

Canal Parc

Zoning Commission Public Hearing Case 08-21

February 12, 2009



Canal Parc
Saimac Development, LLC

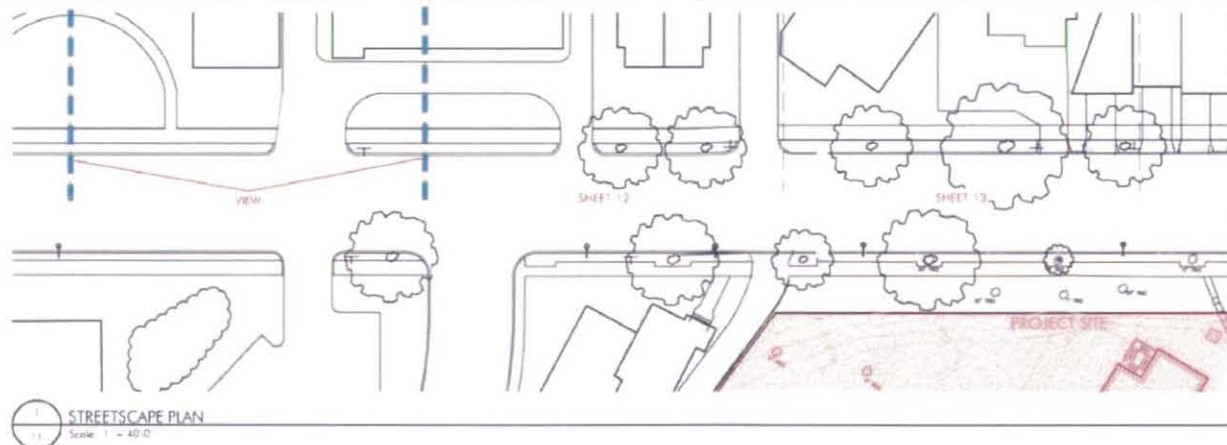
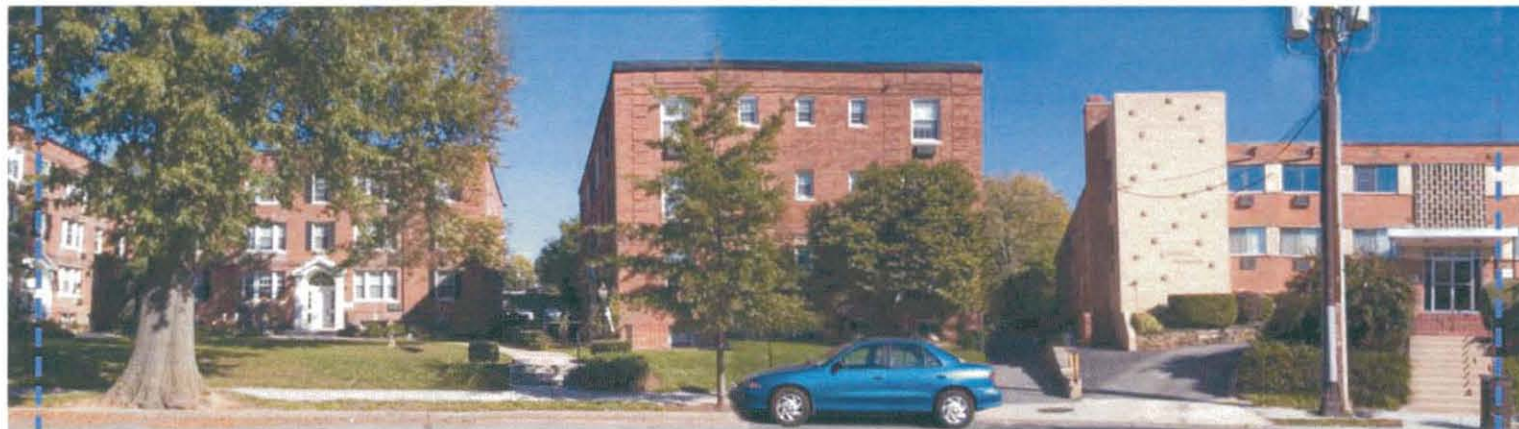
EXHIBIT NO. 52

CASE NO. 08-21



ZONING COMMISSION
District of Columbia

Neighborhood Context



STUDIO39

Landscape Architecture, P.C.
1000 Lakeside Drive, Suite 100
Baltimore, Maryland 21201
Phone: 410.528.1234 Fax: 410.528.1235

