



PAPPAS TOMATO FACTORY - PROPOSED

BZA REVISION

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

Antunovich Associates
2200 Clarendon Blvd, Suite 1150
Arlington, VA 22201
703.224.1126

September 13, 2016
Board of Zoning Adjustment
District of Columbia
CASE NO.19200A
EXHIBIT NO.6

DRAWING INDEX

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PAPPAS TOMATO FACTORY - PROPOSED

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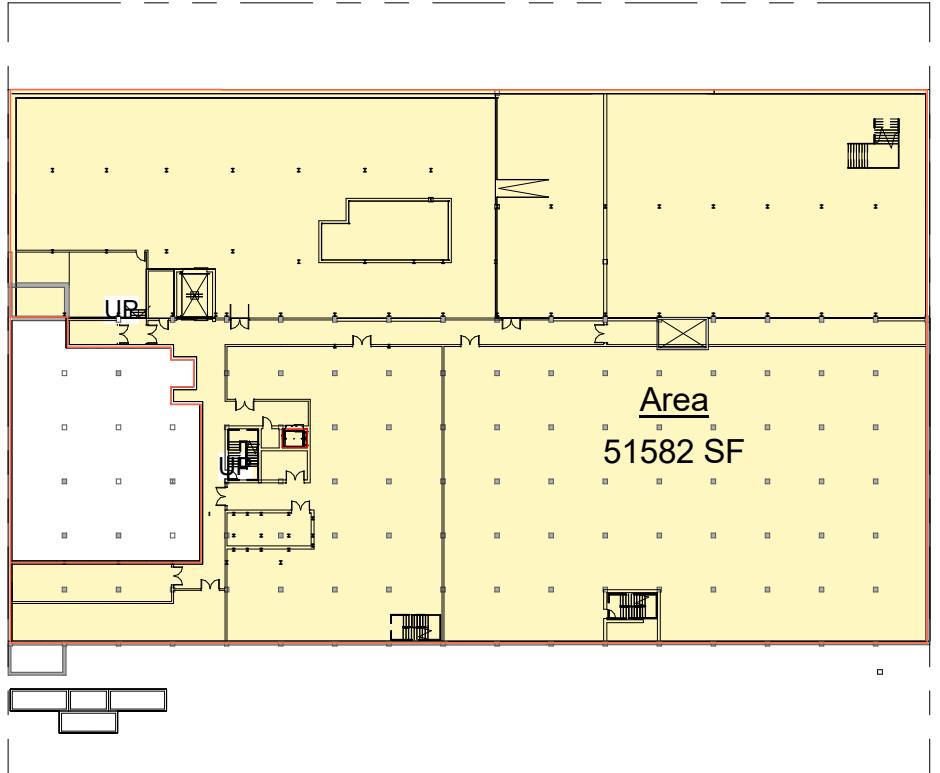
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ITEM	APPROVED UNDER C-M-1 (BZA CASE 19200)				REQUIRED/PERMITTED PDR-1 (ZR16)				PROPOSED UNDER PDR-1				
	CELLAR	FIRST FLOOR	SECOND FLOOR						CELLAR FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
SITE AREA - SF													
TOTAL GROSS FLOOR AREA (GFA) - SF	78,950	55,857 SF TOTAL (42,599 SF RETAIL 13,258 SF MANUFACTURE)	52,261 SF RETAIL	2,260 SF RETAIL					51,582 (38,324 SF RETAIL 13,258 SF MANUFACTURE)	57,011 RETAIL	8,022 OFFICE	8,211 OFFICE	
TOTAL AREA - SF	110,378												
TOTAL FLOOR AREA RATIO (FAR)	0.69				2.0 FAR Restricted Uses 3.5 FAR max (Sub. J, Sec. 202.1)								
BUILDING HEIGHT	35 FEET				50 FEET (Sub. J, Sec. 203.1)								
LOT OCCUPANCY	66%												
REAR YARD DEPTH	REQUIRED	(2.5" PER FOOT OF HEIGHT = 2.5" X 38'-4" / 12 = 7.9 FEET MINIMUM DEPTH PER DC ZONING - 12 FEET			2.5 inches per 1 ft. of vertical height (12' min) Sub. J, Sec. 205.2 = (2.5" PER FOOT OF HEIGHT = 2.5" X 40'-0" / 12 = 8.33 FEET MINIMUM DEPTH PER DC ZONING = 12 FEET								
G.A.R.	APPROVED	34'-3"			0.3 UNLESS EXEMPT								
SIDE YARD	EXEMPT	APPROVED GAR EXEMPTION FROM THE OFFICE OF TAX & REVENUE			NONE REQUIRED. Sub. J, Sec. 206.1								
FRONT YARD	N.A.				NONE								
PARKING	REQUIRED	RETAIL USE: 314 SPACES (97,120 SF GFA PROPOSED RETAIL USE) MANUFACTURE USE: 13 SPACES (13,258 SF GFA PROPOSED MANUFACTURE USE)		327 TOTAL SPACES REQUIRED - 104 PARKING CREDIT = 223 TOTAL PARKING REQUIRED	RETAIL: 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF OFFICE: 0.5 PER 1,000 SF IN EXCESS OF 3,000 SF				RETAIL USE: $\{(95,335) - (2,580)\} / (1,000)\} \cdot 1.33$ = 123 SPACES OFFICE USE: $\{(16,233) - (420)\} / (1,000)\} \cdot 1.33$ = 21 SPACES	144 TOTAL SPACES REQUIRED - 101 PARKING CREDIT = 43 TOTAL PARKING REQUIRED			
LOADING	APPROVED	NONE - APPROVED PARKING RELIEF PER 223 SPACES											
	REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	
		2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 FEET DEEP		2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 SF					
		1 @ 55 FEET DEEP	1 @ 200 SF										
	APPROVED	2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 FEET DEEP									
		1 @ 55 FEET DEEP	1 @ 200 SF										
COURTS	OPEN COURT REQUIRED WIDTH	(2.5" PER FOOT OF HEIGHT) 2.5" X 32'-4"/12 = 6.7 FEET MINIMUM WIDTH PER DC ZONING - 6 FEET			MINIMUM WIDTH OPEN COURT: 2.5 inches per 1 ft. of height (6 ft min.) = 8.33 FEET Sub. J, Section 209.1				OPEN COURT REQUIRED WIDTH	(2.5" PER FOOT OF HEIGHT) 2.5" X 29'-9"/12 = 6.198 FEET			
	APPROVED (1) OPEN COURT WIDTH	33'-6"							PROPOSED (1) OPEN COURT WIDTH	33'-6"			
PENTHOUSES	APPROVED	ROOF STRUCTURE	HEIGHT ABOVE ROOF	SETBACK	MAX PERMITTED HEIGHT (840.3)	MAXIMUM HEIGHT: 12 ft. except 15 ft. per penthouse mechanical space STORIES: 1; Second Story for Penthouse Mechanical space (Sub. J, Sec. 203.6) NUMBER: 1; Enclosure, except separate enclosure for egress stair (Sub. C, Sec. 1500.6); when roof levels vary by one floor or more; or when separate elevator cores are required (Sub. C, Sec. 1500.7)				PROPOSED	ROOF STRUCTURE	HEIGHT ABOVE ROOF	SETBACK
		ELEVATOR #1	15'-0"	60'-10"	15'-0"					ELEVATOR PENTHOUSE #1	9'-4"	53'-7"	
		STAIR # 2 & MECH. EQUIP.	15'-0"	16'-0"						STAIR & ELEVATOR PENTHOUSE #2	10'-3"	45'-7"	
		STAIR # 3, ELEV.#2 & MECH.EQUIP	15'-0"	18'-6" & 40'-0"						UNCOVERED MECH. EQUIP. WEST ROOF	9'-6"	19'-6"	
		STAIR # 4	10'-0"	11'-10"						STAIR & ELEVATOR PENTHOUSE #3	9'-2"	18'-7" & 40'-0"	
										UNCOVERED MECH. EQUIP. EAST ROOF	7'-9"	54'-0"	
										STAIR PENTHOUSE #4	9'-2"	11'-9"	

PAPPAS TOMATO FACTORY - PROPOSED

Zoning Data Summary

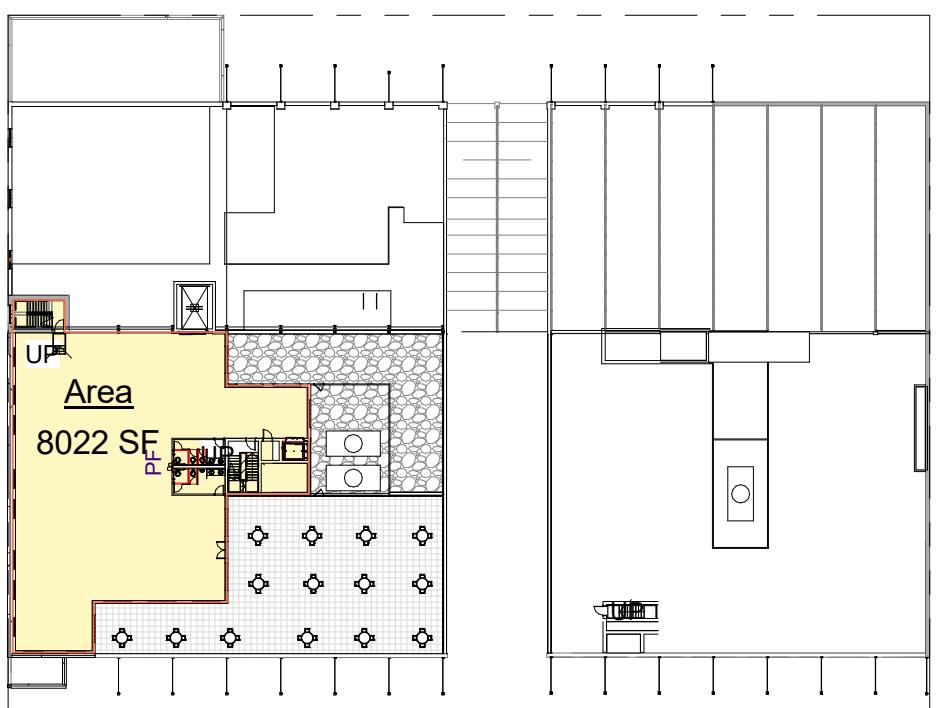
TOTAL SF: 51,582 SF



AREA PLAN - CELLAR

1/64" = 1'-0"

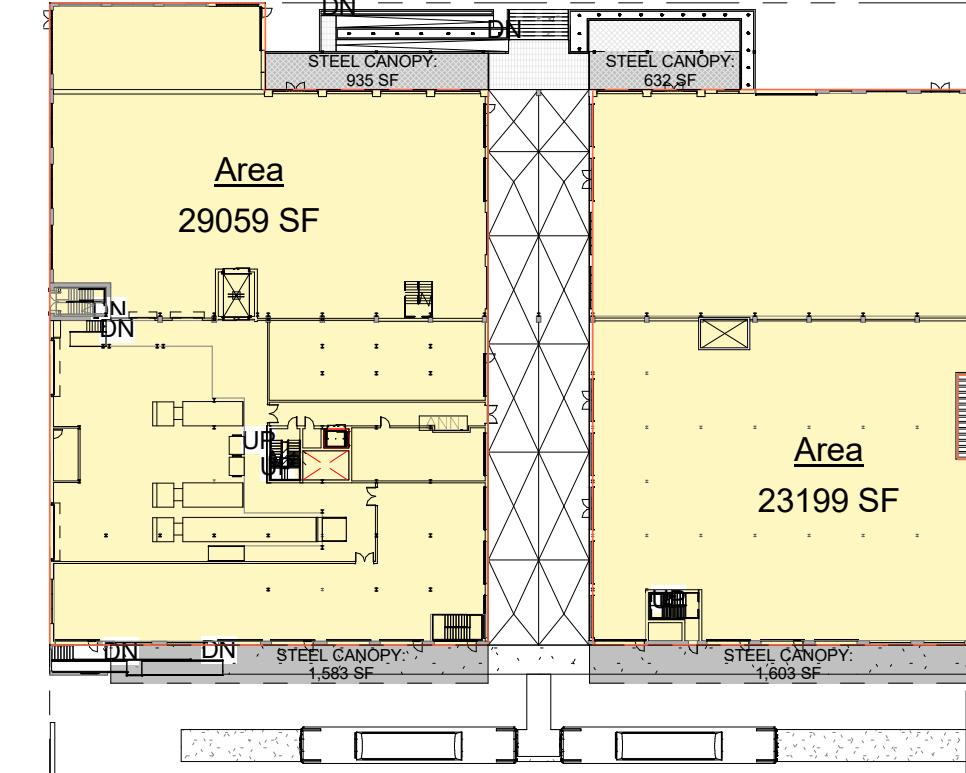
TOTAL SF: 8,022 SF



AREA PLAN - SECOND FLOOR

1/64" = 1'-0"

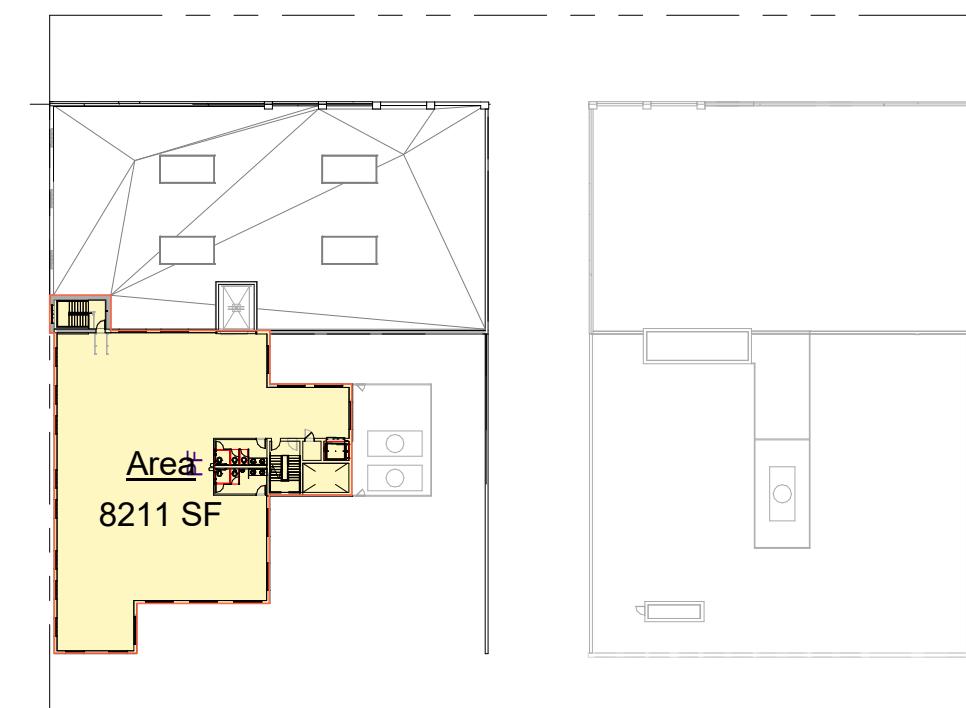
TOTAL SF: 57,011 SF



AREA PLAN - FIRST FLOOR

1/64" = 1'-0"

TOTAL SF: 8,211 SF



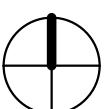
AREA PLAN - THIRD FLOOR

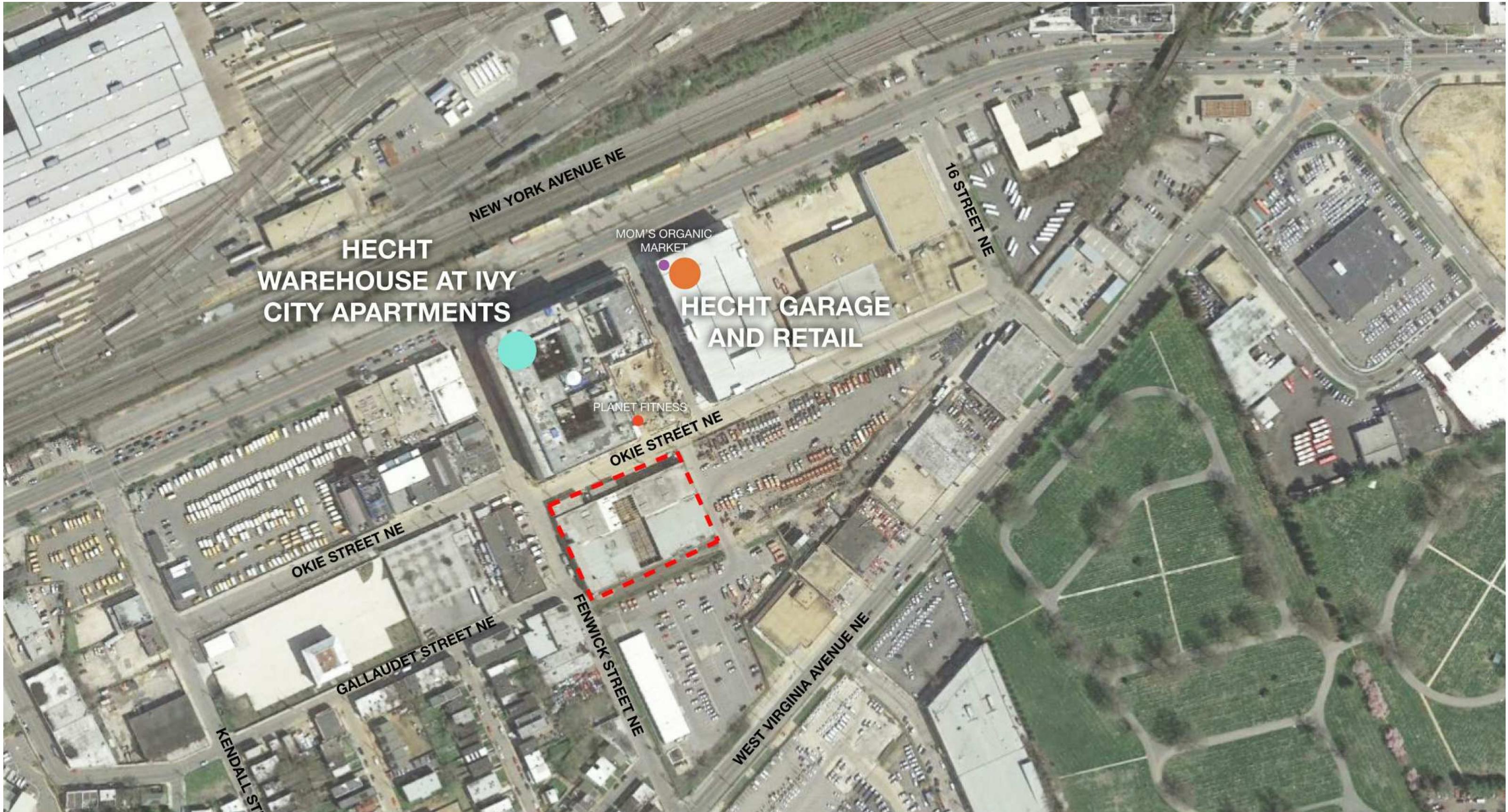
1/64" = 1'-0"

NOTE:

RETAIL TENANT SPACES ARE SUBJECT TO CHANGE PER TENANT NEEDS

PAPPAS TOMATO FACTORY - PROPOSED





PAPPAS TOMATO FACTORY - PROPOSED





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



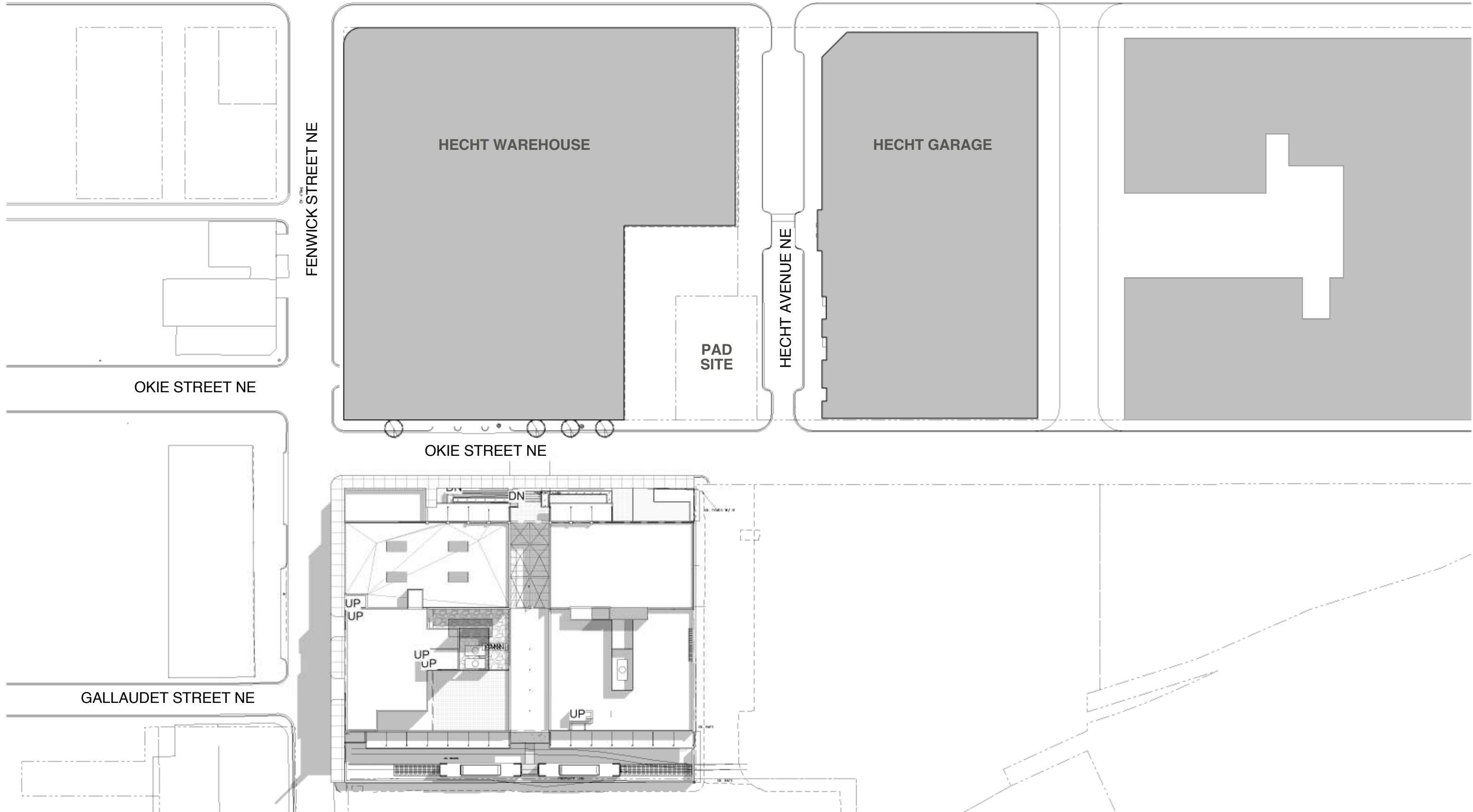
REAR VIEW LOOKING NORTH ALONG FENWICK STREET NE



REAR VIEW OF BUILDING LOOKING WEST

PAPPAS TOMATO FACTORY - PROPOSED

NEW YORK AVENUE NE

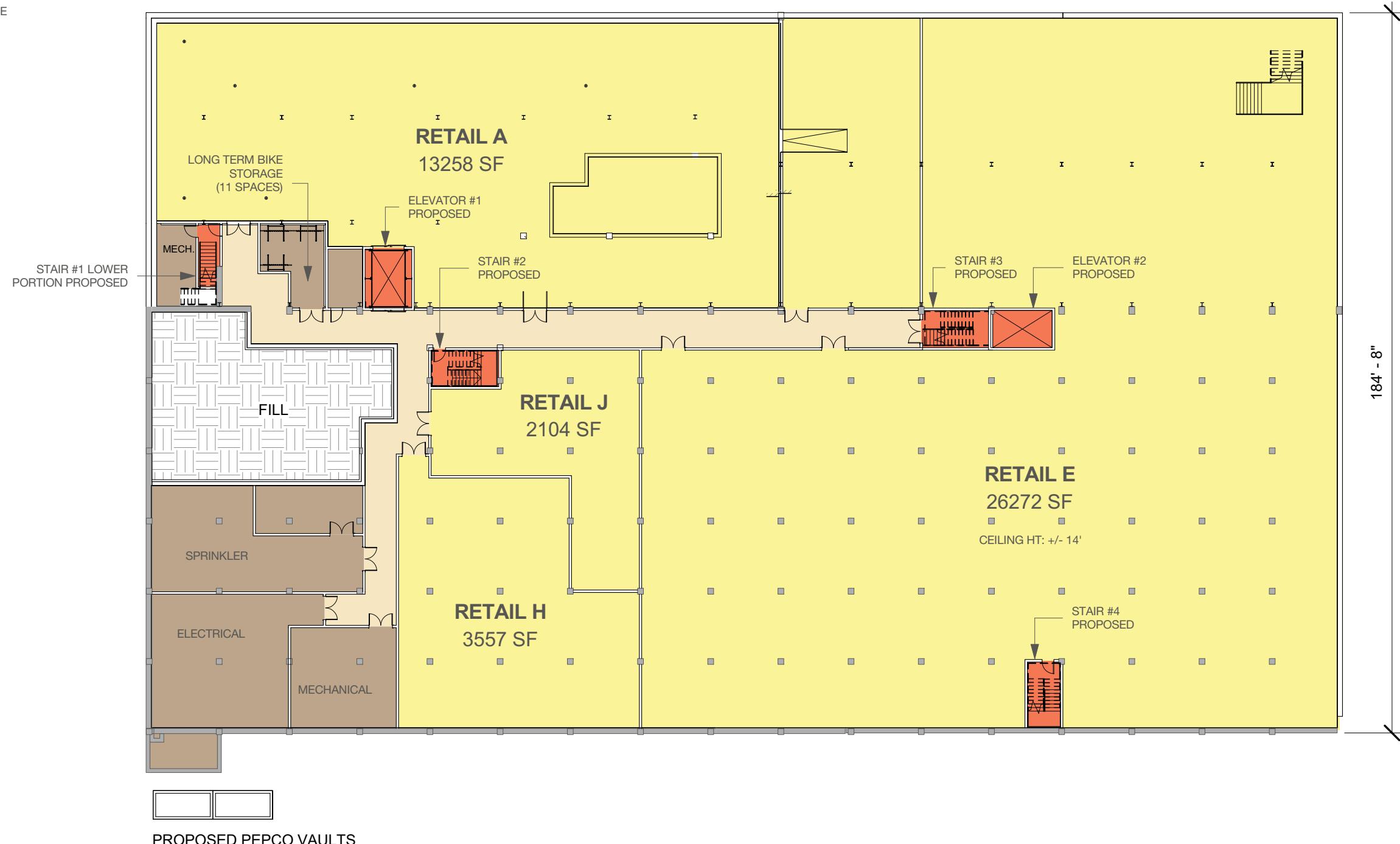


PAPPAS TOMATO FACTORY - PROPOSED

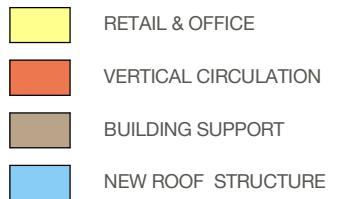


TOTAL SF: 55,857 SF

NOTE:
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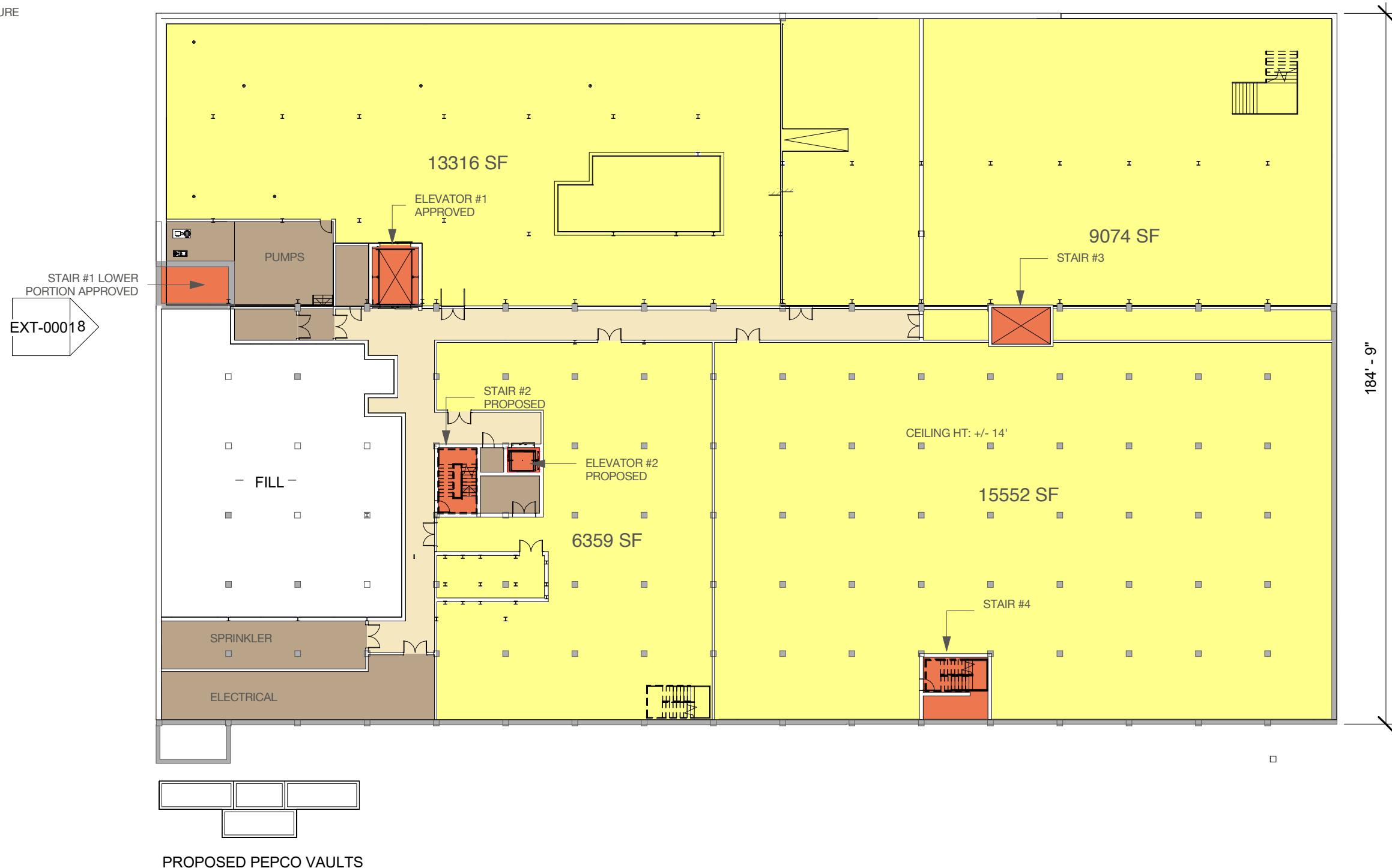


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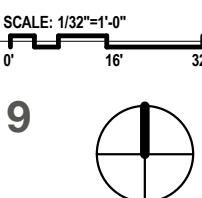


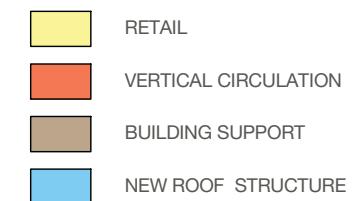
TOTAL SF: 51,582 SF

NOTE:
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TENANT NEEDS



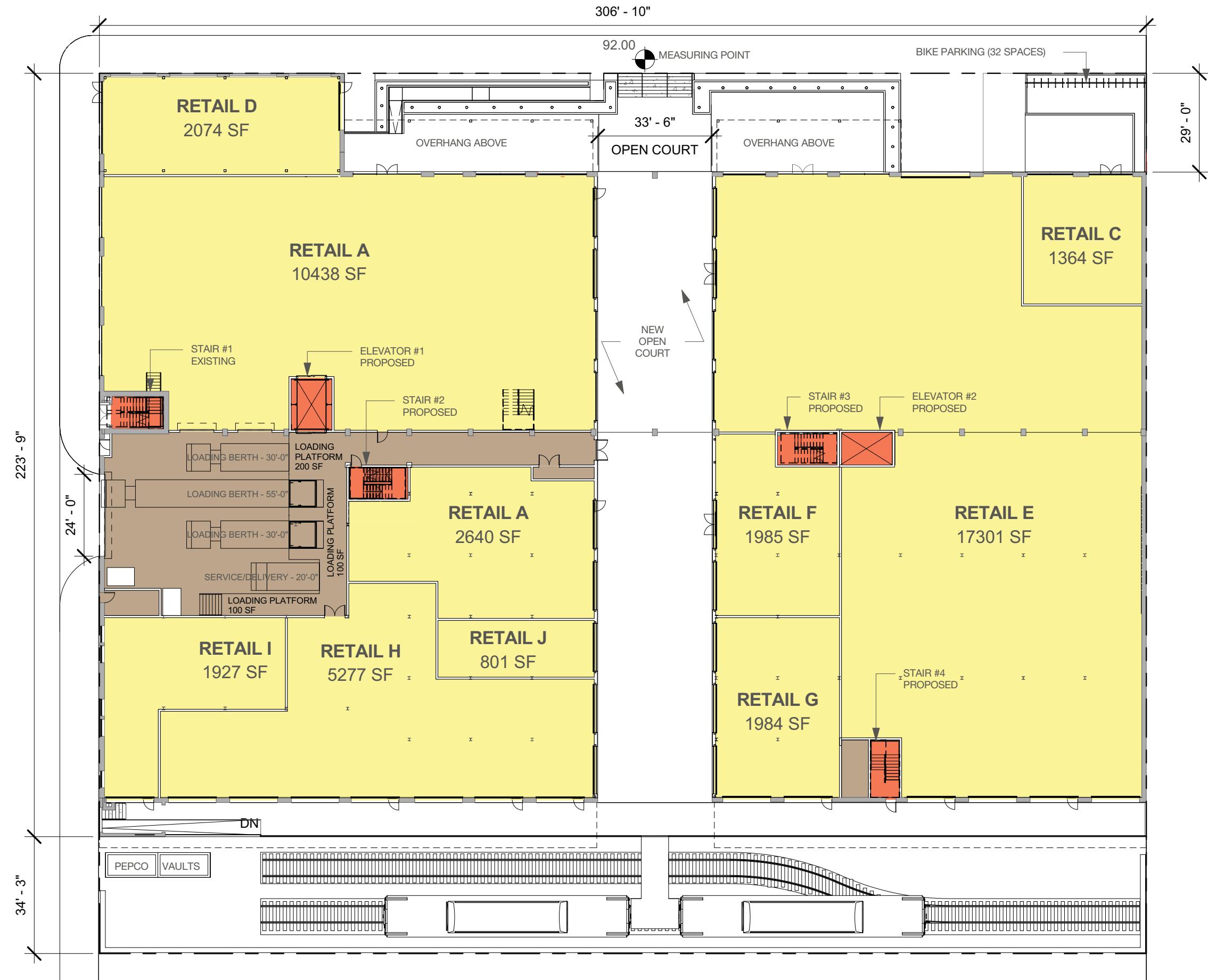
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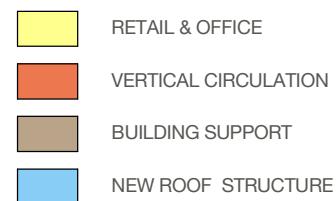


