

PLANNING DIVISION



File No. (Internal use only) _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: _____

Location Address: NE corner of 441 and Griffin Road, Hollywood Griffin 441 Plaza and
Lot(s): Parcel A Block(s): _____ Subdivision: Marlene Plaza

Folio Number(s): 5041-25-30-0010 and 5041-25-26-0010

Zoning Classification: SR7 CCD-RC (C-4)(C-3) Land Use Classification: Medium High Density Comm.

Existing Property Use: Vacant Lot Sq Ft/Number of Units: 266,073 Sq. Ft.

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): No

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

Explanation of Request: PD Rezoning and site plan for multifamily structure, WAWA, Wendy's, Storage facility

Number of units/rooms: 180 Residential Units Average size of Units
Sq Ft: 802.88 SF

Value of Improvement: \$42,000,000 Estimated Date of Completion: 4/31/18

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

Name of Current Property Owner: LL Hart Development LLC

Address of Property Owner: 7200 W. Camino Real, Boca Raton, FL 33433

Telephone: 561-952-2501 Fax: _____ Email Address: Donny@privcapcompanies.com

Name of Consultant/Representative/Tenant (circle one): Lon Tabatchnick

Address: 3501 N. Ocean Dr., Hollywood, FL 33019 Telephone: 954-922-6491

Fax: _____ Email Address: LonT@Lojeta.com

Date of Purchase: 12/31/14 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Wilson C. Atkinson, III, Esq.

Tripp Scott, P.A. Address: 110 SE 6 St., #1500, Fort Lauderdale, FL 33301
Email Address: WCA@TrippScott.com

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Hollywood, FL 33022

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: *Donny Cohen*

Date: 4/3/17

PRINT NAME: Donny Cohen, Authorized Agent, LL Hart Development, LLC

Date: _____

Signature of Consultant/Representative: *Lon Tabatchnick*

Date: 4/3/17

PRINT NAME: Lon Tabatchnick

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

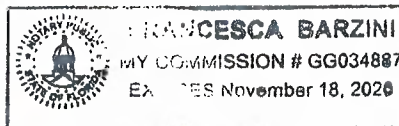
I am the current owner of the described real property and that I am aware of the nature and effect the request for PD Rezoning and Site Plan _____ to my property, which is hereby made by me or I am hereby authorizing Lon Tabatchnick to be my legal representative before the TAC (Board and/or Committee)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

Sworn to and subscribed before me
this 3 day of April 2017

Francesca Barzini
Notary Public

State of Florida

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



Donny Cohen
Signature of Current Owner

Donny Cohen, Authorized Agent
Print Name





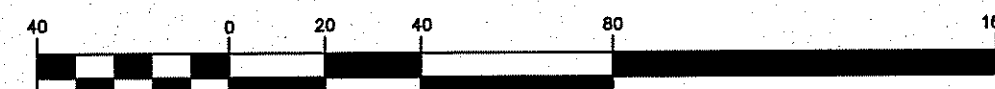
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

ALTA/NSPS LAND TITLE SURVEY

P ARCEL "A", GRIFFIN - 441 PLAZA, P.B. 167, PG. 20, B.C.R.

P ARCEL "A", MARLENE PLAZA, P.B. 155, PG. 3, B.C.R.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

TRACT 29
NEWMAN'S SURVEY
(P.B. 2, PG. 26, D.C.R.)

VACANT
(NO BUILDINGS)
PARCEL "A"
(167/20)

266,073 SQ. FT. ±
6.1088 ACRES ±

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 1479, Elevation= 6.961 (NGVD29) converted to 5.371 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 9.87
- 8) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "X", 0.2% Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0554 H, Dated: August 18, 2014, Community Panel No. 125113.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown hereon refer to record Plat (167/20) and assume the North line of Parcel "A" (167/20) as South 88°09'29" West.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

Location Sketch
Not To Scale

Legal Description

Parcel "A" of GRIFFIN - 441 PLAZA, according to the plat thereof, as recorded in Plat Book 167, Page 20, of the public records of Broward County, Florida.

TOGETHER WITH:

Parcel "A" of MARLENE PLAZA, according to the plat thereof, as recorded in Plat Book 155, Page 3, of the public records of Broward County, Florida.

This description describes the same real property as described in Special Warranty Deed recorded in O.R. Book 29737, Page 0904, B.C.R. Less right-of-way dedicated by recorded Plat Book 167, Page 20, B.C.R. and Plat Book 155, Page 3, B.C.R.

Title Notes

This survey reflects any easements, road reservations or rights of way of record affecting this property per First American Title Insurance Company Commitment No: 5011612-NCS-806302-HOU1 Effective Date August 9, 2016 at 8:00A.M.

Notes corresponding to Schedule "B", Section II, exceptions of the above referenced title commitment.

9. Matters per Plat Book 2, Page 26, B.C.R. does not affect this property, as property has been replatted.
10. Easement per O.R. 12209, Page 24, B.C.R. affects this property as shown.
11. Easement per O.R. 12209, Page 22, B.C.R. affects this property as shown.
12. Easement per O.R. 12392, Page 910, B.C.R. affects this property as shown.
13. Easements per Plat Book 155, Page 3, B.C.R. affect this property as shown (Agreement per O.R. 28918, Page 1515 B.C.R. restricts Parcel "A" of MARLENE PLAZA to a parking lot).
14. Agreement per O.R. 19448, Page 407, B.C.R. affects this property (no easements contained therein).
15. Agreement per O.R. 21304, Page 31, B.C.R., affects this property (Nothing Plottable)
16. Agreement per O.R. 28676, Page 668, B.C.R. affects this property (no easements contained therein).
17. Easement per O.R. 28676, Page 655, B.C.R. affects this property as shown.
18. Agreement per O.R. 28976, Page 368, B.C.R. affects this property (no easements contained therein).
19. Easements per Plat Book 167, Page 20, B.C.R. affect this property as shown.
20. Agreement per O.R. 29689, Page 979, B.C.R. affects this property (no easements contained therein).
21. Agreement per O.R. 29689, Page 991, B.C.R. affects this property (no easements contained therein).
22. Restrictions per O.R. 562, Page 100, B.C.R., affects Parcel "A", P.B. 155/3 as to setbacks.
23. Easement per O.R. 28676, Page 678, B.C.R. affects this property as shown.
24. Restrictions per O.R. 42959, Page 552, B.C.R. and O.R. 44018, Page 23, B.C.R. affect this property.
25. Easement per O.R. 987, Page 425, B.C.R. affects this property as shown.
26. Resolution per O.R. 3843, Page 410, B.C.R. and O.R. 4442, Page 847, B.C.R. affect this property.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida this 24th day of August, 2005.
Revised and additional certifications added this 26th day of January, 2006.
General revisions made this 20th day of July, 2006.
Revised certifications this 23rd day of August, 2006.
Resurveyed this 9th day of January, 2008.
Resurveyed this 19th day of August, 2016.
Resurveyed this 31st day of March, 2017.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

OFFICE NOTES

FIELD BOOK NO. TDS-48, Print, LB# 2604/37,38, EFB, PRINT

JOB ORDER NO. U-1281, U-4107, V-1683, V2260

CHECKED BY: S.P., RDR, JMM

DRAWN BY: S.P., RDR, JMM

FLOOD ZONE HATCH LEGEND

- FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD
- FLOOD ZONE "X" MINIMAL CHANCE OF FLOOD HAZARD
- FLOOD ZONE "AH" ELEVATION=5.0'

A = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.L.P. = WOOD POWER POLE
W.V. = WATER VALVE

ELEV = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C.E. = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
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L.P. = LIGHT POLE
W.L.P. = WOOD POWER POLE
W.V. = WATER VALVE

ALTA/NSPS CERTIFICATION

To Cumberland Farms, Inc;
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The fieldwork was completed on March 31, 2017.
Date of Plat or Map, April 2, 2017.

FILE NO: 05-3-160(17)

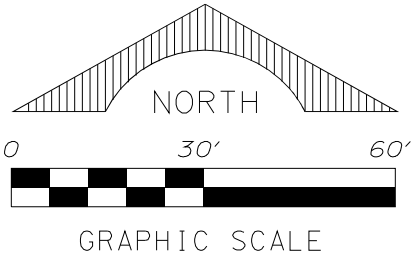
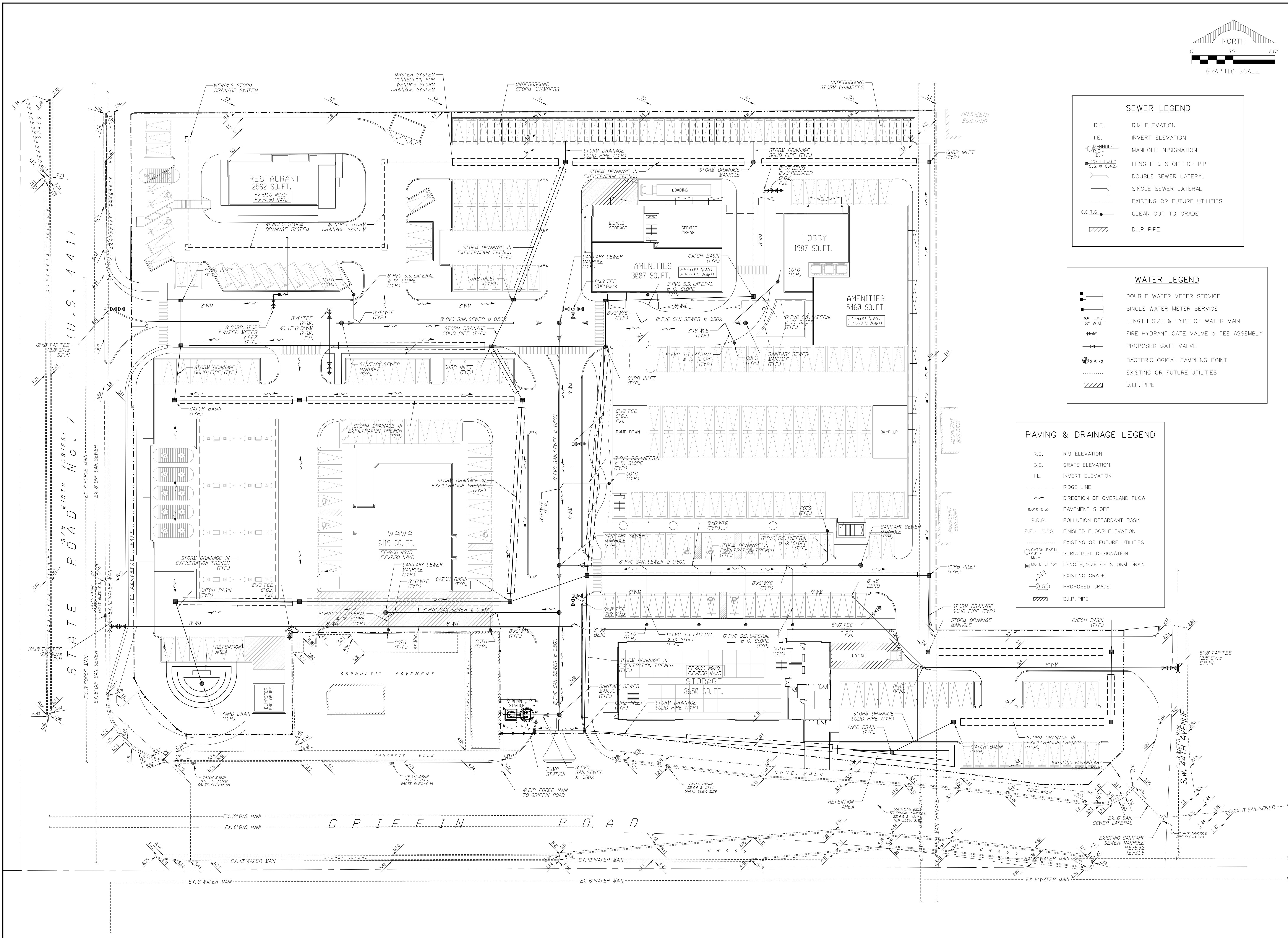
PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA

NE CORNER OF 441 AND GRIFFIN RD, HOLLYWOOD, FL
04-03-2017

ISSUED FOR SITE PLAN APPROVAL

Drawing index:

[illegible]



SEWER LEGEND

R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE	MANHOLE DESIGNATION
25 L.F./8" S.S. @ 0.42%	LENGTH & SLOPE OF PIPE
DOUBLE LINE	DOUBLE SEWER LATERAL
SINGLE LINE	SINGLE SEWER LATERAL
DOTTED LINE	EXISTING OR FUTURE UTILITIES
C.O.I.G.	CLEAN OUT TO GRADE
Hatched Box	D.I.P. PIPE

WATER LEGEND

DOUBLE LINE	DOUBLE WATER METER SERVICE
SINGLE LINE	SINGLE WATER METER SERVICE
8.5 L.F./8" W.M.	LENGTH, SIZE & TYPE OF WATER MAIN
Fire Hydrant Symbol	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
Gate Valve Symbol	PROPOSED GATE VALVE
Sampling Point Symbol	BACTERIOLOGICAL SAMPLING POINT
DOTTED LINE	EXISTING OR FUTURE UTILITIES
Hatched Box	D.I.P. PIPE

PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
---	RIDGE LINE
Wavy Arrow	DIRECTION OF OVERLAND FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. @ 10.00	FINISHED FLOOR ELEVATION
DOTTED LINE	EXISTING OR FUTURE UTILITIES
Catch Basin Symbol	STRUCTURE DESIGNATION
150 L.F. @ 15'	LENGTH, SIZE OF STORM DRAIN
1.50	EXISTING GRADE
6.50	PROPOSED GRADE
Hatched Box	D.I.P. PIPE

REVISIONS:	1.	2.	3.	4.	5.	6.	7.	8.
	CLIENT: Privcap Companies							
	7200 W. Camino Real, Suite 200 Boca Raton, Florida 33433							
PROJECT:	FLORIDA		Griffin Multi-Use					
	HOLLYWOOD		PRELIMINARY CIVIL ENGINEERING PLAN					
	TASK:							
GGB Engineering, Inc. CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS FLORIDA REGISTRATION NO. 818 2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Phone: (954) 986-9899 Fax: (954) 986-8655								
DATE:	May 2016	SCALE:	1"=30'					
DESIGNED BY:	G.C.B.	DRAWN BY:	M.M.					
PROJECT NO.			151030					
SHEET			PRE					
GARY G. BLOOM, P.E. FLA. LIC. NO. 78932 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER								

This aerial map shows a large, mostly vacant lot in Hollywood, Florida. The lot is outlined in red and is surrounded by several streets: Griffin Rd to the south, Davie Blvd to the west, and SW 45th Ct to the north. The lot is divided into several smaller sections by yellow lines, with labels for each section: B-2 (top left), RMH (top center), I-G (top right), C-4 (center), SR7 CCD-RC (center), C-2 (bottom right), and C-3 (bottom right). The lot is also labeled with 'DAVIE' and 'HOLLYWOOD' in blue text. A scale bar at the bottom right indicates a distance of 60 feet. The map is titled '2015 AERIALS' and includes a source note: 'Source: Broward County Property Appraiser'.

SELECTION PROPERTY-FOLIO: 504125300010

2015 AERIALS

Source: Broward County Property Appraiser

0 60 ft

LOT SIZE	266,073 SQ. FT. (6.1088 ACRES)	FOLIO: 5041-25-30-0010		
DESCRIPTION	VALUE	CHARTER CODE	REQUIRED	PROVIDED
ZONING	SR7 CCD - RC (C-4) THE PROJECT WILL BE DEVELOPED AS A PUD	4.20 / 4.3	N/A	N/A
CATEGORY	US 441/SR 7 COMMERCIAL SUB-AREA		N/A	N/A
DENSITY	36 UNITS PER NET ACRE.	4.3 (D/2)	36 APTS / ACRE 36 * 6.1088 = 219 UNITS	180 APT ROOMS

SR7 CCD - RC	DISTRICT / SUB-AREA PURPOSES	MAIN PERMITTED USES
	THIS SUB-AREA IS INTENDED TO PROVIDE STANDARDS FOR DEVELOPMENT LOCATED FROM THE DANIA CANAL CUTOFF TO THE NORTHERN PORTION OF THE SEMINOLE RESERVATION DEVELOPMENT IN THIS SUB-AREA IS INTENDED TO BE COMPLIMENTARY TO THE SEMINOLE RESORT CASINO.	<ul style="list-style-type: none"> - APARTMENTS (NOT PERMITTED) - PHARMACY - RESTAURANT (NOT PERMITTED)

Setbacks	Max Height	Min. Unit Size and Maximum Density
<p>0 ft. adjacent to commercial property.</p> <p>If adjacent to residential zoning district.</p> <p># of Stories Setback front, rear, sides</p> <p>1 15 ft.</p> <p>2+ 15 ft. + 10 ft. per floor, not to exceed 55 ft.</p> <p>A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.</p> <p>See Performance Standards in § 4.3.J.</p>	175 ft.	<p>Hotel or motel:</p> <p>300-335 sq. ft 15 % of units</p> <p>335+ sq. ft 85% of units</p> <p>Density: 36 units per acre</p>

<u>3.15. BASE BUILDING LINES</u>	
BASE BUILDING LINES ARE ESTABLISHED WITHIN THE CITY IN RESPONSE TO THE NEED TO PREVENT ENCRoACHMENT OF NEW DEVELOPMENT UPON LAND AREA IDENTIFIED AS NECESSARY FOR FUTURE STREET WIDENING. ALL FRONT AND STREETSIDE SETBACKS REQUIRED BY THESE ZONING AND LAND DEVELOPMENT REGULATIONS SHALL BE MEASURED FROM A DESIGNATED BASE LINE. BASE BUILDING LINES ARE SPECIFIED FOR ALL STREETS WITHIN THE CITY AS FOLLOWS:	
DISTANCE FROM MIDPOINT OF EXISTING OR PROPOSED STREET RIGHT-OF-WAY (FEET)	SHERIDAN STREET TO DANIA BEACH BOULEVARD 40
DANIA BEACH BOULEVARD 50	STIRLING ROAD 53
DAVIE ROAD EXTENSION 53	TAFT STREET
DIXIE HIGHWAY 27	14 AVENUE TO 56 AVENUE 40
HILLCREST DRIVE 40	56 AVENUE TO WEST CITY LIMITS 53
HOLLYWOOD BOULEVARD 60	U.S. 1 53
JOHNSON STREET (14TH AVENUE TO WEST CITY LIMITS) 40	U.S. 441 60
PARK ROAD (N. PARK ROAD TO 56TH AVENUE) 60	WASHINGTON STREET 40
PEMBROKE ROAD 50	21 AVENUE 27
N. PARK ROAD	26 AVENUE 40
PEMBROKE ROAD TO COOLIDGE STREET 30	29 AVENUE (SHERIDAN STREET TO STIRLING ROAD) 40
COOLIDGE STREET TO SHERIDAN STREET 40	35 AVENUE (WASHINGTON STREET TO TAFT STREET) 40
SHERIDAN STREET	46 AVENUE
U.S. 1 TO A-1-A 100	WASHINGTON STREET TO HOLLYWOOD BOULEVARD 40
U.S. 1 TO TURNPIKE 60	HOLLYWOOD BOULEVARD TO STIRLING ROAD 50
TURNPIKE TO WEST CITY LIMITS 55	56 AVENUE 60
STATE ROAD A-1-A	62 AVENUE (PEMBROKE ROAD TO HOLLYWOOD BOULEVARD) 40
HALLENDALE BEACH BOULEVARD TO SHERIDAN STREET 53	64 AVENUE (HOLLYWOOD BOULEVARD TO STIRLING) 40
	72 AVENUE 53
ALL OTHER STREETS WITH A RIGHT-OF-WAY WIDTH OF 50 FEET OR LESS 25'	
ALL OTHER STREETS WITH A RIGHT-OF-WAY WIDTH OF MORE THAN 50' BASE BUILDING LINE IS THE RIGHT-OF-WAY LINE	
* FOLLOWING FINDINGS BASED UPON FIELD INVESTIGATION, THE DEPARTMENT MAY WAIVE ALL OR A PORTION OF THE 25-FOOT MINIMUM BASE BUILDING LINE FOR STREETS NOT OTHERWISE LISTED WHEN IT IS DETERMINED THAT THE RIGHT-OF-WAY WIDTH OF THE STREET UPON WHICH A DEVELOPMENT FRONTS CAN NOT BE EXPANDED TO A FULL 50-FOOT RIGHT-OF-WAY.	

DESIGN AND LANDSCAPING REQUIREMENTS:

A. ALL PERVIOUS AREAS SHALL BE LANDSCAPED WITH GRASS, GROUND COVER AND/OR SHRUBBERY.

B. ALL OFFICE OR COMMERCIAL DEVELOPMENT ADJACENT TO RESIDENTIALLY ZONED PROPERTIES ON THE SIDES AND REAR SHALL BE SEPARATED FROM THE RESIDENTIAL PROPERTY BY AN OPAQUE 6 FT. HIGH CONCRETE WALL AND TREE SCREEN.

C. ANY DEVELOPMENT WHICH HAS PARKING IN ANY YARD THAT FACES A STREET SHALL PROVIDE AN OPAQUE 4 FT. HIGH CONCRETE WALL SET BACK THREE FEET FROM AND PARALLEL TO THE STREET RIGHT-OF-WAY LINE OR A SCREENING HEDGE WITH A 100% IRRIGATION SYSTEM. IF THE WALL IS SELECTED, IT SHALL ALSO INCLUDE A SCREENING HEDGE IN THE SETBACK AREA.

D. DESIGN, LANDSCAPING, AND PERFORMANCE STANDARDS IN THE O-1 LIGHT INTENSITY OFFICE DISTRICT:

WALL/FENCING. LANDSCAPING SHALL BE PLACED BETWEEN THE WALL AND ANY LOT LINE WHEN ADJACENT TO A RIGHT-OF-WAY.

A. SITES EXCEEDING 0.5 ACRES SHALL HAVE A DECORATIVE CBS WALL. LONG WALLS SHOULD BE DESIGNED TO BREAK-UP THEIR LINEAR FORM THROUGH ALTERNATING THE LOCATION OF THE FOOTINGS. THE PLACEMENT OF PILASTERS, STUCCO BANDING, DECORATIVE CAPS AND SIMILAR TYPES OF TREATMENTS ON THE WALL IS ENCOURAGED.

A. MASTER DEVELOPMENT PLAN. FOR PARCELS OF TWO ACRES OR MORE, A MASTER DEVELOPMENT PLAN SHALL BE SUBMITTED BY THE OWNER OF THE SUBJECT PROPERTY OR THE OWNER'S AUTHORIZED AGENT TO THE DEPARTMENT. THE MASTER DEVELOPMENT PLAN SHALL CREATE AN URBAN VILLAGE, PEDESTRIAN FRIENDLY ENVIRONMENT AND ENSURE ADEQUATE INTERNAL AUTOMOBILE CIRCULATION AND PEDESTRIAN ACCESS IS AVAILABLE, INCLUDING DRIVE AISLES, SIDEWALKS AND LANDSCAPING.

1. CONTENTS OF MASTER DEVELOPMENT PLAN.

A. CERTIFIED BOUNDARY SURVEY;

B. GENERAL SCHEMATIC REPRESENTATION OF THE LAND USES WITH DENSITIES, INTENSITIES, ALONG WITH A TABLE OF COMPUTATION WHICH DEPICTS PARKING, BUILDING HEIGHT AND SITE OVERAGE;

C. APPROXIMATE DELINEATION OF INTERNAL CIRCULATION, WITH HIERARCHICAL CLASSIFICATION OF STREETS;

D. POINTS OF CONNECTION OF THE LOCAL STREETS TO THE TRAFFICWAYS, INCLUDING GENERAL INDICATION OF THE NECESSARY IMPROVEMENTS TO THE TRAFFICWAYS TO ACCOMMODATE THE LOCAL TRIPS GENERATED BY THE PROJECT.

E. GENERAL LOCATION AND SIZE OF ANY COMMUNITY FACILITY INCLUDED WITHIN THE PROJECT SUCH AS PARKS, SCHOOLS, FIRE STATIONS, COMMUNITY CENTER, ETC.;

F. INDICATION OF EXISTING VEGETATION AND ALL OTHER NATURAL FEATURES WITHIN THE PROJECT TOGETHER WITH GENERAL PLANS FOR THE CONSERVATION OR MITIGATION THEREOF;

G. SCHEMATIC DEPICTION OF EXISTING AND PROPOSED SURFACE WATER MANAGEMENT ELEMENTS, INCLUDING WETLANDS, RETENTION FACILITIES, DRAINAGE EASEMENT AND SWALES; AND

H. SCHEMATIC DEPICTION OF THE WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES AND DRAINAGE SYSTEM, INCLUDING EASEMENTS.

IN ADDITION, THE DIRECTOR MAY REQUIRE ADDITIONAL MATERIAL SUCH AS PLANS, MAPS AND STUDIES WHICH ARE NEEDED TO MAKE FINDINGS AND DETERMINATIONS THAT THE APPLICABLE STANDARDS AND GUIDELINES HAVE BEEN FULLY MET.

DESCRIPTION	VALUE	CHARTER	REQUIRED	PROVIDED
HEIGHT	C-4 DISTRICT	4.3 D/2	175 FT	95'-4"

DESCRIPTION	VALUE	ORDINANCE	REQUIRED	PROVIDED
RESIDENTIAL	USE : APARTMENT UNITS - 1.5 PER UNIT 1 PER 5 UNITS (GUEST)	7.2 A	306 SPACES (SEE BREAKDOWN)	187 +(41 + 14) 242 SPACES (SEE BREAKDOWN)
RESTAURANT	60 % TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA		N/A	N/A
RESTAURANT (TAKE OUT)	1 PER 150 SQ. FT.		2562 SQ. FT / 150 = 17 SPACES	34 SPACES
WAREHOUSE/ STORAGE	1 PER 1000 SQ. FT.		25,950 / 1000 = 26 SPACES	27 SPACES
SERVICE STATION	1 PER 250 SQ. FT.		6,119 / 250 = 25 SPACES	49 SPACES
LOADING SPACE	<p>FOR THE PURPOSES OF THIS ARTICLE, AN OFF-STREET LOADING SPACE SHALL BE AN AREA AT THE GRADE LEVEL AT LEAST 10 FEET WIDE BY 25 FEET LONG WITH 14 FEET VERTICAL CLEARANCE. EACH LOADING SPACE SHALL BE DIRECTLY ACCESSIBLE FROM A STREET OR ALLEY WITHOUT CROSSING OR ENTERING ANY OTHER REQUIRED OFF-STREET LOADING SPACE, AND ARRANGED FOR CONVENIENT AND SAFE INGRESS AND EGRESS BY MOTOR TRUCK AND/OR TRAILER</p> <p>COMBINATION. SUCH LOADING SPACE SHALL ALSO BE ACCESSIBLE FROM THE INTERIOR OF ANY BUILDING IT IS INTENDED TO SERVE.</p> <p>FOR EACH RETAIL STORE, INDUSTRIAL OR MANUFACTURING USE, MARKET, RESTAURANT, MORTUARY, LAUNDRY DRY CLEANING ESTABLISHMENT OR SIMILAR USE WHICH HAS AN AGGREGATE GROSS FLOOR AREA OF: 10,000 - 24,999 SQ. FT. =</p> <p>1 SPACE PROVIDED</p> <p>MULTIPLE FAMILY OR APT./HOTEL BLDG: 50-100 UNITS - 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR MAJOR FRACTION. = 2 SPACE PROVIDED PER RESIDENTIAL TOWER</p>	TOTAL - 294	TOTAL - 352	

PARKING REQUIREMENT: 1 SPACE PER 250 SQ. FT. FOR SITES GREATER THAN 0.25 ACRES IN SIZE, 1 SPACE PER 500 SQ. FT., TO A MAXIMUM OF 5 SPACES FOR SITES LESS THAN OR EQUAL TO 0.25 ACRES IN SIZE (REQUIREMENT APPLIES TO PERMITTED USES FOR O-1 AS LISTED ABOVE).

