

BOARD OF ZONING ADJUSTMENT

CASE NO. 17429
EXHIBIT NO. 96

- LEGEND
-  PROPOSED PRESERVATION CANDIDATES
 -  PROPOSED SHADE / STREET TREES
 -  PROPOSED EVERGREEN / SCREEN TREES
 -  PROPOSED ORNAMENTAL TREES

Actions Resulting from Agency/Neighborhood Outreach

1. Kept 2 northbound through lanes, and added northbound right turn lane.
2. Reduced from 4 to 3 lots.
3. Moved all Park edge retaining walls min. 18" from Park land.
4. Removed stair access to Park.

0523



ARCHITECTS INC.
1200 Wisconsin Ave., NW
Washington, DC 20007
TEL: 202.337.7000
FAX: 202.337.8000



601 Prince Street
Alexandria, VA 22304
www.edaw.com
TEL: 703.836.1414
FAX: 703.836.1400

Suzuki Associates

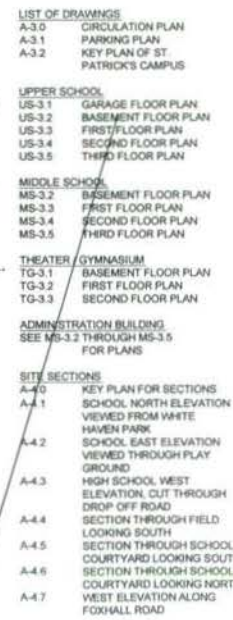
41 Pleasant Street
Washington, DC 20007
www.suzuki.com
TEL: 202.638.4400
FAX: 202.638.4400



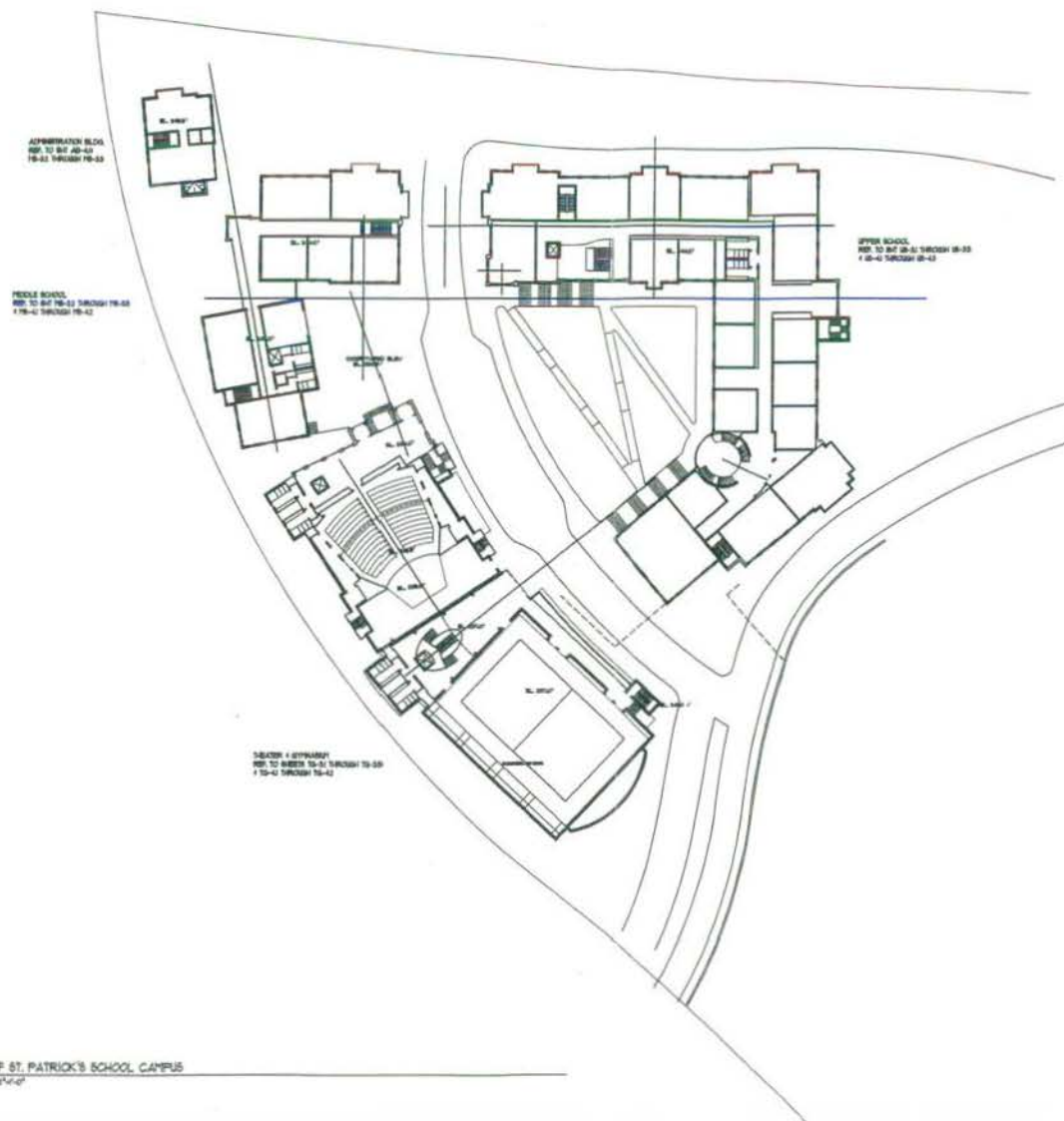
1801 Foxhall Road, NW
St. Patrick's Episcopal School
WASHINGTON, DC

