

LOWELL SCHOOL

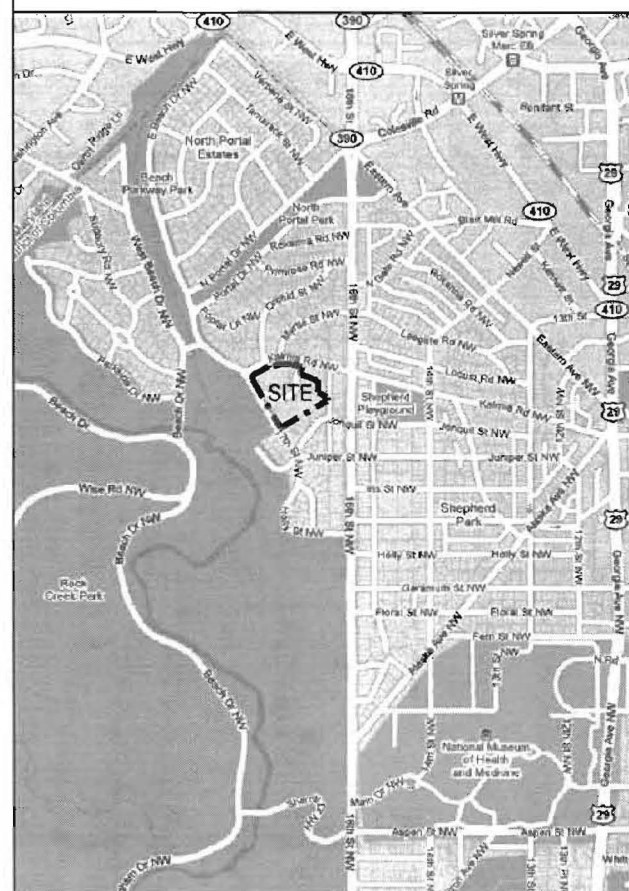
MIDDLE SCHOOL ADDITION AND RENOVATION and NEW PARKING GARAGE AND GYM ADDITION

1640 KALMIA ROAD, NW - WASHINGTON, DC 20012

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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 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	6,150 gsf (existing) 3,950 gsf (addition) 10,100 gsf (total building footprint)
Floor area for FAR:	14,300 sf

NEW PARKING GARAGE:

Proportion of perimeter more than 4 ft above grade: 50%	
Lot Occupancy	23,070 gsf (building footprint) x 50% = 11,535 gsf
Floor area for FAR	23,070 gsf (building footprint) x 50% = 11,535 gsf

GYM ADDITION:

Height	29'-6"
Lot Occupancy	2154 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:	-8,265 sf
(14,300 sf + 11,535 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:	14.89%

PARKING:

Existing parking spaces	90
Proposed new parking spaces:	64 new - 22 existing to be removed = 42
Total Proposed Parking Spaces:	132

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NO.	ISSUE	REVISION	DATE
1	ZONING - PLD SET		1/25/08
2	DC OF MEETING		01/21/10
3	FIRE MARSHALL SITE PLANS		03/02/10
4	ZONING - PLD SET		06/11/10

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BGA 0004

COVER SHEET

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

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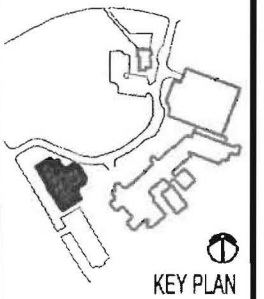
LANDSCAPE/
 ARCHITECTURAL
 SITE PLAN

DRW BY
 MSK
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 RSS
 SCALE
 1/40" = 1'-0"

A1.01

1 ARCHITECTURAL
 SITE PLAN
 SCALE: 1" = 40'-0"





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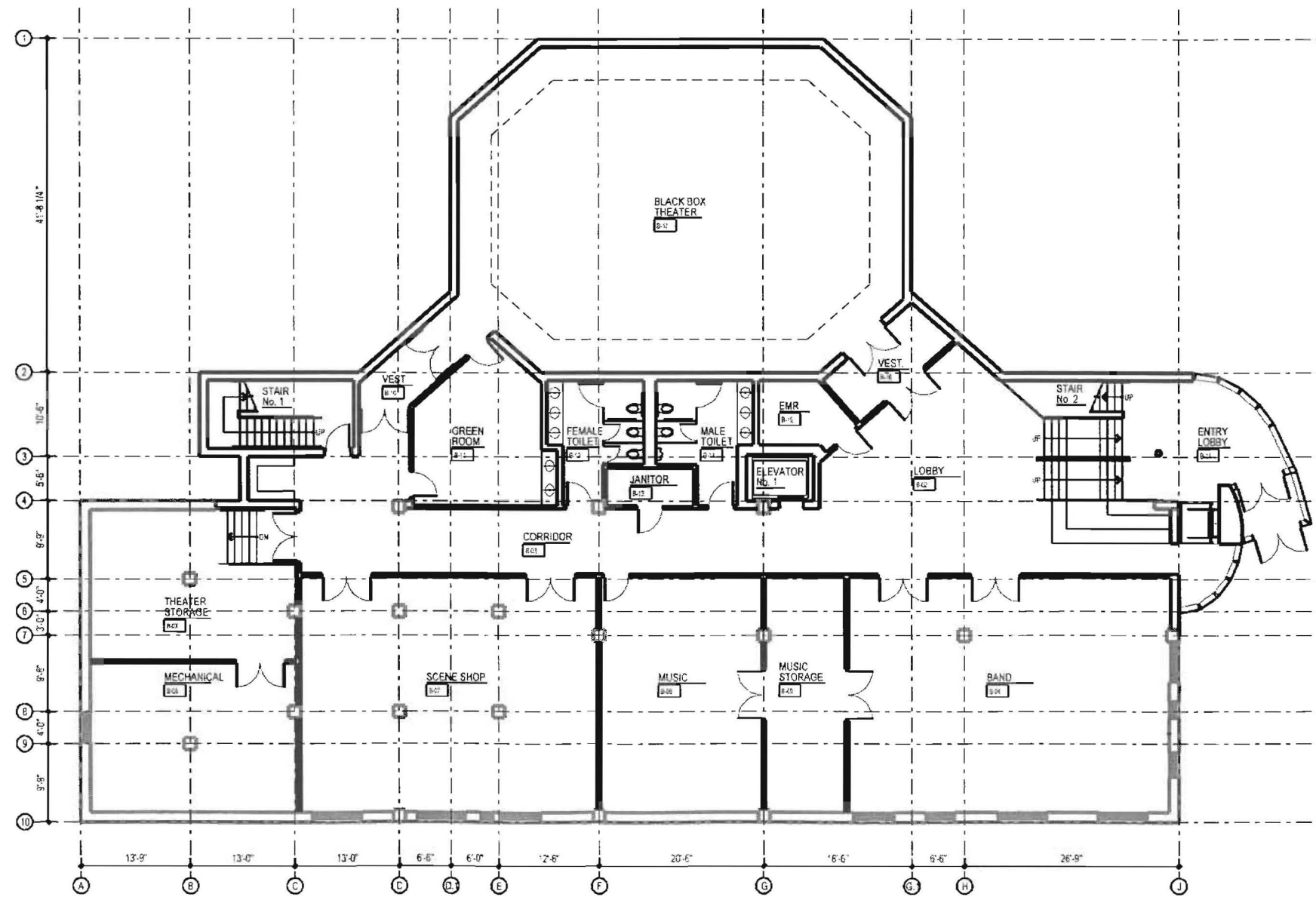
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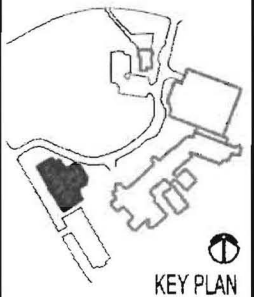
BASEMENT PLAN

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





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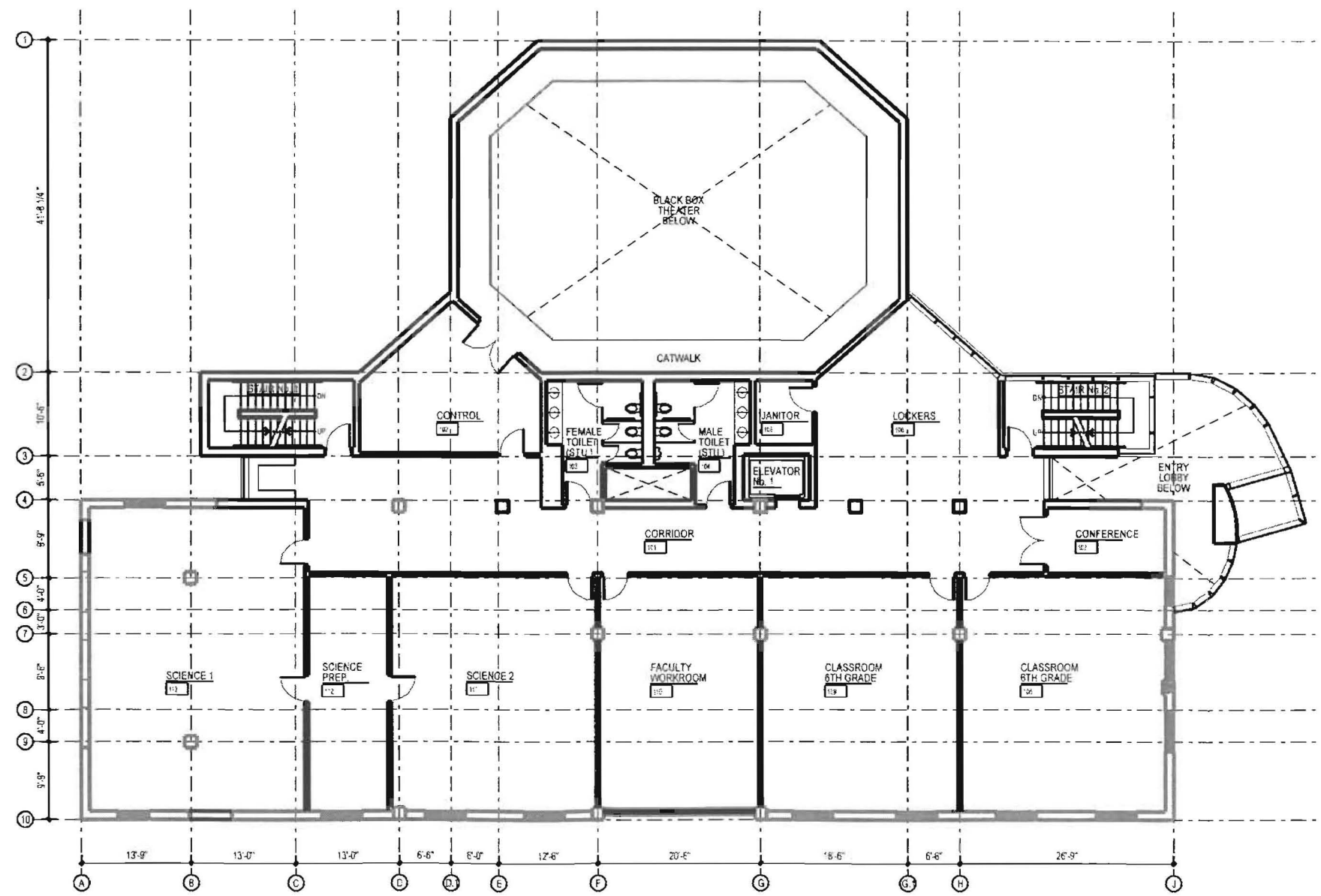
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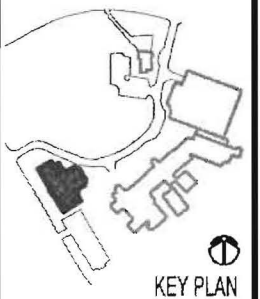
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FIRST FLOOR PLAN

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



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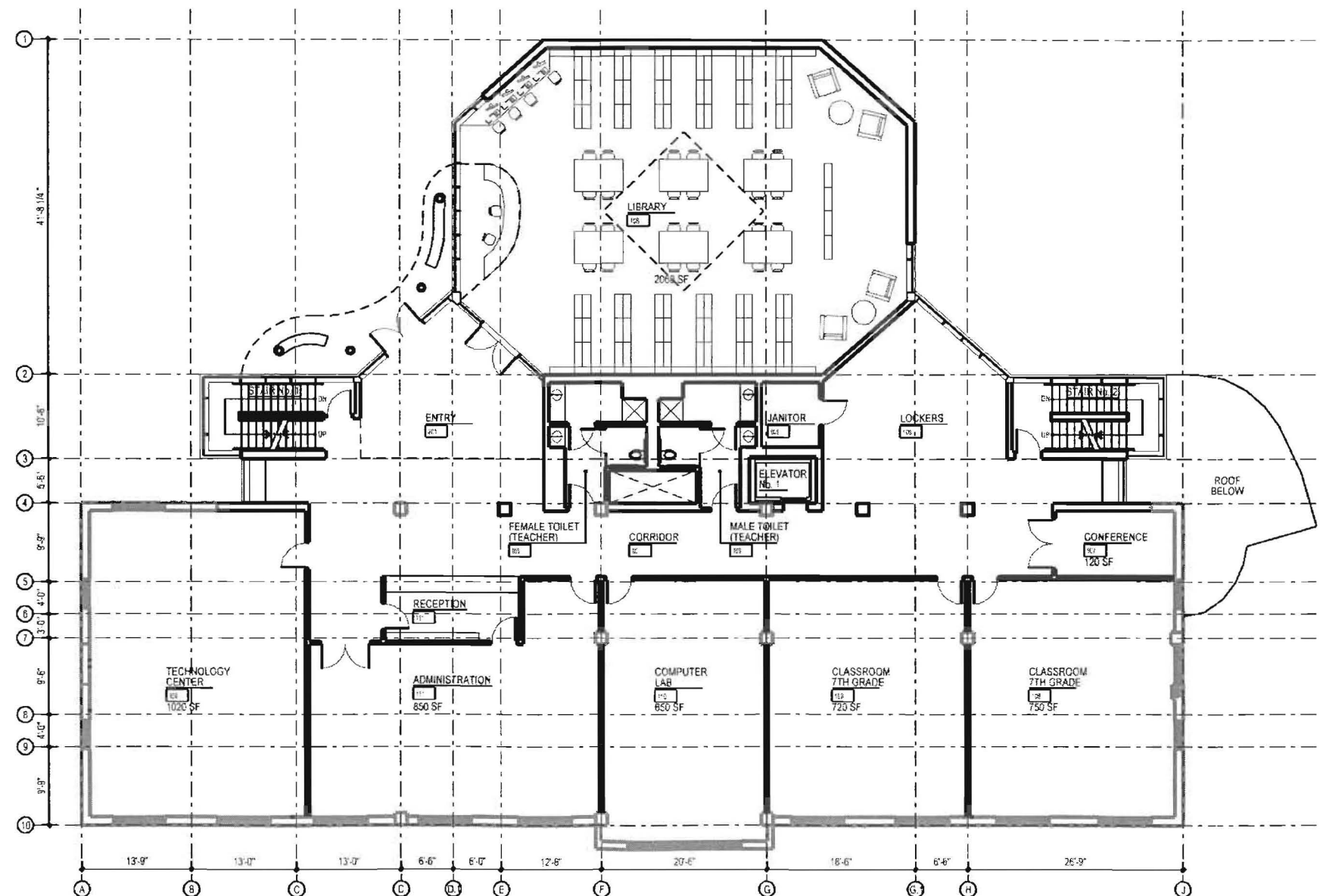
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SECOND FLOOR PLAN

