



STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6415 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

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

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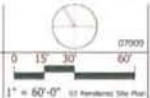
RENDERED SITE PLAN

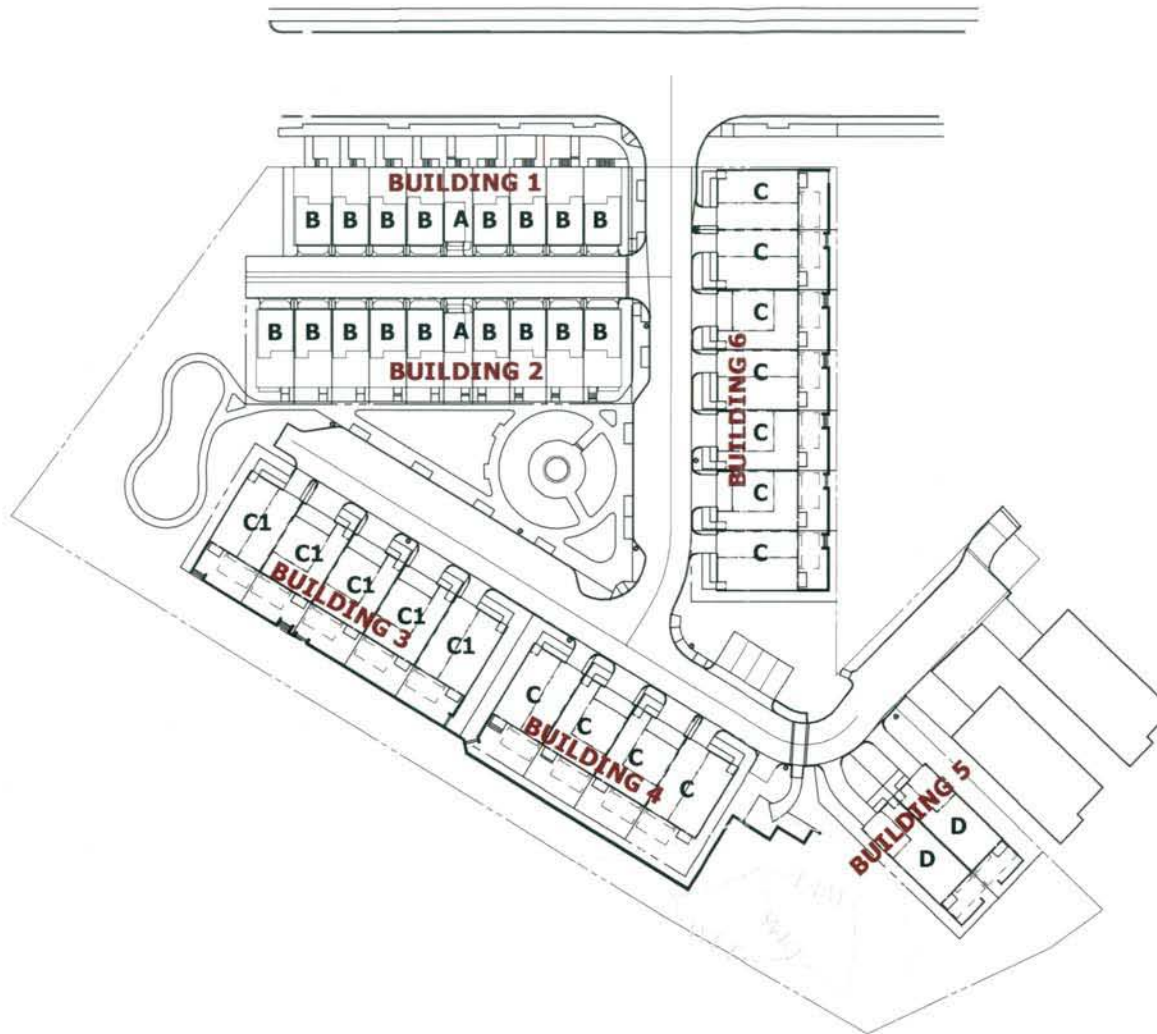
PROPOSED

PLD PREHEARING SUBMISSION JULY 23, 2008

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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

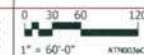
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SITE PLAN INDEX

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MacARTHUR BOULEVARD PERSPECTIVE BUILDING 1

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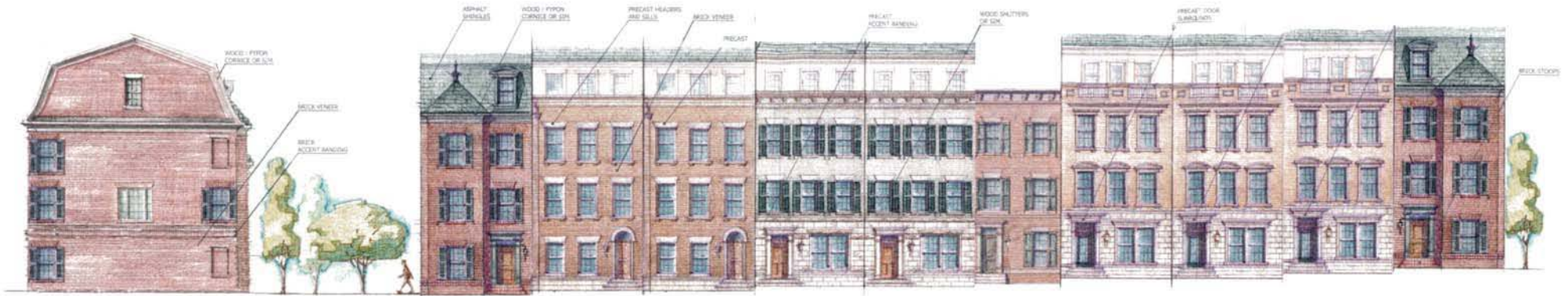
ELEVATIONS BUILDING 1

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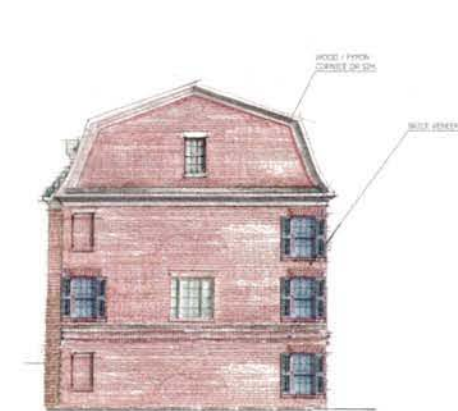
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LEFT SIDE ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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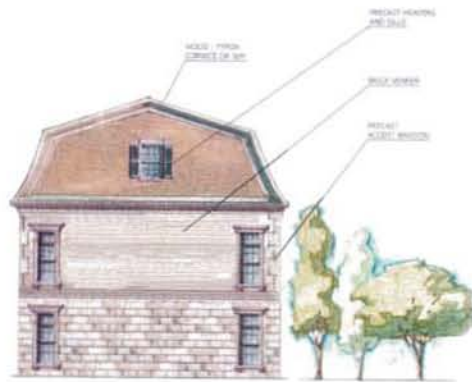
ELEVATIONS BUILDING 2