DESIGNED BY
RJA International
RJA International
RJA International

Board of Zoning Adjustment
District of Columbia
CASE NO.17429
EXHIBIT NO.96







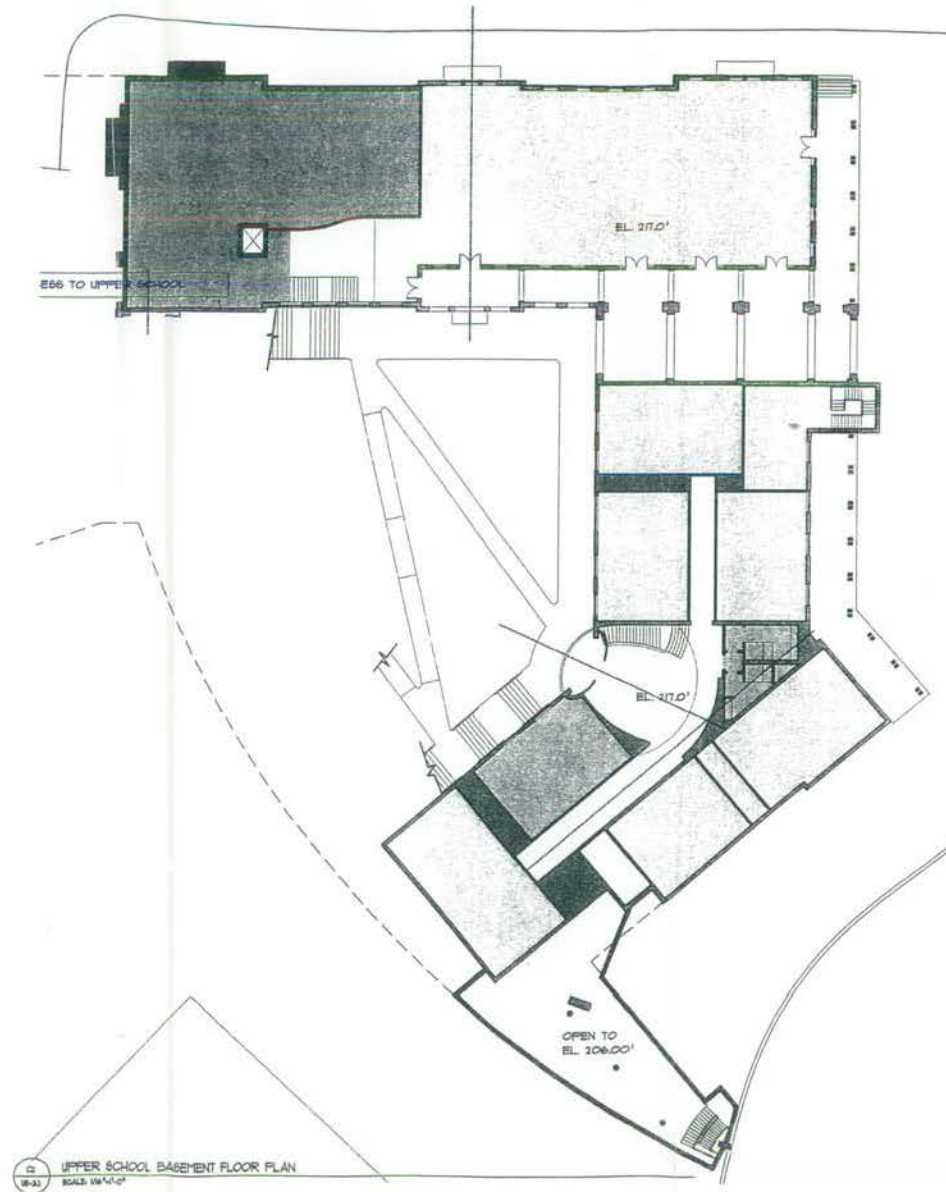
KEY OF ST. PATRICK'S SCHOOL CAMPUS
 SCALE: 1/8" = 1'-0"




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

Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



0523



ARCHITECTS INC.

1228 Wisconsin Ave., NW
Washington, DC 20007

TEL: 202.337.7200
FAX: 202.337.8600

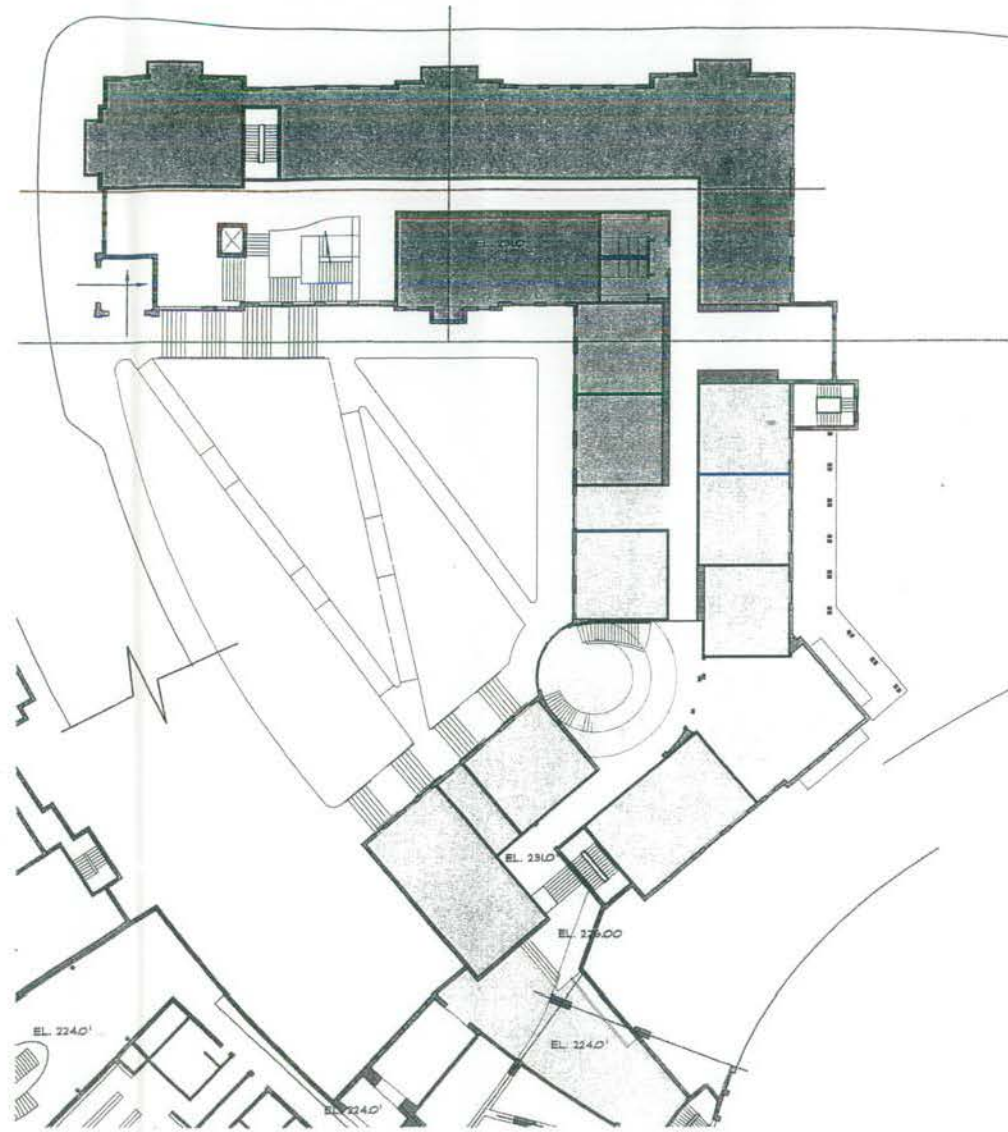
1001 Parkhill Road, NW
St. Patrick's Episcopal School
Washington, DC

DRAWING: UPPER SCHOOL BASEMENT LEVEL PLAN

US3.2

Plan Key

- Administration
- Support
- Service
- Circulation
- Academic Space
- Library
- Academic Support
- Athletics
- Theater



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

0523

BV
ARCHITECTS INC.
128 Wisconsin Ave, NW
Washington, DC 20007
TEL: 202.371.7800
FAX: 202.371.8409

