

HECHT WAREHOUSE REDEVELOPMENT

A HISTORIC LANDMARK AT 1401 NEW YORK AVENUE NE WASHINGTON, DC

PLANNED UNIT DEVELOPMENT MODIFICATION - 1400 BLOCK OKIE STREET

APRIL 27, 2015



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INTRODUCTION



--- CURRENT ZONING
--- PROPOSED ZONING

ZONING DATA			
SQUARE: 4037			
LOTS: 804 & 007			
DCRM, TITLE 11	APPROVED PUD	REQ'S UNDER C-3-C	PROPOSED CONDITIONS
ZONE	C-3-C COMMERCIAL; HIGH BULK	--	C-M-3 TO C-3-C
SITE AREA (SF):	119,037.9		120,823.6 (ADDITIONAL PUD SITE AREA: 1,785.7 SF)
FAR	4.7	6.5 MAX by right; 8.0 MAX for PUD	4.7 (Overall PUD)
GROSS FLOOR AREA	559,245.0		1.05 (New Building) 567,319.1 (ADDITIONAL GFA: 8,074 SF)
GAR	N/A	0.2	0.2 (Complies for the new building. See page 4.)
GROSS FLOOR AREAS		(SF)	(SF)
FLOOR 1		100,459.7	100,459.7
1400 BLOCK - FLOOR 1		0.0	5,291.0
FLOOR 2		95,884.1	95,884.1
1400 BLOCK - FLOOR 2		0.0	2,783.0
FLOOR 3		95,882.3	95,882.3
FLOOR 4		79,632.0	79,632.0
FLOOR 5		73,482.2	73,482.2
FLOOR 6		73,396.8	73,396.8
FLOOR 7		40,508.0	40,508.0
TOTAL		559,245.1	567,319.1
LOT OCCUPANCY	86%	100% permitted	89.1% (Overall PUD) 68.7% (New Building)
BUILDING HEIGHT	95.15'	90' maximum by right; 130' maximum for PUD	38'-1 1/2" (New Building)
PENTHOUSE HEIGHT	23', 22', 19.5', 15'	18.5' maximum	6' Screen Wall on new building.
REAR YARD	27'	2.5in/ft of building height with 12' minimum	12' (Complies for new building)
SIDE YARD	--	No requirement	--
COURTS	39'-6" smallest width	14.5' min width (4in/ft height), where provided	--
PARKING REQUIREMENTS			
Retail	No spaces provided on PUD Site due to 11 DCMR 2100.4 and 2120; 1,000+ parking spaces provided in neighboring parking garage.	No additional spaces req'd for PUD due to historic landmark exception 11 DCMR 2100.4 and 2120	No additional parking provided. Parking provided in neighboring parking garage.
Residential		No additional spaces req'd for PUD due to historic landmark exception 11 DCMR 2100.4 and 2120	
LOADING BERTHS			
Retail	1 @ 55' deep; 1 @ 30' deep	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	No additional loading provided. Loading provided in warehouse building.
Residential	1 @ 55' deep	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	--	--	--
LOADING PLATFORMS			
Retail	2 @ 200+ SF	No additional arequirement due to historic landmark exception 11 DCMR - 2200.5	No additional platforms provided. Loading provided in warehouse building.
Residential	1 @ 200+ SF	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	--	--	--
SERVICE/DELIVERY SPACES			
Retail	none	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	No additional delivery spaces provided.
Residential	none	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	none	--	--

HECHT WAREHOUSE INTRODUCTION

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site map & zoning data

APRIL 27, 2015

Address

1400 Block of Okie Street NE

Ward

5

Lot

4037

Square

4037

Zoning District

C-3-C

Other / BZA Order

enter sq ft of lot

7,703

multiply by

SCORE

Lot size (enter this value first) *

0.200

Landscape Elements

Square Ft.

Factor

Total

A

Landscaped areas (select one of the following for each area)

enter sq ft

0

0.3

-

1

Landscaped areas with a soil depth of less than 24"

enter sq ft

720

0.6

432.0

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

0

0.4

-

3

Bioretention facilities

B

Plantings (credit for plants in landscaped areas from Section A)

enter sq ft

0

0.2

-

1

Groundcovers, or other plants less than 2' tall at maturity

enter number of plants

0

0

0.3

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of trees

0

0

0.5

-

3

Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

0

0

0.6

-

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

5

Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.8

-

8

Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter sq ft

0

0.6

-

9

Vegetated wall, plantings on a vertical surface

C

Vegetated or "green" roofs

enter sq ft

0

0.6

-

1

Over at least 2" and less than 8" of growth medium

enter sq ft

762

0.8

609.6

2

Over at least 8" of growth medium

D

Permeable Paving***

enter sq ft

0

0.4

-

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

1,000

0.5

500.0

2

Permeable paving over at least 24" of soil or gravel

E

Other

enter sq ft

0

0.4

-

1

Enhanced tree growth systems***

enter sq ft

0

0.5

-

2

Renewable energy generation

enter sq ft

0

0.2

-

3

Approved water features

sub-total of sq ft =

2,482

H

Bonuses

enter sq ft

0

0.1

-

1

Native plant species

enter sq ft

0

0.1

-

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

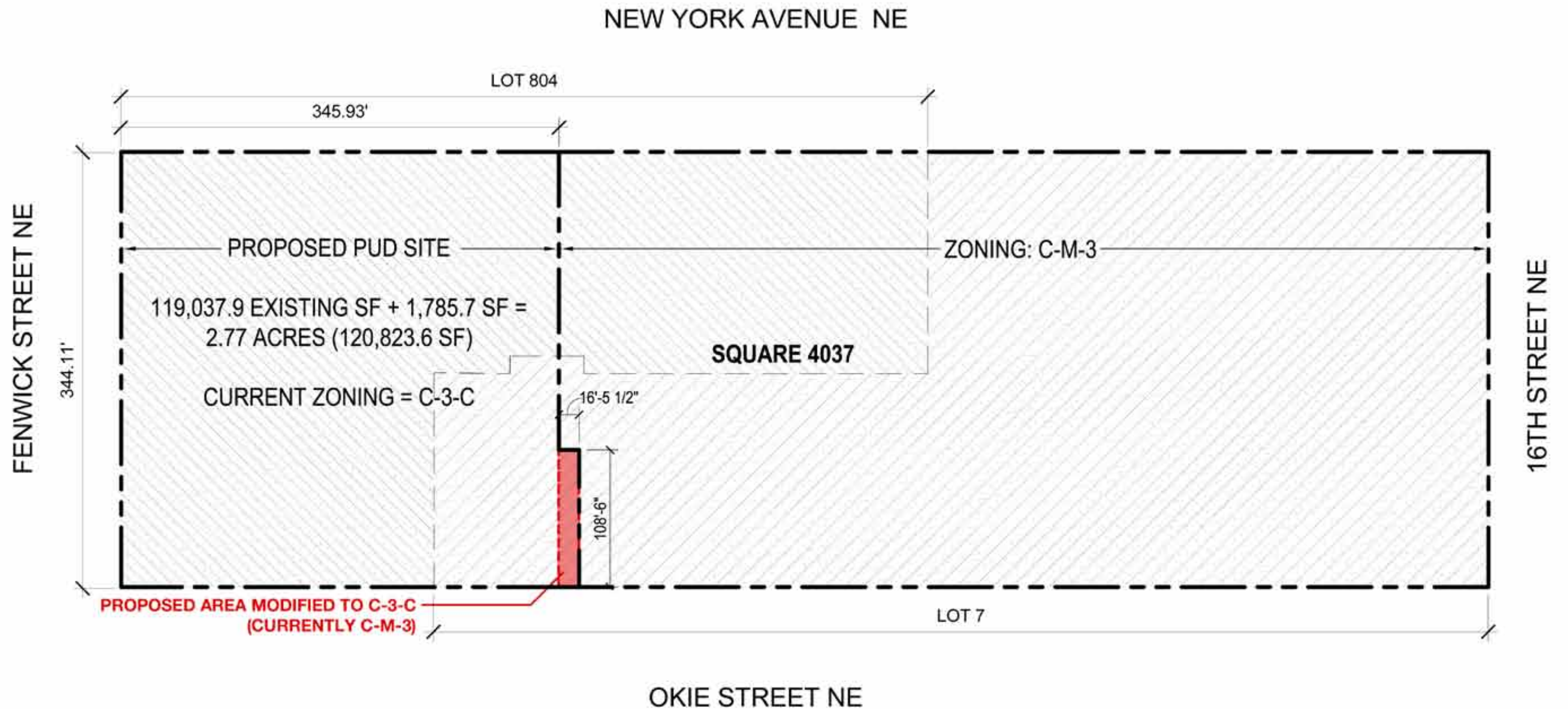
Green Area Ratio numerator is

1,542

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth

500

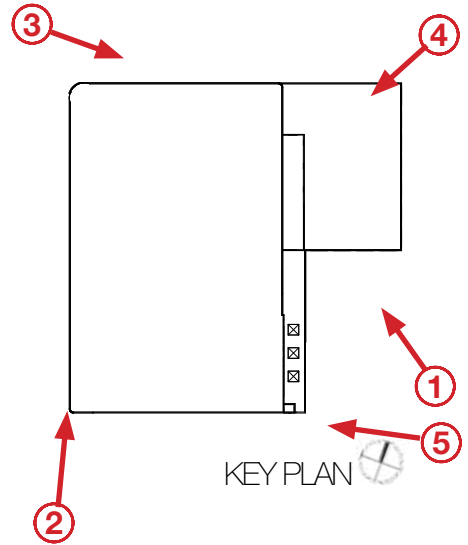


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PUD site
APRIL 27, 2015



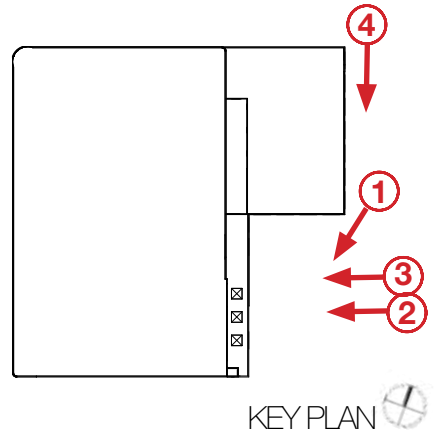




②



①



④



③

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current-day photographs - hecht avenue facades

