

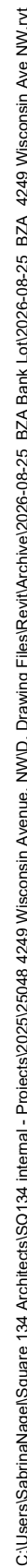
**4249 Wisconsin
Avenue NW
Washington, DC 20016**

GRAPHIC SCALES

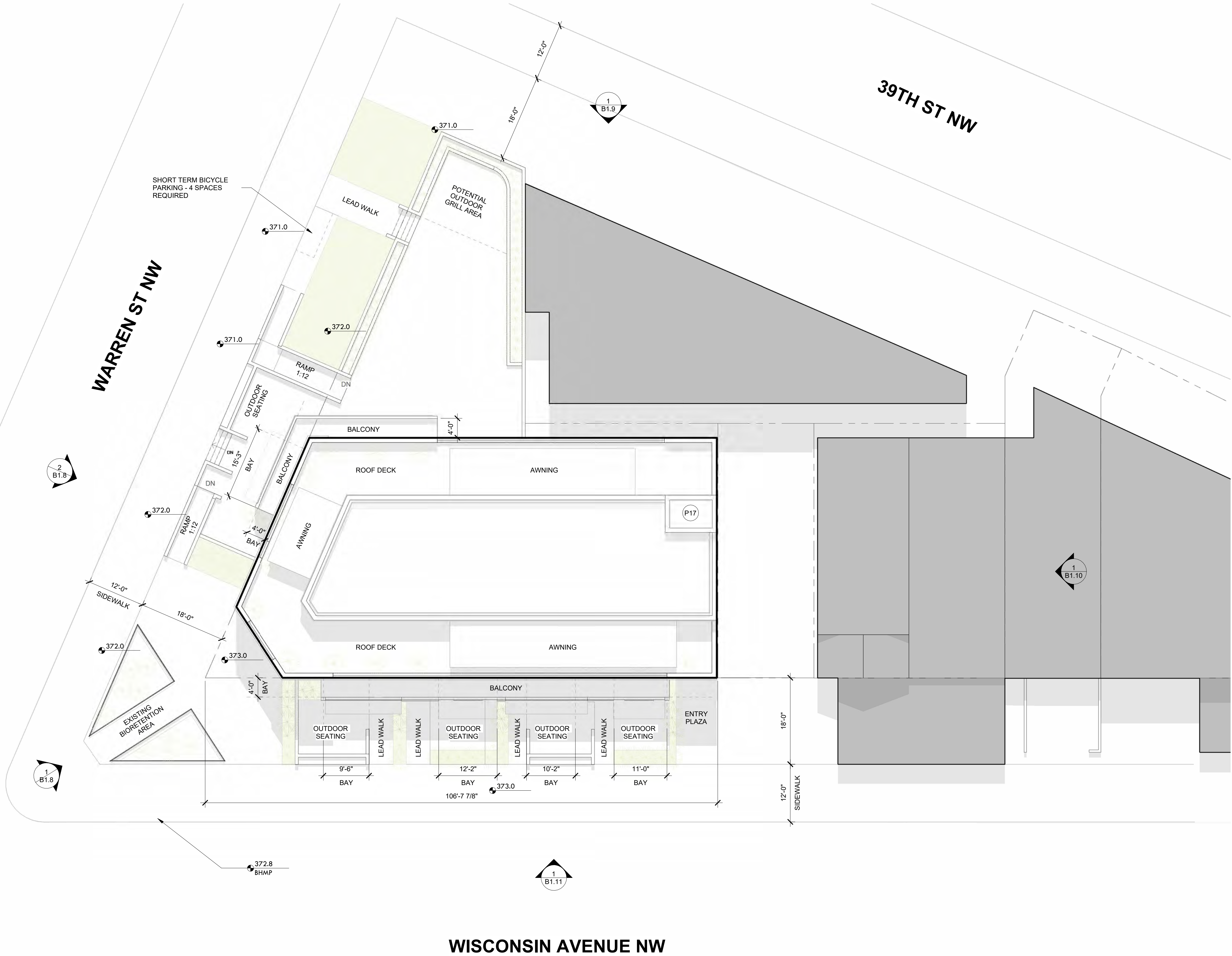
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WISCONSIN AVENUE NW

- 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

3X3 AREA FOR DOB USE



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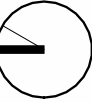
4249 Wisconsin Avenue NW
Washington, DC 20016

DRAWING TITLE
ARCHITECTURAL SITE PLAN

GRAPHIC SCALES

PLAN KEYNOTES

- P01 RECESSED FIRE EXTINGUISHER WITH 2-A RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR; SEE G0006 FOR MOUNTING HEIGHT
- P02 BICYCLE LOCKERS (2 TOTAL)
- P03 WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
- P04 UTILITY SINK
- P05 PLANTER WITH BENCH
- P06 HOSE BIB WITH LOCK
- P07 SOLAR PANEL, TYP.
- P08 GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
- P09 MECH. AREA FOR CONDENSERS, GENERATOR, SEE MEP SET
- P10 40 GALLON LOWBOY ELEC WATER HEATER, 24" DIA, BELOW HANGING STORAGE
- P11 WASHER / DRYER
- P12 WASH BOX / DRYER BOX WALL
- P13 RIDGE
- P14 OVERFLOW DRAIN
- P15 ROOF DRAIN AT PH ROOF
- P16 INTERNAL WALL DRAIN TO WALL SPOUT AT BASE OF WALL; MOUNTED 1'-0" ABOVE FLR ELEVATION
- P17 ELEVATOR OVERRUN
- P18 ROOF DRAIN AT MAIN ROOF
- P19 DRAIN LINE RUN THROUGH TRUSSES (SOLID GREY LINES)
- 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 - SHIPS LADDER AND 4'x4' ROOF HATCH
- P24 INTERNAL DRAIN FROM 4TH FLR CEILING TO 2ND FLR / 1ST FLR CEILING
- P25 WALL SCUPPER OVERFLOW DRAIN



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DATE DESCRIPTION

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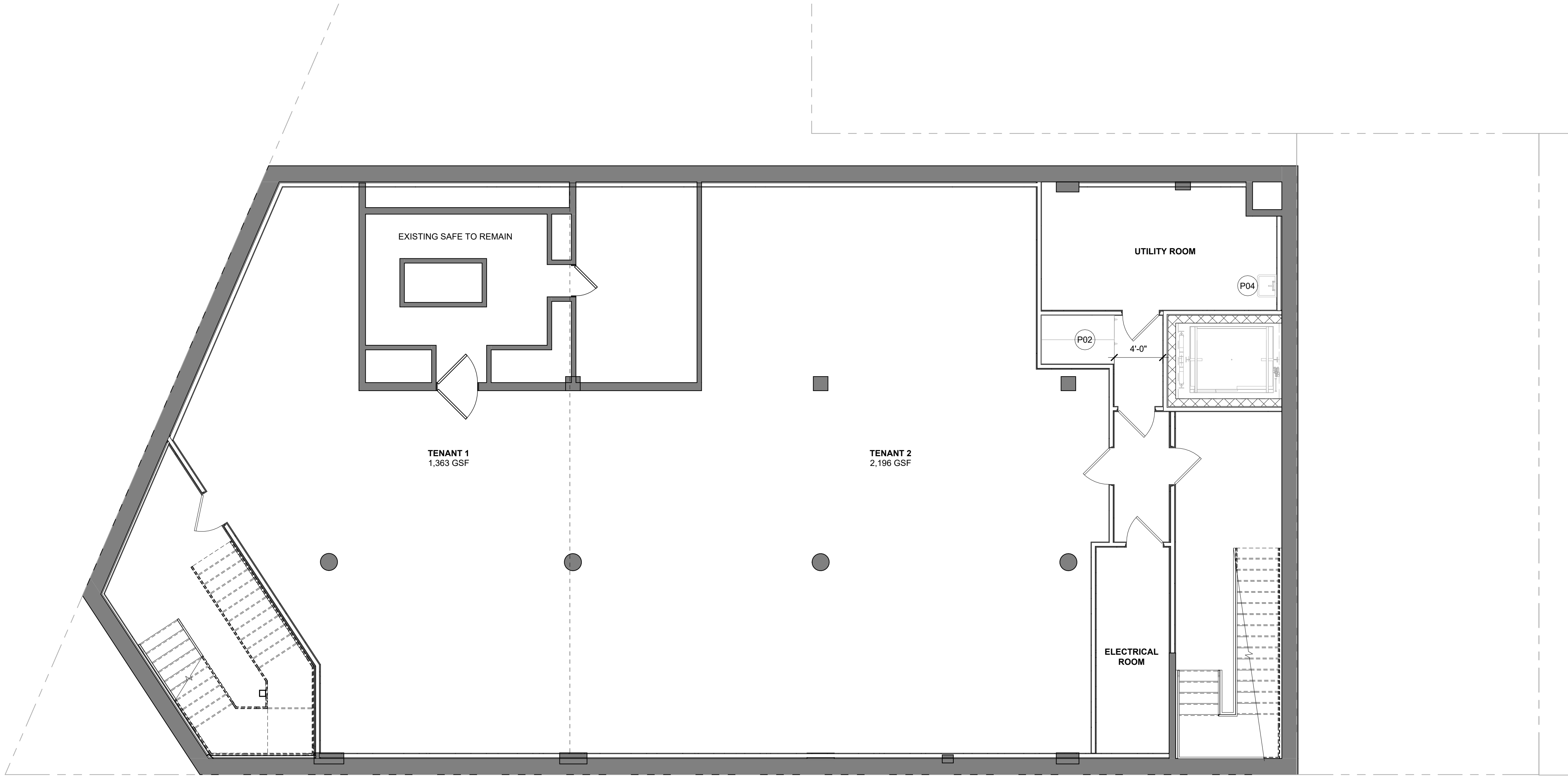
ISSUE
BZA SET

ISSUE DATE
08/25/2026

DRAWING NUMBER

B1.2

1
B1.2 3/32" = 1'-0"



1 CELLAR PLAN
B1.3 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; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR; SEE G0006 FOR MOUNTING HEIGHT
- P02 BICYCLE LOCKERS (2 TOTAL)
- P03 WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
- P04 UTILITY SINK
- P05 PLANTER WITH BENCH
- P06 HOSE BIB WITH LOCK
- P07 SOLAR PANEL, TYP.
- P08 GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
- P09 MECH. AREA FOR CONDENSERS, GENERATOR, SEE MEP SET
- P10 40 GALLON LOWBOY ELEC WATER HEATER, 24" DIA, BELOW HANGING STORAGE
- P11 WASHER / DRYER
- P12 WASH BOX / DRYER BOX WALL
- P13 RIDGE
- P14 OVERFLOW DRAIN
- P15 ROOF DRAIN AT PH ROOF
- P16 INTERNAL WALL DRAIN TO WALL SPOUT AT BASE OF WALL; MOUNTED 1'-0" ABOVE FLR ELEVATION
- P17 ELEVATOR OVERRUN
- P18 ROOF DRAIN AT MAIN ROOF
- P19 DRAIN LINE RUN THROUGH TRUSSES (SOLID GREY LINES)
- 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 - SHIPS LADDER AND 4'x4' ROOF HATCH
- P24 INTERNAL DRAIN FROM 4TH FLR CEILING TO 2ND FLR / 1ST FLR CEILING
- P25 WALL SCUPPER OVERFLOW DRAIN

3X3 AREA FOR DOB USE



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DRAWING TITLE
PLAN - CELLAR

GRAPHIC SCALES



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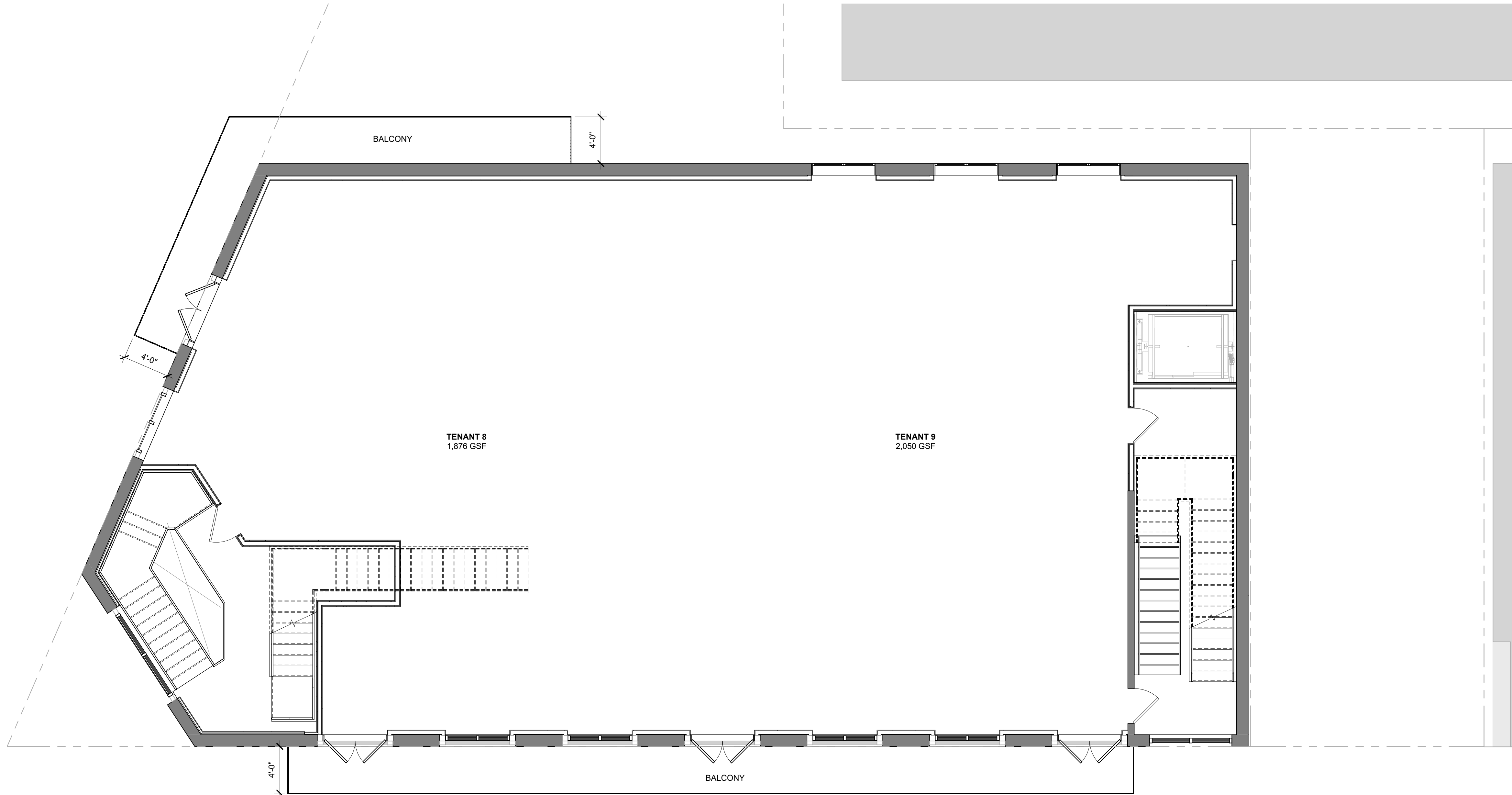
ISSUE
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ISSUE DATE
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DRAWING NUMBER

B1.3

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1 2ND FLOOR PLAN
B1.5 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 E1880 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; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR; SEE G0006 FOR MOUNTING HEIGHT
- P02 BICYCLE LOCKERS (2 TOTAL)
- P03 WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
- P04 UTILITY SINK
- P05 PLANTER WITH BENCH
- P06 HOSE BIB WITH LOCK
- P07 SOLAR PANEL, TYP.
- P08 GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
- P09 MECH. AREA FOR CONDENSERS, GENERATOR, SEE MEP SET
- P10 40 GALLON LOWBOY ELEC WATER HEATER, 24" DIA, BELOW HANGING STORAGE
- P11 WASHER / DRYER
- P12 WASH BOX / DRYER BOX WALL
- P13 RIDGE
- P14 OVERFLOW DRAIN
- P15 ROOF DRAIN AT PH ROOF
- P16 INTERNAL WALL DRAIN TO WALL SPOUT AT BASE OF WALL; MOUNTED 1'-0" ABOVE FLR ELEVATION
- P17 ELEVATOR OVERRUN
- P18 ROOF DRAIN AT MAIN ROOF
- P19 DRAIN LINE RUN THROUGH TRUSSES (SOLID GREY LINES)
- 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 - SHIPS LADDER AND 4'x4' ROOF HATCH
- P24 INTERNAL DRAIN FROM 4TH FLR CEILING TO 2ND FLR / 1ST FLR CEILING
- P25 WALL SCUPPER OVERFLOW DRAIN

3X3 AREA FOR DOB USE



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DRAWING TITLE
PLAN - 2ND FLOOR

GRAPHIC SCALES



DATE SUBMISSION NAME

DATE DESCRIPTION

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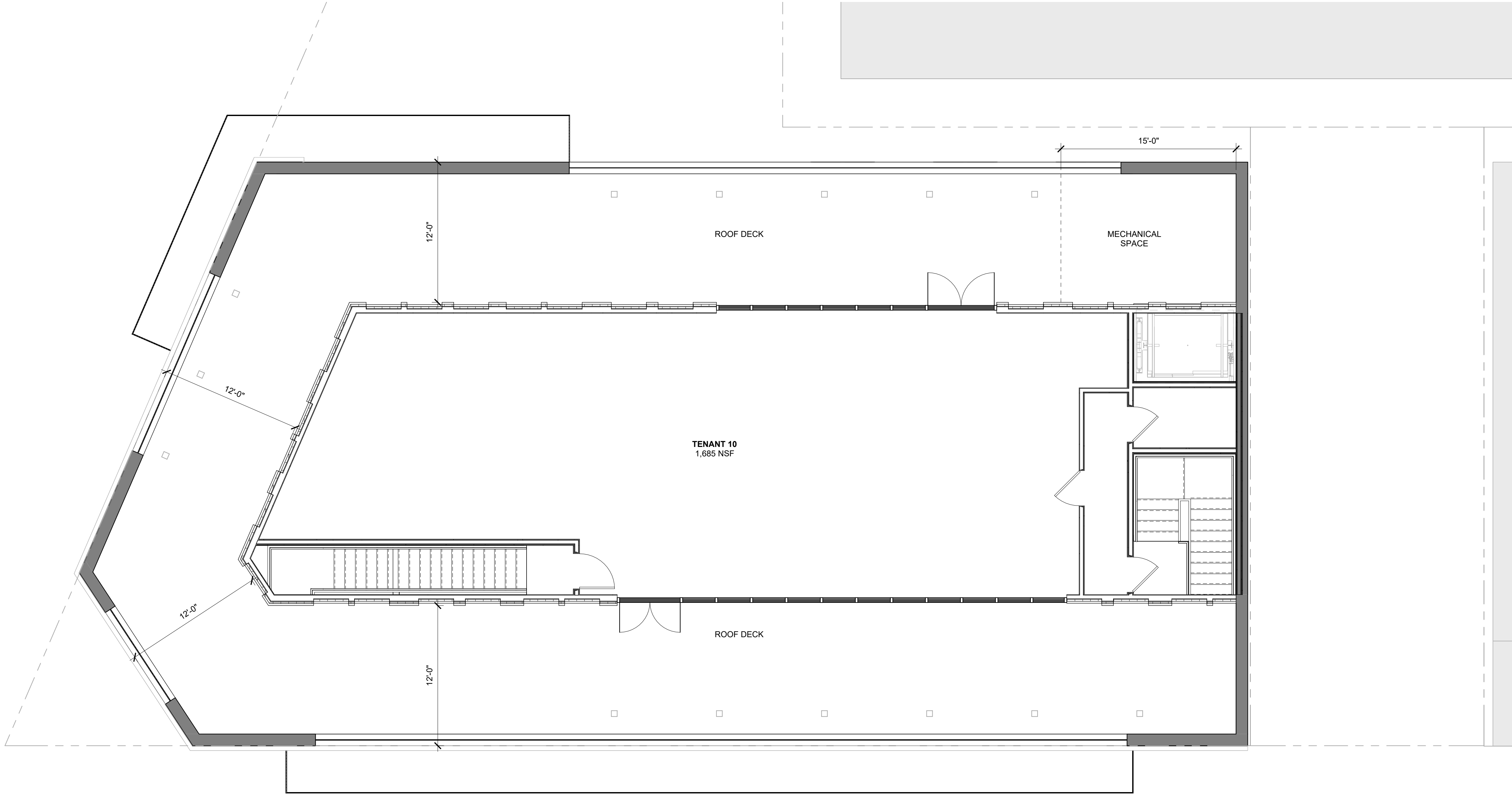
SCALE
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BZA SET

ISSUE DATE
08/25/2026

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B1.5



1	ROOF/PH
B1.6	$3/16" = 1'-0"$

GENERAL NOTES - PLAN

- A. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL EXTERIOR 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 ROOF OPENINGS
- D. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
- E. SLOPE ROOFS @ MINIMUM 1/4" AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
- F. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH ENR-1 STANDARD
- G. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
- H. ROOFS SHALL HAVE ONE OF THE FOLLOWING: 1A MINIMUM THREE-YEAR-AGED SOLAR REFLECTANCE INDEX OF 0.55 AND A MINIMUM THREE-YEAR-AGED THERMAL EMITTANCE OF 0.75 WHEN TESTED IN ACCORDANCE WITH CRR-1-1
- I. ROOFS SHALL HAVE 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 USING THE SINGLE-WAVELENGTH REFLECTANCE INDEX METHOD OF 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 CRR-1 STANDARD

PLAN KEYNOTES

- 001 RECURRING HANGERS WITH
002 RATING: 7/10 PER FLOOR TO
003 COVER: 6,700 SF AREA PER FLOOR;
004 SEE 60006 FOR MOUNTING HEIGHT
- 002 BICYCLE LOCKINGS (2 TOTAL)
- 003 WATER FILLING STATION AND
004 DRINKING FOUNTAIN WITH WATER
005 FILTER
- 004 UTILITY SINK
- 005 PLANTER WITH BENCH
- 006 HOSE BIB WITH LOCK
- 007 SOLAR PANEL, TYP.
- 008 GREEN INFO, SEE CIVIL FOR MORE
009 DETAILLED INFO. 208 SF MINIMUM
- 009 MECH. AREA FOR CONDENSERS,
010 GENERATOR, SEE MEP SET
- 010 4 GALLON LOWBOY ELEC WANG
011 HED. 1" DIA.; BELOW HANGING
012 STRUT
- 011 WASHER / DRYER
- 012 WASH BOIL / DRYER BOX WALL
- 013 RIDGE
- 014 OVERFLOW DRAIN
- 015 ROOF DRAIN AT PH ROOF
- 016 INTERNAL WATER DRAIN TO WALL
017 SPOUT AT BASE OF WALL; MOUNTED
018 1'0" ABOVE FLR ELEVATION
- 017 ELEV. 1'0" ABOVE OVERFLOW
- 018 DRAIN DRAIN AT MAIN ROOF
- 019 DRAIN LINE RUN THROUGH TRUSSES
020 (SOLID GRG LINES)
- 020 NO SMOKING SIGN; MOUNTED 5'-0" AFF
021 WALL
- 021 TALL PULL OUT PANTRY CABINET
- 022 SHAFT FOR ELECTRICAL, FEEDERS,
023 REFRIGERANT LINES, DATA &
024 TELECOM, CORRIDOR HVAC
- 023 ROOF ACCESS - SHIPS LADDER AND
024 STAIRS
- 024 INTERNAL DRAIN FROM 4TH FLR
025 CEILING TO 2ND FLR / 1ST FLR CEILING
- 025 WALL SCUPPER OVERFLOW DRAIN

3X3 AREA FOR DOB USE



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PLAN - ROOF/PH

GRAPHIC SCALES



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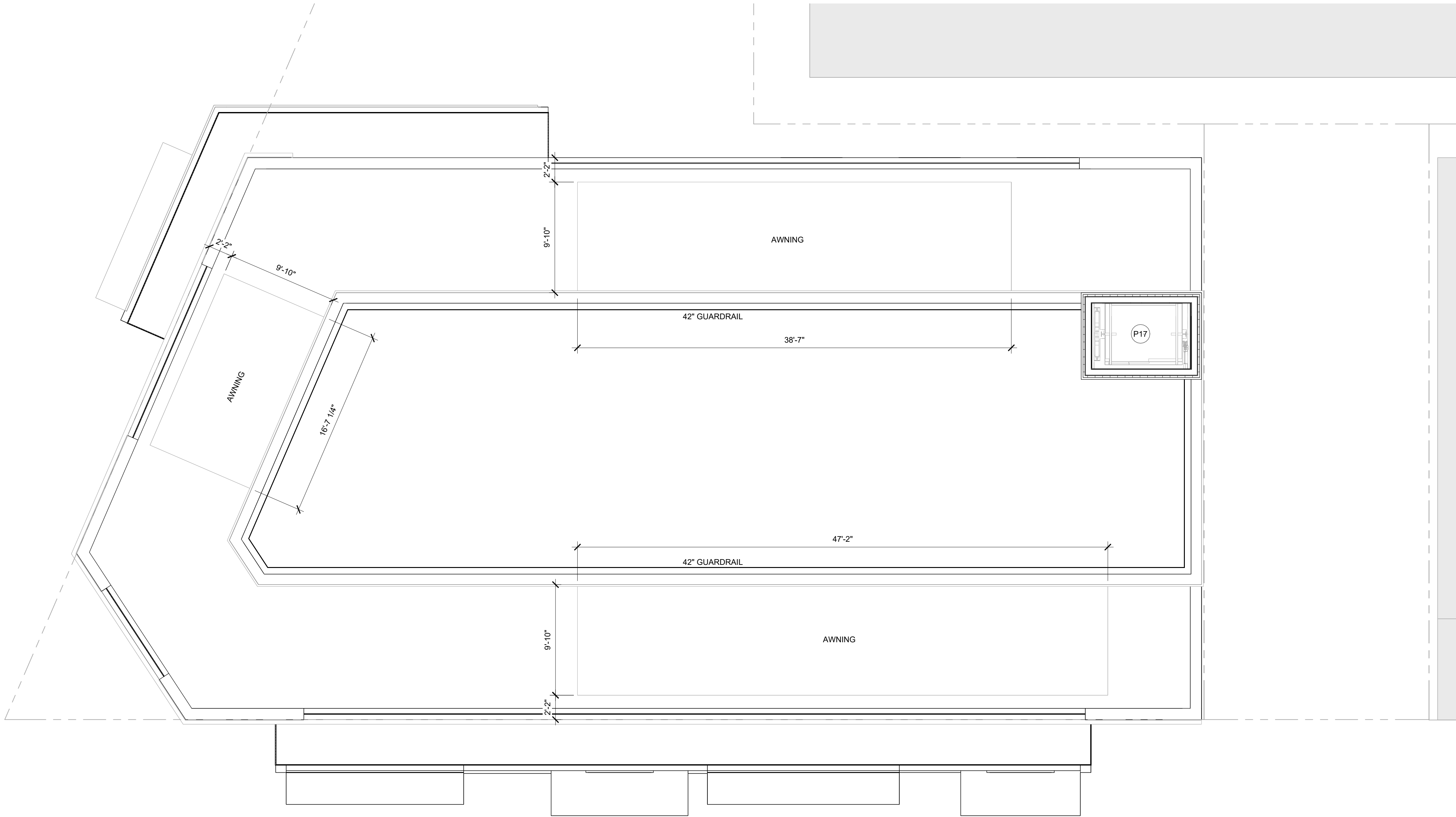
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B1.6

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1 PH ROOF PLAN
B1.7 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
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PLAN KEYNOTES

- P01 RECESSED FIRE EXTINGUISHER WITH 2-A RATING; TWO PER FLOOR TO COVER 6,700 SF AREA PER FLOOR; SEE G0006 FOR MOUNTING HEIGHT
- P02 BICYCLE LOCKERS (2 TOTAL)
- P03 WATER FILLING STATION AND DRINKING FOUNTAIN WITH WATER FILTER
- P04 UTILITY SINK
- P05 PLANTER WITH BENCH
- P06 HOSE BIB WITH LOCK
- P07 SOLAR PANEL, TYP.
- P08 GREEN ROOF, SEE CIVIL FOR MORE DETAILED INFO. 208 SF MINIMUM
- P09 MECH. AREA FOR CONDENSERS, GENERATOR, SEE MEP SET
- P10 40 GALLON LOWBOY ELEC WATER HEATER; 24" DIA; BELOW HANGING STORAGE
- P11 WASHER / DRYER
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- P13 RIDGE
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- P19 DRAIN LINE RUN THROUGH TRUSSES (SOLID GREY LINES)
- P20 NO SMOKING SIGN; MOUNTED 5'-0" AFF
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- P24 INTERNAL DRAIN FROM 4TH FLR CEILING TO 2ND FLR / 1ST FLR CEILING
- P25 WALL SCUPPER OVERFLOW DRAIN

3X3 AREA FOR DOB USE



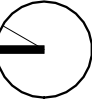
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PLAN - PH ROOF

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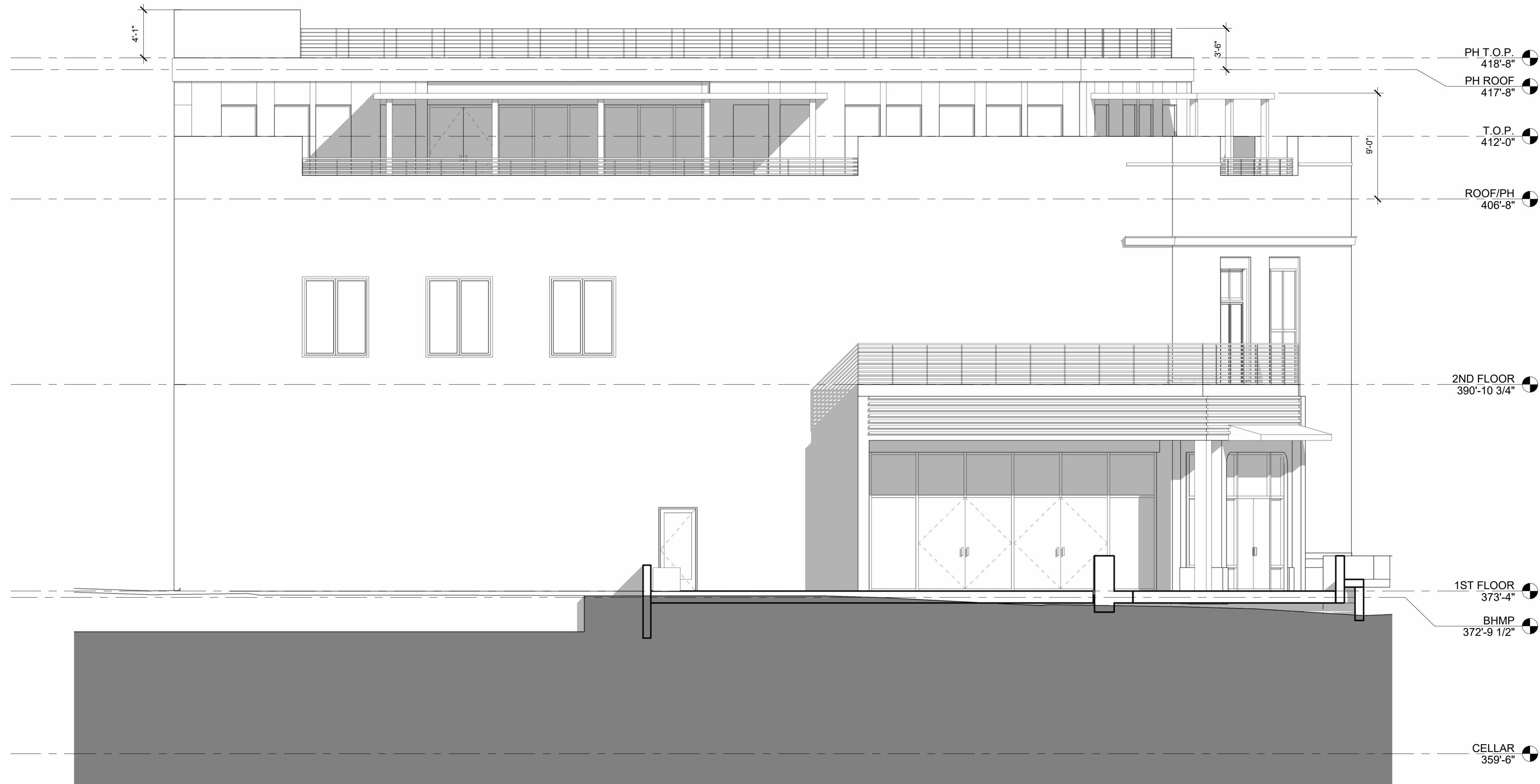
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ISSUE DATE
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DRAWING NUMBER

B1.8





1 EAST ELEVATION
B1.9 3/16" = 1'-0"

EXTERIOR MATERIALS	
MARK	DESCRIPTION
CP1	 FIBER CEMENT PANEL
CM1	 CORRUGATED METAL
MC1	 METAL COPING
PC1	 PAINTED CONCRETE
PM1	PAINTED METAL
WT1	WOOD TILE

3X3 AREA FOR DOB USE



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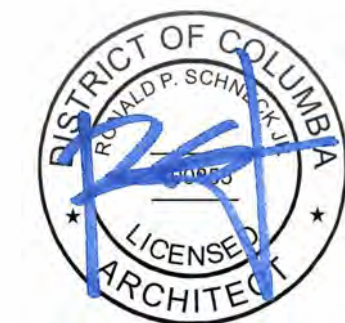
EAST ELEVATION

GRAPHIC SCALES

ELEVATION KEYNOTES
E01 ELEVATION NOTE

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Project Number

SCALE
As indicated

ISSUE
BZA SET

ISSUE DATE
08/25/2026

DRAWING NUMBER

B1.9

EXTERIOR MATERIALS	
MARK	DESCRIPTION
CP1	 FIBER CEMENT PANEL
CM1	 CORRUGATED METAL
MC1	 METAL COPING
PC1	 PAINTED CONCRETE
PM1	PAINTED METAL
WT1	WOOD TILE

3X3 AREA FOR DOB USE



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SOUTH ELEVATION

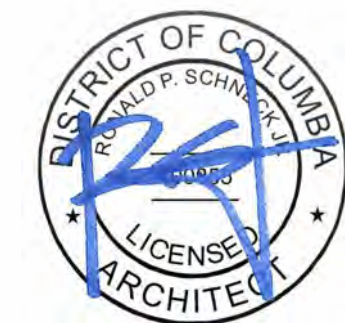
GRAPHIC SCALES

ELEVATION KEYNOTES

E01 ELEVATION NOTE

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Project Number

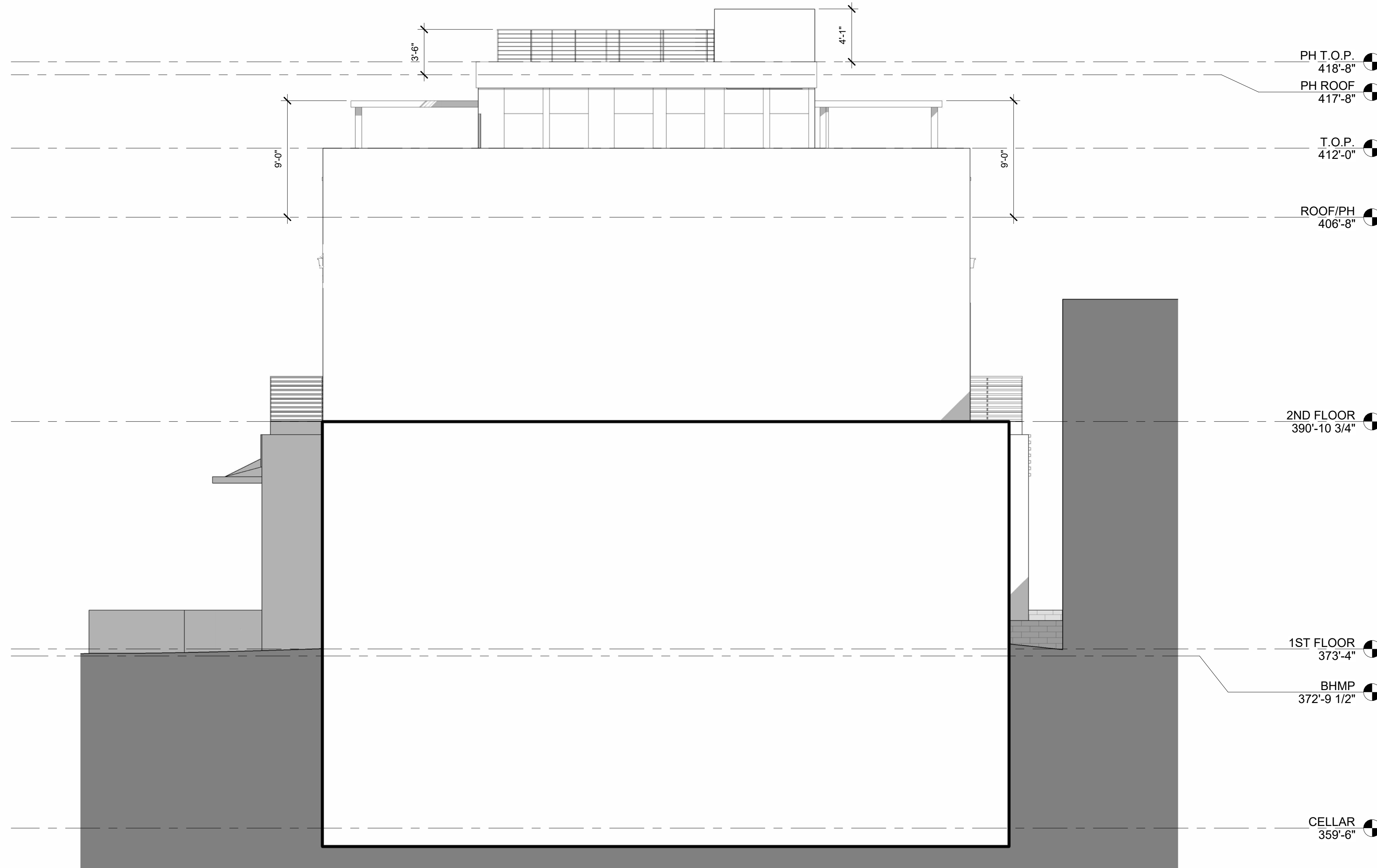
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B1.10



1 SOUTH ELEVATION
81.10 3/16" = 1'-0"

134

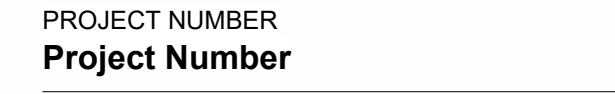
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GRAPHIC SCALES

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D1 11

B1.11

