



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 13, 2026	Application ID:	MSC 2025-0019
Project:	Applebee's Pembroke Pines	Project Number:	N/A
Project Planner:	Julia Aldridge, Associate Planner		
Owner:	LSG1 Pembroke Place LLC %Longpoint Realty Partners LLP	Agent:	Rachael Cooper
Location:	10135 Pines Boulevard	Commission District:	2
Existing Zoning:	General Business (B-3)	Existing Land Use:	Commercial
Reference Applications:	SP 93-43, MSC 2012-12		
Applicant Request:	Exterior modifications to an existing building.		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Rachael Cooper, agent, is requesting approval for exterior color, façade and signage modifications to the existing restaurant, Applebee's, generally located north of Pines Boulevard and west of Palm Avenue.

The existing building was approved through SP 93-43. Modifications were last made to the building in 2012 (MSC 2012-12).

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Building Main Body: DEC742 Bone White
- Building accents: DEC750 Bison Beige and SW 7048 Urbane Bronze
- Dumpster Enclosure: DEC742 Bone White
- Dumpster Enclosure gates: SW 7048 Urbane Bronze
- Siding Panel system on entry tower feature south and west elevations: 'Vintagewood' series simulated woodgrain plank color/ style 'cedar' horizontal panels
- Replacing nine existing awnings with new aluminum panels in PMS 187C Red. Four awnings are located on the south façade, three awnings are located on the east façade, one awning is located on the north façade and one awning on the west façade.
- Replacing 19 existing wall light fixtures with Luminance Brand Sunset Lighting F6902-44 Up-and-Down light cylindrical- 90 degree Full Cutoff Fixture- Oil Bronze. Five sconces are located on the south façade, three sconces are located on the east façade, two sconces are located on the north façade and eight sconces on the west façade.

SIGNAGE:

The following signs are proposed:

- Modification of the existing 12.55 square foot internally illuminated channel letter sign flush mounted on the southern façade. The existing white "Applebee's" channel letters will remain, and the existing apple logo will be replaced with a new multicolored apple logo.
- Modification of the existing 10.693 square foot internally illuminated channel letter sign flush mounted on the eastern façade. The existing white "Applebee's" channel letters will remain, and the existing apple logo will be replaced with a new multicolored apple logo.
- Modification of the existing 12.55 square foot internally illuminated channel letter sign flush mounted on the western façade. The existing white "Applebee's" channel letters will remain, and the existing apple logo will be replaced with a new multicolored apple logo.
- Replacing existing sign with one 9.9 square foot internally illuminated cloud sign flush mounted on the western façade to read "To Go". The sign will have red and white letters on a black background.
- No changes are proposed for the existing monument sign.
- No changes are proposed for the existing "Welcome Back!" and "Neighborhood Bar and Grill" signage panels on the entry tower southern and western façades.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Fire Division (07/01/25)
- Memo from Planning Division (07/08/25)
- Memo from Engineering Division (07/09/25)
- Memo from Planning Division (10/27/25)
- Memo from Planning Division (03/31/26)
- Memo from Planning Division (07/21/26)
- Memo from Planning Division (08/03/26)
- Miscellaneous Plan
- Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Applebee's Pembroke PinesProject Address: 10135 Pines BlvdLocation / Shopping Center: NAAcreage of Property: NA Building Square Feet: 5400Flexibility Zone: B3 Folio Number(s): 514118060010Plat Name: Pines-Palm West Traffic Analysis Zone (TAZ): NALegal Description: See AttachedHas this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: LSG 1 Pembroke Place LLC % Longpoint realty partner!
Owner's Address: 116 Huntington Ave Ste 905 Boston MA 02116 LLP
Owner's Email Address: mulkern@longpoint.com
Owner's Phone: 412-334-3229 954-324-3959 Owner's Fax: NA
Agent: Apple Florida LLC
Contact Person: Rachael Cooper
Agent's Address: 6200 Oak Tree Blvd Ste 250 Independence OH
Agent's Email Address: rcooper@flynn.com 44131
Agent's Phone: 913-227-9008 Agent's Fax: NA

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B3
Land Use / Density: Commercial
Use: Shopping Center
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: B3
Land Use / Density: Commercial
Use: Shopping Center
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY *NA*

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY *NA*

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Removal, Replacement & Installation

- Awning #1 | North Side Elevation | \$500.00 | 53.47 sqft
- Awning #2 | East Elevation | \$500.00 | 53.47 sqft
- Awning #3 | East Elevation | \$500.00 | 53.47 sqft
- Awning #4 | East Elevation | \$500.00 | 53.47 sqft
- Awning #5 | Front-South Elevation | \$500.00 | 53.47 sqft
- Awning #6 | Front-South Elevation | \$500.00 | 53.47 sqft
- Awning #7 | Front-South Elevation | \$500.00 | 53.47 sqft
- Awning #8 | Front-South Elevation | \$500.00 | 53.47 sqft
- Sign #9 | To Go Logo Wall Sign - Illuminated | \$500.00 | 6.38 sqft
- Awning #10 | West side Elevation | \$500.00 | 14.67 sqft

Tenant Finishes - Lite remodel Int. like for like

<u>Ext :</u> Paint	Paint
Lighting	Wallpaper
Nichua facade	Lighting

SECTION 7- PROJECT AUTHORIZATION

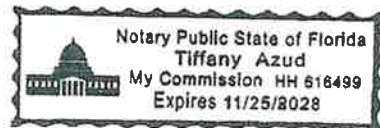
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Kathy Miller
Signature of Owner

5/16/25
Date

Sworn and Subscribed before me this 16 day
of MAY, 20 25



Fee Paid

Tiffany Azud
Signature of Notary Public

11/25/2028
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

D. Lopez
Signature of Agent

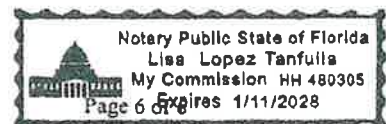
5/16/25
Date

Sworn and Subscribed before me this 21 day
of MAY, 20 25

Fee Paid

Lisa Lopez Tanfulla
Signature of Notary Public

1/11/2028
My Commission Expires





DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME:

Applebees

REFERENCE #:

MSC 2025 - 019

DATE REVIEWED:

7/1/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 8, 2025
To: MSC 2025-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Applebee's @ 10135 Pines Boulevard

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide square footage for all existing and proposed signs. Total square footage for all signs cannot exceed 120 square feet (including monument sign).
2. Clarify if any signage being proposed on the awnings? Elevations and renderings are inconsistent.
3. Provide details/ spec sheet of proposed lighting.
4. Provide renderings for proposed paint colors consistent with elevations provided. Label all paint colors on renderings. Include renderings of dumpster enclosure and monument sign.
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**



DRC REVIEW FORM

July 9, 2025

Project: *APPLEBEE'S BUILDING MODIFICATIONS (AWNINGS & SIGNS)*
City Reference Number: *MSC2025-0019*

To: Julia Aldridge, Planner/Zoning Technician
Senior Planner, Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Engineering Division/Public Services Department
(954) 518-9046

RECOMMENDATION:

The Engineering Division's takes 'No Exception' to the proposed Exterior Building Modifications (Awnings and Signage) and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 27, 2025
To: MSC 2025-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Applebee's @ 10135 Pines Boulevard

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide square footage for all existing and proposed signs. Total square footage for all signs cannot exceed 120 square feet (including monument sign). **10/27/25- Not provided. 3/31/26- Notes on plans are unclear. Please provide breakdown of all proposed signs and existing signs to remain to show that the square footage will not exceed 120 SF (including monument sign).**
2. Clarify if any signage being proposed on the awnings? Elevations and renderings are inconsistent. **10/27/25- Not provided. Awnings on "architectural plan" are not consistent with awnings on "permit set" showing logo. Awning signage will be counted towards the maximum of 120 SF. 3/31/26- Some notes on the plans are still specifying awnings with logo. Please clarify.**
3. Provide details/ spec sheet of proposed lighting. **10/27/25- Not provided. Provide details of proposed wall sconces. 3/31/26- Not provided.**
4. Provide renderings for proposed paint colors consistent with elevations provided. Label all paint colors on renderings. Include renderings of dumpster enclosure and monument sign. **10/27/25- Not provided. Sheets A1 and A2 are showing paint details. Renderings with proposed paint colors are required. 3/31/26- Not provided.**
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members. **3/31/26- Not provided.**
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 31, 2026
To: MSC 2025-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Applebee's @ 10135 Pines Boulevard

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide square footage for all existing and proposed signs. Total square footage for all signs cannot exceed 120 square feet (including monument sign). 10/27/25- Not provided. **3/31/26- Notes on plans are unclear. Please provide breakdown of all proposed signs and existing signs to remain to show that the square footage will not exceed 120 SF (including monument sign).**
2. Clarify if any signage being proposed on the awnings? Elevations and renderings are inconsistent. 10/27/25- Not provided. Awnings on "architectural plan" are not consistent with awnings on "permit set" showing logo. Awning signage will be counted towards the maximum of 120 SF. **3/31/26- Some notes on the plans are still specifying awnings with logo. Please clarify.**
3. Provide details/ spec sheet of proposed lighting. 10/27/25- Not provided. Provide details of proposed wall sconces. **3/31/26- Not provided.**
4. Provide renderings for proposed paint colors consistent with elevations provided. Label all paint colors on renderings. Include renderings of dumpster enclosure and monument sign. 10/27/25- Not provided. Sheets A1 and A2 show paint details. Renderings with proposed paint colors are required. **3/31/26- Not provided.**
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members. **3/31/26- Not provided.**
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 21, 2026
To: MSC 2025-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Applebee's @ 10135 Pines Boulevard

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide square footage for all existing and proposed signs. Total square footage for all signs cannot exceed 120 square feet (including monument sign). 10/27/25- Not provided. 3/31/26- Notes on plans are unclear. Please provide breakdown of all proposed signs and existing signs to remain to show that the square footage will not exceed 120 SF (including monument sign). **7/21/26- Not provided.**
- ~~2. Clarify if any signage being proposed on the awnings? Elevations and renderings are inconsistent. 10/27/25- Not provided. Awnings on "architectural plan" are not consistent with awnings on "permit set" showing logo. Awning signage will be counted towards the maximum of 120 SF. 3/31/26- Some notes on the plans are still specifying awnings with logo. Please clarify.~~
3. Provide details/ spec sheet of proposed lighting. 10/27/25- Not provided. Provide details of proposed wall sconces. 3/31/26- Not provided. **7/21/2026- Not provided. Provide spec sheet of wall lighting.**
4. Provide renderings for proposed paint colors consistent with elevations provided. Label all paint colors on renderings. Include renderings of dumpster enclosure and monument sign. 10/27/25- Not provided. Sheets A1 and A2 show paint details. Renderings with proposed paint colors are required. 3/31/26- Not provided. **7/21/2026- Dumpster enclosure must be painted to match building. Renderings do not include dumpster. Please ensure sets of plans are consistent.**
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 3, 2026
To: MSC 2025-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Applebees Awnings and Signage

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

GENERAL NOTES

CODE COMPLIANCE

- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE OF WORK WITH APPLICABLE GOVERNING CODES, ORDINANCES AND LAWS, INCLUSIVE OF BUT NOT LIMITED TO WORKING CONDITIONS, MATERIALS AND METHODS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. MATERIALS CONTAINING ASBESTOS, HAZARDOUS OR OTHER SUBSTANCES PROHIBITED BY LAW SHALL NOT BE USED OR INSTALLED.

CONTRACT DOCUMENTS

- THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ARCHITECT, OWNER AND THEIR CONSULTANTS AS SIGNED AND SEALED FOR THE PROJECT SPECIFIC LOCATION INDICATED ON THE DRAWINGS AND DOCUMENTS. THE AFOREMENTIONED PARTIES ASSUME NO RESPONSIBILITY OR LIABILITY FOR CLAIMS RESULTING FROM THE UNAUTHORIZED USE OF THESE DOCUMENTS.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
- DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT ALWAYS BE TO SCALE. UTILITIES, E.G. DUCT PIPE CONDUIT SERVICE LOCATION, CONNECTION POINTS AND RUNS, OR SIMILAR INFORMATION SHALL NOT BE SCALED FROM THE DRAWINGS. SUCH ITEMS SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO START OF WORK. ON-SITE FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE. DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED. ALL NOTES THROUGHOUT THESE DRAWINGS ARE INTENDED FOR GENERAL USE. EACH CONTRACTOR SHALL REVIEW DOCUMENTS IN ENTIRETY FOR INFORMATION APPLICABLE TO THEIR PORTION OF WORK.
- EXISTING CONDITIONS INFORMATION SUPPLIED BY OWNER. ARCHITECT AND ITS CONSULTANTS MAKE NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF EXISTING CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ACTUAL EXISTING CONDITIONS AND REPORT DISCREPANCIES TO OWNER'S CONSTRUCTION MGR.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DOCUMENTS ON SITE THROUGHOUT THE DURATION OF WORK. GENERAL CONTRACTOR SHALL PROVIDE COPIES OF DOCUMENTS AS REQUIRED TO SUBCONTRACTORS.

- REFER TO OWNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR REQUIREMENTS.

- ANY AND ALL CHANGES TO THESE DOCUMENTS MUST BE APPROVED BY OWNER AND ARCHITECT.

PERMITS

- TRADE PERMITS OR OTHER APPROVALS IF NECESSARY TO BE BY CONTRACTOR OR VENDOR. ADDITIONAL DIAGRAMS, LAYOUTS, INFORMATION, ETC. PERTAINING TO MECHANICAL, PLUMBING ELECTRICAL OR OTHER TRADES WORK NECESSARY FOR OBTAINING PERMITS SHALL BE THE RESPONSIBILITY OF AND BE SUBMITTED BY THE RESPECTIVE CONTRACTORS.
- THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT. ANY DRAWINGS, NOTES OR REFERENCES PERTAINING TO SUCH ITEMS IN THESE DOCUMENTS IS INTENDED TO CONVEY GENERIC SCOPE ONLY. FINAL DRAWINGS, SUBMITTALS, AND OBTAINING APPROVALS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR. IF APPLICABLE:
 - FIRE SUPPRESSION / SPRINKLER / FIRE ALARM
 - LOW VOLTAGE SYSTEMS, SECURITY ALARM, PA, MUSIC
 - SIGNAGE / AWNINGS / CANOPIES / EXTERIOR GRAPHICS
 - SITE ALTERATIONS

BIDDING

- PRIOR TO SUBMITTING BIDS, CONTRACTORS SHALL COORDINATE THE FOLLOWING W/ OWNER:
 - SITE VISIT. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION. EACH CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DOCUMENTS. CONTRACTOR SHALL REPORT DISCREPANCIES IN WRITING TO THE OWNER OR OTHERWISE ASSUME LIABILITY AND RESPONSIBILITY FOR SAME. DISCREPANCIES DUE TO FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
 - OWNER'S REQUIREMENTS. REVIEW PROCEDURES THE OWNER EXPECTS THE CONTRACTORS TO FOLLOW DURING CONSTRUCTION, E.G. ACCESS TO THE SPACE OR SITE, TRASH REMOVAL DURING CONSTRUCTION, PARKING OF CONSTRUCTION VEHICLES, DELIVERIES, STORAGE, STAGING AREAS, PAYMENT STRUCTURE AND SCHEDULE, ETC.

- ALL FEDERAL, STATE AND LOCAL TAXES SHALL BE INCLUDED IN BIDS.

CONSTRUCTION ADMINISTRATION

- AT LEAST TEN (10) DAYS BEFORE START OF WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER A COMPLETE PROJECT SCHEDULE. THE SCHEDULE SHALL CLEARLY INDICATE EACH TRADE WITH STARTING AND COMPLETION DATES. A COMPLETE LIST OF ALL SUBCONTRACTORS MUST ALSO BE INCLUDED WITH THE SCHEDULE. THE GENERAL CONTRACTOR IS TO NOTIFY ALL PARTIES IN RECEIPT OF PROJECT SCHEDULE IF ANY CHANGES OCCUR WHICH AFFECT THE COMPLETION DATE. FAILURE TO COMPLETE THE PROJECT AS SCHEDULED MAY RESULT IN PENALTIES OR AFFECT RELEASE OF PAYMENT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES AND OMISSIONS. CONTRACTOR SHALL INCLUDE ALL INCIDENTAL AND MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.
- COORDINATION OF WORK: ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEE'S USE ON THE PROJECT AND ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
- THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT SCHEDULES ARE MET AND THAT ALL WORK IS PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, SPECIFICATIONS AND RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- CAREFULLY REVIEW AND VERIFY LOCATIONS AND CONDITION OF ALL UTILITIES PROVIDED OR TO BE PROVIDED FOR THE BUILDING OR SPACE BY THE OWNER AND UTILITY COMPANIES. TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR, UNLESS OTHERWISE AGREED UPON.
- GENERAL CONTRACTOR SHALL FULLY RESTORE ANY FIREPROOFING, FIRE-RATED ASSEMBLIES OR PORTIONS THEREOF DISTURBED OR OTHERWISE IMPAIRED DURING THE COURSE OF WORK.
- REMOVAL OF EXISTING CONCRETE SHALL BE CLEANLY SAW CUT IN STRAIGHT LINES WITHOUT OVER CUTS. PENETRATIONS SHALL BE CORE DRILLED.
- GENERAL CONTRACTOR SHALL COORDINATE DIMENSIONS FOR EQUIPMENT, WALL, FLOOR OR ROOF OPENINGS AND SUPPORTS WITH RESPECTIVE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
- EACH CONTRACTOR SHALL REMOVE ON A REGULAR BASIS, TRASH AND WASTE MATERIALS AND TAKE MEASURES TO PREVENT DIRT, DEBRIS OR DUST FROM ACCUMULATING OR AFFECTING THE FINISHED WORK OR EXISTING SURFACES.

SAFETY & PROTECTION

- ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY ONE OF THEM TO CARRY THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND/OR AS REQUIRED BY ACCEPTABLE CODES AND ORDINANCES.
- CONTRACTORS SHALL PROVIDE ALL NECESSARY PROTECTION AND ADHERE TO SAFETY PRECAUTIONS THROUGHOUT DURATION OF WORK. CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO SECURE AND PROTECT FROM DAMAGE, ALL ITEMS ON THE PREMISES, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, FIXTURES, EQUIPMENT, AND FURNITURE. AFTER RECEIPT ON JOB SITE, ANY LOST, STOLEN OR ITEMS DAMAGED BY SUBCONTRACTORS OR OTHERS, SHALL BE REPLACED OR REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE. THE GENERAL CONTRACTOR SHOULD NOTIFY AND RELATE THIS INFORMATION AND REQUIREMENT TO ALL TRADES AND SUBCONTRACTORS ON SITE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RECEIVE AND UNLOAD PRODUCT AND MATERIALS SUPPLIED BY OTHERS AT THE JOB SITE. IMMEDIATELY INSPECT DELIVERED PRODUCTS AND EQUIPMENT FOR SHIPPING DAMAGE, INCLUDING CONCEALED DAMAGE PRIOR TO SHIPPER LEAVING THE PREMISES. ANY PRODUCT OR MATERIALS FOUND TO BE DAMAGED AFTER THE SHIPPER HAS LEFT THE PREMISES WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPLACE. RECORD ANY SHORTAGES, DAMAGED OR DEFECTIVE MATERIALS. SAVE ALL PACKING OF DAMAGED PRODUCTS UNTIL CLAIMS ARE FINALIZED. IMMEDIATELY NOTIFY OWNER OF ANY DAMAGED MATERIALS RECEIVED. DAMAGE CLAIMS FILED WITH THE APPROPRIATE SHIPPING COMPANY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ATTENTION SHALL BE GIVEN TO EXISTING AREAS IN, SURROUNDING OR ADJACENT TO THE PROJECT SPACE. ALL CONSTRUCTION AND INSTALLED EQUIPMENT, EXISTING ITEMS TO REMAIN, DEMISING WALLS, ETC. SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE WILL BE RESTORED TO ORIGINAL CONDITION PRIOR TO FINAL PAYMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- INSTALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ACCESS TO THE SITE. COORDINATE SPECIFIC REQUIREMENTS WITH OWNER PRIOR TO BEGINNING CONSTRUCTION. FOLLOW JURISDICTION'S GUIDELINES AND RULES.

- WHERE REQUIRED PROVIDE PROPER TEMPORARY BRACING OR SHORING OF STRUCTURE IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

INSURANCE/INDEMNITY

- TO THE FULLEST EXTENT PERMITTED BY LAW, SUBCONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, THEIR CONSULTANTS AND THEIR RESPECTIVE AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, ECONOMIC LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK PROVIDED THAT SUCH CLAIM, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), INCLUDING LOSS OF USE RESULTING THEREFROM, BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY NEGLIGENCE ACT OR OMISSIONS OF THE SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY A RELIABLE, EXCLUDING ANY PROPORTIONATE AMOUNT OF ANY CLAIM, DAMAGE LOSS OR EXPENSE WHICH IS CAUSED BY A PARTY INDEMNIFIED HERE UNDER SUCH OBLIGATION SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE OR REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST TO A PARTY OR PERSON DESCRIBED IN THIS PARAGRAPH. IN CLAIMS AGAINST ANY PERSON ENTITY INDEMNIFIED UNDER THIS PARAGRAPH BY ANY EMPLOYEE OF THE SUBCONTRACTORS, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE SUBCONTRACTORS UNDER WORKERS COMPENSATION ACTS, DISABILITY BENEFIT ACTS, OR OTHER EMPLOYEE BENEFIT ACTS.
- CONTRACTORS SHALL CARRY GENERAL LIABILITY, WORKMAN LIABILITY, BUILDERS RISK AND/OR PROPERTY DAMAGE INSURANCE, OTHER INSURANCE AS REQUIRED BY OWNER, NAMING OWNER, ARCHITECT AND ITS CONSULTANTS, THEIR BUSINESS ENTITIES AS ADDITIONAL INSURED. INSURANCE CERTIFICATE SHALL BE DISTRIBUTED TO EACH ENTITY COVERED. LACK OF RECEIVING CERTIFICATE OF COVERAGE DOES NOT RELIEVE OWNER AND/OR CONTRACTOR OF COVERAGE, PROVISION OR ACCOMPANYING LEGAL RECOURSE.

SUBMITTALS

- NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY OWNER AND/OR ARCHITECT. ANY MATERIAL SUBSTITUTIONS WITHOUT AUTHORIZATION WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUCH SUBSTITUTED MATERIALS WITH APPROVED MATERIALS AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
- CONTRACTORS SHALL SUBMIT AT MINIMUM TWO (2) SETS OF HARDCOPY SUBMITTALS: SHOP DRAWINGS, PRODUCT/TECHNICAL DATA AND/OR SAMPLES, TO OWNER'S CONSTRUCTION REPRESENTATIVE AND/OR ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION OR INSTALLATION. WORK OR SERVICES FOR SAME PERFORMED WITHOUT SUCH REVIEW SHALL BE AT THE RESPECTIVE CONTRACTOR'S RISK, RESPONSIBILITY, AND LIABILITY. DISCREPANCIES OR ERRORS ARISING FROM OR RELATED TO SUCH SUBMITTALS BETWEEN ACTUAL CONSTRUCTION AND INTENT OF DOCUMENTS SHALL BE REMEDIED BY THE CONTRACTOR AT THEIR EXPENSE TO THE APPROVAL OF OWNER AND ARCHITECT. THERE SHALL BE NO CLAIMS FOR ADDITIONAL PAYMENT IN SUCH CASE.
- SUBMITTALS SHALL REFLECT ACTUAL FIELD MEASUREMENTS; AND BEAR GENERAL CONTRACTOR'S STAMP FOR ITS REVIEW.

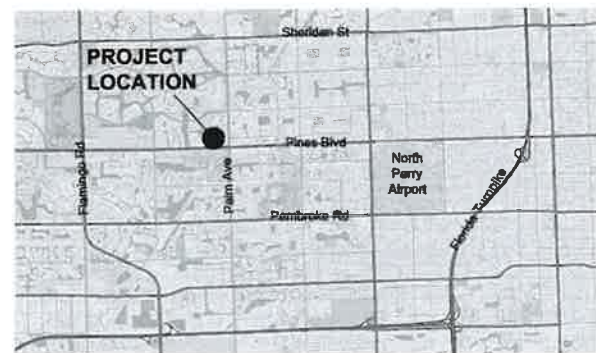
TURN-OVER

- COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. GENERAL CONTRACTOR SHALL TEST ALL EQUIPMENT FOR PROPER OPERATION, IN THE PRESENCE OF THE OWNER OR ITS AUTHORIZED REPRESENTATIVE, BEFORE TURNING OVER COMPLETED SPACE TO OWNER.
- GENERAL CONTRACTOR SHALL PROVIDE THOROUGH FINAL CLEANING TO OWNER'S SATISFACTION BEFORE TURNING OVER COMPLETED SPACE TO OWNER.

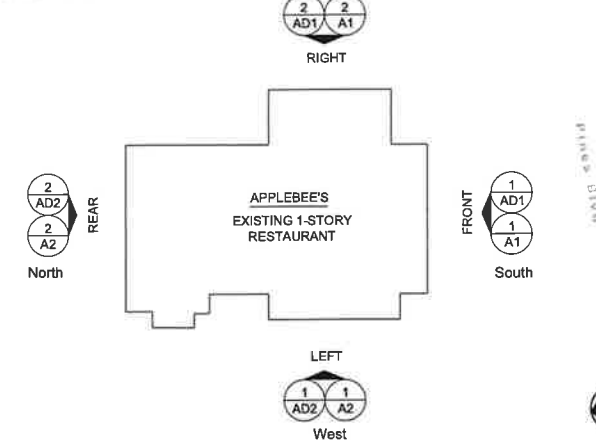
WARRANTIES

- ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. OWNER MAY WITHHOLD FINAL PAYMENT UNTIL GENERAL CONTRACTOR SUPPLIES A WARRANTY LETTER AND SUBCONTRACTORS LIEN WAIVERS AND COMPLETED PUNCH LIST.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION GUIDELINES AND WARRANTY CONDITIONS AND IN A MANNER AS TO NOT VOID ANY EXISTING MFR. WARRANTIES, E.G. ROOFING ETC.
- ANY PROPOSED WORK SHALL BE APPROVED IN WRITING BY LANDLORD PRIOR START OF WORK.

VICINITY MAP



KEY PLAN



CODE DATA

PEMBROKE PINES

BROWARD COUNTY

FLORIDA STATE CODES:
FLORIDA BUILDING CODE, 2023
EXISTING BUILDINGS CODE
PLUMBING CODE, MECHANICAL CODE
ENERGY CONSERVATION CODE
NFPA 70 / NATL. ELECTRIC CODE, 2020
FLORIDA FIRE PREVENTION CODE, 2023

300). USE AND OCCUPANCY

A2 EXISTING - NO CHANGE

500). BUILDING, HEIGHT AND AREA

EXISTING HEIGHT - NO CHANGE
EXISTING AREA - NO CHANGE
EXIST. BUILDING AREA: 5,125 sq ft

600). CONSTRUCTION TYPE

VB EXISTING - NO CHANGE

700). FIRE SMOKE PROTECTION FEATURES

EXISTING - NO CHANGE

800). INTERIOR FINISHES

REFER TO REQUIRED FINISH CLASSIFICATIONS - SHT. A6

900). FIRE PROTECTION LIFE SAFETY SYSTEMS

SYSTEMS ARE EXISTING - NO CHANGE

AUTO. SPRINKLER
FIRE ALARM
NON-SPRKLRD
YES EXISTING

KITCHEN HOOD
FIRE SUPPRESSION
FIRE EXTINGUISHERS
YES EXISTING
YES EXISTING

1000). MEANS OF EGRESS

NO CHANGE TO EXISTING OCCUPANT LOAD
NO CHANGE TO EXISTING EGRESS / EXITS



FG# 8860

10135 Pines Blvd
PEMBROKE PINES, FLORIDA

EXTERIOR & INTERIOR REFRESH

INDEX

T1	COVER - INDEX				
AD1	DEMOLITION EXTERIOR ELEVATIONS				
AD2	DEMOLITION EXTERIOR ELEVATIONS				
A1	EXTERIOR ELEVATIONS				
A2	EXTERIOR ELEVATIONS				
A3	GEN. NOTES - EXTERIOR				
A4	INTERIOR FINISH PLAN				
A5	REFLECTED CEILING PLAN				
A6	GEN. NOTES - INTERIOR				

PROJECT SUMMARY

NO CHANGE TO EXISTING USE, EXISTING BUILDING HEIGHT AREA
NO CHANGE TO EXISTING PLAN CONFIGURATION. NON-STRUCTURAL

EXTERIOR

REPLACE EXTERIOR WALL SIDING - AT EXISTING ENTRY ONLY
EXISTING BUILDING ENVELOPE. EXTERIOR PAINT TYP.
ENTRY CANOPY, SIGNAGE SUBMITTED SEPARATELY BY OTHERS

INTERIOR

FRONT-OF-HOUSE (FOH):
REPLACE EXISTING WALL COVERING TYP. INTERIOR PAINT TYP.
REFINISH EXISTING WOODWORK. REPLACE CEILING ABOVE BAR
REPLACE EXISTING FLOORING TO EXTENT / AREAS INDICATED
REPLACE EXISTING LIGHT FIXTURES AS INDICATED

BACK-OF-HOUSE (BOH) EXISTING KITCHEN AND EMPLOYEE AREAS:
NO WORK IN KITCHEN OR BOH EMPLOYEE AREAS

DIRECTORY

OWNER / FRANCHISEE

FLYNN GROUP
APPLE AMERICAN GROUP
6200 OAK TREE BLVD. #250
INDEPENDENCE, OH 44131
216.525.2775

ARCHITECT

RAFAL BANK, RA
34 N WOODLAND TRL
PALOS PARK, IL 60464
847.858.5983

flynn group

FRANCHISEE

APPLE AMERICAN GROUP
FLYNN GROUP

6200 OAK TREE BLVD. #250
INDEPENDENCE, OH 44131

216.525.2775

ARCHITECT

Digitally signed by Rafal Bank

Date: 2026.08.17 16:20:12 -0500



This item has been electronically signed and sealed by Rafal Bank using a Digital signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

REFRESH FG# 8860

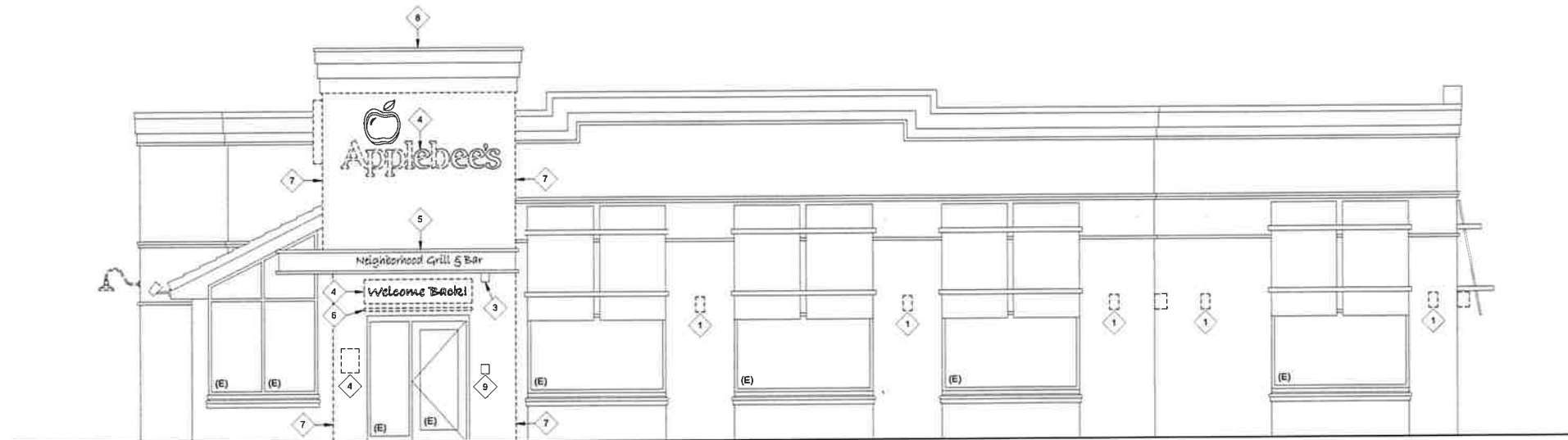
APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

REV	ISSUED FOR	DATE
△	Exterior drawings	06.17.26
△		
△		
△		
△		
△		
PROJ. No	24032.6	

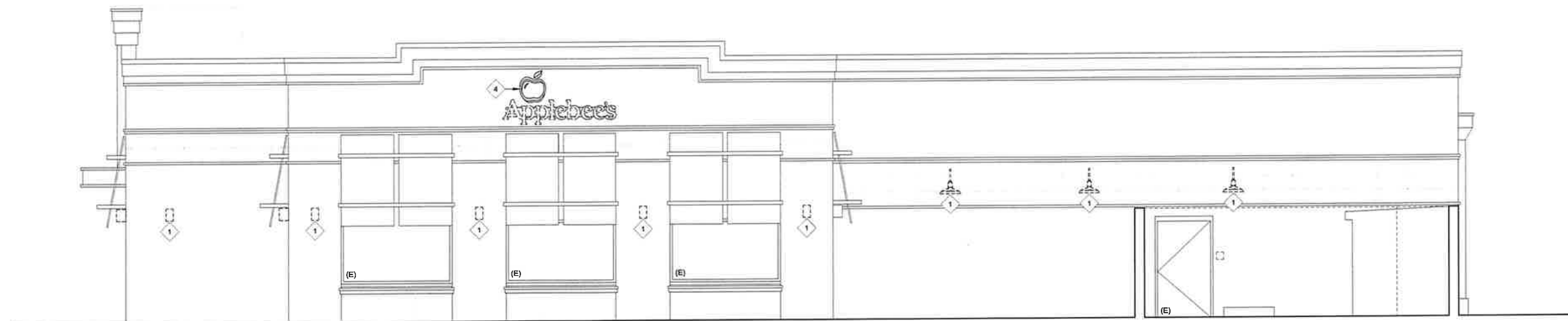
09.09.2024

T1

DO NOT SCALE DRAWINGS



1 DEMOLITION
EXTERIOR ELEVATION - FRONT - SOUTH
1/4" = 1'-0"



2 DEMOLITION
EXTERIOR ELEVATION - RIGHT - EAST
1/4" = 1'-0"

GENERAL NOTES

- COORDINATE SALVAGE OF REMOVED ITEMS WITH OWNER.
- REMOVE ABANDONED / UNUSED EXISTING JBOX, AS OCCURS WITHIN AREAS OF PROPOSED WORK.
- WHERE EXTERIOR LIGHT FIXTURES ARE REMOVED AND NOT REPLACED: PULL WIRE BACK TO SOURCE AS REQ'D, PROVIDE WEATHERPROOF CAP / COVER AT EXISTING JBOX PAINTED TO MATCH ADJACENT FINISH.
- RETAIN ANY AND ALL EXISTING EM LIGHTING AND FIRE PROTECTION DEVICES, AS OCCURS VIF - EXISTING TO REMAIN AND/OR MUST BE REINSTALLED IN SAME LOCATIONS UPON COMPLETION OF FINISH WORK

(E) = EXISTING

DEMOLITION KEYED NOTES

- REMOVE EXISTING LIGHT FIXTURE TO BE REPLACED
- REMOVE EXISTING LIGHT FIXTURE CAP / PATCH / PAINT TO MATCH ADJACENT
- EXISTING FIRE NOTIFICATION DEVICE VIF RETAIN / SAVE FOR RE USE
- EXISTING SIGNAGE: TEMPORARILY REMOVE STORE, PROTECT, REINSTALL UPON COMPLETION OF EXTERIOR PAINTING OR FINISH - COORD. W/ VENDOR
- EXISTING CANOPY: TO REMAIN
- REMOVE EXISTING FINISH / PROJECTION AS REQUIRED
- PREPARE SUBSTRATE AREA FOR PROPOSED FINISH TYP REMOVE EXISTING FINISH TO EXTENT REQUIRED REF. A1 & A2 FOR EXTENT OF AREA TO RECEIVE FINISH
- EXISTING CORNICE: TO REMAIN
- EXISTING KNOX BOX VIF RETAIN / SAVE FOR RE USE

flynnnngroup

FRANCHISEE
APPLE AMERICAN GROUP
FLYNN GROUP
6200 OAK TREE BLVD. #250
INDEPENDENCE, OH 44131
216.625.2775

ARCHITECT
Digital signed by Rafal Banik
Date: 2026.06.17
16:16:56



This item has been electronically signed and sealed by Rafal Banik using a Digital signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REFRESH FG# 8860

APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

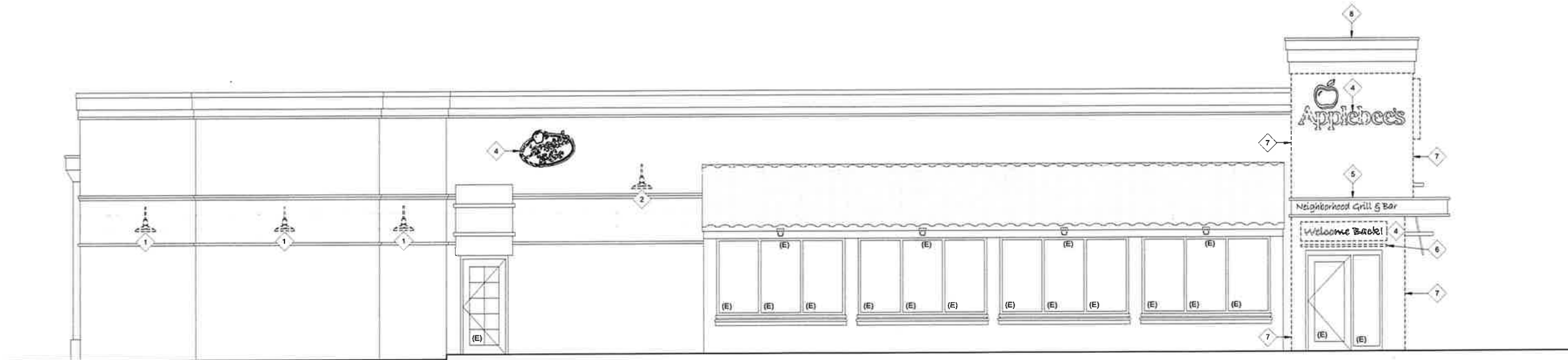
REV	ISSUED FOR	DATE
1	Exterior drawings	06.17.26

PROJ. No 24032 6

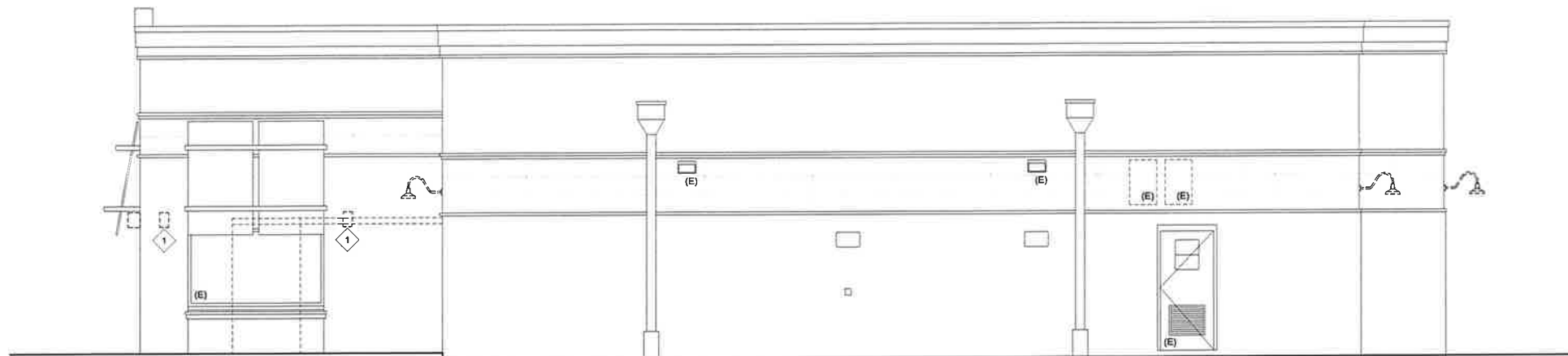
09.09.2024

AD1

DO NOT SCALE DRAWINGS



1 DEMOLITION
EXTERIOR ELEVATION - LEFT - WEST
1/4" = 1'-0"



2 DEMOLITION
EXTERIOR ELEVATION - REAR - NORTH
1/4" = 1'-0"

GENERAL NOTES

- COORDINATE SALVAGE OF REMOVED ITEMS WITH OWNER.
- REMOVE ABANDONED / UNUSED EXISTING JBOX, AS OCCURS WITHIN AREAS OF PROPOSED WORK.
- WHERE EXTERIOR LIGHT FIXTURES ARE REMOVED AND NOT REPLACED: PULL WIRE BACK TO SOURCE AS REQ'D, PROVIDE WEATHERPROOF CAP / COVER AT EXISTING JBOX PAINTED TO MATCH ADJACENT FINISH.
- RETAIN ANY AND ALL EXISTING EM LIGHTING AND FIRE PROTECTION DEVICES, AS OCCURS VIF - EXISTING TO REMAIN AND/OR MUST BE REINSTALLED IN SAME LOCATIONS UPON COMPLETION OF FINISH WORK

(E) = EXISTING

DEMOLITION KEYED NOTES

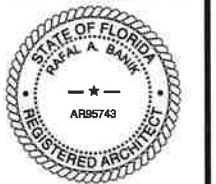
- REMOVE EXISTING LIGHT FIXTURE TO BE REPLACED.
- REMOVE EXISTING LIGHT FIXTURE CAP / PATCH / PAINT TO MATCH ADJACENT
- EXISTING FIRE NOTIFICATION DEVICE VIF RETAIN / SAVE FOR RE USE
- EXISTING SIGNAGE, TEMPORARILY REMOVE STORE, PROTECT, REINSTALL UPON COMPLETION OF EXTERIOR PAINTING OR FINISH - COORD. W/ VENDOR
- EXISTING CANOPY, TO REMAIN
- REMOVE EXISTING FINISH / PROJECTION AS REQUIRED
- PREPARE SUBSTRATE AREA FOR PROPOSED FINISH TYP REMOVE EXISTING FINISH TO EXTENT REQUIRED REF. A1 & A2 FOR EXTENT OF AREA TO RECEIVE FINISH
- EXISTING CORNICE, TO REMAIN
- EXISTING KNOX BOX VIF RETAIN / SAVE FOR RE USE

flynnnngroup

FRANCHISEE
APPLE AMERICAN GROUP
FLYNN GROUP
8200 OAK TREE BLVD, #259
INDEPENDENCE, OH 44131
216.526.2775

Digitally signed
by Rafal Banik
Date: 2026.06.17
16:53:05-05'00'

ARCHITECT
RAFAL A. BANIK
FL Lic. AR95743
34 N Woodland Trl
Palos Park, IL 60464



This item has been electronically signed and sealed by Rafal Banik using a Digital signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REFRESH FG# 8860

APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

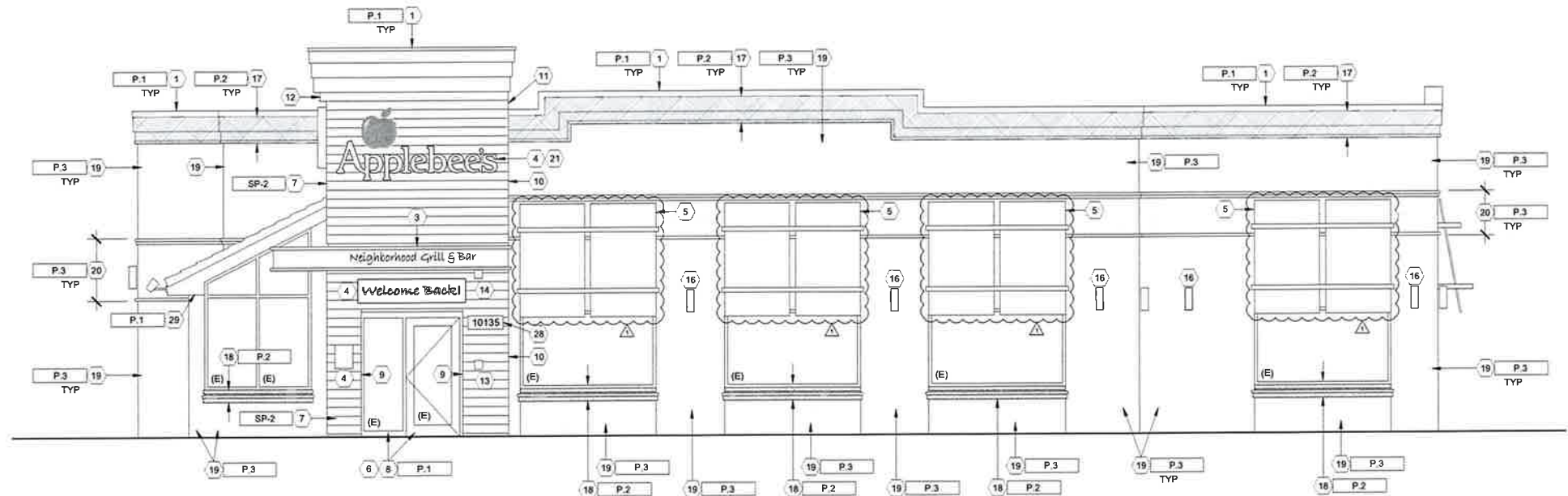
REV ISSUED FOR DATE
△ Exterior savings 06.17.26

PROJ. No 24032.6

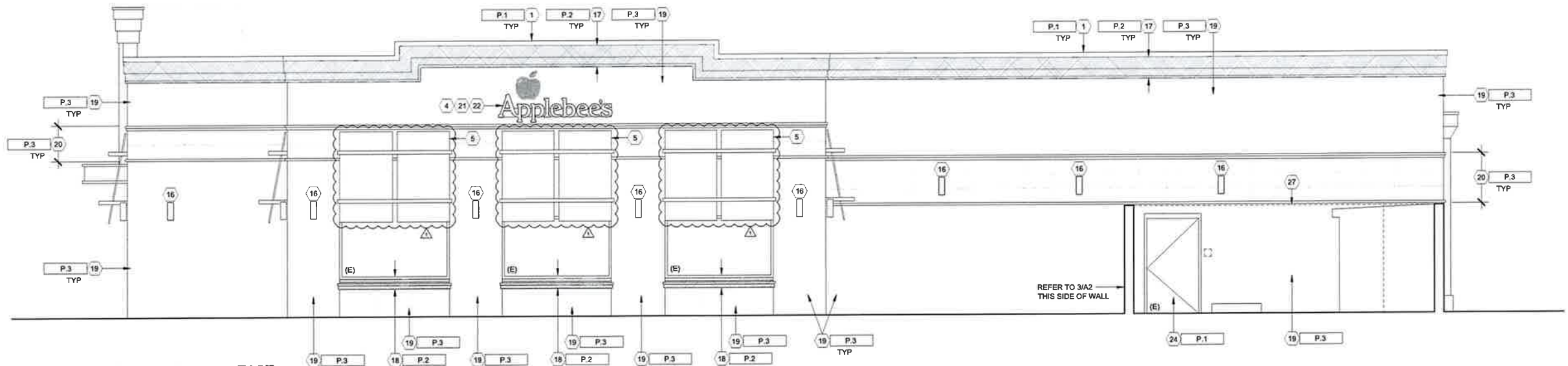
09.09.2024

AD2

DO NOT SCALE DRAWINGS



1 EXTERIOR ELEVATION - FRONT - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT - EAST
1/4" = 1'-0"

EXTERIOR GEN. NOTES

- FOR EXISTING STOREFRONT: WHERE GREEN IN COLOR, PAINT ALUM. DOOR, ALUM. SIDELITE (IF PRESENT) AND ASSOCIATED FRAMES - BOTH SIDES, EXTERIOR AND INTERIOR - COLOR P.1
- CONFIRM EXTENT OF PAINTING WITH OWNER IN EXISTING EXTERIOR AREAS WITHIN REAR DUMPSTER ENCLOSURE
- REFER TO NOTES AND DETAILS - EXTERIOR, SHT A3
- RETAIN EXISTING CUSTOMER AND BRAND MISC. SIGNAGE AND REINSTALL IN SAME LOCATIONS UPON COMPLETION OF PAINTING OR REFINISHING WORK TYP.
- FOR SURFACES TO RECEIVE PAINT, CONFIRM EXTENT OF REPAIRS NECESSARY, WITH OWNER - SUCH AS REPAIR OF DETERIORATED OR DAMAGED SILLS, SURFACES.

EXTERIOR FINISHES & FIXTURES

- REPLACEMENT LIGHT FIXTURES
- WALL SCONCE
LUMINANCE BRANDS
SUNSET LIGHTING
#F6902-44
UP-AND-DOWN LIGHT - 90-DEGREE FULL CUTOFF
CYLINDRICAL
5'8" X 15" H X 7-1/8" D
OIL BRONZE
120V, (2) 7.5W LED
- CONTACT OWNER'S PROJECT MGR. FOR NATIONAL ACCT. VENDOR LIGHT FIXTURES OWNER-SUPPLIED.
- RECONNECT TO EXISTING CIRCUIT, DIRECT REPLACEMENT TYP.
 - LIGHT FIXTURES TO BE UL-LISTED EXTERIOR WET RATED. PROVIDE / USE FIXTURE MFR. MOUNTING COMPONENTS.
 - PROVIDE LED LAMPS TYPICAL FOR ALL REPLACEMENT FIXTURES.
 - CONFIRM QUANTITY AND LOCATIONS OF FIXTURES W/ OWNER'S REP. PRIOR TO ORDERING AND INSTALLATION.
 - LIGHT FIXTURES LOCATED ABOVE PATHWAY WALK SHALL BE MOUNTED MINIMUM 80" ABOVE FINISH (FLOOR) SURFACE.

- EXTERIOR SIDING - AT ENTRY
- SP-1 NOT USED
- SP-2 SIDING PANEL SYSTEM
MFR. NICHHA
PANELIZED SIDING SYSTEM
'VINTAGEWOOD' SERIES
SIMULATED WOODGRAIN PLANK
COLOR / STYLE 'CEDAR'
HORIZONTAL PANELS

(E) = EXISTING

CONFIRM ALL FINAL FINISH MATERIALS AND COLORS WITH OWNER PRIOR TO ORDERING OR INSTALLATION

- EXTERIOR PAINT COLORS
- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

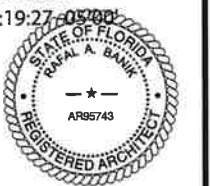
KEYED NOTES

- EXISTING PARAPET COPING / CAP - PAINT
- EXISTING LIGHT FIXTURE, PAINT METAL - COLOR P.1
- EXISTING CANOPY - PAINT P.1
- EXISTING SIGN, REATTACH / RECONNECT IN SAME LOCATION UPON COMPLETION OF EXTERIOR PAINTING OR FINISH
- REPLACEMENT AWNING PANELS, BY VENDOR SERVICE TO LIKE NEW CONDITION
- EXISTING STOREFRONT
- REPLACEMENT SIDING SYSTEM B.O. TOWER TO B.O. ROOF CAP FLASHING AS REQ'D. REF. 1/A3
- EXISTING ALUM. DOOR AND ASSOCIATED ALUM. FRAME, PAINT BOTH SIDES - INTERIOR AND EXTERIOR
- BRAKE METAL JAMB CLOSURE TRIM OPENING - PAINT COLOR P.1
- SIDING TERMINATION PER FINISH MFR. CLOSURE TRIM (COLOR MATCH SIDING) TRIM / SEAL PER MFR.
- METAL COVER CAP EXISTING PARAPET END - PAINT (COLOR MATCH PARAPET CAP) FLASH TO / MATCH EXIST. ADJ. PARAPET CAP
- TRIM CAP T.O. SIDING, REF. 1/A3
- EXISTING KNOX BOX, REINSTALL IN SAME LOCATION
- EXISTING FIRE NOTIFICATION DEVICE, REINSTALL
- REPLACEMENT SIGN - BY VENDOR
- REPLACEMENT EXTERIOR WALL SCONCE RECONNECT TO EXISTING CIRCUIT
- EXISTING CORNICE - TYP. PAINT
- EXISTING WINDOW SILL AND TRIM - TYP. PAINT
- EXISTING STUCCO - TYP. PAINT
- EXISTING HORIZ. ACCENT BAND - TYP. PAINT
- APPLY DECAL of EXISTING APPLE LOGO, BY VENDOR
- EXISTING SIGN RACEWAY - PAINT COLOR P.1
- EXISTING GATE, ASSOCIATED EXIST. METAL POSTS AND HARDWARE - PAINT, COLOR P.1
- EXISTING HM DOOR AND FRAME - PAINT
- EXIST. GUTTER, DOWNSPOUTS, SCUPPERS - PAINT TYP.
- EXISTING WATER HEATER - NO PAINT
- T.O. ENCLOSURE WALL, CONTINUE / RETURN PAINTING OF CAPS, CORNICE, WALL OUTSIDE FACE TYP.
- REPLACEMENT ADDRESS PLACARD, PER FL BLDG 501.2
- EXISTING FASCIA / SOFFIT - TYP. PAINT
- EXISTING TILE ROOF - PAINT TYP.
- LOW PRESSURE CHEMICAL CLEAN EXIST. ROOF TILES PRIOR TO PAINTING. DO NOT USE HIGH PRESSURE WATER. RESTORE / PATCH BROKEN ROOF TILES VIF PAINT METAL ROOF FLASHING / CAPS TO MATCH ROOF

flynn group

FRANCHISEE
APPLE AMERICAN GROUP
FLYNN GROUP
8200 OAK TREE BLVD, #250
INDEPENDENCE, OH 44131
216 625 2775

ARCHITECT
Rafal A. Bank
L.C. AR95743
34 N Woodland Trl
Palos Park, IL 60464
Digitally signed
by Rafal Banik
Date: 2026.06.17 16:19:27 -0500



This item has been electronically signed and sealed by Rafal Banik using a Digital signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REFRESH FG# 8860

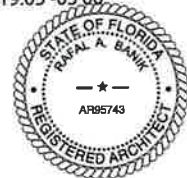
APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

REV	ISSUED FOR	DATE
△	Exterior drawings	06.17.26
△		
△		
△		
△		
△		
PROJ. No	24032.6	

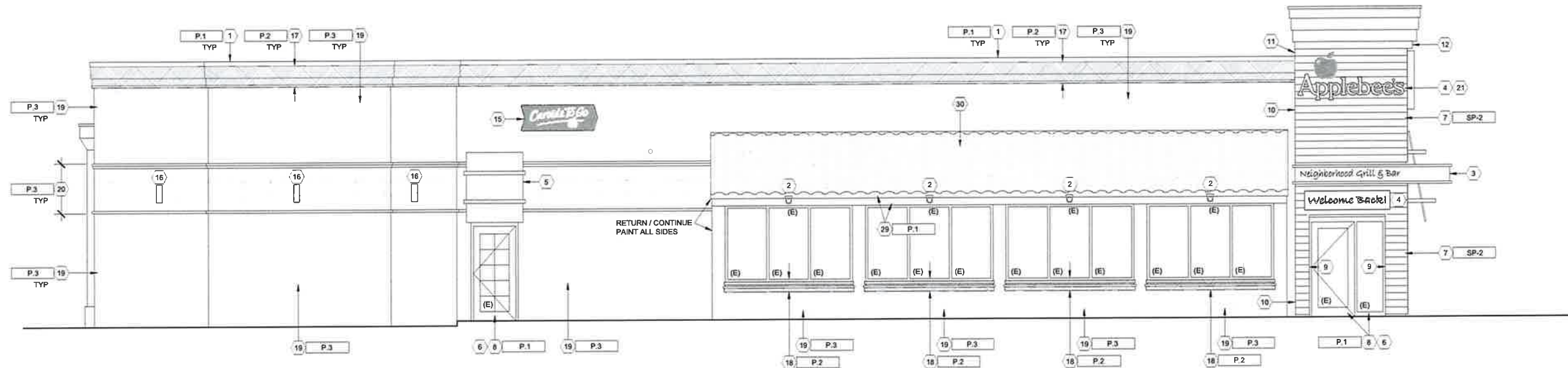
09.09.2024

A1

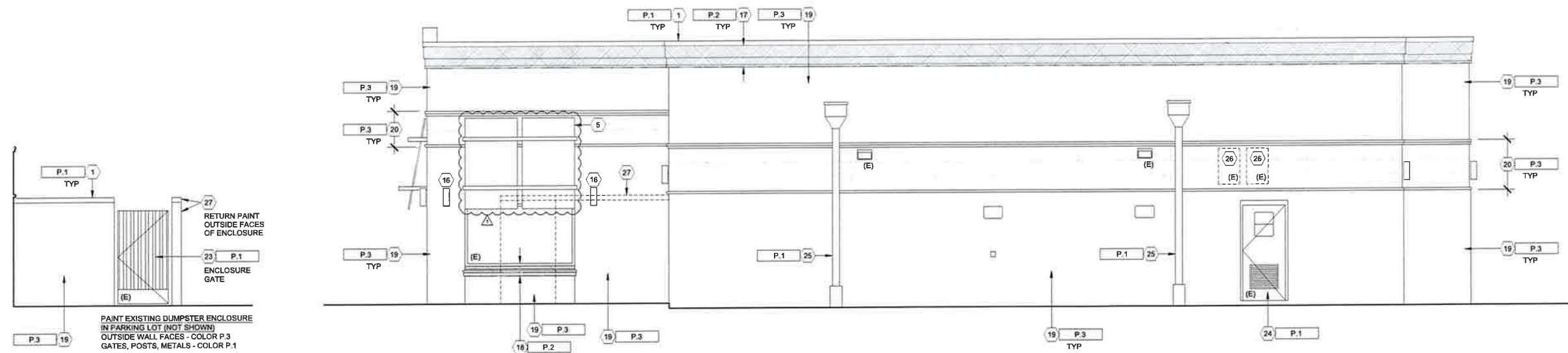
DO NOT SCALE DRAWINGS



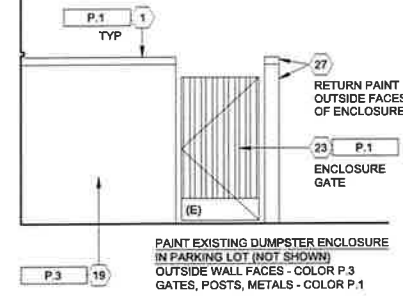
This item has been electronically signed and sealed by Rafal Banik using a Digital signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1 EXTERIOR ELEVATION - LEFT - WEST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - REAR - NORTH
1/4" = 1'-0"



3 EXT. ELEV. - NORTH
1/4" = 1'-0"

EXTERIOR GEN. NOTES

- FOR EXISTING STOREFRONT: WHERE GREEN IN COLOR, PAINT ALUM. DOOR, ALUM. SIDELITE (IF PRESENT) AND ASSOCIATED FRAMES - BOTH SIDES, EXTERIOR AND INTERIOR - COLOR P.1
- CONFIRM EXTENT OF PAINTING WITH OWNER IN EXISTING EXTERIOR AREAS WITHIN REAR DUMPSTER ENCLOSURE
- REFER TO NOTES AND DETAILS - EXTERIOR, SHT A3
- RETAIN EXISTING CUSTOMER AND BRAND MISC. SIGNAGE AND REINSTALL IN SAME LOCATIONS UPON COMPLETION OF PAINTING OR REFINISHING WORK TYP.
- FOR SURFACES TO RECEIVE PAINT, CONFIRM EXTENT OF REPAIRS NECESSARY, WITH OWNER - SUCH AS REPAIR OF DETERIORATED OR DAMAGED SILLS, SURFACES.

EXTERIOR FINISHES & FIXTURES

- REPLACEMENT LIGHT FIXTURES
- WALL SCONCE
LUMINANCE BRANDS
SUNSET LIGHTING
#F6902-44
UP-AND-DOWN LIGHT - 90-DEGREE FULL CUTOFF
CYLINDRICAL
5'0 X 15'H X 7-1/8'D
OIL BRONZE
120V. (2) 7.5W LED
- CONTACT OWNER'S PROJECT MGR. FOR NATIONAL ACCT. VENDOR. LIGHT FIXTURES OWNER-SUPPLIED.
- RECONNECT TO EXISTING CIRCUIT, DIRECT REPLACEMENT TYP.
 - LIGHT FIXTURES TO BE UL-LISTED EXTERIOR WET RATED. PROVIDE / USE FIXTURE MFR. MOUNTING COMPONENTS.
 - PROVIDE LED LAMPS TYPICAL FOR ALL REPLACEMENT FIXTURES.
 - CONFIRM QUANTITY AND LOCATIONS OF FIXTURES W/ OWNER'S REP. PRIOR TO ORDERING AND INSTALLATION.
 - LIGHT FIXTURES LOCATED ABOVE PATHWAY WALK SHALL BE MOUNTED MINIMUM 80" ABOVE FINISH (FLOOR) SURFACE.

EXTERIOR SIDING - AT ENTRY

- SP-1 NOT USED
- SP-2 SIDING PANEL SYSTEM
MFR: NICHHA
PANELIZED SIDING SYSTEM
'VINTAGEWOOD' SERIES
SIMULATED WOODGRAIN PLANK
COLOR / STYLE 'CEDAR'
HORIZONTAL PANELS

CONFIRM ALL FINAL FINISH MATERIALS AND COLORS WITH OWNER PRIOR TO ORDERING OR INSTALLATION

- EXTERIOR PAINT COLORS
- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

(E) = EXISTING

KEYED NOTES

- EXISTING PARAPET COPING / CAP - PAINT
- EXISTING LIGHT FIXTURE. PAINT METAL - COLOR P.1
- EXISTING CANOPY - PAINT P.1
- EXISTING SIGN. REATTACH / RECONNECT IN SAME LOCATION UPON COMPLETION OF EXTERIOR PAINTING OR FINISH
- REPLACEMENT AWNING PANELS. BY VENDOR SERVICE TO LIKE NEW CONDITION
- EXISTING STOREFRONT
- REPLACEMENT SIDING SYSTEM B.O. TOWER TO B.O. ROOF CAP FLASHING AS REQ'D. REF: 1/A3
- EXISTING ALUM. DOOR AND ASSOCIATED ALUM. FRAME. PAINT BOTH SIDES - INTERIOR AND EXTERIOR
- BRAKE METAL JAMB CLOSURE TRIM OPENING - PAINT COLOR P.1
- SIDING TERMINATION PER FINISH MFR. CLOSURE TRIM (COLOR MATCH SIDING) TRIM / SEAL PER MFR.
- METAL COVER CAP EXISTING PARAPET END - PAINT (COLOR MATCH PARAPET CAP) FLASH TO / MATCH EXIST. ADJ. PARAPET CAP
- TRIM CAP T.O. SIDING. REF: 1/A3
- EXISTING KNOX BOX, REINSTALL IN SAME LOCATION
- EXISTING FIRE NOTIFICATION DEVICE, REINSTALL
- REPLACEMENT SIGN - BY VENDOR
- REPLACEMENT EXTERIOR WALL SCONCE RECONNECT TO EXISTING CIRCUIT
- EXISTING CORNICE - TYP. PAINT
- EXISTING WINDOW SILL AND TRIM - TYP. PAINT
- EXISTING STUCCO - TYP. PAINT
- EXISTING HORIZ. ACCENT BAND - TYP. PAINT
- APPLY DECAL of EXISTING APPLE LOGO. BY VENDOR
- EXISTING SIGN RACEWAY - PAINT COLOR P.1
- EXISTING GATE, ASSOCIATED EXIST. METAL POSTS AND HARDWARE - PAINT, COLOR P.1
- EXISTING HM DOOR AND FRAME - PAINT
- EXIST. GUTTER, DOWNSPOUTS, SCUPPERS - PAINT TYP.
- EXISTING WATER HEATER - NO PAINT
- T.O. ENCLOSURE WALL. CONTINUE / RETURN PAINTING OF CAPS, CORNICE, WALL OUTSIDE FACE TYP.
- REPLACEMENT ADDRESS PLACARD. PER FL BLDG 501.2
- EXISTING FASCIA / SOFFIT - TYP. PAINT
- EXISTING TILE ROOF - PAINT TYP.
- LOW PRESSURE CHEMICAL CLEAN EXIST. ROOF TILES PRIOR TO PAINTING. DO NOT USE HIGH PRESSURE WATER. RESTORE / PATCH BROKEN ROOF TILES VIF PAINT METAL ROOF FLASHING / CAPS TO MATCH ROOF

REFRESH FG# 8860

REFRESH

APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

REV ISSUED FOR DATE

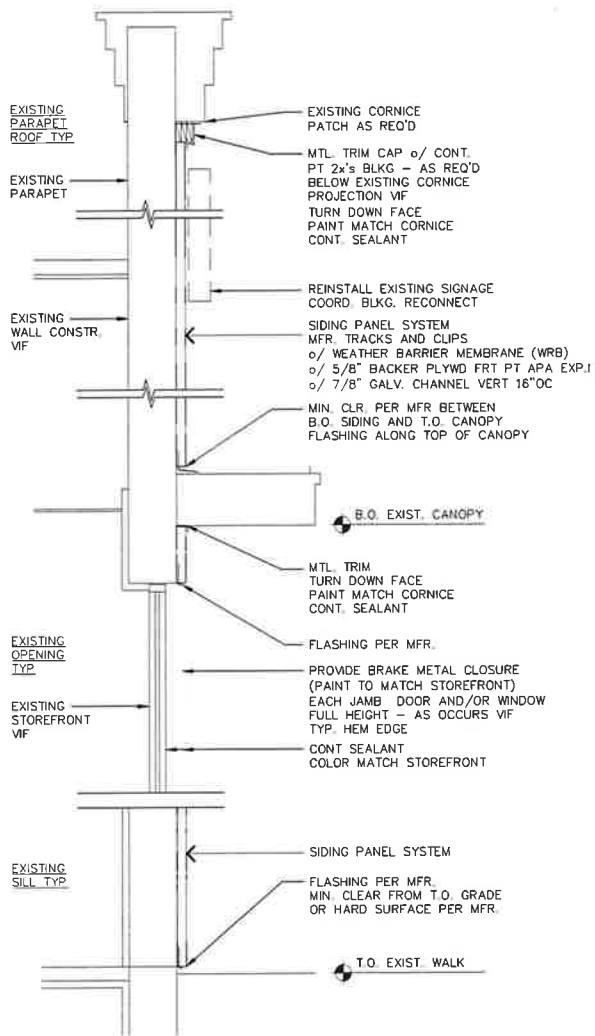
Exterior awnings 06.17.26

PROJ No 24032.6

09.09.2024

A2

DO NOT SCALE DRAWINGS



1 SECTION @ ENTRY - TYPICAL
1/2" = 1'-0"

GENERAL NOTES - EXTERIOR FINISHES

GENERAL NOTES - EXTERIOR

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF FINISH. VERIFY / MAINTAIN EXISTING EXTERIOR JOINTS TYP.
2. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES
3. IF INDICATED ON DRAWINGS - REPLACEMENT SIGNAGE, AWNINGS AND CANOPIES - BY OTHERS FOR REFERENCE ONLY. SEPARATE SUBMITTAL BY VENDOR. GC TO COORDINATE WITH VENDOR TO PREPARE SUBSTRATE, BACKER, BLOCKING AS NECESSARY FOR ATTACHMENT.
4. REMOVE ANY ABANDONED FASTENERS. FILL HOLES AND OTHER SURFACE IRREGULARITIES AND REPAIR SUBSTRATE, PREPARE AS REQUIRED TO ACCOMMODATE PROPOSED FINISH OR CLADDING SYSTEM.
5. EXISTING STRUCTURE TO REMAIN. MAINTAIN INTEGRITY OF EXISTING STRUCTURAL MEMBERS AND PROTECT EXISTING CONSTRUCTION TO REMAIN AND ITEMS NOTED TO BE REINSTALLED, AS REQUIRED.
6. RETAIN EXISTING BUILDING SHEATHING AND WEATHERPROOFING SYSTEM. VIF - RESTORE, PATCH OR PROVIDE / REPAIR SAME AS NECESSARY FOR CONTINUOUS, UNINTERRUPTED SUBSTRATE AND WEATHER RESISTIVE BARRIER SYSTEM INCL. FLASHING, SEALANTS, DRAINAGE COMPONENTS PER PRODUCT MFR. INSTALLATION REQUIREMENTS.
7. WOOD COMPONENTS TO BE RATED FOR EXTERIOR USE AND FIRE RETARDANT TREATED (FRT). PLYWOOD WALL SHEATHING TO BE MIN. 1/2" MIN. (NOM) APA RATED STRUCTURAL I SHEATHING. DO NOT SUBSTITUTE OSB.
8. METALS AND FASTENERS TO BE CORROSION RESISTANT.

SIDING SYSTEM
NICHHA ARCHITECTURAL FIBER CEMENT WALL PANEL OR APPROVED EQ.

1. REFERENCE MANUFACTURER LITERATURE PANEL INSTALLATION, CURRENT ED. MANUFACTURER'S PRODUCT SPECIFICATIONS AND GUIDELINES SHALL BE INCORPORATED HEREIN BY REFERENCE. INSTALL IN ACCORDANCE WITH MFR. REQUIREMENTS, MFR. ACCEPTABLE SUBSTRATES AND CONDITIONS.
2. PROVIDE FLASHING, TRIM AND/OR SEALANTS PER MFR. INSTALLATION GUIDELINES: FLASH AND/OR TRIM TERMINATIONS, TRANSITIONS, OPENING AND SILL CONDITIONS, JOINTS SPACED PER MFR. MFR. STANDARD PROFILES, ACCESSORIES, CLIPS, TRACKS, CORNERS, TRIM, CLOSURES FOR COMPLETE SYSTEM. INSTALL IN ACCORDANCE WITH PRODUCT MFR. SPECIFICATION AND SCHEDULES BACKER, FASTENERS, CLIP SYSTEM MIN. TYPE, SIZE AND SPACING. METALS TO BE CORROSION RESISTANT.
3. PROVIDE CONT. WEATHER RESISTIVE BARRIER (WRB) PER MFR.
4. LAYOUT PANELS CENTERED WITHIN FIELD AND ALIGN COURSING WITH OPENINGS AND OTHER TERMINATIONS TO AVOID NARROW PANEL CUTS. END OR CORNER PANELS TO BE NO LESS THAN HALF OF A SINGLE PANEL WIDTH, WHERE POSSIBLE.
5. FLORIDA: PRODUCT APPROVAL #FL1209# 2 AS APPROVED FOR USE IN HIGH VELOCITY HURRICANE ZONE (HVHZ) AS REQUIRED. PRODUCT INSTALLATION IN ACCORDANCE WITH TESTING: INTERTEK COMPLIANCE REPORT #CGRR-0258. MIN. 5/8" (5-PLY) PLYWD BACKER, SUPPORTED BY 16GA STUDS 16"OC.

PAINTING

1. PREPARE AND THOROUGHLY CLEAN SURFACE AS REQUIRED TO RECEIVE PAINT TYP.
2. PAINT APPLICATION MINIMUM (1) BASE COAT AND (2) FINISH COATS. MASONRY TO RECEIVE EXTERIOR CONDITIONER / PRIMER. FERROUS METALS TO RECEIVE RUST INHIBITIVE METAL PRIMER. SUFFICIENT TIME SHALL ELAPSE BETWEEN SUCCESSIVE COATS TO ALLOW FOR PROPER DRYING. FINISH TO BE FREE FROM RUNS, DROPS, RIDGES, WAVES, LAPS, BRUSH MARKS.

flynnnngroup

FRANCHISEE
APPLE AMERICAN GROUP
FLYNN GROUP
6200 OAK TREE BLVD, #250
INDEPENDENCE, OH 44131
218 626 2776

Architect
Digitally signed
by Rafal A. Banik
Date: 2026.06.17 16:18:44 -0500
34 N Woodland Trl
Palos Park, IL 60464



This item has been electronically signed and sealed by Rafal Banik using a Digital signature and Data. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

REFRESH FG# 8860

APPLEBEE'S
10135 Pines Blvd
PEMBROKE PINES, FL 33026

REV	ISSUED FOR	DATE
△	Exterior awnings	06.17.26
△		
△		
△		
△		
△		

PROJ No 24032.6

09.09.2024

A3

DO NOT SCALE DRAWINGS



F6902-44



SPECIFICATIONS

ITEM NUMBER	F6902-44
DESCRIPTION	ROUND SCONCE
MATERIAL	ALUMINUM
FINISH	OIL BRONZE - (44)
MOUNTING	WALL
WARRANTY	1 YR LIMITED
SUITABLE LOCATION	WET

ELECTRICAL

SOCKET BASE	MEDIUM BASE - (MB)
NUMBER OF BULBS	2
WATTAGE PER BULB	75W / 100W
MAXIMUM WATTAGE	75W / 100W
VOLTS	120V
LIGHT BULB SUGGESTED	75W OR 100W
75W WITH PAR-30	
100W WITH A-19	

DIMENSIONS

HEIGHT	15"
WIDTH	5"
EXTENSION	7-1/8"

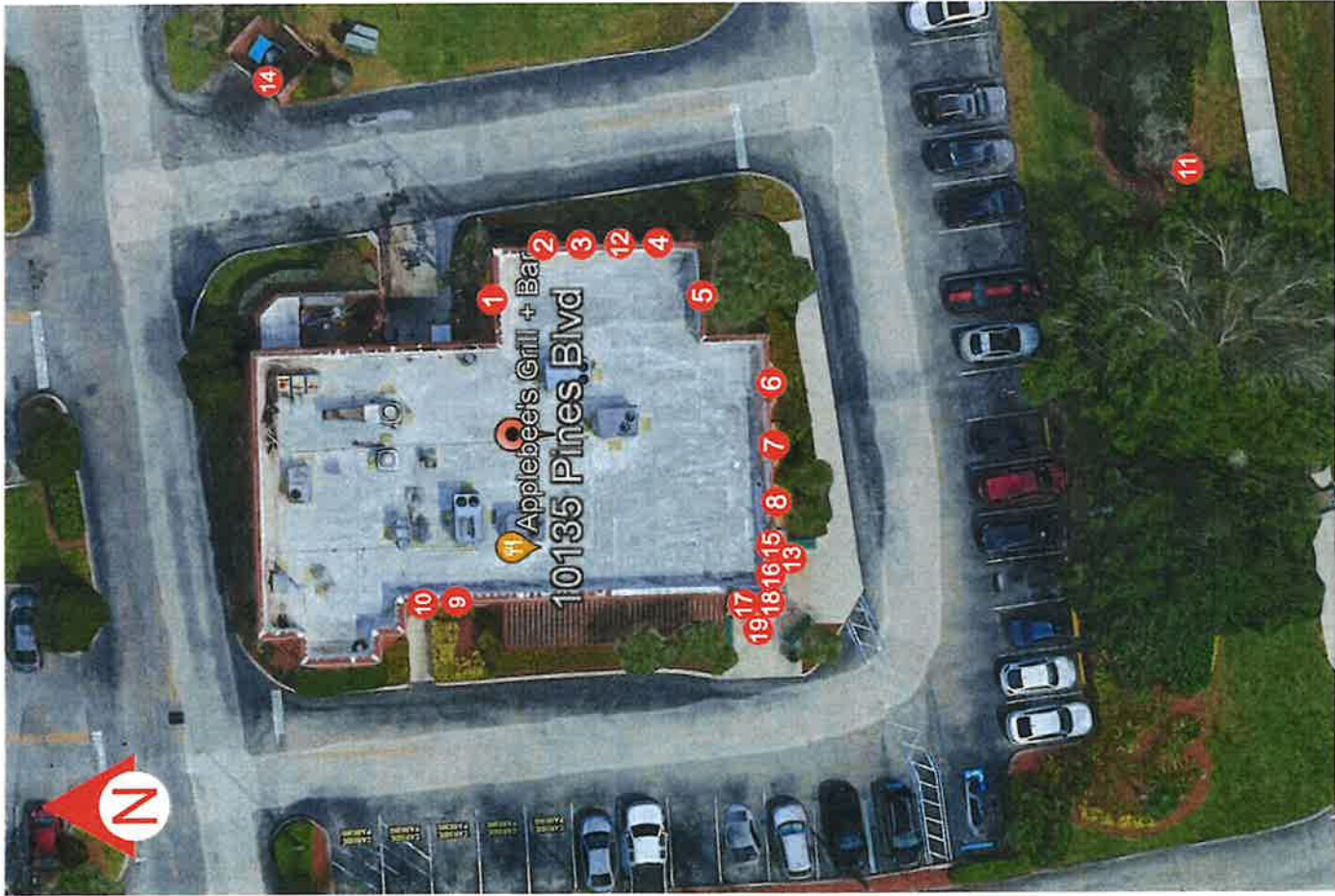


EXISTING SIGNS:

- 1 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 2 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 3 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 4 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 5 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 6 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 7 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 8 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 9 EXISTING TO GO SIGN
BOXED AREA: 11.05 SQ FT
- 10 4'-0" X 3'-10" AWNING BLADE
BOXED AREA: 30.66 SQ FT
- 11 3'-5 3/4" X 7'-6 1/2" MONUMENT
BOXED AREA: 23.34 SQ FT
- 12 APPLE LOGO W/ 24" CHANNEL LETTERS
ACTUAL AREA: 10.693 SQ FT
- 13 APPLE LOGO W/ 26" CHANNEL LETTERS
ACTUAL AREA: 12.55 SQ FT
- 14 EXISTING DUMPSTER
- 15 EST. 13 3/4" X 69 1/2" WELCOME BACK PANEL
BOXED AREA: 6.64 SQ FT
- 16 12" X 167 1/2" NGB PANEL
BOXED AREA: 13.96 SQ FT
- 17 13 3/4" X 69 1/2" WELCOME BACK PANEL
BOXED AREA: 6.64 SQ FT
- 18 12" X 132 3/8" NGB PANEL
BOXED AREA: 11.03 SQ FT
- 19 2'-9 11/16" X 2'-4 7/16" APPLE LOGO W/ 2'-7 3/4" X 10'-4 7/16 CHANNEL LETTERS
ACTUAL AREA: 12.55 SQ FT

PROPOSED SIGNS:

- 1 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 2 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 3 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 4 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 5 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 6 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 7 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 8 NEW 6'-6" X 3'-10" AWNING BLADES
BOXED AREA: 49.84 SQ FT
- 9 2'-1 1/2" X 4'-7 15/16" TO GO SIGN
BOXED AREA: 9.906 SQ FT
- 10 NEW 4'-0" X 3'-10" AWNING BLADE
BOXED AREA: 30.66 SQ FT
- 11 MONUMENT TO REMAIN AS IS
BOXED AREA: 23.34 SQ FT
- 12 NEW 2'-7 1/8" X 2'-2 1/4" APPLE LOGO W/ EXISTING CHANNEL LETTERS
ACTUAL AREA: 10.693 SQ FT
- 13 NEW 2'-9 11/16" X 2'-4 7/16" APPLE LOGO W/ EXISTING CHANNEL LETTERS
ACTUAL AREA: 12.55 SQ FT
- 14 DUMPSTER TO BE PAINTED TO MATCH BUILDING
- 15 PANEL TO REMAIN AS IS
BOXED AREA: 6.64 SQ FT
- 16 PANEL TO REMAIN AS IS
BOXED AREA: 13.96 SQ FT
- 17 PANEL TO REMAIN AS IS
BOXED AREA: 6.64 SQ FT
- 18 PANEL TO REMAIN AS IS
BOXED AREA: 11.03 SQ FT
- 19 NEW 2'-9 11/16" X 2'-4 7/16" APPLE LOGO W/ EXISTING CHANNEL LETTERS
ACTUAL AREA: 12.55 SQ FT



INN CODE: 8860

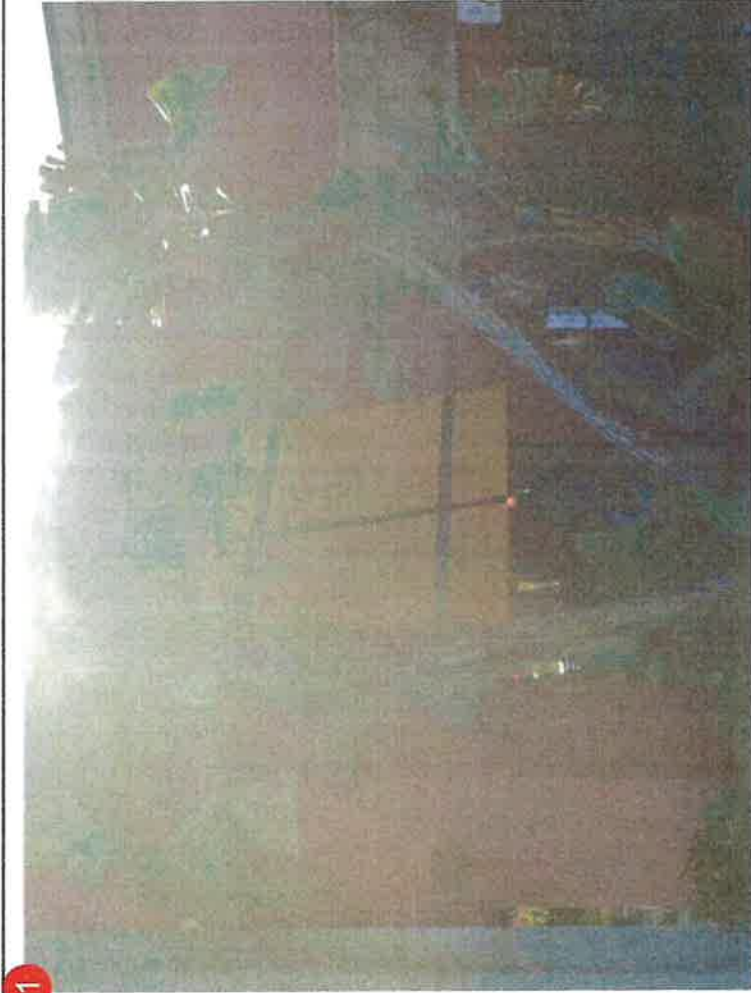
APPLEBEES
10135 PINES BOULEVARD
PEMBROKE PINES, FL

EXISTING SIGNS:

- 1 6'-6" X 3'-10" AWNING BLADES
- 2 6'-6" X 3'-10" AWNING BLADES
- 3 6'-6" X 3'-10" AWNING BLADES
- 4 6'-6" X 3'-10" AWNING BLADES
- 5 6'-6" X 3'-10" AWNING BLADES
- 6 6'-6" X 3'-10" AWNING BLADES
- 7 6'-6" X 3'-10" AWNING BLADES
- 8 6'-6" X 3'-10" AWNING BLADES
- 9 EXISTING TO GO SIGN
- 10 4'-0" X 3'-10" AWNING BLADE
- 11 3'-5 3/4" X 7'-6 1/2" MONUMENT
- 12 APPLE LOGO W/
24" CHANNEL LETTERS
- 13 APPLE LOGO W/
26" CHANNEL LETTERS
- 14 EXISTING DUMPSTER
- 15 EST. 13 3/4" X 69 1/2"
"WELCOME BACK" PANEL
- 16 12" X 167 1/2" NGB PANEL
- 17 13 3/4" X 69 1/2"
"WELCOME BACK" PANEL
- 18 12" X 132 3/8" NGB PANEL
- 19 2'-9 11/16" X 2'-4 7/16" APPLE LOGO
W/ 2'-7 3/4" X 10'-4 7/16 CHANNEL LETTERS

PROPOSED SIGNS:

- 1 NEW 6'-6" X 3'-10" AWNING BLADES
- 2 NEW 6'-6" X 3'-10" AWNING BLADES
- 3 NEW 6'-6" X 3'-10" AWNING BLADES
- 4 NEW 6'-6" X 3'-10" AWNING BLADES
- 5 NEW 6'-6" X 3'-10" AWNING BLADES
- 6 NEW 6'-6" X 3'-10" AWNING BLADES
- 7 NEW 6'-6" X 3'-10" AWNING BLADES
- 8 NEW 6'-6" X 3'-10" AWNING BLADES
- 9 2'-1 1/2" X 4'-7 15/16" TO GO SIGN
- 10 NEW 4'-0" X 3'-10" AWNING BLADE
- 11 MONUMENT TO REMAIN AS IS
- 12 NEW 2'-7 1/8" X 2'-2 1/4" APPLE LOGO
- 13 NEW 2'-9 11/16" X 2'-4 7/16" APPLE LOGO
- 14 DUMPSTER PAINTED TO MATCH BUILDING
- 15 PANEL TO REMAIN AS IS
- 16 PANEL TO REMAIN AS IS
- 17 PANEL TO REMAIN AS IS
- 18 PANEL TO REMAIN AS IS
- 19 NEW 2'-9 11/16" X 2'-4 7/16" APPLE LOGO
W/ CHANNEL LETTERS TO REMAIN AS IS



EXISTING:
6'-6" X 3'-10" ALUMINUM AWNING

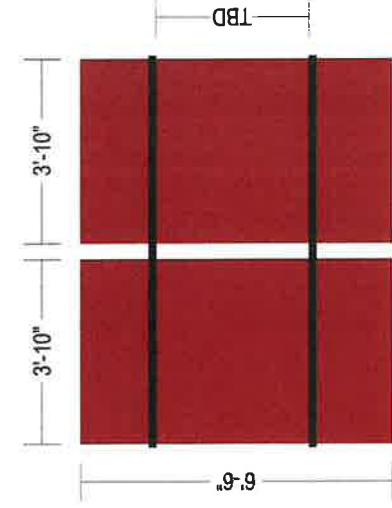
EXISTING AWNING FRAME WILL REMAIN IN PLACE
6'-6" X 3'-10" AWNING BLADES WITHOUT LOGO

PROPOSED:
.080 alum painted PMS 187C Red

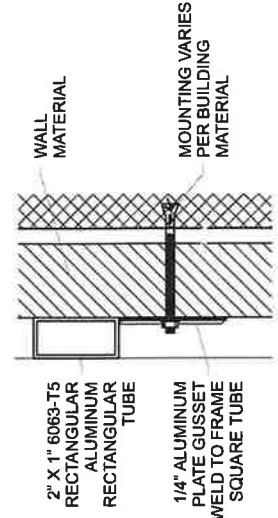
EXTERIOR PAINT COLORS

- P.1** PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 "URBANE BRONZE"
- P.2** PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 "BISON BEIGE"
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3** PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 "BONE WHITE"
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

NOTE : NEW AWNING BLADES ARE 0.080 ALUMINUM PANELS ATTACHED TO EXISTING AWNING FRAME WHICH CONSISTS OF 1" X 1" X 1/8" BLACK ALUMINUM TUBING. FRAME IS NON-ILLUMINATED. WALL SCONCES ARE EXISTING AND NOT CHANGING. WALL SCONCES ARE 90 DEGREE FULL CUTOFF FIXTURES.



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



TYPICAL AWNING FRAME MOUNTING

AWNING BOXED AREA: 24.92 SQ FT (PER BLADE)



P1 - SW 7048 URBANE BRONZE
P2 - DEC750 BISON BEIGE
P3 - DEC741 BONE WHITE

EXISTING:
6'-6" X 3'-10" AWNING
24" CHANNEL LETTERS
EST. APPLE & CHANNEL LETTER ACTUAL AREA: 10.693 SQ FT

EXTERIOR PAINT COLORS

- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

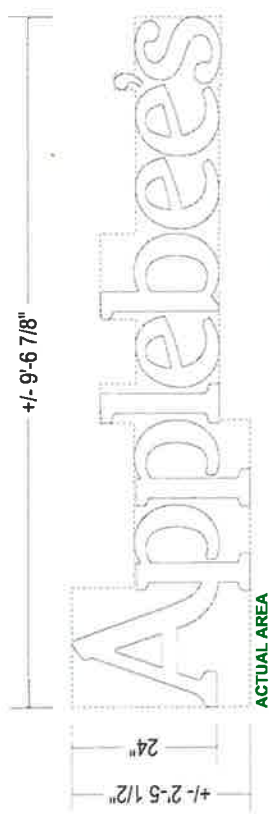
EXISTING AWNING FRAMES WILL REMAIN IN PLACE

PROPOSED:
6'-6" X 3'-10" AWNING BLADES WITHOUT LOGO
.080 alum painted PMS 187C Red
24" CHANNEL LETTER APPLE LOGO (2'-7 1/8" X 2'-2 1/4")
AWNING BOXED AREA: 24.92 SQ FT (PER BLADE) APPLE
& CHANNEL LETTER ACTUAL AREA: 10.693 SQ FT

GRAPHIC DETAIL ON PAGE 4

NOTE -NEW AWNING BLADES ARE 0.080 ALUMINUM
PANELS ATTACHED TO EXISTING AWNING FRAME
WHICH CONSISTS OF 1" X 1" X 1/8" BLACK ALUMINUM
TUBING. FRAME IS NON-ILLUMINATED. WALL SCONCES
ARE EXISTING AND NOT CHANGING. WALL SCONCES
ARE 90 DEGREE FULL CUTOFF FIXTURES.

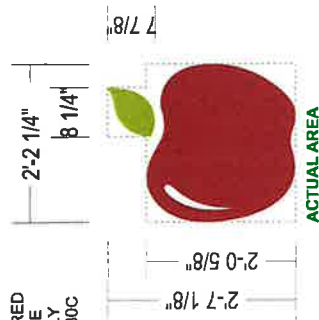
Customer: APP LEBEES		Project No.: 471353	Request No.: 93869	Customer Approval (Please Initial):	
Location: PEMBROKE PINES, FL		Prepared By: ALPGISCPGJAU	The sign is provided to be installed in accordance with the requirements of the local jurisdiction and the manufacturer's instructions. It is the responsibility of the customer to ensure proper installation and maintenance of the sign.		
File Name: 471353 - R15 - PEMBROKE PINES, FL		CT: MCM/A LJ CTM PG DSC	This is an original document created by Persona Signs, LLC. It is not to be reproduced, altered, or otherwise used without written permission from Persona Signs, LLC.		
200715LSL SW Watertown, SD 57201 Tel: 800.843.9888 www.personatriangle.com		Date: 07/28/26	Revision: 15	Approval Date:	
PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE					



NOTE: ARTWORK IS OLD IMAGE AND MAY NOT BE EXACT
EXISTING CHANNEL LETTER
FRONT VIEW DETAIL
SCALE: 3/8" = 1'-0"

- SPECS:**
- .040" X 5" PRE-FINISHED BLACK ALUMINUM RETURNS W/ 1" BLACK TRIM CAP W/ .063" ALUMINUM BACK
 - GE 7100K WHITE TETRAMAX LEDS, AS REQUIRED
 - MOUNTING HARDWARE, AS REQUIRED BY SITE
 - 3/16" 7328 WHITE ACRYLIC FACES W/ DIGITALLY PRINTED GREEN FILM TO MATCH PANTONE 380C (FIRST SURFACE)
 - 3M 3830-53 CARDINAL RED TRANSLUCENT FILM (FIRST SURFACE)

ALL SPECS TO BE CONFIRMED PRIOR TO PRODUCTION



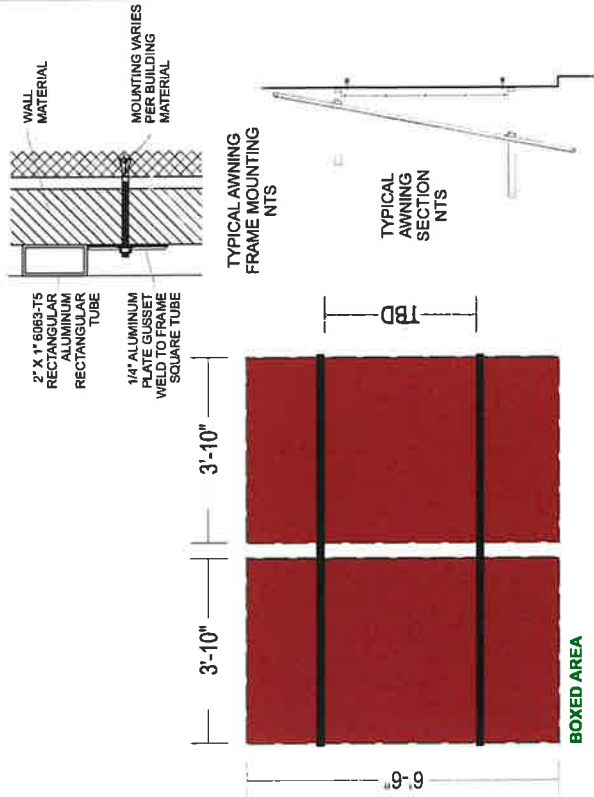
APPLE LOGO DETAIL
SCALE: 3/8" = 1'-0"



EST. SIGN PROFILE
NOT TO SCALE



SIGN PROFILE
NOT TO SCALE



AWNING BLADE DETAIL
SCALE: 1/4" = 1'-0"

234

NOTE: NEW AWNING BLADES ARE 0.080 ALUMINUM PANELS ATTACHED TO EXISTING AWNING FRAME WHICH CONSISTS OF 1" X 1" X 1/8" BLACK ALUMINUM TUBING. FRAME IS NON-ILLUMINATED. WALL SCONCES ARE EXISTING AND NOT CHANGING. WALL SCONCES ARE 90 DEGREE FULL CUTOFF FIXTURES.

PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE		Customer: APPLEBEE'S Location: PEMBROKE PINES, FL File Name: 471353 - R15 - PEMBROKE PINES, FL		Request No.: 471353 Project No.: 93869 Prepared By: ALPGSCIPG/ALCTM/CMLACTM/QPNC Date: 07/28/26 Revision: 15		Customer Approval (Please Initial):
This sign is intended to be installed in accordance with the requirements of Article 603 of the National Electric Code and/or other applicable code books. This includes proper grounding and bonding of the sign.		This is an original document created by Persona Sign, LLC. It is not to be reproduced, copied, or otherwise used without written permission from Persona Sign, LLC.		Approval Date:		



EXISTING AWNING FRAMES WILL REMAIN IN PLACE

EXISTING:

6'-6" X 3'-10" AWNING
26" CHANNEL LETTERS
EST. 13 3/4" X 69 1/2" "WELCOME BACK" PANEL
12" X 167 1/2" NGB PANEL
EST. CLAPPLE & CHANNEL LETTER ACTUAL AREA: - 12.55 SQ. FT
EST. WELCOME PANEL BOXED AREA: 6.64 SQ FT
EST. NEIGHBORHOOD PANEL BOXED AREA: 13.96 SQ FT

PROPOSED:
6'-6" X 3'-10" AWNING BLADES WITHOUT LOGO
.080 alum painted PMS 187C Red
26" CHANNEL LETTER APPLE LOGO (2'-9 11/16" X 2'-4 7/16")

AWNING BOXED AREA: 24.92 SQ FT (PER BLADE) APPLE
& CHANNEL LETTER ACTUAL AREA: - 12.55 SQ. FT

EXTERIOR PAINT COLORS

- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

GRAPHIC DETAIL ON PAGE 6

NOTE : NEW AWNING BLADES ARE 0.080 ALUMINUM PANELS ATTACHED
TO EXISTING AWNING FRAME WHICH CONSISTS OF 1" X 1" X 1/8" BLACK
ALUMINUM TUBING. FRAME IS NON-ILLUMINATED. WALL SCONCES ARE
EXISTING AND NOT CHANGING. WALL SCONCES ARE 90 DEGREE FULL
CUTOFF FIXTURES.

5'-9 1/2"

Welcome Back!

1'-1 3/4"

EXISTING WELCOME BACK PANEL DETAIL
TO REMAIN AS IS
SCALE: 3/8" = 1'-0"

+/- 10'-4 7/16"

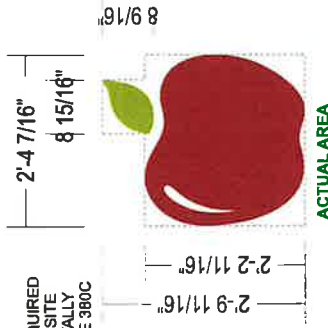
Applebee's

ACTUAL AREA

NOTE: ARTWORK IS OLD IMAGE AND MAY NOT BE EXACT
EXISTING CHANNEL LETTER
FRONT VIEW DETAIL
SCALE: 3/8" = 1'-0"

- SPECS:
- .040" X .5" PRE-FINISHED BLACK ALUMINUM RETURNS W/ 1" BLACK TRIM CAP W/ .063" ALUMINUM BACK
 - GE 7100K WHITE TETRAMAX LEDS, AS REQUIRED
 - MOUNTING HARDWARE, AS REQUIRED BY SITE
 - 3/16" 7328 WHITE ACRYLIC FACES W/ DIGITALLY PRINTED GREEN FILM TO MATCH PANTONE 380C (FIRST SURFACE)
 - 3M 3630-53 CARDINAL RED TRANSLUCENT FILM (FIRST SURFACE)

ALL SPECS TO BE CONFIRMED
PRIOR TO PRODUCTION



ACTUAL AREA

APPLE LOGO DETAIL
SCALE: 3/8" = 1'-0"

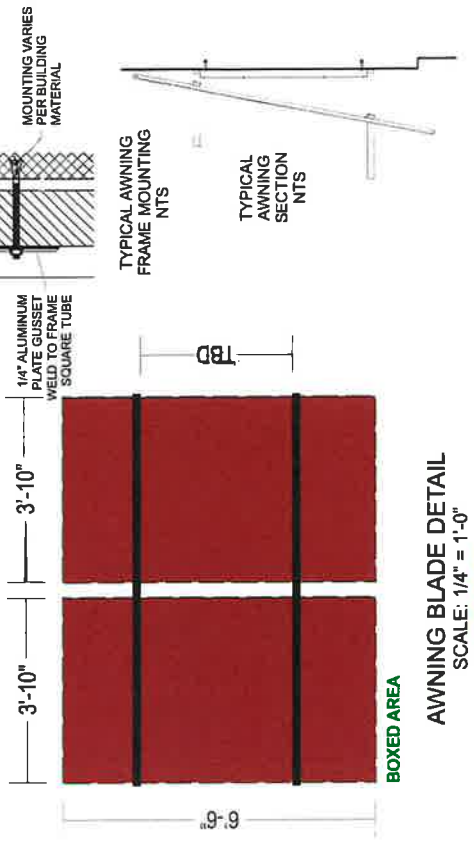
13'-11 1/2"

NEIGHBORHOOD GRILL & BAR

NEIGHBORHOOD GRILL & BAR PANEL DETAIL
TO REMAIN AS IS
SCALE: 3/8" = 1'-0"



EST. SIGN PROFILE
NOT TO SCALE



BOXED AREA

AWNING BLADE DETAIL
SCALE: 1/4" = 1'-0"

NOTE: NEW AWNING BLADES ARE 0.080 ALUMINUM PANELS ATTACHED TO EXISTING AWNING FRAME WHICH CONSISTS OF 1" X 1" X 1/8" BLACK ALUMINUM TUBING. FRAME IS NON-ILLUMINATED. WALL SCONCES ARE EXISTING AND NOT CHANGING. WALL SCONCES ARE 90 DEGREE FULL CUTOFF FIXTURES.

PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE		700 21st St SW Worthington, SD 57201 Tel: 800 843 9888 www.personatriangle.com		Customer: APPLEBEES Local on: PEMBROKE PINES, FL File Name: 471353 - R15 - PEMBROKE PINES, FL		Request No.: 93869 Project No.: 471353 Prepared By: ALPGBS/ 61 PGJALCTM/CNIA/LCTM/QPAC Date: 07/28/26 Revision: 15		UL The sign is intended to be installed in accordance with the requirements of the International Building Code and the Florida Building Code. This includes proper grounding and lighting of the sign. This is an original document created by Persona Signs, LLC provided specifically to a client for the client's personal use. This document should not be printed, copied, or otherwise used without written permission from Persona Signs, LLC.		Customer Approval (Please init. all) 	
--	--	---	--	---	--	---	--	--	--	--	--



EXISTING:

4'-0" X 3'-8" AWNING

EXISTING TO GO SIGN

EST. TO GO BOXED AREA: 11.05 SQ FT

EXTERIOR PAINT COLORS

- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED:
2'-1 1/2" X 4'-7 15/16"
TO GO CLOUD SIGN
BOXED AREA: 9.90 SQ FT

CARSIDE TO GO LIGHT BOX SPECIFICATION (VERSION 2)	
NO.	PART/DESCRIPTION
1	1.040" X 5" PRE-FINISHED BLACK RETURNS
2	1" BLACK TRIM CAP
3	.063" ALUMINUM BACK
4	GE T100K WHITE LED'S AS REQUIRED
5	REMOTE MOUNTED LED POWER SUPPLIES AS REQUIRED
6	MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
7	DRAIN HOLES AS REQUIRED
8	1/8" 2447 WHITE ACRYLIC FACE
9	DIGITALLY PRINTED DUAL COLOR FILM TO MATCH PANTONE®
10	187 C RED OPAQUE FILM (1ST SURFACE)
11	3M 7725-10 WHITE OPAQUE FILM (1ST SURFACE)
11	3M 7725-12 BLACK OPAQUE FILM (1ST SURFACE)

NOTES:

- CABINET INTERIORS TO BE PRE-FINISHED WHITE
- ELECTRICAL REQUIREMENTS: (1) 20A/120V CIRCUIT
- UL LISTED





P3 - DEC741 BONE WHITE

P1 - SW 7048 URBANE BRONZE
P2 - DEC750 BISON BEIGE



EXISTING:
4'-0" X 3'-10" AWNING
EXISTING TO GO SIGN

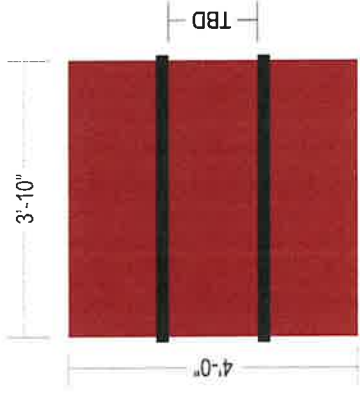
EXTERIOR PAINT COLORS

- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS

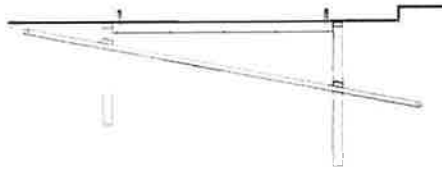
NOTE :NEW AWNING BLADES ARE 0.080 ALUMINUM PANELS ATTACHETO EXISTING AWNING FRAME WHICH CONSISTS OF 1" X 1" X 1/8" BLACK ALUMINUM TUBING. FRAME IS NON-ILLUMINATED. WALL SCUNCES ARE EXISTING AND NOT CHANGING. WALL SCUNCES ARE 90 DEGREE FULL CUTOFF FIXTURES.

EXISTING AWNING FRAME WILL REMAIN IN PLACE

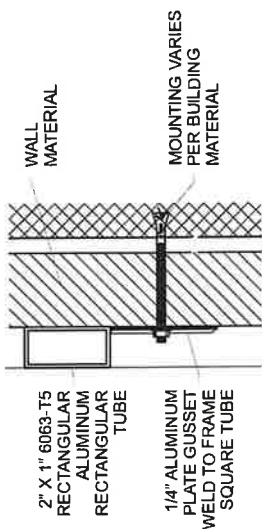
PROPOSED:
4'-0" X 3'-10" AWNING BLADE WITHOUT LOGO
.080 alum painted PMS 187C Red



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



TYPICAL AWNING SECTION
NTS



TYPICAL AWNING FRAME MOUNTING



EXISTING:
3'-5 3/4" X 7'-6 1/2" MONUMENT
EST. BOXED AREA: 23.34 SQ FT

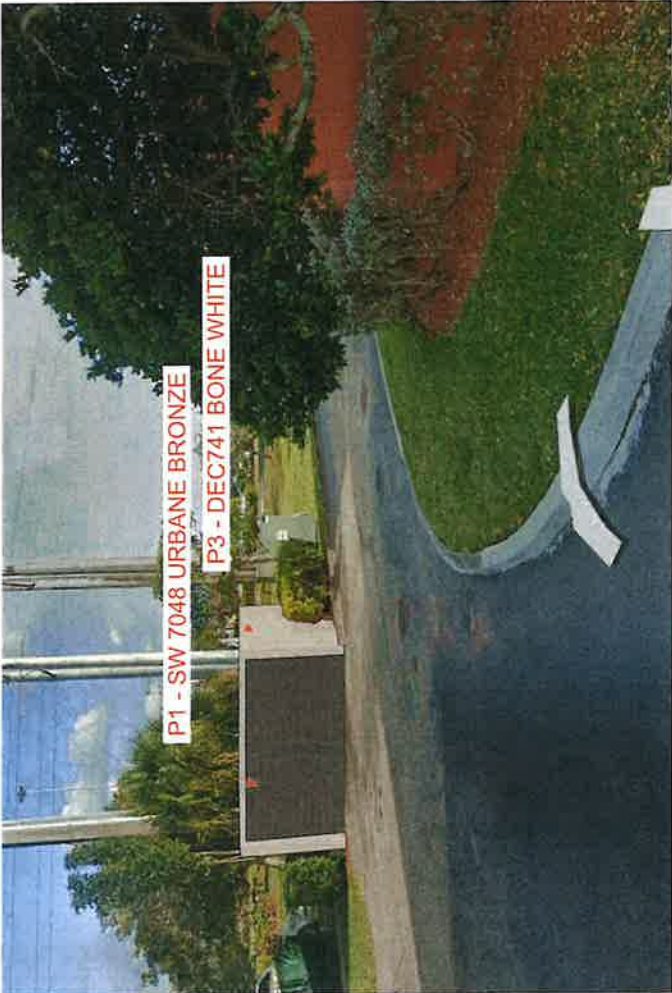


PROPOSED:
TO REMAIN AS IS

 PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	700 21st St SW Waterbury, SD 57201 Tel: 800.843.3888 www.personatriangle.com	Customer: APPLEBEE'S Location: PEMBROKE PINES, FL File Name: 471353 - R15 - PEMBROKE PINES, FL	Project No.: 471353 Request No.: 93869 Prepared By: AL Date: 4/11/25 Revisions: 15	 This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC. It is not to be reproduced, copied or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial): Approval Date:
---	---	--	--	--	---



EXISTING:
DUMPSTER



PROPOSED:
PAINTED TO MATCH BUILDING

EXTERIOR PAINT COLORS

- P.1 PAINT - METALS, TYPICAL
SHERWIN WILLIAMS
SW 7048 'URBANE BRONZE'
- P.2 PAINT - ACCENT COLOR
DUNN EDWARDS
DEC750 'BISON BEIGE'
STANDARD FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS
- P.3 PAINT - MAIN FIELD COLOR
DUNN EDWARDS
DEC741 'BONE WHITE'
120% FORMULA
OR COLOR MATCH EQUIV.
SHERWIN WILLIAMS



EXISTING:

6'-6" X 3'-10" AWNING

26" CHANNEL LETTERS

13 3/4" X 69 1/2" "WELCOME BACK" PANEL

12" X 132 3/8" NGB PANEL

EST. CL SET APPLE & CHANNEL LETTER

ACTUAL AREA: - 12.55 SQ FT

EST. WELCOME PANEL BOXED AREA: 6.64 SQ FT

EST. NEIGHBORHOOD PANEL BOXED AREA: 11.03 SQ FT

EXTERIOR PAINT COLORS

P.1	P.1 - METALS, TYPICAL SHERWIN WILLIAMS SW 7048 URBANE BRONZE
P.2	P.2 - ACCENT COLOR DUNN EDWARDS DEC750 'BISON BEIGE' STANDARD FORMULA OR COLOR MATCH EQUIV. SHERWIN WILLIAMS
P.3	P.3 - MAIN FIELD COLOR DUNN EDWARDS DEC741 'BONE WHITE' 120% FORMULA OR COLOR MATCH EQUIV. SHERWIN WILLIAMS

Welcome Back!

P1 - SW 7048 URBANE BRONZE
P2 - DEC750 BISON BEIGE

EXISTING WELCOME BACK PANEL DETAIL
TO REMAIN AS IS

SCALE: 3/8" = 1'-0"

11'-0 3/8"

NEIGHBORHOOD GRILL & BAR

NEIGHBORHOOD GRILL & BAR PANEL DETAIL
TO REMAIN AS IS

SCALE: 3/8" = 1'-0"

+/- 10'-4 7/16"

Applebee's

ACTUAL AREA

NOTE: ARTWORK IS OLD IMAGE AND MAY NOT BE EXACT

EXISTING CHANNEL LETTER

FRONT VIEW DETAIL
SCALE: 3/8" = 1'-0"

EST. SIGN PROFILE
NOT TO SCALE

PROPOSED:

26" CHANNEL LETTER APPLE

LOGO (2'-9 11/16" X 2'-4 7/16")

AWNING BOXED AREA: 24.92 SQ FT (PER BLADE)

APPLE & CHANNEL LETTER ACTUAL AREA: - 12.55 SQ FT

SPECS:

- .040" X .5" PRE-FINISHED BLACK ALUMINUM RETURNS W/ 1" BLACK TRIM CAP W/ .063" ALUMINUM BACK
- GE 7100K WHITE TETRAMAX LEDS, AS REQUIRED
- MOUNTING HARDWARE, AS REQUIRED BY SITE
- 3/16" 7328 WHITE ACRYLIC FACES W/ DIGITALLY PRINTED GREEN FILM TO MATCH PANTONE 380C (FIRST SURFACE)
- 3M 3630-53 CARDINAL RED TRANSLUCENT FILM (FIRST SURFACE)

ALL SPECS TO BE CONFIRMED
PRIOR TO PRODUCTION

8 9/16"

2'-4 7/16"

8 15/16"



ACTUAL AREA

APPLE LOGO DETAIL

SCALE: 3/8" = 1'-0"

19

SIGN PROFILE
NOT TO SCALE

Customer Approval (Please Initial):

Approval Date:

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for their general use. This document should not be shared, reproduced, altered or otherwise used without written permission from Persona Signs, LLC.

Project No.: 471353

Request No.: 93869

Prepared By: QPVCISC

Date: 07/28/26

Revision: 15

Customer: APPLEBEES

Location: PEMBROKE PINES, FL

File Name: 471353 - R15 - PEMBROKE PINES, FL

700 21st St SW
Watertown, SD 57201

Tel: 800.843.9888

www.personatriangle.com

PERSONA TRIANGLE

FACILITY SERVICES | LIGHTING | SIGNAGE

Materials Board

Applebee's 10135 Pines Blvd | Pembroke Pines, FL 33026

Exterior Wall Finishes

- Siding Panel System – MFR:Nichiha – Panelized siding system “Vintagewood” series simulated woodgrain plank – color/style “Cedar” Horizontal Panels
- Paint Colors – Metals – Typical – Sherwin Williams SW7048 “Urbane Bronze”
- Paint Colors – Accent Color – Dunn Edwards DEC750 “Bison Beige” Standard formula or color match equiv. Sherwin Williams
- Paint Colors – Main Field Color – Dunn Edwards DEC741 “Bone White” 120% Formula or color match equiv. Sherwin Williams SW 7004 Snow Bound

Sign Materials

- Black aluminum
- White acrylic faces with digitally printed faces – Pantone 380C
- Digitally printed dual color film – Pantone 187C Red Opaque
- 3M Translucent film 3630-53 Cardinal Red
- 3M Opaque film 7725-12 Black and 7725-10 White

Illumination

- GE 8100 K White tetramax LEDs

Awning Materials

- Awning blade – 0.080 Aluminum panel – PMS 187C Red
- Frame – 1” x 1” x 1/8” Aluminum tubing – PMS 6C Black

Wall Sconces

- Luminance Brands Sunset Lighting F6902-44 Up-and-Down light cylindrical – 90Degree Full Cutoff Fixture – Oil Bronze 120 V (2) .5W LED

SUBJECT SITE AERIAL PHOTO

Applebee's (MSC 2025-0019)



