

AR 0 0 1 6 1 5 2

PROPOSED DUNKIN' DONUTS
SITE STUDY
7300 ROYAL PALM BLVD
MARGATE, FL 33063

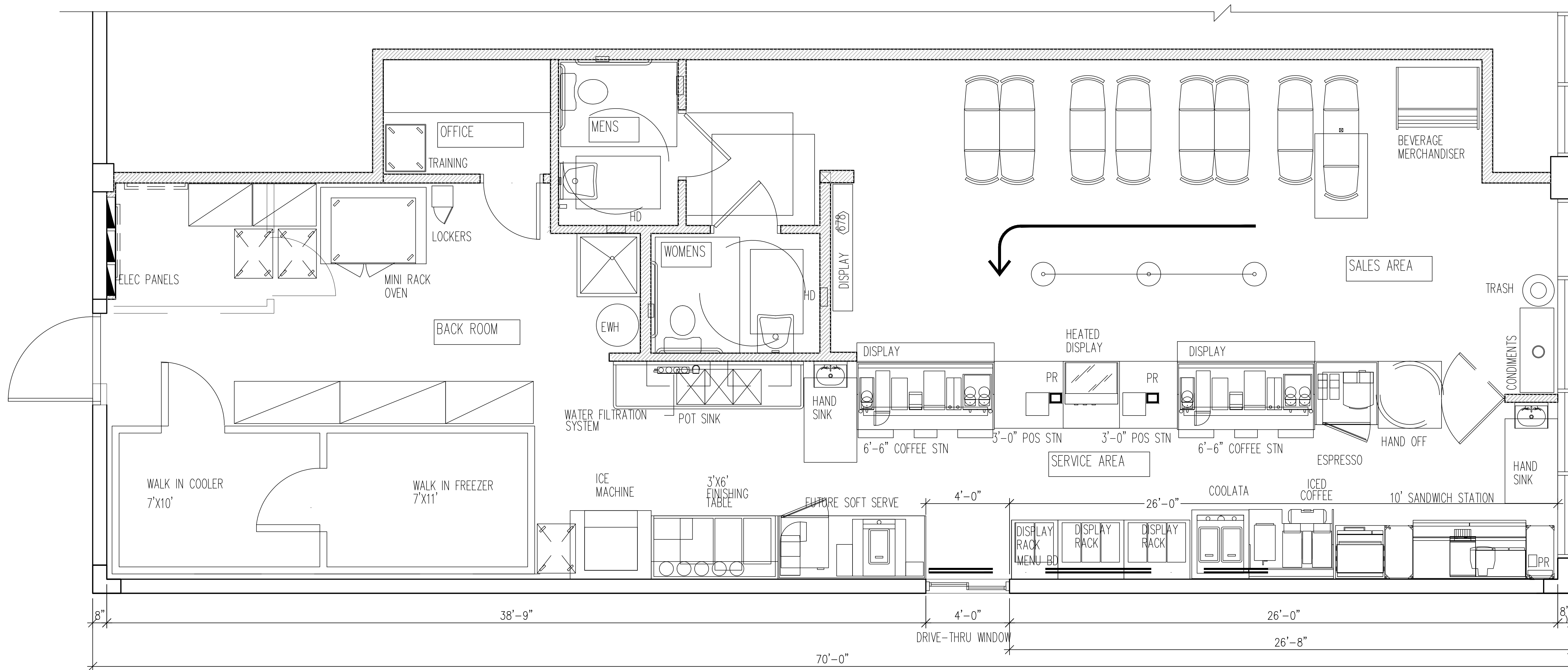
revisions:

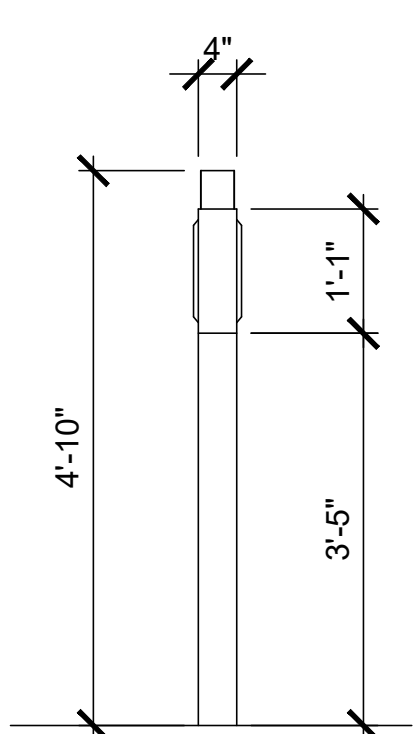
Drawn by:
PEDRO RINCON

date:
05-11-18

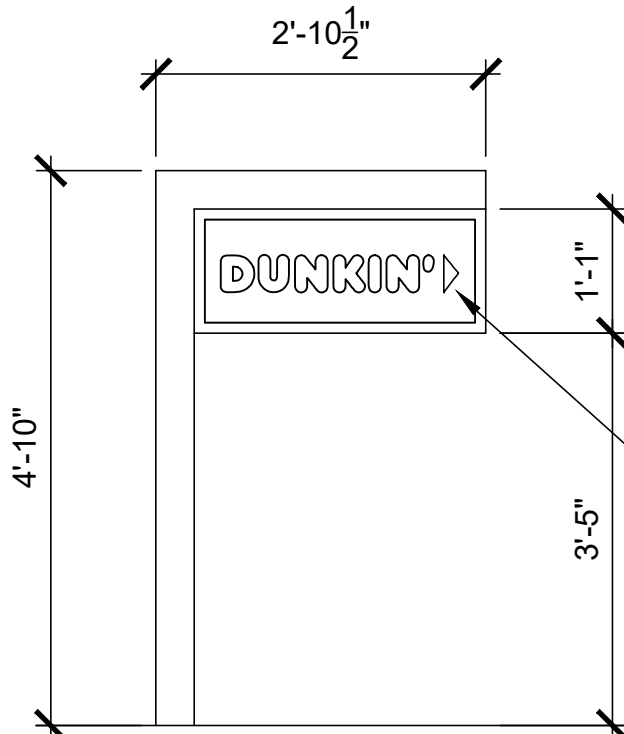
PROJECT# 180105

A-1



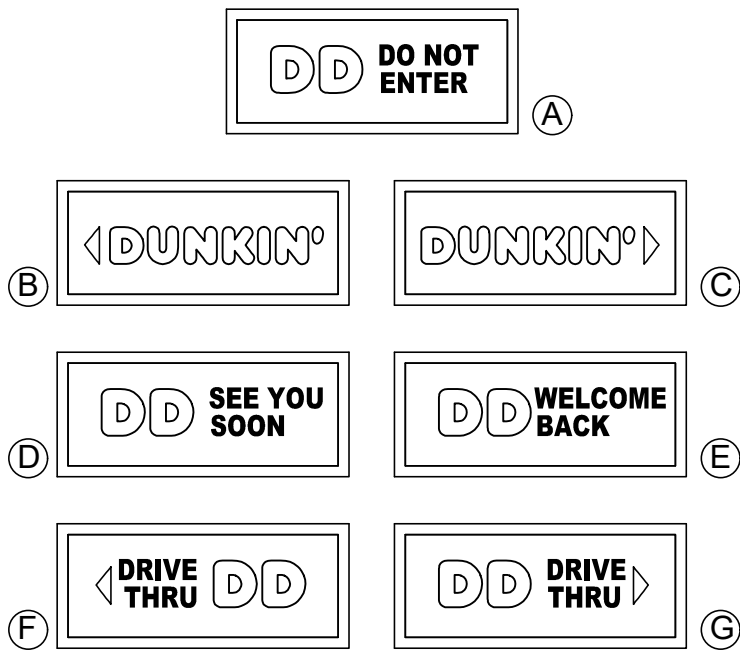


SIDE VIEW



FRONT VIEW

INTERNALLY
ILLUMINATED SIGN-
POST PAINTED TO
MATCH ALUMET
CHARCOAL GRAY



SIGN FACES

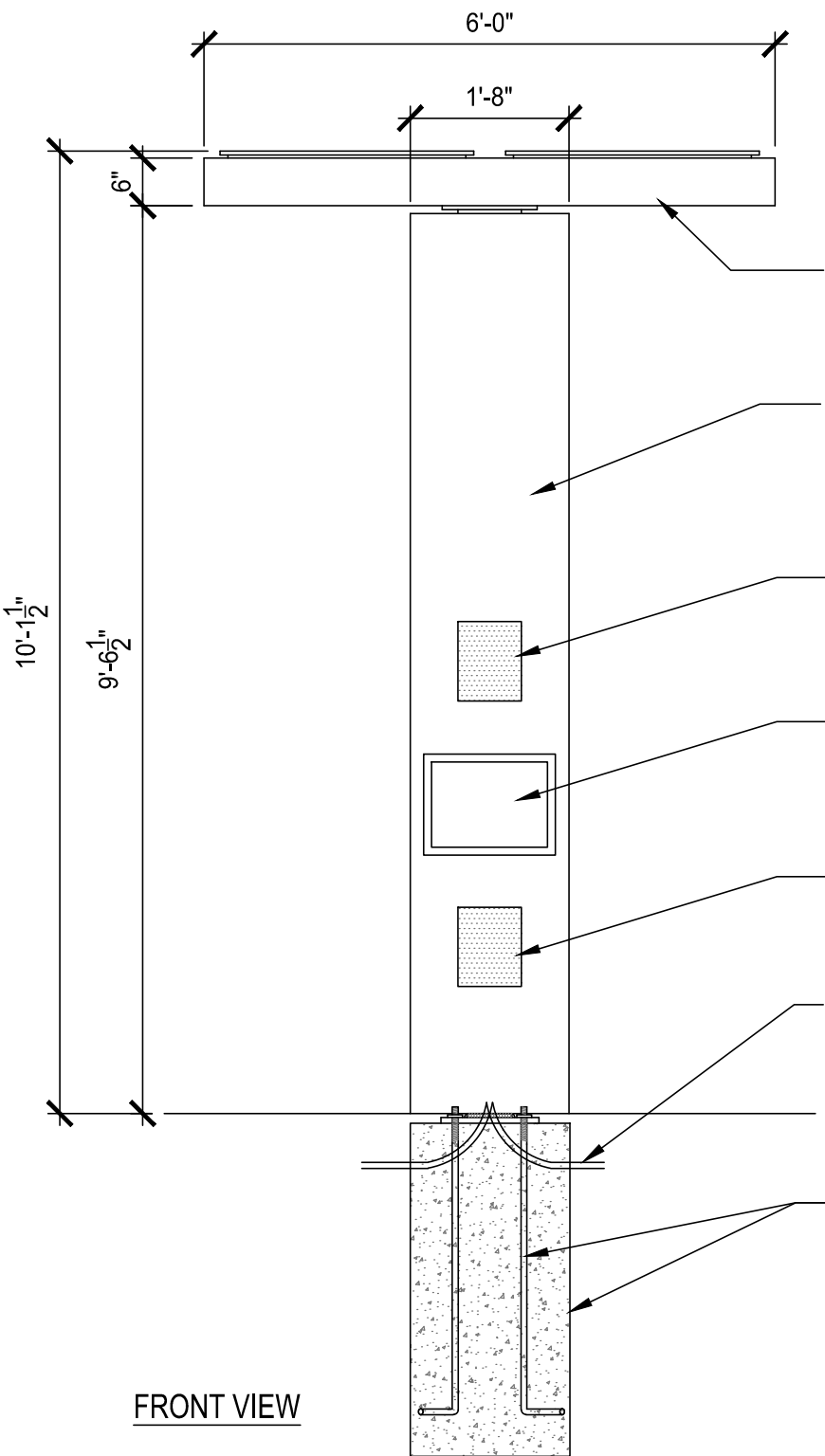
DIRECTIONAL SIGN OPTION 2

AREA OF SIGN: 2.75 SQ FT
LIGHTING: FLORESCENT LAMP

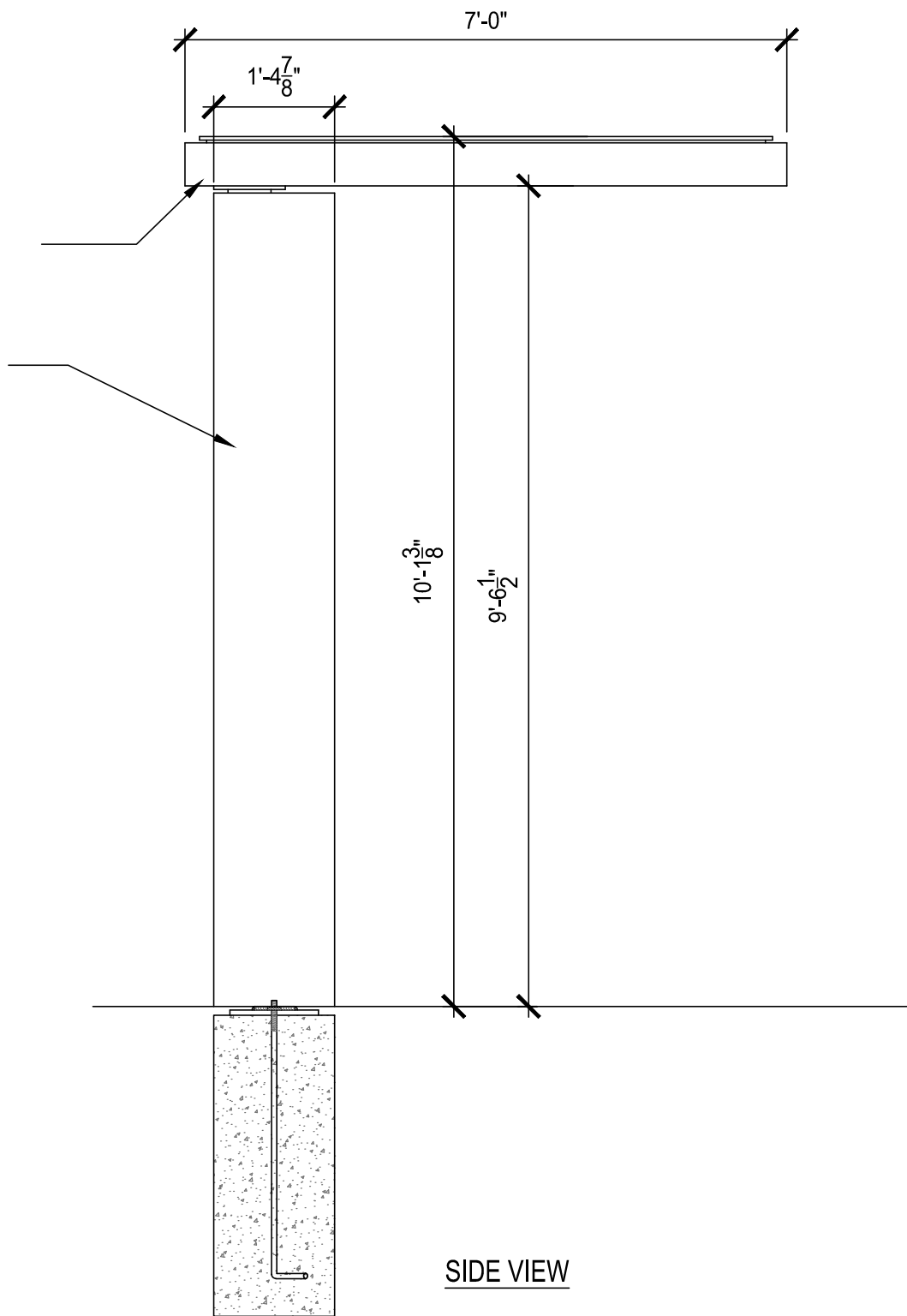
COLOR NOTE:
SEE DUNKIN' BRANDS WEBSITE,
<http://extranet.dunkinbrands.com>, FOR COMPLETE
INFORMATION AND DETAILS

1 NEXT-GEN DIRECTIONAL SIGNAGE

N.T.S. NOTE:



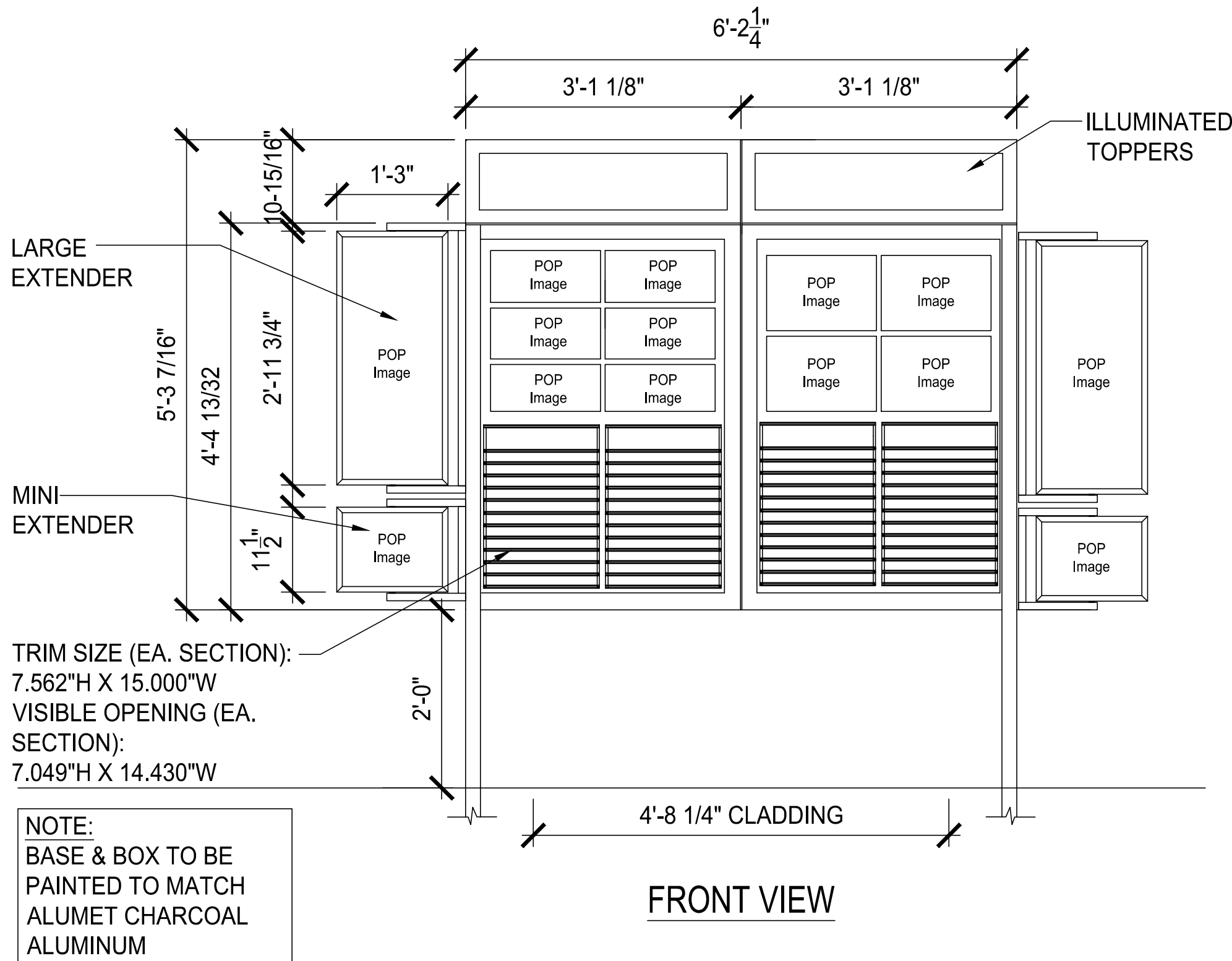
FRONT VIEW



SIDE VIEW

2 NEXT-GEN CANOPY / ORDER HERE SIGN

N.T.S. NOTE:



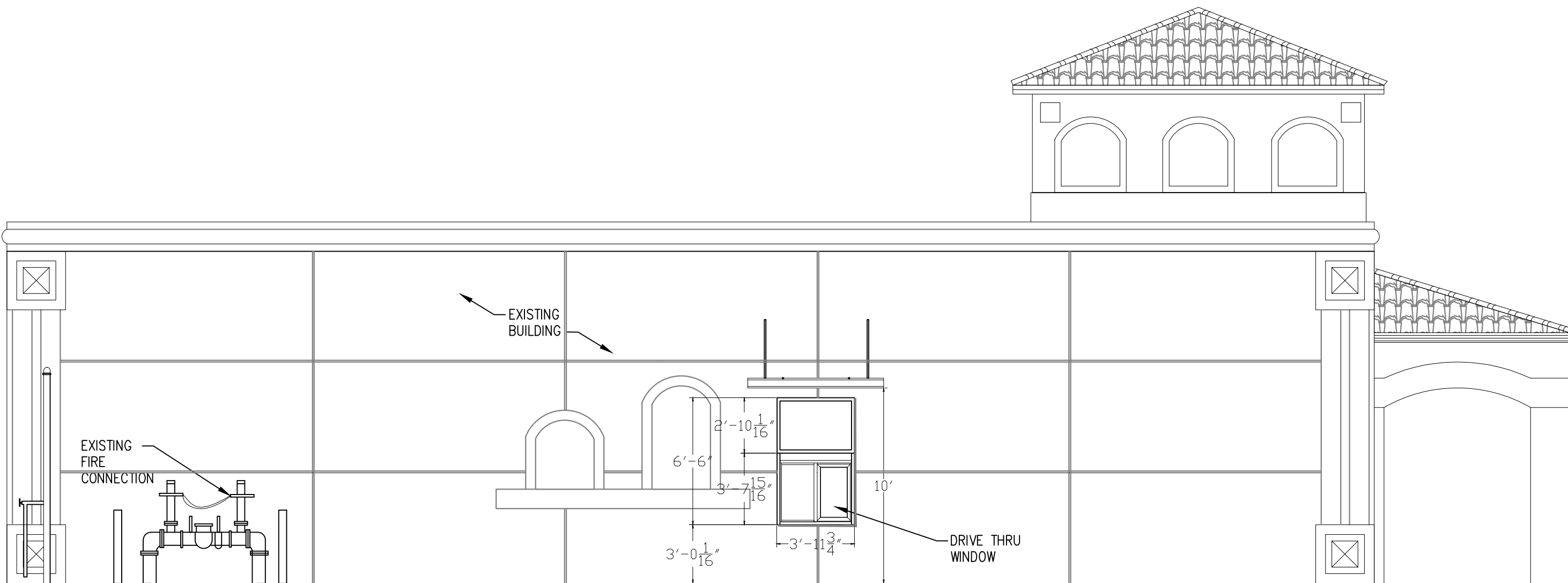
FRONT VIEW

TRIM SIZE (EA. SECTION):
7.562"H X 15.000"W
VISIBLE OPENING (EA.
SECTION):
7.049"H X 14.430"W

NOTE:
BASE & BOX TO BE
PAINTED TO MATCH
ALUMET CHARCOAL
ALUMINUM

3 NEXT-GEN STATIC BOARD DETAILS

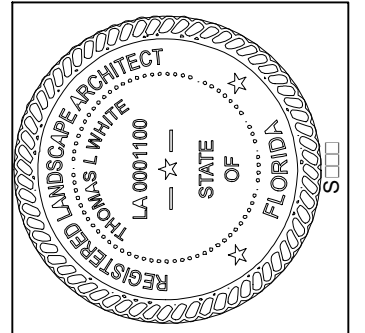
N.T.S. NOTE:



4 DRIVE THRU SCHEMATIC ELEVATION

N.T.S. NOTE:

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265



REVISIONS
R 0001.DWG

Landscape Plan
Royal Palm Plaza
7300 Royal Palm Blvd.
Margate, Florida

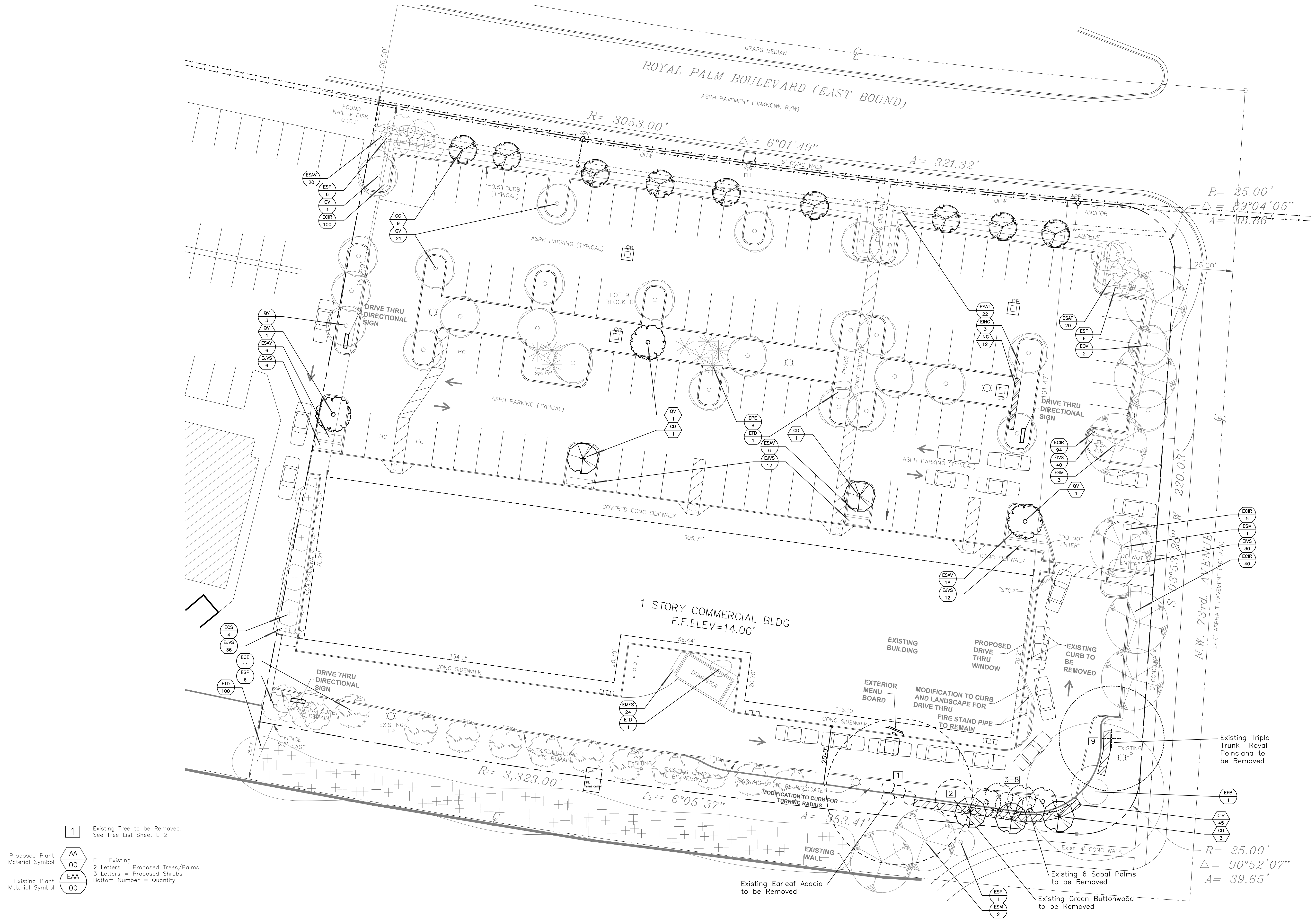
LANDSCAPE PLAN

10/1/2018

PROJECT

DESIGN

SHEET 1 OF 3



- 1 Existing Tree to be Removed.
See Tree List Sheet L-2
- Proposed Plant
Material Symbol
- Existing Plant
Material Symbol
- E = Existing
2 Letters = Proposed Trees/Palms
3 Letters = Proposed Shrubs
Bottom Number = Quantity