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Saimac Development, LLC

Existing Survey

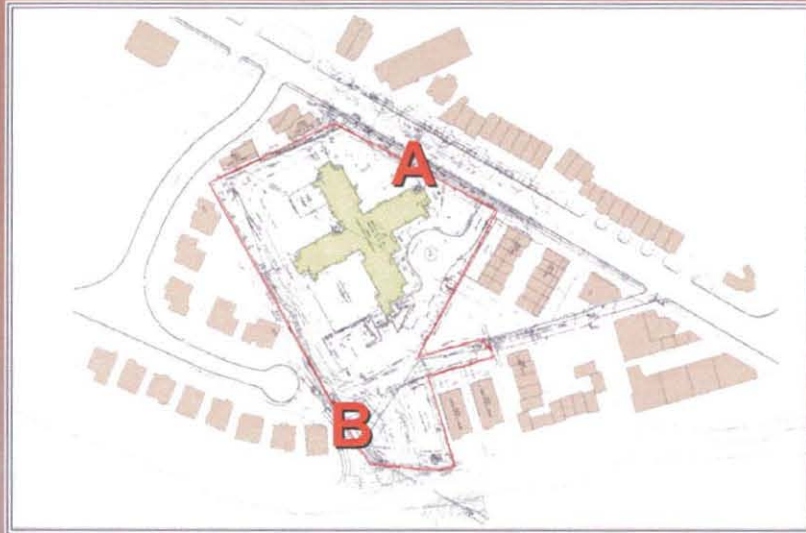
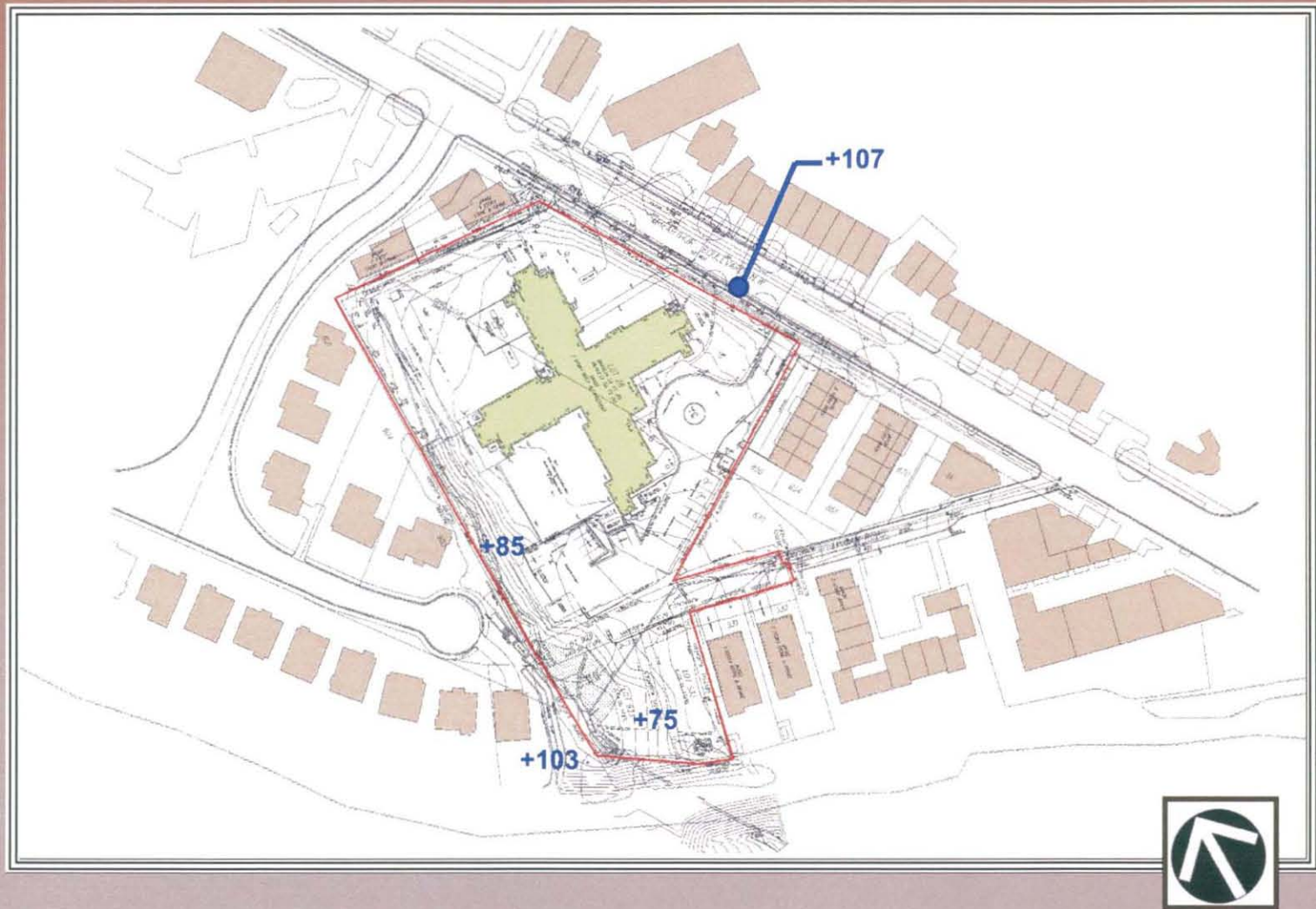


Photo 'A'



Photo 'B'

Existing Survey



Neighborhood Context



Zoning Commission Comments

Hearing Date December 1, 2008

Neighborhood Context

Volumetric Study



Canal Parc
Saimac Development, LLC

Zoning Commission Comments

Hearing Date December 1, 2008

- **Neighborhood Context / Volumetric Study**
- **Appropriate Architectural Design / Style**
- **Architecture / Perception of Density / Simplify Details**
- **Townhome Prototype / Site Impact**
- **Impact on Wetlands (Tunnel Effect)**
- **Garage Doors Facing the Central Park**
- **Roof Terraces**



Canal Parc

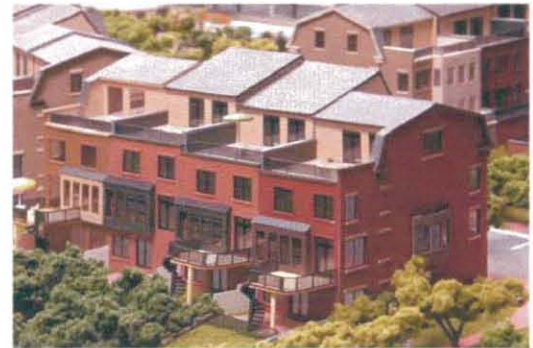
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Sample Roof Terraces



