

# WILSON SCHOOL

1601 Wilson Boulevard, Arlington, VA

**FINAL DESIGN REPORT**

January 18, 2018



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## **SPACE PROGRAMMING**

During the Schematic Design phase, the Design Team worked with the staff of APS and the Stratford and H-B Woodlawn Programs to refine the preliminary program produced during Concept Design. Through several meetings and workshops, the team developed a revised and inclusive program, and published a Schedule of Spaces & Planning Diagrams that guided the planning efforts throughout Schematic Design.

During the Design Development and Construction Document phases, the Design Team worked with the staff of APS and the Stratford and H-B Woodlawn Programs to refine these spaces.

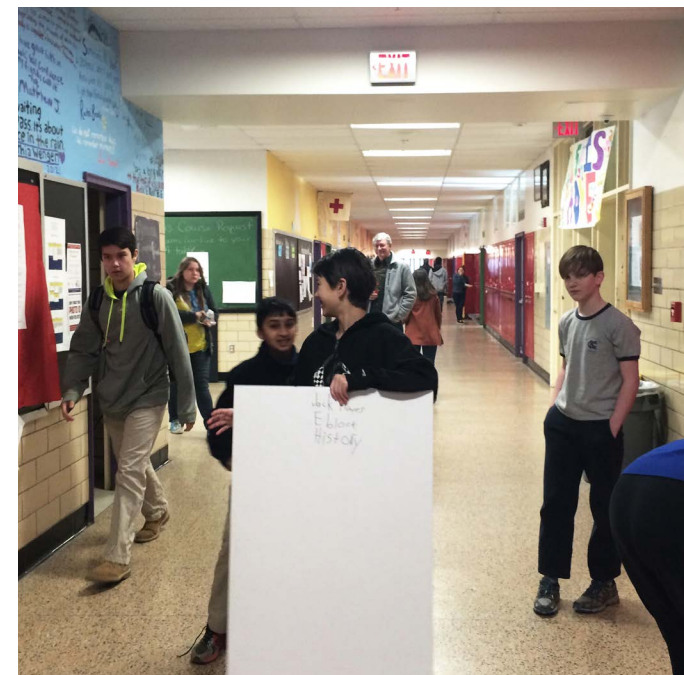
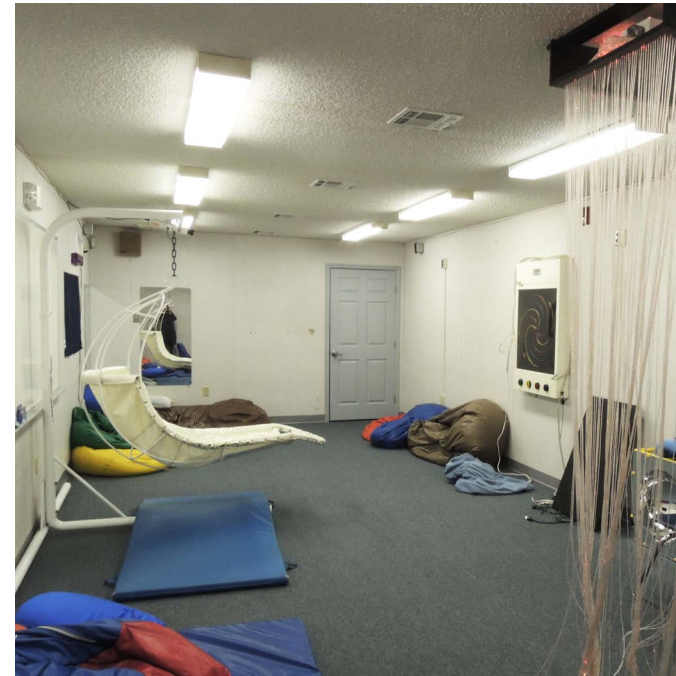
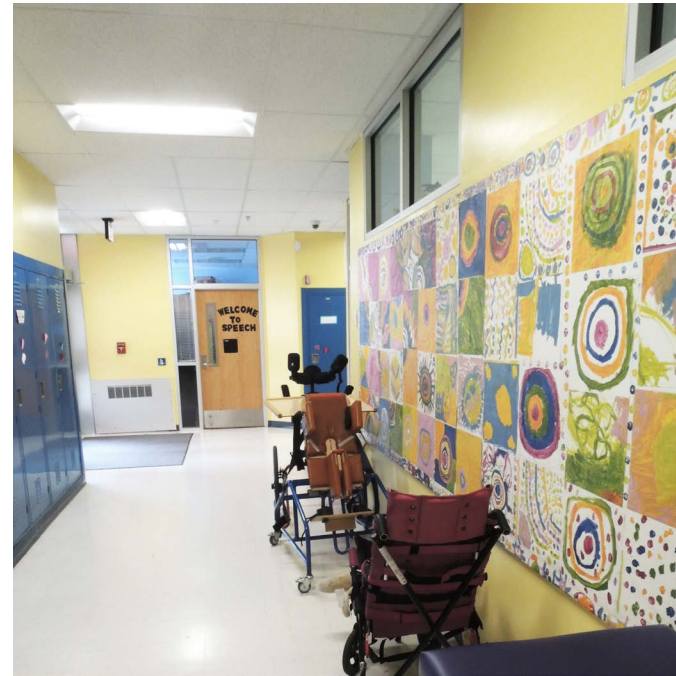
The primary goal for the design is to provide spaces with relationships that foster collaboration and inclusion between the Stratford and H-B Woodlawn programs.