SCALE: 1"=20'-0"

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare is slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

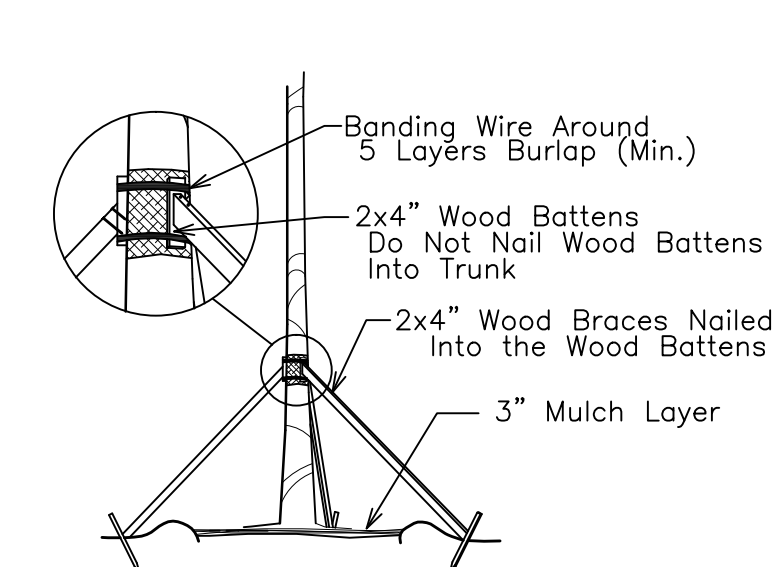
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine, Palmetto, sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

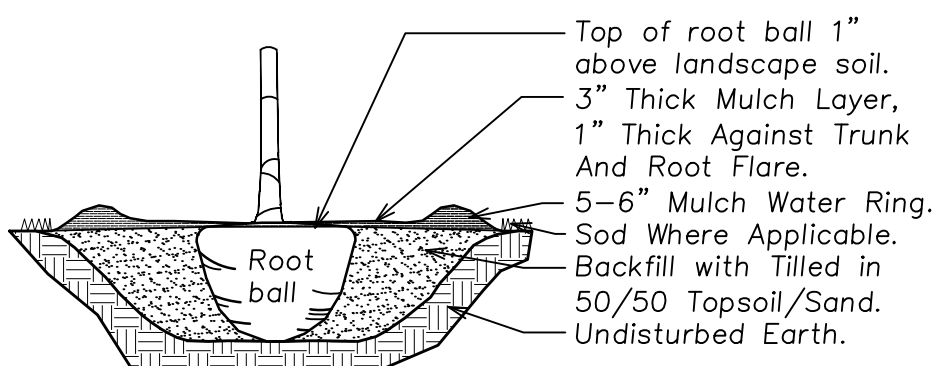
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



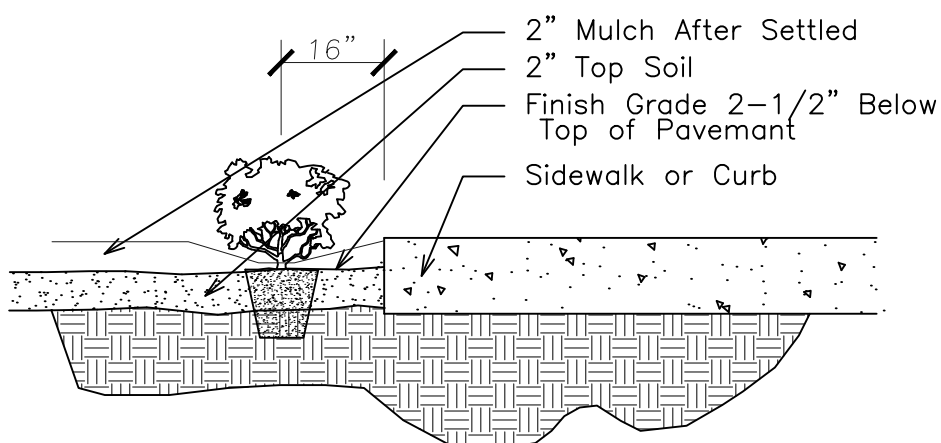
TREE/PALM BRACING DETAIL

NTS



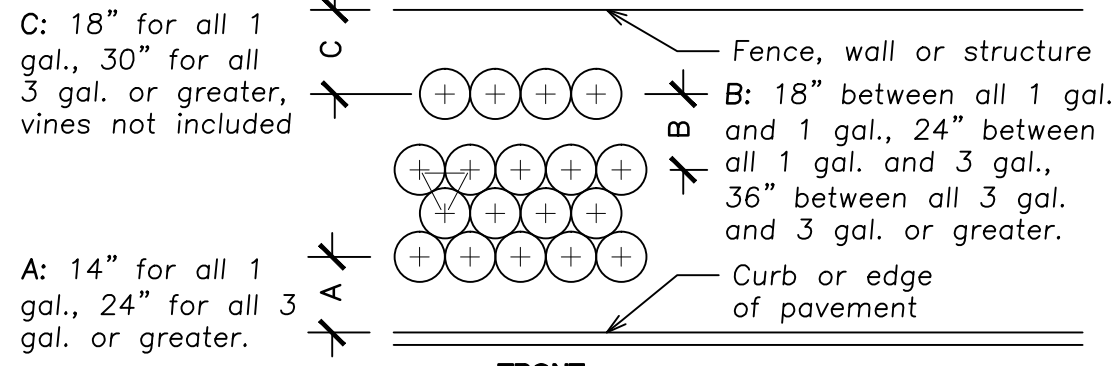
TREE/PALM PLANTING DETAIL

NTS



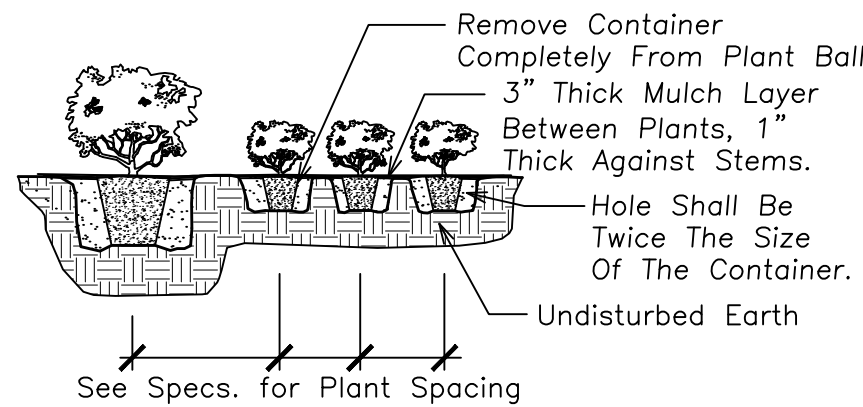
SHRUB INSTALLATION DETAIL

NTS



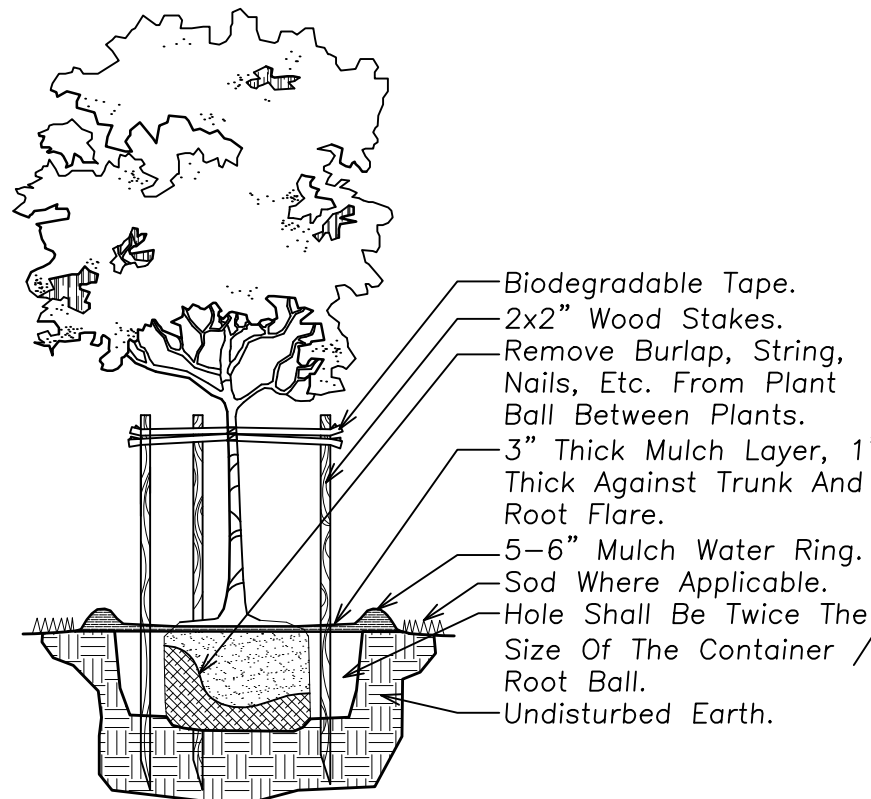
TYPICAL PLANT SPACING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SMALL TREE PLANTING DETAIL

