

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

P: 703.719.6500 | F: 703.719.6503 | WWW.STUDIO39.COM

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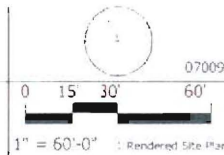
RENDERED SITE PLAN

PROPOSED

FINAL SUBMISSION - JUNE 25, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





Private Alley

LEFT SIDE ELEVATION

MacArthur Boulevard



MacArthur Boulevard

RIGHT SIDE ELEVATION

Private Alley



FRONT ELEVATION
MacArthur Boulevard



REAR ELEVATION
Private Alley



KEY PLAN



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

P: 703.760.9344 F 703.760.9328 WWW.LESSARDGROUP.COM

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STREETSCAPE
BUILDING #1

Final Submission - June 25, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 003b.00

0 8' 16' 32'
1/16" = 1'

02



Alley

Center Park

LEFT SIDE ELEVATION



Building 2A

Building 2B

FRONT ELEVATION
Center Park



Center Park

Alley

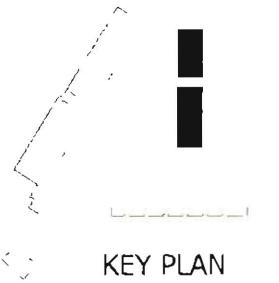
RIGHT SIDE ELEVATION



Building 2B

Building 2A

REAR ELEVATION
Alley



KEY PLAN



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

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STREETSCAPE
BUILDING #2A and #2B
Final Submission - June 25, 2009

Canal Parc
Washington DC
Saimac Development LLC c/o Athena Group LLC
ATN 003b 00

0 8' 16' 32'
1/16" = 1'

03



Rear Yard

Street B

LEFT SIDE ELEVATION



FRONT ELEVATION
Street B



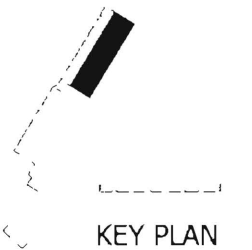
Street B

Rear Yard

RIGHT SIDE ELEVATION



REAR ELEVATION



KEY PLAN



LESSARD GROUP INC.
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STREETSCAPE BUILDING #3

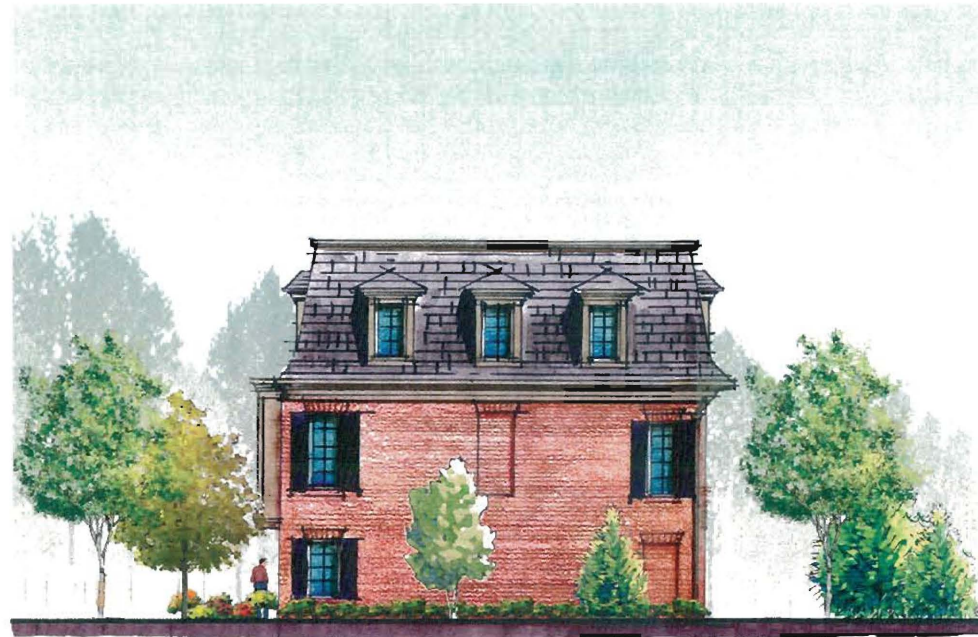
Final Submission - June 25, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 0036.00

0 8' 16' 32'
1/16" = 1'

04



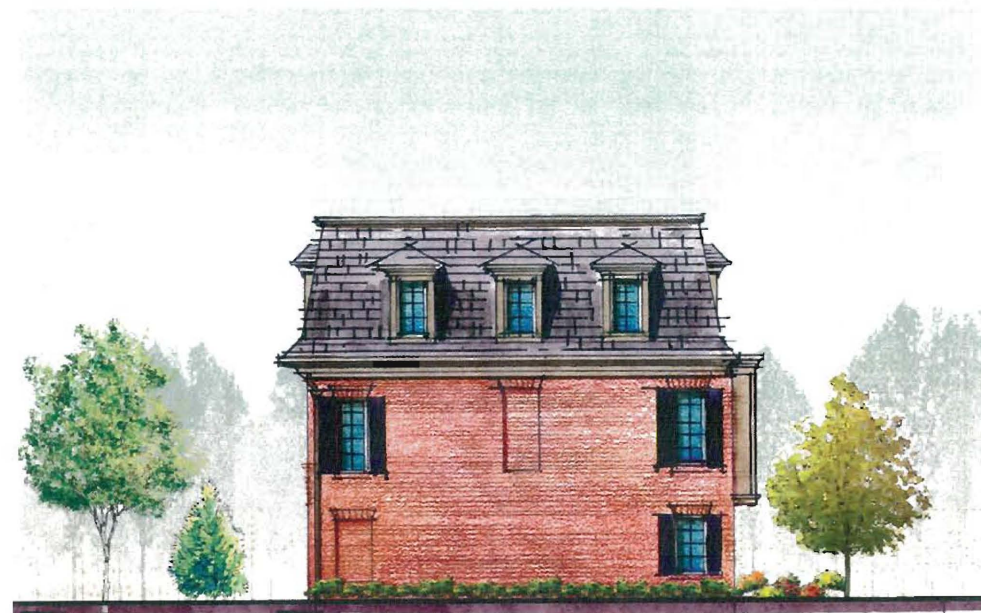
Rear Yard

Street B

LEFT SIDE ELEVATION



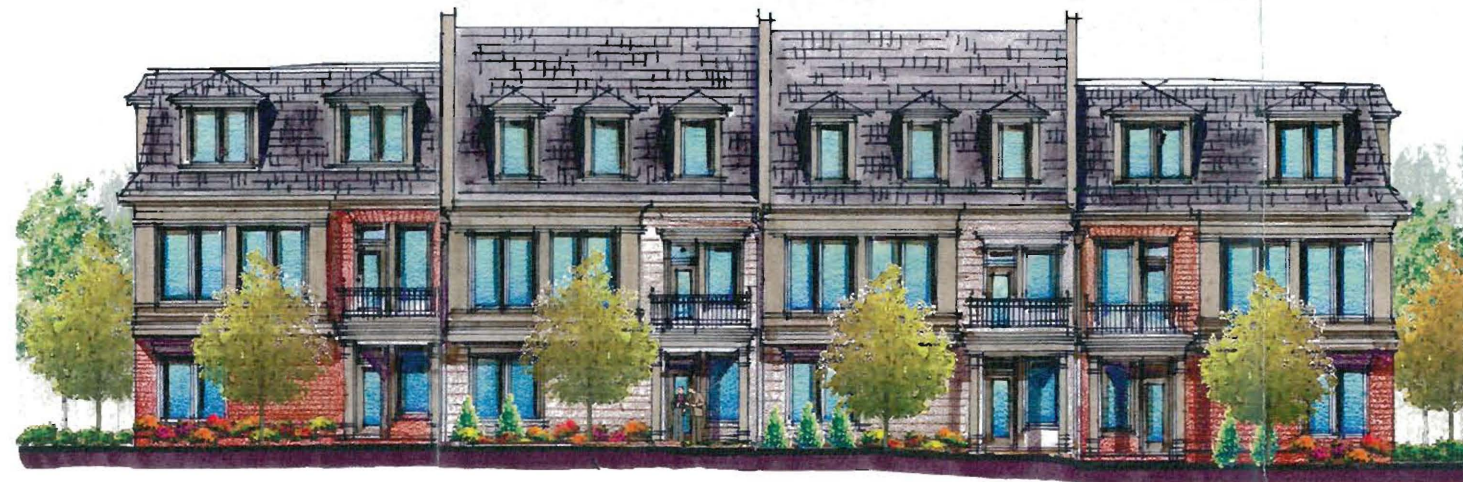
FRONT ELEVATION
Street B



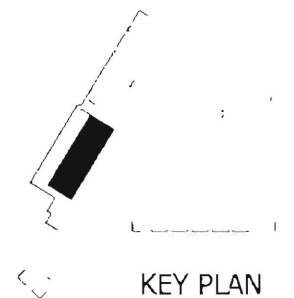
Street B

Rear Yard

RIGHT SIDE ELEVATION



REAR ELEVATION



KEY PLAN



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

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STREETSCAPE BUILDING #4

Final Submission - June 25, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 0036.00

0 8' 16' 32'
1/16" = 1'

05



Rear Yard
LEFT SIDE ELEVATION
Lingan Way



FRONT ELEVATION
Lingan Way



Lingan Way
RIGHT SIDE ELEVATION
Rear Yard



REAR ELEVATION

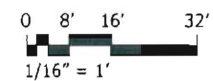


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STREETSCAPE
BUILDING #5
Final Submission - June 25, 2009

