

SITE PLAN DATA

PARKING CALCULATIONS

BUILDING AREA CALCULATION:

INTERIOR CUSTOMER SERVICE AREA: 1,775 S.F.
 EXTERIOR CUSTOMER SERVICE AREA: 404 S.F.
 2,179 S.F.

PARKING REQUIREMENT CALCULATION:

2,179 S.F. / 75 S.F. PER SPACE = 29 PARKING SPACES REQUIRED

PARKING PROVIDED:

27 STANDARD PARKING SPACES
 2 ACCESSIBLE PARKING SPACES
 3 GOLF CART PARKING SPACES
 6 BICYCLE PARKING SPACES (SEE PARKING NOTE 1 BELOW)

PARKING NOTES:

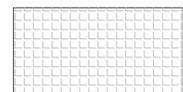
1. PER MUNICIPAL CODE (LDR) SECTION 3-72, SIX (6) BICYCLE PARKING SPACES ARE PROVIDED WHERE INDICATED ON THE SITE PLAN (NEAR MAIN ENTRANCE)

SITE PLAN NOTES

1. DEFERRED ITEMS: MUNICIPAL CODE (LDR) SECTION 3-33(3)M & PHOTOMETRICS AND SIGNAGE PLAN REQUIREMENTS SHALL BE DEFERRED TO BUILDING PERMIT SUBMITTAL.

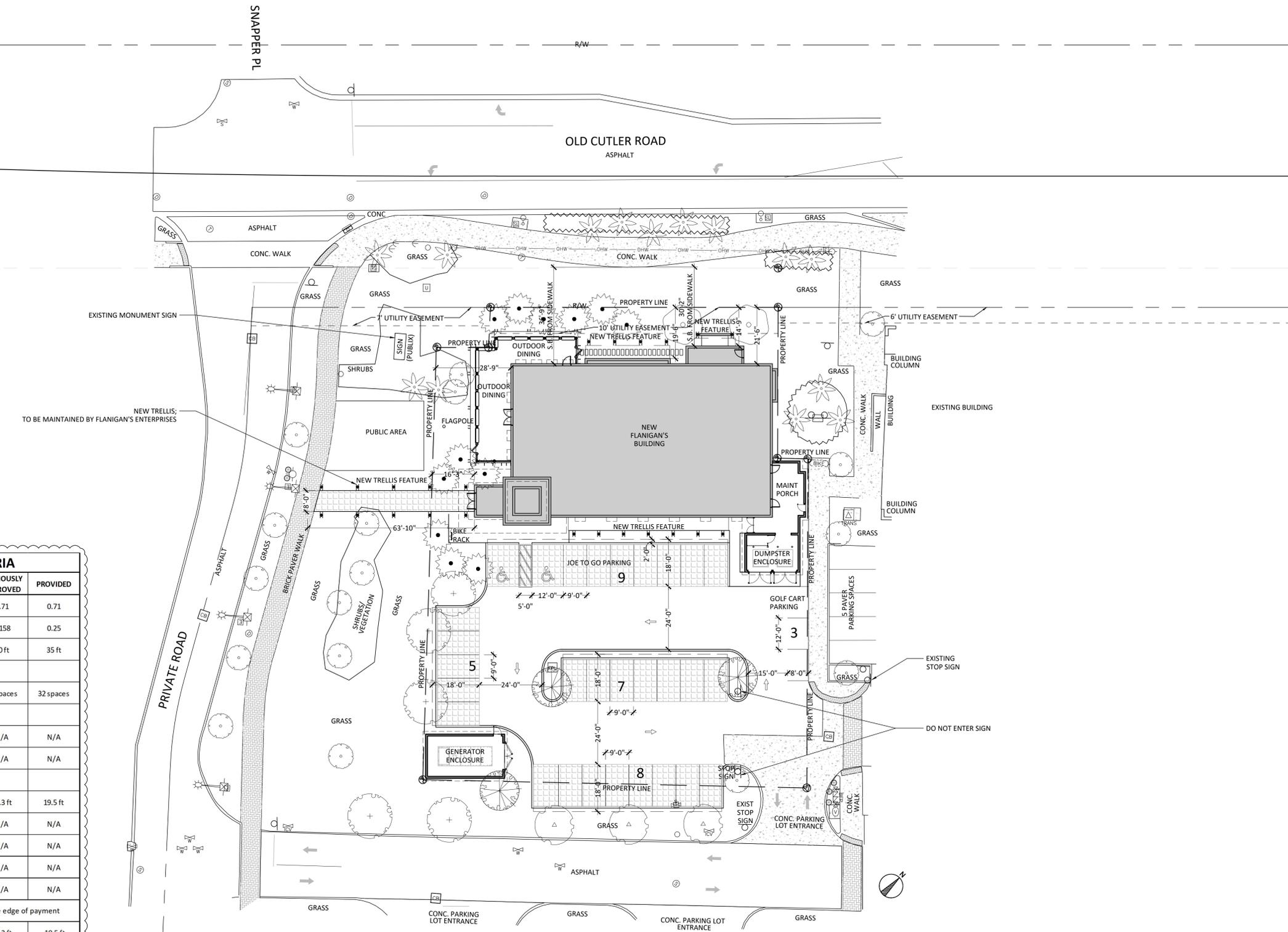
2. PER MUNICIPAL CODE SECTION (LDR) 3-72(F) PARKING LOT SHALL BE PAVED WITH CONCRETE WITH AN SRI GREATER THAN 29.

