



# 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

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19200A  
EXHIBIT NO. 6

September 13, 2016



**DRAWING INDEX**

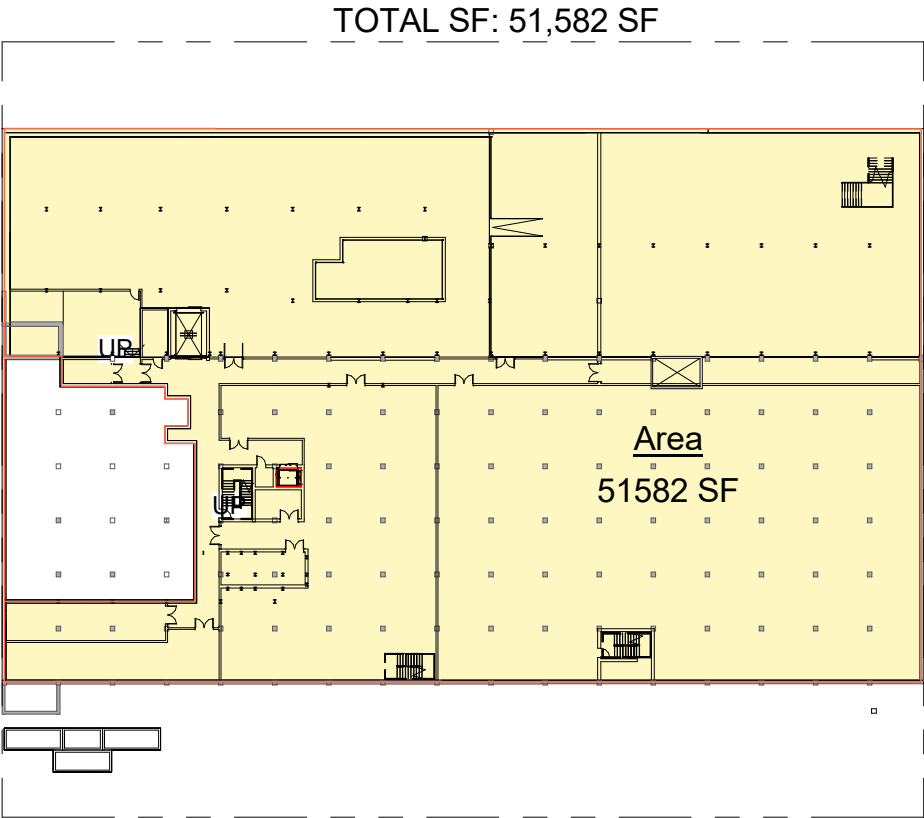
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ITEM	APPROVED UNDER C-M-1 (BZA CASE 19200)				
		CELLAR	FIRST FLOOR		SECOND FLOOR
SITE AREA - SF	78,950	55,857 SF TOTAL	52,261 SF RETAIL		2,260 SF RETAIL
TOTAL GROSS FLOOR AREA (GFA) - SF	54,521	(42,599 SF RETAIL 13,258 SF MANUFACTURE)			
TOTAL AREA - SF	110,378				
TOTAL FLOOR AREA RATIO (FAR)	0.69				
BUILDING HEIGHT	35 FEET				
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			
	APPROVED	34'-3"			
G.A.R.	EXEMPT	APPROVED GAR EXEMPTION FROM THE OFFICE OF TAX & REVENUE			
SIDE YARD	N.A.				
FRONT YARD	NONE				
PARKING	REQUIRED	RETAIL USE: 314 SPACES (97,120 SF GFA PROPOSED RETAIL USE)		327 TOTAL SPACES REQUIRED - 104 PARKING CREDIT = <b>223 TOTAL PARKING REQUIRED</b>	
		MANUFACTURE USE: 13 SPACES (13,258 SF GFA PROPOSED MANUFACTURE USE)			
	APPROVED	<b>NONE - APPROVED PARKING RELIEF PER 223 SPACES</b>			
LOADING	REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	
		2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 FEET DEEP	
		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			
	APPROVED (1) OPEN COURT WIDTH	33'-6"			
PENTHOUSES	APPROVED	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"	

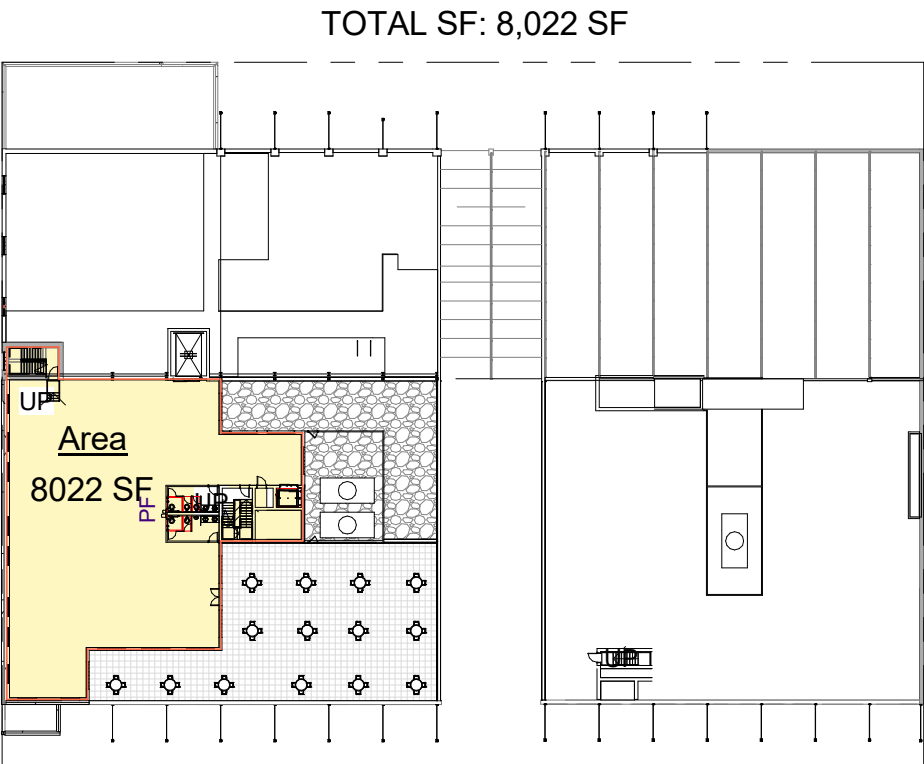
REQUIRED/PERMITTED PDR-1 (ZR16)			
2.0 FAR Restricted Uses 3.5 FAR max (Sub. J, Sec. 202.1)			
50 FEET (Sub. J, Sec. 203.1)			
2.5 inches per 1 ft. of vertical height (12' min) Sub. J, Sec. 205.2 = (2.5" PER FOOT OF HEIGHT = 2.5" X 40'-0" / 12 = 8.33 FEET  MINIMUM DEPTH PER DC ZONING = 12 FEET			
0.3 UNLESS EXEMPT			
NONE REQUIRED. Sub. J, Sec. 206.1			
NONE			
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			
REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY
	2 @ 30 FEET DEEP	2 @ 100 SF	1 @ 20 SF
MINIMUM WIDTH OPEN COURT: 2.5 inches per 1 ft. of height (6 ft min.) = 8.33 FEET Sub. J, Section 209.1			
MAXIMUM HEIGHT: 12 ft. except 15 ft. per penthouse mechanical space  STORIES: 1; Second Story for Pentouse 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 UNDER PDR-1				
	CELLAR FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
78,950	51,582	57,011 RETAIL	8,022 OFFICE	8,211 OFFICE
73,244	(38,324 SF RETAIL			
124,826	13,258 SF MANUFACTURE)			
0.93				
40 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"			
EXEMPT	APPROVED GAR EXEMPTION FROM THE OFFICE OF TAX & REVENUE			
N.A.				
NONE				
REQUIRED	RETAIL USE: $\{((95,335) - (2,580)) / (1,000))\}(1.33)$ = 123 SPACES		144 TOTAL SPACES REQUIRED - 101 PARKING CREDIT = <b>43 TOTAL PARKING REQUIRED</b>	
	OFFICE USE: $\{((16,233) - (420)) / (1,000))\}(1.33)$ = 21 SPACES			
PROPOSED	NONE - SEEKING PARKING RELIEF PER 43 SPACES			
REQUIRED	LOADING BERTH	LOADING PLATFORMS	SERVICE DELIVERY	
PROPOSED	2 @ 30 FEET DEEP	1 @ 100 SF	1 @ 20 FEET DEEP	
	1 @ 55 FEET DEEP	2 @ 200 SF		
OPEN COURT REQUIRED WIDTH	(2.5" PER FOOT OF HEIGHT) 2.5" X 29'-9"/12 = 6.198 FEET			
PROPOSED (1) OPEN COURT WIDTH	33'-6"			
PROPOSED	ROOF STRUCTURE		HEIGHT ABOVE ROOF	SETBACK
	ELEVATOR PENTHOUSE #1		9'-4"	53'-7"
	STAIR & ELEVATOR PENTHOUSE #2		10'-3"	45'-7"
	UNCOVERED MECH. EQUIP. WEST ROOF		9'-6"	19'-6"
	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"

