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DRAWING LIST

Z-0.00	DRAWING LIST
	BUILDING PLAT
Z-0.01	SURVEY
Z-0.02	ZONING CALCULATIONS
Z-0.03	SITE PLAN
Z-1.00-B3	B3 LEVEL PLAN
Z-1.00-B2	B2 LEVEL PLAN
Z-1.00-B1	B1 LEVEL PLAN
Z-1.00-B1M	B1 MEZZANINE LEVEL PLAN
Z-1.01	1ST LEVEL PLAN
Z-1.02	2ND LEVEL PLAN
Z-1.03	3RD LEVEL PLAN
Z-1.03-M	3RD LEVEL MEZZANINE PLAN
Z-1.04	4TH LEVEL PLAN
Z-1.104-M	4TH MEZZANINE LEVEL PLAN
Z-1.05	5TH LEVEL PLAN
Z-1.06	6TH LEVEL PLAN
Z-1.07	7TH LEVEL PLAN
Z-1.08	8TH LEVEL PLAN
Z-1.09	ROOF PLAN
Z-2.01	BUILDING ELEVATION
Z-2.02	BUILDING ELEVATION
Z-2.03	BUILDING ELEVATION
Z-2.04	BUILDING ELEVATION
Z-2.51	BUILDING SECTION
Z-2.52	BUILDING SECTION

17122

Case No. 17122

Newseum

555 Pennsylvania Avenue
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Record

Issue	Date

Key Plan

Job No. 0025

Scale

Date 12 NOVEMBER 2003

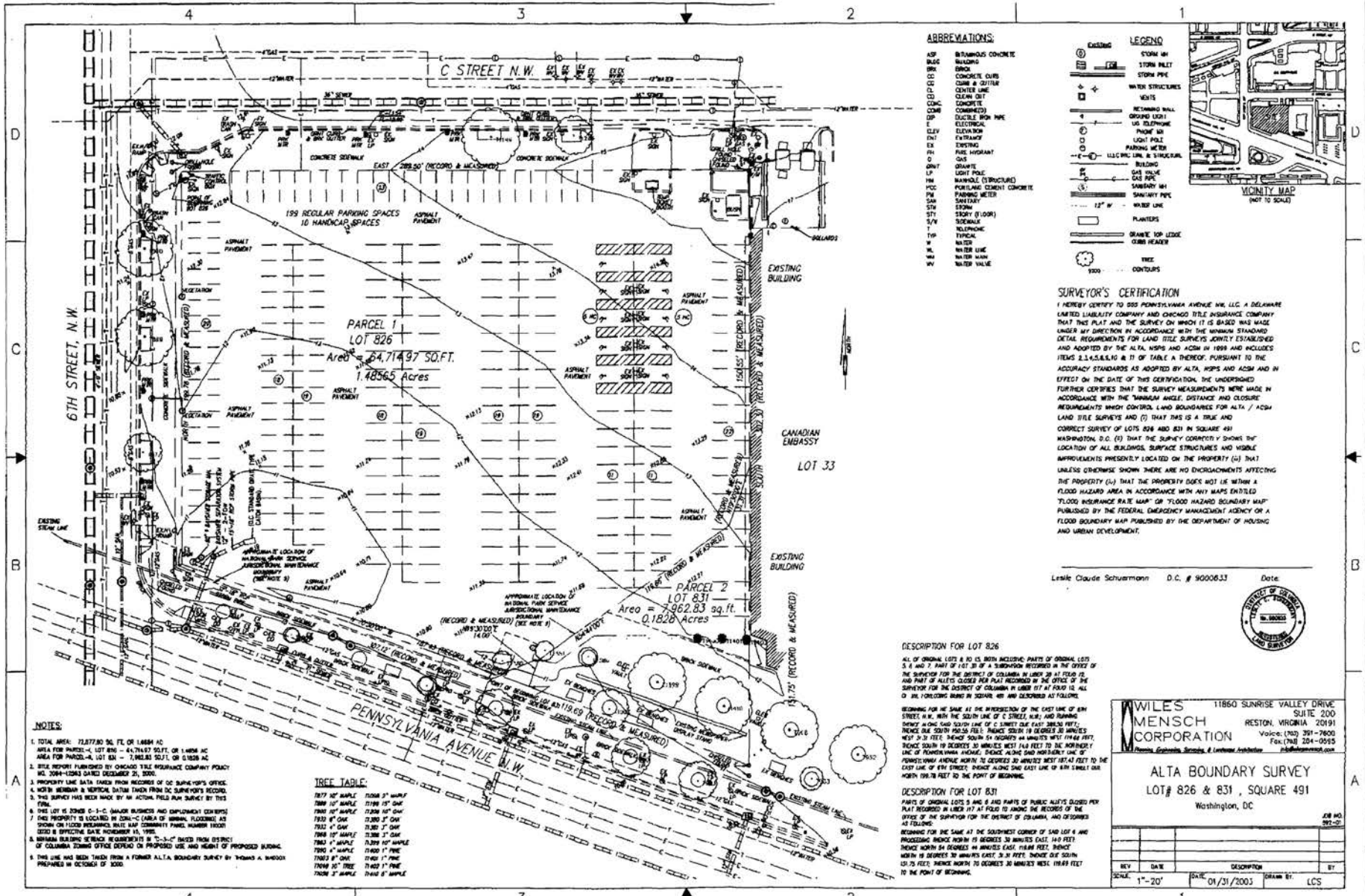
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Sheet No.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17122



ABBREVIATIONS:

ASP	BITUMINOUS CONCRETE
BLDG	BUILDING
BRK	BRICK
CC	CONCRETE CURB
CG	CURB & GUTTER
CL	CENTER LINE
CD	CLEAN OUT
CONC	CONCRETE
COMM	COMMUNICATION
DIP	DUCTILE IRON PIPE
E	ELECTRICAL
ELEV	ELEVATION
ENT	ENTRANCE
EX	EXISTING
FH	FIRE HYDRANT
G	GAS
GRNT	GRANITE
LP	LIGHT POLE
MH	MANHOLE (STRUCTURE)
PCC	PORTLAND CEMENT CONCRETE
PM	PARKING METER
SAN	SANITARY
STM	STORM
STY	STORY (FLOOR)
S/W	SIDEWALK
T	TELEPHONE
TYP	TYPICAL
W	WATER
WL	WATER LINE
WM	WATER MAIN
WV	WATER VALVE

LEGEND

Existing
- STORM MH
- STORM INLET
- STORM PIPE
- WATER STRUCTURES
- VENTS
- RETAINING WALL
- GROUND LIGHT
- US TELEPHONE
- PHONE MH
- LIGHT POLE
- PARKING METER
- U.S.G. PIPE LINE & STRUCTURE
- BUILDING
- GAS VALVE
- GAS PIPE
- SANITARY MH
- SANITARY PIPE
- 12" W WATER LINE
- PLANTERS
- GRANITE TOP LEDGE
- CURB HEADER
- TREE
- 9300 CONTOURS

VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO 555 PENNSYLVANIA AVENUE NW, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, NSPS AND ACSM IN 1999 AND INCLUDES ITEMS 2,3,4,5,6,8,10 & 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS AND (i) THAT THIS IS A TRUE AND CORRECT SURVEY OF LOTS 826 AND 831 IN SQUARE 491 WASHINGTON, D.C. (ii) THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, SURFACE STRUCTURES AND VISIBLE IMPROVEMENTS PRESENTLY LOCATED ON THE PROPERTY (iii) THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS AFFECTING THE PROPERTY (iv) THAT THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD BOUNDARY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD BOUNDARY MAP PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Leslie Claude Schuermann D.C. # 900033 Date

DISTRICT OF COLUMBIA — LESLIE C. SCHUERMANN — No. 900033 — REGISTERED LAND SURVEYOR

DESCRIPTION FOR LOT 826

ALL OF ORIGINAL LOTS 8 TO 15, BOTH INCLUSIVE; PARTS OF ORIGINAL LOTS 5, 6 AND 7; PART OF LOT 31 OF A SUBDIVISION RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 28 AT FOLIO 72, AND PART OF ALLEYS CLOSED PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 117 AT FOLIO 12, ALL IN SQ. 491, FORLORN, BEING IN SQUARE 491 AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE EAST LINE OF 6TH STREET, N.W., WITH THE SOUTH LINE OF C STREET, N.W.; AND RUNNING THENCE ALONG SAID SOUTH LINE OF C STREET, N.W. EAST 289.50 FEET; THENCE DUE SOUTH 150.55 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES WEST 31.31 FEET; THENCE SOUTH 54 DEGREES 44 MINUTES WEST 119.69 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES WEST 14.00 FEET TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE NORTH 70 DEGREES 30 MINUTES WEST 187.47 FEET TO THE EAST LINE OF 6TH STREET; THENCE ALONG SAID EAST LINE OF 6TH STREET DUE NORTH 199.78 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR LOT 831

PARTS OF ORIGINAL LOTS 5 AND 6 AND PARTS OF PUBLIC ALLEYS CLOSED PER PLAT RECORDED IN LIBER 117 AT FOLIO 12 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE SOUTHWEST CORNER OF SAID LOT 6 AND PROCEEDING THENCE NORTH 19 DEGREES 30 MINUTES EAST 14.0 FEET; THENCE NORTH 54 DEGREES 44 MINUTES EAST 119.69 FEET; THENCE NORTH 19 DEGREES 30 MINUTES EAST, 31.31 FEET; THENCE DUE SOUTH 131.75 FEET; THENCE NORTH 70 DEGREES 30 MINUTES WEST 119.69 FEET TO THE POINT OF BEGINNING.

NOTES:

1. TOTAL AREA: 72,677.80 SQ. FT. OR 1.6684 AC
AREA FOR PARCEL-1, LOT 826 — 64,714.97 SQ.FT. OR 1.4856 AC
AREA FOR PARCEL-2, LOT 831 — 7,962.83 SQ.FT. OR 0.1828 AC
2. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 2084-132583 DATED DECEMBER 21, 2000.
3. PROPERTY LINE DATA TAKEN FROM RECORDS OF DC SURVEYOR'S OFFICE.
4. NORTH MERIDIAN IS VERTICAL, DATUM TAKEN FROM DC SURVEYOR'S RECORD.
5. THIS SURVEY HAS BEEN MADE BY MA ACTION FIELD RUN SURVEY BY THIS FIRM.
6. THIS LOT IS ZONED D-1-C (MAJOR BUSINESS AND EMPLOYMENT CENTERS)
7. THIS PROPERTY IS LOCATED IN ZONE-C (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 110001 0010 B EFFECTIVE DATE NOVEMBER 15, 1985.
8. MINIMUM BUILDING SETBACK REQUIREMENTS IN "D-1-C" BASED FROM DISTRICT OF COLUMBIA ZONING OFFICE DEPEND ON PROPOSED USE AND HEIGHT OF PROPOSED BUILDING.
9. THIS LINE HAS BEEN TAKEN FROM A FORMER ALTA BOUNDARY SURVEY BY THOMAS A. BARDOS PREPARED IN OCTOBER OF 2000.