3. PER MUNICIPAL CODE SECTION (LDR) 3-72(F) HATCHED WALKWAY AND PARKING STALLS SHALL BE PAVED USING OPEN GRID PERVIOUS PAVERS, AS DESIGNATED BY THE FOLLOWING HATCH PATTERN:



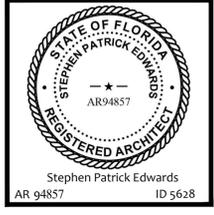
SITE PLAN APPLICATION APPROVAL CRITERIA				
STANDARD	NC-1	NC-2	PREVIOUSLY APPROVED	PROVIDED
Minimum lot area (square feet)	NA	NA	0.71	0.71
Maximum floor area ratio	1.6	0.4	0.158	0.25
Maximum height (feet)	35	35	30 ft	35 ft
Number of stories (maximum)	3	2		
Parking			25 spaces	32 spaces
Building frontage (percent)				
Along primary street	70	NA	N/A	N/A
Along secondary street	50		N/A	N/A
Principal structure setbacks (feet)				
Front (maximum)	20	20	18.3 ft	19.5 ft
Side street	15	15	N/A	N/A
Interior side	0	0	N/A	N/A
Rear	20	20	N/A	N/A
Rear (abutting an alley)	0	0	N/A	N/A
Setbacks fronting Old Cutler Road when right-of-way is less than 100 feet, as measured from the edge of payment				
Front (minimum) (feet)	12	NA	18.3 ft	19.5 ft
Front (maximum) (feet)	20	NA	18.3 ft	19.5 ft
Maximum impervious surface coverage (percent)	70	70	67.80%	70
Minimum lot width (residential) (feet)	25	NA	N/A	N/A
Minimum lot depth (feet)	NA	NA	N/A	N/A
Open space (percent)	5	30	32.20%	74.90%

In the form of courtyards, gardens, colonnade, forecourt, balconies, plazas or squares



sea

Steve Edwards Architecture LLC
 954.675.0950
 941 S.E. 14 Terrace
 Deerfield Beach Florida
 33441



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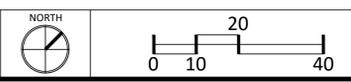
#2502.01 - SITE PLAN
 SITE PLAN - PROPOSED
 FLANIGAN'S RESTAURANT - CUTLER BAY
 20971 OLD CUTLER ROAD
 CUTLER BAY, FLORIDA 33189