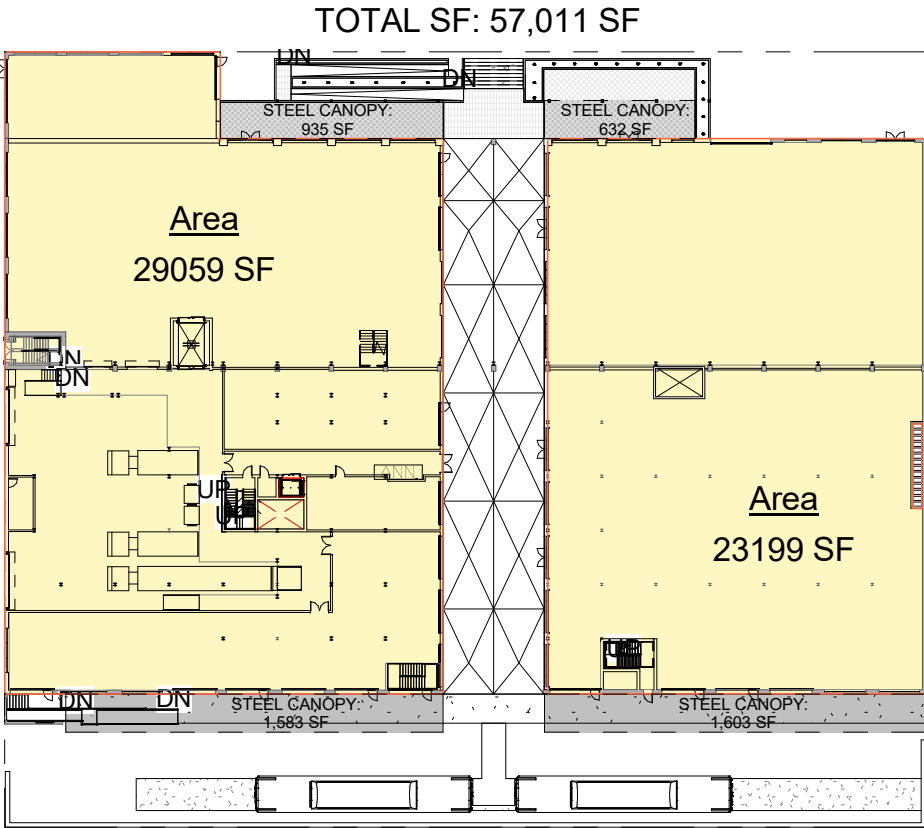
# PAPPAS TOMATO FACTORY - PROPOSED



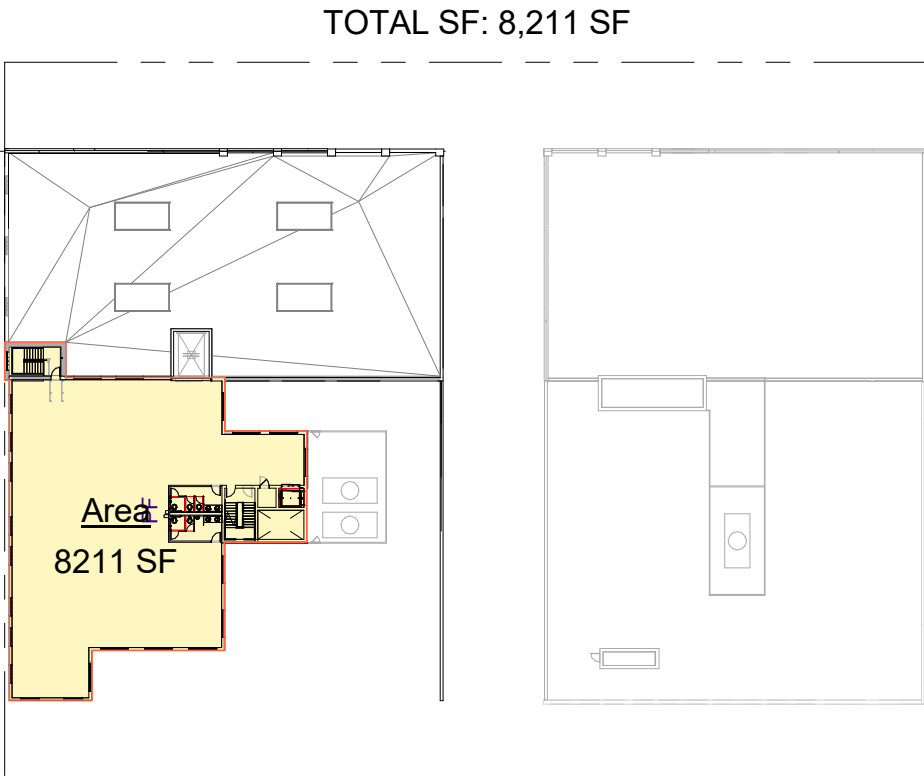
AREA PLAN - CELLAR  
1/64" = 1'-0"



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



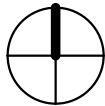
AREA PLAN - FIRST FLOOR  
1/64" = 1'-0"



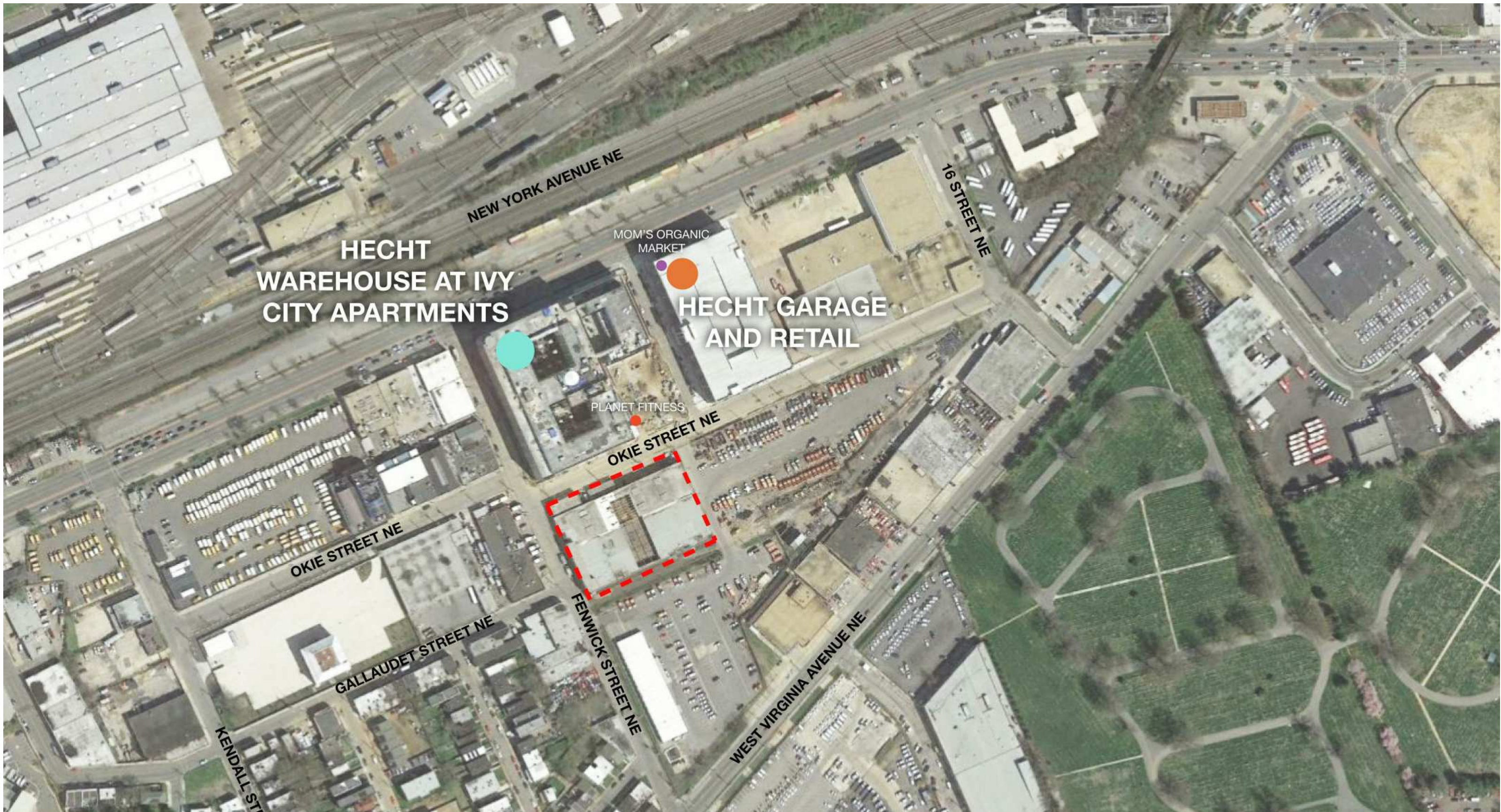
AREA PLAN - THIRD FLOOR  
1/64" = 1'-0"

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

# PAPPAS TOMATO FACTORY - PROPOSED





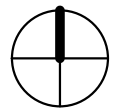


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Vicinity Map

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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



