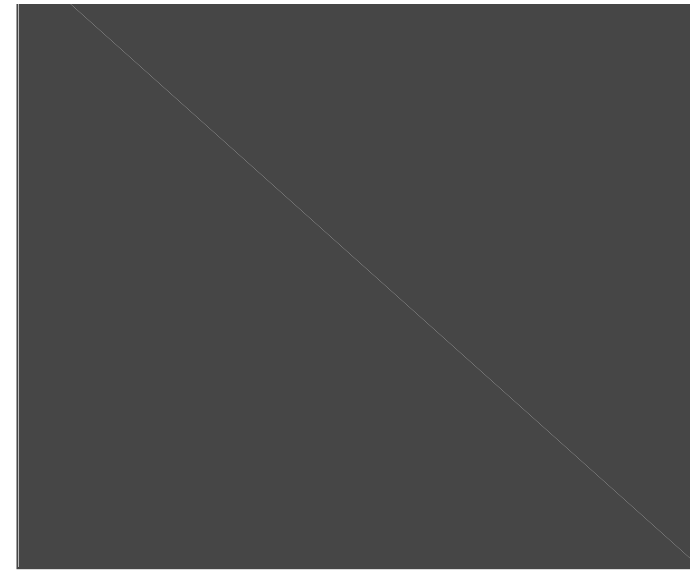




EXISTING PRECAST  
EXISTING CONCRETE



GRAY BRICK MASONRY



BLACK METAL TRIM/PANELING, TYP.



WOOD DOORS  
CHERRY



CUSTOM GLASS AND METAL CANOPY



10'-10"

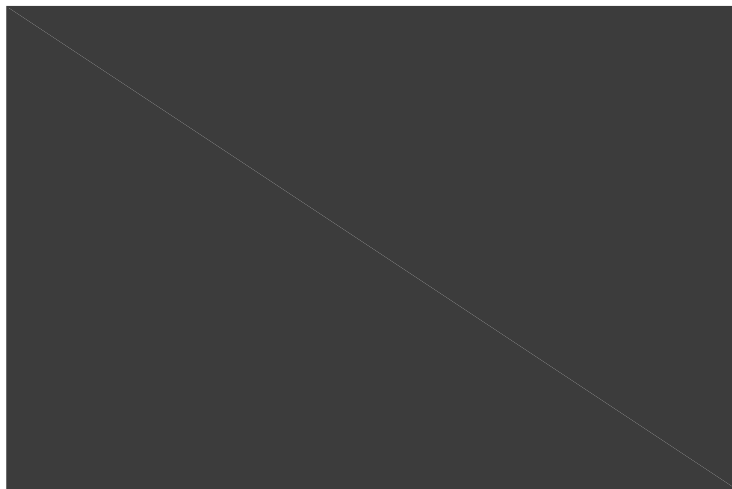


11'-2"

CUSTOM METAL CANOPY  
BLACK STOREFRONT SYSTEM



▲ 1 ▲ 2



DARK GRAY METAL PANEL/COPING, TYP.

GRAY BRICK MASONRY

WOOD ACCENTS  
CHERRY

LIGHT GRAY METAL PANEL

EXISTING PRECAST

EXISTING CONCRETE

CUSTOM METAL CANOPY

BLACK STOREFRONT SYSTEM



1 ▲ 2 ▲





SIGNAGE NOTES:

1. SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES, APPROXIMATE LOCATION, AND SCALE WILL CHANGE DURING TENANT SPACE CONFIGURATION AND FINAL SIGN DESIGN.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES.

OFFICE USE ADDITION - WEST FACADE  
277 SF MAX. ALLOWED BELOW 20'-0"  
ABOVE SIDEWALK

OFFICE USE ADDITION - NORTH FACADE  
162 SF MAX. ALLOWED BELOW 20'-0"  
ABOVE SIDEWALK

APPROX. 36 SF OF SIGNAGE  
SHOWN ON CANOPY  
(2'-6"H x 14'-5" W)





LOCATION 1  
APPROX. 45 SF OF  
SIGNAGE SHOWN  
(2'-6"H x 18'-0"W)

SIGNAGE NOTES:

1. SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES, APPROXIMATE LOCATION, AND SCALE WILL CHANGE DURING TENANT SPACE CONFIGURATION AND FINAL SIGN DESIGN.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES.