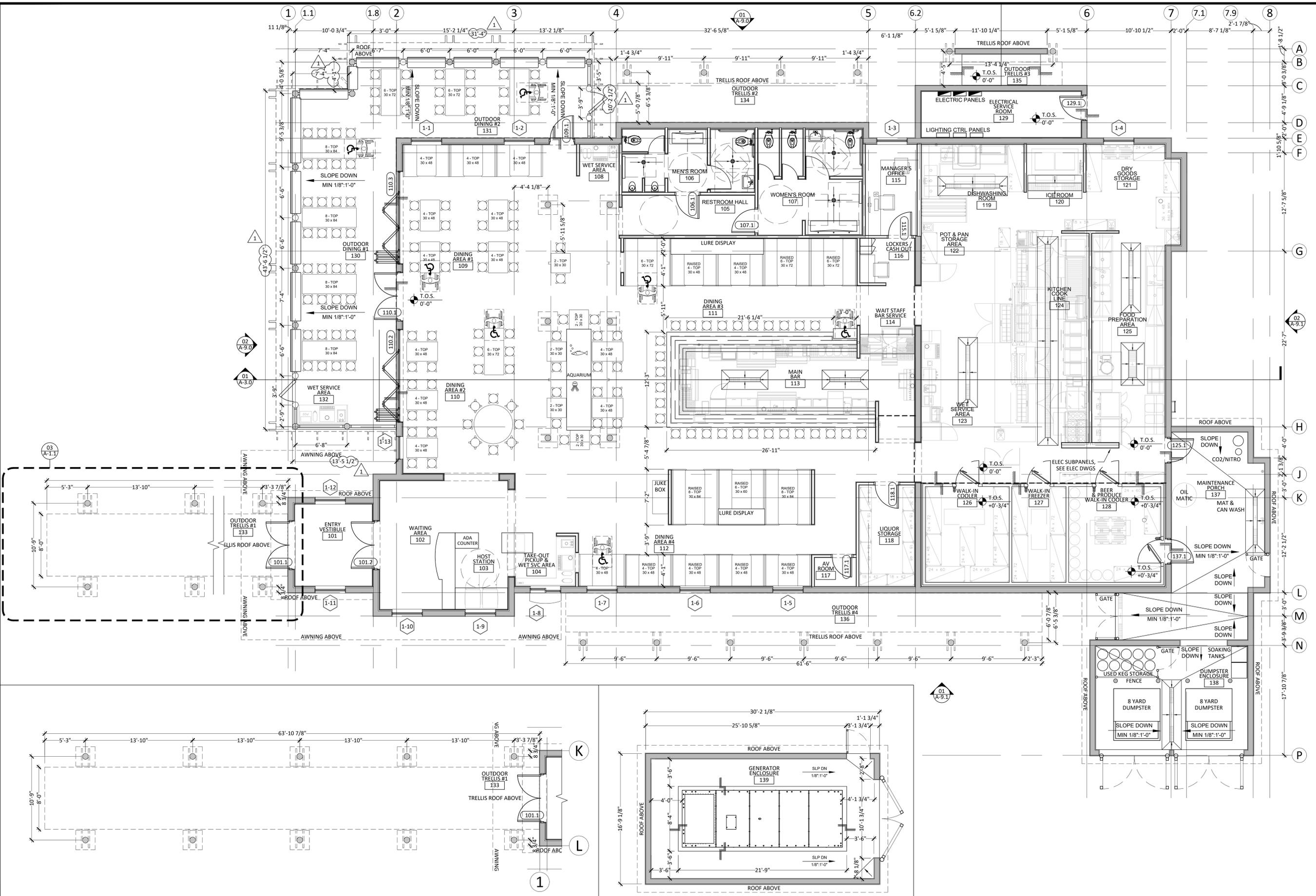
▲ SITE PLAN COMMENTS-REV 1 13-FEB-2026

DRAWN: AD-SE CHECKED: SE-AD

SCALE: 1" = 20'-0"

DATE: 22 JANUARY 2026





03 OUTDOOR TRELLIS #1 (133) - FLOOR PLAN

02 GENERATOR ENCLOSURE - FLOOR PLAN

01 CONSTRUCTION - FLOOR PLAN

3/16" = 1'-0"

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 Steve Edwards Architecture LLC
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 941 S.E. 14 Terrace
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STATE OF FLORIDA
 STEPHEN PATRICK EDWARDS
 AR94857
 REGISTERED ARCHITECT
 Stephen Patrick Edwards
 AR 94857 ID 5628

