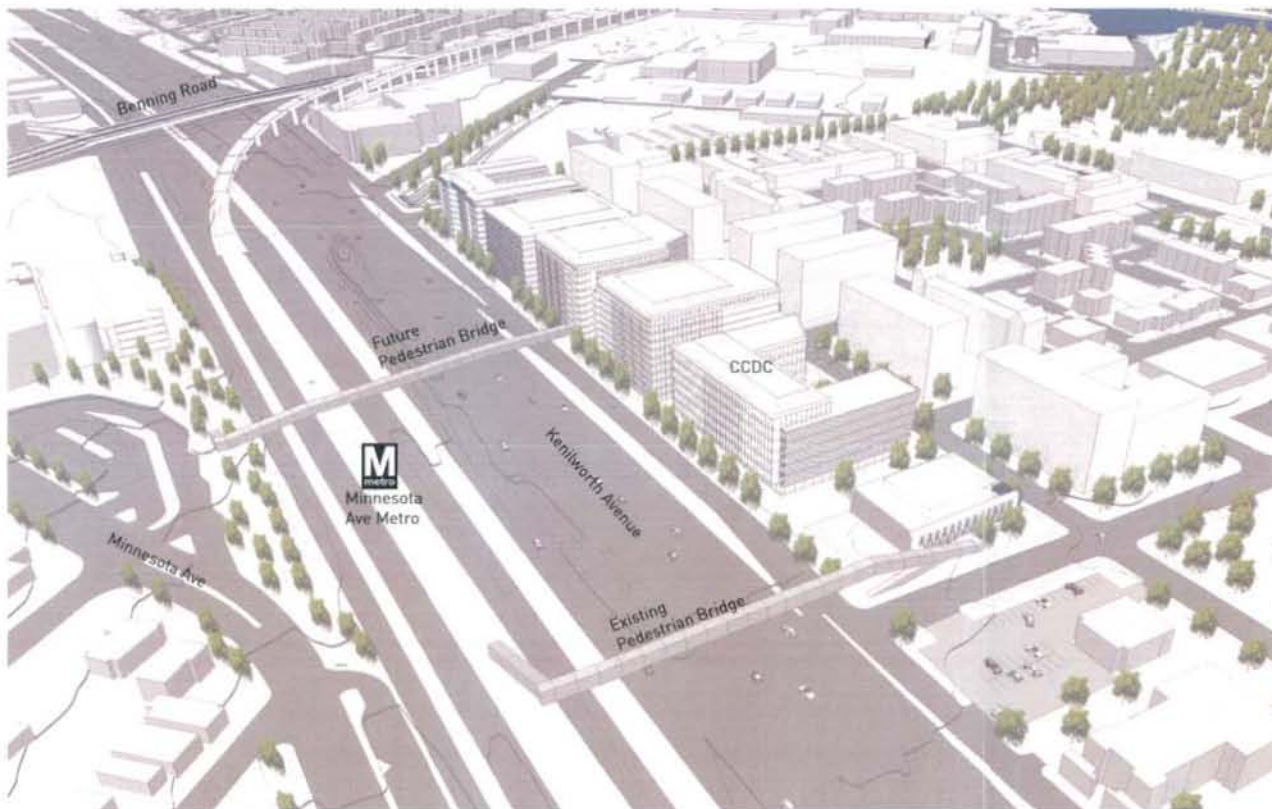




PARKSIDE DEVELOPMENT PUD STAGE 2



LIST OF CONTENTS:

- A1- AERIAL VIEW
- A2 - SITE PLAN - DEVELOPMENT SUMMARY
- A3- BUILDING FLOOR PLANS - GROUND AND PLAZA
- A4 - BUILDING FLOOR PLANS - SECOND, TYPICAL, EIGHTH
- A5 - BUILDING SECTIONS
- A6 - BUILDING ELEVATIONS
- A7 - PERSPECTIVE VIEWS
- A8 - CIRCULATION CONCEPT

A-1

ZONING COMMISSION
District of Columbia
JUNE 2010
CASE NO.05-28C
EXHIBIT NO.4C

Lano Parcel 12 LLC



ZGF



PARKSIDE DEVELOPMENT PUD STAGE 2



SITE PLAN - CCDC DEVELOPMENT SUMMARY

CCDC SITE APPROX. 54,800 GSF

PROPOSED FACILITY DEVELOPMENT:

GROUND LEVEL PROGRAM	13,000 GSF
GROUND LEVEL PODIUM PARKING (APPROX. 100 SPACES)	33,000 GSF
ONE SUBGRADE PARKING LEVEL (APPROX. 150 SPACES)	
PLAZA LEVEL PROGRAM	27,000 GSF
SECOND LEVEL PROGRAM	24,000 GSF
LEVELS 3 THRU 7	28,500 GSF
	= 142,500 GSF
LEVEL 8	20,000 GSF
TOTAL GSF	259,500 GSF

CCDC PARKING SUMMARY:

25 FACULTY / 50-75 ADJUNCT FACULTY
 50 ADMINISTRATION / STAFF EMPLOYEES
 500 CLASSROOM SEATS
 POTENTIAL PARKING REQUIREMENT -
 116 SPACES = 87 SPACES WITH METRO REDUCTION
 GARAGE BIKE PARKING - 5 SPACES



A-2

Lano Parcel 12 LLC

JUNE 2010



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PARKSIDE DEVELOPMENT PUD STAGE 2



BUILDING FLOOR PLANS

GROUND/PARKING LEVEL FLOOR PLAN

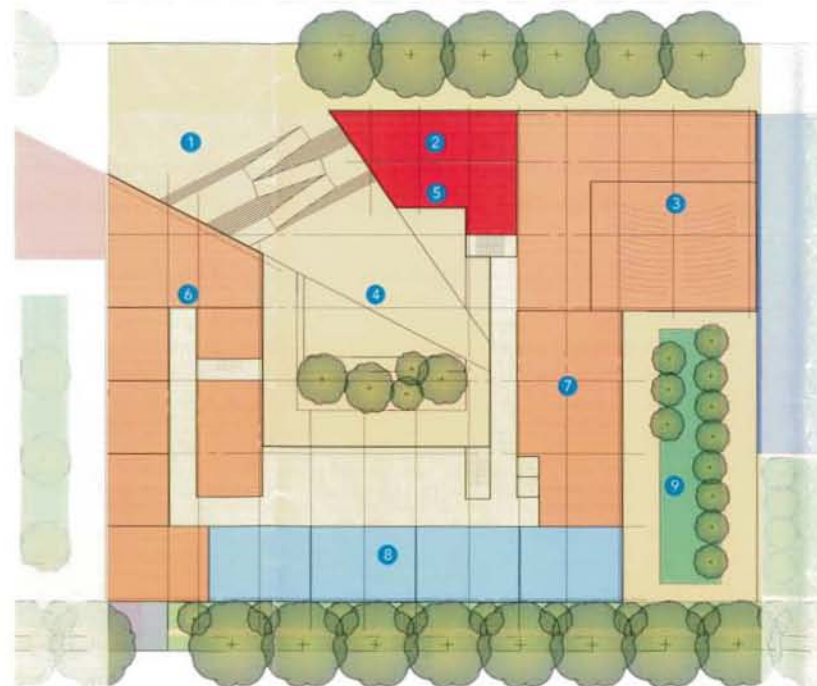
KENILWORTH TERRACE



KENILWORTH AVENUE

PLAZA LEVEL FLOOR PLAN

KENILWORTH TERRACE



KENILWORTH AVENUE

- FLOOR PLAN KEY
- COMMON AREA
 - CLASSROOM / LAB
 - OFFICE
 - CIRCULATION
 - PARKING
 - STREET LEVEL RETAIL

- FLOOR PLAN PROGRAM
1. STREET LEVEL PLAZA
 2. STREET LEVEL RETAIL
 3. AUDITORIUM
 4. PLAZA
 5. PLAZA LEVEL RETAIL MEZZANINE
 6. STUDENT CENTER
 7. STUDENT CAFE
 8. JOB CENTER
 9. COURTYARD ABOVE PARKING
 10. PARKING
 11. BIKE PARKING
 12. SERVICE



A-3

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PARKSIDE DEVELOPMENT PUD STAGE 2

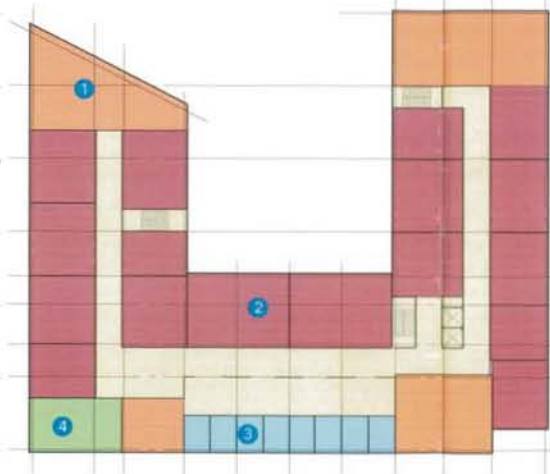


BUILDING FLOOR PLANS

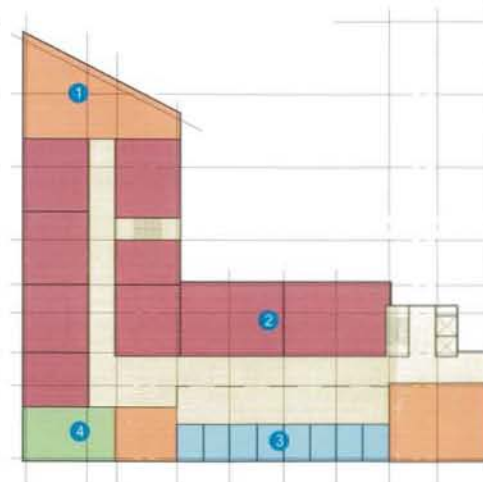
SECOND LEVEL FLOOR PLAN



LEVELS 3 THRU 7 FLOOR PLANS



LEVEL 8 FLOOR PLAN



- FLOOR PLAN KEY
- COMMON AREA
 - CLASSROOM / LAB
 - OFFICE
 - CIRCULATION
 - PARKING
 - STREET LEVEL RETAIL

- FLOOR PLAN PROGRAM
- 1. STUDY / LOUNGE AREA
 - 2. CLASSROOM / LAB
 - 3. OFFICES
 - 4. WINTER GARDEN



A-4

Lano Parcel 12 LLC



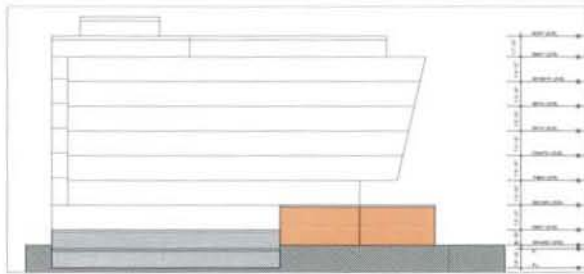
JUNE 2010

ZGF

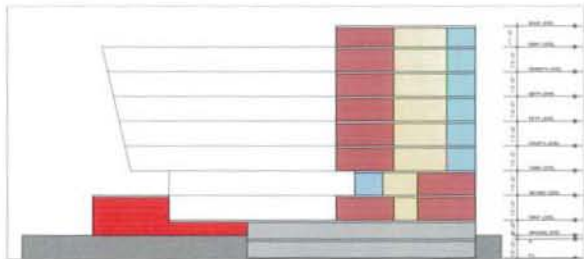
PARKSIDE DEVELOPMENT PUD STAGE 2



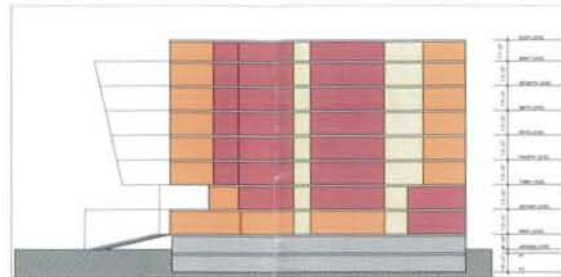
SECTION A



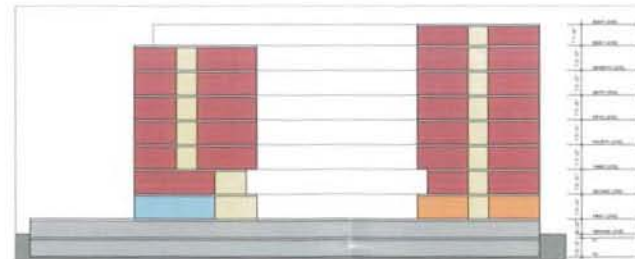
SECTION B