SOUTH FACADE  
353 SF MAX. ALLOWED ABOVE  
20'-0" ABOVE SIDEWALK

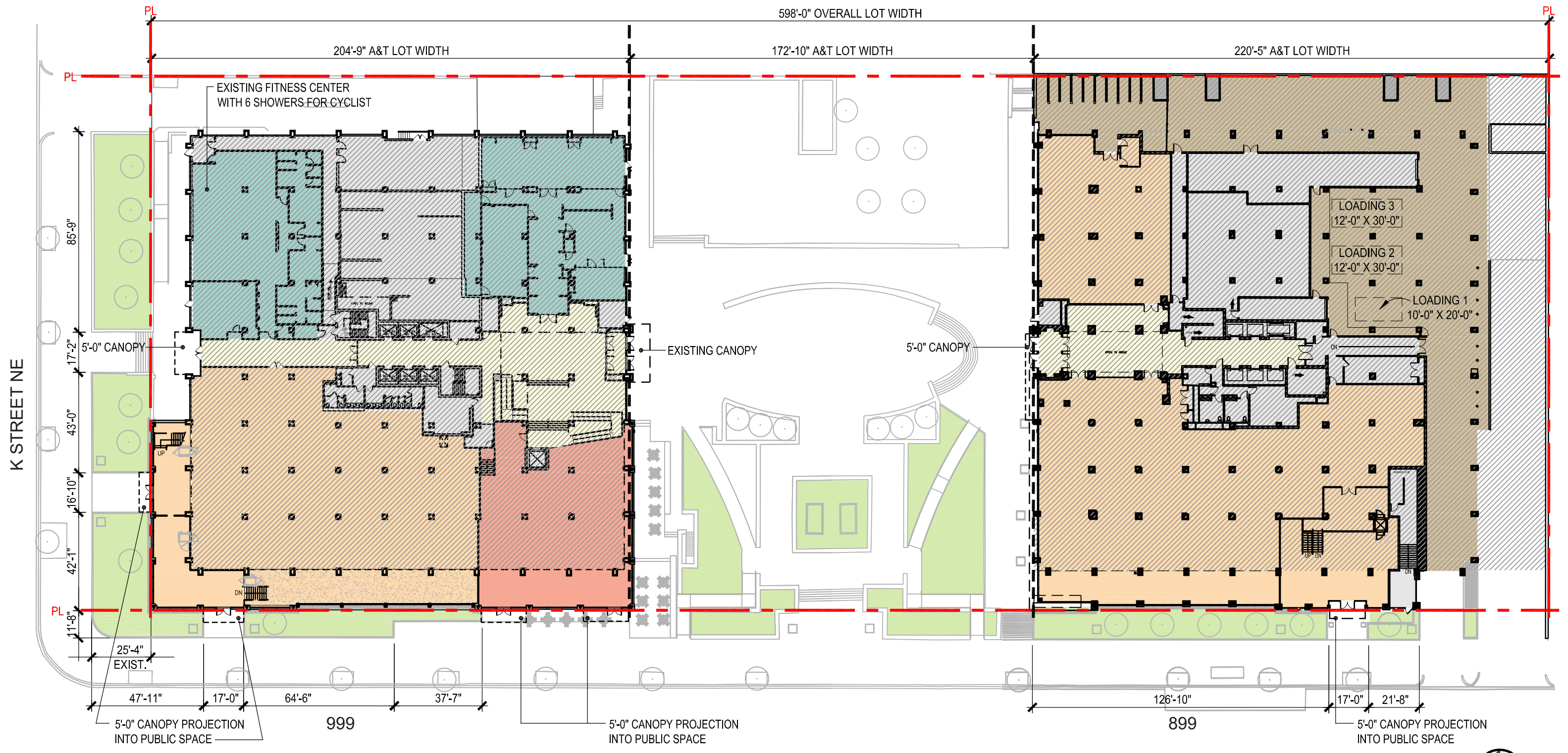
(1/40 OF WALL AREA ABOVE  
20'-0" ABOVE SIDEWALK)

APPROX. 54 SF OF SIGNAGE  
SHOWN ON CANOPY  
(3'-0"H x 18'-0"W)

RETAIL USE ADDITION - WEST FACADE  
136 SF MAX. ALLOWED BELOW 20'-0"  
ABOVE SIDEWALK



EXISTING BUILDING  
  AMENITY AREA  
  RETAIL  
  OFFICE AREA  
  BACK OF HOUSE  
  LOBBY  
  PARKING  
  LANDSCAPE AREA, REFER TO LANDSCAPE SHEETS



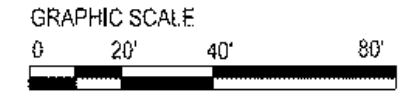
\*NOTE: FINAL FLOOR LAYOUT AND CONFIGURATION SUBJECT TO CHANGE PRIOR TO PERMITTING; SHOWN HERE FOR ILLUSTRATIVE PURPOSES





# Legend

- 1 BUILDING ADDITION
- 2 BUILDING ADDITION
- 3 K STREET STREETSCAPE
- 4 NORTH CAPITOL STREET STREETSCAPE
- 5 NORTH PLAZA
- 6 SOUTH PLAZA
- 7 EXISTING STREET TREES
- 8 EXISTING SIDEWALK
- 9 EXISTING ELECTRICAL VAULT LID
- 10 1ST STREET CONNECTION SIGNAGE







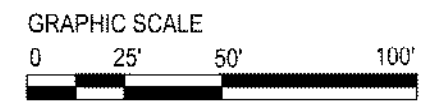
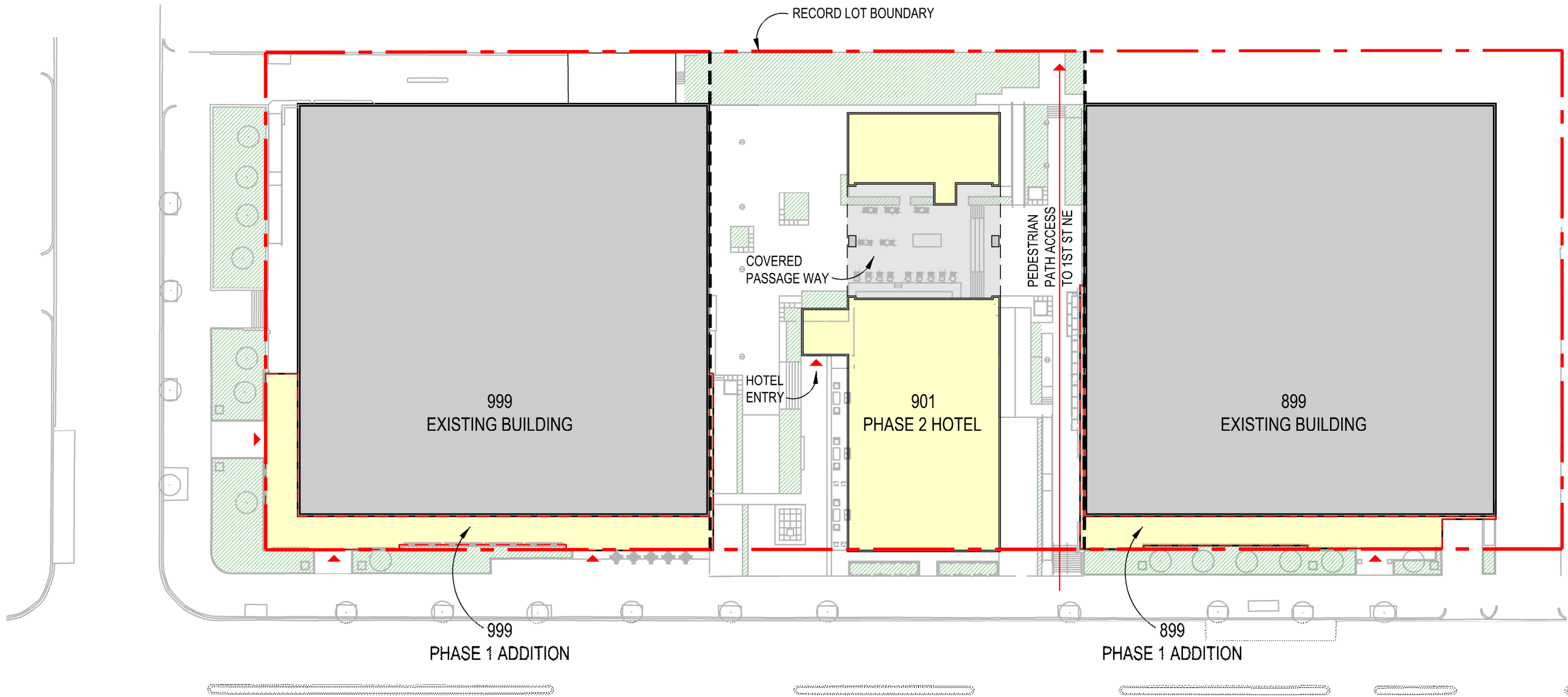
APPLICANT: NETWORK REALTY PARTNERS  
 ARCHITECT: HORD COPLAN MACHT  
 LANDSCAPE ARCHITECT: PARKER RODRIGUEZ  
 CIVIL ENGINEER: LANGAN  
 LAND USE COUNSEL: GOULSTON & STORRS

