



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
 5416 GROVEDALE DRIVE, SUITE 100-4 ALZAMERGA, VA 22108

P: 703.718.6400 F: 703.718.6333 WWW.STUDIO39.COM

ATTENTION: FOR THE CITY OF ALEXANDRIA, THE CITY ENGINEER, 200 N. ALBEMARLE STREET, ALEXANDRIA, VA 22304

RENDERED SITE PLAN PROPOSED

PUD PRE-HEARING SUBMISSION OCTOBER 25, 2008

CANAL PARC
 WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
 C/O ATHENA GROUP, LLC





STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
34-35 GROVEDALE DRIVE, SUITE 100-A, ALEXANDRIA, VA 22304
P: 703.719.6900 | F: 703.719.6905 | WWW.STUDIO39.COM
LANDSCAPE ARCHITECTURE: 10/20/2008

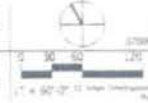
GREEN DEVELOPMENT PLAN

PROPOSED

P/D PRE-HEARING SUBMISSION: OCTOBER 29, 2008

CANAL PARC
WASHINGTON, D.C.

SATMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





SITE AREA CALCULATIONS

	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	120,993.81	2.77	100.0%
PERVIOUS SURFACE, PUD	56,414.58	1.30	46.6%



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

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

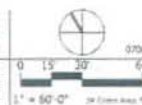
P: 703.719.6500 | F: 703.719.6503 | WWW.STUDIO39.COM

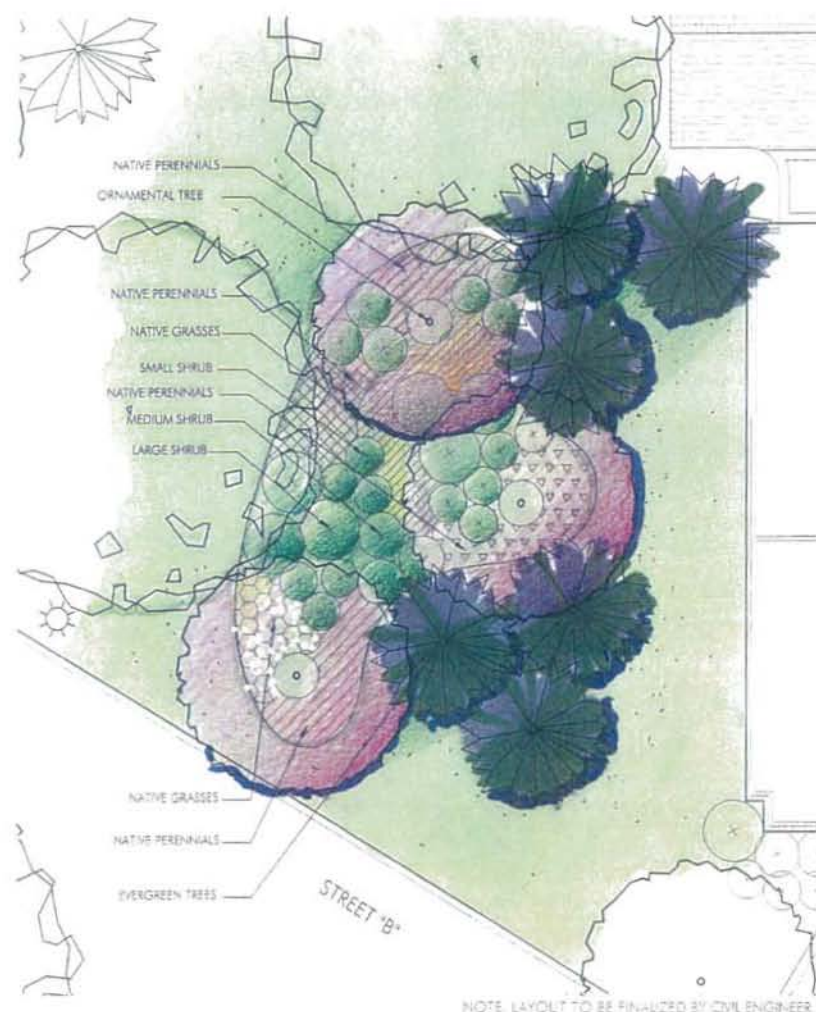
GREEN AREA PLAN

PUD PRE-HEARING SUBMISSION OCTOBER 29, 2008

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





1 RAIN GARDEN PLAN
Scale: 1" = 8'-0"

BIORETENTION/RAIN GARDEN TYPICAL PLANT SPECIES

SHADE TREES

AMERICAN SYCAMORE
BALD CYPRESS
GREEN ASH
HONEY LOCUST
RED MAPLE
RED OAK
SCARLET OAK
SWAMP WHITE OAK
SWEET GUM
WHITE ASH

EVERGREEN TREES

AMERICAN HOLLY
AMERICAN ARBORVITAE
EASTERN RED CEDAR

ORNAMENTAL TREES

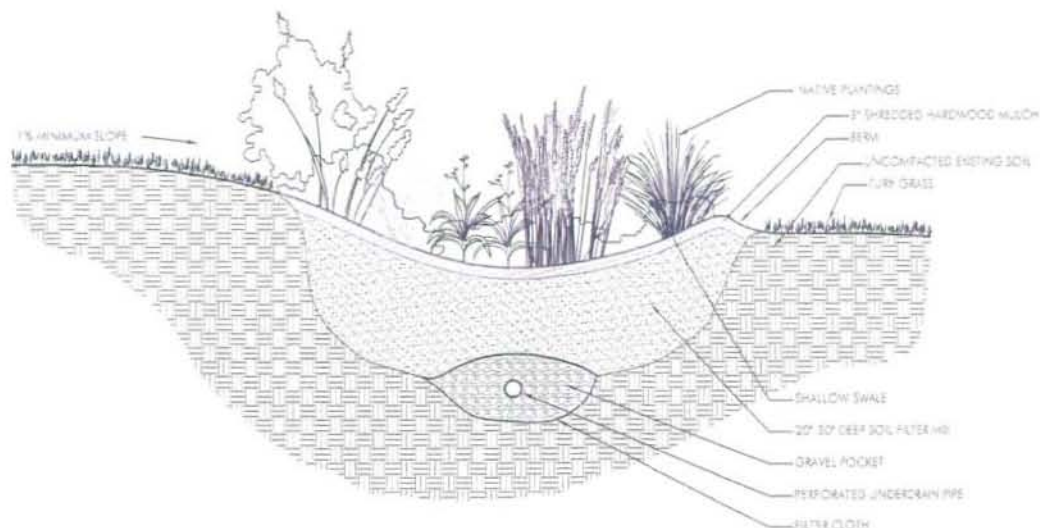
FRINGE TREE
SERVICE BERRY
SWEETBAY MAGNOLIA
BLACK GUM

SHRUBS

RED CHOKEBERRY
BLACK CHOKEBERRY
BUTTERNUT
REDTIG DOGWOOD
WITCH HAZEL
ST. JOHN'S WORT
INKBERRY
WINTERBERRY
VIRGINIA SWEET SPIRE
SPICE BUSH
WAX MYRTLE
BAYBERRY
SWEET AZALEA
SWAMP AZALEA

PERENNIALS

NEW ENGLAND ASTER
MARSH MARIGOLD
JOE PYE WEED
SWAMP SUNFLOWER
SENSITIVE FERN
CINNAMON FERN
ROYAL FERN
SWITCH GRASS
CONEFLOWER
WRINKLE LEAF GOLDENROD
WILLOWLEAF BLUESTAR
COLUMBINE
SWAMP MILKWEED
ASTILBE
RIVER OATS
DAYLILLY
NORTHERN CROSS
VIRGINIA BLUE BELLS



2 RAIN GARDEN DETAIL
Scale: 3/8" = 1'-0"

RAIN GARDEN PLAN

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
9415 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22304

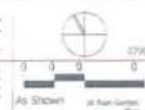
P: 703.719.6500 | F: 703.719.6502 | WWW.STUDIO39.COM

PUD PREHEARING SUBMISSION JULY 23, 2008

CANAL PARC

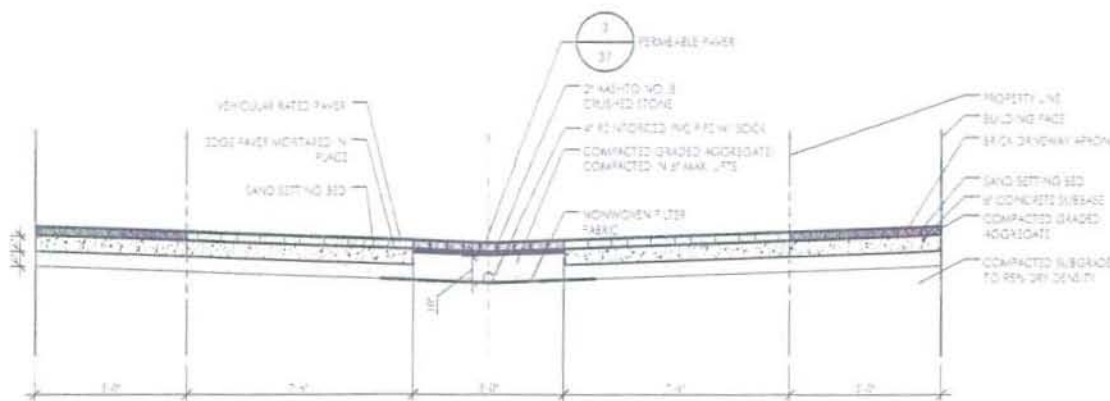
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



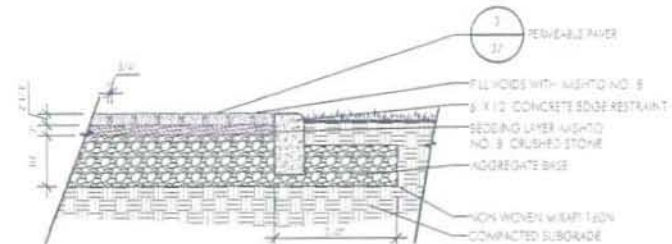


37 GREEN ALLEY PLAN
Scale: 1" = 10'-0"

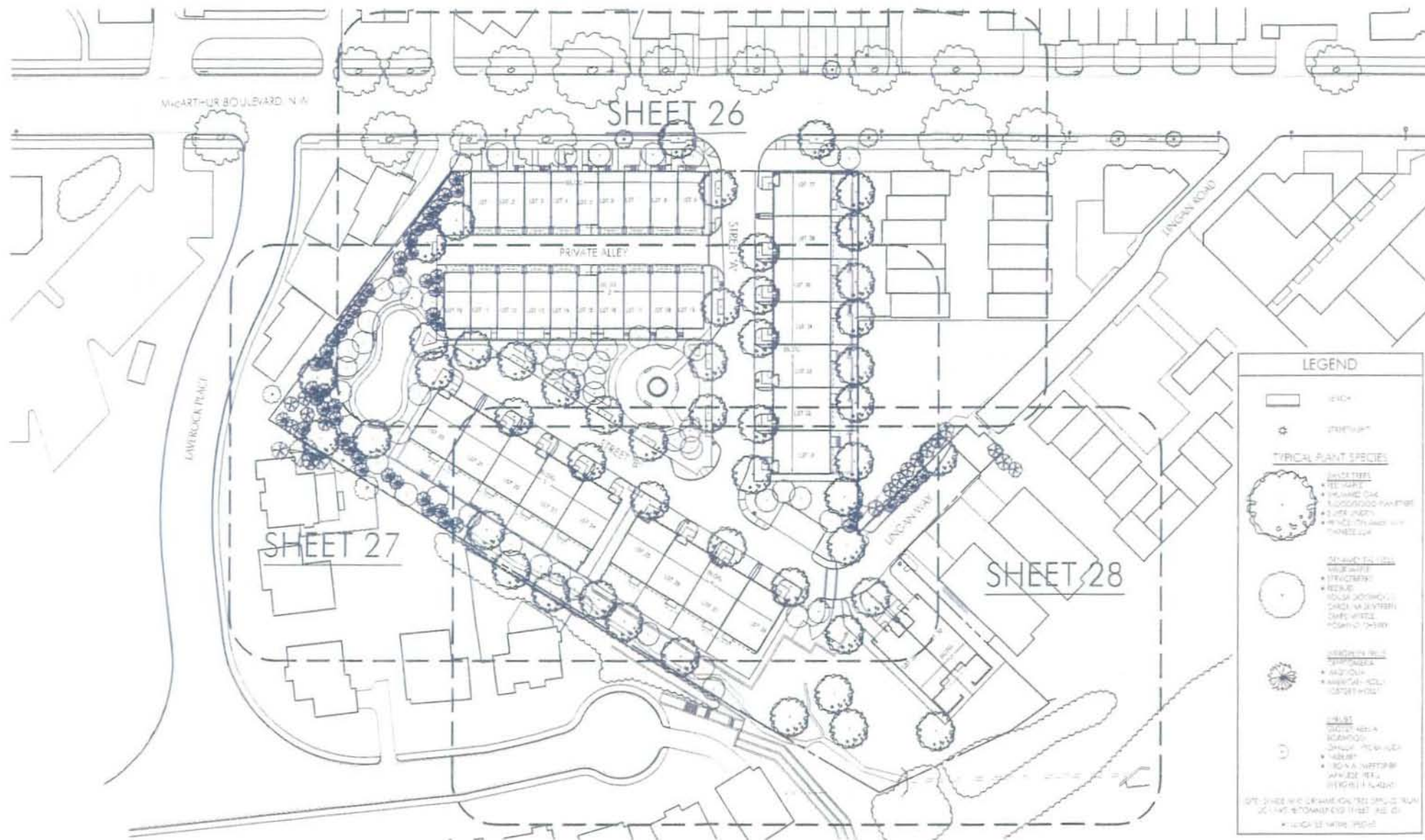


2 GREEN ALLEY PAVEMENT SECTION
37 Scale: 1/4" = 1'-0"

PERMEABLE PAVEMENT PRODUCT INFORMATION
Scale: 1/4" = 1'-0"



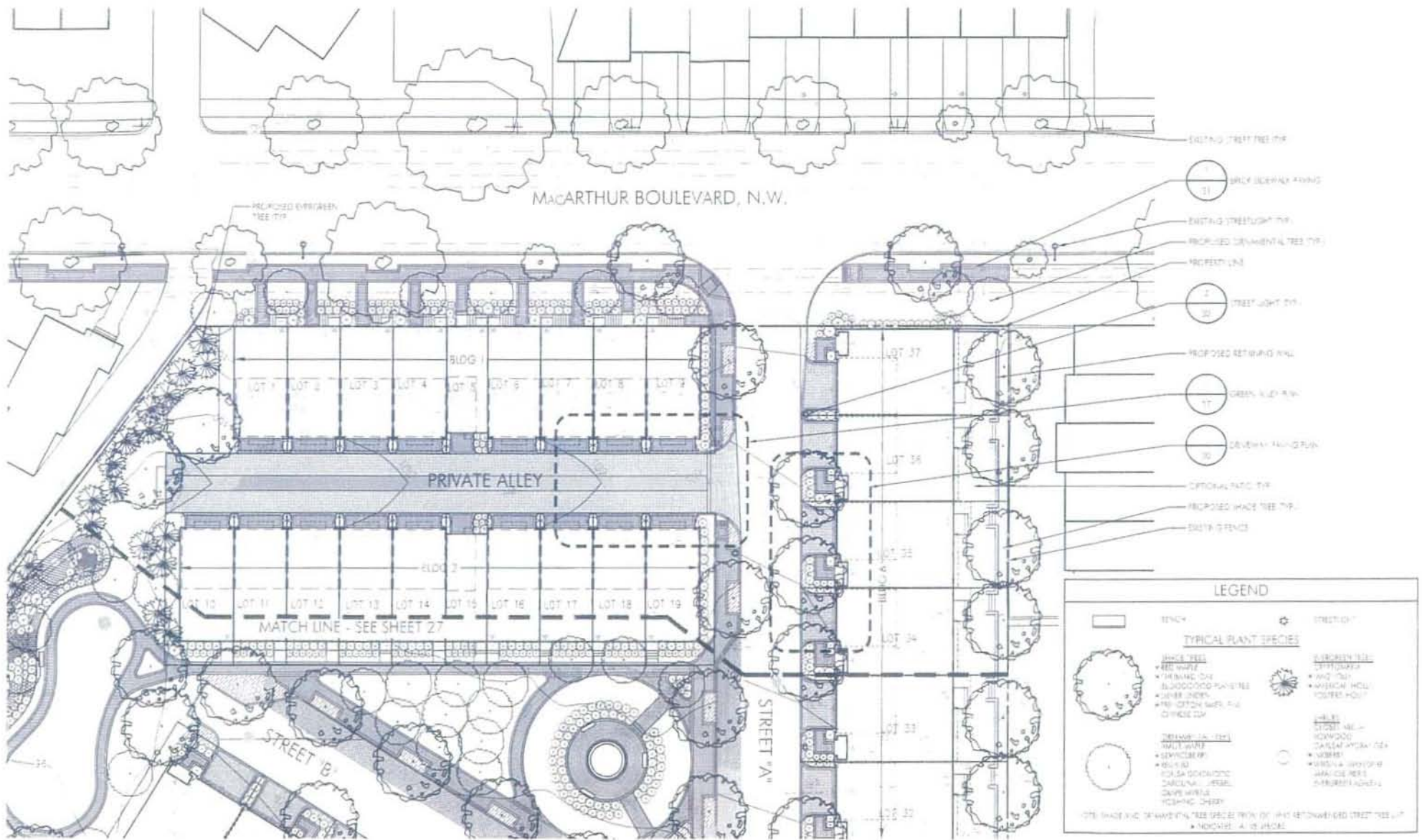
4 PERMEABLE PAVING
37 Scale: 1/2" = 1'-0"



LEGEND

BUILDING FOOTPRINT
 STREET LAYOUT
TYPICAL PLANT SPECIES
 LARGE TREE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 MEDIUM TREE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 SMALL TREE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 SHRUB
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 GROUND COVER
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 LAWN
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE
 • PINEAPPLE

NOTE: SEE THE DRAWING FOR THE SPECIFIC PLANT SPECIES AND QUANTITIES LISTED IN THE SCHEDULE.

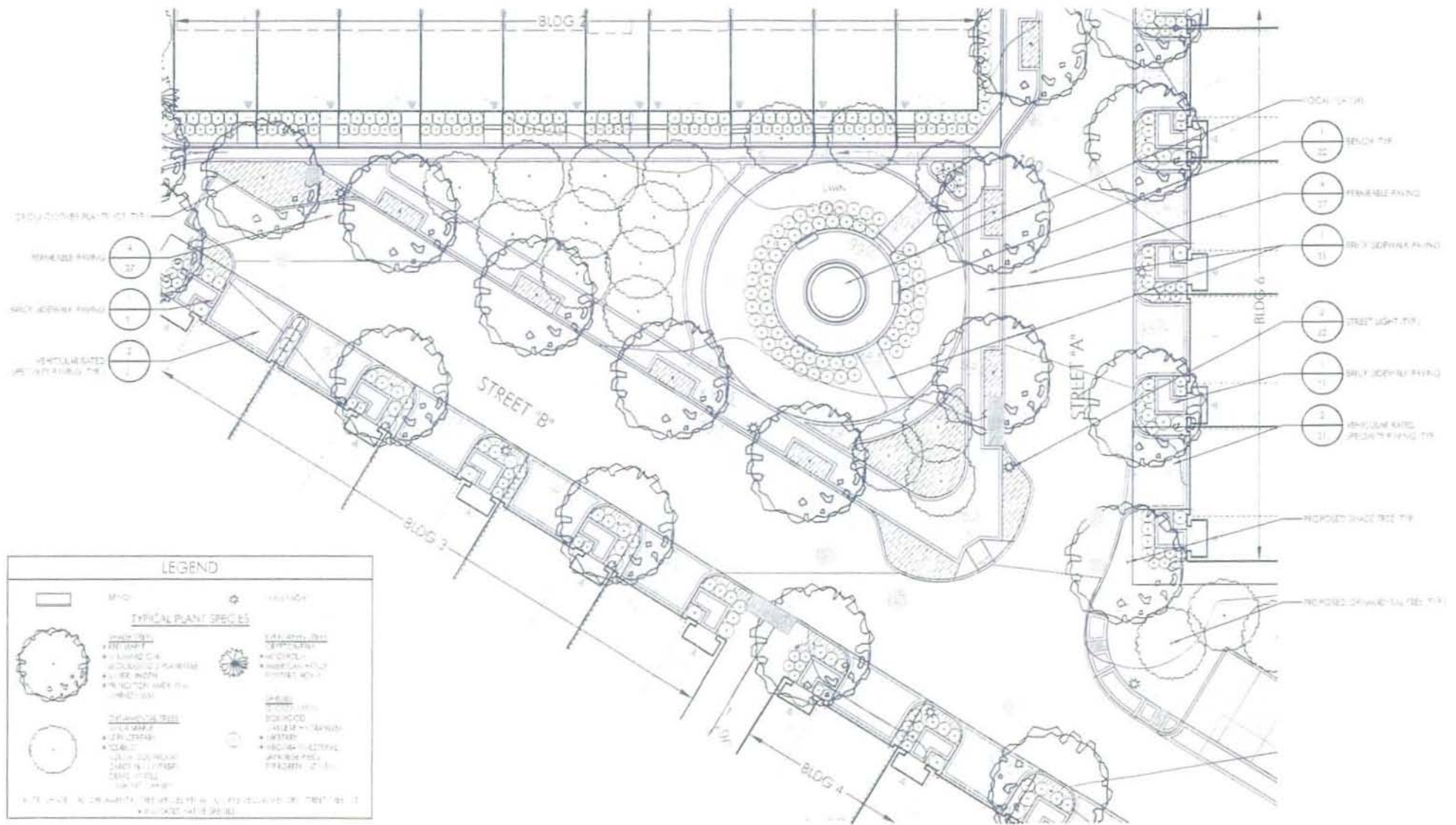


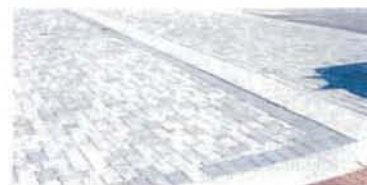
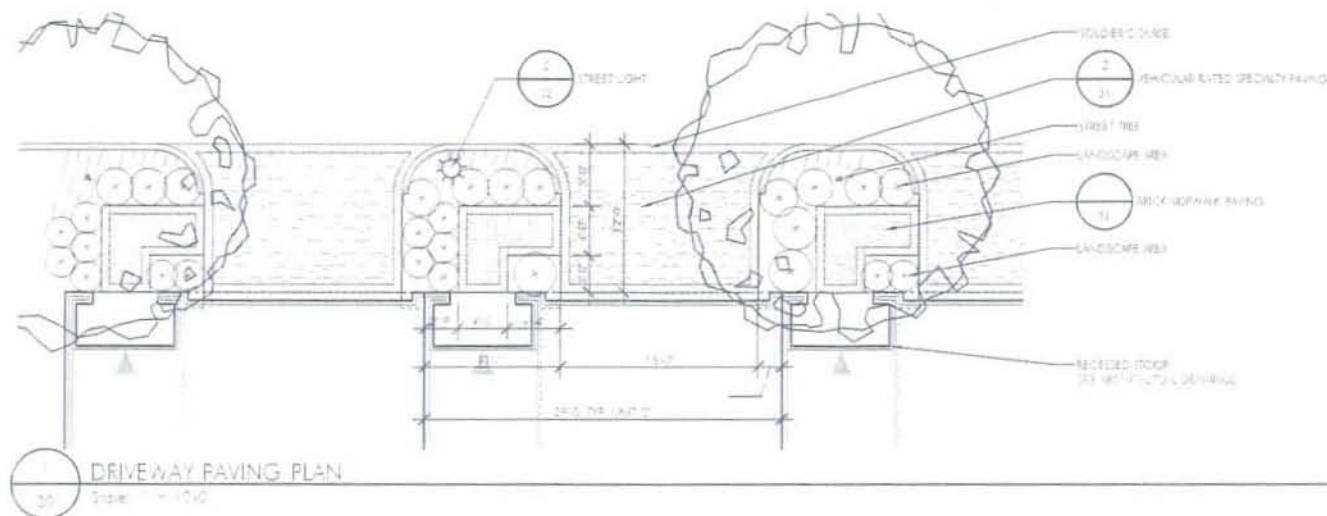




© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

PLD PRE-HEARING SUBMISSION OCTOBER 29, 2008





SITE DETAILS

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
84-B GROVEDALE DRIVE, SUITE 100-A, ALEXANDRIA, VA 22304

P: 703.719.6900 F: 703.719.6903 WWW.STUDIO39.COM

PLD PRE-HEARING SUBMISSION, OCTOBER 29, 2008

CANAL PARC
WASHINGTON, D.C.

SAJMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC







BENCH

DESCRIPTION: 8' METAL BENCH WITH BACK AND SIDE ARMS

QUANTITY: 8

COLOR: BLACK POWDERCOAT

NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



BRICK FOR SIDEWALK

DESCRIPTION: 8" x 8" x 2 1/4" BRICK PAVER

QUANTITY: PER PLAN

COLOR: RED

NOTE: PAVER TO MEET STANDARD CDOT SPECIFICATIONS



BENCH

Scale: N.T.S.



BRICK PAVER

Scale: N.T.S.



STREETLIGHT

DESCRIPTION: RESIDENTIAL ACORN POST TOP WITH LIGHT FIXTURE

QUANTITY: PER PLAN

COLOR: BLACK

NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



VEHICULAR PAVES

MODEL #: 8" x 7 1/2" x 4" AND 8" x 8" x 4" CONCRETE PAVERS IN PATTERN

QUANTITY: PER PLAN

COLOR: GRAY POWER BLEND

NOTE: PAVER TO MEET STANDARD CDOT SPECIFICATIONS



STREET LIGHT

Scale: N.T.S.



VEHICULAR SPECIALTY PAVER

Scale: N.T.S.



