

MRH SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021



ISSUED FOR CONSTRUCTION

BINDING DIRECTORY

- BINDING 1: CIVIL
- BINDING 2: LANDSCAPE**
- BINDING 3: STRUCTURES
- BINDING 4: ARCHITECTURAL
- BINDING 5: MECHANICAL
- BINDING 6: ELECTRICAL
- BINDING 7: PLUMBING / FIRE PROTECTION
- BINDING 8: TELECOM
- BINDING 9: FOOD SERVICE

ARCHITECT
HKS ARCHITECTS INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGN
HKS ARCHITECTS, INC.
AAF000119
225 EAST ROBINSON ST. SUITE 405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CGA SOLUTIONS
1800 ELLER DRIVE SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GARCIA MULLIN GROUP
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS
800 FAIRWAY DRIVE SUITE 250
DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC. (SSR)
2995 SIDCO DRIVE
NASHVILLE, TN 37204

FOOD SERVICE
KAIZEN FOODSERVICE PLANNING &
DESIGN INC.
1525 CORNWALL RD, UNIT 14
OAKVILLE, ON L6J 0B2

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

AHCA CLIENT CODE/ FILE NO:
23/100038

AHCA PROJECT ID:
15005

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L501	IRRIGATION DETAILS

DOMINIC JAMES MACK III, STATE OF FLORIDA,
REGISTERED LANDSCAPE ARCHITECT, LICENSE NO.
LA6667598



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BY DOMINIC JAMES MACK III, R.L.A. ON THE DATE
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CALVIN, GIORDANO & ASSOCIATES, INC.
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FLORIDA 33316
954-921-7781



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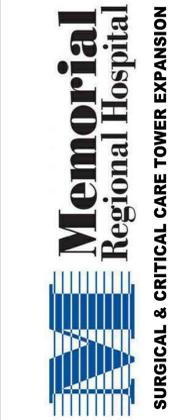
STRUCTURAL ENGINEER
GMS STRUCTURAL ENGINEERS
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

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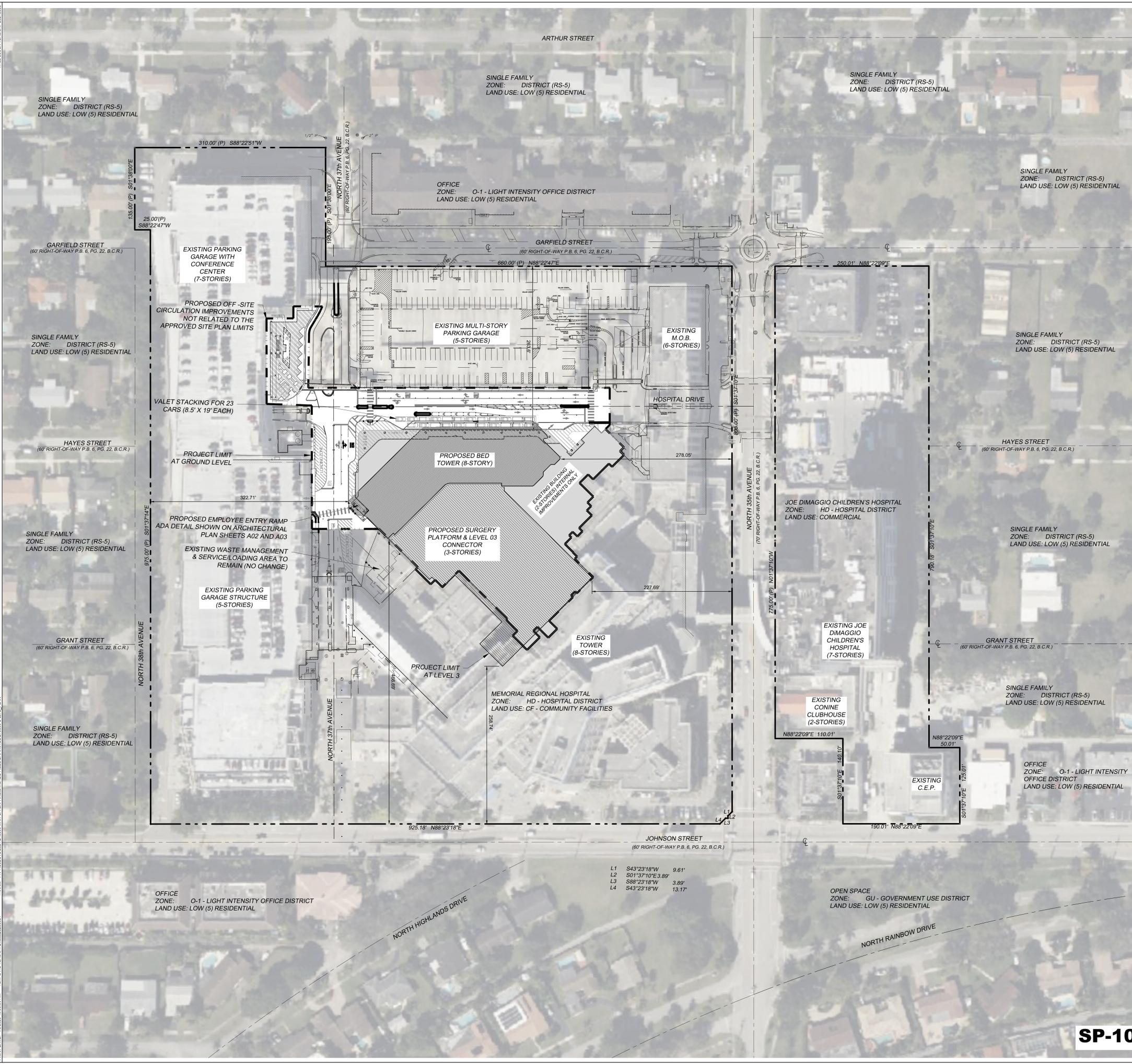
KEY PLAN

REVISION	DATE	DESCRIPTION

AHCA CLIENT CODE/ FILE NO:
23/100038
AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
MARCH 21, 2025
ISSUE
ISSUED FOR CONSTRUCTION
SHEET TITLE
INDEX OF DRAWINGS BINDING 2

SHEET NO.
L0.01

TITLE BLOCK VERSION: 20210509
 MODEL: P:\PROJECTS\2021\1590\HRI\OR EXPANSION\CADD\FILESDRAWINGS\210509\01 SITE PLAN
 PRINT DATE: 15/03/2023 10:53:56 AM TEMPLATE VERSION: 21.03.2020\0181



L1	S43°23'18"W	9.61'
L2	S01°37'10"E 3.89'	
L3	S88°23'18"W	3.89'
L4	S43°23'18"W	13.17'

LEGAL DESCRIPTION:
 HOLLYWOOD HILLS 6-22 B ALL OF BLKS 46,47,48, POR OF BLK 82,83,84,85 AS IN OR 46465/713 TOG WSTS & ALLEYS VAC IN DB 764/208 & 21384/16 & A POR OF ALLEY DESC'D IN OR 48015/989, TOG W/POR OF BLK 15,16,17 DESC AS BEG NW COR LOT 37 BLK 17, E 215, S 790, E 85, S 125, W 190, N 140, W 110, N 775 TO POB, TOG W/LOT 32 BLK 16

ZONING:
 CURRENT LAND USE: CF - COMMUNITY FACILITIES
 CURRENT ZONING: HD - HOSPITAL DISTRICT

BUILDING HEIGHT:⁽¹⁾
 PERMITTED BUILDING HEIGHT = 120' HT
 PROPOSED BUILDING HEIGHT = 119'-11" HT (8 STORIES)

BUILDING SETBACKS:⁽¹⁾
 REQUIRED: 20' + 1' FOR EACH 5' ABOVE 65' HT. = 31'
 PROVIDED: 174.33' (MIN)

NET PROPERTY AREA:
 MEMORIAL REGIONAL HOSPITAL = 923,703 SF (21.2053 ACRES)
 JOE DIMAGGIO CHILDREN'S HOSPITAL = 219,654 SF (5.0426 ACRES)
 TOTAL PROPERTY AREA = 1,143,357 SF (26.2479 ACRES)

PROJECT AREA:⁽²⁾
 PROJECT LIMIT AREA = 154,618 SF (3.5495 ACRES)

PERVIOUS AND IMPERVIOUS AREAS:

ITEM	EXISTING		PROPOSED	
	S.F.	ACRES	S.F.	ACRES
BUILDING	73,393	1.6849	47,474	1.0855
DRIVE/ROADS	45,256	1.0389	29,274	0.6736
WALKS	20,017	0.4595	12,955	0.2985
IMPERVIOUS	138,666	3.1833	89,683	2.0521
PERVIOUS	15,952	0.3662	10,326	0.2361

TOTAL GROSS FLOOR AREA OF NEW BUILDING:⁽³⁾ 404,492 SF
TOTAL NET INCREASE AFTER DEMOLITION 209,662 SF

Summary of New Construction Areas

	Totals	Code Required	Required Parking
Diagnostic & Treatment	75,113.00	1 per 200	376
Outpatient	11,393.00	1 per 200	58
Beds	150.00	1 for 1	150
Total Additional Parking Required			584

Description	Code Required	Required Parking	Parking Provided
Existing Parking Requirements for Parcel II*		1580	
Additional Parking Required (new areas)		584	
Total Parking Required for Parcel II		2164	
Existing Parking Provided for Parcel II*			2682
Parking Reduction due to Improvements			-2
Total Parking Available			2680

Accessible Parking Required *	Accessible Parking Available *
	45

*Existing and Provided Parking Counts are based on Resolution 17-DP-39, Page 8 adopted on March 15, 2018

- NOTES:**
- THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
 - THIS PROJECT IS INTENDED TO COMPLY WITH THE CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
 - ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
 - THIS PROJECT IS INTENDED TO ACHIEVE LEED CERTIFICATION.
 - ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
 - PER THE EFFECTIVE INTERLOCAL AGREEMENT TERM # 4. SEE ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION.
 - PROJECT LIMIT AREA SHALL BE USED FOR CALCULATIONS OF PERVIOUS/IMPERVIOUS AREA PERCENTAGES.
 - SEE ARCHITECTURAL PLANS FOR BREAKDOWN OF BUILDING COMMON AREAS AND USES.
 - ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING SPACES AND PUBLIC RIGHTS-OF-WAY SIDEWALKS TO BUILDING LOBBY SHALL BE LEVEL OR SLOPED WITH ANY LIP (TRANSITION) FROM 1/4" BUT NOT GREATER THAN 1/2" SHALL BE BEVELED TO MEET ADA REQUIREMENTS.

• REQUESTED VARIANCES: NONE.

MEETING DATES

Board / Committee	Date
P.A.C.O.	05/22/2023
PRELIMINARY TAC SUBMITTAL	04/15/2024
PRELIMINARY TAC MEETING	05/06/2024
FINAL TAC SUBMITTAL	06/17/2024
FINAL TAC MEETING	08/19/2024
FINAL TAC SIGN-OFF SUBMISSION	02/17/2025
PLANNING DEVELOPMENT BOARD MEETING	04/08/2025

FOR PERMITTING
 ELEVATIONS ARE IN NAVD 88

SP-100 OVERALL SITE PLAN
 1" = 60'-0"



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 ORLANDO, FL 32801

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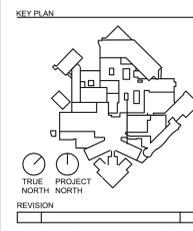
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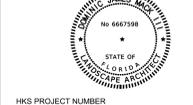
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 HOLLYWOOD, FL 33021

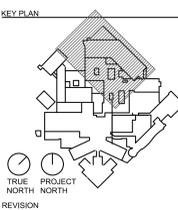
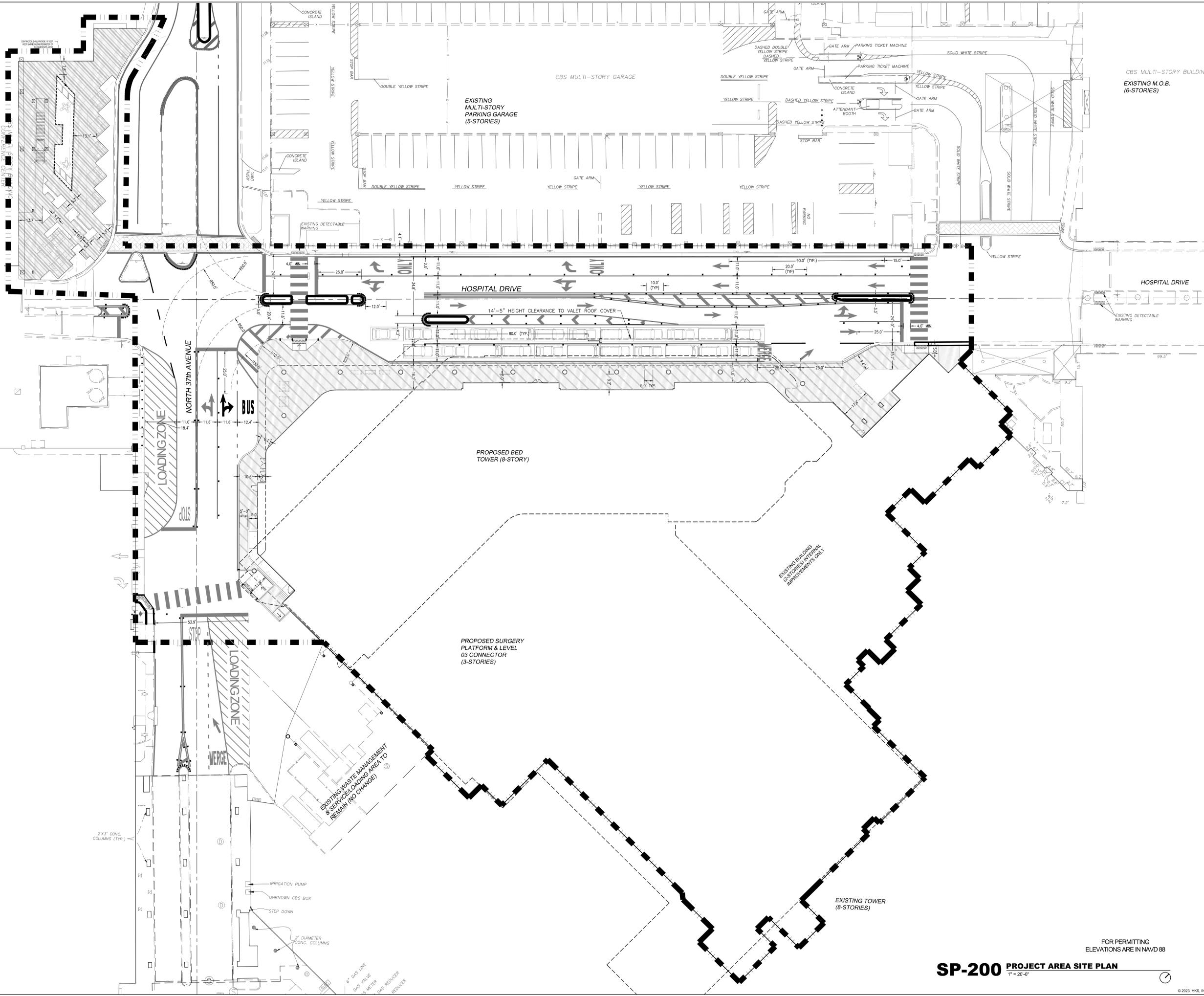


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HKS PROJECT NUMBER
23459.000
 DATE
MARCH 21, 2025
 ISSUE
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 SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
SP-100



TRUE PROJECT NORTH
REVISION

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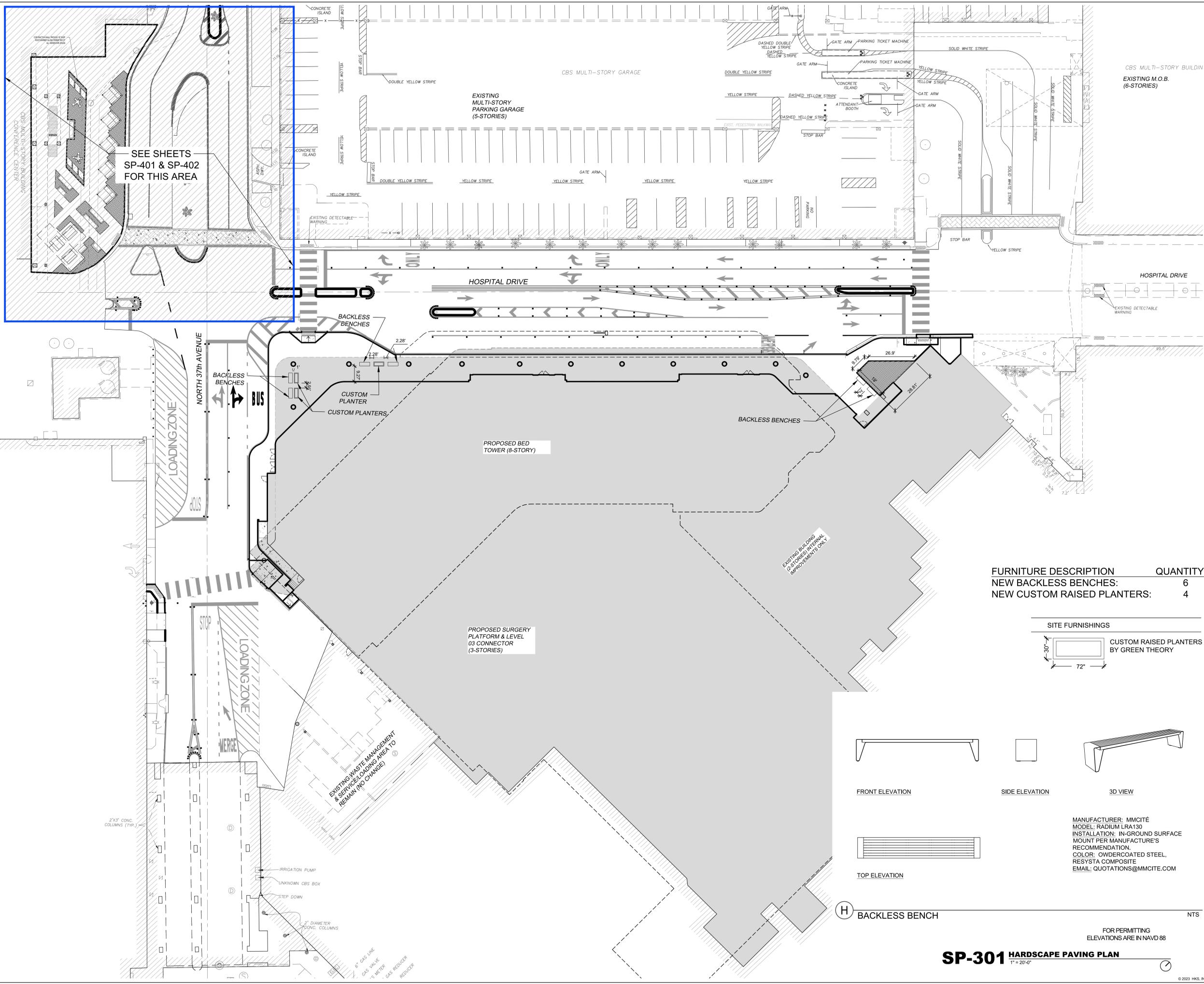
SHEET TITLE
PROJECT AREA SITE PLAN

SHEET NO.

FOR PERMITTING
ELEVATIONS ARE IN NAVD 88

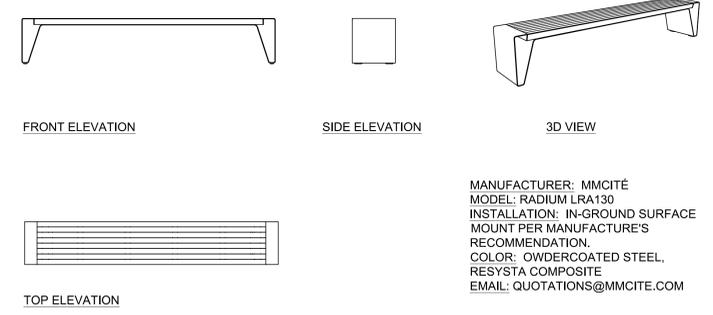
SP-200 PROJECT AREA SITE PLAN
1" = 20'-0"

PRINT DATE: 15/03/2025 10:55:56 AM MODEL: P:\PROJECTS\2025\1590 MRH CR EXPANSION\CADD\FILES\DRAWINGS\215500\4 SITE PLAN TEMPLATE VERSION: 21.03.2020\0801 TITLE BLOCK VERSION: 20210502



SEE SHEETS
SP-401 & SP-402
FOR THIS AREA

FURNITURE DESCRIPTION	QUANTITY
NEW BACKLESS BENCHES:	6
NEW CUSTOM RAISED PLANTERS:	4

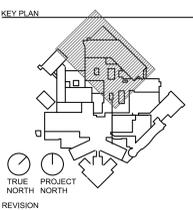


MANUFACTURER: MMCITE
MODEL: RADIUM LRA130
INSTALLATION: IN-GROUND SURFACE
MOUNT PER MANUFACTURE'S
RECOMMENDATION.
COLOR: OWDERCOATED STEEL,
RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

H BACKLESS BENCH

FOR PERMITTING
ELEVATIONS ARE IN NAVD 88

SP-301 HARDSCAPE PAVING PLAN
1" = 20'-0"



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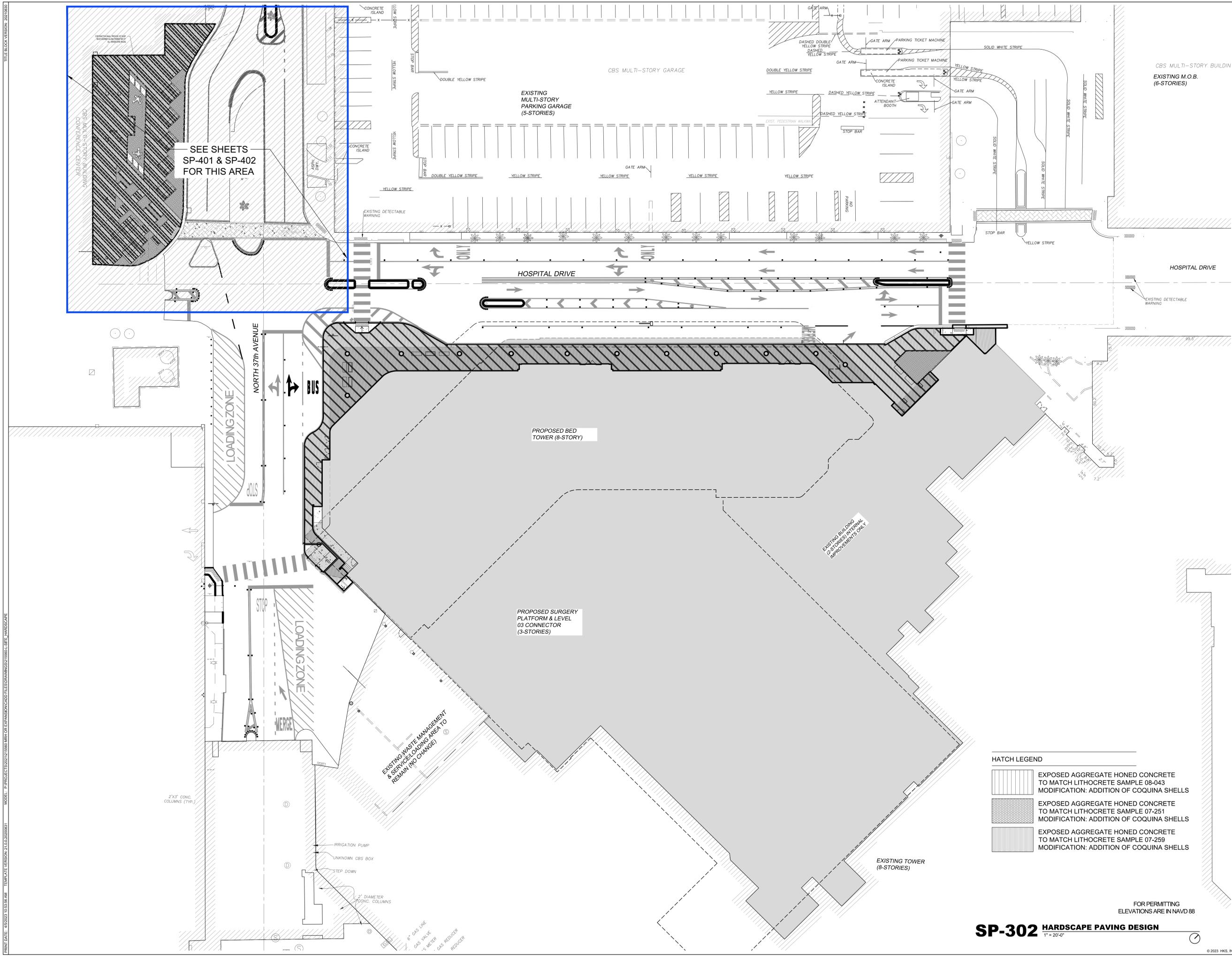
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SHEET TITLE
HARDSCAPE PAVING PLAN

SHEET NO.
SP-301

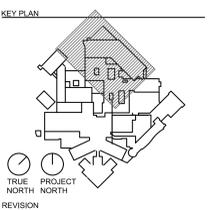
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TITLE BLOCK VERSION: 20250302 TEMPLATE VERSION: 21.03.2025081



SEE SHEETS
SP-401 & SP-402
FOR THIS AREA

HATCH LEGEND

[Hatched Pattern]	EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 08-043 MODIFICATION: ADDITION OF COQUINA SHELLS
[Hatched Pattern]	EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 07-251 MODIFICATION: ADDITION OF COQUINA SHELLS
[Hatched Pattern]	EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 07-259 MODIFICATION: ADDITION OF COQUINA SHELLS



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SHEET TITLE
HARDSCAPE PAVING DESIGN

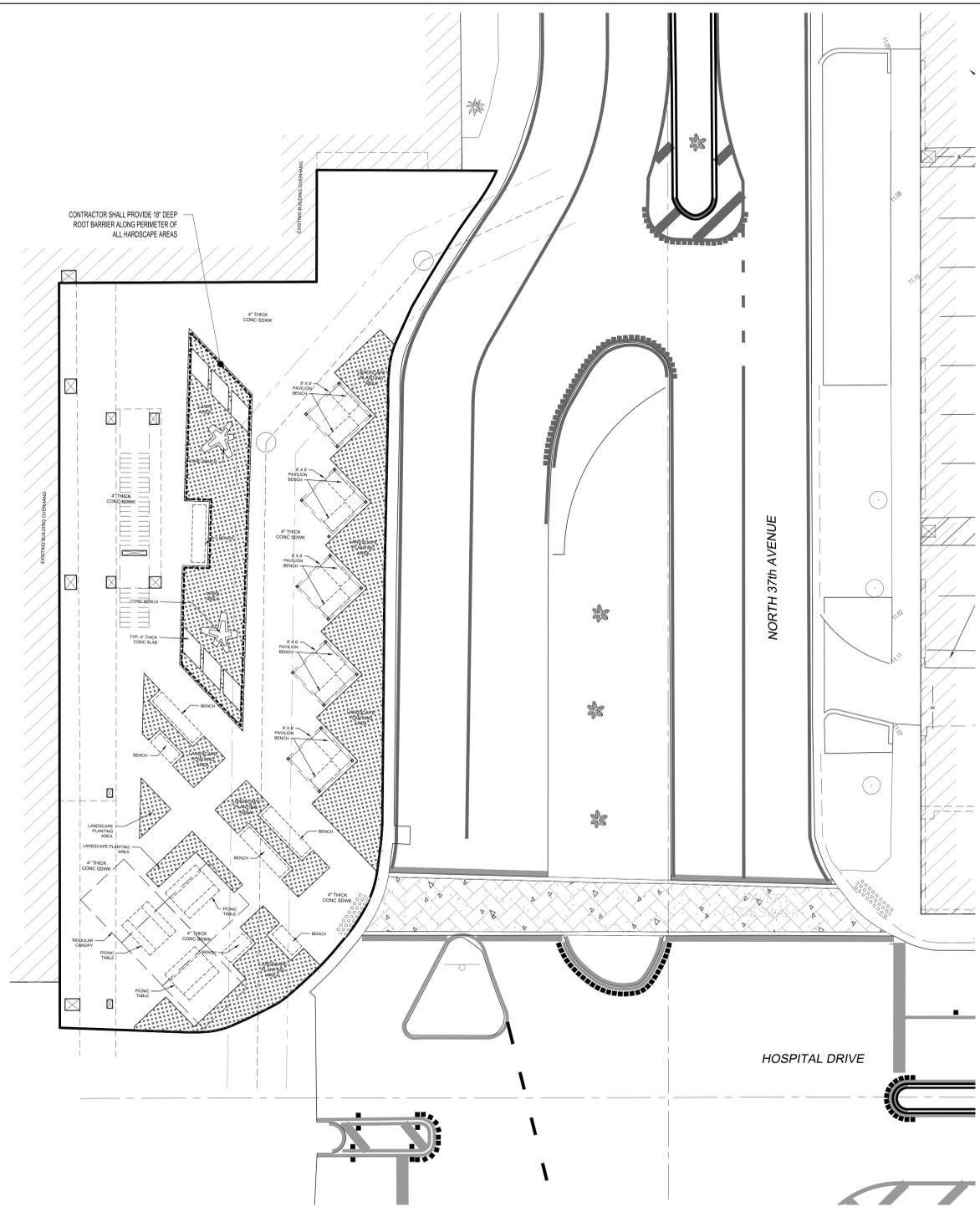
SHEET NO.
SP-302

SP-302 HARDSCAPE PAVING DESIGN
1" = 20'-0"

FOR PERMITTING
ELEVATIONS ARE IN NAVD 88

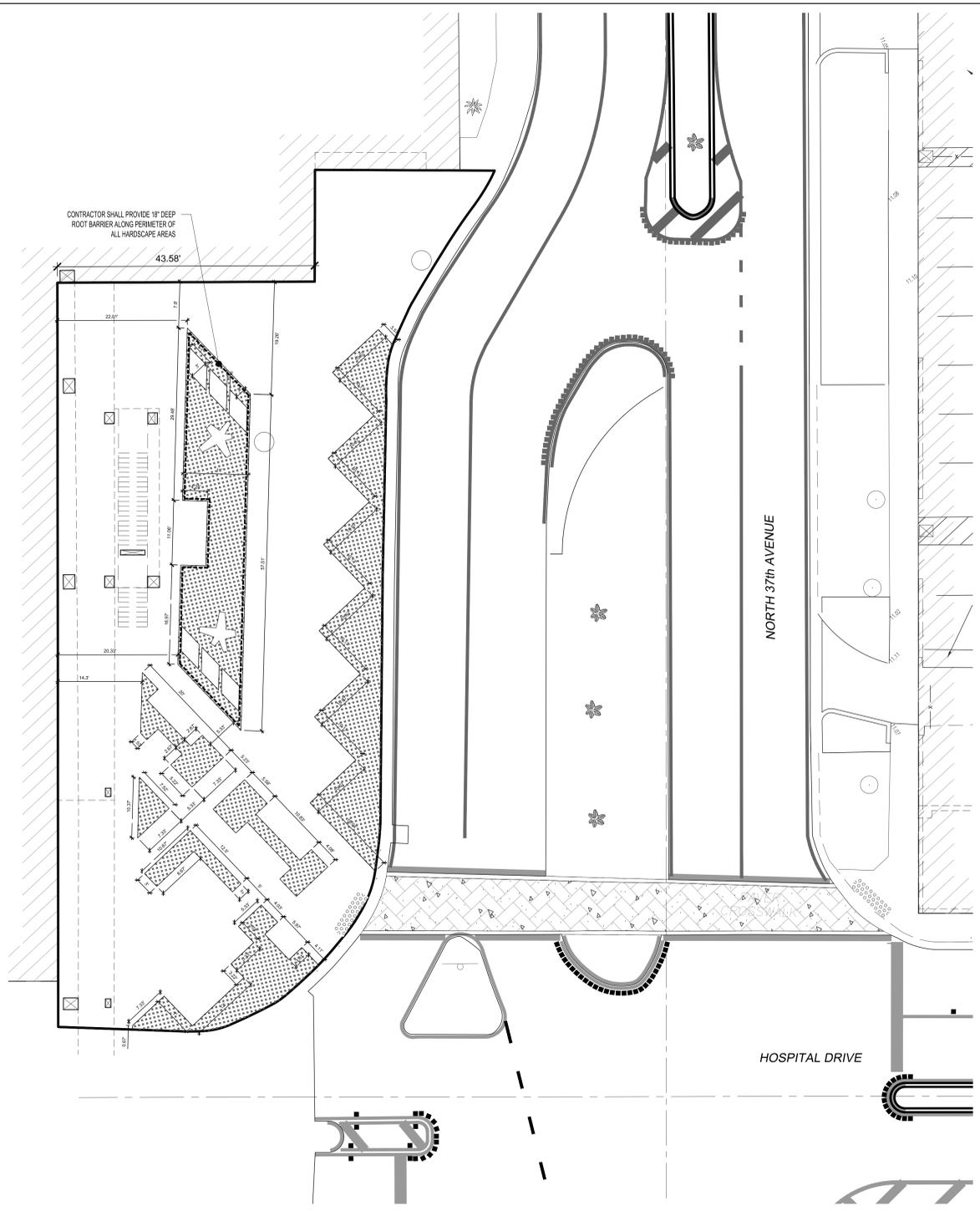
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 PRINT DATE: 05/20/23 10:52:56 AM TEMPLATE VERSION: 21.03.2020\0831



1 ENLARGEMENT PLAN: CORNER PLAZA - SITE PLAN

1:10



2 ENLARGEMENT PLAN: CORNER PLAZA - DIMENSIONS PLAN

1:10

FOR PERMITTING
ELEVATIONS ARE IN NAVD 88

SP-401 ENLARGEMENT PLANS - CORNER PLAZA
1" = 20'-0"



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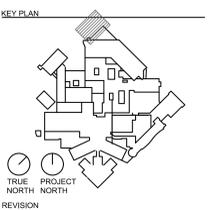
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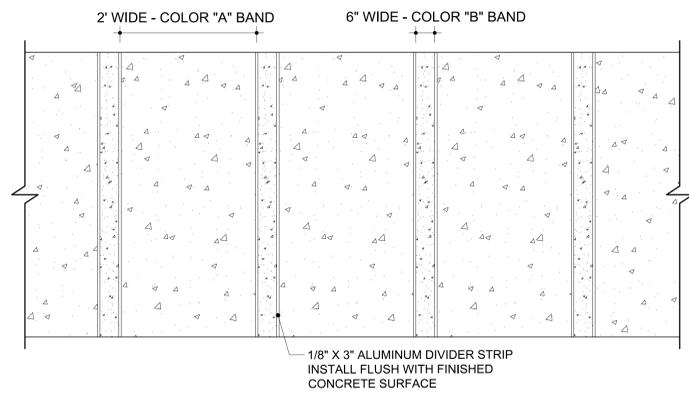
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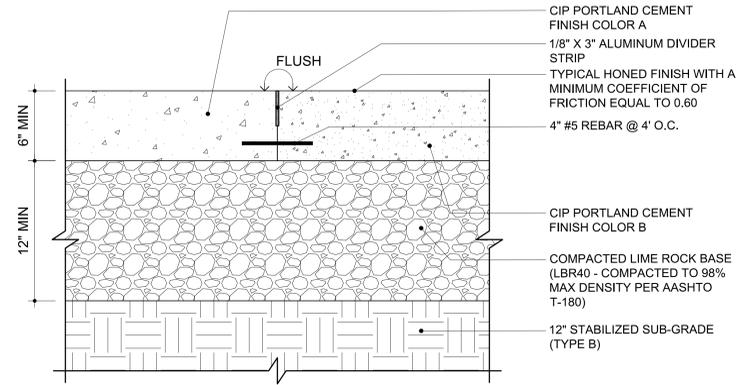
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ENLARGEMENT PLANS - CORNER PLAZA

SHEET NO.
SP-401

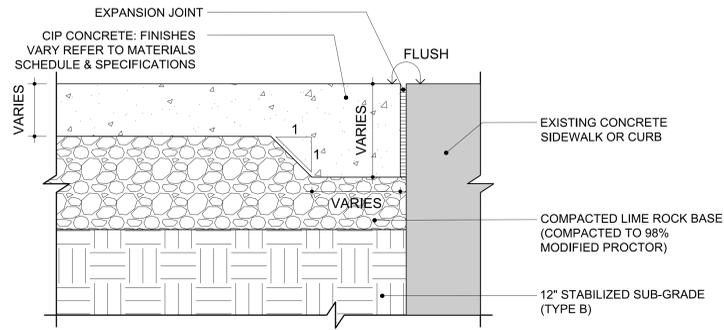
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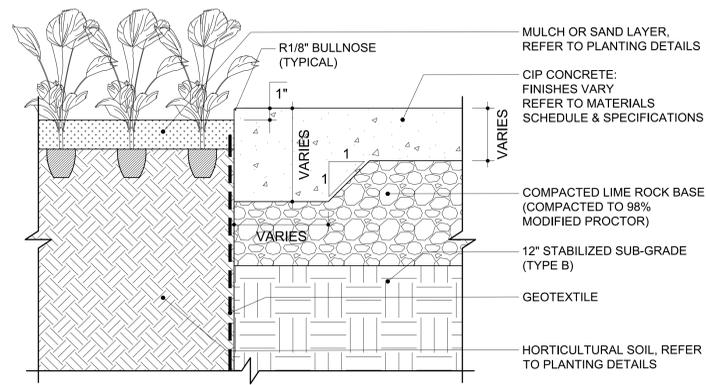
8 PAVING DESIGN TYPICAL GEOMETRY NTS



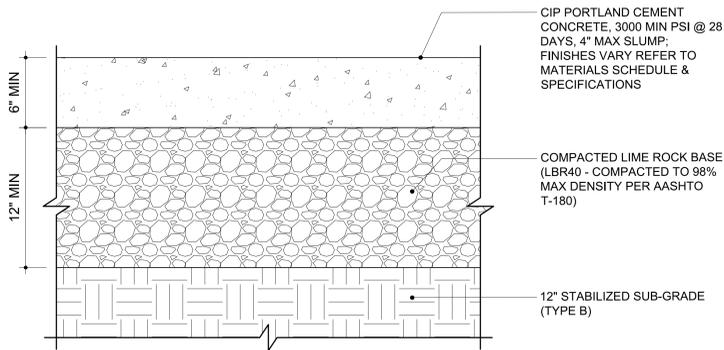
9 TYPICAL ALUM DIVIDER STRIP, HONED FINISHED CONCRETE NTS



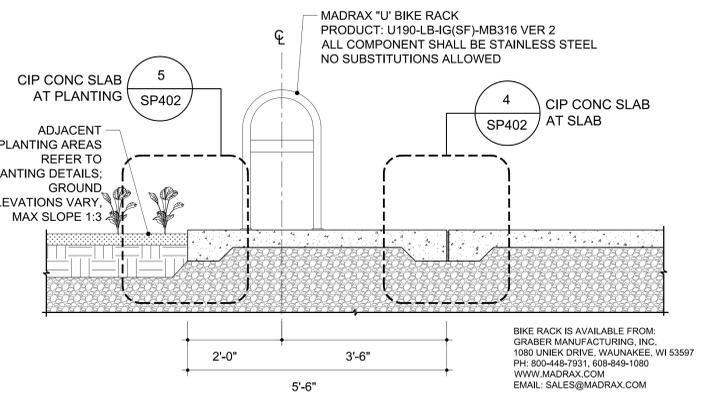
4 TYPICAL CONCRETE DROP-CURB DETAIL NTS



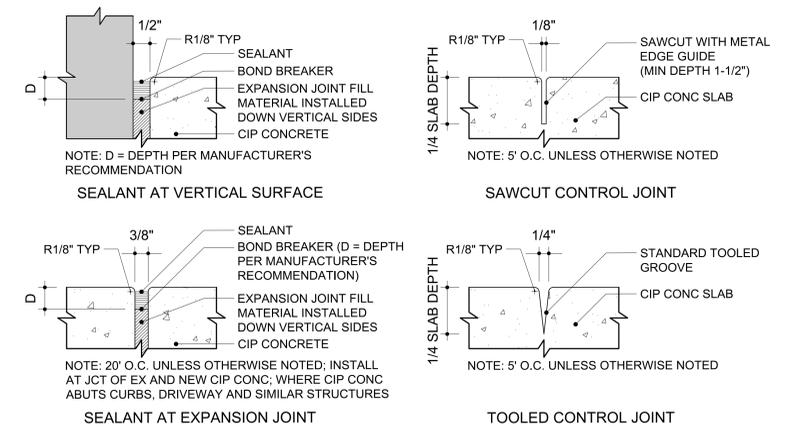
5 TYPICAL CONCRETE SLAB TO LANDSCAPE PLANTING DETAIL NTS



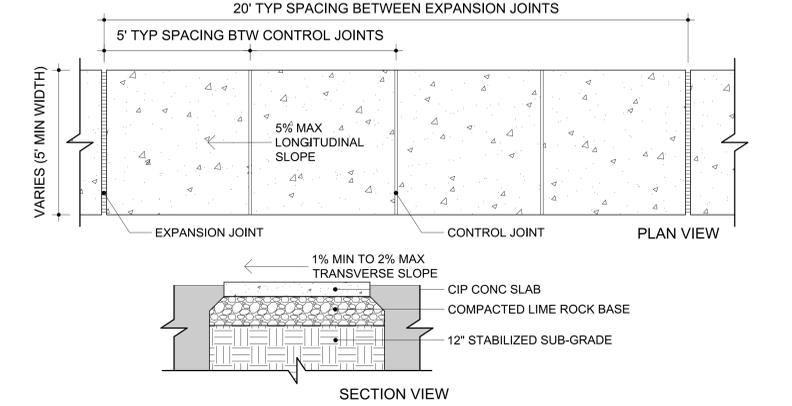
6 TYPICAL 6-INCH CONCRETE SLAB DETAIL NTS



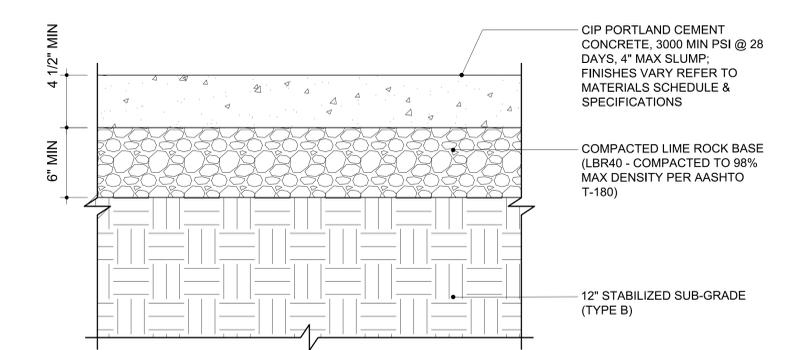
7 TYPICAL BICYCLE RACK DETAIL NTS



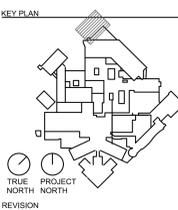
1 TYPICAL JOINT DETAILS NTS



2 TYPICAL CONCRETE SIDEWALK DETAIL NTS



3 TYPICAL 4.5-INCH CONCRETE SLAB DETAIL NTS



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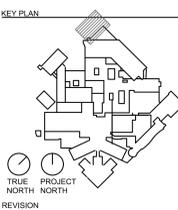
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SITE DETAILS

FOR PERMITTING ELEVATIONS ARE IN NAVD 88

TITLE BLOCK VERSION: 20210829
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ARCHITECT
 HKS ARCHITECTS, INC.
 2020 SALZEDO STREET, 4TH FLOOR
 CORAL GABLES, FL 33134
INTERIOR DESIGNER
 HKS ARCHITECTS
 225 EAST ROBINSON ST, SUITE #405
 ORLANDO, FL 32801
CIVIL & LANDSCAPE
 CGA SOLUTIONS
 1800 ELLER DRIVE, SUITE 600
 FORT LAUDERDALE, FL 33316
STRUCTURAL ENGINEER
 GMS STRUCTURAL ENGINEERS
 14335 COMMERCE WAY
 MIAMI LAKES, FL 33016
MEP & FIRE PROTECTION
 TLC ENGINEERING SOLUTIONS, INC.
 800 FAIRWAY DRIVE
 DEERFIELD BEACH, FL 33441
TELECOM & EQUIPMENT
 SMITH SECHMAN REID, INC.
 2995 SISCO DRIVE
 NASHVILLE, TN 37204
OWNER
 MEMORIAL HEALTHCARE SYSTEM
 3501 JOHNSON STREET
 HOLLYWOOD, FL 33021

Memorial Regional Hospital
SURGICAL & CRITICAL CARE TOWER EXPANSION
 3501 JOHNSON STREET, HOLLYWOOD, FL 33021



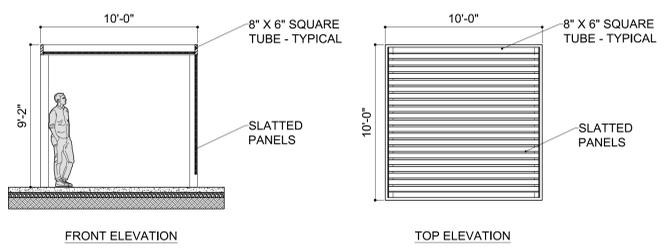
TRUE NORTH
 PROJECT NORTH
 REVISION

DOMINIC JAMES MACK III, R.L.A., STATE OF FLORIDA,
 REGISTERED LANDSCAPE ARCHITECT, LICENSE NO.
 LA6667598.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
 BY DOMINIC JAMES MACK III, R.L.A. ON THE DATE INDICATED
 HERE. PRINTED COPIES OF THIS DOCUMENT ARE
 NOT CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
 COPIES.

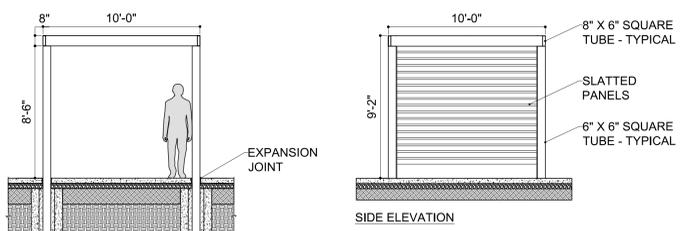
HKS PROJECT NUMBER
23459.000
 DATE
MARCH 21, 2025
 ISSUE
ISSUED FOR CONSTRUCTION
 SHEET TITLE
FURNISHING DETAILS

SHEET NO.
SP-404



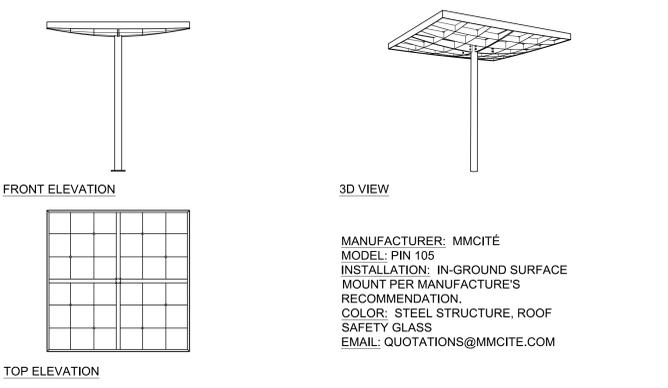
NOTE (TYP):
 ALL METAL COMPONENTS ARE PREFERRED TO BE ALUMINUM.
 WHERE ALUMINUM IS UTILIZED, IT SHALL MEET BOTH ASTM
 B221 AND AMS-QQ-A 200/9 STANDARDS. WHERE STEEL IS
 UTILIZED, IT SHALL BE GALVANIZED ON ALL SURFACES
 (INTERIOR AND EXTERIOR) OF EACH COMPONENT. ALL STEEL
 SHALL BE POWDER-COATED AND FINISHED WITH A MIN.
 10-YEAR WARRANTY ON ALL PAINT FINISHES.

F PERGOLA SHELTER NTS

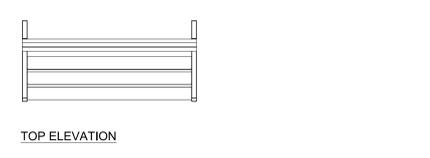
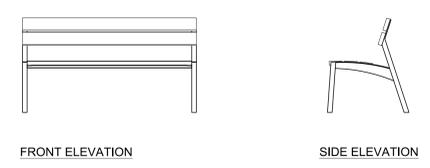


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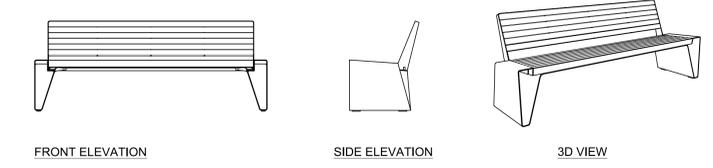


G CANOPY NTS



MANUFACTURER: MMCITE
MODEL: VERA LV150
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

D BENCH NTS



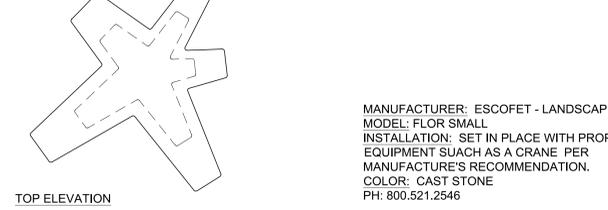
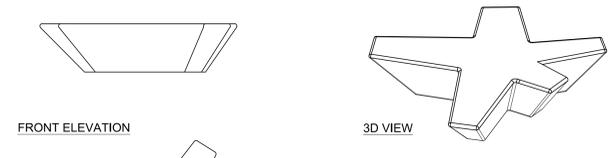
MANUFACTURER: MMCITE
MODEL: RADIUM LRA160
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

A BENCH NTS



MANUFACTURER: MMCITE
MODEL: VERA SOLO LVS111
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

E PICNIC BENCH NTS



MANUFACTURER: ESCOFET - LANDSCAPE FORMS
MODEL: FLOR SMALL
INSTALLATION: SET IN PLACE WITH PROPER EQUIPMENT SUCH AS A CRANE PER MANUFACTURE'S RECOMMENDATION.
COLOR: CAST STONE
PH: 800.521.2546

B BENCH NTS



MANUFACTURER: MMCITE
MODEL: VERA SOLO LVS911
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

E PICNIC TABLE NTS



MANUFACTURER: MMCITE
MODEL: VERA LV151
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

C BENCH NTS

FOR PERMITTING
 ELEVATIONS ARE IN NAVD 88

SP-404 FURNISHING DETAILS
 1" = 20'-0"