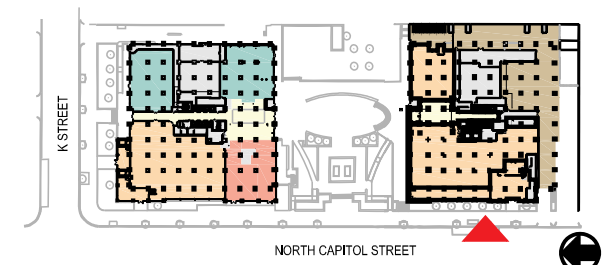




899 N Capitol - N Capitol Elevation

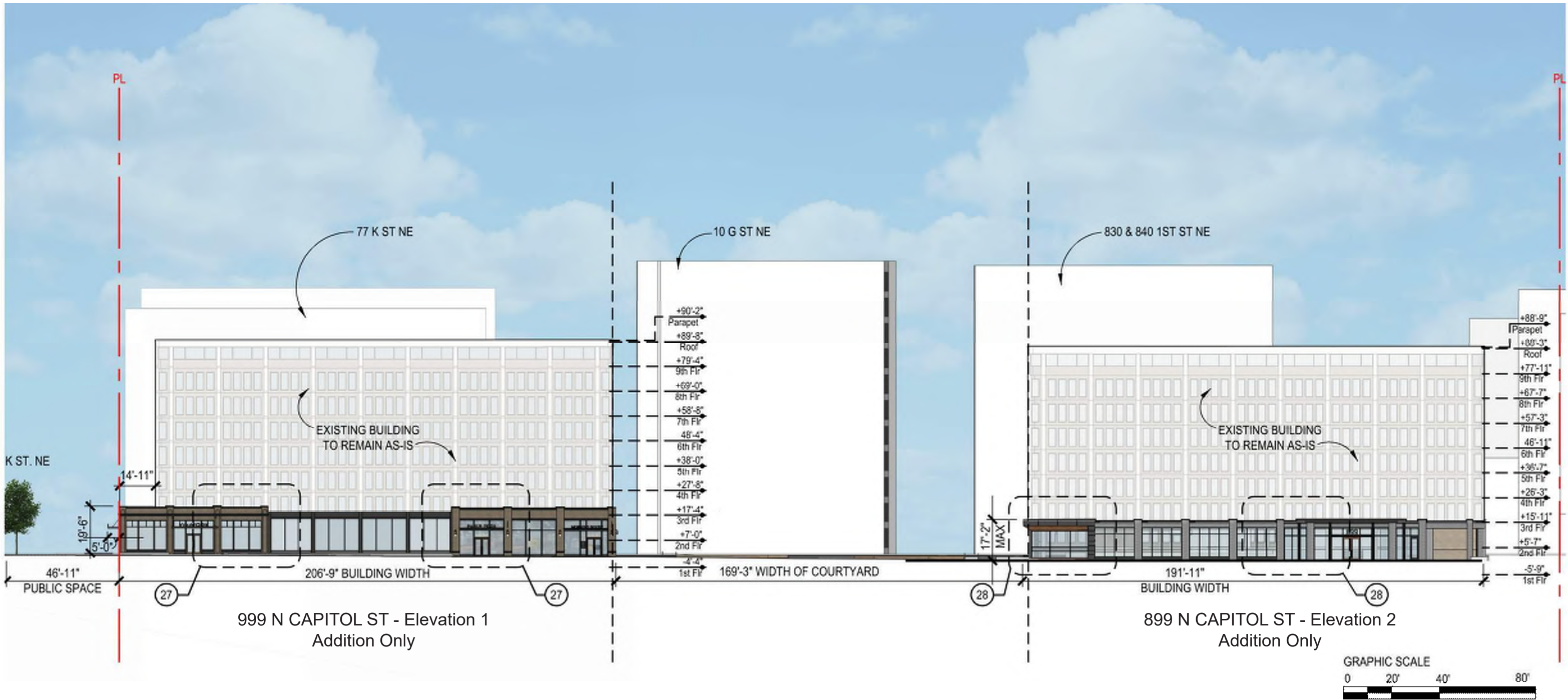


*Trees and some landscaping for purposes of illustration



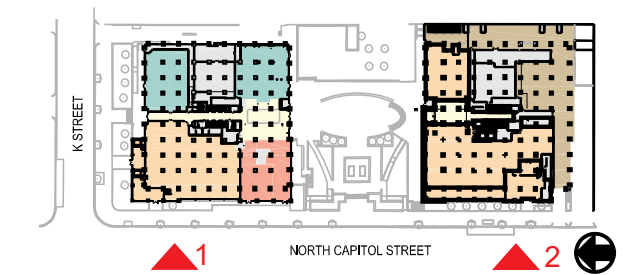
899 and 999 North Capitol Street, NE
 PHASE 1
 May 25th, 2021

Building Renderings
 899 North Capitol Street Building
 ZONING COMMISSION
 Columbia
 CASE NO.21-09
 EXHIBIT NO.3F2

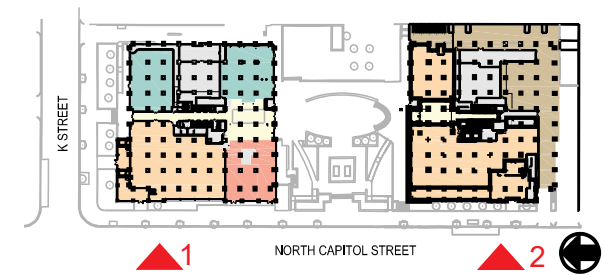
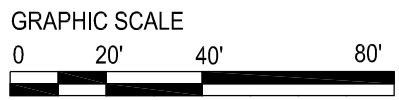
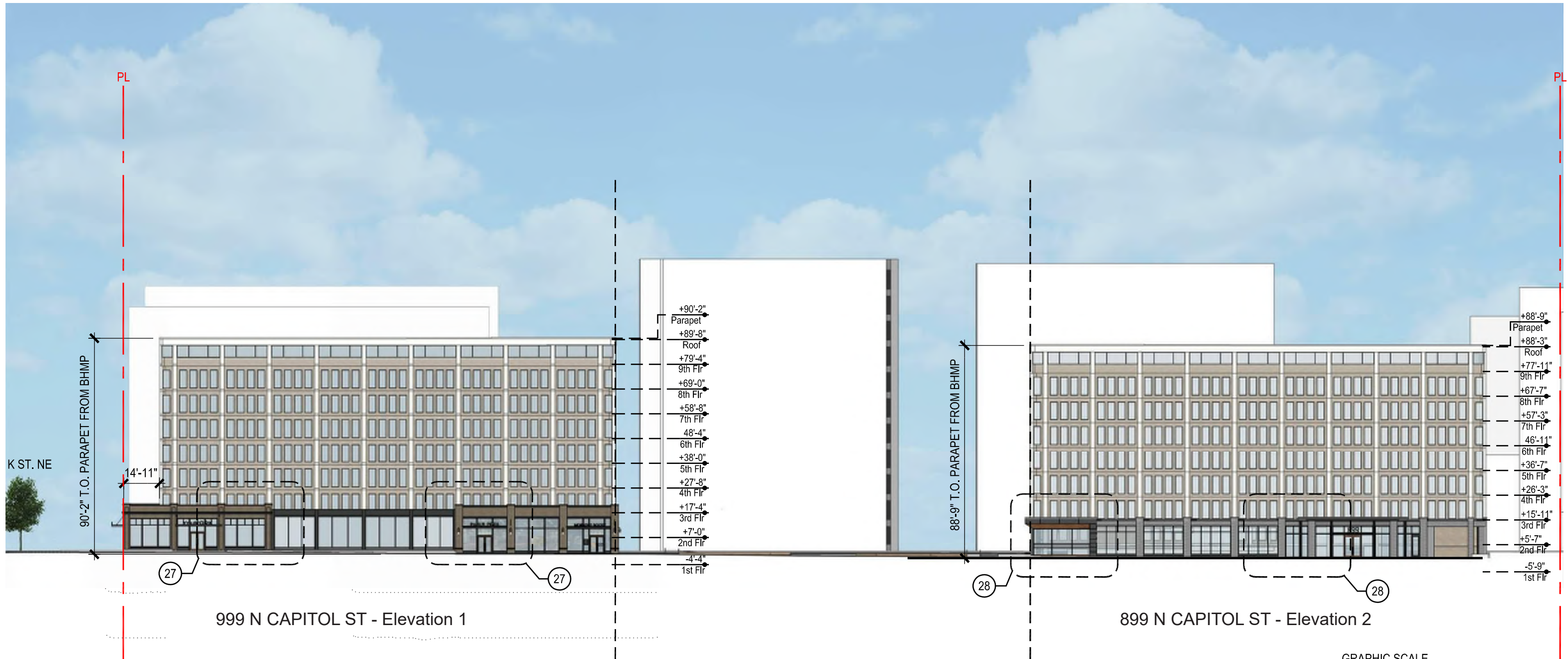


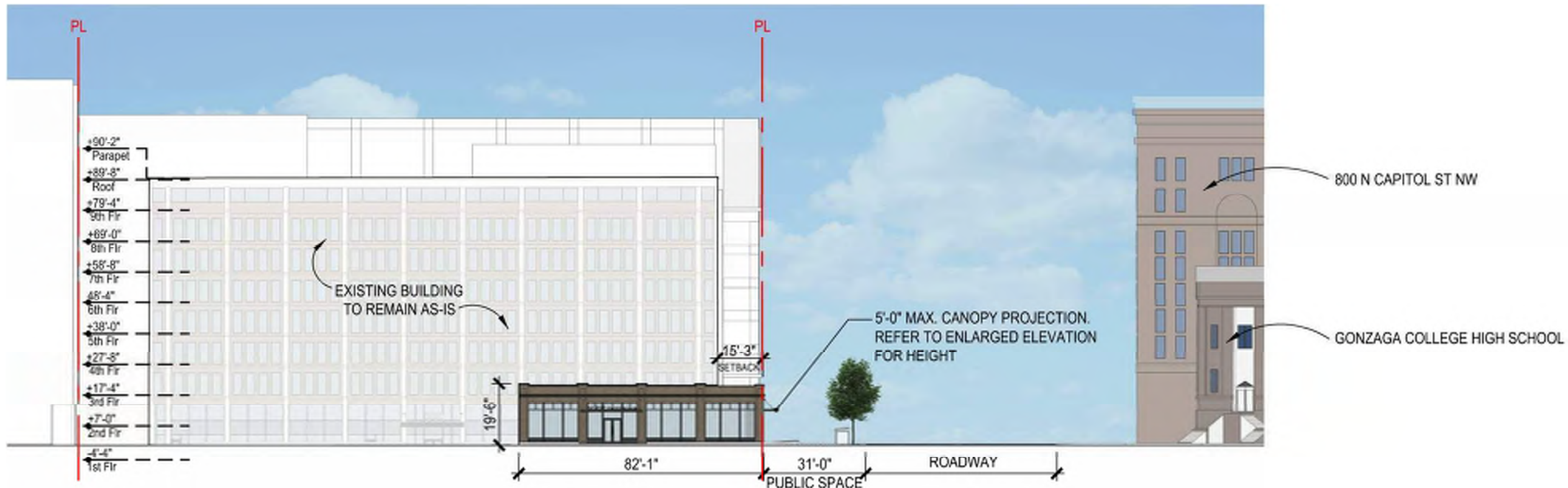
999 N CAPITOL ST - Elevation 1
Addition Only