TREE TABLE:

7873 30" MAPLE	11008 3" MAPLE
7899 10" MAPLE	11196 15" OAK
7900 30" MAPLE	11206 10" OAK
7930 6" OAK	11380 3" OAK
7932 4" OAK	11381 3" OAK
7948 10" MAPLE	11386 3" OAK
7960 4" MAPLE	11399 10" MAPLE
7990 4" MAPLE	11400 1" PINE
11003 8" OAK	11401 1" PINE
11048 30" TREE	11402 1" PINE
11056 3" MAPLE	11410 8" MAPLE

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pls@wilesmensch.com

ALTA BOUNDARY SURVEY
LOT# 826 & 831 , SQUARE 491
Washington, DC

JOB NO. 592-01

REV	DATE	DESCRIPTION	BY

SCALE: 1"=20' DATE: 01/31/2003 DRAWN BY: LCS

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Job No. 0025
Scale 1" = 60'-0"
Date 07 NOVEMBER 2003

Sheet Title
SURVEY

Sheet No.
Z-0.01

NEWSEUM ZONING CALCULATIONS

SQUARE 492 (LOT 826,831)

TOTAL SITE AREA 72,677.80 SF

APPLICABLE SECTION	ZONING REGULATION	ALLOWED/REQUIRED	PROVIDED
411	ROOF STRUCTURES		
	FLOOR AREA RATIO	0.37	0.07
	GROSS FLOOR AREA	72,677.80 SF x .37 FAR (26,890.79 SF)	5,105 SF
	HEIGHT	18'-6"	17'-0" (MAXIMUM)
770.4	MAXIMUM HEIGHT	160'	134'-1 1/2" (TAKEN FROM T.O. CURB MID-POINT OF C STREET)
771.5	FLOOR AREA RATIO	10	5.66
	GROSS FLOOR AREA	72,677.80 SF x 10 FAR (726,778 SF)	411,413 SF (EXCLUDES LEVELS B3, B2, B 1m)
	MUSEUM		172,342 SF
	OFFICE		82,094 SF
	RETAIL/SERVICE		9,564 SF
	RESIDENTIAL		147,413 SF
	RESIDENTIAL OCCUPANCY FAR	2	2
	GROSS FLOOR AREA (RESIDENTIAL)	72,677.80 SF x 2 FAR (145,355.60 SF)	147,413 SF
772.1	LOT OCCUPANCY PERCENTAGE	100%	88.2%
773.3	RESIDENTIAL RECREATION SPACE (5% OF RESIDENTIAL GROSS FLOOR AREA) (50% OF RECREATION SPACE OUTDOORS)	145,750 SF x .05 (7,288 SF) 7,288 SF x .5 (3,644 SF)	2,303 SF INTERIOR 6,256 SF ROOF TERRACE 8,559 SF
774.1	REAR YARD (ASSUMED C STREET)	28'	40'
775.5	SIDE YARD	NONE REQUIRED	NONE PROVIDED
776.5	COURT(S) RESIDENTIAL COURT/TERRACE	WIDTH NOT LESS THAN 15'	3
1701.3	BUILDING LINE		
	PENNSYLVANIA AVENUE	75% MIN	0%
	C STREET	75% MIN	0.69%
	6TH STREET	75% MIN	0.35%
1706.6	RESIDENTIAL AND MIXED USE PROVISIONS		
	FAR	2.0 FAR OF RESIDENTIAL USE (MINIMUM)	147,413 SF (2.03 FAR)
2101.1	PARKING		260 SPACES
	PLACES OF PUBLIC ASSEMBLY	NONE REQUIRED	NONE PROVIDED
	ACCESSORY OFFICE SPACE	NONE REQUIRED	NONE PROVIDED
	OFFICE SPACE	9 SPACES	9 SPACES
	RESIDENTIAL (126 UNITS)	1FOR EACH 4 DWELLING UNITS = 32 SPACES	32 SPACES
	RETAIL/SERVICE	NONE REQUIRED IF <30,000 SF	NONE PROVIDED
2201.1	LOADING		2 @ 55' DEEP, 2 @ 30' DEEP, 1@ 20' DEEP
	MULTIPLE DWELLING (>50 UNITS)	1@ 55' DEEP, 1@ 20' DEEP	SEE ABOVE
	RETAIL/SERVICES (<8,000 GSF)	NONE REQUIRED	NONE PROVIDED
	OTHER USES (>100,000 GSF)	1@ 55' DEEP, 1@ 30' DEEP, 1@ 20' DEEP	SEE ABOVE
	OFFICE SPACE (<30,000 GSF)	NONE REQUIRED	NONE PROVIDED

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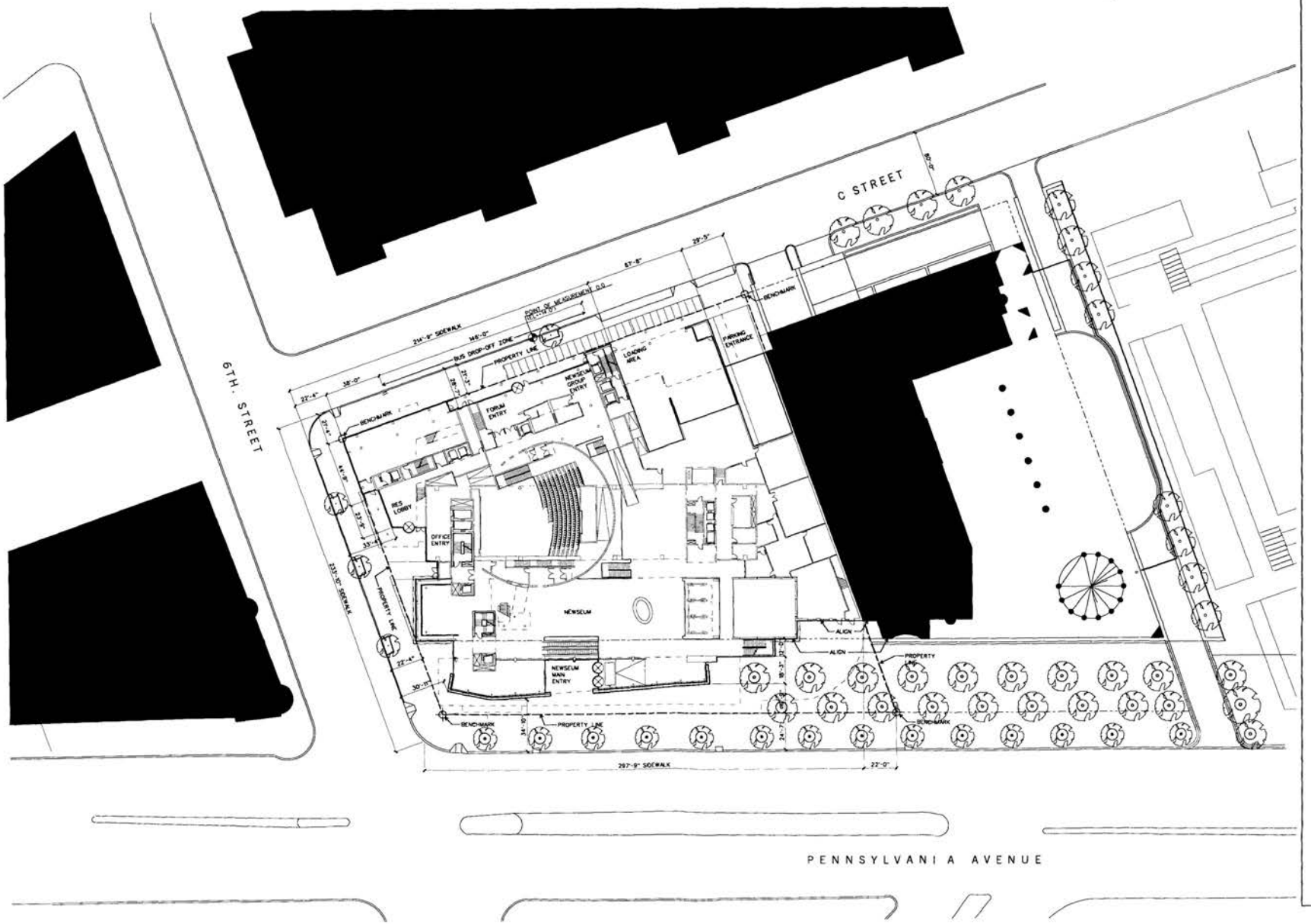
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Sheet Title
ZONING CALCULATIONS

Sheet No.
Z-0.02



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Job No. 0025

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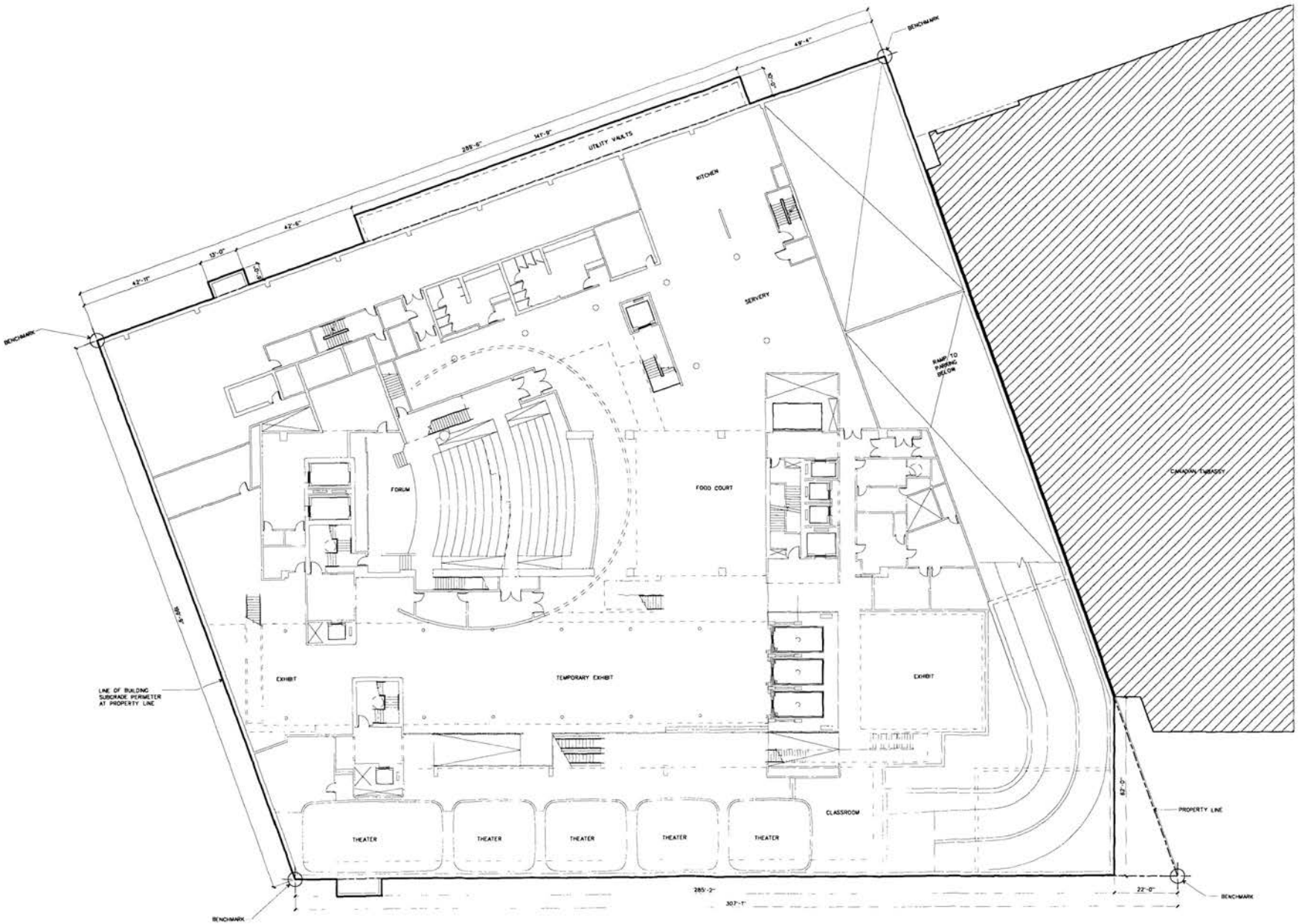
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Sheet Title

SITE PLAN

Sheet No.