Zoning Commission Comments

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Roof Terraces



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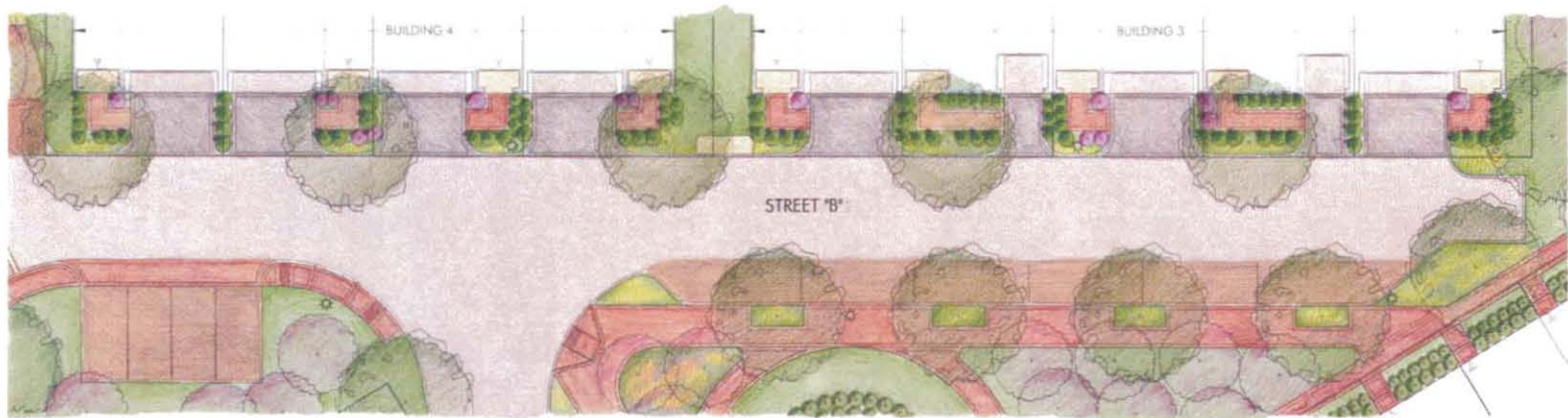
Central Park



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Garages

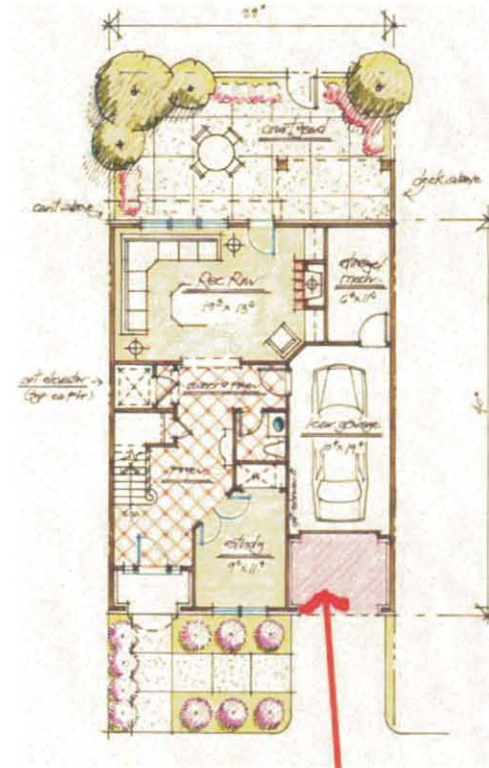
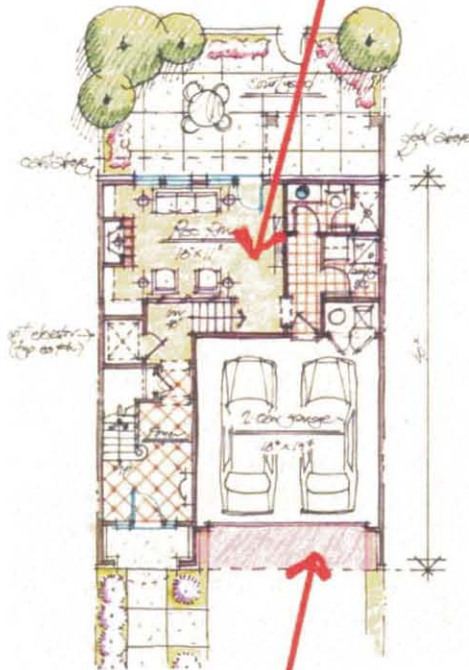
Additional Landscaping



Garages

Recessed / Variety of Sizes

STEP DOWN



RECESSED GARAGES

Zoning Commission Comments

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Garage Doors

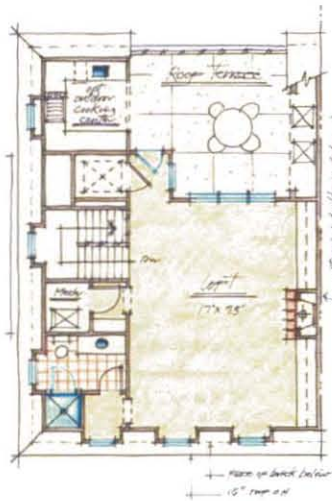
Central Park Edge



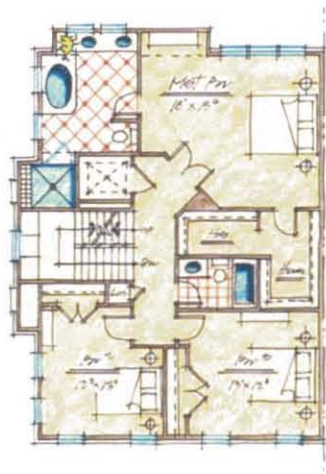
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Special End Condition