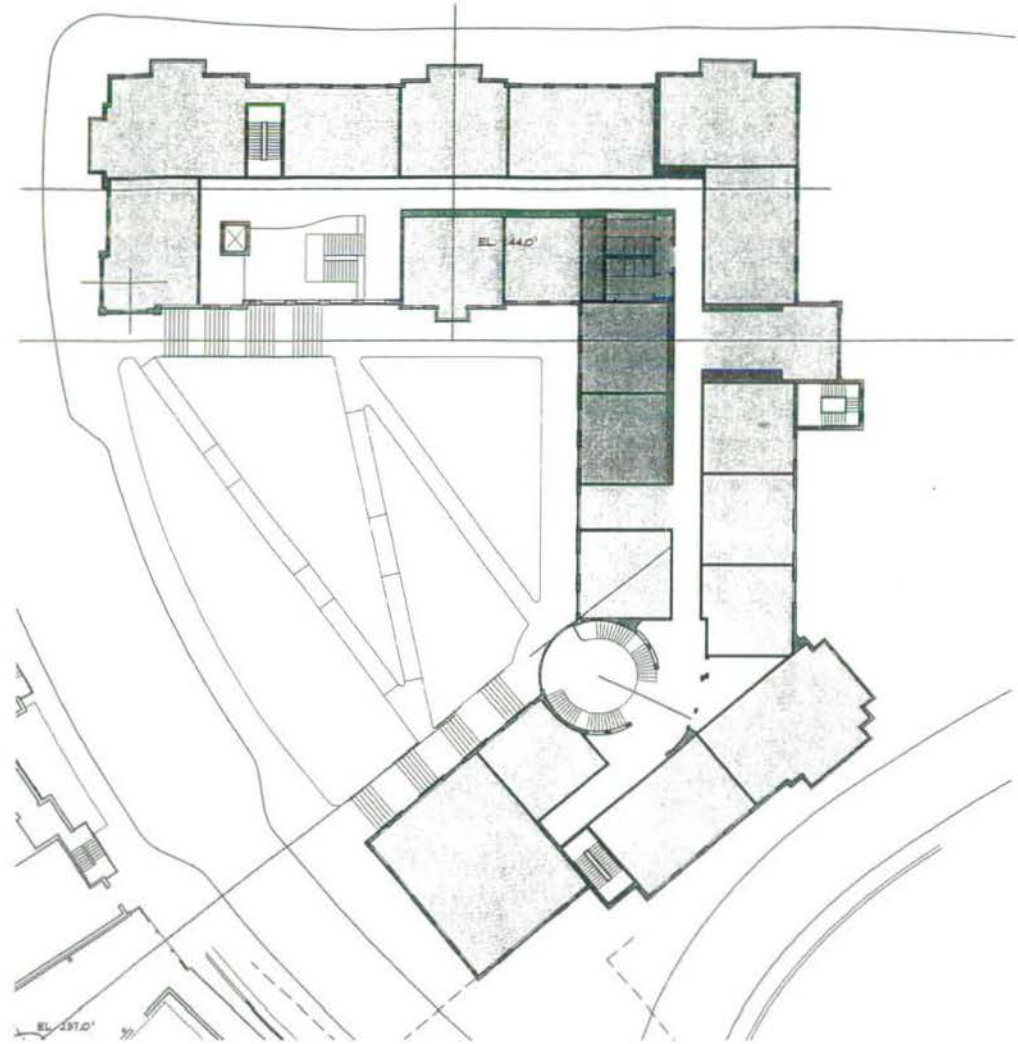
1801 Potomac Road, NW
St. Patrick's Episcopal School
Washington, DC

DRAWING: UPPER SCHOOL FIRST LEVEL PLAN
ISSUED:

US3.3

Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



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

0523

3V
ARCHITECTS INC.
1200 Wisconsin Ave., NW
Washington, DC 20007
TEL: 202.331.1100
FAX: 202.331.1001

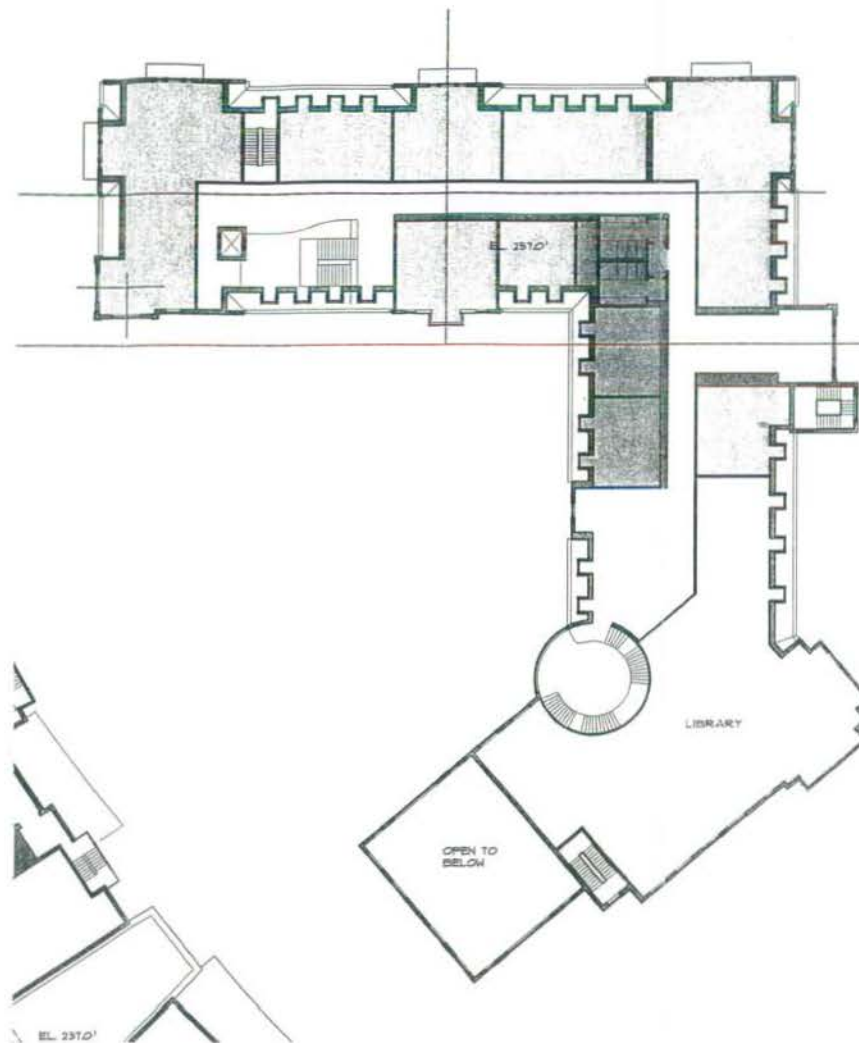
1801 Franklin Road, NW
St. Francis Episcopal School
Washington, DC

DRAWING: UPPER SCHOOL SECOND FLOOR PLAN
ISSUED:

US3.4

Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



US3.5 UPPER SCHOOL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0523

3V
THOMAS + WALKER
ARCHITECTS INC.
1225 Wisconsin Ave., NW
Washington, DC 20005
TEL: 202.517.1200
FAX: 202.517.1200

1801 Foulk Road, NW
St. Patrick's Episcopal School
Washington, DC

DRAWING: US3.5
DATE: 10/1/01
UPPER SCHOOL THIRD FLOOR PLAN

US3.5



B SCHOOL EAST ELEVATION VIEWED THROUGH PLAY GROUND
 SCALE: 1/8"=1'-0"

1801 Fiskall Road, NW/
 St. Patrick's Episcopal School
 WASHINGTON, DC

DRAWING:
 DESIGNED BY
 CHECKED BY
 DATE

A4.2

0523

3V
 ARCHITECTS INC.
 1122 Wisconsin Ave, NW
 Washington, DC 20007
 TEL: 202.571.7500
 FAX: 202.571.5800



6 C-HIGH SCHOOL: WEST ELEVATION, CUT THROUGH DROP OFF ROAD
 SCALE: 1/8"=1'-0"

1801 Foxhall Road, NW
 St. Patrick's Episcopal School
 WASHINGTON, DC

DRAWING

DESIGNED

CHECKED

DATE

APPROVAL

44.3

Plan Key

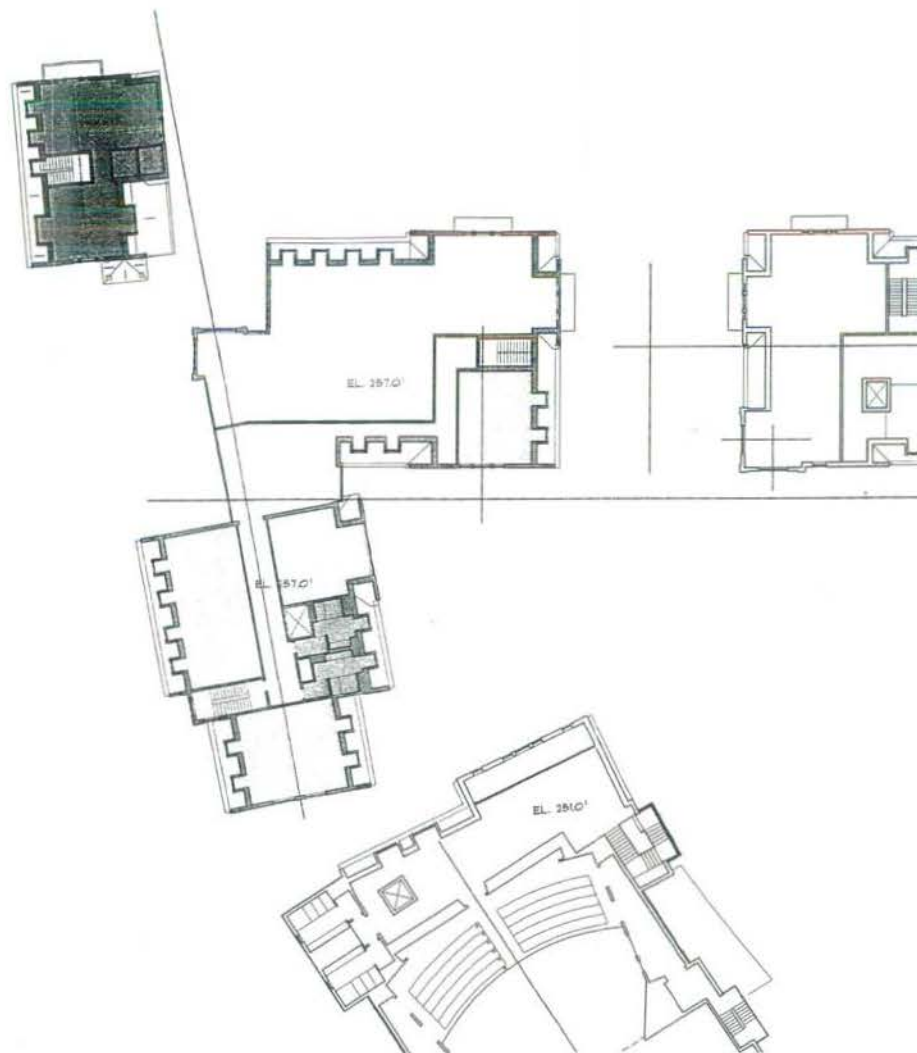
-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



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

Plan Key

	Administration
	Support
	Service
	Circulation
	Academic Space
	Library
	Academic Support
	Athletics
	Theater



03 MIDDLE SCHOOL THIRD FLOOR PLAN
 7/2/02 SCALE: 1/8" = 1'-0"

0523

BV
 BUREAU VAN
 ARCHITECTS INC.
 1200 Wisconsin Ave., NW
 Washington, DC 20007
 TEL: 202.777.7700
 FAX: 202.777.7701

1884 Potomac Road, NW
 St. Patrick's Episcopal School
 Washington, DC

DRAWING: MIDDLE SCHOOL THIRD LEVEL PLAN
 REVISION:

MS3.5

Plan Key

- Administration
- Support
- Service
- Circulation
- Academic Space
- Library
- Academic Support
- Athletics
- Theater



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

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

0523

3V
ARCHITECTS INC.
1200 Wisconsin Ave., NW
Washington, DC 20007
TEL: 202.557.7200
FAX: 202.557.7200

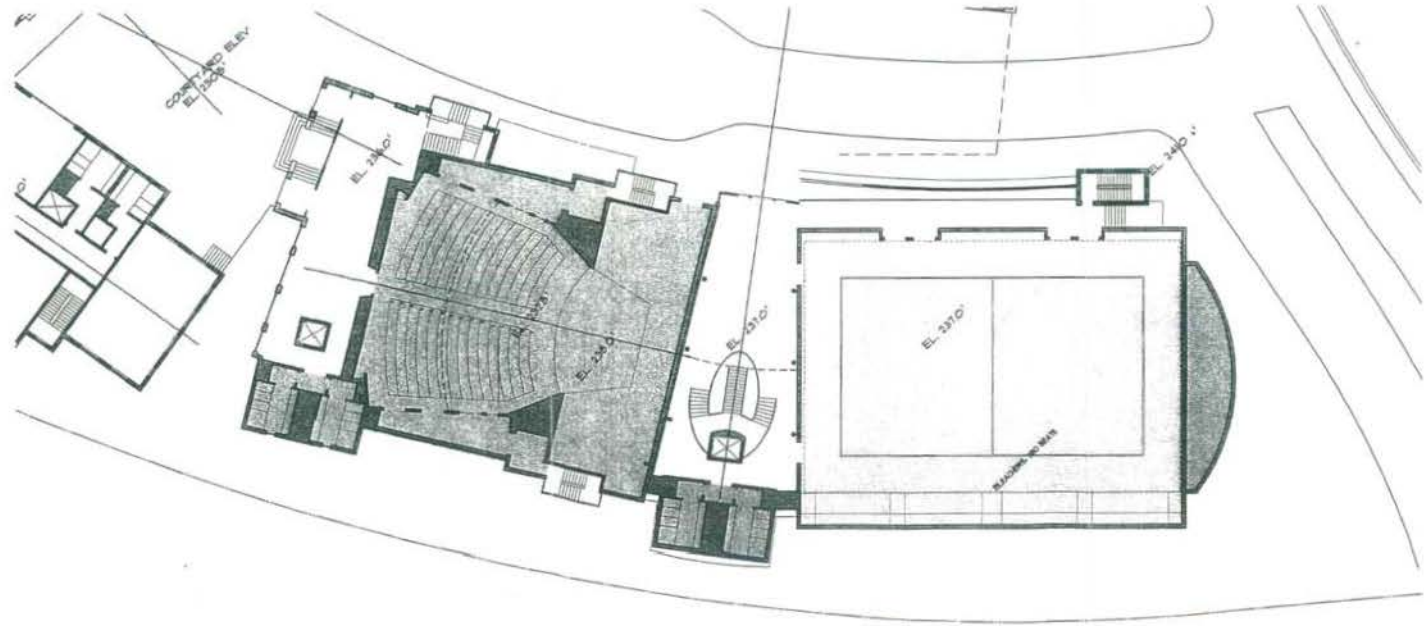
1001 Fordham Road, NW
St. Patrick's Episcopal School
Washington, DC

DRAWING: THEATER & GYMNASIUM FIRST LEVEL PLAN
ISSUED:

TG3.1

Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



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

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

0523

BV
BURNS & VON
ARCHITECTS INC.
1208 Wisconsin Ave. NW
Washington, DC 20007
TEL: 202.371.7500
FAX: 202.371.4697

