

2009 MAR 13 PM 2:18

CANAL PARC

ZONING COMMISSION CASE NO. 08-21

CONSOLIDATED PLANS

MARCH 16, 2009

ZONING COMMISSION
Council of Columbia

CASE NO. 08-21
EXHIBIT NO. 62



2009/11/13 PM 12:29



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

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

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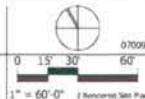
RENDERED SITE PLAN

PROPOSED

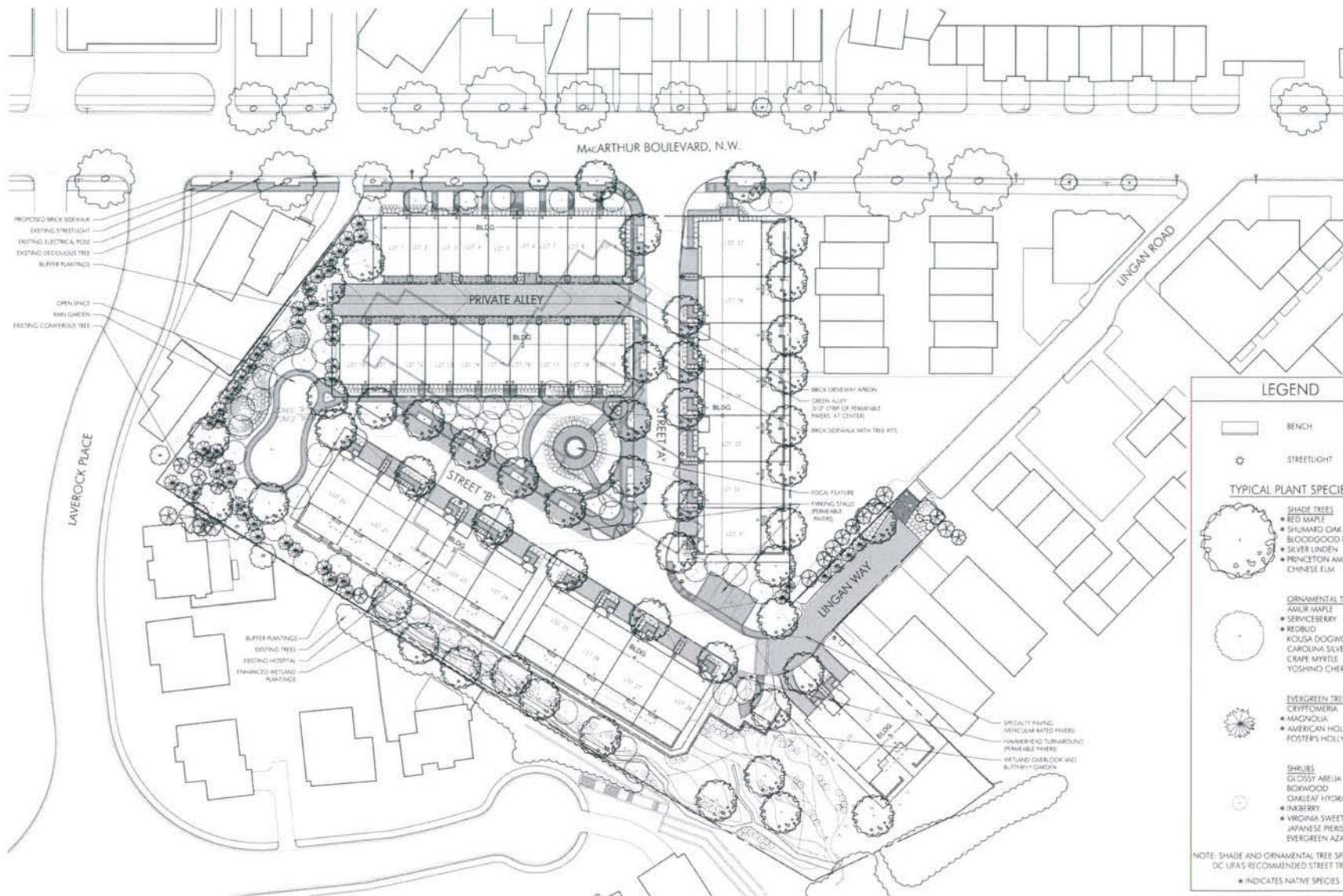
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01



LEGEND

BENCH

STREETLIGHT

TYPICAL PLANT SPECIES

SHADE TREES

- RED MAPLE
- SHUMARD OAK
- BLOODGOOD PLANTER
- SILVER LINDEN
- PRINCETON AMER. ELM
- CHINESE ELM

ORNAMENTAL TREES

- AMUR MAPLE
- SERVICEBERRY
- REDBUD
- KOLUSA DOGWOOD
- CAROLINA SILVERBELL
- CRAWFORD CHERRY
- YOSHINO CHERRY

EVERGREEN TREES

- CRYPTOMERIA
- MAGNOLIA
- AMERICAN HOLLY
- FOSTER'S HOLLY

SHRUBS

- GLOSSY ABELIA
- BURNING BUSH
- CHALKLEAF HYDRANGEA
- INKBERY
- VIRGINIA SWEETSPICE
- JAPANESE PERS
- EVERGREEN AZALEAS

NOTE: SHADE AND ORNAMENTAL TREE SPECIES FROM DC UPA'S RECOMMENDED STREET TREE LIST

• INDICATES NATIVE SPECIES

STUDIO 39

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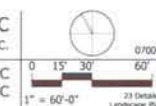
DETAILED LANDSCAPE PLAN

