CAPITAL CHILDREN'S MUSEUM

220 H STREET, NE

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT



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ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.12A


K STREET
I STREET
VETERANS ADMIN.
OFFICE OF PLANNING
PROJECT SITE
H STREET
G STREET
SEC HQ UNDER CONSTR.
POST OFFICE
1ST STREET
UNION STATION
NORTH CAPITOL STREET
F STREET
FEDERAL JUDICIARY BUILDING
2ND STREET
3RD STREET
4TH STREET
5TH STREET

AREA TABULATIONS

NEW BUILDING

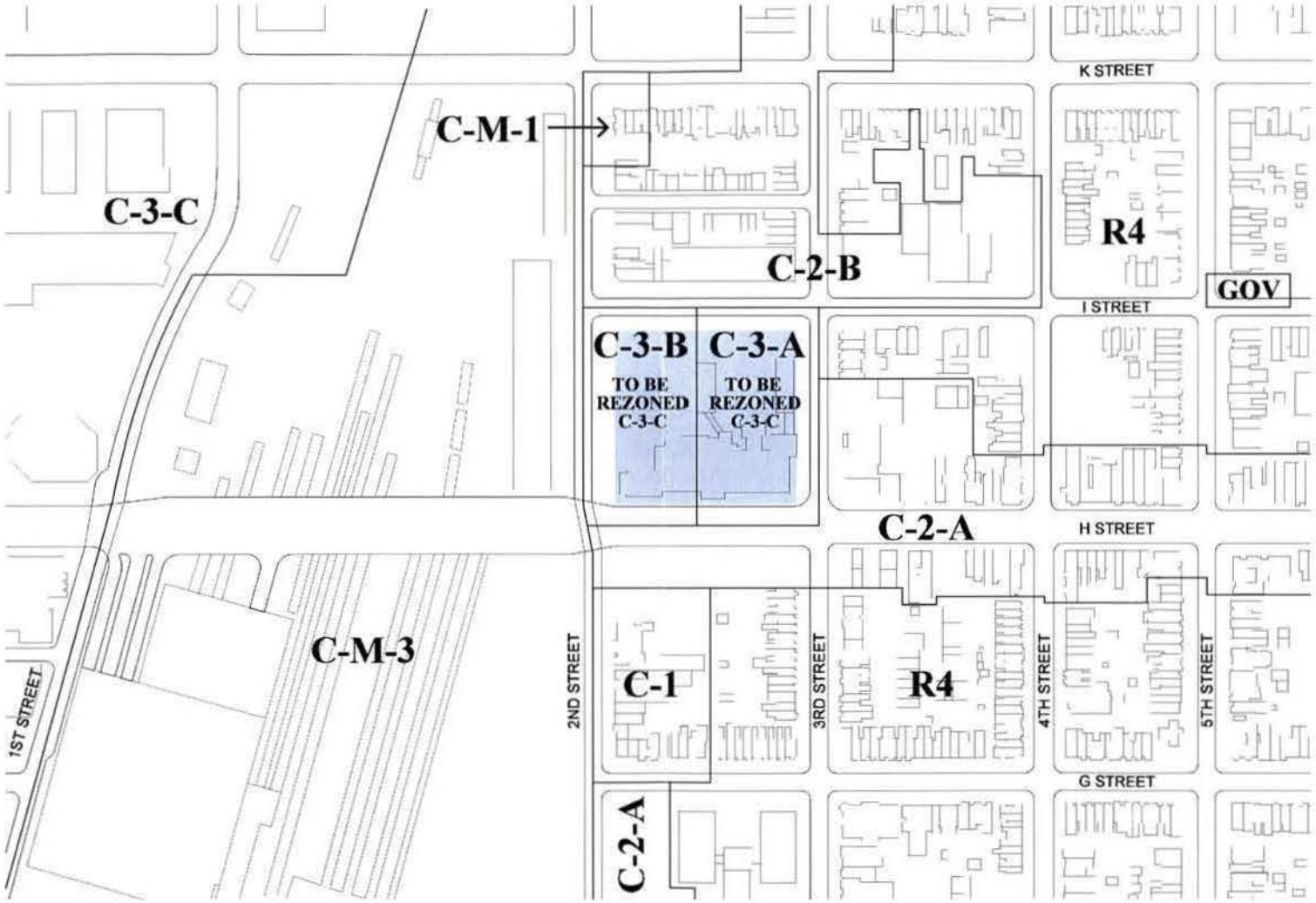
			WEST BUILDING		EAST BUILDING			
LEVEL	RETAIL	RESIDENTIAL SERVICE	RESIDENTIAL AREA	NUMBER OF UNITS	RESIDENTIAL AREA	NUMBER OF UNITS	TOTAL UNITS	TOTAL FAR BY FLOOR
Garage/Loading Above Grade		6,454 SF						6,454 SF
First Floor			3,154 SF	17		11	28	3,154 SF
Second Floor			24,187 SF	19	16,869 SF	11	30	41,056 SF
Third Floor			27,191 SF	24	17,777 SF	14	38	44,968 SF
Fourth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Fifth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Sixth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Seventh Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Eighth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Ninth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Tenth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Eleventh Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
Twelfth Floor			28,049 SF	24	18,269 SF	14	38	46,318 SF
SUBTOTAL			506,039 SF	approx. 280		approx. 165	approx. 445	**512,494 SF**
EXISTING CAPITAL CHILDREN'S MUSEUM BUILDING			81,980 SF				approx. 55	**81,980 SF**
EXISTING AMENITY BUILDING			4,660 SF					**4,660 SF**
TOTAL							approx. 500	**599,134 SF**

Residential Affordable: 19, 852 SF of the Residential Area listed above is devoted to affordable Residential Use.

Parking Levels Below Grade: 167, 498 SF of Parking Levels Below Grade are provided. This area is not included in the FAR Area

ZONING TABULATIONS

	C-3-A Zoning Requirements	**C-3-B Zoning Requirements**	**C-3-C Zoning Requirements**	**Project Design**
Floor Area Ratio ("FAR")	4.0 (2.5 non-residential) **PUD Guidelines** 4.5 (3.0 non-residential)	5.0 (4.0 non-residential) **PUD Guidelines** 5.5 (4.5 non-residential)	6.5 residential or non-residential **PUD Guidelines** 8.0 residential or non-residential	599,134 SF of residential use **TOTAL FAR = 5.72**
Building Height	65 feet **PUD Guidelines** 90 feet	70 feet **PUD Guidelines** 90 feet	90 feet **PUD Guidelines** 130 feet	Existing Capital Children's Museum Bldg. - 64 feet (from 3rd street) / New Building 110' feet from I Street
Lot Occupancy (for residential uses)	75%	100%	100%	65%
Rear Yard	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet required.	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet Required	2.5 inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 23 feet Required	45 feet
Residential Recreation Space	15% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	58, 802 SF
Parking (Residential Use)	One for each two dwelling units **238 spaces**	One for each four dwelling units **119 spaces**	One for each four dwelling units **119 spaces**	**500 Parking Spaces**

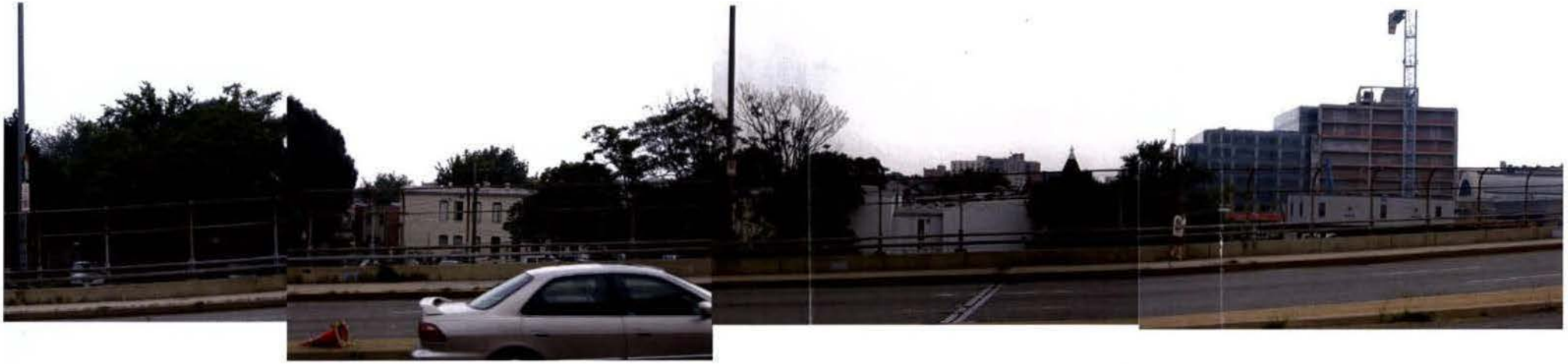

K STREET
C-M-1
C-3-C
R4
C-2-B
GOV
I STREET
C-3-B
TO BE REZONED C-3-C
C-3-A
TO BE REZONED C-3-C
C-2-A
H STREET
C-M-3
1ST STREET
2ND STREET
C-1
3RD STREET
R4
4TH STREET
5TH STREET
G STREET
C-2-A



