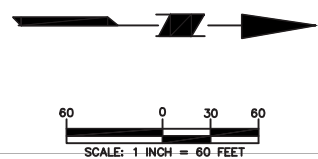


899 and 999 North Capitol Street, NE
PHASE 1
 August 24th, 2021



LANGAN

Langan Engineering and Environmental Services, Inc.
 1300 Wilson Boulevard, Suite 450
 Arlington, VA 22209

T: 571.366.6800 F: 571.366.6801 www.langan.com

Project

UNION SQUARE

WASHINGTON DISTRICT OF COLUMBIA

Drawing Title

**TRUCK TURNING
 DIAGRAM
 (GARBAGE TRUCK)**

Project No.

270098601

Date

12 AUG 2021

Drawn By

AAO

Checked By

Drawing No.

TM102

APPROVED FOR SUBMISSION

District of Columbia
 CASE NO.21-09
 EXHIBIT NO.12A5

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 4, 2021

Plat for Building Permit of: SQUARE 675 Lots 853 - 855

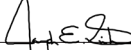
Scale: 1 inch = 50 feet

Recorded in Book A & T Page 3858 - P

Receipt No. 21-01857 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

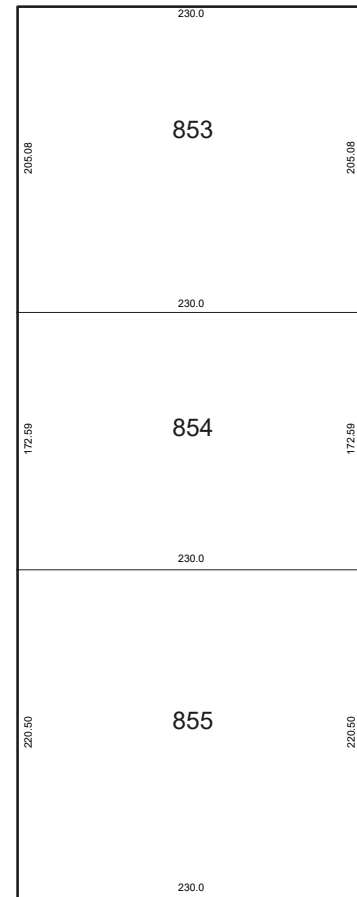
Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

K STREET, N.E.

NORTH CAPITOL STREET, N.E.



0 10 30 60 100 200
SCALE: 1:50

SR-21-01857(2021)

