

SECTION 31, TOWNSHIP 48S, RANGE 42E

1"=200'

N STATE RD. 7

SITE

COCONUT CREEK PKWY

1"=200'

las gate

Cocogate Plaza

Lester's Diner

SITE

5300 Coconut Creek Pkwy
Recently viewed

Coco Professional
Dep Bus

Hollywood Institute of Beauty Careers

Lakeside Dr

ARIUM-Coconut Creek

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A PORTION OF TRACT "A", "BRANDON-FARRIS DEVELOPMENTS PLAT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1106, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", THENCE SOUTH 90°00'00" WEST ON THE NORTH LINE OF SAID TRACT "A" 242.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90°00'00" WEST ON SAID NORTH LINE OF SAID TRACT "A" 100.00 FEET TO THE POINT OF BEGINNING OF AN ARC OF A CENTRAL ANGLE OF 90°00'00" HAVING 47'22.35" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 42°39'50" AN ARC DISTANCE OF 26.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'25" EAST 81.63 FEET TO A POINT OF TANGENCY OF A CURVATURE OF A CENTRAL ANGLE OF 90°00'00" HAVING 0°00'00" EAST; THENCE CONTINUE WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00" HAVING 0°00'00" EAST TO A POINT OF TANGENCY; THENCE SOUTH 09°59'50" EAST 87.11 FEET; THENCE NORTH 89°49'02" EAST 66.98 FEET; THENCE NORTH 00°19'04" WEST 146.81 FEET; THENCE SOUTH 89°42'10" EAST 16.18 FEET; THENCE NORTH 00°19'04" WEST 61.49 FEET TO THE POINT OF BEGINNING.

[illegible]

C-1.0

ELECTRIC UTILITIES:
FLORIDA POWER & LIGHT
3951 POWERLINE ROAD
POMPANO BEACH, FL 33073
(386) 586-6403
CONTACT: JOEL BRAY

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT LAUDERDALE FL 33309 www.ThomasEngineeringGroup.com

SHEET NUMBER:

C10

PROJECT NOTES

A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

B. WATER AND SEWER UTILITY PROVIDER FOR THIS PROJECT IS THE CITY OF MARGATE UTILITY DEPARTMENT.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION UNLESS NOTED OTHERWISE IN THE PLANS. SHOULD A CONFLICT EXIST BETWEEN THE PLANS AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE MORE STRINGENT SHALL APPLY.

2. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

-ALTRANS SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., DATED 03/26/21

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

3. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.), FLORIDA ACCESSIBILITY CODE (LATEST EDITION) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP, LLC IN WRITING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR RE-WORK FOR FAILURE TO VERIFY EXISTING CONDITIONS.

9. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.

10. CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY CONNECTION LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL/BUILDING PLANS. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK AFTER COMMENCEMENT OF WORK.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/ MEANS FOR COMPLETION OF THE WORK DEPICTED. NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE. EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (GGL). ALL CONTRACTORS MUST HAVE THEIR GGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, LLC AND ITS SUBCONSULTANTS (AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING GROUP, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE

ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING GROUP'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP, LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, LLC NOR THE PRESENCE OF THOMAS ENGINEERING GROUP, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

23. CONTRACTOR IS RESPONSIBLE FOR DESIGNING, SEQUENCING AND PROVIDING REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC (M.O.T.) FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL (VEHICULAR AND PEDESTRIAN) WITHIN THE RIGHT-OF-WAY OR ON SITE. M.O.T. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) OR OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION REQUIREMENTS. THE COST FOR M.O.T. SHALL BE INCLUDED IN THE CONTRACT PRICE.

24. CONTRACTOR SHALL CONFIRM THAT LAYOUT OF SIDEWALKS AND PARKING AREAS MEET THE APPLICABLE ADA ACCESSIBILITY REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO ADDITIONAL COMPENSATION FOR REWORK SHALL BE PROVIDED FOR FAILURE TO NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF WORK OF ANY DISCREPANCIES.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

31. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE GOVERNMENTAL AGENCY HAVING JURISDICTION.

32. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE, ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

33. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS.

SANITARY SEWER NOTES:

A. GENERAL:

1. COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25).

2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYUNED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151A(21.51-66 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 52 (4'-12") SPECIFIED).

3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:

1. PIPE AND FITTINGS:

a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221; AND THE UN-BELL PLASTICS PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".

b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C900-93 OR LATEST REVISION, c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF ENGINEER AND THE UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

2. SERVICE:

a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.

b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.

c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.

d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"MIN ABOVE GRADE.

e. CONTRACTOR SHALL ROUGH IN ROSSER TO 1' FOOT ABOVE FINISHED GRADE AND PLUG, AT PROJECT COMPLETION, OUT BACK TO FINISHED GRADE.

f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.

4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V.I. INSPECTED.

5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:

1. COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE UTILITY PROVIDER AND RELEASED TO BE PLACED IN TO SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR AN ENTITY WHICH IT HAS RELEGATED ITS AUTHORITY.

3. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER

4. USE "DETECTO" TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).

5. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).

6. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

B. MATERIALS:

1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR GEMENT LIVING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED. FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151A(21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-86 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY).

3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110A(11.01-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT UNED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.

4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C508-97 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-8100, CONFORMING TO ANSI/AWWA C508-97.

b. TAPPING VALVES SHALL BE MUELLER H687 OR APPROVED EQUAL.

c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-433 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.

5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.

6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL.

7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111A(11.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1059 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

9. FIRE HYDRANTS SHALL HAVE A 1 1/4" MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DYNALUG BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:

1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-842 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.

3. METER STOPS SHALL BE 90" LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-842. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

4. SERVICE PIPING SHALL BE TYPE "K" DRAWN COPPER.

D. INSTALLATION:

1. GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:

a. METHOD A, A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.

b. METHOD B, A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.

c. METHOD C, A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.

2. BEDDING:

BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE ENGINEER AND UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. PVC PIPE:

a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UN-BELL PLASTIC PIPE ASSOCIATIONS GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.

b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER

c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.

4. DUCTILE PIPE:

a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C900-93 OR LATEST REVISION.

b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.

c. "NON-DETECTO" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.

5. VALVES:

a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.

b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.

c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT, WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.

d. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6. SERVICE:

a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 30" UNDER PAVEMENT.

b. SERVICES UP TO 12" SHALL BE TYPE "K" COPPER.

c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METERBOX INSTALLATION.

d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.

e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING:

1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C900-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ± 5.0 P.S.I. DURING THE TEST.

2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY PROVIDER AND THE ENGINEER OF RECORD.

3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05. 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.

4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,000' MAXIMUM FOR LINES GREATER THAN 1,500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS OR THE AGENCY WHICH IT HAS RELEGATED ITS AUTHORITY.

5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = S \cdot D^{1.75} \cdot \sqrt{P}$$

148.000

IN WHICH:

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR

S = LENGTH OF PIPE (LINEAR FEET)

D = NOMINAL DIAMETER OF PIPE (INCHES)

P = THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH)

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE WASTEWATER MAIN WHENEVER POSSIBLE. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 8 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING), WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SLOPE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 8 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS). A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL OBSTRUCTIONS INCLUDING TREES.

C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

STORM DRAINAGE:

A. GENERAL:

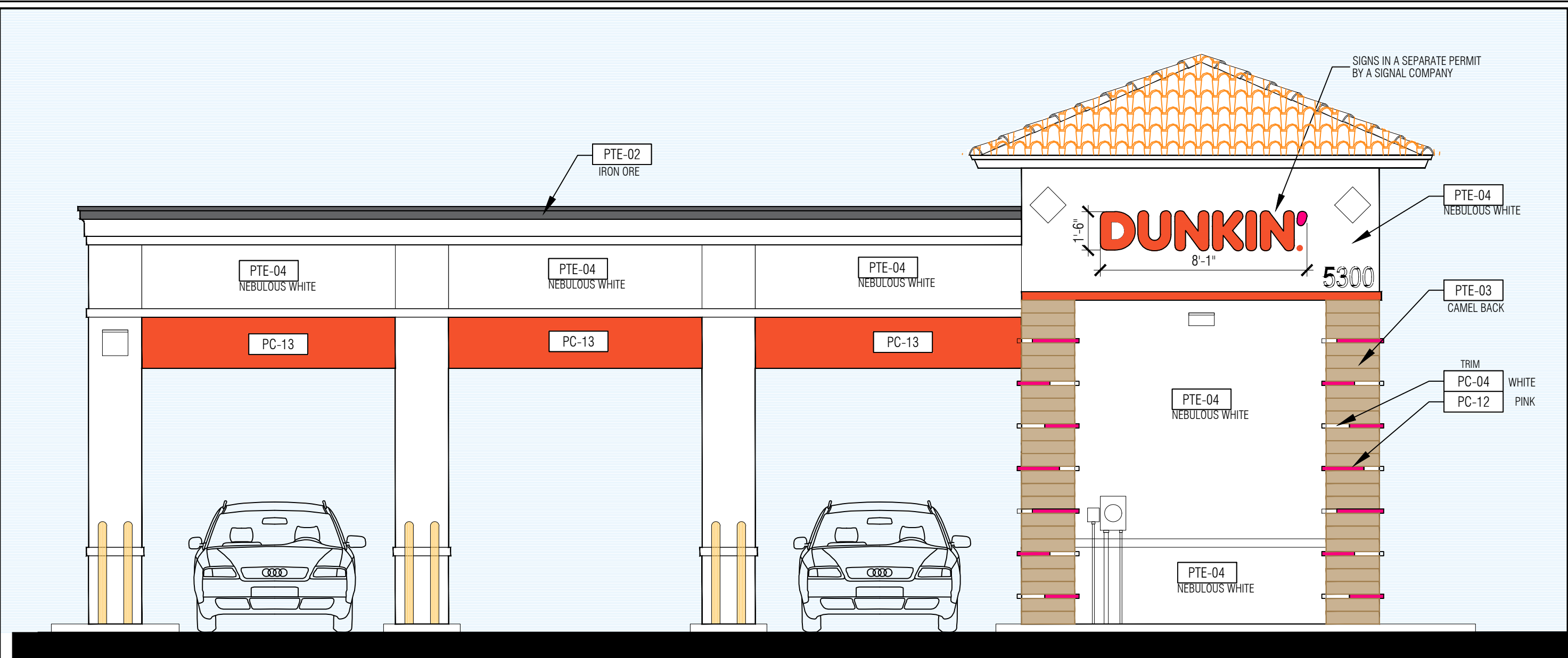
1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

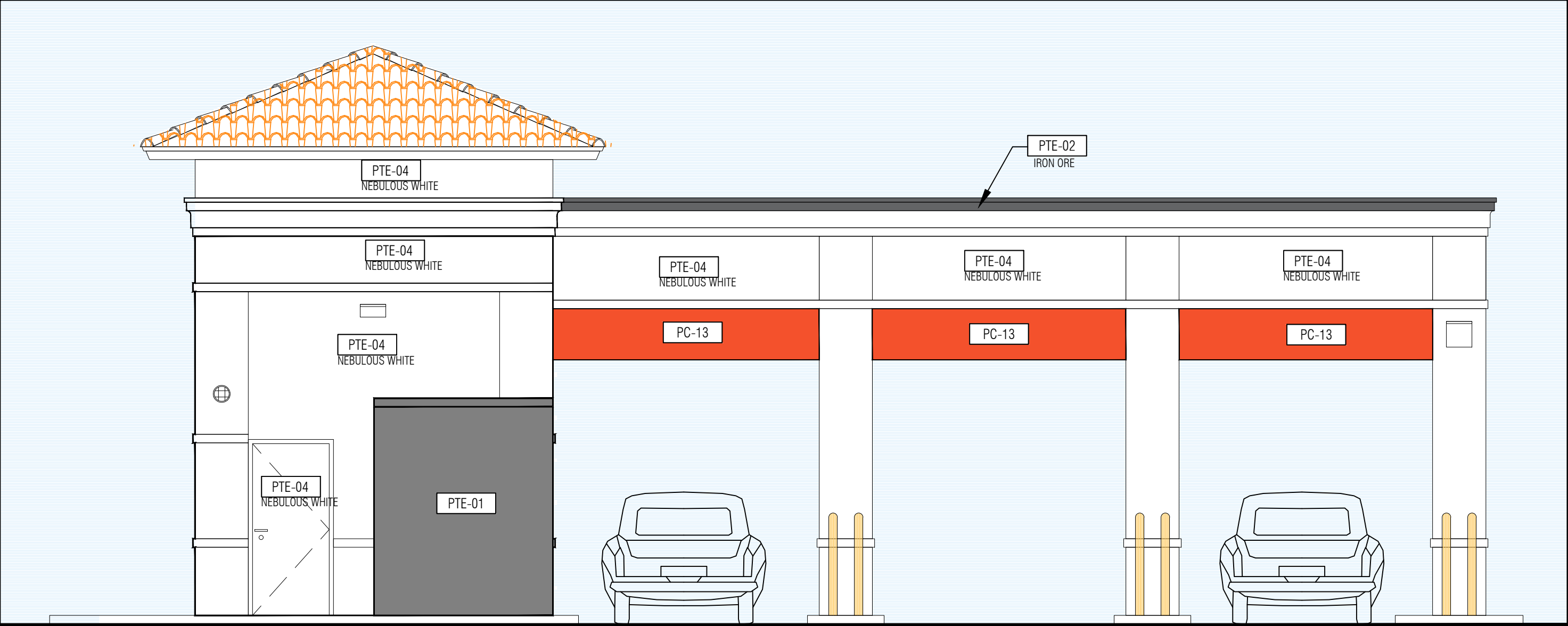
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE GRADING ADJACENT TO BUILDINGS COMPLY WITH FBC SECTION 1604.3 AND PROVIDE POSITIVE DRAINAGE FLOW TO THE SITE DRAINAGE SYSTEM. CONTRACTOR SHALL INSTRUCT SUB-CONTRACTORS (SITE, LANDSCAPE, ETC.) OF THE SAME. SHALLOW SWALES MAY BE NEEDED IN CERTAIN INSTANCES.

B. MATERIALS:

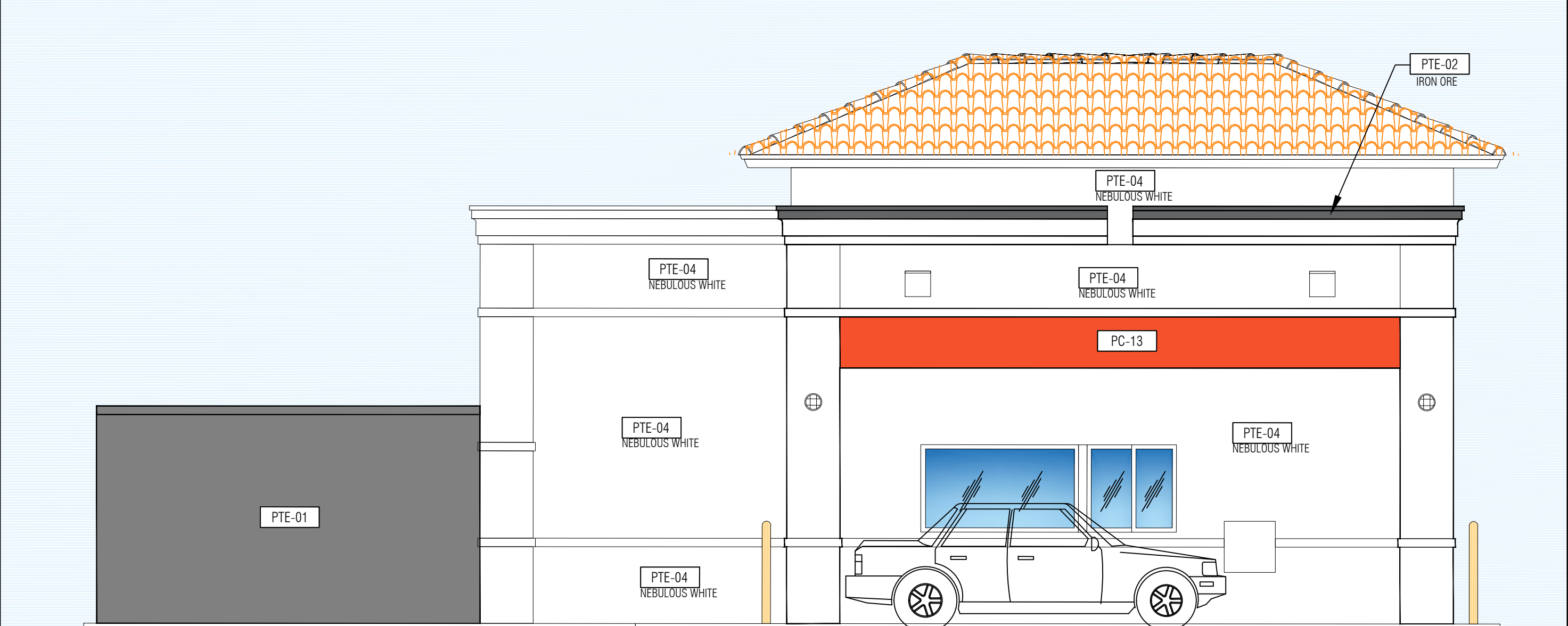
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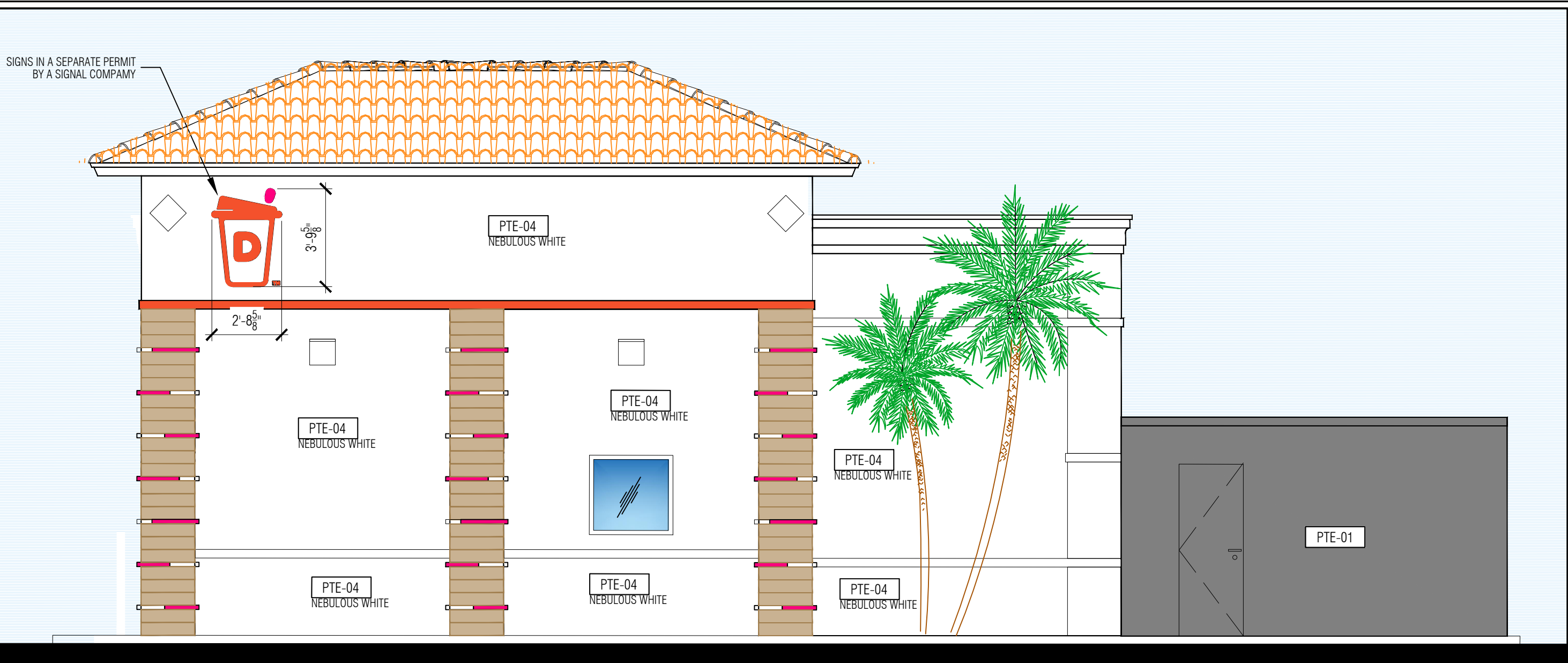
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0" 1/8"=1'-0" AT HALF SCALE 11" X 17"



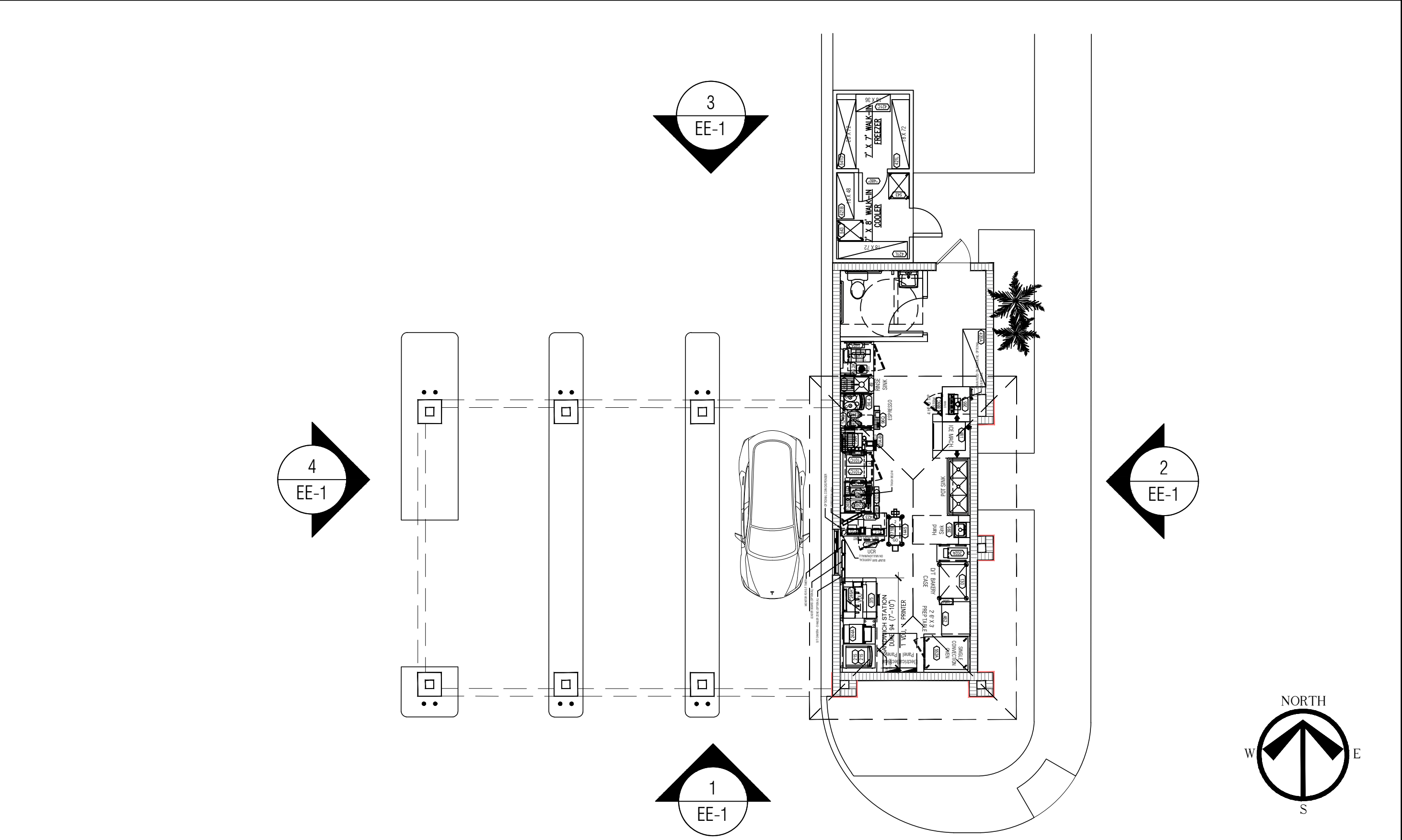
3 PROPOSED NORTH ELEVATION
1/4" = 1'-0" 1/8"=1'-0" AT HALF SCALE 11" X 17"



4 PROPOSED EAST ELEVATION
1/4" = 1'-0" 1/8"=1'-0" AT HALF SCALE 11" X 17"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0" 1/8"=1'-0" AT HALF SCALE 11" X 17"



5 KEY PLAN
1/8" = 1'-0"

PROTOTYPE DATED 05.12.2025				
PTE-01	PTE-02	PTE-03	PTE-04	PC-12
3/4" STUCCO LIGHT TEXTURE PAINT FINISH SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019	3/4" STUCCO LIGHT TEXTURE PAINT FINISH SHERWIN WILLIAMS "CHARCOAL IRON ORE" SW 7069	3/4" STUCCO SMOOTH TEXTURE w/ 1/2" PVC REVEAL. PAINT FINISH SHERWIN WILLIAMS "CAMEL BACK" SW 6122	3/4" STUCCO SMOOTH TEXTURE w/ 3/4" PVC REVEAL. PAINT FINISH SHERWIN WILLIAMS "NEBULOUS WHITE" SW 7063	3/4" PVC REVEAL w/ STUCCO SMOOTH TEXTURE. PAINT FINISH PANTONE PMS 7635C
				PC-13
				ORANGE METAL CANOPY. PAINT FINISH PANTONE PMS 3564C

6 EXTERIOR FINISH COLORS
1/8" = 1'-0"

development inc
architecture
VENTURA
michael a. ventura
13762 W St. Rd. 84 #320
davie, florida 33325
phone : (954) 423-1362
ventura-architecture.com
A A 0 0 0 3 1 2 3

STATE OF FLORIDA
MICHAEL VENTURA
REGISTERED ARCHITECT
AR0016152

A R 0 0 1 6 1 5 2

PRELIMINARY
NOT-FOR-CONSTRUCTION

Hitesh Patel
DUNKIN' - BUILDOUT
DRIVE THRU ONLY
5300 Coconut Creek Pkwy.
Margate FL 33063

PC # : XXXX
VAD DRAFTER : fm
VAD PROJECT # : 250734


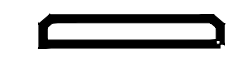


DUNKIN'
INSPIRE BRANDS DESIGN TEAM

DRAWING ISSUE	DATE
PRELIM 01	07.16.2025
PRELIM 02	
PRELIM 03	
PRELIM 04	
PRELIM 05	

SITE PLAN
EE-1

NOTES:

1. FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
2. FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
3. WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.
4. UNSIGHTLY UTILITIES:
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
5. DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
6. DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.

-  = OPTIONAL OSB VDU
-  = VIDEO DISPLAY UNIT
-  = PRINTER
-  = PRINTER UNDERCOUNTER

FEE / OPS PREFERENCES:

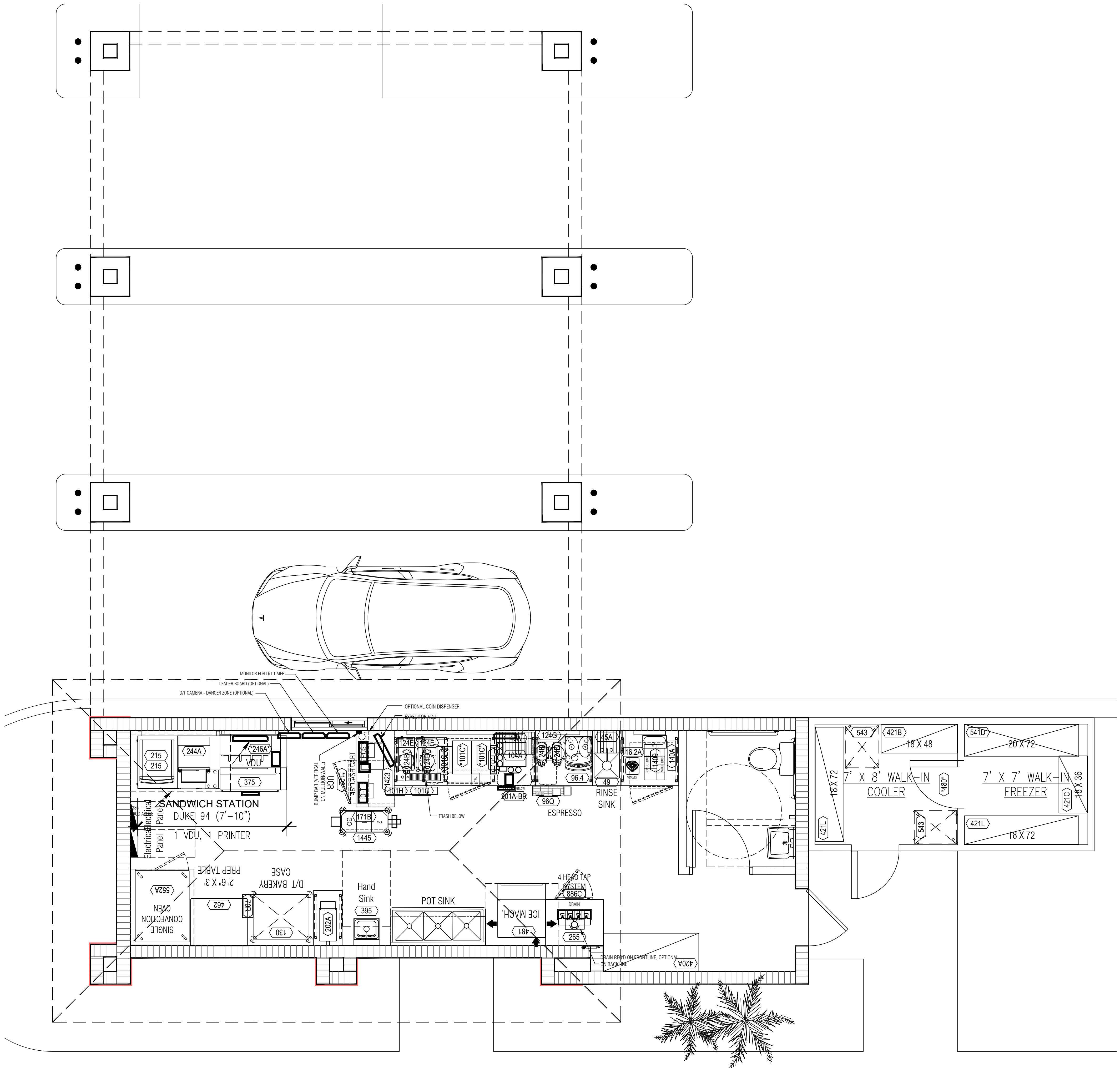
1. Second Island Oasis.
2. Dedicated Dairy Dispenser for Espresso Machine, use of cup caddy to create space on backline.
3. New 94-2 Duke Sandwich Station.

592 SF Non-Retail
00 SF Retail
592 SF Total
0 SEATS

REMODEL NOTE:

FEE & FIELD TEAM TO DETERMINE IF EXISTING BACK ROOM EQUIPMENT & COLD/DRY STORAGE CAPACITIES CONFORM TO CURRENT STANDARDS. ENSURE ADEQUATE ICE MACHINE CAPACITY FOR NEXT GEN MENU REQUIREMENTS. EYE WASH STATION REQUIRED BY OSHA

IMAGE NEXT GEN COOL PALETTE



development inc
architecture
VENTURA
michael a. ventura
11870 w state rd 84 #C14
davie, florida 33325
phone : (954) 423-1362
ventura-architecture.com
A A 0 0 0 3 1 2 3

STATE OF FLORIDA
MICHAEL A. VENTURA
ARCHITECT
A R 0 0 1 6 1 5 2

PRELIMINARY
NOT-FOR-CONSTRUCTION

Hitesh Patel
DUNKIN' - BUILDOUT
DRIVE THRU ONLY
5300 Coconut Creek Pkwy.
Margate FL 33063

PC #: XXXX
VAD DRAFTER: mv
VAD PROJECT #: 250734

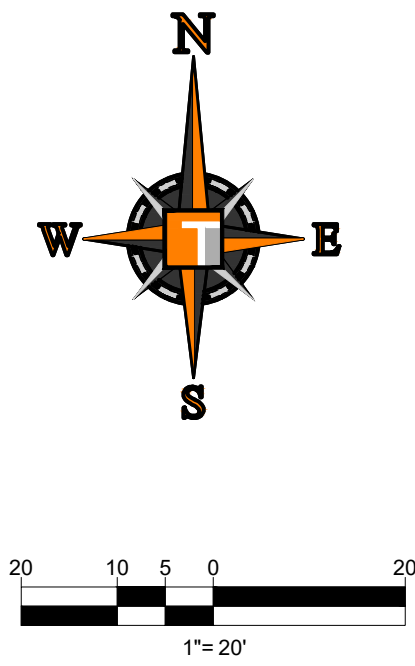
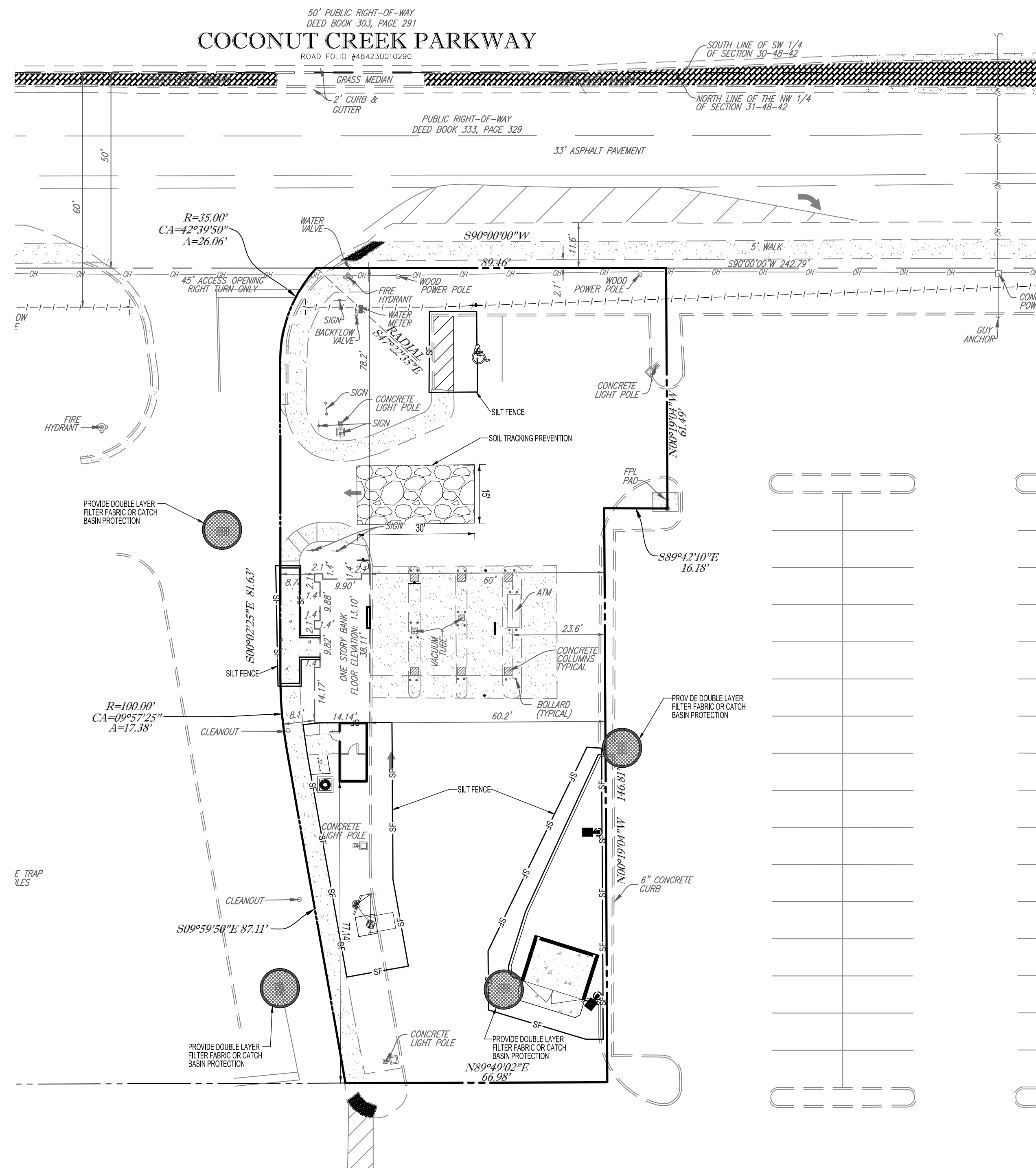
DUNKIN'
INSPIRE BRANDS DESIGN TEAM

DRAWING ISSUE

PRELIM 01	07.16.2025
PRELIM 02	
PRELIM 03	
PRELIM 04	
PRELIM 05	

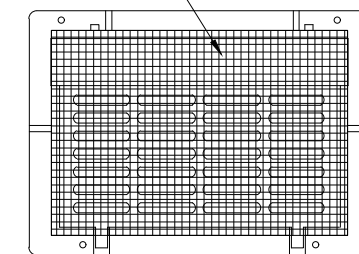
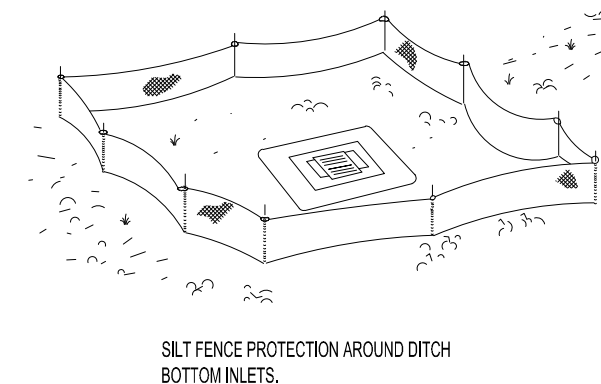
PREL. KITCHEN LAYOUT

PKL-1

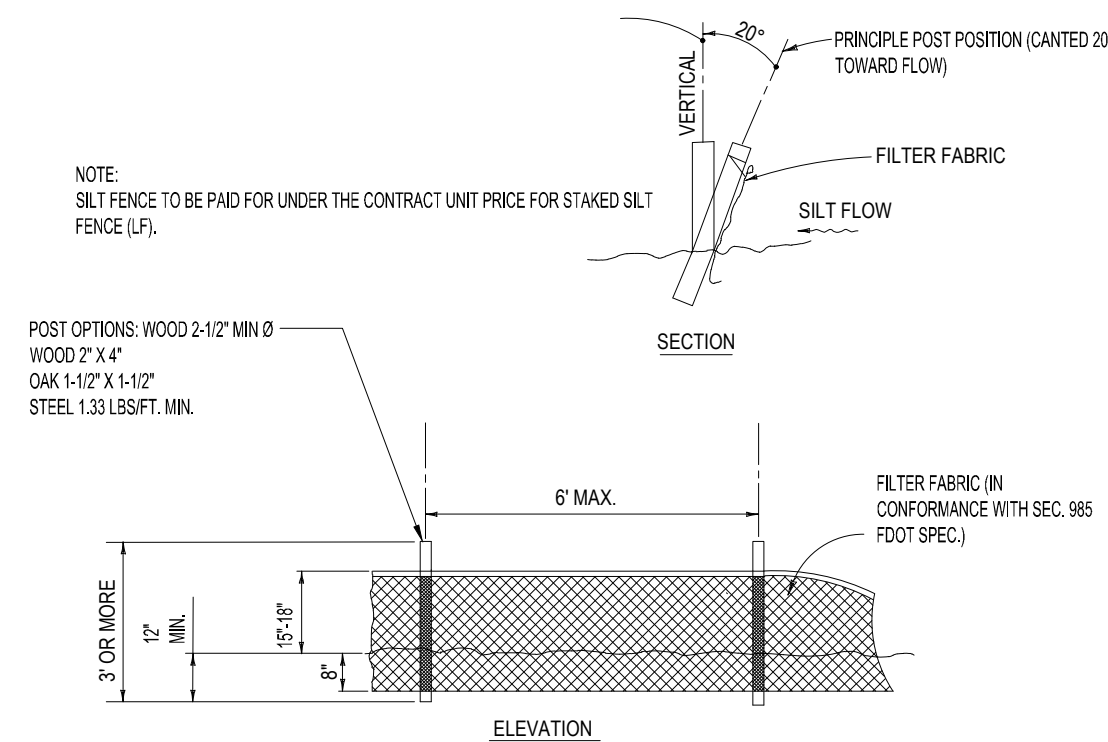


- NOTES:**
- 1.) SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.
 - 2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.
 - 3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, SILT FENCE AND OTHER BMPs SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

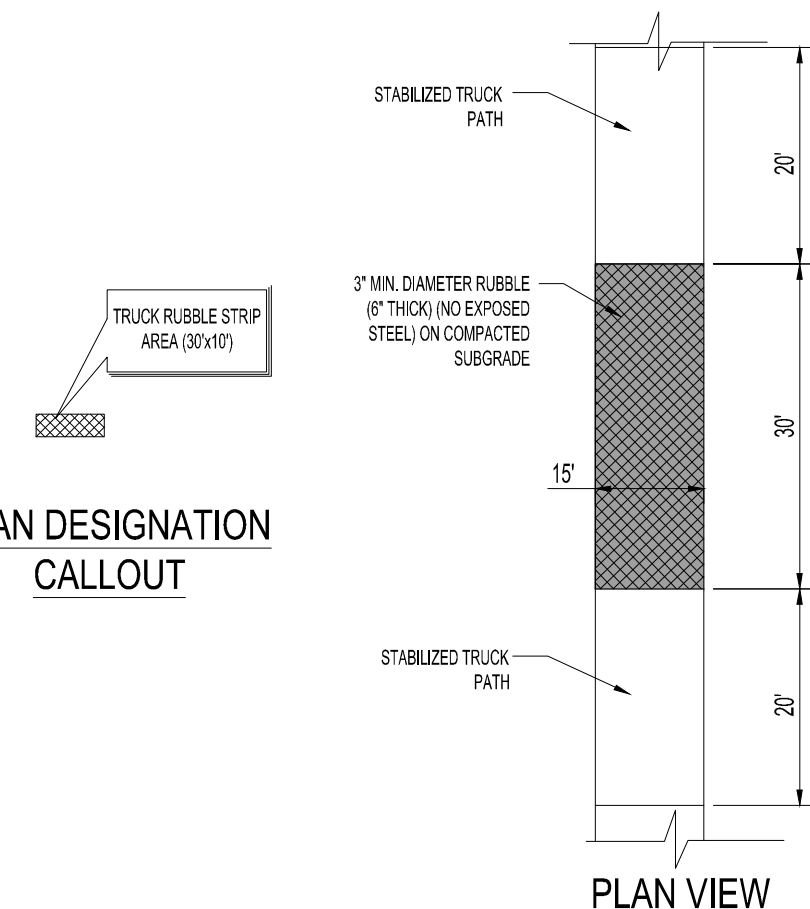
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GRADE ELEVANCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES. NO ADDITIONAL COSTS WILL BE INCURRED TO PROVIDE REPLACEMENT OF SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND NO GRASS OR CLOVER UNTIL COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADINGS ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A FAST GROWING GRASS OR CLOVER. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMAIN THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SO D AT THE PROPER TIME OF YEAR.
- FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. NO SLOPE REWORK SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
- THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING AND GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
- ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE ALL STABILIZED AREAS ARE COMPLETED.
- PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE, CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN AS NECESSARY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE UNTIL SUCH MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, CURB, SIDEWALK, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.



CATCH BASIN FABRIC



SILT FENCE DETAIL

TRUCK RUBBLE STRIP AREA[illegible]

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	F250024-EROS

PROJECT:

SITE IMPROVEMENTS

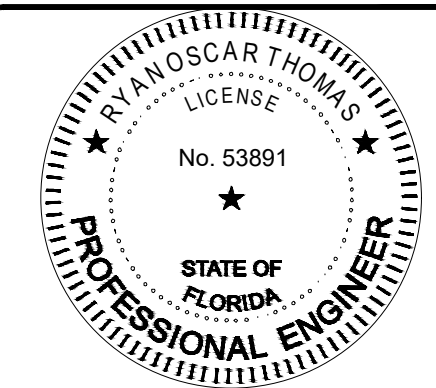
— FOR

DELRAY DONUTS

MARGATE
FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
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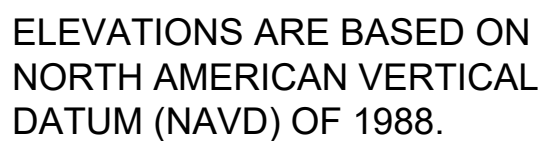
September 10, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SOIL EROSION & CONTROL PLAN

SHEET NUMBER

C-3.0



HATCH LEGEND

EXISTING PAVEMENT
(TO BE REMOVED)

EXISTING CONCRETE TO REMAIN

- NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH PALM BEACH COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS.
 3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



DEMOLITION NOTES:

- THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
- A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
- B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
- E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
- H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH, THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEARED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
15. ALL WATER MAINS TO BE ABANDONED IN PLACE WILL BE REMOVED WATER AND SEWER SERVICE LINES TO BE ABANDONED WILL NEED TO BE REMOVED BACK TO WATER MAIN, IN ACCORDANCE WITH APPLICABLE UTILITY STANDARDS.
16. CONTRACTOR TO REMOVE/DISCONNECT ALL UTILITIES SERVICING BUILDINGS PRIOR TO DEMOLITION.
17. ANY EXISTING SITE IMPROVEMENTS NOT SHOWN TO REMAIN ON THE PROPOSED PLANS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

THOMAS
ENGINEERING GROUP

LANDSCAPE ARCHITECTS • PROJECT MANAGERS • LAND PLANNING

1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA, FL 33612
P: (813) 379-4100

125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33408
P: 561-203-7503

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[illegible]

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	F250024-DEMO

SITE IMPROVEMENTS

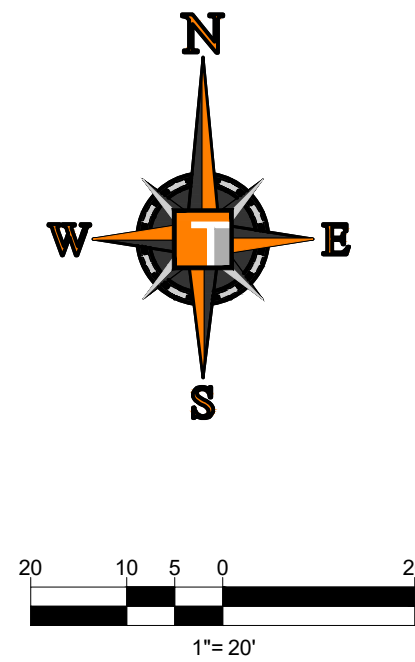
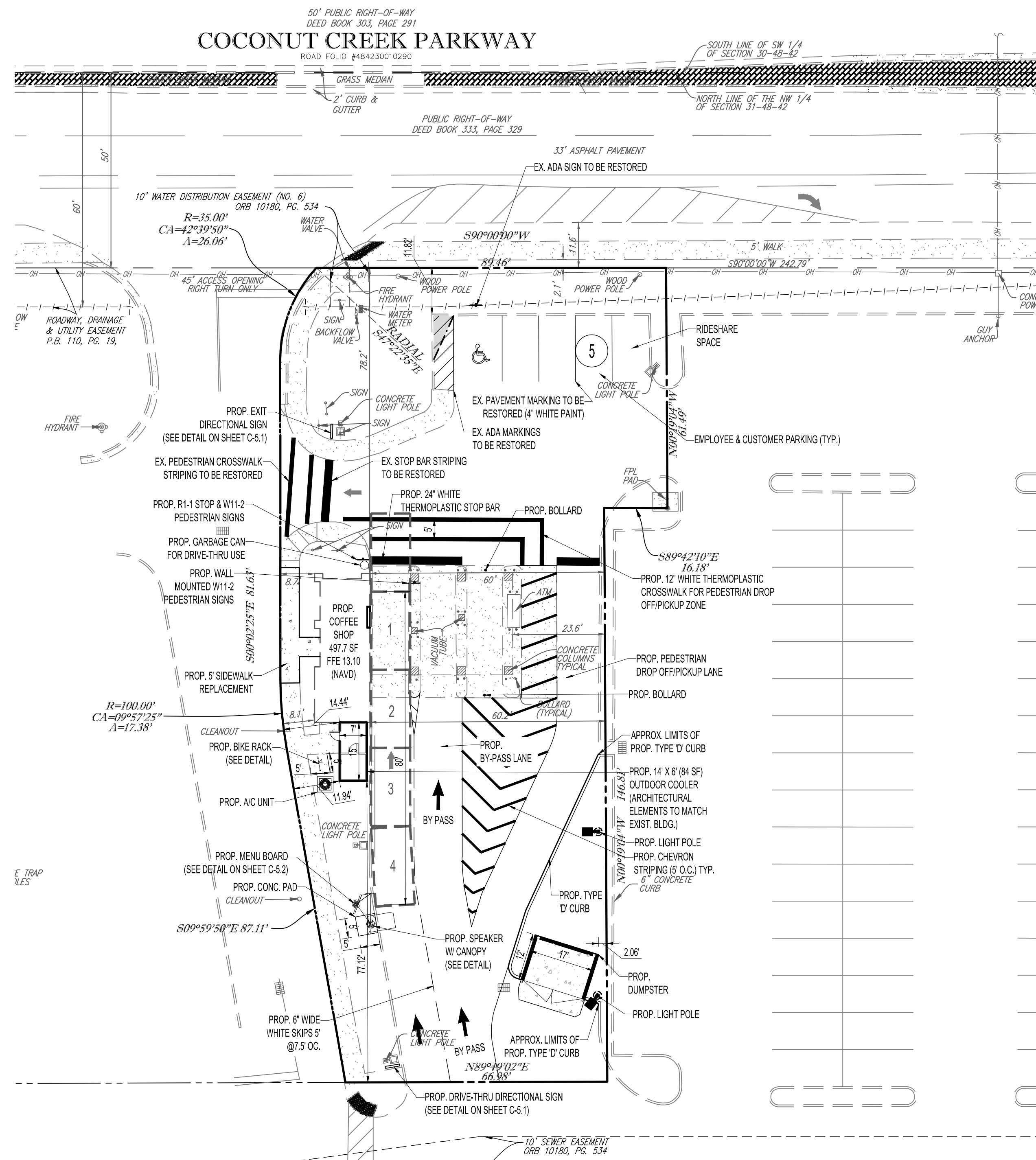
FOR
DELRAY DONUTS

MARGATE
FLORIDA

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

DEMOLITION PLAN

SHEET NUMBER:
C-4.0



DISTRICT REQUIREMENTS & GENERAL NOTES

SITE ADDRESS:	5300 COCONUT CREEK PARKWAY, MARGATE, FL
OWNER:	DELRAY DONUTS
FOLIO NUMBER:	4842 31 15 0016
JURISDICTION:	CITY OF MARGATE
FEMA FLOOD ZONE:	ZONE X (AREA WITH MINIMAL FLOOD HAZARD)
CURRENT LAND USE:	ABANDONED FINANCIAL INSTITUTION
PROPOSED LAND USE:	COMMERCIAL (RESTAURANT)
ZONING DESIGNATION:	G (GATEWAY)
SITE AREA:	17,443 SF (0.4004 AC.)
HOURS OF OPERATION:	5:00 AM - 9:00 PM

LAND USE BREAKDOWN:	
BUILDING FOOTPRINT	600 SF / (0.0138 AC.) / 3.4%
VEHICULAR USE	10,634 SF / (0.2441 AC.) / 61%
CONCRETE / CURB	2,324 SF / (0.0534 AC.) / 13.3%
TOTAL IMPERVIOUS	13,558 SF / (0.3113 AC.) / 77.7%
<hr/>	
GREEN SPACE	3,885 SF / (0.0892 AC.) / 22.3%
TOTAL PERVIOUS:	3,885 SF / (0.0892 AC.) / 22.3%
<hr/>	
TOTAL AREA	17,443 SF / (0.4004 AC.) / 100%

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	17,443 SF
MIN. LOT FRONTAGE	100'	89.46'
MIN. LOT DEPTH	N/A	208.2
BUILDING HEIGHT	100' MAX	±35' (EXIST.)
BUILDING COVERAGE	N/A	8.9%
BUILDING SEPARATION	0'	N/A
MIN. OPEN SPACE	N/A	20.9%

SETBACKS REQUIREMENTS		
FRONT (NORTH):	18.0'	78.2'
SIDE (EAST):	0'	60.0'
SIDE (WEST):	0'	8.1'
REAR(SOUTH):	N/A	77.1'

LANDSCAPE BUFFER REQUIREMENT		
FRONT (NORTH):	10.0'	11.82'
SIDE (EAST):	0'	0'
SIDE (WEST):	0'	0'
REAR (SOUTH):	0	0'

UTILITY PROVIDERS	
WATER AND SEWER PROVIDER:	CITY OF MARGATE UTILITIES
DRAINAGE PROVIDER:	XX
SOLID WASTE PROVIDER:	WASTE MANAGEMENT
ELECTRIC PROVIDER:	FLORIDA POWER & LIGHT
TELEPHONE PROVIDER:	AT&T/COMCAST
GAS PROVIDER:	TECO ENERGY

PARKING TABLE		
REQUIRED PARKING		
USE	RATE	SPACES
RESTAURANT (470 SF)	1 SPACE PER 30 SF CSA	0
TOTAL REQUIRED PARKING		5
REQUIRED ADA PARKING		1
PROVIDED PARKING		
STANDARD PARKING (8' X 18')		4 SPACES
ADA PARKING (12' X 18')		1 SPACES
TOTAL PARKING PROVIDED		5 SPACES

SITE PLAN NOTES

1. ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED.
2. TYPE 'D' CURB SHALL BE CONSTRUCTED PER LATEST FDOT INDEX 300
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO REPAIR AND ADDRESS POT HOLES AND PONDING WATER ON EXISTING PAVEMENT, SEAL/COAT PARKING LOT, RE-STRIP PARKING LOT, TRIM/CLEAN UP LANDSCAPING AREAS, REPLACE BROKEN LIGHT FIXTURES, REPLACE BROKEN PARKING SIGNAGE, REMOVE UNUSED SIGN POST, PRESSURE CLEAN STAINS ON ROOF, REMOVE TRASH FROM SUBJECT PROPERTY, REMOVE RUSTED RED AND GREEN LIGHTS INSTALLED ON THE SOUTH SIDE OF THE EXISTING DRIVE THROUGH CANOPY THAT ARE USED FOR TRAFFIC CONTROL.

THE PROPOSED LAND USE IS A DRIVE THROUGH ONLY COFFEE SHOP, AS SUCH, THERE WILL BE NO INDOOR OR OUTDOOR DINING/CONSUMPTION AREAS. AS A RESULT, THE PARKING DEMANDS FOR THIS PROPOSED USE ARE EXPECTED TO BE GENERATED PRINCIPALLY BY THE EMPLOYEES OF CLUTCH COFFEE. BASED UPON INPUT FROM THE FUTURE OPERATORS WE UNDERSTAND THAT THIS STORE WILL TYPICALLY BE STAFFED WITH TWO (2) EMPLOYEES AND SHIFTS WILL RARELY CHANGE OVER COMPLETELY AT ONE TIME. WE ALSO UNDERSTAND THAT NOT ALL OF THEIR EMPLOYEES WILL REQUIRE PARKING. IN FACT MAY OF THEIR EMPLOYEES ARE EXPECTED TO WALK, BIKE OR TAKE TRANSIT TO WORK. THOSE THAT DO ARRIVE BY AUTOMOBILE ARE LIKELY TO BE DROPPED OFF. BASED UPON THESE OPERATIONAL CHARACTERISTICS IT IS EVIDENT THAT FOUR (4) STANDARD PARKING SPACES AND ONE (1) ACCESSIBLE PARKING SPACE WILL BE MORE THAN ADEQUATE TO MEET THE TYPICAL PARKING DEMANDS OF THIS STORE.

[illegible]

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	F250024-SITE

PROJECT:

SITE IMPROVEMENTS

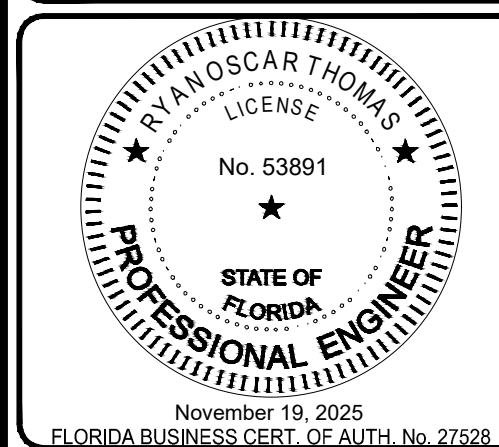
FOR

DELRAY DONUTS

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FLORIDA



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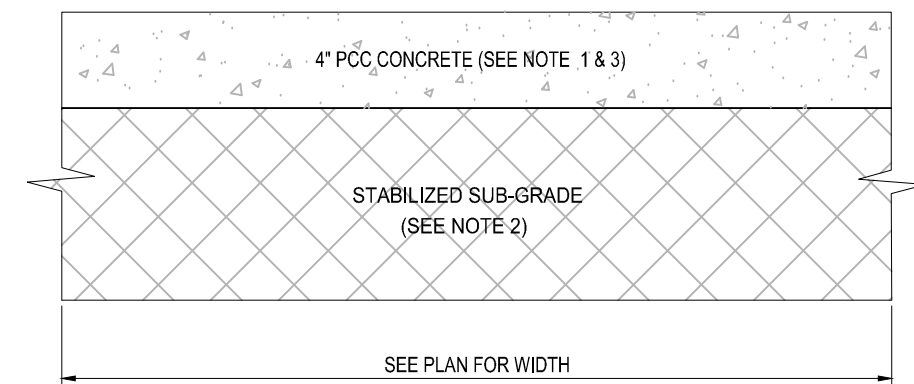


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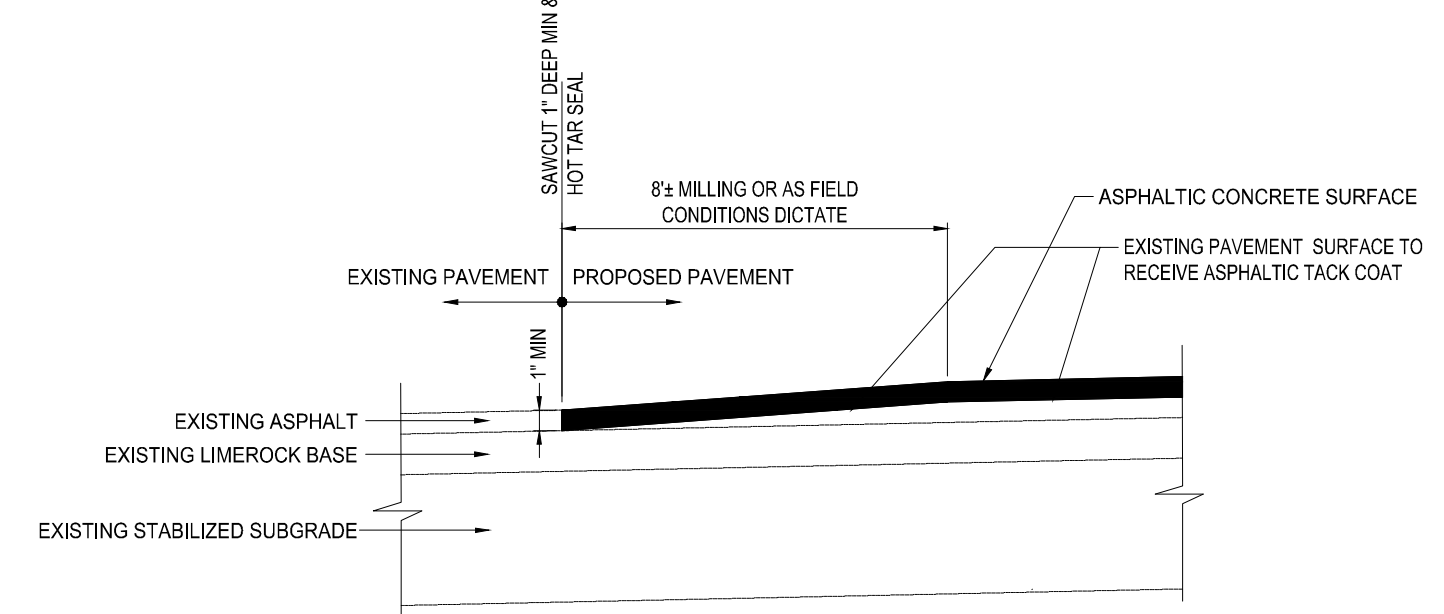
SITE PLAN

SHEET NUMBER:

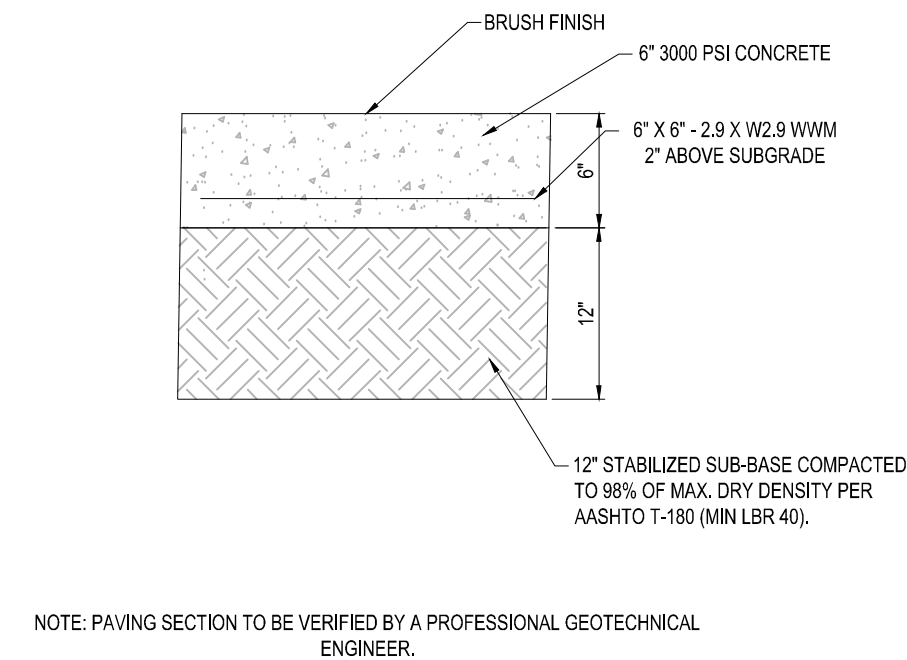
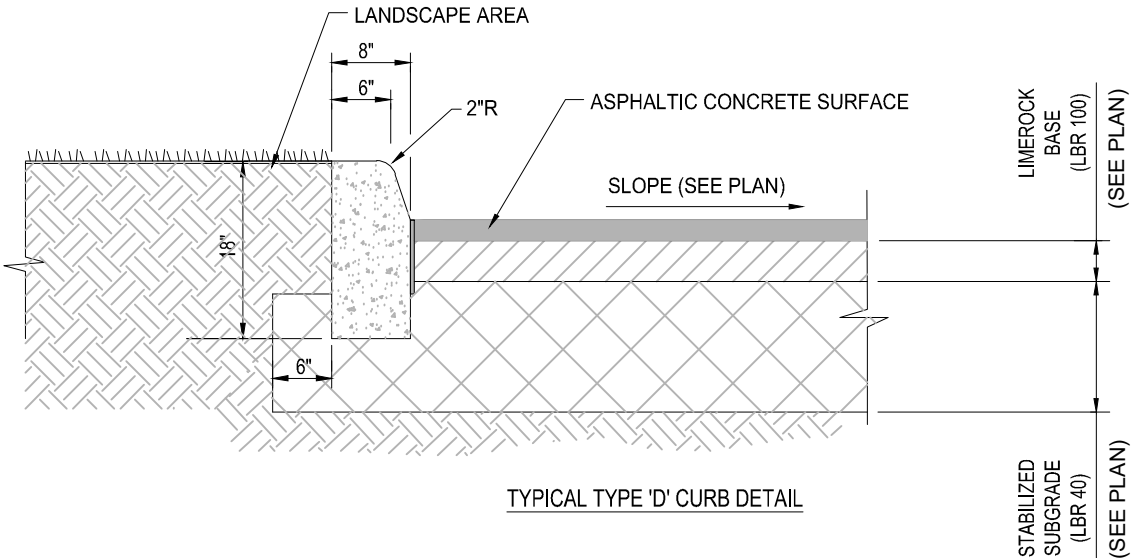
C-5.0



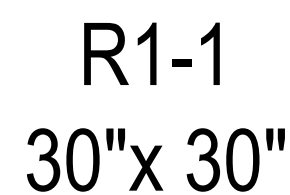
-
- The image contains three technical drawings illustrating joint construction in concrete pavement.
- CONSTRUCTION JOINT:** This section shows two cross-sectional views of a construction joint. The left view shows a vertical joint with a "SILICONE SEALANT" applied to the top surface. The right view shows a similar joint. Below the drawings, the text specifies: "2" LONG 3/4" DIA. SMOOTH DOWEL @ 15" O.C. PAINTED AND GREASED".
- EXPANSION JOINT:** This section shows a cross-sectional view of an expansion joint. It features a "SILICONE SEALANT" at the top and a "PREMOLDED JOINT FILLER" at the bottom. The text below the drawing specifies: "2" LONG 3/4" DIA. SMOOTH DOWEL @ 15" O.C. PAINTED AND GREASED".
- NOTE:** DOWEL BARS SHALL BE HELD IN PLACE BY BAR SUPPORT ASSEMBLY. PROVIDE EXPANSION JOINT WHERE CONC. PAVEMENT AND CURB & GUTTER MEET.
- PLAN VIEW:** This diagram shows a top-down view of a concrete pavement layout. It includes a grid of lines representing "EXPANSION JOINT @ 48" O.C." and "SAW JOINTS AT 12" O.C., SAW JOINTS SAME DAY AS POUR". Dimensions of 48" and 12" are indicated. The text "CONCRETE PAVING" is also present.
- EXPANSION JOINT:** This section shows a cross-sectional view of an expansion joint. It features a "URETHANE SEALANT" at the top and a "PREMOLDED JOINT FILLER" at the bottom. The text below the drawing specifies: "2" LONG 3/4" DIA. SMOOTH DOWEL @ 15" O.C. PAINTED AND GREASED".



4	PAVEMENT SAWCUT/MILLING DETAIL
---	--------------------------------



8	PEDESTRIAN CROSSING SIGN SCALE: NONE
---	---



NOTES:

1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVE BE LIQUID NAILS OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
3. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

The technical drawing consists of two parts: a PLAN view and a SECTION A-A view.

PLAN View: This view shows the top-down layout of the silt dike units. The units are rectangular and arranged in a grid. The leftmost section is labeled "CONSTRUCTION AREA" and "A". The flow direction is indicated by an arrow labeled "FLOW" pointing to the right. The units are separated by "ADHESIVE" strips. The width of the units is labeled "20\"". The rightmost section is labeled "APRON" and "20\"". A note points to the right side of the units, stating: "APRON ON THIS SIDE OF THE DIKE SHALL BE FOLDED UNDER THE DIKE SECTION 20\" AND GLUED DOWN". Another note points to the overlap between units, stating: "OVERLAP PER MANUFACTURER'S RECOMMENDATIONS".

SECTION A-A View: This view shows a cross-section of the silt dike unit. The unit is shown as a trapezoidal shape. The flow direction is indicated by an arrow labeled "FLOW" pointing to the left. The unit is placed on a base of "EXISTING CONCRETE OR ASPHALT PAVEMENT". The unit is secured to the pavement by "ADHESIVE" applied to its bottom and side edges.

[illegible]

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**1609 W. FLETCHER AVE.
UNIT NG 101
TAMPA, FL 33612
P: (813) 374-4100**

**105 W. INDIANTOWN RD.
SUITE 200
JUPITER FL 33458
P: 561-203-7503**

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[illegible]

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	F250024-SITE DETAILS

PROJECT:

SITE IMPROVEMENTS

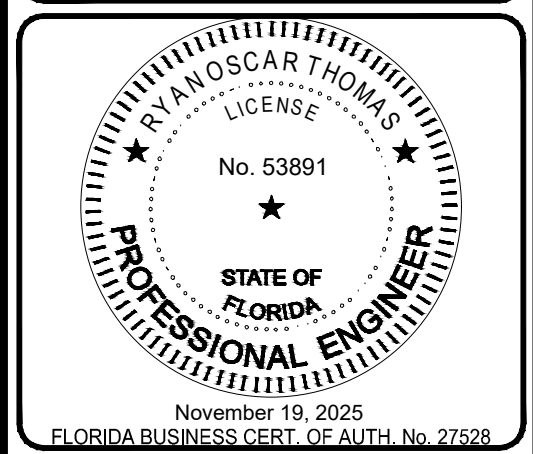
FOR

DELRAY DONUTS

MARGATE
FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
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SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-5.1

[illegible]

Technical drawing of the Menu Board Detail (By Others) showing front, side, and top views with dimensions and specifications.

FRONT VIEW

Dimensions:

- Overall Width: 63 1/8"
- Overall Height: 46 1/2"
- Top Section Height: 18" GRAPHIC TRIM
- Bottom Section Height: 17" GRAPHIC VO
- Left Section Height: 46 1/2" GRAPHIC TRIM
- Right Section Height: 39 1/2" GRAPHIC VO

SIDE VIEW

Dimensions:

- Overall Depth: 7"

PRINTED FULL GRAPHIC SIZE

FRONT VIEW

MAX. WIND M-2700-3 LED

PART NUMBERS =

9001334 - RED
9001336 - SILVER
9001338 - BLACK

MODELS

ELECTRONIC

WHITE DOOR LED'S

TOTAL ELECTRICAL LOAD:

5.6 A @ 120V/60Hz

NOT TO SCALE

MENU BOARD DETAIL (BY OTHERS)

This UL listed sign is manufactured to meet and/or exceed Underwriters Laboratories Subject 48 for Electric Signs.

[illegible]

FRONT VIEW

SIDE VIEW

ILLUMINATED DRIVE-THRU CANOPY SIGN

NOTES:

1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH
2. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH
3. BLACK VINYL, ARLON 2100-03, MIC BY OTHERS

ADDITIONAL NOTES:

- ARTWORK FONT: DUNKIN SANS DISPLAY
- 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
- CLEARANCE TO BE CONFIRMED BY SITE
- TOP HAS TWO DOWN LIGHTS

NOTE:
SEE DUNKIN BRANDS WEBSITE:
<http://ledtraneer.dunkinbrands.com>
FOR COMPLETE INFORMATION AND DETAILS

SEE PLAN FOR LIMITS OF CONCRETE APRON

6" CONC. BOLLARDS (3 TYP.)

SLAB CONTROL JOINT

6" CONC. PAD REINFORCED W/ #6@20 ON WVF

(4) WELDS PER ANGLE EMBEDDED IN MORTAR W/SET TO INGLE AND 5x1/4" STEEL HOOR

HINGE

3"x3"x1/8" ANGLE, 6'-0" LONG

#5 VERTICAL REBAR

6" CURB (SEE SITE PLAN)

DRILL HOLES IN CONCRETE FOR STEEL TUBE GATE STOP HOLDERS SUPPLIED BY GATE

CORES IN FIRST 16" TO BE FILLED WITH CONCRETE WITH (2) #6 BARS

8"x8"x16" FILL ALL CORES SOLID W/ CONCRETE W/ VERTICAL BARS @ 32" OC (TYP.)

6" SLOPE

6" WEEP HOLE

6" WEEP HOLE

16'-6"

17'-0"

10'-0"

CHAIN LINK GATE

LATCH

ALUMINUM CORNER POST

CHAIN LINK FENCE

GRADE

6"-0"

CURB

6" CONC. SLAB REINFORCED WITH 6x6-10/10 WVF

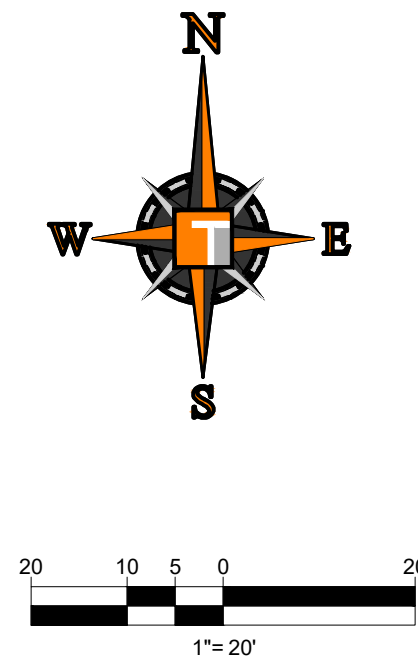
16" DIA.

ALUMINUM POST (TO BE EMBEDDED IN CONCRETE AS NECESSARY)















NOTE: CONTRACTOR TO BE RESPONSIBLE FOR CROSS BRACING & GATE SUPPORTS.

MASONRY TRASH/CHAIN LINK GATE ENCLOSURE DETAIL

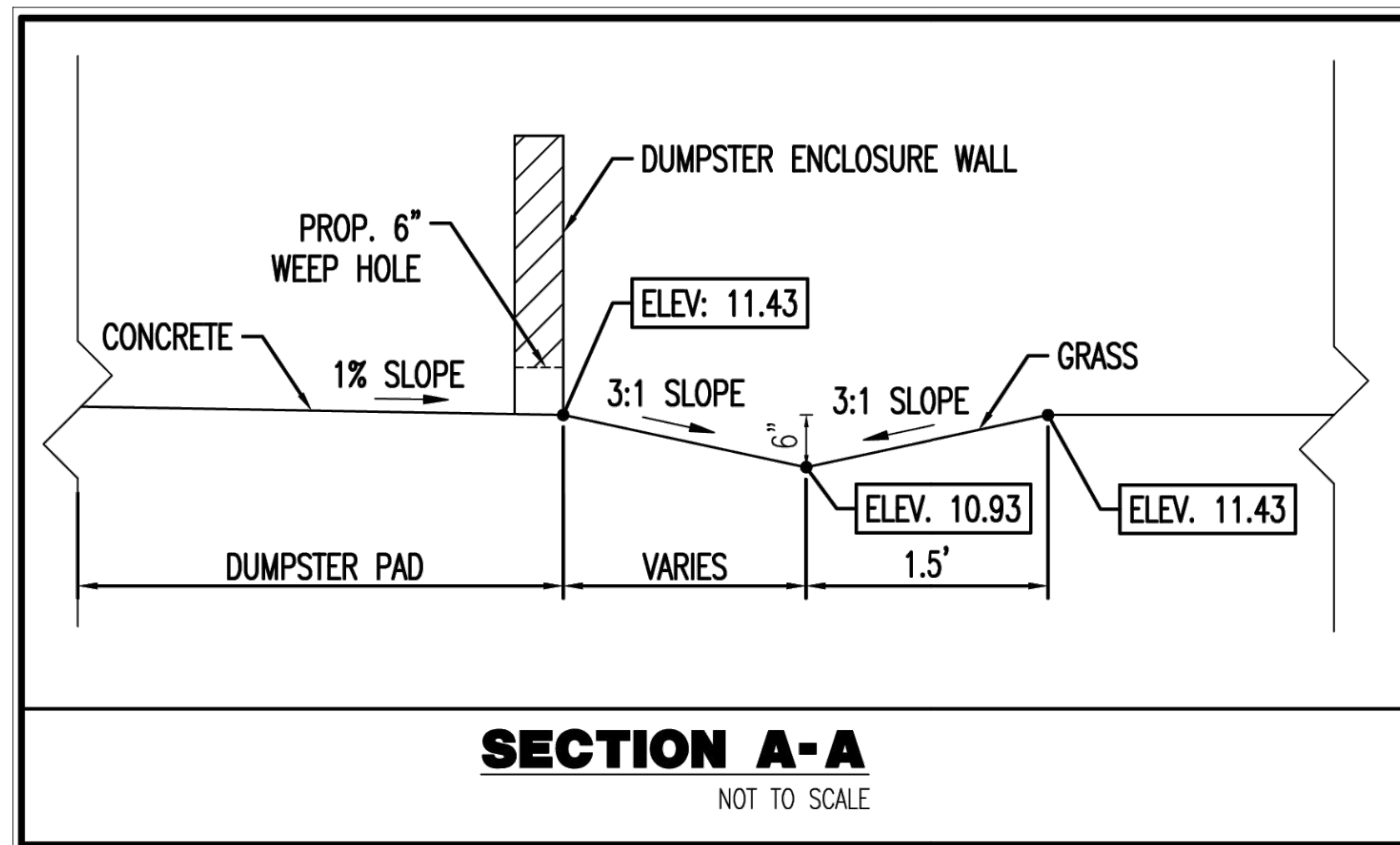
NOT TO SCALE



1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLANNING DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PRESENT THE APPLICATION OF THE CITY STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCRATCH ON PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND UTILITY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR OR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.

PAYING, GRADING & DRAINAGE LEGEND		
EXISTING	TYPICAL NOTE TEXT	DEMOLITION
 <i>E</i>	UNDERGROUND ELECTRIC LINE	
 <i>T</i>	UNDERGROUND TELEPHONE LINE	
 <i>G</i>	UNDERGROUND GAS LINE	
 <i>FM</i>	SANITARY FORCE MAIN	
	STORM SEWER	
 <i>S</i>	SANITARY SEWER MAIN	
 <i>OH</i>	OVERHEAD WIRES	
 <i>W</i>	WATER MAIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	SIGN	
	LIGHT	

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988.

[illegible]

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	F250024-PGD

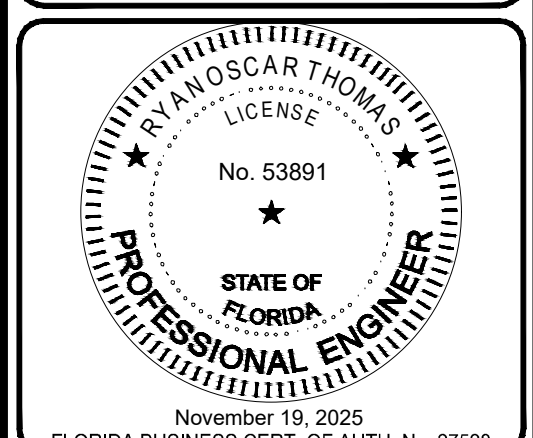
PROJECT:

FOR

DELRAY DONUTS

MARGATE
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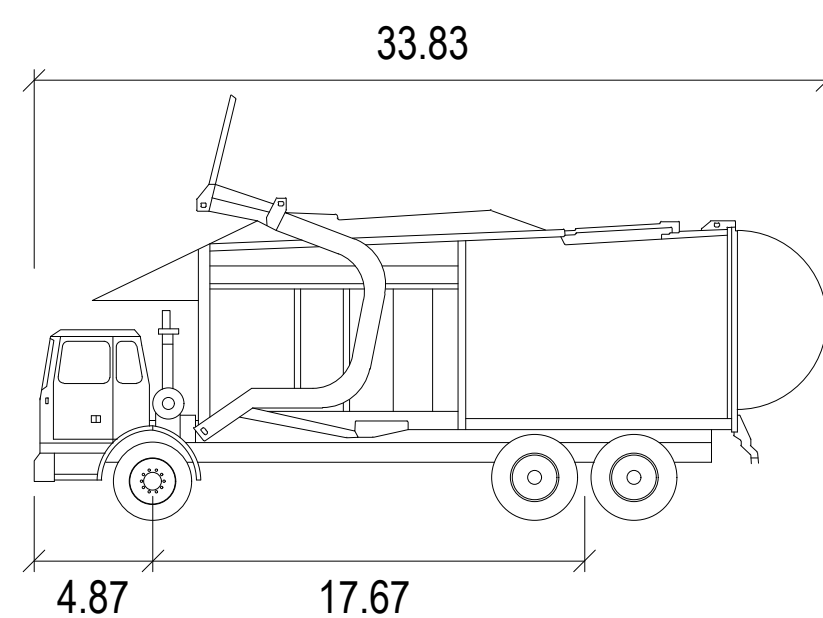


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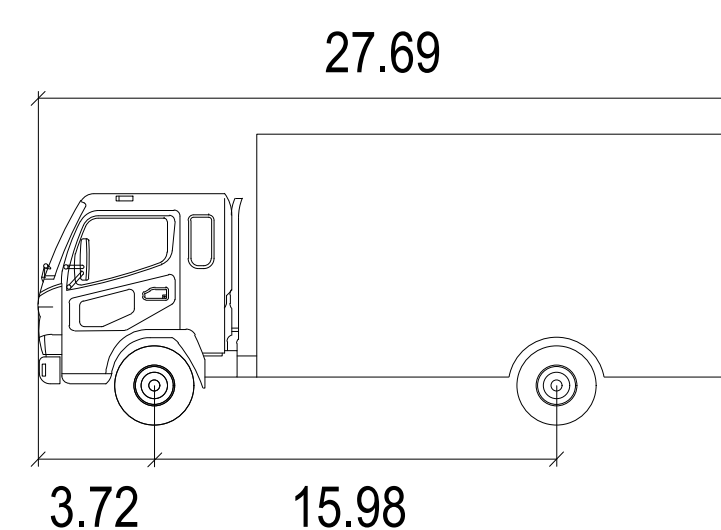
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: _____

C-6.0



	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



Width	: 8.10
Track	: 7.35
Lock to Lock Time	: 6.0
Steering Angle	: 39.3



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PROJECT:

**SITE
IMPROVEMENTS**

— FOR —

DELRAY DONUTS

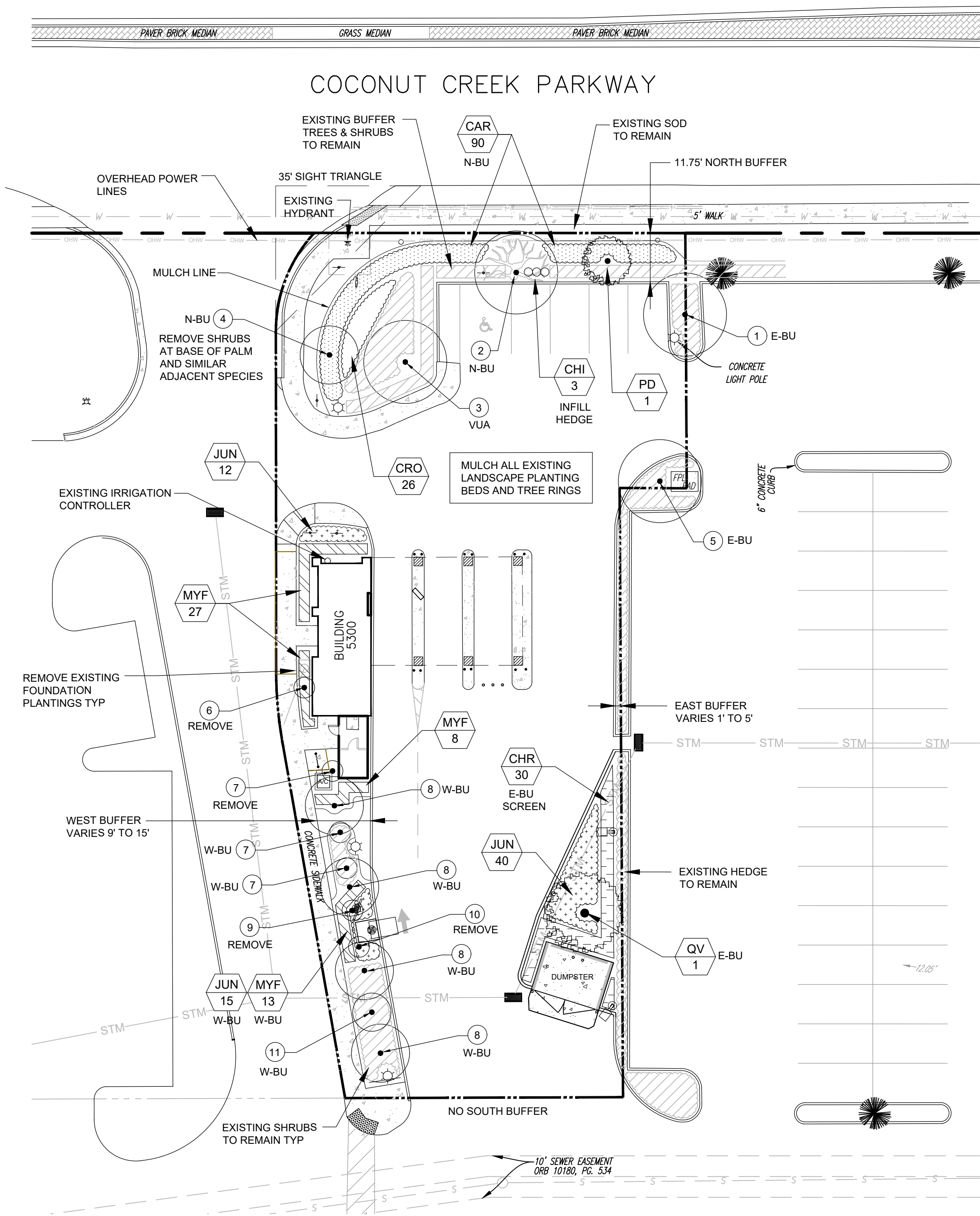
MARGATE
FLORIDA



RYAN OSCAR THOMAS
LICENSE
No. 53891
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

November 19, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

<p>SHEET TITLE:</p> <p>VEHICLE MOVEMENT PLAN</p> <hr/> <p>SHEET NUMBER:</p> <p>C-7.0</p>
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TREE DISPOSITION TABLE:

ID#	COMMON NAME	DBH (INCHES)	DISPOSITION
1	LIVE OAK *	18"	REMAIN
2	MAHOGANY *	27"	REMAIN
3	LIVE OAK *	18"	REMAIN
4	QUEEN PALM	20' HT	REMAIN
5	LIVE OAK *	12"	REMAIN
6	DOUBLE MONTGOMERY PALM	20' HT	REMOVE
7	WASHINGTON PALM	5' HT	REMOVE
8	WASHINGTON PALM	30' HT	REMAIN
9	MAHOGANY (6' HT) *	1.5"	REMOVE
10	LIVE OAK (8' HT) *	1.5"	REMOVE
11	PINK TRUMPET TREE	4"	REMAIN

* NATIVE SPECIES

PRUNING & TRIMMING NOTES:

- PRUNE ALL EXISTING SITE TREES AND SHRUBS TO REMAIN, BASED ON THE ANSI A-300 PRUNING STANDARDS, REMOVE STORM DAMAGED, DEAD, OR DYING BRANCHES, AND HEDGE EXISTING PERIMETER SHRUBS.
- EDGE AND WEED ALL EXISTING PLANTING BEDS TO REMAIN. MULCH, AND MOW GRASS AREAS
- REMOVE ALL DEBRIS OFF-SITE. DO NOT USE CHIPPED TRIMMINGS AS SITE MULCH
- TREES SHOULD BE TRIMMED AWAY FROM LIGHT POLES SO LIGHT IS NOT BLOCKED

GENERAL IRRIGATION NOTE:

- THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE RETROFITTED TO PROVIDE 100 PERCENT COVERAGE WITH HEAD TO HEAD OVERLAP FOR ALL NEW LANDSCAPE. THE WATER SOURCE WILL BE THE EXISTING SYSTEM SOURCE. NEW TURF, SHRUBS, AND TREES WILL BE WATERED ON SEPARATE ZONES. THE EXISTING CONTROLLER AND RAIN SENSOR WILL BE TESTED AND UTILIZED. ALL NON-OPERATIONAL EQUIPMENT THAT SUPPORTS THE PROPOSED RETROFIT WILL BE REPAIRED OR REPLACED.

SITE DATA:

ZONING: TOC-G
SITE AREA: 17,446 SF (40 AC)
BUILDING AREA: 498 SF
VEHICLE USE AREA: 11,365 SF (.26 AC)
PARKING SPACES: 5 (ON SITE)

LEGEND:

- # EXISTING TREE, SEE TREE DISPOSITION TABLE
- BU - BUFFER
- VUA - INTERIOR VEHICLE USE AREA

LANDSCAPE CALCULATIONS:

- INTERIOR VUA AREA LANDSCAPE (20 SF PER PK SPACE):
REQUIRED - 20 SF x 5 SPACES = 100 SF LANDSCAPE AREA
REQUIRED - 1 TREE + 5 SHRUBS / 200 SF = 1 TREE + 5 SHRUBS (30% MAX TURF AREA)
PROPOSED - 1,145 SF LANDSCAPE AREA
PROPOSED - 1 EXISTING TREE, 45 EXISTING ISLAND SHRUBS, 0% SF TURF
- PERIMETER BUFFERS:
WEST - REQUIRED - 10' ABUTTING BUFFER, 1 TREE / 75 LF, SHRUBS = 2 TREES, SHRUBS
PROPOSED - 9' TO 15' WIDE BUFFER, 3 EXIST PALMS, 1 EXIST TREE, 67 SHRUBS, 15 GC, 300 SF SOD
NORTH - 10' WIDE R/W BUFFER (86 LF) (OVERHEAD WIRES) (ACTUAL 11.75' WIDE)
REQUIRED - 1 CAT 1 / 40 LF OR 2 CAT 2 TREES / 18 LF + CONTINUOUS HEDGE (36" ON CENTER) = 2 TREES
50% AREA WITHOUT TREES AND SHRUBS IS COVERED WITH GROUND COVER
PROPOSED - 10' WIDE BUFFER, 1 EXIST. CAT 1 TREE, 1 NEW CAT 2 TREE, 1 EXIST. PALM, CONTINUOUS HEDGE (30" OC), 50% AREA WITHOUT TREES AND SHRUBS IS COVERED WITH GROUND COVER
EAST - REQUIRED - 5' ABUTTING BUFFER (PROPOSED - EXISTING 1' TO 5' WIDE BUFFER, 1 NEW TREE, 2 EXISTING TREES, NEW & EXISTING HEDGE
SOUTH - REQUIRED - NONE
PROPOSED - NONE
- NATIVE PLANT REQUIREMENTS:
REQUIRED - 50% NATIVE (ALL SPECIES)
PROPOSED - 100% NATIVE TREES, 100% NATIVE SHRUBS, 0% NATIVE GROUND COVER

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NATIVE	DROUGHT TOLERANCE
TREES						
QV	1	Quercus virginiana	Live Oak	12" Ht x 2" DBH	Y	HIGH
PD	1	Coccoloba diversifolia	Pigeon Plum	8" Ht x 1.5" DBH	Y	HIGH
SHRUBS						
CHR	30	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	10G, 36" Ht x 24", 30" On Center	Y	HIGH
MYF	48	Myrcianthes fragrans	Simpson's Stopper	3G, 24" Ht x 18", 24" On Center	Y	HIGH
CHI	3	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G, 24" Ht x 18", 24" On Center	Y	HIGH
CRO	26	Codiaeum variegatum 'Mammy'	Croton Mammy	3G, 24" Ht x 18", 24" On Center	Y	HIGH
GROUND COVER						
CAR	90	Carissa macrocarpa	Dwarf Natal Plum	1G, 12" Full, 24" On Center	N	HIGH
JUN	67	Juniperus davurica 'Parsonii'	Parson's Juniper	1G, 12" Full, 24" On Center	N	HIGH
SOD						
SOD	REPAIR**	Stenotaphrum secundatum 'Floratum'	St. Augustine	Tight Joints, Neat, Level	N	HIGH
MULCH						
MULCH	18 CY	3" Layer of Double Ground Hardwood (Cocoa Brown)				

** CONTRACTOR TO VERIFY SOD NECESSARY TO REPAIR DAMAGED EXISTING GRASS DURING CONSTRUCTION

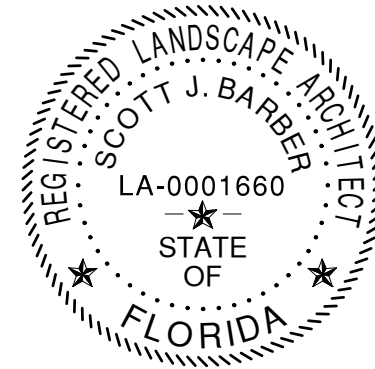
GENERAL LANDSCAPE NOTES:

- NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.
- EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS ON SITE SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
- CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR DYING LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNS, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL KEEP ALL PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO THE PROPERTY DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.
- EXCAVATIONS AND DISTURBANCES CAUSED TO LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER'S REP.
- THE LANDSCAPE PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO BIDDING, AND NOTIFY OWNER'S REP OF ANY PLAN DISCREPANCIES PRIOR TO CONSTRUCTION. RESOLUTION OF DISCREPANCIES FOUND DURING CONSTRUCTION SHALL BE IN FAVOR OF THE OWNER.
- ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE MINIMUMS ONLY. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. OWNER'S REP SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
- CONTRACTOR TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

SCOTT
BARBER
DESIGNS
P.A.

LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593

1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263



REVISIONS

REV	DATE	COMMENT	BY



PERMIT
DRAWINGS

PROJECT No.: 25-039.01
DRAWN BY:
CHECKED BY: 7/4/25
DATE:
SCALE: LP 7.4-25.DWG
CAD I.D.:

PROJECT:

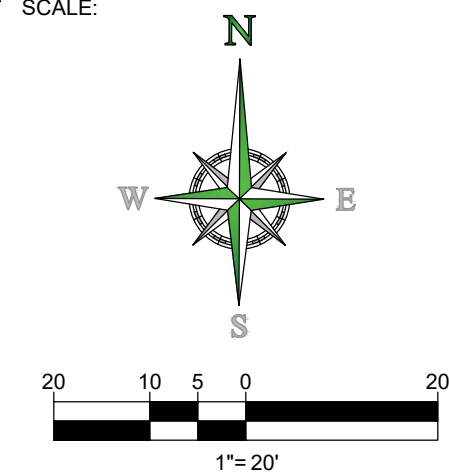
5300 COCONUT
CREEK PKY

FOR

DELRAY DONUTS

LOCATION OF SITE
5300 COCONUT CREEK PKY
MARGATE, FL
BROWARD CO.

SCALE:

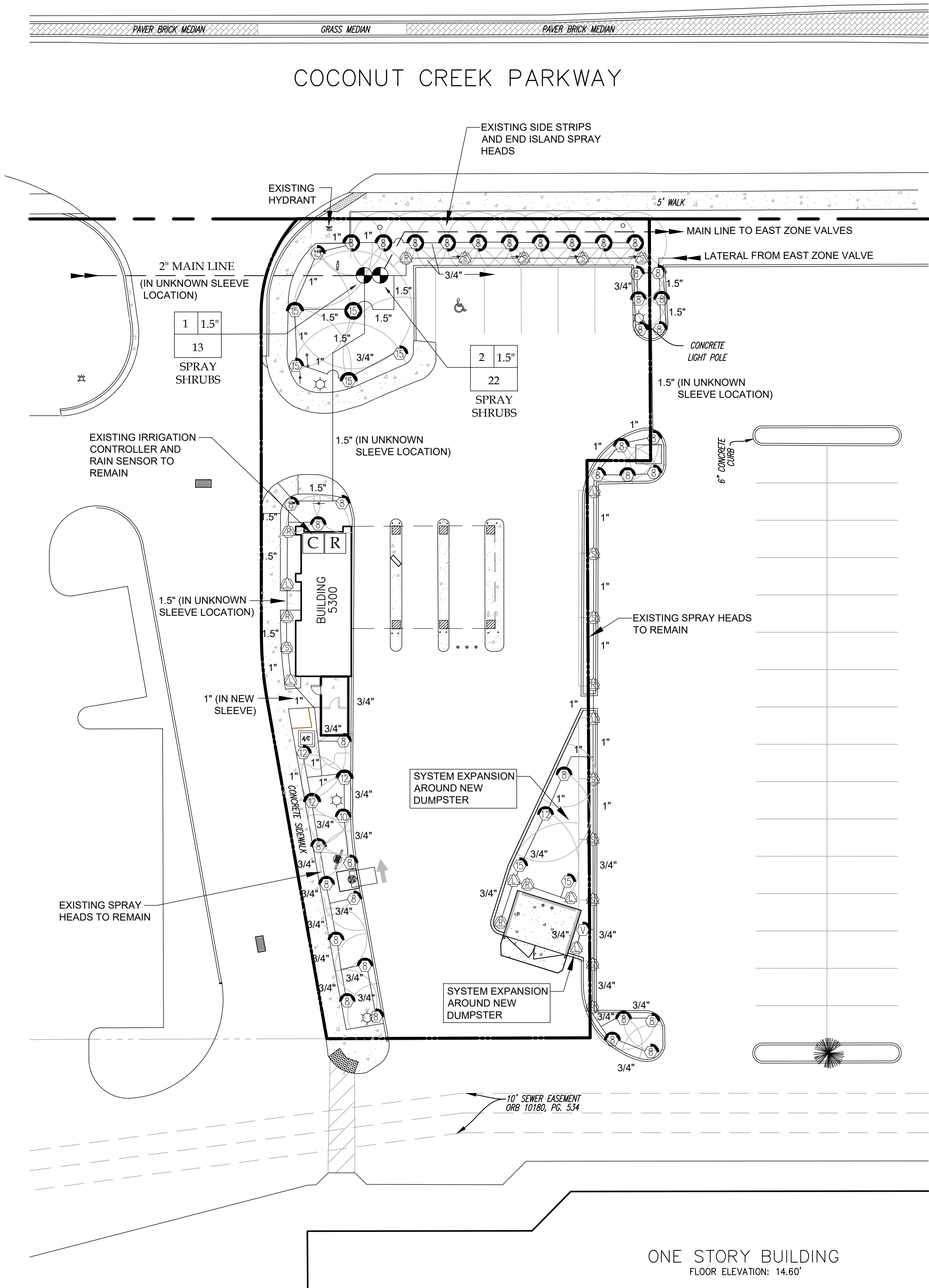


SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

L-1.01



GENERAL IRRIGATION NOTES

1. THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL VERIFY AND ADJUST ANY NEW EQUIPMENT TO FIELD CONDITIONS, WITHIN THE LANDSCAPE AREAS.
2. CLEAN AND TEST EXISTING SPRAY HEADS SO THEY ARE OPERATIONAL. REPLACE ANY BROKEN OR DAMAGED NOZZLES AND OTHER EQUIPMENT IN KIND.
3. PRUNING OR TREE ROOT PROTECTION ZONE IS PROHIBITED. EQUIPMENT LOCATIONS ON THIS PLAN ARE CONCEPTUAL AND MAY REQUIRE FIELD ADJUSTMENTS.
- 4.

IRRIGATION SCHEDULE

(CONTRACTOR TO VERIFY QUANTITIES)

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Rainbird 1800 / MPR	LST or RST	25	.47	4'x15'
	Rainbird 1800 / MPR	SST	25	1.11	4'x30'
	Rainbird 1800 / MPR	8Q	90	.25	7'
	Rainbird 1800 / MPR	8H	180	.47	7'
	Rainbird 1800 / MPR	8TQ	270	.93	7'
	Rainbird 1800 / MPR	10Q or Var.	25	.35	9'
	Rainbird 1800 / MPR	12Q	25	.65	11'
	Rainbird 1800 / MPR	12H	180	1.20	11'
	Rainbird 1800 / MPR	15Q or Var.	25	.93	14'
	Rainbird 1800 / MPR	15H	180	25	1.80
	Rainbird 1800 / MPR	15H	360	25	3.60

Existing Rainbird ESP-6 Controller (Outdoor model)
(Mount on north building exterior)

Existing Rain Sensor
(Mount on north building exterior)

Existing Rainbird 1.5" Electronic Plastic Zone Control Valve

Existing Irrigation Lateral Line: PVC pipe. Only lateral transition pipe sizes of 1" and above are indicated on the plan, with all others being 3/4".

New Irrigation Lateral Line: Class 200, SDR 21, PVC irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.

Existing Irrigation Mainline: PVC Schedule 40 (2")

PIPE SIZING CHART

EXISTING PIPE SIZES ARE ESTIMATED AND SHALL BE VERIFIED BY THE CONTRACTOR

SIZE PIPE SO NOT TO EXCEED A MAXIMUM FLOW OF 5 FEET PER SECOND (fps)
PIPE SIZE GUIDELINE:
3/4" (0-9 GPM)
1" (10-16 GPM)
1 1/4" (16-25 GPM)
1 1/2" (25-35 GPM)
2" (35-52 GPM)

SYSTEM SCHEDULE (3/4 INCH PER DAY)

No.	TYPE	SIZE	GPM	PRECIP (IN/HR)	RUN TIME (Min.)
ZONE 1	SHRUB SPRAY	1.5"	13	1.5	26
ZONE 2	SHRUB SPRAY	1.5"	22	1.5	26

NOTE: DAILY OPERATION FOR 60 DAY ESTABLISHMENT PERIOD, AFTER 3 DAYS PER WEEK

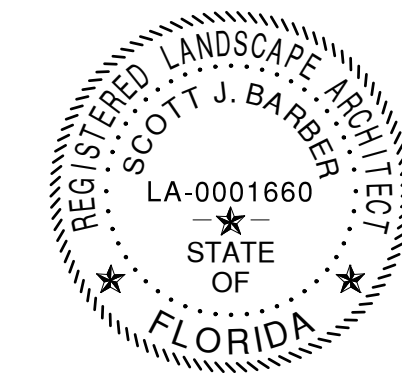
THIS SEAL CERTIFIES NEW EQUIPMENT RETROFIT AND THAT THE IRRIGATION SYSTEM IDENTIFIED AS AN EXISTING OPERATIONAL SYSTEM WAS DESIGNED BY RHETT ROY LANDSCAPE ARCHITECTURE - PLANNING, P.A. AS SEEN ON FINAL APPROVED PLANS DATED 6/16/03.

SCOTT BARBER DESIGNS P.A.

LANDSCAPE ARCHITECTURE & PLANNING

LC-26000593

1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263



REVISIONS

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PERMIT DRAWINGS

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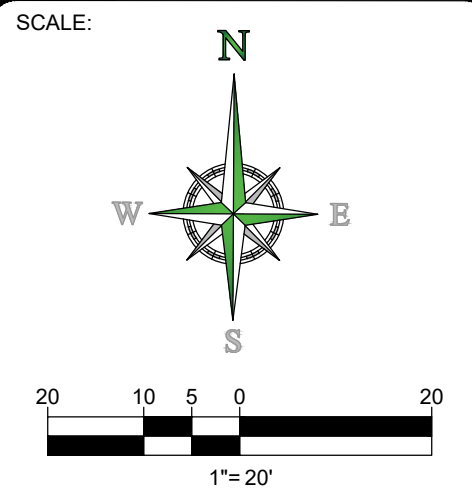
5300 COCONUT CREEK PKY

FOR

DELRAY DONUTS

LOCATION OF SITE

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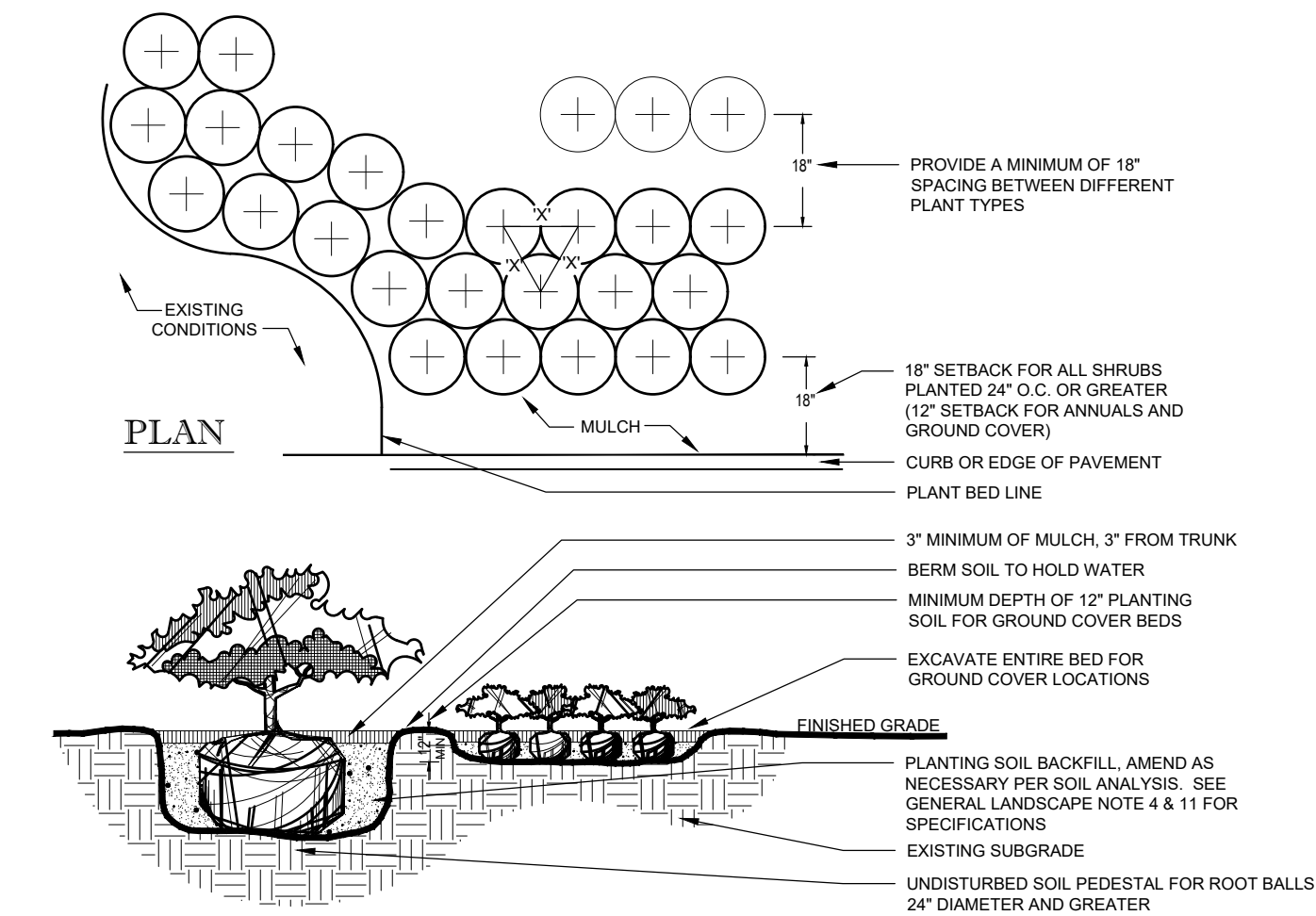
SHEET TITLE:

IRRIGATION PLAN

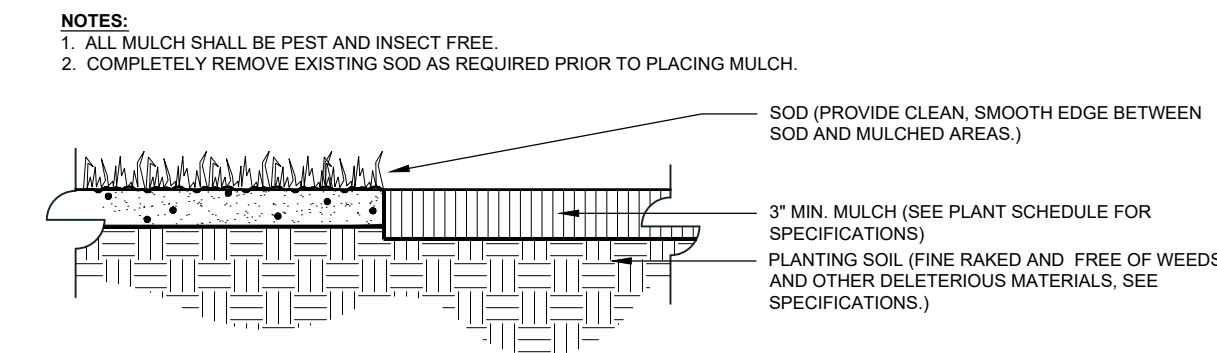
SHEET NUMBER:

L-1.02

- NOTES:**
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
 2. ALL PLANTING PITS SHOULD HAVE VERTICAL SIDES AND BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL.
 3. PLANT MATERIAL SHALL BE INSTALLED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 4. WHERE GROUND COVERS ARE USED IN MASSES, THE ENTIRE BED SHALL BE EXCAVATED PRIOR TO RECEIVING PLANT MATERIAL AND PLANTING SOIL EXCEPT WHERE SPECIFIED.
 5. ALL PLANT MATERIAL MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.
 6. PLANT MATERIAL INSTALLED ADJACENT TO STRAIGHT EDGES SHALL BE SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE. THOSE INSTALLED ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.



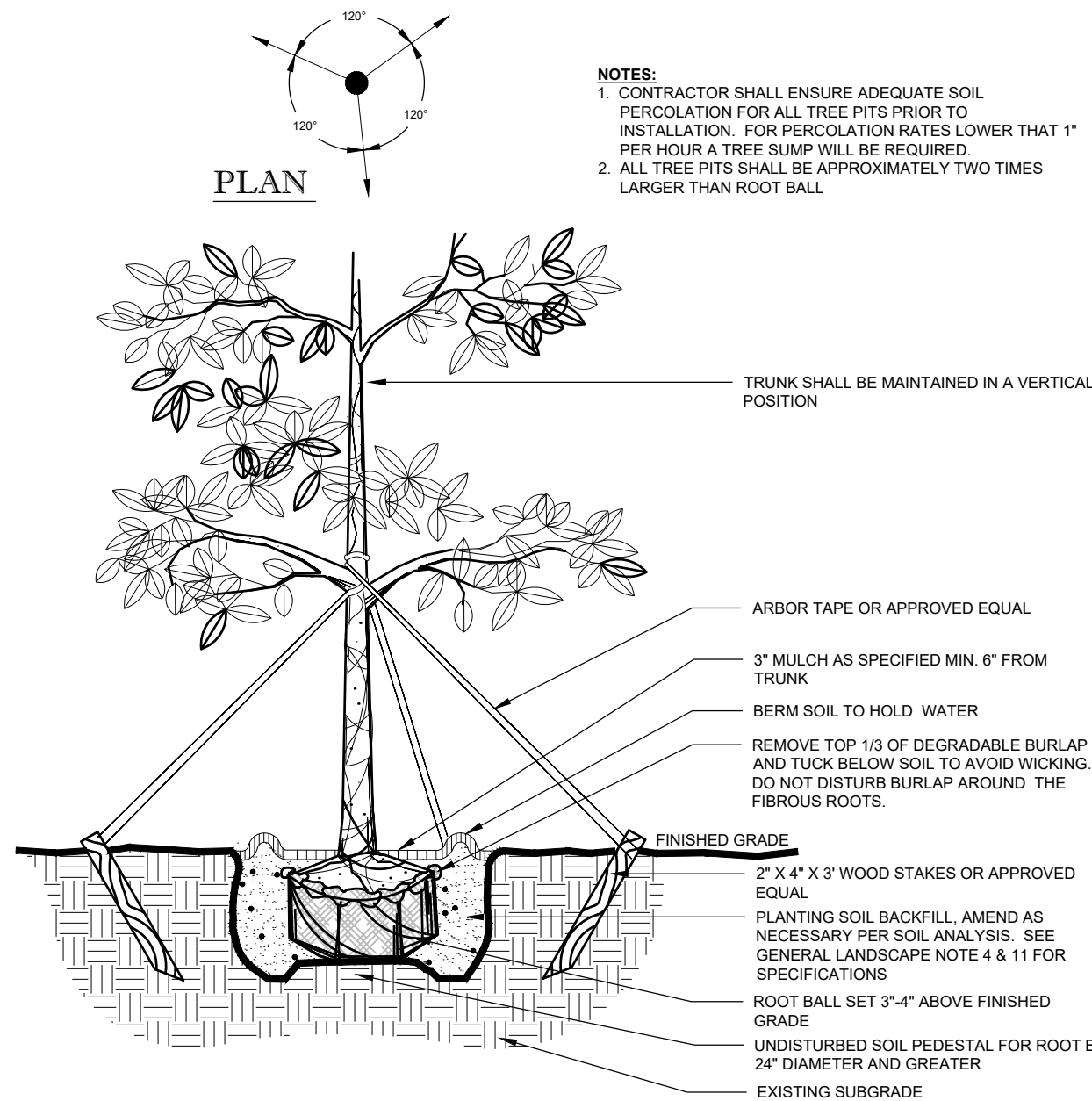
3 SHRUB AND GROUND COVER
SCALE: NTS



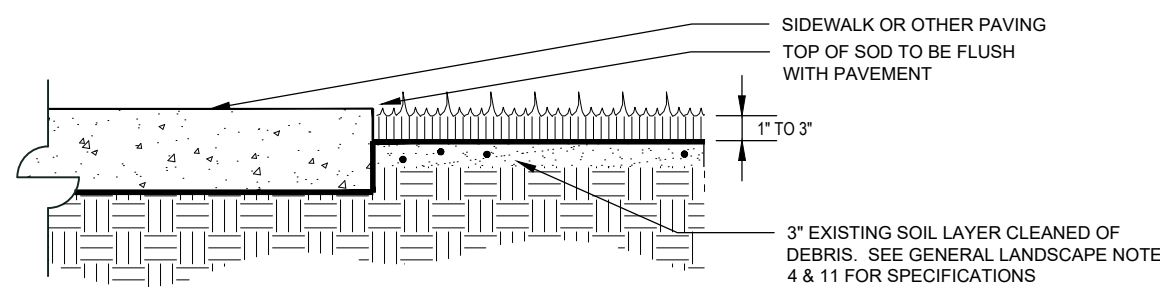
4 MULCH APPLICATION
SCALE: NTS

CANOPY TREE PLANTING NOTES:

1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)A-300 PRUNING STANDARDS.



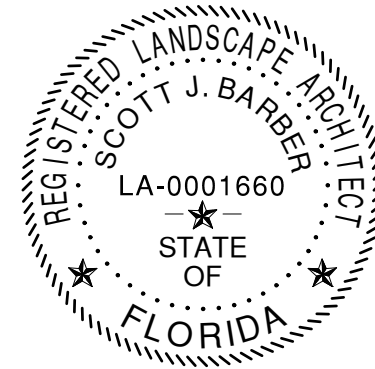
1 CANOPY TREE
SCALE: NTS



2 SOD APPLICATION
SCALE: NTS

GENERAL PLANTING NOTES:

1. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, GUIDELINES AND STANDARDS.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS.
3. PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
4. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS REPORT FOR THE EXISTING TOPSOIL, TO BE USED AS PLANTING PIT BACKFILL AND NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER RECOMMENDED BY THE SOIL ANALYSIS REPORT FOR HEALTHY, VIGOROUS PLANT GROWTH. SEE NOTE 11.
5. ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE ELEMENTS UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO MOWING, EDGING AND TRIMMING GRASS, KEEPING PLANTING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, WATERING OF PLANT MATERIALS, AND MAINTAINING MULCH.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION OF CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF TEN FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORM WATER INLETS.
9. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDER-STORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. ALL PLANT MATERIALS TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAG GROWN PLANTS ARE NOT ACCEPTABLE.
11. THE PLANTING SOIL USED IN THE PLANTING OPERATIONS SHALL BE A MIXTURE OF 2 PARTS EXISTING TOPSOIL AND 1 PART CLEAN SAND. THE TOPSOIL SHALL CONSIST OF NATURAL, FRIABLE, FINE LOAM SOIL WITH A pH OF 5.5 TO 7.0, AND 3-5% ORGANIC MATTER. IT SHALL BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, ROAD BASE, STONES, ROOTS AND STUMPS. SOIL DEPTH SPECIFIED ON THE PLANS IS MEASURED AFTER LIGHT COMPACTION. TOP SOIL THAT DOES NOT MEET THIS SPEC SHALL BE SUBSTITUTED WITH PROPER BORROW SOIL. SEE NOTE 4.
12. BED PREPARATION: PLANTING HOLES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER AND SHALL BE FREE OF LIMEROCK, ASPHALT OR OTHER DEBRIS. ALL PLANTING HOLES SHALL BE BACK-FILLED WITH A SUITABLE SOIL, FREE OF CLAY, STONE, PLANTS, ROOTS, AND OTHER DEBRIS. THE ROOT FLARE SHALL BE VISIBLE AT TIME OF PLANTING. FERTILIZE EACH PLANT WITH THE RECOMMENDED RATE BASED ON SOIL ANALYSIS AND RECOMMENDATIONS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE. COVER ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH. ENSURE MULCH OVER ROOT BALLS DOES NOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY.
13. ALL PROPOSED PLANTING AREAS SHALL RECEIVE A THREE INCH LAYER OF MULCH (ONE INCH OVER ROOTBALLS). ALL TREES NOT LOCATED WITHIN A PLANTING BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. MULCH SHALL MATCH THE TYPE USED ON THE OVERALL SHOPPING CENTER.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO ENSURE AT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST SIX INCHES BELOW FINISH FLOOR OF THE ADJACENT BUILDING. PARKING LOT ISLANDS SHALL SLOPE AT THREE PERCENT FROM CENTER. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT TWO INCHES BELOW THE FLATWORK.
15. SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
16. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE AND MAYBE UTILIZED AT THE OWNERS DISCRETION.
17. IF ALTERNATIVE VEGETATION IS UTILIZED (I.E. MATCHING AND/OR EXTENDING EXISTING SHRUB BED, THE INSTALLED MATERIAL MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
18. SOD SHALL BE INSTALLED IN ALL DISTURBED LANDSCAPE AREAS THAT ARE NOT PLANTED OR HARDSCAPED. CONTRACTOR SHALL VERIFY SOD QUANTITY.
19. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY CONSTRUCTION DAMAGED OR REMOVED LANDSCAPE MATERIALS, ON OR OFF SITE, THAT ARE NOT DELINEATED ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.
20. THE USE OF NAILS, WIRE, ROPE, OR ANY OTHER METHOD WHICH DAMAGES THE TREE IS PROHIBITED.



REVISIONS

REV	DATE	COMMENT	BY



PERMIT DRAWINGS

PROJECT No.:	25-039.01
DRAWN BY:	
CHECKED BY:	7/4/25
DATE:	
SCALE:	
CAD I.D.:	LP_7.4-25.DWG

PROJECT:

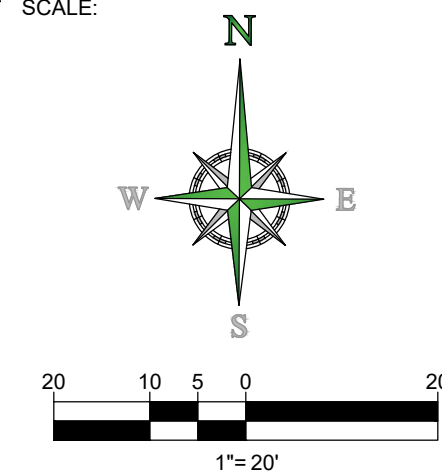
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LOCATION OF SITE
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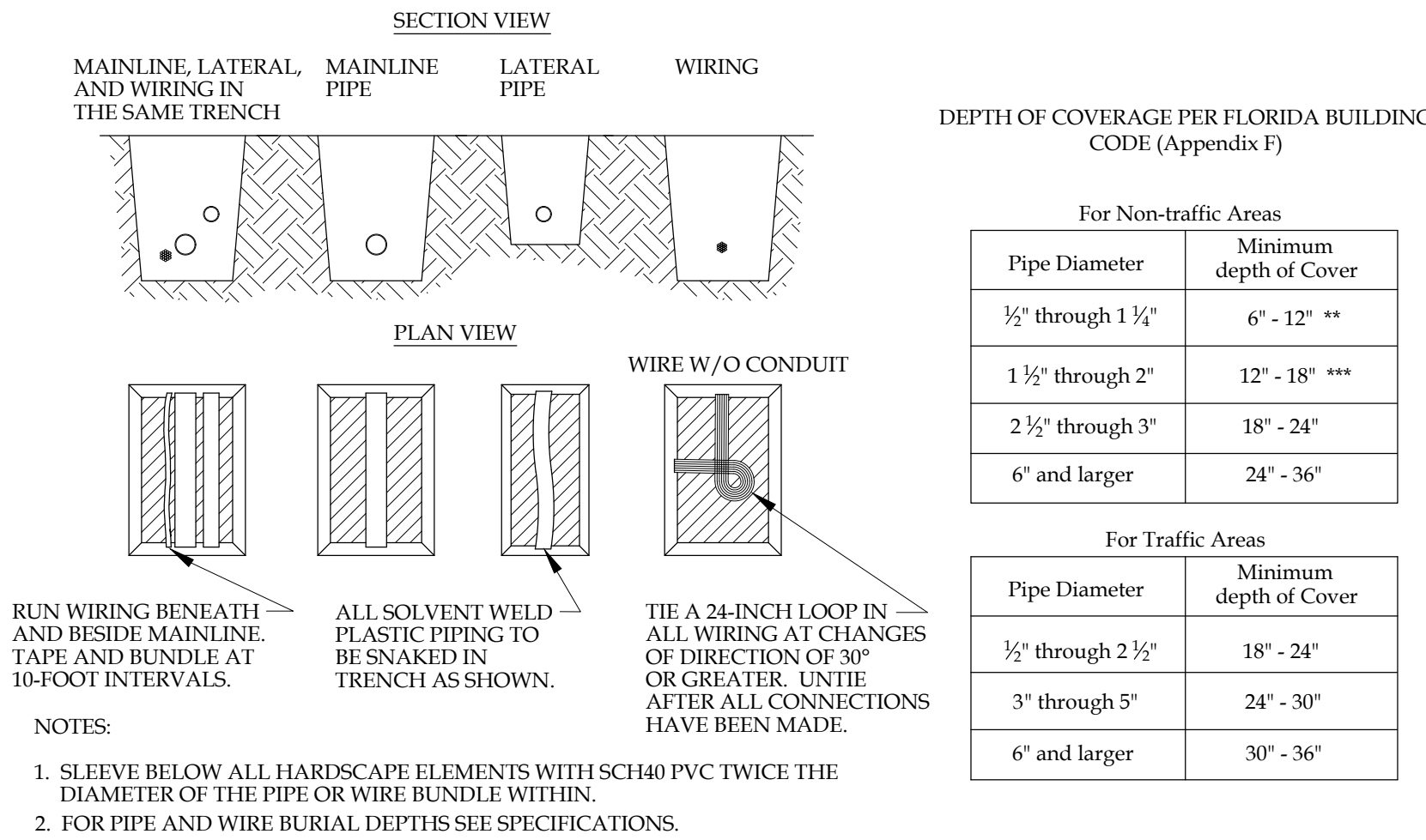


SHEET TITLE:

LANDSCAPE
DETAILS

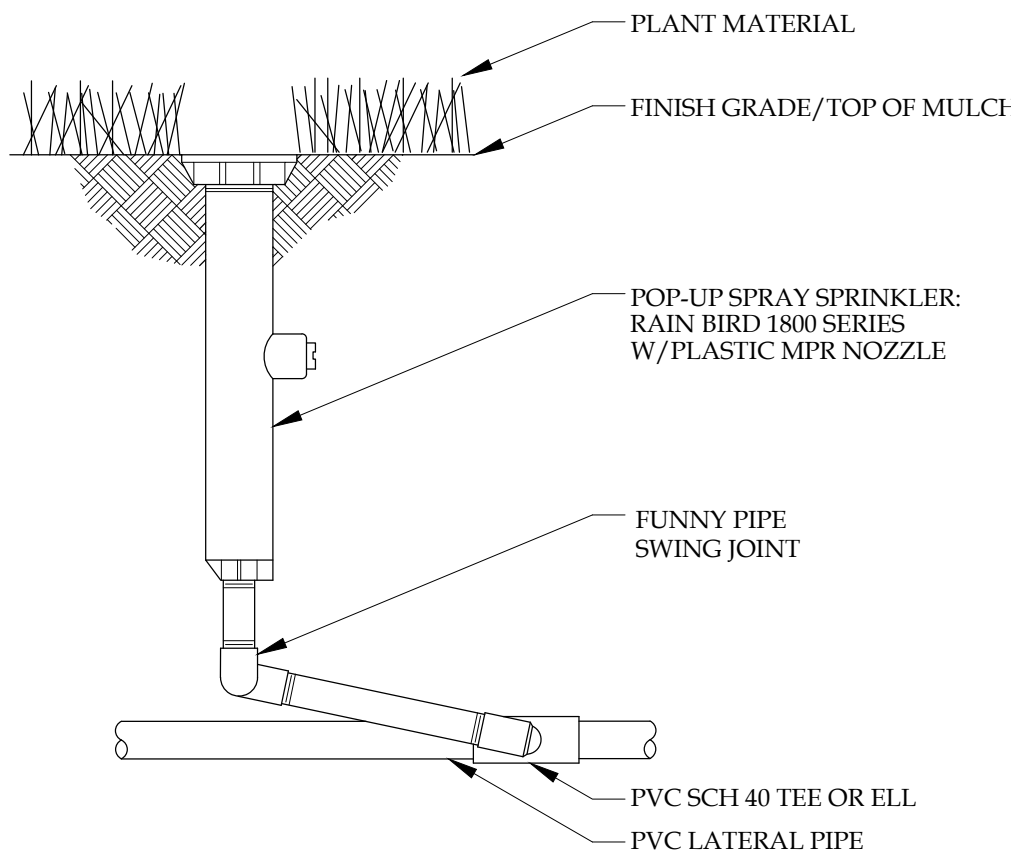
SHEET NUMBER:

L-1.03



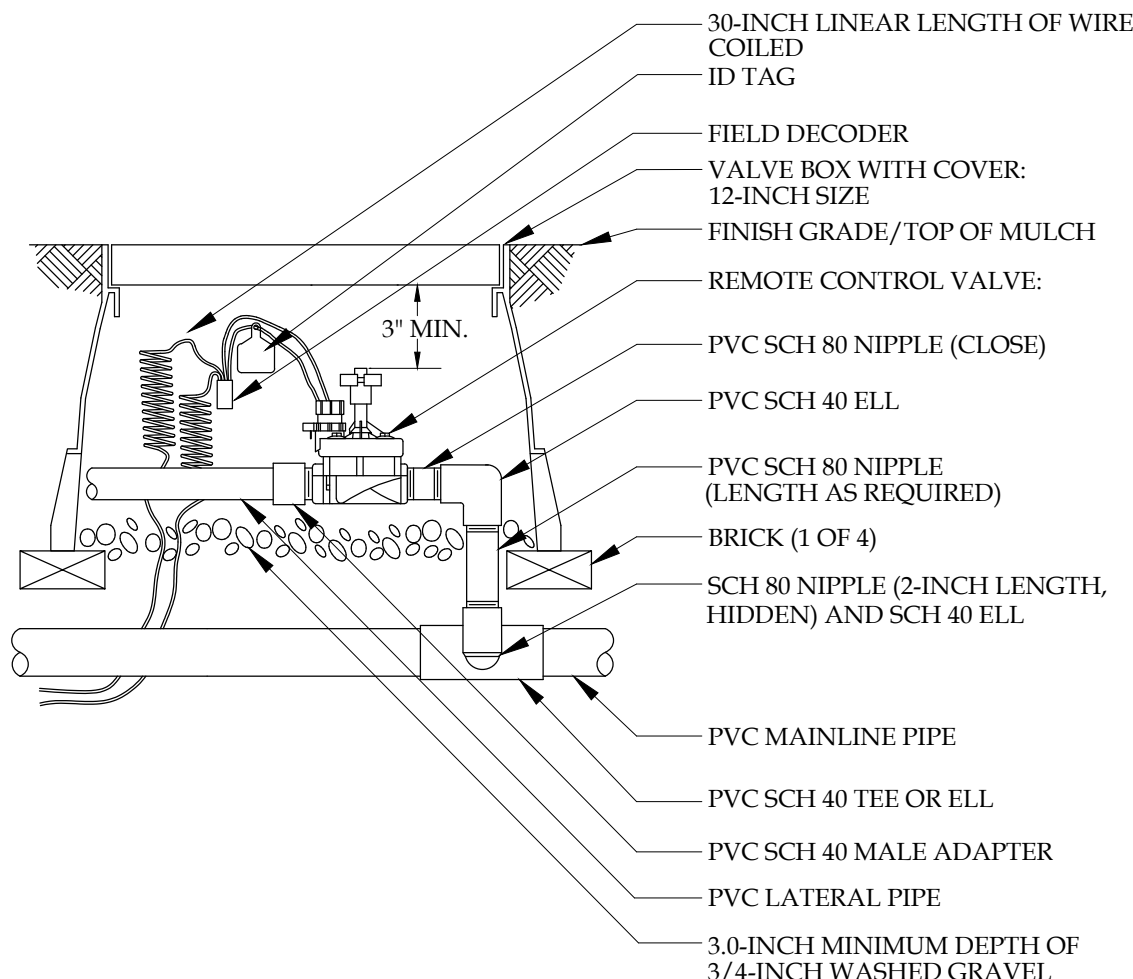
PIPE & WIRE TRENCHING DETAIL

NTS.



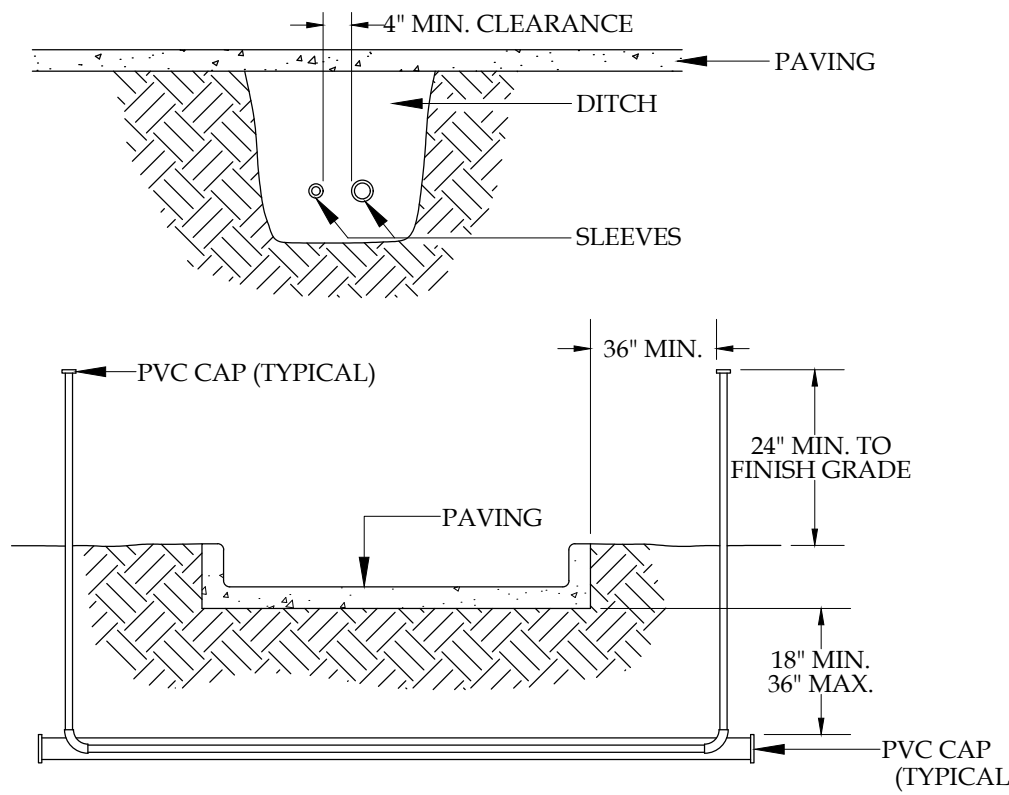
POP-UP SPRAY DETAIL

NTS.



REMOTE CONTROL VALVE

NTS.



- NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE SCH40 PIPE.
 - ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
 - WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
 - MECHANICALLY TAMP TO 95% PROCTOR.

PIPE AND WIRE SLEEVE DETAIL

NTS.

SYSTEM SCHEDULING

Before scheduling run times, the site should be "walked" and planted areas inspected to observe plant stress and health. Soil moisture levels should be inspected throughout planted areas, and appropriate adjustments made to the irrigation schedule. Each irrigation session should be scheduled to encourage deep roots through deep watering and minimal runoff. This can be achieved through use of multiple short repeat cycles when necessary, especially on slopes and sites with compacted soils. Watering times should deliver enough water to soak the ground to a depth of 12 inches. Run times should be adjusted accordingly to soil type and plant water requirements. Less water is needed to soak a sandy soil compared to a clay soil. Soils should be allowed to dry to a 50% moisture depletion level between irrigations to avoid root rot and allow adequate air to be present in the soil. Run times shall be adjusted seasonally.

TESTING & MAINTENANCE

TESTING:

Upon completion of main line and prior to backfill, pressure test the entire water-filled main line (with valves and backflow closed) at (150) pounds per square inch for 30 minutes using a pump and pressure gauge. Repair any systems which exceed (5) pounds per square inch drop in 30 minutes of testing, until the standard can be achieved and verified.

SYSTEM MAINTENANCE:

Every month the irrigation system shall be inspected to ensure that the various components and functions of the irrigation system are functioning properly. The scope of work includes, but is not limited to, the point of connection, piping system, electrical system, sprinkler heads, nozzles, drip components, valves, controller and weather/soil sensors.

GENERAL SYSTEM NOTES

- The irrigation system is existing and operational. The Contractor must retrofit the existing automatic underground irrigation system and provide 100% coverage and head to head coverage of all new landscape material. The system has a potable water source through a 2' meter, backflow preventer, and main line from the lot to the west. No data is available regarding design pressure and volume. The contractor shall verify that the source prior to expanding zone valves.
- The Controller and rain sensor are existing, operational and located on the north side of the building. Contractor will reprogram the controller to meet the needs of new plantings during establishment.
- The Contractor must comply with the current Florida Building Code.

INSTALLATION NOTES

The following notes apply to new retrofitted equipment only.

- No product substitutions or changes will be allowed without the written approval of the Owner and Irrigation Designer.
- The Contractor is responsible for all permits and fees.
- Over-spray onto buildings, signs or pavement is prohibited.
- The Contractor is responsible for locating utilities prior to digging.
- No rocks or other extraneous materials to be used in backfilling of pipe trenches.
- All pipe to be installed as per manufacturer's specifications.
- All threaded joints to be coated with Teflon tape or liquid Teflon.
- All pipes to be thoroughly flushed before installation of heads.
- All low voltage electrical connections made in the field to be installed in valve boxes with waterproof connectors.
- The Contractor shall be responsible for proper coverage of all landscape areas.
- The Contractor to supply to the Owner with operation manuals and two (2) wrenches for adjusting each valve and head type.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- All control wires shall be minimum #14 AWG. Run two (2) spare control wires and identify them in the valve box.
- 120 VAC electrical power source at controller location is existing. The contractor shall verify connections are operational.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all irrigation heads as needed to prevent low head drainage where possible post valve shut-off draining will occur.
- Installer is required to conduct final testing and adjustment to achieve design specification prior to completion of the system and acceptance by the owner or owner's representative.
- Contractor to provide owner with post construction documentation, including as-built drawings, recommended maintenance schedules and activities, operational schedule, design precipitation rates, system adjusting methods for decreasing water once landscape is established, water source and shutoff method and all operational guides for controller.

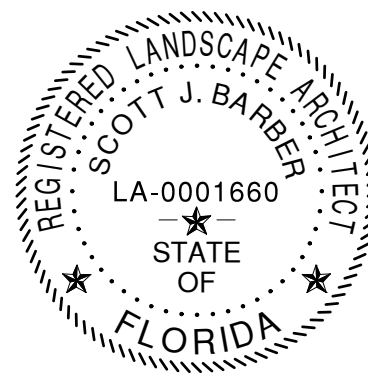
THIS SEAL CERTIFIES NEW EQUIPMENT RETROFIT AND THAT THE IRRIGATION SYSTEM IDENTIFIED AS AN EXISTING OPERATIONAL SYSTEM WAS DESIGNED BY RHEIT ROY LANDSCAPE ARCHITECTURE - PLANNING, P.A. AS SEEN ON FINAL APPROVED PLANS DATED 6/16/05.

SCOTT BARBER DESIGNS P.A.

LANDSCAPE ARCHITECTURE & PLANNING

LC-26000593

1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263



REVISIONS

REV	DATE	COMMENT	BY

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PERMIT DRAWINGS

PROJECT No.: 25-039.01
DRAWN BY:
CHECKED BY:
DATE: 7/4/25
SCALE:
CAD I.D.: LP_7-4-25.DWG

PROJECT:

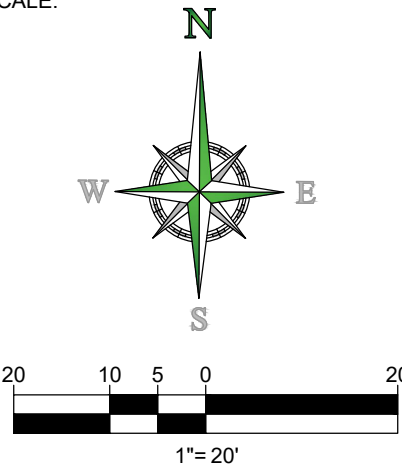
5300 COCONUT CREEK PKY

FOR

DELRAY DONUTS

LOCATION OF SITE
5300 COCONUT CREEK PKY
MARGATE, FL
BROWARD CO.

SCALE:



SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

L-1.04







1. CODE IN EFFECT: NEC 2020 AND FBC 2023 8TH EDITION.

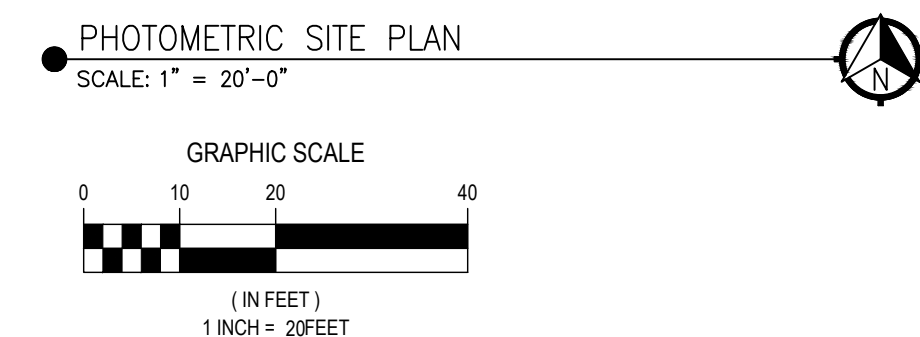
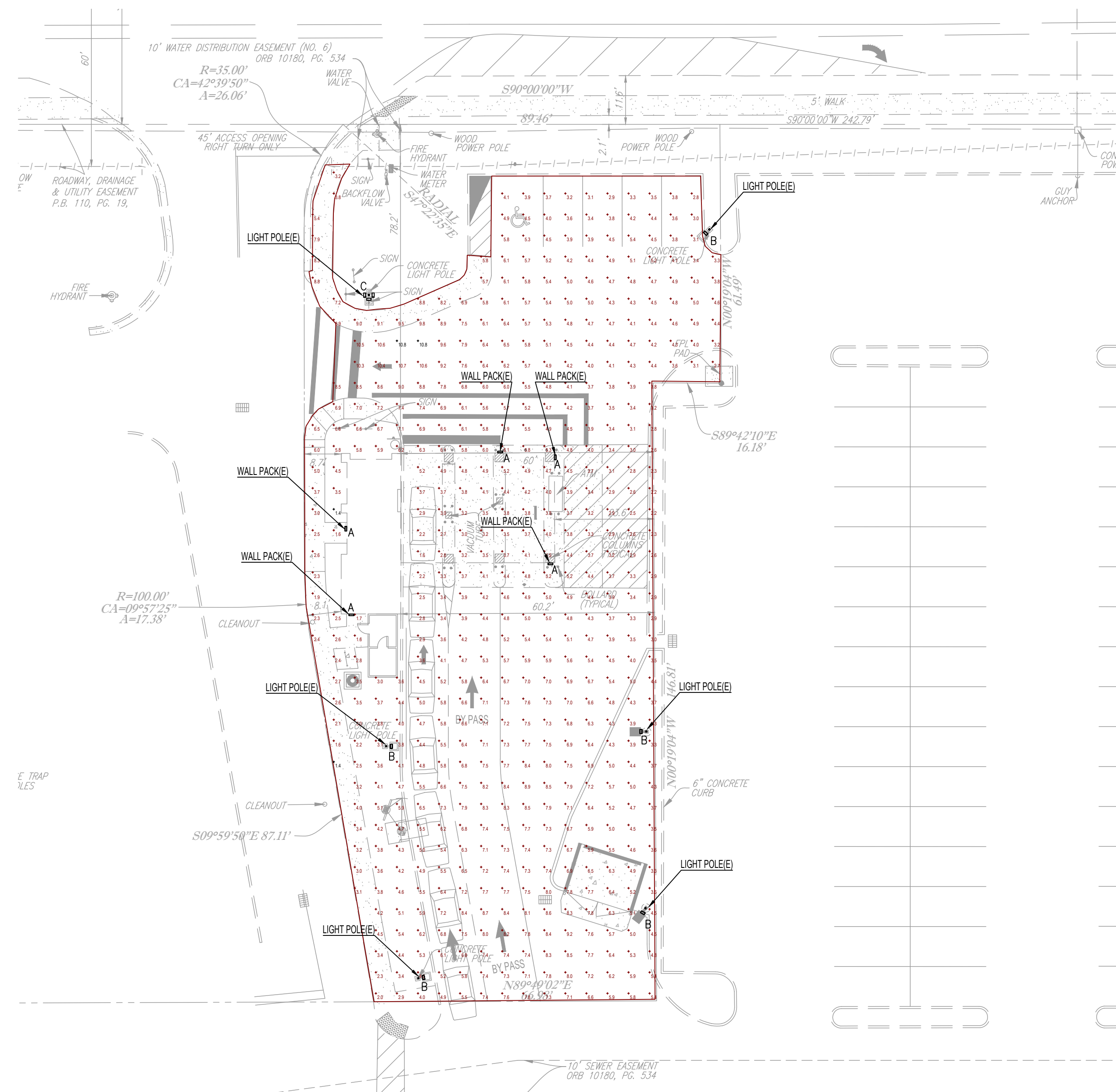
1. ALL OUTDOOR ELECTRICAL INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 110.28 AND 358.12.
2. ALL OUTSIDE DEVICES LABEL AS WP SHALL BE MENA 4 ENCLOSURES.
3. ALL OUTDOOR ELECTRICAL INSTALLATIONS TO BE NEMA 4.

1. ELECTRICAL CONTRACTORS TO COORDINATE THE LOCATION OF ALL FIXTURES AND EQUIPMENT WITH OWNER.
2. CONTRACTOR TO SUBMIT REQUEST FOR ADDITIONAL INFORMATION OR CLARIFICATION FROM ARCHITECT IF ANY DISCREPANCIES ARE FOUND THAT AFFECT THE LOCATION OF ANY FIXTURE AND/OR EQUIPMENT AS LOCATED IN THE LIGHTING DRAWINGS.

1. NEW PHOTOMETRIC PLAN.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	5.2 fc	10.8 fc	1.4 fc	7.7:1	3.7:1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	DSXW1 P1 50K T4M	2000 5000K 70CRI Type 4 Medium		1	1973	1	12.37	
	B		5	EACL01_H4AF740 _ WITH ELS-EACL-RF4-BLCK	EACL01 AREA LIGHT	LED	1	16600	1	153	
	C		1	EACL01_H4AF740 _ WITH ELS-EACL-RF4-BLCK	EACL01 AREA LIGHT	LED	1	16600	1	459	

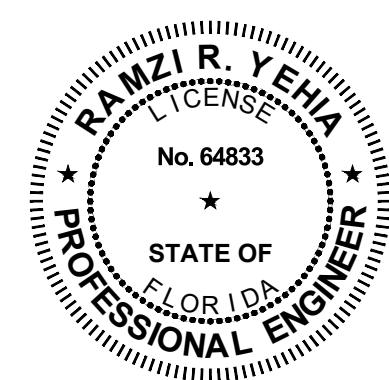


QUALITY & PROMPT
ENGINEERING SERVICES

5516 NW 58TH AVE
CORAL SPRINGS FL 33067
TEL. (954) 263-9318
RYEHIA@ITYCI.COM

RAMZI R. YEHIA
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

PROJECT #25-137



HOMAS
ENGINEERING GROUP

CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA, FL 33612
P: (813) 297-4100

125 W. INDIANTOWN RD.
SUITE 206
JUPITER FL 33458
P: 561-262-1503

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF HOMAS ENGINEERING GROUP. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF HOMAS ENGINEERING GROUP.

[illegible]

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig

PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	06/19/2025
CAD I.D.:	25137-PH

PROJECT:

**SITE
IMPROVEMENTS**

— FOR —

DELRAY DONUTS

MARGATE
FLORIDA



THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

SHEET TITLE:

**PHOTOMETRIC
SITE PLAN**

SHEET NUMBER:

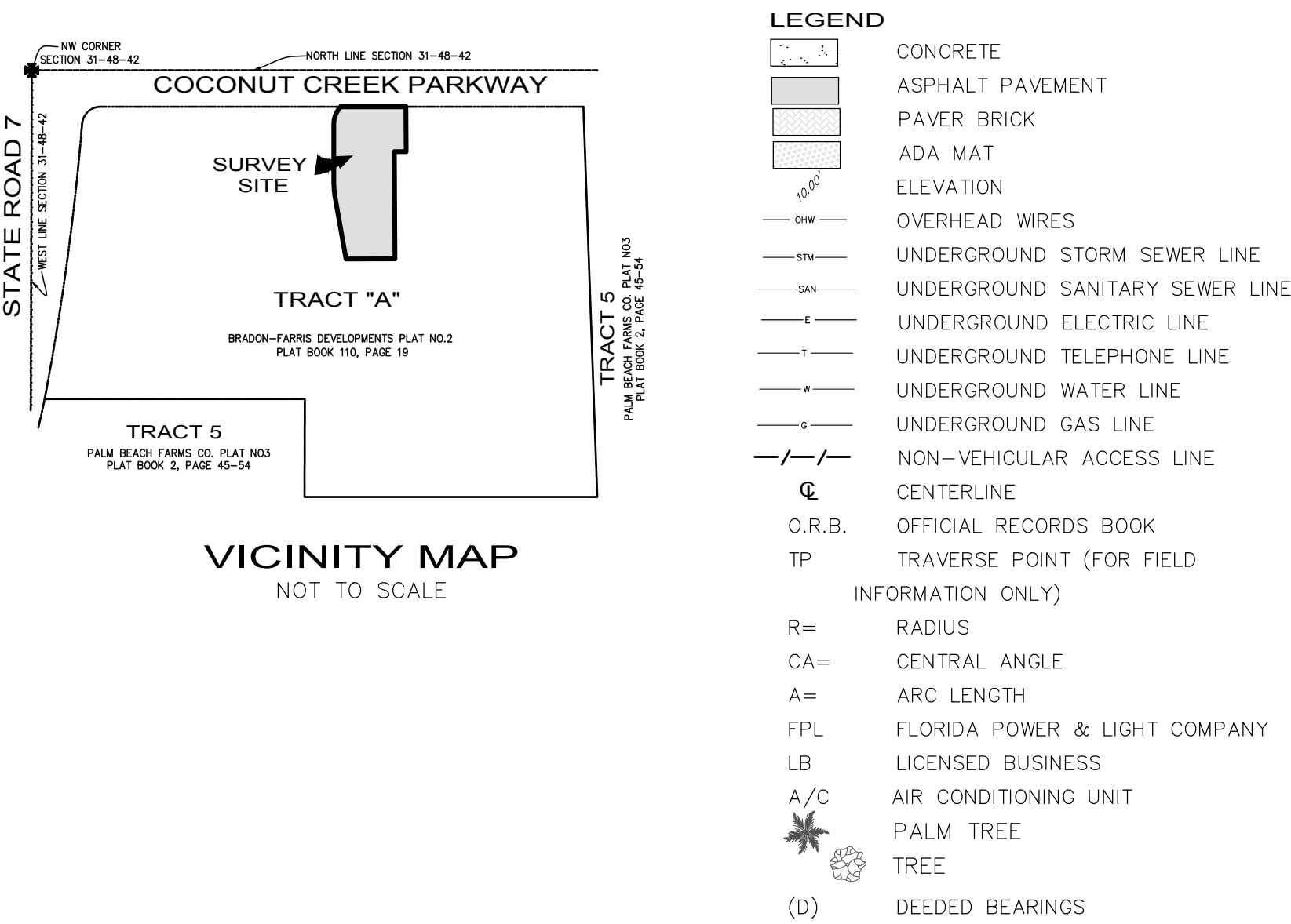
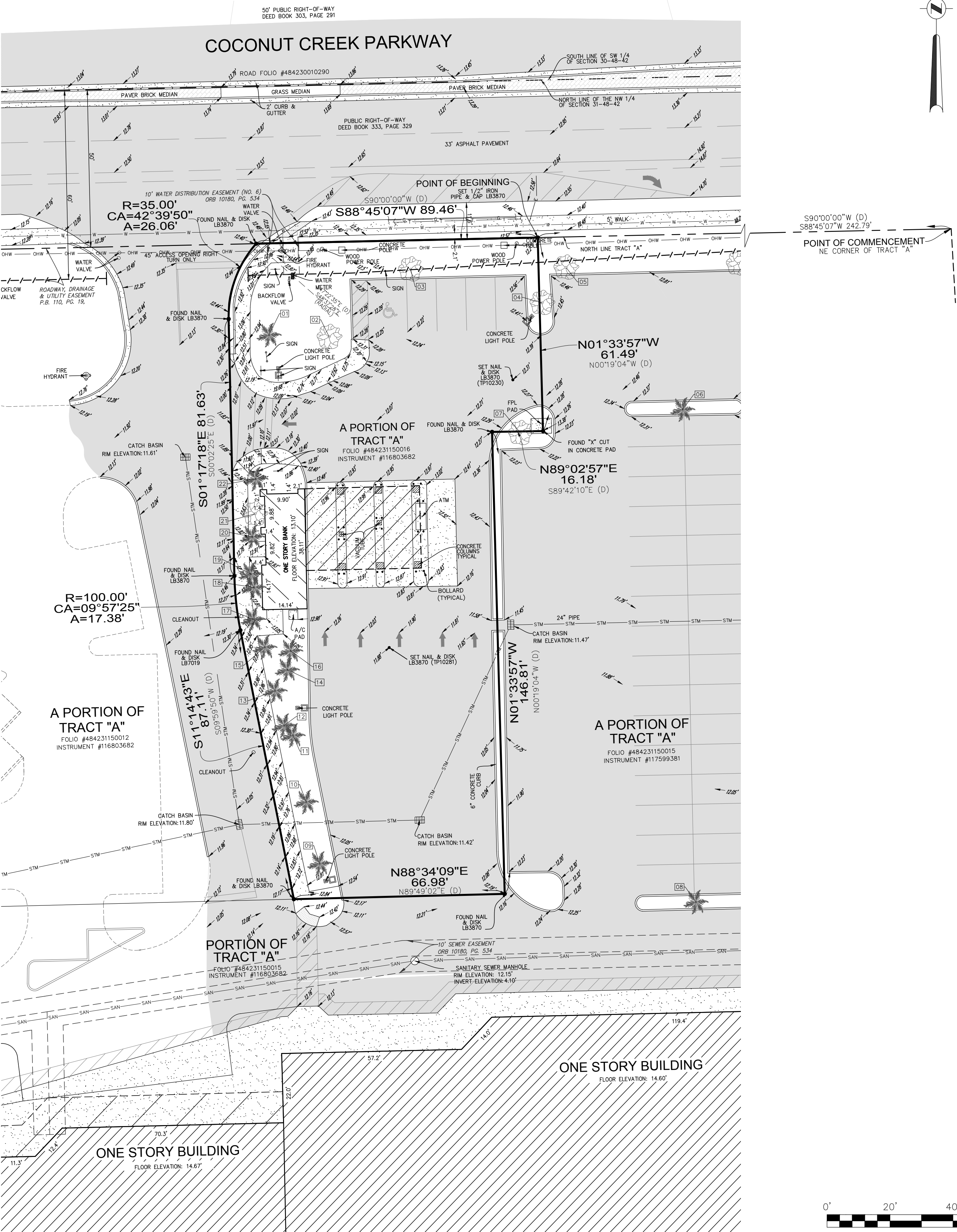
PH-01

TREE TABLE:

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)	CONDITION
1	PALM TREE	6"	10'	30'	GOOD
2	OAK TREE	14"	25'	40'	GOOD
3	CYPRESS TREE	36"	40'	60'	GOOD
4	OAK TREE	18"	15'	50'	GOOD
5	CYPRESS TREE	22"	25'	40'	GOOD
6	PALM TREE	6"	6'	10'	GOOD
7	OAK TREE	16"	20'	30'	GOOD
8	PALM TREE	12"	15'	25'	GOOD
9	PALM TREE	12"	6'	30'	GOOD
10	PALM TREE	12"	6'	30'	GOOD
11	PALM TREE	12"	6'	40'	GOOD
12	CABBAGE PALM	12"	8'	15'	GOOD
13	CABBAGE PALM	14"	10'	20'	GOOD
14	PALM TREE	12"	10'	60'	GOOD
15	CABBAGE PALM	14"	10'	25'	GOOD
16	CABBAGE PALM	18"	15'	30'	GOOD
17	CABBAGE PALM	8"	6'	4'	GOOD
18	CHRISTMAS PALM	2-4"	5'	25'	GOOD
19	CABBAGE PALM	8"	3'	5'	GOOD
20	CABBAGE PALM	8"	5'	3'	GOOD
21	UNIDENTIFIED TREE	2"	2'	5'	GOOD
22	CABBAGE PALM	12"	8'	6'	GOOD

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1441; ELEVATION: 16.162 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY 120047; PANEL 12011C0355H; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT "A" BEING S88°45'07"W.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A PROPERTY INFORMATION REPORT, FILE NUMBER 12581832, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JULY 30, 2025. THE FOLLOWING ITEMS ARE LISTED IN SAID REPORT:
 - CONSOLIDATED, AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT IN INSTRUMENT NO. 113103534 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT OF LEASES AND RENTS IN INSTRUMENT NO. 113103535 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM IN INSTRUMENT NO. 113103536 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - SUBORDINATION, NON-DISTURBANCE, AND ATTORNMENT AGREEMENT IN INSTRUMENT NO. 113103538 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT OF CONSOLIDATED, AMENDED, AND RESTATED MORTGAGE AND SECURITY AGREEMENT IN INSTRUMENT NO. 113269795 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS IN INSTRUMENT NO. 113269796 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS IN INSTRUMENT NO. 113269799 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT UCC FINANCING STATEMENT AMENDMENT IN INSTRUMENT NO. 113269800 REFERENCED UNDER INSTRUMENT NO. 113103536 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS IN INSTRUMENT NO. 113269802 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ASSUMPTION AGREEMENT IN INSTRUMENT NO. 116713381 REFERENCED UNDER INSTRUMENT NO. 113103534 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - UCC FINANCING STATEMENT FILED IN INSTRUMENT NO. 116713381 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - RE-RECORDED ASSUMPTION AGREEMENT IN INSTRUMENT NO. 116803684 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - UCC FINANCING STATEMENT IN INSTRUMENT NO. 116803685 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - CONTINUATION UCC FINANCING STATEMENT AMENDMENT IN INSTRUMENT NO. 120168817 REFERENCED UNDER INSTRUMENT NO. 116713381 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - CONTINUATION UCC FINANCING STATEMENT AMENDMENT IN INSTRUMENT NO. 120185534 REFERENCED UNDER INSTRUMENT NO. 116803685 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE 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.
- 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'.
- THIS SITE CONTAINS 5 TOTAL PARKING SPACES (4 REGULAR & 1 DISABLED).
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.



LEGAL DESCRIPTION:

A PORTION OF TRACT "A", "BRANDON-FARRIS DEVELOPMENTS PLAT NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 90°00'00" WEST ON THE NORTH OF SAID TRACT "A" 242.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90°00'00" WEST ON SAID NORTH LINE 89.46 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EAST, WITH A RADIAL BEARING OF SOUTH 47°22'35" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 42°39'50" AN ARC DISTANCE OF 26.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'25" EAST 81.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 09°57'25" AND ARC DISTANCE OF 17.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°59'50" EAST 87.11 FEET; THENCE NORTH 89°49'02" EAST 66.98 FEET; THENCE NORTH 00°19'04" WEST 146.81 FEET; THENCE SOUTH 89°42'10" EAST 16.18 FEET; THENCE NORTH 00°19'04" WEST 61.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 17,443 SQUARE FEET (0.400 ACRES), MORE OR LESS.

CERTIFICATION:

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY; GREENSPOON MARDER LLP; SAI PARTNERS (DELAWARE) LLC, A DELAWARE LIMITED LIABILITY COMPANY; THOMAS ENGINEERING GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/22/25.

DATE OF PLAT OR MAP: 11/19/25

- ☐ JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

2		75100-TREE SURVEY-11/19/25	B.G.
1		74483-ORIGINAL SURVEY-7/22/25	M.D./J.B.
NO.	REVISIONS		BY

PROPOSED DELRAY DONUTS AT CROSSROADS SHOPPING CENTER
5300 COCONUT CREEK PARKWAY
MARGATE, FLORIDA 33063
(CITY OF MARGATE, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D./B.Q.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 7/22/25

CLIENT: THOMAS ENGINEERING GROUP
ORDER NO.: 75100