View of H Street Facing South



View of 3rd Street Facing East



View of H Street Facing South



View of 3rd Street Facing East



View of I Street Facing North



View of 2nd Street Facing West



View of I Street Facing North



View of 2nd Street Facing West

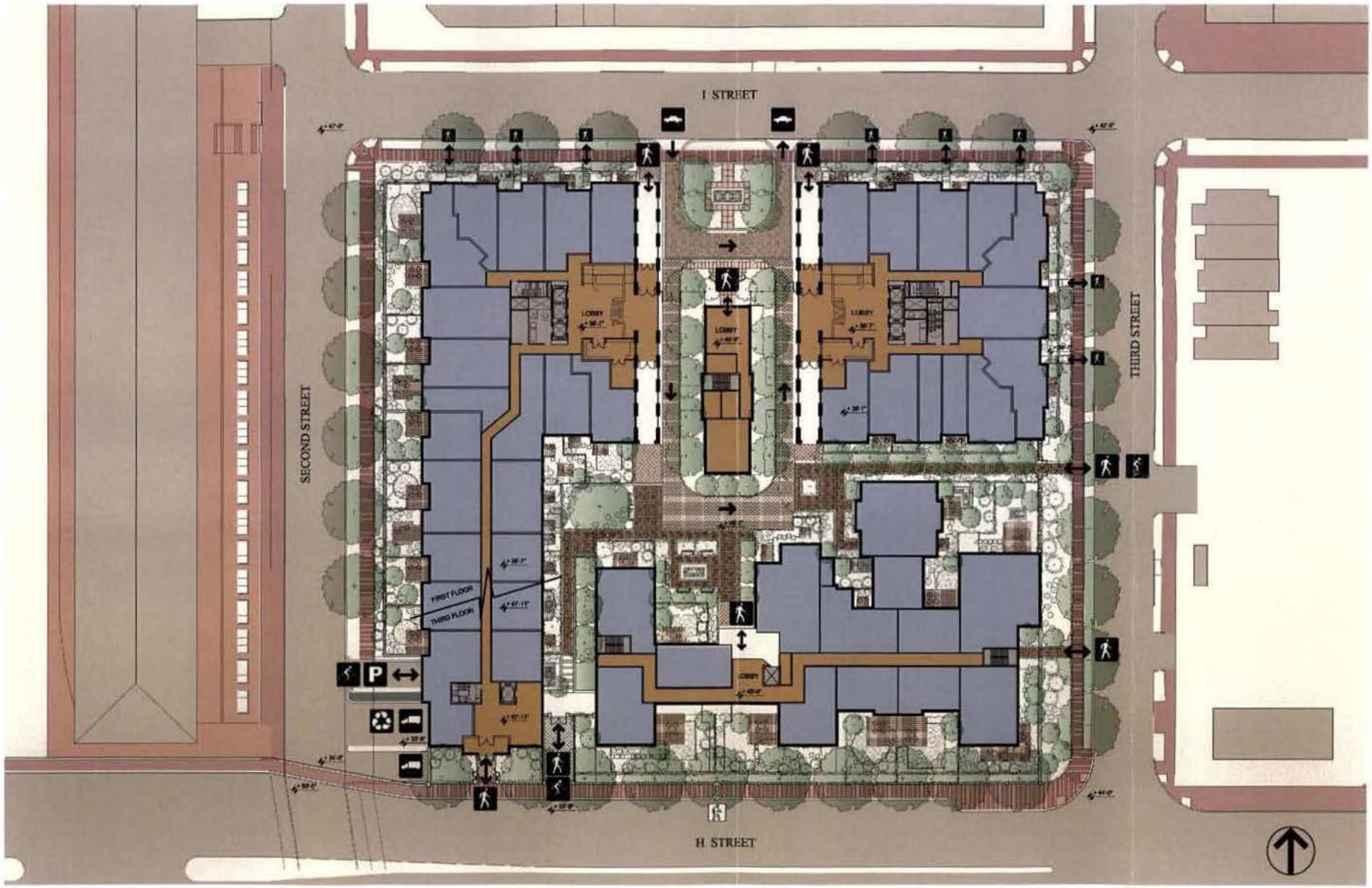


Site Plan

10

Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects

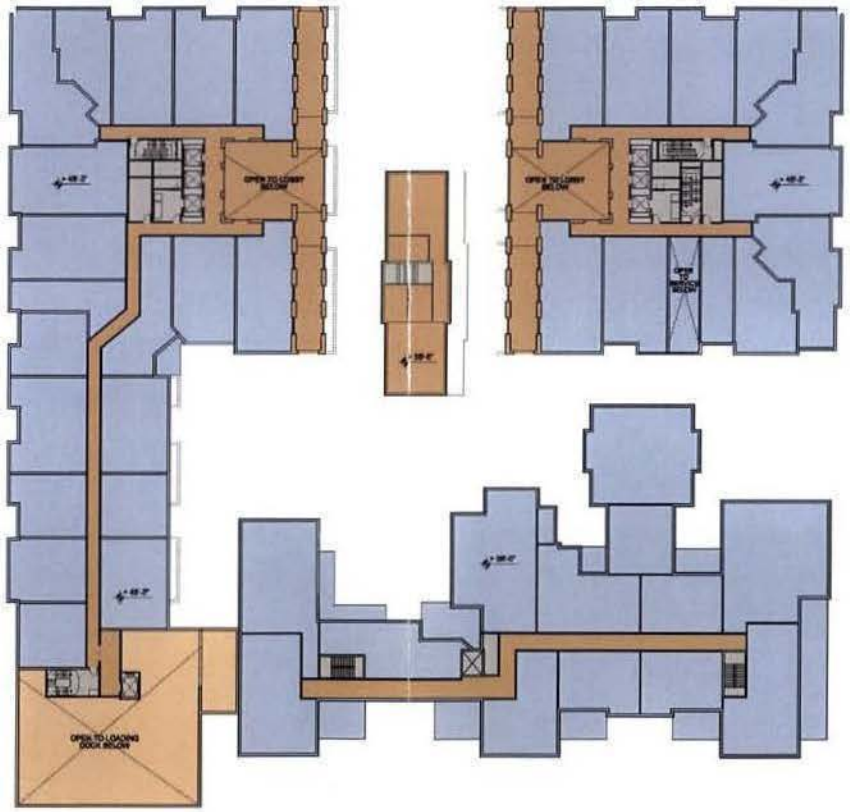


Capital Children's Museum Site

Ground Floor/Entry Plan

ESOCOFF & ASSOCIATES | architects

0 50 100 200



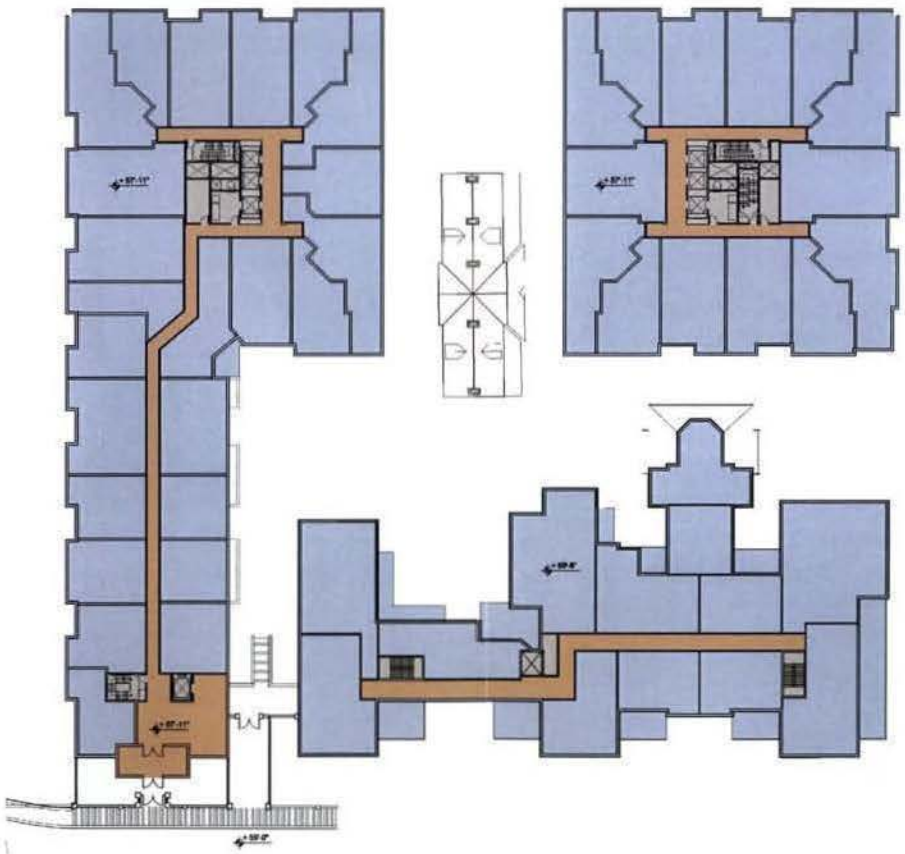


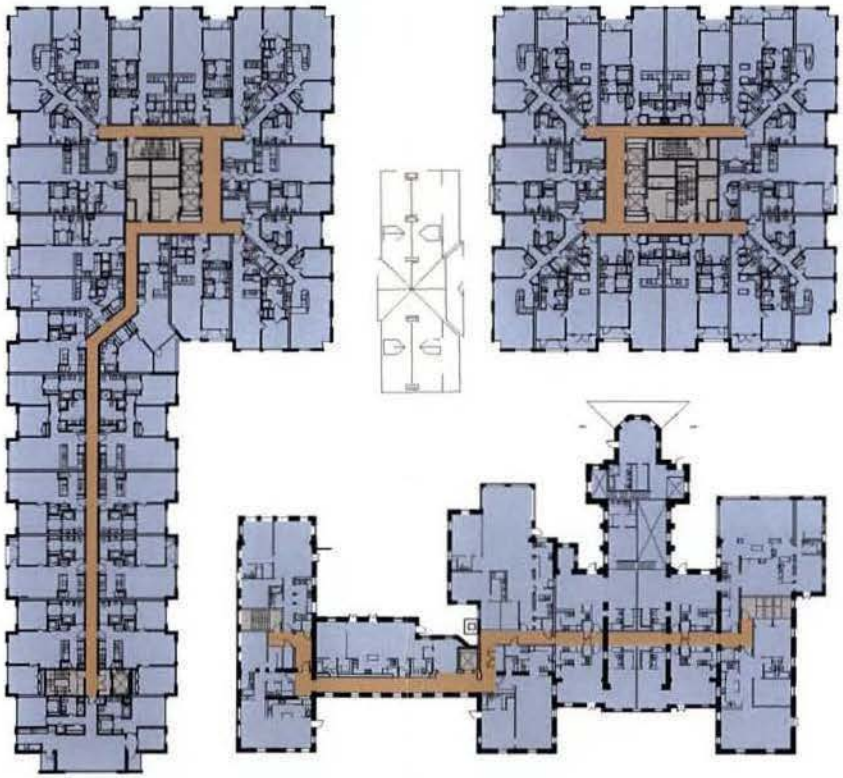
Second Floor Plan

0 50 100 200

Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects



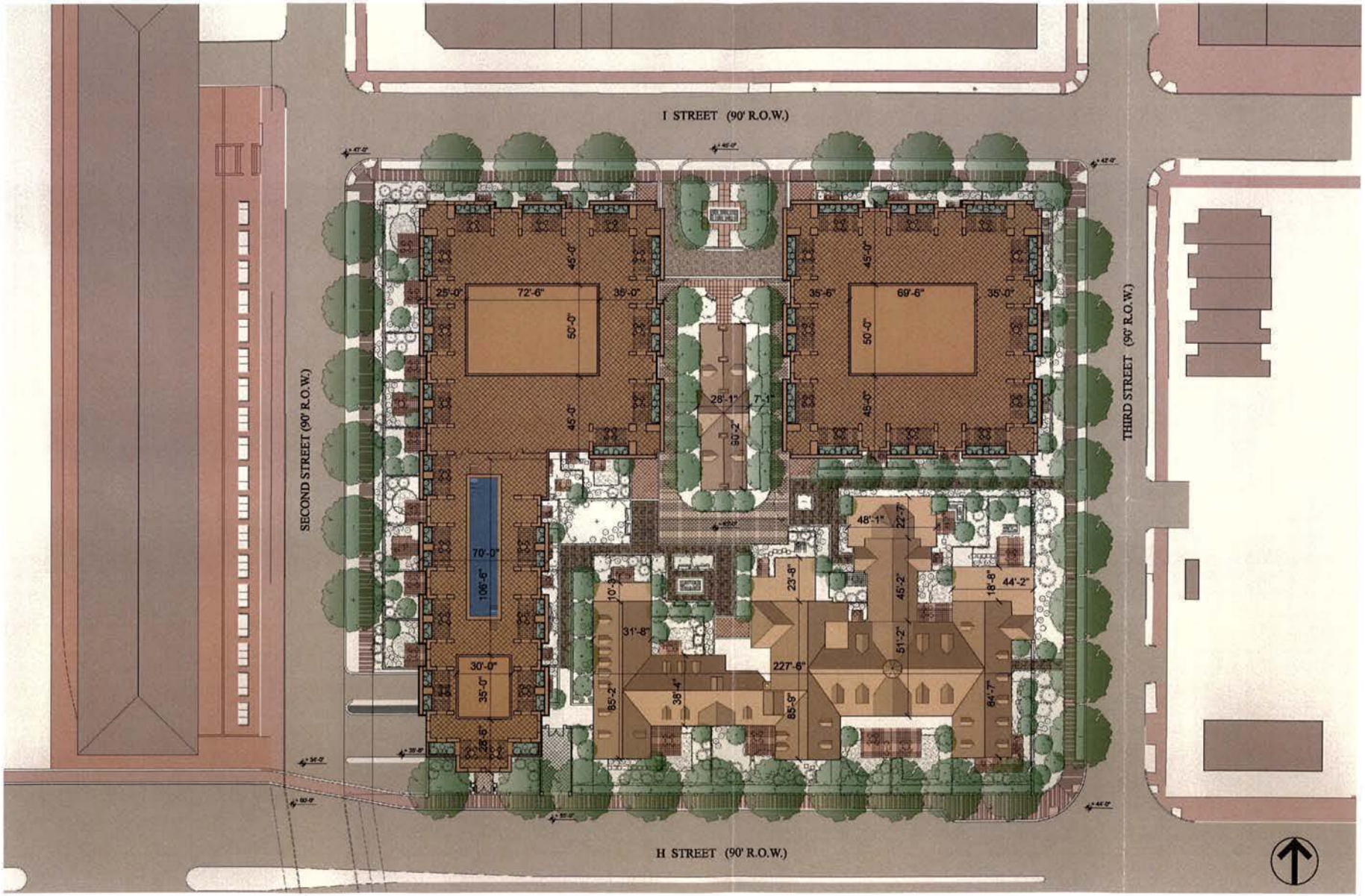


Typical Floor Plan

0 50 100 200

Capital Children's Museum Site

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Capital Children's Museum Site

