



PAPPAS TOMATO FACTORY

PERMIT / BZA HEARING #19200

1401 Okie Street NE, Washington, DC 20002

Owner/Developer

Douglas Development
702 H Street NW #400
Washington, DC 20001
202.638.6300

Architects and Planners

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Board of Zoning Adjustment
District of Columbia
CASE NO.19200
EXHIBIT NO.29C

FEBRUARY 16, 2016

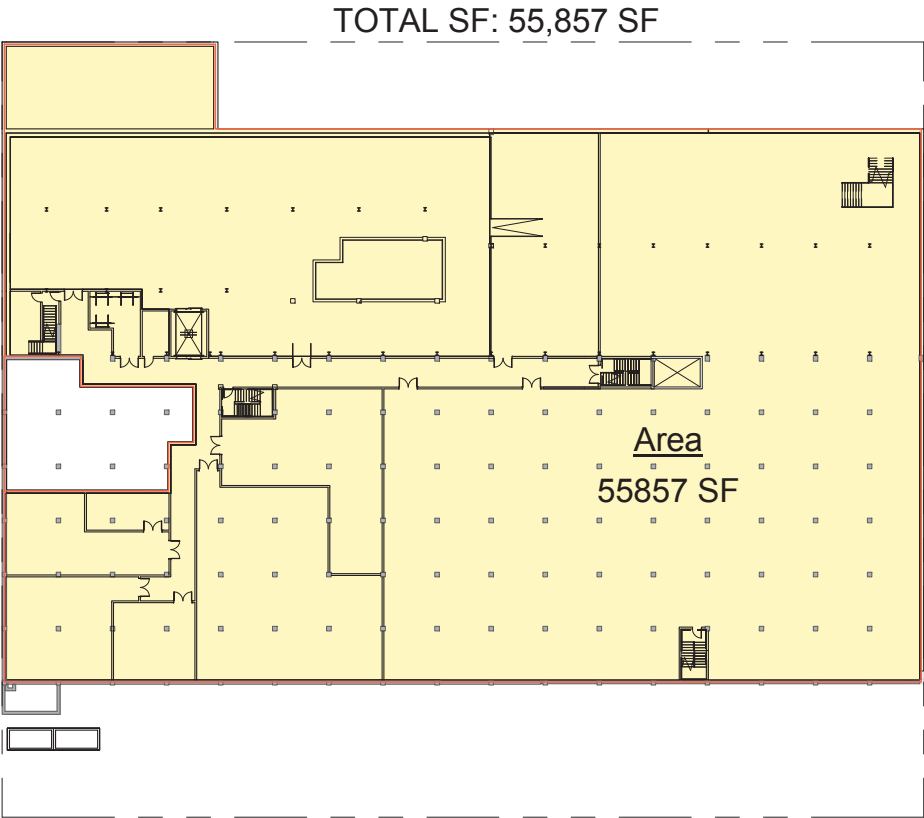
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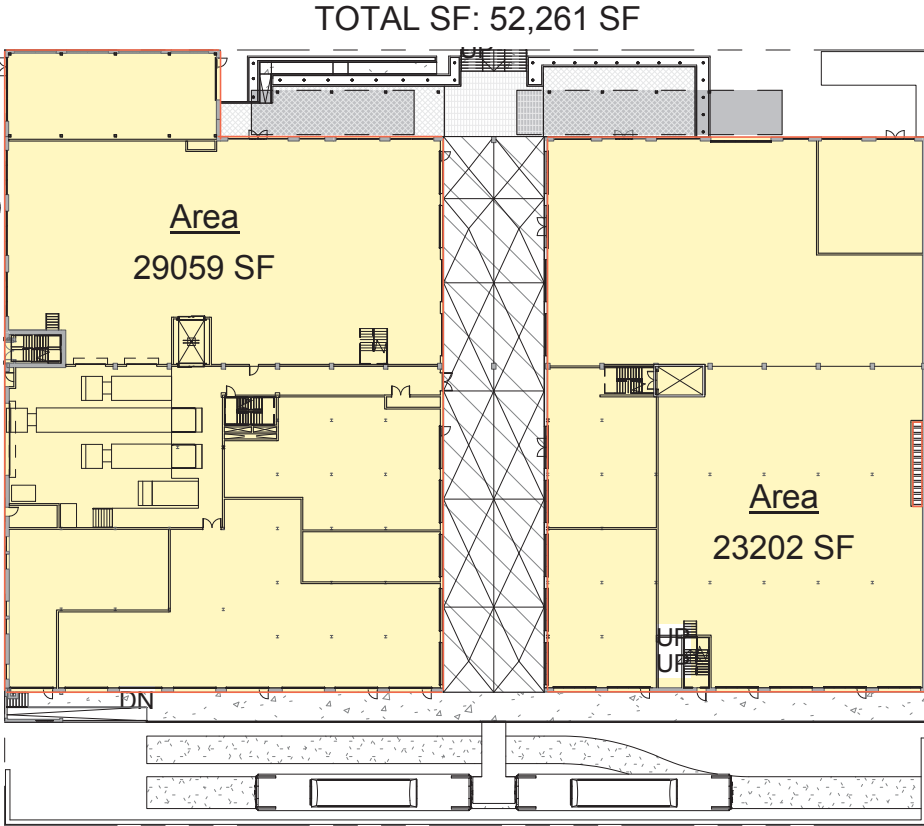
ITEM
SITE AREA - SF
TOTAL GROSS FLOOR AREA (GFA) - SF
TOTAL AREA - SF
TOTAL FLOOR AREA RATIO (FAR) - SF - COMMERCIAL
BUILDING AREA (FOOTPRINT) - SF
BUILDING HEIGHT
LOT OCCUPANCY
REAR YARD DEPTH
SIDE YARD - NONE REQUIRED
FRONT YARD - NONE REQUIRED
OFF -STREET PARKING 1 FOR EACH 1,000 SF (INCLUDING CELLAR) 119,323/1000 = 119 REQUIRED SPACES
LOADING
COURTS
ROOF STRUCTURES

EXISTING (WHOLESALE USE)			
78,950	CELLAR FLOOR	FIRST FLOOR	SECOND FLOOR
	58,170	58,170	2,983
119,323			
0.77			
58,170			
35 FEET			
74%			
34'-3"			
N.A.			
NONE			
15 EXISTING ZONING COMPLIANT ON-SITE PARKING SPACES (20 TOTAL)			
(119) - (15) = 104 SPACE PARKING CREDIT			
	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY
REQUIRED (WHOLESALE USE)	1 @ 30 FEET DEEP	1 @ 100 SF	NONE REQUIRED
	1 @ 55 FEET DEEP	1 @ 200 SF	
EXISTING	1 @ 30 FEET DEEP	1 @ 100 SF	1 @ 20 FEET DEEP
	2 @ 55 FEET DEEP	1 @ 200 SF	
NONE			
EXISTING "PARLOR" 15'-0" ABOVE TOP OF ROOF ON WEST SIDE OF BUILDING			

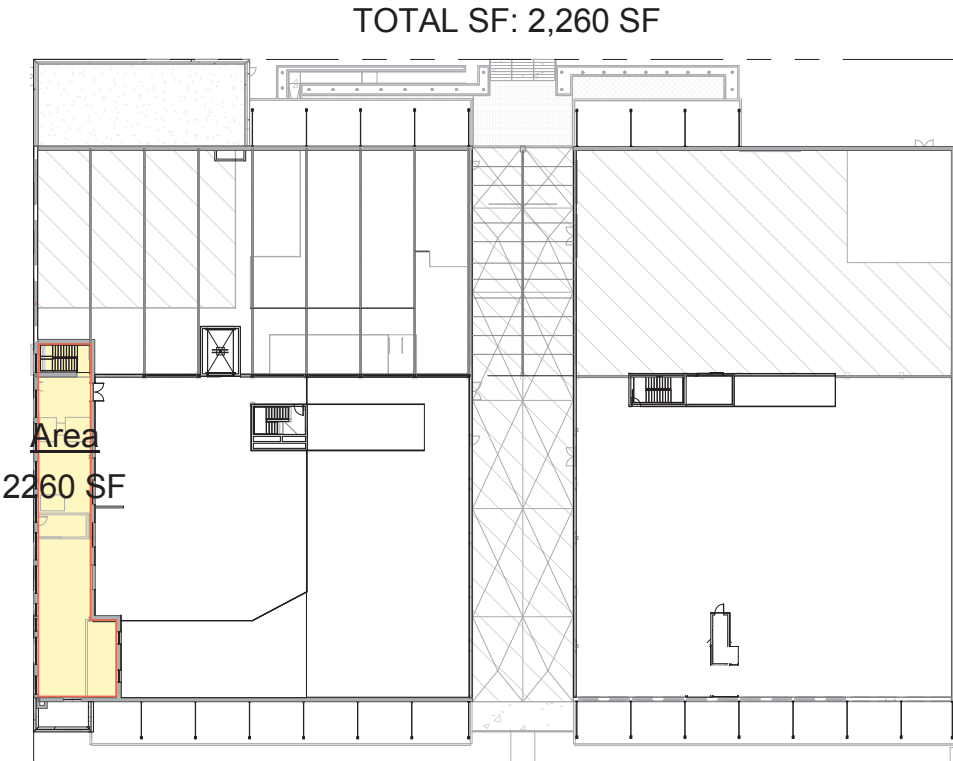
PROPOSED (RETAIL & MANUFACTURE USE)				
	CELLAR	FIRST FLOOR		SECOND FLOOR
78,950	55,857 SF TOTAL (42,599 SF RETAIL 13,258 SF MANUFACTURE)	52,261 SF RETAIL		2,260 SF RETAIL
54,521				
110,378				
0.69				
52,261				
35 FEET				
66%				
REQUIRED	(2.5" PER FOOT OF HEIGHT = 2.5" X 38'-4" / 12 = 7.9 FEET MINIMUM DEPTH PER DC ZONING - 12 FEET			
PROPOSED	34'-3"			
NONE				
NONE				
REQUIRED	RETAIL USE: 314 SPACES (97,120 SF GFA PROPOSED RETAIL USE)		327 TOTAL SPACES REQUIRED - 104 PARKING CREDIT = 223 TOTAL PARKING REQUIRED	
	MANUFACTURE USE: 13 SPACES (13,258 SF GFA PROPOSED MANUFACTURE USE)			
PROPOSED	NONE - SEEKING PARKING RELIEF PER 223 SPACES			
	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	
REQUIRED (RETAIL & MANUFACTURING)	2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 FEET DEEP	
	1 @ 55 FEET DEEP	1 @ 200 SF		
PROPOSED	2 @ 30 FEET DEEP	2 @ 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 32'-4" = 6.7 FEET MINIMUM WIDTH PER DC ZONING - 6 FEET			
PROPOSED (1) OPEN COURT WIDTH	33'-6"			
PROPOSED	ROOF STRUCTURE	HEIGHT ABOVE ROOF	SETBACK	MAX PERMITTED HEIGHT (840.3)
	ELEVATOR #1	15'-0"	60'-10"	15'-0"
	STAIR # 2 & MECH. EQUIP.	15'-0"	16'-0"	
	STAIR # 3, ELEV.#2 & MECH.EQUIP.	15'-0"	18'-6" & 40'-0"	
	STAIR # 4	10'-0"	11'-10"	



