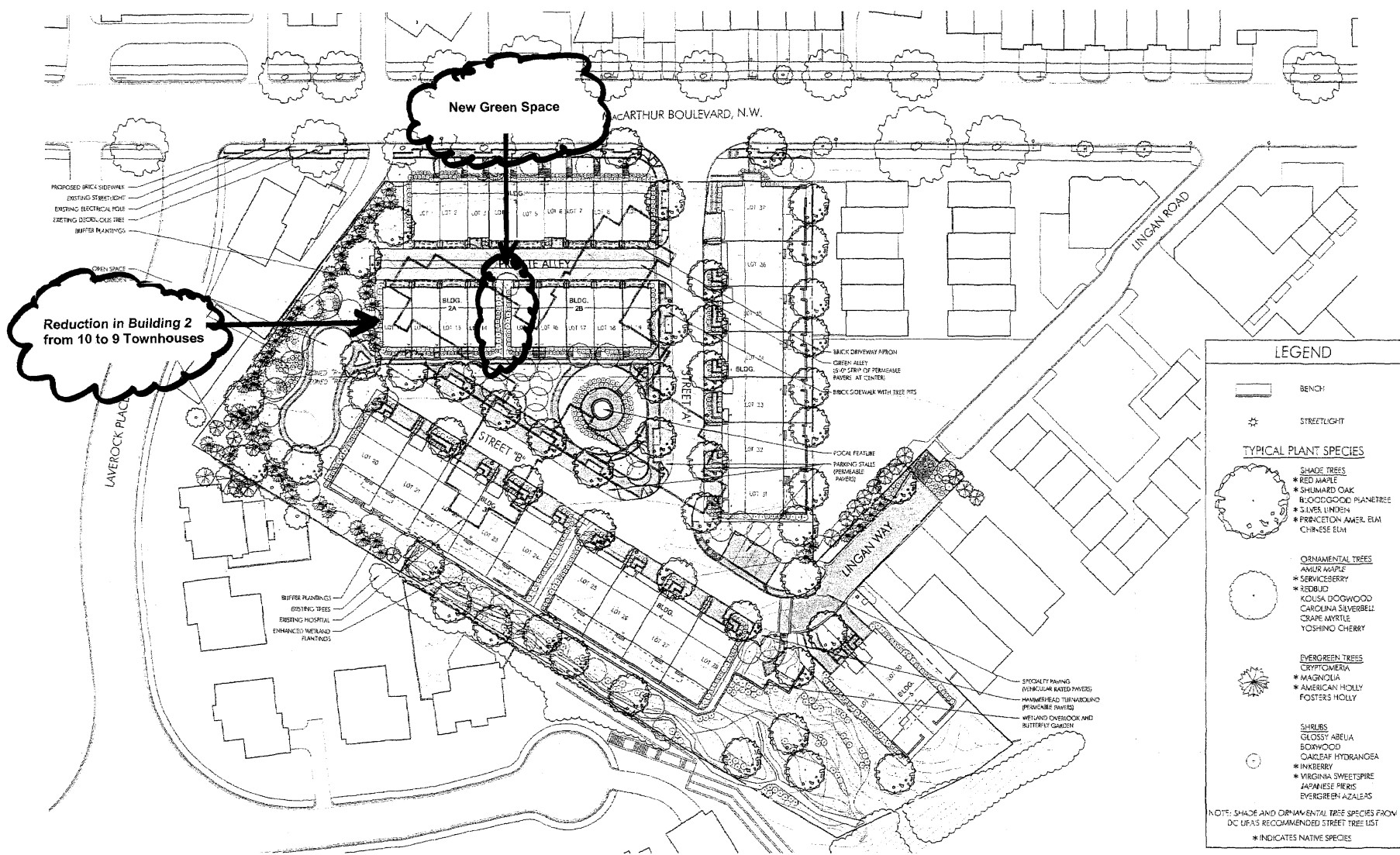






STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

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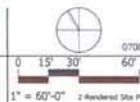
RENDERED SITE PLAN

PROPOSED

REVISED PLANS - MARCH 30, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





Alley
Center Park
LEFT SIDE ELEVATION



Building 2A
Building 2B
FRONT ELEVATION
Center Park



Center Park
Alley
RIGHT SIDE ELEVATION



Building 2B
Building 2A
REAR ELEVATION
Alley



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

STREETSCAPE
BUILDING #2A and #2B
Revised Plans - March 30, 2009

Canal Parc
Washington DC
Saimac Development LLC c/o Athena Group LLC
ATN.0035.00





SITE AREA			
	SQUARE FEET	ACRES	PERCENT
BUILDINGS	33308.05	0.76	27.5 %
STREETS, IMPERMEABLE	17528.39	0.40	14.5 %
SIDEWALKS	6107.72	0.14	5.1 %
DRIVEWAYS	4555.56	0.10	3.8 %
LEAD WALKS	1452.93	0.03	1.2 %
TOTAL IMPERVIOUS SURFACE	62,952.65	1.45	52.1 %
STREETS, PERMEABLE	3343.05	0.08	2.8 %
PRIVATE YARDS	16498.63	0.38	13.6 %
PUBLIC GREEN SPACE*	38199.48	0.88	31.6 %
TOTAL PERVIOUS SURFACE	58,041.16	1.33	48.0 %
TOTAL SITE AREA	120,993.81	2.78	100.0 %

* PUBLIC GREEN SPACE INCLUDES 22,669.30 SQUARE FEET OF PERVIOUS SPACE LOCATED IN PUBLIC PARKS.



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

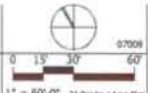
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PERVIOUS AREA PLAN

REVISED PLANS - MARCH 30, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





SITE AREA			
	SQUARE FEET	ACRES	PERCENT
BUILDINGS	33308.05	0.76	27.5 %
STREETS, IMPERMEABLE	17528.39	0.40	14.5 %
STREETS, PERMEABLE	3343.05	0.08	2.8 %
DRIVEWAYS	4555.56	0.10	3.8 %
BUILDINGS & ROADS	58,735.05	1.35	48.6 %
LEAD WALKS	1452.93	0.03	1.2 %
SIDEWALKS	6107.72	0.14	5.1 %
PRIVATE YARDS	16498.63	0.38	13.6 %
PUBLIC GREEN SPACE	38199.48	0.88	31.6 %
OPEN SPACE	62,258.76	1.43	51.5 %
TOTAL	120,993.81	2.78	100.0 %



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

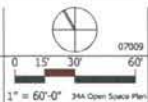
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OPEN SPACE PLAN

REVISED PLANS - MARCH 30, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

LINGAN ROAD

~~STREET A (PRIVATE)~~

STREET 8 (PRIVATE)

INGAN WAY (PRIVATE)



CALL "MISS UTILITY" AT
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48 Hours Before Start Of Construction

14578

1°=60'

07



OVERALL SITE & GRADING PLAN

REVISÉ PLANS - MARCH 30, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VKA INCORPORATED
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(301)916-4100 ■ FAX (301)916-2262

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GERMANTOWN, MD McLEAN, VA

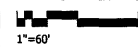
OVERALL THEORETICAL SUBDIVISION PLAN

REVISED PLANS - MARCH 30, 2009

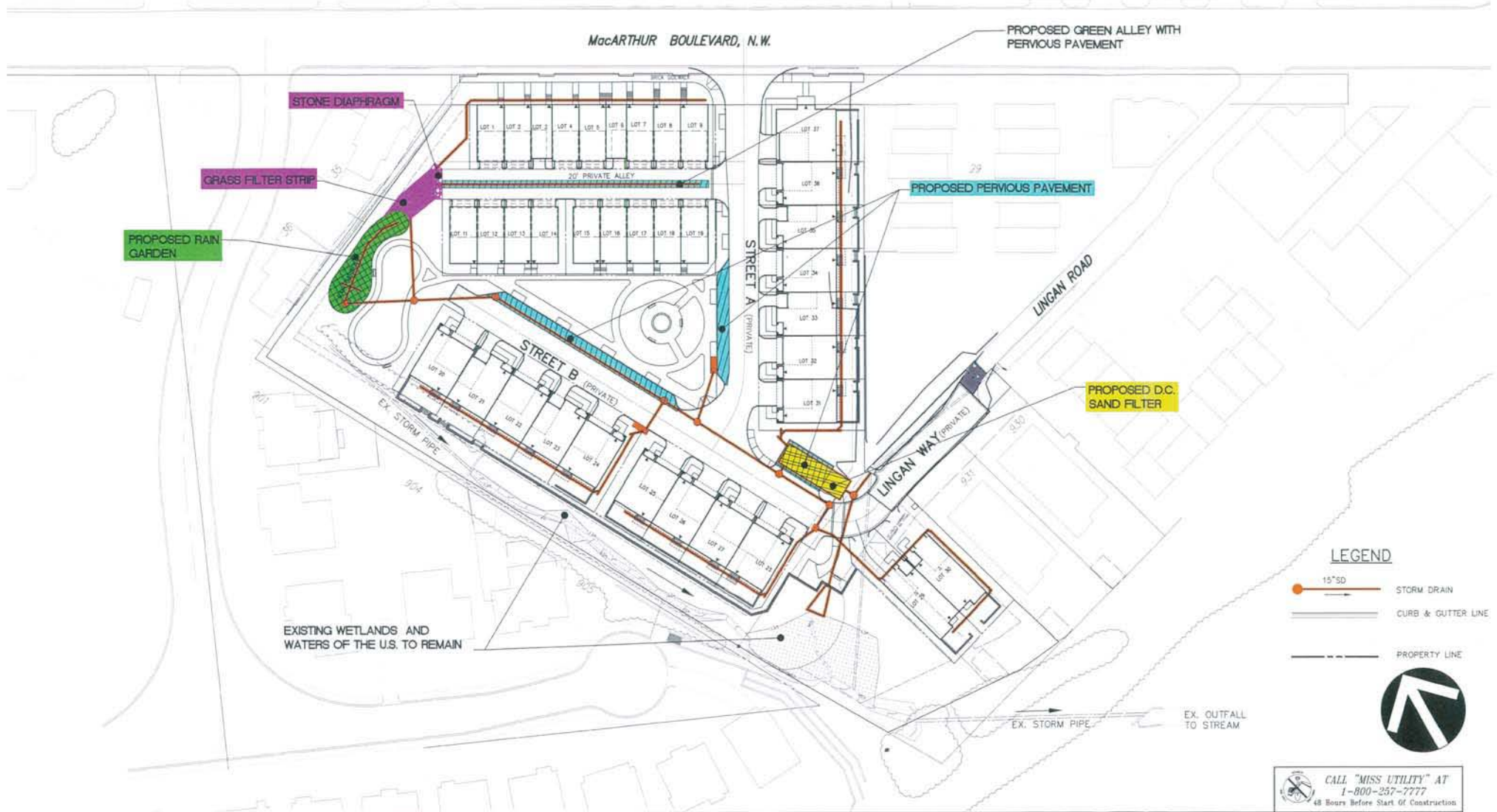
LAYOUT: CIVIL-110505031, Plotted By: Gunter
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CANAL PARC
WASHINGTON, D.C.
SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1457B



08



Unit Type	Unit Description	Qty.	# of Stories	Garage	Parking Spaces	Gross Area per Unit ¹	Gross Area of Garage	Gross Total	Net Area per Unit ²	Net Total	Gross Area of Roof Terrace
Building #1											
A (14x36)	2 Bedroom (TH)	2	3	1	2 sp.	1,312 s.f.	200 s.f.	3,024 s.f.	1,312 s.f.	2,624 s.f.	0 s.f.
B (18x38)	3 Bedroom (TH)	7	4	1	7 sp.	2,195 s.f.	325 s.f.	17,640 s.f.	2,195 s.f.	15,365 s.f.	190 s.f.
Totals								9 units	20,664 s.f.		
Building #2A											
B (18x38)	3 Bedroom (TH)	4	4	1	4 sp.	2,195 s.f.	325 s.f.	10,080 s.f.	2,195 s.f.	8,780 s.f.	190 s.f.
Totals								4 units	10,080 s.f.		
Building #2B											
B (18x38)	3 Bedroom (TH)	5	4	1	5 sp.	2,195 s.f.	325 s.f.	12,600 s.f.	2,195 s.f.	10,975 s.f.	190 s.f.
Totals								5 units	12,600 s.f.		
Building #3											
C1 (29x40)	2/3 Bedroom (TH)	3	3	2	6 sp.	3,074 s.f.	360 s.f.	10,302 s.f.	3,074 s.f.	9,222 s.f.	0 s.f.
C1 (29x40)	2/3 Bedroom (TH)	2	3	1	2 sp.	3,234 s.f.	200 s.f.	6,868 s.f.	3,234 s.f.	6,468 s.f.	0 s.f.
Totals								5 units	17,170 s.f.		
Building #4											
C (29x40)	2/3 Bedroom (TH)	4	4	2	8 sp.	3,833 s.f.	360 s.f.	16,772 s.f.	3,833 s.f.	15,332 s.f.	469 s.f.
Totals								4 units	16,772 s.f.		
Building #5											
D (22x57)	2/3 Bedroom (TH)	2	4	1	2 sp.	4,258 s.f.	200 s.f.	8,916 s.f.	4,258 s.f.	8,516 s.f.	378 s.f.
Totals								2 units	8,916 s.f.		
Building #6											
C (29x40)	2/3 Bedroom (TH)	4	4	2	8 sp.	3,833 s.f.	360 s.f.	16,772 s.f.	3,833 s.f.	15,332 s.f.	469 s.f.
C (29x40)	2/3 Bedroom (TH)	2	4	1	2 sp.	3,993 s.f.	200 s.f.	8,386 s.f.	3,993 s.f.	7,986 s.f.	469 s.f.
Lot 37(35x40)	3 Bedroom (TH)	1	3	2	2 sp.	3,885 s.f.	392 s.f.	4,277 s.f.	3,885 s.f.	3,885 s.f.	528 s.f.
Totals								7 units	29,435 s.f.		
1.33 sp/du											
Total Gross Floor Area		36 units				48 sp.			115,637 s.f.	(gross)	104,485 s.f. (net)
Site Area								120,994 s.f.			
Floor Area Ratio								0.96			

Note 1: Gross Square footage calculated per District of Columbia Zoning Ordinance and includes Garage.

Note 2: Net Square footage calculated per ANSI-Z765-2003.



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

TABULATIONS

FLOOR AREA RATIO

Revised Plans - March 30, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATH-00310-00