

# SITE PLAN/SPECIAL EXCEPTION APPLICATION FOR:

# DELRAY DONUTS

FOLIO #484231150016

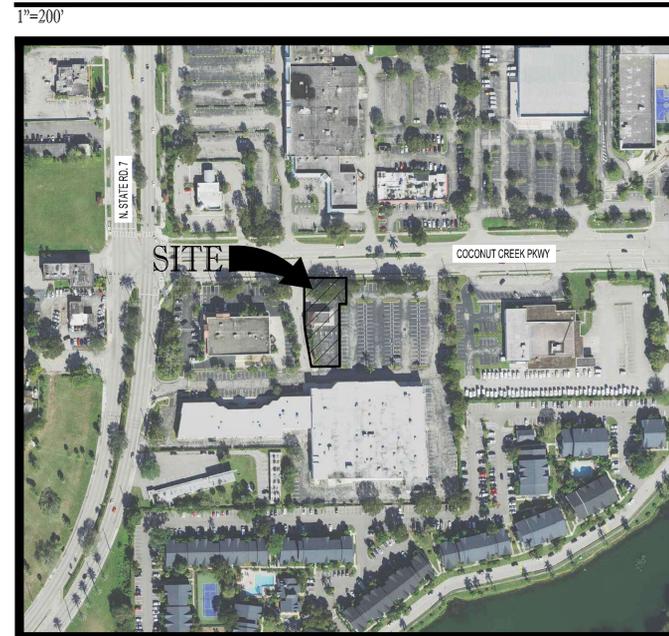
5300 COCONUT CREEK PKWY.

MARGATE, FL 33083

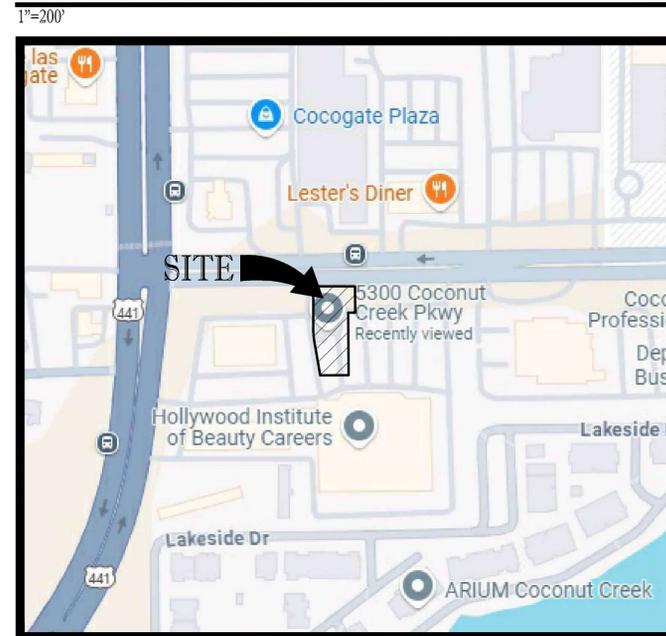
SECTION 31, TOWNSHIP 48S, RANGE 42E

## FOR DELRAY DONUTS

VICINITY \ AERIAL MAP



LOCATION MAP



SHEET INDEX

COVER SHEET	C-1.0
GENERAL NOTES	C-2.0
EROSION CONTROL PLAN	C-3.0
DEMOLITION PLAN	C-4.0
SITE PLAN	C-5.0
SITE DETAILS	C-5.1 - C-5.2
PAVING, GRADING & DRAINAGE PLAN	C-6.0
VEHICLE MOVEMENT PLAN	C-7.0
PLANS BY PULICE LAND SURVEYORS, INC.	
ALTA/NSPS LAND TITLE SURVEY	1 OF 1
PLANS BY VENTURA ARCHITECTURE AND DEVELOPMENT, INC.	
EXTERIOR ELEVATIONS	EE-1
PRELIMINARY KITCHEN LAYOUT	PKL-1
PLANS BY SCOTT BARBER DESIGNS P.A.	
LANDSCAPE PLAN	L-1.01
IRRIGATION PLAN	L-1.02
LANDSCAPE DETAILS	L-1.03
IRRIGATION DETAILS	L-1.04
PLANS BY YAHYA CONSULTANTS, INC.	
PHOTOMETRIC SITE PLAN	PH-01

PROJECT CONTACTS:

OWNER:  
DELRAY DONUTS  
601 N. CONGRESS AVE.  
SUITE 433  
DELRAY BEACH, FL 33445  
CONTACT: MIKE PATEL

LANDSCAPE ARCHITECT:  
SCOTT BARBER DESIGNS, PA  
1551 WYNDCLIFF DR  
WELLINGTON, FL 33414  
(954) 309-7263  
CONTACT: SCOTT BARBER

ARCHITECT:  
VENTURA ARCHITECTURE  
11870 W STATE RD 84 #C14  
DAVIE, FLORIDA 33325  
(954) 423 1362  
CONTACT: MICHAEL VENTURA

ENGINEER OF RECORD:  
THOMAS ENGINEERING GROUP  
6300 NW 31ST AVENUE  
FORT LAUDERDALE, FL 33309  
(954) 202-7000  
CONTACT: RYAN O. THOMAS

PROJECT CONTACTS:

PLANNING & ZONING:  
THE CITY OF MARGATE  
901 NW 66TH AVENUE  
MARGATE, FL 33063  
(954) 979-6213  
CONTACT: ANDREW PINNEY

UTILITIES:  
THE CITY OF MARGATE UTILITIES DIVISION  
901 NW 66TH AVENUE  
MARGATE, FL 33063  
(954) 972-0828  
CONTACT: DANIELLA HILL

CABLE UTILITIES:  
COMCAST  
2501 SW 145TH AVE.  
MIRAMAR, FL 33027  
(754) 221-1254  
CONTACT: LEONARD MAXWELL-NEUBOLD

PLANNING & ZONING:  
THE CITY OF MARGATE  
901 NW 66TH AVENUE  
MARGATE, FL 33063  
(954) 884-3885  
CONTACT: ALEXIA HOWALD

FIRE RESCUE:  
THE CITY OF MARGATE  
1511 BANKS ROAD  
MARGATE, FL 33063  
(954) 971-7010  
CONTACT: ROBERTO LORENZO

ELECTRIC UTILITIES:  
FLORIDA POWER & LIGHT  
3851 POWERLINE ROAD  
POMPANNO BEACH, FL 33073  
(388) 586-6403  
CONTACT: JOEL BRAY

PREPARED BY



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

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 LINE 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°59'50" 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" AN 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.

**THOMAS**  
ENGINEERING GROUP  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE.  
SUITE 100  
MARGATE, FL 33063  
P: (954) 202-7000  
F: (954) 202-7010  
WWW.THOMASENGINEERINGGROUP.COM

REV#	DATE	COMMENT	BY
x	xxxx/xx	xxx	xxx

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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:	01/09/2026
CAD I.D.:	F250024-COVER

PROJECT:  
**SITE IMPROVEMENTS**  
FOR  
**DELRAY DONUTS**  
MARGATE  
FLORIDA

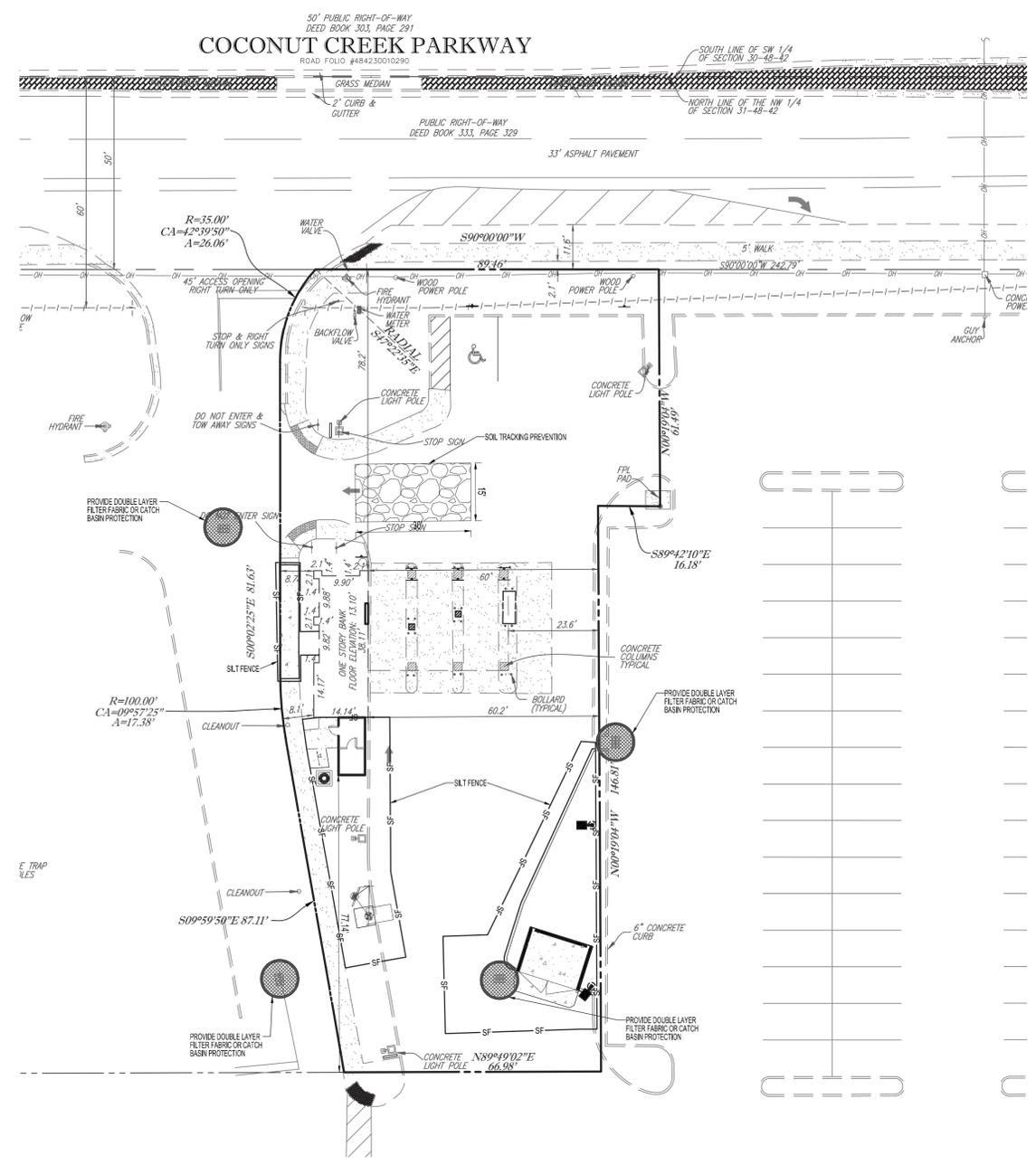
**THOMAS**  
ENGINEERING GROUP  
6300 NW 31ST AVENUE  
FORT LAUDERDALE, FL 33309  
PH: (954) 202-7000  
FX: (954) 202-7010  
www.ThomasEngineeringGroup.com

RYAN O. THOMAS  
LICENSE  
No. 53891  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
January 8, 2026  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-1.0**

Digitally signed by Ryan O Thomas  
Date: 2026.01.13 16:47:09 -05'00'



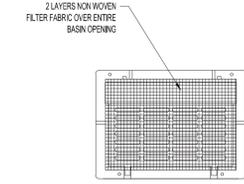


- NOTES:
- 1) SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.
  - 2) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.
  - 3) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, SILT FENCE AND OTHER BMPs SHALL BE INSTALLED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

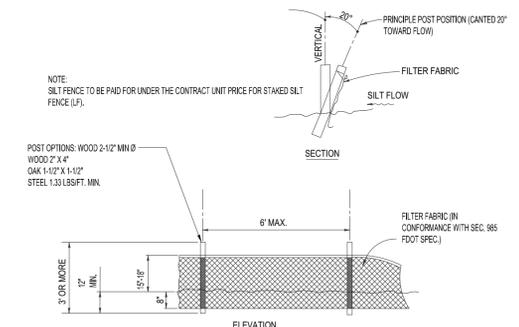
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF 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.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN. HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.



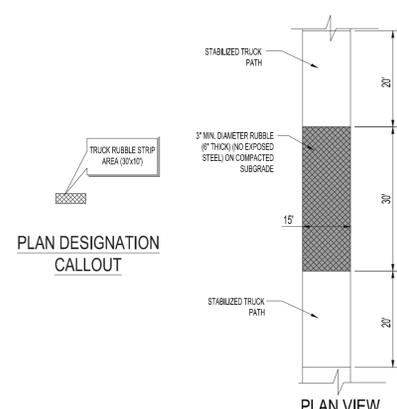
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



SILT FENCE DETAIL



TRUCK RUBBLE STRIP AREA

PLAN DESIGNATION CALLOUT

**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1502 W. FLETCHER AVE.  
 TAMPA, FL 33612  
 P: (813) 379-4100  
 F: (813) 379-5003  
 125 W. INDIANTOWN RD.  
 JUPITER, FL 33488  
 P: 561-263-7603

REV.	DATE	REVISIONS	BY:
X	xxxx/xx	xxx	xxx

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	01/09/2026
CAD I.D.:	F250024-EROS

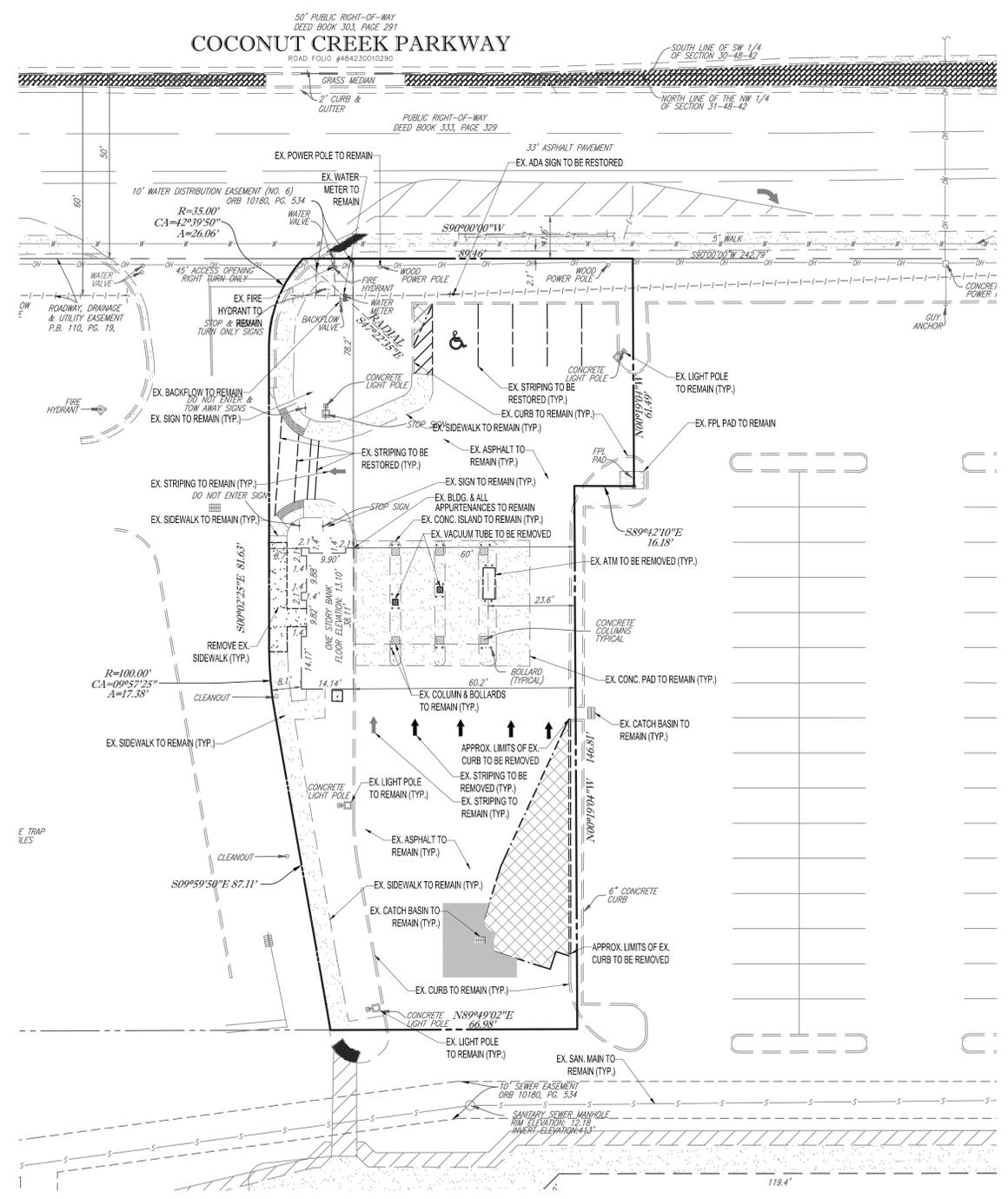
PROJECT: **SITE IMPROVEMENTS**  
 FOR **DELRAY DONUTS**  
 MARGATE FLORIDA

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

RYAN O THOMAS  
 LICENSE No. 53891  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 January 8, 2026  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE: **SOIL EROSION & CONTROL PLAN**  
 SHEET NUMBER: **C-3.0**

**Ryan O Thomas**  
 Digitally signed by Ryan O Thomas  
 Date: 2026.01.13 16:48:29 -05'00'



DEMOLITION LEGEND		
EXISTING	TYPICAL NOTE TEXT	DEMOLITION
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND GAS LINE	---
---	SANITARY FORCE MAIN	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	OVERHEAD WIRES	---
---	WATER MAIN	---
(S)	SANITARY MANHOLE	(S)
(D)	STORM MANHOLE	(D)
(CB)	CATCH BASIN	(CB)
(S)	SIGN	(S)
(L)	LIGHT	(L)

HATCH LEGEND	
	EXISTING PAVEMENT (TO BE REMOVED)
	EXISTING CONCRETE TO REMAIN
	EXISTING PAVEMENT TO BE REMOVED, ADD LINE ROCK AS NECESSARY TO REPAIR DEPRESSION AROUND CATCH BASIN. RE-PAVE TO EXISTING GRADE

- NOTES**
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
  - ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH PALM BEACH COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS.
  - 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.
- 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.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
  - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770
  - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - 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.
  - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - 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.
  - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES
  - 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 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 CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO REMOVE/DISCONNECT ALL UTILITIES SERVICING BUILDINGS PRIOR TO DEMOLITION.
- ANY EXISTING SITE IMPROVEMENTS NOT SHOWN TO REMAIN ON THE PROPOSED PLANS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

REVISIONS			
REV:	DATE:	COMMENT:	BY:
X	xxxx/xx	xxx	xxx

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CAD I.D.:	F250024-DEMO

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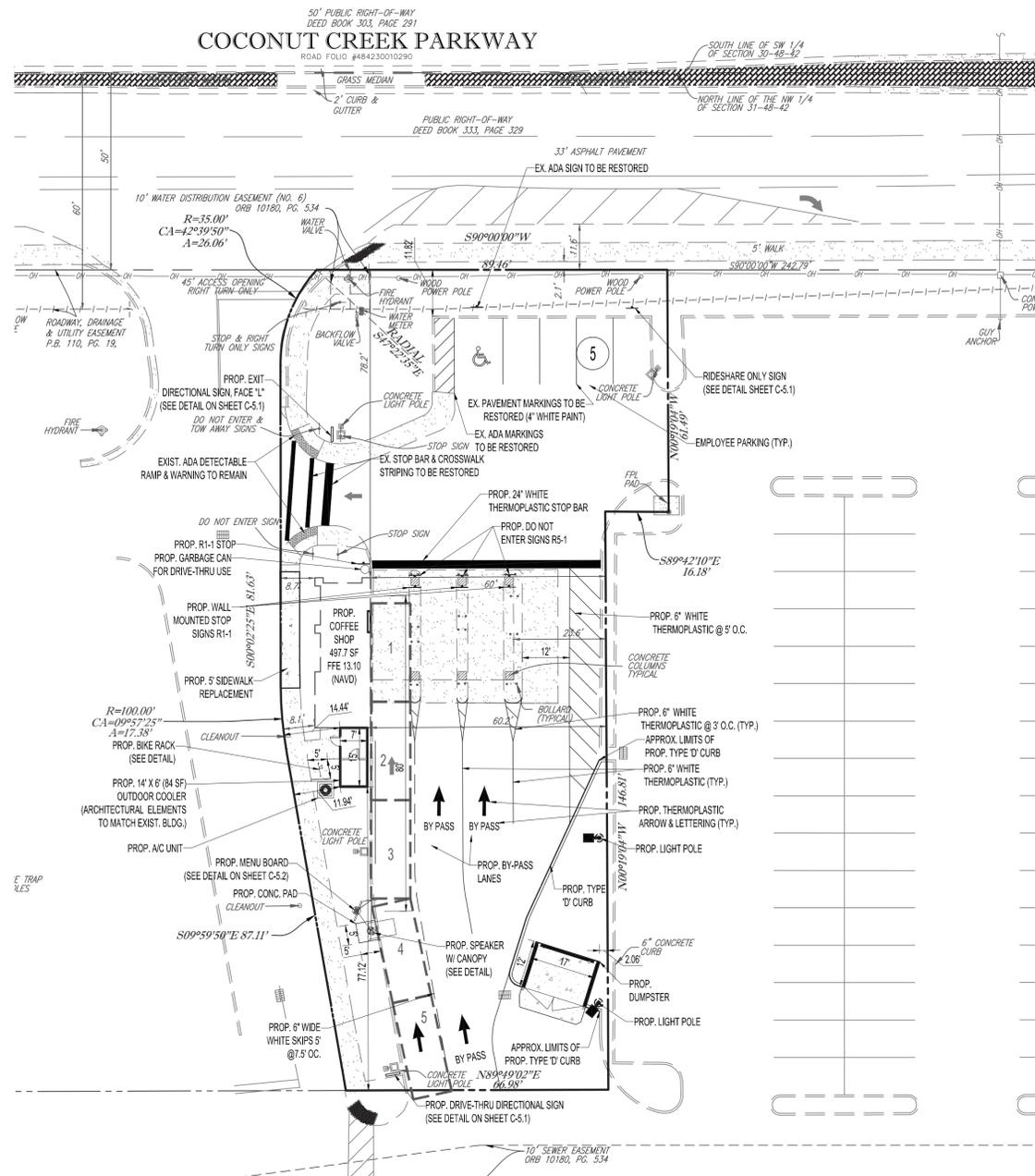
**DEMOLITION PLAN**  
SHEET NUMBER:  
**C-4.0**

**Ryan O Thomas** Digitally signed by Ryan O Thomas  
Date: 2026.01.13 16:48:48 -05'00'

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

**Ryan O Thomas**

Digitally signed by Ryan O Thomas  
Date: 2026.01.13 16:49:09 -05'00'



**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%	
GREEN SPACE	3,885 SF / (0.0892 AC.) / 22.3%	
TOTAL PERVIOUS:	3,885 SF / (0.0892 AC.) / 22.3%	
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:	PRIVATE
SOLID WASTE PROVIDER:	WASTE MANAGEMENT
ELECTRIC PROVIDER:	FLORIDA POWER & LIGHT
TELEPHONE PROVIDER:	AT&T/COMCAST
GAS PROVIDER:	TECO ENERGY

PARKING TABLE		
REQUIRED PARKING	RATE	SPACES
RESTAURANT (497 SF)	1 SPACE PER 30 SF CSA	0
TOTAL REQUIRED PARKING		4
REQUIRED ADA PARKING		1
PROVIDED PARKING		
STANDARD PARKING (9' X 18')		4 SPACES
ADA PARKING (12' X 18')		1 SPACES
TOTAL PARKING PROVIDED		5 SPACES

**SITE PLAN NOTES**

- ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED
- TYPE 'D' CURB SHALL BE CONSTRUCTED PER LATEST FDOT INDEX 300
- 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.
- CONTRACTOR TO REPAIR AND ADDRESS POT HOLES AND PONDING WATER ON EXISTING PAVEMENT. SEAL TOAT PARKING LOT, RE-STRIPE PARKING LOT, TRIM/CLEAN UP LANDSCAPING AREAS, REPLACE BROKEN LIGHT FIXTURES, REPLACE BROKEN PARKING SIGNAGE, REMOVE UNUSED SIGN POSTS, PRESSURE CLEAN STAINS ON ROOF, REMOVE TRASH FROM SUBJECT PROPERTY, REMOVE RUSTED RES 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 FOUR (4) 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 MANY 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.

**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 11502 W. FLETCHER AVE.  
 SUITE 100  
 TAMPA, FL 33612  
 P: (813) 379-4100  
 F: (813) 379-5033  
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV:	DATE:	COMMENT:	BY:
x	xxxx/xx	xxx	xxx

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	01/09/2026
CAD I.D.:	F250024-SITE

**SITE IMPROVEMENTS**  
 FOR  
**DELRAY DONUTS**  
 MARGATE FLORIDA

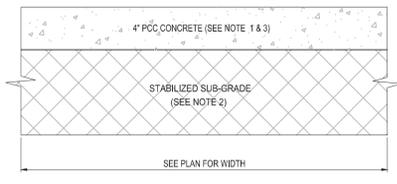
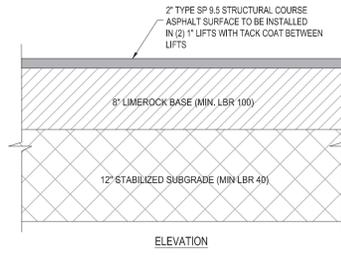
**THOMAS ENGINEERING GROUP**  
 6300 NW 31ST AVENUE  
 FORT LAUDERDALE, FL 33309  
 PH: (954) 202-7000  
 FX: (954) 202-7070  
 www.ThomasEngineeringGroup.com

Professional Engineer License  
 No. 53891  
 STATE OF FLORIDA  
 January 8, 2026  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

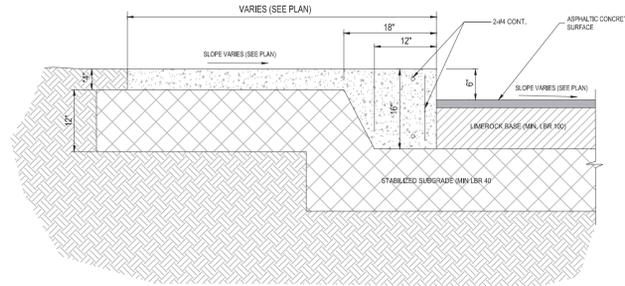
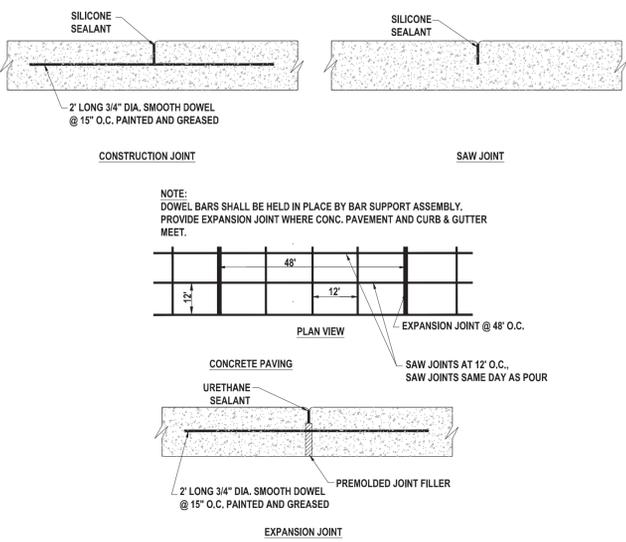
SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-5.0**

Ryan O Thomas

Digitally signed by Ryan O Thomas  
Date: 2026.01.13 16:49:37  
-05'00'



- NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
  2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
  3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
  4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
  5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
  6. PROVIDE FIBEROUS JOINTS 20' O.C.

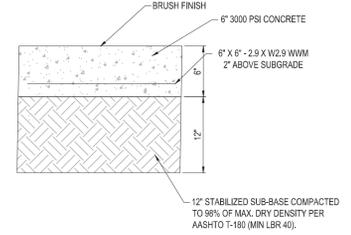
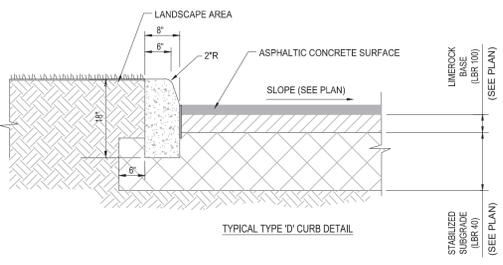


1 ASPHALTIC CONCRETE PAVEMENT DETAIL  
SCALE: NONE

2 TYPICAL CONCRETE SIDEWALK SECTION  
SCALE: NONE

3 CONCRETE PAVEMENT JOINT  
SCALE: NONE

4 THICKENED EDGE SIDEWALK DETAIL  
SCALE: NONE



NOTE: PAVING SECTION TO BE VERIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.



R1-1  
30"x 30"

5 TYPE D CURB  
SCALE: NONE

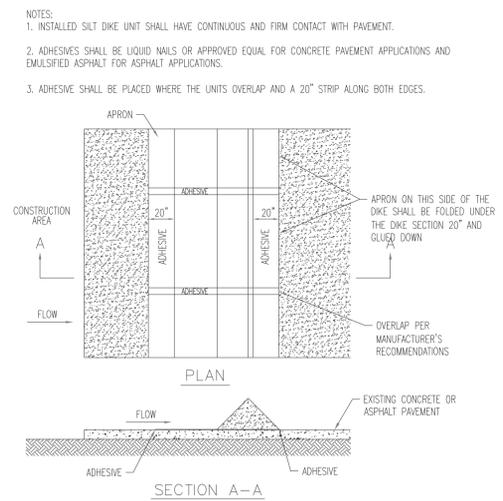
6 CONCRETE PAVEMENT SECTION  
SCALE: NONE

7 RIDESHARE SPACE SIGN  
SCALE: NONE

8 STOP SIGN  
SCALE: NONE



R5-1  
30"x 30"



SILT DIKE ON EXISTING PAVEMENT  
NOT TO SCALE

**FACE OPTIONS**

**GENERAL SPECIFICATIONS:**

**Materials:** 6" x 1" x .063" aluminum extrusion frame; 1" aluminum face retainer; 4" x 4" x .075" sq. tube support; Flat polycarbonate faces

**Cabinet Depth:** 6"

**Faces:** -118 flat clear solar grade polycarbonate w/ 2nd surface decoration:  
-PMS 3564C Orange  
-PMS 7835C Pink  
-3M 220-41 Gray (Face Option P only)  
-Background is 403 translucent white back-spray

**Cabinet Color:** Painted PMS 7540C Gray; Interior finish to be reflective white

**Pole and Top trim:** Painted PMS 3564C Orange

**Font:** DUNKIN' is custom font. All other copy faces is Dunkin' San Medium

**Area Squared:** 4.70 SQ. FT.

**Wind Load:** Standard Wind load - Wind Speed / 35 PSF

**INSTALLATION:** Direct bury

**ELECTRICAL:** Illumination to be white LEDs  
1) 20A/120V circuit  
Disconnected switch located on pole at electrical box  
UL Listed

11 DRIVE-THRU DIRECTIONAL SIGN  
N.T.S. NOTE:

9 DO NOT ENTER  
SCALE: NONE

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD.  
SUITE 100  
JUPITER, FL 33489  
P: 561-203-7503  
F: 561-203-7503

REVISIONS			
REV:	DATE:	COMMENT:	BY:
x	xxx/xx/xx	xxx	xxx

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PROJECT No.: F250024  
DRAWN BY: CAD  
CHECKED BY: ROT  
DATE: 01/09/2026  
CAD I.D.: F250024-SITE DETAILS

PROJECT: **SITE IMPROVEMENTS**

FOR: **DELRAY DONUTS**

MARGATE FLORIDA

**THOMAS ENGINEERING GROUP**

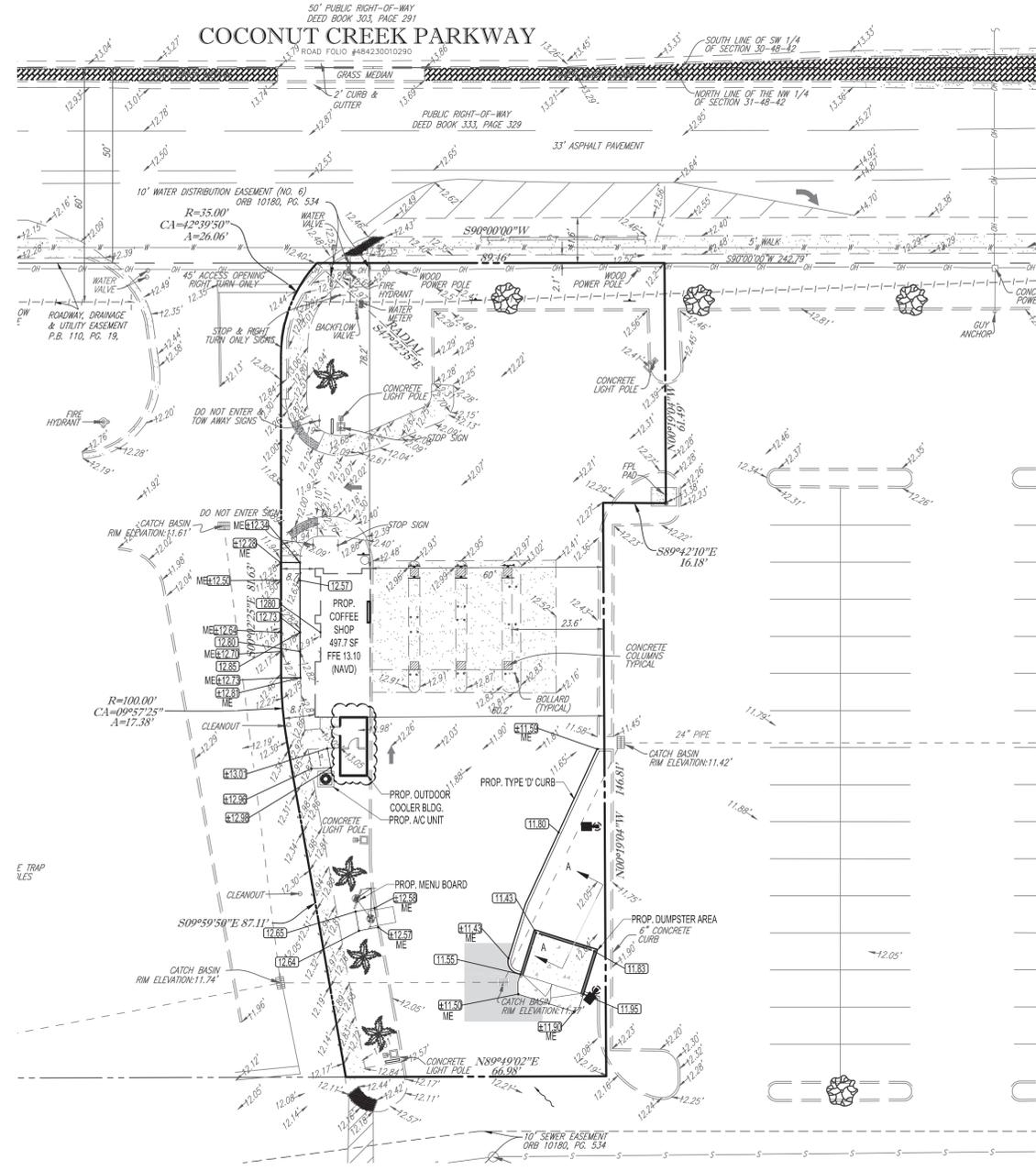
6300 NW 31ST AVENUE  
FORT LAUDERDALE, FL 33309  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.ThomasEngineeringGroup.com

RYAN O THOMAS  
LICENSE No. 53891  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
January 8, 2026  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE: **SITE DETAILS**

SHEET NUMBER: **C-5.1**





SEAL COAT & RE-STRIPE EXISTING PARKING AREA (AS SHOWN ON SITE PLAN) WITHIN THE LIMITS OF THE PROPERTY LINE.

EXISTING	TYPICAL NOTE TEXT	DEMOLITION
---	UNDERGROUND ELECTRIC LINE	
---	UNDERGROUND TELEPHONE LINE	
---	UNDERGROUND GAS LINE	
---	SANITARY FORCE MAIN	
---	STORM SEWER	
---	SANITARY SEWER MAIN	
---	OVERHEAD WIRES	
---	WATER MAIN	
⊙	SANITARY MANHOLE	
⊙	STORM MANHOLE	
⊙	CATCH BASIN	
⊙	SIGN	---
⊙	LIGHT	---

**CONSTRUCTION NOTES:**

- 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.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- 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.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- 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.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCRUCH ON PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY 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 SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
- EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
- NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.

REV.	DATE	REVISIONS	BY:
X	xxxx/xx	xxx	xxx

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PROJECT No.:	F2500024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	01/09/2026
CAD I.D.:	F2500024-PGD

**SITE IMPROVEMENTS**  
FOR  
**DELRAY DONUTS**  
MARGATE  
FLORIDA

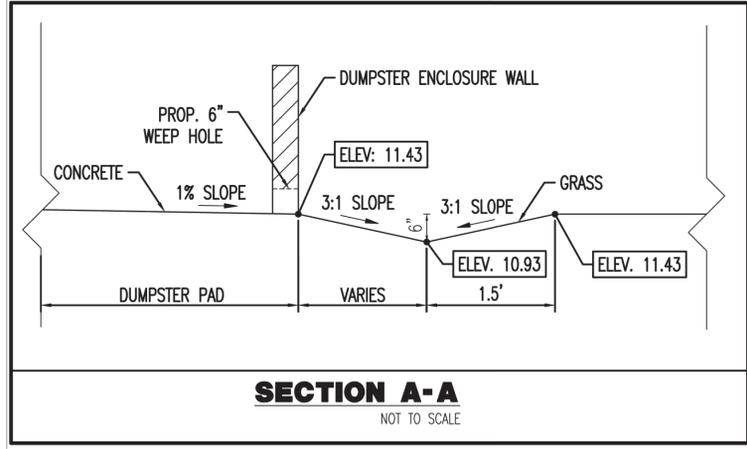
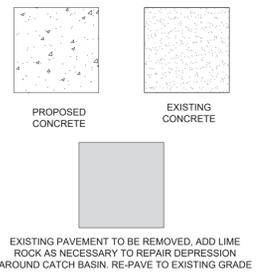
**THOMAS**  
ENGINEERING GROUP  
8300 NW 31ST AVENUE  
FORT LAUDERDALE, FL 33309  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.ThomasEngineeringGroup.com

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LICENSE  
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STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
January 8, 2026  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**PAVING, GRADING & DRAINAGE PLAN**  
SHEET NUMBER:  
**C-6.0**

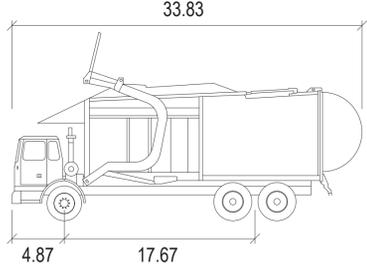
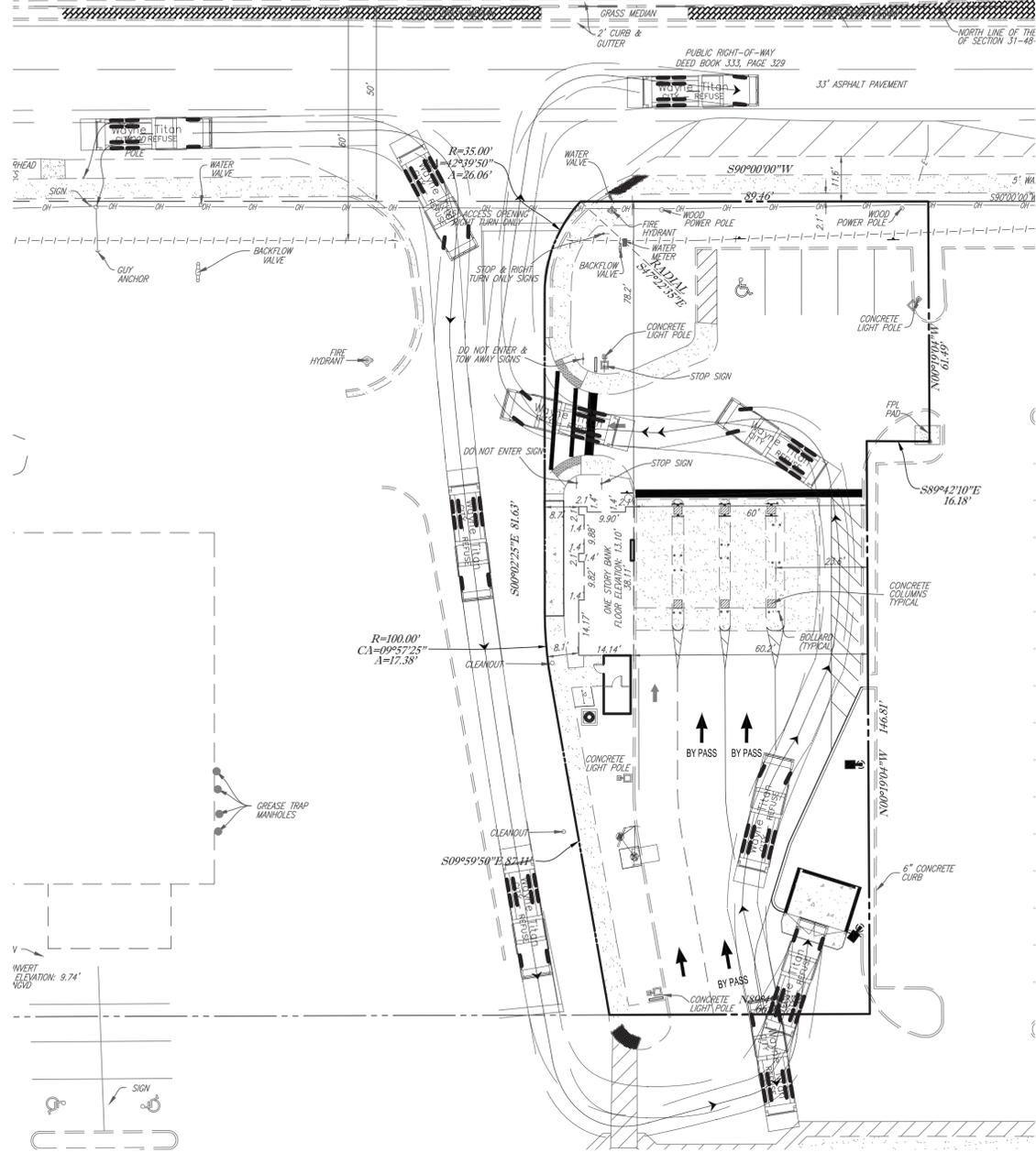
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

**HATCH LEGEND**



**Ryan O Thomas**  
Digitally signed by Ryan O Thomas  
Date: 2026.01.13  
16:50:30 -05'00'

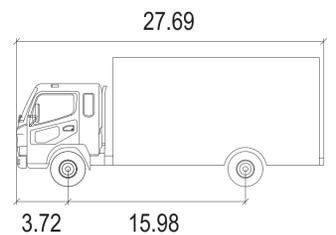
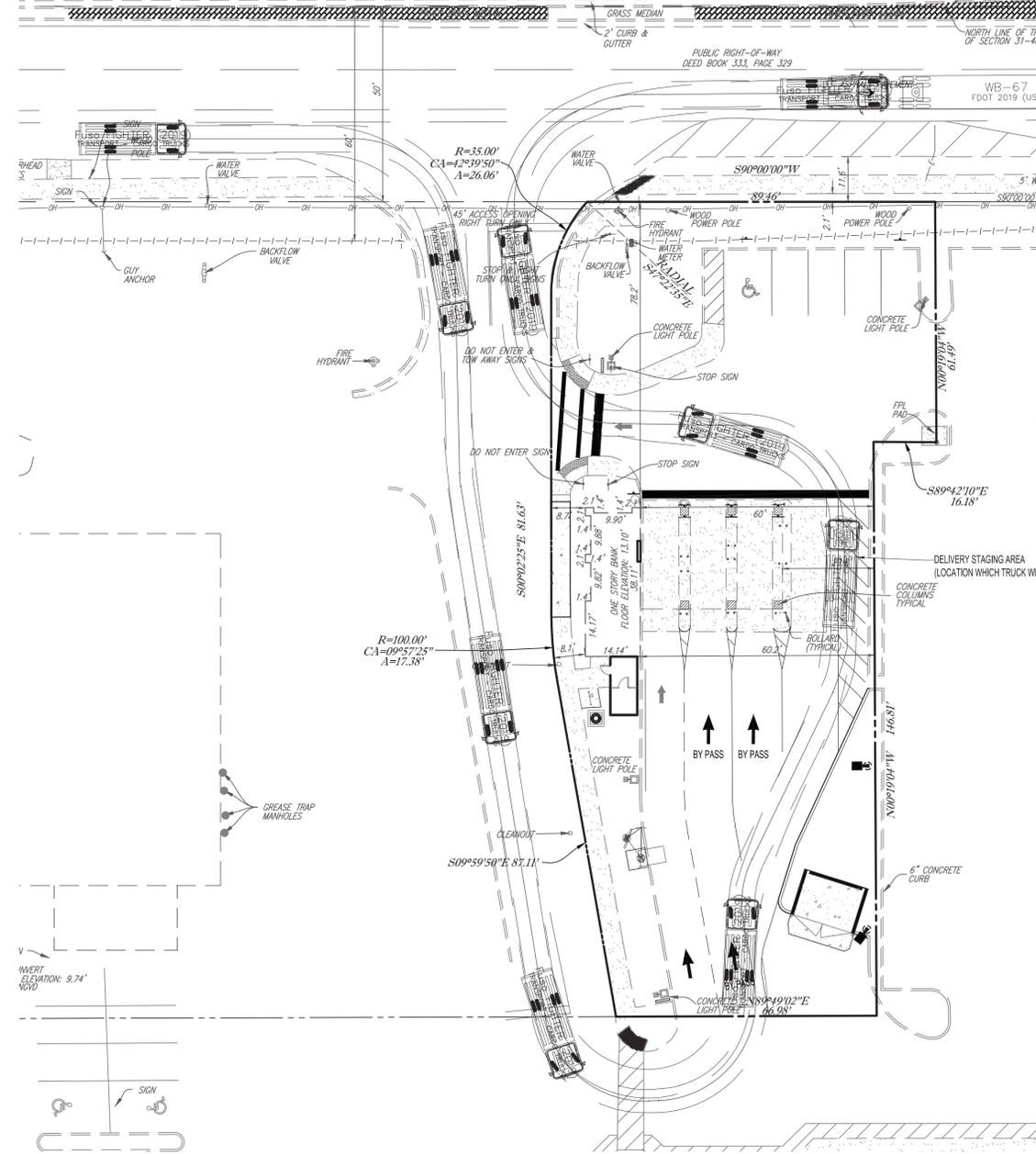
COCONUT CREEK PARKWAY



**Wayne Titan**

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

COCONUT CREEK PARKWAY



**CARGO TRUCK (2019)**

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



**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 125 W. INDIANTOWN RD.  
 JUPITER, FL 33488  
 P: 561-263-7603  
 F: 561-263-4100  
 WWW.THOMASENGINEERINGGROUP.COM

**REVISIONS**

REV:	DATE:	COMMENT:	BY:
X	xxxx/xx	xxxx	xxx

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PROJECT No.:	F250024
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	01/09/2026
CAD I.D.:	F250024-VEHICLE MVMT

**SITE IMPROVEMENTS**  
 FOR  
**DELRAY DONUTS**  
 MARGATE FLORIDA

**THOMAS ENGINEERING GROUP**  
 8300 NW 31ST AVENUE  
 FORT LAUDERDALE, FL 33309  
 PH: (954) 202-7000  
 FX: (954) 202-7070  
 www.ThomasEngineeringGroup.com

RYAN O THOMAS  
 LICENSE  
 No. 53891  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 January 8, 2026  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**VEHICLE MOVEMENT PLAN**  
 SHEET NUMBER:  
**C-7.0**

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 Date: 2026.01.13 16:50:59 -05'00'

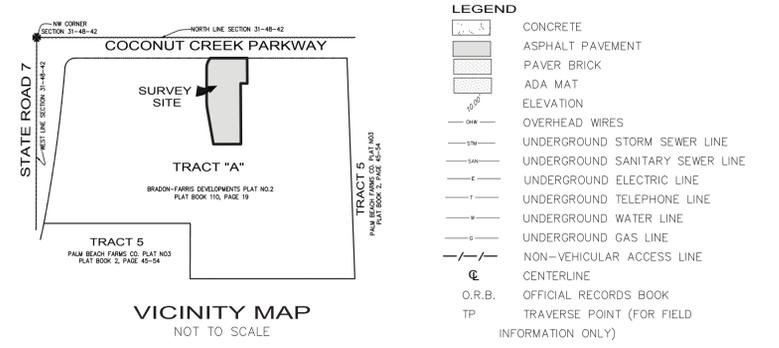
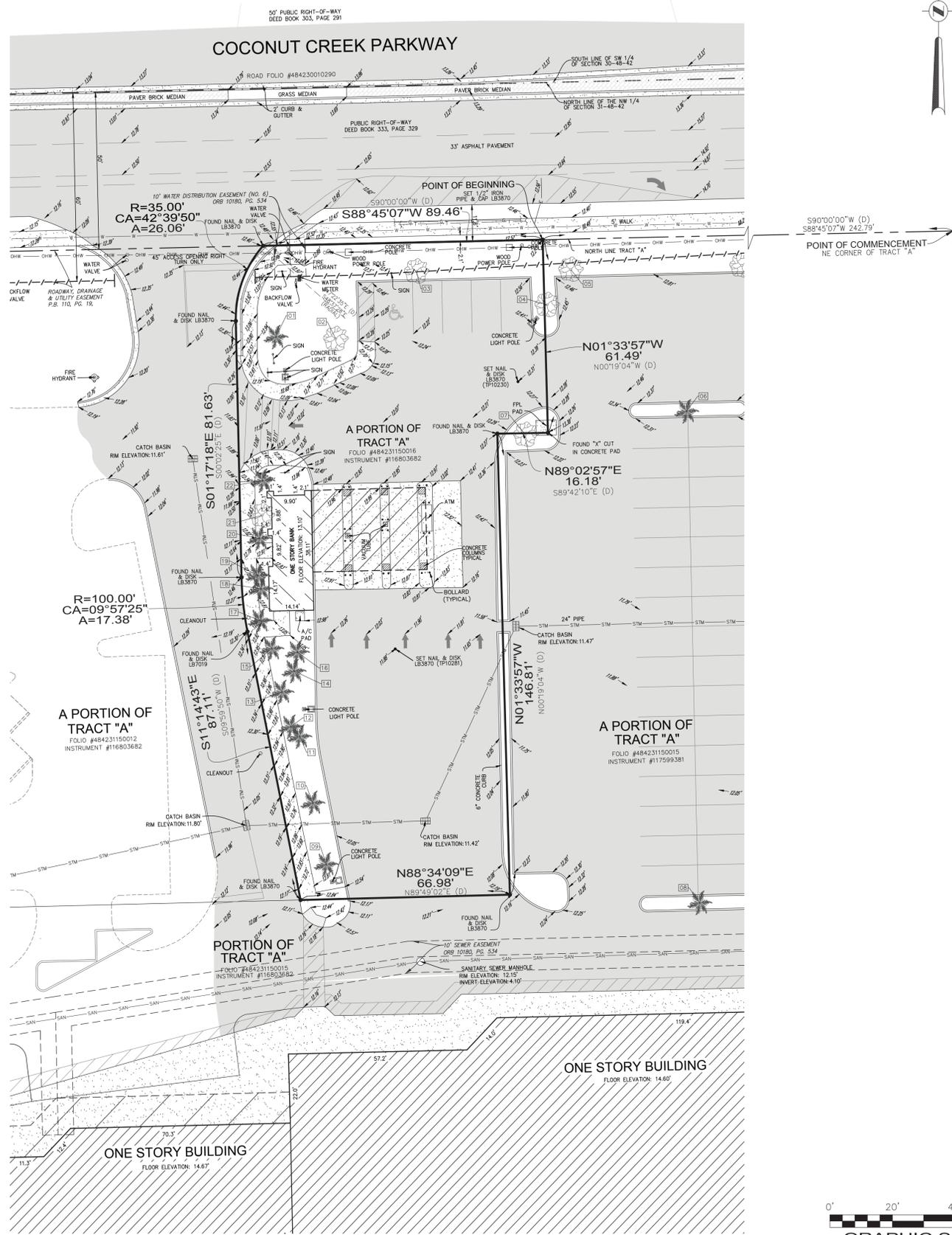
Printed on Thursday, January 08, 2026, 3:52 PM by Spencer Thomas

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 ATTORNEY 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(c), 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 Pulice**  
 Digitally signed by John F Pulice  
 Date: 2025.11.19 12:54:46 -05'00'

NO.	REVISIONS	BY
2	75100-TREE SURVEY-11/19/25	J.F.P.
1	74488-ORIGINAL SURVEY-7/22/25	M.D./B.Q.

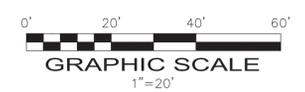
**BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY**

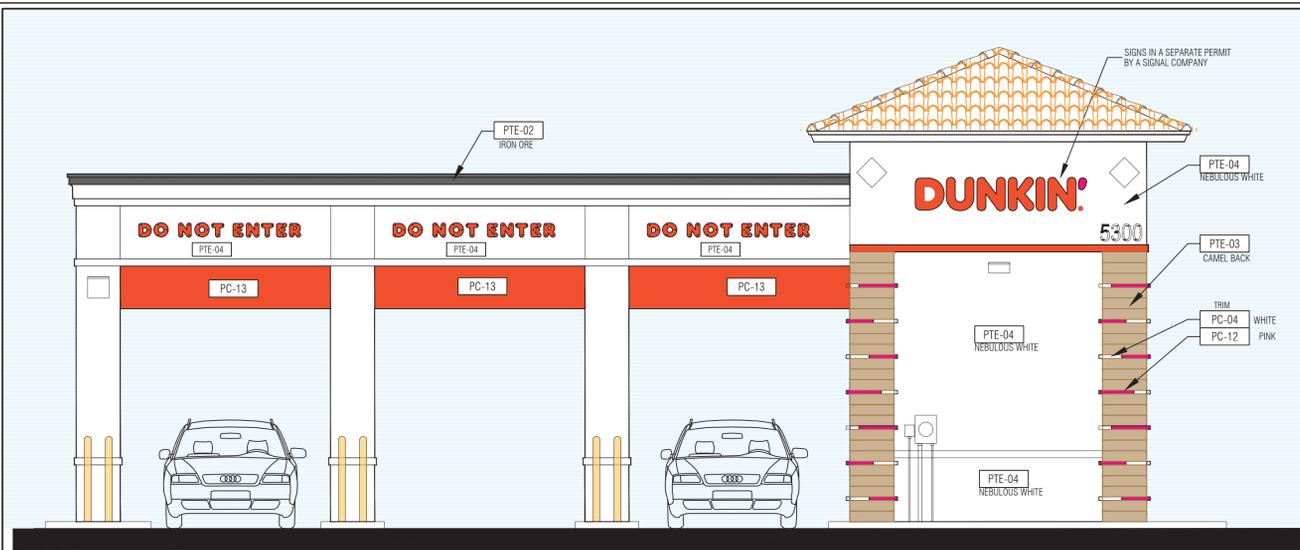
**PLS**

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

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

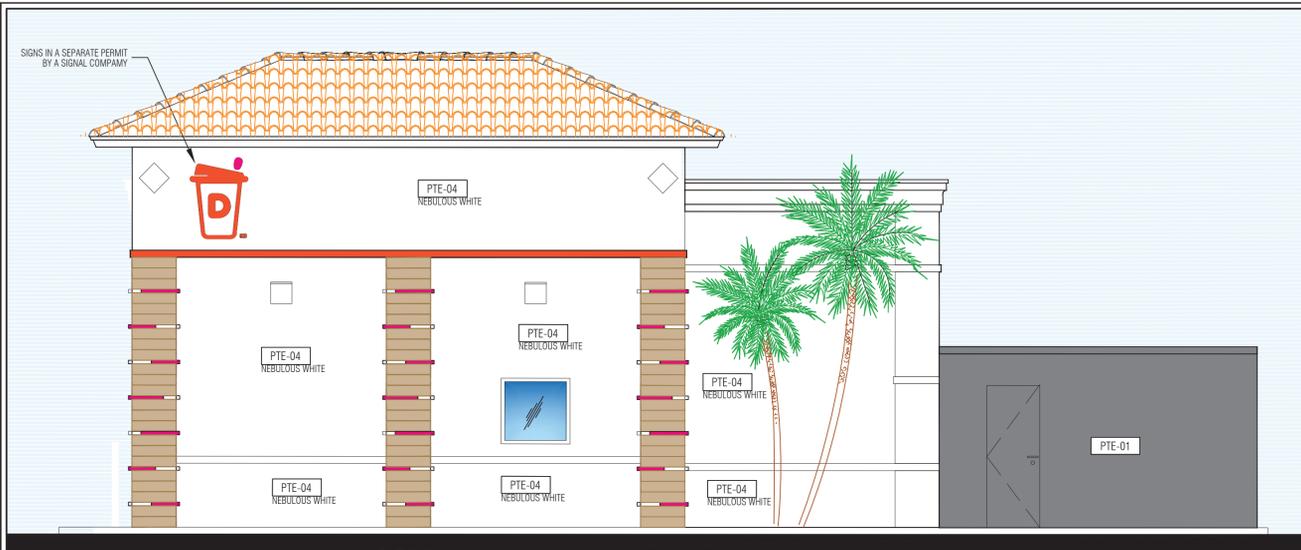
**DRAWN BY: M.D./B.Q.**      **SCALE: 1" = 20'**      **CLIENT: THOMAS ENGINEERING GROUP**  
**CHECKED BY: J.F.P.**      **SURVEY DATE: 7/22/25**      **ORDER NO.: 75100**





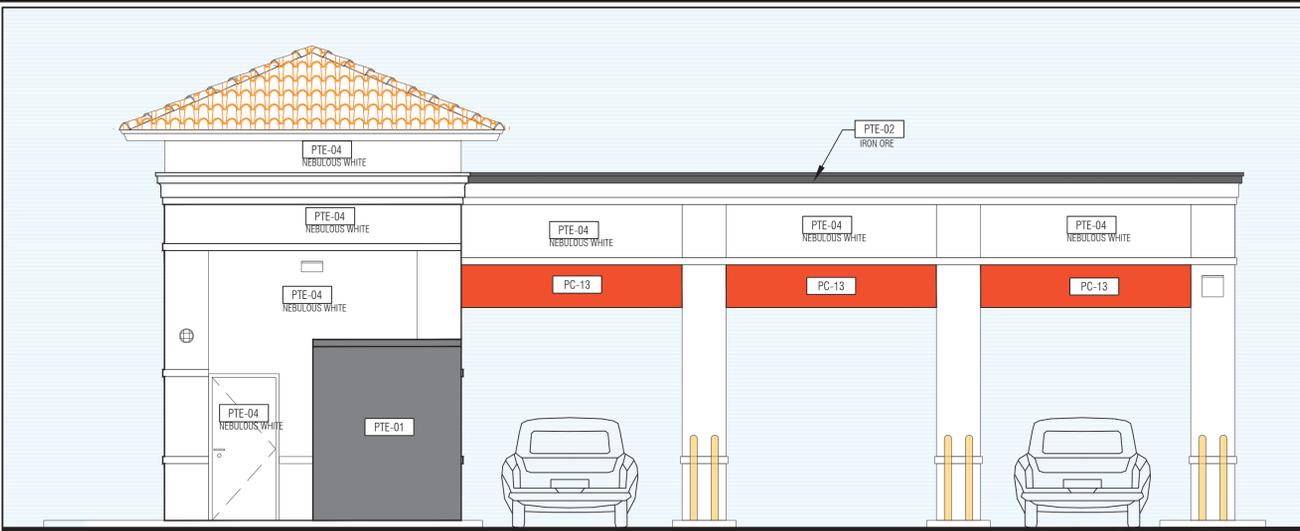
1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



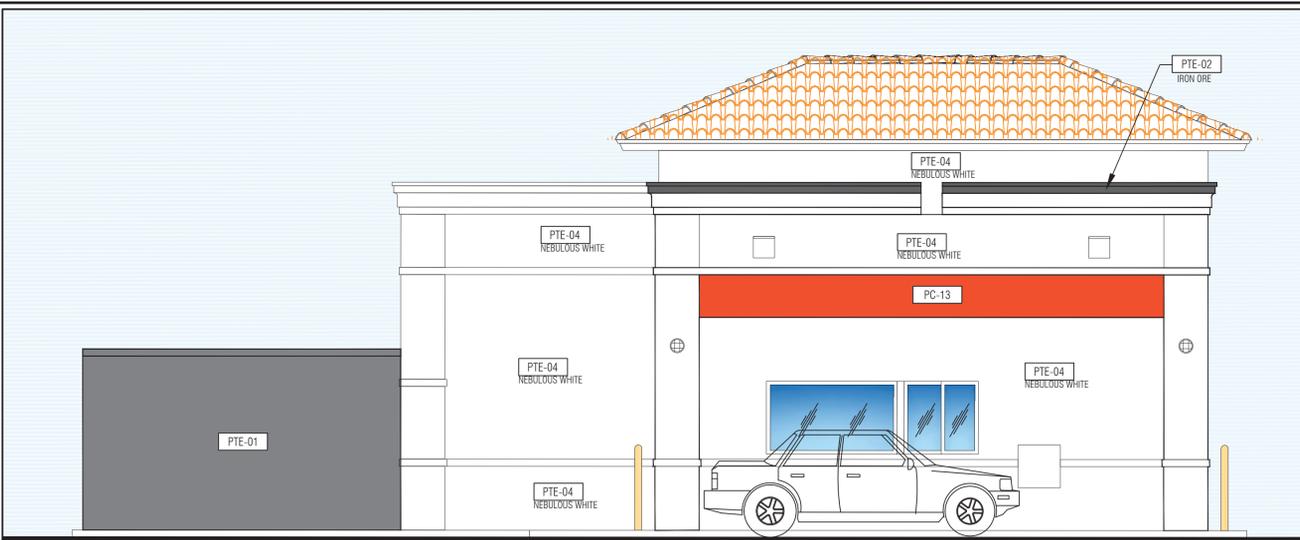
2 PROPOSED WEST ELEVATION

1/4" = 1'-0"



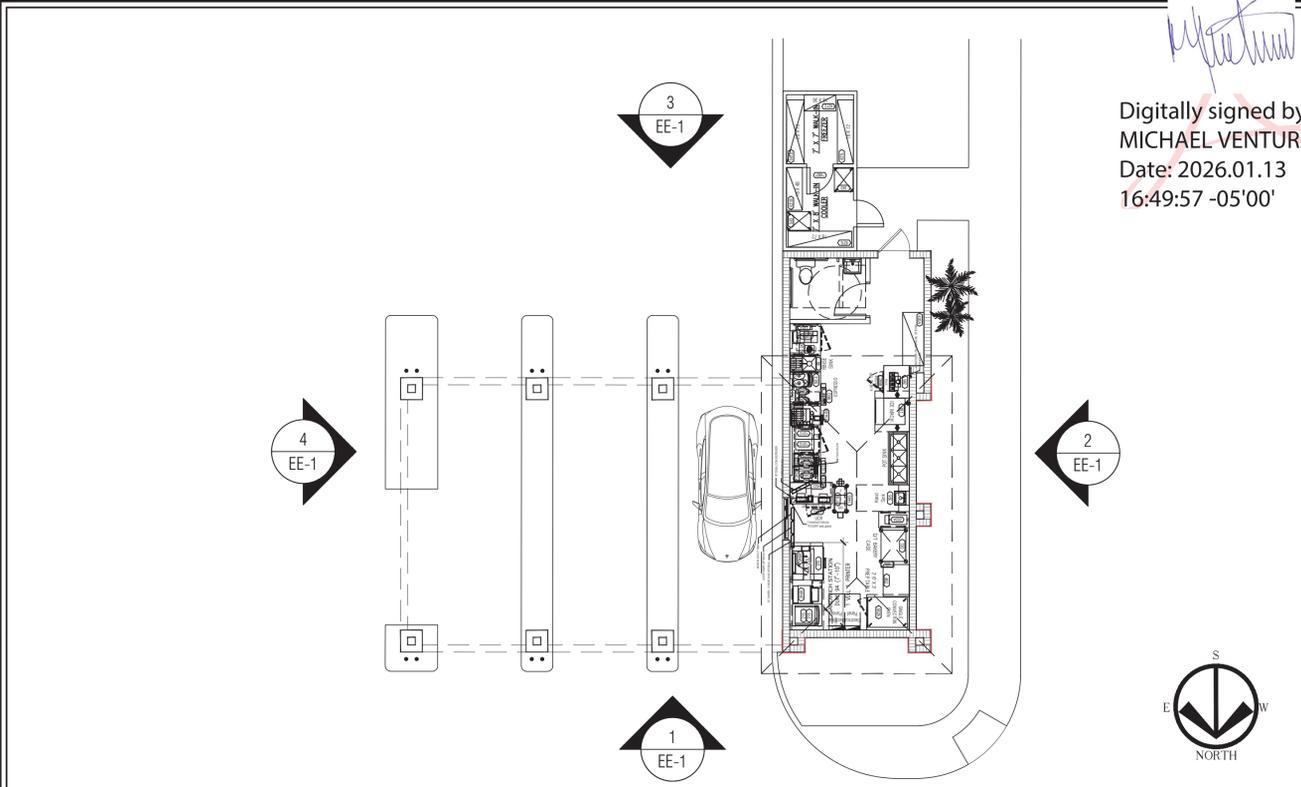
3 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



4 PROPOSED EAST ELEVATION

1/4" = 1'-0"



5 KEY PLAN

1/8" = 1'-0"

PROTOTYPE DATED 05.12.2025

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

1/8" = 1'-0"



AR0016152

**PRELIMINARY**  
NOT-FOR-CONSTRUCTION

Digitally signed by  
MICHAEL VENTURA  
Date: 2026.01.13  
16:49:57 -05'00'

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

<b>DRAWING ISSUE</b>	
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:**

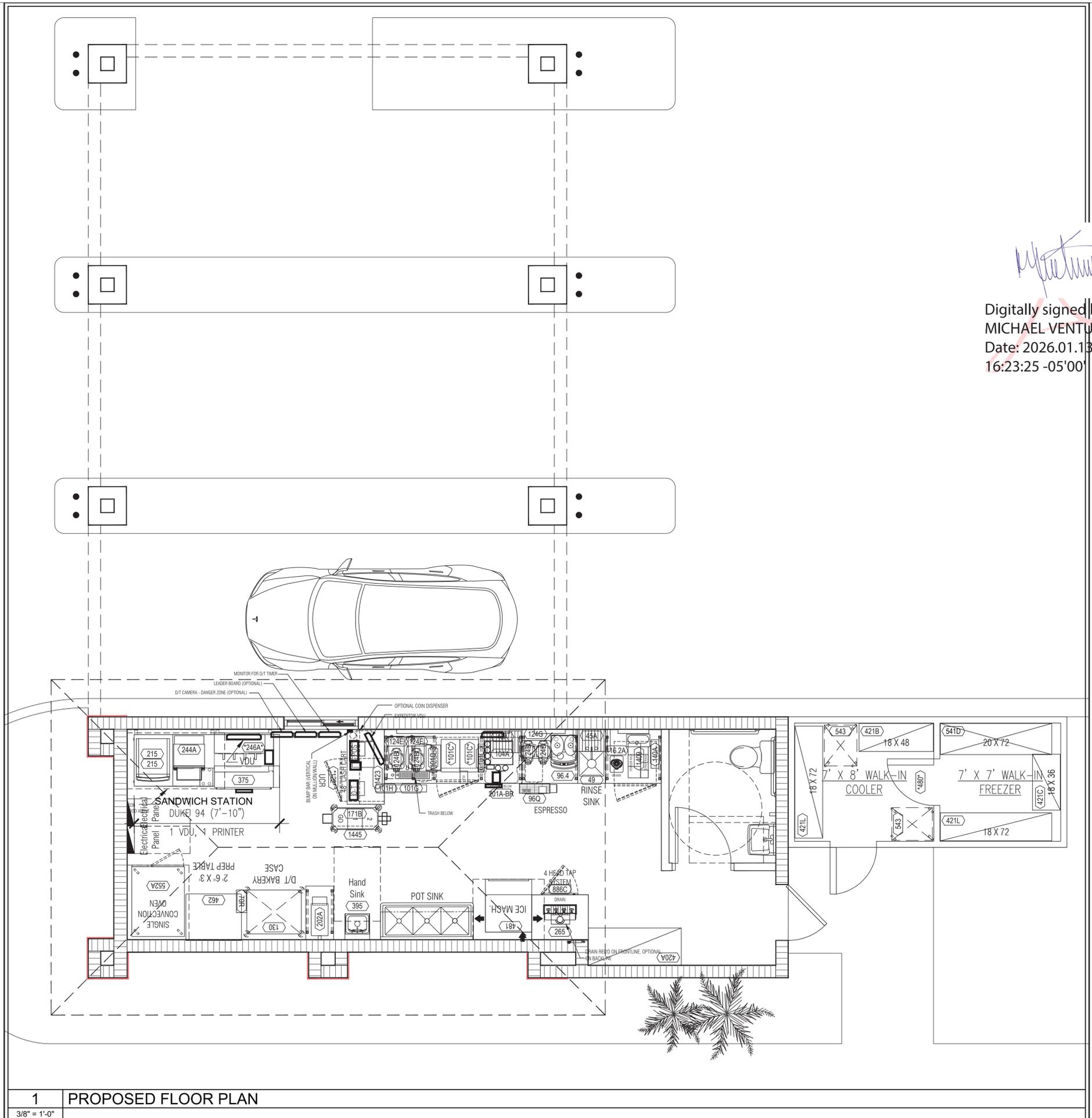
1. Second Island Oasis.
2. Dedicated Dairy Dispenser for Espresso Machine, use of cup caddy to create space on backline.
3. New 94-2 Duke Sandwich Station.

**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**



*Michael Ventura*

Digitally signed by  
**MICHAEL VENTURA**  
 Date: 2026.01.13  
 16:23:25 -05'00'

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



**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

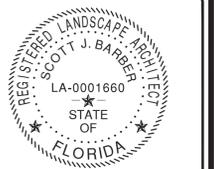


<b>DRAWING ISSUE</b>	
PRELIM 01	07.16.2025
PRELIM 02	
PRELIM 03	
PRELIM 04	
PRELIM 05	

PREL. KITCHEN LAYOUT

**PKL-1**

**1 PROPOSED FLOOR PLAN**  
 3/8" = 1'-0"



SCOTT JOHN BARBER  
Digitally signed by SCOTT JOHN BARBER, c.us Reason: I am the author of this document. Date: 2026.01.13 17:06:48 -0500

**REVISIONS**

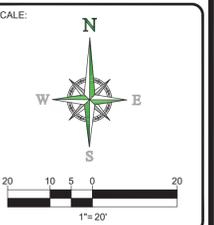
REV	DATE	COMMENT	BY
1	1/7/26	AGENCY COMMENTS	SB



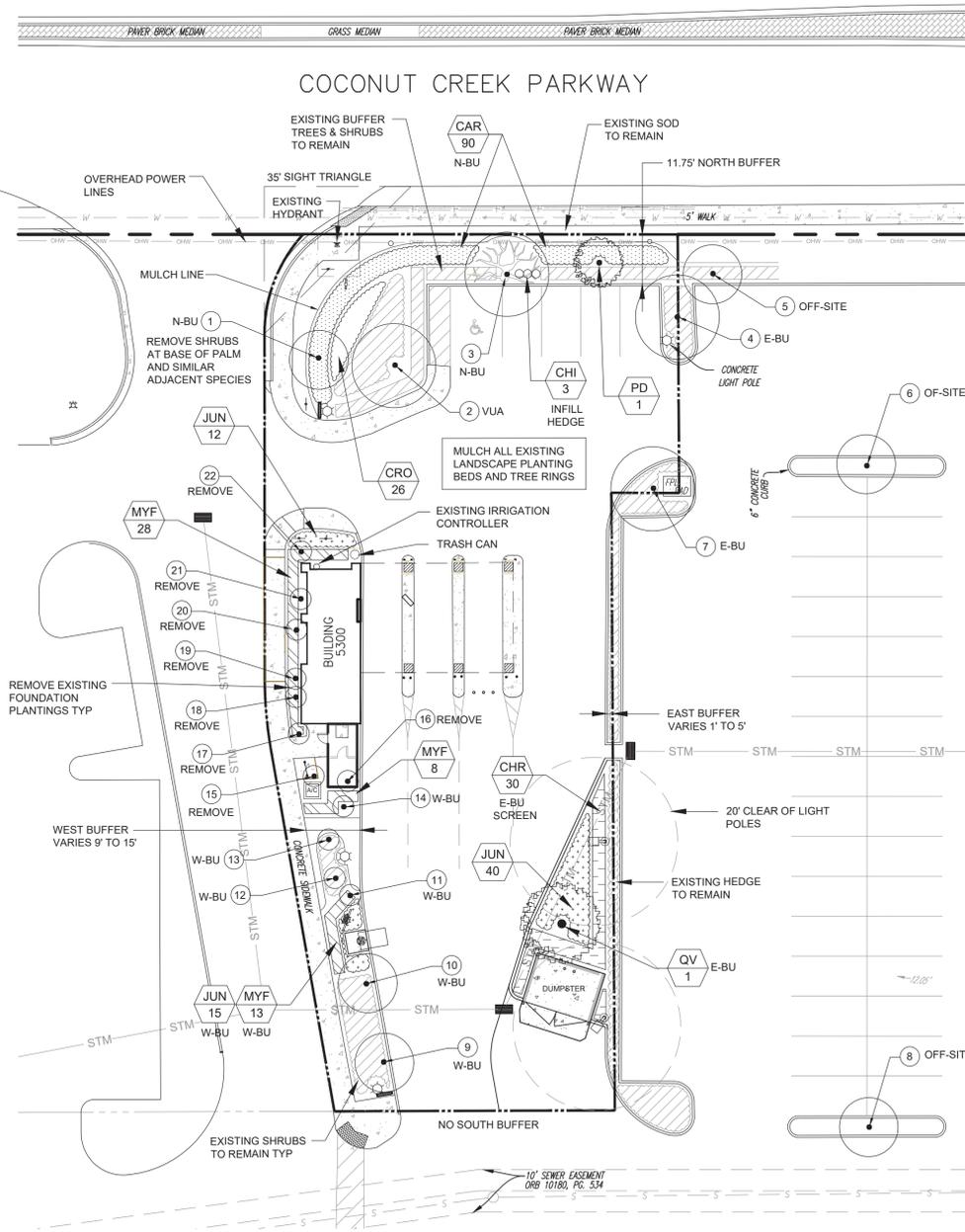
**PERMIT DRAWINGS**

PROJECT No.:	25-038 01
DRAWN BY:	SB
CHECKED BY:	SB
DATE:	7/4/25
SCALE:	1" = 20'
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.**



SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**L-1.01**



**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, 2 EXIST LARGE PALMS, 67 SHRUBS, 15 GC, 300 SF SOD  
NORTH - 10' WIDE RW 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	49	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:**

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.
3. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS ON SITE SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
4. 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.
5. 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.
6. EXCAVATIONS AND DISTURBANCES CAUSED TO LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
7. 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.
8. THE LANDSCAPE PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
9. 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.
10. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
11. 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.
12. 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.
13. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

**PRUNING & TRIMMING NOTES:**

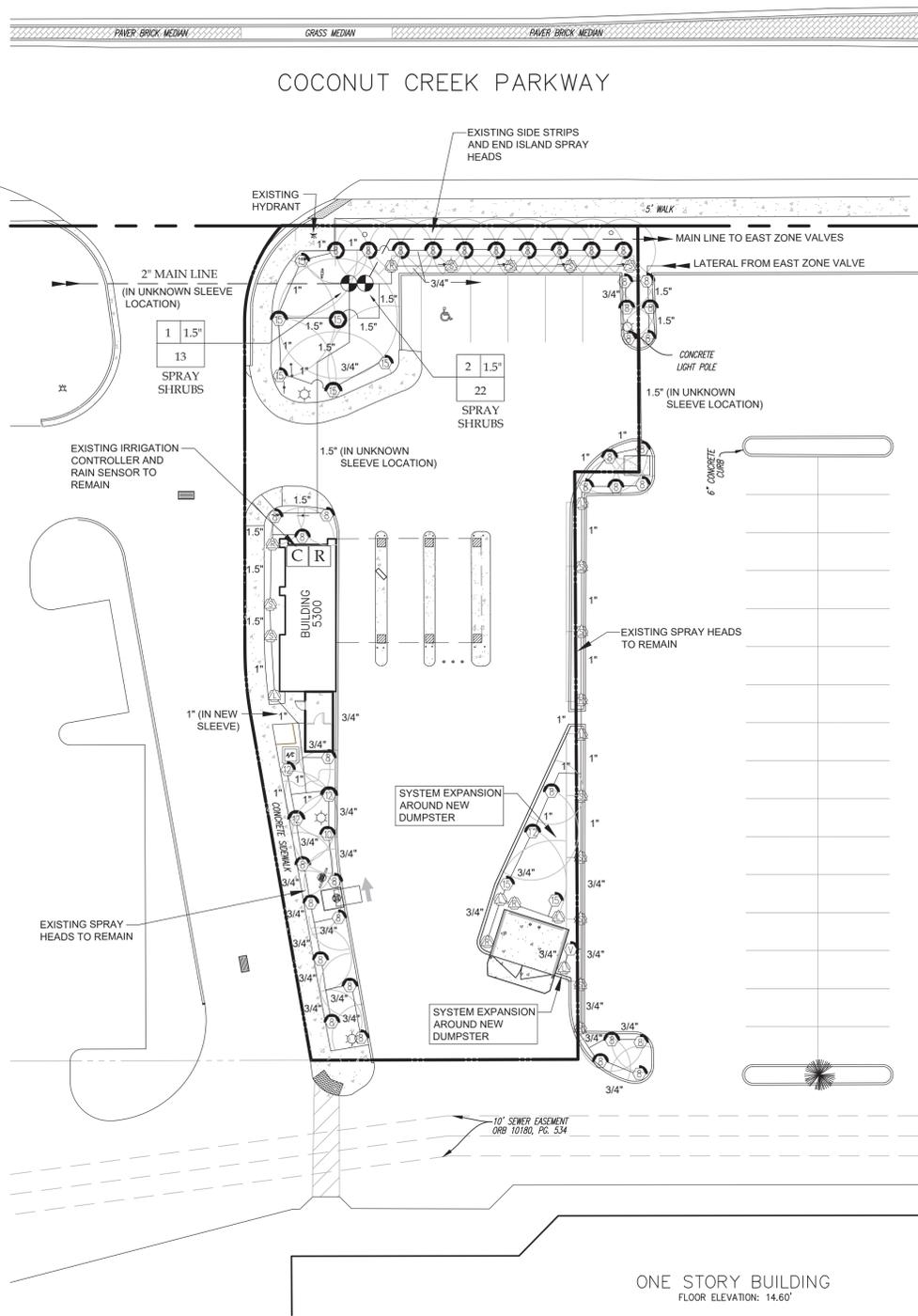
1. PRUNE ALL EXISTING SITE TREES AND SHRUBS TO REMAIN, BASED ON THE ANSI A-300 PRUNING STANDARDS, REMOVE STORM DAMAGED, DEAD, OR DYING BRANCHES, AND HEDGE EXISTING PERIMETER SHRUBS.
2. EDGE AND WEED ALL EXISTING PLANTING BEDS TO REMAIN, MULCH, AND MOW GRASS AREAS
3. REMOVE ALL DEBRIS OFF-SITE. DO NOT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

**GENERAL IRRIGATION NOTE:**

1. 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.

**TREE DISPOSITION TABLE:**

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



**GENERAL IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS CONNECTION TO THE EXISTING SHOPPING CENTERS IRRIGATION MAINLINE AS THE WATER SOURCE. THE SYSTEM IS A REPLACEMENT OF THE EXISTING ON SITE SYSTEM. THE SHOPPING CENTER WATER SOURCE HAS NOT BEEN IDENTIFIED.
2. THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL VERIFY AND ADJUST ANY NEW EQUIPMENT TO FIELD CONDITIONS, WITHIN THE LANDSCAPE AREAS.
3. CLEAN AND TEST EXISTING SPRAY HEADS SO THEY ARE OPERATIONAL. REPLACE ANY BROKEN OR DAMAGED NOZZLES AND OTHER EQUIPMENT IN KIND.
4. SCHEDULE THE SYSTEM TO RUN BETWEEN 10 PM AND 6 AM.
5. TRENCHING IN TREE ROOT PROTECTION ZONES IS PROHIBITED. EQUIPMENT LOCATIONS ON THIS PLAN ARE CONCEPTUAL AND MAY REQUIRE FIELD ADJUSTMENTS.

**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	.25	47'
⊗	Rainbird 1800 / MPR	8TQ	270	.25	.93'
⊙	Rainbird 1800 / MPR	10Q or Var.	25	.35	9'
⊕	Rainbird 1800 / MPR	12Q	25	.65	11'
⊖	Rainbird 1800 / MPR	12H	180	.25	1.20'
⊗	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

PIPE SIZE (in)	MAXIMUM FLOW (GPM)
3/4"	0-9
1"	10-16
1 1/4"	16-25
1 1/2"	25-35
2"	35-52

**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.



LANDSCAPE ARCHITECTURE & PLANNING  
LC-26000593

4336 PEZZULLO CIRCLE  
THE VILLAGES, FL 32163  
(561) 309-7263



SCOTT JOHN BARBER  
Digitally signed by SCOTT JOHN BARBER  
DN: cn=SCOTT JOHN BARBER, c=US  
Reason: I am the author of this document  
Date: 2006.01.13 17:09:48 -0500

**REVISIONS**

REV	DATE	COMMENT	BY
1	1/7/26	AGENCY COMMENTS	SB



**PERMIT DRAWINGS**

PROJECT No.: 25-039 01  
DRAWN BY: SB  
CHECKED BY: SB  
DATE: 7/4/25  
SCALE: 1" = 20'  
CAD I.D.: LP\_7.4-25 DWG

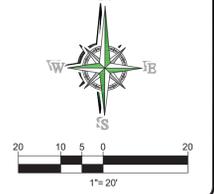
PROJECT:

**5300 COCONUT CREEK PKY**  
FOR

**DELRAY DONUTS**

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

SCALE:



SHEET TITLE:

**IRRIGATION PLAN**

SHEET NUMBER:

**L-1.02**



**SCOTT JOHN BARBER**  
Digitally signed by SCOTT JOHN BARBER, DN: cn=SCOTT JOHN BARBER, o=Barber, email=I am the author of this document, Date: 2025.01.08 09:31:50 -0500

**REVISIONS**

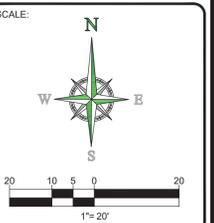
REV	DATE	COMMENT	BY
1	1/7/26	AGENCY COMMENTS	SB



**PERMIT DRAWINGS**

PROJECT No.: 25-038.01  
DRAWN BY: SB  
CHECKED BY: SB  
DATE: 7/4/25  
SCALE: 1" = 20'  
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.

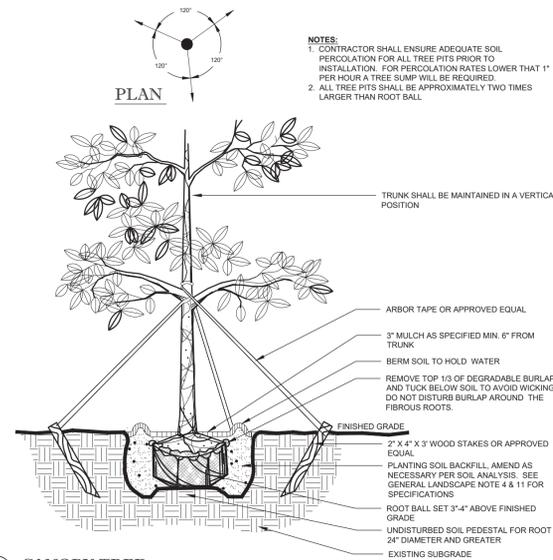


**LANDSCAPE DETAILS**

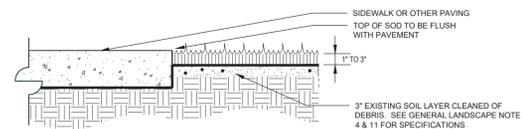
SHEET NUMBER:  
**L-1.03**

**CANOPY TREE PLANTING NOTES:**

- EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
- 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.
- ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)-300 PRUNING STANDARDS.

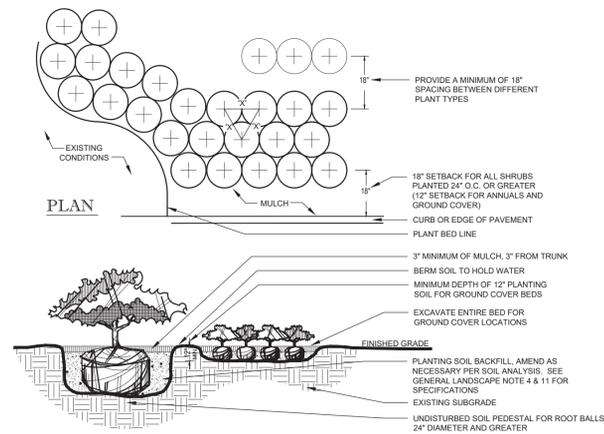


**1 CANOPY TREE**  
SCALE: NTS

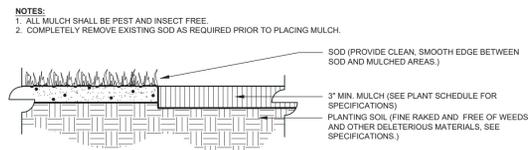


**2 SOD APPLICATION**  
SCALE: NTS

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



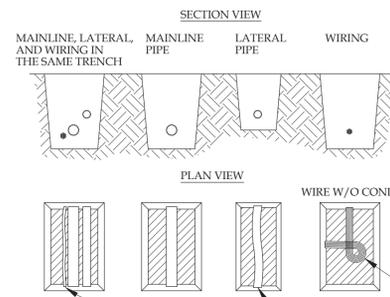
**3 SHRUB AND GROUND COVER**  
SCALE: NTS



**4 MULCH APPLICATION**  
SCALE: NTS

**GENERAL PLANTING NOTES:**

- NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, GUIDELINES AND STANDARDS.
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS.
- PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
- 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.
- ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
- 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.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION OF CONSTRUCTION.
- 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.
- 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.
- ALL PLANT MATERIALS TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAG GROWN PLANTS ARE NOT ACCEPTABLE.
- 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.
- 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.
- 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.
- 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.
- SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
- 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.
- 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.
- SOD SHALL BE INSTALLED IN ALL DISTURBED LANDSCAPE AREAS THAT ARE NOT PLANTED OR HARDCAPED. CONTRACTOR SHALL VERIFY SOD QUANTITY.
- 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.
- THE USE OF NAILS, WIRE, ROPE, OR ANY OTHER METHOD WHICH DAMAGES THE TREE IS PROHIBITED



DEPTH OF COVERAGE PER FLORIDA BUILDING CODE (Appendix F)

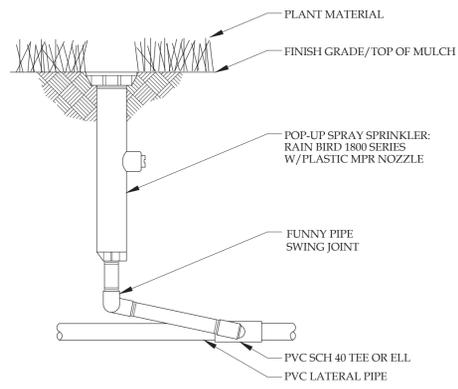
For Non-Traffic Areas	
Pipe Diameter	Minimum depth of Cover
1/2" through 1 1/4"	6" - 12" **
1 1/2" through 2"	12" - 18" ***
2 1/2" through 3"	18" - 24"
6" and larger	24" - 36"

For Traffic Areas	
Pipe Diameter	Minimum depth of Cover
1/2" through 2 1/2"	18" - 24"
3" through 5"	24" - 30"
6" and larger	30" - 36"

- NOTES:**
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
  - FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
- RUN WIRING BENEATH AND BESIDE MAINLINE TAPE AND BUNDLE AT 10-FOOT INTERVALS.
- ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
- TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

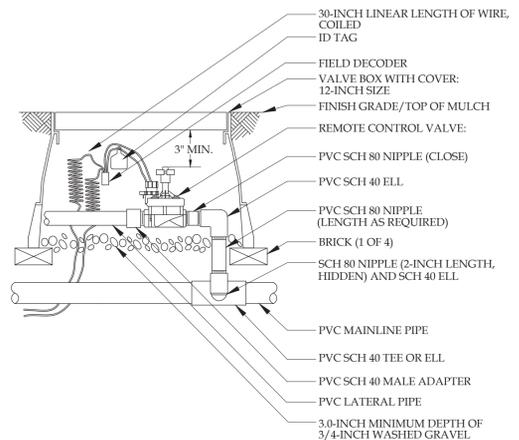
**PIPE & WIRE TRENCHING DETAIL**

NTS.



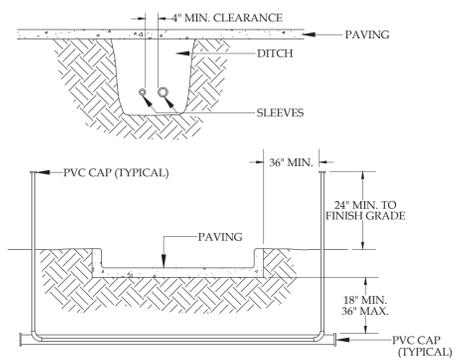
**POP-UP SPRAY DETAIL**

NTS.



**REMOTE CONTROL VALVE**

NTS.



- NOTES:**
- ALL PVC IRRIGATION SLEEVES TO BE SCH40 PIPE.
  - ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
  - 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 6/16/03.



LANDSCAPE ARCHITECTURE & PLANNING  
LC-26000593

4336 PEZZULLO CIRCLE  
THE VILLAGES, FL 32163  
(561) 309-7263



SCOTT JOHN BARBER  
Digitally signed by SCOTT JOHN BARBER, DN: cn=SCOTT JOHN BARBER, ou=Reason: I am the author of this document, Date: 2026.01.08 09:32:27 -0500

**REVISIONS**

REV	DATE	COMMENT	BY
1	1/17/26	AGENCY COMMENTS	SB



**PERMIT DRAWINGS**

PROJECT No.: 25-039 01  
DRAWN BY: SB  
CHECKED BY: SB  
DATE: 7/4/25  
SCALE: 1" = 20'  
CAD I.D.: LP\_7.4.25.DWG

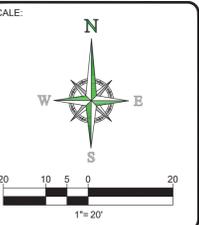
PROJECT:

**5300 COCONUT CREEK PKY**

FOR

**DELRAY DONUTS**

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



SHEET TITLE:

**IRRIGATION DETAILS**

SHEET NUMBER:  
**L-1.04**

125 W. INDIANTOWN RD.  
JUPITER, FL 33458  
P: 561-263-7603

**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD.  
JUPITER, FL 33458  
P: 561-263-7603

1502 W. FLETCHER AVE.  
TAMPA, FL 33612  
P: (813) 379-4100

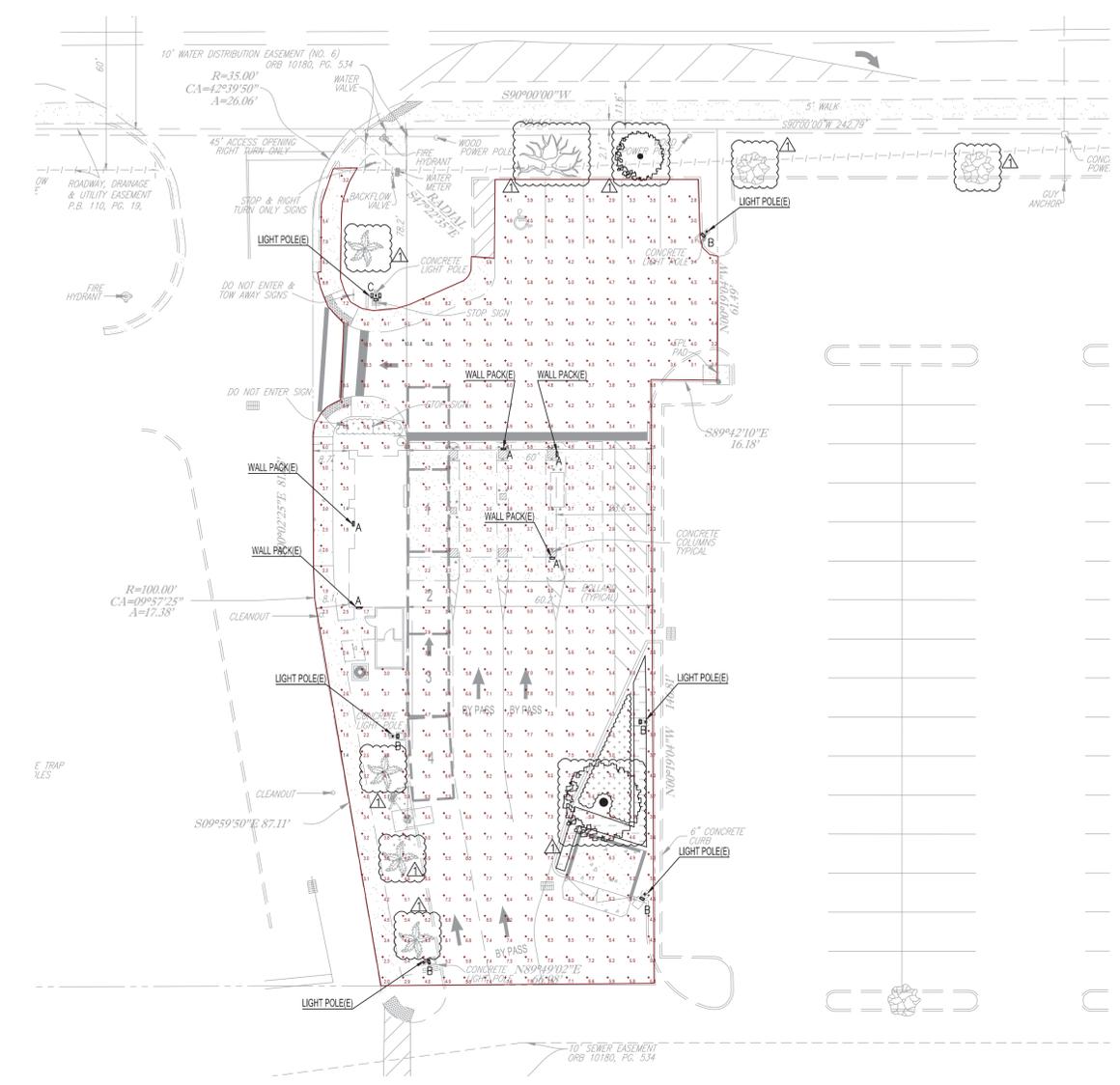
THE INFORMATION, DESIGN AND CONCEPTS OF THIS DRAWING ARE THE PROPERTY OF THOMAS ENGINEERING GROUP, LLC. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THOMAS ENGINEERING GROUP, LLC.

- CODE NOTES:**
- CODE IN EFFECT: NEC 2020 AND FBC 2023 8TH EDITION.
- LIGHTING NOTES:**
- ALL OUTDOOR ELECTRICAL INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 110.28 AND 358.12.
  - ALL OUTSIDE DEVICES LABEL AS WP SHALL BE MENA 4 ENCLOSURES.
  - ALL OUTDOOR ELECTRICAL INSTALLATIONS TO BE NEMA 4.
- CONSTRUCTION NOTES:**
- ELECTRICAL CONTRACTORS TO COORDINATE THE LOCATION OF ALL FIXTURES AND EQUIPMENT WITH OWNER.
  - 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.
- SCOPE OF WORK:**
- NEW PHOTOMETRIC PLAN.

EXISTING STREETLIGHTS ALONG COCONUT CREEK BLVD. ARE NOT INCLUDED IN THE PHOTOMETRIC ANALYSIS. NO GLARE FROM THESE LIGHTS IS ANTICIPATED TO AFFECT THE PROJECT AREA.

REVISIONS

REV.	DATE	COMMENT	BY:
1	01/10/26	BUILDING DEPT. COMM.	

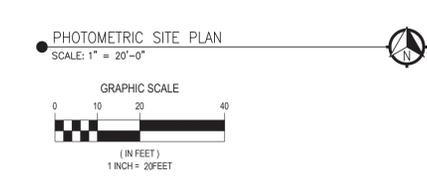


Statistics

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
[Symbol]	A	[Image]	5	DSXW1 P1 50K T4M	2000 5000K 70CRI Type 4 Medium		1	1973	1	12.37	[Plot]
[Symbol]	B	[Image]	5	EACL01_H4AF740_WITH ELS-EACL-RF4-BLCK	EACL01 AREA LIGHT	LED	1	16600	1	153	[Plot]
[Symbol]	C	[Image]	1	EACL01_H4AF740_WITH ELS-EACL-RF4-BLCK	EACL01 AREA LIGHT	LED	1	16600	1	459	[Plot]

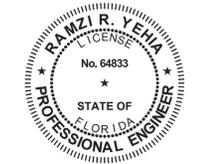


Digitally signed by  
**Ramzi Yehia**  
DN: cn=Ramzi Yehia, c=US, ou=Yahya Consultants Inc, email=ryehia@tyrci.com  
Date: 2026.01.11 23:23:47 -0500

**YAHYA CONSULTANTS, INC.**  
QUALITY & PROMPT JURISDICTION CERTIFICATES

5516 NW 58TH AVE  
CORAL SPRINGS, FL 33067  
TEL: (954) 263-9318  
RY@YAHYA.COM

RAMZI R. YEHIA  
FLORIDA LICENSE #64833  
CERT. OF AUTH. #27115  
PROJECT #25-137



**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: 08/19/2025  
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**