Building No. 6



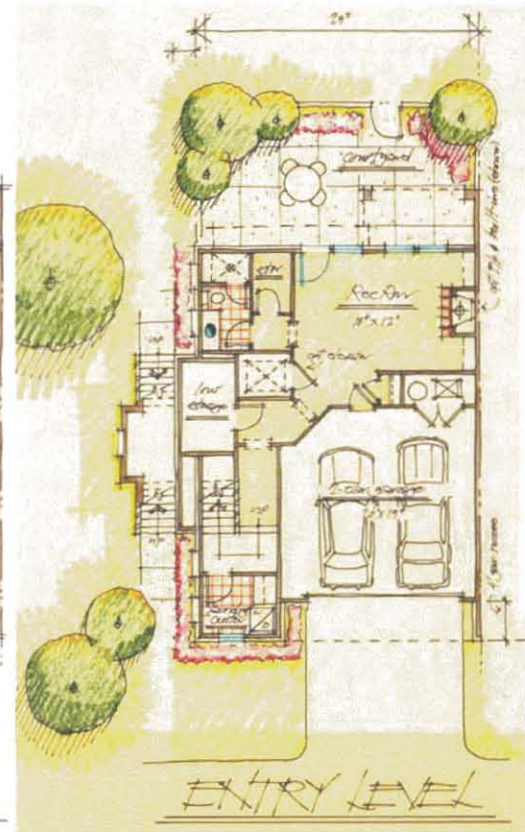
LOFT LEVEL



UPPER LEVEL



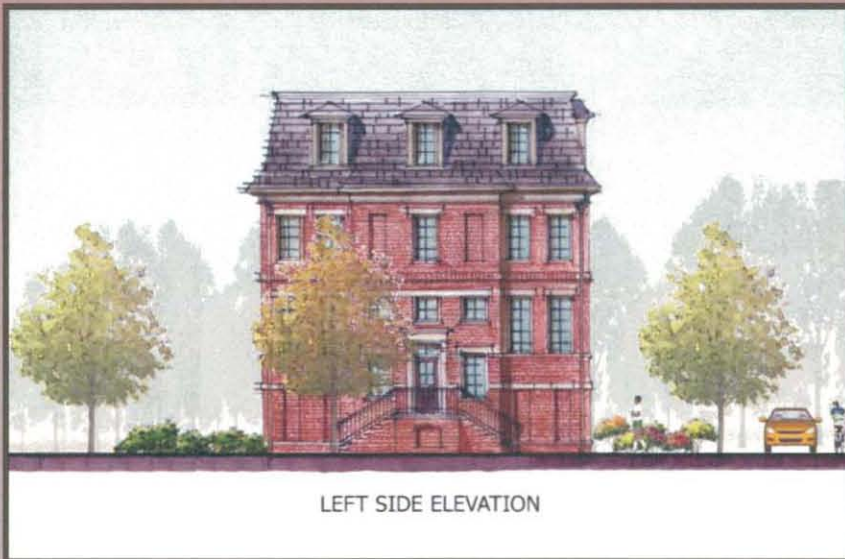
MAIN LEVEL



ENTRY LEVEL

Special End Condition

Building No. 6



Wetland Overlook Plan



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Landscape Architecture, P.C.
400 Connecticut Ave. N.W. • Washington, D.C. 20001
Tel: 202/462-1100 • Fax: 202/462-1101

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Rear Elevation

Retaining Wall



BEFORE



Building No. 3

AFTER

Building No. 4

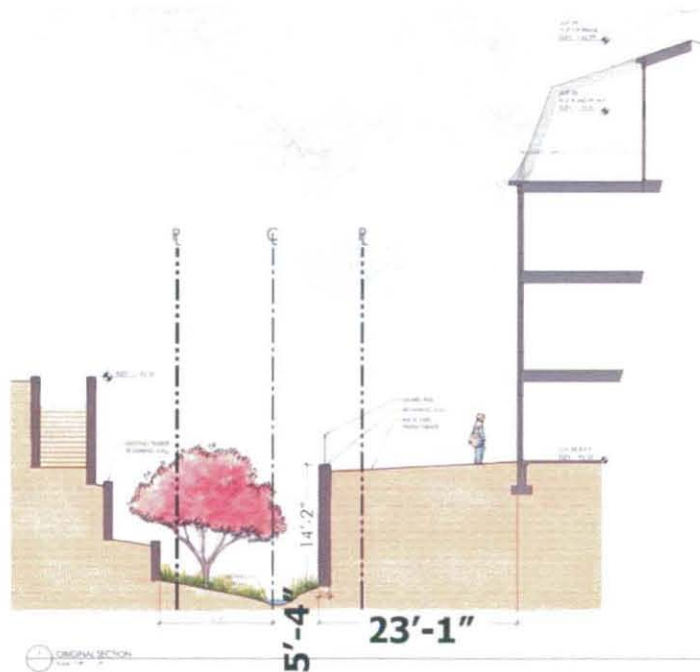


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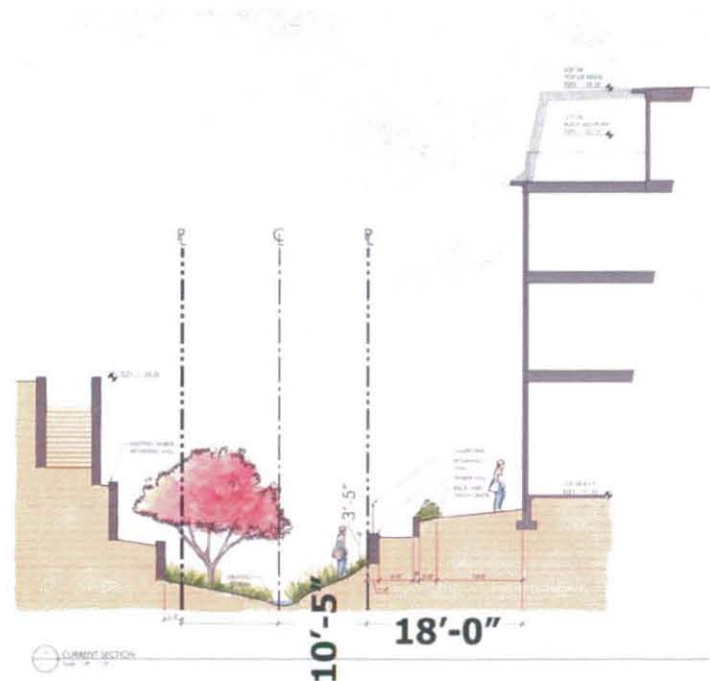
landscape architecture, P.C.
1000 15th Street, NW
Washington, DC 20004
Phone: 202.331.1333
www.studio39.com

