



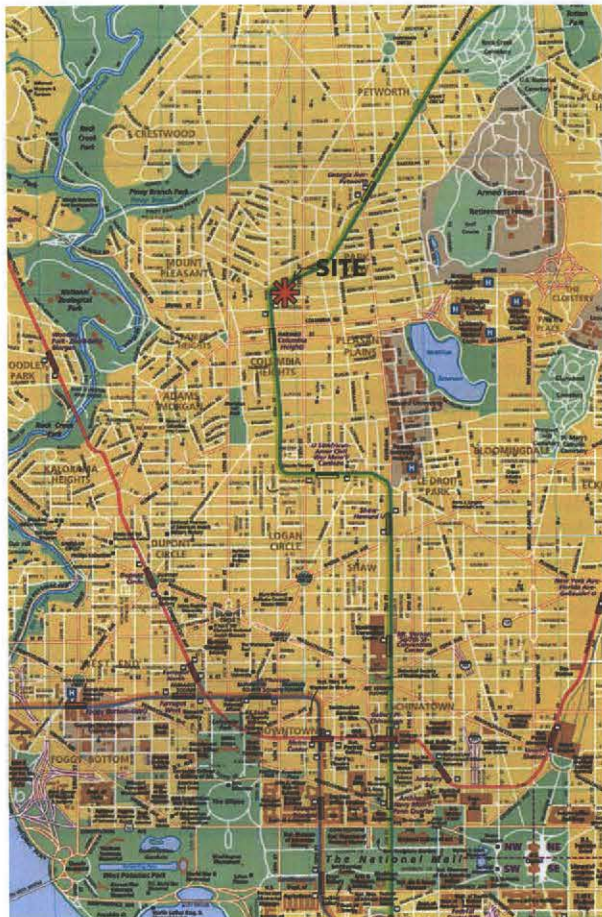
PARK TRIANGLE APARTMENTS AND LOFTS - ADDITION

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

ISSUED

11/01/2011

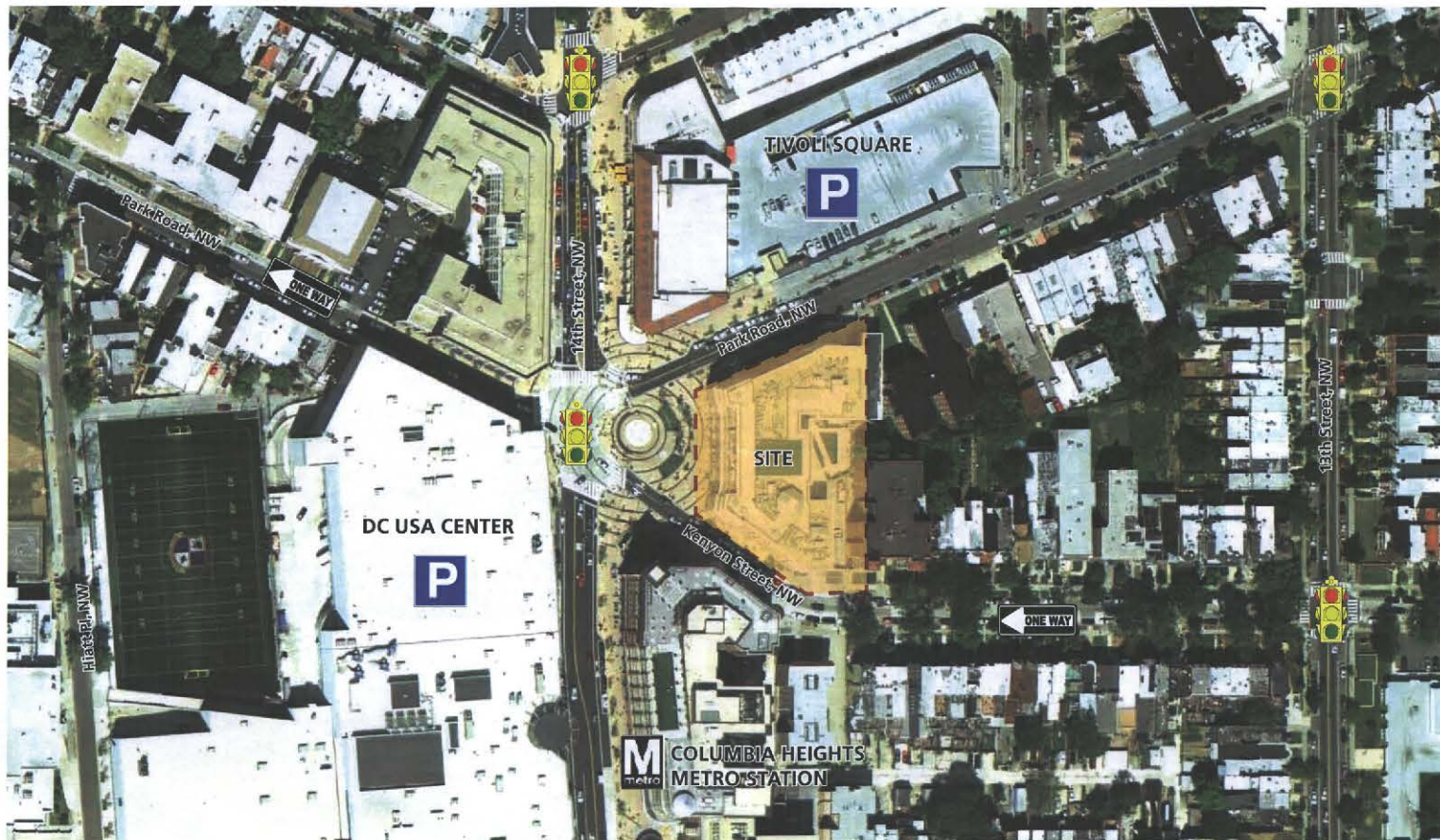
NOV 1 BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. FE269
EXHIBIT NO. 33



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November 01, 2011



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Aerial Site Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC

November 01, 2011

G01

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Park Triangle - 14th St. NW - West Facade

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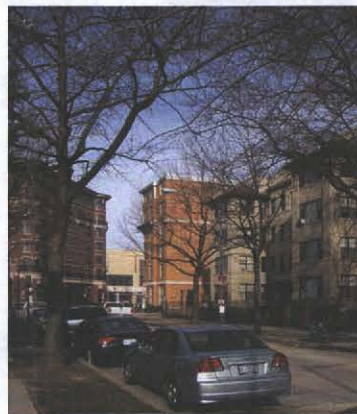
Existing Building Photos

 TRIANGLE VENTURES, LLC
 TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

G02

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Park Triangle - Kenyon St. NW - South Facade

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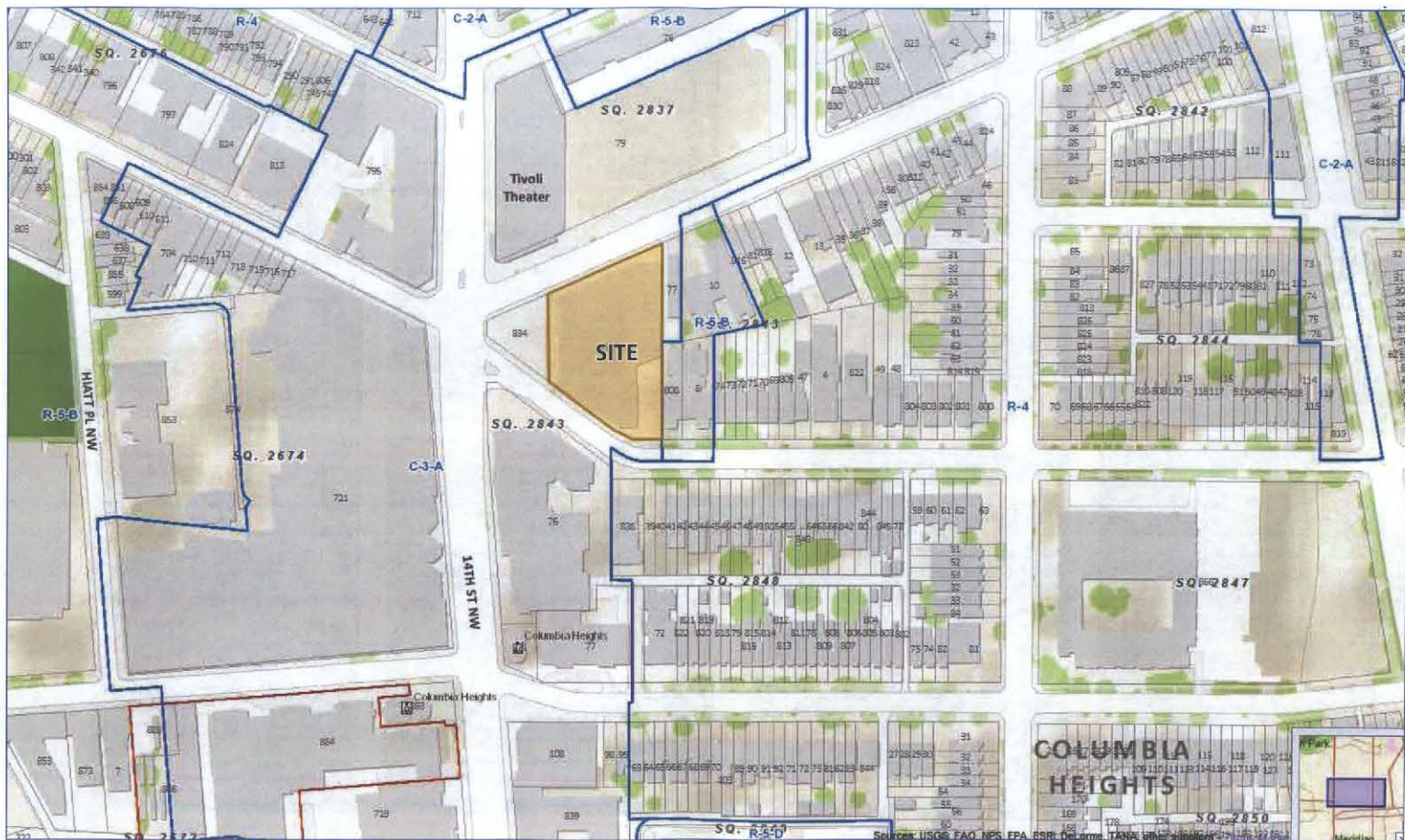
Existing Site Photos

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G03

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



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Zoning Map - Site currently zoned C-3-A

