

RECEIVED
D.C. OFFICE OF ZONING
2011 JUL 19 PM 2:31



PARK TRIANGLE APARTMENTS AND LOFTS - ADDITION

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

ISSUED

07/18/2011

BOARD OF ZONING ADJUTMENT
District of Columbia
CASE NO. 18269
EXHIBIT NO. 10

RECEIVED
PLANNING & ZONING

2011 JUL 19 PM 2:31



Drawing Index

AERIAL SITE PLAN	G01
EXISTING SITE PHOTOS	G02
EXISTING BUILDING PHOTOS	G03
ZONING MAP	G04
ZONING ANALYSIS	G05
F.A.R. DIAGRAMS	G06
YARDS AND COURTS DIAGRAMS	G07
CONCEPTUAL GROUND FLOOR PLAN	A01
CONCEPTUAL SECOND FLOOR PLAN	A02
CONCEPTUAL THIRD FLOOR PLAN (5TH SIM)	A03
CONCEPTUAL FOURTH FLOOR PLAN	A04
CONCEPTUAL SIXTH FLOOR PLAN	A05
CONCEPTUAL ROOF	A06
EXISTING GARAGE FLOOR PLAN	A07
CONCEPTUAL BUILDING SECTIONS	A08
CONCEPTUAL BUILDING ELEVATIONS	A09
CONCEPTUAL MASSING/PERSPECTIVE VIEWS	A010



July 18, 2011

 TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Park Triangle - Kenyon St. NW - South Facade

©2011 Torti Gallas and Partners, Inc. | 1000 Spring Street, Suite 1000, Silver Spring, Maryland 20910 | 301.591.4100

Existing Site Photos

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

July 18, 2011

G02

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



PARK TRIANGLE APARTMENTS & LOFTS - ADDITION

Park Triangle Apartments & Lofts - Addition

Square: 2843

Lot: 78 Area: 40,709 sf

Allowable	Existing Zoning (C-3-A)	Existing Building	Proposed Infill (within Current Footprint)	Proposed Addition	Total Proposed
FAR	4.0 2.5 Other permitted use	3.8 Total 0.4 Commercial Gross Floor Area by Level 6th (Residential) 24,023 5th (Residential) 23,687 4th (Residential) 26,183 3rd (Residential) 23,687 2nd (Residential) 20,345 2nd (Parking) 3,899 1st (Residential) 4,474 1st (Parking/Loading) 5,027 1st (Retail) 18,044 Total Building Area 184,369 gsf Total Residential Area 121,399 gsf Total Commercial Area 18,044 gsf Total Parking/Loading Area 14,926 gsf	0.1 Total 0.0 Commercial Gross Floor Area by Level 6th (Residential) 1,040 5th (Residential) 1,040 4th (Residential) 1,040 3rd (Residential) 1,040 2nd (Residential) 1,040 2nd (Parking) 1,040 1st (Residential) 1,040 1st (Parking/Loading) 1,040 1st (Retail) 1,040 Total Building Area 2,080 gsf Total Residential Area 2,080 gsf Total Commercial Area 0 gsf Total Parking/Loading Area 0 gsf	0.4 Total 0.0 Commercial Gross Floor Area by Level 6th (Residential) 3,250 5th (Residential) 3,250 4th (Residential) 3,250 3rd (Residential) 3,250 2nd (Residential) 3,250 2nd (Parking) 3,250 1st (Residential) 3,250 1st (Parking/Loading) 4,030 1st (Retail) 18,044 Total Building Area 17,030 gsf Total Residential Area 13,000 gsf Total Commercial Area 0 gsf Total Parking/Loading Area 4,030 gsf	4.3 Total 0.4 Commercial Gross Floor Area by Level 6th (Residential) 27,273 5th (Residential) 27,977 4th (Residential) 26,433 3rd (Residential) 27,977 2nd (Residential) 20,345 2nd (Parking) 3,899 1st (Residential) 4,474 1st (Parking) 9,057 1st (Retail) 18,044 Total Building Area 173,479 gsf Total Residential Area 136,479 gsf Total Commercial Area 18,044 gsf Total Parking/Loading Area 18,956 gsf 10,643 gsf over Allowable gsf (includes 4,030 gsf of Parking/ Loading)
Roof Structures	1/3 of roof area per 11 DCMR (411.6) 37 increase in FAR per 11 DCMR (411.7) 37 x 40,709 sf = 15,062 sf allowed	666 sf Provided			666 sf Provided
Penthouse	One continuous structure 1:1 Setback	Provided as required Provided as required			Provided as required Provided as required
Lot Occupancy	C-3-A: 75% 40,709 x .75 = 30,531 sf allowed	74.8% at lowest typical residential floor 30,483 sf Provided			82.9% RELIEF REQUIRED 33,733 sf
Building Height	C-3-A: 65 feet stories-no limit	62'-6" to top of roof - measured from l.o.c. at center of Canyon Street frontage 6 Stories			64'-2" to top of roof - measured from l.o.c. at center of Canyon Street frontage 6 Stories
Dwelling Units	NA	117 Provided	8 Units Proposed	16 Units Proposed	133 Provided
Rear Yard	C-3-A: Min. Width: 2.5' per ft of height not < 12 ft	62'-6" x 2.5' per ft = 13 ft required 36'-9" Provided			64'-2" x 2.5' per ft of height = 13'-4" required 36'-9" Provided
Side Yard	C-3-A: None required, if provided 2 inches per foot of height not < 8 feet	62'-6" x 2' per ft = 10'-5" required 12'-11" Provided			64'-2" x 2' per ft = 10'-8" required 12'-11" Provided
Courtyards	Open C-3-A: Min. Width: 3' per ft of height < 12 ft (non-res) Min. Width: 4' per ft of height not < 15' (res)	39'-6" height at ctyd x 4' per ft = 13'-2" required 66' Provided			None Provided None Provided
	Closed C-3-A: Area: 2sq. of req'd width not-250sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	None Provided None Provided			39'-6" height at courtyard x 4' per ft = 13'-2" required 2(13.16' x 13.16') = 346 sq ft (350 sq ft min) required 5,417 sf Provided
Parking Requirement					
Residential	C-3-A: 1 per 2 dwelling units Min. 60% of required to be full size	59 Res Spaces Provided (117 Units X 0.5 per DU = 59 required)			71 Res. Spaces Provided (141 Units X 0.5 per DU = 71 required)
Retail	C-3-A: 1 space for each add'l 300 sf over 3000 sf	51 Provided (18,044 sf - 3000 sf / 300 sf = 51 required)			39 Retail Spaces Provided 24% REDUCTION REQUESTED BY SPECIAL EXCEPTION PER 11 DCMR (2108.3d)
Loading					
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'			1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'
Retail	5,000-20,000 sf Retail - 1 loading berth at 12'x30' 1 platform @ 100 sf	1 loading berth @ 12' x 30' 1 platform @ 100 sf			1 loading berth @ 12' x 30' 1 platform @ 100 sf

