

HECHT WAREHOUSE REDEVELOPMENT

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

PLANNED UNIT DEVELOPMENT MODIFICATION - 1400 BLOCK OKIE STREET

DECEMBER 17, 2014



DRAWING INDEX

#	TITLE	ZONING REFERENCE
1	COVER	
	INTRODUCTION	
3	SITE MAP	
4	ZONING DATA	2406.11(b) & (e)
5	SUBDIVISION LOTS	
6	CURRENT DAY PHOTOGRAPHS	
7	CURRENT DAY PHOTOGRAPHS	
	ARCHITECTURE	
9	HECHT AVENUE - PERSPECTIVE	
10	OKIE STREET - PERSPECTIVE	
11	SITE & CIRCULATION PLAN	2406.11(d); 2406.12(c)
12	FLOOR PLANS	2406.12(e) & (f)
13	FLOOR PLANS	
14	BUILDING ELEVATIONS	
15	BUILDING ELEVATIONS	
16	BUILDING SECTIONS	
17	EXTERIOR MATERIALS	
	CIVIL	
19	SITE PLAN	
21	SITE UTILITY PLAN	
	LANDSCAPE	
23	LANDSCAPE & PAVING PLAN	2406.12(d)

INTRODUCTION



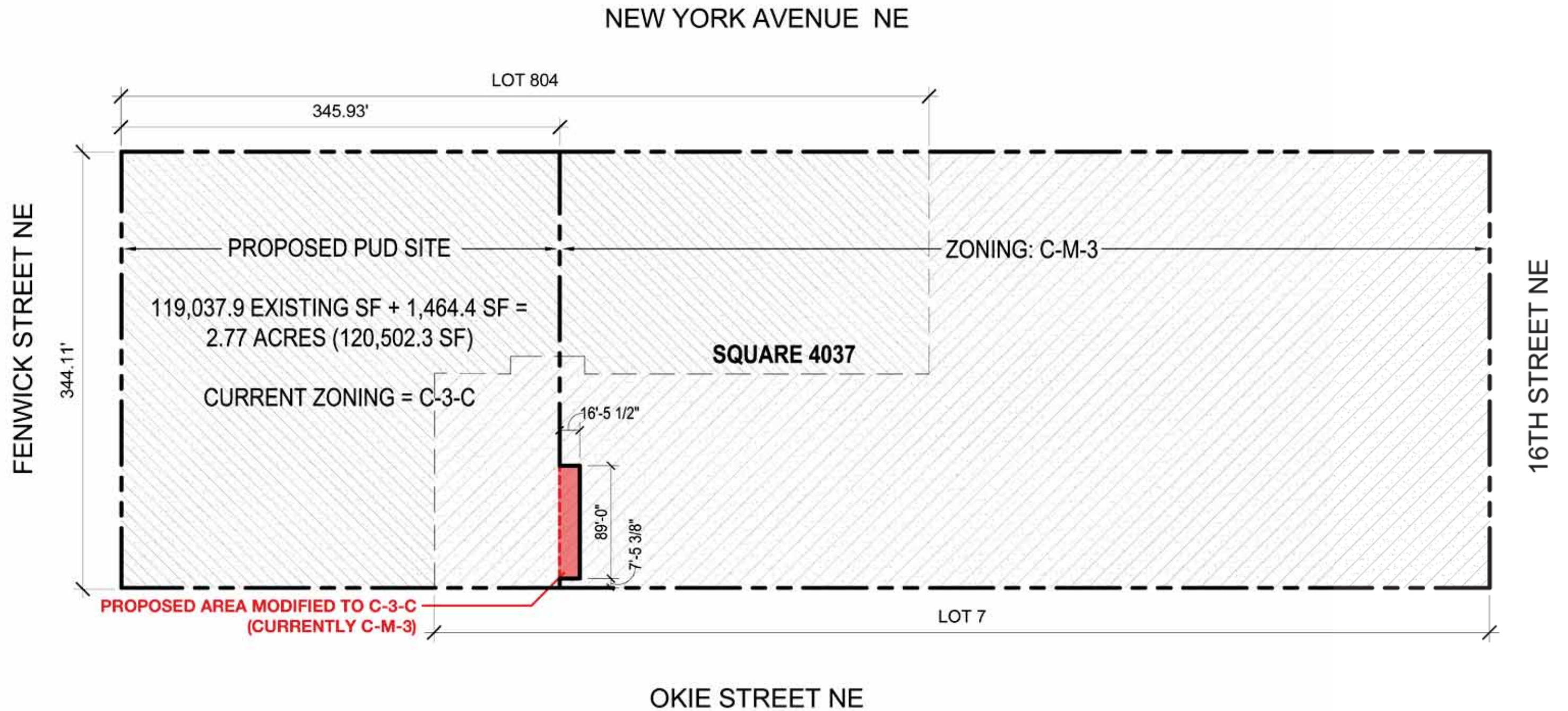
HECHT WAREHOUSE INTRODUCTION

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates © · Dewberry

site map
DECEMBER 17, 2014



ZONING DATA			
SQUARE: 4037			
LOTS: 804 & 007			
DCRM, TITLE 11	APPROVED PUD	REQ'S UNDER C-3-C	PROPOSED CONDITIONS
ZONE	C-3-C COMMERICAL; HIGH BULK	--	C-M-3 TO C-3-C
SITE AREA (SF):	119,037.9		120,502.3 (ADDITIONAL PUD SITE AREA: 1,464.4 SF)
FAR	4.7	6.5 MAX by right; 8.0 MAX for PUD	4.7
GROSS FLOOR AREA	559,245.0		567,319.1 (ADDITIONAL GFA: 8,074 SF)
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%
BUILDING HEIGHT	95.15'	90' maximum by right; 130' maximum for PUD	32'-11"
PENTHOUSE HEIGHT	23', 22', 19.5', 15'	18.5' maximum	6' Screen Wall on new building.
REAR YARD	27'	17.4' (2.5in/ft of building height)	--
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	--	--

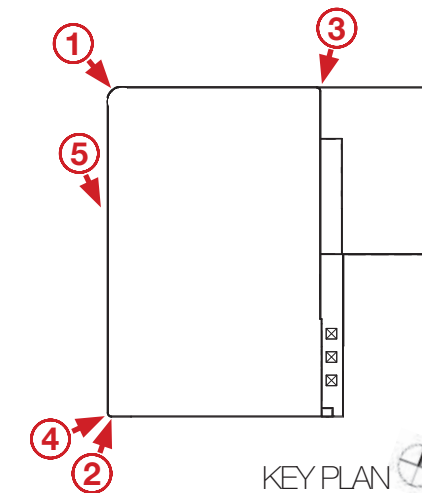


HECHT WAREHOUSE INTRODUCTION

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates © · Dewberry

PUD site
 DECEMBER 17, 2014



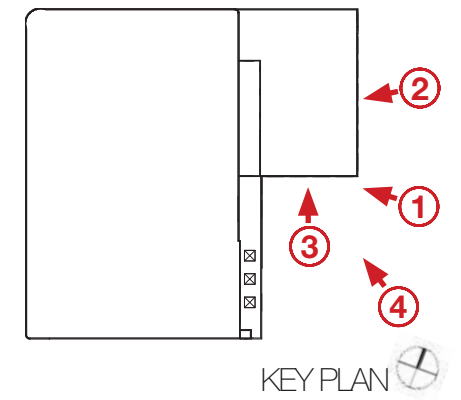




②



①



④



