

Network Realty Partners
4201 Wilson Boulevard,
Suite 300
Arlington, VA 22203

GTM Architects
7735 Old Georgetown Rd
Suite 700
Bethesda, MD 20814

Parker Rodriguez
101 North Union Street,
Suite 320
Alexandria, VA 22314

Langan
1300 Wilson Boulevard,
Suite 450
Arlington, VA

Goulston & Storrs
1999 K Street, NW
5th Floor
Washington, DC



Application for Design Review 899 and 999 North Capitol St, NE PHASE 1 & 2

PROPOSED UPDATED DESIGN FOR PHASE 1 ADDITION TO 999 NORTH CAPITOL ST., NE
September 30th, 2021



899 and 999 North Capitol Street, NE
PHASE 1
September 30th, 2021

ZONING COMMISSION
District of Columbia
CASE NO.21-09
EXHIBIT NO.21A1



999 N Capitol - Shown at Hearing (Option A)



999 N Capitol - Proposed Alternative (Option B)



999 N Capitol - N Capitol Elevation - Re-design to match elements from 899

999 N Capitol - Shown at Hearing (Option A)



999 N Capitol - Proposed Alternative (Option B)



Raised Columns, Brick Detailing, Metal Cornice

Wood Accents at Storefront

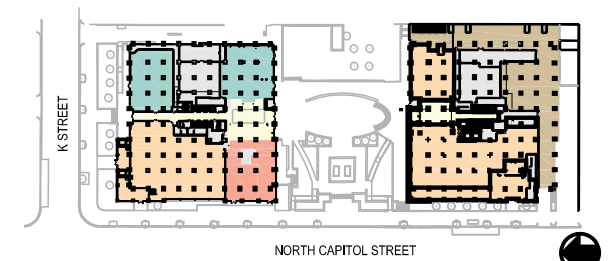
Wood Accents, Raised Columns, Metal Detailing



New Streetscape along North Capitol Street - Looking South



*Trees and some landscaping for purposes of illustration



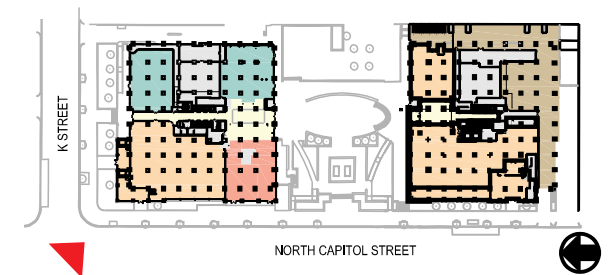
Site Rendering
Overall Site Concept



999 N Capitol - Looking Southeast

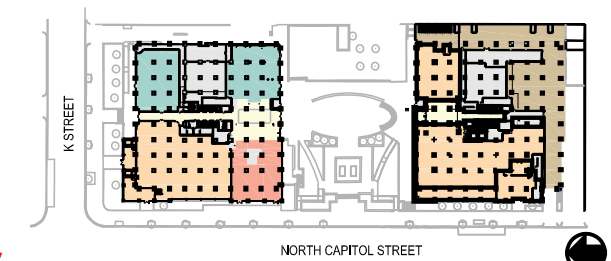


*Trees and some landscaping for purposes of illustration





Proposed Additions Only along North Capitol Street - Looking South



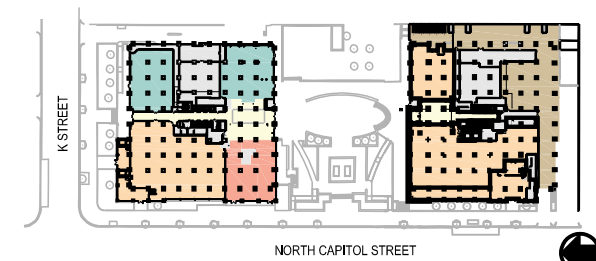
Site Rendering
Overall Site Concept



New Streetscape along North Capitol Street - Looking North



*Trees and some landscaping for purposes of illustration



Site Rendering
Overall Site Concept

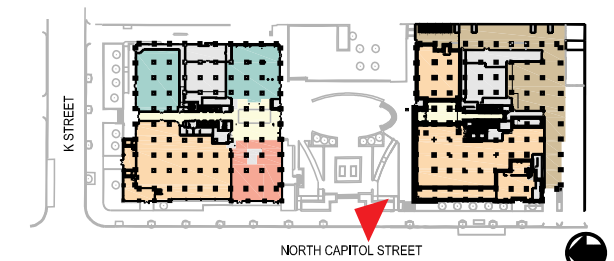




999 N Capitol - Looking Northeast



*Trees and some landscaping for purposes of illustration

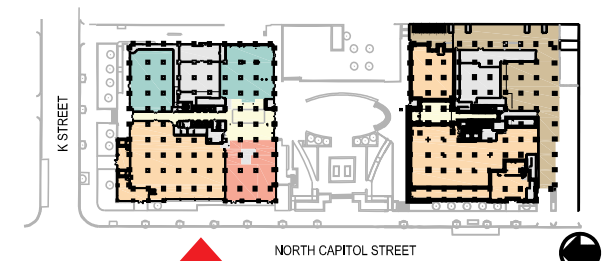




999 N Capitol - N Capitol Elevation



*Trees and some landscaping for purposes of illustration

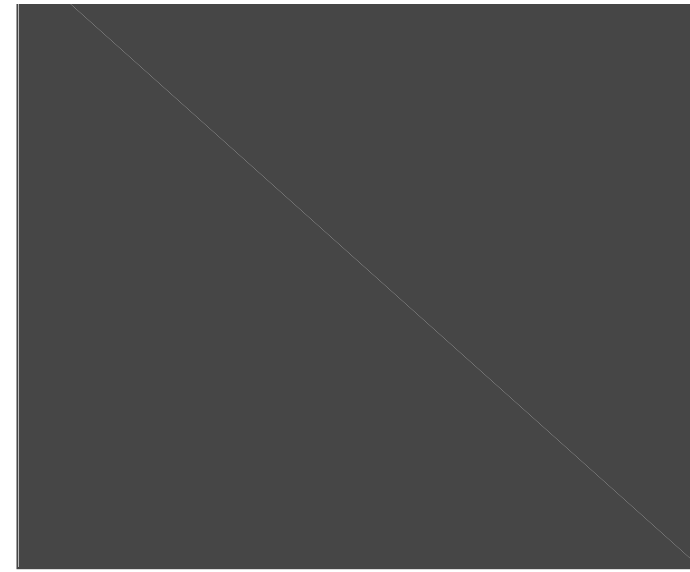




EXISTING PRECAST
EXISTING CONCRETE



GRAY BRICK MASONRY



BLACK METAL TRIM/PANELING, TYP.



WOOD DOORS & ACCENTS
CHERRY



CUSTOM GLASS AND METAL CANOPY



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)

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

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.



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 | | |

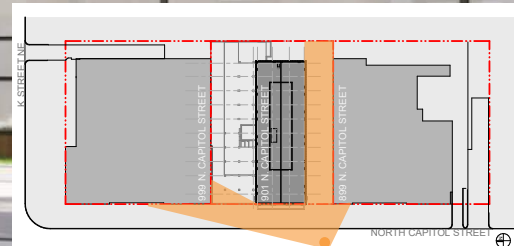
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 30, 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 30, 2021

SOUTHWEST BUILDING RENDERING : A06

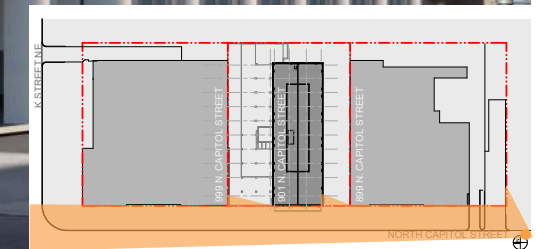
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 30, 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 30, 2021

NORTH CAPITOL STREET LOOKING NORTH : A08

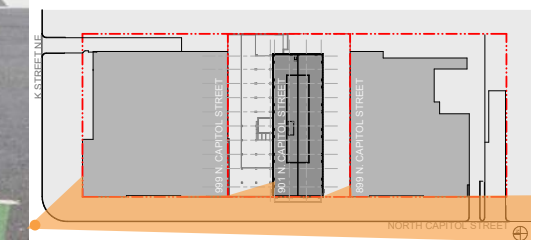
Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 30, 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 30, 2021

NORTH CAPITOL STREET VIEWSHED SOUTH : A10