Z-0.03



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Record

Issue	Date

Key Plan

Job No. 0025

Scale 1/32" = 1'-0"

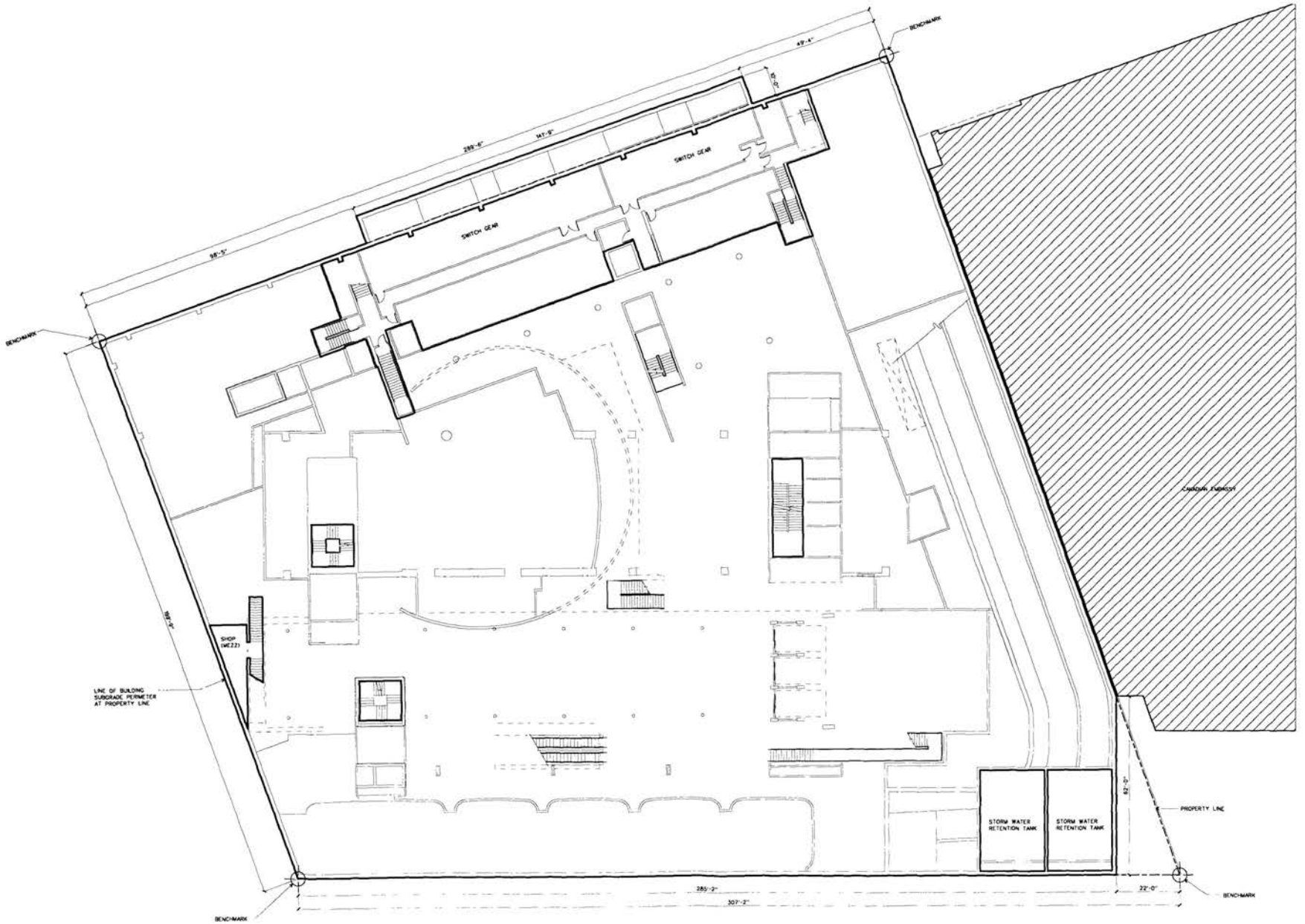
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Sheet Title

B1 LEVEL PLAN

Sheet No.

Z-1.00-B1



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Record

Issue	Date

Key Plan

Job No. 0025

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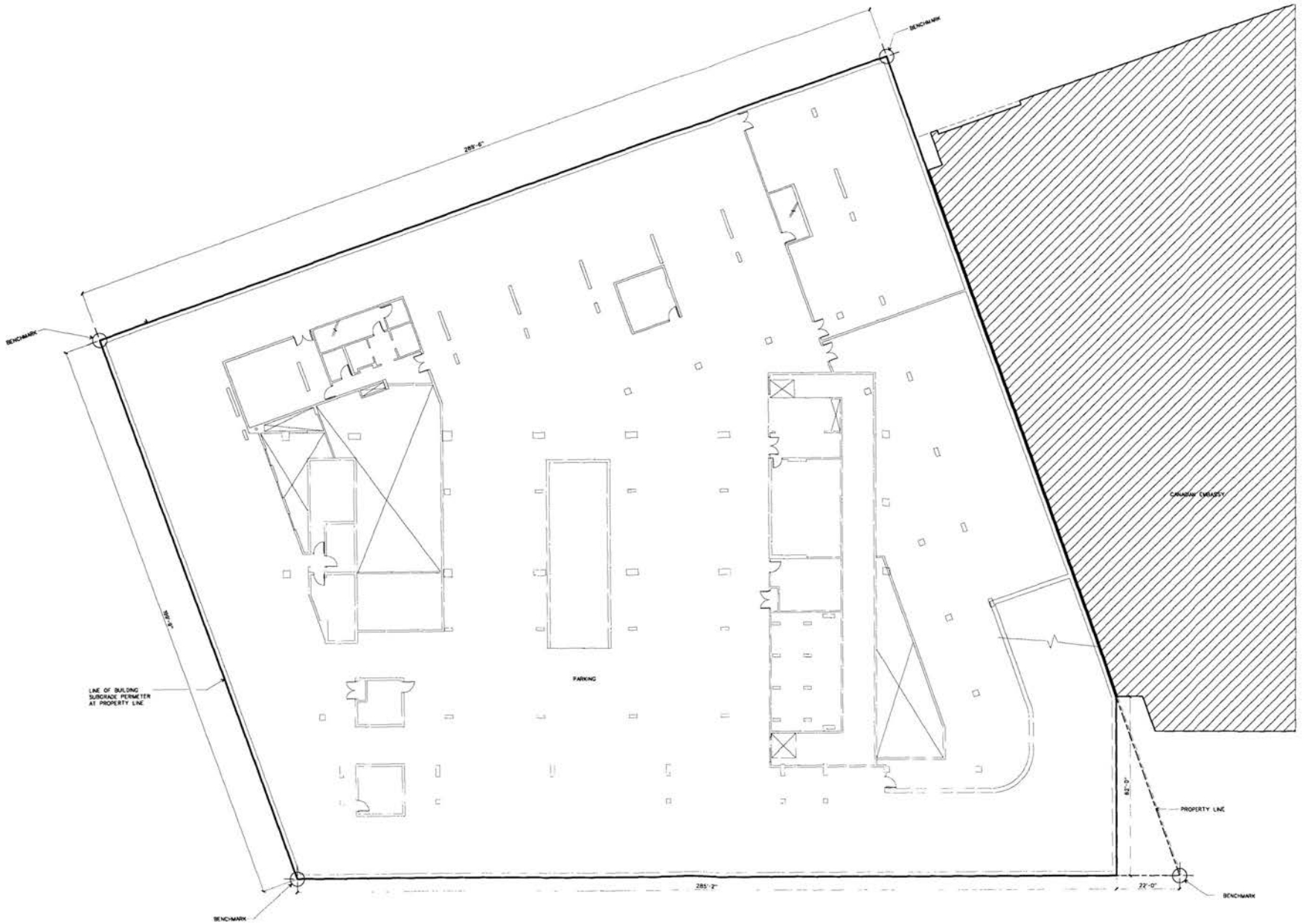
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Sheet Title

B1 MEZZANINE LEVEL PLAN

Sheet No.

Z-1.00-B1M



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Record

Issue	Date

Key Plan

Job No. 0025

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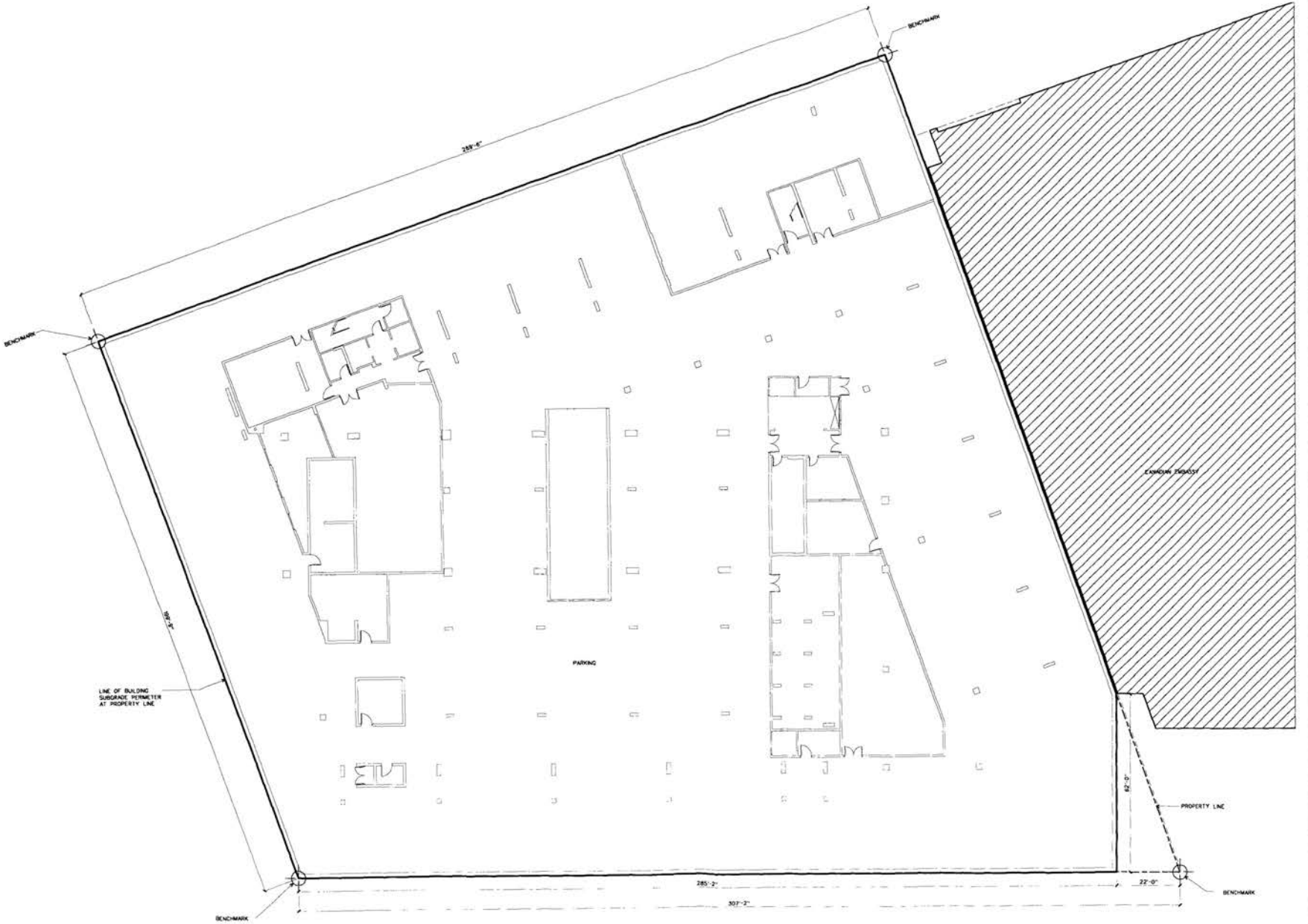
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Sheet Title

B2 LEVEL PLAN

Sheet No.