③

HECHT WAREHOUSE INTRODUCTION

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates © · Dewberry

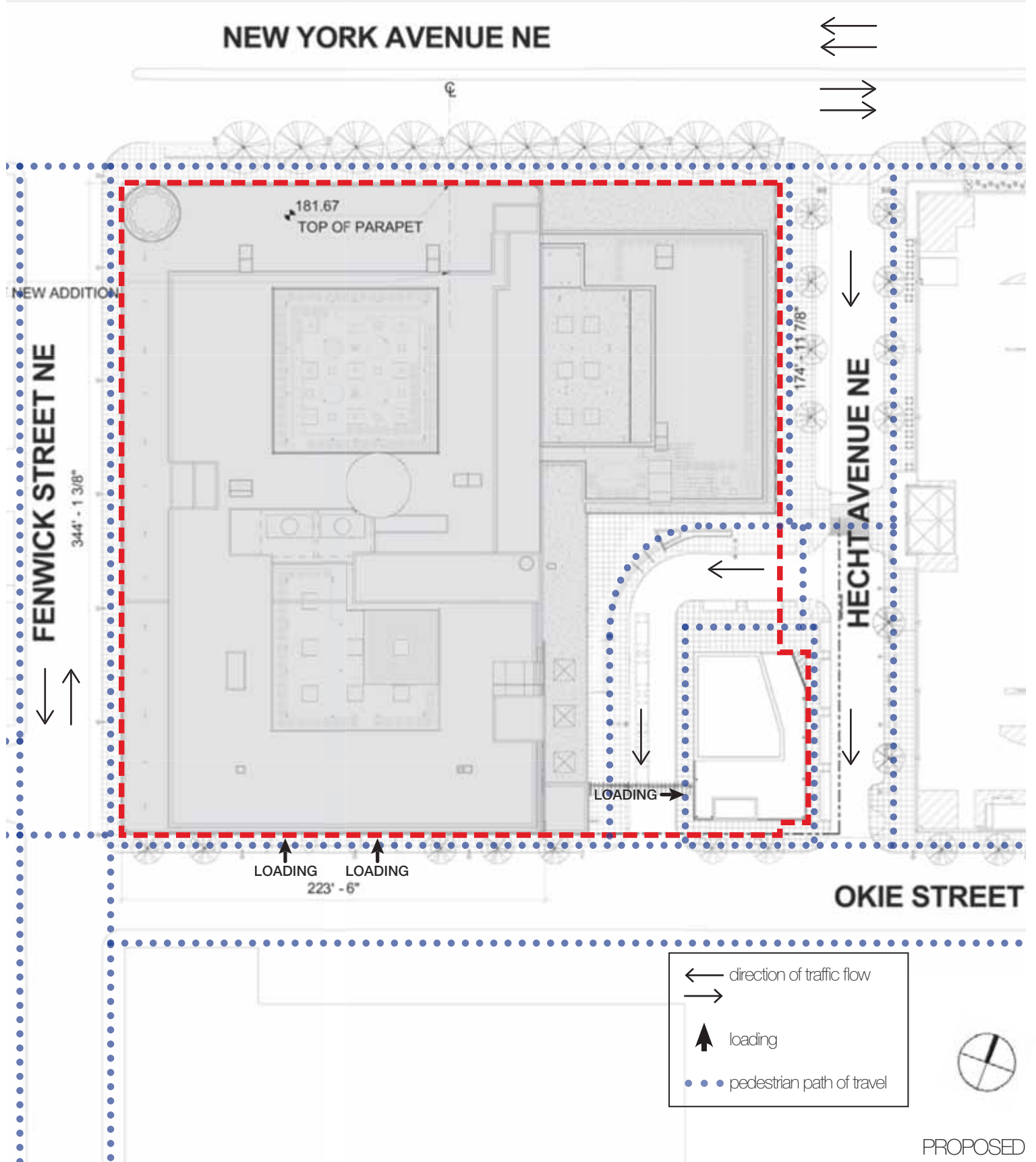
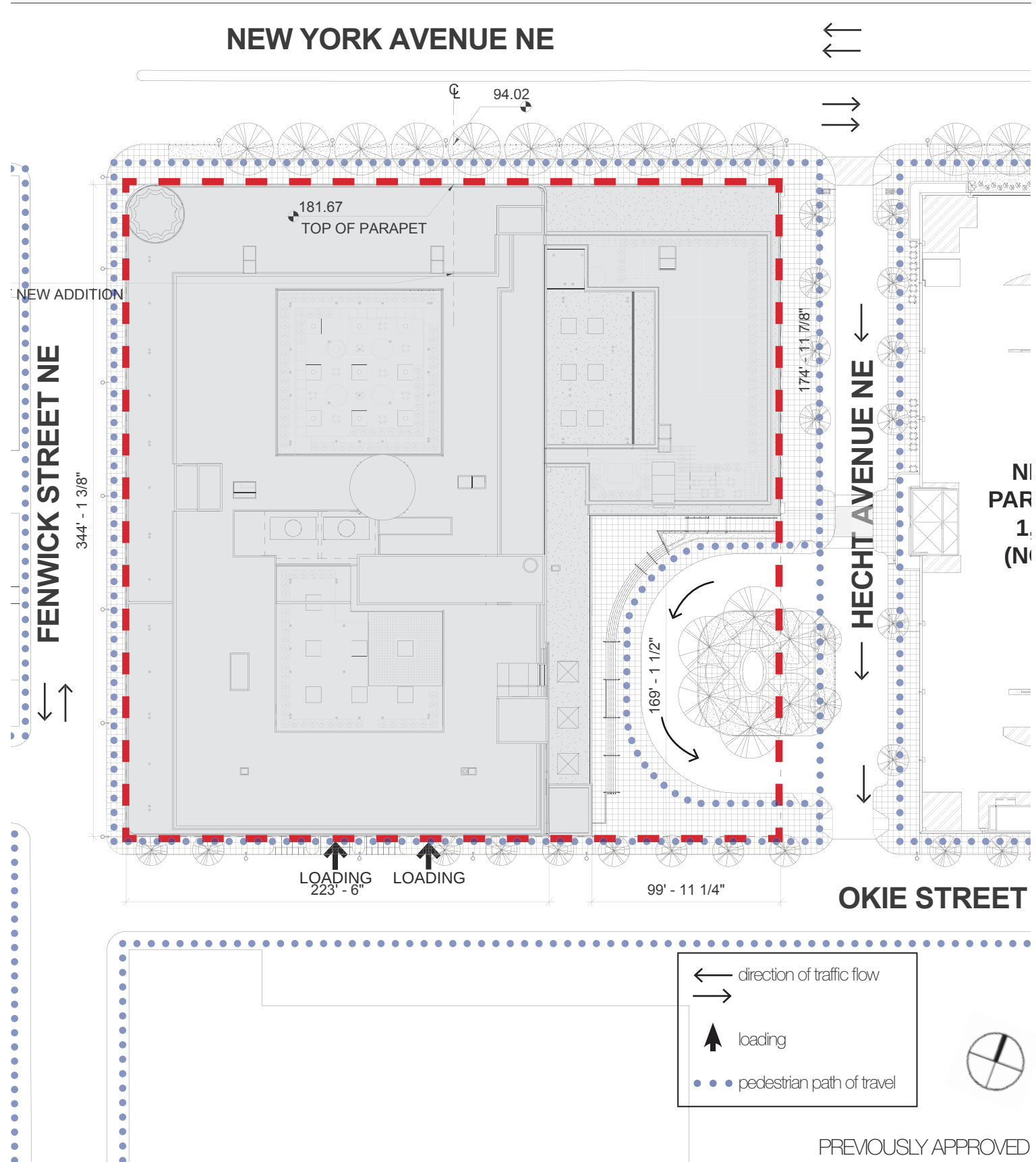
current-day photographs - hecht avenue facades