Canal Parc
Washington DC
Saimac Development LLC c/o Athena Group LLC
ATN 003b.00



06



Rear Yard

Street A

LEFT SIDE ELEVATION
MacArthur Boulevard



Building 6A

FRONT ELEVATION
Street A

Building 6B



Street A

RearYard

RIGHT SIDE ELEVATION



Building 6B

REAR ELEVATION

Building 6A



KEY PLAN



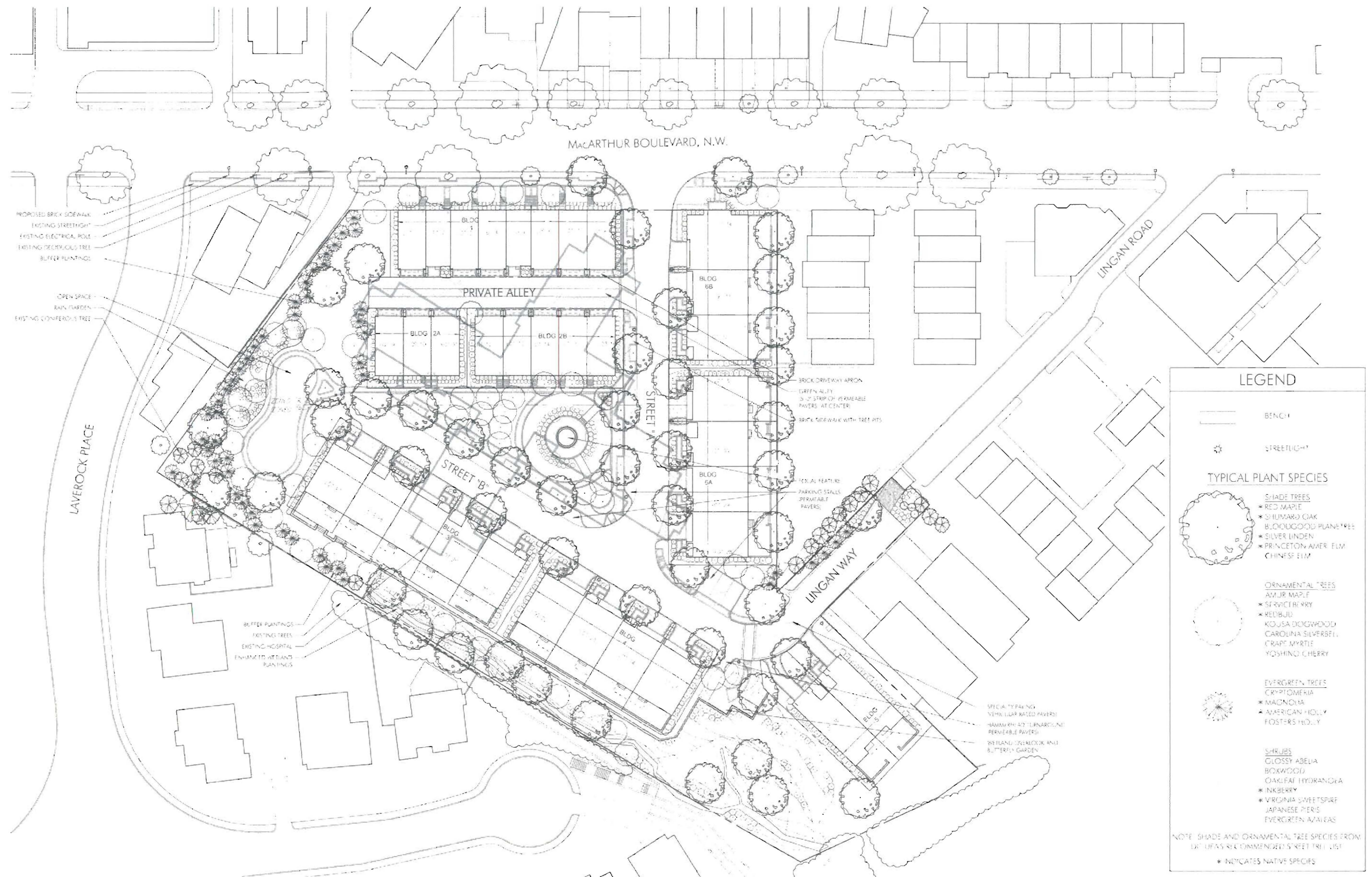
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STREETSCAPE
BUILDING #6A and #6B
Final Submission - June 25, 2009

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Saimac Development LLC c/o Athena Group LLC
ATN.003b.00

0 8' 16' 32'
1/16" = 1'

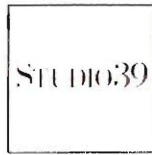
07





SITE AREA			
	SQUARE FEET	ACRES	PERCENT
BUILDINGS	32106.71	0.74	26.5 %
STREETS, IMPERMEABLE	17245.99	0.40	14.3 %
SIDEWALKS	6074.72	0.14	5.0 %
DRIVEWAYS	4453.05	0.10	3.7 %
LEAD WALKS	1424.95	0.03	1.2 %
TOTAL IMPERVIOUS SURFACE	61,305.42	1.41	50.7 %
STREETS, PERMEABLE	3095.86	0.07	2.6 %
PRIVATE YARDS	17071.63	0.39	14.1 %
PUBLIC GREEN SPACE*	39520.90	0.91	32.7 %
TOTAL PERVIOUS SURFACE	59,688.39	1.37	49.4 %
TOTAL SITE AREA	120,993.81	2.78	100.0 %

* PUBLIC GREEN SPACE INCLUDES 24,101.40 SQUARE FEET OF PERVIOUS SPACE LOCATED IN PUBLIC PARKS



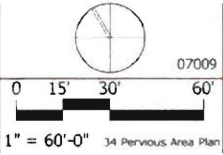
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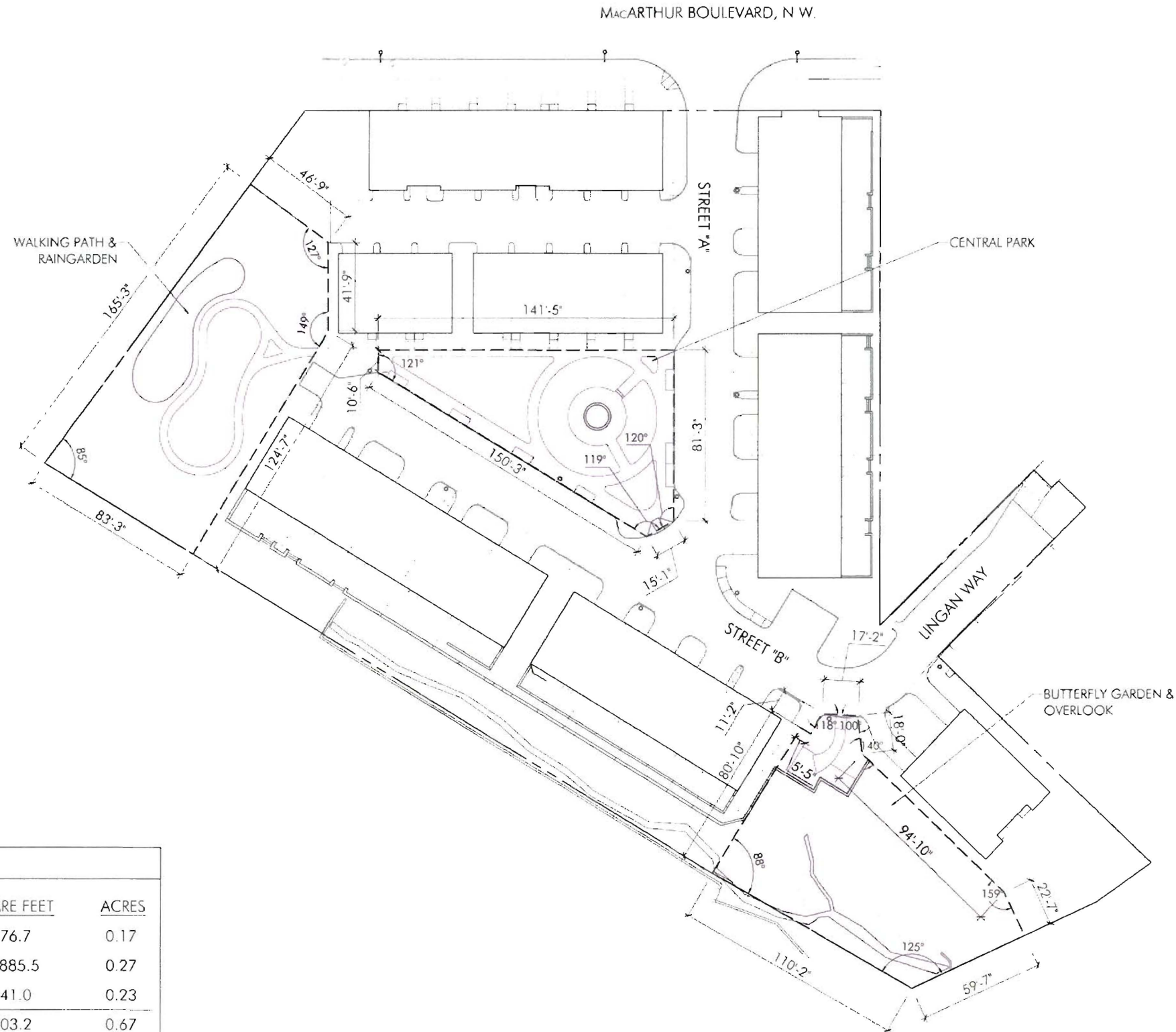
PERVIOUS AREA PLAN