Z-1.00-B2



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Record

Issue	Date

Key Plan

Job No. 0025

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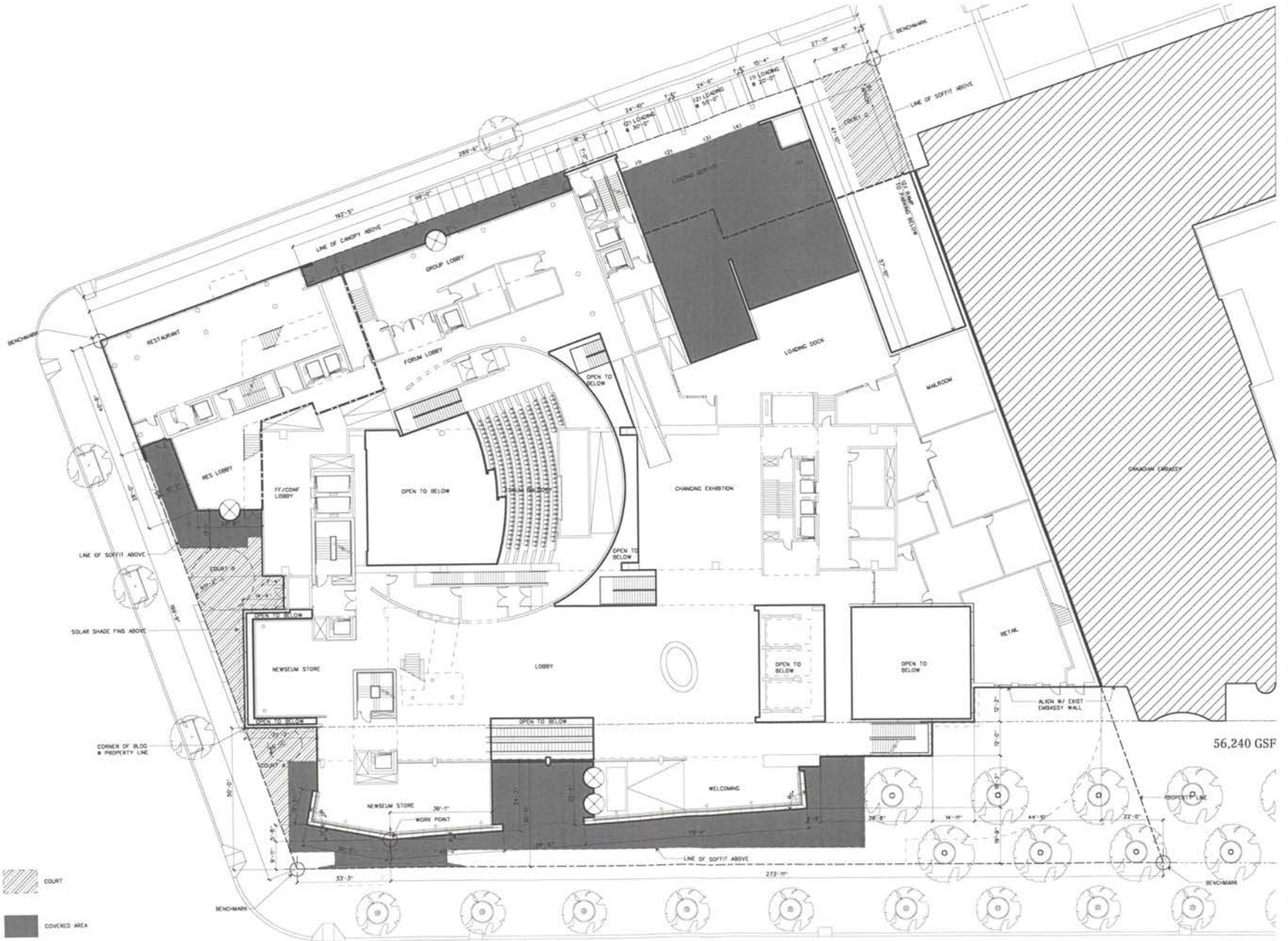
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Sheet Title

B3 LEVEL PLAN

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Issue	Date

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Job No. 0025

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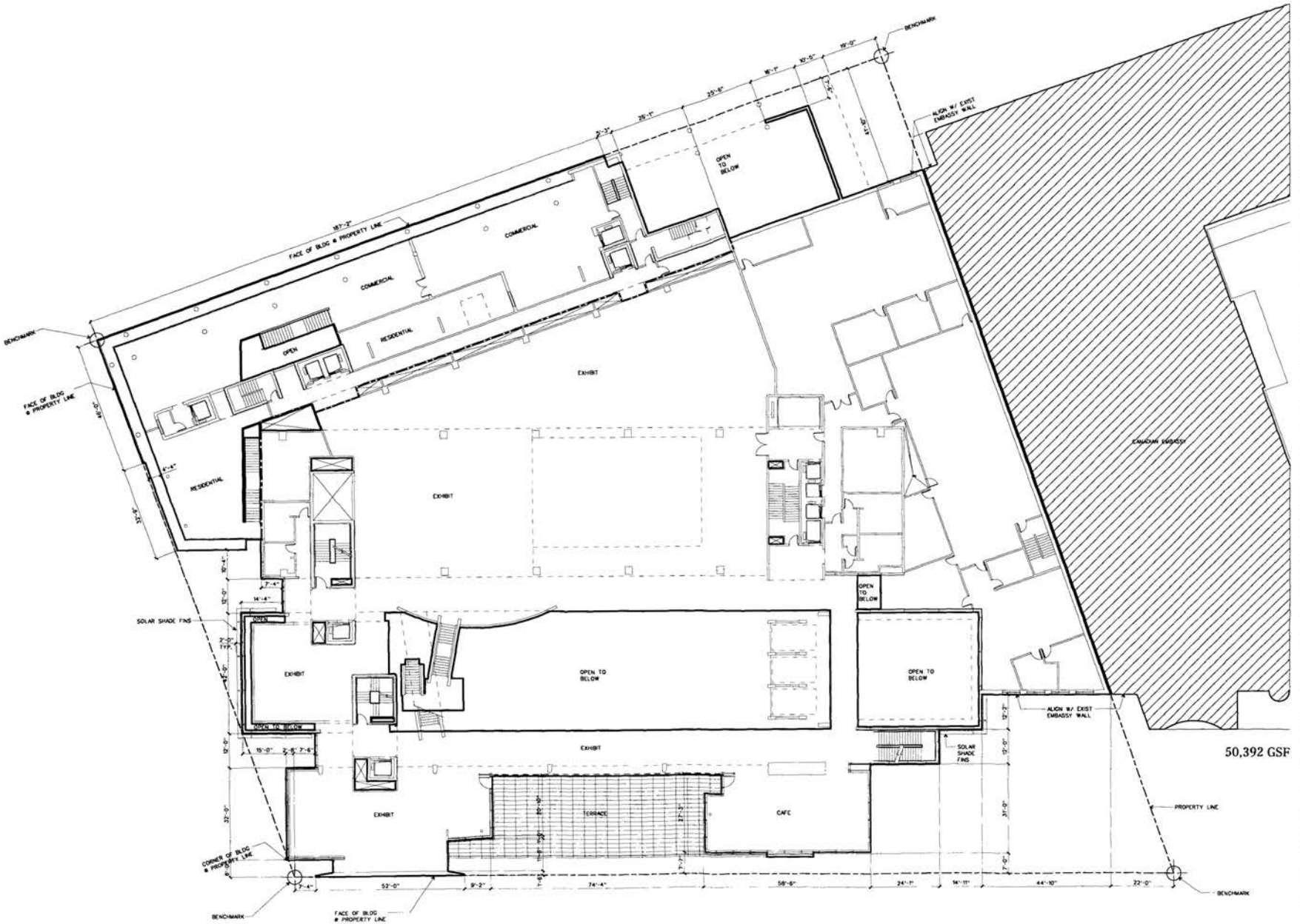
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Sheet Title

1ST LEVEL PLAN

Sheet No.

Z-1.01



50,392 GSF

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Issue	Date

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Job No. 0025

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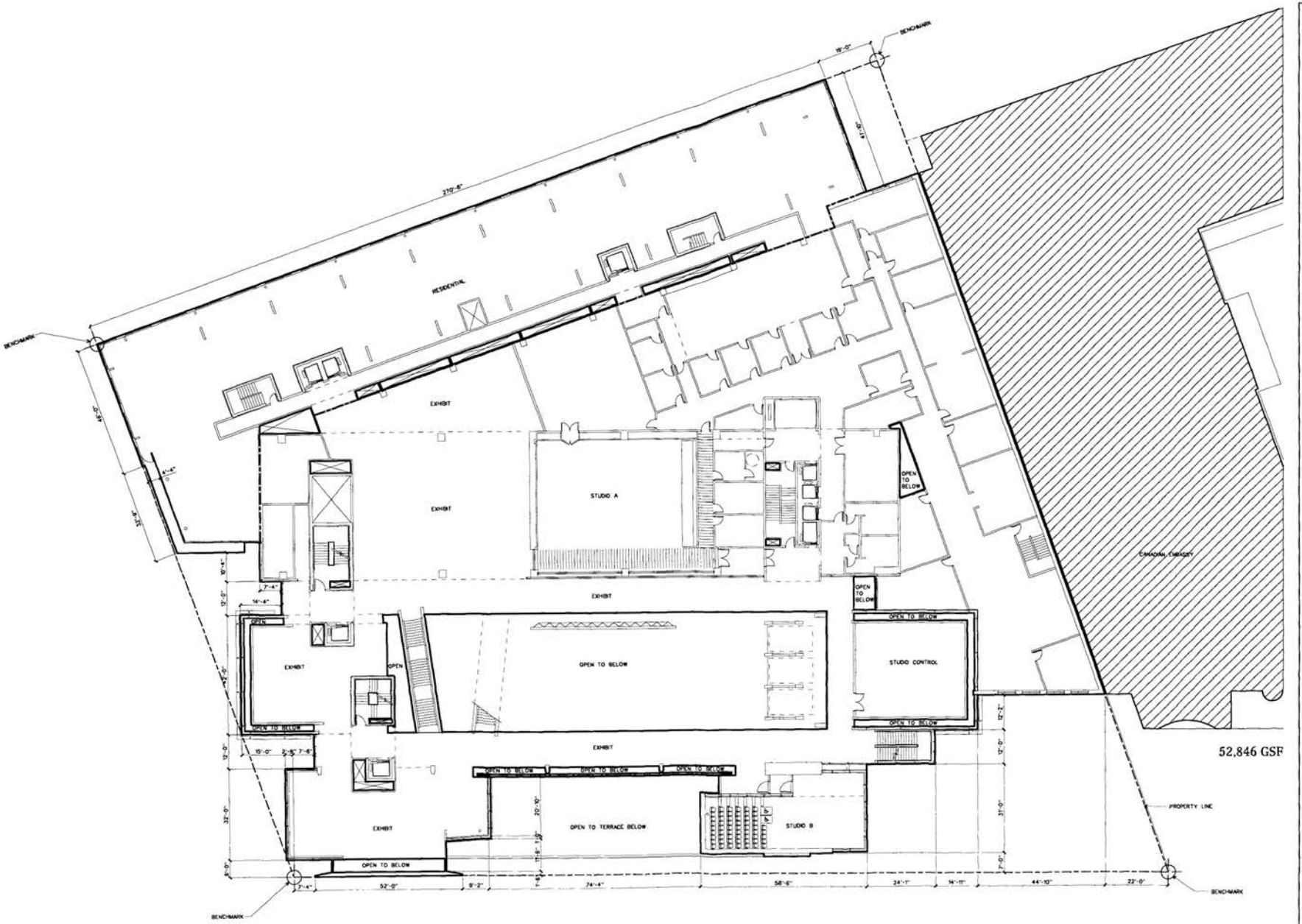
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Sheet Title

2ND LEVEL PLAN

Sheet No.

Z-1.02



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Record

Issue	Date

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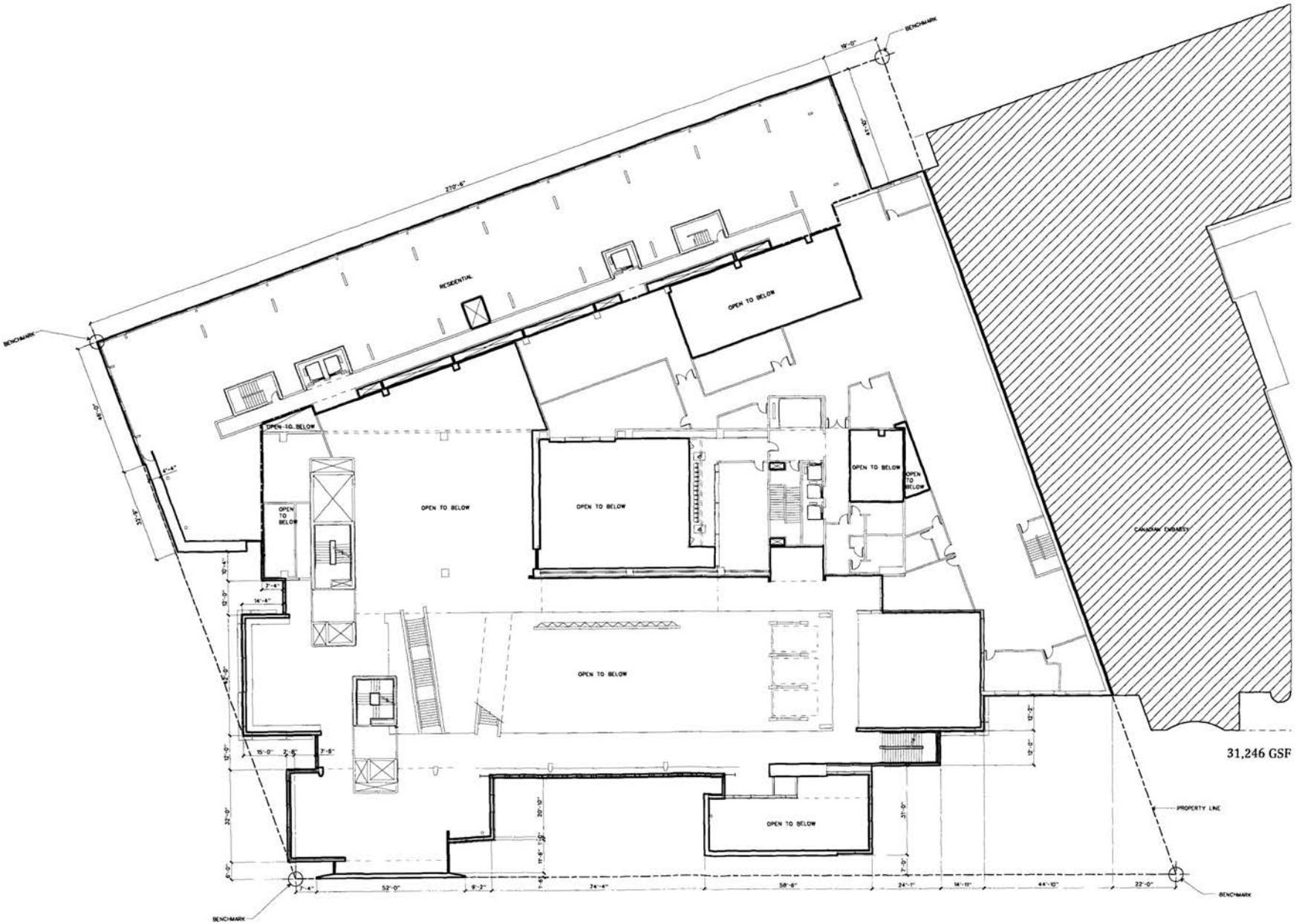
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0025

Scale
1/32" = 1'-0"

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Sheet Title
3RD LEVEL PLAN

Sheet No.
Z-1.03



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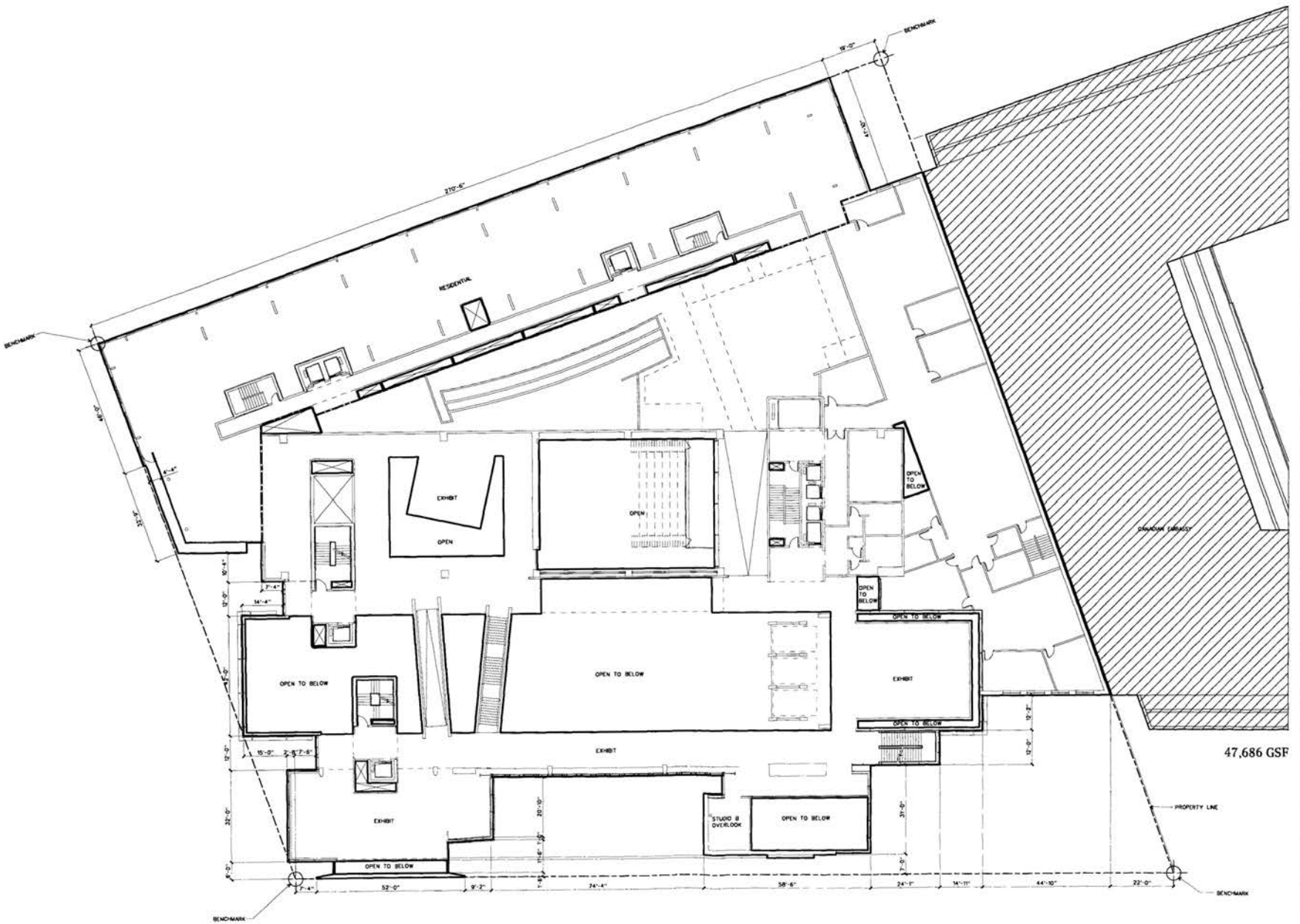
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Sheet Title

3RD LEVEL
MEZZANINE PLAN

Sheet No.

Z-1.03M



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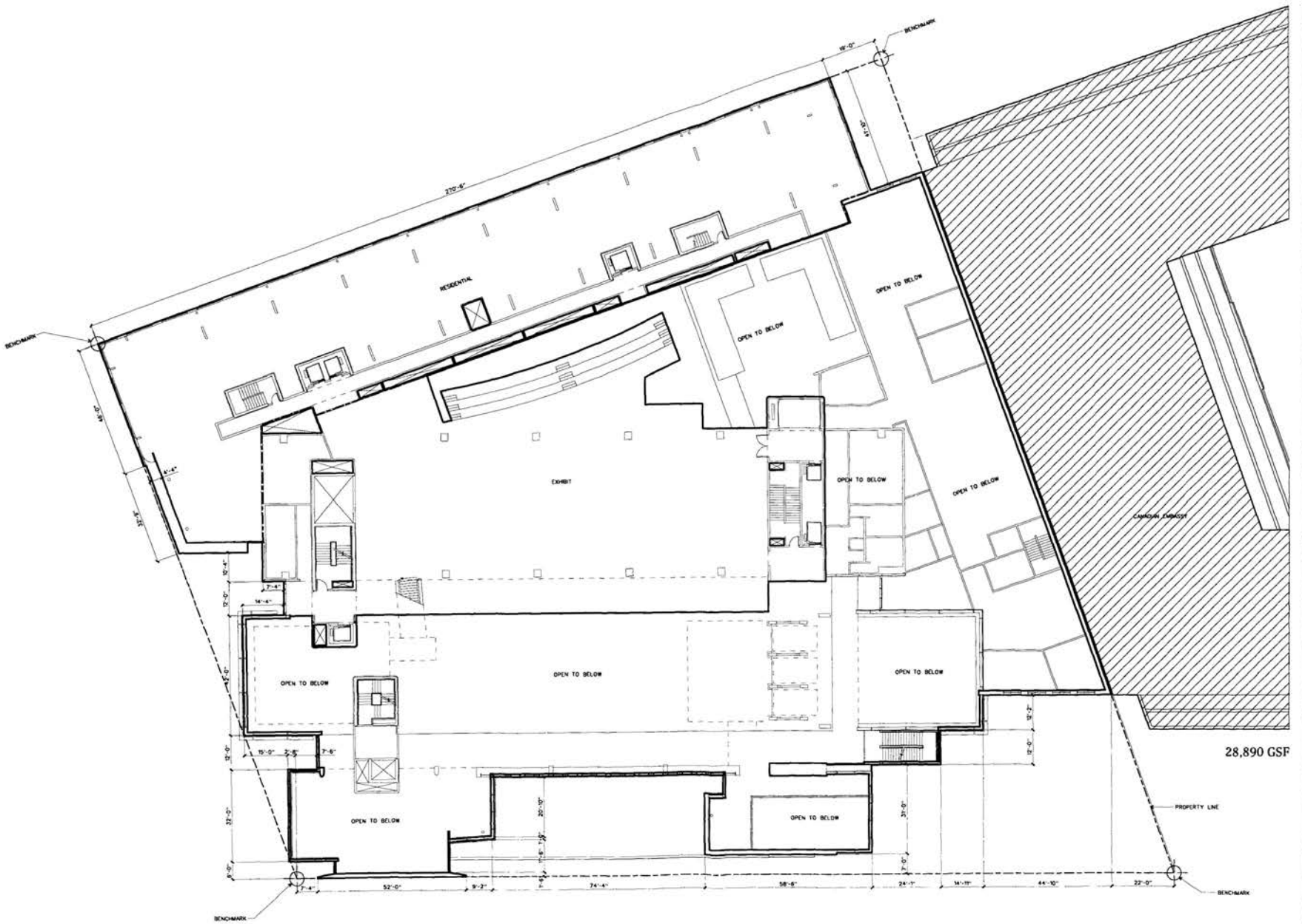
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Sheet Title

4TH LEVEL PLAN

Sheet No.

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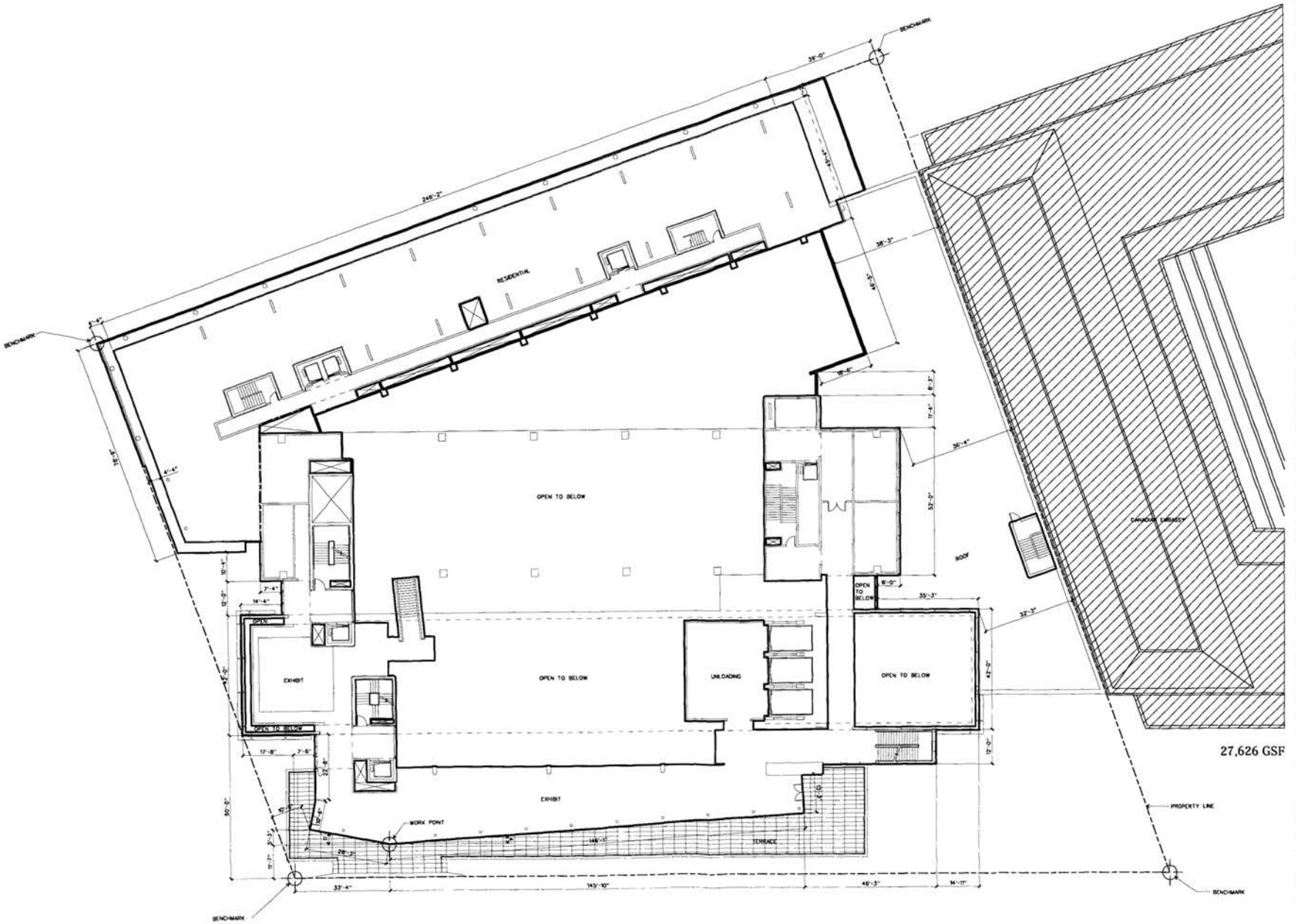
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Sheet Title

4TH LEVEL
MEZZANINE PLAN

Sheet No.

Z-1.04M



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Job No.
0025

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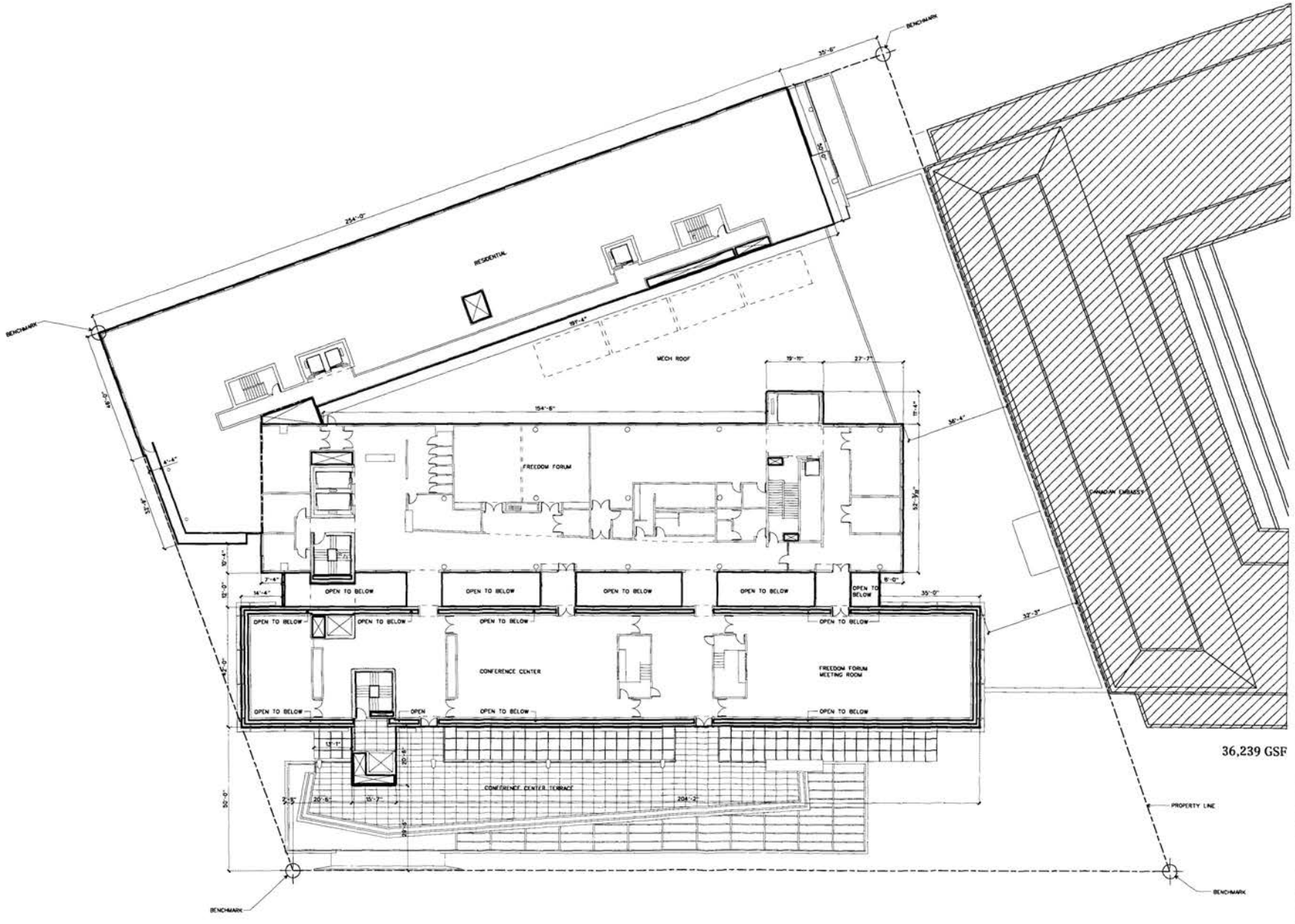
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Sheet Title

5TH LEVEL PLAN

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Z-1.05



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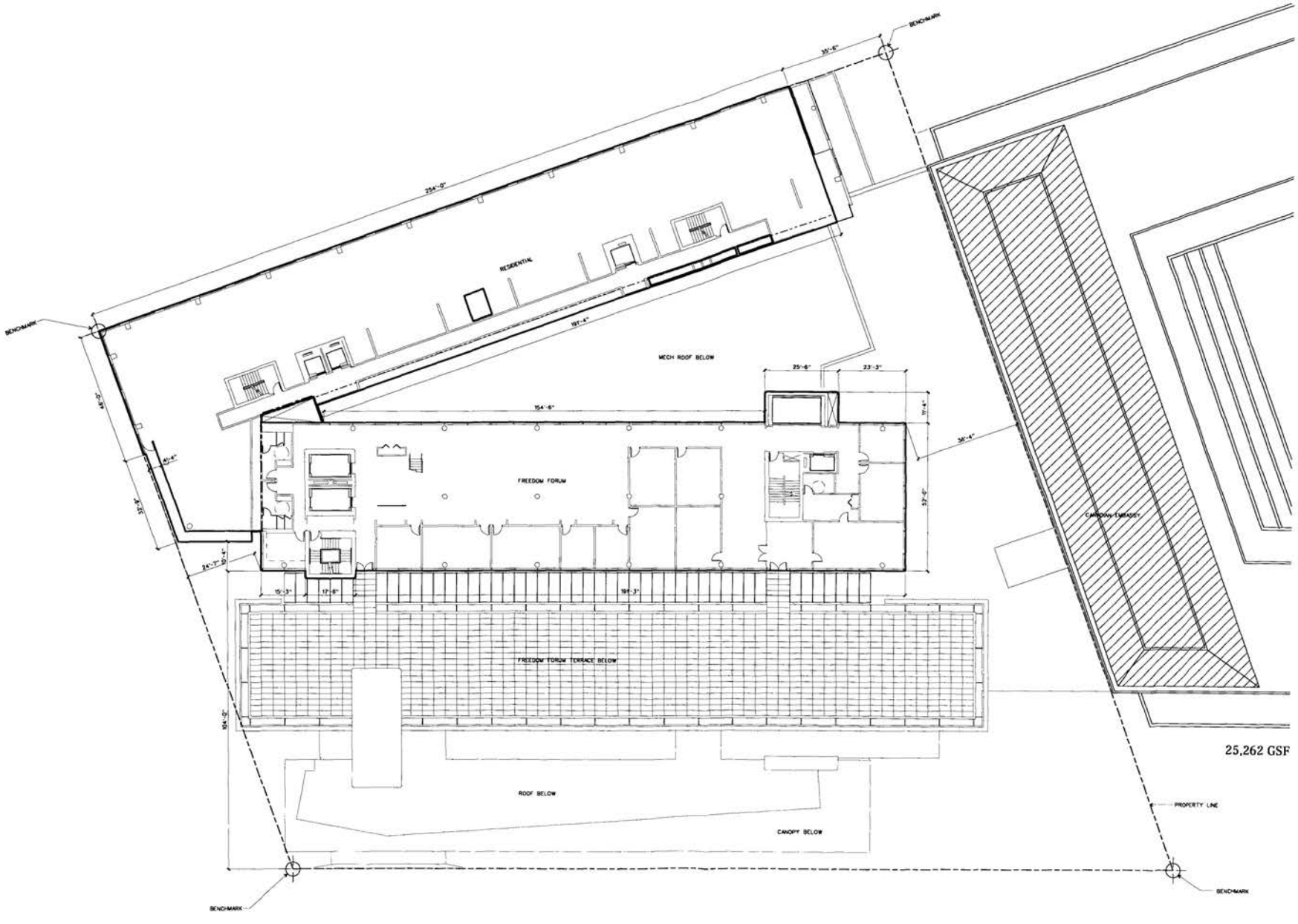
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6TH LEVEL PLAN

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Record

Issue	Date

Key Plan

Job No. 0025

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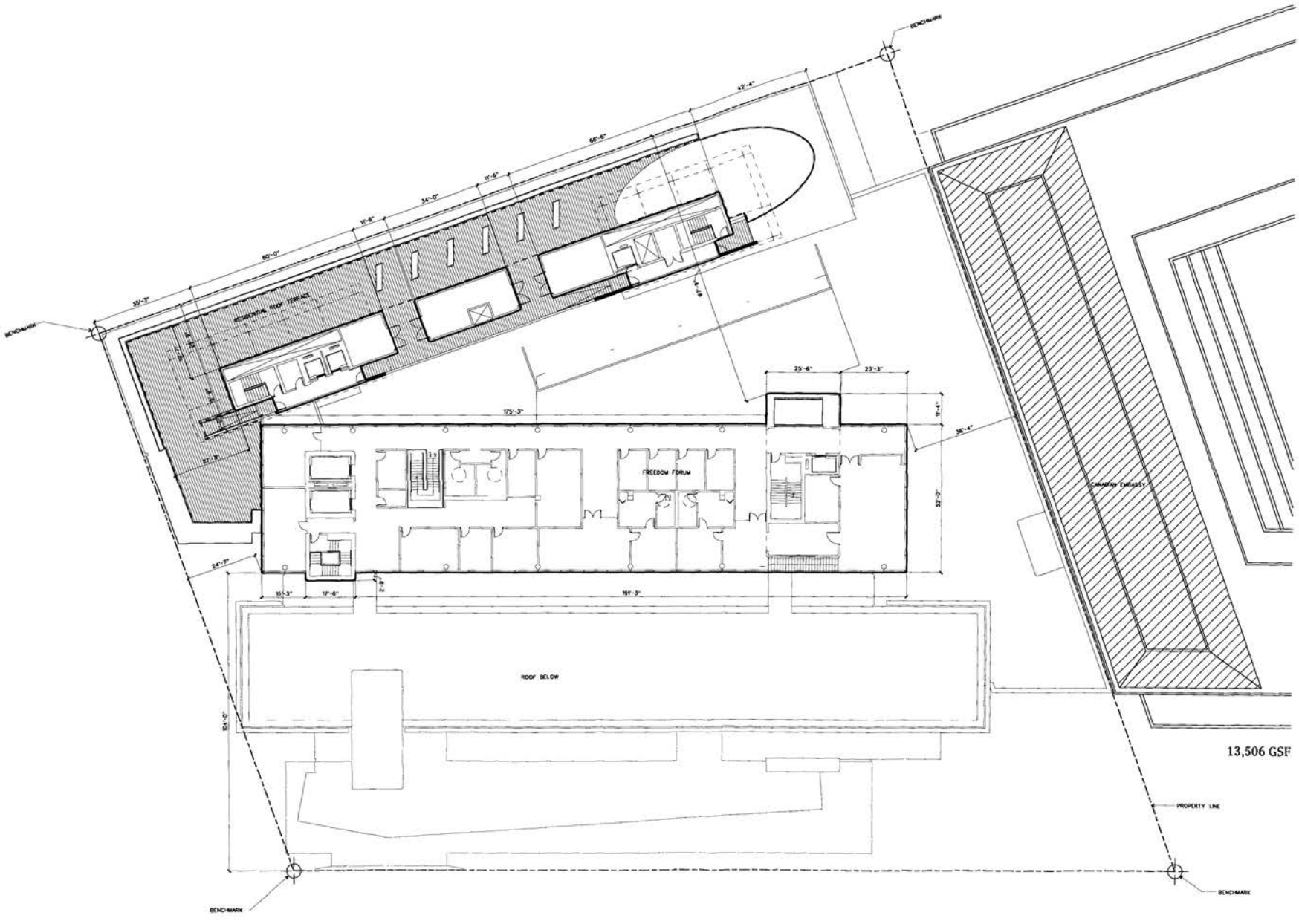
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Sheet Title

7TH LEVEL PLAN

Sheet No.

Z-1.07



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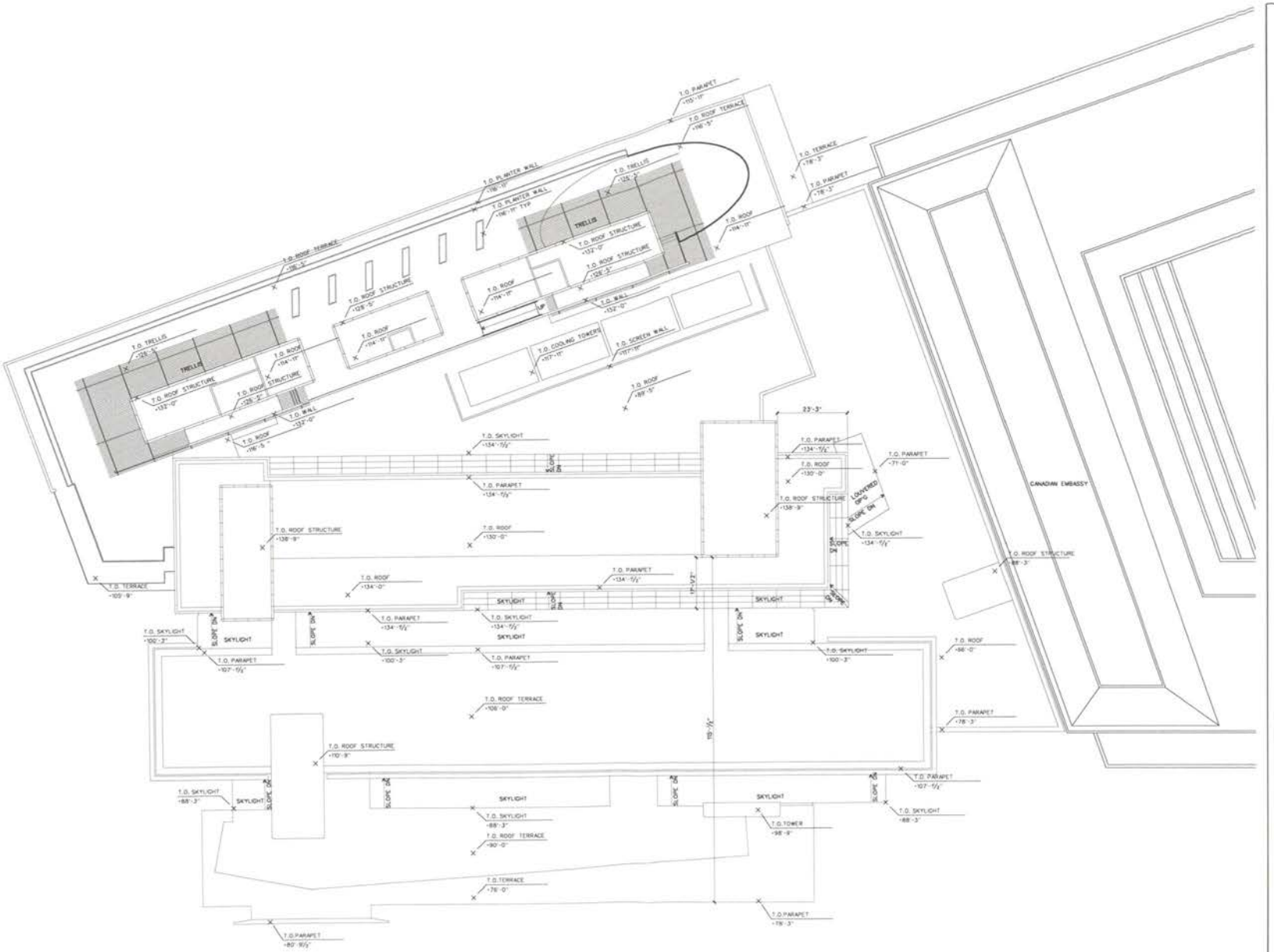
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8TH LEVEL PLAN

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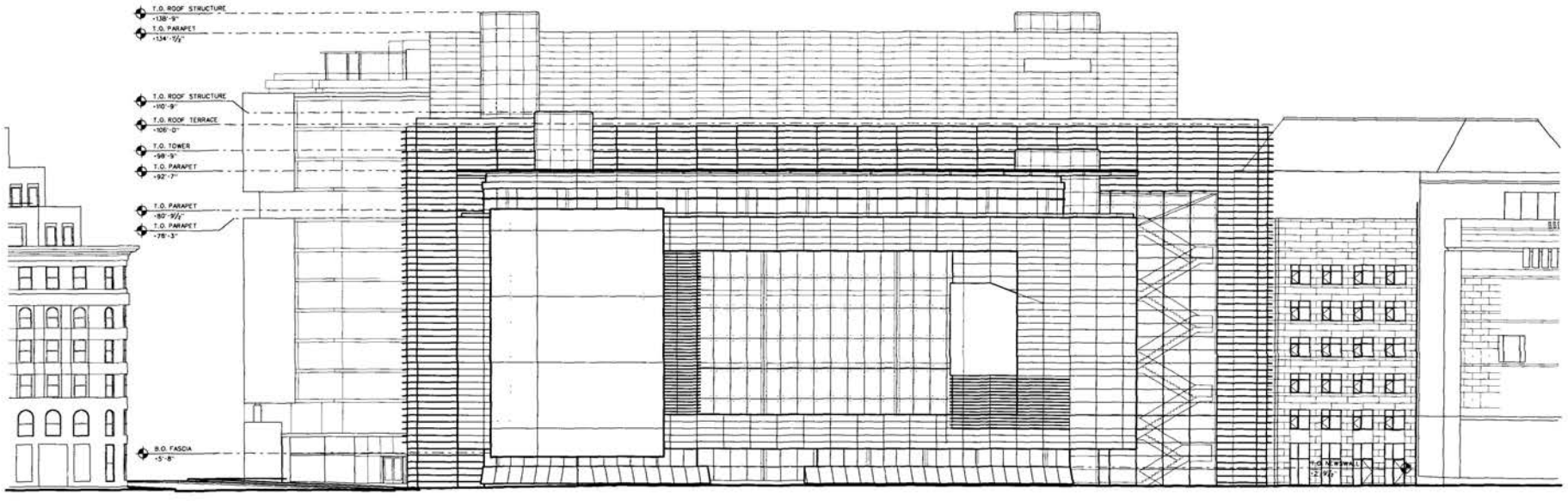
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ROOF PLAN

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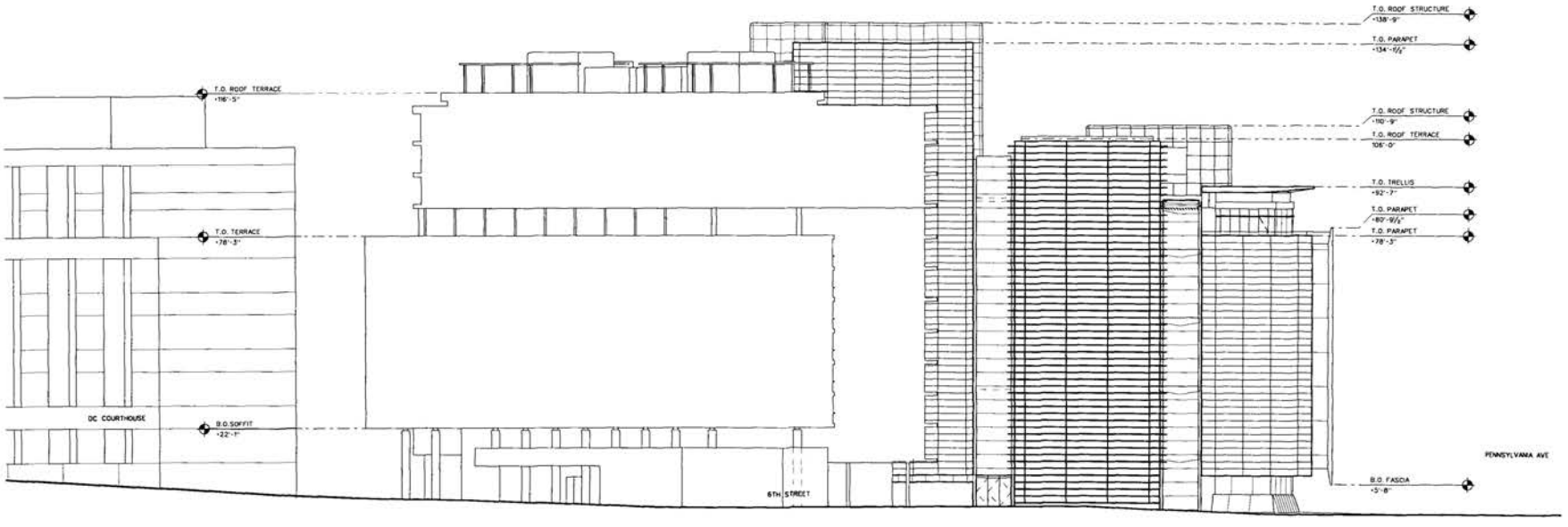
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Sheet Title