NOTE:
RETAIL TENANT SPACES ARE
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TOTAL SF: 52,261 SF

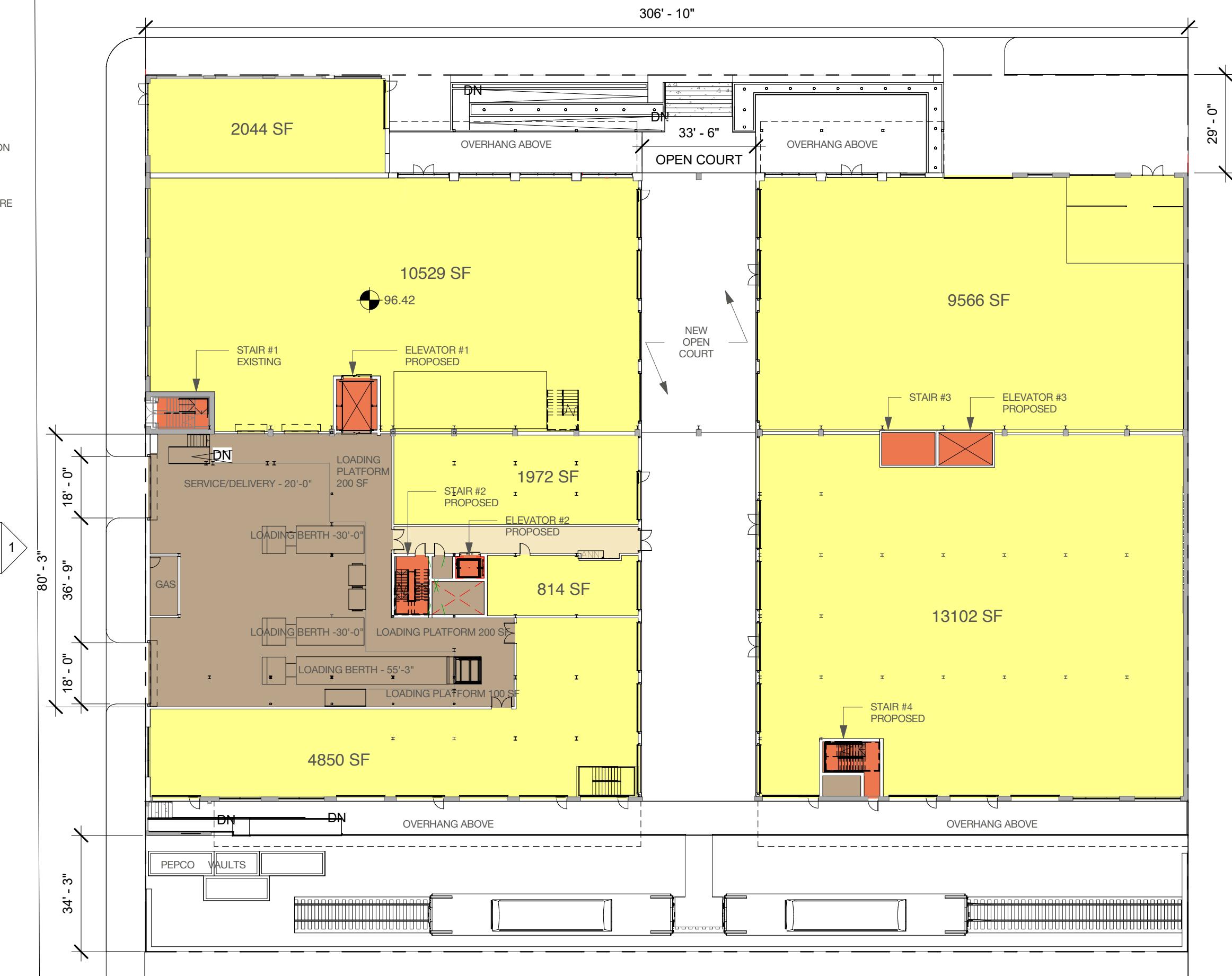


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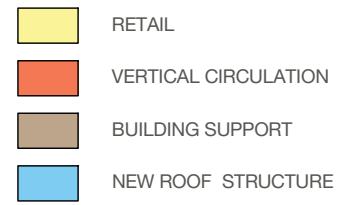


NOTE:
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TOTAL SF: 57,011 SF

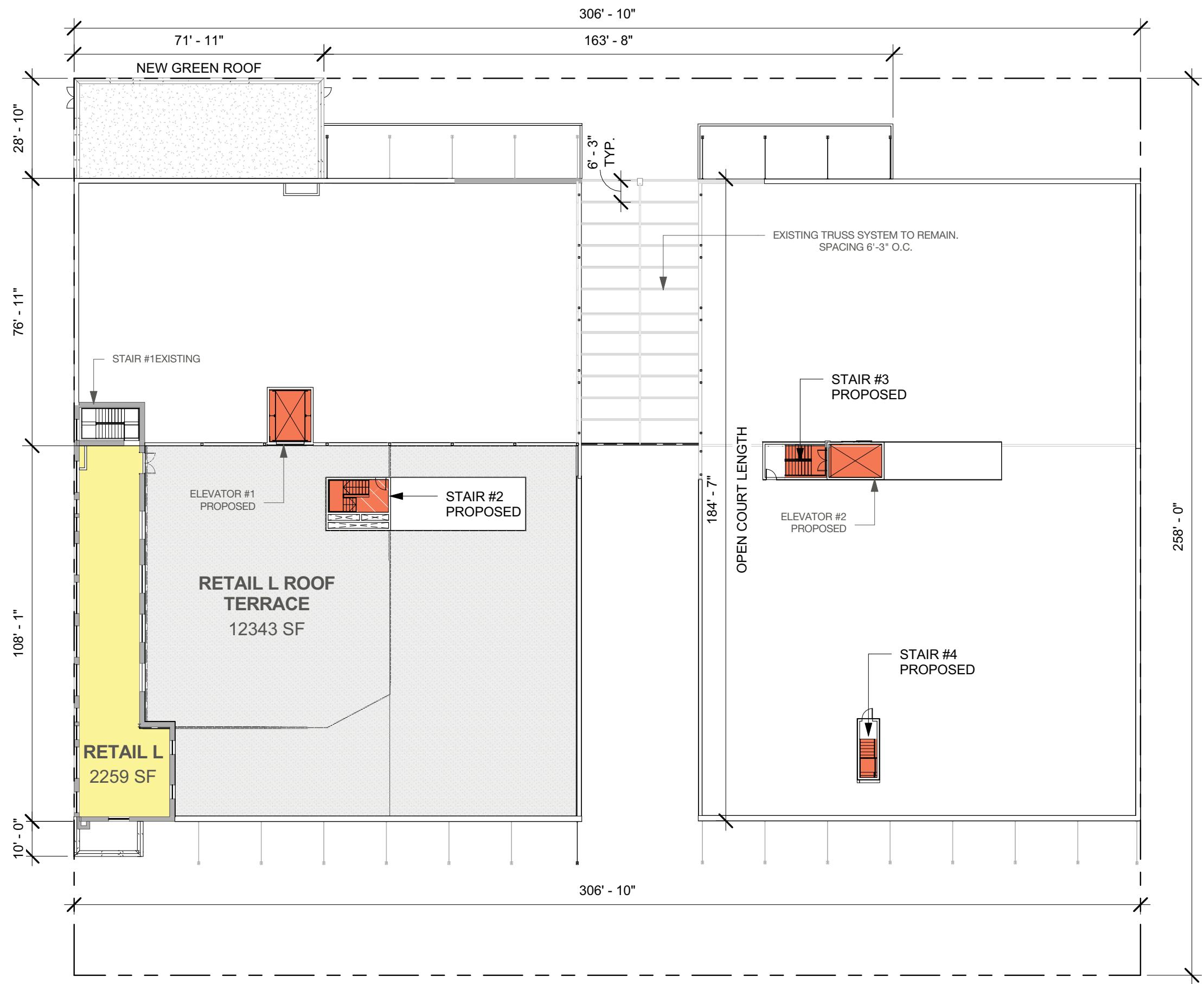


PAPPAS TOMATO FACTORY - PROPOSED

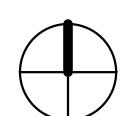


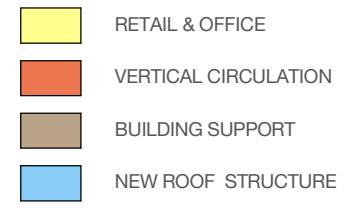
TOTAL SF: 13,525 SF

NOTE:
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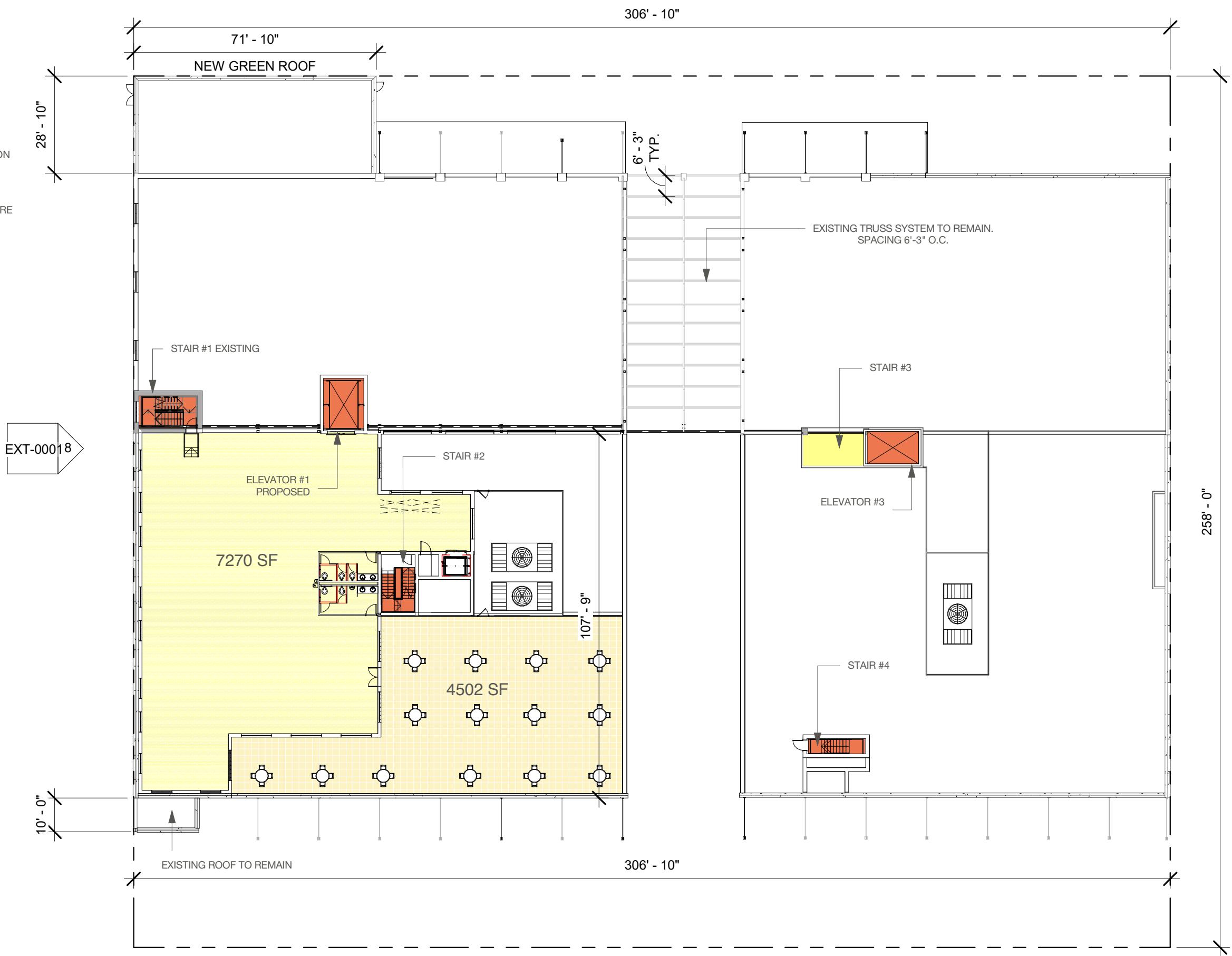
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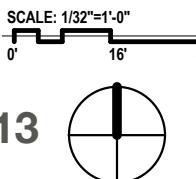


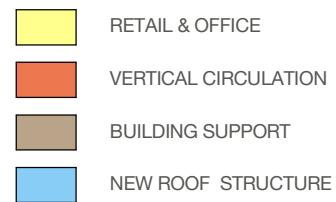
TOTAL SF: 8,022 SF

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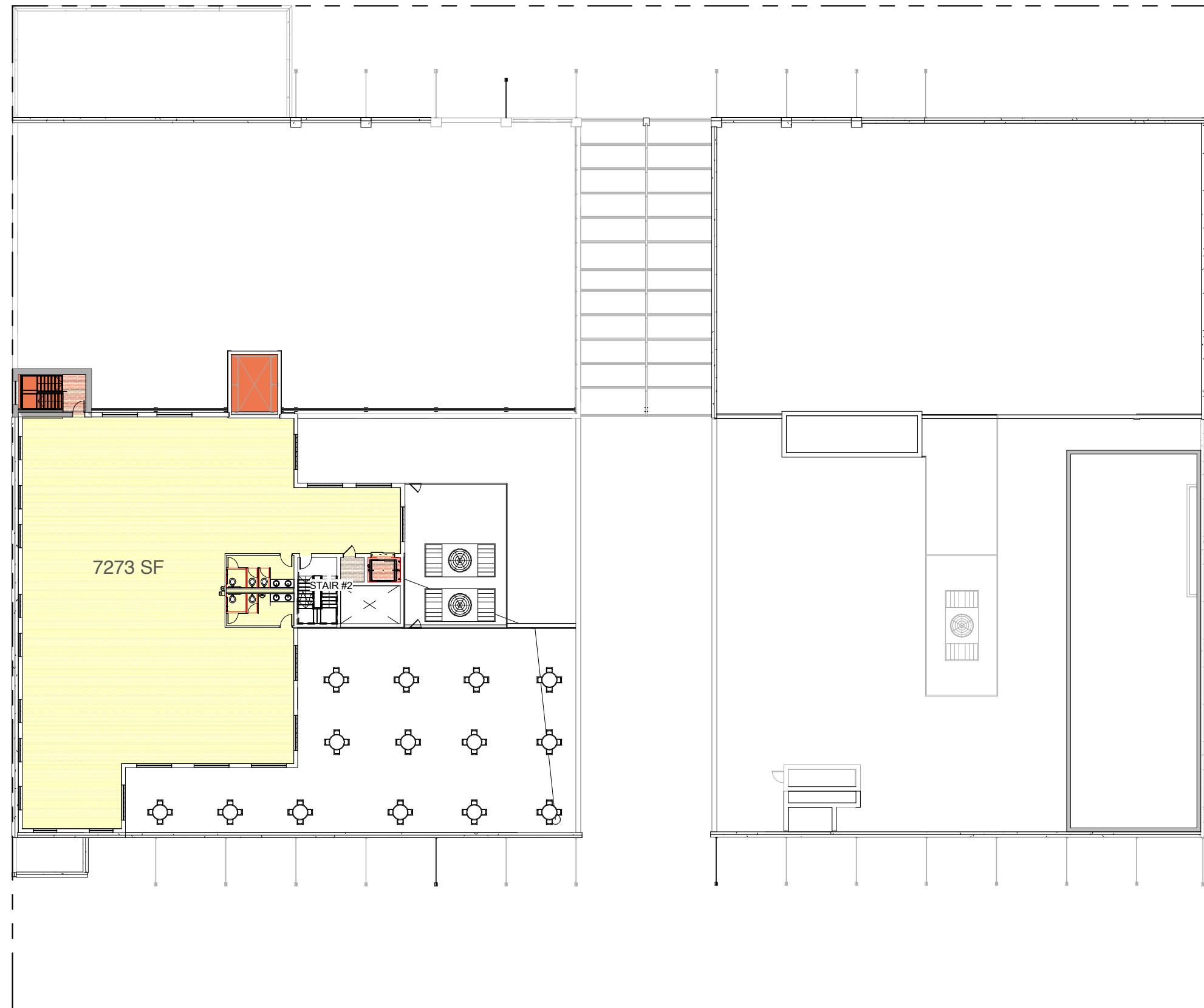
PAPPAS TOMATO FACTORY - PROPOSED





TOTAL SF: 8,211 SF

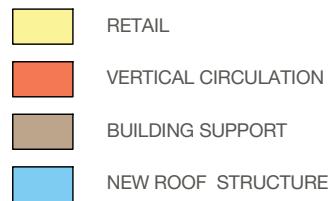
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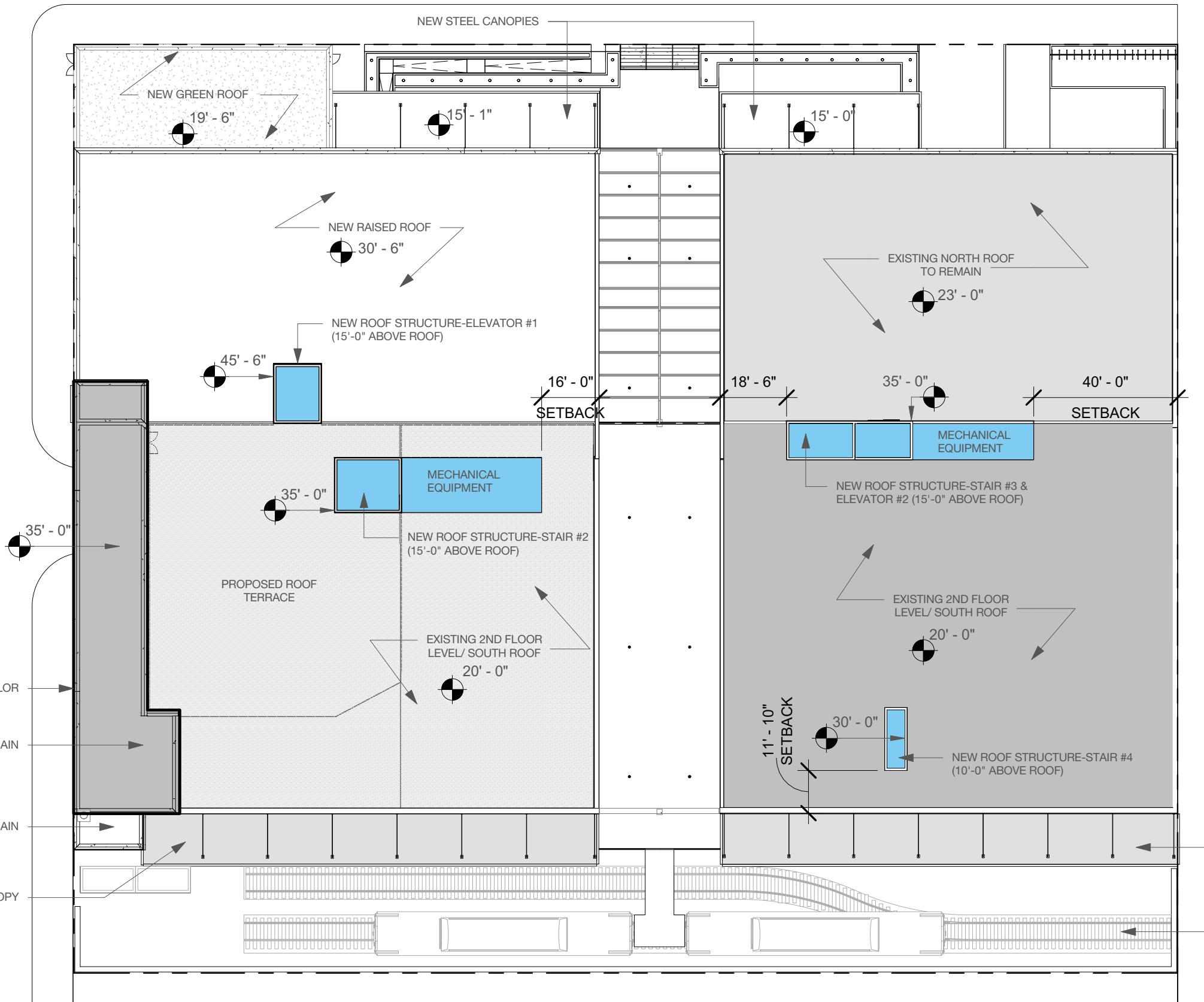
PAPPAS TOMATO FACTORY - PROPOSED

Third Floor Plan

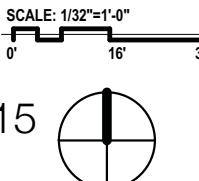
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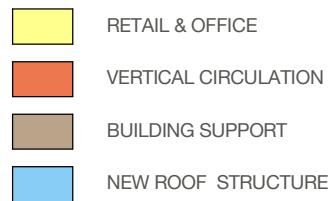


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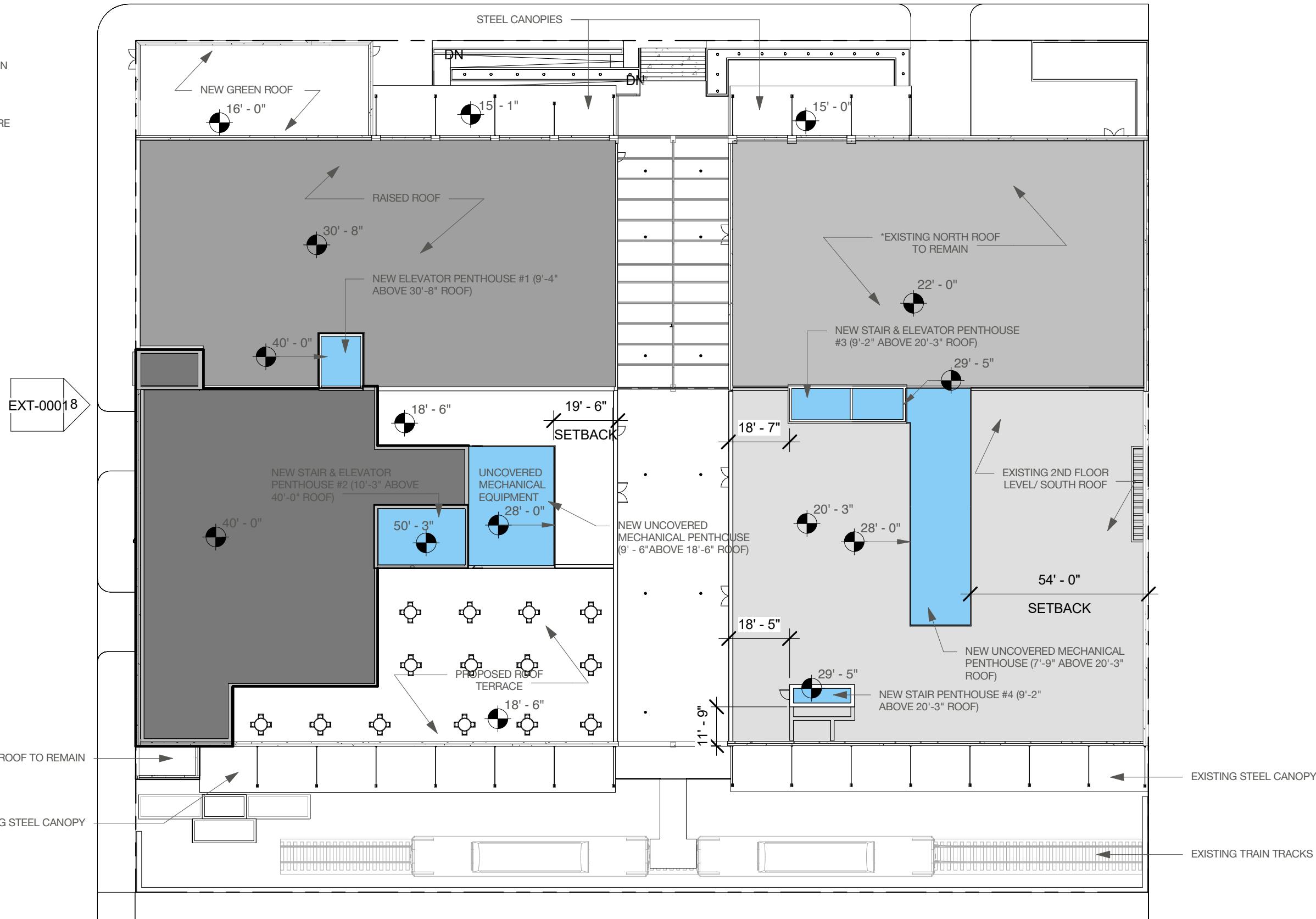


PAPPAS TOMATO FACTORY - APPROVED





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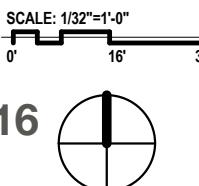
PAPPAS TOMATO FACTORY - PROPOSED

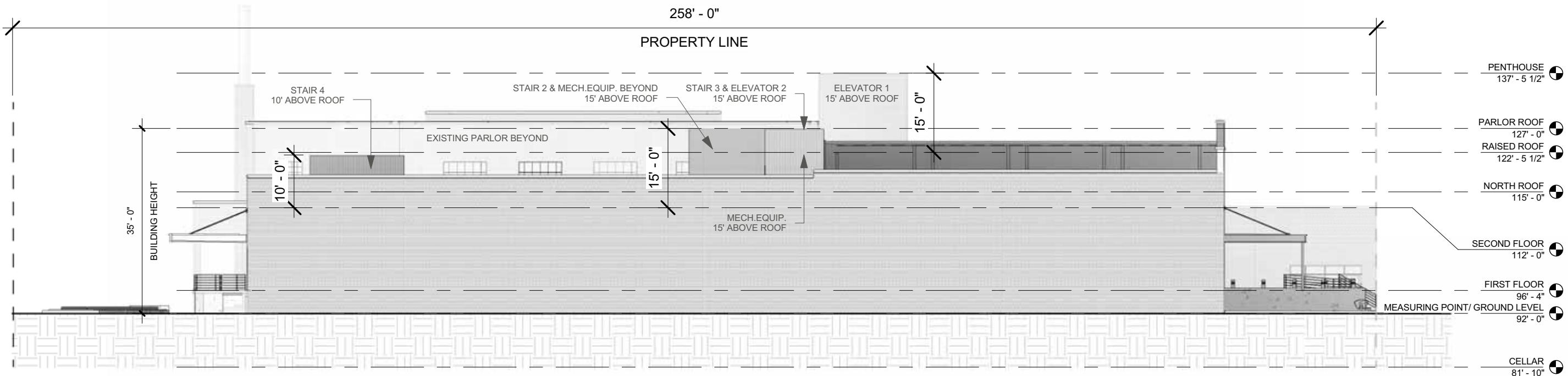
* APPROVED BZA PLANS SHOW EXISTING ROOF HEIGHTS PRIOR
TO FURTHER SURVEY. AFTER ADDITIONAL SURVEYING, THE
ACTUAL HEIGHTS ARE SHOWN.

Roof Plan

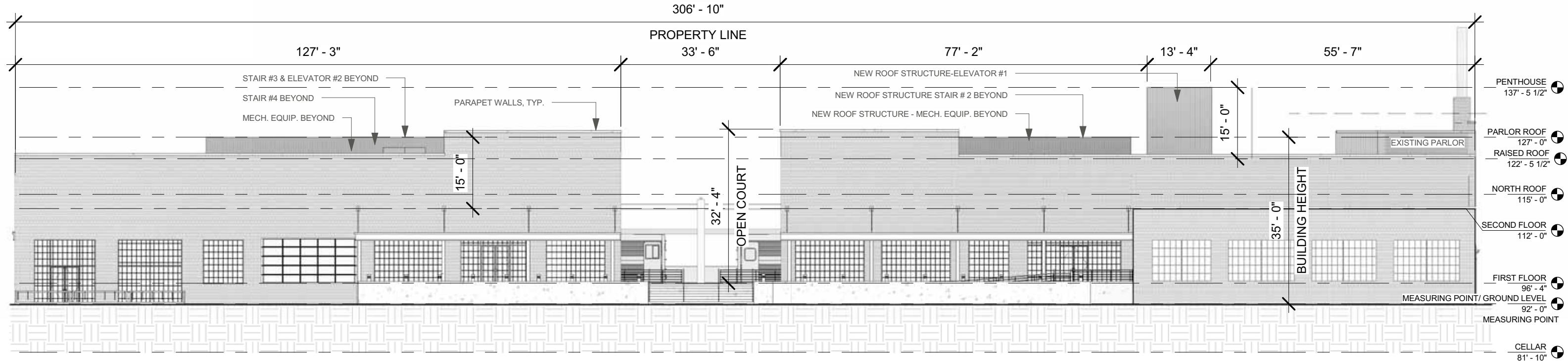
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September 13, 2016





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



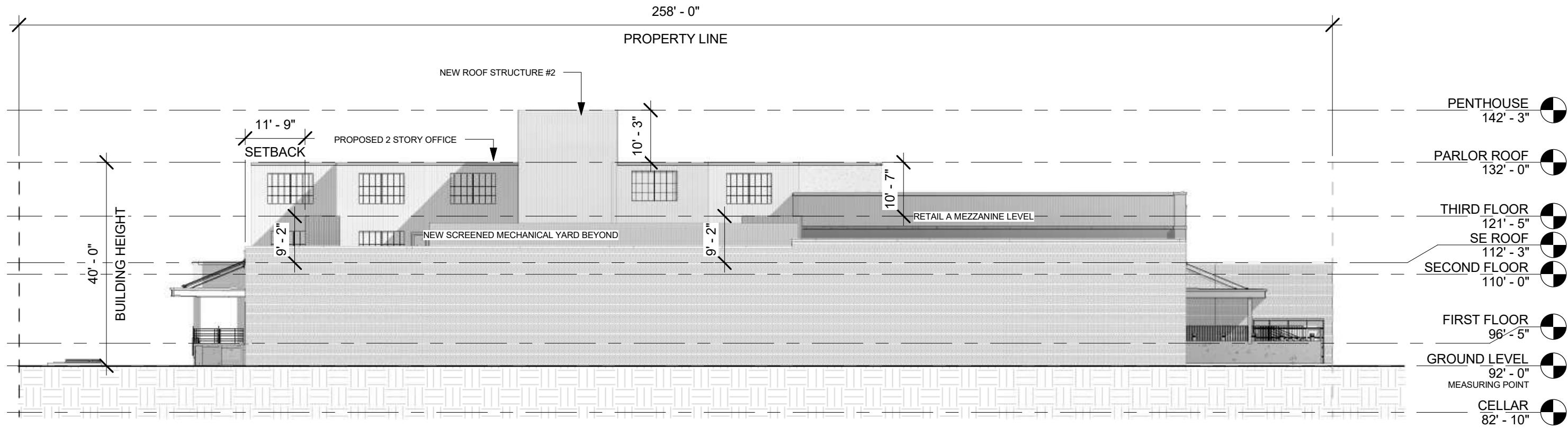
NORTH ELEVATION - BZA
1" = 20'-0"

SCALE: 1"=20'
0' 10' 20'

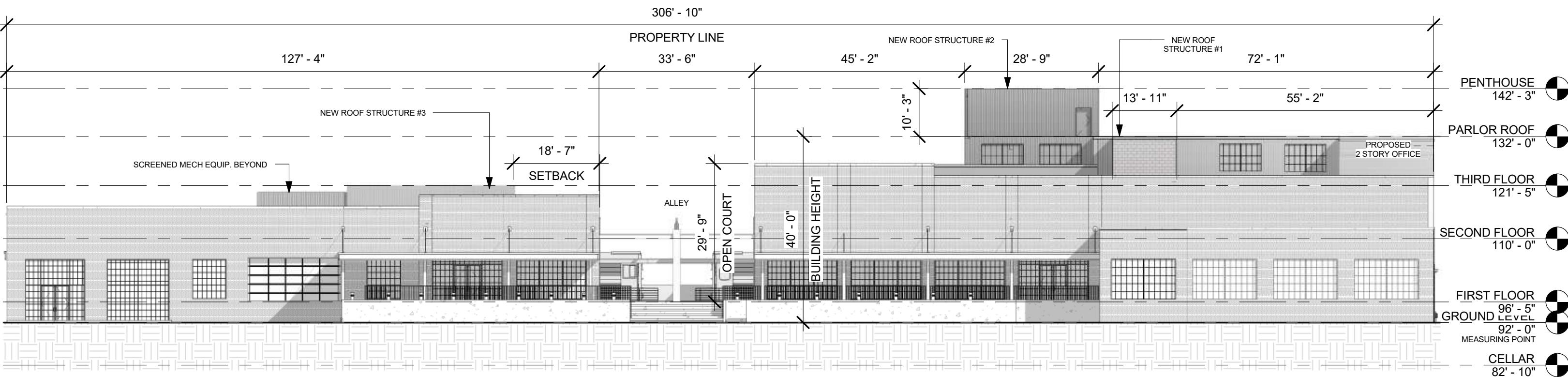
PAPPAS TOMATO FACTORY - APPROVED

Elevations

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



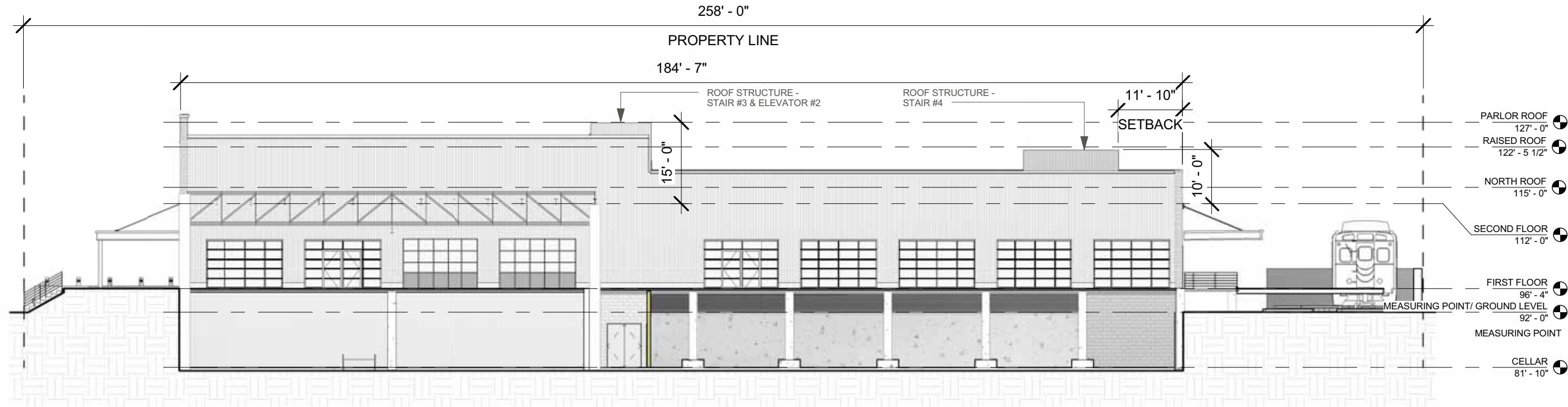
NORTH ELEVATION - BZA
1" = 20'-0"

