

GENERAL NOTES

SEE BUILDING PERMIT SITE, DC WATER, GRADING, AND STORMWATER MANAGEMENT RELATED NOTES ON SHEETS CIV001 AND CIV002.

PERVIOUS AREA AND LOT OCCUPANCY CALCULATIONS FOR COMPLIANCE WITH 11 DCMR (R-1B ZONE)

SCALE: 1"=100'
LOT 15
4701-4707 WHITEHAVEN PARKWAY, NW
TOTAL SITE AREA = 161,235 SF
LOT OCCUPANCY AREA = 30,604 SF
(OCCUPANCY SHOWN 19.0%)
< 40% REQUIRED FOR R-1B ZONE PER 11D DCMR 210.1
PERVIOUS AREA = 115,637 SF
(LAWN / LANDSCAPING SHOWN 7.7%)
> 50% REQUIRED FOR R-1B ZONE PER 11D DCMR 211.1

LEGEND

PROPOSED FEATURES	
PROP. 3" DOMESTIC WATER CONNECTION	PROP. 4" FIRE WATER CONNECTION
PROP. 4" SANITARY SEWER CONNECTION	PROP. 6" SANITARY SEWER CONNECTION
PROP. 15" STORM SEWER CONNECTION	PROP. ELECTRIC CONNECTION
PROP. GAS CONNECTION	PROP. GAS CONNECTION
PROP. CONTOUR WITH ELEVATION	PROP. SPOT ELEVATION
PROP. RETAINING WALL	PROP. DOWNSPOUT
PROP. 4" PVC	PROP. 6" PVC
PROP. 10" PVC	PROP. 12" PVC
PROP. SURFACE DRAINAGE FLOWPATH	LIMITS OF DISTURBANCE
PROP. PERMEABLE PAVEMENT (STANDARD DESIGN)	PROP. PATIO/TERRACE

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE TRENCHLESS SPLIT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS EVAN ANDERSON, evan.anderson@dc.gov, (202) 497-3022.

REFER TO COMPACTION PROTECTION NOTES FOR ADDITIONAL INFORMATION ON PROTECTING THE SUB-GRADE AND ITS INFILTRATION CAPABILITY/CAPACITY DURING CONSTRUCTION.

N/F JOYALANDA M LOREN AND JOSE E MURILLO LOT 1000, SQUARE 1374 2001 48TH STREET, NW BERKLEY INS. NO. 45880

N/F DR BANDANA K BAJAJ AND TIMOTHY A SCHNEIDAU LOT 0009, SQUARE 1374 2001 48TH STREET, NW BERKLEY INS. NO. 91073

N/F ROY G KHOURY AND LOT 0011, SQUARE 1374 4802 U STREET, NW BERKLEY INS. NO. 16030

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

N/F THE GEORGE WASHINGTON UNIVERSITY LOT 0850, SQUARE 1374 2100 FOXHALL ROAD, NW BERKLEY INS. NO. 95538

UTILITY KEY NOTES

- PROPOSED 6" SANITARY SEWER SERVICE CONNECTION± (SCHEDULE 40 PVC)
- PROPOSED 15" STORM SEWER SERVICE CONNECTION± (SCHEDULE 40 PVC)
- PROPOSED 6"x10" WE CONNECTION (PER S-80.01)
- PROPOSED 6" FIRE WATER SERVICE CONNECTION± (CLASS 56 DUCTILE IRON)
- PROPOSED 3" DOMESTIC WATER SERVICE CONNECTION± (CLASS 56 DUCTILE IRON)
- PROPOSED TEE CONNECTION WITH MECHANICAL JOINTS AND THRUST BLOCK (PER W-40.01)
- PROPOSED GATE VALVES (PER W-20.01)
- PROPOSED 6"x3" REDUCER
- PROPOSED 3" DOMESTIC WATER VALVE
- BACKWATER VALVE INSIDE BUILDING PER IPC 715
- FIRE BACKFLOW PREVENTION INSIDE BUILDING IN MECHANICAL ROOM PER ASSE 1048
- DOMESTIC BACKFLOW PREVENTION INSIDE BUILDING IN MECHANICAL ROOM PER ASSE 1015

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

INFILTRATION TRENCH

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

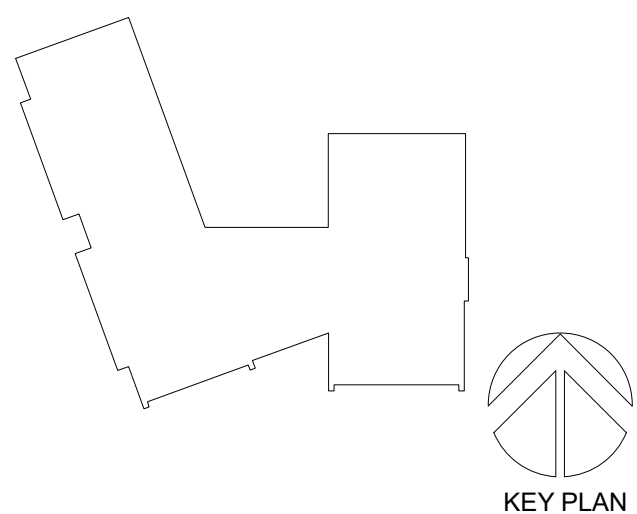
SEE DETAILS, SHEET CIV202

SEE DETAILS, SHEET CIV202

[illegible]

**NOT FOR
CONSTRUCTION**

SEAL



**PERKINS —
EASTMAN**
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
F. +1 202 861 1328

Owner:
St. Patrick's Episcopal School
4700 Whitehaven Parkway NW
Washington, DC 20007
202.342.2805

Owner Representative:
GreenBench Company
9801 Washingtonian Blvd Suite 300
Gaithersburg, MD 20878

Civil / Site:
CAS Engineering
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202.393.7200

Landscape:
Bradley Site Design
1010 Wisconsin Ave NW, # 620
Washington, DC 20007

Structural:
Leuterio Thomas, LLC
6710 Oxon Hill Rd #300
Oxon Hill, MD 20745
301.203.1784

Mechanical & Plumbing:
CMTA
220 Lexington Green Circle, Ste 600
Lexington KY, 40503
859.253.0892

Electrical:
CMTA
220 Lexington Green Circle, Ste 600
Lexington KY, 40503
859.253.0892

Food Service:
TBD

Acoustical Consultant:
Acentech
3900 Jermantown Road, Suite 300
Fairfax, VA 22030
571.445.0036

PROJECT TITLE:

ST. PATRICK'S
EPISCOPAL MIDDLE
SCHOOL

WHITEHAVEN PARKWAY, NW

PROJECT No: 0102540

DRAWING TITLE:

LEVEL 1 FLOOR PLAN

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

BZA-021

BOARD OF ZONING ADJUSTMENT
(BZA) DRAWINGS

05/04/2026

LEGEND

ADMINISTRATION AND STAFF SPACES

CIRCULATION

**FACILITY MANAGEMENT AND
SUPPORT SPACES**



1

PR_LEVEL 1 FLOOR PLAN_BZA

$$1/\delta'' = 1'-0''$$

c:\revit local\0102540_SPMS_ARCH_2024_k.gioconda.rvt
5/5/2026 3:20:36 PM

**NOT FOR
CONSTRUCTION**

KEY PLAN

05/04/2026

c:\revit local\0102540_SPMS_ARCH_2024_k.gioconda.rvt
5/5/2026 3:20:46 PM

**NOT FOR
CONSTRUCTION**

KEY PLAN

05/04/2026

1 **PR_LEVEL 3 FLOOR PLAN_BZA**
1/8" = 1'-0"

c:\revit local\0102540_SPMS_ARCH_2024_k.gioconda.rvt
5/5/2026 3:20:58 PM