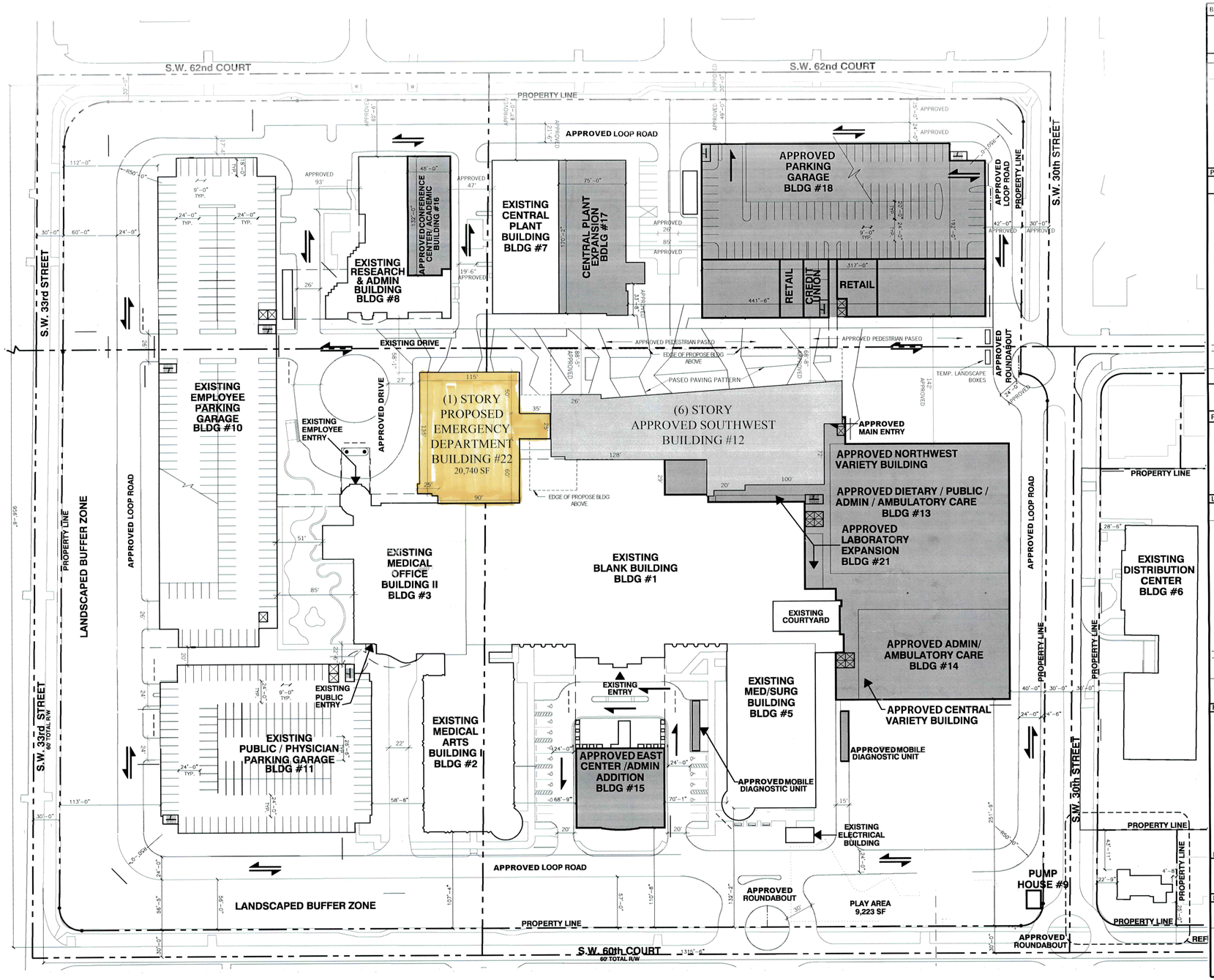

1 SITE PLAN

NORTH

BUILDING LEGEND

ADDRESS: MIAMI CHILDREN'S HOSPITAL 25 YEAR MASTER PLAN
3100 SW 62ND AVENUE
MIAMI, FLORIDA 3315
LEGAL DESCRIPTION: REFERENCE SITE SURVEY

ZONING DESIGNATION	RU-4, RU-1
GROSS LAND AREA	26.50 ACRES
LESS RIGHT OF WAY AREA	2.21 ACRES
LESS WATER AREA	0 ACRES
LESS OTHER	0 ACRES
NET LAND AREA (ACRES)	24.29 ACRES (OR 1,058,215.5 SQ FT)
NET LAND AREA (SQ. FT.)	1,058,215.5 SQ FT = 100% OF NET LAND AREA
LESS LOT COVERAGE	486,261 SQ FT = 46% OF NET LAND AREA
LESS PAVED AREA	204,776 SQ FT = 19% OF NET LAND AREA
TOTAL OPEN SPACE PROVIDED	367,178.5 SQ FT = 35% OF NET LAND AREA

PARKING ANALYSIS

BUILDING NUMBER	AREA (G.L.A.)	PROVIDED	CODE REQUIREMENT	PROVIDE BED	PARKING OF BEDS	REQUIRED	PARKING PROVIDED
1	200,086 SQ FT		1 PER BED (<300)			107	----------
	1,909 (PROJ. MAX SHIFT)		1/3 MAX. SHIFT			572	----------
2	56,556 SQ FT		--			0	----------
3	69,000 SQ FT		--			0	----------
4	9,860 SQ FT	0 SQ FT	--			0	----------
5	53,700 SQ FT		1 PER BED (>300)			47	----------
6	19,900 SQ FT		--			0	----------
7	14,900 SQ FT		--			0	10
8	42,000 SQ FT		--			0	10
9	300 SQ FT		--			0	----------
10	----------					0	1028
11	----------					0	673
12	228,000 SQ FT	22,800 SQ FT	1 PER BED (>300)	196		146	19
	1025 MAX. SHIFT (YEAR-1992)		1 PER 2 BEDS (>300)			43	----------
13	85,000 SQ FT		--			0	----------
14	57,000 SQ FT		--			----------	----------
15	27,300 SQ FT		1 PER 2 BEDS (>300)			12	20
16	24,600 SQ FT		--			0	----------
17	30,900 SQ FT		--			0	----------
18	----------					0	819
	RETAIL 6,000 SQ FT		1 PER 250 SQ FT			24	----------
19							0
20							0
21	2,200 SQ FT		--			0	----------
22	20,740 SQ FT						
GRAND TOTALS	962,257 SQ FT	919,017 SQ FT				992	2,579 [2]
BABY STROLLER PARKING SPACES						0	0[2]
BICYCLE PARKING PACES						0	0[2]
ACCESSIBLE PARKING SPACES						46	46[2]

FLOOR AREA RATIO

BUILDING LEVEL	AREA SQ FT	F.A.R (%)	AREA PER BLDG 22	F.A.R (% BLDG 22
FIRST LEVEL	290,167 SQ FT	28 %	310,907 SQ FT	29%
SECOND LEVEL	276,376 SQ FT	26%	277,843 SQ FT	26%
THIRD LEVEL	217,870 SQ FT	20%	217,870 SQ FT	20%
FOURTH LEVEL	40,200 SQ FT	3%	40,200 SQ FT	3%
FIFTH LEVEL	40,200 SQ FT	3%	40,200 SQ FT	3%
SIXTH LEVEL	40,200 SQ FT	4%	40,200 SQ FT	4%
F.A.R GRAND TOTAL	905,013 SQ FT	84%	927,220 SQ FT	85%

LOT COVERAGES PROVIDED [5]

BUILDING NUMBER	APPROVED FOOTPRINT	PROPOSED PER BLDG. 22
1.	75,373	
2.	18,615	
3.	22,300	
4.	0 [DEMO]	
5.	17,900	
6.	19,950 [CORRECTION]	
7.	14,900	
8.	13,400	
9.	300	
10.	69,600 SQ FT	
11.	43,000 SQ FT	
12.	26,911 [BED TOWER]	
13.	31,000	
14.	19,000	
15.	9,100	
16.	8,200	
17.	13,377 [CORRECTION]	
18.	60,395 SQ FT	
19.	N/A	
20.	N/A	
21.	2,200	
22.		20,740
TOTAL AREA LOT COVERAGE	465,521 SQ FT	486,261 SQ FT

HOSPITAL BED COUNT ANALYSIS BY FLOOR

THE MAXIMUM NUMBER OF LICENSED PATIENT BEDS WITHIN THE HOSPITAL SHALL NOT EXCEED 300 AT ANY GIVEN TIME

LEGEND

- EXISTING BUILDING SIGNAGE
- EXISTING MONUMENTAL SIGNAGE
- PROPOSED BUILDING SIGNAGE
- PROPOSED MONUMENTAL SIGNAGE

BUILDING SQUARE FOOTAGE - EXISTING & PROPOSED

	REQUIRED / PROPOSED	PROVIDED PER BLDG 22
CURRENT CAMPUS SQUARE FOOTAGE	634,813	634,813
PROPOSED NEW BUILDING CONSTRUCTION	461,060	483,267
PROPOSED BUILDING DEMOLITION	176,858	176,858
BALANCE OF BUILDING SF INCREASE	284,262	306,409
PROPOSED CAMPUS BUILDING TOTAL	919,075	941,222

EXISTING BUILDINGS		
BLANK BUILDING	1	INPATIENT
MEDICAL ARTS BUILDING	2	OUTPATIENT
MEDICAL OFFICE BUILDING II	3	OUTPATIENT
~~MRI~~	~~4~~	~~INPATIENT~~
MED/SURG BUILDING	5	IN/OUTPATIENT
DISTRIBUTION BUILDING	6	INPATIENT
CENTRAL PLANT	7	INPATIENT
RESEARCH & ADMIN. BUILDING	8	INPATIENT
LIFT STATION	9	INPATIENT
EMPLOYEE PARKING GARAGE	10	----------
PUBLIC/PHYSICIAN PARKING	11	----------
PROPOSED BUILDINGS		
SOUTHWEST BUILDING	12	INPATIENT
NORTHWEST VARIETY BUILDING	13	INPATIENT
CENTER VARIETY BUILDING	14	INPATIENT
CENTER ADMIN ADDITION	15	INPATIENT
CONFERENCE CENTER & ACADEMIC BUILDING	16	INPATIENT
CENTRAL PLANT EXPANSION	17	INPATIENT
FREE STANDING PARKING GARAGE	18	----------
~~EMPLOYEE PARKING EXPANSION~~	~~19~~	
~~PUBLIC PHYSICIAN PARKING EXPANSION~~	~~20~~	
LABORATORY EXPANSION	21	INPATIENT
EMERGENCY DEPARTMENT	22	INPATIENT

NOTES

[1] - ASSUMES 5% MISCELLANEOUS PAVING
[2] - SURFACE SPACES AND STRUCTURED PARKING SPACES
[3] - MAXIMUM HEIGHTS ARE TO THE TOP OF MECHANICAL ENCLOSURES
[4] - THIS SQUARE FOOTAGE INCLUDES ALL STRUCTURES AT THAT LEVEL
[5] - THIS IS ONLY THE SQUARE FOOTAGE OF THE FIRST LEVEL OF EACH BUILDING
[6] - INCLUDES ALL THE BEDS AT THAT LEVEL

ABBREVIATIONS

BLDG	BUILDING
SQ.FT	SQUARE FEET
G.L.A	GROSS LAND AREA
F.A.R	FLOOR AREA RATION

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ED ADDITION /RENOVATION

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AHCA CLIENT CODE/FILE #: 23/110199

DESIGN PROFESSIONAL	FLA. LIC. NO.	SIGNATURE
Walter Kittel Partner and Vice President	AR91993	

Revisions

NO	ISSUE	DATE
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Key Plan

Sheet Information

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Drawn	Author
Checked	Checker
Approved	Approver

Title

SITE PLAN

Sheet

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