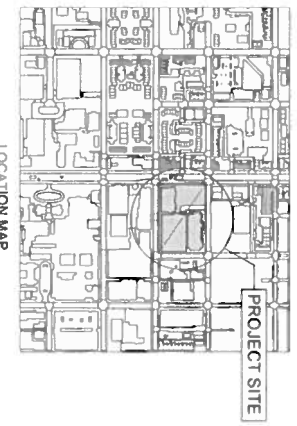


SCALE: 1" = 30'



CITY OF BALTIMORE
COORDINATE SYSTEM

CR Goodman Associates
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING
912 COMMERCE ROAD, ANNAPOLIS, MARYLAND 21401
V: 410-841-2570 F: 410-841-2575
WWW.CRGOODMANASSOCIATES.COM

ARCHITECT: CR GOODMAN ASSOCIATES, INC.
PROJECT: KENNEDY KRIEGER INSTITUTE
DATE: 02/2005

RK&K
REGISTERED ARCHITECTS
811 North Street, Baltimore, MD 21202
www.rk&k.com

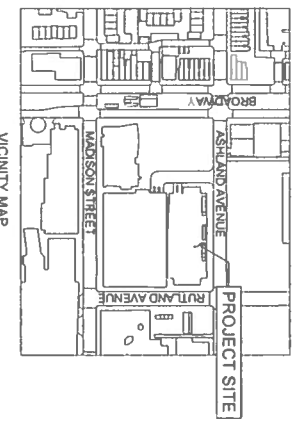
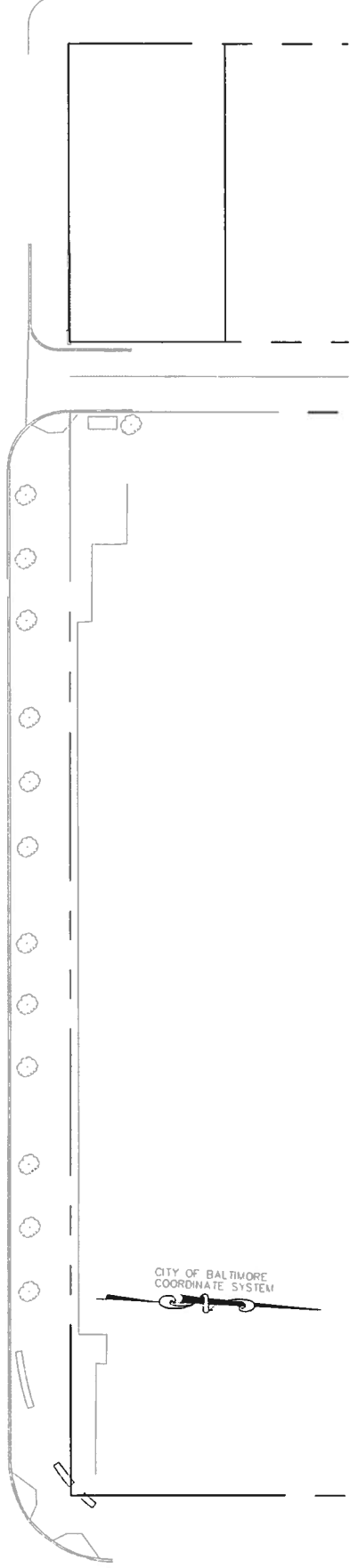
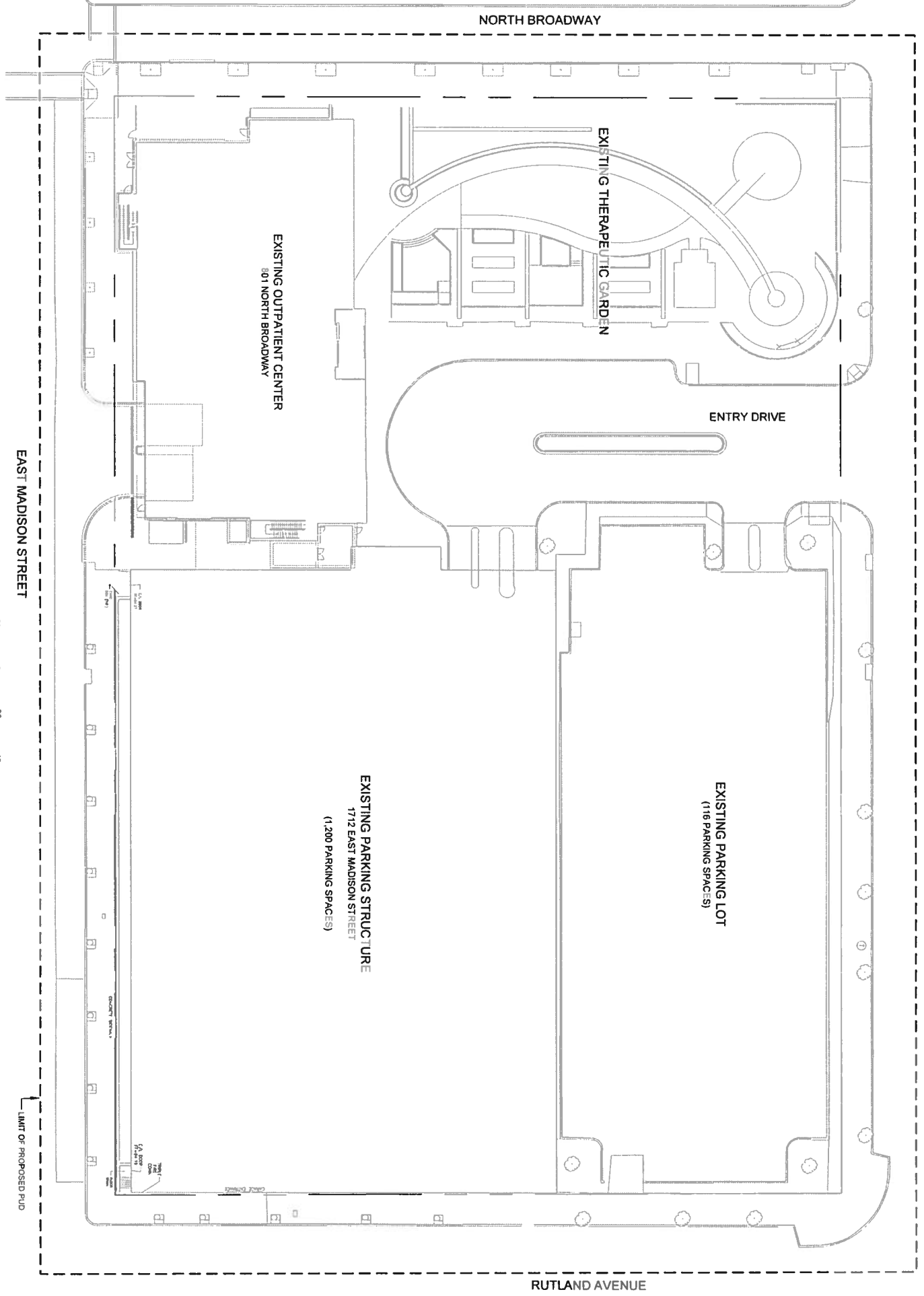
OWNER: KENNEDY KRIEGER INSTITUTE
707 NORTH BROADWAY
BALTIMORE, MD 21205

PROJECT: NEW ASHLAND AVENUE
OUTPATIENT FACILITY
801 N. BROADWAY ST.
BALTIMORE, MD 21205
DATE: 02/2005

K&G
Kennedy Krieger Institute

PLANNING NUMBER: A1

696



GENERAL NOTES

1. OWNER: KENNEDY KRIEGER INSTITUTE
OWNER ADDRESS: 707 NORTH BROADWAY, BALTIMORE, MARYLAND 21208
2. EXISTING PARKING ADDRESS: NE CORNER OF ASHLAND AVENUE AND RUTLAND AVENUE
3. FUTURE BUILDING ADDRESS: TBD
4. CURRENT ZONING: B-2-3, PROPOSED BSC (BIO- SCIENCE CAMPUS ZONING DISTRICT)
5. EXISTING/USERS PARKING
6. THE SITE IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS
7. DATE OF PARKING ORDINANCE: 03-303 SIGNED MARCH 18, 2003, BECAME EFFECTIVE AS OF APRIL 17, 2003
8. ON-STREET PARKING IS ILLUSTRATIVE AND DOES NOT COUNT TOWARDS ZONING

LEGEND



AREA OF PLAN UNIT DEVELOPMENT = 3.7 ACRES

CR Goodman ASSOCIATES
 ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING
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 REGISTERED ARCHITECTS
 81 Madison Square, Baltimore, MD 21217
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 www.rkandk.com

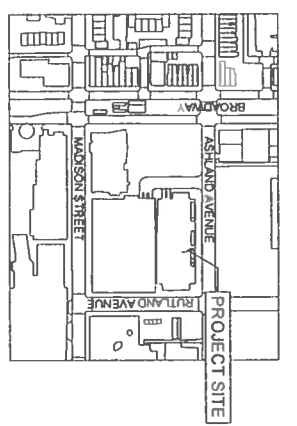
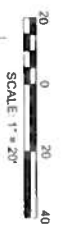
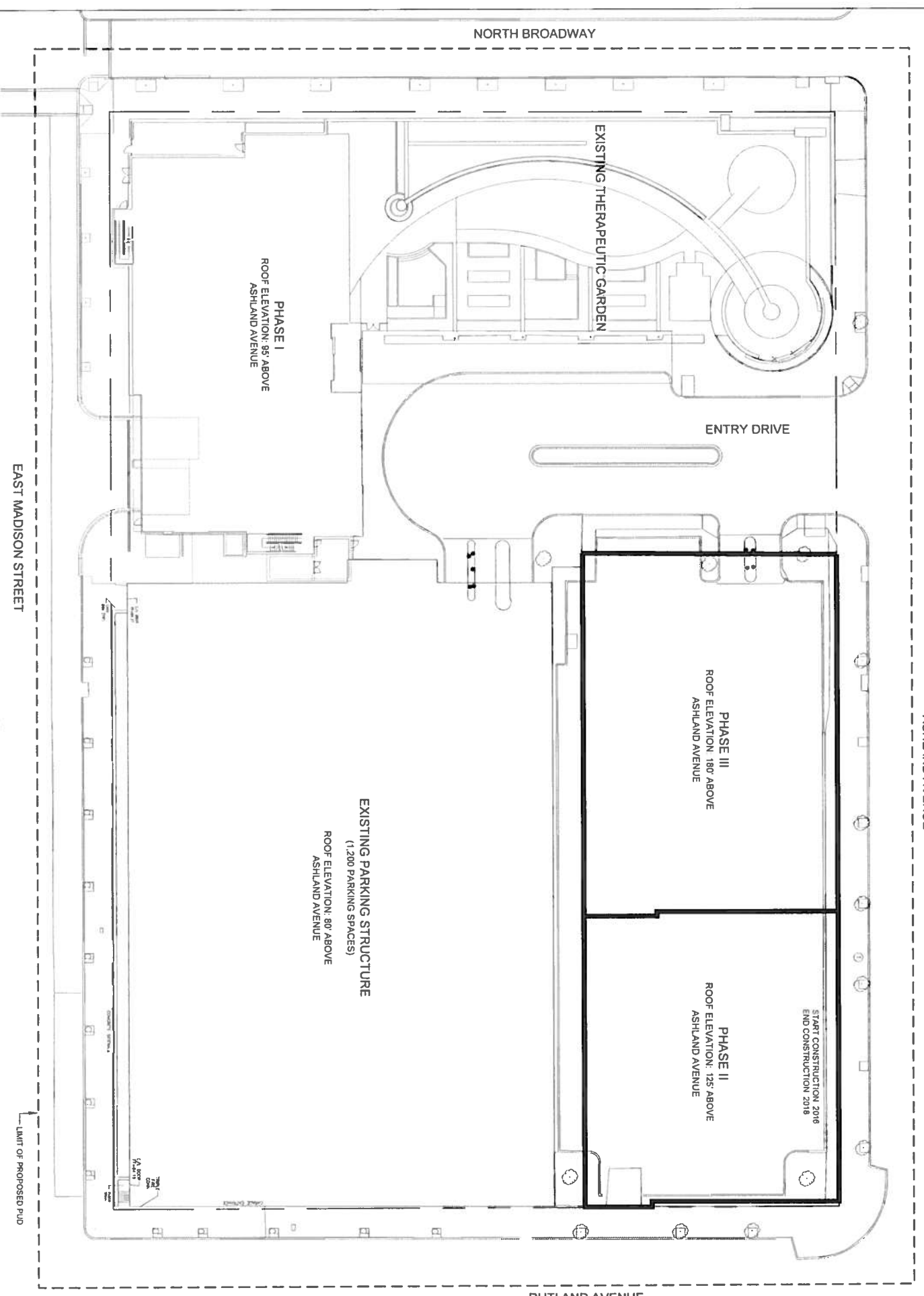
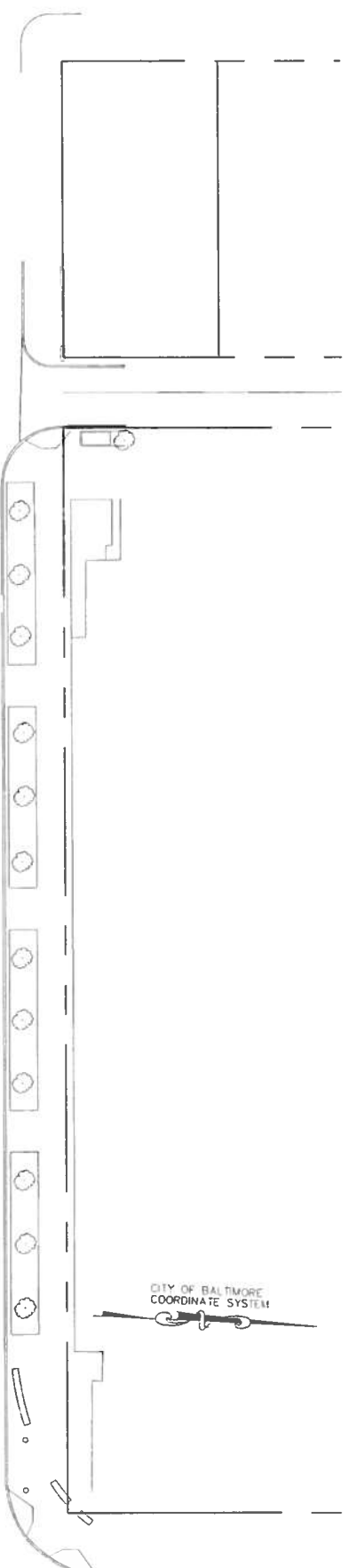
OWNER/ARCHITECT
 KENNEDY KRIEGER
 INSTITUTE
 707 NORTH BROADWAY
 BALTIMORE, MD 21205
 DATE: NUMBER:

AKA
 Kennedy Krieger Institute

PROJECT TITLE
 NEW ASHLAND AVENUE
 OUTPATIENT FACILITY
 801 N. BROADWAY ST.
 BALTIMORE, MD 21205
 MASTER SECTION 11.11.001, 1.000 (01/01/00)

DATE: 6-21-14
 CDGA PROJECT NUMBER: 14002-A
 DRAWING TITLE: EXISTING SITE

DESIGNED BY: A2



- GENERAL NOTES**
- OWNER: KENNEDY KRIEGER INSTITUTE BALTIMORE, MARYLAND 21208
 - OWNER ADDRESS: 707 NORTH BROADWAY, NE CORNER OF ASHLAND AVENUE AND RUTLAND AVENUE
 - EXISTING PARKING ADDRESS: NE CORNER OF ASHLAND AVENUE AND RUTLAND AVENUE
 - FUTURE BUILDING ADDRESS: TBD
 - CURRENT ZONING: B - 2 - 3, PROPOSED BSC (BIO - SCIENCE CAMPUS ZONING DISTRICT)
 - EXISTING USES: PARKING
 - THE SITE IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS
 - DATE OF PARKING ORDINANCE: 03-303 SIGNED MARCH 18, 2003, BECAME EFFECTIVE AS OF APRIL 17, 2003
 - ON-STREET PARKING IS ILLUSTRATIVE AND DOES NOT COUNT TOWARDS ZONING
 - THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN AND MASSING SUBJECT TO PLANNING COMMISSION APPROVAL.

BUILDING PHASING DESCRIPTION

EXISTING PARKING DECK:
ROOF ELEVATION: 80' ABOVE ASHLAND AVENUE
1,200 PARKING SPACES

PHASE I BUILDING:
EXISTING OUTPATIENT CENTER: 110,000 S.F.
6 STORIES AND BASEMENT
ROOF ELEVATION: 95' ABOVE ASHLAND AVENUE (INCLUDING PENNHOUSE)

PHASE II BUILDING:
OUTPATIENT CENTER: 190,060 S.F.
8 STORIES + BASEMENT
BRIDGE TO GARAGE: 160 S.F.
ROOF ACCESS STAIR: 300 S.F.
ROOF ELEVATION: 125' ABOVE ASHLAND

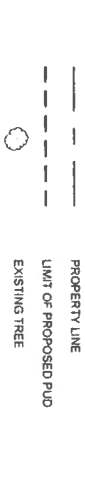
PHASE III BUILDINGS
OUTPATIENT CENTER: 278,500 S.F.
12 STORIES + BASEMENT
BRIDGE TO BUILDING: 6,000 S.F. (4 STORIES)
ROOF ELEVATION: 180' ABOVE ASHLAND

TOTAL FLOOR ARE RATIO (FAR) FOR ALL PHASES:
518,070 S.F. - 3.3 (ALLOWABLE FAR IS 5, ALLOWABLE SQ. FT IS 782,000 FT.)
PARKING DOES NOT COUNT AGAINST PUD

SHEET SPECIFIC NOTES

- ALLOWABLE HEIGHTS SHOWN ARE MAXIMUM HEIGHTS. HEIGHTS ARE AS MEASURED IN THE BALTIMORE CITY ZONING CODE
- MECHANICAL ROOMS AND DECKS (INCLUDING ROOF DECK ACCESS LIMITED TO 25% OF THE BASEMENT FLOOR AREA) ARE NOT INCLUDED IN THE ALLOWABLE HEIGHTS SHOWN
- BUILDING AND/OR DEVELOPMENT PHASES ARE SUBJECT TO FINAL DESIGN APPROVAL BY PLANNING COMMISSION

LEGEND



CR Goodman ASSOCIATES
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING

912 COMMERCE ROAD, ANNAPOLIS, MARYLAND 21401
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RR&K
CONSULTANTS

1400 E. CALVERT STREET, SUITE 100
BALTIMORE, MARYLAND 21202
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F: 410-528-1111
WWW.RR&K.COM

OWNER/ARCHITECT:
KENNEDY KRIEGER INSTITUTE
707 NORTH BROADWAY
BALTIMORE, MD 21205

DATE: **MARCH 2018**

PROJECT TITLE:
**NEW ASHLAND AVENUE
OUTPATIENT FACILITY**

PROJECT ADDRESS:
801 N. BROADWAY ST.,
BALTIMORE, MD 21205

DATE: **SEP 13, 14**

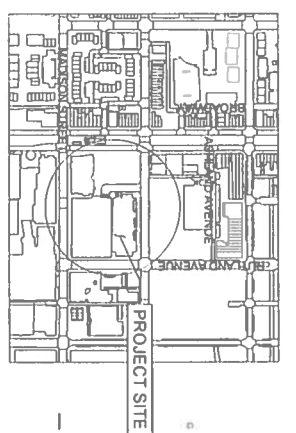
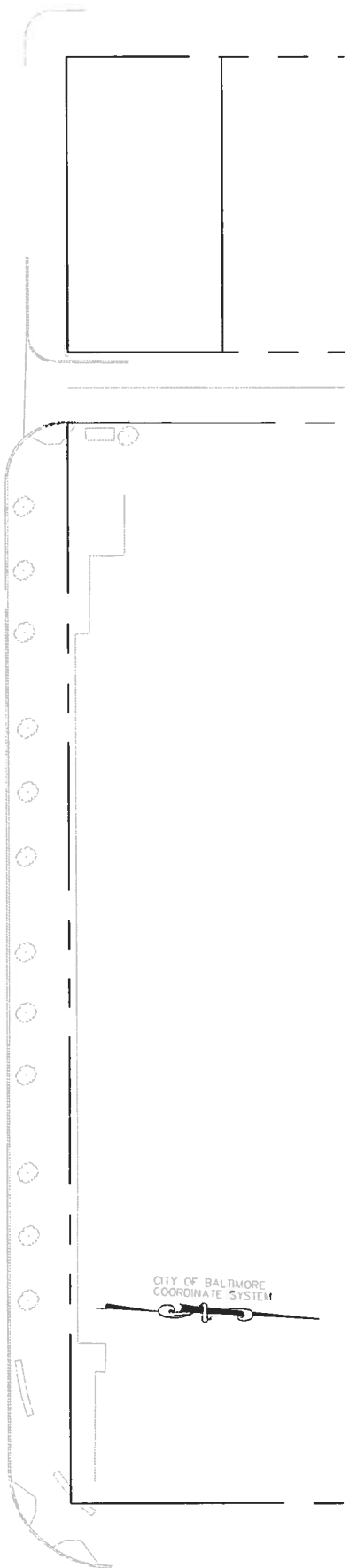
CDG PROJECT NUMBER: **14-002-2**

PROJECT TITLE:
PROPOSED DEVELOPMENT PLAN

DATE: **SEP 13, 14**

CDG PROJECT NUMBER: **14-002-2**

A3



GENERAL NOTES

1. OWNER: KENNEDY KRIEGER INSTITUTE
OWNER ADDRESS: 707 NORTH BROADWAY, BALTIMORE, MARYLAND 21205
2. EXISTING PARKING ADDRESS: NE CORNER OF ASHLAND AVENUE AND RUTLAND AVENUE
3. FUTURE BUILDING ADDRESS: 780
4. CURRENT ZONING: B - 2, 3 PROPOSED: BSC (BIO - SCIENCE CAMPUS ZONING DISTRICT)
5. EXISTING USES: PARKING
6. THE SITE IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS
7. DATE OF PARKING ORDINANCE: 03-303 SIGNED MARCH 18, 2003, BECAME EFFECTIVE AS OF APRIL 17, 2003
8. ON-STREET PARKING IS ILLUSTRATIVE AND DOES NOT COUNT TOWARDS ZONING
9. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, FINAL DESIGN AND MASSING SUBJECT TO PLANNING COMMISSION APPROVAL

LEGEND

_____ PROPERTY LINE

PHASE I:

110,000 S.F.
8 STORIES
TOP ELEVATION: 158.30'

PHASE II:

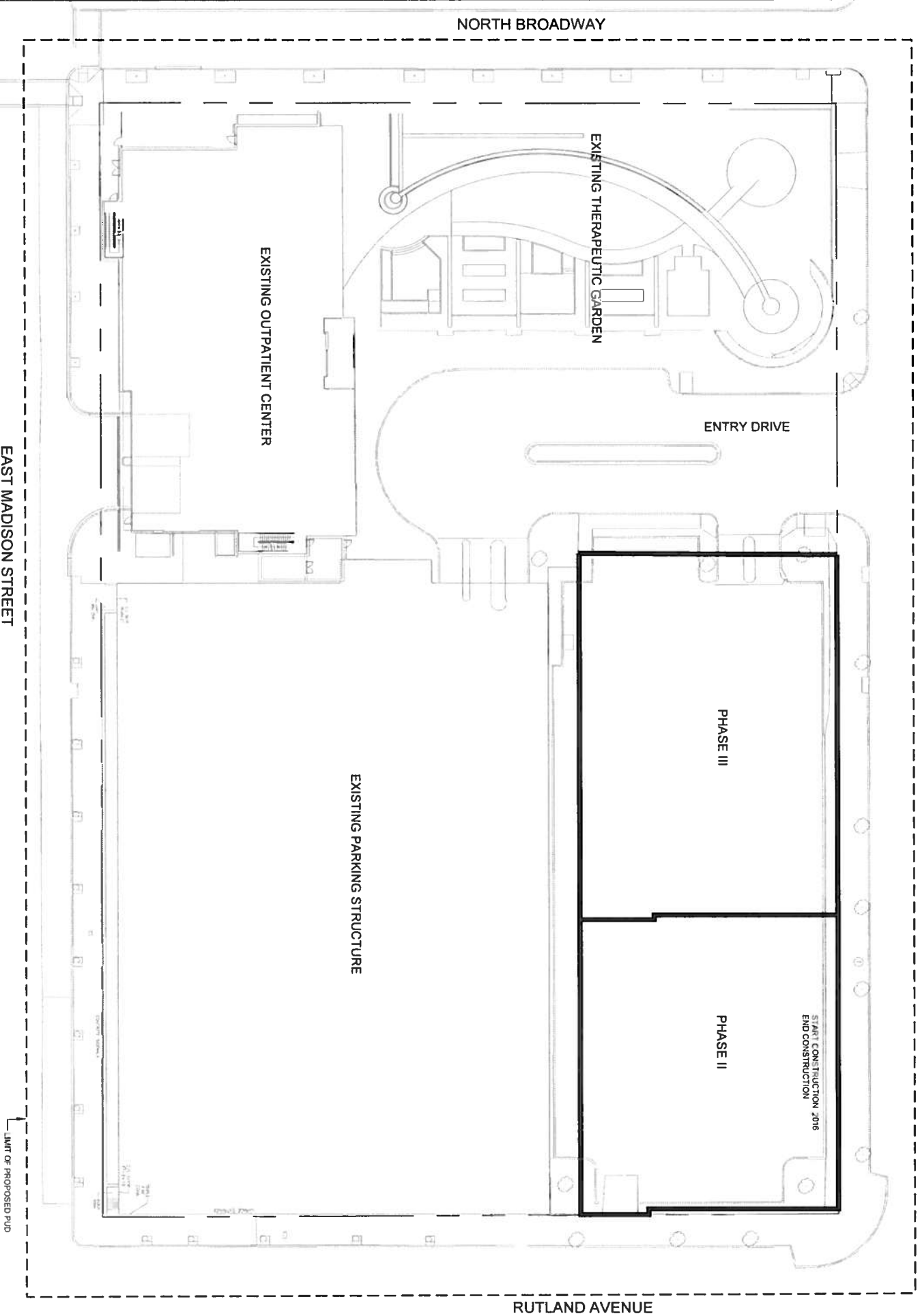
130,000 S.F.
8 STORIES + BASEMENT
BRIDGE TO GARAGE: 180 S.F.
ROOF ACCESS STAIR: 380 S.F.
TOP ELEVATION: 180.04'

FLOOR AREA RATIO (FAR):

SITE: 155,485 S.F.
PHASE I: 100,000 S.F.
PHASE II: 130,000 S.F. * (BRIDGE & ROOF STAIR)
FAR: 1.5

SHEET SPECIFIC NOTES

1. ALLOWABLE HEIGHTS SHOWN ARE MAXIMUM HEIGHTS. HEIGHTS ARE AS MEASURED IN THE BALTIMORE CITY ZONING CODE
2. MECHANICAL, PENTHOUSES AND DECKS (INCLUDING ROOF DECK ACCESS LIMITED TO 25% OF THE AGGREGATE ROOF SQUARE FOOTAGE) ARE NOT INCLUDED IN THE ALLOWABLE HEIGHTS SHOWN
3. BUILDING AND/OR DEVELOPMENT PHASES ARE SUBJECT TO FINAL DESIGN APPROVAL BY PLANNING COMMISSION



CR Goodman ASSOCIATES
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING

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RK&K
REGISTERED PROFESSIONAL ARCHITECTS
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WWW.RK&K.COM

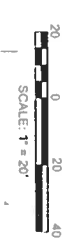
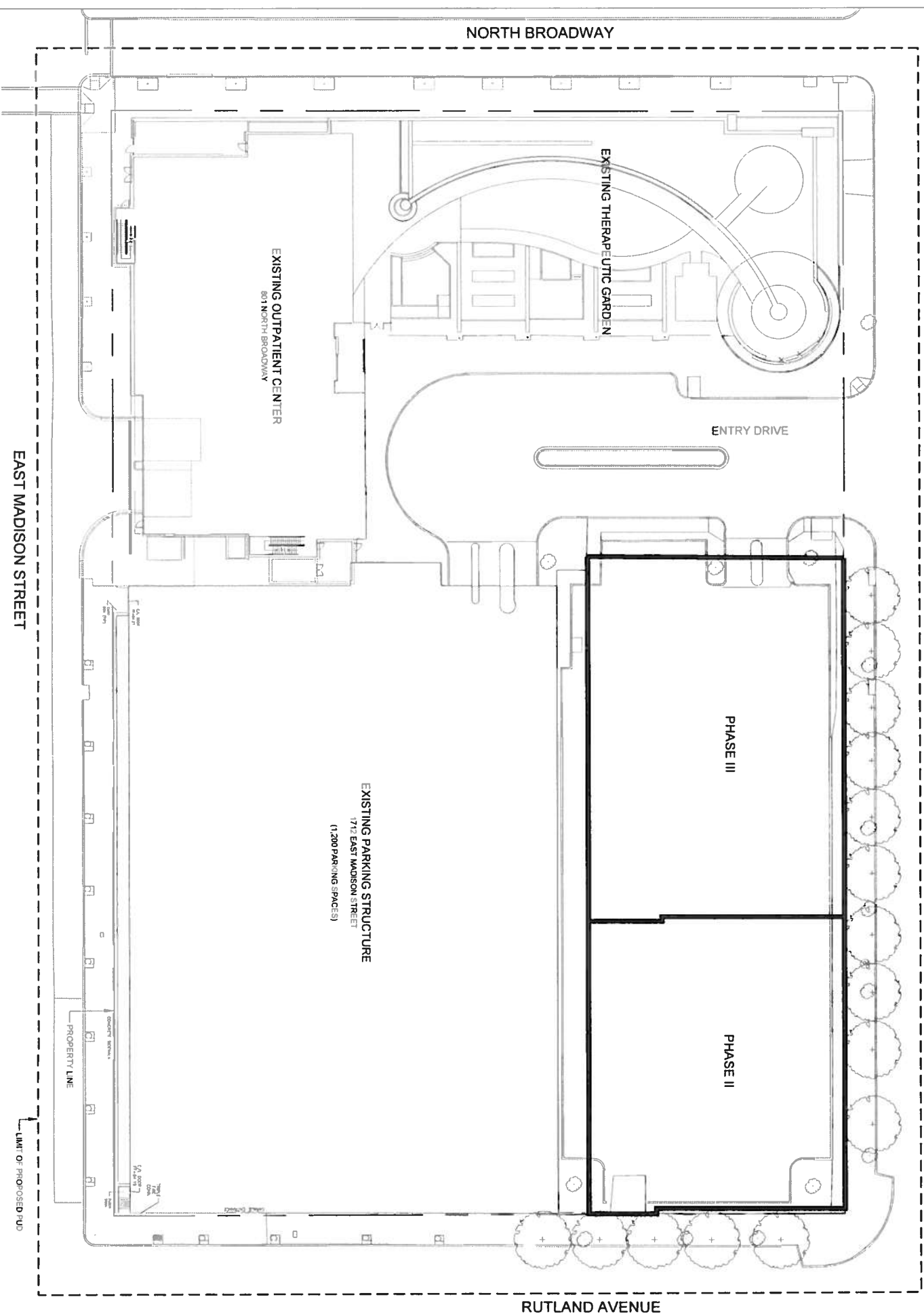
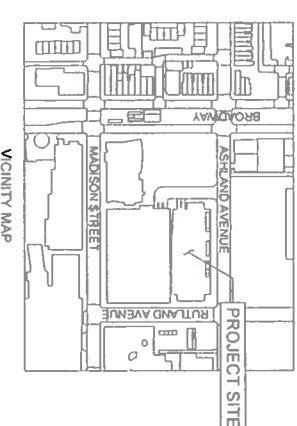
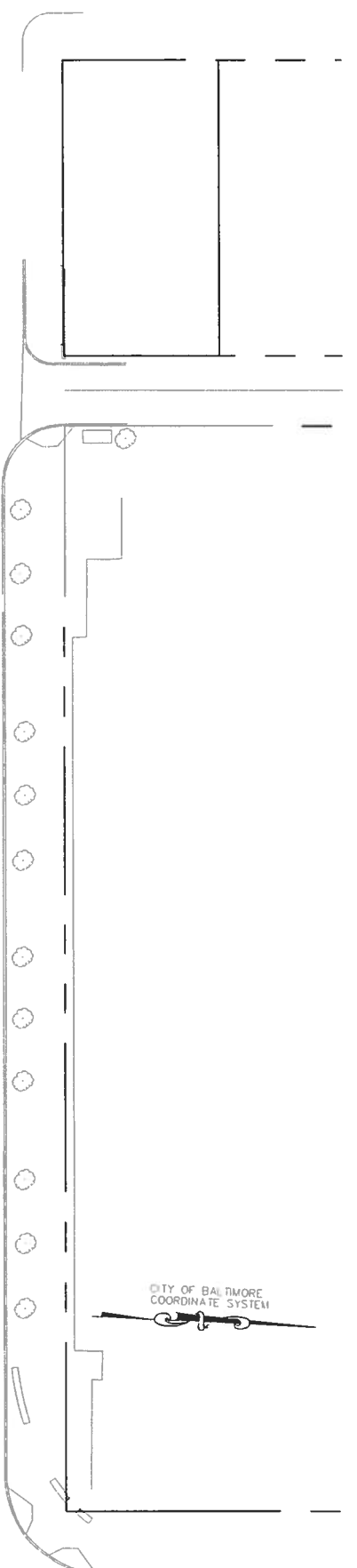
OWNER/ARCHITECT
KENNEDY KRIEGER
INSTITUTE
707 NORTH BROADWAY
BALTIMORE, MD 21205

PROJECT TITLE
NEW ASHLAND AVENUE
OUTPATIENT FACILITY
PROJECT ADDRESS
801 N. BROADWAY ST.,
BALTIMORE, MD 21205
DATE
09-15-11
DRAWING TITLE
PHASE II & III

DATE
09-15-11
DRAWING TITLE
PHASE II & III

DATE
09-15-11
DRAWING TITLE
PHASE II & III

A4



GENERAL NOTES

1. OWNER: KENNEDY KRIEGER INSTITUTE
OWNER ADDRESS: 707 NORTH BROADWAY, BALTIMORE, MARYLAND 21208
2. EXISTING PARKING ADDRESS
3. FUTURE BUILDING ADDRESS
4. CURRENT ZONING
5. EXISTING USES/PARKING
6. THE SITE IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS
7. DATE OF PARKING ORDINANCE:
8. ON-STREET PARKING IS ILLUSTRATIVE AND DOES NOT COUNT TOWARDS ZONING
9. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MASSING SUBJECT TO PLANNING COMMISSION APPROVAL.

LANDSCAPE REQUIREMENTS & DESCRIPTION

LANDSCAPE CALCULATIONS:

0.27 ACRES X 43,560 = 161,172
 1156,816) X (15) = 23,322
 023,527) X 43,560 = 54
 (54) X (100) = 54 = 2.5" CALIPER TREES REQUIRED

EQUIVALENCES:

1.2.5" CALIPER TREE = 2.1.5" CALIPER ORNAMENTAL TREE OR EVERGREEN TREE
 1.2.5" CALIPER TREE = 5 SHRUBS

PROPOSED LANDSCAPE PLAN:

15 SHADE TREES INCLUDING:
 ACER RUBRUM, BOMHALLY BOMHALL RED MAPLE
 QUERCUS PHELLOS/WILLOW OAK

- (4) INDICATES EXISTING TREE
- (4) EXISTING 6" CALIPER SHADE TREES
- (5) EXISTING 4" CALIPER SHADE TREES
- (2) EXISTING 3" CALIPER SHADE TREES
- (+) INDICATES PROPOSED TREE (3.5" CALIPER SHADE TREES)



CR Goodman ASSOCIATES
 ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING

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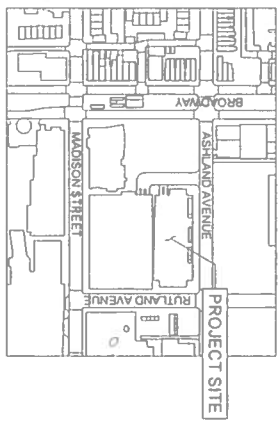
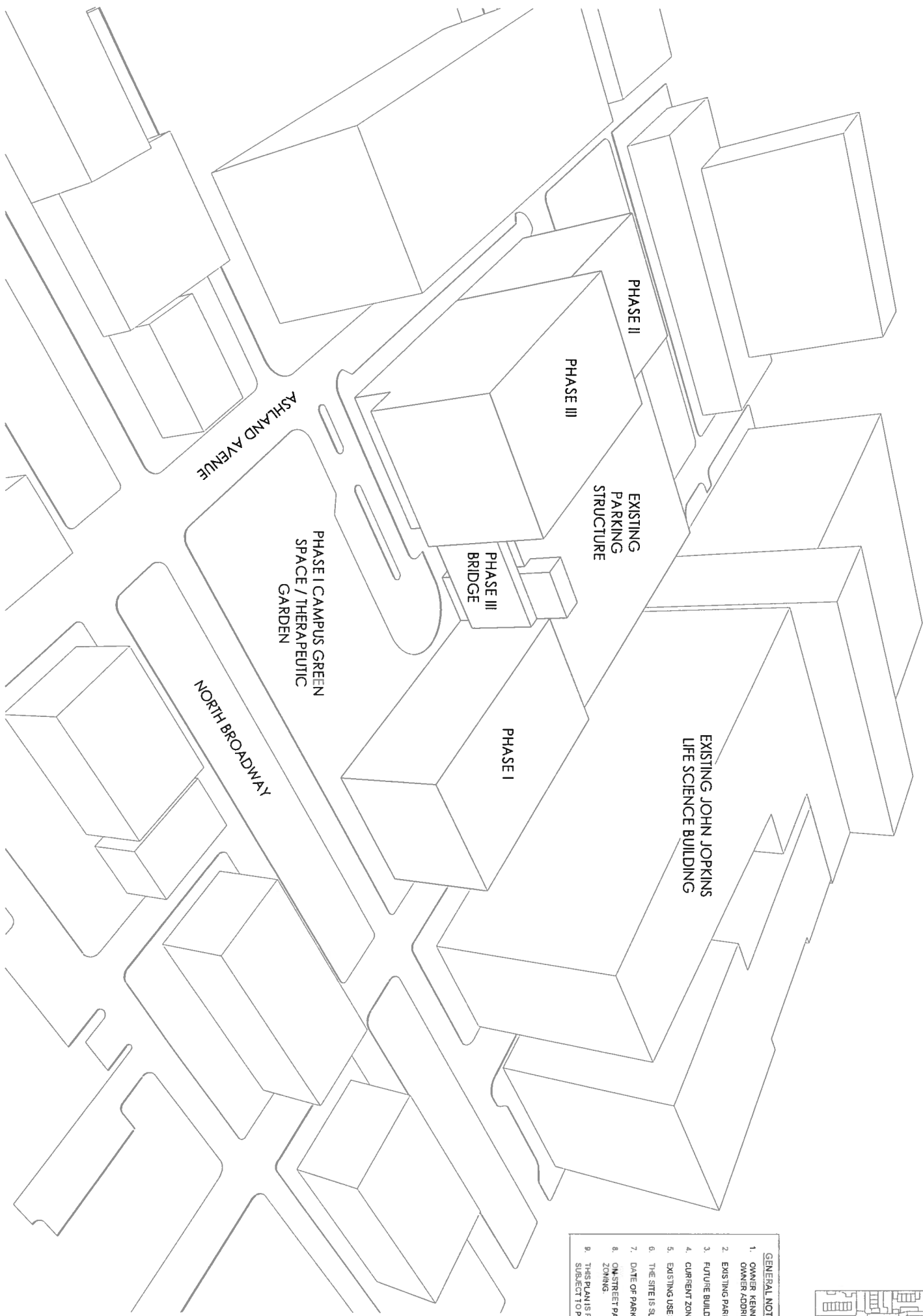
OWNER/ARCHITECT
KENNEDY KRIEGER INSTITUTE
 707 NORTH BROADWAY
 BALTIMORE, MD 21205



PROJECT
**NEW ASHLAND AVENUE
 OUTPATIENT FACILITY**
 PROJECT ADDRESS
 801 N. BROADWAY ST.
 BALTIMORE, MD 21205
 MAP REFERENCE: 111400, 10010100

DATE: 04-12-14
 CD/ARCHITECT/OWNER: 14-002-3
 DRAWING TITLE: **LANDSCAPE**

DRAWING NUMBER: **A5**



GENERAL NOTES

1. OWNER: KENNEDY KREIGER INSTITUTE
OWNER ADDRESS: 701 NORTH BROADWAY, BALTIMORE, MARYLAND 21206
2. EXISTING PARKING ADDRESS
3. FUTURE BUILDING ADDRESS
4. CURRENT ZONING
5. EXISTING USES / PARKING
6. THE SITE IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS.
7. DATE OF PARKING ORDINANCE:
8. ON-STREET PARKING IS ILLUSTRATIVE AND DOES NOT COUNT TOWARDS ZONING.
9. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MASSING SUBJECT TO PLANNING COMMISSION APPROVAL.

CR Goodman ASSOCIATES
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING

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WWW.CRGOODMANASSOCIATES.COM

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CONSULTANTS

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MECHANICAL, ELECTRICAL & PLUMBING
 1300 WALKER STREET, SUITE 100
 BALTIMORE, MD 21201
 TEL: (410) 336-7575
 FAX: (410) 336-7576

LANDSCAPE ARCHITECTURE
 200 W. BROADWAY, SUITE 100
 BALTIMORE, MD 21201
 TEL: (410) 238-6007

DATE 04.24.15

CLIENT

PROJECT TITLE
 NEW AHRLAND AVENUE OUTPATIENT FACILITY

DATE 04.15.14

DATE OF PROJECT REVISION 11.02.13

DRAWING TITLE
 MASSING DIAGRAM

DRAWING NUMBER

A6