

APPLICANT: NETWORK REALTY PARTNERS

 ARCHITECT: HORD COPLAN MACHT

 LANDSCAPE ARCHITECT: PARKER RODRIGUEZ
 CIVIL ENGINEER: LANGAN

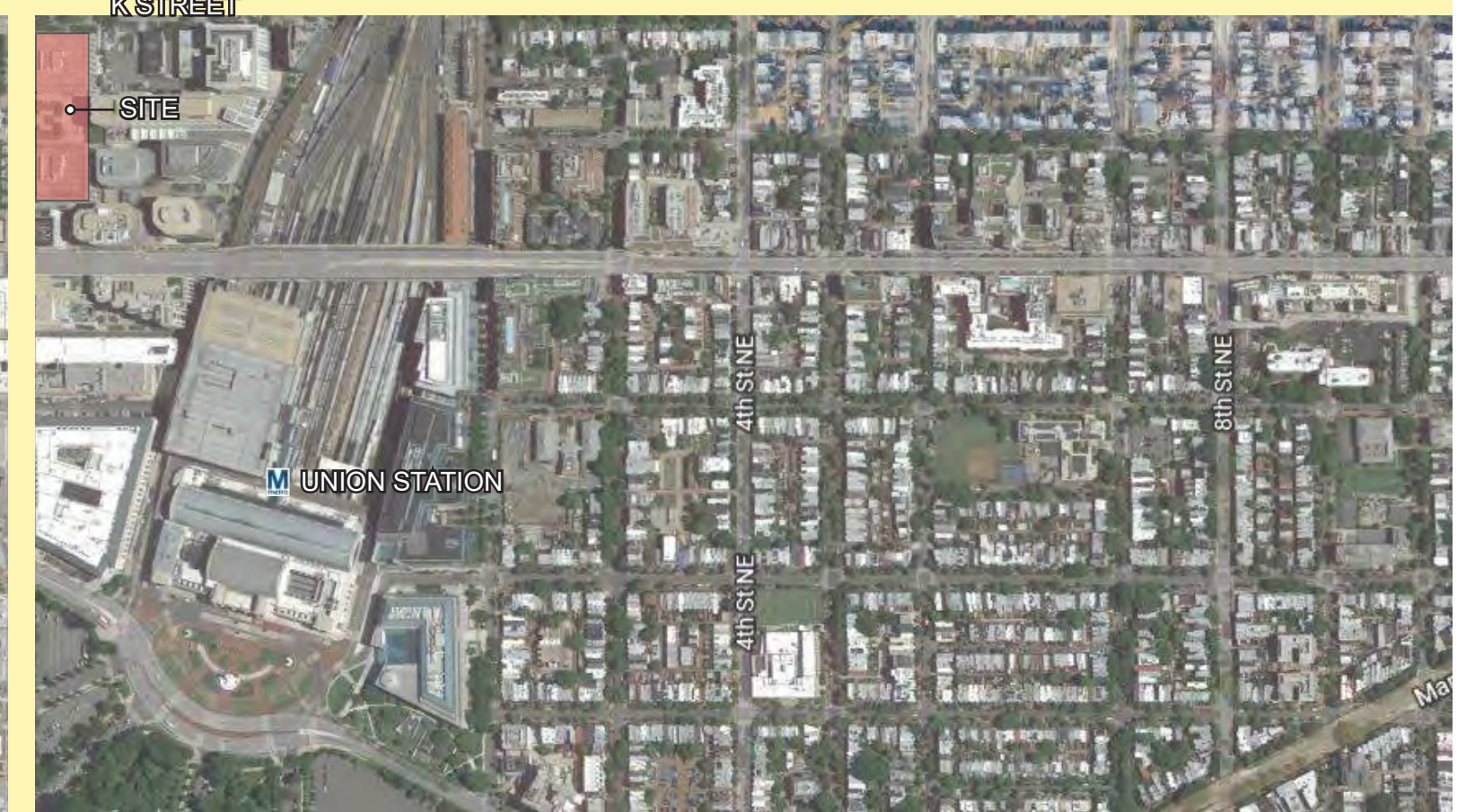
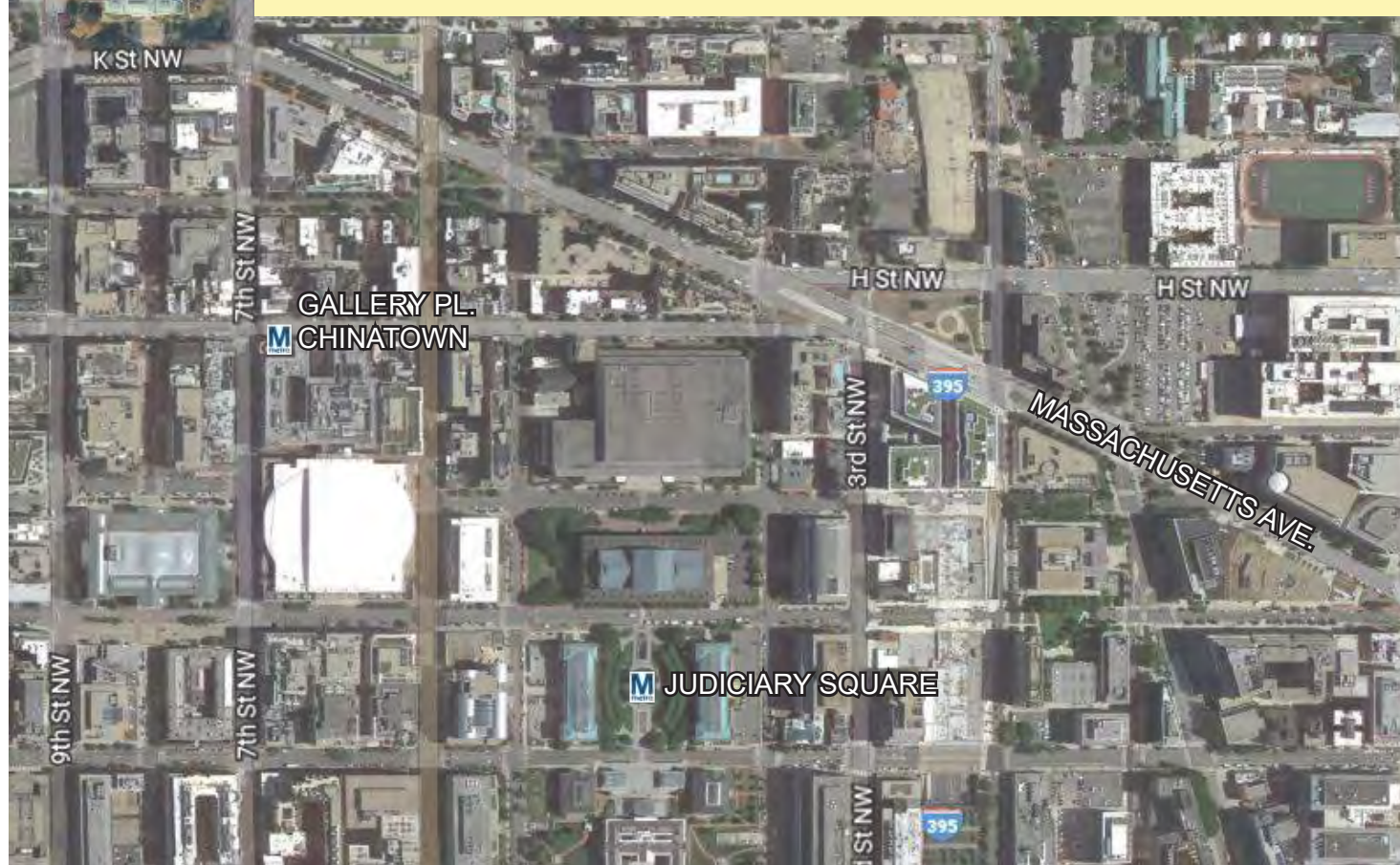
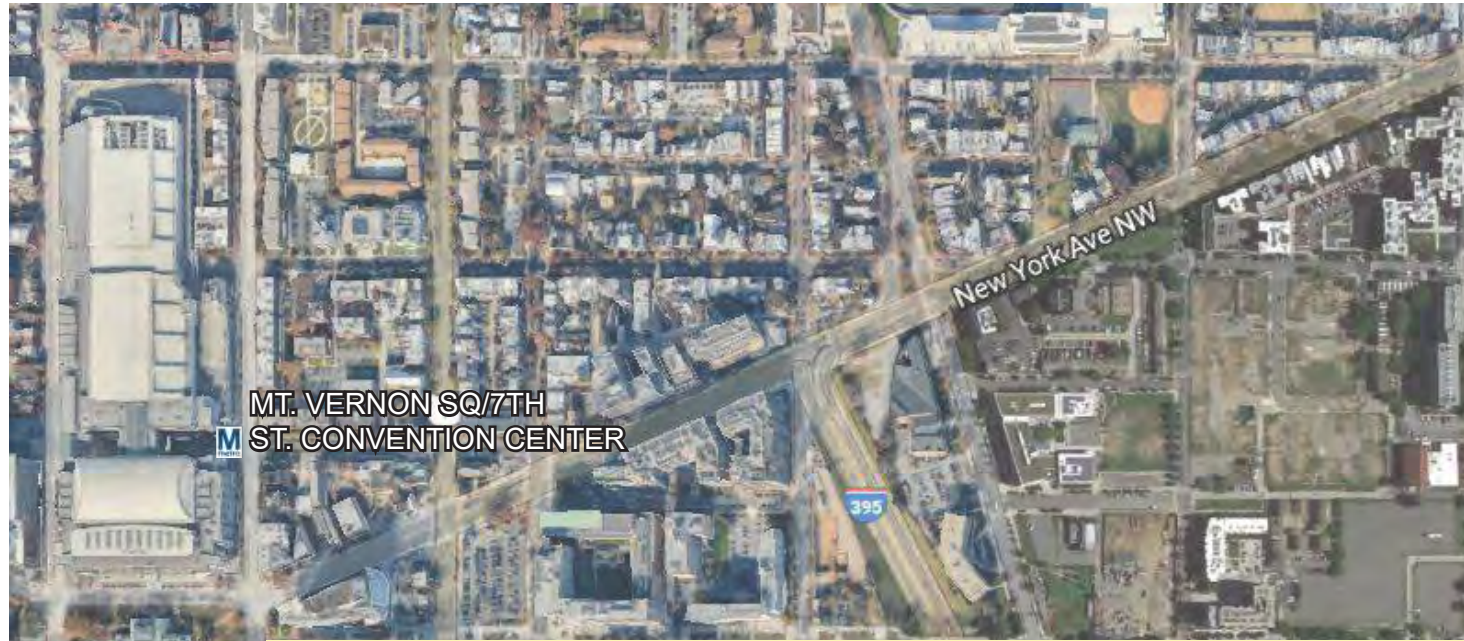
 LAND USE COUNSEL: GOULSTON & STORRS

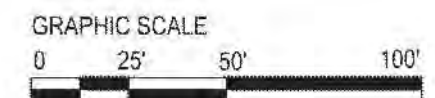
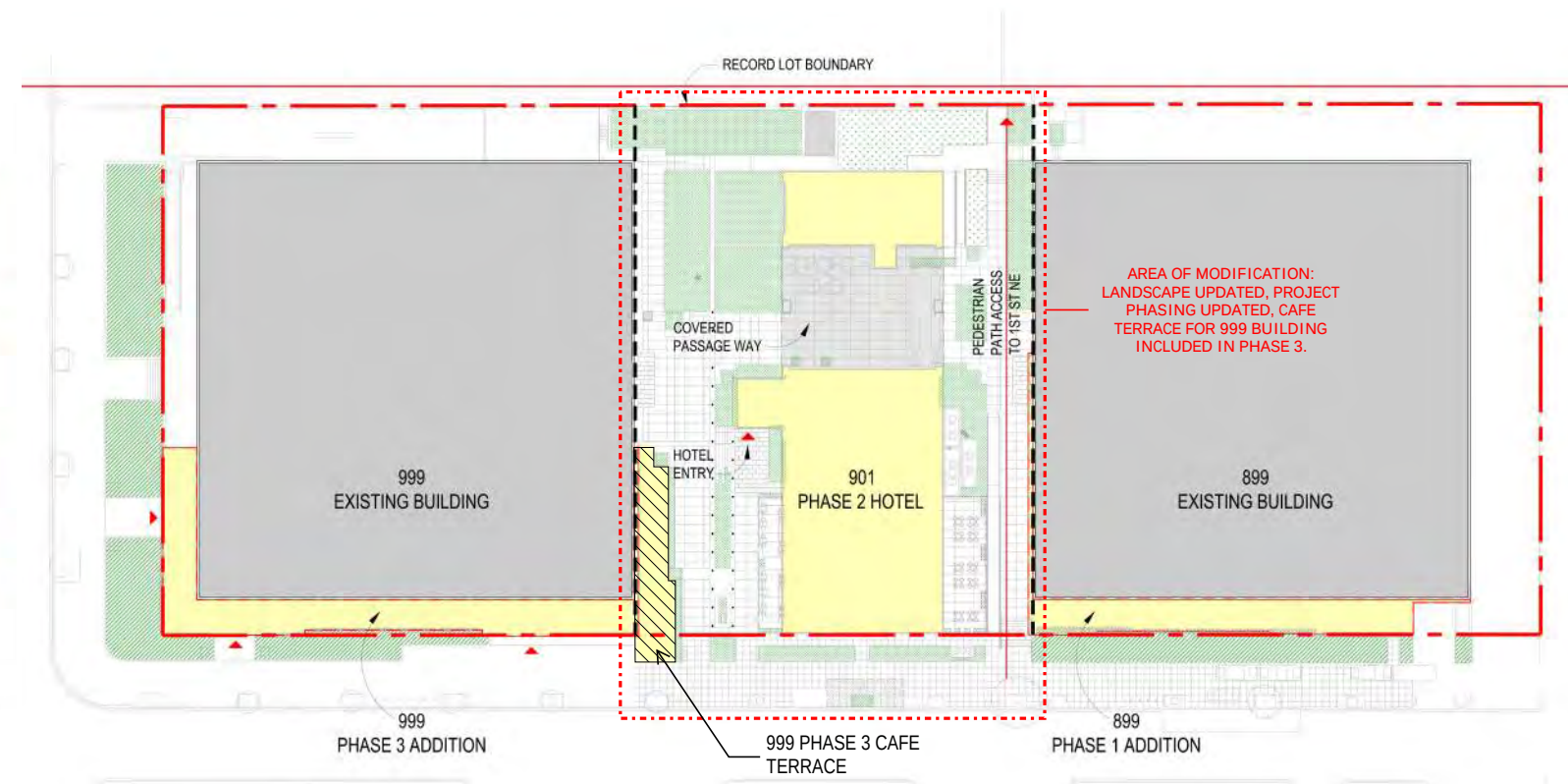


901 NORTH CAPITOL STREET NE ZONING COMMISSION SUBMISSION

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SCALE: 1:50

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

SOUTHWEST BUILDING RENDERING : A06



PREVIOUSLY APPROVED - ZC CASE NO. 21-09

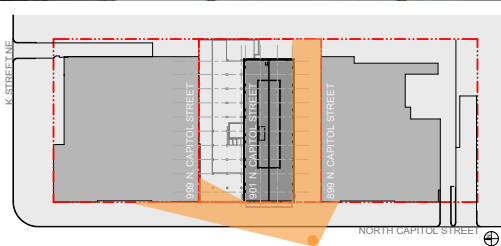
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Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



AREA OF MODIFICATON:
WINDOWS UPDATED TO TWO SIDE
BY SIDE SINGLE HUNG WINDOWS

AREA OF MODIFICATION:
STOREFRONT UPDATED: FIXED
WITH LOWER OPERABLE WINDOWS



Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

NORTH CAPITOL STREET LOOKING EAST : A09

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.

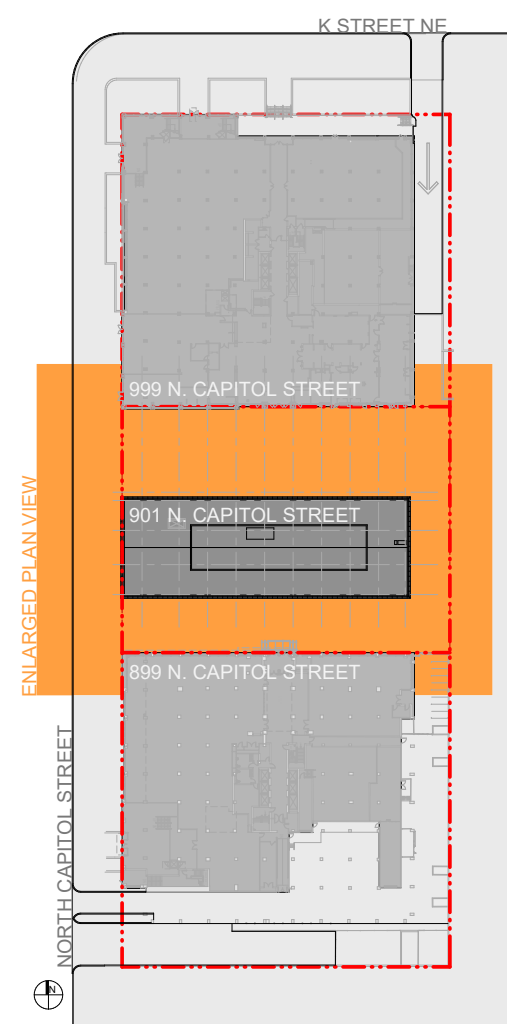
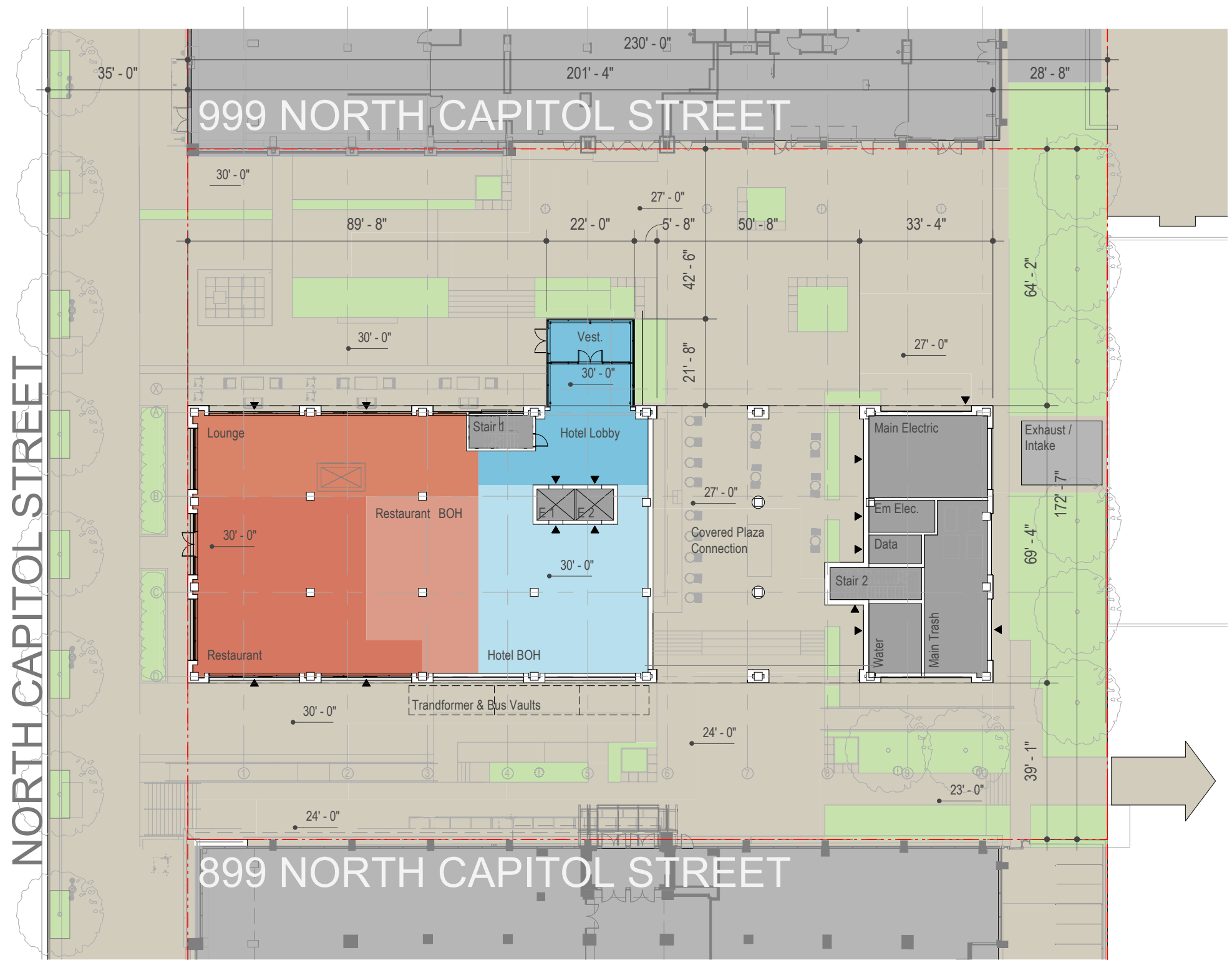


901 NORTH CAPITOL STREET NE ZONING COMMISSION SUBMISSION : JUNE 16, 2023

WEST BUILDING RENDERING : A09 - REV

Final floor layout and configuration subject to change prior to permitting; shown here for illustrative purposes.

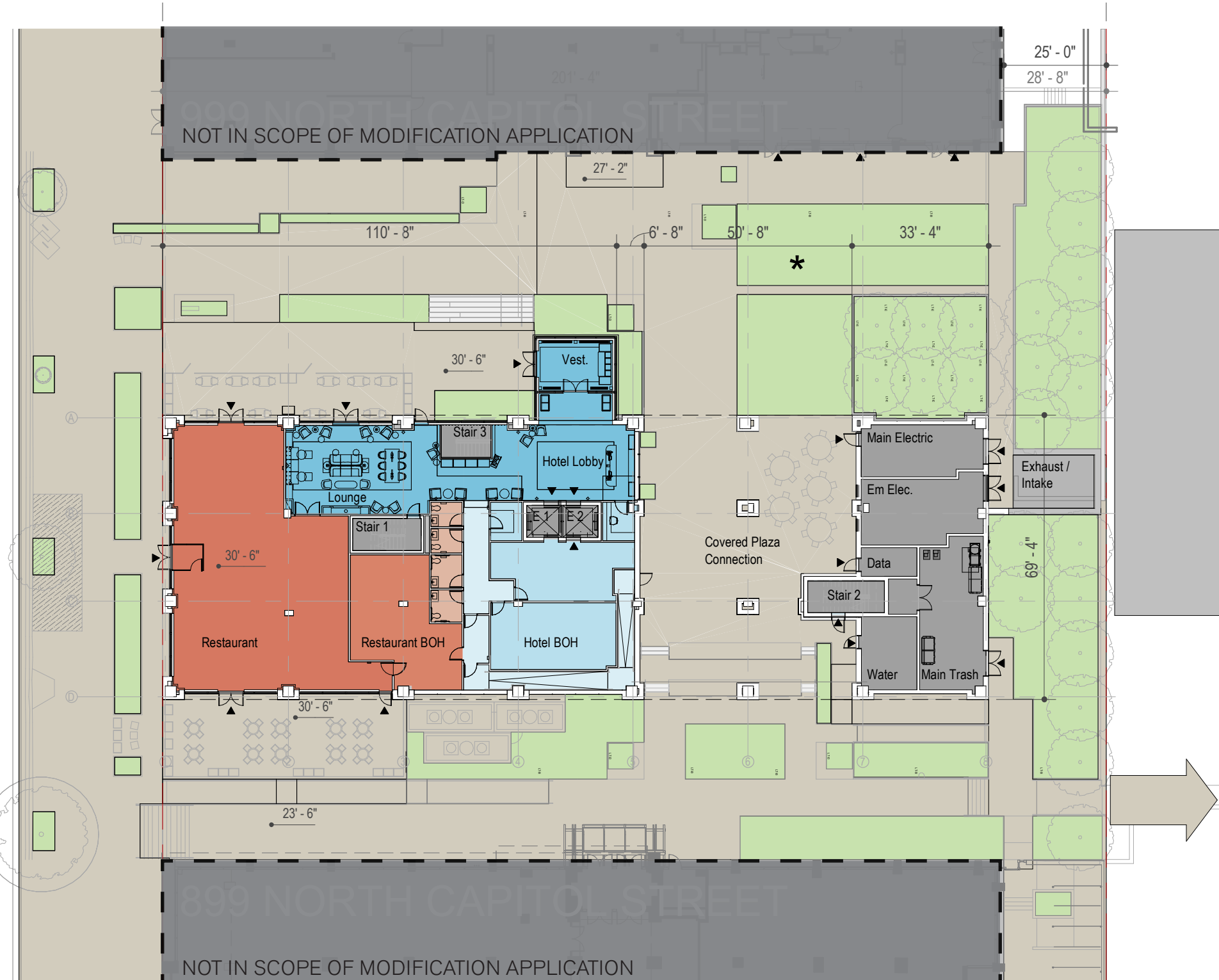
Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.



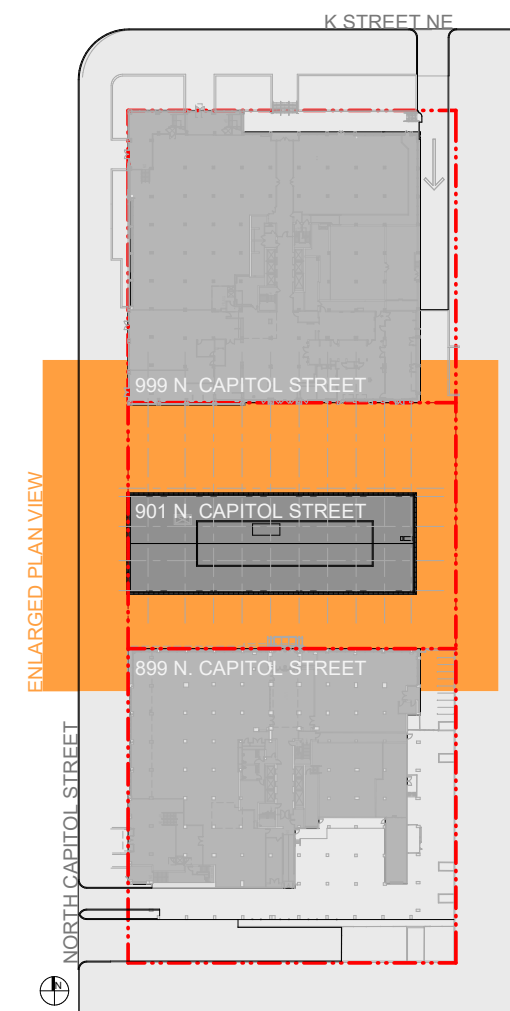
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Commercial / Retail use mix provided for illustrative purposes only and that tenant / use type can change.

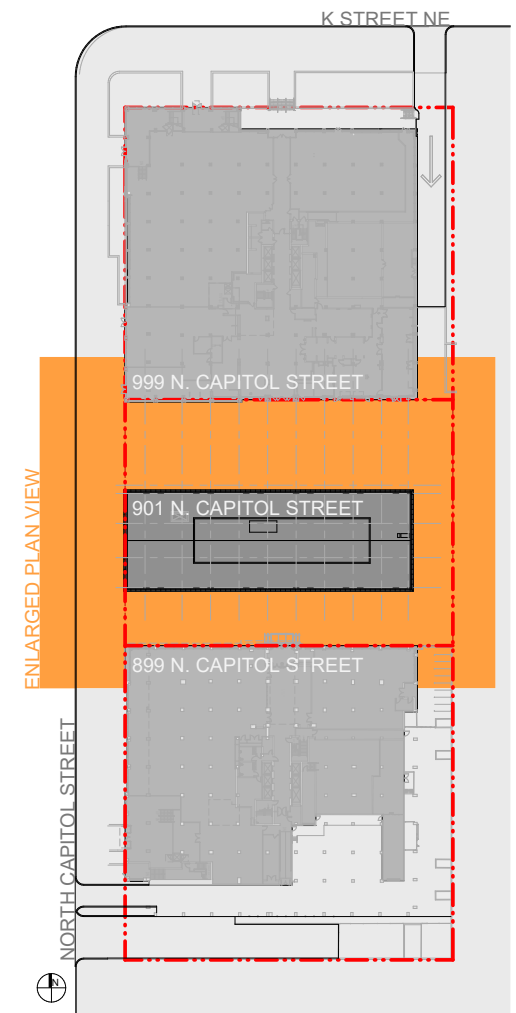
NORTH CAPITOL STREET



AREA OF MODIFICATION:
STAIR 1 RELOCATED, STAIR 3 INTRODUCED,
RETAIL & HOTEL BOH LAYOUT UPDATED,
SERVICE RAMP INTRODUCED AND NEW
DOOR INTRODUCED IN COVERED PLAZA,
LANDSCAPE UPDATED.

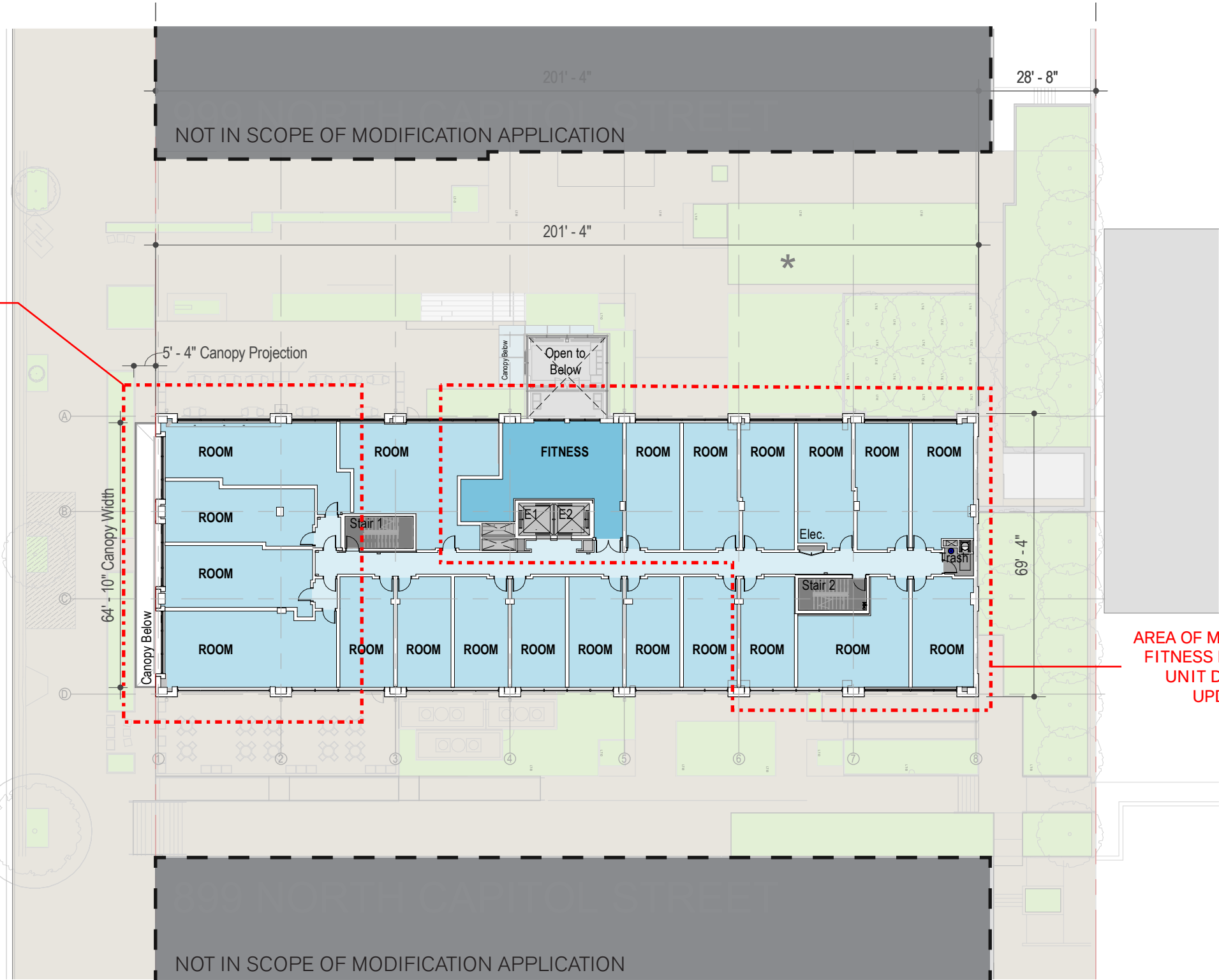


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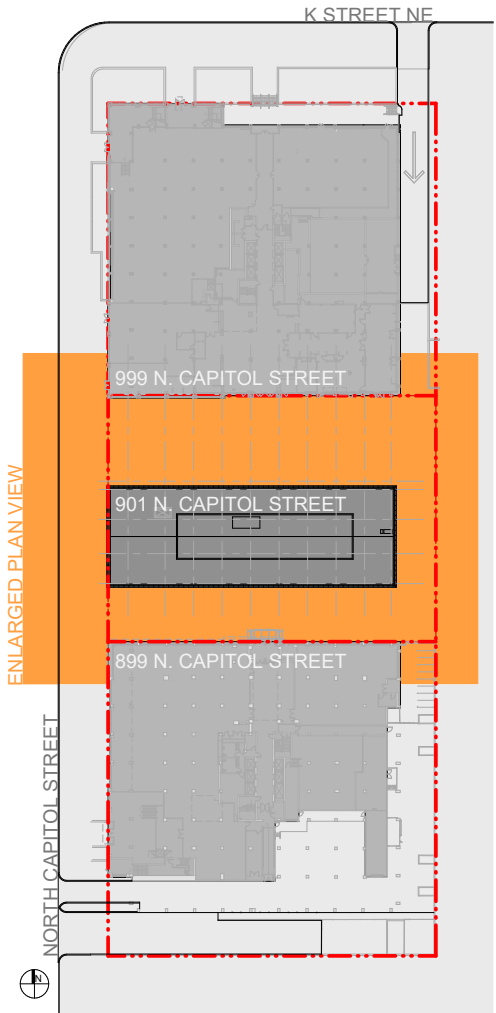


AREA OF MODIFICATION:
RETAIL SPACE REMOVED,
REPLACED BY HOTEL ROOMS

NORTH CAPITOL STREET

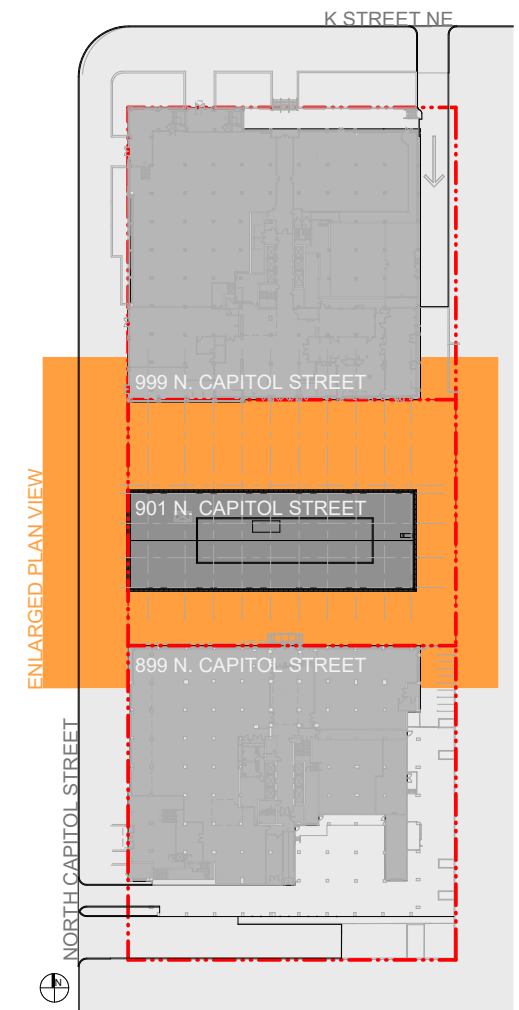
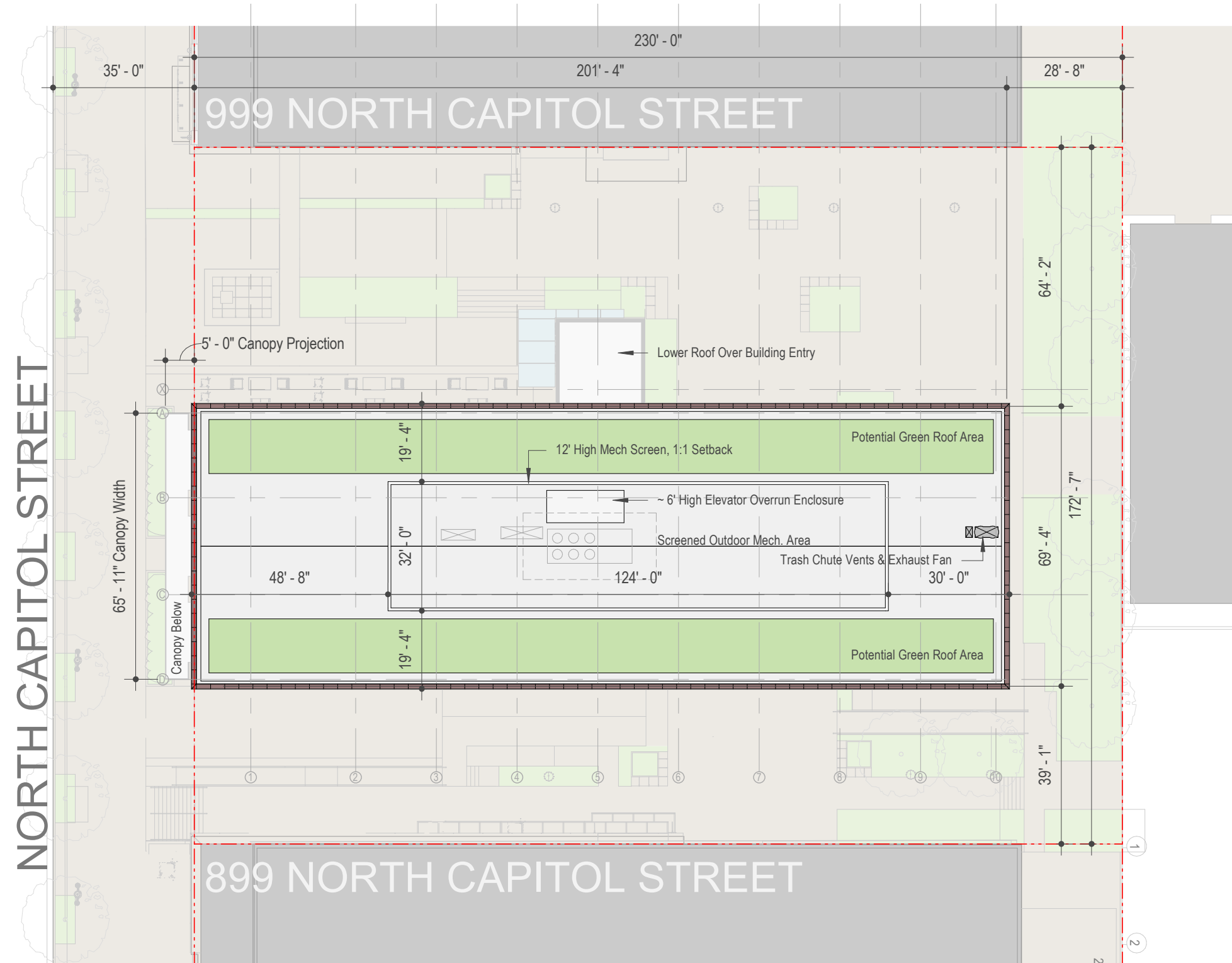


AREA OF MODIFICATION:
FITNESS LOCATION &
UNIT DEMISING
UPDATED

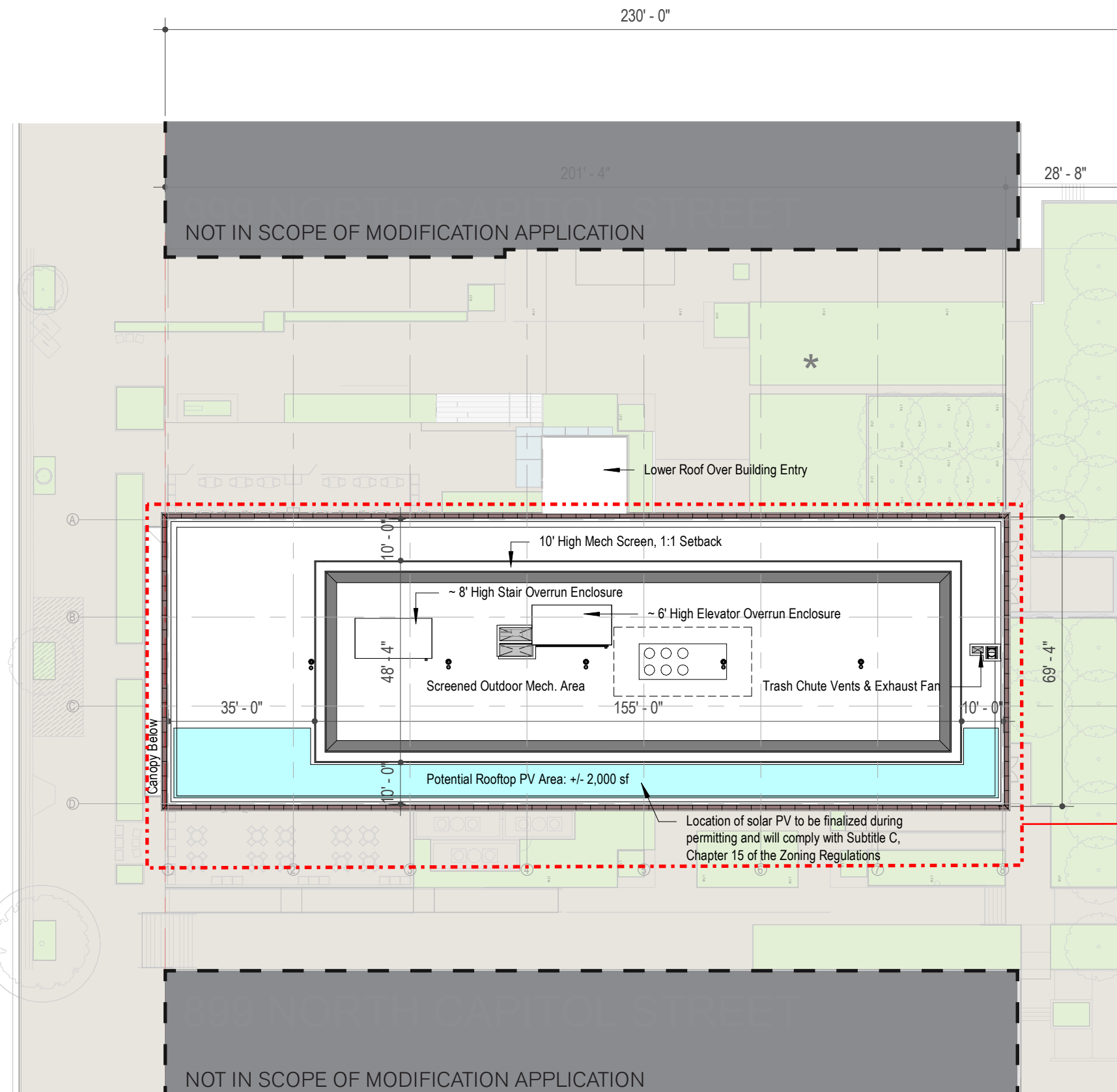


Final floor layout and configuration subject to change prior to permitting; shown here for illustrative purposes.

Final roof configuration and mechanical and green feature locations subject to adjustment prior to permitting based on building system requirements.



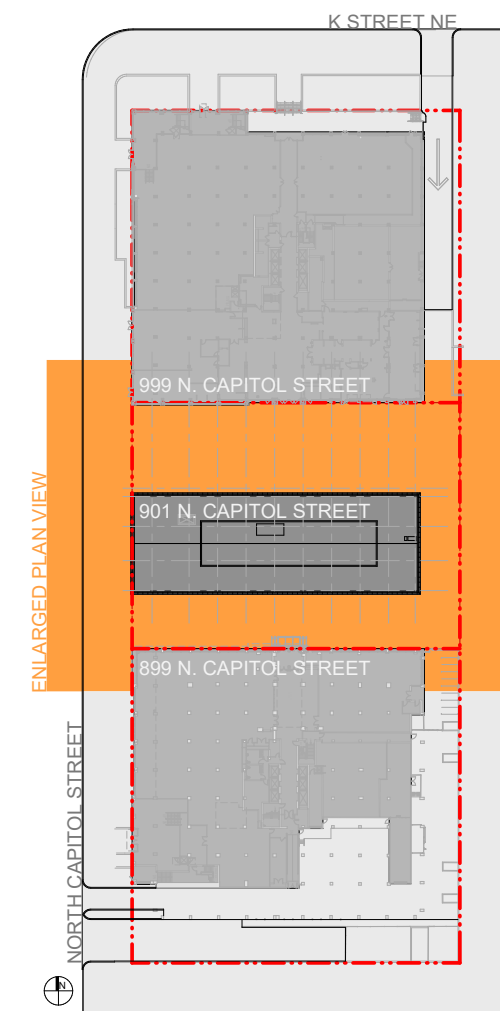
NORTH CAPITOL STREET



AREA OF MODIFICATION:
MECH. SCREEN UPDATED,
STAIR & ELEVATOR
OVERRUNS UPDATED,
ROOFTOP PV AREA
INTRODUCED, POTENTIAL
GREEN ROOF SQUARE
FOOTAGE TO BE PLACED AT
PLAZA LEVEL.

Penthouse layout, mechanical configuration, and green features are not final and subject to minor adjustments as needed prior to permitting.

Final roof configuration and mechanical and green feature locations are subject to adjustment prior to permitting based on building system requirements.



ROOF PLAN : A16 - REV

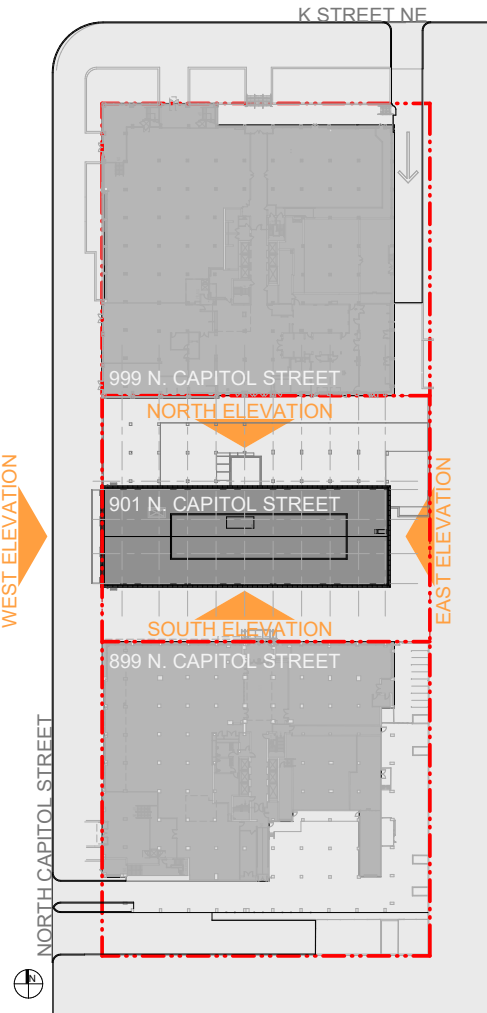
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All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

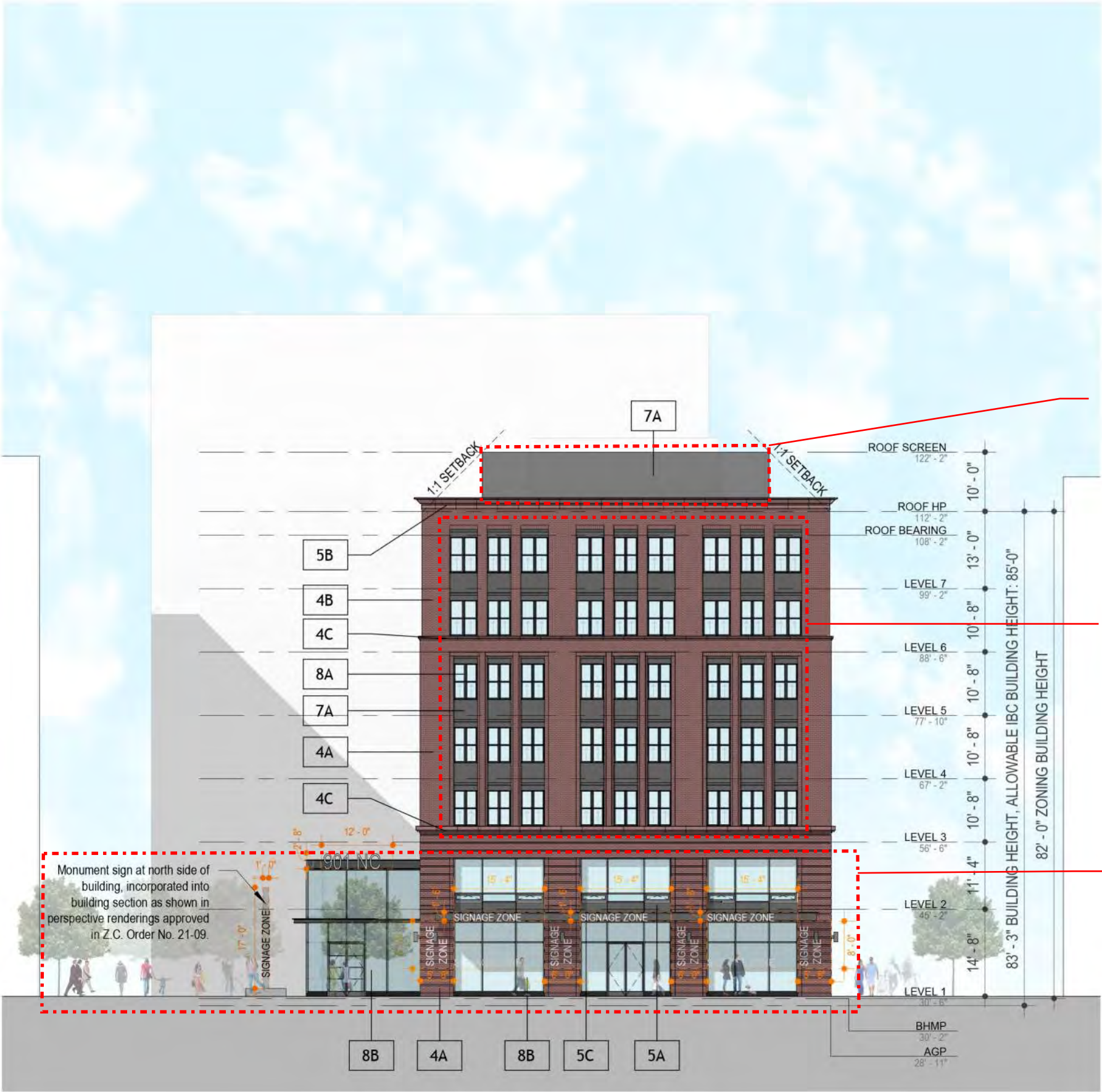
Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER - COLOR 1
4B	BRICK VENEER - COLOR 2
4C	CAST STONE CORNICE - COLOR 1
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	ALUMINUM STOREFRONT SYSTEM



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

WEST BUILDING ELEVATION : A17



AREA OF MODIFICATION:
MECH SCREEN UPDATED

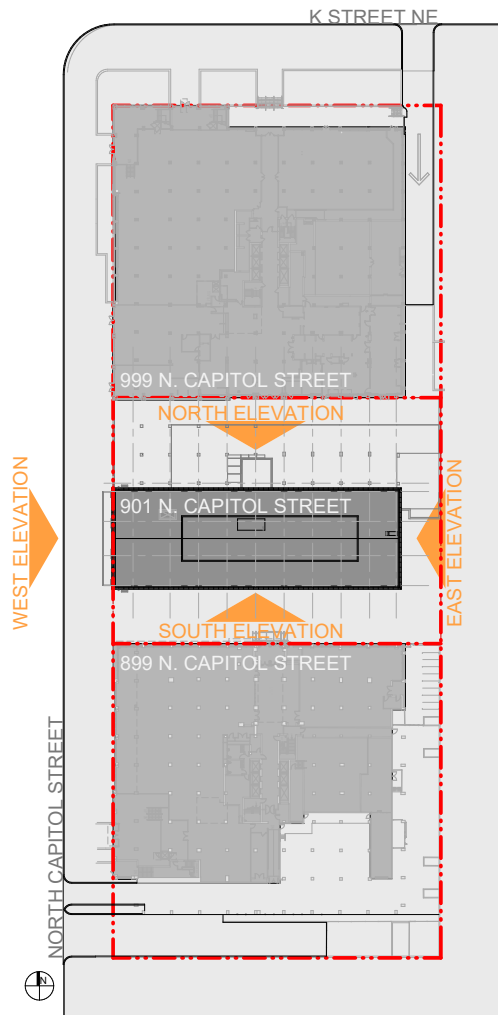
AREA OF MODIFICATION:
WINDOWS UPDATED: TWO SIDE BY
SIDE SINGLE HUNG WINDOWS, TYP.

AREA OF MODIFICATION:
SIGNAGE ZONES UPDATED,
LEVEL 2 STOREFRONT
UPDATED: FIXED WITH LOWER
OPERABLE WINDOWS, TYP.

All signage is illustrative; signage to be finalized during permit-
ting based on tenant need and Code requirements.

Canopy projects 5' into public space; canopy projection is
subject to separate review and shown here for illustrative
purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER
4B	THIN BRICK VENEER
4C	CAST STONE
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
5D	PREFINISHED METAL LOUVER
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	STOREFRONT SYSTEM



Legend

- 1

EXISTING CAFE TERRACE
- 2

PROPOSED FRONT PLAZA
- 3

PROPOSED OUTDOOR SEATING AREA
- 4

BUILDING 999 ENTRANCE PLAZA
- 5

PROPOSED OUTDOOR SEATING AREA
- 6

PROPOSED SEATING AREA IN BUILDING 901 PASSWAY
- 7

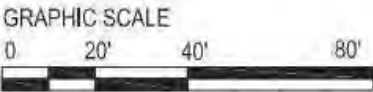
BUILDING 899 ENTRANCE PLAZA
- 8

PATH TO METRO
- 9

PROPOSED OUTDOOR SEATING AREA
- 10

EXISTING ELECTRICAL VAULT LID
- 11

1ST STREET CONNECTION SIGNAGE



Design of streetscape, hardscaping and landscaping is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.

Legend

- 1

FUTURE CAFE TERRACE
- 2

PROPOSED FRONT PLAZA
- 3

PROPOSED OUTDOOR SEATING AREA
- 4

BUILDING 999 ENTRANCE PLAZA
- 5

PROPOSED OUTDOOR SEATING AREA
- 6

PROPOSED SEATING AREA IN BUILDING 901 PASSWAY
- 7

BUILDING 899 ENTRANCE PLAZA
- 8

PATH TO METRO
- 9

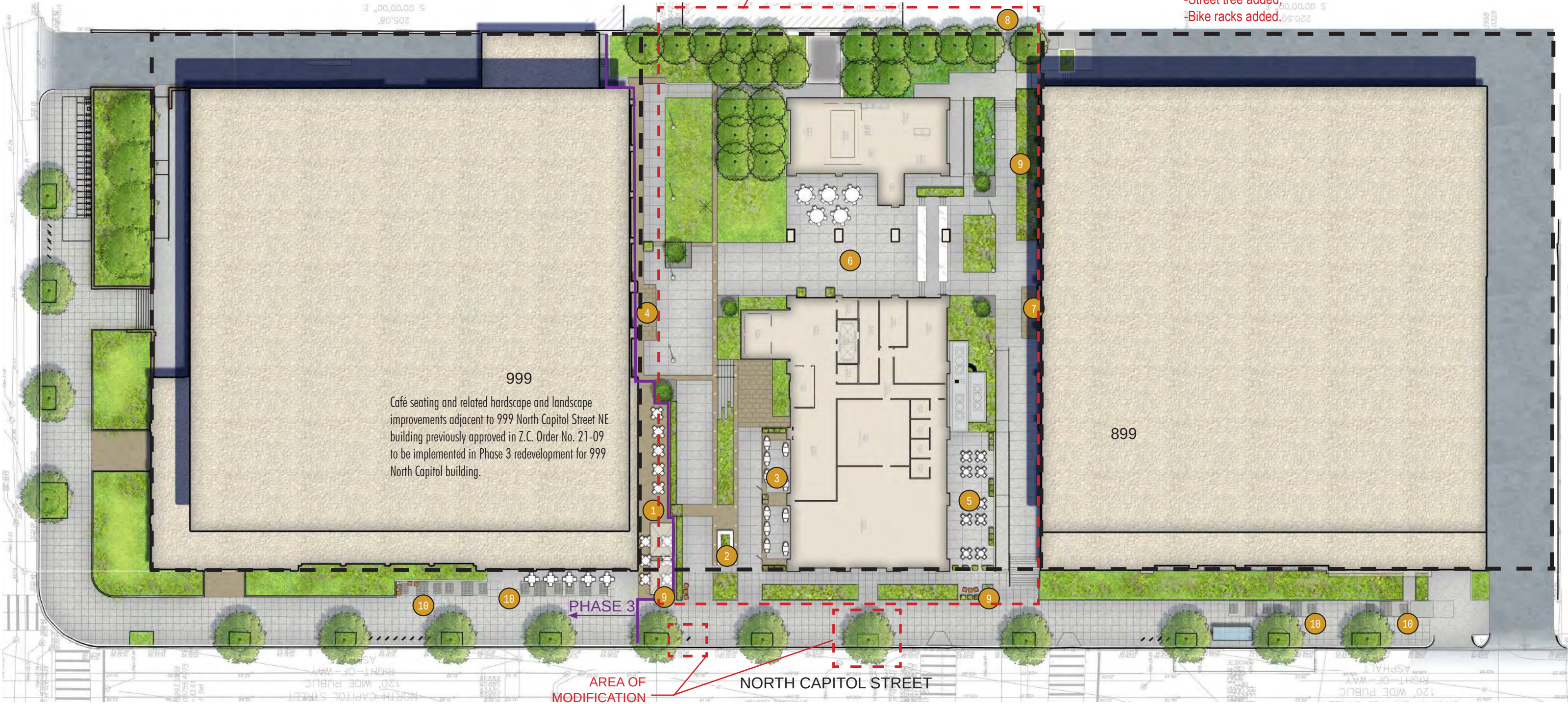
1ST STREET CONNECTION SIGNAGE
- 10

EXISTING ELECTRICAL VAULT LID



Modifications:

- Trees, planting and green roof area added in plaza;
- Unit pavers updated to smaller areas of concrete paving;
- Transformer area updated;
- Furniture in covered passageway revised;
- Decorative pots and planters revised in quantity and size;
- Public seatings relocated;
- Street tree added;
- Bike racks added.



Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.



NORTH CAPITOL STREET

Legend

- 1 EXISTING PAVERS
- 2 EXISTING RASIED PLANTER
- 3 EXISTING STAIR
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
- 6 PROPOSED RAISED PLANTER
- 7 PROPOSED BENCH
- 8 PROPOSED BUILDING COLUMN
- 9 PROPOSED POLE LIGHT
- 10 PROPOSED PYLON
- 11 PROPOSED CONCRETE PAVING
- 12 PROPOSED STAIR
- 13 EXISTING SIDEWALK
- 14 EXISTING STREET TREE
- 15 EXISTING ELECTRICAL VAULT LID
- 16 PROPOSED PAVING BAND
- 17 PROPOSED PAVING BAND WITH LIGHTS
- 18 PROPOSED METAL RAILS IN PAVING
- 19 PROPOSED PUBLIC SEATING
- 20 1ST STREET CONNECTION SIGNAGE

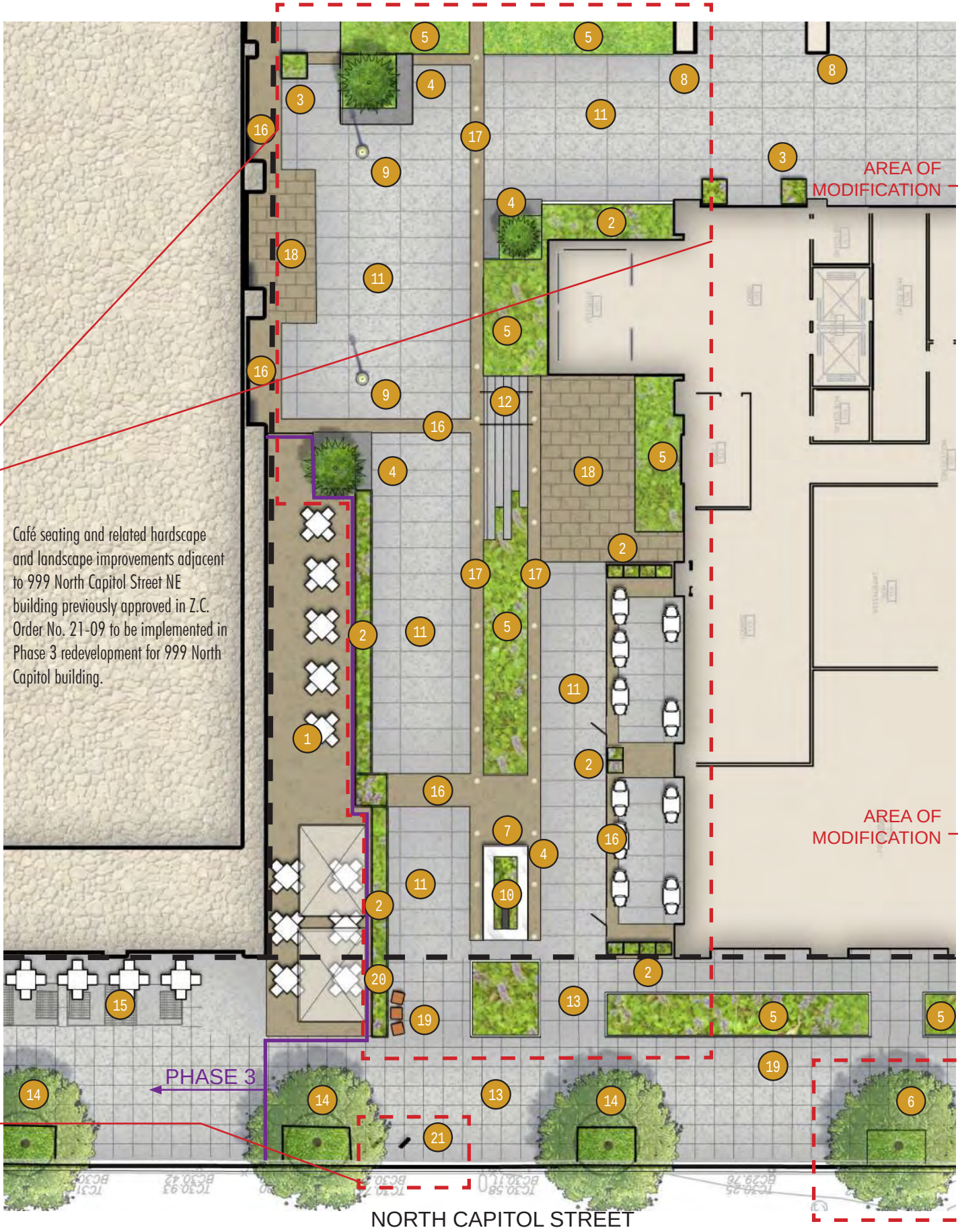
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 - Unit pavers updated to smaller areas of concrete paving;
 - Furniture in covered passageway revised;
 - Decorative pots and planters revised in quantity and size;
 - Public seatings relocated;
 - Street tree added;
 - Bike racks added.

AREA OF
MODIFICATION

Café seating and related hardscape and landscape improvements adjacent to 999 North Capitol Street NE building previously approved in Z.C. Order No. 21-09 to be implemented in Phase 3 redevelopment for 999 North Capitol building.

AREA OF
MODIFICATION



Legend

- 1 FUTURE CAFE TERRACE
- 2 PROPOSED RASIED PLANTER
- 3 PROPOSED DECORATIVE POT
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
- 6 PROPOSED STREET TREE
- 7 PROPOSED BENCH
- 8 PROPOSED BUILDING COLUMN
- 9 PROPOSED POLE LIGHT
- 10 PROPOSED PYLON
- 11 PROPOSED CONCRETE PAVING
- 12 PROPOSED STAIR
- 13 DC STANDARD 3' x 3' SCORED CONCRETE SIDEWALK
- 14 EXISTING STREET TREE
- 15 EXISTING ELECTRICAL VAULT LID
- 16 PROPOSED PAVING BAND
- 17 PROPOSED PAVING BAND WITH LIGHTS
- 18 UNIT PAVERS
- 19 PROPOSED PUBLIC SEATING
- 20 1ST STREET CONNECTION SIGNAGE
- 21 EXISTING BIKE RACK

AREA OF
MODIFICATION

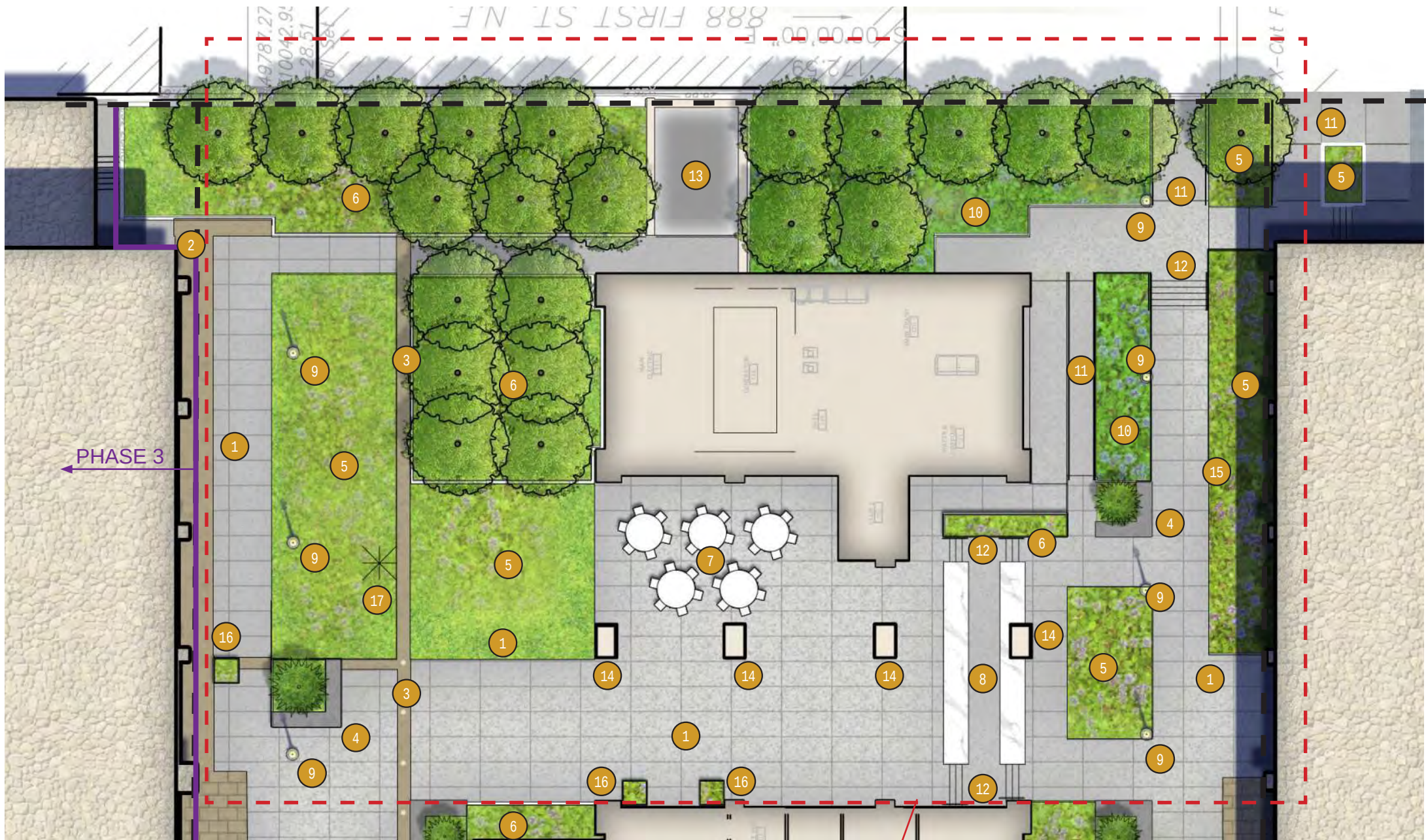
Design of streetscape, hardscaping and landscape is subjected to modifications resultina from DC agencv or utility reviews or construction drawinga refinement.



Legend

- 1 PROPOSED CONCRETE PAVING
- 2 PROPOSED PAVING BAND
- 3 PROPOSED PAVING BAND WITH LIGHTS
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
- 6 PROPOSED RAISED PLANTER
- 7 PROPOSED BENCH
- 8 PROPOSED TIERED BENCH
- 9 PROPOSED POLE LIGHT
- 10 PROPOSED BIO-FILTER
- 11 PROPOSED ADA RAMP
- 12 PROPOSED STAIR
- 13 EXISTING INTAKE
- 14 BUILDING COLUMN
- 15 1ST STREET CONNECTION SIGNAGE

Design of streetscape, hardscaping and landscaping is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.



Legend

- 1 PROPOSED CONCRETE PAVING
- 2 PROPOSED PAVING BAND
- 3 PROPOSED PAVING BAND WITH LIGHTS
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
- 6 PROPOSED RAISED PLANTER
- 7 PROPOSED SEATING
- 8 PROPOSED TIERED BENCH
- 9 PROPOSED POLE LIGHT
- 10 PROPOSED BIO-FILTER
- 11 PROPOSED ADA RAMP
- 12 PROPOSED STAIR
- 13 EXISTING INTAKE
- 14 BUILDING COLUMN
- 15 1ST STREET CONNECTION SIGNAGE
- 16 PROPOSED DECORATIVE POT
- 17 PROPOSED SCULPTURE

AREA OF
MODIFICATION

AREA OF
MODIFICATION

Modifications:
 -Trees, planting and green roof area added in plaza;
 -Unit pavers updated to smaller areas of concrete paving;
 -Furniture in covered passageway revised;
 -Decorative pots and planters revised in quantity and size.

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.



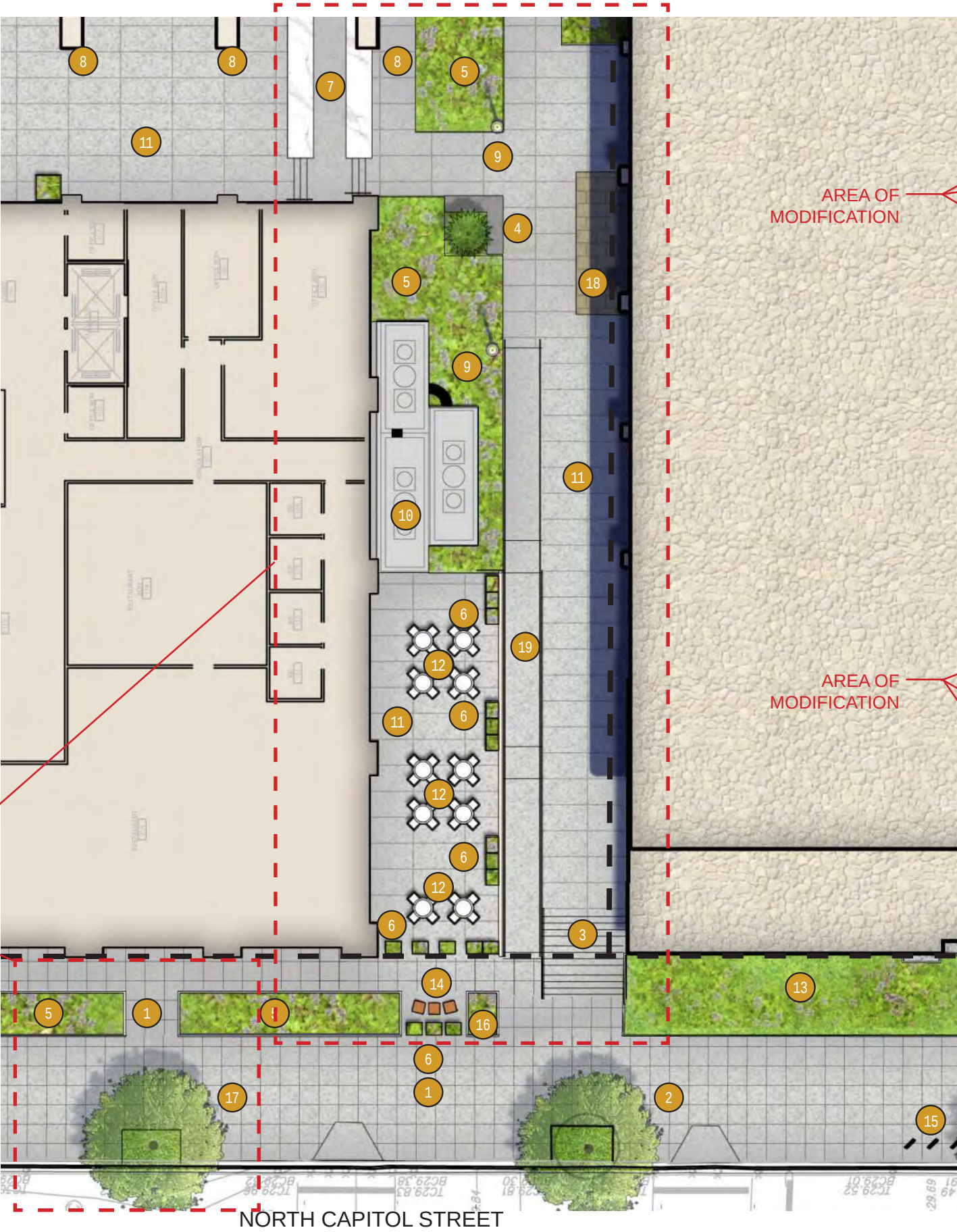
Legend

- 1 EXISTING SIDEWALK
- 2 EXISTING STREET TREE
- 3 EXISTING STAIR
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
- 6 PROPOSED RAISED PLANTER
- 7 PROPOSED BENCH
- 8 PROPOSED BUILDING COLUMN
- 9 PROPOSED POLE LIGHT
- 10 PROPOSED TRANSFORMER VAULT
- 11 PROPOSED PAVERS
- 12 PROPOSED STAIR
- 13 EXISTING PLANTER
- 14 PROPOSED PUBLIC SEATING
- 15 PROPOSED BIKE RACK
- 16 1ST STREET CONNECTION SIGNAGE

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- Modifications:
- Trees, planting and green roof area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Transformer area updated;
 - Furniture in covered passageway revised;
 - Decorative pots and planters revised in quantity and size;
 - Public seatings relocated;
 - Street tree added.

AREA OF
MODIFICATION



Legend

- 1 DC STANDARD 3' x 3' SCORED CONCRETE SIDEWALK
- 2 EXISTING STREET TREE
- 3 PROPOSED STAIR
- 4 PROPOSED PLANTER WITH BENCH
- 5 PROPOSED PLANTER
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- 16 1ST STREET CONNECTION SIGNAGE
- 17 PROPOSED STREET TREE
- 18 UNIT PAVERS
- 19 PROPOSED ADA RAMP

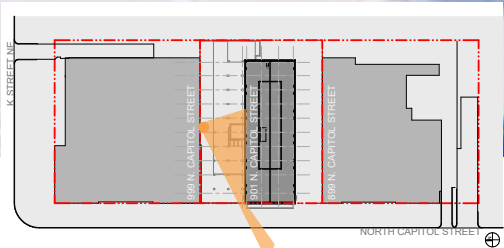
AREA OF
MODIFICATION

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.





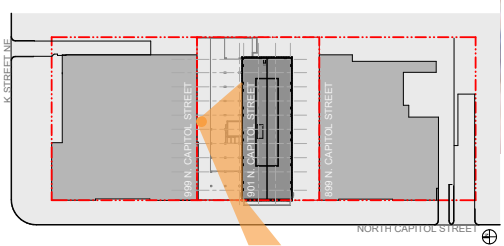
Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.





- Modifications:
- Building facade updated and lighting added to facade;
 - Planting area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Metal rails at paving removed;
 - Handrails added for stair;
 - Furniture in covered passageway revised;
 - Material of bench at planter revised;
 - Decorative pots and planters revised in quantity and size.

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.





- Modifications:
- Building facade updated and lighting added to facade;
 - Material of passageway ceiling revised;
 - Planting area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Metal rails at paving removed;
 - Furniture in covered passageway revised;
 - Material of bench at planter revised.

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.

THANK YOU

ZONING ANALYSIS

2016 Zoning District	Downtown D-5
Zoning District Sub-Area	North Capitol Street Corridor
Site Area	Total: 137,579 sf (3.162 acres) (899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

Zoning District Regulations	Existing	Required / Allowed	Proposed
Building Height	899: 87'-8"; 999: 91'-8"	130 ft.	901: 85 ft.
G.F.A.			
899 Building (Phase 1)	314,350 (office)		315,517 (office)
999 Building (Phase 1)	316,518 (office)		317,025 (office/retail)
901 Building (Phase 2)			96,075 (lodging/retail)
Site Totals (Phase 1 + 2)	630,868		728,617
FAR			
899 Building (Phase 1)	2.28		2.29
999 Building (Phase 1)	2.30		2.30
Total Phase 1			4.59
901 Building (Phase 2)			0.70
Site Totals (Phase 1 + 2)			5.29
Residential	Not Applicable	Achieveable within height and bulk permitted	N/A
Non-residential	899: 2.28 Total FAR; 999: 2.30 Total FAR (899: 315,517 sf; 999: 317,025 sf)	6.5 FAR (894,263 sf)	5.29 Non-residential FAR (899 & 999: 632,542 sf; 901:96,075 sf)
Green Area Ratio (GAR) (Phase 2)		N/A	0.20
Lot Occupancy			
899 & 999 Buildings (Phase 1)	56.7%	100%	61.82%
899, 999, & 901 Building (Phase 2)	56.7%	100%	69.57%
Front Built-to (Phase 1)			100% of infill frontage complies
Front Built-to (Phase 2)		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft. above BHMP	100% of infill & new frontage complies
Front Setback (Phase 1 + 2)	None	Not required	None
Rear Yard			
899 Building (Phase 1)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
999 Building (Phase 1)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
901 Building (Phase 2)	N/A	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
Side Yard			
899 Building (Phase 1)	55'-1"	Not required, but 4' if provided	55'-1"
999 Building (Phase 1)	14'-11"	Not required, but 4' if provided	None
901 Building (Phase 2)	None	Not required	None
Courts			
Min. Width	Per Zoning and Phasing Diagrams	Non-residential: 2.5" / ft. min.	Per Zoning and Phasing Diagrams

Zoning District Regulations	Existing	Required / Allowed	Proposed Total Site
Roof Structures			
Area		Unlimited	Not Applicable
Number	1	1 per core per structure: 1 for mechanical; 0.4 FAR for habitable space	1 per structure
Maximum Height	Varies per Zoning and Phasing Diagrams	20 ft.	Complies; Varies per Zoning and Phasing Diagrams
Maximum Stories	1 story + mezzanine	1 story + mezzanine	0 stories
Setbacks	Varies per Zoning and Phasing Diagrams	Equal to height of roof structure	Complies; Varies per Zoning and Phasing Diagrams
District Sub-Area Regulations			
Designated Tertiary Street Use		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft. Frontage that exceeds 110 ft. in height shall provide an additional one-to-one (1:1) setback from the building line along North Capitol Street	100% of frontage complies for 901 and for additions to 899 and 999 Proposed building height below 110 ft. threshold

ZONING ANALYSIS

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Zoning District Sub-Area	North Capitol Street Corridor
Site Area	Total: 137,579 sf (3.162 acres) (899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

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G.F.A.			
899 Building (Phase 1)	314,350 (office)		315,517 (office)
901 Building (Phase 2)			96,075 (lodging/retail)
999 Building (Phase 3)	316,518 (office)		317,025 (office/retail)
Site Totals (Phase 1, 2 + 3)	630,868		728,617
FAR			
899 Building (Phase 1)	2.28		2.29
901 Building (Phase 2)			0.70
999 Building (Phase 3)	2.30		2.30
Site Totals (Phase 1, 2 + 3)			5.29
Residential	Not Applicable	Achieveable within height and bulk permitted	N/A
Non-residential	899: 2.28 Total FAR; 999: 2.30 Total FAR (899: 315,517 sf; 999: 317,025 sf)	6.5 FAR (894,263 sf)	5.29 Non-residential FAR (899 & 999: 632,542 sf; 901:96,075 sf)
Green Area Ratio (GAR) (Phase 2)		N/A	0.20
Lot Occupancy			
899 & 999 Buildings (Phase 1 + 3)	56.7%	100%	61.82%
899, 999, & 901 Building (Phase 1, 2 + 3)	56.7%	100%	69.57%
Front Built-to (Phase 1 + 3)			100% of infill frontage complies
Front Built-to (Phase 2)		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft. above BHMP	100% of infill & new frontage complies
Front Setback (Phase 1, 2 + 3)	None	Not required	None
Rear Yard			
899 Building (Phase 1)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
901 Building (Phase 2)	N/A	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
999 Building (Phase 3)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
Side Yard			
899 Building (Phase 1)	55'-1"	Not required, but 4' if provided	55'-1"
901 Building (Phase 2)	None	Not required	None
999 Building (Phase 3)	14'-11"	Not required, but 4' if provided	None
Courts			
Min. Width	Per Zoning and Phasing Diagrams	Non-residential: 2.5" / ft. min.	Per Zoning and Phasing Diagrams

Zoning District Regulations	Existing	Required / Allowed	Proposed Total Site
Roof Structures			
Area		Unlimited	Not Applicable
Number	1	1 per core per structure: 1 for mechanical; 0.4 FAR for habitable space	1 per structure
Maximum Height	Varies per Zoning and Phasing Diagrams	20 ft.	Complies; Varies per Zoning and Phasing Diagrams
Maximum Stories	1 story + mezzanine	1 story + mezzanine	0 stories
Setbacks	Varies per Zoning and Phasing Diagrams	Equal to height of roof structure	Complies; Varies per Zoning and Phasing Diagrams
District Sub-Area Regulations			
Designated Tertiary Street Use		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft.	100% of frontage complies for 901 and for additions to 899 and 999
		Frontage that exceeds 110 ft. in height shall provide an additional ane-to-one (1:1) setback from the building line along North Capitol Street	Proposed building height below 110 ft. threshold

NOTE: ZONING TABULATIONS UPDATED TO REFLECT REVISED PROJECT PHASING. NO CHANGE TO ZONING DATA EXCEPT WHERE INDICATED.

ZONING ANALYSIS

2016 Zoning District	Downtown D-5
Zoning District Sub-Area	North Capitol Street Corridor
Site Area	Total: 137,579 sf (3.162 acres) (899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

Off-Street Parking	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	241 spaces	174 spaces	264 spaces
999 Building (PHASE 1)	350 spaces	175 spaces	346 spaces
Total Phase 1	591 spaces	349 spaces	610 spaces
901 Building (PHASE 2)		Not required	no proposed additional parking
Site Totals (PHASE 1 + 2)	591 spaces	349 spaces*	610 spaces

Off-Street Loading			
899 Building (PHASE 1)	2 loading berths	2 loading berths**	2 loading berths
	1 service spaces	1 service space	1 service spaces
999 Building (PHASE 1)	3 loading berths	3 loading berths	3 loading berths
	1 service spaces	1 service space	1 service spaces
901 Building (PHASE 2)		5,000 gfa to 20,000 gfa:	
Retail		1 loading berth or	(shared with 999 building)
		50,000-100,000 gfa:	
Lodging		2 loading berths	
		1 loading berth	
		1 service space	
Site Totals (PHASE 1 + 2)	5 loading berths	5 loading berths***	5 loading berths
	2 service spaces	2 service spaces	2 service spaces

Bicycle Parking			
Short Term Spaces			
899 Building (PHASE 1)	10 spaces	10 required	10 spaces
999 Building (PHASE 1)	10 spaces	12 required	16 spaces
Total Phase 1	20 spaces	22 required	26 spaces
901 Building (PHASE 2)		1 space per 3,500 gsf:	3 spaces
Retail		3 spaces required	
		1 space per 40,000 sf lodging:	3 spaces
Lodging		3 spaces required	
Total Phase 2		6 required	6 spaces
Site Totals (PHASE 1 + 2)	20 spaces	29 required	32 spaces

Long Term Spaces			
899 Building (PHASE 1)	0 spaces	0 spaces	88 spaces
999 Building (PHASE 1)	72 spaces	73 spaces	89 spaces
Total Phase 1	72 spaces	73 spaces****	177 spaces
901 Building (PHASE 2)		(10 total Phase 2)	
Retail		1 space per 10,000 gsf:	1 space
		1 space required	
Lodging		1 space per 10,000 gsf:	34 spaces
		9 spaces required	
Site Totals (PHASE 1 + 2)	72 spaces	83 spaces	212 spaces

* No new parking is required in the D Zones west of 20th Street NW. Per Zoning Administrator determination, the project is required to maintain the amount of parking required under ZR-58 for the uses in the existing building structures that are being maintained. The ZR-58 parking requirement for office use was 1 space per 1,800 sf in excess of 2,000 sf.

** Per Zoning Administrator determination and C-901.6, no additional loading is required because the project will increase GFA by less than 25%.

*** Loading facilities may be shared between uses per C-901.8.

**** Per C-802.5, no additional bicycle parking is required because the project will increase GFA by less than 25%.

ZONING ANALYSIS

2016 Zoning District	Downtown D-5
Zoning District Sub-Area	North Capitol Street Corridor
Site Area	Total: 137,579 sf (3.162 acres) (899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

Off-Street Parking	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	241 spaces	174 spaces	264 spaces
901 Building (PHASE 2)		Not required	no proposed additional parking
999 Building (PHASE 3)	350 spaces	175 spaces	346 spaces
Site Totals (PHASE 1, 2 + 3)	591 spaces	349 spaces*	610 spaces

Off-Street Loading			
899 Building (PHASE 1)	2 loading berths 1 service spaces	2 loading berths** 1 service space	2 loading berths 1 service spaces
901 Building (PHASE 2)		5,000 gfa to 20,000 gfa: 1 loading berth or 50,000-100,000 gfa: 2 loading berths 1 loading berth 1 service space	(shared with 999 building)
999 Building (PHASE 3)	3 loading berths 1 service spaces	3 loading berths 1 service space	3 loading berths 1 service spaces
Site Totals (PHASE 1, 2 + 3)	5 loading berths 2 service spaces	5 loading berths*** 2 service spaces	5 loading berths 2 service spaces

Bicycle Parking			
Short Term Spaces			
899 Building (PHASE 1)	10 spaces	10 required	10 spaces
901 Building (PHASE 2)			
Retail		1 space per 3,500 gsf: 2 spaces required	2 spaces
Lodging		1 space per 40,000 sf lodging: 3 spaces required	3 spaces
Total Phase 2			
999 Building (PHASE 3)		5 required	5 spaces
Site Totals (PHASE 1, 2 + 3)	10 spaces 20 spaces	12 required 27 required	16 spaces 31 spaces
Long Term Spaces			
899 Building (PHASE 1)	0 spaces	0 spaces	88 spaces
901 Building (PHASE 2)		(10 total Phase 2)	
Retail		1 space per 10,000 gsf: 1 space required	1 space
Lodging		1 space per 10,000 gsf: 9 spaces required	34 spaces
999 Building (PHASE 3)	72 spaces	73 spaces****	89 spaces
Site Totals (PHASE 1, 2 + 3)	72 spaces	83 spaces	212 spaces

* No new parking is required in the D Zones west of 20th Street NW. Per Zoning Administrator determination, the project is required to maintain the amount of parking required under ZR-58 for the uses in the existing building structures that are being maintained. The ZR-58 parking requirement for office use was 1 space per 1,800 sf in excess of 2,000 sf.

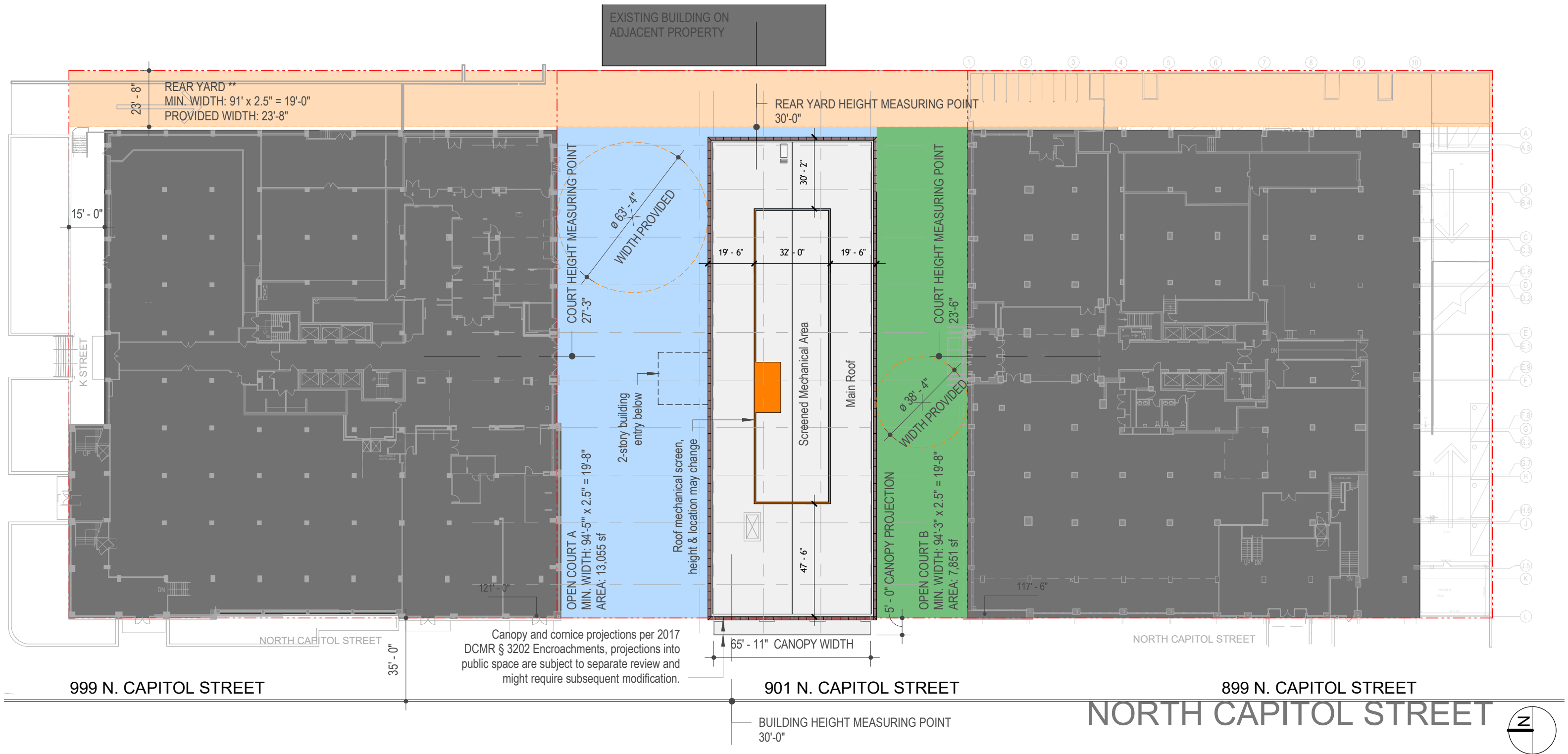
** Per Zoning Administrator determination and C-901.6, no additional loading is required because the project will increase GFA by less than 25%.

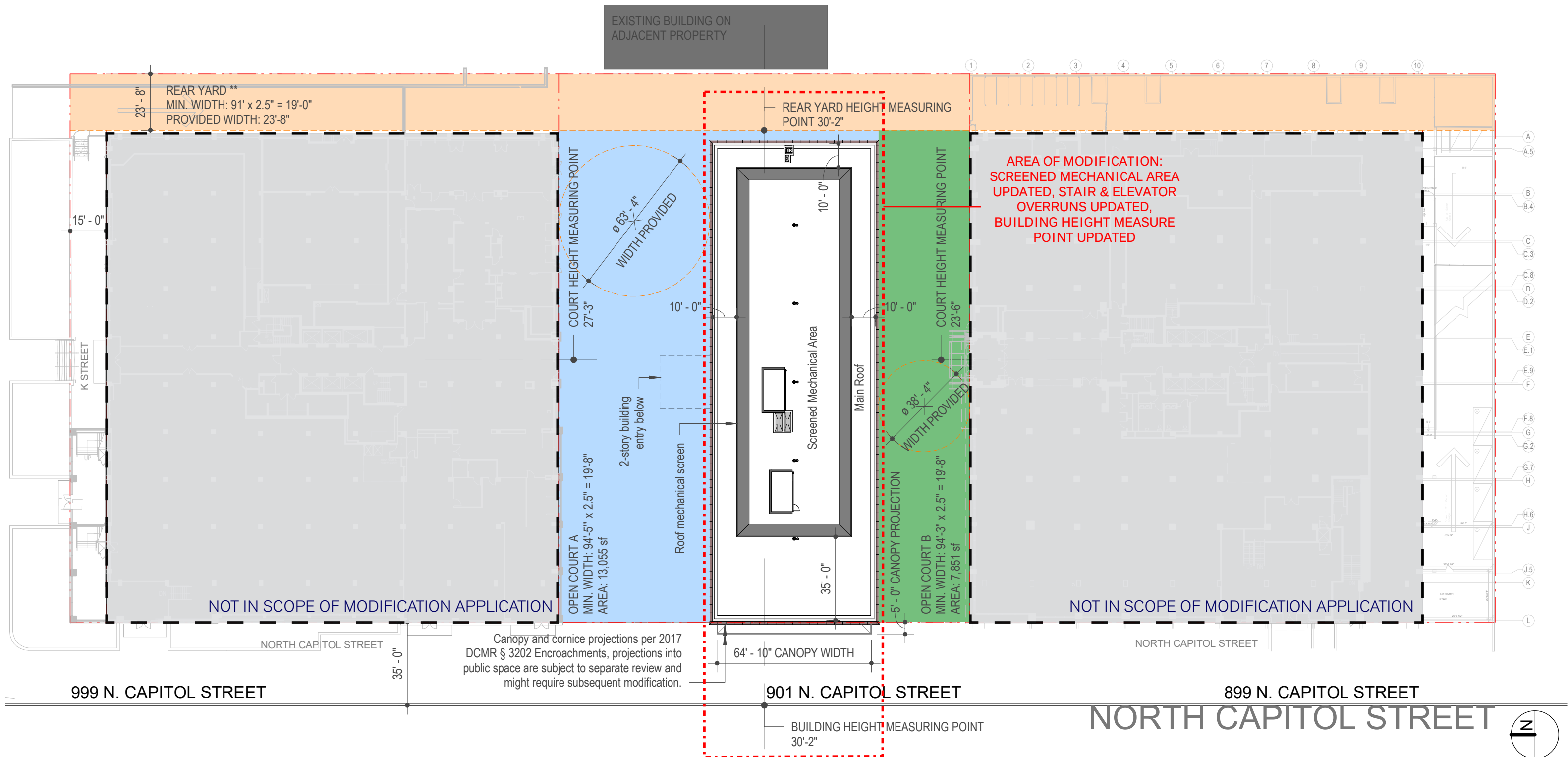
*** Loading facilities may be shared between uses per C-901.8.

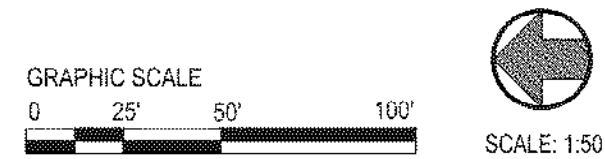
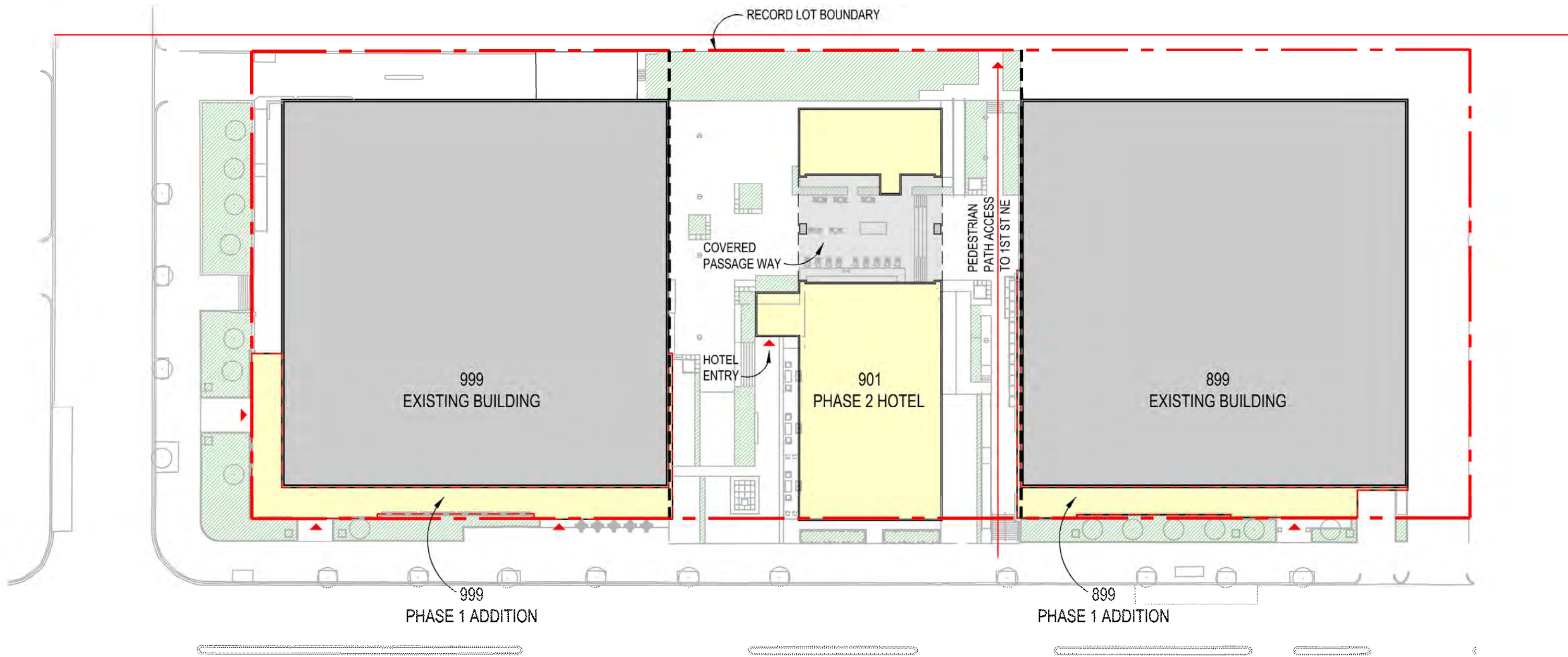
**** Per C-802.5, no additional bicycle parking is required because the project will increase GFA by less than 25%.

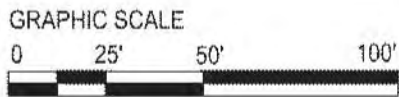
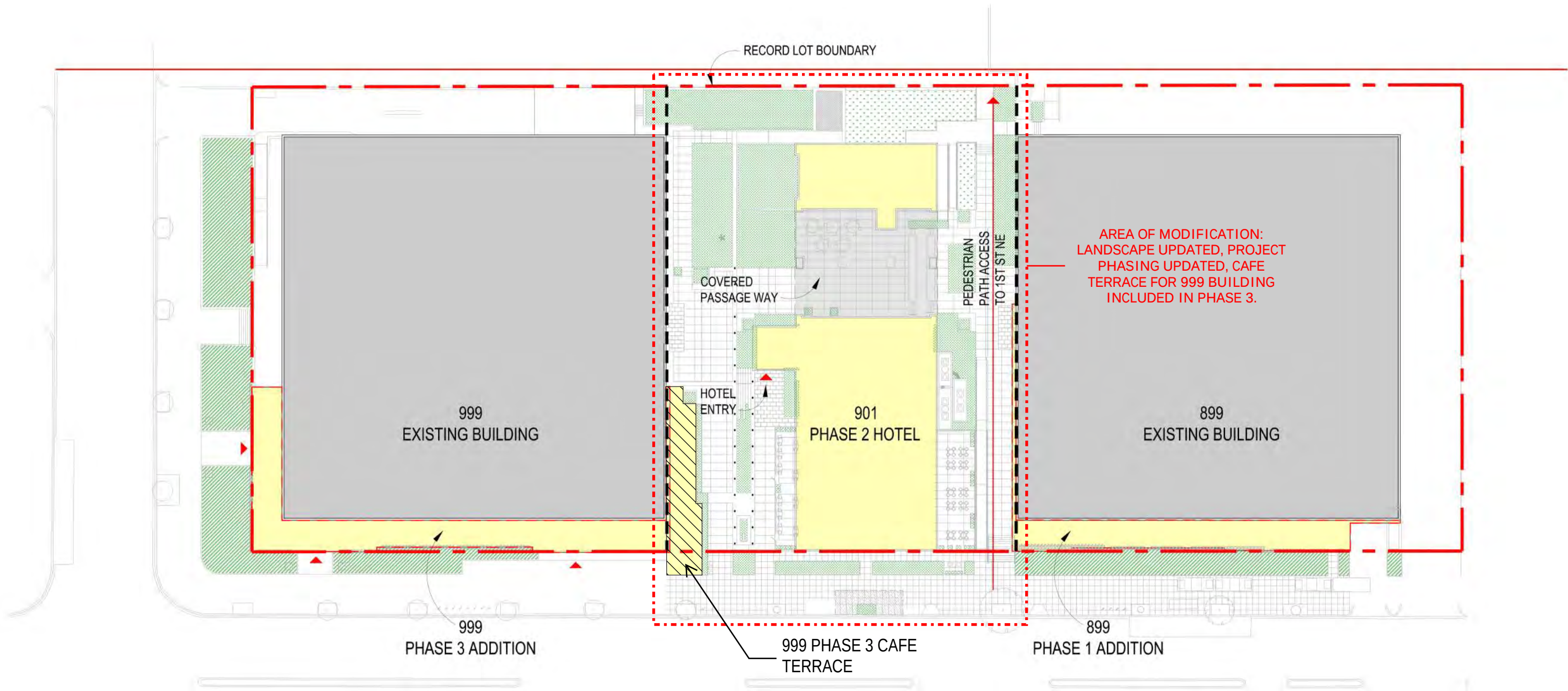
REQUIRED SPACES UPDATED
BASED ON CONVERSION OF 2ND
FLOOR RETAIL SPACE TO
ADDITIONAL LODGING SPACE.

NOTE: ZONING TABULATIONS UPDATED TO REFLECT REVISED PROJECT PHASING. NO CHANGE TO ZONING DATA EXCEPT WHERE INDICATED.









SCALE: 1:50

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

NORTHWEST BUILDING RENDERING : A05

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



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901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

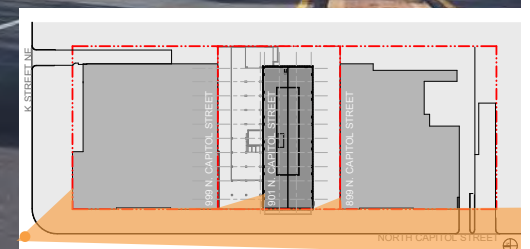
NORTH CAPITOL STREET LOOKING SOUTH : A07

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



AREA OF MODIFICATION:
WINDOWS UPDATED TO TWO SIDE
BY SIDE SINGLE HUNG WINDOWS

AREA OF MODIFICATION:
STOREFRONT UPDATED: FIXED
WITH LOWER OPERABLE WINDOWS



901 NORTH CAPITOL STREET NE ZONING COMMISSION SUBMISSION : JUNE 16, 2023

SOUTHWEST BUILDING RENDERING : A07 - REV

Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

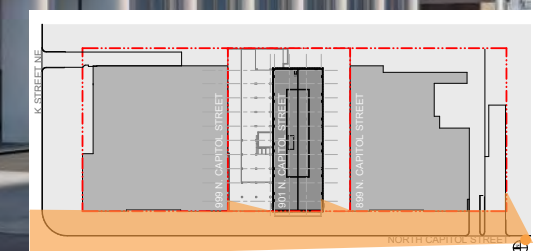
NORTH CAPITOL STREET LOOKING NORTH : A08

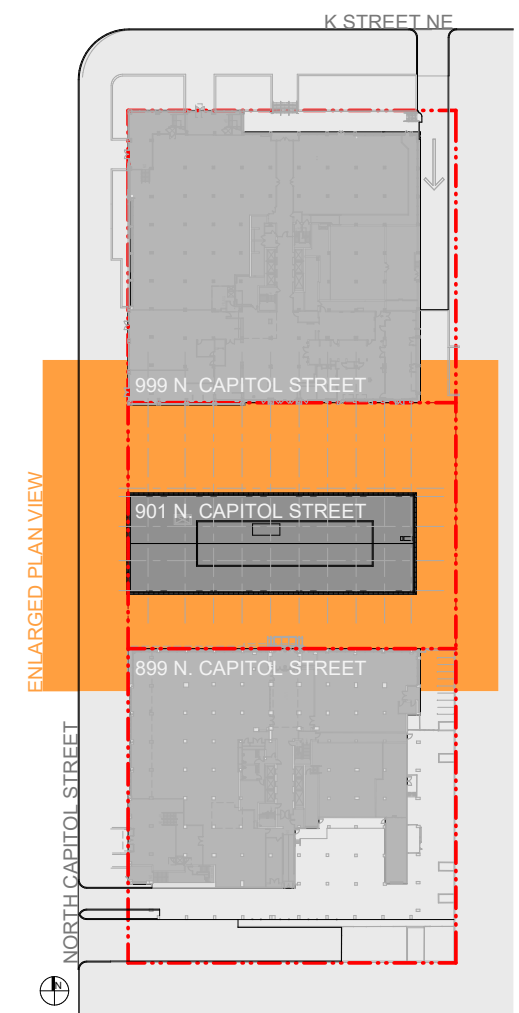
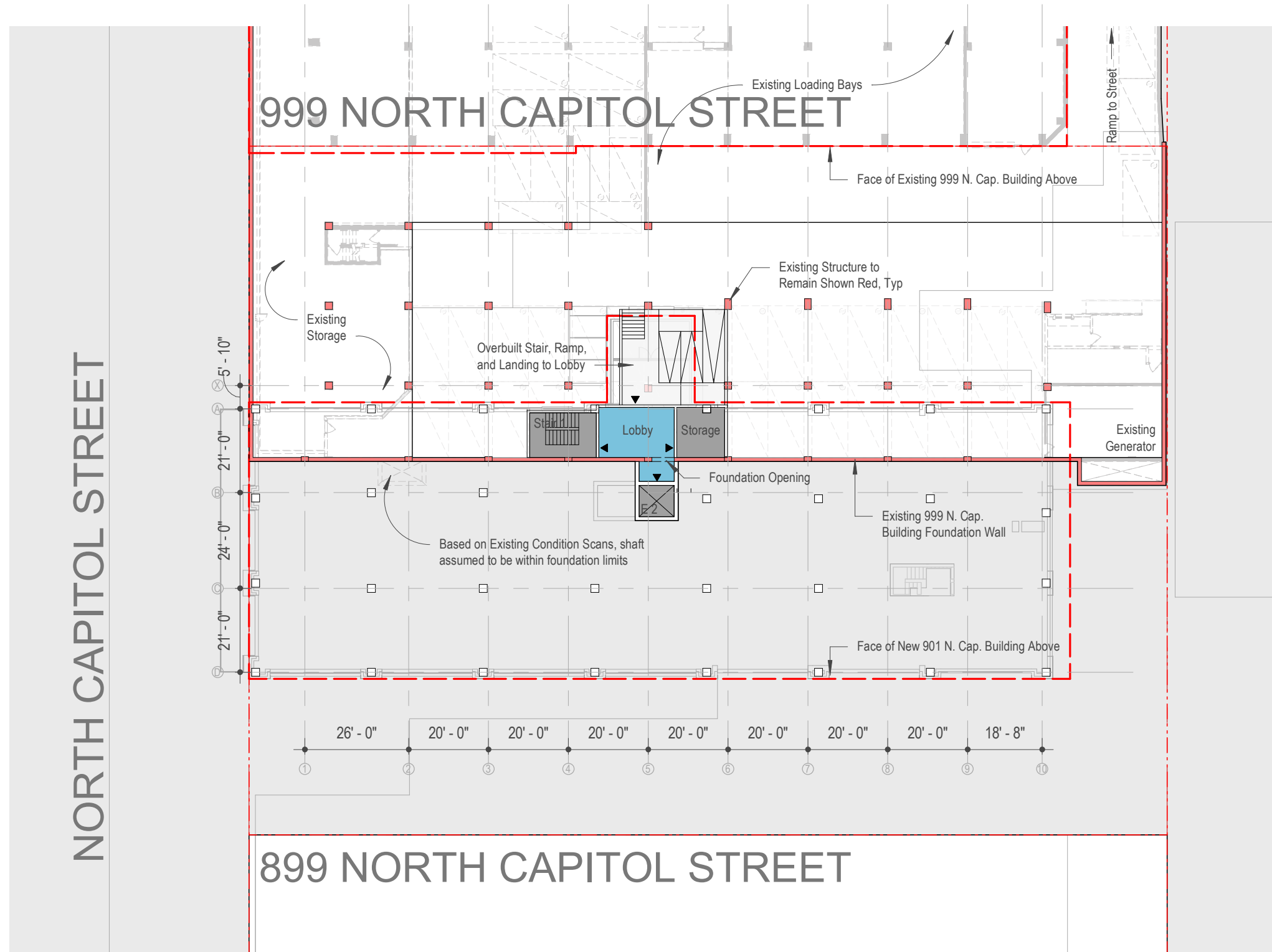
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.

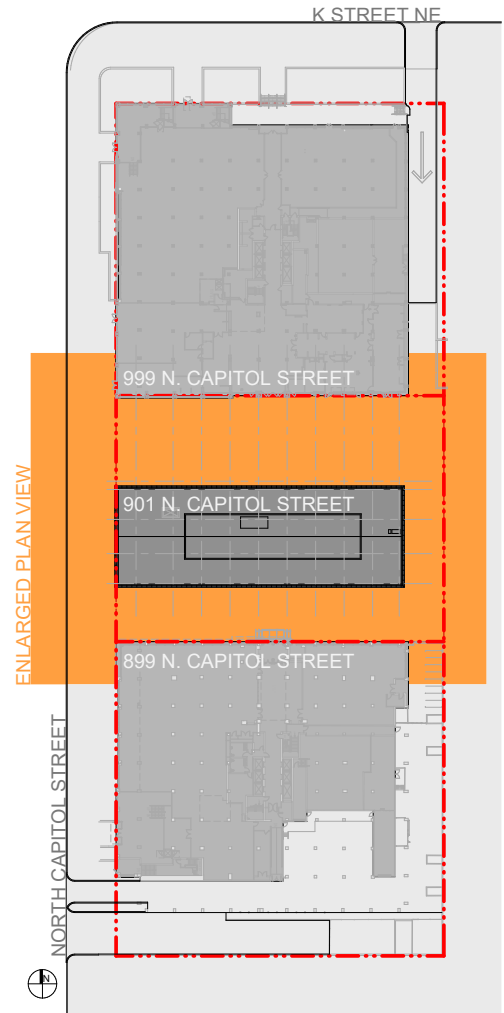
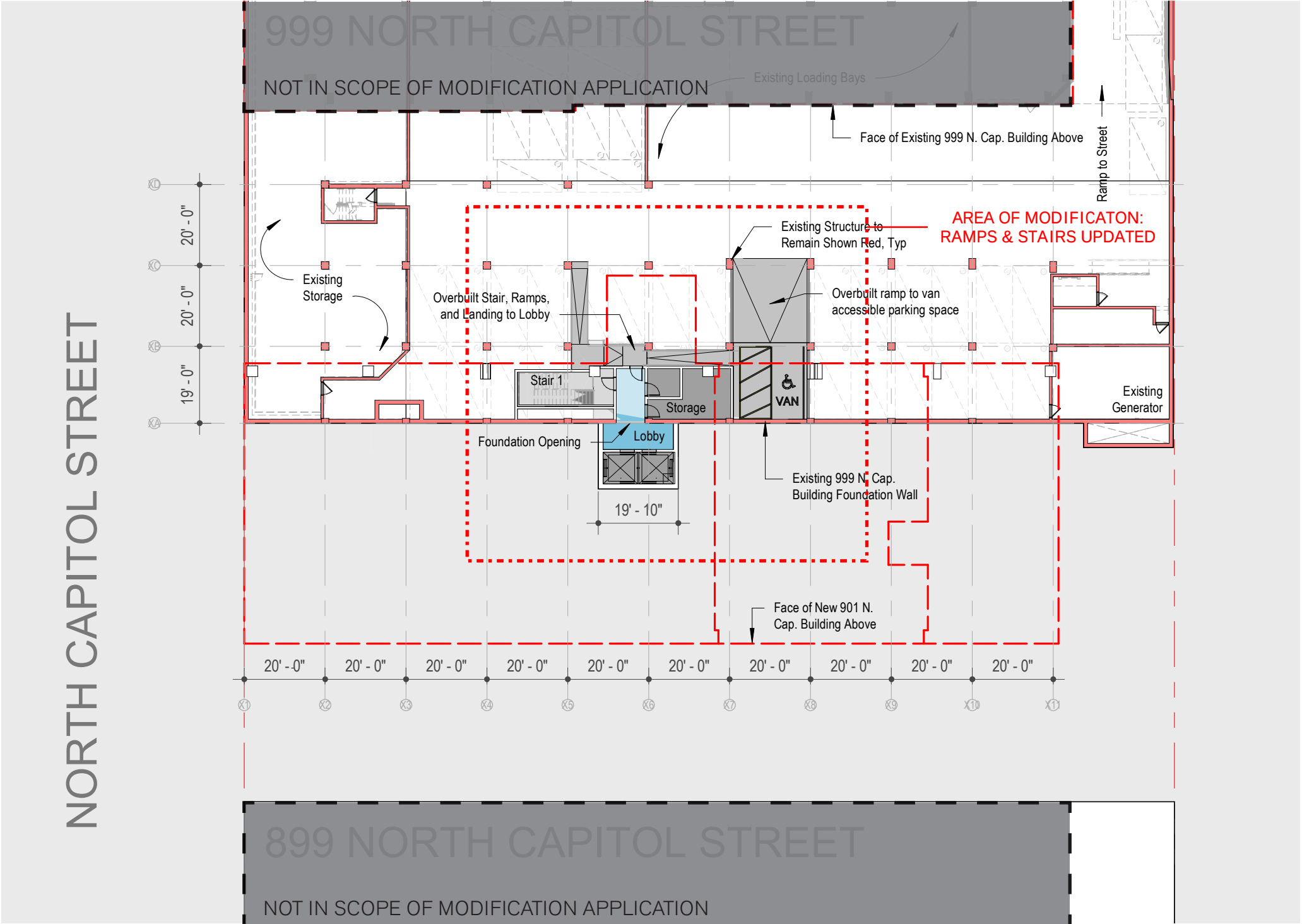
Ground-floor addition to 899 North Capitol Street NE building reflects design revisions approved in Z.C. Order No. 21-09A."