899 N CAPITOL ST - Elevation 2
Addition Only



West Elevation - Addition Only
899 & 999 Capitol Street Buildings

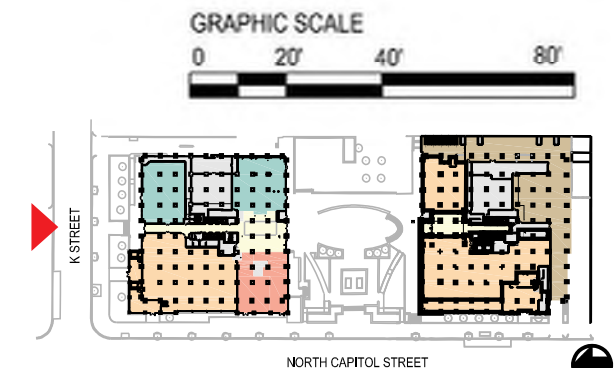


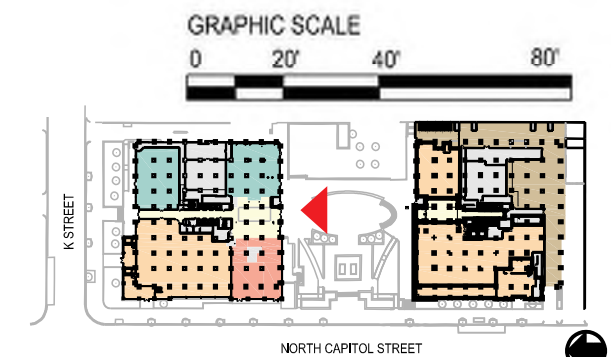
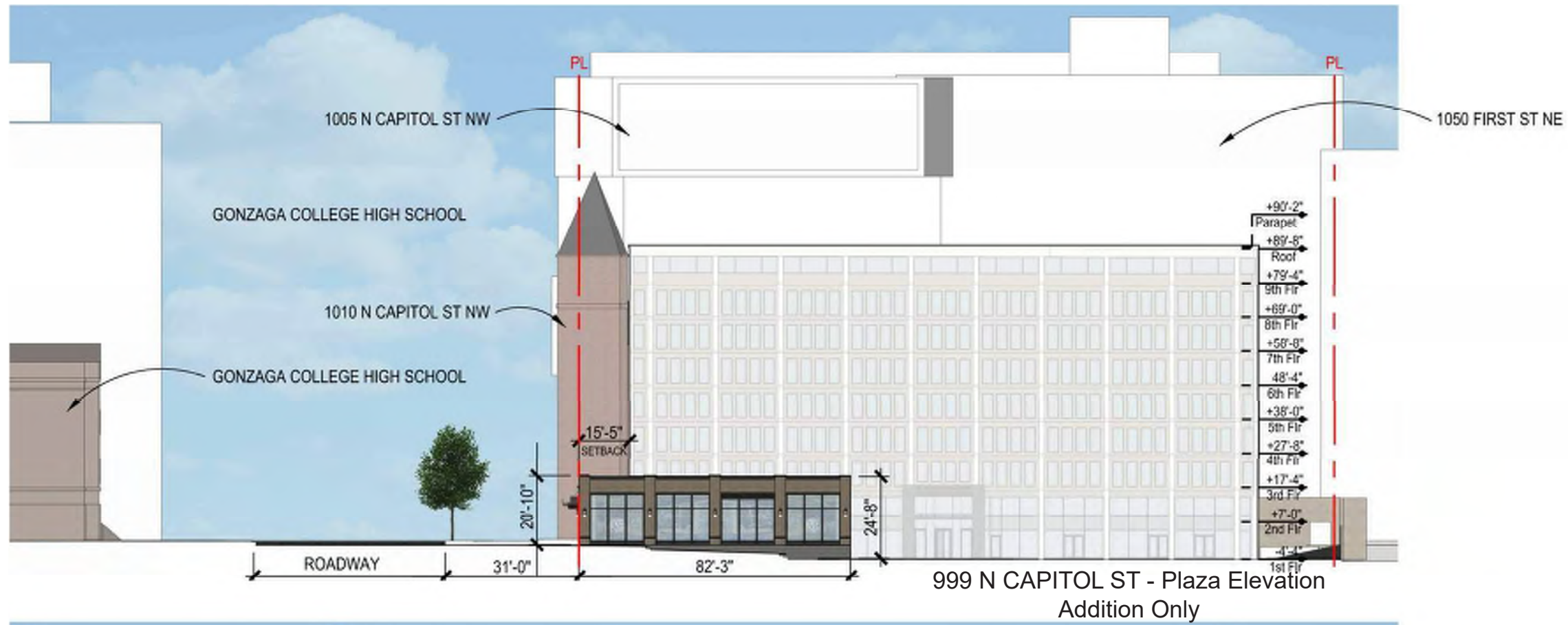


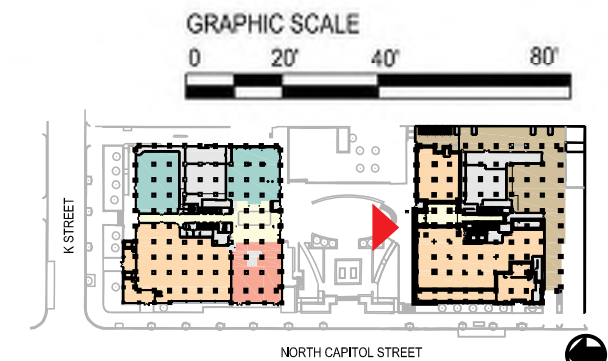
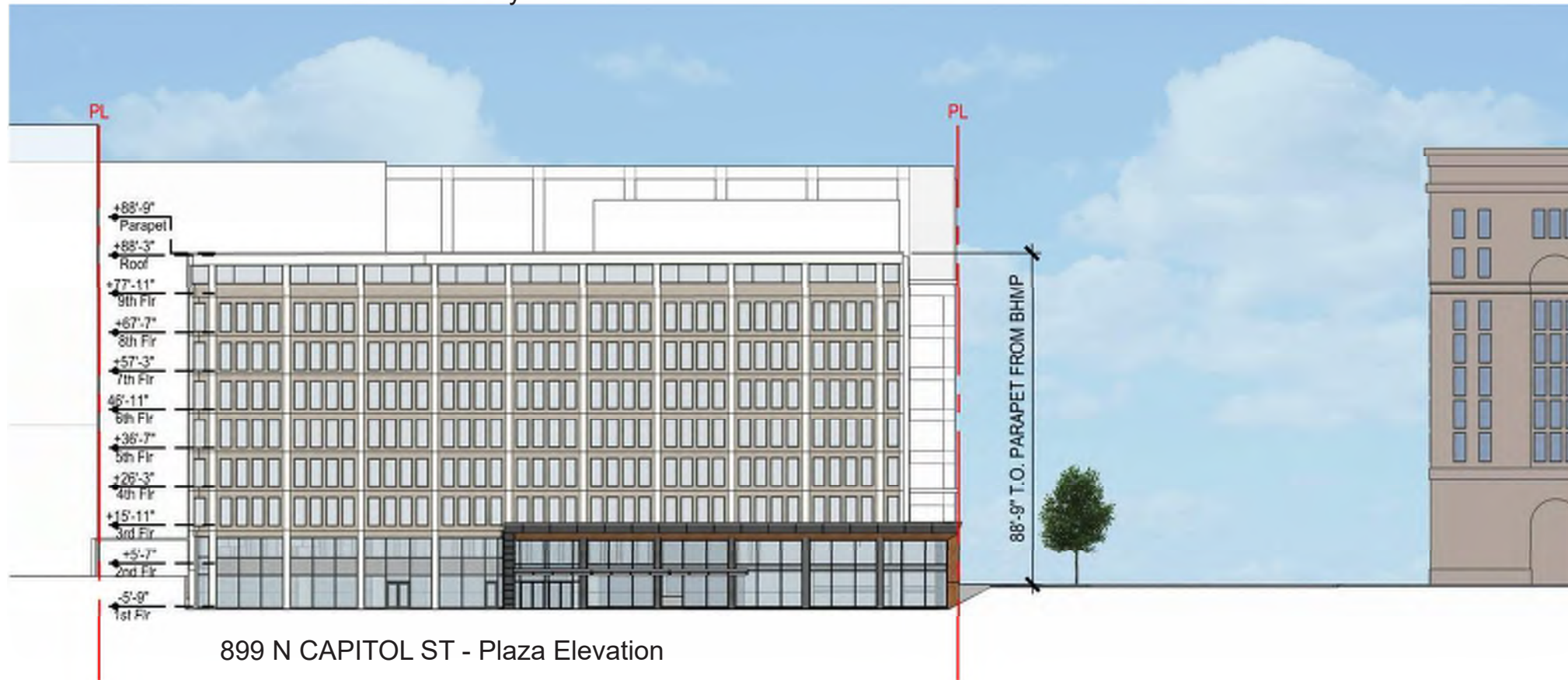
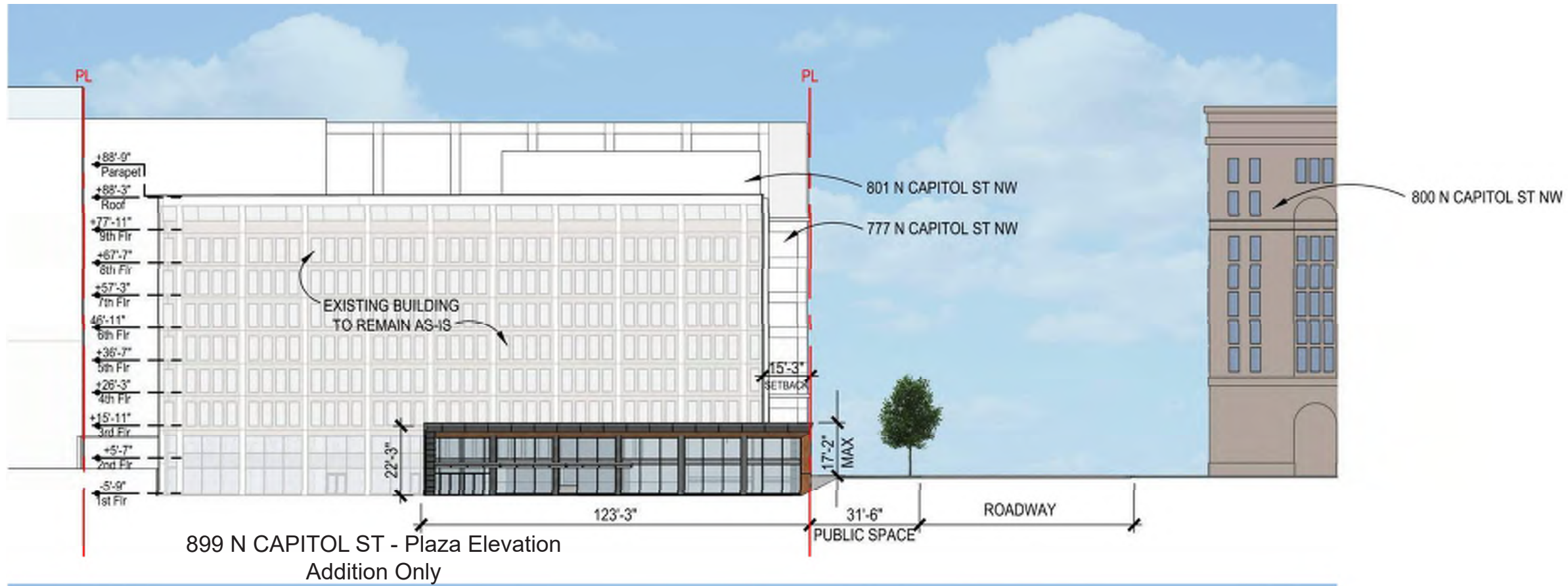
999 N CAPITOL ST - Elevation along K Street
Addition Only



999 N CAPITOL ST - Elevation along K Street





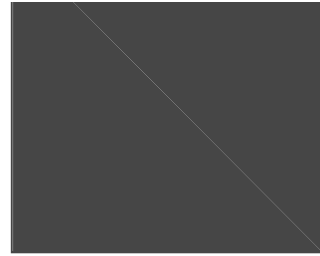




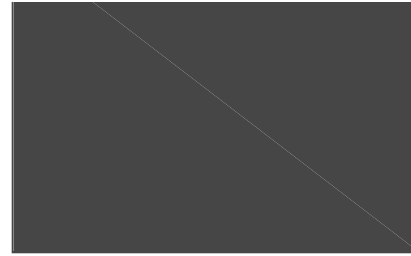
USTOM GLASS AND METAL CANOPY



OFFICE BRICK VENEER - DARK BROWN ACME EBONY



BLACK METAL TRIM & SILL, TYP



BLACK METAL TRIM & PANELING, TYP.



WOOD DOORS CHERRY

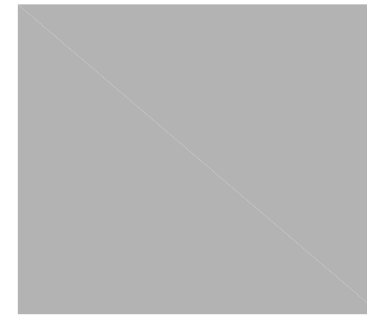
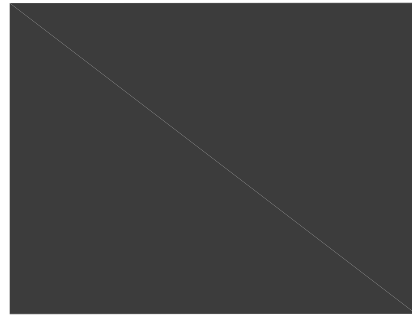
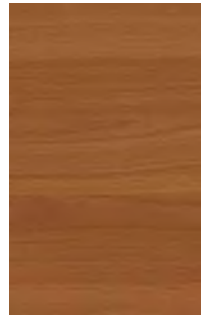
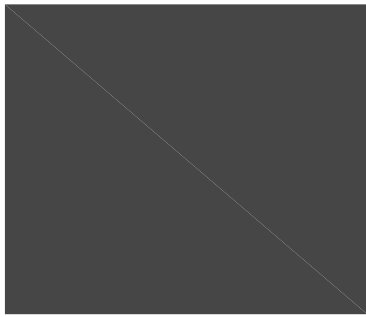


RETAIL BRICK VENEER - DARK BROWN ACME EBONY



EXISTING PRECAST
EXISTING CONCRETE





METAL PANEL

WOOD-LOOK
PANEL

GRAY BRICK MASONRY

DARK GRAY METAL COPING, TYP.

WOOD DOORS

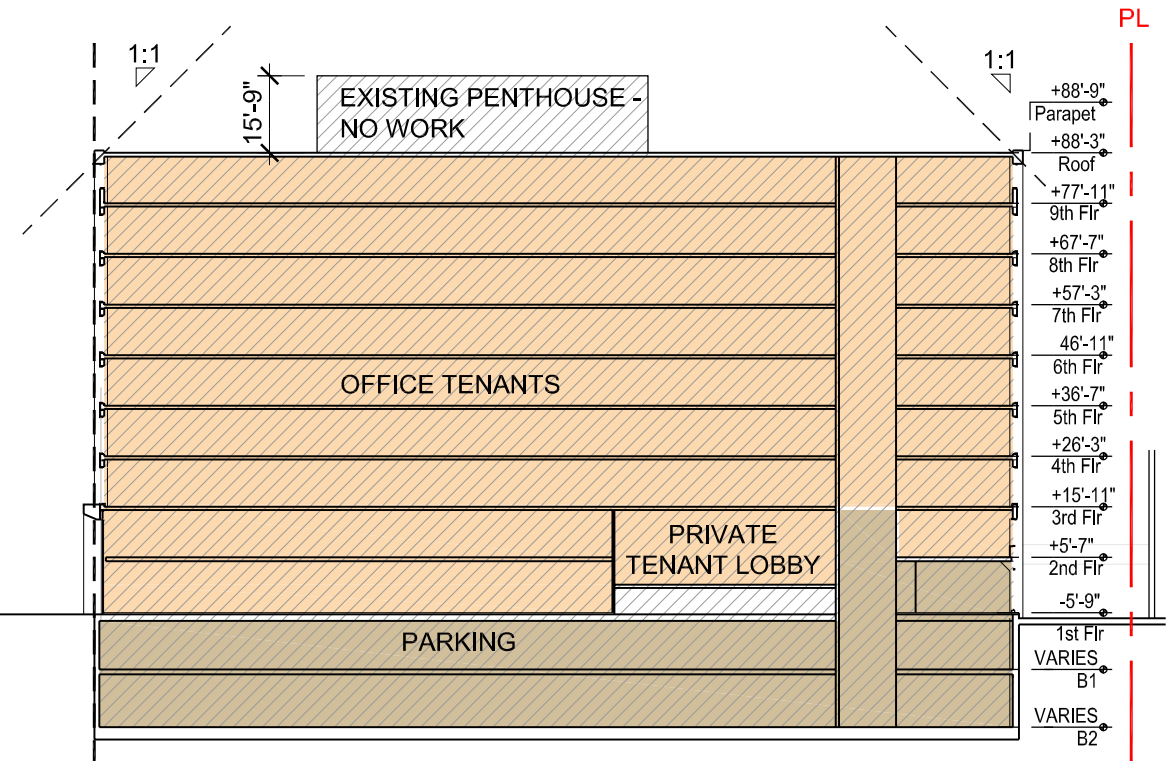
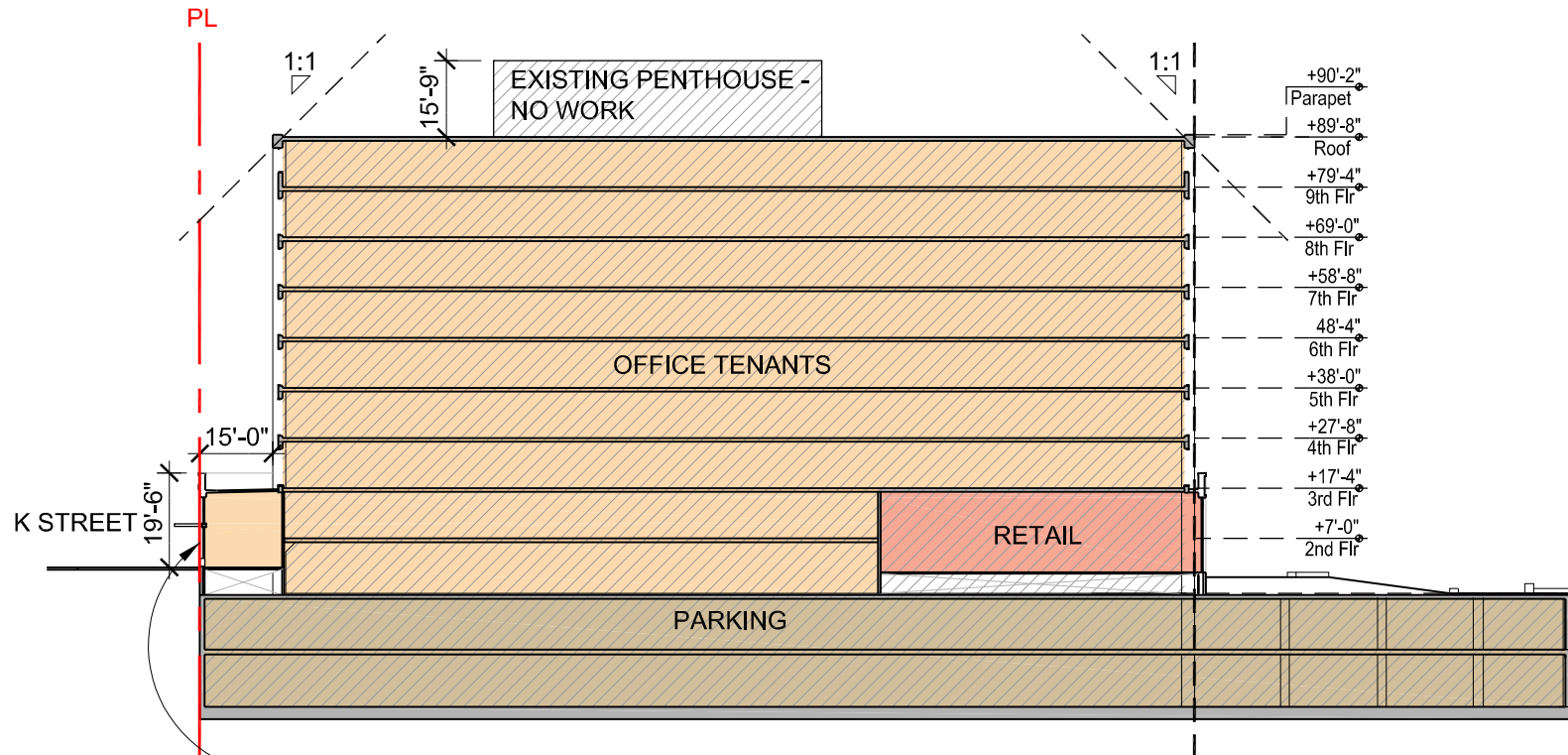
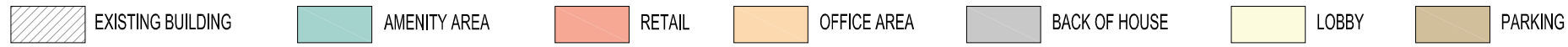
METAL PANEL

EXISTING PRECAST

EXISTING CONCRETE

BLACK STOREFRONT SYSTEM



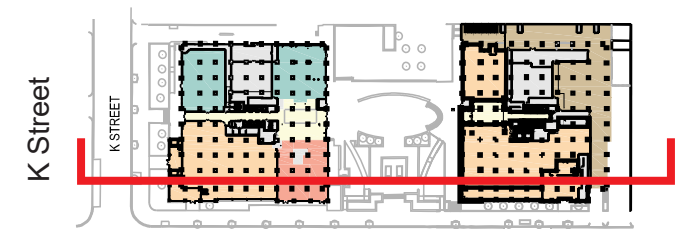


*NOTE: CORNICE OF NEW STRUCTURE WILL PROJECT OVER PROPERTY LINE 4" MAX. SEE DETAIL A

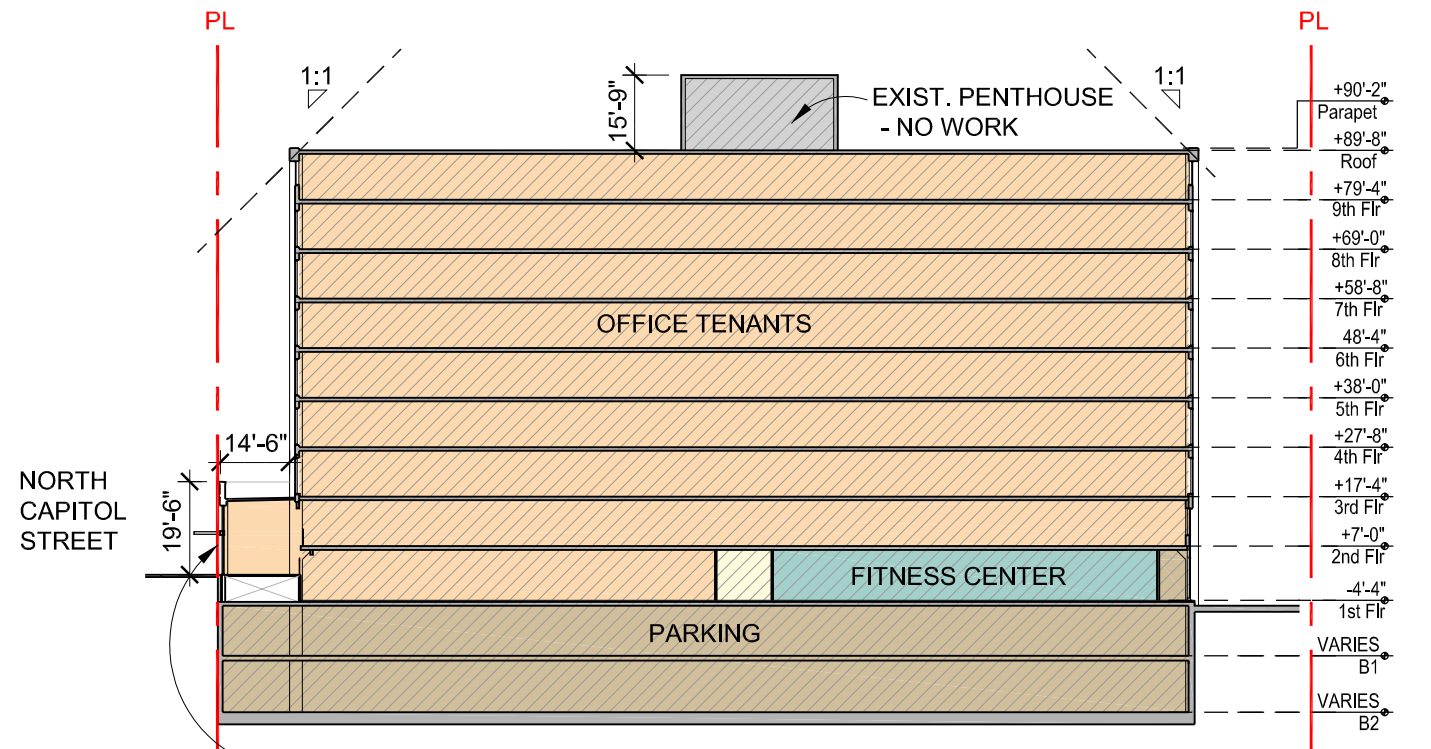
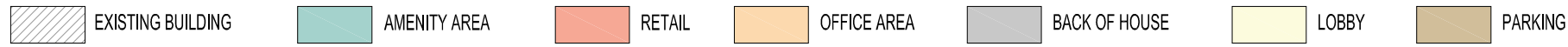
999

899

SCALE: 1:40

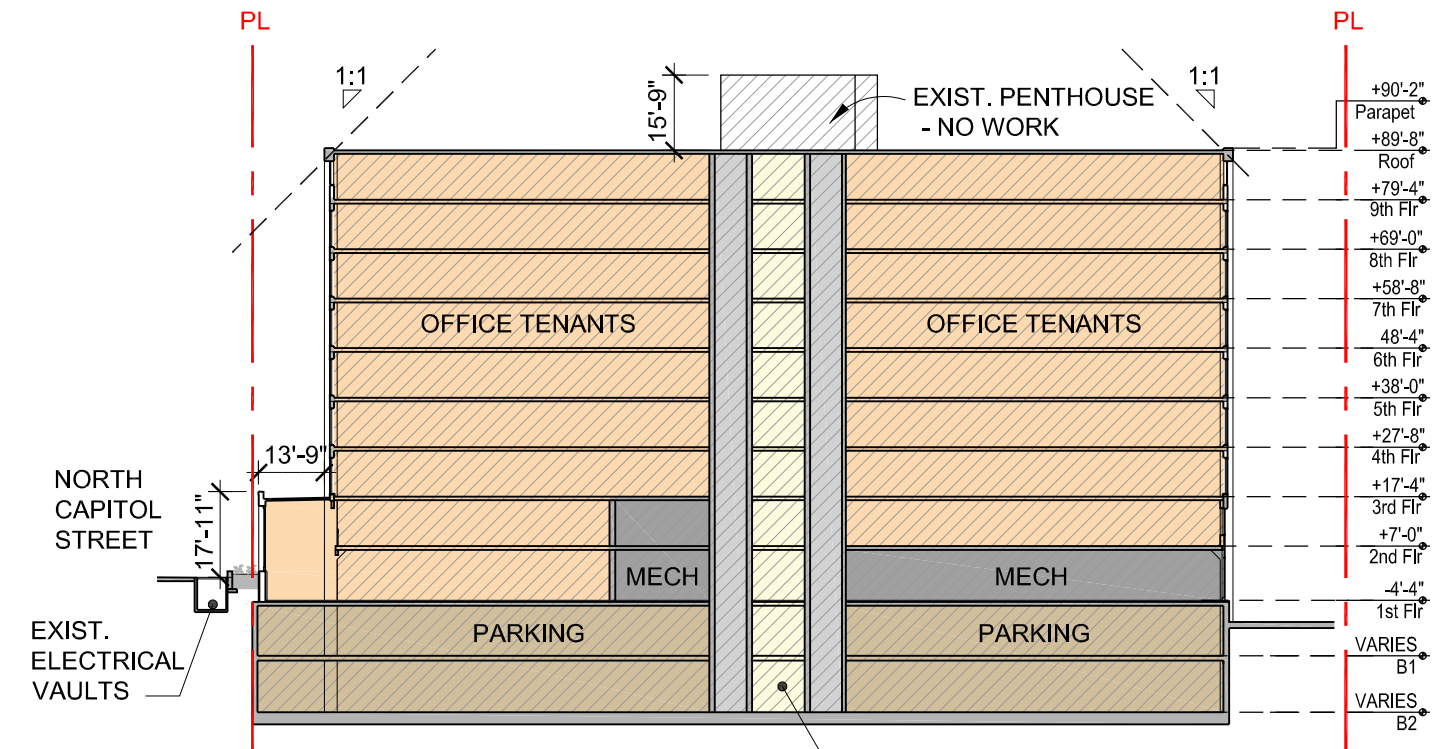


N Capitol



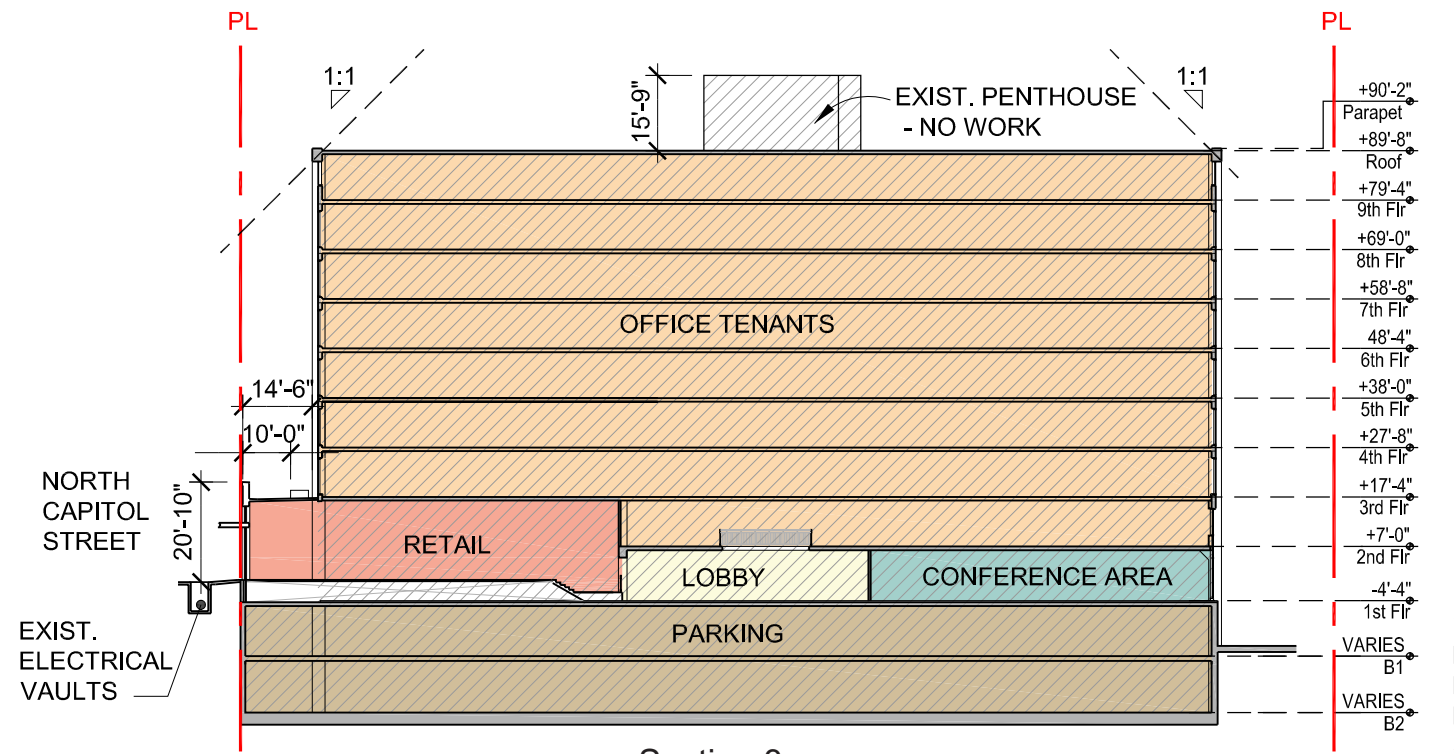
*NOTE: CORNICE OF NEW STRUCTURE WILL PROJECT OVER PROPERTY LINE 4" MAX. SEE DETAIL A

Section 1



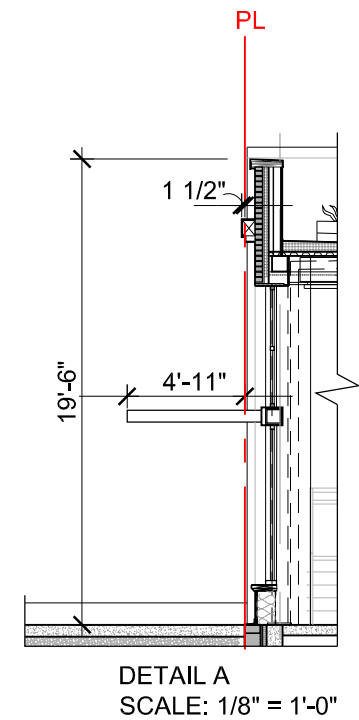
*NOTE: NEW STRUCTURE DOES NOT PROJECT OVER PROPERTY LINE AT THIS LOCATION.

Section 2

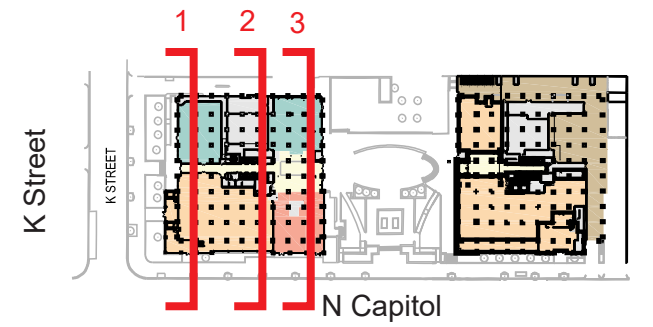
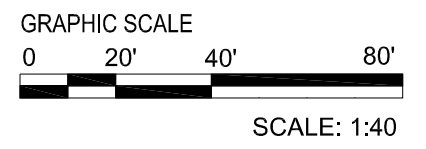


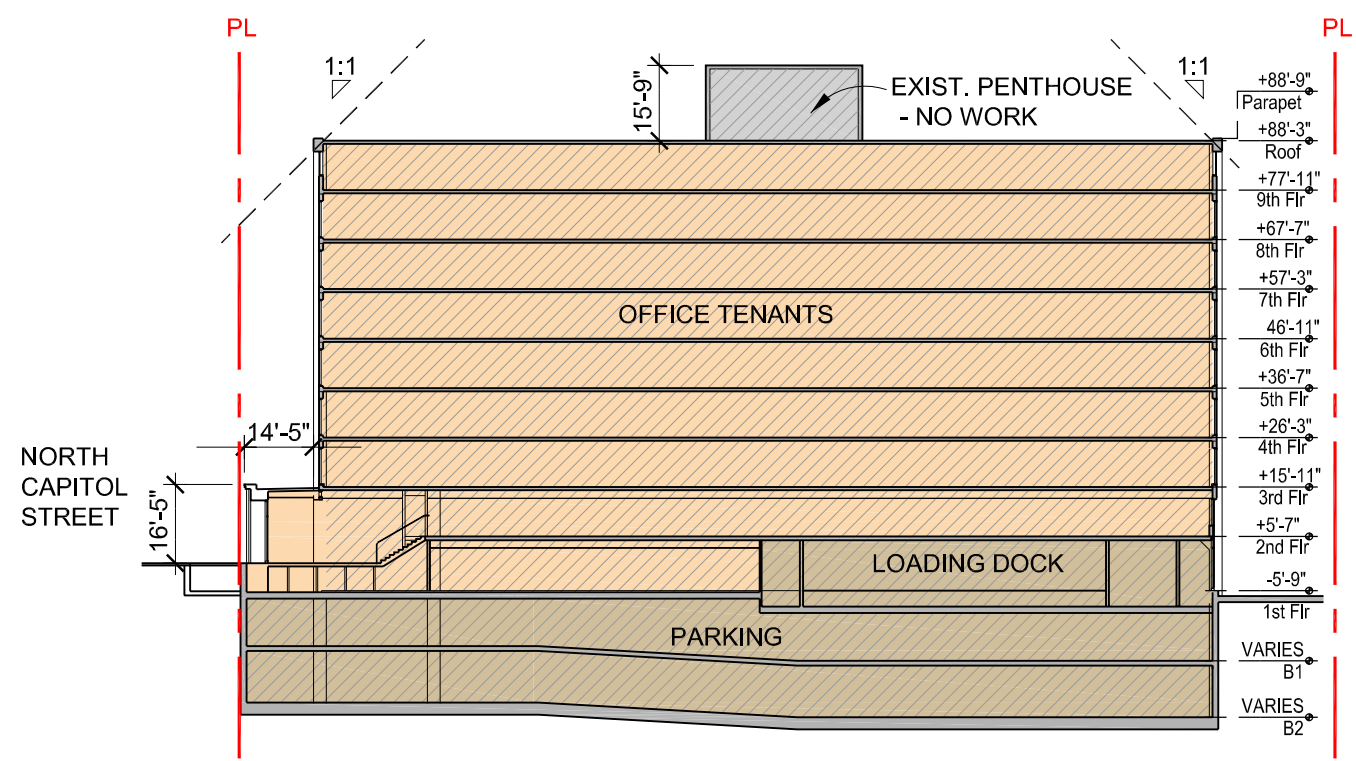
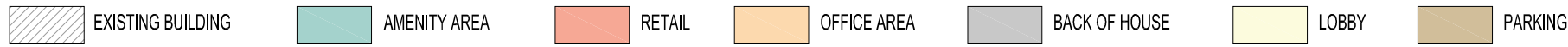
*NOTE: NEW STRUCTURE DOES NOT PROJECT OVER PROPERTY LINE AT THIS LOCATION. ONLY PROPOSED CANOPY PROJECT 5'-0" MAX.

Section 3

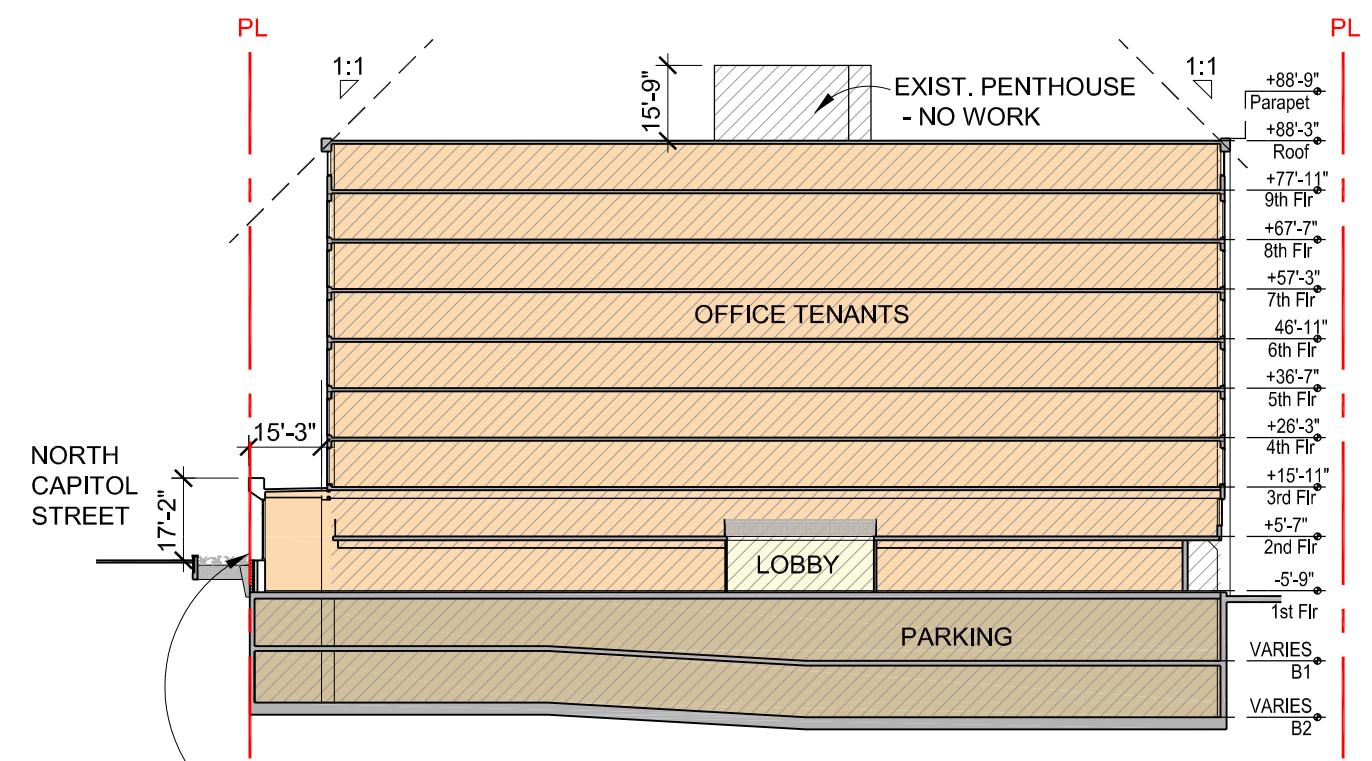


DETAIL A
SCALE: 1/8" = 1'-0"



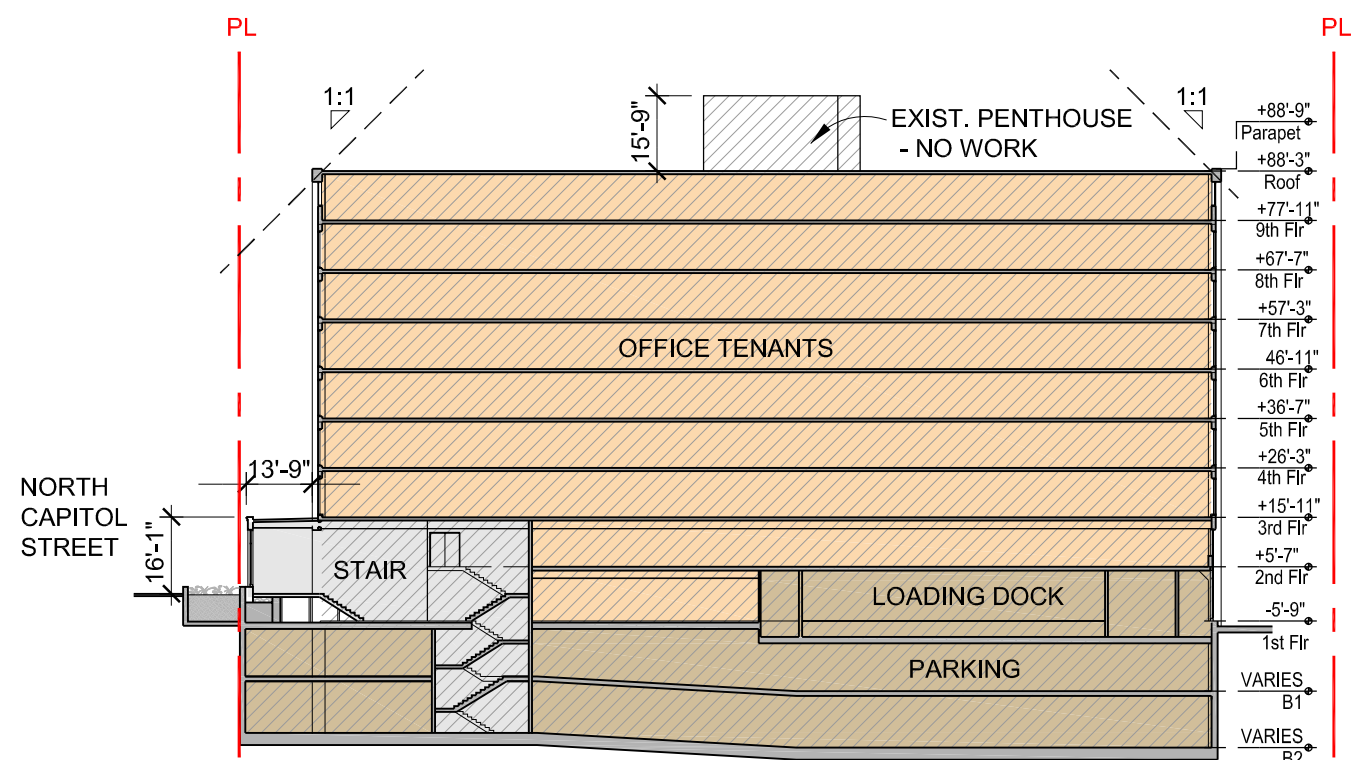


Section 1

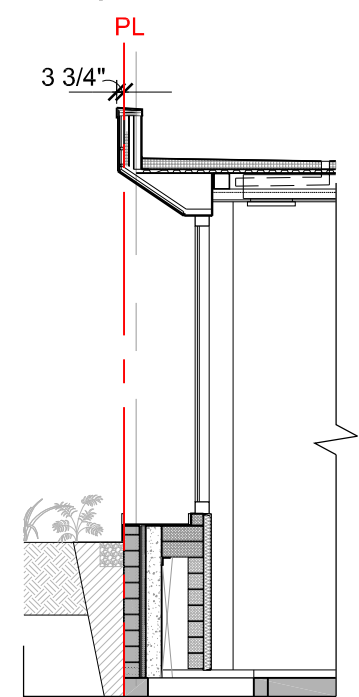


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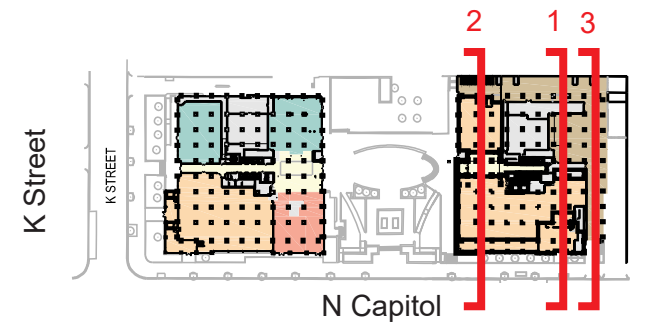
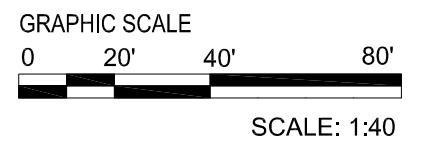
*NOTE: CORNICE AND PILASTER OF NEW STRUCTURE WILL PROJECT OVER PROPERTY LINE 4" MAX. SEE DETAIL B



Section 3



DETAIL B
SCALE: 1/8" = 1'-0"

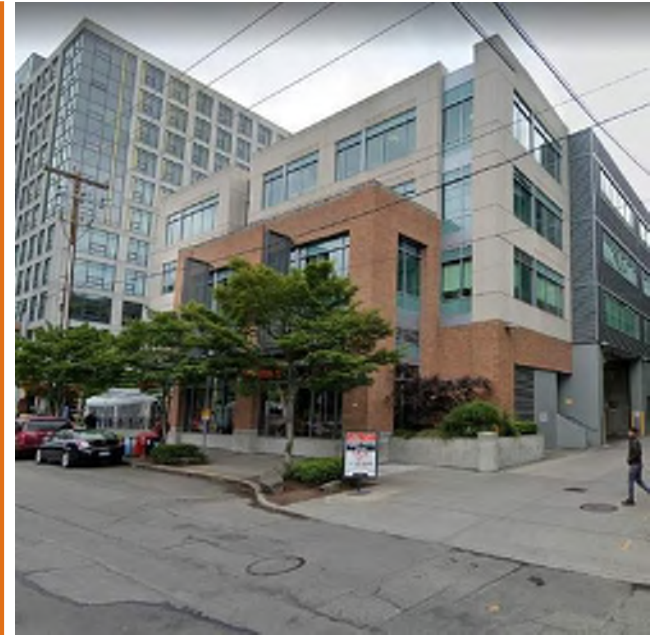


Sections
899 Capitol Street Building

RESTON TOWN CENTER WEST



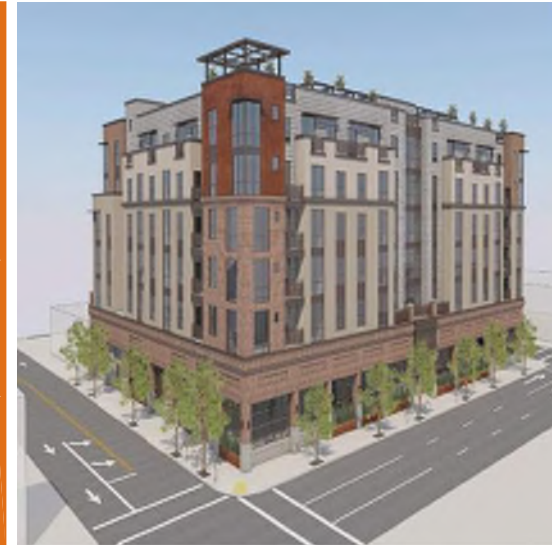
988 EL CAMINO REAL, SAN FRANCISCO, CA



640 21ST AVE N, NASHVILLE, TN



703 THIRD ST, SAN RAFAEL, CA



390 WESTLAKE AVE N, SEATTLE, WA



RAYMOND BLOCK< EDMONTON, CANADA



4601 N. BROADWAY, CHICAGO



TERRY AVE. BUILDING, SEATTLE, WA



GEORGIA AVE & V ST, NW



1101 PENNSYLVANIA AVE, SE



975 F ST - CARROLL SQUARE



1611 ECKINGTON PLACE, NE



L & 9TH STREET, NW



DISTRICT SQUARE, SW





440 PENN ST, NE



1827-1829 WILBERGER ST, NW



618 T ST, NW



1270 4TH ST, NE



320 FLORIDA AVE, NE



751 WHARF ST, SW



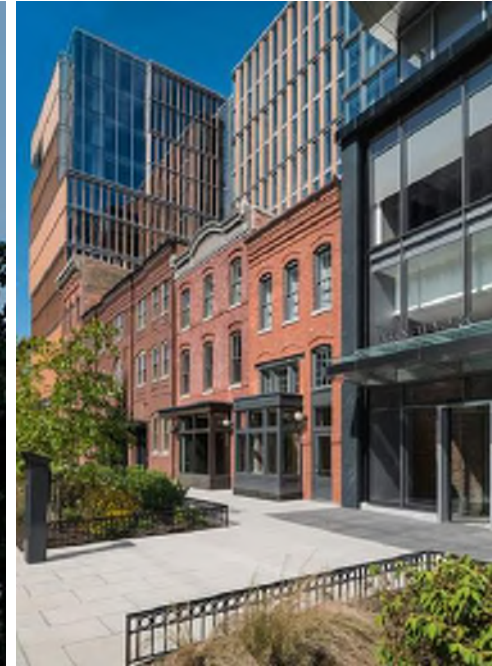
1000 F ST, NW



1300 4TH ST, SE



655 NEW YORK AVE, NW

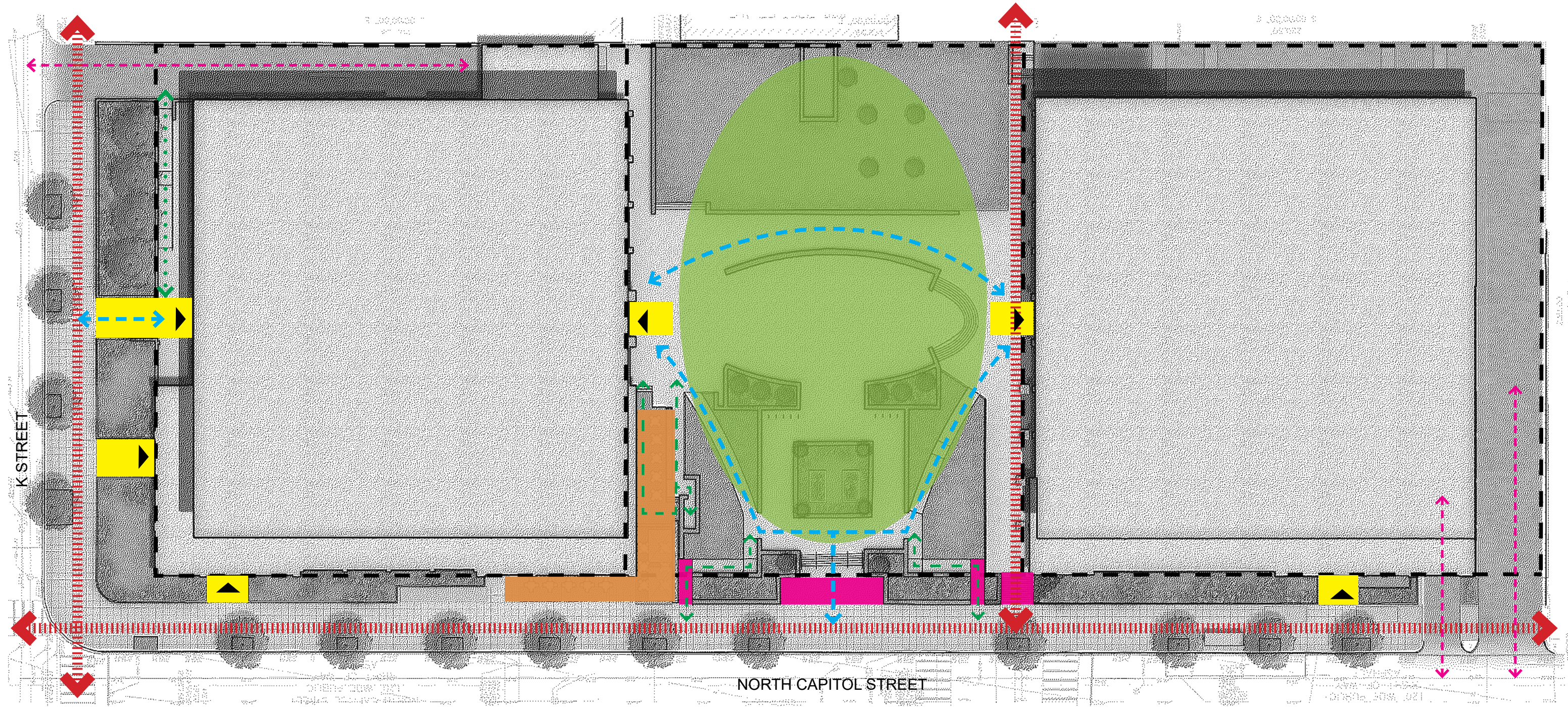


455 I STREET, NW



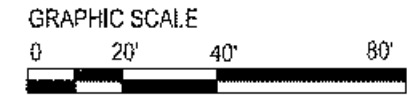
Legend

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

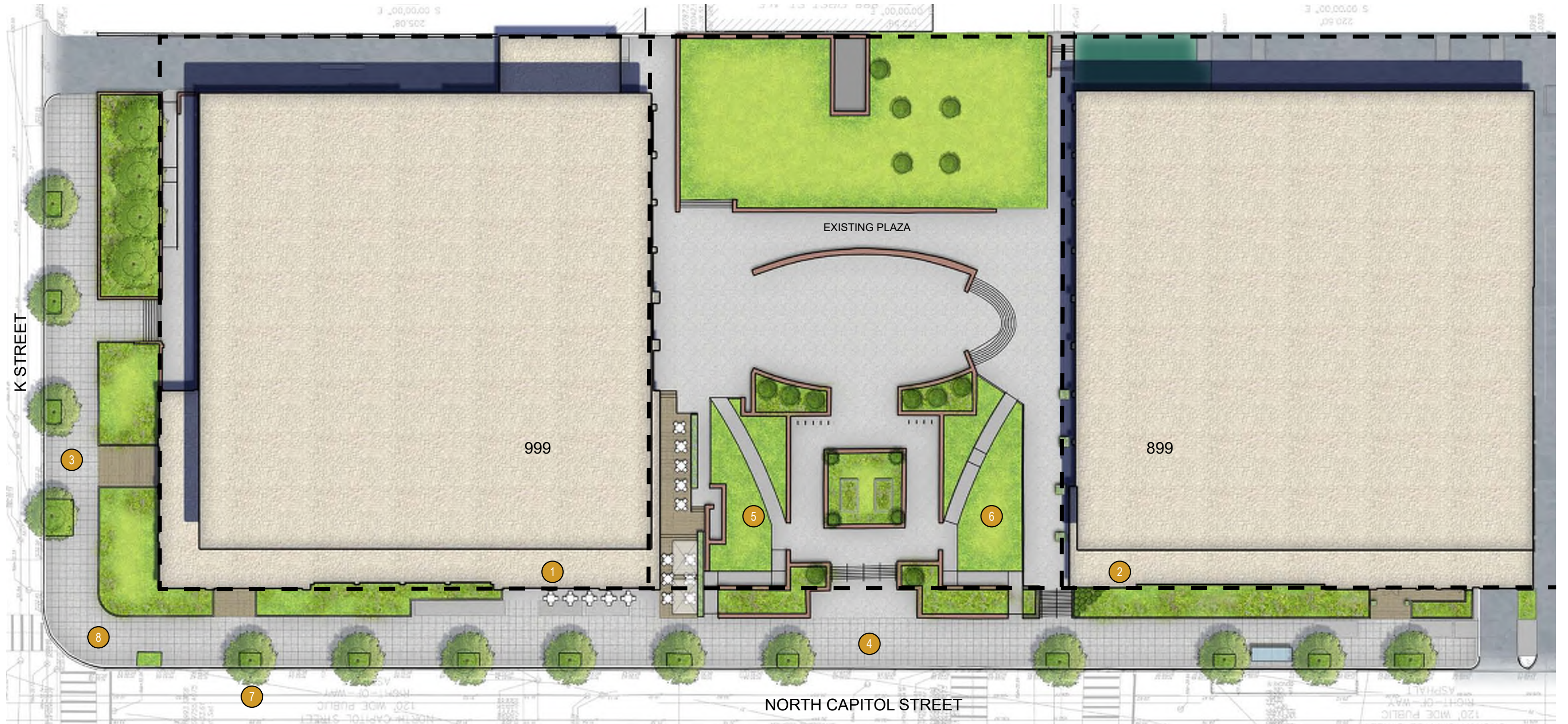


Legend

- 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

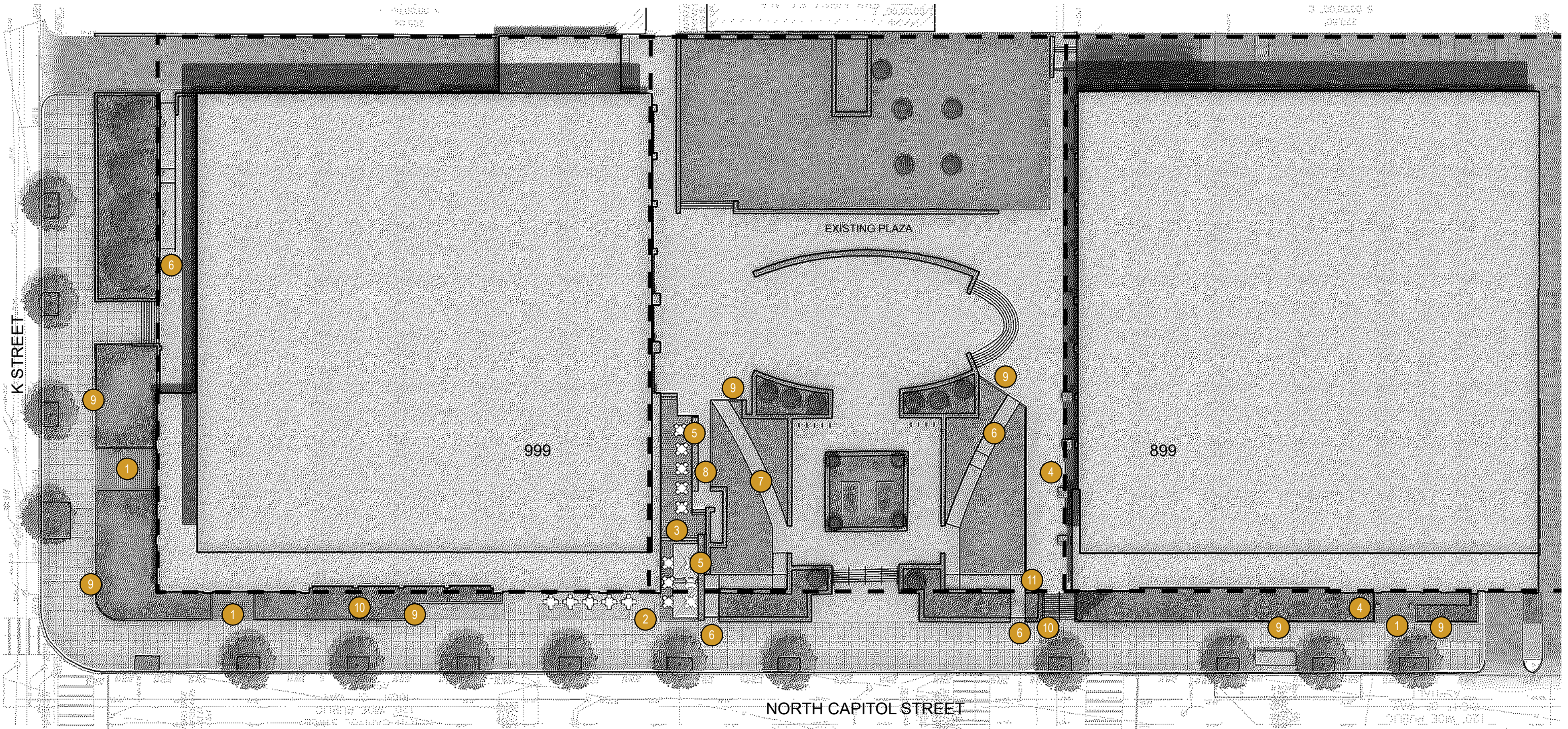


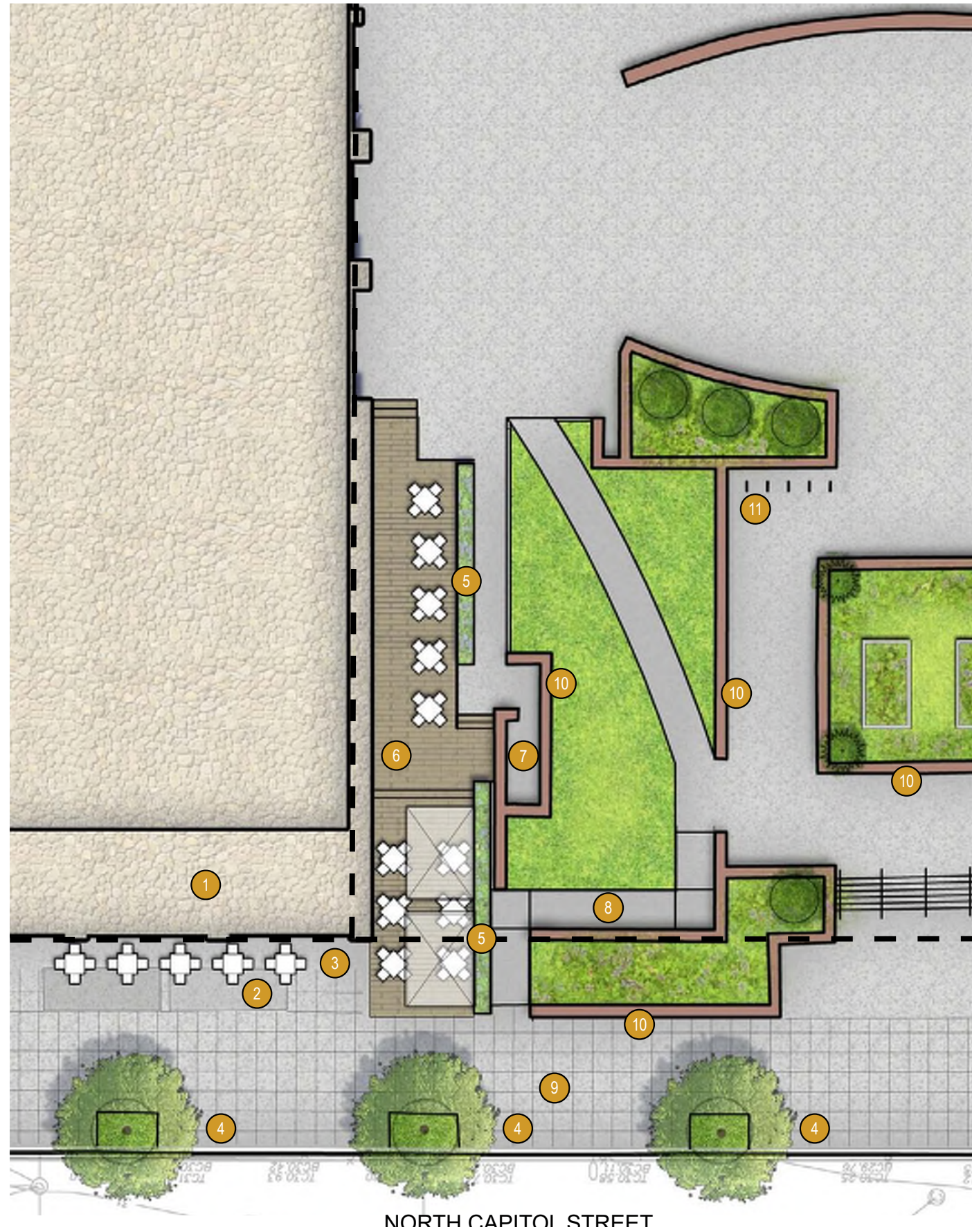
SCALE: 1:40



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





NORTH CAPITOL STREET

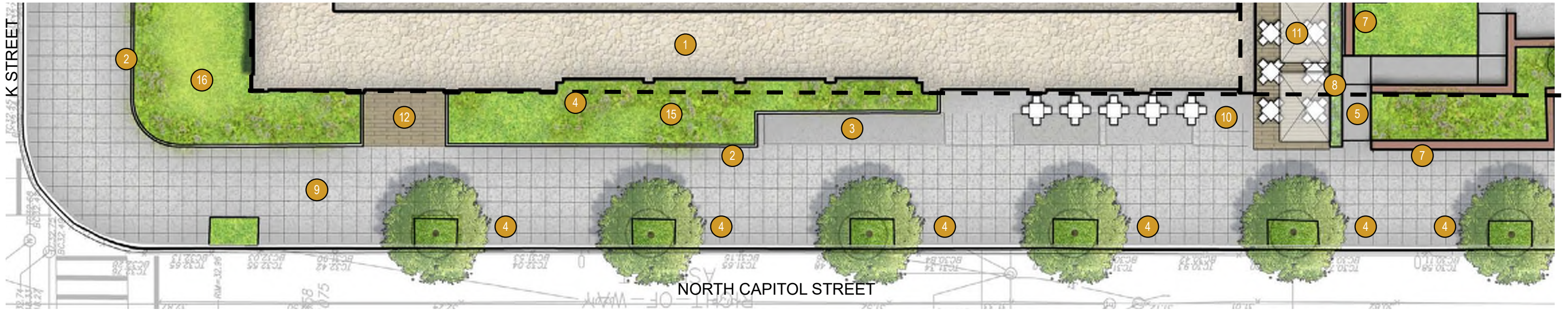
Legend

- 1 BUILDING ADDITION
- 2 ELETRICAL 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 BIKE RACK



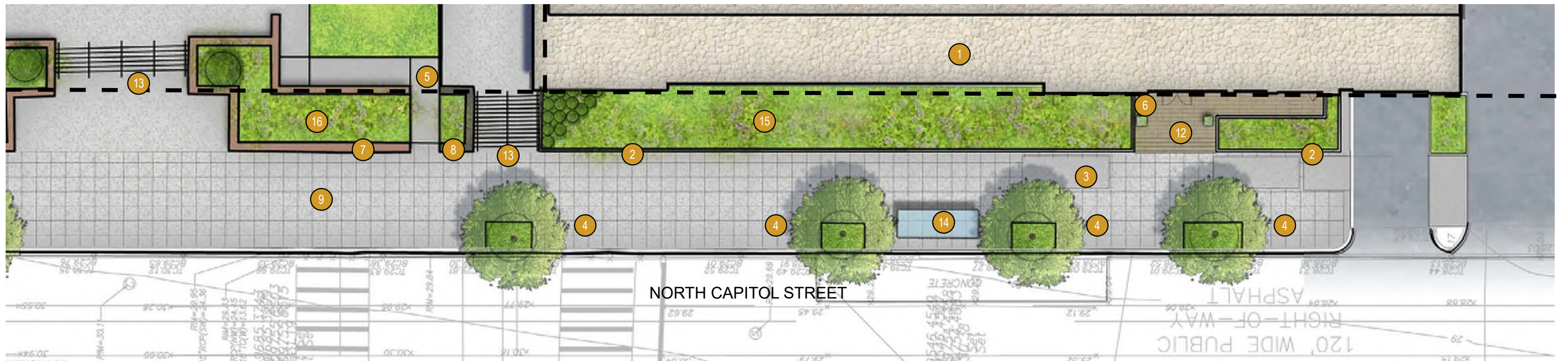
Legend

- 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



Legend

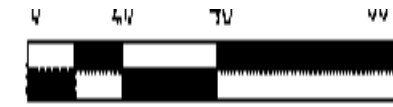
- 1 BUILDING ADDITION
- 2 PROPOSED PRECAST CURB
- 3 ELETRICAL VAULT LID
- 4 EXISTING STREET TREES
- 5 PROPOSED ADA RAMP
- 6 PROPOSED POTS
- 7 EXISTING BRICK PLANTER
- 8 PROPOSED METAL PLANTER
- 9 EXISTING SIDEWALK
- 10 RETAIL SIDEWALK
- 11 PROPOSED CAFE TERRACE
- 12 PROPOSED PAVERS
- 13 EXISTING STAIR
- 14 EXISTING BUS SHELTER
- 15 NEW PLANTING IN EXISTING PLANTING BED
- 16 EXISTING PLANTING



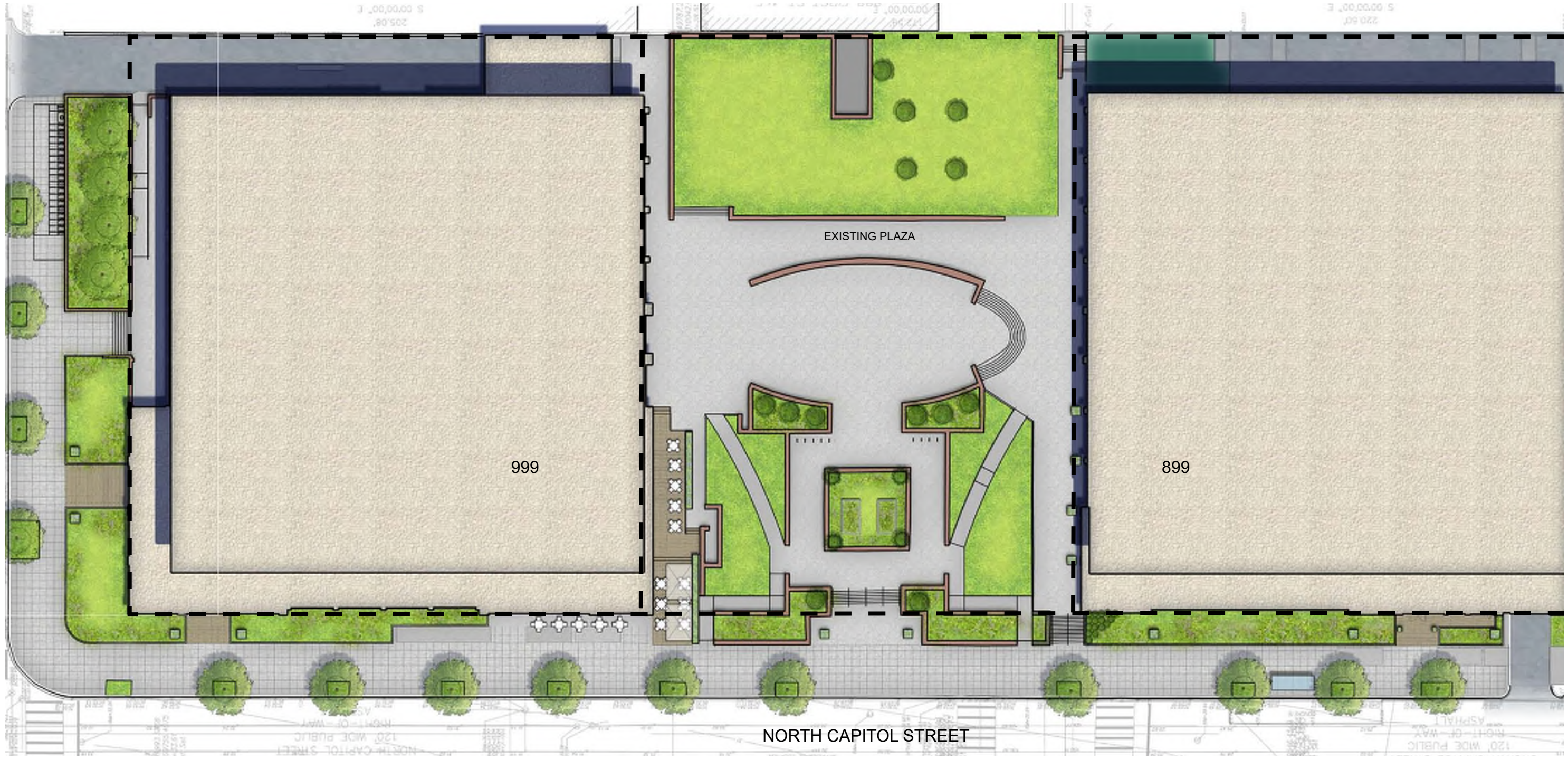


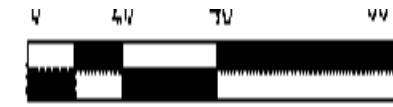
Legend

- 1 BUILDING ADDITION
- 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

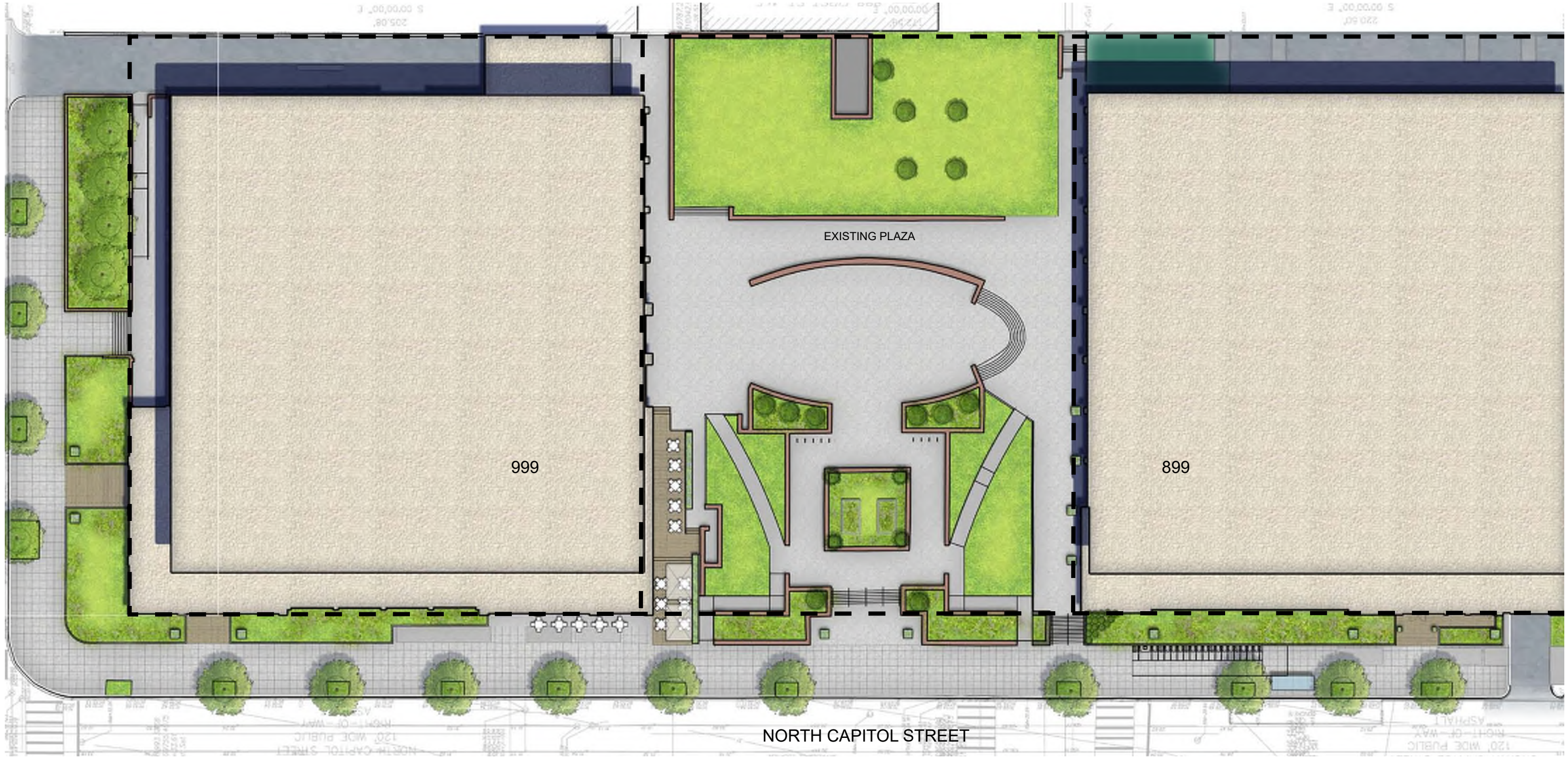


SCALE: 1:40



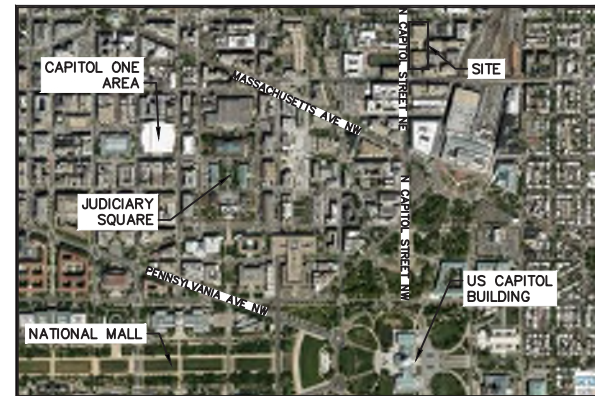


SCALE: 1:40



UNION SQUARE WASHINGTON, DC 899 & 999 NORTH CAPITOL STREET NE WASHINGTON, DC 20002

LOCATION MAP
DCADM NTS



SHEET LIST	
SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	EXISTING CONDITIONS PLAN
C-04	DEMOLITION PLAN
C-05	EROSION & SEDIMENT CONTROL PLAN
C-06	SITE PLAN
C-07	GRADING & DRAINAGE PLAN
C-08	TRUCK TURNING DIAGRAM

PROJECT TEAM

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 ARLINGTON, VA 22203
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 GTM ARCHITECTS
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 EMAIL: TRODRIGUEZ@PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
 1300 WILSON BLVD
 SUITE 450
 ARLINGTON, VA 22209
 PHONE: 571-366-6816
 CONTACT: JOHN RUTTER & RYAN LINTHICUM
 EMAIL: JRUTTER@LANGAN.COM

PROJECT NARRATIVE

THIS PROJECT WILL BE FOR THE RENOVATIONS AND EXPANSIONS OF THE BUILDINGS LOCATED AT 899 AND 999 NORTH CAPITOL STREET AND SITE IMPROVEMENTS FOR THE UNION SQUARE PLAZA LOCATED AT 901 NORTH CAPITOL STREET.

THE BUILDINGS LOCATED AT 899 AND 999 NORTH CAPITOL WILL UNDERGO INTERIOR RENOVATIONS AND EXPAND TOWARDS THE PROPERTY LINE. THE PLAZA LOCATED AT 901 NORTH CAPITOL WILL UNDERGO SITE IMPROVEMENTS TO PROVIDE ADA COMPLIANT ACCESSIBILITY TO THE PLAZA FROM THE SIDEWALK ON NORTH CAPITOL STREET. THE FRONTAGE ALONG THE 999 BUILDING WILL BE RECONFIGURED WITHIN THE PLAZA TO ACCOMMODATE CAFE SEATING.

THE MAJORITY OF THE SITE WORK WILL BE CONSIDERED STRUCTURAL RENOVATIONS AS THEY WILL BE ON TOP OF THE EXISTING GARAGES WHICH EXTEND BEYOND THE AT-GRADE BUILDING FOOTPRINT. THE MAJOR LAND DISTURBING ACTIVITY WITHIN THE PLAZA WILL BE LESS THAN 5,000 SQUARE FEET AND THEREFORE THIS PROJECT WILL BE EXEMPT FROM DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT (DOEE) STORMWATER MANAGEMENT REQUIREMENTS.



899 and 999 North Capitol Street, NE
 PHASE 1
 May 25th, 2021

 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	Drawing Title	Project No.	Drawing No.
	899 & 999 UNION SQUARE	COVER SHEET	270098601	C-01
			Date	
			21 MAY 2021	
			Drawn By	
			AAO	
			Checked By	
			JPR	Sheet 1 of 8

