

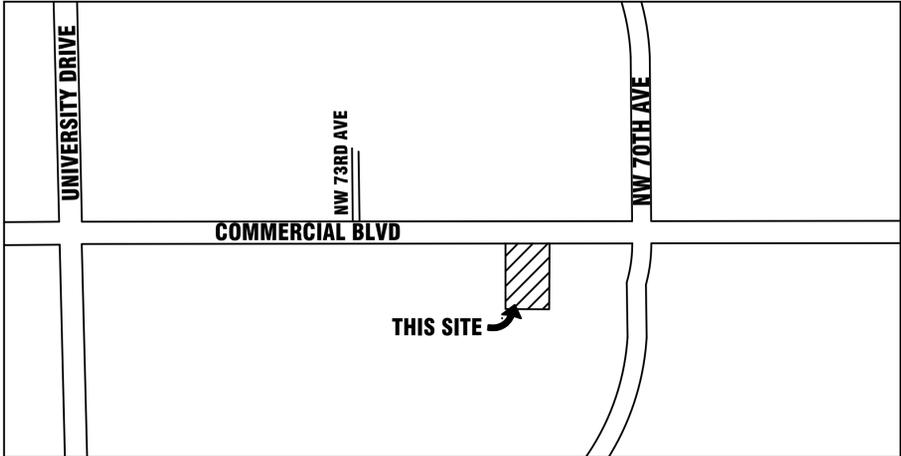
POPEYES

7040-7050 W. COMMERCIAL BLVD

LAUDERHILL, FLORIDA

GENERAL NOTES:

1. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE CITY CODE AND/OR THE CITY STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.
2. ALL VEGETATION, MUCK, AND ANY DELETERIOUS MATERIAL WITHIN THE ROW LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
3. OWNERSHIP AND MAINTENANCE OF THE SANITARY SYSTEM BY THE CITY IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES. THE SEWER LATERAL SERVICE FROM GRAVITY MAIN INTO THE BUILDING IS TO BE MAINTAINED BY THE PROPERTY OWNER.
4. THE FINISHED SURFACE OF BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIME ROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE EOR AND CITY ENGINEER OR DESIGNEE.
6. ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
7. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
9. CONTRACTOR SHALL CONTACT THE CITY OF LAUDERHILL ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY FLORIDA POWER & LIGHT CO., SOUTHERN BELL TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
11. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN THE CITY OF LAUDERHILL, THE UTILITY COMPANIES, ENGINEER OF RECORD AND CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. THE CONTRACTOR MUST NOTIFY THE CITY OF LAUDERHILL UTILITIES DEPARTMENT 48 HOURS PRIOR TO TYING INTO ANY EXISTING STRUCTURES AND HAVE AN INSPECTOR PRESENT.
13. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.
14. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
15. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGE PRIOR TO THE CONSTRUCTION OF PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER.
16. CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE ENGINEER AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION, AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION OF EACH AND EVERY PHASE OF WORK.
17. CONSTRUCTION SURVEYING WILL BE PERFORMED BY THE ENGINEER OR SURVEYORS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE SURVEYOR NOT LESS THAN 48 HOURS BEFORE THE SURVEYORS ARE NEEDED ON-SITE TO STAKE OUT ANY PHASE OF WORK. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROTECTING ALL SURVEY STAKES AND MONUMENTS. REPLACEMENT COSTS OF ALL STAKES SHALL BE BORNE BY THE CONTRACTOR.
18. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
19. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE DRAWINGS WILL THEN BE FORWARDED TO THE CITY OF LAUDERHILL UTILITIES DEPARTMENT AND ENGINEERING DEPARTMENT.
20. CONTRACTOR TO MAINTAIN THE TRAFFIC DURING THE CONSTRUCTION OF OFF-SITE UTILITIES AND KEEP STREET OPEN EVERYDAY AFTER DAILY CONSTRUCTION IS COMPLETED, AS REQUIRED BY THE CITY OF LAUDERHILL.
21. MAINTENANCE OF TRAFFIC FOR PUBLIC STREETS SHALL BE PROPERLY COORDINATED WITH THE CITY OF PEMBROKE PINES AS REQUIRED BY THE CITY.

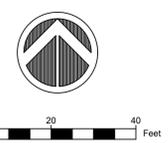
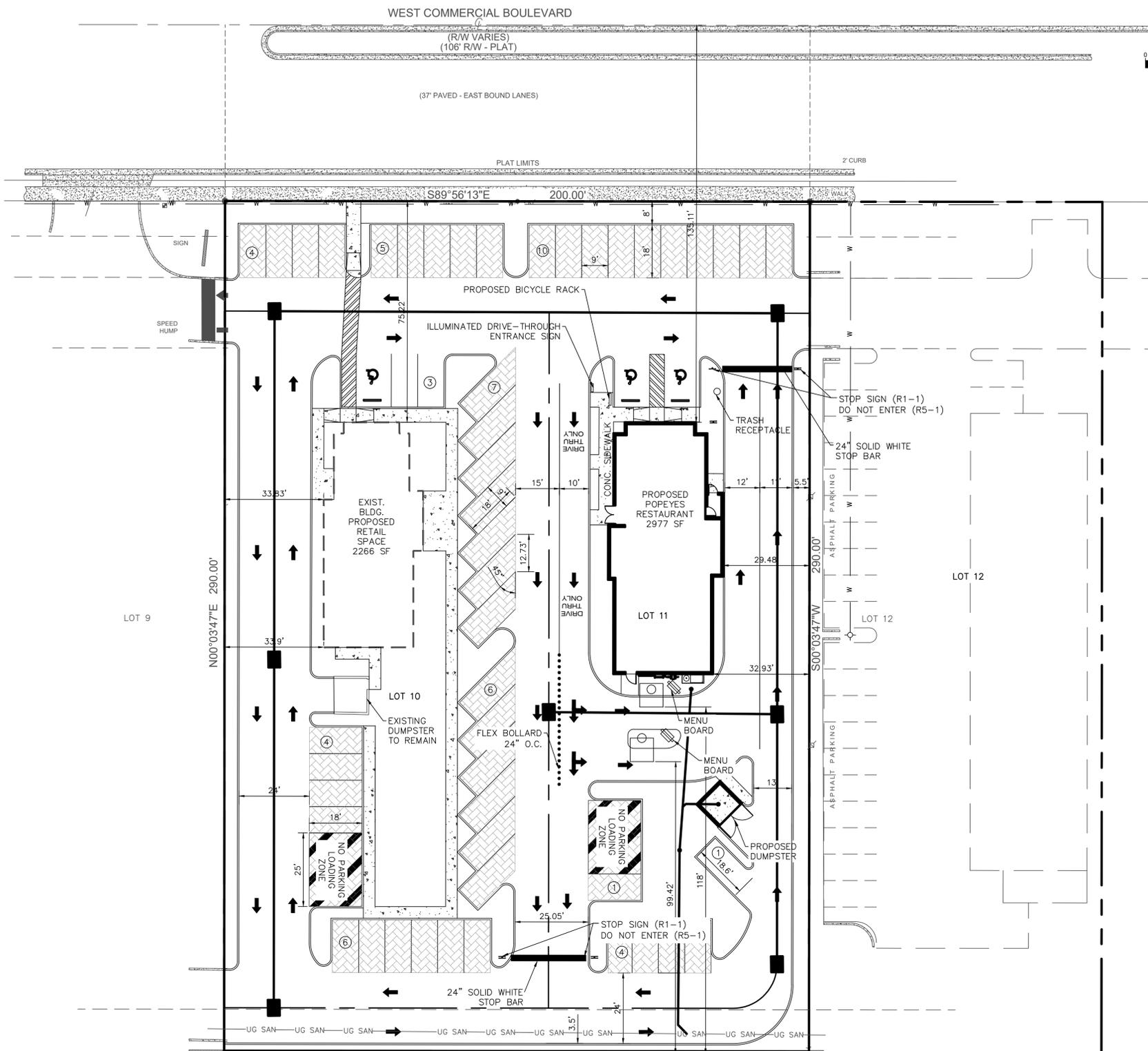


LOCATION MAP
NOT TO SCALE

SHEET INDEX

SP1	-	SITE PLAN
FA	-	FLOOR PLAN AREA
A1	-	FLOOR PLAN
ELEV	-	FRONT, REAR AND RIGHT ELEVATIONS
ELEV	-	LEFT ELEVATIONS
K1	-	EQUIPMENT PLAN
K2	-	EQUIPMENT SCHEDULE
K2A	-	EQUIPMENT SCHEDULE
K3	-	EQUIPMENT DETAILS
CE1	-	DEMOLITION PLAN
CE2	-	PAVING, GRADING AND DRAINAGE PLAN
CE3	-	PAVING, GRADING AND DRAINAGE DETAILS
CE4	-	WATER SEWER PLAN AND DETAILS
CE5	-	TRUCK MOVEMENT PLAN
CE6	-	TRASH RECEPTACLE DETAIL
L1.1	-	TREE DISPOSITION PLAN
L1.2	-	TREE DISPOSITION DETAILS
L1.3	-	LANDSCAPE PLAN
L1.4	-	LANDSCAPE DETAILS & QUANTITIES
L1.5	-	IRRIGATION PLAN
EPH1.1	-	ELECTRICAL SITE PHOTOMETRIC PLAN

ATLANTIC ENGINEERING SERVICES, INC.
 200 C2 CROSSWINDS DRIVE
 WEST PALM BEACH, FL 33413
 PH:(561) 358-4140 FAX:(561) 966-9242
 CA#00009390



SITE DATA

CURRENT USE:	RESTURANT/VACANT
7040 PARCEL ID NUMBER:	4941 15 14 0110
7050 PARCEL ID NUMBER:	4941 15 14 0100
FUTURE LAND USE:	(C) COMMERCIAL
ZONING DESIGNATION:	(CC) GENERAL COMMERCIAL
WATER SERVICE PROVIDER:	CITY OF LAUDERHILL
WASTEWATER SERVICE PROVIDER:	CITY OF LAUDERHILL
BUILDING HEIGHT:	21'-4"
BUILDING LENGTH:	85'-8"
NUMBER OF STORIES:	1 STORY
GROSS FLOOR AREA:	2,977 SF

	SF	ACRES	PERCENTAGE
LAND AREA (GROSS)	58,000	1.33	100
LAND AREA (NET)	58,000	1.33	100
PROP. BLDG	2,977	0.07	5.13
EXISTING BLDG	2,265	0.05	3.91
ASPHALT	31,921	0.73	55.04
PERVIOUS PAVERS (50% CREDIT)	4,603	0.11	7.94
SIDEWALK	2,390	0.05	4.12
TOTAL IMPERVIOUS	39,553	0.91	68.19
PERVIOUS /LANDSCAPE	18,447	0.42	31.81

PARKING REQUIRED

1 PER 30 SF CUSTOMER SERVICE AREA
1 PER 200 SF OTHER AREA

PROPOSED POPEYES

1214 SF / 30 CUSTOMER SERVICE AREA = 41

EXISTING BUILDING/RETAIL

2266 SF / 200 = 12

TOTAL PARKING REQUIRED = 53 SPACES

PARKING PROVIDED = 53 SPACES (INCLUDES 3 HC SPACES)

LOADING ZONE REQUIRED

1 LOADING ZONE PER COMMERCIAL BUILDING = 2 LOADING ZONES

PROVIDED LOADING ZONES = 2

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT	123' @ COMMERCIAL BLVD	135.48'
SIDE EAST	5'	28.31'
SIDE WEST	5'	33.83'
REAR	25'	128.92'

NOTE:

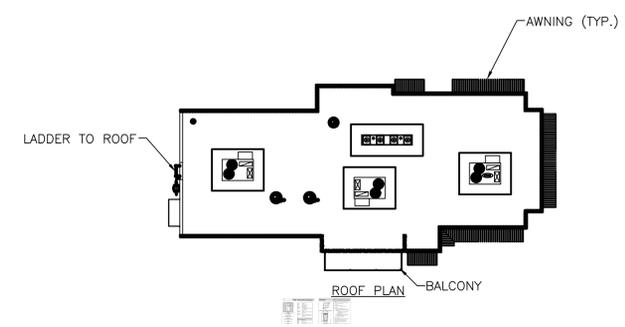
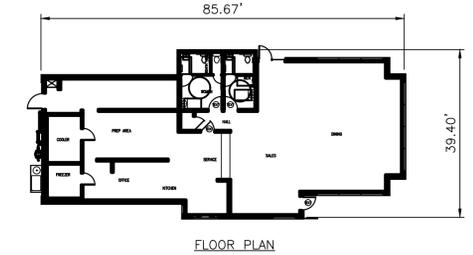
1. ALL TRAFFIC CONTROL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.

PROPERTY ADDRESS: 7040-7050 W. COMMERCIAL BLVD., LAUDERHILL, FL 33319

FLOOD ZONE: X500 (FIRM 120044-12011C0353H 8/18/2014)

LEGAL DESCRIPTION:

LOTS 10 AND 11, COMMERCIAL BOULEVARD SHOPPES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

SEAL

METRO CHICKEN

7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

POPEYES

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

ddt

DES.	DWN.	CHK.
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SHEET NUMBER

SP1

DATE DRAWN
MAY, 2020

SITE PLAN

REV.	DESCRIPTION	DATE

REV. 1
 2
 3
 4
 5
 6

MUTAZ AHMED, P.E.
 LICENSED ENGINEER NO. 46102
 STATE OF FLORIDA

SEAL

METRO CHICKEN
 7040-7050 W. COMMERCIAL BLVD
 LAUDERHILL, FL 33319

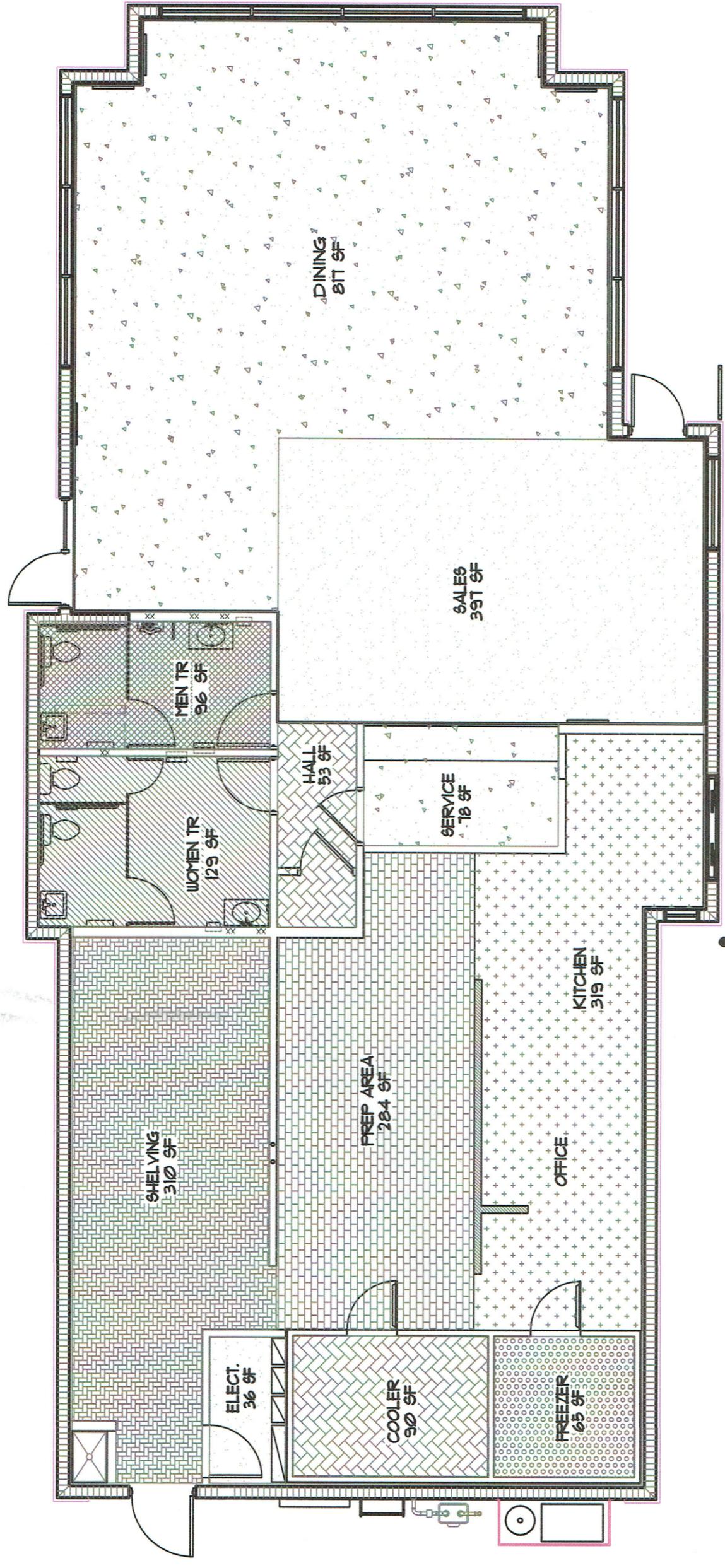


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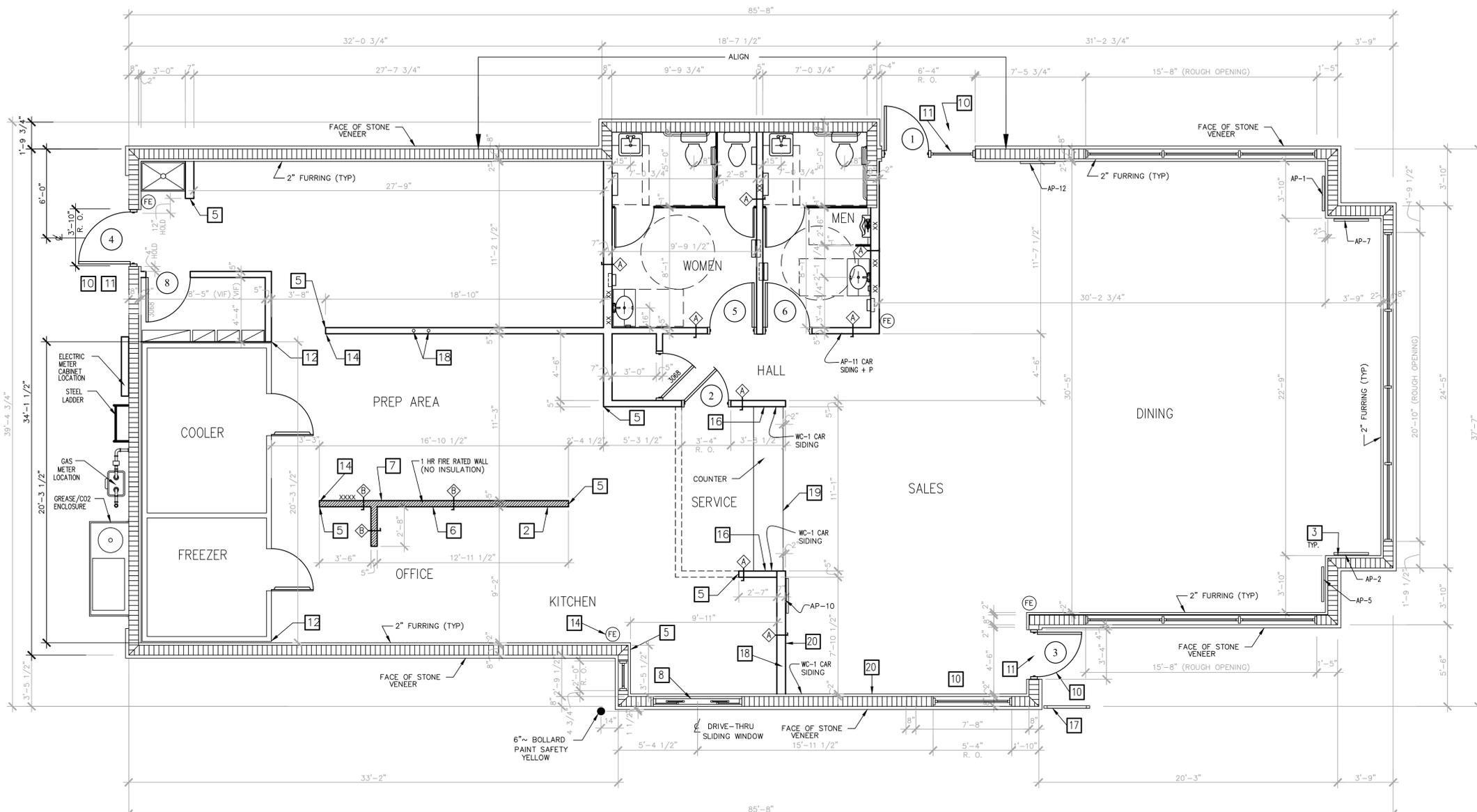
DES.	DWN.	CHK.
SHEET NUMBER		
A1		
DATE DRAWN		
06/26/20		

FLOOR PLAN



FLOOR PLAN (GROSS AREA = 2971 SF)
 SCALE: NOT TO SCALE





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

SPECIFICATIONS

DIVISION 9: FINISHES

SECTION 9A: GYPSUM WALLBOARD

GENERAL PROVISIONS

- SCOPE:** FURNISH AND INSTALL GYPSUM WALLBOARD AS A SUBSTRATE FOR OTHER FINISH MATERIALS ON ALL INTERIOR WALLS AND THE INTERIOR PORTIONS OF EXTERIOR WALLS. FURNISH AND INSTALL GYPSUM BOARD SUSPENDED CEILING WITH HANGERS AND SUPPORTS.
- MATERIALS**
 - MATERIAL NAMES ARE BASED ON A NATIONAL GYPSUM GOLD BOND STA-SMOOTH BEVEL EDGE SYSTEM. USE GOLD BOND OR EQUAL SYSTEM BY U.S. GYPSUM.

WALLS (EXCEPT WHERE NOTED): 1/2" STA-SMOOTH GYPSUM WALLBOARD

WALLS WHERE NOTED: 1/2" THICK TAPERED EDGE MR. (MOISTURE RESISTANT) GYPSUM WALLBOARD

DROPPED CEILING WHERE NOTED: 1/2" STA-SMOOTH GYPSUM WALLBOARD

FIRE RATED WHERE NOTED OR REQUIRED BY CODE: 5/8 FIRE SHIELD (GYPSUM WALLBOARD)

2. FASTENERS:

- GWB-54 1-5/8" LONG ANNULAR RING SHANK NAILS MEETING THE REQUIREMENTS OF ASTM C-380.
- 1-1/4" LONG TYPE-W DRYWALL SCREWS TO WOOD STUDS.
- 1-1/4" LONG TYPE-S DRYWALL SCREWS TO INTERIOR METAL STUDS.
- 1-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.

E. JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.

F. HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1-1/2" CARRYING CHANNELS, 3/4" FURRING CHANNELS, 8 GAGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

PERFORMANCE

1. INSTALLATION

- CUTTING WALLBOARD:** GYPSUM WALLBOARD SHALL BE CUT BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM THE FACE SIDE. WHERE BOARD MEETS PROJECTING SURFACES, IT SHALL BE SCRIBED NEATLY.
- INSTALLING WALLBOARD:** GYPSUM WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO FRAMING MEMBERS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT SHALL ALIGN WITH EDGES OF OPENINGS. END JOINTS SHALL BE STAGGERED.
- FASTENING WALLBOARD:** ATTACH WITH SCREWS OR NAILS SPACED APPROXIMATELY 8" o.c. THE NAILS SHALL BE DRIVEN HOME WITH THE HEAD SLIGHTLY BELOW THE SURFACE OF THE BOARD IN A DIMPLE FORMED BY THE DRIVING TOOL.
- FASTENING EXTERIOR GYPSUM SHEATHING:** ATTACH TO METAL STUDS WITH SCREWS @ 12" o.c. WITH HEAD FLUSH WITH SURFACE.
- JOINTS FINISHING:** JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND.

AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 3-12 HOURS FOR QUICK-TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER COAT OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND NAIL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.

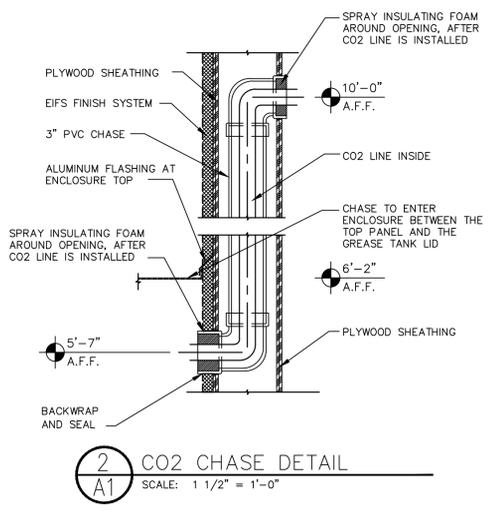
DATE	DESCRIPTION

IMTIAZ AHMED, P.E.
 LICENSED ENGINEER NO. 46102
 STATE OF FLORIDA

SEAL

METRO CHICKEN
 7040-7050 W. COMMERCIAL BLVD
 LAUDERHILL, FL 33319

POP@YES



2 CO2 CHASE DETAIL
 SCALE: 1 1/2" = 1'-0"

FRAMING SYMBOLS

- WALL TYPE
SEE SHEET A7 FOR DETAILS
- DOOR NUMBER. SEE SHEET A17 FOR DETAILS
- DETAIL NUMBER
SHEET NUMBER
PLAN DETAIL
- SECTION DETAIL -
ARROW INDICATES DIRECTION OF VIEW
- XXX DENOTES BLOCKING AS REQUIRED

CONSTRUCTION KEY NOTES

- DIMENSIONS ARE SHOWN:
 1) INTERIOR WALLS: FROM THE FACE OF FINISH WALL TO THE FACE OF FINISH WALL, U.N.O.
- INSTALL 3'-0" W X 8'-0" H X 18 GA STAINLESS STEEL PANEL BEHIND OVENS. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR EXACT LOCATION.
 - ALL GYPSUM BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA.
 - DIVIDER WALL- FURNISHED WITH SEATING PACKAGE
 - GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"X2"X4'-0" HIGH CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE COMPLETE WRAP ON END WALLS- SEE DETAIL 2A2.
 - HOOD WALL TO BE CONSTRUCTED WITH 3-5/8" 16 GAUGE (GA.) METAL STUDS AT 24" o.c. AND 1/2" DURAROCK ON HOOD WALL SIDE.
 - G.C. TO INSTALL 18 GA. STAINLESS STEEL PANELS ON WALL. REFER TO MECHANICAL HOOD DRAWINGS FOR PANEL SIZES.
 - ELECTRIC DRIVE-THRU WINDOW SHOWN. G.C. TO PROVIDE JUNCTION BOX UNDERNEATH THE WINDOW. VERIFY REQUIRED ROUGH-IN AND ELECT. REQUIREMENTS W/MANUF. DRAWINGS.
 - HANDICAP ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FILED CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.
 - ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
 - PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE SHOWN ON THE LIGHTING PLAN.
 - PROVIDE STAINLESS STEEL ENCLOSURE AT WALK-IN FREEZER AND COOLER CORNERS. SEE DETAILS SHEET A14.
 - ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
 - PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY OTHERS ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
 - PROVIDE 1/2" PLYWOOD SHEATHING AT (3) PLYWOOD SHELVES AS DIMENSIONED ON ELEVATION 4/A13.
 - SOLID SURFACE SPLASH GUARD.
 - GUARDRAIL, SEE DETAIL 3/A6.
 - SEE P1 SHEET FOR SODA LINE CHASES.
 - WOOD HEADER ABOVE COUNTER STAINED TO MATCH CR-1 (SERVES AS BOUNDARY FOR CEILING CHANGE BETWEEN KITCHEN AND DINING).
 - CERAMIC WALL TILE IF REQUIRED BY LOCAL CODE. COORDINATE WITH CORPORATE.

GENERAL CONSTRUCTION NOTES

- GYPSUM BOARD / EXTERIOR SHEATHING NOTES:**
- 1/2" GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR WALLS WHERE PLYWOOD IS NOT REQUIRED. ALL JOINTS ARE TO BE TAPED.
 - GYPSUM BOARD SHALL BE TYPE "WMR" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.
 - WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" USG "DUROCK" INSTALLED TO 18" AFF.
- KITCHEN WALL NOTES:**
- PROVIDE 1/2" PLYWOOD FROM 1'-6" AFF TO 9'-6" AFF IN ALL KITCHEN WALLS.
 - PROVIDE 1/2" PLYWOOD FROM FLOOR TO 3'-2" AFF AT INTERIOR TOILET ROOM WALLS.
- DINING AREA NOTES:**
- PLASTIC LAMINATE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE. PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
 - VINYL WALL COVERING ON 1/2" GYPSUM BOARD.
- BLOCKING NOTES:**
- "xxxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
 - CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURERS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.
- FRAMING NOTES:**
- CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL AND SOFFIT FRAMING. WHERE USED, METAL FRAMMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
 - REFER TO FRAMING NOTES FOR WALL SECTIONS.
 - ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
 - ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.

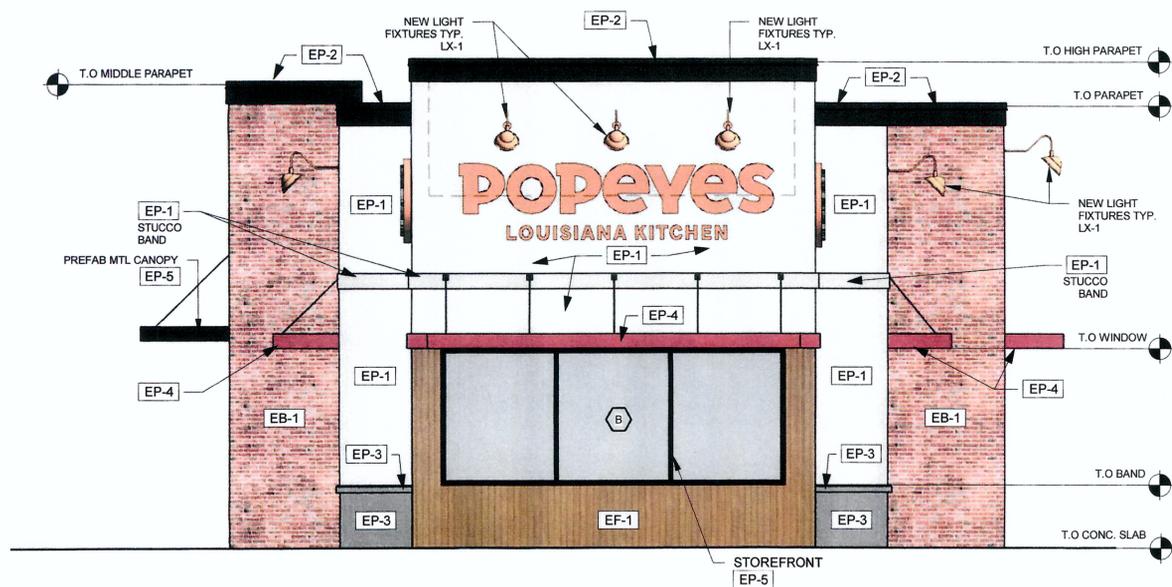
ATLANTIC ENGINEERING SERVICES, INC.

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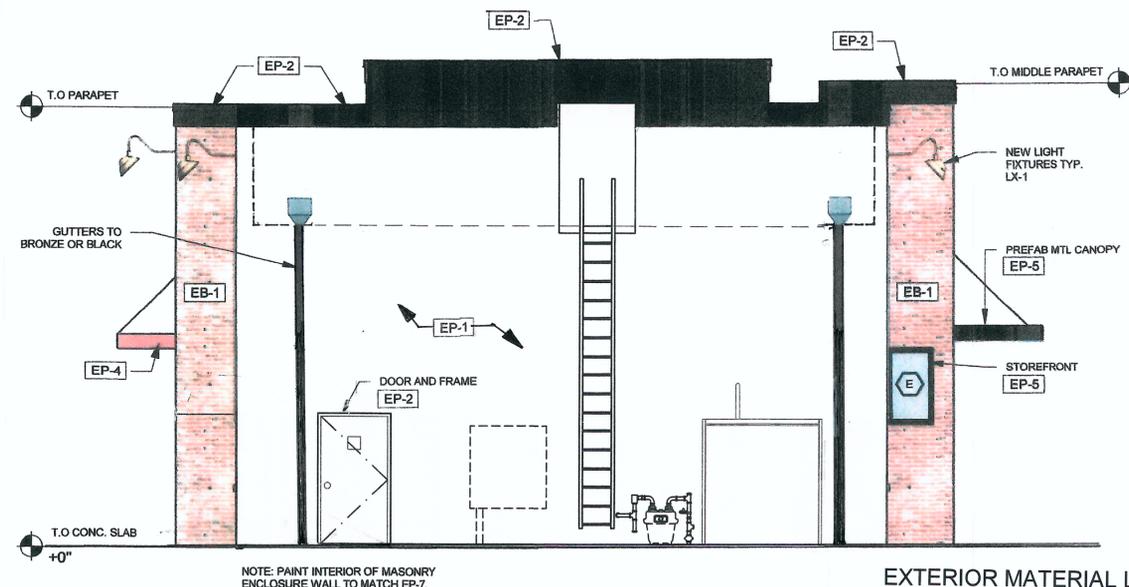
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DES. DWN. CHK.
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A1
 DATE DRAWN
 06/01/20

FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

EXTERIOR MATERIAL LEGEND

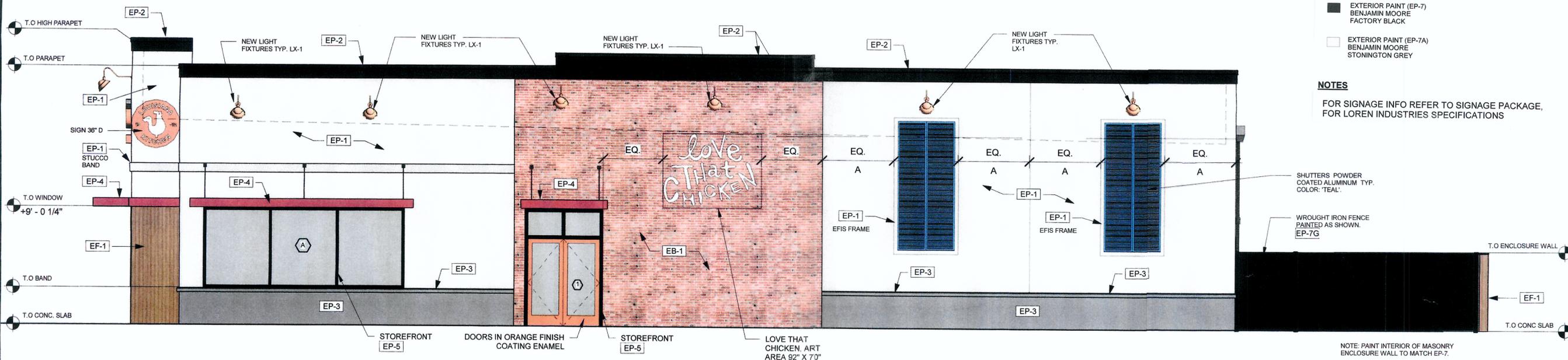
- EXTERIOR PAINT (EP-1) BENJAMIN MOORE MOONLIGHT WHITE
- EXTERIOR PAINT (EP-2) BENJAMIN MOORE BLACK IRON
- EXTERIOR PAINT (EP-3) BENJAMIN MOORE STONE GREY
- EXTERIOR PAINT (EP-4) BENJAMIN MOORE EXOTIC RED
- METAL/ PAINT (EP-5) FACTORY FINISH BLACK
- EXTERIOR PAINT (EP-7) BENJAMIN MOORE FACTORY BLACK
- EXTERIOR PAINT (EP-7A) BENJAMIN MOORE STONINGTON GREY
- BRICK (EB-1) BRICK FLAGSAFF
- EXTERIOR PAINT (EF-1) WOODEN SIDING PANEL CEDAR
- SHUTTERS
- DOORS

NOTES
FOR SIGNAGE INFO REFER TO SIGNAGE PACKAGE, FOR LOREN INDUSTRIES SPECIFICATIONS

SHUTTERS POWDER COATED ALUMINUM TYP. COLOR: 'TEAL'

WROUGHT IRON FENCE PAINTED AS SHOWN. EP-7G

NOTE: PAINT INTERIOR OF MASONRY ENCLOSURE WALL TO MATCH EP-7.



RIGHT ELEVATION

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

INTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA
Digitally signed by Intiaz Ahmed
DN: c=US, o=Unaffiliated, ou=A014100000016C2, email=Intiaz.Ahmed@unaffiliated.com, cn=Intiaz Ahmed
Date: 2021.02.09 10:36:52 -0500

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

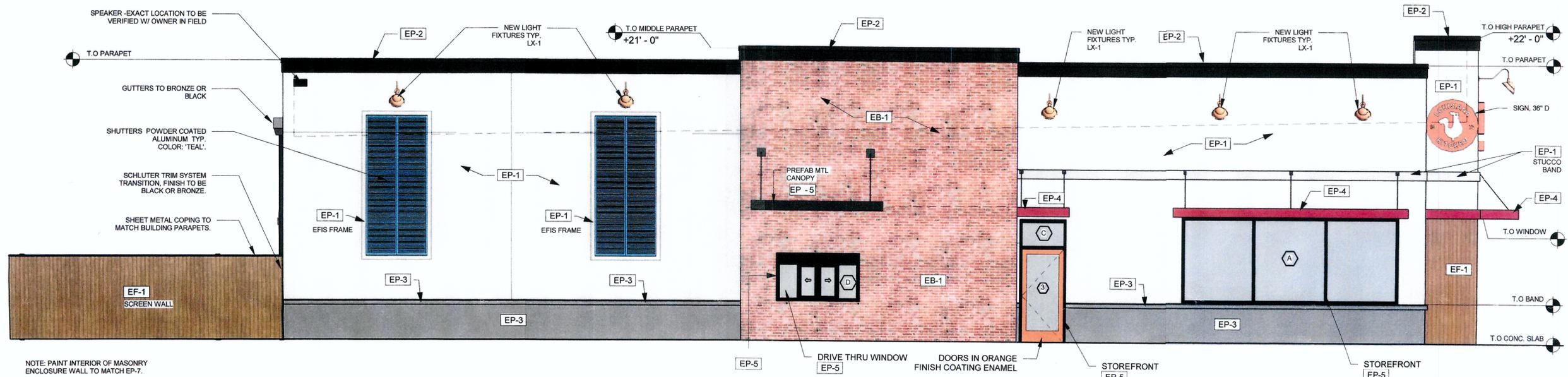
POPEYES

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DES.	DWN.	CHK.
SHEET NUMBER		
ELEV		
12/17/20		
DATE DRAWN		

ELEVATIONS - COLORED



NOTE: PAINT INTERIOR OF MASONRY ENCLOSURE WALL TO MATCH EP-7.

LEFT ELEVATION

EXTERIOR MATERIAL LEGEND

 EXTERIOR PAINT (EP-1) BENJAMIN MOORE MOONLIGHT WHITE	 BRICK (EB-1) BRICK FLAGSAFF
 EXTERIOR PAINT (EP-2) BENJAMIN MOORE BLACK IRON	 EXTERIOR PAINT (EF-1) WOODEN SIDING PANEL CEDAR
 EXTERIOR PAINT (EP-3) BENJAMIN MOORE STONE GREY	 SHUTTERS -
 EXTERIOR PAINT (EP-4) BENJAMIN MOORE EXOTIC RED	 DOORS -
 METAL / PAINT (EP-5) -	 FACTORY FINISH BLACK
 EXTERIOR PAINT (EP-7) BENJAMIN MOORE FACTORY BLACK	
 EXTERIOR PAINT (EP-7A) BENJAMIN MOORE STONINGTON GREY	

NOTES

FOR SIGNAGE INFO REFER TO SIGNAGE PACKAGE,
FOR LOREN INDUSTRIES SPECIFICATIONS

REV.	DESCRIPTION	DATE
1		
2		
3		
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5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Digitally signed by Imtiaz Ahmed
DN: c=US, o=Unaffiliated, ou=A014100000016C, 436104B000024A7, cn=Imtiaz Ahmed
Date: 2021.02.09 10:37:05'00'

SEAL

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

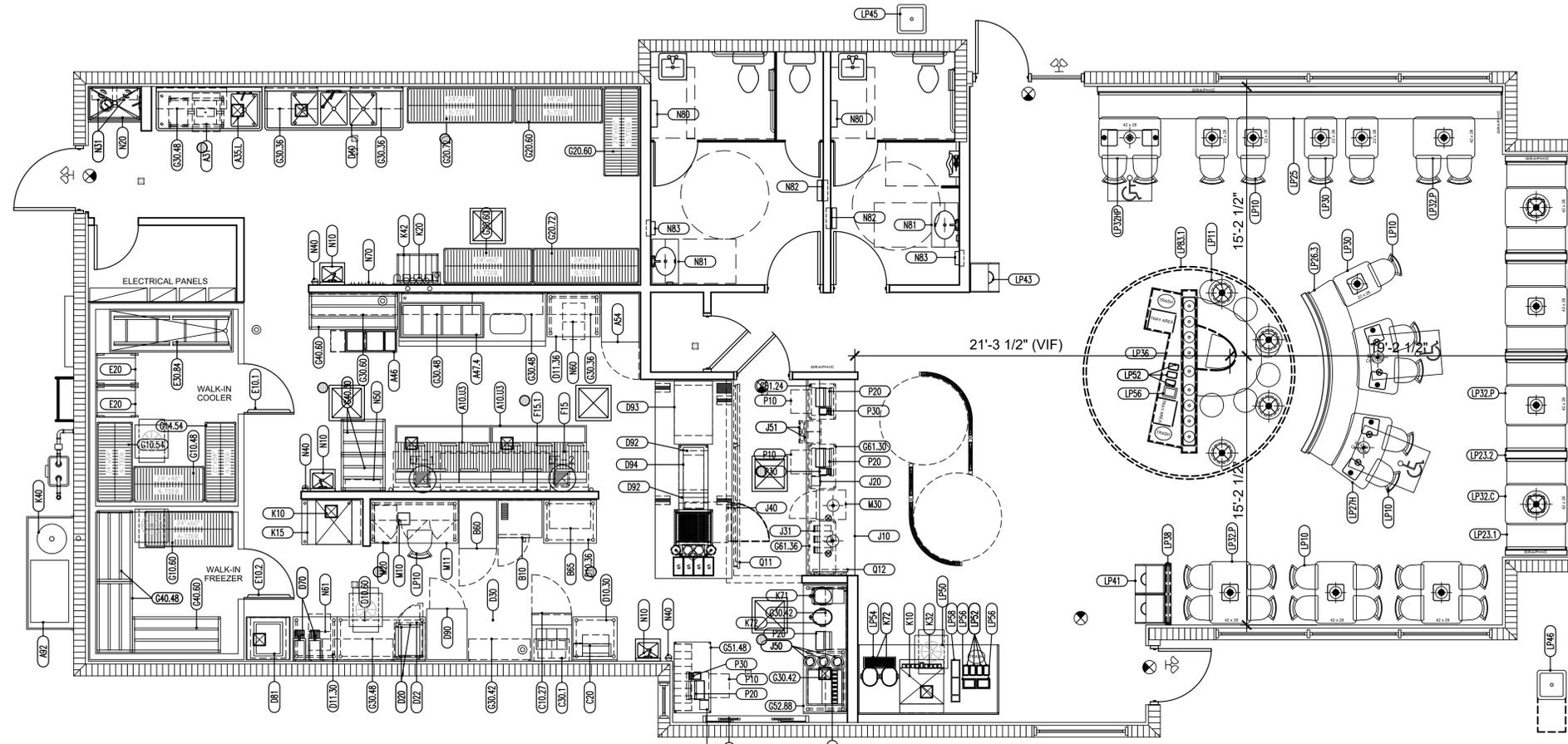


ATLANTIC ENGINEERING SERVICES, INC.
2822 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DES.	DWN.	CHK.
ddt		
SHEET NUMBER		
ELEV		
12/17/20		
DATE DRAWN		

ELEVATIONS - COLORED



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



QTY.	TAG	DESCRIPTION
A	Fryer	
2	A10.U3	Fryer Battery, 3-20", Gas
1	A31	Marrinator - (reduced height)
1	A35.L	Sink, 1 Compartment, Left Hand Drain Board, 52"
1	A46	Portable Breader/Blender/Sifter
1	A47.4	Ice Batter/Sitter Table, 4 Pans, 100"
1	A54	Freezer, Upright
1	A92	Grease Collection System
B	Baking	
1	B10	Oven, 1/2 Size, Double Deck Convection, Elec.
1	B60	Refrigerator, Upright
1	B65	Biscuit Holding Unit (Option)
C	Sandwich	
1	C10.27	Refrigerator, Sandwich Unit
1	C20	Tosser, Vertical Contact
1	C30.1	Wall Mounted Shelf, Holding Unit, Wrap
D	Prep	
1	D10.30	Work Table, w/ 4" backsplash w/ u/s
1	D10.36	Work Table, w/ 4" backsplash w/ u/s
1	D10.60	Work Table, w/ 4" backsplash w/ u/s
1	D11.30	Work Table, w/ 4" backsplash w/ u/s
1	D11.36	Work Table, w/ 4" backsplash w/ u/s
2	D20	Microwave Oven
1	D22	Shelf, Microwave Oven
1	D30	Packing Station w/ Cup Dispenser & Dipper Well
1	D40	Sink, 3 Compartment, 94" Long, 18" DB, R & L
2	D70	Dispenser, Hot Water w/ Wall Bracket
1	D81	Chubb: Warmer, Elec. Rethermalizer
1	D90	Holding Cabinet, Reach-In
2	D92	Side Items Holding Unit, Pass-Thru
1	D93	Chicken Holding Unit
2	D94	Dedicated Holding Unit, 12 Pans(4x3H)
E	Walk-In	
1	E10.1	Walk-In Cooler
1	E10.2	Walk-In Freezer

QTY.	TAG	DESCRIPTION
2	E20	Rack, Bus Pan
1	E30.84	Chicken Crate Val, 84 1/2" Long
F	Ventilation	
1	F15	Exhaust Hood, Back Shelf, 6-20" Fryers
1	F15.1	Heated, Holding Unit, Wall mount
G	Shelving	
1	G10.48	Shelving, 4Tier, 24" Wide, 48" Long
1	G10.54	Shelving, 4Tier, 24" Wide, 54" Long
1	G10.60	Shelving, 4Tier, 24" Wide, 60" Long
1	G14.54	Shelving, 4Tier, 21" Wide, 54" Long
3	G20.60	Shelving, 5Tier, 24" Wide, 60" Long
2	G20.72	Shelving, 5Tier, 24" Wide, 72" Long
3	G30.36	Shelving, 2 Tier Wall Mounted, 36" Long
3	G30.42	Shelving, 2 Tier Wall Mounted, 42" Long
4	G30.48	Shelving, 2 Tier Wall Mounted, 48" Long
1	G30.60	Shelving, 2 Tier Wall Mounted, 60" Long
2	G40.30	Dunnage Rack, 24" Wide x 30" Long
2	G40.48	Dunnage Rack, 24" Wide x 48" Long
2	G40.60	Dunnage Rack, 24" Wide x 60" Long
1	G51.48	Drive-Thru Station, 24"x48"
1	G52.88	Drive-Thru Drink Station
1	G61.24	Shelving, 2 Tier, Undercounter w/ 34" Posts, 18"x24"
1	G61.30	Shelving, 2 Tier, Undercounter w/ 34" Posts, 18"x30"
1	G61.36	Shelving, 2 Tier, Undercounter w/ 34" Posts, 18"x36"
H	Production	
1	H10.4PD	Production Counter, Dual Line, 52 1/4" x 134" (Prince-Castle)
1	H83	Window-Wide Open, Drive-Thru, Automatic
J	Front Service	
1	J10	Front Service Counter
2	J20	Cash Controller
1	J31	Suspended Condiment Holder
1	J40	Refrigerator, Undercounter
3	J50	Dispenser, Cup
2	J51	Cup Dispenser Bracket, 2 San Jamar 2410C Dispensers each
1	J61	Queuing Line System

QTY.	TAG	DESCRIPTION
K	Drinks	
2	K10	Ice Cuber w/ Remote Condenser
1	K15	Ice Bin, 570 lbs
1	K20	Water Filter, Equipment
1	K31	Soda Dispenser, 8 Heads, Drop-In, Fast Flow Valves
1	K32	Soda Dispenser, 8 Heads, Counter w/ Ice Bin, Adapter Plate
1	K40	CO2 Tank, Bulk
1	K42	Bag-N-Box Rack w/ 2 Carbonators on Shelves
1	K71	Brewer, Tea & Coffee
5	K72	Tea Dispenser, Urn, Solid Lid
L	Dining	
26	LP10	Chair, Dining
6	LP11	Bar Stool, Dining
2	LP23.1	Booth, Single
3	LP23.2	Booth, Double
1	LP25	Settee
1	LP26.3	Settee, Curbed
2	LP27H	Handicap, Curbed Table Top 42" x 28" x 30" H, Core Drilled
1	LP30-B	Table Top 22" x 28" x 30" H, Table base
2	LP32.C	Table Top 42" x 28" x 30" H, Core Drilled
6	LP32.P	Table Top 42" x 28" x 30" H, Core Drilled
1	LP32HP	Handicap, Table Top 42" x 28" x 30" H, Core Drilled
1	LP36	P Counter w/condiment, Trash & Spice Rack, Small
1	LP38	Wall Partition
1	LP41	Trash Receptacle, Double
1	LP43	Trash Receptacle, Single
1	LP45	Trash Receptacle, Exterior
1	LP46	Trash Receptacle, Exterior
1	LP50	Self-Serve Beverage Counter
11	LP52	Condiment Holder, 1/9 Size Pans
2	LP54	Stainless Steel Drip Pan
5	LP56	Dispenser, Napkin, Drop-in
2	LP58	Lid & Straw Holder
1	LP83.1	Overhead Hung, Louisiana Kitchen Ring, 12 Dia.

QTY.	TAG	DESCRIPTION
M	Office	
1	M10	Office Wall Cabinet
1	M11	Work Table, w/ 4" backsplash w/ u/s, 30" Height
1	M20	Filing Cabinet, 2 Drawer
1	M30	Safe
N	Miscellaneous	
3	N10	Hand Sink, w/ Hand Free Lever
1	N20	Mop Sink
2	N31	Water Heater
3	N40	Fire Extinguisher
1	N50	Fire Protection System
1	N60	Chair, Dining
1	N61	Rice Bin
1	N70	Mop & Broom Hanger
2	N80	Diaper Changing Station
2	N81	Wall Mount Hand Sink
2	N82	Recessed Paper Towel Dispenser/Waste Receptacle
2	N83	Hand Dryer w/Recess Kit
P	Point of Sale	
3	P10	Cash Drawer
4	P20	Cash Register
3	P30	Printer
Q	Signage	
1	Q11	Menuboard, Digital 3 Panels
1	Q12	Pre-Sel Menuboard, Digital 1 Panels
1	Q20	Menuboard, Drive-Thru w/Speakers
1	Q23	Clearance Post, Drive-Thru
1	Q24	Order Confirmation Board
1	Q25	Full Size Preview Board, Drive-Thru

SEATING	
SEATS:	60
GROUPS:	17
RATIO:	3.5
SQUARE FOOTAGE	
KITCHEN (NET):	973
WALK-IN (NET):	157
DINING/RESTROOM (NET):	1,434
TOTAL (NET):	2,564
TOTAL (GROSS):	2,848

NOTES	
SYMBOL	
TEXT	EQUIPMENT No.
1. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK-UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.	
2. ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.	
3. DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.	

INTERIOR SIGN PACKAGE

AREA	SIGN NAME	QTY.	MOUNTING LOCATION	COMMENTS
FRONT OF HOUSE	HOURS OF OPERATION	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT ON WINDOW NEXT TO DOOR, IF POSSIBLE
	DOOR TRAFFIC FLOW SIGNS			
	IN	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS
	OUT	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS
	LOBBY FLOW SIGN	2	SITS ON TOP OF SERVICE COUNTER	3 SIDED SIGN, "ORDER HERE", "PAY HERE", "NEXT REGISTER"
	QUEUEING LINE FLOW SIGN	1	TOP OF QUEUEING LINE POLE	2 SIDED SIGN, "ENTER HERE", "PLEASE COME AGAIN"
	RESTROOM SIGNS			HANDICAPPED
	"HANDICAP WOMEN"	1	EXTERIOR OF WOMEN'S RESTROOM DOOR, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"HANDICAP MEN"	1	EXTERIOR OF MEN'S RESTROOM DOOR, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"RESTROOMS"	1	VISIBLE TO CUSTOMERS IN DINING AREA, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"EMPLOYEES MUST WASH HANDS..."	2	INTERIOR OF BOTH RESTROOMS DOOR, 60" AFF	
	"NO SMOKING"	5	DINING ROOM	
	"EMPLOYEES ONLY"	1	ENTRANCE BETWEEN KITCHEN AND DINING ROOM	
	TEA URN SIGNS			
	"UNSWEETENED TEA"	1	HANGS ON DISPENSER	2 SIDED SIGN
"SWEETENED TEA"	1	HANGS ON DISPENSER	2 SIDED SIGN	
"WATER"	1	HANGS ON DISPENSER	2 SIDED SIGN	
BIN DECALS				
"FLOUR"	1	PLACE ON FLOUR BIN	STICKER APPLICATION	
"RICE"	1	PLACE ON RICE BIN	STICKER APPLICATION	
"FILTER"	1	PLACE ON FILTER POWDER BIN	STICKER APPLICATION	
3 COMPARTMENT SINK DECALS				
"WASH"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION	
"RINSE"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION	
"FILTER"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION	
"HOT USE CAUTION"	6	MICROWAVE WINDOW, OVEN, PRODUCT DISPLAY AREAS	STICKER APPLICATION	
"MUST BE 18..."	4	FRYER, FILTER, MARRINATOR, (IF APPLICABLE)	STICKER APPLICATION	
FRYER LABELS (1,2,3,4,5,6)	1	PLACE ON APPROPRIATE FRYER	STICKER APPLICATION	
"STOP! ALL VENDORS MUST..."	1	EXTERIOR OF BACK DOOR, 60" AFF		
"WARNING! ONLY MANAGERS..."	1	EXTERIOR OF BACK DOOR, 48" AFF		
"MANAGERS... ACCESS TO SAFE"	1	EXTERIOR OF BACK DOOR, 48" AFF		
"CHEMICAL STORAGE ONLY"	1	ON OR OVER AREA TO STORE CHEMICALS	MOUNT TO SHELVING UNIT OR WALL	
OTHER	HANDICAP PARKING SIGN	2	DESIGNATED PARKING SPOTS, 84" TO BOT. OF SIGN	

SPECIFICATIONS

DIVISION 11: EQUIPMENT

- GENERAL PROVISIONS
- SCOPE: COORDINATE WITH THE INSTALLATION OF ALL EQUIPMENT ITEMS SHOWN ON PLANS AND SCHEDULED IN EQUIPMENT SCHEDULE (EXCEPT AS NOTED AS INSTALLED BY KITCHEN CONTRACTOR) WHICH ARE FURNISHED BY THE OWNER OR UNDER SEPARATE CONTRACT. EQUIPMENT SCHEDULE LISTS TRADES RESPONSIBLE FOR FURNISHING, INSTALLING AND FINAL CONNECTION.
 - SUBMISSIONS: PROVIDE THE OWNER, AT THE COMPLETION OF THIS CONTRACT, WITH AN OWNER'S MANUAL SO LABELED. THE MANUAL SHALL CONSIST OF A THREE-RING LOOSE-LEAF BINDER CONTAINING ALL PRINTED MATTER SUCH AS: GUARANTEE CARDS, CLEANING INSTRUCTIONS, NOTICES TO OWNER, OPERATING MANUALS, SERVICE AGENTS AND MAINTENANCE INSTRUCTIONS THAT MAY BE CONTAINED IN THE SHIPPING CARTON OF EQUIPMENT AND SPECIALTIES.
 - DELIVERY AND STORAGE: RECEIVE, UNLOAD, AND SAFEGUARD THE EQUIPMENT. COORDINATE SHIPPING TIME WITH OWNER.
 - PROTECTION AND CLEANING: SURFACES SHALL BE CLEANED BEFORE FINAL INSPECTION.

MATERIALS

- SEE EQUIPMENT SCHEDULE

PERFORMANCE

- INSTALL EQUIPMENT ACCORDING TO NFPA 96 AND MANUFACTURER'S INSTRUCTIONS, PROVIDE FACTORY AUTHORIZED START & ADJUSTMENT.

DIVISION 12: FURNISHINGS

- GENERAL PROVISIONS
- SCOPE: COORDINATE INSTALLATION OF MURALS, SEATING, FREE-STANDING CABINETS AND SHELVING, WINDOW TREATMENT, FLOOR MATS, AND ACCESSORIES WHICH ARE FURNISHED UNDER SEPARATE CONTRACT TO THE OWNER. IF REQUESTED THROUGH THE CONTRACT, INSTALL ARTWORK, SEATING, FREE-STANDING CABINETS AND SHELVING, WINDOW TREATMENT, FLOOR MATS AND/OR ACCESSORIES.
 - NOTES: DETAILS AND MATERIALS SHOWN ON THE APPROVED DECOR DRAWINGS CONFLICTING WITH THE STANDARD PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF THE INSTALLATION. VERIFICATION OF ADA COMPLIANCE WILL BE NECESSARY.
 - DELIVERY AND STORAGE: RECEIVE AND SAFEGUARD OWNER SUPPLIED ITEMS ON THE JOB SITE IF REQUESTED.

PERFORMANCE

- INSTALLATION: PREPARE SURFACES TO RECEIVE THESE MATERIALS AND COOPERATE WITH THE INSTALLATION OF DECOR MATERIALS AS SHOWN ON THE DECOR DRAWINGS.

DATE	
DESCRIPTION	
REV.	1 2 3 4 5

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

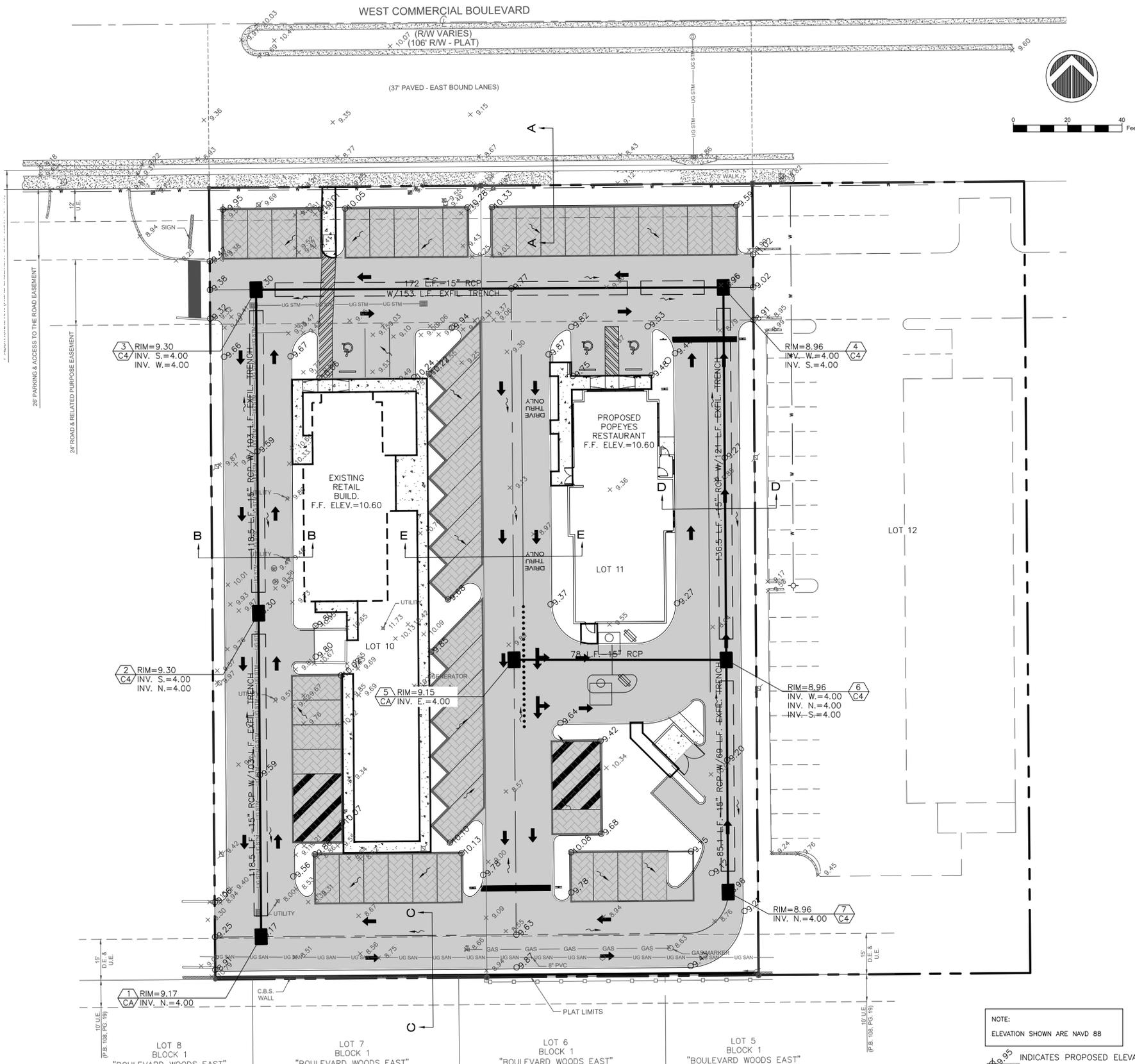
POPEYES

ATLANTIC ENGINEERING SERVICES, INC.
200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DES. DWN. CHK.
SHEET NUMBER
K1
DATE DRAWN
06/01/20

EQUIPMENT PLAN



ON-SITE PAVING AND DRAINAGE SPECIFICATIONS:

1. ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 5 FEET OF ANY EDGE OF PAVEMENT. ANY SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL WHICH SHALL BE PLACED AND IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT FOR THE SITE.
2. STABILIZED SUBGRADE SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 311 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%, LIQUID LIMIT 35 PLASTICITY 6, MIN LBR 100 OR ACCEPTABLE FDOT PRODUCT APPROVAL.
4. ASPHALTIC CONCRETE TYPE S-3 SHALL CONFORM TO THE REQUIREMENTS OF SECTION 331 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
5. 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 AND TACK COAT AT A RATE OF 0.08 GALLONS PER SQUARE YARD UNLESS A VARIATION RATE IS APPROVED BY THE ENGINEER.
6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, EXCEPT DRAINAGE STRUCTURES.
7. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATIONS C-478 AND 64T.
8. CONCRETE FOR PRECAST MANHOLES AND CATCH BASINS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
9. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION. GRADE 60 STEEL SHALL BE USED FOR TOP AND BOTTOM SLABS.
10. ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
11. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
12. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 WATERPROOF, NON-SHRINKING CEMENT MORTAR.
13. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-76, FOR CLASS III, WALL THICKNESS "B" REINFORCED CONCRETE PIPE, AND AS MODIFIED IN SECTION 941 OF FLORIDA D.O.T. STANDARD SPECIFICATION.
14. CORRUGATED METAL PIPE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 945 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
15. PVC DRAINAGE PIPE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 945 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
16. HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
17. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY CITY OF MIRAMAR PUBLIC WORKS AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF MIRAMAR PUBLIC WORKS STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
18. THE EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN INDICATES THE ELEVATION AT THE POINT DEPICTED ONLY, AND SHOULD NOT BE INTERPRETED AS INDICATING THE ELEVATIONS OF ANY OTHER POINT. THESE EXISTING ELEVATIONS ARE IN NO WAY AN INDICATOR OF SURFACE OR SUBSURFACE SOIL CONDITIONS.
19. BITUMINOUS COATING REQUIRED FOR ALL CORRUGATED METAL PIPE (CMP).

EROSION CONTROL

1. STABILIZATION PRACTICES
WHERE CONSTRUCTION OF FILL STOCKPILES ADJACENT TO CONSTRUCTION ACTIVITIES CEASES FOR AT LEAST 7 DAYS, THE SIDES WILL BE STABILIZED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1991, SECTION 570. SEED AND MULCH SHALL BE APPLIED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THE AREA.
2. PERMANENT STABILIZATION
ALL LANDSCAPING, INCLUDING SODDING, SHALL BE INSTALLED ON THE PERIMETER LANDSCAPE BERMS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THE LANDSCAPE BUFFER AREAS.
3. OFF-SITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF MINIMUM 4" COMPACTED LIMEROCK BASE WILL BE CONSTRUCTED AS SOON AS CONSTRUCTION STARTS TO REDUCE THE AMOUNT OF VEHICLE TRACKING FROM THE SITE. THE PAVED STREET ADJACENT TO THE CONSTRUCTION ENTRANCE WILL BE SWEEPED ON A REGULAR BASIS TO REMOVE ANY ACCUMULATION OF DIRT OR ROCKS WHICH HAVE BEEN TRACKED FROM THE SITE. ALL DUMP TRUCKS BRINGING MATERIAL TO, OR LEAVING THE SITE WILL BE COVERED WITH A TARPAULIN.
4. EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE PRACTICES
* ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE WEEKLY AND FOLLOWING ANY STORM EVENT GREATER THAN 1/2".
* REPAIRS WILL BE COMPLETED WITHIN 24 HOURS.
* THE PERIMETER SWALES WILL BE INSPECTED REGULARLY AND REGRADED AS NECESSARY TO REMOVE THE BUILT UP SEDIMENT.
* TEMPORARY SEED AND MULCH AREAS AND PERMANENT SOD AREAS WILL BE INSPECTED REGULARLY FOR BARE SPOTS AND TO ENSURE ADEQUATE GROWTH.
* TURBIDITY SCREENS SHALL BE INSPECTED REGULARLY, AND REPAIRED AS NECESSARY.
* FILTER FABRIC SHALL BE SECURED IN ALL CATCH BASINS UNTIL COMPLETION OF CONSTRUCTION.

NOTE:
ELEVATION SHOWN ARE NAVD 88

○ 9.95 INDICATES PROPOSED ELEVATION

x 9.35 INDICATES EXISTING ELEVATION

▨ INDICATES POROUS PAVERS



PAVING, GRADING AND DRAINAGE PLAN

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

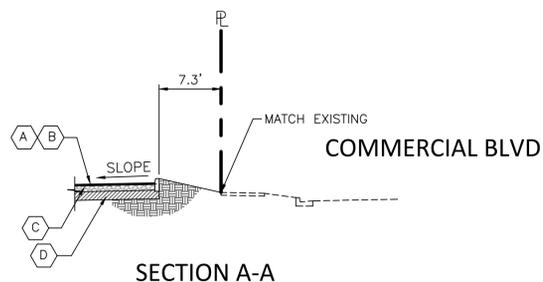


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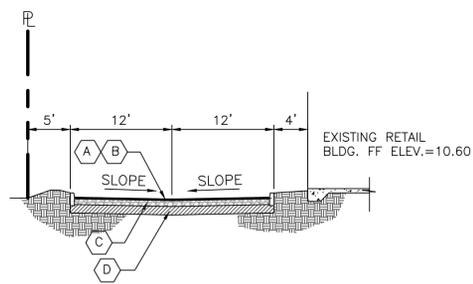
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SCALE: AS SHOWN

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DES.	DWN.	CHK.
SHEET NUMBER		
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DATE DRAWN AUG, 2020		

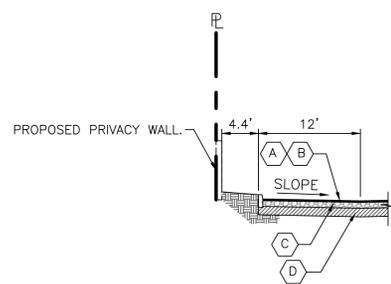
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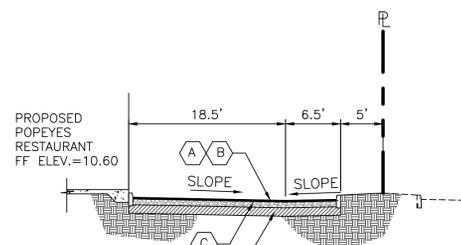
SECTION A-A



SECTION B-B

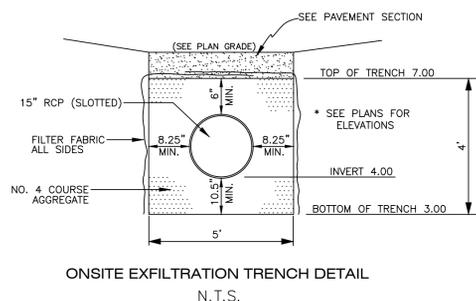


SECTION C-C

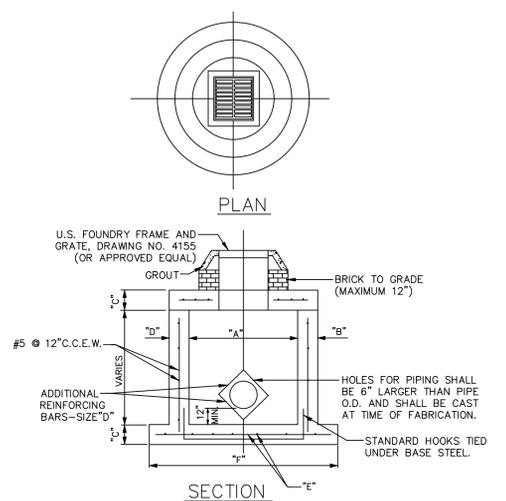


SECTION D-D

- PAVING SPECIFICATIONS**
- (A) 1-1/2" THICK ASPHALTIC CONCRETE, TYPE S-III - 2-3/4" LIFTS
 - (B) PRIME AND TACK COAT
 - (C) 8" LIMEROCK BASE COMPACTED IN (2) 4" LAYERS TO 98% MAX (DENSITY AASHTO T-180.)
 - (D) 12" SUBGRADE COMPACTED TO 98% MAX. DENSITY AASHTO T-180 STABILIZED TO LBR 40 OR FBV 50 P.S.I.



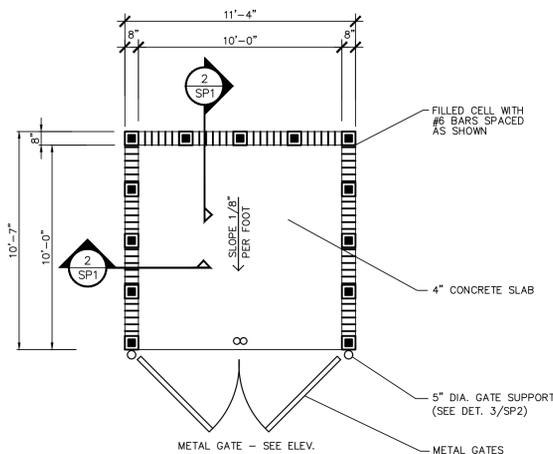
ONSITE EXFILTRATION TRENCH DETAIL
N.T.S.



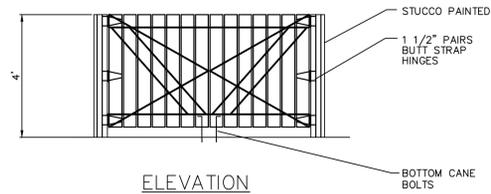
NOTE: SQUARE STRUCTURES MAY BE USED AS AN ALTERNATE EXCEPT FOR CURB INLETS UNLESS STRUCTURE CONTAINS A POLLUTION RETARDANT BAFFLE. SQUARE STRUCTURES MUST BE USED FOR POLLUTION RETARDANT STRUCTURES.

	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0"	8"	8"	#5@12"CCEW	#5@12"CCEW	6'-4" Ø
C-5	5'-0"	8"	8"	#5@12"CCEW	#5@12"CCEW	7'-4" Ø
C-6	6'-0"	8"	8"	#5@12"CCEW	#5@6"CCEW	8'-4" Ø
C-7	7'-0"	8"	8"	#5@12"CCEW	#5@6"CCEW	9'-4" Ø
C-8	8'-0"	10"	10"	2-W.W.M. W/#4 @ 12" C.C. VERT.	#5@6"CCEW	10'-4" Ø

PRECAST CIRCULAR CATCH BASIN
N.T.S.



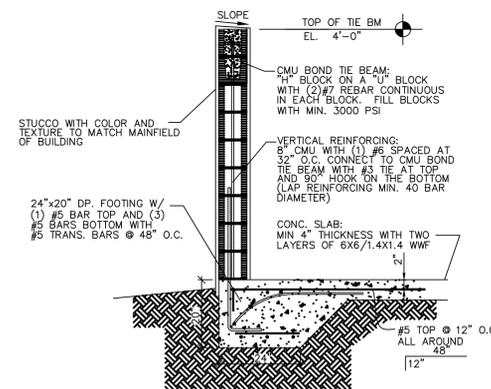
PLAN



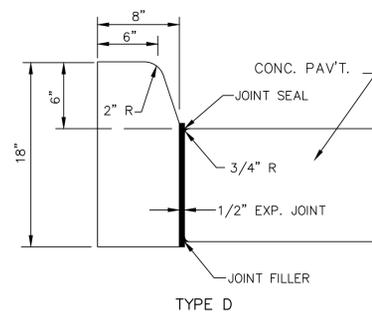
ELEVATION

NOTE: DUMPSTER SHALL BE PAINTED "DELIGHTFUL GOLDEN" BENJAMIN MOORE #2158-30. DUMPSTER ENCLOSURE WALLS SHALL BE FINISHED SMOOTH STUCCO.

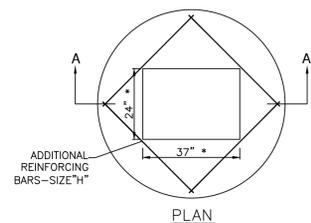
1 SP1 DUMPSTER ENCLOSURE
SCALE: NTS



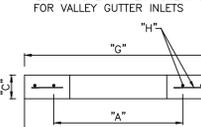
2 SP1 DUMPSTER WALL SECTION
SCALE: NTS



TYPE D



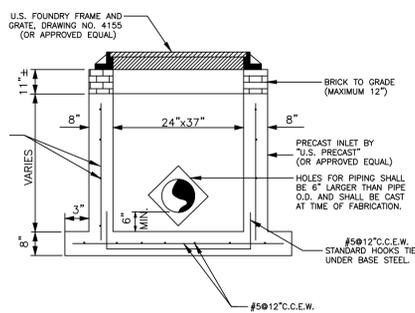
PLAN



SECTION A-A

	"A"	"C"	"G"	"H"
4'-0"Ø	8"	5'-4"Ø	#5 @ 6"CCEW	
5'-0"Ø	8"	6'-4"Ø	#5 @ 8"CCEW	
6'-0"Ø	10"	7'-4"Ø	#5 @ 6"CCEW	
7'-0"Ø	10"	8'-4"Ø	#5 @ 6"CCEW	
8'-0"Ø	10"	9'-8"Ø	#5 @ 6"CCEW	

PRECAST CONCRETE - TOP SLAB FOR CATCH BASIN



TYPE "CA" DITCH BOTTOM INLET

PAVING, GRADING AND DRAINAGE DETAILS

REV.	DESCRIPTION	DATE
A		
A		
A		
A		
A		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

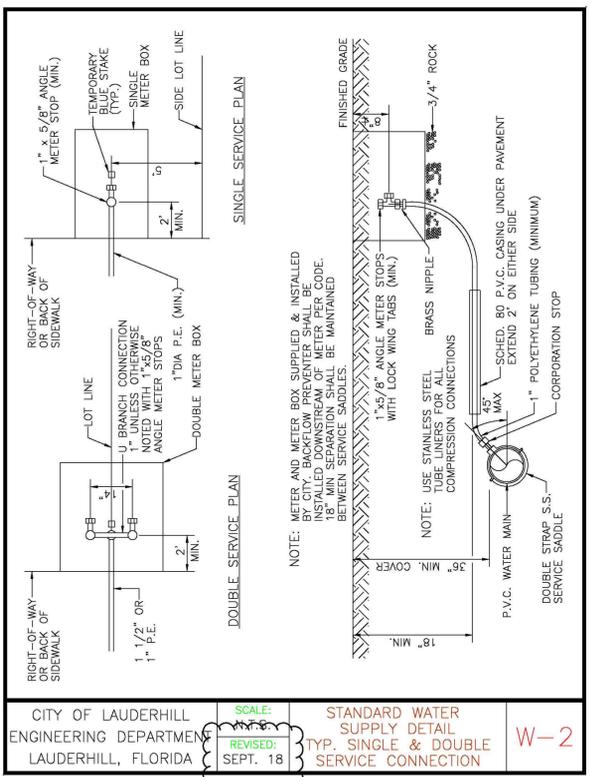
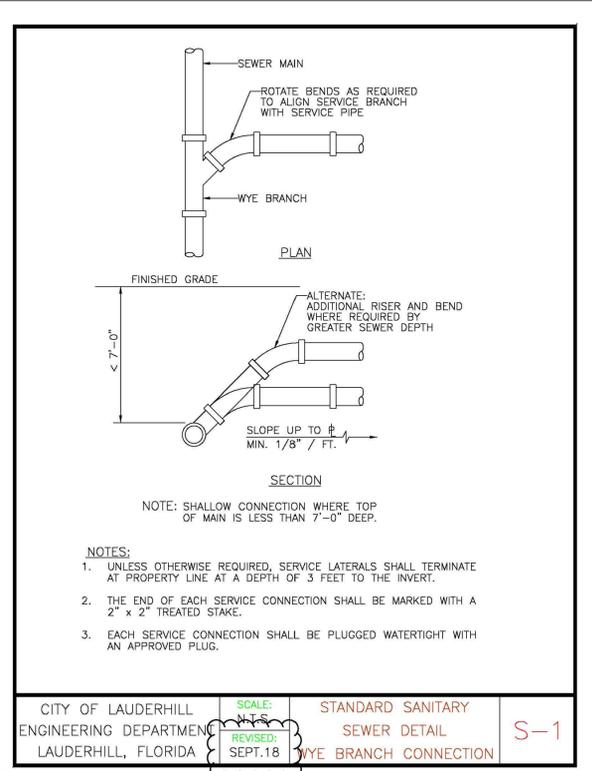
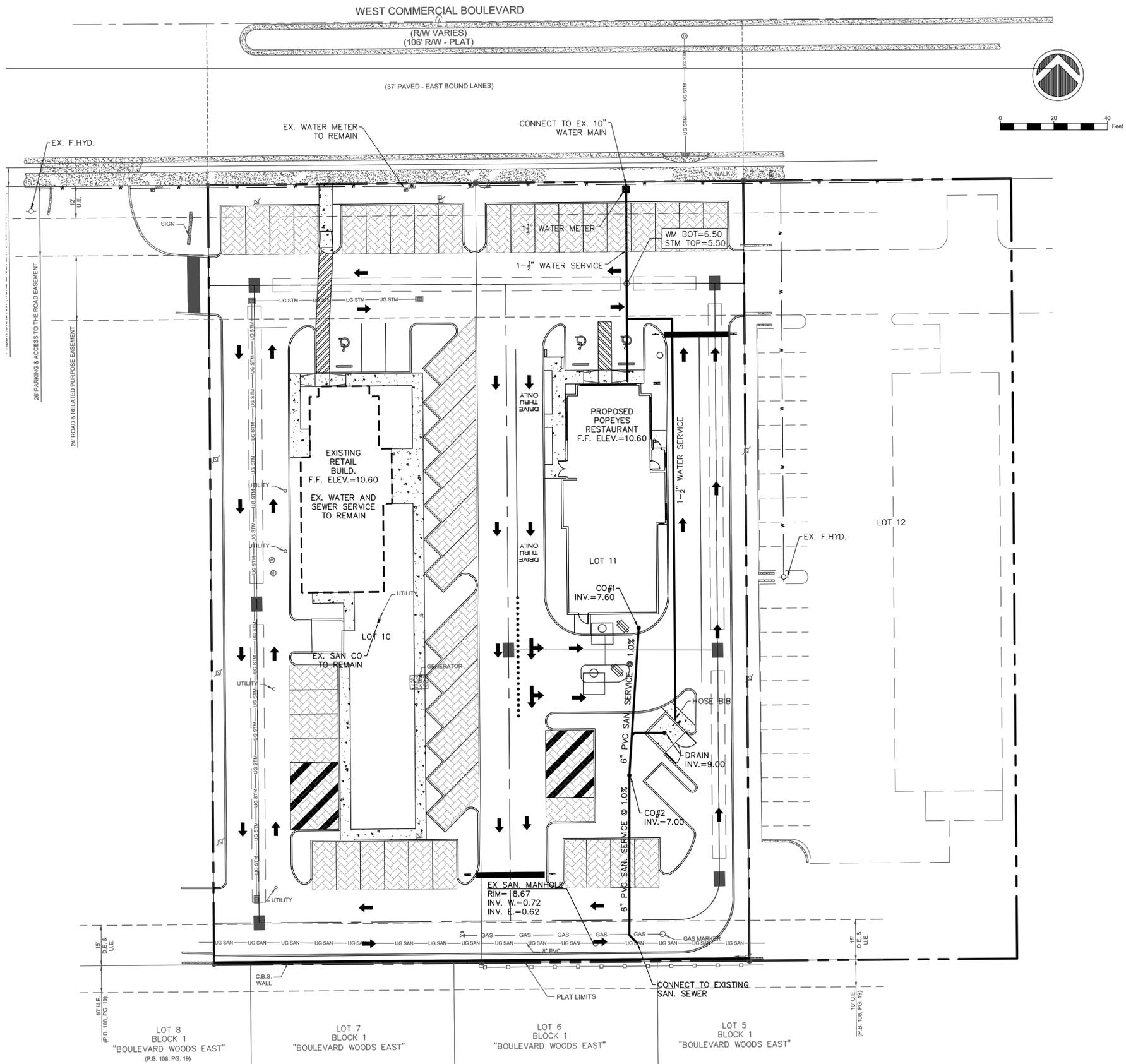
METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

POPEYES

ATLANTIC ENGINEERING SERVICES, INC.
200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

ddt
DES. DWN. CHK.
SHEET NUMBER
CE3
DATE DRAWN
AUG. 2020



WATER AND SEWER PLAN

REV.	DESCRIPTION	DATE

MTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

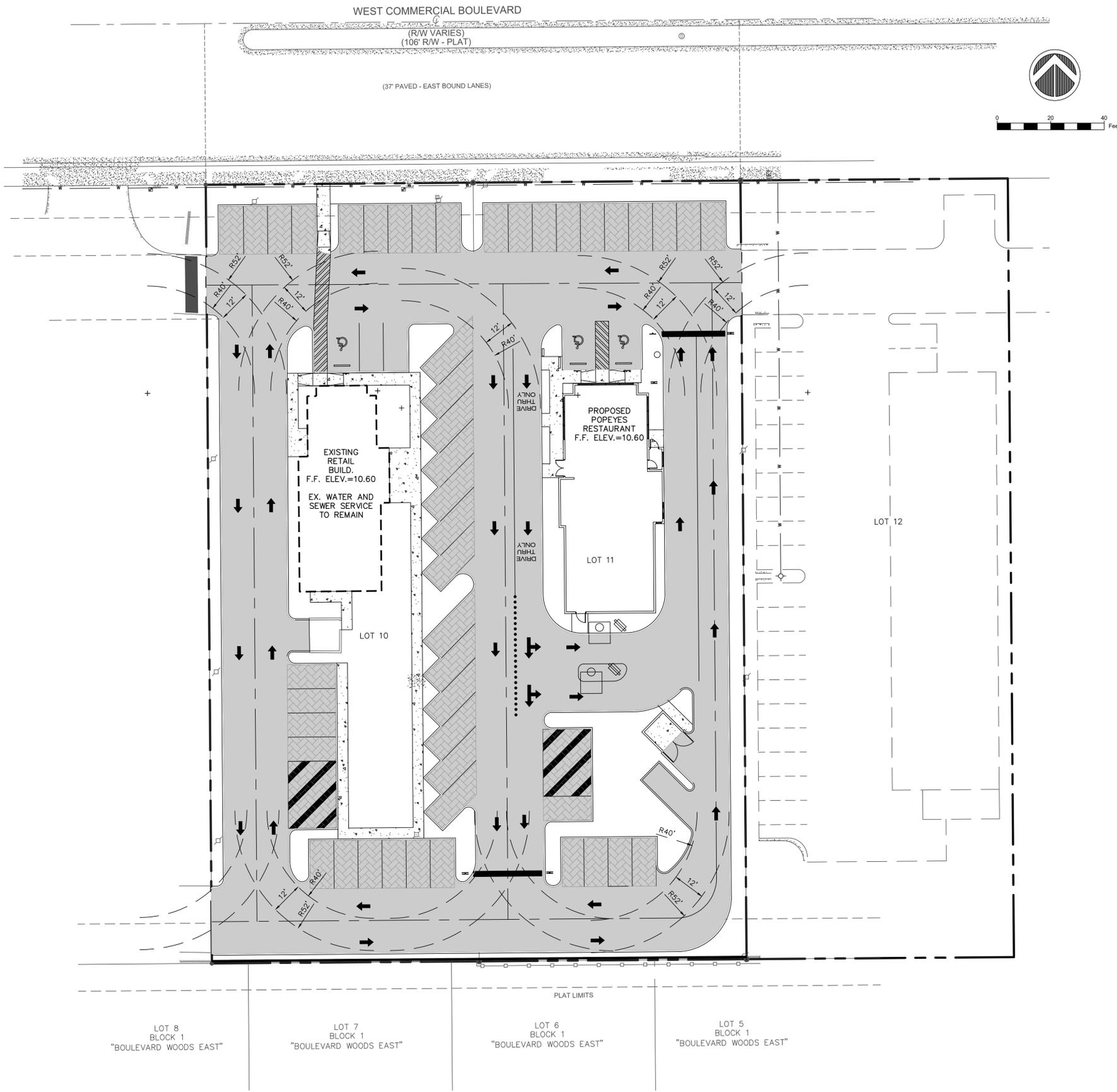
METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319



ATLANTIC ENGINEERING SERVICES, INC.
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PROJ. NO. 0000
SCALE: AS SHOWN

ddt		
DES.	DWN.	CHK.
SHEET NUMBER		
CE4		
DATE DRAWN AUG. 2020		



TRUCK MOVEMENT PLAN

REV.	DESCRIPTION	DATE

MTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319



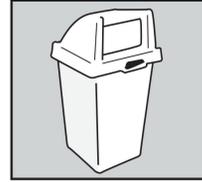
ATLANTIC ENGINEERING SERVICES, INC.
200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

ddt		
DES.	DWN.	CHK.
SHEET NUMBER		
CE5		
DATE DRAWN AUG, 2020		

1/07

TF 1015 W19 Waste Container w/ W19 Push-Door Top



Options:
Note: Options may change without notice. Call to confirm current options.

Exposed Aggregate:
Tan w/Gray Matrix - Misty Gray w/Gray

Weatherstone:
Sand - Gray - Brown - Buff - Cream
Light Charcoal - French Gray - Brick Red

Granitex:
2078F, 4028F, 6208F, 1168F, 2098F

Glass:
Clear - Emerald - Blue - Amber
Champaign - Charcoal

Custom Options Available

Size: 20-1/2" Sq. x 43" H
Weight: 280 lbs
Capacity: 30 gallons without liner
24 gallons with liner
Material: Reinforced Concrete
Wall Thickness: 2" at top with 2% pitch
Hardware: (4) - 3/8" Dia. elevator bolts, inserted on site
(4) - 3/8" Dia. inserts
(1) - 1/4" Dia. insert
Packaging: Palletized
Maintenance: Occasionally rinse with water & mild detergent
Re-seal annually
Anchoring: Optional
Logo Options: 12" Dia. x 1/4" Clear Lucite silk-screened with permanent inks. Installed with two tamper-proof screws.

TF 1405 W19 Push Door Top

Size: 20-1/2" Sq. x 13"H
Weight: 7 lbs
Material: Polyethylene Plastic
Colors: Brown, Gray, Red, Bronze, Red, Blue, Green
Hardware: (1) - Security Cable
(1) - 1024 Hex head bolt
(1) - Shouldered screw
(1) - 1024 Washer
(1) - Shouldered allen bolt

Door Opening: 13" x 8"
Packaging: Shipped in carton
Maintenance: Clean with mild soap and water
Features: Made of recyclable plastic
Installation: Attach to container with security cable.

TF 1610 Liner (Optional)

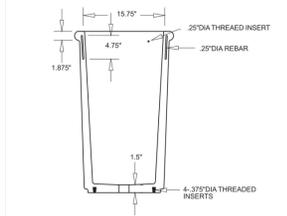
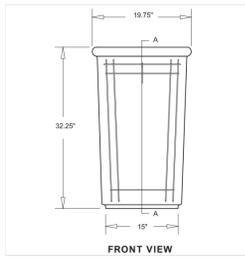
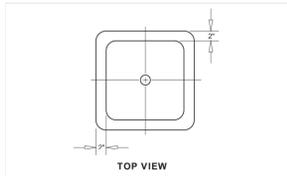
Size: 14-7/8" Sq. x 29-7/8" H
Weight: 10 lbs
Capacity: 24 gallons
Material: Recycled Polyethylene Plastic
Color: Black

TF 1300 Small Retainer Ring (Standard)

Size: 18-1/2" Sq. **Weight:** 1 lb
Material: Zinc plated steel
Features: Designed to hold "skirts" of liner in container, out of view.
Installation: Place polybag in container with edges draped over sides. Set ring on container rim, fold bag over ring into container.

SPECIFICATIONS

TF 1015 W19 WASTE CONTAINER W/ W19P PUSH-DOOR TOP



1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Waste Containers indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions
c. Maintenance literature
d. Product warranty
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacturer of precast concrete waste containers field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two (2) years upon acceptance of products.

2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Waste Containers to be known as:
Wausau Tile, Inc.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4827
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.

2.2 MATERIALS
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregates: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.
#

REV.	DESCRIPTION	DATE
A		
B		
C		
D		
E		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

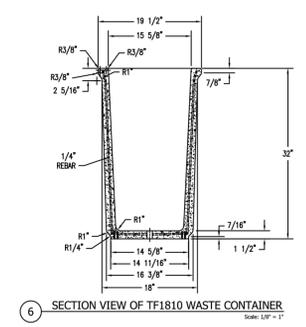
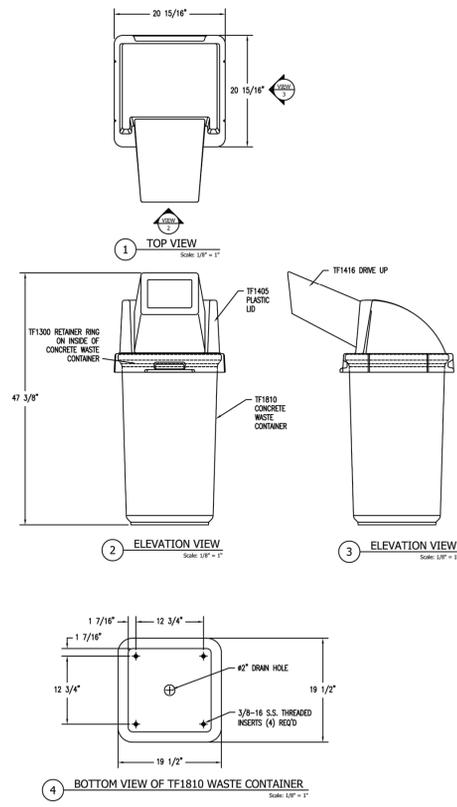


ATLANTIC ENGINEERING SERVICES, INC.
200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

ddt		
DES.	DWN.	CHK.
SHEET NUMBER		
CE6		
DATE DRAWN APRIL, 2021		

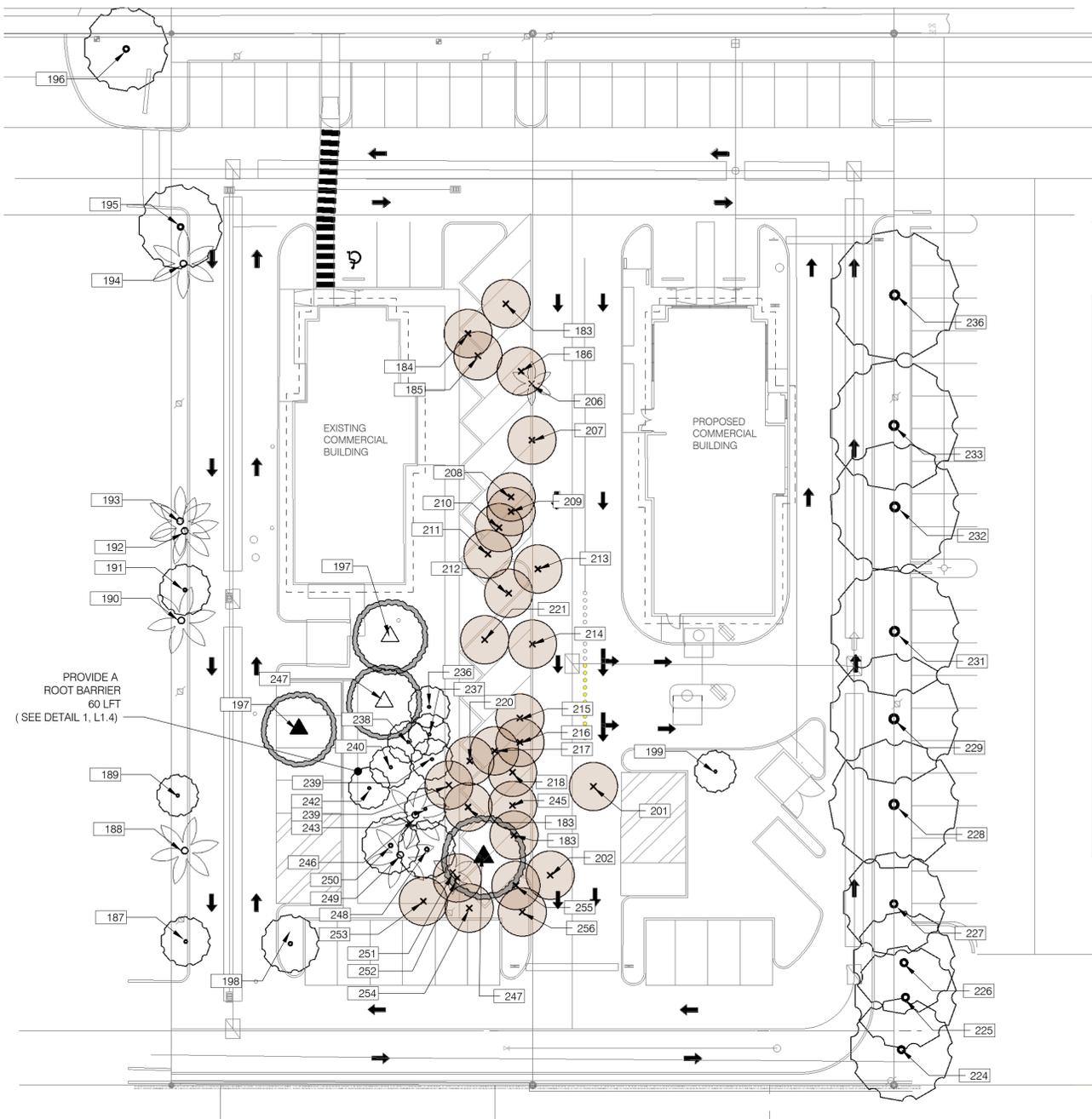
TRASH RECEPTACLE DETAIL



WAUSAU TILE SITE FURNISHINGS PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**

WAUSAU TILE SITE FURNISHINGS PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**

West Commercial Blvd



1 TREE DISPOSITION PLAN
L1.3

scale 1"=20'

SYMBOL LEGEND

	TREE TO REMAIN
	TREE TO BE REMOVED
	PALM TO REMAIN
	PALM TO BE REMOVED
	TREE TO BE RELOCATED
	RELOCATED TREE LOCATION



TREE SURVEY AND DISPOSITION SCHEDULE

Tree No.	Plant Name	TRUNK DIA. (INCHES)	Condition	Designation
183	Pinus elliottii var. densa - South Florida Slash Pine	12	GOOD	REMOVE
184	Taxodium distichum - Bald cypress	9	GOOD	REMOVE
185	Taxodium distichum - Bald cypress	9	GOOD	REMOVE
186	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
187	Conocarpus erectus 'sericea' - Silver Buttonwood	9	FAIR	REMAIN
188	Sabal palmetto- Sabal Palm	18	GOOD	REMAIN
189	Clusea rosea - Autograph Tree	9	POOR	REMAIN
190	Sabal palmetto- Sabal Palm	24	GOOD	REMAIN
191	Quercus virginiana - Live Oak	26	GOOD	REMAIN
192	Sabal palmetto- Sabal Palm	20	GOOD	REMAIN
193	Sabal palmetto- Sabal Palm	20	GOOD	REMAIN
194	Sabal palmetto- Sabal Palm	20	GOOD	REMAIN
195	Quercus virginiana - Live Oak	18	GOOD	REMAIN
196	Quercus virginiana - Live Oak	24	GOOD	REMAIN
197	Quercus virginiana - Live Oak	20	GOOD	RELOCATE
198	Taxodium distichum - Bald cypress	20	GOOD	REMAIN
199	Pinus elliottii var. densa - South Florida Slash Pine	20	GOOD	REMAIN
201	Pinus elliottii var. densa - South Florida Slash Pine	18	GOOD	REMOVE
202	Pinus elliottii var. densa - South Florida Slash Pine	20	DEAD	REMOVE
206	Sabal palmetto- Sabal Palm	6	GOOD	REMOVE
207	Pinus elliottii var. densa - South Florida Slash Pine	20	GOOD	REMOVE
208	Taxodium distichum - Bald cypress	20	GOOD	REMOVE
209	Ficus aurea - Strangler Fig	30	GOOD	REMOVE
210	Taxodium distichum - Bald cypress	9	GOOD	REMOVE
211	Taxodium distichum - Bald cypress	9	GOOD	REMOVE
212	Taxodium distichum - Bald cypress	9	GOOD	REMOVE
213	Taxodium distichum - Bald cypress	8	GOOD	REMOVE
214	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
215	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
216	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
217	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
218	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
219	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
220	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
221	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
224	Quercus virginiana - Live Oak	12	GOOD	REMAIN
225	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
226	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
227	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
228	Quercus virginiana - Live Oak	12	GOOD	REMAIN
229	Quercus virginiana - Live Oak	12	GOOD	REMAIN
231	Quercus virginiana - Live Oak	10	GOOD	REMAIN
232	Quercus virginiana - Live Oak	10	GOOD	REMAIN
233	Quercus virginiana - Live Oak	10	GOOD	REMAIN
235	Quercus virginiana - Live Oak	9	GOOD	REMOVE
236	Taxodium distichum - Bald cypress	9	GOOD	REMAIN
237	Taxodium distichum - Bald cypress	9	GOOD	REMAIN
238	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
239	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
240	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
241	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
242	Clusea rosea - Autograph Tree	6	GOOD	REMAIN
243	Taxodium distichum - Bald cypress	6	GOOD	REMAIN
244	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
245	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
246	Sabal palmetto- Sabal Palm	24	GOOD	REMAIN
247	Quercus virginiana - Live Oak	36	GOOD	RELOCATE
248	Taxodium distichum - Bald cypress	12	GOOD	REMAIN
249	Sabal palmetto- Sabal Palm	12	GOOD	REMAIN
250	Taxodium distichum - Bald cypress	12	GOOD	REMAIN
251	Sabal palmetto- Sabal Palm	25	GOOD	REMOVE
252	Taxodium distichum - Bald cypress	7.5	GOOD	REMOVE
253	Taxodium distichum - Bald cypress	7.5	GOOD	REMOVE
254	Clusea rosea - Autograph Tree	7.5	GOOD	REMOVE
255	Taxodium distichum - Bald cypress	6	GOOD	REMOVE
256	Clusea rosea - Autograph Tree	6	GOOD	REMOVE
TOTAL TREE CANOPY REMOVED		6225	SFT	
TOTAL MITIGATION TREES PROVIDED (12'OA.2" DBH.)		20.7		



Metro Chicken
7030/7040 West
Commercial Boulevard
Lauderhill, FL 33319

Date Created:
08-05-2020

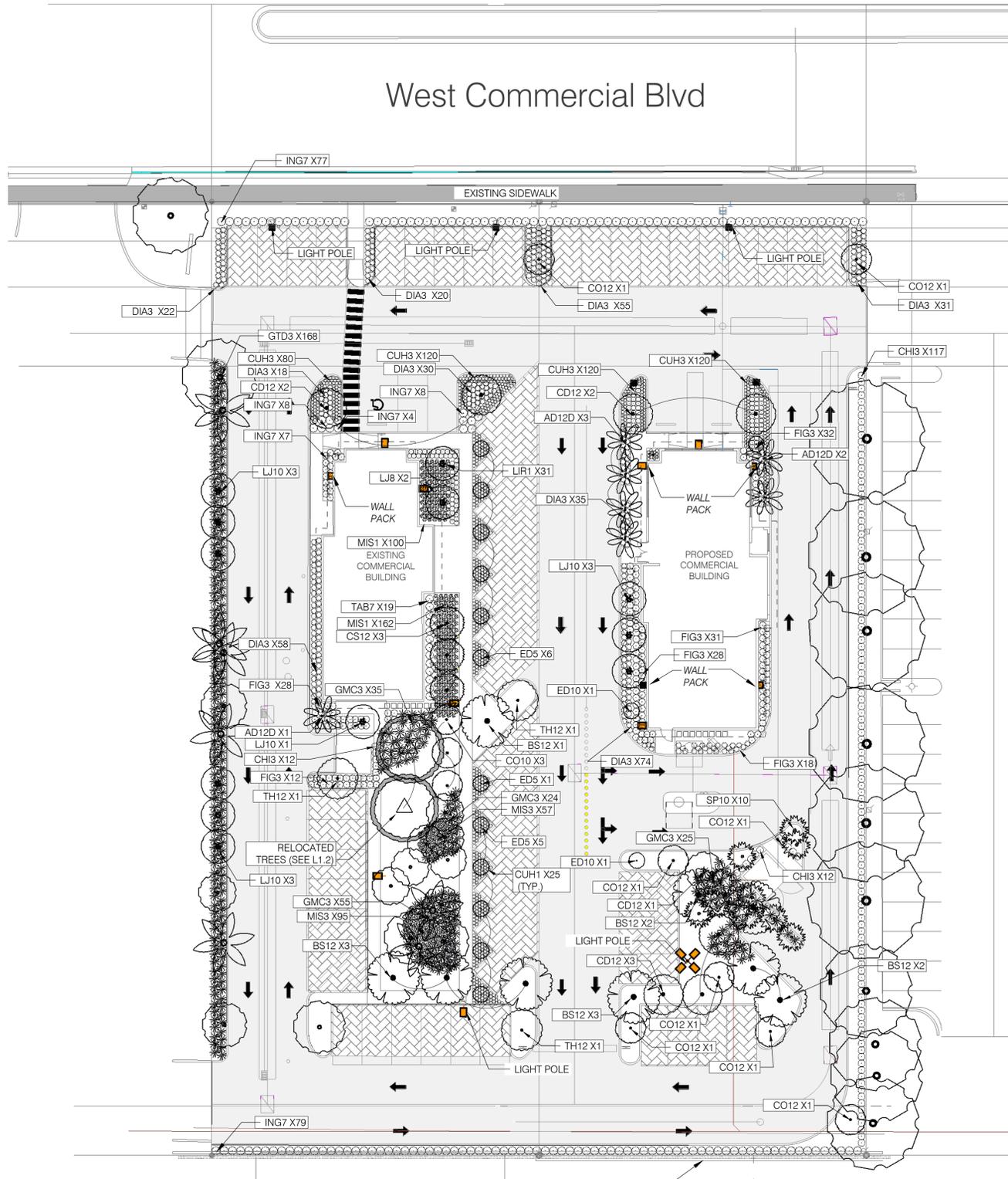
Document Phase:
Site Plan Approval

date	remark
08/10/2020	City Submittal for Site Plan Approval
12/09/2020	Updated as per revised Site Plan
02/16/2021	Updated per City Comments
04/21/2021	Revised per Site Plan Change

PROJECT NO. 207PC_Popeyes Lauderhill

Tree Disposition Plan

L1.1



SITE DATA

CURRENT USE:	RESTURANT/VACANT
7040 PARCEL ID NUMBER:	4941 15 14 0110
7050 PARCEL ID NUMBER:	4941 15 14 0100
FUTURE LAND USE:	(C) COMMERCIAL
ZONING DESIGNATION:	(CC) GENERAL COMMERCIAL
WATER SERVICE PROVIDER:	CITY OF LAUDERHILL
WASTEWATER SERVICE PROVIDER:	CITY OF LAUDERHILL
BUILDING HEIGHT:	21'-4"
BUILDING LENGTH:	85'-8"
NUMBER OF STORIES:	1 STORY
GROSS FLOOR AREA:	2,977 SF

	SF	ACRES	PERCENTAGE
LAND AREA (GROSS)	58,000	1.33	100
LAND AREA (NET)	58,000	1.33	100
PROP. BLDG	2,977	0.07	5.13
EXISTING BLDG	2,265	0.05	3.91
ASPHALT	31,921	0.73	55.04
PERVIOUS PAVERS (50% CREDIT)	4,603	0.11	7.94
SIDEWALK	2,390	0.05	4.12
TOTAL IMPERVIOUS	39,553	0.91	68.19
PERVIOUS /LANDSCAPE	18,447	0.42	31.81

LANDSCAPE CODE REQUIREMENTS

SECTION 5 - LANDSCAPE STANDARDS		
5.4 PERIMETER LANDSCAPE		
1 TREE/ 35LFT	REQUIRED	PROVIDED
CONTINUOUS HEDGE	REQUIRED	PROVIDED
5.5 PARKING LOT PLANTING		
MIN. 15% OF GROSS PARKING LOT TO BE GREENSPACE	REQUIRED	PROVIDED
36,321 SFT (GROSS VUA) /5,300 SFT = 15%		
LANDSCAPE ISLANDS - EVERY 11TH SPACE AN ISLAND (10X18')	REQUIRED	PROVIDED
EACH ISLAND = 1 TREE	REQUIRED	PROVIDED
5.6 RAIN GARDEN ELEMENTS TO RETAIN WATER RUN OFF	REQUIRED	PROVIDED

LANDSCAPE MATERIALS SCHEDULE

CODE	QTY	BOTANIC AND COMMON NAME	SPECIFICATION	NATIVE	NOTES
GROUNDCOVER AND HEDGES					
CH3	134	Chrysobalanus icaco - Cocco Plum hedge	18" MIN. OA. 18" SPRD. 24" O.A	Y	
CUH3	949	Cuphea hyssopifolia - Mexican Heather	9" MIN. OA. 12" O.C		
DIA3	338	Dianella tasmanica - Flax Lily	18" SPRD. FULL 24" O.C		
FIG3	192	Ficus microcarpa 'Green Island' - Green Island ficus	15" HT. 15" SPRD. 18" O.C		
GMC3	174	Muhlenbergia capillaris - Muhly grass	3 GAL. 24" HT. FULL 24" O.C	Y	
GTD3	170	Tripsacum dactyloides - Fakahatchee grass	3 GAL. 30" MIN. OA. 24" OC.	Y	
ING7	171	Ixora Sp. Var. "Nora Grant"	24" SPRD. 30" O.C		
LIR1	127	Liriope muscari 'Evergreen Giant' - Lilyturf	15" MIN. OA. 15" O.C.		
MIS3	418	Microsorium scolopendrium - Wart Fern	3 GAL. 12" MIN. OA. 2" O.C.		
TAB7	13	Tabernaemontana divaricata - Pinwheel Jasmine	30" HT. 30" SPRD. 30" O.C		
ACCENTS					
CYR15	1	Cycas revoluta - Sago Palm	30" HT. 30" SPRD. FULL		
PALMS					
AD12D	7	Adonia merrillii - Christmas Palm	12" MIN. OA. HT. DOUBLE		
SP14	10	Sabal palmetto - Sabal Palm	10-14" OA. CT	Y	
TREES					
BS12	9	Bursera simaruba - Gumbo Limbo	12" OA MIN. 4" SPRD. 2" DBH	Y	
CD12	7	Coccoloba diversifolia - Pigeon plum	12" OA MIN. 4" SPRD. 2" DBH	Y	
CO12	10	Cordia sebestena - Geiger tree	12" MIN. OA. 4" SPRD. 2.5" DBH	Y	
CS10	3	Cassia surratensis - Glaucus cassia	10' OA MIN. 4" SPRD. 1.5" CAL. DBH		
ED5	12	Elaeocarpus decipiens - Japanese Blueberry	5' OA. FULL TO BASE		
ED10	3	Elaeocarpus decipiens - Japanese Blueberry	10' OA. FULL TO BASE		
LJ10	12	Ligustrum japonica - Japanese privet	10' MIN OA. 6" SPRD. MULTI		
TH12	3	Tabebuia heterophylla - Pink Trumpet Tree	12" OA MIN. 4" SPRD. 2.5" DBH		
TOPSOIL					
	20	CY 50/50 Topsoil /Sand Mix	50:50 Topsoil/Sand Mix		*ESTIMATED QTY. FIELD VERIFY
MULCH					
	7000	SFT Non-cypress, Dark Brown	Non-cypress, Dark Brown		*ESTIMATED QTY. FIELD VERIFY
SOD					
	5400	SFT St. Augustine 'Floritam'	On leveled, fine grade topsoil surface		*ESTIMATED QTY. FIELD VERIFY

1 LANDSCAPE PLAN
L1.3

scale 1"=20'

Metro Chicken
7030/7040 West
Commercial Boulevard
Lauderhill, FL 33319

Date Created:
08-05-2020

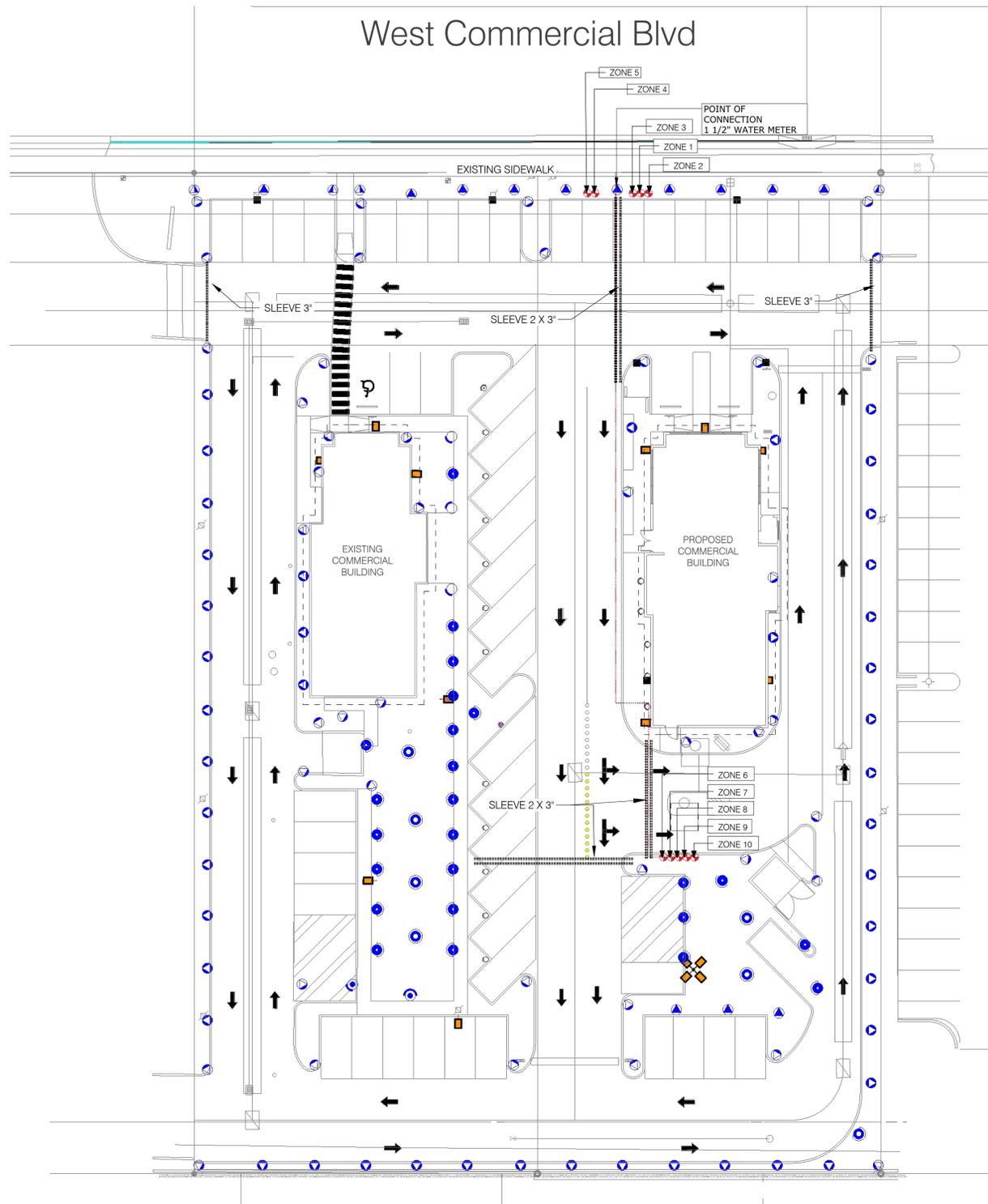
Document Phase:
Site Plan Approval

date	remark
08/10/2020	City Submittal for Site Plan Approval
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PROJECT NO. 207PC_Popeyes Lauderhill

Landscape Plan

L1.3



IRRIGATION LEGEND

SYMBOL	ITEM	SPECIFICATION	SIZE	QTY
POC	POINT OF CONNECTION	1" Water Meter		1
B	Backflow preventer			
RS	Rain sensor	Mini-Click		1
C	Controller	TBD		1
	Remote Control Valves	Plastic Electric Remote Control Valves, Globe Configuration with NPT Threaded Inlet/Outlet	2"	4
=====	Sleeve	Sched 40 PVC Sleeve (See plan for size)	3"	
---	Irrigation Lateral Line	Sched 40 PVC Sleeve (See plan for size)	1 1/2" 1", 3/4"	
---	Irrigation Mainline	Sched 40 PVC Sleeve (See plan for size)	2"	

IRRIGATION NOTES:

The Irrigation Contractor shall be responsible for contacting the utility companies to verify locations of all underground facilities. The Irrigation Contractor shall visit the site prior to bidding to verify all existing equipment and bring any discrepancies to the irrigation designers attention prior to bidding.

The Irrigation Contractor is responsible for installing a fully operational system in accordance with the all the various manufacturer's specifications and site-specific conditions. The Irrigation Contractor shall ensure that the existing and the new systems functions optimally.

The Irrigation Contractor shall adhere to the Florida Building Code (Appendix F). The Irrigation Plans are schematic and drawn for graphic clarity. All piping below pavement shall be sleeved. The layout for the irrigation system shall be coordinated with the Landscape Plan.

Sprinkler locations adjacent to pavement, structures, fences, etc. shall be offset as follows: 6" min. for pop-ups, 12" for shrub risers. All sprinkler heads to be set perpendicular to the finished grade.

The Irrigation Contractor shall familiarize himself with all grade differences, location of walls, structures and utilities. The Irrigation Contractor shall repair and replace all items damaged by his work. The Irrigation Contractor shall coordinate his/her work with all other contractors for the location of sleeves through walls and under roadways and walks.

The Irrigation Contractor shall not willingly install any equipment as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that may not have been considered in the design of the system. Any such discrepancies should be brought to the attention of the owner's representative. In the event of this notification not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

All sprinkler equipment not otherwise detailed shall be installed as per the manufacturer's recommendations and specifications.

The Irrigation Contractor shall install check valves on all heads in areas where finished grade exceeds 4:1, where post valve shut-off draining of the irrigation head occurs or as directed by the owner's representative. The Irrigation Contractor to provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's representative.

Piping in narrow planting spaces shall be offset to one side to allow for tree and shrub planting.

All piping shall be sized to maintain flow velocity below 5 FPS.

All sleeving to be SCH40 PVC, sizes indicated on plan. Sleeves shall always be 2X larger than the pipe. Refer see sleeving detail on the Specification sheet.

The Irrigation controller shall be installed in accordance with local codes and manufacturers recommendations. Proper surge protection and grounding equipment shall be provided. A rain sensor shall be provided and installed per the manufacturer's specifications. to over-ride the system. See plan for specification.

Control wires shall be UL approved PE control wire. Use 14 gage control wire and 12 gage ground wire. Wire shall be bundled and attached to the main line in the trench or through wire sleeves at pavement crossings 24" below final grade. All splices shall be made with waterproof direct burial splice kits and contained in valve boxes. Two extra control wires shall be installed to the furthest valves in each direction from the controller.

Valve locations are schematic only and will be adjusted for site conditions. Each valve shall be installed in an Amtex or Carson valve box. The flow adjustment feature will be used to balance the pressure throughout the system.

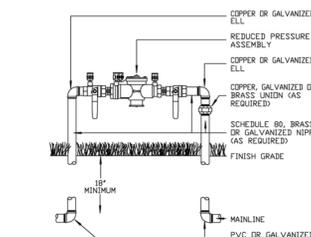
All glue joints shall be cleaned, sanded and treated with a colored high etch primer and joined using a solvent conforming with ASTM D2564.

As-built drawings shall be prepared by the contractor and given to the owner prior to final acceptance.

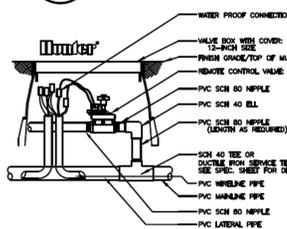
Watering time per station shall be determined in the field and per local requirements. The Irrigation Contractor to request a system hand-over and wet check to be performed with the owner's representative to demonstrate operational functionality prior to completion.

1 LANDSCAPE PLAN
L1.3

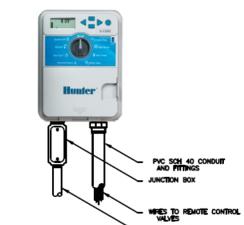
scale 1"=20'



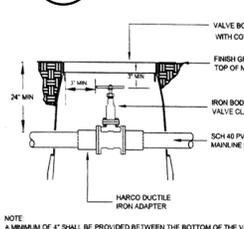
1 BFP
I1.1 NTS



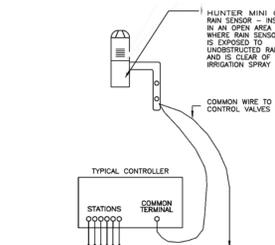
4 Valve
I1.1 NTS



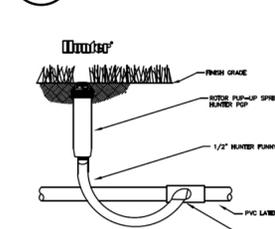
2 Controller
I1.1 NTS



5 Shut-off Valve
I1.1 NTS



3 Rain sensor
I1.1 NTS



6 Spray
I1.1 NTS

Metro Chicken
7030/7040 West
Commercial Boulevard
Lauderhill, FL 33319

Date Created:
08-05-2020
Document Phase:
Site Plan Approval

date	remark
08/10/2020	City Submittal for Site Plan Approval
12/09/2020	Updated as per revised Site Plan
02/16/2021	Updated per City Comments
04/21/2021	Revised per Site Plan Change

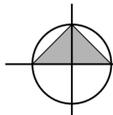
PROJECT NO. 207PC_Popeyes Lauderhill

Preliminary
Irrigation Plan

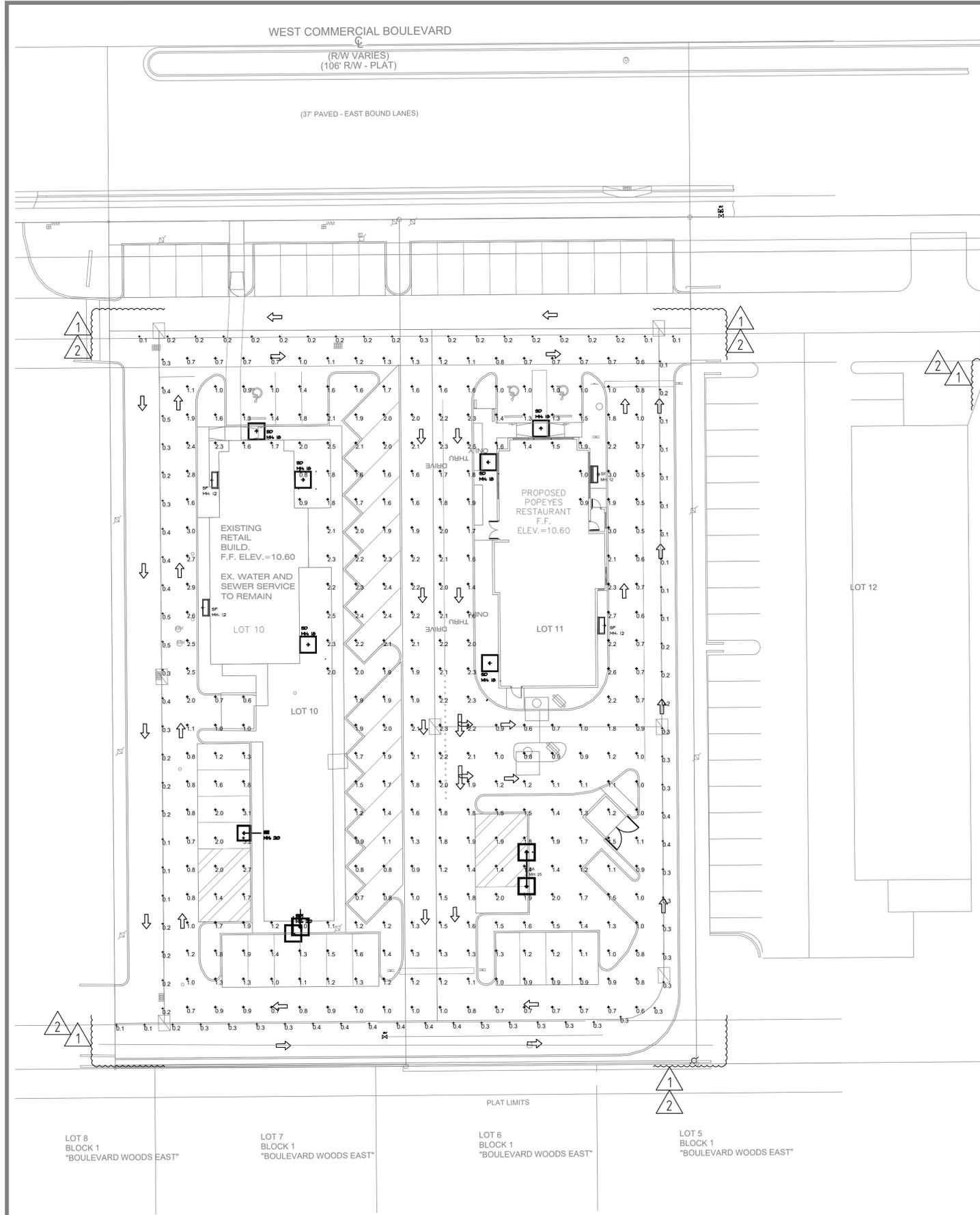
L1.6



Metro Chicken - Rendered Site Plan



7030/7040 West Commercial Boulevard
Lauderhill, FL 33319



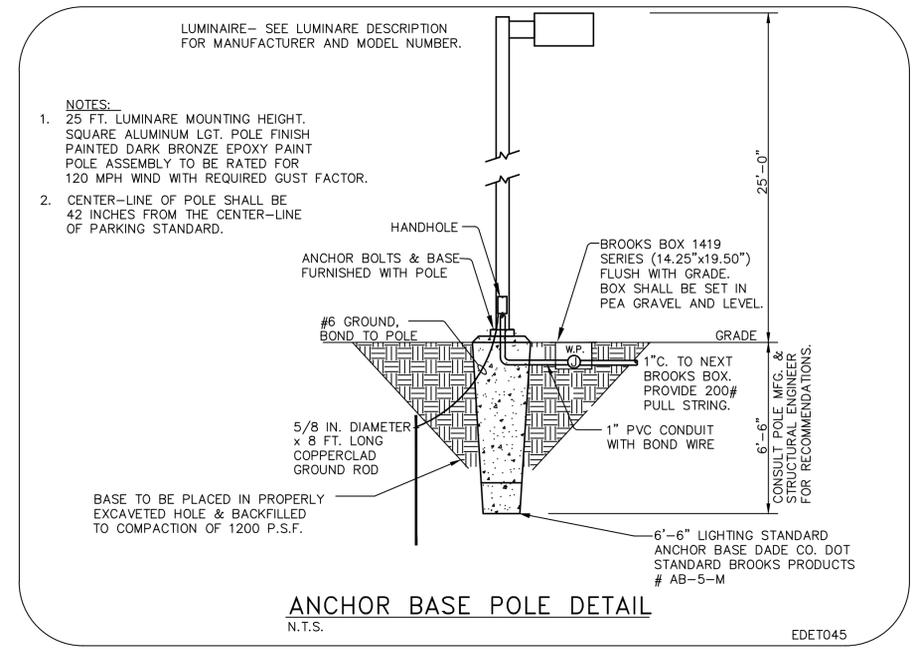
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
SA	1	SA	BACK-BACK	N.A.	0.900	BEACON VP-S-48L-110-3K7-4W-SWP-SETAVPS FIBERGLASS POLE MTD - 25' A.G.
SD	6	SD	SINGLE	N.A.	0.900	BEACON VP-S-24L-55-3K7-4W-WB-SWP BLDG MTD AS SHOWN
SD1	1	SD1	SINGLE	N.A.	0.900	BEACON VP-S-24L-55-3K7-4W-SWP FIBERGLASS POLE MTD - 20' A.G.
SE	1	SE	SINGLE	N.A.	0.900	BEACON VP-S-24L-55-3K7-2-SWP-SETAVPS FIBERGLASS POLE MTD - 20' A.G.
SF	4	SF	SINGLE	N.A.	0.900	HUBBELL LNC2-12L-3K-070-2 BLDG MTD AS SHOWN

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	1.49	3.2	0.5	2.98	6.40
PROPERTY LINE - LEFT	Illuminance	Fc	0.29	0.5	0.1	2.90	5.00
PROPERTY LINE - LOWER	Illuminance	Fc	0.31	0.4	0.1	3.10	4.00
PROPERTY LINE - RIGHT	Illuminance	Fc	0.22	0.4	0.1	2.20	4.00
PROPERTY LINE - UPPER	Illuminance	Fc	0.19	0.3	0.1	1.90	3.00

ALL POLES TO BE SIZED FOR THE PROPER WIND LOADING BY THE POLE MANUFACTURER.



ANCHOR BASE POLE DETAIL
N.T.S.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE, ALL AMENDMENTS AND SECTION 633 OF THE FLORIDA STATUTES.

Beacon Consulting Engineers
 625 Casa Loma Blvd., Suite 106
 Boynton Beach, FL 33435
 561 424 3270
 Mechanical • Plumbing • Electrical • Fire Protection
 Consulting Engineering

REV.	DESCRIPTION	DATE
1	SITE B.D.C.	02-08-21
2	SITE B.D.C.	04-21-21
3		
4		
5		

JOEVEN M. VALENZUELA
 LICENSE No 60287
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Joven M. Valenzuela P.E.
 Florida Reg. No. 60287

METRO CHICKEN
 7040-7050 W. COMMERCIAL BLVD
 LAUDERHILL, FL 33319



ATLANTIC ENGINEERING SERVICES, INC.
 200 C3 CROSSWINDS DRIVE
 WEST PALM BEACH, FLORIDA 33413
 PHONE - (561) 358-4140
 FAX - (561) 966-9242
 CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 200174
 SCALE: AS SHOWN

KP	KP	JVM
DES.	DWN.	CHK.

SHEET NUMBER
EPH1.1
 DATE DRAWN
 DECEMBER 1, 2020

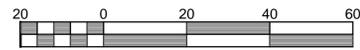
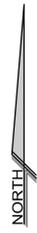
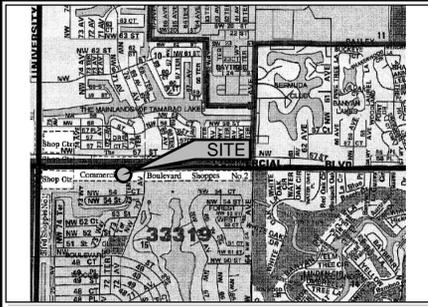
ELECTRICAL SITE PHOTOMETRIC PLAN

1"=20'-0"



ELECTRICAL SITE PHOTOMETRIC PLAN

REVISIONS:	
08/07/2020	add lot 10
02/03/2021	Added sign & fire hydrant



Scale 1" = 20'

TREE LEGEND:

- = OAK TREE
- = CYPRESS TREE
- = PITCH APPLE TREE
- = UNKNOWN TREE
- = PINE TREE
- = STRANGLER FIG
- = CABBAGE PALM TREE

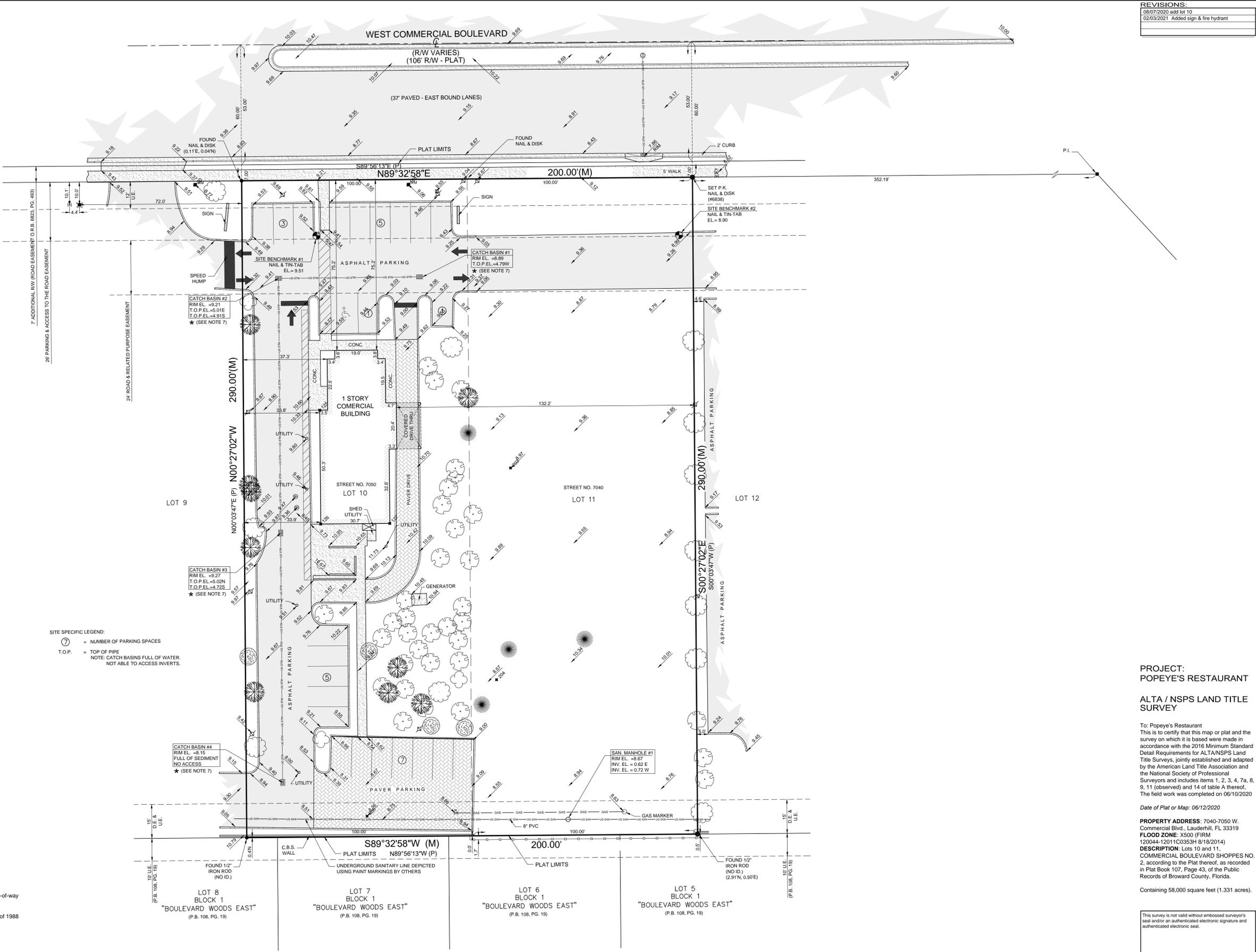
NUMBER	TRUNK DIA.	TREE TYPE
183	1.0'	OAK
184	0.8'	CYPRESS
185	0.8'	CYPRESS
186	0.5'	CYPRESS
187	0.8'	OAK
188	1.5'	CABBAGE PALM
189	0.8'	PITCH APPLE
190	2.0'	CABBAGE PALM
191	2.2'	OAK
192	1.7'	CABBAGE PALM
193	1.7'	CABBAGE PALM
194	1.7'	CABBAGE PALM
195	1.8'	UNKNOWN
196	2.0'	OAK
197	1.8'	CYPRESS
198	1.8'	UNKNOWN
199	1.8'	PINE
201	1.6'	PINE
202	1.8'	PINE
206	0.5'	CABBAGE PALM
207	1.8'	PINE
208	1.8'	CYPRESS
209	2.5'	STRANGLER FIG
210	0.8'	CYPRESS
211	0.8'	CYPRESS
212	0.8'	CYPRESS
213	0.7'	CYPRESS
214	0.5'	CYPRESS
215	0.5'	CYPRESS
216	0.5'	CYPRESS
217	0.5'	CYPRESS
218	0.5'	CYPRESS
219	0.5'	CYPRESS
220	0.5'	CYPRESS
221	0.5'	CYPRESS
224	1.0'	OAK
225	0.5'	CYPRESS
226	0.5'	CYPRESS
227	0.5'	CYPRESS
228	1.0'	OAK
229	1.0'	OAK
231	0.9'	OAK
232	0.9'	OAK
233	0.9'	OAK
236	0.8'	OAK
236	0.8'	CYPRESS
237	0.8'	CYPRESS
238	0.5'	CYPRESS
239	0.5'	CYPRESS
240	0.5'	CYPRESS
241	0.5'	CYPRESS
242	0.5'	PITCH APPLE
243	0.5'	CYPRESS
244	0.5'	CYPRESS
245	0.5'	UNKNOWN
246	2.0'	CABBAGE PALM
247	3.0'	OAK (TWING)
248	1.0'	CYPRESS
249	1.0'	CABBAGE PALM
250	1.0'	CYPRESS
251	2.1'	CABBAGE PALM
252	0.6'	CYPRESS
253	0.6'	CYPRESS
254	0.6'	PITCH APPLE
255	0.5'	CYPRESS
256	0.5'	PITCH APPLE

SITE SPECIFIC LEGEND:

- = NUMBER OF PARKING SPACES
- T.O.P. = TOP OF PIPE
- NOTE: CATCH BASINS FULL OF WATER. NOT ABLE TO ACCESS INVERTS.

SURVEY NOTES:

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject lot = 58,000 square feet (1.331 acres).
- 3.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Measured bearings shown hereon are grid bearings. The bearing basis line is the South right of way line of W. Commercial Blvd.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".
- 7.) ALL DRAINAGE STRUCTURES WERE FULL OF WATER AT THE TIME OF FIELD WORK. NOT ABLE TO ACCESS INVERTS OR PIPE SIZE.



LEGEND:

CALC. = CALCULATED	IP = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. FLTHWK = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	A = ANGLE	P.O.B. = POINT OF BEGINNING	PAVER BRCK FLTHWK = PAVER BRICK FLATWORK
CONC. = CONCRETE	ANC LNGTH = ANGLE LENGTH	R/W = RIGHT OF WAY	WOOD BRCK FLTHWK = WOOD BRICK FLATWORK
D.E. = DRAINAGE EASEMENT	CH.B. = CHAIN BEARING	CHANK LNK FENCE = CHAIN LINK FENCE	WOOD PWR PLE = WOOD POWER POLE
D.I.E. = DRIVEWAY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE = WOOD FENCE	WATER METER = WATER METER
F.F. EL. = FINISHED FLOOR ELEVATION	Q.R.B. = QUADRANT BEARING	METAL FENCE = METAL FENCE	PRES. HYDRANT = PRESS. HYDRANT
F.L. EL. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	EASEMENT = EASEMENT	CATCH BASIN = CATCH BASIN
EL. = ELEVATION	P.C. = POINT OF CURVATURE	OVERHEAD LINES = OVERHEAD LINES	SANITARY MANHOLE = SANITARY MANHOLE
(B) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	LOT LNE = LOT LINE	
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE		
M = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		

SCALE: 1" = 20'
 DRAWN BY: PICARD (C)
 FIELD WK: M.M. / B.M.
 DATE: 06/11/2020

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 596-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: R5455
 G48/04
 11/22
 PREV: Y170992
 Y200466
 JOB NO'S: Y210088
 JOB NO. Y210088
 L - 2047 - B

PROJECT: POPEYE'S RESTAURANT

ALTA / NSPS LAND TITLE SURVEY

To: Popeye's Restaurant
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adapted by the American Land Title Association and the National Society of Professional Surveyors and includes items 1, 2, 3, 4, 7a, 8, 9, 11 (observed) and 14 of table A thereof. The field work was completed on 06/10/2020.

Date of Plat or Map: 06/12/2020

PROPERTY ADDRESS: 7040-7050 W. Commercial Blvd., Lauderdale, FL 33319
 FLOOD ZONE: X500 (FIRM)
 120944-12011C0353H 8/18/2014
 DESCRIPTION: Lots 10 and 11, COMMERCIAL BOULEVARD SHOPPES NO. 2, according to the Plat thereof, as recorded in Plat Book 107, Page 43, of the Public Records of Broward County, Florida.

Containing 58,000 square feet (1.331 acres).

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034