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Site Section



Before



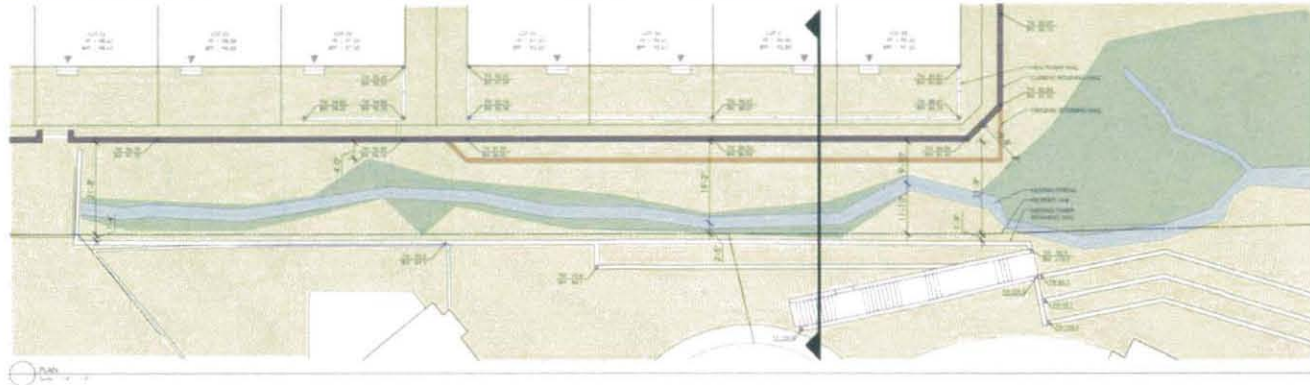
After

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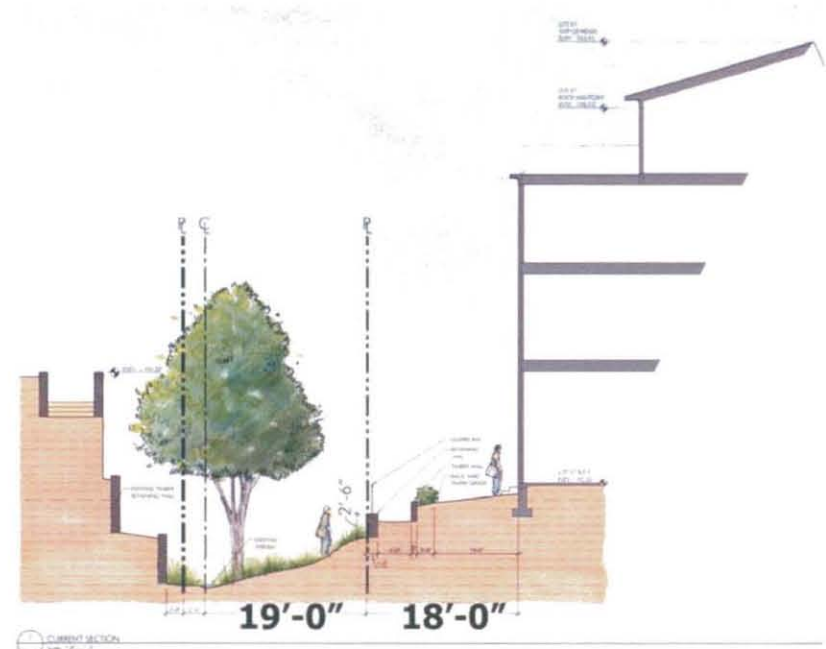


STUDIO39
Landscape Architecture, P.C.
1000 1st Avenue, Suite 200
New York, NY 10022
Tel: 212.512.1300
Fax: 212.512.1301
www.studio39.com

Site Section



Before



After

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landscape architecture, P.C.
1000 1st Street, Suite 100
San Francisco, CA 94103
415.774.3333
www.studio39.com

Zoning Commission Comments

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Townhome Prototype

Site Impact

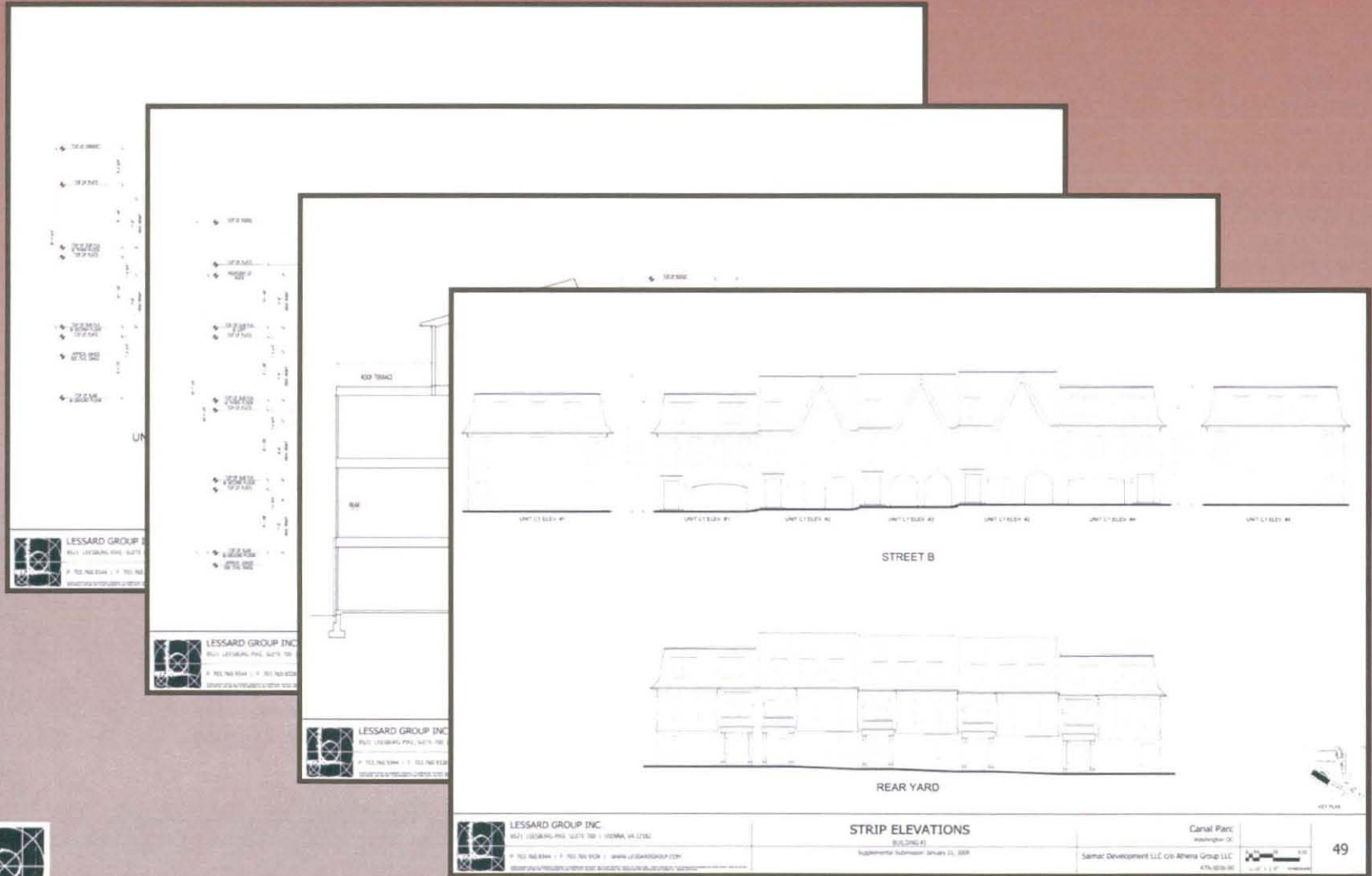
Impact on Wetlands

(Tunnel Effect)



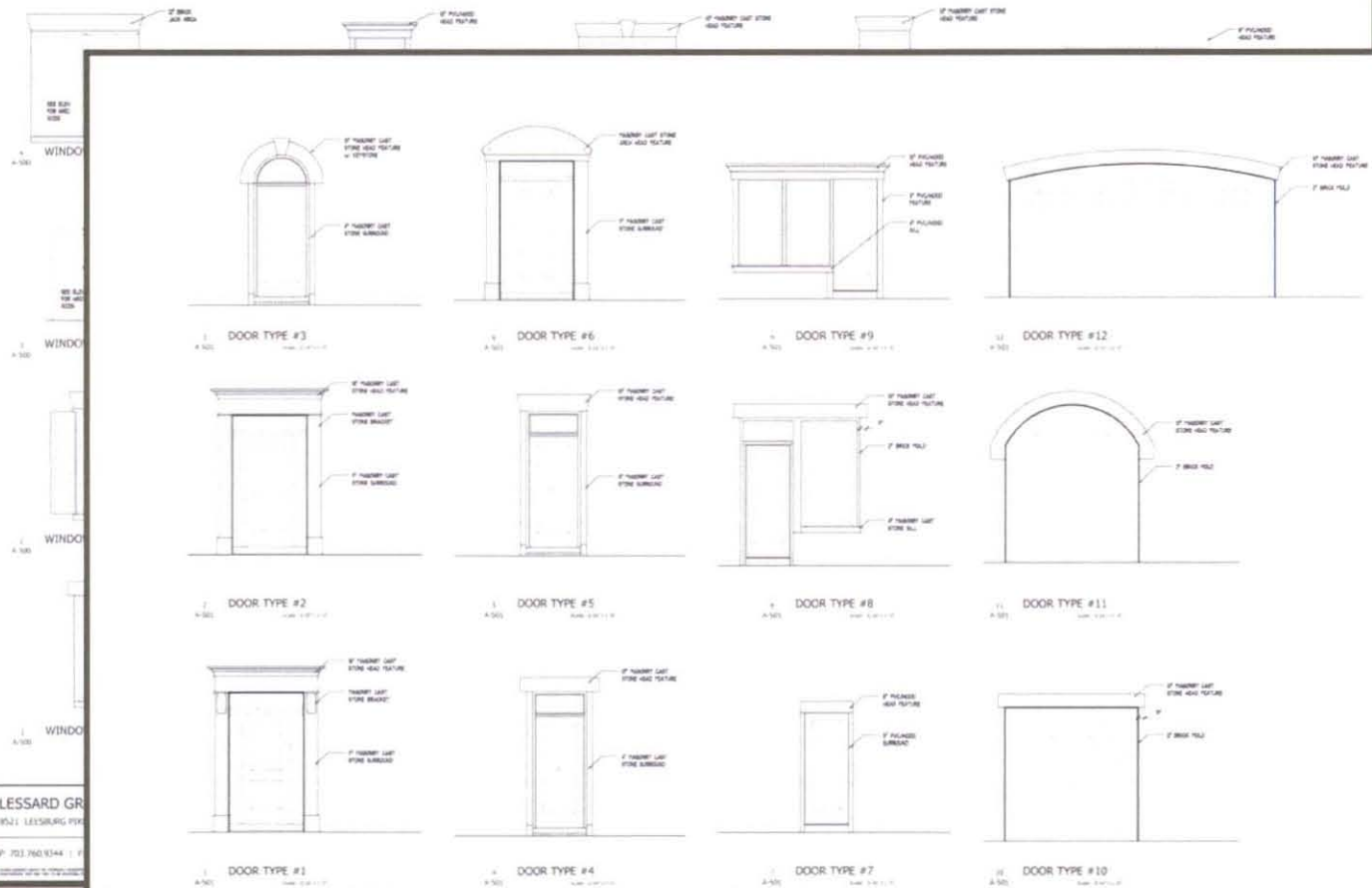
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Design Development



Façade Design

Details



LESSARD GROUP INC.
1521 LEEBURG PIKE, SUITE 700 | VIENNA, VA 22182

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

DESIGNED BY THE ARCHITECTS OF RECORD FOR THE PROJECT. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT AND THE OWNER.

DOOR DETAILS

Supplemental Submission January 21, 2008

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC

ATN 0070-00



Façade Design

Simplification of the Rears



Façade Design

Front Loaded Garage



Unit C



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Façade Design

Front Loaded Garage



Unit C



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Façade Design

Front Loaded Garage



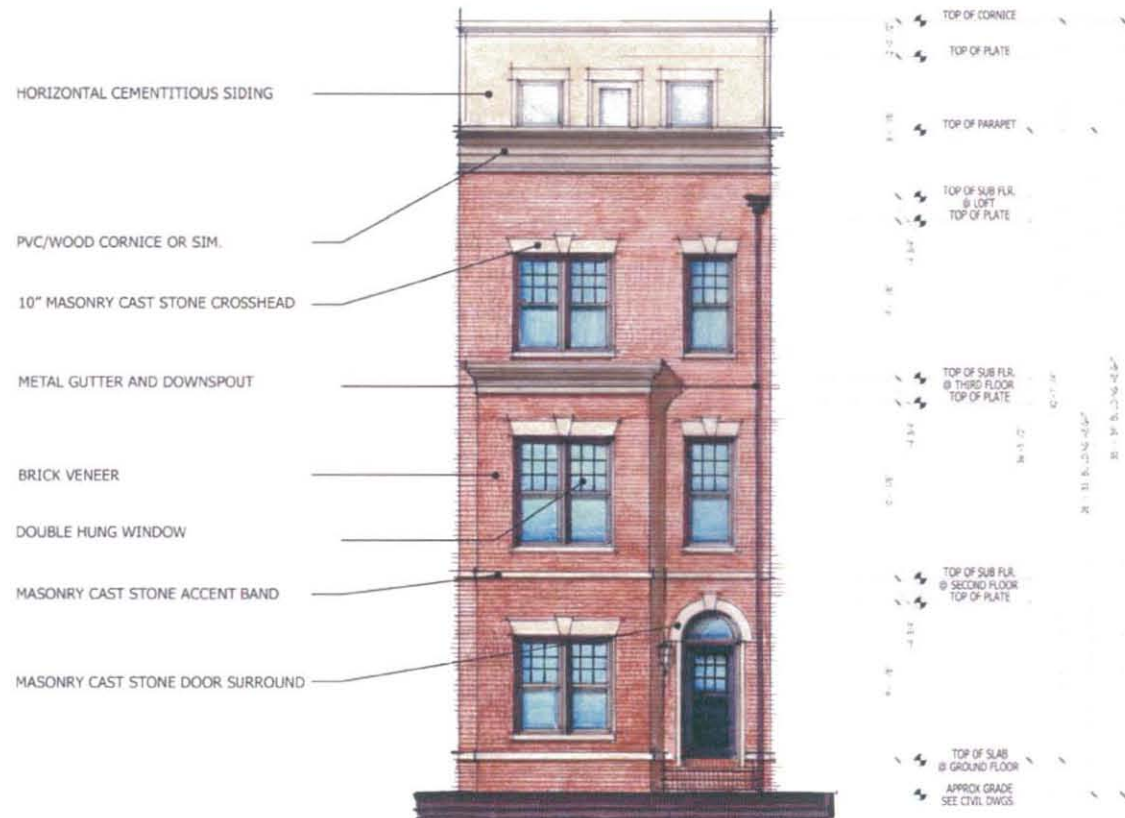
Unit C



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Façade Design

Alley Loaded Garage

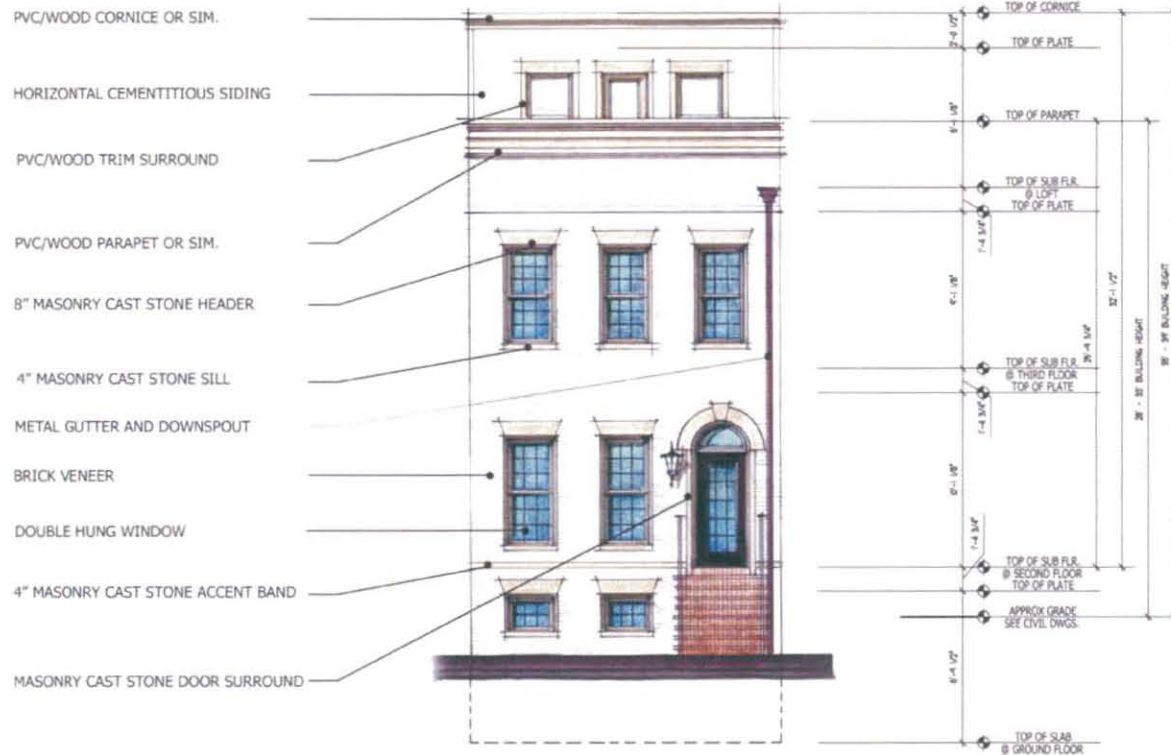


Unit B (Slab-On-Grade)

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Façade Design

Alley Loaded Garage



Zoning Commission Comments

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Architecture

Perception of Density

Simplify Details



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Building Elevations

Building No. 5



FRONT ELEVATION
Ligan Way



Rear Yard

Ligan Way

LEFT SIDE ELEVATION



Ligan Way

Rear Yard

RIGHT SIDE ELEVATION



Building Elevations

Building No. 6



FRONT ELEVATION
Street A



Rear Yard

LEFT SIDE ELEVATION
MacArthur Boulevard

Street A



Street A

RIGHT SIDE ELEVATION

RearYard

Building Elevations

Building No. 4



FRONT ELEVATION
Street B



Rear Yard

LEFT SIDE ELEVATION

Street B



Street B

RIGHT SIDE ELEVATION

Rear Yard



Building Elevations

Building No. 3



FRONT ELEVATION
Street B



Rear Yard

Street B

LEFT SIDE ELEVATION



Street B

Rear Yard

RIGHT SIDE ELEVATION



Building Elevations

Building No. 2.



FRONT ELEVATION
Center Park



Alley

LEFT SIDE ELEVATION

Center Park



Center Park

RIGHT SIDE ELEVATION

Alley



Building Elevations

Building No. 1 / MacArthur Blvd.



FRONT ELEVATION
MacArthur Boulevard



Private Alley

LEFT SIDE ELEVATION



MacArthur Boulevard

RIGHT SIDE ELEVATION

Private Alley

Zoning Commission Comments

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Appropriate Architectural Design / Style



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Contextual Perspective

Looking South



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Saimac Development, LLC

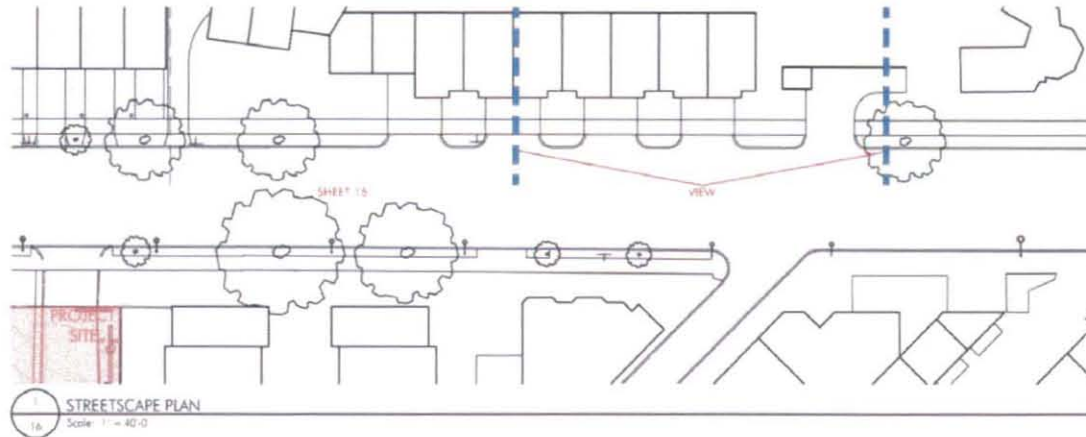
Contextual Perspective

Looking North



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Neighborhood Context

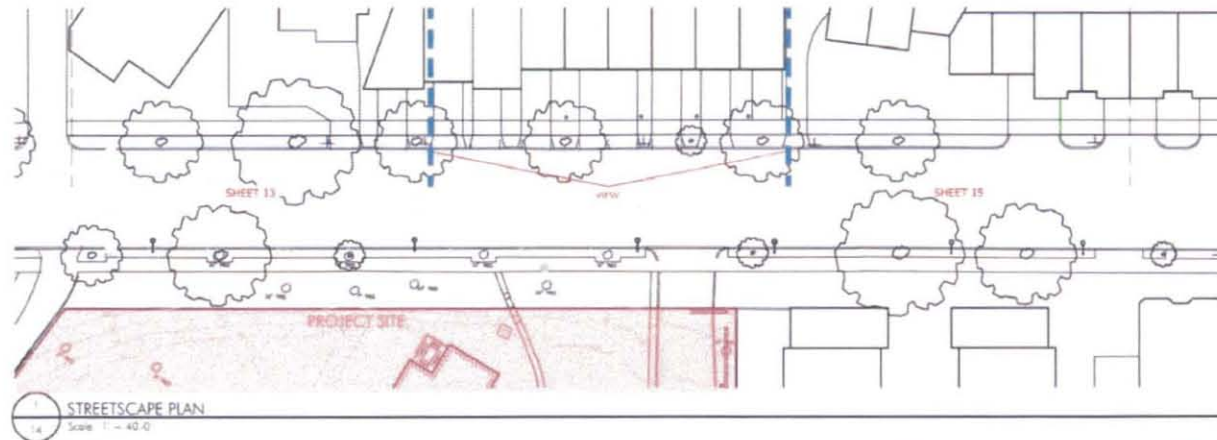


STUDIO39

Sandberg Architecture, P.C.
1000 15th Avenue, Suite 100
Boulder, CO 80502
Phone: 303.440.1500
Fax: 303.440.1501
www.studio39.com

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Neighborhood Context



STUDIO39
Landscape Architecture, P.C.
www.studio39.com
1000 17th Street, NW
Washington, DC 20036
Phone: 202.331.1111

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