THE DESIGN OF THE PARKING LOT SHALL BE APPROVED BY THE DIRECTOR BASED UPON THE FOLLOWING REGULATIONS:

- A. TWO WAY DRIVE MINIMUM WIDTH: 12 FT.
B. PARKING LOT SETBACK: 5 FT. SETBACK FROM ANY LOT LINE
C. DRIVEWAY SETBACK: 3 FT. SETBACK FROM ANY LOT LINE.
D. HEAD-IN/BACK-OUT PARKING: NOT PERMITTED.
E. REQUIRED PARKING SPACES (TANDEM) MAY BE DESIGNED ON A CIRCULAR DRIVE WITH AN INTERIOR LANDSCAPED ISLAND.

ZONING INFORMATION ON THIS DOCUMENT IS BASED ON THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

RESIDENTIAL TOWER PROGRAM													
Last update 03-02-2016	Floor	Height ft	Parking provided	Parking Standard	Parking required	Circulation other area	Retail Area	Amenity Area	Sellable Area	Balconies & decks	Under A/C Area (Net)	units	
Residential Units	8	12'-0"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units	7	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units	6	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units	5	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units	4	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units	3	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149	26
Residential Units / Pool Area	2	9'-8"	-	1.5	RU	36	4,565	-	1,423	19,387	19,546	23,952	24
Retail/Lobby/Service	Amenities	1	17'-0"	85	-	-	-	-	10,534	-	-	10,534	-
Total		79'-5"						-	11,957	144,637	-	179,380	180
Parking spaces provided in parking structure:			149		270								
Total parking provided:			242		306	Required Parking including guest (1 space for every 5 units).							

		Average SF per unit
Residential Units		802.88
Residential Units		802.88
Residential Units		802.88
Residential Units		802.88
Residential Units		802.88
Residential Units		802.88
Residential Units		807.79
Lobby/Amenities		

Average SF per unit
(total sellable area/# of units) = 803.54

TYP. RESIDENTIAL UNIT FLOOR		
Levels 3-8		
LEASEABLE AREA	# ROOM	
UNIT A1	677	1
UNIT A2	677	1
UNIT A3	683	1
UNIT A4	677	1
UNIT A5	677	1
UNIT A6	677	1
UNIT A7	677	1
UNIT A8	677	1
UNIT A9	682	1
UNIT A10	682	1
UNIT B1	744	1
UNIT B2	744	1
UNIT B3	744	1
UNIT B4	744	1
UNIT B5	744	1
UNIT B6	744	1
UNIT B7	744	1
UNIT C1	982	2
UNIT C2	983	2
UNIT C3	996	2
UNIT C4	982	2
UNIT C5	976	2
UNIT C6	989	2
UNIT D	1304	3
UNIT E	1082	2
UNIT F	587	1
20875		

POOL/ R. UNIT FLOOR		
Levels 2		
LEASEABLE AREA	# ROOM	
UNIT A1	677	1
UNIT A2	677	1
UNIT A3	683	1
UNIT A4	677	1
UNIT A5	677	1
UNIT A6	677	1
UNIT A7	677	1
UNIT A8	677	1
UNIT A9	682	1
UNIT A10	682	1
UNIT B1	744	1
UNIT B2	744	1
-	-	-
-	-	-
UNIT B5	744	1
UNIT B6	744	1
UNIT B7	744	1
UNIT C1	982	2
UNIT C2	983	2
UNIT C3	996	2
UNIT C4	982	2
UNIT C5	976	2
UNIT C6	989	2
UNIT D	1304	3
UNIT E	1082	2
UNIT F	587	1
19387		

TOTAL UNIT COUNT		
UNIT	# ROOMS	COUNT
UNIT A1	1	7
UNIT A2	1	7
UNIT A3	1	7
UNIT A4	1	7
UNIT A5	1	7
UNIT A6	1	7
UNIT A7	1	7
UNIT A8	1	7
UNIT A9	1	7
UNIT A10	1	7
UNIT B1	1	7
UNIT B2	1	7
UNIT B3	1	6
UNIT B4	1	6
UNIT B5	1	7
UNIT B6	1	7
UNIT B7	1	7
UNIT C1	2	7
UNIT C2	2	7
UNIT C3	2	7
UNIT C4	2	7
UNIT C5	2	7
UNIT C6	2	7
UNIT D	3	7
UNIT E	2	7
UNIT F	1	7
Total		180

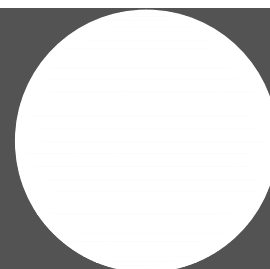
UNIT BREAKDOWN				
UNIT	TYPES	RM	LV	COUNT
UNITS A	10 TYPES	1	7	70
UNITS B	2 TYPES	1	6	12
	5 TYPES	1	7	35
UNITS C	6 TYPES	2	7	42
UNITS D		3	7	7
UNITS E		2	7	7
UNITS F		1	7	7
Total				180

CLIENT PARKING CALCULATIONS		
UNIT TYPE	UNIT	REQ. PARKING
3 Bedroom Units	7	14
2 Bedroom Units	49	98
1 Bedroom Units	117	117
Studios	7	7
Total	180	236
Parking provided		242



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 33180

RESIDENTIAL TOWER PROGRAM



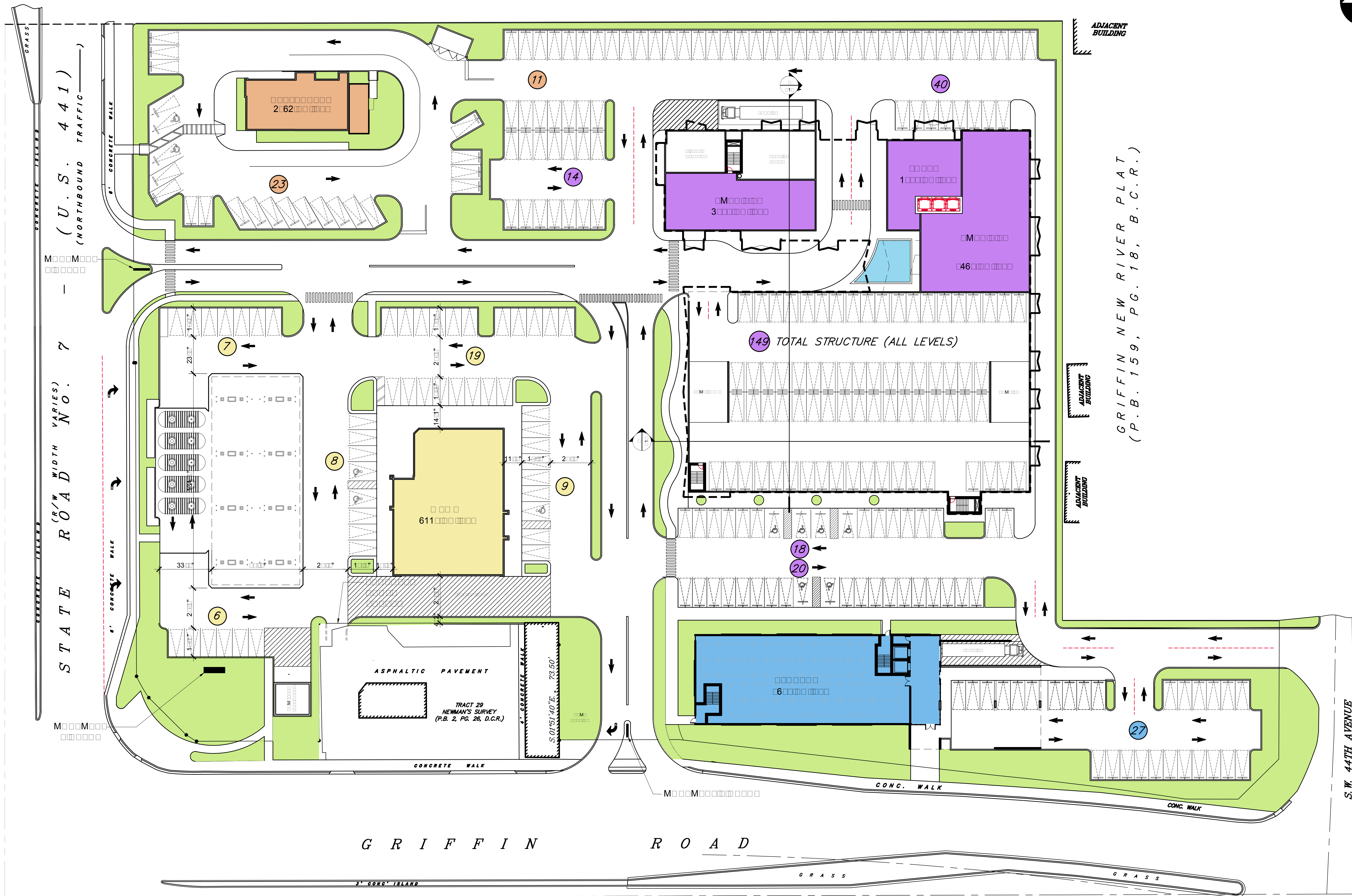
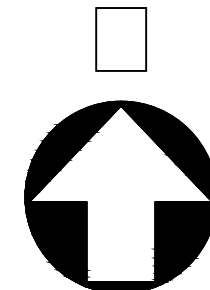
20900 NE 50th Ave., Suite 914
Aventura, FL 33180
Tel.: (305) 792-0015
Fax: (305) 931-0279
ARCH. LICENSE NBR. RA2000166
WWW.ABSOLUTE-IDEA.COM

Scale: N.T.S.

Date: 2017-04-03

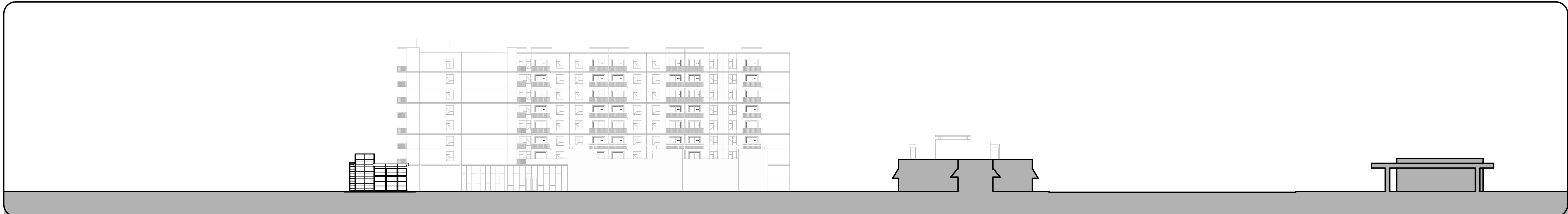
STEPHANE L'ECUYER AR 93637

Sheet: A2

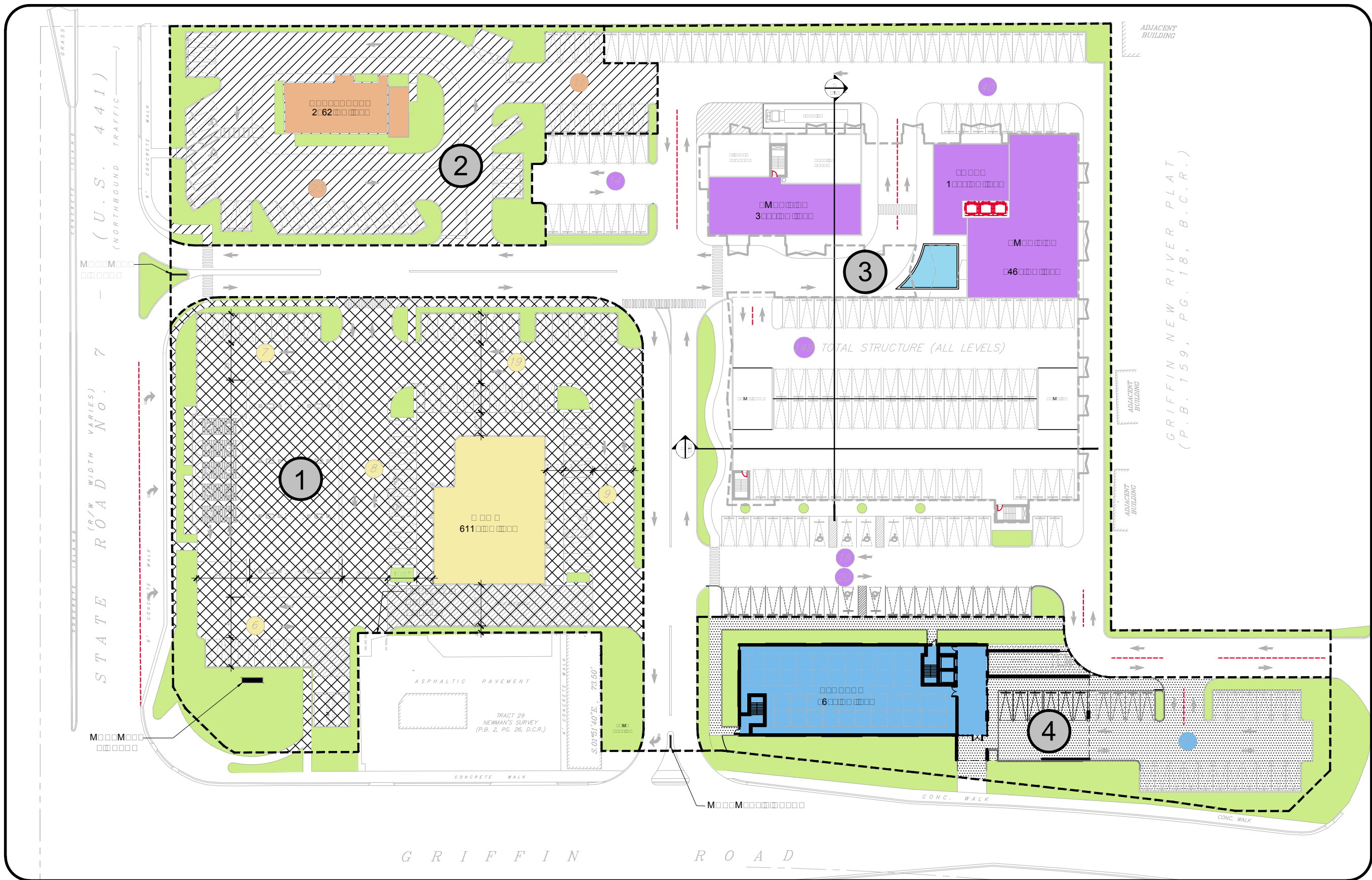




1"=3'



1"=3'

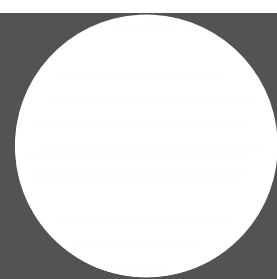


1"=6'



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

1"=3'

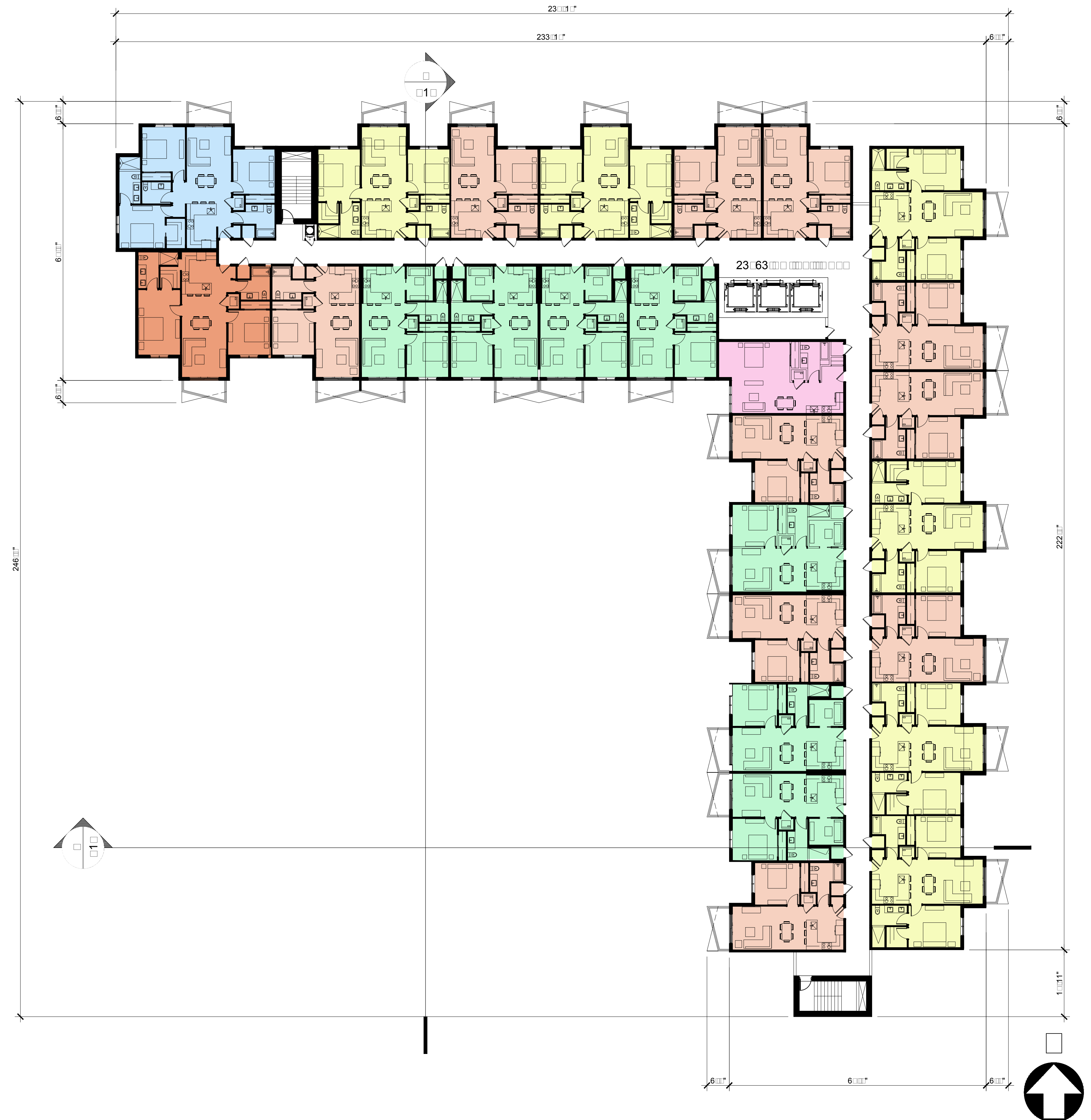


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3 2 11
3 31 2
1 2 1 6
1509 2011
ALL RIGHTS RESERVED

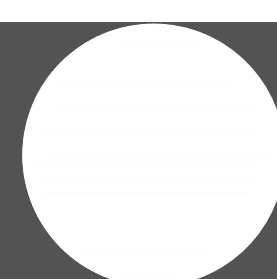
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Date: 2017-04-03

Sheet: A4



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US



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3 331 1
3 2 1 1
3 31 2 1
2 1 1 1
idea 2011
ALL RIGHTS RESERVED

Scale: 1/32" = 1'-0"

Date: 2017-04-03

Sheet: A6

LEGEND:

- 1- EXTERIOR STUCCO FINISH
- 2- METAL RAILING (TYP.)
- 3- CONCRETE CANOPY WITH STUCCO FINISH
- 4- EXTERIOR DOOR, TYP.
- 5- IMPACT RESISTANT WINDOW
- 6- WOOD FINISH



SOUTH RESIDENTIAL BUILDING SECTION / ELEVATION

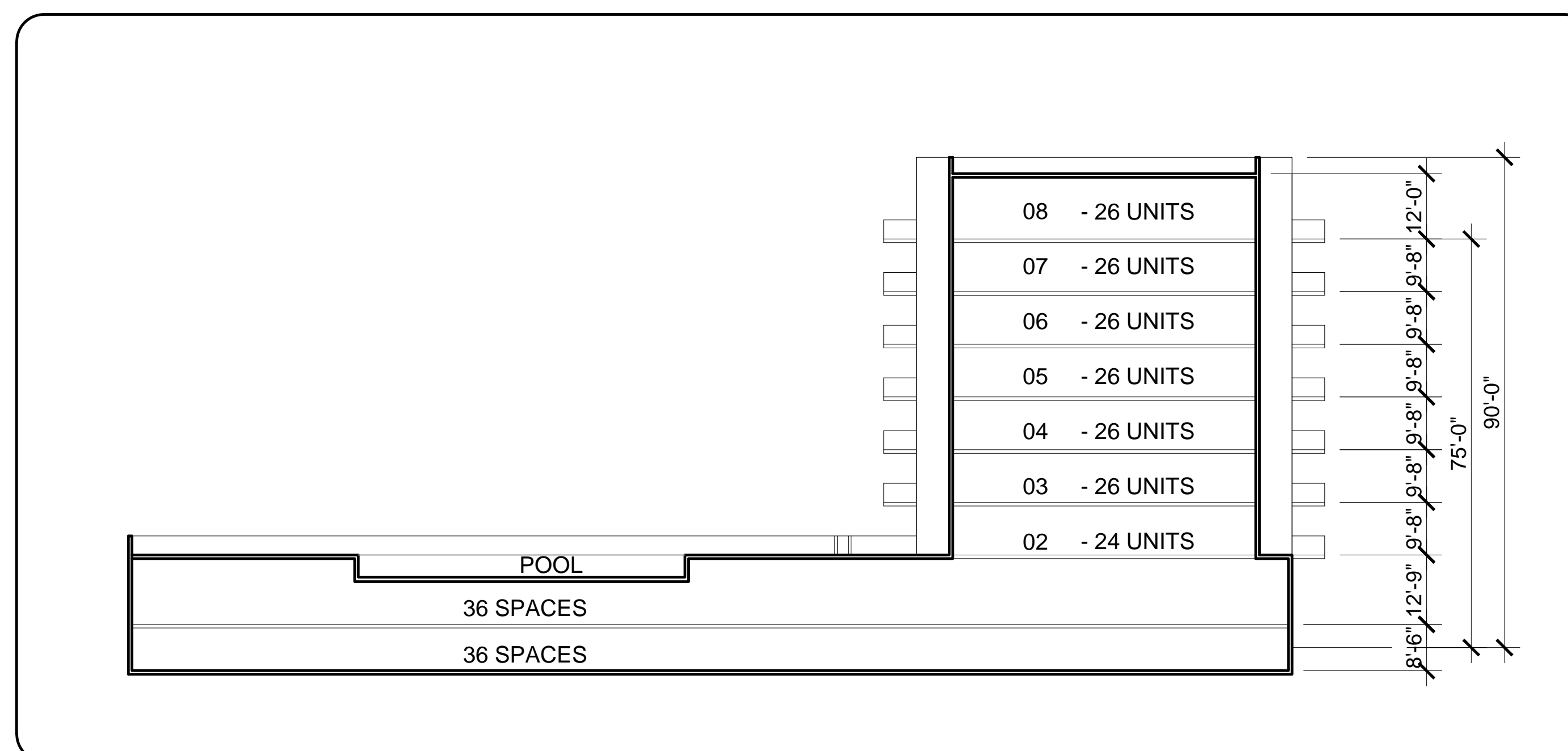


SOUTH RESIDENTIAL BUILDING ELEVATION

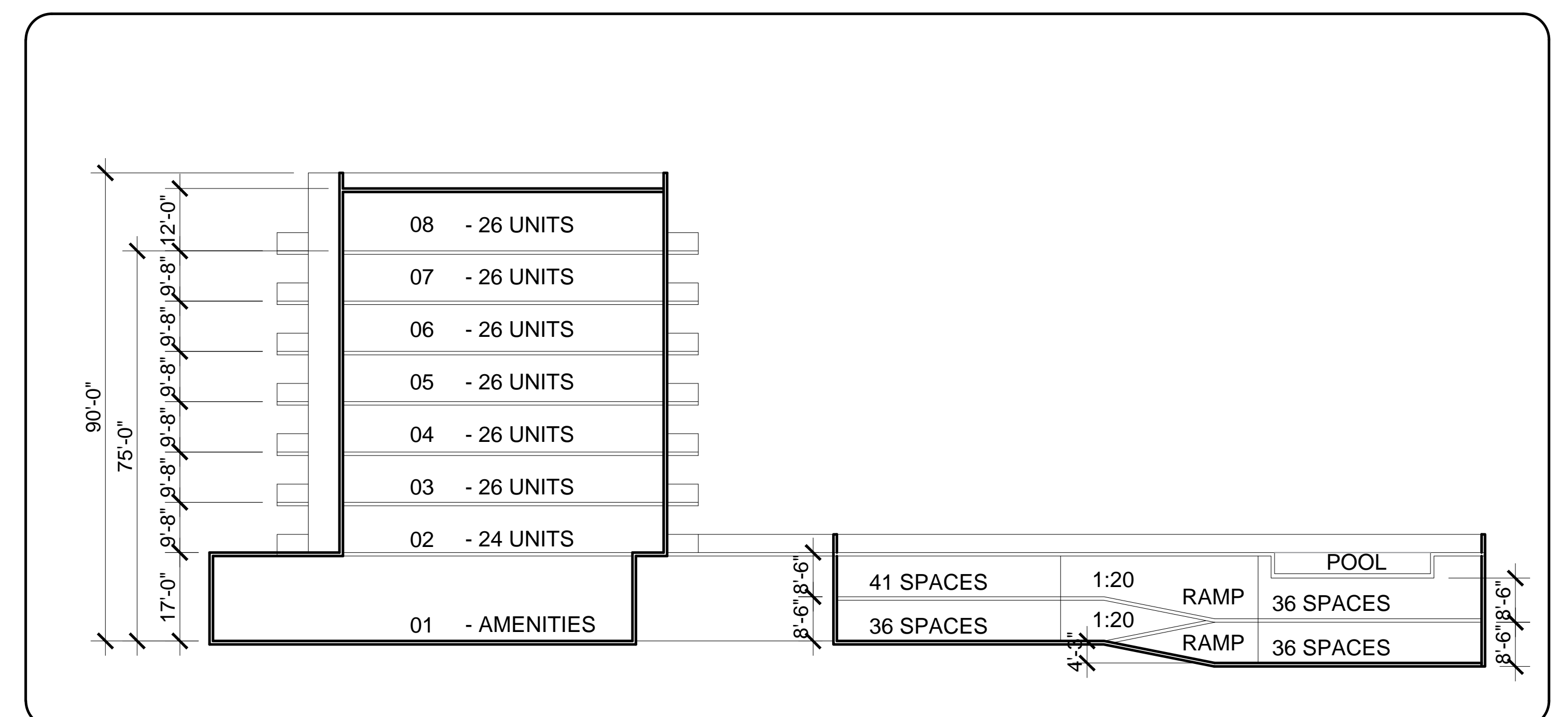
- LEGEND:**
- | | |
|---|------------------------------------|
| 1 | EXTERIOR STUCCO FINISH |
| 2 | METAL RAILING (TYP.) |
| 3 | CONCRETE CANOPY WITH STUCCO FINISH |
| 4 | EXTERIOR DOOR, TYP. |
| 5 | IMPACT RESISTANT WINDOW |
| 6 | WOOD FINISH |



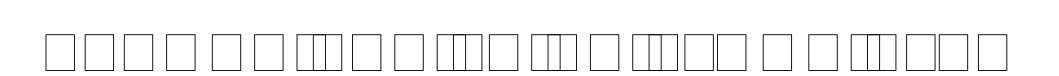
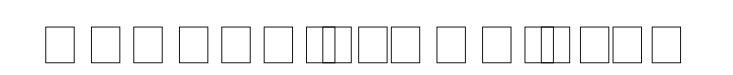
EAST RESIDENTIAL BUILDING ELEVATION
SCALE: 1/16"=1'-0"



