

ZONING COMMISSION
District of Columbia
CASE NO. 22-08B
EXHIBIT NO. 3H2



1 SECOND FLOOR PLAN
A102 1/8" = 1'-0"

PLAN NOTES:
1. SEE SHEET SERIES A-100 & A-200 FOR REFLECTED CEILING PLANS.
2. DOORS TO BE CENTERED IN SPACES UNLESS OTHERWISE NOTED OR PLACED WITH MIN. JAMB DIMENSION OF 4" ON SWING SIDE. DOORS TO BE EQUIPPED WITH FUNCTION ASSOCIATED HARDWARE - SEE SHEET A-700 FOR DOOR SCHEDULE.
3. PROVIDE BLOCKING IN THE WALL FOR TV AT THE LOCATIONS SHOWN.
4. ALL SLAB PENETRATIONS SHALL BE AIR SEALED UNLESS NOTED OTHERWISE.

FLOOR PLANS - KEYNOTE	
Note #	Note Text
1	PROVIDE CORNER GUARDS TO ALL COLUMNS IN THE GARAGE SEE DETAIL S/A500
2A	PREFABRICATED STEEL BALCONIES - 10FT X 5.5FT
2B	PREFABRICATED STEEL BALCONIES - 8FT X 5.5FT
3	FALL PROTECTION DEVICES "TRACTEL", SPACED 3FT APART, ALONG THE WHOLE PERIMETER
4	LADDER TO ROOF
5	ALIGN WITH COLUMN FACE
6	PROVIDE FLOOR DRAIN
7	UTILITY SHELVING
8	MCP SINK
9	WATER FOUNTAIN
10	WORK BENCH W/ PEGBOARD
11	8" CURB. SEE 1/A501 (SIM)
12	12" CURB SEE 7/A500
13	28" CURB SEE 7/A501, COORDINATE WITH SCUFFERS

FLOOR PLANS - KEYNOTE	
Note #	Note Text
14	PROVIDE 22" PARAPET CURB. SEE 3/A500
15	PROVIDE 22" PARAPET CURB. SEE 3/A500
16	EXPANSION JOINT AROUND OVERHUNG
17	7FT SCREEN WALL. SEE 4/A502
18	20" CURB SEE 4/A500
19	JULIETTE BALCONY
20	PROVIDE TRENCH DRAIN

PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

CONSULTANTS

VIKA CAPITAL 4910 MASSACHUSETTS AVE., SUITE 214 WASHINGTON, DC 20016 202-244-4140	BRADLEY SITE DESIGN 1810 WOODMAN AVE., SUITE 500 WASHINGTON, DC 20007 202-695-6006
TCE & ASSOCIATES, INC. 1801 PARK CREST DR., SUITE 2000 MCLEAN, VA 22102 301-587-1820	GPI 530 GARTHER ROAD, SUITE 100 ROCKVILLE, MD 20850 240-268-1841
DETERMINED BY DESIGN 1142 BRANCH AVE SE WASHINGTON, DC 20019 202-440-4822	PANDO ALLIANCE, LLC 3525 K ELLICOTT MILLS DRIVE ELLICOTT CITY, MD 21143 443-954-8547
MIS 475 FENTRESS BLVD., SUITE A DAYTONA BEACH, FL 32114 386-682-3873	UNITED SPINAL 120-34 QUEENS BLVD., #320 KENNY GARDEN, NY 11415 718-803-3702

JORDAN&SKALA ENGINEERS
12025 SUNRISE VALLEY DR #100
RESTON, VA 20191
703-453-3700

BENNING ROAD METRO AFFORDABLE
4435 Benning Road NE, Washington, DC 20019

Square No: 5085 Lot No: 74 Zone: MU-7

BENNING ROAD METRO APARTMENTS LLC
1228 Euclid Ave, 4th Floor
Cleveland, OH 44115

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGN INCLUDING APPLICATIONS.

SCALE: As indicated	CHECKED BY: Checker
DRAWN BY: Author	
PROJ. NO: 21-0006	

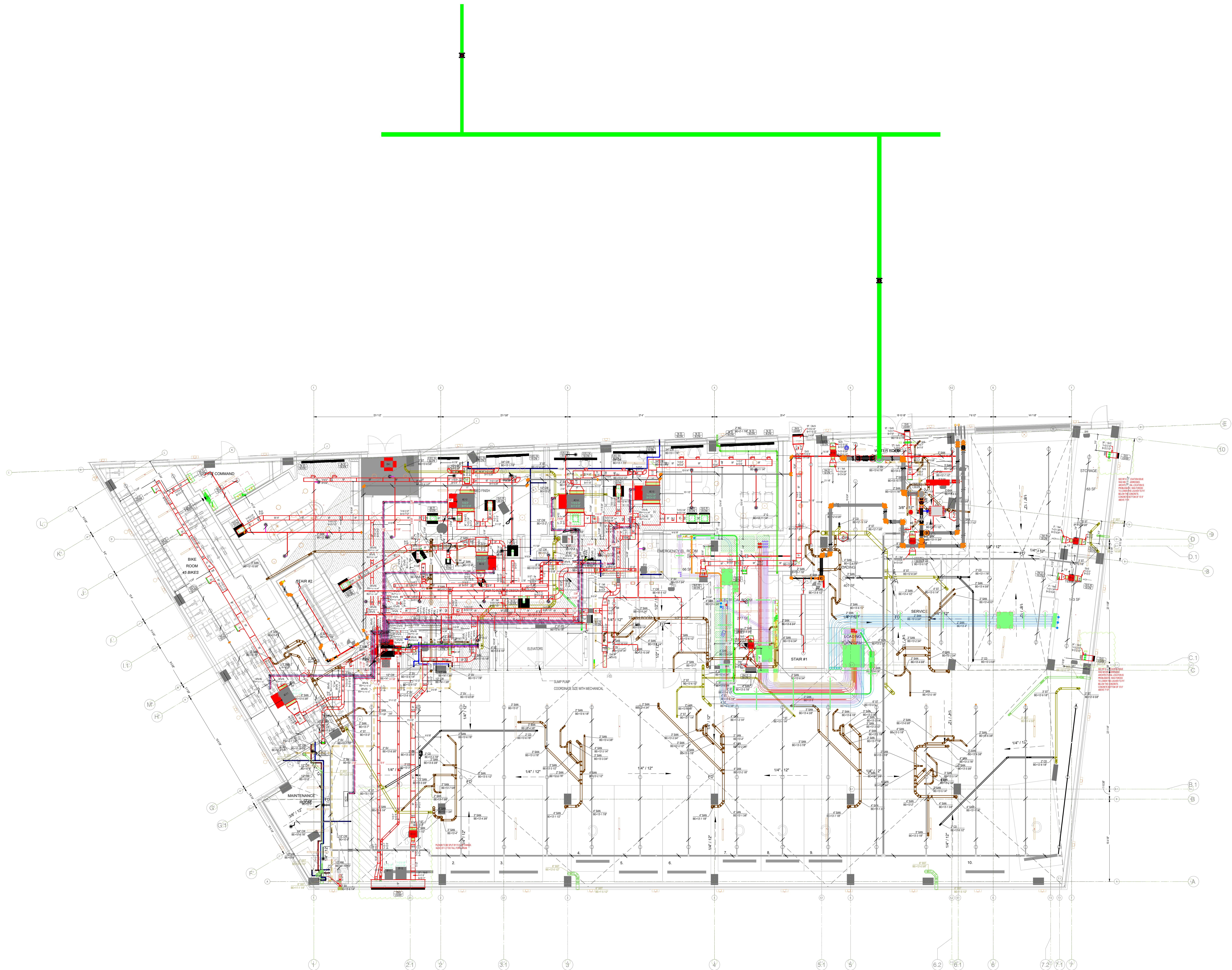
ISSUE NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	02/15/2023
2	DESIGN DEVELOPMENT	05/10/2023
3	PERMIT CHECK SET	08/10/2023
4	PERMIT SET	09/22/2023
6	BID SET	05/06/2024
7	ADDENDUM 01	05/20/2024
8	BULLETIN 01	11/06/2024
9	BULLETIN 02	09/11/2025
10	BULLETIN 03	10/23/2025
11	BULLETIN 04	12/11/2025
12	BULLETIN 05	01/30/2026
16	RFI 45	03/03/2026
21	RFI 38	3/24/26

REVISION NO.	DESCRIPTION	DATE
5	PERMIT COMMENTS	03/14/2024
7	ADDENDUM 01	05/20/2024
8	BULLETIN 01	11/13/2024
9	BULLETIN 02	07/15/2025
12	BULLETIN 05	1/30/2026
16	RFI 45	03/03/2026
21	RFI 38	3/24/26

COPYRIGHT © 2026 PGN ARCHITECTS, PLLC

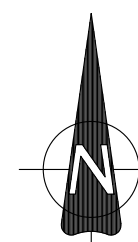
SECOND FLOOR PLAN

A102



- General Notes
1. DUE TO CONTRACT DRAWING INCONSISTENCIES, ALL DRAWINGS TO BE REVIEWED BEFORE INSTALLATION.
 2. ALL ELEVATIONS ARE FROM DATUM 71'-9"

KEY PLAN



No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
MH MECHANICAL
6210 N. Capital St., NW
Washington, DC 20011
Phone: (202) 715-2692

Project Name and Address
Benning Road Metro Affordable
4435 Benning Road
Washington DC

Project Area Trade Composites First Floor Overhead	Sheet TC-01 OH
Original Date 05/08/26	Plot Date 05/08/26
Scale N.T.S.	Drawn By MDS