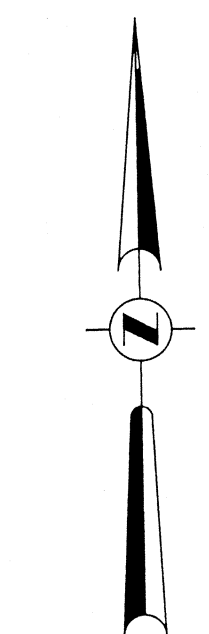




Know what's below.
Call before you dig.



SCALE: 1" = 30'

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER
- DENOTES LEASE LINE

SCHEDULE NOTES

- NEW 6" TYPE "D" CONCRETE CURB
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT (SRI 29)
- NEW CONCRETE SIDEWALK
- NEW 4" PAINTED STRIPING (SINGLE)
- NEW 4" PAINTED WHITE STRIPING
- NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- NEW PAINTED DIRECTIONAL ARROW
- NEW 24" WIDE PAINTED WHITE STOP BAR
- NEW STOP SIGN (RI-I)
- NEW TYPICAL "HANDICAP" SIGN
- NEW HANDICAP RAMP
- NEW 3' MINIMUM DETECTABLE WARNING
- NEW LIGHT POLE (CONCRETE)
- NEW 6" YELLOW STRIPE

OPERATING HOURS:

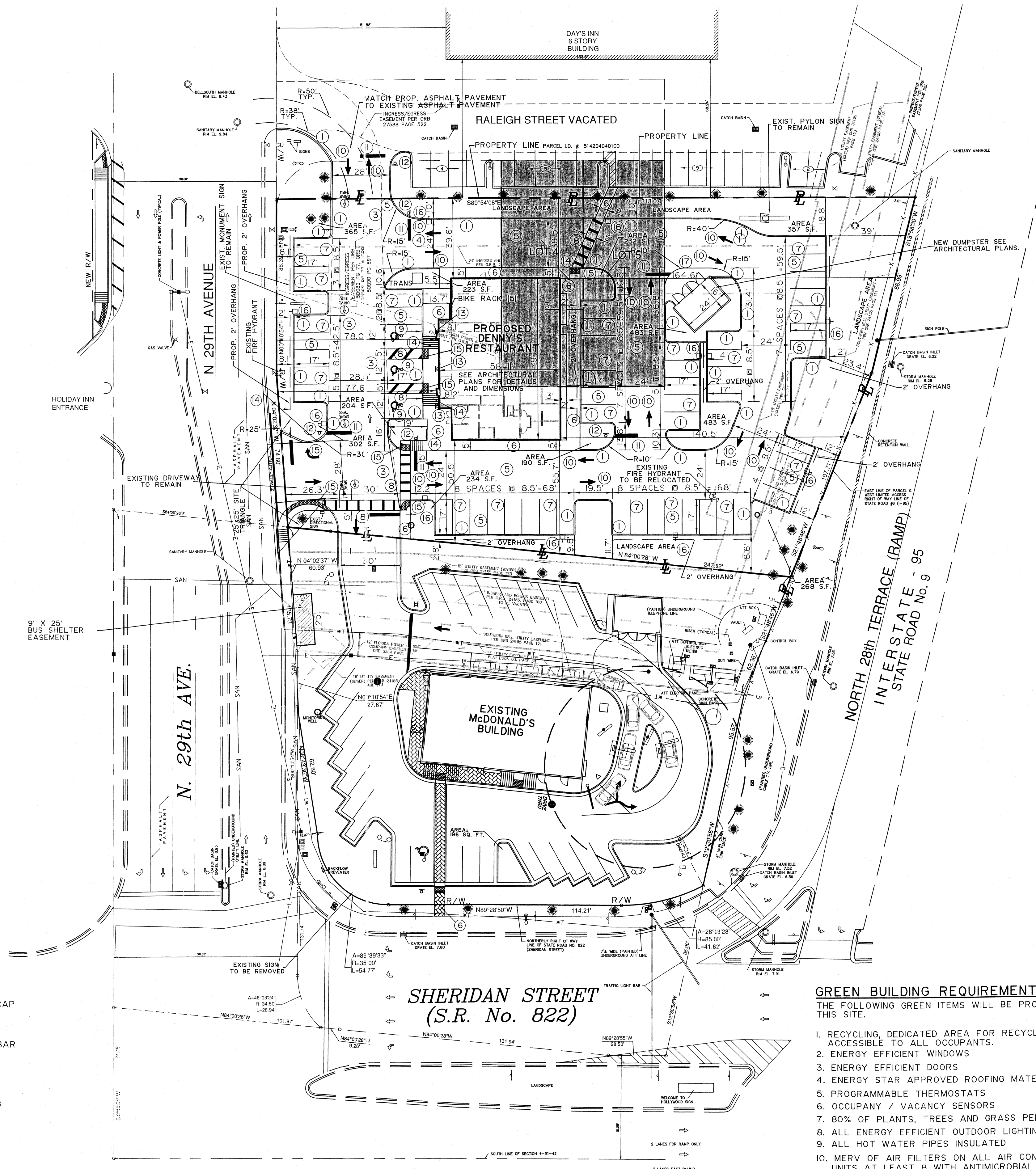
THIS RESTAURANT WILL BE OPEN
24C HOURS.

DEVELOPMENT NOTES:

ALL MECHANICAL EQUIPMENT ON THE ROOF
SHALL BE PROPERLY SCREENED FROM VIEW.
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH
CITY CODE OR AS PER APPROVED VARIANCES.

MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY
LINES SHALL NOT EXCEED 0.5 ADJACENT TO
RESIDENTIAL.

SITE PLAN



SHERIDAN STREET
(S.R. No. 822)

GREEN BUILDING REQUIREMENTS:

THE FOLLOWING GREEN ITEMS WILL BE PROVIDED AT
THIS SITE.

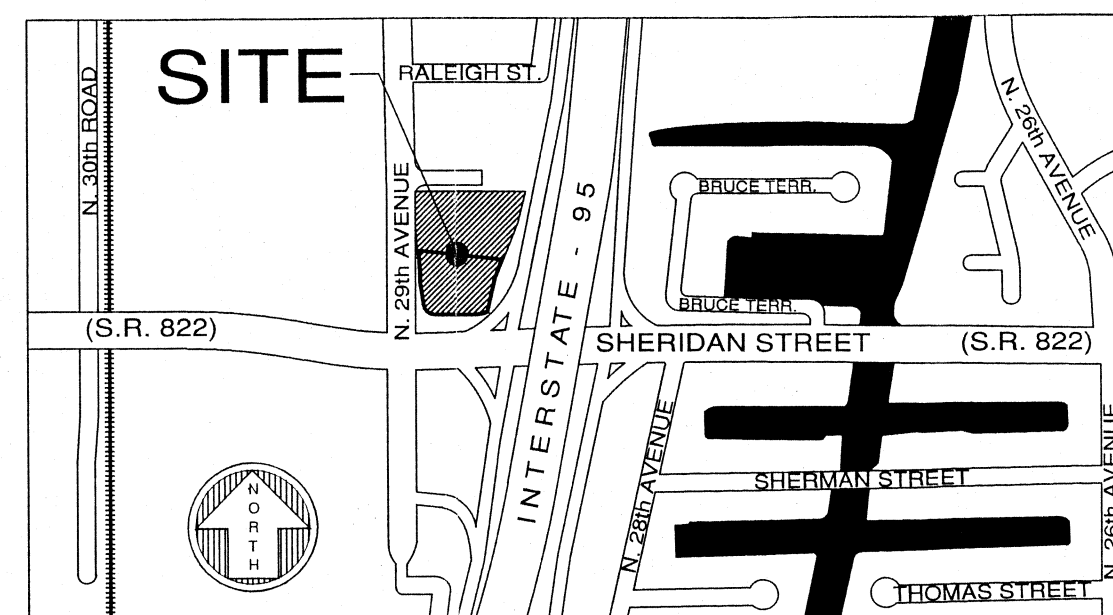
- RECYCLING, DEDICATED AREA FOR RECYCLED MATERIALS
ACCESSIBLE TO ALL OCCUPANTS.
- ENERGY EFFICIENT WINDOWS
- ENERGY EFFICIENT DOORS
- ENERGY STAR APPROVED ROOFING MATERIALS
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY / VACANCY SENSORS
- 80% OF PLANTS, TREES AND GRASS PER SFWMD
- ALL ENERGY EFFICIENT OUTDOOR LIGHTING
- ALL HOT WATER PIPES INSULATED
- MERV OF AIR FILTERS ON ALL AIR CONDITIONING
UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT.

VARIANCE REQUESTED

CODE SECTION	REQUIRED	PROVIDED
4.22 Q	Perimeter 3'-6" Fence	None
	10' Landscape buffer (Front)	6.6
	No. of Wall signs (2 allowed)	5 signs, North, South East 8' 2' on West
	Sign Sq. Ft. (allowed 25sq.ft.)	North 23.45 sq.ft & 1 awning (6'x14') South 23.45 sq.ft & 1 awning (6'x14') East 23.45 sq.ft & 2 awnings (6'x6'-6') West 123.53 sq.ft no awnings

UNDERGROUND CONTRACTOR:

- Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
 - OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
 - Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
 - Adhere to any special shoring requirements of the state or other political subdivision.
- Engineer is not responsible for the safety of the excavation or design and construction of any shoring.



LOCATION SKETCH

NOT TO SCALE

SITE DATA:
ZONING: IM - I LOW INTENSITY INDUSTRIAL
LAND USE: INDUSTRIAL

DENNY'S PARCEL

BUILDING HEIGHT: ALLOWED 35'-0" PROPOSED 24'-0"

LOT AREA: (DENNY'S PARCEL) PROPOSED

Total Land Area	49,863 SQ.FT. = 1.14 Ac. = 100%
Building Area	4,514 SQ.FT. = 0.10 Ac. = 9.1%
Sidewalk	2,256 SQ.FT. = 0.05 Ac. = 4.5%
Paved Area	28,723 SQ.FT. = 0.66 Ac. = 57.6%
Landscape Area	13,341 SQ.FT. = 0.31 Ac. = 26.8%
Landscape Area (2' Overhang)	645 SQ.FT. = 0.01 Ac. = 1.3%
Dumpster Area	384 SQ.FT. = 0.01 Ac. = 0.8%

VUA Landscape - buffer required = 7,391 sq. ft. = 25.7%
13,341 sq.ft. - 5,950 sq.ft. = 7,391 sq.ft./28,723 sq. ft.

MCDONALD'S PARCEL

BUILDING HEIGHT: ALLOWED 35'-0" PROPOSED 23'-4"

LOT AREA: (MCDONALD'S PARCEL) PROPOSED

Total Land Area	36,831 SQ.FT. = 0.85 Ac. = 100%
Building Area	3,610 SQ.FT. = 0.08 Ac. = 9.8%
Sidewalk	855 SQ.FT. = 0.02 Ac. = 2.3%
Paved Area	18,843 SQ.FT. = 0.43 Ac. = 51.2%
Landscape Area	13,091 SQ.FT. = 0.30 Ac. = 35.5%
Dumpster Area	432 SQ.FT. = 0.01 Ac. = 1.1%

VUA Landscape - buffer required = 8,718 sq. ft. = 46.3%

PARKING SPACES OVERALL: MCDONALD'S & DENNY'S

McDonald's Building

Denny's Building

Total

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