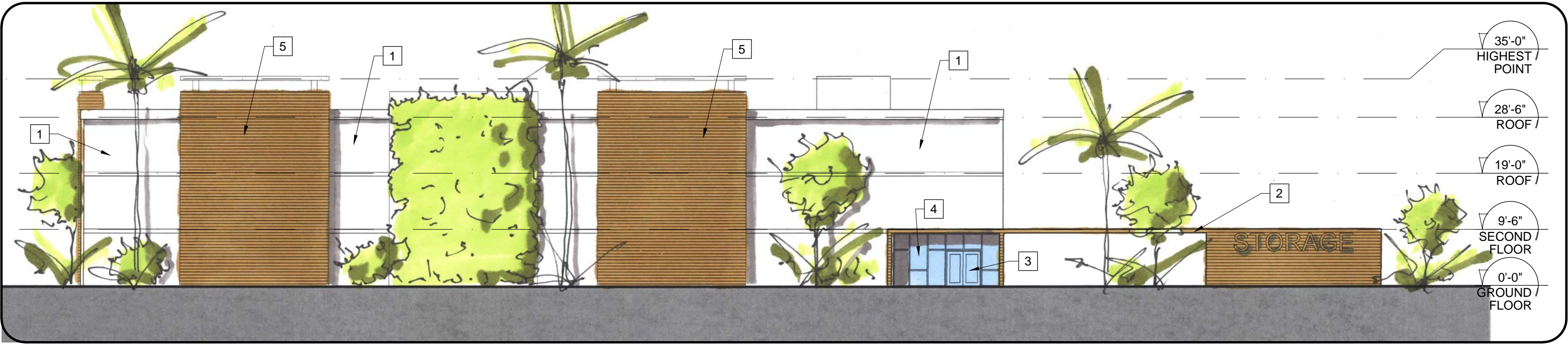
BUILDING SECTION 'B'
SCALE: 1" = 20'



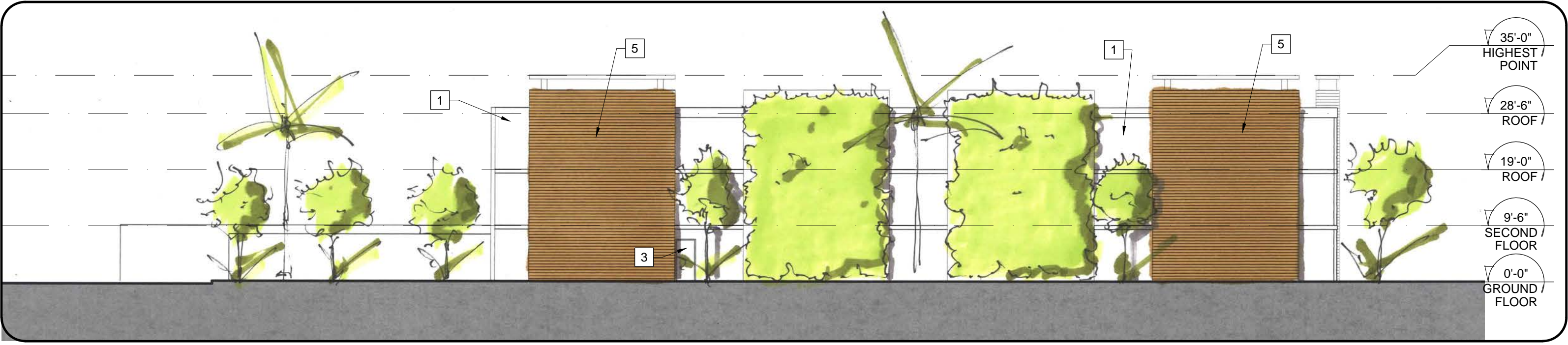
BUILDING SECTION 'A'
SCALE: 1" = 20'



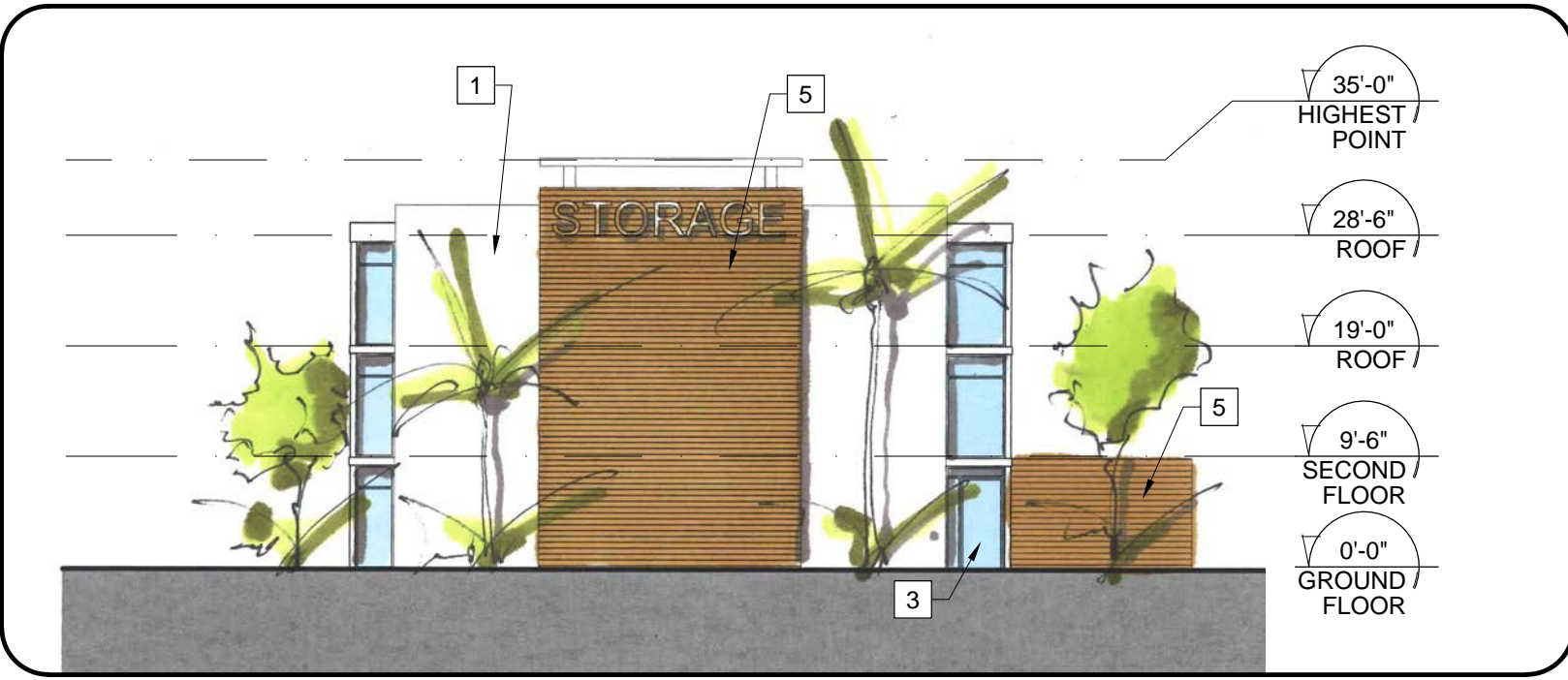
- LEGEND:
- 1 EXTERIOR STUCCO FINISH
 - 2 CONCRETE CANOPY WITH WOOD FINISH
 - 3 EXTERIOR DOOR, TYP.
 - 4 IMPACT RESISTANT WINDOW
 - 5 WOOD FINISH
 - 6 ROLL UP DOOR



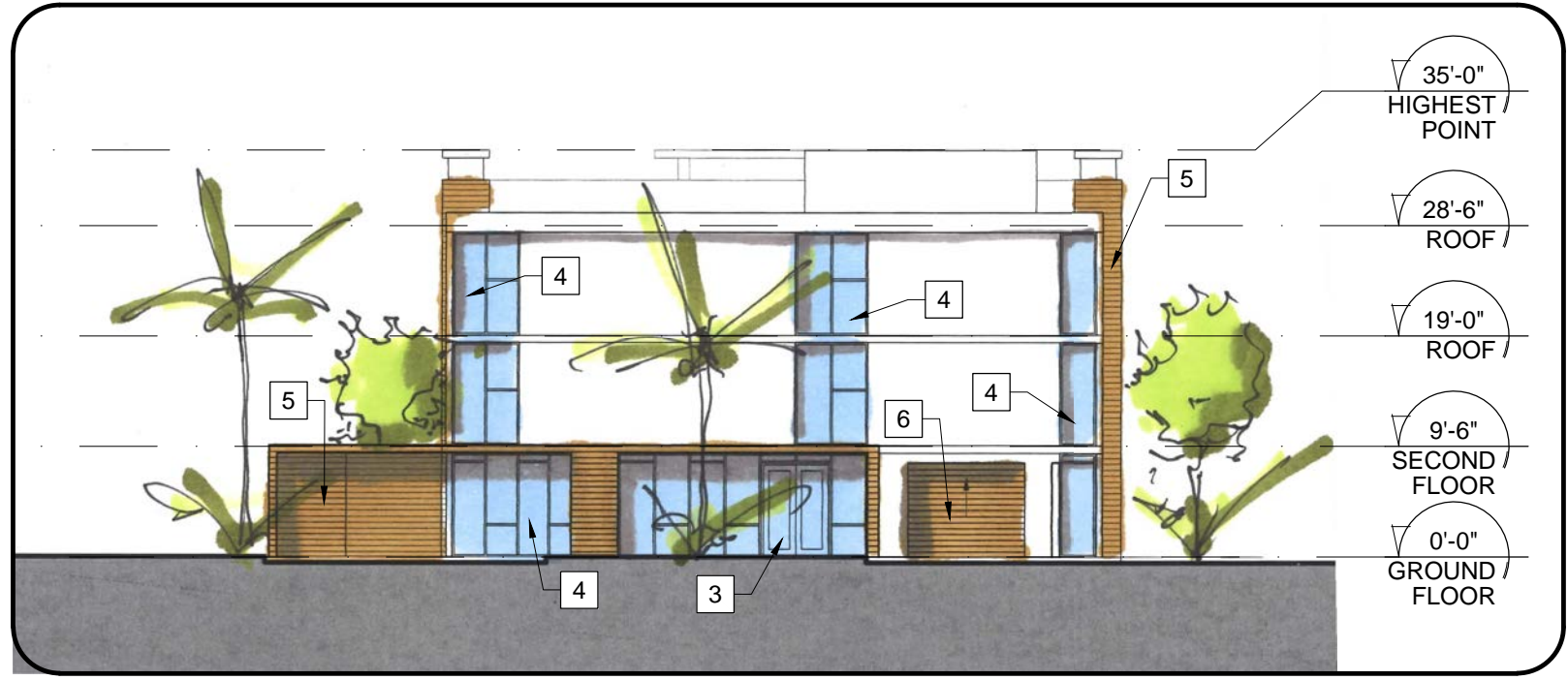
SOUTH ELEVATION



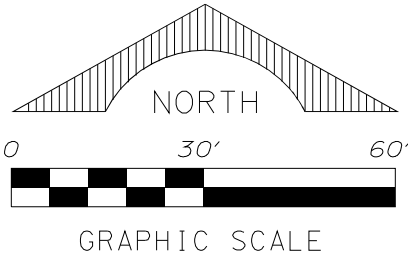
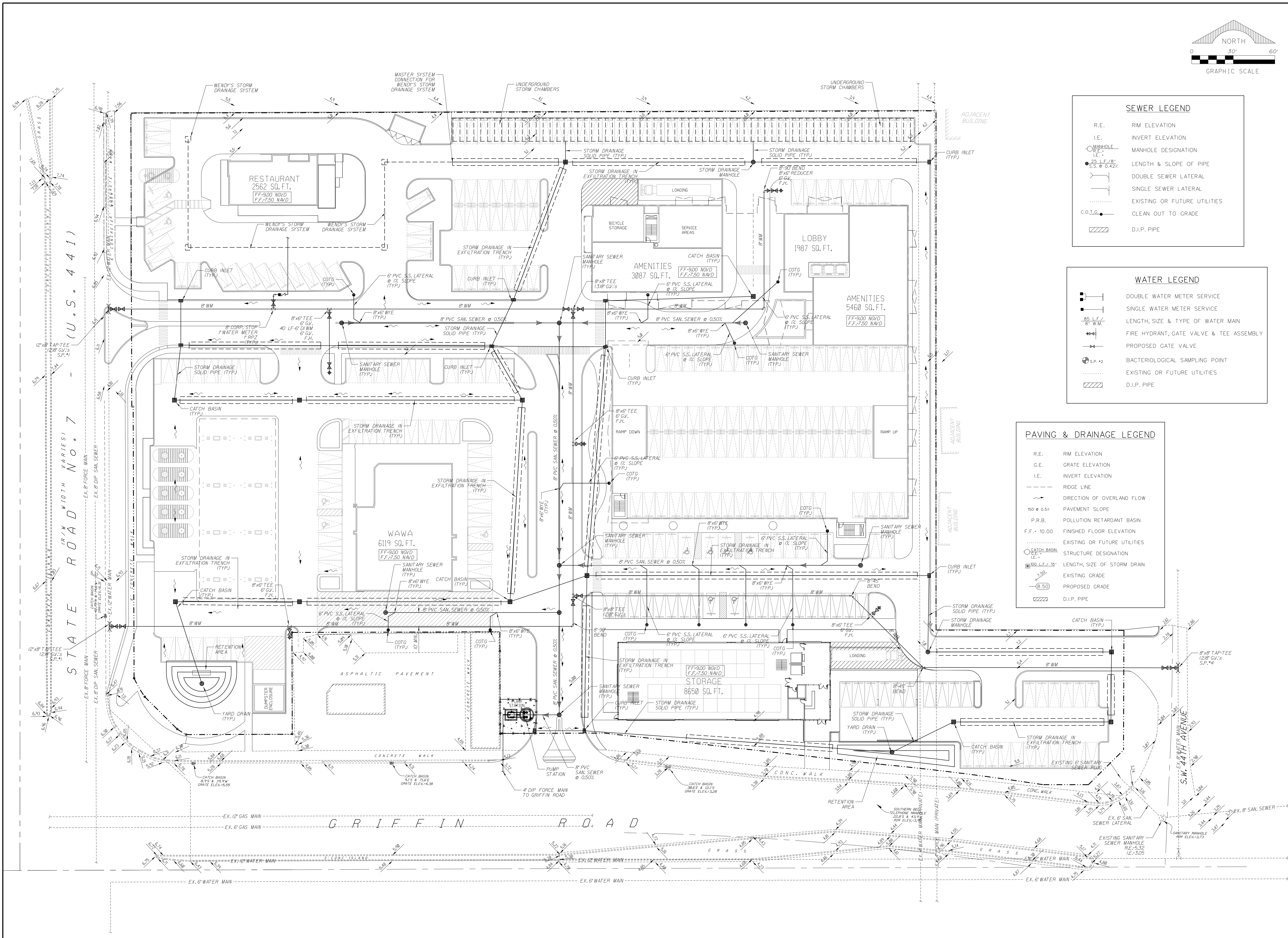
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SEWER LEGEND

R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE	MANHOLE DESIGNATION
25 L.F./8" S.S. @ 0.42%	LENGTH & SLOPE OF PIPE
DOUBLE LINE	DOUBLE SEWER LATERAL
SINGLE LINE	SINGLE SEWER LATERAL
DOTTED LINE	EXISTING OR FUTURE UTILITIES
C.O.I.G.	CLEAN OUT TO GRADE
Hatched Box	D.I.P. PIPE

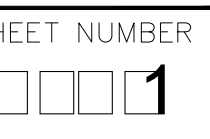
WATER LEGEND

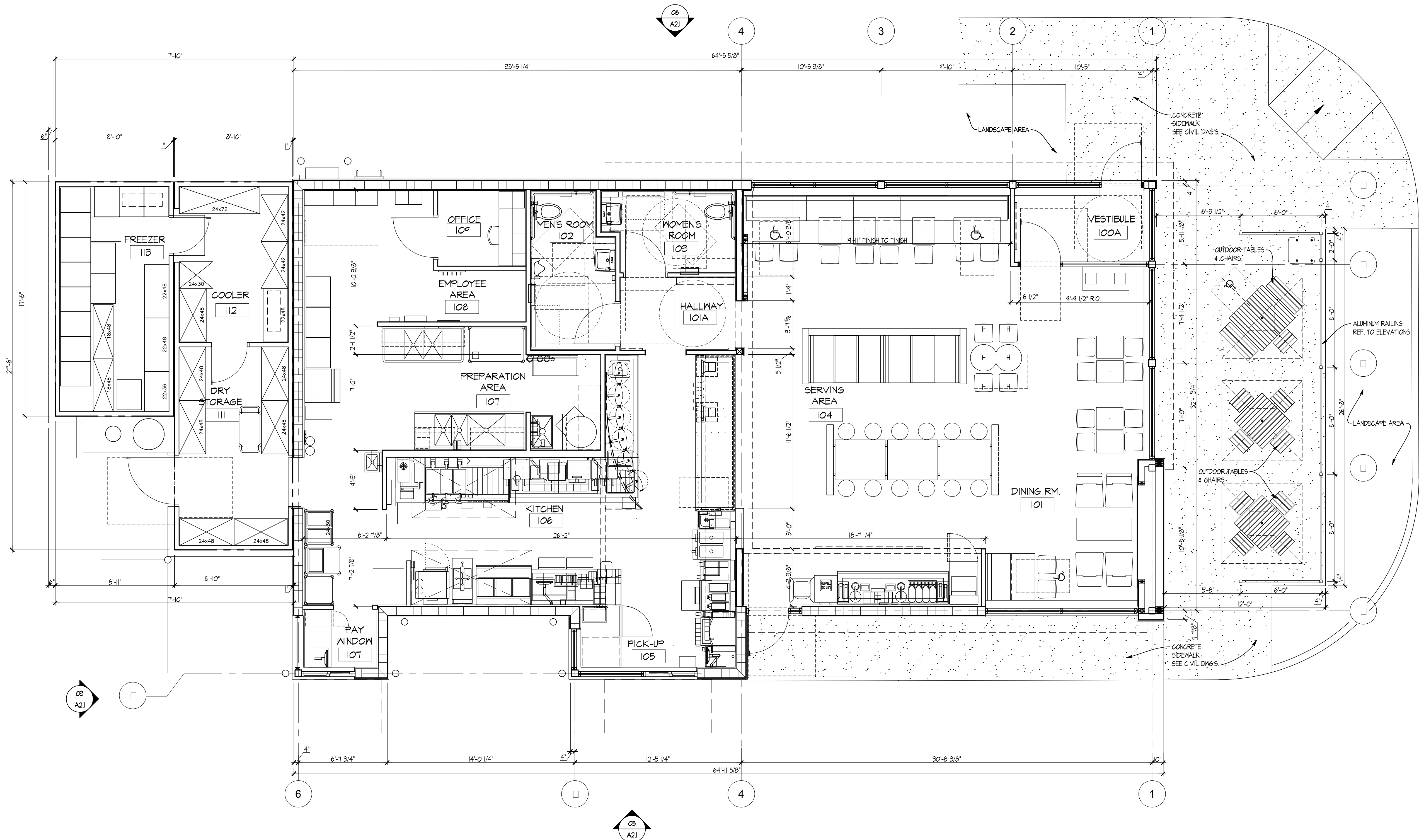
DOUBLE LINE	DOUBLE WATER METER SERVICE
SINGLE LINE	SINGLE WATER METER SERVICE
8.5 L.F./8" W.M.	LENGTH, SIZE & TYPE OF WATER MAIN
Fire Hydrant Symbol	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
Gate Valve Symbol	PROPOSED GATE VALVE
Sampling Point Symbol	BACTERIOLOGICAL SAMPLING POINT
DOTTED LINE	EXISTING OR FUTURE UTILITIES
Hatched Box	D.I.P. PIPE

PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
---	RIDGE LINE
Wavy Line	DIRECTION OF OVERLAND FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. @ 10.00	FINISHED FLOOR ELEVATION
DOTTED LINE	EXISTING OR FUTURE UTILITIES
Catch Basin Symbol	STRUCTURE DESIGNATION
150 L.F. @ 15'	LENGTH, SIZE OF STORM DRAIN
1.50	EXISTING GRADE
6.50	PROPOSED GRADE
Hatched Box	D.I.P. PIPE

REVISIONS:	1.	2.	3.	4.	5.	6.	7.	8.
	CLIENT: Privcap Companies							
	7200 W. Camino Real, Suite 200 Boca Raton, Florida 33433							
PROJECT:	Griffin Multi-Use		FLORIDA		PRELIMINARY CIVIL ENGINEERING PLAN			
	HOLLYWOOD		TASK:					
	TASK:		TASK:					
GGB Engineering, Inc. CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS FLORIDA REGISTRATION NO. 818 2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Phone: (954) 986-9899 Fax: (954) 986-8655								
DATE:		May 2016		SCALE:		1"=30'		
DESIGNED BY:		C.G.B.		DRAWN BY:		M.M.		
PROJECT NO.		151030		SHEET		PRE		
GARY G. BLOOM, P.E. FLA. LIC. NO. 78832 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER								





01



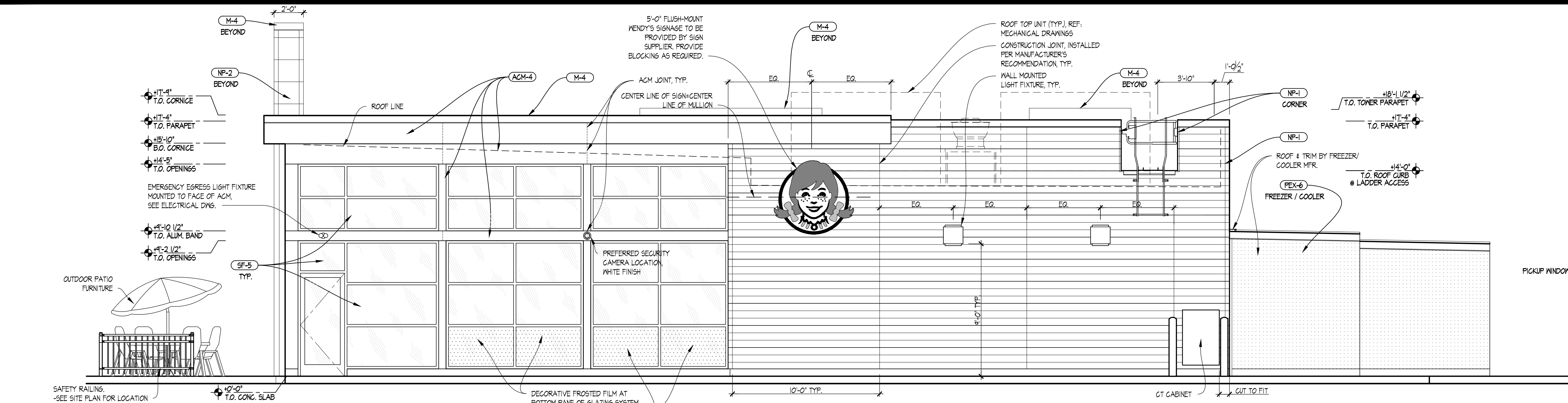
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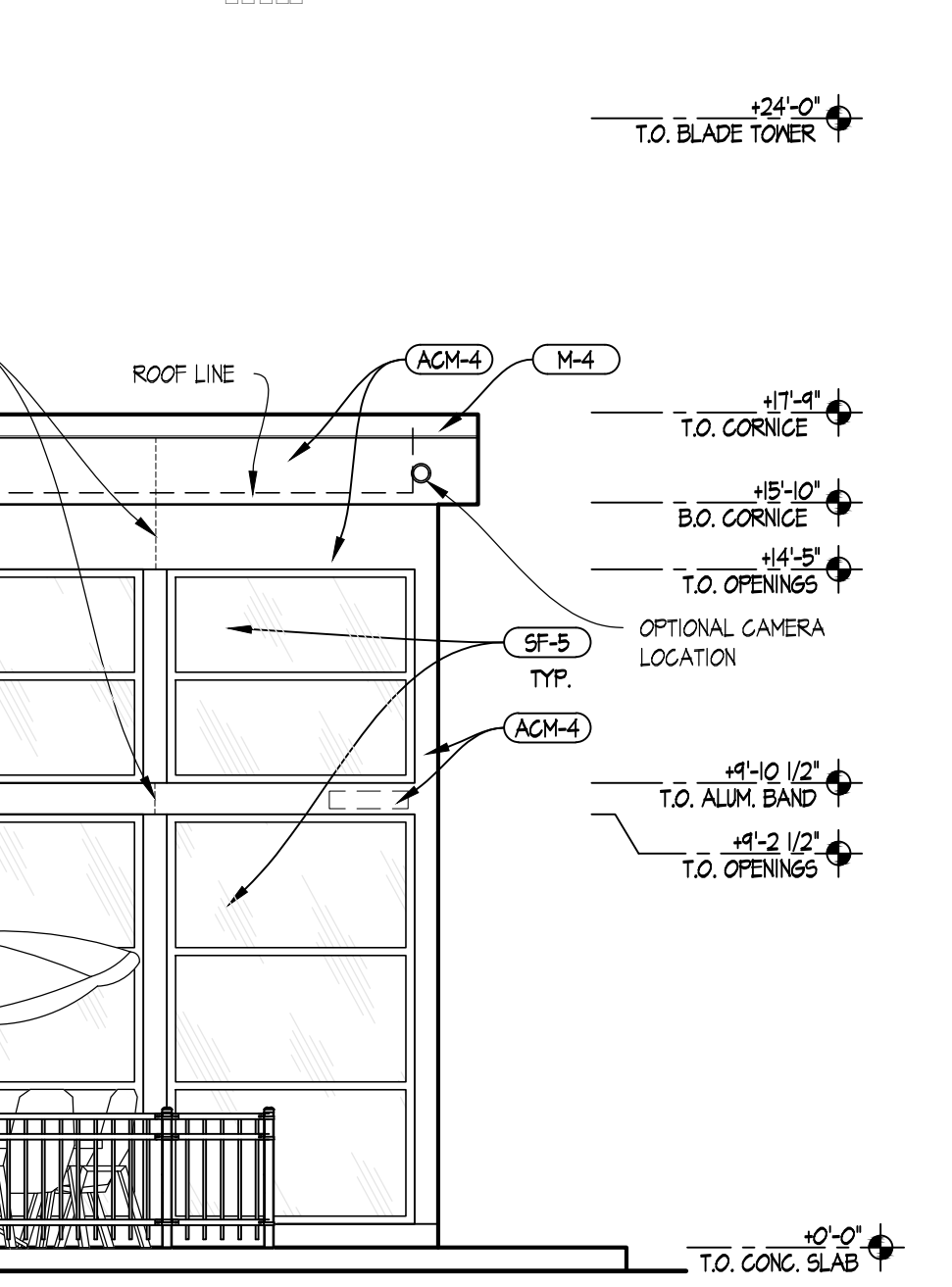
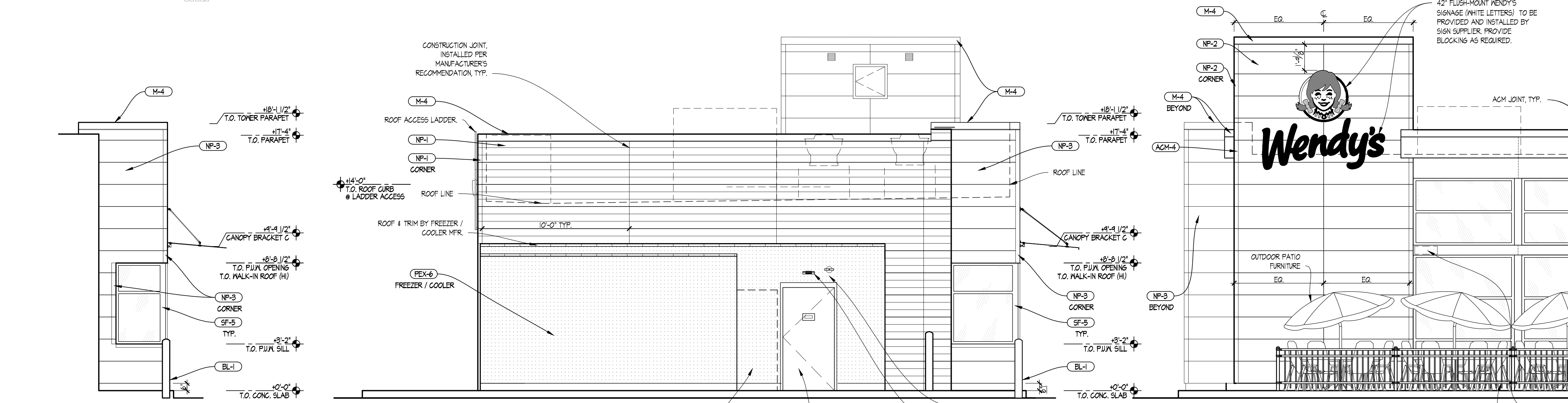
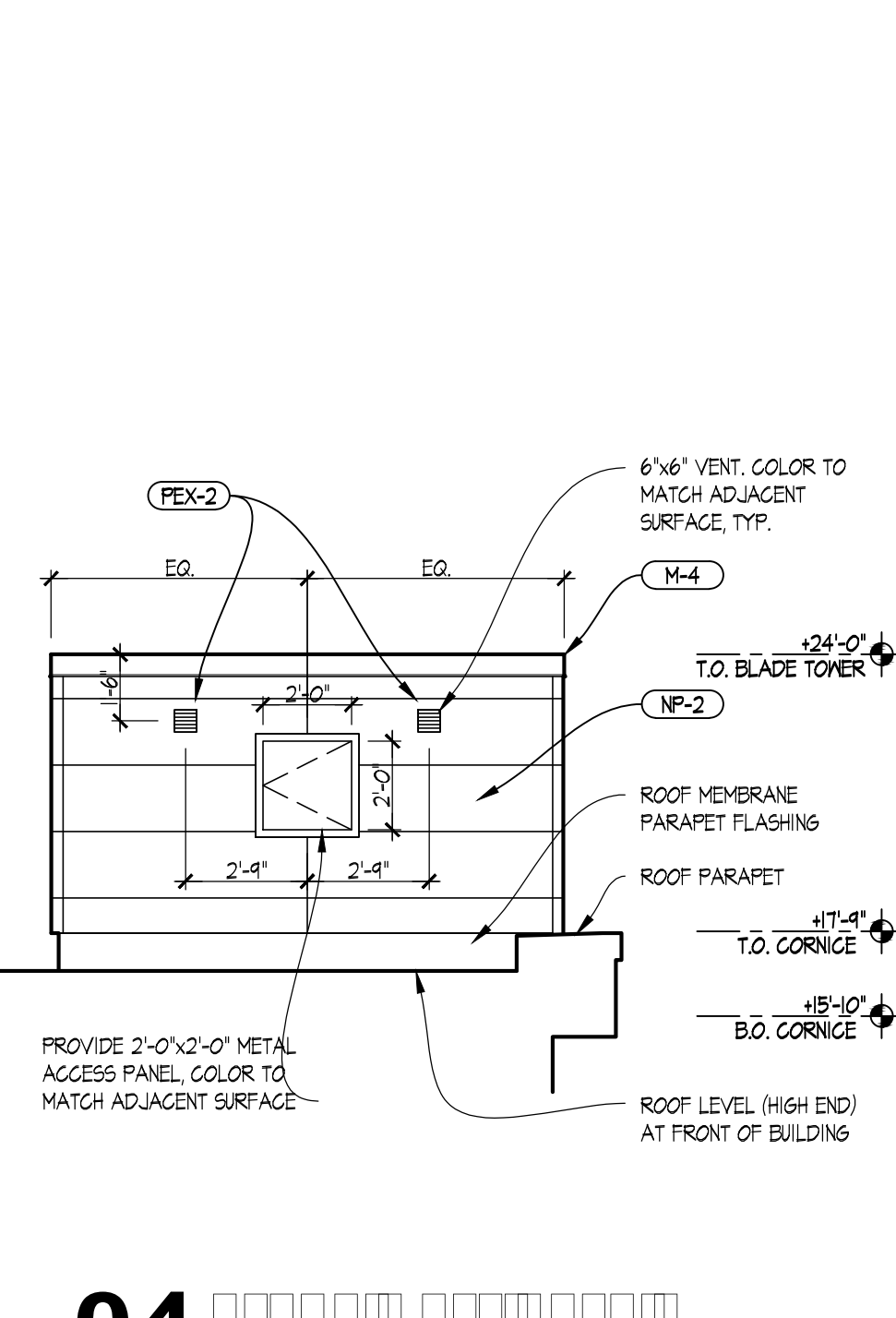
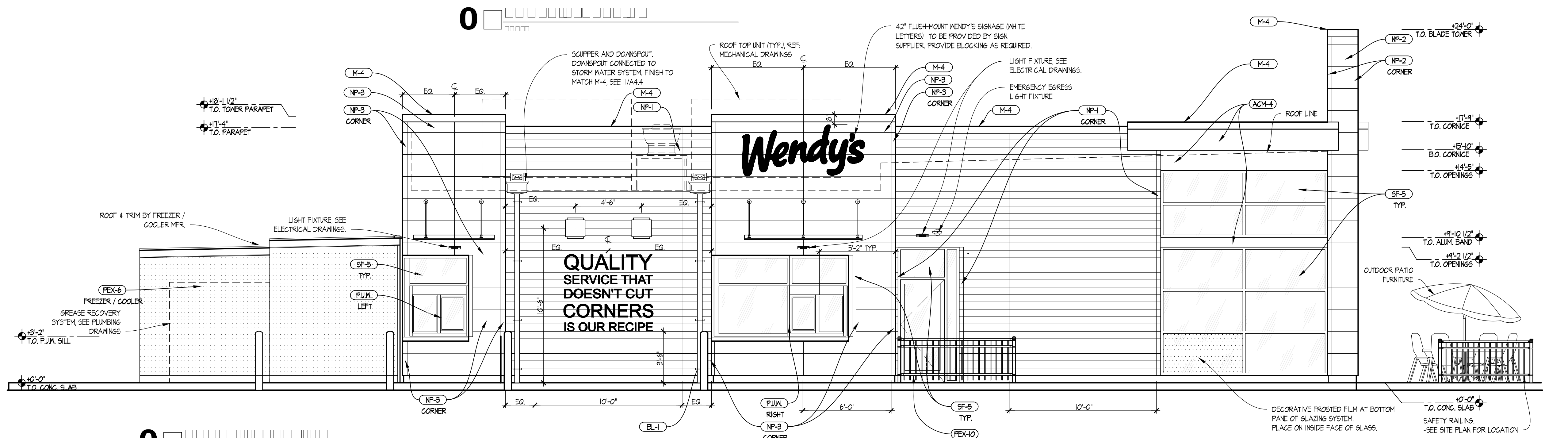
Wendy's