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
5416 DODDYSDALE DRIVE, SUITE 100-A ALEXANDRIA, VA 22312

PH: 703.759.6506 | F: 703.759.6502 | WWW.STUDIO39.COM

DESIGN: LANDSCAPE ARCHITECTURE | PREPARED FOR: SAIMAC DEVELOPMENT, LLC | DATE: 10/29/2008

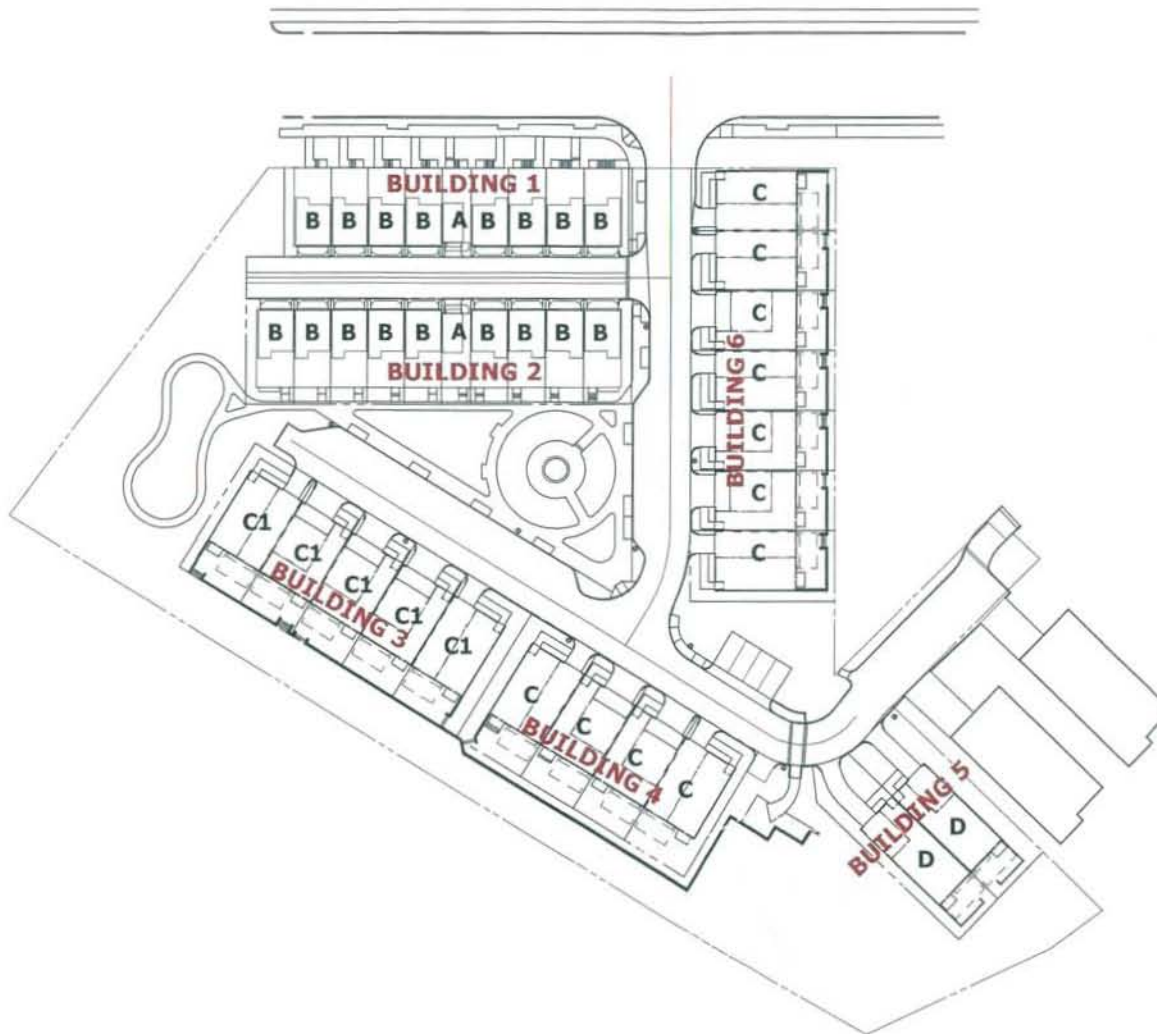
SITE DETAILS

P.L.D. PRE-HEARING SUBMISSION OCTOBER 29, 2008

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





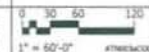
LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

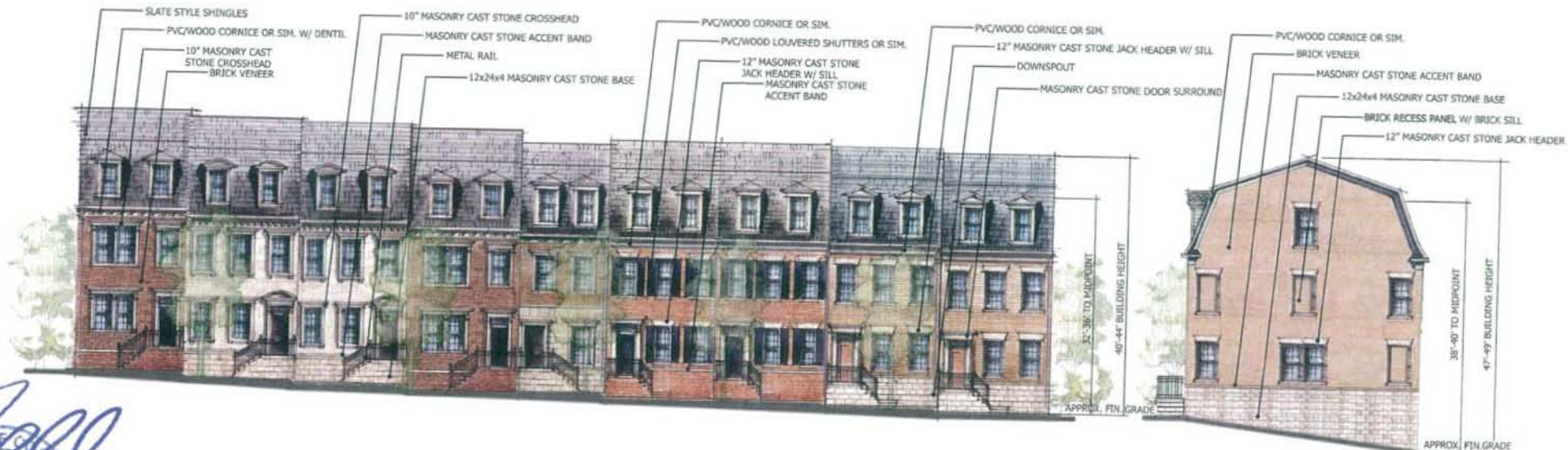
SITE PLAN INDEX

PUD Prehearing Submission October 29, 2008

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
c/o ATHENA GROUP, LLC





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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD ARCHITECTURAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD ARCHITECTURAL GROUP, INC.

Elevations Building 1

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



LESSARD GROUP INC.

8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.

Elevations Building 2

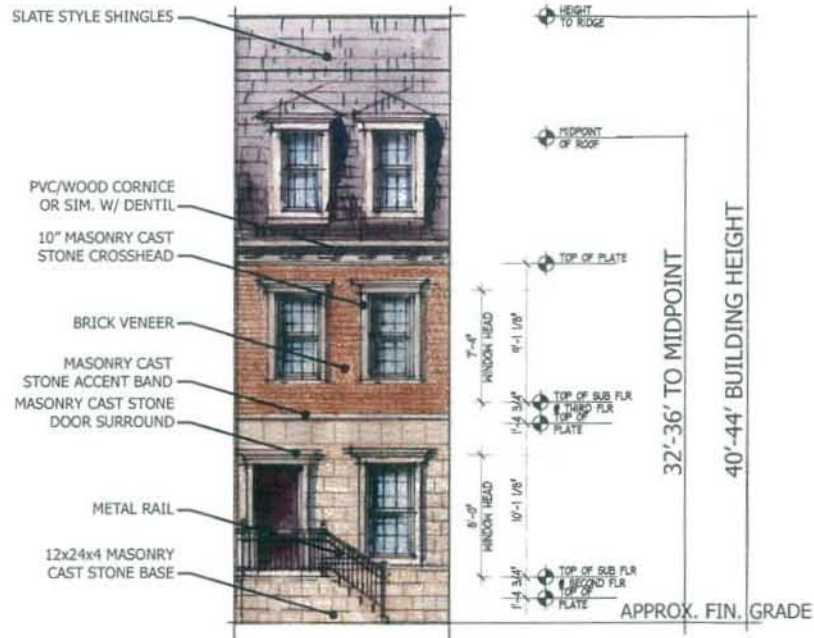
PUD Prehearing Submission October 29, 2008

**Canal Parc
Washington DC**

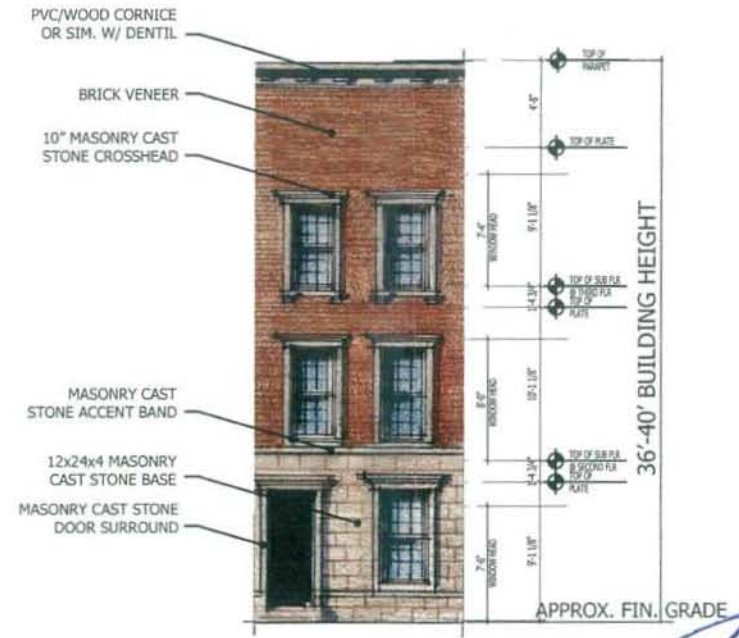
Salmac Development LLC c/o Athena Group LLC

ATN.003b.00





Unit "A" Buried Front



Unit "A" Standard



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP AND, EXPRESSLY HEREBY, ITS COMPANIES, AFFILIATES AND OTHER RELATED ENTITIES, ALL RIGHTS RESERVED. THIS PLAN AND SET TO BE APPROVED, FORWARDED, SIGNED AND SEALED BY THE ARCHITECT, JOHN C. CURRAN, NO. 100077, STATE OF VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP INC.

Front Elevations - Unit "A"

Standard and Buried Front

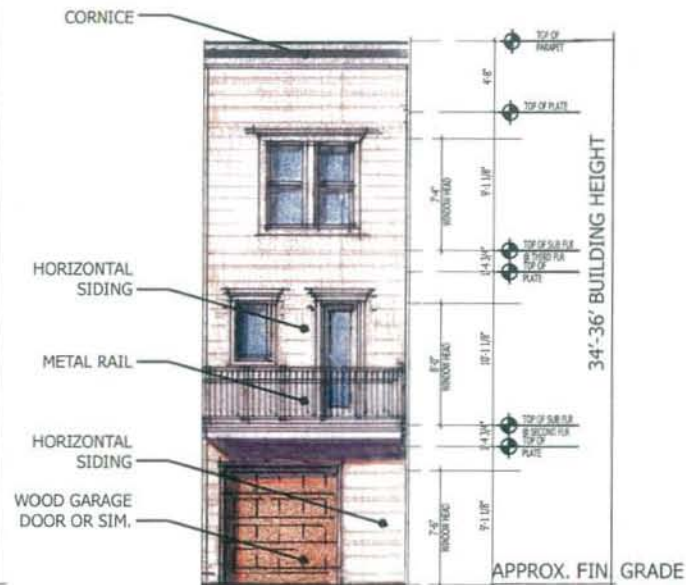
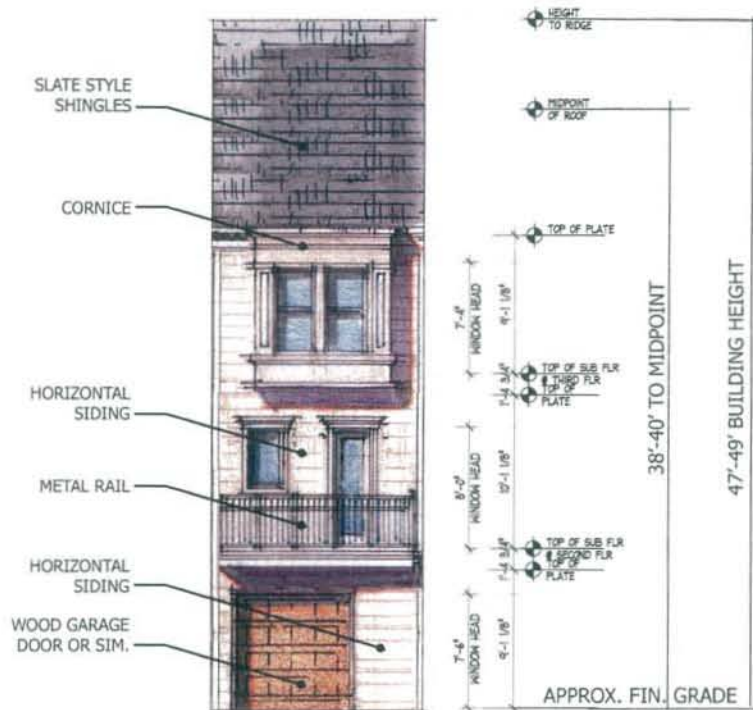
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN.003b.00

0 4' 8'
1/8" = 1'



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

LESSARD GROUP INC. AND ITS AFFILIATES GROUP INC. EXPRESSLY DISCLAIM ALL WARRANTIES AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER OR FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD GROUP INC.

Rear Elevations - Unit "A"

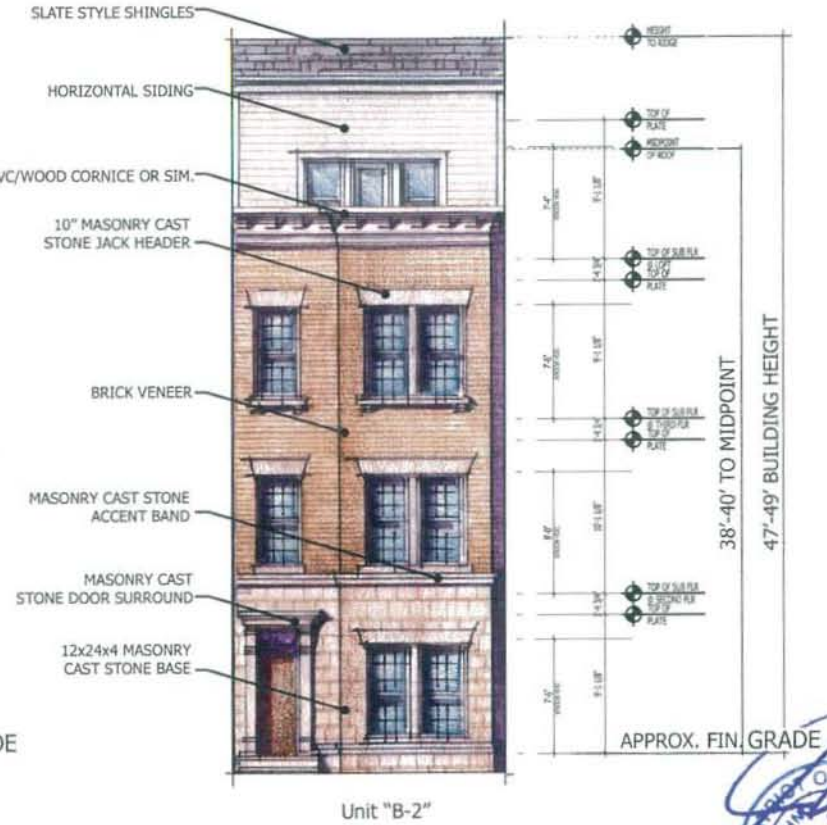
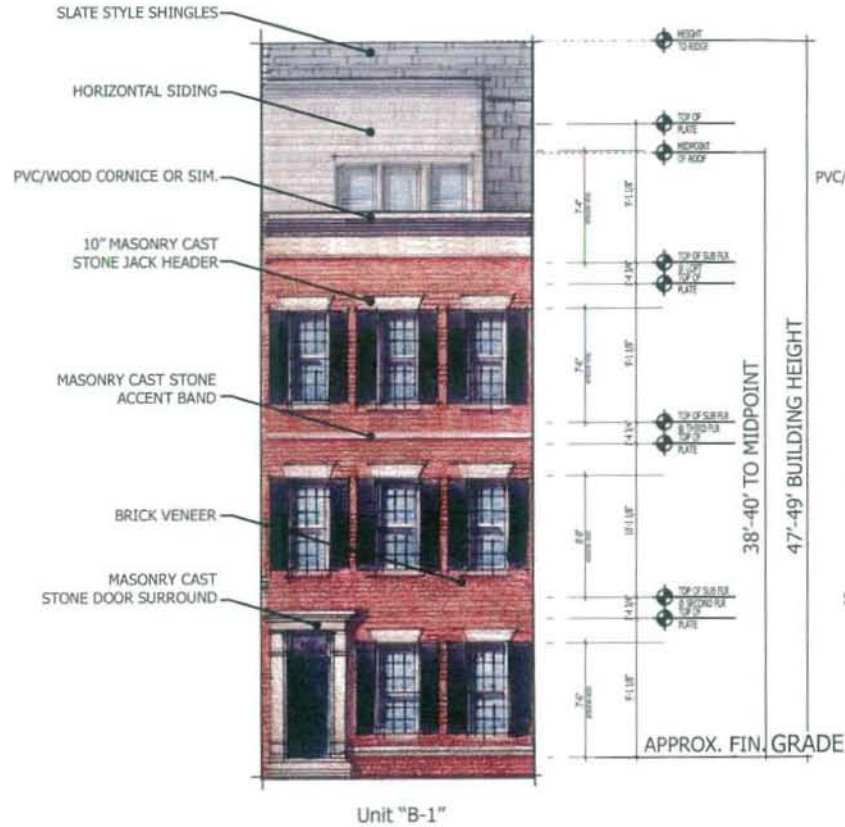
Standard and Buried Front

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

Front Elevations - Unit "B"

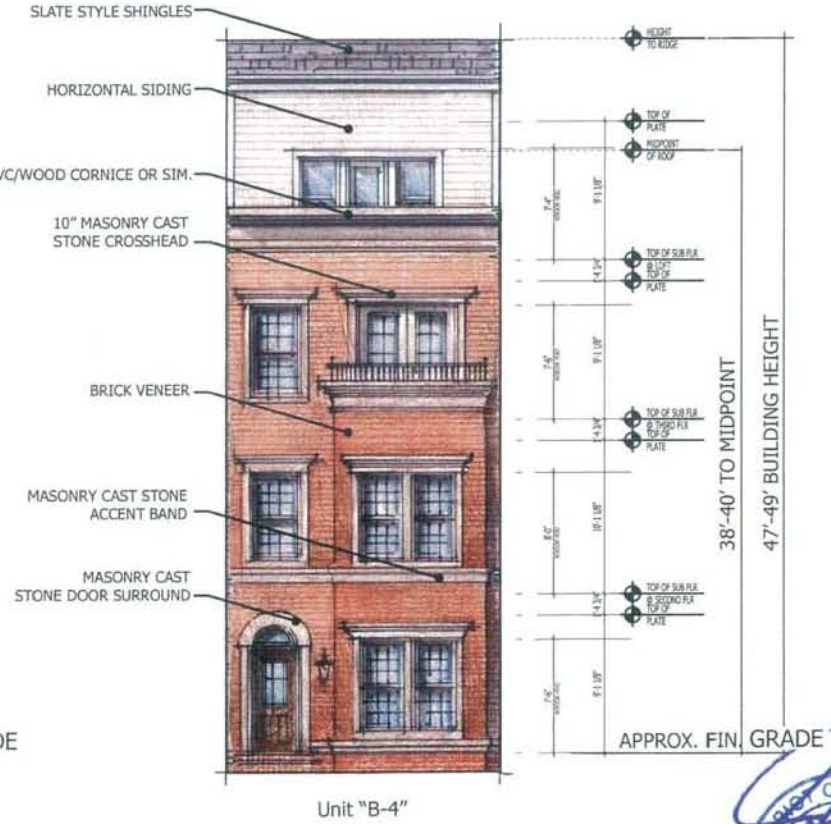
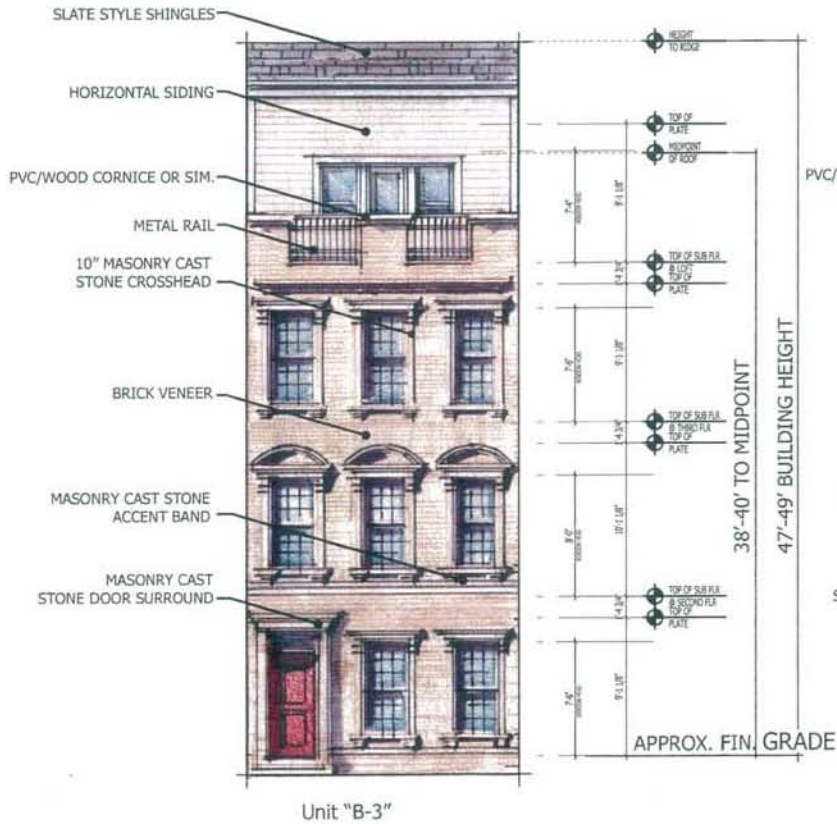
Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD ARCHITECTURAL GROUP INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC. IS PROHIBITED.

Front Elevations - Unit "B"

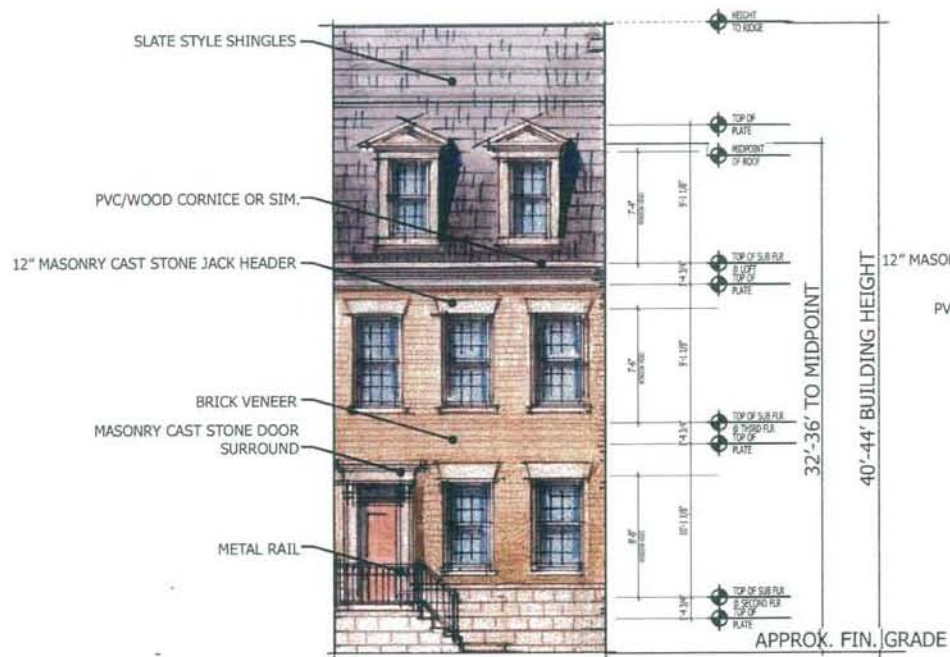
Standard

PUD Prehearing Submission October 29, 2008

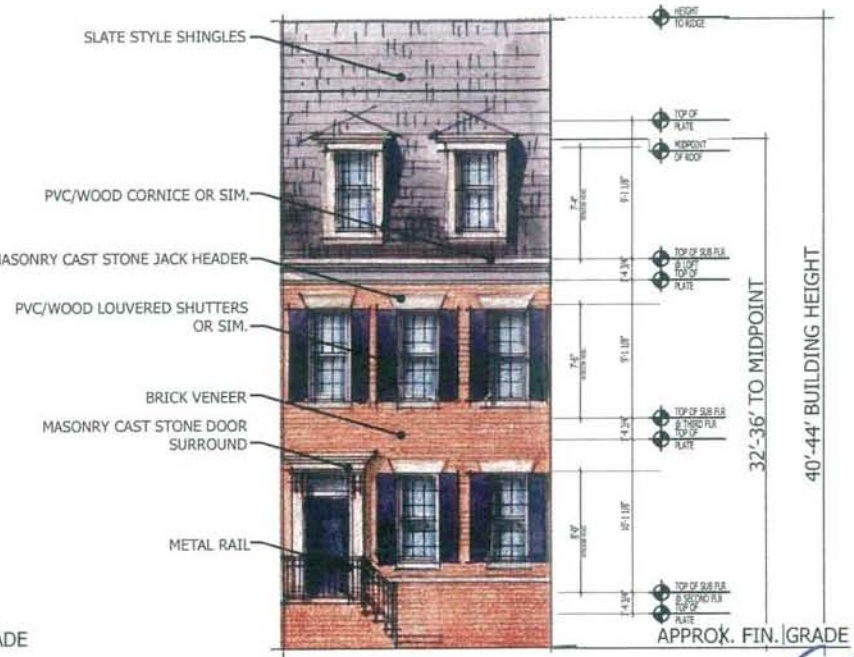
Canal Parc
Washington DC

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

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



Unit "B-5"



Unit "B-6"



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTS GROUP INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER OF EITHER WHOLE OR PART, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTS GROUP INC.