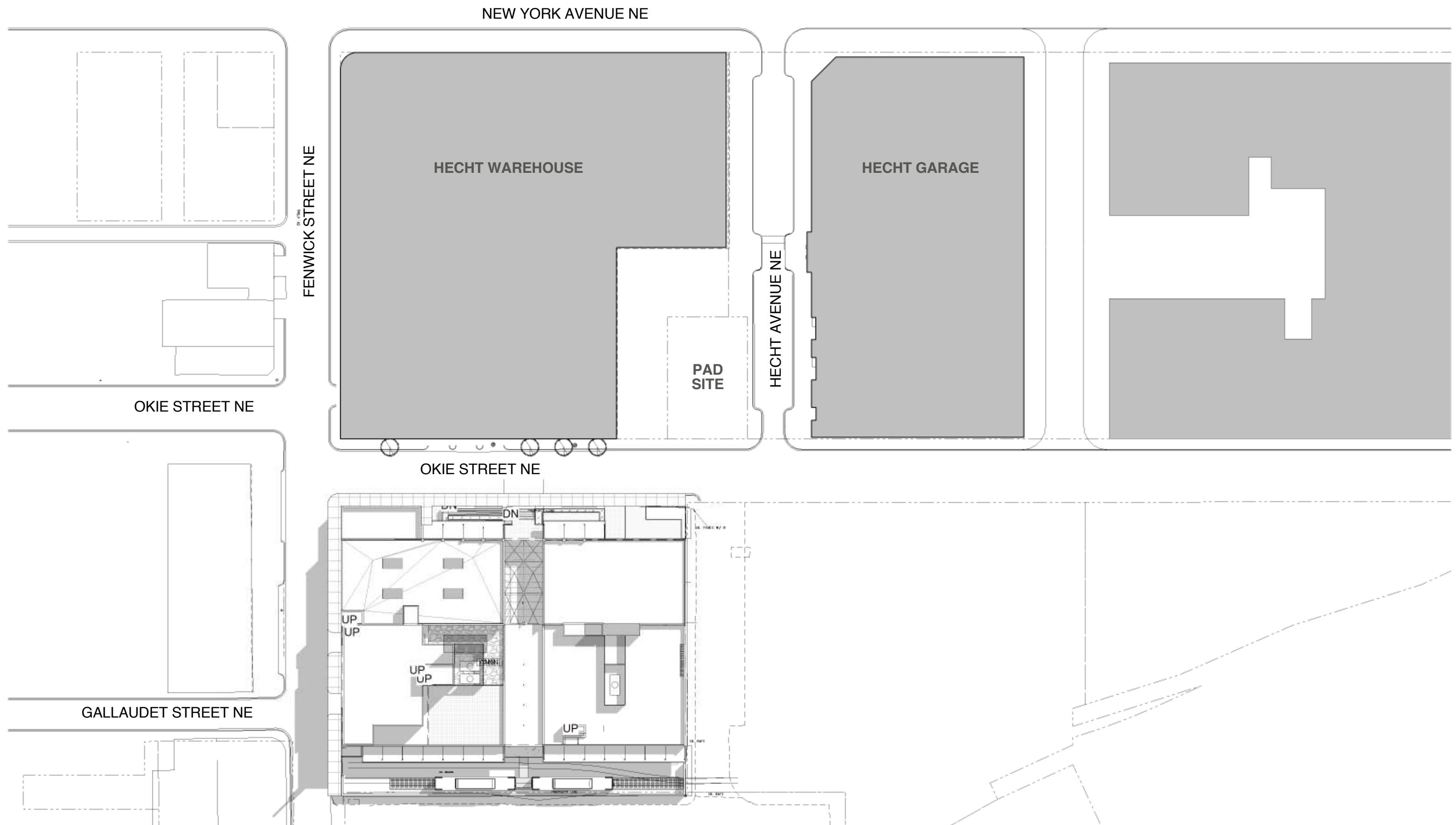
REAR VIEW LOOKING NORTH ALONG FENWICK STREET NE



REAR VIEW OF BUILDING LOOKING WEST

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Site Plan

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SCALE: 1"=80'