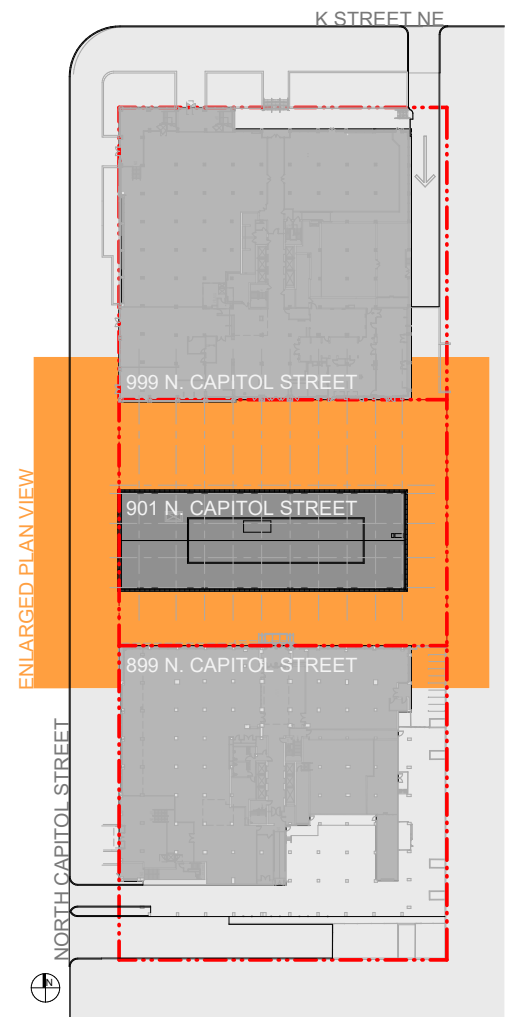
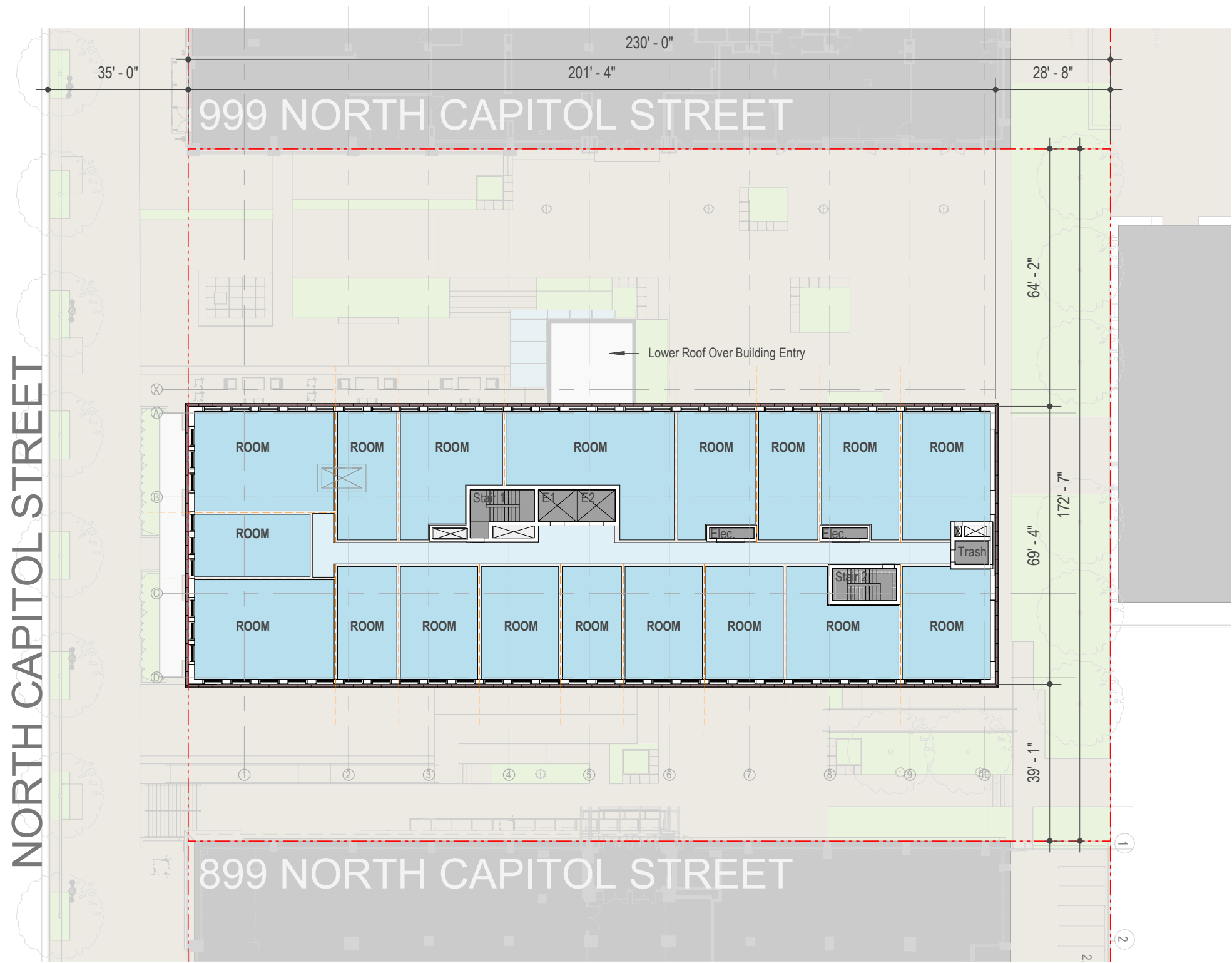
AREA OF MODIFICATION:
WINDOWS UPDATED TO TWO SIDE
BY SIDE SINGLE HUNG WINDOWS

AREA OF MODIFICATION:
STOREFRONT UPDATED: FIXED
WITH LOWER OPERABLE WINDOWS

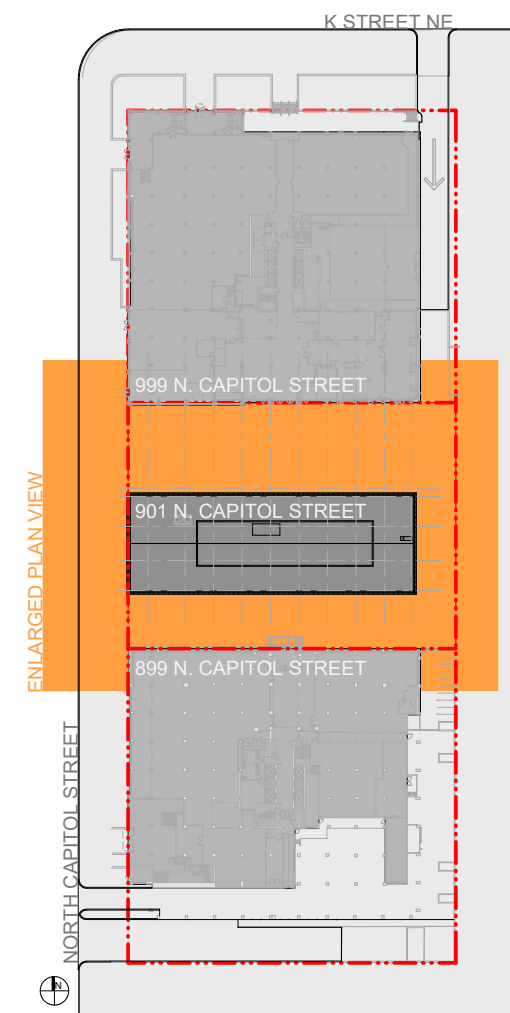








NORTH CAPITOL STREET



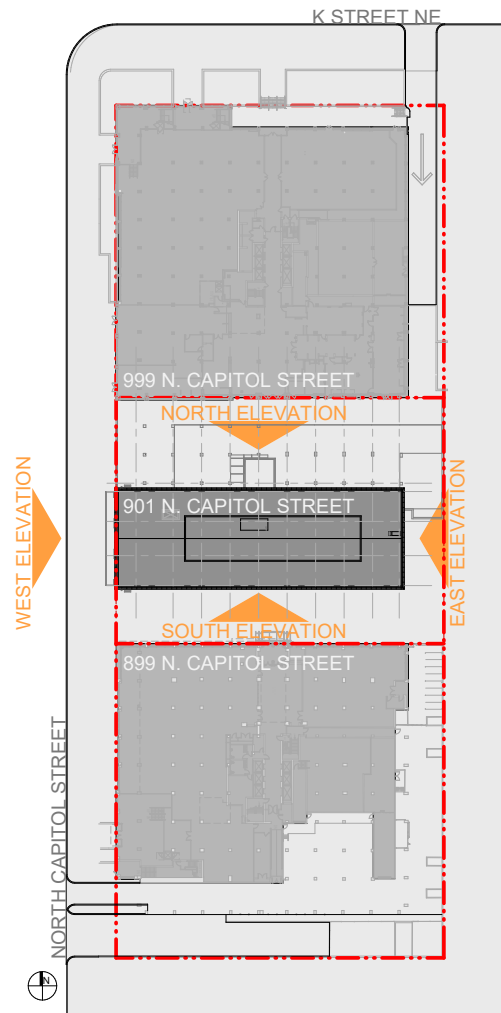
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All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

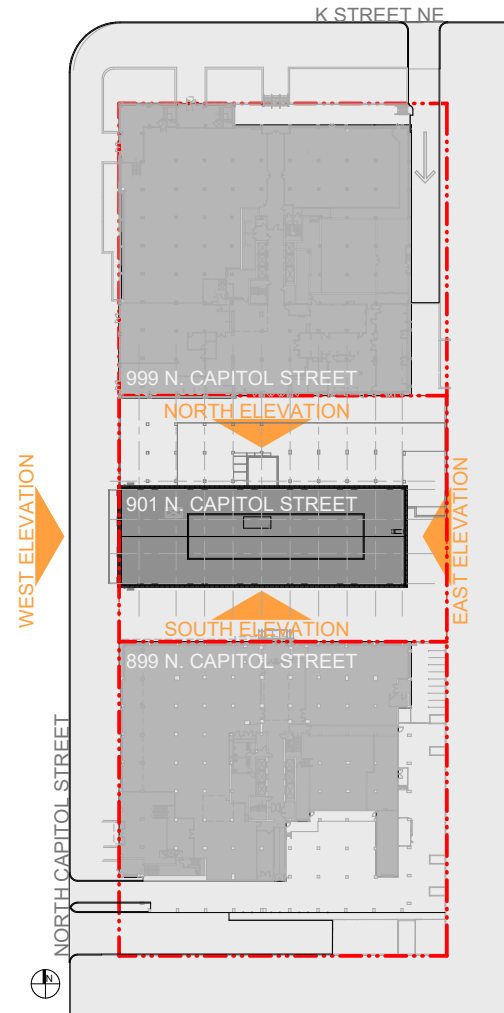
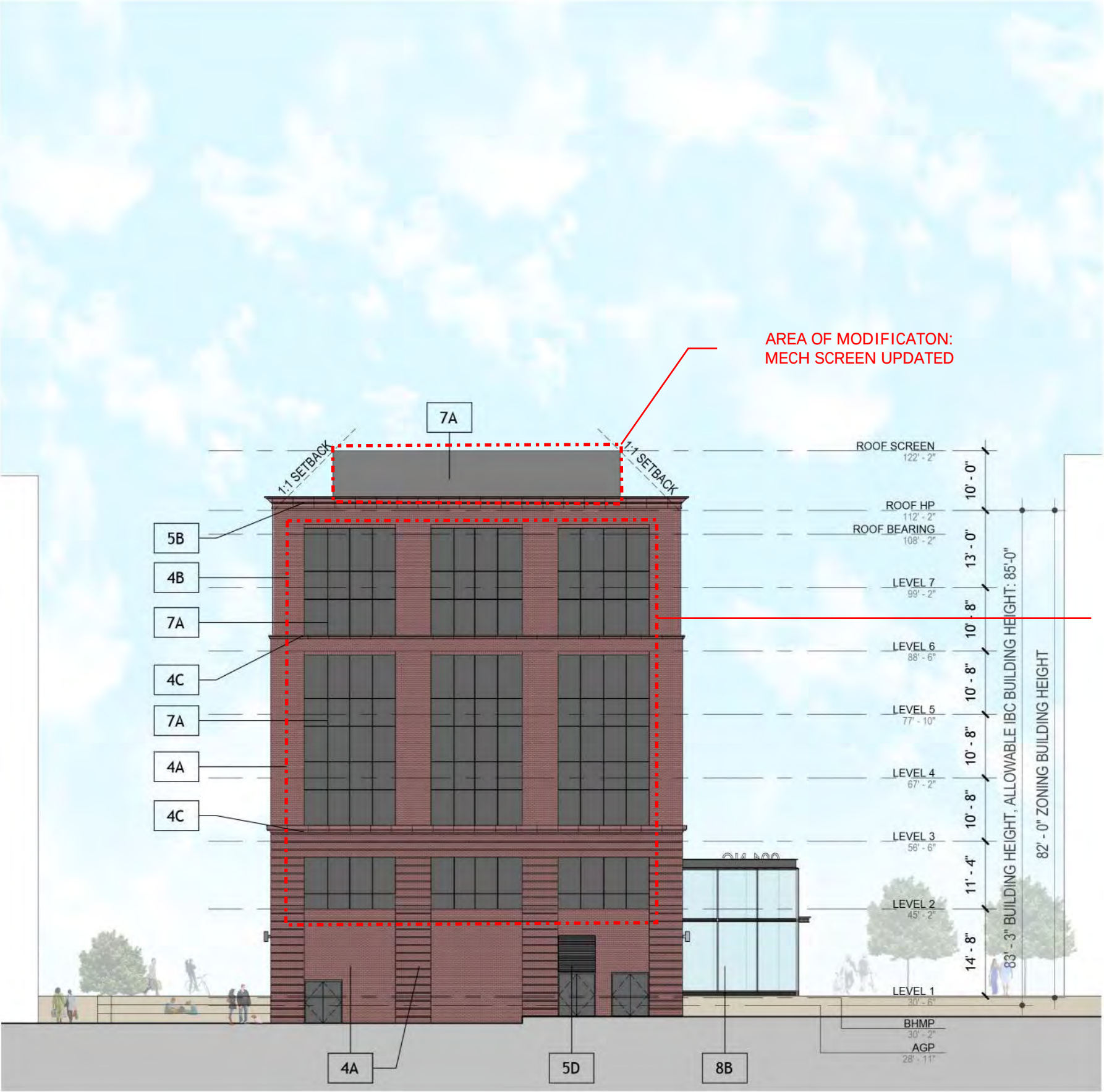
KEYNOTE LEGEND	
4A	BRICK VENEER - COLOR 1
4B	BRICK VENEER - COLOR 2
4C	CAST STONE CORNICE - COLOR 1
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	ALUMINUM STOREFRONT SYSTEM



All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER
4B	THIN BRICK VENEER
4C	CAST STONE
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
5D	PREFINISHED METAL LOUVER
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	STOREFRONT SYSTEM

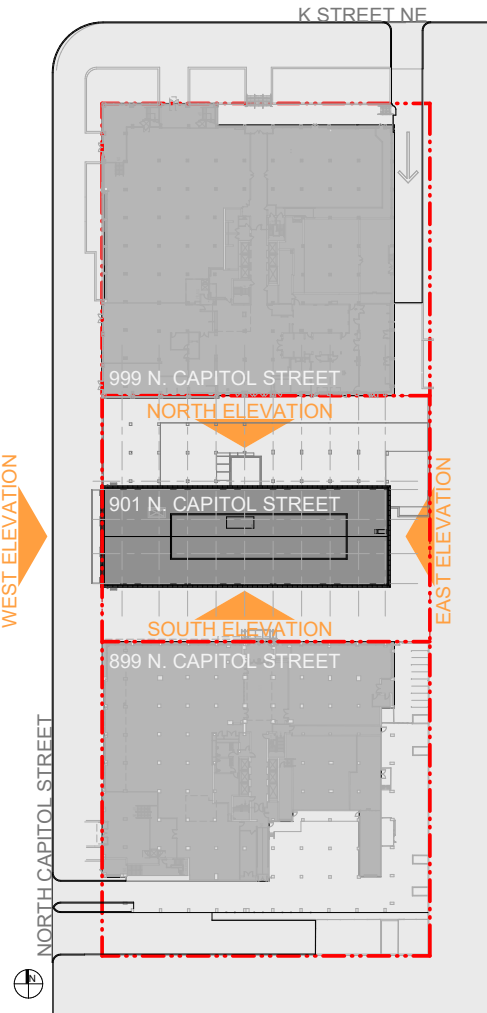




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Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER - COLOR 1
4B	BRICK VENEER - COLOR 2
4C	CAST STONE CORNICE - COLOR 1
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	ALUMINUM STOREFRONT SYSTEM

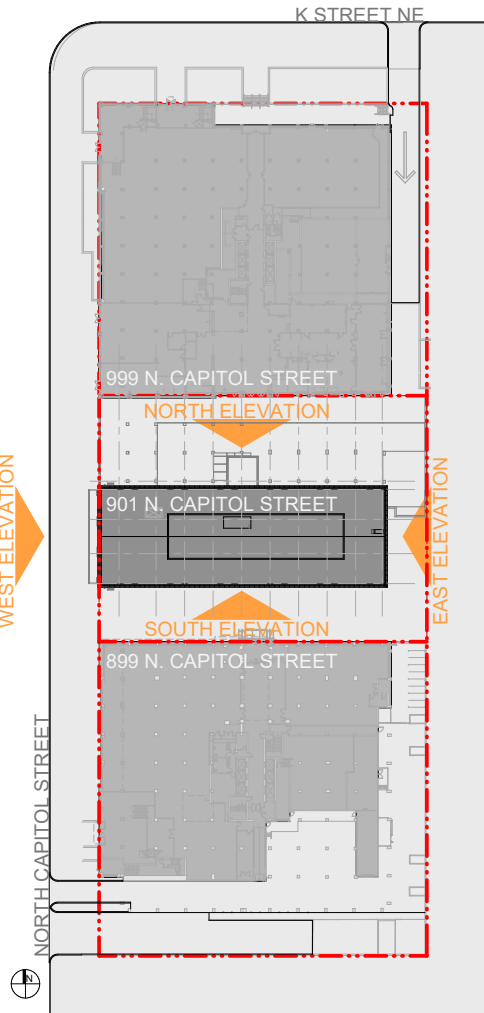




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Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER
4B	THIN BRICK VENEER
4C	CAST STONE
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
5D	PREFINISHED METAL LOUVER
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	STOREFRONT SYSTEM



901 NORTH CAPITOL STREET NE ZONING COMMISSION SUBMISSION : JUNE 16, 2023



PROPOSED

AREA OF MODIFICATION: SIGNAGE ZONES UPDATED & DOORS ADDED

NORTH BUILDING ELEVATION : A19 - REV

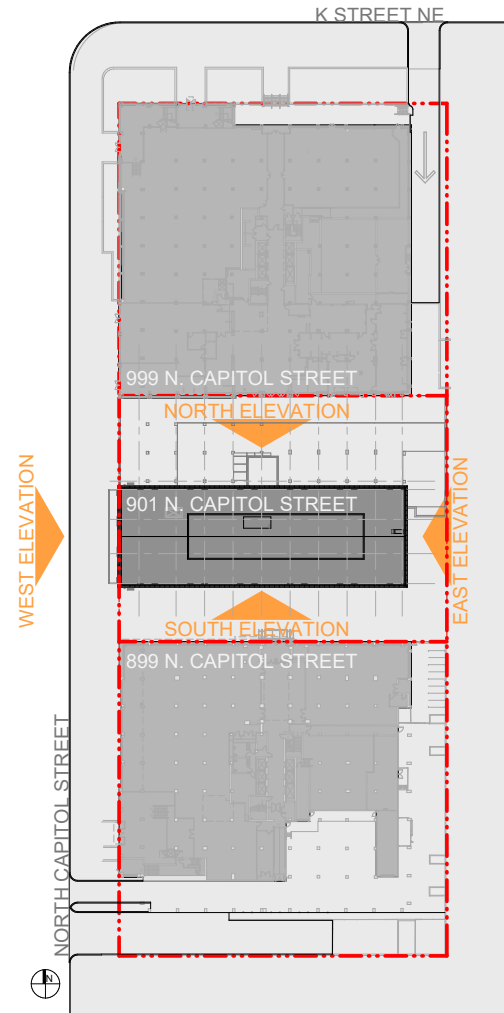
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All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER - COLOR 1
4B	BRICK VENEER - COLOR 2
4C	CAST STONE CORNICE - COLOR 1
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	ALUMINUM STOREFRONT SYSTEM

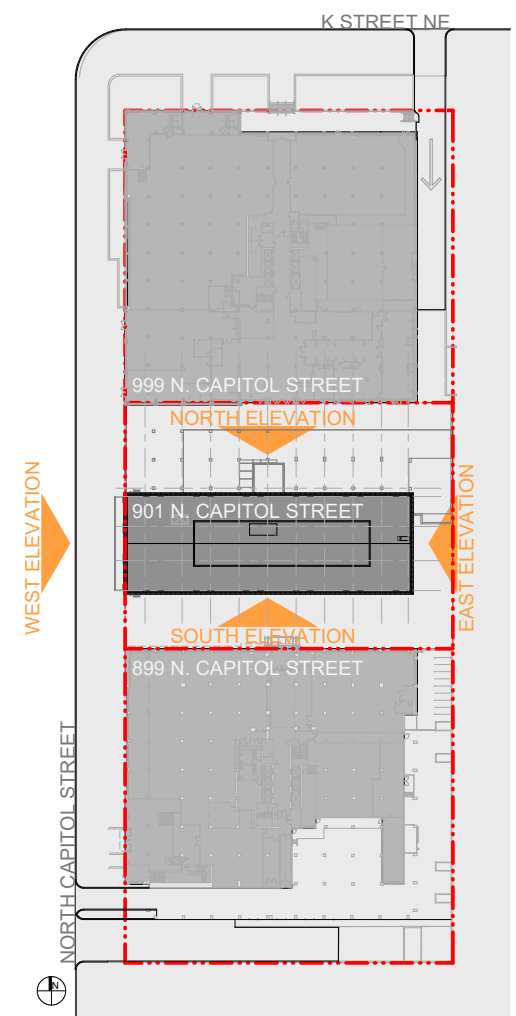




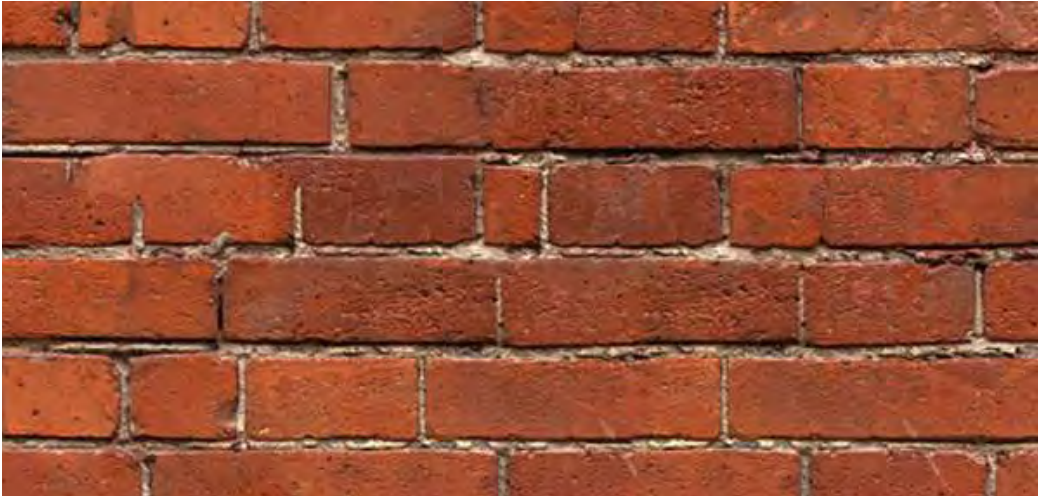
All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER
4B	THIN BRICK VENEER
4C	CAST STONE
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
5D	PREFINISHED METAL LOUVER
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	STOREFRONT SYSTEM



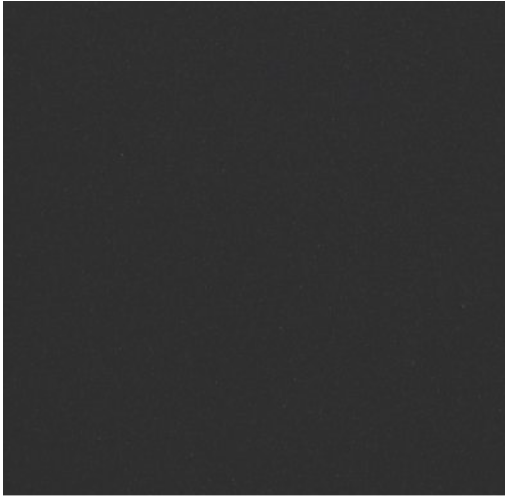
SOUTH BUILDING ELEVATION : A20 - REV



4A - BRICK VENEER - COLOR 1



4B - BRICK VENEER - COLOR 2 (MURALS)
at hotel entry & within covered plaza connection



5A, 5C, 8A, & 8B - METAL & WINDOW FINISHES



4C - CAST STONE CORNICE - COLOR 1



5B - PREFINISHED METAL CORNICE



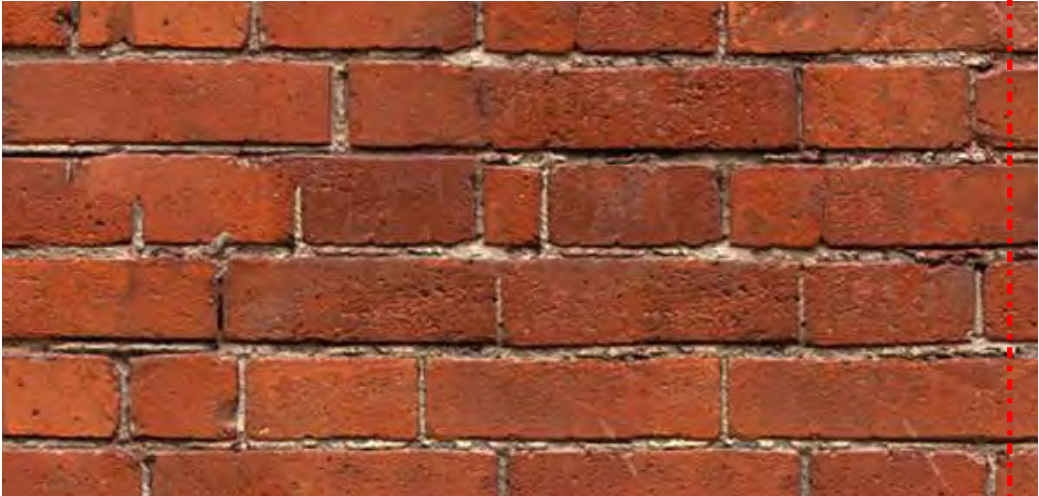
WOOD CEILING & WALLS
within covered plaza connection



7A - FIBER CEMENT PANEL

Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.