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C/O ATHENA GROUP, LLC





NOTE: ALL ANGLES 90° UNLESS OTHERWISE NOTED

PARK AREA		
	SQUARE FEET	ACRES
CENTRAL PARK	7476.7	0.17
WALKING PATH & RAINGARDEN	11885.5	0.27
BUTTERFLY GARDEN & OVERLOOK	9941.0	0.23
TOTAL	29,303.2	0.67



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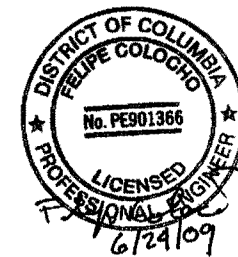
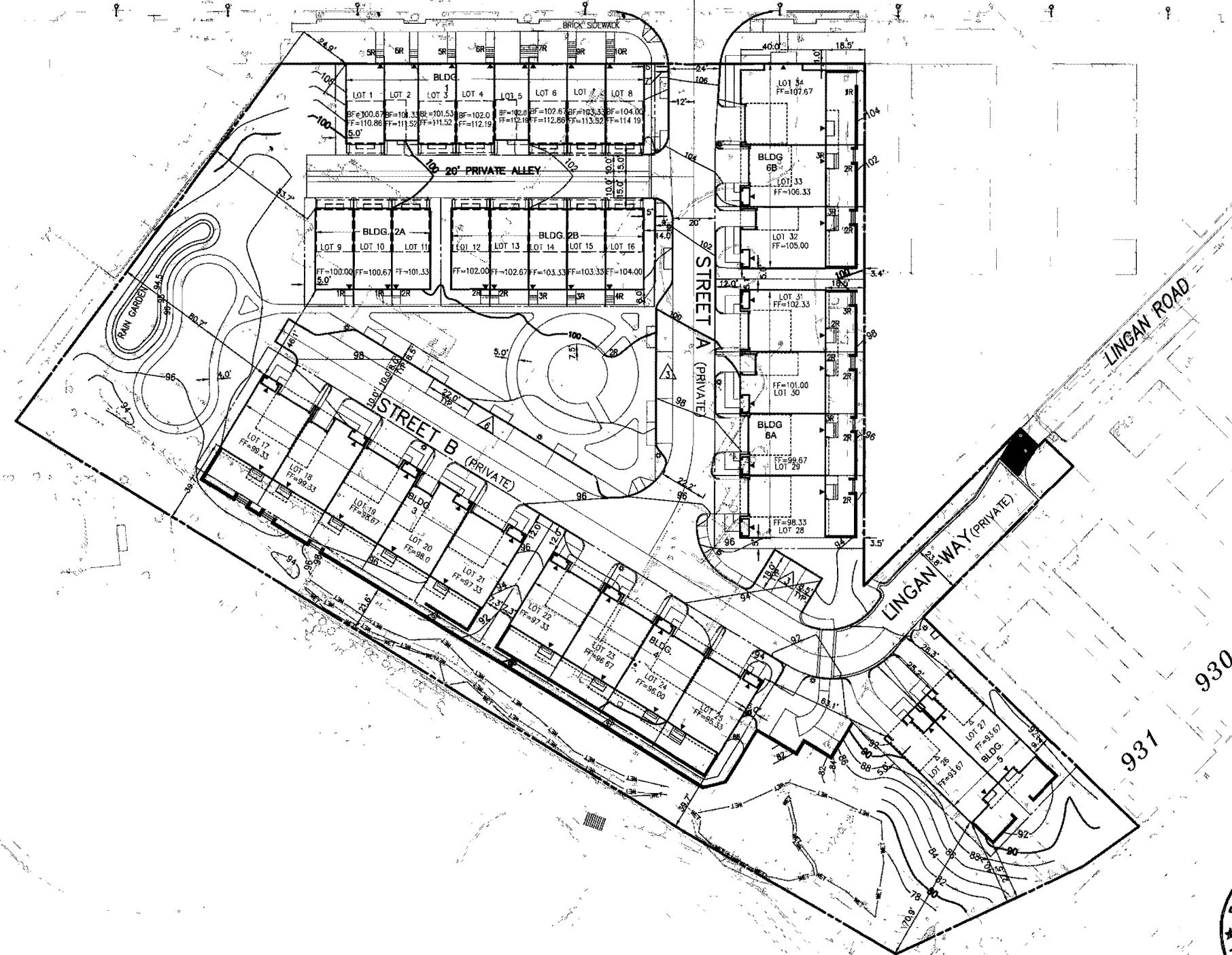
PARK DIMENSION PLAN

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C/O ATHENA GROUP, LLC

07009
1" = 60'-0" 348 Park Dimension Plan

MacARTHUR BOULEVARD, N.W.



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



OVERALL SITE & GRADING PLAN

FINAL SUBMISSION - JUNE 25, 2009

LAYOUT: PROP-OVRL SITE&GRAD-(42). Plotted By: Byer
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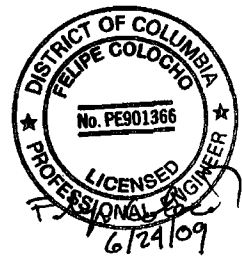
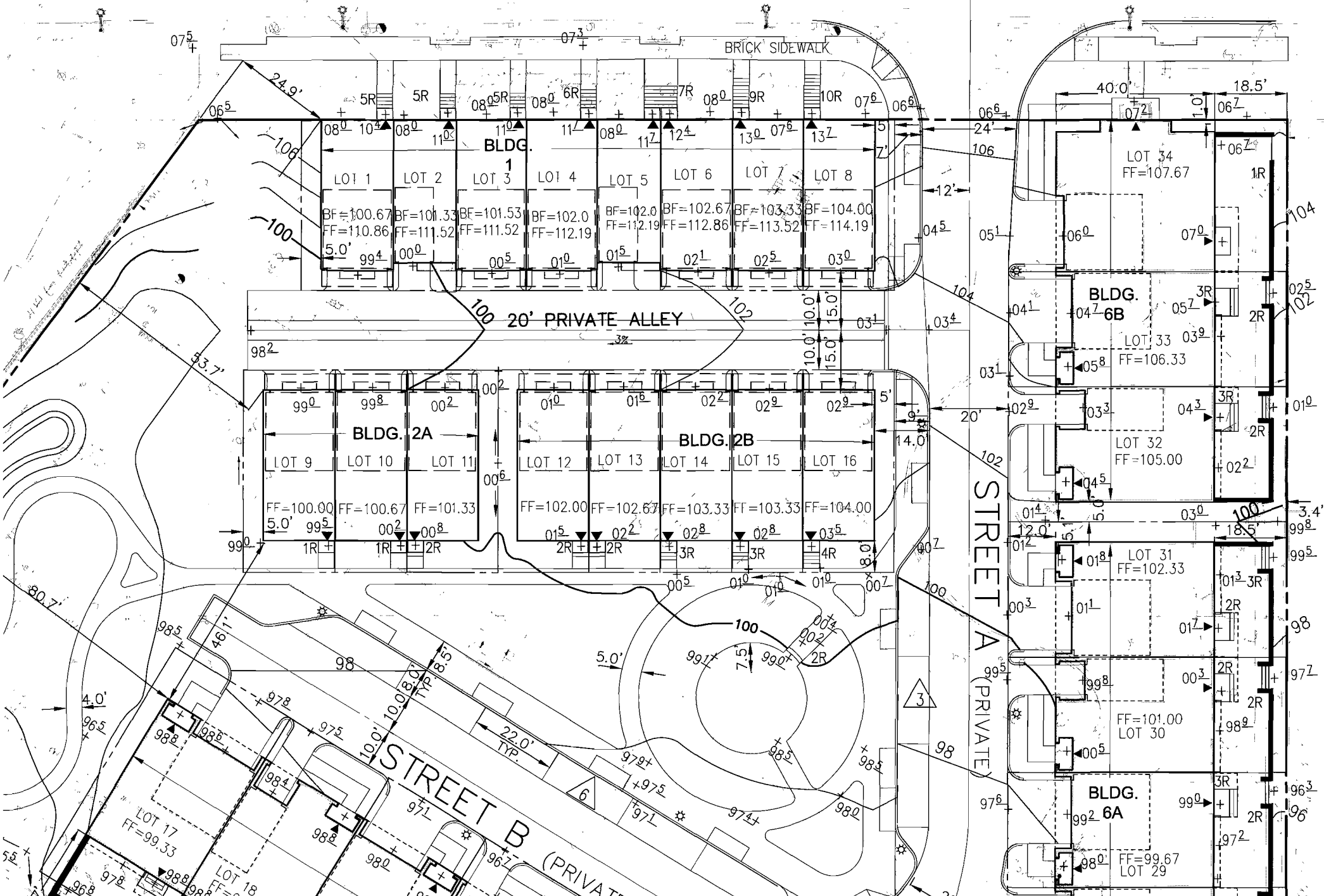
CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=60'

MacARTHUR BOULEVARD, N.W.



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20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD ■ MCLEAN, VA



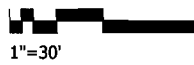
SITE & GRADING PLAN ENLARGEMENT

FINAL SUBMISSION - JUNE 25, 2009

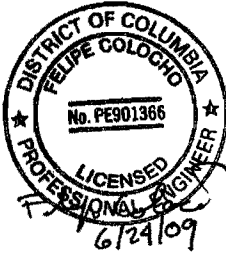
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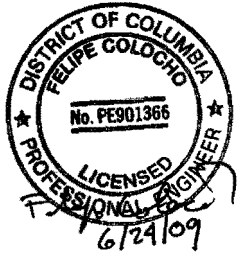


MacARTHUR BLVD. N.W.



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

MacARTHUR BLVD. N.W.



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THEORETICAL SUBDIVISION PLAN ENLARGEMENT

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FINAL SUBMISSION - JUNE 25, 2009

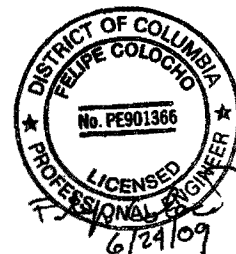
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WASHINGTON, D.C.

