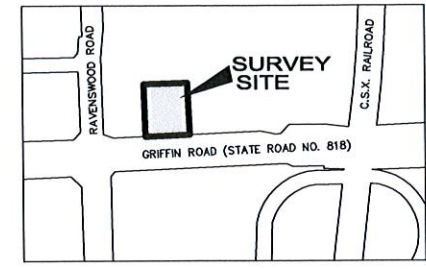
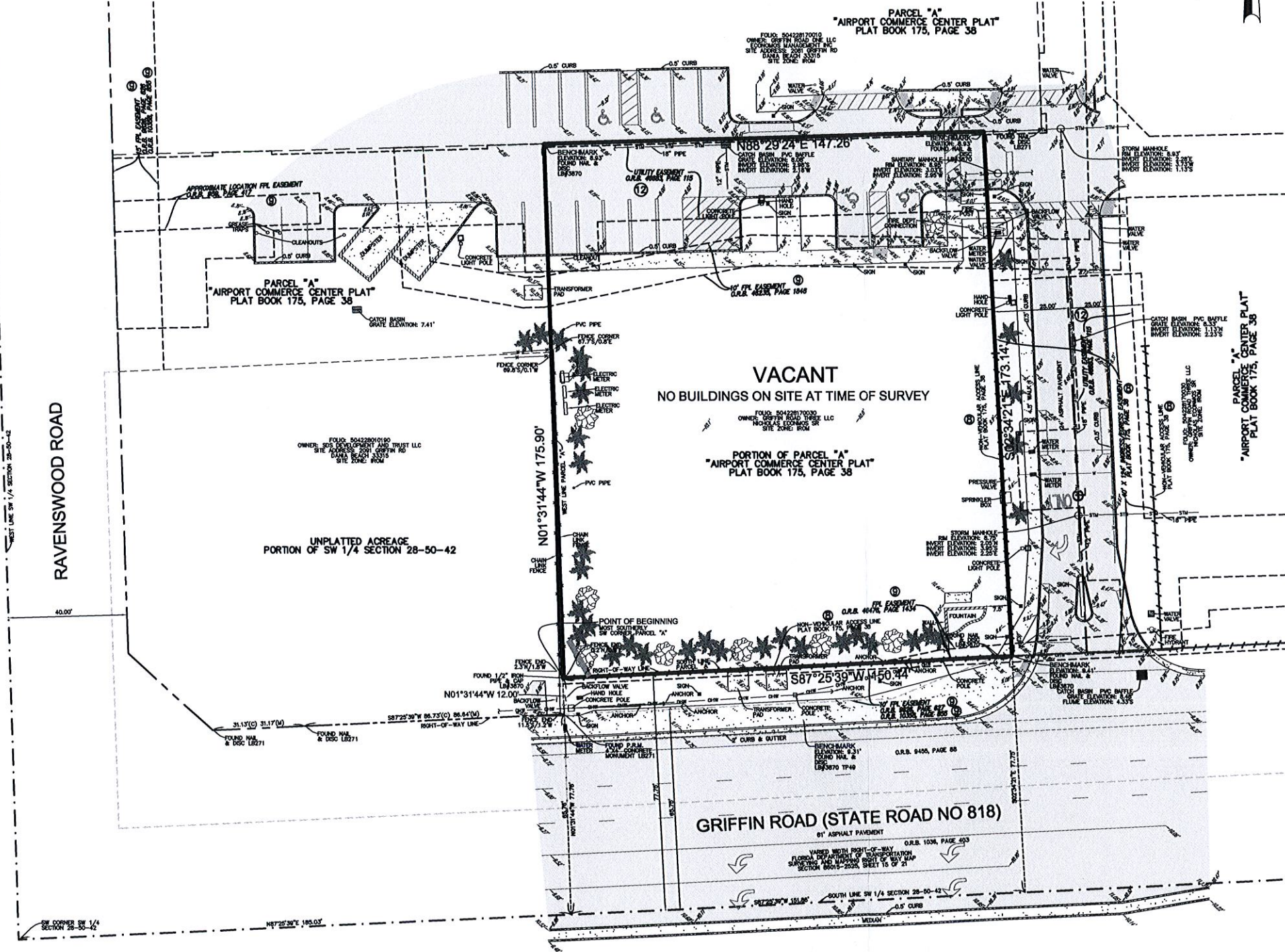


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - PALM TREE
 - UNIDENTIFIED TREE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:
A PORTION OF PARCEL "A", "AIRPORT COMMERCE CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°31'44" WEST ON A WEST LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION 175.90 FEET; THENCE NORTH 88°29'24" EAST 147.26 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 40.00 FOOT WIDE INGRESS/EGRESS EASEMENT DEPICTED ON SAID PLAT; THENCE SOUTH 02°34'21" EAST ON SAID NORTHERLY EXTENSION AND ON SAID WEST LINE 173.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS DEPICTED ON SAID PLAT; THENCE SOUTH 87°25'39" WEST ON SAID SOUTH LINE AND ON SAID RIGHT-OF-WAY LINE 150.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 25,976 SQUARE FEET, 0.5963 ACRES.

- NOTES:**
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3664; ELEVATION: 8.807 FEET.
 - 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120034 05584; MAP DATE: 08/18/14.
 - 3) THIS SITE LIES IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 4) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD BEING S87°25'39" W.
 - 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - 7) THIS SITE CONTAINS 7 TOTAL PARKING SPACES: 5 REGULAR & 2 HANDICAPPED.
 - 8) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - 9) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - 10) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - 11) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 5136298, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2015 AT 11:00 PM.
THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEM 1 - 2, 3, 4, 5 & 6 - STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 7 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 2, PAGE 32, ARE SUPERCEDED BY REPLAT.
ITEM 8 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 175, PAGE 38, AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 9 - EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 959, PAGE 417; O.R.B. 9826, PAGE 626; O.R.B. 9826, PAGE 627; O.R.B. 10358, PAGE 855 DO NOT AFFECT THIS SITE BUT ARE DEPICTED HEREON. EASEMENTS IN O.R.B. 46235, PAGE 1848, AND O.R.B. 46476, PAGE 1434 AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 10 - TERMS, CONDITIONS, RESTRICTIONS, EASEMENTS, INGRESS/EGRESS PROVISIONS AND OTHER MATTERS IN DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PAVED ROADWAYS AND ACCESS IN O.R.B. 40436, PAGE 1404 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 11 - RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS IN O.R.B. 45442, PAGE 313, AS AMENDED BY INSTRUMENT IN O.R.B. 49787, PAGE 519, AS MAY BE SUBSEQUENTLY AMENDED AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 12 - EASEMENT IN O.R.B. 46683, PAGE 115 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEMS 13, 14 & 15 - NOT ADDRESSED.
 - 12) THIS SITE LIES WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE ABOVEMENTIONED TITLE COMMITMENT.

CERTIFICATION:
TO WENDY'S OF N.E. FLORIDA, INC.; WENDY'S INTERNATIONAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; WENDY'S PROPERTIES, LLC; CHICAGO TITLE INSURANCE COMPANY; GRIFFIN ROAD THREE, LLC; JAEA RESTAURANT HOLDINGS, LLC; GRAYROBINSON, P.A.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(o), 13, 14, 16, 17, 18 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURKS, PROFESSIONAL SURVEYOR AND MAPPER LS6135
STATE OF FLORIDA

150000	STATE PLAT BOOK 175, PAGE 38	BY	J.F.P.
150000	STATE PLAT BOOK 175, PAGE 38	BY	J.F.P.
150000	STATE PLAT BOOK 175, PAGE 38	BY	J.F.P.
150000	STATE PLAT BOOK 175, PAGE 38	BY	J.F.P.
NO.	REVISIONS	BY	

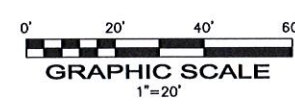
PROPOSED WENDY'S SITE #11614
2071 GRIFFIN ROAD
DANIA BEACH, BROWARD COUNTY
FLORIDA 33315

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/ACSM LAND TITLE SURVEY**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

PLS

DRAWN BY: B.E. SCALE: 1" = 20' FILE: THE WENDY'S COMPANY
CHECKED BY: J.F.P. SURVEY DATE: XX/15 ORDER NO.: 60059



COPYRIGHT 2015 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "AIRPORT COMMERCE CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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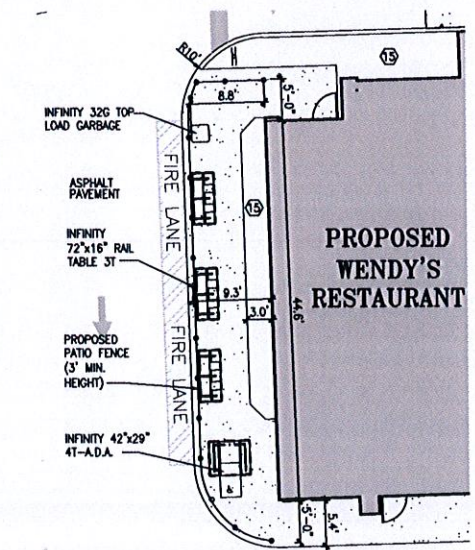
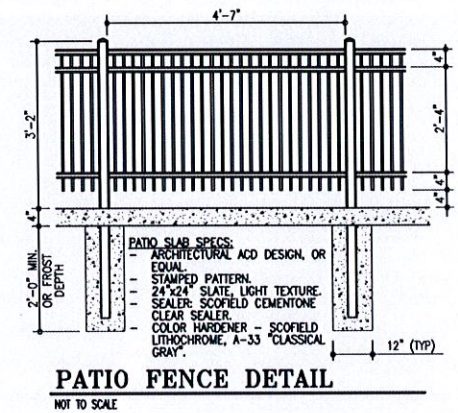
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 25,976 SQUARE FEET, 0.5863 ACRES.



LOCATION SKETCH
NOT TO SCALE

CONSTRUCTION NOTES:

- 1 ASPHALT PAVEMENT AS PER DETAIL
- 2 6" P.C.C. TYPE 'D' CURB AS PER DETAIL
- 3 P.C.C. CURB EDGE SIDEWALK AS PER DETAIL
- 4 P.C.C. CONCRETE SIDEWALK AS PER DETAIL
- 5 P.C.C. HANDICAP RAMP - MAX SLOPE 1:12
- 6 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
- 7 TRASH ENCLOSURE AS PER DETAIL
- 8 LED PARKING LIGHT AS PER SITE LIGHTING (CE-1)
- 9 STEEL BOLLARD AS PER DETAIL
- 10 DETECTABLE WARNING SURFACE PER FLORIDA ACCESSIBILITY CODE.
- 11 24" STOP BAR WHITE (THERMOPLASTIC).
- 12 TRAFFIC ARROWS PAINTED WHITE.
- 13 6" WHITE STRIPES AT 60' (PER FDOT INDEX No. 17346)
- 14 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- 15 LANDSCAPE AREA
- 16 HANDICAP PARKING AS PER DETAIL
- 17 HANDICAP SIGN 7'-0" A.F.F.
- 18 STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- 19 STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- 20 STD. F.D.O.T. HIGH INTENSITY "LEFT TURN ONLY" SIGN (R3-9L) (36"x30")
- 21 SENSOR LOOP AT D/T WINDOW
- 22 DOUBLE FACED ILLUMINATED DIRECTIONAL SIGN.
- 23 MENU BOARD AND SENSOR LOOP W/ SPEAKER PEDESTAL
- 24 CLEARANCE BAR
- 25 PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
- 26 PAVEMENT MARKING
- 27 EXISTING TRANSFORMER PAD TO REMAIN
- 28 BUILDING SIGN
- 29 PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
- 30 PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- 31 MONUMENT SIGN
- 32 "BICYCLE PARKING" SIGN
- 33 BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
- 34 EXISTING ASPHALT PAVEMENT TO REMAIN
- 35 EXISTING DETECTABLE WARNINGS TO REMAIN
- 36 PEDESTRIAN CROSSING SIGN
- 37 EXISTING WATER FEATURE BY OTHERS TO REMAIN.
- 38 EXISTING CURB TO REMAIN.
- 39 EXISTING SPRINKLER BOX TO REMAIN.
- 40 EXISTING WATER METER TO REMAIN.
- 41 EXISTING BACKFLOW PREVENTERS TO REMAIN.
- 42 EXISTING FIREPOST TO REMAIN.
- 43 EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- 44 RESTRIPE NEW CROSSWALK TO MATCH EXIST.
- 45 EXISTING LIGHT POLE BY OTHERS TO REMAIN.
- 46 EXISTING CONC. POLES TO REMAIN.
- 47 EXISTING ELECTRIC METERS TO REMAIN.
- 48 EXISTING CROSS WALK TO BE RESTRIPE.
- 49 EXISTING PARKING TO REMAIN.
- 50 EXISTING SIDEWALK TO REMAIN.
- 51 SAWCUT EXISTING DRIVEWAY.
- 52 RELOCATED EXIST. FOUNTAIN EQUIPMENT
- 53 BOLLARDS
- 54 ROOF TOP EQUIPMENT FULLY SCREENED BY PARAPET
- 55 3 FEET WIDE FIRE LANE
- 56 CURB AT FIRE LANE TO BE PAINTED YELLOW.
- 57 PROVIDE A SIGN THAT STATES: "ADDITIONAL WENDY'S CUSTOMER PARKING TO THE EAST."



OUTDOOR SEATING AREA (PATIO DETAIL)
SCALE: 1"=10'-0"

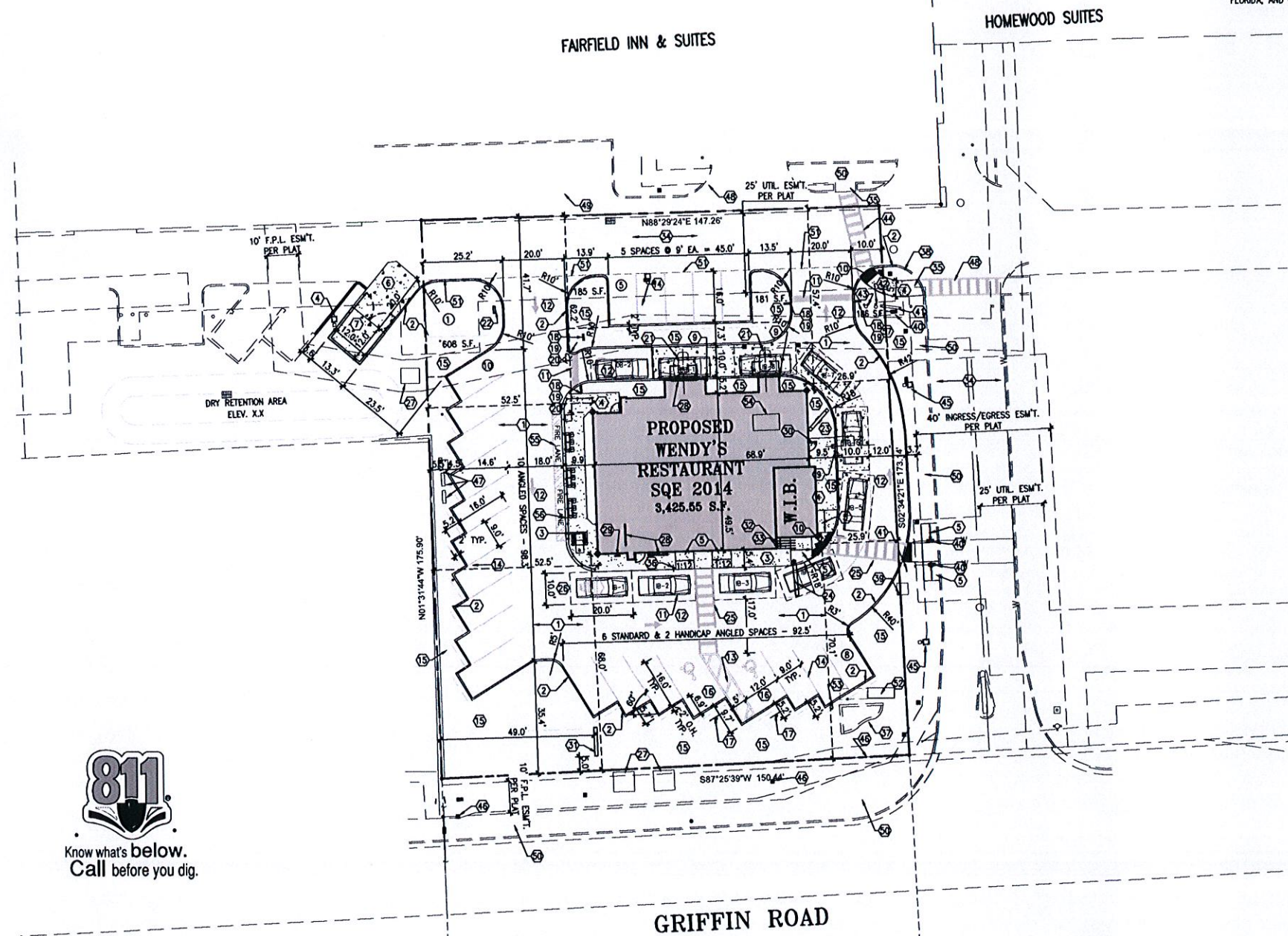
PARKING ANALYSIS FOR WENDY'S SITE

TOTAL PARKING SPACES REQUIRED:	43 SPACES
(1 PER 50 S.F. OF CUSTOMER AREA)	
(1 PER 200 S.F. OF REMAINING GROSS BLDG. AREA)	
(1 PER 200 S.F. OF OUTDOOR SEATING AREA)	
CUSTOMER AREA = 1,582.41/50 = 32 SPACES	
REMAINING AREA = 1,863.14/200 = 9 SPACES	
OUTDOOR SEATING = 64.67/200 = 1 SPACE	
TOTAL	= 43 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
PARKING SPACES PROVIDED ON SITE: (INCLUDING HANDICAP)	23 SPACES
PARKING PROVIDED FROM SITE SURPLUS	
PARKING (PER LEASE AGREEMENT):	30 SPACES
TOTAL PARKING SPACES PROVIDED:	53 SPACES
BICYCLE PARKING REQUIRED	
10% OF PARKING SPACES: 43 x 10% = 4.3 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	5 SPACES

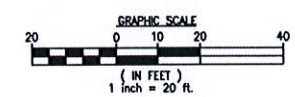
- NOTES:**
1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH BROWARD COUNTY ENGINEERING STANDARDS/AUTCO.
 2. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
 3. ALL SIGNAGE, SHALL REQUIRE A SEPARATE BUILDING PERMIT.
 4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS
 5. PAVEMENT MARKING MATERIAL TO BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
 6. ALL ROOFTOP ACCESSORIES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

ZONING: Industrial Research
Office Marina (IROM)
LAND USE: Industrial
BUILDING HEIGHT: 26'-9"
SITE ANALYSIS

TOTAL LAND AREA:	25,975.51 SQ. FT. (0.596 ± ACRES)
TOTAL BUILDING COVERAGE:	3,425.55 SQ. FT. (13.19 %)
TOTAL LANDSCAPED AREA:	6,339.72 SQ. FT. (24.41 %)
TOTAL PAVED AREA & WALKS:	16,210.24 SQ. FT. (62.41 %)
PERVIOUS AREA:	6,339.72 SQ. FT. (24.41 %) (0.146± ACRES)
IMPERVIOUS AREA:	19,635.79 SQ. FT. (75.59 %) (0.451± ACRES)



SITE PLAN
1"=20'-0"
OPTION 'C'



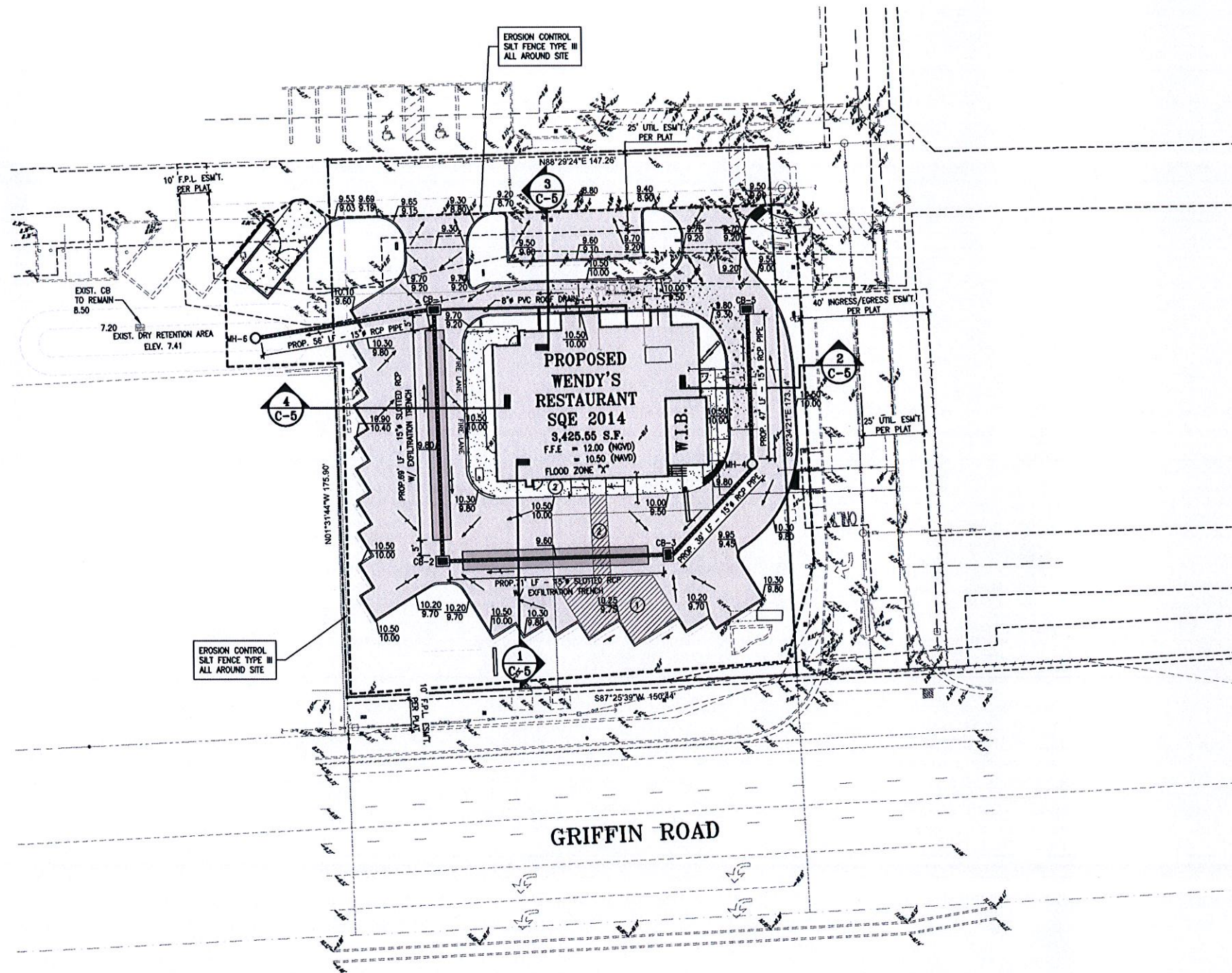
PLANS ISSUE FOR SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

project no: 11/19/15 CITY
scale: AS SHOWN 10/27/15 CITY
date: 7/31/2015 10/06/2015 CITY
drawn by: C.M. revisions

C-1

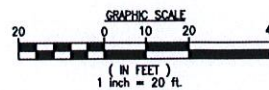
CKE GROUP
INCORPORATED
engineering • architecture • planning

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



PAVING AND DRAINAGE PLAN

1"=20'-0"



Know what's below.
Call before you dig.



PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS			
			N	S	E	W
CB-1	"P"	9.00		0.50*		0.50
CB-2	"P"	9.40	0.50			
CB-3	"P"	9.20			0.50*	0.50*
CB-4	"P"	9.00	0.50	0.50		
CB-5	"P"	9.15		0.50		
MH-6	"P"	7.41				0.50

* PROVIDE POLLUTION RETARDANT BAFFLE
* MH-6 IS A BUBBLE-UP STRUCTURE FOR DISCHARGING IN EXIST. DRY RETENTION

LEGEND

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

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

- NOTES**
- ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 10 FEET OF ANY AREA TO BE FILLED. THIS INCLUDES ALL BUILDING AREAS AND PAVING AREAS WHICH ARE BEING FILLED. ANY SUCH MATERIAL SHALL BE REPLACED WITH APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED IN 8" LAYERS TO 100% OF MAXIMUM DENSITY AS PER AASHTO T-99C.
 - ALL UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE CONSTRUCTED, INSTALLED, AND THEN ACCEPTED BY TOWN OF DANIE ENGINEERING DIVISION AND TINDALL HAMMOCKS, IRRIGATION AND SOIL CONSERVATION DISTRICT.
 - STABILIZED SUBGRADE SHALL HAVE LIMEROCK BEARING RATION (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99C.
 - LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA D. O. T. STANDARD SPECIFICATIONS, EXCEPT THAT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III.
 - PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D. O. T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
 - PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A. S. T. M. SPECIFICATIONS C-478 AND 641, AND CITY OF DANIA BEACH ENGINEERING DEPARTMENT MINIMUM STANDARDS.
 - CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A. S. T. M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION.
 - ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATERTIGHT.
 - ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2 : 1 CEMENT MORTAR MIX.
 - REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF A. S. T. M. SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 FLORIDA D. O. T. STANDARD SPECIFICATIONS.
 - ALL WORKMANSHIP, INSTALLATIONS, AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY OF DANIA BEACH ENGINEERING DIVISION'S MINIMUM STANDARDS.
 - THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C. K. E. GROUP, INC. AND TO CITY OF DANIA BEACH ENGINEERING DIVISION FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION BY CITY OF DANIE ENGINEERING DIVISION.
 - THE CONTRACTOR SHALL PROVIDE TOWN OF DANIA BEACH ENGINEERING DIVISION WITH A CERTIFIED AS-BUILT SURVEY INDICATING GRADE ELEVATIONS AT TOP OF LIMEROCK BASE PRIOR TO PAVING.
 - SOIL BORING RECORDS ARE PART OF THE BID DOCUMENTS. IN THE EVENT OF DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE SOILS REPORT RECOMMENDATIONS, THE MOST STRINGENT OF THE TWO SHALL BE USED.

PLANS ISSUE FOR SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

(305) 558-4124

CKE GROUP INCORPORATED
engineering • architecture • planning

15600 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014

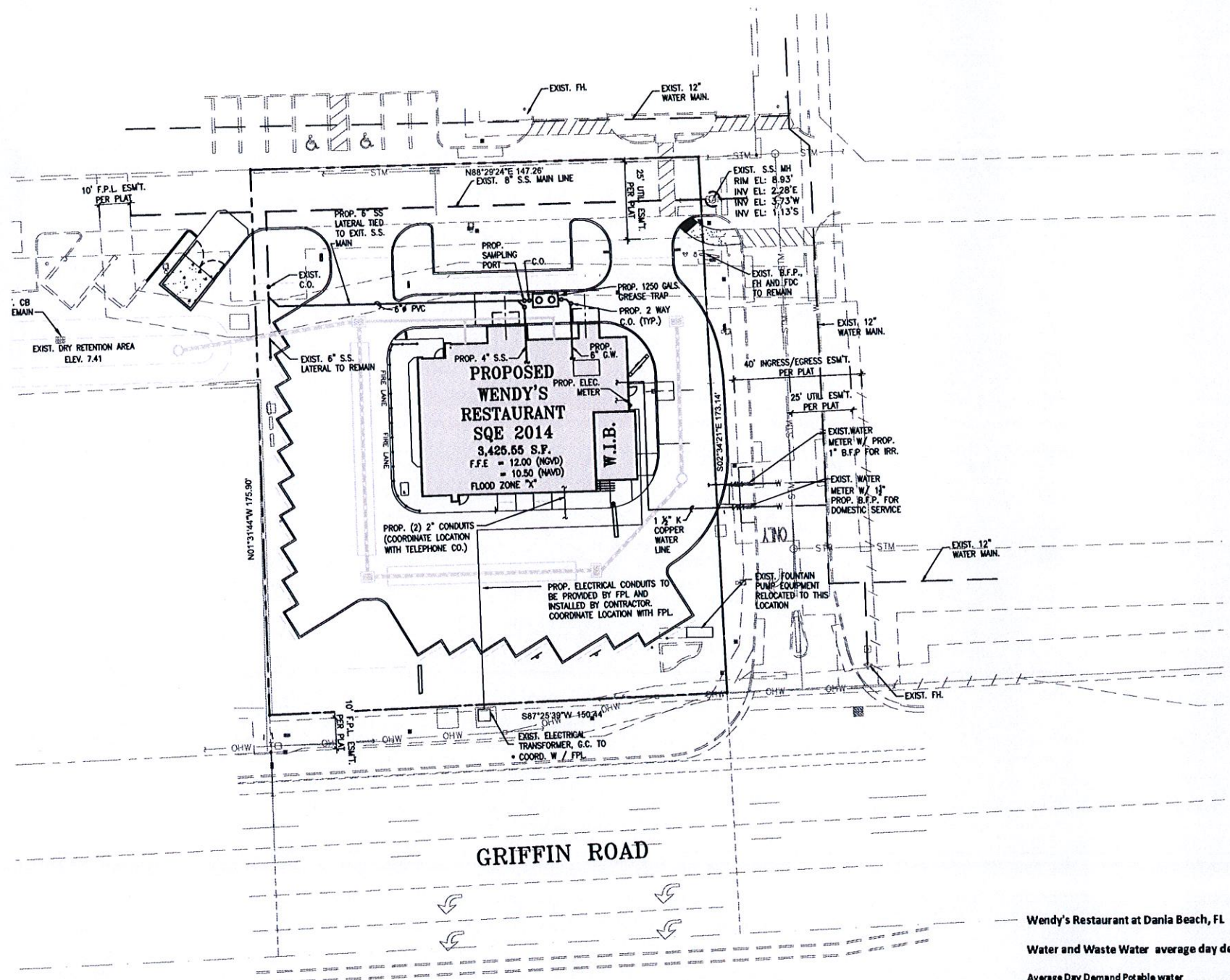
PROPOSED WENDY'S RESTAURANT
2071 GRIFFIN ROAD
DANIA BEACH, FL 33315

Wendy's
ONE 2000 SHIMMARD TER. 1 (REV)

project no: AS SHOWN
scale: AS SHOWN
date: 7/31/2015
drawn by: C.M. revisions

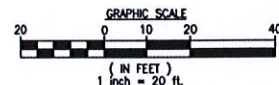
10/06/2015 CITY

C-2



SITE UTILITY PLAN

1"=20'-0"



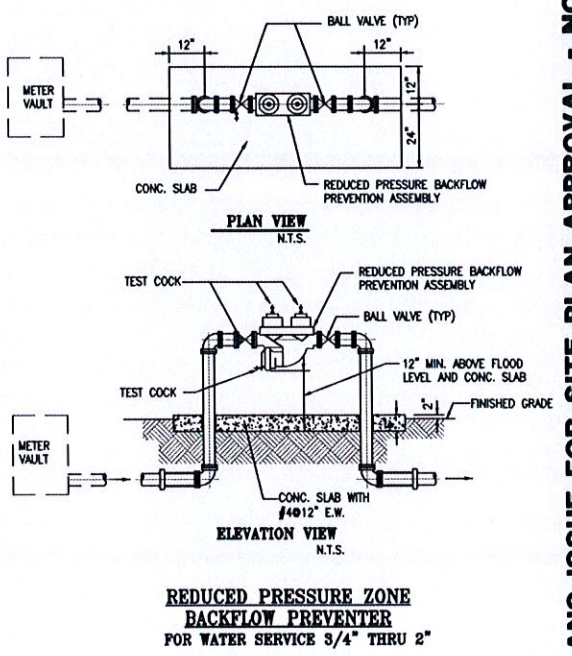
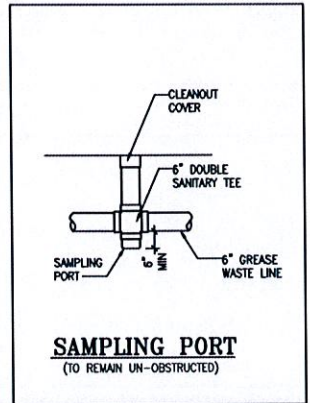
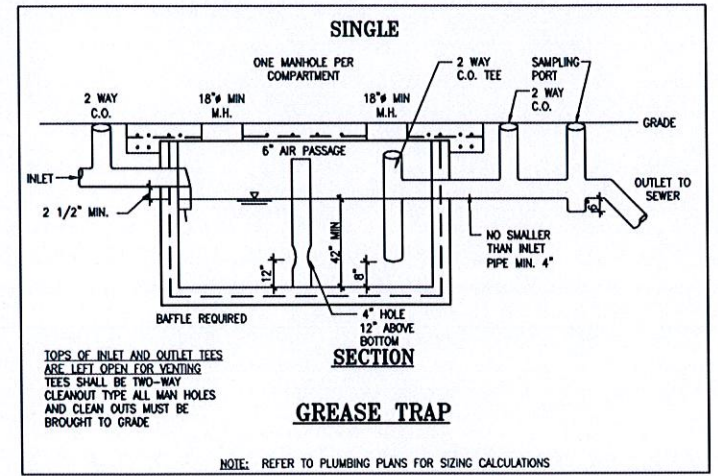
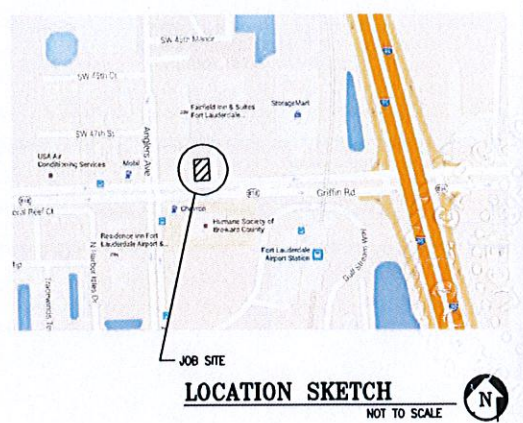
Wendy's Restaurant at Dania Beach, FL

Water and Waste Water average day demand

Average Day Demand Potable water				Approved Office Building		Prop. Wendy's Restaurant	
Requirement	gpd/unit	Area	gpd	Area	gpd	Area	gpd
Previously Approved Office Building	1000 SF of gross building area	42	64325	2701.65			
Prop. Wendy's Restaurant	1000 SF of gross building area	356		2701.65	3515	1251.84	
Total average day flow				2701.65		1251.84	
Max Day		1.20		3450.11		1601.72	
Peak hour demand		1.79		5982.59		2770.97	
NET Peak hour demand						-3211.57	

Average Day Demand wastewater				Approved Office Building		Prop. Wendy's Restaurant	
Requirement	gpd/unit	Area	gpd	Area	gpd	Area	gpd
Previously Approved Office Building	1000 SF of gross building area	34	64325	2187.05			
Restaurant	1000 SF of gross building area	290			3515	1019.95	
Total average day flow				2187.05		1019.95	
NET Avg. day demand						-1167.70	

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



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Wendy's
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10/06/2015 CITY
revisions

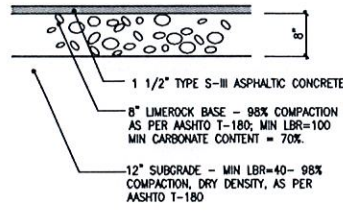
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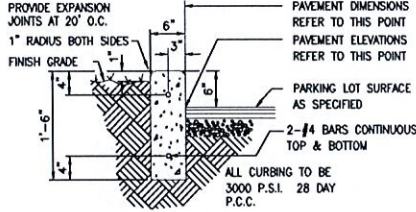
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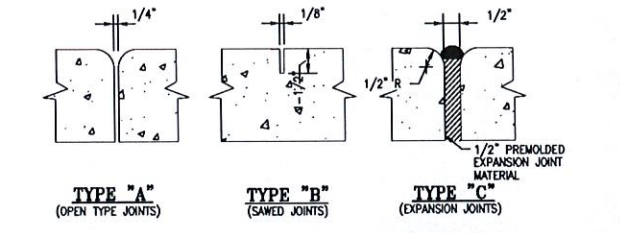
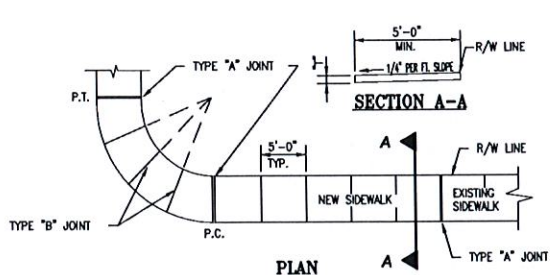
Know what's below.
Call before you dig.



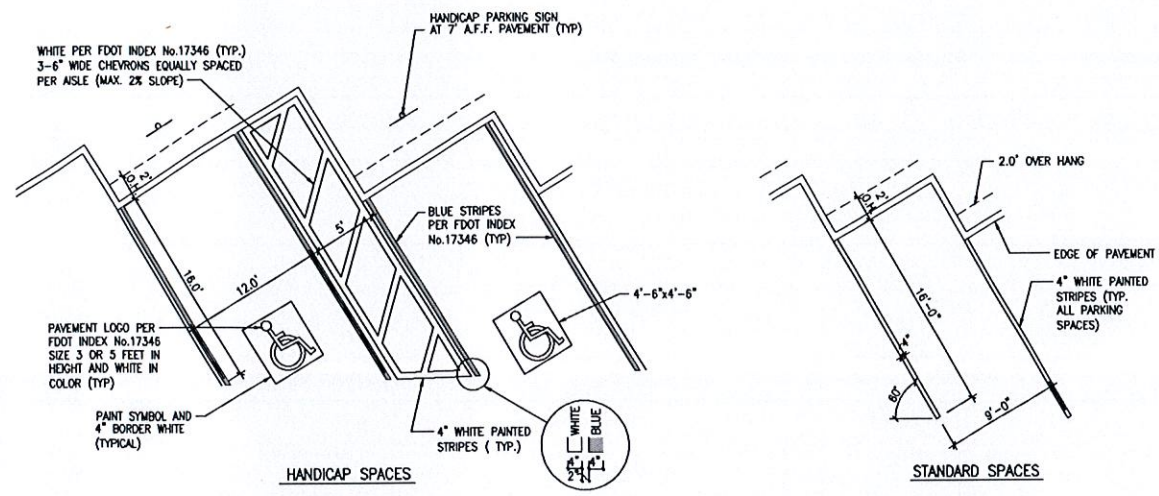
1 PAVEMENT DETAIL NOT TO SCALE



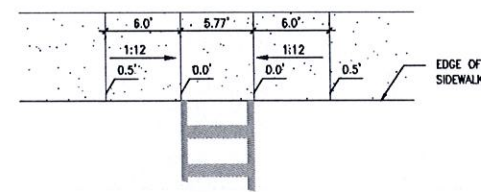
2 6" CONCRETE CURB (TYPE "D") NOT TO SCALE



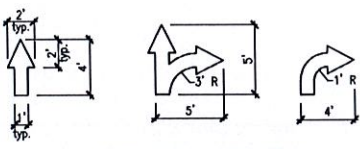
4 SIDEWALK CONSTRUCTION DETAIL NOT TO SCALE



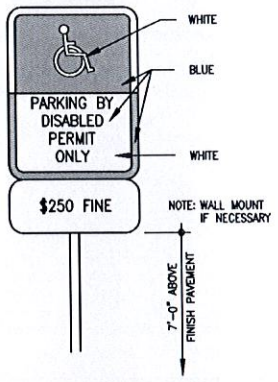
13 14 16 HANDICAP AND STANDARD PARKING DETAILS NOT TO SCALE



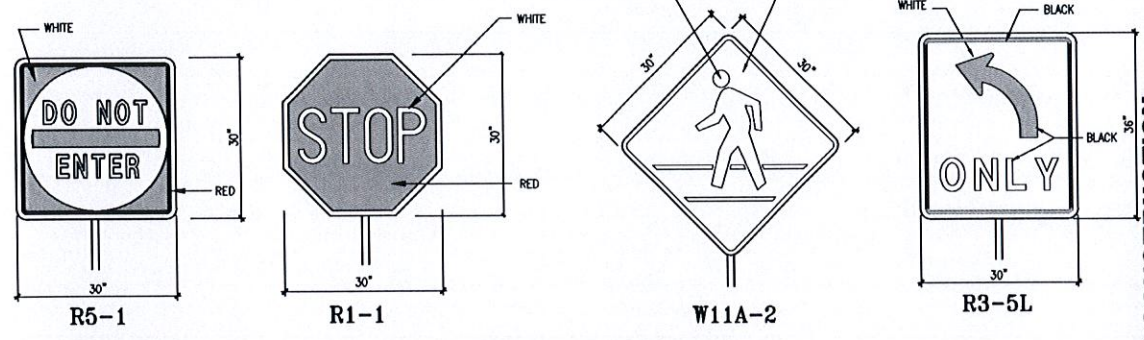
5 HANDICAP RAMP DETAIL NOT TO SCALE



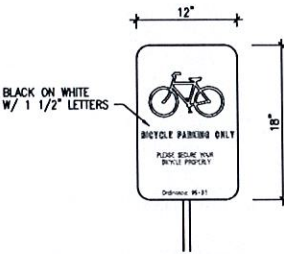
12 PAINTED ARROWS NOT TO SCALE



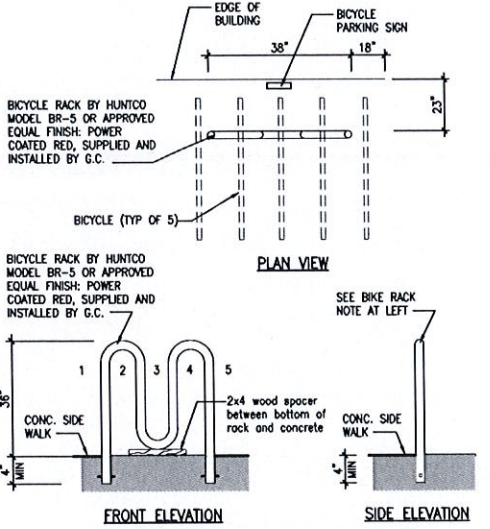
17 HANDICAP PARKING SIGN (FTP 20-04 PER FDOT INDEX 17355) NOT TO SCALE



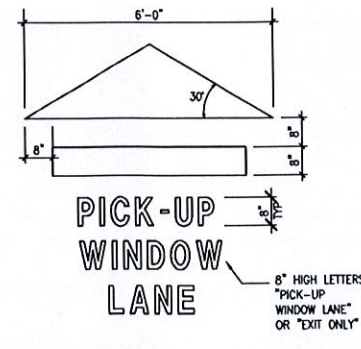
18 19 20 STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS SCALE: N.T.S.



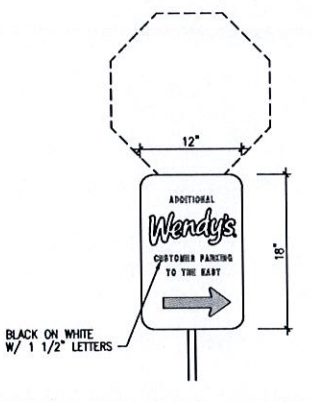
32 BICYCLE PARKING SIGN NOT TO SCALE



33 BIKE RACK DETAIL NOT TO SCALE



43 PAVEMENT MARKER DETAILS NOT TO SCALE



57 WENDY'S ADDITIONAL PARKING SIGN NOT TO SCALE

GENERAL NOTES

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

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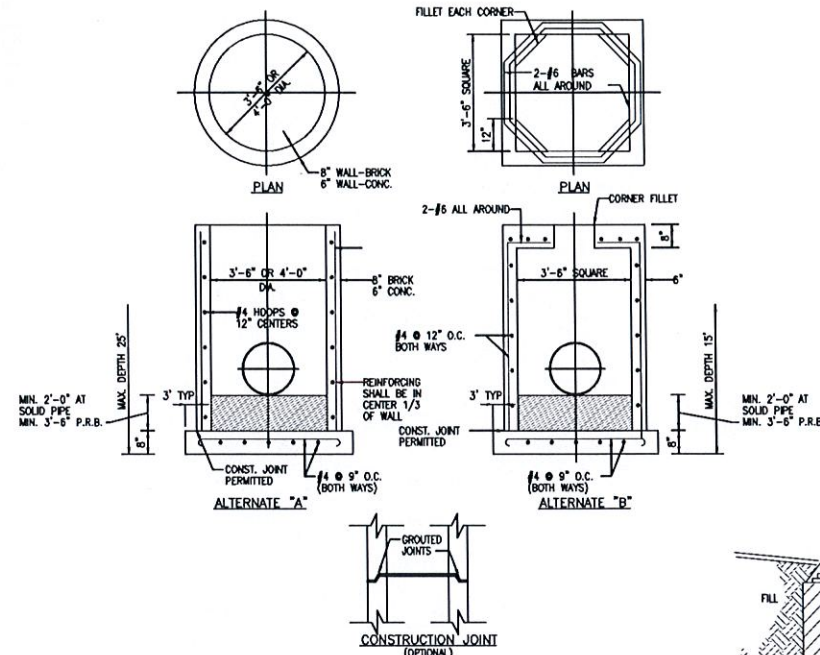
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project no: AS SHOWN
 scale: 7/31/2015
 date: 10/06/2015
 drawn by: C.M. revisions

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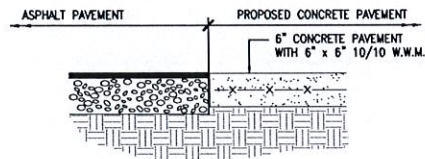


GENERAL NOTES:

- CIRCULAR STRUCTURES (ALTERNATES "A") MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (ALTERNATES "B" & "C") SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
- WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS A.S.T.M. SPECIFICATIONS C-76, TABLE III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
- PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CIRCULAR UNITS.
- SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
- CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
- STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
- ANY INLET, MANHOLE, OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
- MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAXIMUM REQUIRED O.D. + 6".
- THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.

**INLET, MANHOLE & JUNCTION BOX
(TYPE "P")**

NOT TO SCALE



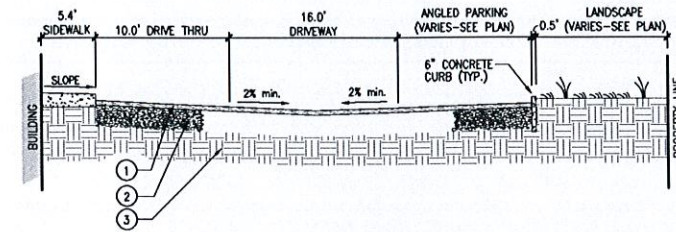
ASPHALT-CONCRETE JOINT DETAIL

NOT TO SCALE

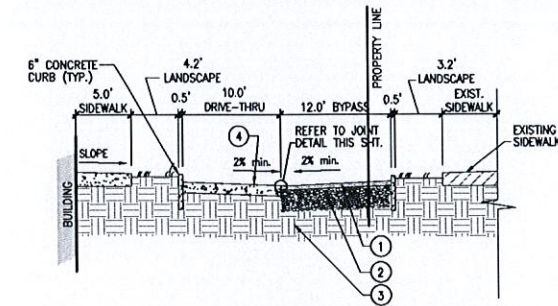
LEGEND:

- 1 1/2" TYPE S-II ASPHALTIC CONCRETE AT PARKING
2" TYPE S-III ASPHALTIC CONCRETE AT DRIVES
- 6" LIMEROCK BASE AT PARKING - 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
8" LIMEROCK BASE AT DRIVES - 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
- 12" SUBGRADE - MIN LBR=40 - 98% COMPACTION, DRY DENSITY, AS PER AASHTO T-180
- 6" CONCRETE PAVEMENT WITH 6" x 6" 10/10 W.W.M.

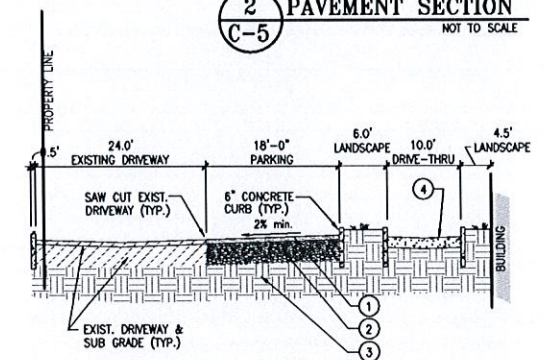
NOTE:
REFER TO SOILS REPORT FOR DETAILED SPECS.



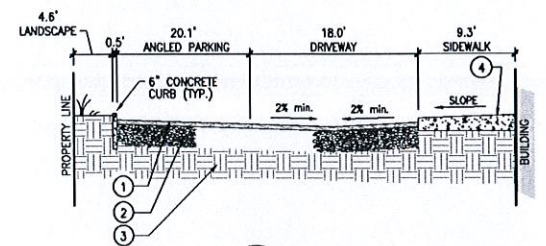
1 PAVEMENT SECTION
C-5 NOT TO SCALE



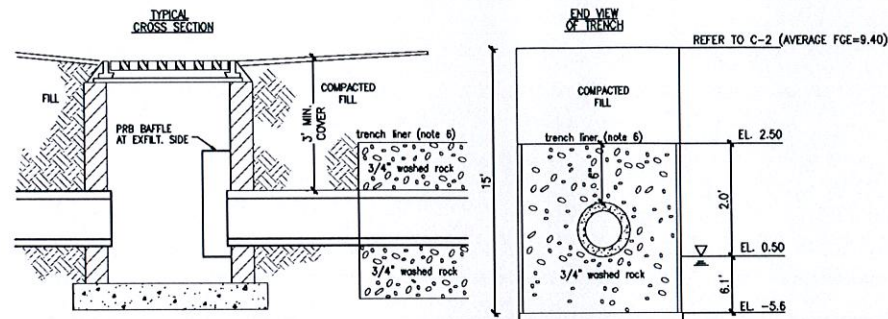
2 PAVEMENT SECTION
C-5 NOT TO SCALE



3 PAVEMENT SECTION
C-5 NOT TO SCALE



4 PAVEMENT SECTION
C-5 NOT TO SCALE

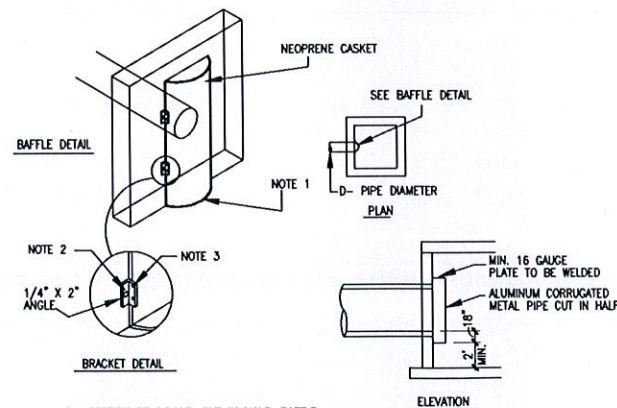


NOTES:

- FOR CATCH BASIN SEE DETAIL (THIS SHEET)
- DRAIN FIELD MAY BE OF SLOTTED CONCRETE PIPE OR PERFORATED METAL PIPE MEETING CITY/COUNTY SPECIFICATIONS.
- PIPES SHALL TERMINATE 2 FEET FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
- COVER PIPE ENDS WITH NO. 10 GALVANIZED OR ALUMINUM SCREEN, OPENING NO LARGER THAN 1/2"x1/2".
- BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
- SIDES AND TOP OF TRENCH TO BE LINED WITH ONE LAYER OF PLASTIC TYPE FILTER CLOTH OR APPROVED EQUAL OVERLAP TRENCH LINING MATERIAL A MINIMUM OF TWO FEET AT TOP OF TRENCH.

EXFILTRATION TRENCH DETAIL

NOT TO SCALE



- SECTION OF A.C.M.P. CUT IN HALF. BAFFLE DIAMETER TO BE AS PER TABLE 1
- 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD
- WELL OR 2-1/4" THRU BOLTS.
- MIN. SLUMP IN P.R.B. INLET IS 2.5' BELOW LOWEST INV. OF PIPE IN INLET.
- BOTTOM OF PRB TO BE MIN. 2' BELOW CONTROL ELEVATION.

TABLE 1	
D	BAFFLE DIA.
12"	15"
18"	24"
24"	36"
30"	42"
36"	48"

POLLUTION RETARDANT BASIN

(BAFFLE TYPE)

NOT TO SCALE

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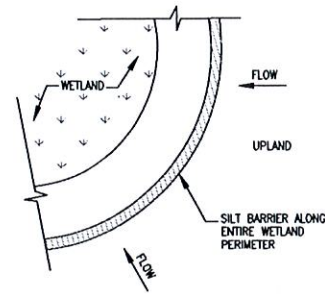
project no. AS SHOWN
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drawn by: C.M. revisions

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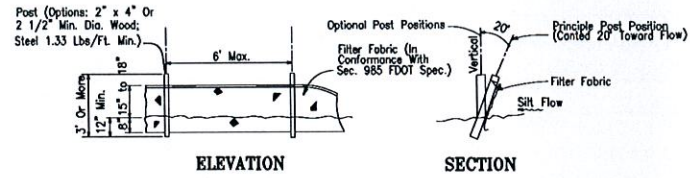
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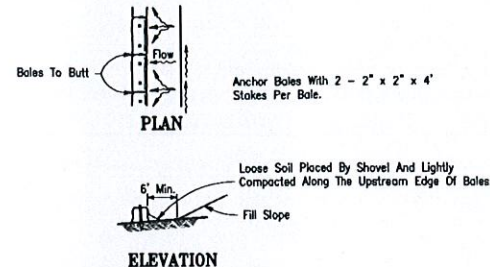


SILT BARRIER
Figure 1



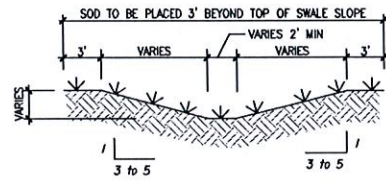
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
Figure 2

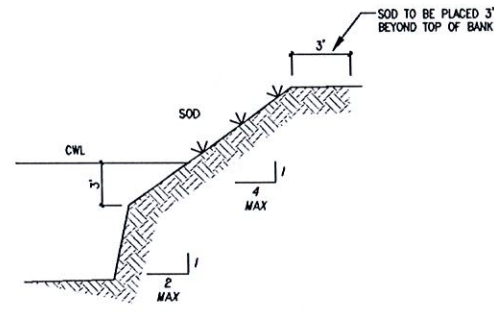


TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

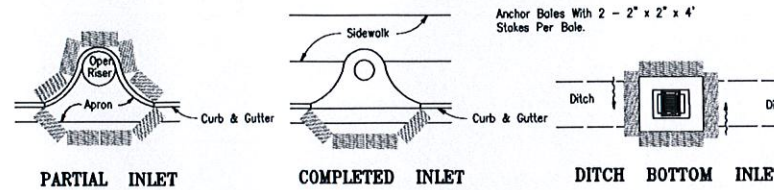
BARRIERS FOR FILL SLOPES



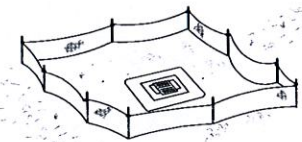
TYPICAL SWALE SECTION
Figure 4



TYPICAL RETENTION/DETENTION POND SECTION
Figure 5



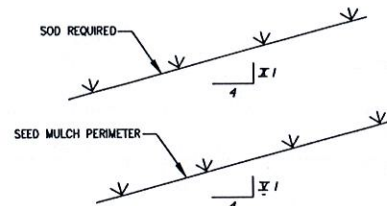
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
Figure 6



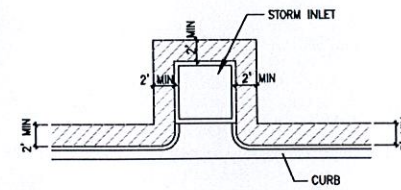
Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

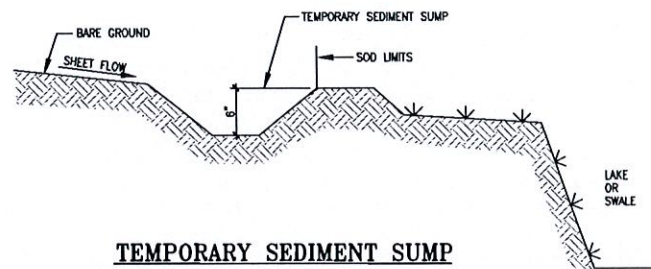
SILT FENCE APPLICATIONS
Figure 7



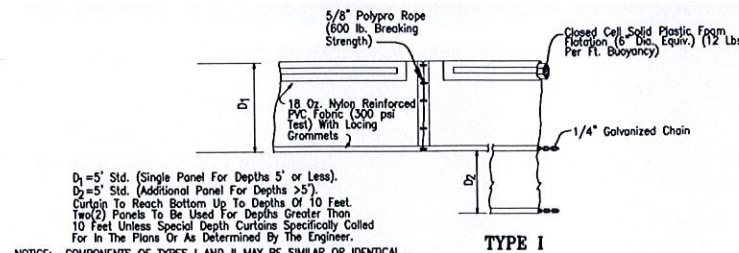
GRASS SLOPES
Figure 8



SOD ALONG CURB AND AROUND INLET
Figure 9



TEMPORARY SEDIMENT SUMP
Figure 10



D₁ = 5" Std. (Single Panel For Depths 5' or Less).
D₂ = 5" Std. (Additional Panel For Depths >5').
Curtains To Reach Bottom Up To Depths Of 10 Feet.
Two (2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

STORMWATER POLLUTION PREVENTION DETAILS
NOT TO SCALE

Best Management Practices

This plan has been prepared to ensure compliance with appropriate conditions of the Miami-Dade County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.
2. Protection of preserved/conserved upland habitats during construction.
3. General erosion control.
4. Protection of surface water quality during and after construction.
5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT Index #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

- 1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.
- 1.2 Preserved wetlands shall be protected prior to the start of site-work construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay boles as shown in Figure 3.
- 1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.
- 1.4 Silt barriers used for wetland protection shall remain in place for the duration of any site-work or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

- 2.1 Baricades shall be placed around all protected (preserved) habitats including mesic and uplands during development.
- 2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

- 3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- 3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or over-seeded and periodically watered sufficient to stabilize the temporary groundcover.
- 3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- 3.4 All gross slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.
- 3.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.
- 3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- 4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.
- 4.2 Where practical stormwater shall be covered by swales. Swales shall be constructed as shown in Figure 5.
- 4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - a. In general erosion shall be controlled at the furthest practical upstream location.
 - b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide brood dikes, hay boles or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

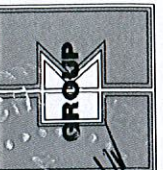
SECTION 5 CONTROL OF WIND EROSION

- a. Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 1. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 2. As soon as practical after completion of construction, bare earth areas shall be vegetated.
 3. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

NOTES

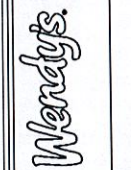
1. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

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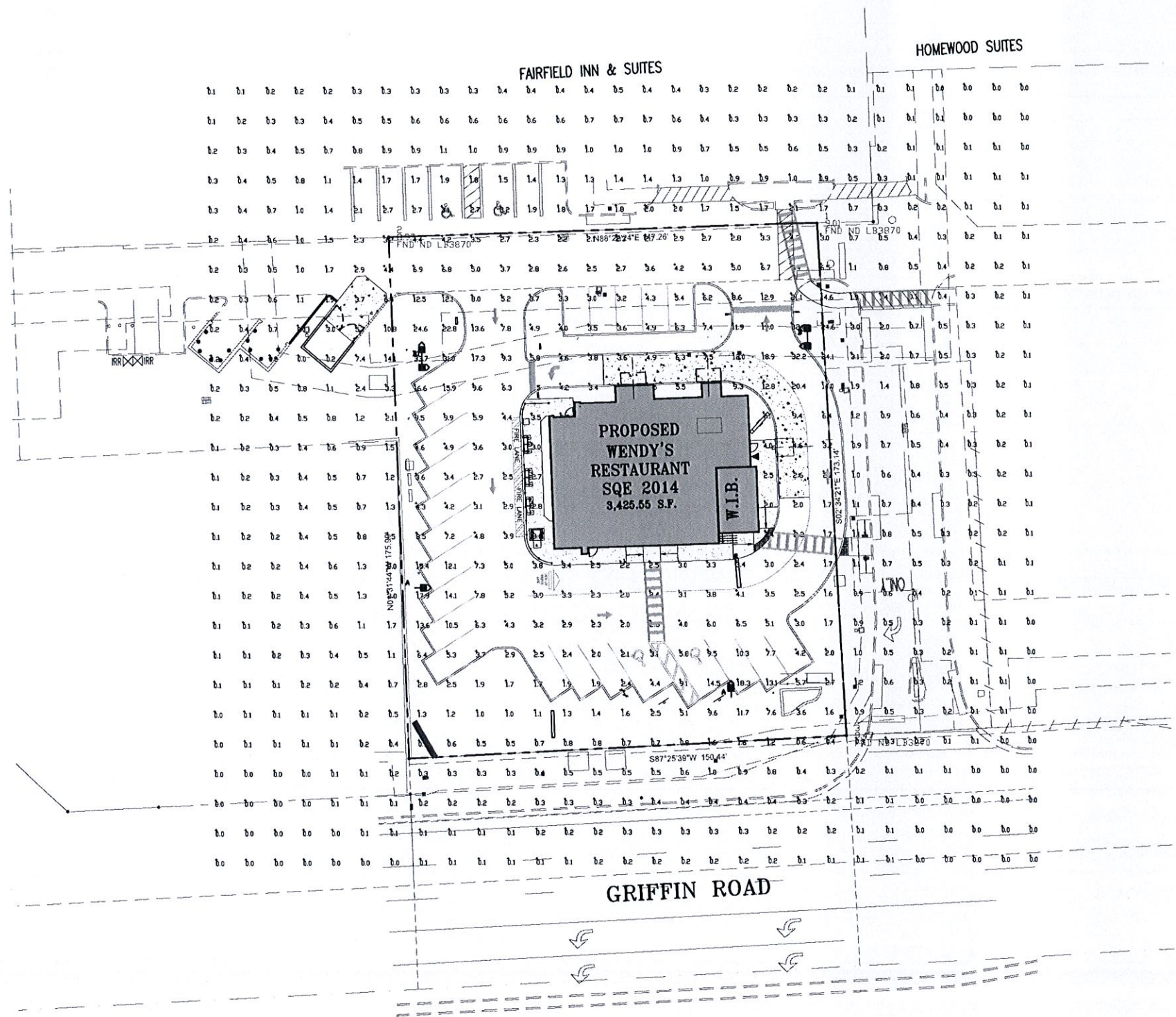
PROPOSED
WENDY'S RESTAURANT
2071 GRIFFIN ROAD
DANIA BEACH, FL 33315



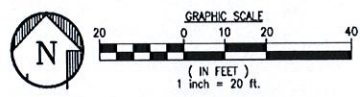
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project no: AS SHOWN
scale: AS SHOWN
date: 7/31/2015
drawn by: C.M. revisions

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



SITE LIGHTING PLAN
1"=20'-0"



NOTES

- POLES / LUMINAIRES SHALL BE RATED FOR 170 MPH.
- FIXTURE SUPPORT SHALL BE PER NEC 410-15.

Calculation Summary

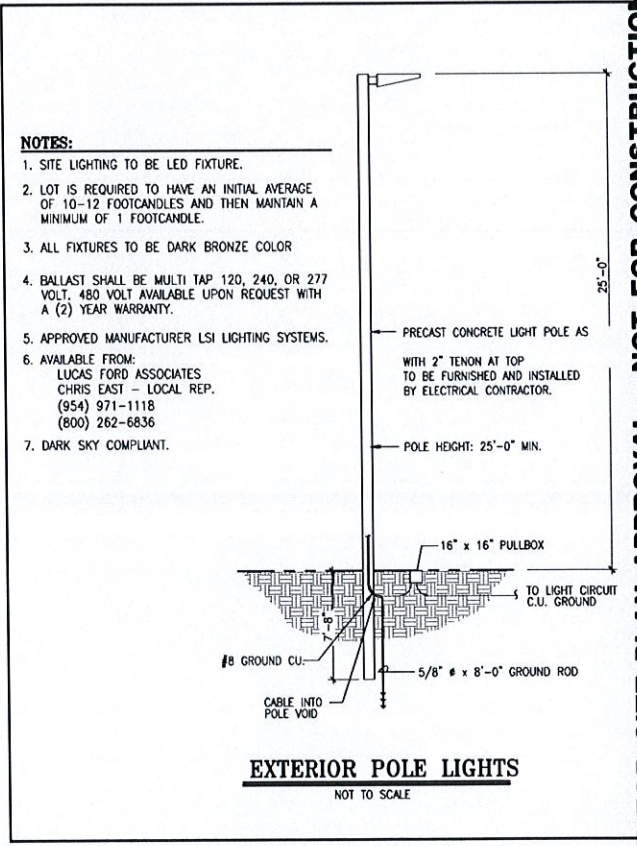
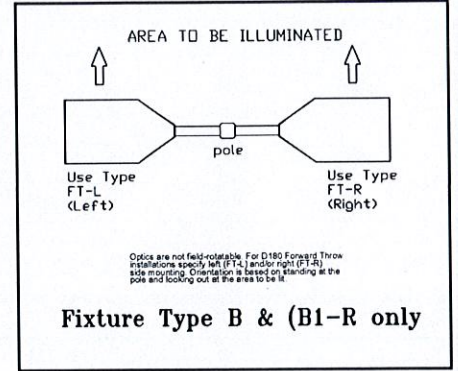
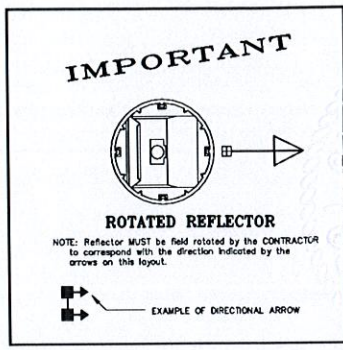
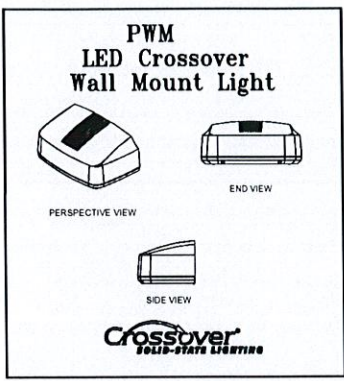
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.28	33.7	0.0	N.A.	N.A.
PARKING/DRIVE SUMMARY	Illuminance	Fc	6.12	32.6	1.7	3.6	19.18

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
↑	1	B	D180° 2R1D	XLCM-(1) FT-L; (1) FT-R-LED-HO-CW-D180 2R1D ON CONCRETE POLE - 25' MH	1.000	N.A.	61874	551.2
→	2	A	SINGLE	XLCM-FT-LED-HO-CW-R SINGLE ON CONCRETE POLE - 25' MH	1.000	N.A.	30937	275.6
←	1	C	SINGLE	PWM-S-LED-HO-CW-UE - 11' MH	1.000	N.A.	5184	55.6
↔	1	B1	ROTATED 1-RIGHT IN	XLCM-(1)-FT-R; (1)-FT-LED-HO-CW-D180 ON CONCRETE POLE - 25' MH	1.000	N.A.	61874	551.2

NOTES

- Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.
- This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



- NOTES:**
- SITE LIGHTING TO BE LED FIXTURE.
 - LOT IS REQUIRED TO HAVE AN INITIAL AVERAGE OF 10-12 FOOTCANDLES AND THEN MAINTAIN A MINIMUM OF 1 FOOTCANDLE.
 - ALL FIXTURES TO BE DARK BRONZE COLOR
 - BALLAST SHALL BE MULTI TAP 120, 240, OR 277 VOLT. 480 VOLT AVAILABLE UPON REQUEST WITH A (2) YEAR WARRANTY.
 - APPROVED MANUFACTURER LSI LIGHTING SYSTEMS.
 - AVAILABLE FROM:
LUCAS FORD ASSOCIATES
CHRIS EAST - LOCAL REP.
(954) 971-1118
(800) 262-6836
 - DARK SKY COMPLIANT.

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Wendy's
PROPOSED WENDY'S RESTAURANT
2071 GRIFFIN ROAD
DANIA BEACH, FL 33315
ME 2008 STANDARD (REV. 1 NEW)

project no: AS SHOWN
scale: 7/31/2015 10/06/2015 CITY
date: C.M. revisions

PLANS ISSUE FOR SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

CE-1

Total Project Watts
Total Watts = 1709.2

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

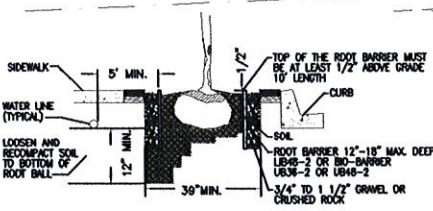
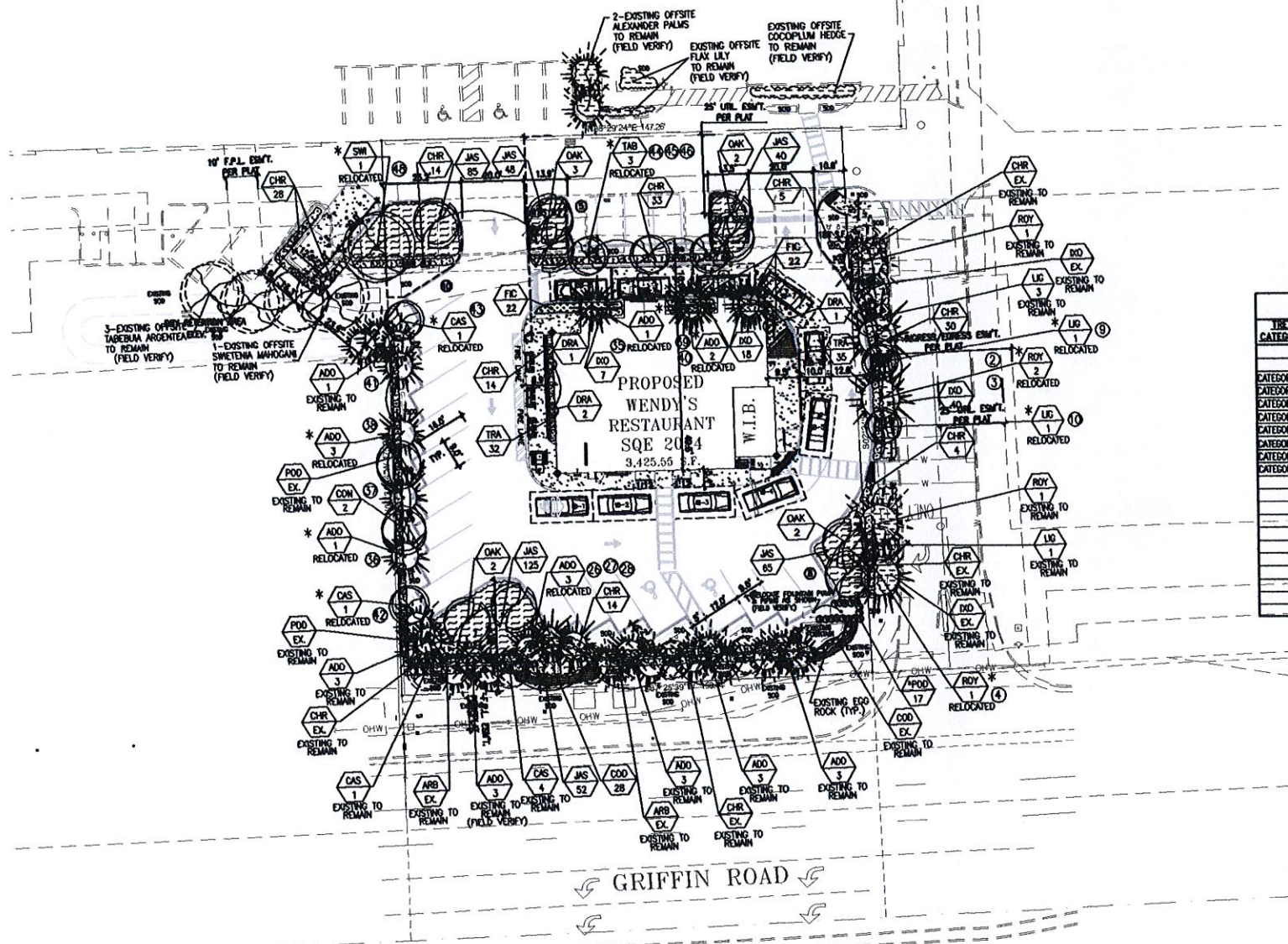
LEGAL DESCRIPTION:

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BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°31'44" WEST ON A WEST LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION 175.80 FEET; THENCE NORTH 88°29'24" EAST 147.28 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 40.00 FOOT WIDE REGRESS/EGRESS EASEMENT DEPICTED ON SAID PLAT; THENCE SOUTH 02°34'21" EAST ON SAID NORTHERLY EXTENSION AND ON SAID WEST LINE 173.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS DEPICTED ON SAID PLAT; THENCE SOUTH 87°25'39" WEST ON SAID SOUTH LINE AND ON SAID RIGHT-OF-WAY LINE 150.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 25,876 SQUARE FEET, 0.5963 ACRES.
HOMWOOD SUITES

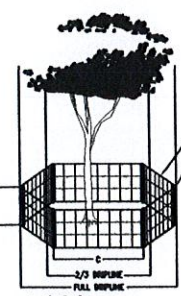
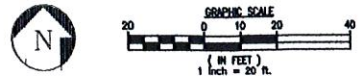
FAIRFIELD INN & SUITES



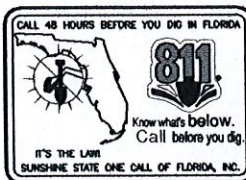
ROOT BARRIER DETAIL (TYPICAL)
N.T.S.
INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE.
NOTE: ALL TREES INSTALLED WITHIN 5' OF CURBS SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED.
TREES/PALMS MARKED WITH AN * SHALL BE INSTALLED WITH ROOT BARRIERS.

NOTE:
ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

LANDSCAPE PLAN
1"=20'-0"



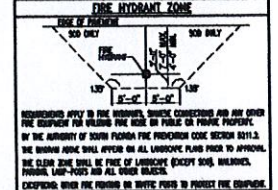
A 3/4" x 2" x 2"
B 2" SWIRL EDGE (TYP.)
C 4" x 5"
D 1 1/2" POST
TREE BARRICADE DETAIL



NOTE: WATER SOURCE AND METHODS COMPLY WITH FLORIDA FRIENDLY LANDSCAPE NINE PRINCIPLES. DROUGHT TOLERANCE= SFWM GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

TREE BARRICADE NOTES:

- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 TO 10 WEEKS PRIOR TO CONSTRUCTION AND SOIL ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-24" ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FERROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. SOIL MOISTURE SHALL BE MAINTAINED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND.
- ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1984." CURRENT EDITION RESPECTIVELY.
- LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH NEIGHBORLY BROADWAY OVERFLOW FOR THE FIRST THREE (3) MONTHS AFTER RELOCATION. A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE IN PLACE DURING CONSTRUCTION.
- EXISTING TREES TO BE RELOCATED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRICADES.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, MOOCS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED. THESE SHALL BE NO TREE REMOVAL/RELOCATION ACTIVITIES TO TAKE PLACE PRIOR TO SECURING A TREE REMOVAL LICENSE WITH THE CITY OF DANIA BEACH.
- TRANSPLANT TREE WITH 60" TREE SPACE OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 DEEPER THAN THE AREA THAT WAS EXCAVATED FOR TRANSPLANTING.
- SET THE TREE NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT 1"-1 1/2" GRADE LEVEL.
- PROVIDE DASH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.



LANDSCAPE LEGEND

TREE CATEGORY	DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	APPROXIMATE SIZE 5 YEAR GROWTH
CATEGORY I	**	YES	SM	1	SWEETENA MIMODAN / MIMODAN	22'-24" X 22'	EXISTING TO REMAIN (1) TO BE RELOCATED	35'-40' X 35'
CATEGORY I	**	YES	DK	9	QUERCUS VIRENANNA / LIVE OAK	12'-14' X 12'	F.G. 5' C.T. 2.5" CAL.	18'-20' X 20'
CATEGORY I	**	YES	DN	2	COMOCARPUS SERICEUS / SILVER BUTTERNUT	12'-14' X 12'	F.G. 5' C.T. 2.5" CAL. "STANDARD"	18'-20' X 20'
CATEGORY I	**	NO	TA	3	ROYSTONIA ALATA / FLORIDA ROYAL PALM	34'-35" X 20"	EXISTING TO REMAIN (5) TO BE RELOCATED	40'-45" X 20"
CATEGORY I	**	NO	TR	3	TABERNA PAULIDA / PINK TRUMPET	10'-18" HEIGTS	EXISTING TO REMAIN (3) TO BE RELOCATED	20'-24" X 22"
CATEGORY II	**	NO	AD	26	ADONIA MERRILLI / CHRISTMAS PALM	12'-14" X 12"	EXISTING TO REMAIN (10) TO BE RELOCATED	16'-18" X 15"
CATEGORY II	**	NO	CAS	7	SEPIA SURATENSIS / GLAUCOUS CASSIA	14'-16" X 15"	EXISTING TO REMAIN (2) TO BE RELOCATED	18'-20" X 18"
CATEGORY II	**	NO	LG	6	LEUCOSTRUM JAPONICUM / WAX PRIME	8'-10" X 10"	EXISTING TO REMAIN (2) TO BE RELOCATED	14'-16" X 12"
CATEGORY II	**	NO	POD	EX	PODOCARPUS MACROPHYLLUS / "MAY"	6'-8" HEIG.	EXISTING TO REMAIN	6'-8" HEIG.
**	YES	CHR	128	CHRYSALARIUS ICADO / "RED TIP"	36" X 18"	24" O.C. FULL TO BASE (EXISTING TO REMAIN)	36" HEIG.	
**	NO	FC	44	FICUS MICROCARPA / "GREEN ISLAND"	16" X 14"	24" O.C.	24" HEIG.	
**	NO	DO	65	DIORIA NORA GRANT / PINK DIORA	24" X 18"	24" O.C. (EXISTING TO REMAIN)	24" HEIG.	
**	NO	POD	17	PODOCARPUS MACROPHYLLUS / "MAY"	60" X 24"	24" O.C. FULL TO BASE	60" HEIG.	
**	NO	JMS	415	JASMINUM MULTIFLORUM / "DORNEY JASMINE"	18" X 18"	24"	18" HEIG.	
**	NO	DR	4	DRACONA WINGHATA / "RED EDGE"	30" X 24"	AS SHOWN - MULTI-STEM FULL	48" HEIG.	
**	NO	COO	28	COONHIA WINGHATA / "HAWKEY"	18" X 18"	24" O.C. (EXISTING TO REMAIN)	18" HEIG.	
**	NO	ARB	EX	SCHOTTEIA ARBORESCENS / "TRINITIES"	18" X 18"	24" O.C. (EXISTING TO REMAIN)	36" HEIG.	
**	NO	TRA	67	TRACHELOSIPHUM ASHATZUM / "SANTIC JASMINE"	6" X 1 GAL. FULL	12" O.C.	6" HEIG.	

LANDSCAPE DATA

REMOVED	FINISHED
PERMANENT TREES 1-10 L.F.	5
PERMANENT TREES 1-10 L.F.	13
PERMANENT TREES 8" D.C.	247
NON-MONOCULAR OPEN SPACE (LESS THAN 300)	(0,029.10)
1 TREE / 10 SQUARE PER 2,000 SQ. FT.	3/20
STREET TREE RECOMMENDATIONS ARTICLE 15A(5)(D)	7/620
5 PALMS (EUPHORBIA) 13 FT. AT EACH OF LANDSCAPE BUFFERS:	2
SEE 275-150:	2
40' SIDE WALKS 14' x 6'-7'	8
40' SIDE WALKS 12' x 6'	15 (EXISTING)
40' SIDE WALKS / ACCENT 10' x 5'	8 (EXISTING)
40' SIDE WALKS 10' x 5'	2
40' SIDE WALKS 10' x 5' (EXISTING)	4 TREES/13 PALMS
40' SIDE WALKS 10' x 5' (EXISTING)	14 TREES/21 PALMS (21-EXISTING)
40' SIDE WALKS 10' x 5' (EXISTING)	10
40' SIDE WALKS 10' x 5' (EXISTING)	17
40' SIDE WALKS 10' x 5' (EXISTING)	42

ZONING: Industrial Research Office Marina (IROM)
LAND USE: Industrial
BUILDING HEIGHT: 26'-0"
SITE ANALYSIS

TOTAL LAND AREA:	25,875.51 SQ. FT. (0.596 ACRES)
TOTAL BUILDING COVERAGE:	3,425.55 SQ. FT. (13.19 %)
TOTAL LANDSCAPED AREA:	8,338.72 SQ. FT. (32.41 %)
TOTAL PAVED AREA & WALKS:	16,210.24 SQ. FT. (62.41 %)
PERVIOUS AREA:	8,338.72 SQ. FT. (32.41 %) (0.1488 ACRES)
IMPERVIOUS AREA:	18,875.79 SQ. FT. (75.59 %) (0.4312 ACRES)

- NOTES**
- SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
 - ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN FLORIDA DEPT. OF AGRICULTURE, GRASSES AND SPERMATOPHYTES, CURRENT EDITION RESPECTIVELY.
 - LANDSCAPE CONTRACTOR TO PROVIDE AN APPROVED LEAK PROTECTION SYSTEM ELIMINATING SOIL COVERAGE & SOIL RUN OFF TO ALL LANDSCAPED AREAS; SYSTEM SHALL HAVE A RUN SENSOR DEVICE AS REQUIRED.
 - ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1984." CURRENT EDITION RESPECTIVELY.
 - LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAGGIA PAPER & FLORIDA HOLLY FROM SITE.
 - EXISTING TREES TO BE RELOCATED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION AS PER DET OF DANIA BEACH. SEE SPECIFICATIONS.
 - NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRICADES.
 - TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, MOOCS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
 - TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
 - LANDSCAPE CONTRACTOR SHALL NOT INSTALL PLANT MATERIALS WITH ROOTBALLS OF TREES AND OR PALMS AND SHOULD BE INSTALLED OUTSIDE ROOTBALLS AS REQUIRED.
 - SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH A OR SLIGHTLY HIGHER (4" - 1") THAN THE FINISHED GRADE.
 - SUBSTITUTION PLANT SUBSTITUTION REQUIRES FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE CITY SPECIFICATION REQUIRES SHALL BE INSTALLED TO THE LANDSCAPE CONTRACTOR'S DISCRETION. IF A LANDSCAPE CONTRACTOR'S SUBSTITUTION TO SHOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE LANDSCAPE CONTRACTOR'S DISCRETION.
 - A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED. TREES SHALL BE PLANTED 15' FROM LIGHT STANDARDS TO MAINTAIN ILLUMINATION LEVELS AS SPECIFIED.
 - LANDSCAPE CONTRACTOR TO CALL THE CITY OF DANIA BEACH LANDSCAPE INSPECTOR AT (904)921-8000 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING OF CONSTRUCTION AS REQUIRED. LANDSCAPE CONTRACTOR TO CONTACT CITY LANDSCAPE INSPECTOR PRIOR TO RELOCATION OF EXISTING TREES OR PALMS FOR CONDITION OF EXISTING MATERIAL, AND SHALL BE APPROVED UPON INSPECTION OR IF DENIED NOT FEASIBLE, 30% A NEW TREE/PALM SHALL BE INSTALLED BY RELOCATION.
 - EXISTING TREES SHALL BE PRUNED AND MAINTAINED TO HAVE 6"-8" MIN. CLEARANCE OVER SIDEWALKS AS REQUIRED.
 - LANDSCAPE CONTRACTOR SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WOOD MANAGEMENT DISTRICTS RECOMMENDATIONS" (LATEST EDITION) AS REQUIRED.
 - ALL HERB AND PLANTS SHALL BE TRIMMED.

PARKING ANALYSIS FOR WENDY'S SITE

TOTAL PARKING SPACES REQUIRED:	42 SPACES
(1 PER 50 SQ. FT. OF CUSTOMER AREA)	
(1 PER 200 SQ. FT. OF REMAINING BLDG. AREA)	
EXISTING AREA = 1,262.41/50 = 25 SPACES	
REMAINING AREA = 1,262.41/200 = 6 SPACES	
TOTAL:	31 SPACES
WINDOUP SPACES REQUIRED:	2 SPACES
WINDOUP SPACES PROVIDED:	2 SPACES
PARKING SPACES PROVIDED ON SITE (INCLUDING WINDOUP):	27 SPACES
PARKING PROVIDED FROM SITE SURPLUS:	30 SPACES
PARKING (PER LEASE AGREEMENT):	57 SPACES
TOTAL PARKING SPACES PROVIDED:	57 SPACES
BICYCLE PARKING REQUIRED:	10% OF PARKING SPACES = 42 x 10% = 4.2 SPACES
TOTAL BICYCLE PARKING PROVIDED:	5 SPACES

DEC 17 2015
Planning Department

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

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PROPOSED WENDY'S RESTAURANT
2071 GRIFFIN ROAD DANIA BEACH, FL 33015
Wendy's
ME 2005 STANDARD (REV. 1. 06)

LANDSCAPE PLAN

12/11/15 CITY
11/17/15 CITY
10/29/15 CITY
9/24/15 CITY
8/24/15 CITY
8/07/15 UPDATED

project no.:
scale: AS SHOWN
date: 7/31/2015
drawn by: C.M. revisions
RICK BARRETT

L-1

"ALL EXISTING PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

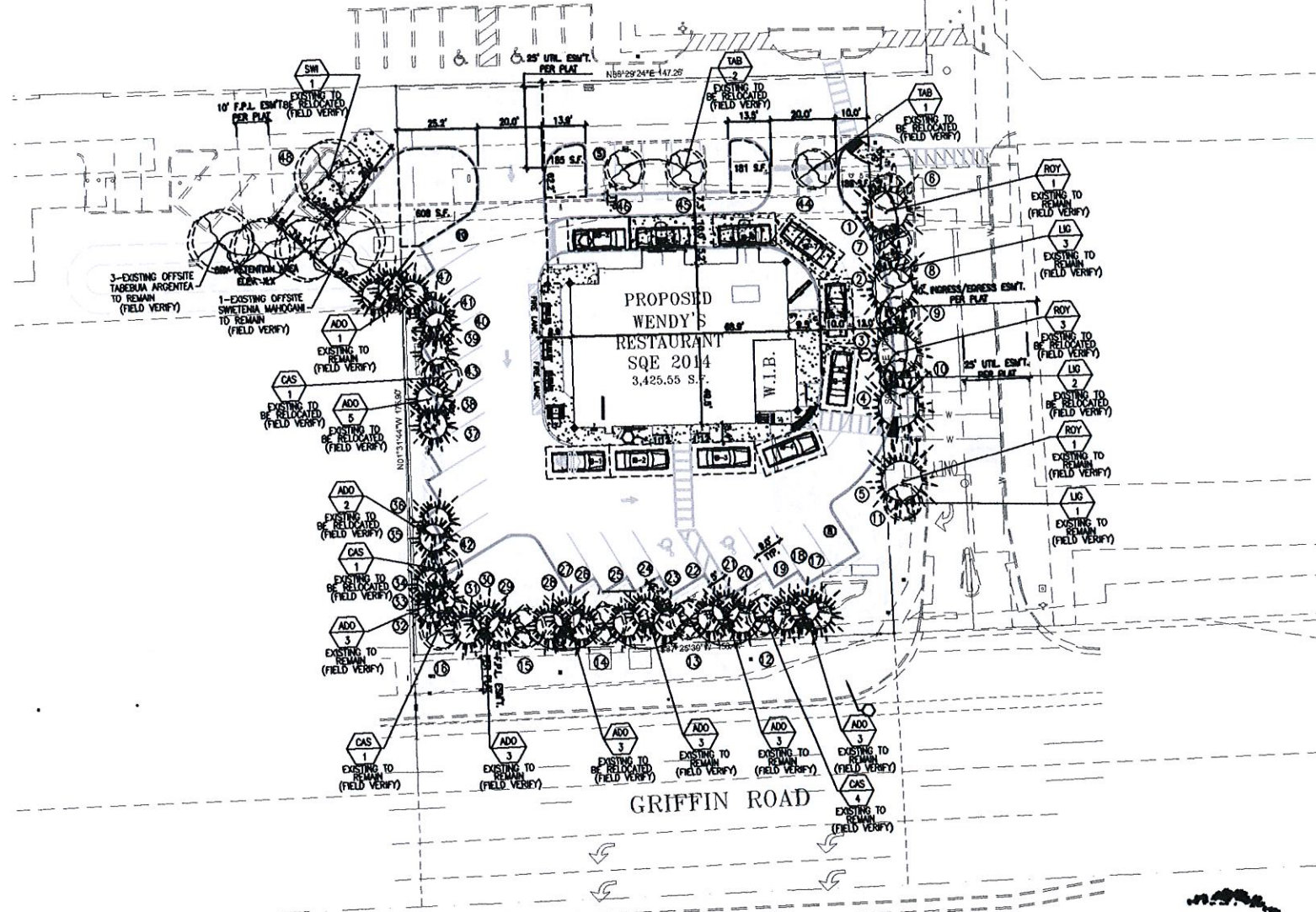
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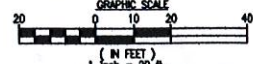
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FAIRFIELD INN & SUITES
HOMWOOD SUITES



EXISTING TREE SURVEY/DISPOSITION PLAN

1"=20'-0"



TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 4 TO 10 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRUNK DEPTH SHALL BE 1/2" TO 3/4"; ROOT BALL SHALL BE A MINIMUM OF 80" WHEN ROOT PRUNED. FILL TRENCH WITH PERMEABLE MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WAITING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TRUNK ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A302-1996," CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRICADES.

6. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS & NOxious PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
7. TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
8. TRANSPLANT TREE WITH 60" TREE SPINE OR TREE CRANK. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRINCHED FOR TRANSPLANTING.
9. SET THE TREE NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT 1"-4" GRADE LEVEL.
10. PROMOTE DEEP TO REMAIN WATER. ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A Mixture OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
11. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.



CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL. CALL 954-924-0423 A MINIMUM OF 5 DAYS PRIOR TO THE MEETING DATE TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS SHOWN ON THE PLAN OR AT THE EDGE OF THE DISTURBANCE IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE DANIA BEACH CITY ARBORIST AT 954-924-0800 TO OBTAIN PERMIT INFORMATION.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO BEGINNING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
 - A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION.
 - B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

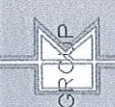
CALIPER	MINIMUM ROOT BALL DIAMETER
1	18"
2	24"
3	32"
4	42"
5	54"
6	60"
7	70"
8	80"
 - C. 12 INCHES PER INCH OF TRUNK DIAMETER.
 - D. TRANSPLANTED TREES WITH UNLADDERED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
 - E. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DANIA BEACH CITY ARBORIST PRIOR TO USE.
9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURES GRASSES AND SEEDWAYS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS TAKE PRECEDENCE.
12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY ARBORIST.
13. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED 1 YEAR AFTER INSTALLATION.
15. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING. NO DRY PLANTING PERMITTED.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE DUES AND/OR FABRIC STRIPS SHALL BE FLAGGED WITH FLOURESCENT COLOURED TAPE.
19. MULCHING:
 - A. ALL LANDSCAPE AREAS NOT COVERED BY SOO SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
 - B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
 - C. CHIPPED MULCH SHALL BE USED.
 - D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS TO NOT IMPED THE FLOW OF DRAINAGE INTO THE LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

FIELD VERIFY ALL TREE LOCATIONS AND CONDITION OF SPECIES SHOWN AS REQUIRED

- * TREE/PALM SPECIES TO BE RELOCATED-SEE L-1 FOR ADDITIONAL INFO
- x TREE/PALM SPECIES TO BE REMOVED-SEE CHART BELOW

EXISTING TREES & PALMS DISPOSITION

MATVTS	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	CALIPER	CONDITION	CANOPY COVER	ESTIMATED VALUE AMOUNT
YES	ROY	1	ROYSTONIA ELATA / FLORIDA ROYAL PALM	34'-35" X 20'	EXISTING TO REMAIN	18.0"	GOOD	400 SQ. FT.	
YES	ROY	1	ROYSTONIA ELATA / FLORIDA ROYAL PALM	34'-35" X 20'	EXISTING TO BE RELOCATED	18.0"	GOOD	400 SQ. FT.	\$3,500.00
YES	ROY	1	ROYSTONIA ELATA / FLORIDA ROYAL PALM	34'-35" X 20'	EXISTING TO BE RELOCATED	18.0"	GOOD	400 SQ. FT.	\$3,500.00
YES	ROY	1	ROYSTONIA ELATA / FLORIDA ROYAL PALM	34'-35" X 20'	EXISTING TO BE RELOCATED	18.0"	GOOD	400 SQ. FT.	\$3,500.00
YES	ROY	1	ROYSTONIA ELATA / FLORIDA ROYAL PALM	34'-35" X 20'	EXISTING TO REMAIN	18.0"	GOOD	400 SQ. FT.	
NO	ULI	1	LIQUISTRUM JAPONICUM / WAX PRUNET	8'-10" X 10'	EXISTING TO REMAIN	4.0"	GOOD	100 SQ. FT.	
NO	ULI	1	LIQUISTRUM JAPONICUM / WAX PRUNET	8'-10" X 10'	EXISTING TO REMAIN	4.0"	GOOD	100 SQ. FT.	
NO	ULI	1	LIQUISTRUM JAPONICUM / WAX PRUNET	8'-10" X 10'	EXISTING TO BE RELOCATED	4.0"	GOOD	100 SQ. FT.	
NO	ULI	1	LIQUISTRUM JAPONICUM / WAX PRUNET	8'-10" X 10'	EXISTING TO BE RELOCATED	4.0"	GOOD	100 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO REMAIN	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO REMAIN	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO REMAIN	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO REMAIN	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO REMAIN	4.0"	GOOD	225 SQ. FT.	
NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
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NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO BE RELOCATED	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO BE RELOCATED	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO BE RELOCATED	4.0"	GOOD	225 SQ. FT.	
NO	CAS	1	SONNA SURATTENSIS / GLAUCOUS CASSIA	14'-18" X 15'	EXISTING TO BE RELOCATED	4.0"	GOOD	225 SQ. FT.	
NO	TAB	1	TABERNA PALUDA / PINK TRUMPET	12'-14" X 10'	EXISTING TO BE RELOCATED	3.5"	GOOD	100 SQ. FT.	
NO	TAB	1	TABERNA PALUDA / PINK TRUMPET	10'-12" X 7"	EXISTING TO BE RELOCATED	2.0"	GOOD	48 SQ. FT.	
NO	TAB	1	TABERNA PALUDA / PINK TRUMPET	14'-18" X 12'	EXISTING TO BE RELOCATED	4.0"	GOOD	144 SQ. FT.	
NO	AND	1	ADONIA MERRELLI / CHRISTMAS PALM	12'-14" X 12'	EXISTING TO REMAIN	4.0"	GOOD	144 SQ. FT.	
YES	SMI	1	SMETEDA MAHOGANI / MAHOGANY	22'-24" X 22'	EXISTING TO BE RELOCATED	8.0"	GOOD	484 SQ. FT.	



CKE GROUP
INCORPORATED
planning
engineering • architecture •

ES # 0004337
EDWARD CARLSON
CHL. ENG. - PE 3784
1515 N.W. 13TH AVENUE
SUITE 106
MIAMI LAKES, FL 33014
ARCHITECT • PE 3784
ARCHITECT • PE 3784

ED # 0004337
EDWARD CARLSON
CHL. ENG. - PE 3784
1515 N.W. 13TH AVENUE
SUITE 106
MIAMI LAKES, FL 33014
ARCHITECT • PE 3784
ARCHITECT • PE 3784

PROJECT NO: 15-04-2040
SCALE: AS SHOWN
DATE: 11/12/15 CITY
10/27/15 CITY
7/31/2015 10/06/2015 CITY
DRAWN BY: C.M. REVISIONS
RICK BARRETT

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

PROPOSED
WENDY'S RESTAURANT
2071 GRIFFIN ROAD
DANIA BEACH, FL 33018
NE 2000 STANDARD TER. I. (NOI)
EXISTING TREE SURVEY/DISPOSITION

L-2

SITE NUMBER:	2014333
BASE MODEL:	SQE
ASSET TYPE:	CORPORATE
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	2015 JUN 01 R5
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2015
FURNITURE PACKAGE:	2014
DESIGN BULLETINS:	THRU DB 2014-04



PROJECT TYPE: **SQE NEW**

Wendy's.
 Store # 11614
 2071 Griffin Road
 Dania Beach, Florida. 33312

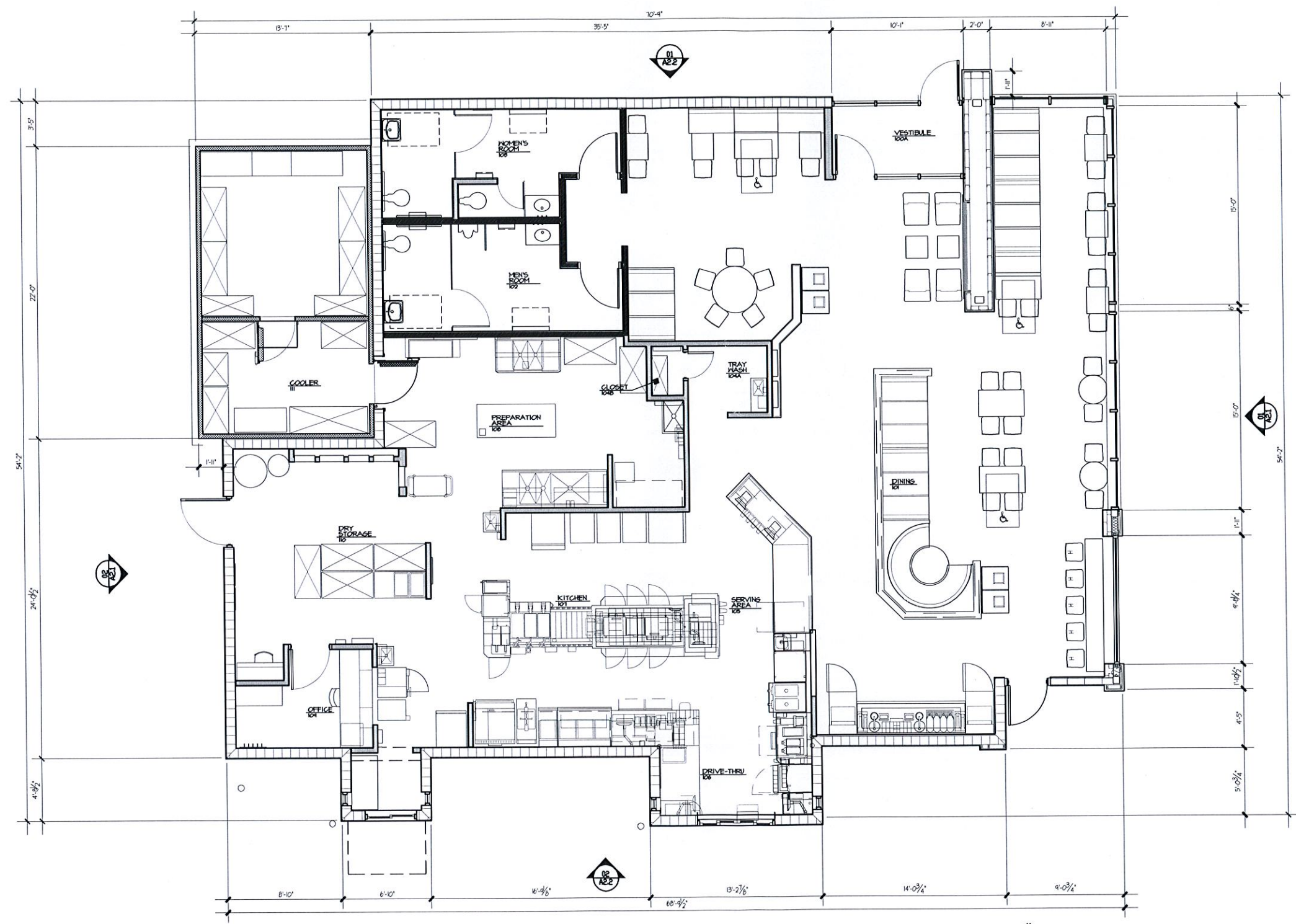
REV.	DATE	DESCRIPTION

ISSUE DATE: 07/23/2015
 PROJECT NUMBER: 1467
 DRAWN BY: P.O.L.
 CHECKED BY: L.V.

EL 11/23/14

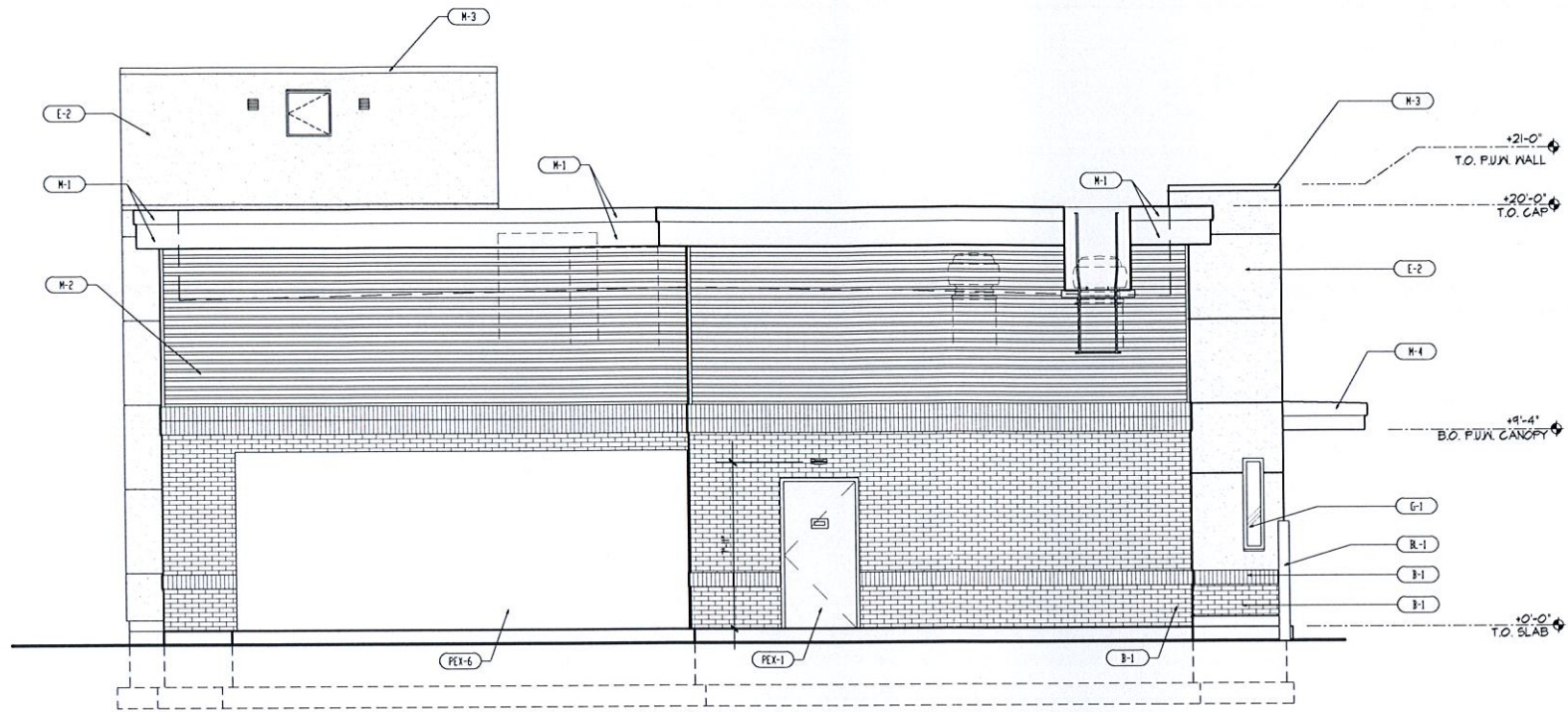
FLOOR PLAN

A1.1

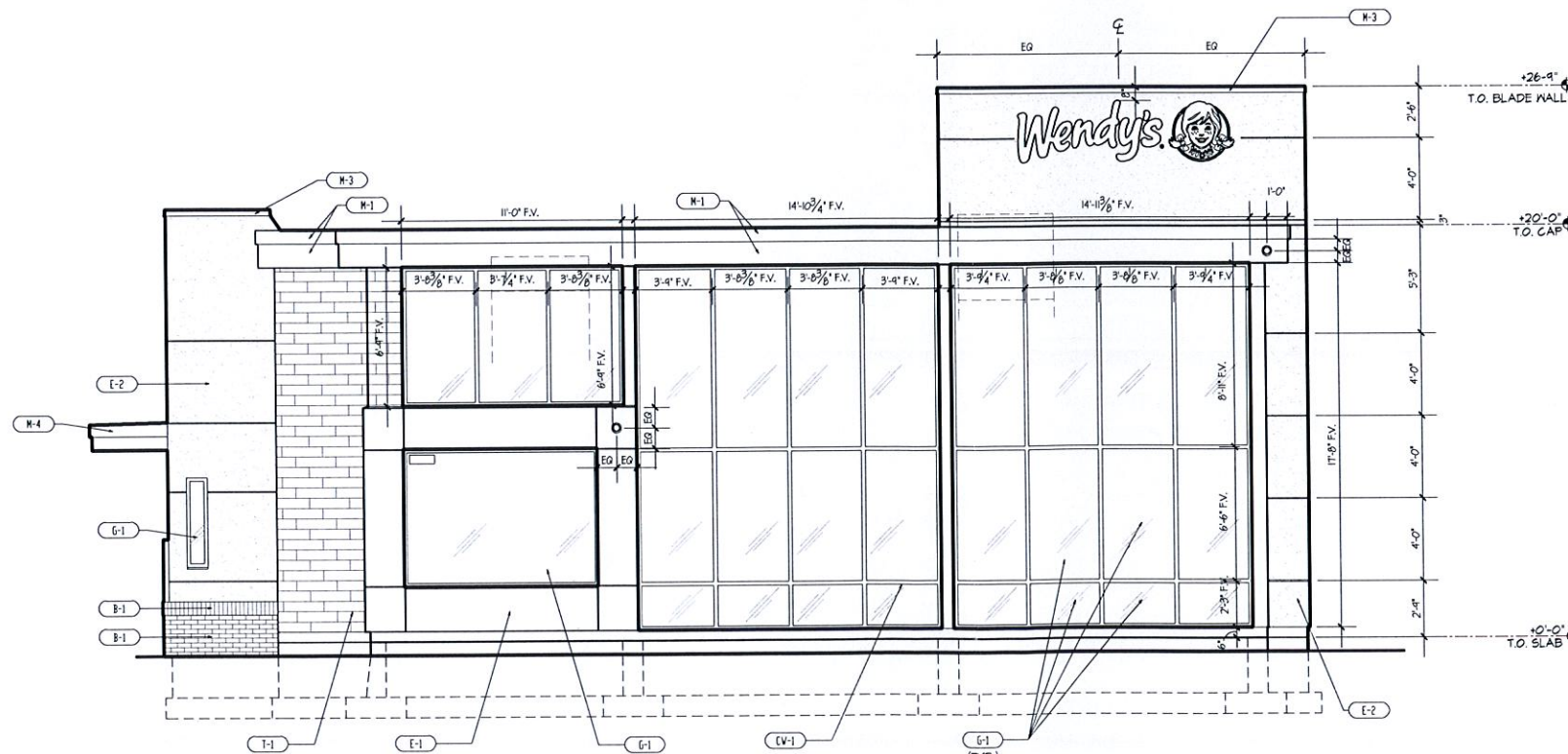


01 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

TAG	COLOR	MATERIAL
B-1	BENJAMIN MOORE BH-1223 'BRENTWOOD'	51000-BRICK
R-1	SAFETY YELLOW	BOLLARD SLEEVE
EW-1	DARK BRONZE	ALUMINUM WINDOW FRAME - PREFINISHED
B-2	BENJAMIN MOORE BH-1223 'BRENTWOOD'	ALUMINUM DOWNSPOUT - PREFINISHED COLOR TO MATCH B-2
E-1	BENJAMIN MOORE 00-20 'COLLINGSWOOD'	EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - 'WENDY'S GREY' OR APPROVED MANUFACTURER'S COLOR
E-2	BENJAMIN MOORE PH-10 'HERITAGE RED'	EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - 'WENDY'S RED'
E-3	BENJAMIN MOORE BH-1223 'BRENTWOOD'	EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - ACCENT BAND
G-1		1" LOW-E INSULATED GLASS
M-1	DARK BRONZE	METAL TRIM AND BREAK METAL
M-2	COLOR MELD 500	CORRUGATED METAL PANEL - PREFINISHED COLOR MATCH M-1
M-3	BENJAMIN MOORE PH-10 'HERITAGE RED'	METAL COPING - PREFINISHED COLOR MATCH E-2
M-4	BENJAMIN MOORE BH-1223 'BRENTWOOD'	METAL COPING BREAK METAL - PREFINISHED COLOR MATCH E-2
PEX-1	BENJAMIN MOORE BH-1223 'BRENTWOOD'	PAINT - EXIT DOOR
PEX-6	BENJAMIN MOORE BH-1223 'BRENTWOOD'	PAINT - COOLER BOX ONLY
T-1	CROSSLINK SPM-2 WENDY'S WOODGRAIN	EXTERIOR TILE

SITE NUMBER: 2014333
 BASE MODEL: SQE
 ASSET TYPE: CORPORATE
 CLASSIFICATION: NEW
 OWNER: OWNER NAME
 BASE VERSION: 2015 JUN 01 R5
 UPGRADE CLASSIFICATION:
 NEW BUILD
 PROJECT YEAR: 2015
 FURNITURE PACKAGE: 2014
 DESIGN BULLETINS: THRU DB 2014-04



PROJECT TYPE: **SQE NEW**

Wendy's
 Store # 11614
 2071 Griffin Road
 Dania Beach, Florida. 33312

REV.	DATE	DESCRIPTION
△	11/9/2005	COORDINATION CITY COMMENTS
△	12/11/2005	CITY COMMENTS
△	12/16/2005	CITY COMMENTS

ISSUE DATE: 07/23/2015
 PROJECT NUMBER: 1467
 DRAWN BY: P.O.L.
 CHECKED BY: L.V.

RECEIVED
 JUL 17 2015
 Planning Department

SHEET NAME: EXTERIOR ELEVATIONS
 SHEET NUMBER: **A2.2**

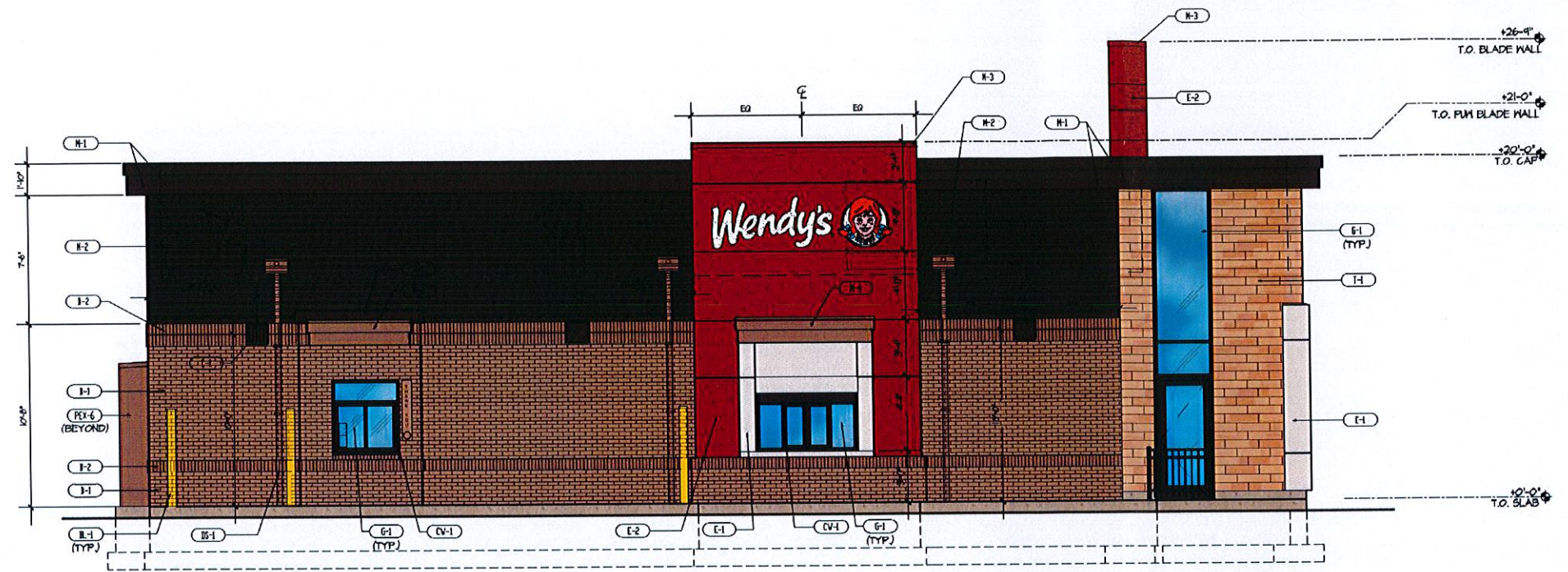
EXTERIOR FINISHES LEGEND

TAG	COLOR	MATERIAL
(B-1)	BENJAMIN MOORE BM-1223 'BRENTWOOD'	STICCO-BRICK
(E-2)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	STICCO-BRICK ACCENT BAND
(B-1)	SAFETY YELLOW	BOLLARD SLEEVE
(CV-1)	DARK BRONZE	ALUMINUM WINDOW FRAME - PREFINISHED
(B5-1)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	ALUMINUM DOWNPOUT - PREFINISHED COLOR TO MATCH B-2
(E-1)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - 'WENDY'S GREY' OR APPROVED MANUFACTURER'S COLOR
(E-2)	BENJAMIN MOORE BM-116 'HERITAGE RED'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - 'WENDY'S RED'
(E-3)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - ACCENT BAND
(G-1)		1" LOW-E INSULATED GLASS
(M-1)	DARK BRONZE	METAL TRIM AND BREAK METAL
(M-2)	COLOR MELD 500	CORRUGATED METAL PANEL - PREFINISHED COLOR MATCH H-1
(M-3)	BENJAMIN MOORE BM-116 'HERITAGE RED'	METAL COPING - PREFINISHED COLOR MATCH E-2
(M-4)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	METAL COPING, BREAK METAL - PREFINISHED COLOR MATCH E-2
(EX-1)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	PAINT - EXIT DOOR
(EX-4)	BENJAMIN MOORE BM-1224 'COYOTE TRAIL'	PAINT - COOLER BOX ONLY
(T-1)	CROSVILLE 594-2 WENDY'S HOCKEYGRAN	EXTERIOR TILE

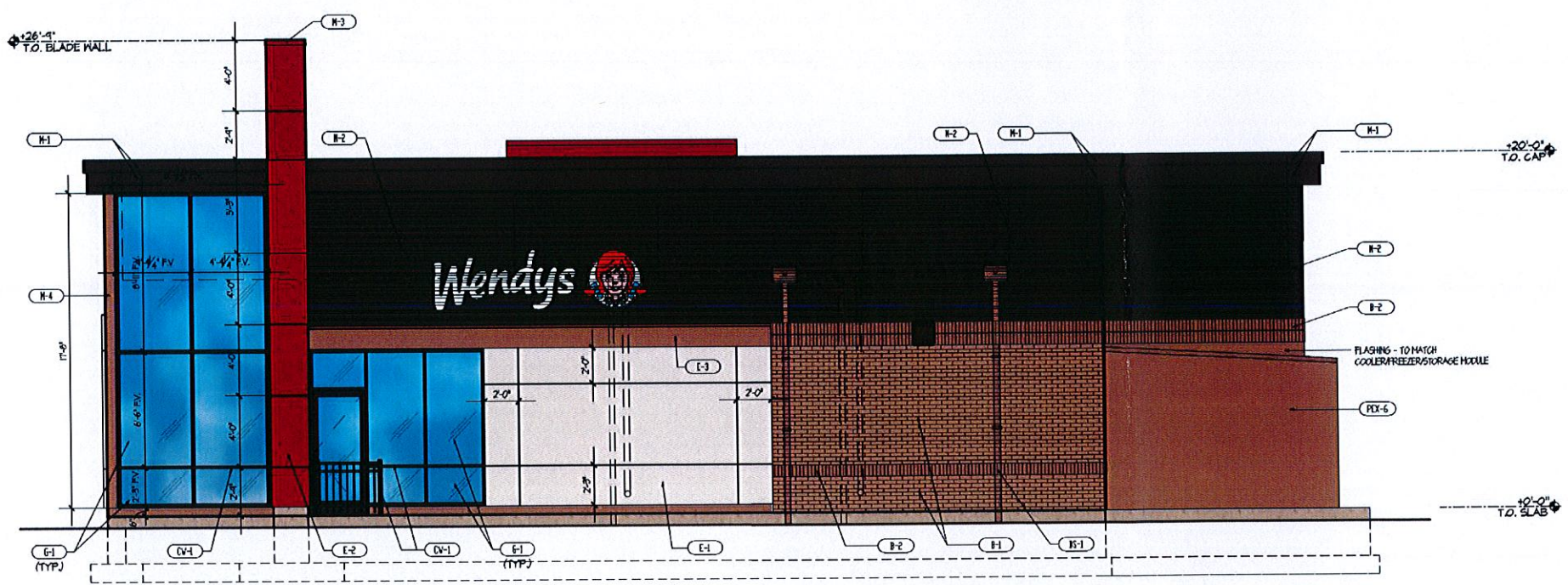
SITE NUMBER:	2014333
BASE MODEL:	SOE
ASSET TYPE:	CORPORATE
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	2015 JUN 01 R5
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2015
FURNITURE PACKAGE:	2014
DESIGN BULLETINS THRU DB 2014-04	



PROJECT TYPE: **SQE NEW**



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Wendy's
Store # 11614
2071 Griffin Road
Dania Beach, Florida. 33312

REV.	DATE	DESCRIPTION
△		COORDINATION
△		ISSUES CITY COMMENTS
△		
△		

SUB DATE: 07/23/2015
PROJECT NUMBER: 1467
DRAWN BY: P.O.L.
CHECKED BY: L.V.

Signature
07/23/15

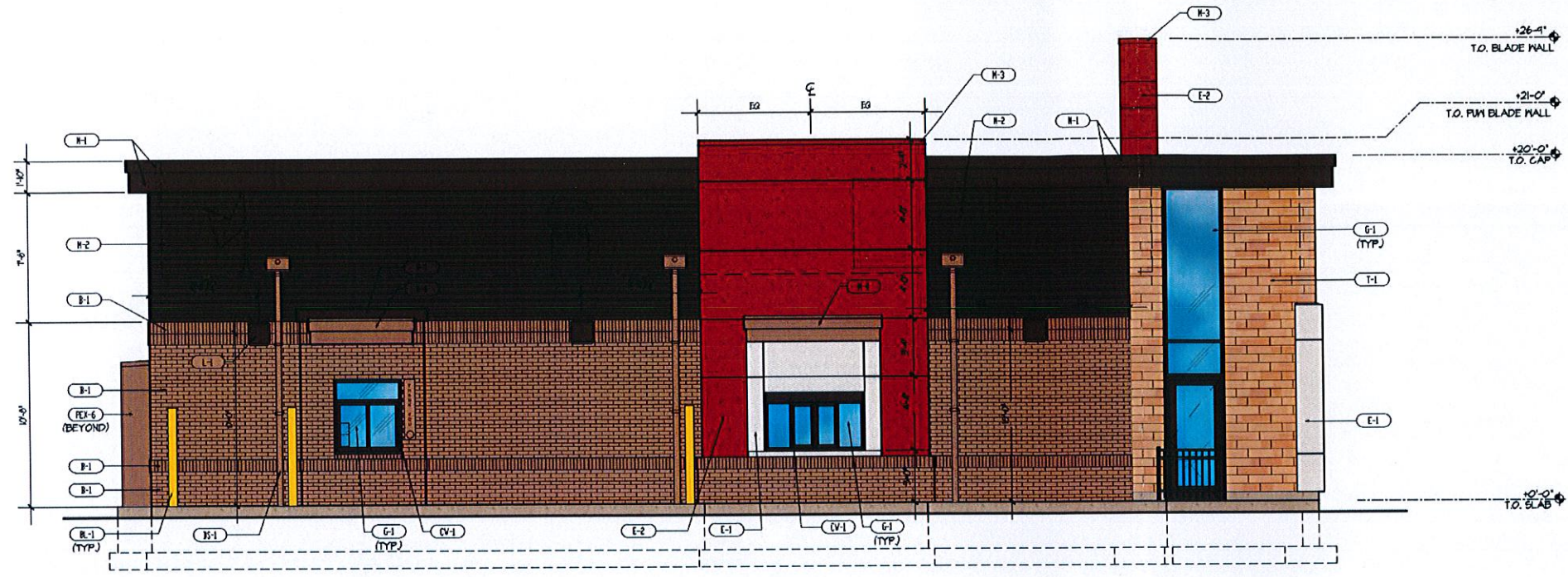
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.1

EXTERIOR FINISHES LEGEND		
TAG	COLOR	MATERIAL
E-1	BENJAMIN MOORE BH-1223 'BRENTWOOD'	STUCCO-BRICK
R-1	SAFETY YELLOW	BOLLARD SLEEVE
CV-1	DARK BRONZE	ALUMINUM WINDOW FRAME - PREFINISHED
B-1	BENJAMIN MOORE BH-1223 'BRENTWOOD'	ALUMINUM DOWNPOUT - PREFINISHED COLOR TO MATCH B-2
E-1	BENJAMIN MOORE OC-28 'GULLINGHOOD'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - 'WENDY'S GREY' OR APPROVED MANUFACTURER'S COLOR
E-2	BENJAMIN MOORE PH-10 'HERITAGE RED'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - 'WENDY'S RED'
E-3	BENJAMIN MOORE BH-1223 'BRENTWOOD'	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - ACCENT BAND
G-1		1" LOW-E INSULATED GLASS
M-1	DARK BRONZE	METAL TRIM AND BREAK METAL
M-2	COLOR MELD 500	CORRUGATED METAL PANEL - PREFINISHED COLOR MATCH M-1
M-3	BENJAMIN MOORE PH-10 'HERITAGE RED'	METAL COPING - PREFINISHED COLOR MATCH E-2
M-4	BENJAMIN MOORE BH-1223 'BRENTWOOD'	METAL COPING, BREAK METAL - PREFINISHED COLOR MATCH E-2
PE-1	BENJAMIN MOORE BH-1223 'BRENTWOOD'	PAINT - EXIT DOOR
PE-2	BENJAMIN MOORE BH-1223 'BRENTWOOD'	PAINT - COOLER BOX ONLY
T-1	CROSVILLE 5994-2 WENDY'S HOCOGRAM	EXTERIOR TILE

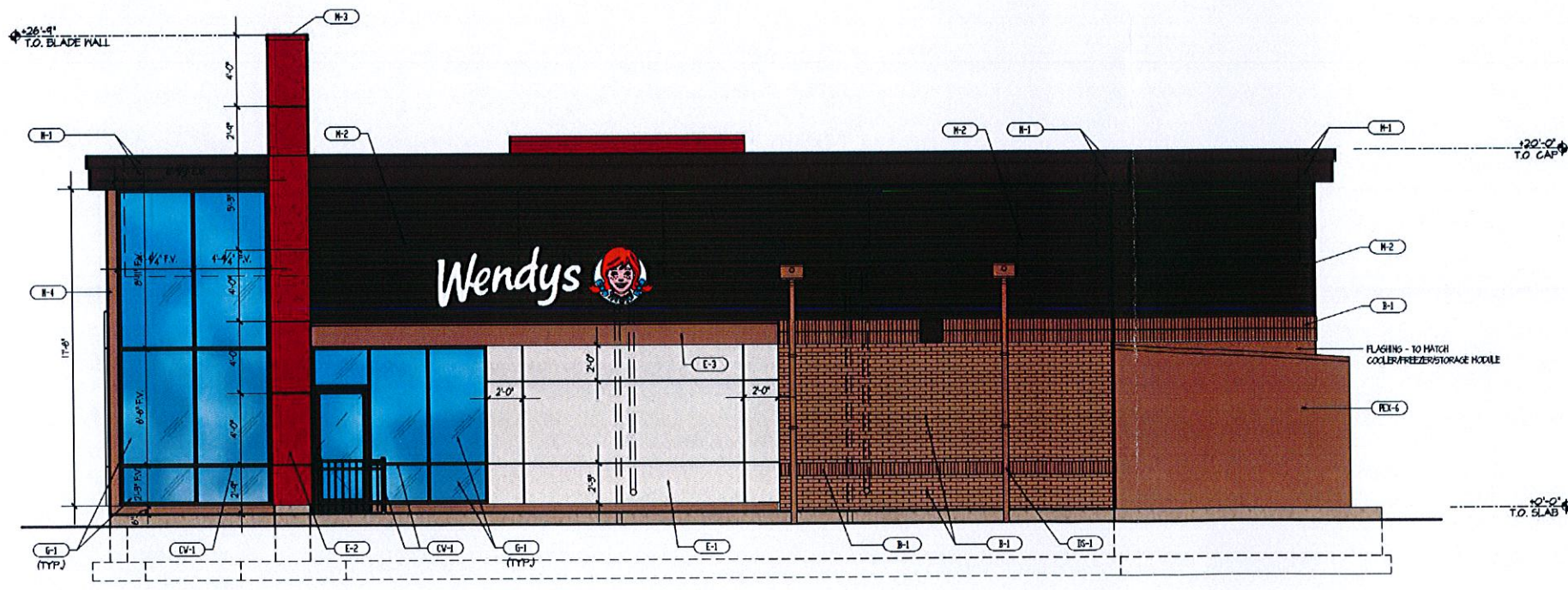
SITE NUMBER:	2014333
BASE MODEL:	SOE
ASSET TYPE:	CORPORATE
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	2015 JUN 01 R5
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2015
FURNITURE PACKAGE:	2014
DESIGN BULLETINS THRU DB:	2014-04



PROJECT TYPE: **SQE NEW**



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Wendy's.
Store # 11614
2071 Griffin Road
Dania Beach, Florida. 33312

REV.	DATE	DESCRIPTION
1		COORDINATION
2	08/04/2015	CITY COMMENTS
3	12/18/2015	CITY COMMENTS
4	12/16/2015	CITY COMMENTS

ISSUE DATE: 07/23/2015
PROJECT NUMBER: 1467
DRAWN BY: P.O.L.
CHECKED BY: L.V.

RECEIVED
DEC 17 2015
Planning Department

SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: **A2.1**