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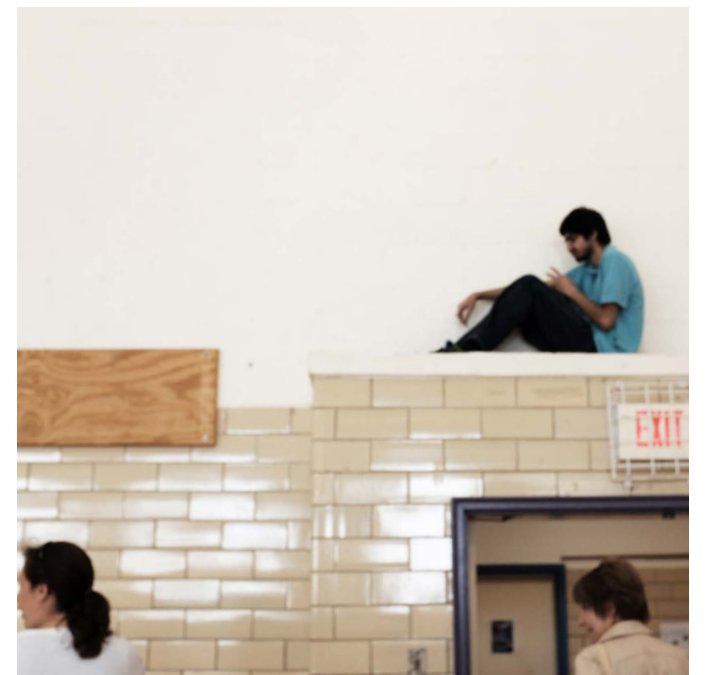
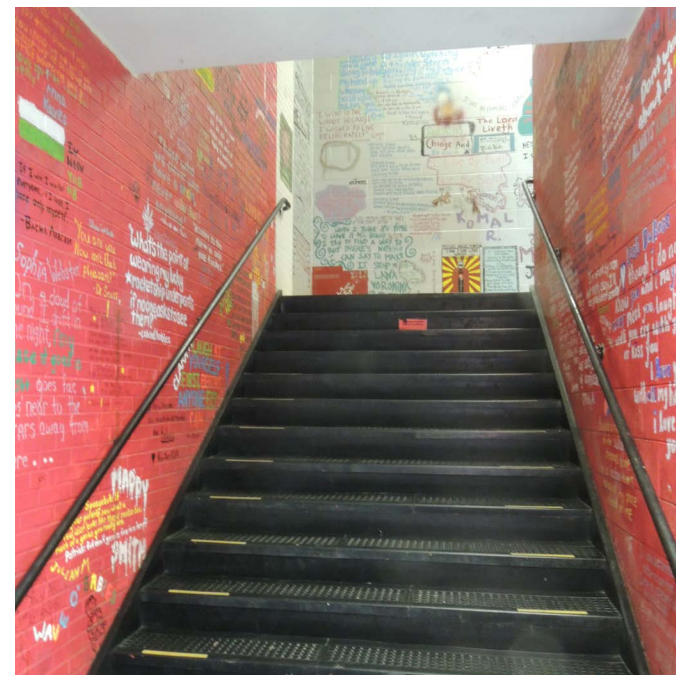
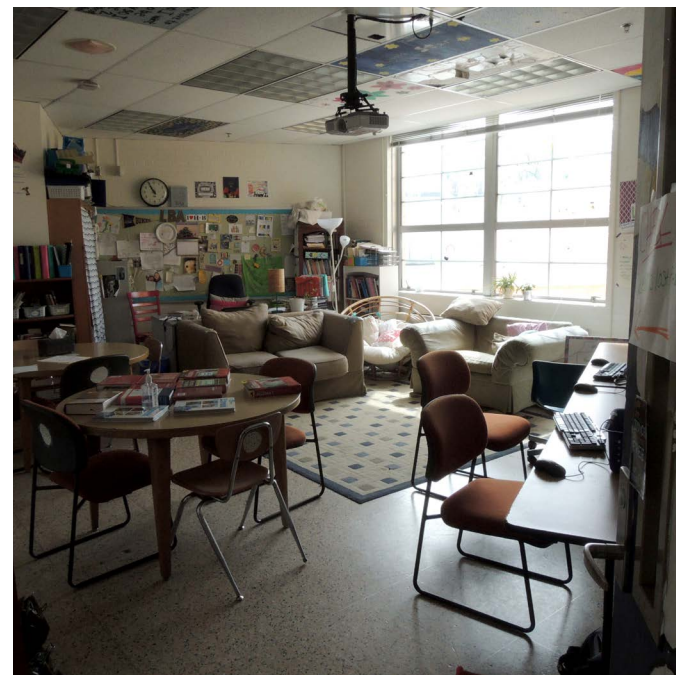
**CURRENT FACILITIES**  
STRATFORD AND H-B WOODLAWN PROGRAMS