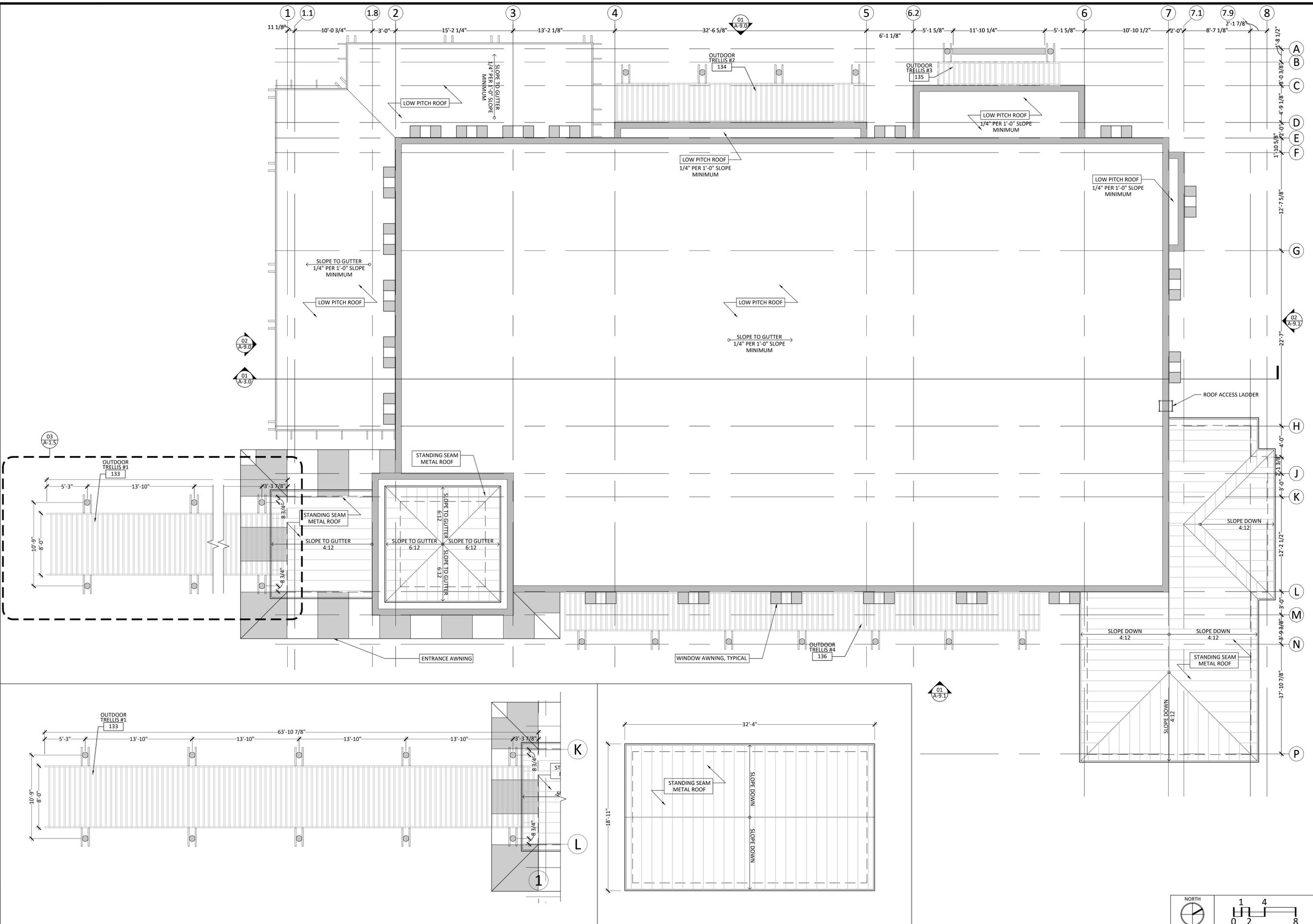
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03 OUTDOOR TRELLIS #1 (133) - ROOF PLAN