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



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

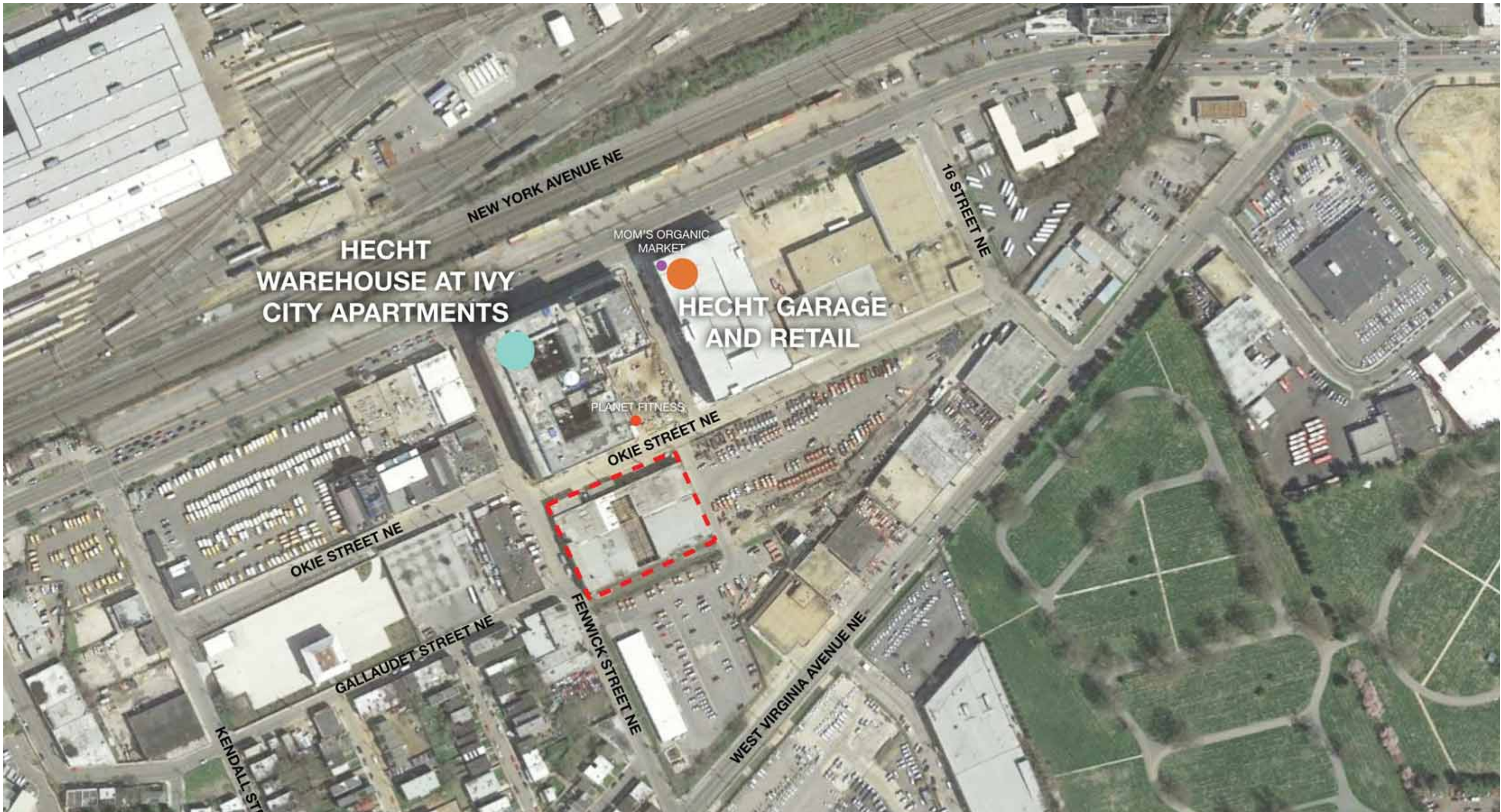


AREA PLAN - SECOND FLOOR
1/64" = 1'-0"