DECEMBER 17, 2014

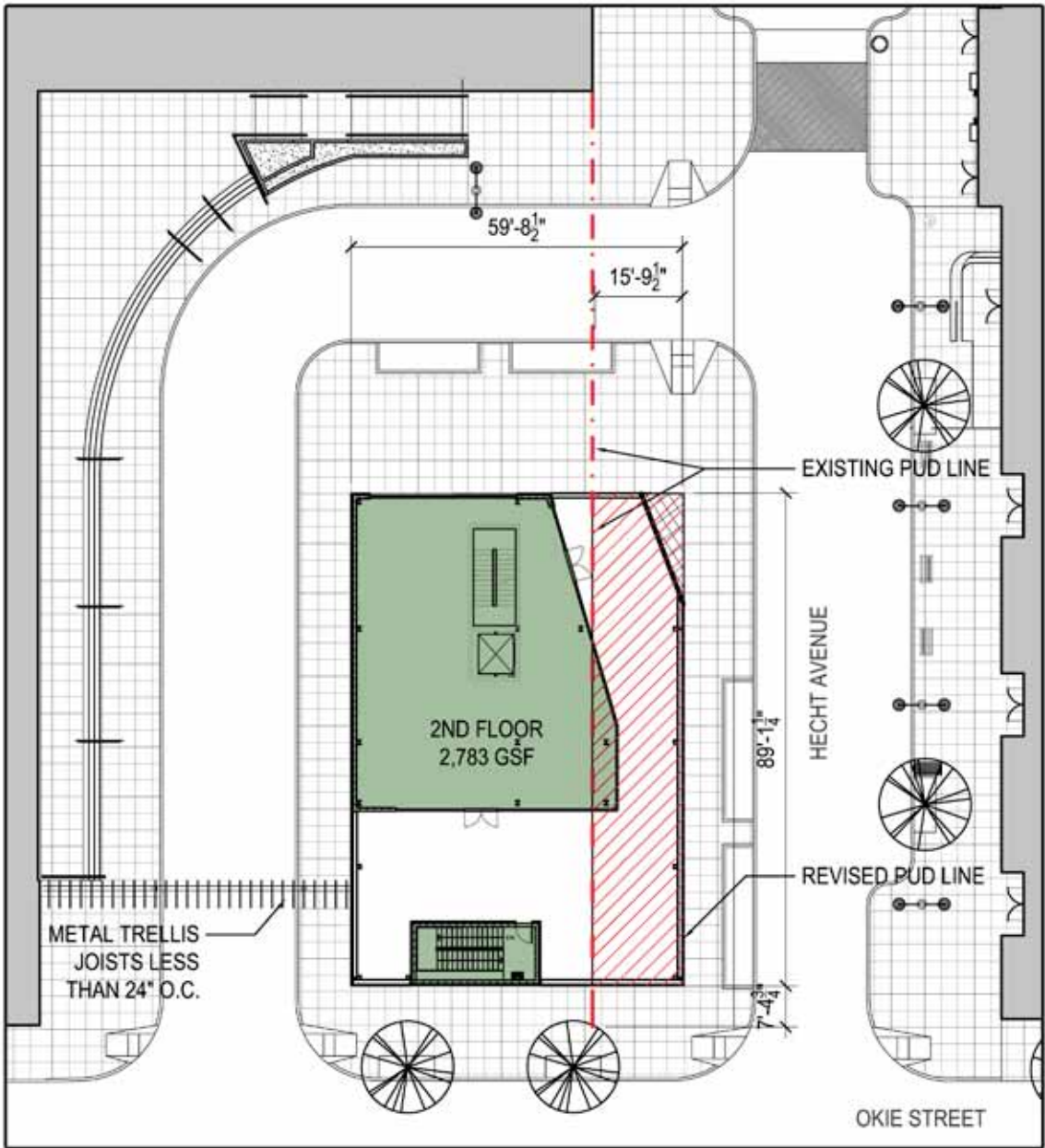
ARCHITECTURE



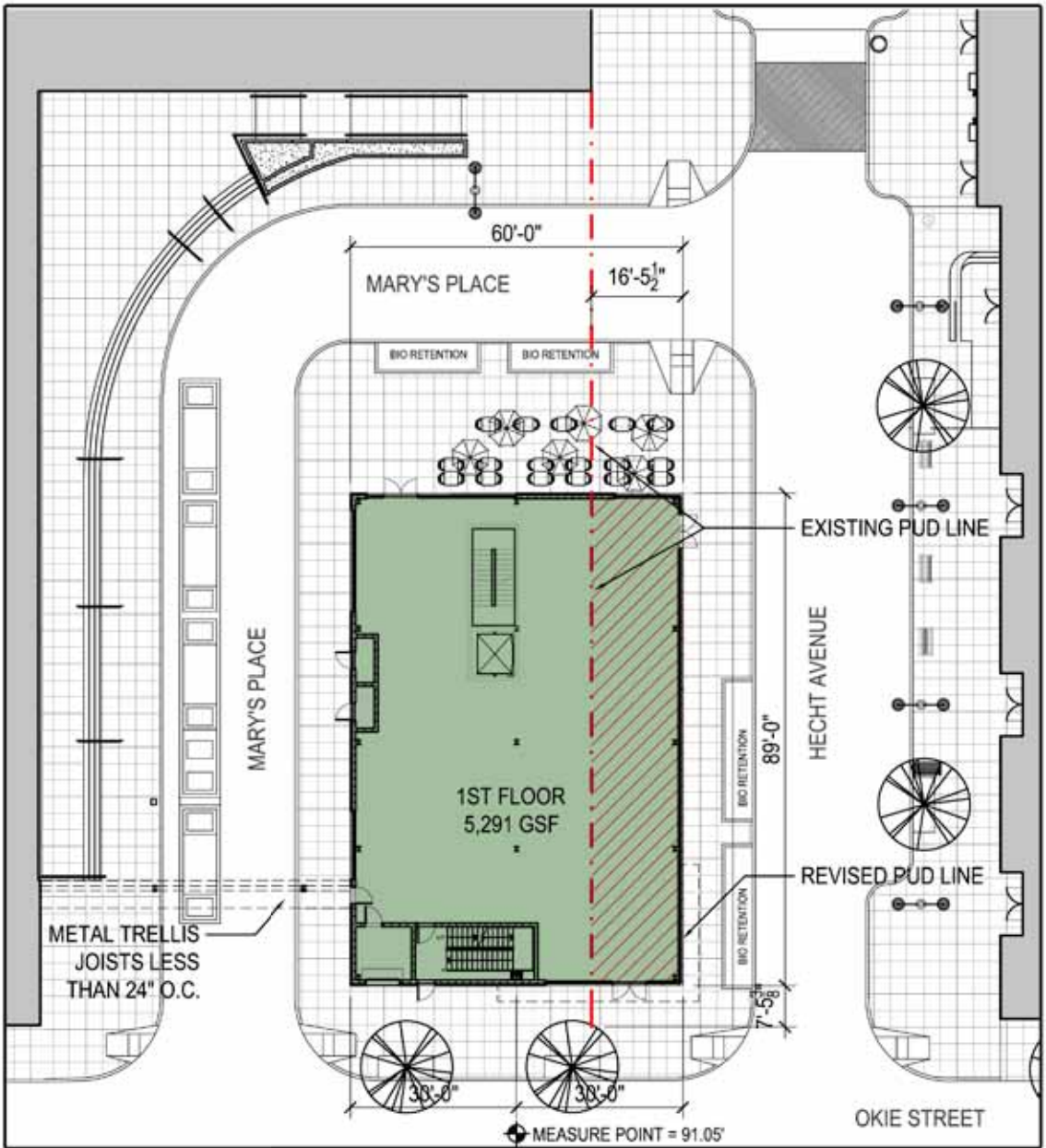




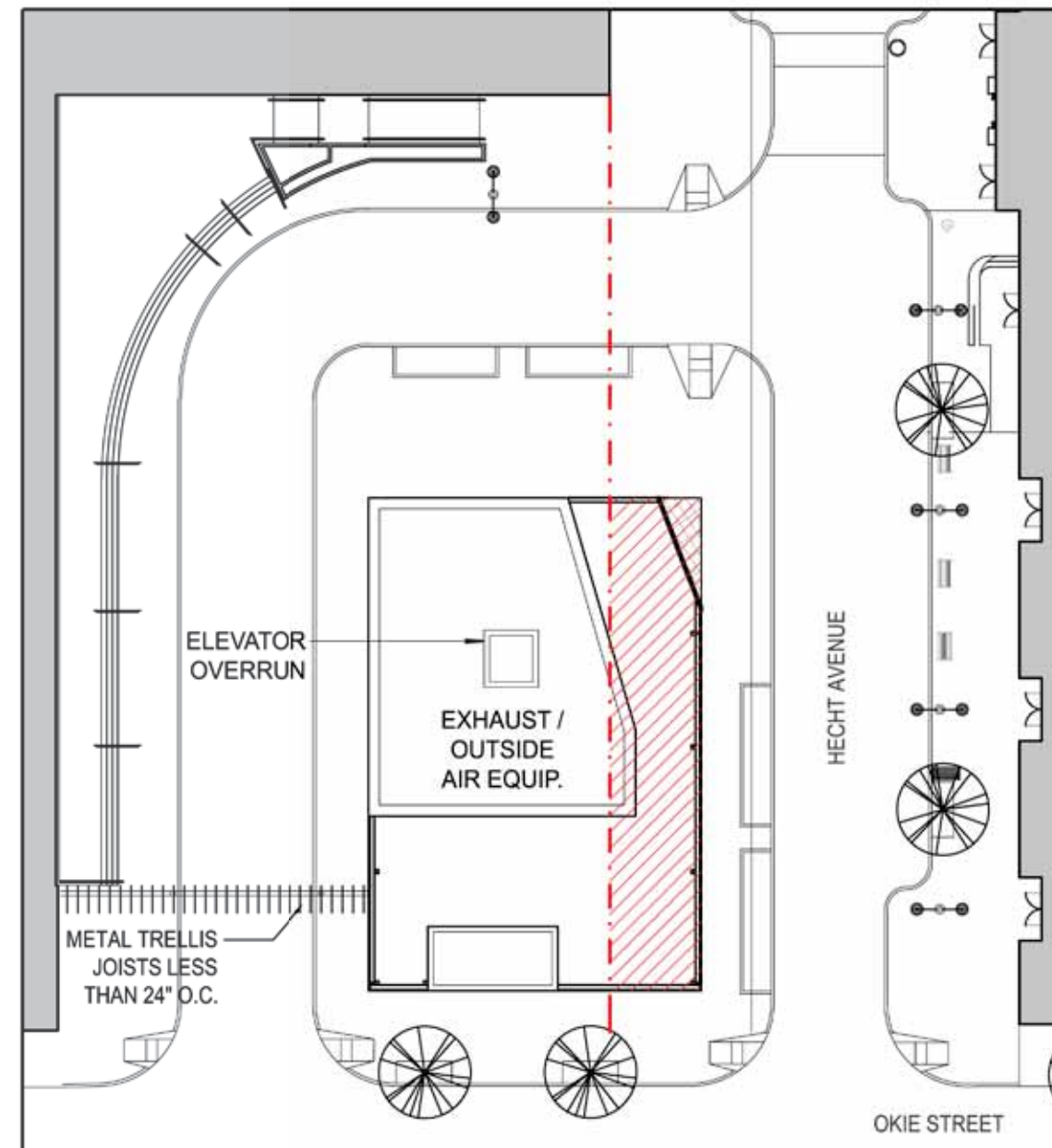
AREA SCHEDULE - (GROSS FLOOR AREA)	
AREA	LEVEL
5,291 GSF	1ST FLOOR
2,783 GSF	2ND FLOOR
8,074 GSF	TOTAL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

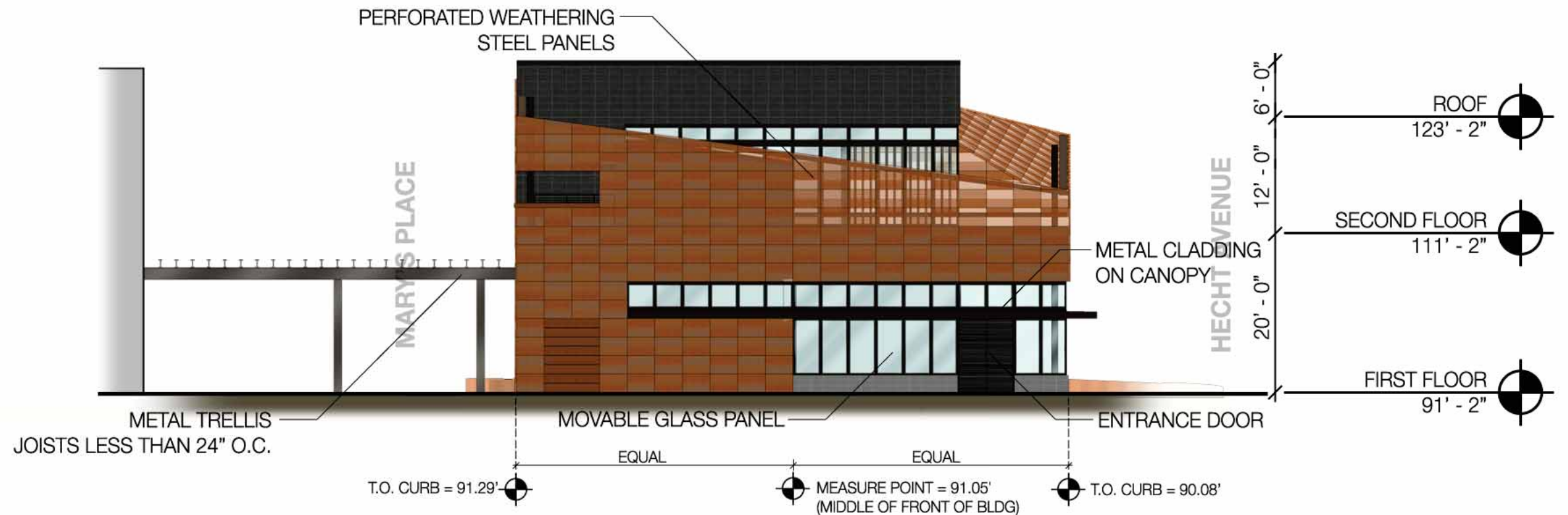




NORTH ELEVATION



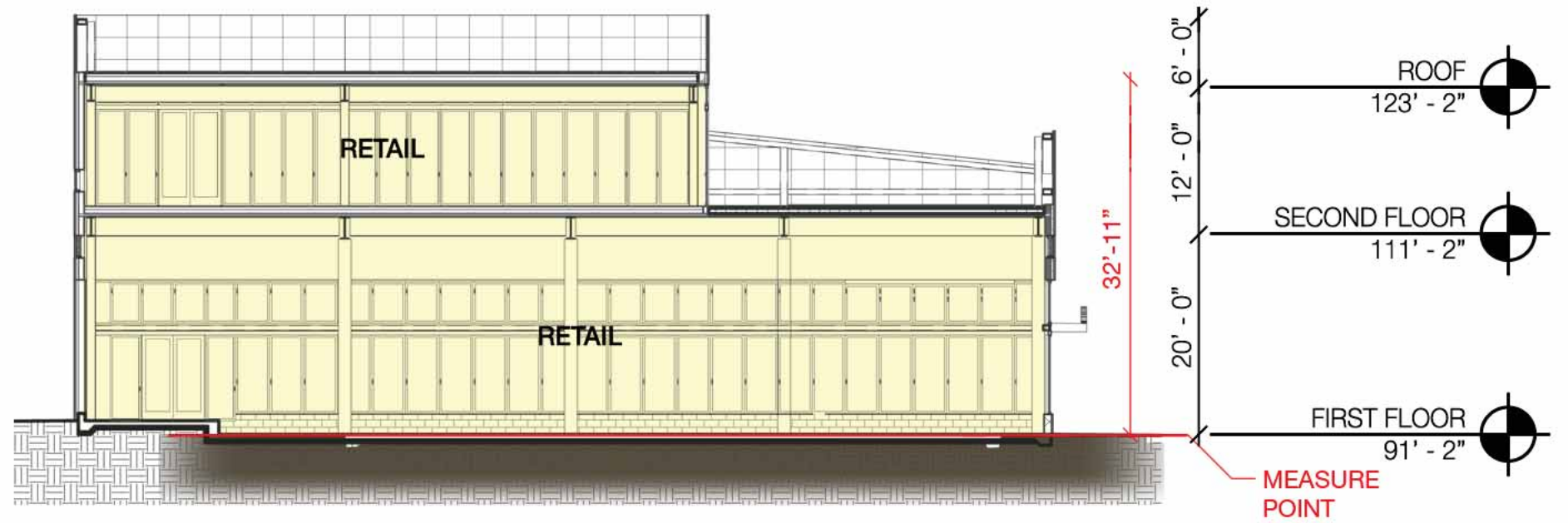
WEST ELEVATION



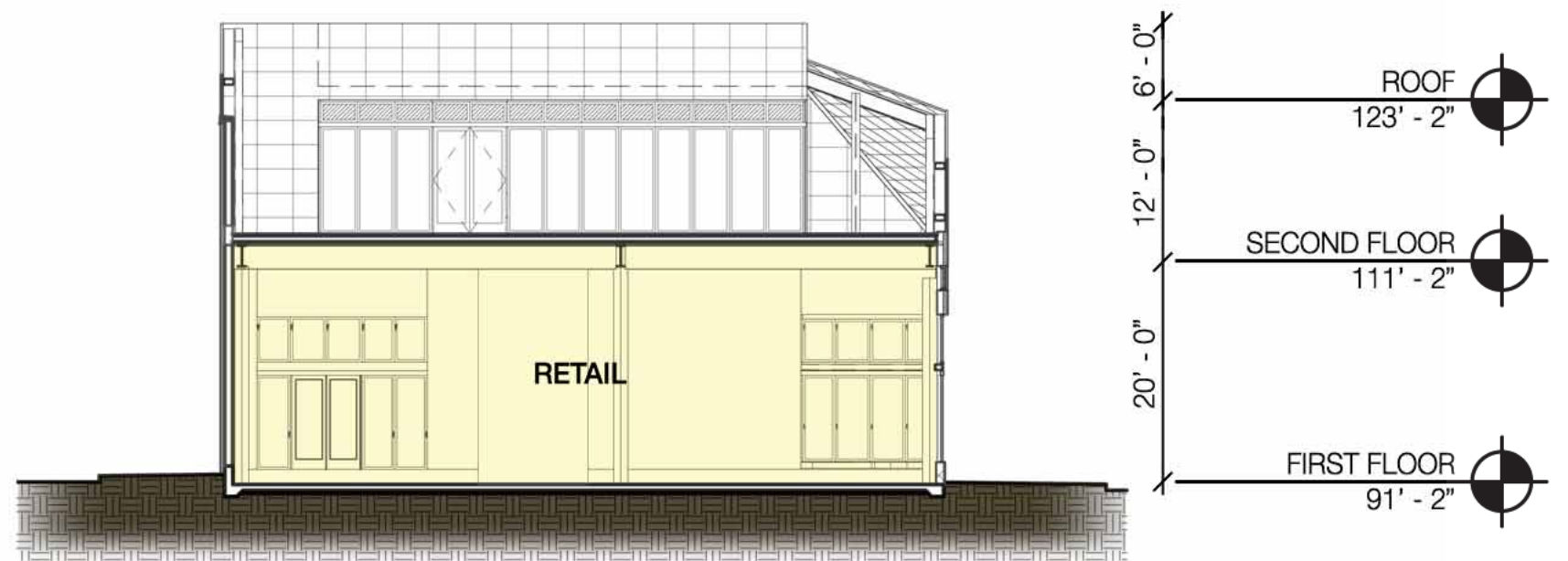
SOUTH ELEVATION



EAST ELEVATION



NORTH - SOUTH SECTION



EAST - WEST SECTION



ALUMINUM COMPOSITE PANEL
CLASSIC BRONZE



PERFORATED METAL PANEL



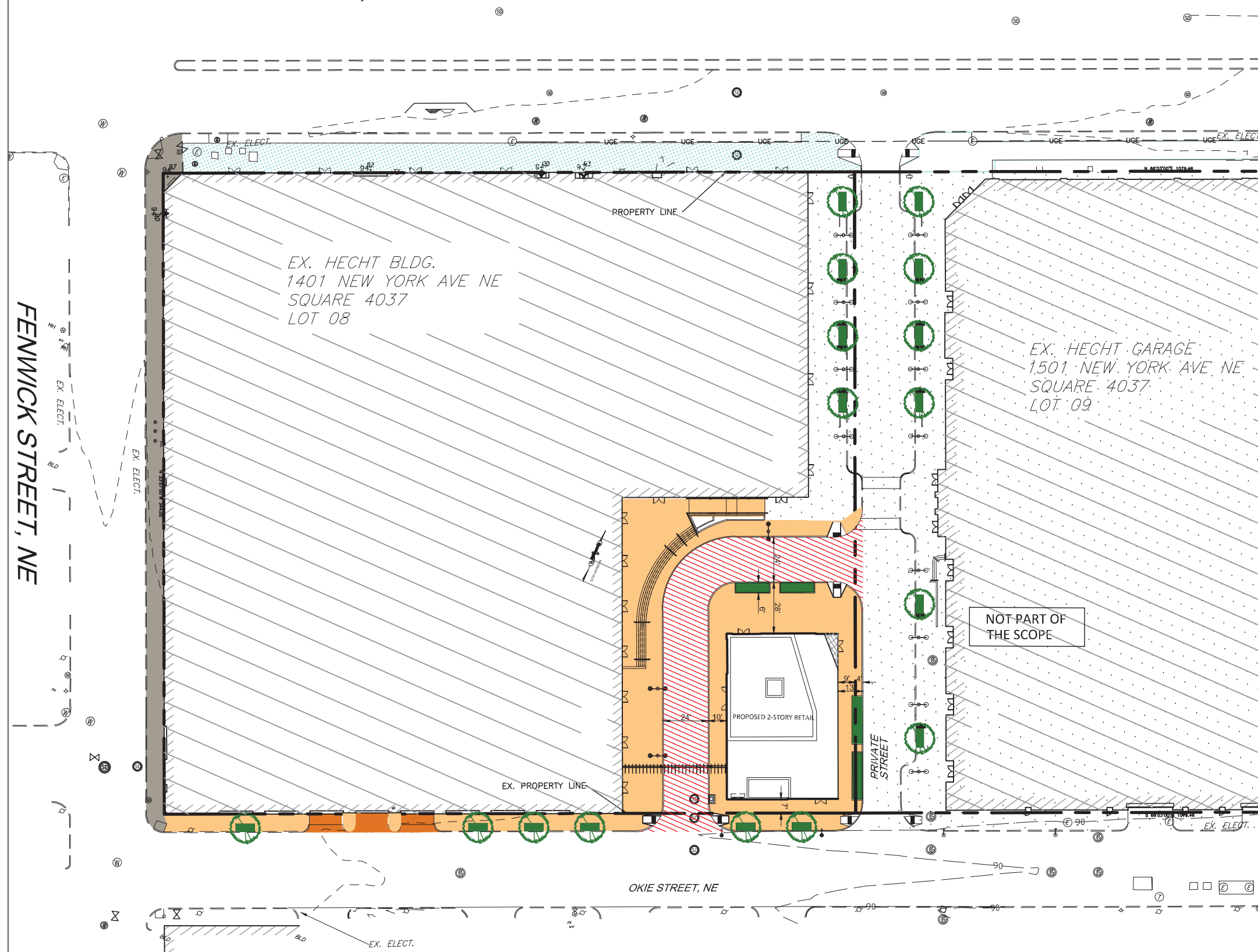
STONE BASE



OPERABLE GLASS PARTITION

CIVIL

NEW YORK AVENUE, NE



LEGEND



TREE AND PLANTER



PROP. STREET LIGHT



PROP. SIDEWALK



PROP. CONCRETE DRIVEWAY



EX. SIDEWALK



PROP. SIDEWALK/BIKE TRAIL



LOT LINE

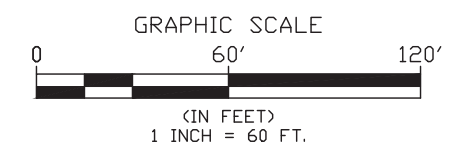


PROP. GREEN AREA



PROP. ROAD

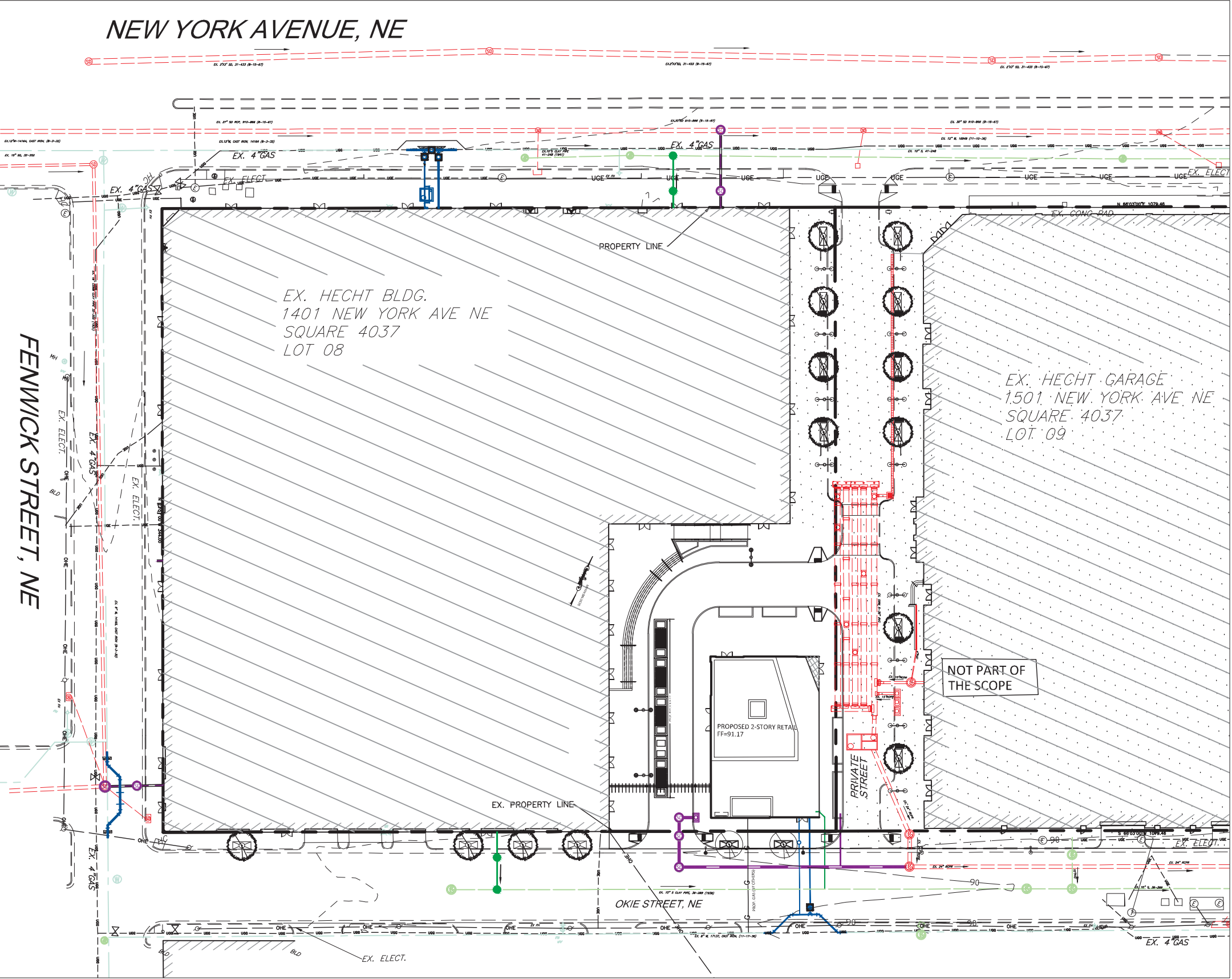
SITE PLAN



HECHT WAREHOUSE CIVIL

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates © · Dewberry

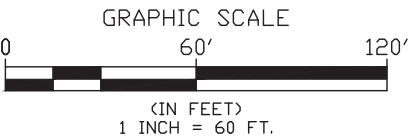
site plan
DECEMBER 17, 2014



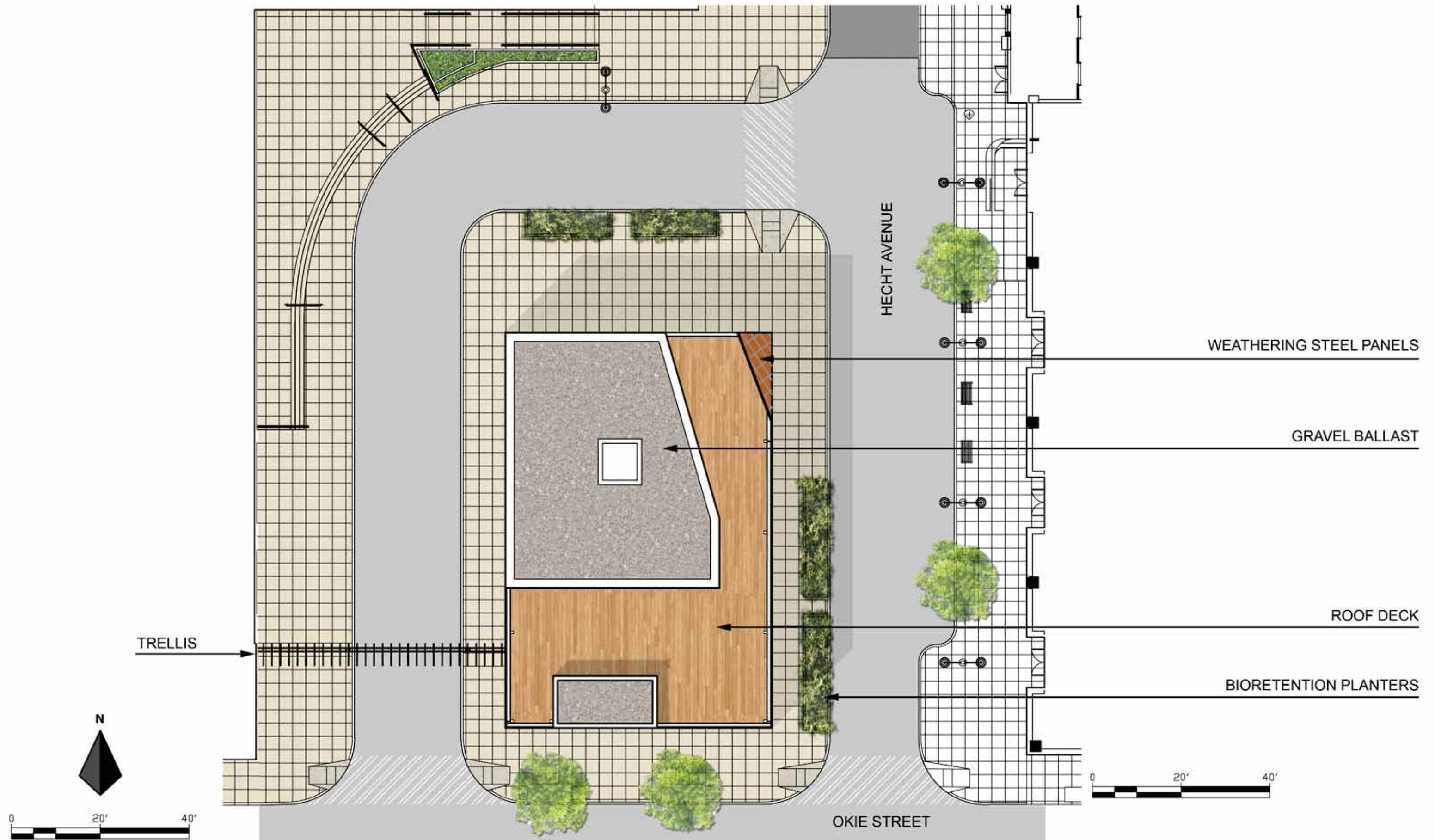
LEGEND

- 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

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates © · Dewberry

landscape & paving plan

DECEMBER 17, 2014