

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 2-4-19

Location Address: 5530 S. STATE RD. 7
Lot(s): PARCELS B & C Block(s): _____ Subdivision: C & S

Folio Number(s): 5041 36 10 0750

Zoning Classification: N-MU Land Use Classification: MIXED USE

Existing Property Use: VACANT Sq Ft/Number of Units: —

Is the request the result of a violation notice? () Yes (☒) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: SITE PLAN APPROVAL FOR A 100 ROOM HOTEL ON 441

Number of units/rooms: 100 Sq Ft: 7 350 SF

Value of Improvement: 10 MILLION Estimated Date of Completion: 12-1-20

Will Project be Phased? () Yes (☒) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: SHOPPES OF HARD ROCK LLC

Address of Property Owner: 2790 STIRLING ROAD, BAYS 9-10

Telephone: 954 394 6615 Fax: _____ Email Address: sharonsharaby@yahoo.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746

Fax: 954 920 2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: 7-26-16 Is there an option to purchase the Property? Yes () No (☒)

If Yes, Attach Copy of the Contract. 99 YEAR LEASE ATTACHED

List Anyone Else Who Should Receive Notice of the Hearing: _____

ROD FEINER Address: 1404 S. ANDREWS AVE

FORT LAUDERDALE FL 33316 Email Address: rfeiner@cocker-feiner.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 1/22/19

PRINT NAME: Sharon Sharaby

Date: _____

Signature of Consultant/Representative: _____

Date: 1-29-19

PRINT NAME: JOSEPH B. KACLER

Date: 1-29-19

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22 day of January

Notary Public

State of Florida

My Commission Expires: 9/4/2021 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
SHOPPES OF HARD ROCK, LLC

Filing Information

Document Number L14000153243
FEI/EIN Number 47-2582720
Date Filed 10/01/2014
State FL
Status ACTIVE

Principal Address

2790 STIRLING ROAD
BAYS 9 - 10
HOLLYWOOD, FL 33020

Mailing Address

2790 STIRLING ROAD
BAYS 9 - 10
HOLLYWOOD, FL 33020

Registered Agent Name & Address

BLOOM, MICHAEL S, ESQ.
4340 SHERIDAN STREET
SUITE 102
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title MGR

SHARABY, YEHAM
2790 STIRLING ROAD, BAYS 9 - 10
HOLLYWOOD, FL 33020

Title Manager

sharaby, sharon
2790 stirring rd
9
hollywood, FL 33020

Annual Reports

Annual Reports

Report Year	Filed Date
2016	02/02/2016
2017	04/06/2017
2018	04/09/2018

Document Images

04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
10/01/2014 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5530 S STATE ROAD 7, HOLLYWOOD FL 33314	ID #	5041 36 10 0750
Property Owner	KALIFF CORP	Millage	0513
Mailing Address	PO BOX 306 HALLANDALE BEACH FL 33008-0306	Use	22
Abbr Legal Description	C & S SUBDIVISION 89-40 B PARCELS B & C LESS PORTION DESC AS COMM NE COR PAR B,W 24.08 TO POB,W 46.58,N 0.41,E 46.58 TO POB & LESS POR DESC AS COMM NE COR PAR B,W 142.88 TO POB,W 141.97,N 0.95,E 141.97 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$771,950	\$1,287,510	\$2,059,460	\$2,059,460	
2018	\$771,950	\$1,287,510	\$2,059,460	\$1,998,730	\$43,792.13
2017	\$771,950	\$1,045,080	\$1,817,030	\$1,817,030	\$39,916.02

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460
Portability	0	0	0	0
Assessed/SOH	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1993	WD	\$350,000	21629 / 314	\$9.00	85,772	SF
3/1/1988	WD	\$300,000				
				Adj. Bldg. S.F. (Card, Sketch)		4477
				Eff./Act. Year Built: 2014/2013		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
4477								



Rock Plaza 5450 3 SR7



Rock Plaza 5450

McDonalds 5530



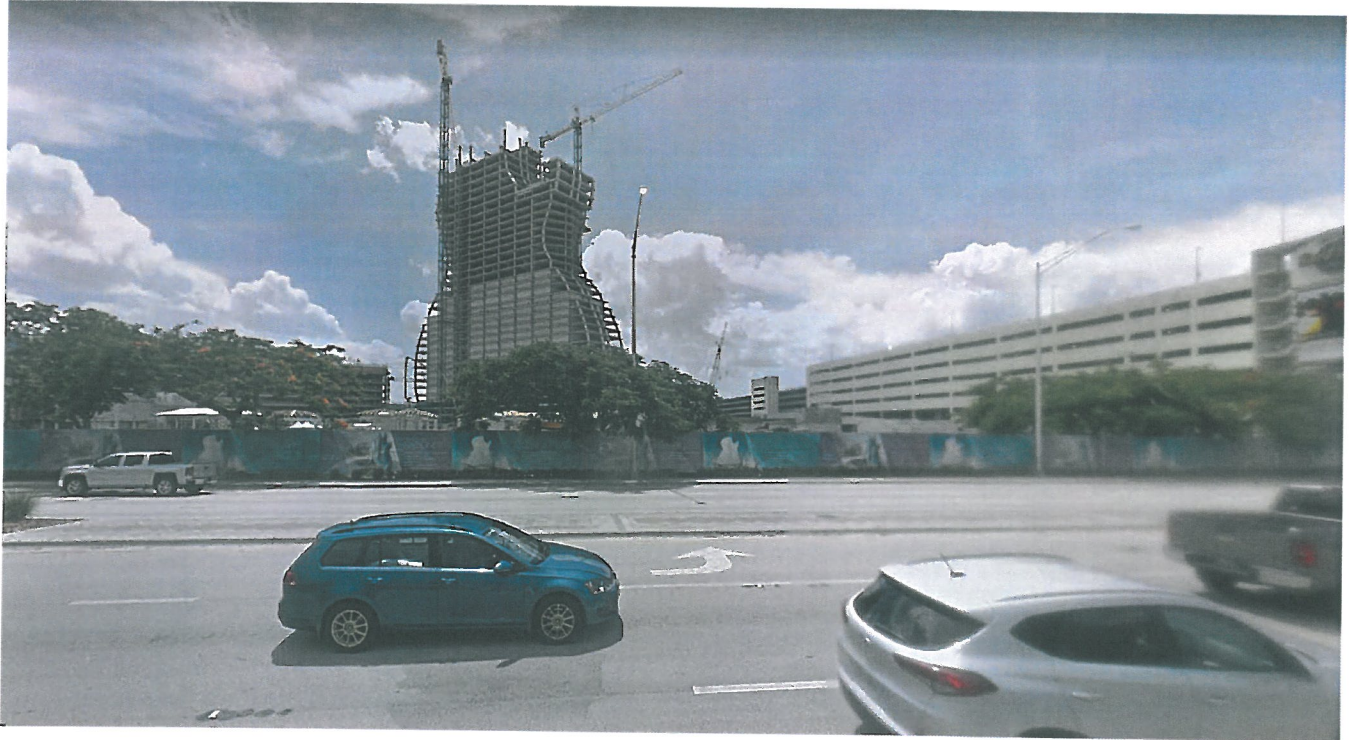
Rock Plaza 5450

McDonalds 5530



McDonalds

5530 SSR7



HARD ROCK HOTEL
WEST OF SITE

1 SEMINOLE WAY

the ROCK hotel

5530 SOUTH STATE ROAD 1 HOLLYWOOD FL 33314

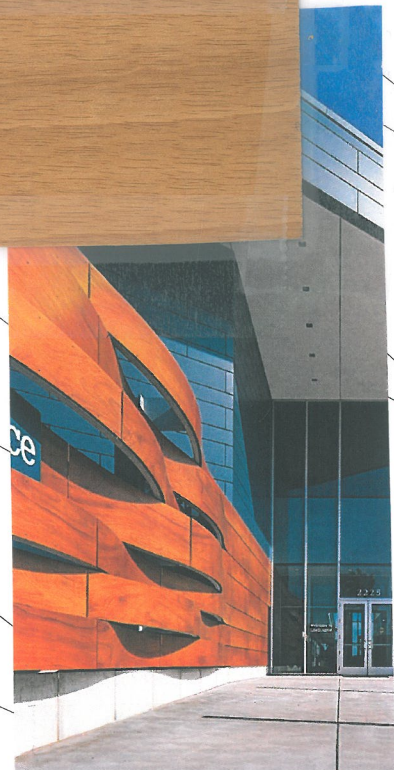
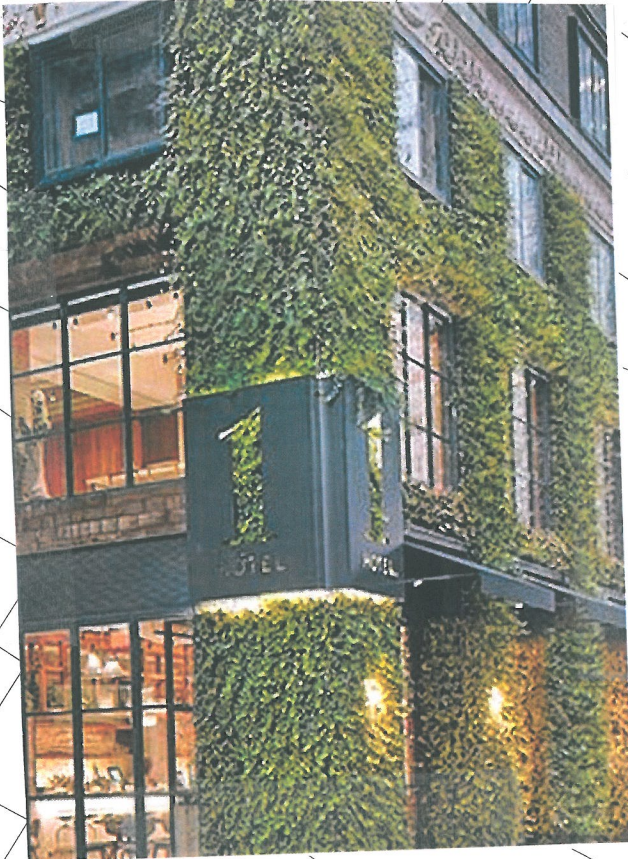
MAIN ENTRY FINISH
benjamin moore
pure white OC-64



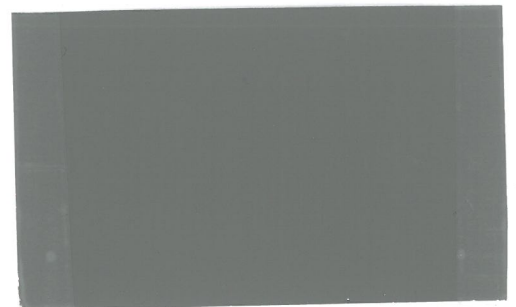
ENTRY FINISH
PRODEMA
waves - light brown



ACCENT COLOR
ivy wall covering



ACCENT COLOR
benjamin moore
grey mountain 1462



the ROCK hotel

5530 SOUTH STATE ROAD 7

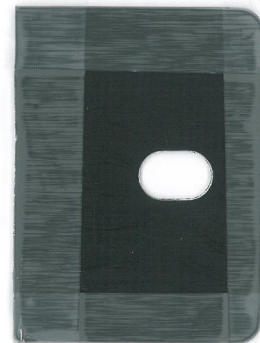
HOLLYWOOD FL 33314

STOREFRONT



SLIDERS AND WINDOWS

satin bronze finish



the ROCK hotel

5530 SOUTH STATE ROAD 7

HOLLYWOOD FL 33314

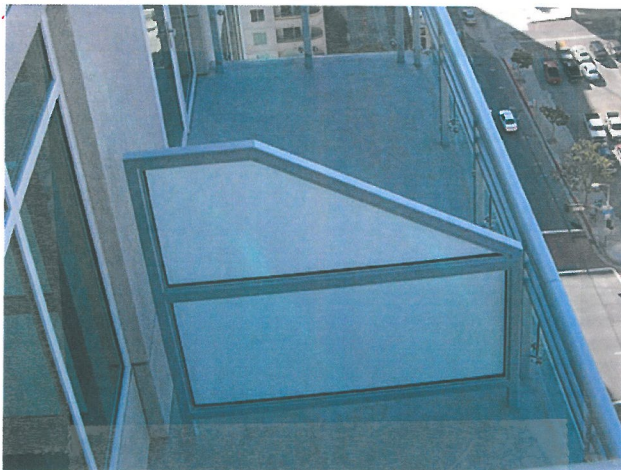
GUARDRAIL
horizontal picket
with wood top rail



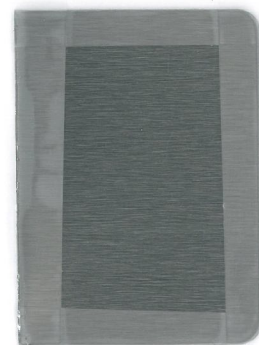
GUARDRAIL
painted aluminum and
tempered glass



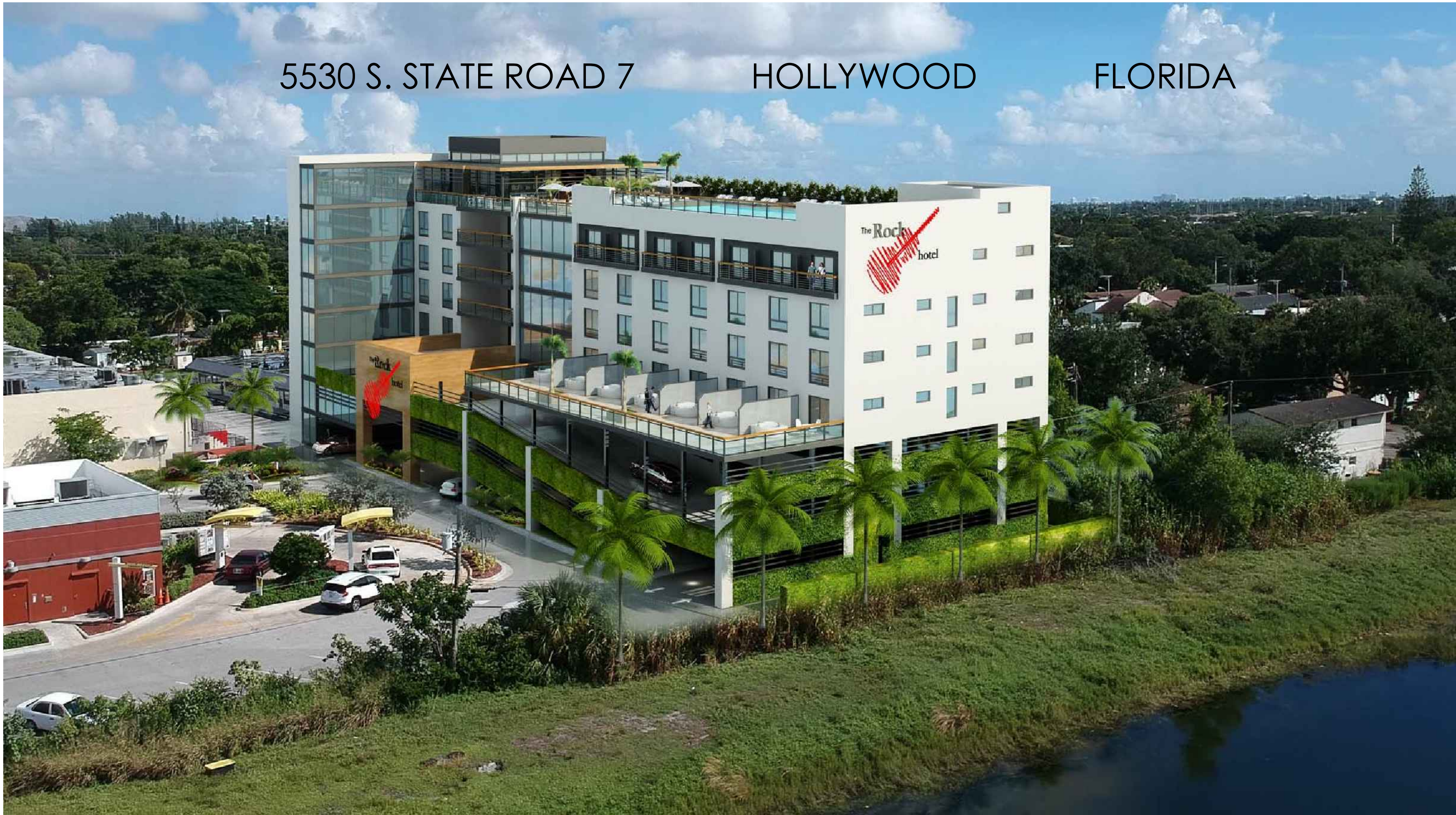
TERRACE PRIVACY
SCREEN



satin brushed finish



the ROCK hotel



P.A.C.O. - DECEMBER 3, 2018
PRELIMINARY TAC - FEBRUARY 4, 2019

PROJECT TEAM

ARCHITECT®

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

SHOPPES OF HARD ROCK LLC
CONTACT: Mr. Sharon Sharaby
ADDRESS: 2790 Stirling Road
HOLLYWOOD, FL 33020
CELL: (954) 394-6615
EMAIL: sharonsharaby@yahoo.com

SURVEYOR

COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 10
DAVE, FL 33314
(954) 680-3885
PHONE:
EMAIL: RECsurvey@aol.com

PROJECT DATA

CODES

FLORIDA BUILDING CODE, 6TH EDITION 2017
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

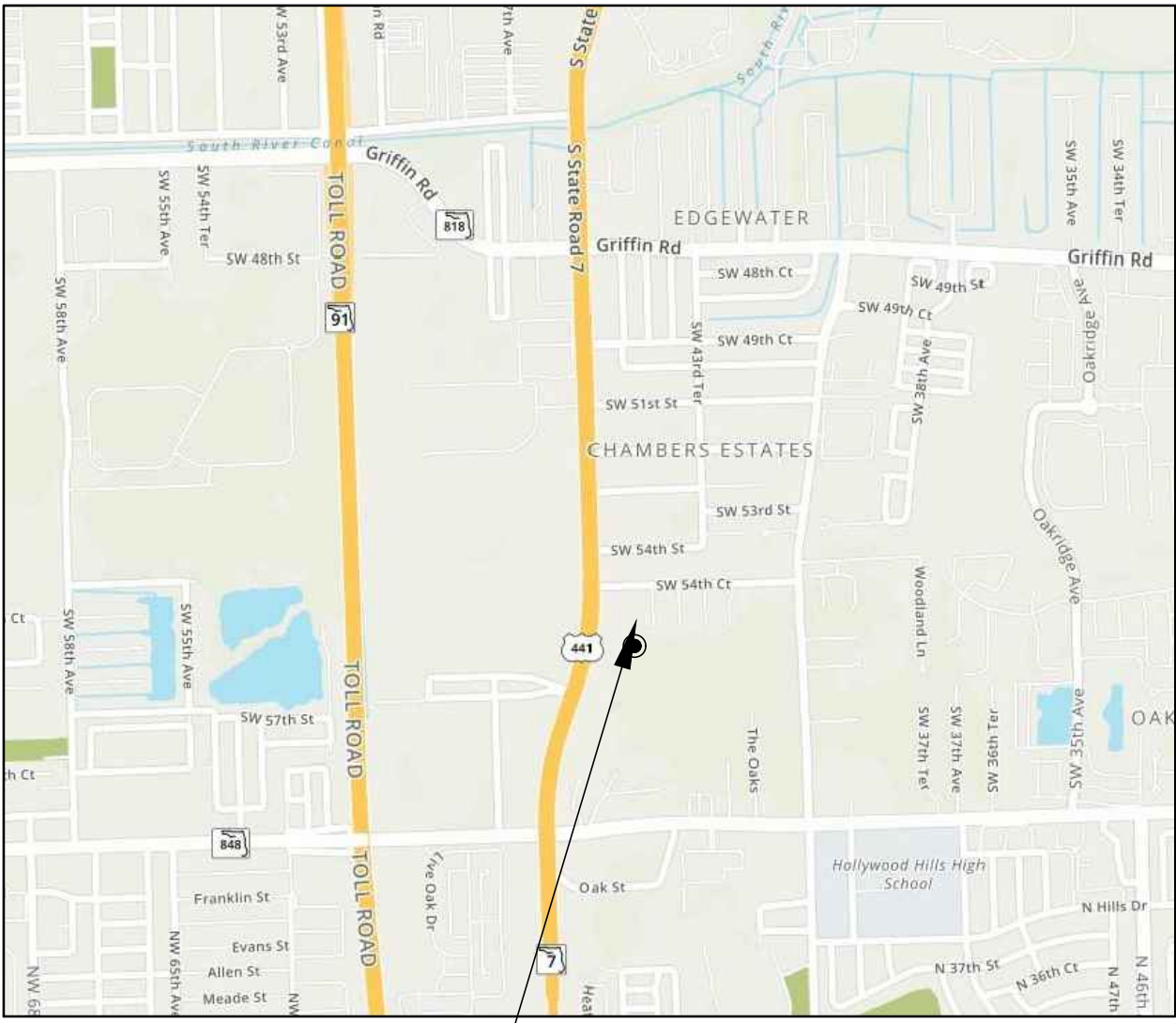
DRAWING INDEX

T-1 COVER SHEET

SURVEY

- SP-20 SITE AND BUILDING DATA
- SP-21 SITE PLAN AND NOTES
- SP-22 SITE DETAILS
- SP-3 SIGNAGE AND CAR LIFT DETAILS
-
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 FIFTH FLOOR PLAN
- A-6 SIXTH FLOOR PLAN
- A-7 ROOF AMENITY PLAN
- A-8 BUILDING ELEVATION
- A-9 BUILDING ELEVATION
- A-10 BUILDING ELEVATION
- A-11 BUILDING ELEVATION
- A-12 CONTEXTUAL STREET ELEVATION

LOCATION MAP



SITE

AERIAL



SITE

REVISIONS		
No.	DATE	DESCRIPTION

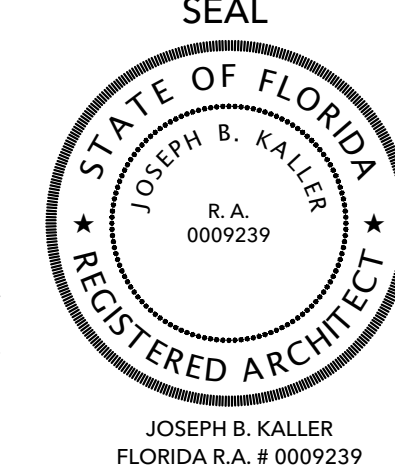
[illegible]

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the written permission of the Architect.

PROJECT No.: 16116
DATE: 1-24-1
DRAWN BY: TMS
CHECKED BY: JBK

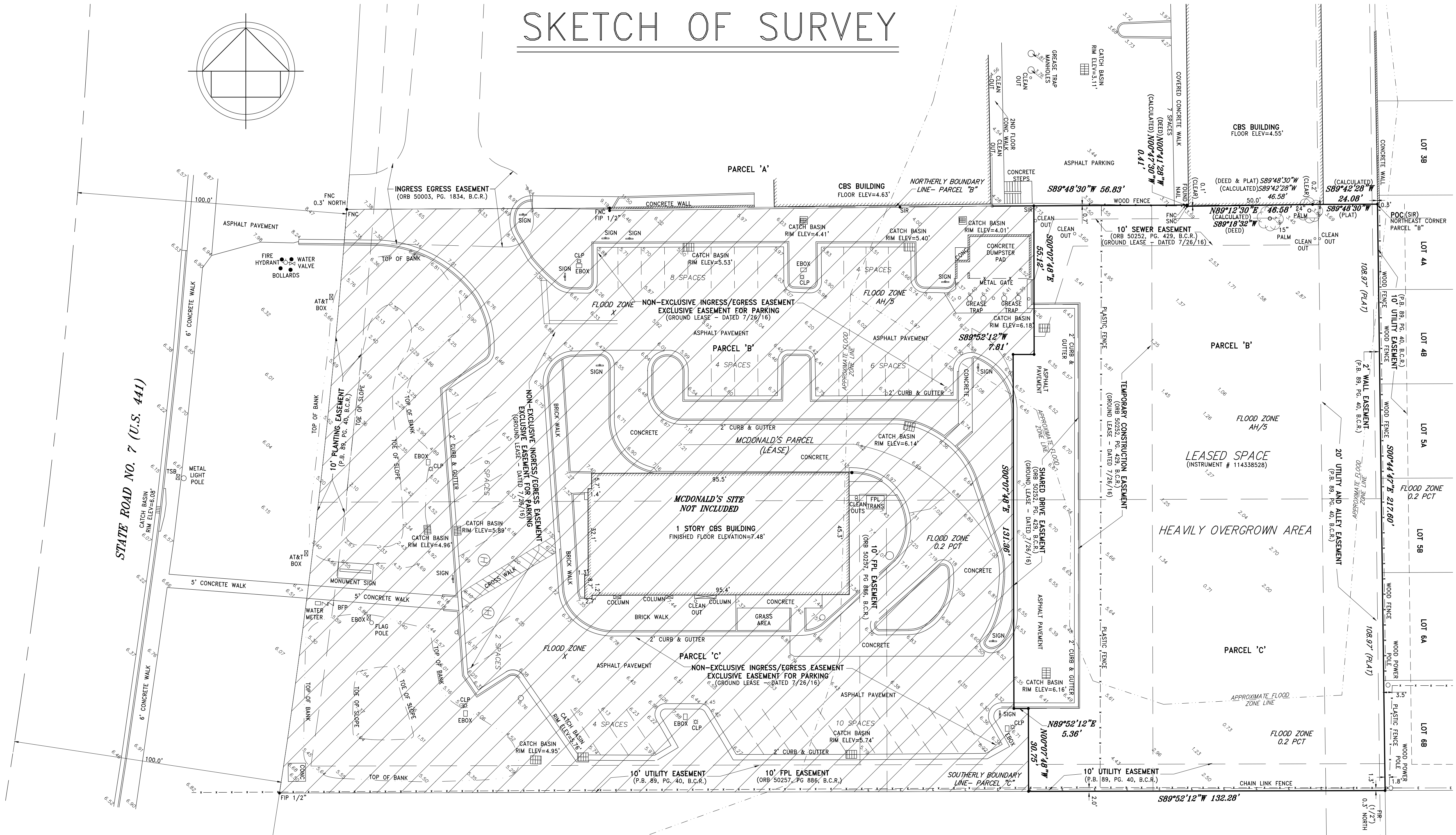
SHEET

T-



PROJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

SKETCH OF SURVEY



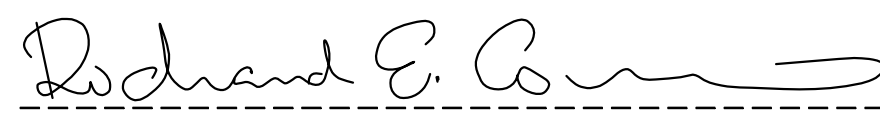
- ENCUMBRANCES:
- MATTERS AS CONTAINED ON THE PLAT OF C & S SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
 - DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 4206, PAGE 25, AND AMENDED IN OR BOOK 4517, PAGE 774 AND OR BOOK 6549, PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
 - DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 6549, PAGE 433 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
 - AGREEMENT FOR SUBDIVISION RECORDED IN OR BOOK 6662, PAGE 167 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (INSUFFICIENT DOCUMENT PROVIDED)
 - GUARANTEE SEWER CONNECTION AGREEMENT RECORDED IN OR BOOK 7230, PAGE 637 AND 639 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 8343, PAGE 77 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECTS/NOT PLOTTED)
 - THAT CERTAIN EASEMENTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OR BOOK 8740, PAGE 95 AS AMENDED IN OR BOOK 50003, PAGE 1834 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
 - DECLARATION OF UNITY OF TITLE RECORDED IN OR BOOK 50223, PAGE 1548 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 50257, PAGE 886 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
 - THOSE CERTAIN EASEMENTS WHICH ARE PART OF THAT CERTAIN LEASE BETWEEN KALIF CORP. AND SHOPPES OF HARD ROCK, LLC, WHICH LEASE IS NOT RECORDED BUT REFERENCED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 114338528 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH JANUARY 22, 2019
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3361 ELEVATION=3.69' (NAVD88)
 - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.
- LEGEND:
- | | |
|--------|--------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| -E- | OVERHEAD UTILITY WIRES |
| 5.62 | ELEVATIONS |
| A/C | AIR CONDITIONER |
| CLP | CONCRETE LIGHT POLE |
| EBOX | ELECTRIC BOX |
| TRANS | TRANSFORMER |
- LAND DESCRIPTION :
- A PORTION OF PARCELS "B" AND "C", "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/04/16

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT :
SHOPPES OF HARD ROCK LLC

5530 S STATE ROAD 7
HOLLYWOOD, FLORIDA

REVISIONS		DATE	FB/PG	DWN	CKD
TOPOGRAPHIC SURVEY		10/15/16	SKETCH	AM	REC
REVISED SURVEY PER ORB 50252, PG. 429, BCR		11/02/16	----	REC	REC
BOUNDARY AND IMPROVEMENT SURVEY		12/04/16	----	JD	REC
REVISED CENTERLINE OF SR-7		12/09/16	----	JD	REC
ADDED PARKING AND INGRESS/EGRESS EASEMENT		04/12/18	----	REC	REC
REVIEWED PER OWNERSHIP & ENCUMBRANCE REPORT		01/25/19	----	AM	REC

REVISIONS		DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 8177-16

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET

PROPERTY ADDRESSES

5530 S STATE ROAD 7
HOLLYWOOD, FL 33314

SITE INFORMATION

EXISTING ZONING: N-MU (NORTH MIXED USE DISTRICT)

LAND USE DESIGNATION: GENERAL BUSINESS

NET LOT AREA: 85,708.0 SQUARE FEET (1.96 ac)

GROSS LOT AREA: 108,530.0 SQUARE FEET (2.49 ac)

SETBACKS:

	REQUIRED	PROPOSED
FRONT	10'-0"	24'-10"
SIDE INT. (NORTH)	0'-0"	15'-0"
(SOUTH)	0'-0"	10'-0"
REAR	15'-0"	22'-0"

PARKING:

PARKING:		REQUIRED	PROPOSED
HOTEL ROOMS	1 PER ROOM	100 SPACES	98 VALET SPACES
ACCESSORY USES			2 SELF PARK SPACES
RESTAURANT (GUESTS ONLY)		0 SPACES	0 SPACES
OFFICE/ STAFF RM LAUNDRY	65% (1235 SF /250)	3 SPACES	4 SELF PARK SPACES
TOTAL		103 SPACES	104 SPACES (INCL. 5 HC SPACES)

DENSITY:

HOTEL ROOMS	72 UNITS PER ACRE =	
	2.49 X 72 = 179 UNITS	100 UNITS

BUILDING SUMMARY

	ALLOWED	PROPOSED
BUILDING HEIGHT:	65'-0"	65'-0"
HEIGHT ENCROACHMENT:	15'-0"	15'-0"

GROSS ROOF AREA:	11168 SF		
ROOF TOP AMENITY:	30 % OF 11168 SF	DINING BATHS	2303 SF <u>368 SF</u>
	= 3350.4 SF		2671 SF (23.9%)

BUILDING AREA:	INTERIOR	BAL/ DECK	GARAGE	
1ST FLOOR	4299	—	7044	
2ND FLOOR	835	—	12621	
3RD FLOOR	11563	4094		
4TH FLOOR	11563	333		
5TH FLOOR	11563	333		
6TH FLOOR	11375	333		
ROOF	3187	7981		
TOTAL AREA	54385 SF	13074 SF	19665 SF	87124 SF

VARIANCE BOX

	ALLOWED	PROPOSED
PARAPET SIGN	STREET FRONTAGE	SOUTH ELEVATION
POOL DECK HEIGHT	65'-0"	69'-0"

1 SITE DATA

	SPACE	AREA		GROSS AREA		AREA
		AC	NON AC	AC	NON AC	NOT INCL.
1ST FL	LOBBY/ CORRIDOR	1666		3783	516	7044
	ELEVATORS		217			
	STAIRWELLS		299			
	OFFICES	352				
	STAFF ROOM	424				
	LAUNDRY	459				
	STORAGE	882				
2ND FL	GARAGE		7044	319	516	12621
	LOBBY	319				
	ELEVATORS		217			
	STAIRWELLS		299			
3RD FL			12621	11047	516	4094
	LOBBY/ CORRIDOR	1695				
	HOUSE KEEPING	121				
	ELEVATORS		217			
	STAIRWELLS		299			
	ROOMS	9231				
4TH FL	BALCONIES		4094	11047	516	333
	LOBBY/ CORRIDOR	1695				
	HOUSE KEEPING	121				
	ELEVATORS		217			
	STAIRWELLS		299			
	ROOMS	9231				
5TH FL	BALCONIES		333	11047	516	333
	LOBBY/ CORRIDOR	1695				
	HOUSE KEEPING	121				
	ELEVATORS		217			
	STAIRWELLS		299			
	ROOMS	9231				
6TH FL	BALCONIES		333	10859	516	333
	LOBBY/ CORRIDOR	1695				
	HOUSE KEEPING	121				
	ELEVATORS		217			
	STAIRWELLS		299			
	ROOMS	9043				
ROOF	BALCONIES		333	2671	8497	
	ELEVATORS		217			
	STAIRWELLS		299			
	RESTAURANT	2303				
	RESTROOMS	368				
	ROOF DECK		3957			
POOL DECK			4024			
				50773	11593	24758
TOTAL GROSS AREA				62366		
TOTAL AREA				87124		

2 BUILDING DATA

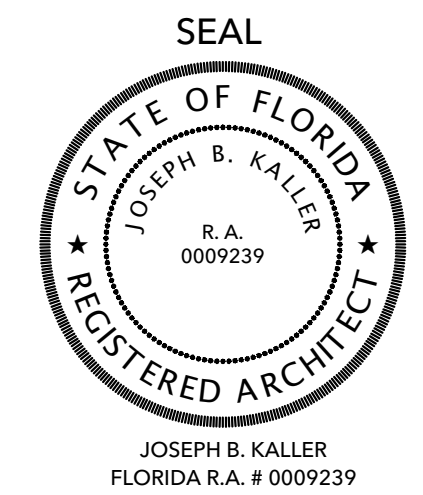
LOCATION	ROOM #	AREA (SF)		NET AREA	
		AC	TERRACE/ BALCONY	AC	BALCONY
3RD FLOOR	301	370	—	9231	4094
	302	387	—		
	303	373	—		
	304	370	—		
	305	387	1200		
	306	370	—		
	307	387	—		
	308	370	—		
	309	361	—		
	310	370	—		
	311	370	447		
	312	361	—		
	313	370	417		
	314	361	—		
	315	370	417		
	316	370	—		
	317	370	417		
	318	370	—		
	319	370	394		
	320	370	—		
	321	370	394		
	322	370	—		
	323	363	408		
	324	316	—		
	325	385	—		
4TH FLOOR	401	370	—	9231	333
	402	387	—		
	403	373	—		
	404	370	—		
	405	387	333		
	406	370	—		
	407	387	—		
	408	370	—		
	409	361	—		
	410	370	—		
	411	370	—		
	412	361	—		
	413	370	—		
	414	361	—		
	415	370	—		
	416	370	—		
	417	370	—		
	418	370	—		
	419	370	—		
	420	370	—		
	421	370	—		
	422	370	—		
	423	363	—		
	424	316	—		
	425	385	—		
5TH FLOOR	501	370	—	9231	333
	502	387	—		
	503	373	—		
	504	370	—		
	505	387	333		
	506	370	—		
	507	387	—		
	508	370	—		
	509	361	—		
	510	370	—		
	511	370	—		
	512	361	—		
	513	370	—		
	514	361	—		
	515	370	—		
	516	370	—		
	517	370	—		
	518	370	—		
	519	370	—		
	520	370	—		
	521	370	—		
	522	370	—		
	523	363	—		
	524	316	—		
	525	385	—		
6TH FLOOR	601	361	—	9043	333
	602	372	—		
	603	365	—		
	604	362	—		
	605	387	333		
	606	362	—		
	607	385	—		
	608	362	—		
	609	361	—		
	610	362	—		
	611	361	—		
	612	361	—		
	613	361	—		
	614	361	—		
	615	361	—		
	616	362	—		
	617	361	—		
	618	362	—		
	619	361	—		
	620	362	—		
	621	361	—		
	622	362	—		
	623	349	—		
	624	309	—		
	625	370	—		
TOTAL AREA NOT INCL.					5093
TOTAL GROSS AREA				36736	



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PROJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

HEET TITLE

SITE AND BUILDING DATA

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

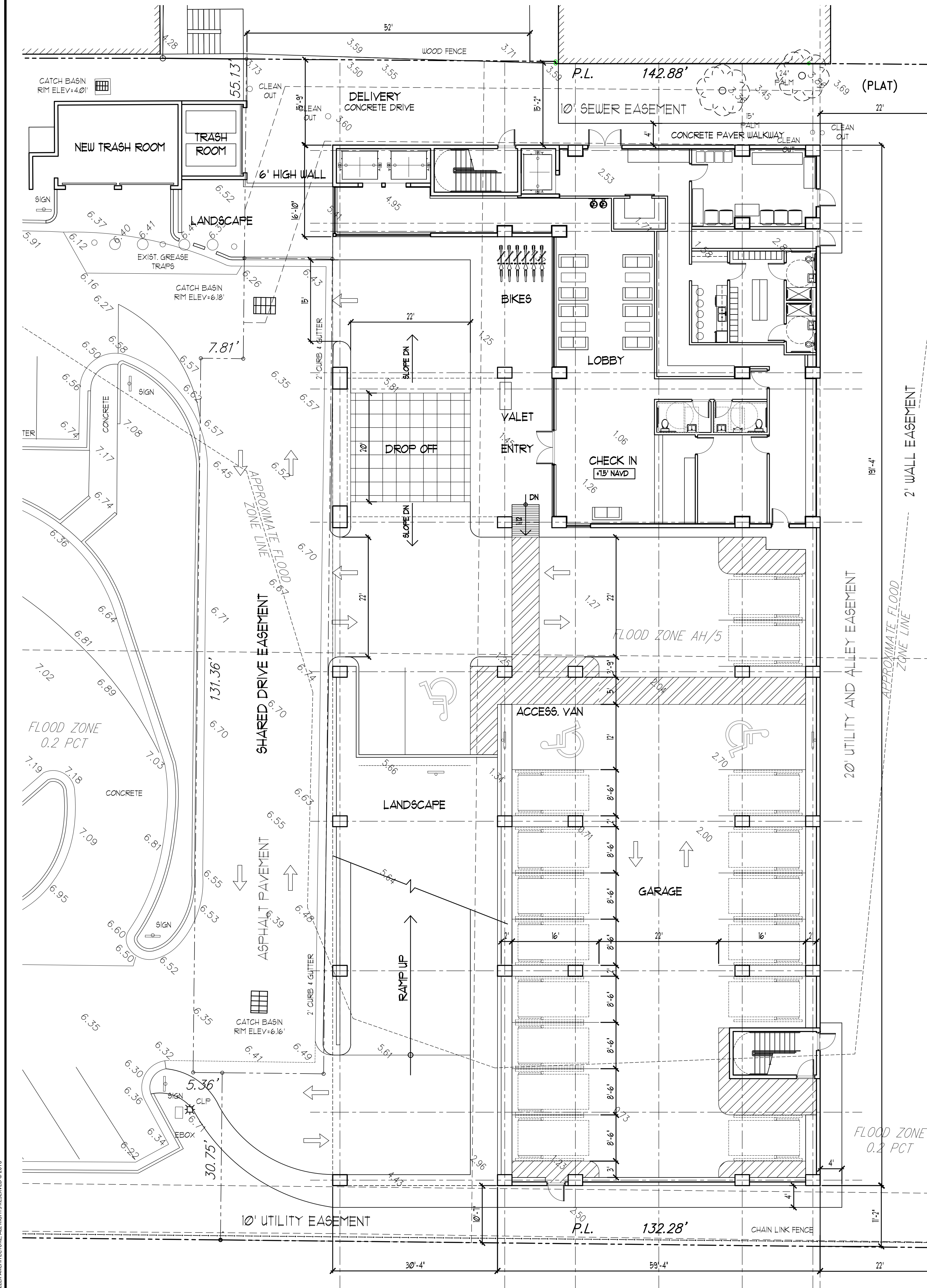
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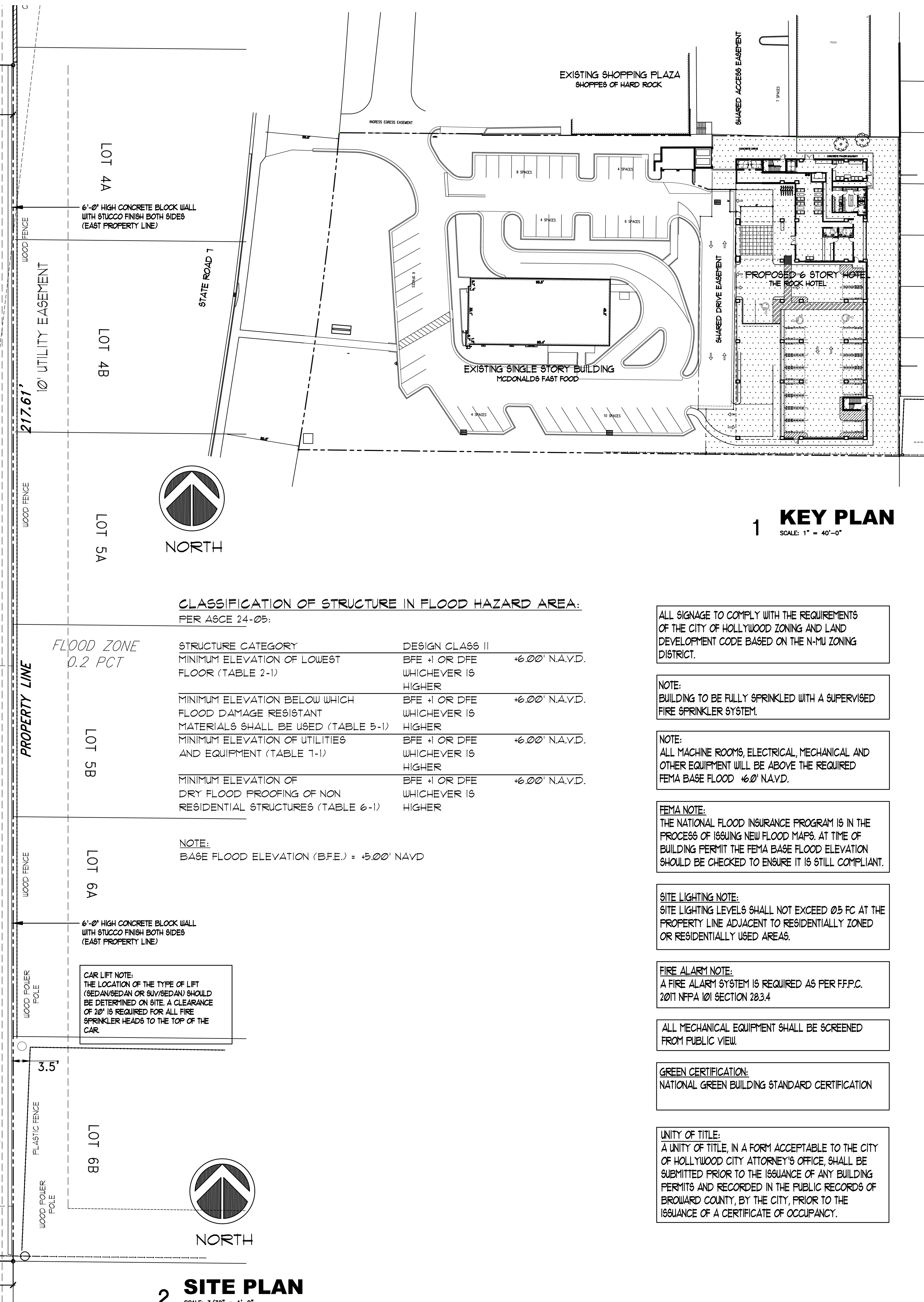
SHEET

SP-0

SHEET 0 OF 4



2 SITE PLAN
SCALE: 3/32" = 1'-0"



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE N-MU ZONING DISTRICT.

NOTE: BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE: ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD +6.0' NAVD.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

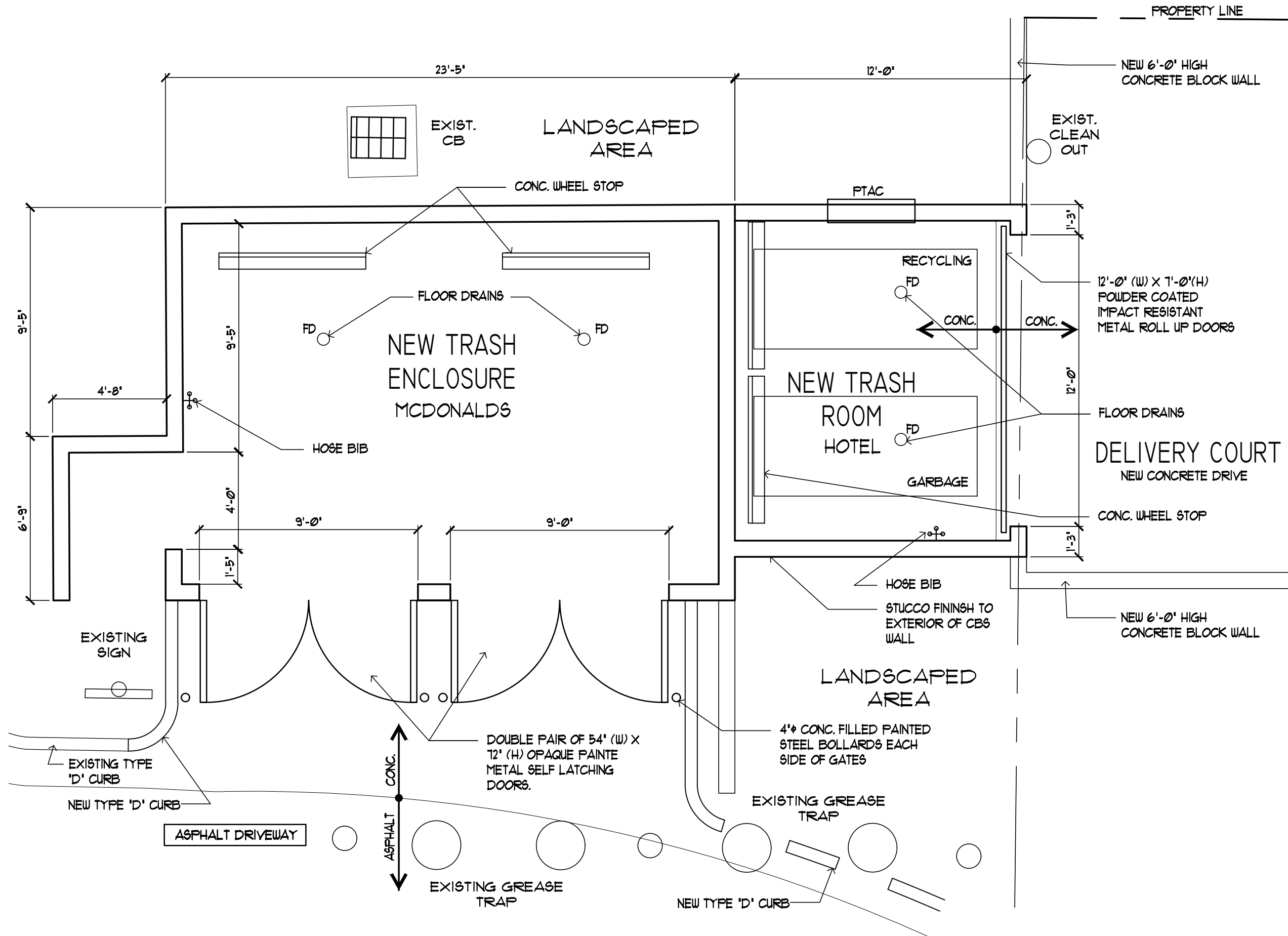
SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FF.P.C. 2011 NFPA 101 SECTION 203.4

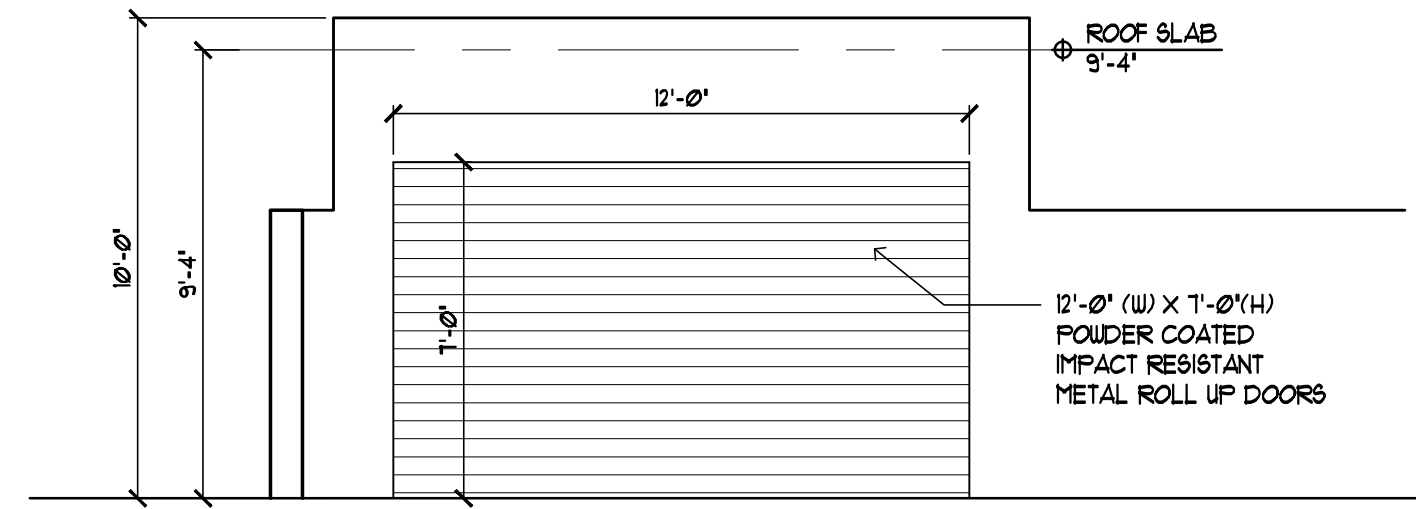
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION: NATIONAL GREEN BUILDING STANDARD CERTIFICATION

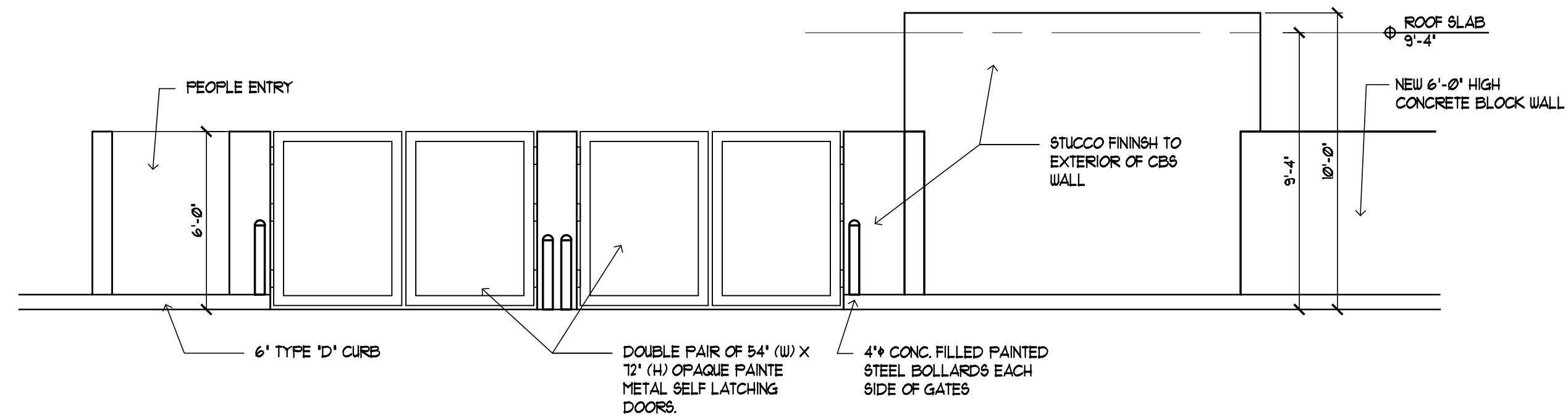
UNITY OF TITLE: A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



FLOOR PLAN



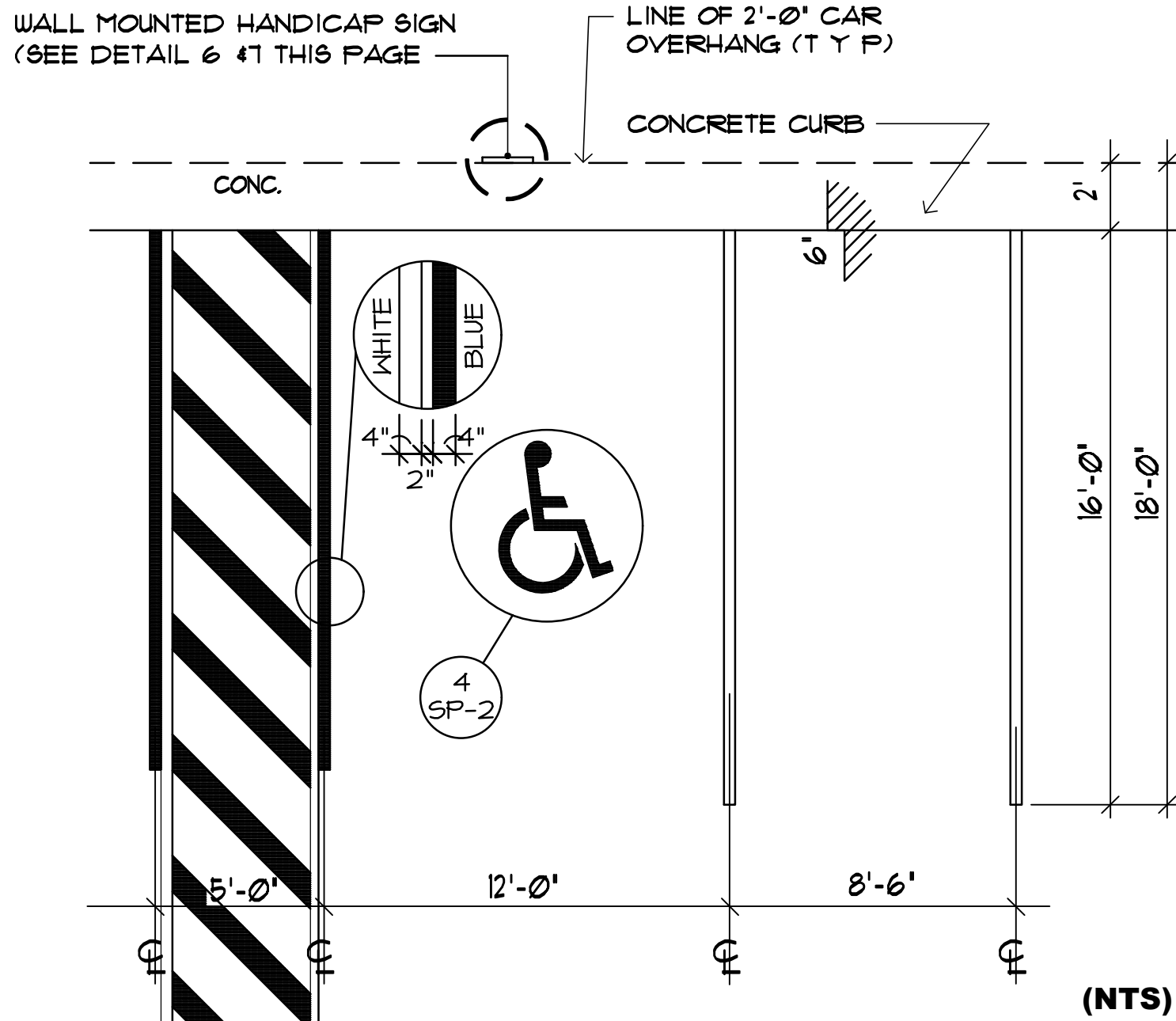
EAST ELEVATION



SOUTH ELEVATION

1 TRASH ENCLOSURE AND ROOM DETAILS

SCALE: 1/4" = 1'-0"



8 TYP. PARKING SPACE DETAILS

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE -
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:20. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH -
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2. RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

LANDINGS
RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
1. THE LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMP CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES.
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 200.

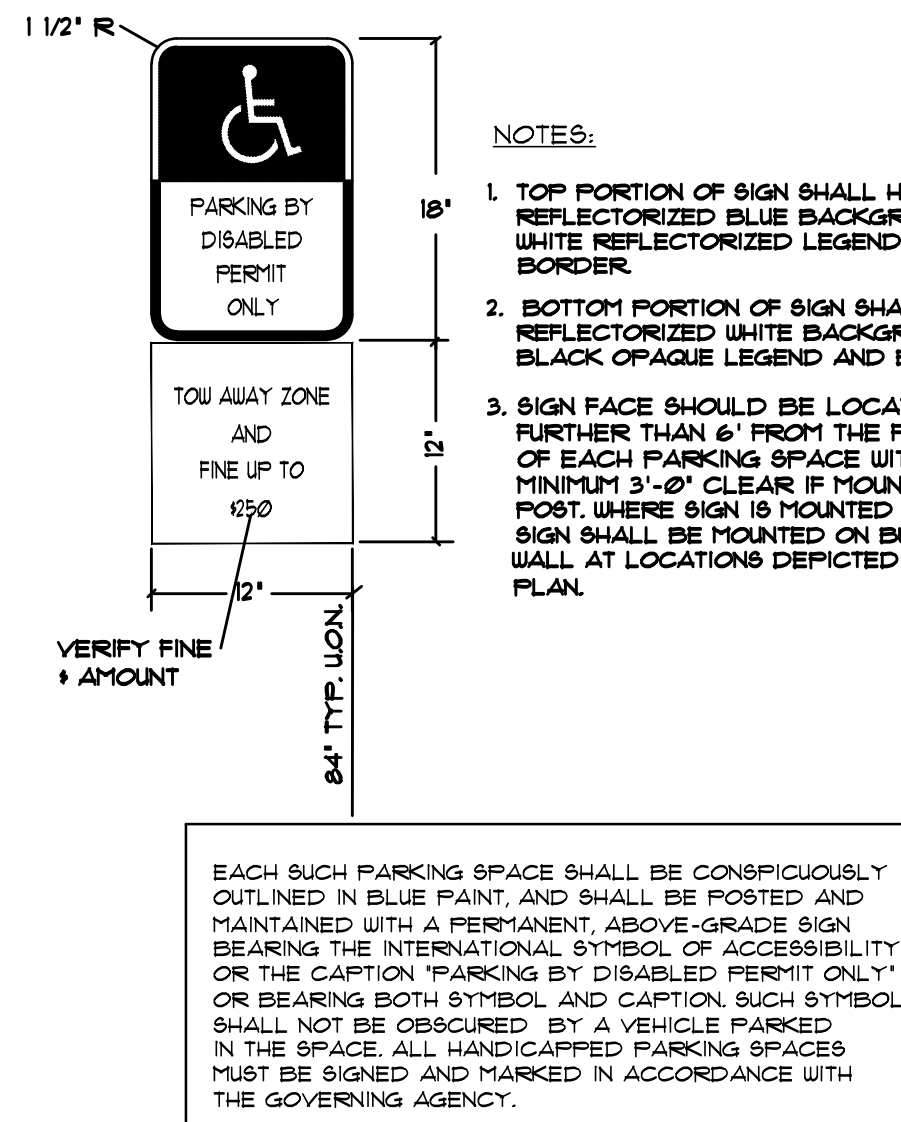
HANDRAILS -
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 INCH.
4. GRIPPING SURFACES SHALL BE CONTINUOUS.
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES -
THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF THE 2010 ACCESSIBILITY CODE.

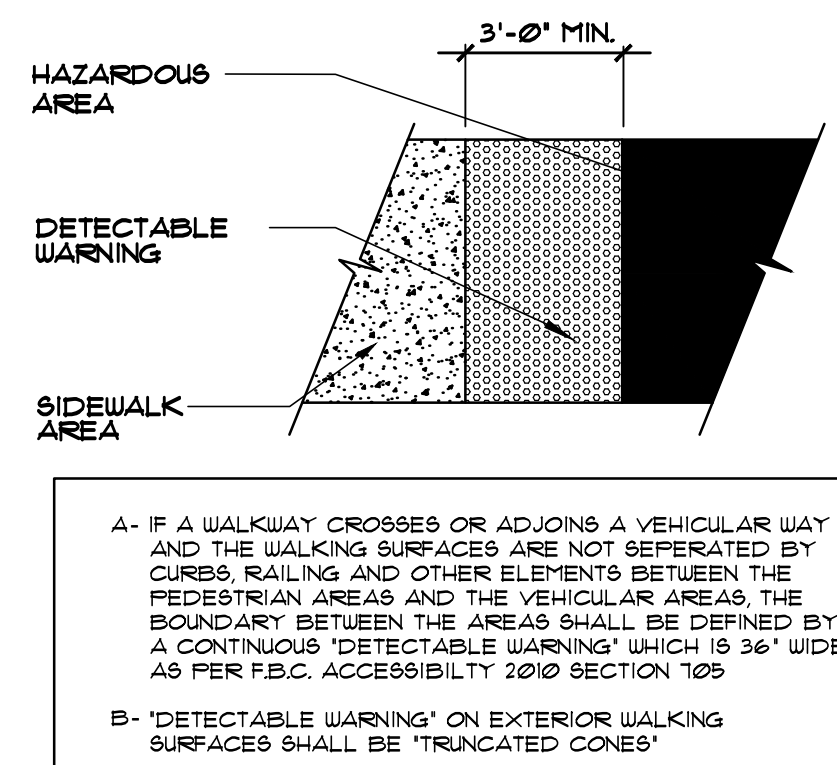
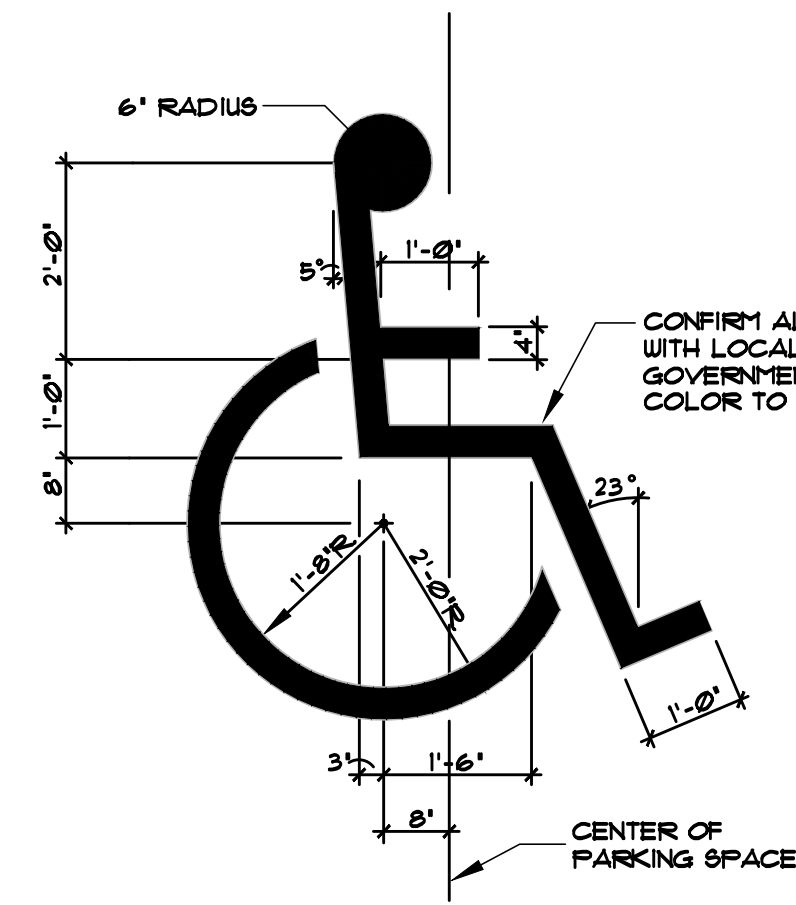
EDGE PROTECTION -
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.

OUTDOOR CONDITIONS -
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

9 SITE ACCESSIBILITY NOTES



10 HANDICAPPED SIGNAGE DETAIL PAINTED H.C. SPACE SYMBOL



A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS 'DETECTABLE WARNING' WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILITY 2010 SECTION 705

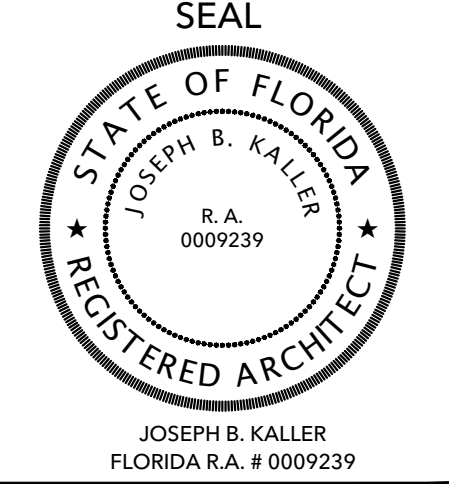
B- 'DETECTABLE WARNING' ON EXTERIOR WALKING SURFACES SHALL BE 'TRUNCATED CONES'

DETECTABLE WARNING



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ROCK HOTEL
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HOLLYWOOD
FLORIDA 33314

SHEET TITLE
SITE DETAILS

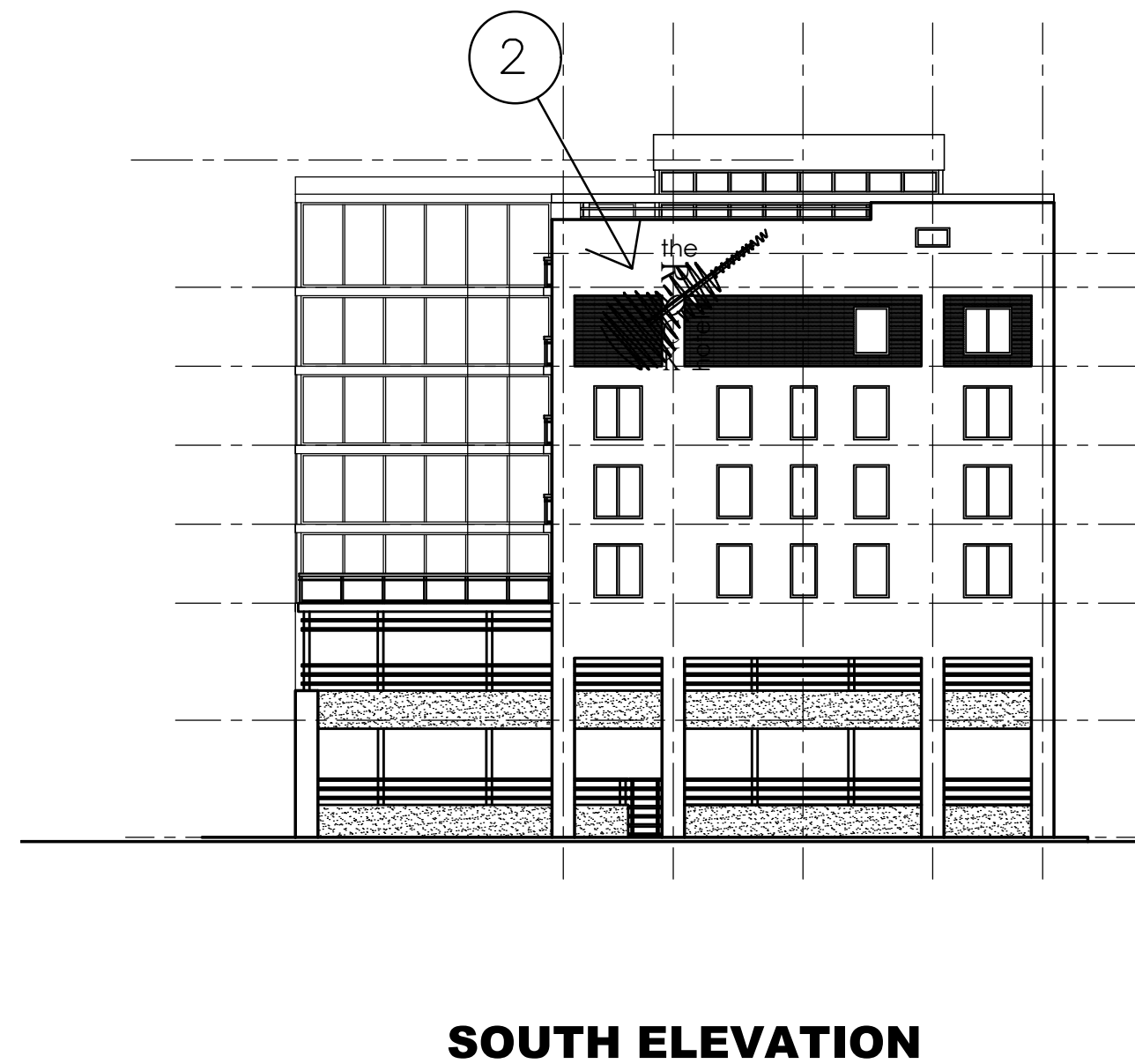
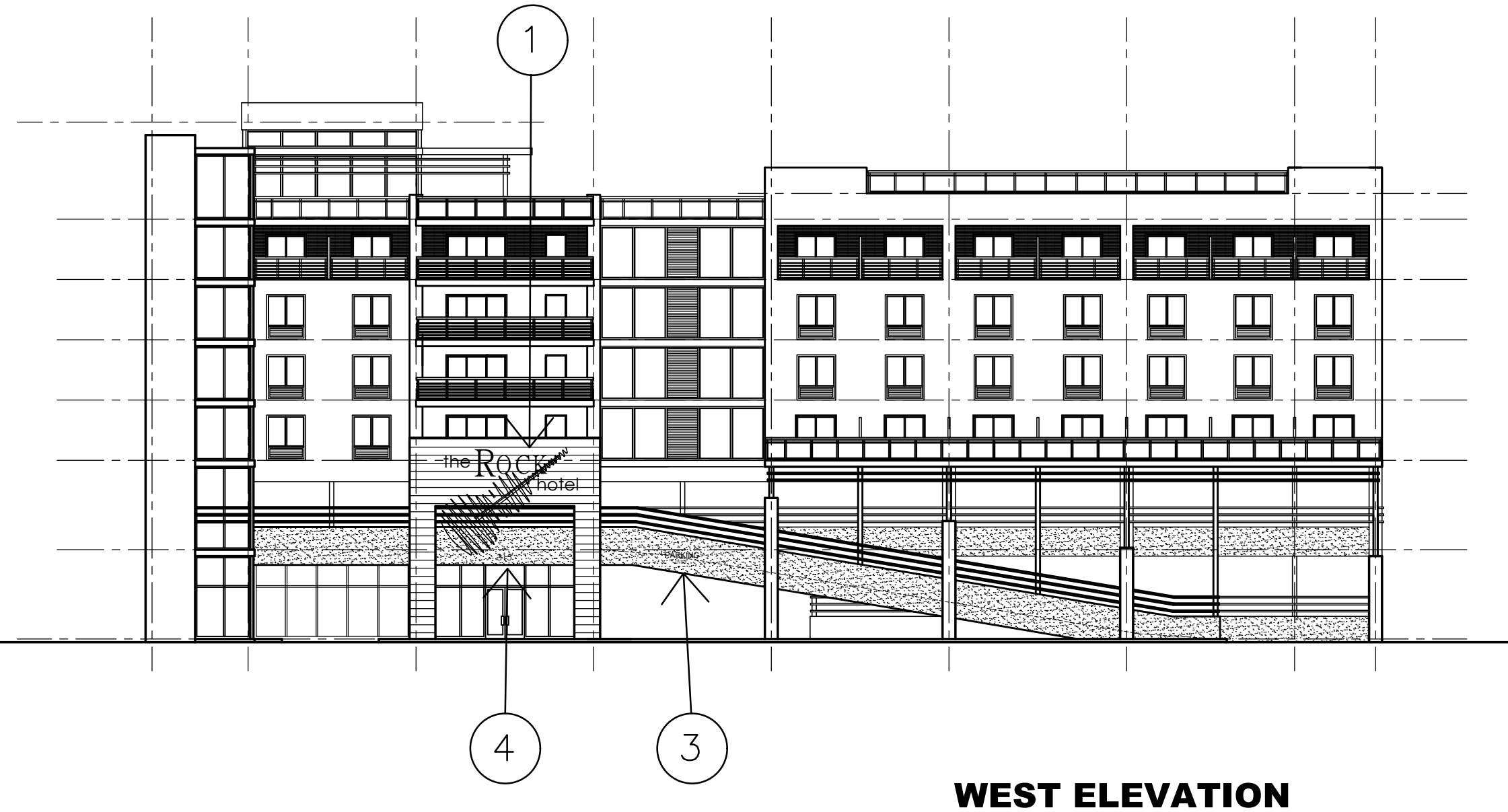
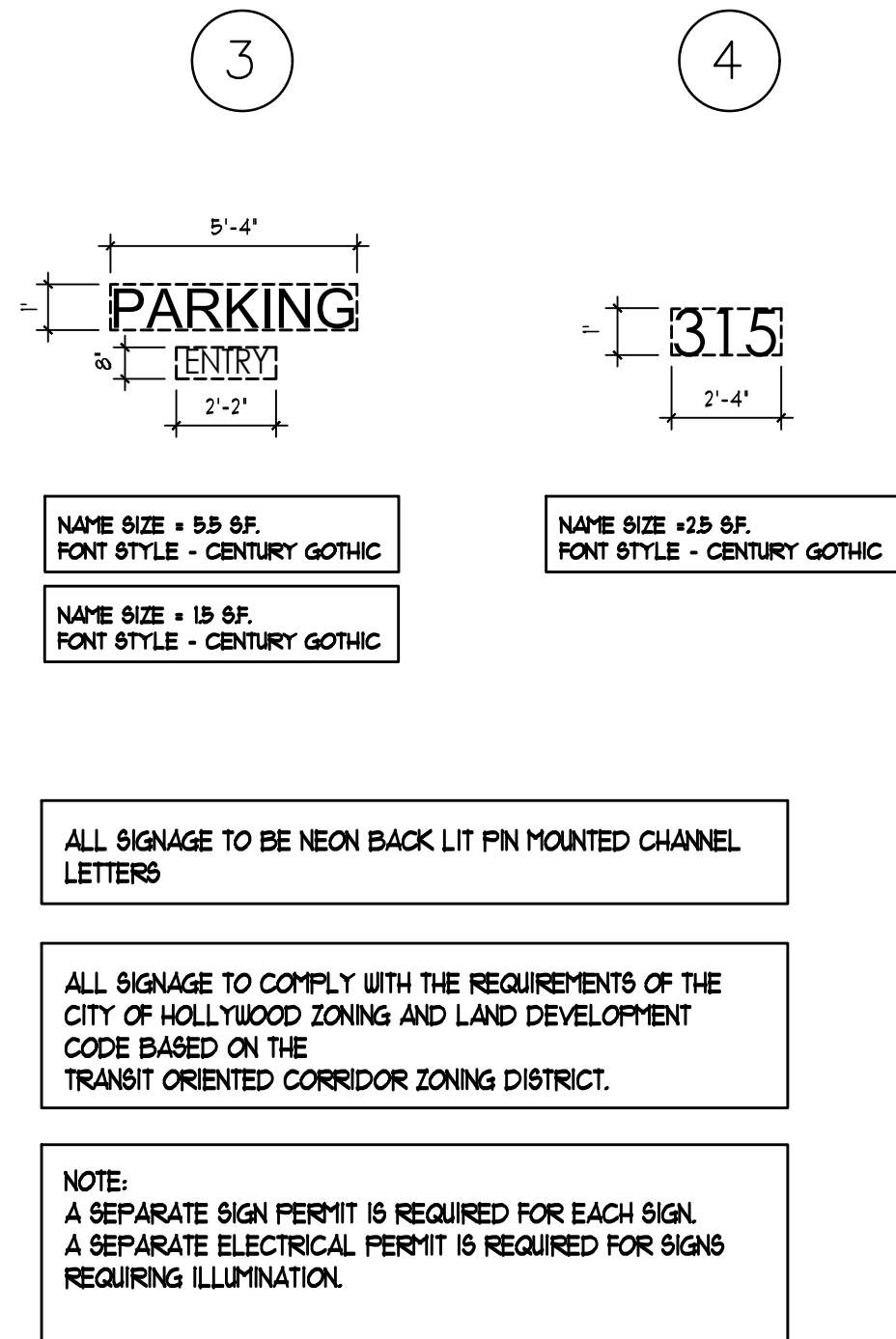
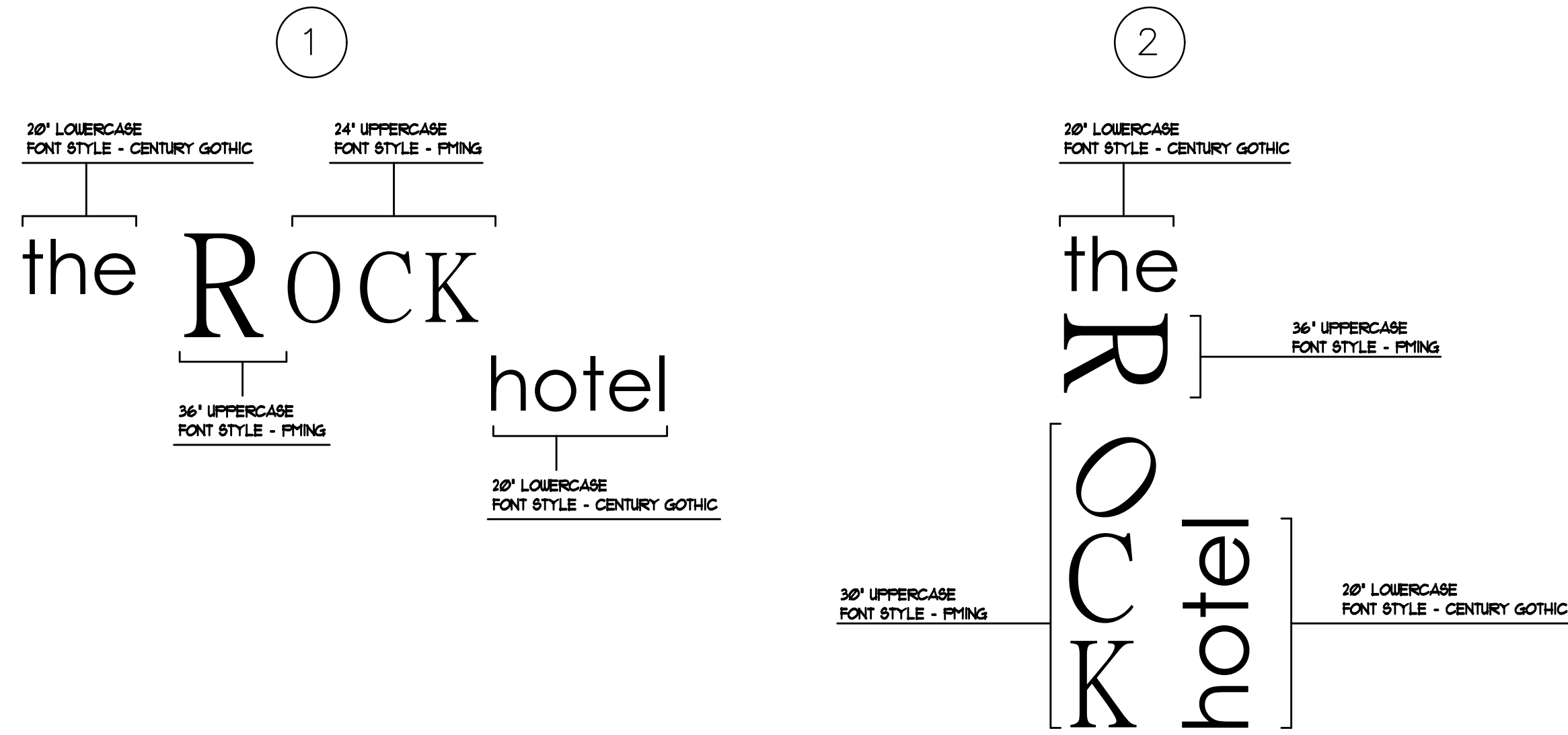
REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 1-24-19
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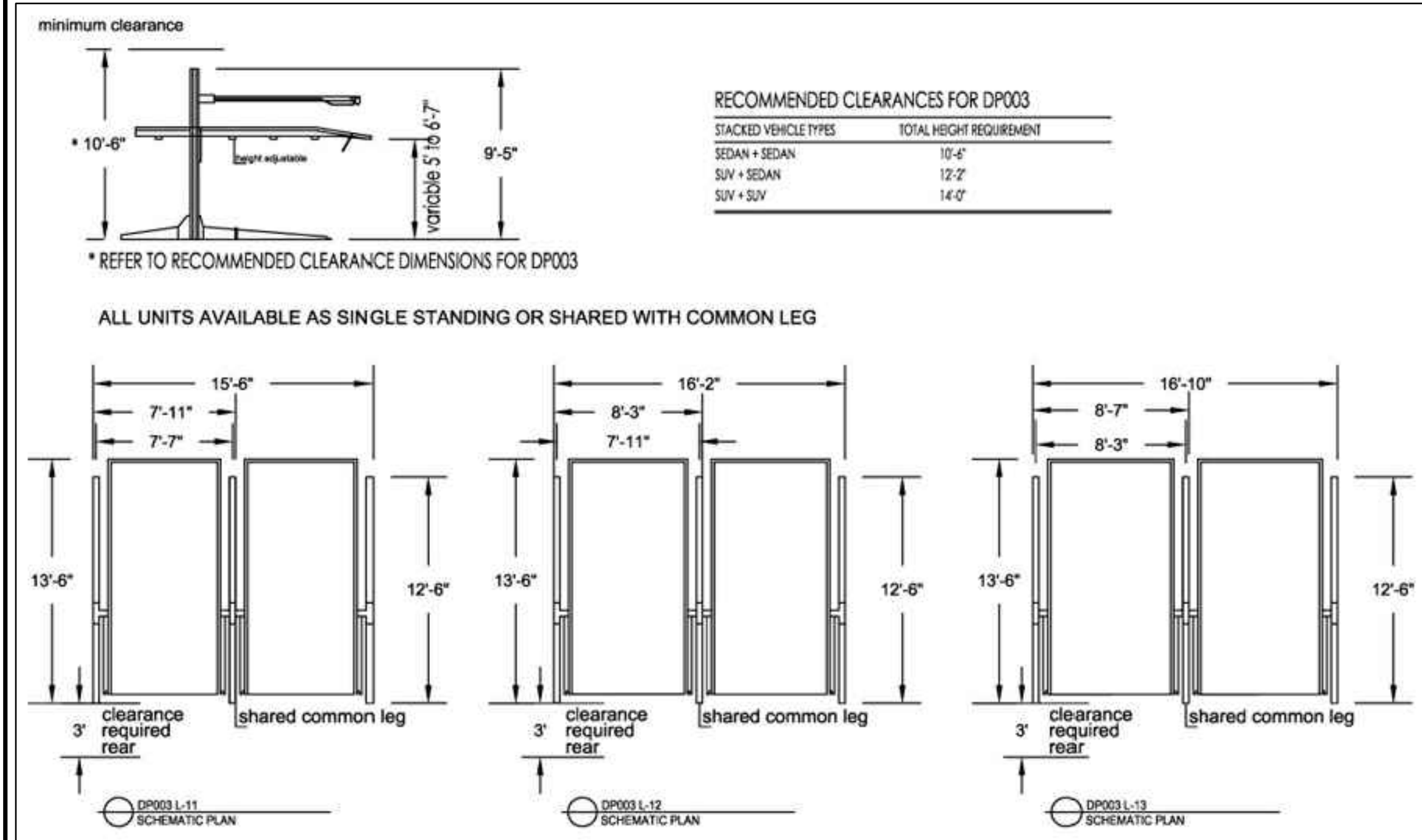
SHEET

SP-2

SHEET 2 OF 4



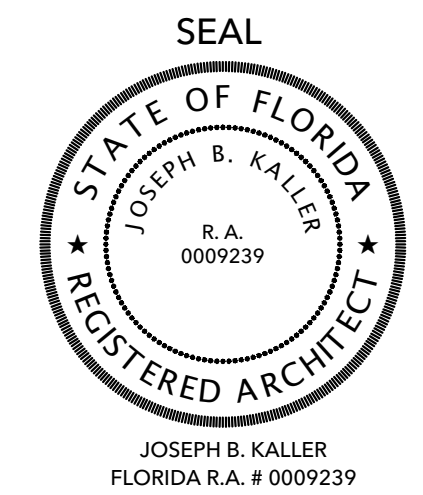
1 **SIGNAGE DETAILS**
SCALE: 1/4" = 1'-0"



2 **CAR LIFT DETAILS**
SCALE: NTS



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PROJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

SHEET TITLE
SIGNAGE DETAILS
CAR LIFT DETAILS

REVISIONS
No. DATE DESCRIPTION

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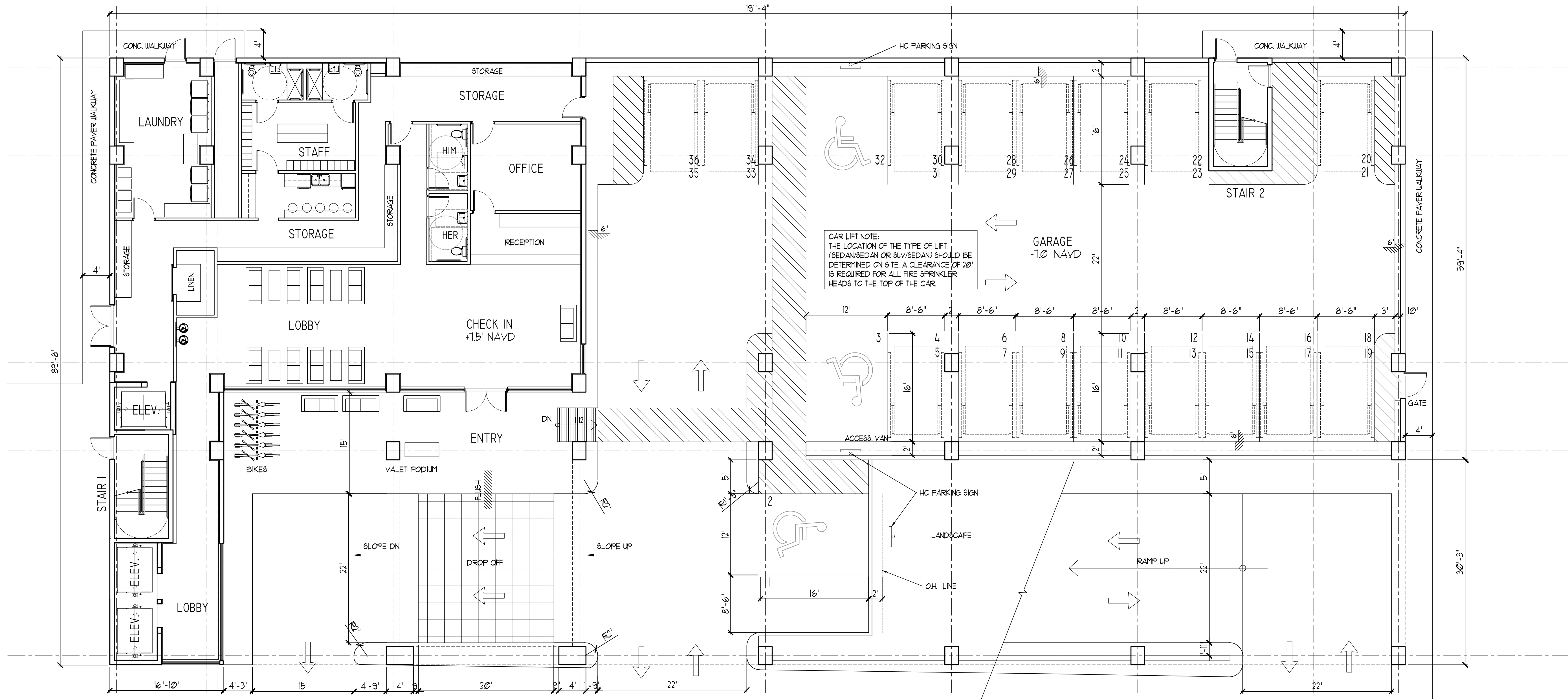
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SHEET

SP-3

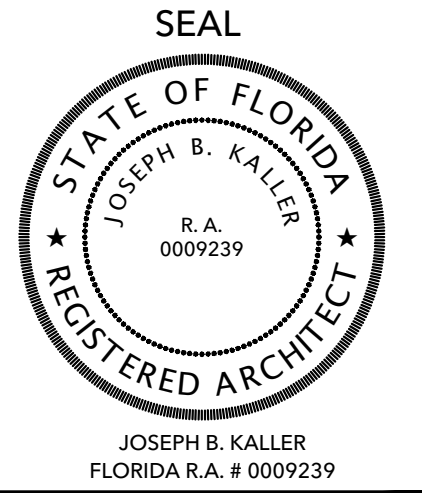
SHEET 3 OF 4



1 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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PROJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
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SHEET TITLE
FIRST FLOOR PLAN

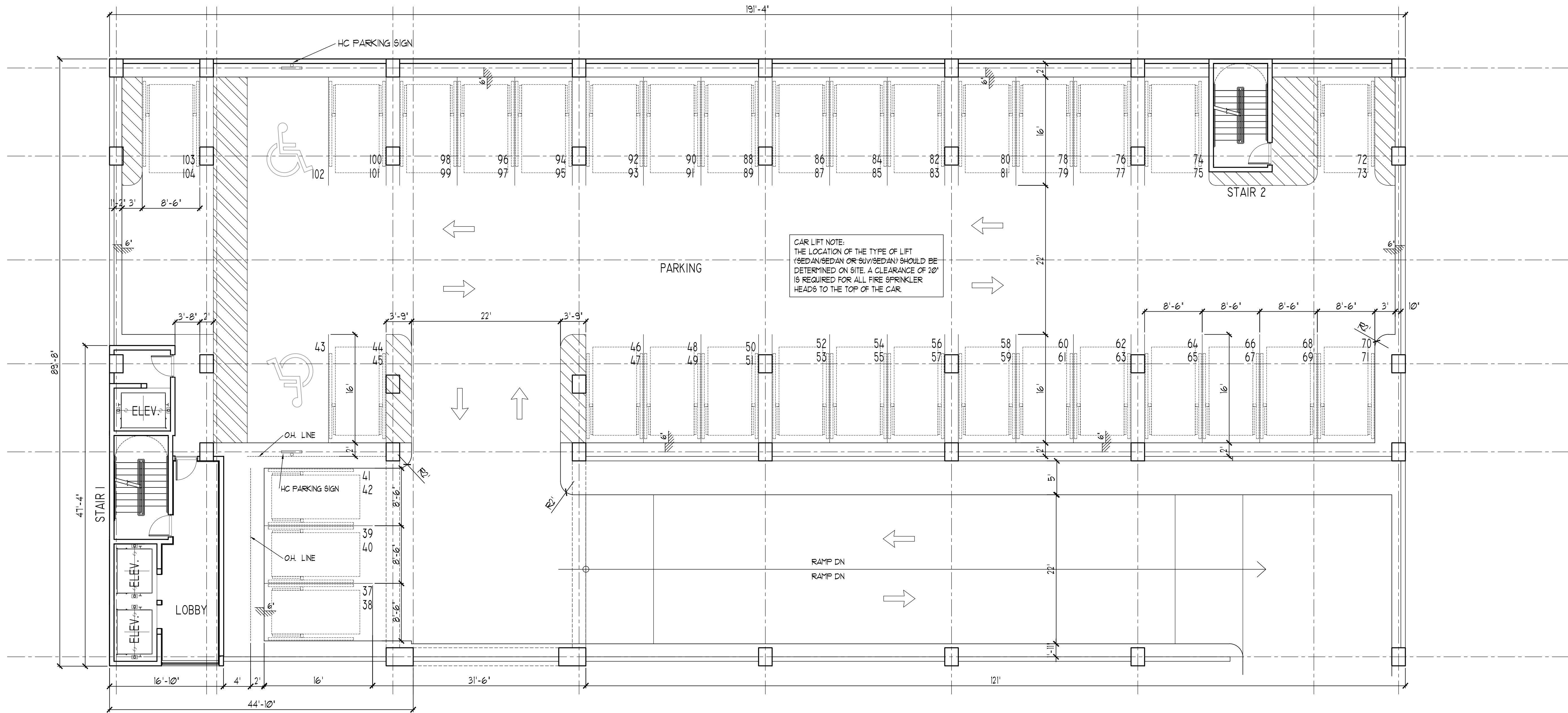
REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 1-24-19
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SHEET

A-1
SHEET 1 OF 12

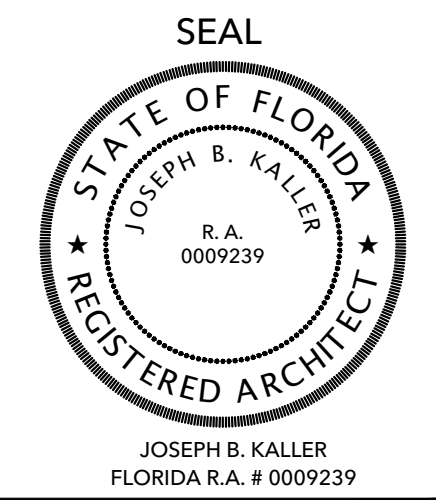
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1 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

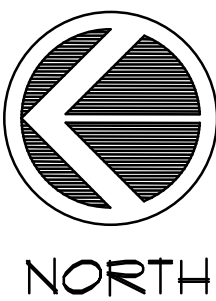
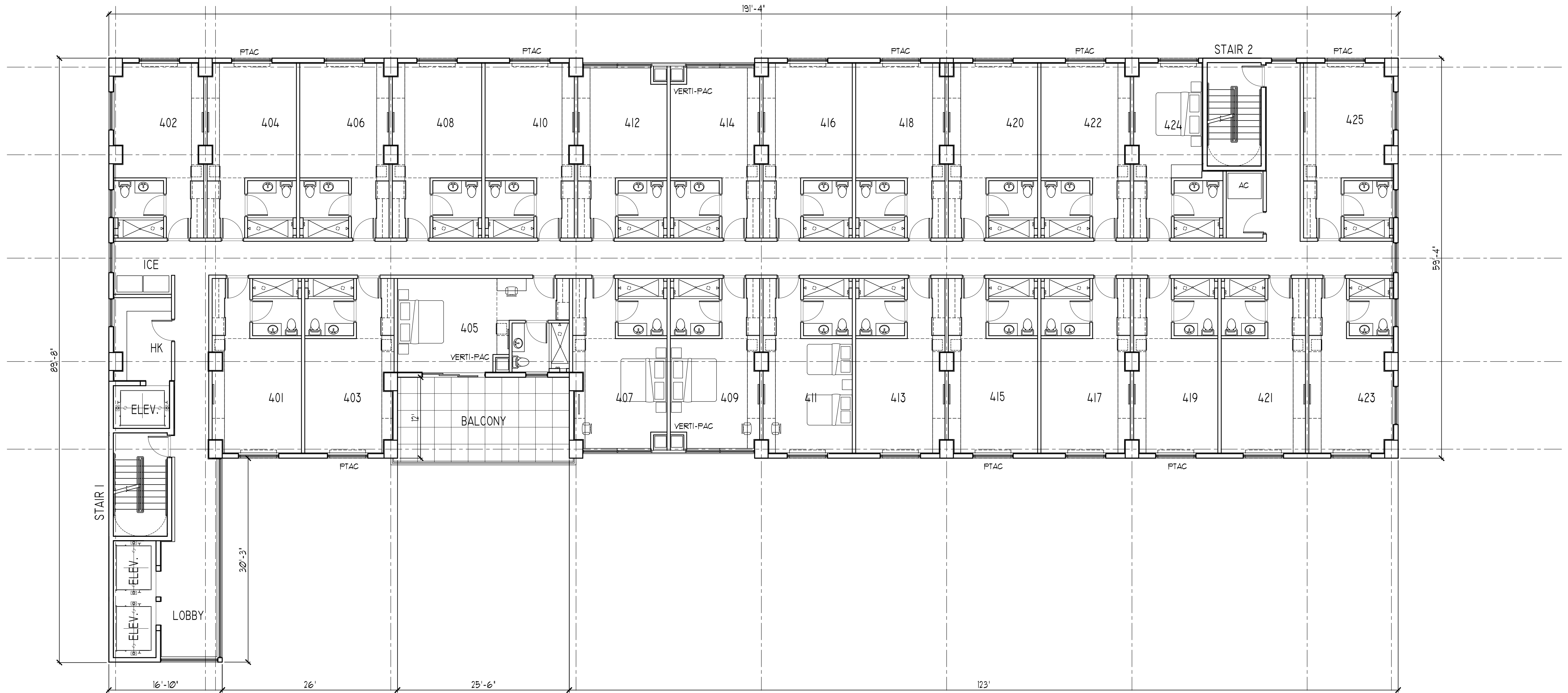
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SHEET

A-2

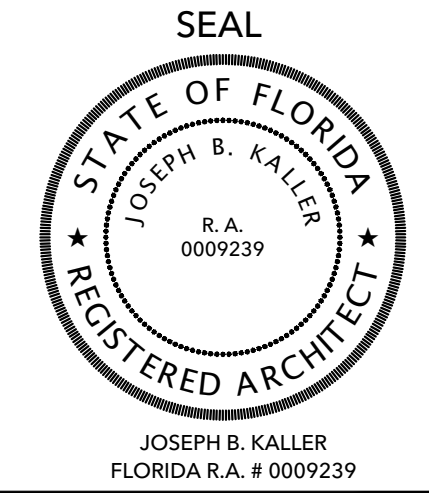
SHEET 2 OF 12



1 **FOURTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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SHEET TITLE
FOURTH FLOOR PLAN

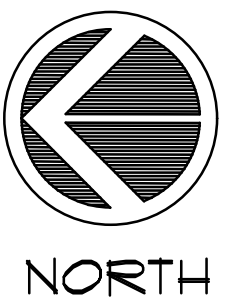
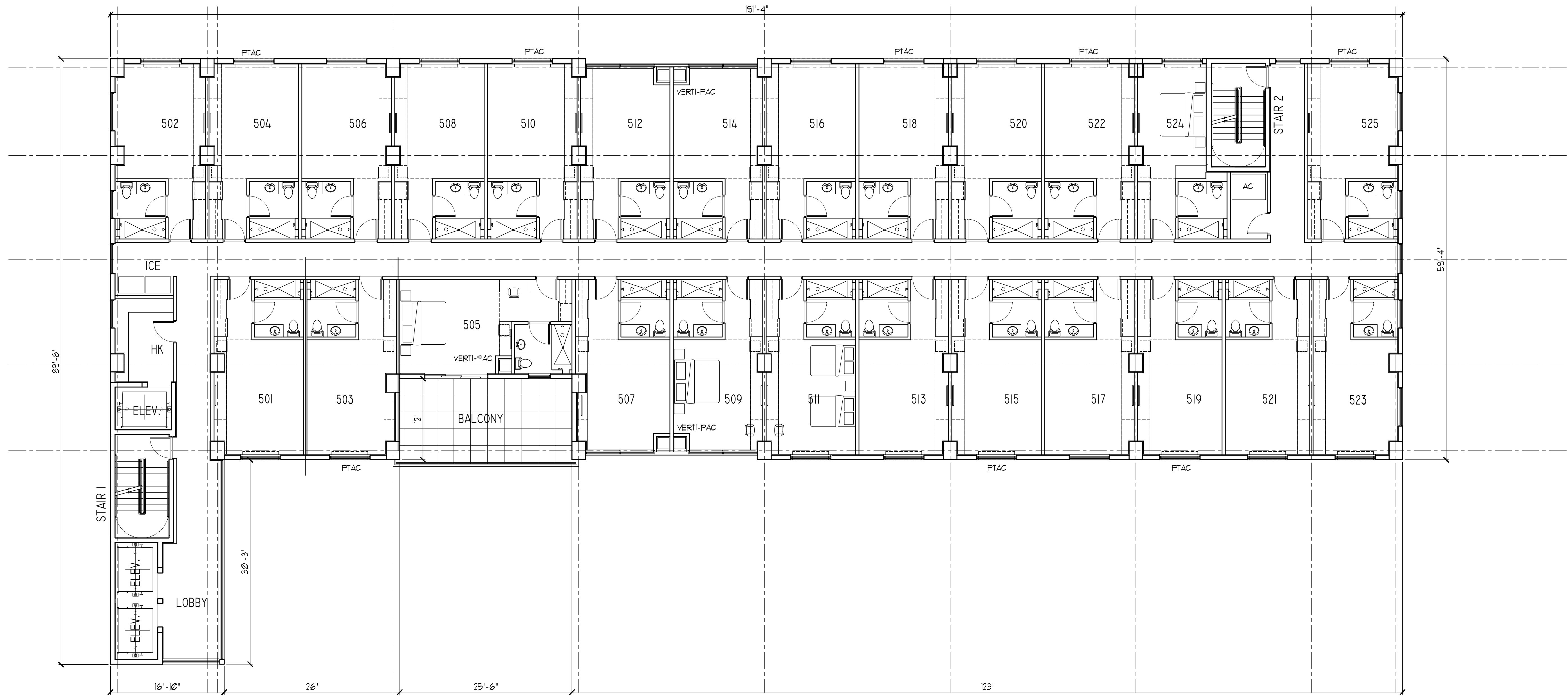
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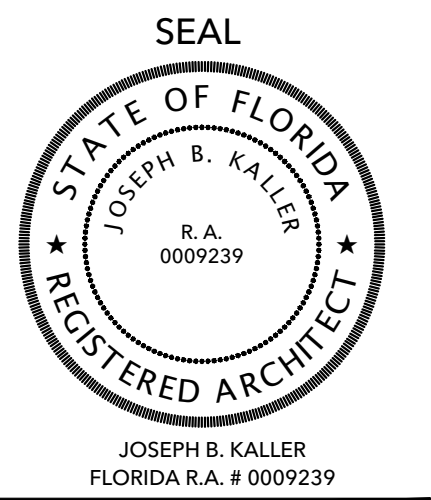
A-4
SHEET 4 OF 12



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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**ROCK HOTEL
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SHEET TITLE
FIFTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

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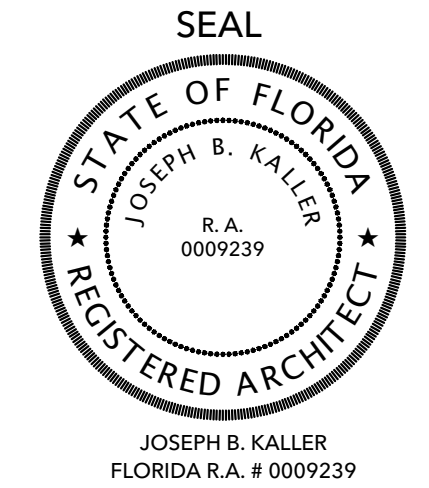
PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
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SHEET

A-5



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PROJECT TITLE
**ROCK HOTEL
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FLORIDA 33314**

SHEET TITLE
SIXTH FLOOR PLAN

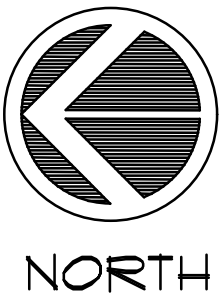
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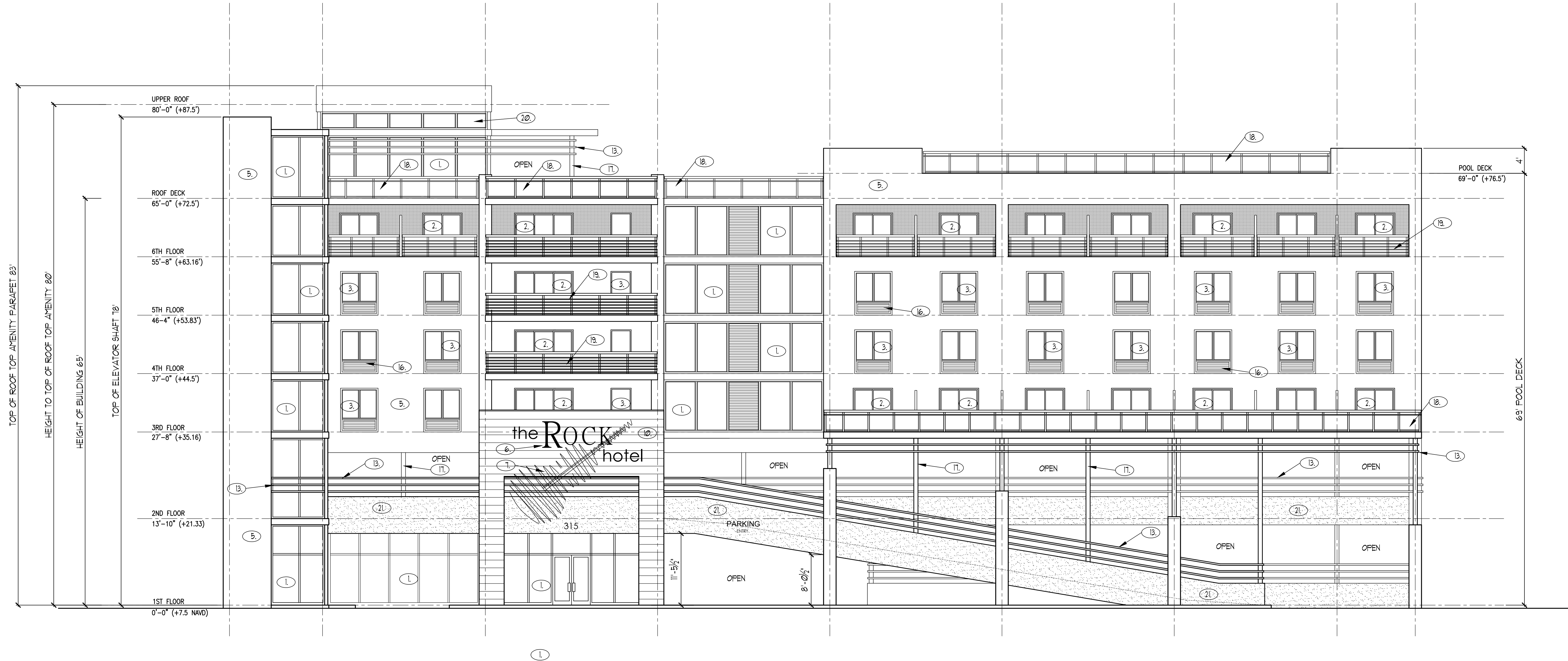
SHEET

A-6
SHEET 6 OF 12



1 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



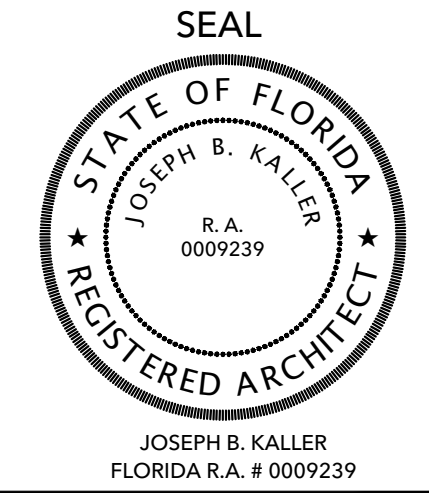


- 1. TINTED IMPACT RESISTANT TINTED STOREFRONT
- 2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT TINTED WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH
- 6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
- 7. NEON TUBING WALL ART
- 8. PAINTED ALUMINUM BALCONY DIVIDERS
- 9. TEXTURED STUCCO AT PARKING LEVELS FOR IVY GROWTH
- 10. PRODEMA 'WOOD' SIDING
- 11. ALUMINUM COLUMNS
- 12. DECORATIVE HORIZONTAL ALUMINUM TUBING
- 13. CONCRETE EYEBROW
- 14. VERTICAL PLANT CABLE TRELLIS
- 15. PTAC UNIT
- 16. POWDER COATED METAL COLUMN
- 17. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
- 18. 42" HIGH MIN. IMPACT RESISTANT METAL HORIZONTAL PICKET RAILING WITH WOOD TOP RAIL
- 19. IMPACT RESISTANT TINTED CLERESTORY WINDOWS
- 20. TEXTURED WALL FINISH FOR IVY

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT TITLE
ROCK HOTEL
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SHEET TITLE
ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

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SHEET 8 OF 12



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PROJECT TITLE

ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

PROJECT TITLE

HEET TITLE

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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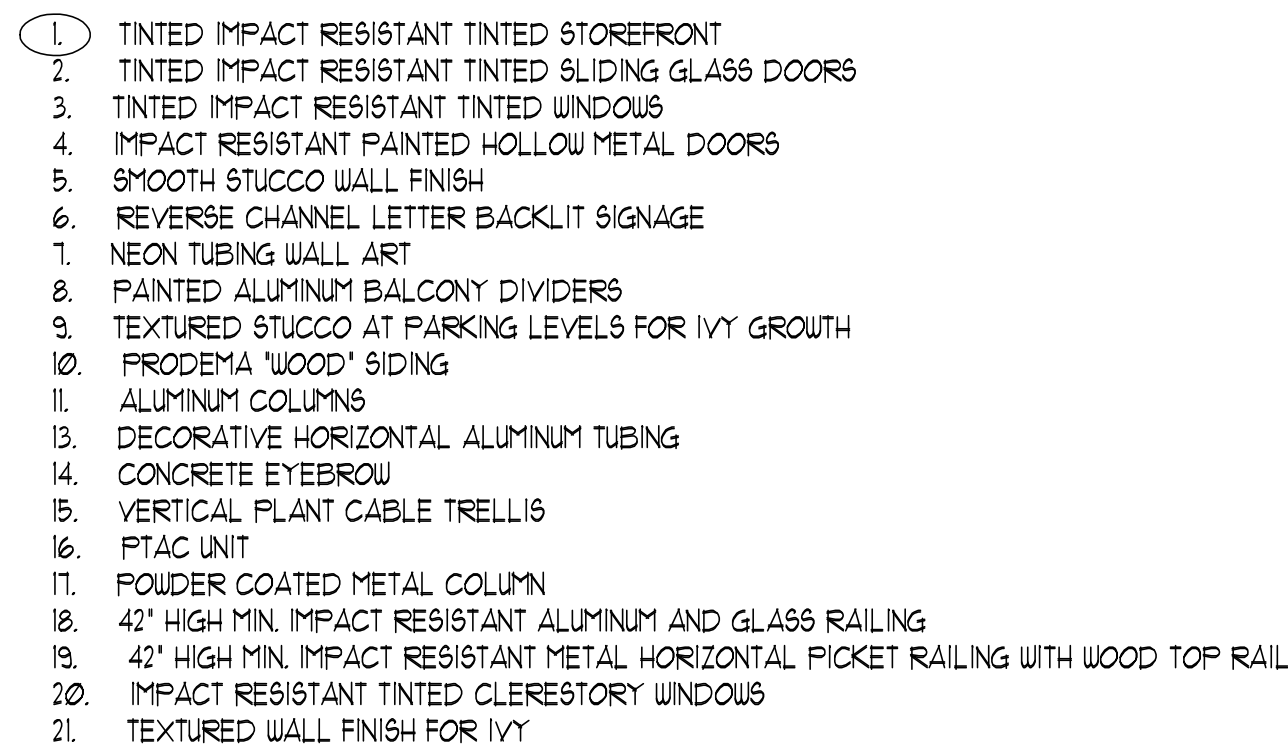
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SHEET

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SHEET 9 OF 12



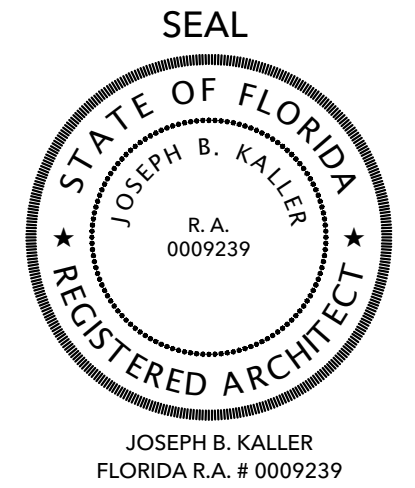
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

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OBJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

HEET TITLE

ELEVATIONS

REVISIONS		
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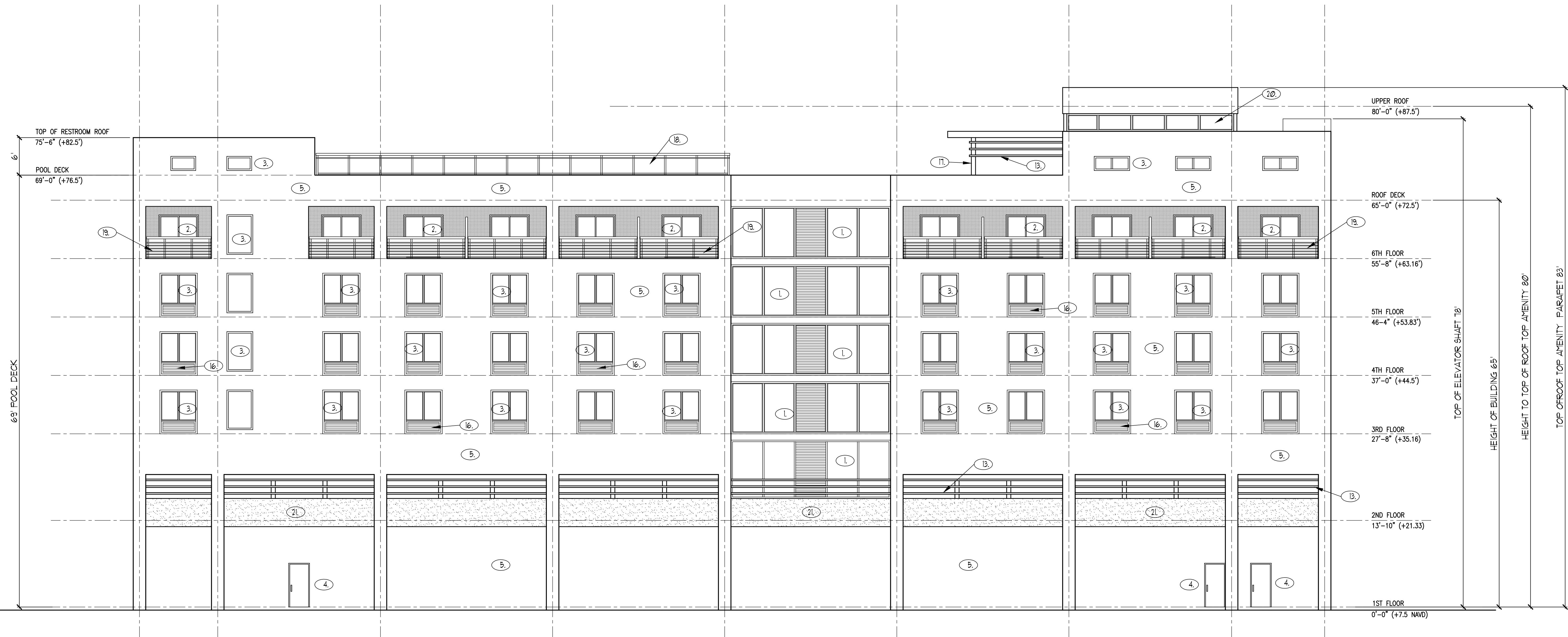
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PROJECT No.: 16116
DATE: 1-24-19
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SHEET

A-10

SHEET 10 OF 12



1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
7. NEON TUBING WALL ART
8. PAINTED ALUMINUM BALCONY DIVIDERS
9. TEXTURED STUCCO AT PARKING LEVELS FOR IVY GROWTH
10. FRODEMA 'WOOD' SIDING
11. ALUMINUM COLUMNS
12. DECORATIVE HORIZONTAL ALUMINUM TUBING
13. CONCRETE EYEBROW
14. VERTICAL PLANT CABLE TRELLIS
15. FTAC UNIT
16. POWDER COATED METAL COLUMN
17. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
18. 42" HIGH MIN. IMPACT RESISTANT METAL HORIZONTAL PICKET RAILING WITH WOOD TOP RAIL
19. IMPACT RESISTANT TINTED CLERESTORY WINDOWS
20. TEXTURED WALL FINISH FOR IVY

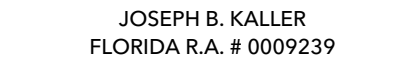
1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: $1/8" = 1'-0"$



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PROJECT TITLE
ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

PROJECT TITLE

HEET TITLE

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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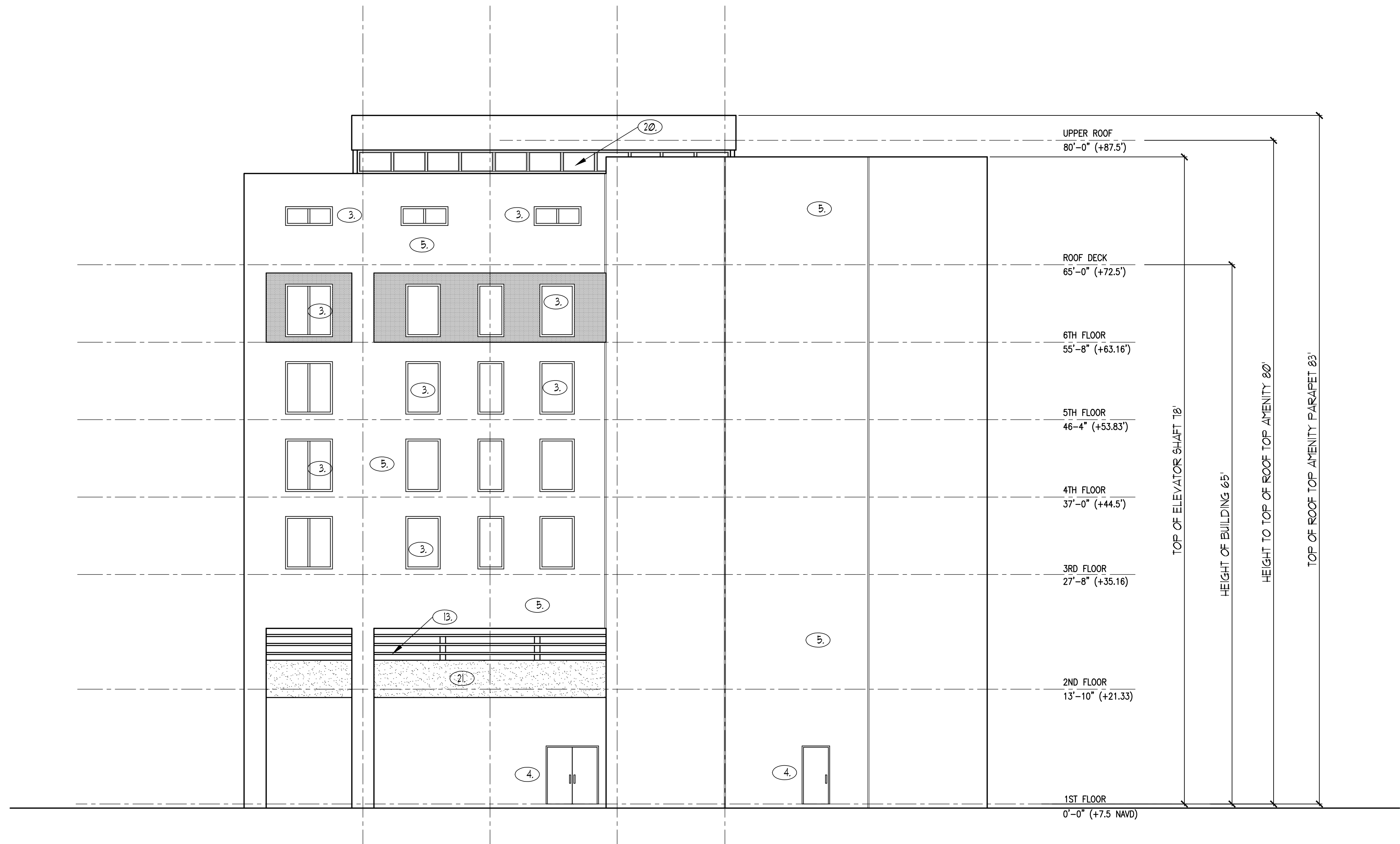
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SHEET

A-11

SHEET 11 OF 12



1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
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6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
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19. TINTED IMPACT RESISTANT TINTED CLERESTORY WINDOWS
20. TEXTURED WALL FINISH FOR IVY

1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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OBJECT TITLE

ROCK HOTEL
5530 S. STATE ROAD 7
HOLLYWOOD
FLORIDA 33314

PROJECT TITLE

SHEET TITLE

2000

[illegible]

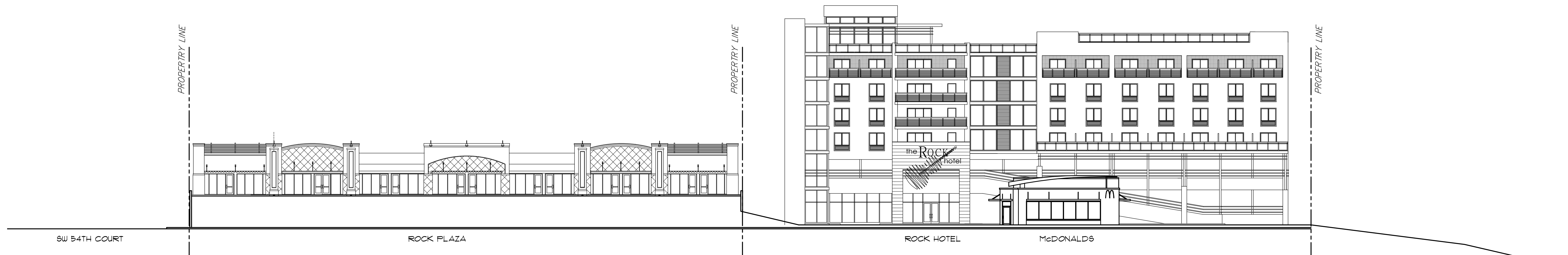
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SHEET

A-12

SHEET 12 OF 12



STATE ROAD 7 LOOKING EAST

1 CONTEXTUAL STREET ELEVATION

SCALE: 1" = 20'-0"