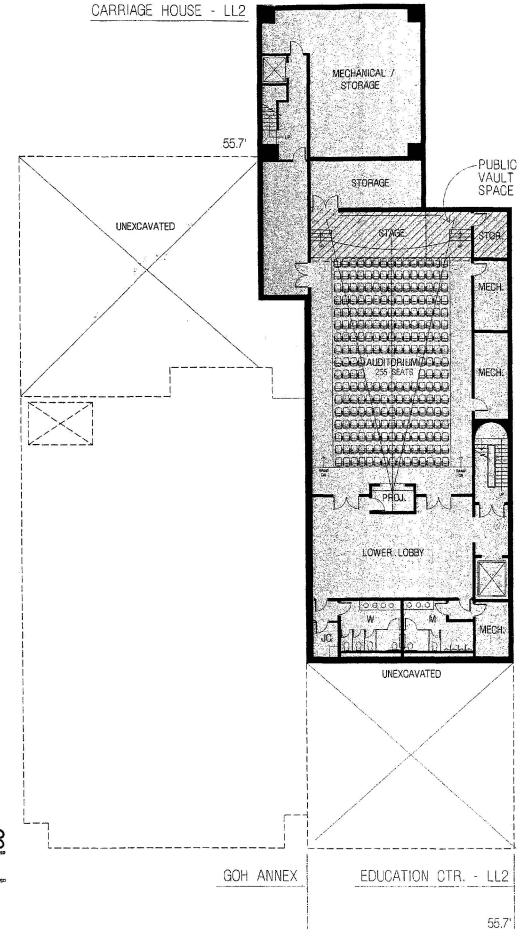
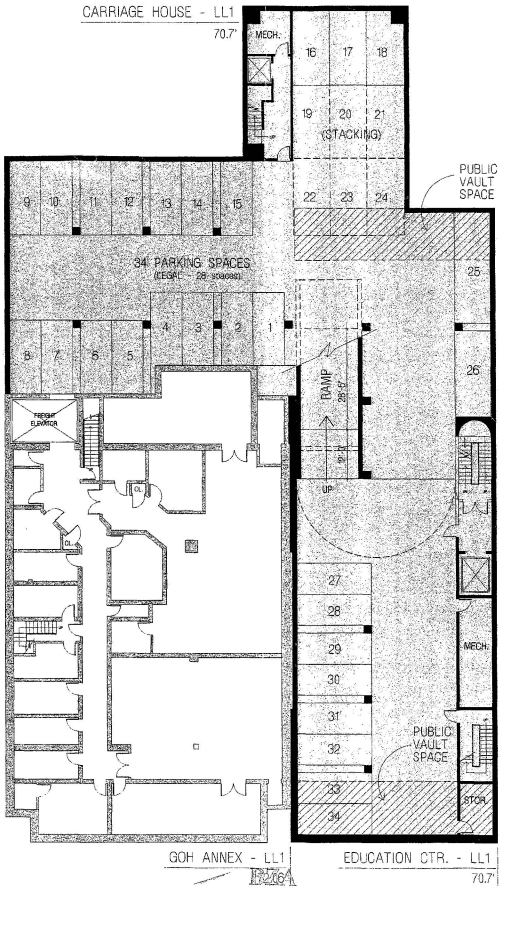