PROPOSED

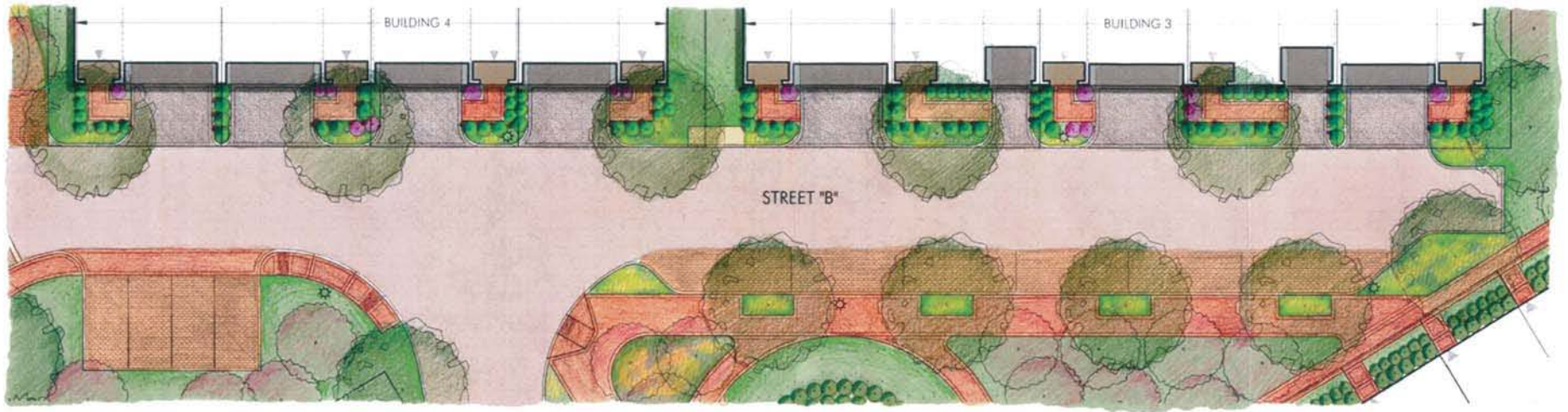
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02



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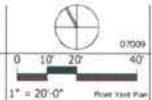
FRONT YARD LANDSCAPE PLAN

PROPOSED

CONSOLIDATED PLANS - MARCH 16, 2009

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03

CHICAGO STYLE GREEN ALLEY: CENTRAL ALLEY INFILTRATION USING PERMEABLE PAVEMENT (AS SUGGESTED BY DOOL)



PHOTO FROM THE CHICAGO GREEN ALLEY HANDBOOK
CHICAGO DEPARTMENT OF TRANSPORTATION

SEE 1/37 - GREEN ALLEY PLAN
PUD SUBMISSION HEARING - OCTOBER 29, 2008

OPEN SPACE

RAIN GARDEN: FILTERS WATER BEFORE GRADUALLY RELEASING INTO WATERSHED AFTER A STORM EVENT



PHOTO FROM SAN GABRIEL, BOHICA, CALIF.
VIRGINIA DEPARTMENT OF FORESTRY

SEE 1/36 - RAIN GARDEN PLAN
PUD SUBMISSION HEARING - OCTOBER 29, 2008

WETLAND ENHANCEMENTS: ADDITION OF NATIVE TREES, SHRUBS AND HERBACEOUS PLANTS AFTER CLEANSING OF STREAM CHANNEL AND WETLANDS



PHOTO FROM THE NORTH AMERICAN WETLANDS GARDEN BY TECHNOLOGIES

SEE WETLAND OVERLOOK PLAN
CONSOLIDATED PLANS - MARCH 16, 2009



TRADITIONAL COMMUNITY PARK: ADDITIONAL GREENSPACE WITH FOCAL FEATURE



PHOTOGRAPH BY STEPHEN J. HILL

PERMEABLE PAVERS: REDUCE THE AMOUNT AND THE RATE OF STORMWATER RUNOFF (SIMILAR TO PAVERS USED IN CHICAGO STYLE GREEN ALLEY)



PHOTO FROM SP-1000

SEE 3/37 - PERMEABLE PAVES
PUD SUBMISSION HEARING - OCTOBER 29, 2008

STORM WATER MANAGEMENT VAULT
(APPROXIMATE LOCATION)

WETLANDS OVERLOOK AND BUTTERFLY GARDEN: WILDLIFE VIEWING FROM A PARK LIKE SETTING (AS SUGGESTED BY DOOL)



PHOTO FROM BUTTERFLY GARDENING BY S-CHINESE, 2008
PHOTO BY JAMES C. DAVIES

SEE WETLAND OVERLOOK PLAN
CONSOLIDATED PLANS - MARCH 16, 2009



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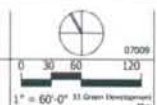
GREEN DEVELOPMENT PLAN