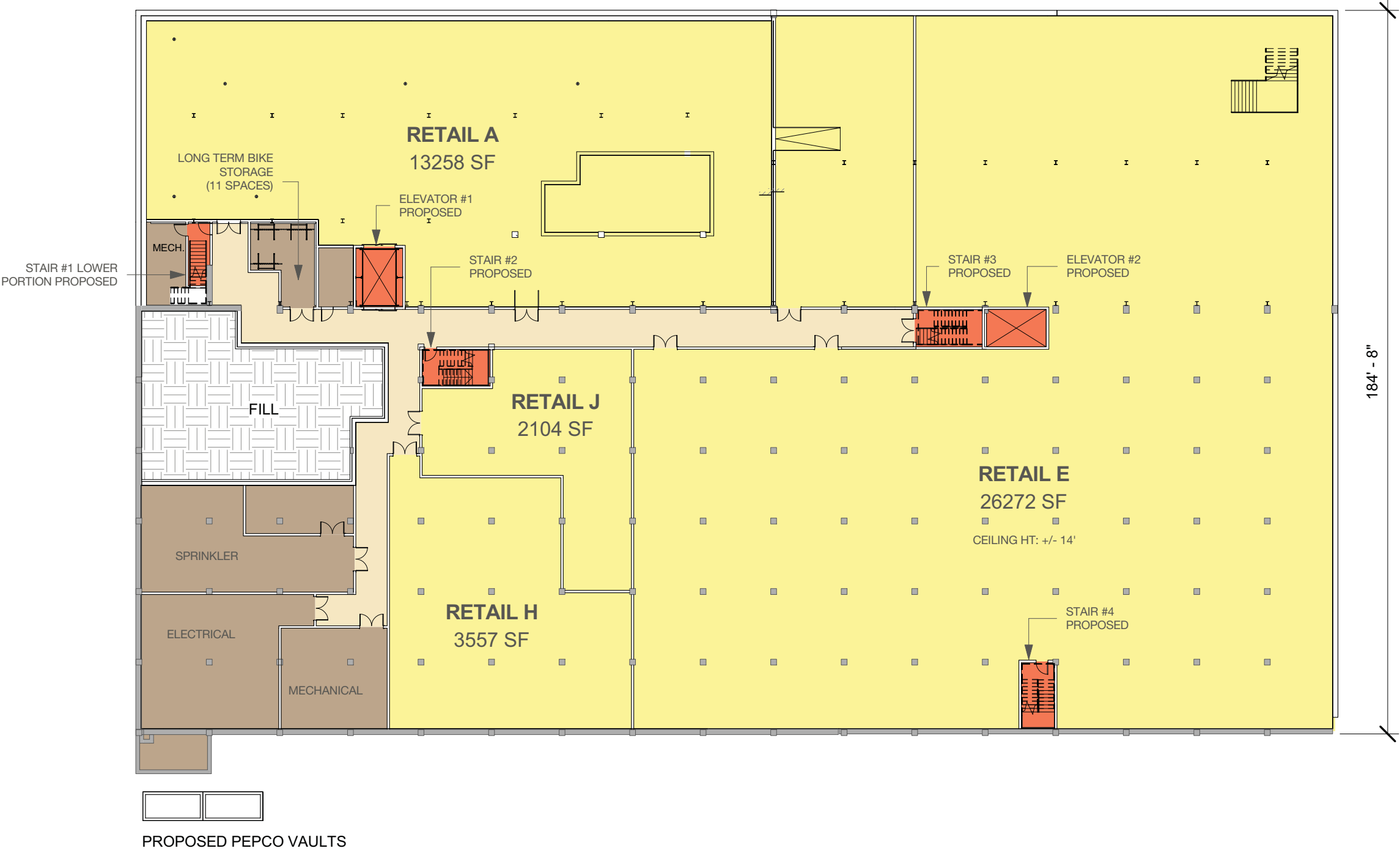
7



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

TOTAL SF: 55,857 SF

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



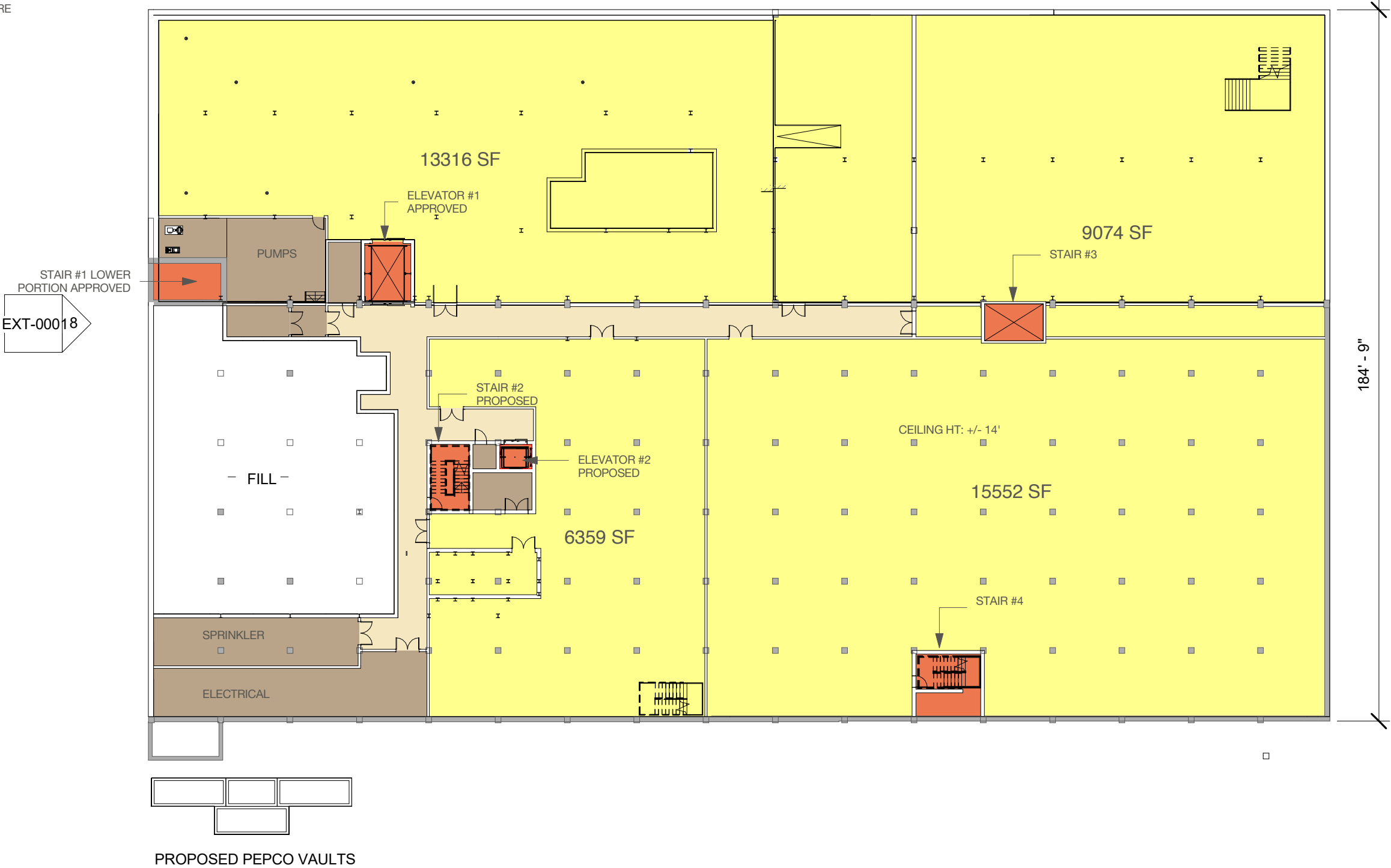
# PAPPAS TOMATO FACTORY - APPROVED



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

TOTAL SF: 51,582 SF

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



# PAPPAS TOMATO FACTORY - PROPOSED





# PAPPAS TOMATO FACTORY - APPROVED

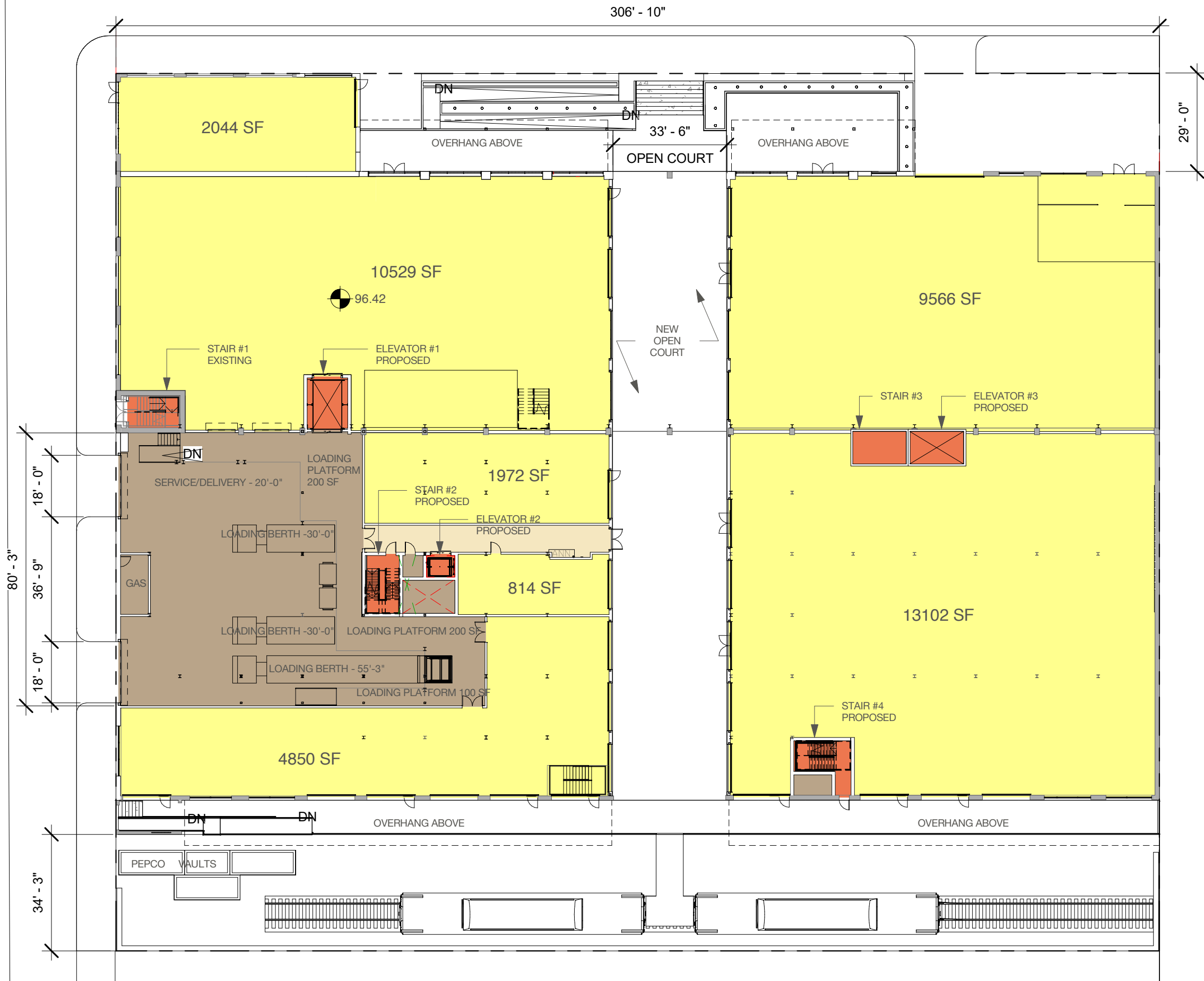


- RETAIL & OFFICE
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

NOTE:  
RETAIL TENANT SPACES ARE  
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TENANT NEEDS

