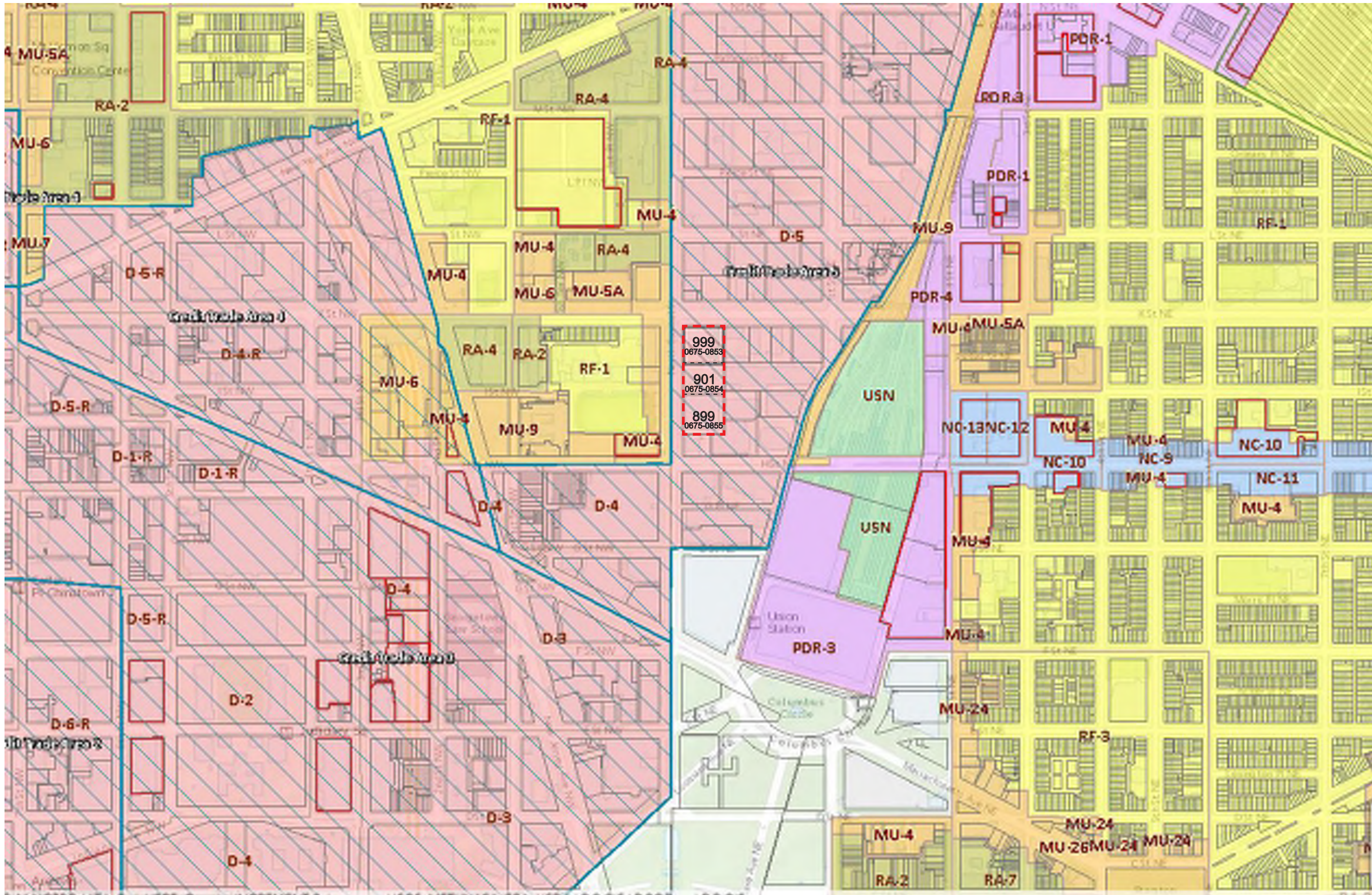


APPENDIX - SUPPLEMENTAL DRAWINGS
ZONING INFORMATION
ARCHITECTURAL PLANS, ELEVATIONS & SECTIONS
ADDITIONAL LANDSCAPE PLANS
CIVIL PLANS



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	Achievable 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	N/A
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

NOTE: GAR is not required for the property; however, GAR components will be implemented as practicable on the Phase II property (Lot 854)



899, 999 & 901 North Capitol Street, NE
 PHASE 1 & PHASE 2
 September 13th, 2021



Zoning Summary Chart
 Zoning and Site Context

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	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	2 loading berths 1 service spaces	2 loading berths** 1 service space	2 loading berths 1 service spaces
999 Building (PHASE 1)	3 loading berths 1 service spaces	3 loading berths 1 service space	3 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)
Site Totals (PHASE 1 + 2)	5 loading berths 2 service spaces	5 loading berths*** 2 service spaces	5 loading berths 2 service spaces

Bicycle Parking	Existing	Required / Allowed	Proposed
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 required 1 space per 40,000 sf lodging: 3 spaces required	3 spaces
Total Phase 2		6 required	6 spaces
Site Totals (PHASE 1 + 2)	20 spaces	29 required	32 spaces

Long Term Spaces	Existing	Required / Allowed	Proposed
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) 1 space per 10,000 gsf: 1 space required 1 space per 10,000 gsf: 9 spaces required	1 space
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%.



899, 999 & 901 North Capitol Street, NE
 PHASE 1 & PHASE 2
 September 13th, 2021



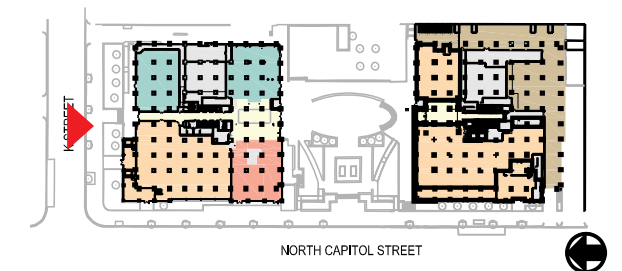
Zoning Summary Chart
 Zoning and Site Context



999 N Capitol - Looking South



*Trees and some landscaping for purposes of illustration



Building Renderings
999 North Capitol Street Building



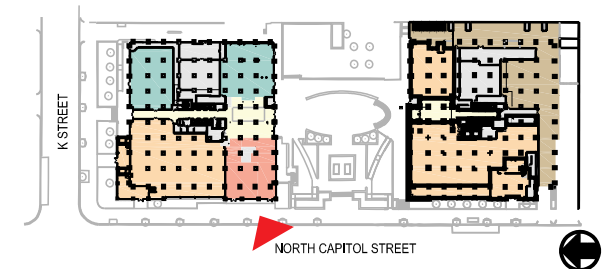
999 N Capitol - Looking Northeast



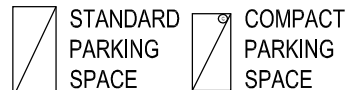
899 and 999 North Capitol Street, NE
 PHASE 1
 September 13th, 2021



*Trees and some landscaping for purposes of illustration

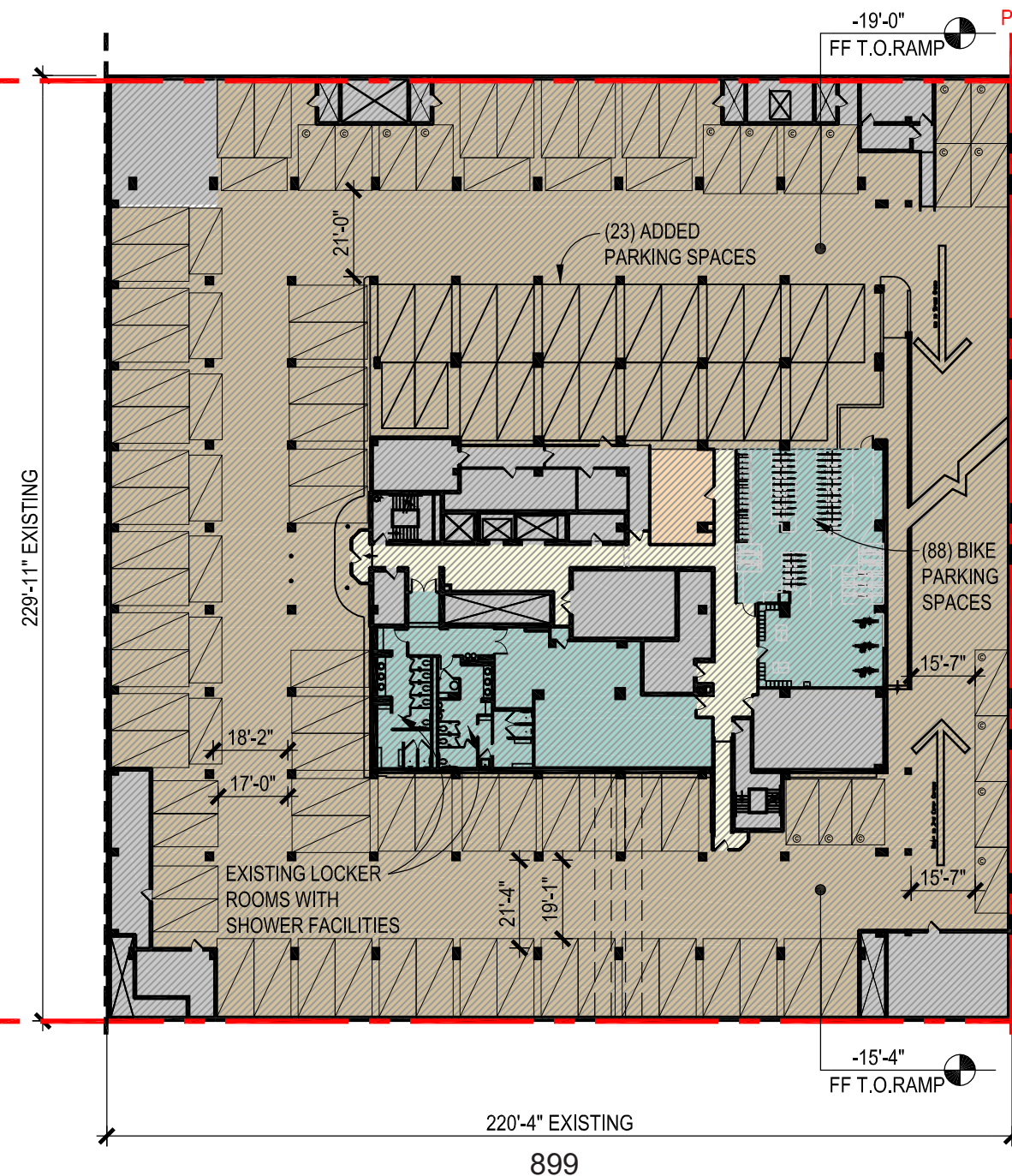
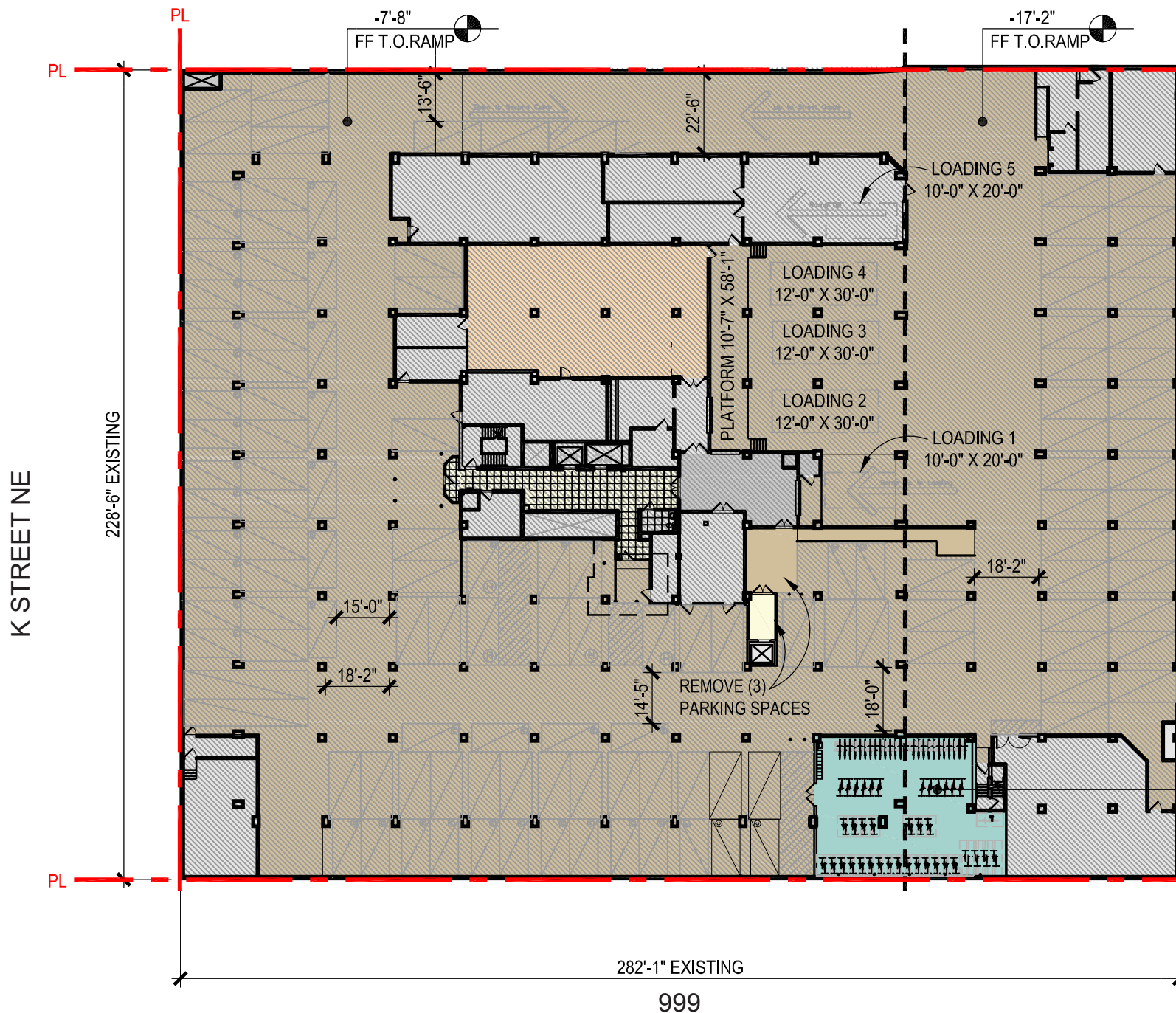


Building Renderings
 999 North Capitol Street Building



999 TOTAL PARKING SPACES:
 EXISTING SPACES: 365
 REMOVED SPACES: 4
 ADDED SPACES: 0
 NEW TOTAL SPACES: 361

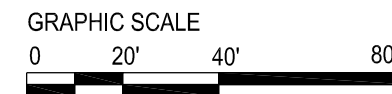
899 TOTAL PARKING SPACES:
 EXISTING SPACES: 239
 REMOVED SPACES: 0
 ADDED SPACES: 23
 NEW TOTAL SPACES: 262



*NOTE: PARKING LEVELS REMAIN LARGELY AS-IS WITH SLIGHT MODIFICATIONS INCLUDING REMOVAL OF (3) OR MORE PARKING SPACE AT 999 AND ADDING APPROXIMATELY 23 SPACES AT 899. ALL PARKING FIGURES PROVIDED ARE APPROXIMATE.