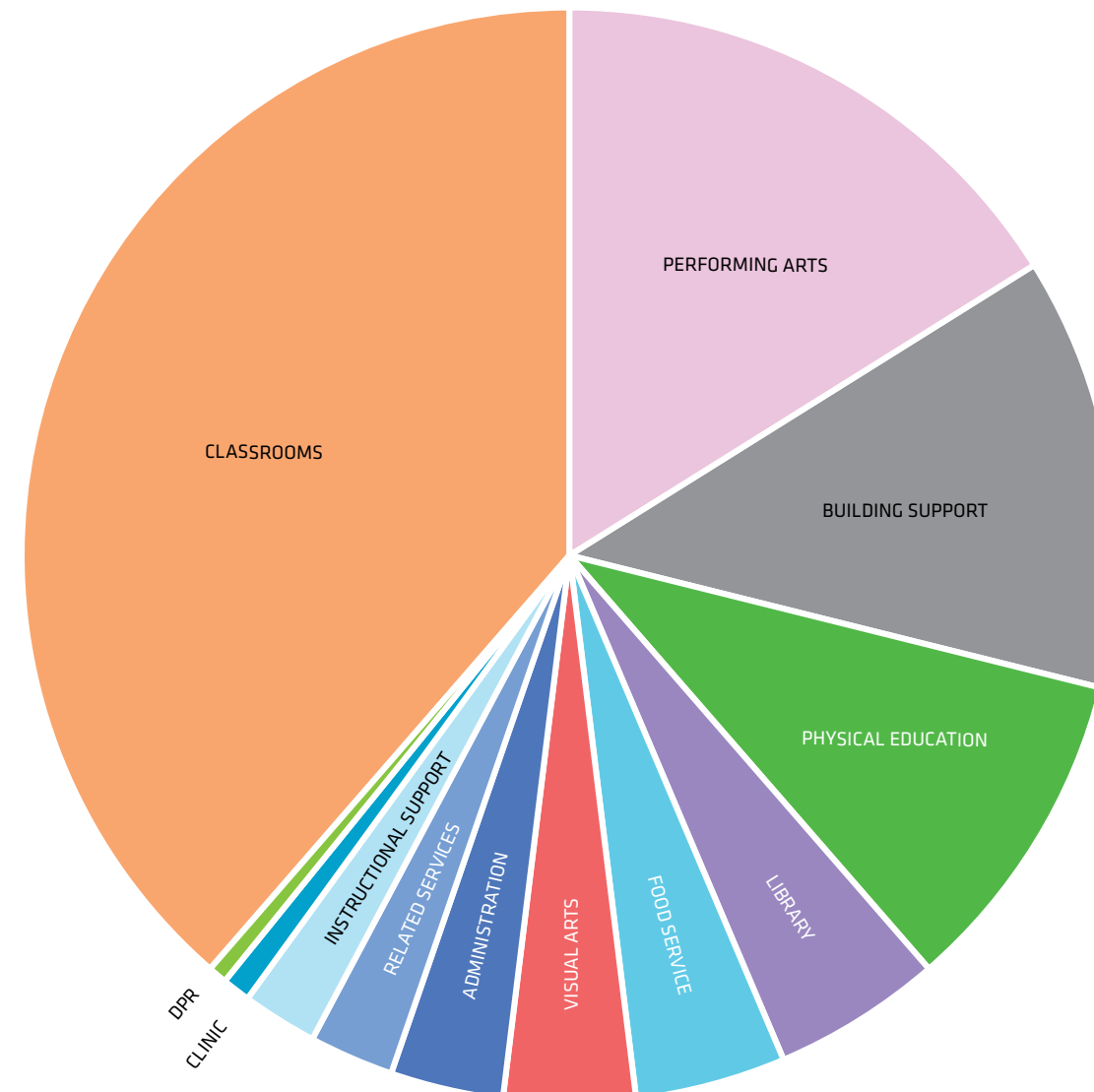
CURRENT STRATFORD PROGRAM FACILITY



CURRENT HB-WOODLAWN PROGRAM FACILITY



## PROGRAM BREAKDOWN



### TWO PROGRAMS / ONE SCHOOL

The new Wilson School building will provide a singular identity for all students who attend.

The space program of the new building will provide opportunities for the students and faculty to share rooms and spaces in the new building in order to foster collaboration between Stratford & H-B Programs and as a result minimize the footprint of the building.

**PROGRAM COMPARISON TABLES**

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Administration</b>					
Reception 1	400 sf	402 sf	361 sf	-10%	Stratford Reception
Reception 2	620 sf	587 sf	936 sf	51%	H-B Woodlawn Reception
Principal's Office	200 sf	220 sf	187 sf	-7%	
Principal's Office	200 sf	220 sf	199 sf	-1%	
Office Type 1	150 sf	146 sf	188 sf	25%	
Office Type 1	150 sf	146 sf	154 sf	3%	
Office Type 1	150 sf	146 sf	124 sf	-17%	
Office Type 1	150 sf	154 sf	120 sf	-20%	
Office Type 1*	100 sf	109 sf	140 sf	40%	*Area increased during Construction Documents, formerly Office Type 2
Office Type 2	100 sf	109 sf	123 sf	23%	School Resource Officer
Office Type 2	100 sf	109 sf	116 sf	16%	
Office Type 3	150 sf	154 sf	151 sf	1%	
Conference Room	200 sf	213 sf	231 sf	16%	
Conference Room	200 sf	213 sf	251 sf	26%	
Conference Room - Small	120 sf	116 sf	145 sf	21%	
Records Storage	100 sf	126 sf	108 sf	8%	
Supply Room	100 sf	112 sf	91 sf	-9%	
Supply Room	100 sf	112 sf	120 sf	20%	
Staff W/C	60 sf	52 sf	75 sf	25%	
Staff W/C	60 sf	52 sf	71 sf	18%	
<b>Administration Subtotal</b>	<b>3,410</b>	<b>3,494</b>	<b>3,891</b>		