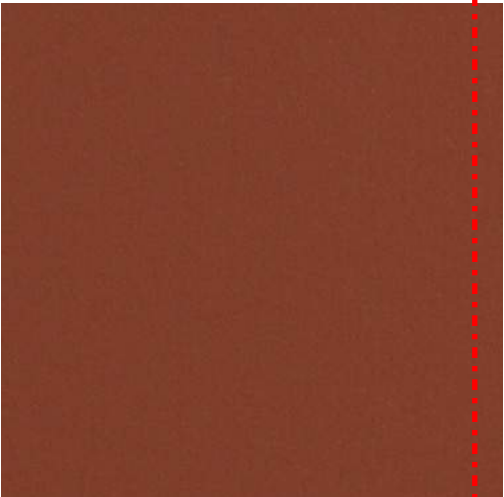
All canopies and other metal elements of the building facade not explicitly identified are to match the Metal & Window Finishes color below.



4A - BRICK VENEER - COLOR 1



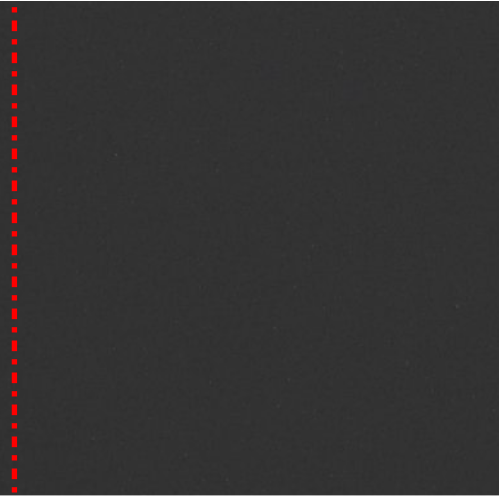
4C - CAST STONE CORNICE - COLOR 1



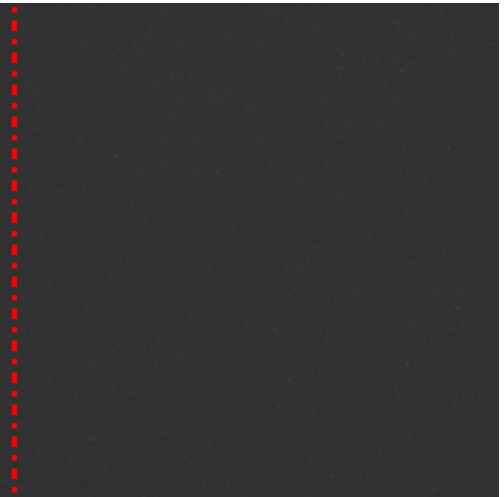
5B - PREFINISHED METAL CORNICE



WHITE EXTERIOR GYPSUM CEILING
within covered plaza connection



5A & 5C - METAL & WINDOW FINISHES



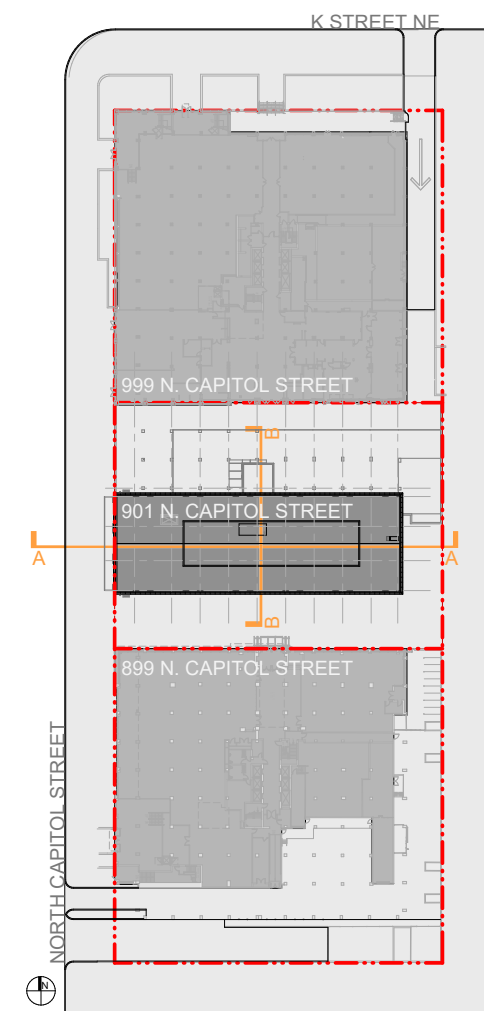
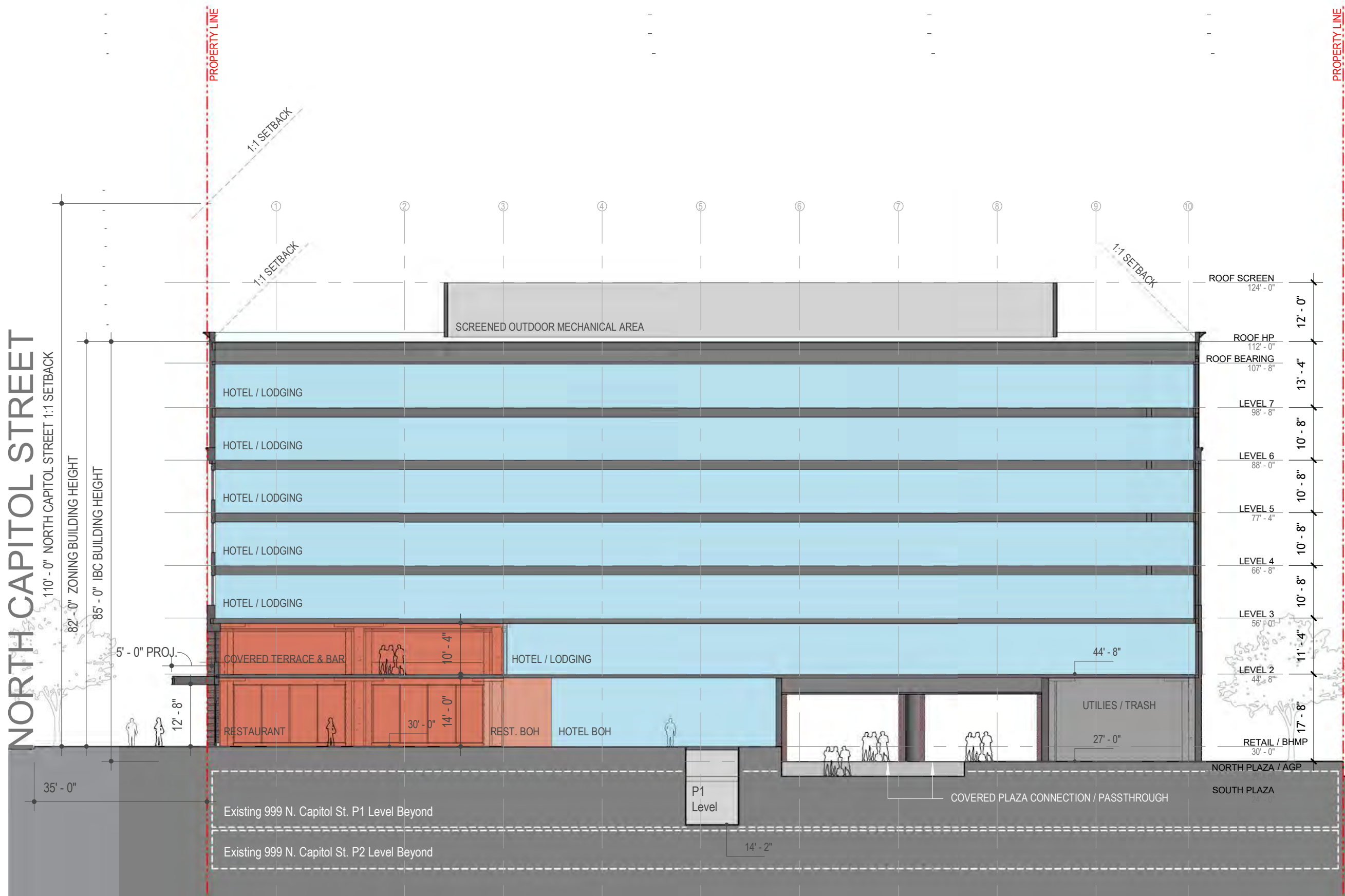
7A - FIBER CEMENT PANEL

AREA OF MODIFICATON:
MURAL REMOVED, WOOD CEILING
UPDATED TO WHITE EXT. GYP. CEILING

Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.

All canopies and other metal elements of the building facade not explicitly identified are to mathe the Metal & Window Finishes color below

First and second floor Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.



First and second floor Commercial / Retail use mix provided for illustrative purposes only and that tenant / use type can change.

NORTH CAPITOL STREET

109' - 10" NORTH CAPITOL STREET 1:1 SETBACK

82' - 0" ZONING BUILDING HEIGHT

83' - 3" BUILDING HEIGHT, ALLOWABLE IBC BUILDING HEIGHT: 85'-0"

PROPERTY LINE

1:1 SETBACK

1:1 SETBACK

1:1 SETBACK

PROPERTY LINE

AREA OF MODIFICATION:
MECH SCREEN UPDATED

HOTEL / LODGING

HOTEL / LODGING

HOTEL / LODGING

HOTEL / LODGING

HOTEL / LODGING

HOTEL / LODGING

RESTAURANT

REST. BOH

HOTEL BOH

UTILITIES /
TRASH

ROOF SCREEN
122' - 2"

ROOF HP
112' - 2"

ROOF BEARING
108' - 2"

LEVEL 7
99' - 2"

LEVEL 6
88' - 6"

LEVEL 5
77' - 10"

LEVEL 4
67' - 2"

LEVEL 3
56' - 6"

LEVEL 2
45' - 2"

LEVEL 1
30' - 6"

BHMP

AGP

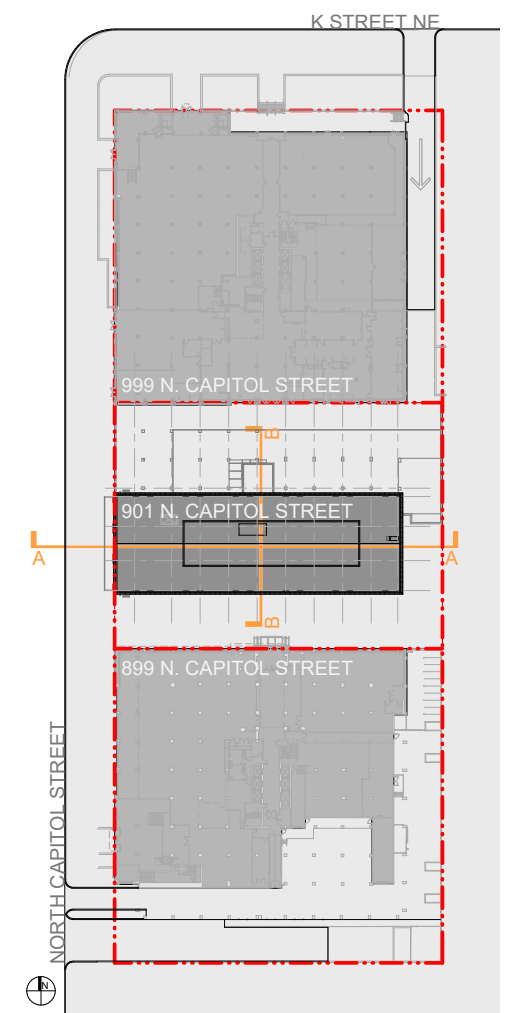
Existing 999 N. Capitol St. P1 Level Beyond

Existing 999 N. Capitol St. P2 Level Beyond

P1
Level

COVERED PLAZA CONNECTION / PASSTHROUGH

AREA OF MODIFICATION:
RETAIL REMOVED FROM
LEVEL 2

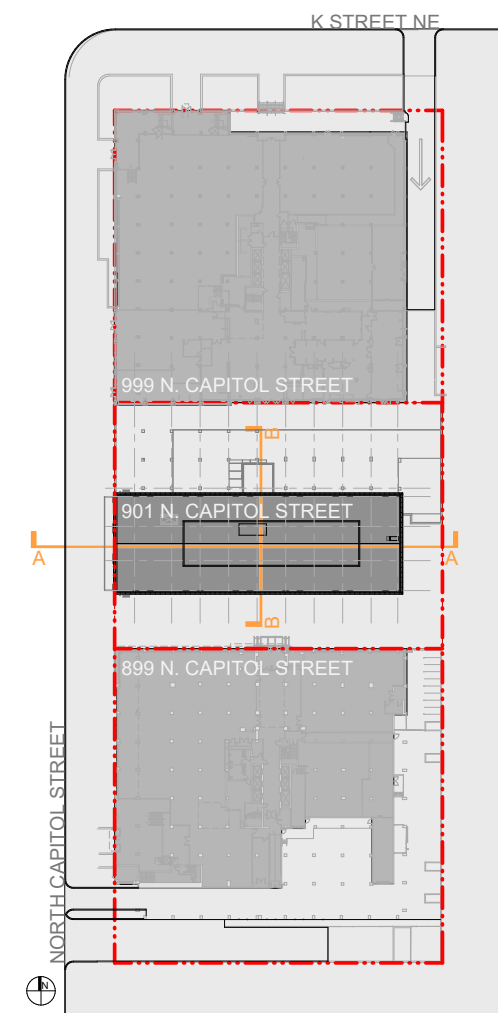
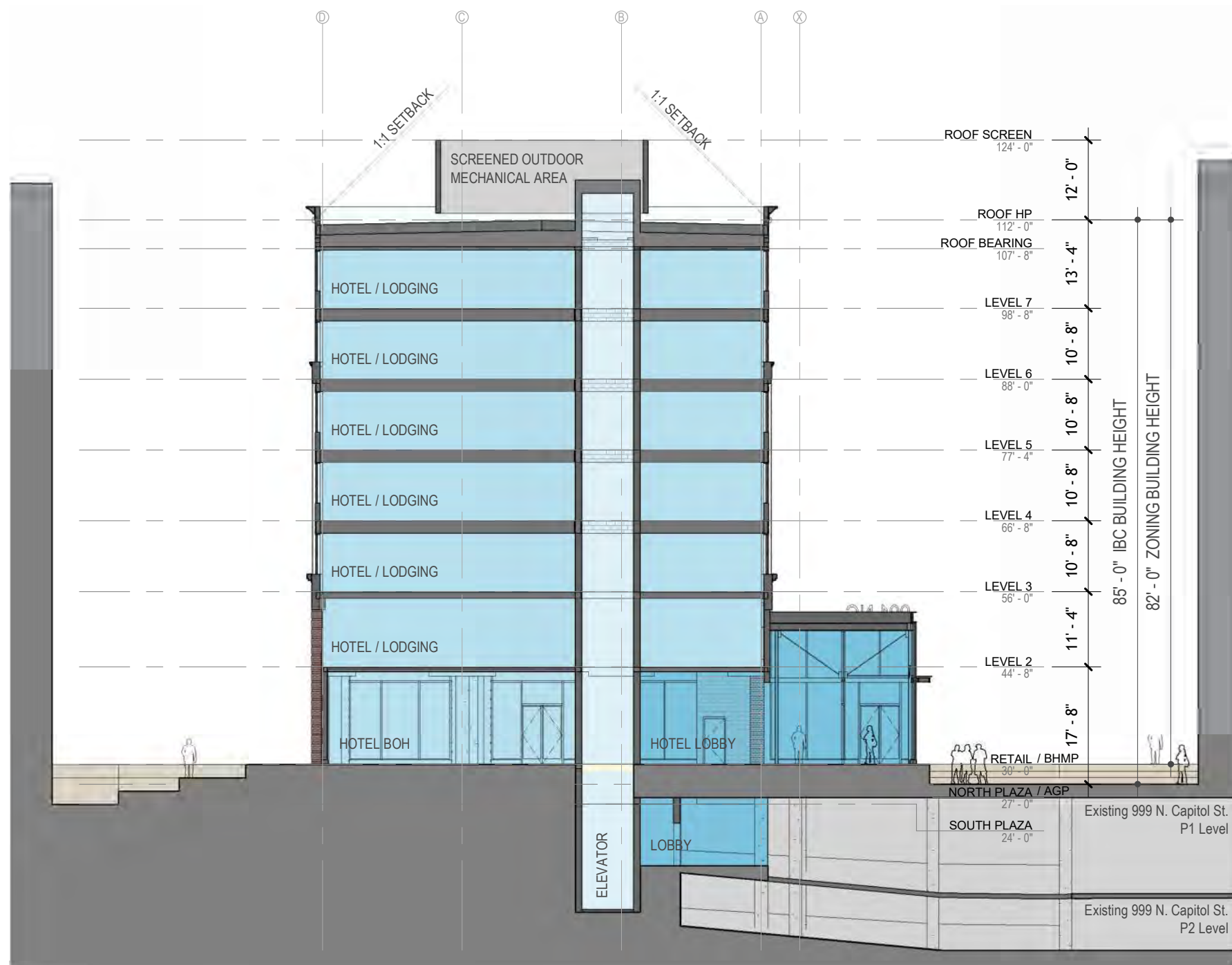


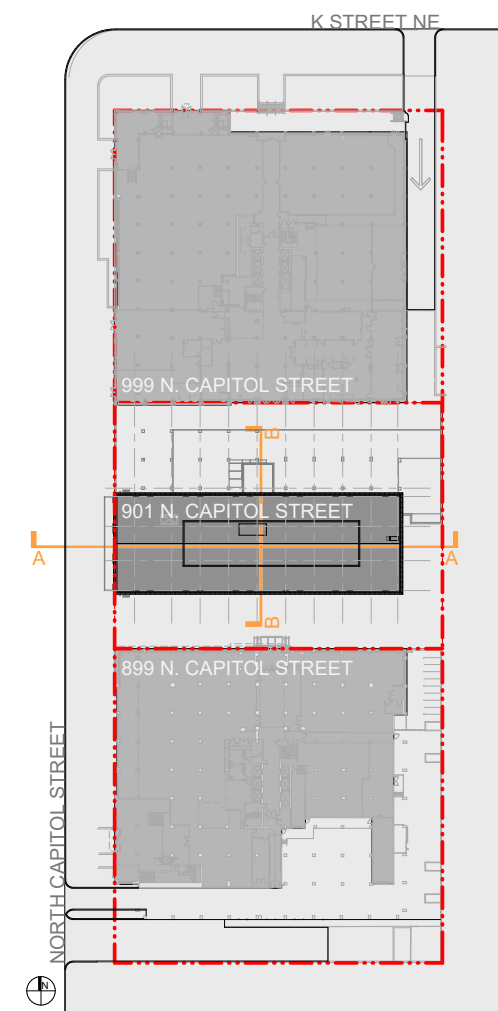
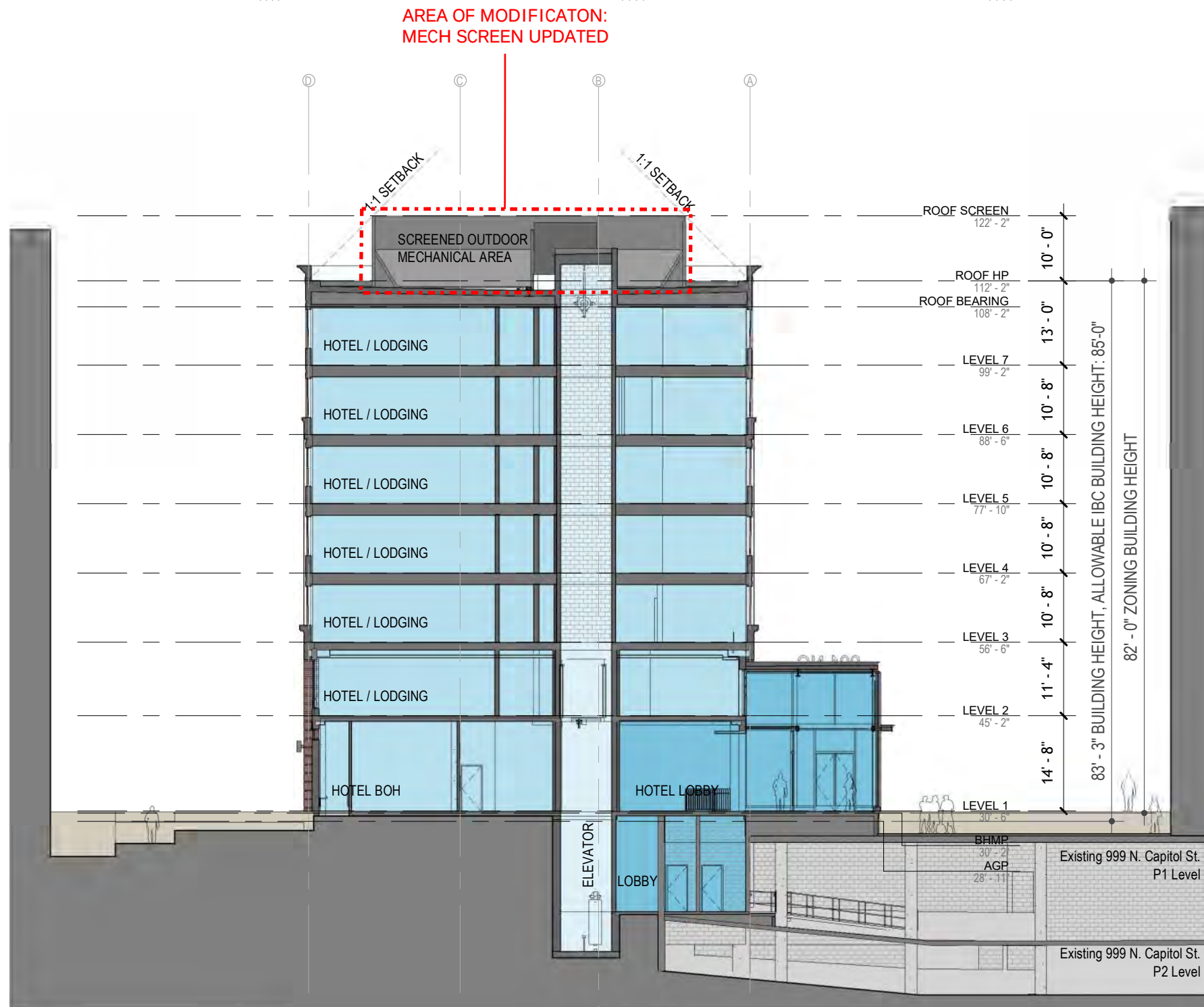
BUILDING SECTION AA : A22 - REV

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901 NORTH CAPITOL STREET NE ZONING COMMISSION SUBMISSION : JUNE 16, 2023

First and second floor Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.





Legend

- BUILDING ENTRANCE

PLAZA ENTRANCE

OUTDOOR SEATING

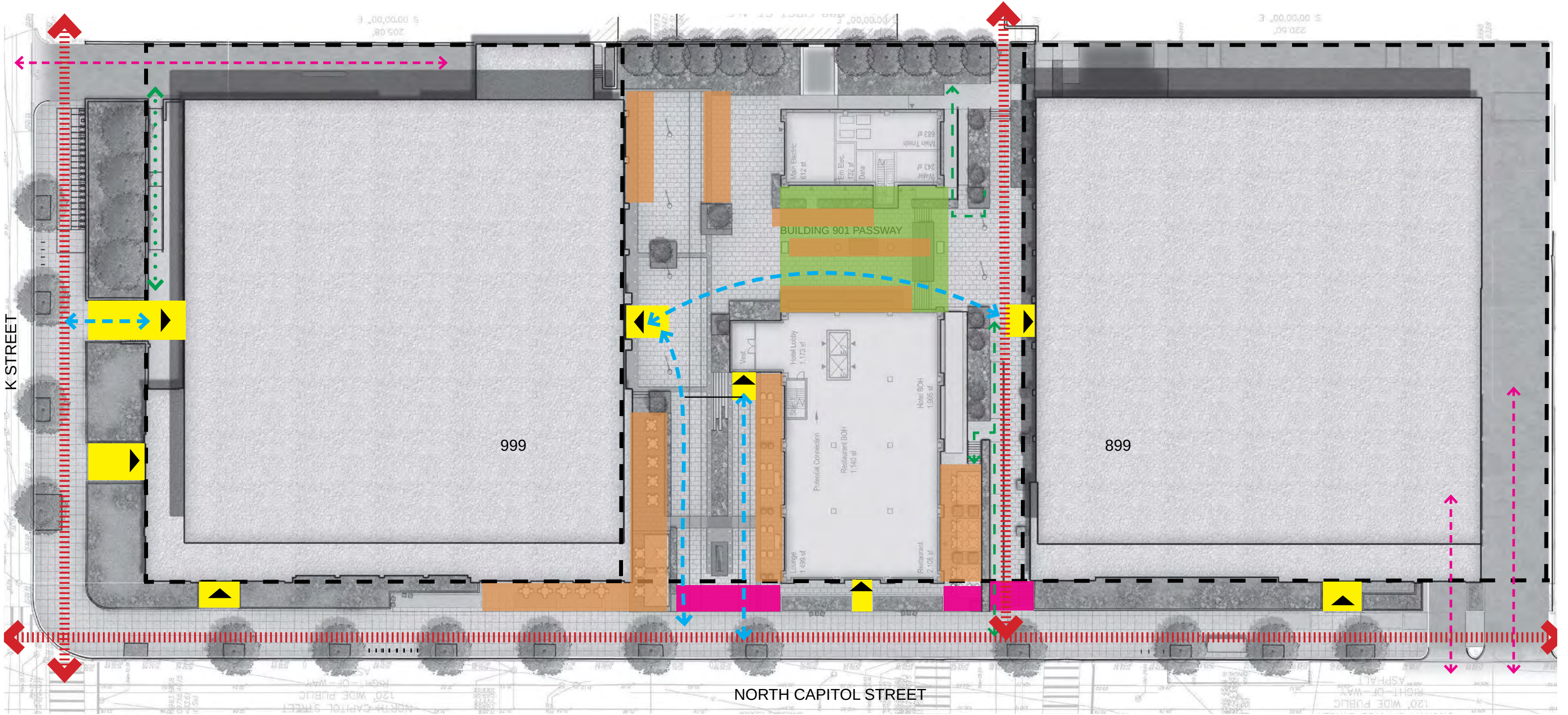
PASSWAY
- BUILDING ACCESS

MAJOR LINK

SECONDARY LINK

MINOR LINK

VEHICULAR ACCESS

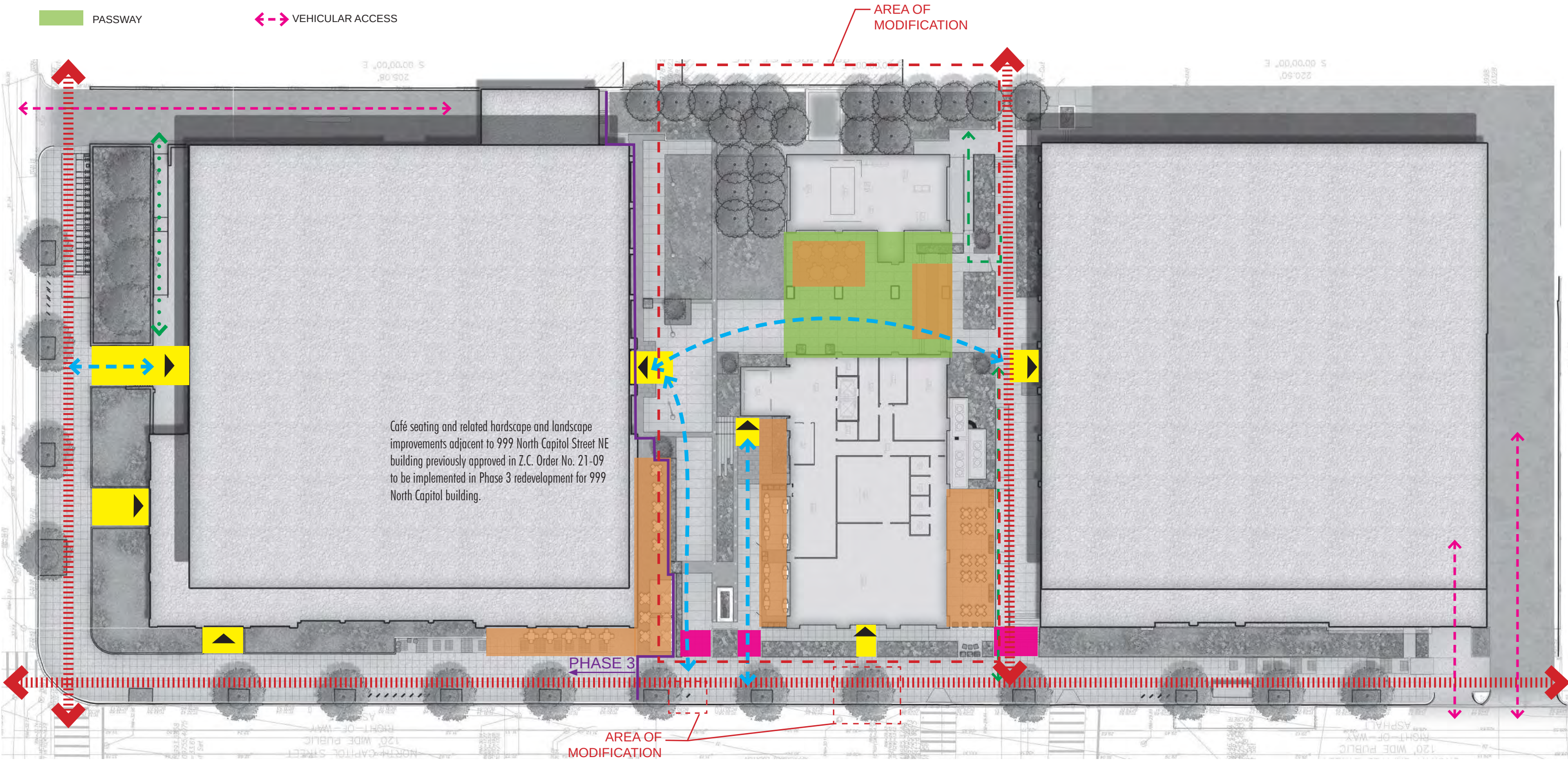


Design of streetscape, hardscaping and landscaping is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.

Legend

- BUILDING ENTRANCE
- PLAZA ENTRANCE
- OUTDOOR SEATING
- PASSWAY
- BUILDING ACCESS
- MAJOR LINK
- SECONDARY LINK
- MINOR LINK
- VEHICULAR ACCESS

Modifications:
-Plaza entrance is limited by planters.



Design of streetscape, hardscape and landscape is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.

Legend

- 1

PROPOSED 901 BUILDING
- 2

BUILDING COLUMN
- 3

PROPOSED PAVERS
- 4

PROPOSED BIO-FILTER
- 5

PROPOSED TRANSFORMER
- 6

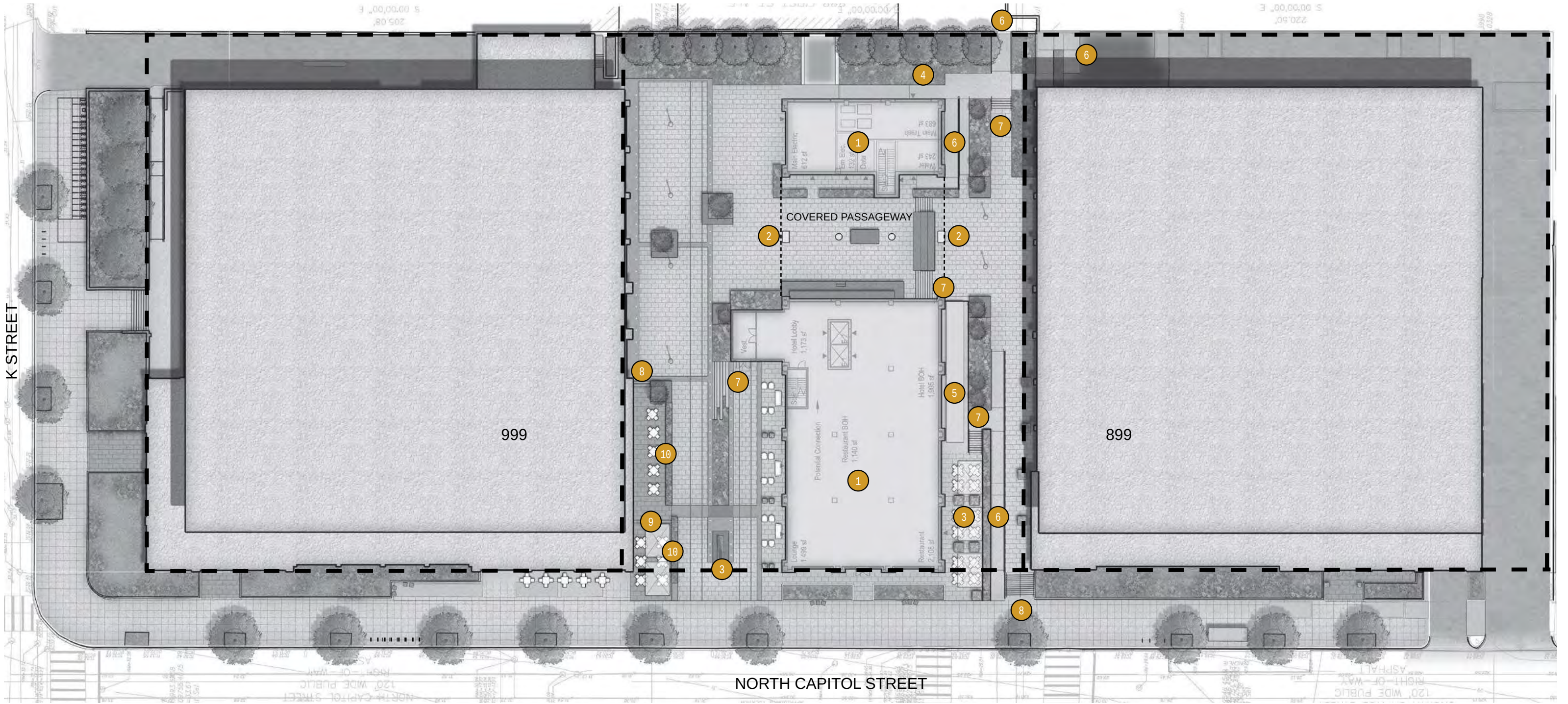
PROPOSED ADA RAMP
- 7

PROPOSED STAIR
- 8

EXISTING STAIR
- 9

EXISTING PAVERS
- 10

EXISTING PLANTER



Design of streetscape, hardscaping and landscaping is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.

Legend

- 1

PROPOSED 901 BUILDING
- 2

BUILDING COLUMN
- 3

PROPOSED CONCRETE PAVING
- 4

PROPOSED BIO-FILTER
- 5

PROPOSED TRANSFORMER
- 6

PROPOSED ADA RAMP
- 7

PROPOSED STAIR
- 8

EXISTING BIKE RACK

- 9

PROPOSED PAVERS
- 10

PROPOSED METAL PLANTER
- 11

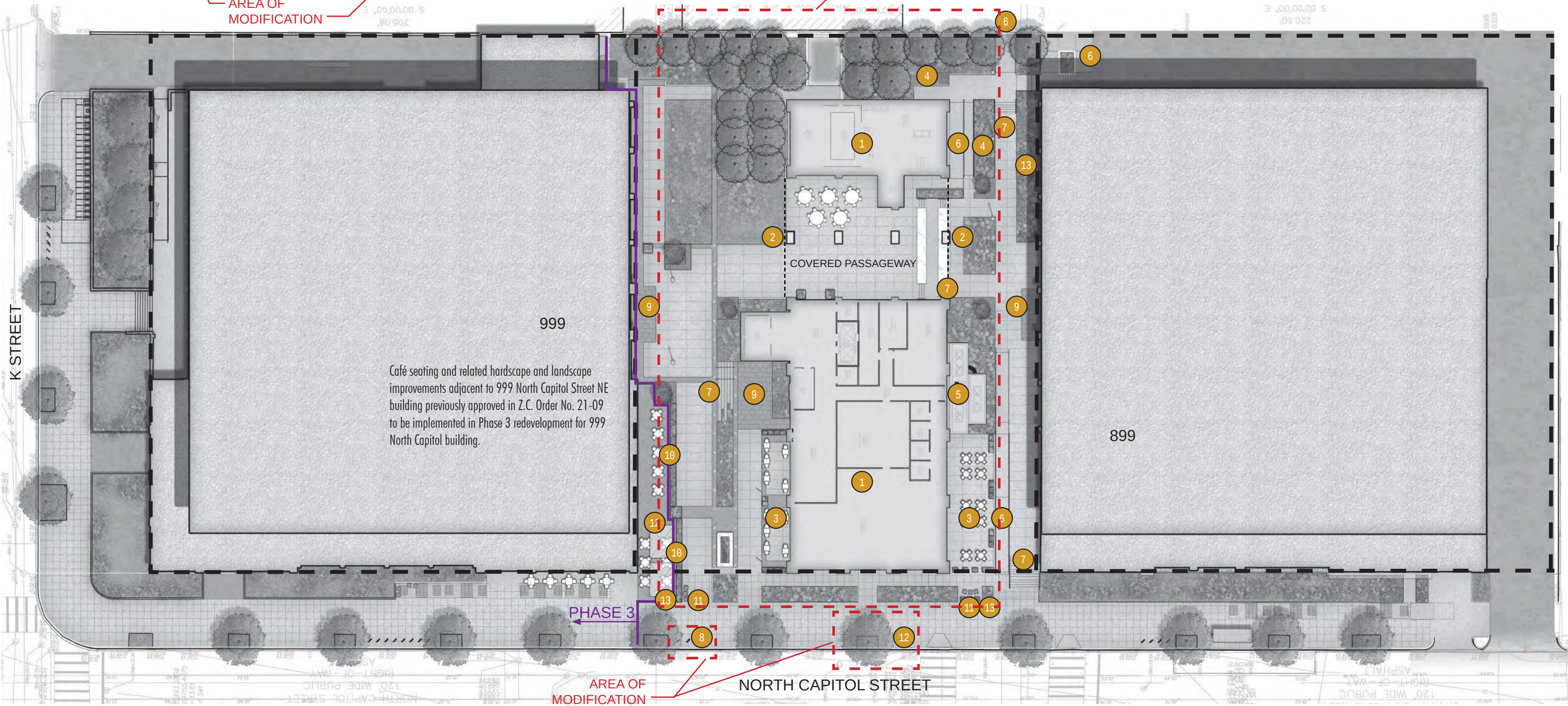
PROPOSED PUBLIC SEATING
- 12

PROPOSED STREET TREE
- 13

1ST STREET CONNECTION SIGNAGE

Modifications:

- Unit pavers updated to smaller areas of concrete paving;
- Furniture in covered passageway revised;
- Decorative pots and planters revised in quantity and size;
- Public seatings relocated;
- Bike racks added.



Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.

- LEGEND
- 1 PUBLIC SEATING
 - 2 BIKE RACK
 - 3 EXISTING BUS SHELTER



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LEGEND

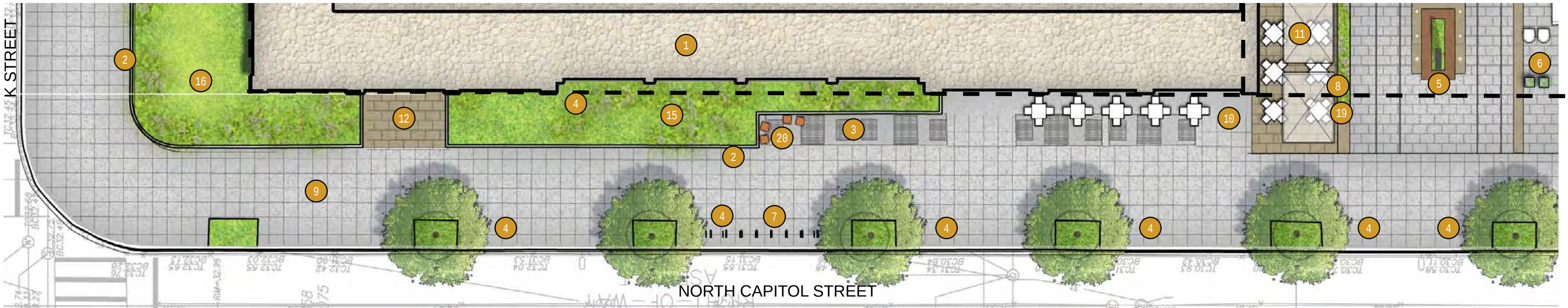
- 1 PUBLIC SEATING 2 BIKE RACK 3 EXISTING BUS SHELTER



Modifications:
-Bike racks added and revised to another product.

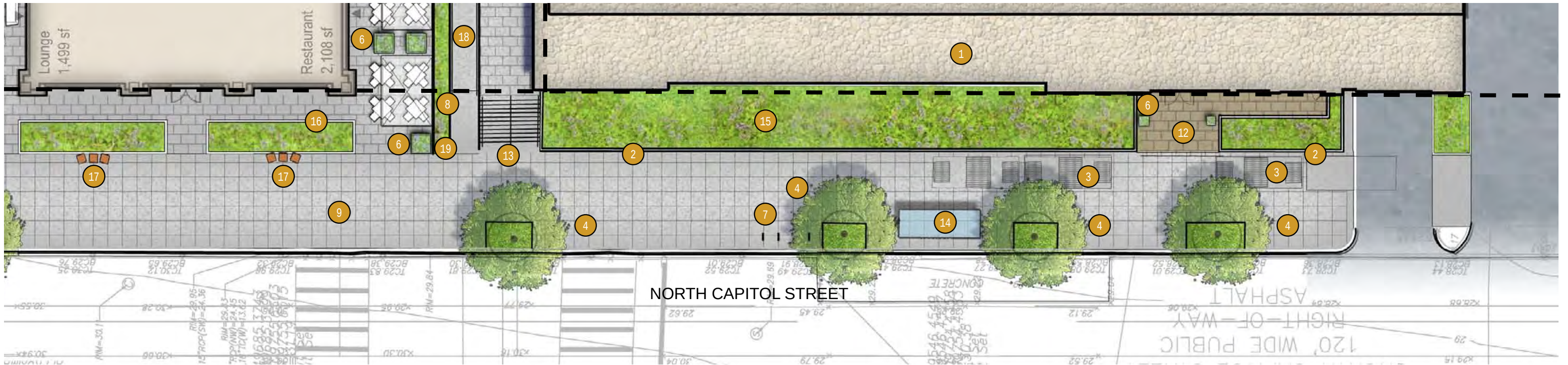
AREA OF
MODIFICATION

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.

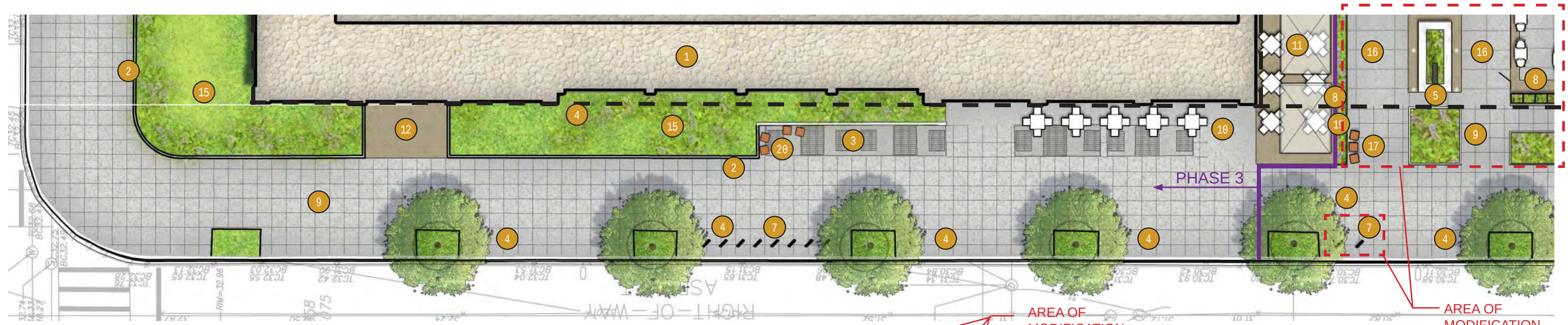


Legend

- | | | | | | | | | | | | |
|---|-----------------------|---|-----------------------|----|------------------------|----|---------------------------------------|----|-------------------------------|----|-------------------------|
| 1 | BUILDING ADDITION | 4 | EXISTING STREET TREES | 8 | PROPOSED METAL PLANTER | 12 | PROPOSED PAVERS | 16 | EXISTING PLANTING | 20 | EXISTING PUBLIC SEATING |
| 2 | PROPOSED PRECAST CURB | 5 | PROPOSED PYLON | 9 | EXISTING SIDEWALK | 13 | EXISTING STAIR | 17 | PROPOSED PUBLIC SEATING | | |
| 3 | ELECTRICAL VAULT LID | 6 | PROPOSED POTS | 10 | RETAIL SIDEWALK | 14 | EXISTING BUS SHELTER | 18 | PROPOSED ADA RAMP | | |
| | | 7 | EXISTING BIKE RACK | 11 | PROPOSED CAFE TERRACE | 15 | NEW PLANTING IN EXISTING PLANTING BED | 19 | 1ST STREET CONNECTION SIGNAGE | | |

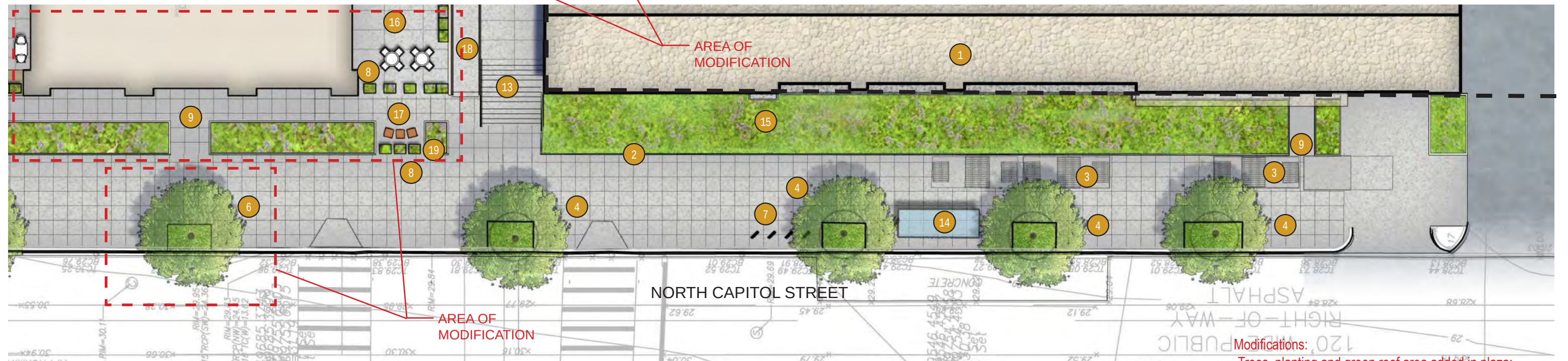


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Legend

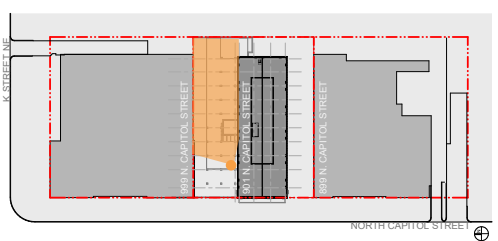
- | | | | | | |
|-------------------------|-------------------------|--|-------------------------|----------------------------------|----------------------------|
| 1 BUILDING ADDITION | 4 EXISTING STREET TREES | 8 PROPOSED METAL PLANTER | 12 PROPOSED PAVERS | 16 PROPOSED CONCRETE PAVING | 20 EXISTING PUBLIC SEATING |
| 2 EXISTING PRECAST CURB | 5 PROPOSED PYLON | 9 DC STANDARD 3' x 3' SCORED CONCRETE SIDEWALK | 13 PROPOSED STAIR | 17 PROPOSED PUBLIC SEATING | |
| 3 ELECTRICAL VAULT LID | 6 PROPOSED STREET TREE | 10 RETAIL SIDEWALK | 14 EXISTING BUS SHELTER | 18 PROPOSED ADA RAMP | |
| | 7 EXISTING BIKE RACK | 11 FUTURE CAFE TERRACE | 15 EXISTING PLANTING | 19 1ST STREET CONNECTION SIGNAGE | AREA OF MODIFICATION |



Modifications:

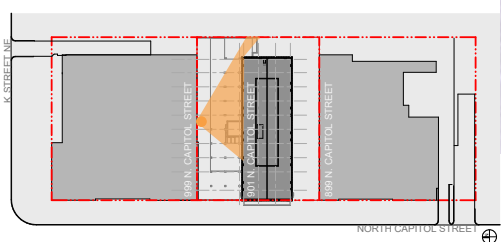
- Trees, planting and green roof area added in plaza;
- Unit pavers updated to smaller areas of concrete paving;
- Decorative pots and planters revised in quantity and size;
- Public seatings relocated;
- Street tree added.

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.



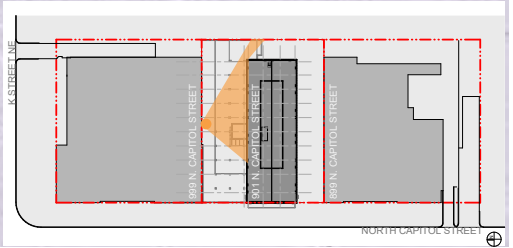


Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.

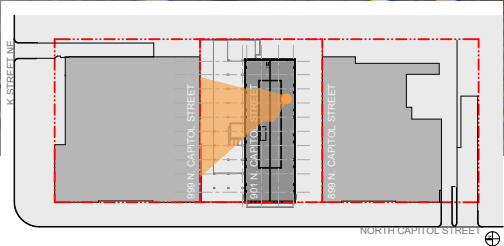




- Modifications:
- Building facade updated and lighting added to facade;
 - Trees, planting and green roof area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Metal rails at paving removed;
 - Furniture in covered passageway revised;
 - Material of bench at planter revised.



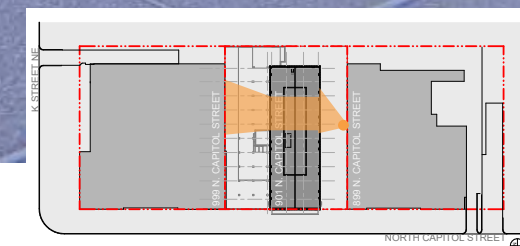
Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.



- Modifications:
- Lighting and egress to building added to passageway;
 - Material of passageway ceiling revised;
 - Tree and planting area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Decorative pots with silk plants added in passageway;
 - Furniture in covered passageway revised.



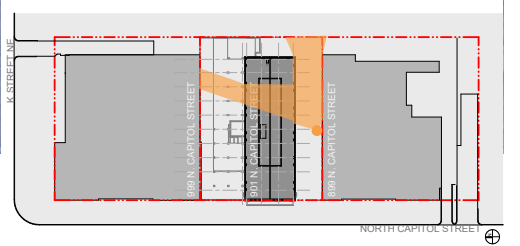
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901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021 **APPROVED**

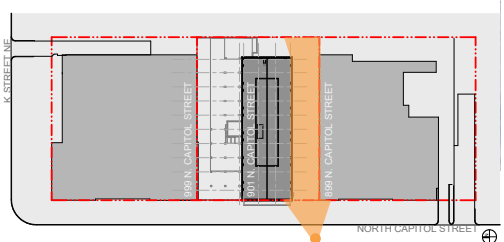


Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.





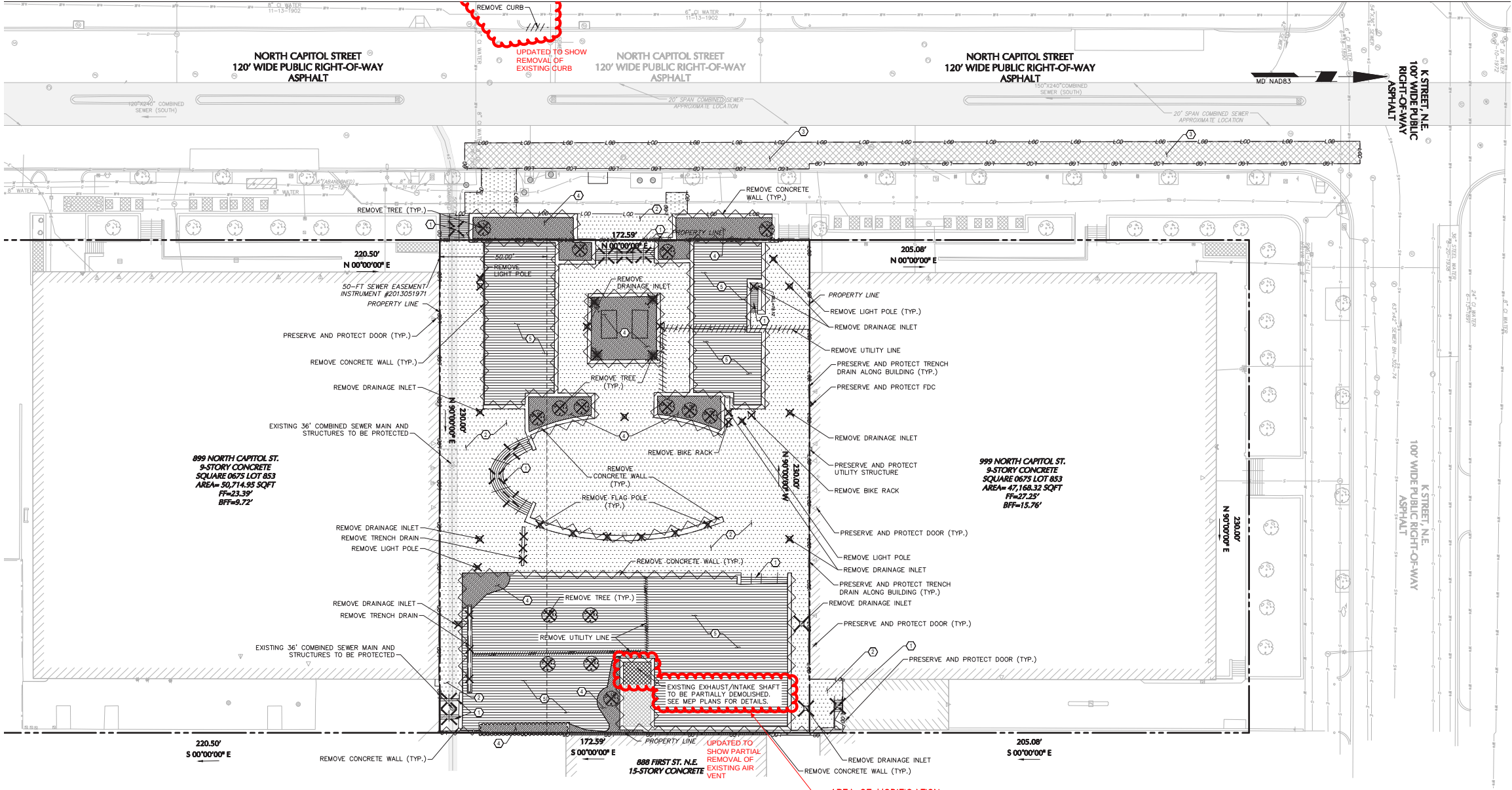
Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.





- Modifications:
- Building facade updated and lighting added to facade;
 - Trees and planting area added in plaza;
 - Unit pavers updated to smaller areas of concrete paving;
 - Guardrails added for seating terrace and ADA ramp;
 - Finish of handrails revised;
 - Decorative pot removed;
 - Additional metal planters added;
 - Finish of retaining wall revised.

Design of streetscape, hardscaping and landscape is subjected to modifications resulting from DC agency or utility reviews or construction drawing refinement.



DEMOLITION PLAN LEGEND

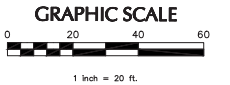
- LIMIT OF DISTURBANCE
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE GRASS AREA
- REMOVE LANDSCAPED AREA
- X REMOVE SITE ELEMENT (SEE KEYNOTES)
- REMOVE CONCRETE WALL
- PRESERVE UTILITY STRUCTURE

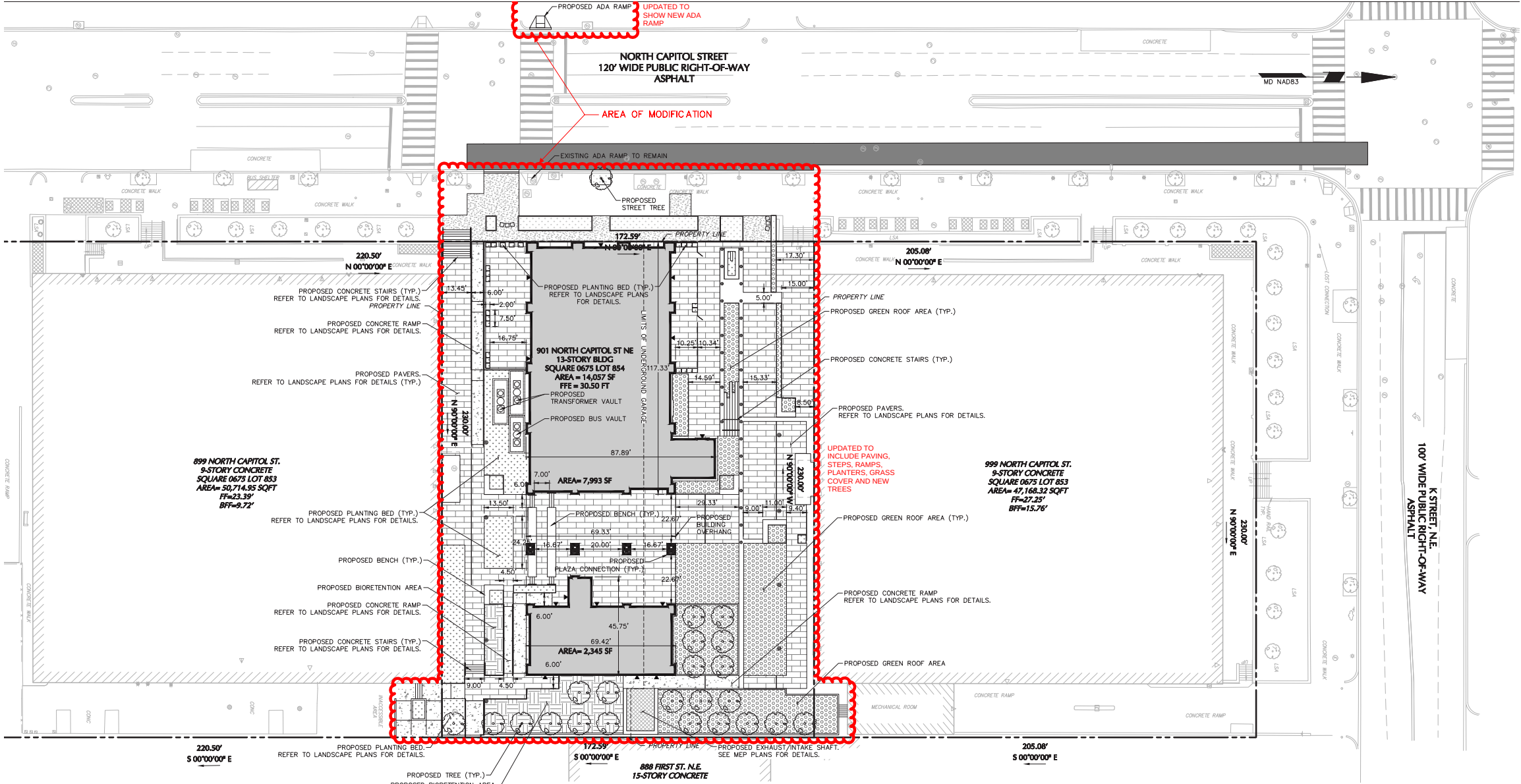
DEMOLITION PLAN KEYNOTES

- 1. SAW CUT STRAIGHT AND NEAT THEN REMOVE EXISTING CONCRETE STAIRS AND REMOVE METAL GUARDRAILS. REMOVE AND DISPOSE OF IN ACCORDANCE TO LOCAL AND FEDERAL REGULATIONS.
- 2. SAW CUT STRAIGHT AND NEAT THEN REMOVE EXISTING CONCRETE PAVEMENT. REMOVE AND DISPOSE OF IN ACCORDANCE TO LOCAL AND FEDERAL REGULATIONS.
- 3. SAW CUT STRAIGHT AND NEAT THEN REMOVE EXISTING ASPHALT PAVEMENT. REMOVE AND DISPOSE OF IN ACCORDANCE TO LOCAL AND FEDERAL REGULATIONS.
- 4. REMOVE VEGETATION AND LANDSCAPED AREA
- 5. REMOVE GRASS AREA

DEMOLITION PLAN GENERAL NOTES

1. SEE SHEET CS002 FOR GENERAL REQUIREMENTS.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON FIELD MEASUREMENTS AND VARIOUS RECORDS.
3. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD-VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS AND ELEVATIONS.
4. THE CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY FACILITIES AND SERVICES NECESSARY TO SATISFY DC REQUIREMENTS AND DEPARTMENTS, INCLUDING BUT NOT LIMITED TO, PAVEMENT REPAIR, FENCING, PEDESTRIAN AND VEHICLE ACCESS, ETC.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY AND PROTECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SIGNS, LIGHTS, FENCES, BARRIERS, AND PEDESTRIAN AND TRAFFIC CONTROL MEASURES DURING DEMOLITION.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY BACKFILL ALL UNDERGROUND UTILITIES AND STORM DRAINS INDICATED TO BE DEMOLISHED ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE UTILITY OR STORM DRAIN TO BE DEMOLISHED IS NO LONGER IN USE PRIOR TO DEMOLITION.
7. EXISTING FOUNDATIONS AND FOOTINGS ASSOCIATED WITH STRUCTURES AND SITE ELEMENTS TO BE DEMOLISHED, SUCH AS BUILDINGS, GATES AND FENCING, SHALL BE COMPLETELY REMOVED.
8. RECYCLED CONCRETE OR ASPHALT MAY NOT BE USED FOR FILL.
9. REMOVED UTILITIES, PIPES, SIDEWALKS, CURBS, AND ALL OTHER DEMOLITION DEBRIS THAT ARE TO BE REMOVED (NOT RELOCATED) SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL REGULATIONS.
10. LIMITS OF DISTURBANCE AREAS SHOWN ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE PENDING ON THE CONTRACTOR'S MEANS AND METHODS OR SITE CONDITIONS.





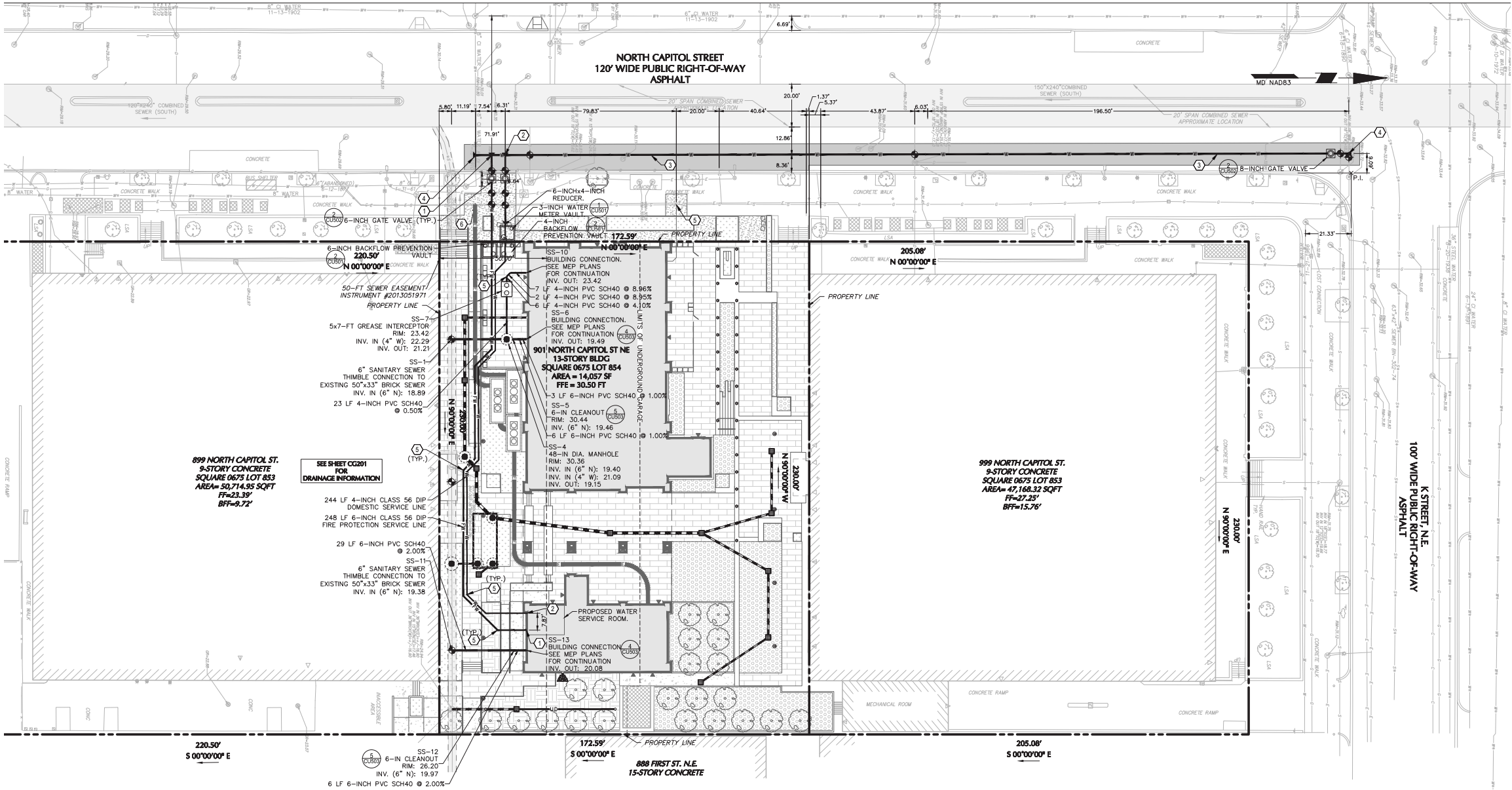
SITE PLAN LEGEND

- BUILDING
- BUILDING BASEMENT EXTENTS
- BUILDING OVERHANG
- CAFE AREA
- BIORETENTION AREA
- LANDSCAPED AREA
- GREEN ROOF
- PAVERS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BUS VAULT
- TRANSFORMER VAULT
- TREE

SITE PLAN GENERAL NOTES

- CONTRACTOR TO ENSURE ALL ITEMS REMOVED OR REPLACED TO BE KEPT AT EXISTING GRADE.
- THE UTILITY LINES ARE SHOWN ON THIS PLAN FOR INFORMATIONAL PURPOSES. SURFACE FEATURES SUCH AS ACCESS MANHOLES HAVE BEEN PHYSICALLY LOCATED IN THE FIELD. HORIZONTAL ALIGNMENTS BETWEEN SURFACE FEATURES ARE REPRESENTED BASED ON EXISTING NAVFAC AND OTHER RECORD DRAWINGS. NO TEST HOLES/PITS WERE CONDUCTED TO PHYSICALLY LOCATE THE BELOW GRADE CONVEYANCES. NOTE THAT OTHER UTILITIES ON THE SITE ARE NOT SHOWN. REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL ON-SITE UTILITY UNDERGROUND LOCATIONS.
- ALL ELEVATIONS SHOWN ARE IN DATUM NAVD 88.
- CONSTRUCTION INFORMATION AND REQUIREMENTS ARE LOCATED IN NUMEROUS PROJECT DOCUMENTS SUCH AS DRAWINGS, SPECIFICATIONS, DETAILS, NOTES, ORDINANCES, CODES, PERMITS, STANDARDS, GUIDELINES AND MANUFACTURER DOCUMENTS. MOST STRINGENT CRITERIA SHALL APPLY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES, UNDERSTANDING AND IMPLEMENTING THE REFERENCED PROJECT STANDARDS (I.E. ASTM, AWWA, ASSHTO, ETC.), PROJECT PERMIT REQUIREMENTS, REGULATORY CODES, AND REGULATIONS, AND MANUFACTURER GUIDELINES AND REQUIREMENTS.
- UNDERGROUND UTILITIES AND INFRASTRUCTURE ARE LOCATED THROUGHOUT THE SITE AND MAY BE PRESENT IN AREAS OF PROPOSED WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND LOCATING UNDERGROUND UTILITIES AND INFRASTRUCTURE PRIOR TO WORK. IF CONFLICTS WITH PROPOSED WORK ARE OBSERVED, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR REVIEW. CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING ADJACENT TO EXISTING UNDERGROUND UTILITIES AND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO THE USE OF HAND TOOLS AND SOFT DIG TECHNIQUES. DAMAGED UTILITIES AND INFRASTRUCTURE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.





WET UTILITY PLAN LEGEND

- WATER MAIN EXTENSION
- DOMESTIC WATER SERVICE
- FIRE WATER SERVICE
- SANITARY PIPE
- CONCRETE THRUST BLOCK
- GATE VALVE
- REDUCER
- WATER METER
- CLEANOUT
- TEST PIT REQUIRED TO VERIFY ELEVATION OF CROSSING UTILITY
- INFILTRATION CHAMBERS
- NYOPLAST INLET
- STORM MANHOLE
- STORM PIPE
- PERFORATED UNDERDRAIN

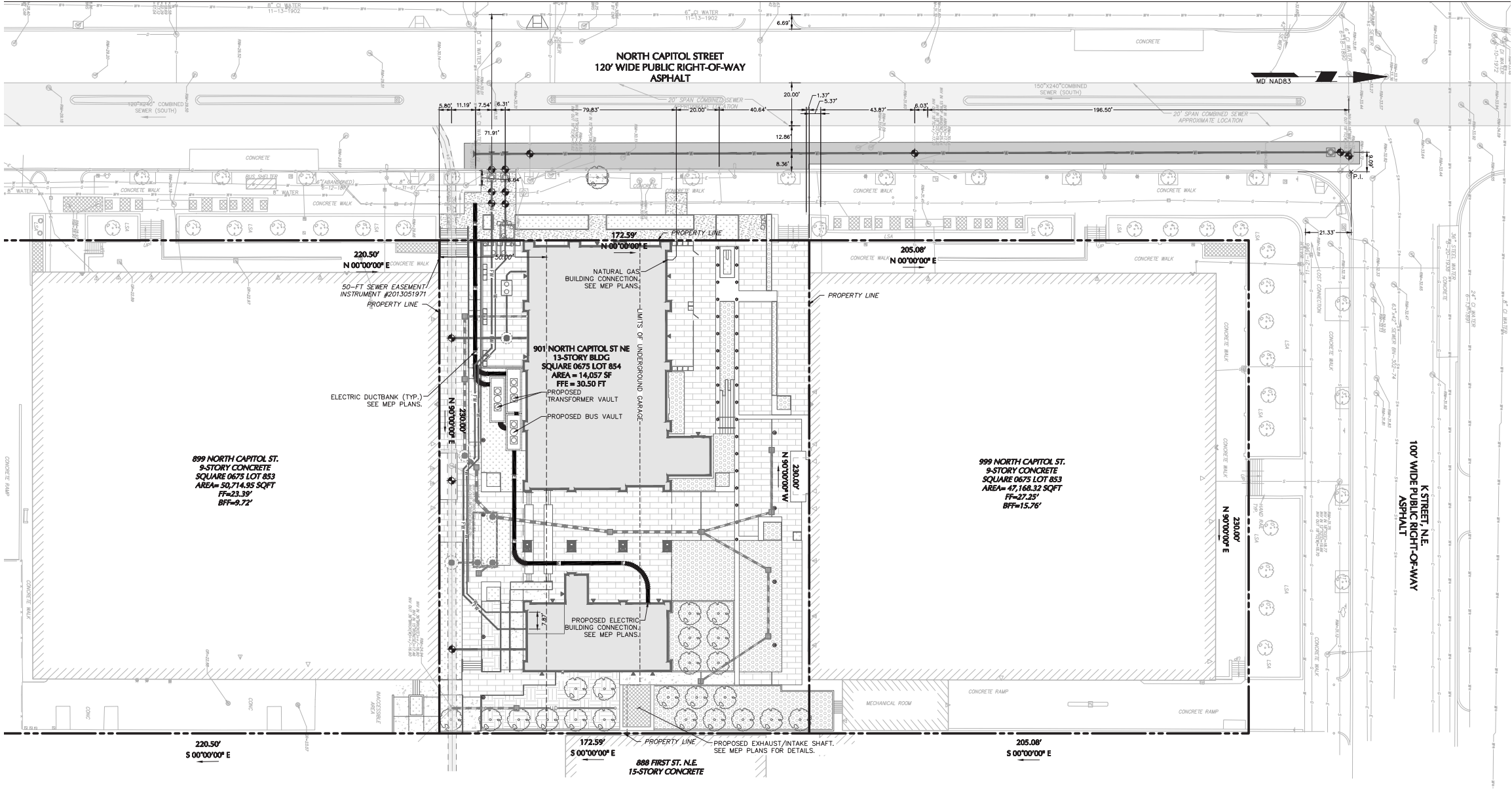
UTILITY NARRATIVE

- THE PROPOSED DEVELOPMENT WILL CONSTRUCT A 7-STORY HOTEL WITHIN THE PROPERTY LOCATED AT 901 NORTH CAPITOL STREET NE.
- NEW UTILITY CONNECTIONS WILL BE PROVIDED AS PART OF THIS DEVELOPMENT. A 4-INCH METERED DOMESTIC WATER SERVICE LATERAL AND A 6-INCH FIRE PROTECTION SERVICE LATERAL WILL SERVE THE PROPERTY. DUE TO INADEQUATE PUBLIC SPACE WATER INFRASTRUCTURE FRONTING THE PROPERTY, AN 8-INCH WATER MAIN WILL BE EXTENDED FROM THE EXISTING 8-INCH WATER MAIN ON THE EAST SIDE OF NORTH CAPITOL STREET NE INTO AN EXISTING 8-INCH WATER MAIN IN K STREET NE.
- TWO 6-INCH SANITARY CONNECTIONS WILL SERVE THE SOUTH SIDE OF THE PROPOSED BUILDING AND WILL CONNECT INTO THE EXISTING 36-INCH BRICK COMBINED SEWER LOCATED ON THE PROPERTY. A 6-INCH STORM OVERFLOW PIPE FROM THE PROPOSED BIOTENTION FACILITY WILL CONNECT INTO AN EXISTING MANHOLE FOR THE 36-INCH BRICK SEWER. A 6-INCH STORM OVERFLOW PIPE FROM THE PROPOSED INFILTRATION CHAMBERS WILL ALSO CONNECT INTO THE 36-INCH BRICK COMBINED SEWER. ALL SANITARY AND STORM CONNECTIONS WILL TAKE PLACE ON PRIVATE PROPERTY.
- WET UTILITY PLAN KEYNOTES**
- 6-INCH DIP CLASS 56 FIRE PROTECTION SERVICE - IN PUBLIC SPACE, PROVIDE 6-INCHx8-INCH TEE CONNECTION WITH CONCRETE THRUST BLOCK FOR METERED CONNECTION. AT BUILDING, PROVIDE 6-INCH DIP DOMESTIC SERVICE. SEE MEP PLANS FOR CONTINUATION.
 - 4-INCH DIP CLASS 56 DOMESTIC SERVICE - IN PUBLIC SPACE, PROVIDE 6-INCHx8-INCH TEE CONNECTION WITH CONCRETE THRUST BLOCK FOR METERED CONNECTION. AT BUILDING, PROVIDE 4-INCH DIP DOMESTIC SERVICE. SEE MEP PLANS FOR CONTINUATION.
 - 8-INCH DIP CLASS 56 EXTENSION OF EXISTING WATER MAIN.
 - PROVIDE 8-INCHx8-INCHx8-INCH TEE CONNECTION WITH CONCRETE THRUST BLOCK TO EXISTING MAIN.
 - 45-DEG HORIZONTAL BEND

UTILITY PLAN GENERAL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY BUILDING PENETRATIONS TO INCLUDE SANITARY, SEWER, LATERALS, AND ELECTRICAL SERVICES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. COORDINATE WITH DC WATER FOR ACCESS TO DC WATER STRUCTURES.
- ALL SANITARY SEWER AND WATER LINE WORK SHALL BE IN ACCORDANCE WITH DC WATER REQUIREMENTS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA.
- CONTRACTOR TO PERFORM TEST PITS AT THE LOCATIONS OF ALL PROPOSED UTILITY CROSSINGS WITH THE EXISTING UTILITY INFRASTRUCTURE AND NOTIFY THE ENGINEER PRIOR TO COMPLETION.





DRY UTILITY PLAN LEGEND

- BUS VAULT
- TRANSFORMER VAULT
- ELECTRIC DUCT BANK
- NATURAL GAS SERVICE
- TEST PIT REQUIRED TO VERIFY ELEVATION OF CROSSING UTILITY

UTILITY NARRATIVE

THE PROPOSED DEVELOPMENT WILL CONSTRUCT A 7-STORY HOTEL WITHIN THE PROPERTY LOCATED AT 901 NORTH CAPITOL STREET NE.

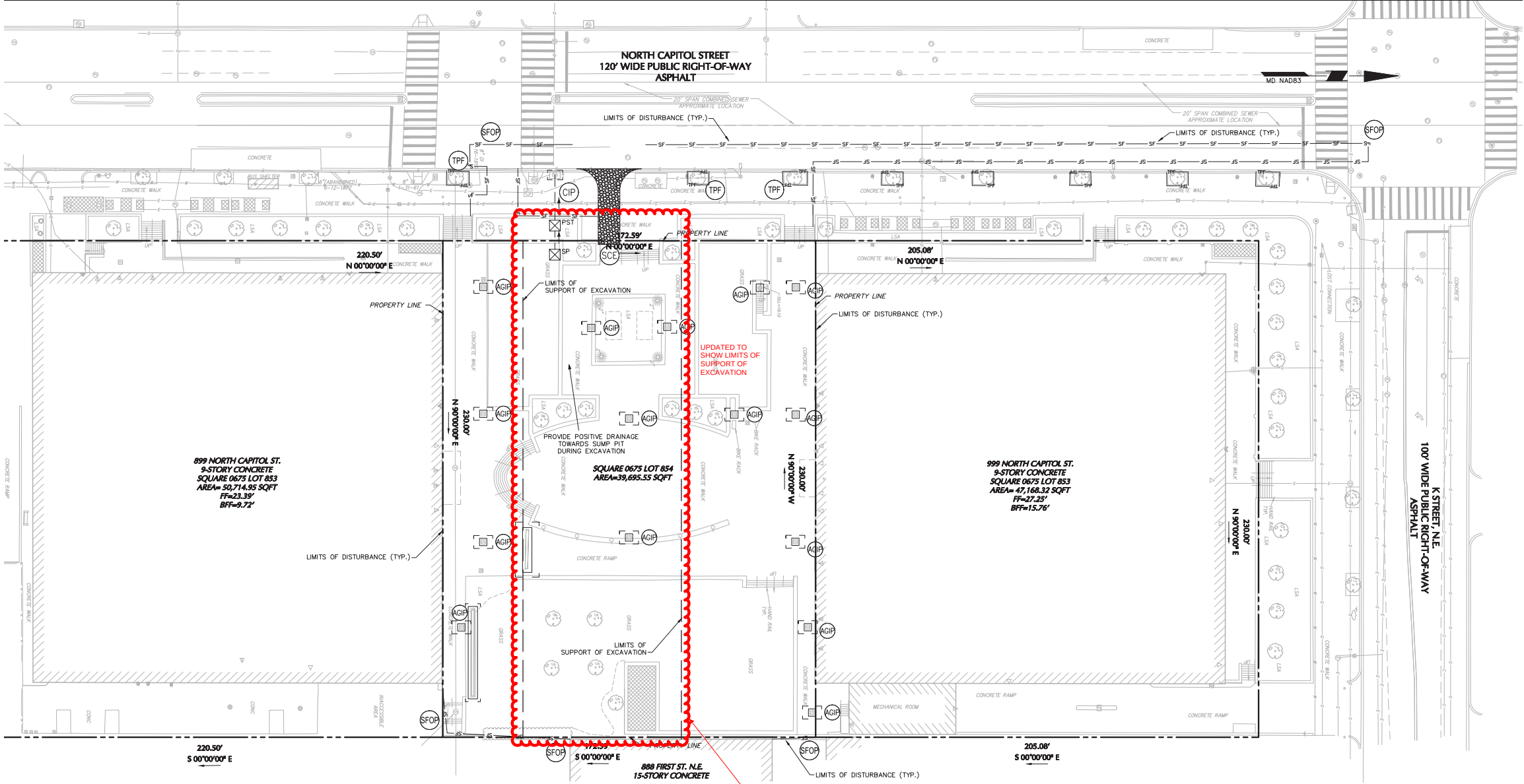
NEW UTILITY CONNECTIONS WILL BE PROVIDED AS PART OF THIS DEVELOPMENT. A 4-INCH METERED DOMESTIC WATER SERVICE LATERAL AND A 6-INCH FIRE PROTECTION SERVICE LATERAL WILL SERVE THE PROPERTY. DUE TO INADEQUATE PUBLIC SPACE WATER INFRASTRUCTURE FRONTING THE PROPERTY, AN 8-INCH WATER MAIN WILL BE EXTENDED FROM THE EXISTING 8-INCH WATER MAIN ON THE EAST SIDE OF NORTH CAPITOL STREET NE INTO AN EXISTING 8-INCH WATER MAIN IN K STREET NE.

TWO 6-INCH SANITARY CONNECTIONS WILL SERVE THE SOUTH SIDE OF THE PROPOSED BUILDING AND WILL CONNECT INTO THE EXISTING 36-INCH BRICK COMBINED SEWER LOCATED ON THE PROPERTY. A 8-INCH STORM OVERFLOW PIPE FROM THE PROPOSED BIOTRETENTION FACILITY WILL CONNECT INTO AN EXISTING MANHOLE FOR THE 36-INCH BRICK SEWER. A 6-INCH STORM OVERFLOW PIPE FROM THE PROPOSED INFILTRATION CHAMBERS WILL ALSO CONNECT INTO THE 36-INCH BRICK COMBINED SEWER. ALL SANITARY AND STORM CONNECTIONS WILL TAKE PLACE ON PRIVATE PROPERTY.

UTILITY PLAN GENERAL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY BUILDING PENETRATIONS TO INCLUDE SANITARY SEWER LATERALS AND ELECTRICAL SERVICES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. COORDINATE WITH DC WATER FOR ACCESS TO DC WATER STRUCTURES.
- ALL SANITARY SEWER AND WATER LINE WORK SHALL BE IN ACCORDANCE WITH DC WATER REQUIREMENTS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA.
- CONTRACTOR TO PERFORM TEST PITS AT THE LOCATIONS OF ALL PROPOSED UTILITY CROSSINGS WITH THE EXISTING UTILITY INFRASTRUCTURE AND NOTIFY THE ENGINEER PRIOR TO COMPLETION.





EROSION & SEDIMENT CONTROL LEGEND

- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE ON PAVEMENT
- [SP] [IP] INLET PROTECTION
- [PST] PORTABLE SEDIMENT TANK
- [SP] SUMP PIT
- [TPF] TREE PROTECTION FENCE
- [SCE] CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL GENERAL NOTES

1. SEE CS002 FOR DOEE GENERAL NOTES AND STORMWATER MANAGEMENT PLAN GOOD HOUSEKEEPING NOTES.

EROSION AND SEDIMENT CONTROL SEQUENCE:

1. CONTACT THE DOEE INSPECTOR PRIOR TO BEGINNING WORK.
2. INSTALL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN DEMOLITION/CONSTRUCTION.
3. ONCE ON-SITE EXCAVATION BEGINS, INSTALL MEASURES TO TREAT STORMWATER COLLECTED IN THE EXCAVATION.
4. ONCE UTILITY EXCAVATION IN THE STREET BEGINS, DISTURBANCE TO BE STABILIZED AT THE END OF EACH WORKING DAY.
5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN WORKING CONDITION THROUGHOUT CONSTRUCTION.
6. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR. DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED AT THE CLOSE OF THE DAY.
7. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DETERMINED BY THE DOEE INSPECTOR DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS.
8. NO DISTURBED AREA WILL BE DENUDE FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
9. REMOVE EROSION AND SEDIMENT CONTROL MEASURES AFTER THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVAL BY THE DOEE INSPECTOR HAS BEEN OBTAINED.
10. TEMPORARY DISCHARGE PERMIT FROM DC WATER WILL BE OBTAINED.

LIMITS OF DISTURBANCE (LOD) TABULATION

- 901 NORTH CAPITOL
MAJOR LAND DISTURBING ACTIVITY = 21,391 SF
- BUILDING RENOVATION – MAJOR SUBSTANTIAL IMPROVEMENT = 18,305 SF
- PUBLIC RIGHT-OF-WAY
MAJOR LAND DISTURBING ACTIVITY = 7,792 SF