PUD Prehearing Submission July 23, 2008

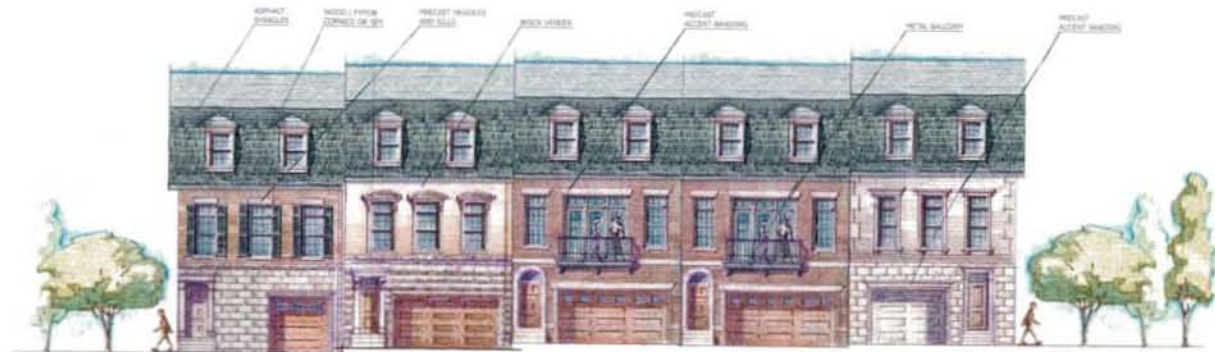
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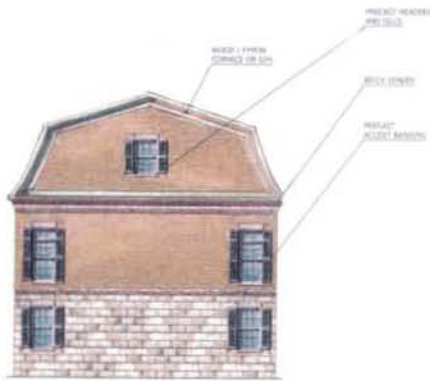




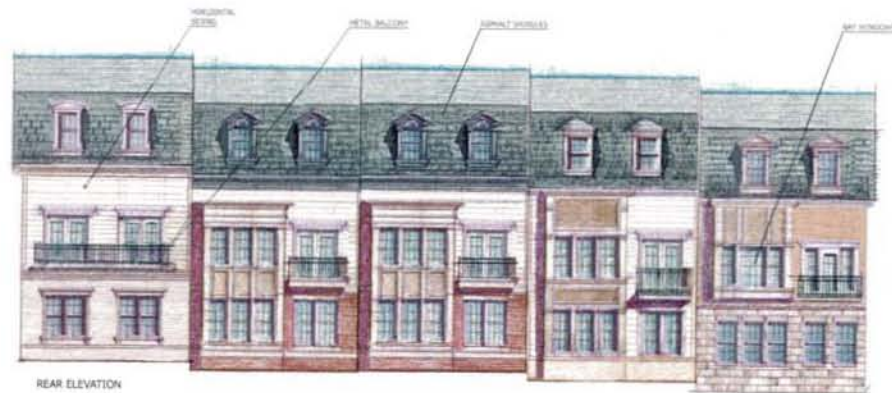
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



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ELEVATIONS BUILDING 3

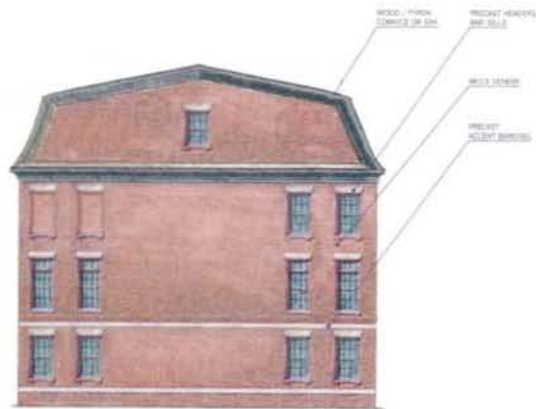
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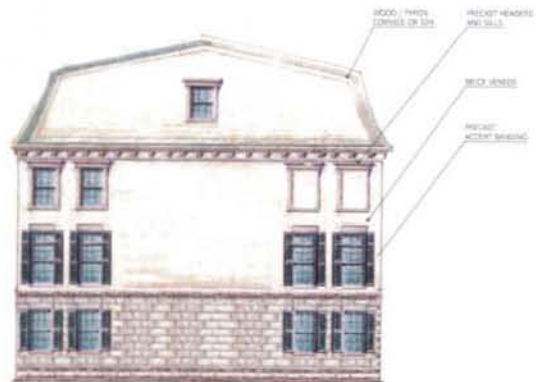




LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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ELEVATIONS BUILDING 5

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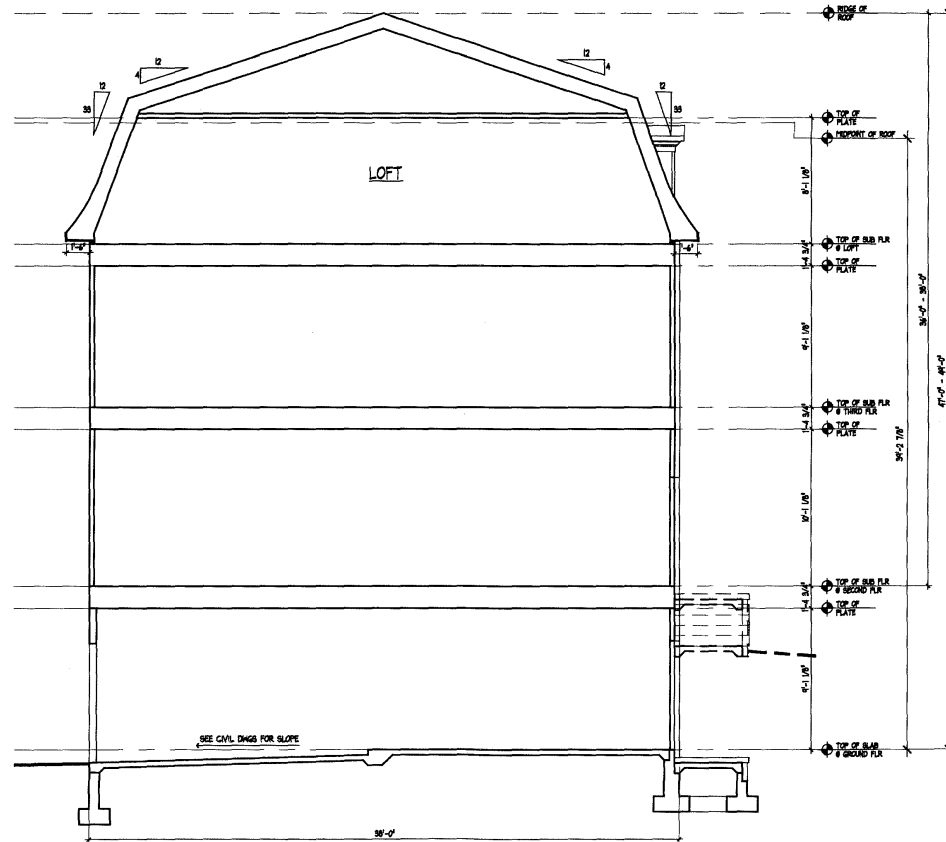
ELEVATIONS BUILDING 6

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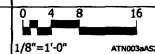
UNIT 'B'

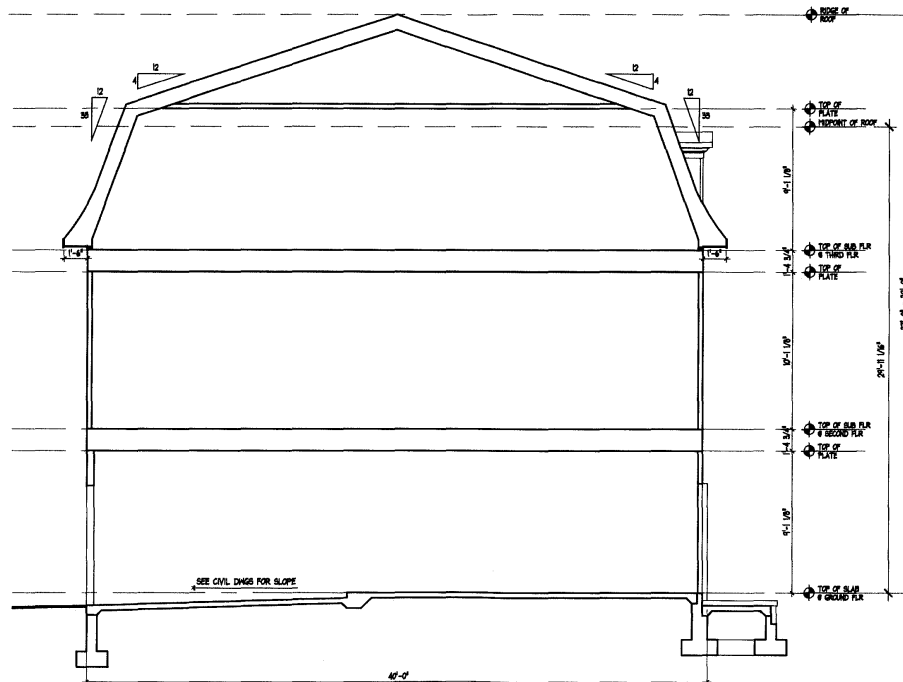
BUILDING SECTION

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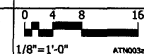


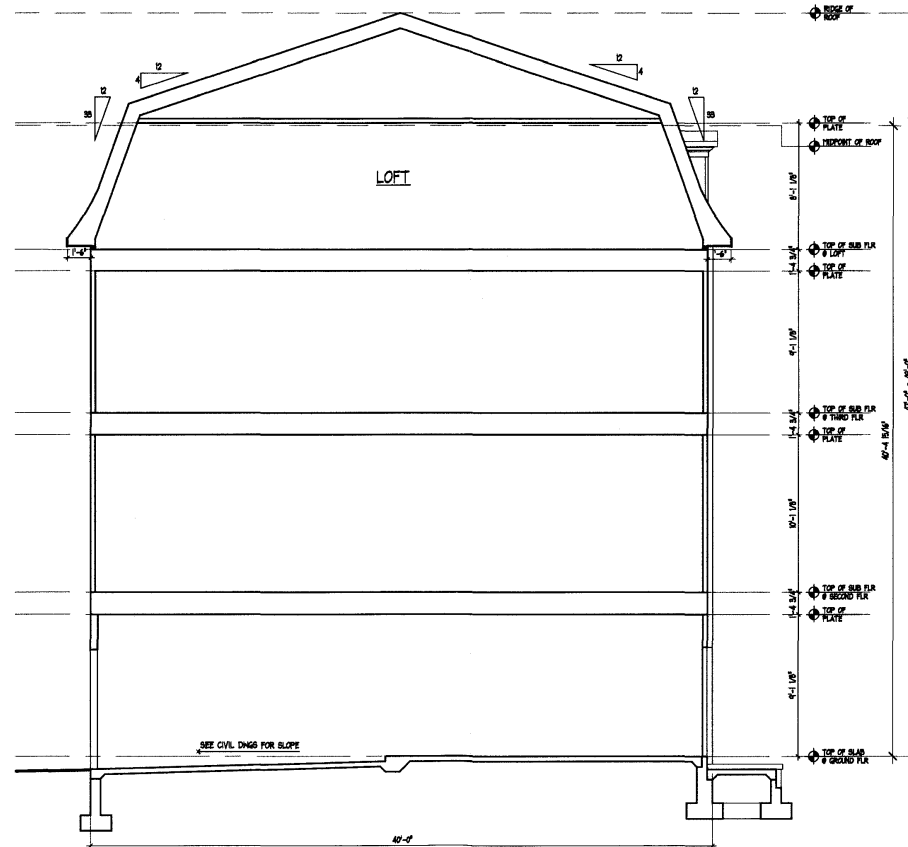


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UNIT 'C'1
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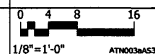
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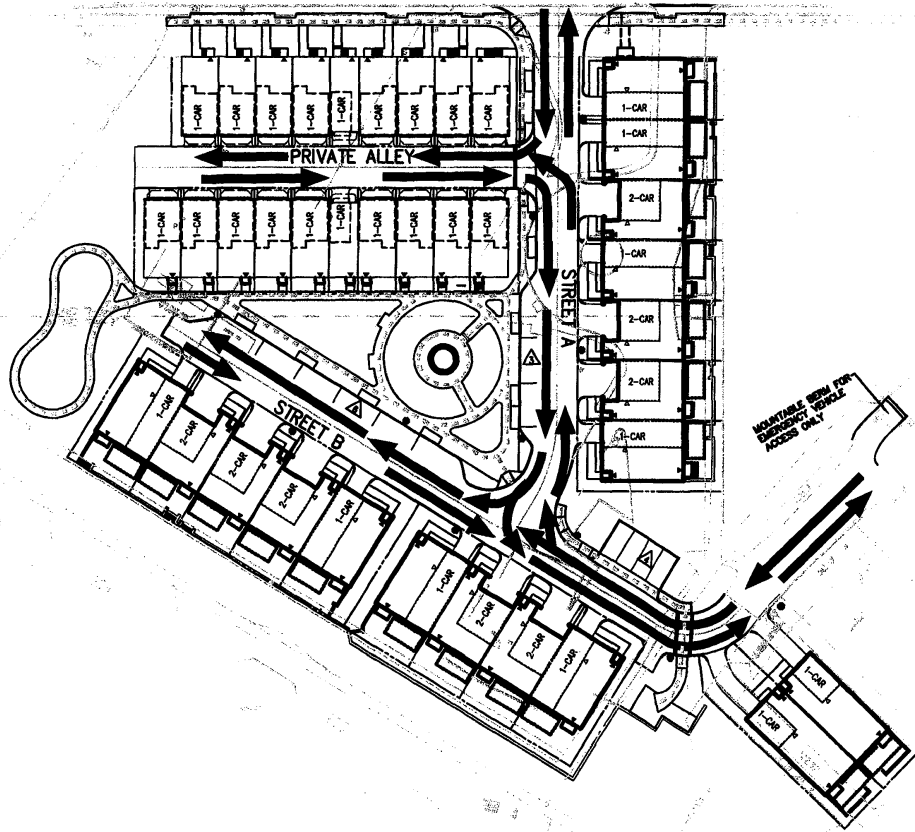
UNIT 'C'
BUILDING SECTION
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MacARTHUR BLVD. N.W.

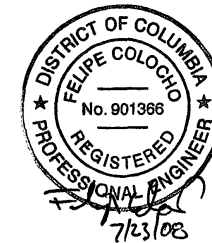


LINGAN ROAD

PROJECT NAME:	CANAL PARC
DATE:	JULY 23, 2008
RESIDENTIAL PARKING TABULATIONS	
GARAGE PARKING SPACES	
1-CAR GARAGE SPACES	29
2-CAR GARAGE SPACES	16
ON STREET PARKING	13
TOTAL RESIDENTIAL PARKING	58
NOTES:	1. THE TOTAL RESIDENTIAL PARKING NOTED ABOVE IS BASED ON THE SCOPE OF THE PROPOSED SITE IMPROVEMENTS AS OF JULY 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



CIRCULATION PLAN

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
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1"=60'

51

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

JULY 23, 2008

LAYOUT: CIRCULATION PLAN(01). Plotted By: BVR
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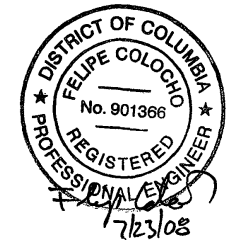
Minimum Building Setbacks

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	42.97	10.7	9.8	1	20	14.5*
		L 9	45.47	NA**	NA			
2	8.0	R 19	48.77	NA**	NA	10	20	14.5*
		L 10	48.27	12.1	36.0			
3	12.0	R 20	37.94	9.5	80.2	20	20	39.2
		L 24	38.14	9.5	6.8			
4	12.0	R 25	48.93	12.2	6.8	28	20	39.2
		L 28	49.43	12.4	4.5			
5	28.8	R 29	54.94	13.7	70.5	29	20	40.7
		L 30	51.44	12.9	8.7			
6	12.0	R 31	52.60	NA**	NA	37	20	18.0
		L 37	48.60	12.2	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: 7/23/2008 16:11

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MINIMUM SETBACK TABULATIONS

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 GERMANTOWN, MD McLEAN, VA

JULY 15, 2008

LAYOUT SETBACKTABULATIONS(08) Plotted By: Rwr
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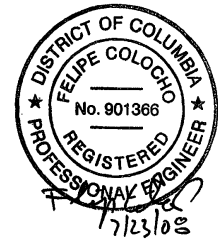
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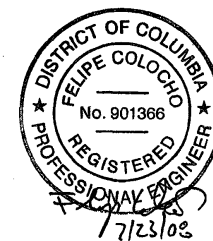


Lot #	Area (sf)	Bldg Coverage (sf)	Bldg Coverage (%)
1	996	690	69.3%
2	774	684	88.4%
3	774	684	88.4%
4	774	684	88.4%
5	602	504	83.7%
6	774	684	88.4%
7	774	684	88.4%
8	774	684	88.4%
9	996	690	69.3%
10	1,181	702	59.4%
11	918	696	75.8%
12	918	696	75.8%
13	918	696	75.8%
14	918	696	75.8%
15	714	516	72.3%
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	36.78	39
2	110.86	108.0	2.86	36.78	40
3	111.52	108.0	3.52	36.78	41
4	111.52	108.0	3.52	36.78	41
5	112.19	108.0	4.19	35.45	40
6	112.19	108.0	4.19	36.78	41
7	112.86	108.0	4.86	36.78	42
8	113.52	107.6	5.92	36.78	43
9	114.19	107.6	6.59	36.78	44
10	100.00	99.0	1.00	47.27	49
11	100.00	99.0	1.00	47.27	49
12	100.67	99.6	1.07	47.27	49
13	101.33	100.0	1.33	47.27	49
14	101.33	100.4	0.93	47.27	49
15	102.00	100.6	1.40	44.94	47
16	102.67	101.0	1.67	47.27	49
17	103.33	101.0	2.33	47.27	50
18	103.33	101.4	1.93	47.27	50
19	104.00	101.6	2.40	47.27	50
20	99.33	98.7	0.63	37.11	38
21	99.33	98.6	0.73	37.11	38
22	98.67	98.1	0.57	37.11	38
23	98.00	97.4	0.60	37.11	38
24	97.33	96.7	0.63	37.11	38
25	97.33	96.5	0.83	47.60	49
26	96.67	95.8	0.87	47.60	49
27	96.00	95.1	0.90	47.60	49
28	95.33	94.0	1.33	47.60	49
29	93.67	93.1	0.57	49.77	51
30	93.67	93.1	0.57	49.77	51
31	100.00	98.9	1.10	47.60	49
32	101.33	100.2	1.13	47.60	49
33	102.67	101.6	1.07	47.60	49
34	104.00	102.9	1.10	47.60	49
35	105.33	104.4	0.93	47.60	49
36	106.67	105.7	0.97	47.60	49
37	108.00	106.9	1.10	47.60	49



Unit Type	Unit Description	Qty.	# of Stories	Garage	Parking Spaces	Gross Area per Unit ¹	Gross Total	Net Area per Unit ²	Net Total
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 (22x53)	2 Bedroom (TH)	2	4	1	2 sp.	4,300 s.f.	8,600 s.f.	4,000 s.f.	8,000 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.

Total Gross Floor Area	37 units	1.43 sp/du	53 sp.	118,234 s.f.
Site Area				120,994 s.f.
Floor Area Ratio				0.98

98,901 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.



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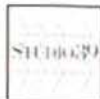
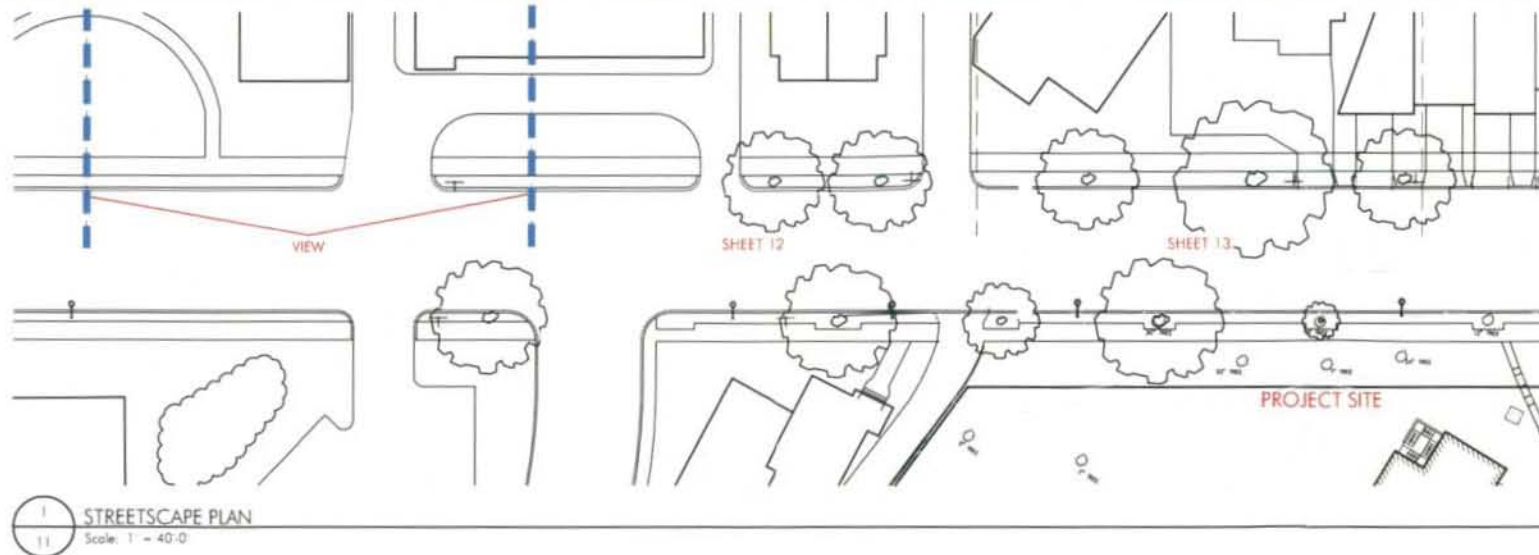
FLOOR AREA RATIO TABULATIONS

PUD Preliminary Submission July 23, 2008

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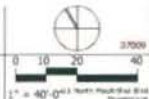
NORTH MACARTHUR BLVD STREETScape

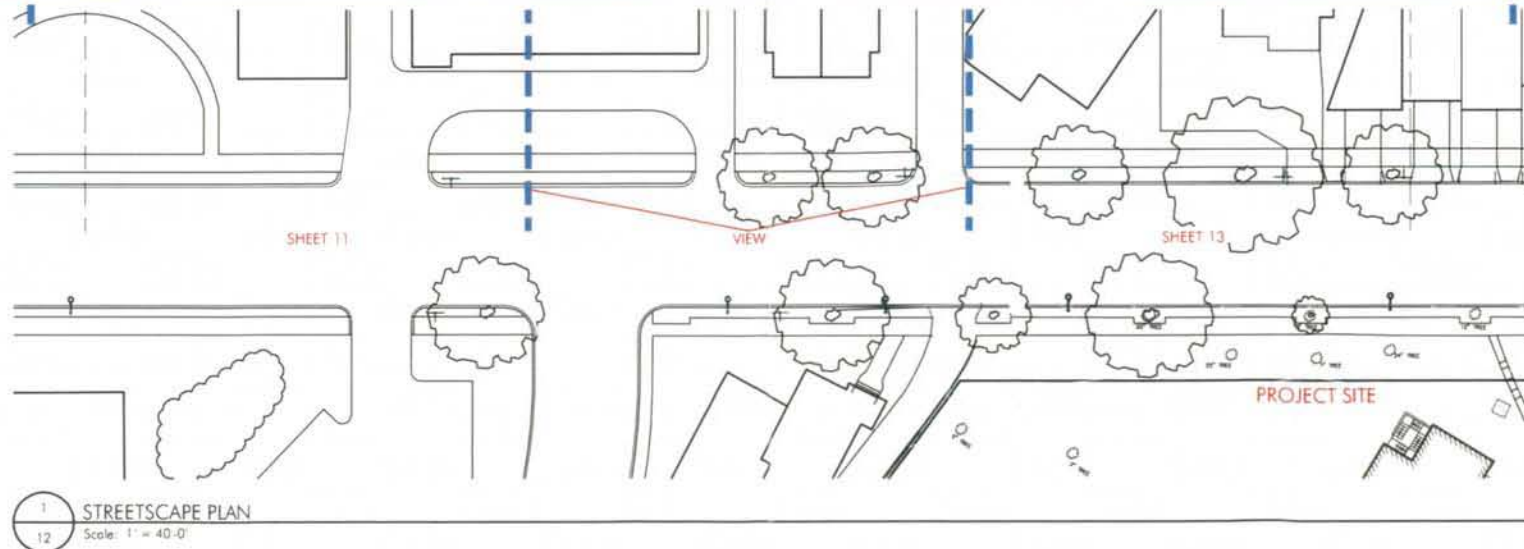
EXISTING CONDITIONS

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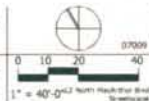
NORTH MACARTHUR BLVD STREETScape

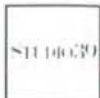
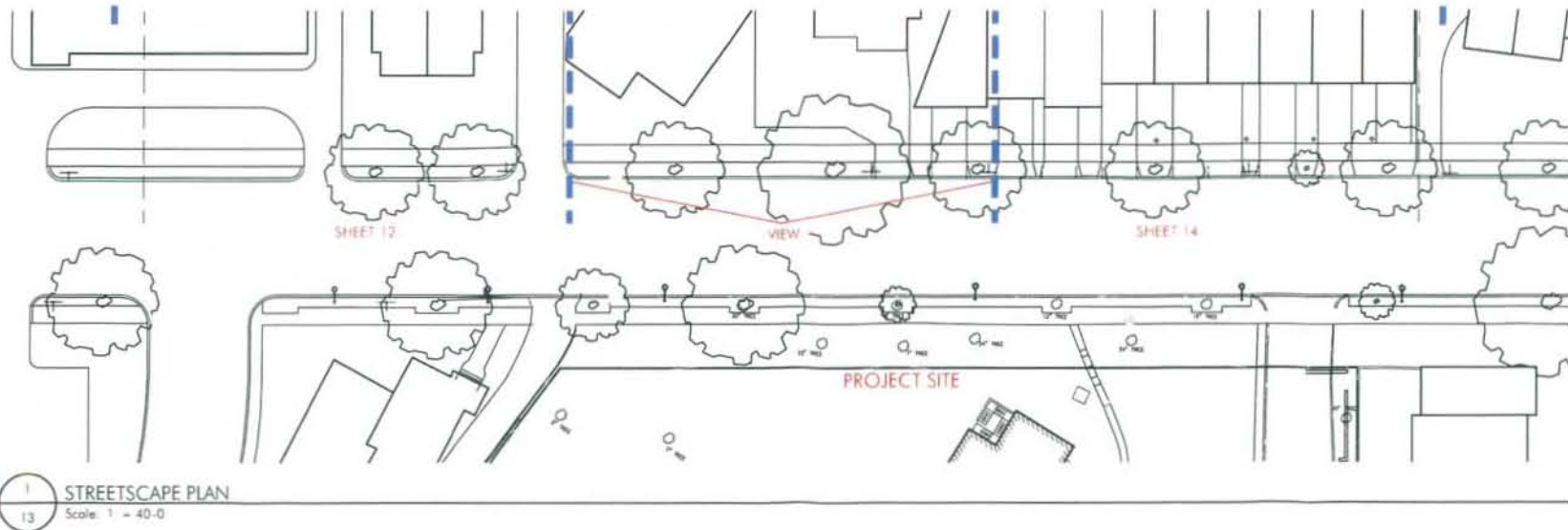
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STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310

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

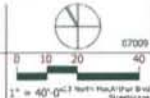
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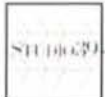
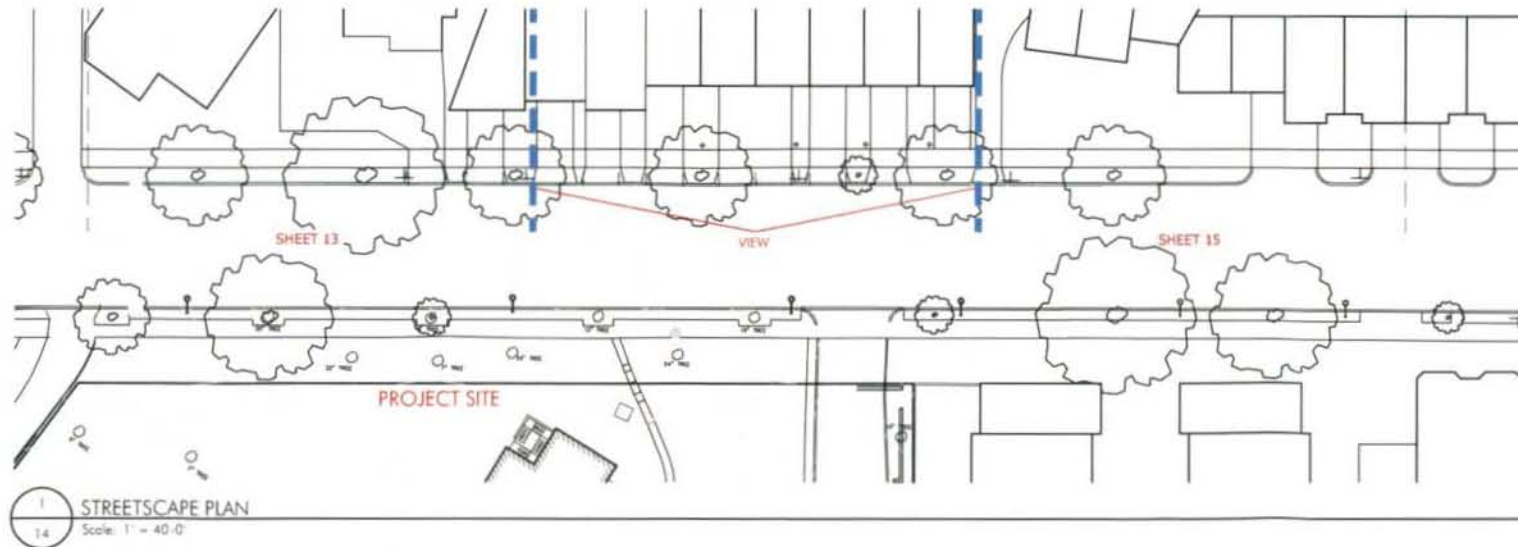
EXISTING CONDITIONS

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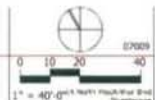
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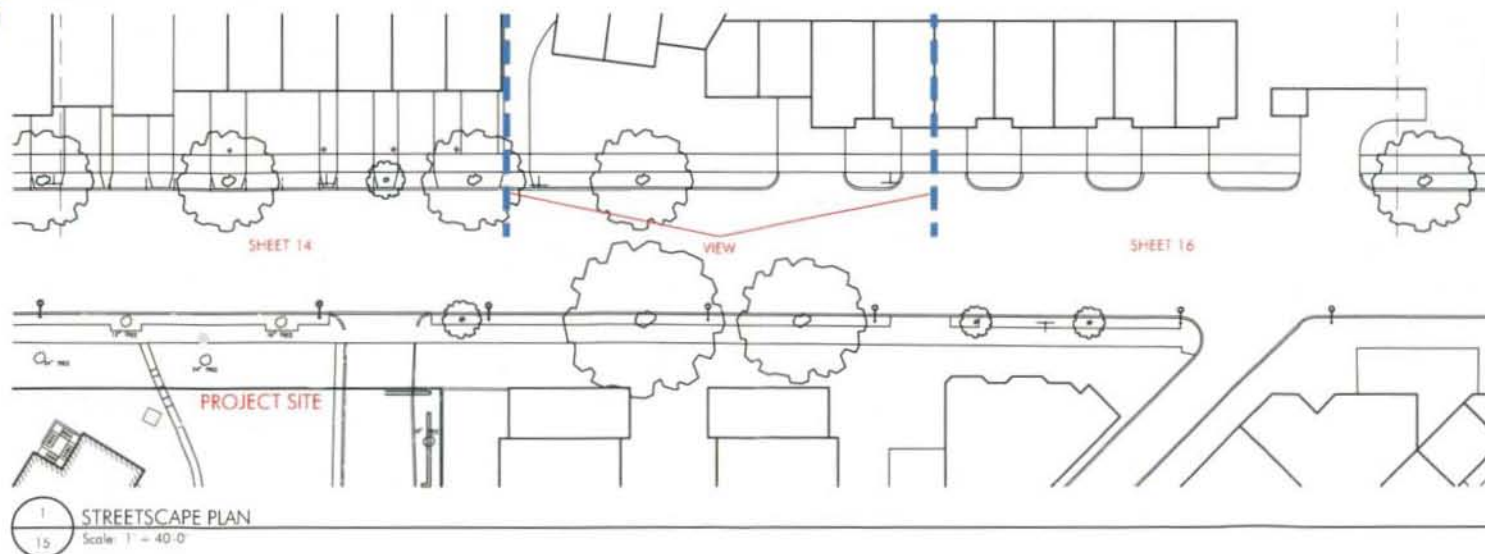
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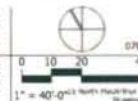
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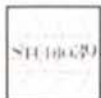
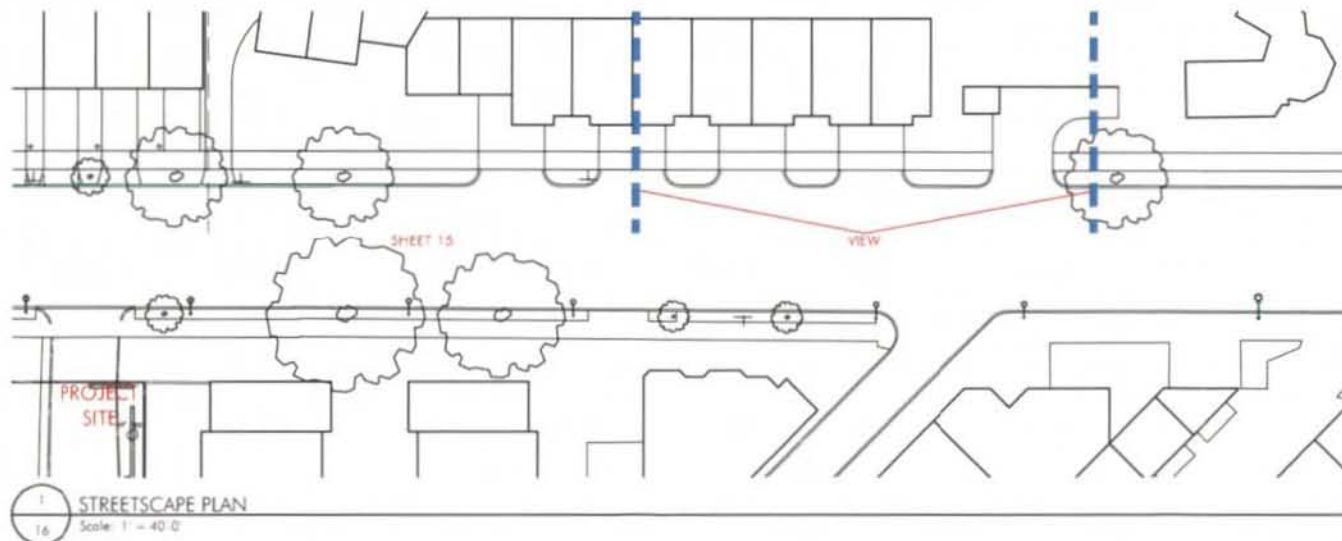
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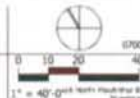
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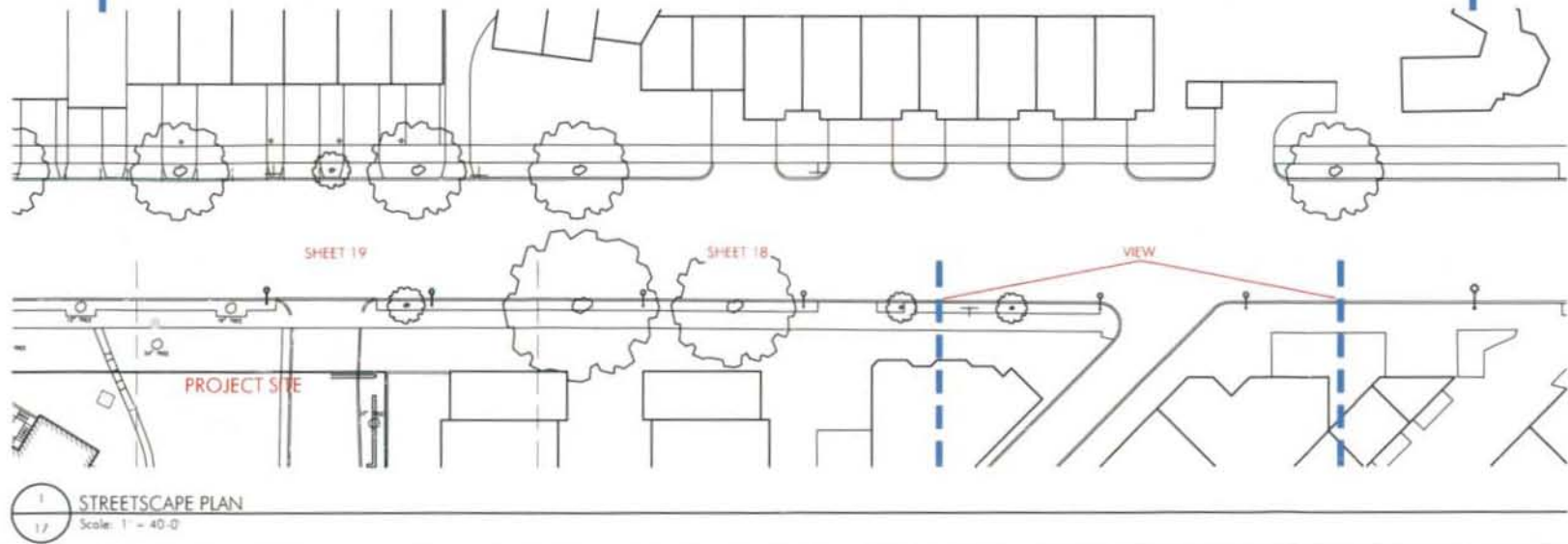
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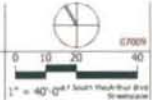
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 6416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310
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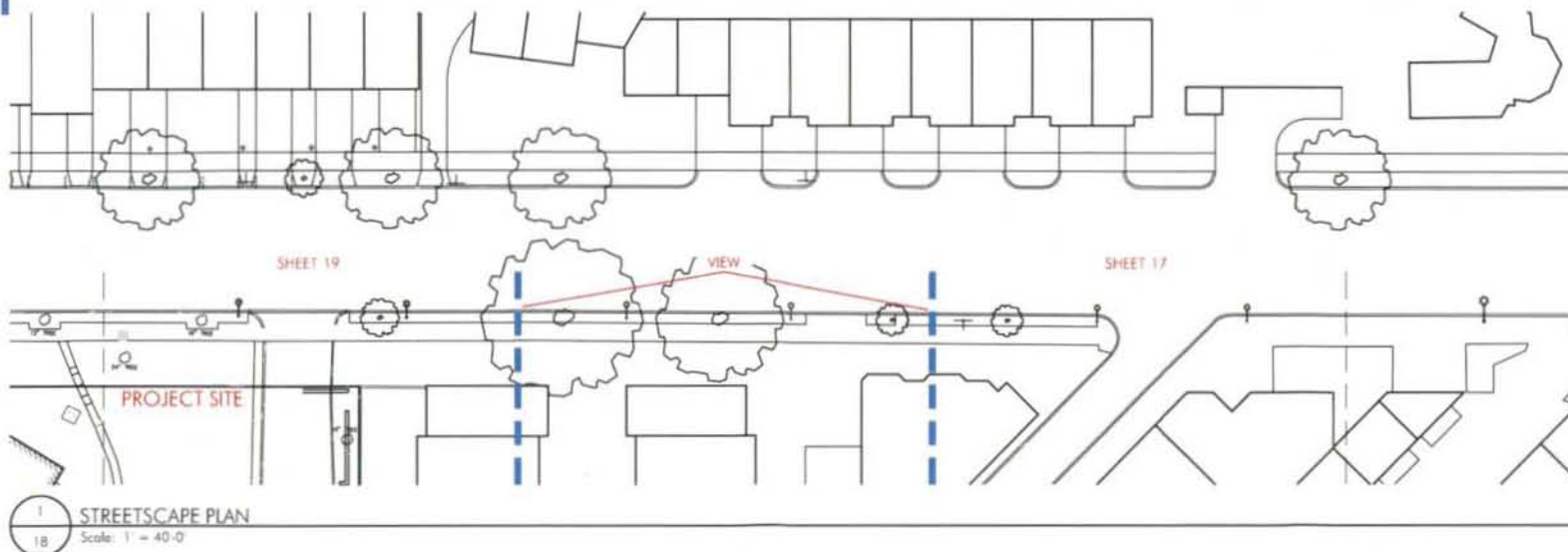
SOUTH MACARTHUR BLVD STREETSCAPE EXISTING CONDITIONS

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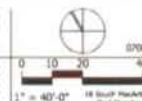


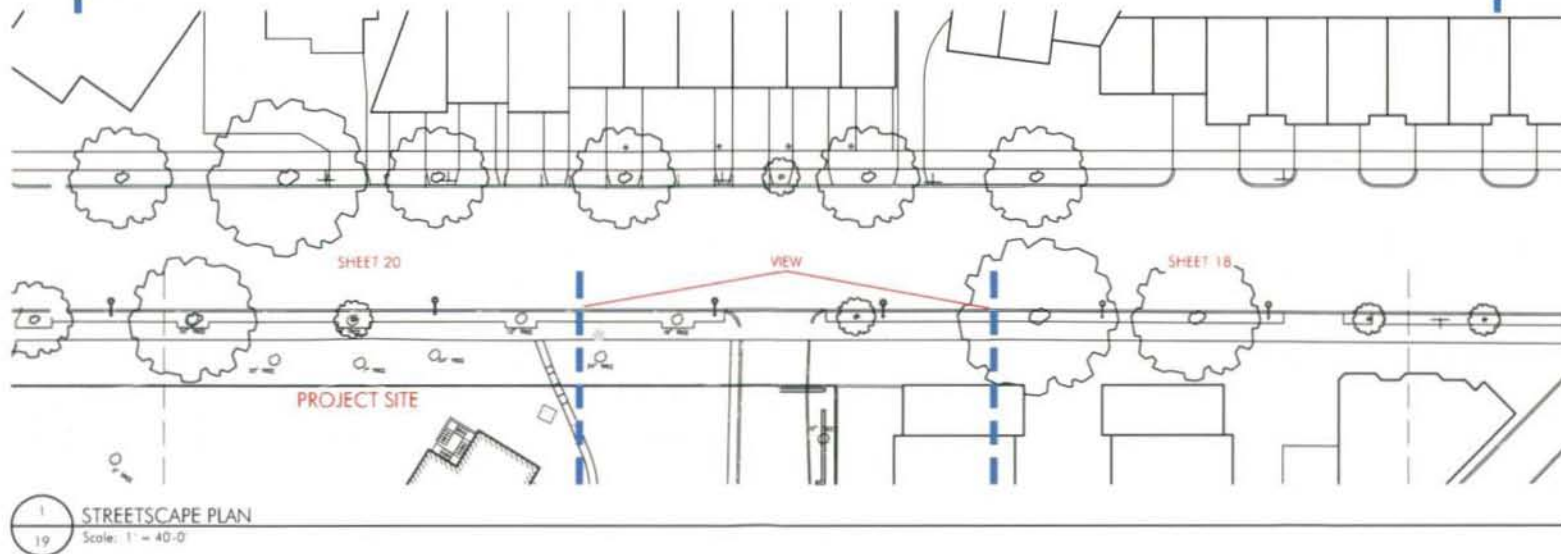
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
 9416 GROVEDALE DRIVE, SUITE 100-A | ALEXANDRIA, VA 22310
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SOUTH MACARTHUR BLVD STREETSCAPE

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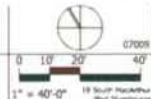
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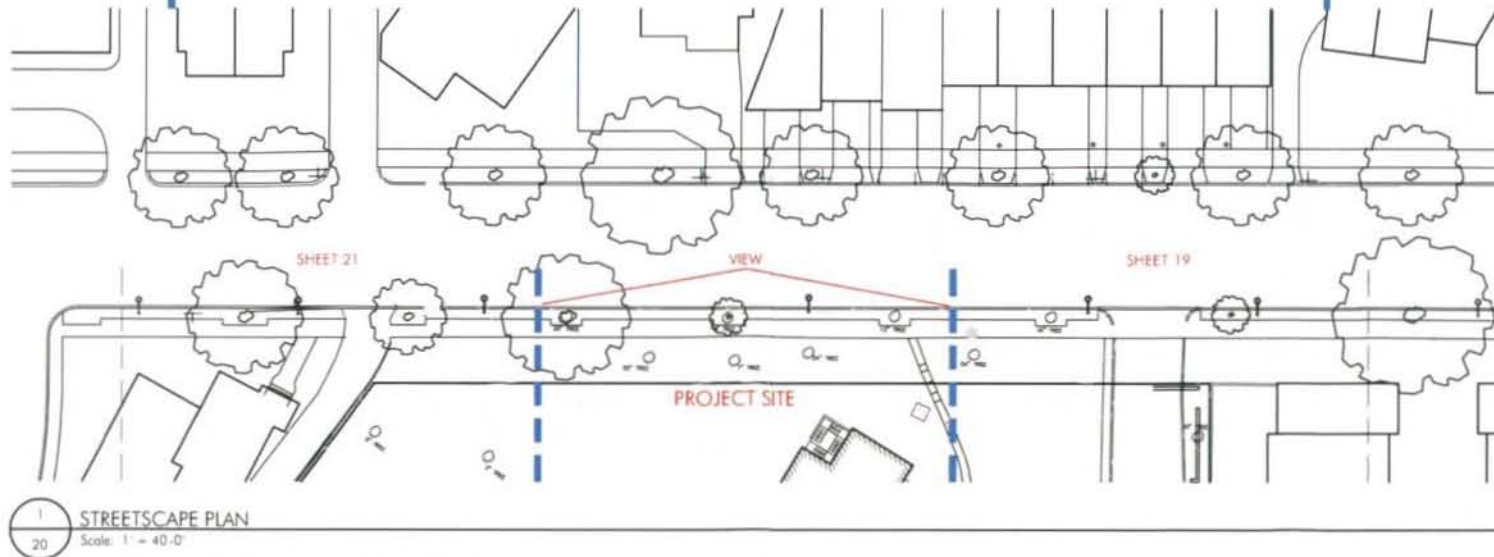
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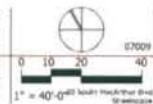
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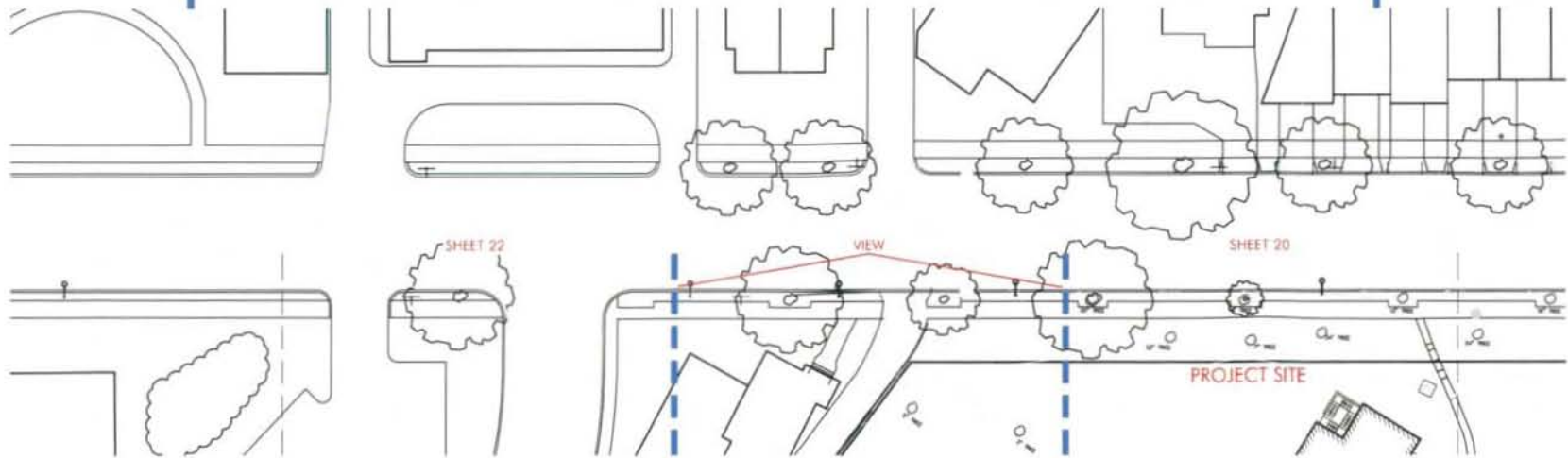
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1
21
STREETSCAPE PLAN
Scale: 1" = 40'-0"

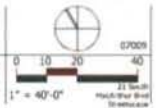


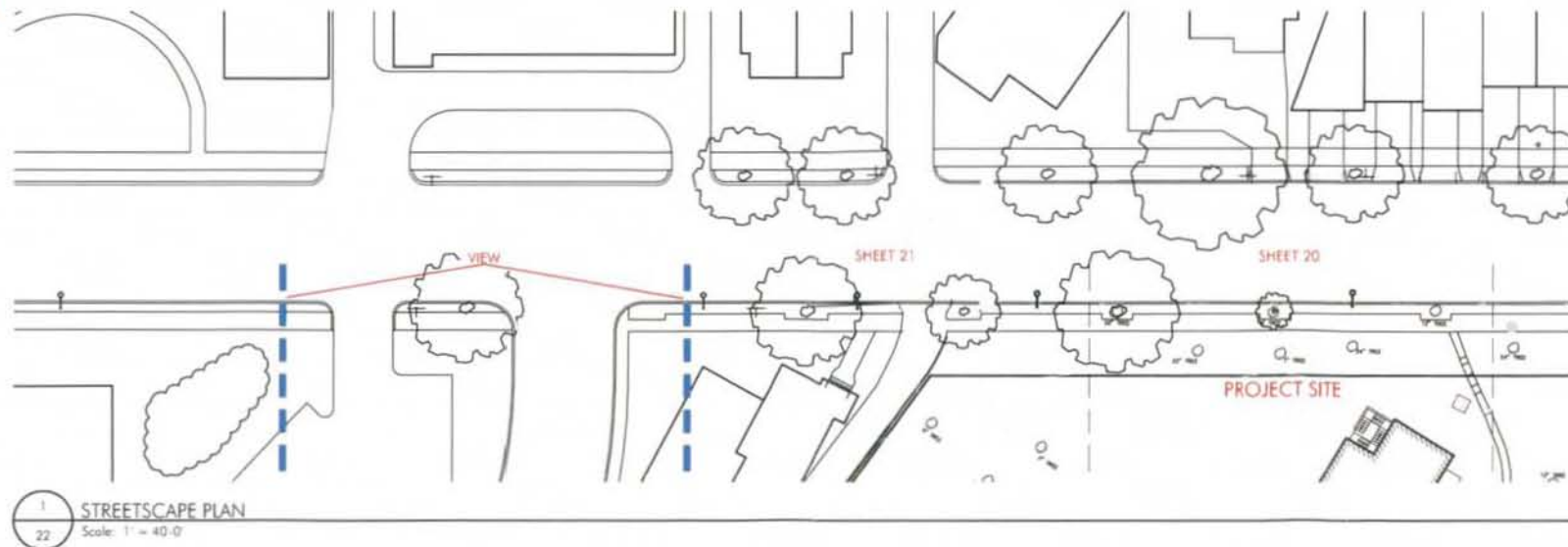
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