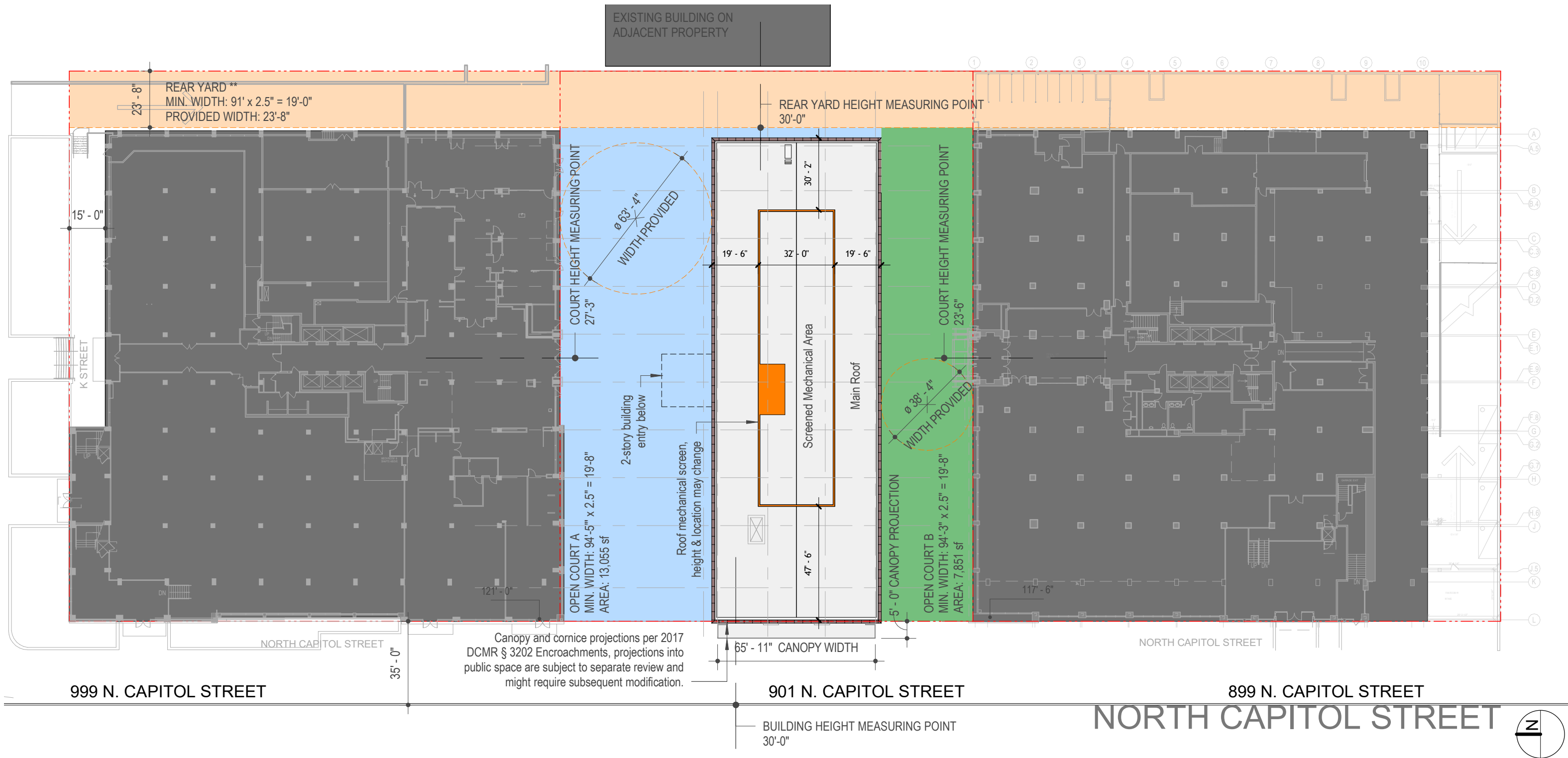


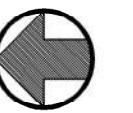
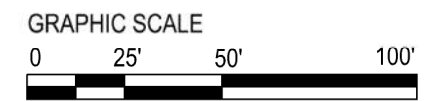
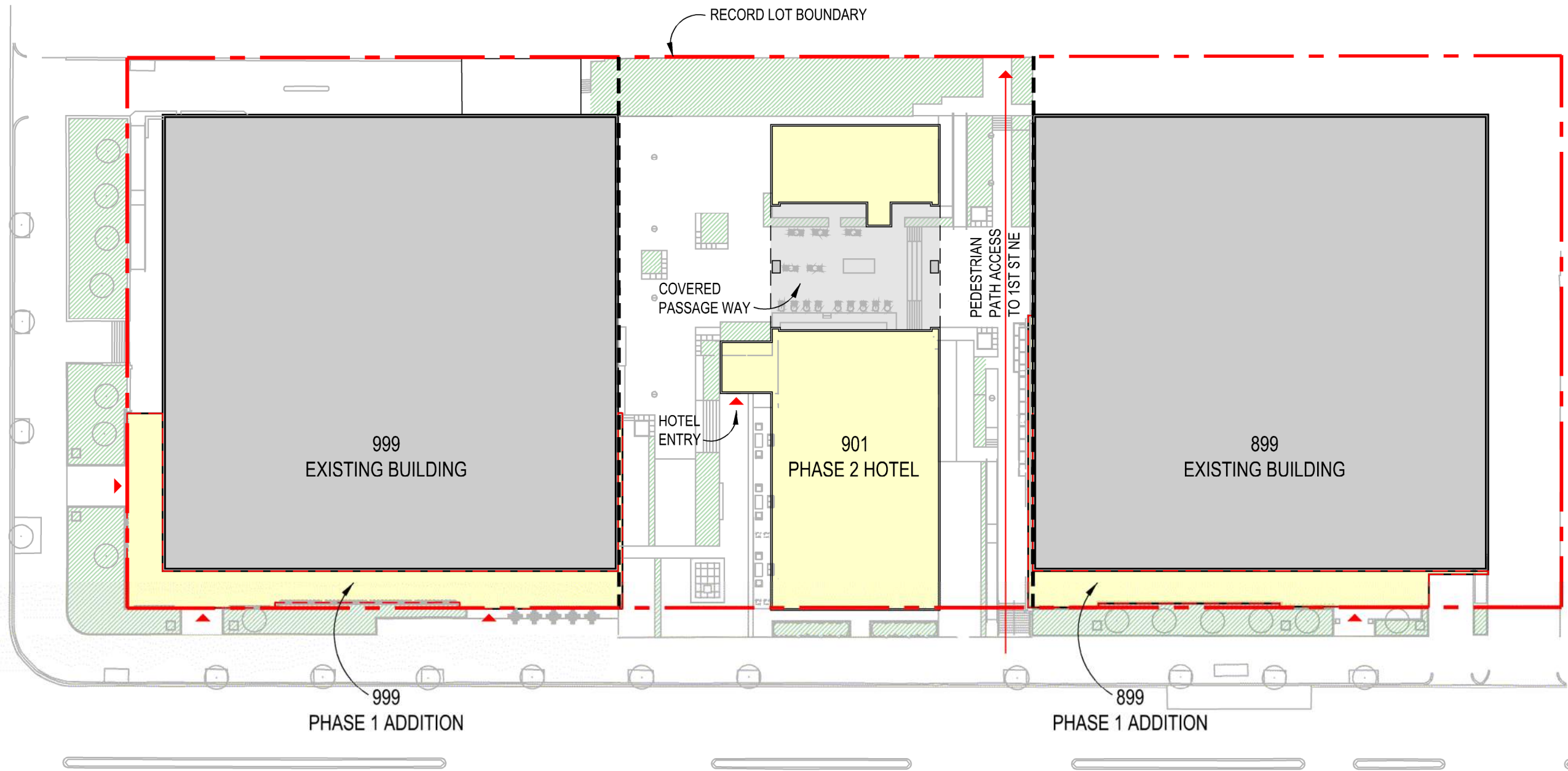
APPLICANT: NETWORK REALTY PARTNERS
 ARCHITECT: HORD COPLAN MACHT
 LANDSCAPE ARCHITECT: PARKER RODRIGUEZ
 CIVIL ENGINEER: LANGAN
 LAND USE COUNSEL: GOULSTON & STORRS

901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION

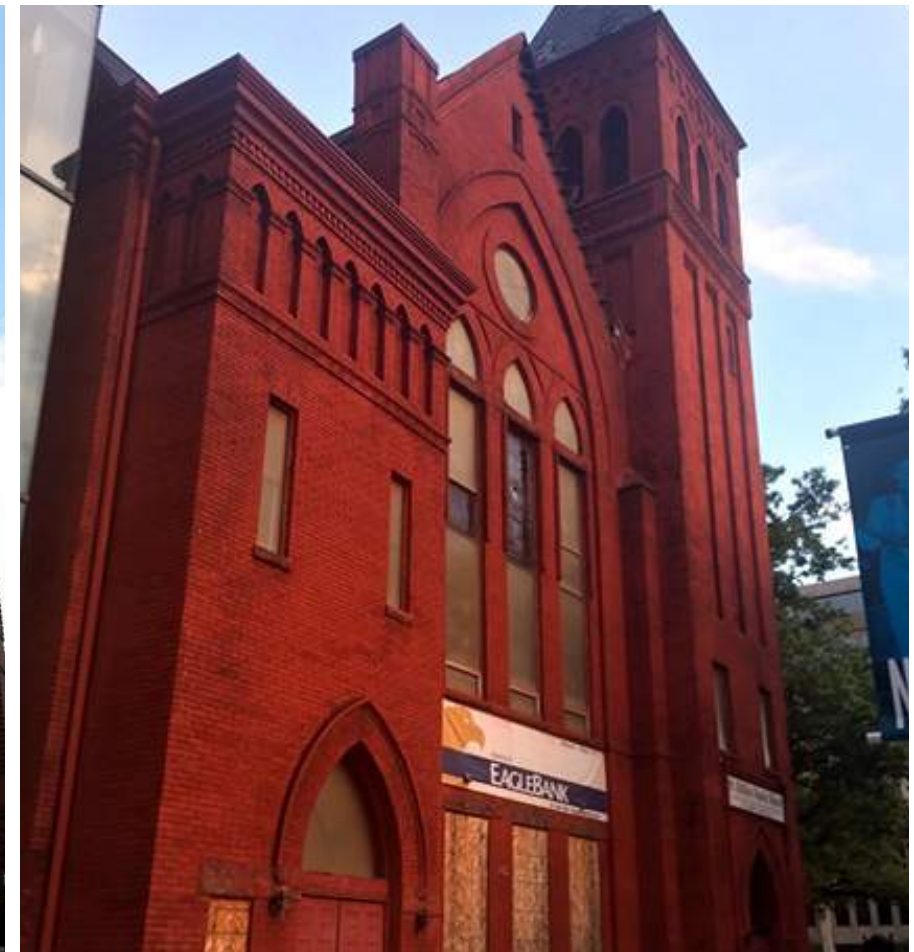
DRAWING INDEX

A01	COVER PAGE	A11	NORTH CAPITOL STREET VIEWSHED NORTH	A21	MATERIAL BOARD	L01	SITE CIRCULATION PLAN	L11	NORTH PLAZA VIEW TWO	CS001	COVER SHEET
A02	ZONING DIAGRAM	A12	P1 LEVEL PLAN	A22	BUILDING SECTION AA	L02	SITE CONCEPT PLAN	L12	NORTH PLAZA VIEW THREE	VT101	EXISTING CONDITIONS
A03	OVERALL PHASE 1 & 2 SITE PLAN	A13	GROUND LEVEL PLAN	A23	BUILDING SECTION BB	L03	SITE CONCEPT PLAN - HARDSCAPE	L13	NORTH PLAZA VIEW FOUR	CD101	DEMOLITION PLAN
A04	CONTEXT AND PRECEDENTS	A14	SECOND LEVEL PLAN	A24	LEED SCORECARD	L04	SITE CONCEPT PLAN - PUBLIC FURNISHINGS	L14	NORTH PLAZA VIEW FIVE	CE101	EROSION & SEDIMENT CONTROL PLAN
A05	NORTHWEST BUILDING RENDERING	A15	TYPICAL LEVEL PLAN			L05	NORTH PLAZA PLAN	L15	NORTH PLAZA VIEW SIX	CS101	SITE AND GRADING PLAN
A06	SOUTHWEST BUILDING RENDERING	A16	ROOF PLAN			L06	EAST PLAZA PLAN	L16	NORTH PLAZA VIEW SEVEN	CU101	UTILITY PLAN
A07	NORTH CAPITOL STREET LOOKING SOUTH	A17	WEST BUILDING ELEVATION			L07	SOUTH PLAZA PLAN	L17	COVERED PLAZA VIEW ONE		
A08	NORTH CAPITOL STREET LOOKING NORTH	A18	EAST BUILDING ELEVATION			L08	K STREET STREETSCAPE PLAN	L18	COVERED PLAZA VIEW TWO		
A09	NORTH CAPITOL STREET LOOKING EAST	A19	NORTH BUILDING ELEVATION			L09	NORTH CAPITOL STREET STREETSCAPE PLAN	L19	SOUTH PLAZA VIEW ONE		
A10	NORTH CAPITOL STREET VIEWSHED SOUTH	A20	SOUTH BUILDING ELEVATION			L10	NORTH PLAZA VIEW ONE	L20	SOUTH PLAZA VIEW TWO		





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

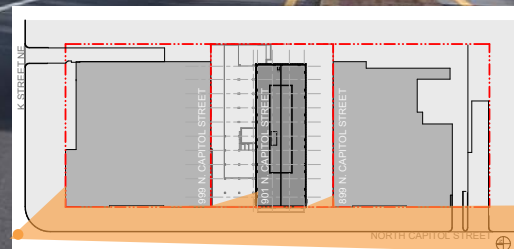
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



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

SOUTHWEST BUILDING RENDERING : A06

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 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.



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

NORTH CAPITOL STREET LOOKING NORTH : A08

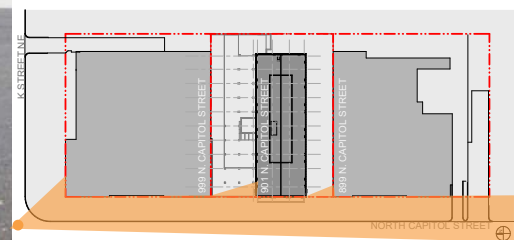
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



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 (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

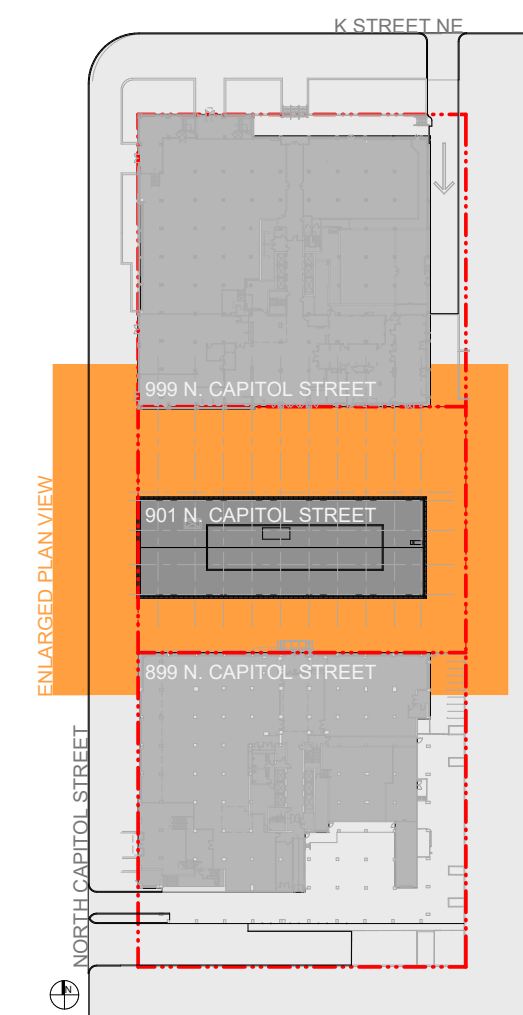
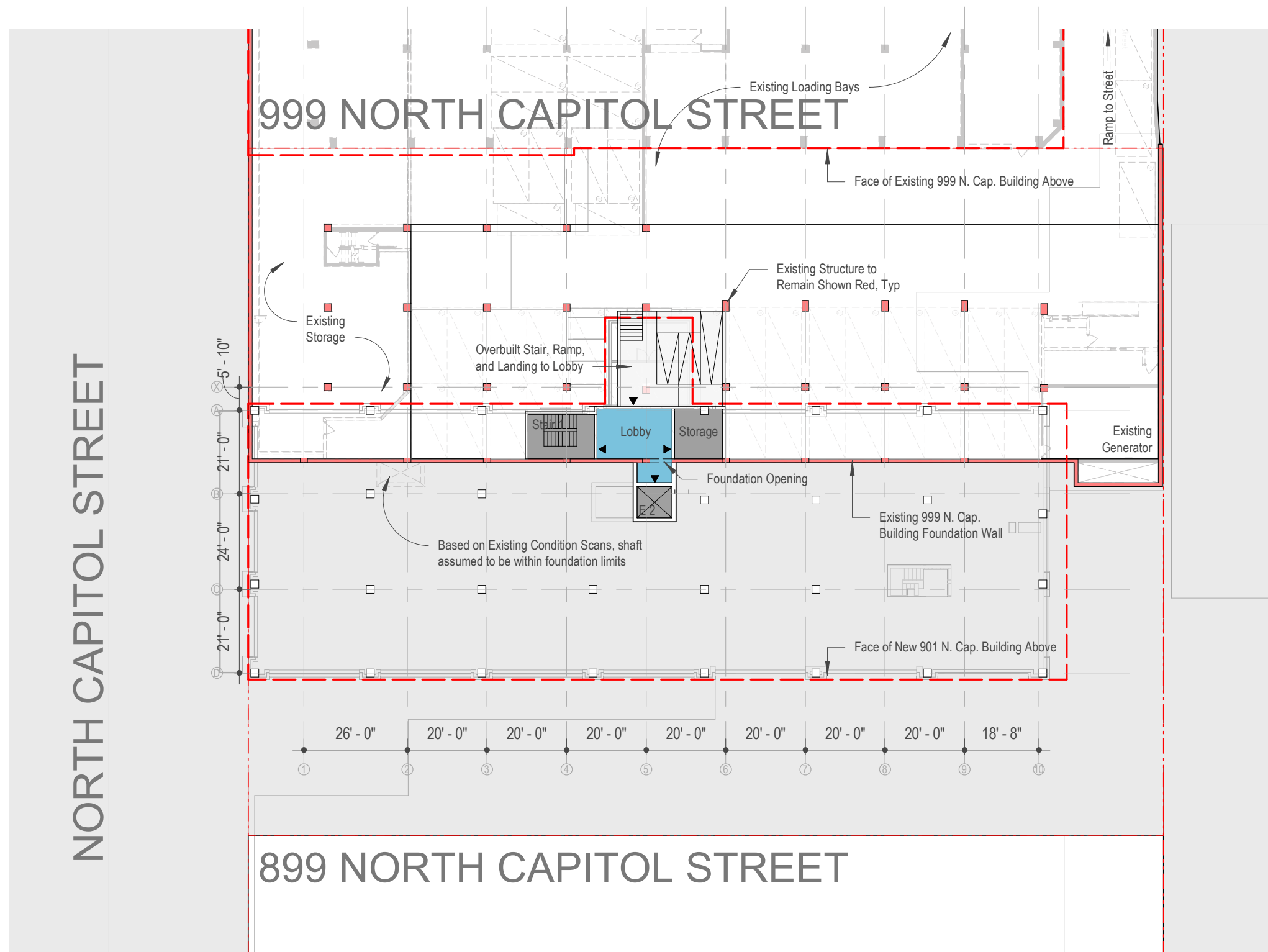
NORTH CAPITOL STREET VIEWSHED SOUTH : A10

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.