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

NORTH CAPITOL STREET NE



SCALE: 1:40

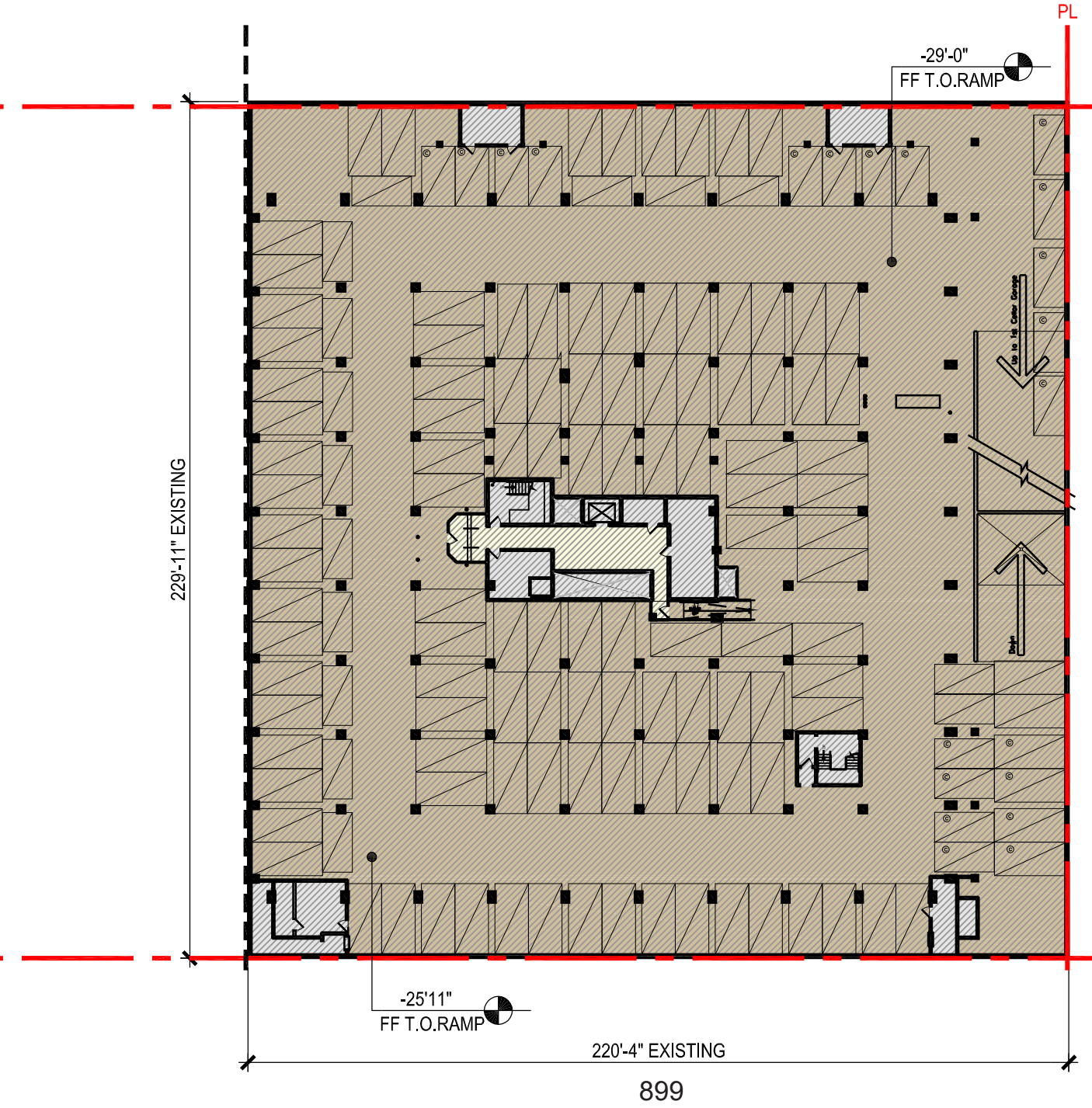
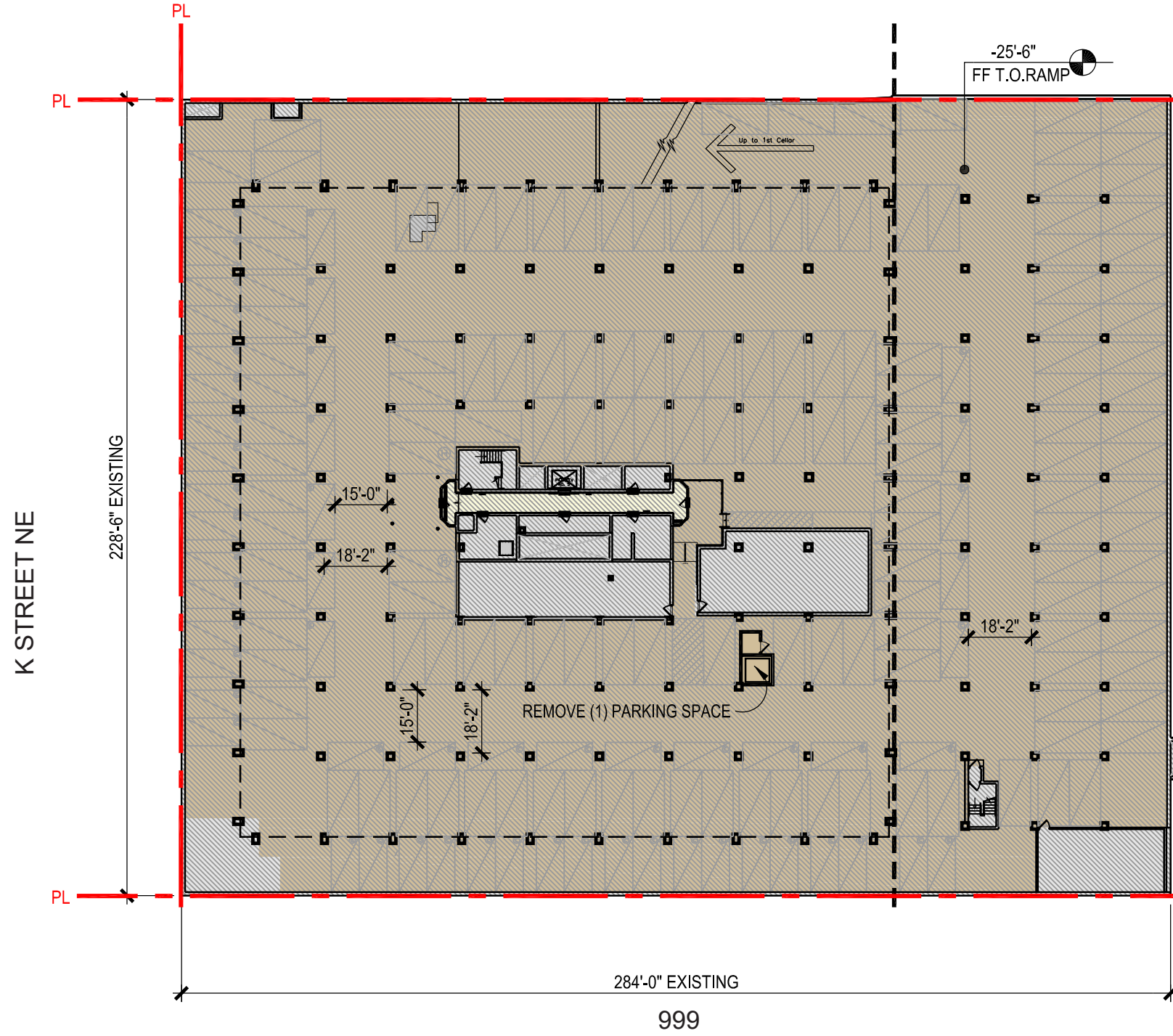


899 and 999 North Capitol Street, NE
 PHASE 1
 September 13th, 2021

Basement/Garage - L1 Plans
 899 & 999 North Capitol Street Building Plans

EXISTING BUILDING BACK OF HOUSE LOBBY PARKING

STANDARD PARKING SPACE COMPACT PARKING SPACE



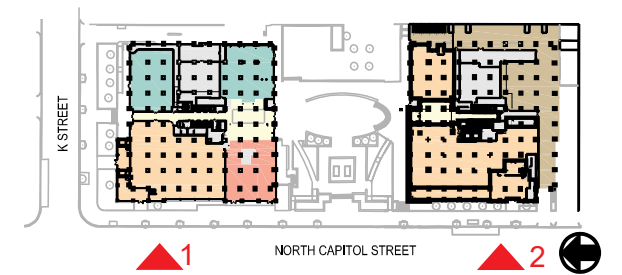
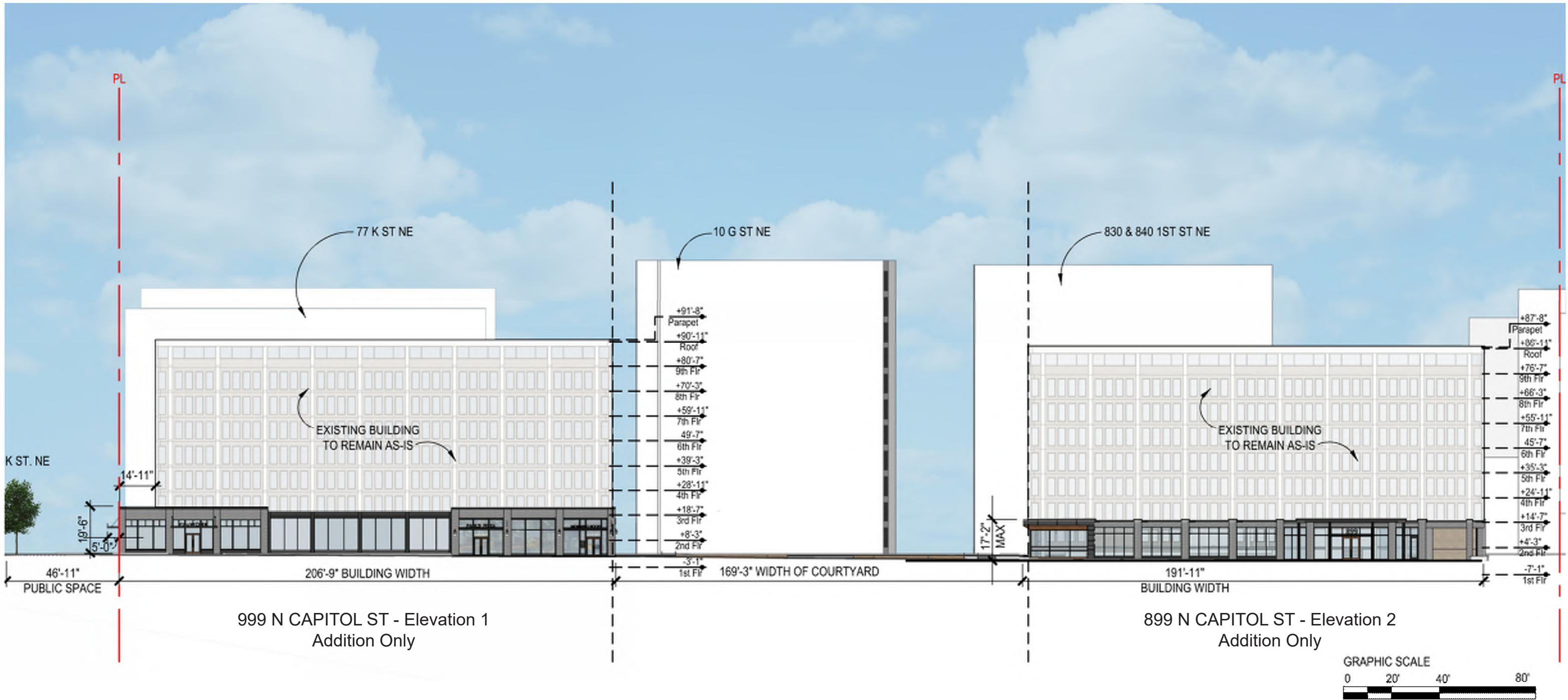
*NOTE: PARKING LEVELS REMAIN LARGELY AS-IS WITH SLIGHT MODIFICATIONS INCLUDING POTENTIAL REMOVAL OF APPROXIMATELY (1) OR MORE PARKING SPACE AT 999.