NTS

PLANT LIST

Code		Drought	Qty.	Botanical Name / Common Name	Specifications	Qty.	Cal.	Replacement Caliper
EXISTING TREES / PALMS								
ECE	(N)	V	11	Conocarpus erectus / Green Buttonwood	20-25' OA Ht.			
ECS	(N)	V	4	Conocarpus erectus sericeus / Silver Buttonwood	10-15' OA Ht.			
EFB	(N)	V	1	Ficus banghalensis / Banyan Tree	40' OA Ht.			
EPE	(N)	V	9	Pinus elliotii / Slash Pine	15-20' OA Ht.			
EQV	(N)	V	27	Quercus virginiana / Live Oak	15-30' OA Ht.			
ESM	(N)	V	6	Swietenia mahogani / Mahogany	25-30' OA Ht.			
ESP	(N)	V	19	Sabal palmetto / Cabbage Palm	15-20' OA Ht.			
ETD	(N)	V	102	Taxodium distichum / Bald Cypress	20-25' OA Ht.			
PROPOSED TREES / PALMS								
CD	(N)	V	5	Coccoloba diversifolia / Pigeon Plum	10x5-6', 1.5-2" Cal., DBH	5	1.5	7.5
CO	(N)	V	9	Cordia sebestena / Orange Geiger	10x5-6', 1.5-2" Cal., DBH	9	1.5	13.5
QV	(N)	V	3	Quercus virginiana / Live Oak	10x5-6', 1.5-2" Cal., DBH	3	1.5	4.5
EXISTING SHRUBS								
ECIR	(N)	V	239	Chrysobalanus icaco / Red Tip Cocoplum	30' OA Ht.			
EING		V	3	Ixora Nora Grant / Pink Nora Grant Ixora	30' OA Ht.			
EIVS	(N)	V	70	Ilex vomitoria Stokes Dwarf / Dwarf Ilex Holly	15' OA Ht.			
EJVS		V	66	Jasminum volubile / Wax Jasmine	24' OA Ht.			
EMFS	(N)	V	24	Myrcianthes fragrans / Simpson's Stopper	6' OA Ht.			
ESAV		V	92	Schefflera arboricola Trinetre / Variegated Arboricola	30' OA Ht.			
PROPOSED SHRUBS								
OIR	(N)	V	45	Chrysobalanus icaco / Red Tip Cocoplum	24'x24", 2" OC			
ING		V	12	Ixora Nora Grant / Pink Nora Grant Ixora	24'x24", 2" OC			
MISCELLANEOUS								
SOIL			8 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details for New Trees			
		(N)		Florida Native Plant Species				
		V		Very Drought Tolerant				

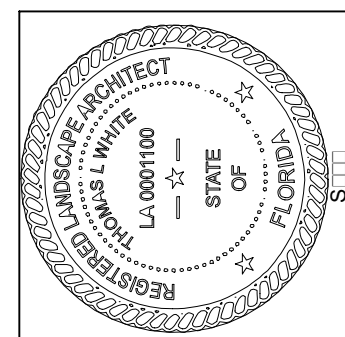
Existing Trees To Be Removed

Guide for Plant Appraisal, 9th Edition
Case/Location: 7300 Royal Palm Blvd., Margate, FL
Date: 8/29/2018
Appraiser: Thomas White, ASLA-ISA.
ISA Arborist FL-5248A

Tree #	Species (Botanical Name / Common Name)	Class	Rating %	=	X DBH Caliper (In Inches)	X (Condition)	Condition %	=	Caliper Removed	Caliper To Remain	Replacement Value (\$65 per Inch)	Recommendation
1	Acacia auriculiformis / Earleaf Acacia. 4 Trunks	F	0	0.00	55	Invasive Spp.	0.00	0.00			\$0	To Be Removed
2	Conocarpus erectus / Green Buttonwood	A	100	1.00	12	Fair	0.48	5.76			\$374	To Be Removed
3	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
4	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
5	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
6	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
7	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
8	Sabal palmetto / Cabbage Palm	D	40	0.40	10	Fair-Poor	0.38	1.52			\$99	To Be Removed
9	Delonix regia / Royal Poinciana. 3 Trunks	B	80	0.80	52	Poor	0.25	10.40			\$676	To Be Removed
Caliper Replacement Required = 8.80										0.00	\$1,643.20	Total Replacement Value (If Required)
DT	Down Tree (from Hurricane Irma)											
SD	Structural Damage (from Hurricane Irma)											
Condition:												
	Specimen	100-80	%									
	Good-Healthy	79-60	%									
	Fair	59-40	%									
	Poor	39-20	%									
	Very Poor	19-1	%									
	Dead-Cull	0										
Class												
	A	100%										
	B	80%										
	C	60%										
	D	40%										
	E	20%										
	F	0%										

Caliper Removed Formula = Rating % x DBH Caliper x Condition %.
Replacement Value Formula = DBH Caliper Inches x \$65.

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265



RECEIVED

Landscape Plan
Royal Palm Plaza
7300 Royal Palm Blvd.
Margate, Florida

SENDER

Landscape Plan:
Details / Notes

RECEIVED

10/1/2018

PROJECT

DESCRIPTION

L-2
SHEET 2 OF 3

IRRIGATION LEGEND:

- 1" MAIN LINE
----- LATERAL ZONE LINES.
..... ZONE BOUNDARIES
- 1.5" VACUUM BREAKER: Wilkins WK720A-150.
- CONTROLLER - Existing Toro CC-P9 Electric controller mounted outside as Shown on Plan.
- Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
- ZONE VALVES - Toro P220-26-06 1 1/2" with Valve Box.
- EXISTING WATER METER.
- SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6" POP-UP SPRAY -
Toro 570Z-6P-XF Spray Series: Fixed or Adjustable Arc Nozzles as Required.
NOTE - All of the below may not be used
- | | 15" R | 12" R | 10" R | 8" R |
|--------|-------|-------|-------|------|
| 90 Q | ☐ | ☐ | ☐ | ☐ |
| 120 T | ☐ | ☐ | ☐ | ☐ |
| 180 H | ☐ | ☐ | ☐ | ☐ |
| 240 TT | ☐ | ☐ | ☐ | ☐ |
| 270 TQ | ☐ | ☐ | ☐ | ☐ |
| 360 F | ☐ | ☐ | ☐ | ☐ |
- Toro 4-SST-PC 5x30"
- Toro 4-EST-PC 5x15"
- 6" POP-UP ROTOR -
Toro TR50-P-45

0.0	GPM
1	ZONE #
1"	VALVE SIZE

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used. Min. pipe is 3/4 in. All end of the line unmarked pipe = 3/4 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

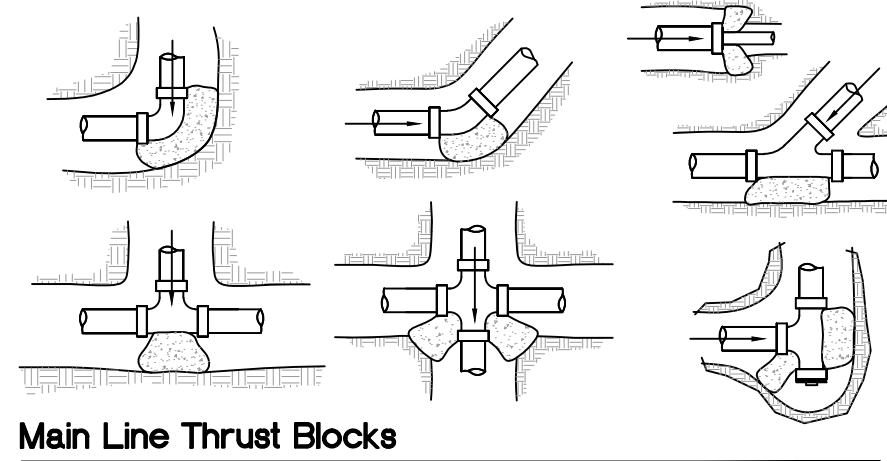
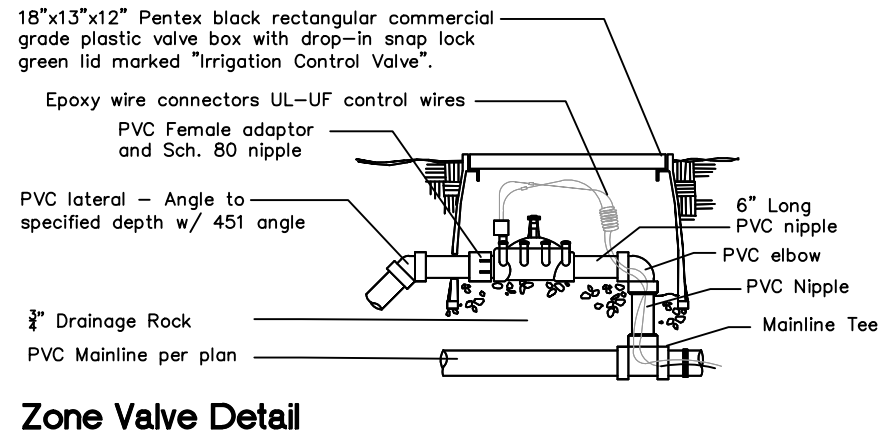
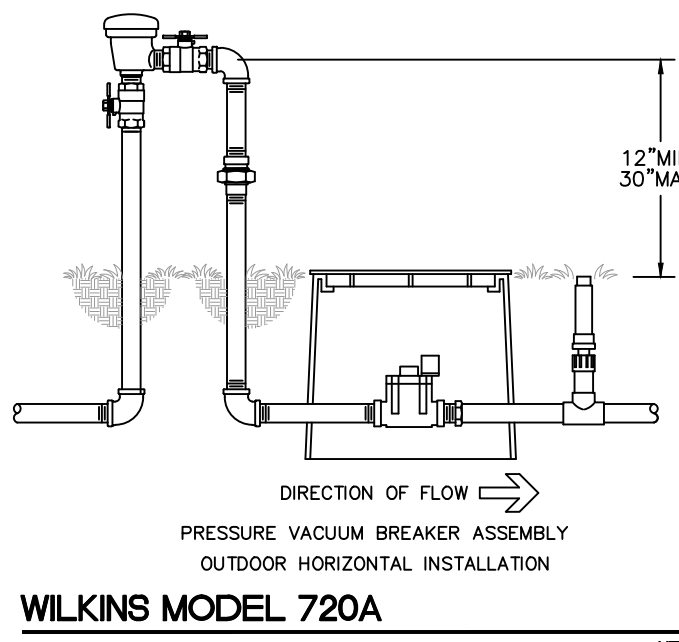
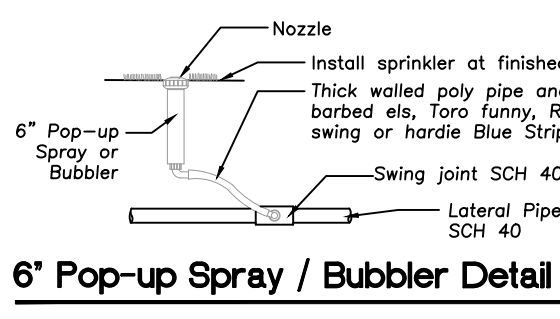
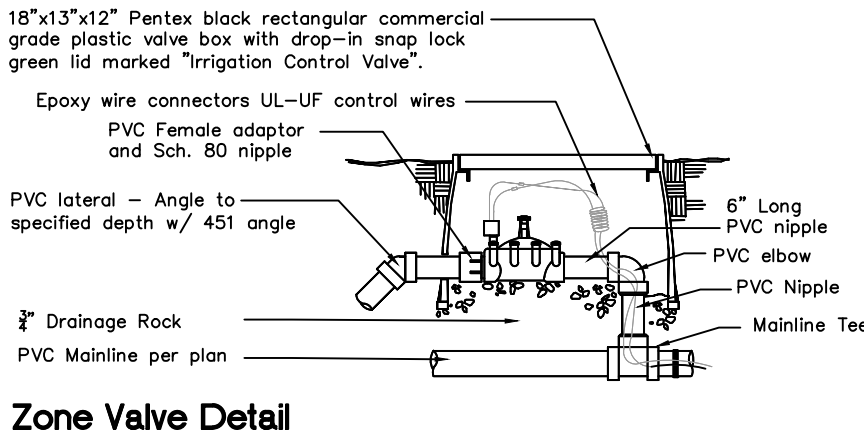
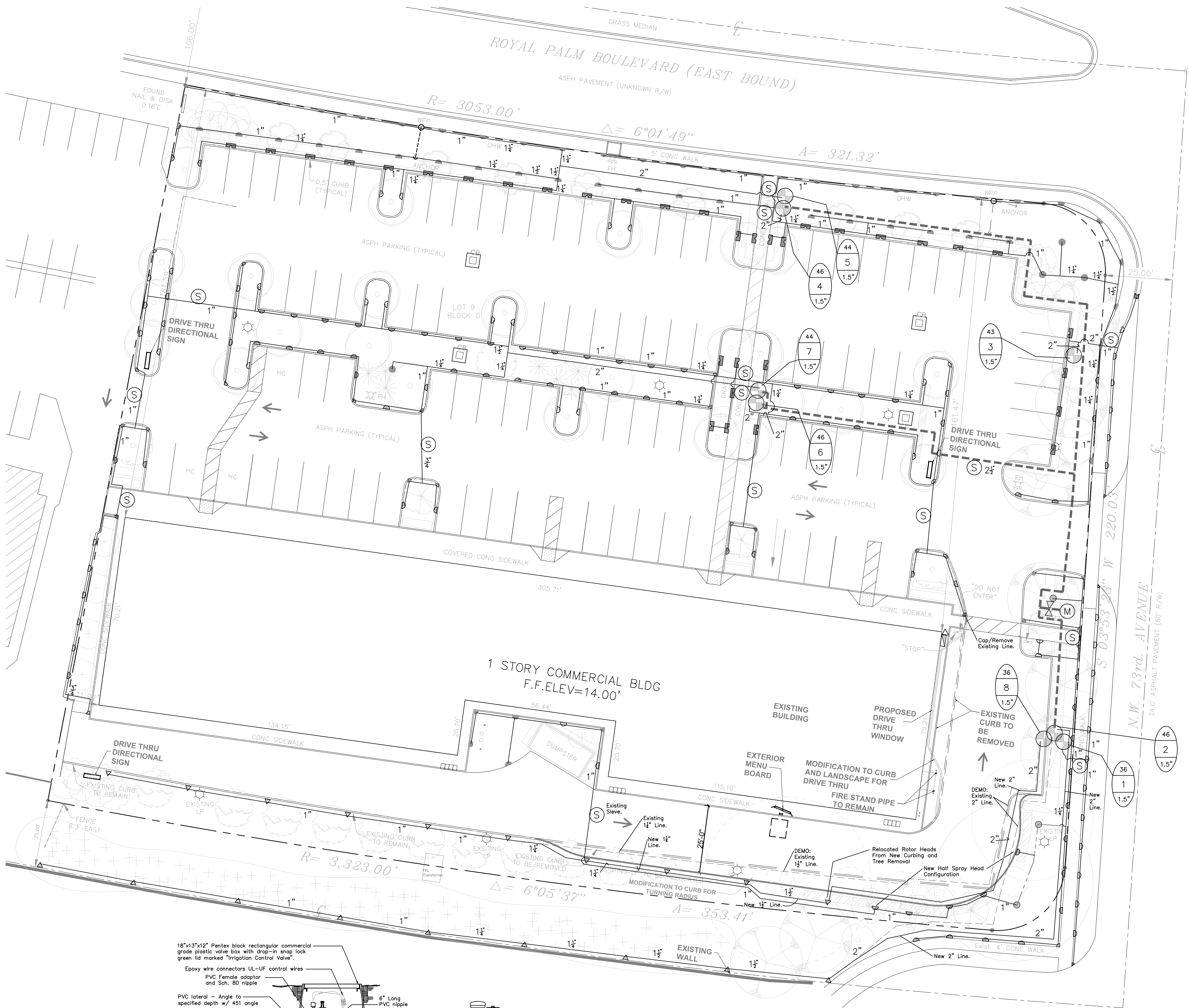
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spore shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

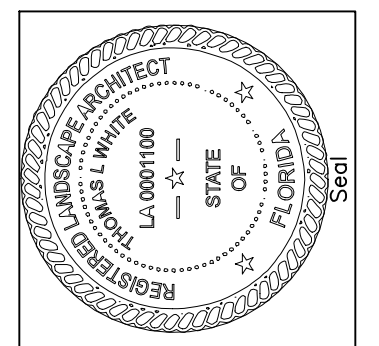
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



SCALE: 1"=20'-0"

