ATTACHMENT I

Application Package

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: 07/ /2018 for 9/13/2018 TAC Mtg

Location Address: 2505 N University Drive

Lot(s): 43 & 44 Block(s): Tracts D & H Subdivision: Prima Corner / AJ Bendle

Folio Number(s): 514103010482 / 514103590020 / 514103590010

Zoning Classification: C-4 Land Use Classification: GBUS

Existing Property Use: Restaurant/Retail Sq Ft/Number of Units: 5,887 sf

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

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

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

Explanation of Request: Expansion of existing restaurant to 7,780 sf and relocation / expansion of retail to standalone 3,020 sf building with associated parking/site improvements.

Number of units/rooms: N/A Sq Ft: 3,020 retail + 7,780 sf restaurant

Value of Improvement: $3 million Estimated Date of Completion: 08/2019

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

Name of Current Property Owner: Flanigan's Enterprises Inc.

Address of Property Owner: 5059 NE 18 Ave Ft Lauderdale FL 33334

Telephone: 954-377-1961 Fax: N/A Email Address: N/A

Name of Consultant/Representative/Tenant (circle one): Paradelo Burgess Design Studio

Address: 1250 Elizabeth Ave, Suite 1 WPB FL 33401 Telephone: 786-671-8250

Fax: N/A Email Address: jonathan@paradeloburgess.com

Date of Purchase: 10/19/2009 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: _____

_____ Address:_____

_____ Email Address: _____

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
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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.

FLANIGAN'S ENTERPRISES, INC

Signature of Current Owner: _____ as President Date: 6/21/2018

PRINT NAME: James G. Flanigan, President Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: JONATHAN BURGESS, PARADELO BURGESS DESIGN STUDIO Date: 7/23/18

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 _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

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

Tracts "D" & "H", of PRIMA CORNER, according to the map or plat thereof as recorded in Plat Book 145, Page 41, Public Records of Broward County, Florida.

And

A portion of Tracts 43 and 44, lying East of the Easterly right-of-way line of Davie Road Extension, of A.J. Bendle Subdivision of Section 3, Township 51 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 27, Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 51 South, Range 41 East; thence run North 00 degrees 48' 30" East, along the West line of said Section 3, for 275.00 feet; thence run East, parallel to the South line of said Section 3, for 104.72 feet to the Easterly right-of-way line of Davie Road Extension, and the Point Of Beginning; thence continue East, parallel to the South line of said Section 3, for 245.00 feet to a point; thence run North 00 degrees 48' 30" East, parallel to the West line of said Section 3, for 175.00 feet to a point; then run West, parallel to the South line of said Section 3, for 159.38 feet to the Easterly right-of-way line of Davie Road Extension, also being an intersection with a circular curve; thence run Southwesterly along said circular curve, concave to the Southeast, having a radius of 1860.08 feet, and a central angle of 06 degrees 02' 13", and a chord bearing of South 26 degrees 43' 09" West, for an arc distance of 195.99 feet to the Point Of Beginning.

TOGETHER WITH:

A portion of Tracts 43 and 44, of A.J. Bendle Subdivision of Section 3, Township 51 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 27, Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 51 South, Range 41 East; thence along the West line of said Section 3 on a Grid North bearing (based on Keith & Schnars Resurvey recorded in Miscellaneous Plat Book 6, Page 19, Broward County Records) of North 01 degrees 28' 33" West 275.03 feet; thence along a line parallel with and 275.00 feet North of (as measured at right angles to) the South line of said Section 3, North 87 degrees 44' 32" East 82.26 feet to the Point Of Beginning; thence continue along said parallel line North 87 degrees 44' 32" East 22.29 feet to an intersection with the Southeasterly right-of-way line of Davie Road Extension (100 foot right-of-way as recorded in O.R. Book 916, Page 259, Broward County Records), said right-of-way line being on the arc of an 1860.08 foot radius non-tangent curve concave to the Southeast whose center bears South 68 degrees 33' 44" East through said point; thence

Northeasterly along said curve and said right-of-way line through a central angle of 08 degrees 02' 13" an arc distance of 195.98 feet to the Southeast corner of Tract "H" of "Prima Corner", according to the plat thereof, as recorded in Plat Book 145, Page 41, of the Public Records of Broward County, Florida; thence along the South line of said Tract "H", South 87 degrees 44' 32" West 89.04 feet to the Southwest corner of said Tract "H", said Southwest corner lying on the arc of a 2940.78 foot radius non-tangent curve concave to the West whose center bears North 87 degrees 02' 00" West through said point; thence Southerly along said curve being concentric with and 100.00 feet Easterly of the existing centerline of University Drive as shown on Right-Of-Way Map Book 9, Page 46, Broward County Records, through a central angle of 03 degrees 26' 06", an arc distance of 176.30 feet to the Point Of Beginning.

Said lands now lying, being and situate in Broward County, Florida.

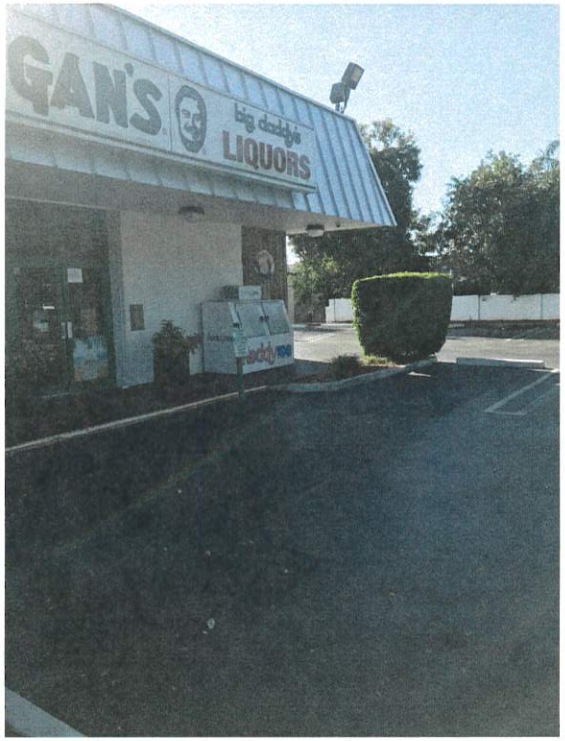

FLANIGAN'S


FLANIGAN'S


GAN'S
big daddy's
LIQUORS


2505
RESTAURANT


2505
RESTAURANT


GAN'S
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LIQUORS


2505
RESTAURANT


FLANIGAN'S
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LIQUORS


FLANIGAN'S
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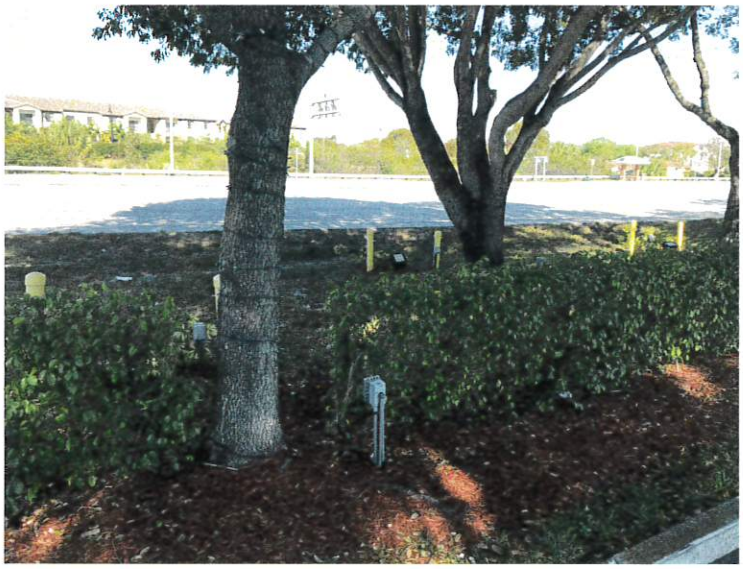
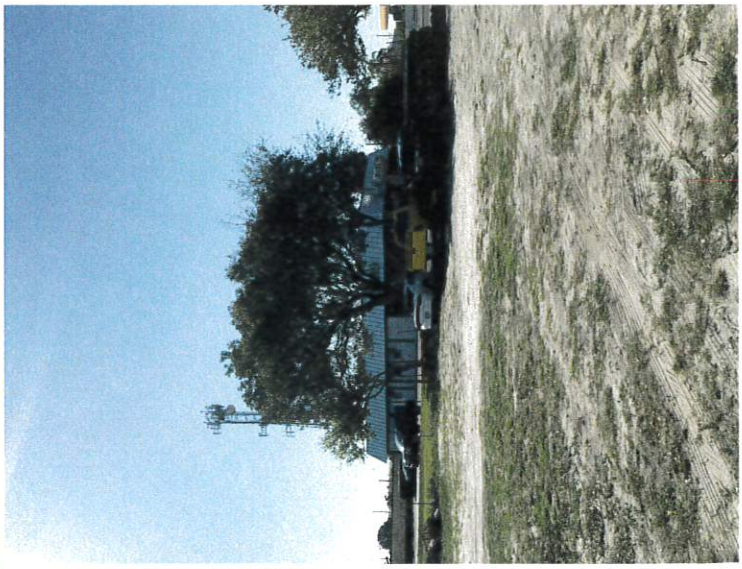
LIQUORS




2505
FLANIGAN'S
SEAFOOD BAR AND GRILL



July 23, 2018

To Whom It May Concern,

This letter serves as our client's request for three (3) sign variances for the above referenced project.

Per the latest site plan dated March 3, 2018:

T.A.C. REQUESTED VARIANCES:	
NO.	DESCRIPTION
1.	EXISTING BUILDING - WEST ELEVATIONS, ONE PERMITTED SIGN TO ALLOW TWO SIGNS.
2.	NEW RETAIL BLDG - WEST ELEVATION, ONE PERMITTED SIGN TO ALLOW TWO SIGNS.
3.	NEW RETAIL BLDG- SOUTH AND NORTH ELEVATIONS, ADDITIONAL SIGN VISIBLE FROM THE ROW.

SIGN VARIANCE #1:

Per the provisions of Article 8 'Sign Regulations,' our project is requesting a sign variance on the existing Flanigan's restaurant building's western elevation, based on consistency with the following criteria:

a. The Variance is not contrary to the public interest: The proposed overall size of our two signs combined (49 sf for the sign plus 20 sf for the logo) is far less than the maximum size permitted for this façade length in this zoning district.

b. The Variance is required due to special conditions: The applicant intends to keep the signage consistent with the human scale architecture and is proposing a sign smaller than allowed, in a location above the entry which may be partially blocked from the perimeter right-of-ways by existing trees. Only the logo, a familiar face across South Florida, is being raised higher to approx. 22' in elevation. The architecture doesn't permit the full sign and logo to be placed at the higher elevation at a legible scale, so the intent of this request is to separate the sign and logo while keeping their overall size consistent with the code regulations.

c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship: Due to the existing site constraints, the intent to preserve perimeter shade trees, and the limitations based on the architectural elevations, a combined sign and logo will not fit in a location high enough to maximize visibility while complementing the architecture.

SIGN VARIANCE #2:

Per the provisions of Article 8 'Sign Regulations,' our project is requesting a sign variance on the new retail building's western elevation, based on consistency with the following criteria:

a. The Variance is not contrary to the public interest: The proposed overall size of our two signs combined (30 sf for the sign plus 19 sf for the logo) is far less than the maximum size permitted for this façade length in this zoning district.

b. The Variance is required due to special conditions: In order to keep the architecture and sign location consistent with the existing building, the logo is being separated from the sign and placed on the vertical panel. The sign is being proposed on the northernmost side of the western façade in order maximize visibility.

c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship: Combining the sign and logo into the vertical column would not permit proper legibility. In addition, based on perimeter landscape buffer requirements for minimum height trees, along with the unique site conditions placing the building set back far from the street, the applicant feels the best solution is to keep the logo raised in a high location while separating out the sign at a lower elevation which best suits the architecture.

SIGN VARIANCE #3:

Per the provisions of Article 8 'Sign Regulations,' our project is requesting a sign variance on the new retail building's south and north elevations, based on consistency with the following criteria:

a. The Variance is not contrary to the public interest: The proposed sizes are far less than what is allowable by code regulations.

b. The Variance is required due to special conditions: Given the triangular shape of the site, fronting on two right-of-ways, the configuration of the building doesn't allow for proper visibility for both directions of traffic with signage on the western elevation alone. Therefore the applicant is proposing signage in locations that complement the architecture while remaining visible from the north and south.

c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship: Given the unique shape of the site, set back of the building, and main views along the north and south facades from adjacent right-of-ways, prohibiting signage along these facades would reduce sign visibility.

On behalf of the applicant, Flanigan's Enterprises Inc,

Respectfully submitted,

Jonathan Burgess
Paradelo Burgess Design Studio LLC

FLANIGAN'S / BIG DADDY'S # 19

2505 N. UNIVERSITY DRIVE
HOLLYWOOD,FL 33024

MEETING SCHEDULE:

PRELIMINARY TAC SUBMITTAL:	JULY 17, 2017
FINAL TAC SUBMITTAL:	DECEMBER 4, 2017
PLANNING BOARD:	SEPTEMBER 6, 2018
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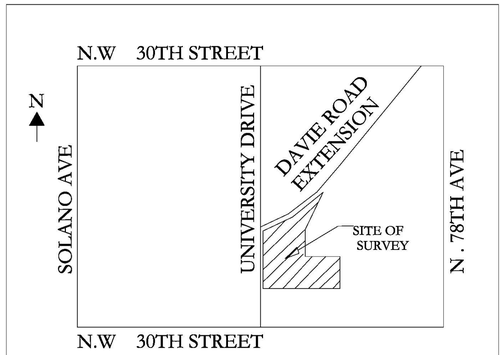
.	.
.	.

INDEX:



LOCATION SKETCH
(NOT TO SCALE)

PROJECT TEAM:

OWNER
FLANIGAN'S ENTERPRISES INC.

5059 NE 18 AVE
FORT LAUDERDALE, FL 33334

(954) 377-1961

SURVEYOR
KEITH & SCHNARS P.A
ENGINEERING/
PLANNING/SURVEYORS

6500 N ANDREWS AVE,
FORT LAUDERDALE, FL
33309 (954) 776-1616

CIVIL ENGINEER
SIMMONS & WHITE

2581 METROCENTRE BLVD
SUITE 3 , WEST PALM BEACH ,
FL 33407

(561) 478-7848

PLANNERS / LANDSCAPE ARCHITECTS
PARADELO BURGESS DESIGN STUDIO

421 SOUTH OLIVE AVE
WEST PALM BEACH, FL 33401

(786) 671-8250

ARCHITECT/CONTRACTOR
AHRENS COMPANIES

1461 KINETIC RD,
WEST PALM BEACH , FL 33403

(561) 863-9004

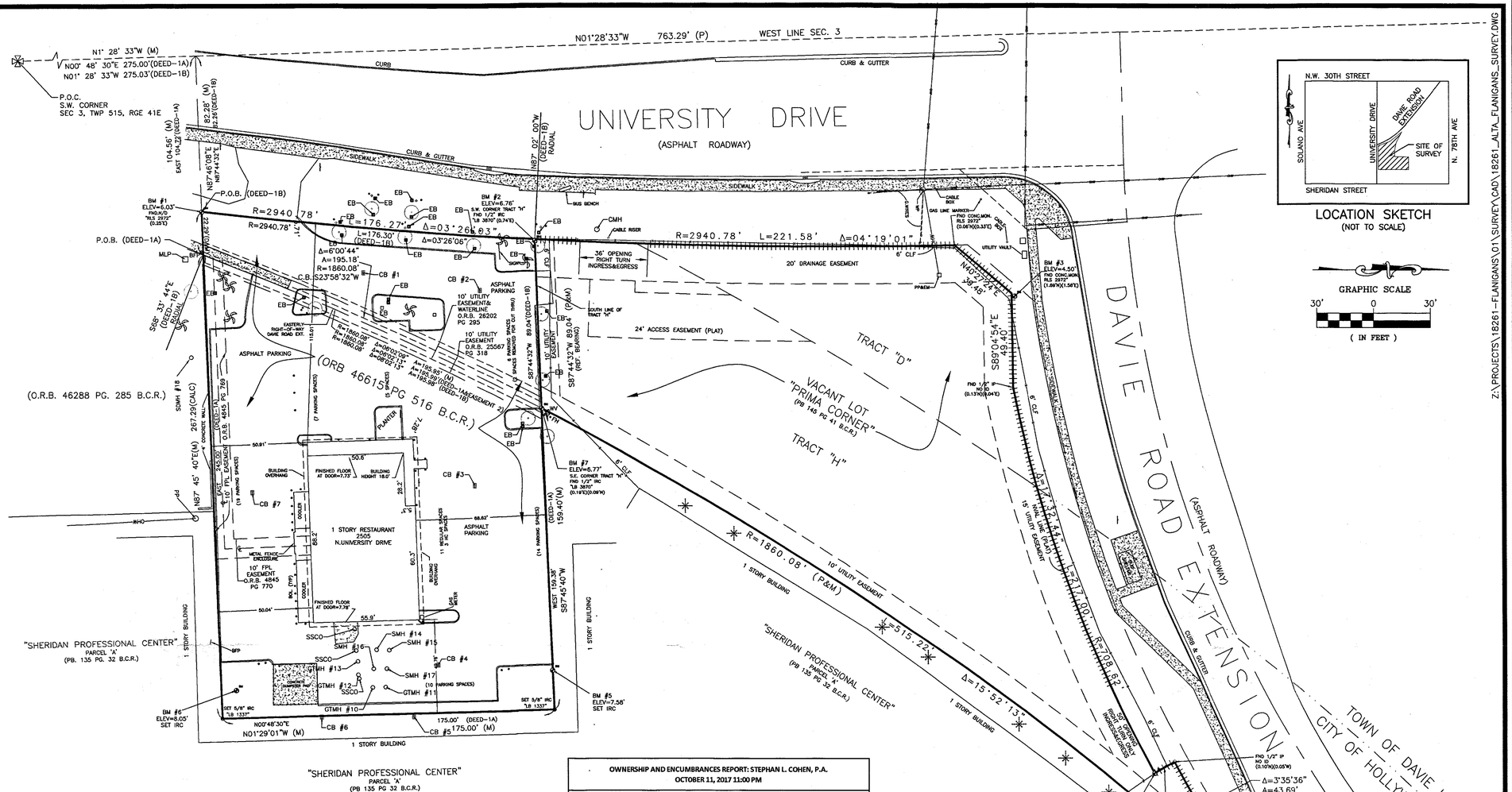
LEGEND:

- FIRE HYDRANT
- SIAMESE CONNECTOR
- GATE VALVE (UNLESS NOTED OTHERWISE)
- WATER METER
- CATCH BASIN
- GUYWIRE ANCHOR
- TREE
- PINE TREE
- PALM TREE
- HEDGE/SHRUB
- SPOTLIGHT AND/OR FLOODLIGHT
- SIGN
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE

ALTA	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BROWARD COUNTY RECORDS
BFP	BACKFLOW PREVENTOR
BOL	BOLLARD
(C)	CALCULATED MEASUREMENT
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CI	CURVET INLET
CLF	CHAIN LINK FENCE
CLP	CONCRETE LIGHT POLE
CO	CLEANOUT
CONC	CONCRETE
COR.	CORNER
CMH	COMUNICATIONS MANHOLE
CP	CONCRETE POLE
(M)	MEASUREMENT PER DEED
D.A.	DEED BOOK
SDMH	DRAINAGE MANHOLE (STORMWATER)
EB	ELECTRIC BOX
EL.	ELEVATION
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
FND	FOUND
GA	GUYWIRE ANCHOR
GT	GREASE TRAP
GV	GATE VALVE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
INV	INVERT
IP	IRON PIPE
IPC	IRON PIPE WITH CAP
IR	IRON ROD
IRC	IRON ROD WITH CAP
K&S	KEITH & SCHNARS
L	ARC LENGTH
(M)	FIELD MEASURMENT
MH	MANHOLE
MLP	METAL LIGHT POLE
MON.	MONUMENT
MP	METAL POLE
MW	MONITORING WELL
N/D	NAIL AND DISC
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF NATIONAL SURVEYOR
NVAL	NON-VECHICULAR ACCESS LINE
OHW	OVERHEAD WIRES
O.R.B.	OFFICIAL RECORDS BOOK
(A)	MEASUREMENT PER PLAT
P.S.	PLAT BOOK
P.V.A.	POLYVINYL CHLORIDE PIPE
PP	POWER POLE
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	POINT OF TANGENCY
R	RADIUS
RGE.	RANGE
RCP	REINFORCED CONCRETE PIPE
SEC.	SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TWP.	TOWNSHIP
TYP	TYPICAL
U.E.	UTILITY EASEMENT
UTD	UNABLE TO BE DETERMINATED
WF	WOOD FENCE
WLP	WOOD LIGHT POLE
WM	WATER METER
WP	WOOD POLE
Δ	CENTRAL ANGLE
	BENCH MARK
	BOLLARD

AS-BUILT TABLE

STRUCTURE ID	RIM EL.	PIPE INFORMATION	INVERT EL.
CB #1	5.88'	N, TOP OF BAFFLE	3.46'
		BOT OF BAFFLE	1.33'
		BOT OF STRUCTURE	0.43'
CB #2	5.77'	S, TOP OF BAFFLE	3.32'
		BOT OF BAFFLE	1.17'
		BOT OF STRUCTURE	0.07'
CB #3	6.32'	N/S 2" PVC	5.65'
CB #4	6.01'	N, 15" PVC	3.61'
		N, 2" PVC	4.86'
		SW, 1" PVC	4.96'
		BOT OF STRUCTURE	3.36'
CB #5	6.75'	W, 4" PVC	5.45'
		BOT OF STRUCTURE	0.07'
CB #6	7.04'	W, 4" PVC	5.89'
		BOT OF STRUCTURE	2.19'
CB #7	6.20'	S, 2" PVC	5.53'
		BOT OF STRUCTURE	4.03'
CI #8	5.66'	S, 15" RCP	0.71'
		W, 15" RCP	0.86'
		BOT OF STRUCTURE	0.33'
CI #9	5.19'	S, 15" RCP	1.01'
		BOT OF STRUCTURE	0.92'
GTMH #10	7.18'	S, 4" PVC	4.98'
		BOT OF STRUCTURE	−2.22'
GTMH #11	7.17'	N, 4" PVC	4.52'
		BOT OF STRUCTURE	−2.05'
GTMH #12	7.16'	E, 4" PVC	5.38'
		BOT OF STRUCTURE	2.16'
GTMH #13	7.15'	W, 4" PVC	5.25'
		BOT OF STRUCTURE	2.12'
SMH #14	7.19'	S, 4" PVC	3.99'
		BOT OF STRUCTURE	−2.21'
SMH #15	7.07'	N, (2) 2" PVC	5.12'
		BOT OF STRUCTURE	−2.33'
SMH #16	7.15'	N, 4" PVC	4.45'
		BOT OF STRUCTURE	1.45'
SMH #17	7.18'	S, 4" PVC	4.03'
		BOT OF STRUCTURE	1.48'
SDMH #18	7.08'	UDT	
		BOT OF STRUCTURE	0.73'



LEGAL DESCRIPTION:

TRACTS "D" & "H", OF PRIMA CORNER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 145, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

(DEED 1A)
A PORTION OF TRACTS 43 AND 44, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, ALONG THE WEST LINE OF SAID SECTION 3, FOR 275.00 FEET; THENCE RUN EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 104.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, AND THE POINT OF BEGINNING; THENCE CONTINUE EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 245.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 3, FOR 175.00 FEET TO A POINT; THEN RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 159.38 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, ALSO BEING AN INTERSECTION WITH A CIRCULAR CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1860.08 FEET, AND A CENTRAL ANGLE OF 06 DEGREES 02' 13", AND A CHORD BEARING OF SOUTH 26 DEGREES 43' 09" WEST, FOR AN ARC DISTANCE OF 195.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(DEED 1B)
A PORTION OF TRACTS 43 AND 44, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 3 ON A GRID NORTH BEARING (BASED ON KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS) OF NORTH 01 DEGREES 28' 33" WEST 275.03 FEET; THENCE ALONG A LINE PARALLEL WITH AND 275.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 3, NORTH 87 DEGREES 44' 32" EAST 82.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE NORTH 87 DEGREES 44' 32" EAST 22.29 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION (100 FOOT RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 916, PAGE 259, BROWARD COUNTY RECORDS), SAID RIGHT-OF-WAY LINE BEING ON THE ARC OF AN 1860.08 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 68 DEGREES 33' 44" EAST THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES 02' 13" AN ARC DISTANCE OF 195.98 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF "PRIMA CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "H", SOUTH 87 DEGREES 44' 32" WEST 89.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "H", SAID SOUTHWEST CORNER LYING ON THE ARC OF A 2940.78 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 87 DEGREES 02' 00" WEST THROUGH SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE BEING CONCENTRIC WITH AND 100.00 FEET EASTERLY OF THE EXISTING CENTERLINE OF UNIVERSITY DRIVE AS SHOWN ON RIGHT-OF-WAY MAP BOOK 9, PAGE 46, BROWARD COUNTY RECORDS, THROUGH A CENTRAL ANGLE OF 03 DEGREES 26' 06", AN ARC DISTANCE OF 176.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 91,431 SQUARE FEET (2.0990 ACRES) LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

OWNERSHIP AND ENCUMBRANCES REPORT: STEPHAN L. COHEN, P.A.
OCTOBER 11, 2017 11:00 PM

ENCUMBANCES:			
No.	DESCRIPTION	RECORDING DATA SCHEDULE B	SHOWN
1&2	NOT A MATTER OF SURVEY	N/A	N/A
EASEMENTS:			
No.	DESCRIPTION	RECORDING DATA SCHEDULE B	SHOWN
1	TO FLORIDA POWER & LIGHT	O.R.B. 4845 PAGE 769 BCR	YES
2	TO CITY OF HOLLYWOOD	O.R.B. 25567 PAGE 318 BCR	YES
3	TO CITY OF HOLLYWOOD	O.R.B. 26202 PAGE 293 BCR	YES

Relevant Code Summary *

	Hollywood	Hollywood	Davie
	AJ Bendles (PB. 1 PG 27)	Tract H (PB. 145, PG. 41)	Tract D (PB. 145, PG. 41)
Zoning Classification	C-4	C-4	B-2
Setbacks	0 ft -- front / side / rear	0 ft -- front / side / rear	25 ft North Front / 25 ft West Front / 0 ft Rear
Heights	175 ft	175 ft	35 ft
FAR	N/A	N/A	N/A
Parking	60% x the gross area of the building, 1 per 60 sq ft of the resulting floor area	1 per 250 sq ft	1 per 250 sq ft

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LICENSED SURVEYOR.
2. "PCP" INDICATES NAIL IN BRASS SURVEY CAP SET IN LIEU OF 5/8" IRON ROD AND CAP UNLESS OTHERWISE NOTED.
3. "PRM" INDICATES BRASS DISC IN 4" X 4" X 24" CONCRETE MONUMENT.
4. LANDS SHOWN HEREON WERE SURVEYED BASED UPON AN OWNERSHIP & ENCUMBRANCES REPORT PREPARED BY STEPHAN L. COHEN, P.A. DATED OCT. 11, 2017.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY BM#1076 ELEVATION=7.48'NAVD. PUBLISHED BENCHMARK NGVD 29 ELEVATION 8.99' – 1.51' CONVERSION FROM BROWARD COUNTY
6. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF PRIMA CORNER (PB 145 PG 41 B.C.R.). REFERENCE BEARING OF S87°44'32"W ALONG THE SOUTH BOUNDARY OF TRACT "H".
7. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
8. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
9. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
10. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
11. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.
12. *RELEVANT CODE SUMMARY IS BASED ON A LETTER DATED OCT. 19, 2017 (LTR 17-071) FROM THE DEPARTMENT OF DEVELOPMENT SERVICES, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND A ZONING VERIFICATION LETTER DATED SEP 27, 2017 FROM THE PLANNING & ZONING DIVISION OF TOWN OF DAVIE, BROWARD COUNTY FLORIDA.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
FLANIGAN'S ENTERPRISES, INC.

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 AND INCLUDES ITEMS 1, 2, 3, 4,7(b)(1), 7(c), 8, 9, 11, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED OCTOBER 28, 2017.

DATE SIGNED: 12/7/17

ROBERT K. KRISAK, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4641

Z:\PROJECTS\18261-FLANIGANS\01\SURVEY\CAD\18261_ALTA_FLANIGANS_SURVEY.DWG

KEITH & SCHNARS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

DATE	REVISIONS
8/24/16	CONVERT TO ALTA
10/28/17	REVISED NOTES
12/07/17	ADD ACREAGE

DATE	08/24/2016
SCALE	AS SHOWN
FIELD BOOK	1455
DRAWN BY	ARC/JEW
CHECKED BY	RKK

ALTA / NSPS LAND TITLE SURVEY

BIG DADDY'S-FLANIGANS #19 HOLLYWOOD

A PORTION OF THE SW 1/4 OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND TRACTS D & H OF "PRIMA CORNER" P.B. 145 PG 41 B.C.R.
BROWARD COUNTY, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 18261C-

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY KEITH AND SCHNARS, P.A. (954) 776-1616

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD AND TOWN OF DAVIE.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

POLLUTION PREVENTION NOTES:

1.) THIS PLAN SHOULD BE USED AS A GUIDE, A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.

2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.

4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:

A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.

B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.

C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.

D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.

E. OTHER MEASURES AS DIRECTED BY THE ENGINEER OR THE CITY OF HOLLYWOOD AND TOWN OF DAVIE.

5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:

A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A))

B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.

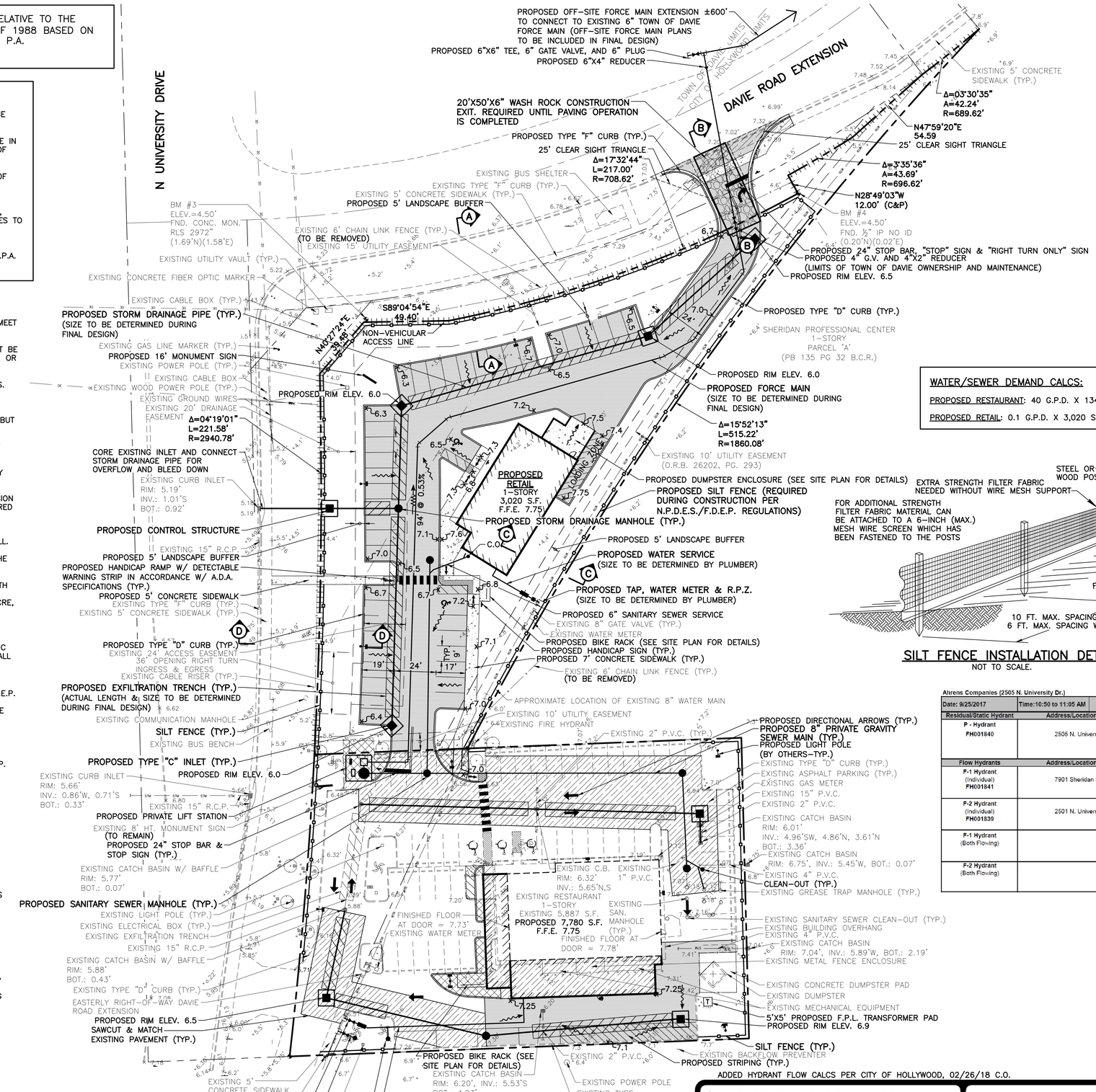
C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.

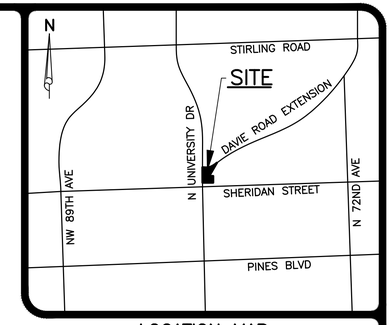
D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I, S.W.P.P.P., ETC.)

E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT

NOTES:

1.) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2.) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3.) POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4.) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5.) WHEN STANDARD STRENGTH FILTER FABRIC IS USED. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6.) THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7.) THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.





LOCATION MAP
NOT TO SCALE

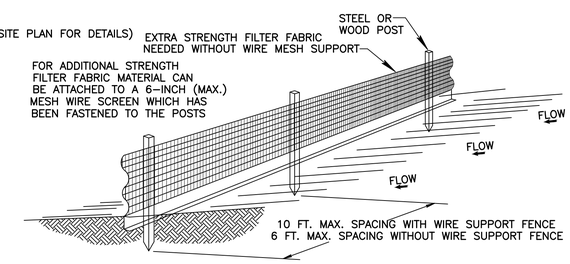
N

30 15 0 30 60
SCALE IN FEET
1"=30'

WATER/SEWER DEMAND CALCS:

PROPOSED RESTAURANT: 40 G.P.D. X 134 SEATS = 5,360 G.P.D.

PROPOSED RETAIL: 0.1 G.P.D. X 3,020 S.F. = 302 G.P.D.



SILT FENCE INSTALLATION DETAIL
NOT TO SCALE.

Ahrens Companies (2505 N. University Dr.)

Date: 9/25/2017	Time:10:50 to 11:05 AM	61

Residual/Static Hydrant	Address/Location	Residual Pressures	
		F-1 Only	F-2 Only
P - Hydrant FH001840	2505 N. University Dr.	57	57
		F-1& F-2	50

Flow Hydrants	Address/Location	Flow Rate
F-1 Hydrant (Individual) FH001841	7901 Sheridan St.	GPM 1000
F-2 Hydrant (Individual) FH001839	2501 N. University Dr.	GPM 1070
F-1 Hydrant (Both Flowing)		GPM 920
F-2 Hydrant (Both Flowing)		GPM 1000

ADDED HYDRANT FLOW CALCS PER CITY OF HOLLYWOOD, 02/26/18 C.O.

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- 6.5 PROPOSED GRADE ELEVATION
- x5.76 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING IMPROVEMENT & REPLACE W/ CLEAN FILL & SOD
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" STOP BAR & "STOP" SIGN
- PROPOSED SILT FENCE
- PROPOSED WASH ROCK
- PROPOSED BIKE RACK (SEE SITE PLAN FOR DETAILS)
- NON-VEHICULAR ACCESS LINE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE

03/05/2018

4.) ADDED PROPOSED LIGHT POLES PER CLIENT, 01/09/18 C.O.
3.) REVISED N.V.A.L. PER CITY OF HOLLYWOOD, 01/09/18 C.O.
2.) REVISED WATER/SEWER DEMAND CALCS PER CITY OF HOLLYWOOD., 9/22/17 C.O.
1.) REVISED PER CITY OF HOLLYWOOD COMMENTS., 8/16/17 C.O.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	C.O.			

FLANIGAN'S AND BIG DADDY'S #19
SECTION 03, TOWNSHIP 51S., RANGE 41E.
CITY OF HOLLYWOOD, FLORIDA
CONCEPTUAL ENGINEERING PLAN

JOB NO.	DRAWING NO.	SHEET	OF
17-051	17051C01	1	2

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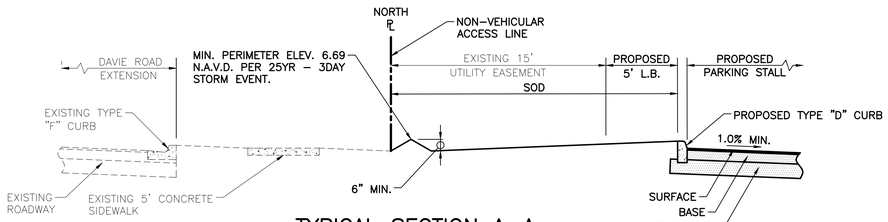
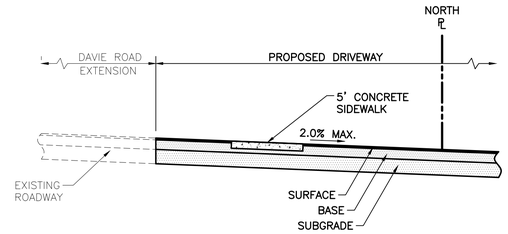


TYPICAL SECTION A–A
NOT TO SCALE



TYPICAL SECTION B–B
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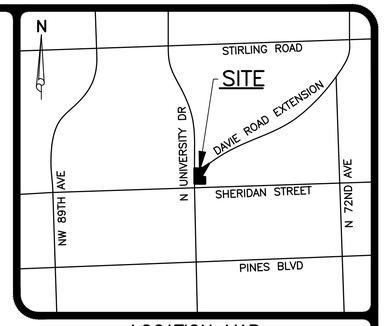
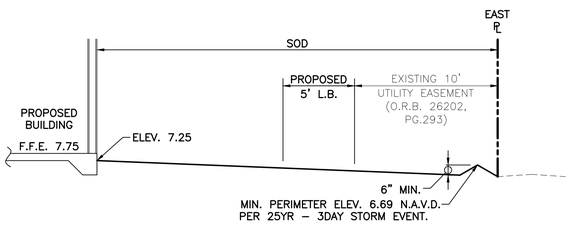
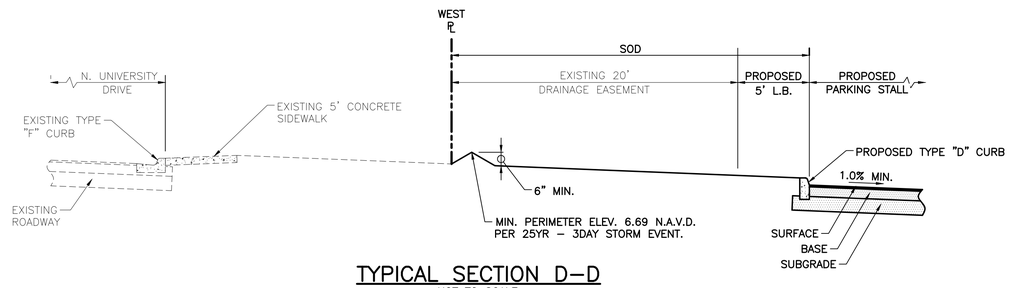


LOCATION MAP
NOT TO SCALE



TYPICAL SECTION C–C
NOT TO SCALE



TYPICAL SECTION D–D
NOT TO SCALE

03/05/2018

1.) ADDED CROSS-SECTIONS AT PROPERTY LINES PER CITY OF HOLLYWOOD COMMENTS., 8/28/17 C.O.

REVISIONS

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Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	C.O.			

FLANIGAN'S AND BIG DADDY'S #19
SECTION 03, TOWNSHIP 51S., RANGE 41E.
CITY OF HOLLYWOOD, FLORIDA
TYPICAL CROSS SECTIONS

JOB NO.	DRAWING NO.	SHEET	OF
17–051	17051C01	2	2

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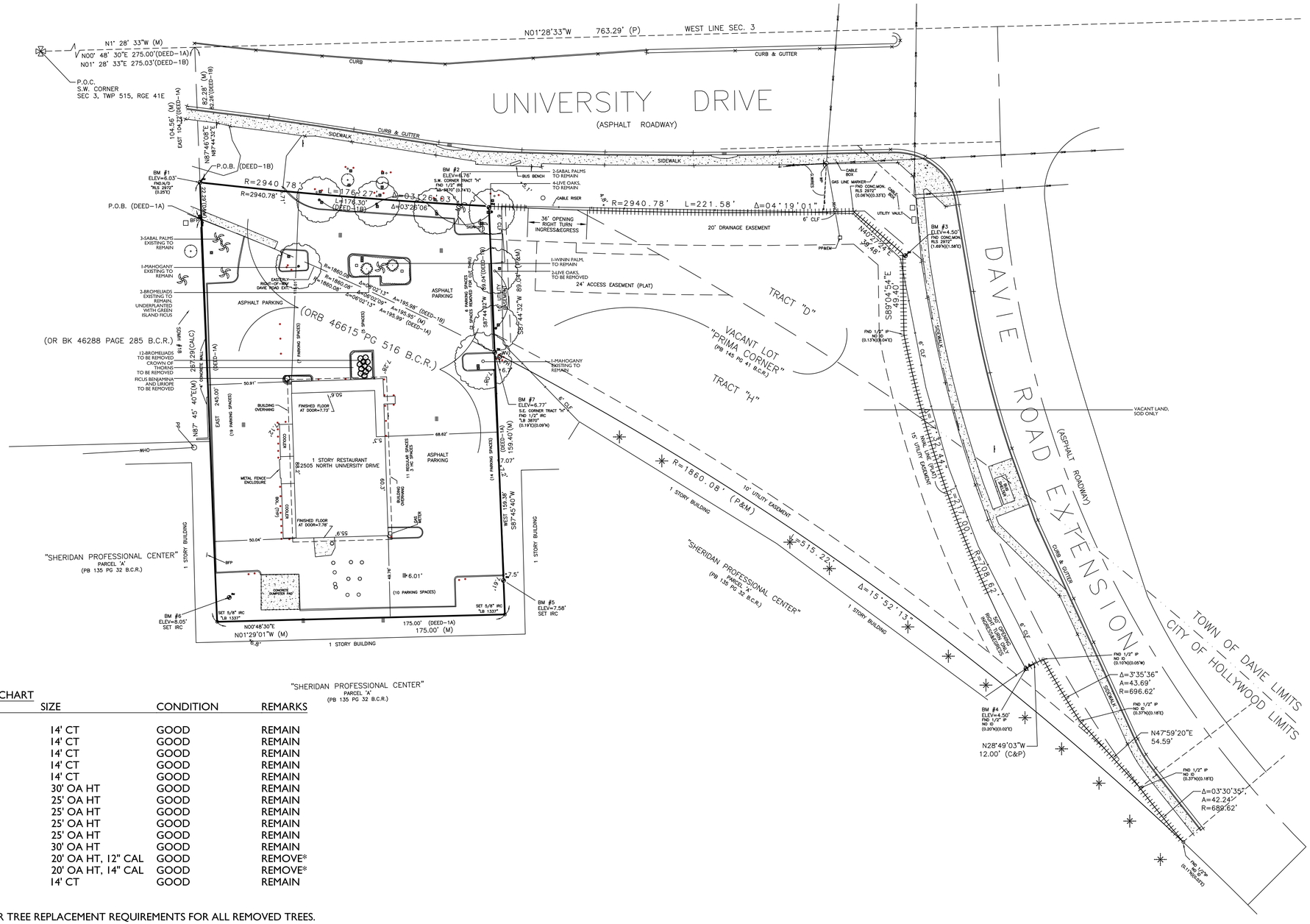


TREE DISPOSITION CHART

SPECIES	SIZE	CONDITION	REMARKS
SABAL PALM	14' CT	GOOD	REMAIN
SABAL PALM	14' CT	GOOD	REMAIN
SABAL PALM	14' CT	GOOD	REMAIN
SABAL PALM	14' CT	GOOD	REMAIN
SABAL PALM	14' CT	GOOD	REMAIN
MAHOGANY	30' OA HT	GOOD	REMAIN
LIVE OAK	25' OA HT	GOOD	REMAIN
LIVE OAK	25' OA HT	GOOD	REMAIN
LIVE OAK	25' OA HT	GOOD	REMAIN
LIVE OAK	25' OA HT	GOOD	REMAIN
MAHOGANY	30' OA HT	GOOD	REMAIN
LIVE OAK	20' OA HT, 12" CAL	GOOD	REMOVE*
LIVE OAK	20' OA HT, 14" CAL	GOOD	REMOVE*
WININ PALM	14' CT	GOOD	REMAIN

*SEE SHEET LP-1 FOR TREE REPLACEMENT REQUIREMENTS FOR ALL REMOVED TREES.

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

PARADELO | BURGESS design studio
PALM BEACH | MIAMI | ORLANDO
786.671.8250 | INFO@PARADELOBURGESS.COM

EXISTING CONDITIONS

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

EX-1

DATE:
3 MARCH 2018

TABULAR DATA:

CURRENT LAND USE: GENERAL BUSINESS (GBUS)
CURRENT ZONING DESIGNATION: C-4
MINIMUM REQUIRED BUILDING SETBACKS:
0 FEET ADJACENT TO COMMERCIAL PROPERTY
PROPOSED BUILDING SETBACKS:

EXISTING RESTAURANT:	120' FRONT	42' SIDE	50' REAR
PROPOSED RETAIL:	79' FRONT	64' SIDE	29' REAR

	TOTAL	RESTAURANT SITE	PROPOSED RETAIL SITE
NET SIZE OF SITE:	91,431 SF (2.099 AC)	44,965 SF (1.03 AC)	46,466 SF (1.07 AC)
PERVIOUS AREAS:	27,599 SF (0.633 AC)	5,772 SF (0.13 AC)= 12.8% OF SITE	21,827 SF (0.50 AC) = 47.0% OF SITE
IMPERVIOUS AREAS:			
BLDG FOOTPRINT:	10,800 SF	7,780 SF	3,020 SF
VEHIC. USE AREAS:	51,614 SF	31,163 SF	20,451 SF
WALKWAYS:	1,419 SF	251 SF	1,168 SF
TOTAL:	63,833 SF	39,194 SF (0.90 AC)= 87.2% OF SITE	24,639 SF (0.57 AC) = 53.0% OF SITE
GROSS FLOOR AREA:	10,800 SF	7,780 SF	3,020 SF

MAX BLDG HEIGHT: 175 FT.
EXISTING BUILDING HEIGHT: 24 FT
PROPOSED BUILDING HEIGHT: 24 FT

T.A.C. REQUESTED VARIANCES:

NO.	DESCRIPTION
1.	EXISTING BUILDING - WEST ELEVATIONS, ONE PERMITTED SIGN TO ALLOW TWO SIGNS.
2.	NEW RETAIL BLDG - WEST ELEVATION, ONE PERMITTED SIGN TO ALLOW TWO SIGNS.
3.	NEW RETAIL BLDG- SOUTH AND NORTH ELEVATIONS, ADDITIONAL SIGN VISIBLE FROM THE ROW.

PARKING CALCULATIONS - PER ARTICLE 7.2
(BASED ON CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS)

MINIMUM SPACES REQUIRED:
1) RETAIL PARKING: 1/250 S.F.
2) RESTAURANT PARKING: 60% TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA.
3) 78-142.c.5.b FRACTIONAL REQUIREMENTS: (X) REPRESENTS FRACTION
X < 0.5 = (1) SPACE IF X > 0.5 = (2) SPACES 3,020 S.F. = 12 REQUIRED
7,780 S.F. = 78 REQUIRED

PROPOSED RETAIL AREA:
EXISTING RESTAURANT AREA:
(WITH PROPOSED IMPROVEMENTS)

TOTAL REQUIRED = (90) SPACES

SPACES PROVIDED:
EXISTING RESTAURANT = 75 SPACES, LESS 22 (AFTER IMPROVEMENTS) = 53 SPACES
RETAIL = 42 SPACES 90
5
TOTAL SPACES PROVIDED: 95
REGULAR SPACES =
H/C SPACE =
TOTAL

NOTES:
1. PROVISIONS FOR RECYCLING WILL BE INCLUDED IN BOTH ONSITE DUMPSTER ENCLOSURES.
2. MAXIMUM FOOTCANDLE AT PROPERTY LINES SHALL BE 0.5 WHEN ADJACENT TO RESIDENTIAL
3. (EV)* DENOTES FUTURE ELECTRIC VEHICLE CHARGING SPACE. CONTRACTOR TO INSTALL RACEWAY AND JUNCTION BOX DURING CONSTRUCTION

GREEN BUILDING PRACTICES:

PROJECT TO INCORPORATE THE FOLLOWING PRACTICES AT THE NEW RETAIL BUILDING, AND AS PART OF RENOVATIONS OF THE EXISTING RESTAURANT WHEREVER FEASIBLE AND WITHIN THE SCOPE OF RENOVATION WORK.

1. INSTALL WATER-EFFICIENT FIXTURES (1.28 GPF TOILETS, 0.5 GPM LAV FAUCETS, 0.128 GPF URINALS)
2. ROOF TO MEET ENERGY STAR STANDARDS AS A "COOL ROOF" OR MEET LEED REQUIREMENTS FOR HIGH-SRI ROOF.
3. ENERGY EFFICIENT INTERIOR LIGHTING WILL BE PROVIDED TO ACHIEVE AN OVERALL SAVINGS OF AT LEAST 5% AS COMPARED TO ASHRAE 90.1-2007.
4. AT LEAST 80% OF PLANTS, TREES, AND GRASSES WILL COMPLY WITH SFWMD RECOMMENDATIONS.
5. ALL OUTDOOR LIGHTING SHALL BE ENERGY-EFFICIENT AND SHALL BE EITHER FLUORESCENT BULBS/ FIXTURES WITH ELECTRONIC BALLASTS OR LED LIGHTING. IN ADDITION, OUTDOOR FIXTURES SHALL BE SHIELDED TO PREVENT NUISANCE GLARE AND TO MINIMIZE LIGHT ABOVE 90 DEGREES.
6. ALL AIR CONDITIONING UNITS WILL INCLUDE A MERV 8 AIR FILTER WITH ANTI-MICROBIAL AGENT.
7. PROJECT WILL PROVIDE SECURED BICYCLE RACKS WITH SPACES FOR 5% FOR BUILDING OCCUPANTS. PROJECT RESTROOMS SHALL BE ACCESSIBLE TO EMPLOYEES AS THE REQUIRED LOCKABLE CHANGING ROOMS.
8. IRRIGATION SYSTEM TO INCORPORATE WEATHER-BASED IRRIGATION CONTROLLER AND DROUGHT-TOLERANT PLANT MATERIAL.
9. PROJECT WILL PROVIDE OCCUPANCY / VACANCY SENSORS.
10. PROJECT WILL PROVIDE PROGRAMMABLE THERMOSTATS.

LEGAL DESCRIPTION:

TRACTS "D" & "H", OF PRIMA CORNER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 145, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

(DEED 1A)
A PORTION OF TRACTS 43 AND 44, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

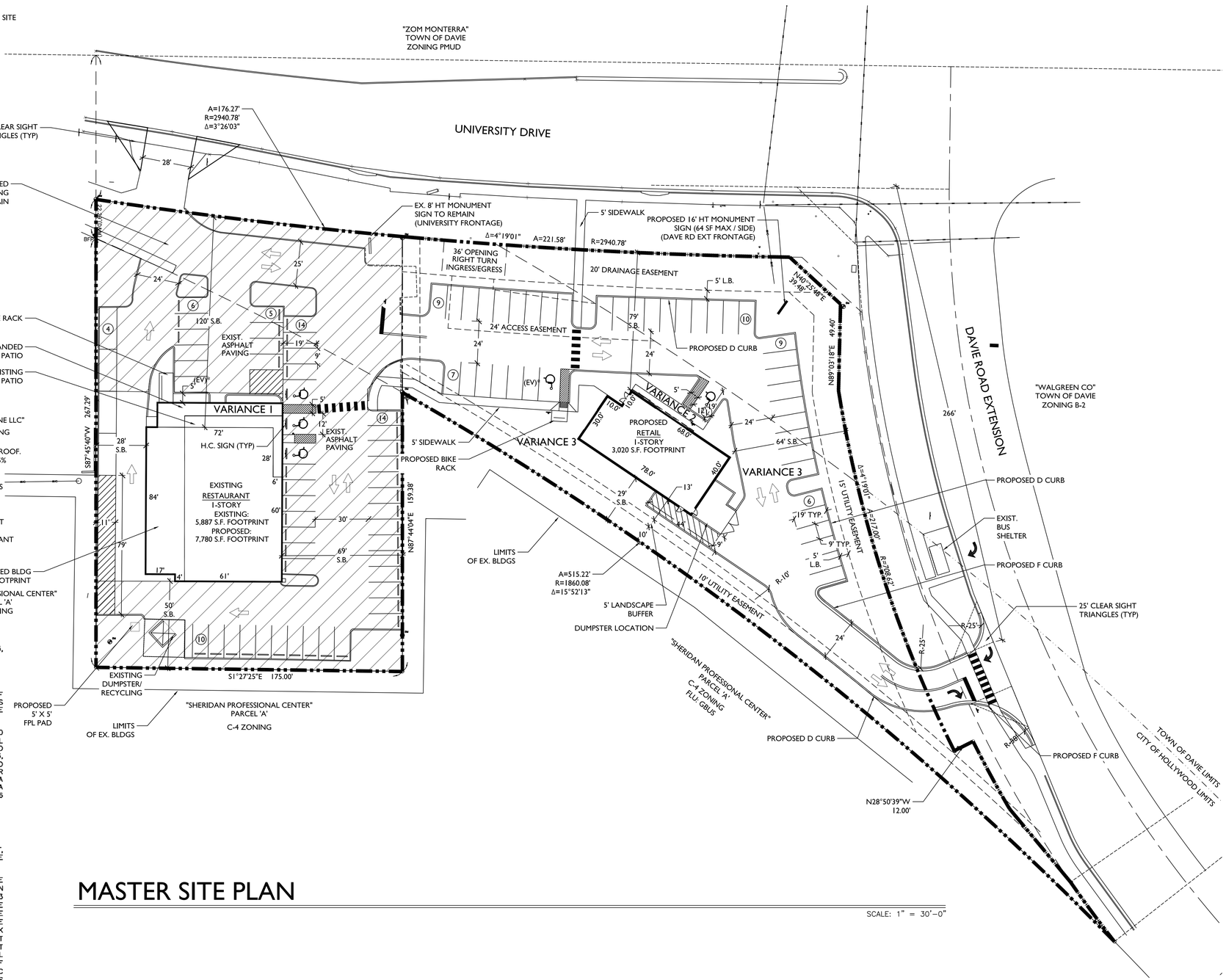
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, ALONG THE WEST LINE OF SAID SECTION 3, FOR 275.00 FEET; THENCE RUN EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 104.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, AND THE POINT OF BEGINNING; THENCE CONTINUE EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 245.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 3, FOR 175.00 FEET TO A POINT; THEN RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 159.38 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, ALSO BEING AN INTERSECTION WITH A CIRCULAR CURVE; THENCE RUN SOUTH-WESTERLY ALONG SAID CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1860.08 FEET, AND A CENTRAL ANGLE OF 06 DEGREES 02' 13", AND A CHORD BEARING OF SOUTH 26 DEGREES 43' 09" WEST, FOR AN ARC DISTANCE OF 195.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(DEED 1B)
A PORTION OF TRACTS 43 AND 44, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 3 ON A GRID NORTH BEARING (BASED ON KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS) OF NORTH 01 DEGREES 28' 33" WEST 275.03 FEET; THENCE ALONG A LINE PARALLEL WITH AND 275.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 3, NORTH 87 DEGREES 44' 32" EAST 82.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE NORTH 87 DEGREES 44' 32" EAST 22.29 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION (100 FOOT RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 916, PAGE 259, BROWARD COUNTY RECORDS), SAID RIGHT-OF-WAY LINE BEING ON THE ARC OF AN 1860.08 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 68 DEGREES 33' 44" EAST THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES 02' 13" AN ARC DISTANCE OF 195.98 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF "PRIMA CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "H", SOUTH 87 DEGREES 44' 32" WEST 89.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "H", SAID SOUTHWEST CORNER LYING ON THE ARC OF A 2940.78 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 87 DEGREES 02' 00" WEST THROUGH SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE BEING CONCENTRIC WITH AND 100.00 FEET EASTERLY OF THE EXISTING CENTERLINE OF UNIVERSITY DRIVE AS SHOWN ON RIGHT-OF-WAY MAP BOOK 9, PAGE 46, BROWARD COUNTY RECORDS, THROUGH A CENTRAL ANGLE OF 03 DEGREES 26' 06", AN ARC DISTANCE OF 176.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA



MASTER SITE PLAN

SCALE: 1" = 30'-0"

PARADELO | BURGESS
design studio
PALM BEACH | MIAMI | ORLANDO
786.671.8250 | INFO@PARADELOBURGESS.COM

MASTER SITE PLAN

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

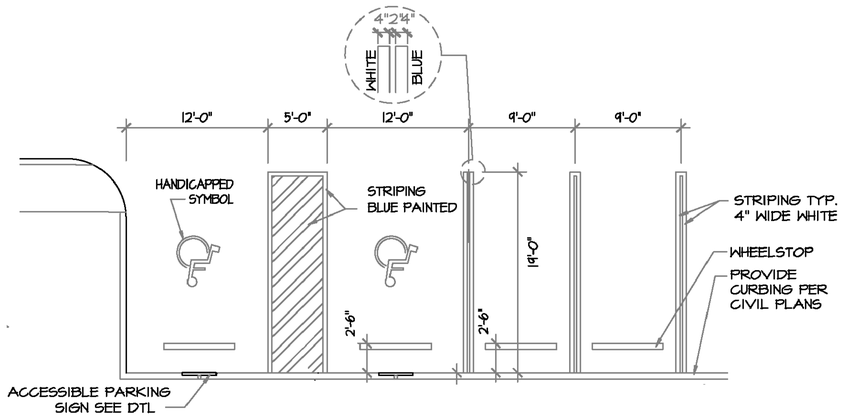
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

MSP-1

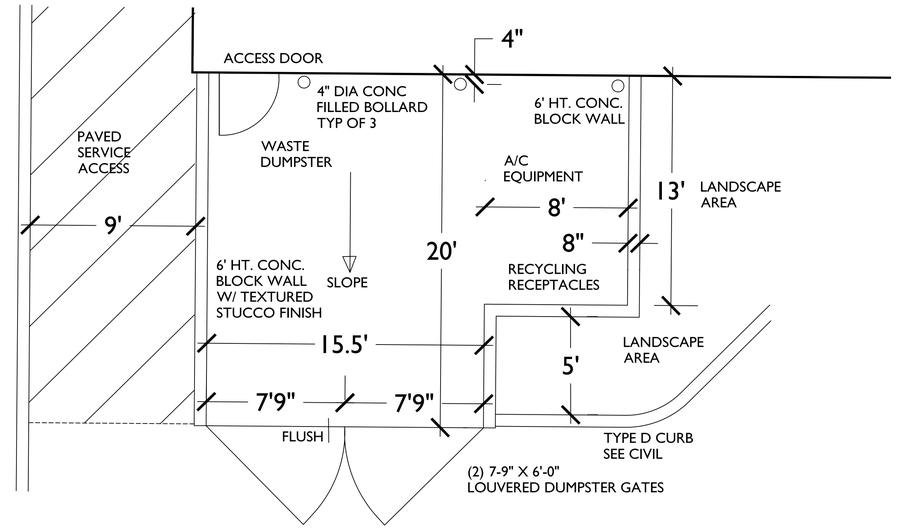
DATE:
3 MARCH 2018



NOTE: ADA PARKING SPACES SHALL BE 12' WIDE X 19' LONG EACH SUCH PARKING SPACE SHALL BE PROMINENTLY OUTLINED WITH PAINT AND POSTED WITH A FIXED POLE SIGN (BOTTOM OF SIGN AT 7'-0" A.F.F.) CLEARLY MARKED "HANDICAPPED ONLY" OR "HANDICAPPED-PARKING" OR THE INTERNATIONAL WHEELCHAIR SYMBOL AND CAPTION "PARKING BY DISABLED PERMIT ONLY- $250 FINE". PROVIDE 4" BLUE STRIPING AS INDICATED.

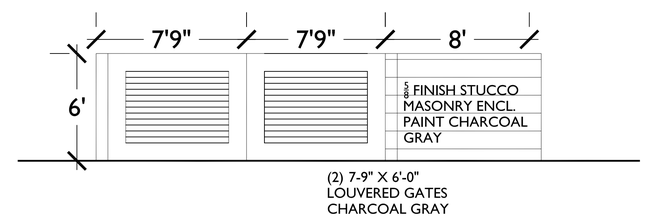
PARKING STALL DETAILS

SCALE: NOT TO SCALE



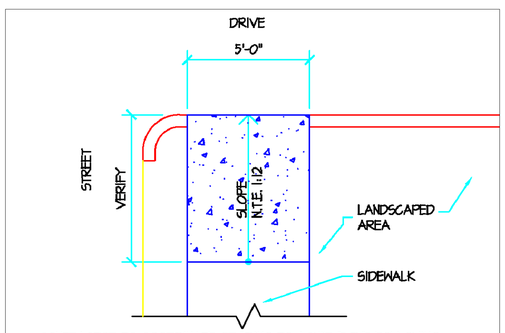
DUMPSTER ENCLOSURE DETAIL

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



DUMPSTER ENCLOSURE ELEVATION

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



CONTRACTOR TO COORDINATE GRADING TO ACHIEVE THE FOLLOWING:

1. THE MAXIMUM SLOPE FOR ANY HC. CURB RAMP SHALL NOT EXCEED 1:12
2. CURB GUTTERS ADJACENT TO HC. RAMPS AND ALL AREAS WITH HC. PAVEMENT STRIPING SHALL NOT EXCEED A SLOPE OF 1:20 PATH DIRECTION AND 1:50 CROSS SLOPE.

HANDICAP RAMP DETAIL

SCALE: NOT TO SCALE

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SITE DETAILS

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

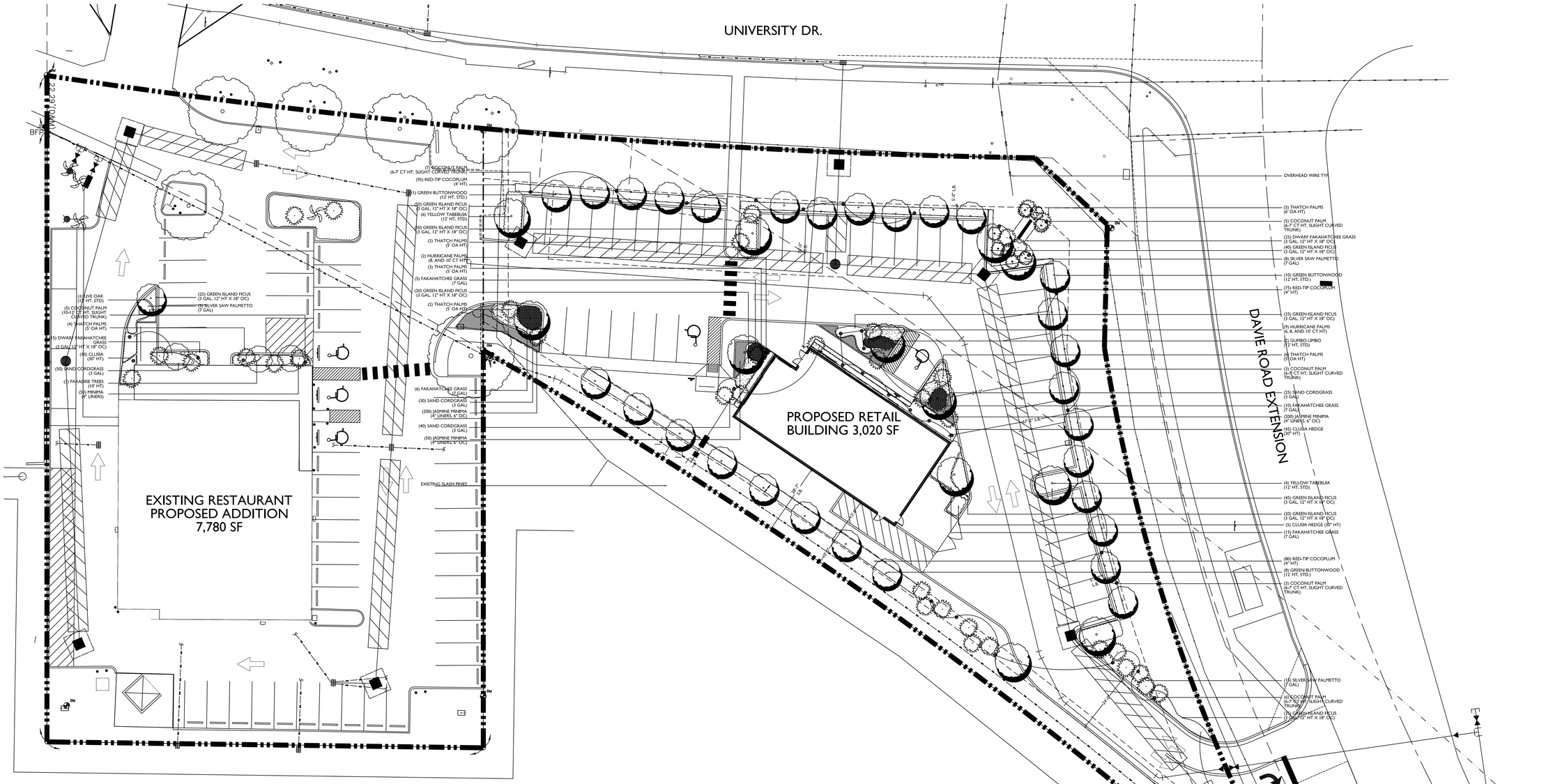
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

MSP-2

DATE:
3 MARCH 2018



LANDSCAPE TABULAR DATA:

VEHICULAR USE AREA 51,614 SF 25% OF AREA OF PAVED V.U.A. MOST BE LANDSCAPED =
12,903 SF REQUIRED
12,965 SF PROPOSED

LANDSCAPE OPEN SPACE CALCULATION-1/1,000 SF OF SITE AREA=
21,827 SF/1,000=22 TREES REQUIRED/30 TREES PROPOSED

PERIMETER LANDSCAPE TREE REQUIREMENT- 1/50' OF LINEAR FRONTAGE=
967 LF OF FRONTAGE FOR PROPOSED RETAIL=19 TREES REQUIRED/28 PROPOSED**

**OF 28 PROPOSED PERIMETER TREES, 19 MEET THE PERIMETER TREE REQUIREMENT AND AN ADDITIONAL 9 TREES (3" CAL EACH) MEET THE MITIGATION REQUIREMENTS FOR THE LOST 26" OF CALIPER PER THE REMOVAL OF THE 2 EXISTING LIVE OAKS AS INDICATED ON SHEET EX-1.

INTERIOR ISLAND TREE REQUIREMENT- 1 TREE PER ISLAND
9 TREES REQUIRED/9 TREES PROPOSED

NEW PLANTING NATIVE PERCENTAGE-45% OVERALL NEW TREES=100% NEW SHRUBS=45%

*IRRIGATION SYSTEM TO HAVE 100% COVERAGE AND 100% OVERLAP

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PROPOSED LANDSCAPE PLAN

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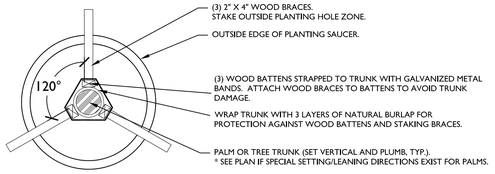
LP-1

DATE:
3 MARCH 2018

SMALL PALM STAKING PLAN

NTS.

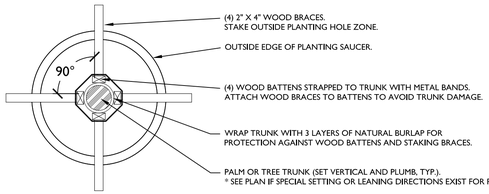
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

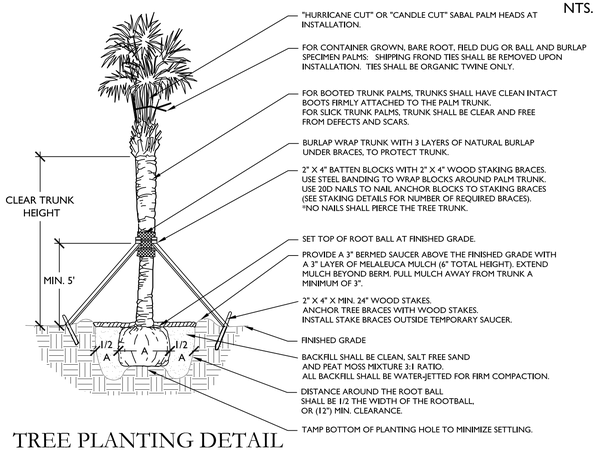
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

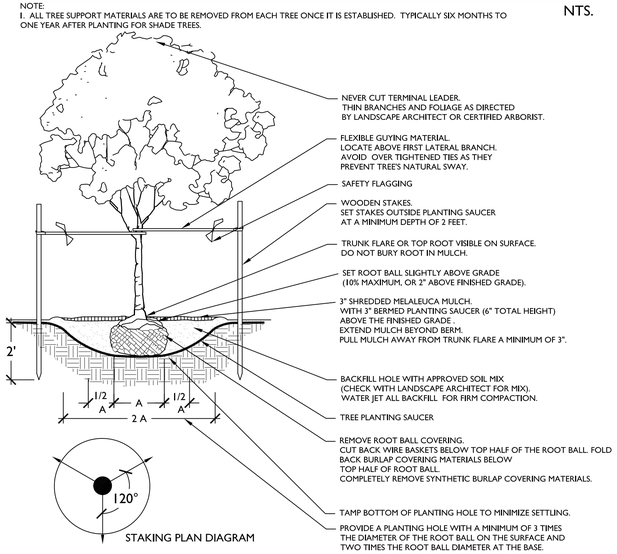
NTS.



TREE PLANTING DETAIL

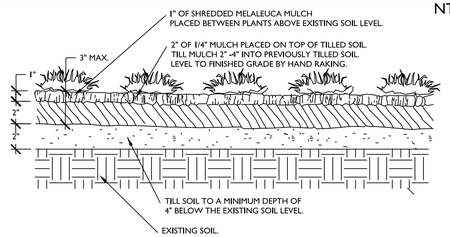
NTS.

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



GROUNDCOVER DETAIL

NTS.

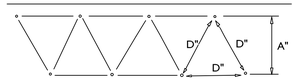


PLANT SPACING DETAIL

NTS.

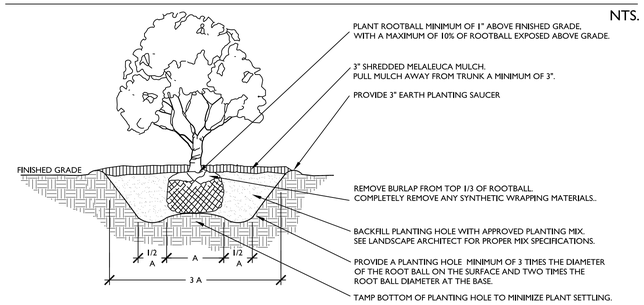
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



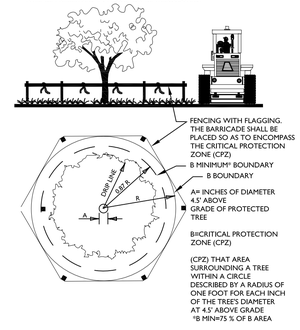
SHRUB PLANTING DETAIL

NTS.



TREE PROTECTION DETAIL

NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



LANDSCAPE SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NATIVE Y/N
TREES:				
2	GUMBO LIMBO	BURSERA SIMARUBA	12' HT, STD, 3" CAL MIN.	Y
10	YELLOW TABEBUIA	TABEUIA SERRATIFOLIA	12' HT, STD, 3" CAL MIN.	Y
29	GREEN BUTTONWOOD	CONCOCARPUS ERECTUS	12' HT, STD, 3" CAL MIN.	Y
1	LIVE OAK	QUERCUS VIRGINIANA	12' HT, STD, 3" CAL MIN.	Y
3	PARADISE TREES	SIMAROUBA GLAUCA	10' HT, STD, 2" CAL MIN.	Y
PALMS:				
25	COCONUT PALM	COCOS NUCIFERA	6-7' CT HT	N
5	COCONUT PALM	COCOS NUCIFERA	10-12' CT HT	N
11	HURRICANE PALM	DICTOSPERMA ALBUM	8' CT HT	N
SHRUBS:				
28	SILVER SAW PALMETTO	SERONA REPENS	7 GAL, 48" HT	Y
60	SMALL-LEAF CLUSIA	CLUSIA GUTTIFERA	30" HT	Y
250	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	48" HT	Y
36	FAKAHATCHEE GRASS	TRIPSACUM DACTLYLOIDES	7 GAL, 36" HT	Y
145	SAND CORDGRASS	SPARTINA BAKERI	3 GAL, 24" HT	Y
ACCENT:				
22	FLORIDA THATCH PALM	THRINAX RADIATA	5' OA HT	Y
GROUNDCOVERS				
25	DWARF FAKAHATCHEE GRASS	TRIPSACUM FLORIDANA	3 GAL, 12" HT, 18" O.C.	Y
265	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'	3 GAL, 12 HT, 18" O.C.	Y
500	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM 'MINIMA'	4" LINERS, 6" OC	N

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
7. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
9. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
10. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
11. LOCATION OF PROPOSED ROYAL PALMS BASED ON PROPERTY OWNER'S PREFERENCE. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE INCURRED TO AUTOMOBILES OR OTHER PERSONAL PROPERTY DUE TO FALLING FRONDS.

12. NO PETROCHEMICAL FERTILIZERS OR PESTICIDES SHALL BE USED FOR THE OPERATION AND MAINTENANCE OF ANY LANDSCAPE

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

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LANDSCAPE PLAN DETAILS & SPECFICATIONS

FLANIGAN'S BIGDADDY'S #19
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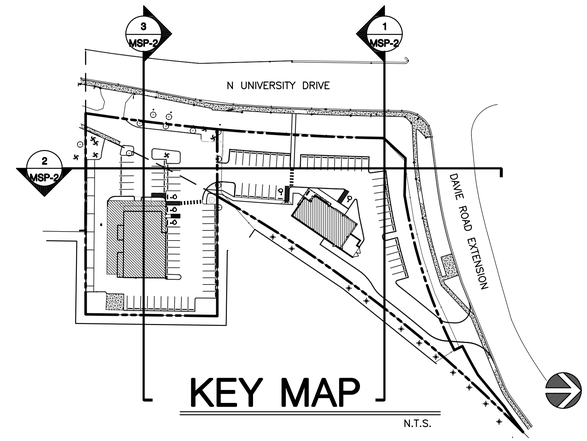
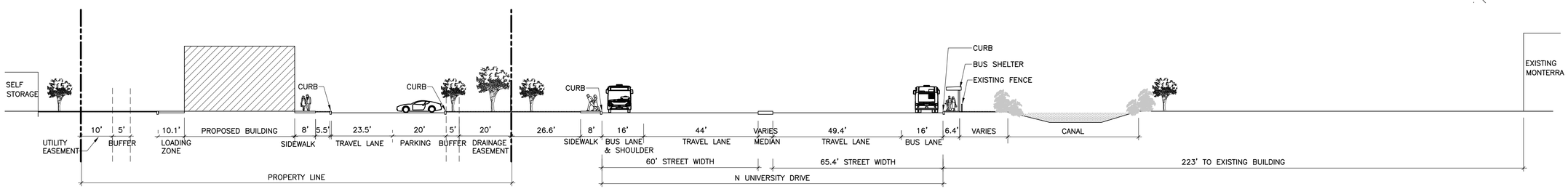
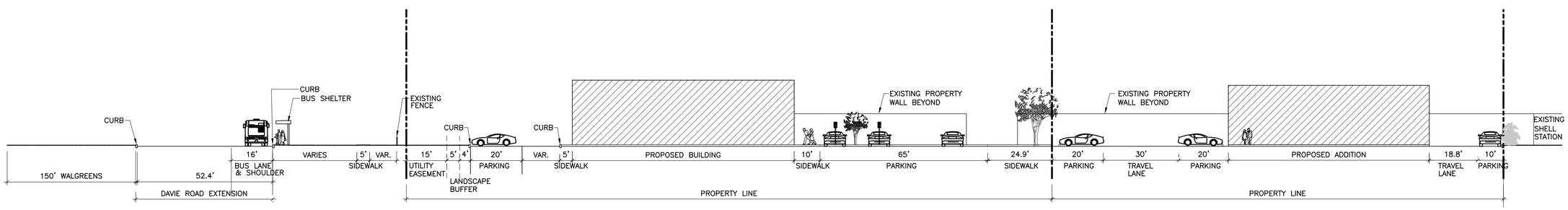




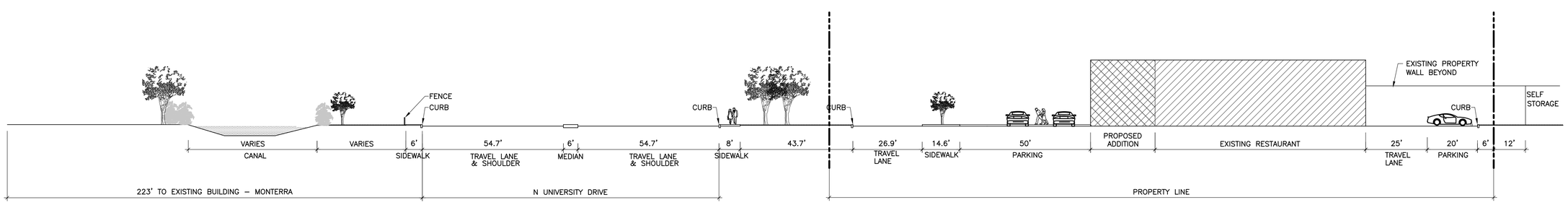
1 MSP-2 STREET SECTION LOOKING SOUTH

SCALE: 1" = 20'-0"



2 MSP-2 STREET SECTION LOOKING EAST

SCALE: 1" = 20'-0"



3 MSP-3 STREET SECTION LOOKING NORTH

SCALE: 1" = 20'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
513 US HIGHWAY 1, SUITE 100,
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-2999
COA# 26093
FLORIDA REGISTRATION #57171

DATE: 06-08-17

SCALE: 1" = 20'-0"

DRAWN: VL

JOB: 16-000051

SHEET: S-MSP

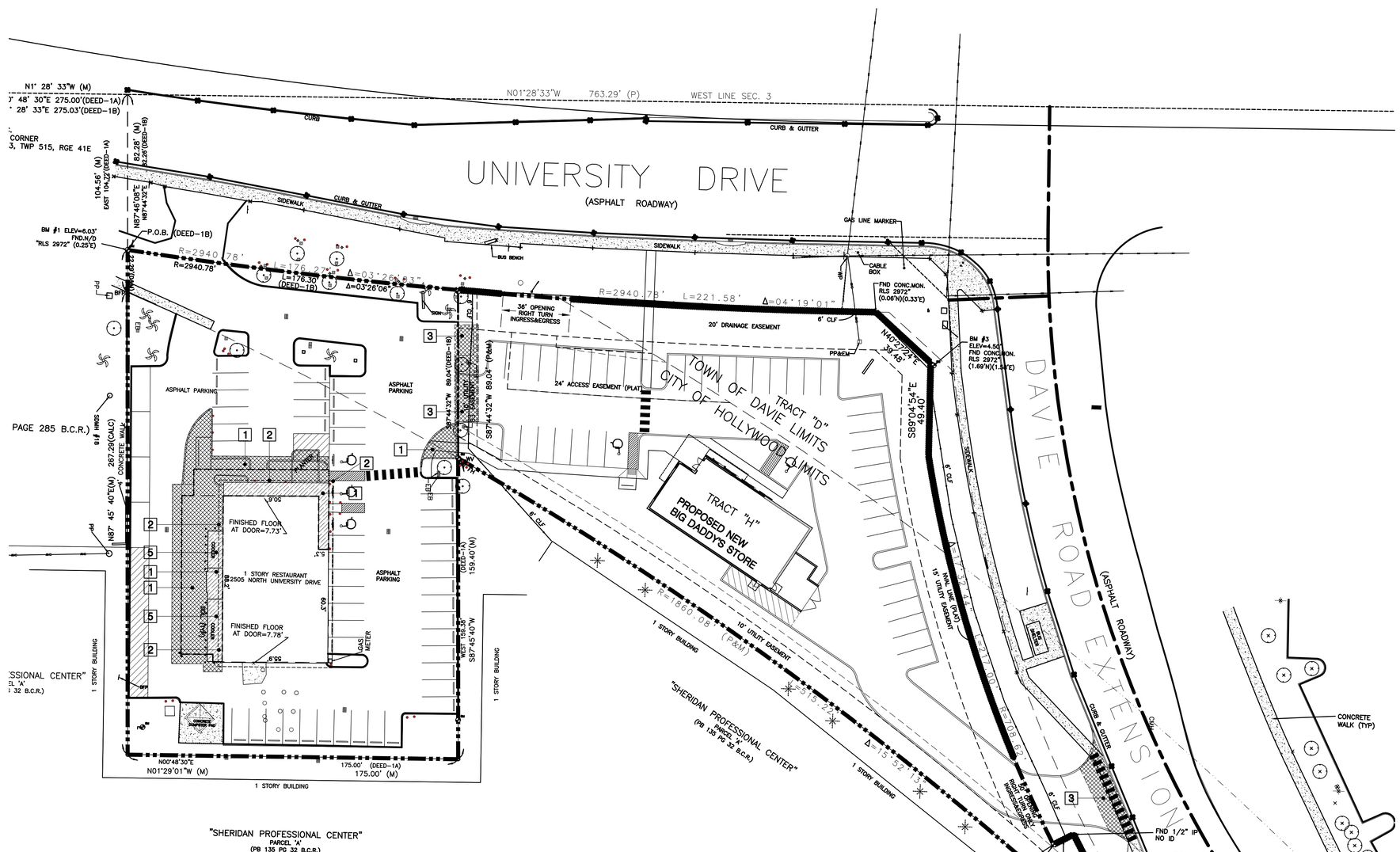
OF 2 SHEETS

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO CONFIRM ALL EXISTING INFORMATION. ANY DISCREPANCIES FOUND MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY AND PRIOR TO BIDDING OR CONSTRUCTION OR IT WILL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
2. ALL EXISTING UNFORESEEN CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING ALL ITEMS THAT ARE NOT DEPICTED ON THE PLAN AND / OR CANNOT BE SEEN BY THE NAKED EYE. ANY UNFORESEEN CONDITIONS FOUND ARE REQUIRED TO BE BROUGHT TO THE OWNER'S / ARCHITECT'S ATTENTION IMMEDIATELY FOR RESOLUTION.
3. ANY DAMAGE CAUSED TO ADJACENT PROPERTIES DURING SITE DEMOLITION OR CONSTRUCTION SHALL BE CORRECTED PRIOR TO SUBSTANTIAL COMPLETION, AT THE EXPENSE OF THE CONTRACTOR.
4. CONTACT LOCAL UNDERGROUND UTILITY LOCATOR 48 HOURS MINIMUM PRIOR TO COMMENCING WITH SITE DEMOLITION. ALL EXISTING UTILITIES SHALL BE VERIFIED WITH REGARD TO SIZE, TYPE AND LOCATION. IT IS RECOMMENDED THAT THE CONTRACTOR MEET WITH ALL GOVERNING AUTHORITIES TO DISCUSS THEIR REQUIREMENTS PRIOR TO SITE DEMOLITION AND CONSTRUCTION.
5. PRIOR TO STARTING WORK, IT IS REQUIRED TO MEET WITH AUTHORITIES HAVING JURISDICTION REGARDING ALL DEMOLITION AND CONSTRUCTION PROCEDURES.
6. COORDINATION: IT IS THE INTENT OF THE OWNER TO CONTINUE TO CONDUCT BUSINESS FROM DESIGNATED FACILITIES (AS SCHEDULED) THERE FORE IT IS OF THE UTMOST IMPORTANCE THAT DEBRIS, EQUIPMENT AND AIR POLLUTION BE LIMITED TO AND CONTROLLED. ALL WORK AREAS SHALL BE CLEANED AND LEFT UNOBSTRUCTED AS POSSIBLE AT THE END OF EACH WORK DAY. INGRESS & EGRESS SHALL BE COORDINATED WITH THE OWNER, PARTICULARLY DURING SITE WORK & PAVING RESURFACING.
7. PROTECTION: PROPERLY PROTECT EQUIPMENT, FIXTURES, MACHINERY, FF&E AND ANY OTHER MATERIALS OR DESIGNATED ITEMS DURING CONSTRUCTION. THIS INCLUDES ANY AND ALL NEW ROAD SURFACES, CONCRETE, CONCRETE STRUCTURES, FENCING, ETC.
8. THE TELEPHONE COMPANY AND CABLE PROVIDER SHALL BE NOTIFIED PRIOR TO REMOVAL OR RELOCATION (TEMPORARY OR PERMANENT). STANDARDS PROVIDED BY THESE COMPANIES SHALL BE OBSERVED.

SPECIFIC DEMOLITION NOTES

MARK	DESCRIPTION
1	DEMOLISH EXISTING ASPHALT PAVING
2	DEMOLISH EXISTING BUILDING AND OVERHANGS
3	DEMOLISH EXISTING CONCRETE CURBING
4	DEMOLISH EXISTING BOLLARD
5	DEMOLISH EXISTING COOLER
6	LIMITS OF NEW BUILDING. ALL EXISTING STRUCTURES, PADS, WALLS, LANDSCAPING, ETC. WITHIN THIS AREA ARE TO BE DEMOLISHED. TAKE ALL NECESSARY PRECAUTIONS AND PROVIDE NECESSARY TEMPORARY ENCLOSURE TO PROTECT EXISTING BUILDING OPERATIONS WHICH WILL REMAIN ONGOING DURING CONSTRUCTION.
7	
8	



SITE DEMOLITION PLAN

SCALE: 1" = 30'-0"

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HOLLYWOOD, FLORIDA 33024

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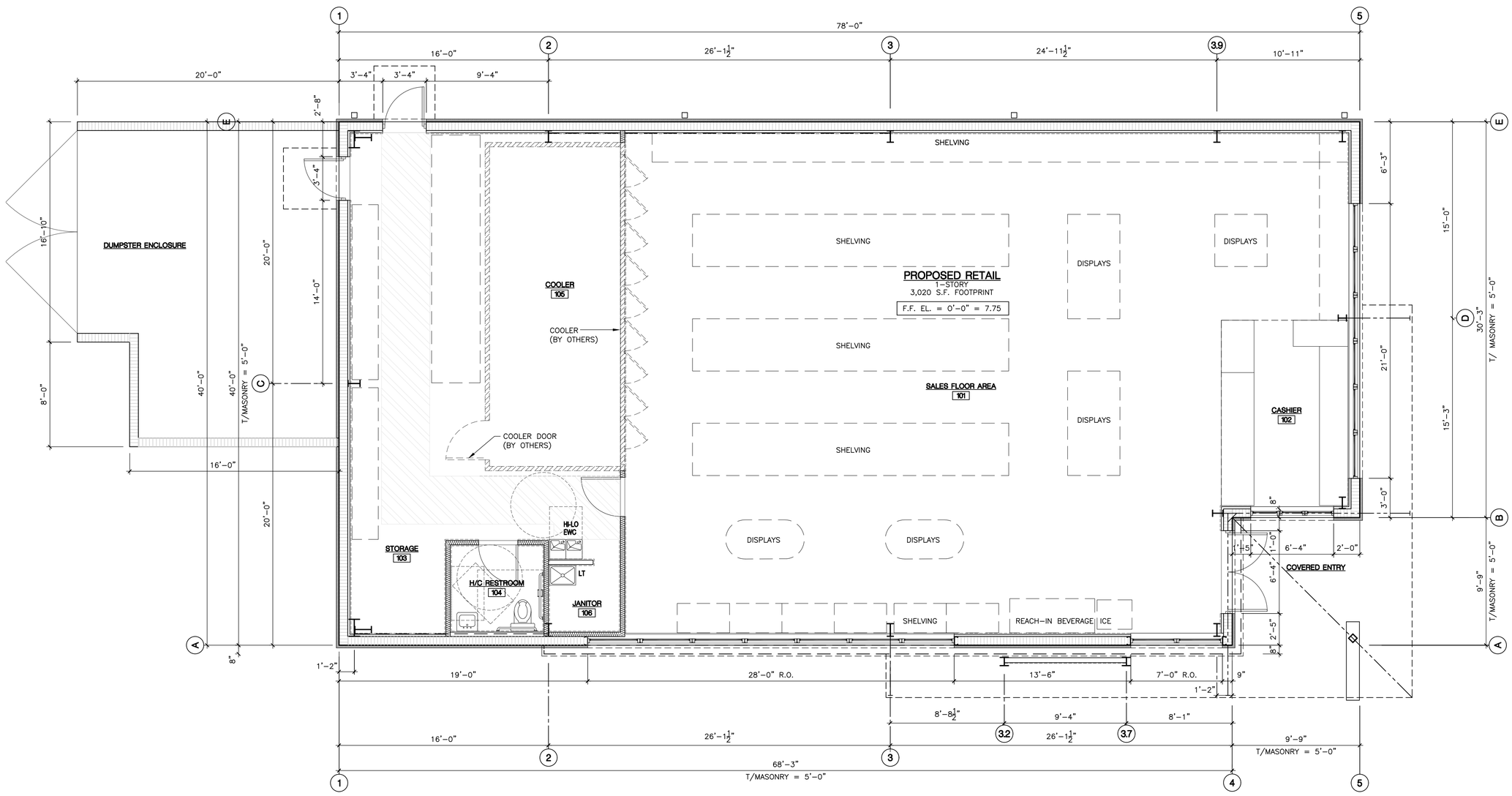
FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18
SCALE 1" = 30'-0"
DRAWN JAO
JOB 16-000051
SHEET SDP-1
OF 1 SHEETS



PRELIMINARY FLOOR PLAN

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

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE DEVELOPMENT FOR
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE
08-17-18

SCALE
1/4" = 1'-0"

DRAWN
JAO

JOB
16-000051

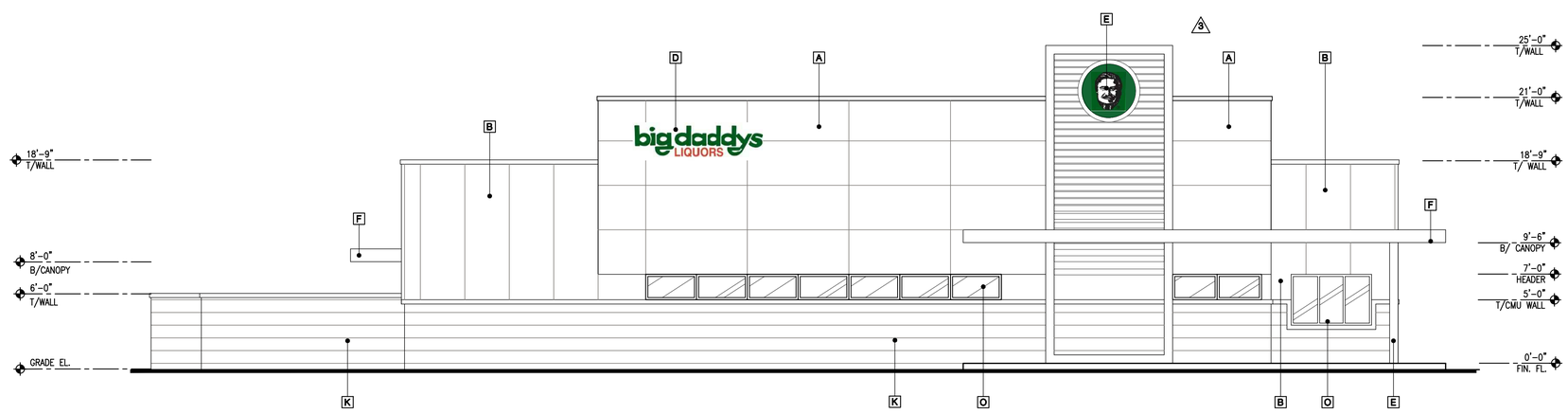
SHEET
AB-1
OF 2 SHEETS

MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL ENTRANCE CANOPY	METAL	MESCO CLASSIC DARK GREEN
G	GUTTER	METAL	MESCO ASH GRAY
H	DOWNSPOUTS	METAL	MESCO ASH GRAY
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO ASH GRAY
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	CHARCOAL GRAY
M	IMPACT RATED STOREFRONT DOOR	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
N	NOT USED		
O	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	LOUVERED DUMPSTER GATES	ALUMINUM	PAINT TO MATCH CHARCOAL GRAY

PRELIMINARY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY WEST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

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DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

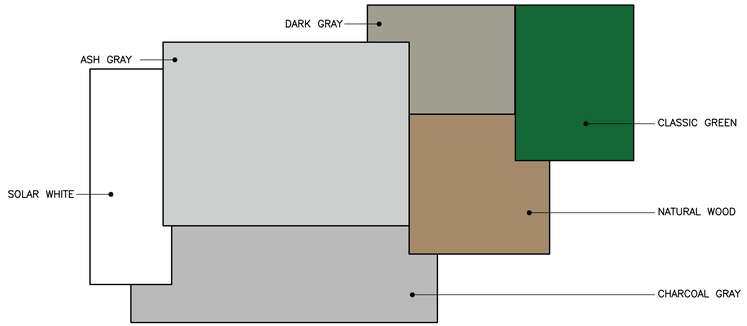
SCALE 3/16" = 1'-0"

DRAWN JAO

JOB 16-000051

SHEET AB-2

OF 2 SHEETS



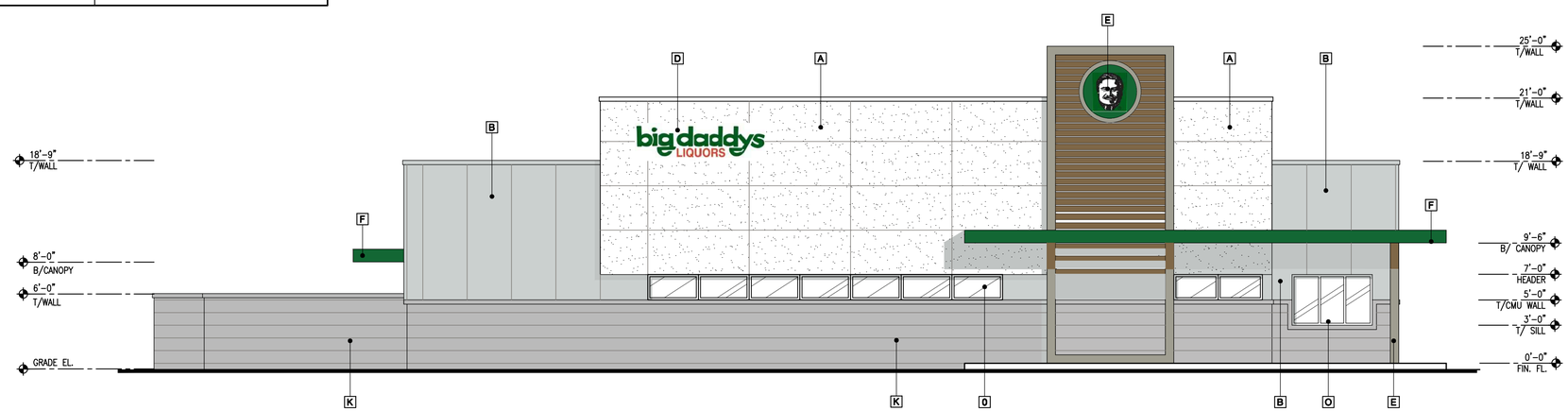
COLOR CHIPS

MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI – FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL ENTRANCE CANOPY	METAL	MESCO CLASSIC DARK GREEN
G	GUTTER	METAL	MESCO ASH GRAY
H	DOWNSPOUTS	METAL	MESCO ASH GRAY
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO ASH GRAY
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	CHARCOAL GRAY
M	IMPACT RATED STOREFRONT DOOR	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
N	NOT USED		
O	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	LOUVERED DUMPSTER GATES	ALUMINUM	PAINT TO MATCH CHARCOAL GRAY

PRELIMINARY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY WEST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE
08-17-18

SCALE
3/16" = 1'-0"

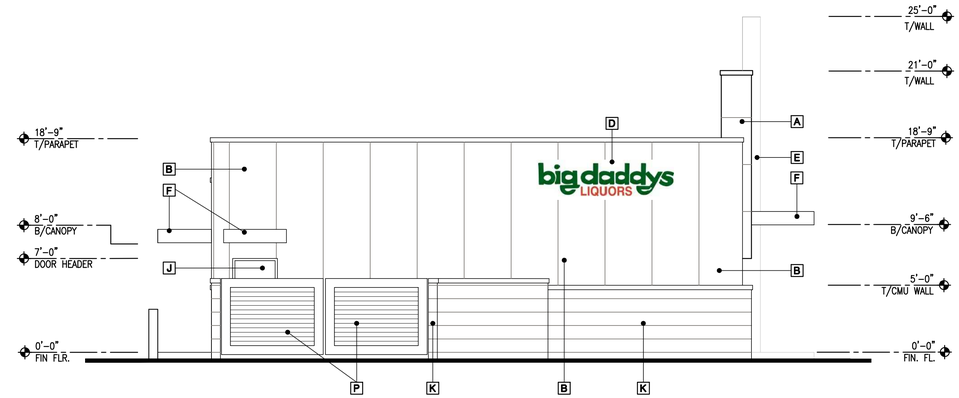
DRAWN
JAO

JOB
16-000051

SHEET
AB-2C
OF 2 SHEETS

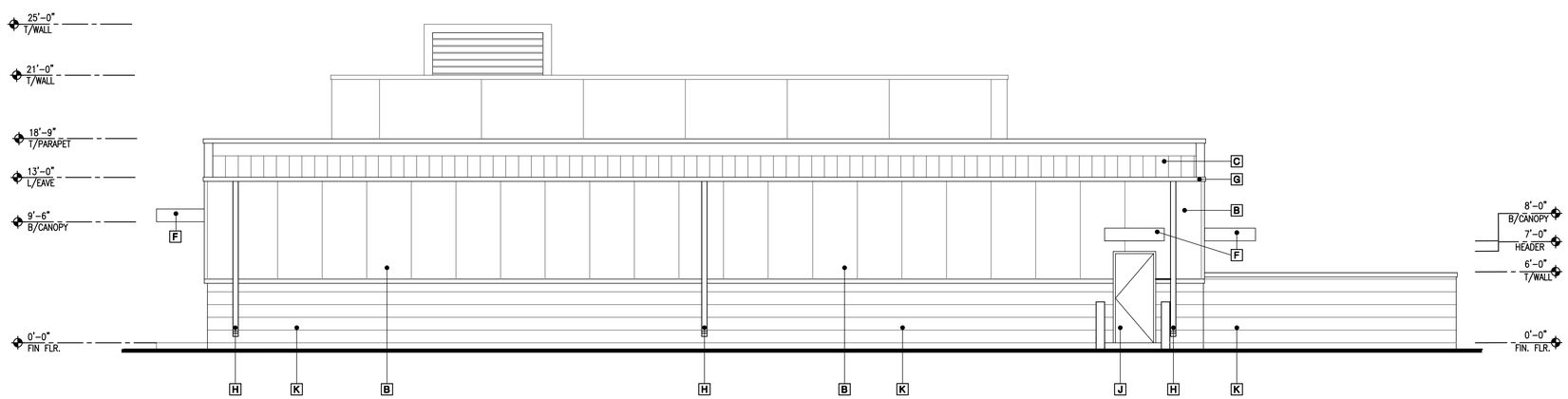
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL ENTRANCE CANOPY	METAL	MESCO CLASSIC DARK GREEN
G	GUTTER	METAL	MESCO ASH GRAY
H	DOWNSPOUTS	METAL	MESCO ASH GRAY
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO ASH GRAY
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	CHARCOAL GRAY
M	IMPACT RATED STOREFRONT DOOR	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
N	NOT USED		
O	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	LOUVERED DUMPSTER GATES	ALUMINUM	PAINT TO MATCH CHARCOAL GRAY



PRELIMINARY NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY EAST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

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1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

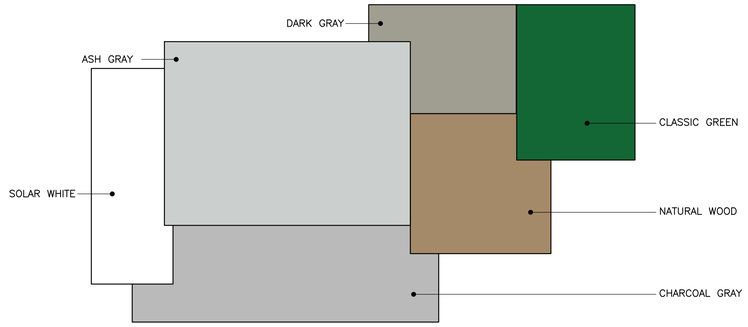
SCALE 3/16" = 1'-0"

DRAWN JAO

JOB 16-000051

SHEET AB-3

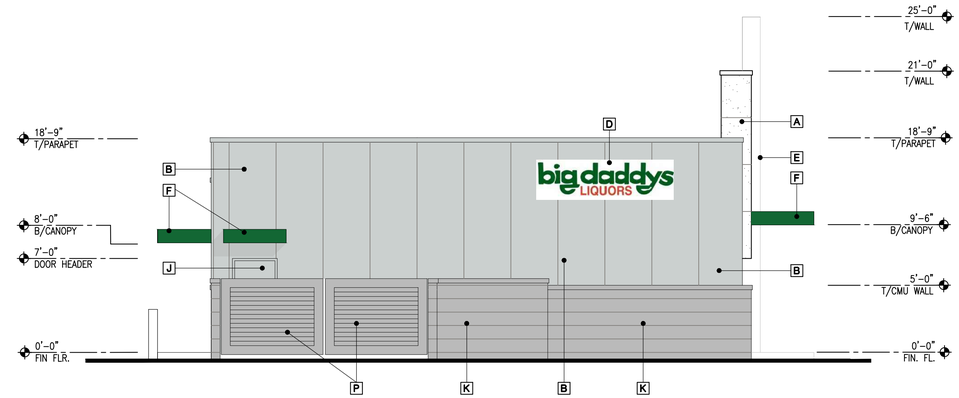
OF 2 SHEETS



COLOR CHIPS

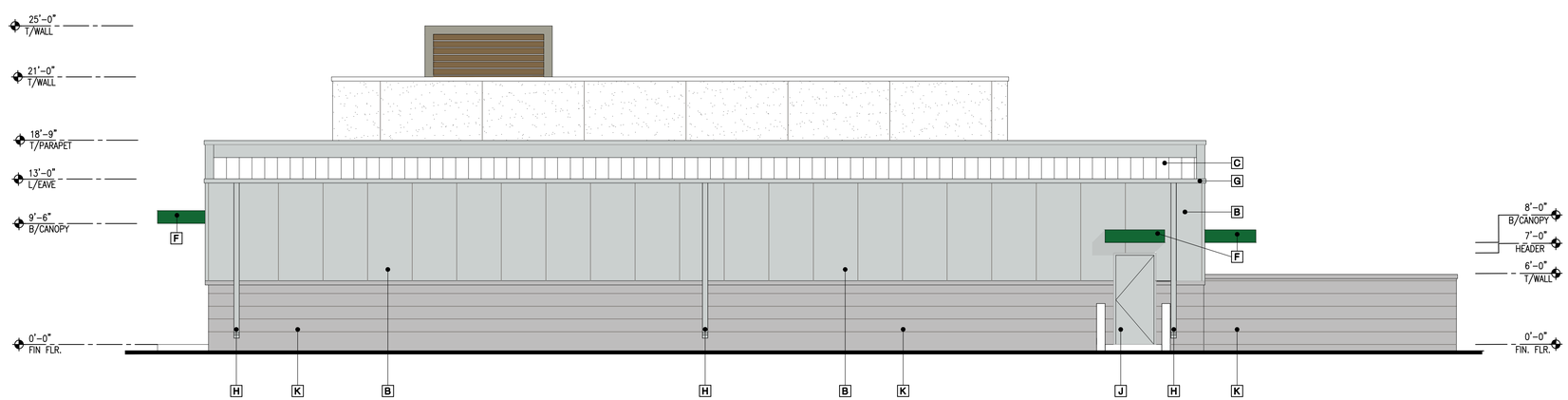
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI – FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL ENTRANCE CANOPY	METAL	MESCO CLASSIC DARK GREEN
G	GUTTER	METAL	MESCO ASH GRAY
H	DOWNSPOUTS	METAL	MESCO ASH GRAY
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO ASH GRAY
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	CHARCOAL GRAY
M	IMPACT RATED STOREFRONT DOOR	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
N	NOT USED		
O	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	LOUVERED DUMPSTER GATES	ALUMINUM	PAINT TO MATCH CHARCOAL GRAY



PRELIMINARY NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY EAST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

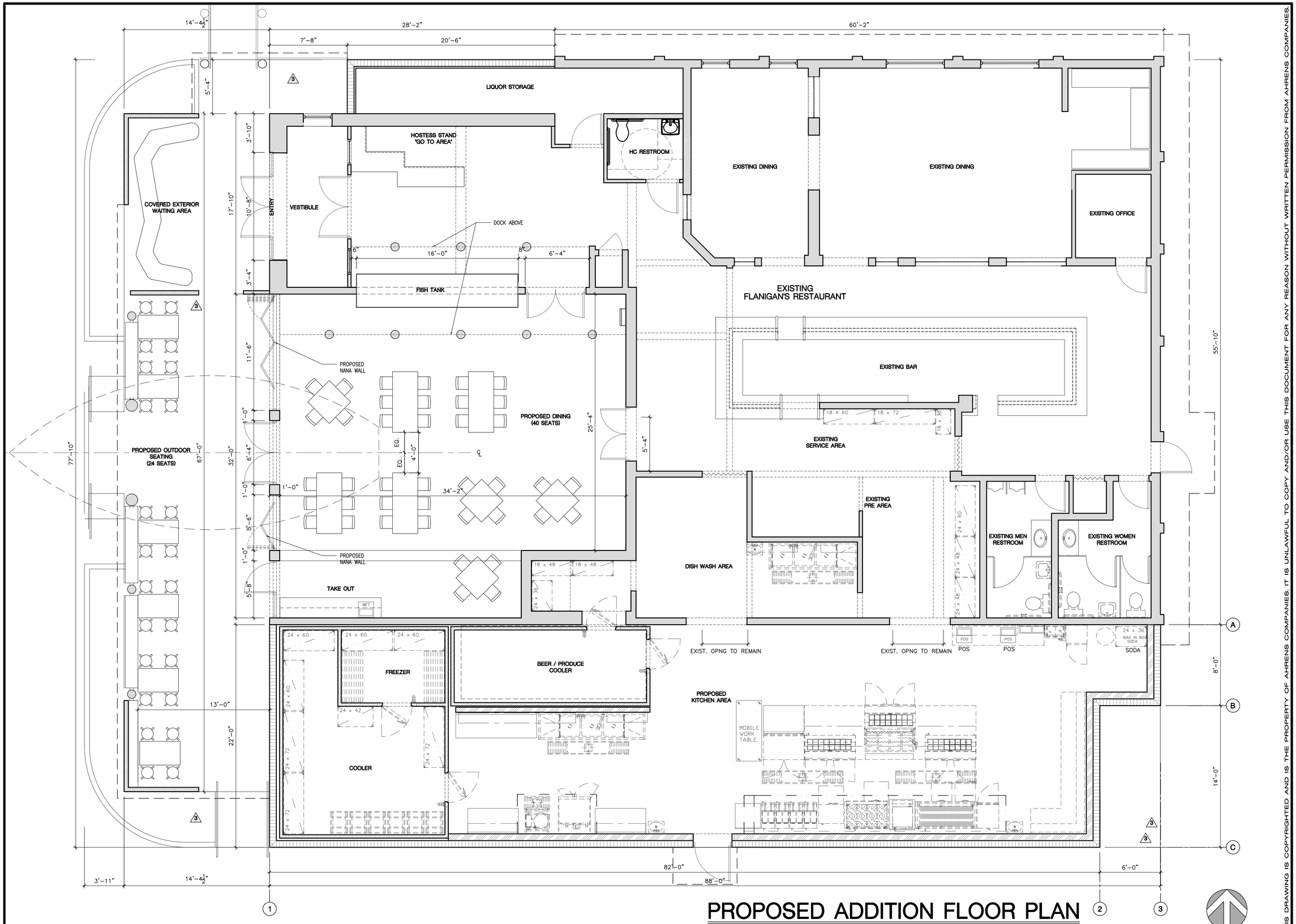
DATE
08-17-18

SCALE
3/16" = 1'-0"

DRAWN
JAO

JOB
16-000051

SHEET
AB-3C
OF 2 SHEETS



PROPOSED ADDITION FLOOR PLAN

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

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED RENOVATION FOR
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

SCALE AS SHOWN

DRAWN VL

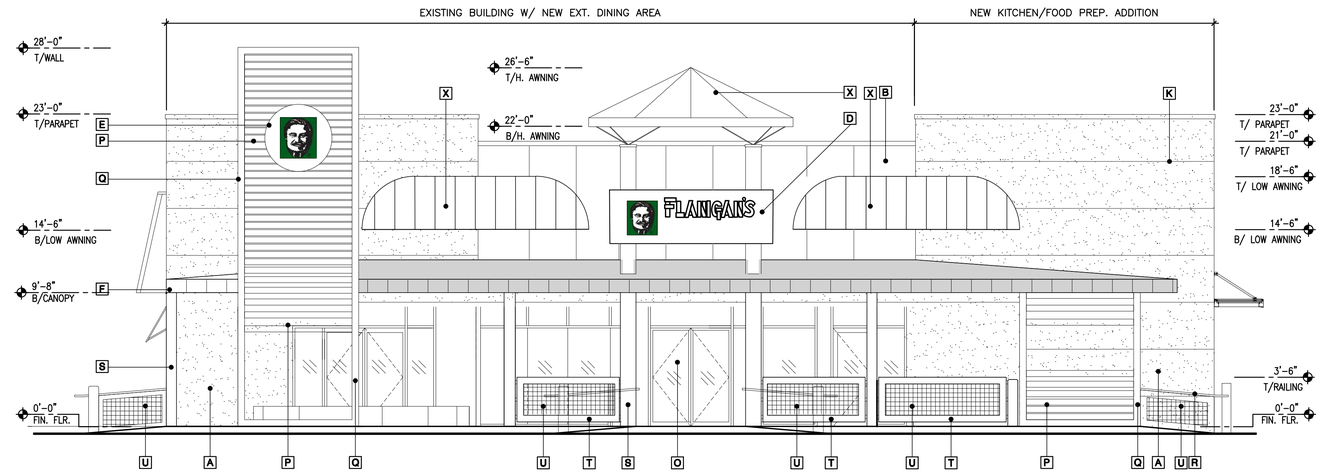
JOB X 16-000051

SHEET AF-1

OF 3 SHEETS

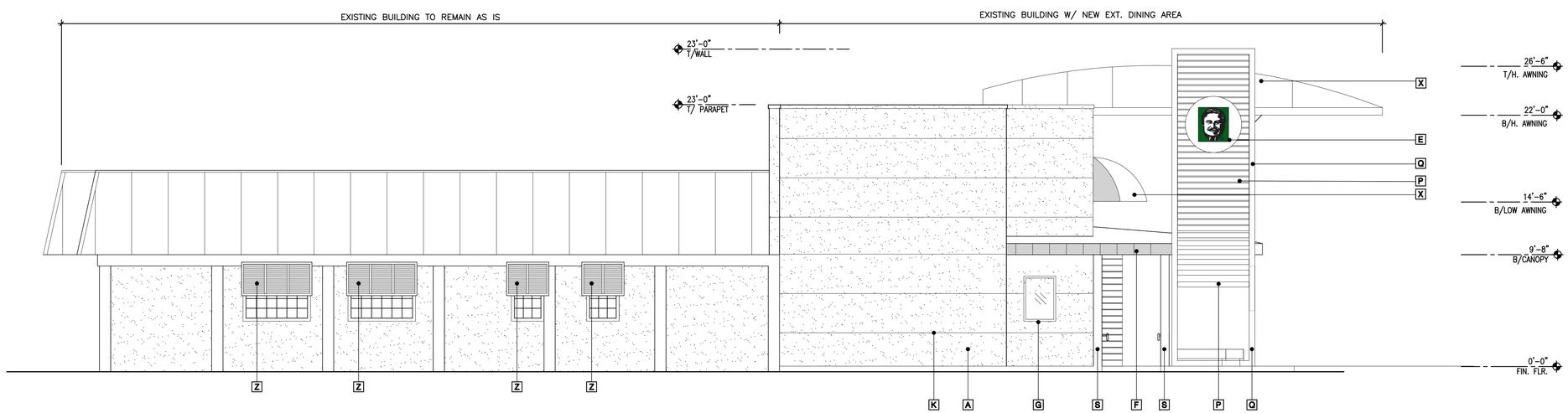
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	CMU W/ TEXTURED STUCCO FINISH	CMU W/ STUCCO	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	STUCCO REVEAL	-	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY WEST ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY NORTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

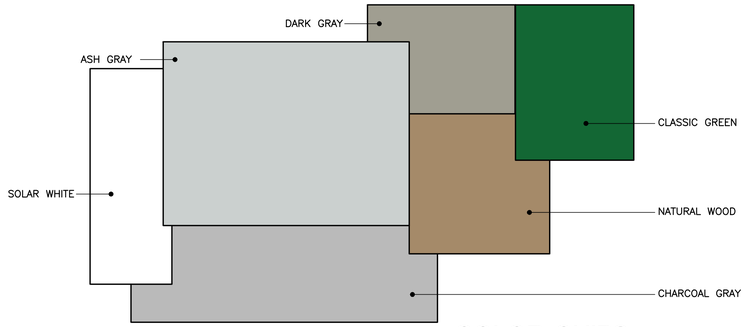
SCALE AS SHOWN

DRAWN JAO

JOB 16-000051

SHEET AF-2

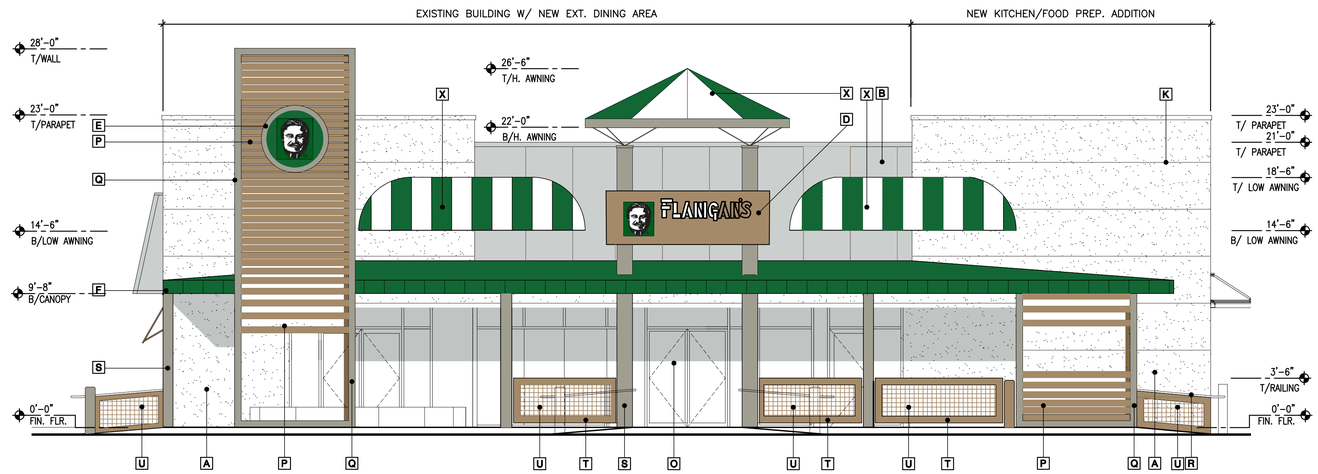
OF 3 SHEETS



COLOR CHIPS

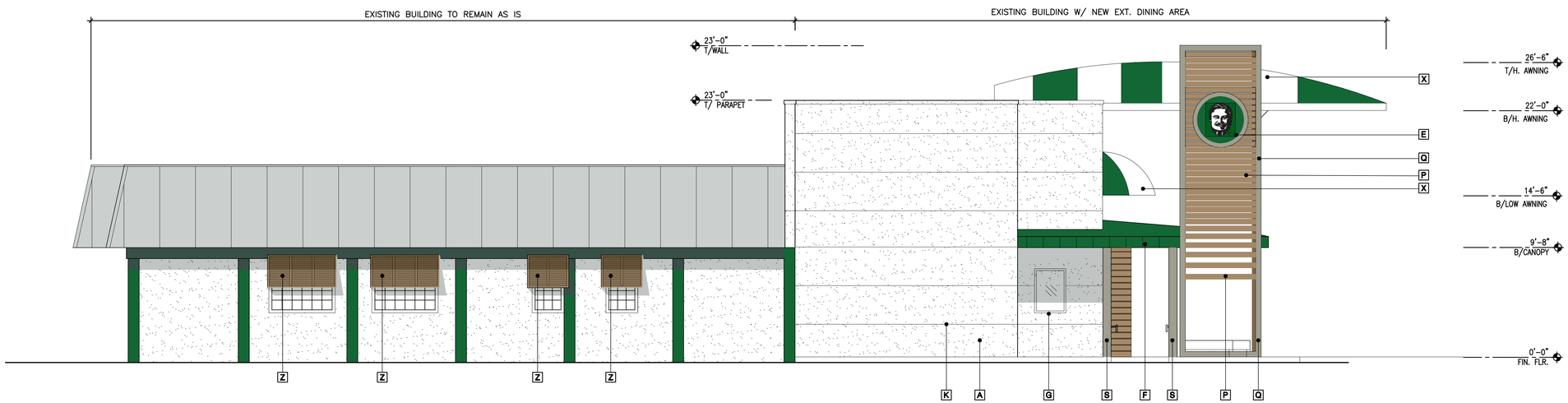
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	CMU W/ TEXTURED STUCCO FINISH	CMU W/ STUCCO	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI – FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	STUCCO REVEAL	–	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY WEST ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY NORTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

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PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

SCALE AS SHOWN

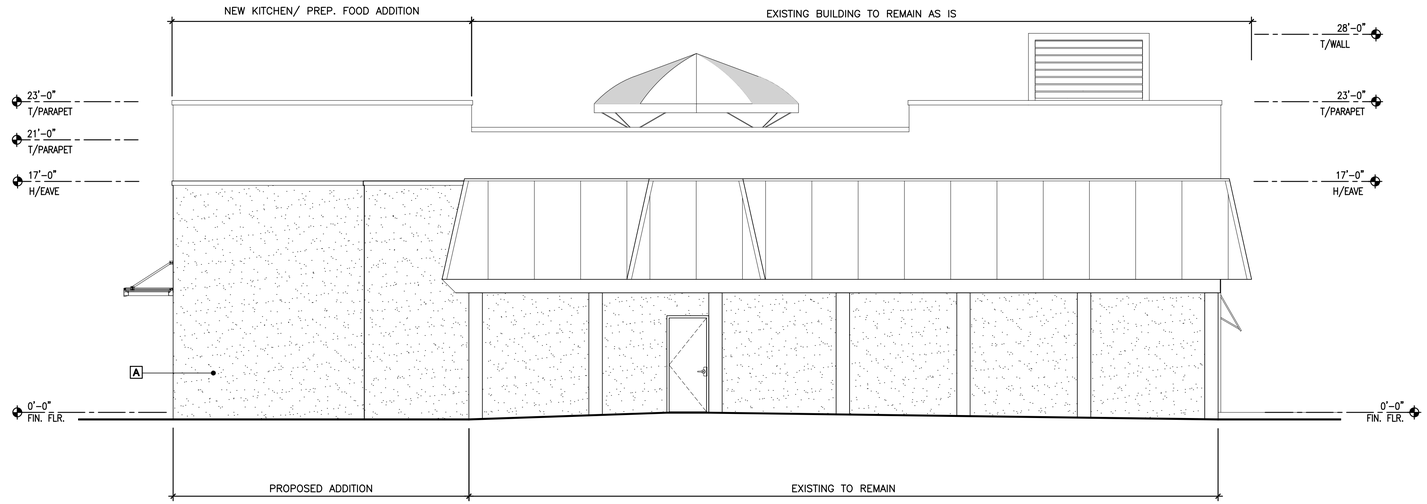
DRAWN JAO

JOB 16-000051

SHEET
AF-2C
OF TOTAL-SHEETS SHEETS

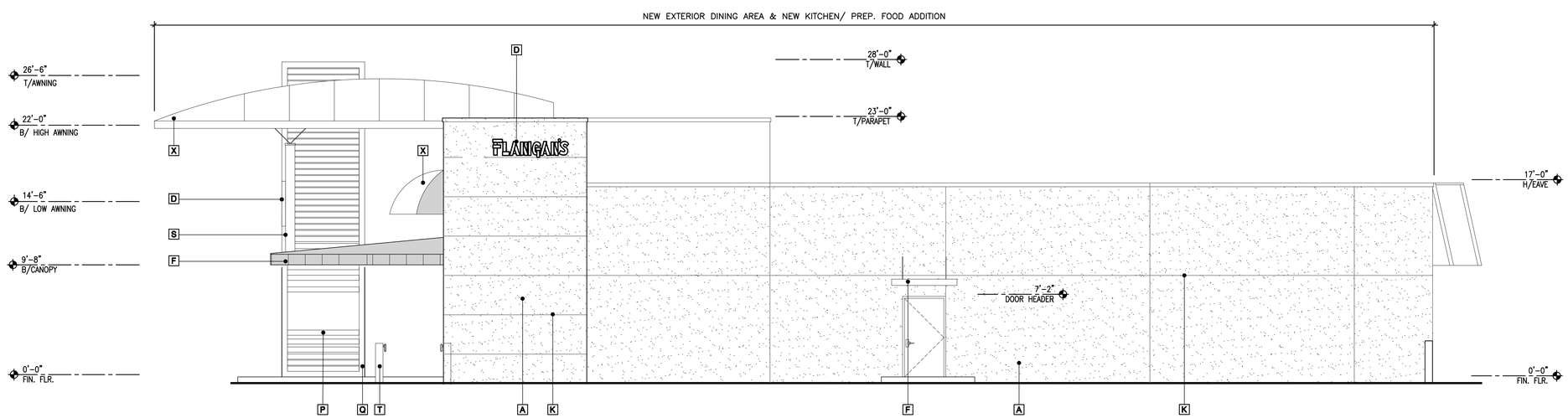
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	CMU W/ TEXTURED STUCCO FINISH	CMU W/ STUCCO	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	STUCCO REVEAL	-	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY EAST ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AC26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

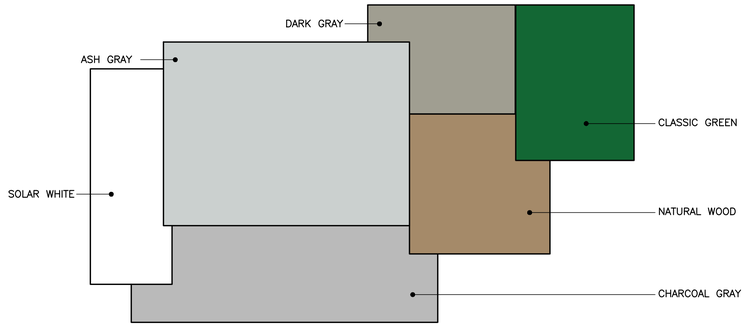
SCALE AS SHOWN

DRAWN JAO

JOB 16-000051

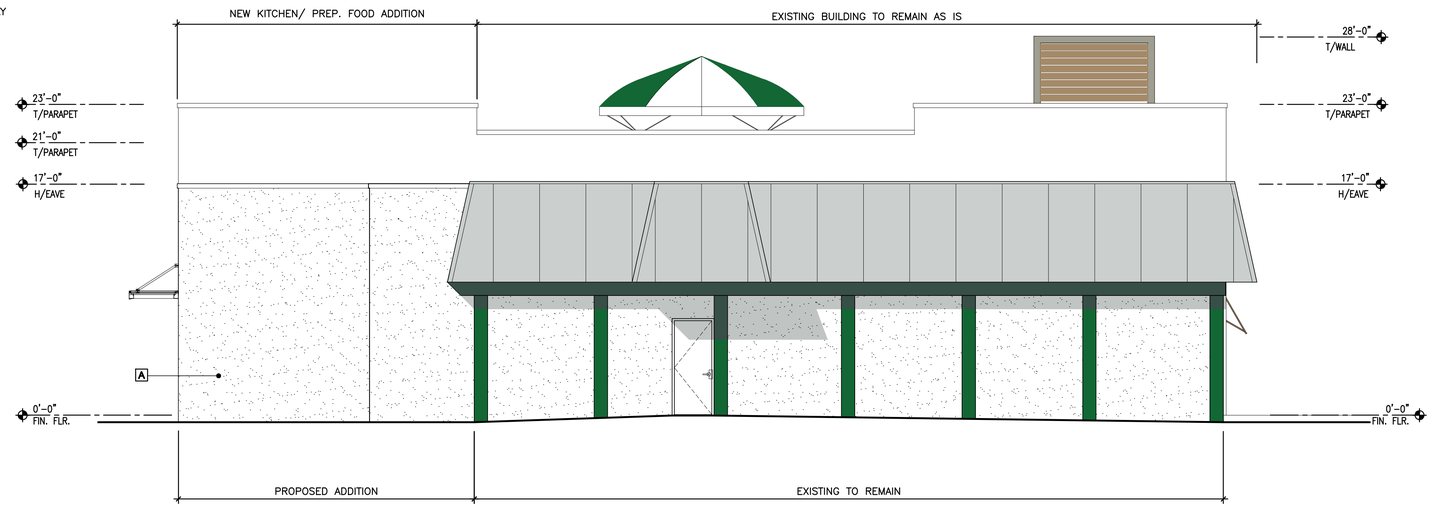
SHEET AF-3

OF 3 SHEETS



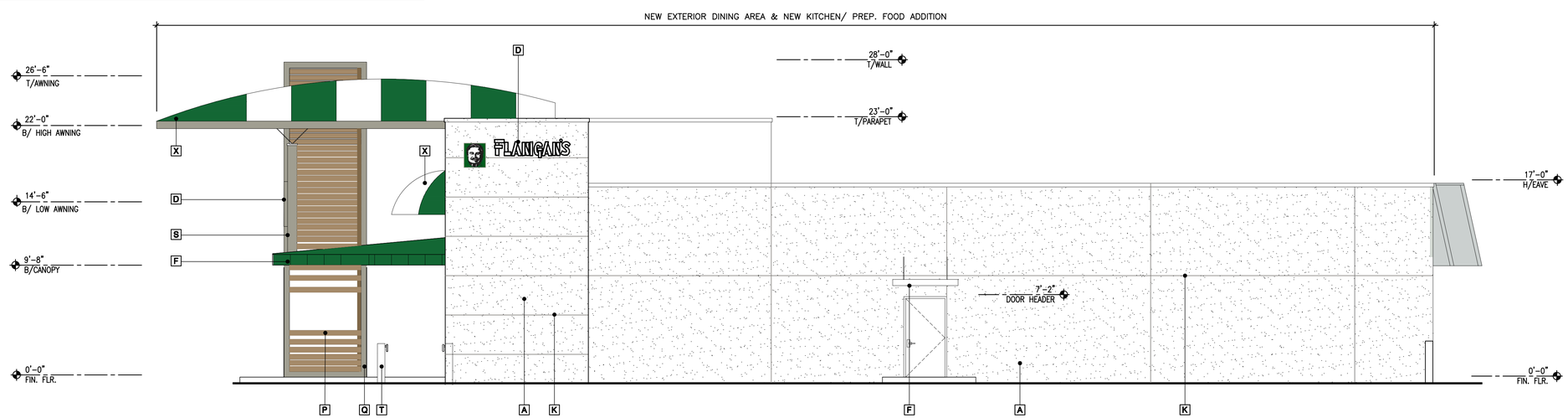
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	CMU W/ TEXTURED STUCCO FINISH	CMU W/ STUCCO	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	STUCCO REVEAL	-	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY EAST ELEVATION

SCALE: 3/16" = 1'-0"



PRELIMINARY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

SEAL:

FERNANDO ZABALA, NCARB AIA
LICENSE #: AR97419

DATE 08-17-18

SCALE AS SHOWN

DRAWN JAO

JOB 16-000051

SHEET AF-3C

OF 3 SHEETS

TABULAR DATA:

CURRENT LAND USE: GENERAL BUSINESS (GBUS)
CURRENT ZONING DESIGNATION: C-4
MINIMUM REQUIRED BUILDING SETBACKS:
0 FEET ADJACENT TO COMMERCIAL PROPERTY
PROPOSED BUILDING SETBACKS:

EXISTING RESTAURANT:	120' FRONT	42' SIDE	50' REAR
PROPOSED RETAIL:	79' FRONT	64' SIDE	29' REAR

	EX RESTAURANT SITE	PROPOSED RETAIL SITE
NET SIZE OF SITE:	44,966 SF (1.03 AC)	46,466 SF (1.07 AC)
PERVIOUS AREAS:	5,772 SF (0.13 AC)= 12.8% OF SITE	21,827 SF (0.50 AC) = 47.0%
IMPERVIOUS AREAS:		
BLDG FOOTPRINT:	7,780 SF	3,020 SF
VEHIC. USE AREAS:	31,163 SF	20,451 SF
WALKWAYS:	251 SF	1,168 SF
TOTAL:	39,194 SF (0.90 AC)= 87.2% OF SITE	24,639 SF (0.57 AC) = 53.0%
GROSS FLOOR AREA:	7,780 SF	3,020 SF

EXISTING BUILDING HEIGHT: 24 FT
PROPOSED BUILDING HEIGHT: 24 FT

PARKING CALCULATIONS - PER ARTICLE 7.2
(BASED ON CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS)

PROPOSED RETAIL AREA:	3,020 S.F.	=	12 REQUIRED
EXISTING RESTAURANT AREA: (WITH PROPOSED IMPROVEMENTS)	7,780 S.F.	=	78 REQUIRED

TOTAL REQUIRED = (90) SPACES

SPACES PROVIDED:
EXISTING RESTAURANT = 75 SPACES, LESS 22 (AFTER IMPROVEMENTS) = 53 SPACES
RETAIL = 42 SPACES

TOTAL SPACES PROVIDED:

REGULAR SPACES =	90
H/C SPACE =	5
TOTAL	95

FLANIGAN'S - BIG DADDY'S #19

City of Hollywood, Florida

Master Site Plan

FLANIGAN'S SEAFOOD BAR AND GRILL

AHRENS COMPANIES

PARADELO | BURGESS design studio