TRIANGLE VENTURES, LLC
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PARK TRIANGLE APARTMENTS & LOFTS - ADDITION

November 01, 2011

G04

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	0.1 Total 0.0 Commercial	0.4 Total 0.0 Commercial	4.3 Total 0.4 Commercial	RELIEF REQUIRED
		Gross Floor Area by Level	Gross Floor Area by Level	Gross Floor Area by Level	Gross Floor Area by Level	
		8th (Residential) 24,023	8th (Residential)	8th (Residential) 3,250	8th (Residential) 27,273	
		5th (Residential) 23,687	5th (Residential) 1,040	5th (Residential) 3,250	5th (Residential) 27,977	
		4th (Residential) 25,183	4th (Residential)	4th (Residential) 3,250	4th (Residential) 28,433	
		3rd (Residential) 23,687	3rd (Residential) 1,040	3rd (Residential) 3,250	3rd (Residential) 27,977	
		2nd (Residential) 20,345	2nd (Residential)	2nd (Residential)	2nd (Residential) 20,345	
		2nd (Parking) 9,899	2nd (Parking)	2nd (Parking)	2nd (Parking) 9,899	
		1st (Residential) 4,474	1st (Residential)	1st (Residential)	1st (Residential) 4,474	
		1st (Parking/Loading) 5,027	1st (Parking/Loading)	1st (Parking/Loading) 4,030	1st (Parking/Loading) 9,057	
		1st (Retail) 18,044	1st (Retail)	1st (Retail)	1st (Retail) 18,044	
	Total Allowable Area: 40,709 sf x 4.0 = 162,836	Total Building Area 154,389 gsf	Total Building Area 2,080 gsf	Total Building Area 17,830 gsf	Total Building Area 173,479 gsf	10,643 gsf over Allowable gsf
		Total Residential Area 121,399 gsf	Total Residential Area 2,080 gsf	Total Residential Area 13,000 gsf	Total Residential Area 136,479 gsf	(includes 4,030 gsf of Parking/ Loading)
		Total Commercial Area 18,044 gsf	Total Commercial Area 0 gsf	Total Commercial Area 0 gsf	Total Commercial Area 18,044 gsf	
		Total Parking/Loading Area 14,926 gsf	Total Parking/Loading Area 0 gsf	Total Parking/Loading Area 4,030 gsf	Total Parking/Loading Area 18,956 gsf	
Roof Structures	1/3 of roof area per 11 DCMR (411.8) .37 increase in FAR per 11 DCMR (411.7) .37 x 40,709 sf = 15,062 sf allowed	868 sf Provided			868 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 (2nd Floor) 30,483 sf Provided			84.2% at lowest typical residential floor (2nd Floor) 34,274 sf All additional residential levels comply.	RELIEF REQUIRED
Building Height	C-3-A: 65 feet stories-no limit	64'-2" to top of parapet - measured from L.o.c. at center of Canyon Street frontage 6 Stories			64'-2" to top of parapet - measured from L.o.c. at center of Canyon Street frontage 6 Stories	
Dwelling Units	NA	117 Provided	8 Units Proposed	16 Units Proposed	141 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	64'-6" x 2" per ft = 10'-8" 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 = 15'-2" required 66' Provided			None Provided None Provided	
	Closed C-3-A: Area: 2xsq. 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 = 15'-2" required 20 (13.10' x 13.10') = 340 sq ft (350 sq ft mini) 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 3000 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 (2106.3d)	
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	

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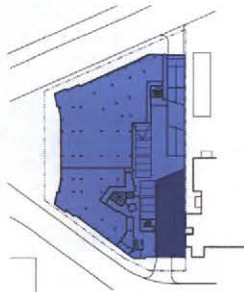
Zoning Analysis

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC

November 01, 2011

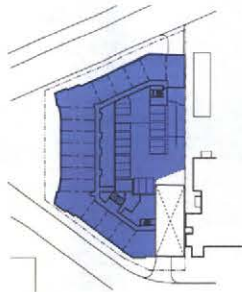
G05

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



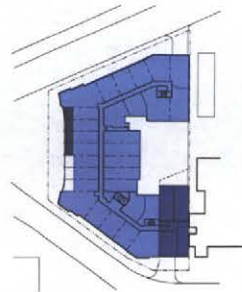
A1 GFA GROUND FLOOR

Existing FAR - Retain: 13,644 SF Pkg: 5,027 SF Ret: 4,474 SF
New FAR - Pkg/Loading: 4,030 SF



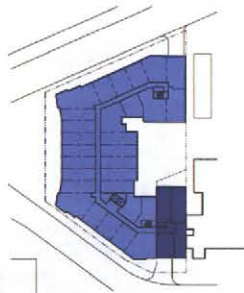
B1 GFA SECOND FLOOR

Existing FAR - Pkg: 9,809 SF Ret: 20,340 SF



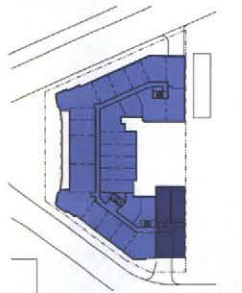
C1 GFA THIRD & FIFTH FLOOR

Existing FAR - Ret: 23,687 SF
New FAR - 1st/5th Flrs: 1,040 SF
Addition Ret: 3,360 SF



A2 GFA FOURTH FLOOR

Existing FAR - Ret: 15,183 SF
New FAR - Addition Ret: 3,260 SF



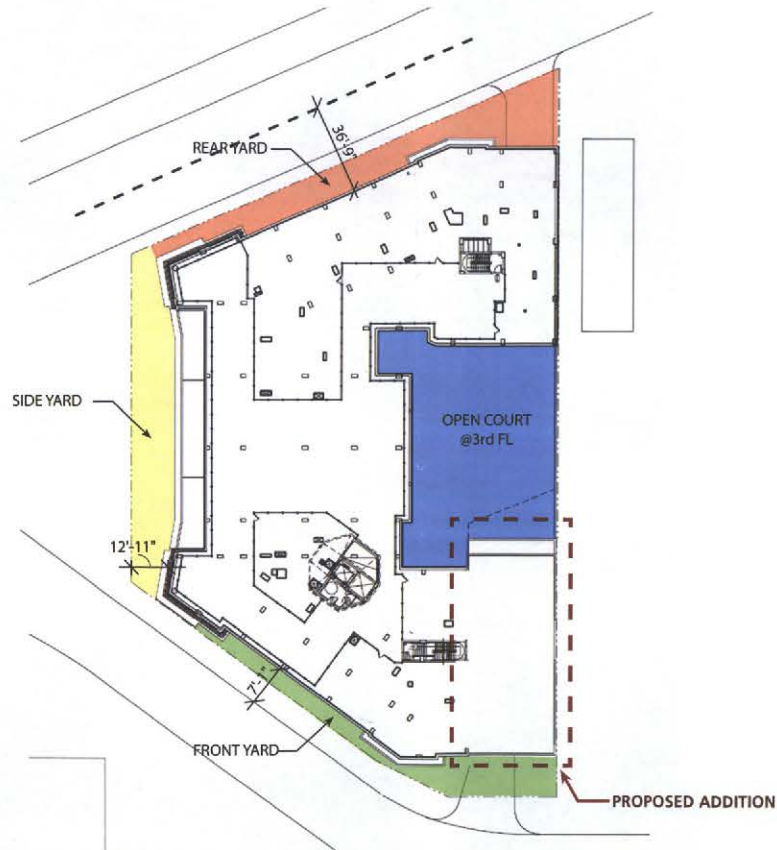
B2 GFA SIXTH FLOOR

Existing FAR - Ret: 24,633 SF
New FAR - Addition Ret: 3,260 SF



C2 GFA ROOF

Existing FAR: 606 SF



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.

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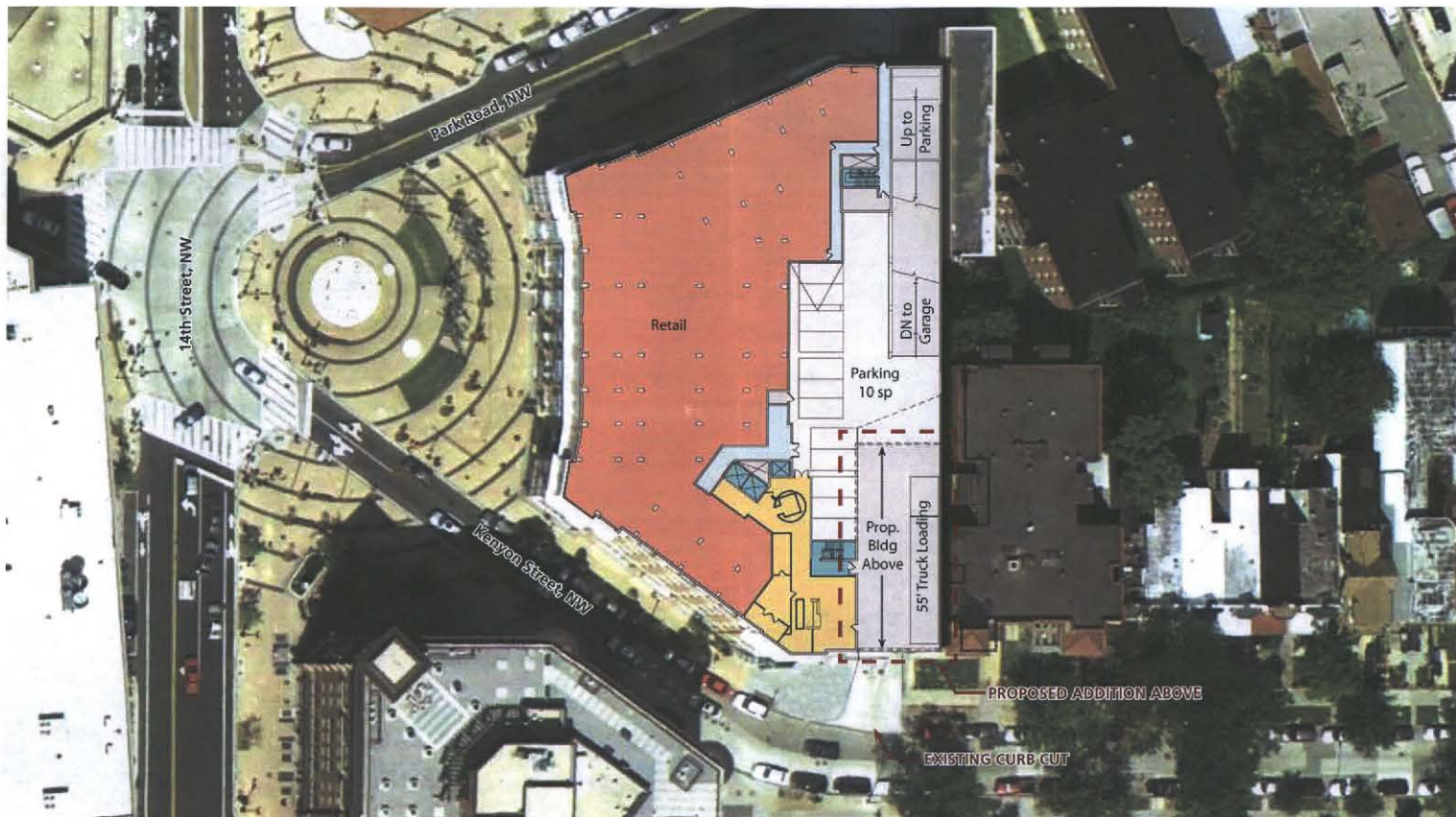
Yards and Courts Diagrams

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 01, 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.

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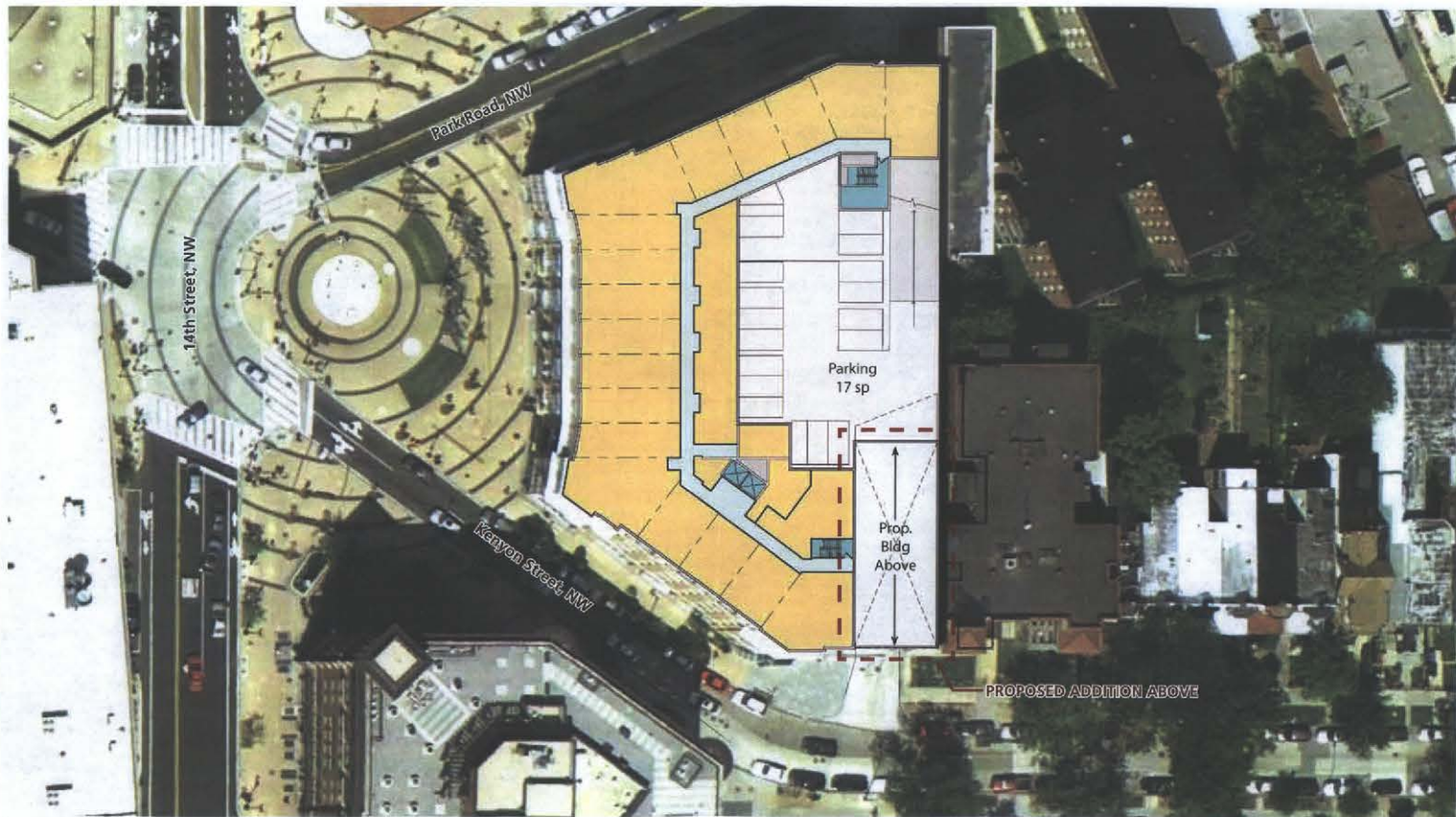
Conceptual Ground Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

A01

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.

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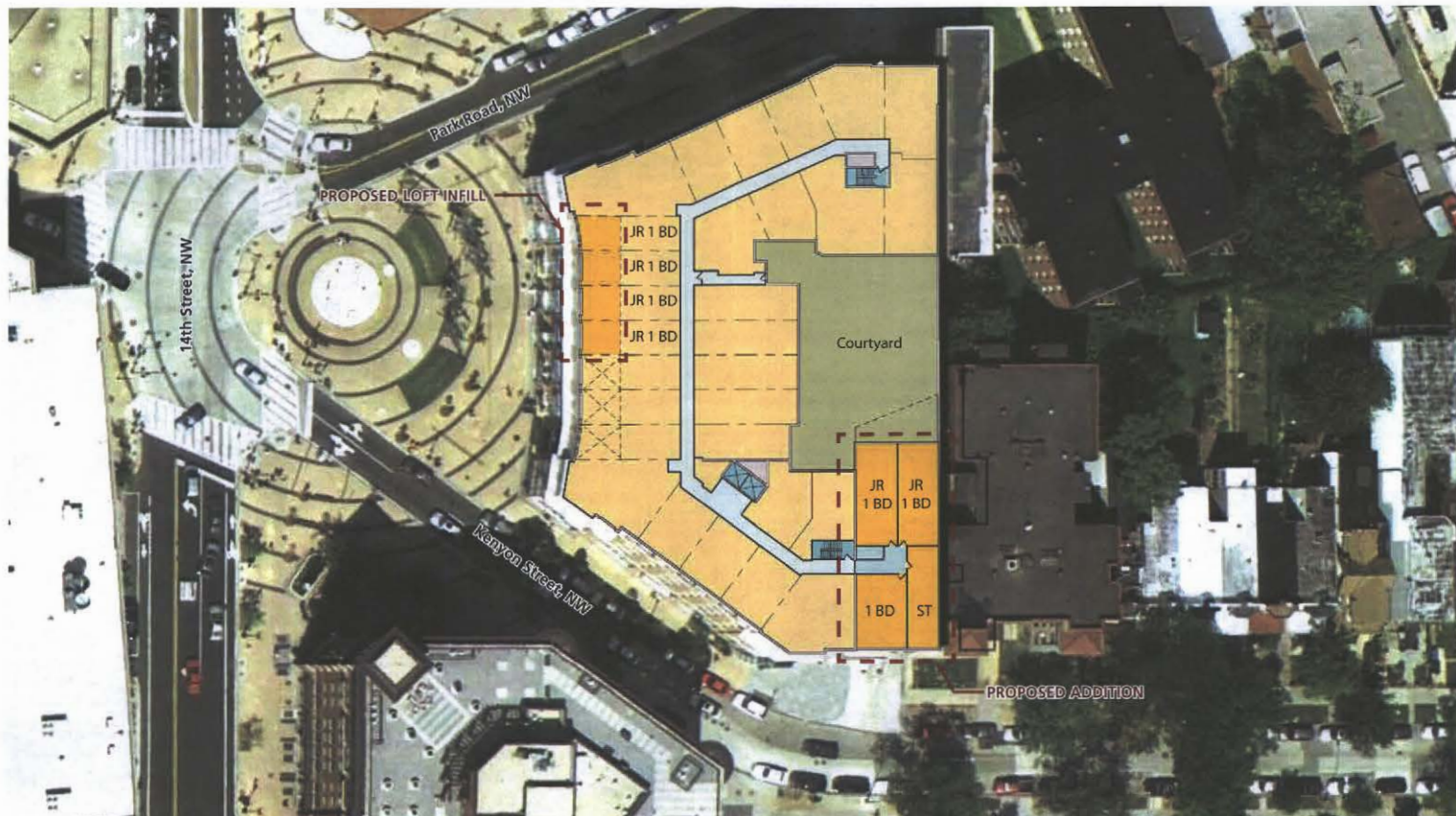
Conceptual Second Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

A02

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.

East Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20906 | 301.588.4800

Conceptual Third Floor Plan (Fifth Sim)

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 31, 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.

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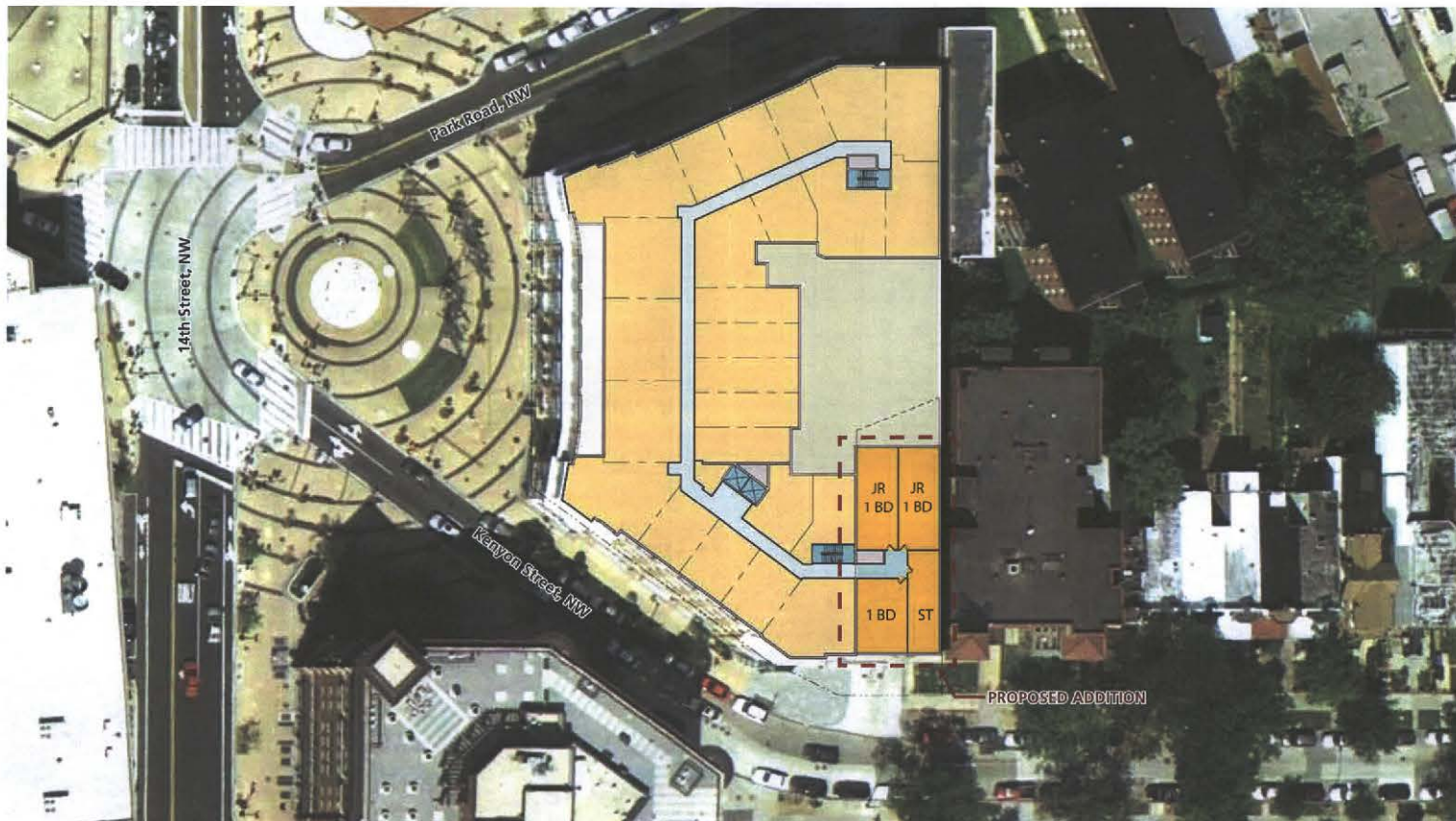
Conceptual Fourth Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

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.

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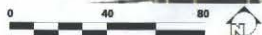
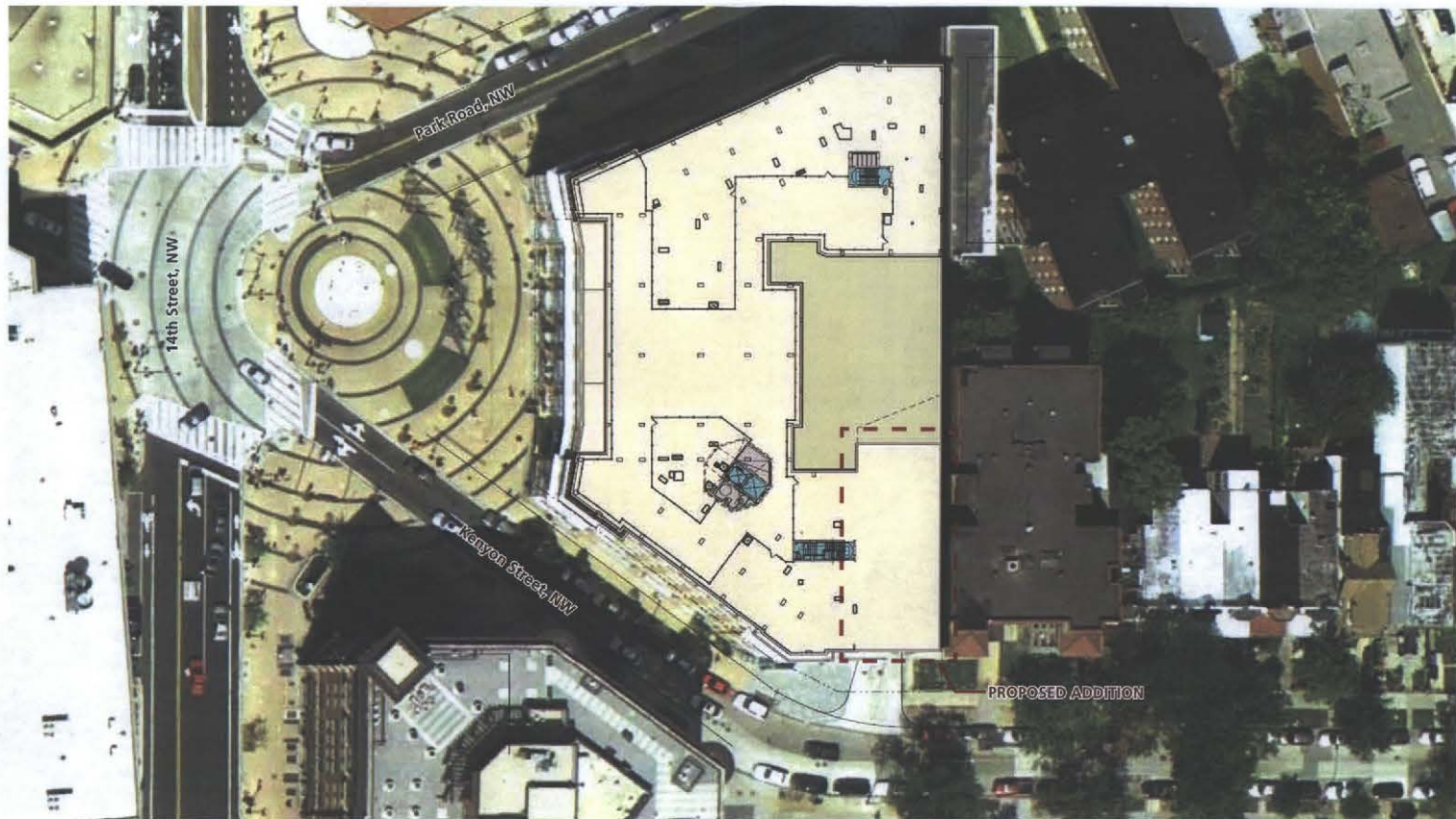
Conceptual Sixth Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC

November 01, 2011

A05

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.

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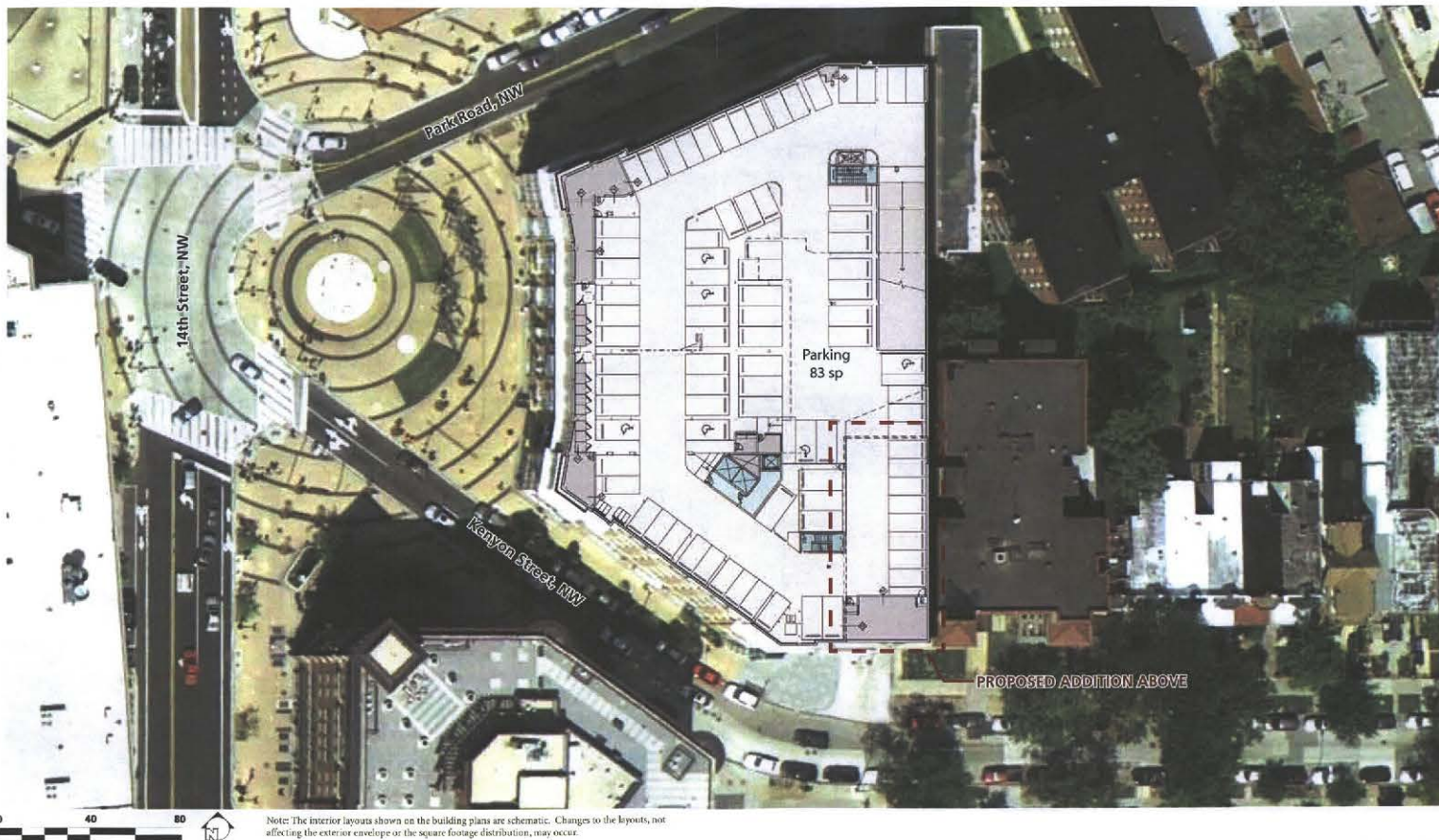
Conceptual Roof

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TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

A06

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



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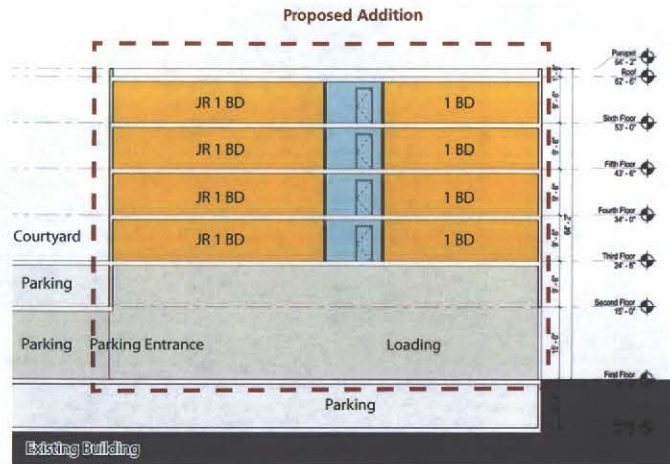
Existing Garage Floor Plan

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

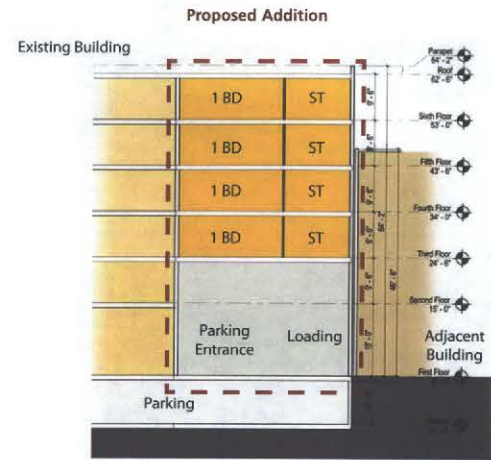
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A07

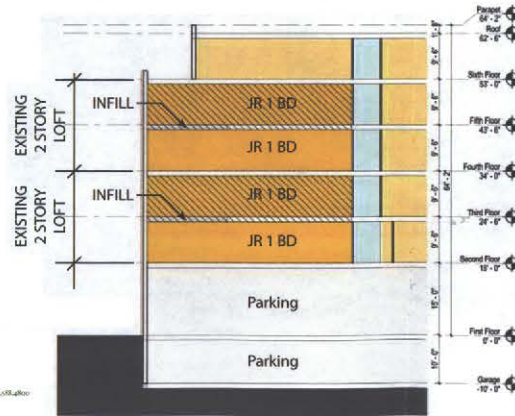
PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



A - Longitudinal Section



B - Transverse Section



C - Loft Section



KEY PLAN



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Conceptual Building Sections

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PARK TRIANGLE APARTMENTS & LOFTS - ADDITION

November 01, 2011

A08



North Elevation (Kenyon St, NW)



KEY PLAN

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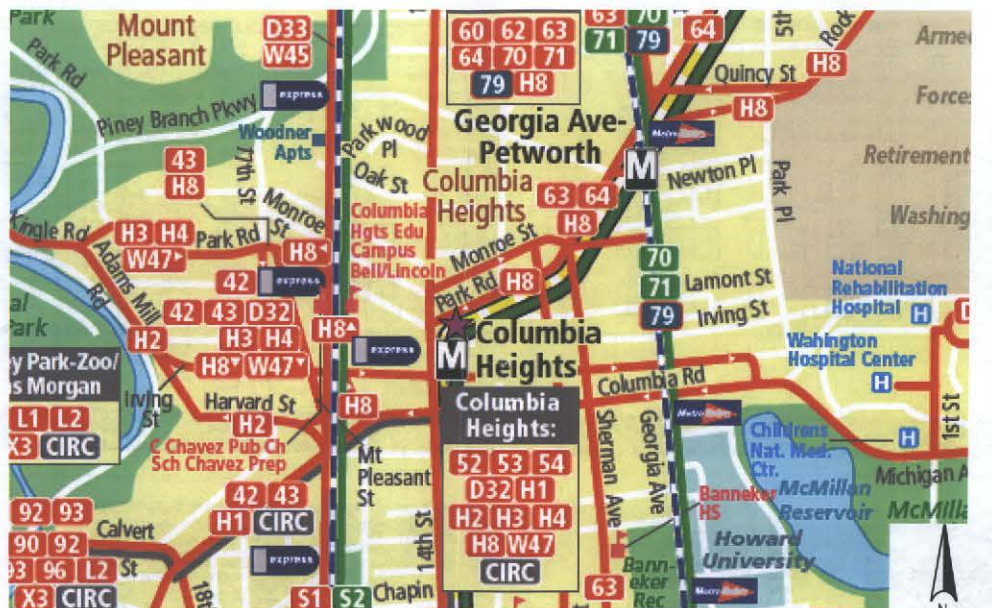
Conceptual Building Elevations

TRIANGLE VENTURES, LLC
TORTI GALLAS AND PARTNERS, INC.

November 01, 2011

A09

PARK TRIANGLE APARTMENTS & LOFTS - ADDITION



Source: Washington Metropolitan Area Transit Authority



- Subject Property

NOT TO SCALE

O. R. GEORGE & ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

EXHIBIT : TRANSIT ROUTE MAP

1375 Kenyon Street, Northwest,
Washington D.C. - BZA Application