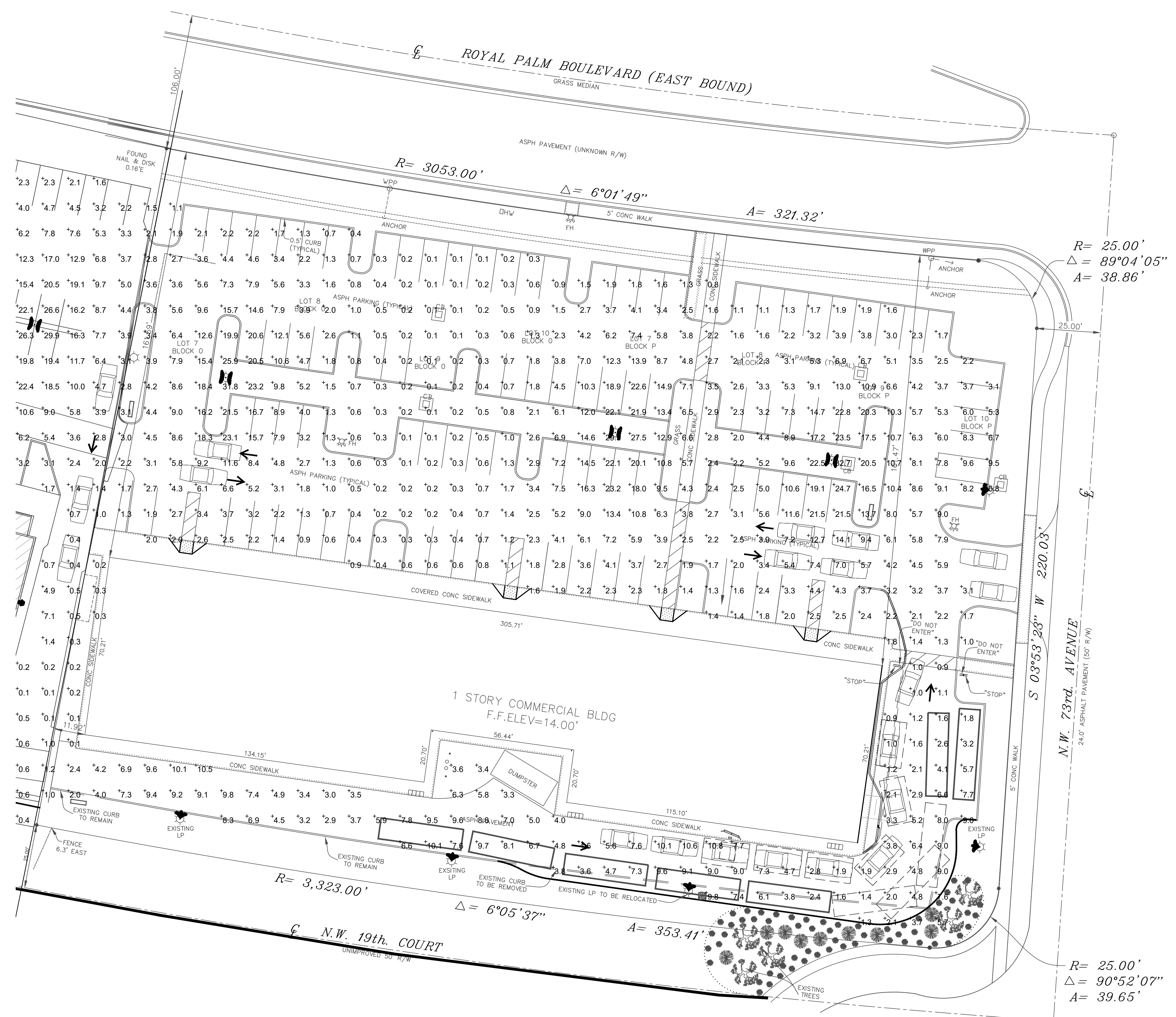
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954-253-2265



Revision	Date
1	10/1/2018

Irrigation Plan
Royal Palm Plaza
7300 Royal Palm Blvd.
Margate, Florida

Sheet Description
Irrigation Plan
Release Date
10/1/2018
Project Number
Drawing Number
L-3
SHEET 3 OF 3



EXISTING PHOTOMETRIC / ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS

YAHYA CONSULTANTS, INC.

5516 NW 58TH AVE
CORAL SPRINGS FL, 33067
TEL: (954) 263-9318
RYEHIA@MYACC.NET
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

ENGINEERING
SERVICES
QUALITY & TRUST

PHOTOMETRIC ANALYSIS FOR:
MARGATE PLAZA

7300 ROYAL PALM BLVD
MARGATE, FL 33063

DRAWN
RRY

CHECKED
RRY

DATE
SEPTEMBER, 26TH 2018

SCALE AS
SHOWN

JOB NO.
18-036

SHEET TITLE
EXISTING
PHOTOMETRIC
PLAN

SHEET NO.
PH-1

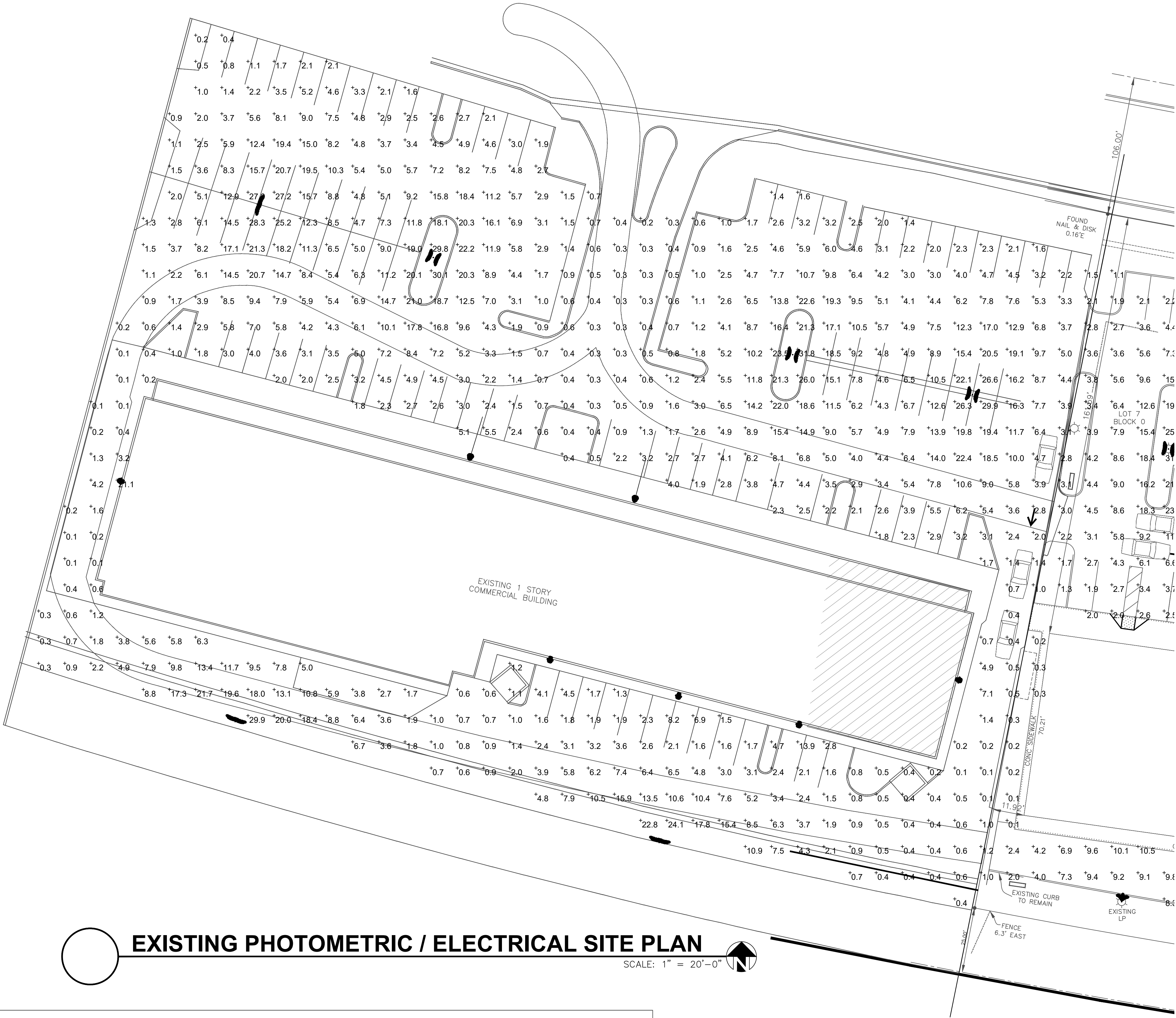
OF

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	5.6 fc	32.7 fc	0.1 fc	327.0:1	56.0:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
<div><div></div><div></div></div>	A	5	PHILIPS GARDCO	ECA18-3V-400HPS	ECOLUME	CLEAR VERTICAL 400HPS RATED FOR 50000 LUMENS	1	ECA18-3V-400H.IES	50000	1	465
<div><div></div><div></div></div>	B	6	PHILIPS GARDCO	ECA18-2H-400HPS	ECOLUME	CLEAR HORIZONTAL 400HPS RATED FOR 50000 LUMENS	1	ECA18-2H-400H.IES	50000	1	930
<div><div></div><div></div></div>	C	3	PHILIPS GARDCO	ECA18-2H-400HPS	ECOLUME	CLEAR HORIZONTAL 400HPS RATED FOR 50000 LUMENS	1	ECA18-2H-400H.IES	50000	1	930
<div><div></div></div>	G	7	PHILIPS GARDCO	111-MT-70CMH	110 LINE SCONCE	CLEAR HORIZONTAL 70CMH RATED FOR 6600 LUMENS	1	111-MT-70P.IES	6600	1	94

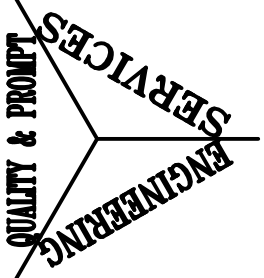
EXISTING PHOTOMETRIC / ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"



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CERT. OF AUTH. #27115



PHOTOMETRIC ANALYSIS FOR:
MARGATE PLAZA

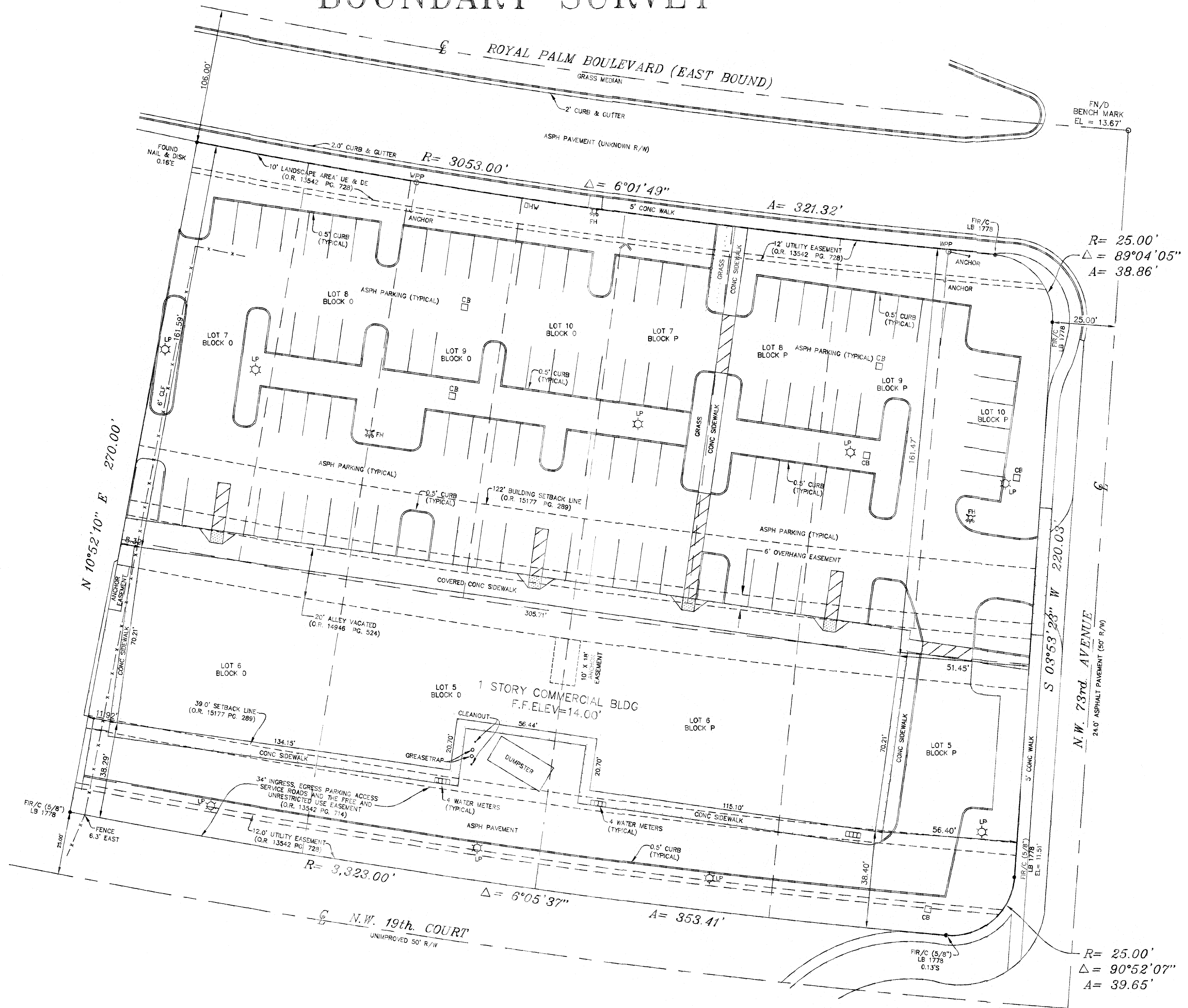
7300 ROYAL PALM BLVD
MARGATE, FL 33063

DRAWN
RRY
CHECKED
RRY
DATE
SEPTEMBER, 26TH 2018
SCALE AS
SHOWN
JOB NO.
18-036
SHEET TITLE
EXISTING
PHOTOMETRIC
PLAN
SHEET NO.
PH-1
OF

LOTS 5, 6, 7, 8, 9 AND 10 BLOCK O, AND LOTS 5, 6, 7, 8, 9 AND 10 BLOCK P, GATEWAY MILE, AS RECORDED IN PLAT BOOK 63, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

A/C = Air Conditioner
ASPH. = Asphalt
B.C. = Broward County
BLDG. = Building
B.M. = Bench Mark
C.B. = Catch Basin
C.B.S. = Concrete Block Structure
(C) = Calculated
C. = Center Line
C.L.F. = Chain Link Fence
C.L.P. = Concrete Light Pole
C.P.P. = Concrete Power Pole
CONC. = Concrete
C.T.V. = Cable TV
D.C. = Dade County
D.E. = Drainage Easement
(D) = Deed
Δ = Delta
E.O.W. = Edge Of Water
ESMT. = Easement
E.M. = Electric Meter
ELEV. = Elevation
E.P. = Edge of Pavement
E.S. = Electric Service
F.F. = Finish Floor
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
FND. = Fencing
F.P.L. = Florida Power & Light
L= Arc Distance
L.A.E. = Lake Access Easement
L.M.E. = Lake Maintenance Easement
L.P. = Lamp Pole
(M) = Measured
M.H. = Man Hole
M.L.P. = Metal Light Pole
M.P.P. = Metal Power Pole
N/A = Not Applicable
N.G.V.D. = National Geodetic Vertical Datum
N&D = Nail & Disc
N&T = Nail & Tab
O.H.W. = Over Head Wire(s)
O/L = Or Line
O.R.B. = Official Records Book
O/S = Offset
(P) = Plat
P/L = Property Line
P.K. = Parker Kallen
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.R.M. = Permanent Reference Monument
(R) = Record
R = Radius
R/W = Right of Way
SAN. M.H. = Sanitary ManHole
STM. M.H. = Storm ManHole
U.E. = Utility Easement
U.P. = Utility Pole
W.F. = Wood Fence
W.P.P. = Wood Power Pole
W.M. = Water Meter
x 0.00 = Elevation Spot

1. Sub-Surface features not located.
2. This Survey exceeds the required accuracy for Suburban Measurements of 1 Foot in 7,500 Feet.
3. All and restrictions known to or provided to the Surveyor are shown hereon.
4. The Surveyor has not Abstracted Title, for other restrictions of record.
5. This Survey depicts the Legal Description as provided and does not determine ownership.
6. Plot, Deed and Measured dimensions are the same unless otherwise noted.



NOTES/REVISIONS	
FINAL SURVEY 5/1/07 JOB #070239	
REVISE FLOOR ELEVATION & WALK 5/23/07	
UPDATE SURVEY 12/10/16	
PARTY CHIEF: CHRIS	
JOB NO.: 070239	SHEET NO. 1 of 1

P.O. BOX 938858, Margate, FL 33093
Office: 954-971-0540 Fax: 954-971-5980

COMMUNITY PANEL No.: XX	FLOOD ZONE: ZZ	BACK OF BEARING: S23°53'21"W ALONG THE W. R/W LINE OF N.W. 73rd AVENUE
DATE OF FIRM: XX	BASE FLOOD EL.: XX	BENCHMARK REFERENCES: XX
PROPERTY ADDRESS:		

SCALE: 1" = 20'
DRAWN BY: TW
CHECKED BY: R.A.S.

CERTIFICATION:
This Survey meets the Minimum Technical Standards as set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-8, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

ll Date *12/14/16*

DANIEL L. CARINAHAN, R.L.S., State of Florida
Professional Surveyor and Mapper No. 3002

This drawing, sketch, plot or map is for informational purposes only and is not valid, unless it bears the signature and the original red seal of a Florida Licensed Surveyor.