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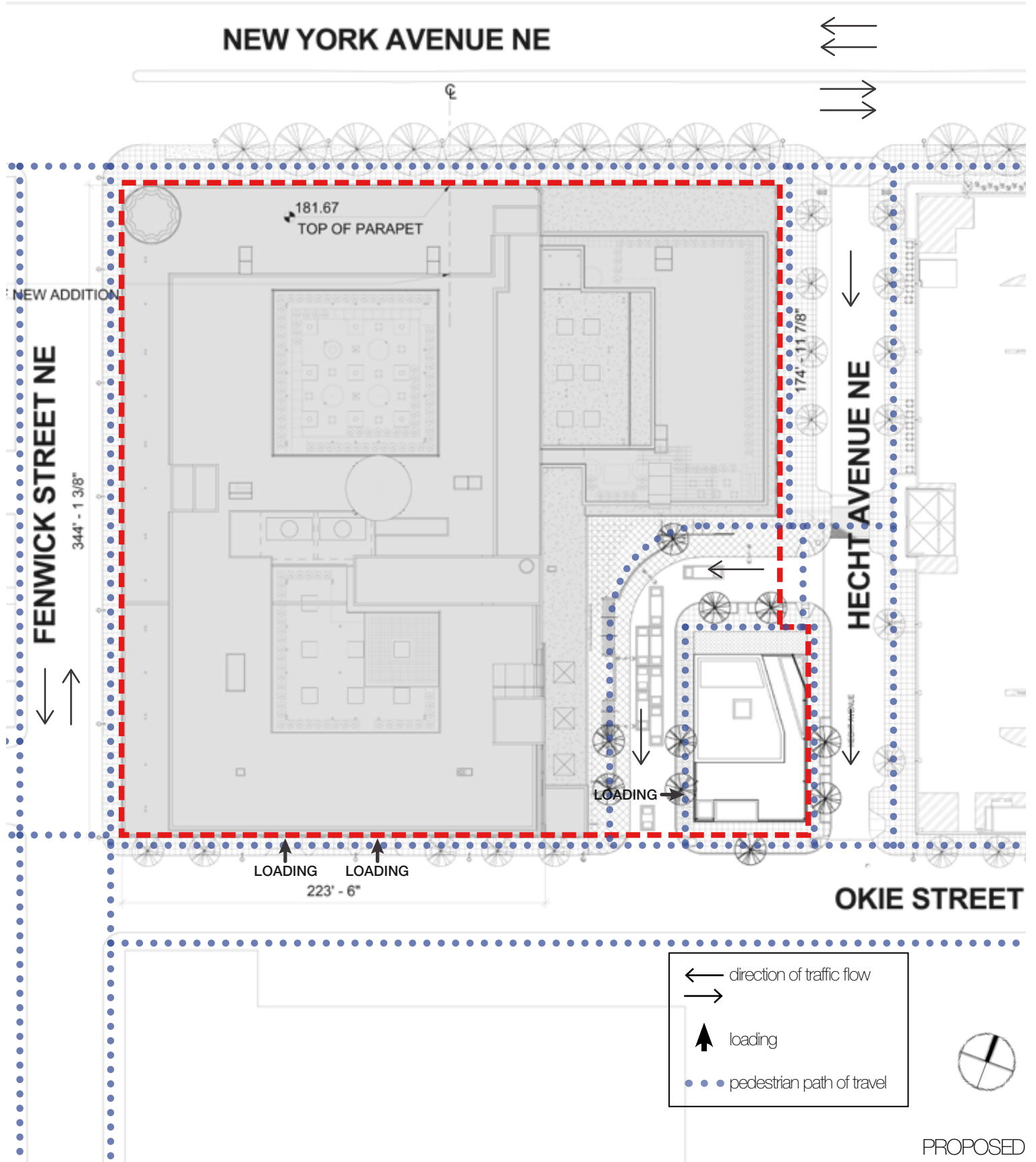
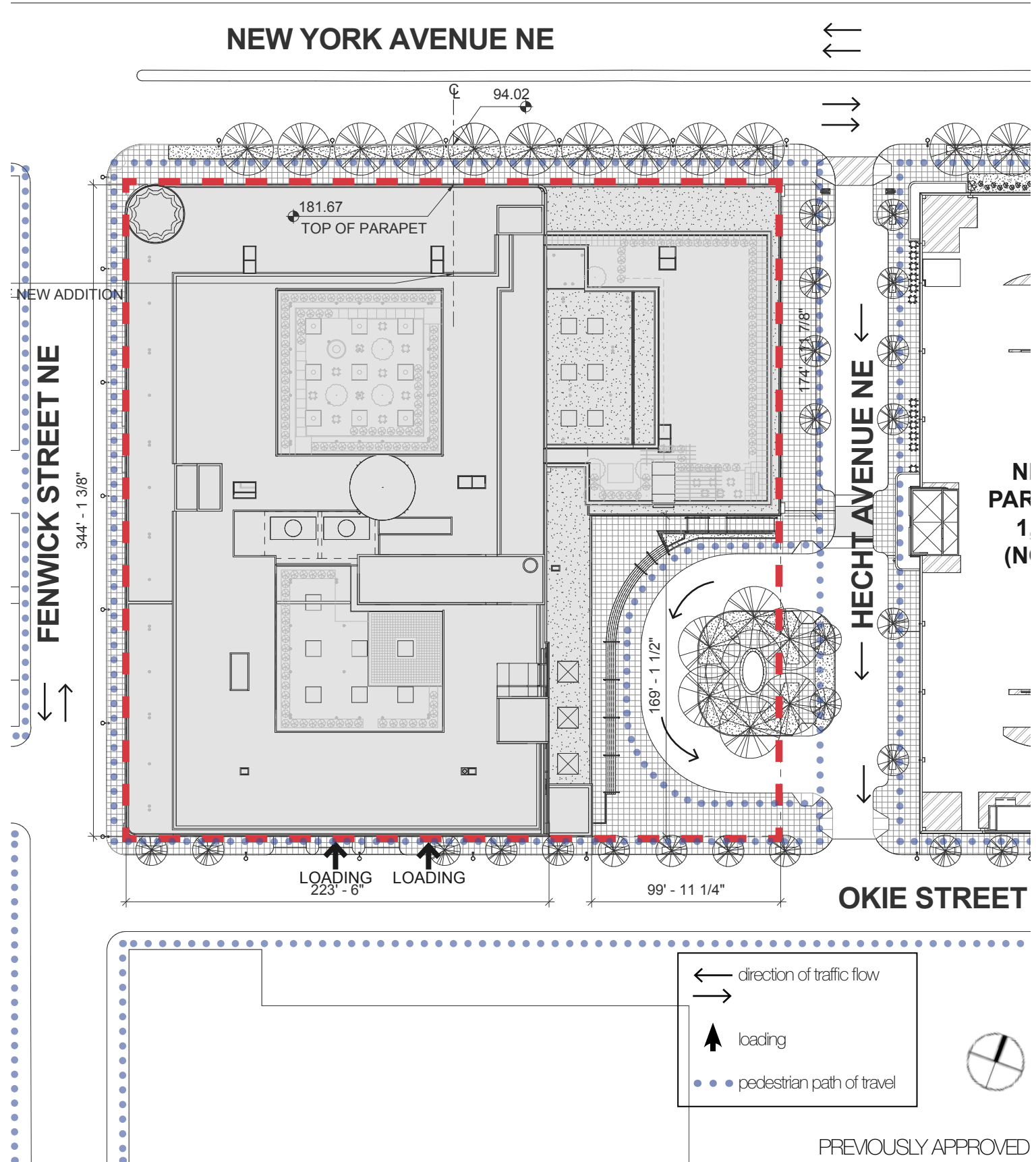
ARCHITECTURE



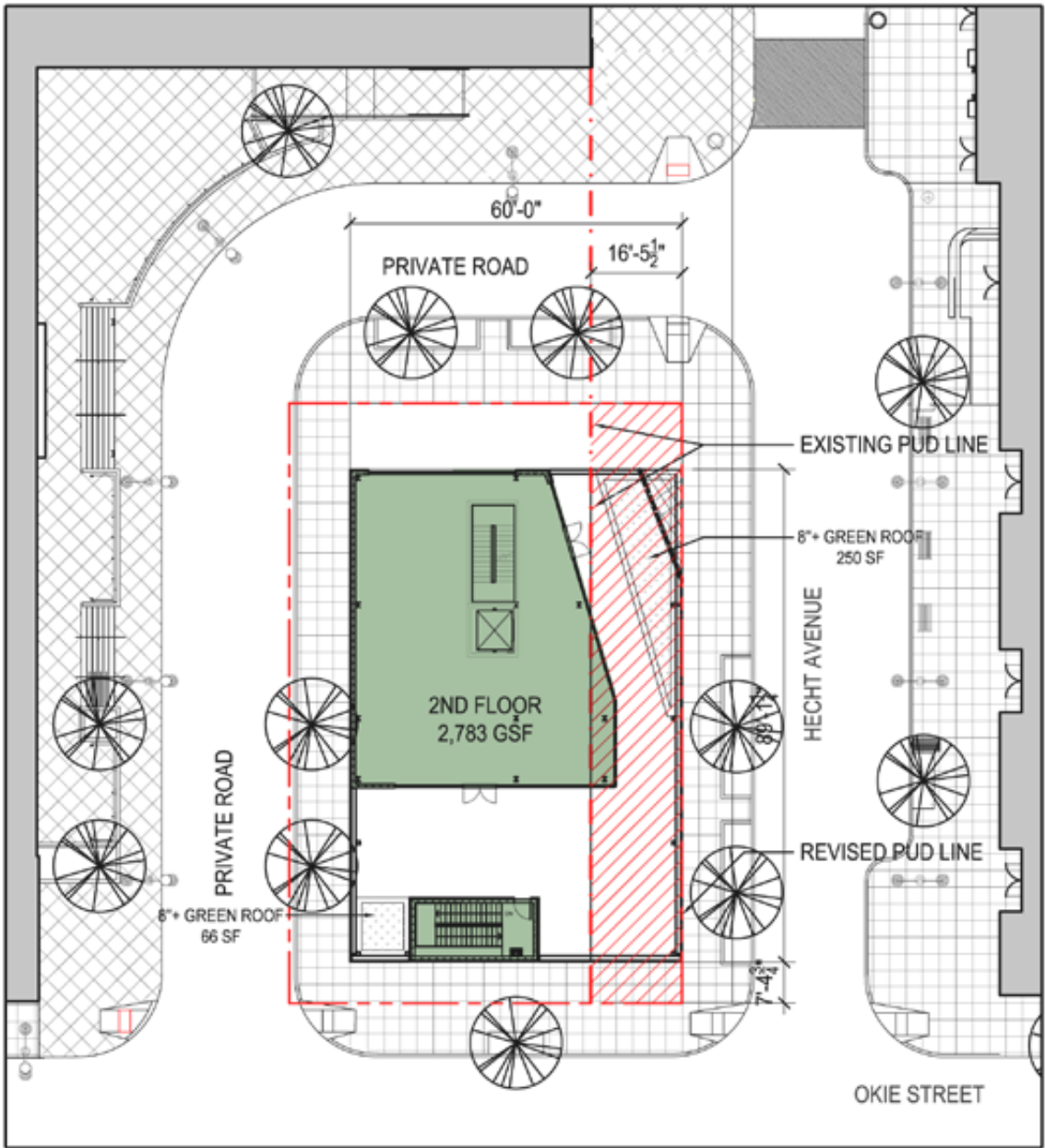




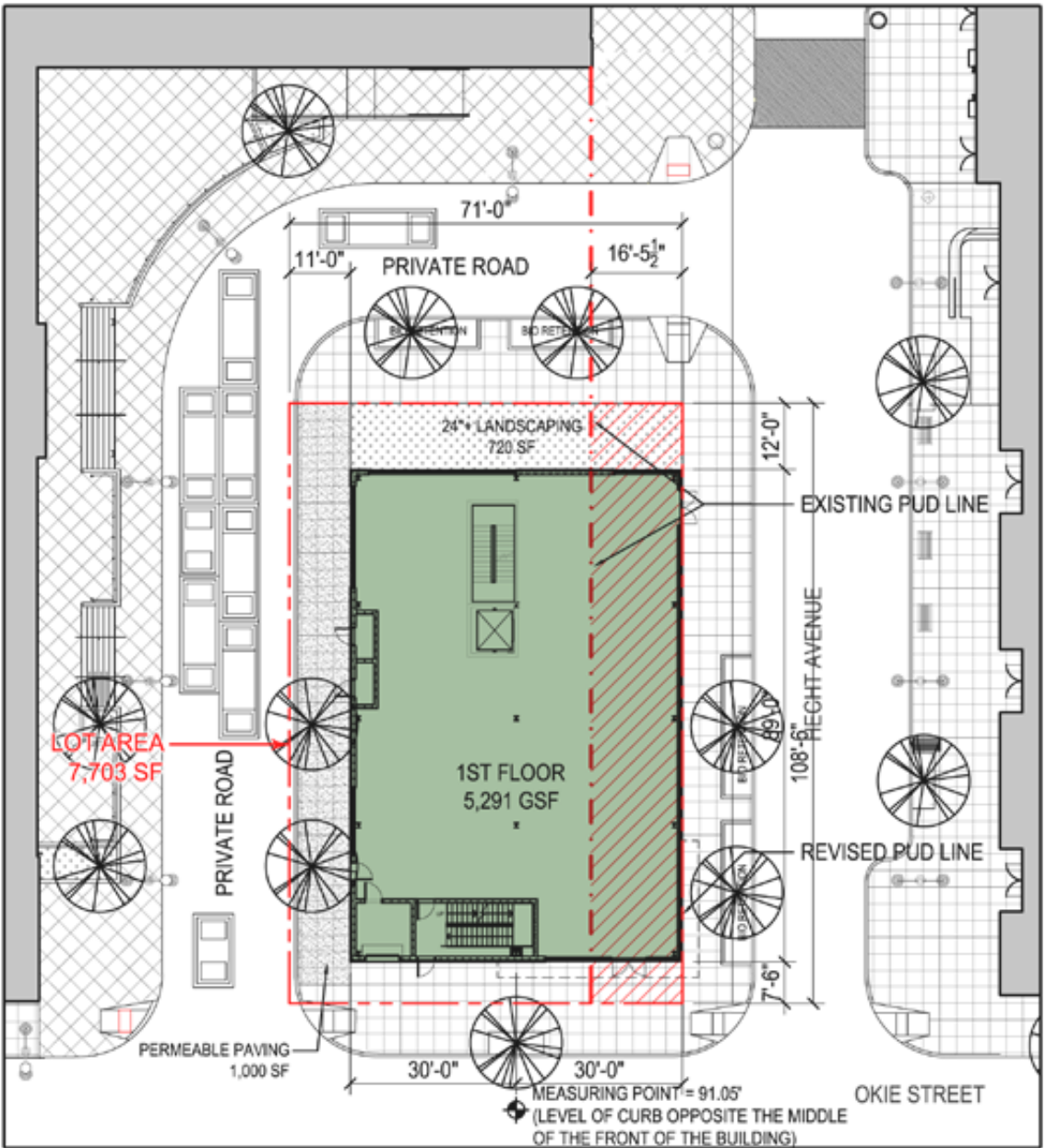




AREA SCHEDULE - (GROSS FLOOR AREA)	
AREA	LEVEL
5,291 GSF	1ST FLOOR
2,783 GSF	2ND FLOOR
8,074 GSF	TOTAL

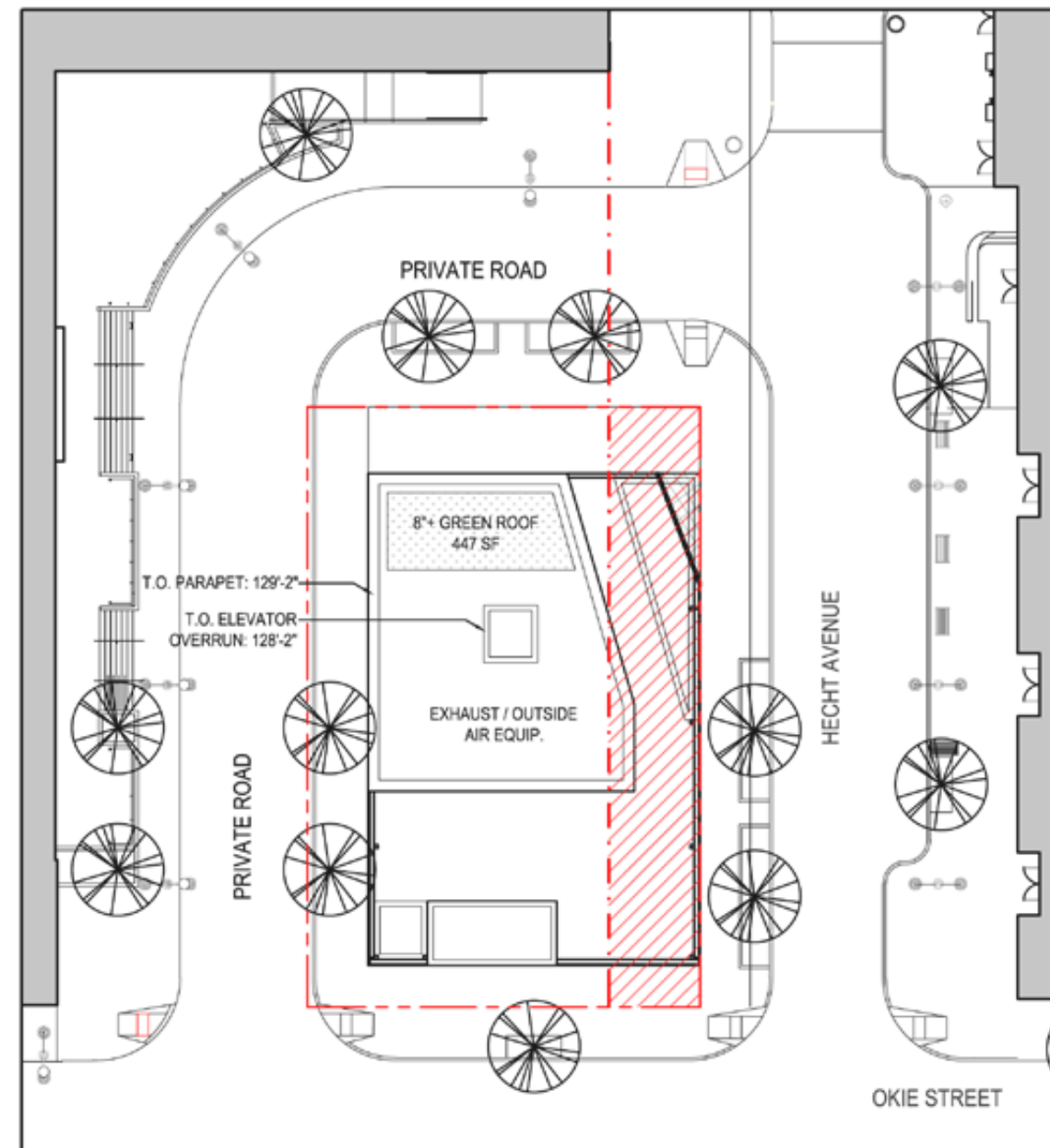


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TO BE REZONED FROM CM3 TO C3C AND ADDED TO THE PUD SITE: 1,785.7 SF.



 AREA TO BE REZONED FROM CM3 TO C3C
AND ADDED TO THE PUD SITE: 1,785.7 SF.

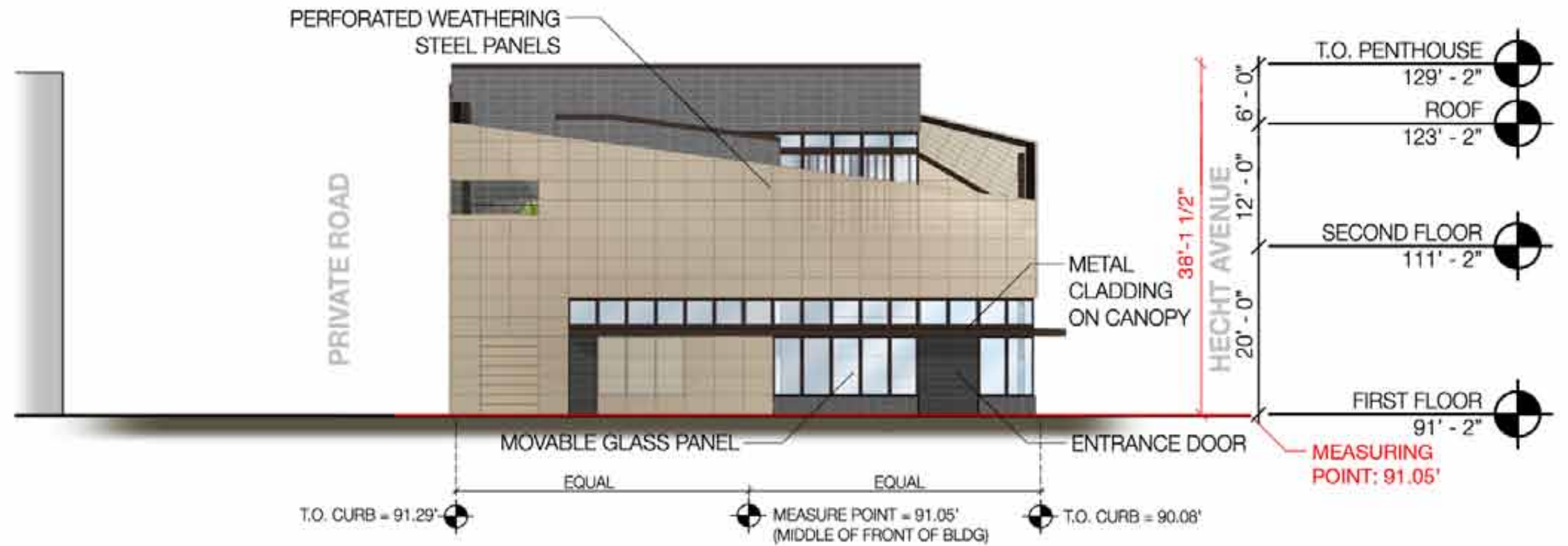




NORTH ELEVATION



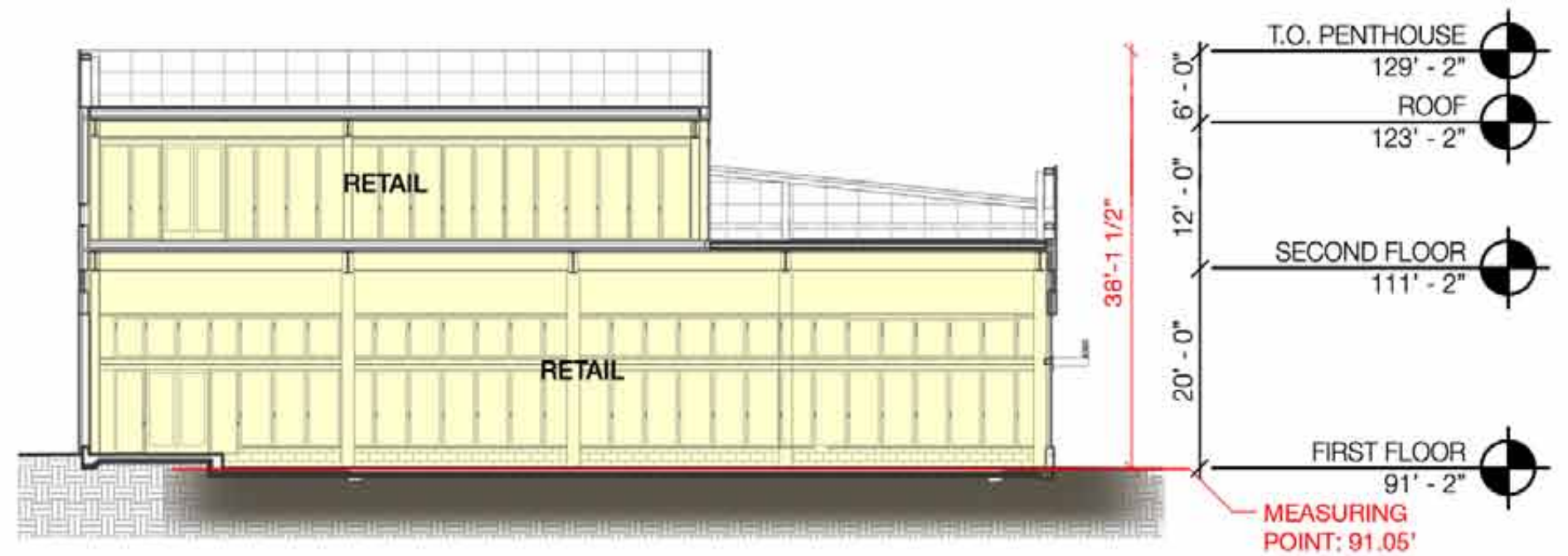
WEST ELEVATION



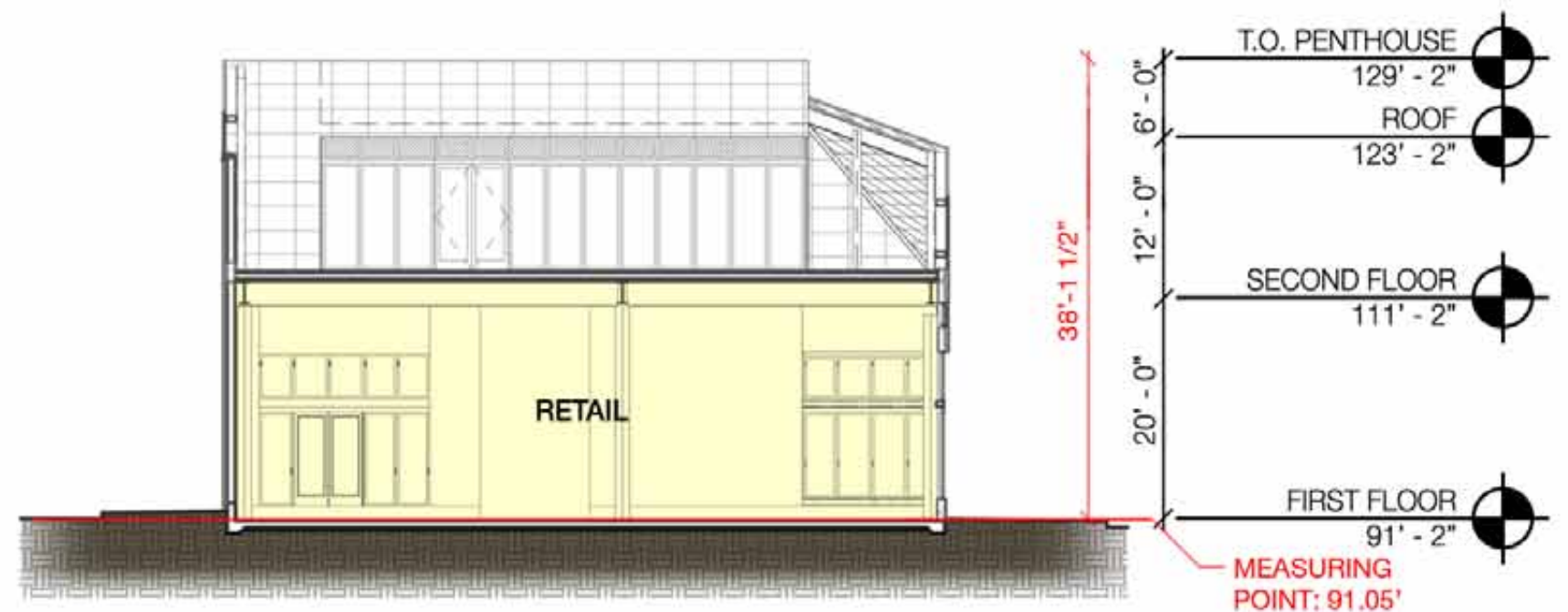
SOUTH ELEVATION



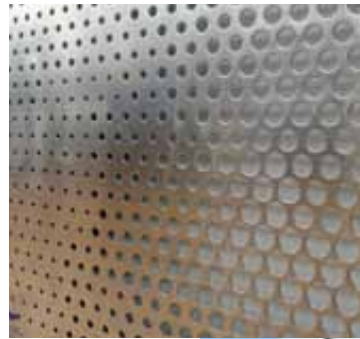
EAST ELEVATION



NORTH - SOUTH SECTION



EAST - WEST SECTION



PERFORATED METAL PANEL



ALUMINUM COMPOSITE PANEL
CLASSIC BRONZE



METAL PANEL, CHAMPAGNE



CONCRETE MASONRY UNITS,
GROUND FACE FINISH

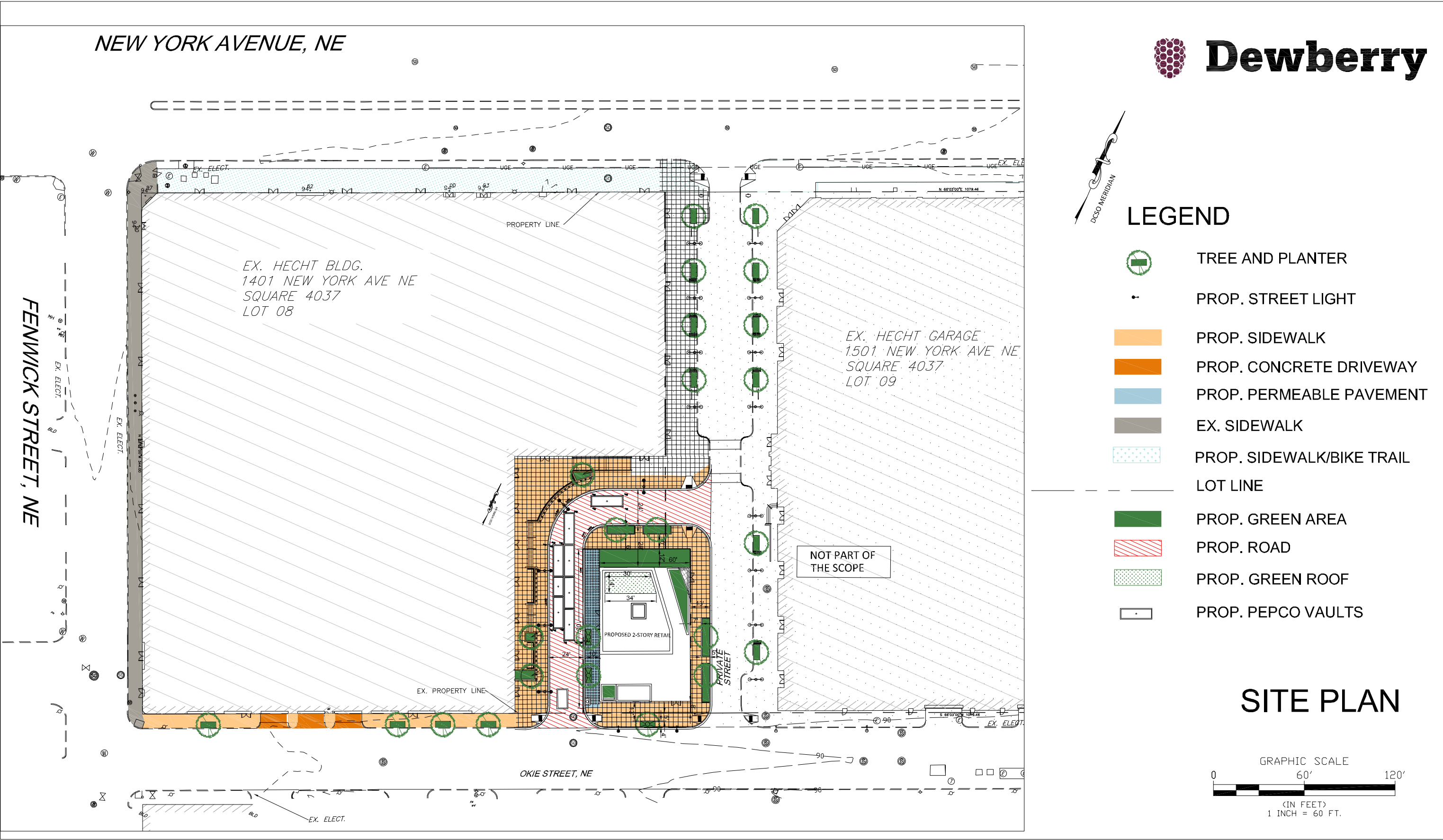


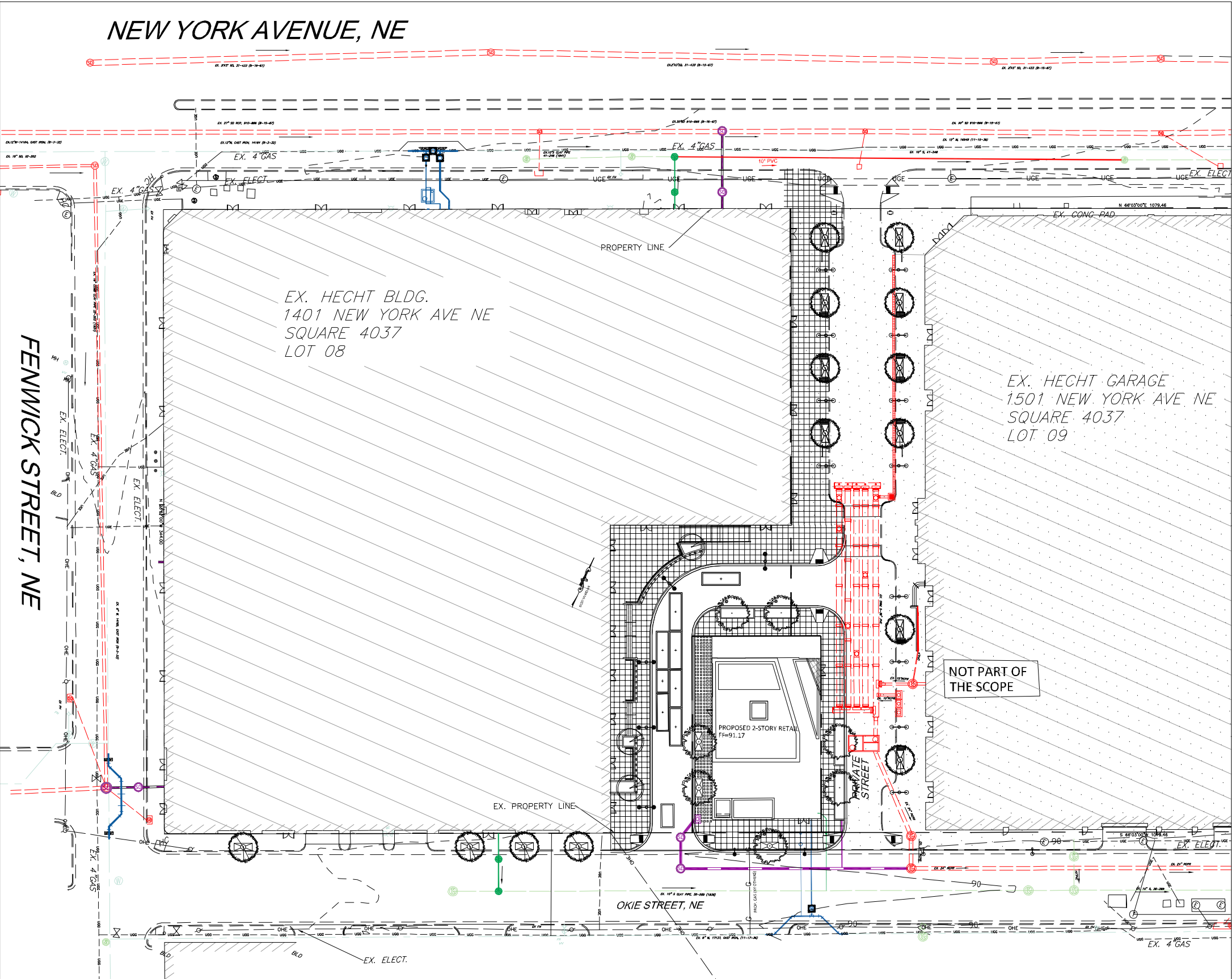
GROUND FACE FINISH



OPERABLE GLASS PARTITION

CIVIL

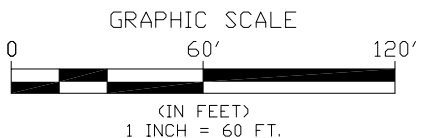




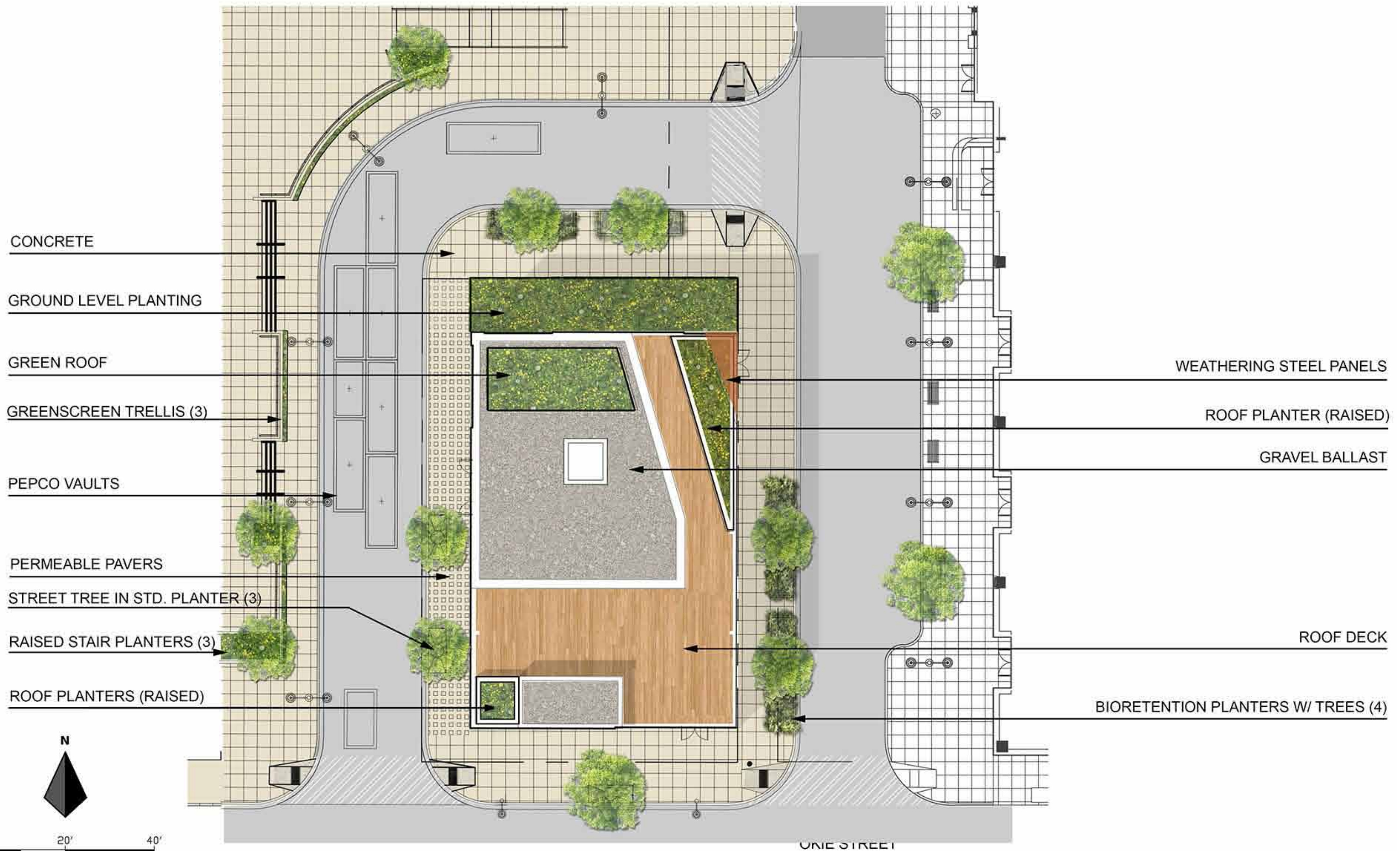
LEGEND

- EX. WATER MAIN
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER MAIN
- PROP. WATER PIPE
- PROP. SANITARY SEWER PIPE
- PROP. STORM SEWER PIPE
- LOT LINE

UTILITY PLAN



LANDSCAPE



HECHT WAREHOUSE LANDSCAPE

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landscape & paving plan

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