TOTAL SF: 57,011 SF

AD3.00 1



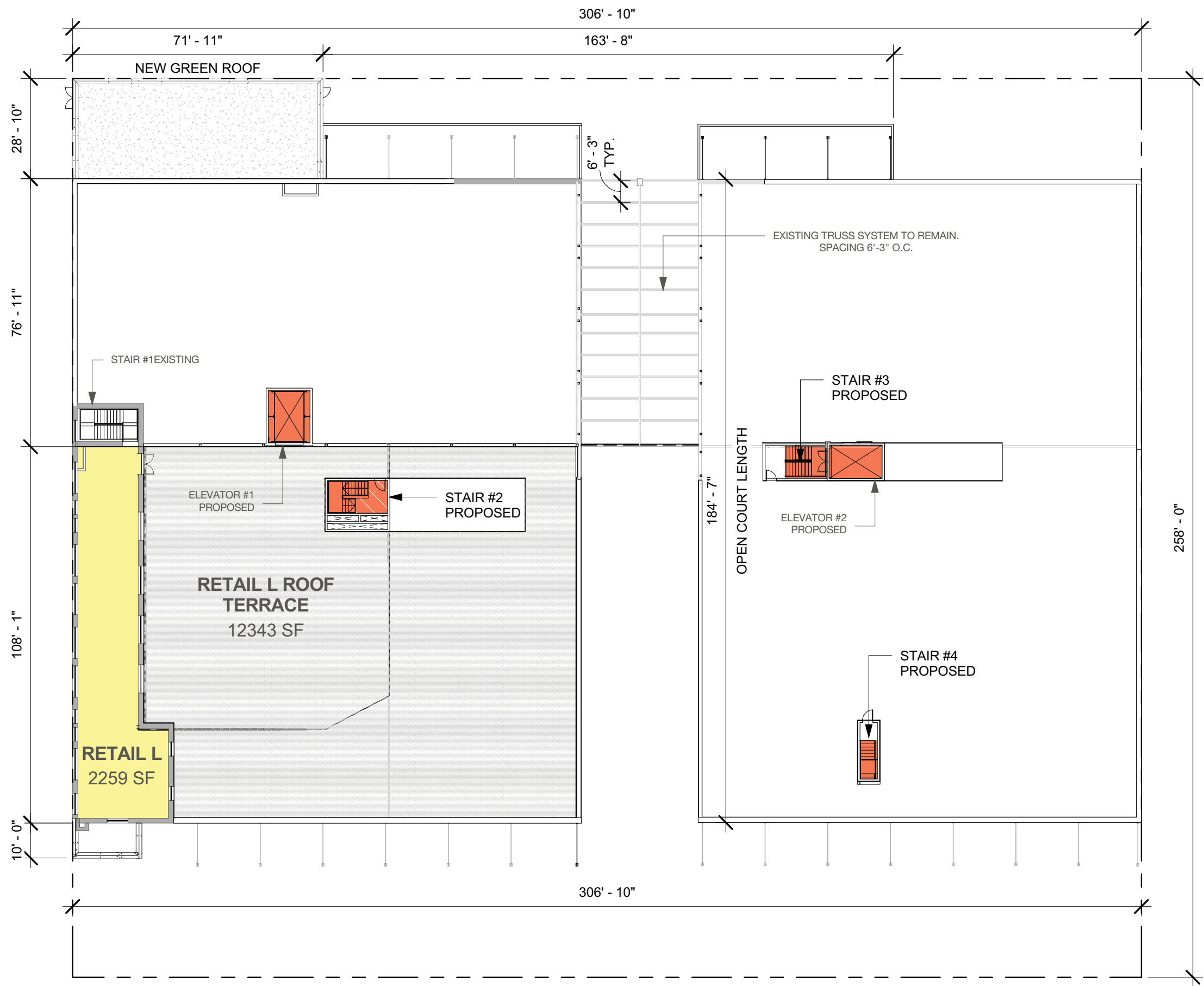
# PAPPAS TOMATO FACTORY - PROPOSED



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

TOTAL SF: 13,525 SF

NOTE:  
RETAIL TENANT SPACES ARE  
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TENANT NEEDS

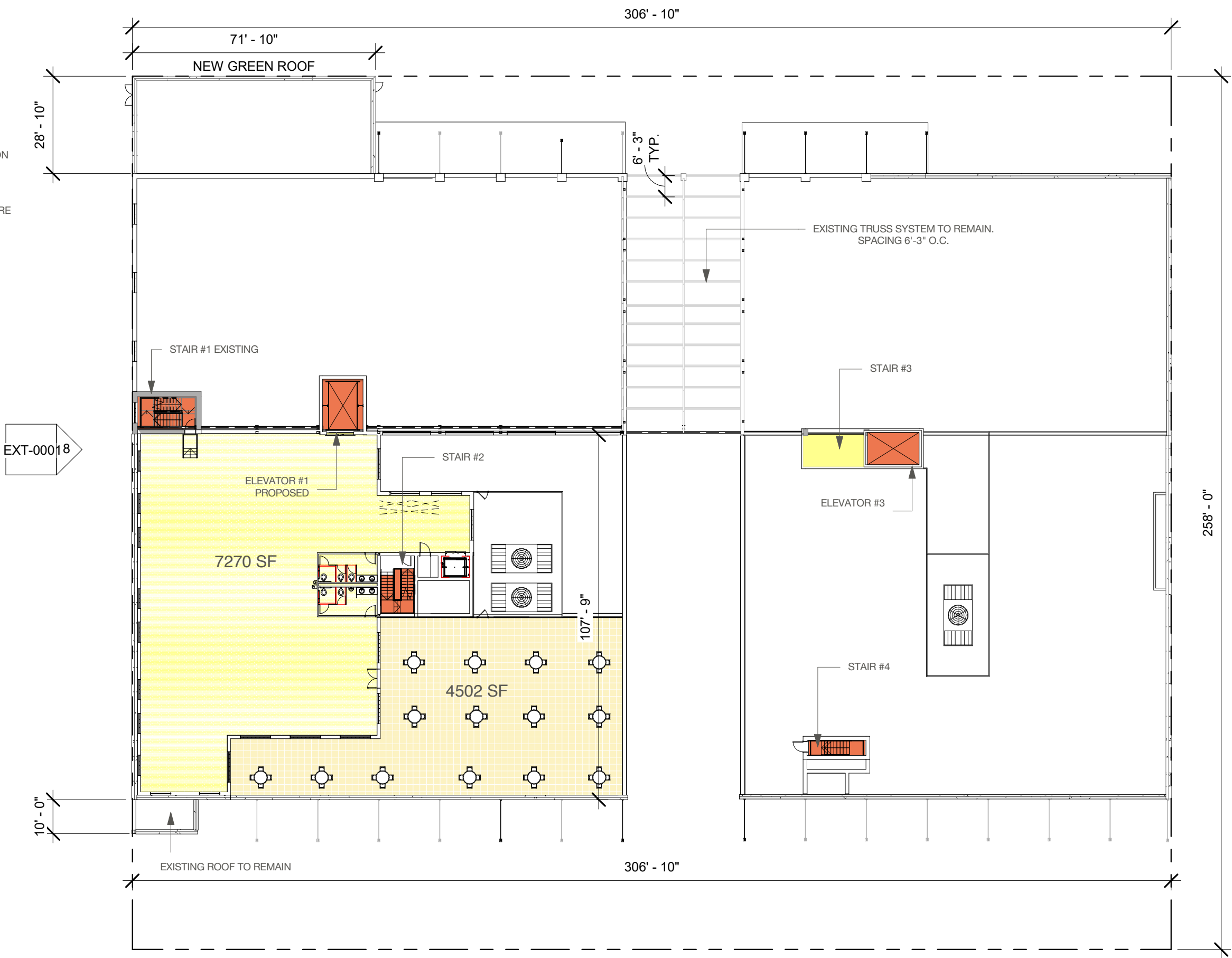


# PAPPAS TOMATO FACTORY - APPROVED

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

TOTAL SF: 8,022 SF

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



# PAPPAS TOMATO FACTORY - PROPOSED

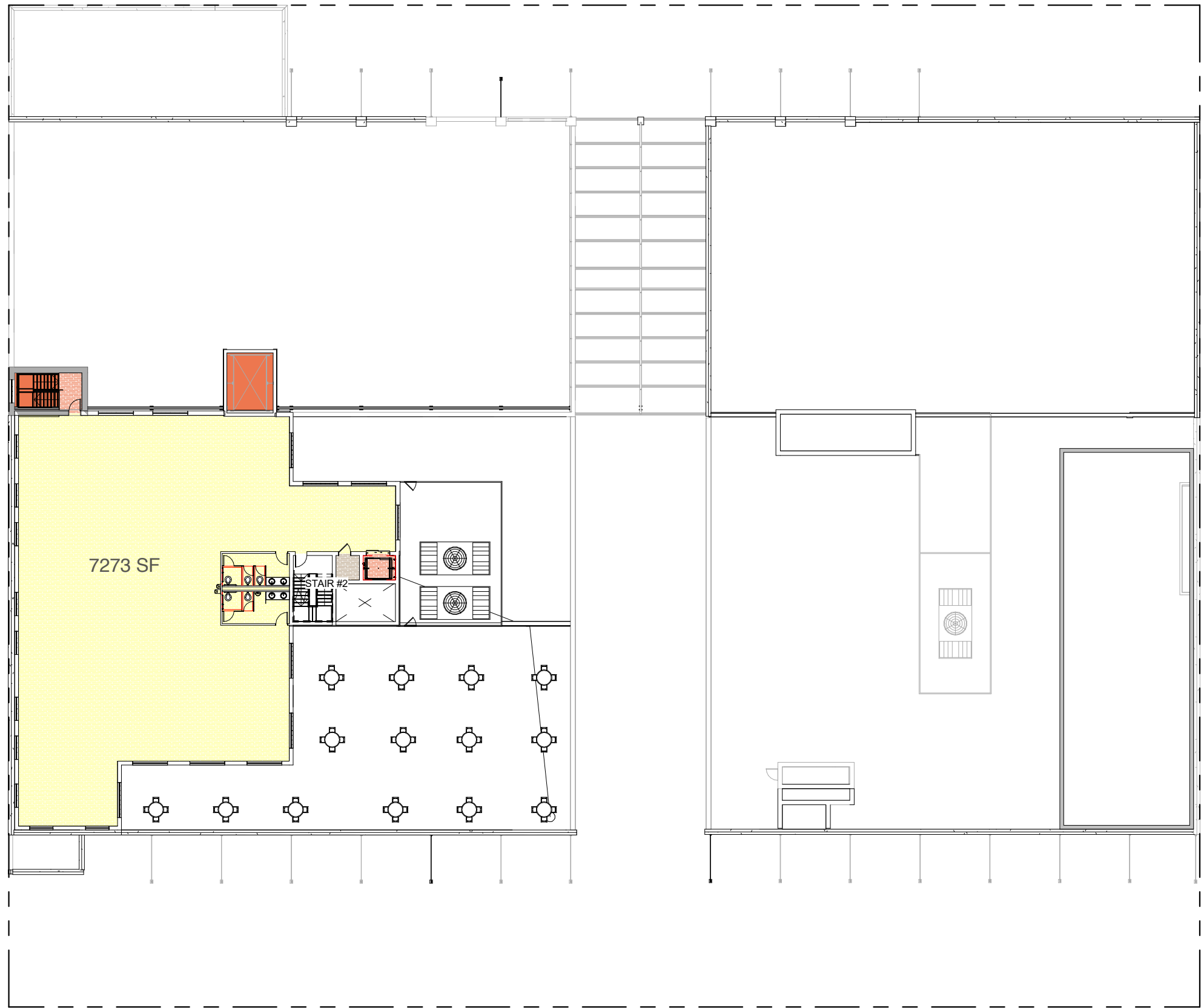




- RETAIL & OFFICE
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- NEW ROOF STRUCTURE

TOTAL SF: 8,211 SF

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

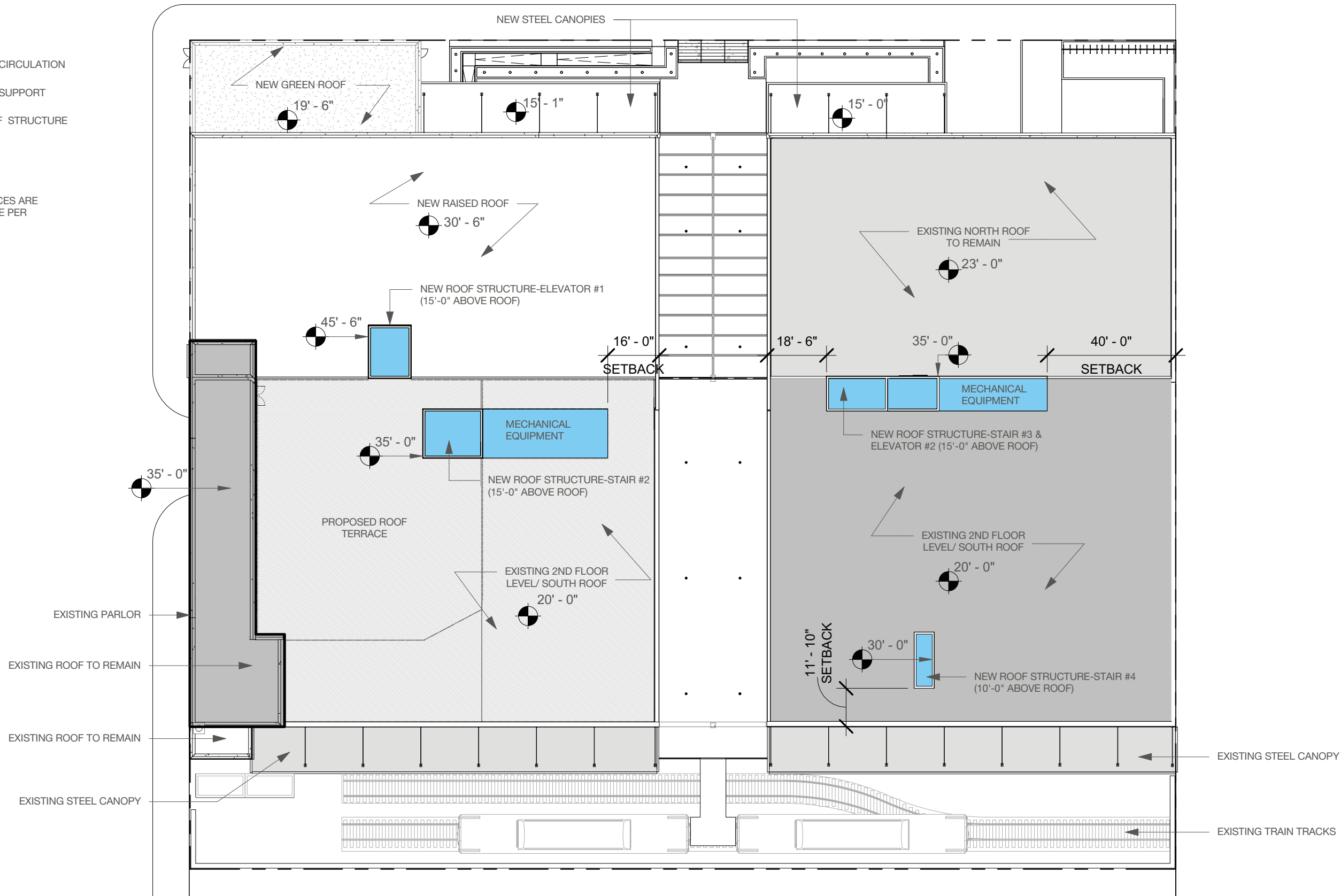


# PAPPAS TOMATO FACTORY - PROPOSED



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

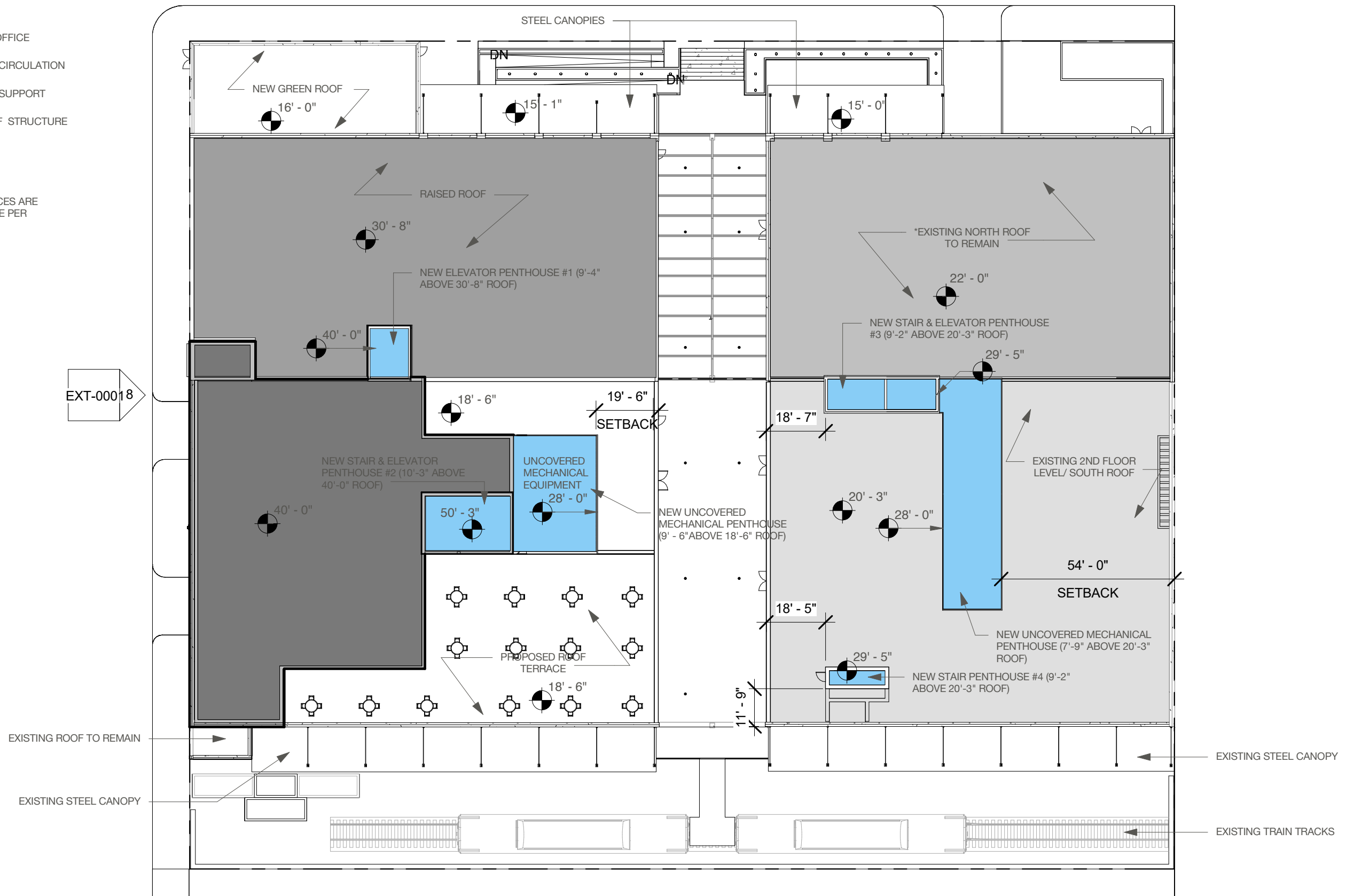
NOTE:  
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TENANT NEEDS



# PAPPAS TOMATO FACTORY - APPROVED

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

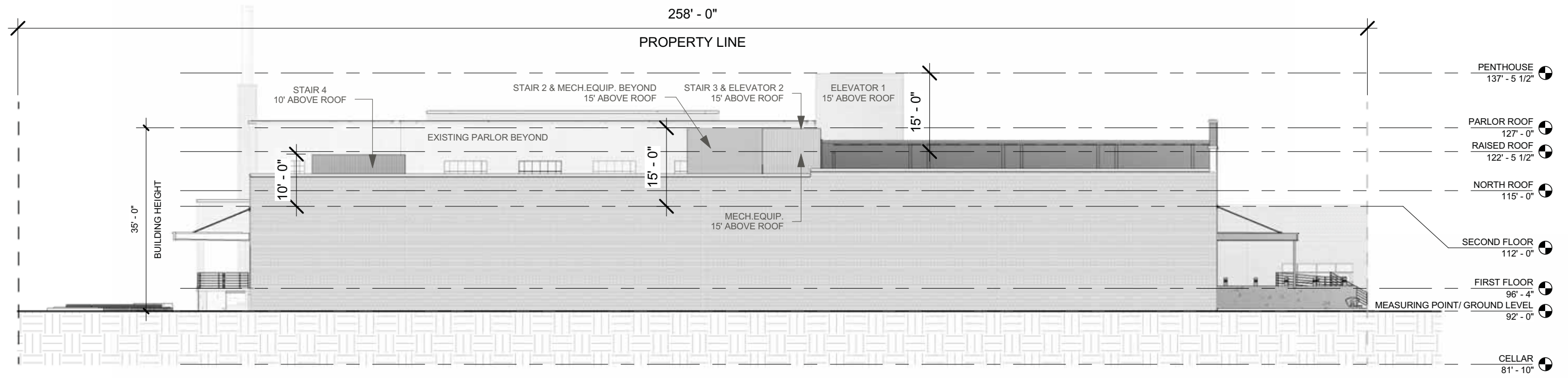
NOTE:  
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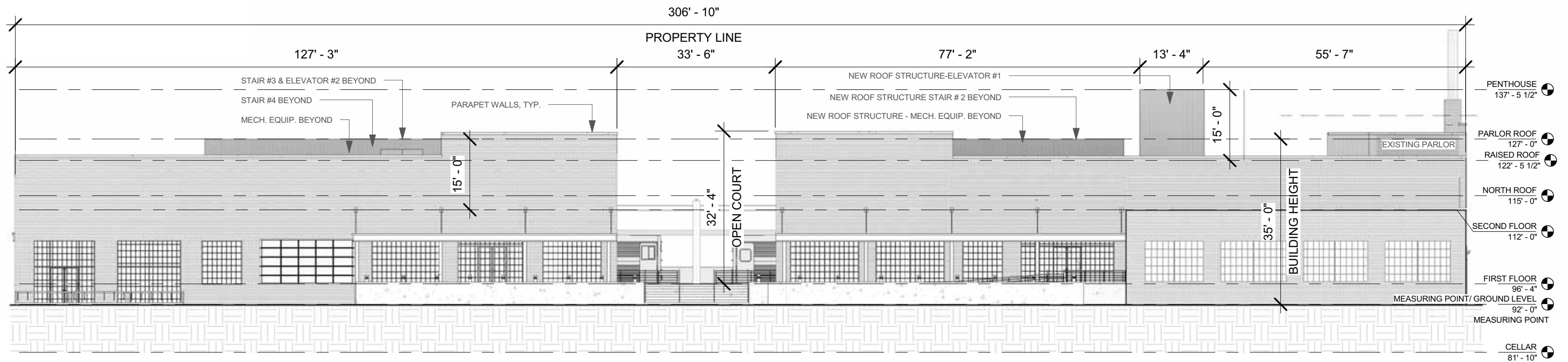
# PAPPAS TOMATO FACTORY - PROPOSED

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



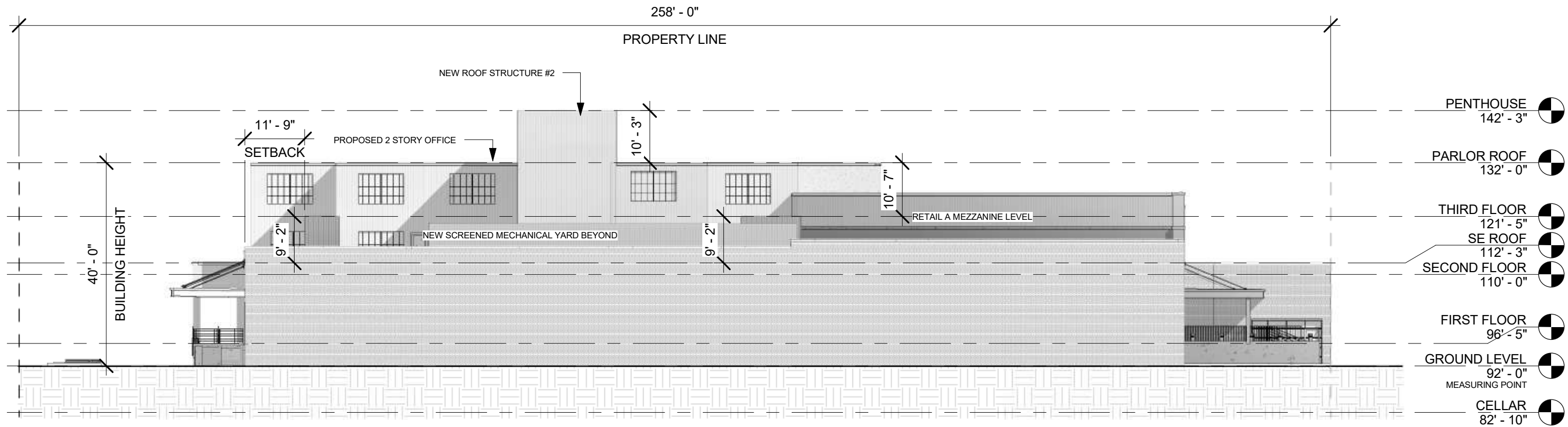


EAST ELEVATION - BZA  
1" = 20'-0"

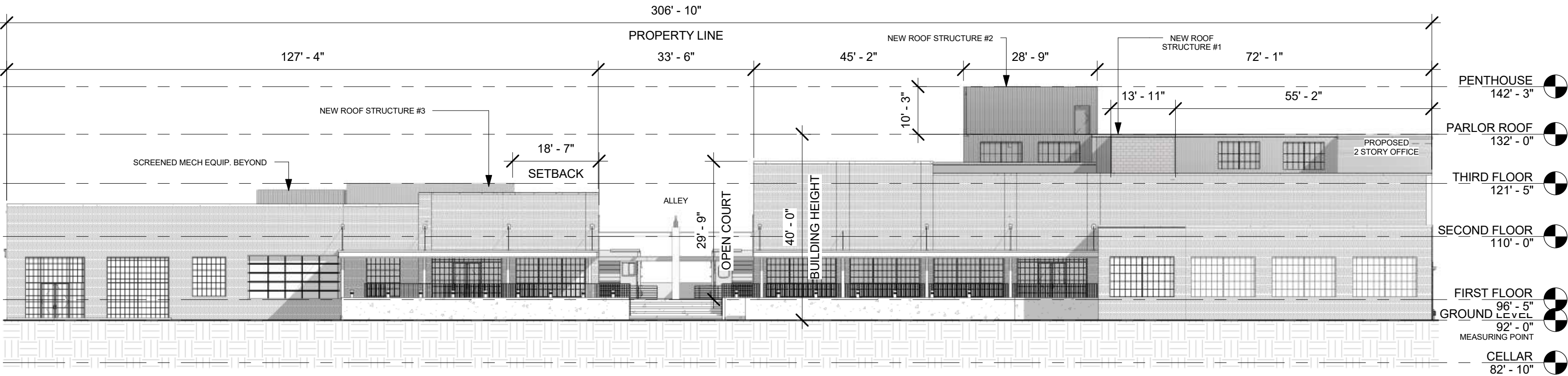


NORTH ELEVATION - BZA  
1" = 20'-0"

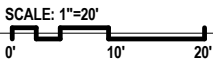
# PAPPAS TOMATO FACTORY - APPROVED



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

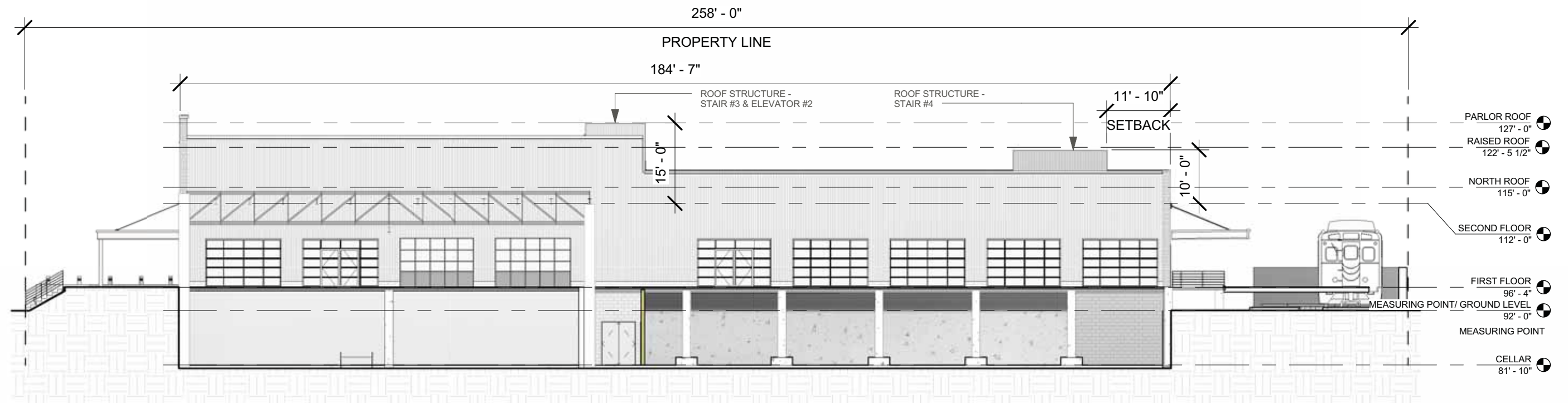


NORTH ELEVATION - BZA  
1" = 20'-0"

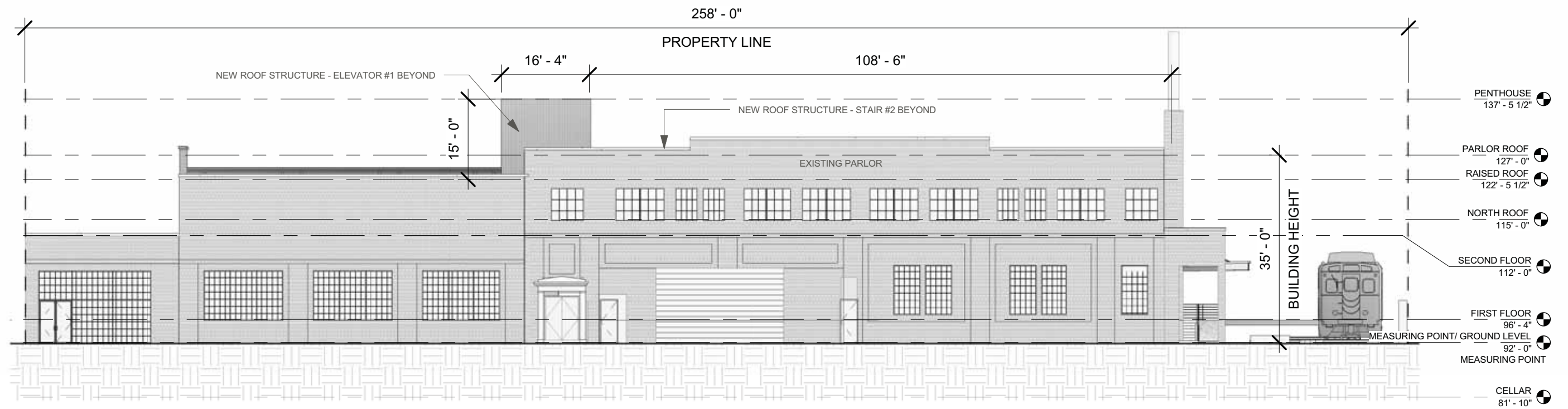


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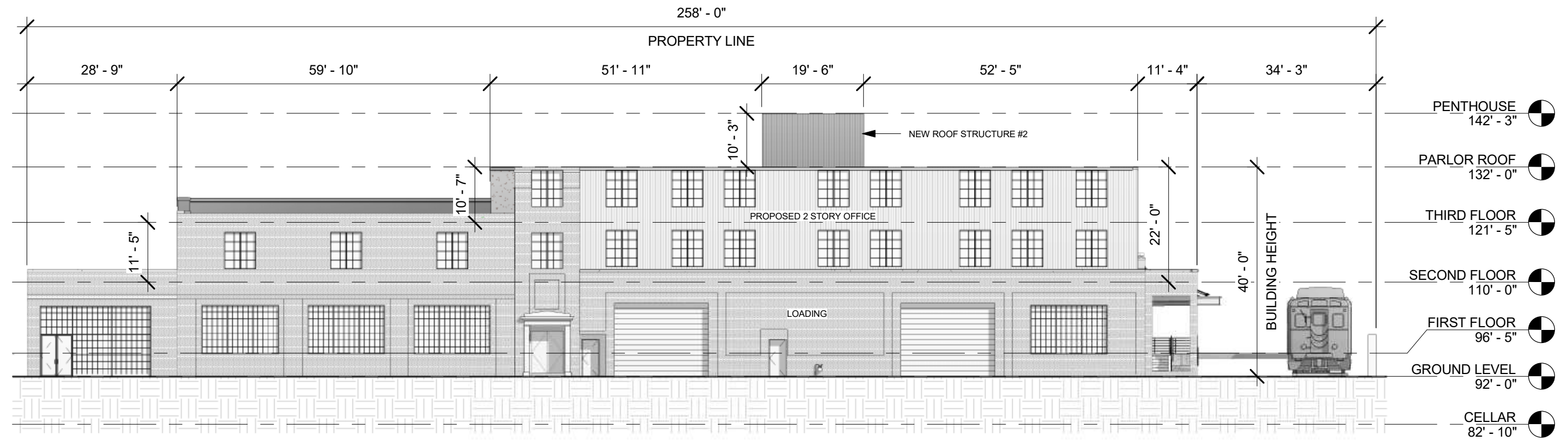


EAST OPEN COURT - BZA  
1" = 20'-0"



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

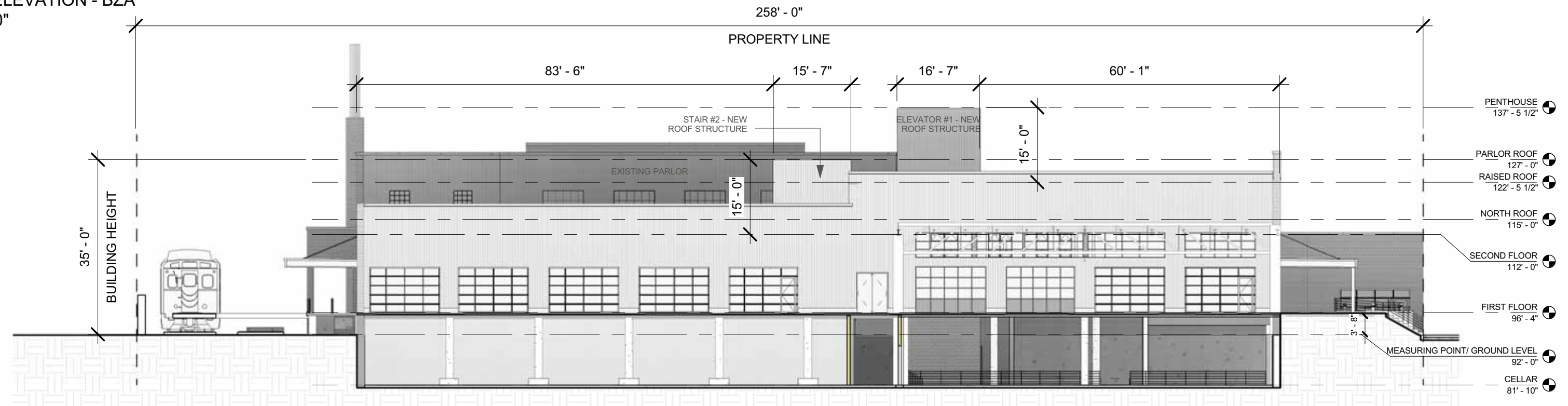
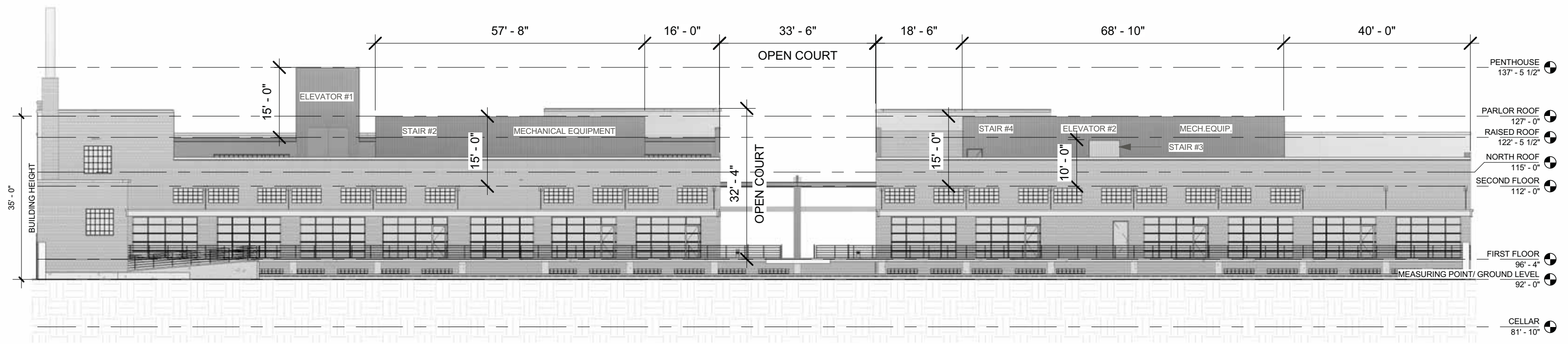
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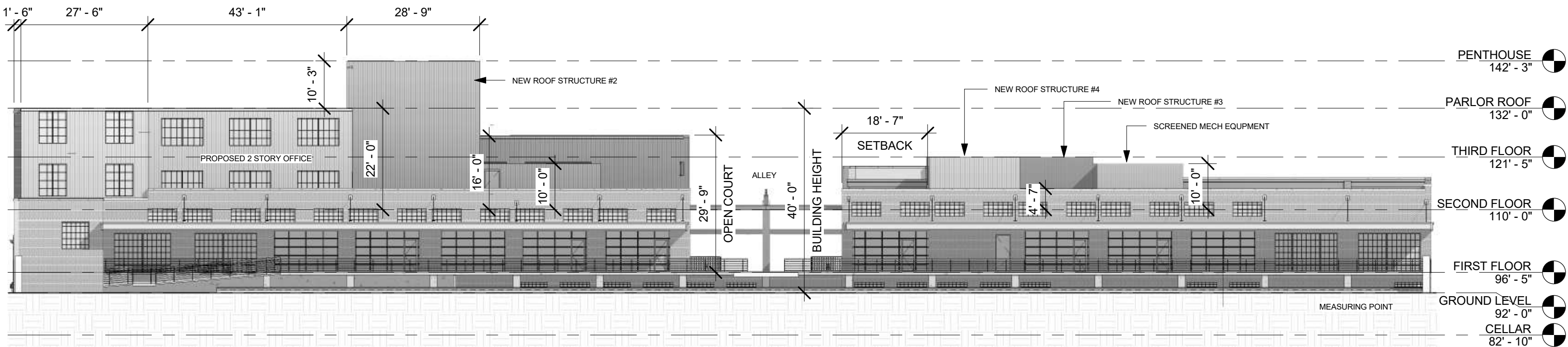
WEST ELEVATION - FENWICK STREET  
1" = 20'-0"

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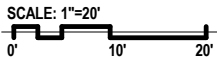




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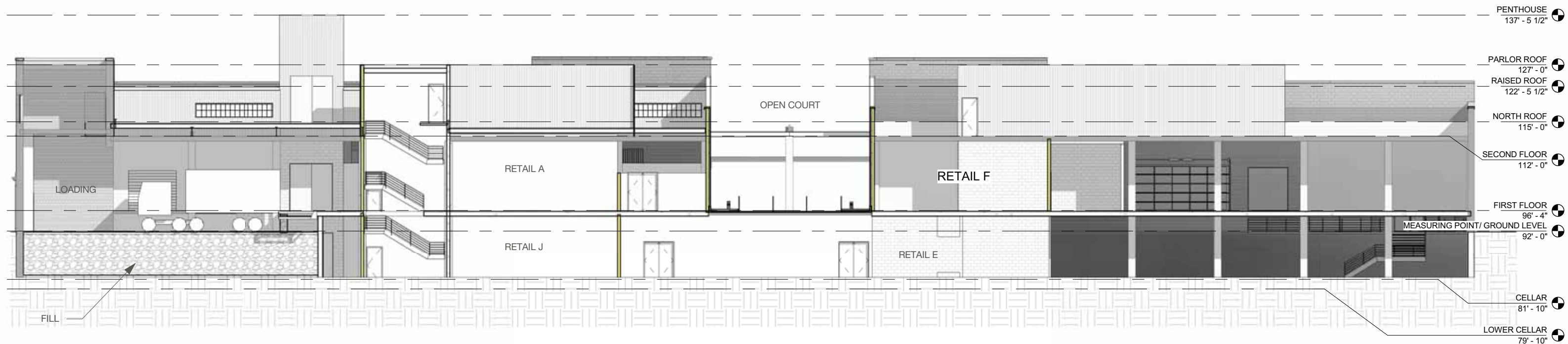


SOUTH ELEVATION - BZA  
1" = 20'-0"



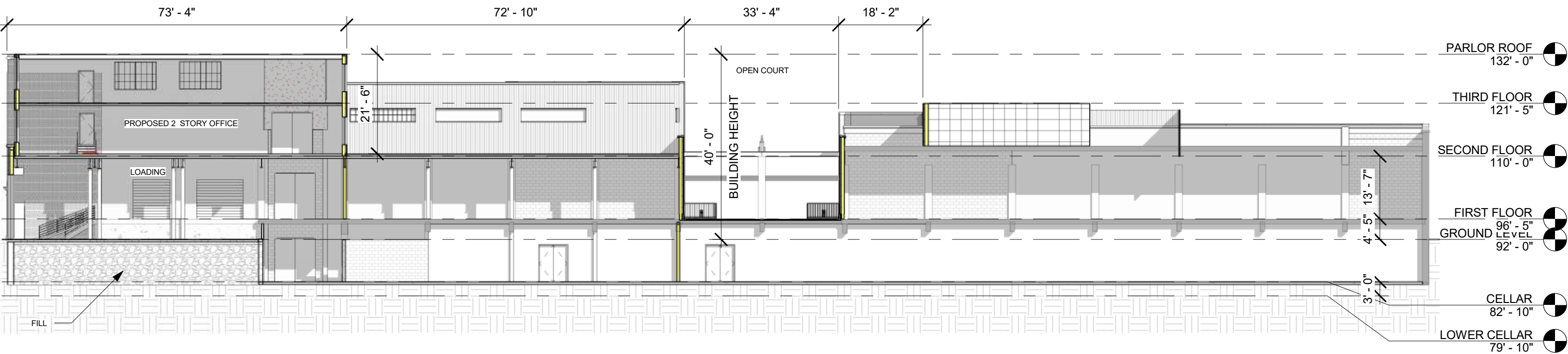
# PAPPAS TOMATO FACTORY - PROPOSED





Section Through Alley  
1" = 20'-0"

# PAPPAS TOMATO FACTORY - APPROVED



Section Through Alley  
1" = 20'-0"

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# PAPPAS TOMATO FACTORY - APPROVED

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View from Northwest

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# PAPPAS TOMATO FACTORY - PROPOSED

View from Northwest





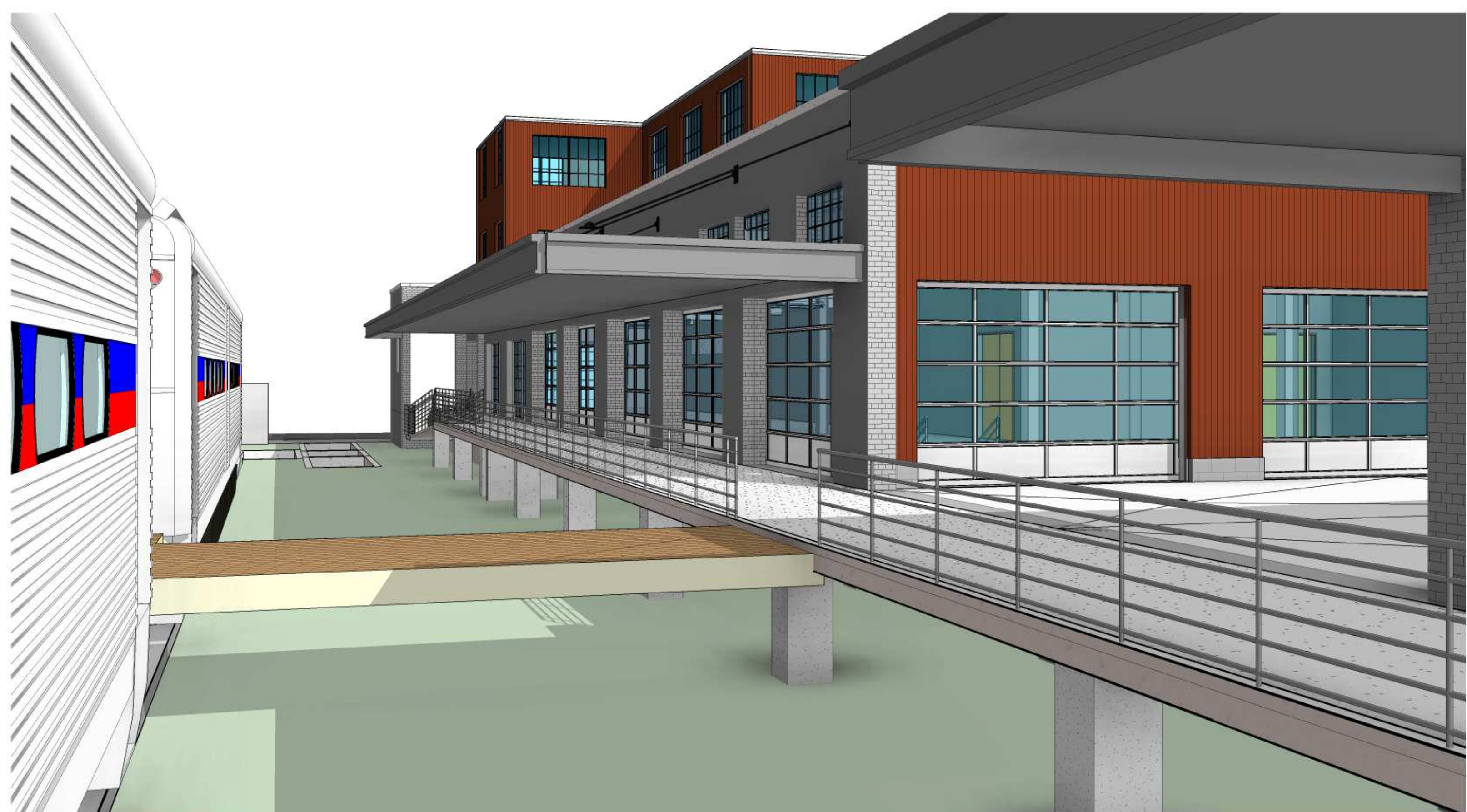
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View from Southeast

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View from Southeast

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# PAPPAS TOMATO FACTORY - APPROVED





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View from North

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