



CHILDREN'S NATIONAL MEDICAL CENTER

Modification to a
Planned Unit Development
May 23, 2006



ZONING COMMISSION
District of Columbia
CASE NO. 88-34A
EXHIBIT NO. 4

PROPERTY OWNER

Children's National Medical Center
c/o Washington Hospital Center
Real Estate Services
106 Irving Street, NW, Suite 301
Washington, DC 20010

ARCHITECTS

Karlsberger Architecture P.C.
99 East Main Street
Columbus, OH 43215

Wilmot Sanz Inc.
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Gaithersburg, MD 20879

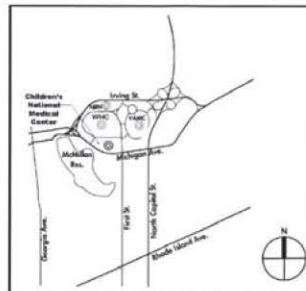


CIVIL ENGINEER

Delon Hampton & Associates
8403 Colesville Road, Suite 600
Silver Spring, Maryland. 20910-6331

LAND USE COUNSEL

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W. Suite 100
Washington, D.C. 20006



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Symbol Key

	Existing Hospital
	New Hospital Addition
	New Interstitial (Mechanical)
	Zoning Boundary
	Property Boundary
	Construction Above
	Existing / New Construction
	Building Entrance
	Elevation Identification
	Section Identification



CHILDREN'S NATIONAL
MEDICAL CENTER

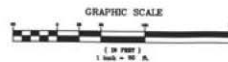
Modification to a
Planned Unit Development

Cover Sheet

Date: 5.23.06

Scale: NTS





Modification to a
Planned Unit Development

Aerial Photograph

Date: 5.23.06

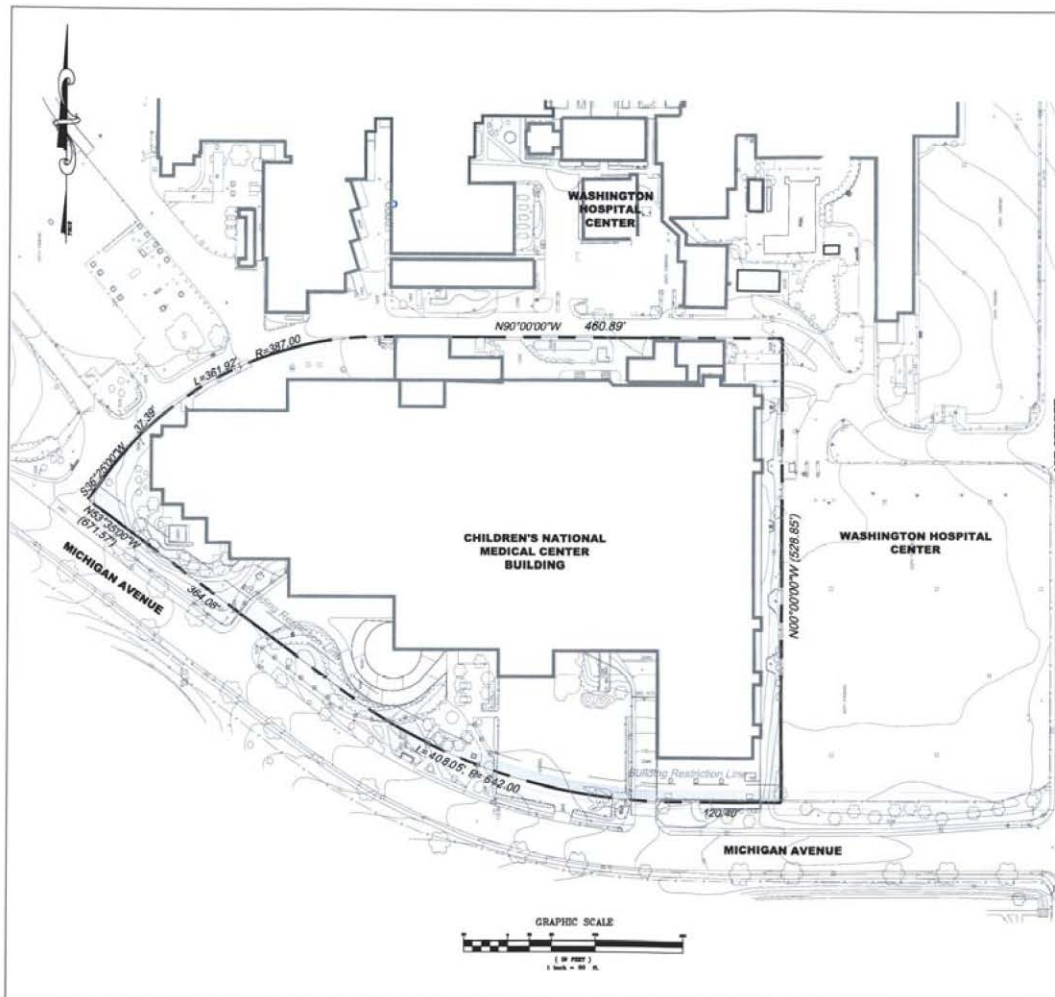
Scale: 1" = 50'

1

ENGINEER:
D-H DELON HAMPTON & ASSOCIATES, Chartered
8403 COLESVILLE ROAD, SUITE 600
SILVER SPRING, MD. 20910-6331
PH: (301) 585-0700 ; FAX: (301) 585-6486



CHILDREN'S NATIONAL
MEDICAL CENTER



EXISTING PROPERTY TABULATION		
DESCRIPTION	AREA (ACRES)	AREA (SQUARE FEET)
ORIGINAL LOT AREA FROM D.C. SURVEYORS OFFICE PLAT	45.32	2,017,759
(LESS) AREA OF WASHINGTON HOSPITAL CENTER PROPERTY	39.02	1,699,785
AREA OF CHILDREN'S NATIONAL MEDICAL CENTER	7.30	317,995

* AREA ADJUSTED PER COMPUTATIONS BY DHA

LEGEND	
---	EXISTING PROPERTY H/W OR PUD LIMIT LINE
□	LIMITS OF EXISTING CHILDREN'S HOSPITAL PROPERTY

GENERAL NOTES

- EXISTING TOPOGRAPHIC AND PLANIMETRIC FEATURES SHOWN WERE TAKEN FROM AN AERIAL PHOTOGRAMMETRIC SURVEY PREPARED BY AIR SURVEY CORPORATION BASED UPON PHOTOGRAPHY, DATED 11-27-98.
- EXISTING UTILITIES NOT SHOWN FOR PLAN CLARITY.
- PROPERTY LINE DATA FOR THE WASHINGTON HOSPITAL CENTER COMPLEX TAKEN FROM RECORDS OBTAINED FROM DC SURVEYORS OFFICE, (BOOK 157, PG. 15, LOT 2, SQUARE 3129).
- ADDITIONAL PROPERTY LINE INFORMATION WAS TAKEN FROM A PLAT OF SURVEY CONDUCTED BY BERNARD F. LOCKRAT OF WASHINGTON, DC MARCH 19, 1984.



CHILDREN'S NATIONAL MEDICAL CENTER

Modification to a
Planned Unit Development

Existing Site and
Property Line Plan

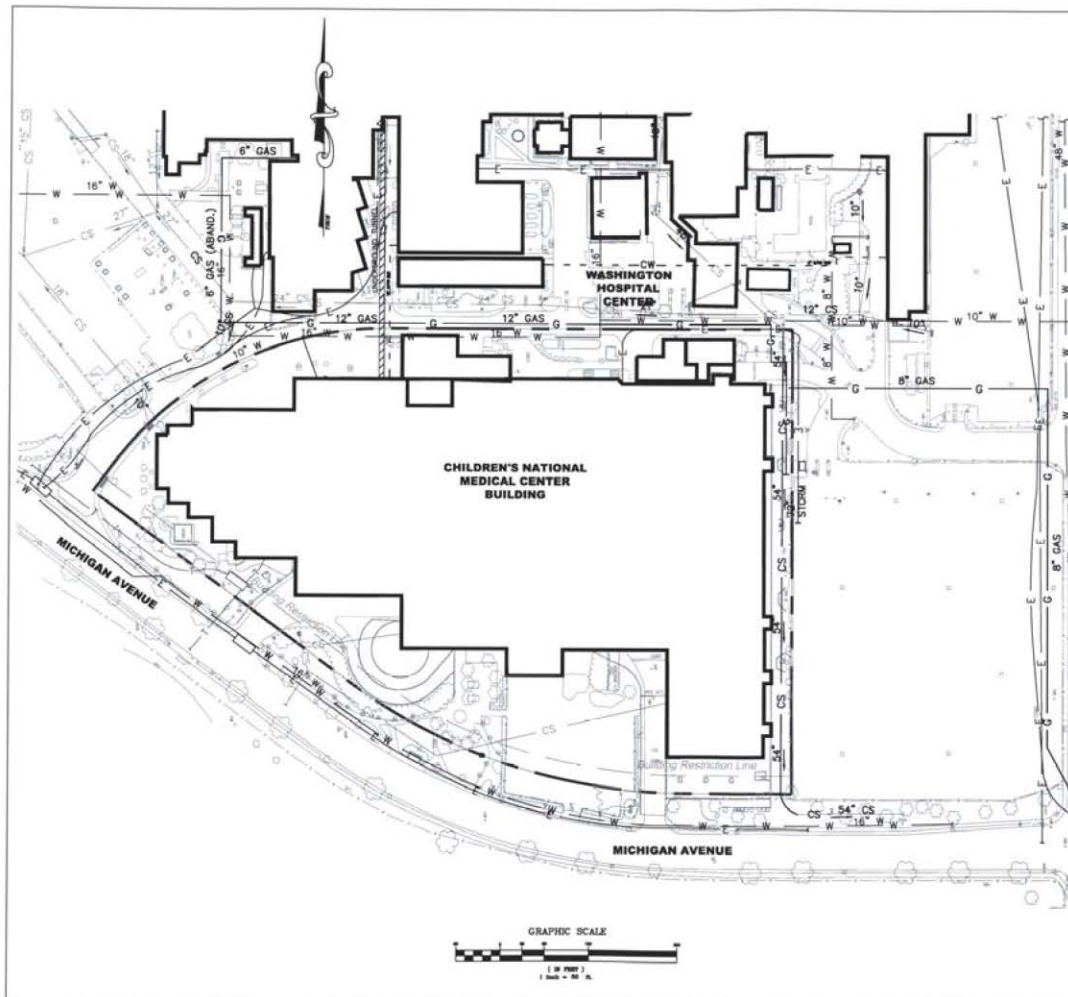
Date: 5.23.06

Scale: 1" = 50'

2

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GENERAL NOTES

1. CONTOURS AND SPOT ELEVATIONS NOT SHOWN FOR PLAN CLARITY.
2. DEED CALLS AND OTHER PROPERTY LINE INFORMATION NOT SHOWN FOR PLAN CLARITY.

UTILITY NOTES

1. EXISTING UTILITIES SHOWN WERE TAKEN FROM AVAILABLE WASHINGTON HOSPITAL CENTER, CHILDREN'S HOSPITAL CENTER, DISTRICT OF COLUMBIA, AND UTILITY COMPANY RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.
2. UTILITIES 8" DIAMETER OR LESS IN SIZE AND INDIVIDUAL BUILDING SERVICE CONNECTIONS NOT SHOWN FOR PLAN CLARITY.
3. EXISTING CONTOURS NOT SHOWN FOR PLAN CLARITY.

UTILITY LEGEND

- W — EXISTING WATERLINE
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- CS — EXISTING COMBINED SEWER
- CW — EXISTING CHILLED WATER
- EXISTING UNDERGROUND TUNNEL



CHILDREN'S NATIONAL
MEDICAL CENTER

Modification to a
Planned Unit Development

Existing Utility Plan

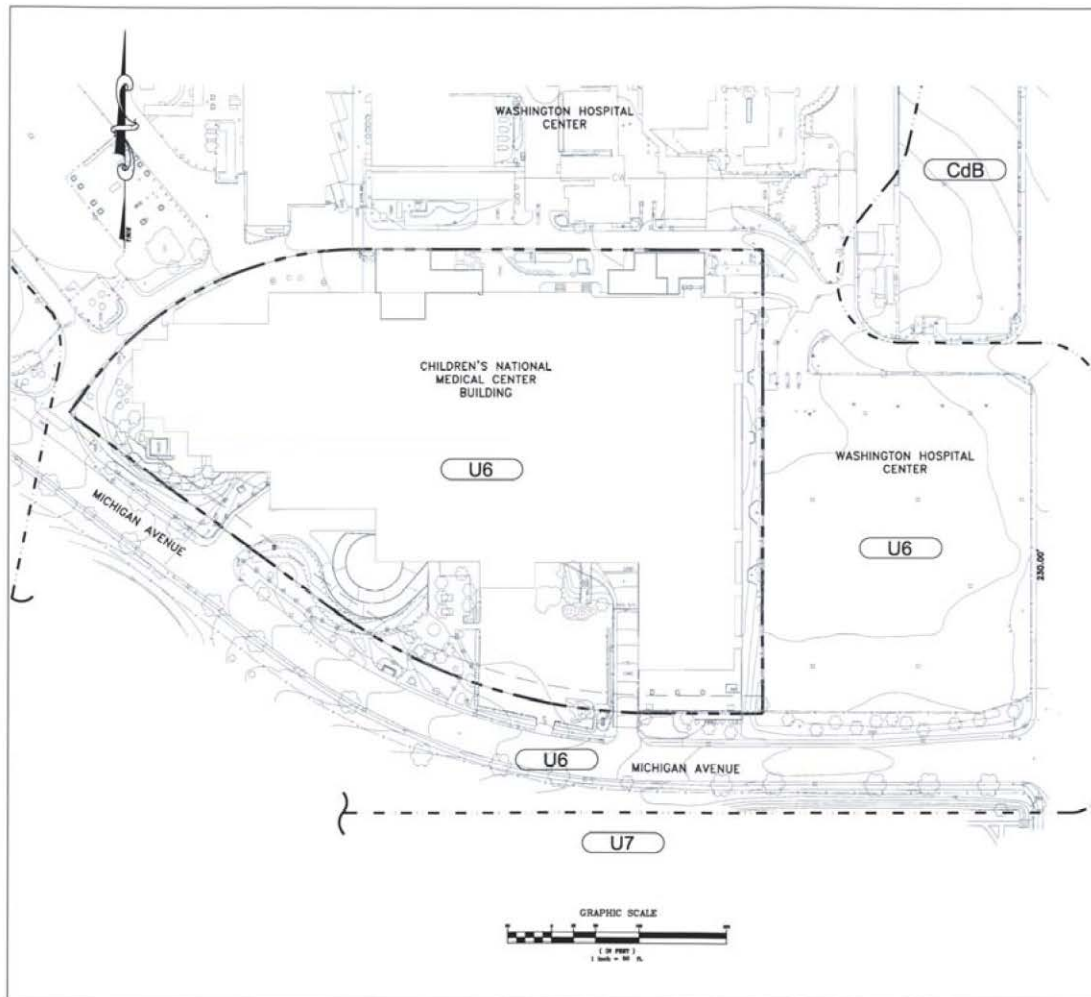
Date: 5.23.06

Scale: 1" = 50'

4

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SITE ANALYSIS LEGEND

--- EXISTING PROPERTY OR PUD BOUNDARY LINE

--- EXISTING SOILS TYPE LIMITS

U6 EXISTING SOILS TYPE

SITE ANALYSIS NOTES

1. THERE ARE NO 100-YEAR FLOODPLANS ON THIS PROPERTY ACCORDING TO FEMA FLOOD BOUNDARY FLOODWAY MAP (DATED NOVEMBER 15, 1985) FOR THE DISTRICT OF COLUMBIA, COMMUNITY PANEL NUMBER 110001-0020.
2. SOIL TYPES FOUND ON THIS SITE AS TAKEN FROM THE USDA SOIL SURVEY MAPS (PLATS #6 AND #7) FOR THE DISTRICT OF COLUMBIA (DATED JULY 1976) ARE AS FOLLOWS:
CdB--CHILLUM--URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
U6-- URBAN LAND
3. ACCORDING TO THE WAGA SANITARY SEWER (AND STORM DRAINAGE) SYSTEM MAP (DATED NOVEMBER 1988), THE ENTIRE SITE IS WITHIN THE ANACOSTIA RIVER WATERSHED. THIS PORTION OF THE WATERSHED DRAINS VIA THE EXISTING NORTHEAST BOUNDARY TRUNK SEWER WHICH FOLLOWS THE ALIGNMENT OF FLORIDA AVENUE.
4. EXISTING UTILITIES NOT SHOWN FOR PLAN CLARITY.
5. EXISTING DEED CALLS AND OTHER PROPERTY LINE INFORMATION NOT SHOWN FOR PLAN CLARITY.



CHILDREN'S NATIONAL
MEDICAL CENTER

Modification to a
Planned Unit Development

Site Analysis Plan

Date: 5.23.06

Scale: 1" = 50'

5

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CHILDREN'S NATIONAL MEDICAL CENTER

Symbol Key

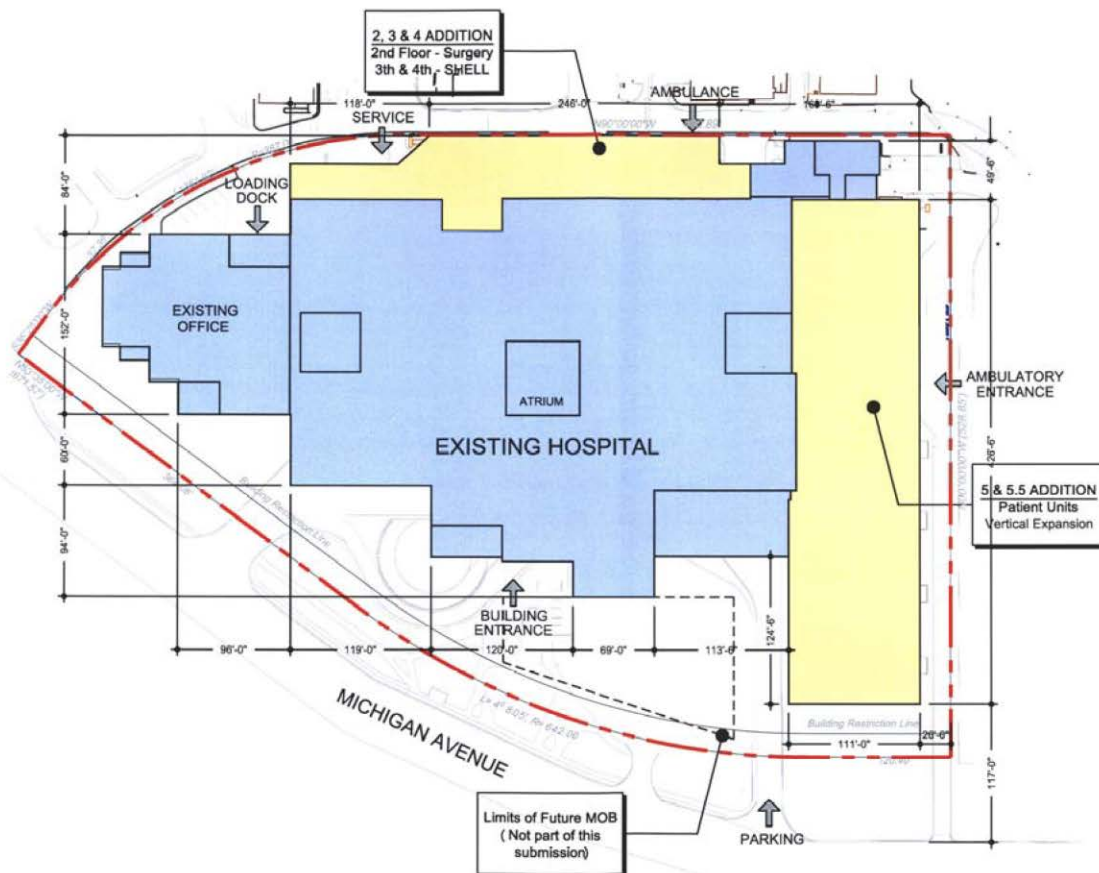
- Existing Hospital
- New Hospital Addition
- Zoning Boundary
- Property Boundary
- Construction Above
- Existing / New Construction
- Building Entrance
- Elevation Identification
- Section Identification

Modification to a
Planned Unit Development

Proposed Site Plan

Date: 5.23.06

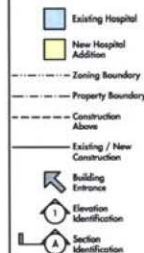
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CHILDREN'S NATIONAL
MEDICAL CENTER

Symbol Key

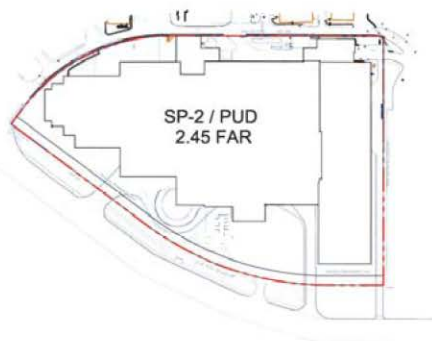


Modification to a
Planned Unit Development

Existing & Proposed Zoning

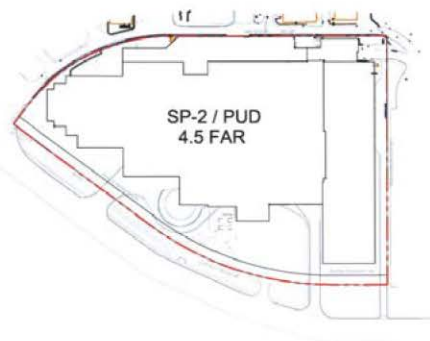
Date: 5.23.06

Scale: 1" = 200'-0"



1 EXISTING ZONING PLAN

CURRENT	SP-2/PUD	ACTUAL
SITE/AREA	317,998 S.F.	317,998 S.F.
PERMITTED FAR	2.45	3.245
PERMITTED GROSS FLOOR AREA	779,095 S.F.	1,036,291 S.F.
PERMITTED BUILDING HEIGHT	127.5'	126'



2 PROPOSED ZONING PLAN

PROPOSED	SP-2/PUD
SITE/AREA	317,998 S.F.
PERMITTED FAR	4.5
PERMITTED GROSS FLOOR AREA	1,430,991 S.F.
PERMITTED BUILDING HEIGHT	127.5'
CURRENT BUILDING GROSS FLOOR AREA	1,036,291 S.F.

PROPOSED ADDITIONS

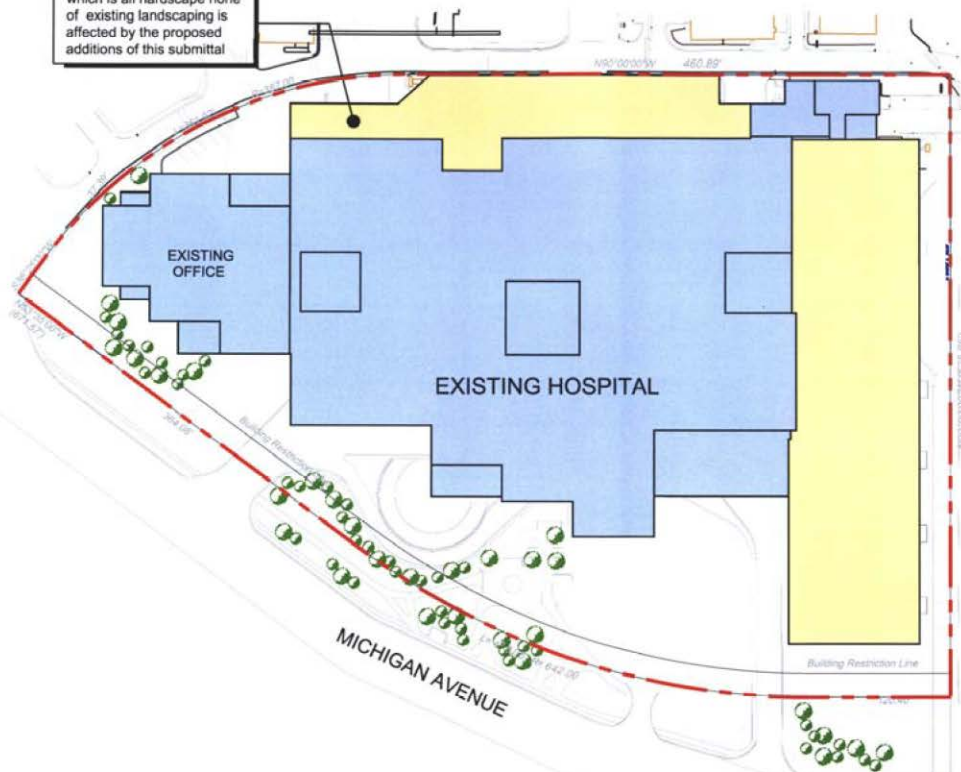
4 STORY POST-UP	72,000 S.F.
EAST WING 5 & 5.5	96,000 S.F.

TOTAL PROPOSED BLDG. GROSS AREA	1,204,291 S.F.
---------------------------------	----------------

PROPOSED FAR = 3.78

(FUTURE MOB - 150,000 S.F. NOT PART OF THIS APPLICATION)

Since all On-Grade addition work is along the North face of the existing building, which is all hardscape none of existing landscaping is affected by the proposed additions of this submittal



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Modification to a Planned Unit Development

Landscape Plan

Date: 5.23.06

Scale: 1"=80'-0"

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CHILDREN'S NATIONAL MEDICAL CENTER

Symbol Key

- Zoning Boundary
- Property Boundary
- Construction Above
- Existing / New Construction
- ↗ Building Entrance
- ① Elevation Identification
- Ⓐ Section Identification

Modification to a
Planned Unit Development

Major Additions Since 1989

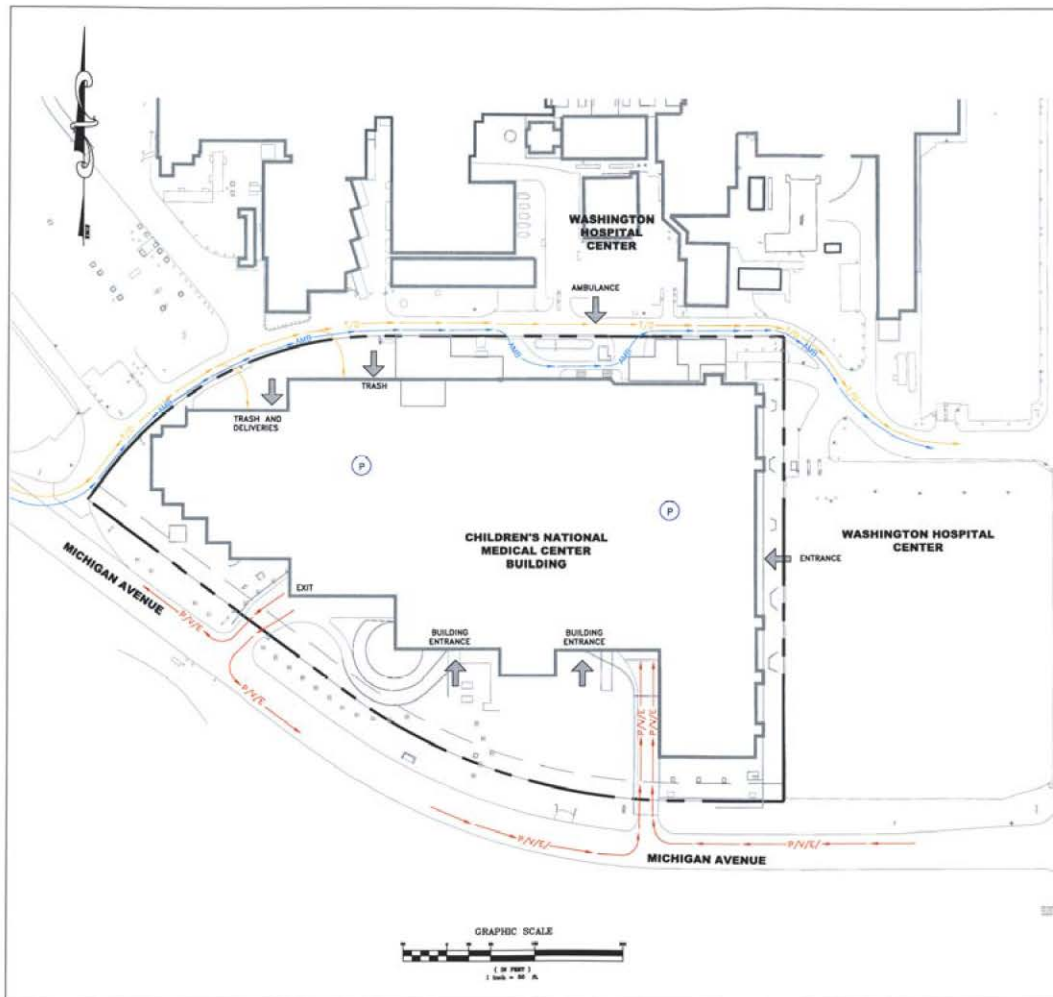
Date: 5.23.06

Scale: 1"= 80'-0"



GRAPHIC SCALE
(IN FEET)





**CHILDREN'S NATIONAL
MEDICAL CENTER**

Modification to a
Planned Unit Development

Proposed Circulation Plan

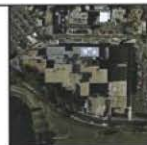
Date: 5.23.06

Scale: 1" = 50'

10

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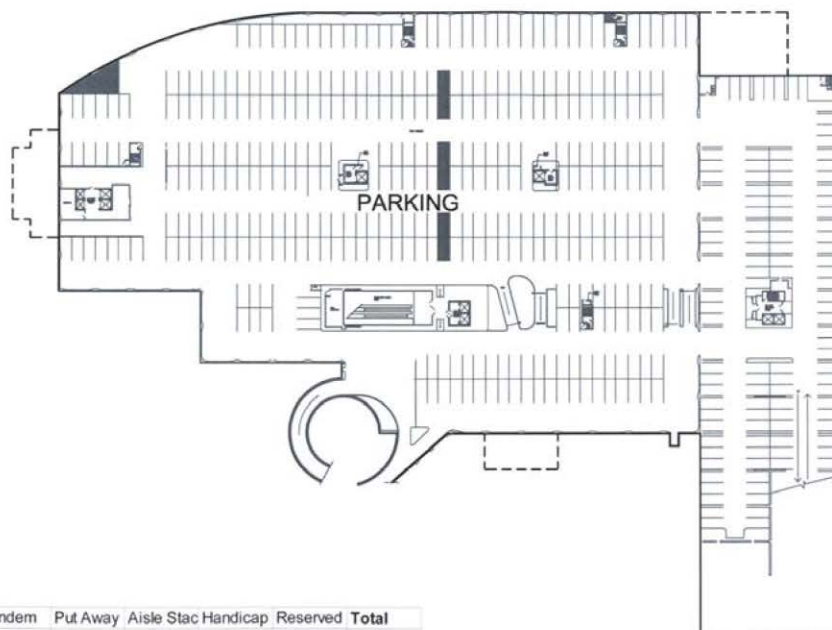
Modification to a
Planned Unit Development

P3 Level

Date: 5.23.06

Scale: 1" = 800'-0"

11



PARKING SPACES

	Self Park	Tandem	Put Away	Aisle	Stac	Handicap	Reserved	Total
Level P3	272	0	0	106	7	284		669





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- 1 Elevation Identification
- A Section Identification

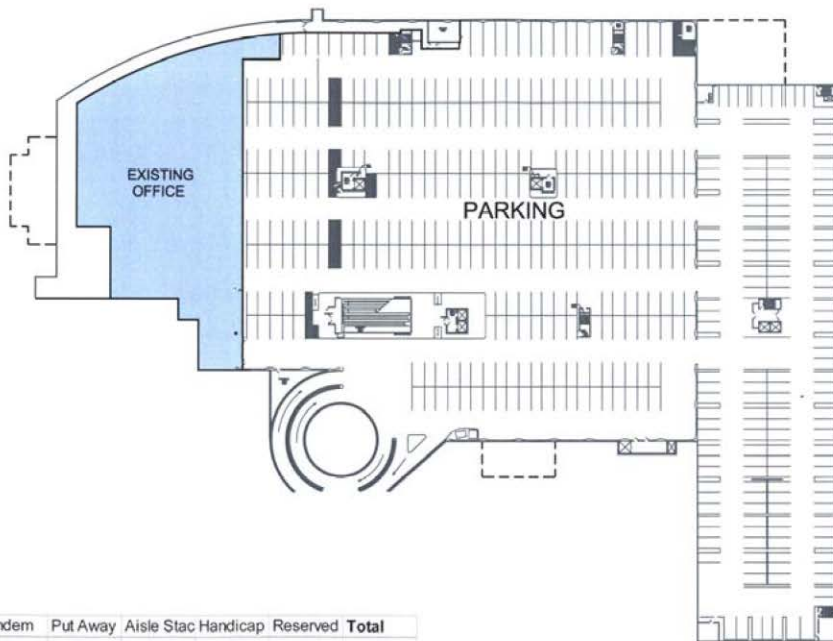
Modification to a
Planned Unit Development

P2 Level

Date: 5.23.06

Scale: 1"= 80'-0"

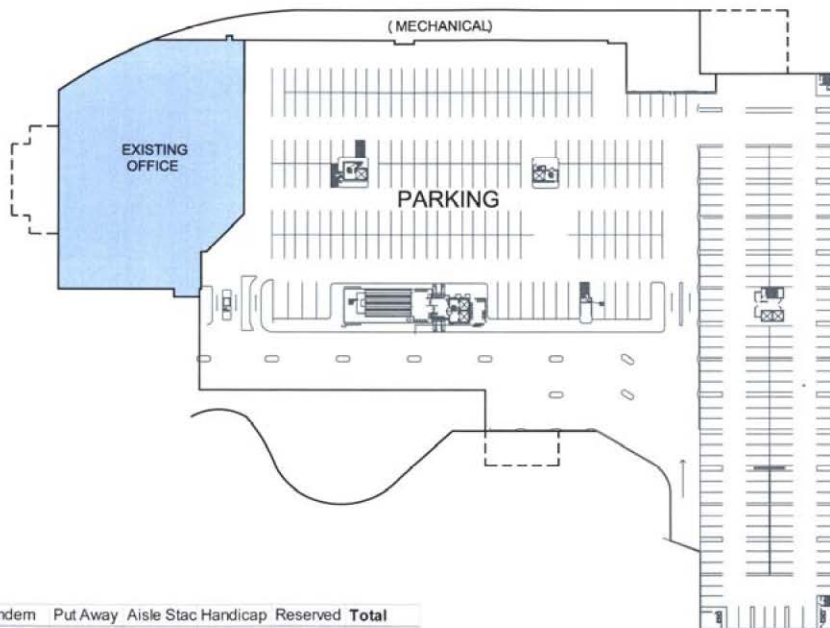
12



PARKING SPACES

	Self Park	Tandem	Put Away	Aisle	Stac	Handicap	Reserved	Total
Level P2	482	0	0	120	15	0	0	617





PARKING SPACES

	Self Park	Tandem	Put Away	Aisle	Stac	Handicap	Reserved	Total
Level P1	331	0	0	92	29	0	0	452
P1 drop off	18	0	0	17	0	0	0	35



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Modification to a
Planned Unit Development

P1 Level

Date: 5.23.06

Scale: 1" = 80'-0"

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CHILDREN'S NATIONAL MEDICAL CENTER

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Modification to a
Planned Unit Development

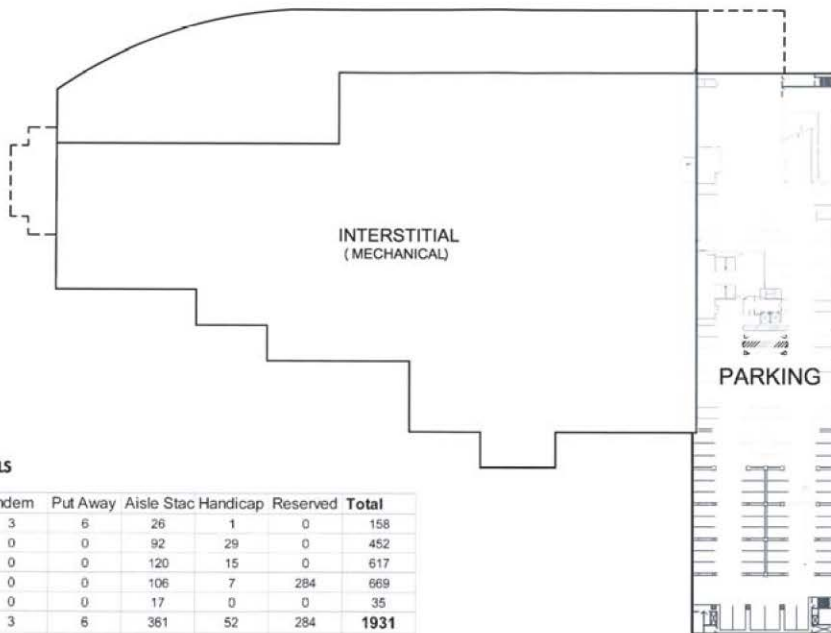
P0 Level

Date: 5.23.06

Scale: 1" = 80'-0"



14



PARKING SPACES - ALL LEVELS

	Self Park	Tandem	Put Away	Aisle	Stac	Handicap	Reserved	Total
Level P0	122	3	6	26	1	0	0	158
Level P1	331	0	0	92	29	0	0	452
Level P2	482	0	0	120	15	0	0	617
Level P3	272	0	0	106	7	284	0	669
P1 drop off	18	0	0	17	0	0	0	35
Total	1225	3	6	361	52	284	0	1931
Visitor	545							
Employee	1100							
P3 Reserve	285							
Total	1930							



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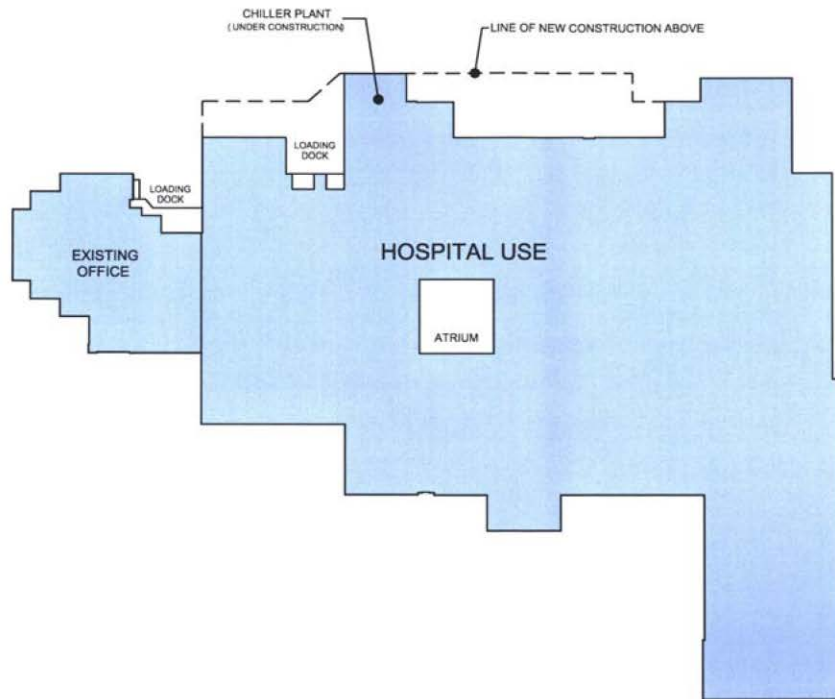
Modification to a
Planned Unit Development

1st Floor

Date: 5.23.06

Scale: 1" = 80'-0"

15



GRAPHIC SCALE
(IN FEET)





CHILDREN'S NATIONAL MEDICAL CENTER

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Modification to a
Planned Unit Development

1st Service Level

Date: 5.23.06

Scale: 1"= 80'-0"

16



CHILLER PLANT
(UNDER CONSTRUCTION)

LINE OF NEW CONSTRUCTION ABOVE

EXISTING
OFFICE

INTERSTITIAL
(MECHANICAL)

ATRIUM

GRAPHIC SCALE:
(IN FEET)





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Modification to a
Planned Unit Development

2nd Level

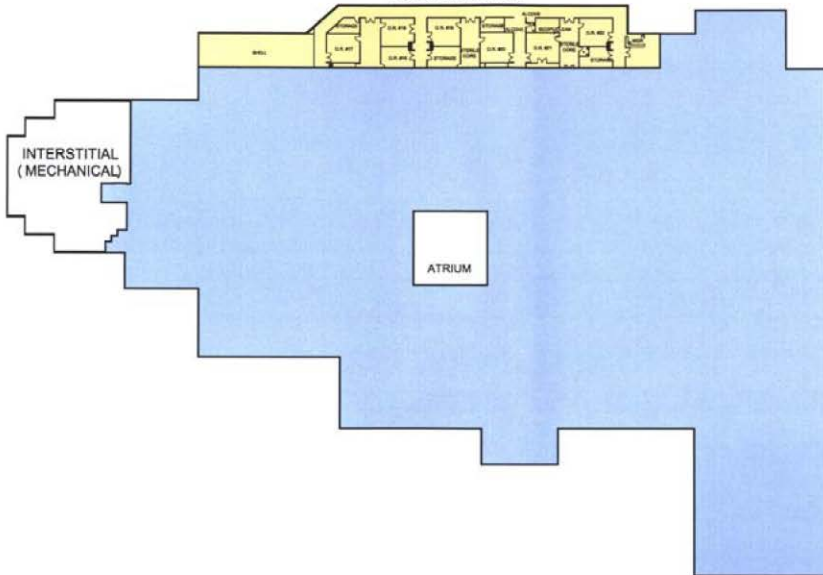
Date: 5.23.06

Scale: 1" = 80'-0"

17



HOSPITAL USE





CHILDREN'S NATIONAL MEDICAL CENTER

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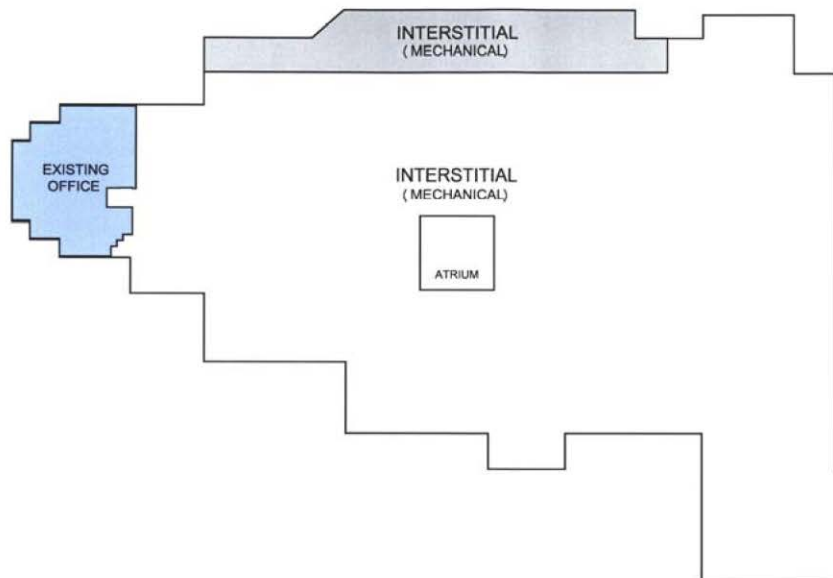
Modification to a
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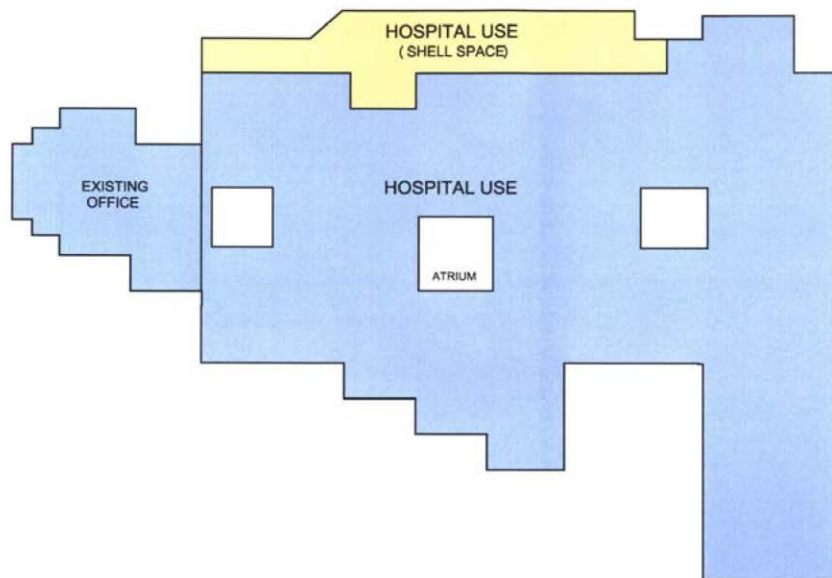
2nd Service Level

Date: 5.23.06

Scale: 1"= 80'-0"

18





CHILDREN'S NATIONAL
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Symbol Key

- Existing Hospital
- New Hospital Addition
- Zoning Boundary
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Modification to a
Planned Unit Development

3rd Level

Date: 5.23.06

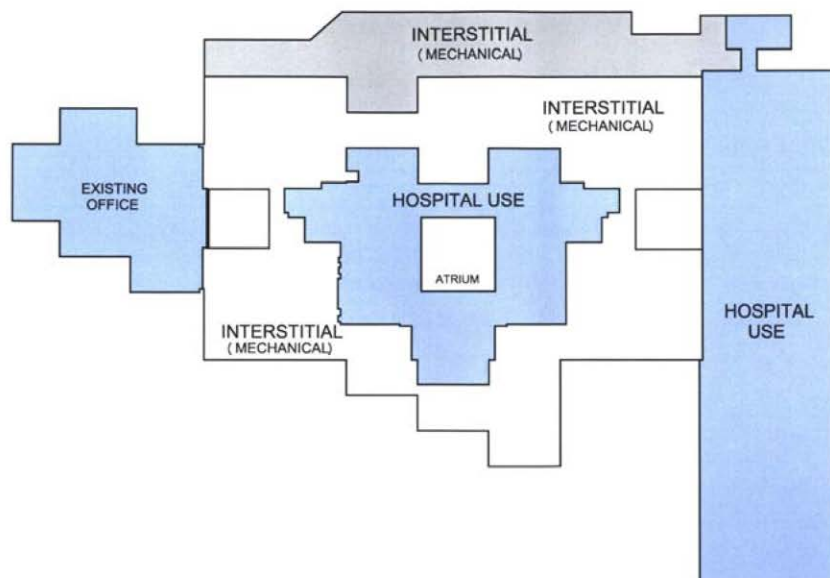
Scale: 1"= 80'-0"

19

GRAPHIC SCALE
(IN FEET)



WILMOT SANZ
ARCHITECTURE
PLANNING
1000 14th Street, NW
Washington, DC 20004
202.462.1000 Fax: 202.462.1001



CHILDREN'S NATIONAL
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Modification to a
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3rd Service Level

Date: 5.23.06

Scale: 1" = 80'-0"

20





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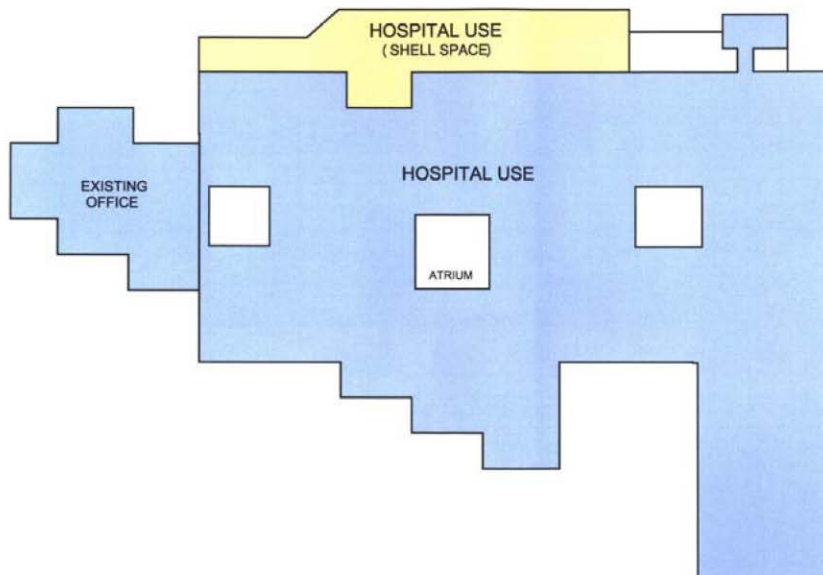
Modification to a
Planned Unit Development

4th Level

Date: 5.23.06

Scale: 1"= 80'-0"

21





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- Section Identification

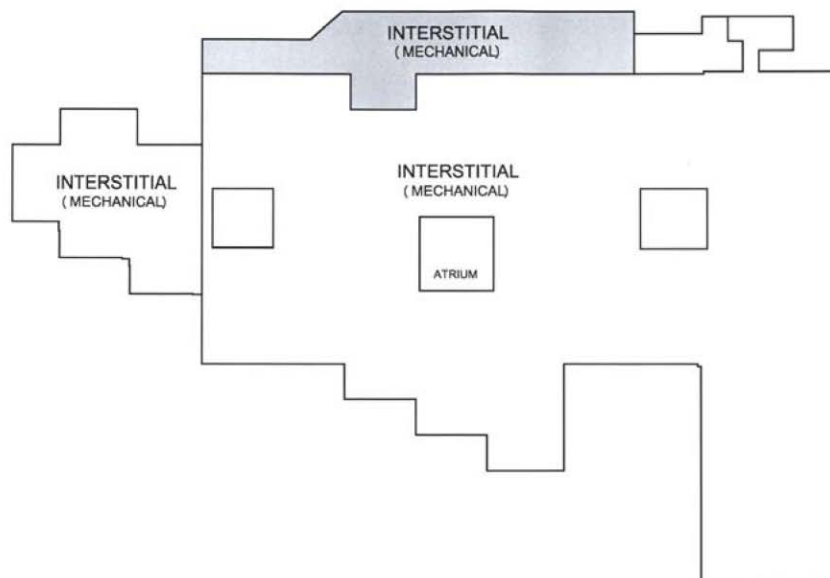
Modification to a
Planned Unit Development

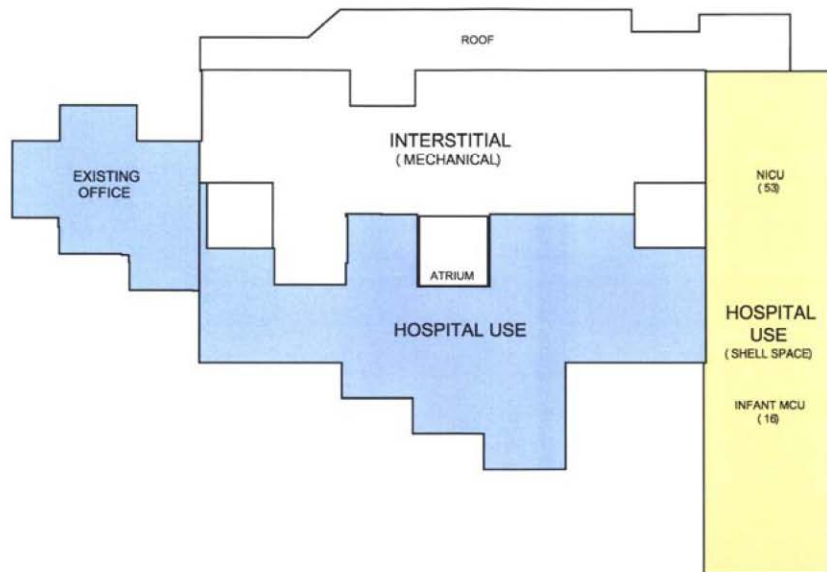
4th Service Level

Date: 5.23.06

22

Scale: 1"= 80'-0"





CHILDREN'S NATIONAL
MEDICAL CENTER

Symbol Key

- Existing Hospital
- New Hospital Addition
- Zoning Boundary
- Property Boundary
- Construction Above
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- Section Identification

Modification to a
Planned Unit Development

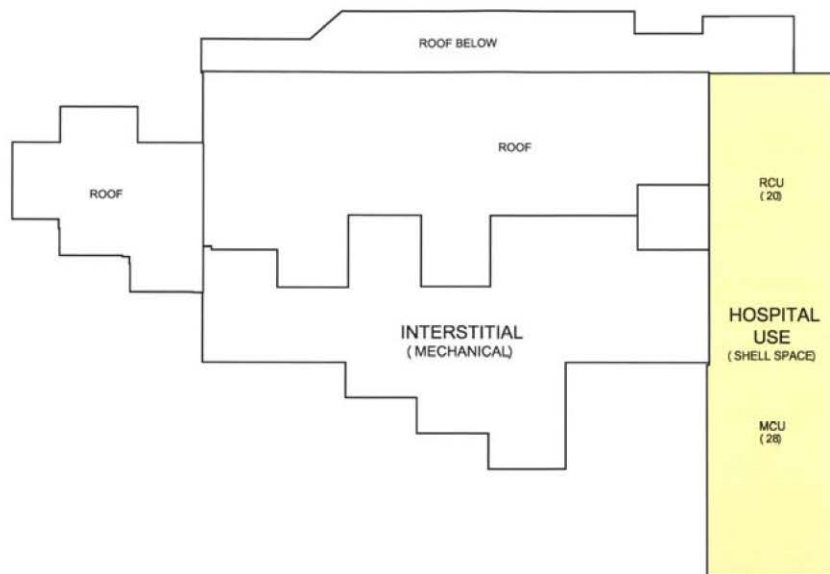
5th Floor

Date: 5.22.06

23

Scale: 1" = 80'-0"





CHILDREN'S NATIONAL MEDICAL CENTER

Symbol Key

- Existing Hospital
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- Zoning Boundary
- Property Boundary
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Modification to a
Planned Unit Development

5th Floor Service

Date: 5.23.06

Scale: 1" = 80'-0"

24

GRAPHIC SCALE
(IN FEET)





CHILDREN'S NATIONAL
MEDICAL CENTER

Symbol Key

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- I Elevation Identification
- A Section Identification

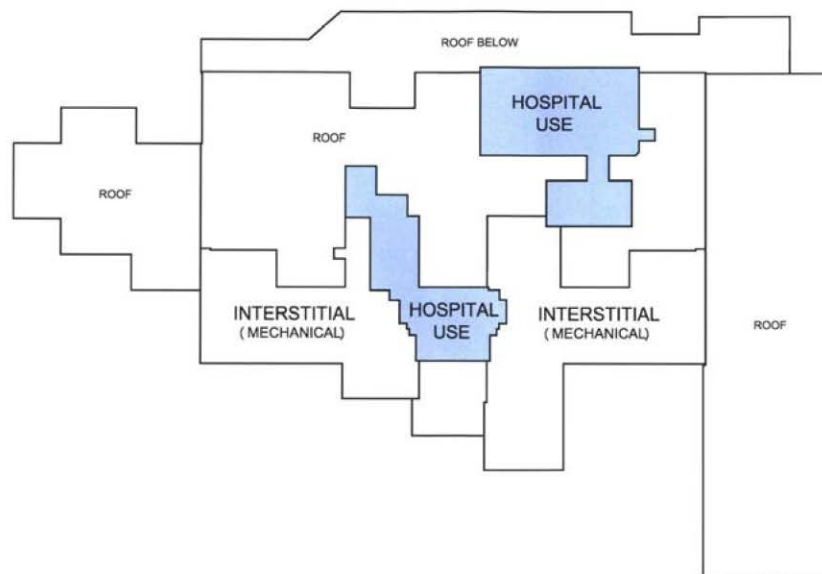
Modification to a
Planned Unit Development

6th Floor

Date: 5.23.06

Scale: 1" = 80'-0"

25





CHILDREN'S NATIONAL
MEDICAL CENTER

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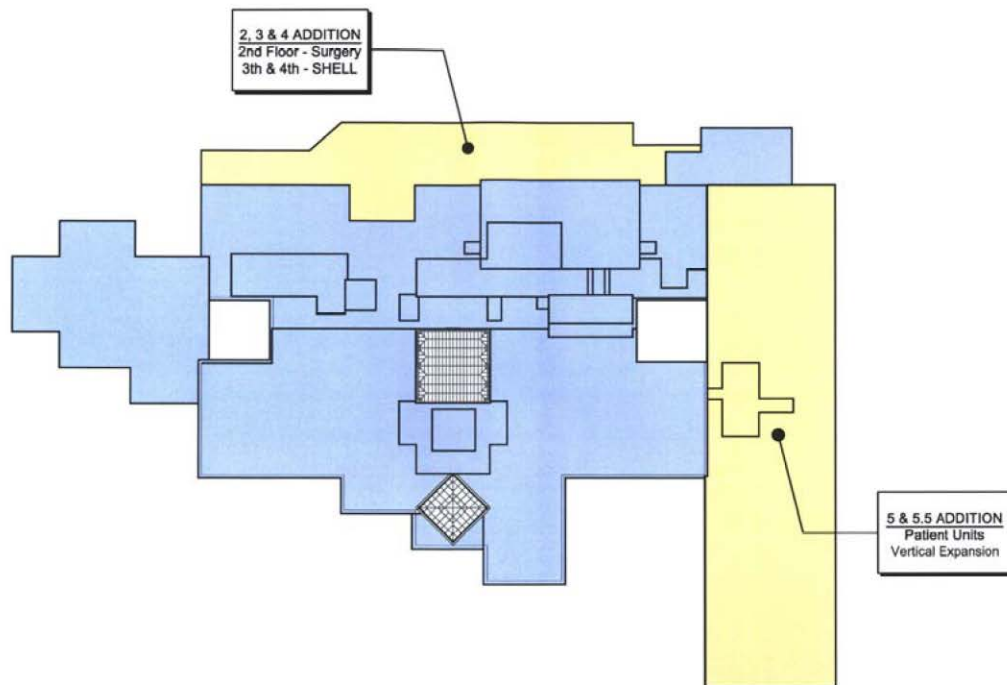
Roof Plan

Date: 5.23.06

Scale: 1"= 80'-0"

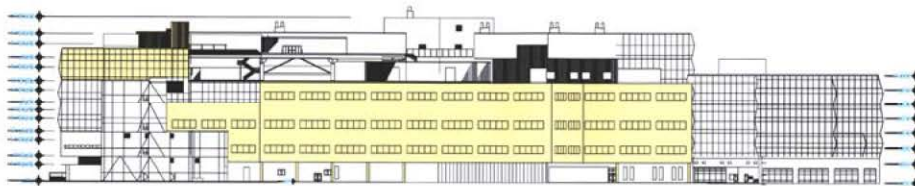
26

GRAPHIC SCALE:
1"=100'

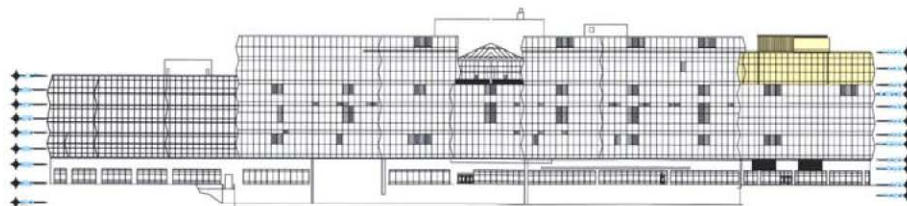


2, 3 & 4 ADDITION
2nd Floor - Surgery
3th & 4th - SHELL

5 & 5.5 ADDITION
Patient Units
Vertical Expansion



NORTH ELEVATION



SOUTH ELEVATION



CHILDREN'S NATIONAL MEDICAL CENTER

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-  Building Entrance
-  Elevation Identification
-  Section Identification

Modification to a
Planned Unit Development

North & South Elevations

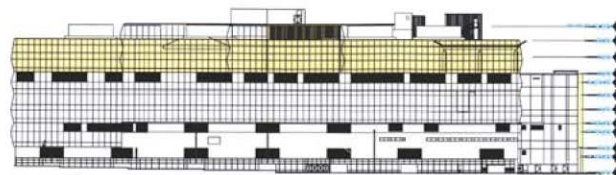
Date: 5.23.06

Scale: 1" = 80'-0"

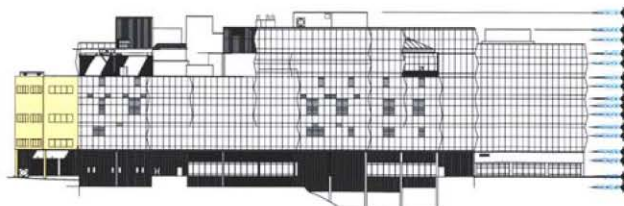
27

GRAPHIC SCALE:
(IN FEET)





EAST ELEVATION

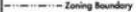


WEST ELEVATION



CHILDREN'S NATIONAL MEDICAL CENTER

Symbol Key

-  Existing Hospital
-  New Hospital Addition
-  Zoning Boundary
-  Property Boundary
-  Construction Above
-  Existing / New Construction
-  Building Entrance
-  Elevation Identification
-  Section Identification

Modification to a
Planned Unit Development

East & West Elevations

Date: 5.23.06

Scale: 1" = 80'-0"

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CHILDREN'S NATIONAL MEDICAL CENTER

Symbol Key

	Existing Hospital
	New Hospital Addition
	Zoning Boundary
	Property Boundary
	Construction Above
	Existing / New Construction
	Building Entrance
	Elevation Identification
	Section Identification

Modification to a
Planned Unit Development

Proposed Building Model

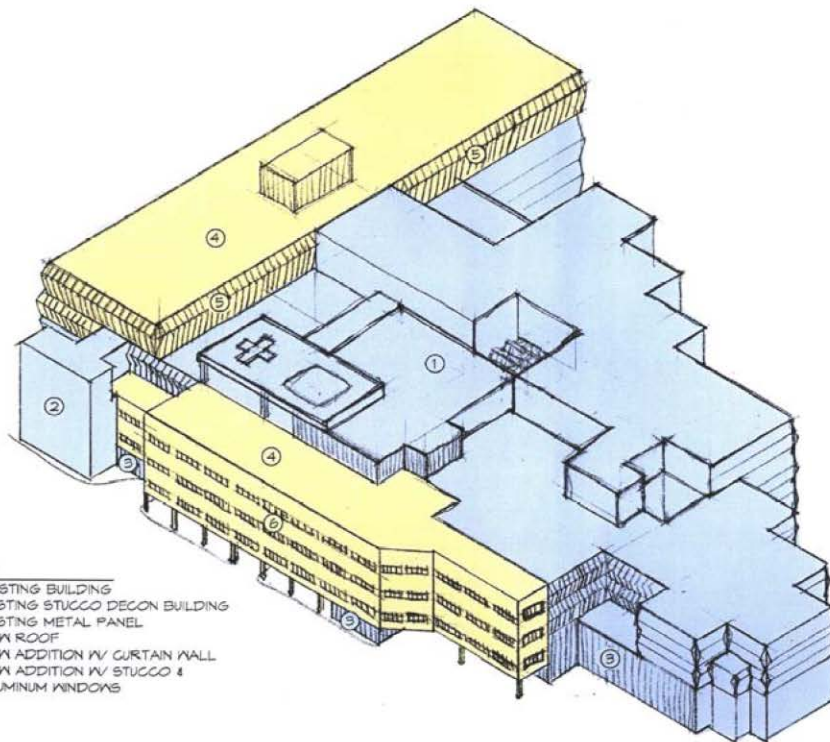
Date: 5.23.06

Scale: N.T.S.

29



- KEY**
1. EXISTING BUILDING
 2. EXISTING STUCCO DECON BUILDING
 3. EXISTING METAL PANEL
 4. NEW ROOF
 5. NEW ADDITION IV/ CURTAIN WALL
 6. NEW ADDITION IV/ STUCCO & ALUMINUM WINDOWS





Karlsberger



CHILDREN'S NATIONAL
MEDICAL CENTER

Modification to a
Planned Unit Development

5th & 6th Floor East Wing Addition
Rendering

Date: 5.23.06

Scale: NTS

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