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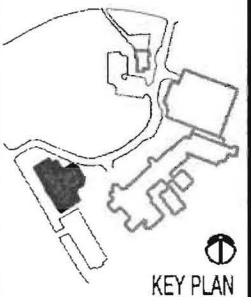


1 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"





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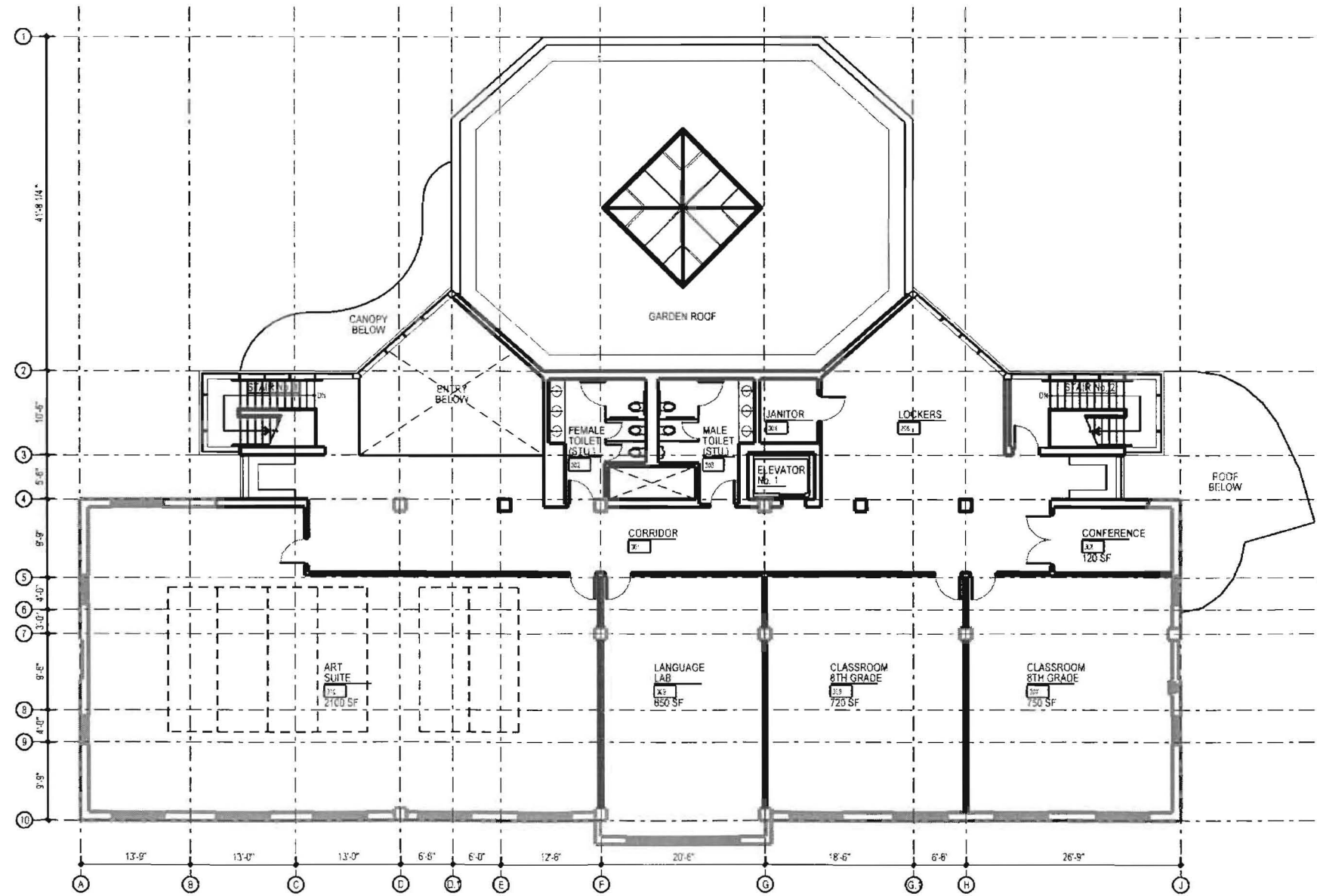
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THIRD FLOOR PLAN

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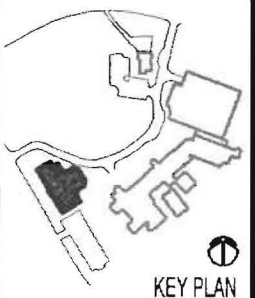


1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





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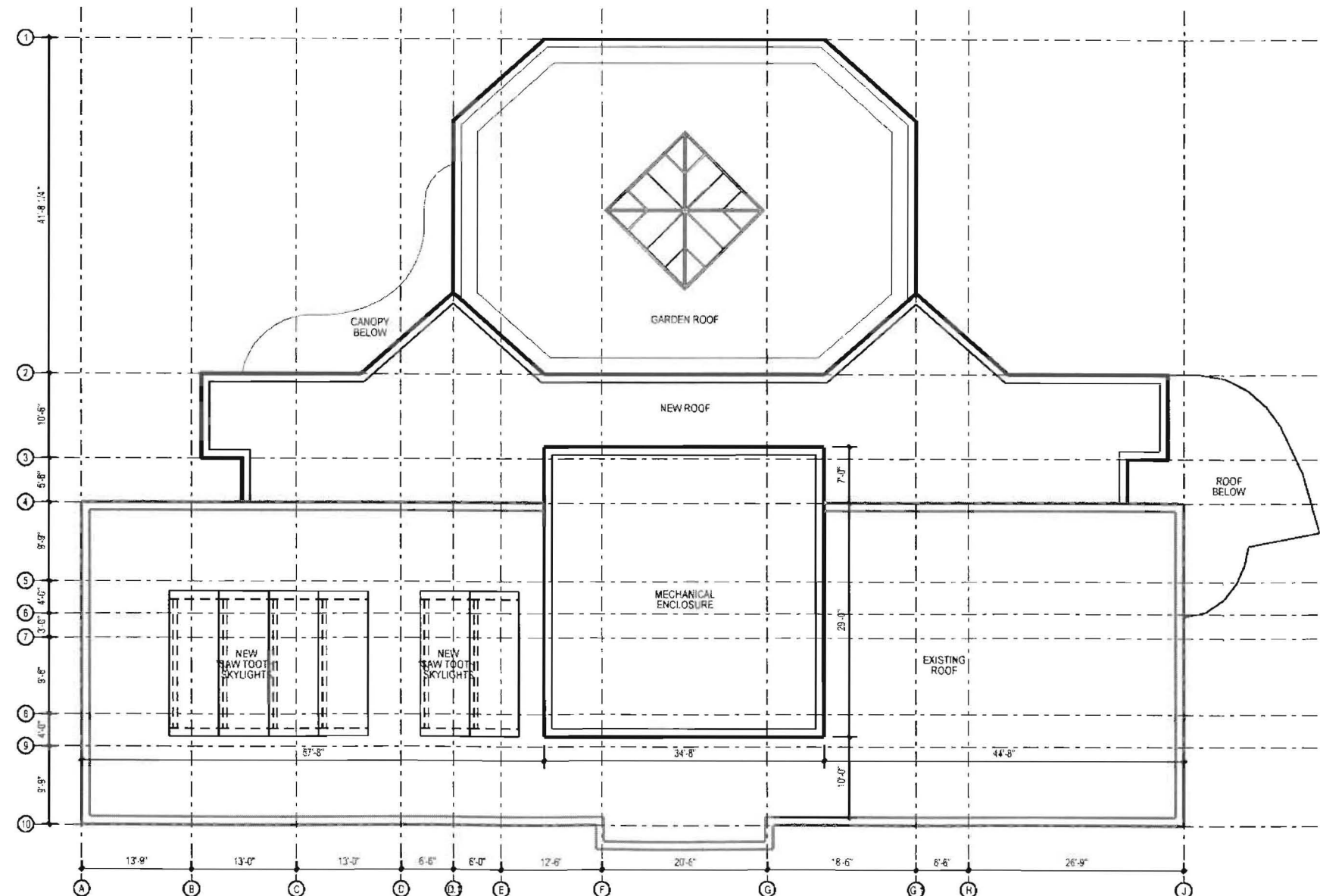
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ROOF PLAN

DESIGN BY	MSK	Middle School Addition and Renovation
CHECK BY	RSS	A1-3.05
SCALE	1/8" = 1'-0"	



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





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EXTERIOR
ELEVATIONS

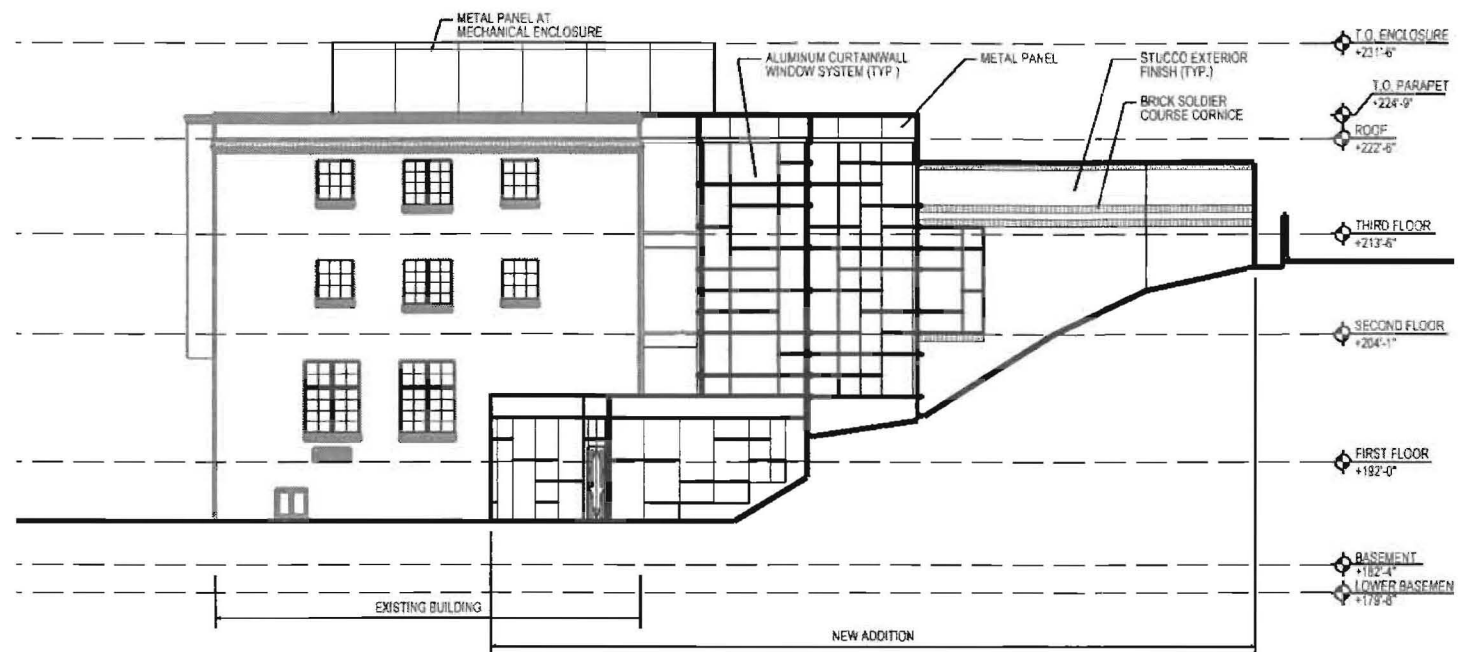
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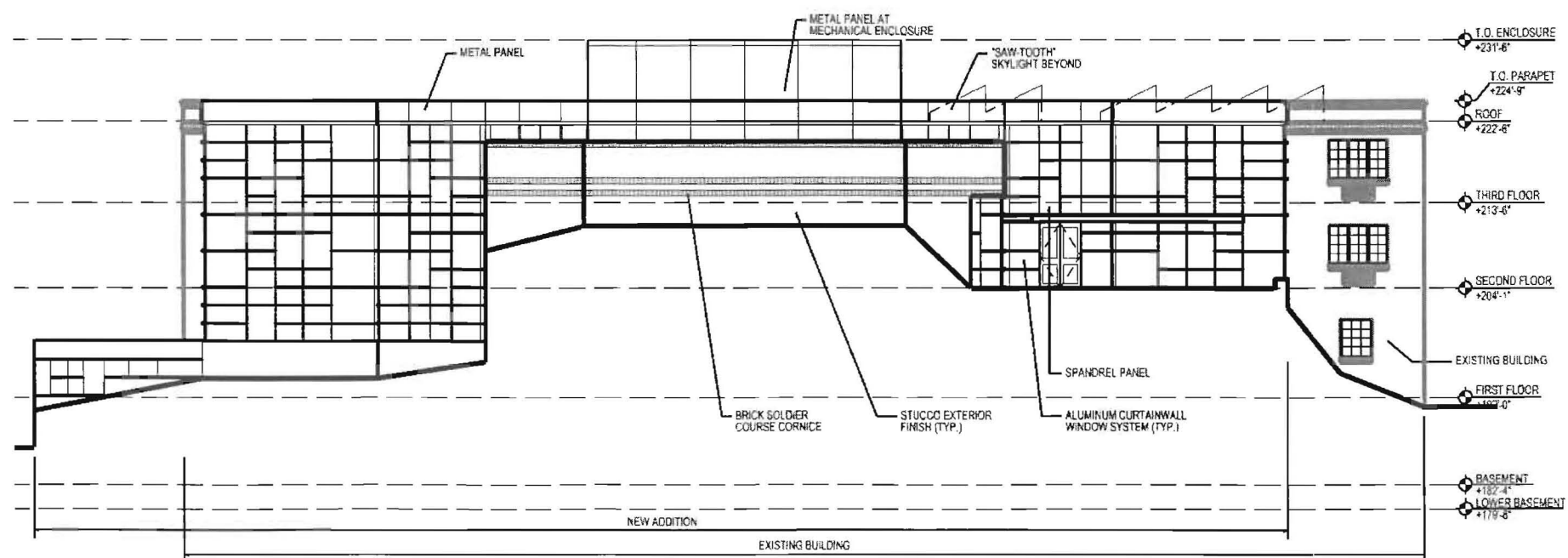
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Middle School
Addition and
Renovation

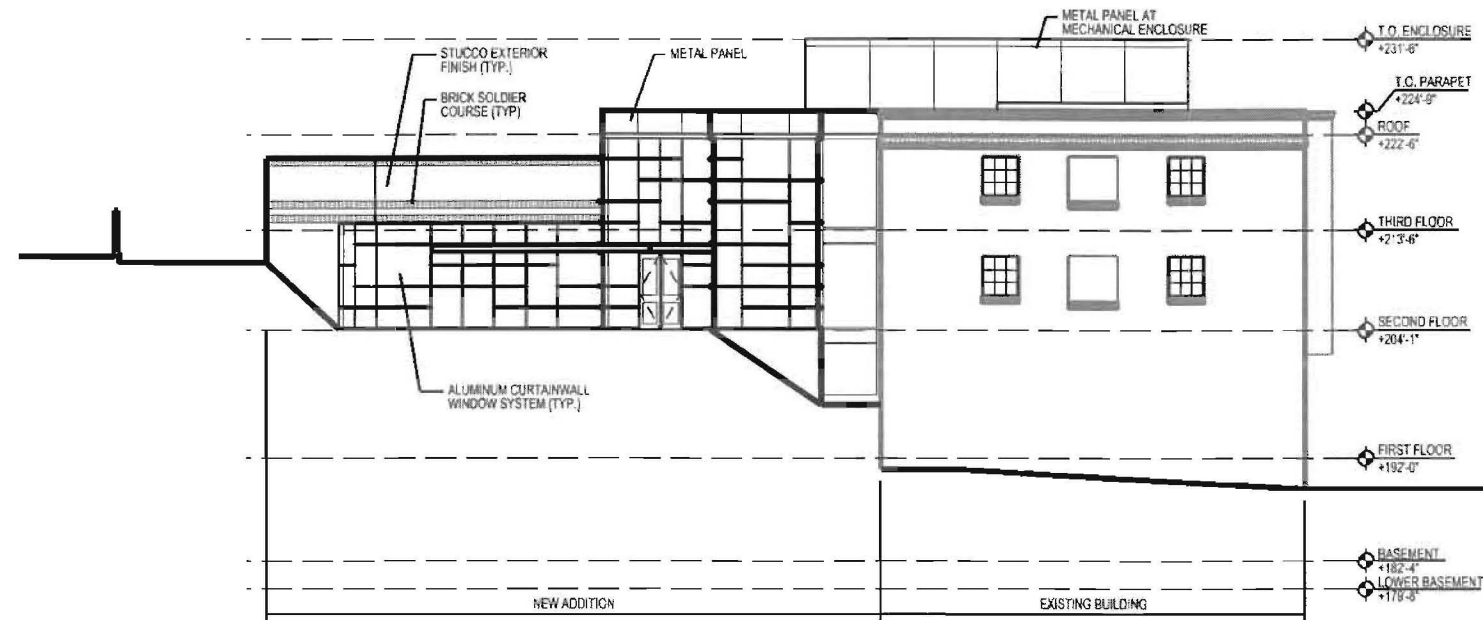
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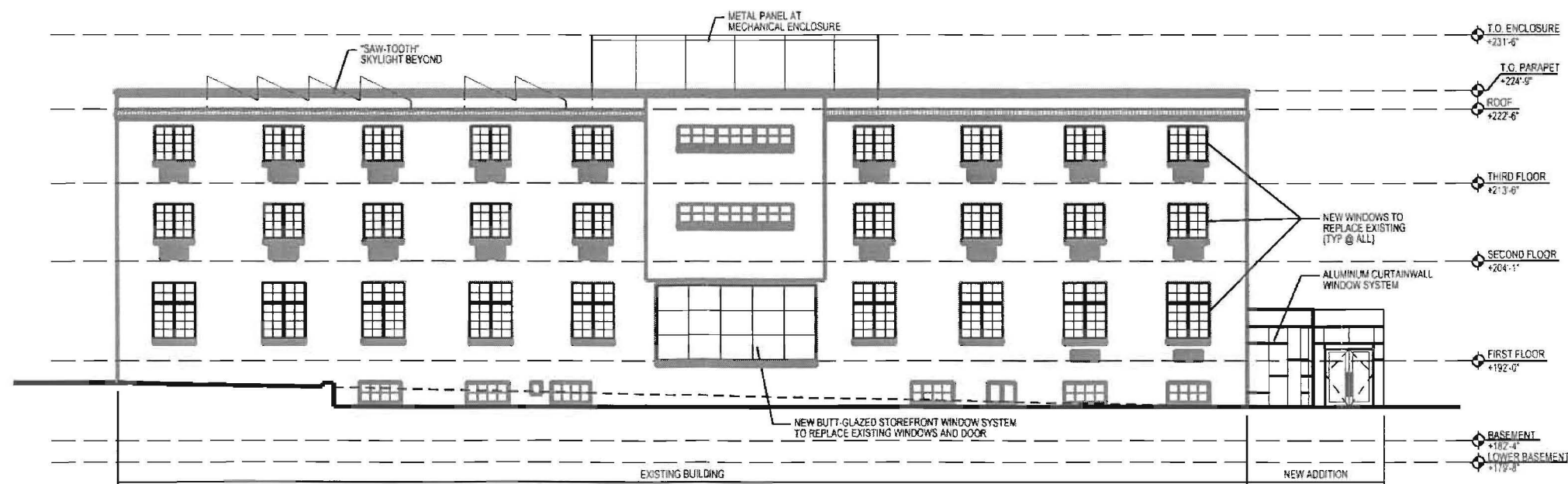
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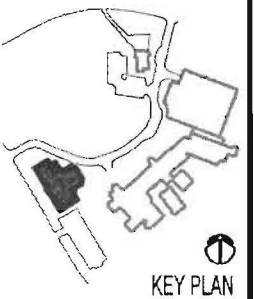
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② NORTH ELEVATION
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① WEST ELEVATION
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4	ZONING - PUD SET	08/11/10

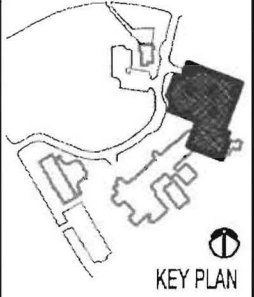
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EXTERIOR ELEVATIONS

DESIGNED BY MSK	Middle School Addition and Renovation A1-4.02
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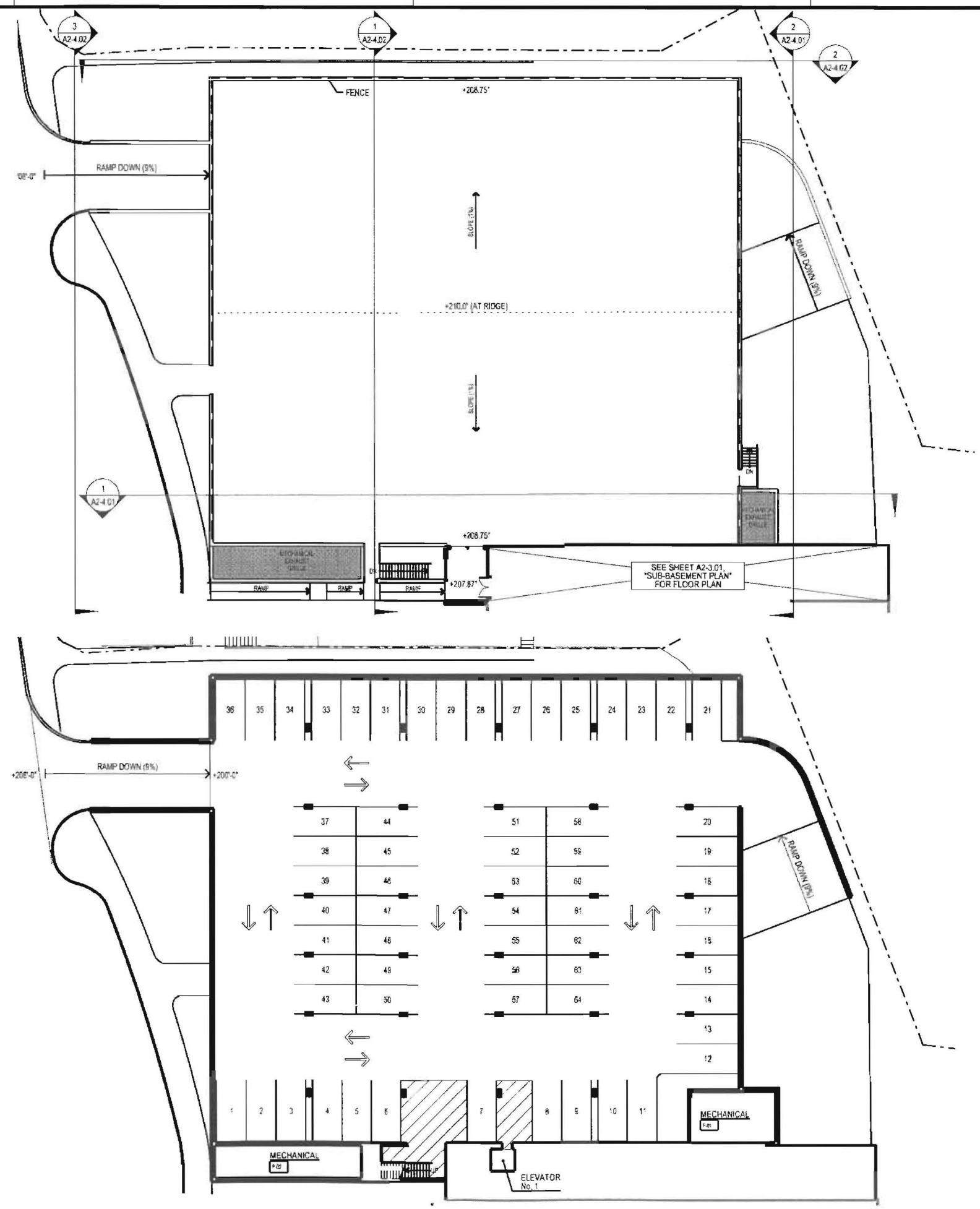
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Lowell School
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BGA 00004

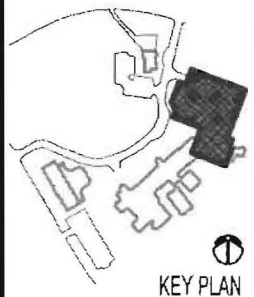
**PARKING GARAGE
PLANS**

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



**2 FIELD LEVEL
PLAN**
SCALE: 1/8" = 1'-0"

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



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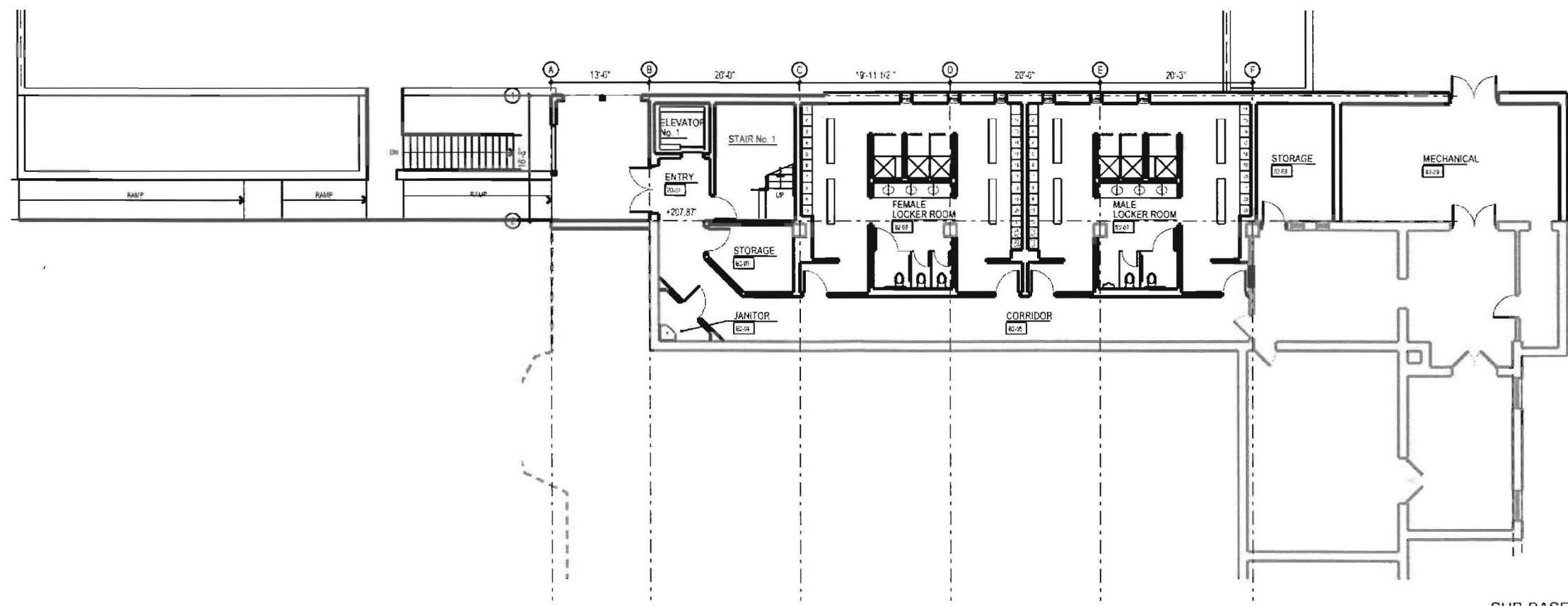
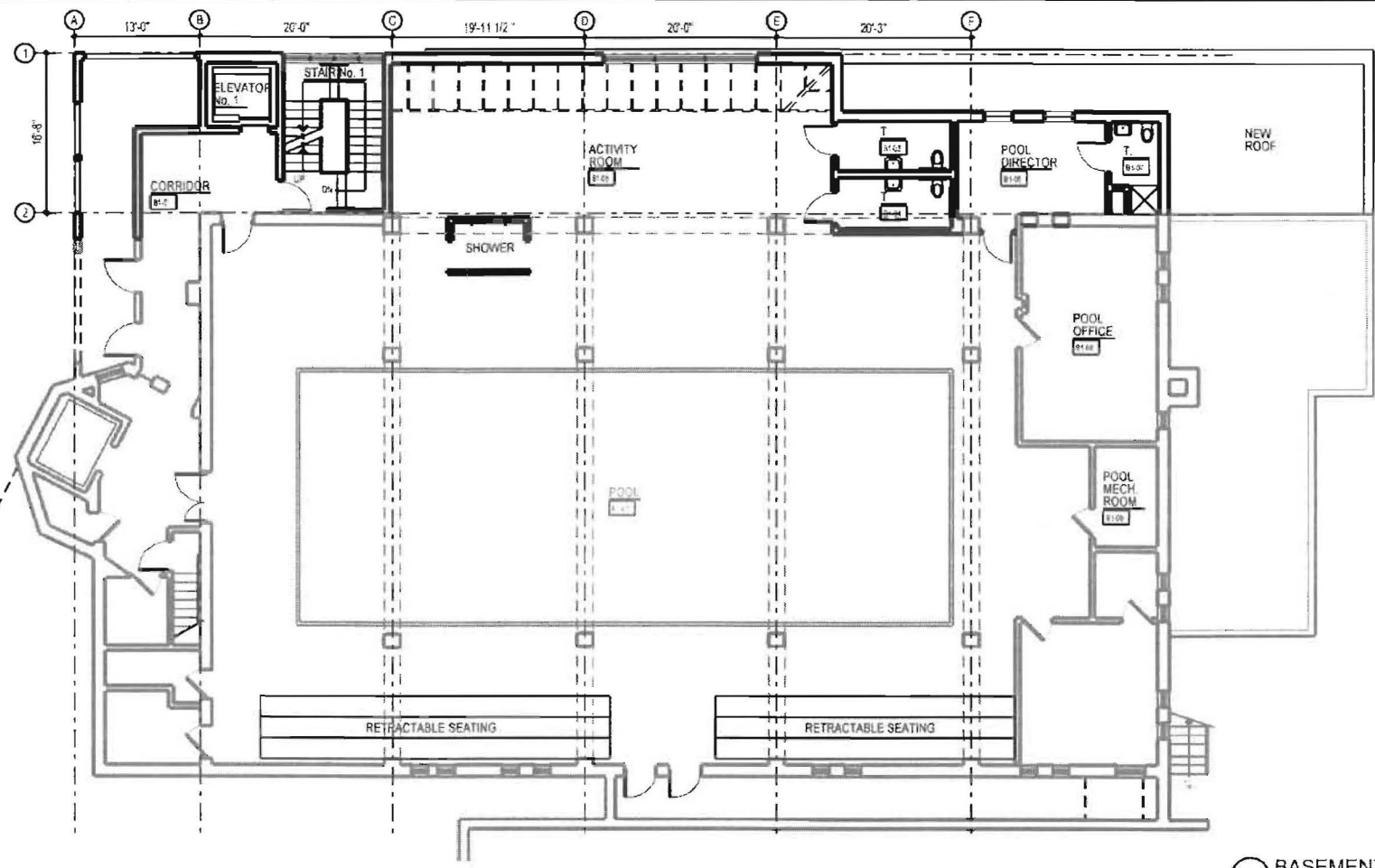
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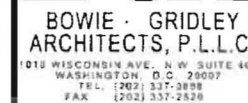
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BGA 15004

FLOOR PLANS

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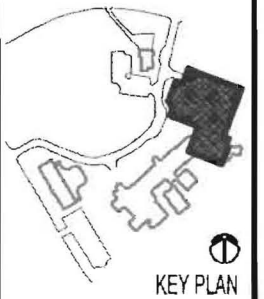
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FLOOR PLANS

SCALE
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A2-3.03





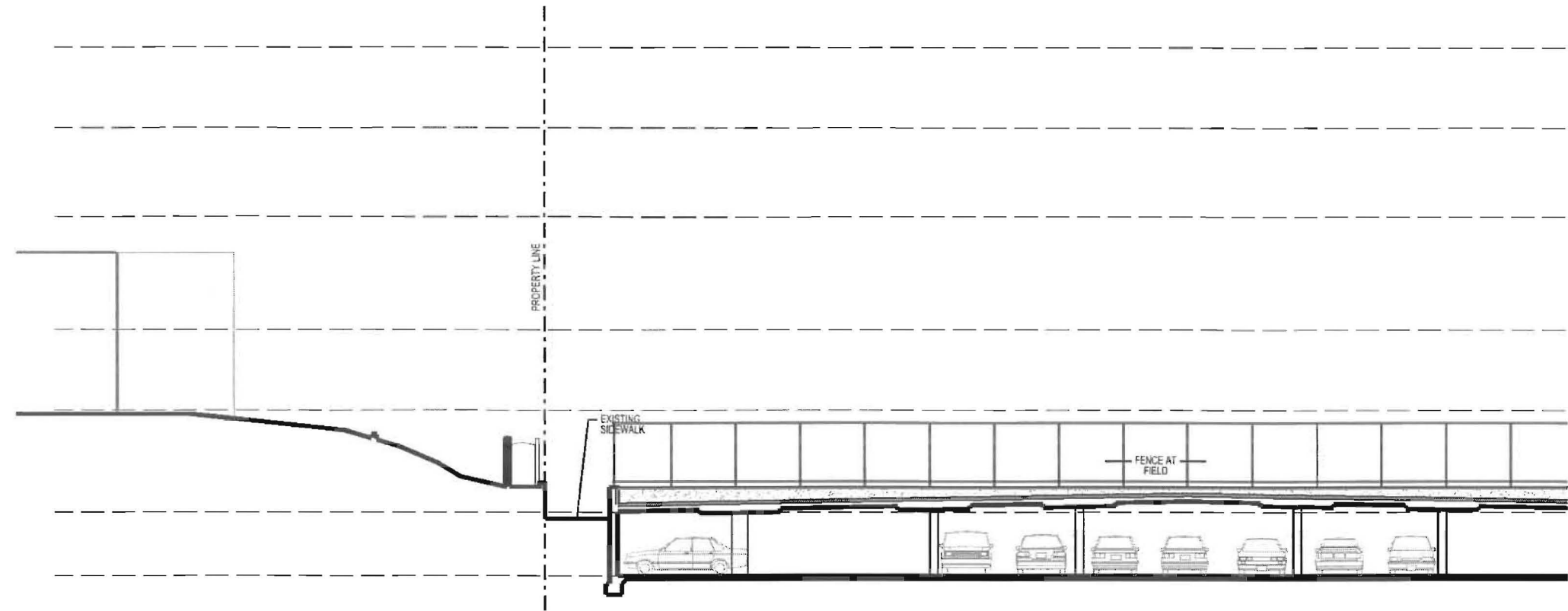
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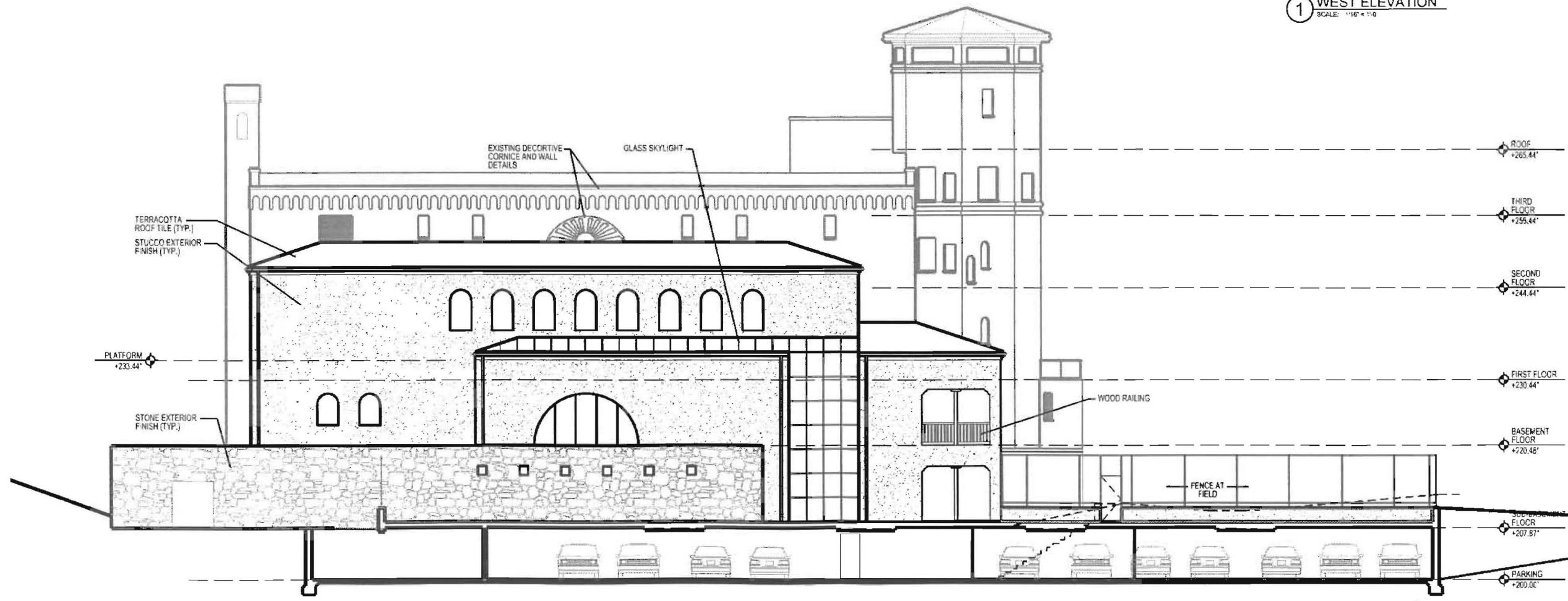
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EXTERIOR
 ELEVATIONS

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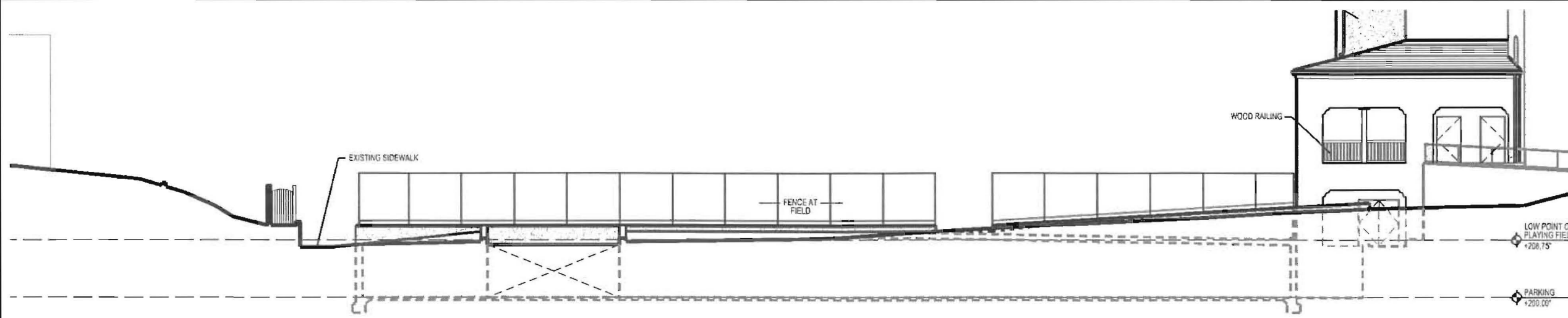
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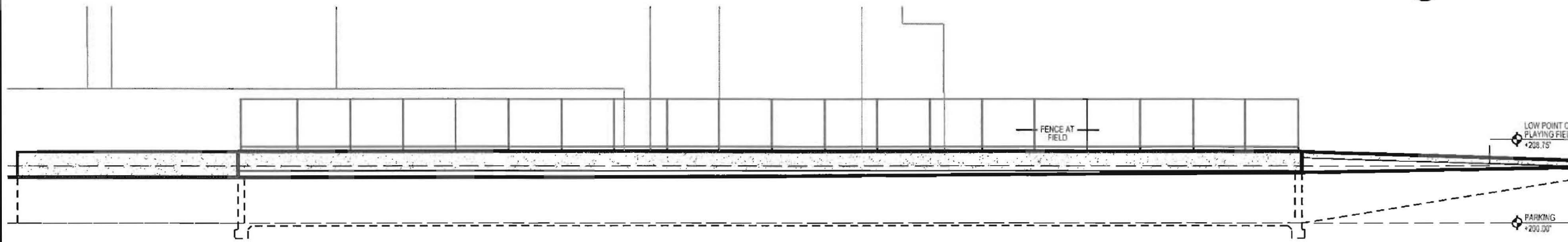
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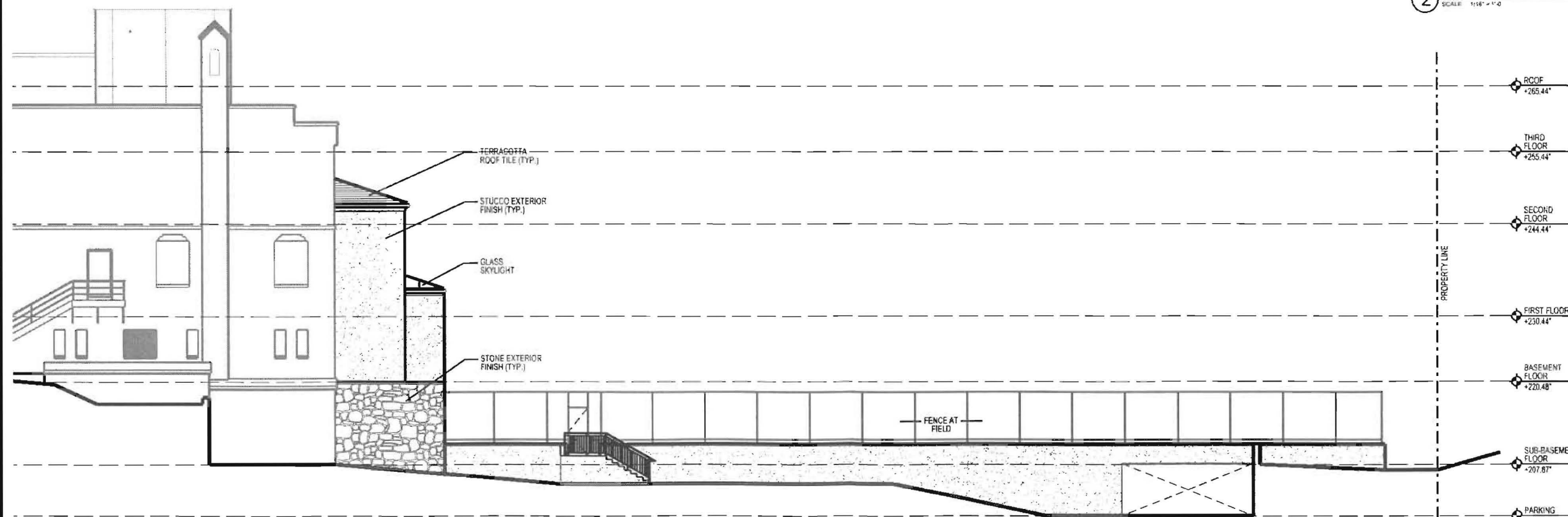
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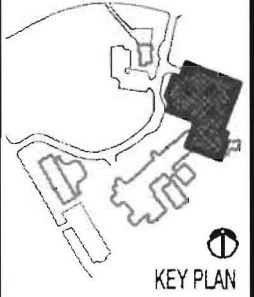
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② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"



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EXTERIOR
ELEVATIONS

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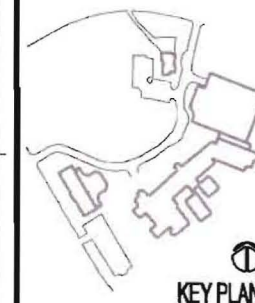
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① AERIAL IMAGE - EXISTING
SCALE: 1/16" = 1'-0"



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**AERIAL
PHOTOS**

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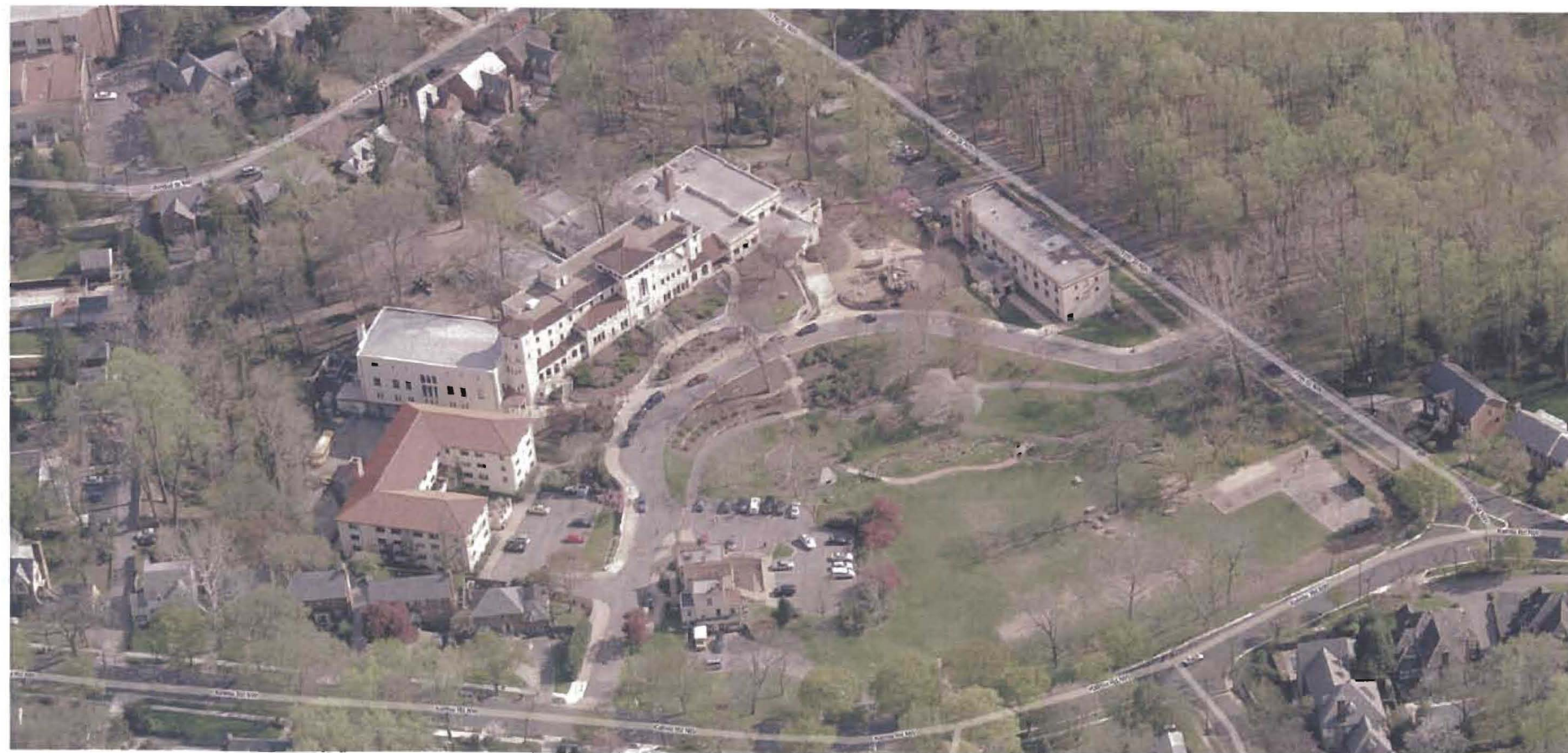
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**Parking Garage
and Gym/Pool
Addition**

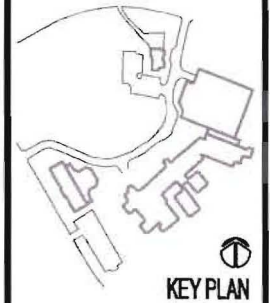
A5.01



② AERIAL IMAGE - PROPOSED
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① AERIAL IMAGE - EXISTING
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AERIAL
PHOTOS

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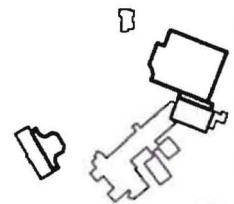
LOWELL SCHOOL EXPANSION

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KEY PLAN

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COVER SHEET

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SCALE

Middle School
Addition and
Renovation

C-0

VICINITY MAP



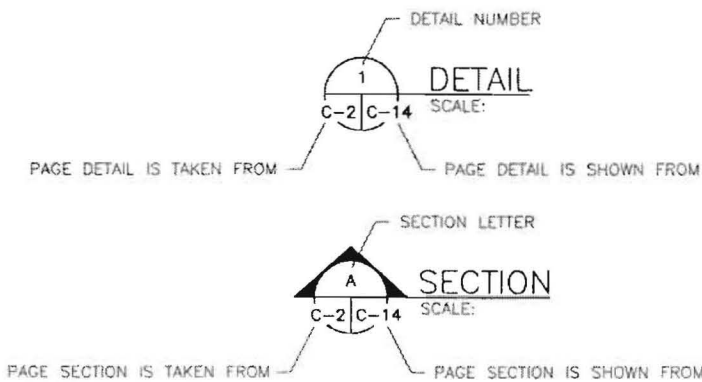
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C-13	GENERAL DETAILS

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 FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSON, VEHICLES OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SYMBOLS



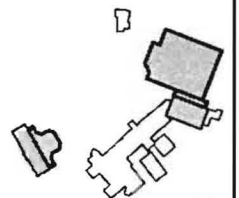
NOTE

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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No.	Image - Revision	Date
1	ZONING - PUD SET	11/20/10
2	DC O.P. MEETING	01/24/10
3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	06/11/10

Lowell School
1840 Kalma Road, NW
Washington, DC 20012

DCA 0001

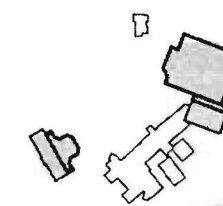
GENERAL NOTES

DESIGNED BY: MSK
CHECKED BY: RSS
SCALE: Middle School Addition and Renovation
C-1



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4	ZONING - PUD SET	05/11/10

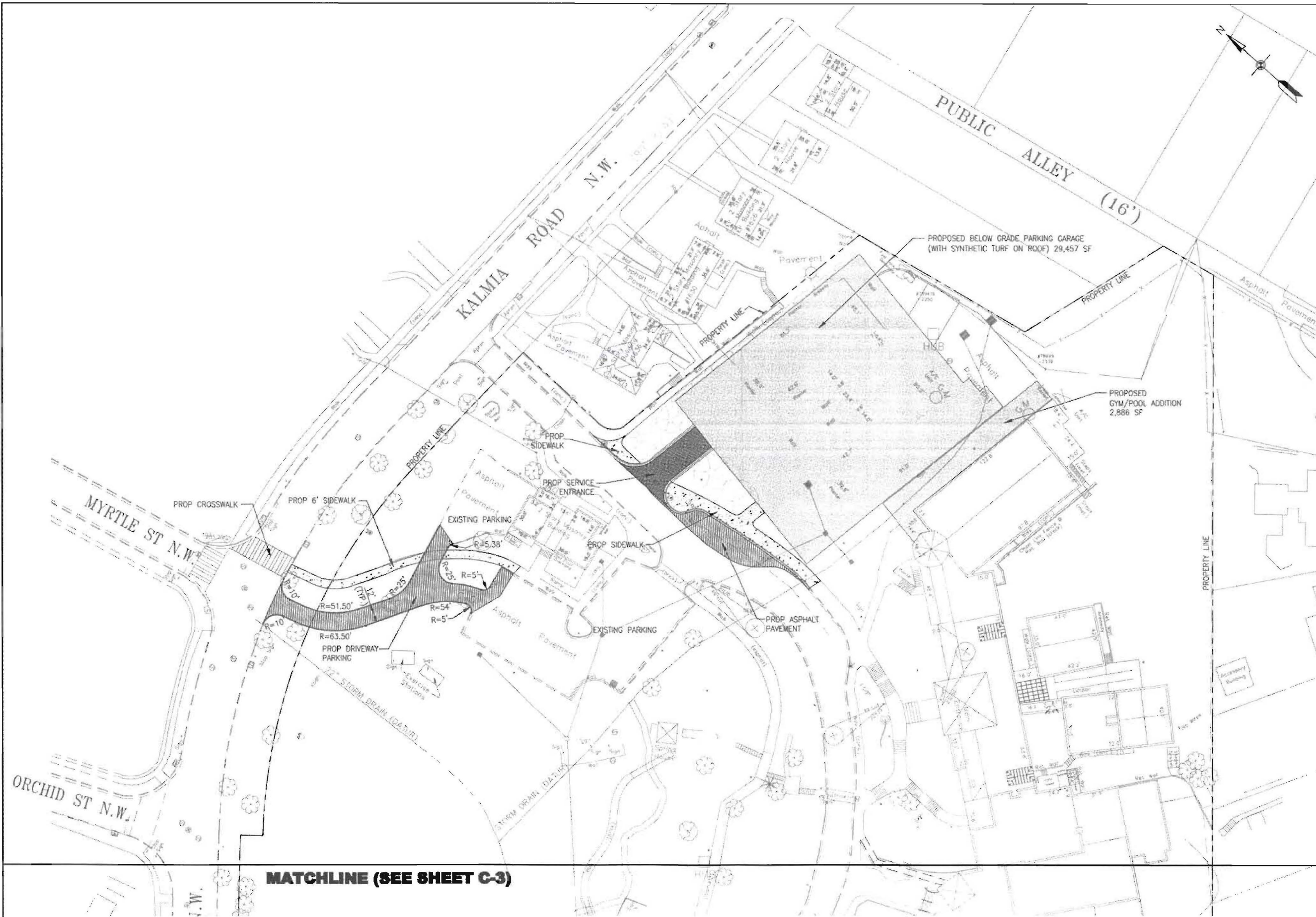
Lowell School

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BSA 0001

**CONCEPTUAL PLAN
 SITE LAYOUT**

DESIGNED BY: **MSK**
 CHECKED BY: **RSS**
 SCALE: **C-2**
 Middle School
 Addition and
 Renovation



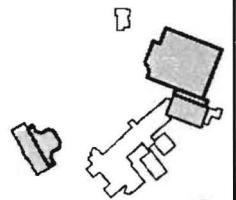
MATCHLINE (SEE SHEET C-3)





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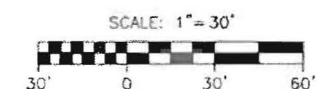
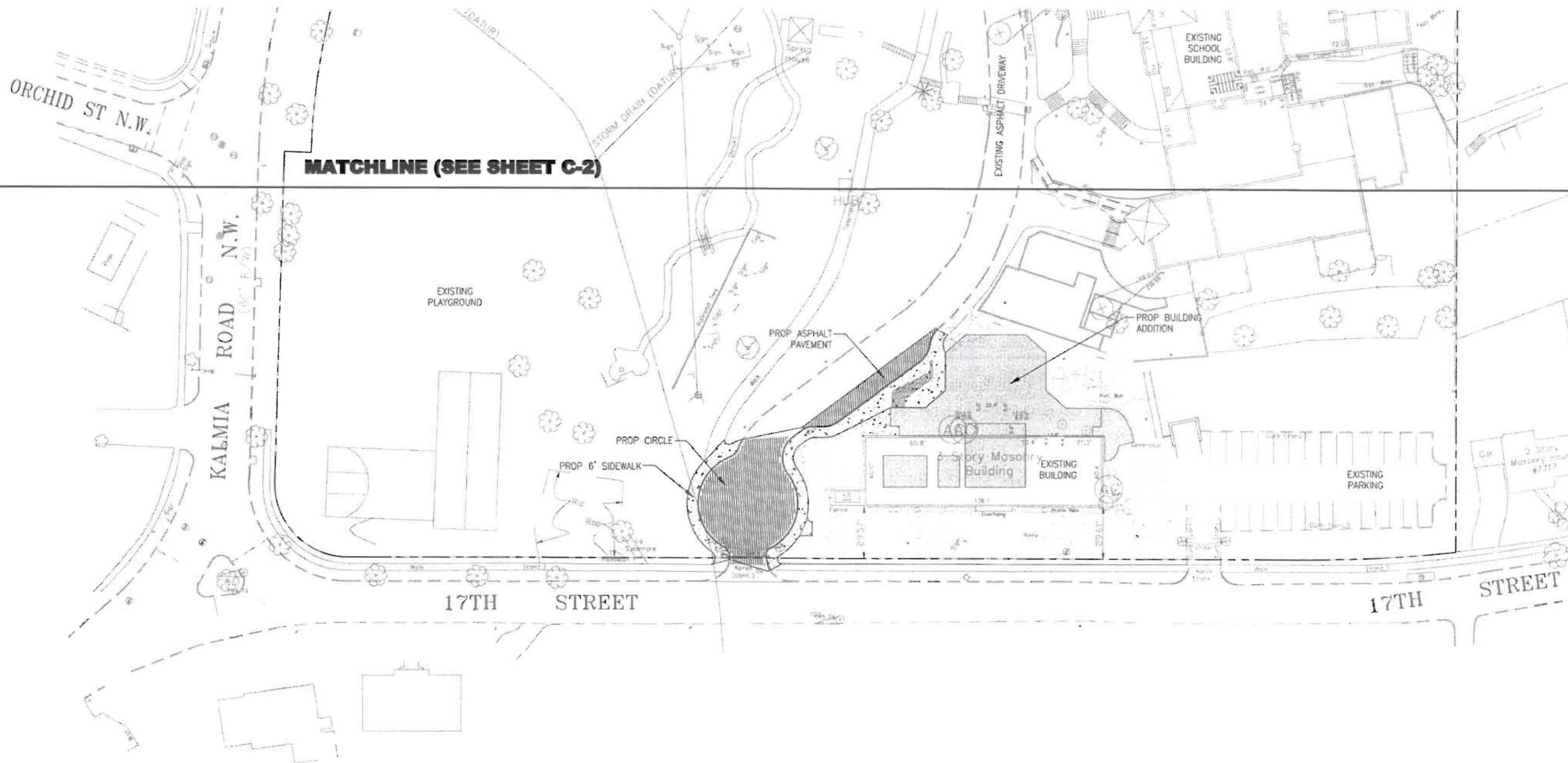
No.	Issue - Revision	Date
1	ZONING - PUD SET	11/20/09
2	DC O.P. MEETING	01/21/10
3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	05/11/10

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BGA 0001

**CONCEPTUAL PLAN
 SITE LAYOUT**

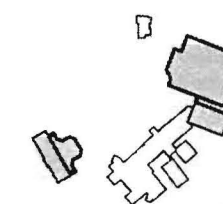
DESIGN BY **MSK** Middle School
 Addition and
 Renovation
 CHECK BY **RSS**
 SCALE **C-3**





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4	ZONING - PUD SET	06/14/10

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SEA 0001

**CONCEPTUAL
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DESIGN BY **MSK**
 CHECK BY **RSS**
 SCALE **C-4**
 Middle School
 Addition and
 Renovation

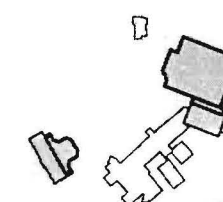
MATCHLINE (SEE SHEET C-5)





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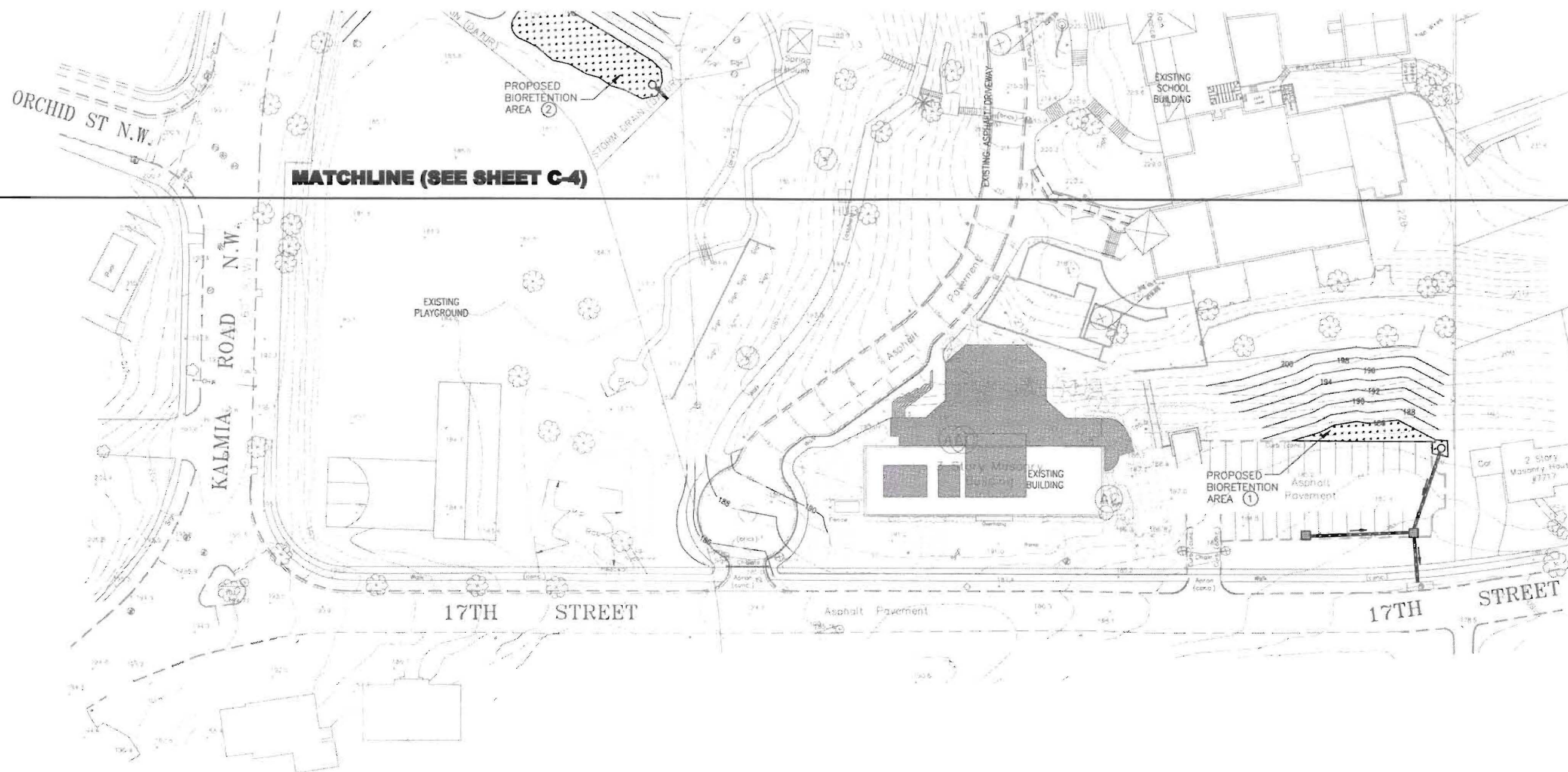
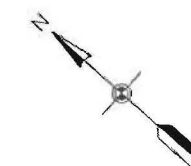
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1	ZONING - PUD SET	11/20/10
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3	FIRE MARSHALL SITE PLANS	03/02/11
4	ZONING - PUD SET	06/11/11

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**CONCEPTUAL
 GRADING PLAN**

DESIGNED BY: **MSK**
 CHECKED BY: **RSS**
 SCALE: **C-5**
 Middle School
 Addition and
 Renovation



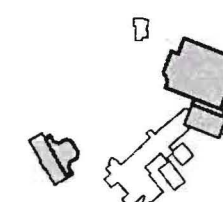
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3	FIRE MARSHALL SITE PLANS	03/02/11
4	ZONING - PUD SET	06/11/11

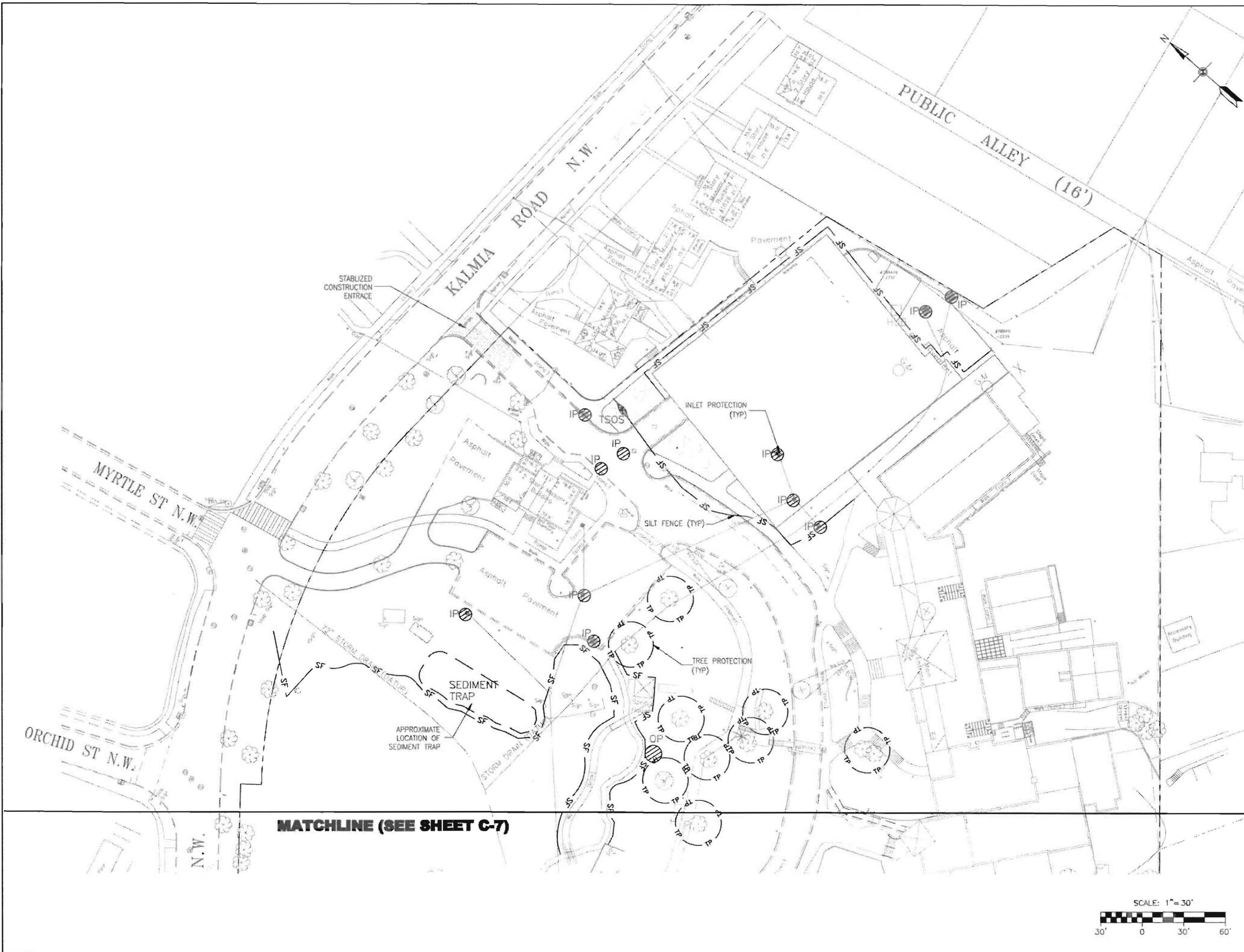
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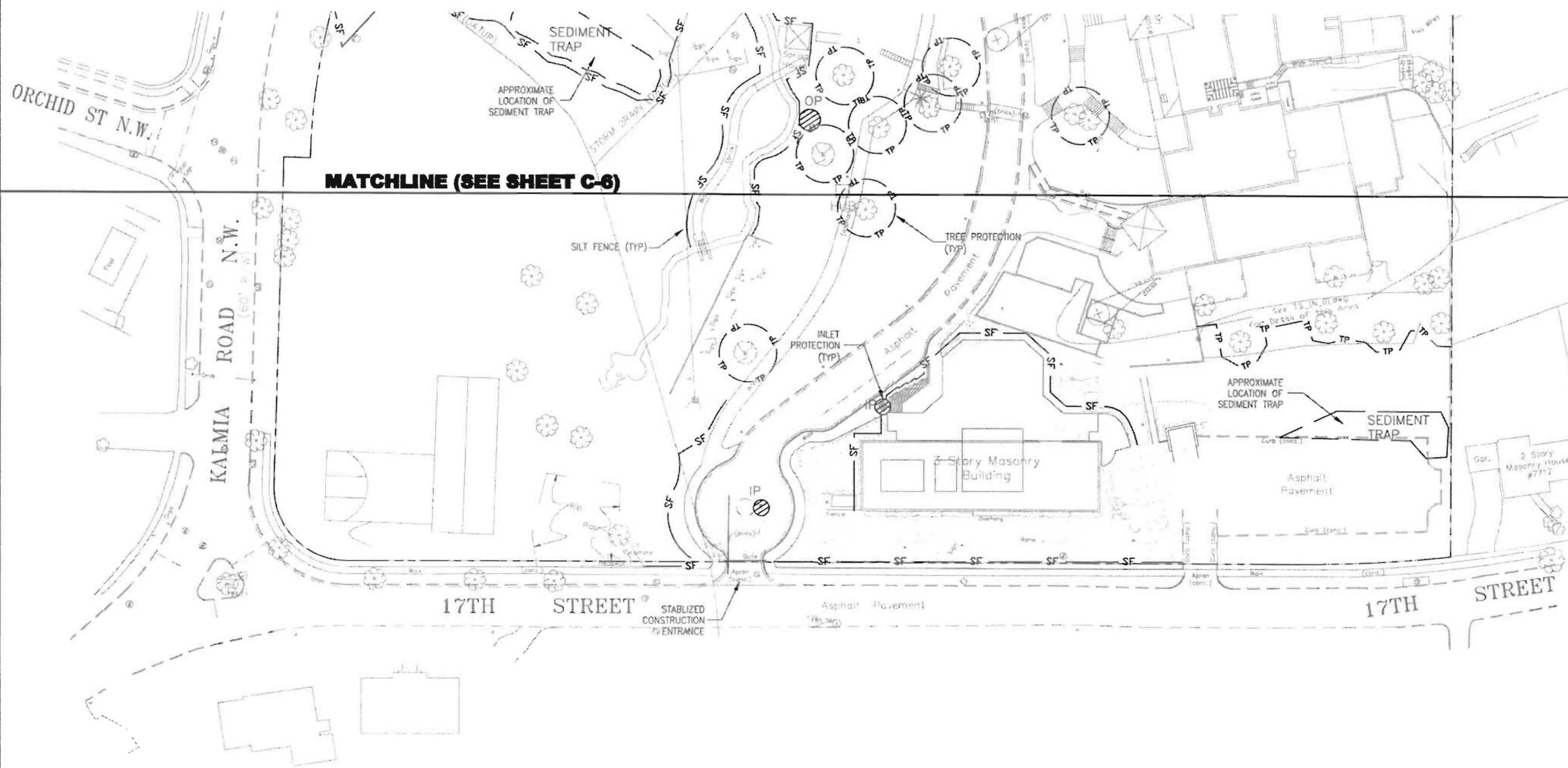
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**E & S
 CONCEPTUAL PLAN**