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1457B





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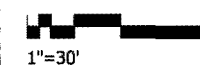
THEORETICAL SUBDIVISION PLAN ENLARGEMENT

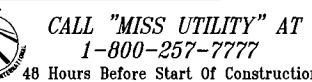
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1457B





McARTHUR BOULEVARD, N.W.
90' WIDE

PRIVATE ALLEY

STREET A

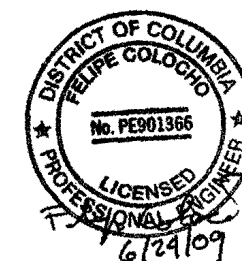
STREET B

LINGAN ROAD
12' WIDE

PROJECT NAME:	CANAL PARC
DATE:	JUNE 25, 2009
RESIDENTIAL PARKING TABULATIONS	
GARAGE PARKING SPACES	
1-CAR GARAGE SPACES	22
2-CAR GARAGE SPACES	24
ON STREET PARKING	12
TOTAL RESIDENTIAL PARKING	58
NOTES:	1. THE TOTAL RESIDENTIAL PARKING NOTED ABOVE IS BASED ON THE SCOPE OF THE PROPOSED SITE IMPROVEMENTS AS OF JUNE 25, 2009. 2. ON-STREET PARKING SPACES WILL BE PROVIDED FOR VISITOR PARKING

LEGEND

PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION



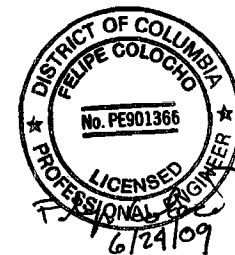
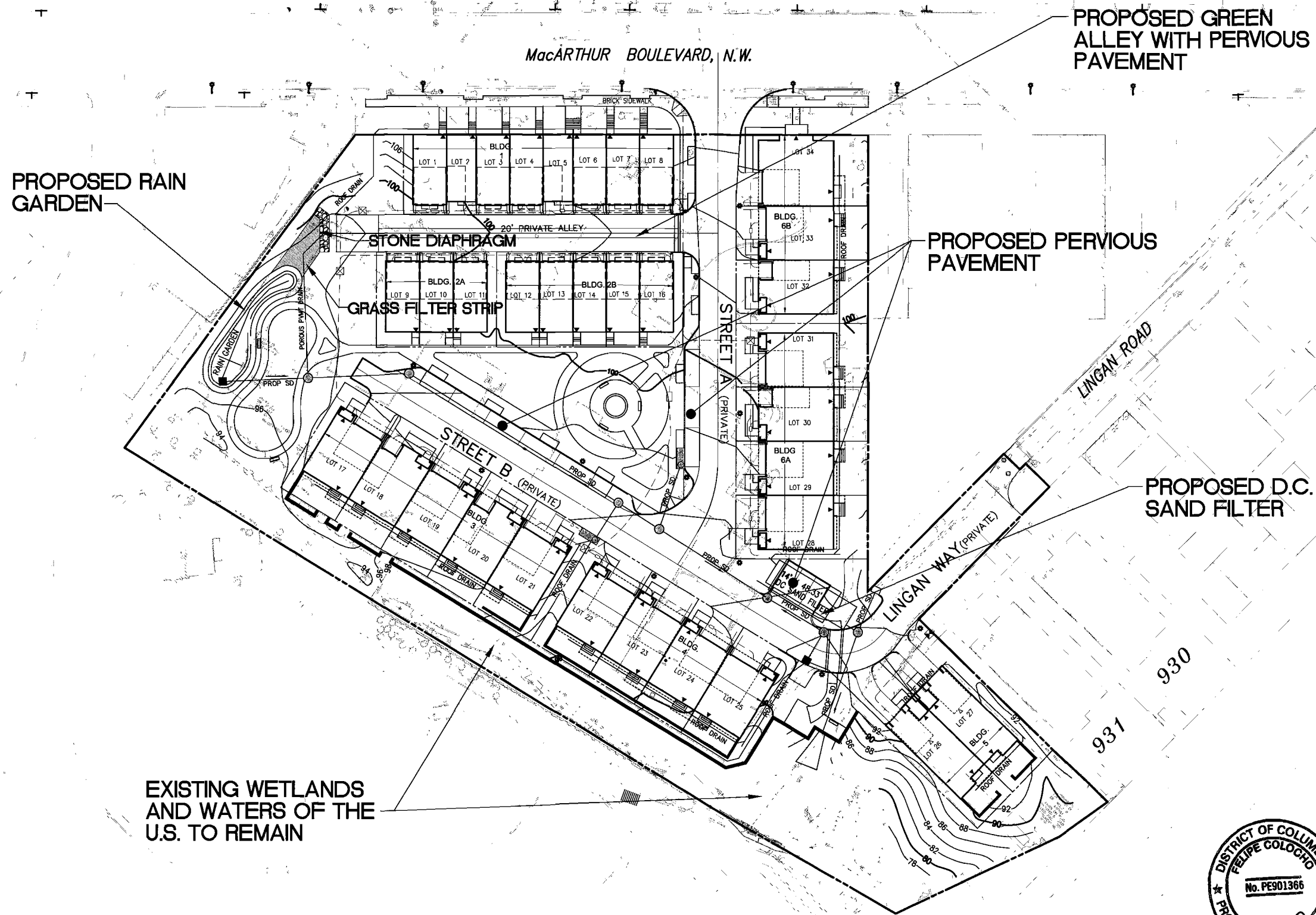
CIRCULATION PLAN

CANAL PARC
WASHINGTON, D.C.

1457B

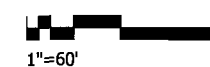
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CONCEPT SWM PLAN

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LAYOUT: PROP-SWM PLAN-(56), Plotted By: Byer
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DESIGN OF SAND FILTER
WATER QUALITY STRUCTURE

DATE: 8/6/2008
PRINTED: 10/28/2009

PROJECT: Canal Park

STORM FREQUENCY = 15 years
STORM DURATION = 24 hours
TIME OF CONCENTRATION : Tc = 5 min.
RAINFALL INTENSITY: i = 7.56 in/hr

1. FINAL SURFACE ELEVATION, INVERT IN, & INVERT OUT

INV. IN 86.70
INV. OUT 81.50
HEAD DIFFERENCE..... 5.20
INFLOW PIPE DIAMETER ... 1.75 ft.
COVER OVER CROWN OF PIPE ... 6.05 ft.
FINAL SURFACE ELEVATION..... 94.50

DEPTH OF FILTER LAYER..... 3 ft.
AREA TO SAND FILTER, 'A'..... 1.81 acres
GREEN AREA ON SITE, C = 0.35 0.4 acres
IMPERVIOUS AREA ON SITE, C = 0.90 1.41 acres
RUNOFF COEFFICIENT, 'C' 0.7785

FIRST FLUSH RUNOFF... 0.5 inches (Conservative)
(0.3 ROOF & SIDEWALK, 0.5 DRIVEWAYS)

2. PEAK DISCHARGE Q(PEAK, 15 yr.)
Q(PEAK, 15 yr.) = CIA 10.65 cfs

3. VOLUME OF STORAGE NEEDED Vw = Q x Tc
Vw = Q x A x Tc = F x T x A
F = 1.18 ft./hr.; T = 1 hr.
A2 = 50 x (D - 0.1) x 167
A = 268.77 USE 400 sq. ft.
A1 = A / 3 = 133.33 USE 150 sq. ft.
Therefore
Vw = (0.5 in x 11 ft / 12 in) (A x F) - ((1.18 ft./hr.) x 1 hr.) x (A - 1)
Vw = 2087.2 **USE 2381.81 cu. ft.
**Adjust Vw per formula for combined Q1 & Q2 vault

3a. Quantity Control.

Site Area= 1.81 acres
Tc = 5 minutes
Q15 Post= 10.65 cfs
Q2 Pre= 4.30 cfs
(Vreq = 1.25(Q15-Q2)Tc*60) Vreq'd = 2381.81 cf

4. VOLUME OF FILTER LAYER Vw
Vw = A x d x Vv
Vv = void ratio for sand + gravel + perforated pipe
V = 0.6
d = 3
Vv = 720 USE 720 cu. ft.
V media = 1208 cu. ft.

5. BOTTOM VOLUME OF FIRST CHAMBER: Vb
Vb = A1 x d
Vb = 450 USE 450 cu. ft.

6. TOP VOLUME OF FIRST AND SECOND CHAMBER Vv + Vb
(Vv + Vb) = Vw + (Vv + Vb)
(Vv + Vb) = 1211.8 cu. ft.

7. HEIGHT DIFFERENCE AVAILABLE BETWEEN TOP OF FILTER LAYER AND BOTTOM OF SECOND CHAMBER WEIR: H
Vv + Vb = A1 x d + A2 x H
Therefore
H = (Vv + Vb) / (A2 - A1) = 2.20 ft.

SWM COMPUTATIONS

8. WEIR HEIGHT ABOVE INVERT OUT: D
D = H + d
D = 5.20 ft., <= 5.20 ft (Good)
USE 5.2 ft. for conservative storage volume

8.5 DESIGN INVERT OUT
DESIGN INVERT OUT= INV. IN - D
DESIGN INVERT OUT = 81.50 >= 81.5 (from 1)
WEIR INV. = INV. OUT + d + H = 86.70 ft. USE 86.70

9. SIZE OF OVERFLOW WEIR OPENING IN SECOND CHAMBER:
L = 2 ft. (Assume) H=?
Q = CL(H^1.5)
***USE 15" Bypass Pipe Instead
L = 2
C = 3.33
Q = 10.65 H = 1.37 ft.
USE 1.5 ft.

10. SUBMERGED WEIR IN FIRST CHAMBER
L = ?
Assume h = 1 ft.
Q = C x A x [Square Root of (2 x g x H)]
Q = 10.65 cfs
C = 0.6
h = 1 ft.
g = 32.2 ft./sec/sec
H = Hydraulic Head[(inv. in - inv. out) - h/2]
H = 4.7 ft.
Solve for A, based on the above equation
A = 1.02 sq. ft.
L = A/h = 1.02
for clogging safety use L = 2*A/h = 2.04
USE 2.33 ft.

11. STRUCTURE DIMENSIONS. (INTERNAL ONLY)
A2 = L2 x W2, AVG. W2 = 14 ft.
AVG. W1 = 14 ft.
Therefore L2 = A2 / W2 = 28.57 USE 33 ft.
L1 = A1 / W1 = 10.71 USE 11 ft.
(Min. L1 = 5.67')
L3 = 3 ft.
(Min. L3 = 3.0')
L = L1 + L2 + L3 = 47.00 ft.
Total Lti (ALONG EAST WALL) = 48.33 ft.
(Assume 8" walls between Lsm&F, and L2&L3)

11.5. TO PREVENT 'SHORT CIRCUITING' IN THE FILTER CHAMBER
L1 + L2 >= 3 x W 44.00 >= 42
*
TOTAL INNER HEIGHT
D1 = D + Inflow Pipe Diameter + Freeboard
D = 5.2 ft.
Inflow Pipe Dia. (assumed) = 1.75 ft.
Freeboard = 1 ft.
D1 = 7.95 ft.

SWM COMPUTATIONS

Q = K x A^2 x i
= K x A^2 x (Hmax / 2) / S
S = Sand Layer = 2 ft.
ts = Vw / Q
Hmax = (d + H) - [(perf. pipe dia./2)] = 4.95 ft
avg. head = Hmax / 2
Therefore
Q = 297.2 cu. ft./hr.
Q = 0.0826 cu. ft./s
DETENTION TIME = ts = Vw / Q = 8.01 hr <= 72 hr Good

13. INFLOW AND OUTFLOW HYDROGRAPHS
A. INFLOW Q = CIA

T(min)	I(in/hr)	Q(cfs)
0	0	0.00
5	7.56	10.65
10	6.3	8.88
15	5.44	7.66
20	4.82	6.79
30	3.95	5.57
45	3.16	4.45
60	2.66	3.75

B. TIME AT WHICH OUTFLOW HYDROGRAPH BEGINS
Tc x Qpeak = 2 x Vw
Qpeak = 10.65 cfs at 5 min.
Vw = 2381.8 cu. ft.
3195.61 cfs <= 4763.61 cfs
Therefore Tc x Qpeak < 2 x Vw
T = 2 x Tc - [(2 x Tc x Tc) - (2 x Vw x Tc / Qpeak)]^(1/2) = 385.90 sec. 6.43 min.
T = 6.43 min.
for Q = 0.08255 cfs



Minimum Building Setbacks

Bldg #	Front Provided ^	Side Yard Setback					Rear Yard Setback		
			Controlling Lot #***	Bldg height at Side	Required (3" per foot of Building Height - Min. 8')	Provided ^	Controlling Lot #	Required	Provided^
1	0.0	R	1	32.67	8.2	24.4	1	20	14.5*
		L	8	34.20	NA**	NA			
2A	7.5	R	11	36.62	9.2	4.5	9	20	14.5*
		L	9	37.79	9.4	53.2			
2B	7.5	R	16	38.29	NA**	NA	16	20	14.5*
		L	12	37.29	9.3	4.5			
3	11.5	R	17	28.51	7.1	80.2	17	20	39.2
		L	21	30.01	7.5	6.8			
4	11.5	R	22	30.01	7.5	6.8	25	20	39.2
		L	25	33.01	8.3	4.5			
5	24.7	R	26	41.14	10.3	70.4	26	20	40.2
		L	27	37.24	9.3	8.7			
6B	11.5	R	28	41.51	NA**	NA	28	20	18.0
		L	31	39.51	9.9	4.5			
6A	11.5	R	32	43.45	10.9	4.5	34	20	18.0
		L	34	32.41	NA**	NA			

Notes: * Measured to Center of Alley or Private Street
 ** NA = None required, considered corner lot
 *** Side setback direction determined from facing front of building
 ^ All setbacks shown provided in this chart have been reduced 0.5 feet from that shown in plan to allow
 for variance in thickness of exterior wall treatments

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Lot Tabulation

Lot #	Area (sf)	Bldg Coverage (sf)	Bldg Coverage (%)
1	989	690	69.8%
2	688	615	89.4%
3	774	690	89.1%
4	774	690	89.2%
5	688	615	89.4%
6	774	690	89.1%
7	774	690	89.2%
8	996	703	70.6%
9	1,182	696	58.9%
10	918	696	75.8%
11	1,185	696	58.7%
12	1,185	703	59.3%
13	918	696	75.8%
14	918	696	75.8%
15	918	696	75.8%
16	1,182	703	59.5%
17	2,255	1,167	51.7%
18	1,914	1,160	60.6%
19	1,914	1,160	60.6%
20	1,914	1,160	60.6%
21	2,409	1,167	48.4%
22	2,409	1,167	48.4%
23	1,914	1,160	60.6%
24	1,914	1,160	60.6%
25	2,244	1,167	52.0%
26	2,809	1,178	41.9%
27	3,148	1,172	37.2%
28	2,407	1,167	48.5%
29	2,043	1,160	56.8%
30	2,043	1,160	56.8%
31	2,403	1,160	48.3%
32	2,396	1,160	48.4%
33	2,043	1,160	56.8%
34	2,652	1,407	53.1%
Total Lot Area:	55,692	32,157	57.7%
*Common Area:	65,302	*Includes private streets, alleys, parking areas, sidewalks & parks	
Total Site Area:	120,994		26.6%

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BUILDING HEIGHT

Lot #	Total Bldg height at front (to top of ridge or roof, rounded up)	Zoning Bldg height at front (to top of parapet of mid of roof, rounded up)
1	35	29
2	36	30
3	36	30
4	37	30
5	37	30
6	37	31
7	39	32
8	39	33
9	44	38
10	44	38
11	44	38
12	44	38
13	45	38
14	45	39
15	45	39
16	45	39
17	35	29
18	39	31
19	39	31
20	39	31
21	35	29
22	35	29
23	39	31
24	39	31
25	35	30
26	42	37
27	42	37
28	45	40
29	49	42
30	49	42
31	46	40
32	49	42
33	49	42
34	42	33



BUILDING HEIGHT TABULATIONS

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



NTS

	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 (16x36)	2/3 Bedroom (TH)	2	4	1	2 sp.	1,840 s.f.	228 s.f.	4,136 s.f.	1,840 s.f.	3,680 s.f.	150 s.f.
	B (18x38)	3 Bedroom (TH)	6	4	1	6 sp.	2,195 s.f.	325 s.f.	15,120 s.f.	2,195 s.f.	13,170 s.f.	190 s.f.
	Totals		8 units						19,256 s.f.			
Building #2A												
	B (18x38)	3 Bedroom (TH)	3	4	1	3 sp.	2,195 s.f.	325 s.f.	7,560 s.f.	2,195 s.f.	6,585 s.f.	190 s.f.
	Totals		3 units						7,560 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 1(29x40)	2/3 Bedroom (TH)	4	3	2	8 sp.	3,074 s.f.	360 s.f.	13,736 s.f.	3,074 s.f.	12,296 s.f.	0 s.f.
	Totals		4 units						13,736 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 #6A												
	C (29x40)	2/3 Bedroom (TH)	1	4	2	2 sp.	3,833 s.f.	360 s.f.	4,193 s.f.	3,833 s.f.	3,833 s.f.	469 s.f.
	C (29x40)	2/3 Bedroom (TH)	1	4	1	1 sp.	3,993 s.f.	200 s.f.	4,193 s.f.	3,993 s.f.	3,993 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		3 units						12,663 s.f.			
Building #6B												
	C (29x40)	2/3 Bedroom (TH)	3	4	2	6 sp.	3,833 s.f.	360 s.f.	12,579 s.f.	3,833 s.f.	11,499 s.f.	469 s.f.
	C (29x40)	2/3 Bedroom (TH)	1	4	1	1 sp.	3,993 s.f.	200 s.f.	4,193 s.f.	3,993 s.f.	3,993 s.f.	469 s.f.
	Totals		4 units						16,772 s.f.			
1.35 sp/du												
	Total Gross Floor Area		34 units			46 sp.			108,673 s.f.	(gross)	98,115 s.f.	(net)
	Site Area								120,994 s.f.			
	Floor Area Ratio								0.90			

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.





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FLOOR PLANS - Unit "A"

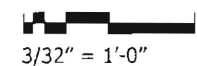
Buried Front

Final Submission - June 25, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN 0036.00



27