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

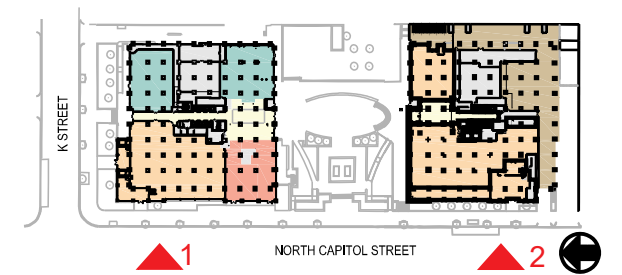
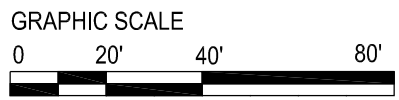
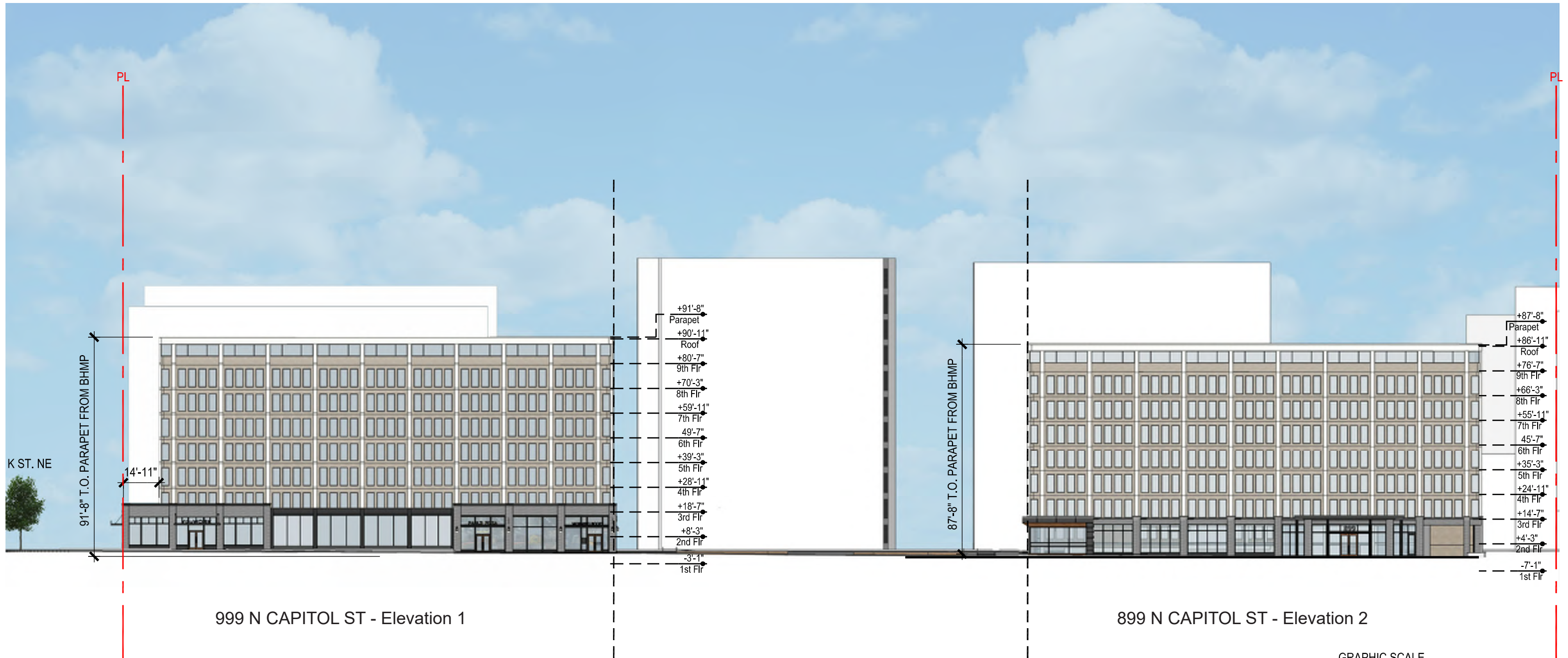
NORTH CAPITOL STREET NE

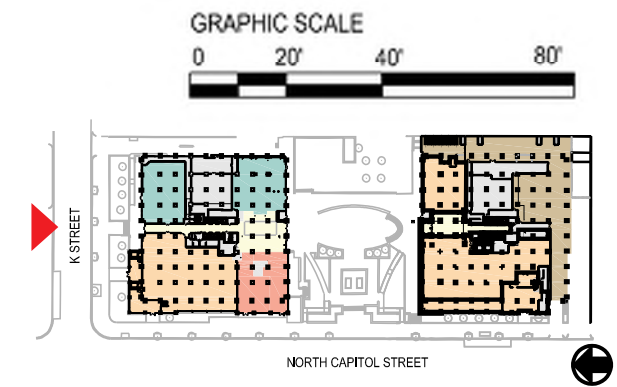
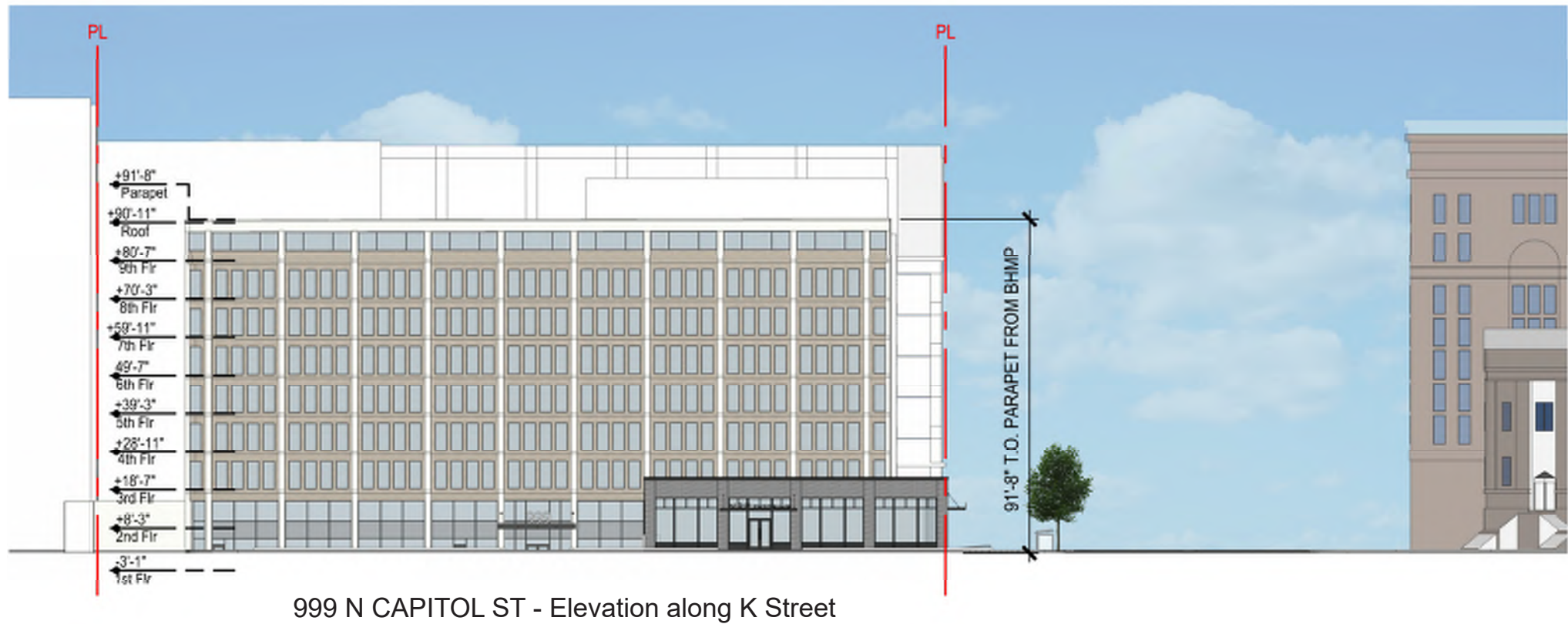
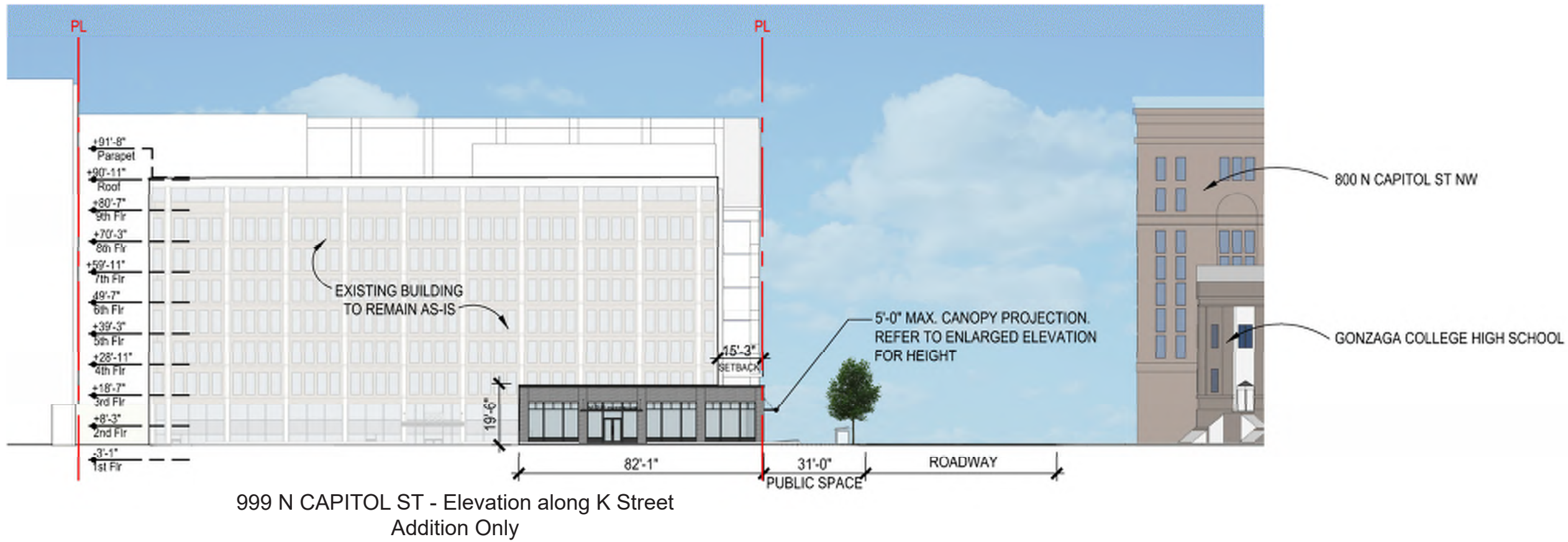
GRAPHIC SCALE
 0 20' 40' 80'

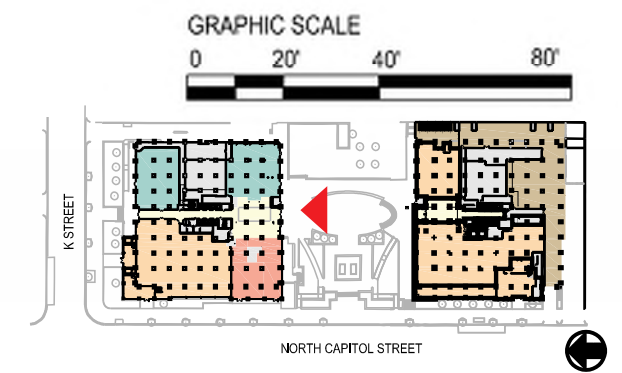
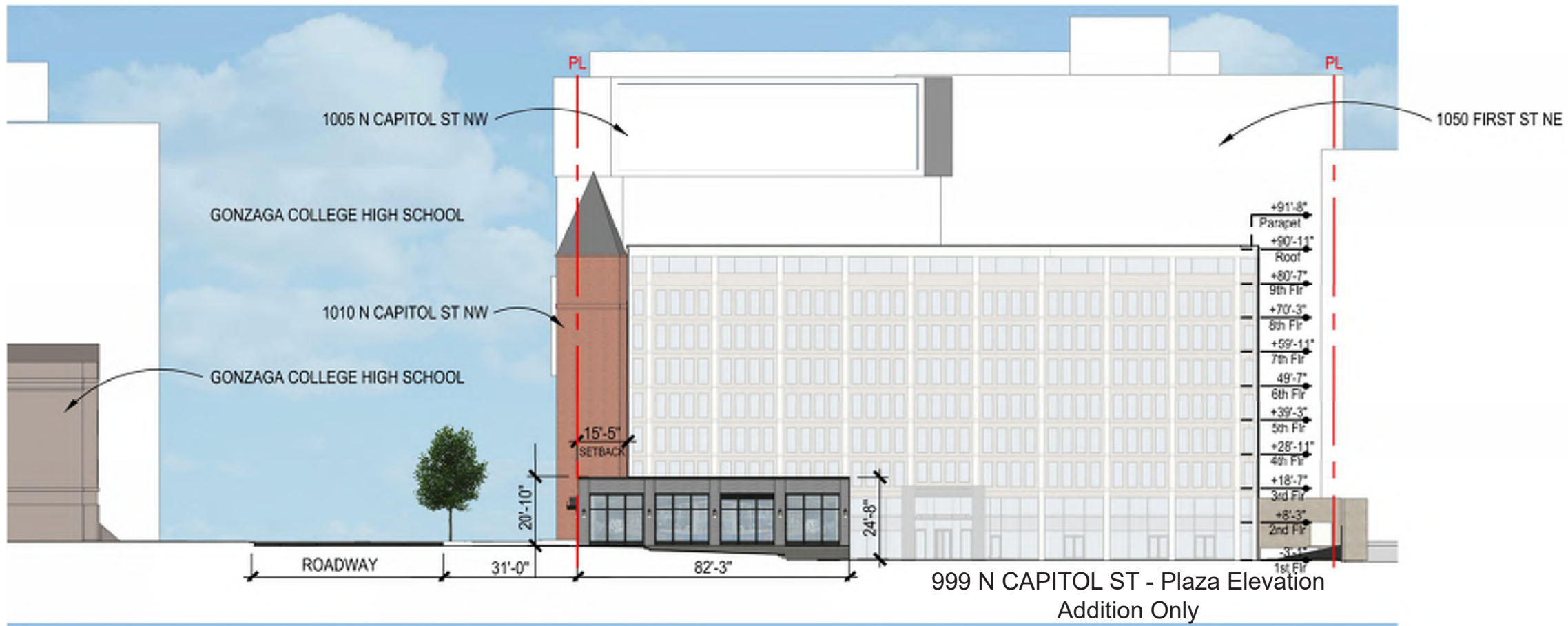
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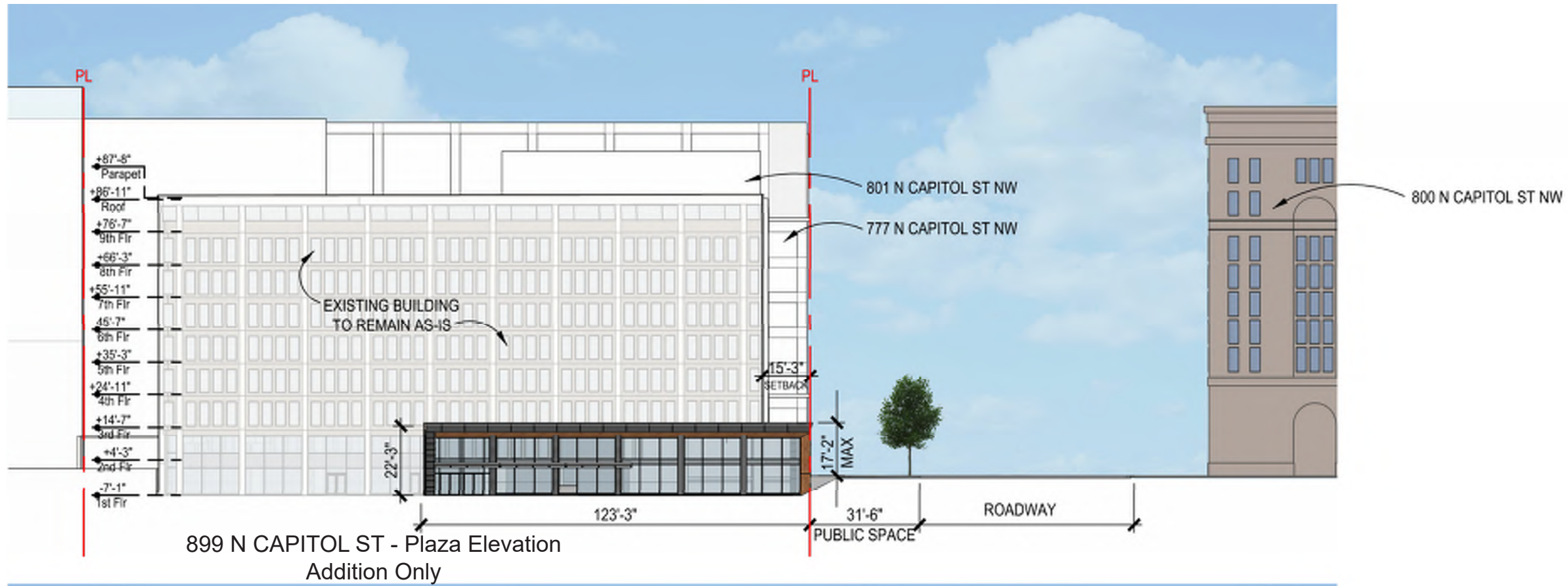


West Elevation - Addition Only
899 & 999 Capitol Street Buildings

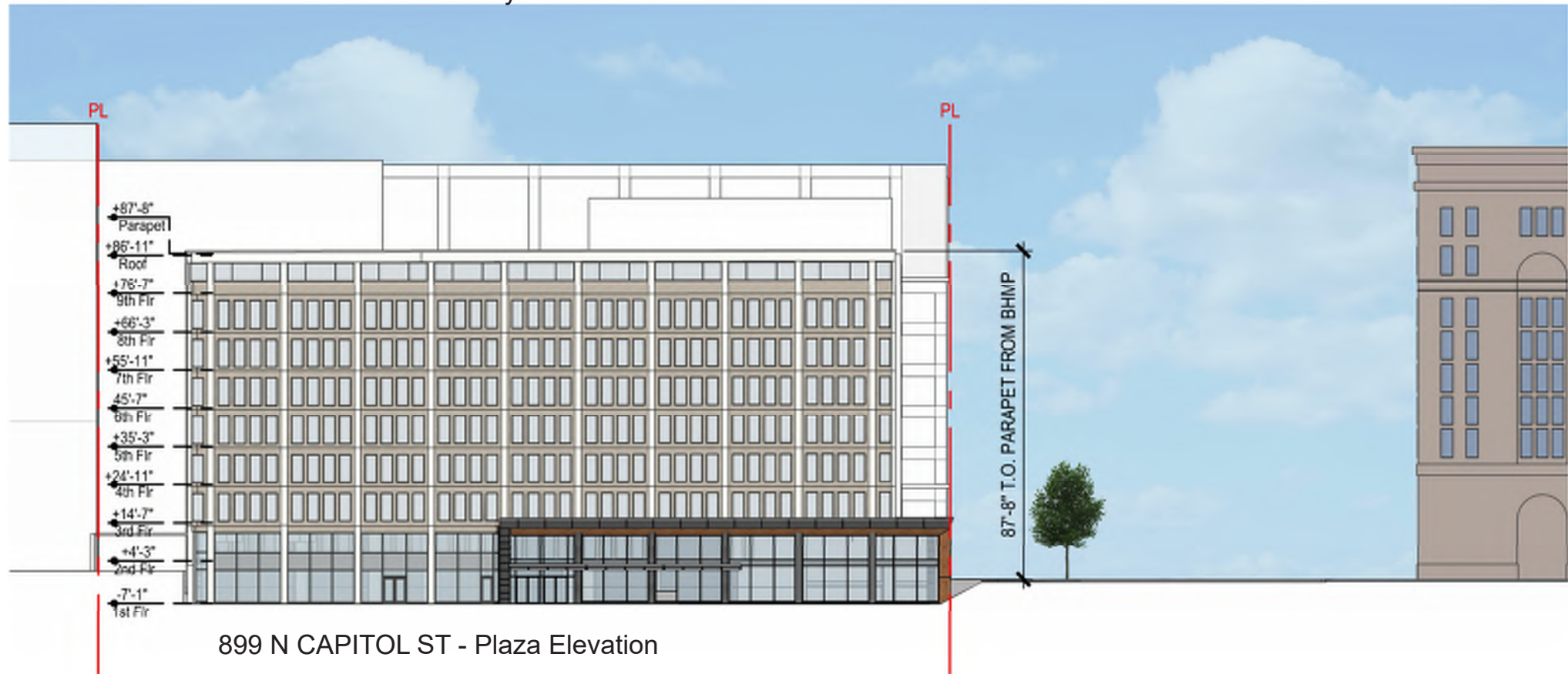




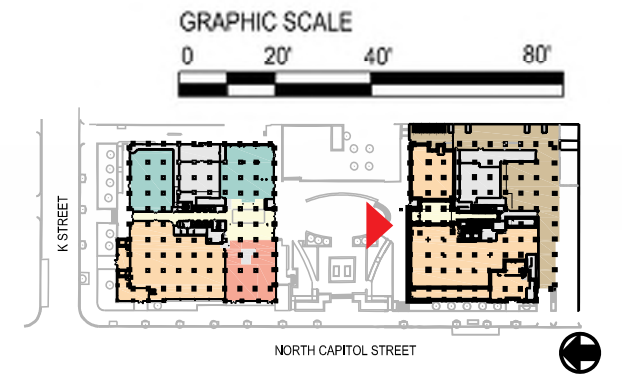




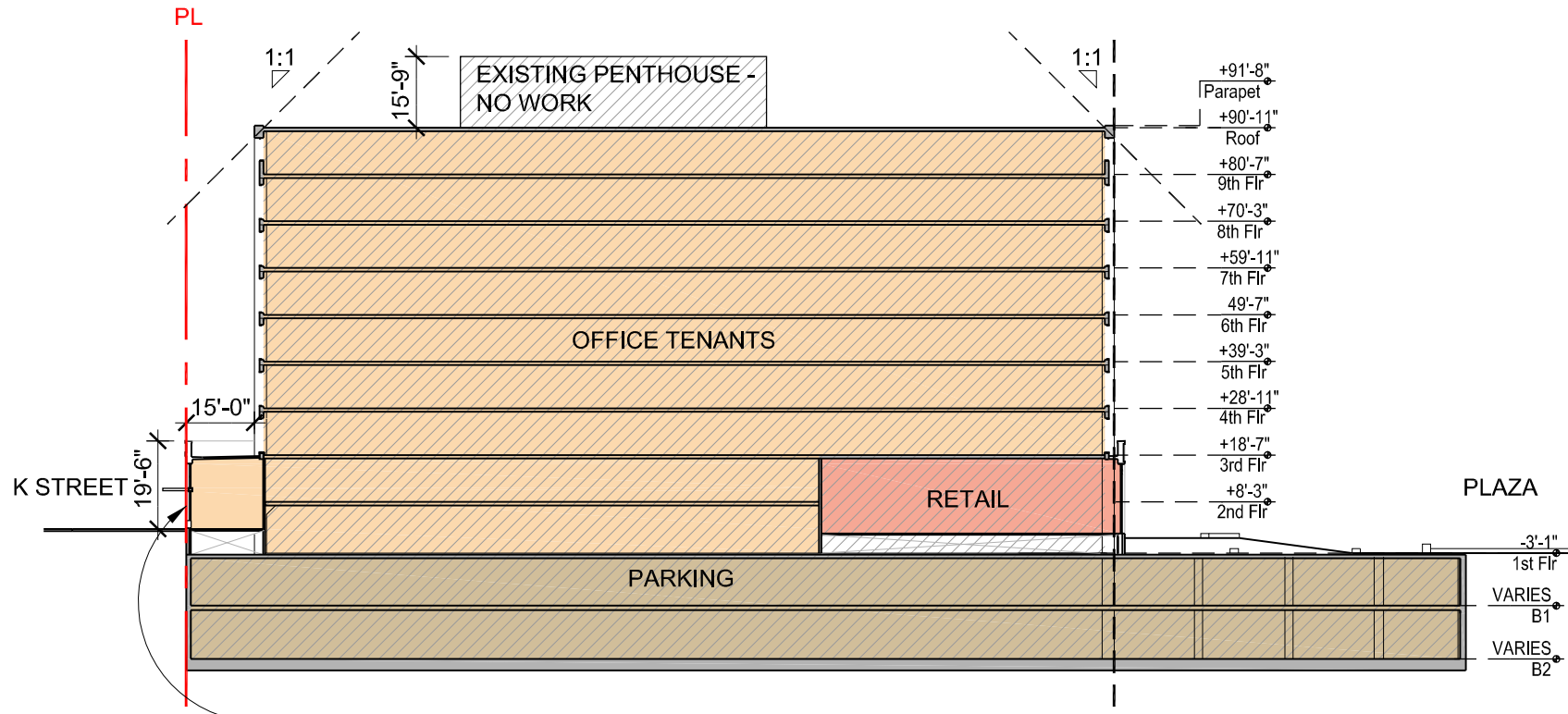
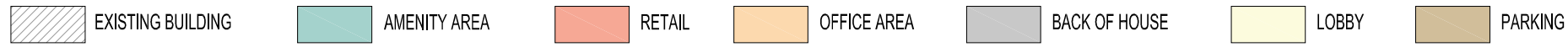
899 N CAPITOL ST - Plaza Elevation
Addition Only



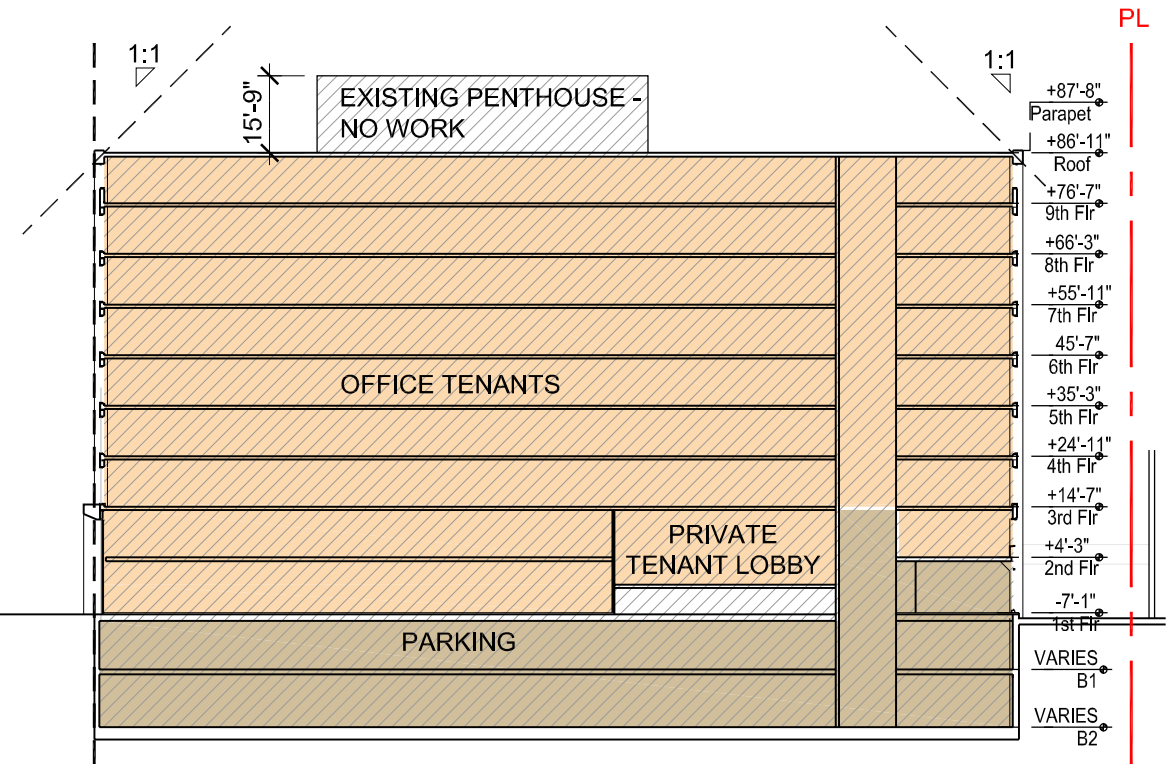
899 N CAPITOL ST - Plaza Elevation



North Elevations
899 Capitol Street Building

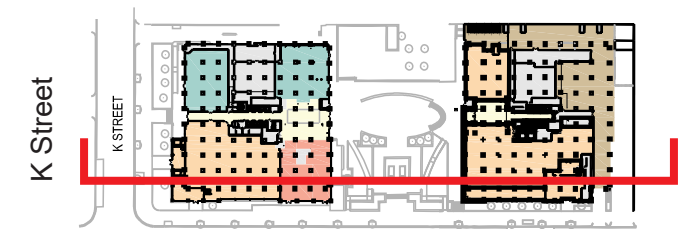


999



899

SCALE: 1:40



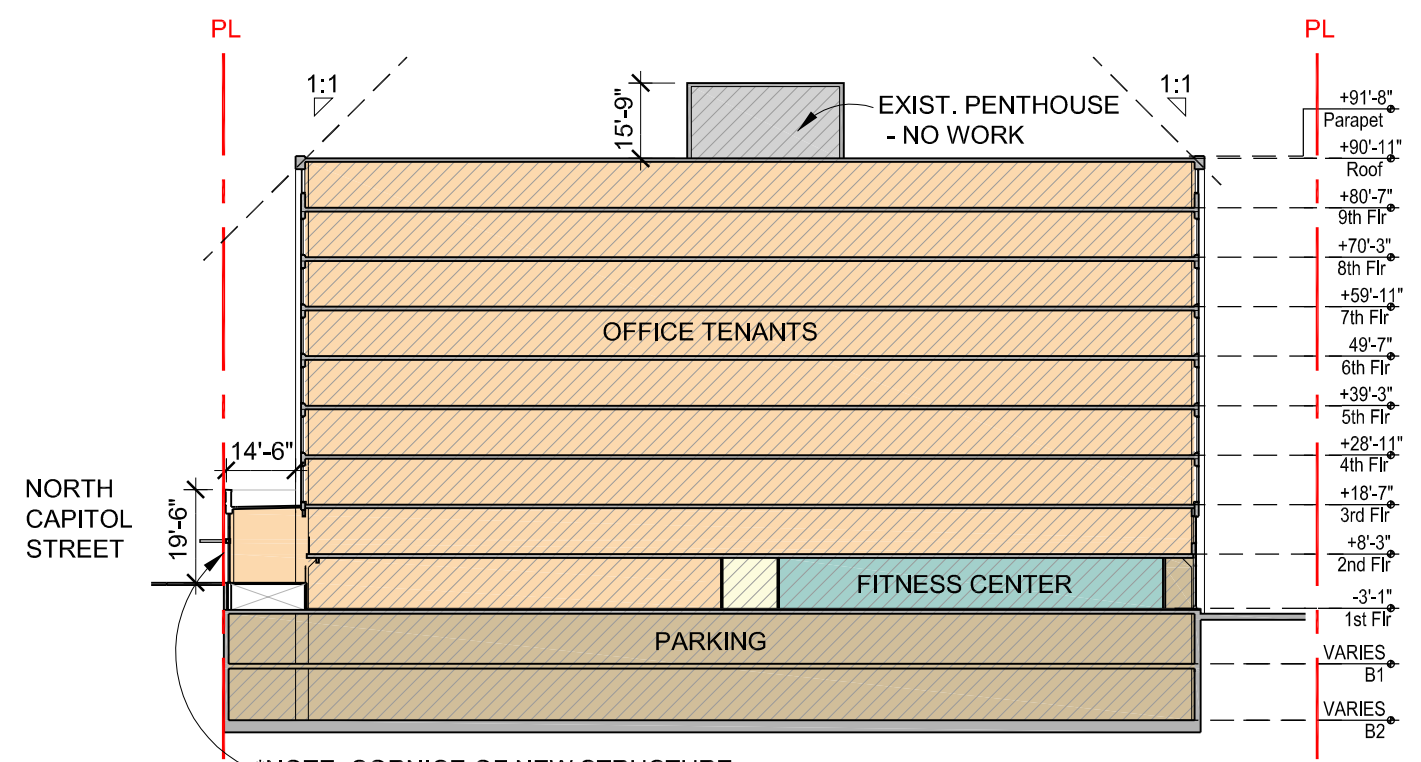
N Capitol

Sections

899 & 999 Capitol Street Buildings

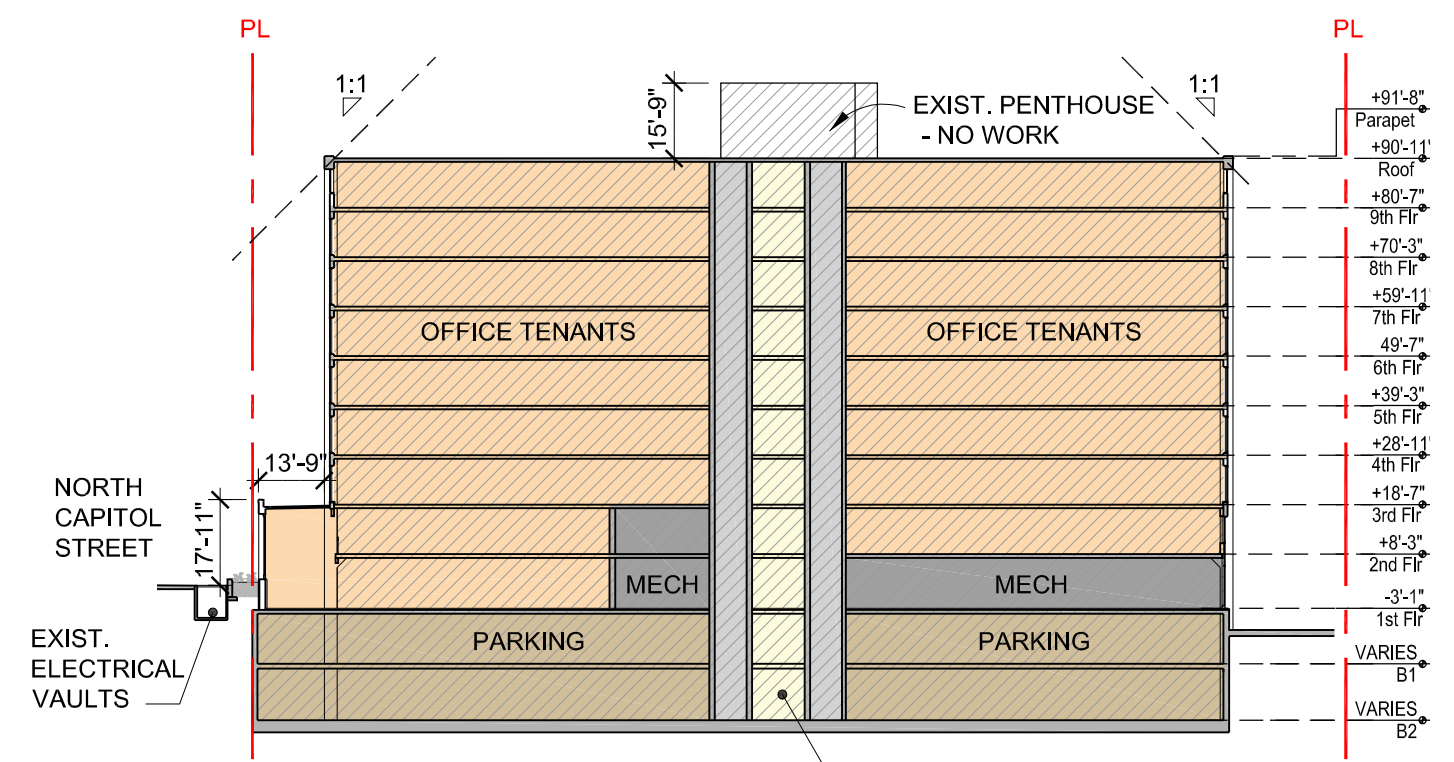


899 and 999 North Capitol Street, NE
 PHASE 1
 September 13th, 2021



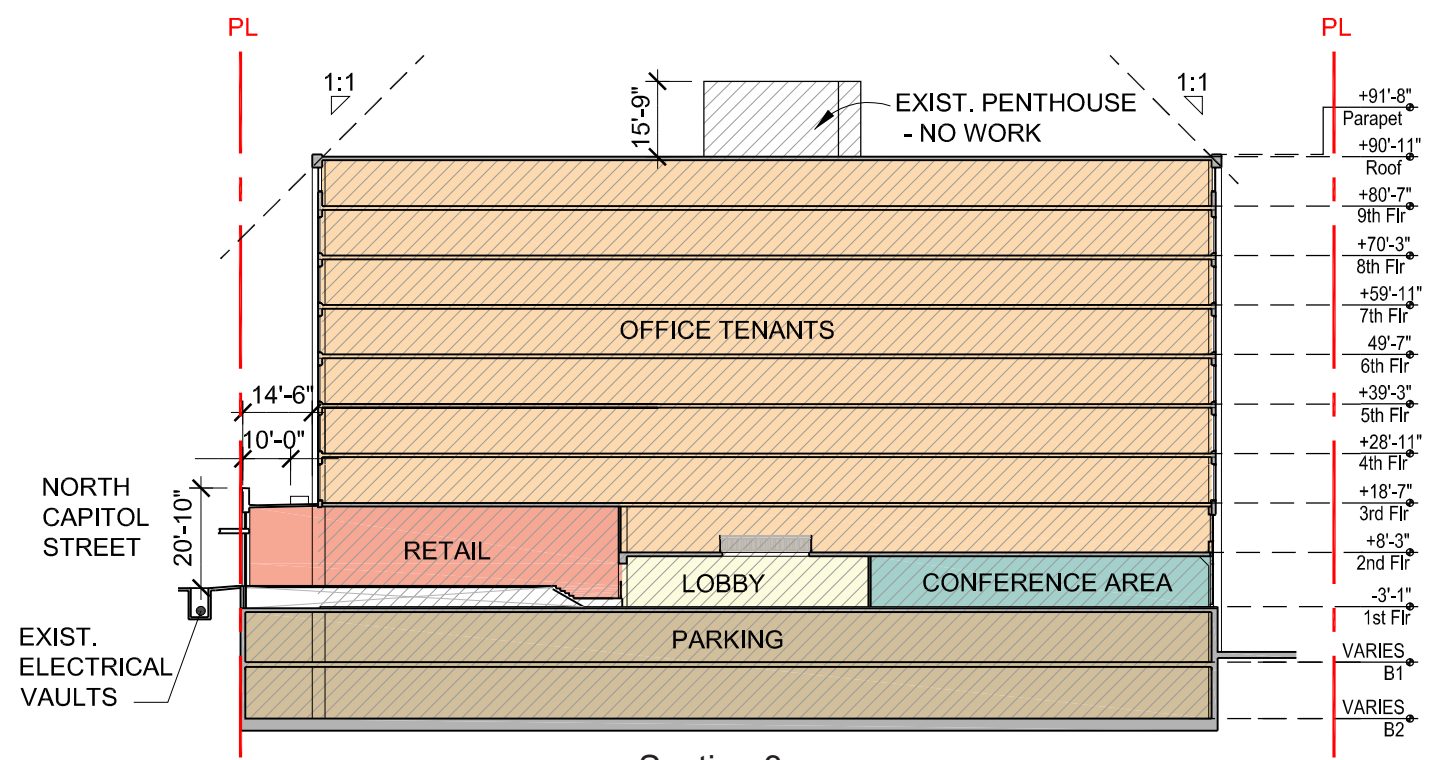
*NOTE: CORNICE OF NEW STRUCTURE WILL PROJECT OVER PROPERTY LINE 4" MAX. SEE DETAIL A

Section 1



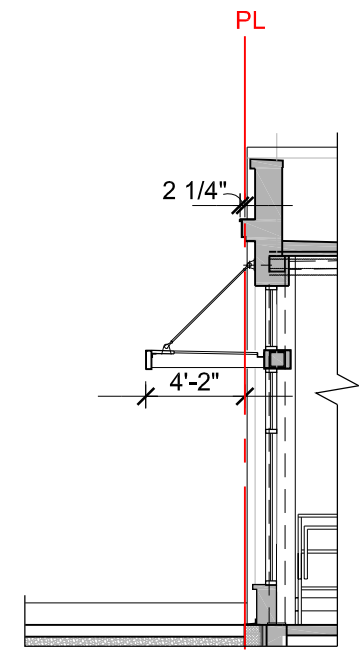
ELEVATOR LOBBY

Section 2

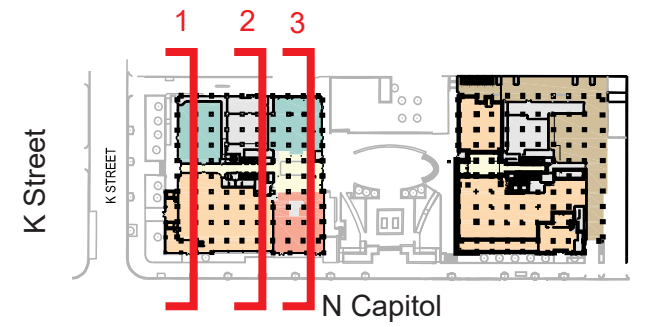
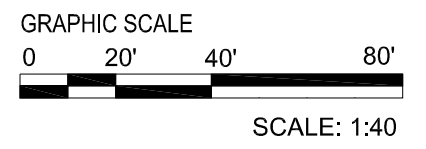


*NOTE: PROPOSED CANOPY TO PROJECT 5'-0" MAX. OVER PROPERTY LINE

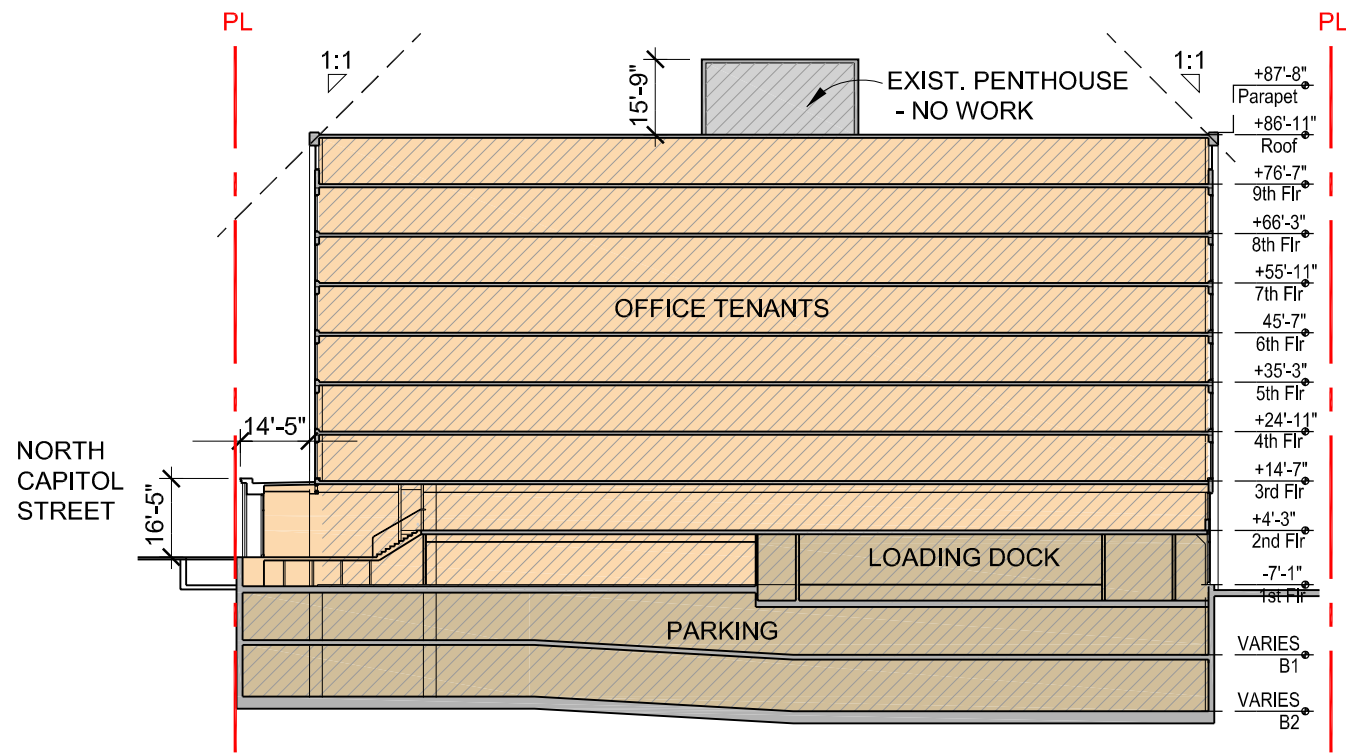
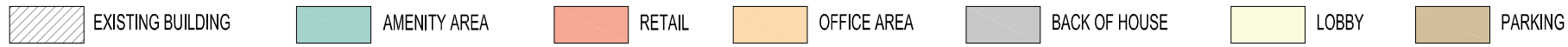
Section 3



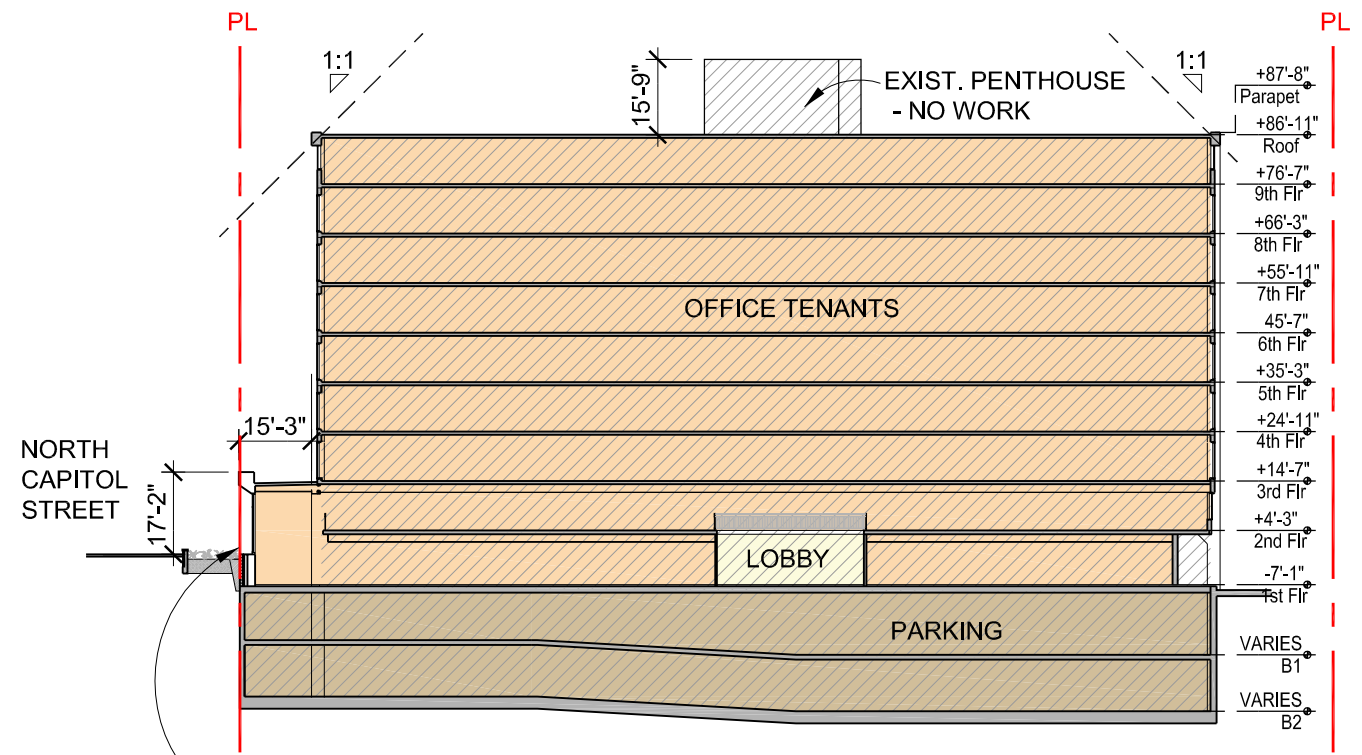
DETAIL A
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Sections
999 Capitol Street Building

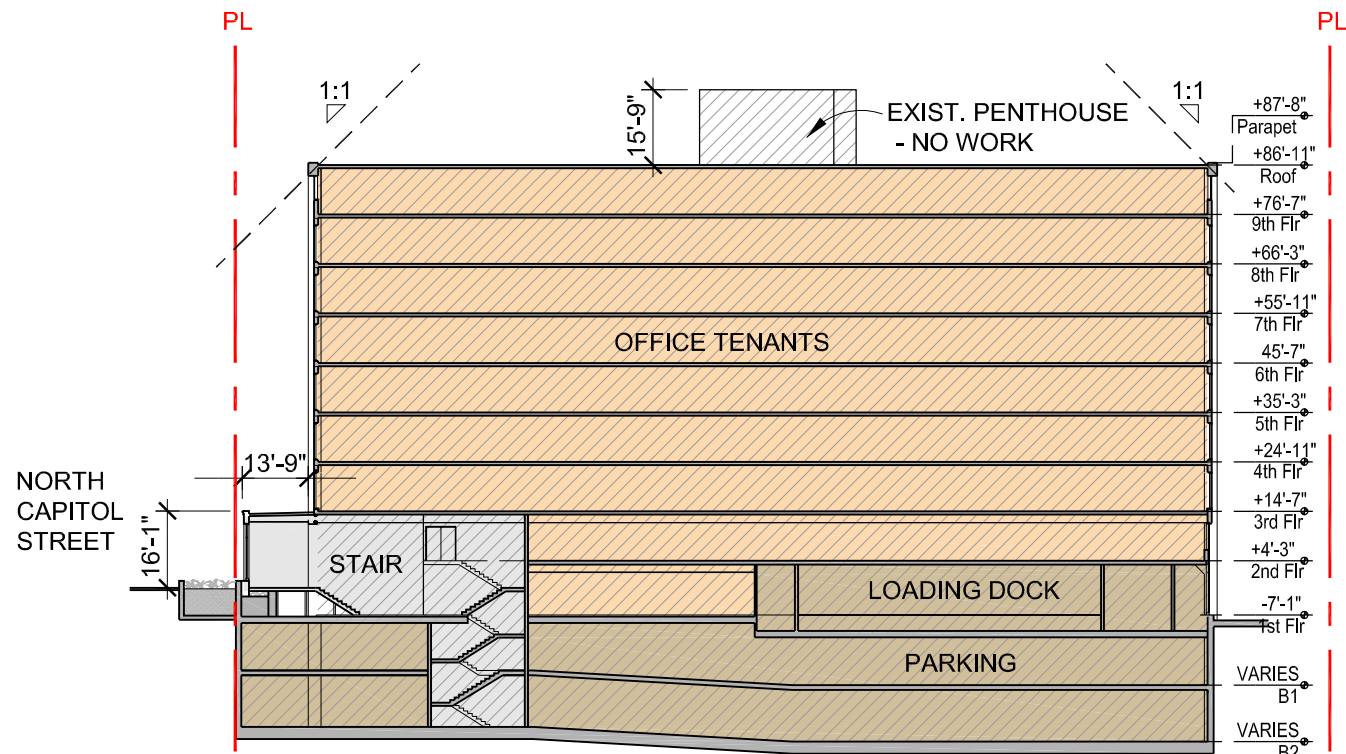


Section 1

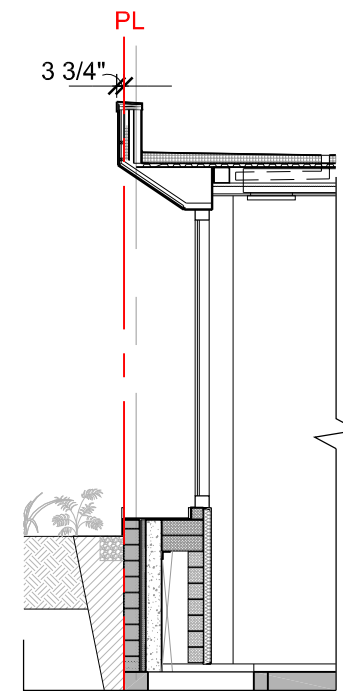


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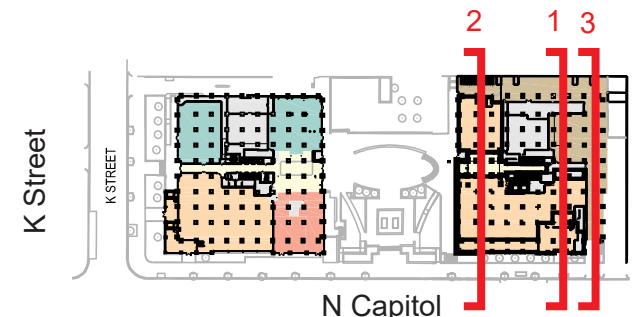
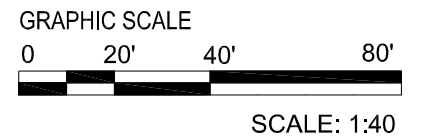
*NOTE: CORNICE AND PILASTER OF NEW STRUCTURE WILL PROJECT OVER PROPERTY LINE 4" MAX. SEE DETAIL B



Section 3



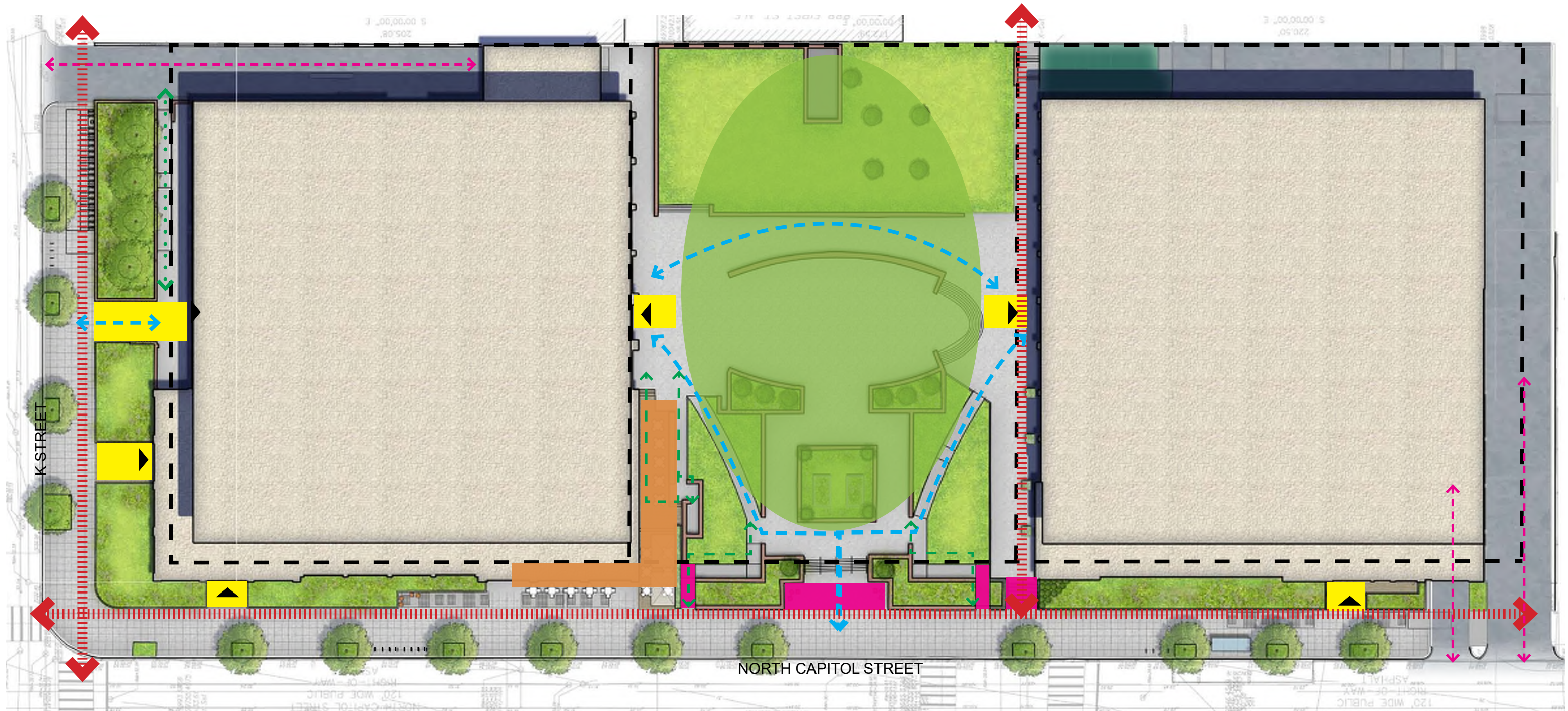
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Sections
899 Capitol Street Building

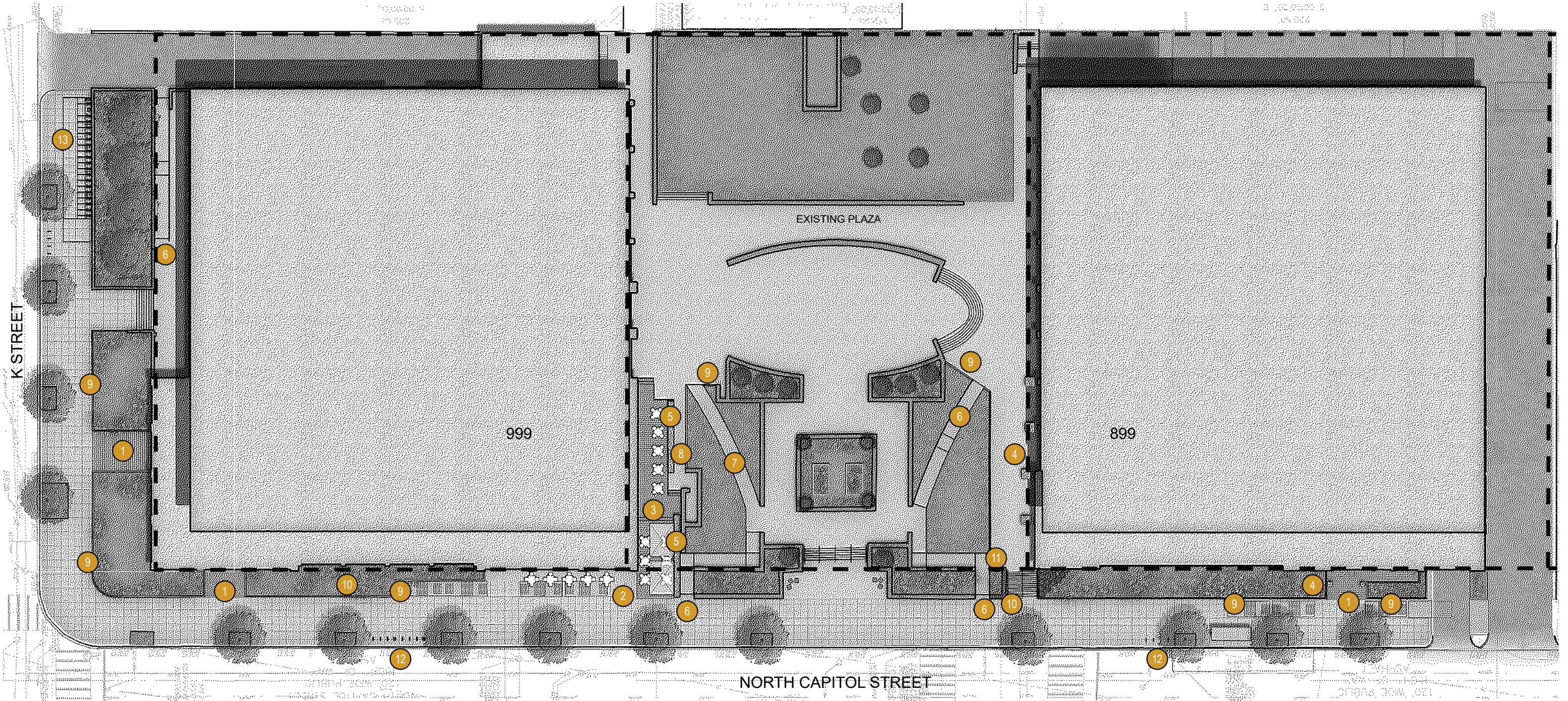
Legend

- BUILDING ENTRANCE
- PLAZA ENTRANCE
- CAFE TERRACE
- EXISTING PLAZA
- BUILDING ACCESS
- MAJOR LINK
- SECONDARY LINK
- MINOR LINK
- VEHICULAR ACCESS



Legend

- 1 PROPOSED PAVERS
- 2 PROPOSED RETAIL SIDEWALK
- 3 PROPOSED CAFE TERRACE
- 4 PROPOSED POT
- 5 PROPOSED PLANTER
- 6 PROPOSED ADA RAMP
- 7 PROPOSED PATH
- 8 PROPOSED ACCESS TO GARAGE STAIR
- 9 PROPOSED PRECAST CURB
- 10 PROPOSED PLANTING
- 11 PROPOSED METAL ON EXISTING BRICK PLANTER
- 12 PROPOSED BIKE RACK
- 13 CAPITOL BIKESHARE LOCATION





NORTH CAPITOL STREET

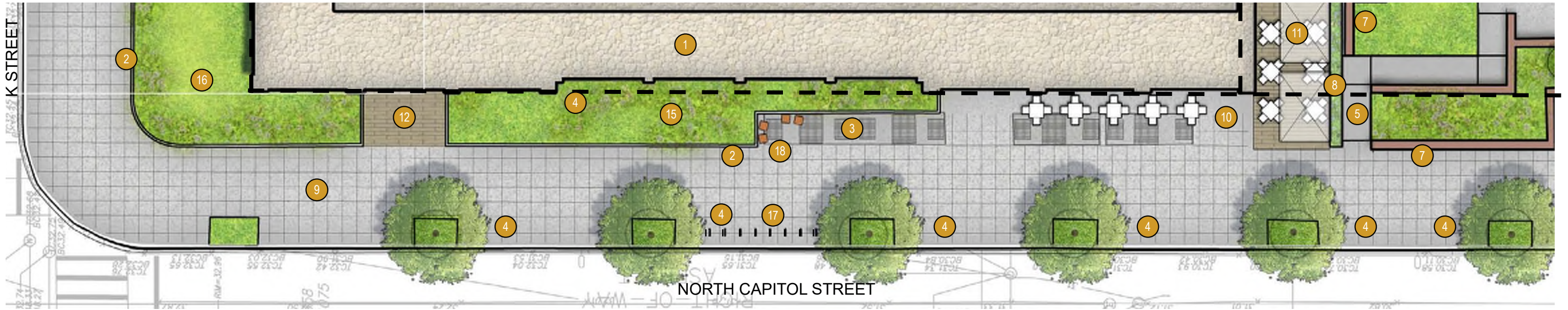
Legend

- 1 BUILDING ADDITION
- 2 ELECTRICAL VAULT LID
- 3 RETAIL SIDEWALK
- 4 EXISTING STREET TREES
- 5 PROPOSED METAL PLANTER
- 6 PROPOSED CAFE TERRACE
- 7 EXISTING GARAGE STAIR
- 8 PROPOSED ADA RAMP
- 9 EXISTING SIDEWALK
- 10 EXISTING BRICK PLANTER
- 11 PROPOSED PUBLIC SEATING



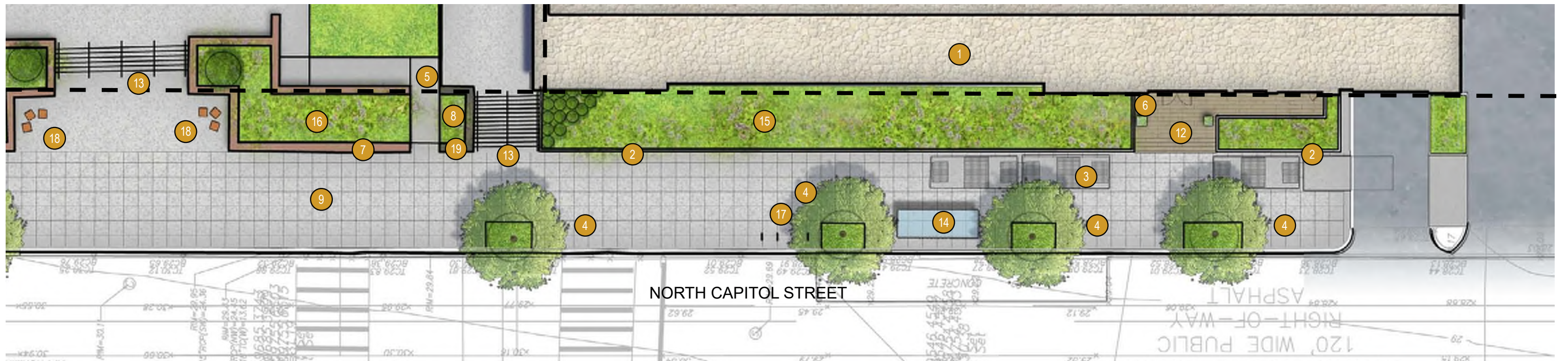
Legend

- 1 BUILDING ADDITION
- 2 PROPOSED PRECAST CURB
- 3 EXISTING STAIR
- 4 EXISTING STREET TREES
- 5 PROPOSED ADA RAMP
- 6 PROPOSED BIKE RACK
- 7 EXISTING BRICK PLANTER
- 8 PROPOSED METAL PLANTER
- 9 EXISTING SIDEWALK
- 10 EXISTING PLANTING
- 11 PROPOSED POTS
- 12 PROPOSED PUBLIC SEATING
- 13 1ST STREET CONNECTION SIGNAGE



Legend

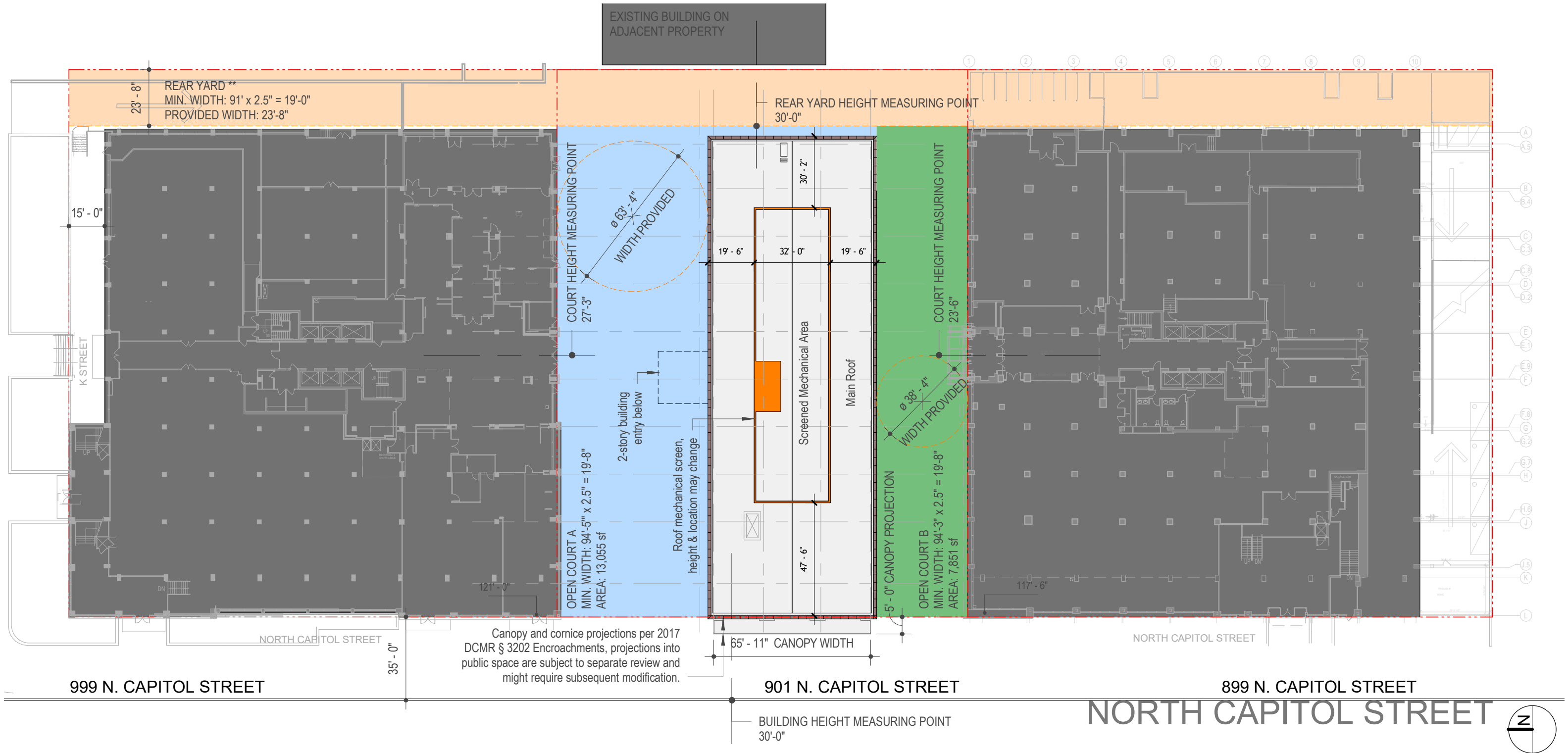
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| 2 | PROPOSED PRECAST CURB | 5 | PROPOSED ADA RAMP | 9 | EXISTING SIDEWALK | 13 | EXISTING STAIR | 17 | PROPOSED BIKE RACK |
| 3 | ELECTRICAL VAULT LID | 6 | PROPOSED POTS | 10 | RETAIL SIDEWALK | 14 | EXISTING BUS SHELTER | 18 | PROPOSED PUBLIC SEATING |
| | | 7 | EXISTING BRICK PLANTER | 11 | PROPOSED CAFE TERRACE | 15 | NEW PLANTING IN EXISTING PLANTING BED | 19 | 1ST STREET CONNECTION SIGNAGE |





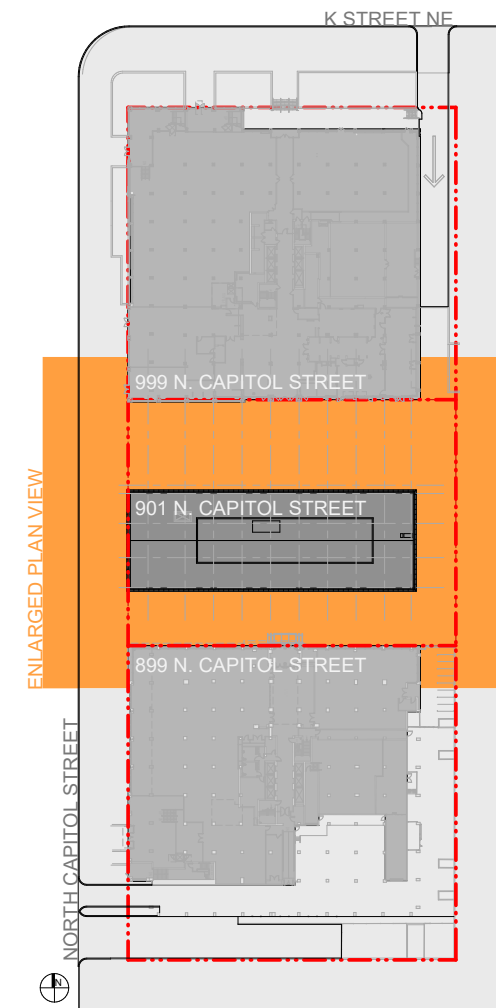
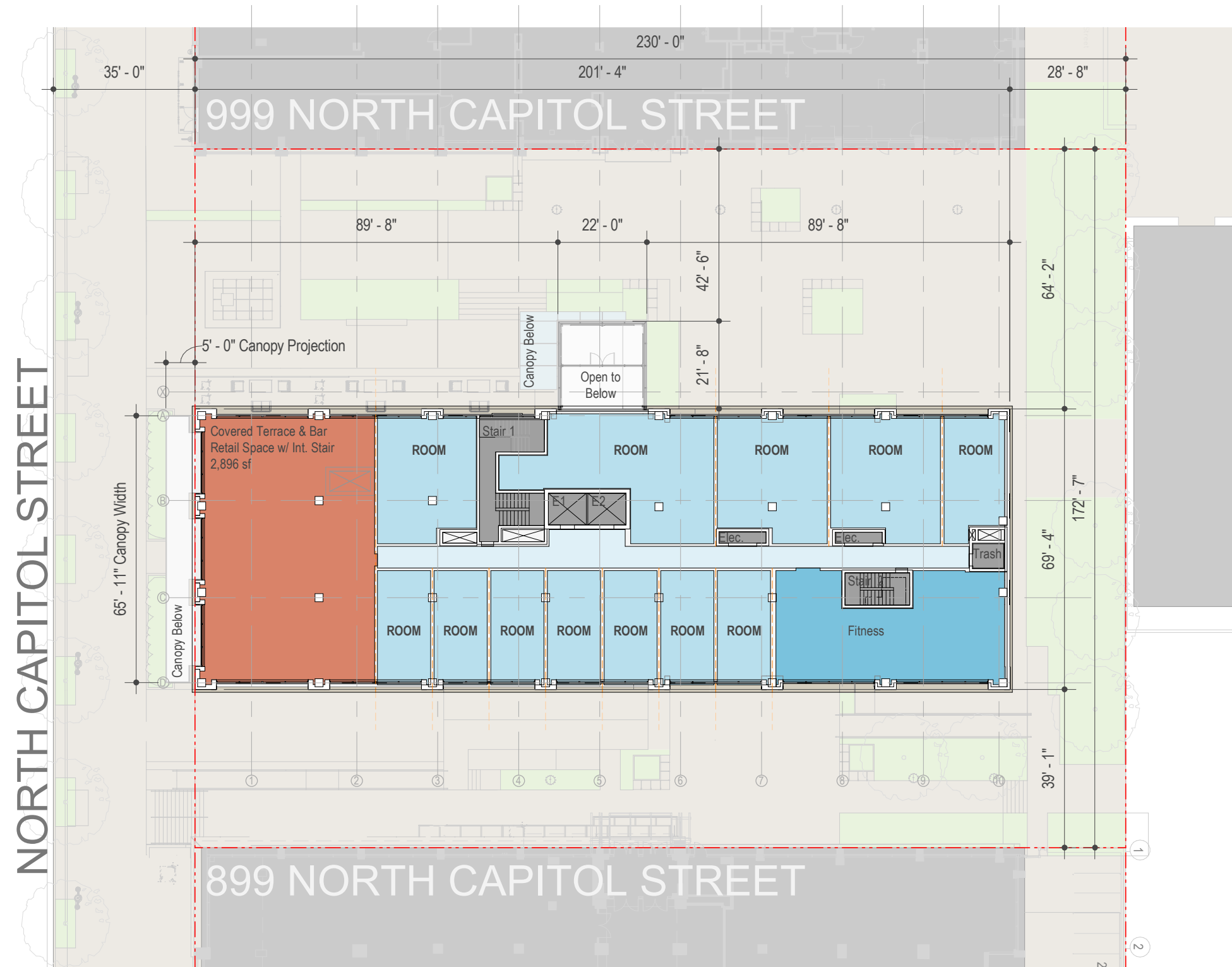
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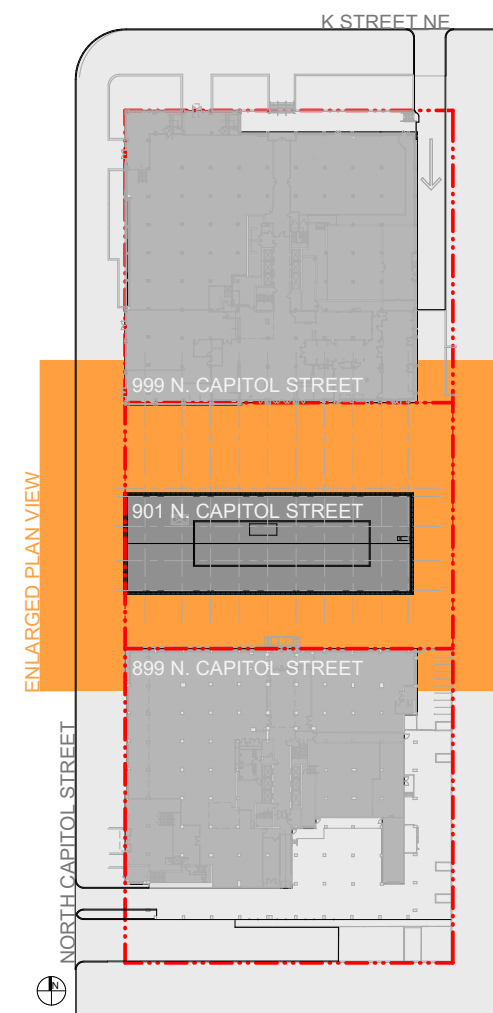
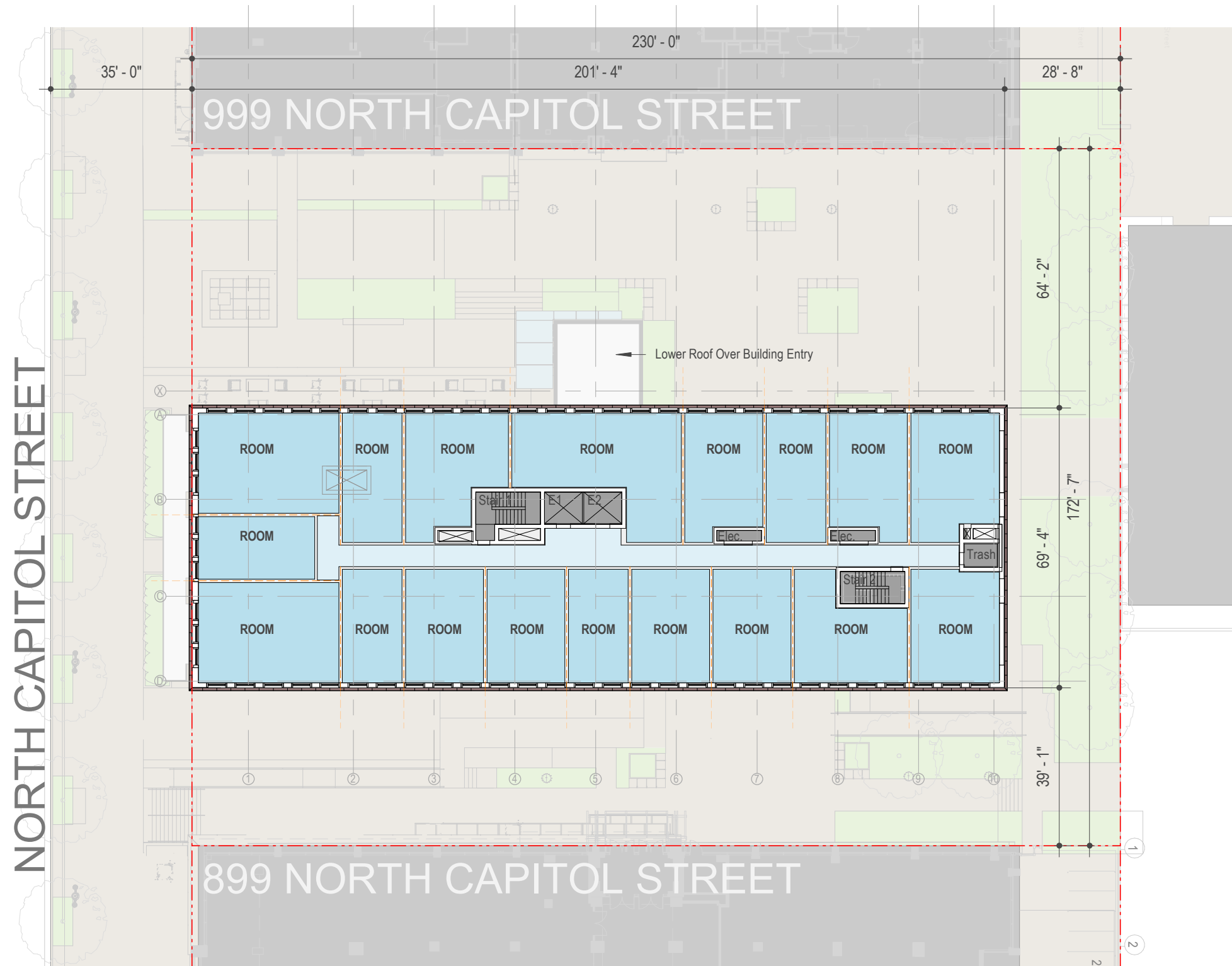
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- 2 PROPOSED PRECAST CURB
- 3 EXISTING STAIR
- 4 EXISTING STREET TREES
- 5 PROPOSED ADA RAMP
- 6 PROPOSED POTS
- 7 EXISTING BRICK PLANTER
- 8 PROPOSED PAVERS
- 9 EXISTING SIDEWALK
- 10 PROPOSED BIKE RACK
- 11 CAPITOL BIKESHARE LOCATION



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.





TYPICAL LEVEL PLAN : A15