PROPOSED

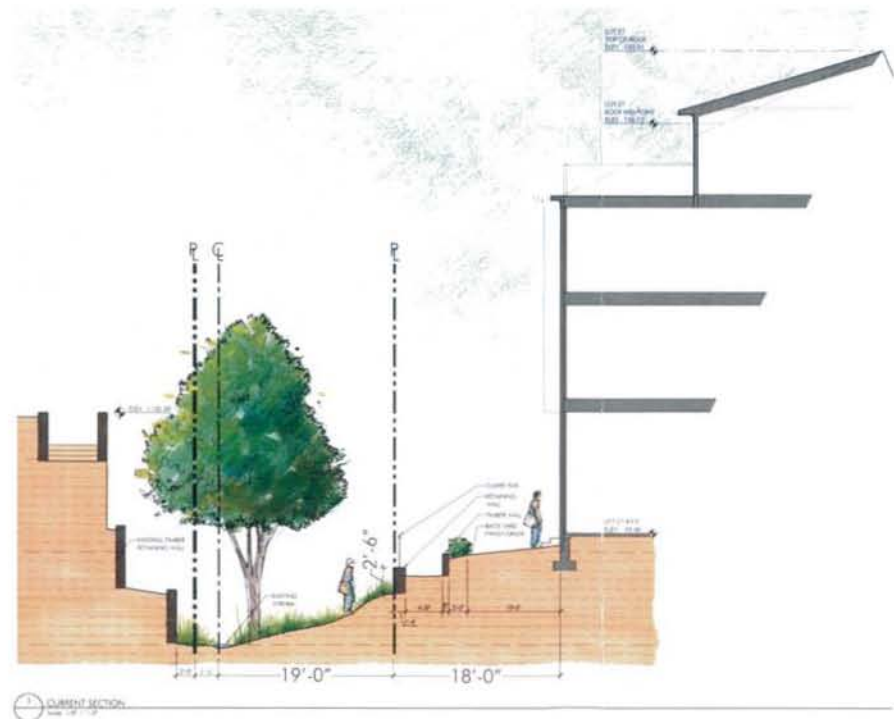
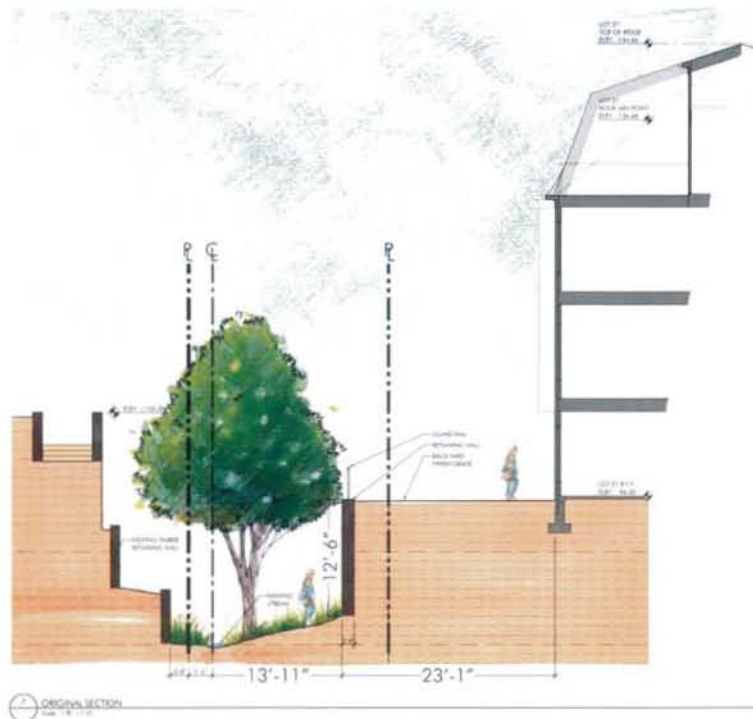
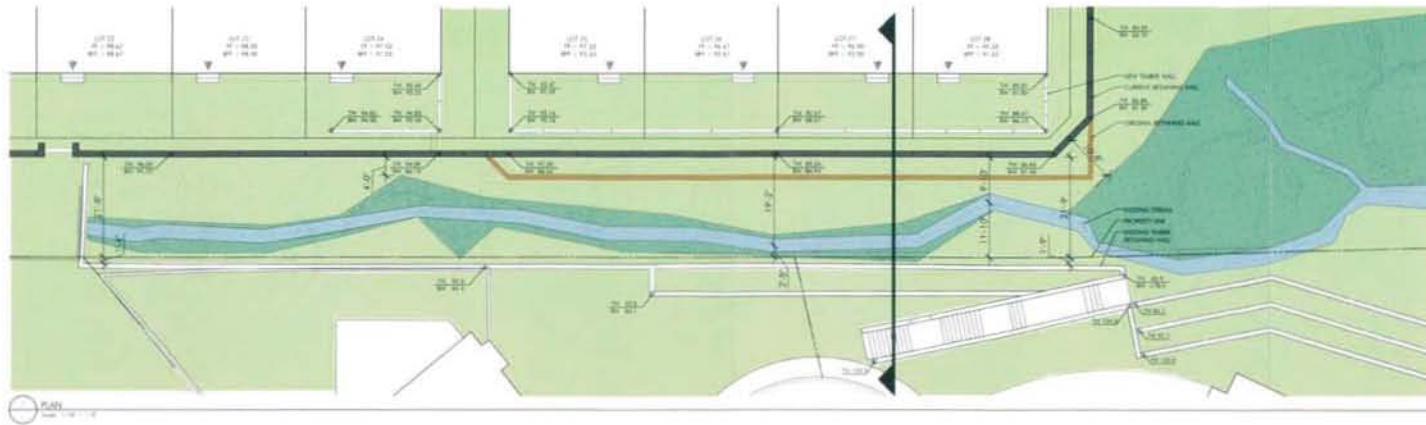
CONSOLIDATED PLANS - MARCH 16, 2009