02 GENERATOR ENCLOSURE - ROOF PLAN

01 CONSTRUCTION - ROOF PLAN

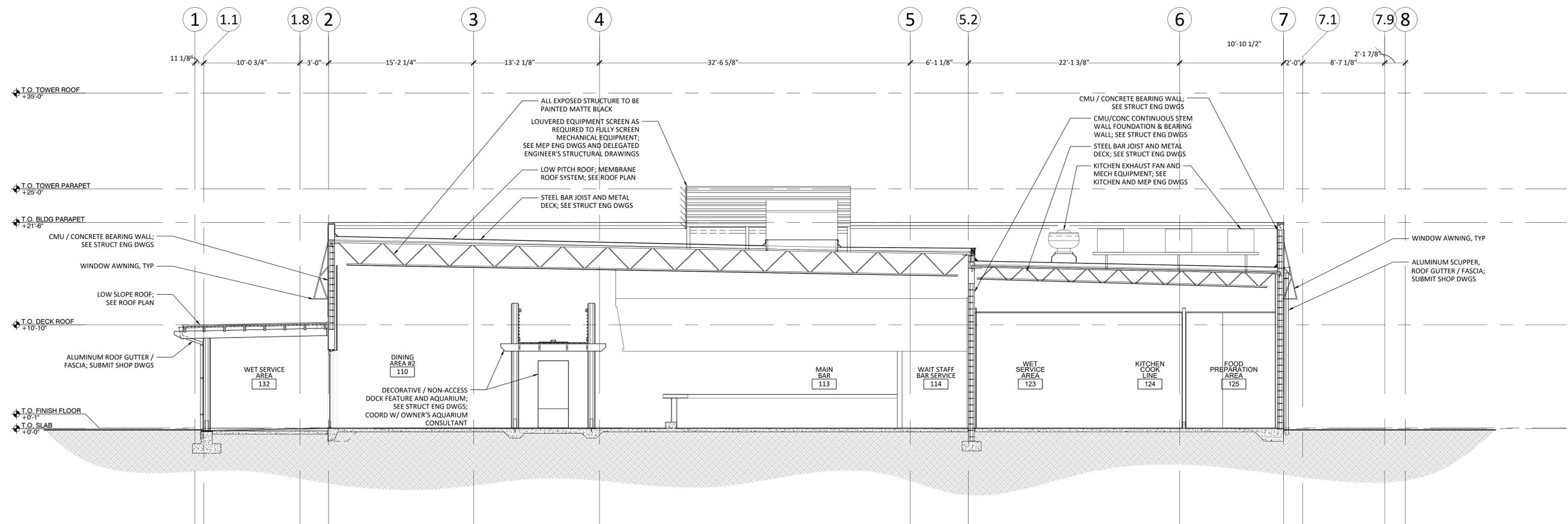
3/16" = 1'-0"

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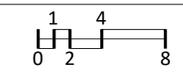
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01 BUILDING SECTION



3/16" = 1'-0"

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 BUILDING SECTIONS

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01 SOUTH-EAST CONCEPT ELEVATION

NTS

EXTERIOR DESIGN & MATERIALS NOTES

1. PER MUNICIPAL CODE (LDR) SEC. 3-72, ALL BUILDING MATERIALS SHALL BE LOW-VOC OR NO-VOC.
2. PER MUNICIPAL CODE (LDR) SEC. 3-72 (g), LOW-PITCHED ROOFS (>2:12) SHALL HAVE AN SRI OF 65+ AND HIGH-PITCHED ROOFS (< 2:12) SHALL HAVE AN SRI OF 25+.
3. PER MUNICIPAL CODE (LDR) SEC. 3-80 (b), EXTERIOR FACADES ARE HARMONIOUS IN DESIGN AND MATERIALS WITH THE REGIONAL ARCHITECTURAL STYLES, PARTICULARLY FLORIDA VERNACULAR AND ANGLO-CARIBBEAN PER MIAMI DADE URBAN DESIGN MANUAL.



02 NORTH-EAST CONCEPT ELEVATION

NTS

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 RENDERINGS - CONCEPT ELEVATIONS

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