<b>Instructional Support</b>					
Staff Lounge	450 sf	283 sf	429 sf	-5%	Accommodates seminar program
Staff Lounge	450 sf	283 sf	669 sf	49%	Accommodates seminar program
Staff Work Room	250 sf	251 sf	378 sf	-6%	Includes 1 copy room
Copy Room	150 sf	134 sf	181 sf	21%	
Copy Room	150 sf	134 sf			Combined with Staff Work Room
Copy Room	150 sf	134 sf			Removed after Design Development
Instructional Material Storage	200 sf	204 sf		-100%	
Instructional Material Storage*	100 sf		83 sf		*Added after Schematic Design
Instructional Material Storage*	100 sf		55 sf		*Added after Schematic Design
Instructional Material Storage*	100 sf		97 sf		*Added after Schematic Design
Instructional Material Storage*	100 sf		94 sf		*Added after Schematic Design
IT Work Room	250 sf	300 sf	464 sf	86%	
IT Storage	150 sf		93 sf	-38%	
Charging Locker room*			95 sf		*Added during Construction Documents
<b>Instructional Support Subtotal</b>	<b>2,300</b>	<b>1,722</b>	<b>2,638</b>		

<b>Related Services</b>					
Occupational / Physical Therapy Room	500 sf	484 sf	488 sf	-2%	
Shared Office Suite	300 sf	300 sf	300 sf	0%	
Office Type 1	150 sf	144 sf	169 sf	13%	
Office Type 1	150 sf	144 sf	140 sf	-7%	
Office Type 1	150 sf	144 sf	139 sf	-7%	
Office Type 1*	150 sf	154 sf	144 sf	-4%	*Changed after Schematic Design, formerly Gifted Program Resource Office
Office Type 2	100 sf	95 sf	127 sf	27%	
Office Type 2	100 sf	95 sf	94 sf	-6%	
Office Type 3	150 sf	150 sf	156 sf	4%	
Conference Room - Small	175 sf	187 sf	240 sf	37%	
Conference Room - Small	175 sf	187 sf			Removed after Design Development, accommodated in Seminar Room program
Sensory Cottage Storage*	500 sf	468 sf	528 sf	6%	*Added after Design Development
Assistive Technology Storage	100 sf	110 sf	100 sf	0%	
Adaptive Equipment Storage	75 sf	74 sf	78 sf	4%	
Adaptive Equipment Storage	75 sf	74 sf	72 sf	-4%	
Adaptive Equipment Storage	75 sf	74 sf	51 sf	-32%	
Adaptive Equipment Storage	75 sf	74 sf	86 sf	15%	
<b>Related Services Subtotal</b>	<b>2,775</b>	<b>2,736</b>	<b>2,801</b>		