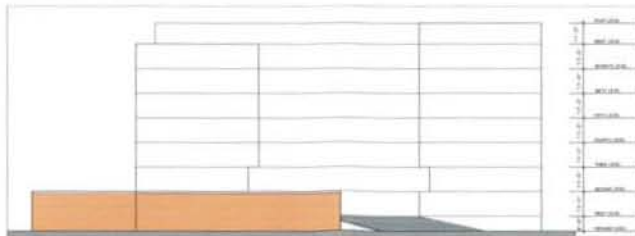
SECTION C



SECTION D

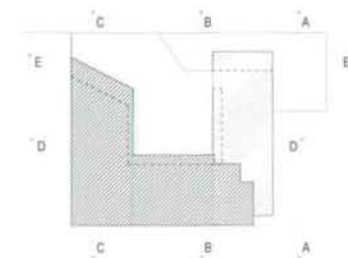


SECTION E



BUILDING SECTIONS

KENILWORTH TERRACE



KENILWORTH AVENUE

- SECTION KEY
- COMMON AREA
 - CLASSROOM / LAB
 - OFFICE
 - CIRCULATION
 - PARKING
 - STREET LEVEL RETAIL



A-5

Lano Parcel 12 LLC



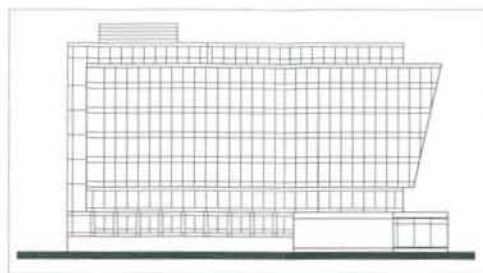
JUNE 2010

ZGF

ELEVATION A - KENILWORTH TERRACE



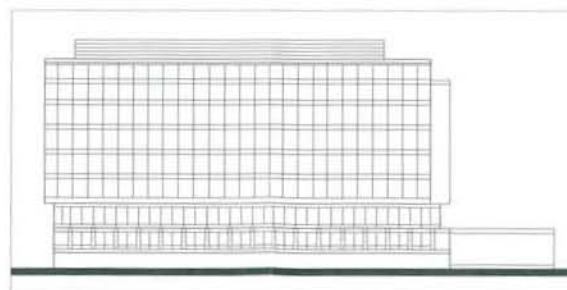
ELEVATION C



ELEVATION B



ELEVATION D - KENILWORTH AVENUE

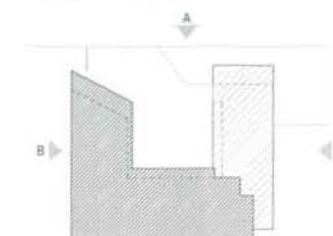


PARKSIDE DEVELOPMENT PUD STAGE 2



BUILDING ELEVATIONS

KENILWORTH TERRACE



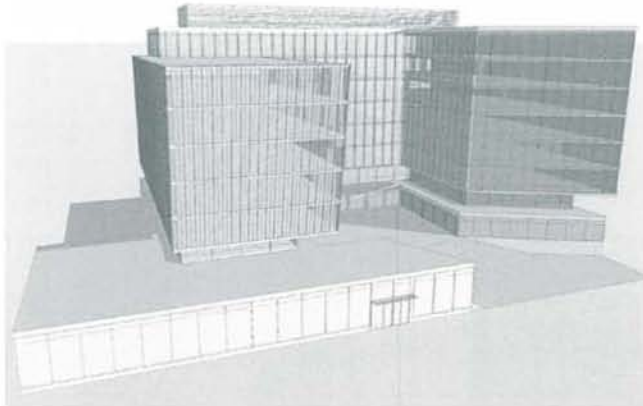
KENILWORTH AVENUE



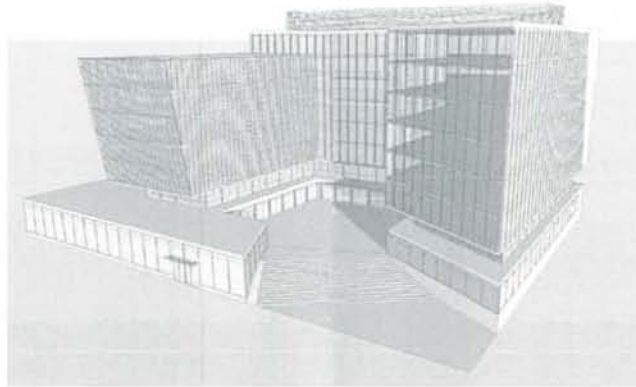
PARKSIDE
DEVELOPMENT
PUD STAGE 2



AERIAL VIEW FROM KENILWORTH TERRACE



AERIAL VIEW FROM KENILWORTH TERRACE

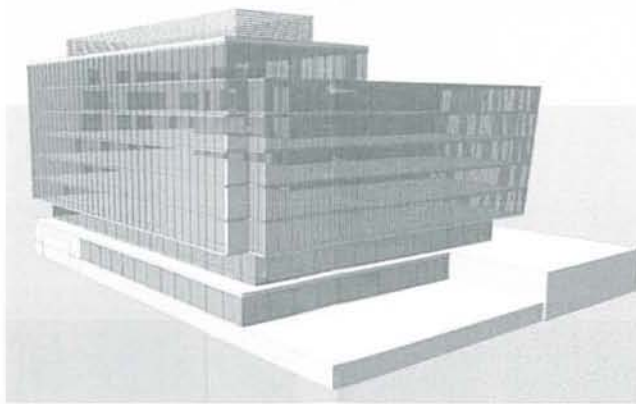


PERSPECTIVE VIEWS

STREET VIEW FROM KENILWORTH TERRACE



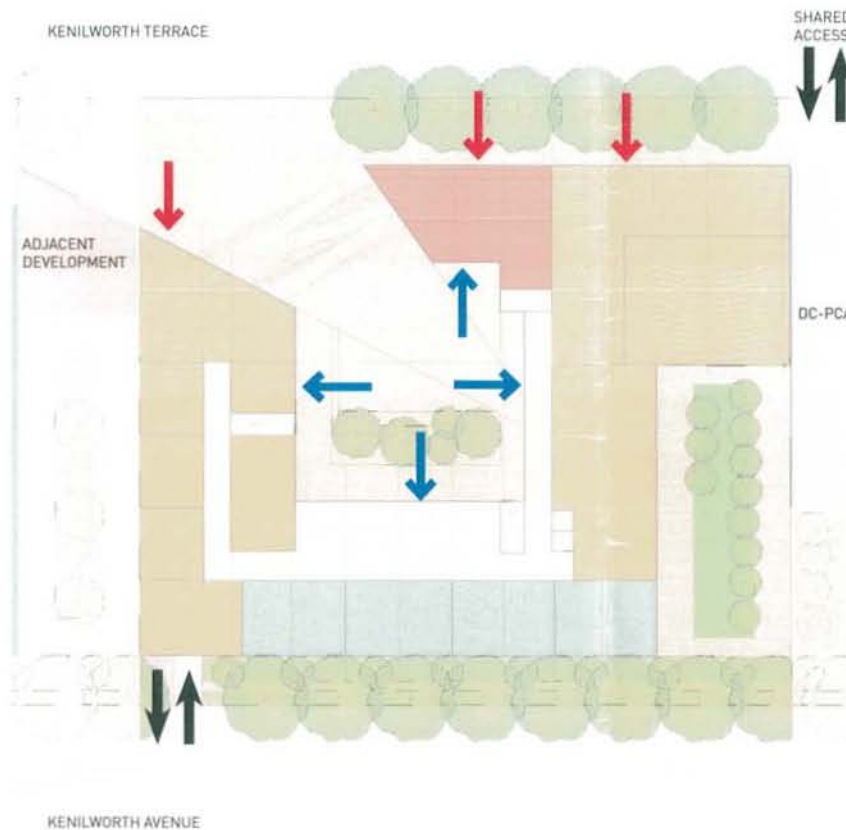
VIEW FROM KENILWORTH AVENUE



PARKSIDE DEVELOPMENT PUD STAGE 2



GROUND / PLAZA LEVEL FLOOR PLAN



CIRCULATION CONCEPT

CIRCULATION KEY

- PEDESTRIAN STREET LEVEL ACCESS
- PEDESTRIAN PLAZA LEVEL ACCESS
- VEHICULAR ACCESS AND SERVICE

FLOOR PLAN KEY

- COMMON AREA
- CLASSROOM / LAB
- OFFICE
- CIRCULATION
- PARKING
- STREET LEVEL RETAIL