©2019 Trevi Gallas and Partners, Inc. | 1600 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.988.4800

Zoning Analysis

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION

July 18, 2011

G05



A1 GFA GROUND FLOOR
Existing FAR - Retail: 10,044 SF, Pkg: 5,027 SF, Res: 4,474 SF
New FAR - Pkg: Loading: 4,030 SF



B1 GFA SECOND FLOOR
Existing FAR - Pkg: 8,800 SF, Res: 20,340 SF



C1 GFA THIRD & FIFTH FLOOR
Existing FAR - Res: 23,617 SF
New FAR - 5th Flr: 1,040 SF
Addition Res: 3,220 SF



A2 GFA FOURTH FLOOR
Existing FAR - Res: 21,163 SF
New FAR - Addition Res: 3,220 SF

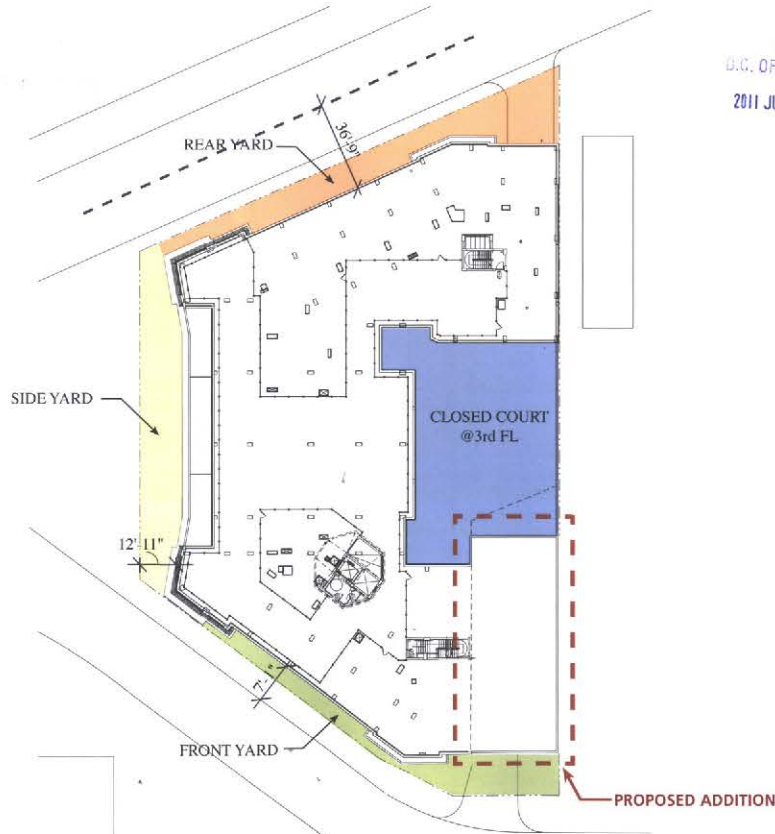


B2 GFA SIXTH FLOOR
Existing FAR - Res: 16,733 SF
New FAR - Addition Res: 3,220 SF



C2 GFA ROOF STRUCTURES
Existing FAR - 600 SF

RECEIVED
D.C. OFFICE OF ZONING
2011 JUL 19 PM 2:32



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



©2011 Torth Gallas and Partners, Inc. | 1000 Spring Street, #1000, Silver Spring, Maryland 20910 | 301.480.4700

