
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



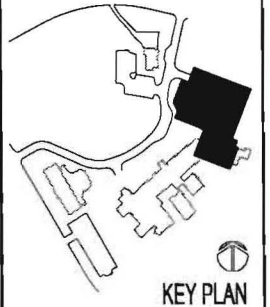
Lowell School
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2 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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



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No.	Issue - Revision	Date
1	ISSUING - PLO SET	11/25/09

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BGA 14001

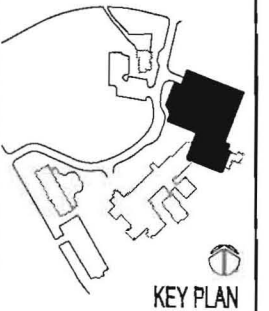
EXTERIOR ELEVATIONS

DATE: 11/25/09
 CHK. BY: RSS
 SCALE: 1/16" = 1'-0"

Parking Garage and Gym/Pool Addition
A2-4.01



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KEY PLAN

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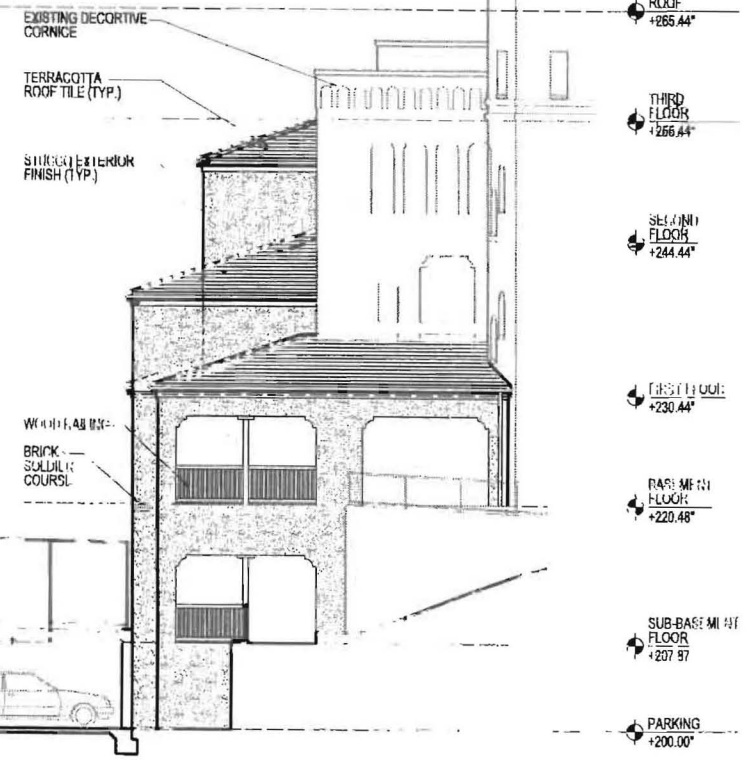
No.	Issue - Revision	Date
1	ZONING - PHASE SET	11/25/08

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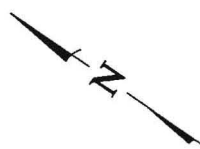
BGA 10004

EXTERIOR
ELEVATIONS

DESIGNED BY	M.K.	Parking Garage and Gym/Pool Addition
CHECKED BY	RSS	
SCALE	1/8" = 1'-0"	A2-4.02



1 WEST ELEVATION
S. 1/4" 1/8" 1'-0"



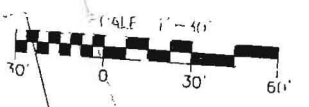
KALMIA ROAD N.W.

PUBLIC ALLEY (16')

PROPOSED BELOW GRADE PARKING GARAGE WITH SYNTHETIC TURF FIELD ON ROOF

PROPOSED GYM/POOL 2,886 SF

MATCHLINE (SEE SHEET C-2)



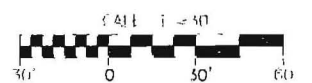
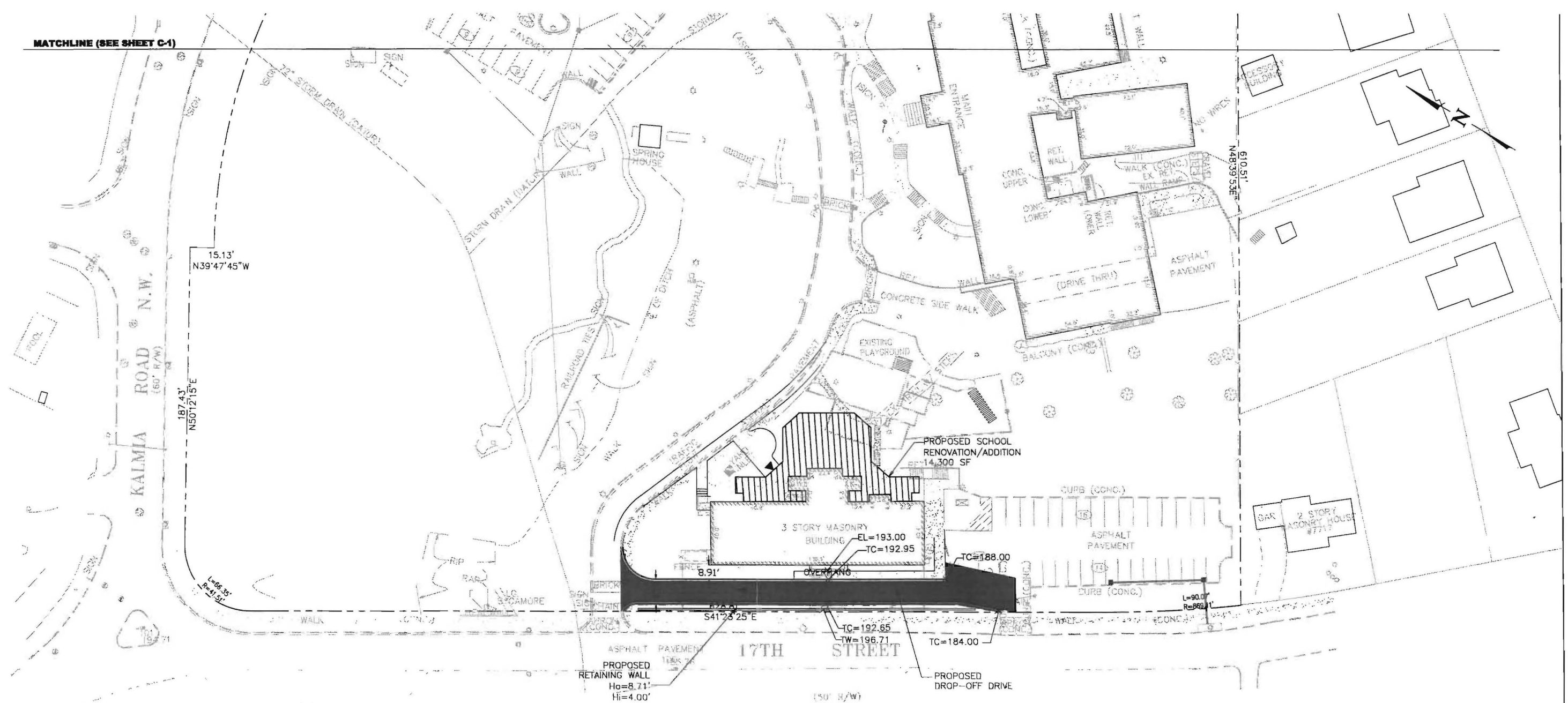
21351 RIDGETOP CIRCLE
SUITE 200
DULLES, VA 20166
(703) 450-0800

LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
SITE LAYOUT CONCEPTUAL PLAN

SCALE	1"=30'
JOB NO.	CE-457-010
DRAWING NO.	C-1
REV.	

DESIGNED	
DRAWN	
CHECKED	
APPROVED	
DATE	

MATCHLINE (SEE SHEET C-1)



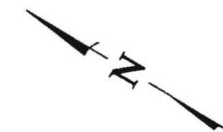
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						CHANGED	
						APPROVED	
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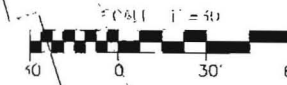
21541 RIDGETOP CIRCLE
SUITE 200
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LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
SITE LAYOUT CONCEPTUAL PLAN

SCALE	
1"=30'	
JOB NO.	
CE-457-010	
DRAWING NO.	REV. NO.
C-2	



MATCHLINE (SEE SHEET C-4)



				DESIGNED	
				DRAWN	
				CHECKED	
NO.	REV.	DATE		APPROVED	DATE

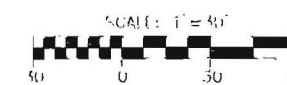
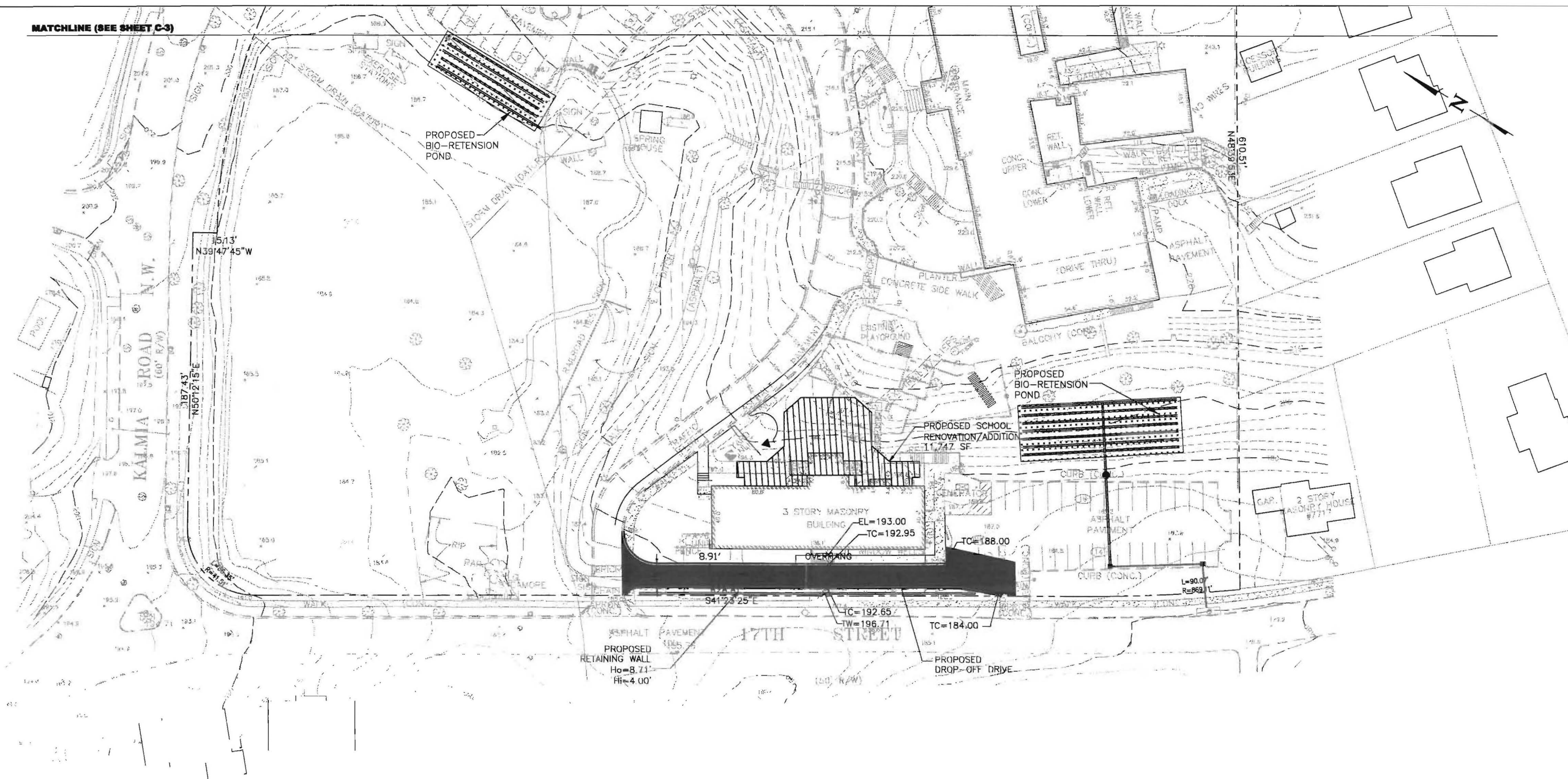


21351 RIDGETOP CIRCLE
SUITE 200
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LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
STORM WATER MANAGEMENT

SCALE 1"=30'
JOB NO. CE-457-010
DRAWN: JST
REV. NO. C-3

MATCHLINE (SEE SHEET C-3)

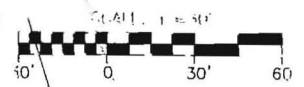
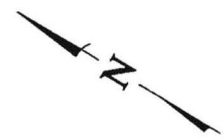


DESIGNED		DATE	
DRAWN		DATE	
CHKD		DATE	
APP'D		DATE	
NO		BY	
DATE		DATE	

21351 RIDGETOP CIRCLE
SUITE 200
DULLES, VA 20166
(703) 450-0800

LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
STORM WATER MANAGEMENT

SCALE 1"=30'
JWG: HSO
CE-457-010
DRAWN: HSO
C-4
REV: NO.



MATCHLINE (SEE SHEET C-6)

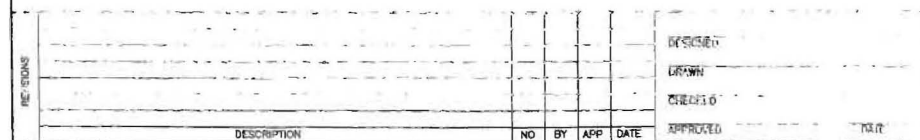
NO.	REV.	DATE	DESCRIPTION



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LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
EROSION & SEDIMENT CONTROL PLAN
C-5

SCALE 1" = 30'
JOB NO. C-1-457-010
DRAWING NO. C-5
REV. NO.



LOWELL SCHOOL EXPANSION
DISTRICT OF COLUMBIA NW
EROSION & SEDIMENT CONTROL PLAN

SCALE		1" = 30'
JOB NO.		
CE-457-010		
DRAWING NO.	REV. NO.	
C-6		