Front Elevations - Unit "B"

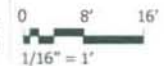
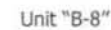
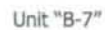
Buried Front

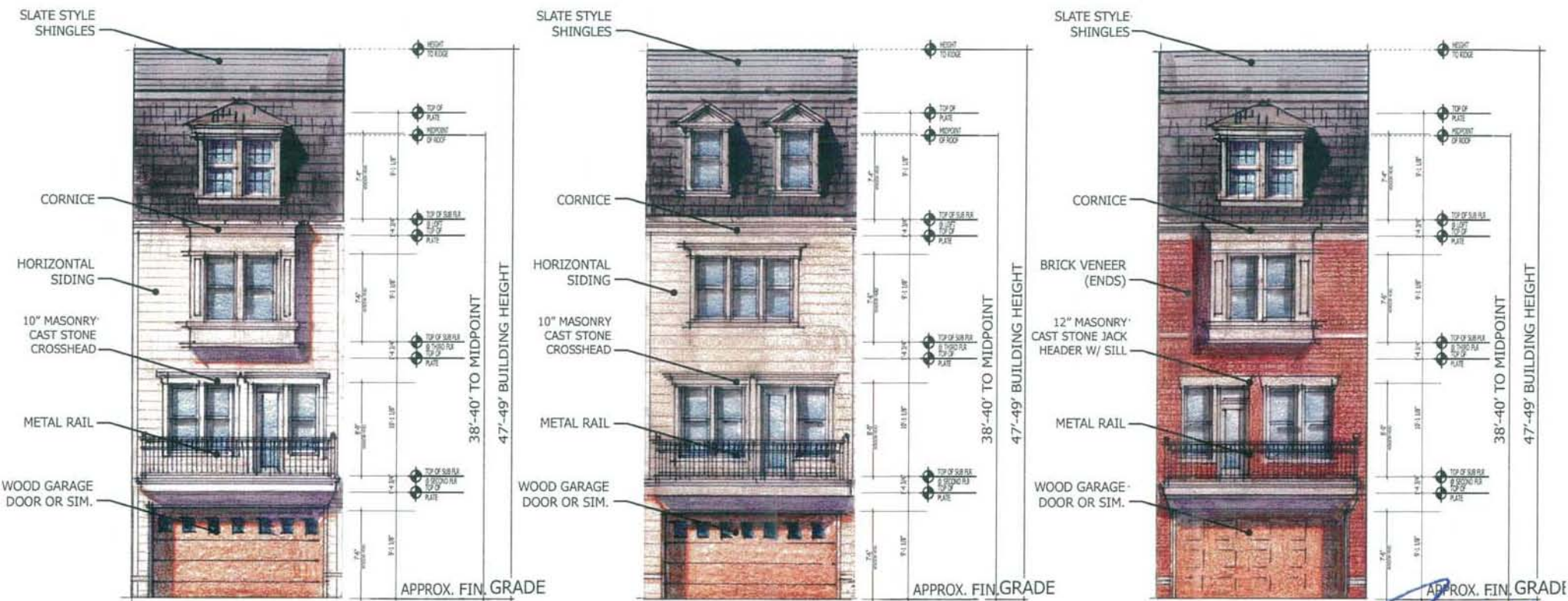
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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





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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP INC.

Rear Elevations - Unit "B"

Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

PUD Prehearing Submission October 29, 2008

Saimac Development LLC c/o Athena Group LLC

ATN.003b.00





Rear Elevations - Unit "B" Buried Front

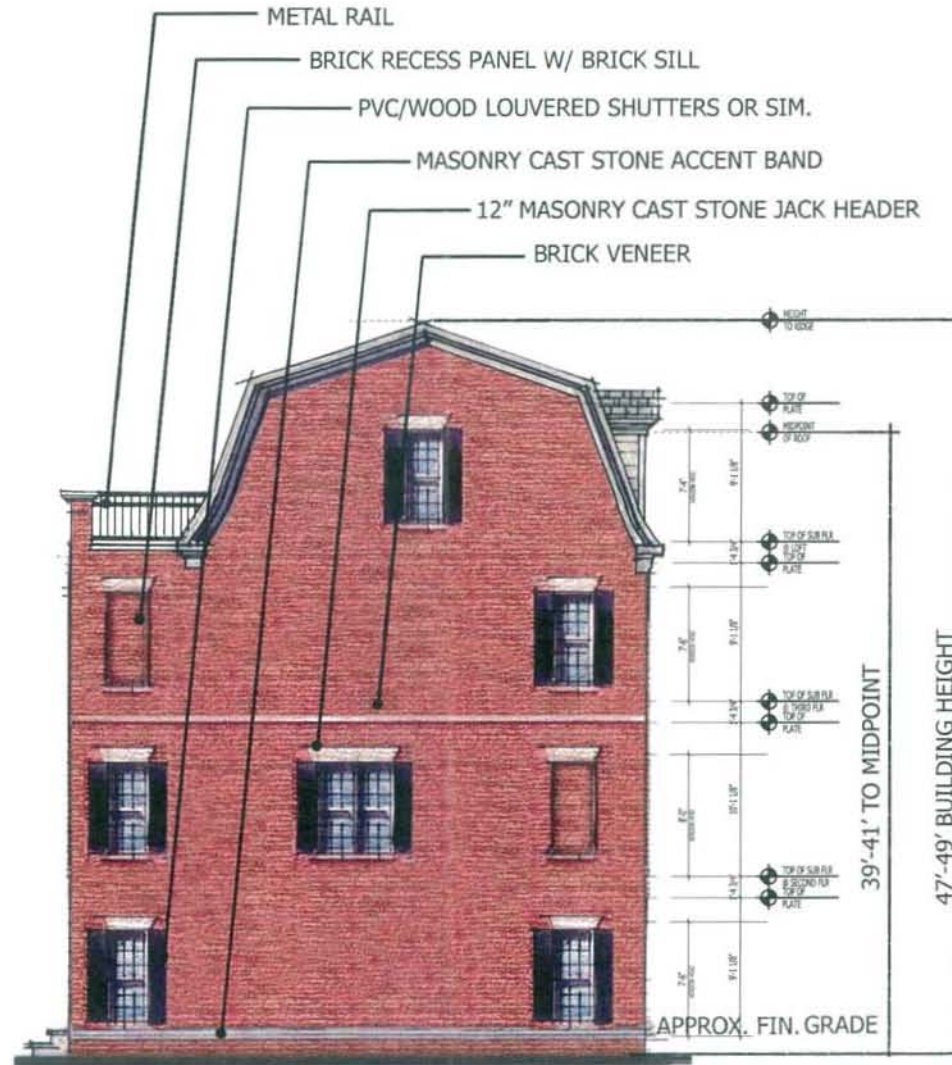
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN.003D.00

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS MADE IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

Side Elevations - Unit "B"

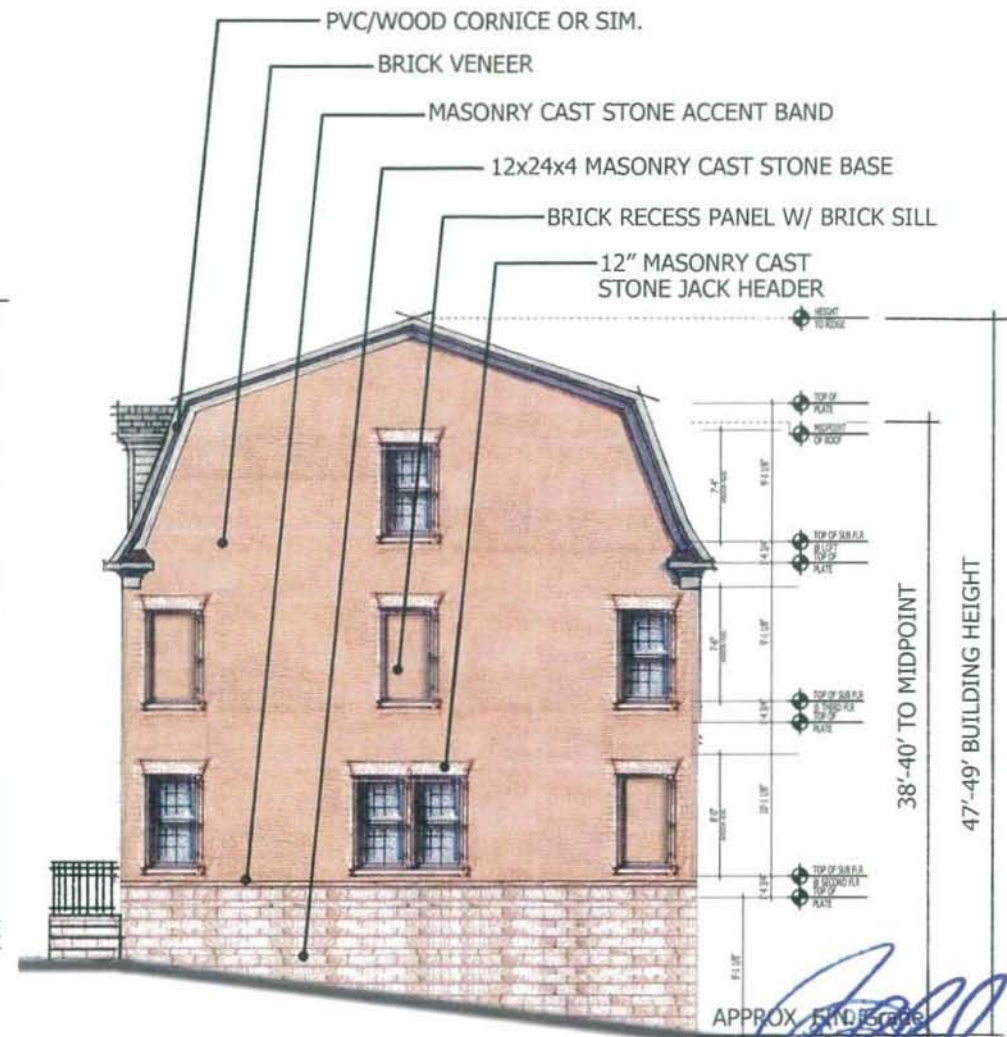
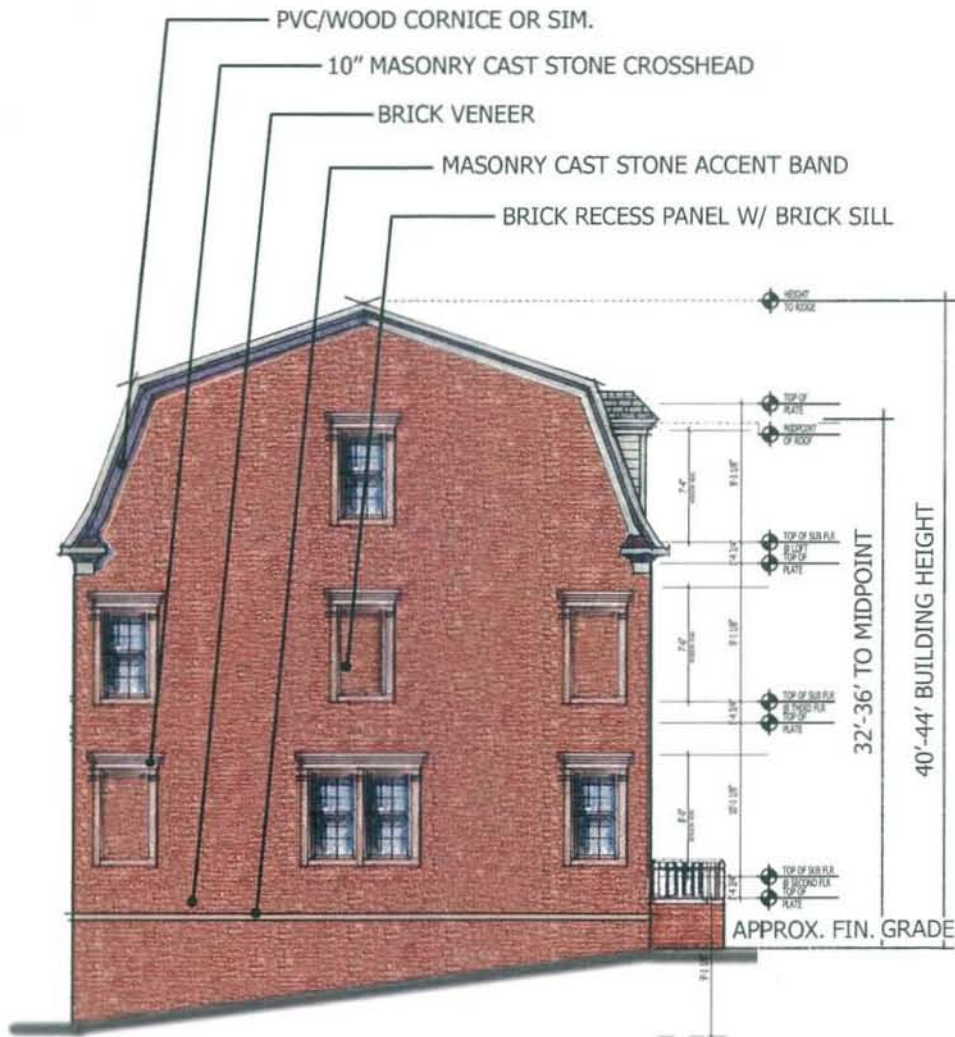
Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

Side Elevations - Unit "B"

Buried Front

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN.003b.00





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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. ITS COMPANY AND OTHER PROPERTY RIGHTS IN THIS PLAN, DESIGN, DRAWING AND SET TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

Elevations Building 3

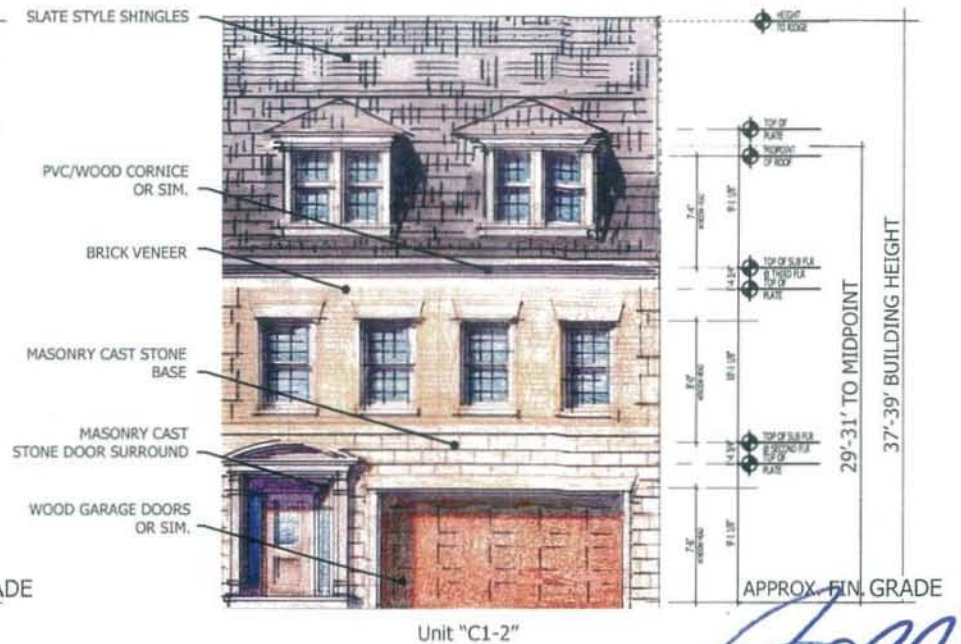
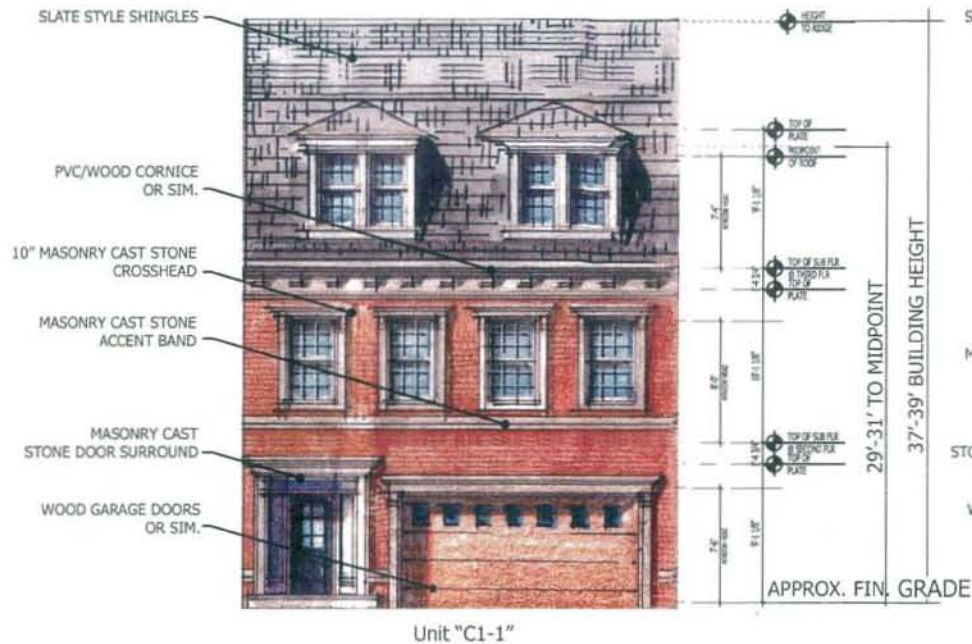
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Salmac Development LLC c/o Athena Group LLC

ATN.003b.00





Front Elevations - Unit "C1"

Standard 3-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

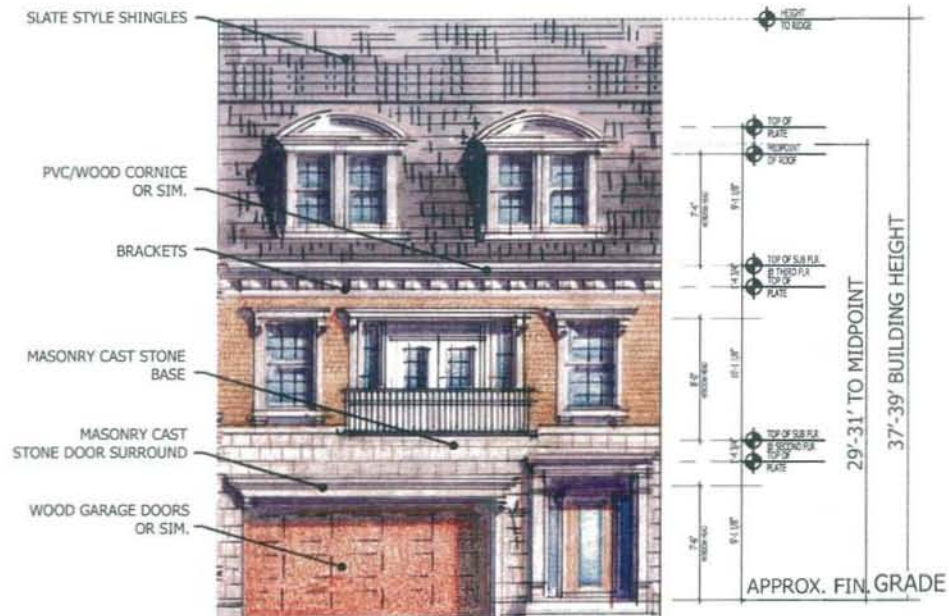
Saimac Development LLC c/o Athena Group LLC
ATN.003b.00

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

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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. ITS COMPANIES, AFFILIATES AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.



Unit "C1-3"



Front Elevations - Unit "C1"

Standard 3-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

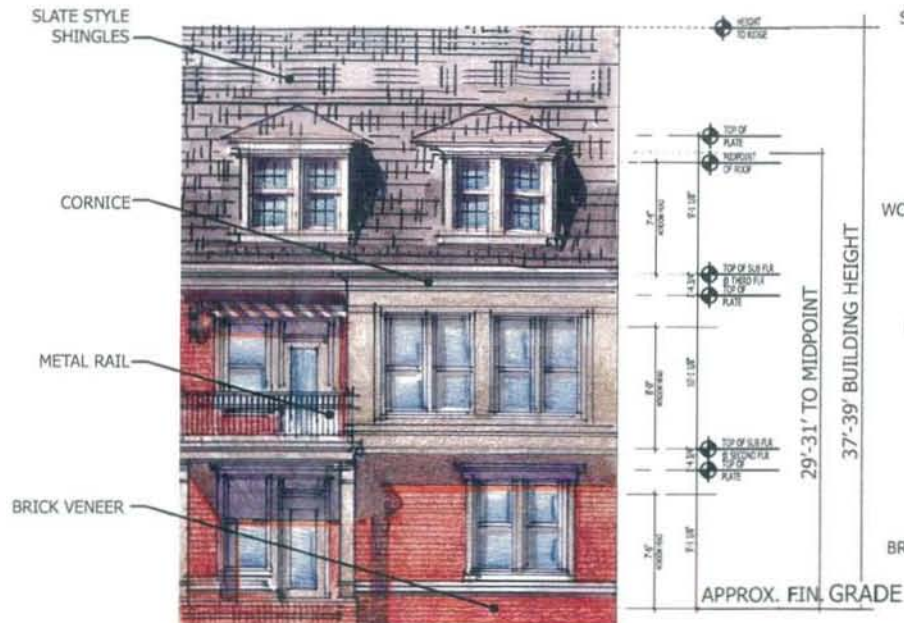
Saimac Development LLC c/o Athena Group LLC
ATN.003b.00

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

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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD ARCHITECTURAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP, INC.



Rear Elevations - Unit "C1"

Standard 3-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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

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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD GROUP INC.



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LESSARD ARCHITECTURAL GROUP INC.

Rear Elevations - Unit "C1"

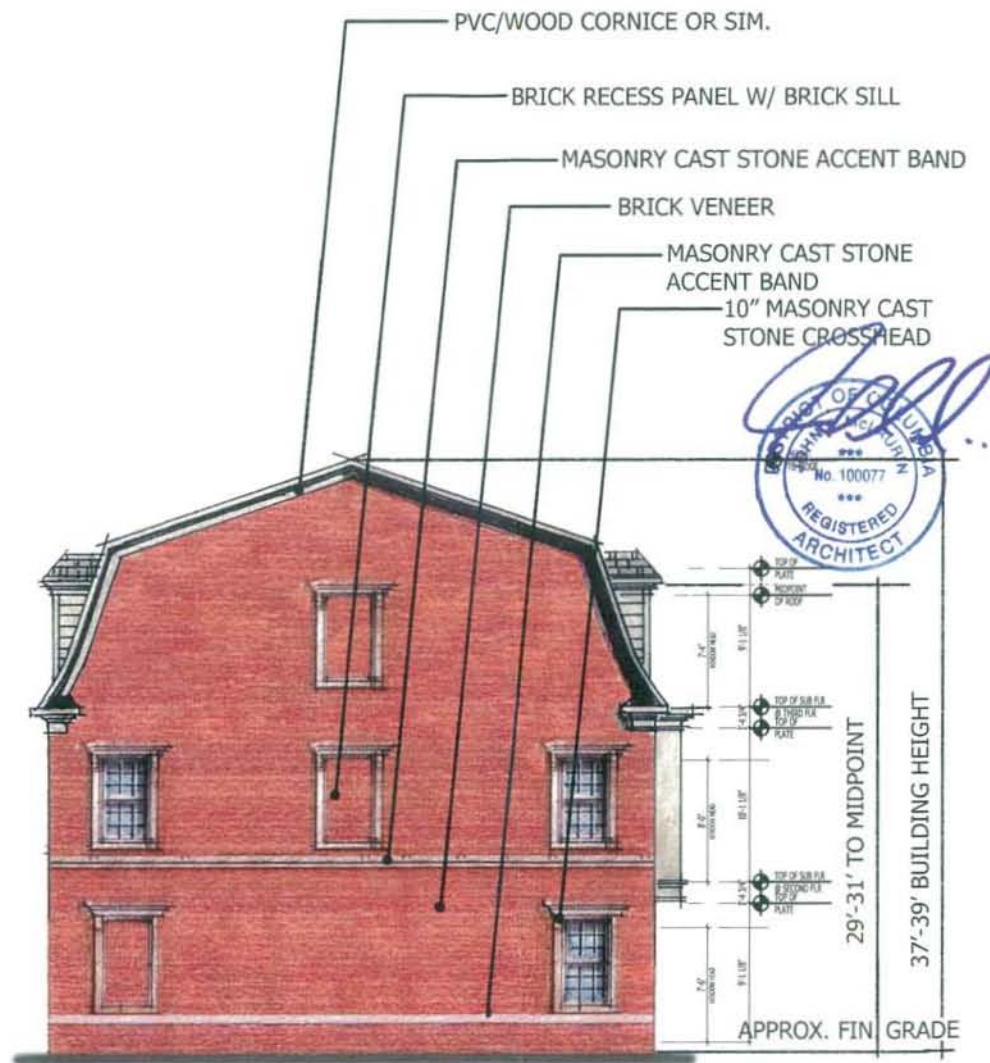
Standard 3-Story

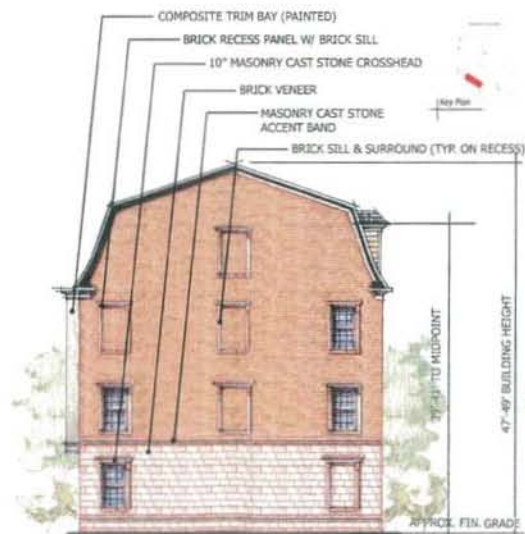
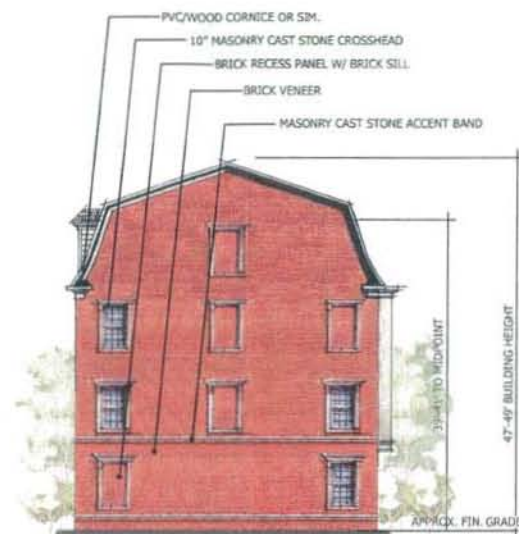
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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





P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

PUD Prehearing Submission October 29, 2008

Saimac Development LLC c/o Athena Group LLC

ATN.003b.00





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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC. THE LESSARD GROUP INC. LOGO IS A TRADEMARK OF LESSARD GROUP INC.

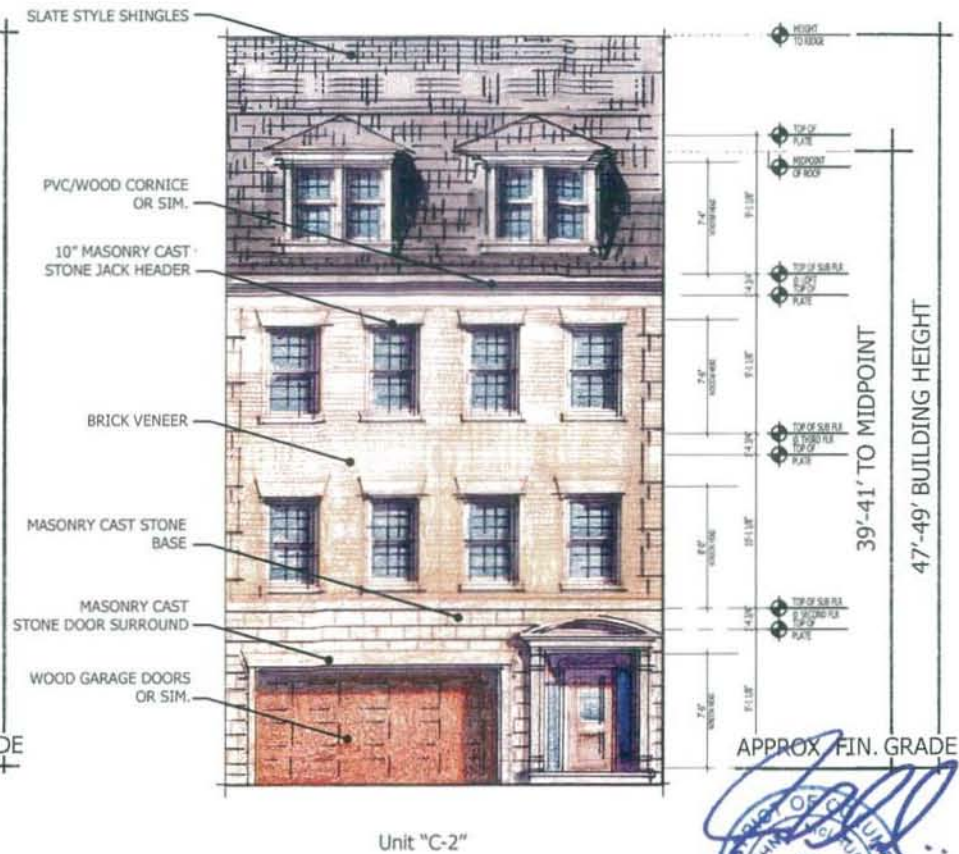
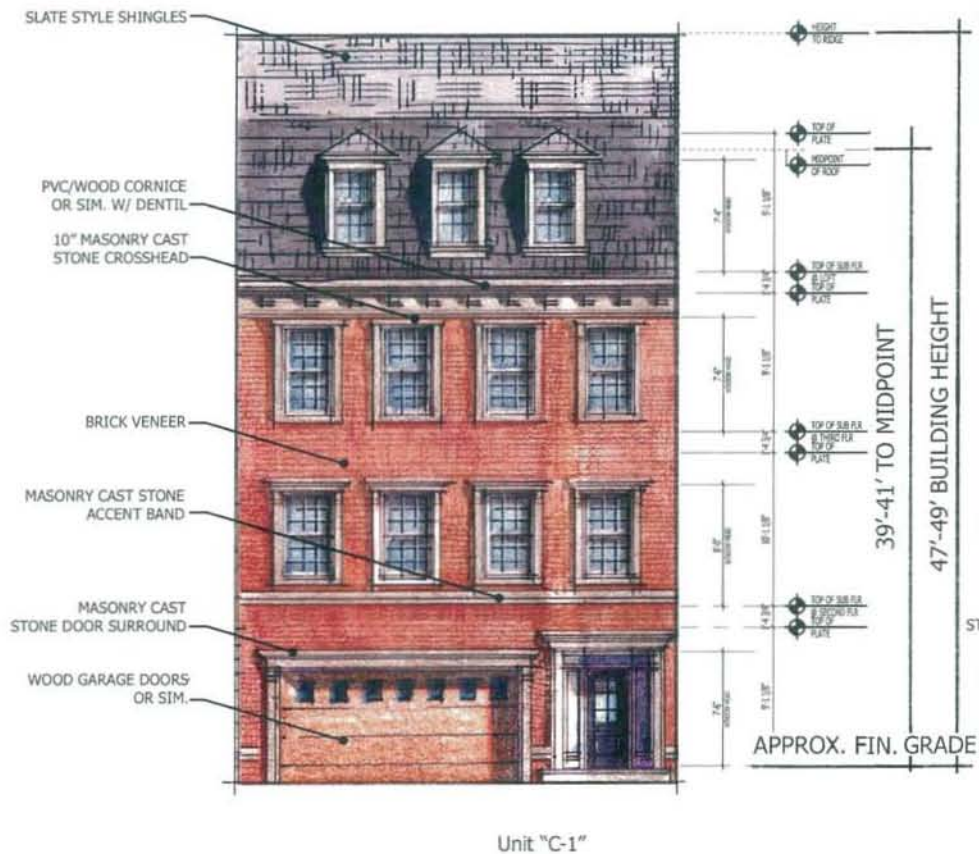
Elevations Building 6

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Salmac Development LLC c/o Athena Group LLC
ATN.0030.00

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



Front Elevations - Unit "C"

Standard 4-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

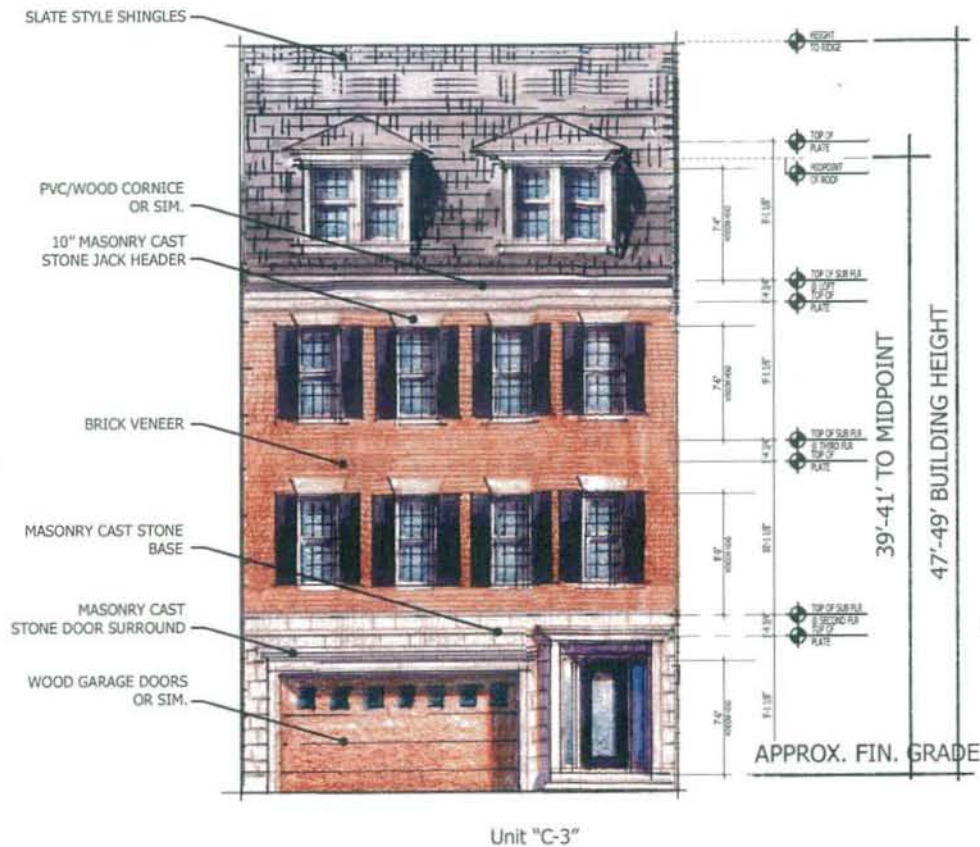
Saimac Development LLC c/o Athena Group LLC
ATN.003b.00



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LESSARD GROUP INC.



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LESSARD ARCHITECTURAL GROUP INC.

Front Elevations - Unit "C"

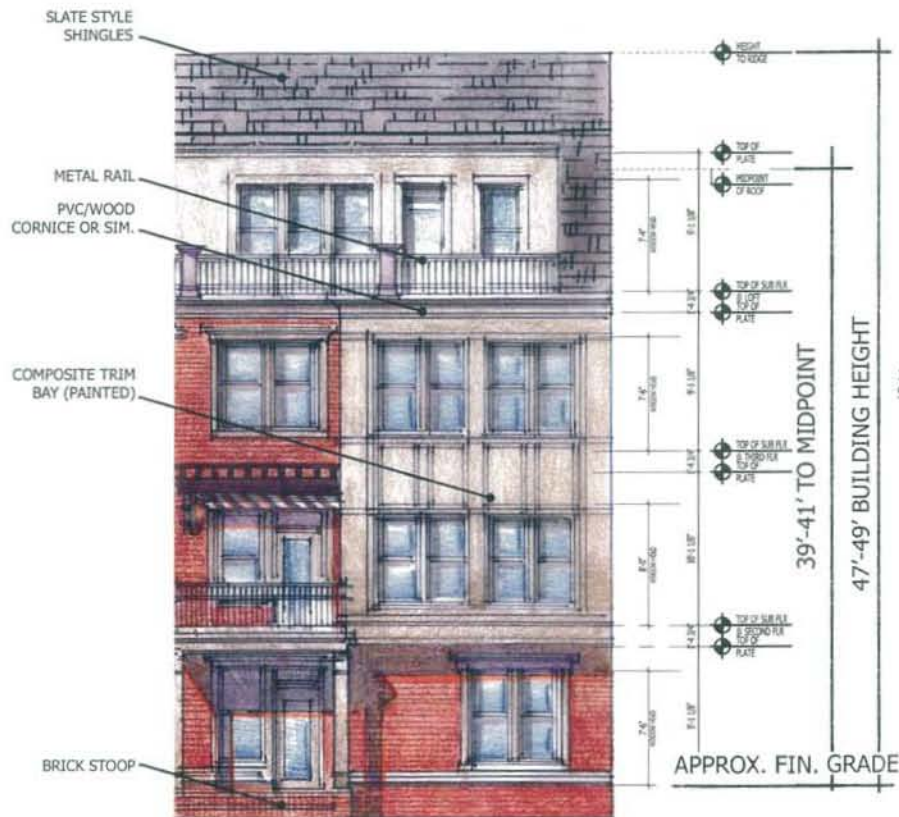
Standard 4-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

Rear Elevations - Unit "C"

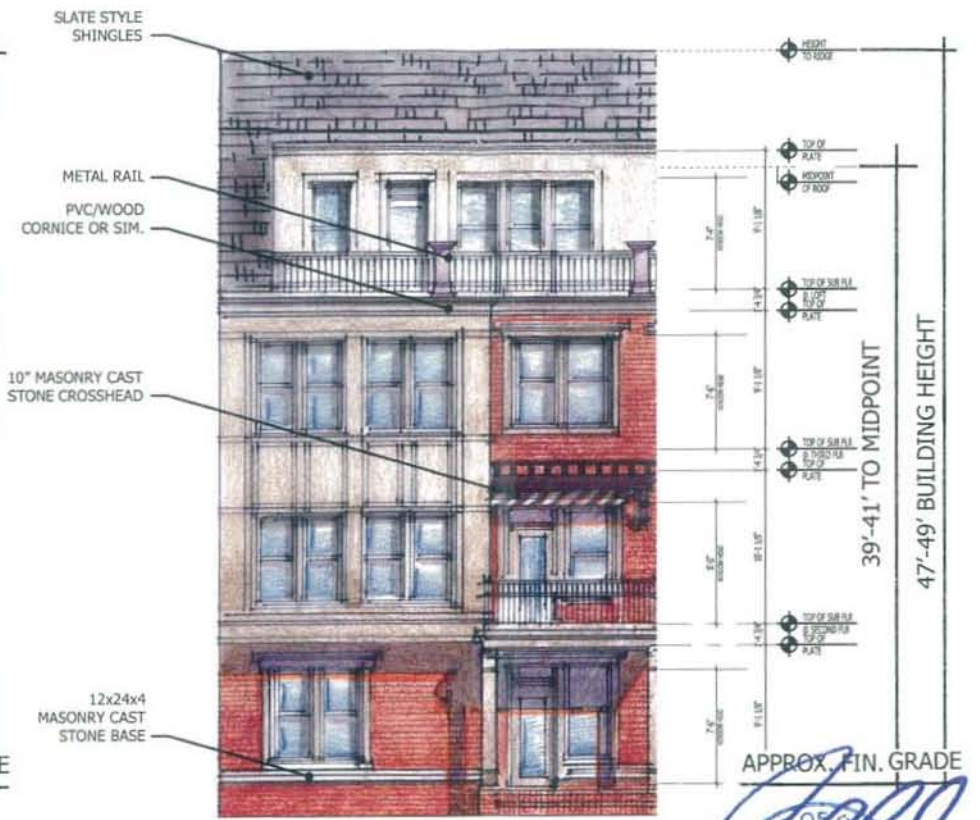
Standard 4-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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





Rear Elevations - Unit "C"

Standard 4-Story

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

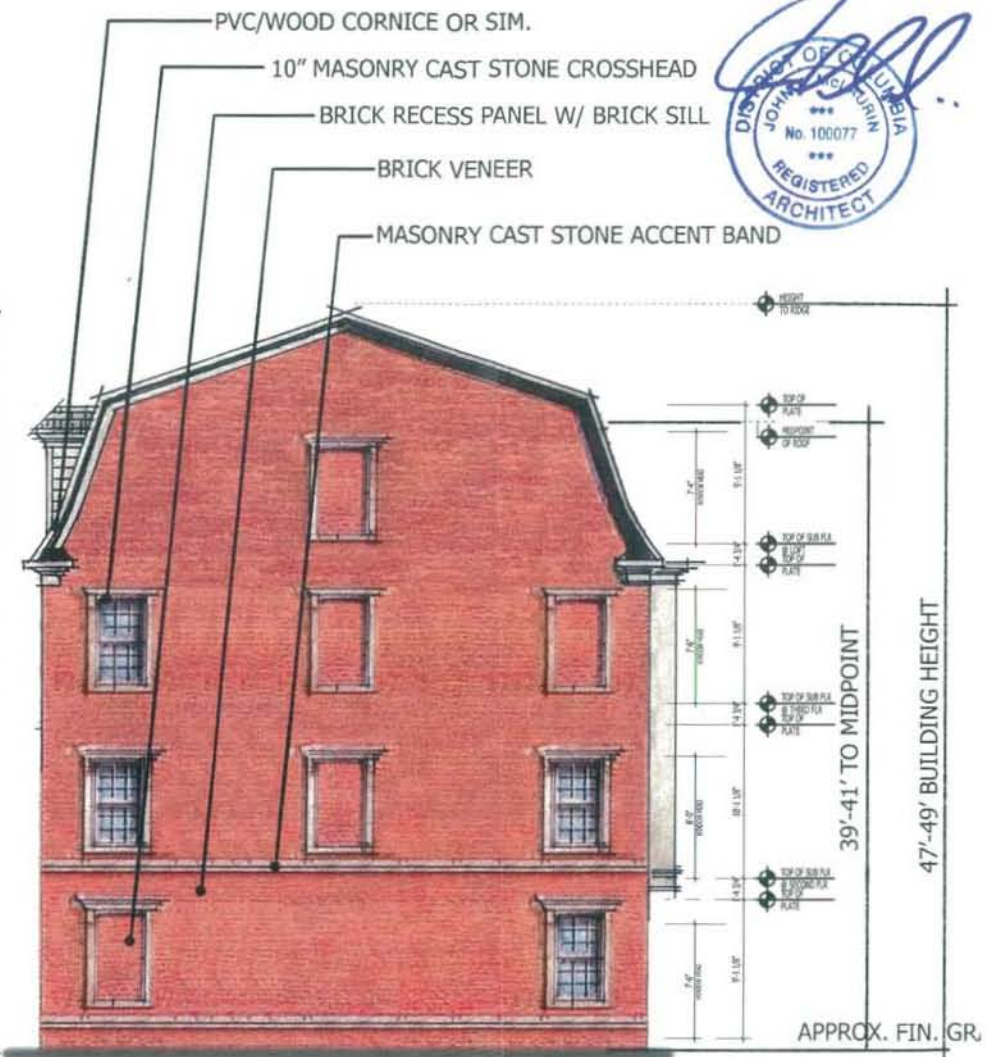
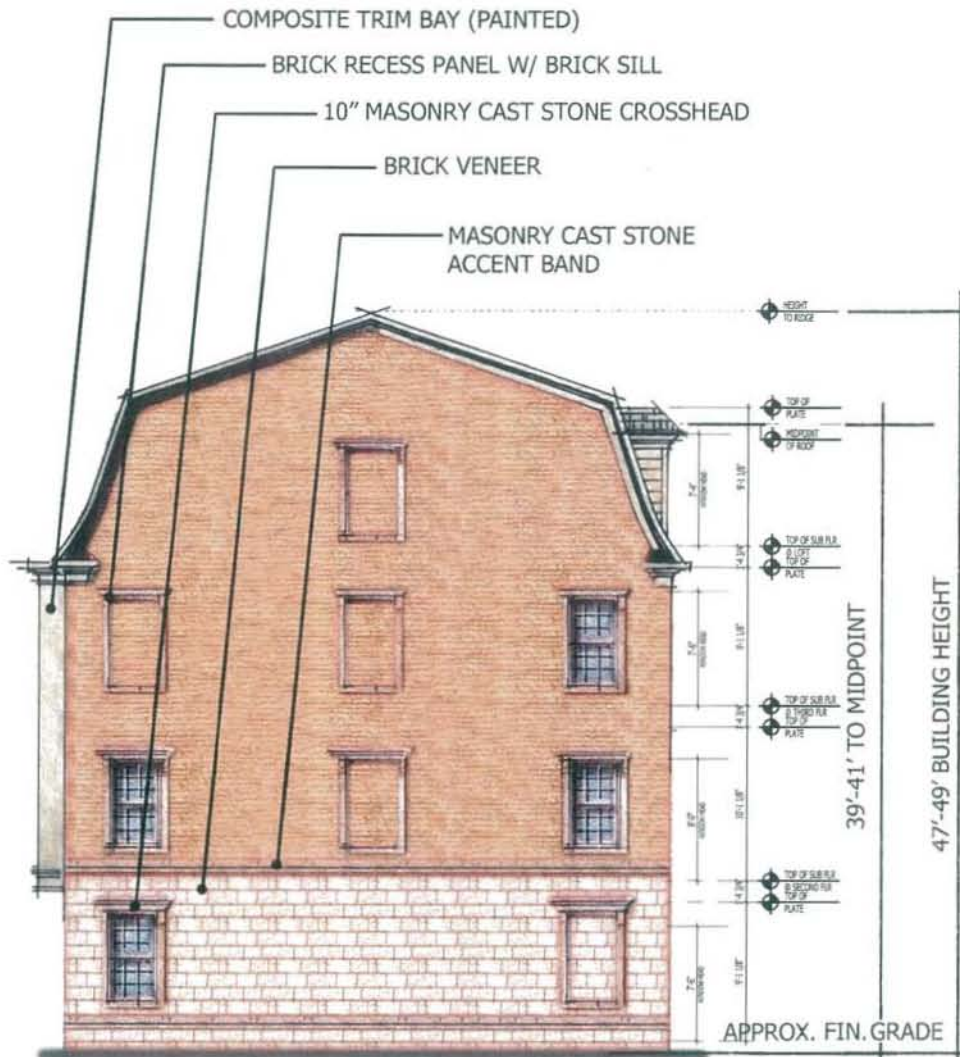
Saimac Development LLC c/o Athena Group LLC
ATHN.003b.00

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

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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD GROUP INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE LESSARD GROUP INC. THIS DOCUMENT IS THE PROPERTY OF THE LESSARD GROUP INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LESSARD ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF LESSARD ARCHITECTURAL GROUP INC.

Side Elevations - Unit "C"

Standard 4-Story

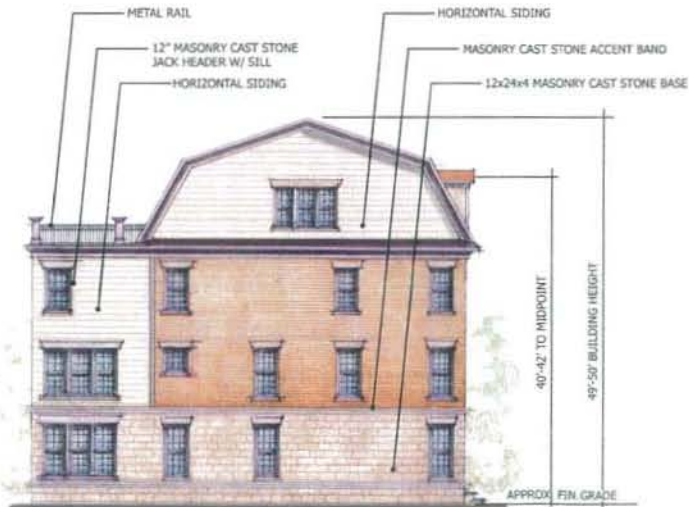
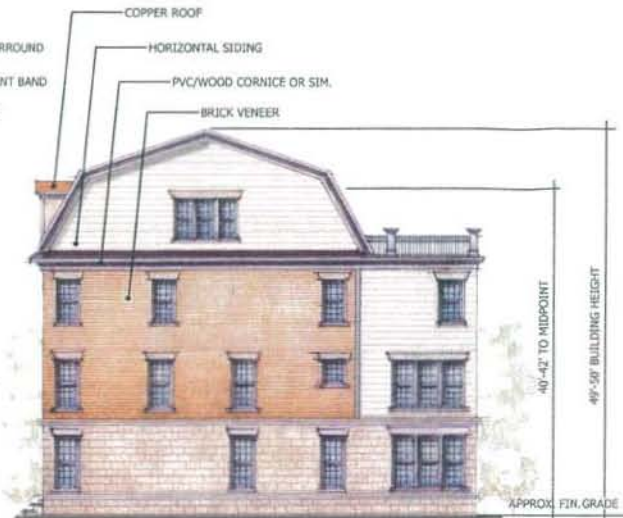
PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN.003D.00

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. ITS COMMONWEALTH LICENSE NO. 100077 IS VALID IN THE COMMONWEALTH OF VIRGINIA. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP, INC.

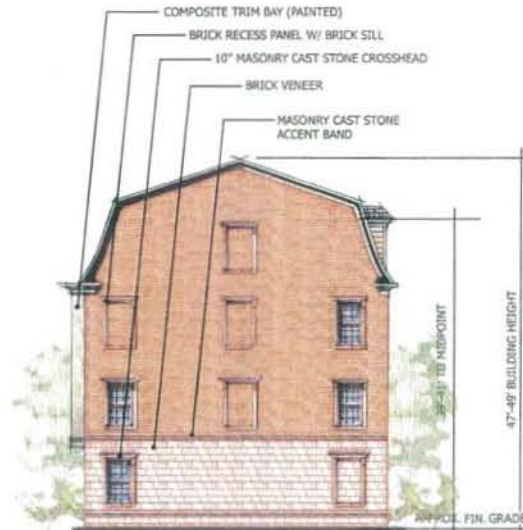
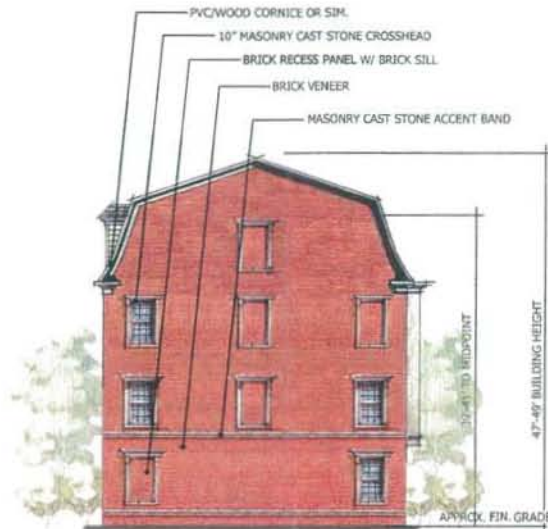
Elevations Building 5

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. ITS LOGO, NAME, COMPANIES AND OTHER INTELLECTUAL PROPERTY ARE TRADE NAMES. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR ANY OTHER FORM OF REPRODUCTION, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF THE LESSARD ARCHITECTURAL GROUP INC.

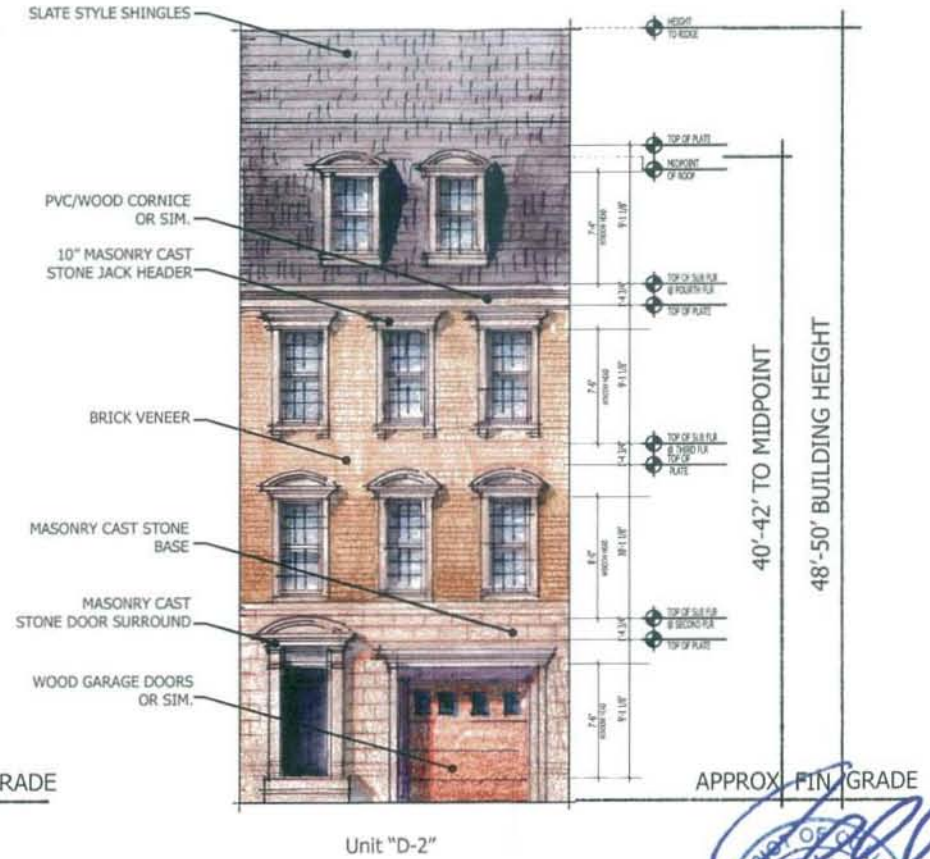
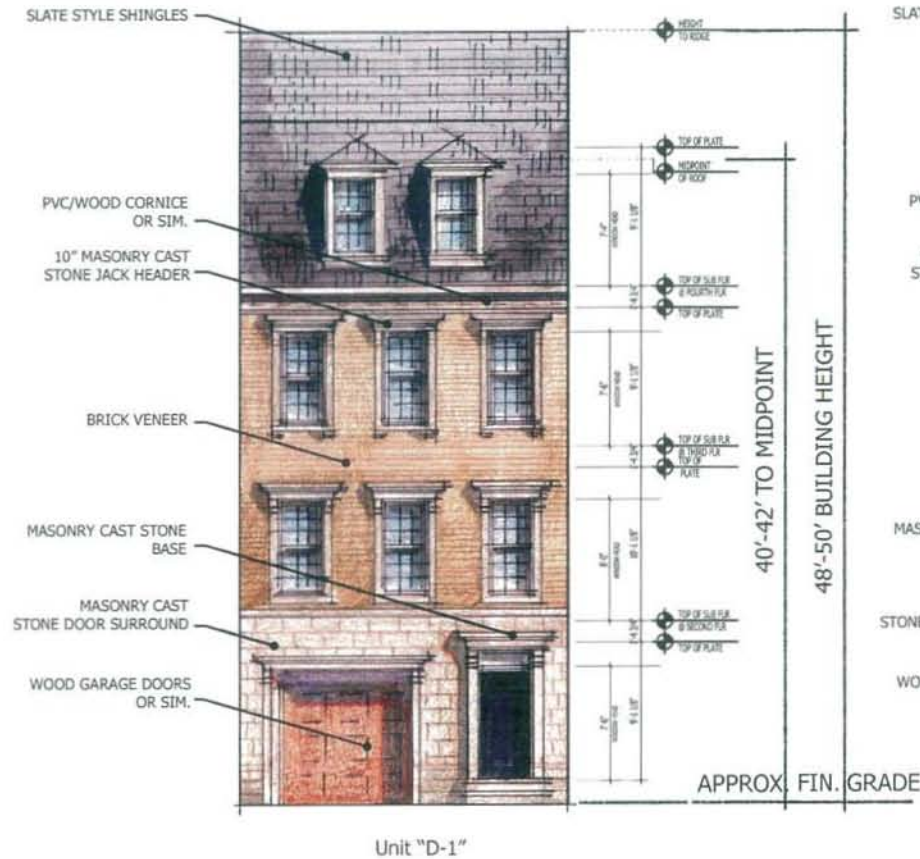
Elevations Building 6

PLD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



Front Elevations - Unit "D" Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

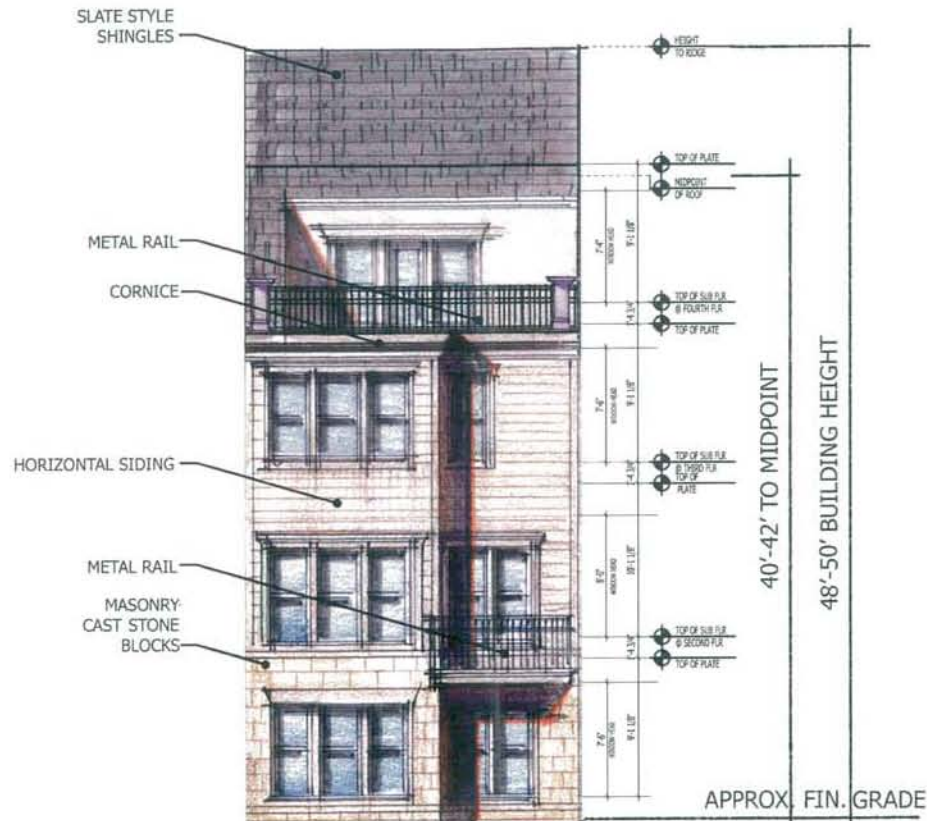
Saimac Development LLC c/o Athena Group LLC
ATN.003b.00



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. ITS COMPANIES AND AFFILIATES ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE LESSARD ARCHITECTURAL GROUP INC.



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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2014 THE LESSARD ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.

Rear Elevations - Unit "D"

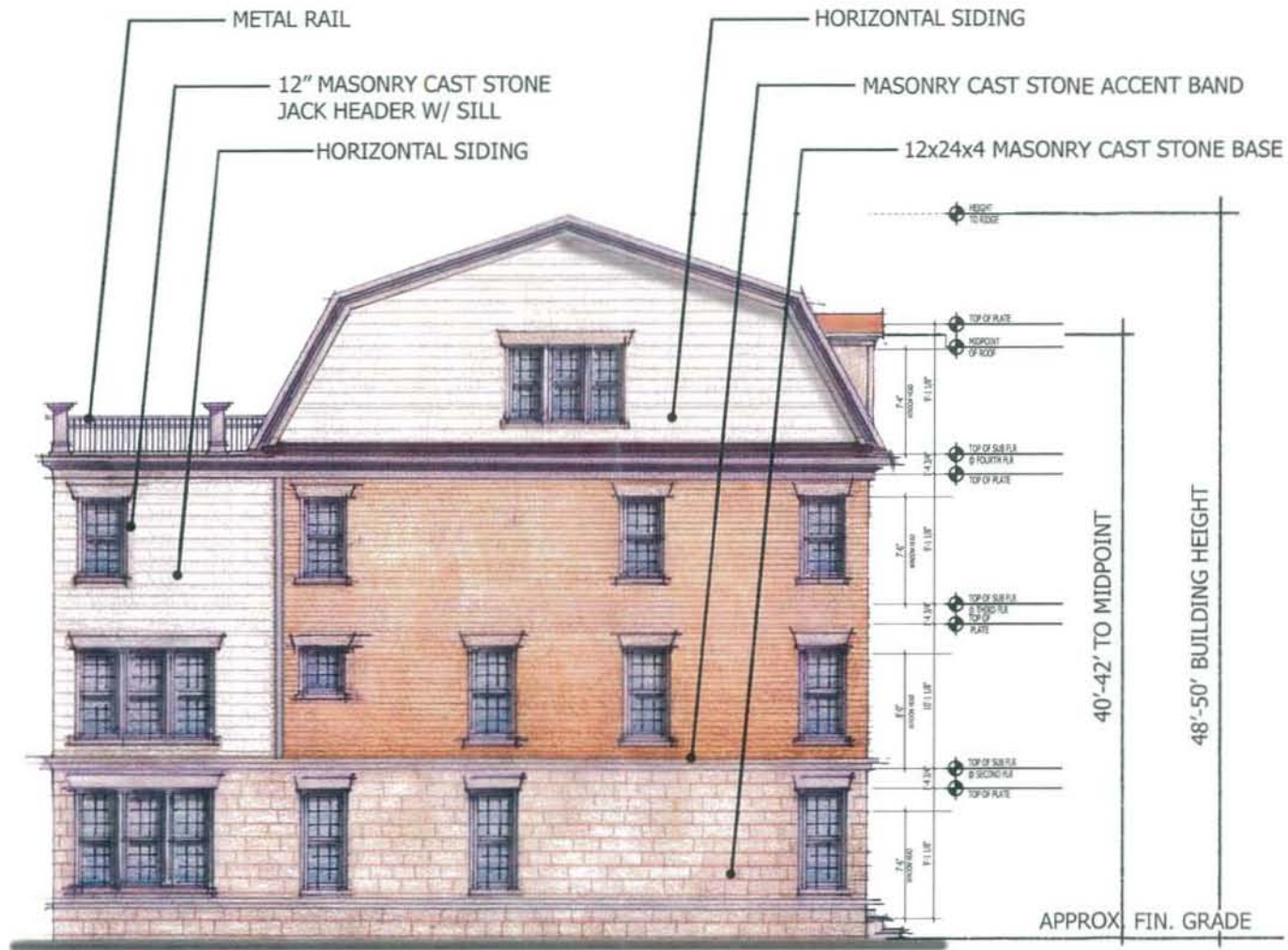
Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



Side Elevations - Unit "D"

Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

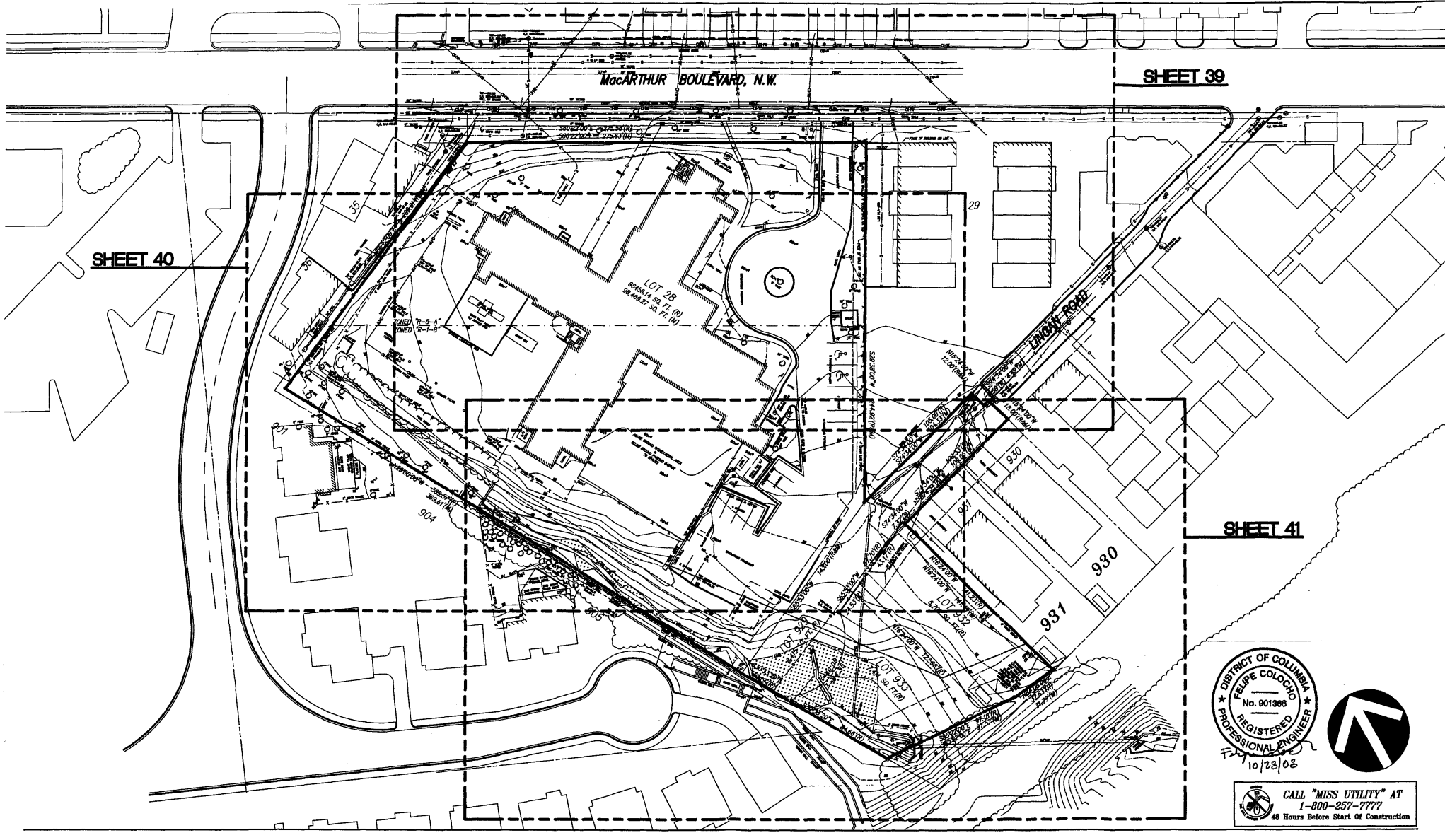
Saimac Development LLC c/o Athena Group LLC
ATH.003b.00

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

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

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE LESSARD ARCHITECTURAL GROUP INC.



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
 20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
 (301)916-4100 ■ FAX (301)916-2262
 GERMANTOWN, MD McLEAN, VA



OVERALL EXISTING CONDITIONS PLAN

PUD Prehearing Submission October 29, 2008

LAYOUT: OVERALL EXISTING CONDITIONS, Plotted by: gmm
 C:\V000-1200\1457\cadd\preliminary\1457101_OVERALLCOND.dwg, -- Oct 28, 2008 AT 4:40:35 PM

CANAL PARC
 WASHINGTON, D.C.

1457B

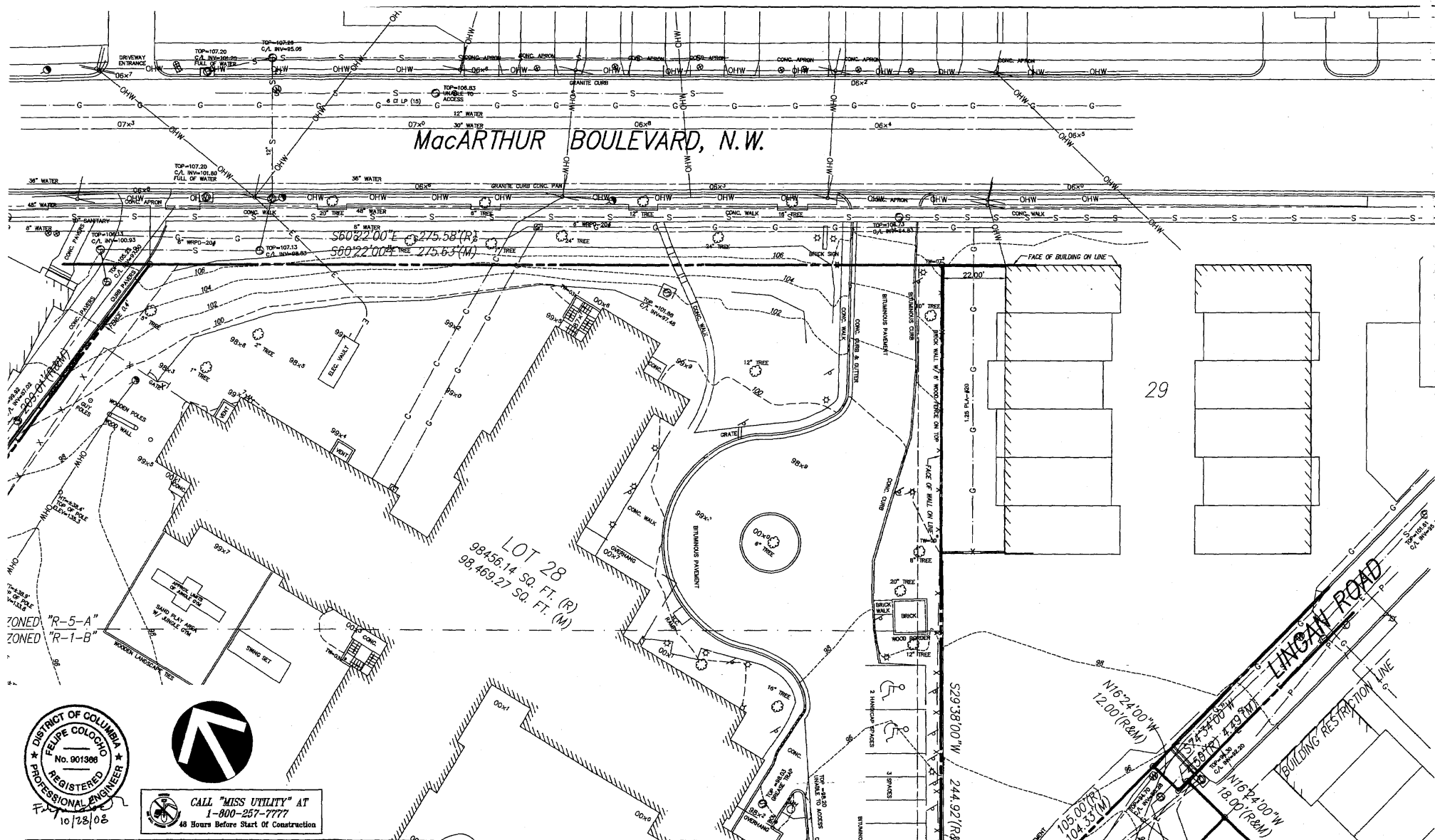
SAIMAC DEVELOPMENT, LLC
 C/O ATHENA GROUP, LLC



1"=60'



CALL "MISS UTILITY" AT
 1-800-257-7777
 48 Hours Before Start Of Construction



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



EXISTING CONDITIONS PLAN ENLARGEMENT

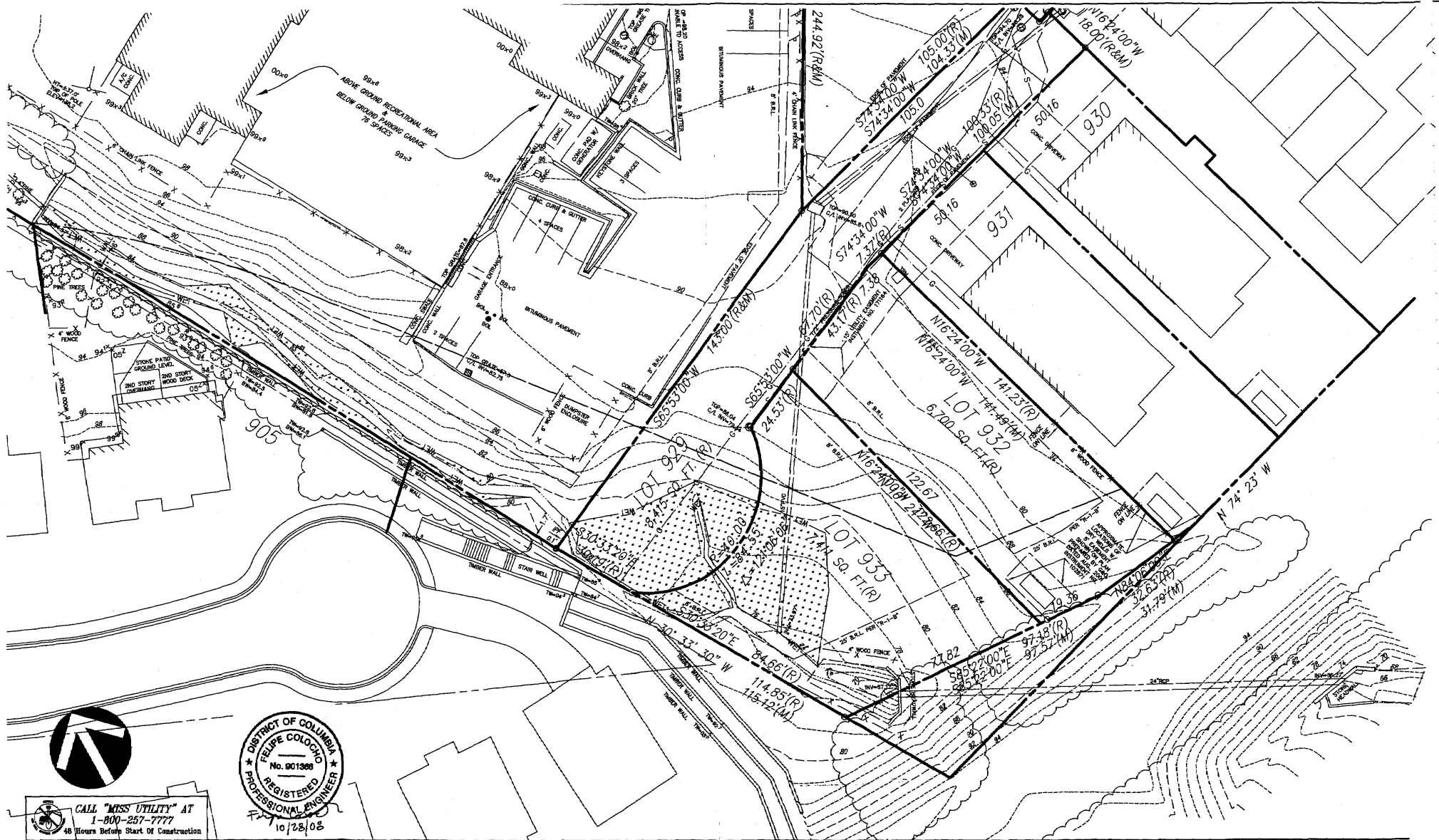
PUD Prehearing Submission October 29, 2008

CANAL PARC
 WASHINGTON, D.C.

14578

SAIMAC DEVELOPMENT, LLC
 C/O ATHENA GROUP, LLC





CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



EXISTING CONDITIONS PLAN ENLARGEMENT

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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

PUD Prehearing Submission October 29, 2008

LAYOUT: (UNDEVELOPED EXISTING CONDITIONS) Plotted By: gregg
K:\1000-1500\1437\cadd\preliminary\1437100_25CAND.dwg - Oct 28, 2008 AT 4:43:29 PM

CANAL PARC
WASHINGTON, D.C.

14578

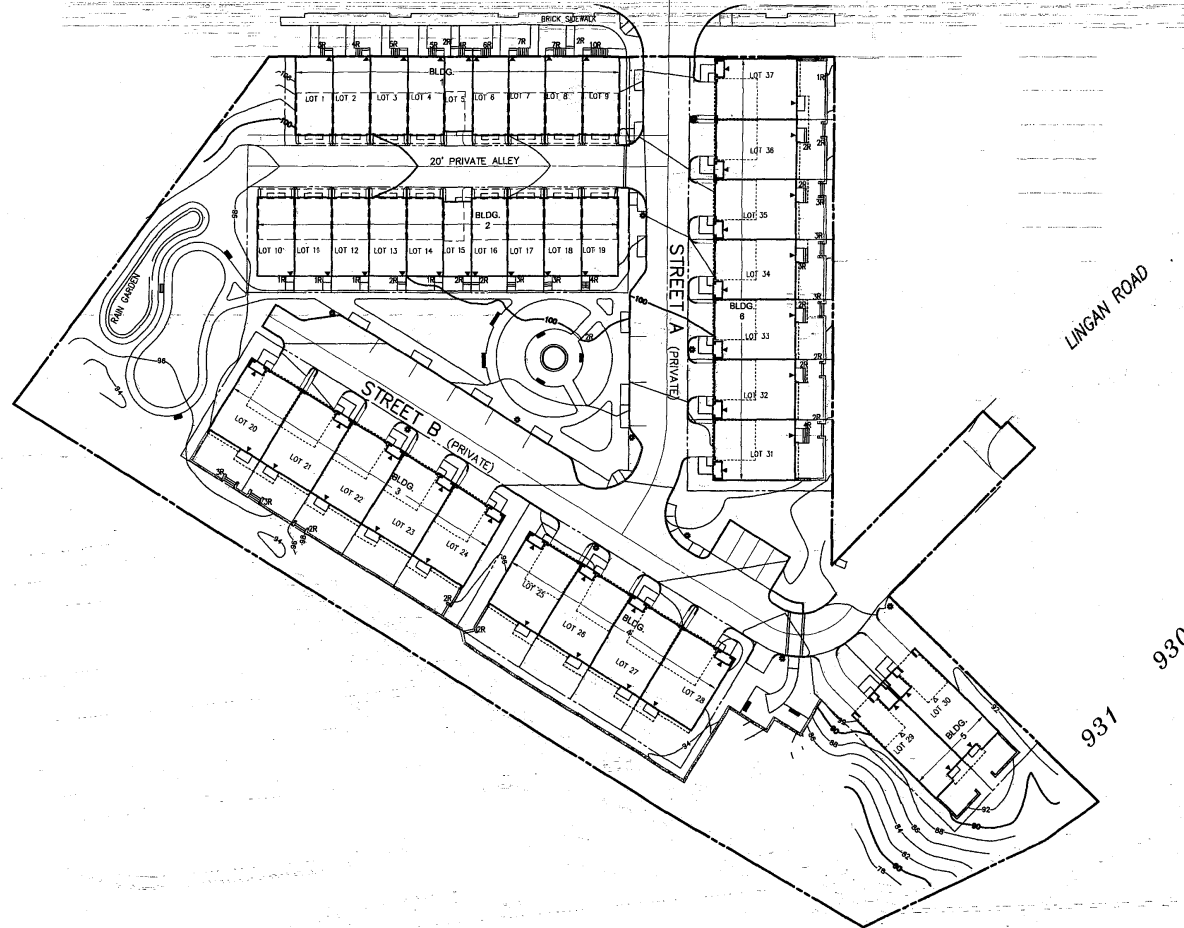
SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=30'

SHEET 45

MacARTHUR BOULEVARD, N.W.

SHEET 46



SHEET 47



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



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

OVERALL SITE & GRADING PLAN

PUD Prehearing Submission October 29, 2008

LAYOUT, PROP-Overall SITE&GRAD-42, Plotted By: gmm
K:\1000-1500\1457\cadd\preliminary\1457100_SF_SEC_UTLS.dwg -- Oct 28, 2008 AT 4:53:27 PM

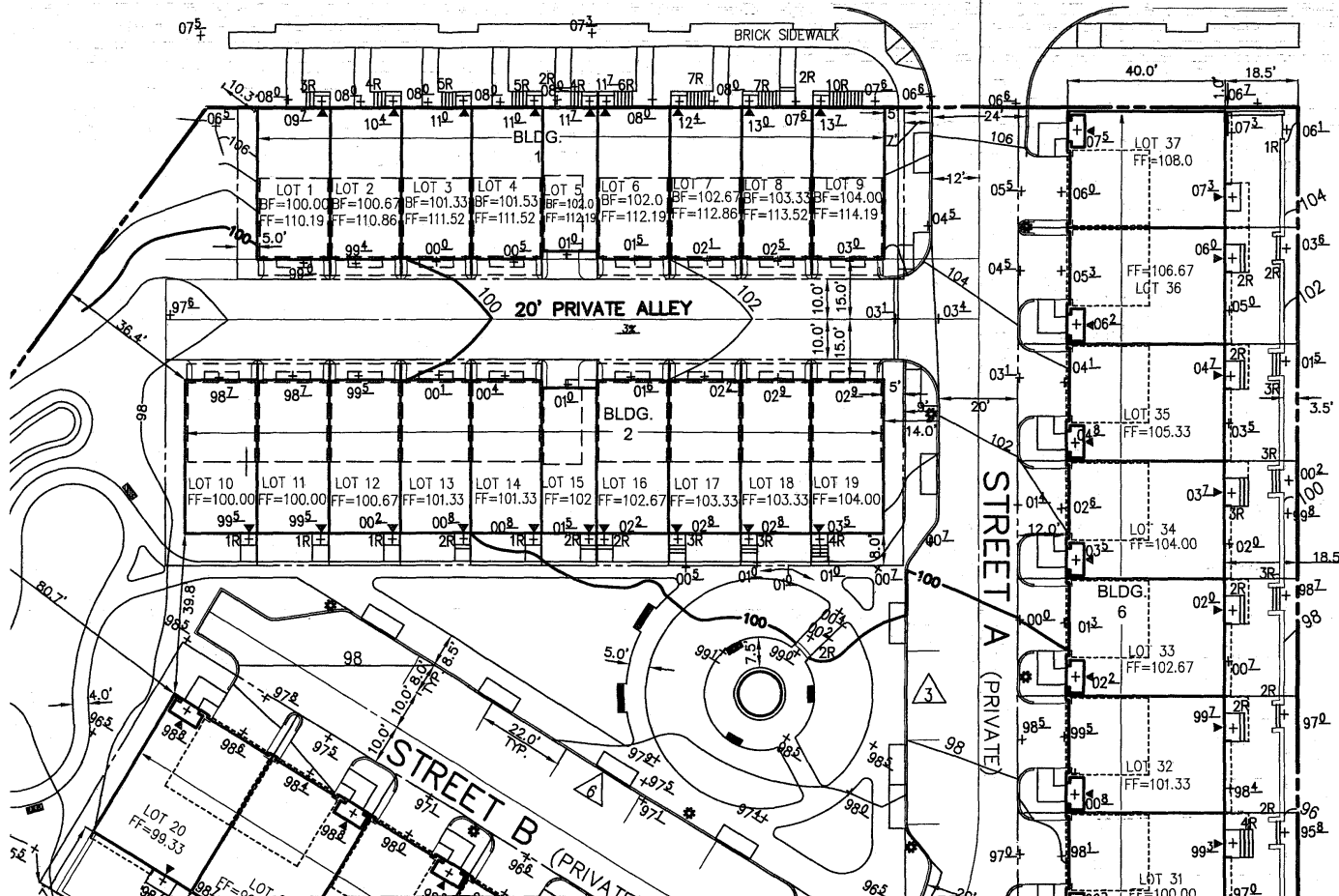
CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=60'

MacARTHUR BOULEVARD, N.W.



LINGAN ROAD



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



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

SITE & GRADING PLAN ENLARGEMENT

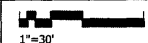
PUD Prehearing Submission October 29, 2008

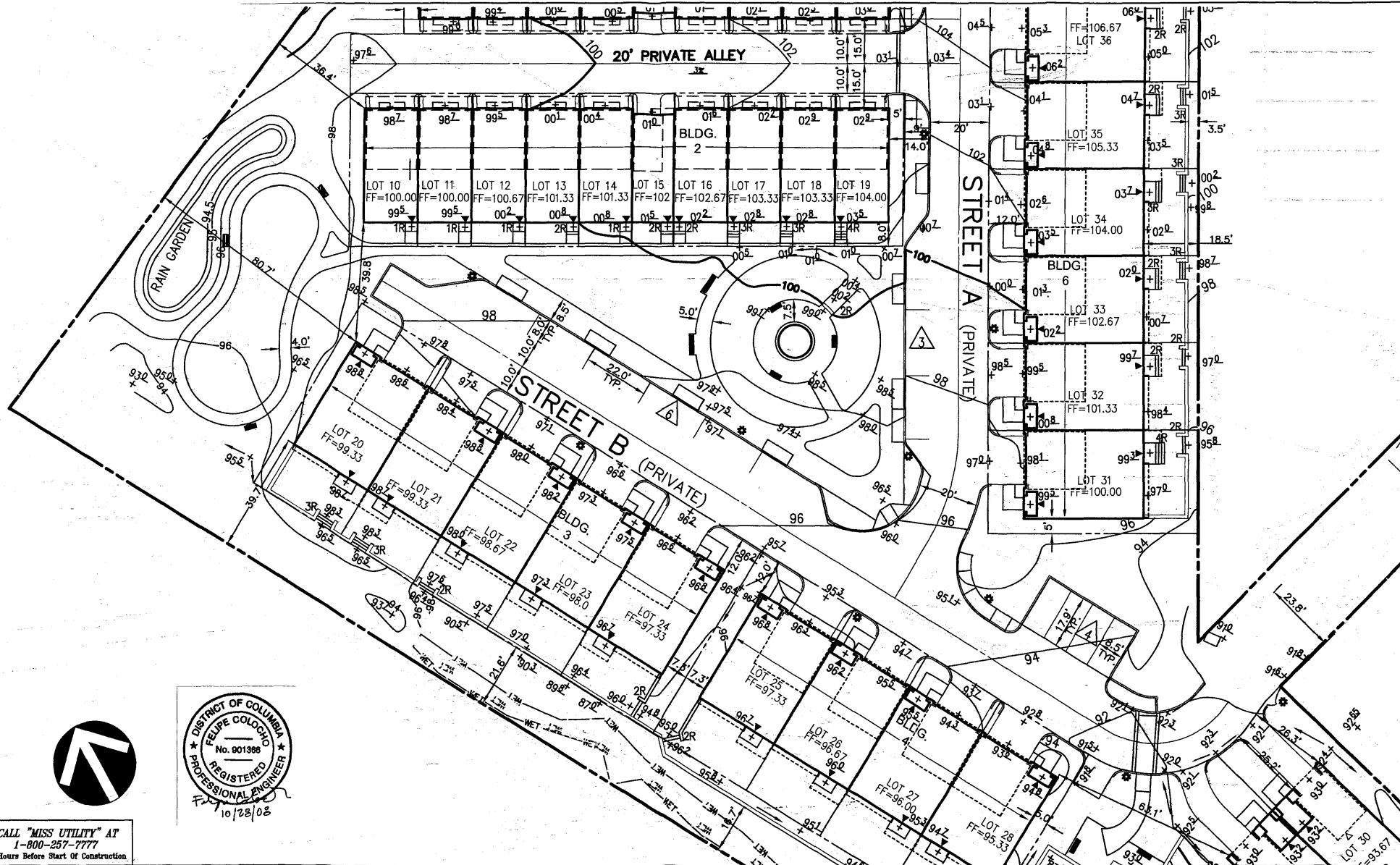
LAYOUT: PROJ=STL-STEAD-04-13, Plotter: Bldg: 92mm
K:\1000-1500\1487\cadd\pud\msh\1487100_25_PUD.LTL.dwg, - Oct 28, 2008 AT 4:54:17 PM

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



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

SITE & GRADING PLAN ENLARGEMENT

\\VUTL\PROJ-01 SITE&GRAD-1441_Plot01_Bp.dwg
K:\1000-1500\1457\good\prelim\07\1457150_3p_S&G_U17L3.dwg -- Oct 26, 2008 AT 4:55:28 PM

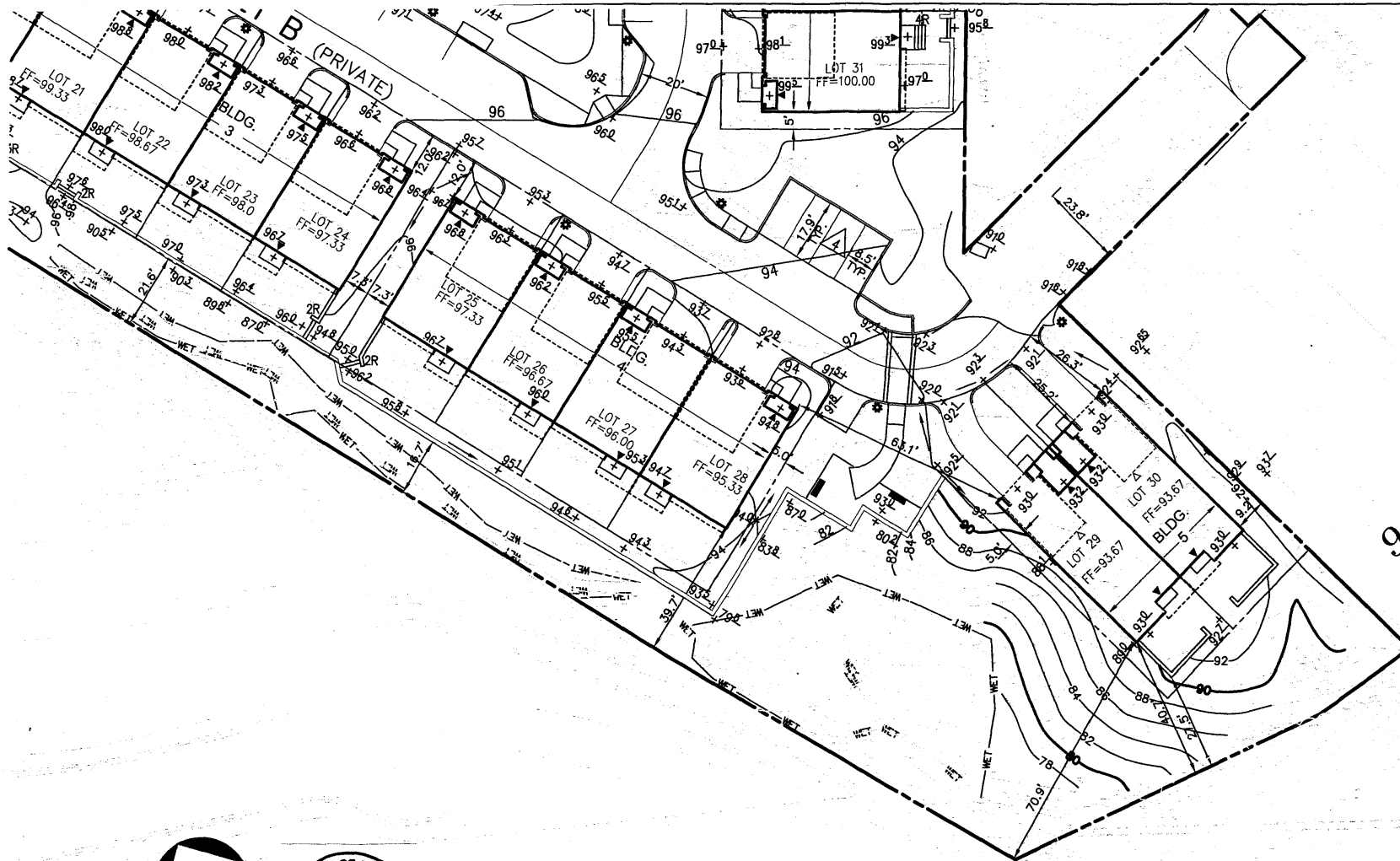
PUD Prehearing Submission October 29, 2008

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=30'



10/28/08

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



VIKA INCORPORATED
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2252
GERMANTOWN, MD MCLEAN, VA

SITE & GRADING PLAN ENLARGEMENT

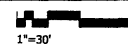
PUD Prehearing Submission October 29, 2008

LAYOUT: PROP-DTL SITE&GRAD(40), Plotted By: giron
K:\1000-1500\1437\cadd\grdmain\14371000_PP_SITE UTILS.dwg -- Oct 28, 2008 AT 4:56:01 PM

CANAL PARC
WASHINGTON, D.C.

14578

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



SHEET 47

SHEET 48

SHEET 49



 **CALL "MISS UTILITY" AT**
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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

VIKA

OVERALL UTILITIES PLAN

PUD Prehearing Submission October 29, 2008

LAYOUT: PROP-OVRLL_UTIL-(46), Plotted By: grimm
K:\1000-1500\1457\cadd\preliminary\1457\00_SEC_UTILS.dwg, ~ Oct 28, 2008 AT 4:57:45 PM

CANAL PARC
WASHINGTON, D.C.

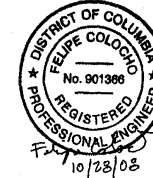
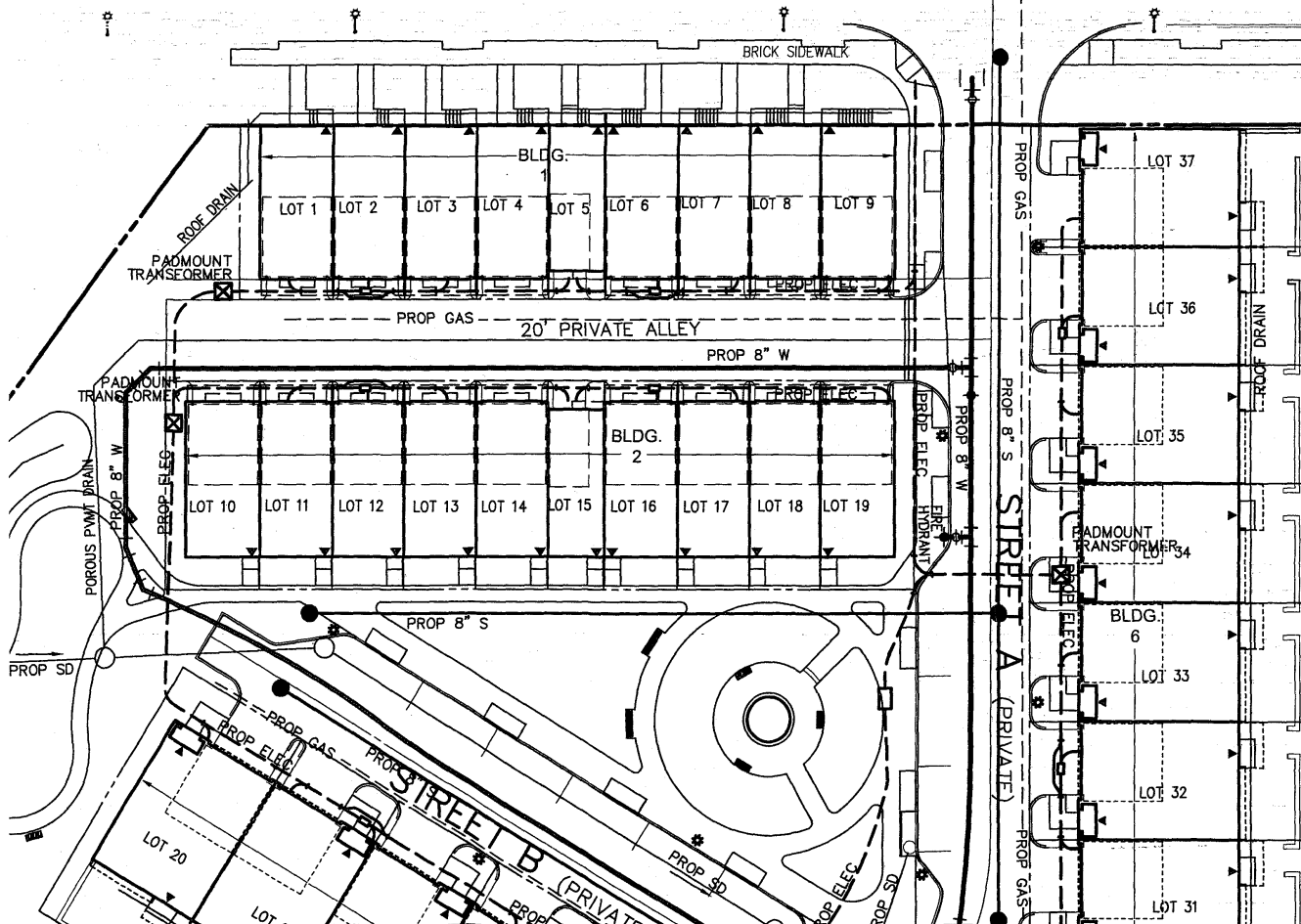
1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=60'

56

MacARTHUR BOULEVARD, N.W.



MOUNTABLE CURB FOR
F.E.M.S ACCESS ONLY IF
REQUIRED BY F.E.M.S.



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



UTILITIES PLAN ENLARGEMENT

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

PUD Prehearing Submission October 29, 2008

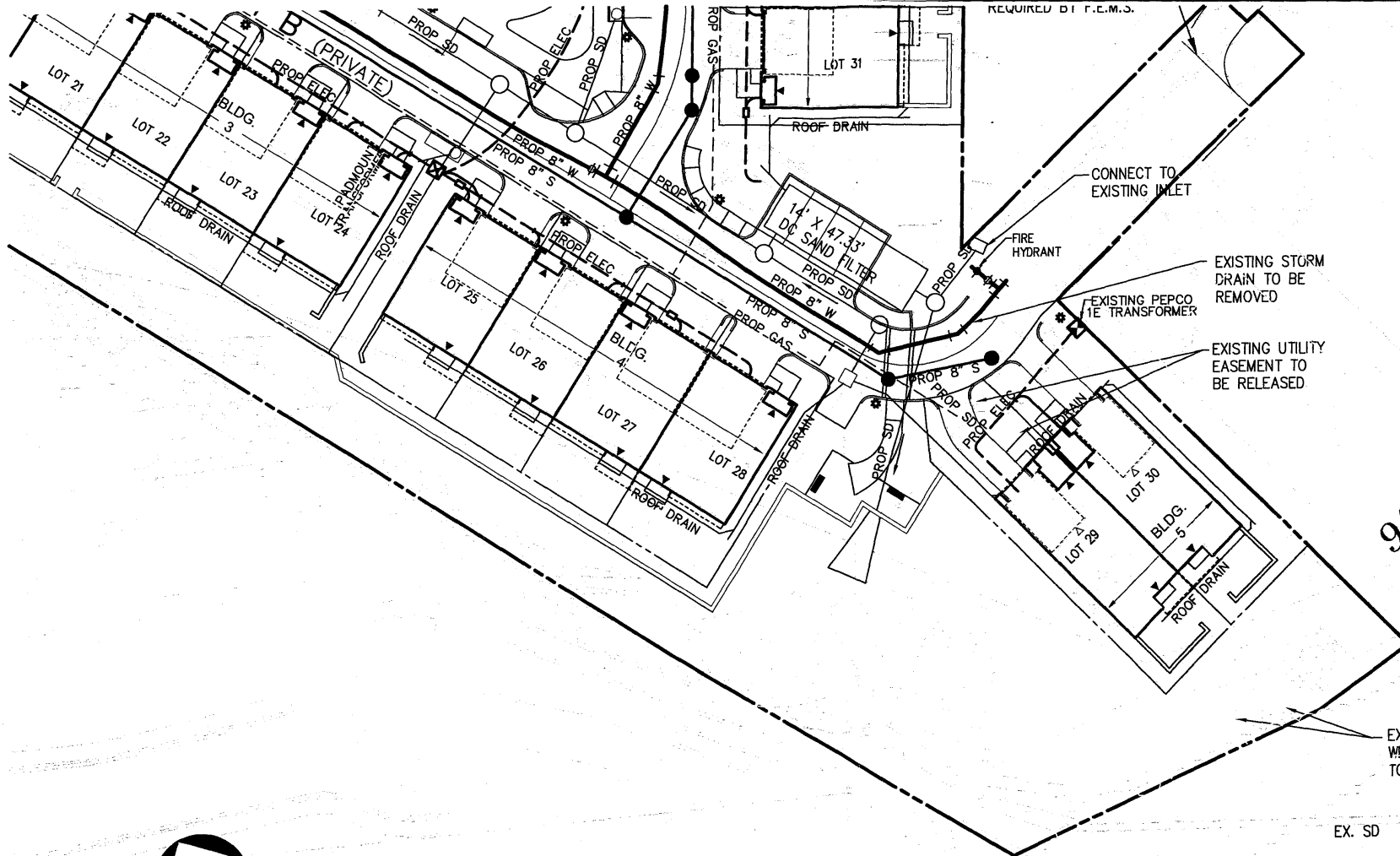
LAYOUT: PROP-DTS-UTL(47), Plotted By: gmm
R:\000-1300\1407\000\preliminary\1407100_3P_SEC_UTL15.dwg ~ Oct 28, 2008 AT 4:58:44 PM

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

1"=30'



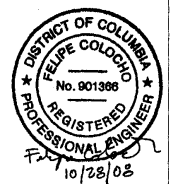
930
931

EXISTING DRY
WELL EASEMENT
TO BE RELEASED

EX. SD



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIA

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

UTILITIES PLAN ENLARGEMENT

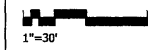
PUD Prehearing Submission October 29, 2008

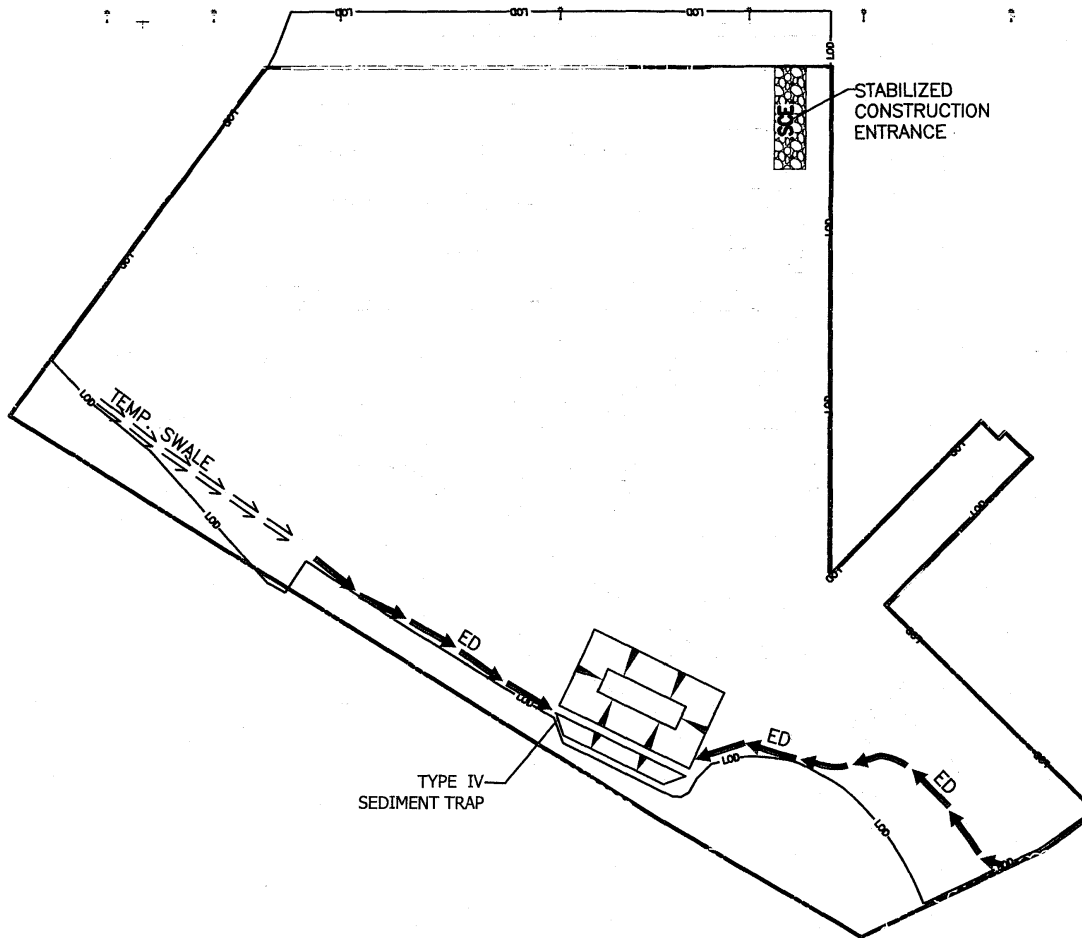
LAYOUT: PROP-DTL-UTIL(49). Plotted By: gmm
K:\1000-1300\1457\cadd\preliminary\145700_SP_SEC_UTIL.dwg - Oct 28, 2008 AT 5:00:41 PM

CANAL PARC
WASHINGTON, D.C.

14578

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC





LEGEND

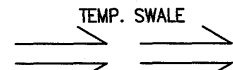
STABILIZED CONSTRUCTION
ENTRANCE WITH MOUNTABLE
BERM AND WASH RACKS



LIMITS OF DISTURBANCE



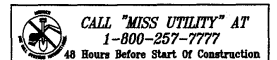
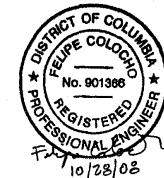
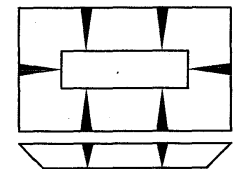
TEMPORARY SWALE



EARTH DIKE



SEDIMENT TRAP



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



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

CONCEPT SEDIMENT & EROSION CONTROL PLAN

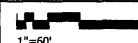
PUD Prehearing Submission October 29, 2008

LAYOUT: PRGP-SED(00), Plotted By: grom
K:\1000-1500\1457\cadd\preliminary\1457100_SP_SEC_LITLS.dwg -- Oct 28, 2008 AT 4:58:58 PM

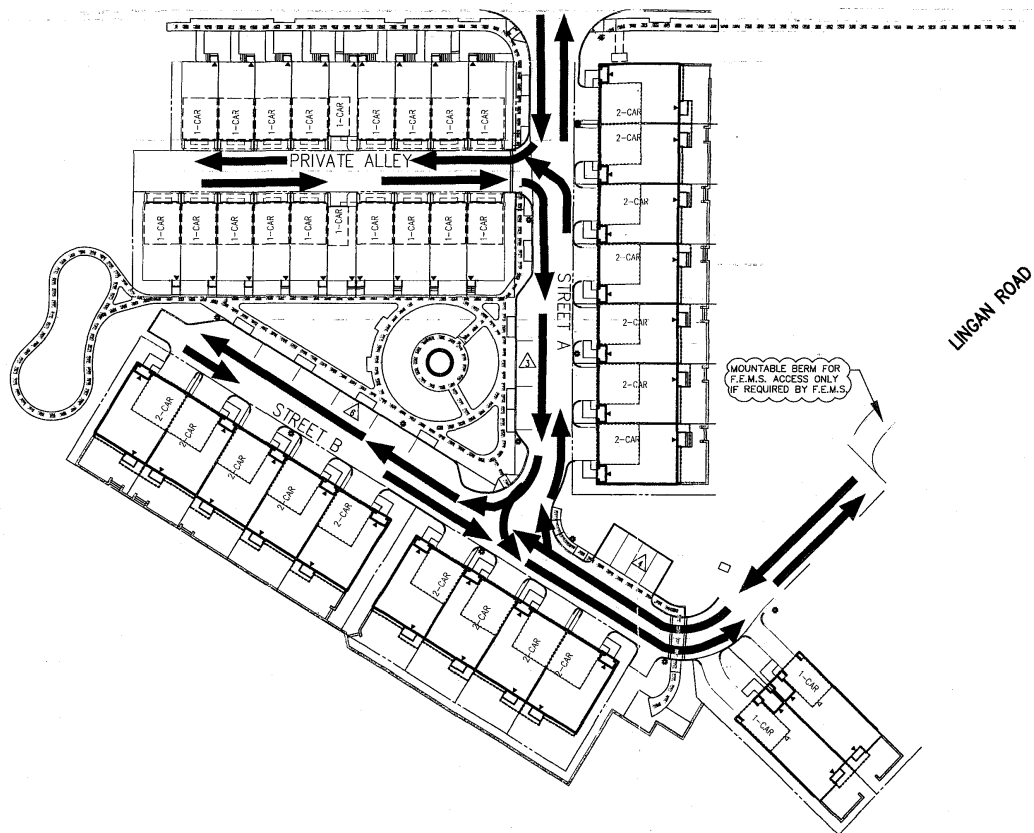
CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



MacARTHUR BLVD. N.W.



PROJECT NAME: CANAL PARC		
DATE: JULY 23, 2008		
RESIDENTIAL PARKING TABULATIONS		
GARAGE PARKING SPACES		
1-CAR GARAGE SPACES		21
2-CAR GARAGE SPACES		32
ON STREET PARKING		13
TOTAL RESIDENTIAL PARKING		66
NOTES:		
1. THE TOTAL RESIDENTIAL PARKING NOTED ABOVE IS BASED ON THE SCOPE OF THE PROPOSED SITE IMPROVEMENTS AS OF OCTOBER 23, 2008.		
2. ON-STREET PARKING SPACES WILL BE PROVIDED FOR VISITOR PARKING		

LEGEND

--- PEDESTRIAN CIRCULATION
 → VEHICULAR CIRCULATION



CALL "MISS UTILITY" AT
 1-800-257-7777
 48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



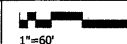
CIRCULATION PLAN

October 29, 2008

CANAL PARC
 WASHINGTON, D.C.

1457B

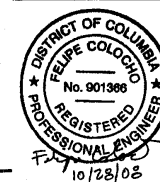
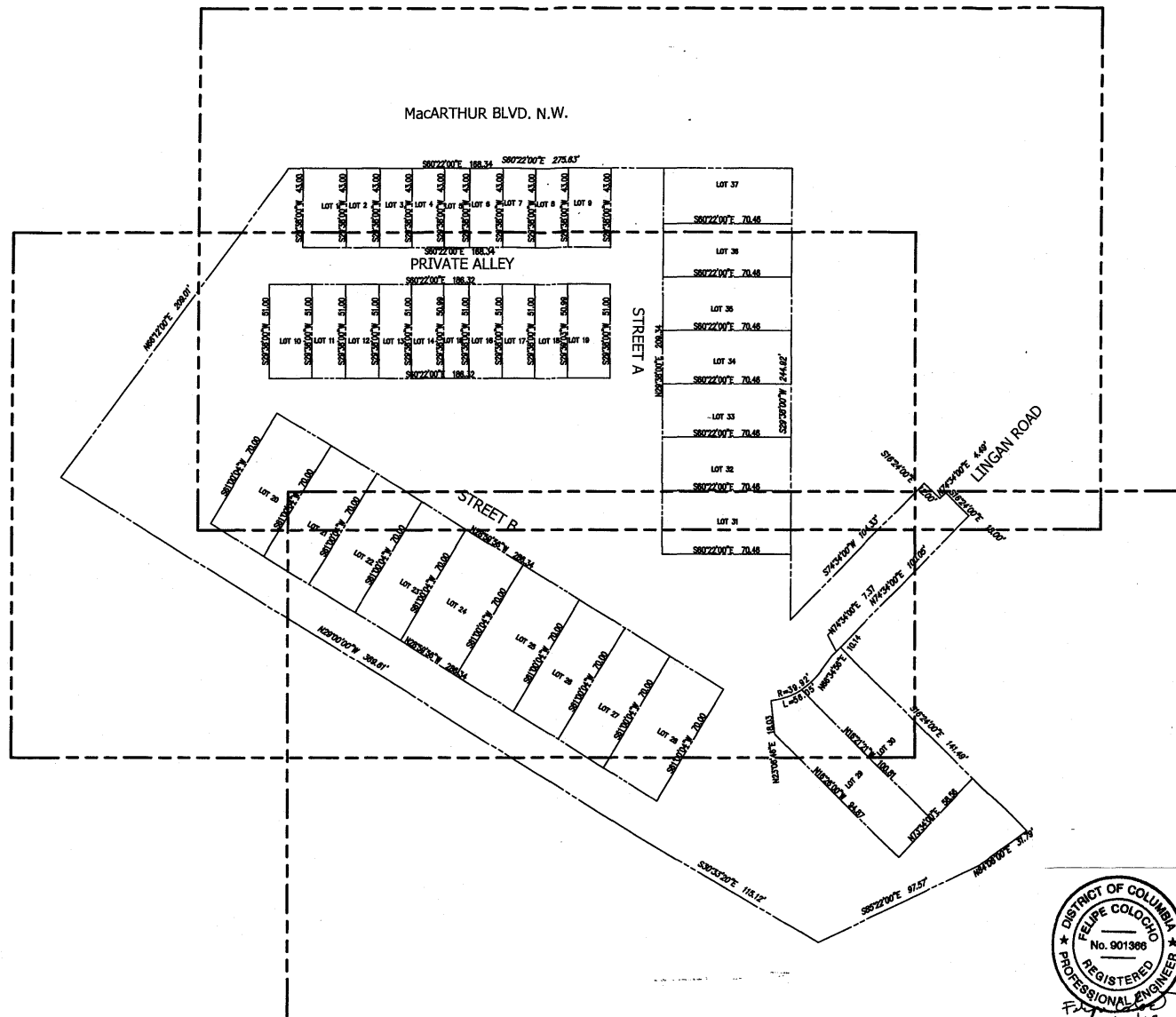
SAIMAC DEVELOPMENT, LLC
 C/O ATHENA GROUP, LLC



61

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

LAYOUT: CIRCULATION PLAN(S1), Plotted By: grimm
 R:\1000-1500\1457\cadd\preliminary\1457100_CIRCULATION.dwg -- Oct 28, 2008 AT 4:47:00 PM



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

OVERALL THEORETICAL SUBDIVISION PLAN

PUD Prehearing Submission October 29, 2008

LAYOUT: 09/01/08 - THE08/03/08, Plotted By: JG/m
C:\V0000-15000\1457\pudsub\prehearing\1457PUD_SP_SEC_UTLS.dwg -- Oct 28, 2008 AT 5:02:48 PM

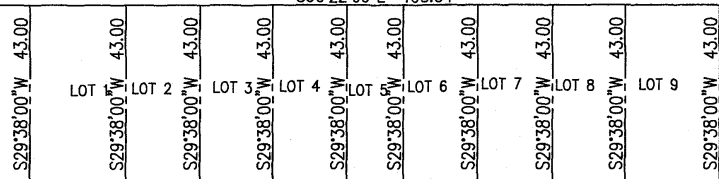
CANAL PARC
WASHINGTON, D.C.
SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC

14578

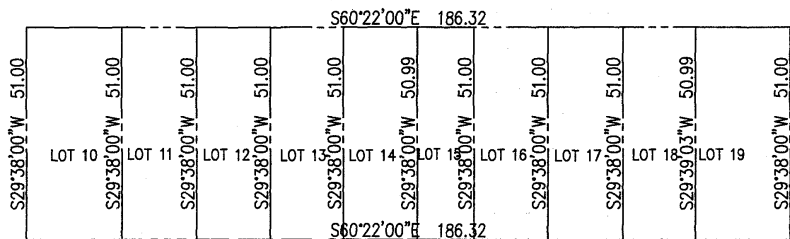


MacARTHUR BLVD. N.W.

S60°22'00"E 168.34 S60°22'00"E 275.63'

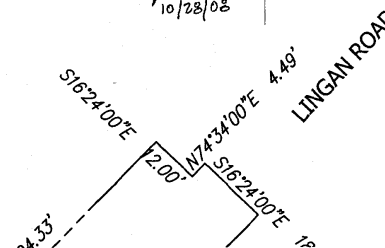
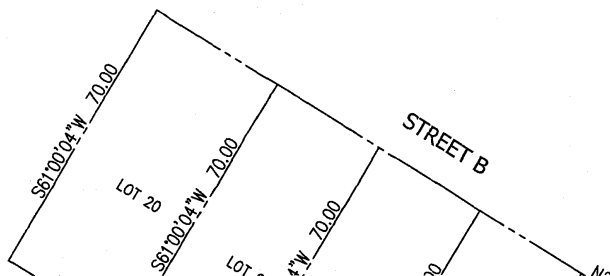
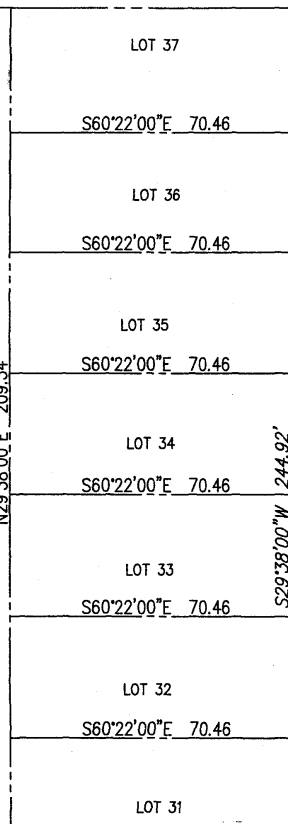


S60°22'00"E 168.34
PRIVATE ALLEY



STREET A

N29°38'00"E 209.34



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



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

THEORETICAL SUBDIVISION PLAN ENLARGEMENT

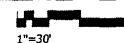
PUD Prehearing Submission October 29, 2008

LAYOUT: Project: THEORETICAL, Plotted By: g10m
K:\1000-1500\1457\pud\prehearing\1457102_SP_SEC_LITLS.dwg -- Oct 28, 2008 AT 5:04:18 PM

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



DESIGN OF SAND FILTER
WATER QUALITY STRUCTURE

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

PROJECT Canal Park

STORM FREQUENCY = 15 years
STORM DURATION = 24 hours
TIME OF CONCENTRATION: $T_c = 5$ min.
RAINFALL INTENSITY: $i = 7.58$ 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	8.05 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)
(0.5) ROOF & SIDEWALK, 0.5 DRIVEWAYS

2. PEAK DISCHARGE, $Q(\text{PEAK}, 15 \text{ yr})$
 $Q(\text{PEAK}, 15 \text{ yr}) = CIA$

10.65 cfs

3. VOLUME OF STORAGE NEEDED, V_s (Quality Control)

$$V_s = Q_c \times A_{\text{trap}} \times F \times T \times A_1$$

$$F = 1.18 \text{ ft/hr } T = 1 \text{ hr}$$

$$A_2 = 50 + (L - 0.1) \times 167$$

$$A_2 = 268.77 \text{ USE } 400 \text{ sq. ft.}$$

$$A_1 = A_2 / 3 = 133.33 \text{ USE } 150 \text{ sq. ft.}$$

Therefore

$$V_s = (0.5 \text{ in.}) (1 \text{ ft.} / 12 \text{ in.}) [(1.18 \text{ ft/hr}) \times (1 \text{ hr}) \times (A_2)]$$

$$V_s = 2087.3 \text{ **USE } 2381.81 \text{ cu. ft.}$$

**Adjust V_s per formula for combined Q_1 & Q_2 result

3a. Quantity Control

Site Area =	1.81 acres
$T_c =$	5 minutes
$Q_{15} \text{ Post} =$	10.65 cfs
$Q_2 \text{ Pre} =$	4.30 cfs
$V_{\text{reqd}} =$	2381.81 cf

$$(V_{\text{req}} = 1.25(Q_{15} - Q_2)T_c / 60)$$

4. VOLUME OF FILTER LAYER, V_{fb}

$$V_{fb} = A_2 \times d \times V_r$$

V_r = void ratio for sand + gravel + perforated pipe

$$V_r = 0.5$$

$$d = 3$$

$$V_{fb} = 720 \text{ USE } 720 \text{ cu. ft.}$$

$$V_{\text{media}} = 1200 \text{ cu. ft.}$$

5. BOTTOM VOLUME OF FIRST CHAMBER, V_{1b}

$$V_{1b} = A_1 \times d$$

$$V_{1b} = 450 \text{ USE } 450 \text{ cu. ft.}$$

6. TOP VOLUME OF FIRST AND SECOND CHAMBER ($V_{1t} + V_{2t}$)

$$(V_{1t} + V_{2t}) = V_r - (V_{1b} - V_{2b})$$

$$(V_{1t} + V_{2t}) = 1211.8 \text{ cu. ft.}$$

7. HEIGHT DIFFERENCE AVAILABLE BETWEEN TOP OF FILTER LAYER

AND BOTTOM OF SECOND CHAMBER WEIR, H

$$V_{1t} = V_{1b} + A_1 \times H + A_2 \times H$$

Therefore

$$H = (V_{1t} - V_{1b}) / (A_1 + A_2) = 2.20 \text{ ft.}$$

8. WEIR HEIGHT ABOVE INVERT OUT, D

$$D = H + d$$

$$D = 5.20 \text{ ft.} \leq 5.20 \text{ ft. (Good)}$$

$$\text{USE } 5.2 \text{ ft. for conservative storage volume}$$

8.5. DESIGN INVERT OUT

DESIGN INVERT OUT = INV. IN - D

$$\text{DESIGN INVERT OUT} = 81.50 \geq 81.5 \text{ (from 1)}$$

$$\text{WEIR INV.} = \text{INV. OUT} + d + H = 86.70 \text{ ft. USE } 86.70$$

9. SIZE OF OVERFLOW WEIR OPENING IN SECOND CHAMBER

$$L = 2 \text{ ft. (Assume)} \quad H = ?$$

$$Q = CL(H^{1.5})$$

***USE 15" Bypass Pipe Instead

$$L = 2$$

$$C = 3.33$$

$$Q = 10.65$$

$$H = 1.37 \text{ ft.}$$

$$\text{USE } 1.5 \text{ ft.}$$

10. SUBMERGED WEIR IN FIRST CHAMBER

$$L = ?$$

Assume $h = 1 \text{ ft.}$

$$Q = C \times A \times [\text{Square Root of } (2 \times g \times H)]$$

$$Q = 10.65 \text{ cfs}$$

$$C = 0.6$$

$$h = 1 \text{ ft.}$$

$$g = 32.2 \text{ ft./sec./sec.}$$

$$H = \text{Hydraulic Head}[(\text{inv. in} - \text{inv. out}) - h/2]$$

$$H = 4.7 \text{ ft.}$$

Solve for A, based on the above equation

$$A = 1.02 \text{ sq. ft.}$$

$$L = A/h = 1.02$$

for clogging safety use $L = 2 \times A/h = 2.04$

$$\text{USE } 2.33 \text{ ft.}$$

11. STRUCTURE DIMENSIONS: (INTERNAL ONLY)

$$A = L \times W$$

$$\text{AVG. } W = 14 \text{ ft.}$$

$$\text{AVG. } W = 14 \text{ ft.}$$

Therefore

$$L = A / W = 28.57 \text{ USE } 33 \text{ ft.}$$

$$L = A / W = 10.71 \text{ USE } 11 \text{ ft.}$$

$$(\text{Min. } L = 5.67')$$

$$L = 3 \text{ ft.}$$

$$(\text{Min. } L = 3.0')$$

$$L = L + L + L = 47.00 \text{ ft.}$$

$$\text{Total } L_{\text{ti}} (\text{ALONG EAST WALL}) = 48.33 \text{ ft.}$$

(Assume 8" walls between L2&L3, and L2&L3)

11.5. TO PREVENT 'SHORT CIRCUITING' IN THE FILTER CHAMBER

$$L + L \geq 3 \times W$$

$$44.00 \geq 3 \times 11$$

$$42$$

TOTAL INNER HEIGHT

$$D = D + \text{Inflow Pipe Diameter} + \text{Freeboard}$$

$$D = 5.2 \text{ ft.}$$

$$\text{Inflow Pipe Dia. (assumed)} = 1.75 \text{ ft.}$$

$$\text{Freeboard} = 1 \text{ ft.}$$

$$D = 7.95 \text{ ft.}$$

12. FLOW AND DETENTION TIME AFTER STORAGE VOLUME FILLS UP

$$Q = K \times A \times i$$

$$= K \times A \times (H^{0.5} / 2) / S$$

$$S = \text{Sand Layer} = 2 \text{ ft.}$$

$$t = V_r / Q$$

$$H^{0.5} = (d + H) - [(perf. \text{ pipe dia.} / 2)] = 4.95 \text{ ft.}$$

$$\text{avg. head} = H^{0.5} / 2$$

Therefore

$$Q = 297.2 \text{ cu. ft./hr.}$$

$$Q = 0.0825 \text{ cu. ft./s}$$

$$\text{DETENTION TIME} = t = V_r / Q = 8.01 \text{ hr.} \leq 72 \text{ hr. Good}$$

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	2.56	3.75

B. TIME AT WHICH OUTFLOW HYDROGRAPH BEGINS

$$T \times Q_{\text{out}} = 2 \times V_r$$

$$Q_{\text{out}} = 10.65 \text{ cfs at 5 min.}$$

$$V_r = 2381.8 \text{ cu. ft.}$$

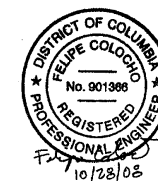
$$3195.61 \text{ cfs} \leq 4753.61 \text{ cfs}$$

$$\text{Therefore } T \times Q_{\text{out}} \leq 2 \times V_r$$

$$T = 2 \times V_r / [(2 \times T \times T) - (2 \times V_r \times T / Q_{\text{out}})] = 385.90 \text{ sec. } 6.43 \text{ min.}$$

$$T = 6.43 \text{ min.}$$

$$\text{for } Q = 0.08255 \text{ cfs}$$



SWM COMPUTATIONS

SWM COMPUTATIONS

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES



CONCEPT SITE TABULATIONS

CANAL PARC
WASHINGTON, D.C.

14578

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



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

PUD Prehearing Submission October 29, 2008

LYON: SITE TABULATIONS (S2), Revised 8/6/2008
K:\1000-1000\1007\pud\prehearing\1007\1007_Area Calc.dwg - Oct 28, 2008 AT 5:10:30 PM

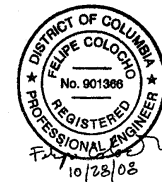
Minimum Building Setbacks

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	43.94	11.0	9.8	1	20	14.5*
		L	9	46.44	NA**	NA			
2	8.0	R	19	48.75	NA**	NA	10	20	14.5*
		L	10	48.25	12.1	35.9			
3	12.0	R	20	39.08	9.8	80.2	20	20	39.2
		L	24	39.28	9.8	6.8			
4	12.0	R	25	50.08	12.5	6.8	28	20	39.2
		L	28	50.58	12.6	4.5			
5	28.8	R	29	54.42	13.6	70.4	29	20	40.2
		L	30	50.92	12.7	8.7			
6	12.0	R	31	51.75	NA**	NA	37	20	18.0
		L	37	49.75	12.4	0.5			

- 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

last updated: 10/28/2008 17:06

K:\1000-1500\1457\documents\1457B\planning\preliminary plans\lot_tabulation3.xls



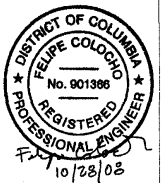
Lot Tabulation

Lot #	Area (sf)	Bldg Coverage (sf)	Bldg Coverage (%)
1	996	690	69.3%
2	774	684	88.4%
3	774	684	88.4%
4	774	684	88.4%
5	602	504	83.7%
6	774	684	88.4%
7	774	684	88.4%
8	774	684	88.4%
9	996	690	69.3%
10	1,181	702	59.4%
11	918	696	75.8%
12	918	696	75.8%
13	918	696	75.8%
14	918	696	75.8%
15	714	516	72.3%
16	918	696	75.8%
17	918	696	75.8%
18	918	696	75.8%
19	1,181	702	59.4%
20	2,392	1,167	48.8%
21	2,030	1,160	57.1%
22	2,030	1,160	57.1%
23	2,030	1,160	57.1%
24	2,555	1,167	45.7%
25	2,555	1,167	45.7%
26	2,030	1,160	57.1%
27	2,030	1,160	57.1%
28	2,392	1,167	48.8%
29	2,809	1,178	41.9%
30	3,148	1,172	37.2%
31	2,408	1,167	48.5%
32	2,043	1,160	56.8%
33	2,043	1,160	56.8%
34	2,043	1,160	56.8%
35	2,043	1,160	56.8%
36	2,043	1,160	56.8%
37	2,126	1,167	54.9%
Total Lot Area:	57,488	33,732	58.7%
*Common Area:	63,506	*Includes private streets, alleys, parking areas, sidewalks & parks	
Total Site Area:	120,994		27.9%



BUILDING HEIGHT

Lot #	FF	spot grade outside house	difference	building ht from ff to roof	Bldg height at front (rounded up)
1	110.19	108.0	2.19	37.75	40
2	110.86	108.0	2.86	37.75	41
3	111.52	108.0	3.52	37.75	42
4	111.52	108.0	3.52	37.75	42
5	112.19	108.0	4.19	36.75	41
6	112.19	108.0	4.19	37.75	42
7	112.86	108.0	4.86	37.75	43
8	113.52	107.6	5.92	37.75	44
9	114.19	107.6	6.59	37.75	45
10	100.00	99.0	1.00	47.25	49
11	100.00	99.0	1.00	47.25	49
12	100.67	99.6	1.07	47.25	49
13	101.33	100.0	1.33	47.25	49
14	101.33	100.4	0.93	47.25	49
15	102.00	100.6	1.40	45.00	47
16	102.67	101.0	1.67	47.25	49
17	103.33	101.0	2.33	47.25	50
18	103.33	101.4	1.93	47.25	50
19	104.00	101.6	2.40	47.25	50
20	99.33	98.7	0.63	38.25	39
21	99.33	98.6	0.73	38.25	39
22	98.67	98.1	0.57	38.25	39
23	98.00	97.4	0.60	38.25	39
24	97.33	96.7	0.63	38.25	39
25	97.33	96.5	0.83	48.75	50
26	96.67	95.8	0.87	48.75	50
27	96.00	95.1	0.90	48.75	50
28	95.33	94.0	1.33	48.75	51
29	93.67	93.1	0.57	49.25	50
30	93.67	93.1	0.57	49.25	50
31	100.00	98.9	1.10	48.75	50
32	101.33	100.2	1.13	48.75	50
33	102.67	101.6	1.07	48.75	50
34	104.00	102.9	1.10	48.75	50
35	105.33	104.4	0.93	48.75	50
36	106.67	105.7	0.97	48.75	50
37	108.00	106.9	1.10	48.75	50



Revised: 10/26/08

<u>Unit Type</u>	<u>Unit Description</u>	<u>Qty.</u>	<u># of Stories</u>	<u>Garage</u>	<u>Parking Spaces</u>	<u>Gross Area per Unit¹</u>	<u>Gross Total</u>	<u>Net Area per Unit²</u>	<u>Net Total</u>
Building #1									
A (14x36)	2 Bedroom (TH)	1	3	1	1 sp.	1,512 s.f.	1,512 s.f.	1,250 s.f.	1,250 s.f.
B (18x38)	3 Bedroom (TH)	8	4	1	8 sp.	2,530 s.f.	20,240 s.f.	2,120 s.f.	16,960 s.f.
Totals		9 units					21,752 s.f.	3,370 s.f.	18,210 s.f.

Building #2									
A (14x36)	2 Bedroom (TH)	1	3	1	1 sp.	1,512 s.f.	1,512 s.f.	1,250 s.f.	1,250 s.f.
B (18x38)	3 Bedroom (TH)	9	4	1	9 sp.	2,530 s.f.	22,770 s.f.	2,120 s.f.	19,080 s.f.
Totals		10 units					24,282 s.f.	3,370 s.f.	20,330 s.f.

Building #3									
C1 (29x40)	2 Bedroom (TH)	5	3	2	10 sp.	3,480 s.f.	17,400 s.f.	2,836 s.f.	14,180 s.f.

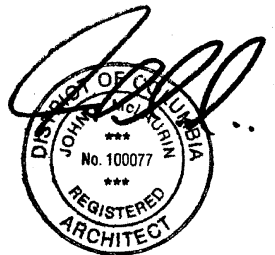
Building #4									
C (29x40)	2 Bedroom (TH)	4	4	2	8 sp.	4,200 s.f.	16,800 s.f.	3,471 s.f.	13,884 s.f.

Building #5									
D (22x57)	2 Bedroom (TH)	2	4	1	2 sp.	4,450 s.f.	8,900 s.f.	4,150 s.f.	8,300 s.f.

Building #6									
C (29x40)	2 Bedroom (TH)	7	4	2	14 sp.	4,200 s.f.	29,400 s.f.	3,471 s.f.	24,297 s.f.

		1.43 sp/du			
Total Gross Floor Area	37 units		53 sp.		118,534 s.f.
Site Area					120,994 s.f.
Floor Area Ratio					0.98

99,201 s.f. Net S.f. Total



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

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

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. EXCEPT WHERE SHOWN OTHERWISE, ALL RIGHTS ARE RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR LOANED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

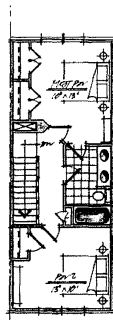
Tabulations Floor Area Ratio

PUD Prehearing Submission October 29, 2008

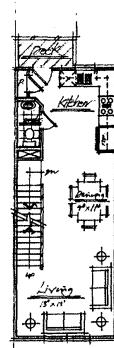
Canal Parc
Washington DC

Salmac Development LLC c/o Athena Group LLC
ATN.003B.00

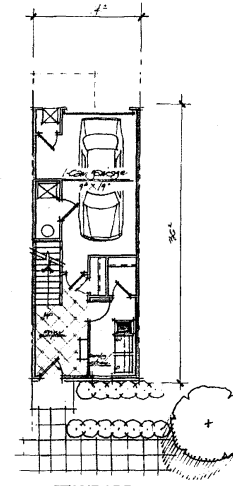
0 8' 16'
1/16" = 1'



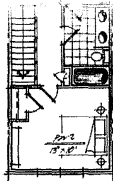
STANDARD



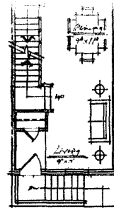
STANDARD



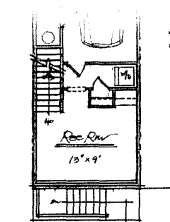
STANDARD



BURIED FRONT



BURIED FRONT

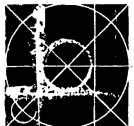
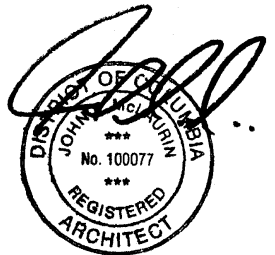


BURIED FRONT

UPPER LEVEL

MAIN LEVEL

ENTRY LEVEL



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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

Floor Plans - Unit "A"

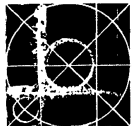
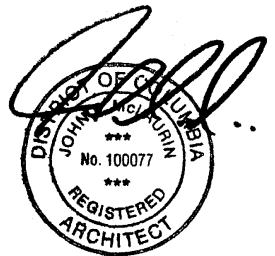
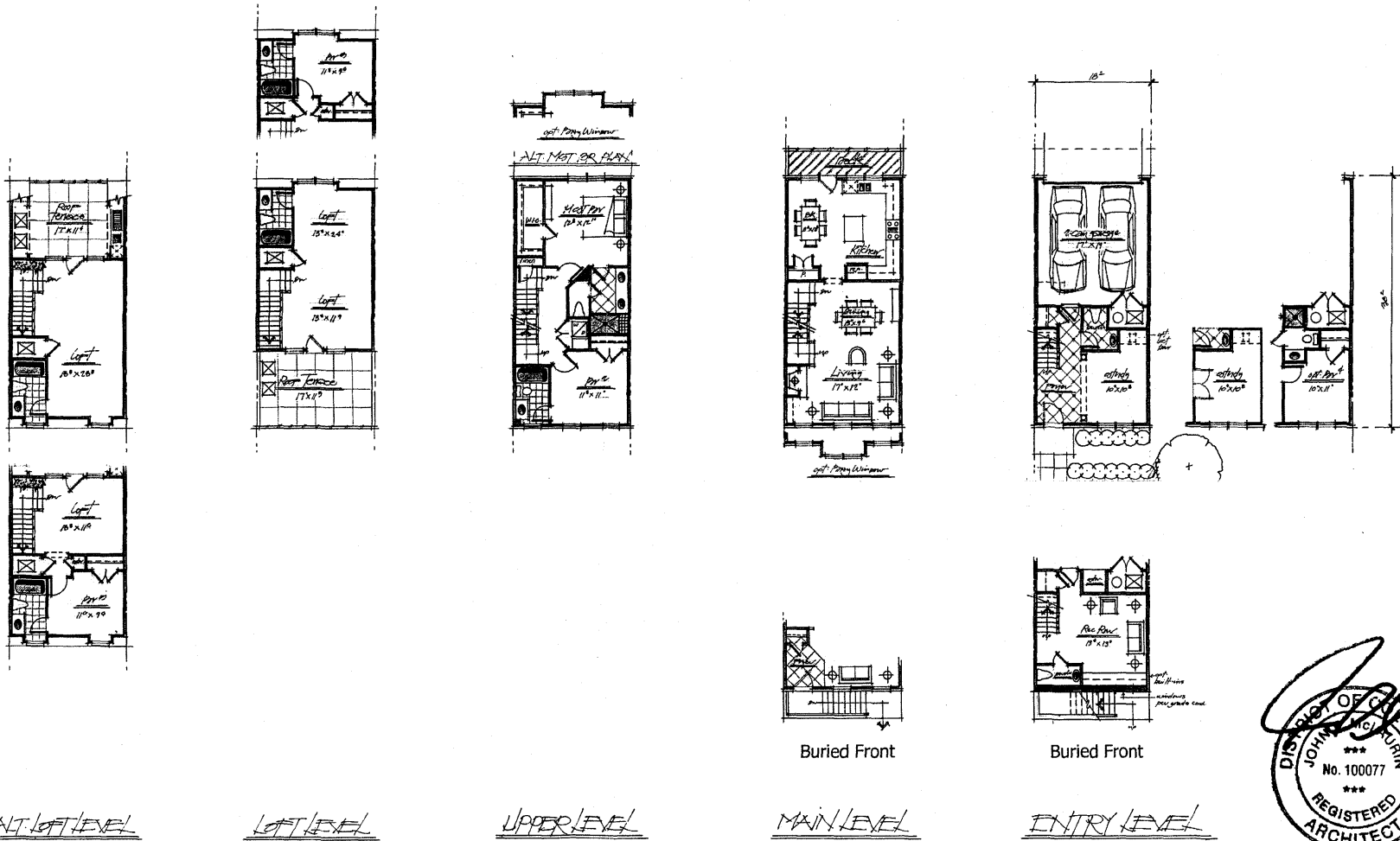
Standard and Buried Front

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

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

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

Floor Plans - Unit "B"

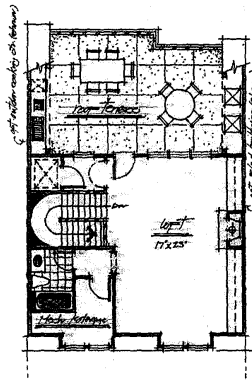
Standard and Buried Front

PUD Prehearing Submission October 29, 2008

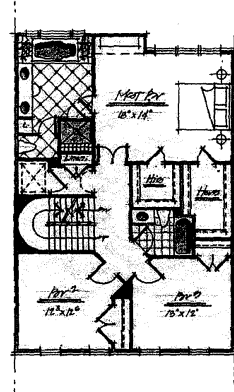
Canal Parc
Washington DC

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

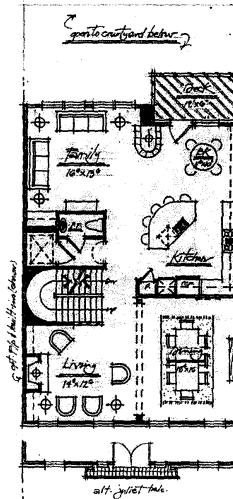
0 8' 16'
1/16" = 1'



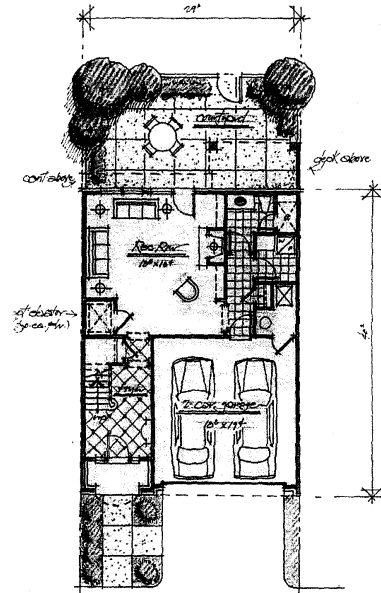
LOFT LEVEL



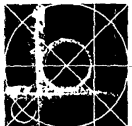
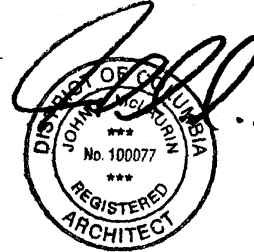
UPPER LEVEL



MAIN LEVEL



STND. ENTRY LEVEL



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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

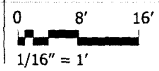
Floor Plans - Unit "C"

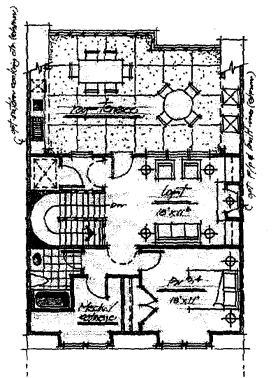
Standard

PUD Prehearing Submission October 29, 2008

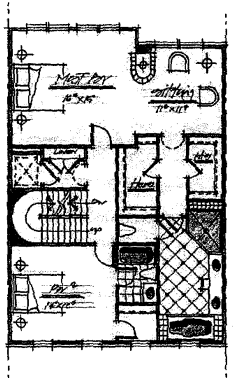
Canal Parc
Washington DC

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

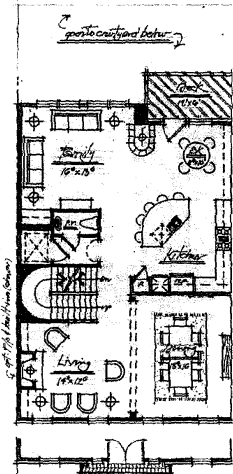




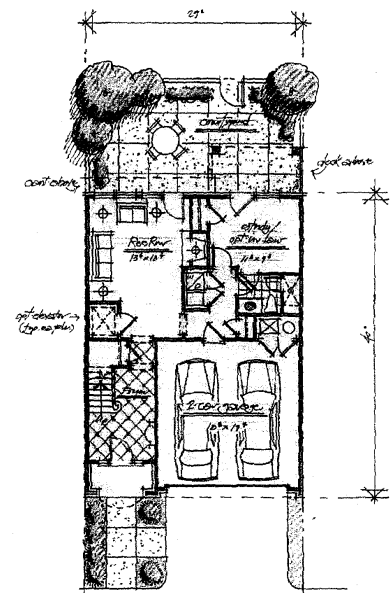
ALT. LOFT LEVEL



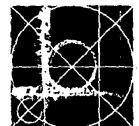
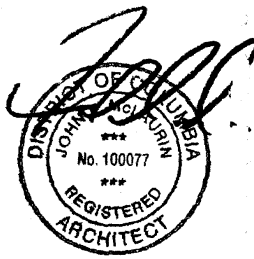
ALT. UPPER LEVEL



MAIN LEVEL



ALT. ENTRY LEVEL



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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP, INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP, INC.

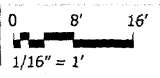
Floor Plans - Unit "C"

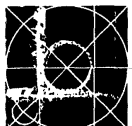
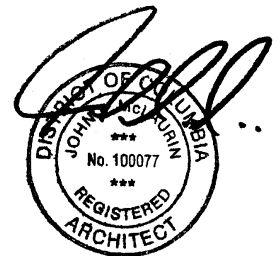
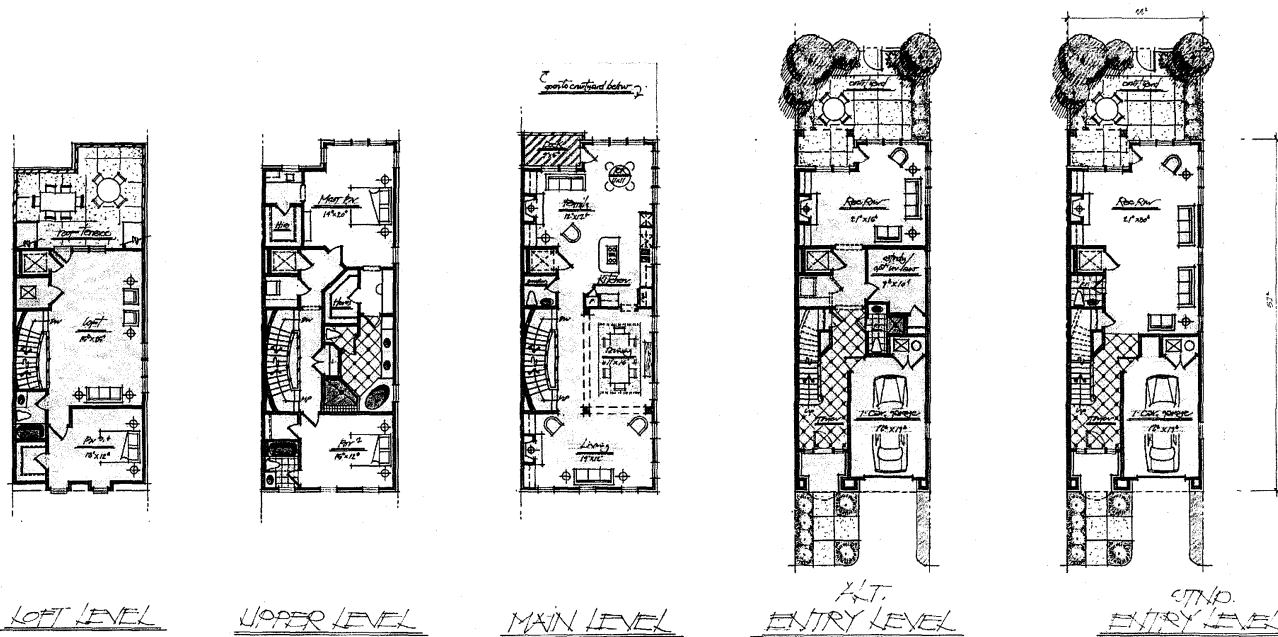
Alternate

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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





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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

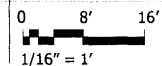
Floor Plans - Unit "D"

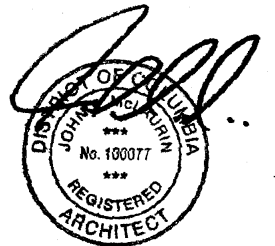
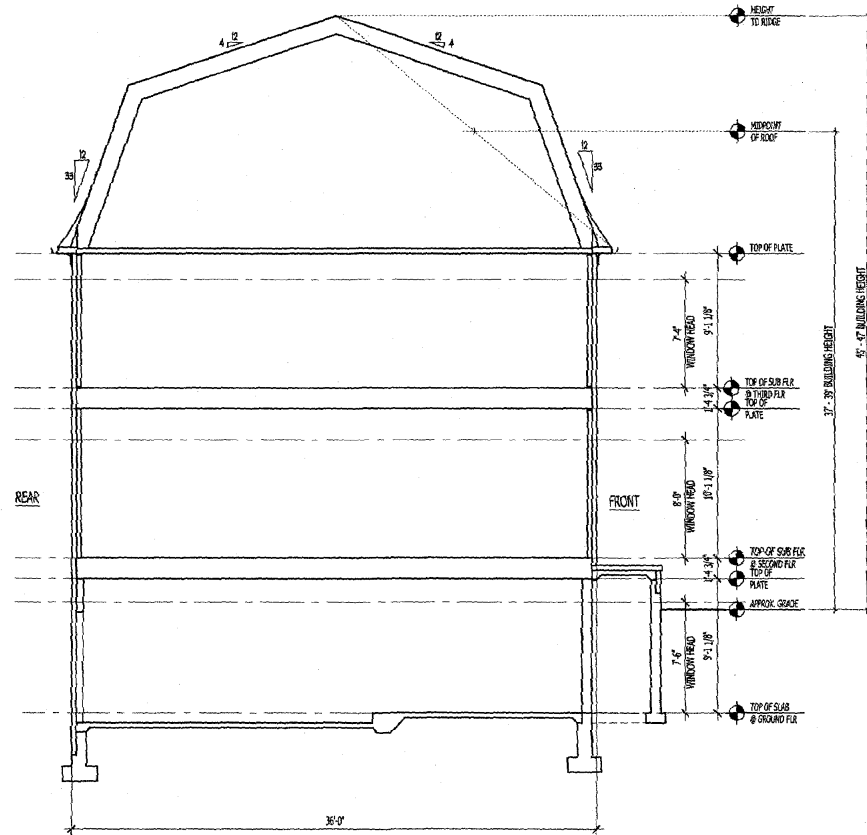
Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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





LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22162

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

© 2008 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

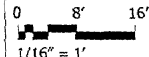
Sections - Unit "A"

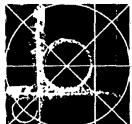
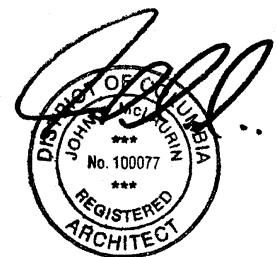
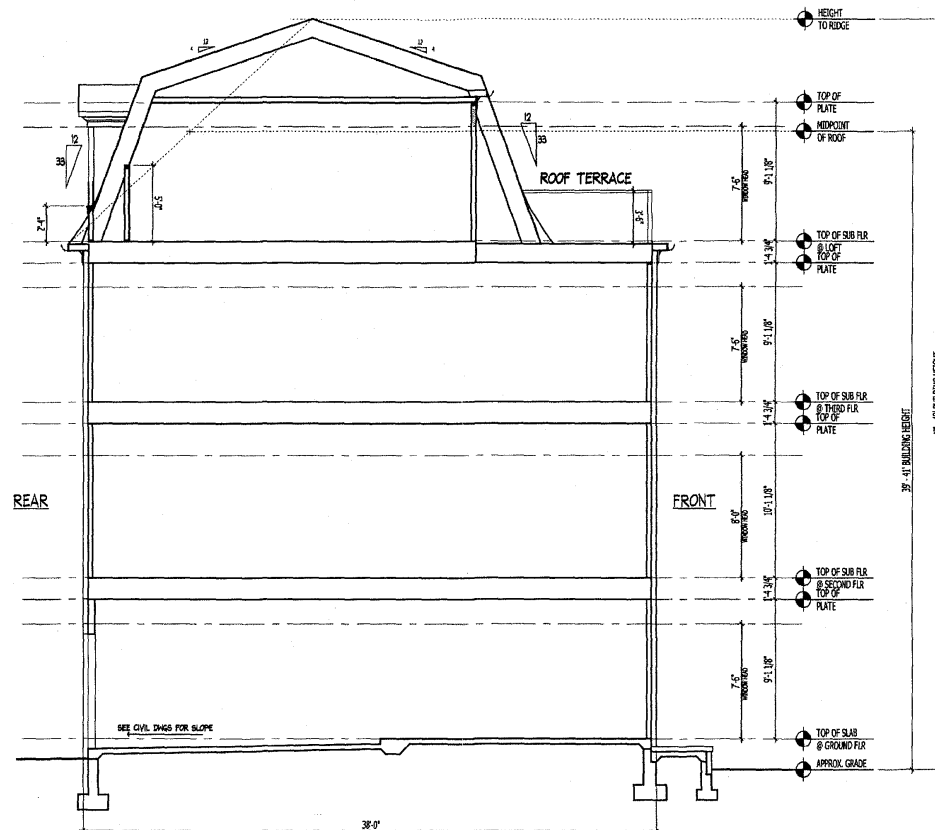
Buried Front

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN.003b.03





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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND TO THE PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

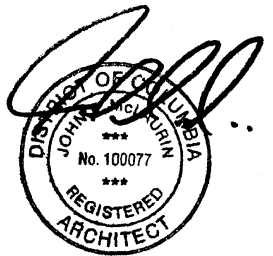
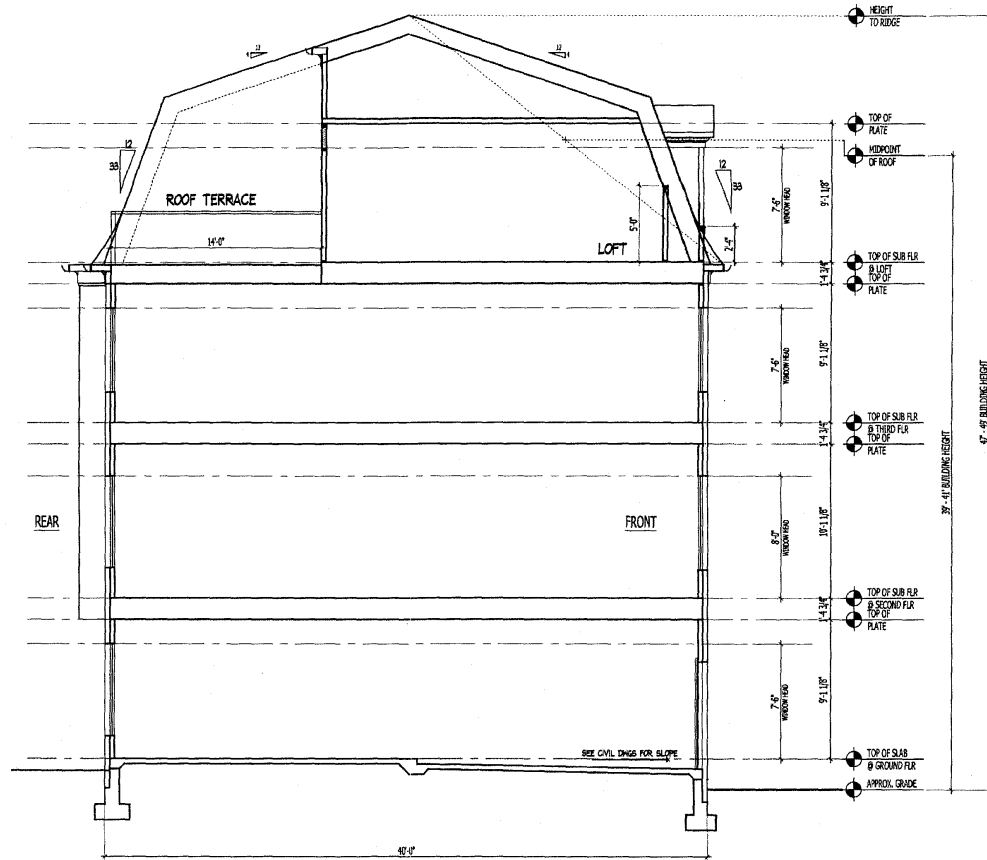
Sections - Unit "B" Standard

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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



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

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

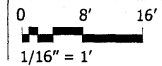
© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

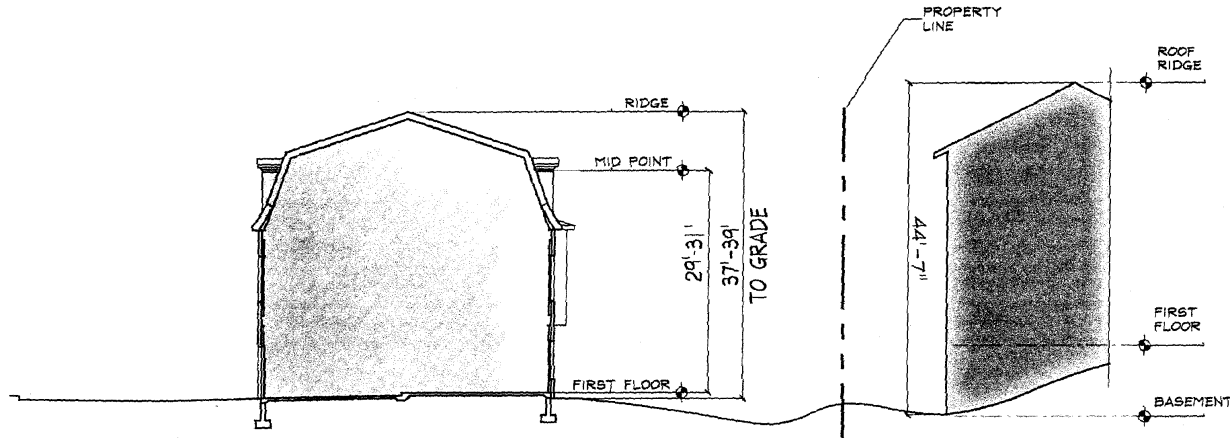
Sections - Unit "C" Standard 4-Story

PUD Prehearing Submission October 29, 2008

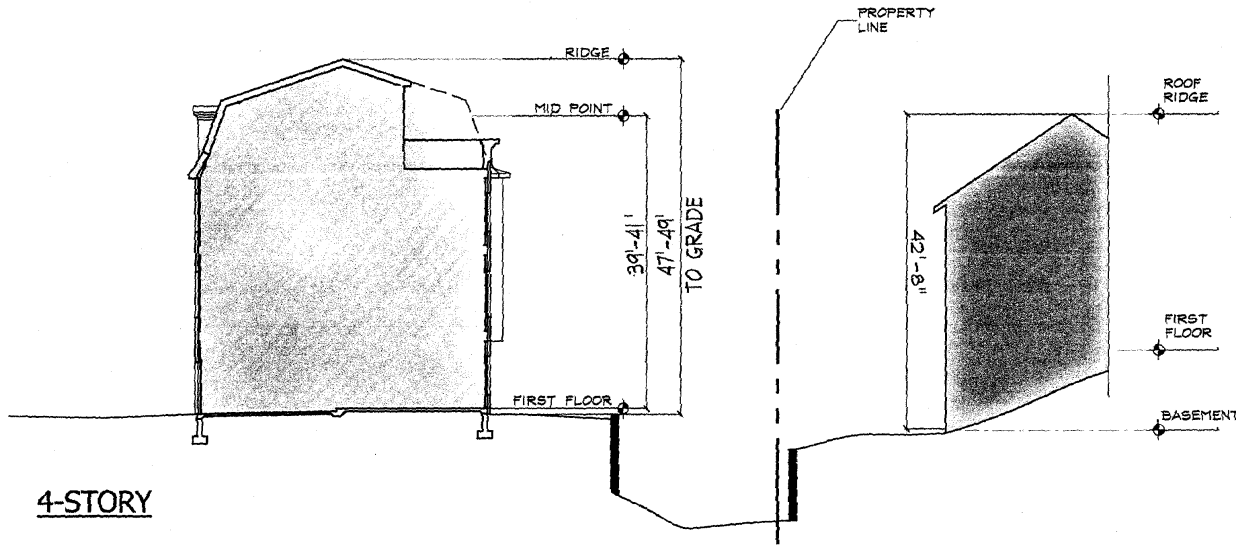
Canal Parc
Washington DC

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

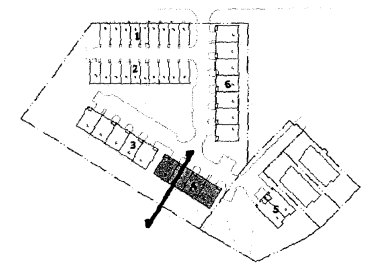
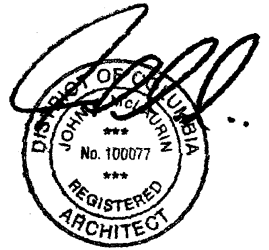
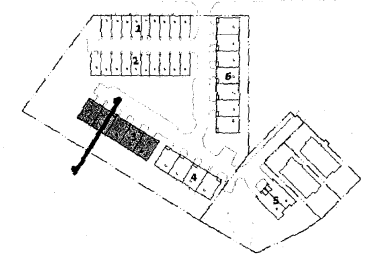




3-STORY



4-STORY



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

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

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXCEPT WHERE SHOWN OTHERWISE, ALL RIGHTS ARE RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

Sections Comparative Site

PUD Prehearing Submission October 29, 2008

Canal Parc
Washington DC

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

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