REV.	DATE	DESCRIPTION
1	03/30/2017	ISSUE DATE:
2		PROJECT NUMBER:
3		DRAWN BY:
4		CHECKED BY:
5		SEAL

SHEET NAME	01
SHEET NUMBER	1.1



EXTERIOR FINISHES LEGEND	
NOTE: REFER TO SHEET A6.1 FOR SPECIFICATIONS OF EXTERIOR MATERIALS AND FINISHES.	
BL-1	PLASTIC BOLLARD SLEEVE
NP-1	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHHA VINTAGE WOOD SERIES - CEDAR)
NP-2	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHHA ILLUMINATION SERIES - BLAZE)
NP-3	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHHA ILLUMINATION SERIES - KNIGHTS ARMOR)
M-2	CORRUGATED METAL PANEL (ANODIC CLEAR)
M-4	PARAPET CAP (ANODIC CLEAR)
M-5	METAL COPING (RED)
SF-5	ALUMINUM STOREFRONT SYSTEM
ACM-4	MODULAR SOFFIT/ FASCIA
PJM	
PEX-2	PAINT (COLOR: WENDY'S EXTERIOR RED)
PEX-6	PAINT (COLOR: WENDY'S DARK BRONZE - COOLER BOX ONLY)



Wendy's

REV. DATE DESCRIPTION

ISSUE DATE: 03/30/2017

PROJECT NUMBER: 1504

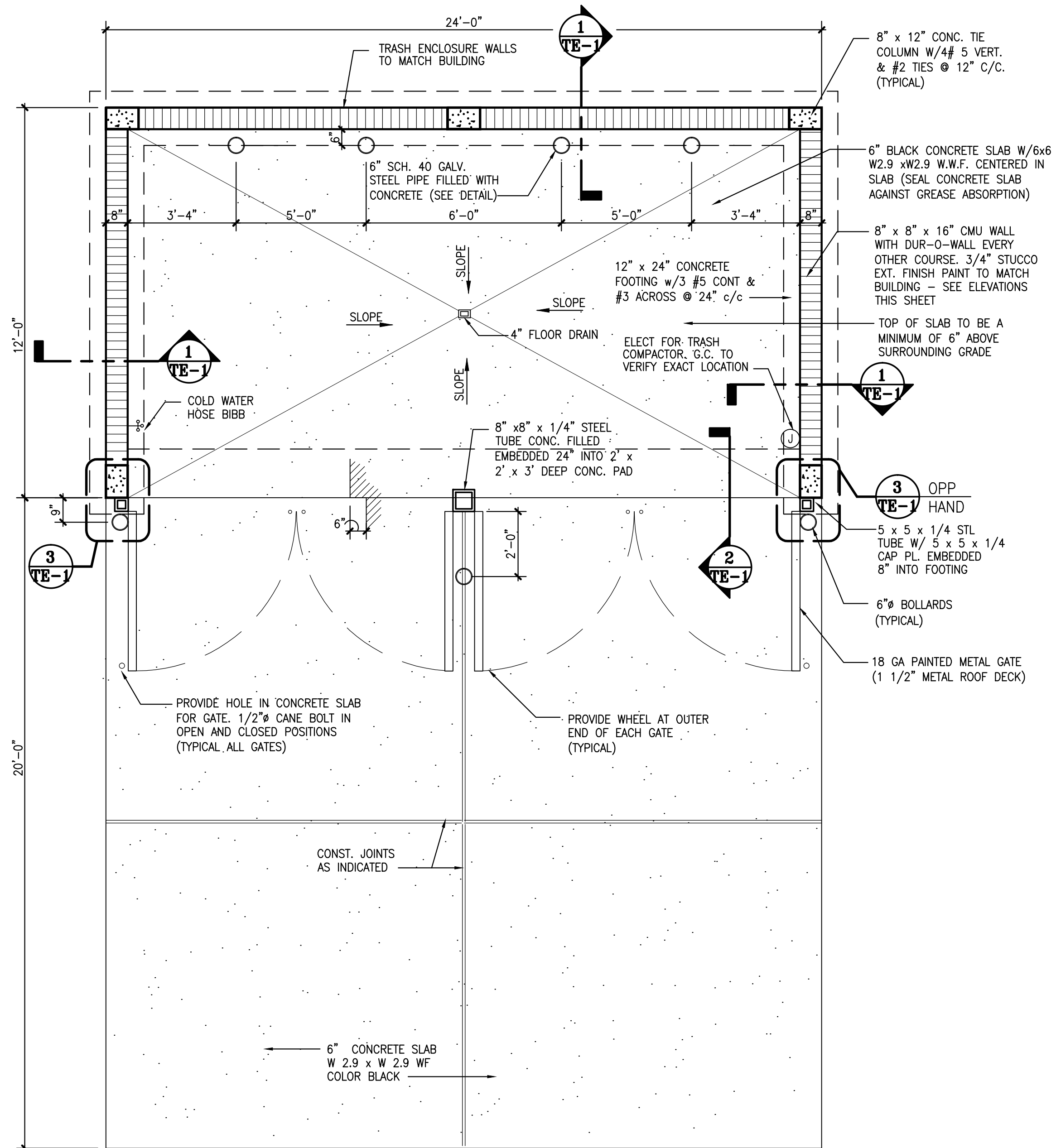
DRAWN BY: R. C.

CHECKED BY: E. C.

SEAL

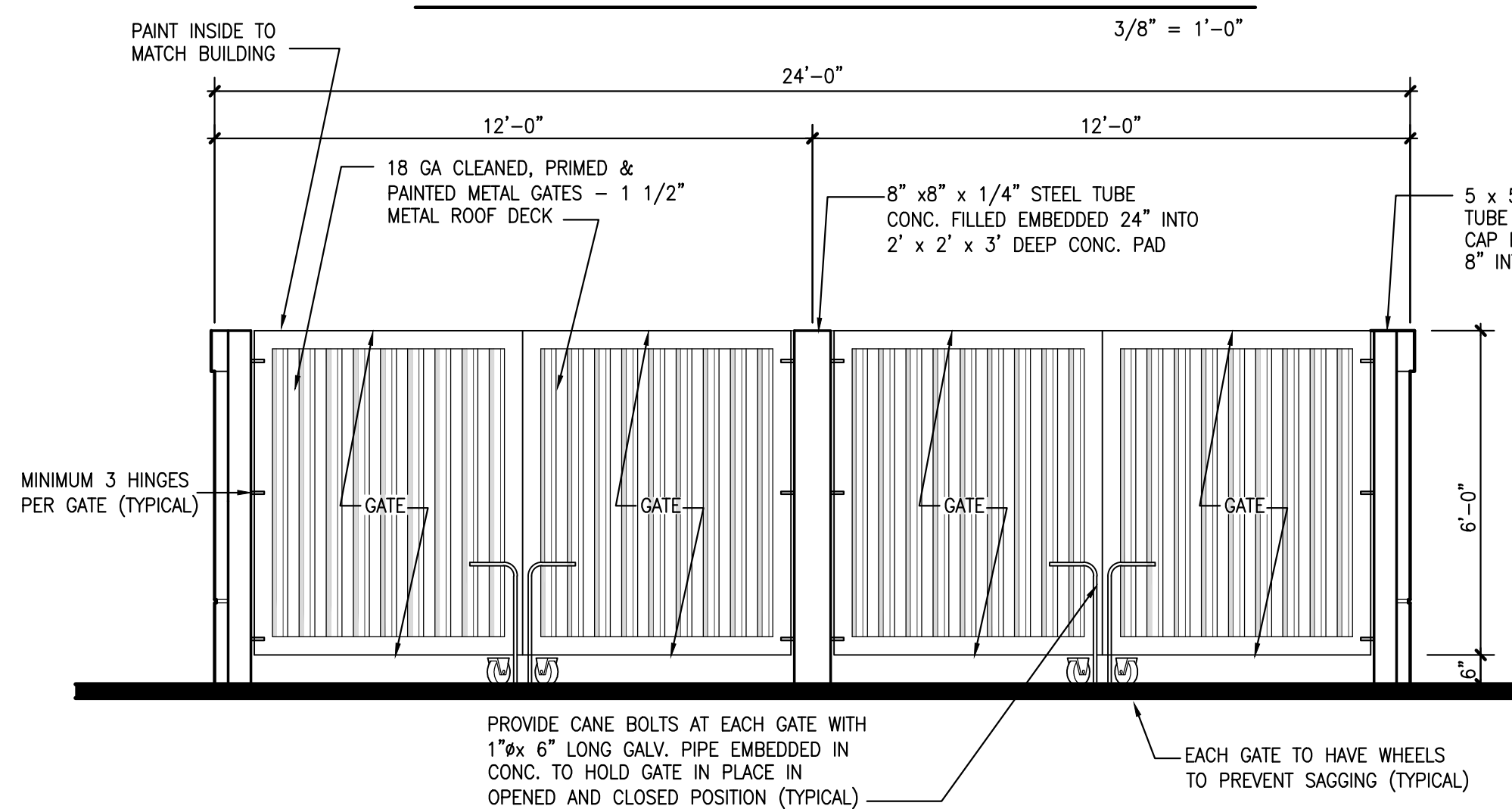
SHEET NUMBER

2.1



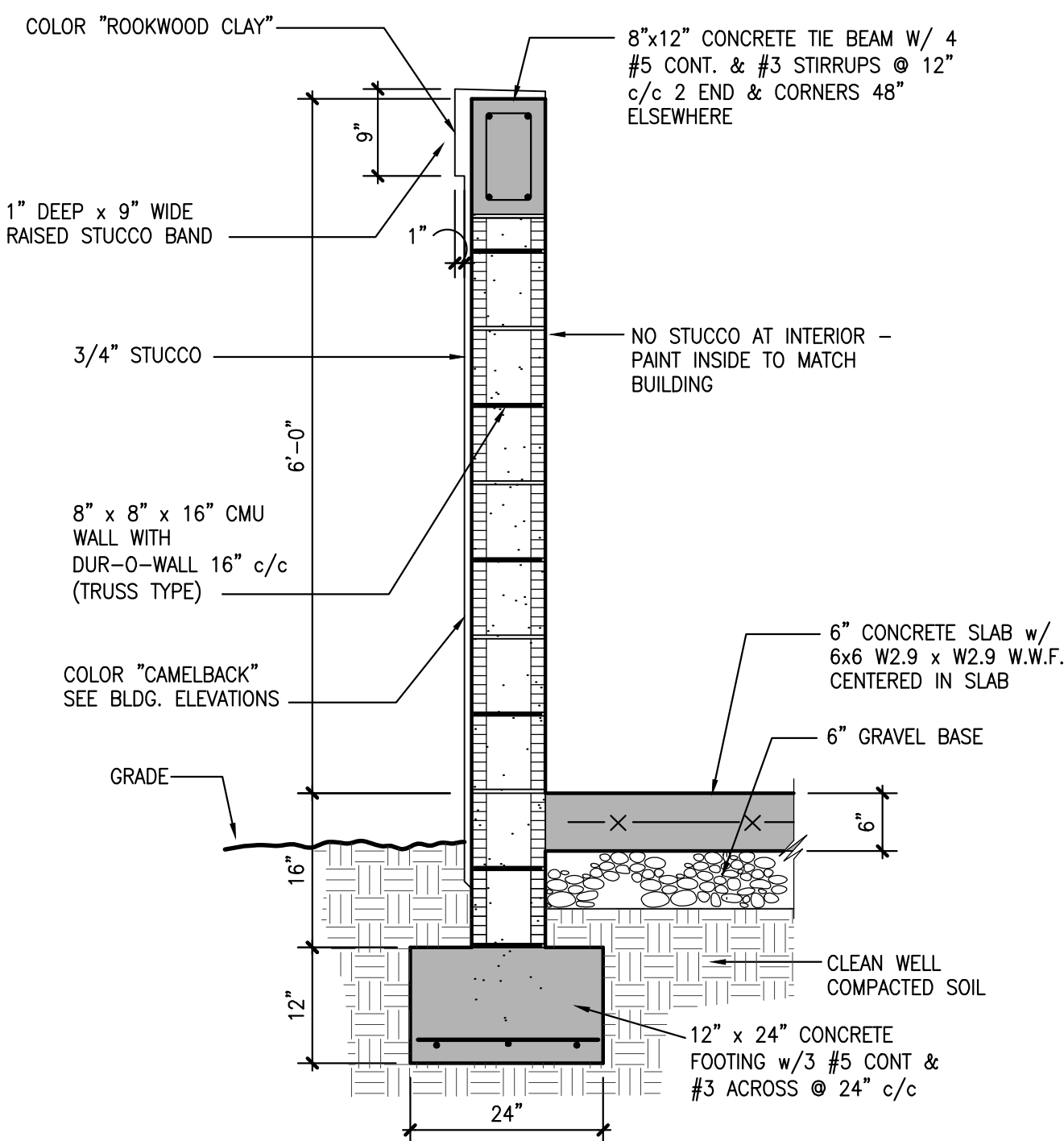
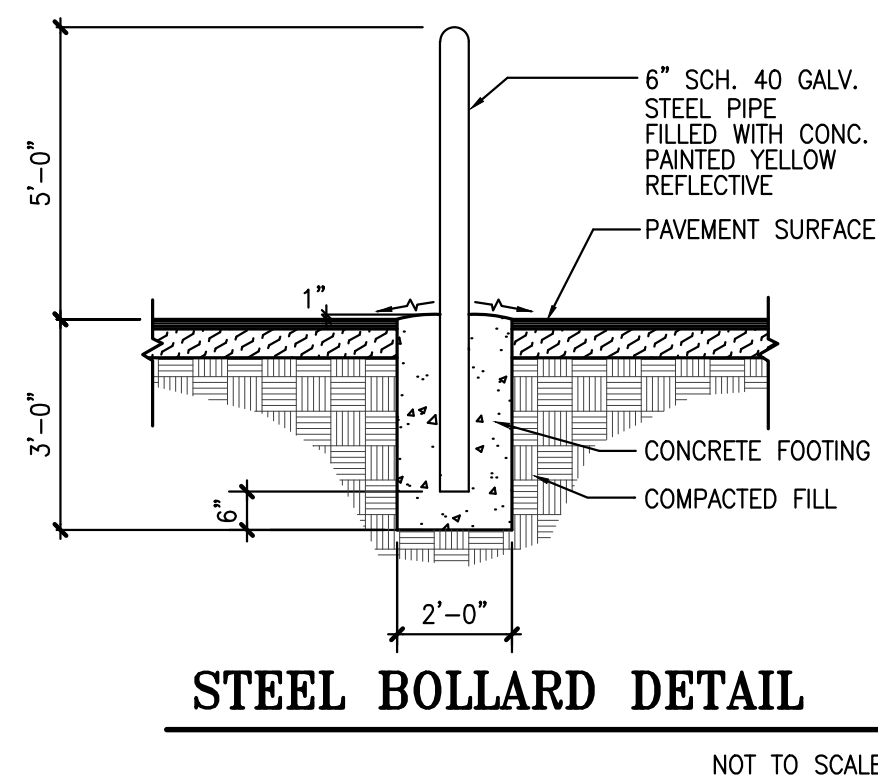
TRASH & RECYCLING ENCLOSURE PLAN

3/8" = 1'-0"



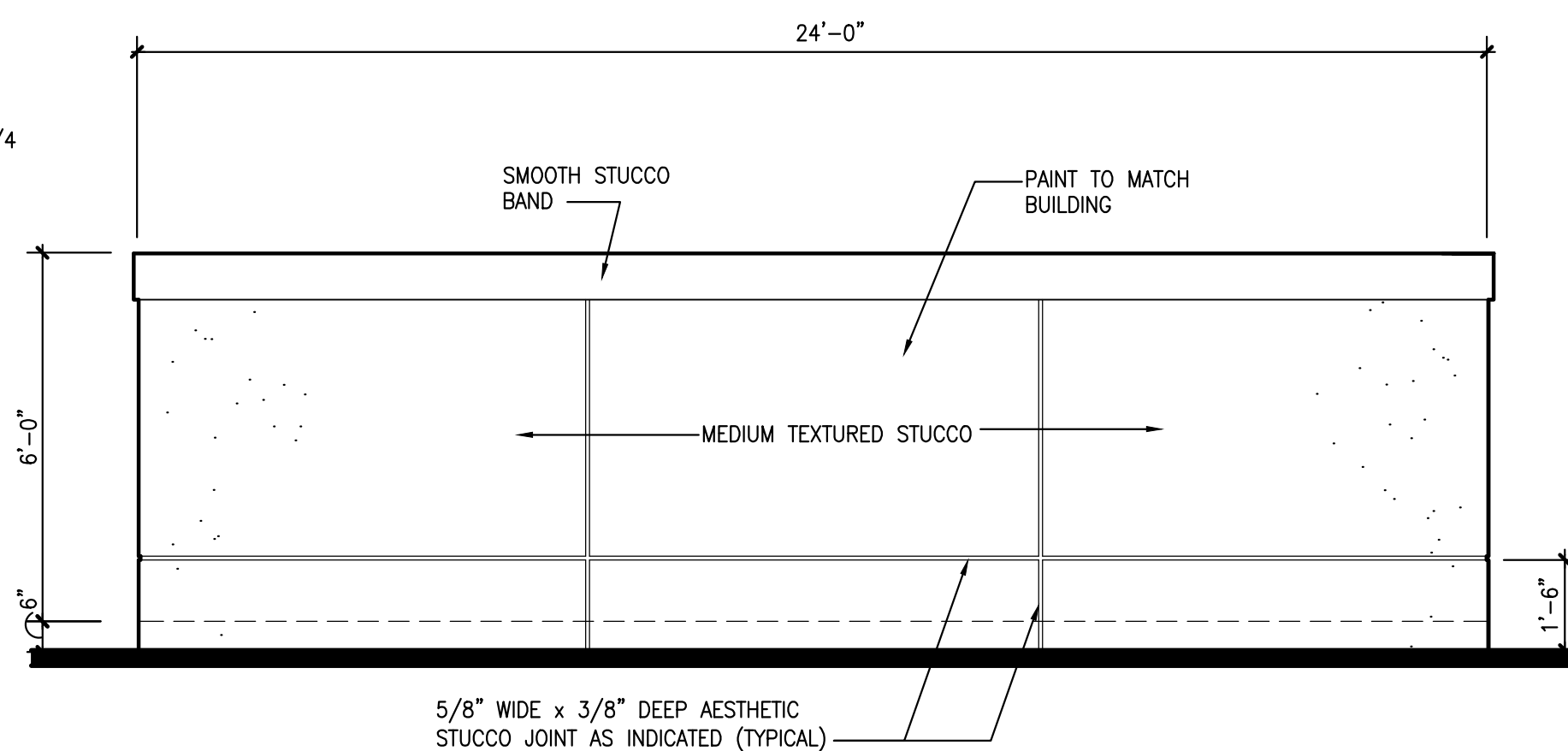
FRONT ELEVATION

3/8" = 1'-0"



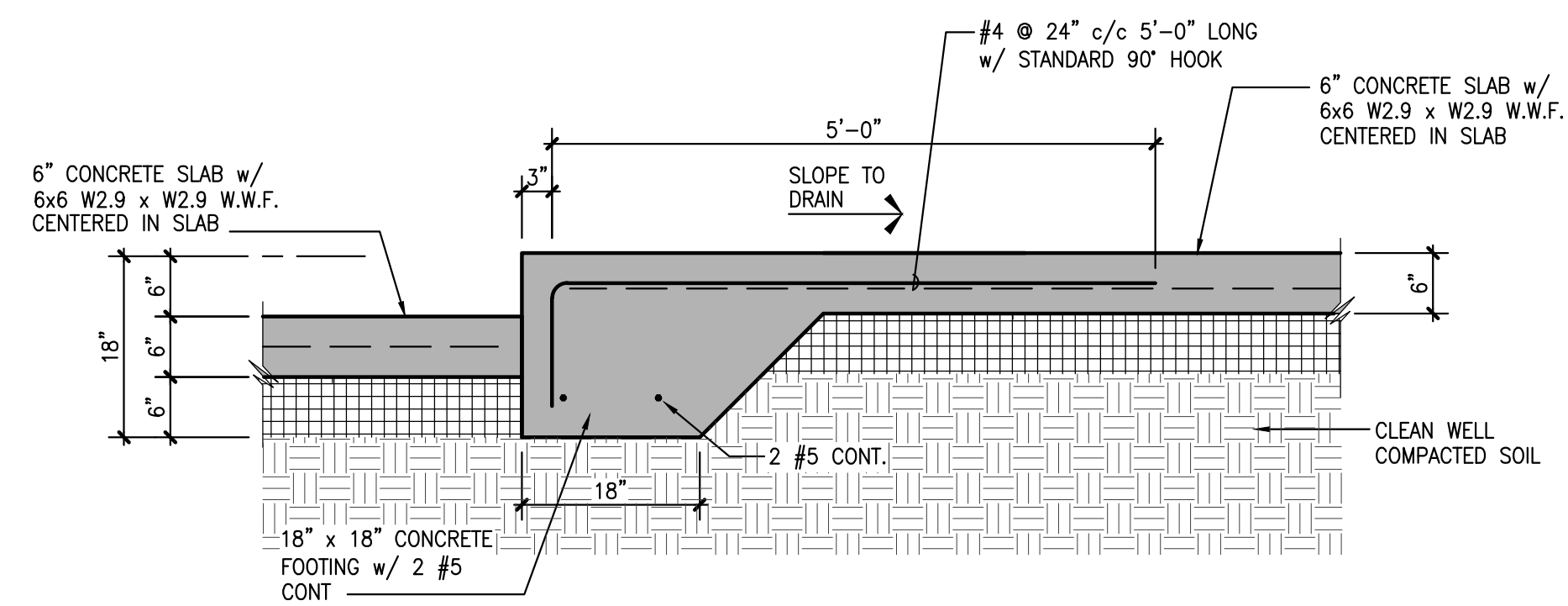
SECTION THRU TYPICAL WALL

3/4" = 1'-0"



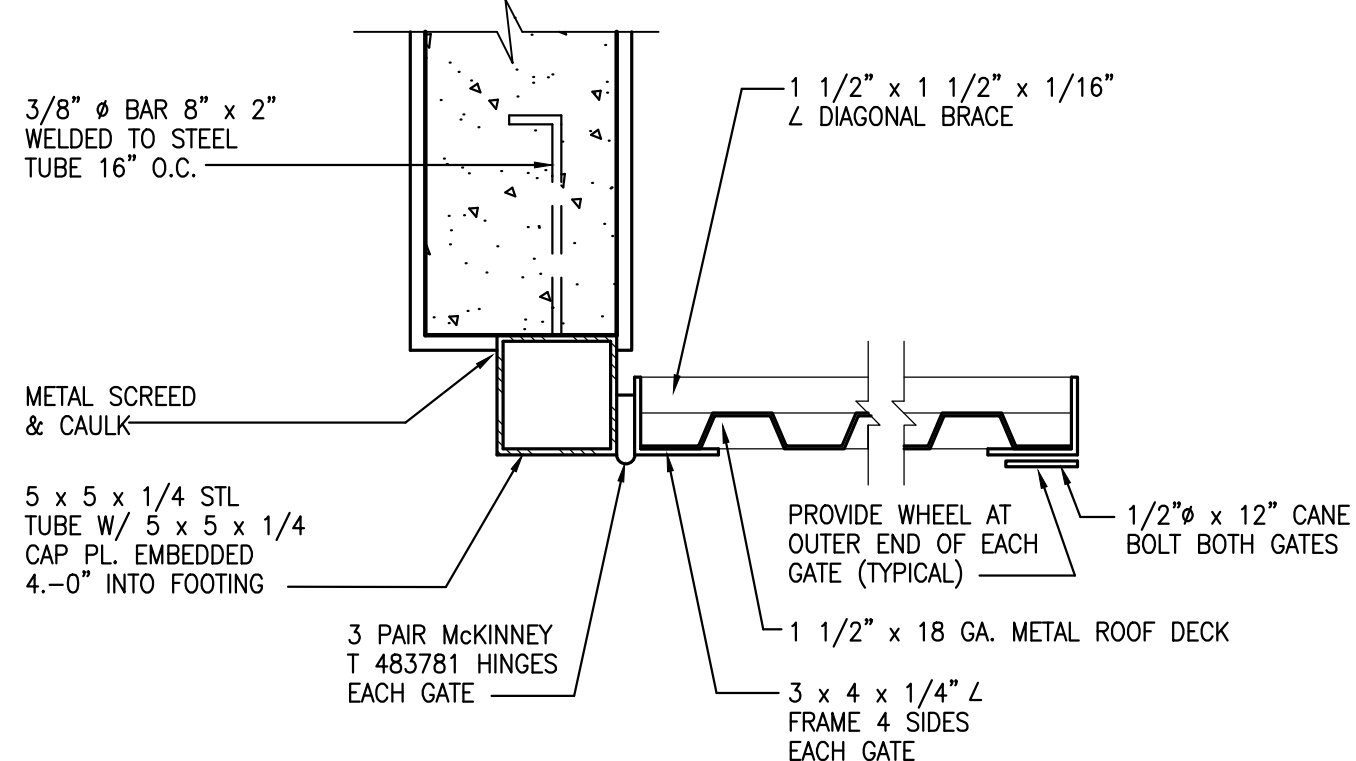
REAR ELEVATION

3/8" = 1'-0"



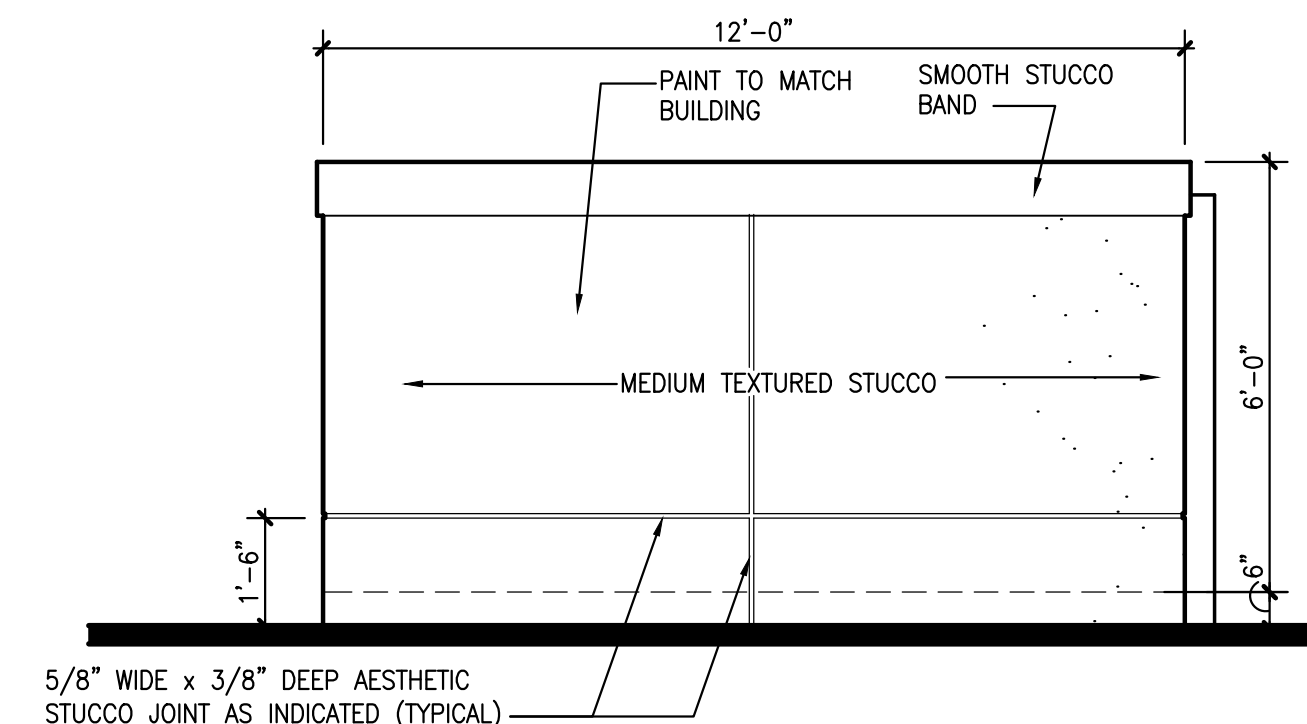
SECTION AT SLAB FOOTING

3/4" = 1'-0"



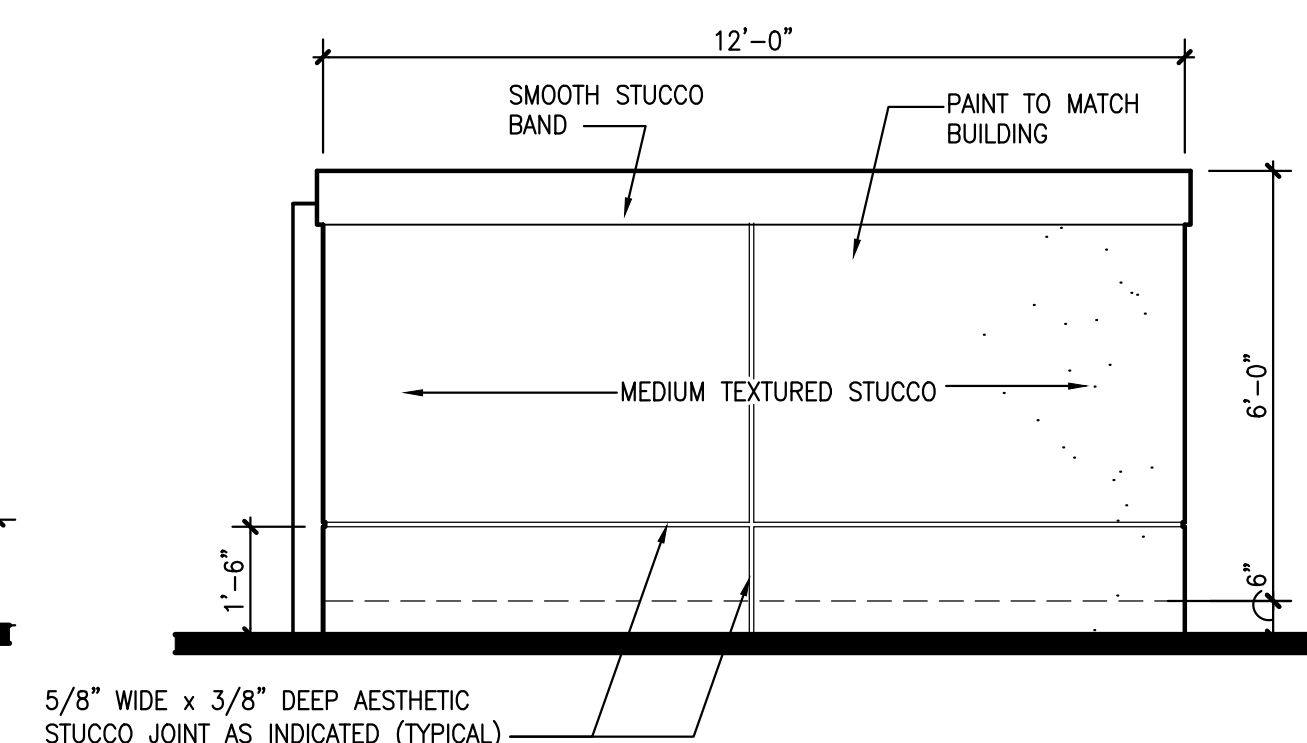
JAMB DETAIL

1 1/2" = 1'-0"



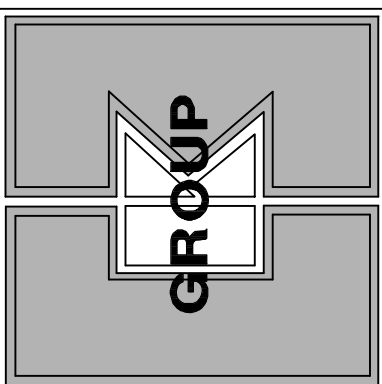
LEFT SIDE ELEVATION

3/8" = 1'-0"



RIGHT SIDE ELEVATION

3/8" = 1'-0"



EDUARDO CORCOSE
CIVIL ENG. - FE 51914
SAMUEL UCCELLO
ARCHITECT - AT 18997

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REFRESH #
Wendy's RESTAURANT
GRiffin & 441 (S.R. #7)
HOLLYWOOD, FLORIDA

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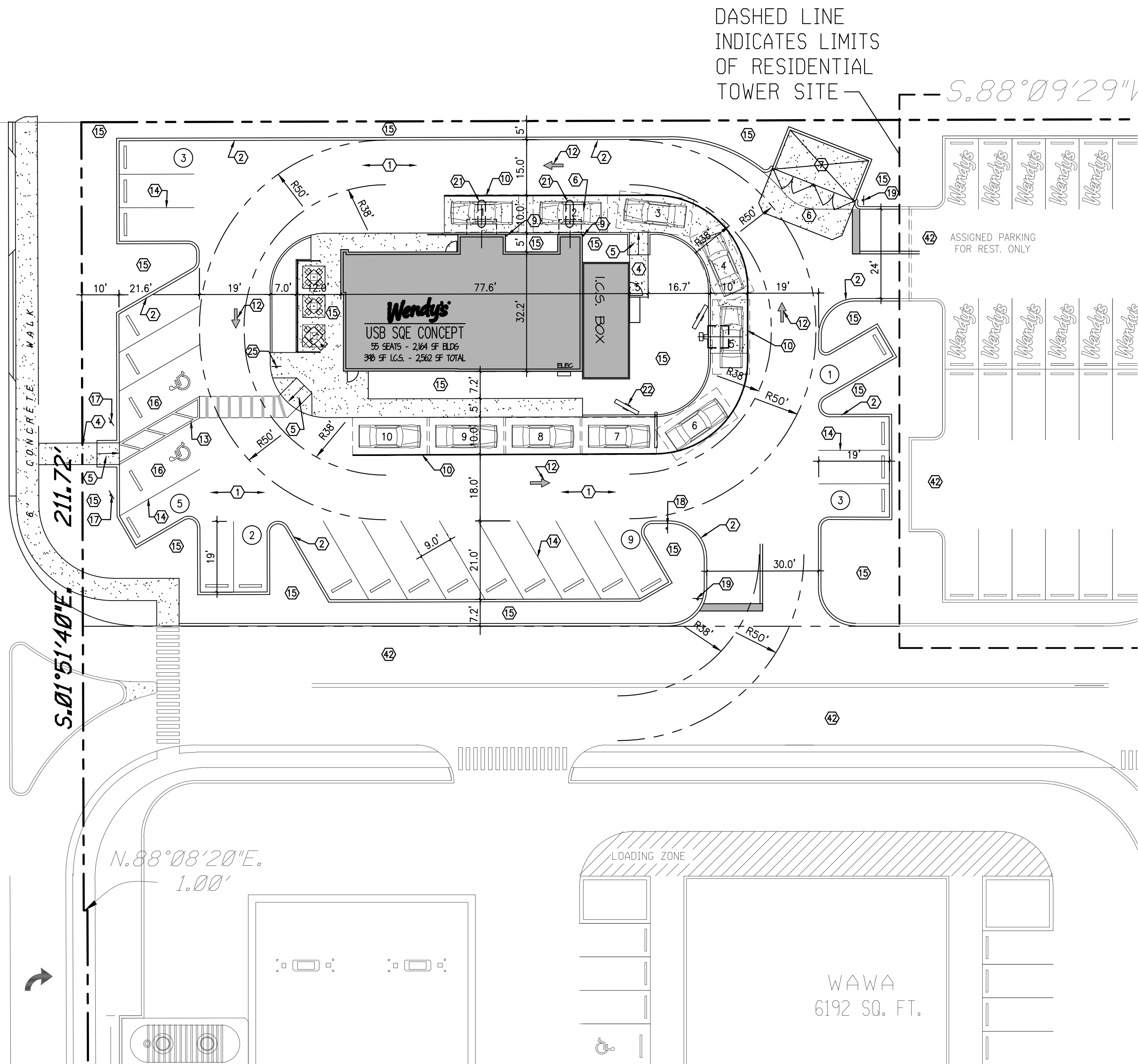
TE-1

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

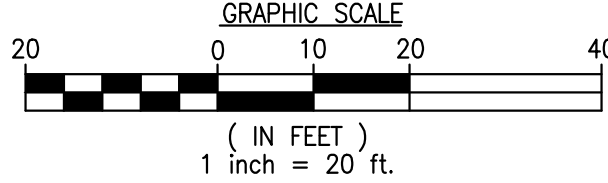
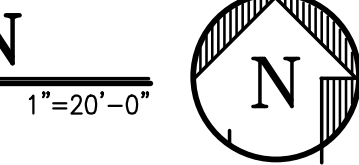


Know what's below.
Call before you dig.

S.R. No. 7 - (U.S. 441)
NORTHBOUND TRAFFIC



SITE PLAN

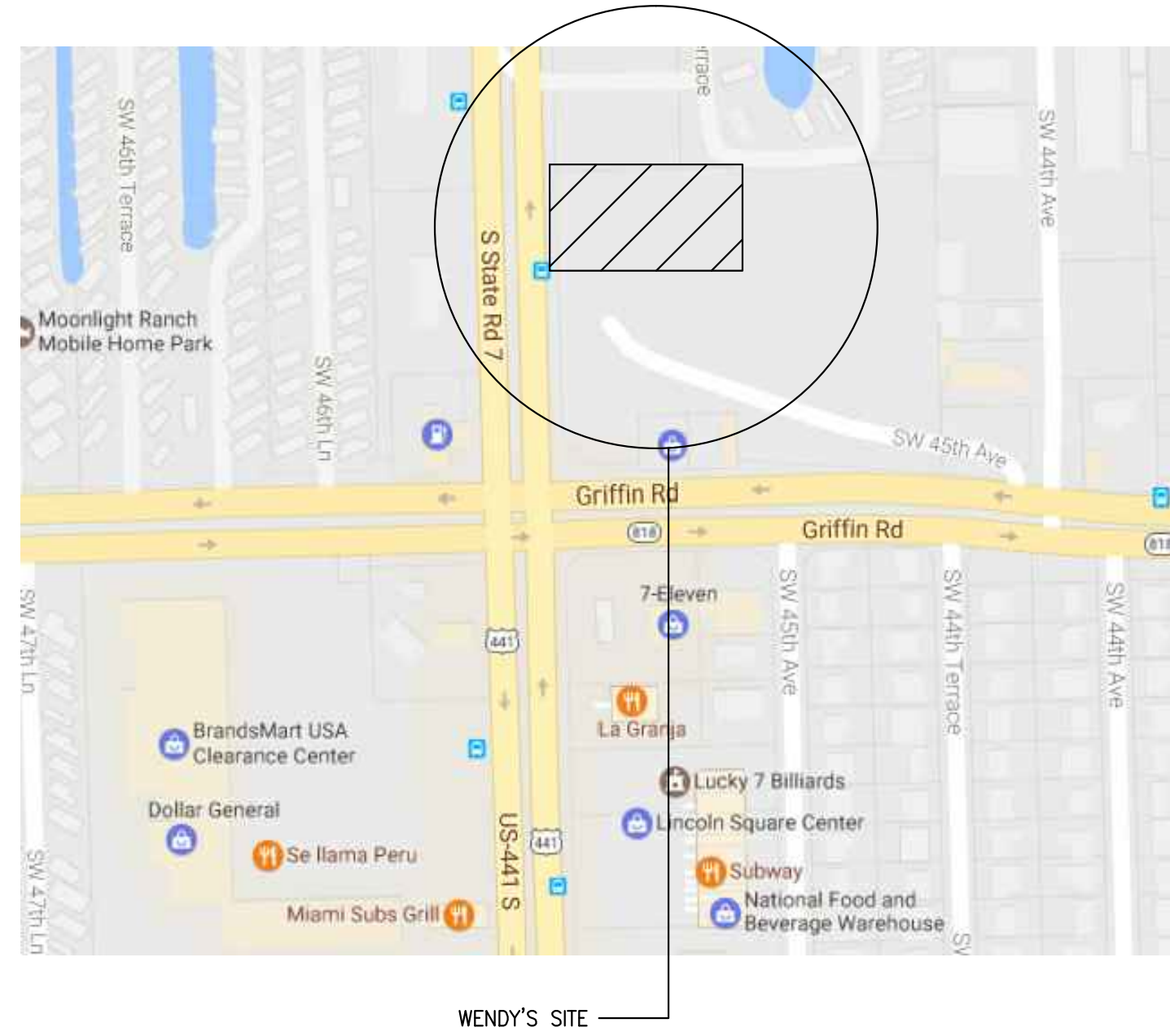


DASHED LINE
INDICATES LIMITS
OF RESIDENTIAL
TOWER SITE

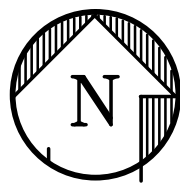
ASSIGNED PARKING
FOR REST. ONLY

CONSTRUCTION NOTES:

- 1) ASPHALT PAVEMENT AS PER DETAIL.
- 2) 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- 3) EXISTING ASPHALT PAVEMENT TO REMAIN.
- 4) P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
- 5) P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- 6) 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
- 7) TRASH ENCLOSURE AS PER DETAIL.
- 8) LED PARKING LIGHT AS PER SITE LIGHTING (CE-1)
- 9) STEEL BOLLARD AS PER DETAIL.
- 10) 25-LF 6" DOUBLE YELLOW
- 11) DIRECTIONAL SIGN.
- 12) TRAFFIC ARROWS PAINTED WHITE.
- 13) 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- 14) 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- 15) LANDSCAPE AREA
- 16) HANDICAP PARKING AS PER DETAIL.
- 17) HANDICAP SIGN 7'-0" A.F.F.
- 18) STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- 19) STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (36"x36")
- 20) STD. F.D.O.T. HIGH INTENSITY "RIGHT TURN ONLY" SIGN (R3-SR) (36"x30")
- 21) SENSOR LOOP AT D/T WINDOW
- 22) PREVIEW MENU.
- 23) MENU BOARD AND SENSOR LOOP W/ SPEAKER PEDESTAL
- 24) CLEARANCE BAR
- 25) PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
- 26) PROPOSED BUILDING
- 27) TRANSFORMER PAD
- 28) BUILDING SIGN
- 29) PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
- 30) PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- 31) MONUMENT SIGN
- 32) 'BICYCLE PARKING' SIGN
- 33) BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
- 34) 6" WHITE STRIPE (THERMOPLASTIC)
- 35) ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- 36) PAVEMENT MARKING SEE DETAIL
- 37) DOTTED LINE SHOWS CURB TO BE REMOVED, SAW CUT EXIST. ASPHALT DRIVE TO RECEIVE NEW DRIVEWAY
- 38) 24" STOP BAR WHITE PAINT. (THERMOPLASTIC)
- 39) 6.0' SIDEWALK EASEMENT
- 40) PEDESTRIAN CROSSING SIGN
- 41) SAW CUT EXISTING ASPHALT PAVEMENT TO RECEIVE NEW PAVEMENT.



LOCATION PLAN
N.T.S.



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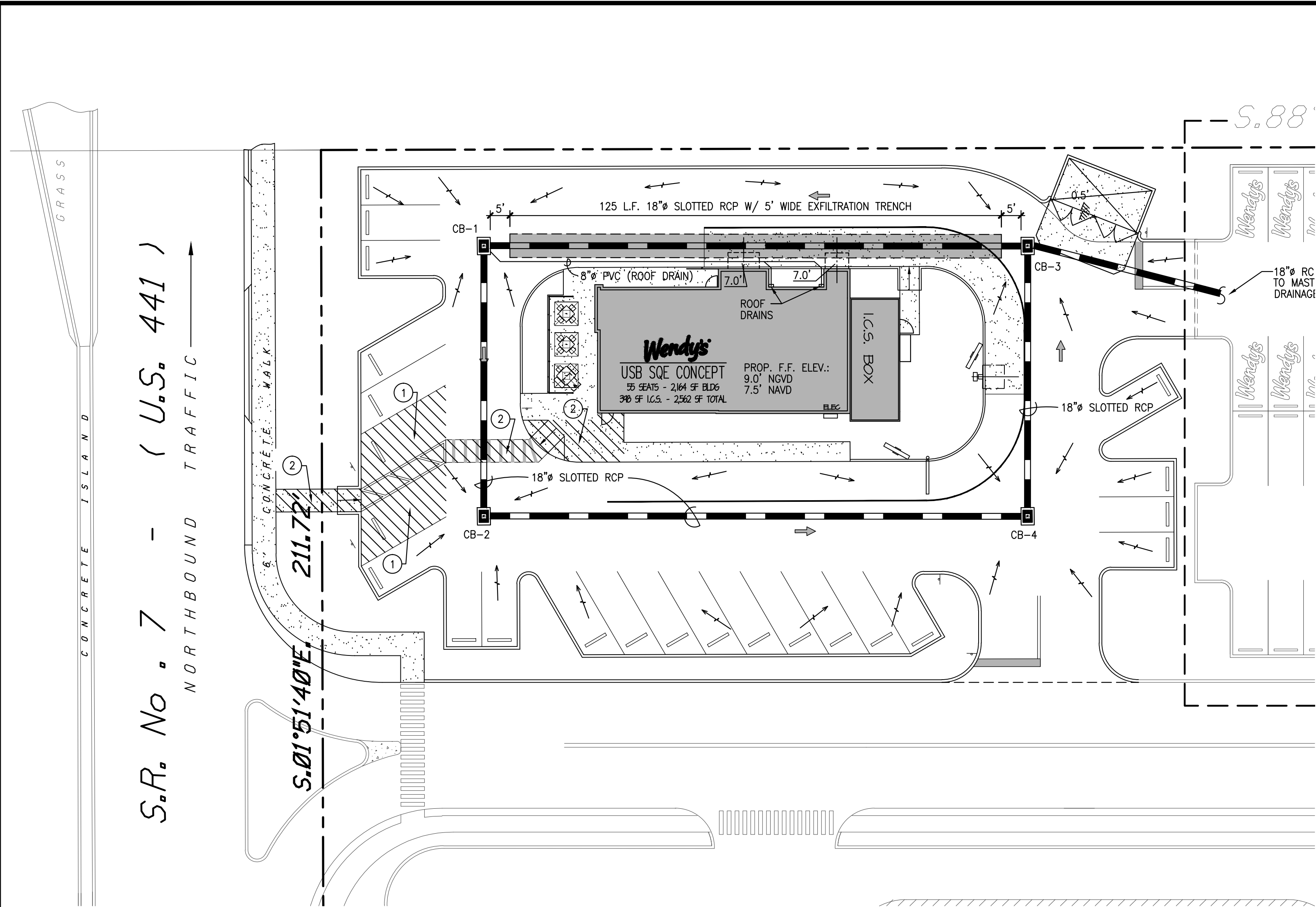
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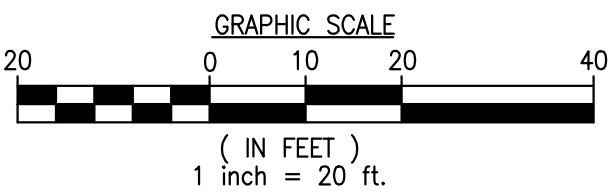
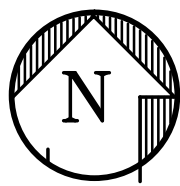
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ARCHITECT - AT 18997

C-1

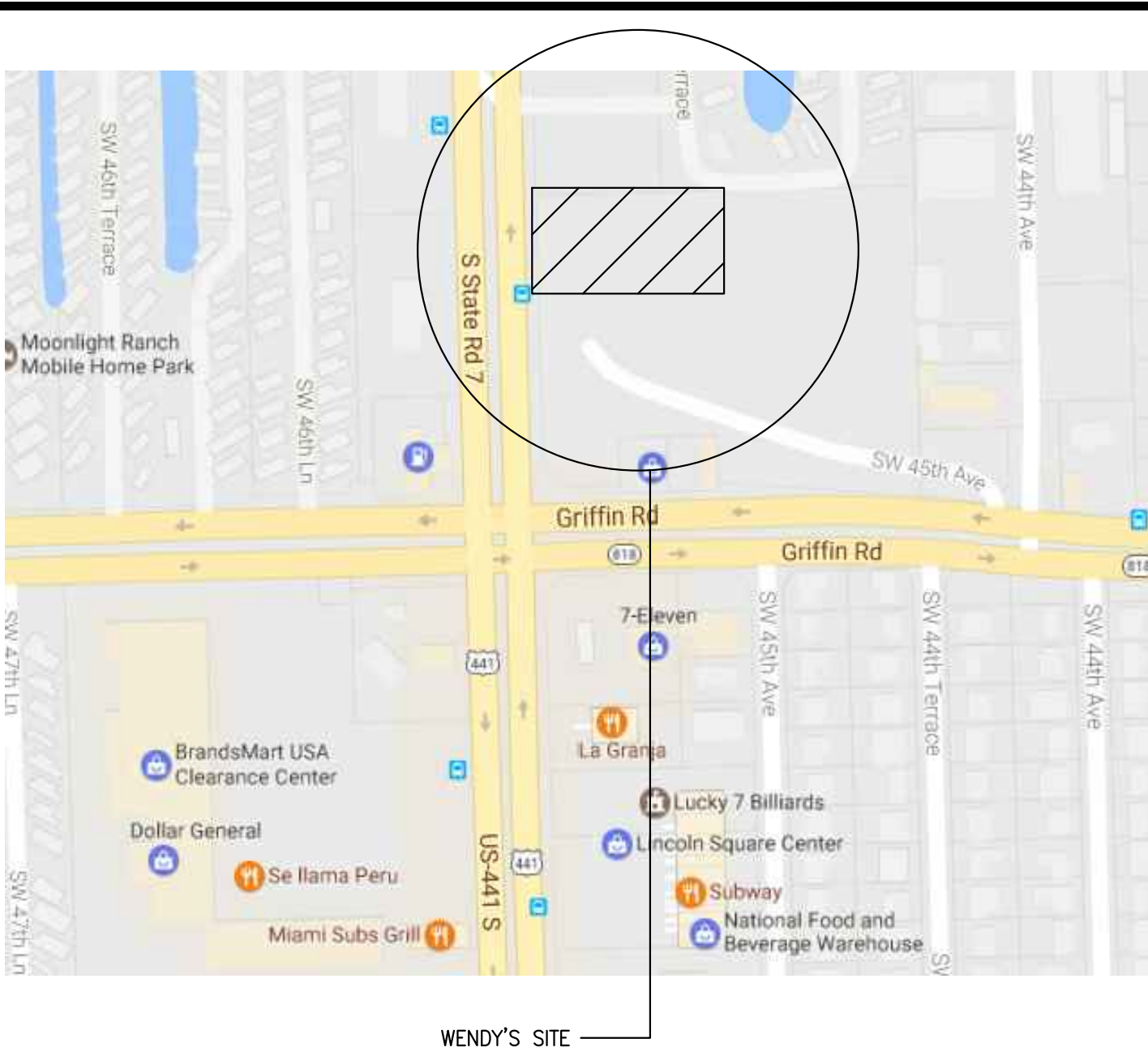


PAVING AND DRAINAGE PLAN

1"=20'-0"



PROPOSED DRAINAGE SCHEDULE						
			INVERT ELEVATIONS			
STRUCTURE #	TYPE	GRATE EL.	N	S	E	W
CB-1	"E"					
CB-2	"E"					
CB-3	"E"					
CB-4	"E"					
* PROVIDE POLLUTION RETARDANT BAFFLE						



LOCATION PLAN

N.T.S.



NOTES:

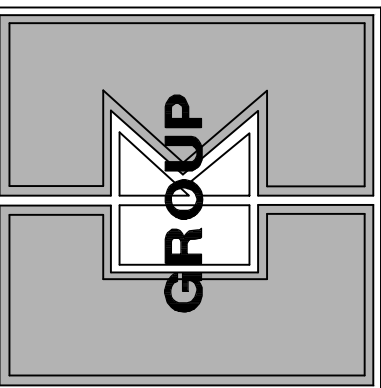
- ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 10 FEET OF ANY AREA TO BE FILLED. THIS INCLUDES ALL BUILDING AREAS AND PAVING AREAS WHICH ARE BEING FILLED. ANY SUCH MATERIAL SHALL BE REPLACED WITH APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED IN 8" LAYERS TO 100% OF MAXIMUM DENSITY AS PER AASHTO T-99C.
- ALL UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE CONSTRUCTED, INSTALLED, AND THEN ACCEPTED BY THE CITY OF HOLLYWOOD ENGINEERING DIVISION. IRRIGATION AND AND SOIL CONSERVATION DISTRICT.
- STABILIZED SUBGRADE SHALL HAVE LIMEROCK BEARING RATION (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99C.
- LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA D. O. T. STANDARD SPECIFICATIONS, EXCEPT THAT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III.
- PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D. O. T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A. S. T. M. SPECIFICATIONS C-47B AND 64T, AND CITY OF HOLLYWOOD ENGINEERING DEPARTMENT MINIMUM STANDARDS.
- CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A. S. T. M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION.
- ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATERTIGHT.
- ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2 : 1 CEMENT MORTAR MIX.
- REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF A. S. T. M. SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 FLORIDA D. O. T. STANDARD SPECIFICATIONS.
- ALL WORKMANSHIP, INSTALLATIONS, AND MATERIALS SHALL MEET THE REQUIREMENTS OF CITY OF HOLLYWOOD ENGINEERING DIVISION'S MINIMUM STANDARDS.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C. K. E. GROUP, INC. AND TO CITY OF HOLLYWOOD ENGINEERING DIVISION FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION BY CITY OF HOLLYWOOD ENGINEERING DIVISION.
- THE CONTRACTOR SHALL PROVIDE TO THE CITY OF HOLLYWOOD ENGINEERING DIVISION WITH A CERTIFIED AS-BUILT SURVEY INDICATING GRADE ELEVATIONS AT TOP OF LIMEROCK BASE PRIOR TO PAVING.
- SOIL BORING RECORDS ARE PART OF THE BID DOCUMENTS. IN THE EVENT OF DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE SOILS REPORT RECOMMENDATIONS, THE MOST STRINGENT OF THE TWO SHALL BE USED.

NOTES:

- SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK.
- SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
- SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE.
- GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.

LEGEND

- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXISTING ELEVATION
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROPOSED ELEVATIONS
- G.C. TO VERIFY MAX. 2% SLOPE AT HANDICAP SPACE AND ACCESSIBILITY ROUTE
- SLOPE ALONG ACCESS PATH NOT TO EXCEED 5% SLOPE ALONG PATH AND MAX. 2% CROSS SLOPE.



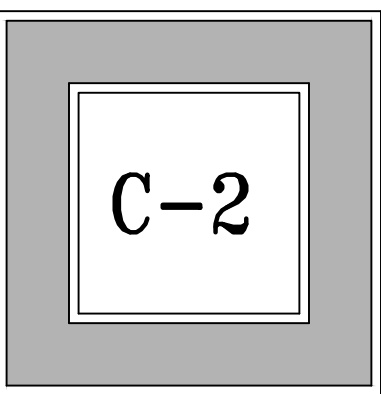
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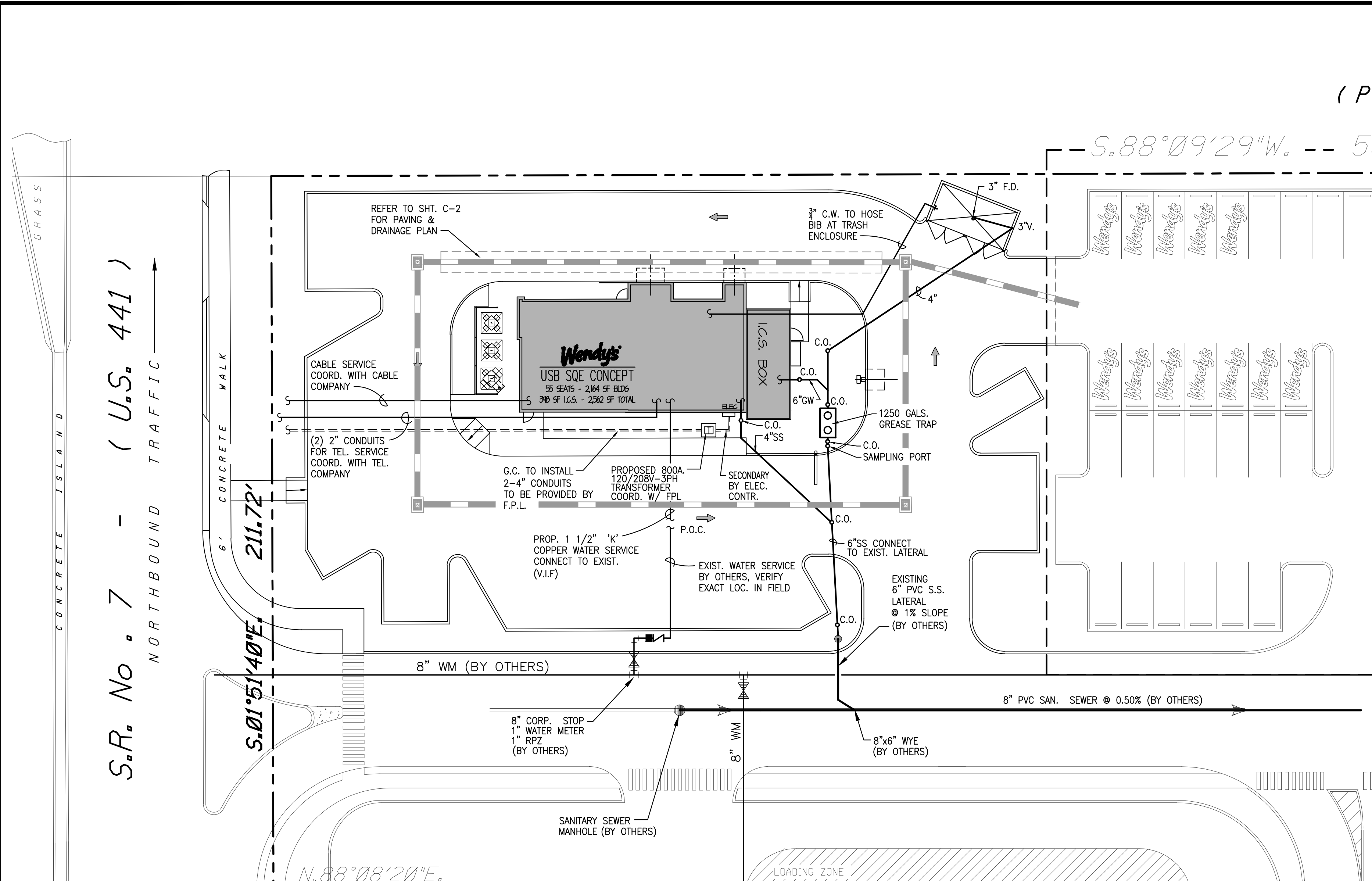
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WENDY'S RESTAURANT
GRIFFIN & 441 (S.R. #7)
HOLLYWOOD, FLORIDA

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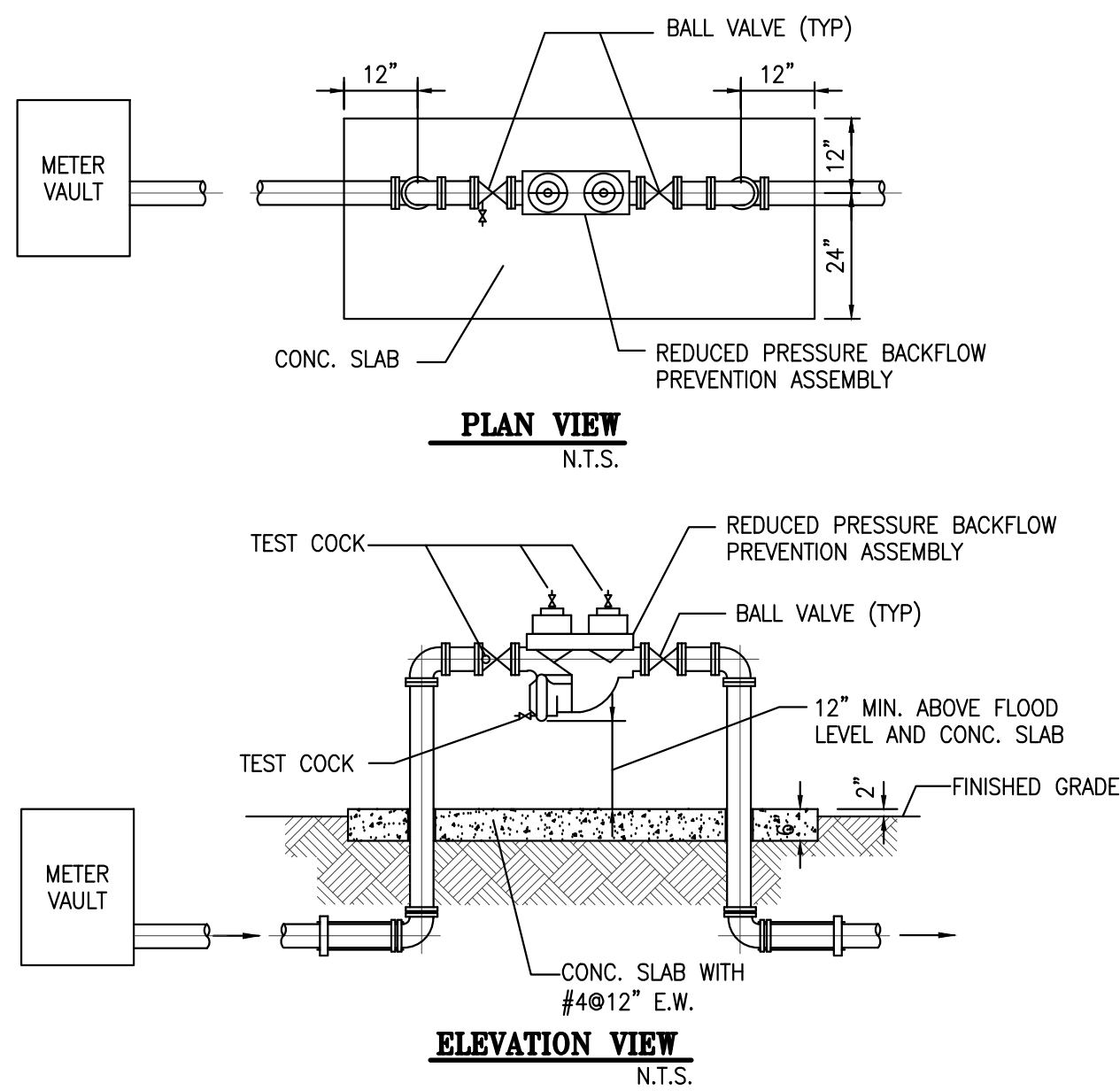
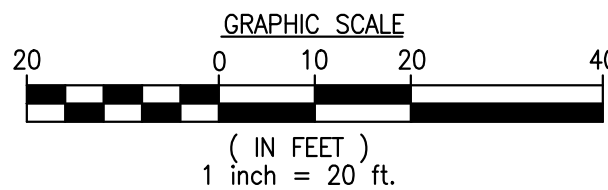
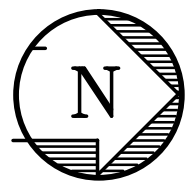
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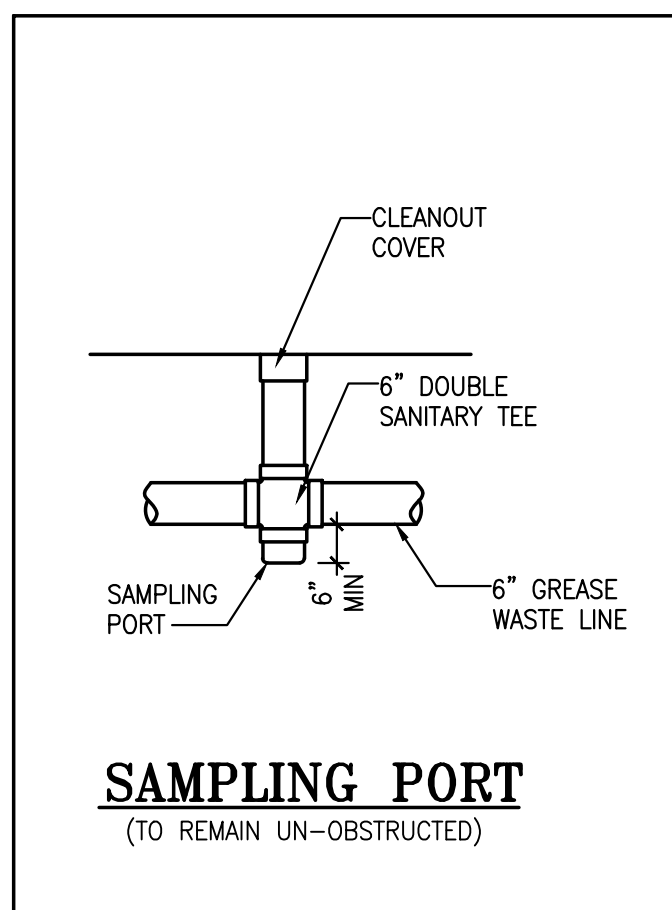


UTILITY PLAN

1"=20'-0"



REDUCED PRESSURE ZONE
BACKFLOW PREVENTER
FOR WATER SERVICE 3/4" THRU 2"

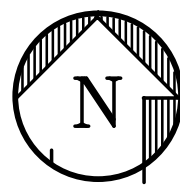


SAMPLING PORT NOTE:
SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES
WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND
WITHOUT STANDING WATER ON GROUND SURFACE. WITH A
MINIMUM 24 INCHES HORIZONTAL CLEARANCE FROM ANY WALL,
FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48
INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT
OR STORED MATERIALS.



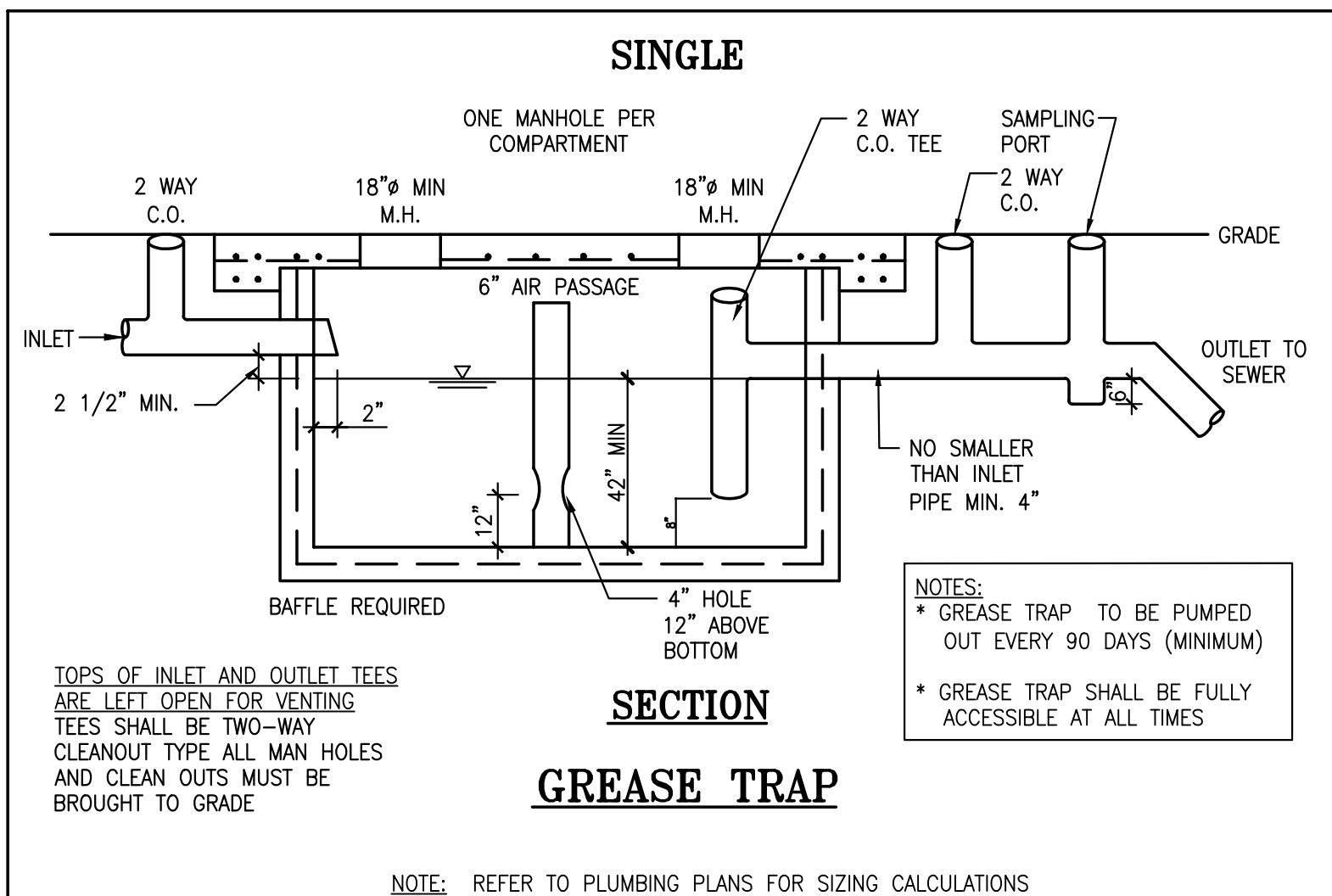
LOCATION PLAN

N.T.S.

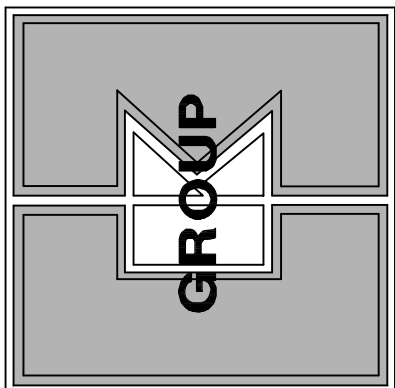


NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
3. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
4. ALL CLEAN-OUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USG #7605 VALVE BOX).
5. ON-SITE SANITARY SEWER TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
7. MINIMUM SLOPE OF SANITARY WASTE = 1%.
8. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70FT.
9. NO SOLVENT WELD SHALL BE USED.
10. REFER TO CITY OF HOLLYWOOD PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
11. REFER TO SHEET CE-1 FOR SITE LIGHTING AND SITE ELECTRICAL.



NOTE: REFER TO PLUMBING PLANS FOR SIZING CALCULATIONS



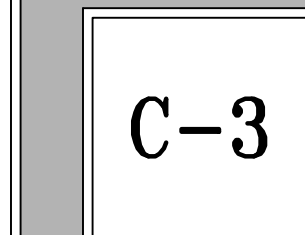
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GRIFFIN & 441 (S.R. #7)
HOLLYWOOD, FLORIDA
SD-E-2014 MKE

UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN INCHES. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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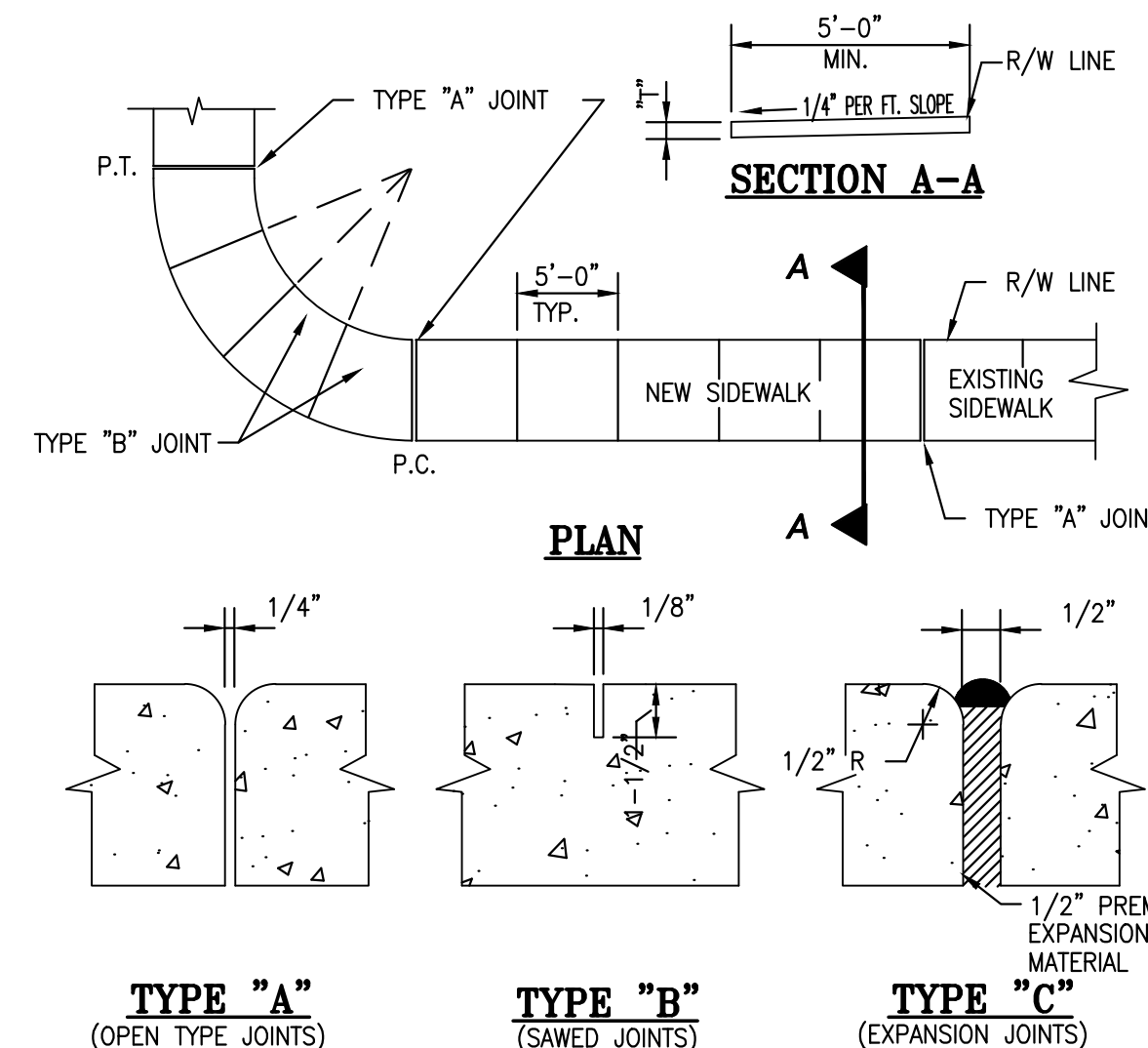
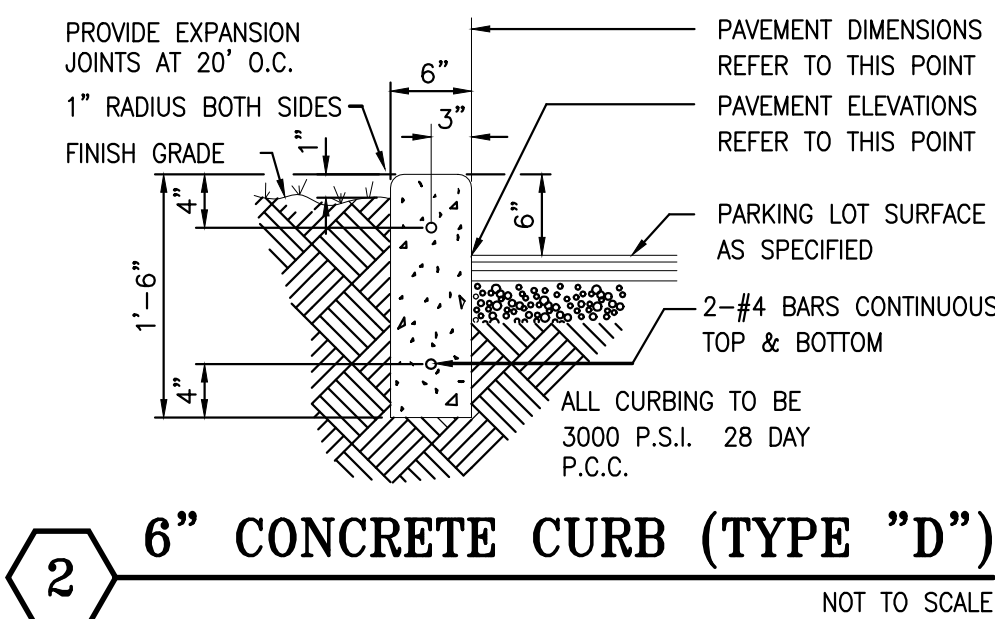
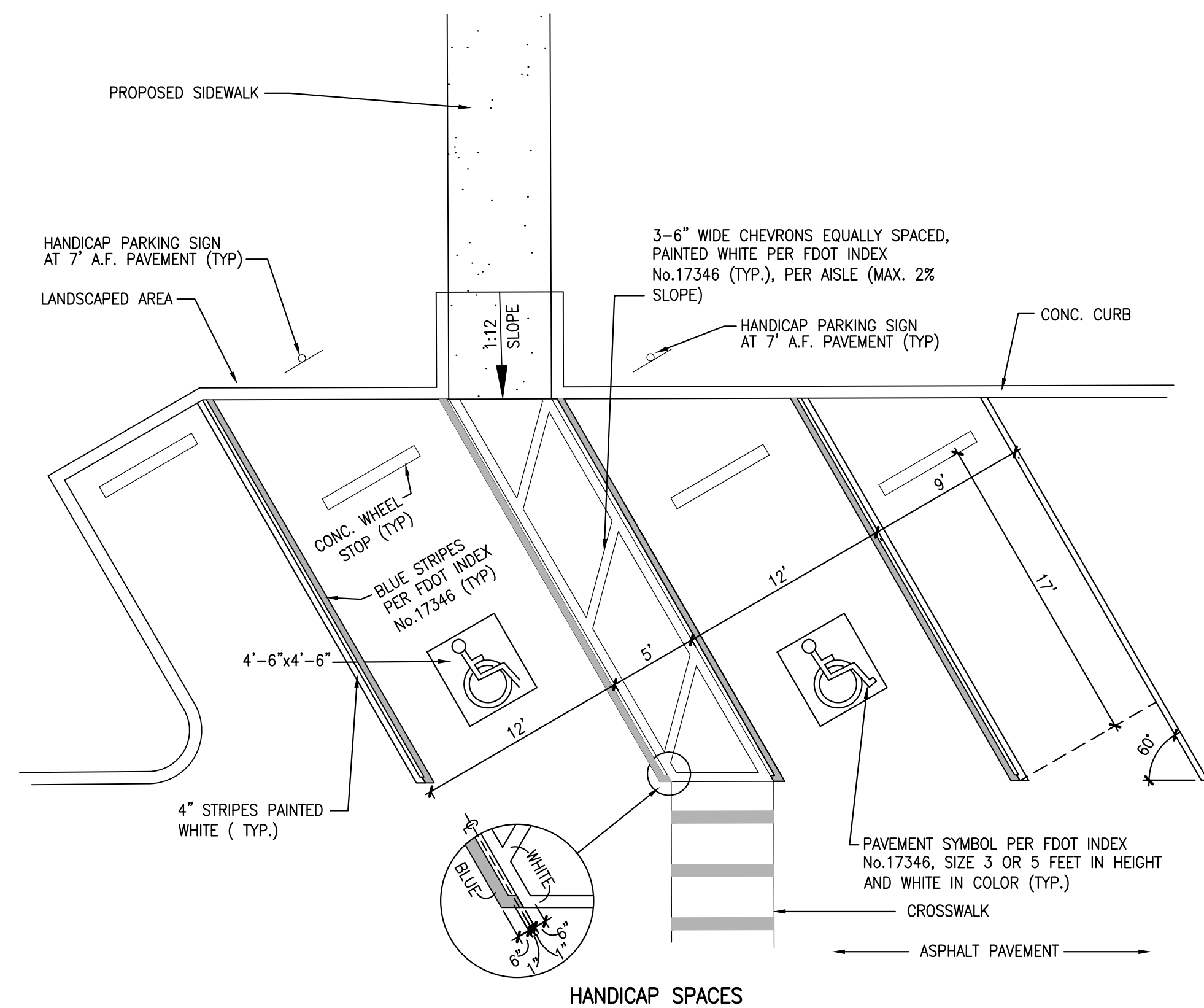


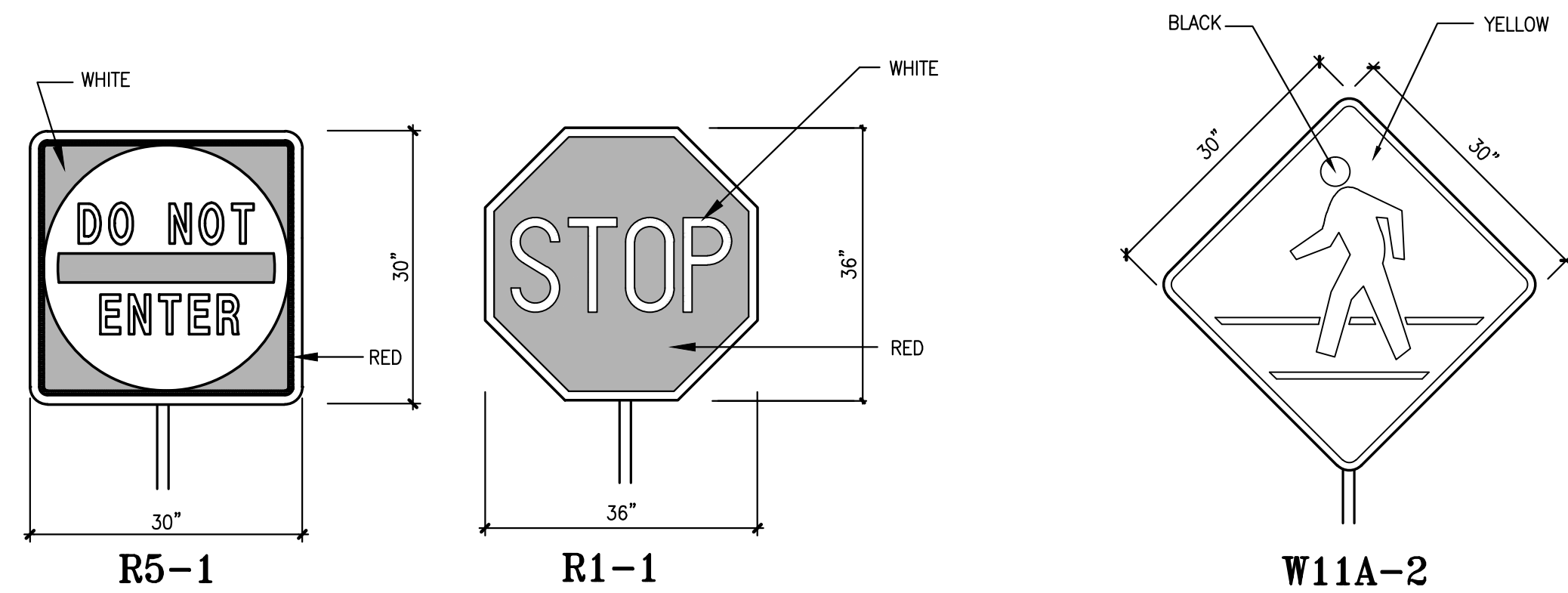
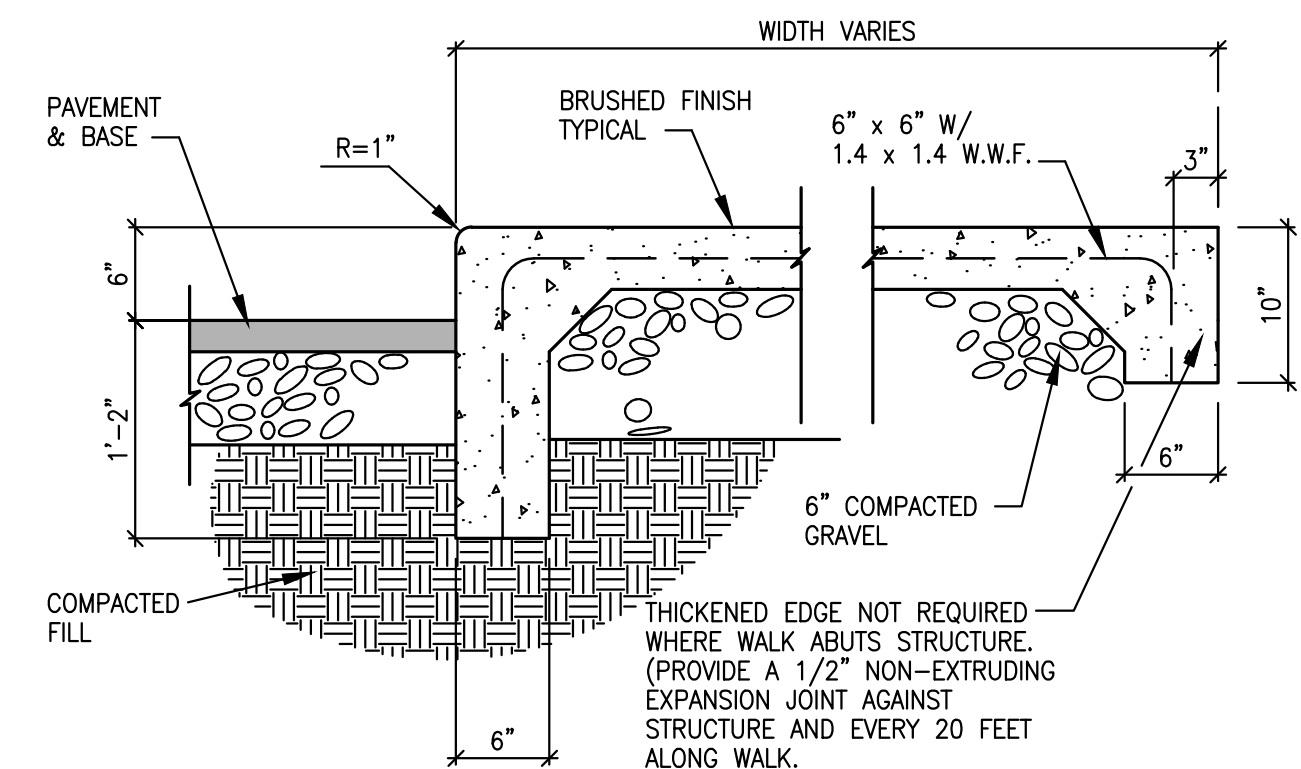
TABLE OF SIDEWALK THICKNESS--"T"	
LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

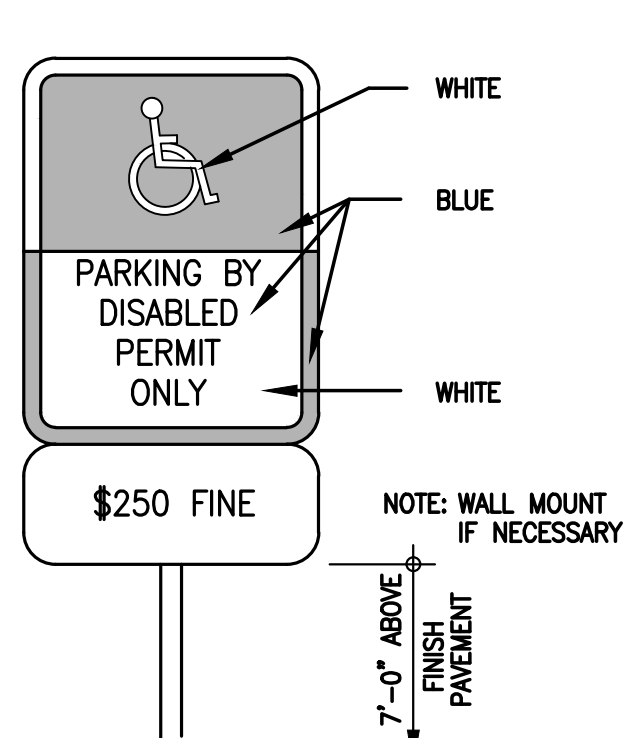
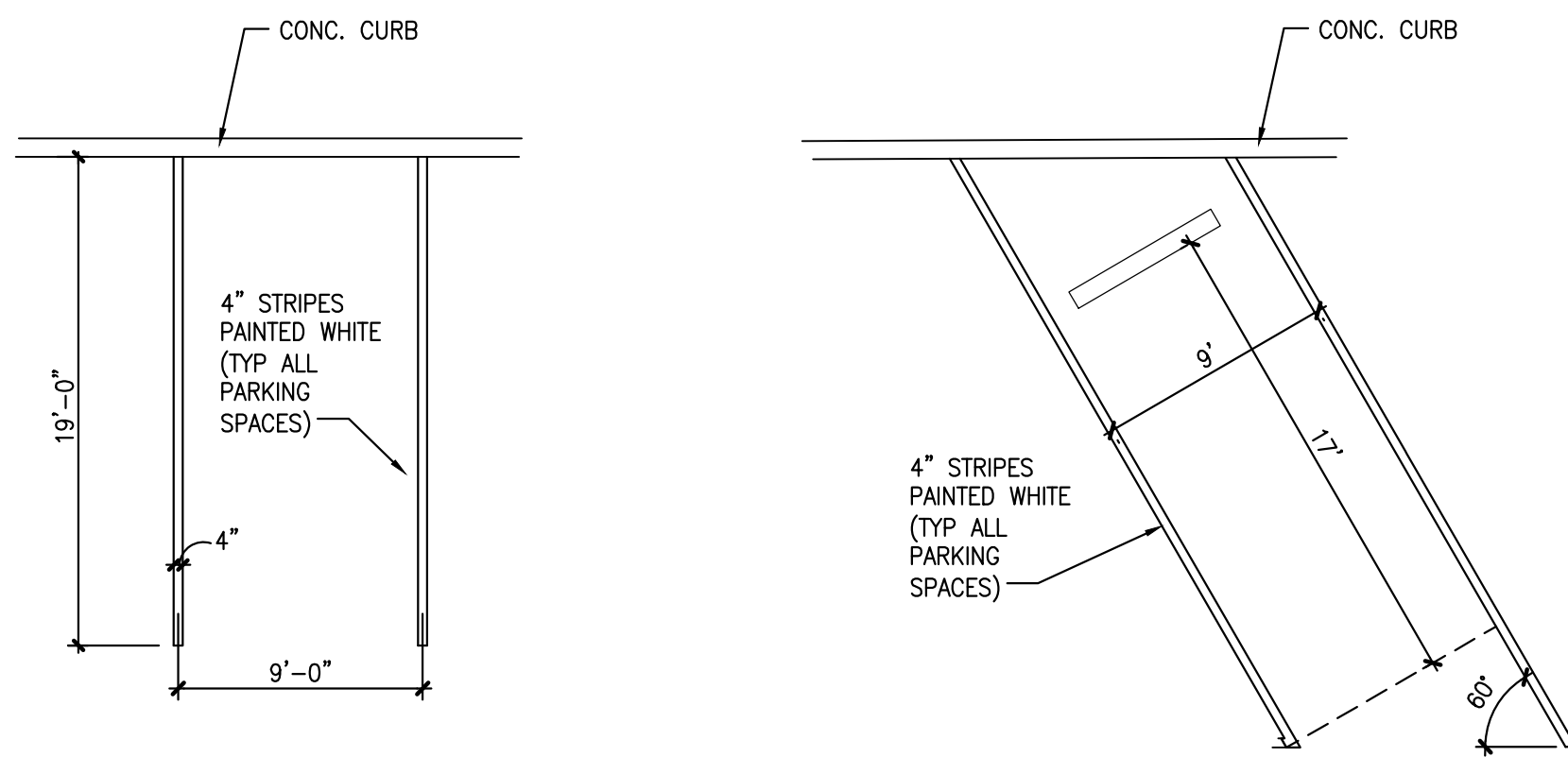
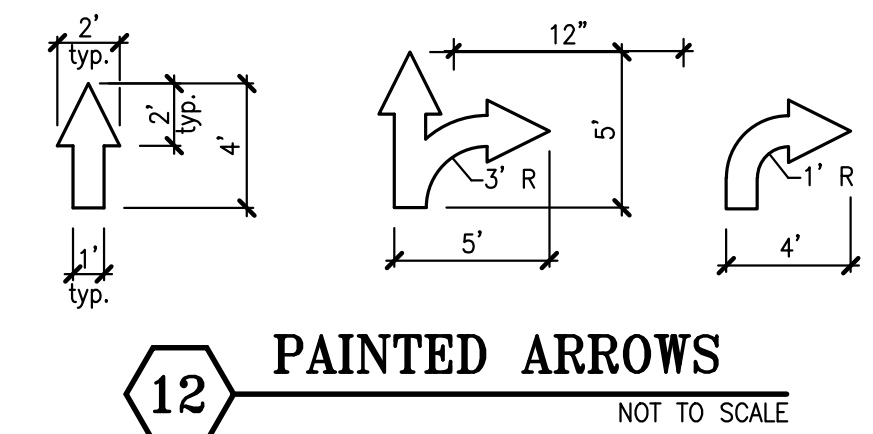
4 **SIDEWALK CONSTRUCTION DETAIL**
NOT TO SCALE



13 16 **HANDICAP AND STANDARD PARKING DETAILS**
NOT TO SCALE



17 18 19 **STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS**
SCALE: N.T.S.



25 **HANDICAP PARKING SIGN**
(FTP 20-04 PER FDOT INDEX 17355)
NOT TO SCALE

- GENERAL NOTES**
- ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
 - DESIGNS ARE PER 175 MPH WIND LOADS (VERIFY LOCAL WIND AND SOIL CONDITIONS).
 - ALL PAINTED PAVEMENT MARKERS ARE TO BE SOLID YELLOW AND FURNISHED BY GENERAL CONTRACTOR.
 - WHEN UNABLE TO VIEW CARS PLACING ORDERS DIRECTLY FROM PICK-UP WINDOW A 24" CONVEX MIRROR SHALL BE PLACED IN AN APPROPRIATE LOCATION TO VIEW CUSTOMERS AT ORDER STATION.

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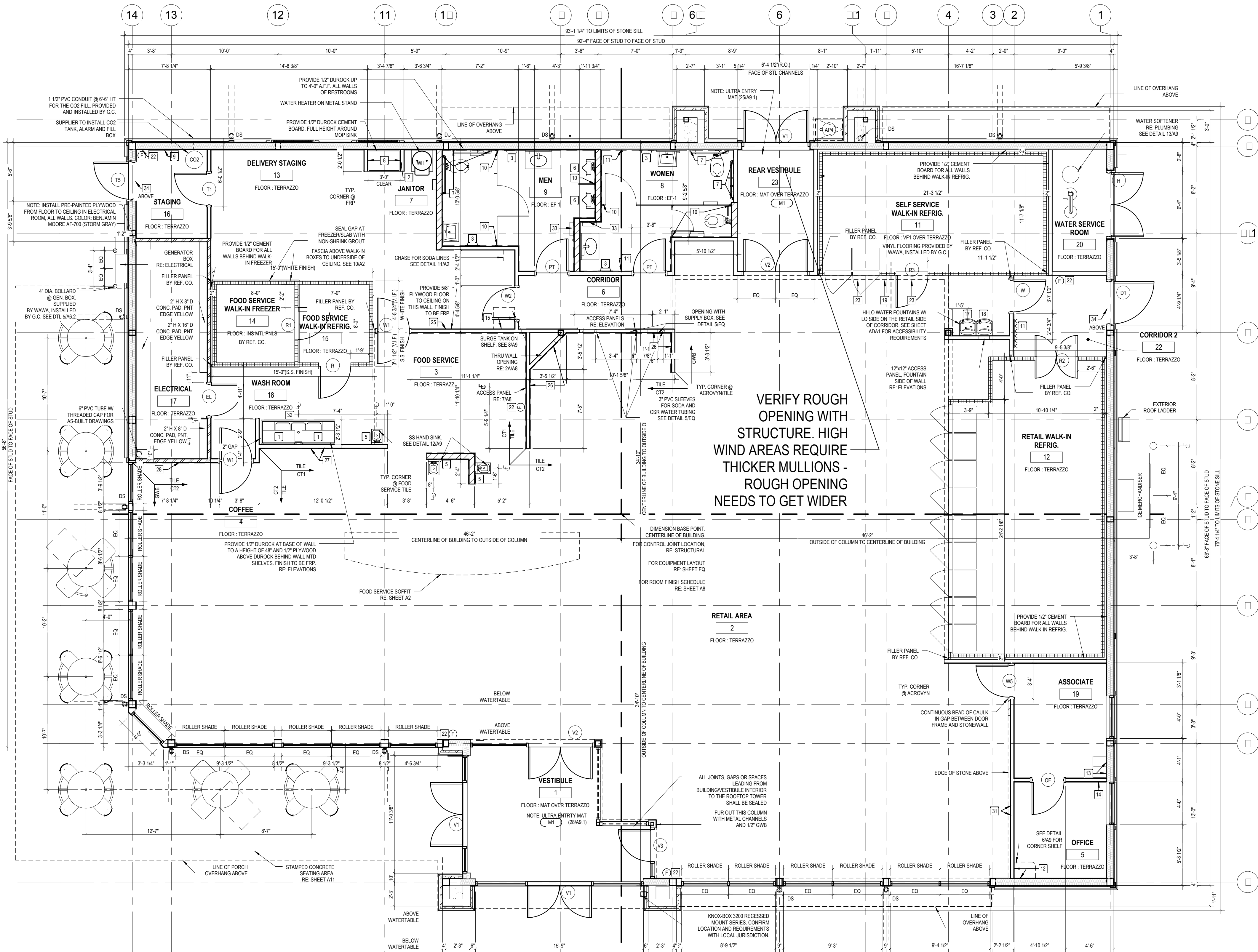
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C-4



VERIFY ROUGH
OPENING WITH
STRUCTURE. HIGH
WIND AREAS REQUIRE
THICKER MULLIONS -
ROUGH OPENING
NEEDS TO GET WIDER

LEGEND

8" MTL. STUDS W/ R-30 BATT INSUL. AND EXT. VENEER

NOTE: BOTTOM 48" OF PLYWOOD IS PRESSURE TREATED, TYP. EXT. WALLS

INSUL. MTL. PANELS BY REF. CO.

3-5/8" MTL. STUDS @ 16" O.C. W/ 1/2" GWB

3-5/8" MTL. STUDS @ 16" O.C. W/ 1/2" GWB AND 5/8" PLYWOOD ON ELECTRICAL SIDE

6" MTL. STUDS @ 16" O.C. W/1/2" GWB

CONCRETE BLOCK (CMU)

DOOR IDENTIFICATION. SEE DOOR SCHEDULE

BLOCKING IDENTIFICATION. SEE EQUIPMENT BLOCKING NOTES

WATER HEATER

FIRE EXTINGUISHER. SEE DETAIL 4/A9. PROVIDE BLOCKING AS REQUIRED & COORDINATE FINAL LOCATION W/ FIRE MARSHALL

NOTE: ALL WALLS TO GO TO UNDERSIDE OF ROOF DECK, UNLESS OTHERWISE NOTED. PROVIDE SLOTTED TRACK AT CEILING.

DOOR NOTES

1. DOOR #/S SHOWN IN DOOR SCHEDULE ARE TYPICAL FOR WAWA STORES. VERIFY QUANTITIES AND WHICH DOORS ARE REQUIRED AS INDICATED IN FLOOR PLAN.

2. STOREFRONT MNL. SPECIFICATIONS ARE TO BE KEPT ALIKE WITH THUMB LATCH AT EXTERIOR DOORS AND CLOSER AT ALL DOORS.

3. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE INSULATED DOORS.

4. RUN CONTINUOUS BEAD OF CLEAR SILICONE CAULK AROUND ALL DOOR FRAMES.

5. EXIT DOOR LOCKS, IF PROVIDED ON EGRESS DOORS, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SPECIFICALLY ALLOWED BY CODE.

6. A LATCH OR OTHER FASTENING DEVICE ON A EGRESS DOOR SHALL BE PROVIDED WITH A KNOB, HANDLE, PANIC BAR, OR OTHER SIMPLE TYPE OF RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. DOORS SHALL BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION PER FFPC 14.5.2.10

7. REFER TO HARDWARE SCHEDULE IN THE SPECIFICATION MANUAL.

8. THRESHOLD 'A' NOT TO EXCEED 1/2" HIGH.

9. DOOR TO REQUIRE HOLE IN SLAB FOR BOLT.

10. ALL WIRE GLASS SHALL TO COMPLY WITH SAFETY GLAZING REQUIREMENTS IN SECTION 2406 OF FBCB.

1 FLOOR PLAN
A1 3/16" = 1'-0"

DOOR SCHEDULE											
#	DOOR			FRM TYPE	THRD	HW SET	COMMENTS	PUSH HW	KICK PLATE		
	W	H	TH						PUSH	PULL	
AP4	2'-6"	2'-0"	-	STL	-	-	NYSTROM HS	-	-	-	
D1	4'-0"	7'-0"	0'-1 3/4"	C	HM	HM	A	HW 10	4" X 25" LAMINATED GLASS VISION PANEL. SEE 25 & 26/A7 FOR HEAD & JAMB.	PANIC BAR	36" X 46"
EL	3'-0"	6'-8"	0'-1 3/4"	E	HM	HM	-	HW 13	4" X 25" GLASS VISION PANEL AND 24" X 24" LOUVER. PUSH BUTTON LOCK ON PULL SIDE. SEE DETAIL 22/A9	PANIC BAR	-
H	3'-0"	7'-0"	0'-1 3/4"	B/F	HM	HM	B	HW 8	ONE LEAF W/ 12" X 18" LOUVER (DOUBLE DOOR). SEE 25 & 26/A7 FOR HEAD & JAMB. SEE 27/A7 FOR SILL.	-	-
OF	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	-	HW 12	4" X 25" ONE WAY VISION PANEL. SEE DETAIL 22/A9	LOCKSET	16" X 34" 16" X 35"
PT	3'-0"	6'-8"	0'-1 3/4"	B	HM	HM	-	HW 7	UNDERCUT DOOR 1". SEE DETAIL 22/A9	24" X 24"	16" X 34" 16" X 35"
R	3'-0"	6'-9"	0'-2"	REF	-	-	-	-	BY REFRIGERATION COMPANY	-	-
R1	3'-0"	6'-9"	0'-4"	REF	-	-	-	-	BY REFRIGERATION COMPANY	-	-
R2	4'-0"	6'-9"	0'-2"	REF	-	-	-	-	BY REFRIGERATION COMPANY (DOUBLE DOORS) W/ 8" X 14" LITE.	-	-
R3	3'-0"	6'-9"	0'-2"	REF	-	-	-	-	BY REFRIGERATION COMPANY (GLAZED)	-	-
T1	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	A	HW 11	4" X 25" GLASS VISION PANEL. SEE DETAIL 22/A9	PASSAGE SET	16" X 34" 16" X 35"
T5	3'-6"	7'-0"	0'-1 3/4"	C	HM	HM	B	HW 5.3	4" X 25" LAMINATED GLASS VISION PANEL. SEE 25 & 26/A7 FOR HEAD & JAMB. SEE 27/A7 FOR SILL.	LOCKSET	36" X 41"
TH	3'-0"	4'-0"	0'-2 1/8"	D	ALUM.	ALUM.	-	HW 19	TOWER ACCESS. NYSTROM XTAL SERIES INSULATED ACCESS PANEL. PROVIDE RAIN SHIELD. SEE 3/A6.	-	-
V1	3'-0"	7'-0"	0'-1 3/4"	A	ALUM.	ALUM.	C	-	NO HOLD OPENS (DOUBLE DOOR)	PUSH BAR	-
V2	3'-0"	7'-0"	0'-1 3/4"	A	ALUM.	ALUM.	C	-	NO HOLD OPENS (DOUBLE DOOR)	PUSH PAR	-
V3	3'-0"	7'-0"	0'-1 3/4"	A1	ALUM.	ALUM.	C	-	NO HOLD OPENS, PUSH ONLY	PUSH BAR	-
W1	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	-	HW 3	4" X 25" GLASS VISION PANEL. SEE DETAIL 22/A9	8" X 16"	16" X 34" 16" X 35"
W3	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	-	HW 3.1	DOUBLE ACTING W/ 4" X 25" GLASS VISION PANEL. SEE DETAIL 22/A9	(2) 8" X 16"	39" X 34" 39" X 34"
W2	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	-	HW 3.2	4" X 25" ONE WAY VISION GLASS / THUMB LATCH. SEE DETAIL 22/A9	8" X 16"	39" X 34" 39" X 35"
W5	3'-0"	6'-8"	0'-1 3/4"	C	HM	HM	-	HW 3.5	ONE WAY 4" X 25" VISION PANEL. PROVIDE JAMB W/ EXTENSION ON THE RETAIL SIDE. SEE DETAIL 23/A9	8" X 16"	16" X 34" 16" X 35"

NOTES:
1. PROVIDE WOOD BLOCKING AT JAMBS AND HEAD OF ALL INTERIOR DOORS.

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CLIENT NAME
WAWA
260 W. BALTIMORE PIKE
WAWA, PA 19063

PROJECT NAME
WAWA PROTOTYPE F85FBL_v2017.01
STORE #
GRIFIN RD. & SR 7
HOLLYWOOD, FL

DATE
04-03-2017

DRAWN
DS

CHECKED
BL

NO.
2170185

DATE
04-03-2017

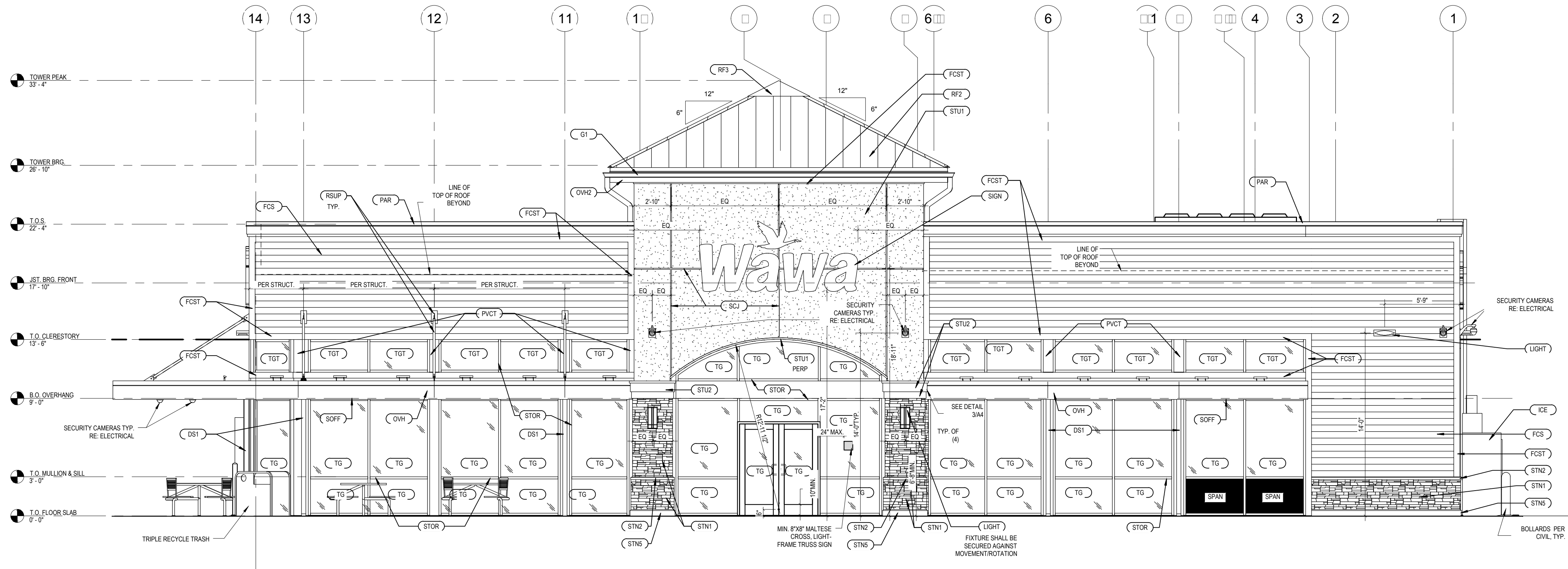
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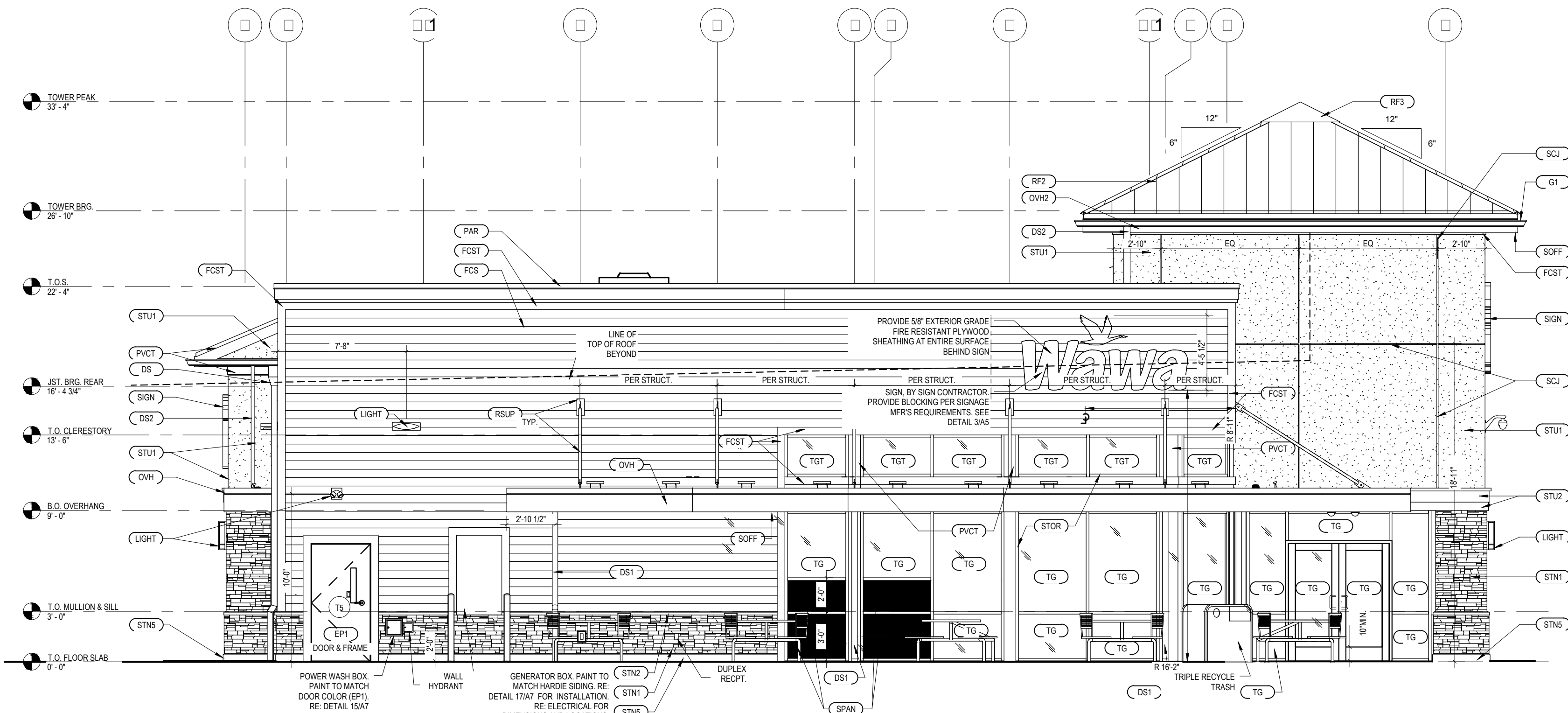
FLOOR PLAN

A1

2/20/18 10:15:58 AM



1 FRONT (WEST) ELEVATION (SR 7)
A4 3/16" = 1'-0"



2 LEFT (NORTH) ELEVATION
A4 3/16" = 1'-0"

NOTE: ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
C02	C02 FILL BOX WITH PVC SLEEVE THRU WALL	SUPPLIER		SEE A1 FOR LOCATION AND MOUNTING DETAIL, 18/A7 (SIM.)
DS	STAINLESS STEEL THRUWALL SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS2	4" DIA. .032 ALUM. DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE : PETERSEN PAC CLAD
EP1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60 FINISH: EGGSHELL	DOOR & FRAME
FCS	*ARTISAN* PLANK LAP SIDING	JAMES HARDIE	HARRIS CREAM, FINISH: BEADED SMOOTH, 8.25" X 12"	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
FCST	*ARTISAN* ACCENT TRIM	JAMES HARDIE	ARTIC WHITE, FINISH: SMOOTH, 1.5" TH X 6" W X 10'-0" L	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
G1	ALUMINUM GUTTERS		.032 POLISHED ALUMINUM W/ CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED. SEE SHEET A3.1
ICE	ICE MERCHANTISER	LEER	PAINTE BENJAMIN MOORE, BM OC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	SEE A3.1 FOR DETAILS
LGD	6" LADDER GUARD #L6G	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS AND DETAIL 18/A7 FOR MOUNTING
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	BAHAMA SHUTTERS
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PAINT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSON PAC CLAD
OVH	METAL OVERHANG FACING	ATAS INTERNATIONAL INC.	RAPID-LOK FASCIA, CUSTOM EDGE-LOK FASCIA, COLOR: #17 BRITE RED	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
OVH2	HIP ROOF FASCIA	ATAS INTERNATIONAL INC.	BRAKE METAL, COLOR #26 BONE WHITE	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
PAR	ALUMINUM PARAPET CAP	ATAS INTERNATIONAL INC.	COLOR TO MATCH ADJACENT TRIM	ALTERNATE : PETERSEN PAC CLAD
PBS	PREFINISHED ALUMINUM BAHAMA SHUTTER	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (321) 926-6667
PVCT	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
PVCT1	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
RF2	METAL ROOFING	ATAS INTERNATIONAL INC.	MRO194 DUTCH SEAM, (1 1/2") 19.25", COLOR: #23 COPPERTONE	ALTERNATE : PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP	ATAS INTERNATIONAL INC.	TO MATCH METAL ROOFING	ALTERNATE : PETERSEN PAC CLAD
RSUP	ROD SUPPORT & PLATE		POWDER COAT, MATCH SW #6076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE RE: 21/A3.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W/ SHAPED ACCORDION STYLE RE-SPECS
SIGN	ILLUMINATED SIGNAGE			SIGN BY WAWA, SURFACE MOUNTED
SOFF	MPS120, SOLID AND VENTED	ATAS INTERNATIONAL INC.	BONE WHITE	BUILDING OVERHANGS. ALTERNATE : PETERSEN PAC-CLAD
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	BORAL	SOUTHWEST BLEND PF-8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE WATERTABLE/SILL	BORAL	TAUPE CSV-1375	VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN5	PRE-CAST STONE BASE	ITALIAN CAST STONE	3" W X 6" H X 48" LENGTHS. COLOR: ICS-LS-WAWA-SABIA, FINISH: "LIGHT SMOOTH"; MAINTAIN CONSISTENT COLOR THROUGHOUT PROJECT	SEE DETAIL 5 & 11/A6.1. ALTERNATE: QUALITY STONE VENEER, INC. SEE SPECIFICATIONS VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN6	PRE-CAST STONE CAP	ITALIAN CAST STONE	COLOR: WHITE	SEE SHEET A10. GROUT JOINTS 3/16" MAX. WIDTH. COLOR: WHITE (TO MATCH STONE CAP)
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	SEE SPECIFICATIONS
STU1	STUCCO	SENERGY	#3085 MERINGUE, FINISH: SAHARA	
STU2	STUCCO	SENERGY	#354 STARK WHITE, FINISH: FINE	
TG	1" INSULATED TEMPERED GLASS			SEE SPECIFICATIONS
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VLT. SEE SPECS	SEE SPECIFICATIONS
TH	36" X 48" ACCESS HATCH		FACTORY FINISH	REFER TO DOOR SCHEDULE, SHEET A1

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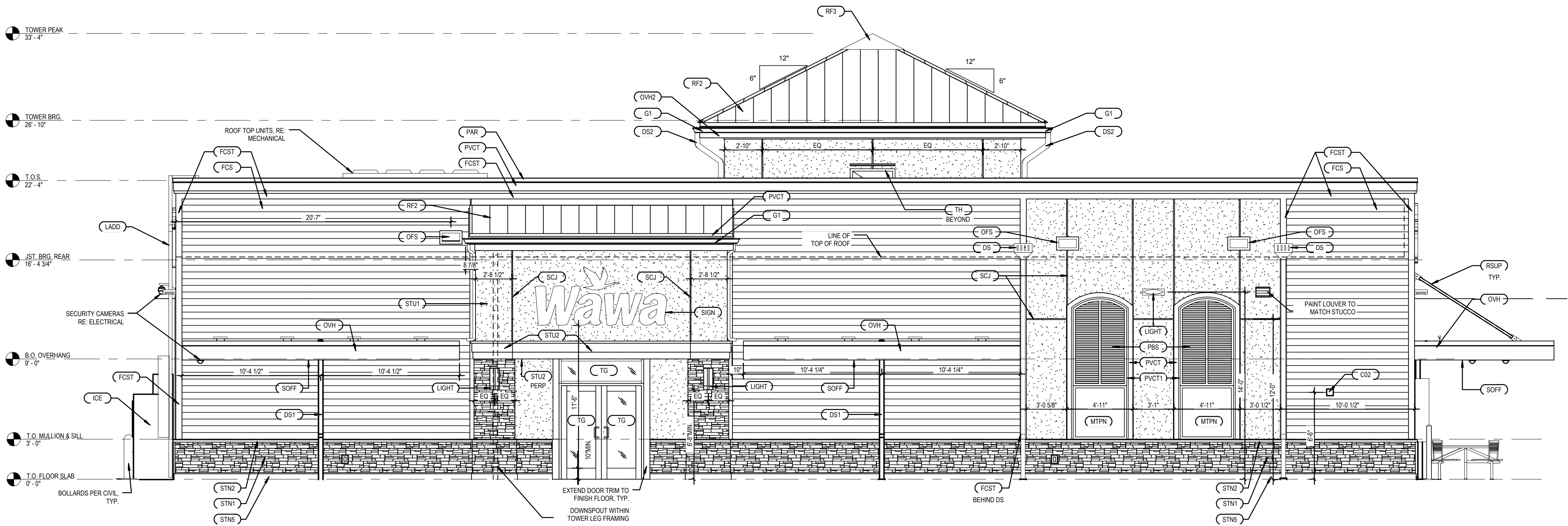
PROJECT NAME
WAWA PROTOTYPE F86FEB_v2017.01
STORE #
GREEN RD. & SR 7
HOLLYWOOD, FL

SHEET TITLE
EXTERIOR ELEVATIONS

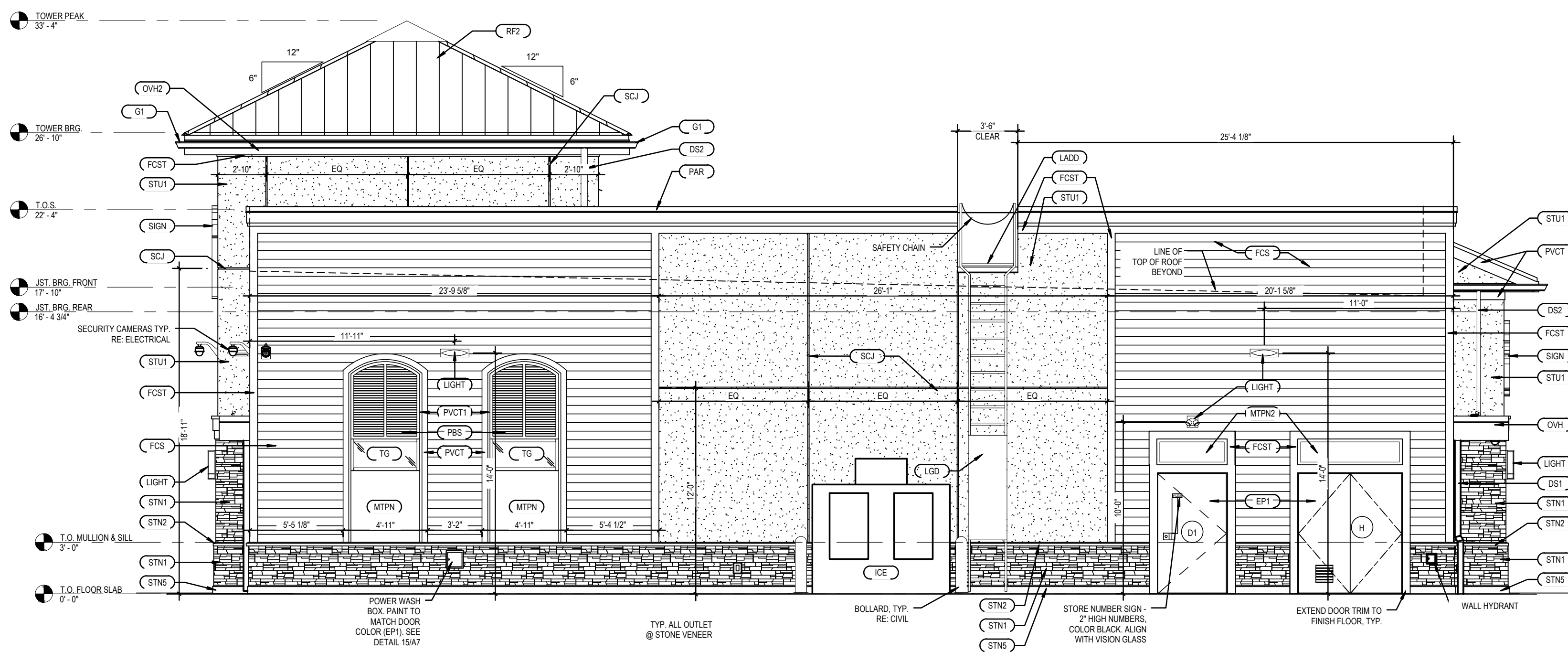
No.	Description	Date
	ZONING	04-03-2017

PROJECT NO.	DATE	DRAWN	CHECKED
2170165	04-03-2017	DS	BL

A4



1 REAR (EAST) ELEVATION
A4.1 3/16" = 1'-0"



2 LEFT (SOUTH) ELEVATION (GRIFFIN RD.)
A4.1 3/16" = 1'-0"

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
CO2	CO2 FILL BOX WITH PVC SLEEVE THRU WALL	SUPPLIER		SEE A1 FOR LOCATION AND MOUNTING DETAIL 18/A7 (SIM.)
DS	STAINLESS STEEL THRUWALL SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE: PETERSEN PAC CLAD
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE: PETERSEN PAC CLAD
DS2	4" DIA. .032 ALUM. DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSEN PAC CLAD
EP1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60 FINISH: EGGSHELL	DOOR & FRAME
FCS	"ARTISAN" PLANK LAP SIDING	JAMES HARDIE	HARRIS CREAM, FINISH: BEADED SMOOTH, 8.25" X 12"	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
FCST	"ARTISAN" ACCENT TRIM	JAMES HARDIE	ARTIC WHITE, FINISH: SMOOTH, 1.5" TH X 6" W X 10'-0" L	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
G1	ALUMINUM GUTTERS		.032 POLISHED ALUMINUM W/ CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED. SEE SHEET A3.1
ICE	ICE MERCHANTISER	LEER	PAIN BENJAMIN MOORE, BM OC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	SEE A3.1 FOR DETAILS
LGD	6" LADDER GUARD #LG6	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS AND DETAIL 18/A7 FOR MOUNTING
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	BAHAMA SHUTTERS
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PAINT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSEN PAC CLAD
OVH	METAL OVERHANG FACING	ATAS INTERNATIONAL INC.	RAPID-LOK FASCIA, CUSTOM EDGE-LOK FASCIA, COLOR: #17 BRITE RED	SEE A3.1 FOR DETAILS. ALTERNATE: PETERSEN PAC CLAD
OVH2	HIP ROOF FASCIA	ATAS INTERNATIONAL INC.	BRAKE METAL, COLOR #26 BONE WHITE	SEE A3.1 FOR DETAILS. ALTERNATE: PETERSEN PAC CLAD
PAR	ALUMINUM PARAPET CAP	ATAS INTERNATIONAL INC.	COLOR TO MATCH ADJACENT TRIM	ALTERNATE: PETERSEN PAC CLAD
PBS	PREFINISHED ALUMINUM BAHAMA SHUTTER	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (321) 926-6667
PVCT	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE: PALIGHT
PVCT1	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE: PALIGHT
RF2	METAL ROOFING	ATAS INTERNATIONAL INC.	MRD194 DUTCH SEAM, (1 1/2") 19.25", COLOR: #23 COPPERTONE	ALTERNATE: PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP	ATAS INTERNATIONAL INC.	TO MATCH METAL ROOFING	ALTERNATE: PETERSEN PAC CLAD
RSUP	ROD SUPPORT & PLATE		POWDER COAT, MATCH SW #076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE. RE: 21/A3.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W/ SHAPED ACCORDION STYLE RE-SPECS
SIGN	ILLUMINATED SIGNAGE			SIGN BY WAWA. SURFACE MOUNTED
SOFF	MPS120, SOLID AND VENTED	ATAS INTERNATIONAL INC.	BONE WHITE	BUILDING OVERHANGS. ALTERNATE: PETERSEN PAC-CLAD
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	BORAL	SOUTHWEST BLEND PF-8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE WATERTABLE/SILL	BORAL	TAUPE CSV-1375	VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAI #71 WARM IVORY
STN5	PRE-CAST STONE BASE	ITALIAN CAST STONE	3"W X 6"H X 48" LENGTHS. COLOR: ICS-LS-WAWA-SABIA, FINISH: "LIGHT SMOOTH"; MAINTAIN CONSISTENT COLOR THROUGHOUT PROJECT	SEE DETAIL 5 & 11/A6.1. ALTERNATE: QUALITY STONE VENEER, INC. SEE SPECIFICATIONS. VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAI #71 WARM IVORY
STN6	PRE-CAST STONE CAP	ITALIAN CAST STONE	COLOR: WHITE	SEE SHEET A10. GROUT JOINTS 3/16" MAX. WIDTH. COLOR: WHITE (TO MATCH STONE CAP)
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	SEE SPECIFICATIONS
STU1	STUCCO	SENERGY	#3085 MERINGUE, FINISH: SAHARA	
STU2	STUCCO	SENERGY	#354 STARK WHITE, FINISH: FINE	
TG	1" INSULATED TEMPERED GLASS			SEE SPECIFICATIONS
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VLT. SEE SPECS	SEE SPECIFICATIONS
TH	36" X 48" ACCESS HATCH		FACTORY FINISH	REFER TO DOOR SCHEDULE, SHEET A1

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CLIENT NAME
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260 W. BALTIMORE PIKE
WAWA, PA 19063

PROJECT NAME
WAWA PROTOTYPE F85FBL_v2017.01
STORE #
GREEN RD. & SR 7
HOLLYWOOD, FL

SHEET TITLE
EXTERIOR ELEVATIONS

No.	Description	Date	ZONING
2170185	04-03-2017		

PROJECT NO.	DATE	DRAWN	CHECKED
2170185	04-03-2017	DS	BL

A4.1



RIGHT (SOUTH) ELEVATION (GRIFFIN RD.)



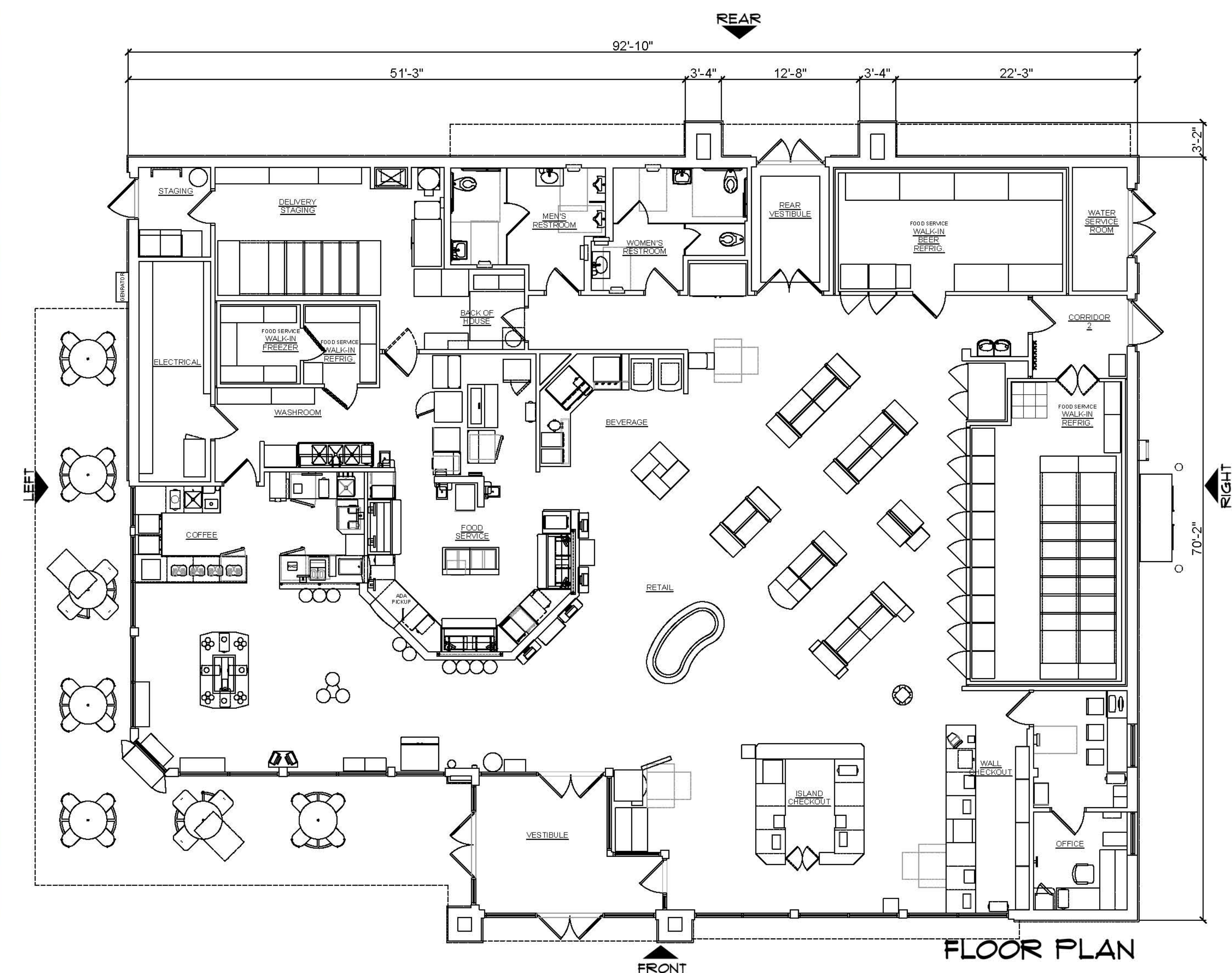
FRONT (WEST) ELEVATION (ST 1)



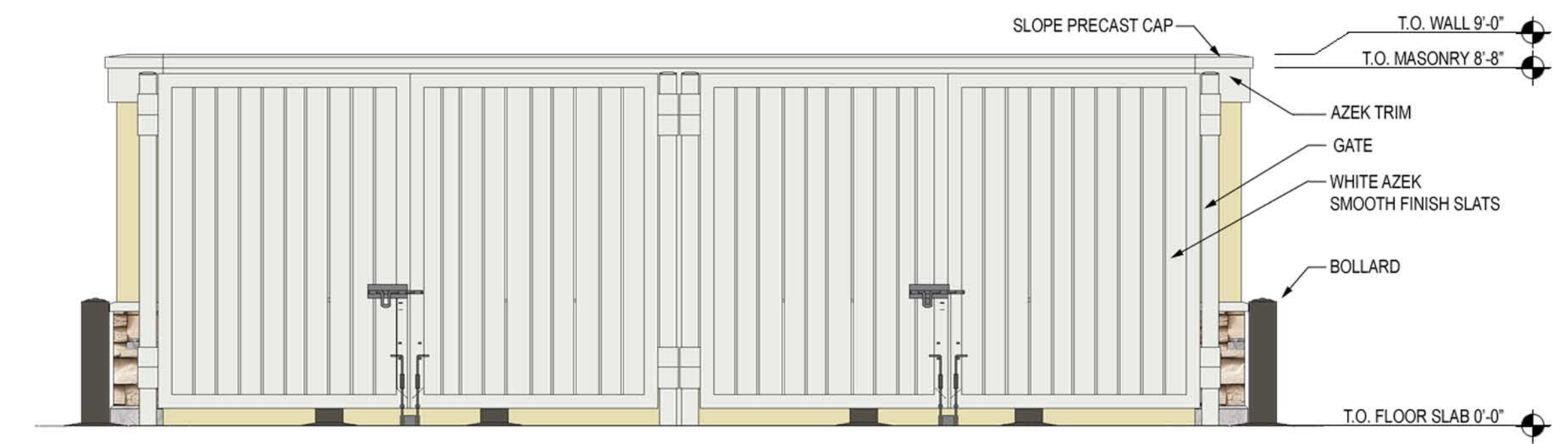
REAR (EAST) ELEVATION



LEFT (NORTH) ELEVATION



NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION