



SHEET INDEX

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ZONING DATA SUMMARY

PAPPAS - 1401 OKIE STREET NE,
WASHINGTON DC 20002

SQUARE - 4093 LOT - 0832

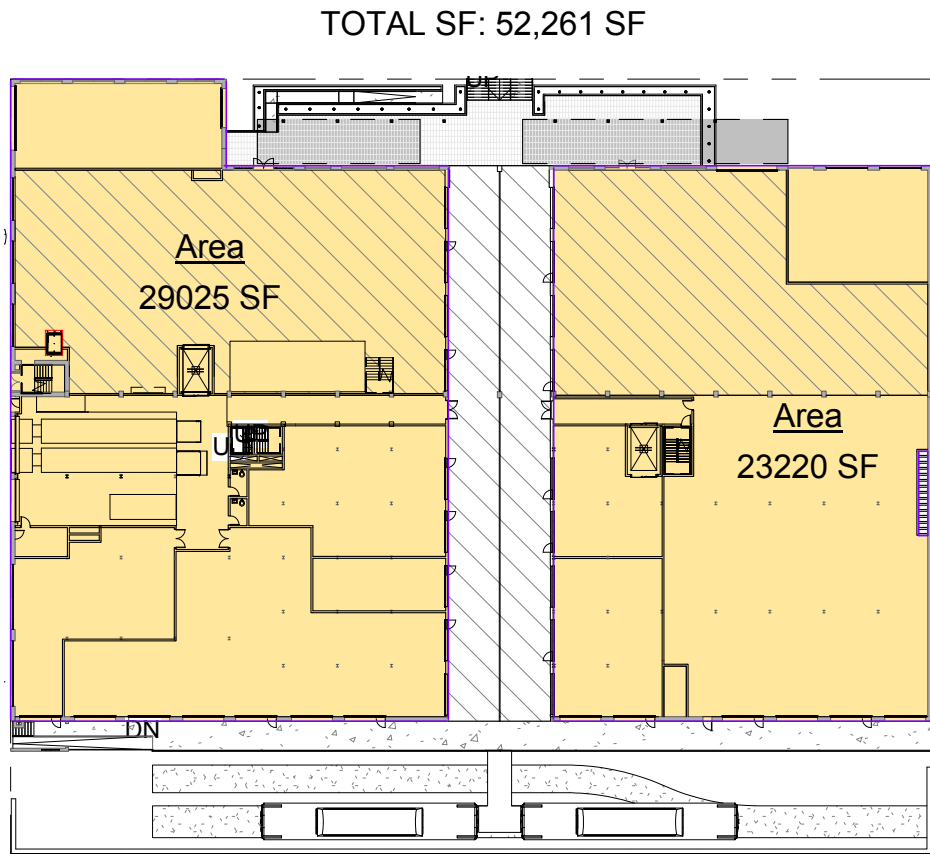
COMMERCIAL/ RETAIL C-M-1 DISTRICT

ITEM
SITE AREA - SF
TOTAL GROSS FLOOR AREA (GFA) - SF
TOTAL AREA - SF
TOTAL FLOOR AREA RATIO (FAR) - SF - COMMERCIAL
BUILDING AREA (FOOTPRINT) - SF
BUILDING HEIGHT
LOT OCCUPANCY
REAR YARD DEPTH
SIDE YARD - NONE REQUIRED
FRONT YARD - NONE REQUIRED
TOTAL PARKING SPACES - WAREHOUSE (1/ 3000 SF INCLUDING CELLAR) 61,153 SF/ 3000 = 20.3
LOADING - WAREHOUSE
COURTS

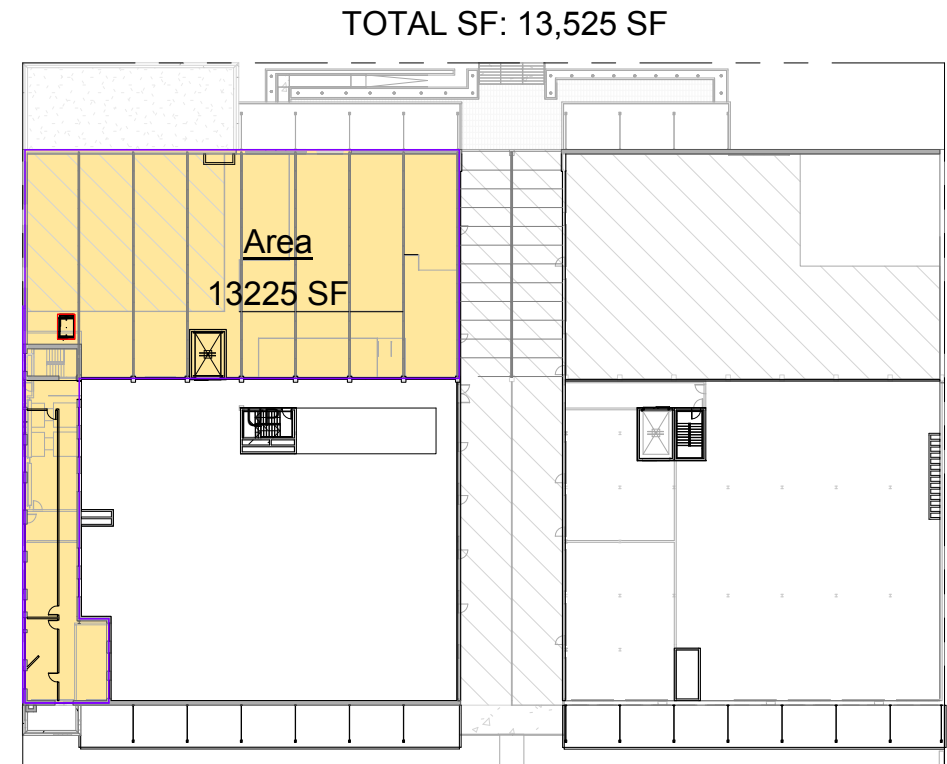
EXISTING - ALLOWED/ REQUIRED			
	CELLAR FLOOR	FIRST FLOOR	SECOND FLOOR
78,950			
61,153			
119,323			
	58,170	58,170	2,983
0.77			
58,170			
37 FEET			
74%			
34'-3"			
N.A.			
NONE			
20 REQUIRED			
REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY
	1 @ 30 FEET DEEP	1 @ 100 SF	NONE REQUIRED
	1 @ 55 FEET DEEP	1 @ 200 SF	
PROVIDED	1 @ 30 FEET DEEP	1 @ 100 SF	1 @ 20 FEET DEEP
	1 @ 55 FEET DEEP	1 @ 200 SF	
NONE			

PROPOSED			
	CELLAR	FIRST FLOOR	SECOND FLOOR
78,950			
65,786			
121,643	55,857	52,261	13,525
0.83			
52,261			
37 FEET			
66%			
REQUIRED	(2.5" PER FOOT OF HEIGHT = 2.5" X 39'-0"/ 12 = 8.13 FEET MINIMUM DEPTH PER DC ZONING - 12 FEET		
PROPOSED	34'-3"		
N.A.			
NONE			
REQUIRED	(TOTAL AREA - 3,000 SF / 300 - 20 SPACE CREDIT PER SECTION 2200.4) 121,643 SF - 3,000 SF / 300 - 20 EXISTING SPACES = 375 SPACES REQUIRED		
PROPOSED	NONE - SEEKING VARIANCE		
REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY
	1 @ 30 FEET DEEP	1 @ 100 SF	1 @ 20 FEET DEEP
	1 @ 55 FEET DEEP	1 @ 200 SF	
PROPOSED	1 @ 55 FEET DEEP	1 @ 100 SF	1 @ 20 FEET DEEP
	1 @ 55 FEET DEEP	1 @ 200 SF	
OPEN COURT REQUIRED WIDTH	(2.5" PER FOOT OF HEIGHT) 2.5"X 26'/12 = 6.875 FEET MINIMUM WIDTH PER DC ZONING - 6 FEET		
PROPOSED (1) OPEN COURT WIDTH	33'-2"		

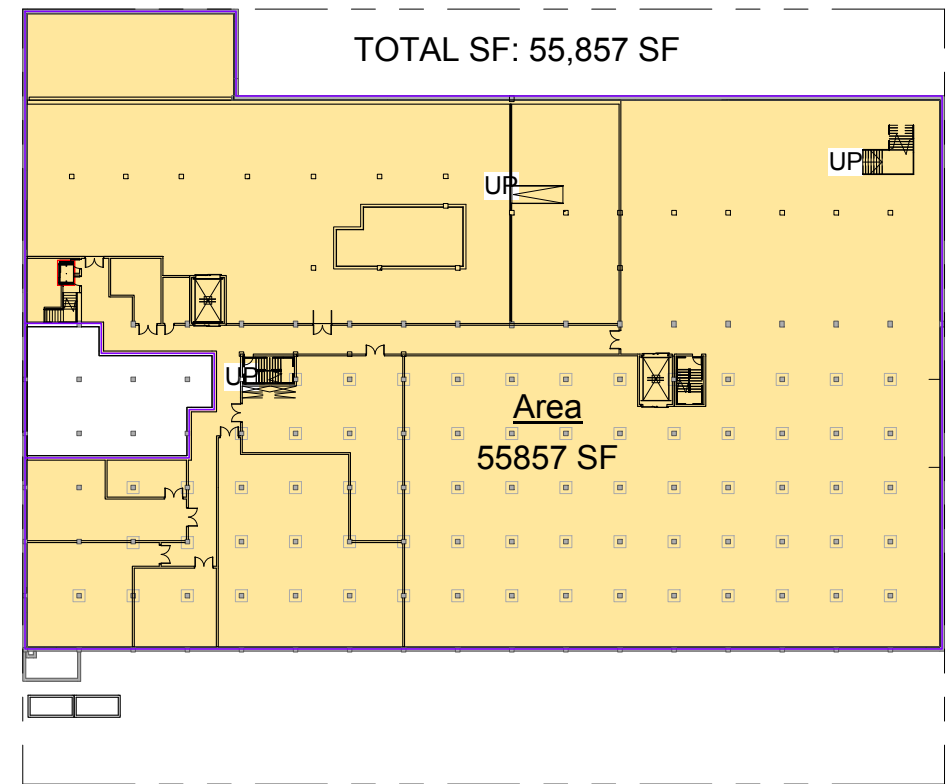
NOTE:
RETAIL TENANT
SPACES ARE
SUBJECT TO CHANGE
PER TENANT NEEDS



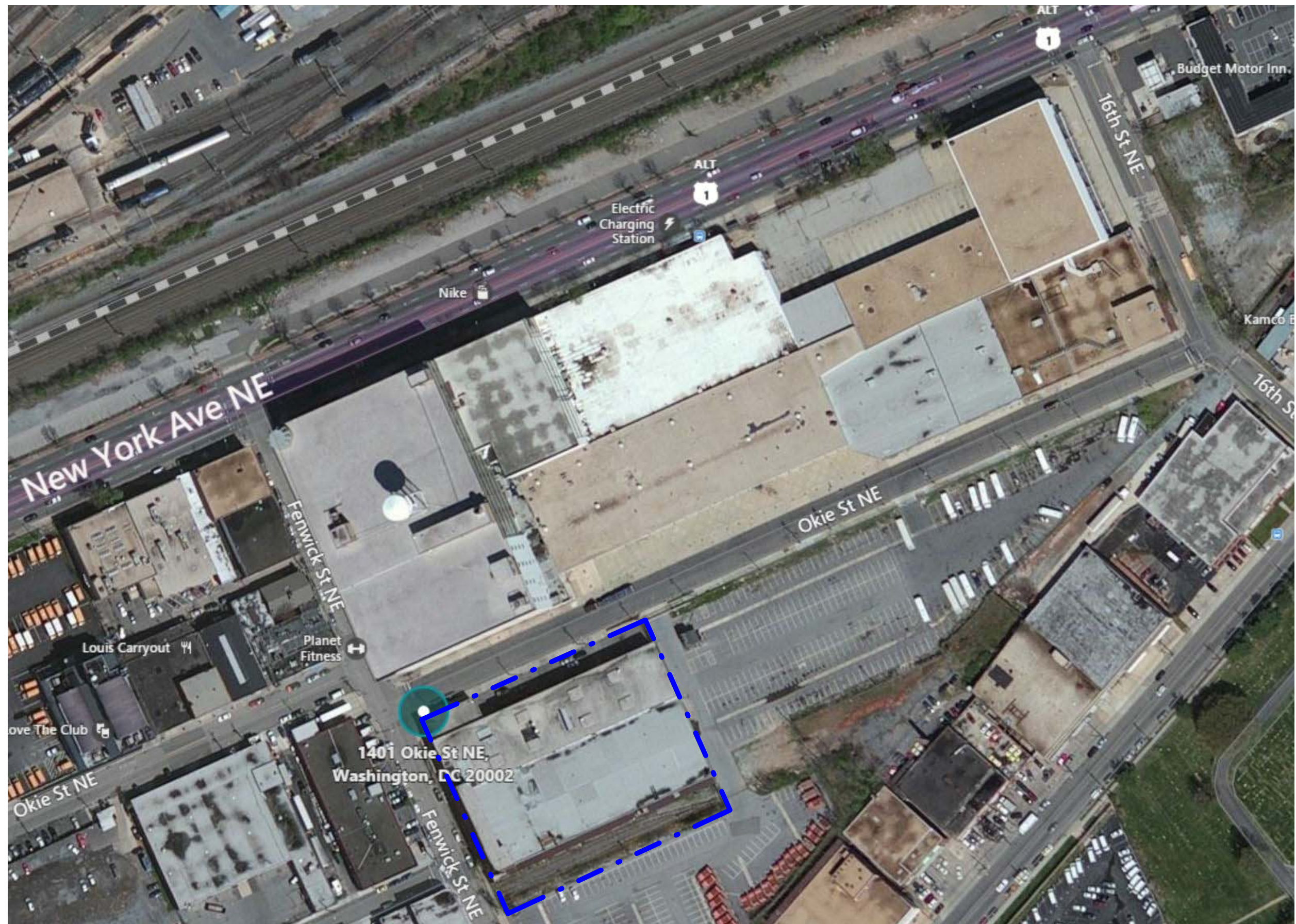
AREA PLAN - FIRST FLOOR
1/64" = 1'-0"



AREA PLAN - SECOND FLOOR
1/64" = 1'-0"



AREA PLAN - CELLAR
1/64" = 1'-0"



PAPPAS - 1401 OKIE STREET NE

VICINITY MAP | A0_03



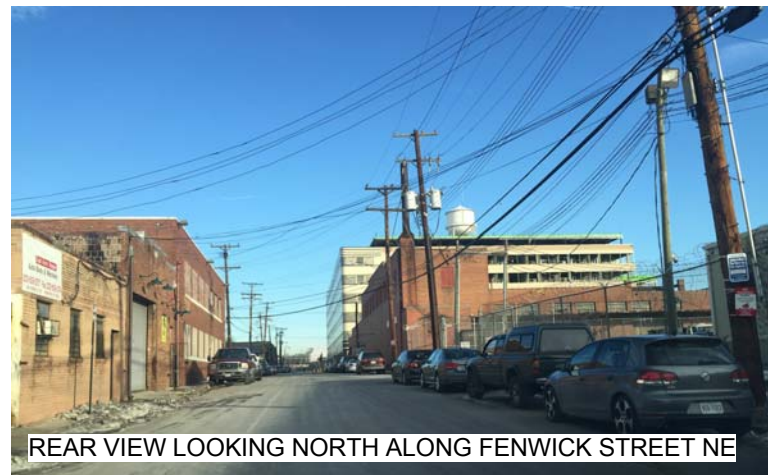
VIEW LOOKING SW ALONG OKIE STREET NE



SIDE VIEW LOOKING SOUTH ALONG FENWICK STREET NE



PANORAMIC VIEW LOOKING AT FRONT OF BUILDING FROM OKIE STREET NE



REAR VIEW LOOKING NORTH ALONG FENWICK STREET NE



REAR VIEW OF BUILDING LOOKING WEST

PAPPAS - 1401 OKIE STREET NE

EXISTING SITE PHOTOS

A0_04

NEW YORK AVENUE NE

HECHT WAREHOUSE

HECHT GARAGE

PAD SITE

HECHT AVENUE NE

OKIE STREET NE

OKIE STREET NE

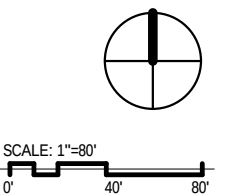
FENWICK STREET NE

GALLAUDET STREET NE

96.42

UP

UP



PAPPAS - 1401 OKIE STREET NE

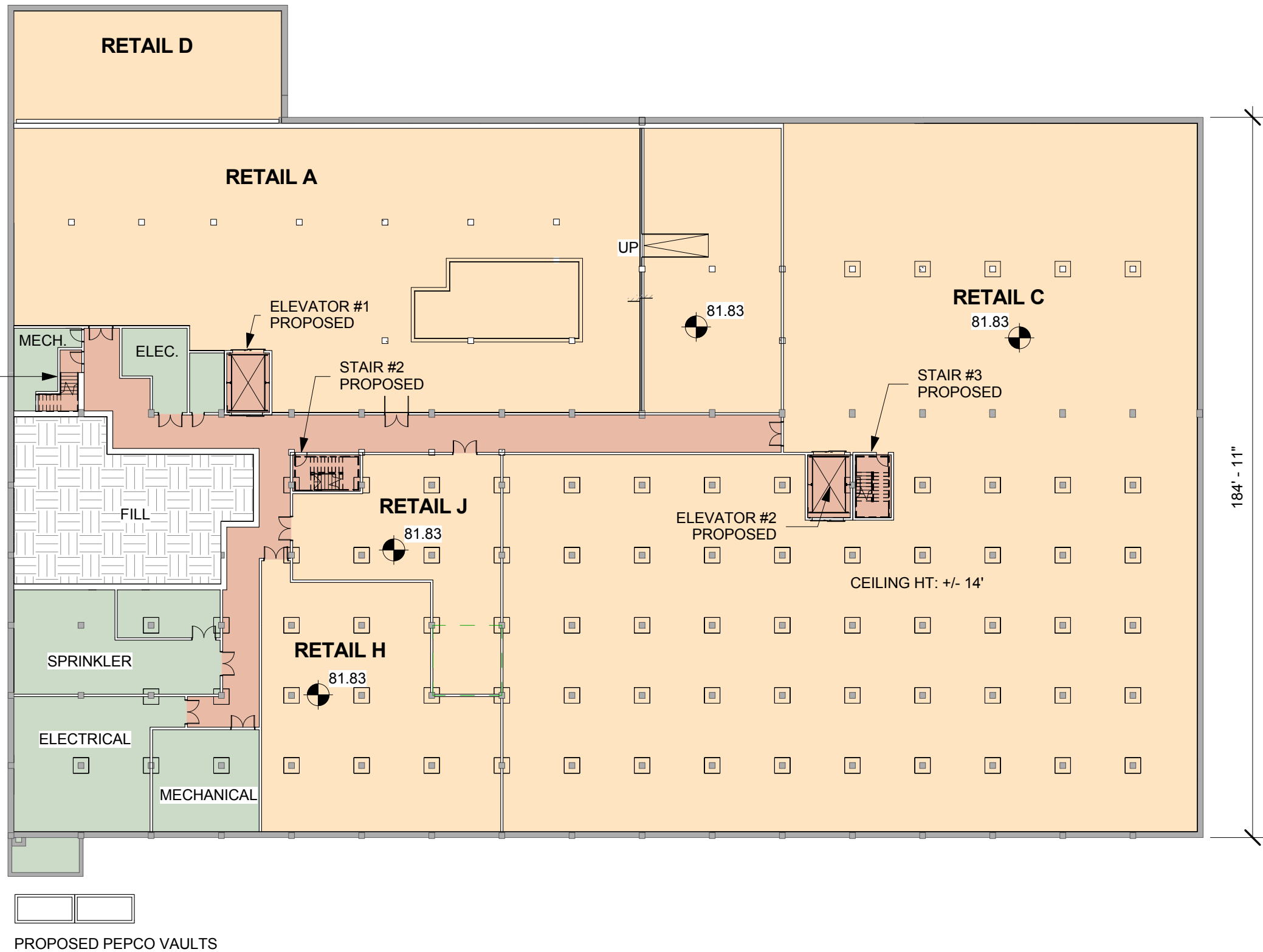
SITE PLAN | **A1_00**

- EXISTING
- NEW WALLS
- RETAIL
- CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 55,857 SF

NOTE:
RETAIL TENANT SPACES
ARE SUBJECT TO
CHANGE PER TENANT
NEEDS

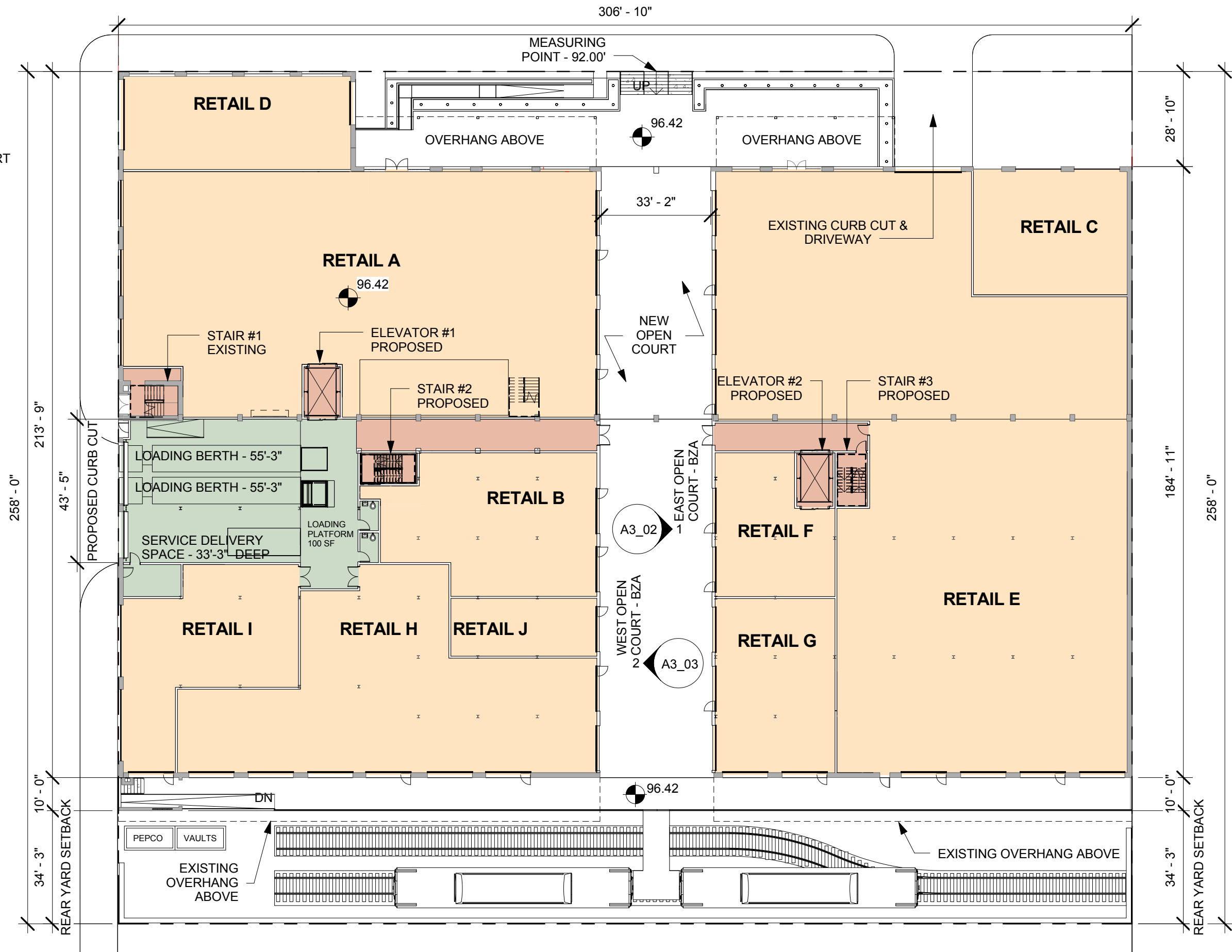
STAIR #1 LOWER
PORTION PROPOSED



PROPOSED PEPCO VAULTS

- EXISTING
- NEW WALLS
- RETAIL
- CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 52,261 SF
 NOTE: RETAIL TENANT SPACES ARE SUBJECT TO CHANGE PER TENANT NEEDS



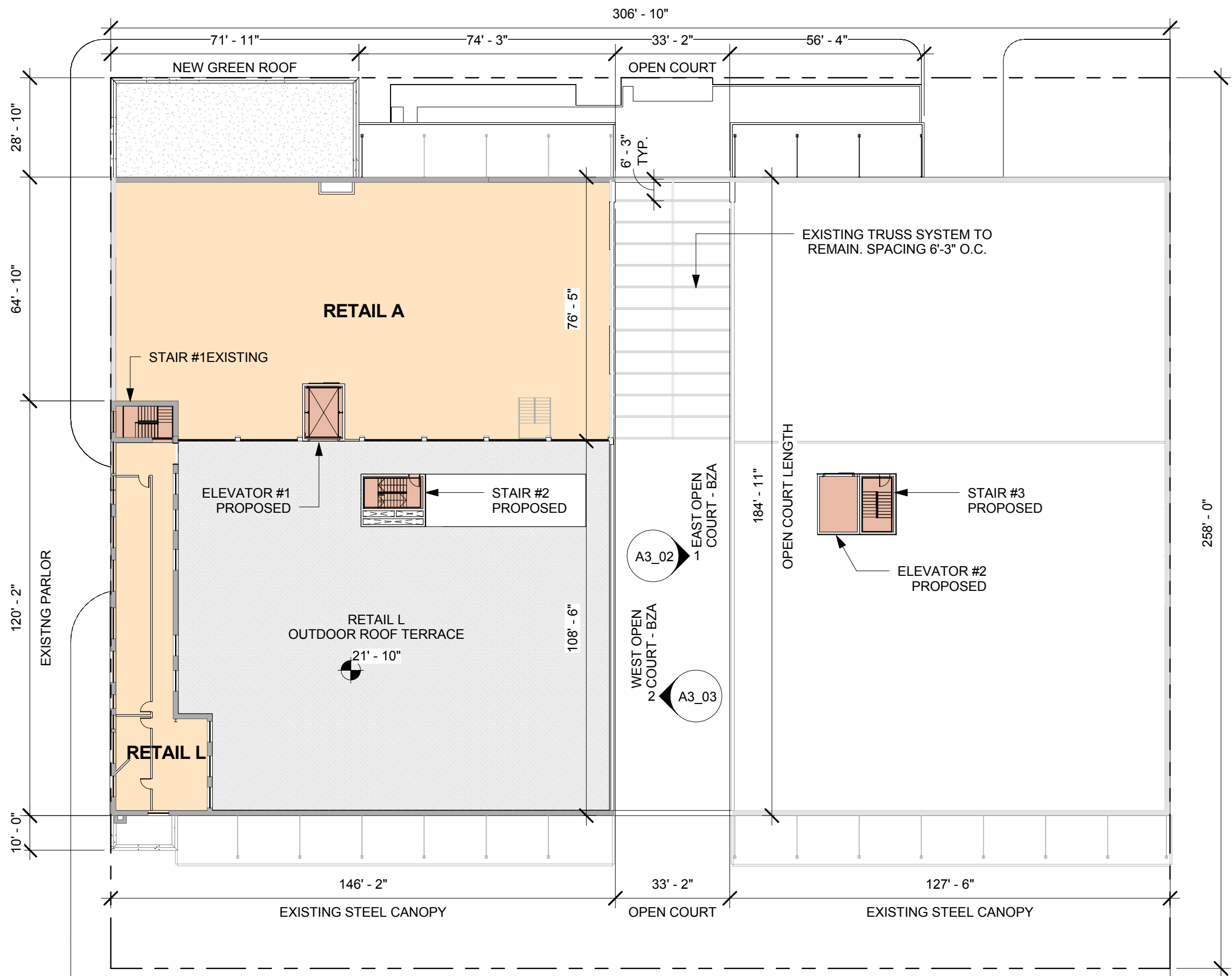
PAPPAS - 1401 OKIE STREET NE

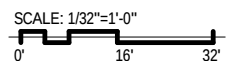
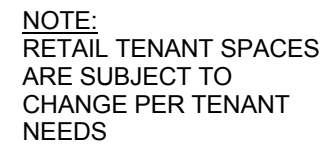
FIRST FLOOR PLAN A2_01

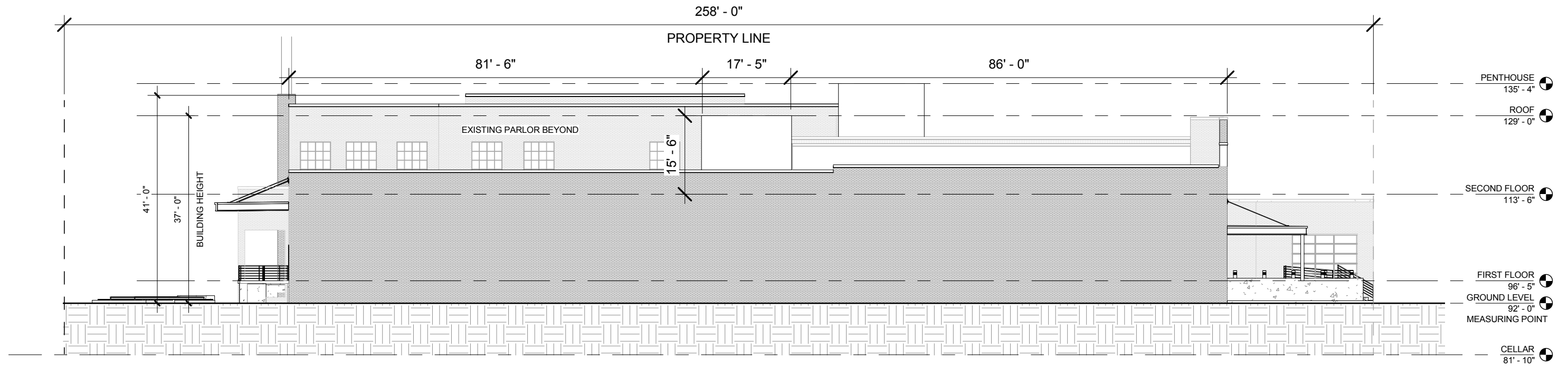
- EXISTING
- NEW WALLS
- RETAIL
- CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 13,525 SF

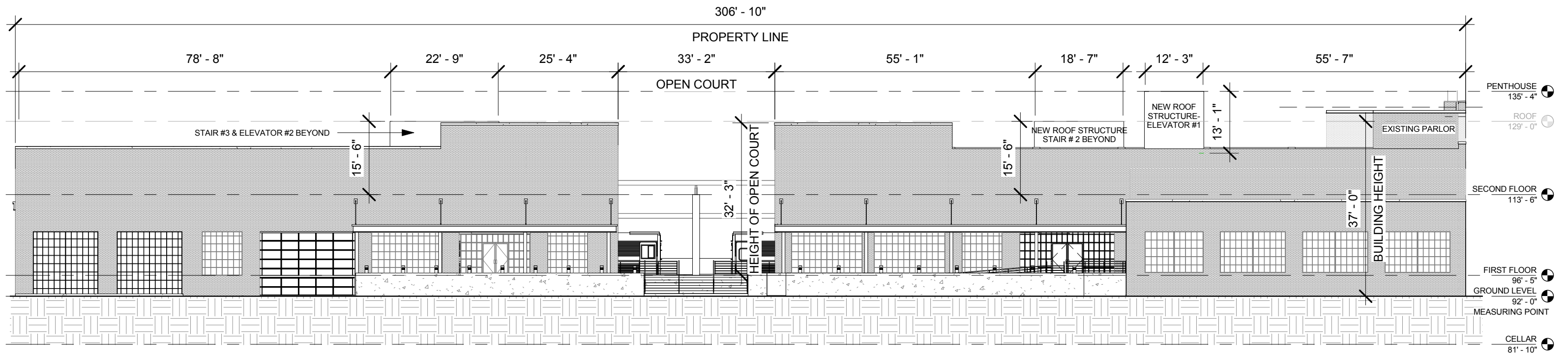
NOTE:
RETAIL TENANT SPACES
ARE SUBJECT TO
CHANGE PER TENANT
NEEDS



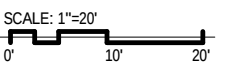


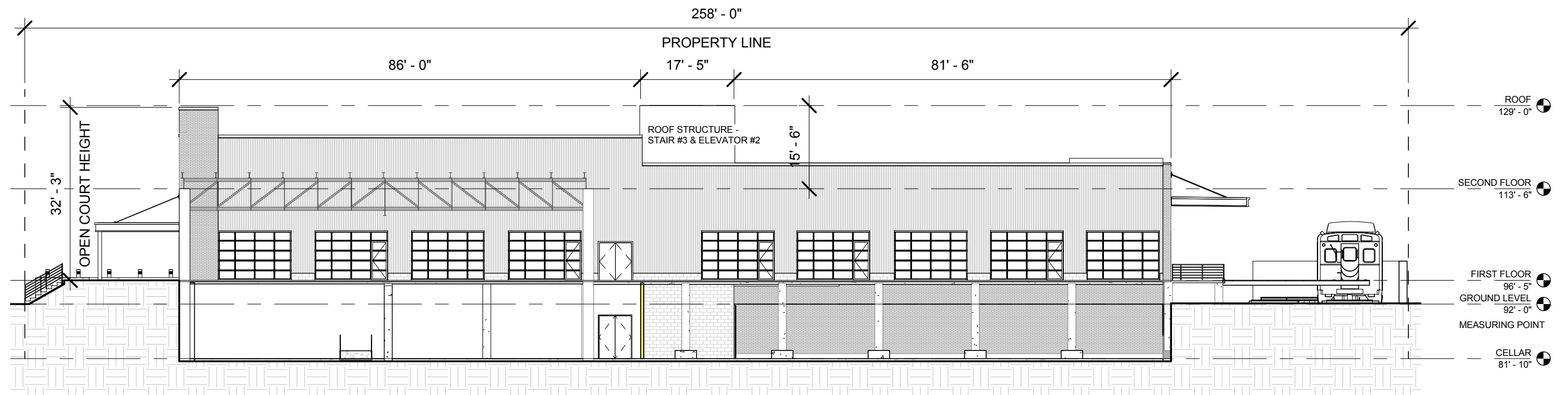


EAST ELEVATION - BZA
1" = 20'-0"

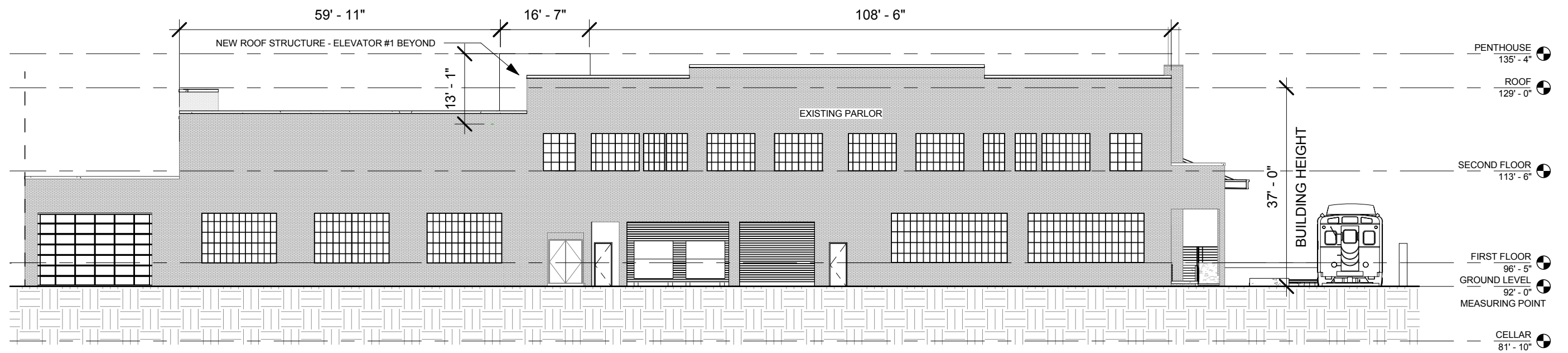


NORTH ELEVATION - BZA
1" = 20'-0"





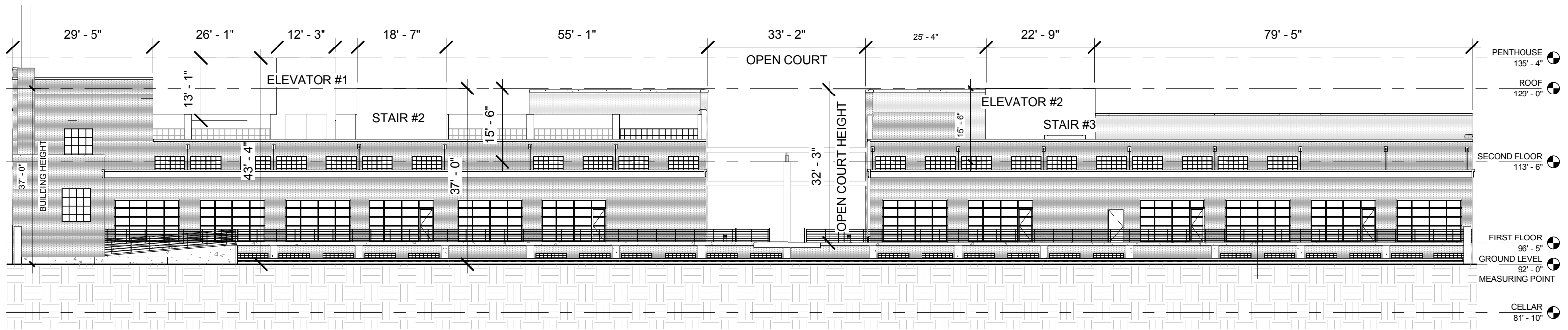
EAST OPEN COURT - BZA
1" = 20'-0"



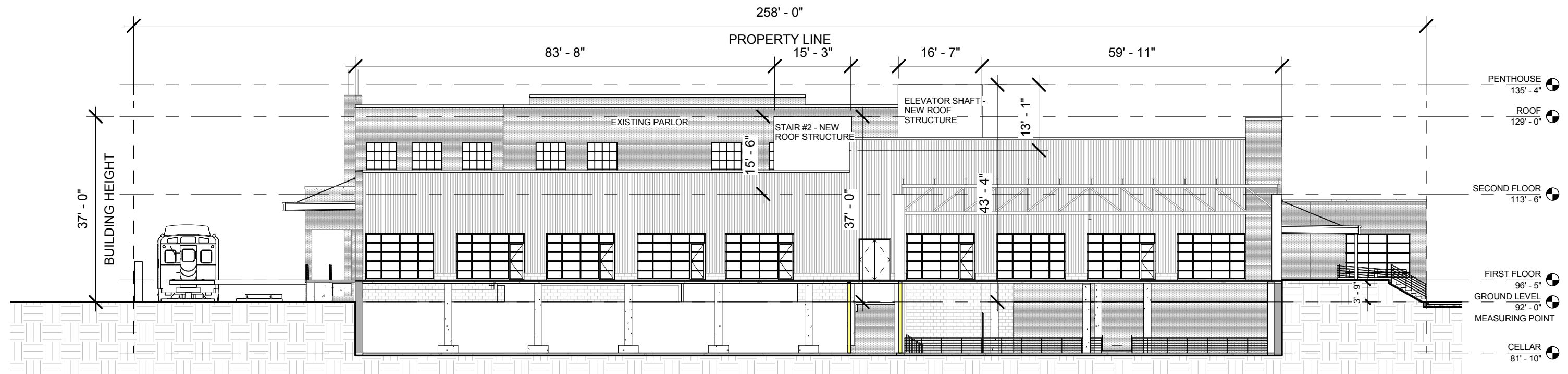
WEST ELEVATION - BZA
1" = 20'-0"

SCALE: 1"=20'

0' 10' 20'



SOUTH ELEVATION - BZA
1" = 20'-0"



WEST OPEN COURT - BZA
1" = 20'-0"

