4249-4251 Wisconsin Avenue NW
Washington, DC 20016

OWNER:
FELDMAN RUEL
7250 Woodmont Avenue, Suite 300
Bethesda, MD 20814
(202) 318-6844
CONTACT: IAN RUEL

ARCHITECT:
SQUARE 134 ARCHITECTS
1432 K ST NW SUITE 200
Washington, DC 20005
(202) 328-0134
CONTACT: RONALD SCHNECK AIA
CONTACT: SABRINA NAGEL AIA

STRUCTURAL ENGINEER:
BEL ENGINEERING, LLC
1901 N Beauregard St, Suite 600
Alexandria, VA 22311
(806) 786-2750
CONTACT: Wondewosen B. Ali, PE, PhD

MEP ENGINEER:
KK ENGINEERING, LLC
8850 Columbia 100 Parkway, Suite 316
Columbia, MD 21045
(443) 393-1070
CONTACT: Khalid Khalifa, PE, CEM

CIVIL ENGINEER
CAS ENGINEERING, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
(202) 393-7200
CONTACT: David Landsman, PE, PLS
CONTACT: Martin Landsman, PE

GENERAL CONTRACTOR
PISHROW BUILDERS
7612 OLD DOMINION DR
Mclean, VA 22102
(703) 346-2277
CONTACT: MOE PISHVAEIAN



ZONING ANALYSIS

PROJECT INFORMATION

PROJECT ADDRESS: 4249-4251 WISCONSIN AVENUE NW. WASHINGTON, DC. 20016
PROJECT SCOPE: LEVEL III ALTERATION OF AND ADDITION TO AN EXISTING BUILDING PROVIDING 10 RETAIL SPACES
SQUARE: 1785
LOT: 0801
ZONE: MU-3A
LOT SIZE: 6,832 SF
HISTORIC: NOT APPLICABLE

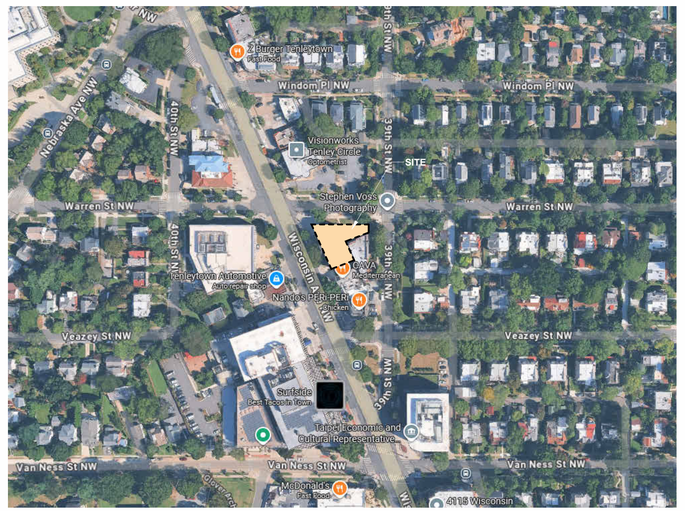
SHEET #	SHEET NAME	REV #
ARCHITECTURAL		
B1.0	COVER SHEET	
B1.1	EXISTING SURVEY LOT 801	
B1.2	EXISTING SURVEY LOT 809	
B1.3	ARCHITECTURAL SITE PLAN	
B1.4	ARCHITECTURAL SITE PLAN - LOT 809 PARKING	
B1.5	PLAN - CELLAR	
B1.6	PLAN - 1ST FLOOR	
B1.7	PLAN - 2ND FLOOR	

SHEET #	SHEET NAME	REV #
B1.8	PLAN - ROOF/PH	
B1.9	PLAN - PH ROOF	
B1.10	NORTH ELEVATION	
B1.11	EAST ELEVATION	
B1.12	SOUTH ELEVATION	
B1.13	WEST ELEVATION	
B1.14	BUILDING SECTIONS	
B1.15	BUILDING SECTIONS	
B1.16	BUILDING SECTIONS	

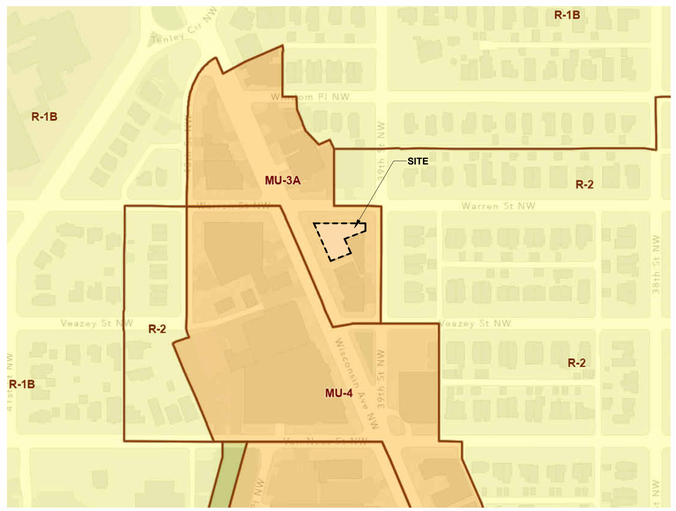
ZONING CONSTRAINTS LOT 0801

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	6,832 SF	6,832 SF	6,832 SF
LOT OCCUPANCY	100%	68% (4,659 SF)	68% (4,659 SF)
FAR	1.0 (6,832 SF)	1.4 (9,318 SF) EXISTING NONCONFORMITY	1.4 (9,318 SF) EXISTING NONCONFORMITY
PENTHOUSE FAR	0.4 (2,733 SF)	N/A	0.4 (2,732 SF)
REAR YARD SETBACK	20'-0" MIN	63'-7"	63'-7"
SIDE YARD SETBACK	N/A	N/A	N/A
BUILDING HEIGHT	40'-0"	~39'-3"	39'-3"
PENTHOUSE HEIGHT	12'-0", 15'-0" FOR ELEVATOR MECH SPACE	N/A	12'-0"
PH FRONT/REAR SETBACK	1 : 1	N/A	0, 1:1 SEE PLANS
PH SIDE SETBACK	1 : 1	N/A	1:1
RETAIL PARKING	1.33 SPACES / 1,000 SF IN EXCESS OF 3,000 SF - 50% REDUCTION TENLEYTOWN METRO **No Additional Required**	0 PARKING SPACES EXISTING NONCONFORMITY	18 PARKING SPACES PROVIDED AT LOT 809 ACROSS WARREN ST
LONG TERM BICYCLE PARKING - COMMERCIAL	1 SPACE / 10,000 SF	0 SPACES EXISTING NONCONFORMITY	13,042 SF RETAIL /10,000 = 1.3 2 SPACES REQUIRED
SHORT TERM BICYCLE PARKING - COMMERCIAL	1 SPACE / 3,500 SF	0 SPACES EXISTING NONCONFORMITY	13,042 SF RETAIL /3,500 = 3.7 4 SPACES REQUIRED
GAR	0.3	N/A	N/A

VICINITY MAP



ZONING MAP



3X3 AREA FOR DOB USE

L 134

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
COVER SHEET

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

STAMP

DISTRICT OF COLUMBIA · RONALD P. SCHNECK · LICENSED ARCHITECT

PROJECT NUMBER
25048

SCALE
As indicated

ISSUE
BZA Set

ISSUE DATE
10/30/2026

DRAWING NUMBER
B1.0

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GENERAL NOTES

1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2026.

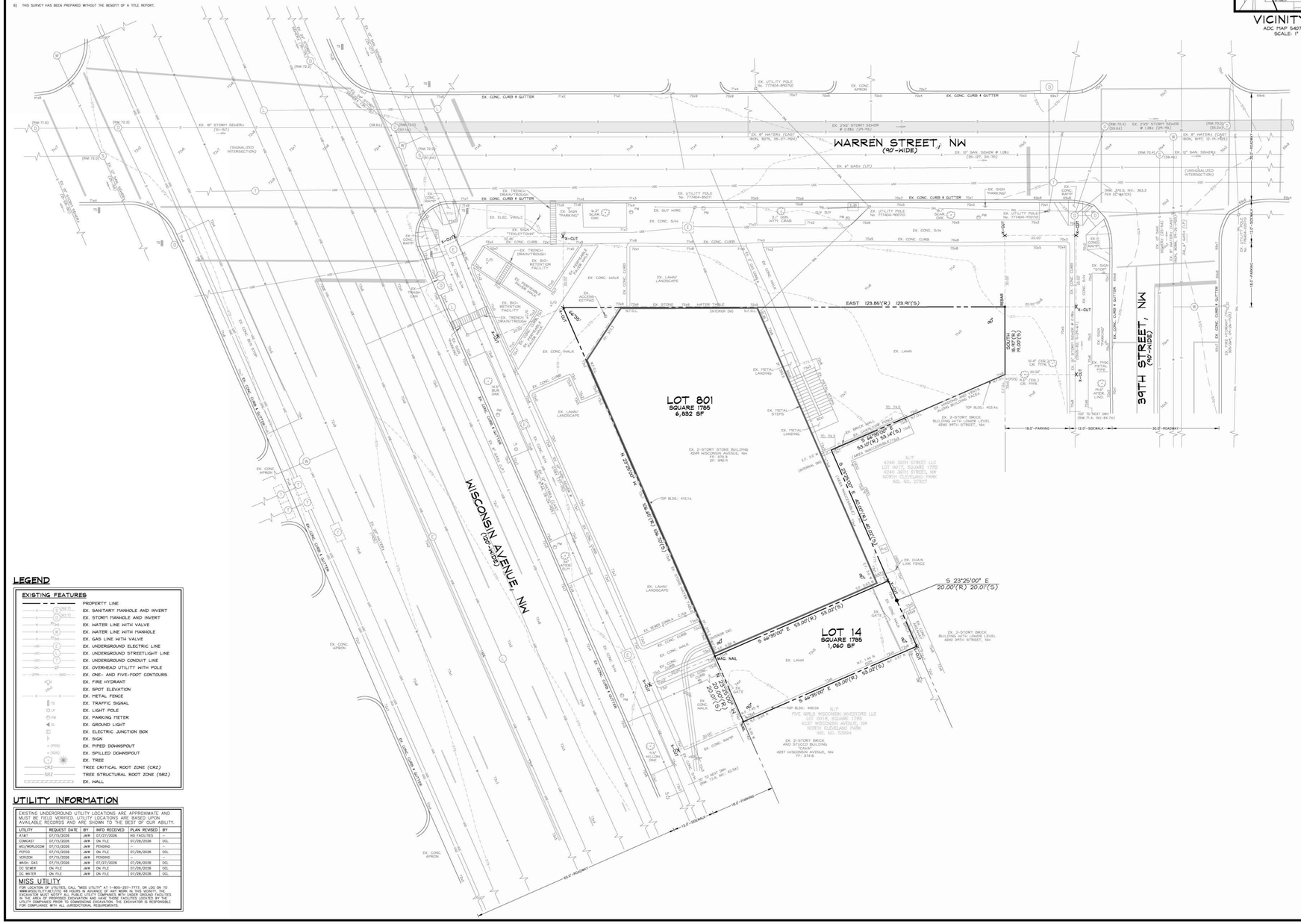
2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2026, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED JULY, 2026 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS; "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.