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0 50 100 200

Roof Plan

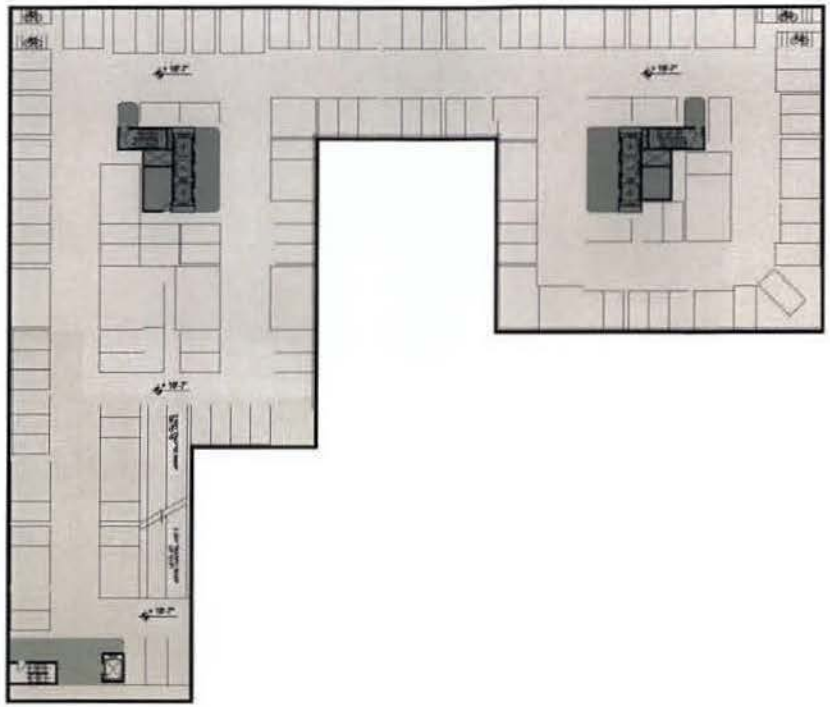
15



PARKING LEVEL 1

37 Full Spaces
111 Compact Spaces
148 Total P1 Spaces

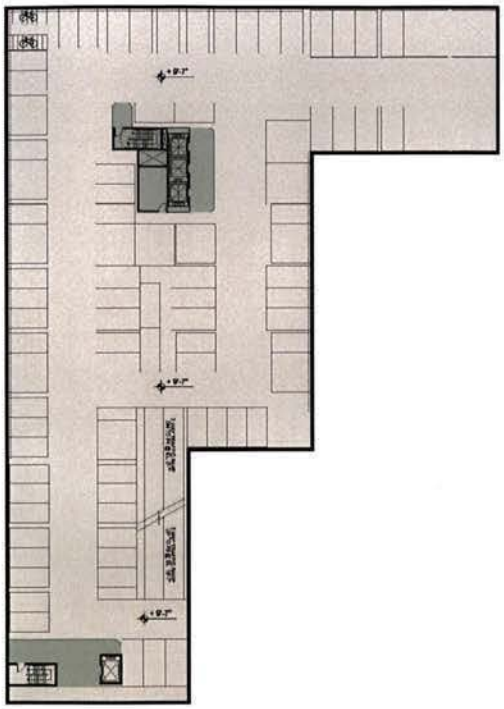
500 Total Spaces All
Parking Levels

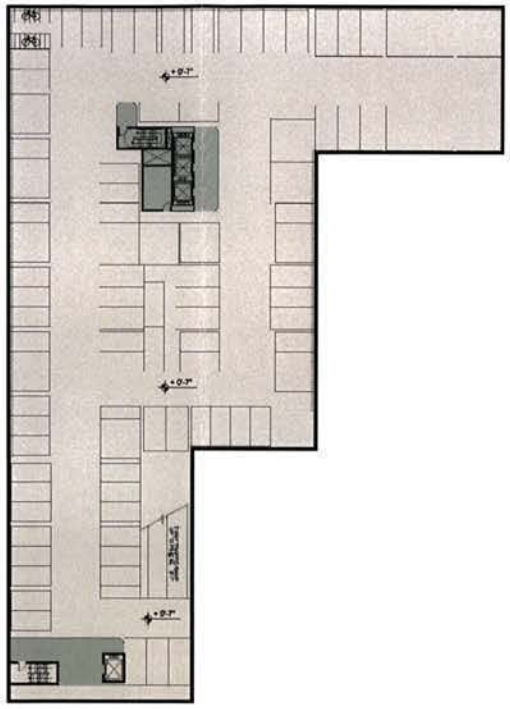


PARKING LEVEL 2

37 Full Spaces
125 Compact Spaces
162 Total P2 Spaces

500 Total Spaces All
Parking Levels





PARKING LEVEL 3

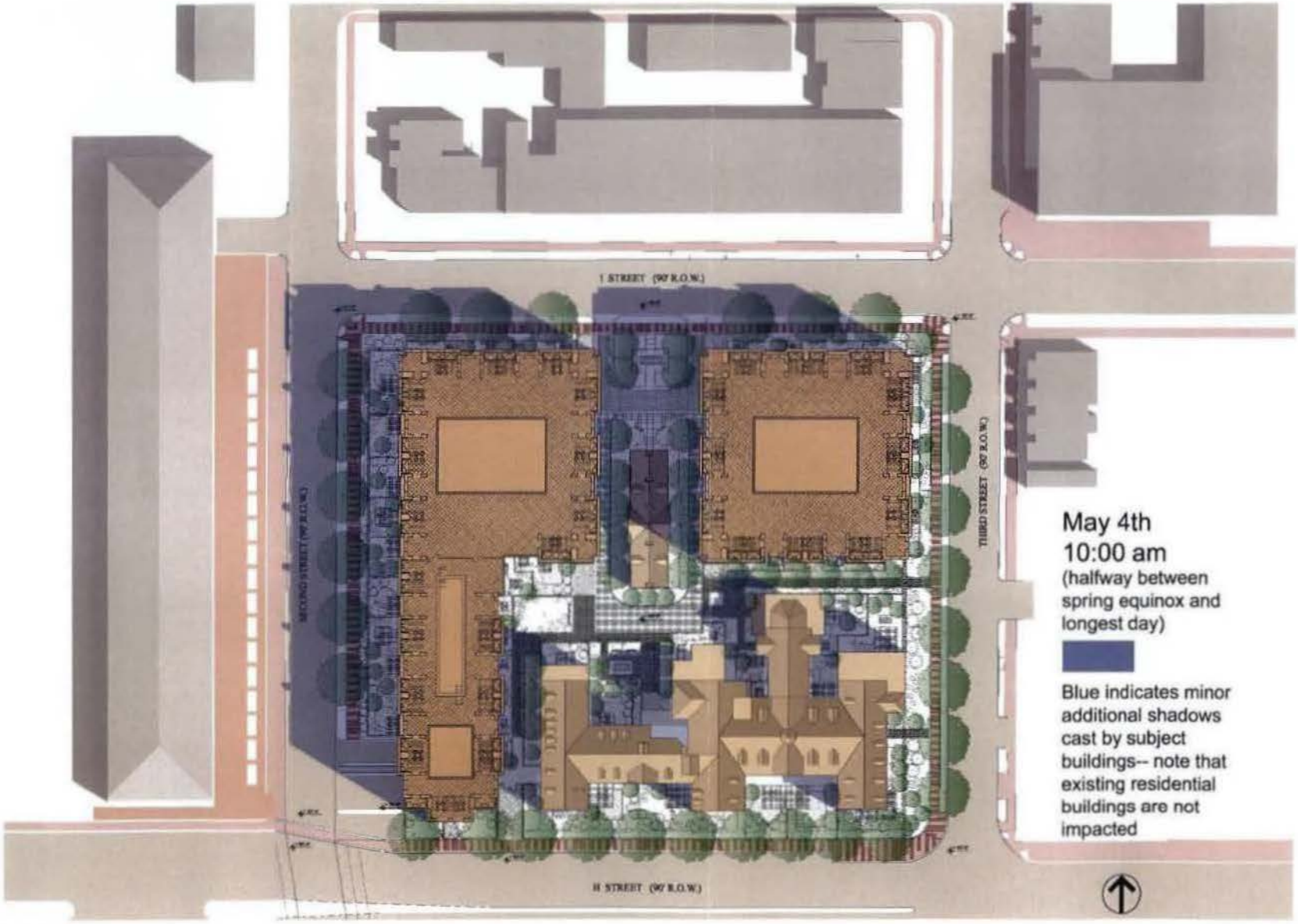
21 Full Spaces
73 Compact Spaces
94 Total P3 Spaces

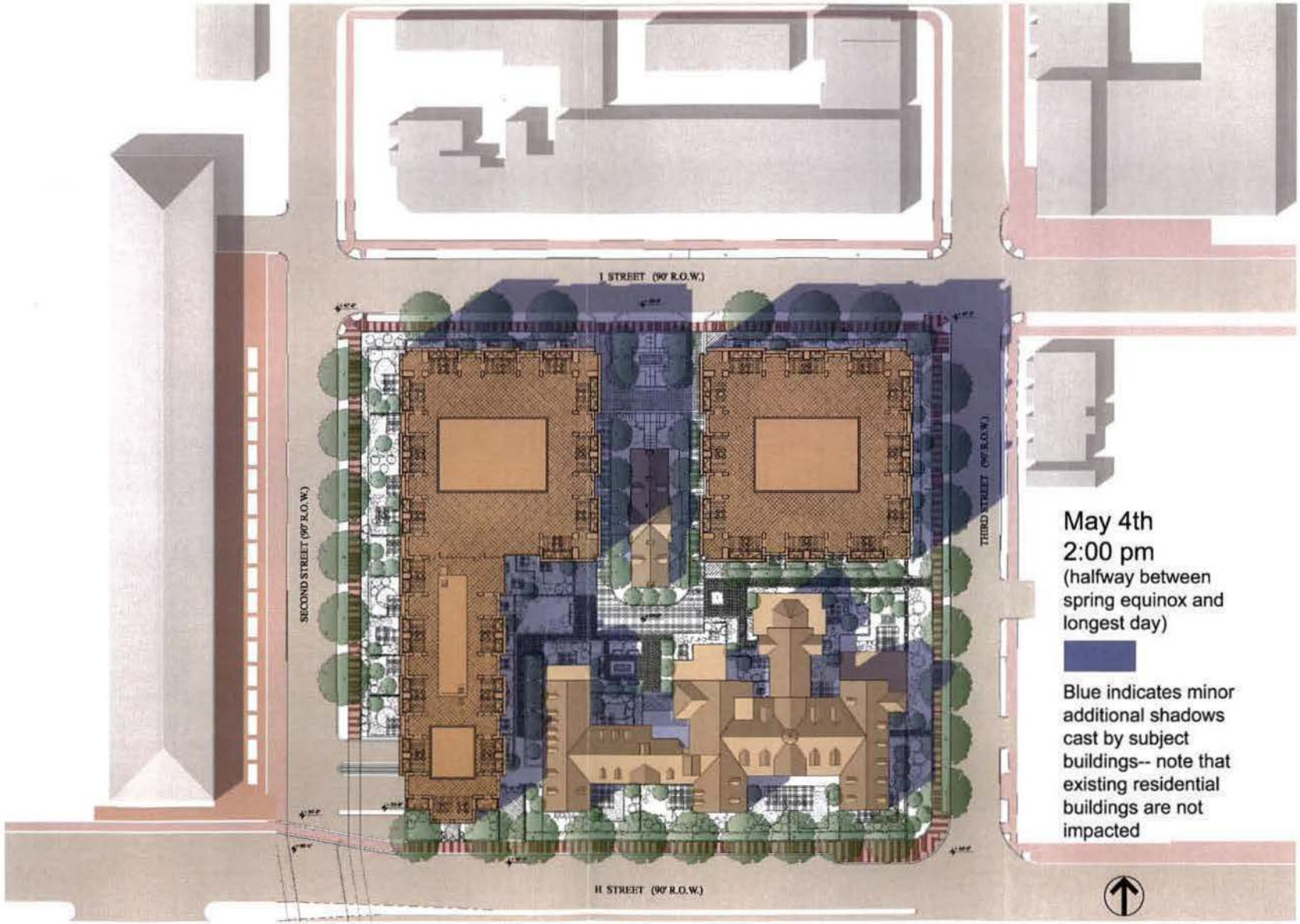
500 Total Spaces All
Parking Levels

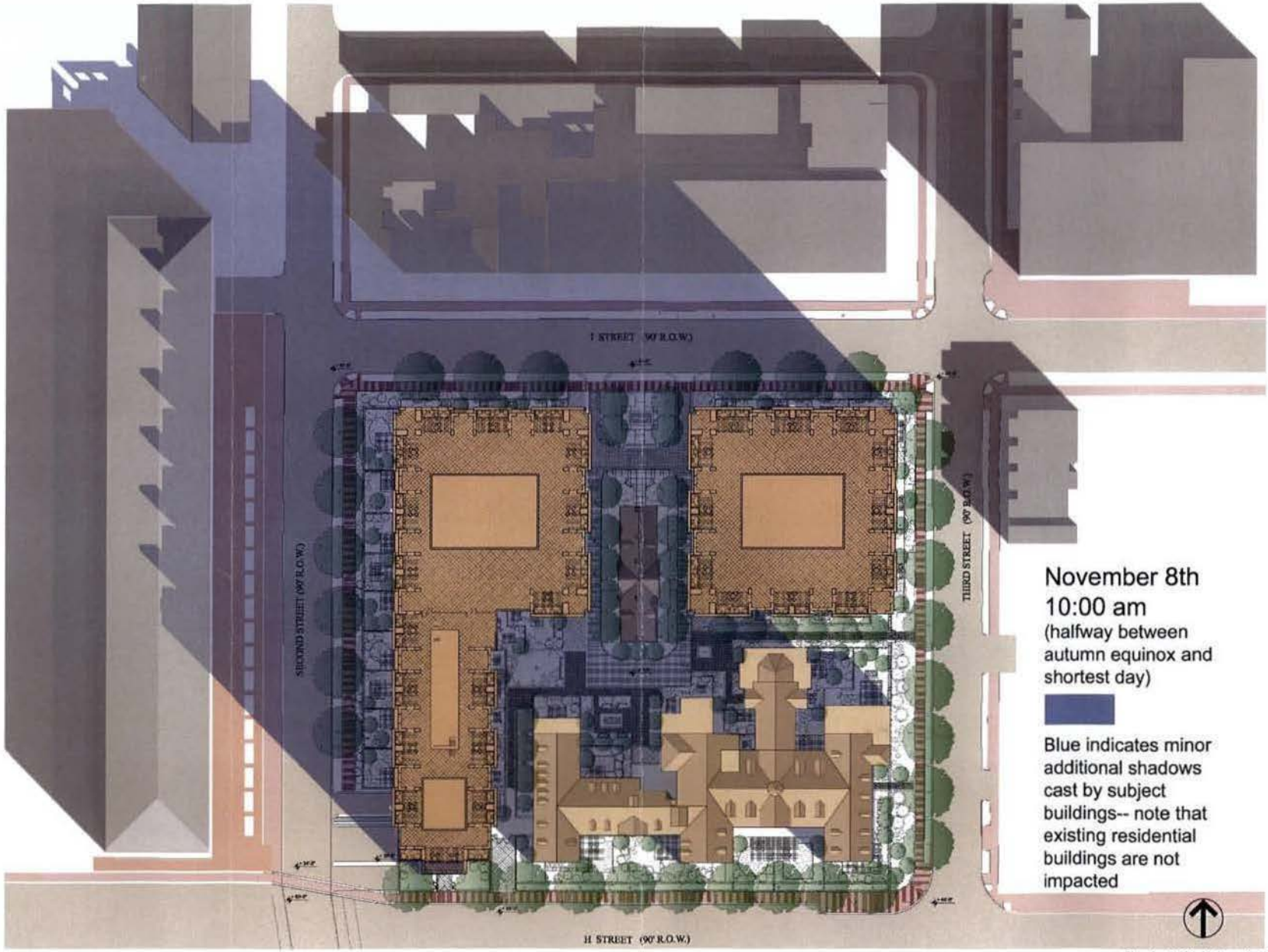
PARKING LEVEL 4

23 Full Spaces
73 Compact Spaces
96 Total P4 Spaces

500 Total Spaces All
Parking Levels


I STREET (90' R.O.W.)
SECOND STREET (90' R.O.W.)
THIRD STREET (90' R.O.W.)
H STREET (90' R.O.W.)
May 4th
10:00 am
(halfway between spring equinox and longest day)
Blue indicates minor additional shadows cast by subject buildings-- note that existing residential buildings are not impacted
0
50
100
200

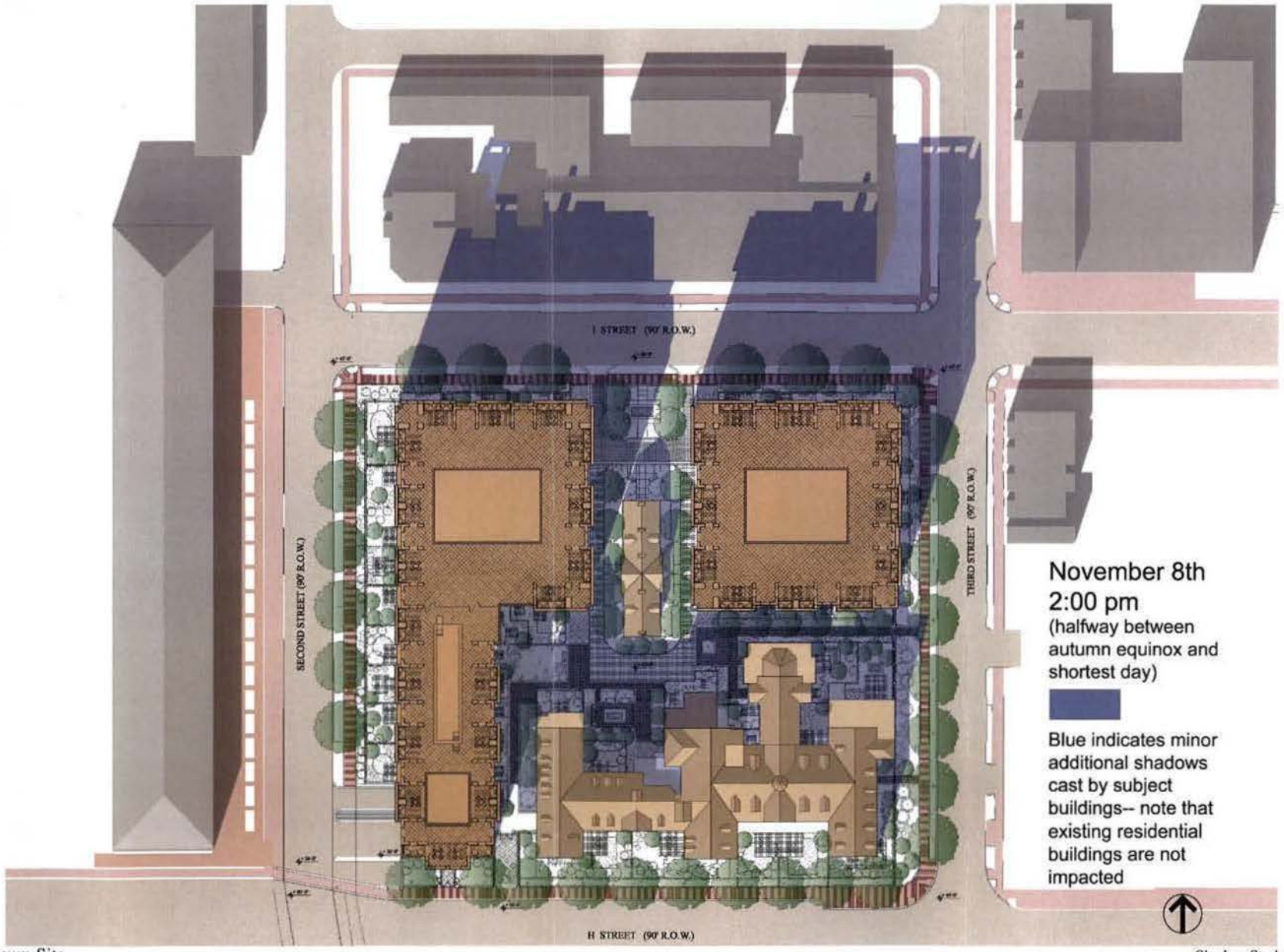

I STREET (90' R.O.W.)
SECOND STREET (90' R.O.W.)
THIRD STREET (90' R.O.W.)
H STREET (90' R.O.W.)
May 4th
2:00 pm
(halfway between spring equinox and longest day)
Blue indicates minor additional shadows cast by subject buildings-- note that existing residential buildings are not impacted
0
50
100
200



Shadow Study C

Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects


I STREET (90' R.O.W.)
SECOND STREET (90' R.O.W.)
THIRD STREET (90' R.O.W.)
H STREET (90' R.O.W.)
November 8th
2:00 pm
(halfway between autumn equinox and shortest day)
Blue indicates minor additional shadows cast by subject buildings-- note that existing residential buildings are not impacted
0
50
100
200



Composite Third Street Elevation

0 25 50 100

Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects



Capital Children's Museum Site

ESOCOFF & ASSOCIATES architects

0 25 50 100

Composite I Street Elevation



Composite Second Street Elevation

0 25 50 100

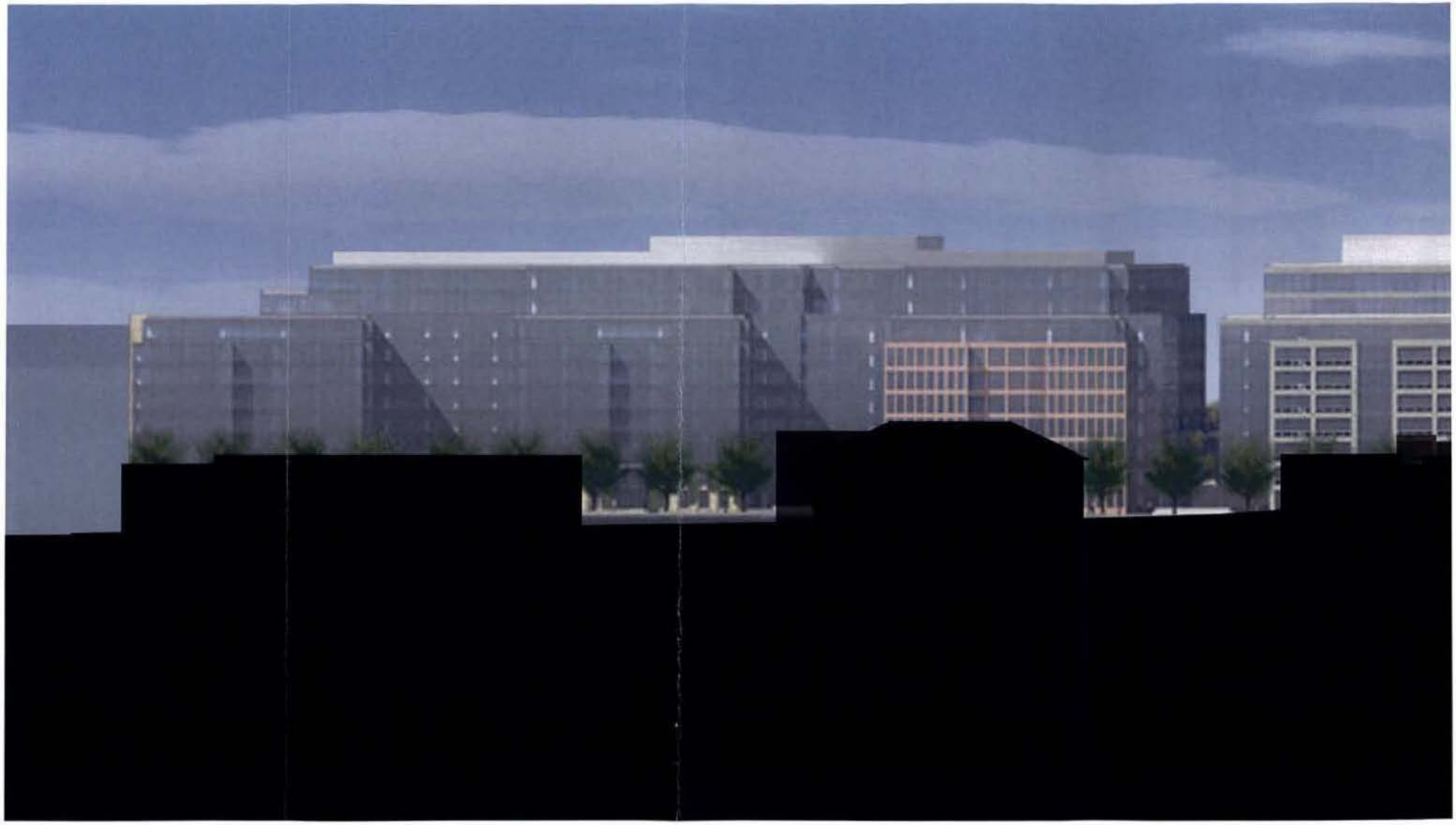


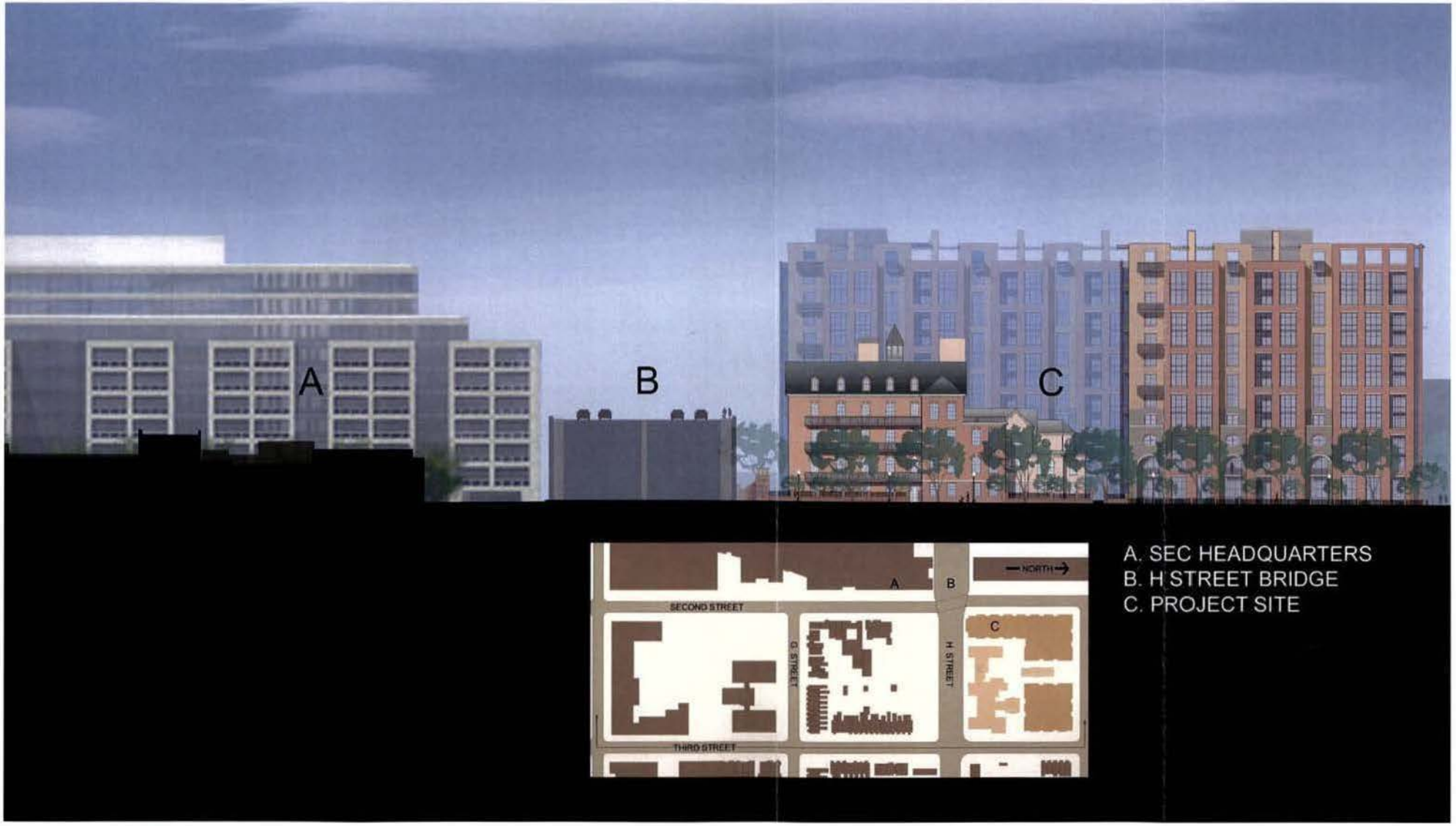
Capital Children's Museum Site

ESOCOFF & ASSOCIATES | architects

0 25 50 100

Composite H Street Elevation




A
B
C
A
B
NORTH
SECOND STREET
G STREET
H STREET
C
THIRD STREET
A. SEC HEADQUARTERS
B. H STREET BRIDGE
C. PROJECT SITE



ABDO DEVELOPMENT

Existing Building - Restored 3rd Street Elevation

0 16 32 64



ABDO DEVELOPMENT

Capital Children's Museum Site

ABDO DEVELOPMENT

0 16 32 64

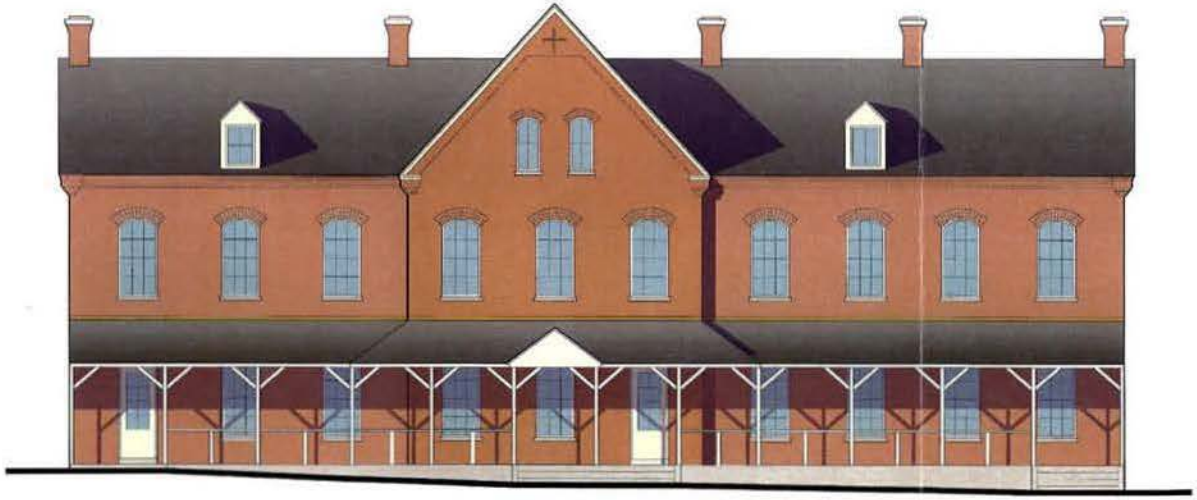
Existing Building - Restored Courtyard Elevation



ABDO DEVELOPMENT

Existing Building - Restored H Street Elevation

0 16 32 64

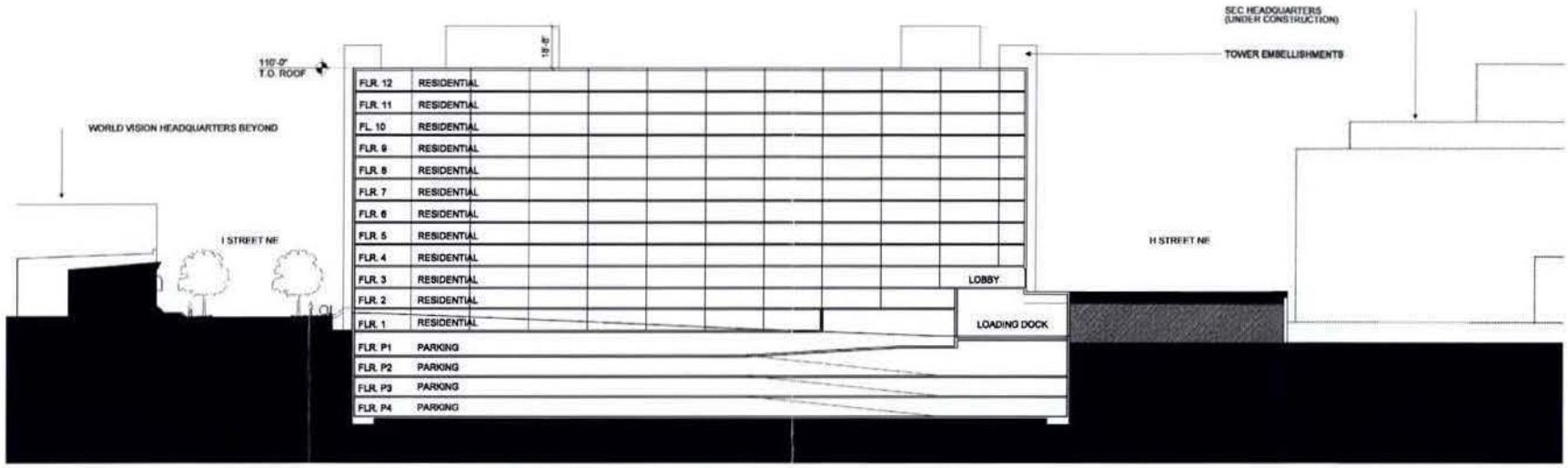


East Elevation



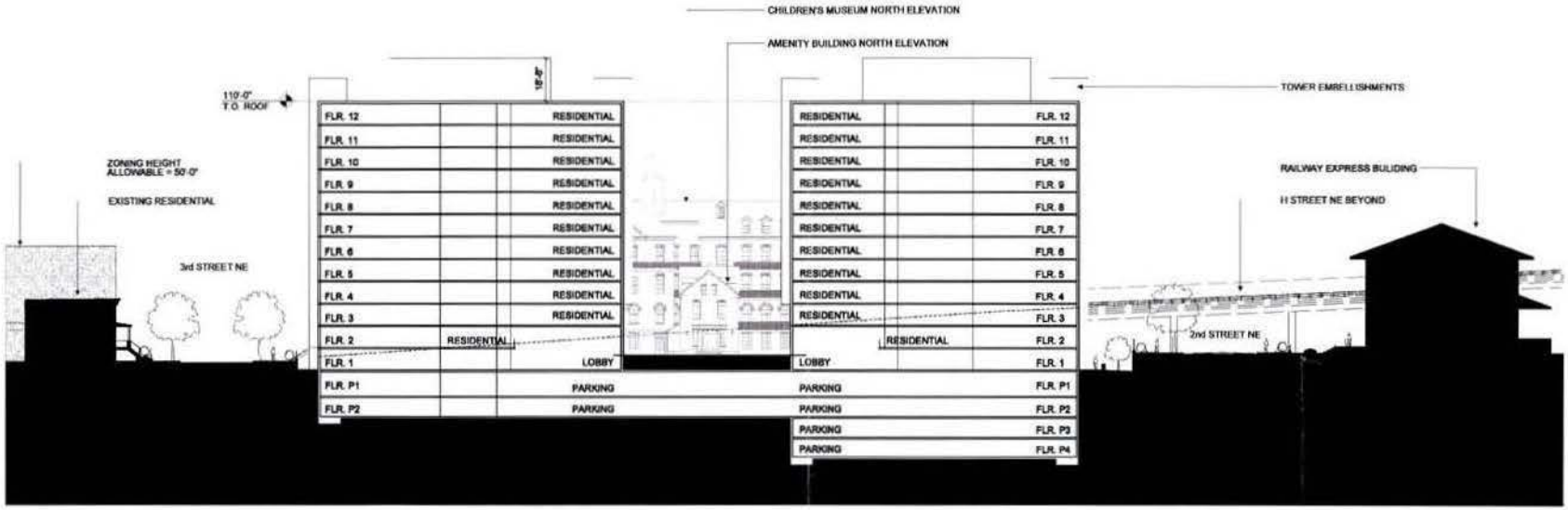
Updated North Elevation

ABDO DEVELOPMENT



North-South Section Looking East

0 50 100 200



Capital Children's Museum Site

East-West Section Looking South



LEGEND		POSSIBLE SPECIES:
	PROPOSED DECIDUOUS TREE	STREET TREES: ACER SACCHARUM PLATANUS X ACERIFOLIA QUERCUS PHELLOS QUERCUS SHUMARDII
		TREES INTERIOR TO SITE: FAGUS SYLVATICA GLEDITSIA TRIACANTHOS INERMIS CLADRASTIS KENTUKEA
	PROPOSED MULTISTEMMED DECIDUOUS TREE	BETULA NIGRA 'HERITAGE' LAGERSTROEMIA INDICA MAGNOLIA VIRGINIANA
	PROPOSED EVERGREEN TREE	ILEX X ATTENUATA 'FOSTERI' ILEX X 'NELLIE STEVENS' THUJA X 'GREEN GIANT' TSUGA CANADENSIS
	PROPOSED SHRUB	VIBURNUM X PRAGENSE ITEA VIRGINICA 'HENRY'S GARNET' FOTERGILLA MINOR 'MOUNT AIRY' MAHONIA BEALEI
▲	PROPOSED VINES	HYDRANGEA ANOMOLA 'PETIOLARIS' AKEBIA QUINATA
	PROPOSED PERENNIALS	LIRIOPE MUSCARI 'BIG BLUE' GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY' RUDBECKIA FULGIDA 'GOLDSTURM'
	PROPOSED LAWN	

NOTE: FINAL SELECTION OF PLANT SPECIES AND PAVING MATERIALS ARE TO BE DETERMINED.

0 50 100 200

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 13, 2004

Plat for Building Permit of SQUARE 751 LOT 13

Scale: 1 inch = 50 feet Recorded in Book 176 Page 95

Receipt No. 13810

Furnished to: SHAW PITTMAN

Surveyor, D.C.

By: L.M.A.

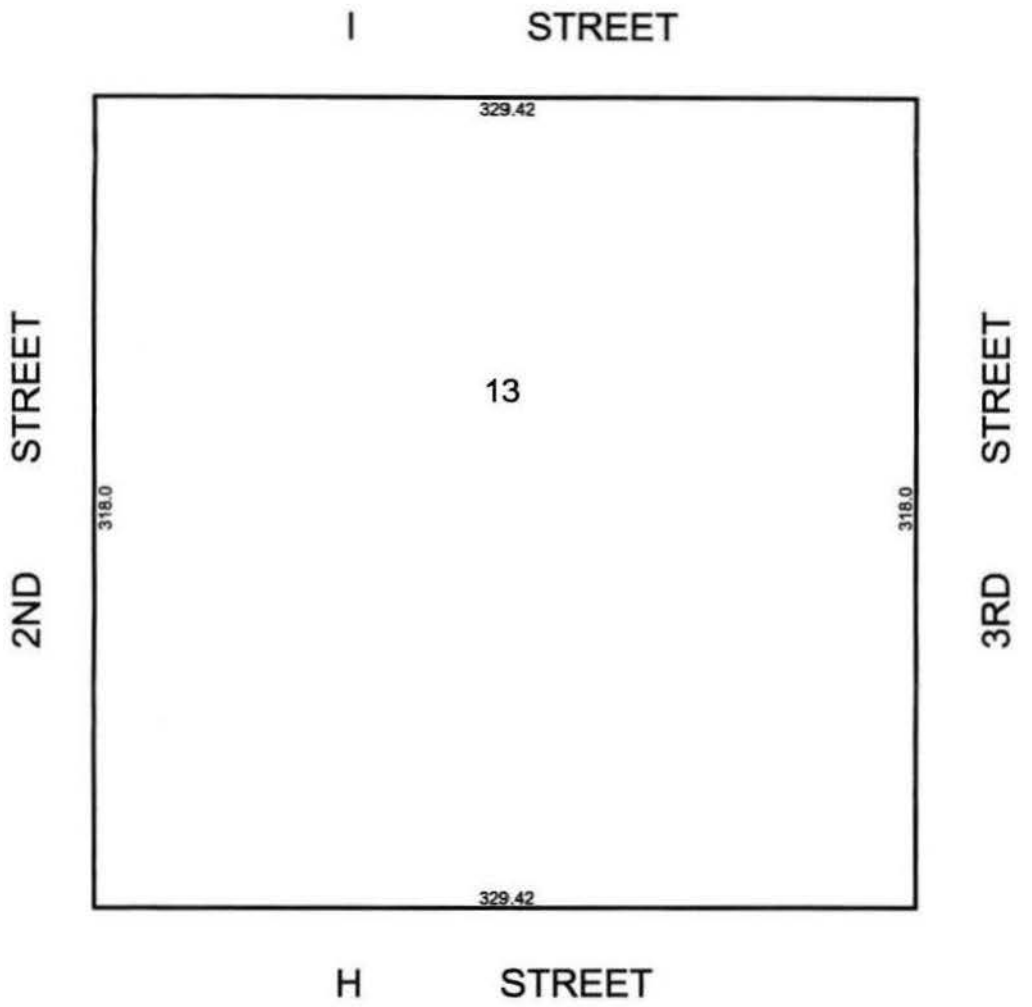
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



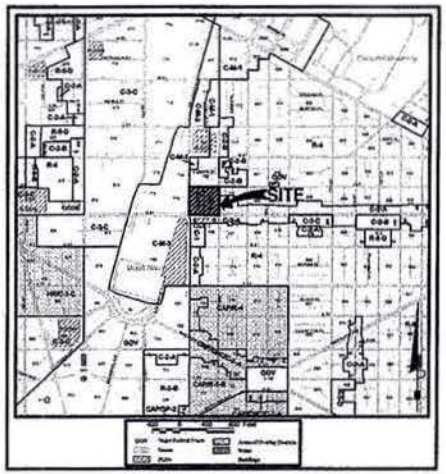
SO-13810(2004)

SITE DEVELOPMENT PLAN

(FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD))

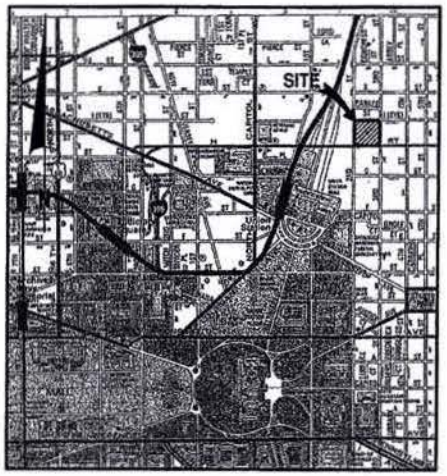
CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.), D.C.



ZONING MAP

SCALE: 1"=800'



VICINITY MAP

SCALE: 1"=800'

OWNER / DEVELOPER

CAPITAL CHILDREN'S MUSEUM
ABDO DEVELOPMENT, L.L.C.
C/O ABDO DEVELOPMENT
1404 14th STREET, N.W., 2ND FLOOR
WASHINGTON, D.C. 20005
202-265-9393, FAX 202-265-7072
C/O JIM ABDO
TOBY MILLMAN

ARCHITECTS:

ESOCOFF & ASSOCIATES ARCHITECTS
1030 15th STREET, N.W., SUITE 430
WASHINGTON, D.C. 20005
202-682-1600, FAX 202-682-1672
C/O PHIL ESOCOFF
MIKE TERRY

ATTORNEY:

SHAW PITTMAN
2300 N. STREET, N.W.
WASHINGTON, D.C. 20037-1128
202-663-8873, FAX 202-663-8007
C/O ALLISON C. PRINCE
PAUL A. TUMMONDS, JR.

SHEET INDEX

C-1.00	COVER SHEET
C-1.01	NOTES AND INFORMATION
C-2.00	DETAILED SITE PLAN
C-2.01	DETAILED DRAINAGE AND GRADING PLAN
C-2.02	DETAILED LAYOUT P1 AND SWM/BMP STRUCTURES
C-2.03	DETAILED CIRCULATION AND PARKING PLAN
C-3.00	EXISTING TOPOGRAPHY AND CONDITIONS PLAN
C-3.01	EXISTING CONDITIONS/DEMOLITION PLAN

TOTAL SHEETS = 8

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS SHALL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

Bowman CONSULTING

COVER SHEET

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.) DISTRICT OF COLUMBIA

PLAN STATUS	
10/15/04	1ST SUBMISSION

DATE	DESCRIPTION
MSS DESIGN	KC DRAWN
MSS CHKD	
SCALE	H: AS SHOWN V: -
JOB No.	2947-01-003
DATE	OCTOBER 2004
FILE No.	2947-0-PR-001
SHEET	C-1.00

P:\2947 - Square 78\2947-01-001\Eng\Graphics\Plans\2947-01-001-PUD-COVER.dwg, 10/19/2004 7:39:55 AM, kchapelle



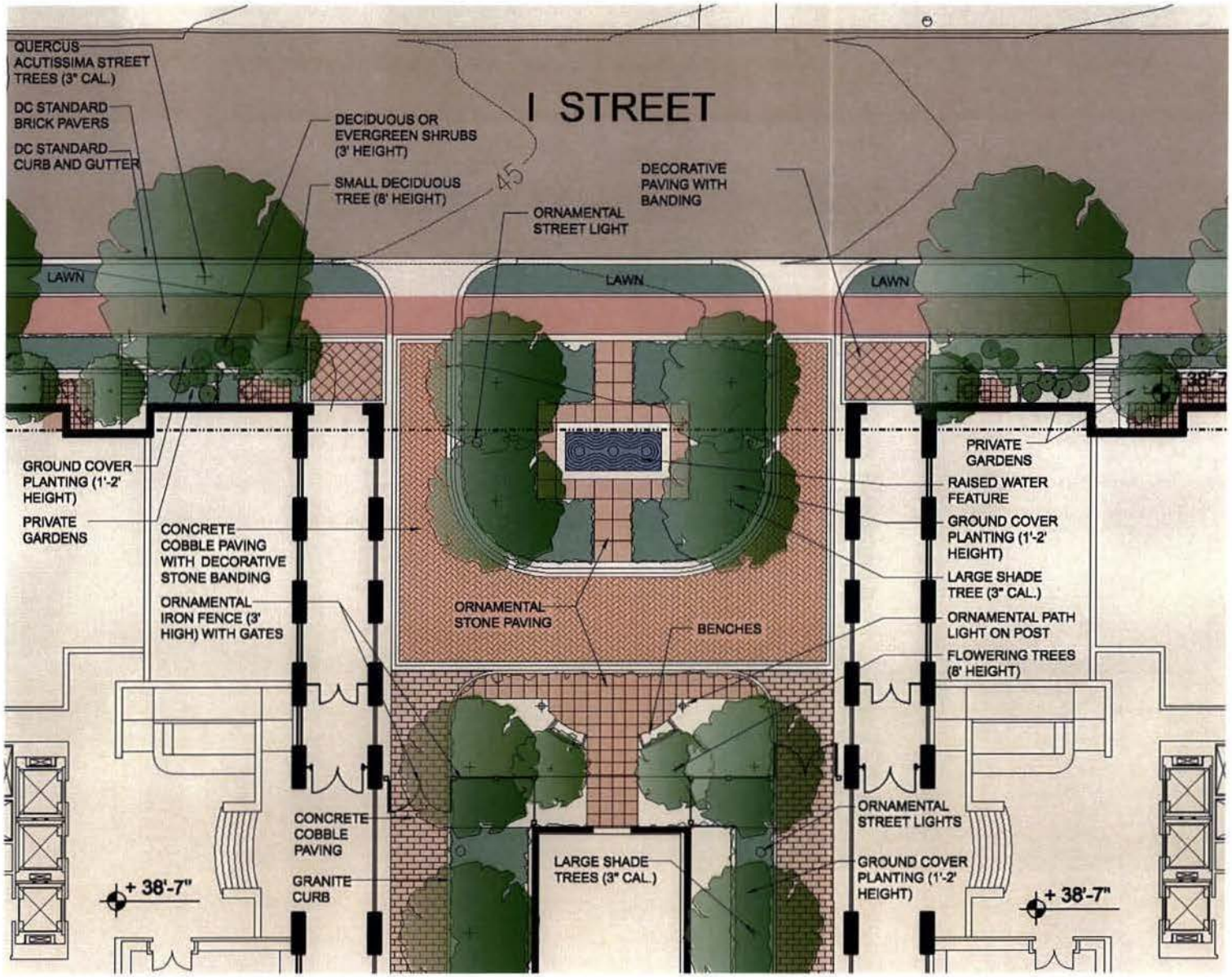
CLEAR GLASS

PRECAST

BRICK 3

BRICK 2

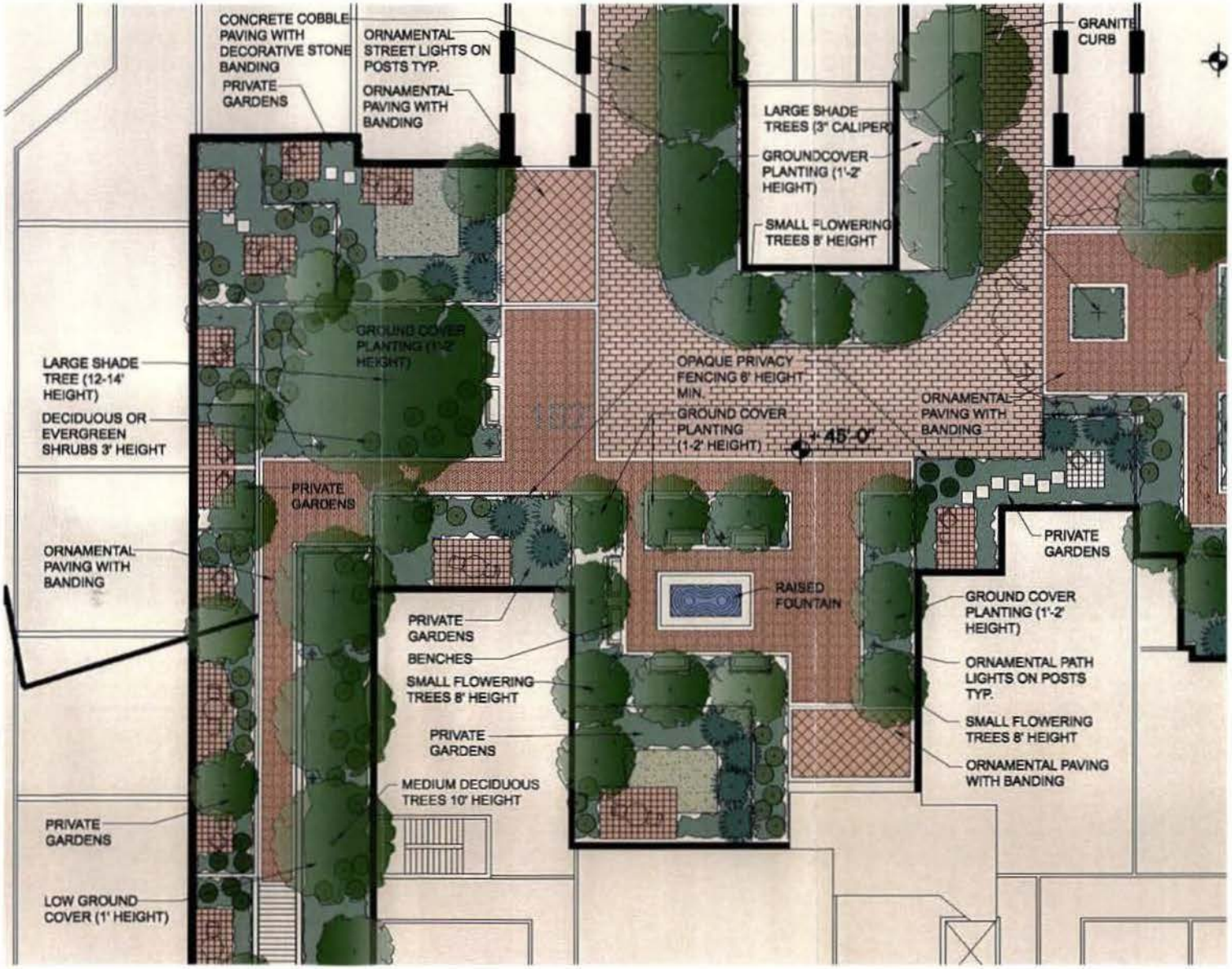
BRICK 1



LEGEND		POSSIBLE SPECIES:
	PROPOSED DECIDUOUS TREE	STREET TREES: ACER SACCHARUM PLATANUS X ACERIFOLIA QUERCUS PHELLOS QUERCUS SHUMARDII TREES INTERIOR TO SITE: FAGUS SYLVATICA GLEDITSIA TRIACANTHOS INERMIS CLADRASTIS KENTUKEA
	PROPOSED MULTISTEMMED DECIDUOUS TREE	BETULA NIGRA 'HERITAGE' LAGERSTROEMIA INDICA MAGNOLIA VIRGINIANA
	PROPOSED EVERGREEN TREE	ILEX X ATTENUATA 'FOSTERI' ILEX X 'NELLIE STEVENS' THUJA X 'GREEN GIANT' TSUGA CANADENSIS
	PROPOSED SHRUB	VIBURNUM X PRAGENSE ITEA VIRGINICA 'HENRY'S GARNET' FOTERGILLA MINOR 'MOUNT AIRY' MAHONIA BEALEI
	PROPOSED VINES	HYDRANGEA ANOMOLA 'PETIOLARIS' AKEBIA QUINATA
	PROPOSED PERENNIALS	LIRIOPE MUSCARI 'BIG BLUE' GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY' RUDBECKIA FULGIDA 'GOLDSTURM'
	PROPOSED LAWN	

NOTE: FINAL SELECTION OF PLANT SPECIES AND PAVING MATERIALS ARE TO BE DETERMINED.

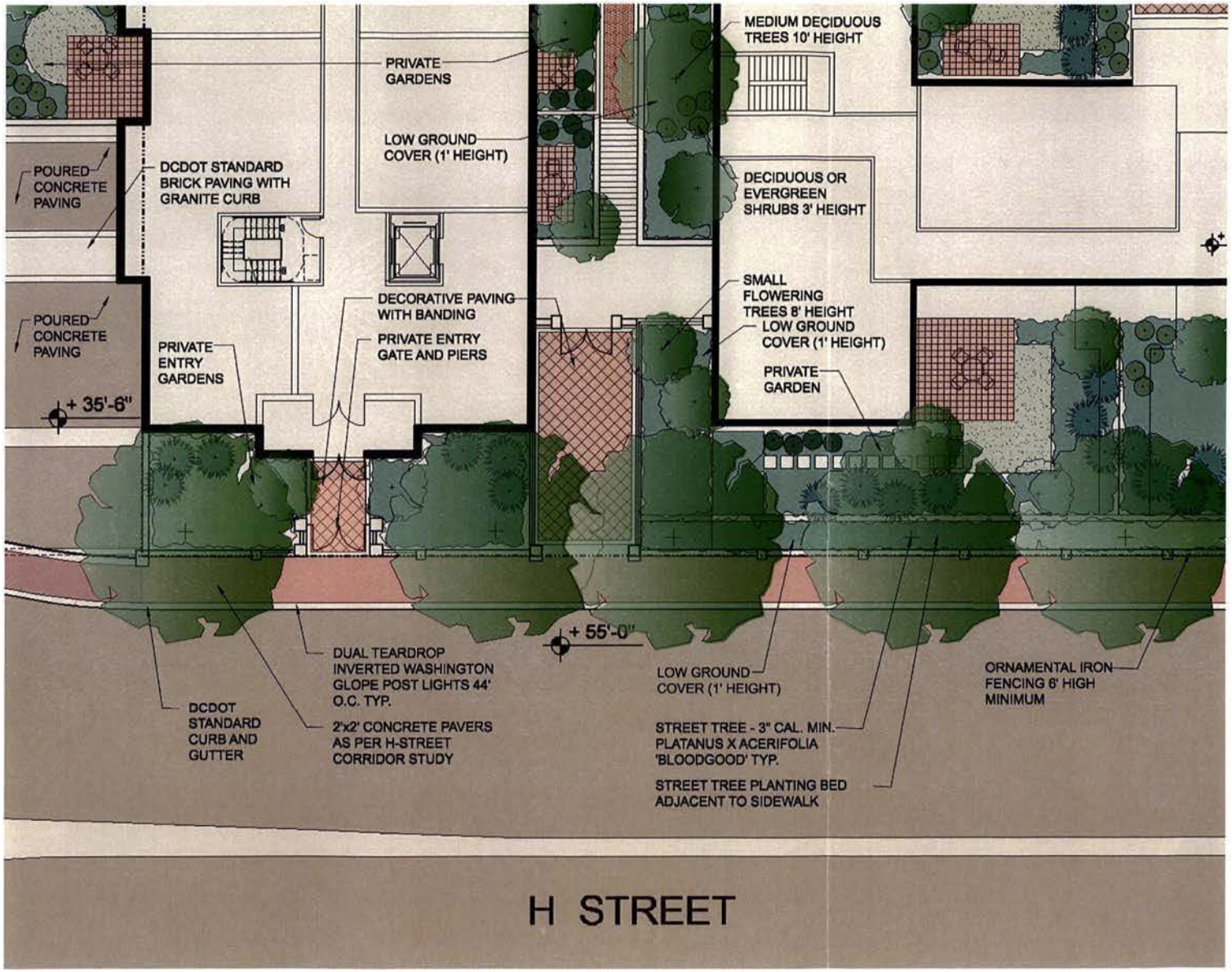
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LEGEND		POSSIBLE SPECIES:
	PROPOSED DECIDUOUS TREE	STREET TREES: ACER SACCHARUM PLATANUS X ACERIFOLIA QUERCUS PHELLOS QUERCUS SHUMARDII TREES INTERIOR TO SITE: FAGUS SYLVATICA GLEDITSIA TRIACANTHOS INERMIS CLADRASTIS KENTUKEA
	PROPOSED MULTISTEMMED DECIDUOUS TREE	BETULA NIGRA 'HERITAGE' LAGERSTROEMIA INDICA MAGNOLIA VIRGINIANA
	PROPOSED EVERGREEN TREE	ILEX X ATTENUATA 'FOSTERI' ILEX X 'NELLIE STEVENS' THUJA X 'GREEN GIANT' TSUGA CANADENSIS
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0 16 32 64

ZONING TABULATION (C-3-C)

ADDRESS:	800 3rd STREET, N.E., WASHINGTON, D.C. 20002-4354
PROPERTY ID# / SITE AREA	SQUARE 751, LOT 13 104,755.34 SF OR 2.405 AC. LOT 801 : 50,579.56 SF LOT 802 : 34,472 SF LOT 803 : 19,704 SF
EXISTING ZONE:	C-3-B (EASTERN HALF) C-3-A (WESTERN HALF)
PROPOSED ZONE:	C-3-C DISTRICT
EXISTING USE PROPOSED USE	
HEIGHT LIMIT HEIGHT PROPOSED	
FRONT YARD REQUIRED FRONT YARD PROPOSED	
SIDE YARD REQUIRED SIDE YARD PROPOSED	
REAR YARD REQUIRED REAR YARD PROPOSED	
WIDTH REQUIRED WIDTH PROPOSED	
MINIMUM LOT SIZE REQUIRED MINIMUM LOT SIZE PROPOSED	

— SEE ARCHITECTURAL PLANS FOR DETAILED TABULATIONS

ADDITIONAL TABULATIONS

Item	Area (s.f.)	Area (Ac.)		
1. Area of Existing Buildings				
a. Ex. 4 Story Children's Museum Building	29,505.11	0.677		
b. Ex. 2 Story Building (in center)	2,427.87	0.056		
c. Ex. Brick Building (east side of site)	3,063.31	0.071		
2. Existing Site Area Conditions:				
a. Existing impervious area:	77,231.50	1.773		
b. Existing non-impervious (green) area:	27,524.00	0.632		
c. Sub-Total (a + b):	104,755.50	2.405		
d. Existing Site imperviousness (%):	73.70%			
3. Proposed Site Area Conditions:				
a. Proposed Children's Museum Building	19,200.35	0.441		
b. Proposed Center Building:	2,291.29	0.054		
c. Proposed "East Building":	18,577.51	0.426		
c.1. Proposed Projections (East Bldg.):	763.74	0.018		
d. Proposed "West Building":	28,109.69	0.645		
d.1. Proposed Projections (West Bldg.):	1,360.06	0.025		
e. Proposed Surface Parking & Travel Lanes and:				
f. Proposed Pedestrian Sidewalks & Hardscaped Areas:	17,779.81	0.407		
g. Proposed Green (Landscaped) Areas:	20,650.52	0.474		
h. Total: (w/o projections)	104,755.47	2.405		
i. Proposed Site Impervious:				
a. Amount of Units: 475 Units	475 units			
b. Estimate 80 gal./person/day:				
c. Total Population: (# Units x 2.5 people/unit = population)	475	2.5	1187.5	
d. Total Average Daily Flow (gal./day) (Assume 80 gal./day/person)	1187.5	80	95000	
e. Peak Flow (gal./day) (Assume a Peak Factor of 6.0)	95000	6	570000	
f. Total Peak Flow (MGD)	0.57			

Estimated Stormwater Runoff Calculations

I. Discharge is for 15 year storm event

1. Pre-Development
   Drainage Area: 2.405 acres.
   Runoff Coefficent: 0.35 (Assume Meadow Condition)
   Tc: 5 min., 15 year.
   Intensity: 7.56 in/hr.
   Runoff: Q = C x I x A = (0.35) x (7.56) x (2.405)
   Q = 6.36 cfs

2. Current Conditions
   Drainage Area: 2.405 acres.
   Runoff Coefficent (Cw): 0.74 (based upon 0.69 ac. Green space & 1.715 ac. Impervious)
   Tc: 5 min., 15 year.
   Intensity: 7.56 in/hr.
   Runoff: Q = C x I x A = (0.74) x (7.56) x (2.405)
   Q = 13.45 cfs

3. Post-Development
   Drainage Area: 2.405 acres.
   Runoff Coefficent (Cw): 0.78 (based upon 0.52 ac. Green space & 1.89 ac. Impervious)
   Tc: 5 min., 15 year.
   Intensity: 7.56 in/hr.
   Runoff: Q = Cw x I x A = (0.78) x (7.56) x (2.405)
   Q = 14.18 cfs

Bowman CONSULTING

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Suite 300
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Fax: (703) 683-1392
www.bowmanconsulting.com