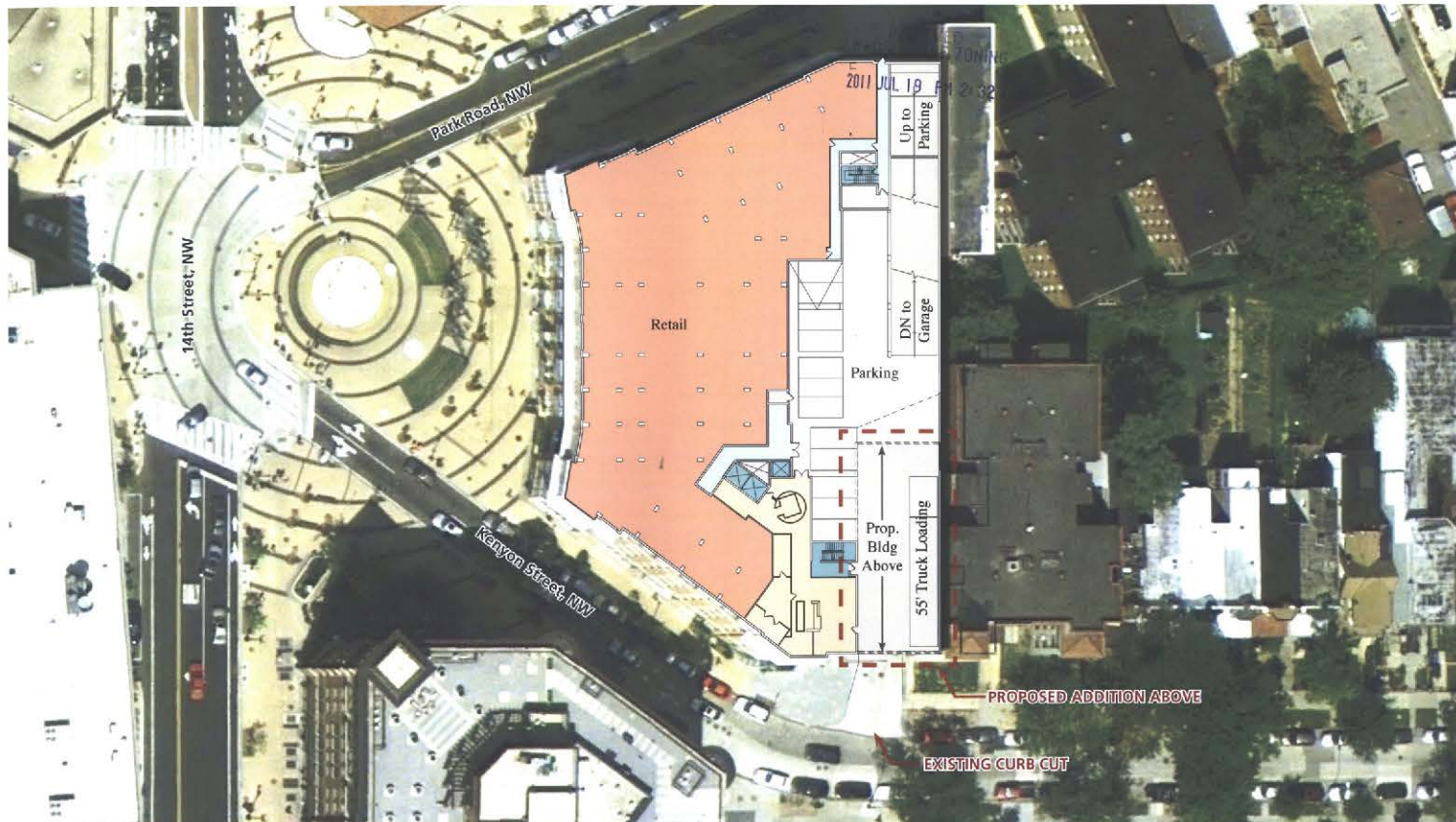
Yards and Courts Diagrams

TRIANGLE VENTURES, LLC
TORTH GALLAS AND PARTNERS, INC.

July 18, 2011

G07

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