3) ZONING: MU-3A
MINIMUM LOT WIDTH = NONE REQUIRED
MINIMUM LOT AREA = NONE REQUIRED
MAXIMUM HEIGHT = 50 FEET / 4 STORIES / 3 STORIES
FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
MINIMUM REAR YARD = 20 FEET
MINIMUM SIDE YARD = NONE REQUIRED
MAXIMUM LOT OCCUPANCY = 80%
MAXIMUM FLOOR AREA RATIO (FAR) = 1.0
GREEN AREA RATIO (GAR) = 0.3

4) TOTAL LOT AREA: LOT 14 = 1,060 SQUARE FEET (0.024 ACRES)
LOT 801 = 6,832 SQUARE FEET (0.17 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 11000100004C

6) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.


WARREN STREET, NW
(80'-WIDE)
34TH STREET, NW
(90'-WIDE)
WISCONSIN AVENUE, NW
(160'-WIDE)
LOT 801
SQUARE 1785
6,832 SF
LOT 14
SQUARE 1785
1,060 SF
EAST 123.85'(R) 123.9'(S)
SOUTH 55.97'(R) 56.00'(S)
N 23°25'00" W 20.00'(R) 20.01'(S)
S 23°25'00" E 20.00'(R) 20.01'(S)
S 66°35'00" E 53.00'(R) 53.02'(S)
S 66°35'00" E 53.00'(R) 53.02'(S)
4249 WISCONSIN AVENUE, NW
4240 39TH STREET, NW
4240 39TH STREET, NW
4237 WISCONSIN AVENUE, NW
EX. 2-STORY STONE BUILDING
4249 WISCONSIN AVENUE, NW
PF: 5162.5
EX. 2-STORY BRICK
BUILDING WITH LOWER LEVEL
4240 39TH STREET, NW
EX. 2-STORY BRICK
BUILDING WITH LOWER LEVEL
4240 39TH STREET, NW
EX. 2-STORY BRICK
AND STUCCO BUILDING
"CAVA"
4237 WISCONSIN AVENUE, NW
PF: 5174.8
N/F
4240 39TH STREET LLC
LOT 0017, SQUARE 1785
4240 39TH STREET, NW
NORTH CLEVELAND PARK
INS. NO. 22927
N/F
FIVE GIRLS WISCONSIN INVESTORS LLC
LOT 0A1A, SQUARE 1785
4237 WISCONSIN AVENUE, NW
NORTH CLEVELAND PARK
INS. NO. 53994
EX. CONC. CURB & GUTTER
EX. CONC. APRON
EX. CONC. WALK
EX. LAWN LANDSCAPE
EX. STONE
EX. METAL STEPS
EX. METAL LANDING
EX. ACCESS KEYPAD
EX. BIO-RETENTION FACILITY
EX. TRENCH DRAIN/TROUGH
EX. TRASH CAN
EX. ELEC. VAULT
EX. SIGN "TOILET/CAFE"
EX. SIGN "PARKING"
EX. SIGN "STOP"
EX. GUY WIRE
EX. GUY BUT
EX. UTILITY POLE No. 777404-850701
EX. UTILITY POLE No. 777404-850702
EX. UTILITY POLE No. 777404-850703
EX. UTILITY POLE No. 777404-850704
EX. UTILITY POLE No. 777404-850705
EX. UTILITY POLE No. 777404-850706
EX. UTILITY POLE No. 777404-850707
EX. UTILITY POLE No. 777404-850708
EX. 8" WATER (CAST IRON, 1917)
EX. 8" WATER (CAST IRON, 1917)
EX. 8" WATER (CAST IRON, 1917)

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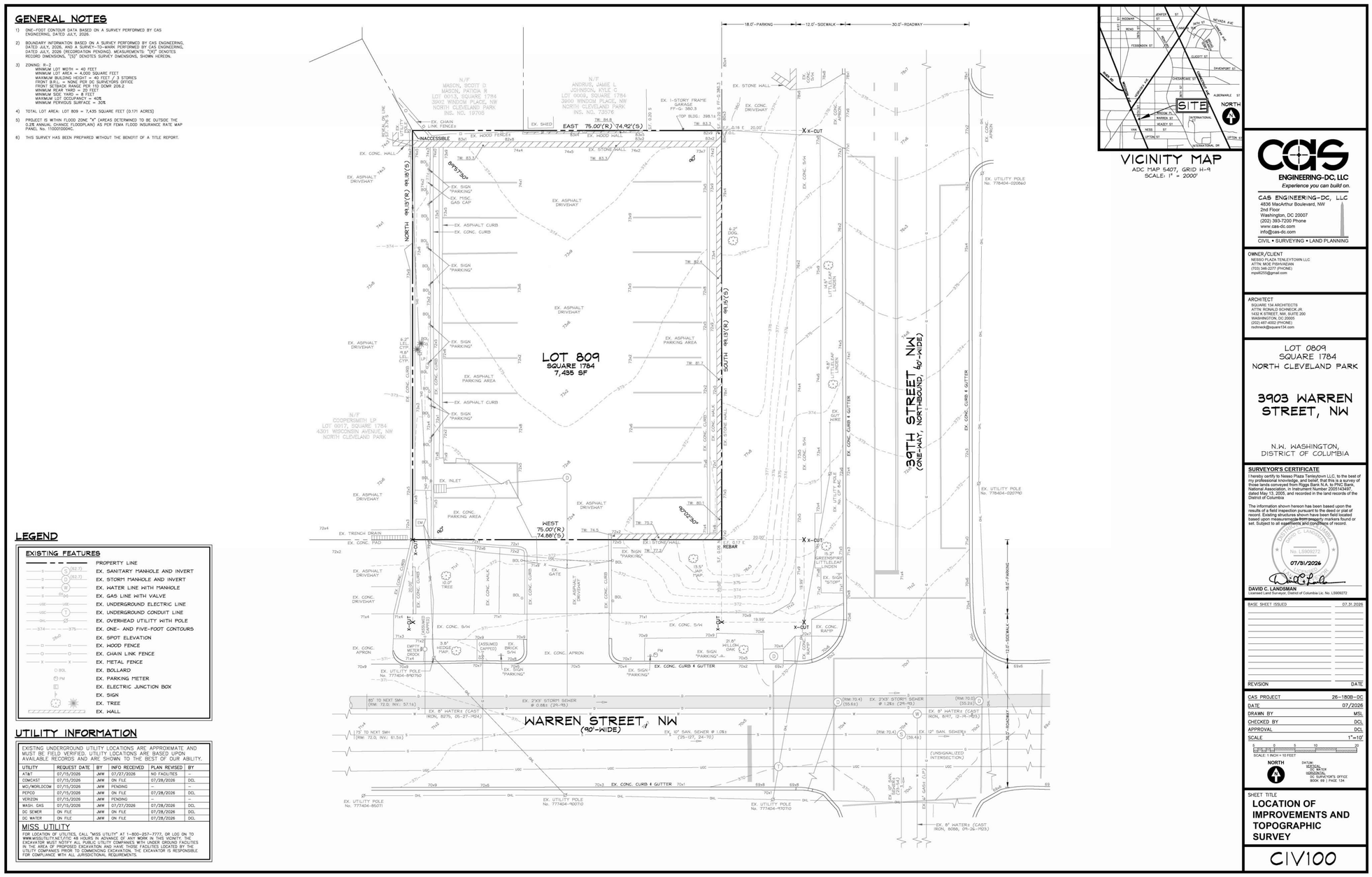
3) ZONING: R-2
   MINIMUM LOT WIDTH = 40 FEET
   MINIMUM LOT AREA = 4,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
   FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
   FRONT SETBACK RANGE PER 11D DCMR 206.2
   REAR YARD = 20 FEET
   MINIMUM SIDE YARD = 8 FEET
   MAXIMUM LOT OCCUPANCY = 40%
   MINIMUM PERVIOUS SURFACE = 30%

4) TOTAL LOT AREA: LOT 809 = 7,435 SQUARE FEET (0.171 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 11001C0104C.

6) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



VICINITY MAP
ADC MAP 5407, GRID H-9
SCALE: 1" = 2000'

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. STORM MANHOLE AND INVERT
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE WITH VALVE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND CONDUIT LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. ONE- AND FIVE-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. METAL FENCE
- EX. BOLLARD
- EX. PARKING METER
- EX. ELECTRIC JUNCTION BOX
- EX. SIGN
- EX. TREE
- EX. WALL

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	07/15/2026	JMW	07/27/2026	NO FACILITIES	--
COMCAST	07/15/2026	JMW	ON FILE	07/28/2026	DCL
MCI/WORLDCOM	07/15/2026	JMW	PENDING	--	--
PEPCO	07/15/2026	JMW	ON FILE	07/28/2026	DCL
VERIZON	07/15/2026	JMW	PENDING	--	--
WASH. GAS	07/15/2026	JMW	07/27/2026	07/28/2026	DCL
DC SEWER	ON FILE	JMW	ON FILE	07/28/2026	DCL
DC WATER	ON FILE	JMW	ON FILE	07/28/2026	DCL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/UTIC AS A MINIMUM 72 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITY COMPANIES WHO UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

CAS ENGINEERING-DC, LLC
Experience you can build on.
CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
NESSO PLAZA TENLEYTOWN LLC
ATTN: MOE PISHVAEIAN
(703) 348-2277 (PHONE)
mpis8255@gmail.com

ARCHITECT
SQUARE 134 ARCHITECTS
ATTN: RONALD SCHNECK JR.
1432 K STREET, NW, SUITE 200
WASHINGTON, DC 20005
(202) 487-4002 (PHONE)
rschneck@square134.com

LOT 0809
SQUARE 1784
NORTH CLEVELAND PARK

3903 WARREN STREET, NW

N.W. WASHINGTON, DISTRICT OF COLUMBIA

SURVEYOR'S CERTIFICATE

I hereby certify to Nesso Phase Tenleytown LLC, to the best of my knowledge, information and belief, that this is a survey of those lands conveyed from Riggs Bank N.A. to PNC Bank, National Association, in Instrument Number 2005143497, dated May 13, 2005, and recorded in the land records of the District of Columbia

The information shown hereon has been based upon the results of a field inspection pursuant to the deed or plat of record. Existing structures shown have been field located based upon the apparent occupation lines found or set. Subject to all easements and rights of record.