## 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	L10	NORTH PLAZA VIEW ONE	CS001	COVER SHEET
A02	ZONING DIAGRAM	A12	P1 LEVEL PLAN	A22	BUILDING SECTION AA	L11	NORTH PLAZA VIEW TWO	VT101	EXISTING CONDITIONS
A03	OVERALL PHASE 1 & 2 SITE PLAN	A13	GROUND LEVEL PLAN	A23	BUILDING SECTION BB	L12	NORTH PLAZA VIEW THREE	CD101	DEMOLITION PLAN
A04	CONTEXT AND PRECEDENTS	A14	SECOND LEVEL PLAN	A24	WEST ELEVATION BOTH PHASES	L13	NORTH PLAZA VIEW FOUR	CE101	EROSION & SEDIMENT CONTROL PLAN
A05	NORTHWEST BUILDING RENDERING	A15	TYPICAL LEVEL PLAN	A25	LEED SCORECARD	L14	NORTH PLAZA VIEW FIVE	CS101	SITE AND GRADING PLAN
A06	SOUTHWEST BUILDING RENDERING	A16	ROOF PLAN			L15	NORTH PLAZA VIEW SIX	CU101	UTILITY PLAN
A07	NORTH CAPITOL STREET LOOKING SOUTH	A17	WEST BUILDING ELEVATION			L16	NORTH PLAZA VIEW SEVEN		
A08	NORTH CAPITOL STREET LOOKING NORTH	A18	EAST BUILDING ELEVATION			L17	COVERED PLAZA VIEW ONE		
A09	NORTH CAPITOL STREET LOOKING EAST	A19	NORTH BUILDING ELEVATION			L18	COVERED PLAZA VIEW TWO		
A10	NORTH CAPITOL STREET VIEWSHED SOUTH	A20	SOUTH BUILDING ELEVATION			L19	SOUTH PLAZA VIEW ONE		
						L20	SOUTH PLAZA VIEW TWO		





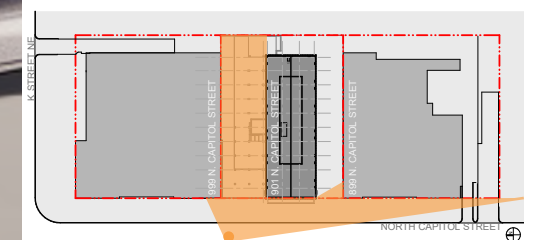
SCALE: 1:50







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 : SEPTEMBER 13, 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.



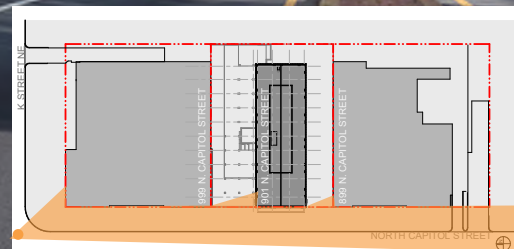
901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

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 : SEPTEMBER 13, 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 : SEPTEMBER 13, 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 : SEPTEMBER 13, 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 : SEPTEMBER 13, 2021

NORTH CAPITOL STREET VIEWSHED SOUTH : A10



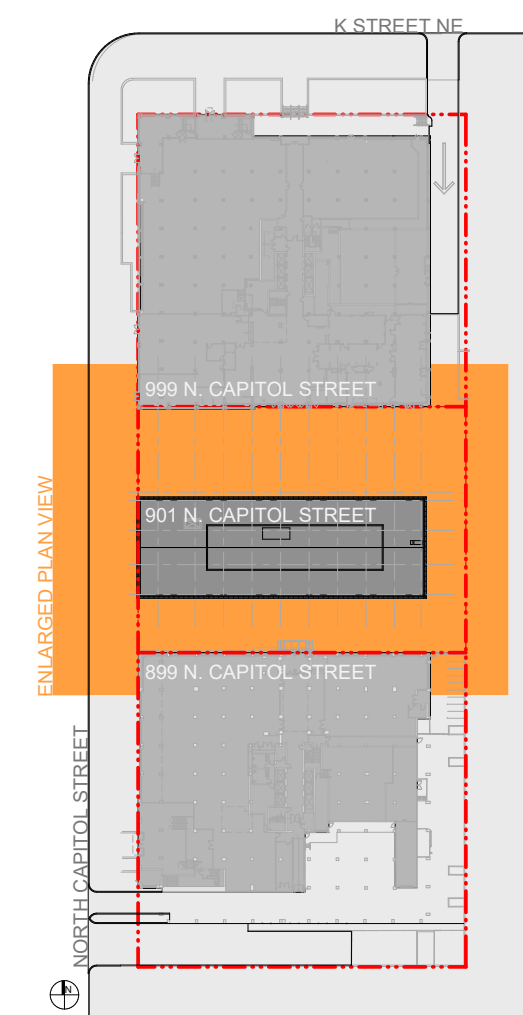
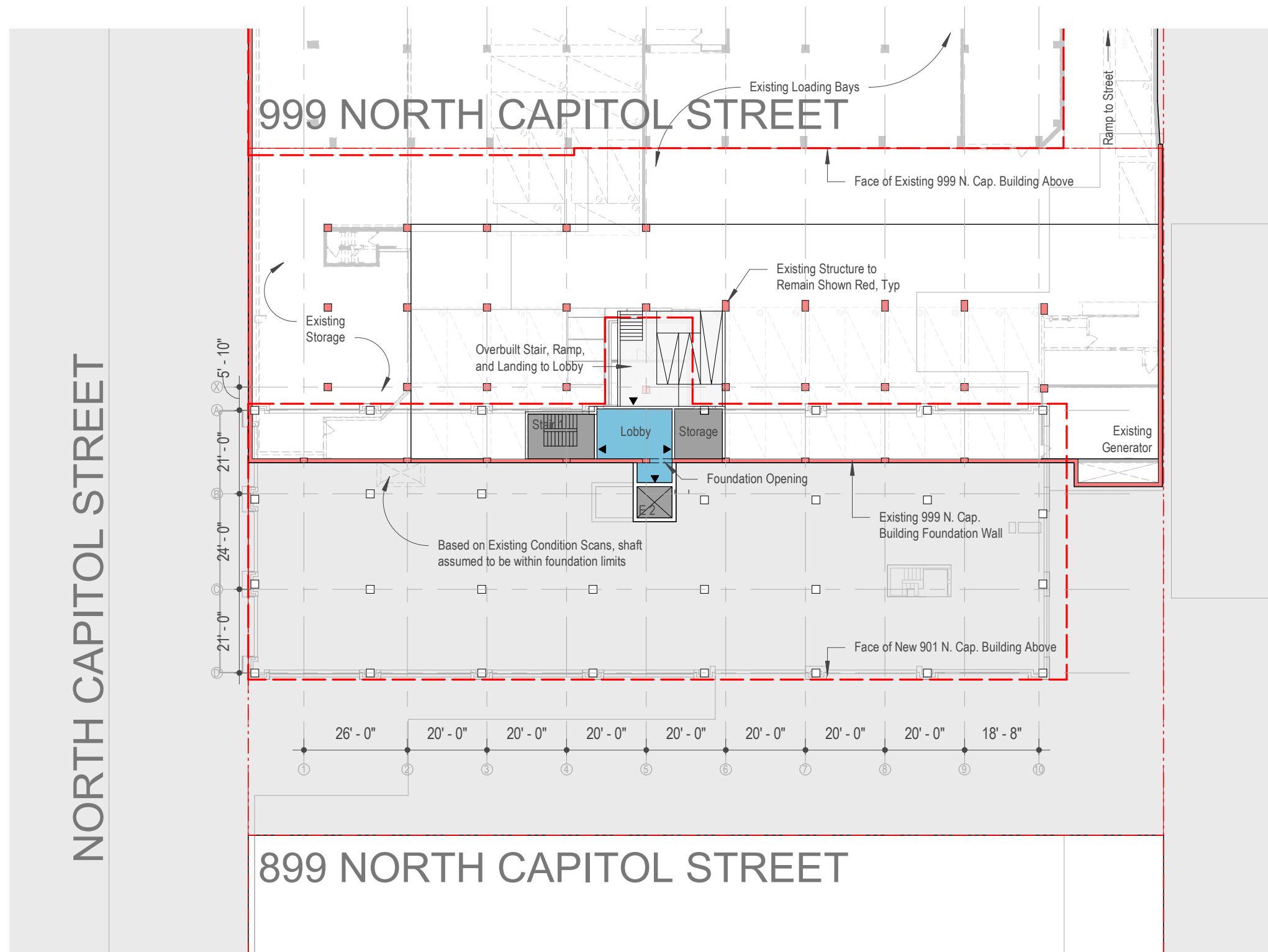
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

NORTH CAPITOL STREET VIEWSHED NORTH : A11

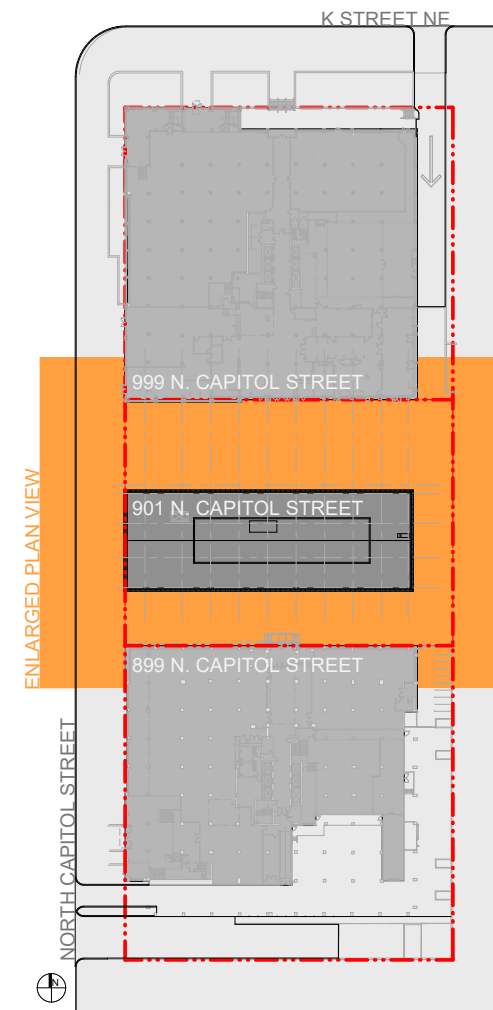
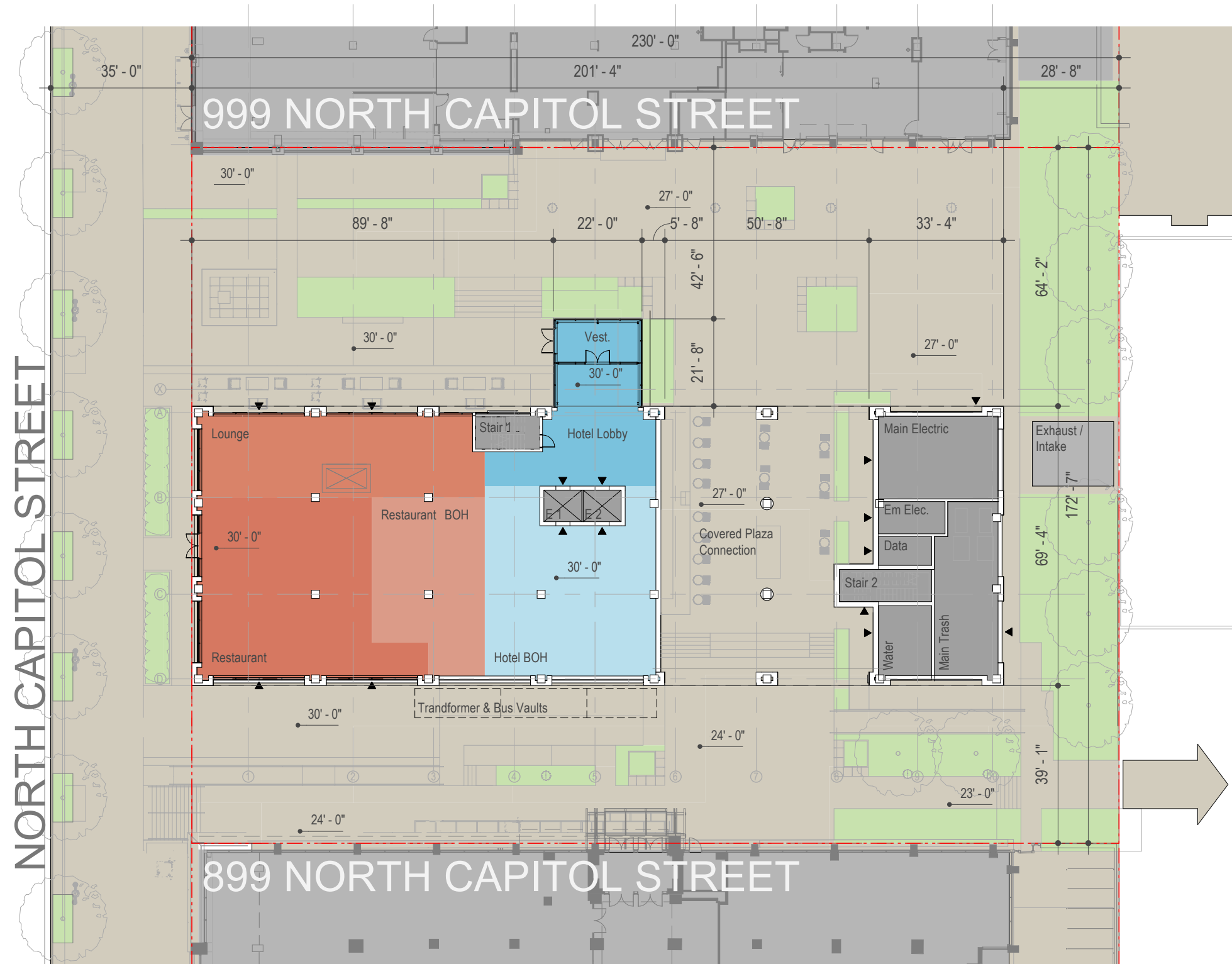






Final floor layout and configuration subject to change prior to permitting; shown here for illustrative purposes.

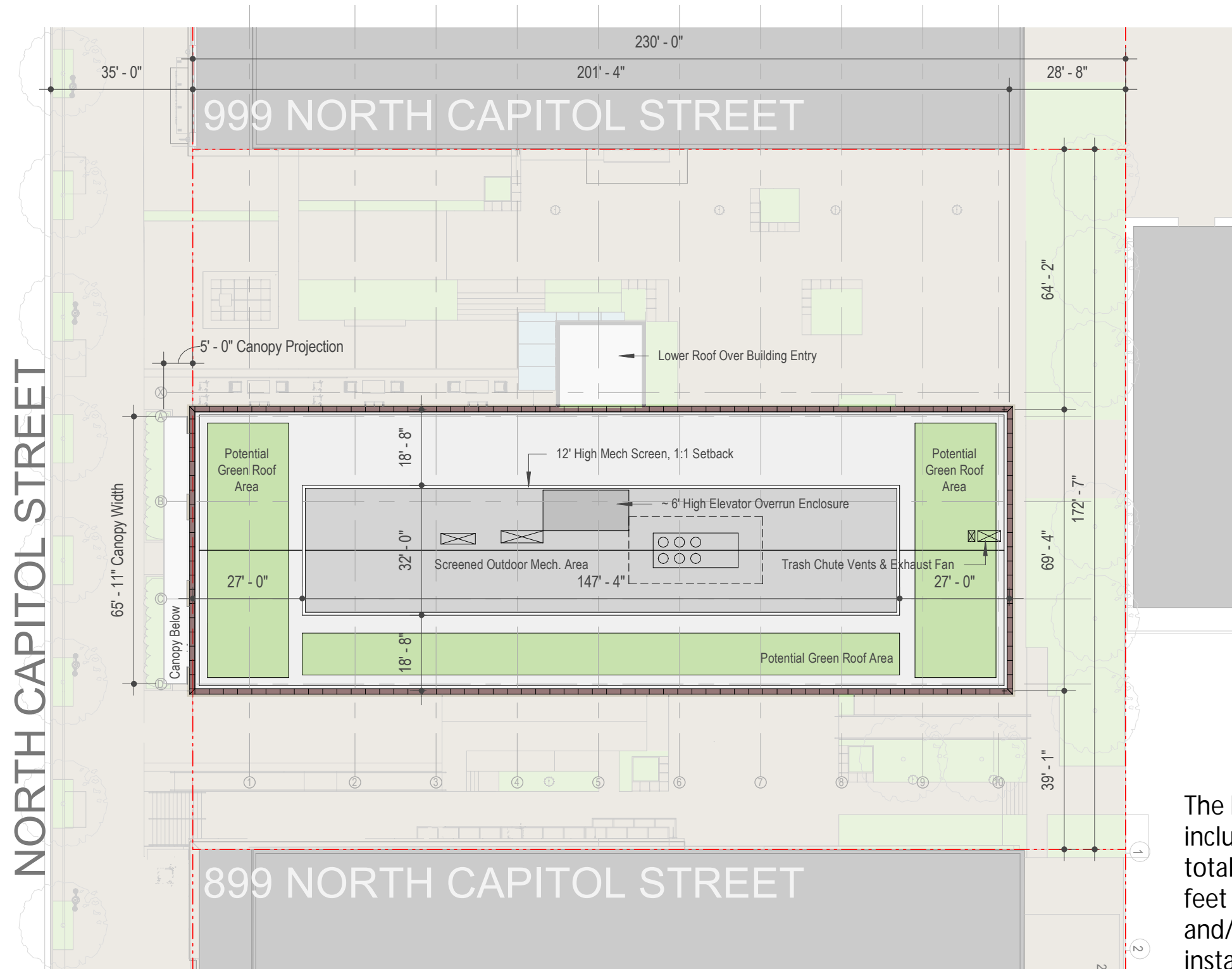
Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.



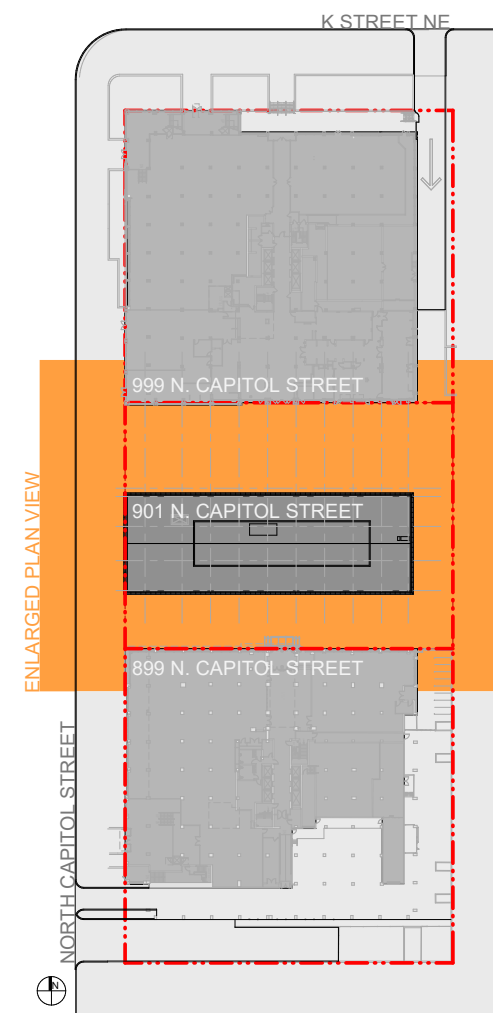


Final floor layout and configuration subject to change prior to permitting; shown here for illustrative purposes.

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



The Project will include a minimum total of 4,000 square feet of green roof area and/or solar panel installation/array area, on the 901 N. Capitol roof or elsewhere on the project site.

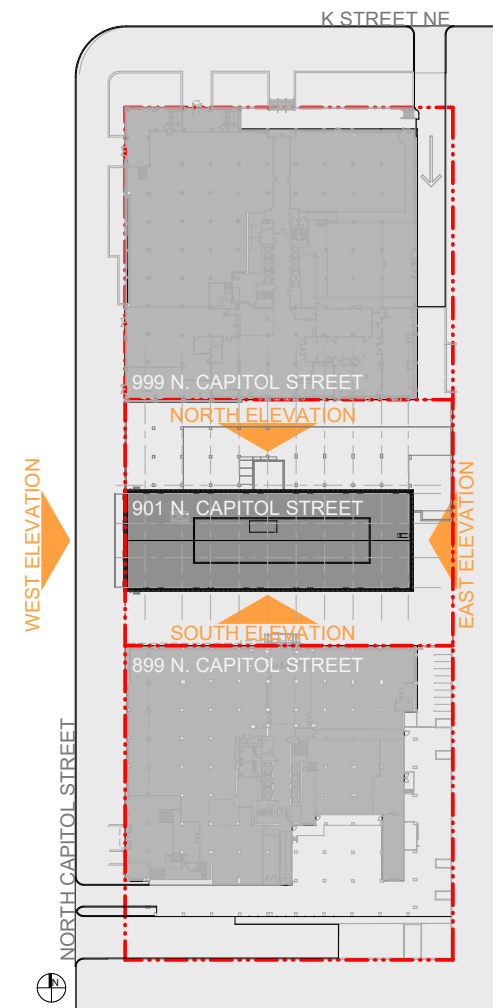




All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

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



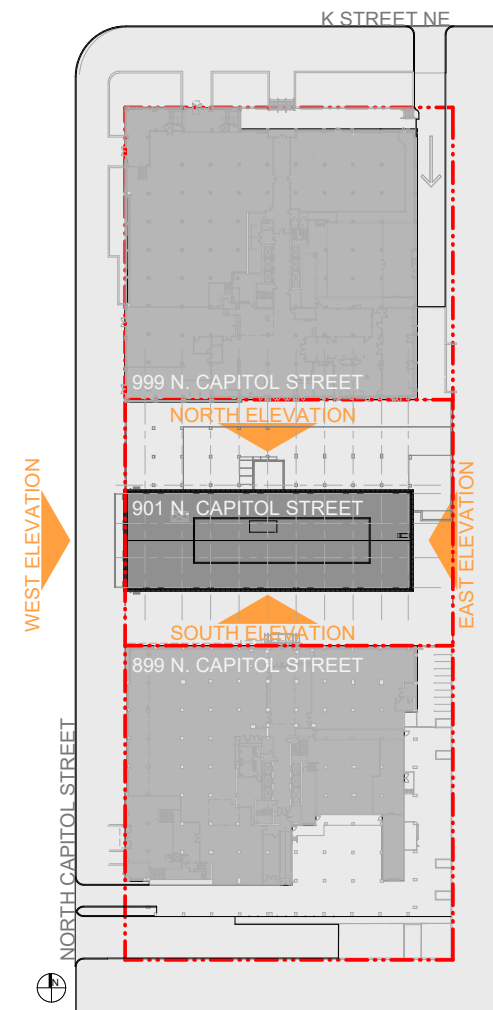
WEST BUILDING ELEVATION : A17



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



EAST BUILDING ELEVATION : A18