BZA
Case No. 16618
Exhibit No. 53

LL-2 FLOOR PLAN

LL-1 FLOOR PLAN

KressCox Associates, P.C.
ARCHITECTURE
PLANNING
INTERIOR DESIGN
2909 M STREET, NW
WASHINGTON, D.C. 20007
202 965 7070
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THE PHILLIPS COLLECTION
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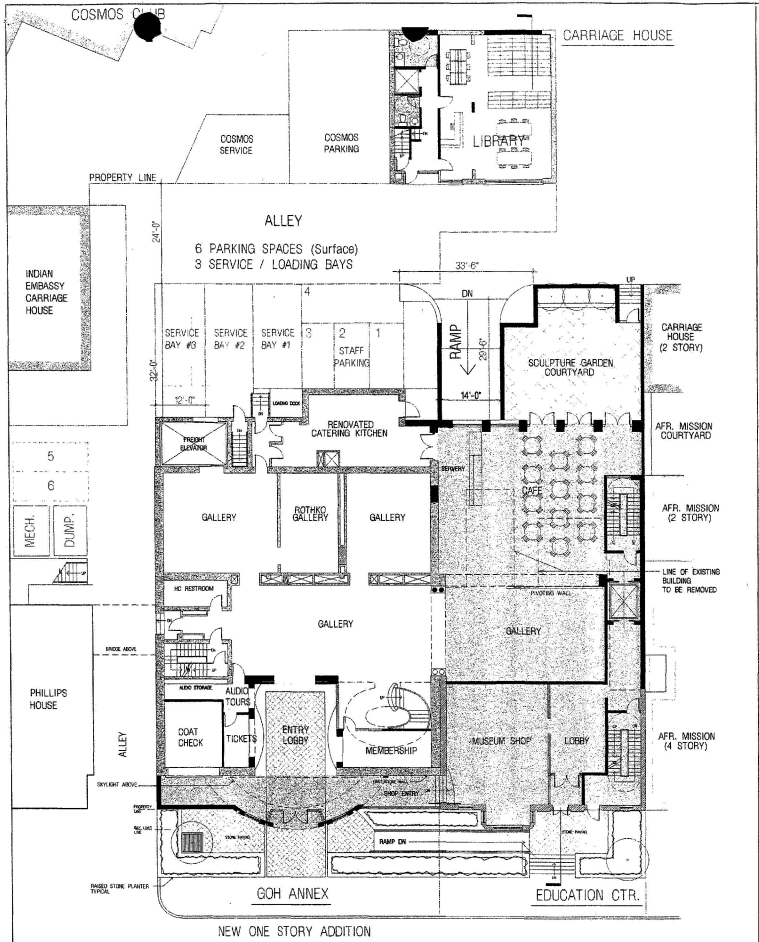
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LOWER LEVEL 1 & 2 FLOOR PLANS

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checked by:	DC / BS
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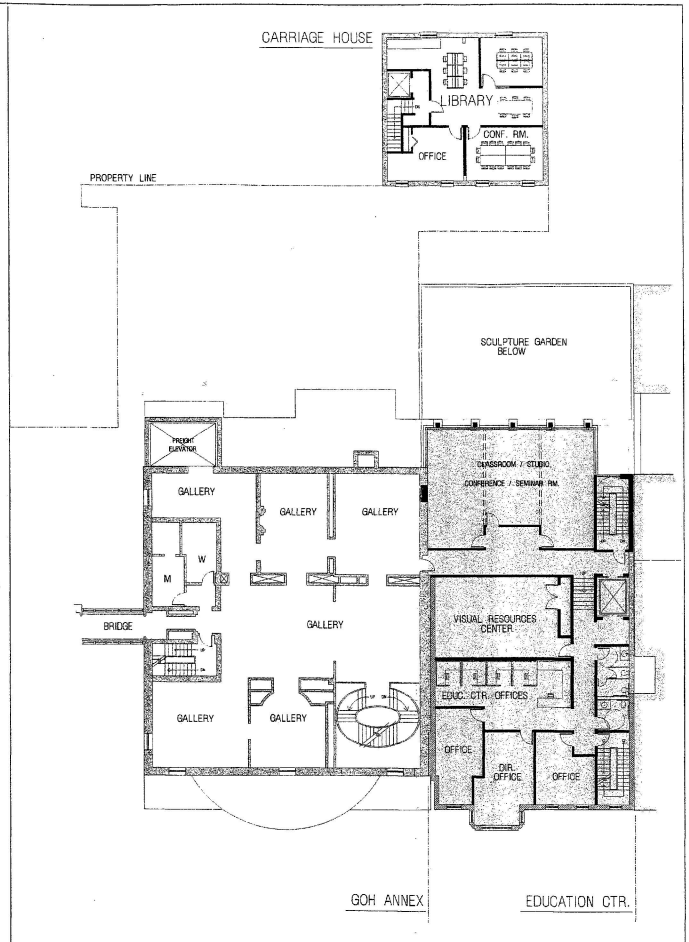
A2.1

date: NOVEMBER 29, 2002



FIRST FLOOR PLAN

16,610 GSF - ABOVE GRADE
21,900 GSF - BELOW GRADE



SECOND FLOOR PLAN

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revisions:

drawing title: FIRST & SECOND FLOOR PLANS

scale:	3/32" = 1'-0"
drawn by:	DF
checked by:	DC / BS
project no.:	9901.00

A2.2

date: NOVEMBER 28, 2000