DISTRICT OF COLUMBIA — No. LS909272 — REGISTERED LAND SURVEYOR

07/31/2026

DAVID C. LANDSMAN
Licensed Land Surveyor, District of Columbia Lic. No. LS909272

BASE SHEET ISSUED	07.31.2026

REVISION	DATE

CAS PROJECT	26-1808-DC
DATE	07/2026
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
VERTICAL
NAVD88
HORIZONTAL
DC SURVEYOR'S OFFICE
BOOK 69 | PAGE 134

SHEET TITLE
LOCATION OF IMPROVEMENTS AND TOPOGRAPHIC SURVEY

C1V100

3X3 AREA FOR DOB USE

L 134

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

~~4249-4251~~ Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
EXISTING SURVEY LOT 809

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

STAMP

PROJECT NUMBER
25048

SCALE

ISSUE
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ISSUE DATE
10/30/2026

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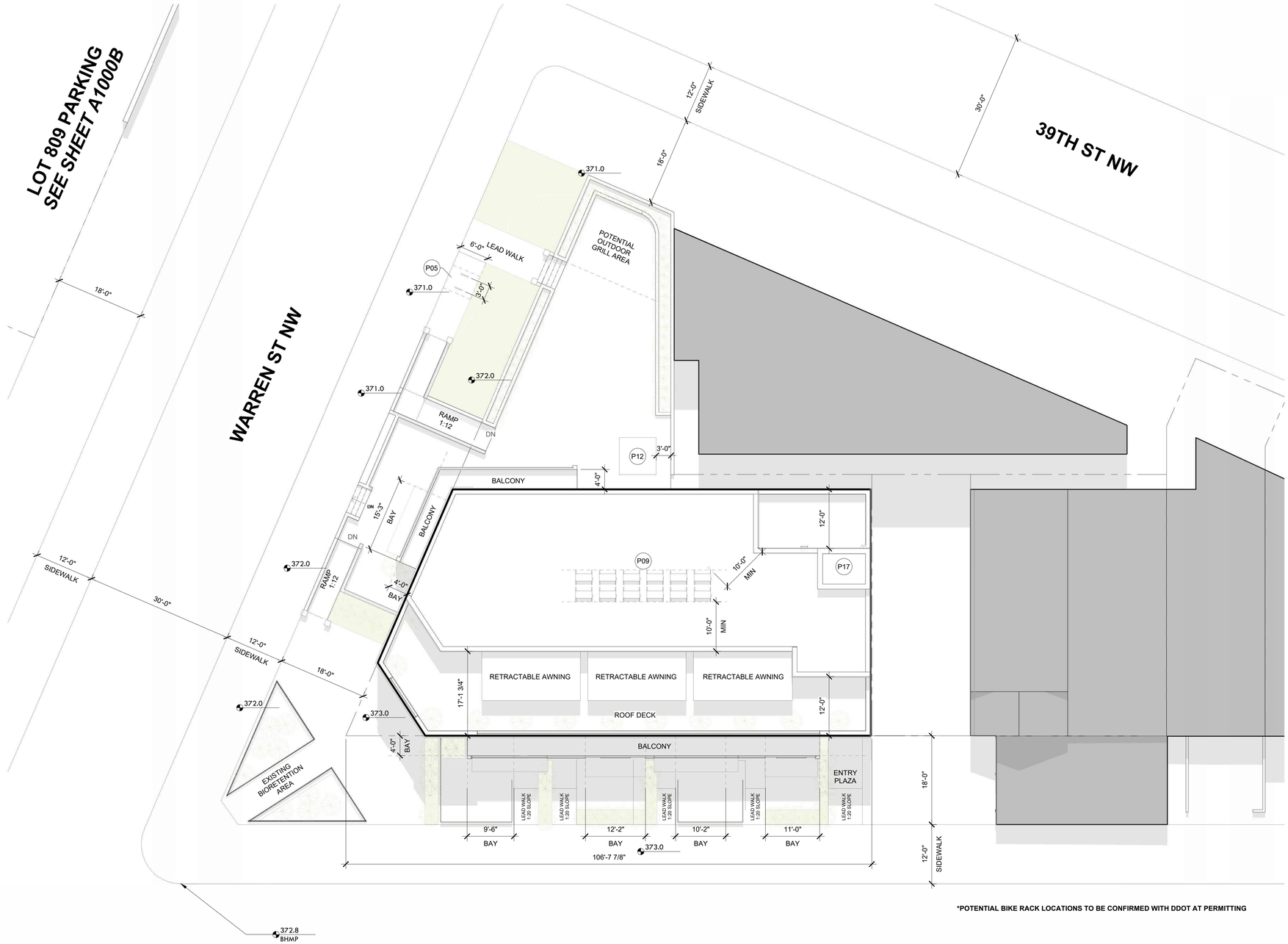

WISCONSIN AVENUE NW

1 B1.3 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

GENERAL NOTES - SITE PLAN

A. BUILDING HEIGHT MEASURING POINT (372.0) LOCATED ON CURB
B. FIRST FLOOR HEIGHT AT 372.0
C. MAX PERMITTED HEIGHT, NOT INCLUDING PENTHOUSE, MAY REACH 70'-0"
D. MAX PERMITTED HEIGHT OF PENTHOUSE IS 20'-0" FOR PH AND MECHANICAL SPACE

PLAN KEYNOTES

P01	RECESSED FIRE EXTINGUISHER WITH 2-A RATING; IF TENANT IS A FOOD AND BEVERAGE ESTABLISHMENT PROVIDE RECESSED FIRE EXTINGUISHER WITH CLASS K RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR OR ONE PER TENANT; SEE G0006 FOR MOUNTING HEIGHT
P02	BICYCLE LOCKERS (2 TOTAL)
P03	WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
P04	UTILITY SINK
P05	SHORT TERM BIKE RACKS (4 TOTAL)
P06	42" GUARDRAIL
P07	SOLAR PANEL, TYP.
P08	GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
P09	MECH. AREA FOR CONDENSERS, SEE MEP SET
P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
P12	TRANSFORMER/TRANSFORMER PAD
P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P16	SCUPPER AND DOWNSPOUT
P17	ELEVATOR OVERRUN
P18	ROOF DRAIN AT MAIN ROOF. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P19	INTERNAL WALL DRAIN
P20	NO SMOKING SIGN; MOUNTED 5'-0" AFF
P21	TALL PULL OUT PANTRY CABINET
P22	SHAFT FOR ELECTRICAL FEEDERS, REFRIDGERANT LINES, DATA & TELECOM, CORRIDOR HVAC
P23	ROOF ACCESS LADDER

*POTENTIAL BIKE RACK LOCATIONS TO BE CONFIRMED WITH DDOT AT PERMITTING

3X3 AREA FOR DOB USE

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
ARCHITECTURAL SITE PLAN

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

STAMP
DISTRICT OF COLUMBIA · RONALD P. SCHNEIDER · LICENSED ARCHITECT

PROJECT NUMBER
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ISSUE
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ISSUE DATE
10/30/2026

DRAWING NUMBER
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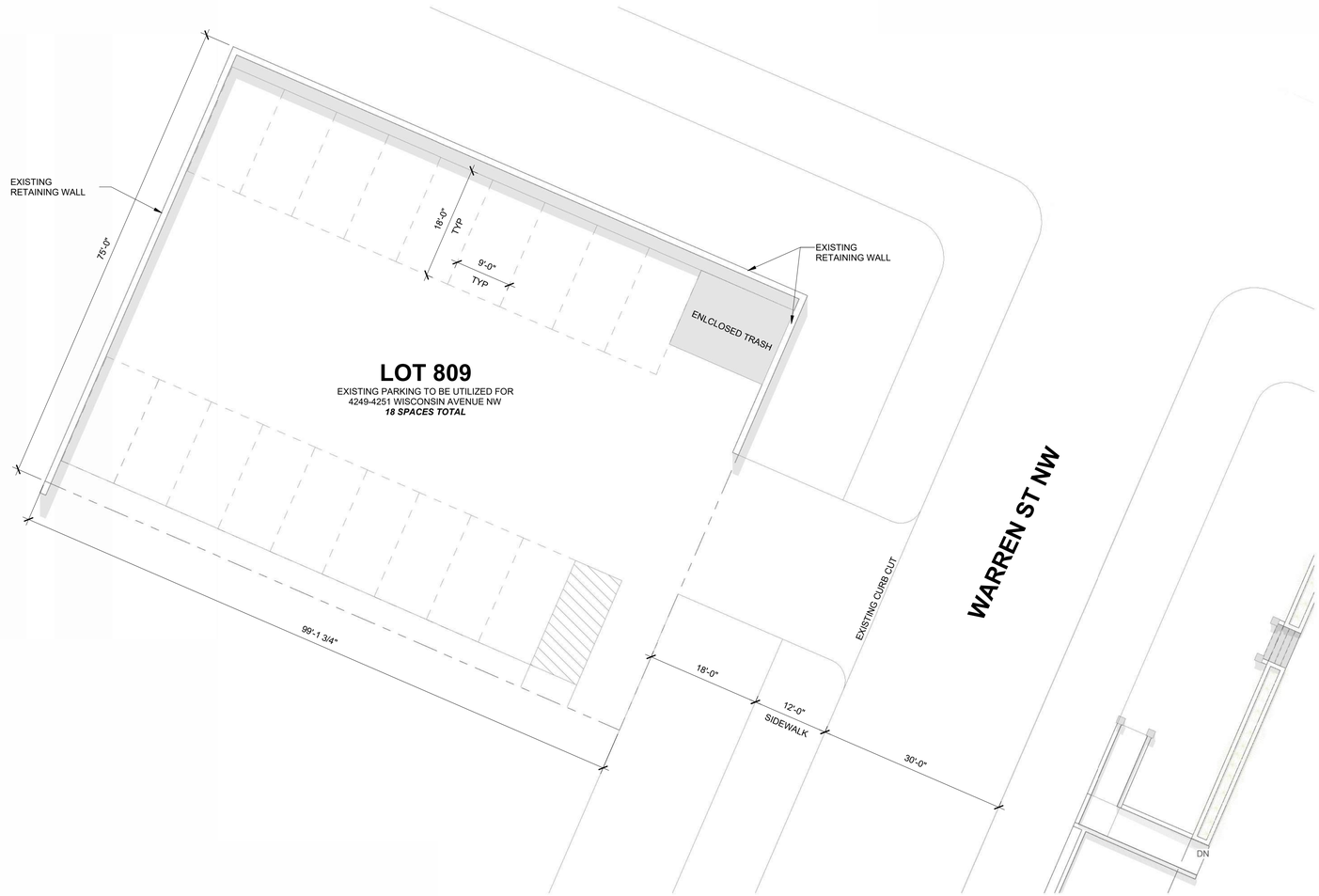

1 / B1.4 ARCHITECTURAL SITE PLAN - LOT 809 PARKING
3/32" = 1'-0"

PLAN KEYNOTES

P01	RECESSED FIRE EXTINGUISHER WITH 2-A RATING; IF TENANT IS A FOOD AND BEVERAGE ESTABLISHMENT PROVIDE RECESSED FIRE EXTINGUISHER WITH CLASS K RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR OR ONE PER TENANT; SEE G0006 FOR MOUNTING HEIGHT
P02	BICYCLE LOCKERS (2 TOTAL)
P03	WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
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P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
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P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
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P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

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PROJECT TITLE
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Washington, DC 20016

DRAWING TITLE
ARCHITECTURAL SITE PLAN - LOT 809 PARKING

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

STAMP
DISTRICT OF COLUMBIA · RONALD F. SCHNEIDER · LICENSED ARCHITECT

PROJECT NUMBER
25048

SCALE
3/32" = 1'-0"

ISSUE
BZA Set

ISSUE DATE
10/30/2026

DRAWING NUMBER
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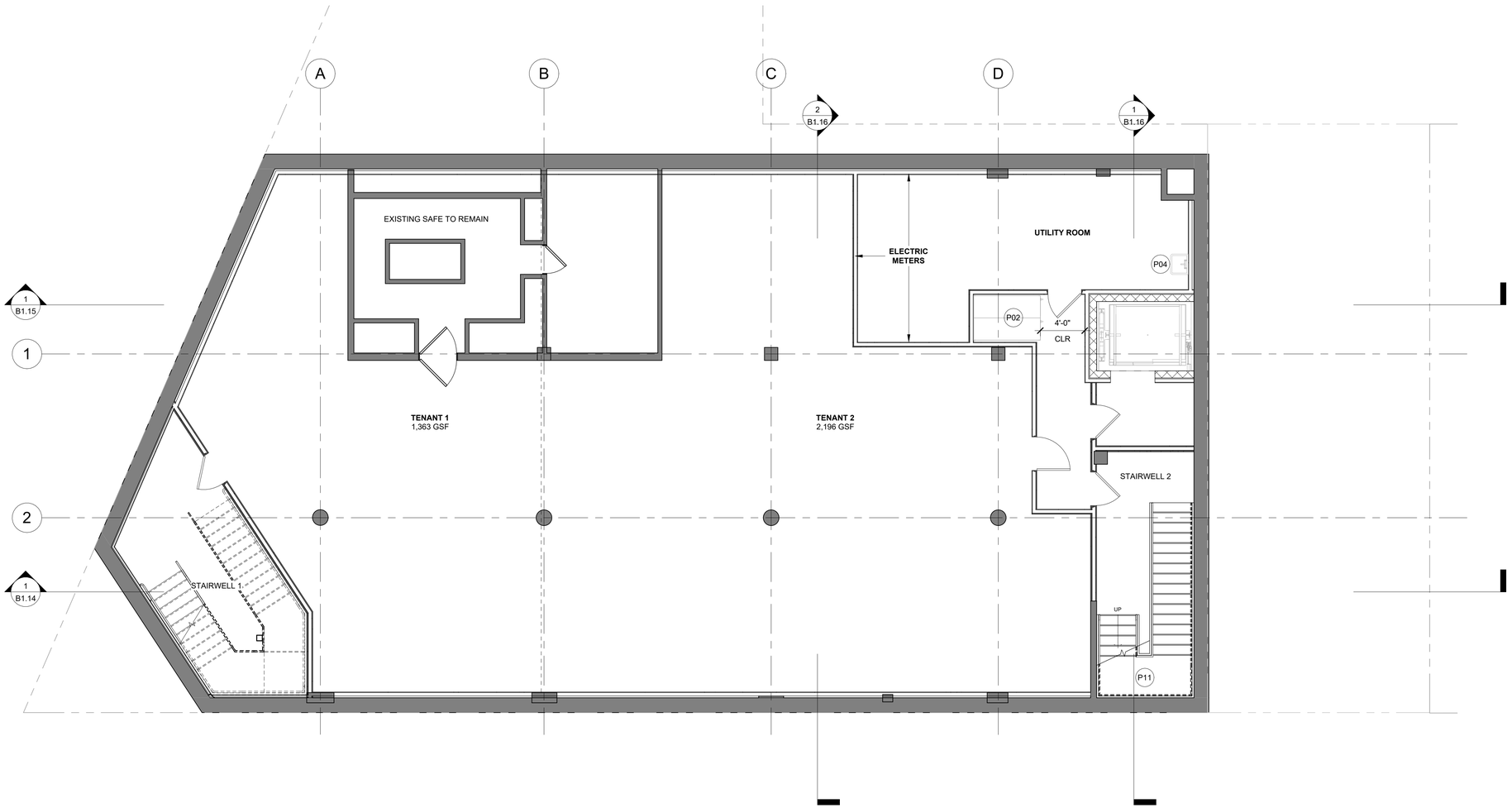

1 B1.5 CELLAR PLAN
3/16" = 1'-0"

GENERAL NOTES - PLAN

A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL TENANT PARTITIONS TO BE RATED 1 HOUR
B. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
C. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
D. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
E. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
F. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH ENERGY CODE
G. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
H. ROOFS SHALL HAVE ONE OF THE FOLLOWING: 1.A MINIMUM THREE-YEAR-AGED SOLAR REFLECTANCE OF 0.55 AND A MINIMUM THREE-YEAR-AGED THERMAL EMITTANCE OF 0.75 WHEN TESTED IN ACCORDANCE WITH CRRC-1 STANDARD. 2.A MINIMUM INITIAL SOLAR REFLECTANCE INDEX OF 82 64 FOR ROOFS 2:12 OR LESS AND 39 FOR ROOFS GREATER THAN 2:12 IN SLOPE. WHEN DETERMINED IN ACCORDANCE WITH THE SOLAR REFLECTANCE INDEX METHOD IN ASTM E1980 USING A CONVECTION COEFFICIENT OF 2.1 BTU/H·FT2·°F, BASED ON THREE-YEAR-AGED SOLAR REFLECTANCE AND THREE-YEAR-AGED THERMAL EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1 STANDARD

PLAN KEYNOTES

P01	RECESSED FIRE EXTINGUISHER WITH 2-A RATING; IF TENANT IS A FOOD AND BEVERAGE ESTABLISHMENT PROVIDE RECESSED FIRE EXTINGUISHER WITH CLASS K RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR OR ONE PER TENANT; SEE G0006 FOR MOUNTING HEIGHT
P02	BICYCLE LOCKERS (2 TOTAL)
P03	WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
P04	UTILITY SINK
P05	SHORT TERM BIKE RACKS (4 TOTAL)
P06	42" GUARDRAIL
P07	SOLAR PANEL, TYP.
P08	GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
P09	MECH. AREA FOR CONDENSERS, SEE MEP SET
P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
P12	TRANSFORMER/TRANSFORMER PAD
P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P16	SCUPPER AND DOWNSPOUT
P17	ELEVATOR OVERRUN
P18	ROOF DRAIN AT MAIN ROOF. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P19	INTERNAL WALL DRAIN
P20	NO SMOKING SIGN; MOUNTED 5'-0" AFF
P21	TALL PULL OUT PANTRY CABINET
P22	SHAFT FOR ELECTRICAL FEEDERS, REFRIDGERANT LINES, DATA & TELECOM, CORRIDOR HVAC
P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
PLAN - CELLAR

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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DISTRICT OF COLUMBIA · RONALD P. SCHNEIDER · 30129 · LICENSED ARCHITECT

PROJECT NUMBER
25048

SCALE
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ISSUE
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ISSUE DATE
10/30/2026

DRAWING NUMBER
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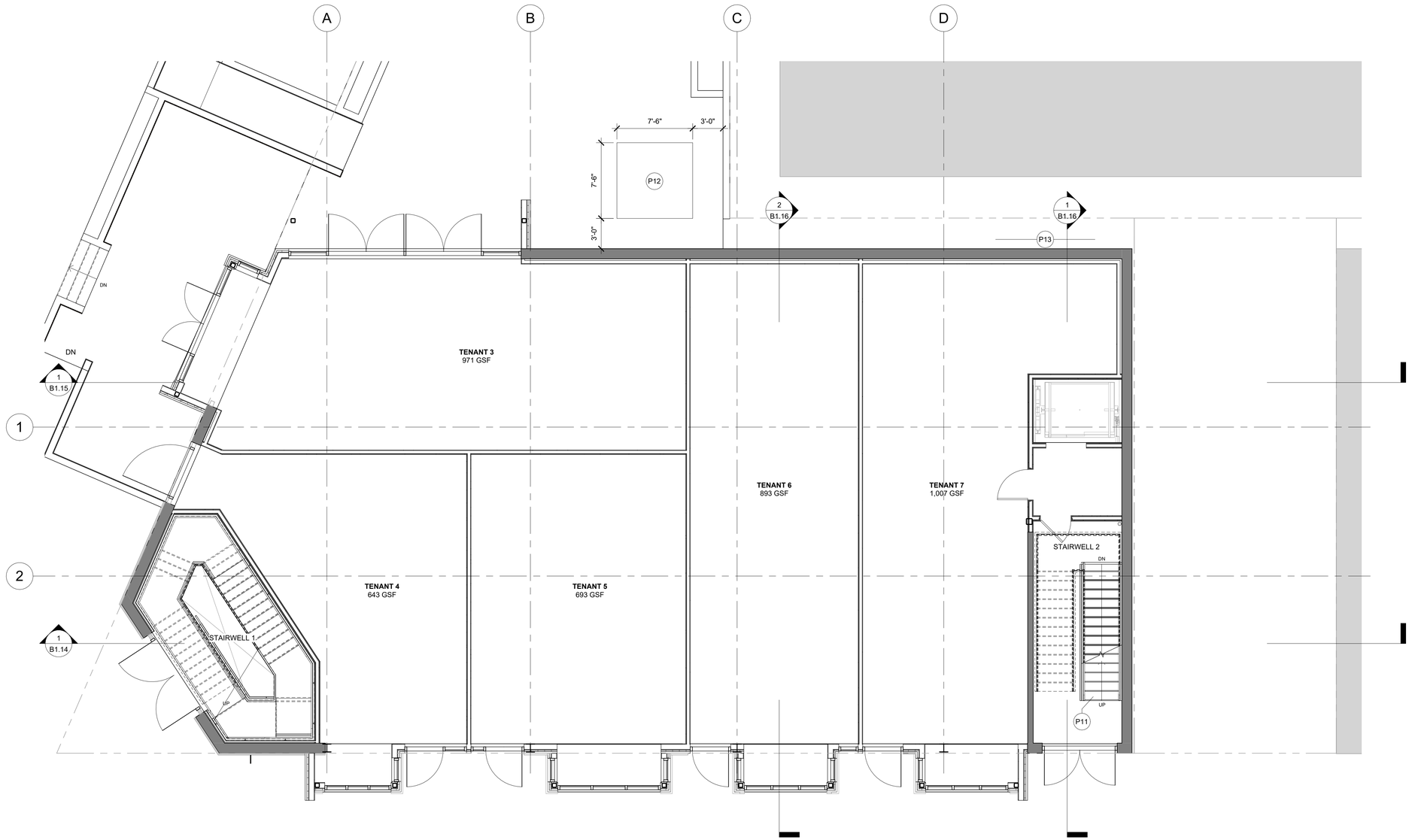

1 1ST FLOOR PLAN
1/B1.6 3/16" = 1'-0"

GENERAL NOTES - PLAN

A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL TENANT PARTITIONS TO BE RATED 1 HOUR
B. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
C. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
D. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
E. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
F. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH ENERGY CODE
G. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
H. ROOFS SHALL HAVE ONE OF THE FOLLOWING: 1.A MINIMUM THREE-YEAR-AGED SOLAR REFLECTANCE OF 0.55 AND A MINIMUM THREE-YEAR-AGED THERMAL EMITTANCE OF 0.75 WHEN TESTED IN ACCORDANCE WITH CRRC-1 STANDARD. 2.A MINIMUM INITIAL SOLAR REFLECTANCE INDEX OF 82 64 FOR ROOFS 2:12 OR LESS AND 39 FOR ROOFS GREATER THAN 2:12 IN SLOPE. WHEN DETERMINED IN ACCORDANCE WITH THE SOLAR REFLECTANCE INDEX METHOD IN ASTM E1980 USING A CONVECTION COEFFICIENT OF 2.1 BTU/H·FT2·°F, BASED ON THREE-YEAR-AGED SOLAR REFLECTANCE AND THREE-YEAR-AGED THERMAL EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1 STANDARD

PLAN KEYNOTES

P01	RECESSED FIRE EXTINGUISHER WITH 2-A RATING; IF TENANT IS A FOOD AND BEVERAGE ESTABLISHMENT PROVIDE RECESSED FIRE EXTINGUISHER WITH CLASS K RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR OR ONE PER TENANT; SEE G0006 FOR MOUNTING HEIGHT
P02	BICYCLE LOCKERS (2 TOTAL)
P03	WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
P04	UTILITY SINK
P05	SHORT TERM BIKE RACKS (4 TOTAL)
P06	42" GUARDRAIL
P07	SOLAR PANEL, TYP.
P08	GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
P09	MECH. AREA FOR CONDENSERS, SEE MEP SET
P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
P12	TRANSFORMER/TRANSFORMER PAD
P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P16	SCUPPER AND DOWNSPOUT
P17	ELEVATOR OVERRUN
P18	ROOF DRAIN AT MAIN ROOF. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
P19	INTERNAL WALL DRAIN
P20	NO SMOKING SIGN; MOUNTED 5'-0" AFF
P21	TALL PULL OUT PANTRY CABINET
P22	SHAFT FOR ELECTRICAL FEEDERS, REFRIDGERANT LINES, DATA & TELECOM, CORRIDOR HVAC
P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
PLAN - 1ST FLOOR

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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DISTRICT OF COLUMBIA · RONALD F. SCHNEIDER · 30109 · LICENSED ARCHITECT

PROJECT NUMBER
25048

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ISSUE DATE
10/30/2026

DRAWING NUMBER
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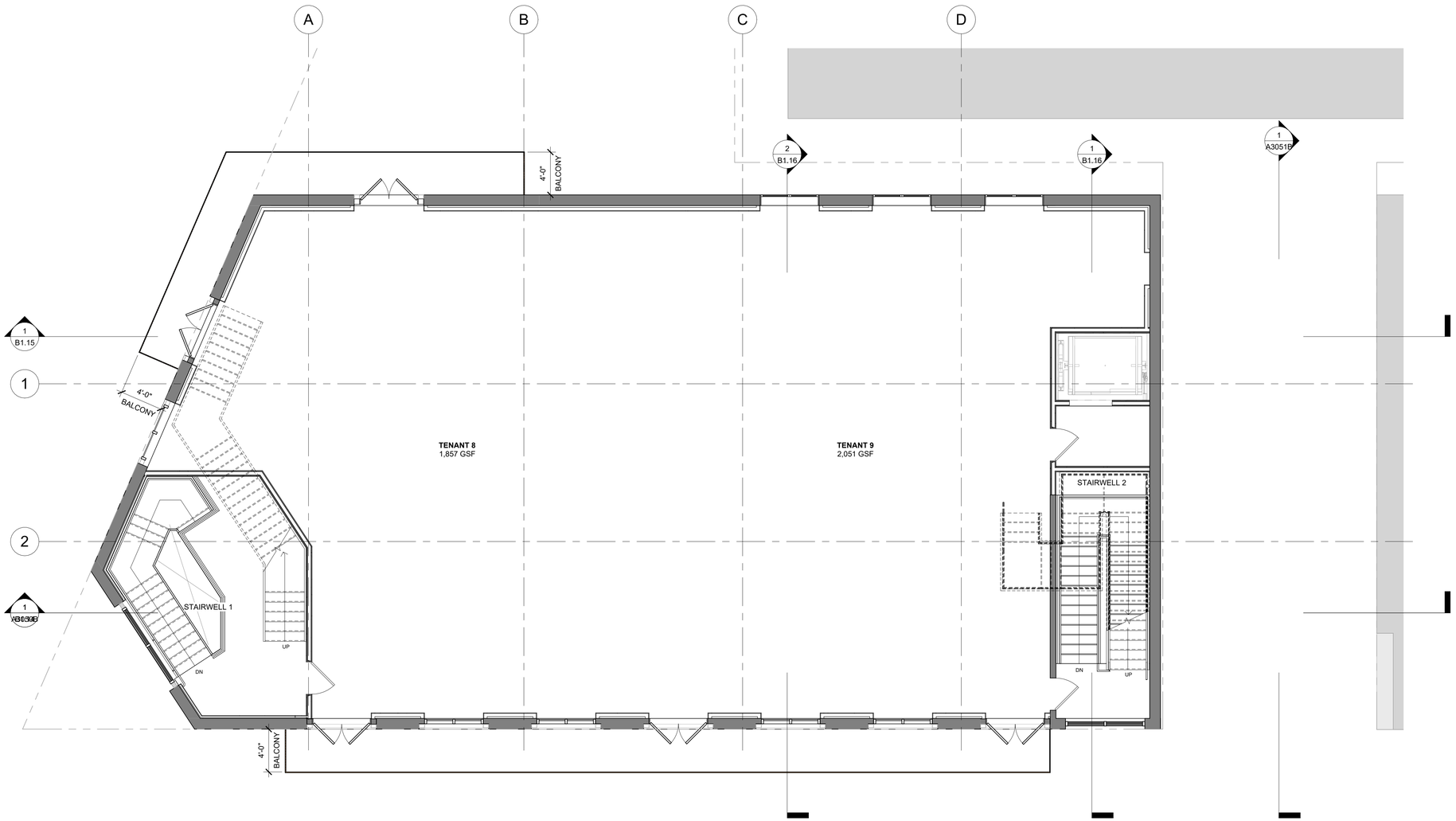

1 B1.7 2ND FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES - PLAN

A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL TENANT PARTITIONS TO BE RATED 1 HOUR
B. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
C. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
D. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
E. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
F. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH ENERGY CODE
G. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
H. ROOFS SHALL HAVE ONE OF THE FOLLOWING: 1.A MINIMUM THREE-YEAR-AGED SOLAR REFLECTANCE OF 0.55 AND A MINIMUM THREE-YEAR-AGED THERMAL EMITTANCE OF 0.75 WHEN TESTED IN ACCORDANCE WITH CRRC-1 STANDARD. 2.A MINIMUM INITIAL SOLAR REFLECTANCE INDEX OF 82 64 FOR ROOFS 2:12 OR LESS AND 39 FOR ROOFS GREATER THAN 2:12 IN SLOPE, WHEN DETERMINED IN ACCORDANCE WITH THE SOLAR REFLECTANCE INDEX METHOD IN ASTM E1980 USING A CONVECTION COEFFICIENT OF 2.1 BTU/H·FT2·°F, BASED ON THREE-YEAR-AGED SOLAR REFLECTANCE AND THREE-YEAR-AGED THERMAL EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1 STANDARD

PLAN KEYNOTES

P01	RECESSED FIRE EXTINGUISHER WITH 2-A RATING; IF TENANT IS A FOOD AND BEVERAGE ESTABLISHMENT PROVIDE RECESSED FIRE EXTINGUISHER WITH CLASS K RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR OR ONE PER TENANT; SEE G0006 FOR MOUNTING HEIGHT
P02	BICYCLE LOCKERS (2 TOTAL)
P03	WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
P04	UTILITY SINK
P05	SHORT TERM BIKE RACKS (4 TOTAL)
P06	42" GUARDRAIL
P07	SOLAR PANEL, TYP.
P08	GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
P09	MECH. AREA FOR CONDENSERS, SEE MEP SET
P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
P12	TRANSFORMER/TRANSFORMER PAD
P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
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P22	SHAFT FOR ELECTRICAL FEEDERS, REFRIDGERANT LINES, DATA & TELECOM, CORRIDOR HVAC
P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

134

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
PLAN - 2ND FLOOR

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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DISTRICT OF COLUMBIA
RONALD P. SCHNECK, JR.
LICENSED
ARCHITECT

PROJECT NUMBER
25048

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ISSUE DATE
10/30/2026

DRAWING NUMBER
B1.7

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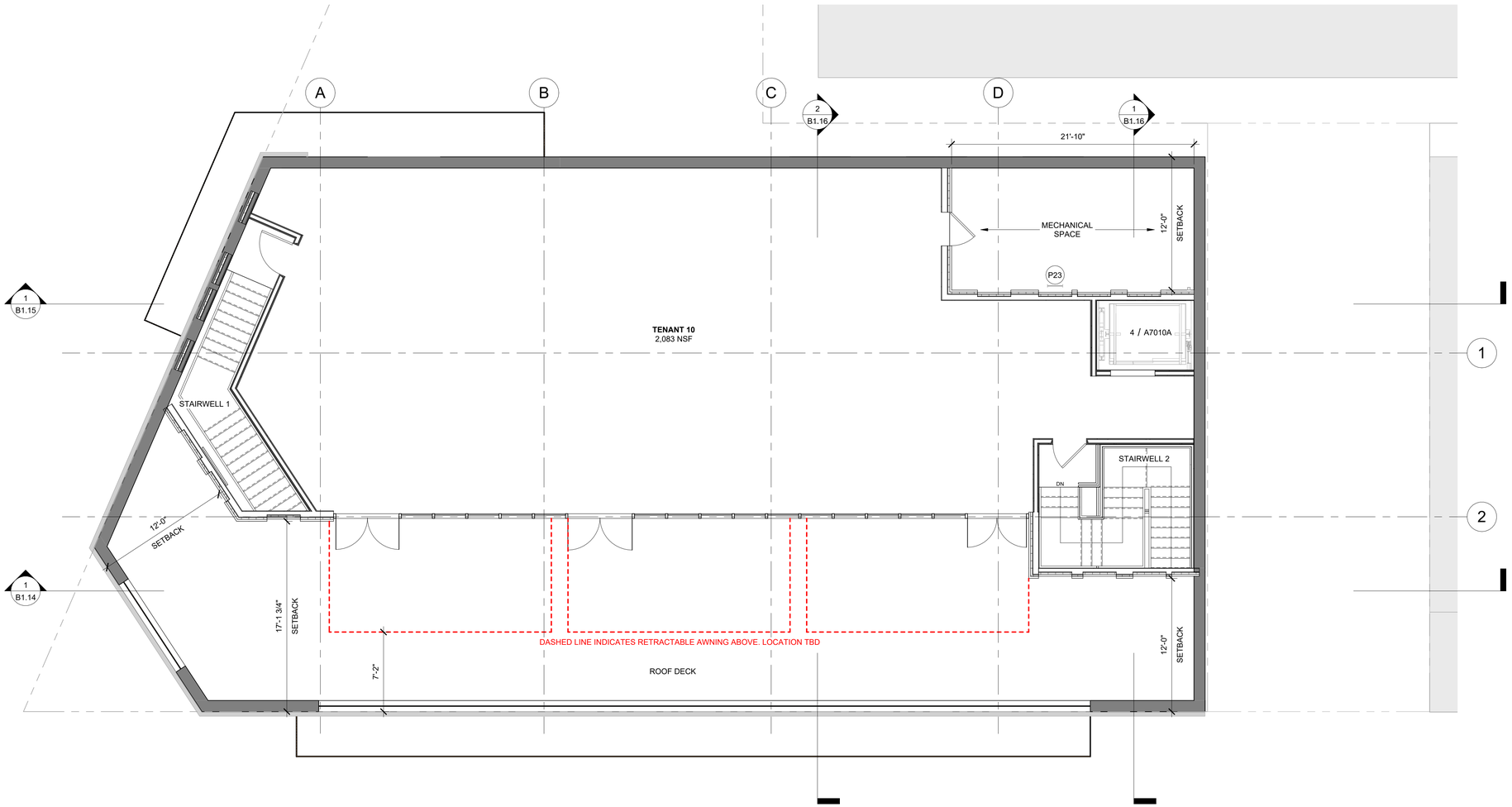

1 ROOF/PH
B1.8 3/16" = 1'-0"

GENERAL NOTES - PLAN

A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL TENANT PARTITIONS TO BE RATED 1 HOUR
B. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
C. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
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P10	4" STANDPIPE
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P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

134

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
PLAN - ROOF/PH

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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DISTRICT OF COLUMBIA
RONALD P. SCHNECK, JR.
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ARCHITECT

PROJECT NUMBER
25048

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ISSUE DATE
10/30/2026

DRAWING NUMBER
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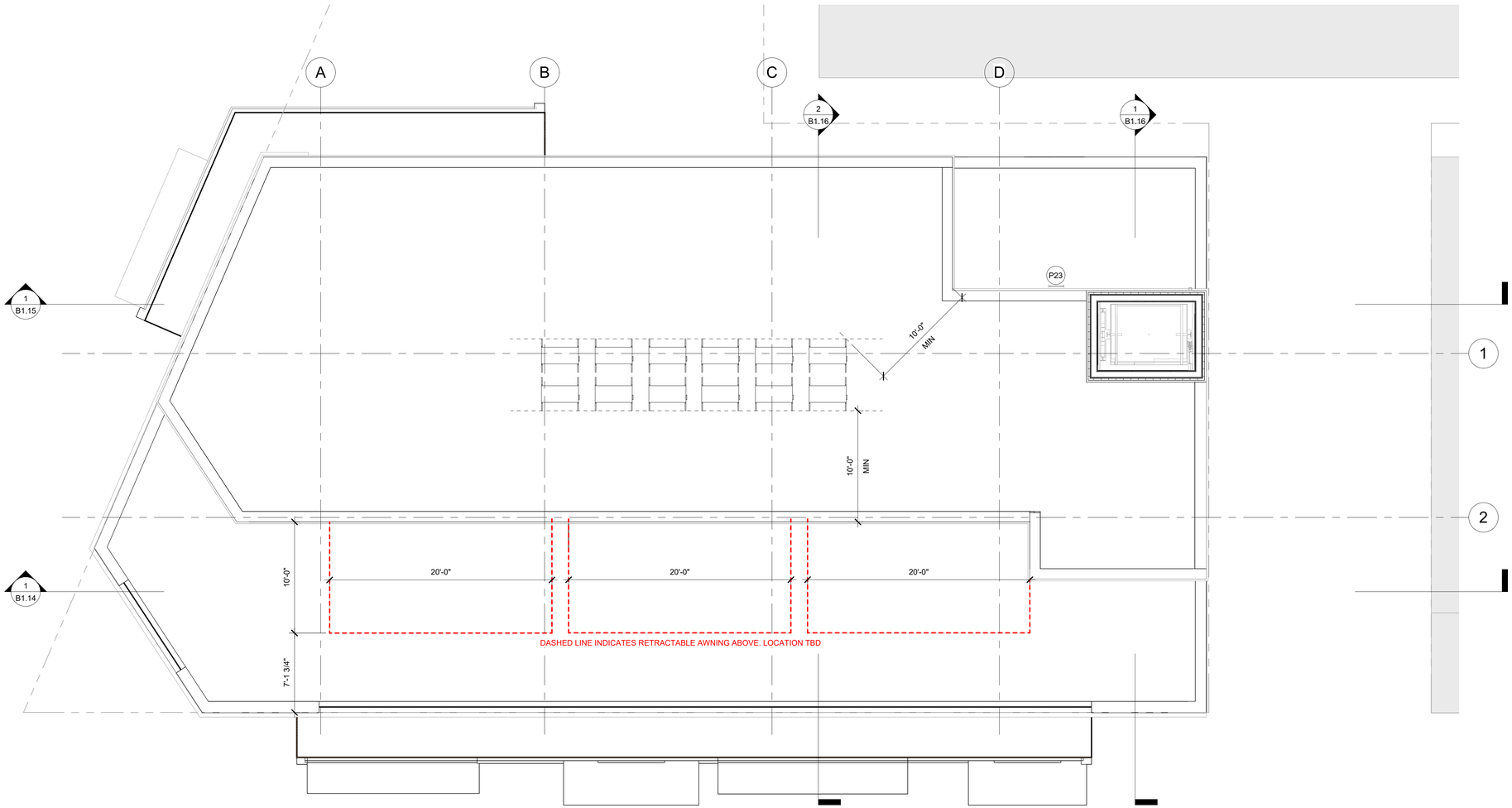

1 PH ROOF PLAN
B1.9 3/16" = 1'-0"

GENERAL NOTES - PLAN

A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL TENANT PARTITIONS TO BE RATED 1 HOUR
B. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
C. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
D. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
E. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
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PLAN KEYNOTES

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P10	4" STANDPIPE
P11	EXISTING STAIR TO REMAIN
P12	TRANSFORMER/TRANSFORMER PAD
P13	GAS METERS. SEE MEP
P14	OVERFLOW DRAIN
P15	ROOF DRAIN. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
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P18	ROOF DRAIN AT MAIN ROOF. NEW ROOF DRAINS TIED INTO EXISTING INTERIOR RAIN LEADERS
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P20	NO SMOKING SIGN; MOUNTED 5'-0" AFF
P21	TALL PULL OUT PANTRY CABINET
P22	SHAFT FOR ELECTRICAL FEEDERS, REFRIDGERANT LINES, DATA & TELECOM, CORRIDOR HVAC
P23	ROOF ACCESS LADDER

3X3 AREA FOR DOB USE

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
PLAN - PH ROOF

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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PROJECT NUMBER
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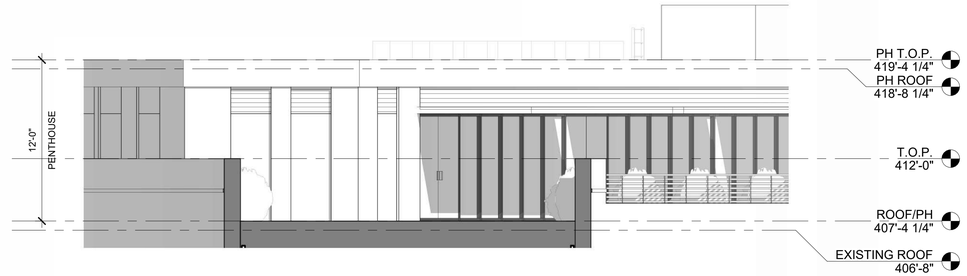
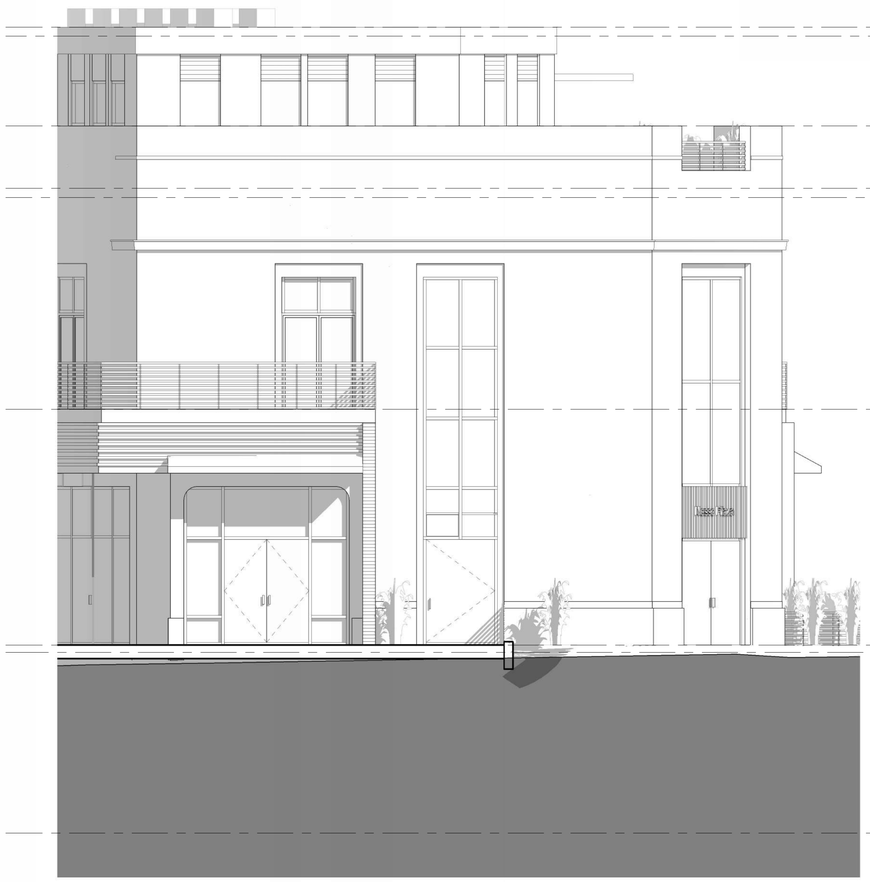
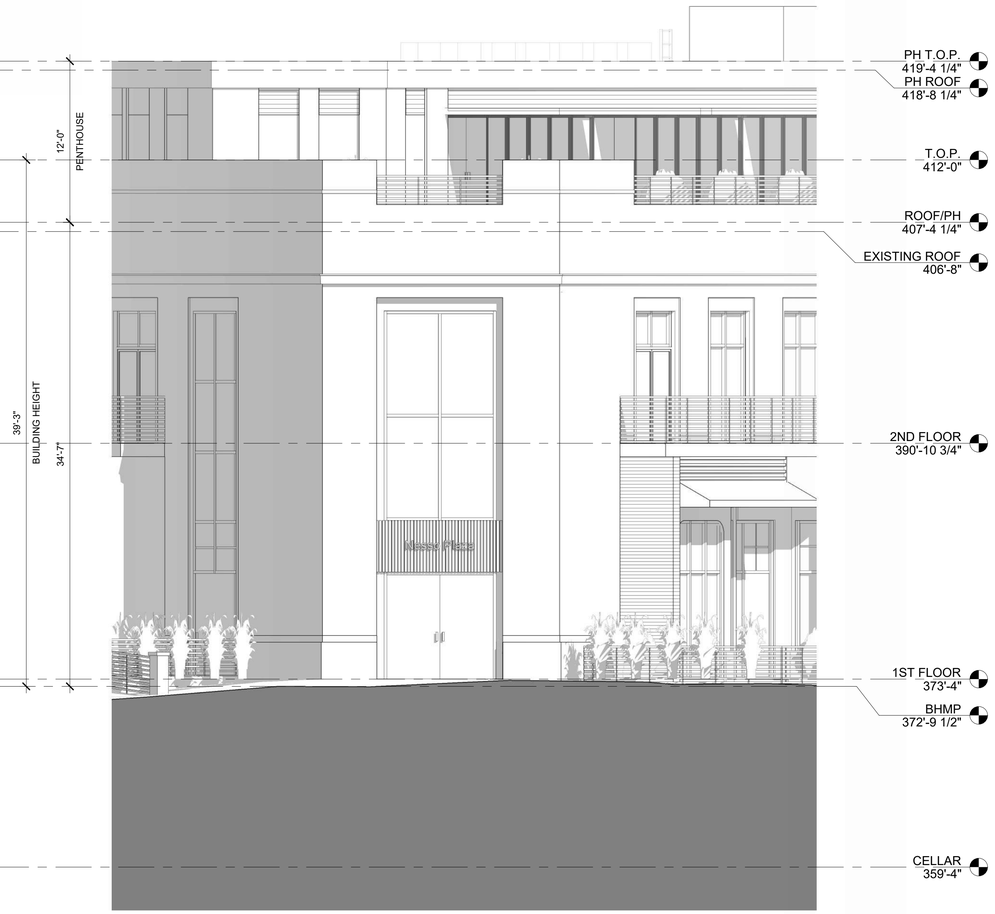


1A B1.10 NORTH ELEVATION 1 - PENTHOUSE
3/16" = 1'-0"



2 B1.10 NORTH ELEVATION 2
3/16" = 1'-0"



1 B1.10 NORTH ELEVATION 1
3/16" = 1'-0"

EXTERIOR MATERIALS

MARK	DESCRIPTION
MC1	METAL COPING
FC1	FIBER CEMENT - BEIGE
FC2	FIBER CEMENT - TAUPE
PC1	PAINTED CONCRETE
ST1	STUCCO
WD1	WOOD
WS1	WOOD SLAT

ELEVATION KEYNOTES

E01 ELEVATION NOTE

3X3 AREA FOR DOB USE

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PROJECT TITLE
4249-4251 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
NORTH ELEVATION

GRAPHIC SCALES

DATE	SUBMISSION NAME

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PROJECT NUMBER
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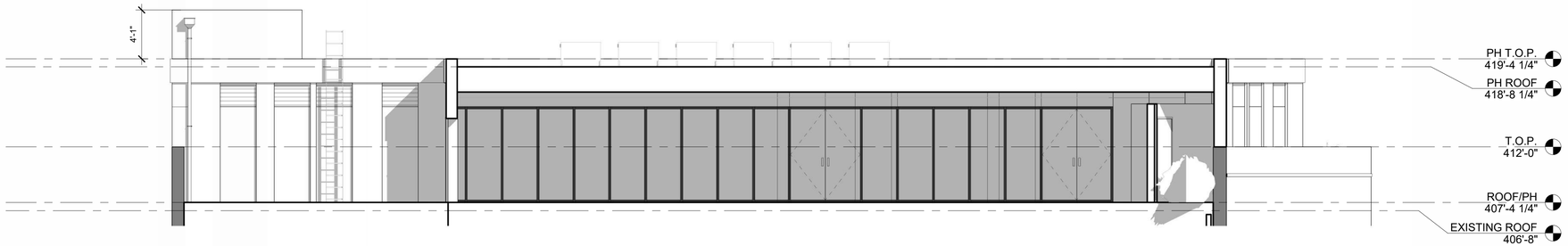
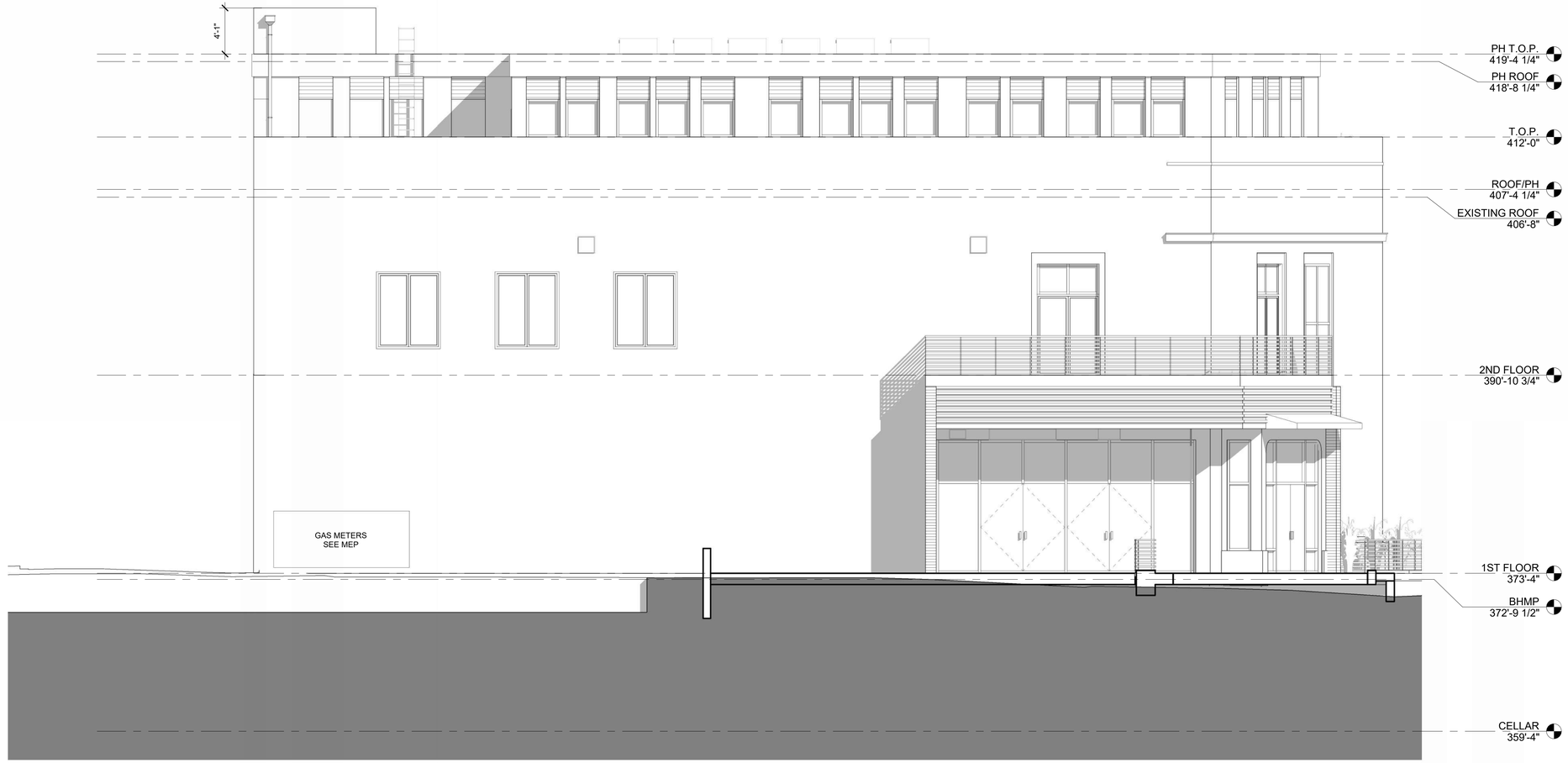


2 / B1.11 EAST ELEVATION PENTHOUSE
3/16" = 1'-0"



1 / B1.11 EAST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

MARK	DESCRIPTION
MC1	METAL COPING
FC1	FIBER CEMENT - BEIGE
FC2	FIBER CEMENT - TAUPE
PC1	PAINTED CONCRETE
ST1	STUCCO
WD1	WOOD
WS1	WOOD SLAT

ELEVATION KEYNOTES

E01 ELEVATION NOTE

3X3 AREA FOR DOB USE

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1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE

4249-4251 Wisconsin Avenue NW

Washington, DC 20016

DRAWING TITLE

EAST ELEVATION

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

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DISTRICT OF COLUMBIA
DONALD P. SCHMITT
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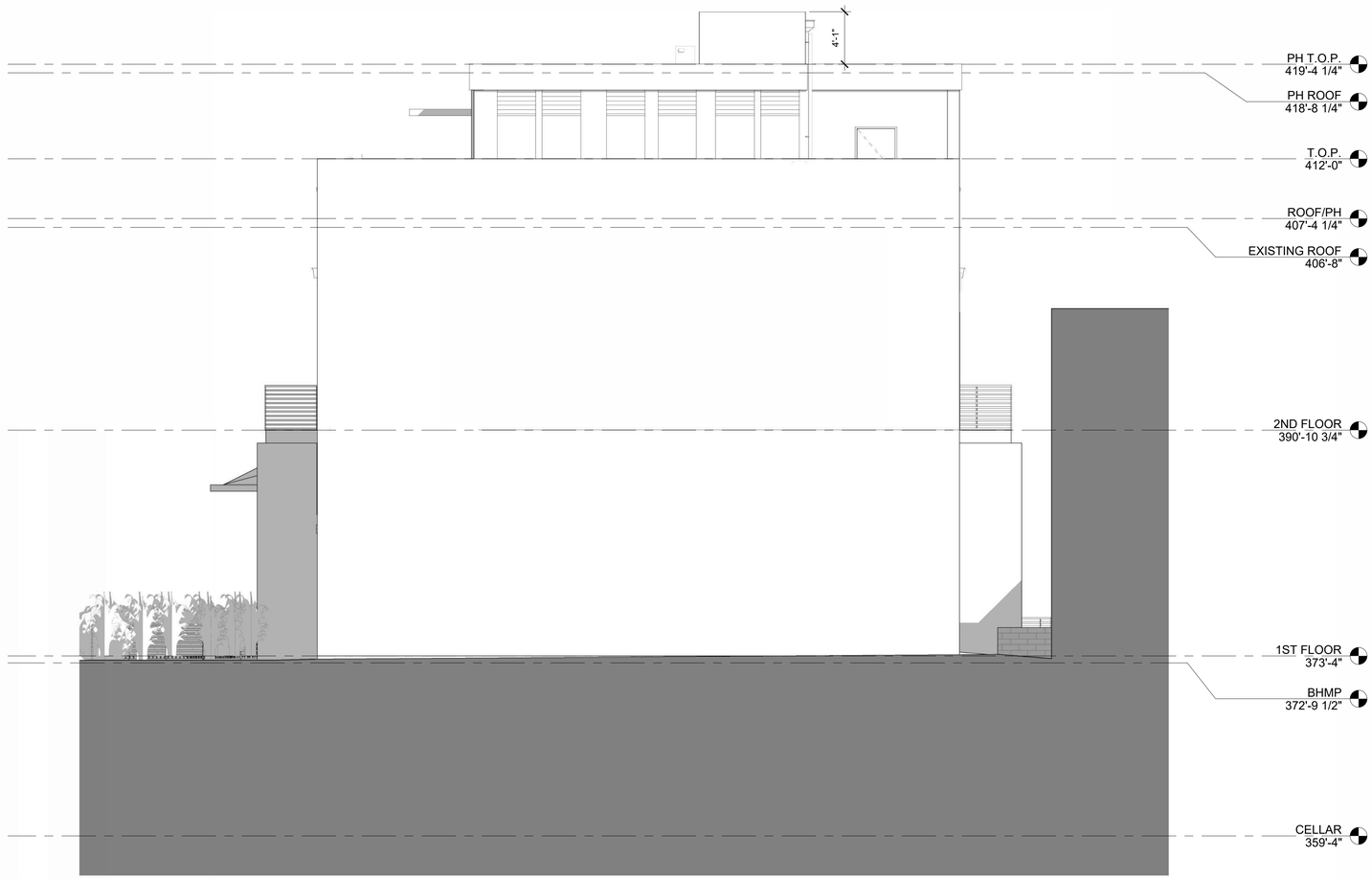

1 B1.12 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

MARK	DESCRIPTION
MC1	METAL COPING
FC1	FIBER CEMENT - BEIGE
FC2	FIBER CEMENT - TAUPE
PC1	PAINTED CONCRETE
ST1	STUCCO
WD1	WOOD
WS1	WOOD SLAT

ELEVATION KEYNOTES

E01 ELEVATION NOTE

3X3 AREA FOR DOB USE

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1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE

4249-4251 Wisconsin Avenue NW

Washington, DC 20016

DRAWING TITLE

SOUTH ELEVATION

GRAPHIC SCALES

DATE	SUBMISSION NAME

#	DATE	DESCRIPTION

STAMP

DISTRICT OF COLUMBIA
DONALD P. SCHNEIDER
LICENSED ARCHITECT

PROJECT NUMBER
25048

SCALE
As indicated

ISSUE
BZA Set

ISSUE DATE
10/30/2026

DRAWING NUMBER

B1.12

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2 WEST ELEVATION PENTHOUSE
B1.13 3/16" = 1'-0"

1 WEST ELEVATION
B1.13 3/16" = 1'-0"

EXTERIOR MATERIALS

MARK	DESCRIPTION
MC1	METAL COPING
FC1	FIBER CEMENT - BEIGE
FC2	FIBER CEMENT - TAUPE
PC1	PAINTED CONCRETE
ST1	STUCCO
WD1	WOOD
WS1	WOOD SLAT

ELEVATION KEYNOTES

E01 ELEVATION NOTE

3X3 AREA FOR DOB USE

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WEST ELEVATION

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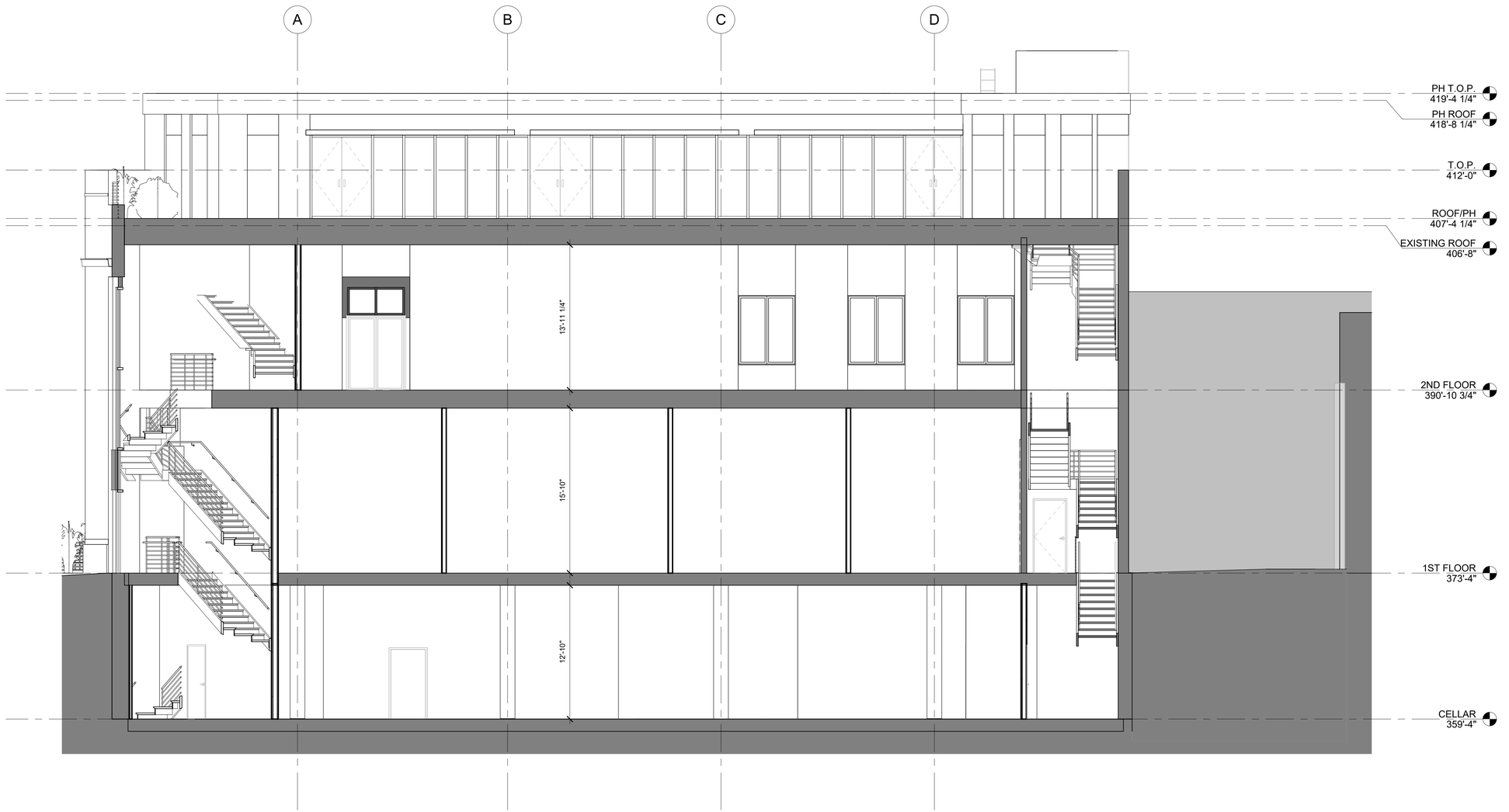

1 B1.14 LONGITUDINAL SECTION 1
3/16" = 1'-0"

3X3 AREA FOR DOB USE

134

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PROJECT TITLE
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DRAWING TITLE
BUILDING SECTIONS

GRAPHIC SCALES

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PROJECT NUMBER
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SCALE
3/16" = 1'-0"

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ISSUE DATE
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B1.14

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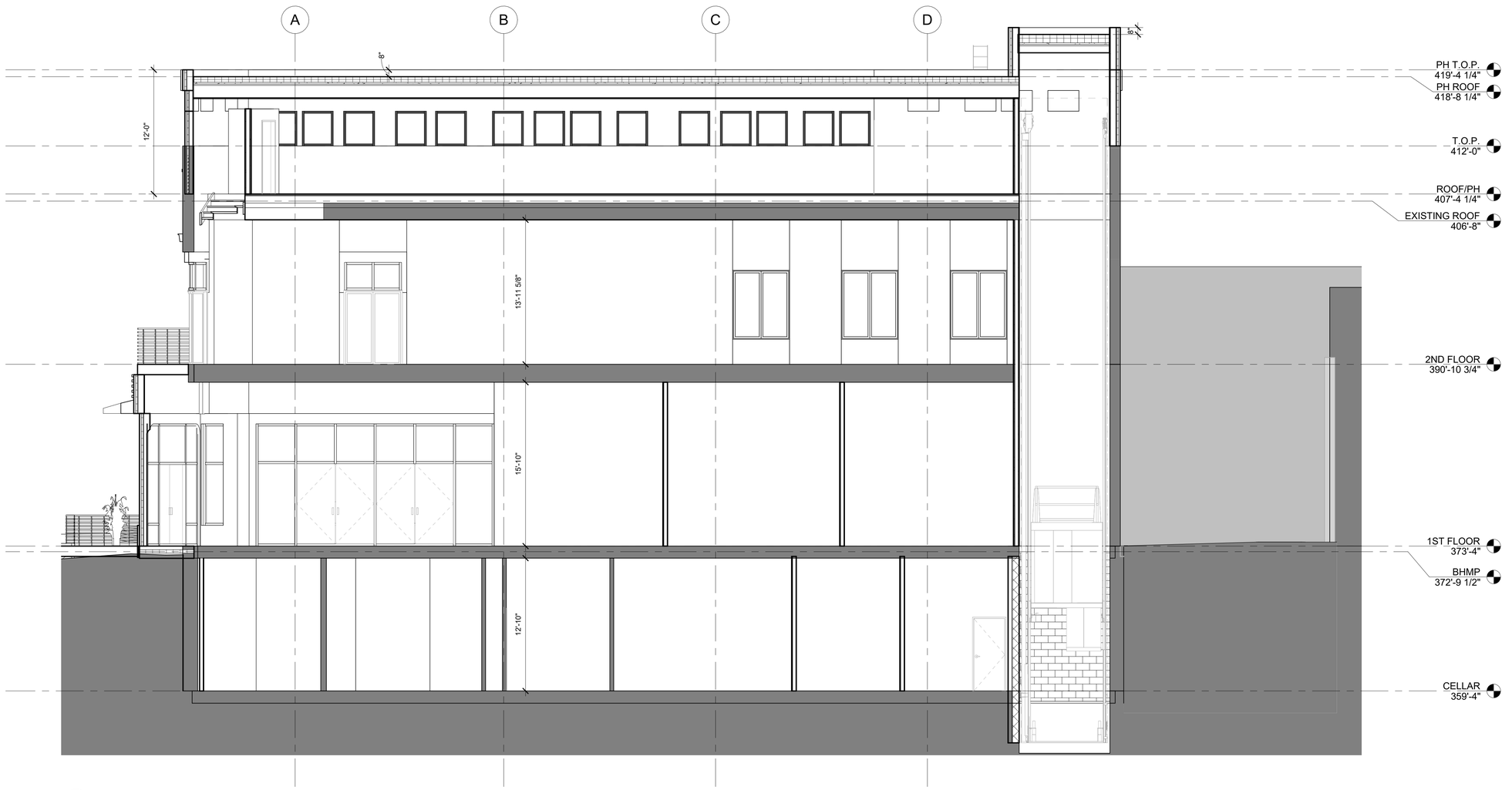

1 B1.15 LONGITUDINAL SECTION 2
3/16" = 1'-0"

3X3 AREA FOR DOB USE

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SCALE
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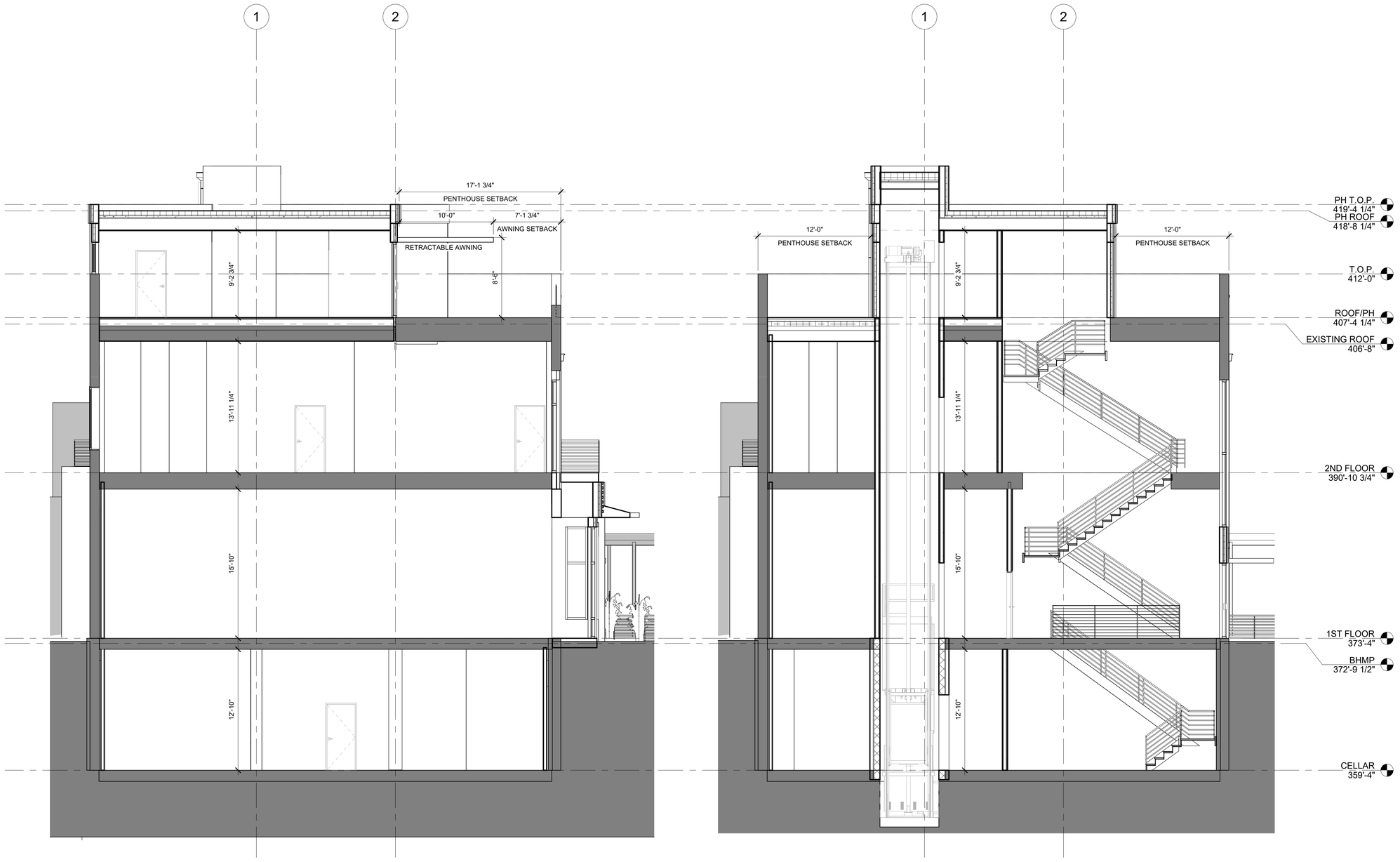

2 B1.16 TRANSVERSE SECTION 2
3/16" = 1'-0"

1 B1.16 TRANSVERSE SECTION 1
3/16" = 1'-0"

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3X3 AREA FOR DOB USE

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