DESIGN BY
MSK
 CHECK BY
RSS
 SCALE

Middle School
 Addition and
 Renovation
C-6



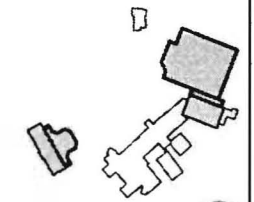


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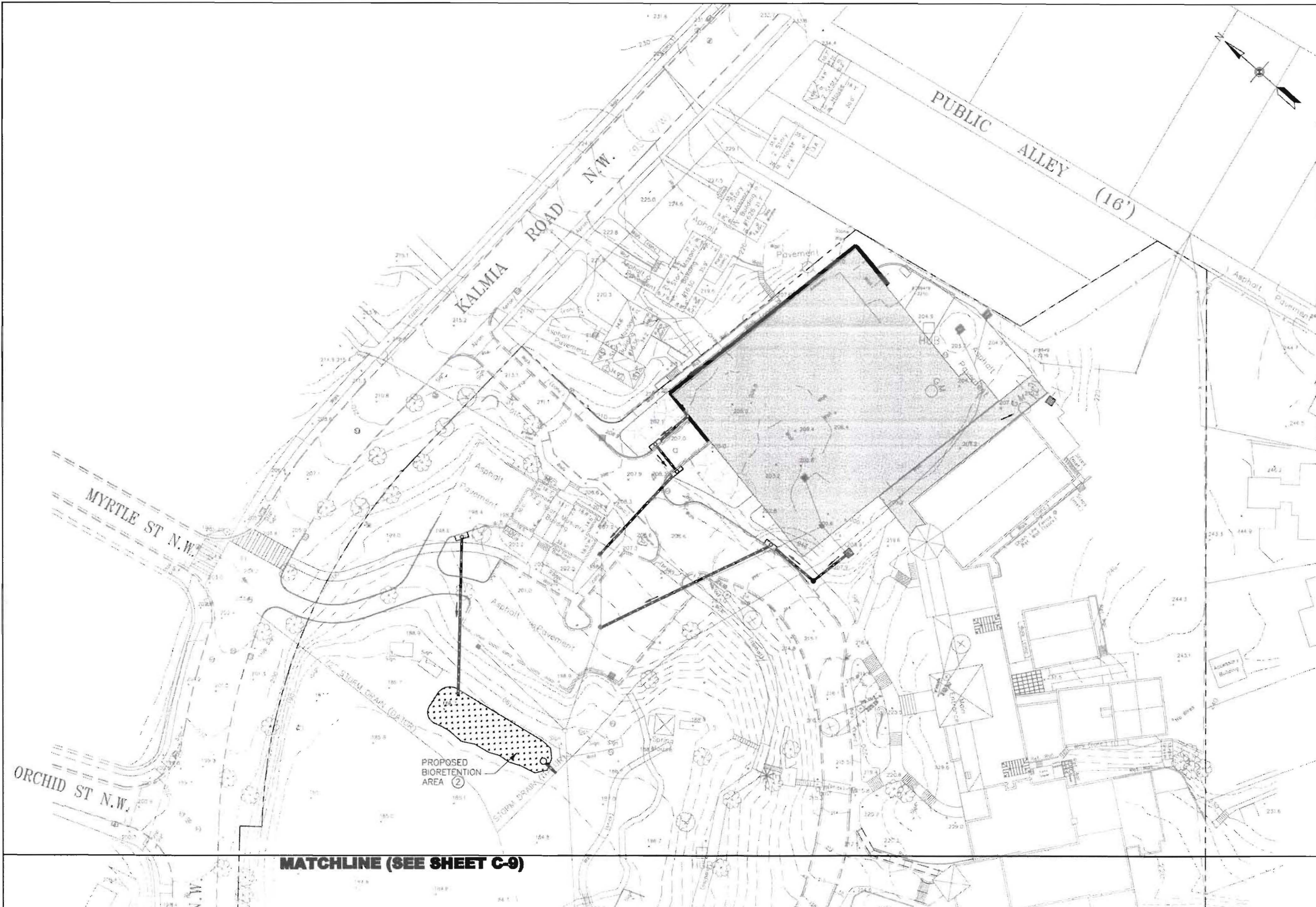
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2	DC O.P. MEETING	01/21/10
3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	05/11/10

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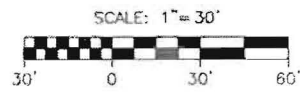
**E & S
 CONCEPTUAL PLAN**

DESIGNED BY: **MSK**
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 SCALE: **C-7**
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MATCHLINE (SEE SHEET C-9)



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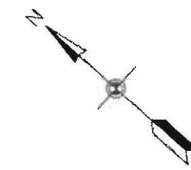
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1	ZONING - PUD SET	11/10/10
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3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	06/11/10

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**CONCEPTUAL
SWM PLAN**

DESIGNED BY: **MSK**
 CHECKED BY: **RSS**
 SCALE: **C-8**

Middle School
 Addition and
 Renovation

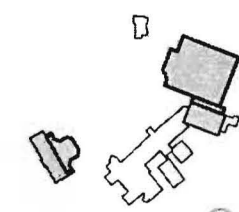


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3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	06/11/10

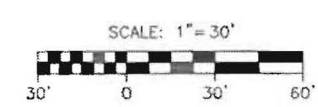
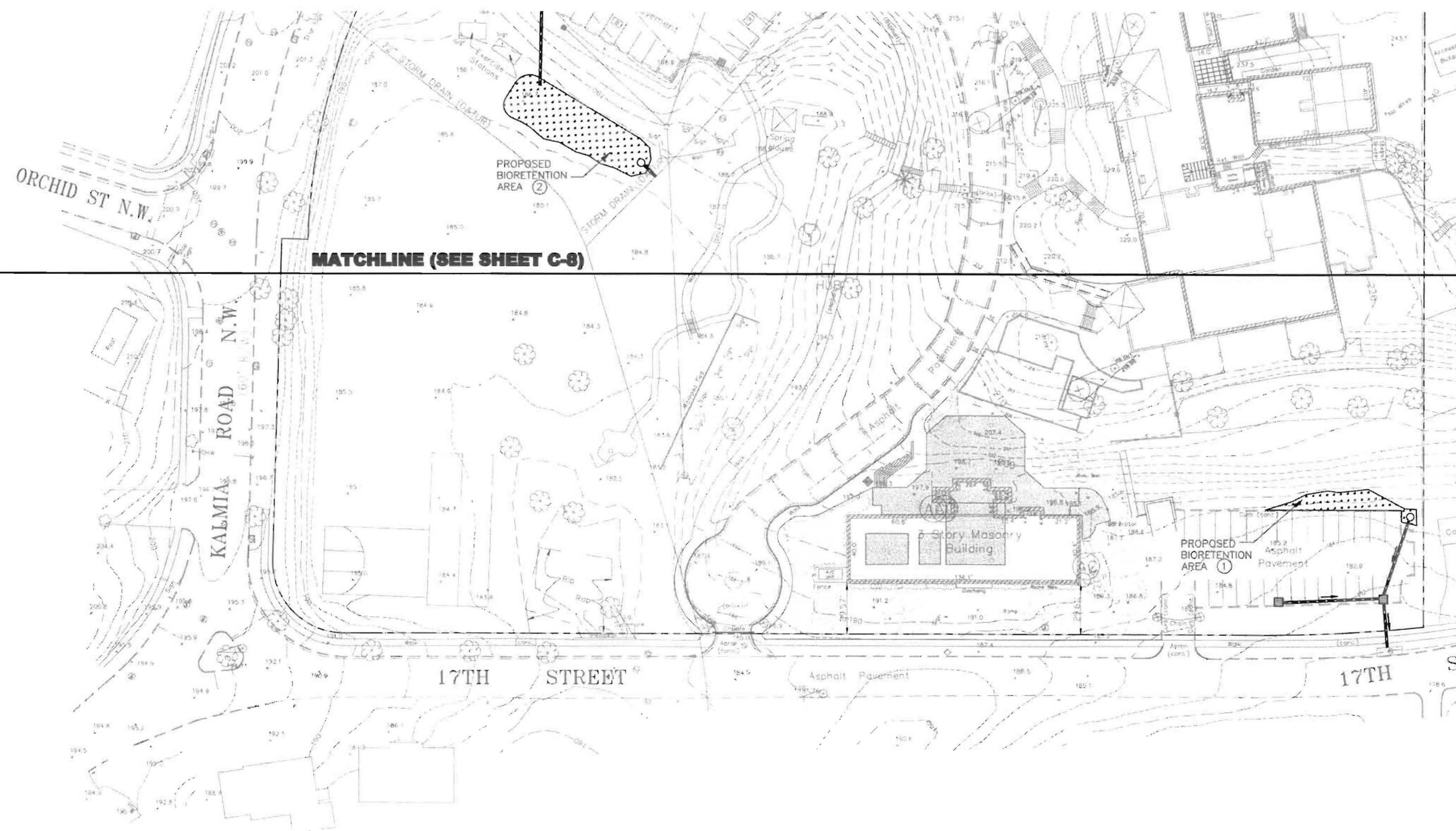
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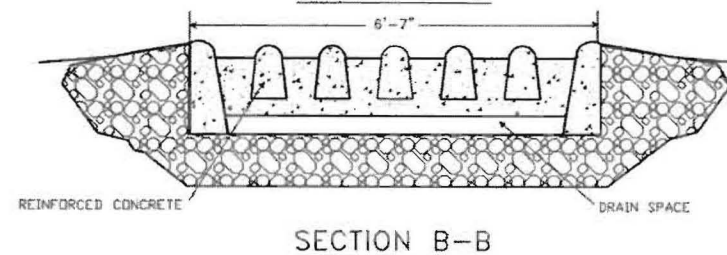
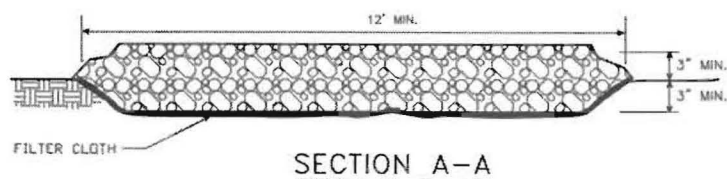
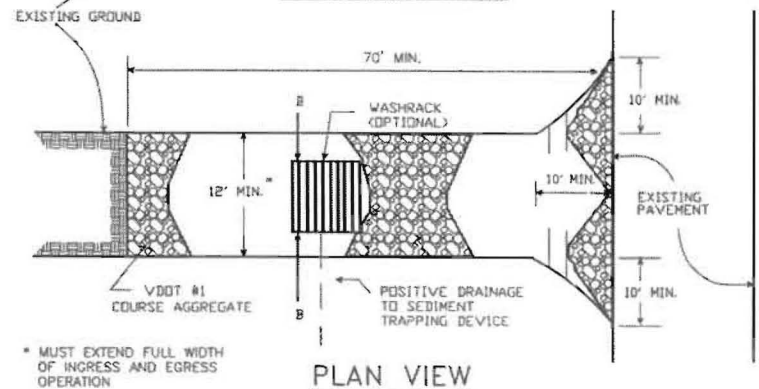
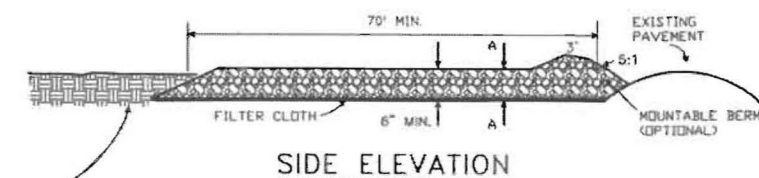
SWM
CONCEPTUAL PLAN

DESIGNED BY
MSK
CHECKED BY
RSS
SCALE

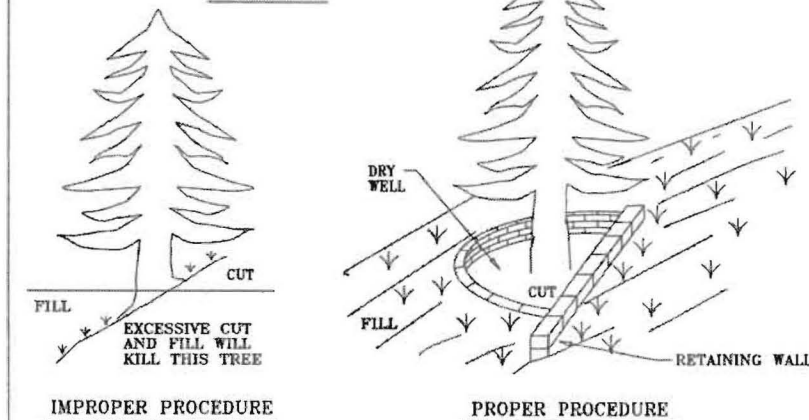
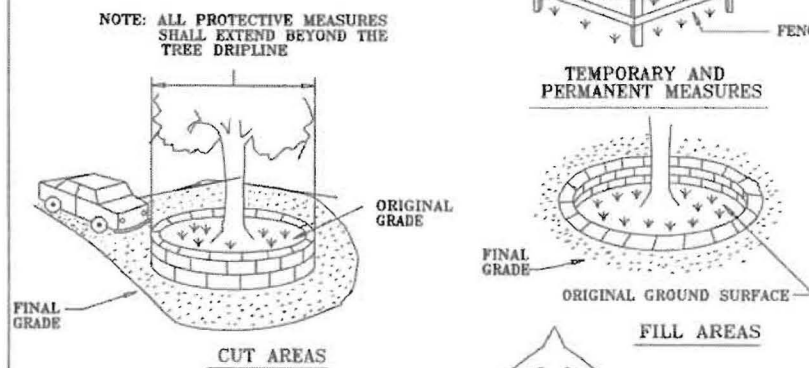
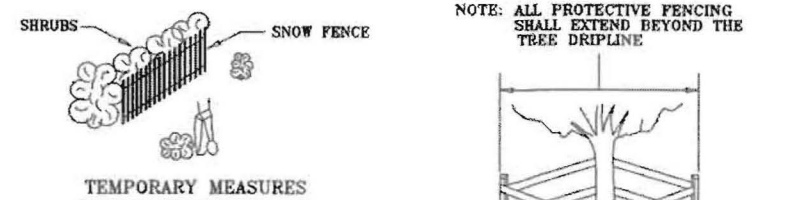
Middle School
Addition and
Renovation
C-9