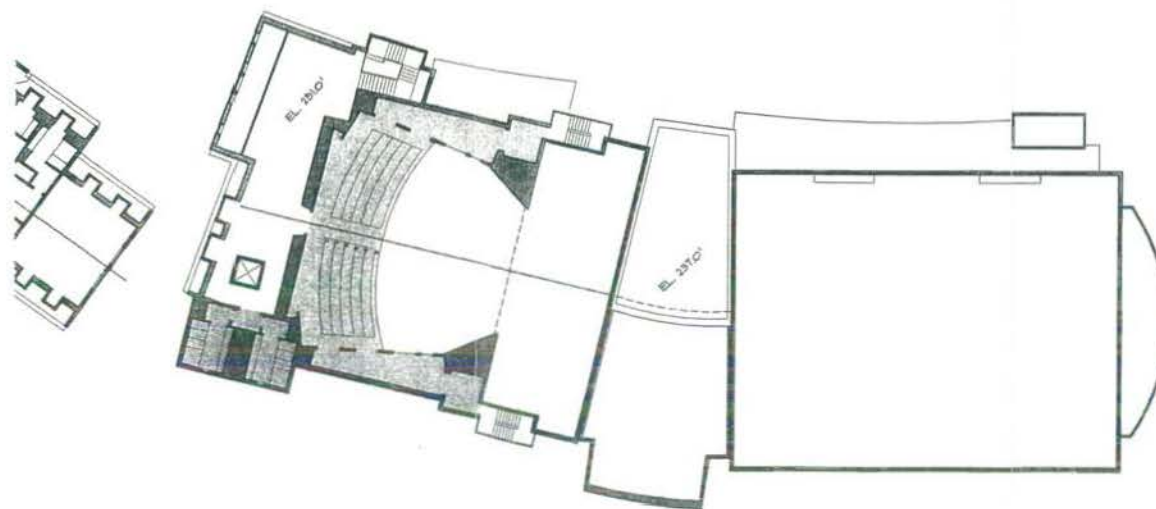
1801 Peachall Road, NW
St. Paul's Episcopal School
Washington, DC

DRAWING: THEATER & GYMNASIUM SECOND LEVEL PLAN
SHEET 13

TG3.2

Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



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

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

0523

3V
ARCHITECTS INC.
1220 Wisconsin Ave., NW
Washington, DC 20007
TEL: 202.277.7225
FAX: 202.277.8849

1800 Franklin Blvd., NW
Mt. Patrick's Episcopal School
Washington, DC

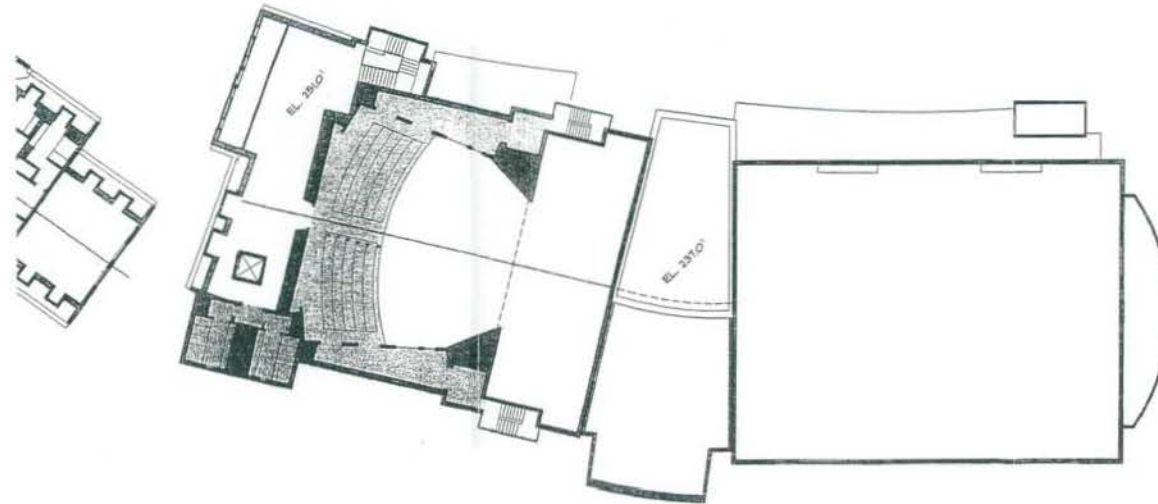
DRAWING: THEATER & GYMNASIUM LEVEL PLAN
NOTED:

TG3.3



Plan Key

-  Administration
-  Support
-  Service
-  Circulation
-  Academic Space
-  Library
-  Academic Support
-  Athletics
-  Theater



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

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

0523



ARCHITECTS, INC.

1001 Wisconsin Ave., NW

Washington, DC 20007

TEL: 202/331-1700

FAX: 202/331-1700

1001 Ford Road, NW
St. Patrick's Episcopal School
Washington, DC

DRAWING: THEATER & GYMNASIUM LEVEL PLAN

ISSUED:

TG3.3

0523



A. SCHOOL NORTH ELEVATION VIEWED FROM WHITE HAVEN PARK
SCALE: 1/32" = 1'-0"

1801 Foxhall Road, NW
St. Patrick's Episcopal School
WASHINGTON, DC

DRAWING

ISSUED:
OWNER

REV. APPLICATION

A4.1



B. SCHOOL EAST ELEVATION VIEWED THROUGH PLAY GROUND
 SCALE: 1/32"=1'-0"

1801 Fishkill Road, NYU
 St. Patrick's Episcopal School
 WASHINGTON, DC

DRAWING:
 ISSUED:
 CHECKED:
 DESIGNED:
 DATE: 04/14/04



ARCHITECTS INC.

1128 Wisconsin Ave, NW
Washington, DC 20007
TEL: 202.337.7200
FAX: 202.337.6800

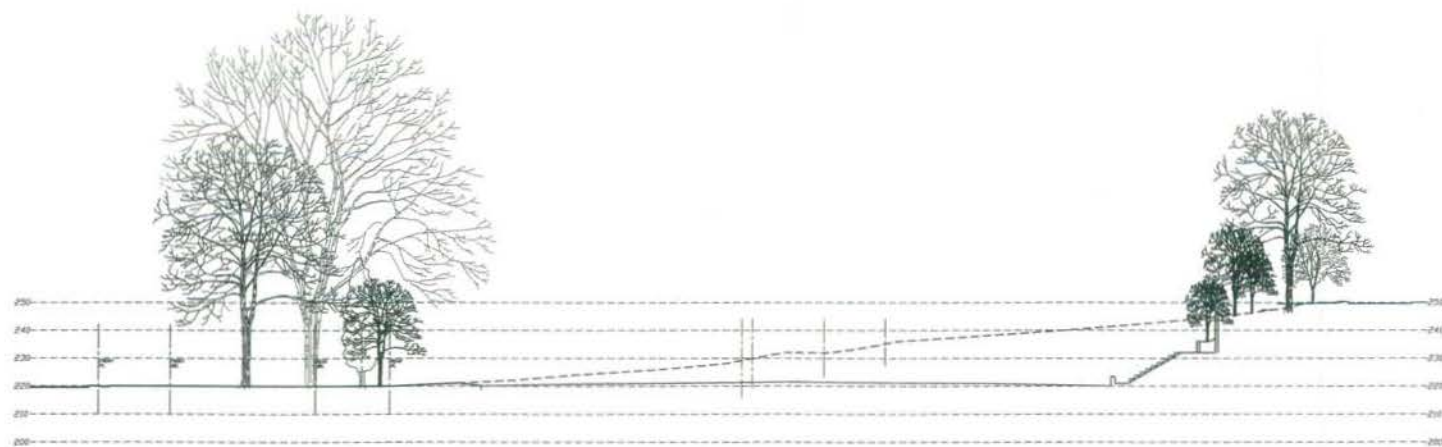


A4.3 C: HIGH SCHOOL: WEST ELEVATION, CUT THROUGH DROP OFF ROAD
SCALE: 1/32"=1'-0"

1801 Fochard Road, NW/
St. Patrick's Episcopal School
WASHINGTON, DC

DRAWING:
DESIGNED BY
CHECKED BY
DATE
BY APPLICATION

A4.3



D. SECTION THROUGH FIELD LOOKING SOUTH
 SCALE: 1/8"=1'-0"

1801 Foothill Road, NW/
 St. Patrick's Episcopal School
 WASHINGTON, DC

DRAWING:

DESIGNED BY: []
 CHECKED BY: []
 DATE: []

44.4

0523



44
A45 E: SECTION THROUGH SCHOOL COURTYARD LOOKING SOUTH
SCALE: 1/8"=1'-0"

1801 Foxhall Road, NW/
St. Patrick's Episcopal School
WASHINGTON, DC

DRAWING

ISSUED

CHANGES

REV. APPLICATION

A45

0523



ARCHITECTS INC.

1218 Wisconsin Ave, NW
Washington, DC 20007TEL: 202.337.7200
FAX: 202.337.2660

A1
 A46 F1 SECTION THROUGH SCHOOL COURTYARD LOOKING NORTH
 SCALE: 1/8" = 1'-0"

1801 Foxhall Road, NW/
 St. Patrick's Episcopal School
 WASHINGTON, DC

DRAWING:

ISSUED:

ON/NO:

REV. APPLICATION

A46

0523



ARCHITECTS INC.

1133 Wisconsin Ave, NW

Washington, DC 20007

TEL: 202.331.7331

FAX: 202.331.8899

1801 Foxhall Road, NW/
St. Patrick's Episcopal School
WASHINGTON, DC

DRAWING

ISSUED

REVISED

DATE

BY

APP. DATE

44.7



61 G - WEST ELEVATION ALONG FOXHALL ROAD
A4.7 SCALE: 1/8"=1'-0"



0523

3V
ARCHITECTS INC.
1108 Wisconsin Ave. NW
Washington, DC 20007
TEL: 202.337.7700
FAX: 202.337.8889

EDAW
800 Prince Street
Alexandria, VA 22304
www.edaw.com
TEL: 703.686.1000
FAX: 703.686.1000

Sasaki Associates
600 F Street NW
Washington, DC 20004
www.sasaki.com
TEL: 202.637.6300
FAX: 202.637.6300

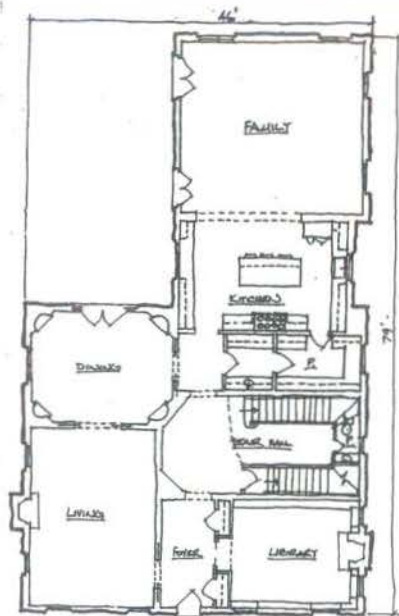
Conceptual Site Plan
SCALE: 1"=40'-0"

**1001 Foxhall Road, NW/
St. Patrick's Episcopal School
WASHINGTON, DC**

DRAWING:	
ISSUED:	
08/04/00	
08/11/00	
BY:	
JMA: JMA	
JMA: JMA	

LOT AREA CALCULATIONS (APPROX.)	
M. O. R. LOTS	
LOT #	AREA
LOT 1:	8745 SF
LOT 2:	7908 SF
LOT 3:	8615 SF
LOT 4:	7824 SF
LOT 5:	10,627 SF
LOT 25:	9608 SF
LOT 26:	9208 SF
LOT 27:	12,655 SF
LOT 28:	20,783 SF

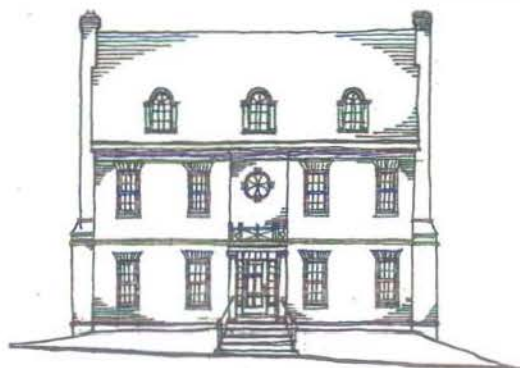
LOT AREA CALCULATIONS (APPROX.)	
THEORETICAL LOTS	
LOT #	AREA
LOT 6:	9760 SF
LOT 7:	9195 SF
LOT 8:	8878 SF
LOT 9:	13,324 SF
LOT 10:	12,245 SF
LOT 11:	11,659 SF
LOT 12:	11,296 SF
LOT 13:	15,800 SF
LOT 14:	DELETED
LOT 15:	9681 SF
LOT 16:	8216 SF
LOT 17:	9062 SF
LOT 18:	7815 SF
LOT 19:	9095 SF
LOT 20:	9112 SF
LOT 21:	11,711 SF
LOT 22:	8,414 SF
LOT 23:	8452 SF
LOT 24:	13,936 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1801 FOXHALL RD, N.W. - RESIDENTIAL
Washington, D.C.

HOUSE PLAN A
SCALE: N.T.S.



FIRST FLOOR PLAN

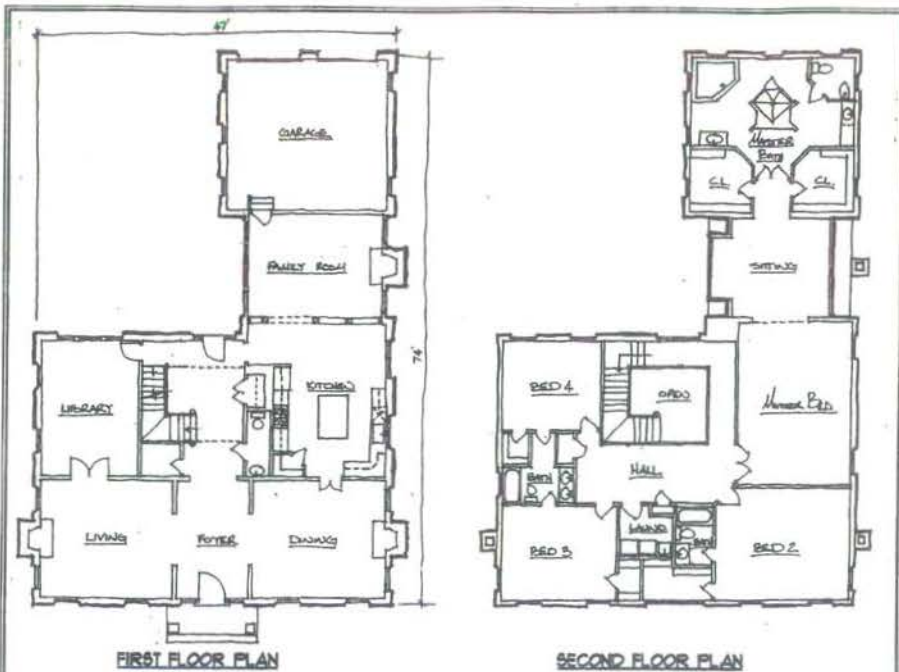


SECOND FLOOR PLAN



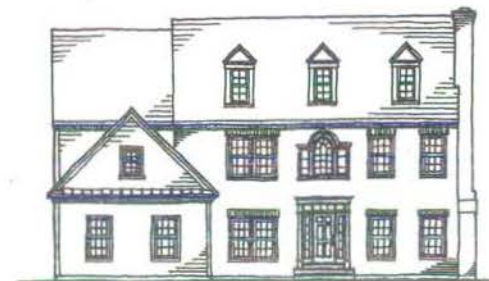
1801 FOXHALL RD, N.W. - RESIDENTIAL
Washington, D.C.

HOUSE PLAN B
SCALE: N.T.S.



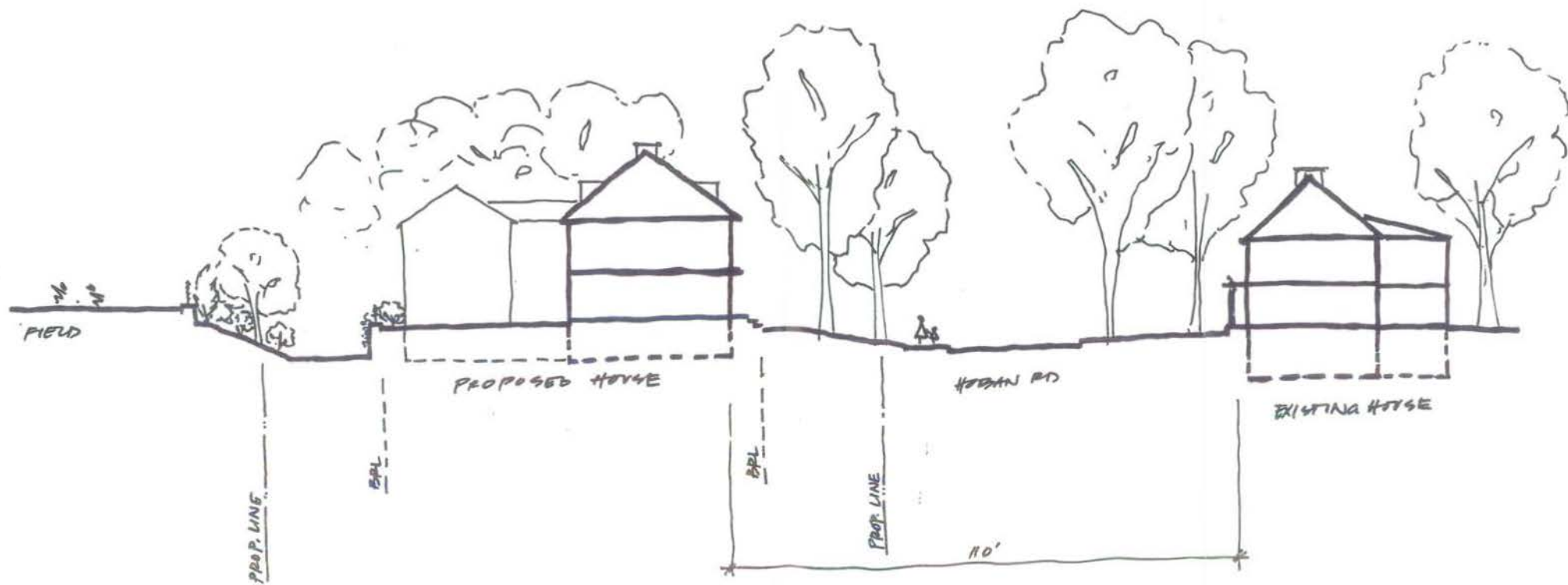
1801 FOXHALL RD, N.W. - RESIDENTIAL
Washington, D.C.

HOUSE PLAN C
SCALE: N.T.S.

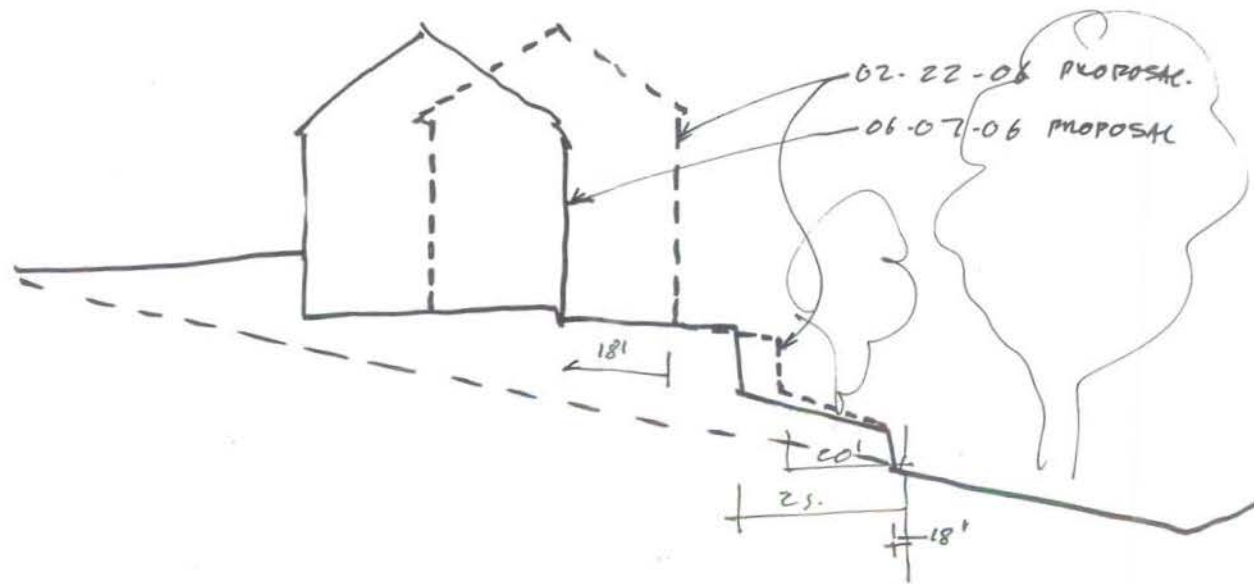


1801 FOXHALL RD, N.W. - RESIDENTIAL
Washington, D.C.

HOUSE PLAN D
SCALE: N.T.S.



SECTION THROUGH LOT 2
1:20 1:205



- ① SECTION @ LOT 12/13
 1:20 CHANGER. 06-07-06.
 • WAYS MOVE BACK 18" AND 5'
 • HOUSE MOVES BACK 18'



**1801 Foxhall Road NW
Residential Site**

Indicative Landscape Plan, Lot 3
Scale 1" = 20'-0" 12-06-05







**TREE PRESERVATION PROCESS FOR
1801 FOXHALL ROAD., NW
WASHINGTON, D.C.**

Authored by: Keith Pitchford, President/Arborist, Pitchford Associates, LLC

Commissioned by: Friends of St. Patrick's Episcopal Day School, LLC and Vestry of St. Patrick's Parish, on behalf of the St. Patrick's Episcopal Church and Day School

Date: February 17, 2006

I. Tree inventory – The first tree inventory of this property was done for the Friends of St. Patrick's Episcopal Day School ("FOSP") by the firm of Macris, Hendricks & Glascock, P.A. They surveyed all trees on the site and identified those trees 8" or more of trunk diameter at breast height ("dbh"). A total of 606 trees was identified by genus, species, dbh, and condition. Of these 606 trees, 281 trees were at least 55" of circumference (or 18" of dbh), which categorizes them as "special trees" under the District of Columbia's Urban Forest Preservation Act of 2002.

These same trees were surveyed a second time by Pitchford Associates ("PA") to review the identification and condition ratings and to determine which of the special trees were preservation candidates. Condition ratings were determined by using a standard methodology based upon visual inspections of tree vigor and the presence and failure potential of defects. Condition ratings range from poor to excellent. Only trees found to be in "good to fair" condition, or better, were considered to be preservation candidates. At the time of the survey, of the 281 special trees identified, 177 trees were deemed to be preservation candidates at the time of the PA survey..

This updated tree inventory was used by the design team in formulating the Project layout in order to include tree preservation as a significant element in the design.

As part of the final engineering and design for the site, an update of the tree inventory will be performed closer to the time of implementation of the project design to determine the size and condition ratings of the trees. For example, some trees that were previously identified as preservation candidates may no longer be suitable for preservation because of a decline in condition (such as changes due to storm damage or insect or disease infestations). On the other hand, some trees may become "special trees" due to their increase in dbh. Therefore, the exact number and location of preservation candidates will be determined at the time of the final engineering and design.

The FOSP and St. Patrick's Episcopal Church and Day School ("School") are expecting to save at least 50 %, and possibly more, of the healthy, viable special trees on

the Property as identified on the final tree survey. Further, some limited number of smaller-diameter existing trees may be transplanted as a way to increase the numbers of trees retained. In addition, many new trees will be planted on the Property as part of the landscape master plan.

II. Tree protection zones – Two protection zones were established by PA around each preservation candidate. These are the minimum clearance zone (“MCZ”) and the critical root zone (“CRZ”).

Minimum Clearance Zone (MCZ):

The MCZ is drawn as a circle around the base of the tree. It has a radial dimension of 6” for each inch of trunk diameter (dbh). For instance, a tree with a 20” dbh will have a MCZ of 10’. Within the MCZ are found the large, woody roots that emanate from the root flares. These roots are called scaffold roots and they are critical for the structural stability of the tree, and therefore cannot be severed. The severing of these roots will also result in the loss of a large percentage of absorbing roots which extend from the scaffold roots. These cuts can also open up wounds to infection by soil-borne wood decaying pathogens.

Critical Root Zone (CRZ):

This zone is established to protect an adequate surface area of the non-woody, absorbing roots necessary to provide water and nutrients to the tree. The difference between the MCZ and the CRZ is that the CRZ does not have to be a circle, but can be irregular in shape. The important consideration is not the shape, but the surface area protected in the CRZ. In all cases, the CRZ will encompass the MCZ.

The standard methodology for determining the CRZ is to start by drawing a circle around each tree with a radial dimension of 1.0-1.5’ for each inch of dbh. The larger value is used for trees that are known to be sensitive to root loss. For example, red maple, elm, birch, hickory, and sycamore are a few of the trees in our area that are tolerant of root loss and they are often assigned smaller CRZ’s. On the other extreme, tulip poplar and beech are intolerant of root loss so they are provided with a much larger CRZ.

Therefore, a tulip poplar with a 20” diameter would have a CRZ with a radial dimension of 30’. Alternatively, an elm with the same radius could tolerate a smaller CRZ of perhaps just 20’. Additionally, adjustments to the CRZ may be made based on the overall health of the tree, and not all of the CRZ needs to be preserved in an undisturbed state.

Wherever possible, the CRZ’s are preserved as circles. However, this is not always possible because of conflicts with homes, roads, retaining walls or other surface features. In these instances, the CRZ’s must be captured within an irregular shaped area.

This method works because the absorbing roots are known to spread well beyond the dripline and may be found at great distances from the base. Therefore, as long as the necessary area of these roots is captured within the maximum anticipated extent of the root system, then CRZ can be irregular in shape.

III. Site plan considerations – Once steps I and II are complete, the initial site plan is overlain with the tree inventory and reviewed by PA and members of the site plan development team. During this process, some site plan elements, such as lot lines and road configurations, are changed where possible to allow for adequate protection zones.

In addition to these modifications, other options are available to mitigate the potential for stress to the preservation candidates. Some of these methods include the use of pier footings with grade beams to span over portions of the MCZ and/or CRZ's, retaining walls and tree wells to offset the impacts of adding soil near trees, tunneling utilities under the root zone and the use of structural soils and permeable pavement surfaces where roads or sidewalks bisect a root zone preservation area. The suitability of these methods must be evaluated on a case-by-case basis. This is a part of a multi-step process of refining the site plan to save as many trees as possible.

IV. Pre-construction arboricultural treatments – It is preferable to improve the health of a preservation candidate before the start of construction. In fact, a year's lead time is the best scenario. Within this amount of time, it is feasible to identify most, if not all, of the biotic and abiotic factors stressing a tree. The abiotic factors are usually site specific problems such as drainage or soil fertility. Biotic factors include insects and/or diseases that may be harming a tree.

Because insects and diseases do not occur at the same time throughout the year, it is advantageous to have a full year to treat these pathogens and their causes. Several of these treatments have already been identified by PA and given to the FOSP representatives for approval. These treatments could begin in March of this year.

Additional pre-construction treatments may include crown cleaning to remove dead, dying or crossing limbs, the addition of cables or braces to improve the structural integrity of the crown, removal of invasive vines from the trunk and crown, root pruning in anticipation of root loss, fertilization, and the addition of mulch within the tree save areas to retain soil moisture.

Assuring adequate soil moisture to preservation candidates is perhaps the most important consideration for reducing stress. Therefore, establishing a soil moisture monitoring program is paramount to any successful tree preservation program. Each tree is tested at the beginning of the growing season and then monitored throughout the year at appropriate intervals as determined by the consulting arborist.

V. Pre-construction tree protection measures - Once the limits of rough grading have been determined, through the coordinated input from the arborist and engineers, the tree protection fencing is installed. The fencing is installed before any construction

activities begin. The material customarily used is blaze orange, plastic (or fabric) or wire mesh fencing. This fencing will capture the area of the CRZ determined to be necessary to insure that these trees have the best chance of survival.

This zone is off limits to construction activities without the consent of the consulting arborist. Only the consulting arborist can make the determination of which activities may occur within these fenced areas. It is especially important to exclude rough grading from the tree protection area. Any grading done here is considered "fine grading" and it is done only by small, low-impact construction equipment, such as bobcats. These low-impact machines are used to minimize root disturbance from soil compaction. Utility lines should also be routed around these areas, or be bored under the root zone if necessary.

Signage is then attached to the fencing which clearly delineates this as a tree protection area. The general contractor must be made aware of the importance of these areas, and the fact that monetary penalties will be assessed for any violations.

VI. Construction phase - During this phase, periodic inspections are made by the consulting arborist to insure that the tree protection fencing is intact and that no violations have occurred.

During this phase, it is also important to monitor the soil moisture and to be prepared to provide artificial irrigation during periods of drought. Additionally, remedial treatments such as soil amendments, root growth treatments and/or insect and disease control will be provided whenever necessary.