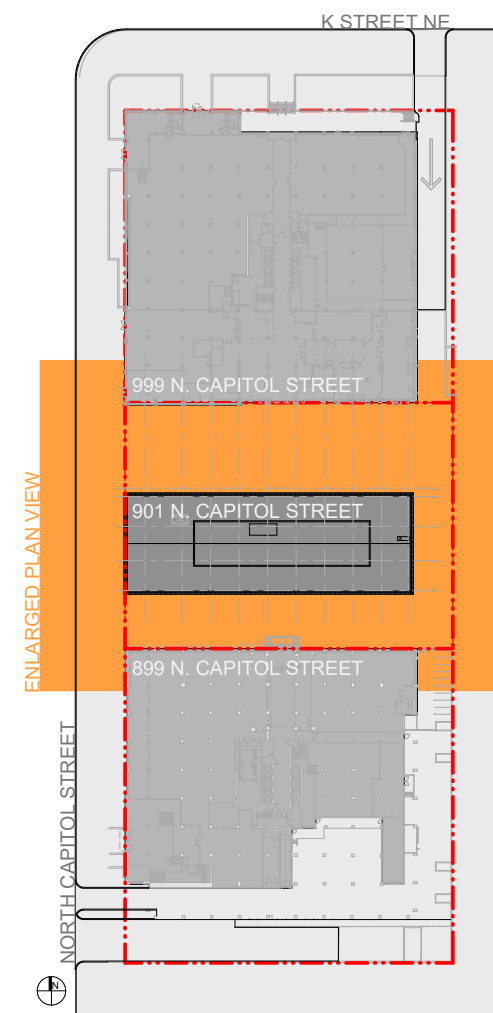
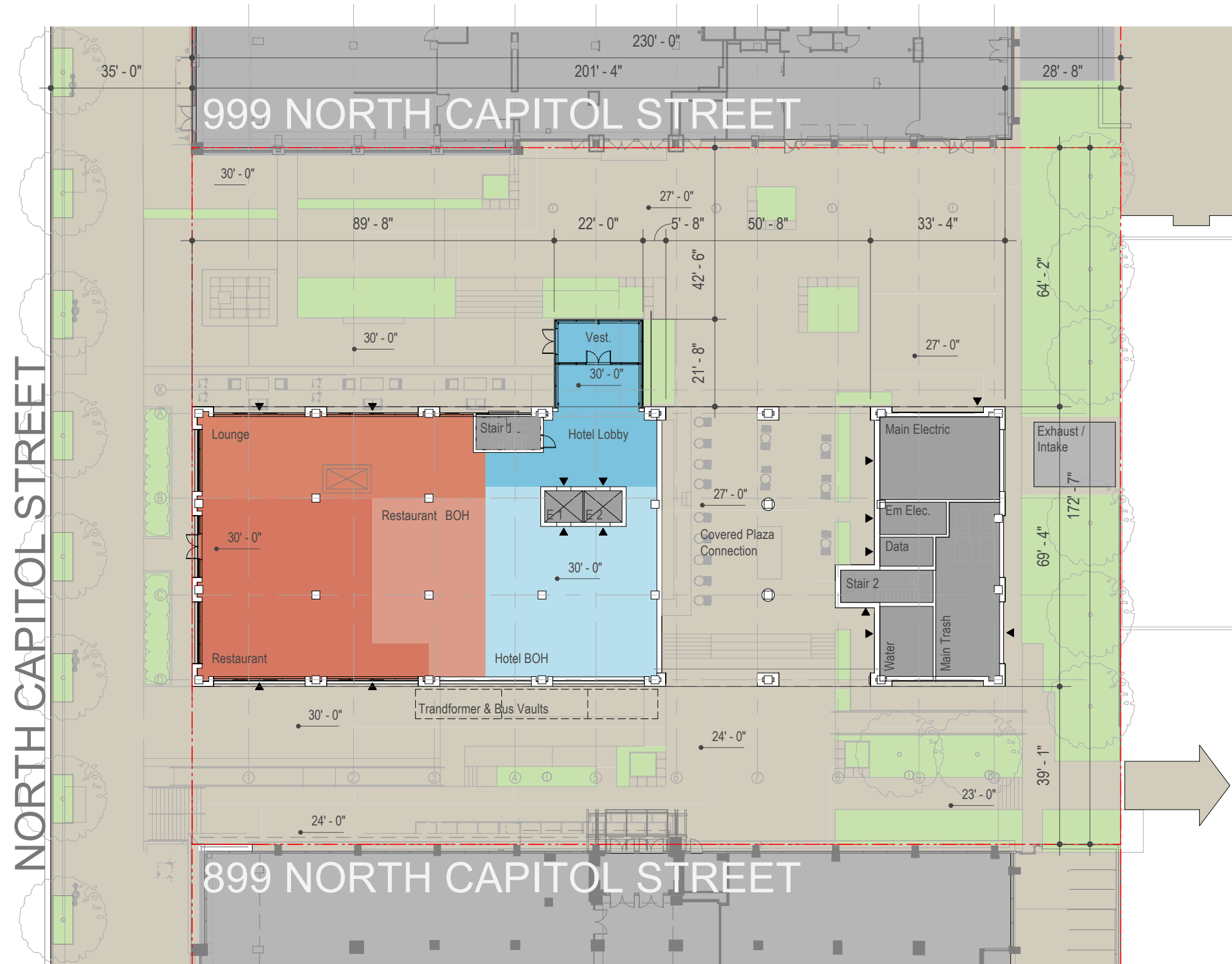
901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : AUGUST 24, 2021

NORTH CAPITOL STREET VIEWSHED NORTH : A11



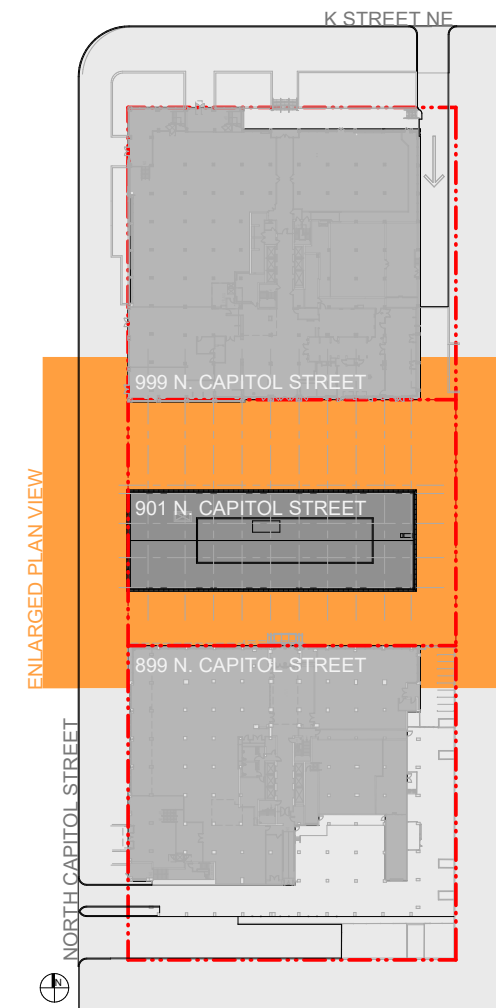
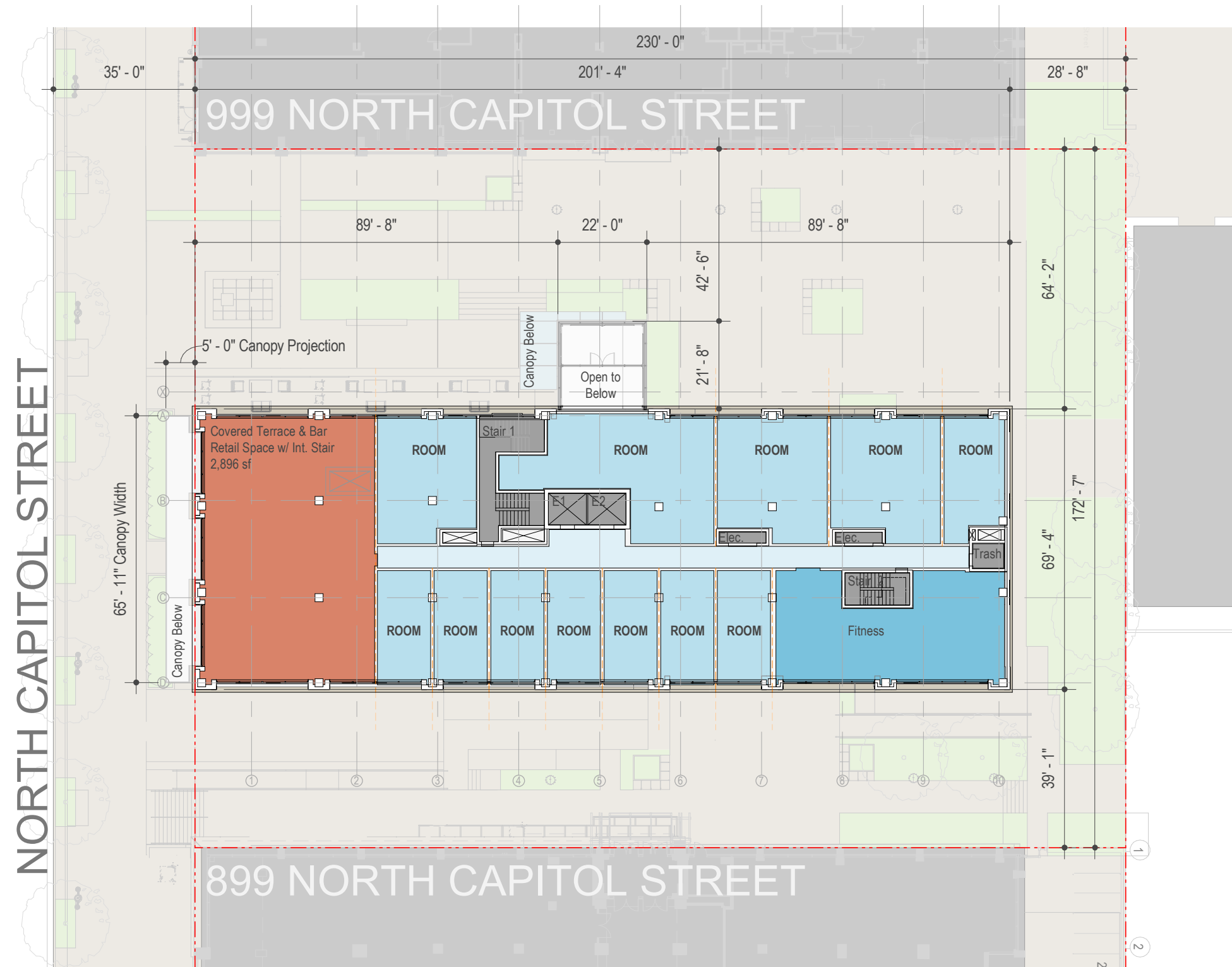
Final floor layout and configuration subject to change prior to permitting; shown here for illustrative purposes.

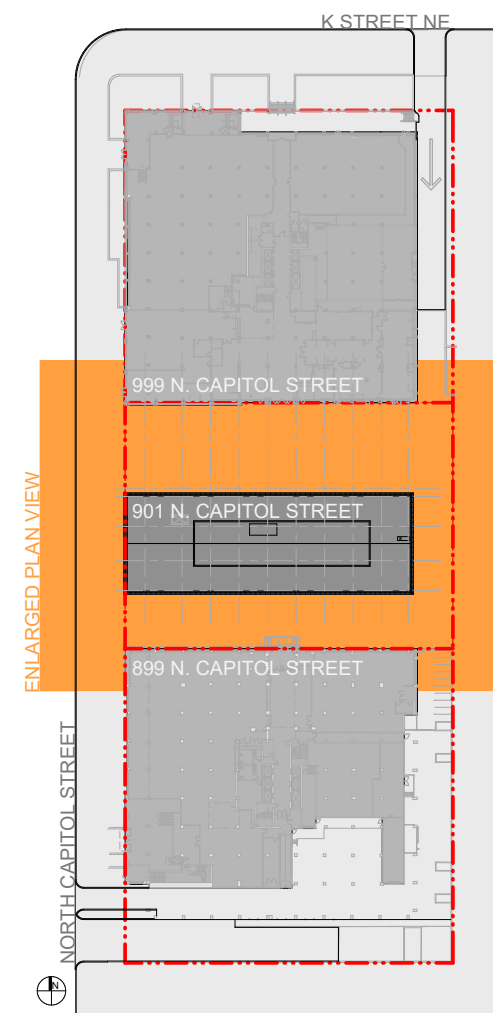
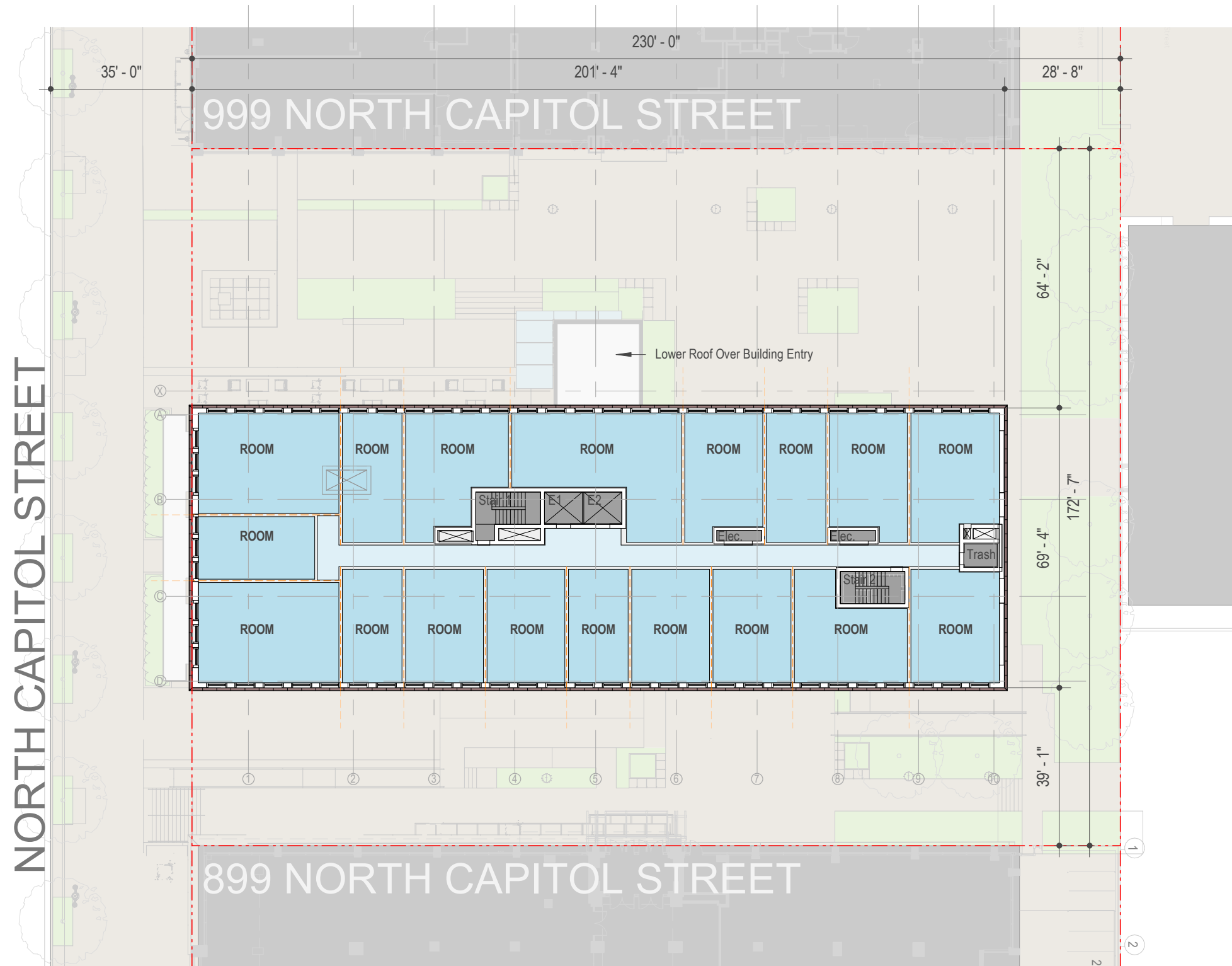
Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.



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.





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.