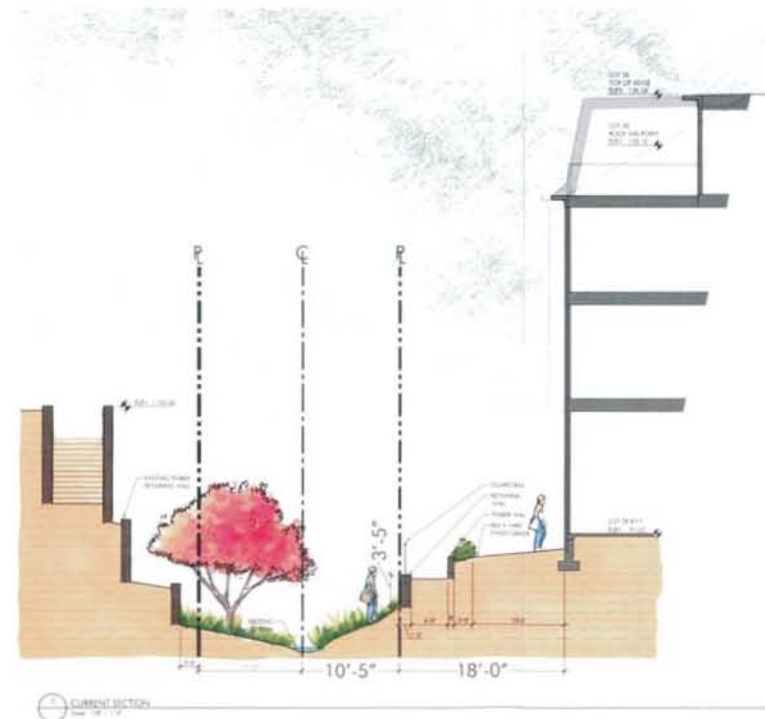
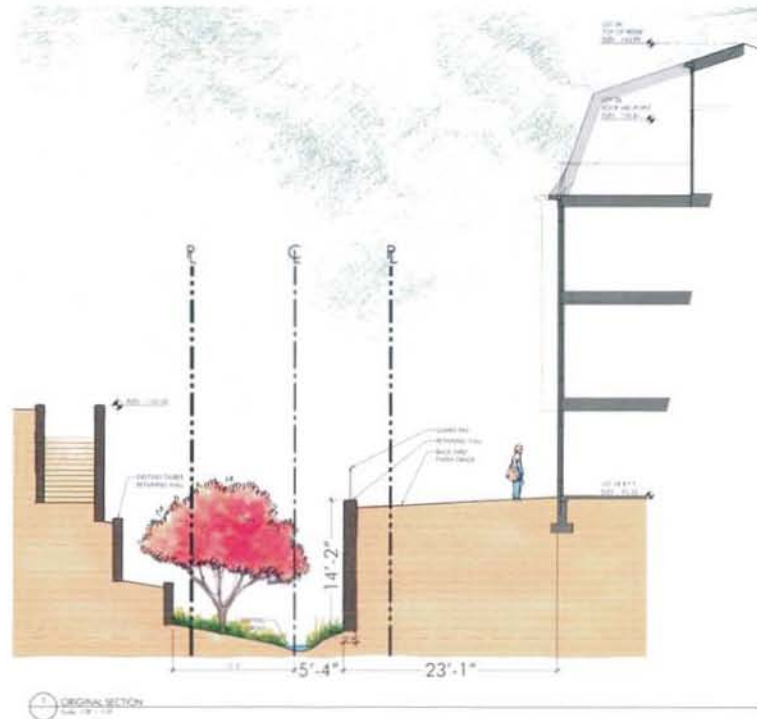
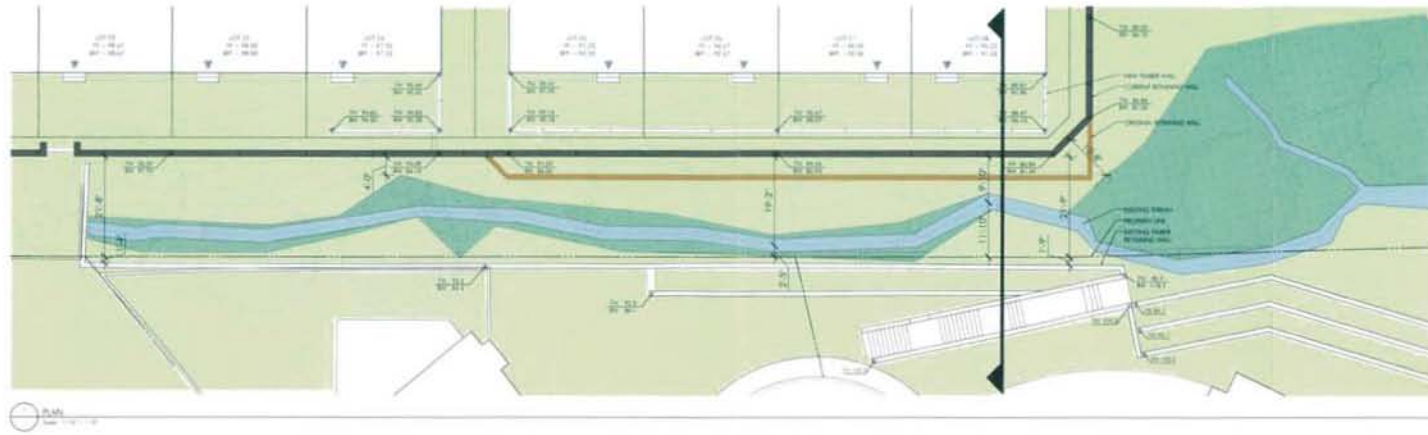
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04