SCALE: 1"=20'
0' 10' 20'

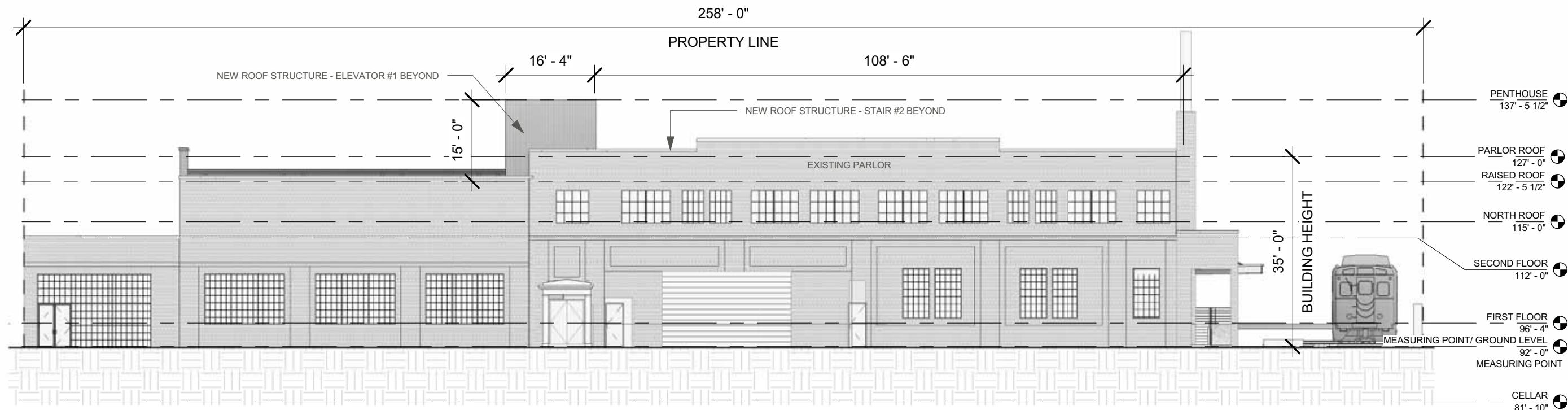
PAPPAS TOMATO FACTORY - PROPOSED

Elevations

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



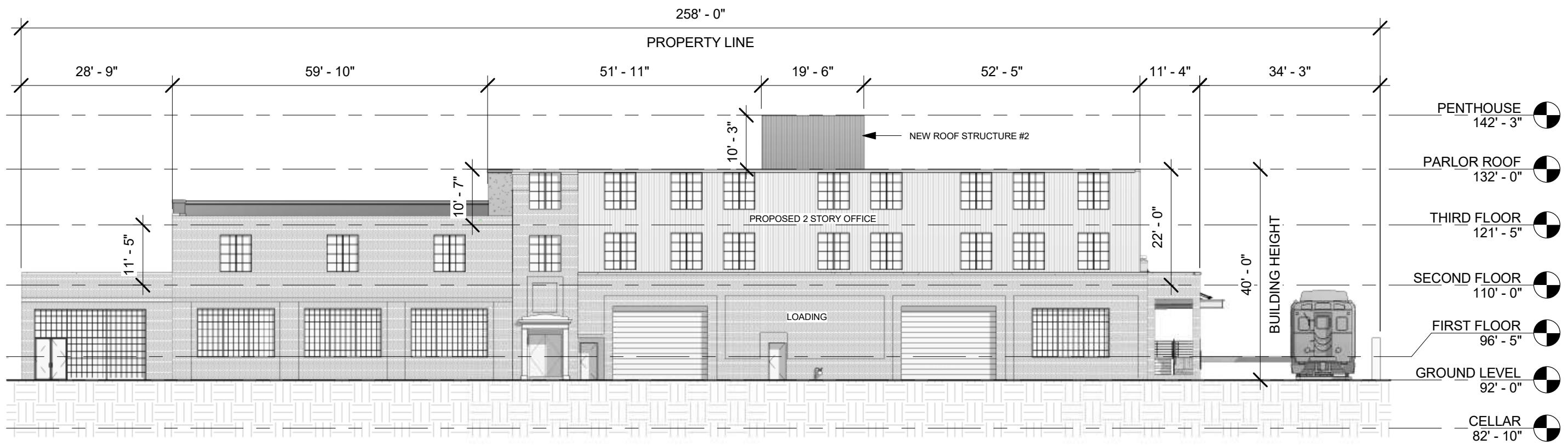
WEST ELEVATION - BZA
1" = 20'-0"

PAPPAS TOMATO FACTORY - APPROVED

Elevations

SCALE: 1"=20'
0' 10' 20'

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WEST ELEVATION - FENWICK STREET

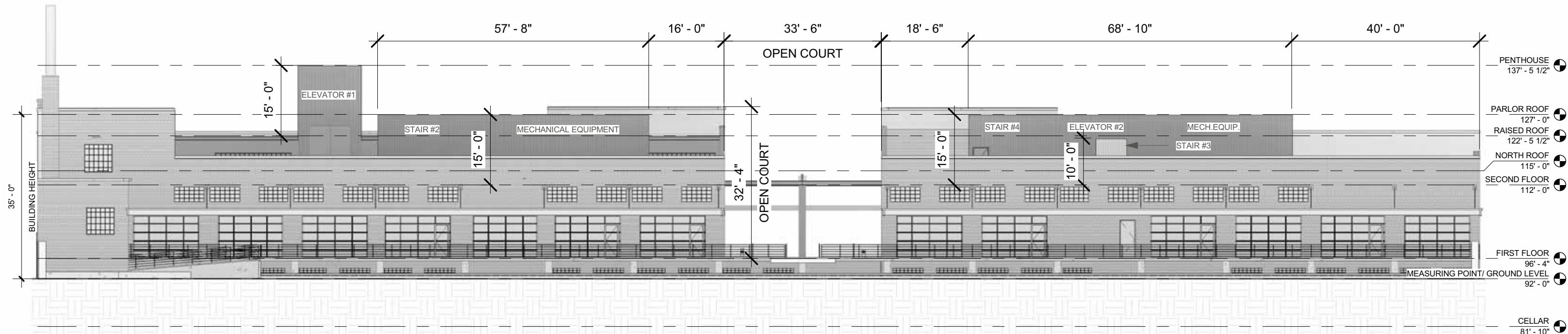
1" = 20'-0"

SCALE: 1"=20'
0' 10' 20'

PAPPAS TOMATO FACTORY - PROPOSED

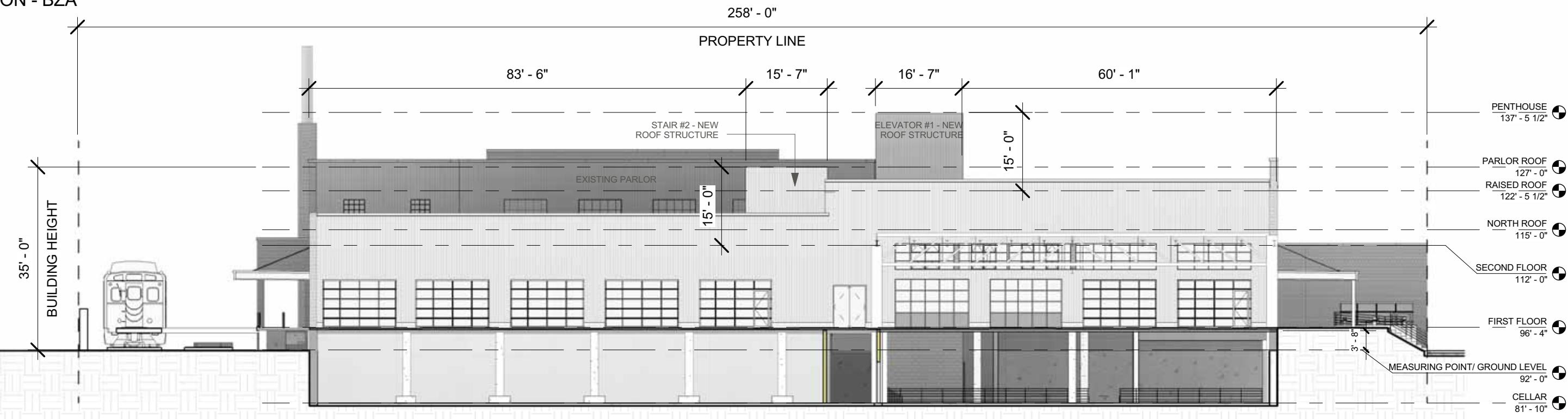
Elevations

20



SOUTH ELEVATION - BZA

1" = 20'-0"



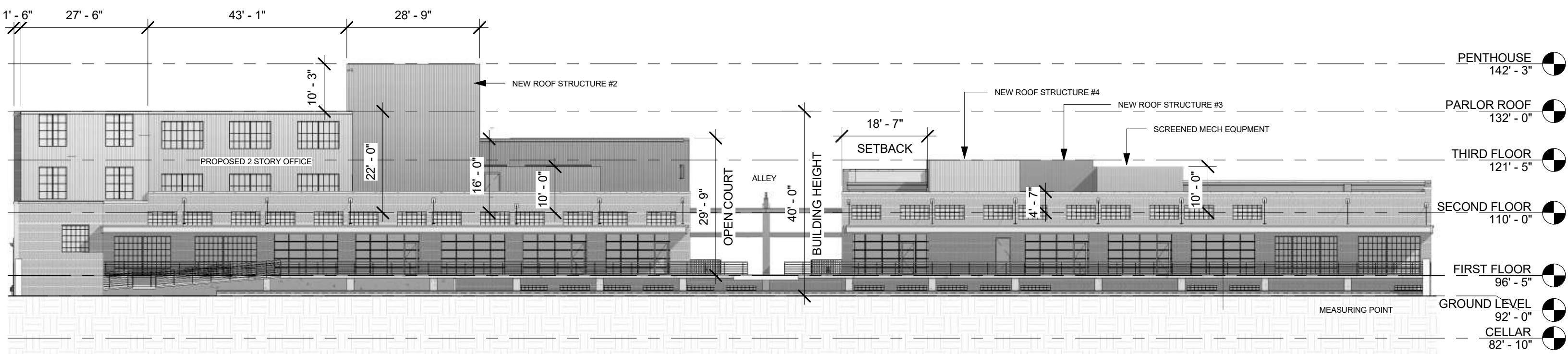
WEST OPEN COURT - BZA

1" = 20'-0"

PAPPAS TOMATO FACTORY - APPROVED

Elevations

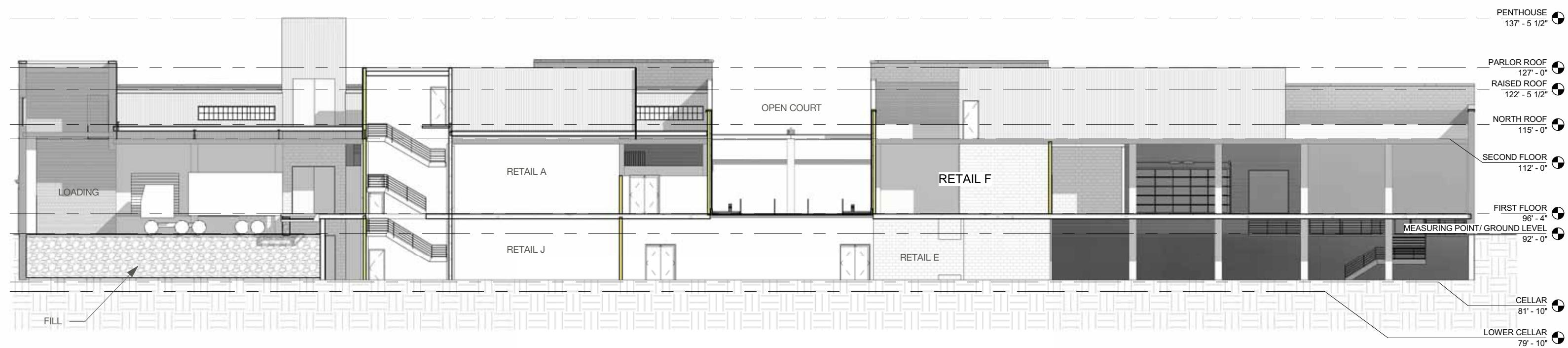
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PAPPAS TOMATO FACTORY - PROPOSED

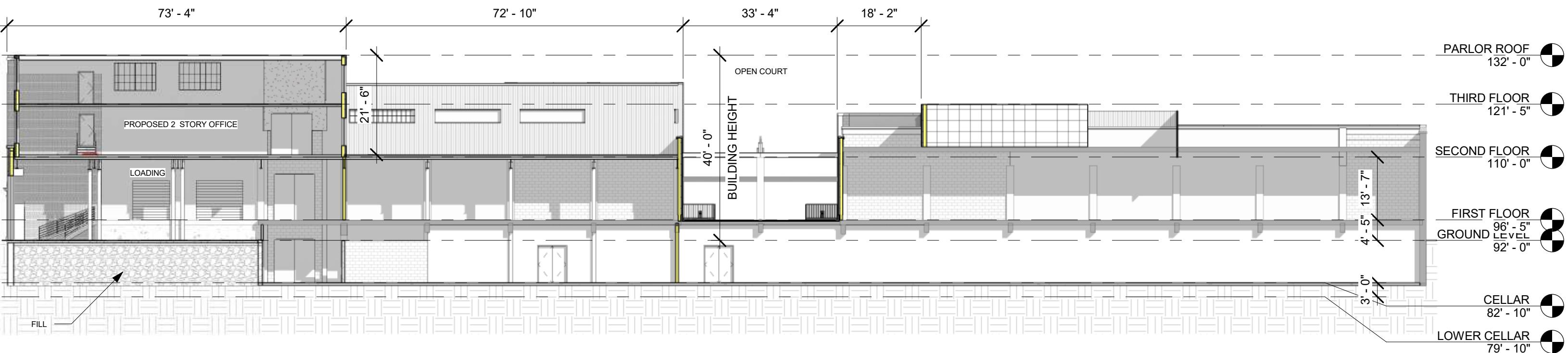
Elevations

22



PAPPAS TOMATO FACTORY - APPROVED

Section | 23



SCALE: 1"=20'
0' 10' 20'

PAPPAS TOMATO FACTORY - PROPOSED

Section

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PAPPAS TOMATO FACTORY - APPROVED

View from Northwest

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PAPPAS TOMATO FACTORY - PROPOSED

View from Northwest

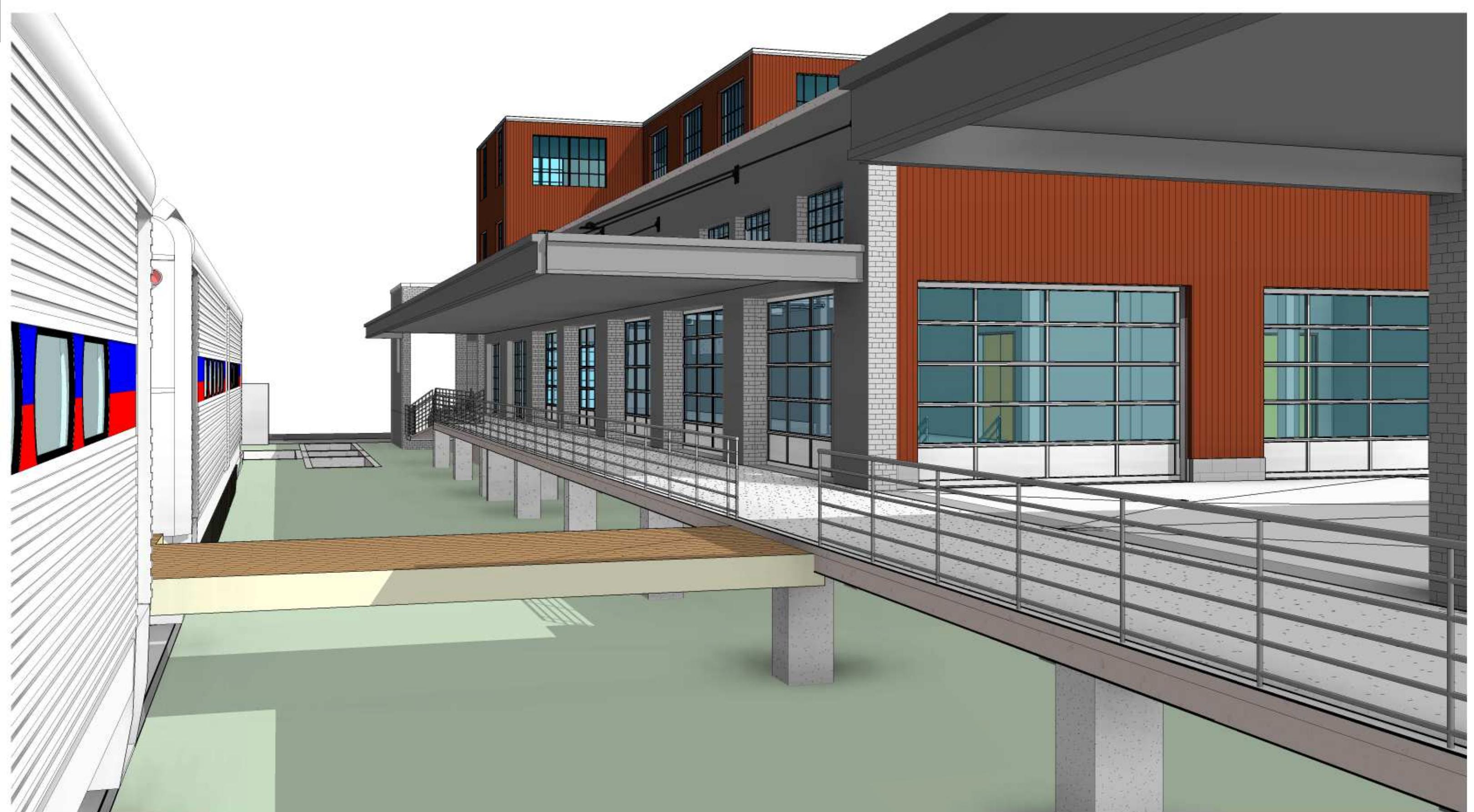
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PAPPAS TOMATO FACTORY - APPROVED

View from Southeast

27



PAPPAS TOMATO FACTORY - PROPOSED

View from Southeast

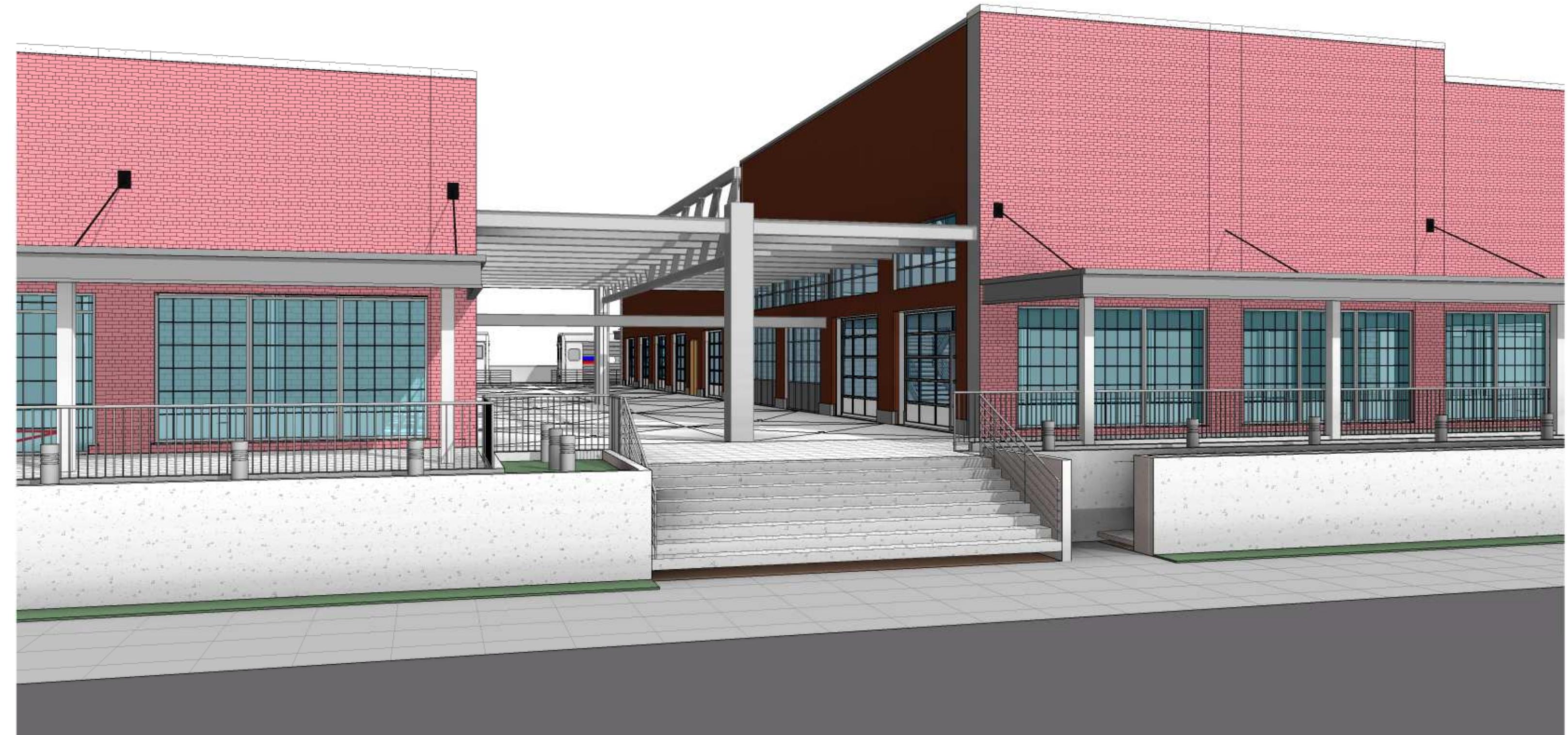
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PAPPAS TOMATO FACTORY - APPROVED

View from North

29



PAPPAS TOMATO FACTORY - PROPOSED