NOTES AND INFORMATION

CAPITAL CHILDREN'S MUSEUM
WASHINGTON (N.E.)
DISTRICT OF COLUMBIA

PLAN STATUS

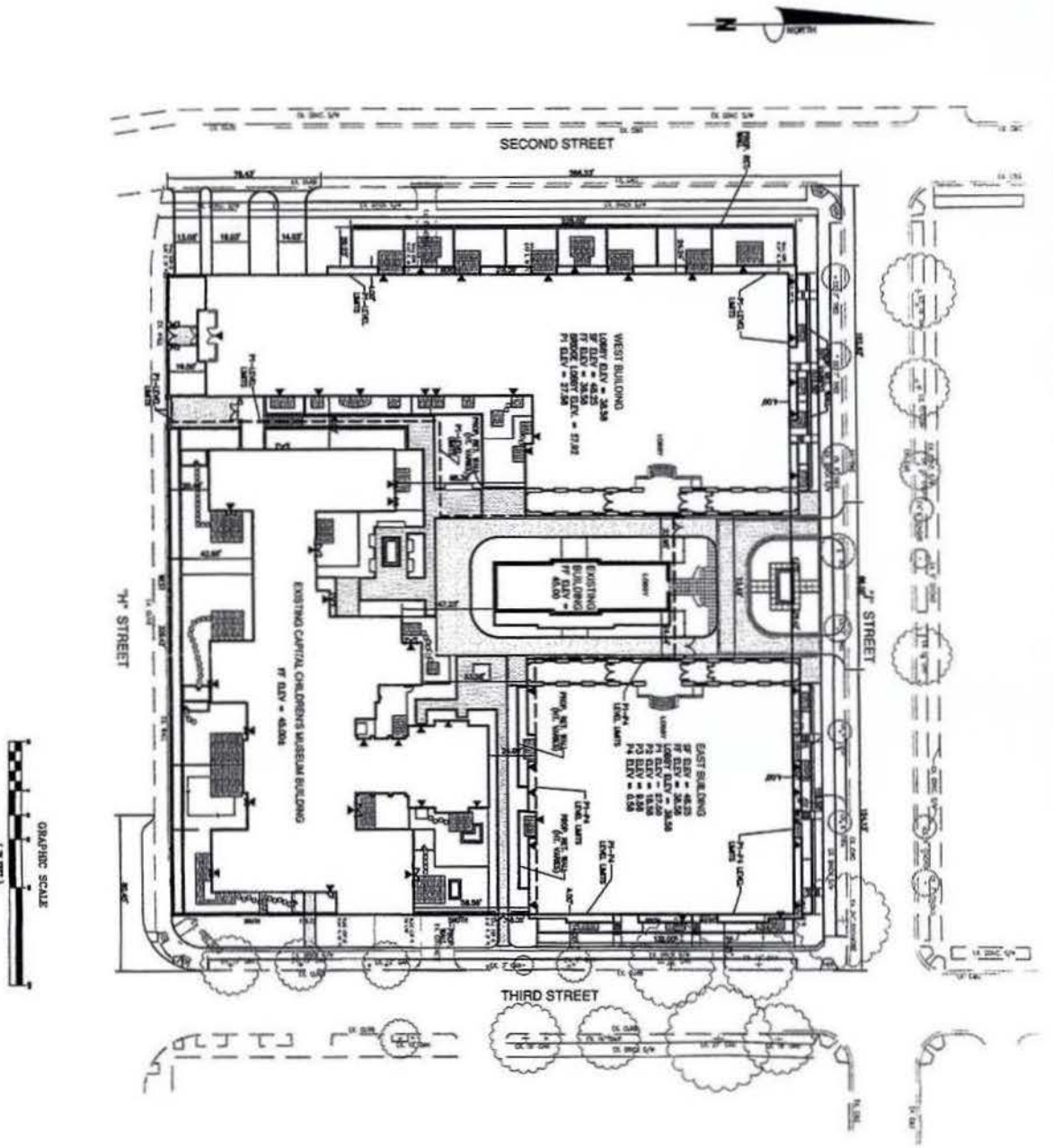
DATE	DESCRIPTION

MSS	KC	MSS
DESIGN	DRAWN	CHKD

SCALE: H: AS SHOWN
V:

JOB No. 2947-01-003
DATE: OCTOBER 2004
FILE No. 2947-D PR 001

SHEET C-1.01



DETAILED SITE PLAN

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.) DISTRICT OF COLUMBIA

Bowman CONSULTING

SHEET C-2.00

CAUTION!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. There may also be other existing underground utilities for which there is no above ground evidence or for which no above ground evidence was observed. The exact locations of said existing underground utilities shall be verified by the contractor prior to any and all construction.

MISS UTILITY
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

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DETAILED DRAINAGE AND GRADING PLAN

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.) DISTRICT OF COLUMBIA

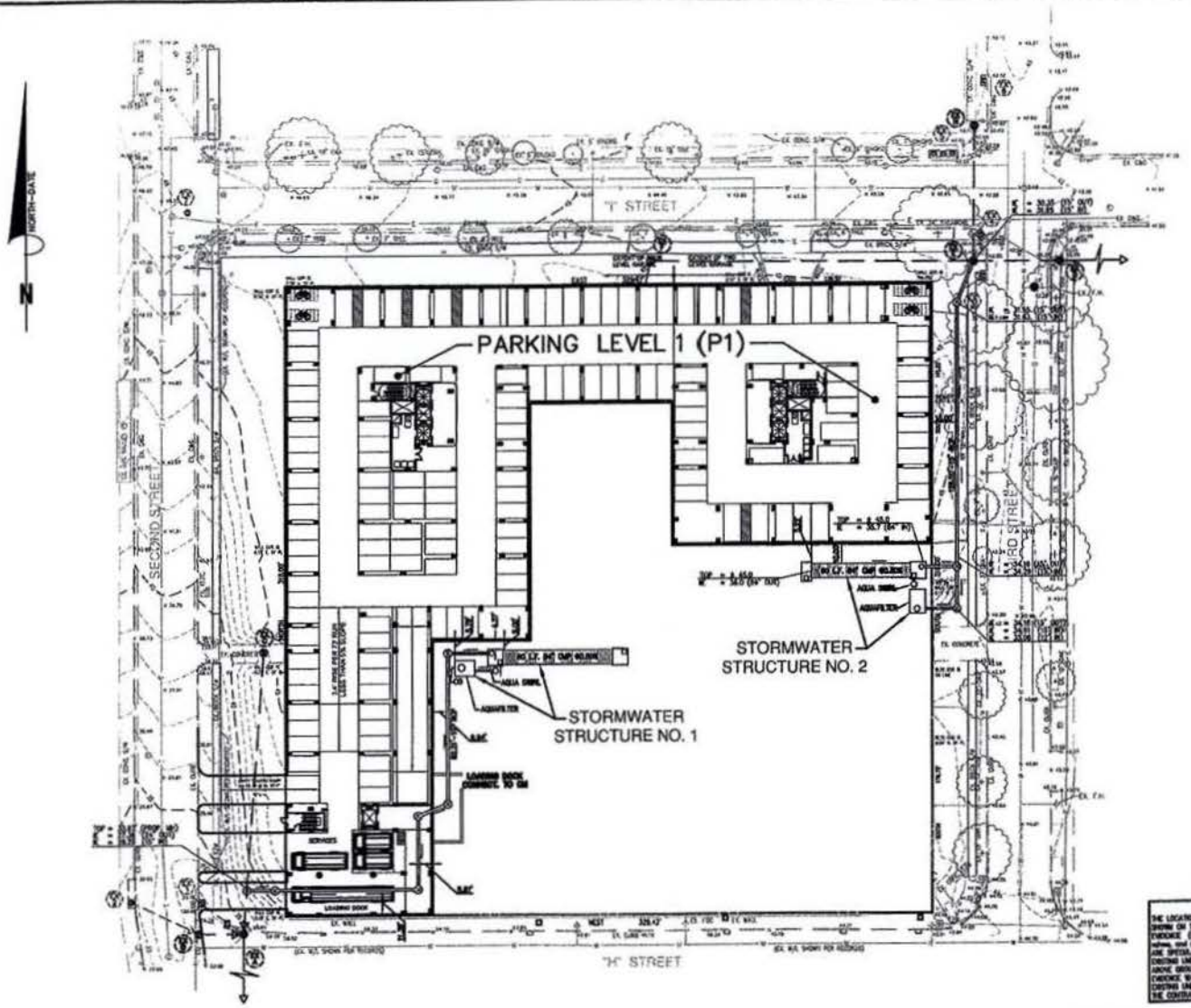
PLAN STATUS

DATE	DESCRIPTION
10/20/04	1ST SUBMISSION

MISS DESIGN	WC DRAWN	MISS CHKD
SCALE	1" = 20'	

JOB No. 2947-01-003
DATE : OCTOBER 2004
FILE No. 2947-D-PR-001
SHEET C-2.01

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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Bowman CONSULTING

DETAILED LAYOUT P1 AND SWM/BMP STRUCTURES

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.) DISTRICT OF COLUMBIA

PLAN STATUS	
SUBMISSION	SET SUBMISSION

DATE	DESCRIPTION
MSS DESIGN	KC DRAWN
MSS CHKD	
SCALE	1" = 40' AS SHOWN
JOB No.	2947-01-003
DATE	OCTOBER 2004
FILE No.	2947-D-PP-001
SHEET	C-2.02

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DETAILED CIRCULATION AND PARKING PLAN

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.)

DISTRICT OF COLUMBIA

DATE	DESCRIPTION

MSS DESIGN	KC DRAWN	MSS CHKD
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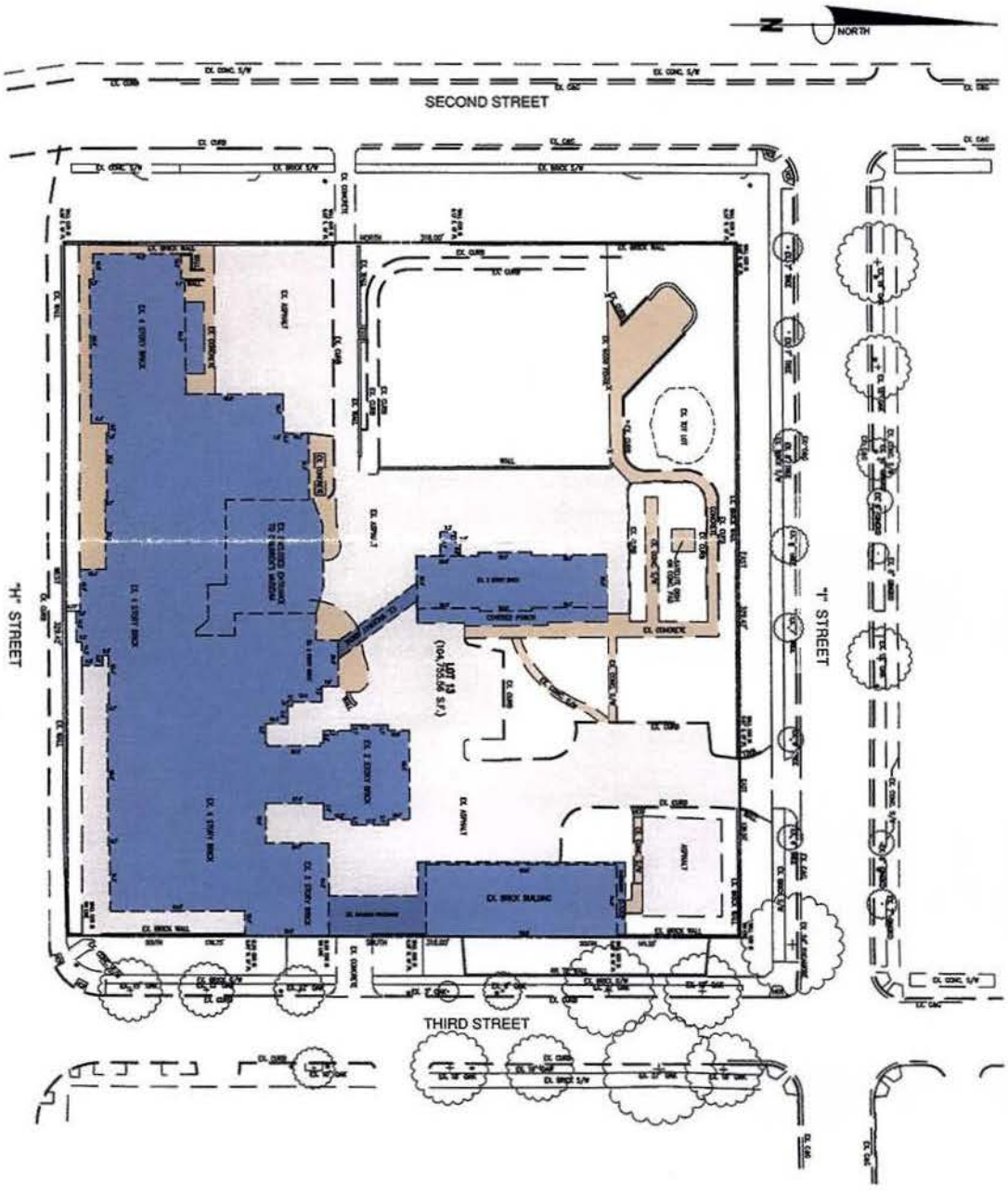
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DATE: OCTOBER 2004

FILE No. 2947-D-PR-001

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EXISTING TOPOGRAPHY AND CONDITIONS PLAN

CAPITAL CHILDREN'S MUSEUM

WASHINGTON (N.E.) DISTRICT OF COLUMBIA

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SHEET C-3.00

FILE No. 2947-D-PR-001 DATE OCTOBER 2004

JOB No. 29-47-01-003 SCALE N. T. S.

DESIGN MDS DRAWN RC CHKD MDS

DATE	DESCRIPTION

PLAN STATUS
DISTRICT SITE PLAN SUBMISSION

DEVELOPMENT OF THE CAPITAL CHILDREN'S MUSEUM SITE



CAPITAL CHILDREN'S MUSEUM
ABDO DEVELOPMENT L.L.C.

PRE-HEARING STATEMENT FOR
CONSOLIDATED REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT

OCTOBER 2004

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