

Francis Cauffman

# Drexel University The Stephen and Sandy Sheller Center for Health and Healing



May 28, 2010

Architecture  
Planning  
Interior Design

# The Stephen and Sandy Sheller Center for Health and Healing

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# The Stephen and Sandy Sheller Center for Health and Healing



Site Plan

# The Stephen and Sandy Sheller Center for Health and Healing



Entry Level Plan



# The Stephen and Sandy Sheller Center for Health and Healing



**Aerial Perspective**

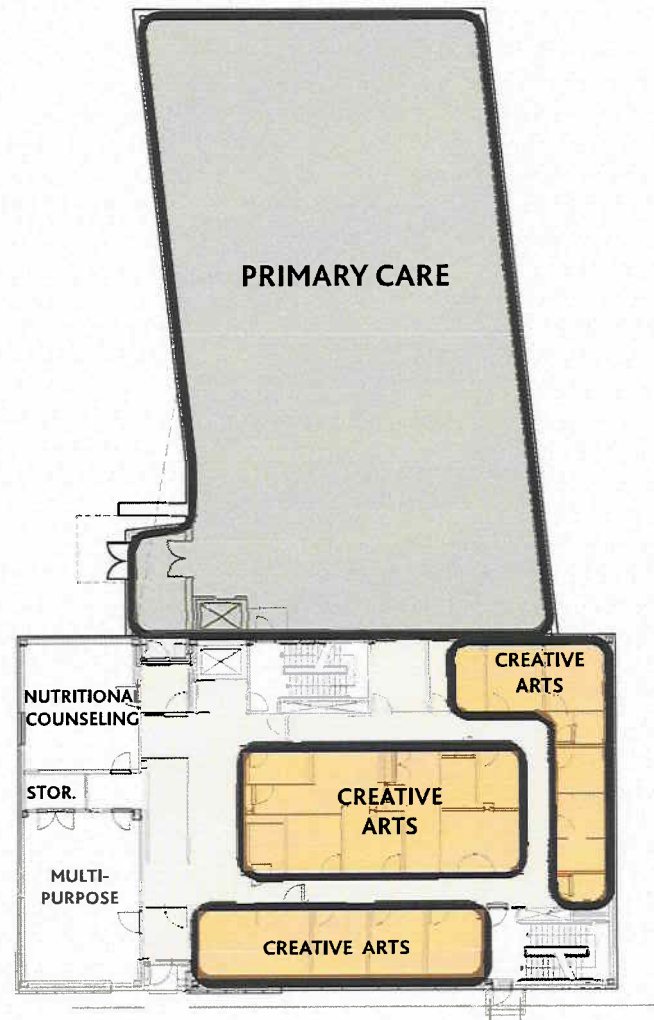


# The Stephen and Sandy Sheller Center for Health and Healing



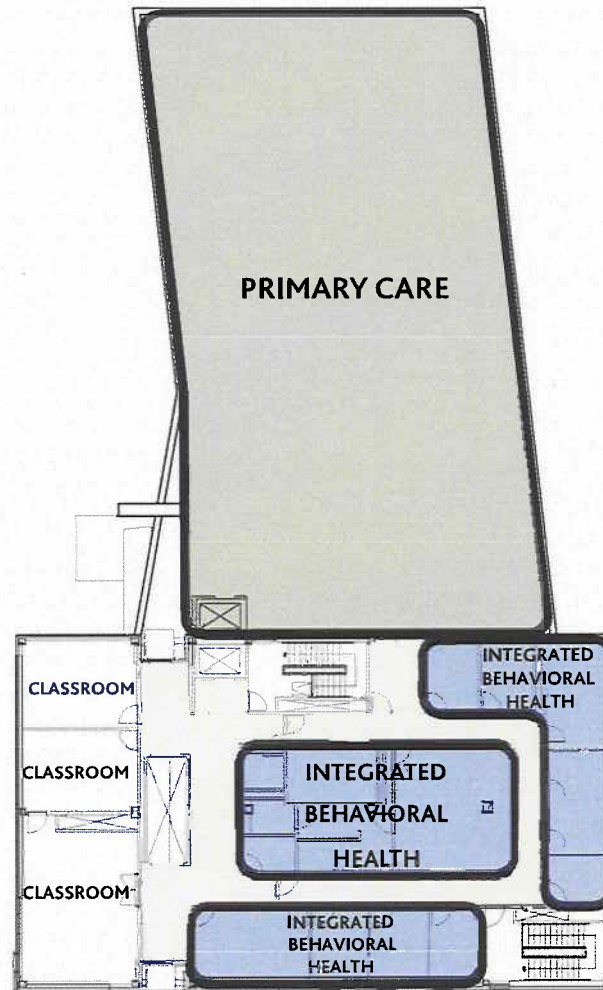
Ground Level Perspective

# The Stephen and Sandy Sheller Center for Health and Healing



**Level 1**

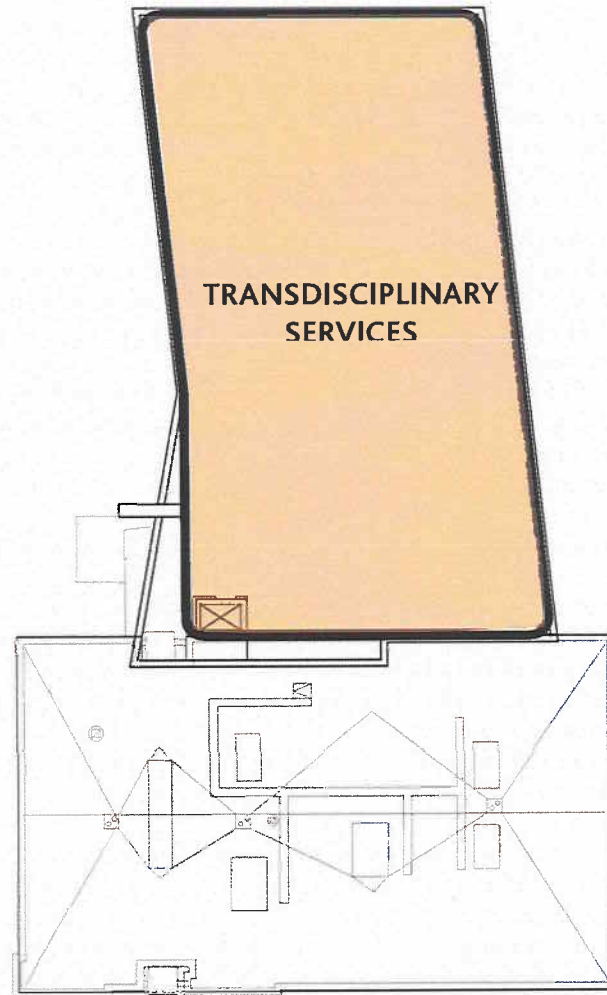
# The Stephen and Sandy Sheller Center for Health and Healing



**Level 2**

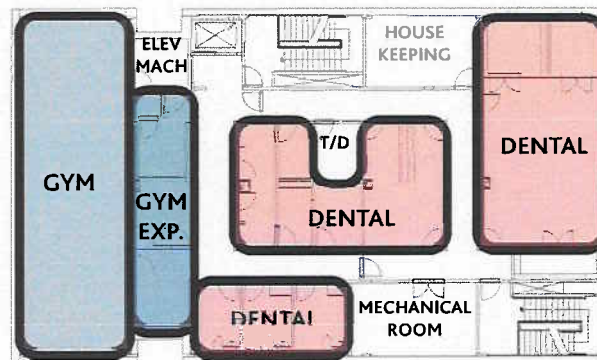


# The Stephen and Sandy Sheller Center for Health and Healing



**Level 3**

# The Stephen and Sandy Sheller Center for Health and Healing



**Lower Level**



# The Stephen and Sandy Sheller Center for Health and Healing

## Family Health Services Center Draft Space Program

Functional Element	Proposed			Comments
	Qty	Unit SF	Total SF	
<b>1.0 Primary Care</b>				
1.01 Nurse Practitioners	7	36	252	<i>Ideally grouped in central area</i>
1.02 Medical Assistants	7	25	175	
1.03 Medical Records	1	150	150	<i>EMR - needs to be at front desk</i>
1.04 Clinical Nurses (Offices)	3	120	360	
1.05 Behavioral Health (Offices)	3	120	360	<i>Final qty. to be confirmed</i>
1.06 Complimentary Therapy (Office)	0	144	0	<i>doubles as a treatment room</i>
1.07 Social Worker	2	120	240	<i>needs to be in primary care, one office, one off of the lobby/ waiting</i>
1.08 Main Waiting Area	1	720	720	
1.09 Security Station	1	36	36	
1.10 Reception Area (w/ 4 Associates)	1	200	200	
1.11 Filing Area	0	80	0	
1.12 Copy/ Equipment Area	1	120	120	
1.13 Lab Area	1	144	144	<i>locate w/ primary care</i>
1.14 Exam Rooms	16	100	1,600	
1.15 Triage Room	0	120	0	
1.16 Secondary Waiting Area	2	18	36	
1.17 Patient Toilet Room	2	55	110	
1.18 Medication Supply Room	1	100	100	<i>(2) full size ref, sink, storage</i>
1.19 Equipment Alcoves	2	32	64	
1.20 Supply/ Storage Area	1	120	120	
1.21 Red Bag Trash	1	18	18	
1.22 Pharmacy	1	216	216	<i>Includes (4) drug dispensing machines</i>
1.23 Satellite Pantry	1	64	64	
1.24 Consult Rooms	2	120	240	
<b>Subtotal, Primary Care</b>			<b>5,325 SF</b>	

# The Stephen and Sandy Sheller Center for Health and Healing

## Family Health Services Center Draft Space Program

Functional Element	Proposed			Comments
	Qty	Unit SF	Total SF	
<b>2.0 Transdisciplinary Services</b>				
2.01 Consult Rooms	1	120	120	
2.02 Visiting Faculty (Shared Office)	2	120	240	<i>Includes (2) office for future use</i>
2.03 Resident/ Fellows Workroom	1	180	180	
2.04 Housekeeping	1	50	50	
2.05 Supply/ Storage Area (PC)	1	120	120	
2.06 Centering Room	1	500	500	<i>For additional Creative Arts space</i>
2.07 Toilet Room/ Small Lab Area	1	55	55	<i>Adjacent Community Rooms</i>
2.08 Wheelchair/Storage Area	1	56	56	
2.09 Secondary Clinic Waiting Area	1	72	72	
2.10 Patty Gerrity	1	150	150	
2.11 Jane Franks	1	150	150	
2.12 Admin. Assistant	1	49	49	
2.13 Offices (Future)	2	120	240	<i>one of these offices will be used for Nutritional Counseling</i>
2.14 Health Education Outreach	4	42	168	
2.15 Conference Room	1	375	375	
2.16 Copy/ Equipment Area	1	120	120	
2.17 Break Room	1	450	450	
2.18 Lockers	1	35	35	<i>1/2 height lockers, to accommodate 75 people</i>
2.19 Coat Alcove	1	50	50	
2.20 Supply/ Storage Area	1	120	120	
2.21 Yoga Room	1	400	400	
2.22 Seminar/ Group Therapy Rooms	1	300	300	
2.23 IT Closet	1	56	56	
2.24 Nurses	6	36	216	<i>"Touch down" space only</i>
2.25 Supply/ Storage Area	1	150	150	<i>Based on original 2nd Fir. Storage Area</i>
2.26 Toilet Room - Visitor/ Patient	2	55	110	
2.27 Toilet Room - Staff	1	55	55	
2.28 Co-op Students	4	30	120	
<b>Subtotal, Transdisciplinary Services</b>			<b>4,707 SF</b>	
			<b>10,032 NSF</b>	
Department Grossing Factor	@ 50%		5,020	
<b>Total Area</b>			<b>15,052 DGSF</b>	
Building Grossing Factor	@ 20%		3,015	
<b>Total Building Gross</b>			<b>18,067 BGSF</b>	



OCTOBER 7, 2010

**TO**

Mr. John P. Mahony, PE  
Assistant Vice President  
Drexel University  
Health Sciences Campus Operations  
1601 Cherry Street; Suite 11622  
Philadelphia, PA 19102

**RE**

Drexel University  
11th Street Family Health Services Center  
Project No. 20100525

Dear John:

Following is a summary of our review of the Site Requirements for the proposed addition to the 11<sup>th</sup> Street Family Health Services Center. This review includes consideration of the placement of the proposed addition, meeting the parking requirements for the proposed facility and accommodating the required storm water management system.

**Existing Site with West Parcel to Midblock**

The existing site with the addition of the parcel of land to the west along Parrish Street, approximately to mid-block, will accommodate the proposed 9,000 SF addition. It is not large enough however, to accommodate the required parking for the proposed Health Services Center (36 spaces) and storm water management system.

**Existing Site with West Parcel to 12<sup>th</sup> Street**

Acquiring the parcel of land to the west of the existing site up to 12<sup>th</sup> Street, while providing adequate square footage to accommodate the building addition, parking and storm water management system has the following limitations:

- The storm water management system placed beneath the parking lot will need to be located at the high point of the site. This location will require substantial additional excavation and may seriously compromise its efficiency.
- The parking area is remote from the entrance to the building and requires excessive travel for infirmed visitors.
- To accommodate the desired single entrance to the building, visitors and staff using the parking lot would need to make their way along Parrish Street to enter the building.
- The higher elevation of the parking lot will result in an odd relationship to the building and travel from the parking area may require steps or ramps down to the building entry doors.
- The parking lot requirements take up the majority of the space on the site with a small amount of green area between the parking lot and Parrish Street. The configuration and location of this green space does not lend itself to functional outdoor uses such as outdoor seating or the community garden.
- There is not enough green space available between the parking lot and the building to create a nice entry sequence.

**Existing Site with North Parcel**

Acquiring the parcel of land to the north through to Ogden Street will provide adequate square footage to accommodate the building addition, parking and storm management system and has the following benefits:

- The Storm Water Management System under the parking area can serve both the parking lot and building roof runoff with appropriate excavation.
- Building placement can accommodate a proximal entrance from both the parking area and Parrish Street.
- The elevation of the north parcel makes for an easier grade transition from both Parrish Street and the parking area.
- The building can be set back from Parrish Street, allowing pedestrians to enter through a green space.
- The green space on the Parrish Street side can be used for outdoor seating/gathering space, community garden, or other outdoor activities. This space is south facing and can take full advantage of the sun.
- There may be some space west of the building that can be used for a bioswale if deemed appropriate to help reduce the size of the storm water management system

I trust this provides you with the information you need to help you move forward with site selection.

Please contact me with any questions.

Very truly yours,

EwingCole



Robert M. R. Mainwaring  
PRINCIPAL

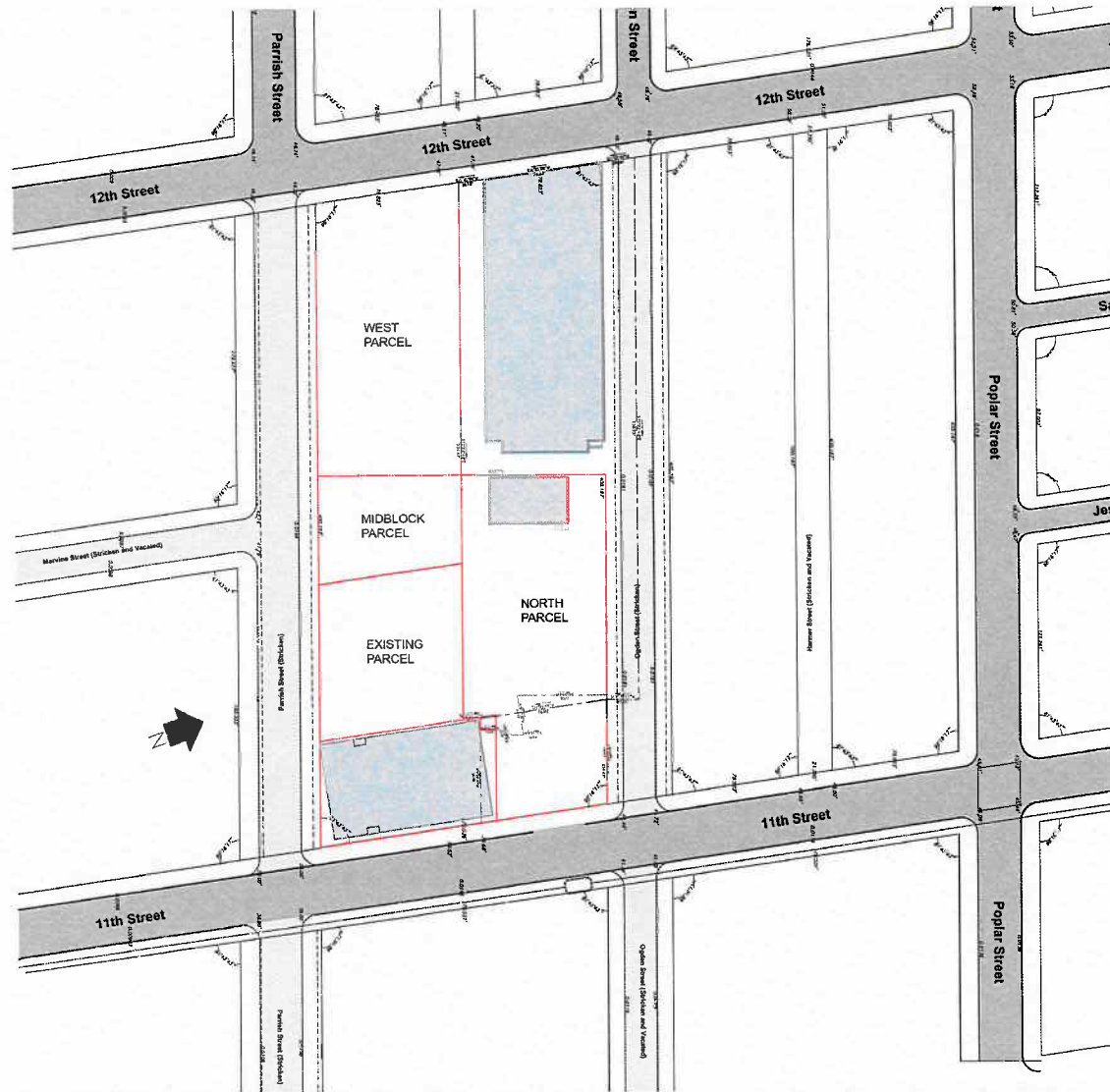
DIRECT 215.625.4648  
FAX 215.574.9163

RMRM/mt

cc: *Mr. Timothy Bowles, Ms. Julie Bush, Ms. Terry Schmitt  
Mr. Fady Barmada, Ms. Natalie Miovski*



# PROPOSED BUILDING ADDITION | LOT ANALYSIS



## Zoning Requirements:

Zoned: C-2 (Commercial District)

Building Set-back: 0

Rear Yard Requirement: Min. 10% Lot Depth (9')

Occupied Area: Max. 80% on Corner Lots

Open Area: (Does not include Parking) Min. 20% on Corner Lots

Height Regulations: Max. 35' or 3 stories

Parking Requirements: (per 14-1402(c)) Min. 1 space/ 1000 GSF Building Area

DREXEL HEALTH SERVICES  
11TH STREET FAMILY CLINIC | PHILADELPHIA, PA