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

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Vicinity Map

February 16, 2016

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VIEW LOOKING SOUTHWEST ALONG OKIE STREET NE



SIDE VIEW LOOKING SOUTH ALONG FENWICK STREET NE



PANORAMIC VIEW LOOKING AT FRONT OF BUILDING FROM OKIE STREET NE

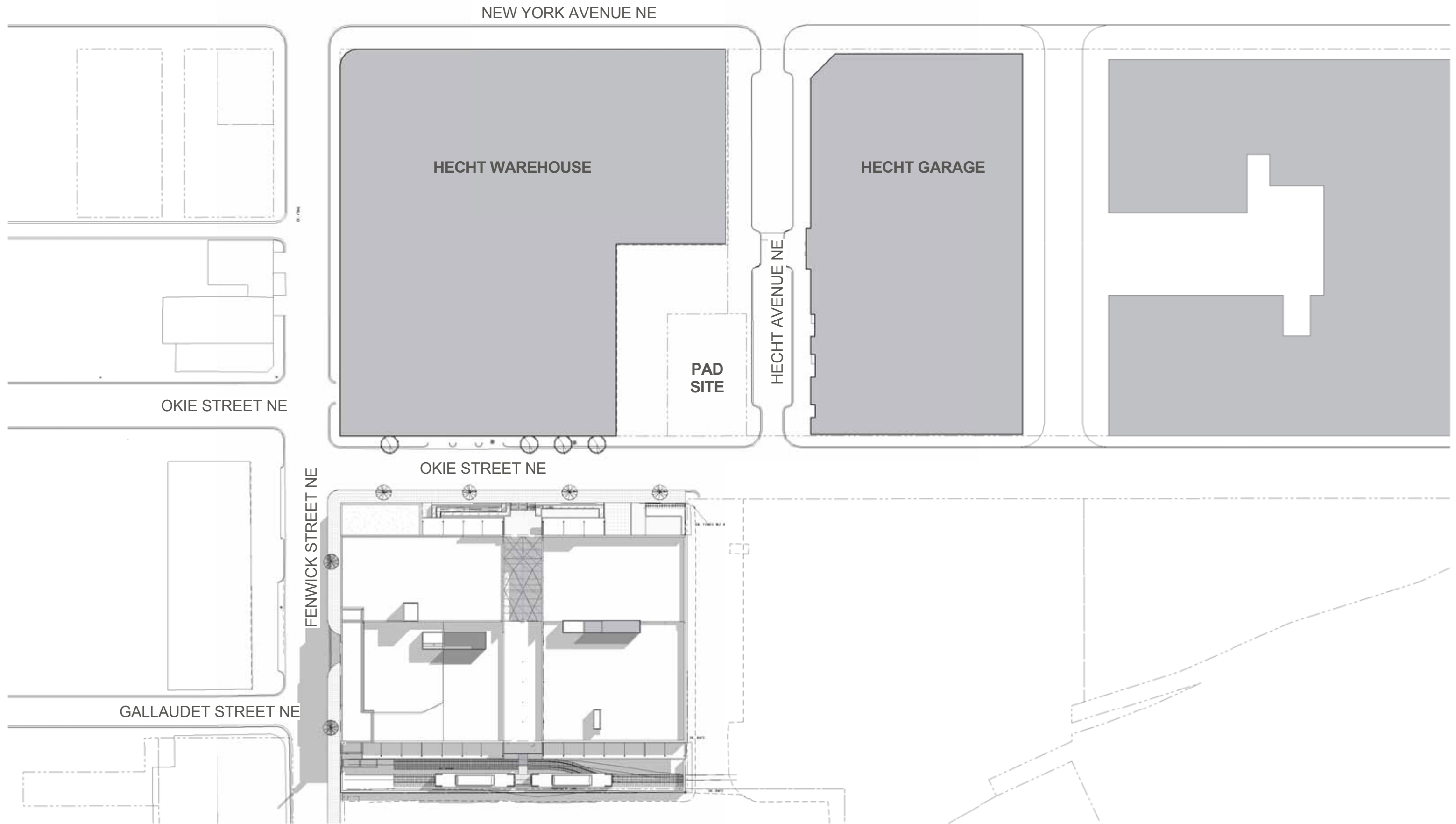


REAR VIEW LOOKING NORTH ALONG FENWICK STREET NE



REAR VIEW OF BUILDING LOOKING WEST

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Site Plan

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SCALE: 1"=80'

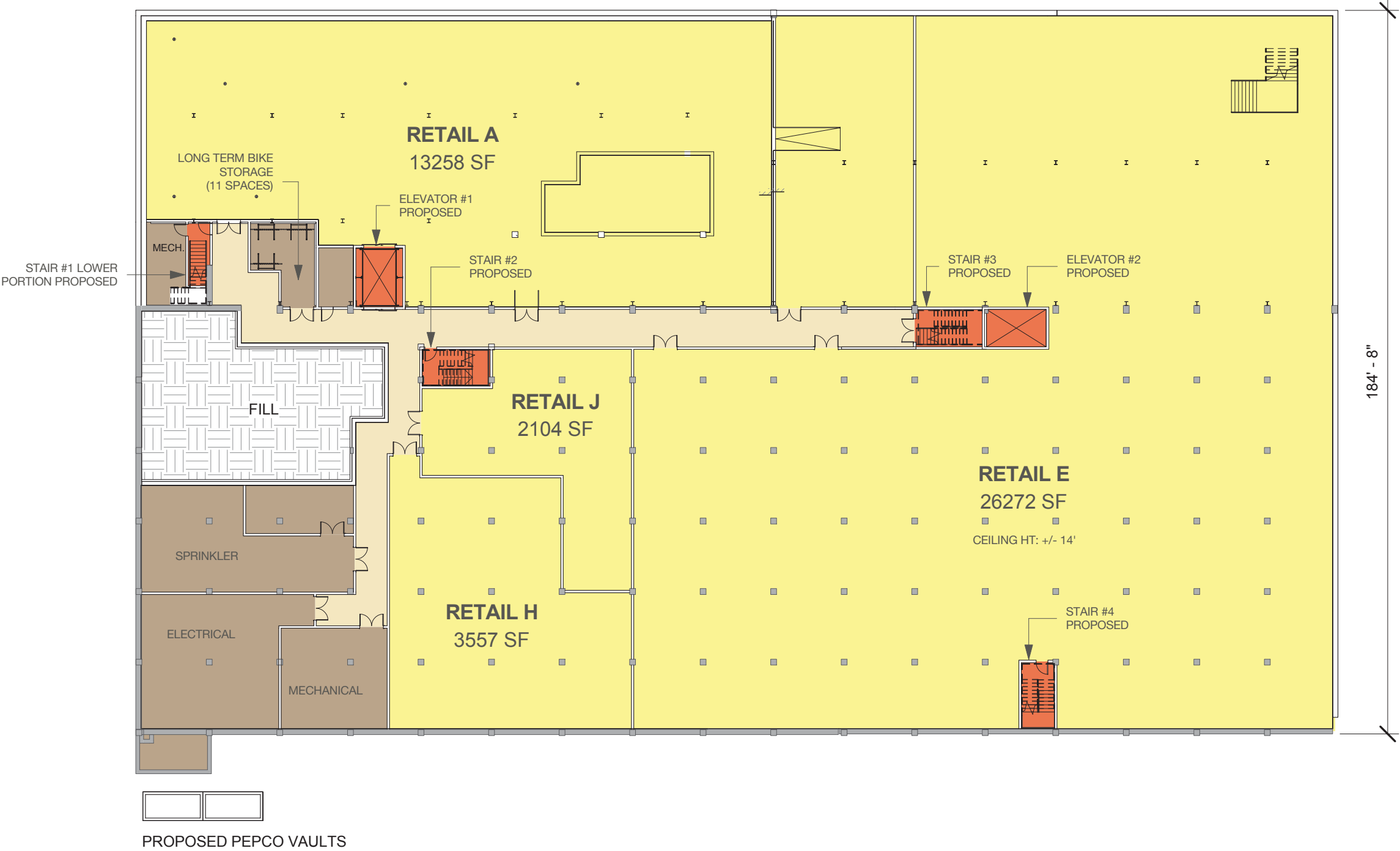
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- RETAIL
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 55,857 SF

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



PAPPAS TOMATO FACTORY



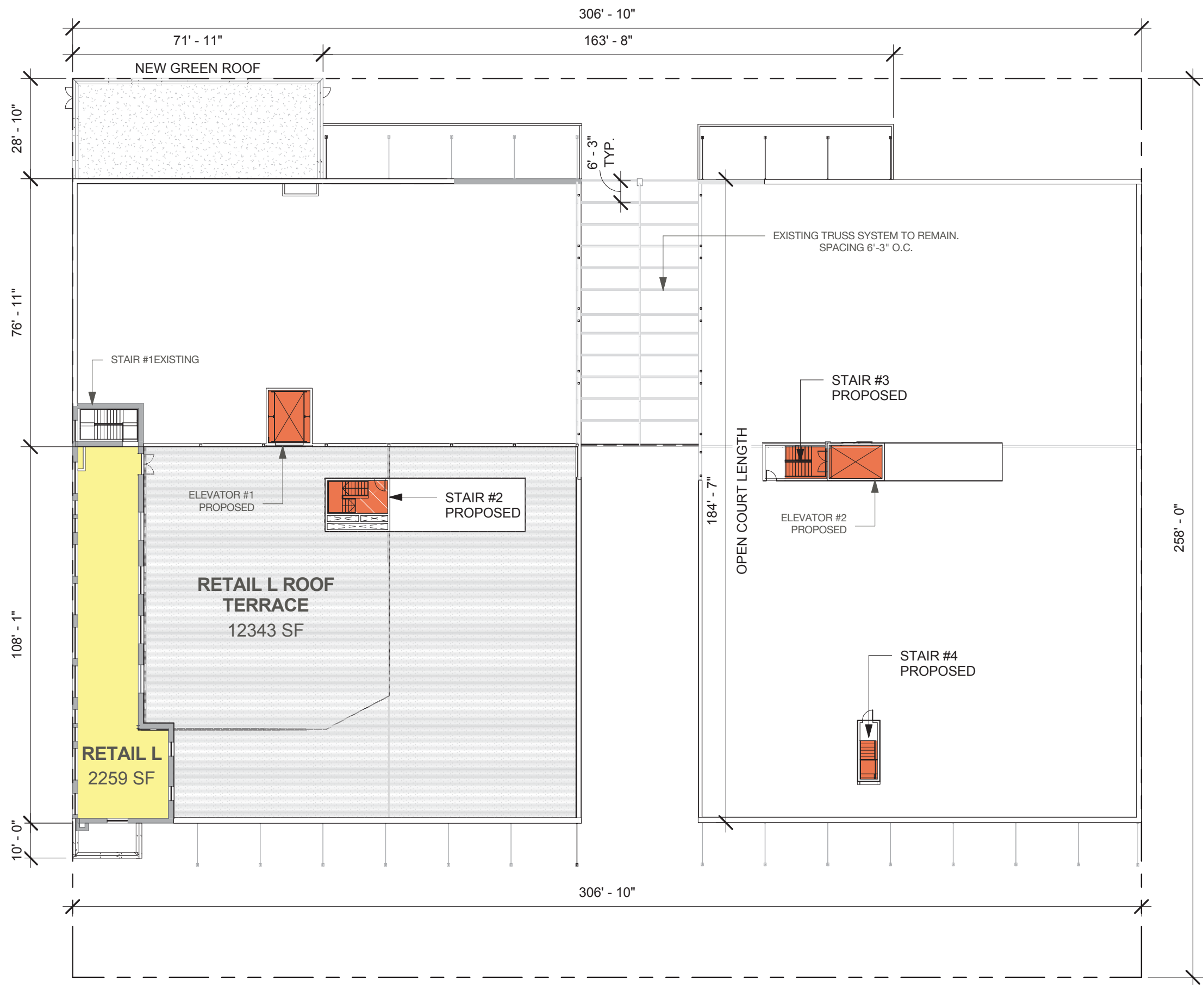


PAPPAS TOMATO FACTORY

- RETAIL
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 13,525 SF

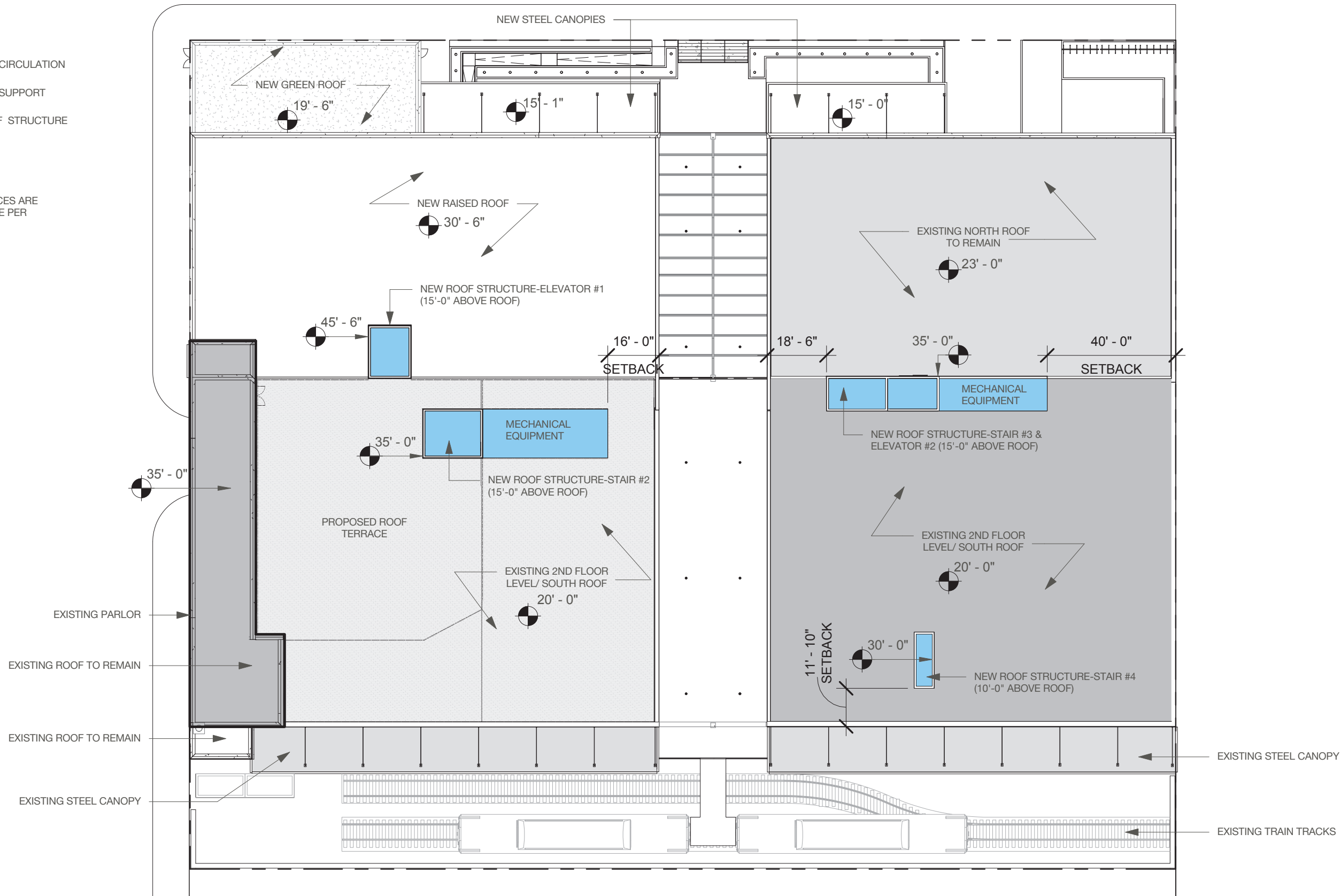
NOTE:
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SUBJECT TO CHANGE PER
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PAPPAS TOMATO FACTORY

- RETAIL
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

NOTE:
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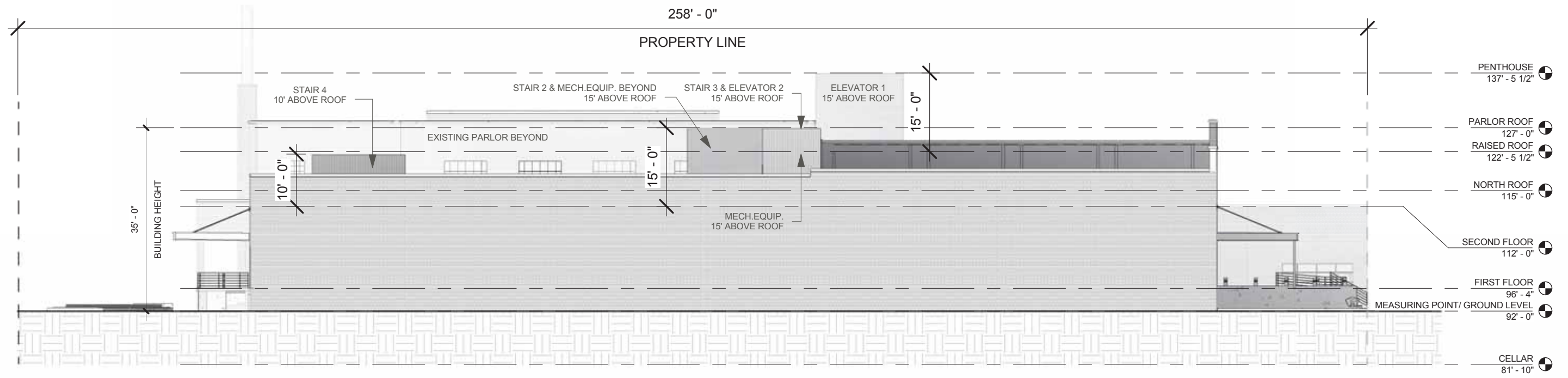
Roof Plan

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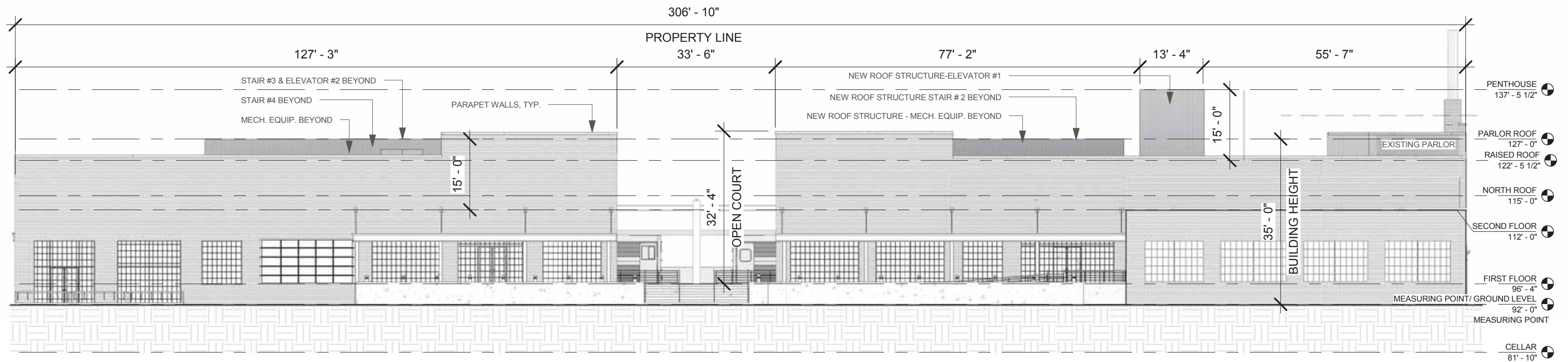
SCALE: 1/32"=1'-0"



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

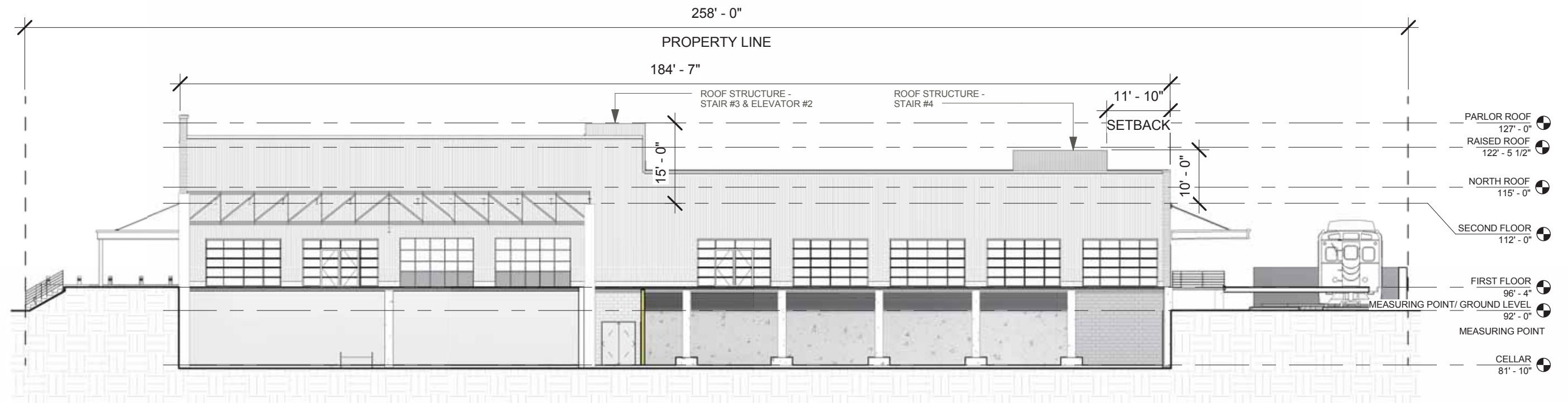


NORTH ELEVATION - BZA
1" = 20'-0"

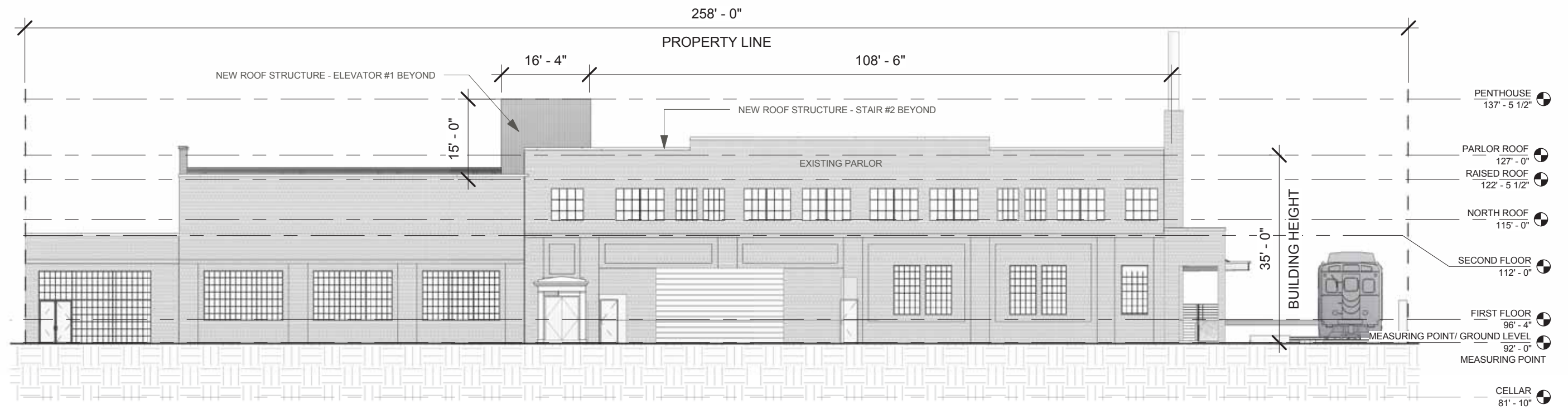
SCALE: 1"=20'

0' 10' 20'

PAPPAS TOMATO FACTORY

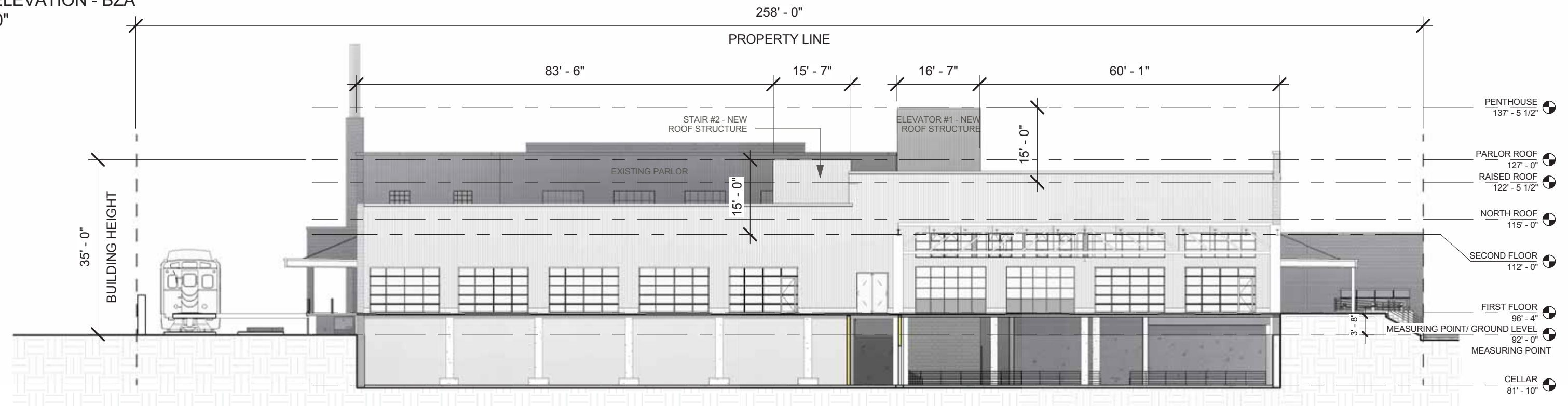
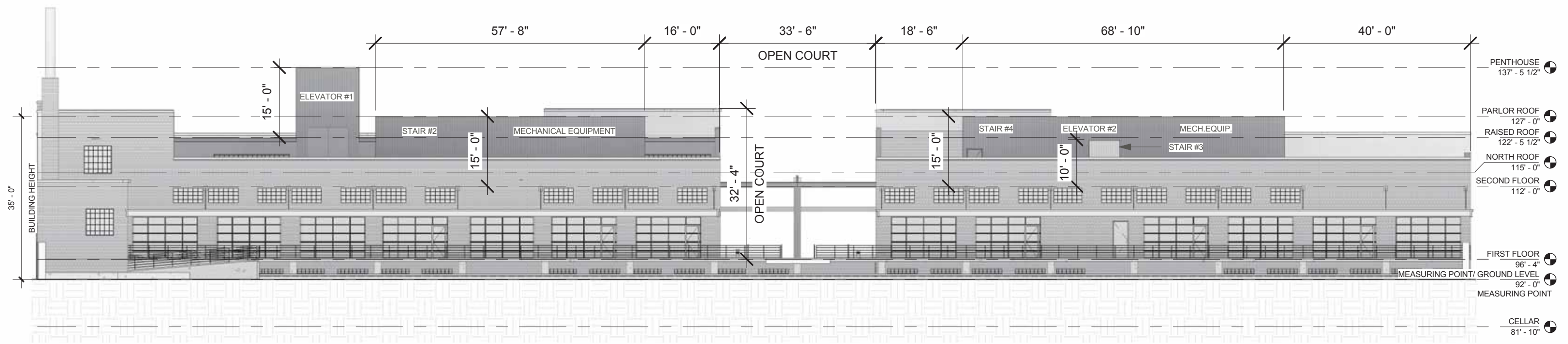


EAST OPEN COURT - BZA
1" = 20'-0"



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

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PAPPAS TOMATO FACTORY

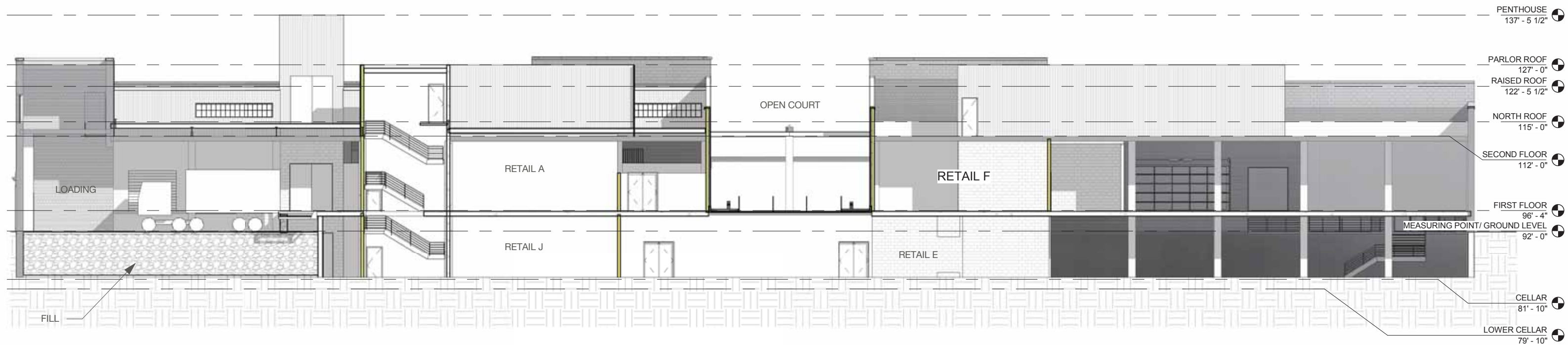
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Elevations

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SCALE: 1"=20'

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Section Through Alley
 1" = 20'-0"

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View from Northwest

January 27, 2016



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View from Southeast

January 27, 2016



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View from North

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