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Classrooms</b>					
Classroom A	700 sf	677 sf	694 sf	-1%	
Classroom A	700 sf	677 sf	732 sf	5%	
Classroom A	700 sf	677 sf	682 sf	-3%	
Classroom A	700 sf	677 sf	704 sf	1%	
Classroom A	700 sf	677 sf	746 sf	7%	
Classroom A	700 sf	677 sf	682 sf	-3%	
Classroom A	700 sf	677 sf	696 sf	-1%	
Classroom A	700 sf	677 sf	710 sf	1%	
Classroom A	700 sf	677 sf	717 sf	2%	
Classroom A	700 sf	677 sf	701 sf	0%	
Classroom A	700 sf	677 sf	703 sf	0%	
Classroom A	700 sf	677 sf	699 sf	0%	
Classroom A	700 sf	677 sf	701 sf	0%	
Classroom A	700 sf	677 sf	700 sf	0%	
Classroom A	700 sf	677 sf	719 sf	3%	
Classroom A	700 sf	677 sf	683 sf	-2%	
Classroom A	700 sf	677 sf	702 sf	0%	
Classroom A	700 sf	677 sf	739 sf	6%	
Classroom A	700 sf	677 sf	700 sf	0%	
Classroom A	700 sf	677 sf	706 sf	1%	
Classroom A	700 sf	677 sf	704 sf	1%	
Classroom A	700 sf	677 sf	707 sf	1%	
Classroom A	700 sf	677 sf	688 sf	-2%	
Classroom A	700 sf	677 sf	736 sf	5%	
Classroom A	700 sf	677 sf	700 sf	0%	
Classroom A	700 sf	677 sf	682 sf	-3%	
Classroom A	700 sf	677 sf	791 sf	13%	
Classroom A	700 sf	677 sf	701 sf	0%	
Classroom A*	850 sf		852 sf	0%	*Added after Design Development, was previously Theater / Drama classroom
Classroom B	500 sf	536 sf	602 sf	20%	Classroom B area requirement reduced during Design Development from 550 sf to 500 sf
Classroom B	500 sf	536 sf	570 sf	14%	
Classroom B	500 sf	536 sf	522 sf	4%	
Classroom B	500 sf	536 sf	523 sf	5%	
Classroom B	500 sf	536 sf	508 sf	2%	
Classroom B	500 sf	536 sf	511 sf	2%	
Classroom B	500 sf	536 sf	460 sf	-8%	
Classroom B	500 sf	536 sf	489 sf	-2%	
Classroom B*	500 sf		511 sf	2%	*Replaced HILT Workroom & Office after Schematic Design
Resource Consultation Room	100 sf	80 sf	74 sf	-26%	
Resource Consultation Room	100 sf	80 sf	104 sf	4%	
Resource Consultation Room	100 sf	80 sf	100 sf	0%	
Resource Consultation Room	100 sf	80 sf	85 sf	-15%	
Resource Consultation Room*	100 sf	80 sf	94 sf	-6%	*Added after Schematic Design
Resource Consultation Room*	100 sf	80 sf	94 sf	-6%	*Added after Schematic Design
Resource Consultation Room*	100 sf	80 sf	75 sf	-25%	*Added after Schematic Design
Resource Consultation Room*	100 sf	80 sf	95 sf	-5%	*Added after Schematic Design
Resource Consultation Room*	100 sf	80 sf	95 sf	-5%	*Added after Schematic Design
Classroom C	770 sf	735 sf	752 sf	-2%	During Design Development, Ed Spec area reduced to accommodate 1 W/C per classroom.
Classroom C	770 sf	735 sf	757 sf	-2%	During Design Development, Ed Spec area reduced to accommodate 1 W/C per classroom.
Classroom C	770 sf	735 sf	836 sf	9%	
Classroom C	770 sf	735 sf	852 sf	11%	
W/C		56 sf	48 sf		
W/C		56 sf	47 sf		
W/C*			47 sf		*Added after Schematic Design
W/C*			48 sf		*Added after Schematic Design
Classroom D	870 sf	839 sf	914 sf	5%	During Design Development, Ed Spec area reduced from 900 sf.
Classroom D	870 sf	839 sf	909 sf	4%	During Design Development, Ed Spec area reduced from 900 sf.
W/C		56 sf	48 sf		



**PROGRAM COMPARISON TABLES**

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Classrooms</b>					
W/C*			47 sf		*Added after Schematic Design
Classroom E	770 sf	745 sf	780 sf	1%	During Design Development, Ed Spec area reduced from 800 sf.
Classroom E	770 sf	745 sf	778 sf	1%	During Design Development, Ed Spec area reduced from 800 sf.
W/C		56 sf	47 sf		
W/C*			48 sf		*Added after Schematic Design
Family Consumer Science / Extended Day Room	1100 sf	1077 sf	1135 sf	3%	
Extended Day Storage	200 sf	214 sf	164 sf	-18%	
Transition Suite	450 sf	615 sf	445 sf	-1%	
Storage	200 sf		145 sf	-28%	
HILT Workroom & Office	500 sf	415 sf			Removed after Schematic Design, replaced with Classroom B.
Chemistry Classroom / Lab	1300 sf	1124 sf	1337 sf	3%	
Storage	150 sf	185 sf	178 sf	19%	
Physics Classroom / Lab	1200 sf	1043 sf	1092 sf	-9%	
Storage*	50 sf	66 sf			*Physics storage combined into HS Science Storage
Biology Classroom / Lab	1200 sf	1043 sf	1124 sf	-6%	
Storage*	50 sf	66 sf			*Biology storage combined into HS Science Storage
HS Science Storage	100 sf		231 sf	131%	
MS Science Classroom	1000 sf	1095 sf	975 sf	-3%	
MS Science Classroom	1000 sf	1095 sf	939 sf	-6%	
MS Science Classroom	1000 sf	1095 sf	952 sf	-5%	
Storage	50 sf		211 sf	322%	
Storage	50 sf		238 sf	376%	
Science Classroom	1000 sf		985 sf	-2%	Added after Schematic Design
Engineering / Robotics Lab	850 sf	776 sf			Changed during Construction Documents to Classroom A
Seminar Room*			304 sf		*Added after Schematic Design, accommodates small conference room function
<b>Classrooms Subtotal</b>	<b>42,210</b>	<b>40,083</b>	<b>43,602</b>		

<b>Performing Arts</b>					
<b>Music</b>					
Instrument Rehearsal	1900 sf	1956 sf	1854 sf	-2%	
Sound and Light Lock	100 sf		98 sf	-2%	
Sound and Light Lock	100 sf		78 sf	-22%	
Instrument Storage	750 sf	208 sf			Incorporated into Music Suite Corridors
Music Office	150 sf	156 sf	127 sf	-15%	
Music Office	150 sf	156 sf	125 sf	-17%	
Choir Rehearsal	1300 sf	1525 sf	1292 sf	-1%	
Sound and Light Lock	100 sf		78 sf	-22%	
Sound and Light Lock	100 sf		77 sf	-23%	
Large Practice Room	100 sf	129 sf	132 sf	32%	
Small Practice Room	60 sf	81 sf	62 sf	3%	
Small Practice Room	60 sf	81 sf	60 sf	0%	
Small Practice Room	60 sf	81 sf			Removed during Construction Documents
Music Library	250 sf	261 sf	196 sf	-22%	Co-located band / choir music libraries
<b>Music Subtotal</b>	<b>4,370</b>	<b>4,634</b>	<b>4,179</b>		

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Performing Arts</b>					
<b>Theater / Drama</b>					
Auditorium Theater	4725 sf	4918 sf	4901 sf	4%	Orchestra level: 3070 sf, Balcony Level: 1831 sf
Sound and Light Lock	120 sf	128 sf	128 sf		
Sound and Light Lock	120 sf	128 sf	81 sf		
Sound and Light Lock	120 sf	128 sf	228 sf		
Sound and Light Lock	120 sf	128 sf	68 sf		
Sound and Light Lock	120 sf	-	99 sf		
Sound and Light Lock	120 sf	-	118 sf		
Fellow Spot Booth	200 sf	200 sf			Removed after Schematic Design
Auditorium Control Room	225 sf	332 sf	249 sf	11%	
Dimmer Room	100 sf	88 sf	70 sf	-30%	
Amp Rack Room	100 sf	-	103 sf	3%	
Auditorium Stage	1950 sf	2011 sf	1949 sf	0%	
Orchestra shell storage	250 sf	118 sf	184 sf	-26%	
Piano storage	100 sf	94 sf	101 sf	1%	
Dressing Room	300 sf	178 sf	372 sf	24%	Accommodates seminar program off-hours
Dressing Room	300 sf	178 sf			Additional dressing room will be accommodated in costume shop.
Costume Shop & Storage	500 sf	467 sf	531 sf	6%	
Set Shop	500 sf	536 sf	699 sf	40%	
Set Storage	500 sf	485 sf	535 sf	7%	
Backstage Bathroom	120 sf	67 sf	40 sf	-67%	
Backstage Bathroom	120 sf	67 sf	42 sf	-65%	
Backstage Bathroom		-	60 sf		
Concessions*	100 sf	-	85 sf	-15%	*Added after Design Development
Storage*		221 sf	134 sf		*Added after Ed Spec
Storage*		-	154 sf		*Added after Schematic Design
Black Box Theater	1760 sf	2393 sf	1795 sf	2%	
Sound and Light Lock	100 sf	58 sf	63 sf		
Sound and Light Lock	100 sf	58 sf	46 sf		
Sound and Light Lock	100 sf	-	46 sf		
Black Box Control Booth	200 sf	155 sf	231 sf	16%	
Green Room	250 sf	223 sf	295 sf	18%	
Platform and Chair Storage	250 sf	176 sf	356 sf	42%	
Storage*		-	90 sf		*Added after Design Development
Tech Theater Classroom / Drama Classroom	800 sf	755 sf			Changed to Classroom A after Design Development
Theater Director Office	100 sf	-	103 sf	3%	Added after Design Development
<b>Theater / Drama Subtotal</b>	<b>13,470</b>	<b>14,288</b>	<b>13,956</b>		

<b>Visual Arts</b>					
Art Studio	1650 sf	1555 sf	1601 sf	-3%	
Arts Supply Storage	400 sf	445 sf	438 sf	-27%	Includes Artwork Storage
Artwork Storage	200 sf				Combined with Art Supply Storage
Kiln Room	100 sf	101 sf	112 sf	12%	
Visual Arts Office	150 sf	130 sf	135 sf	-10%	
Art Room	900 sf	851 sf	903 sf	0%	
Film / Photography Studio	900 sf	985 sf	1212 sf	35%	
Storage	200 sf	-	76 sf	-62%	
<b>Visual Arts Subtotal</b>	<b>4,500</b>	<b>4,067</b>	<b>4,477</b>		

**PROGRAM COMPARISON TABLES**

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Physical Education</b>					
Main Gymnasium	6750 sf	6972 sf	6129 sf	-9%	
PE Storage	150 sf	100 sf	92 sf	14%	PE Storage broken into 4 spaces after Schematic Design
PE Storage	150 sf	100 sf	85 sf		
PE Storage*			140 sf		*Added after Schematic Design
PE Storage*			25 sf		*Added after Schematic Design
Custodial Storage	60 sf	52 sf		-100%	
Outdoor Athletic Storage	200 sf	221 sf	104 sf	-48%	
Fitness Center/Weight Room	1000 sf	1174 sf	990	-1%	
Health Classroom	850 sf	802 sf	1,048	23%	
PE Office	125 sf	114 sf	112 sf	-10%	
PE Office	125 sf	114 sf	104 sf	-17%	
PE Office	125 sf	114 sf	72 sf	-42%	
PE Office	125 sf	114 sf	103 sf	-18%	
Auxiliary Gym	2000 sf	1889 sf	1,541	-23%	
Cardio / Fitness Room	400 sf	319 sf	412	3%	
Storage	100 sf	337 sf	78	-22%	
Table / Chair Storage	100 sf	-	-		Combined with Auxiliary Gym Storage
<b>Physical Education Subtotal</b>	<b>12,260</b>	<b>12,422</b>	<b>11,035</b>		

<b>Clinic</b>					
Name of Space	Ed Spec	Schematic Design	Final Design	Percentage Delta	Comments
Clinic Entry	100 sf	71 sf			Removed after Schematic Design
Treatment Area	200 sf	290 sf	206 sf	3%	
Treatment Area	200 sf	290 sf	192 sf	-4%	
Rest Area	200 sf	153 sf	152 sf	-24%	
Rest Area	200 sf	153 sf	190 sf	-5%	
Nurse's Office	100 sf	141 sf	136 sf	36%	
Consultation / Exam Room	125 sf	140 sf	158 sf	26%	
W/C	60 sf	61 sf	51 sf	-15%	
<b>Clinic Subtotal</b>	<b>1,085</b>	<b>1,299</b>	<b>1,085</b>		

<b>Library</b>					
Name of Space	Ed Spec	Schematic Design	Final Design	Percentage Delta	Comments
Library	3150 sf	4744 sf	4411 sf	40%	
Conference/Break Out Room	150 sf	150 sf	166 sf	11%	Folding partition included between conference rooms.
Conference/Break Out Room	150 sf	150 sf	166 sf	11%	
Librarian's Office	100 sf	152 sf	95 sf	-5%	
Library Classroom	500 sf	700 sf	896 sf	79%	
<b>Library Subtotal</b>	<b>4050</b>	<b>5,896</b>	<b>5,734</b>		

<b>Food Service</b>					
Name of Space	Ed Spec	Schematic Design	Final Design	Percentage Delta	Comments
Dining Room	2500 sf	2124 sf	2209 sf	-12%	
Cafeteria Storage	200 sf	199 sf			Removed during Construction Documents
Custodial Closet	50 sf	54 sf	25 sf	-50%	
Serving Area	825 sf	590 sf	1048 sf	27%	
Kitchen	1070 sf	1141 sf	1001 sf	-6%	
Dry Storage	370 sf	372 sf	262 sf	-29%	
Refrigerator	150 sf	150 sf	131 sf	-13%	
Freezer	75 sf	79 sf	98 sf	31%	
Food Service Staff Locker Area	25 sf	25 sf	96 sf	284%	
Food Service Office	100 sf	93 sf	71 sf	-29%	
Staff Toilet	60 sf	60 sf	50 sf	-17%	
<b>Food Service Subtotal</b>	<b>5,425</b>	<b>4,887</b>	<b>4,991</b>		

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Department of Parks and Recreation</b>					
DPR Storage*	100 sf		89 sf	-11%	*Use Permit Condition, Located in Main Gymnasium
DPR Outdoor Storage*	200 sf		65 sf	-68%	*Use Permit Condition, Located near North Entrance
DPR W/C*	65 sf		56 sf	-14%	*Use Permit Condition, Located at Northeast Corner of building on linear park
DPR W/C*	65 sf		63 sf	-3%	*Use Permit Condition, Located at Northeast Corner of building on linear park
<b>DPR Subtotal</b>	<b>430</b>		<b>273</b>		

<b>Support</b>					
<b>Building Support (counted in Gross only)</b>					
Name of Space	Ed Spec	Schematic Design	Final Design	Percentage Delta	Comments
Custodial Lounge / Locker Room	400 sf	397 sf	238 sf	-41%	
Head Custodian's Office	100 sf	77 sf	96 sf	-4%	
Custodial Supply Storage	250 sf	218 sf	199 sf	-20%	
Furniture Storage / Attic Stock	300 sf	487 sf			Renamed "Building Storage" after Schematic Design
Building Storage*	150 sf		170 sf	-10%	*Added after Schematic Design
Building Storage*	150 sf		99 sf		*Added after Schematic Design
Lobby Storage*			55 sf		*Added after Schematic Design
Custodial Storage	50 sf	49 sf	32 sf	-36%	
Custodial Storage	50 sf	45 sf	34 sf	-32%	
Custodial Storage	50 sf		34 sf	-32%	
Custodial Storage	50 sf	61 sf	34 sf	-32%	
Custodial Storage	50 sf		59 sf	18%	
Custodial Storage	50 sf		95 sf	90%	
Custodial Storage	50 sf		41 sf	-18%	
Waste Holding		483 sf	382 sf		
Exterior Building Support Storage	200 sf	200 sf			Will be accommodated in temporary outdoor shed
<b>Building Support Subtotal</b>	<b>1,600</b>	<b>2,017</b>	<b>1,568</b>		

<b>IT Support (counted in Gross only)</b>					
Name of Space	Ed Spec	Schematic Design	Final Design	Percentage Delta	Comments
Main Telecom Room	200 sf	200 sf	197 sf	-2%	
Telecom Room	120 sf	123 sf	128 sf	7%	
Telecom Room	120 sf	123 sf	108 sf	-10%	
Telecom Room	120 sf	123 sf	98 sf	-18%	
Telecom Room	120 sf	123 sf	105 sf	-13%	
Telecom Room	120 sf	123 sf	142 sf	18%	
Telecom Room	120 sf	123 sf	90 sf	-25%	
Verizon Access Room*			50 sf		*Added after Schematic Design
Distributed Antenna System (DAS) Room*	300 sf		300 sf		*Use Permit Requirement, added after Schematic Design
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
IDF Room	50 sf				Space noted in Ed Spec determined to not be required.
<b>IT Support Subtotal</b>			<b>1,218</b>		

Name of Space	Program Area			Percentage Delta	Comments
	Ed Spec	Schematic Design	Final Design		
<b>Additional Support (counted in Gross only)</b>					
Single-Occupancy Toilet			49 sf		
Single-Occupancy Toilet			50 sf		
Single-Occupancy Toilet			47 sf		
Single-Occupancy Toilet			40 sf		
Single-Occupancy Toilet			40 sf		
Single-Occupancy Toilet			61 sf		
Single-Occupancy Toilet			60 sf		
Single-Occupancy Toilet			60 sf		
Gang Toilet			230 sf		
Gang Toilet			228 sf		
Gang Toilet			342 sf		
Gang Toilet			324 sf		
Gang Toilet			292 sf		
Gang Toilet			297 sf		
Gang Toilet			220 sf		
Gang Toilet			248 sf		
Gang Toilet			255 sf		
Gang Toilet			248 sf		
Gang Toilet			250 sf		
Gang Toilet			247 sf		
Gang Toilet			138 sf		
Gang Toilet			176 sf		
Toilet / Shower Room			76 sf		Arlington County requirement
Toilet / Shower Room			76 sf		Arlington County requirement
Toilet / Shower Room			86 sf		
Toilet / Shower Room			86 sf		
<b>Subtotal</b>			<b>4,226</b>		

<b>Basement MEP (counted in Gross only)</b>					
Main Mechanical Room (B2)	1100 sf	1100 sf	2387 sf		
Secondary Mechanical Room (G1)	450 sf	450 sf	547 sf		
Gymnasium Mechanical Room (G1)	450 sf	450 sf	393 sf		
Black Box Mechanical Room (G1)		100 sf	113 sf		
Generator Room	150 sf	150 sf	-		Outdoor unit located at roof level
Electrical Room (G1)		100 sf	91 sf		
Transformer Vault		250 sf	640 sf		
Electrical Switchgear Room		300 sf	301 sf		
Automatic Transfer Switch (ATS) Room		150 sf	197 sf		
Main Elevator Machine Room (B2)		100 sf	100 sf		
Secondary Elevator Machine Room (1)		60 sf	63 sf		
Domestic Water and Fire Pump Room	450 sf	450 sf	250		
Water Heater Room	75 sf	75 sf	-		Included in Main Mechanical Room
Gas Meter	100 sf	100 sf	49		
Gray Water Treatment ECM	300 sf	300 sf			Removed after Schematic Design
Rain Water Treatment ECM	350 sf	350 sf	228		
<b>Subtotal</b>	<b>2,975</b>	<b>4,485</b>	<b>5,359</b>		

<b>Above-grade MEP (counted in Gross only)</b>					
Level 4 Mechanical Room			354 sf		
Level 3 Mechanical Room			326 sf		
Level 2 Mechanical Room			322 sf		
Level 1 Mechanical Room			918 sf		
Electrical Room (5)			46 sf		
Electrical Room (2)			44 sf		
<b>Subtotal</b>			<b>2,010</b>		

Name of Space	Program Area		
	Ed Spec	Schematic Design	Final Design
<b>Program Subtotals</b>			
Administration	3,410	3,494	3,891
Instructional Support	2,300	1,722	2,638
Related Services	2,775	2,736	2,801
Classrooms	42,210	40,083	43,602
Performing Arts	17,840	18,922	18,135
Visual Arts	4,500	4,067	4,477
Physical Education	12,260	12,422	11,035
Clinic	1,085	1,299	1,085
Library	4,050	5,896	5,734
Food Service	5,425	4,887	4,991
<b>Net Total:</b>	<b>95,855</b>	<b>95,527</b>	<b>98,389</b>
DPR Program	430	-	273
Support	4,575	6,502	14,381



## SITE

The Wilson School site is located in the Western Rosslyn section of Arlington, Virginia. It is at the edge of a dense urban area, nestled between high-rise commercial office buildings and a low-rise residential neighborhood. The site is bound by Wilson Boulevard to the south, North Quinn Street to the west, 18th Street to the north, and Fire Station 10 / Rosslyn Highlands Park to the east. The site currently contains the existing 3-story Wilson School and a grass play field. As part of the Western Rosslyn Area Planning Study (WRAPS) Master Plan, the existing site will be cleared to make room for the new school and future parking garage / athletic field.

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**SITE PHOTOS**  
SURROUNDING CONTEXT



FROM WILSON BLVD AND QUINN ST



FROM WILSON BLVD AND PIERCE ST



FROM QUINN ST



FROM 18TH ST AND QUINN ST



**ARLINGTON COUNTY, VA**

The H-B Woodlawn & Stratford programs will be re-locating from their current facilities on Vacation Lane to the site of the existing Wilson School in Rosslyn.



**ROSSLYN**

The new school project is part of the Western Rosslyn Area Planning Study (WRAPS) and will be adjacent to Rosslyn Highlands Park and Fire Station #10.

**SITE PHOTOS**

PANORAMIC VIEWS FROM THE SITE



PANORAMIC VIEW FROM THE SITE LOOKING SOUTH



PANORAMIC VIEW FROM THE SITE LOOKING NORTH



**SITE PLAN**  
EXISTING CONDITIONS