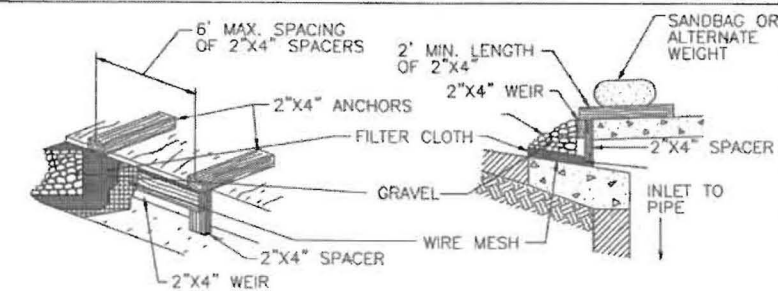
STONE CONSTRUCTION ENTRANCE



1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



2 TREE PROTECTION
SCALE: NTS



NOTES:
SPECIFIC APPLICATION
CURB INLET PROTECTION DETAIL WITH 2-INCH X 4-INCH WOODEN WEIR
STANDARD SYMBOL
CIP

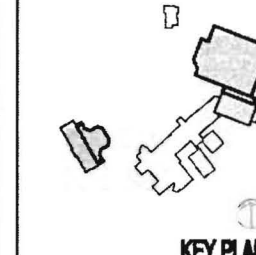
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE TO CURB INLETS WHERE A STURDY, COMPACT INSTALLATION IS DESIRED. EMERGENCY OVERFLOW CAPABILITIES ARE MINIMAL, SO EXPECT SIGNIFICANT PONDING WITH THIS MEASURE.
 2. GRAVEL SHALL BE VDOT COARSE AGGREGATE #3, #357 OR #5.
- CONSTRUCTION**
1. A 2-INCH X 4-INCH 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
SCALE: NTS

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2	DC O.P. MEETING	01/21/11
3	FIRE MARSHALL SITE PLANS	03/02/11
4	ZONING - PUD SET	05/11/11

Lowell School
1840 Kalena Road, NW
Washington, DC 20012

EROSION & SEDIMENT CONTROL DETAILS

DESIGNED BY: MSK
CHECKED BY: RSS
SCALE: C-10
Middle School Addition and Renovation

PROJECT NARRATIVE

THIS PROJECT IS LOCATED AT 1640 KALMIA 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 50% 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 STOCKPIILING 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 LADEN 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 REMOVAL 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 (137.8kPa). 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.

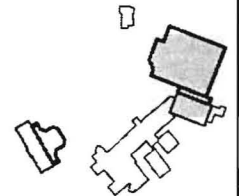
TOTAL AREA OF SITE	TBD	ACRES
AREA DISTURBED	TBD	ACRES
TOTAL CUT	TBD	CUBIC YARDS *
TOTAL FILL	TBD	CUBIC YARDS *
OFFSITE WASTE/BORROW AREA LOCATION	TBD	CUBIC YARDS

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



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No.	Issue - Revision	Date
1	ZONING - PUD SET	10/20/10
2	DC O.P. MEETING	01/21/10
3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	06/11/10

Lowell School

1640 Kalmia Road, NW
Washington, DC 20012

DCA 0001

EROSION & SEDIMENT CONTROL NOTES

DESIGNED BY
CHKD BY
SCALE

MSK
RSS

Middle School
Addition and
Renovation

C-11

STORM WATER MANAGEMENT CALCULATIONS

CONCEPT STORM WATER MANAGEMENT CALCULATIONS

Quantity														
Improvements	New		C Factor pre	C Factor post	Intensity 2yr	Intensity 15yr	2year			15 year				
	Area (Ac)	C Factor pre					Pre	Post	Δ Q (cfs)	Pre	Post	Δ Q (cfs)		
							Q2 (Cfs)	Q2 (Cfs)		Q15(Cfs)	Q15(Cfs)			
1. New School	0.21	0.35		0.7	5.28	7.56	0.39		0.78	0.39	0.56	1.11	0.56	
2. Turn Around Circle	0.05	0.35		0.7	5.28	7.56	0.09		0.18	0.09	0.13	0.26	0.13	
3. Parking Lot	0.57	0.35		0.7	5.28	7.56	1.05		2.11	1.05	1.51	3.02	1.51	
4. Gym/Pool	0.07	0.35		0.7	5.28	7.56	0.13		0.26	0.13	0.19	0.37	0.19	
5. New Drive @ Kalmia Rd	0.06	0.35		0.7	5.28	7.56	0.11		0.22	0.11	0.16	0.32	0.16	
Total Quantity 2yr									1.66		Total Quantity 15yr			2.54

Quality		I ₀ *R/12			Treat for 2.54 CFS
Improvements	I ₀ (sft)	R(depth)	Conversion Factor	V _w	
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_p=impervious area (ft²)

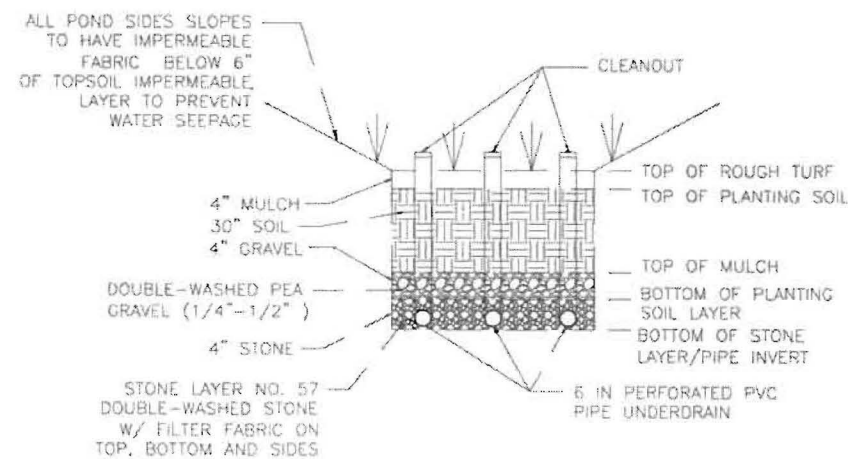
R=runoff depth

CONCEPT STORMWATER MANAGEMENT NARRATIVE

THE EXISTING SITE IS LOCATED AT INTERSECTION OF KALMIA ROAD AND 17TH STREET NORTHWEST IN THE DISTRICT OF COLUMBIA. THE PROPOSED IMPROVEMENTS TO THE EXISTING SCHOOL CONSIST OF NEW BUILDING AND PAVEMENT AREA.

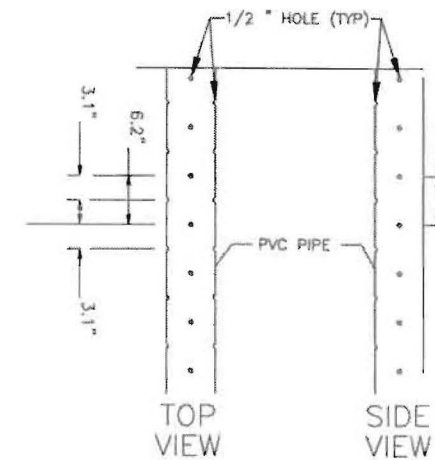
CURRENTLY THERE ARE NO STORM WATER MANAGEMENT FACILITIES ON SITE. THE PROPOSED SITE WILL TREAT FOR WATER QUALITY AND QUANTITY THROUGH TWO PROPOSED BIORETENTION FACILITIES PER DC STORM WATER MANAGEMENT REQUIREMENTS.

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



- NOTES:
1. PERFORATIONS SHALL BE STAGGERED.
 2. PIPES SHALL BE PVC SCHEDULE 40.

PERFORATED PIPE DETAIL

NOT TO SCALE

BIORETENTION SEQUENCE OF CONSTRUCTION

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

MAINTENANCE SCHEDULE FOR BIORETENTION AREAS

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR	VISUAL	MONTHLY	N/A
ORGANIC LAYER			
REMULCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
ANY ADDITIONAL MULCH ADDED	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OR ALL DEAD AND DISEASED VEGETATION	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	MARCH 15 TO APRIL 30 AND OCT 1 TO NOV 30
TREAT ALL DISEASED TREES AND SHRUBS	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A

SOIL MIX SPECIFICATION

1. PLANTING SOIL MIX 1
APPLY IN ALL AREAS PLANTED WITH EXTERIOR PLANTS, EXCEPT AREAS SPECIFICALLY IDENTIFIED TO RECEIVE PLANTING SOIL MIX 2 OR ANOTHER SPECIFIC PLANTING SOIL MIX.
A. THREE PARTS NATIVE SOIL TO ONE PART ORGANIC MATTER. (3:1 RATIO)
B. MIX IN FERTILIZERS IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.
2. PLANTING SOIL MIX 2
A. TWO PARTS NATIVE SOIL TO ONE PART ORGANIC MATTER AND ONE PART TOPSOIL (2:1:1 RATION)
B. MIX IN FERTILIZERS IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL TESTING AGENCY.

WET AREA PLANTING

SEE LANDSCAPE PLANTING PLANS.

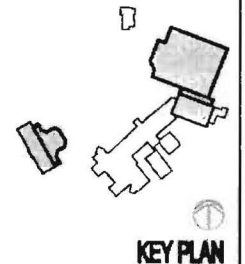
NOTES:

THE SOIL TESTING REPORTS SHALL BE PROVIDED BY THE CONTRACTOR.



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No.	Issued - Revision	Date
1	ZONING - PUD SET	1/10/10
2	DC QLP MEETING	01/21/10
3	FIRE MARSHALL SITE PLANS	02/02/10
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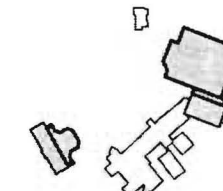
CONCEPTUAL SWM NOTES AND DETAILS

DESIGNED BY: MSK
CHECKED BY: RSS
SCALE: C-12
Middle School
Addition and
Renovation



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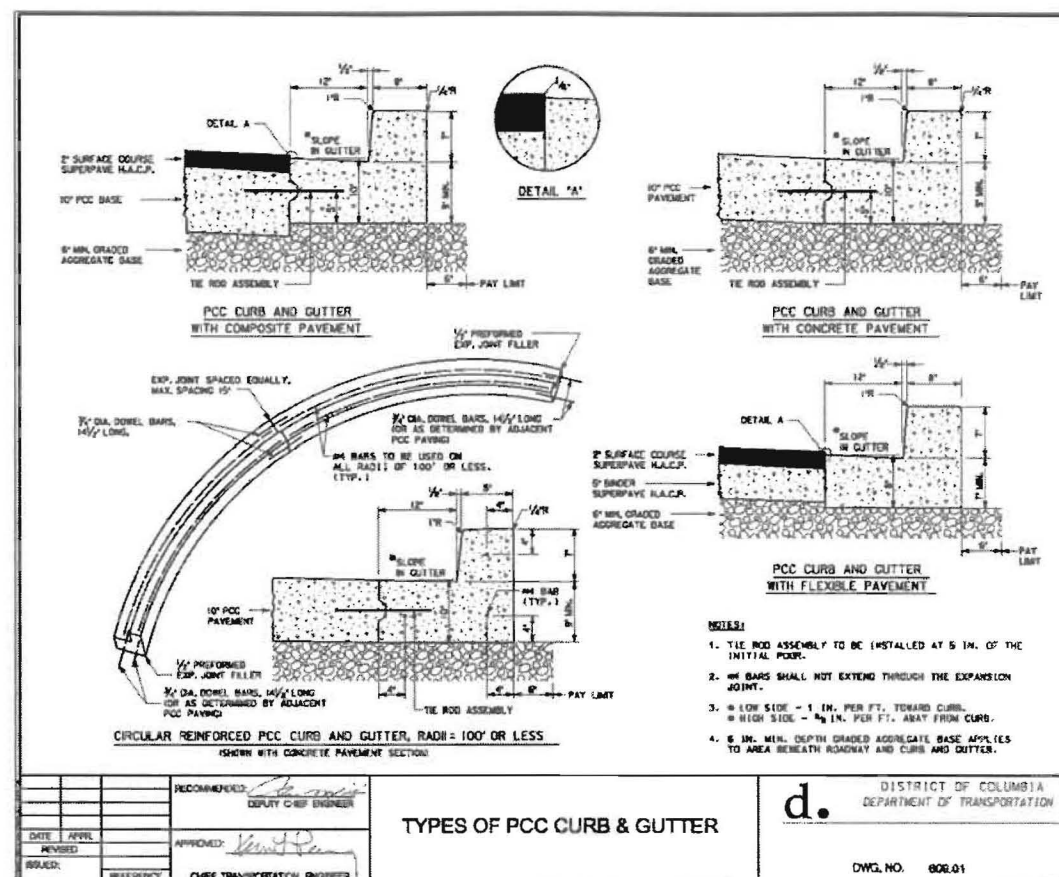
No.	Issue - Revision	Date
1	ZONING - PUD SET	11/20/10
2	DC O.P. MEETING	01/21/10
3	FIRE MARSHALL SITE PLANS	03/02/10
4	ZONING - PUD SET	05/11/10

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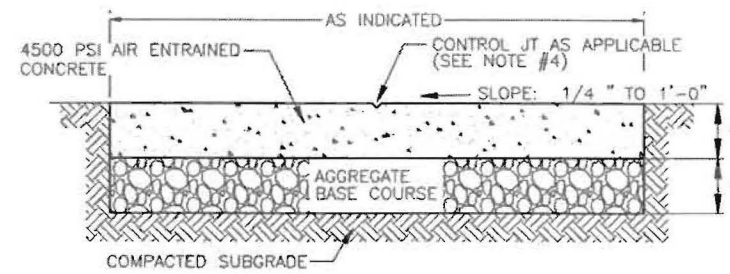
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GENERAL DETAILS

DESIGNED BY: **MSK**
 CHECKED BY: **RSS**
 SCALE: **C-13**
 Middle School
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1 CURB AND GUTTER
 C13 C13 N.T.S.



- NOTES:
1. SIDEWALK TO BE FLUSH WITH TOP OF CURB. PROVIDE 3 PLY ROOFING PAPER ISOLATION JOINT AT CURB.
 2. PROVIDE CONTROL JOINTS AT 5'-0" ON CENTERS (MAX.).
 3. REMOVAL AND REPLACEMENT SHALL BE TO THE NEAREST JOINT.
 4. IF SIDEWALK WIDTH EXCEEDS 6'-0", PROVIDE LONGITUDINAL CONTROL JOINT AT MIDDLE OF SIDEWALK.

2 CONCRETE SIDEWALK SECTION
 C13 C13 SCALE: NTS