© 2011 Park Triangle Apartments & Lofts, Inc. | 1400 Kenyon Street, NW, Suite 100, Atlanta, GA 30309 | (404) 525-1000

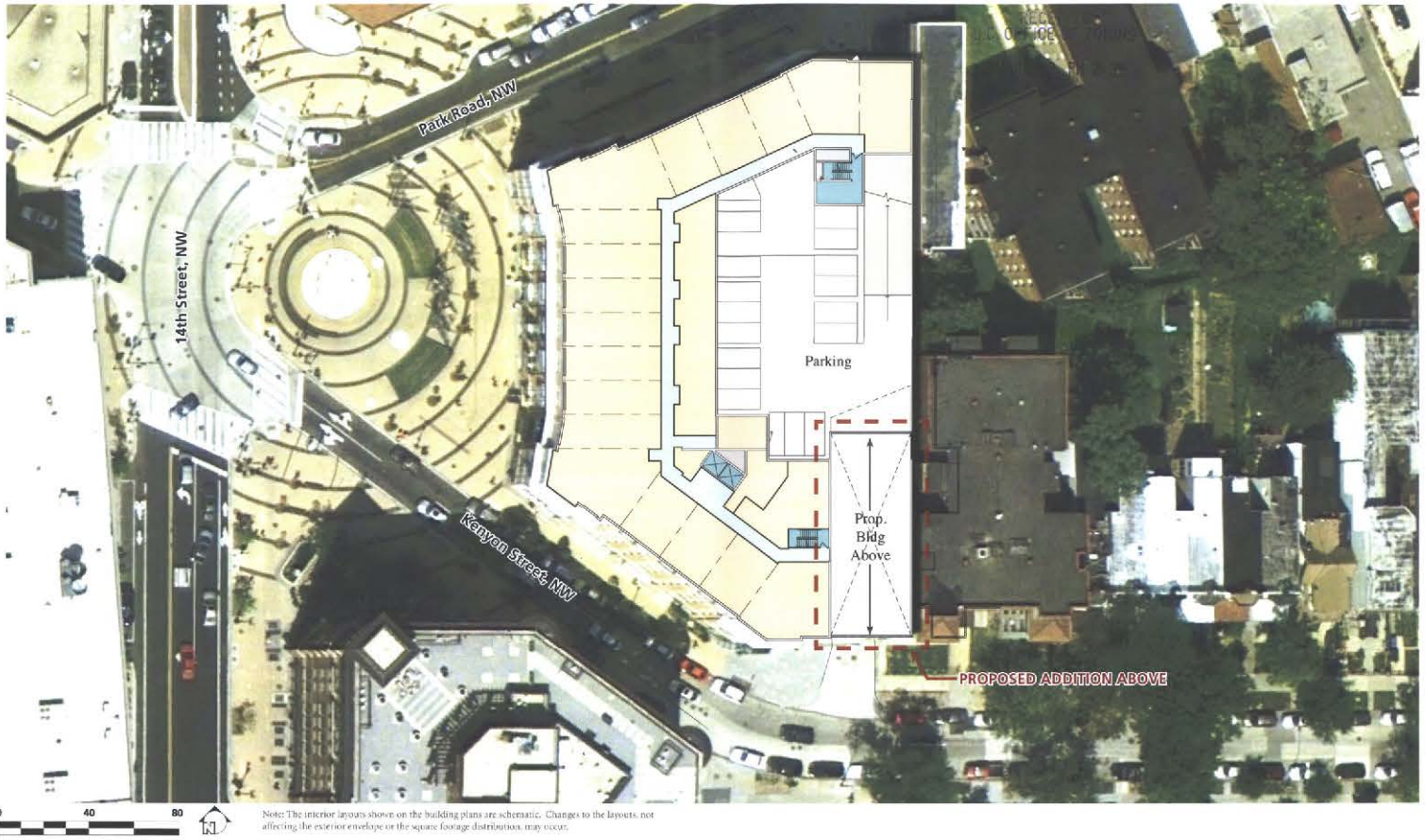
Conceptual Ground Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

July 18, 2011

A01

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



©2008 Torti Gallas and Partners, Inc. | 1500 Spring Street, 4th Floor, Silver Spring, Maryland | 20910 | tgp.net

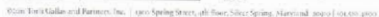
Conceptual Second Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

July 18, 2011

A02

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



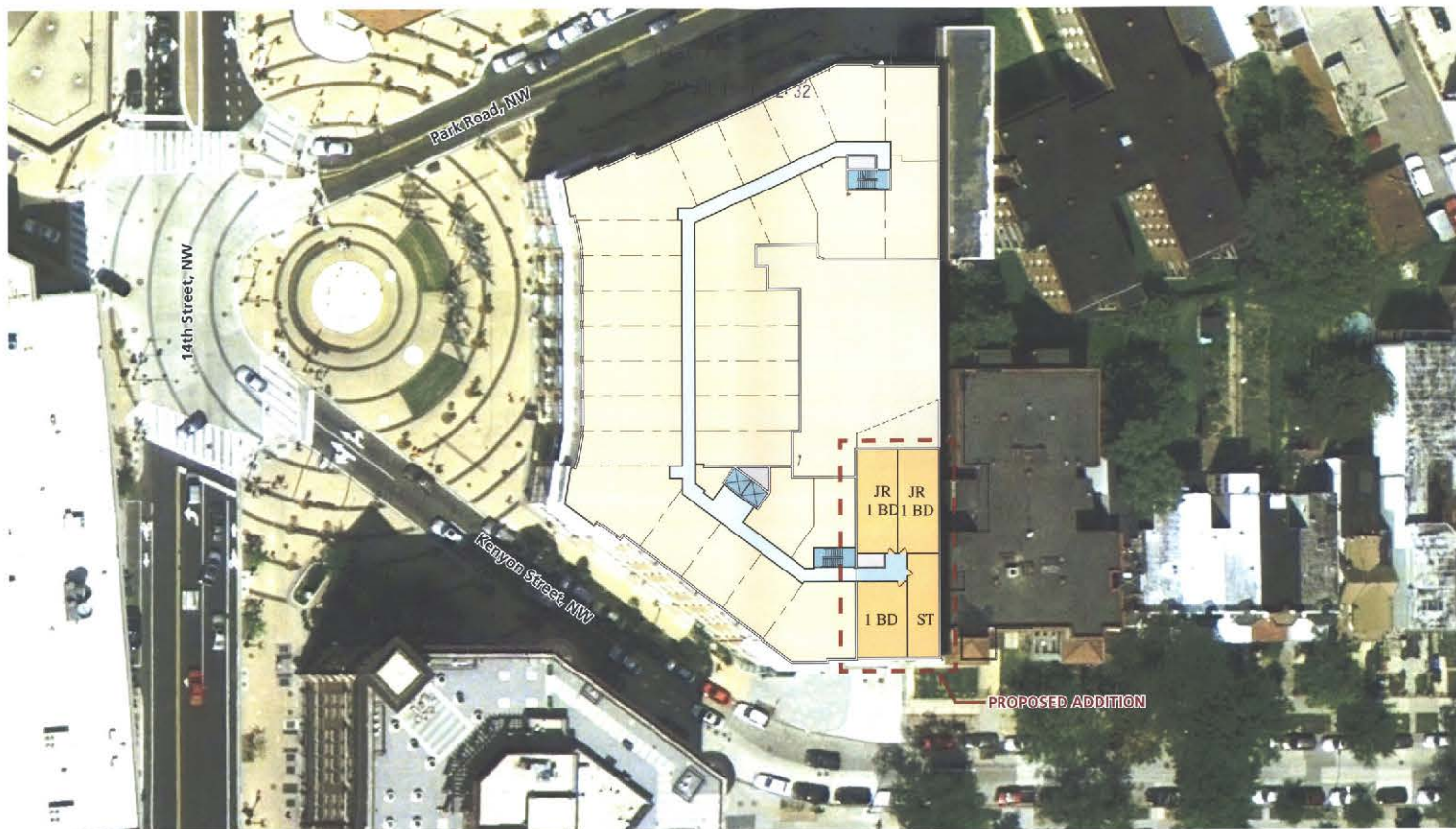
TRIANGLE VENTURES, LLC
TORI GALLAS AND PARTNERS, INC.

PROPOSED ADDITION

July 18, 2011

A03

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

©2014 Jorth Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 410.201.4000

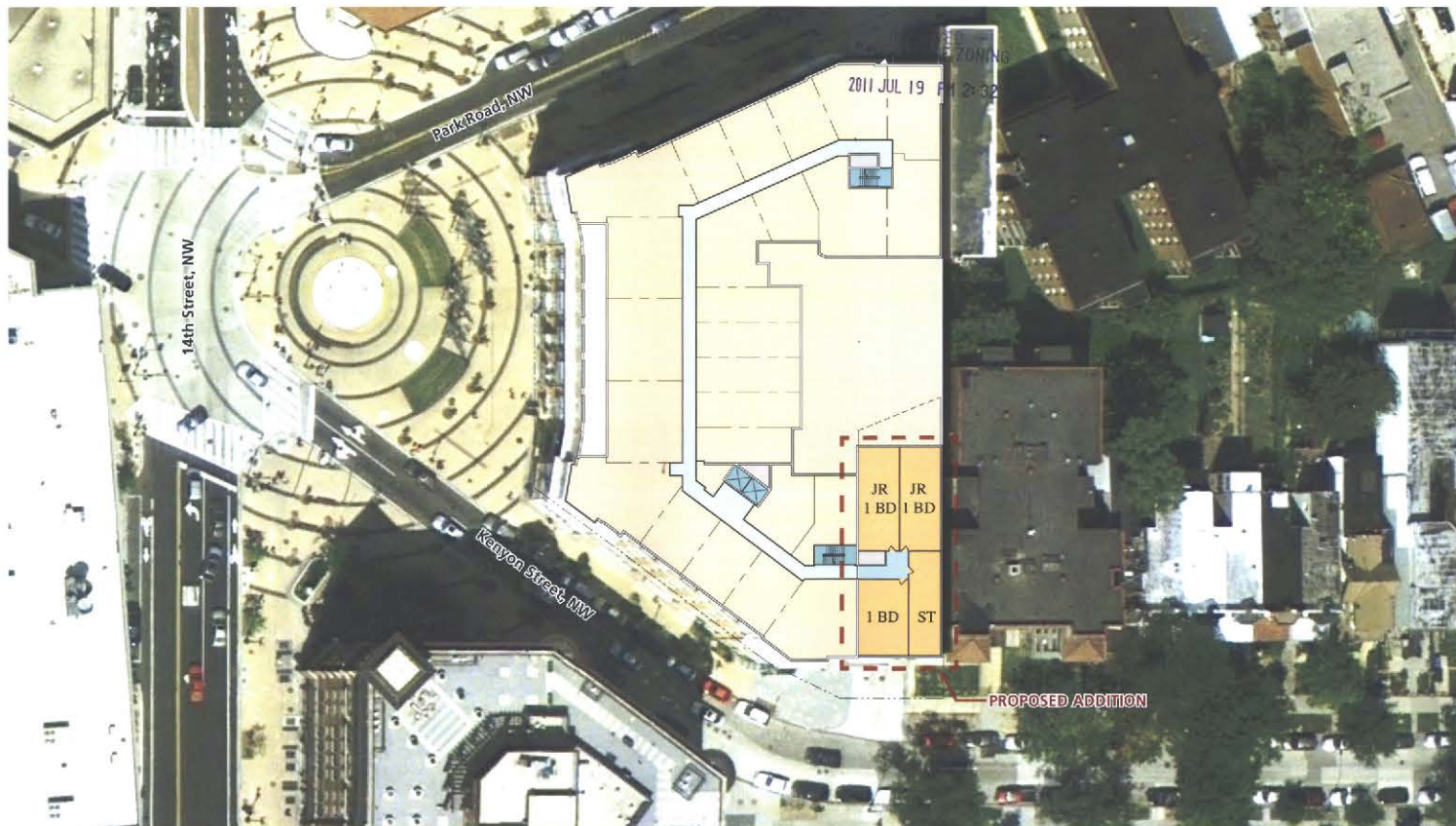
Conceptual Fourth Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

July 18, 2014

A04

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Writer: Torti Gallias and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301.511.2000/2009

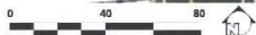
Conceptual Sixth Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLIAS AND PARTNERS, INC.

July 18, 2011

A05

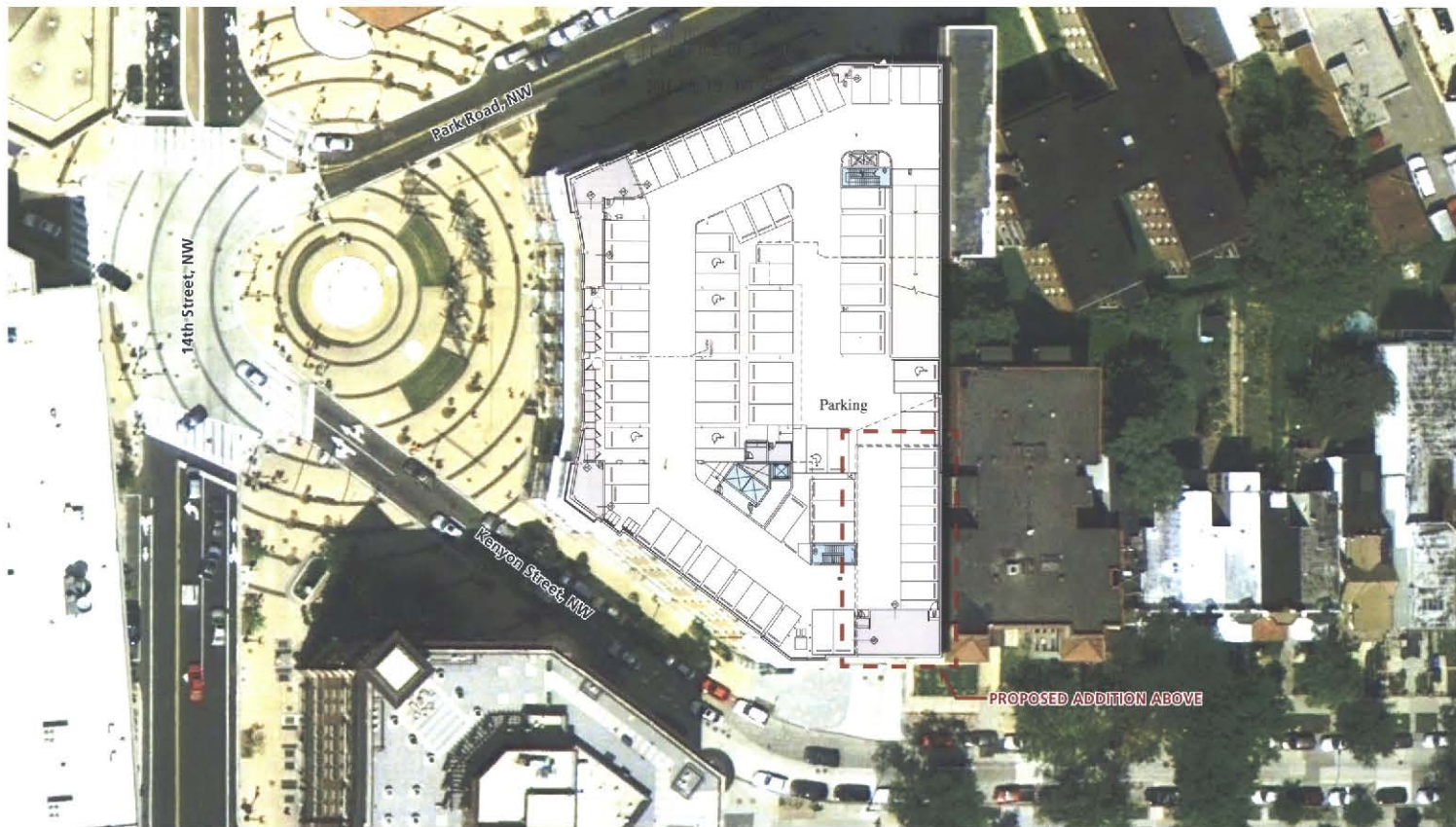
PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



©2001 Terti Gallias and Partners, Inc. | 1400 Springs Street, 4th floor, Silver Spring, Maryland | (301) 491-1911 | www.terti.com

July 18, 2011

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Circle Korte Construction Partners, Inc. | Open Spring Street, NW | 14th Street, NW | 14th Street, NW | 14th Street, NW

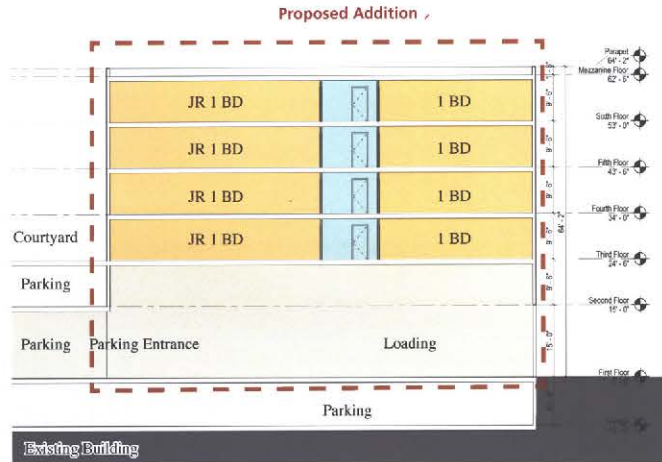
Existing Garage Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

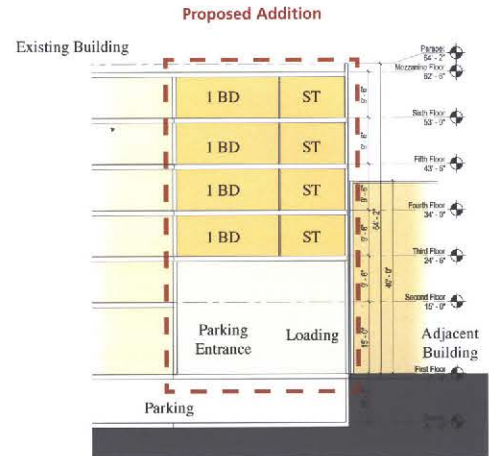
July 18, 2013

A07

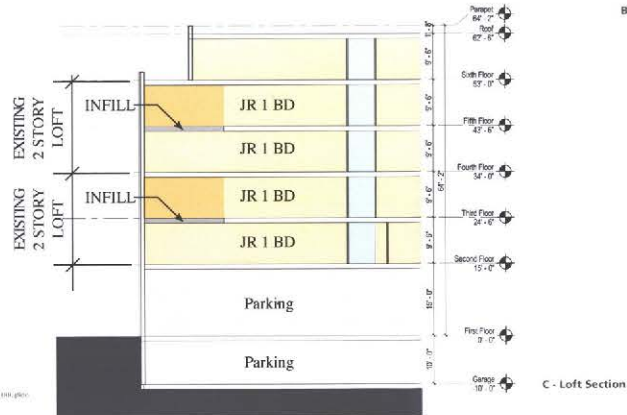
PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



A - Longitudinal Section



B - Transverse Section



C - Loft Section



KEY PLAN



From: David Gallas and Partners, Inc. | 100 Spring Street, 4th Floor, Silver Spring, Maryland, 20910

Conceptual Building Sections

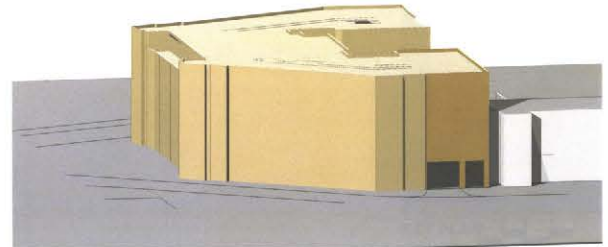
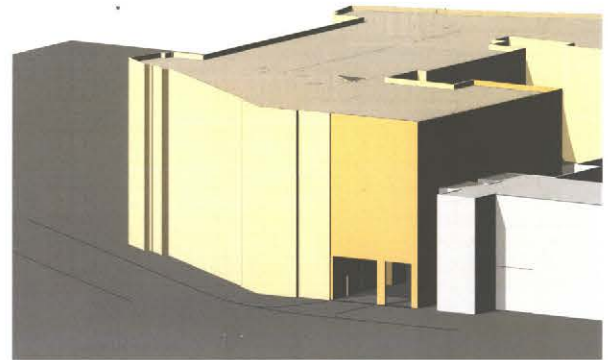
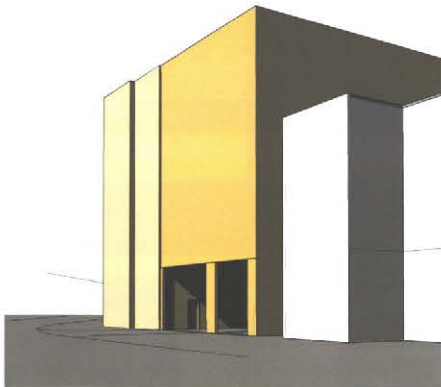
TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION

July 18, 2011

A08

RECEIVED
M.C. OFFICE OF ZONING
2011 JUL 19 PM 2:32



©2011 Torti Gallas and Partners, Inc. | 1005 Spring Street, Suite 500, Silver Spring, Maryland 20910 | 301.585.4100

Conceptual Massing/Perspective Views

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

July 18, 2011

A010

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION