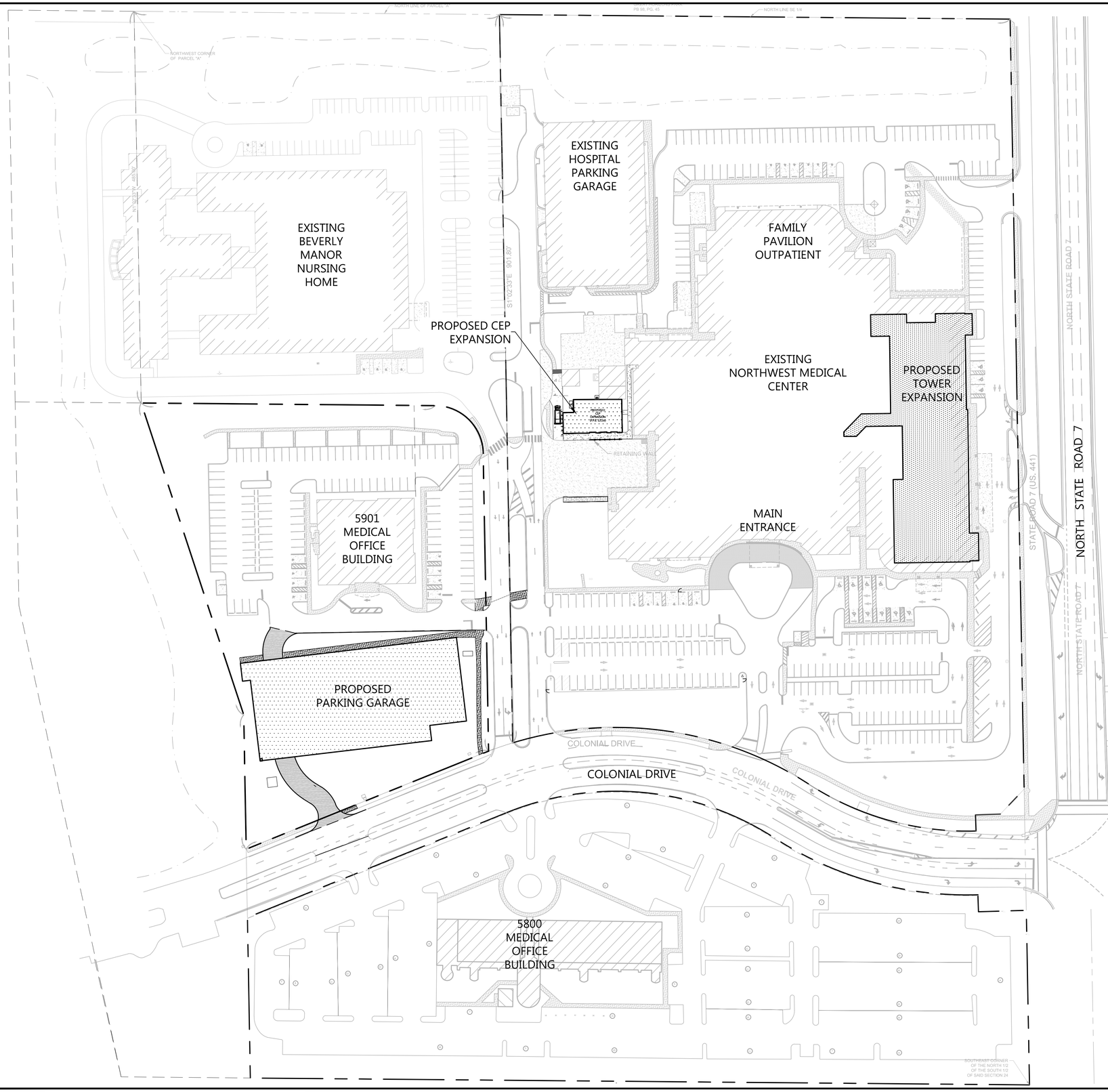


SITE DATA

HOSPITAL:		2801 NORTH STATE RD 7, MARGATE, FL 33063
PARCEL ID. AND AREA:	13.3 AC +/-	115-14 B PORTION OF PARCEL A; FOLIO NO. 484124060010;
WESTERN PARCEL (LAKE):	4.0 AC +/-	2801 NORTH STATE RD 7, MARGATE, FL 33063 FOLIO NO. 484124060020;
5901 MOB PARCEL:		2801 NORTH STATE ROAD, MARGATE, FL 33063
PARCEL ID. AND AREA:	3.61 AC +/-	115-14 B PORTION OF PARCEL A; FOLIO NO. 484124060010;
5901 MOB BUILDING:		5901 COLONIAL DRIVE, MARGATE, FL 33063
PARCEL ID. AND AREA:	0.29 AC +/-	115-14 B PORTION OF PARCEL A; FOLIO NO. 484124060011;
FAMILY PAVILION OUTPATIENT MOB:		2825 NORTH STATE RD 7, MARGATE, FL 33063
PARCEL ID. AND AREA:	0.25 AC +/-	115-14 B PORTION OF PARCEL A; FOLIO NO. 484124060012;
5800 MOB:		5800 COLONIAL DRIVE, MARGATE, FL 33063
PARCEL ID. AND AREA:	6.35 AC +/-	118-16 B PORTION OF PARCEL A; FOLIO NO. 484124AD0050 AND 484124070010;
TOTAL SITE AREA:	27.8 AC +/-	

EXISTING ZONING:	CF-1
EXISTING/ PROPOSED USE:	MEDICAL
ALLOWED MAX. BUILDING HEIGHT:	4 STORIES OR 50 FT
MAXIMUM BUILDING LOT COVERAGE:	25% FOR 4 STORY BUILDINGS; EXISTING CONDITIONS: 17.2% PROVIDED PROPOSED CONDITIONS: 20.1% PROVIDED
MINIMUM BUILDING SETBACKS:	FRONT YARD: 35 FT SIDE YARD: 25 FT REAR YARD: 25 FT
EXISTING HOSPITAL BUILDING:	292,685 SF; 228 BEDS
PROPOSED HOSPITAL BUILDING :	
1ST FLOOR:	5,357 SF; 0 NEW BEDS (CENTRAL ENERGY PLANT)
2ND FLOOR:	16,890 SF; 22 NEW BEDS
3RD FLOOR:	28,636 SF; 6 NEW BEDS
4TH FLOOR:	28,636 SF; 33 NEW BEDS
TOTAL ADDED:	62,629 SF; 61 NEW BEDS
TOTAL HOSPITAL BUILDING AREA:	355,314 SF, 289 BEDS
PROPOSED PARKING GARAGE:	115,790 SF; 333 SPACES (325 STANDARD, 8 ACCESSIBLE)

PARKING SUMMARY

PARKING SUMMARY
PARKING REQUIRED:
1 SPACE PER BED (EXISTING 228 BEDS + 64 PROPOSED BEDS) PLUS
1 SPACE PER EMPLOYEE (363 EMPLOYEES ON PEAK SHIFT) PLUS
1 SPACE PER 150 SF MOB) (3 MOBs = 122,260 SF)
1,324 SPACES REQUIRED

EXISTING STANDARD PARKING PROVIDED:

PARKING PROVIDED:	
GARAGE:	223 SPACES
SURFACE PARKING:	930 SPACES
	1,153 SPACES PROVIDED

EXISTING ACCESSIBLE PARKING PROVIDED:

PARKING PROVIDED:	
GARAGE:	7 SPACES
SURFACE PARKING:	38 SPACES
	45 SPACES PROVIDED

TOTAL EXISTING PARKING PROVIDED: 1,198 SPACES PROVIDED

STANDARD PARKING PROVIDED WITHIN PROJECT SCOPE AREA:

PROPOSED WITH THIS PROJECT	333 SPACES
DEMOLISHED WITH THIS PROJECT	125 SPACES
TOTAL STANDARD SPACES PROVIDED	208 SPACES

ACCESSIBLE PARKING PROVIDED WITHIN PROJECT SCOPE AREA:

PROPOSED WITH THIS PROJECT	8 SPACES
DEMOLISHED WITH THIS PROJECT	0 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED	8 SPACES

TOTAL PARKING PROVIDED 1,414 SPACES

NORTHWEST MEDICAL CENTER	
ADDRESS:	2801 NORTH STATE ROAD 7H MARGATE, FL 33063
PHONE NO.:	954.974.0400
CONTACT NAME:	MITCH HAUSMANN
CONTACT E-MAIL ADDRESS:	MITCH.HAUSMANN@HCAHEALTHCARE,COM
PROJECT REPRESENTATIVE:	LITTLEJOHN ENGINEERING
ADDRESS:	1615 EDGEWATER DRIVE, SUITE 200 ORLANDO, FL 32804
PHONE NO.:	407.975.1278
CONTACT NAME:	LENNIE ARNOLD
CONTACT E-MAIL ADDRESS:	larnold@leainc.com

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PAINTED STRIPE
- CONCRETE CURB
- PROPERTY LINE

N

0 30 60 120 180
GRAPHIC SCALE

Littlejohn
An S&ME Company
1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
T 407.975.1273 F 407.975.1278 www.leainc.com
Leonard E. Arnold, Jr. P.E. 55241
Bruce C. Hall PLA LA0001397
Florida Firm Registration No. 28050

HCA
East Florida
450 East Las Olas Blvd.
Ft. Lauderdale, FL 33301

NORTHWEST MEDICAL CENTER

Margate, Broward County, Florida

LEONARD E. ARNOLD, JR. P.E. No55241 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/4/2016

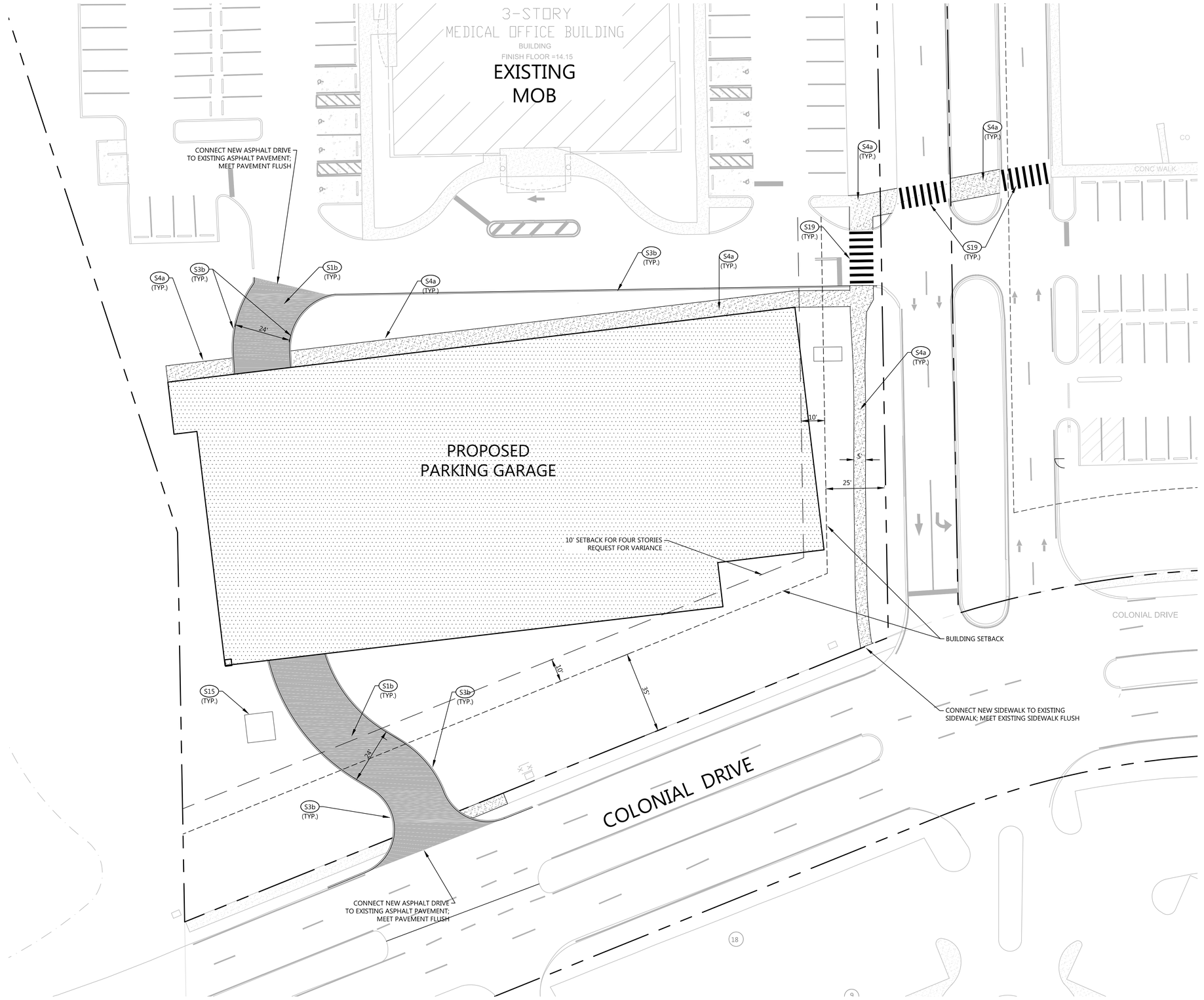
NO.	DATE	DESCRIPTION	BY	CHK	APV
1	11/4/2016	CITY DRC SUBMITTAL	DT	AW	CA

PROJECT NUMBER
514716072

DRAWING NUMBER
C4.00

DRAWING NAME
OVERALL SITE LAYOUT

G:\Projects\2016\514716072\dwg\Construction\514716072_DD_C4.00 OLAY.dwg-ARCH E1 30x42 Nov 04, 2016 dtessier



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	1/C6.00
S1b	ASPHALT PAVEMENT - HEAVY DUTY	1/C6.00
S2	CONCRETE PAVEMENT	8/C6.00
S3b	CONCRETE POST CURB	12/C6.00
S4a	CONCRETE SIDEWALK	2/C6.00
S4b	SIDEWALK AT FLUSH CONDITION	11/C6.00
S5a	SIDEWALK JOINTS	3/C6.00
S5b	PAVEMENT JOINTS	9/C6.00
S13b	RAMP WITH HANDRAIL/GUARDRAIL	10/C6.00
S14	BOLLARD	4/C6.00
S15	UTILITY PAD; REFER TO MP&E PLANS	7/C6.00
S18	FLUSH CONDITION	
S19	PEDESTRIAN CROSSWALK	1/C6.01

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

NOTE

1. SEE SHEET C200 FOR GENERAL NOTES

N

0 10 20 40 60
GRAPHIC SCALE

Littlejohn
An S&ME Company
1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
T 407.975.1273 F 407.975.1278 www.leainc.com
Leonard E. Arnold, Jr. P.E. 55241
Bruce C. Hall PLA LA0001397
Florida Firm Registration No. 28050

HCA
East Florida
450 East Las Olas Blvd.
Ft. Lauderdale, FL 33301

NORTHWEST MEDICAL CENTER
Margate, Broward County, Florida

LEONARD E. ARNOLD JR. LICENSE No. 55241 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	12/02/2016	VARIANCE SUBMITTAL	DT	AW	CA

PROJECT NUMBER
514716072

DRAWING NUMBER
C4.03

DRAWING NAME
SITE LAYOUT PLAN

\\nashtn5\Projects\Projects\2016\514716072\dwg\Construction\Variance Submittal Parking Garage Height\514716072_S_C4.01 LAY.dwg SITE LAYOUT PLAN Dec 02, 2016 awiseman