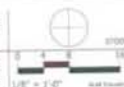


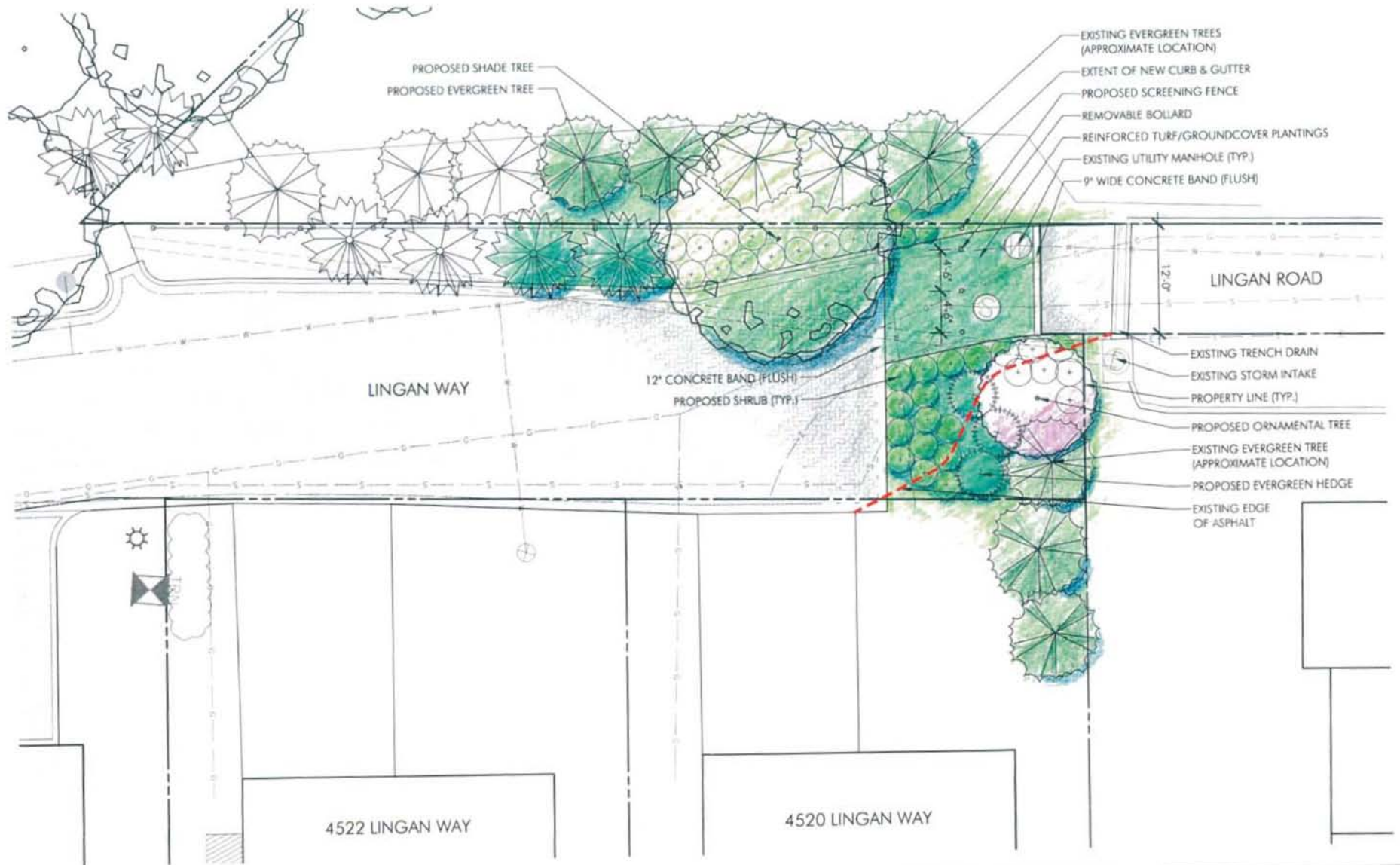


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WALL ELEVATION BUILDINGS 3 & 4 CONSOLIDATED PLANS - MARCH 16, 2009

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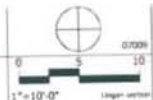
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LINGAN WAY PLAN

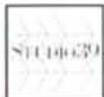
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09



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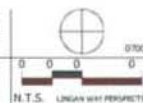
LINGAN WAY PERSPECTIVE

VIEW FROM LINGAN ROAD

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* PUBLIC GREEN SPACE INCLUDES 37,669.50 SQUARE FEET OF PERVIOUS SPACE LOCATED IN PUBLIC PARKS.



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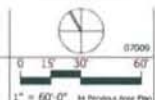
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PERVIOUS AREA PLAN

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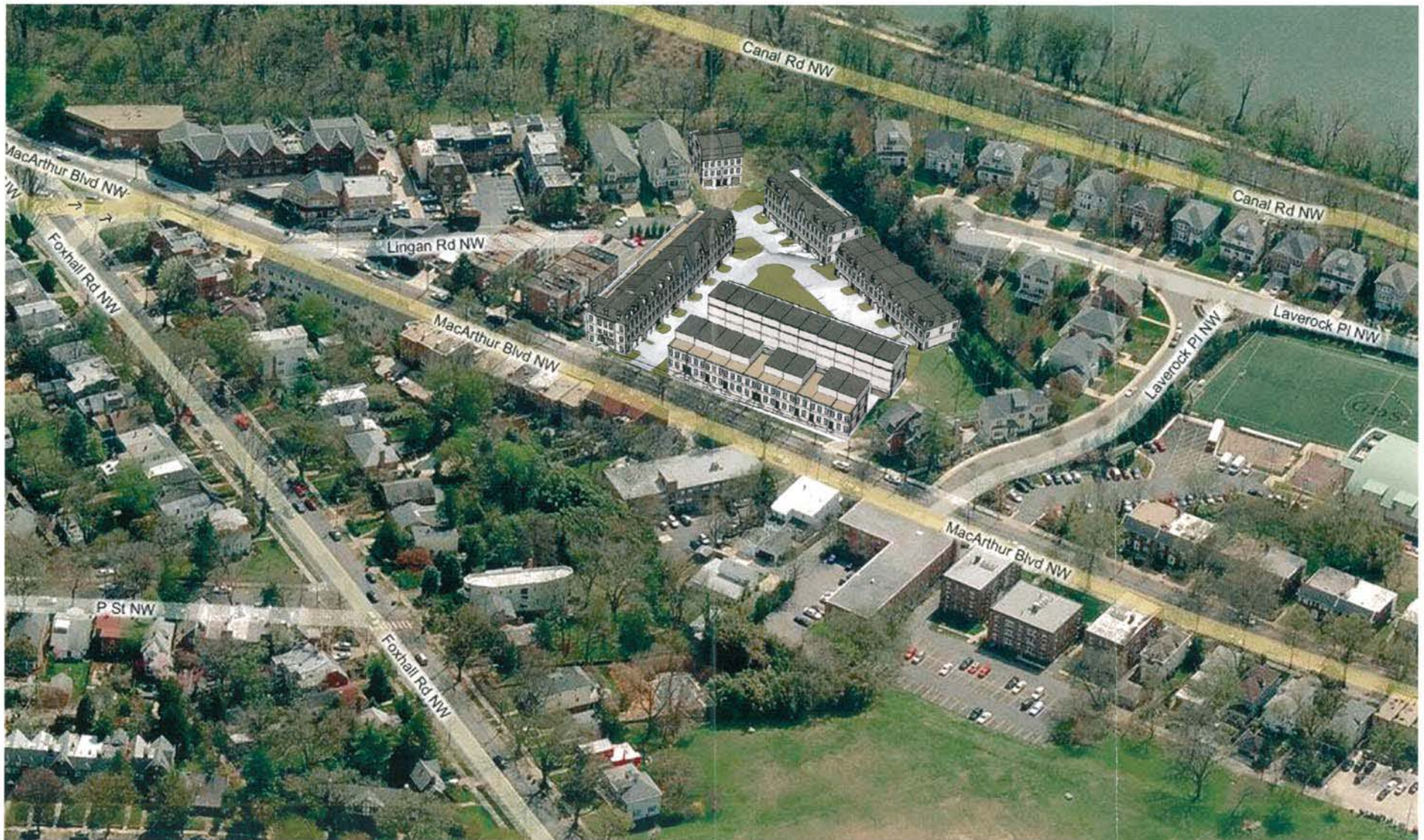




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AERIAL PERSPECTIVE
 NORTH VIEW
 Consolidated Plans - March 16, 2009

Canal Parc
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 Saimac Development LLC c/o Athena Group LLC
 ATN 0030.00



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AERIAL PERSPECTIVE
 SOUTH VIEW
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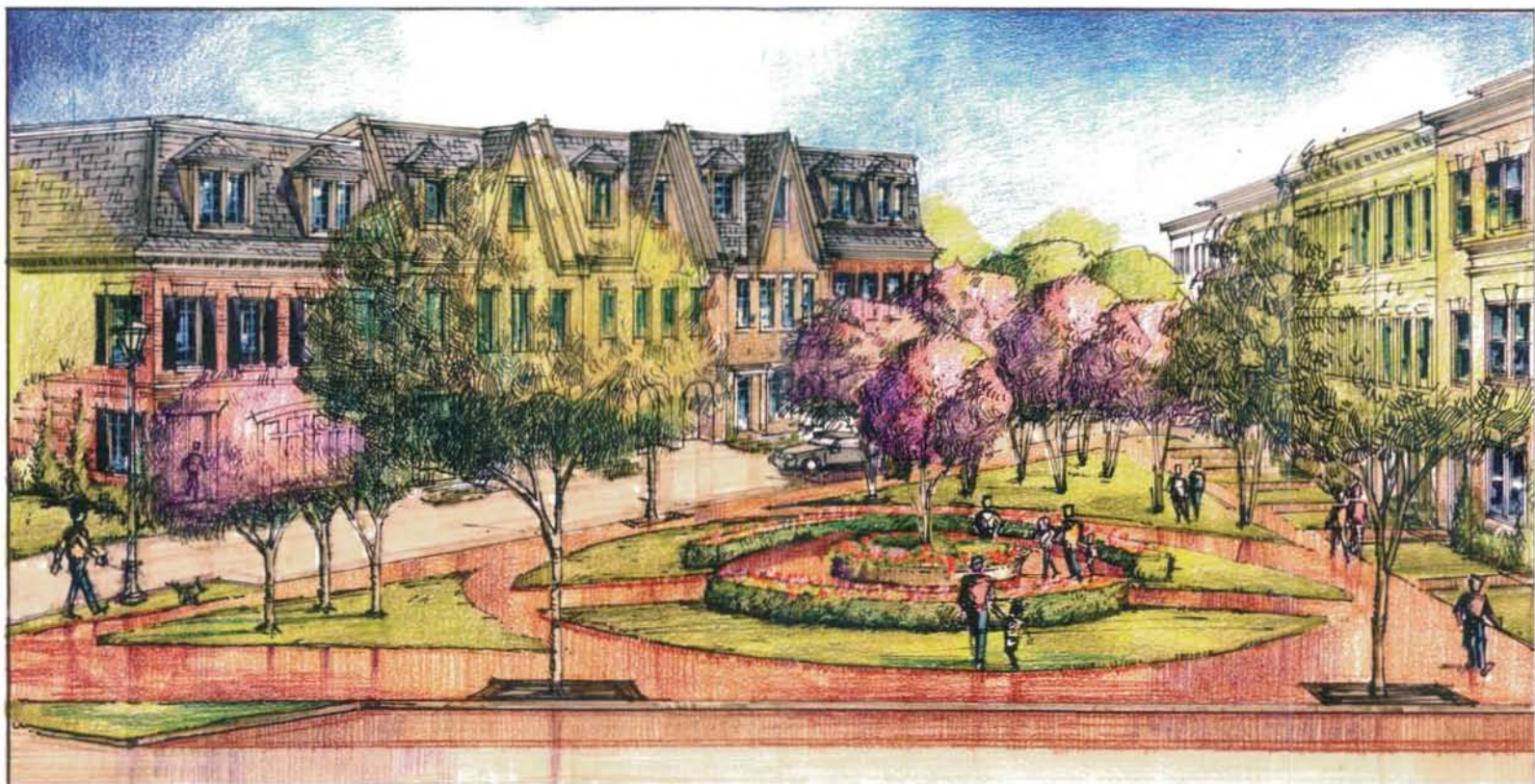
EXISTING SURVEY

Consolidated Plans - March 16, 2009

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Washington DC

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ATN.003b.00

0 8' 16' 32'
1/16" = 1' (NOT TO SCALE)



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CENTER PARK PERSPECTIVE

Consolidated Plans - March 16, 2009

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Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 0036.00



Private Alley

LEFT SIDE ELEVATION



FRONT ELEVATION
MacArthur Boulevard



MacArthur Boulevard

Private Alley

RIGHT SIDE ELEVATION



REAR ELEVATION
Private Alley



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**STREETSCAPE
BUILDING #1**

Consolidated Plans - March 16, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 0030.00

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



Alley

Center Park

LEFT SIDE ELEVATION



FRONT ELEVATION

Center Park



Center Park

Alley

RIGHT SIDE ELEVATION



REAR ELEVATION

Alley



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STREETSCAPE BUILDING #2

Consolidated Plans - March 16, 2009

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Washington DC

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





Rear Yard

Street B

LEFT SIDE ELEVATION



FRONT ELEVATION
Street B



Street B

Rear Yard

RIGHT SIDE ELEVATION



REAR ELEVATION



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STREETSCAPE BUILDING #3

Consolidated Plans - March 16, 2009

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Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN 0030.00

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



Rear Yard

LEFT SIDE ELEVATION

Street B



FRONT ELEVATION
Street B



Street B

RIGHT SIDE ELEVATION

Rear Yard



REAR ELEVATION



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STREETSCAPE BUILDING #4

Consolidated Plans - March 16, 2009

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ATN 0030.00

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



Rear Yard

LEFT SIDE ELEVATION

Lingan Way



FRONT ELEVATION

Lingan Way



Lingan Way

RIGHT SIDE ELEVATION

Rear Yard



REAR ELEVATION



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STREETSCAPE BUILDING #5

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





Rear Yard

Street A

LEFT SIDE ELEVATION
MacArthur Boulevard



FRONT ELEVATION
Street A



Street A

RearYard

RIGHT SIDE ELEVATION



REAR ELEVATION



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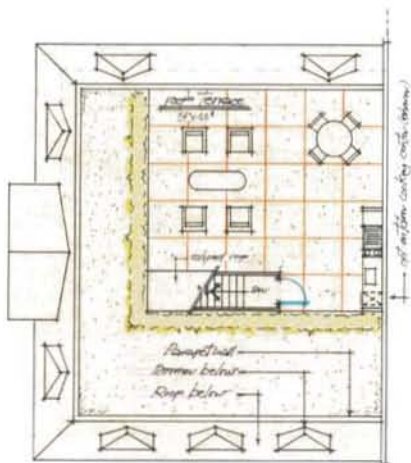
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STREETSCAPE
BUILDING #6 (REDUCED HEIGHT @ LOT 37)
Consolidated Plans - March 16, 2009

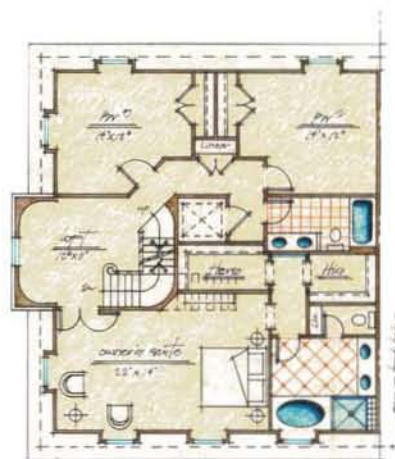
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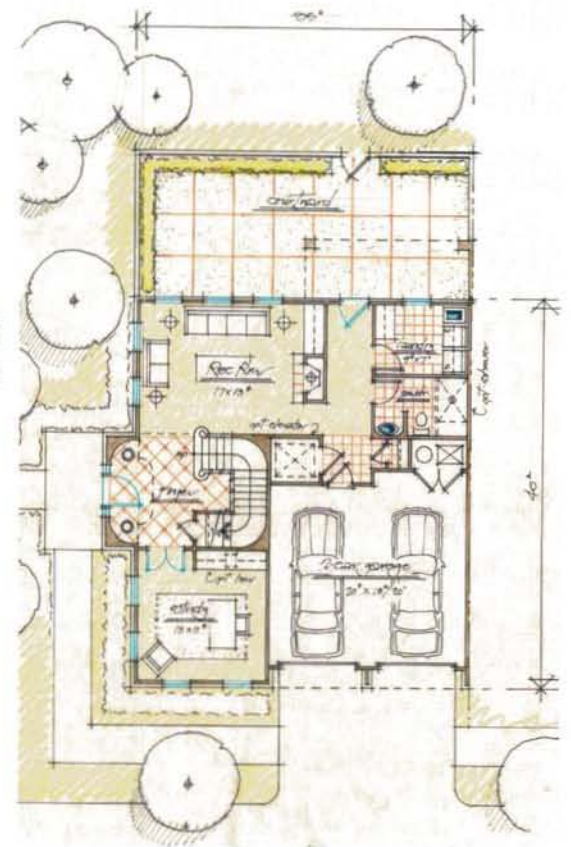
ROOF LEVEL



THIRD LEVEL



MAIN LEVEL



ENTRY LEVEL



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FLOOR PLANS

LOT 37

Consolidated Plans - March 16, 2009

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Washington DC

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

0 8' 16' 32'
1/16" = 1' (vertical scale)

22

Revised: 03/09/09

Unit Type	Unit Description	Qty.	# of Stories	Garage	Parking Spaces	Gross Area per Unit ¹	Gross Area of Garage	Gross Total	Net Area per Unit ²	Net Total	Gross Area of Roof Terrace
Building #1											
A (14x36)	2 Bedroom (TH)	2	3	1	2 sp.	1,312 s.f.	200 s.f.	3,024 s.f.	1,312 s.f.	2,624 s.f.	0 s.f.
B (18x38)	3 Bedroom (TH)	7	4	1	7 sp.	2,195 s.f.	325 s.f.	17,640 s.f.	2,195 s.f.	15,365 s.f.	190 s.f.
Totals		9 units						20,664 s.f.			
Building #2											
B (18x38)	3 Bedroom (TH)	10	4	1	10 sp.	2,195 s.f.	325 s.f.	25,200 s.f.	2,195 s.f.	21,950 s.f.	190 s.f.
Totals		10 units						25,200 s.f.			
Building #3											
C1 (29x40)	2 1/3 Bedroom (TH)	5	3	2	10 sp.	3,188 s.f.	360 s.f.	17,740 s.f.	3,158 s.f.	15,790 s.f.	0 s.f.
Totals		5 units						17,740 s.f.			
Building #4											
C (29x40)	2 1/3 Bedroom (TH)	2	4	2	4 sp.	3,768 s.f.	360 s.f.	8,256 s.f.	3,768 s.f.	7,536 s.f.	440 s.f.
C (29x40)	2 1/3 Bedroom (TH)	2	4	1	2 sp.	3,936 s.f.	308 s.f.	8,488 s.f.	3,906 s.f.	7,812 s.f.	440 s.f.
Totals		4 units						16,744 s.f.			
Building #5											
D (22x57)	2 1/3 Bedroom (TH)	2	4	1	2 sp.	4,274 s.f.	250 s.f.	9,048 s.f.	4,244 s.f.	8,488 s.f.	340 s.f.
Totals		2 units						9,048 s.f.			
Building #6											
C (29x40)	2 1/3 Bedroom (TH)	4	4	2	8 sp.	3,768 s.f.	360 s.f.	16,512 s.f.	3,768 s.f.	15,072 s.f.	440 s.f.
Lot 37(35x40)	3 Bedroom (TH)	1	3	2	2 sp.	3,768 s.f.	308 s.f.	4,076 s.f.	3,906 s.f.	3,906 s.f.	440 s.f.
C (29x40)	2 1/3 Bedroom (TH)	2	4	1	2 sp.	3,936 s.f.	308 s.f.	8,488 s.f.	3,906 s.f.	7,812 s.f.	440 s.f.
Totals		7 units						29,076 s.f.			
1.32 sp/du											
Total Gross Floor Area		37 units			49 sp.			118,472 s.f.	(gross)	106,355 s.f.	(net)
Site Area								120,994 s.f.			
Floor Area Ratio								0.98			

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

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



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TABULATIONS
FLOOR AREA RATIO
Consolidated Plans - March 16, 2009

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

0 8' 16' 32'
1/16" = 1' TOTAL LAYOUT SCALE

23

25 26



60 Hours Before Start Of Construction

VIKA

OVERALL SITE & GRADING PLAN

CONSOLIDATED PLANS - MARCH 16, 2009

[illegible]

CANAL PARC
WASHINGTON, D.C.

1457B

SAIMAC DEVELOPMENT, LLC
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24

1°=60'

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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

MacARTHUR BOULEVARD, N.W.

PROPOSED GREEN ALLEY WITH
PERVIOUS PAVEMENT

STONE EXAM-PACM

GRASS FILTER STRIP

PROPOSED RAIN
GARDEN

PROPOSED PERVIOUS PAVEMENT

LINGAN ROAD

PROPOSED D.C.
SAND FILTER

EXISTING WETLANDS AND
WATERS OF THE U.S. TO REMAIN

LEGEND

- 15" SD STORM DRAIN
- CURB & GUTTER LINE
- PROPERTY LINE



CALL "MISS UTILITY" AT
1-800-357-7777
48 Hours Before Start Of Construction



CONCEPT SWM PLAN

CONSOLIDATED PLANS, MARCH 16, 2009

CANAL PARC
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1457B

SAIMAC DEVELOPMENT, LLC
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BUILDING HEIGHT

Lot #	Total Bldg height at front (to top of ridge or roof, rounded up)	Zoning Bldg height at front (to top of parapet of mid of roof, rounded up)
1	35	28
2	35	29
3	NA	30
4	36	30
5	37	30
6	NA	30
7	37	31
8	39	32
9	39	33
10	44	38
11	44	38
12	44	38
13	44	38
14	44	38
15	44	38
16	45	38
17	45	39
18	45	39
19	45	39
20	35	29
21	39	31
22	39	31
23	39	31
24	35	29
25	45	40
26	49	42
27	49	42
28	46	40
29	42	37
30	42	37
31	46	40
32	50	42
33	49	42
34	50	42
35	50	42
36	49	41
37	42	34



BUILDING HEIGHT TABULATIONS

CONSOLIDATED PLANS - March 16, 2009

LAYOUT: BUILDING HEIGHT TABULATIONS ALTERNATE (195). Plotted By: uapda
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CANAL PARC
WASHINGTON, D.C.

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SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



NTS

Minimum Building Setbacks

		Side Yard Setback					Rear Yard Setback		
Bldg #	Front Provided ^		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	38.31	9.6	13.0	1	20	14.5*
		L	9	40.51	NA**	NA			
2	8.0	R	19	44.10	NA**	NA	10	20	14.5*
		L	10	44.10	11.0	32.6			
3	12.0	R	20	34.41	8.6	80.2	20	20	39.2
		L	24	35.91	9.0	6.8			
4	12.0	R	25	46.61	11.7	6.8	28	20	39.2
		L	28	49.91	12.5	4.5			
5	24.7	R	29	46.65	11.7	70.4	29	20	40.2
		L	30	42.75	10.7	8.7			
6	12.0	R	31	46.78	NA**	NA	37	20	18.0
		L	37	42.55	NA**	NA			

Notes:

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

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