SOUTH ELEVATION

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Z-2.01



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Job No.
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Scale
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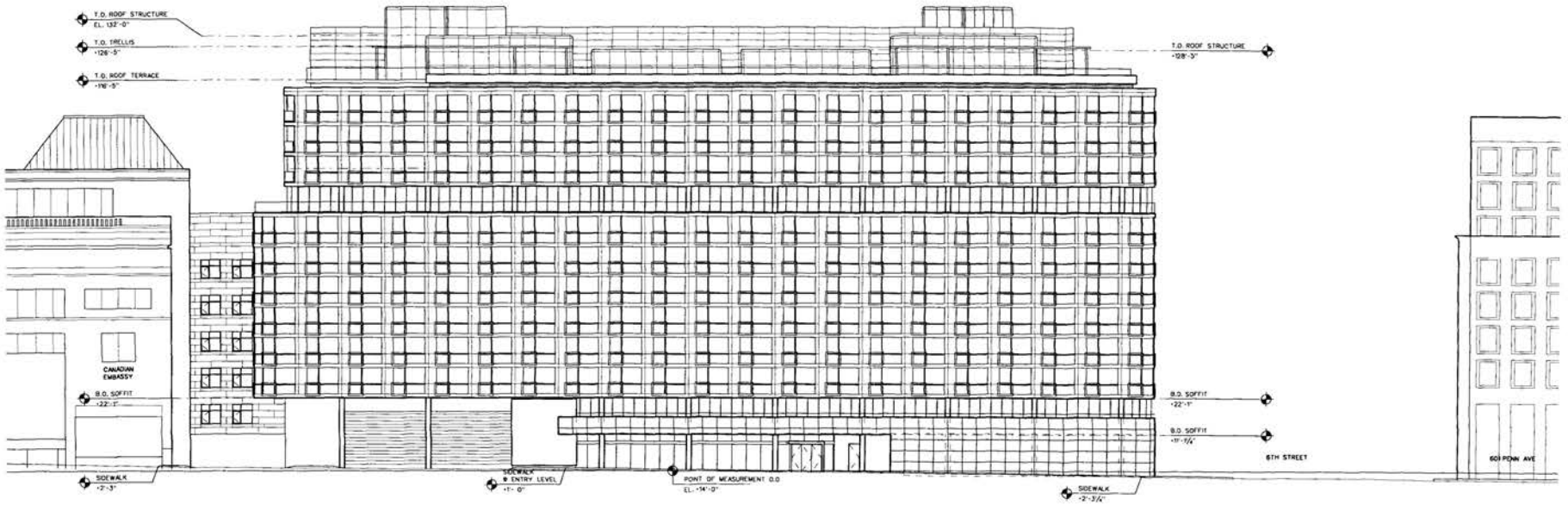
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WEST ELEVATION

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Z-2.02



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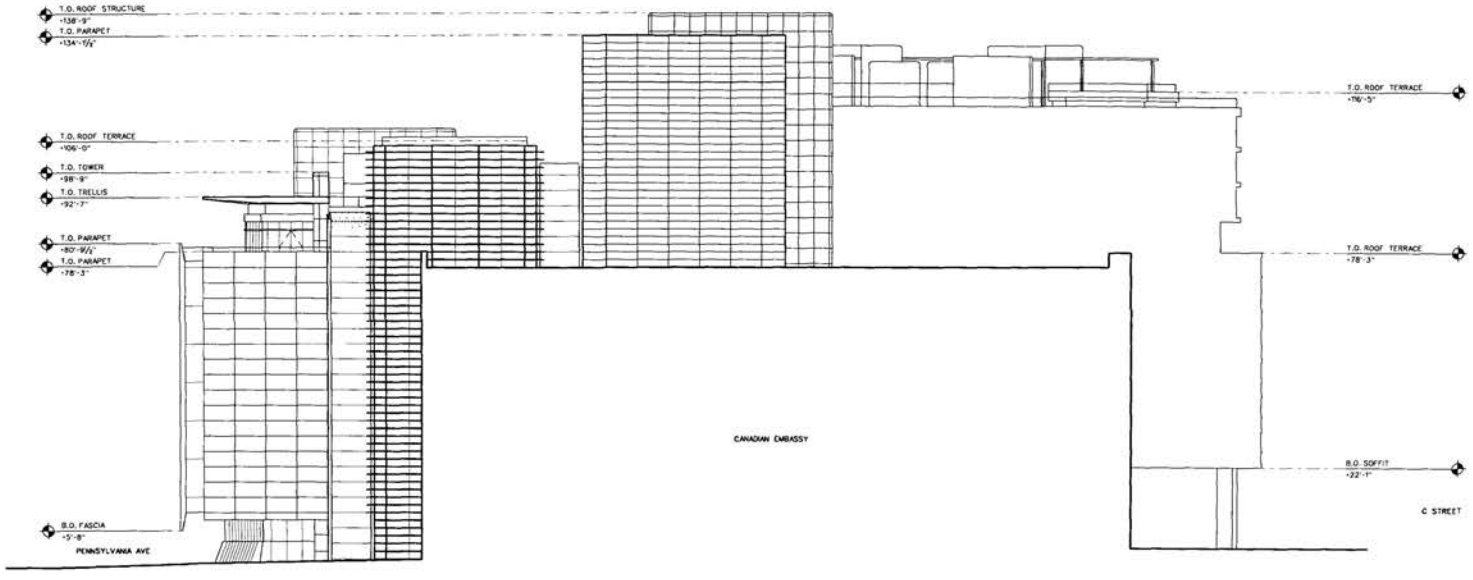
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Sheet Title

NORTH ELEVATION

Sheet No.

Z-2.03



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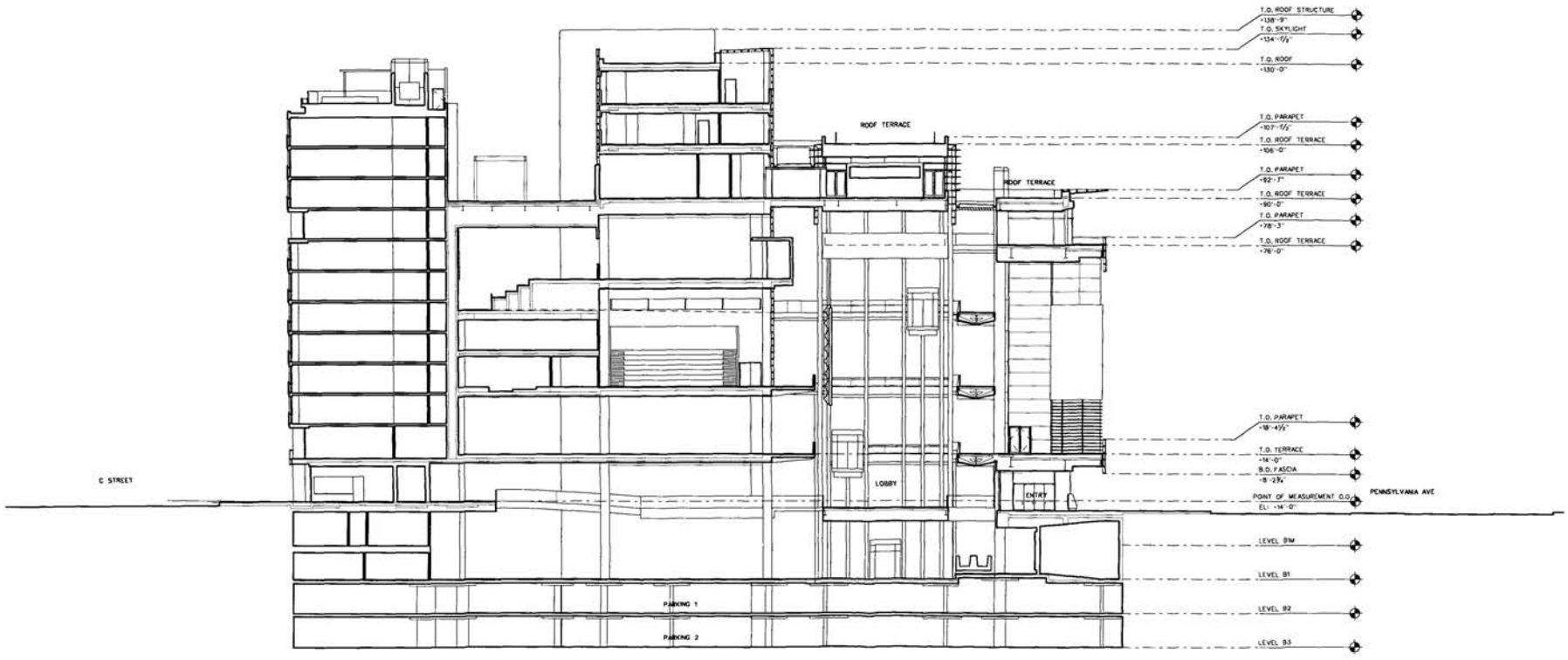
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Sheet Title
EAST ELEVATION

Sheet No.
Z-2.04



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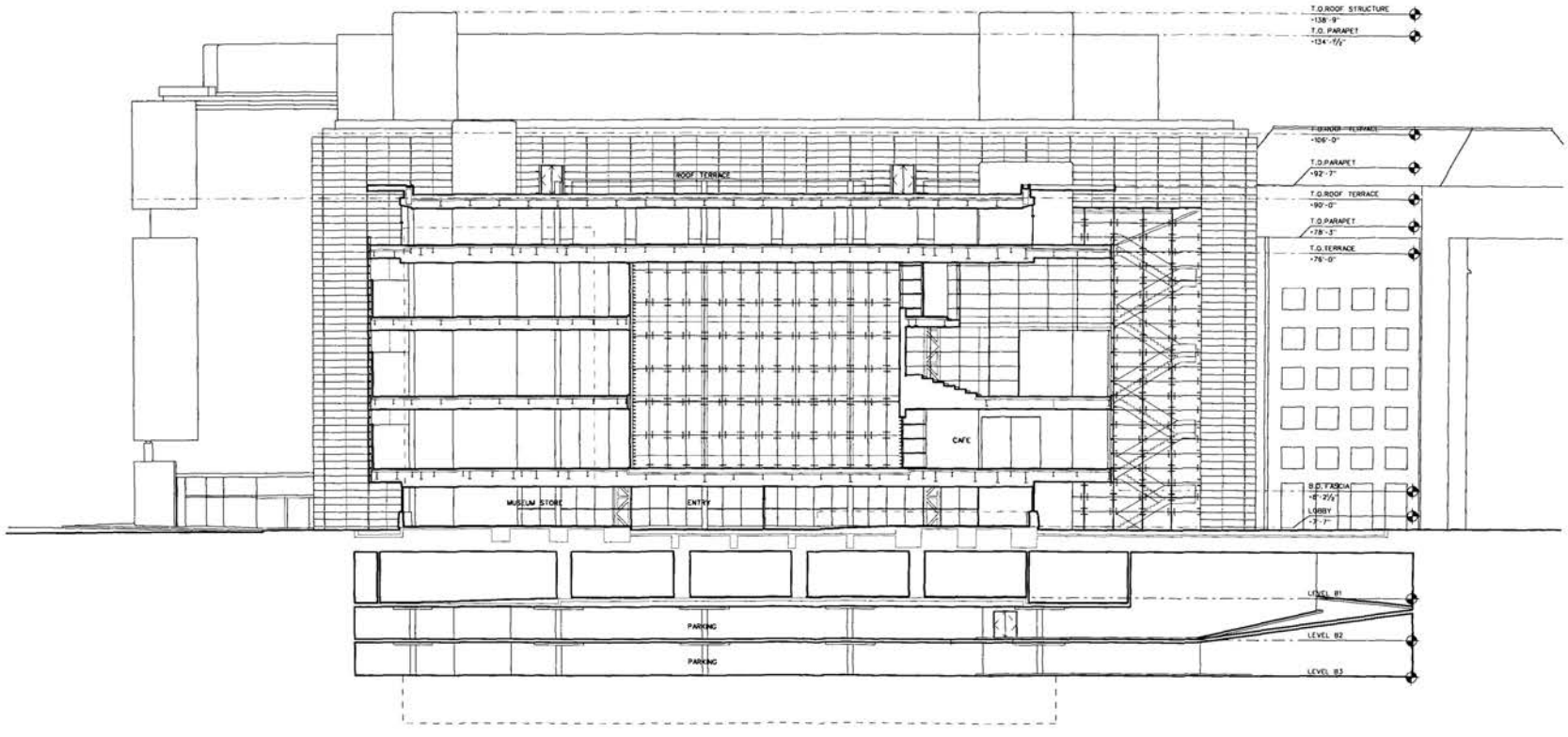
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Sheet Title
SECTION LOOKING EAST

Sheet No.
Z-2.51



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Date 12 NOVEMBER 2003

Sheet Title
SECTION LOOKING NORTH

Sheet No.
Z-2.52